

3. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.(FBC 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 1503.4.4)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES.  
EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 1816.1)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7)
4. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. (FBC 2303.1.3)
5. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0". OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opr/g.	Opening
Abv.	Above	Fin. Flir.	Finished Floor	Opt.	Optional
A/C	Air-Conditioner	F.G.	Fixed Glass	Pc.	Piece
Adj.	Adjustable	F.R.	Floor	Ped.	Pedestal
A.F.F.	Above Finished Floor	F.D.	Foundation	P.L.	Parallam
A.H.U.	Air Handler Unit	Fl. Sys.	Floor System	P.L.F.	Pounds per linear foot
ALT.	Alternate	F.Pi.	Fireplace	Plt. Ht.	Plate Height
B.C.	Base Cabinet	Fl.	Foot / Feet	Plt Sh.	Plant Shelf
B.F.	Bifold Door	Ft.	Footing	PSF	Pounds per square ft.
Bk Sh	Book Shelf	FX	Fixed	P.T.	Pressure Treated
Bn	Beam	Galv.	Galvanized	wd.	Powder Room
BOT.	Bottom	G.C.	General Contractor	Rad.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigerator
Brg.	Bearing	G.Ti.	Ground Truss	Req'd.	Required
Clr.	Circle	Hdr.	Header	Rm.	Room
Cbg.	Ceiling	Hgt.	Height	Rnd.	Round
Col.	Column	HB	Hose Bibb	R/SH	Rod and Shelf
Comp.	A/C Compressor	Int.	Interior	SD.	Smoke Detector
C.T.	Ceramic Tile	K/Wall	Kneewall	S.F.	Square Ft.
D	Dryer	K.S.	Knee Space	SH	Shelves
Dec.	Decorative	La.	Laundry	SHt	Sheet
Dec. D.	Dedicated Outlet	Lav.	Lavatory	S.L.	Side Lights
Dbl.	Double	L.F.	Linear Ft.	S.P.F.	Spruce Pine Fir
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
D.S.	Disposal	Max.	Masonry	S.Y.P.	Southern Yellow Pine
Dist.	Distance	Max.	Maximum	Temp.	Tempered
D.S.	Drawer Stack	M.C.	Medicine Cabinet	Thickn.	Thickness
D.V.	Dryer Vent	MDP	Master Distribution Panel	T.O.B.	Top of Block
D.W.	Dishwasher	Mfg.	Manufacturer	T.O.M.	Top of Masonry
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Plate
E.W.	Electrical	Min.	Minimum	Trans.	Transom Window
Elev.	Elevation	Microm.	Microam	Typ.	Typical
Ext.	Exterior	Mir.	Mirror	UCL	Under Cabinet Lightin
Exp.	Expansion	Mono	Monolithic	U.N.O.	Unless Noted Otherw
		N.T.S.	Not to Scale	VB	Vanity Base
				Vert.	Vertical
				VL	Versalram
				VTR	Vent through Roof
				Washer	Washer
				W/	With
				W/C	Water Closet
				W.A.	Wedge Anchor
				Wd	Wood
				WP	Water Proof



**PROJECT LOCATION**  
Lot 35 Crosswinds subdivision

**FOUNDATIONS**

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 ( MODIFIED PROCTOR )

**FOUNDATION INSPECTIONS**

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, A SLUMP OF 8" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.53
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WFW SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST TWO CROSS WIRES WITHIN THE 6"
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1" - 4" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
6. MINIMUM LAP SPLICES ON ALL REINFORCING BARS SHALL BE 40 BAR DIAMETERS TYP
7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C80, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI ( $f_m = 1350$  PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP "7 TO 11".
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. ROOFING AND CEILING BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.P.S. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION
4. FOR PLUMBING FOR ALL HOLES OVER 1" IN DIA.
5. SHEATHING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSSS STUD, SHEET, ETC.

ALL PLUMBING, ELECTRICAL, AND MECHANICAL  
ROUGH-INS MUST BE COMPLETE, INSPECTED  
AND APPROVED BEFORE REQUESTING FRAMING  
INSPECTION.



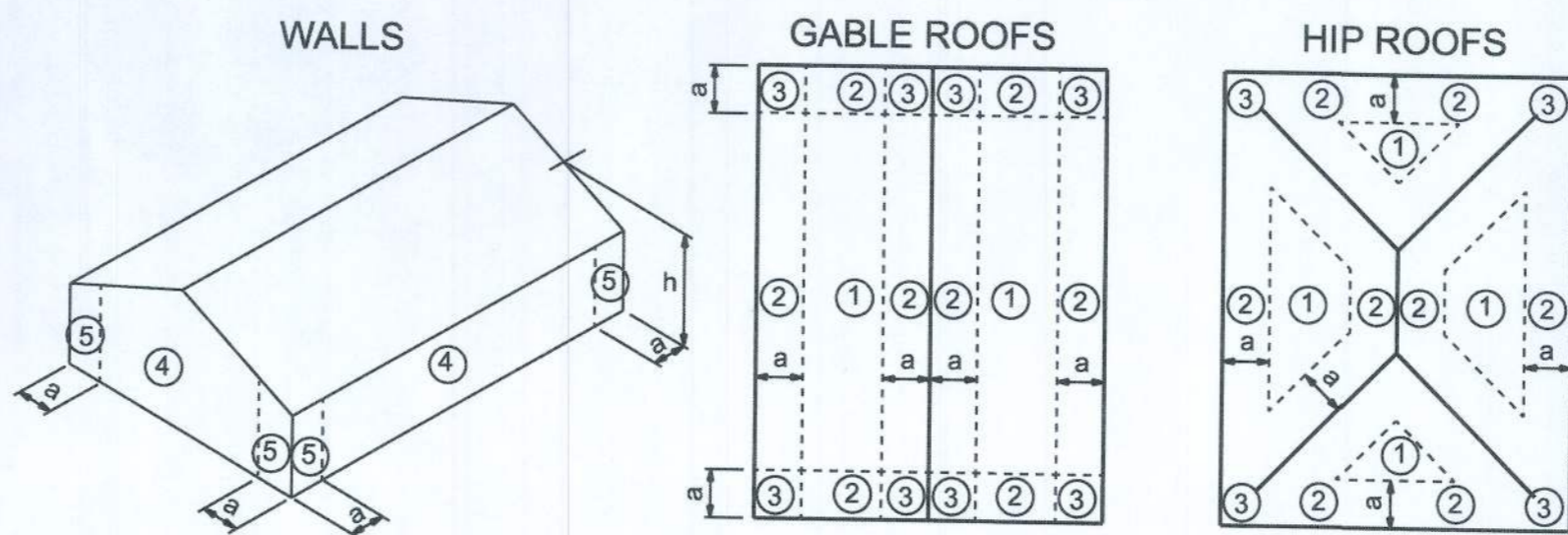
1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS) INCREASE FOR LOAD DURING THE 25% WINDSTRESS AND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE (LATEST EDITION)
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS BRACING AND ANCHORAGE CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE: ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST STRAP W/ (4) 1/4" x 1 1/4" DIA. TITENUS TO THE BOND BEAM BLOCK AND (7) 100 T TO THE JOINTS. (5) SPLITS OF 10000 LBS. OR LESS. USE TO 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "P" BOLTS FOR WOOD BEARING WALLS S MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEK "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ANCHOR MANUFACTURER'S RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS).
3. REGARDING MISSED REBAR IN VERTICAL FILLED CELLS:  
DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 3/8" DIA. CONC. REBAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "EPOXY SET", OR HILTI "2 PART EMBEDMENT EPOXY", MIXED PER MANUFACTURER'S INSTRUCTIONS, ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.

<b>CODES:</b>	<b>FLORIDA BUILDING CODE, 2020</b> BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-14) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION APA PLYWOOD DESIGN SPECIFICATION	
<b>LIVE LOADS:</b>	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 20 PSF
<b>WIND LOADS:</b> (F.B.C.)	WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 125 M.P.H., USE FACTOR: 1.0	
<b>CONCRETE STRENGTH @ 28 DAYS</b>	ALL CONCRETE UNLESS OTHERWISE INDICATED PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI 3000 PSI
<b>REINFORCING:</b>	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40, 40,000 PSI ASTM A615-40, 40,000 PSI
<b>CONCRETE MASONRY UNITS:</b>	ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION	
<b>STRUCTURAL STEEL:</b>	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307	
<b>WOOD FRAMING:</b>	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	
<b>WOOD ROOF TRUSSES:</b>	DESIGN LOADS: TOP CHORD LIVE : TOP CHORD DEAD LOAD: BOTTOM CHORD DEAD LOAD: TOTAL:	 20 PSF 10 PSF 40 PSF
	<b>SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES, DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.</b>	
<b>WOOD FLOOR TRUSSES:</b>	DESIGN LOADS: DEAD LOAD: LIVE LOAD: TOTAL:	 15 PSF 40 PSF 55 PSF
<b>SOIL BEARING VALUE:</b>	ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2,000 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.	

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2020													
BASIC WIND SPEED				125 MPH									
IMPORTANCE FACTOR				1.00									
BUILDING CATEGORY				II									
EXPOSURE				C									
INTERNAL PRESSURE COEFFICIENT				+/- 0.18									
TYPE OF STRUCTURE				ENCLOSED									
MWFRS PER ASCE 7-16 DESIGN WIND PRESSURES WORST CASE				Zone 1 - Windward Wall						+26.5 psf			
				Zone 2 and 3 - Windward and Leeward Roof						-29.1 psf			
				Zone 2 - Sloped Windward Roof						-29.1 psf			
				Zone									
				3 - Leeward Roof						-29.1 psf			
				4 - Leeward Wall						-18.6 psf			
				5 & 6 Sidewalls						-23.9 psf			
				Zone 7 - Overhang						+20.9 psf			
COMPONENTS AND CLADDING PER ASCE 7-16 DESIGN WIND PRESSURES WORST CASE (PSF)				Roof		10 sf		20 sf		50 sf		100 sf	
						pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
					Zone 1	18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
					Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
					Zone 3	18.06	-73.9	16.50	-69.14	14.34	-62.74	12.78	-66.88
				Wall	Zone 4	31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
					Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62



a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.  
h: mean roof height, in feet.

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
A-1	GENERAL NOTES SHEET
A-2	SITE PLAN
A-3	FLOOR PLAN
A-4	ELEVATIONS
A-5	FOUNDATION PLAN
A-6	ROOF PLAN
A-7	FRAMING DETAILS
A-8	SHEARWALL DETAILS
A-9	ELECTRICAL PLAN



LOT 35 CROSSWINDS SUBDIVISION  
GENERAL NOTES SHEET

P.O. BOX 860125  
ST. AUGUSTINE, FL. 32086  
(904) 429-7536  
C.O.A. # 00008701



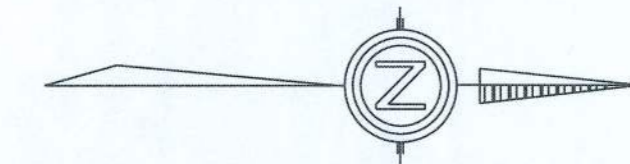
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## REVISIONS

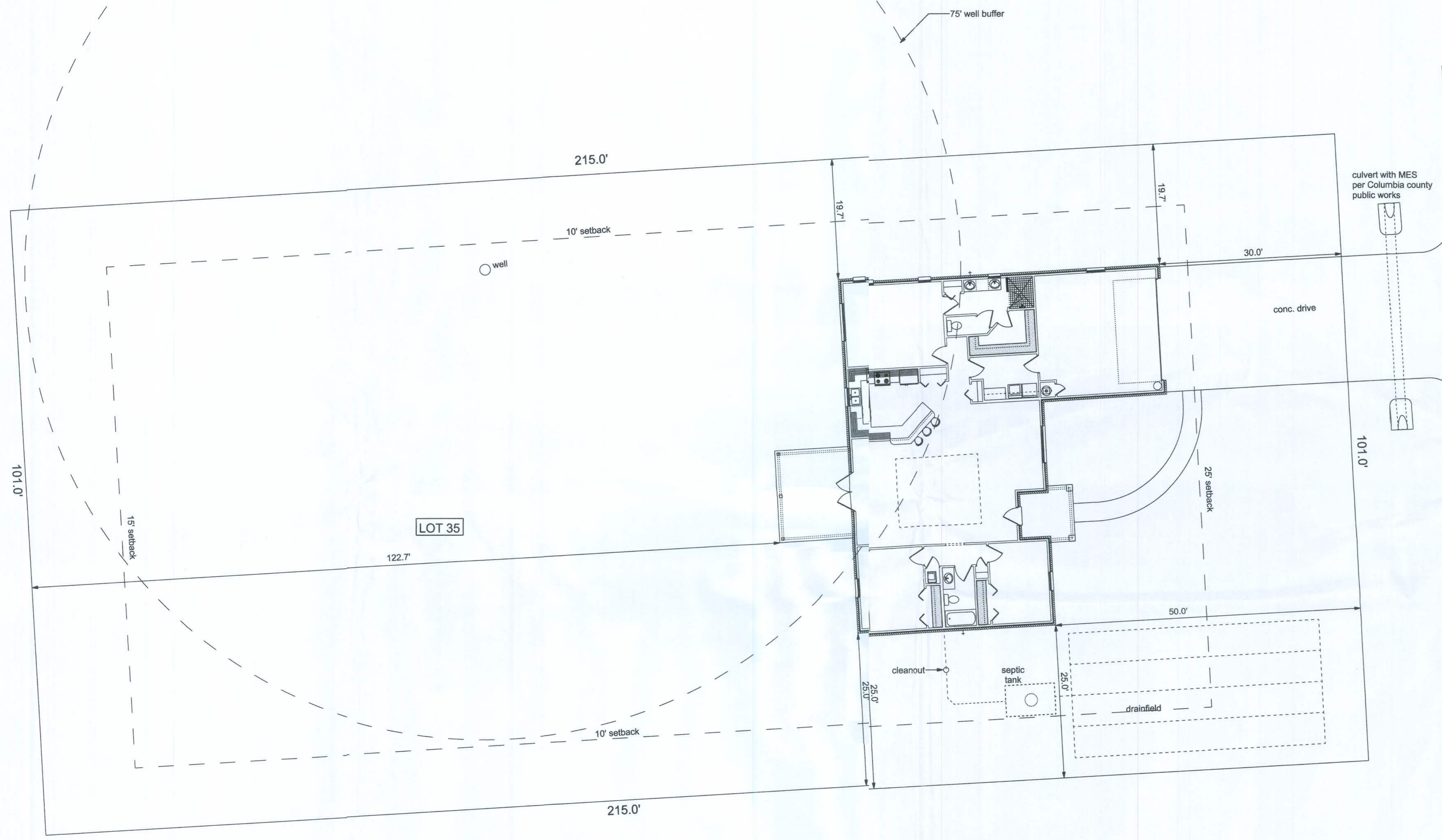
SHEET  $\Delta$ -

OF 9

PROJECT ID  
21.R043



DESCRIPTION  
LOT 35, CROSSWINDS SUBDIVISION, PHASE 1



SITE DATA

ZONING RSF-2  
MINIMUM LOT SIZE: 20,000 sf  
FRONT/SIDE/REAR SETBACKS: 25/10/15  
FLOOD ZONE: ZONE "X"

SITEPLAN  
SCALE: 1" = 10'



LOT 35 CROSSWINDS SUBDIVISION  
SITE PLAN

P.O. BOX 860125  
ST. AUGUSTINE, FL 32086  
(904) 429-7536  
C.O.A.# 0008701

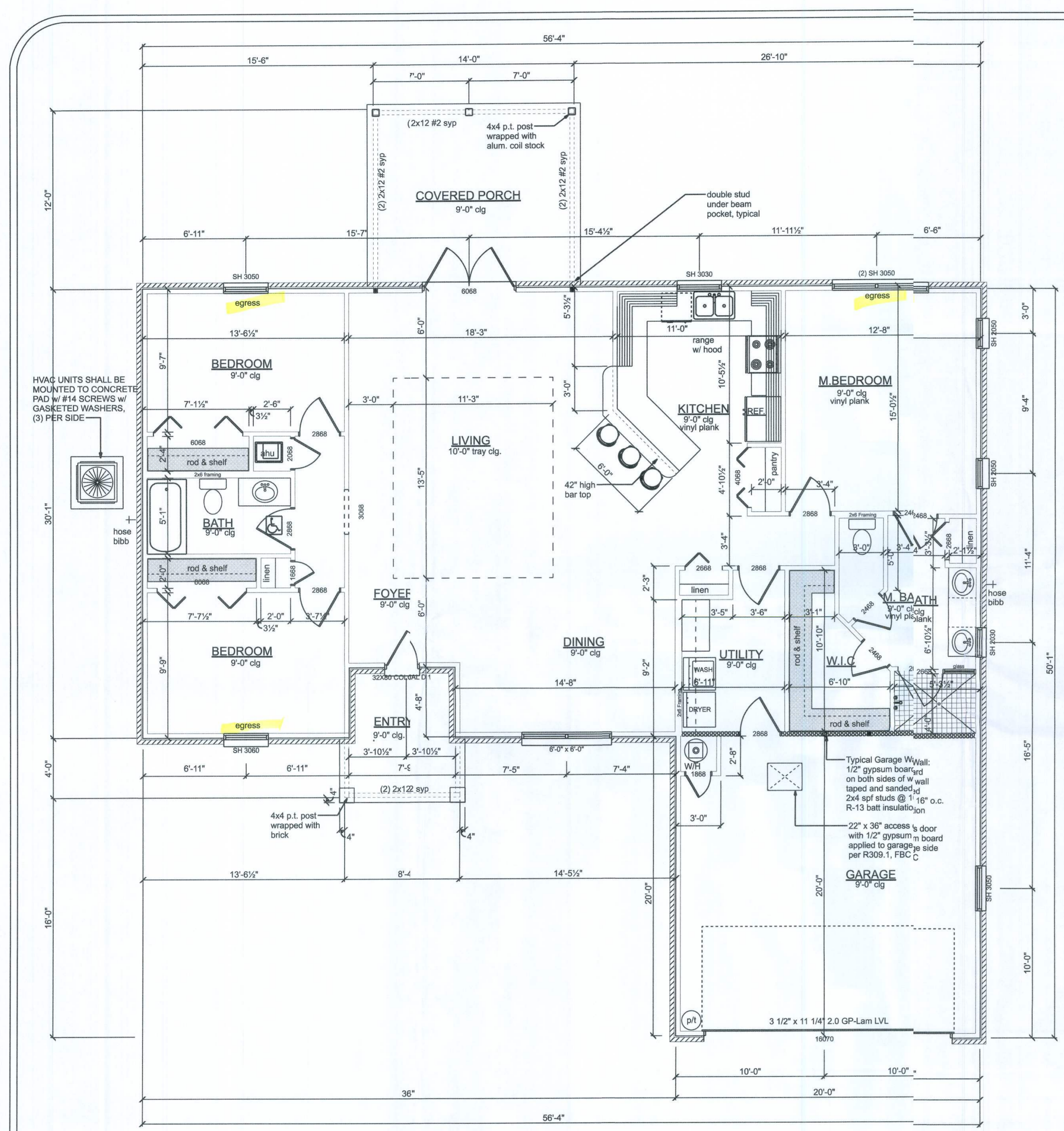


DATE 10/25/21	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS
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SHEET A-1
OF 9

PROJECT NO. 21.R03
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**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

AREA SUMMARY	
LIVING	1,660 SF
GARAGE	400 SF
PORCHES	240 SF
TOTAL	2,300 SF

NOTE:  
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:  
  
ANSI/AAMA/NWDA 101/S2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
2668 BF	2668	R	1
1868-	1868	R	1
2068-	2068	L	1
2468-	2468	L	1
2468-	2468	R	1
2468	2468	R	1
32X80 COLONIAL	2868	L	1
72X80 FRENCH A	6068	LR	1
192X84 - 4 PANEL	16070	U	1
30X80 BIFOLD COLONIAL	2668	L	1
48X80 BIFOLD COLONIAL	4068	LR	1
72X80 BIFOLD COLONIAL	6068	LR	2
18X80 COLONIAL	1668	R	1
32X80 COLONIAL	2868	L	4
32X80 COLONIAL	2868	R	2
30X80 GLASS	2668	R	1
SH 3030	2'-11 1/4" x 2'-11 1/4"	N	1
(2) SH 3060	6'-0" x 6'-0"	NN	1
(2) SH 3050	6'-0" x 5'-0"	NN	1
SH 2030	2'-0" x 3'-0"	N	1
SH 2050	2'-0" x 5'-0"	N	2
SH 3050	3'-0" x 5'-0"	N	2
SH 3060	3'-0" x 6'-0"	N	1

EMERGENCY EGRESS:  
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:  
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.  
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.  
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.  
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

NOTE:  
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

NOTE:  
DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE RATED WALL OR CEILING ASSEMBLY.

NOTE:  
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

DUCT PENETRATION:  
ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

OPENING PROTECTION:  
openings from a private garage directly into a room used for sleeping purposes shall not be permitted. other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or a 20-minute fire rated doors.

SEPARATION REQUIRED:  
the garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

**CONSTRUCTION DOCUMENTS:**  
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

**DO NOT SCALE THESE PLANS:**  
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

**CHANGES TO PLAN SETS:**  
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.



LOT 35 CROSSWINDS SUBDIVISION

FLOOR PLAN

D.C. BOY 860125  
ST. AUGUSTINE, FL 32086  
(904) 429-7636  
C.O.A. # 0008701

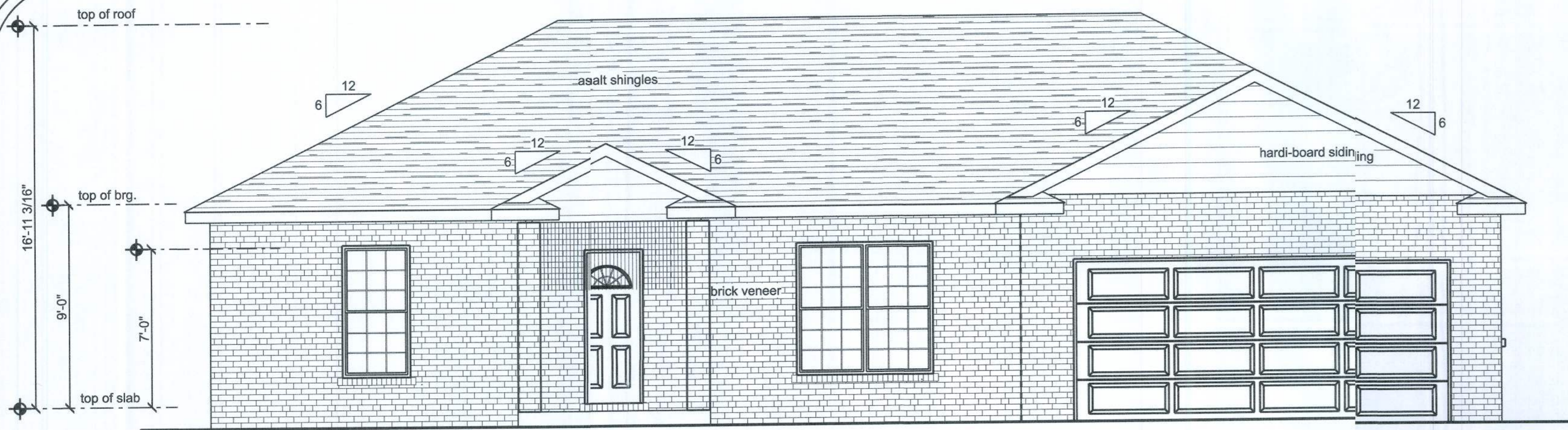


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W.H.F.  
DATE  
10/25/21  
APPROVED  
W.H.F.

REVISIONS

SHEET  
A-3  
OF  
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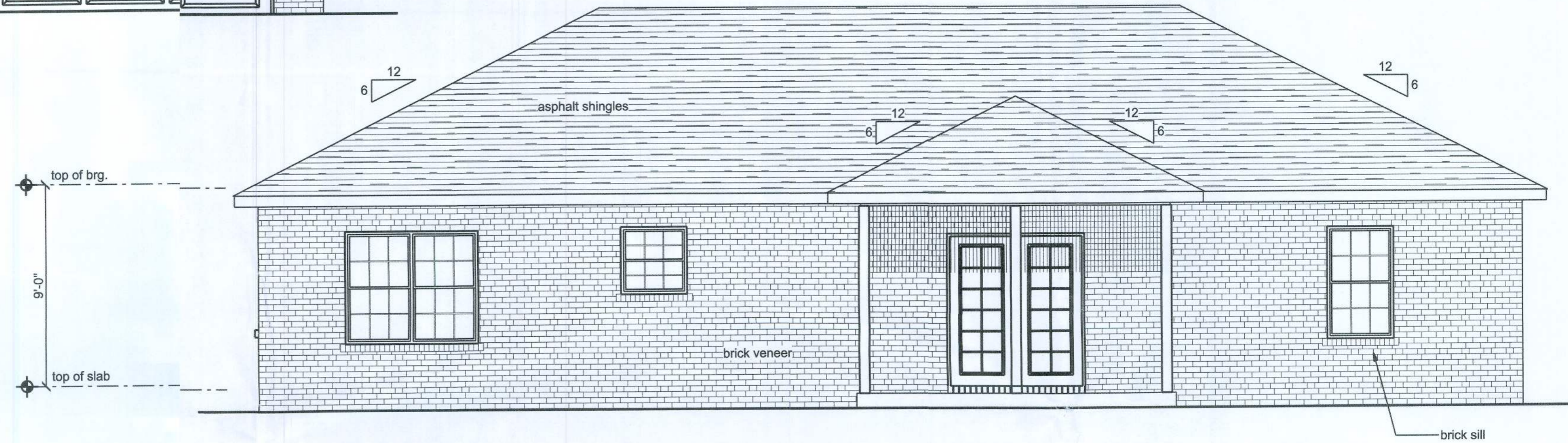
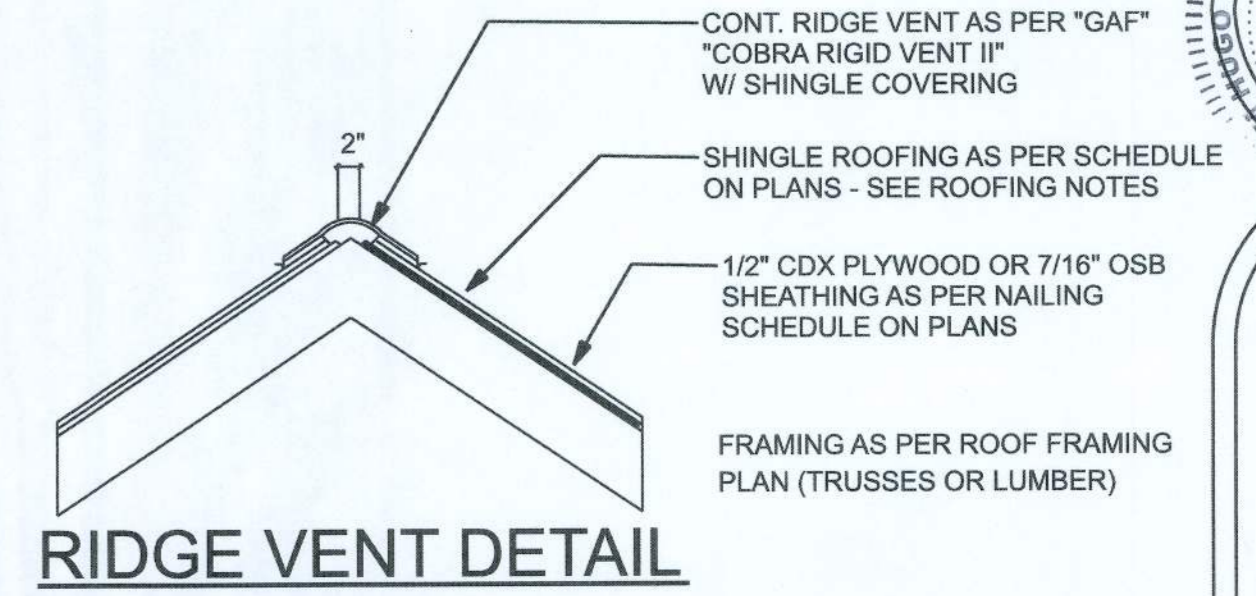
PROJECT NO.  
21.R43



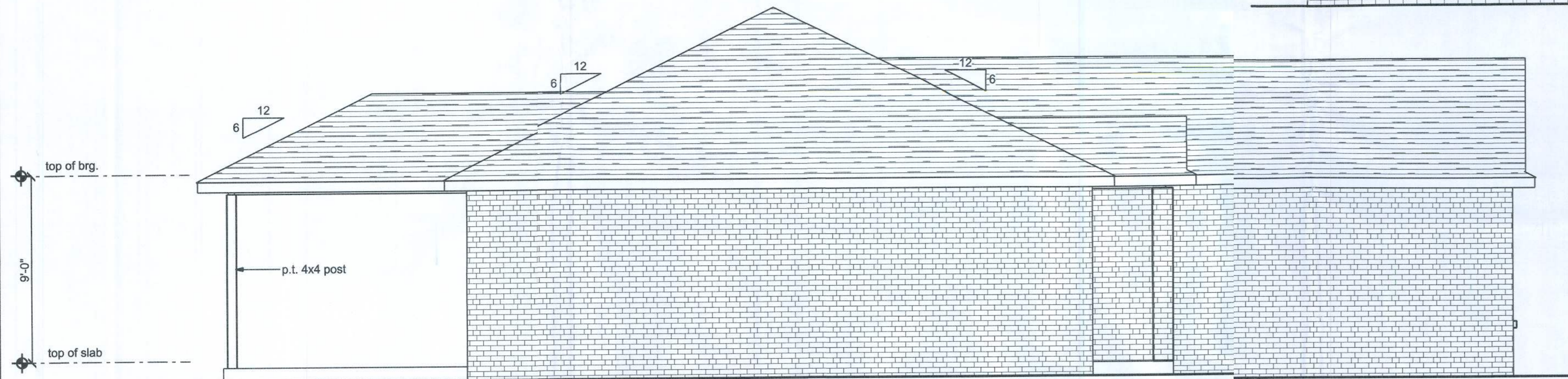
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

### VENTILATION REQUIREMENTS

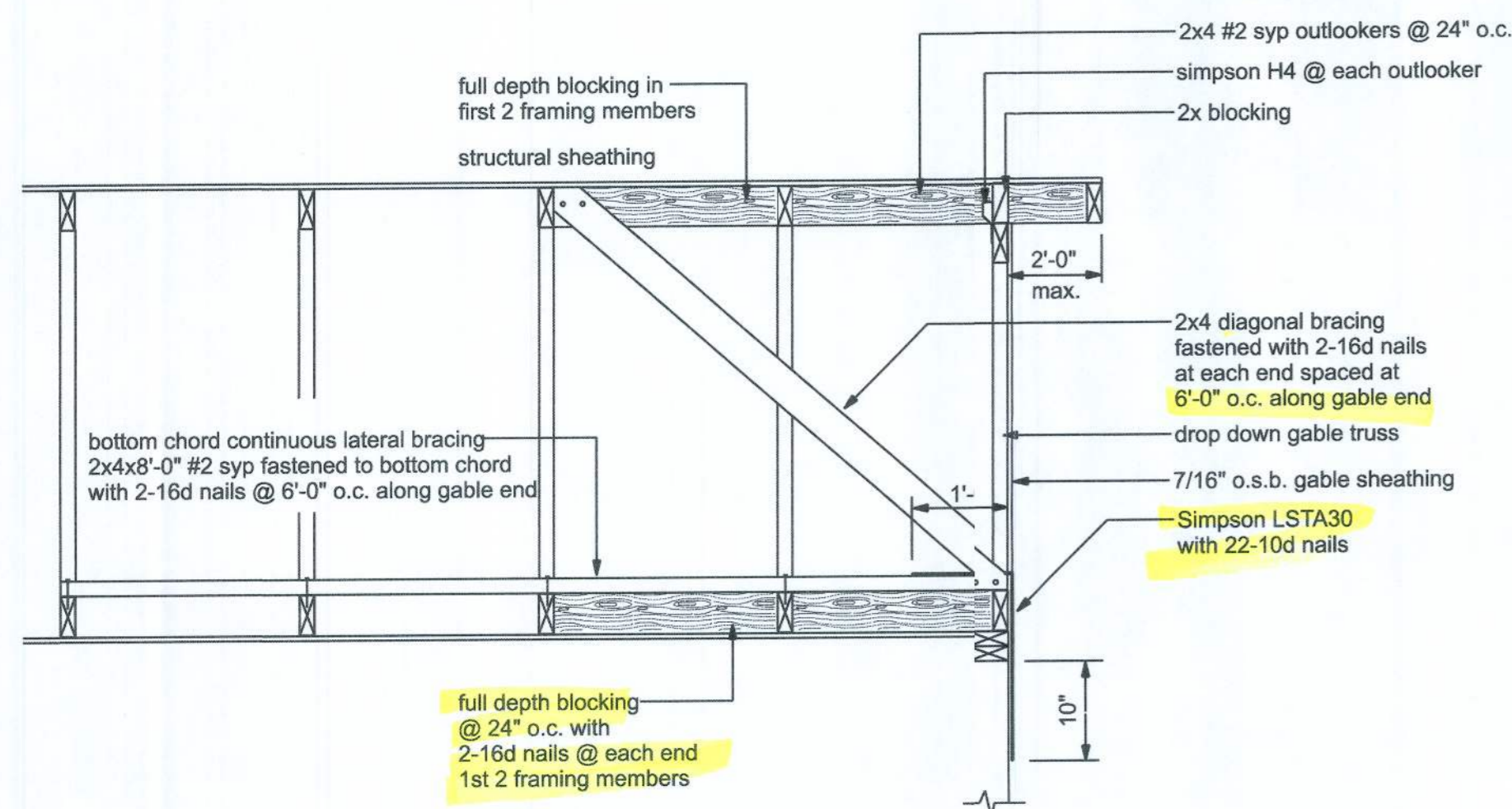
Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

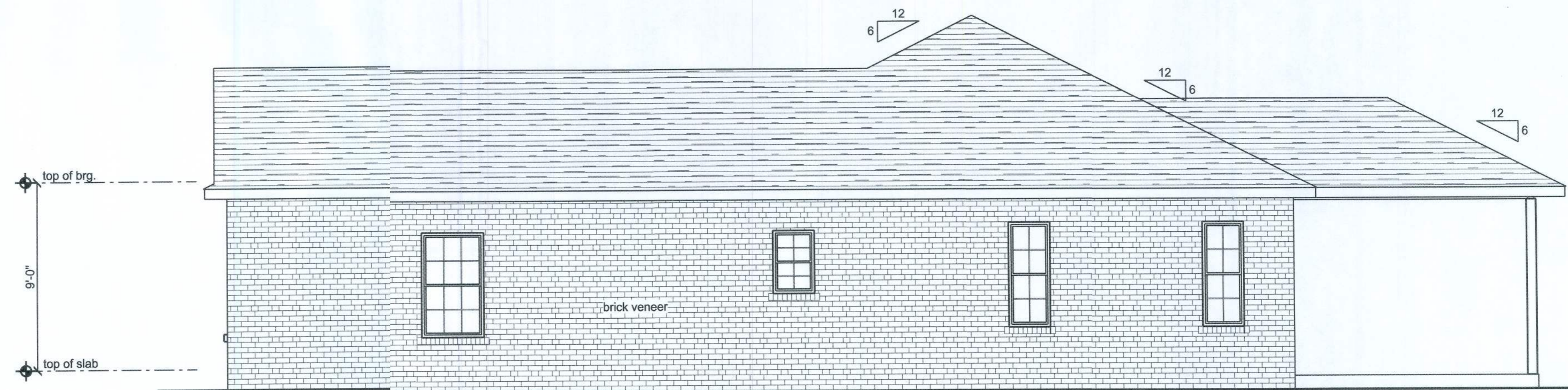


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



### END WALL BRACING FOR CEILING DAPHRAGM

NTS NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

LOT 35 CROSSWINDS SUBDIVISION  
ELEVATIONS

P.O. BOX 000123  
ST. AUGUSTINE, FL. 32086  
(904) 429-7536  
C.O.A. #0000701

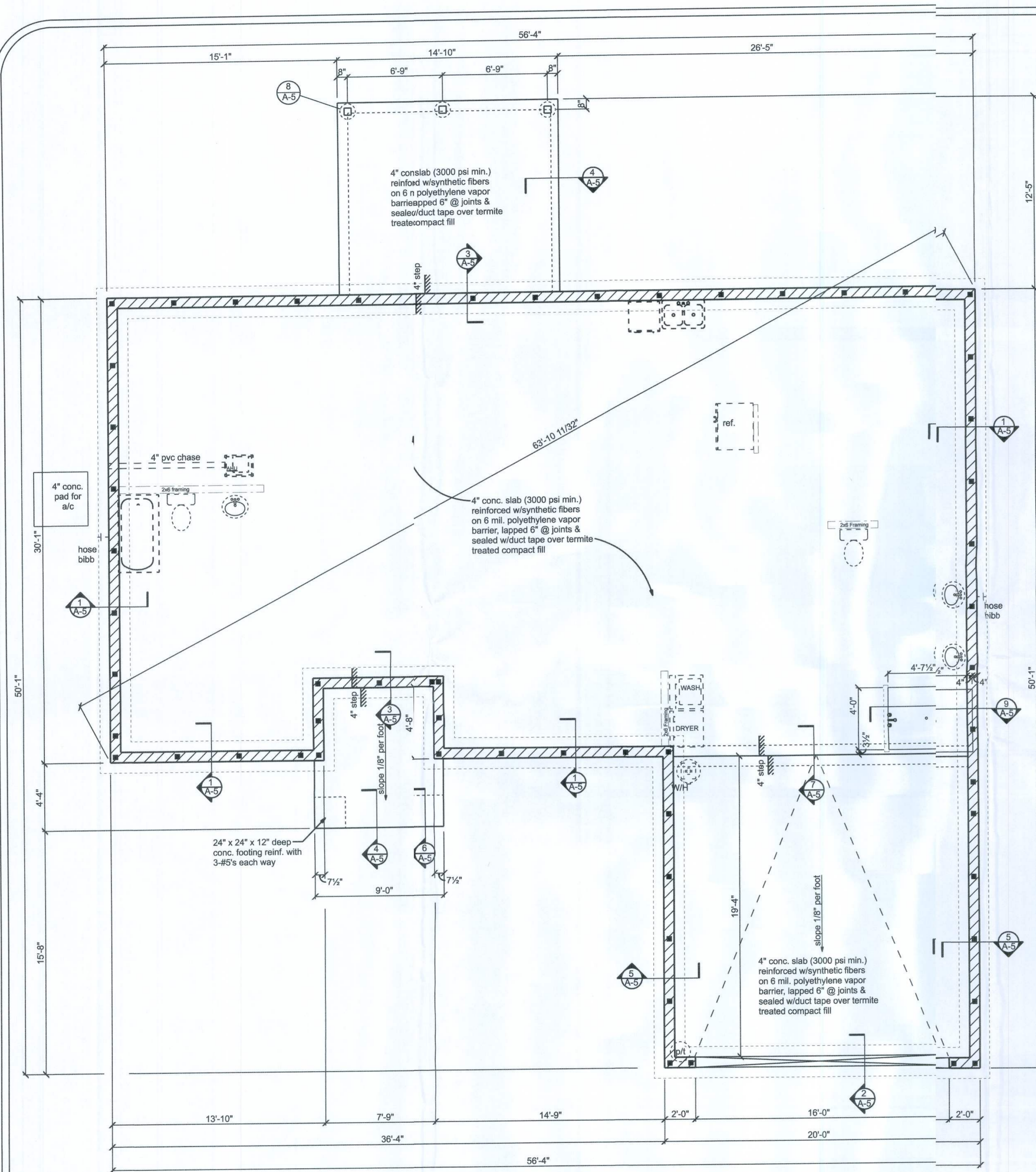
**COASTAL**  
ENGINEERING  
AND TESTING, INC.

DATE 10/25/21  
DRAWN BY W.H.F.  
APPROVED W.H.F.

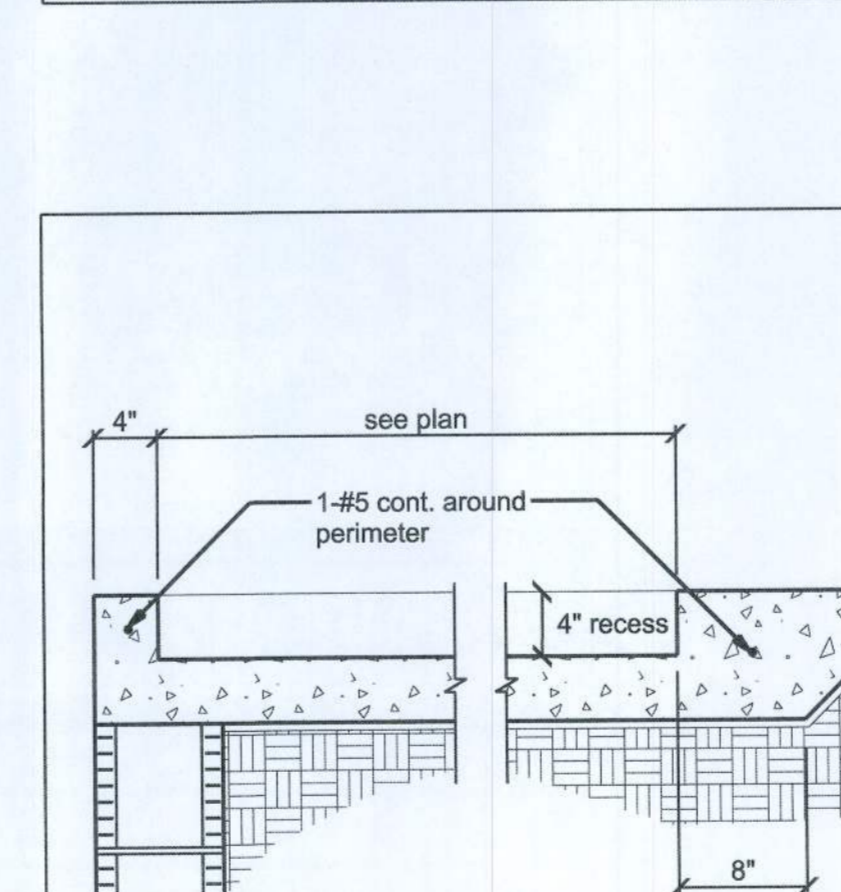
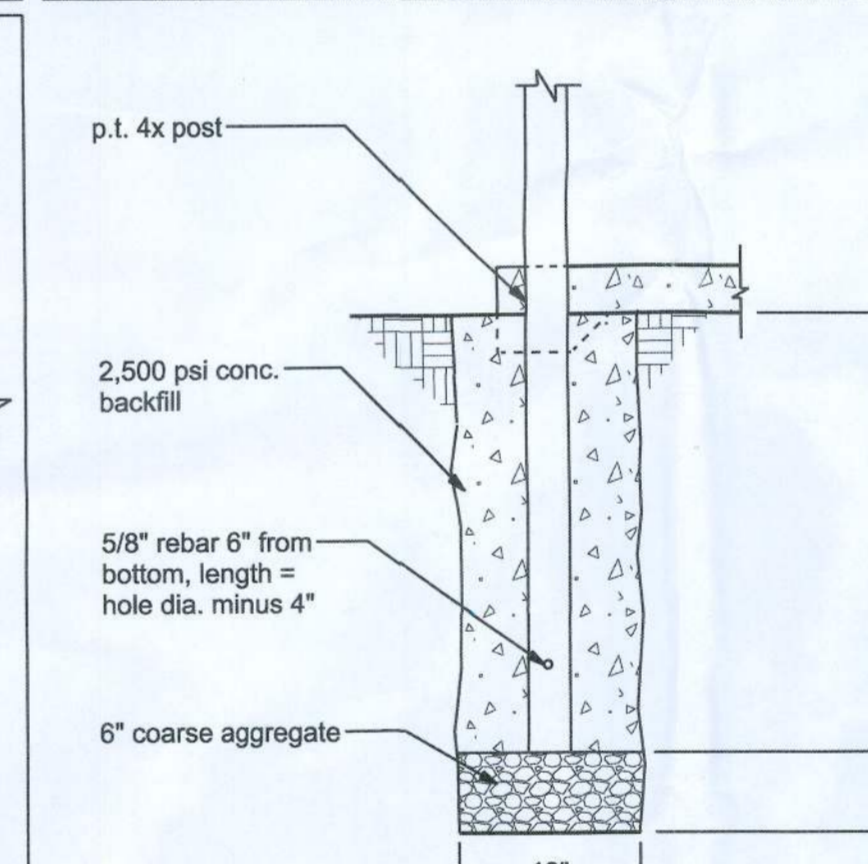
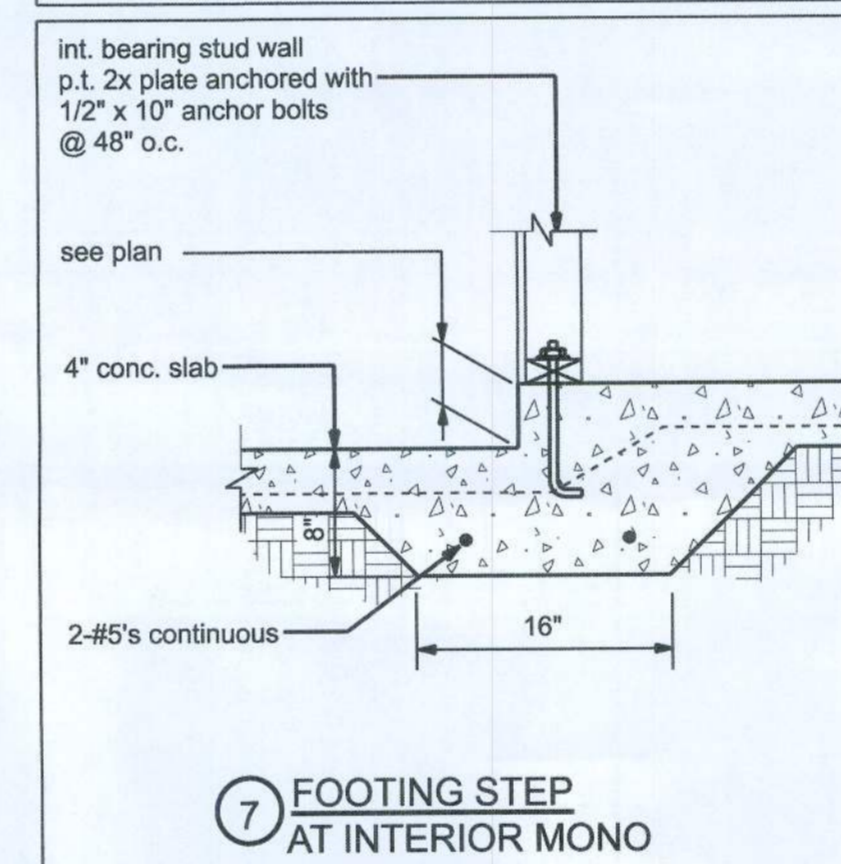
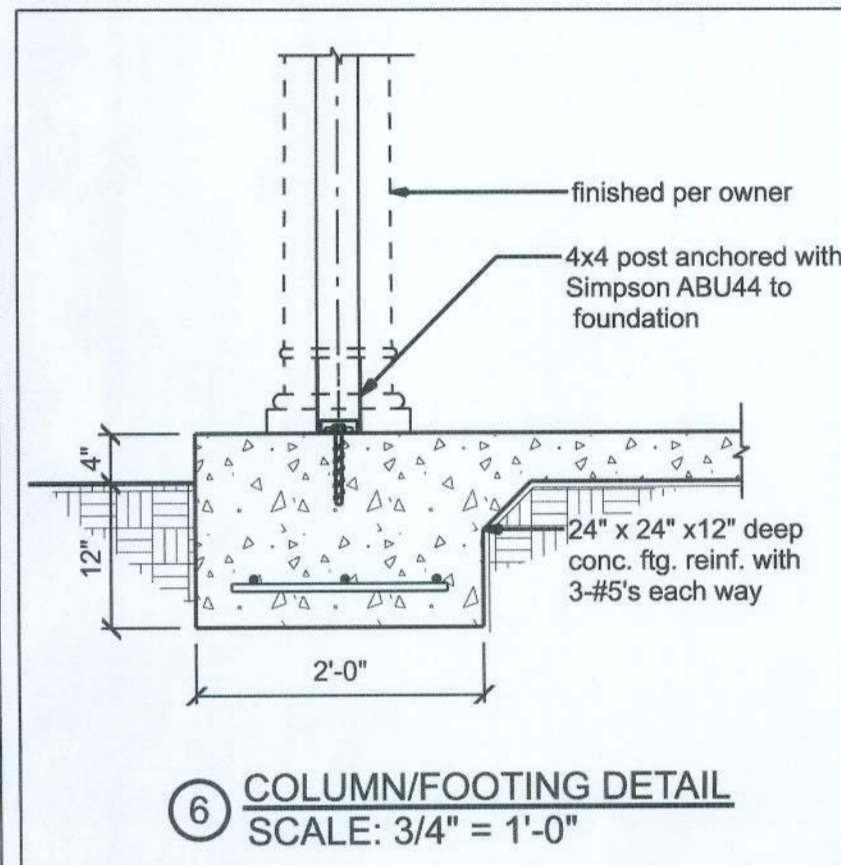
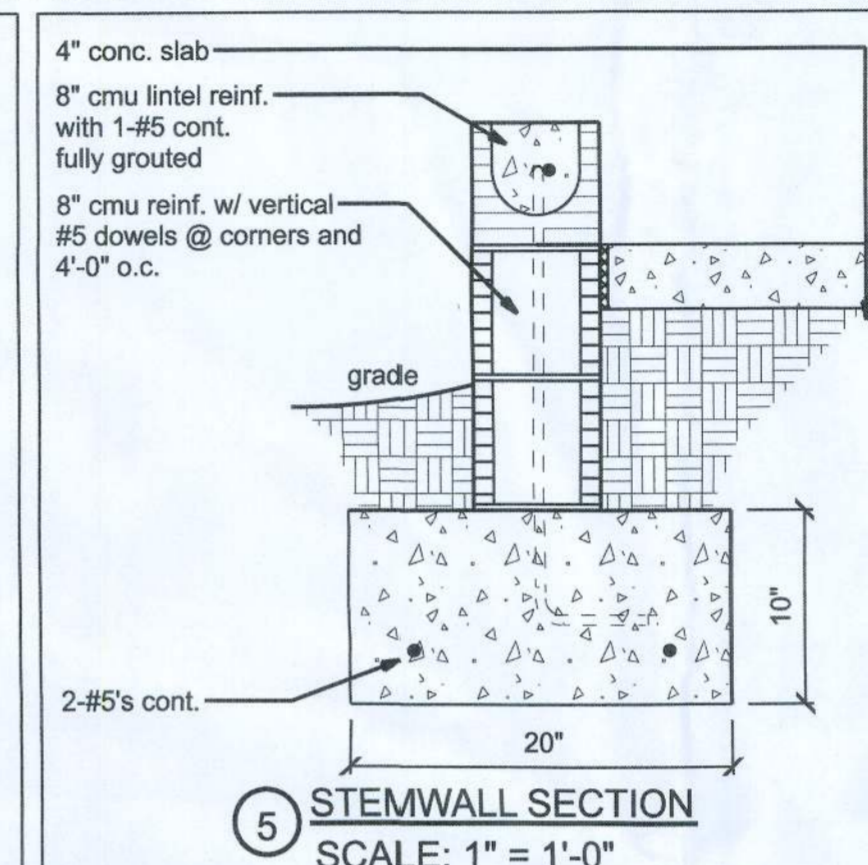
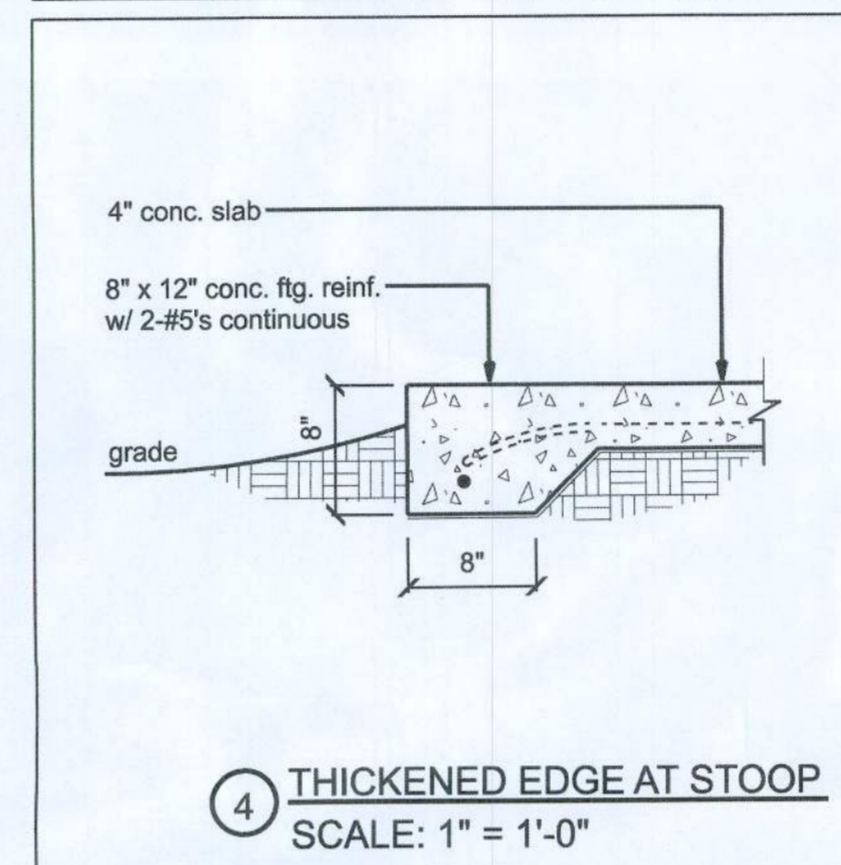
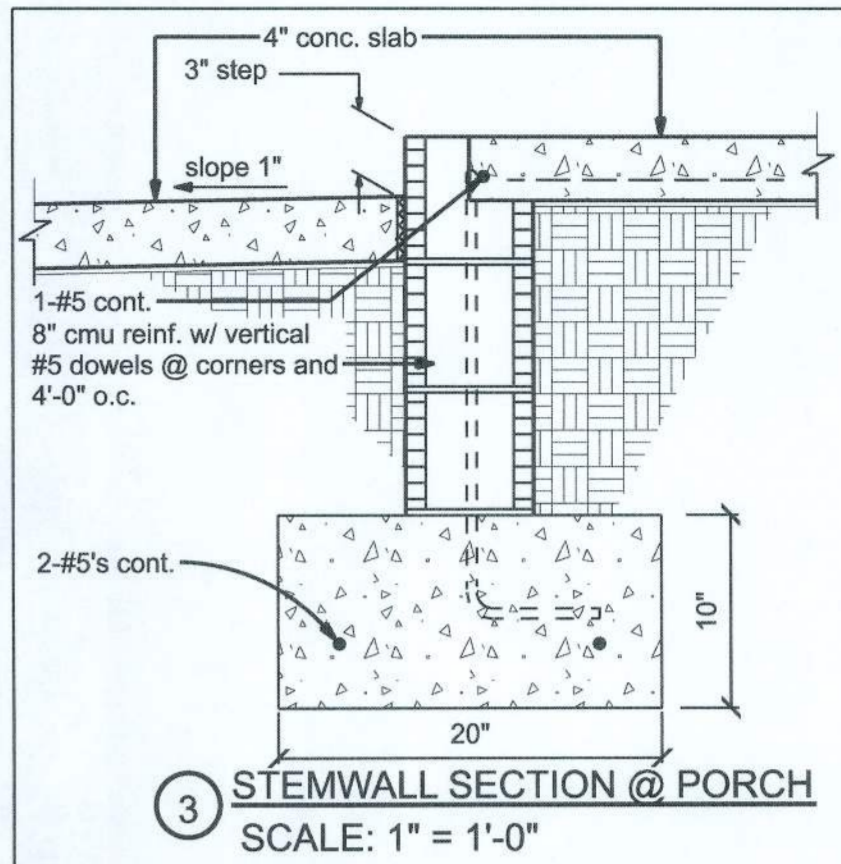
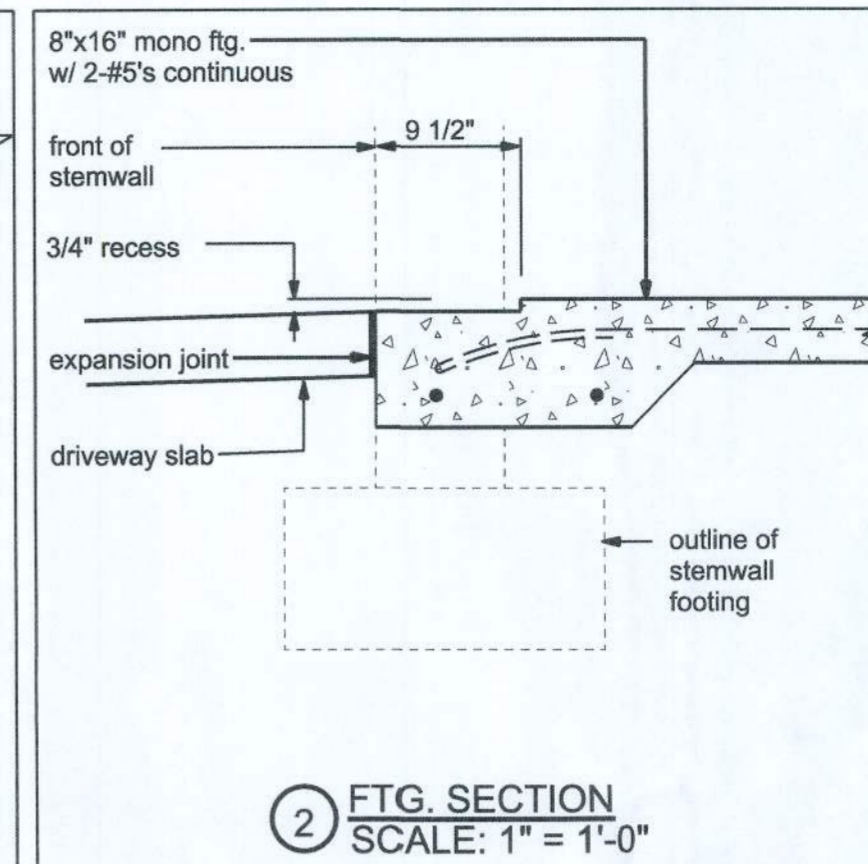
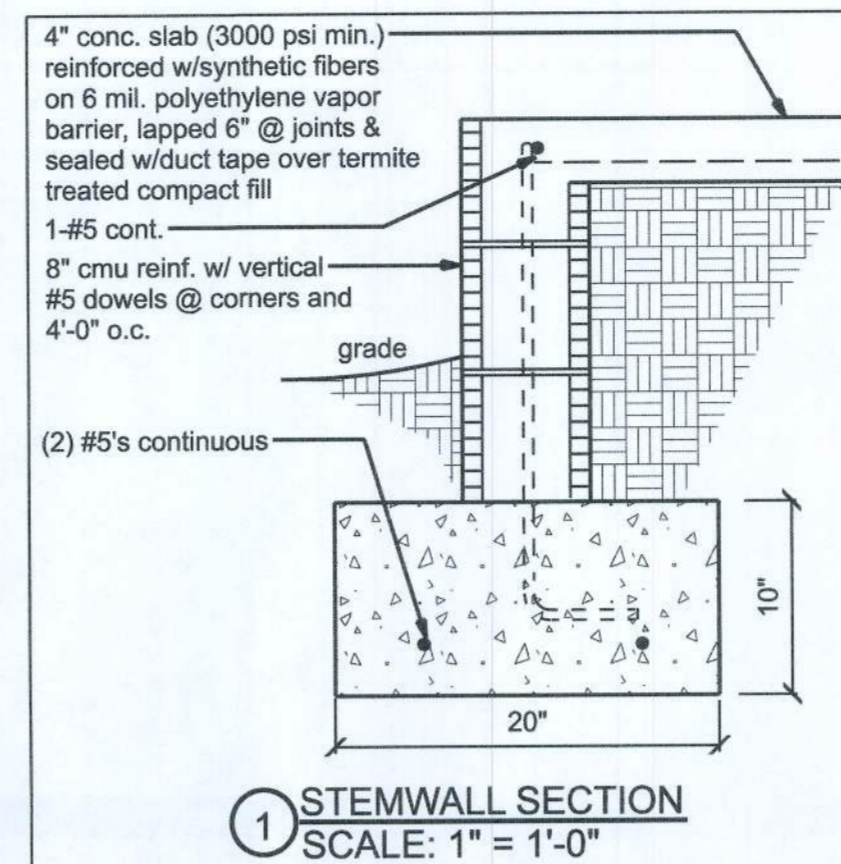
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SHEET A-4  
OF 9

PROJECT NO. 213043



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**SHOWER RECESS**  
SCALE: 1" = 1'-0"



**LOT 35 CROSSWINDS SUBDIVISION**

**FOUNDATION PLAN**

P.O. BOX 860125  
ST. AUGUSTINE, FL 32086  
(904) 429-7536  
C.O.A. # 0008701



DATE  
10/23/21

DRAWN BY  
W.H.F.

APPROVED  
W.H.F.

REVISIONS

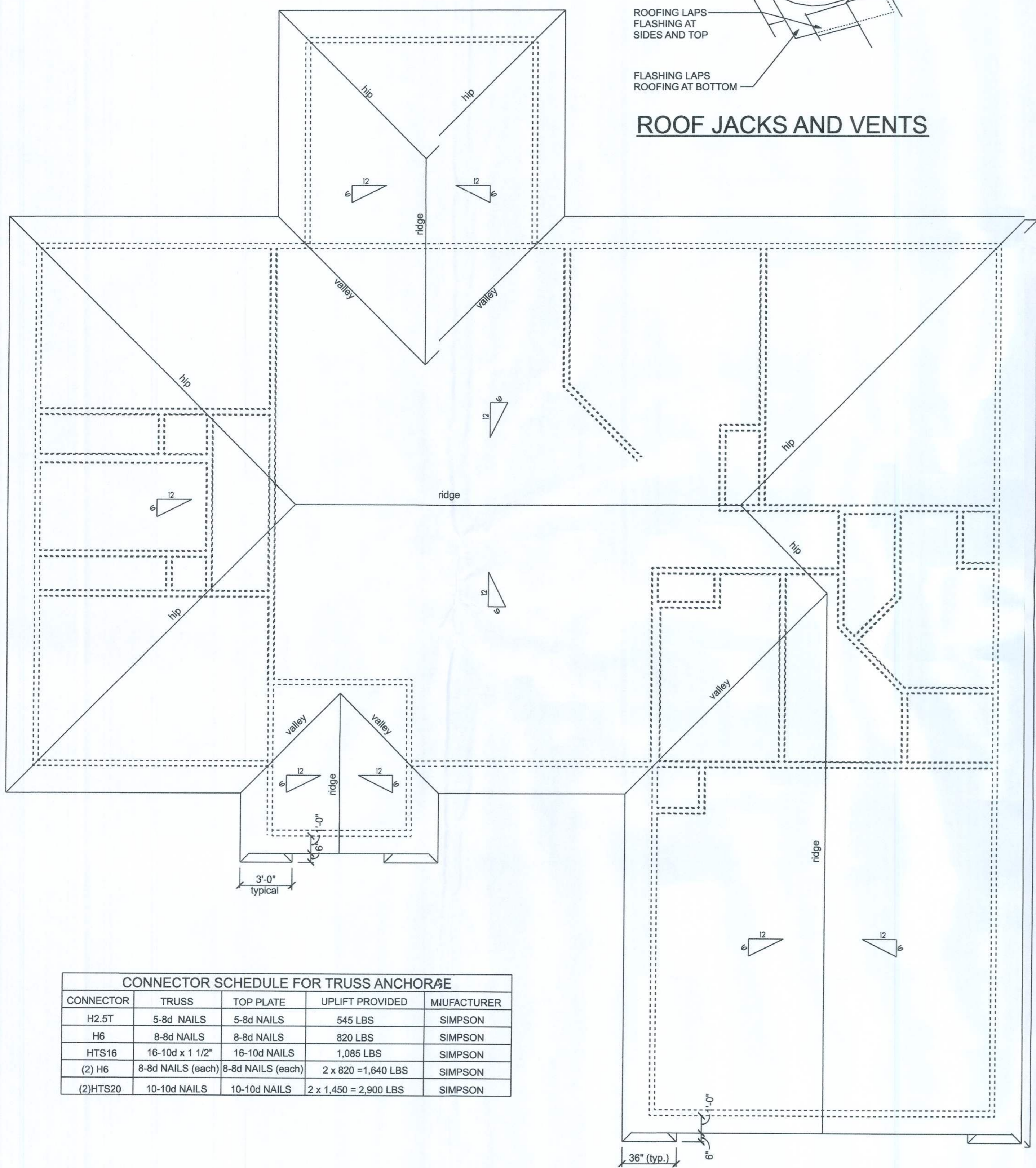
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OF

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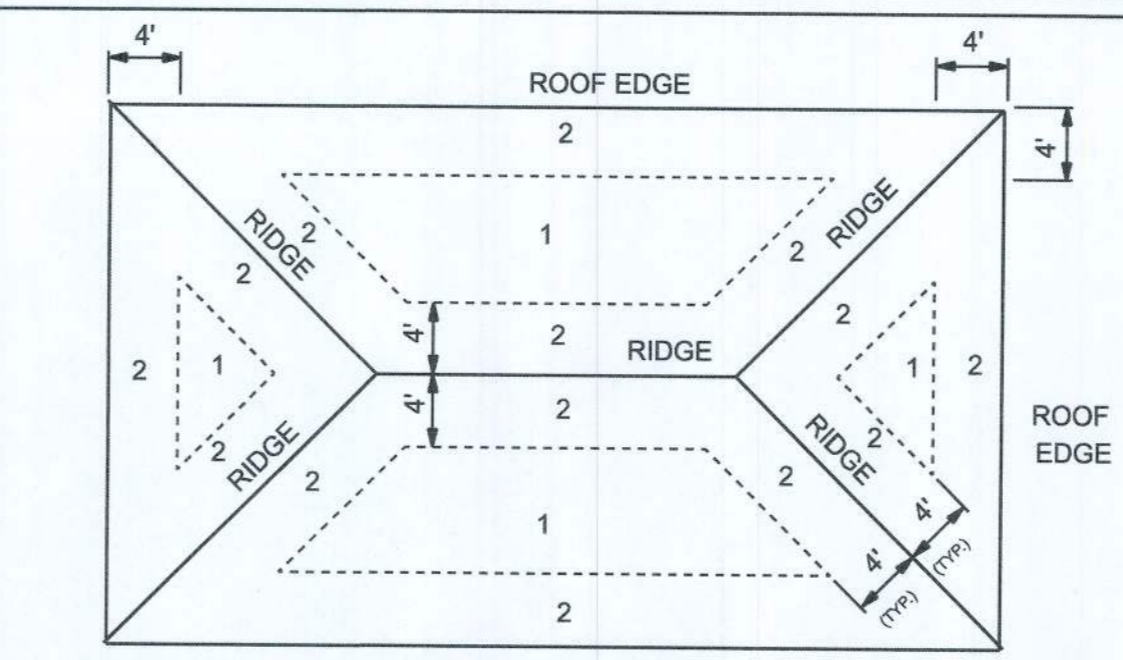
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21.R043



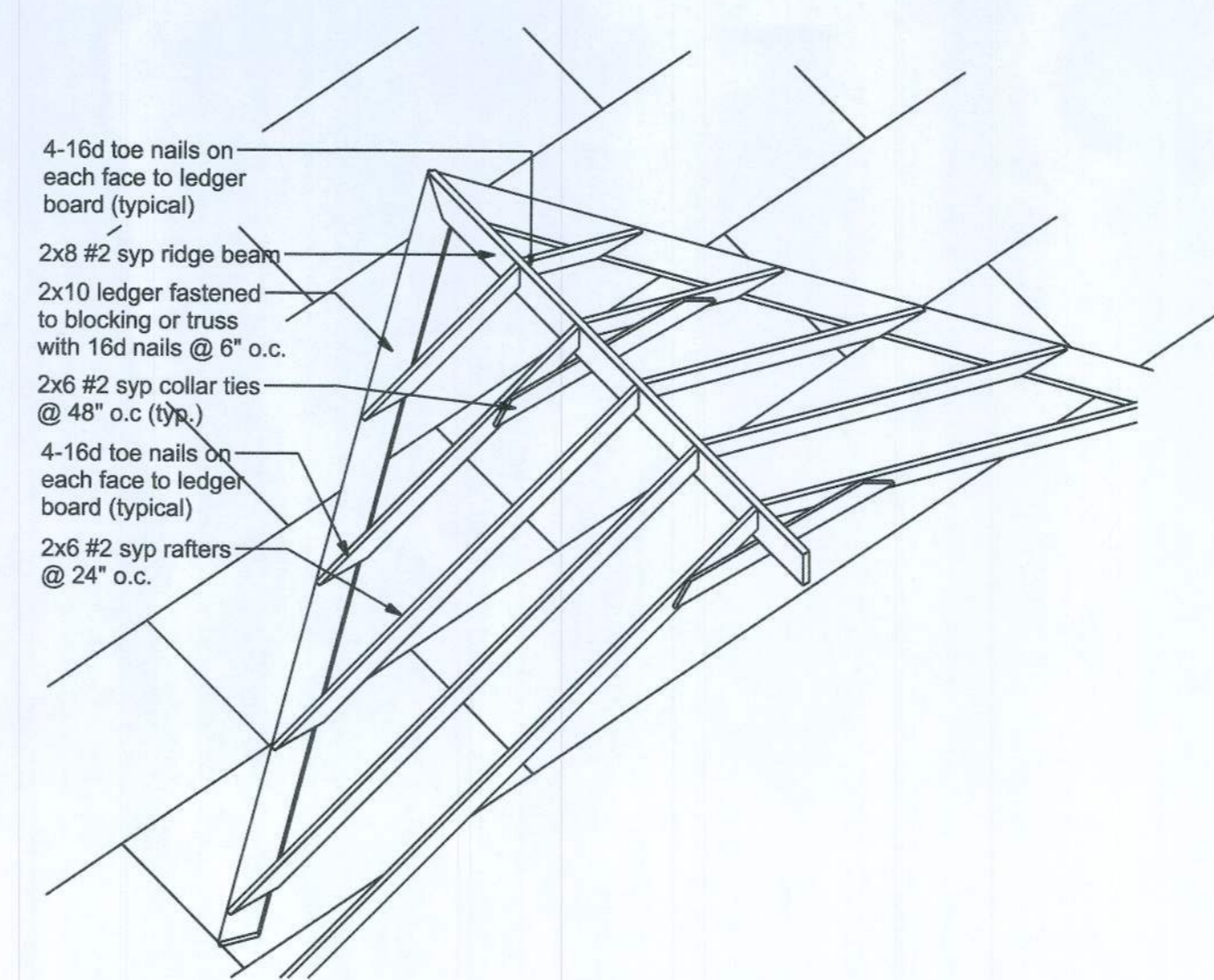
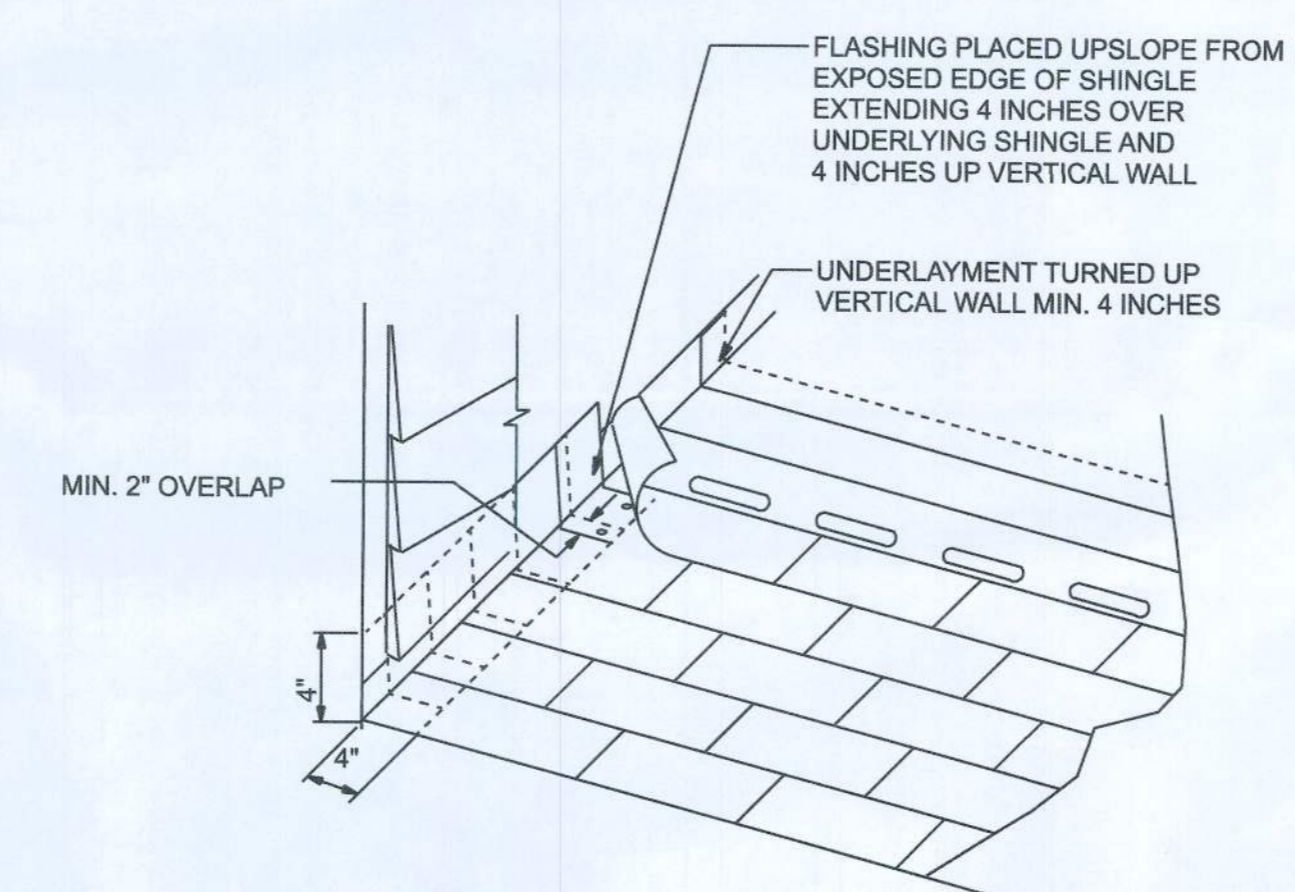
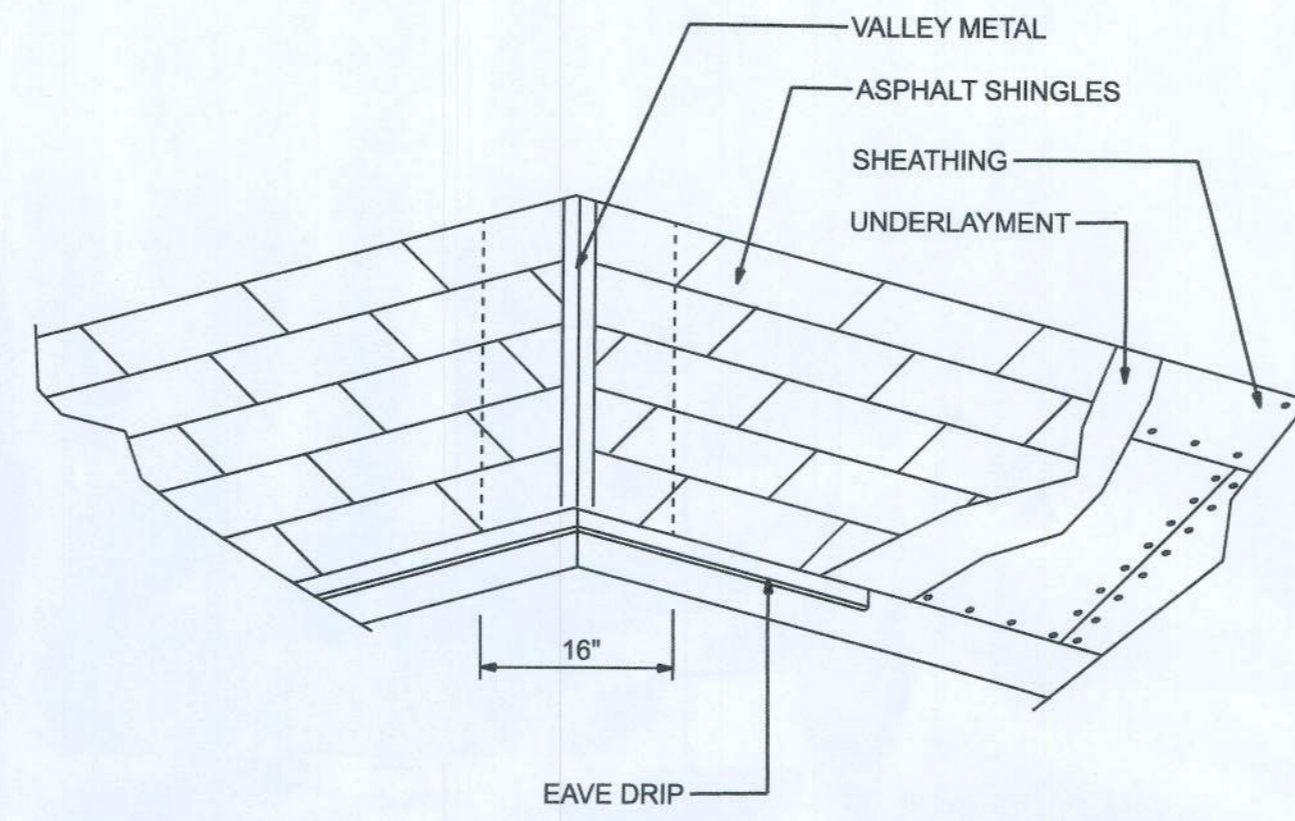
**CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE**

CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5T	5-8d NAILS	5-8d NAILS	545 LBS	SIMPSON
H6	8-8d NAILS	8-8d NAILS	820 LBS	SIMPSON
HTS16	16-10d x 1 1/2"	16-10d NAILS	1,085 LBS	SIMPSON
(2) H6	8-8d NAILS (each)	8-8d NAILS (each)	2 x 820 = 1,640 LBS	SIMPSON
(2) HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**ROOF SHEATHING NAILING ZONES (HIP ROOF)**



**ROOF INTERSECTION DETAIL**  
NTS

**ROOF SHEATHING FASTENINGS**

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16 o.s.b.	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD

**DECK REQUIREMENTS:**  
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

**SLOPE:**  
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DOUBLE UNDERLAYMENT IS REQUIRED.

**UNDERLAYMENT:**  
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

**SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:**  
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

**ASPHALT SHINGLES:**  
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

**FASTENERS:**  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

**ATTACHMENT:**  
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

**UNDERLAYMENT APPLICATION:**  
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:  
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.  
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

**FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:**  
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

**BASE AND CAP FLASHINGS:**  
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

**VALLEYS:**  
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:  
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.  
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.  
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:  
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.  
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.  
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (zinc coated G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20

**LOT 35 CROSSWINDS SUBDIVISION**

**ROOF PLAN**

P.O. BOX 860125  
ST. AUGUSTINE, FL. 32086  
(904) 429-7536  
COA.# 0008701

**COASTAL ENGINEERING AND TESTING, INC.**

DATE: 10/25/21

DRAWN BY: W.H.F.

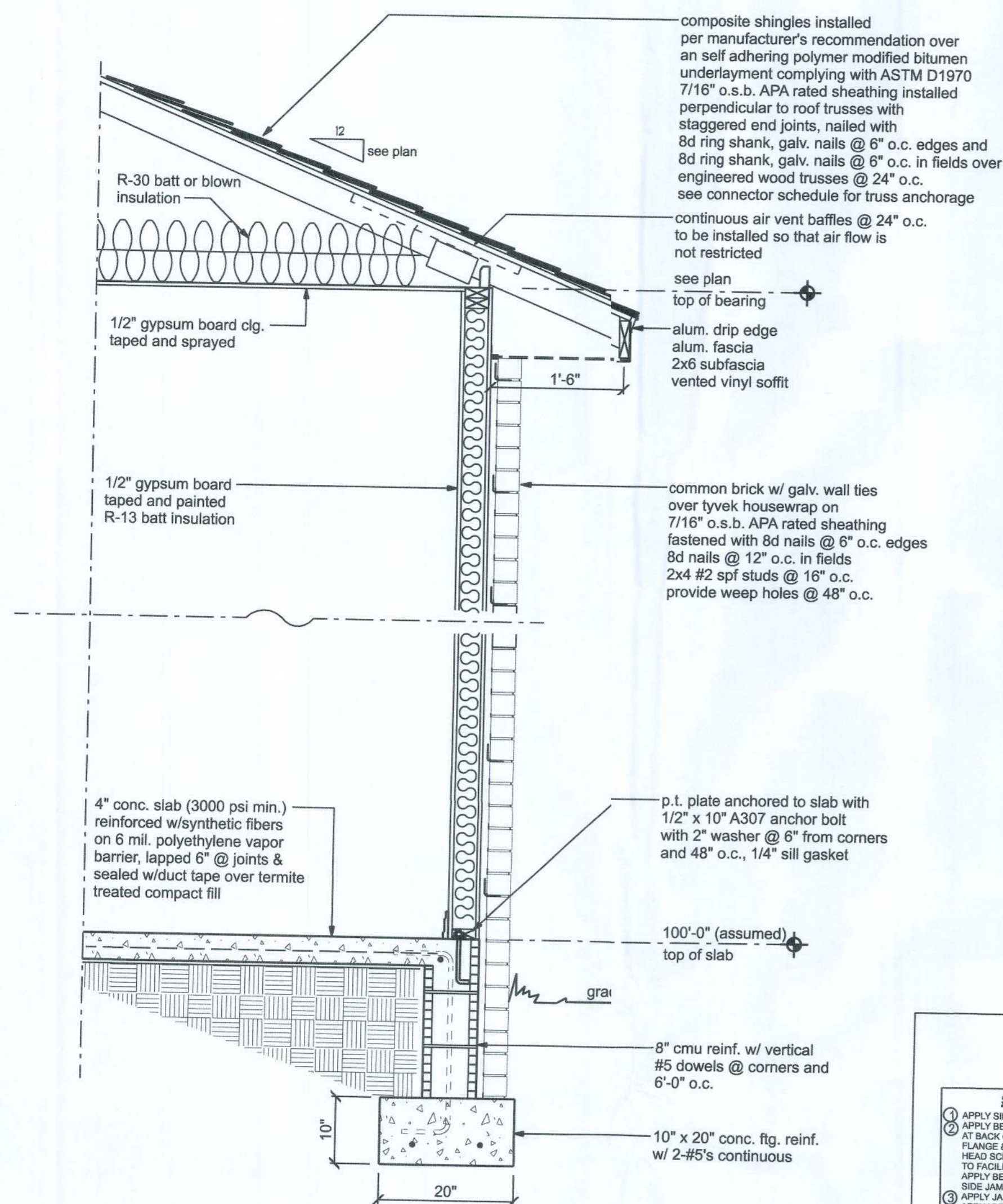
APPROVED: W.H.F.

REVISIONS:

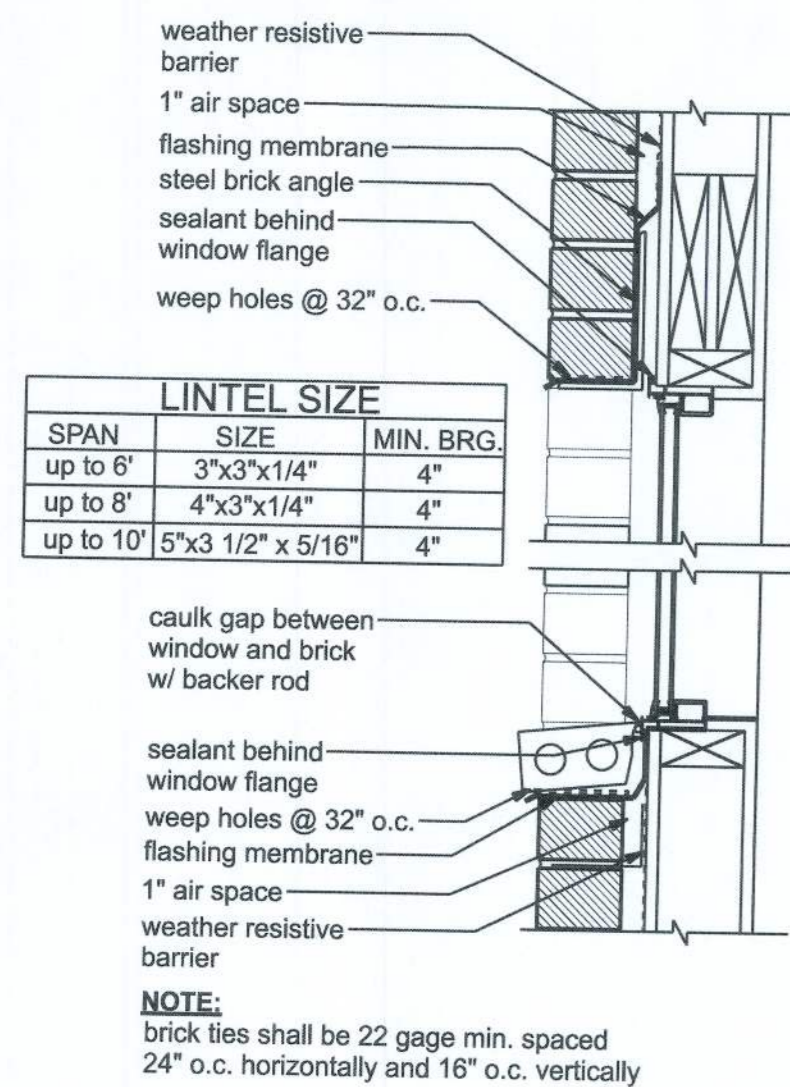
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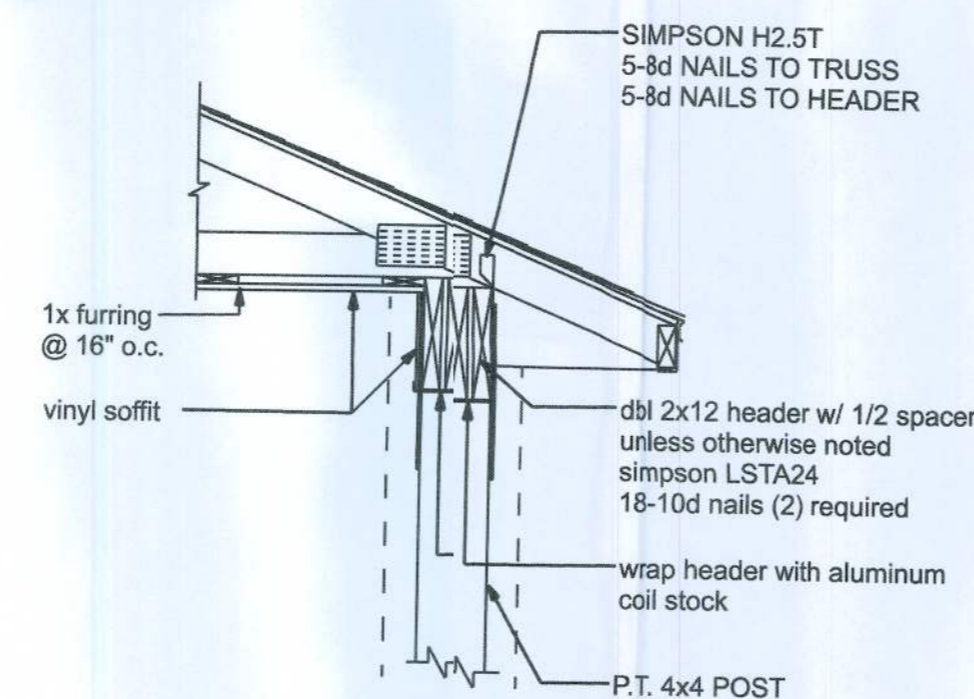
PROJECT NO.: 21.R04



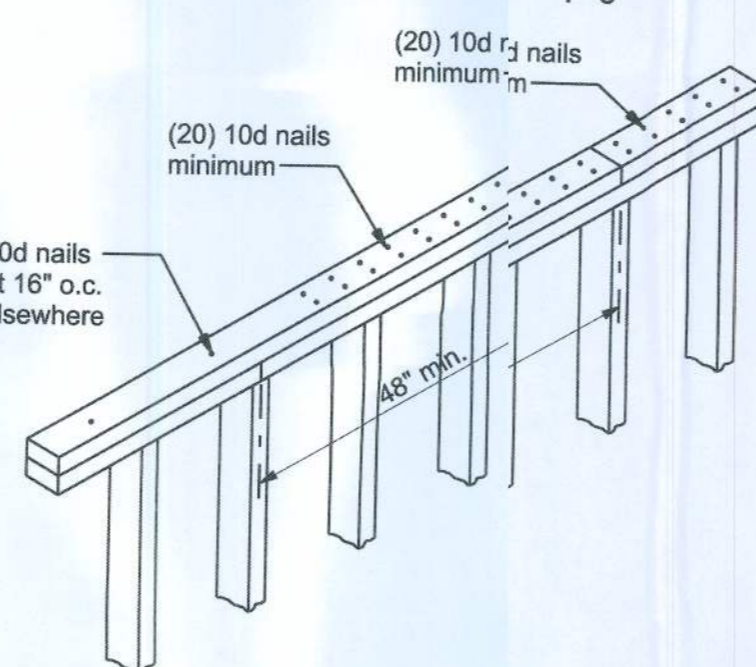
**TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"



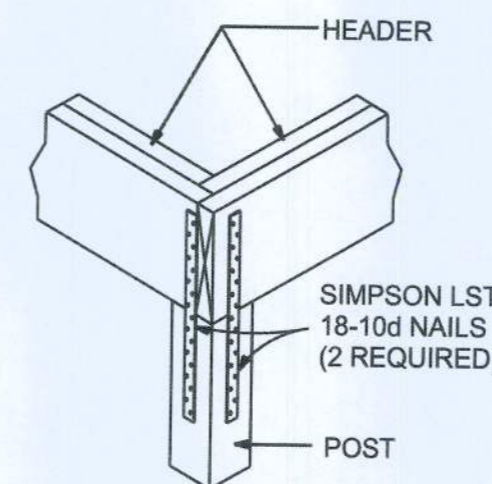
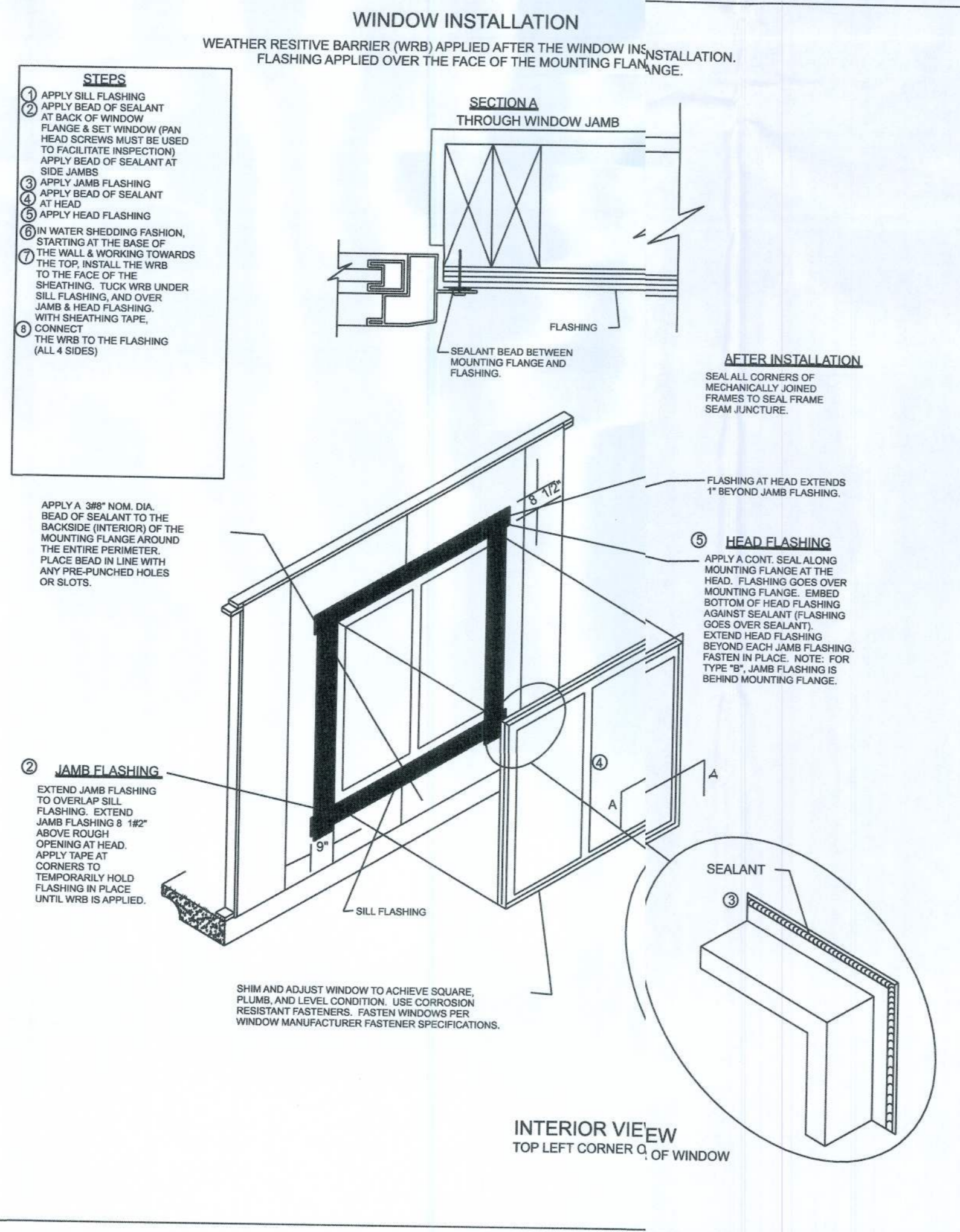
**BRICK FLASHING**  
SCALE: 1 1/2" = 1'-0"



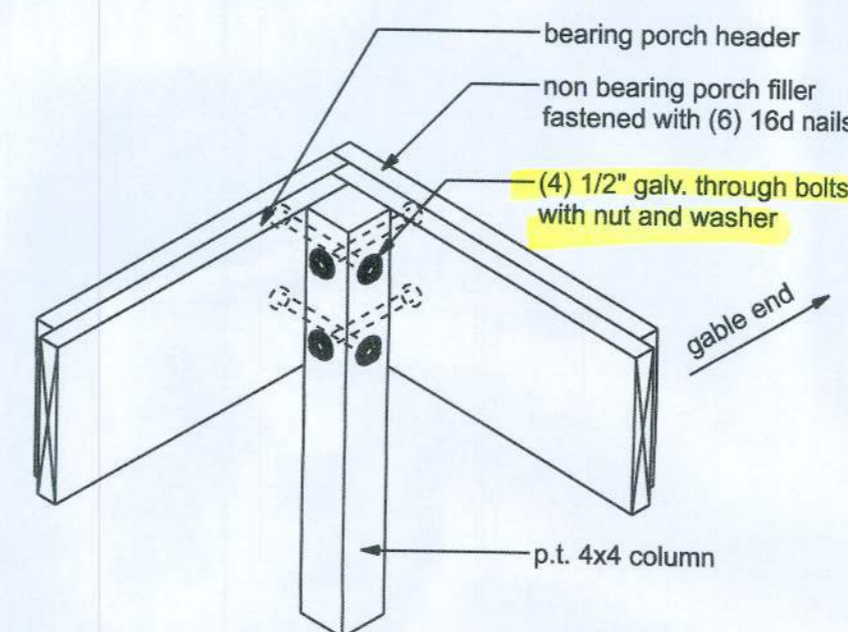
**PORCH SECTION**  
SCALE: 3/4" = 1'-0"



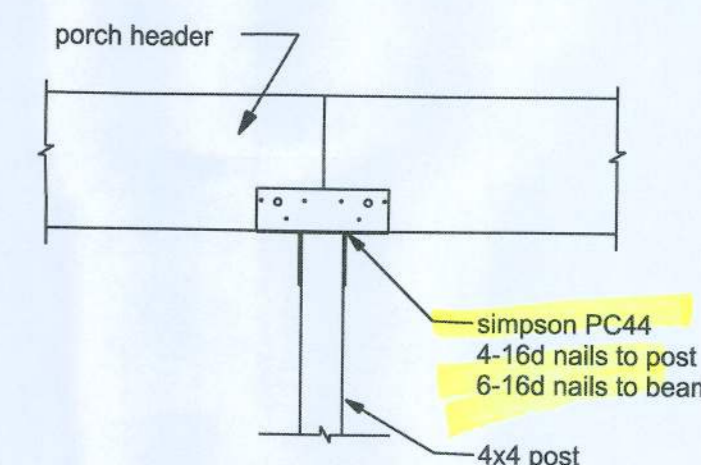
**TOP PLATE SPLICE DETAILS**  
SCALE: 1/2" = 1'-0"



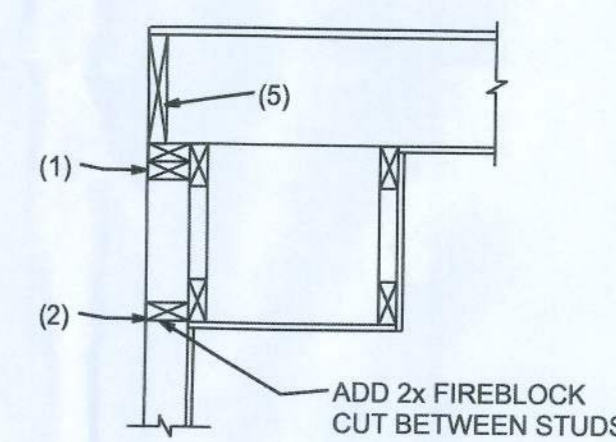
**CORNER POST/HEADER DETAIL**  
NTS



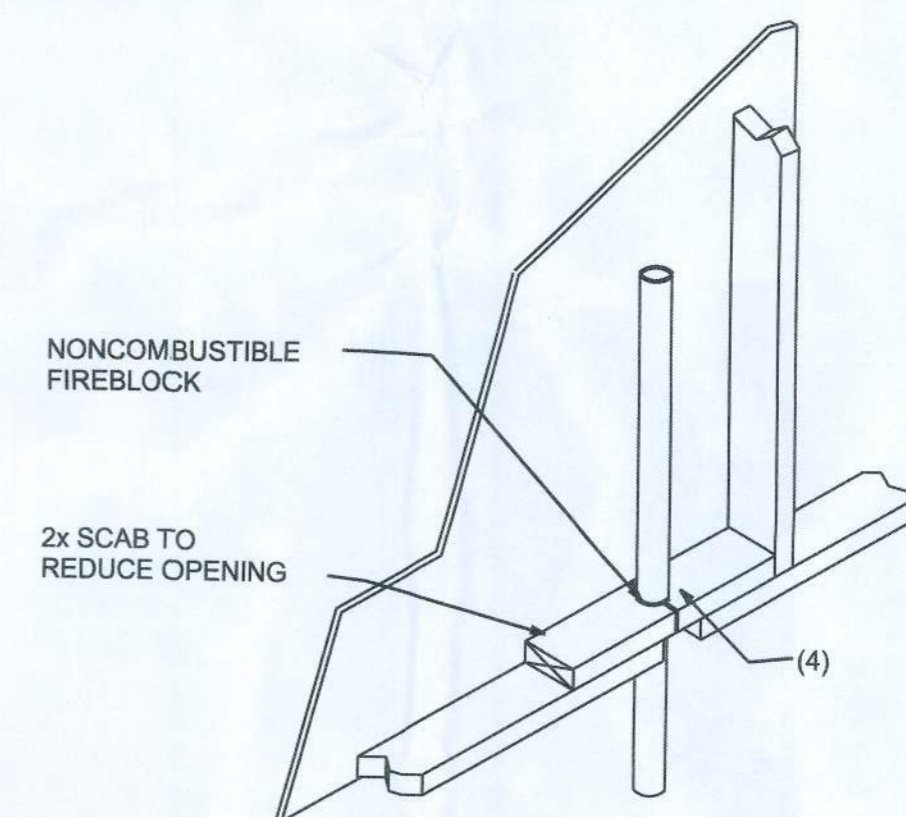
**CORNER POST (front porch option)**  
NTS



**INTERMEDIATE POST**  
NTS (OPTION 2)



**SOFFIT/DROPPED CLG.**

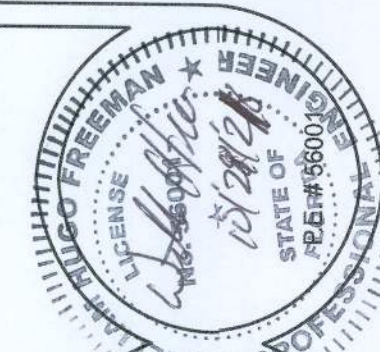


**PENETRATIONS**

**FIREBLOCKING NOTES:**

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYRO PANEL MULTIFLEX SEALANT
5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.



LOT 35 CROSSWINDS SUBDIVISION

FRAMING DETAILS

P.O. BOX 860125  
OT. AUGUSTINE, FL 32080  
(904) 429-7536  
C.O.A. # 0008701



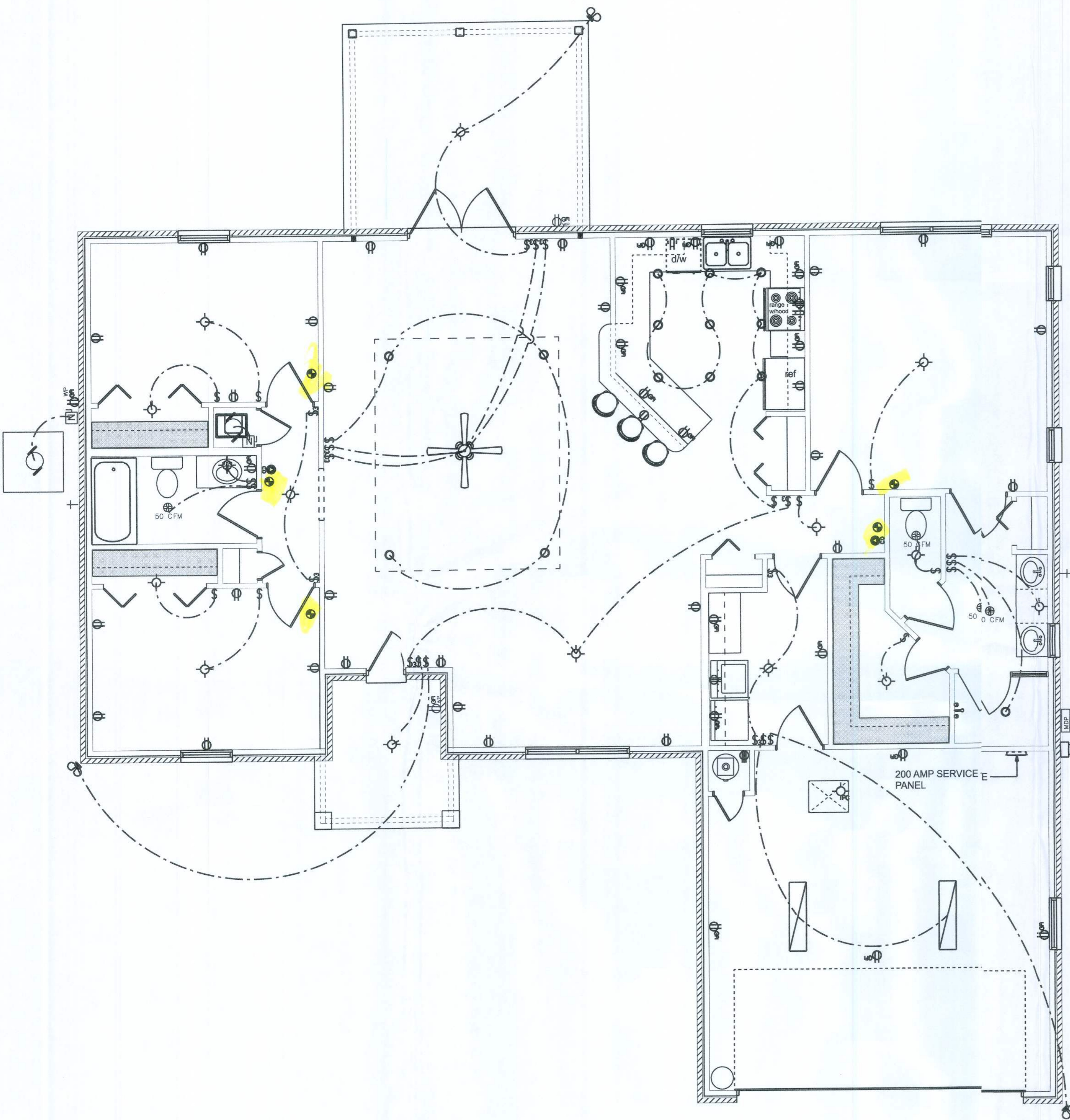
DATE 10/25/21  
DRAWN BY V.H.F.  
APPROVED V.H.F.

REVISION:

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OF 9

PROJECT NO. 21.R043



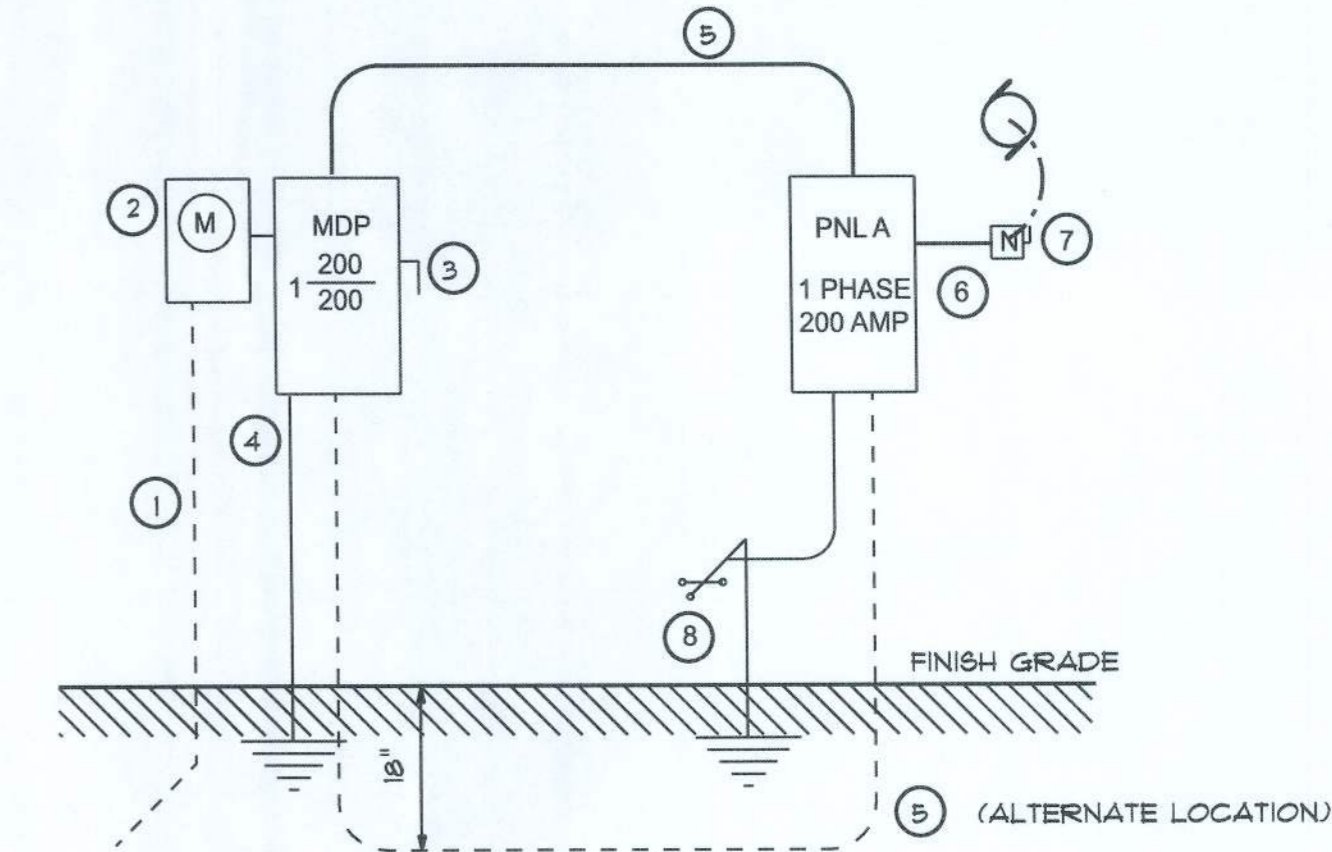


**ELECTRICAL PLAN**  
SCALE 1/4"=1'-0"

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan spotlights 01	
pot light	
double spotlight	
fluorescent fixture	
HVAC motor	
electrical panel	
motor	
non fused disconnect	
ELEC METER	
WP GFI	
co detector	
fan 50 CFM	
light	
outlet	
outlet 220v	
outlet gfi	
pull chain light	
smoke detector	
switch	
switch 3 way	
weatherproof gfi	
main distribution panel	

**NOTE:**  
all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuits.

- ① Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- ② Existing Meter Enclosure, weatherproof, U.L. Listed.
- ③ Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
- ④ Service entrance ground: 5/8" diameter iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per item #5 below.
- ⑤ 200 Ampere Feeder: 3-2/0-THHN-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
- ⑥ House Panel (PNL), U.L. Listed, sized per schedule.
- ⑦ Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
- ⑧ Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.



## ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

## WIRING NOTES:

**WIRING, DISTRIBUTION EQUIPMENT AND DEVICES**  
A. CONDUCTORS: Copper, in accordance with ASTM Standards, size reference AWG. Conductors No. 10 and smaller size solid, No. 8 and Larger, Stranded. Insulation of conductor thermoplastic, type THHN (min. size No. 12) any wire installed outside, underground, in slabs or exposed to moisture shall have THWN insulation.  
B. RACEWAYS: RIGID STEEL CONDUIT, full weight pipe galvanized, threaded, and minimum 1/2 inch except as noted or required for wiring. ELECTRICAL METALLIC TUBING (EMT), thin wall pipe, galvanized, threadless, compression fittings, and minimum 1/2" size except as noted or required for wiring. FLEXIBLE STEEL CONDUIT, continuous, rigid, galvanized, and minimum 1/2" size except as noted or required for wiring. PVC CONDUIT, heavy duty type, size as indicated. Separate raceways shall be used for each voltage system.  
C. DISCONNECT SWITCHES: General Duty, horsepower rated for motor loads 250 volt rating, fused or non-fused as noted; number of poles as indicated. Enclosure NEMA 1 for indoor use and NEMA 3R for weatherproof applications. Switch to be Square "D" or equal.  
D. CIRCUIT BREAKERS: molded case, thermal-magnetic, quick make, quick break, bolt-on type with manually operated insulated trip-free handle. Multi-pole types with internal common trip bar. Terminals suitable for copper or aluminum conductors. Interrupting capacity minimum 10,000 RMS symmetrical amperes circuit circuit breakers to be Square "D", Siemens or equal, type as required.  
E. PANELBOARDS: Voltage, phasing, and ampere ratings as indicated, circuit breaker type as indicated, buss bars of hard drawn copper, minimum 98% conductivity, galvanized steel back box, door and trim. All corners lapped and welded, hardware chrome plated with flush lock and catch. Hinges semi-concealed, 5 knuckles steel with nonferrous pins. 180 degree openings. Minimum gutter space 5-3/4" sides, top and bottom. Increase size where required by code. Directory holder complete with clear plastic transparent cover indicating typewritten list of feeder cables, conduit sizes, circuit number, outlets of equipment supplied, and their location. Circuit breaker type panelboards to be Square "D" type NQOD or I-Line, or equal. A plastic label shall be located on exterior of panelboard identifying the system voltage, phase, and current rating.  
F. WIRING DEVICES: All devices their product of the same manufacturer. Wall switches and receptacles to be 20 amp, 125 volt, unless noted otherwise. Color to be selected by Architect.  
G. DEVICE PLATES: provide for all outlets where devices are installed. Provide engraved marking for special outlets (where noted). Provide blank plates for empty or future outlet boxes. DEVICE AND DEVICE PLATE COLORS TO BE VERIFIED WITH ARCHITECT AND OWNER.

**GROUNDING SYSTEM:**  
a. EQUIPMENT: Ground non-current carrying metal parts of panel board, raceways and all lighting fixtures. All conduit shall have equipment grounding conductors.

**INSTALLATION:**  
A. Secure all supports to building structure as specified under raceways. Support horizontal runs of metallic conduit not more than 10 feet apart. Run exposed raceways parallel with or at right angles to walls.  
B. Pass raceways over water, steam or other piping when pull boxes are not required. no raceway within 3 inches of steam or hot water pipes, or appliances. expect crossing where the raceway shall be at least 2 inches from pipe cover.  
C. Cut conduit ends square, ream smooth. Paint male threads of field threaded conduit with Graphite based pip compound. Draw up tight with conduit couplings.  
D. Leave wire sufficiently long to permit making final connections. In raceway over 50 feet in which wiring is not installed, furnish pull wire.  
E. Verify locations of outlets and switches.  
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conduits.  
G. Connect conduit to motor conduit terminal bases with flexible conduit; minimum 18 inches in length and 50% slack. Do not terminate in or fasten raceways to motor foundation.  
H. This contractor shall provide a temporary electrical distribution system as required; 120/208 volt, 1 phase, 100 amp, for new construction. All temporary work shall be installed in a neat and safe manner.  
I. Contractor to remove and salvage all abandoned electrical equipment.  
J. This contractor shall warrant all labor and materials for one year from date of final written acceptance.



LOT 35 CROSSWINDS SUBDIVISION

ELECTRICAL PLAN

P.O. BOX 860125  
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C.O.A. # 0006701



DATE 10/25/21  
DRAWN BY W.H.F.  
APPROVED W.H.F.

REVISIONS

SHEET A-9  
OF 3

PROJECT NO. 21.R43