

These construction plans were prepared to comply with Florida Building Code 7th Ed. (2020), 2017 NEC, & the Florida Fire Prevention Code 7th Ed. (2020).

500 sqft Living addition over garage.
17 sqft of Garage becomes living on first floor.

Existing
Area Calculations

First Floor

Living: 1297sf
Front Porch: 30sf
Garage: 786sf
Screen Porch: 243sf

Second Floor

Living: N/A

Totals

Total Area: 2356sf

Post Construction
Area Calculations

First Floor

Living: 1314sf
Front Porch: 30sf
Garage: 769sf
Screen Porch: 322sf

Second Floor

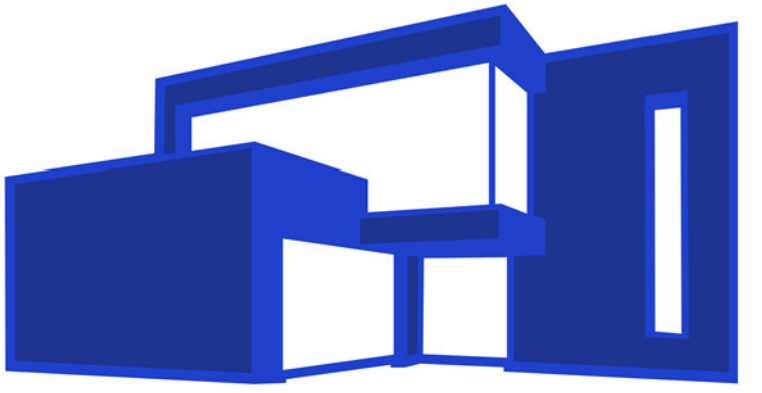
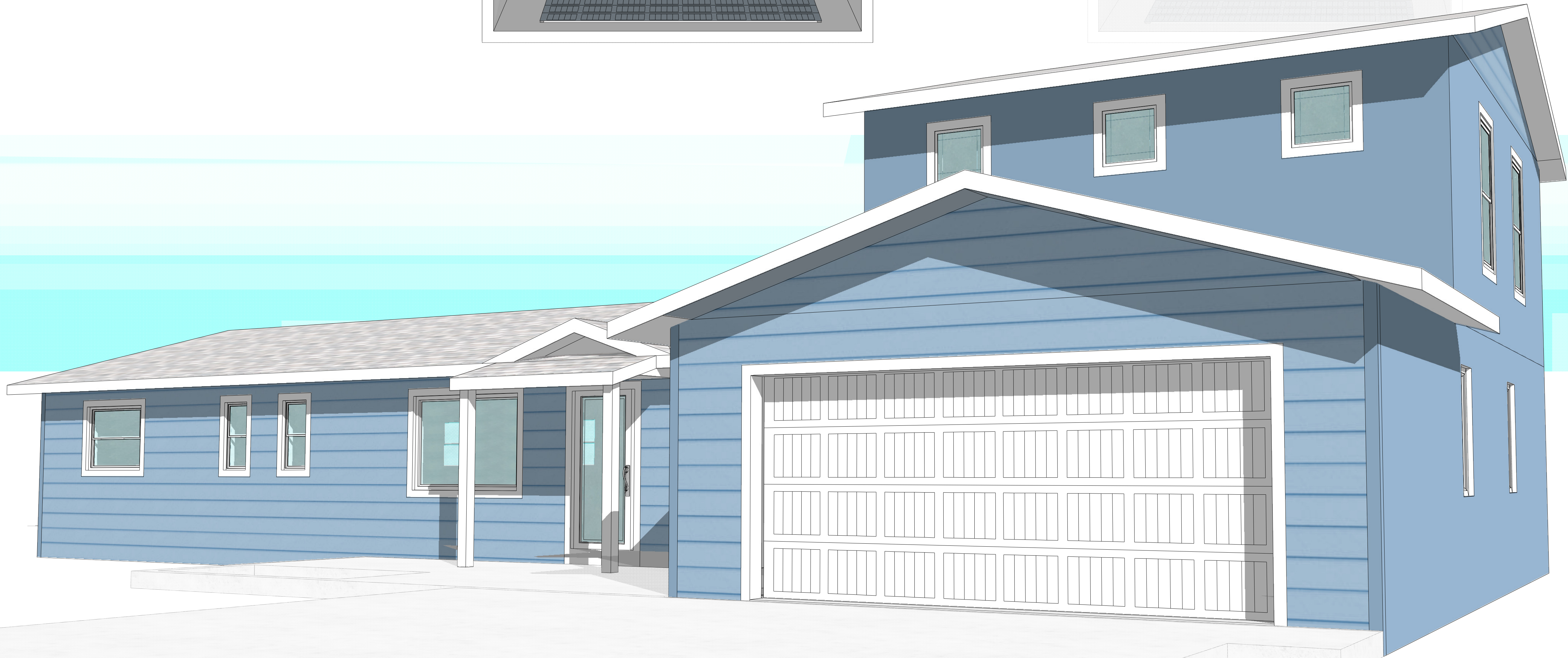
Living: 500sf

Totals

Total Living: 1814sf
Total Area: 2935sf

General Structure Data:

Occupancy Type: R-3
Construction Type: V-B
Building Area: 2935sf



ARMISTEAD DESIGN INC

STRUCTURAL ONLY

625 Fern Drive
Merritt Island, Florida 32952
Phone: (321) 454-6409
www.ArmisteadDesign.com

Project
DESIGNER
Chris Feddersen

2nd Floor Over Garage Addition

REVISIONS

Description

Date

When it's all done

YOU'RE GOING TO LOVE THIS HOUSE

Valued Customer
345 Saturn Ter
Brevard, FL 32952

Project No.
00000000

FIELD CONDITIONS, PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESIGN INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE WORK, ACCURATE THAN SCALING. ALWAYS BUDGET ALWAYS CONSIDER CREATIVITY.

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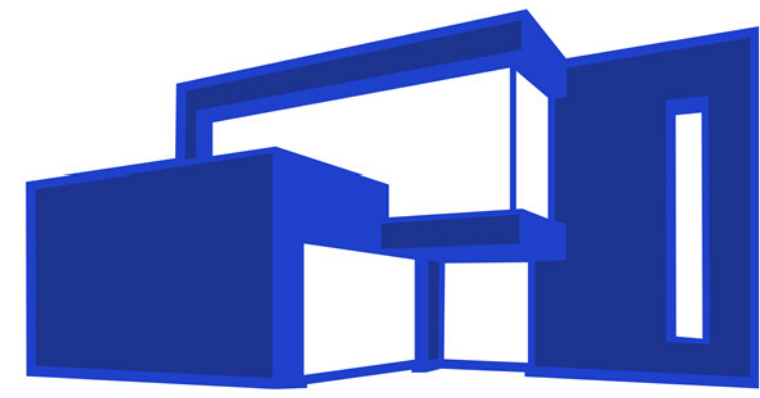
Scale



NTS

PAGE NO

01



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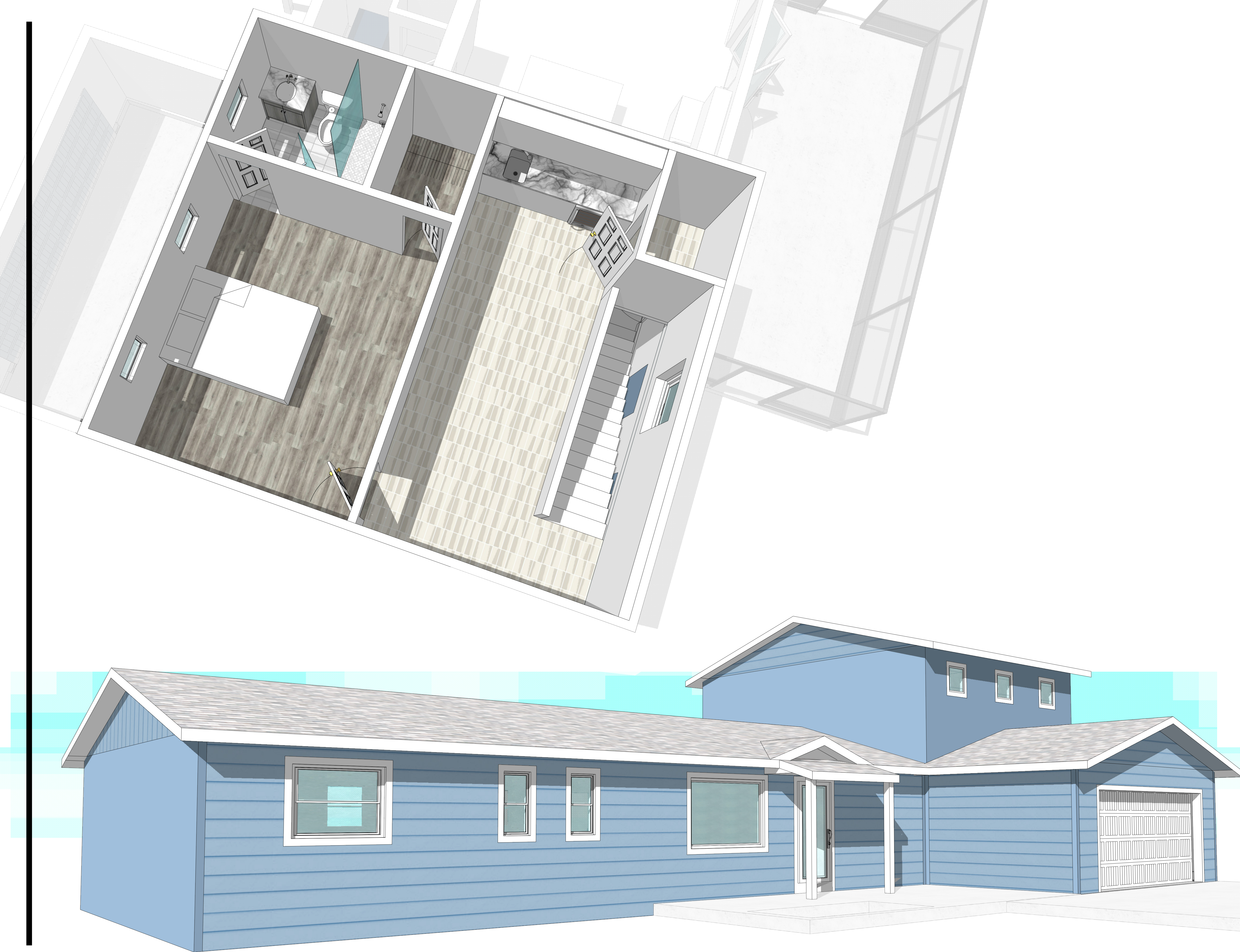
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Scale

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02



General Notes

1. The intent of these documents is to include all work and items necessary for the completion of the work. Therefore, it does not matter whether the item is shown or not, all items necessary for the intended result must be provided.
2. All material must be new without blemishes or defects of any kind.
3. All work should be of the highest quality for the trade involved.
4. Unless noted otherwise (uno), all work shall be guaranteed for a minimum of one year from the date of occupancy.
5. General contractor and subcontractors must be currently licensed in the state of Florida to perform their trade.
6. Owner must approve substitutions of any item.
7. General contractor shall be responsible for the coordination and quality of workmanship by all trades. This includes proper installation of any roofing systems, flashings, sealants, secondary water proofing, and any other required resistance to water intrusion.
8. General contractor must obtain and maintain liability insurance as required by contract until completion of the job.
9. If any part of these documents is not clear, the general contractor or the subcontractor must ask the Engineer for clarification. Lack of understanding does not excuse improper installation or construction.
10. These plans have been prepared in compliance with the latest edition of the Florida Building Code with current revisions.
11. Dimensions should be used in lieu of scaling.
12. All new exterior doors and windows shall be wind resistant and installed per manufacturer's specifications to ensure that they will meet wind load requirements.

Concrete

1. All concrete shall be as designed to develop a compressed strength as follows: foundations 2500 psi
 2. All reinforced steel shall be deformed bars conforming to ASTM A-615 Grade 40
 3. All concrete reinforcement shall be detailed, fabricated, labeled, supported and spaced in forms and secured in place as per building code requirements for reinforced concrete. ACI 318-19 and the manuals of standard practice for detailing reinforced concrete structures, ACI 315 latest edition.
 4. All #5 bar splices and dowels shall lap 25 inches unless noted otherwise.
 5. Unless otherwise permitted or specified, the concrete shall be proportional and produced to have a slump of 3" minimum and 5" maximum immediately after depositing.
 6. Welded wire fabric shall conform to ASTM-185. 1.5#/yd fibermesh may be used with or in lieu of WWF or vice versa.
 7. Minimum concrete protection for reinforcing bars:
- | | |
|--------------------------------------------------------------------------------------------------------|----------|
| structural part cover minimum clear footings, (concrete cast against and permanently exposed to earth) | 3 inches |
| Footing and walls (concrete cast in forms permanently exposed to earth) | 2 inches |
| slab (in contact with earth) | 2 inches |
| beams (to stirrups) | 2 inches |
| columns (to ties) above grade | 2 inches |
8. Foundations and slabs on grade are designed to bear on soil with minimum safe bearing capacity of 2000 P.S.F. It is the responsibility of the contractor to provide the required capacity under all foundations and slabs.
 9. Control joints shall be installed per ACI 224.3R.

Masonry

1. Masonry construction shall conform to ACI 530 & 530.1, Building Code Requirements for Masonry Structures, ASN specifications. Masonry walls have been designed as reinforced masonry retaining walls.
 2. Concrete blocks shall conform to ASTM C 90 (28 days strength = 2000 Psi (net area), Fm = 1500 Psi) Laid in running bond with full mortar embedment.
 3. Mortar/Concrete/Grout shall be type M.
 4. Reinforce masonry walls vertically as indicated on plans. Use 3000 psi concrete grout for filled cells.
 5. Locate one filled cell at each side of openings, @ corners, wall intersections, high side of wall step up, within 8" of girder locations, and at internal bearing walls.
 6. Fill the cell full height with grout and (1) #5 rebar.
 7. All vertical reinforcing shall be provided as indicated and shall be installed as follows:
- Provide clean-out space at bottom of each reinforced cell (at location of reinforcing steel dowel in foundations or previous concrete placement) Install vertical steel tied to dowel at bottom and at top. Cover clean out opening and fill with 3000 psi grout.
8. Continuous bond beams shall be provided as shown on the wall section(s).
 9. All reinforcing steel shall conform to ASTM A615 Grade 40.
 10. 8" deep bond beam with (1) #5 continuous.
 11. Install (1) #5 below window openings.
 12. Control joints shall be installed per NCMA TEK 10-02D.

Roof Notes

1. The roof trusses shall be sheathed Per TYPICAL NAILING SCHEDULE.
2. Contractor to provide roof vent that complies with Florida Building Code section R806
3. Galv (26 ga min) or alum flashing shall be used at gutters, wall & roof intersections, roof slope changes, & roof openings. Use of weep screeds, control joints, or expansion joints shall be used to drain moisture. Only workers who understand proper installations of any water barriers, including flashings and sealants, shall be used.
4. For tile roof use 30# dry in, 90# felt and hot mop w/ screw down installation per Roof Tile Institute System Two, UNO. Install tile roof system in accordance w/ FRSA/TRI per FBC 1507.3.7 & FBCR 905.3.

Framing Notes

1. Structural lumber shall be 2X4 SPF Grade 2 minimum. Stud spacing on interior and exterior bearing walls shall be 16"oc UNO. Walls shall be anchored with 1/2" dia. anchor bolts, 10" long spaced 48"oc UNO.
2. 2X studs at 16" O.C. shall be used for interior partition walls. Stud spacing for all walls shall not exceed 16"oc.
3. When manufactured wood connectors are used, framing contractor is to follow manufacturer's recommendations as to quantity and size of nails. If engineer specified connector will not work in field, please contact engineer for substitution.
4. Supplier of pre-engineered trusses shall provide roof truss plans sealed by a Florida Registered Professional Engineer.

Precast Concrete Lintels

1. All precast concrete lintels shall have a minimum bearing of 8" on each side.
2. Lintels over openings larger than 14'-0" must be pre-stressed.
3. All lintels are to have 1 #5 bar (2 #5 bars for openings over 10'-0") and concrete poured in lintel cavity, unless noted otherwise.
4. Lintels to be Cast-Crete or equivalent.

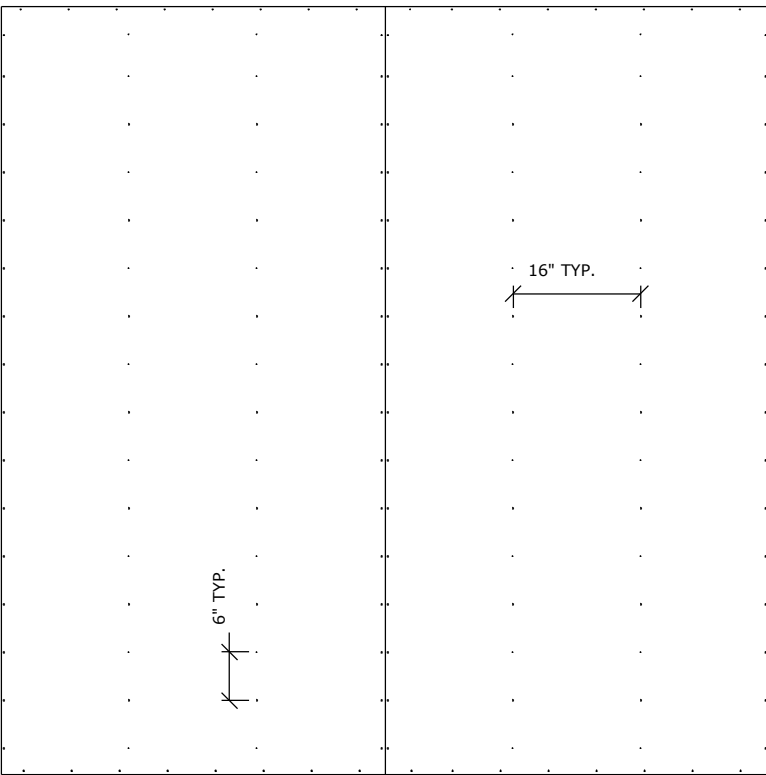
Moisture Mitigation & Water Leaks

1. Moisture and leaks are major concerns. Contractor shall ensure all ventilation including but not limited to roof & any crawl space (as applicable) are installed per current Code requirement.
2. Contractor shall ensure all roof, wall, door, window, deck, and balcony flashings & waterproofings are installed correctly & meet all current code requirements.
3. Ventilation and waterproofing shall be addressed by the contractor even if any of these were omitted in these drawings.

Wind Load Notes

These plans prepared to comply with FBC latest edition (see SH1).

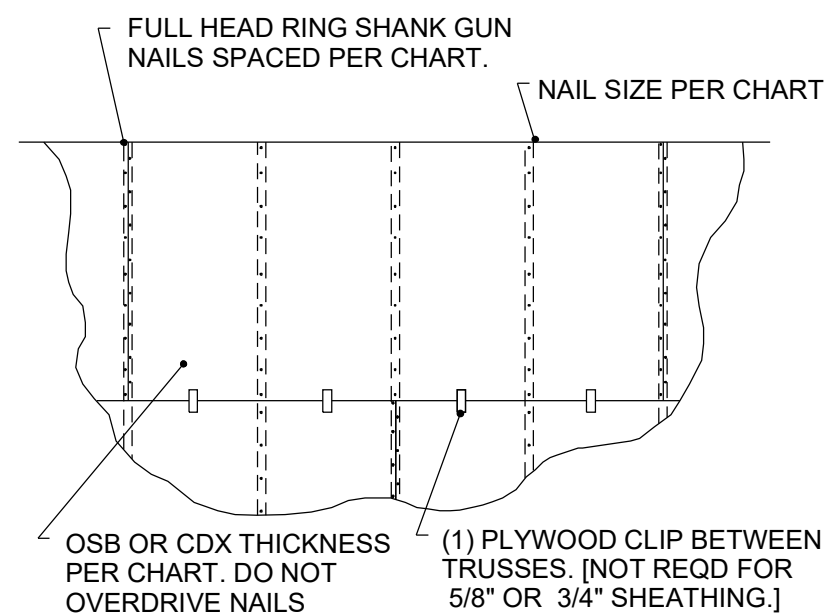
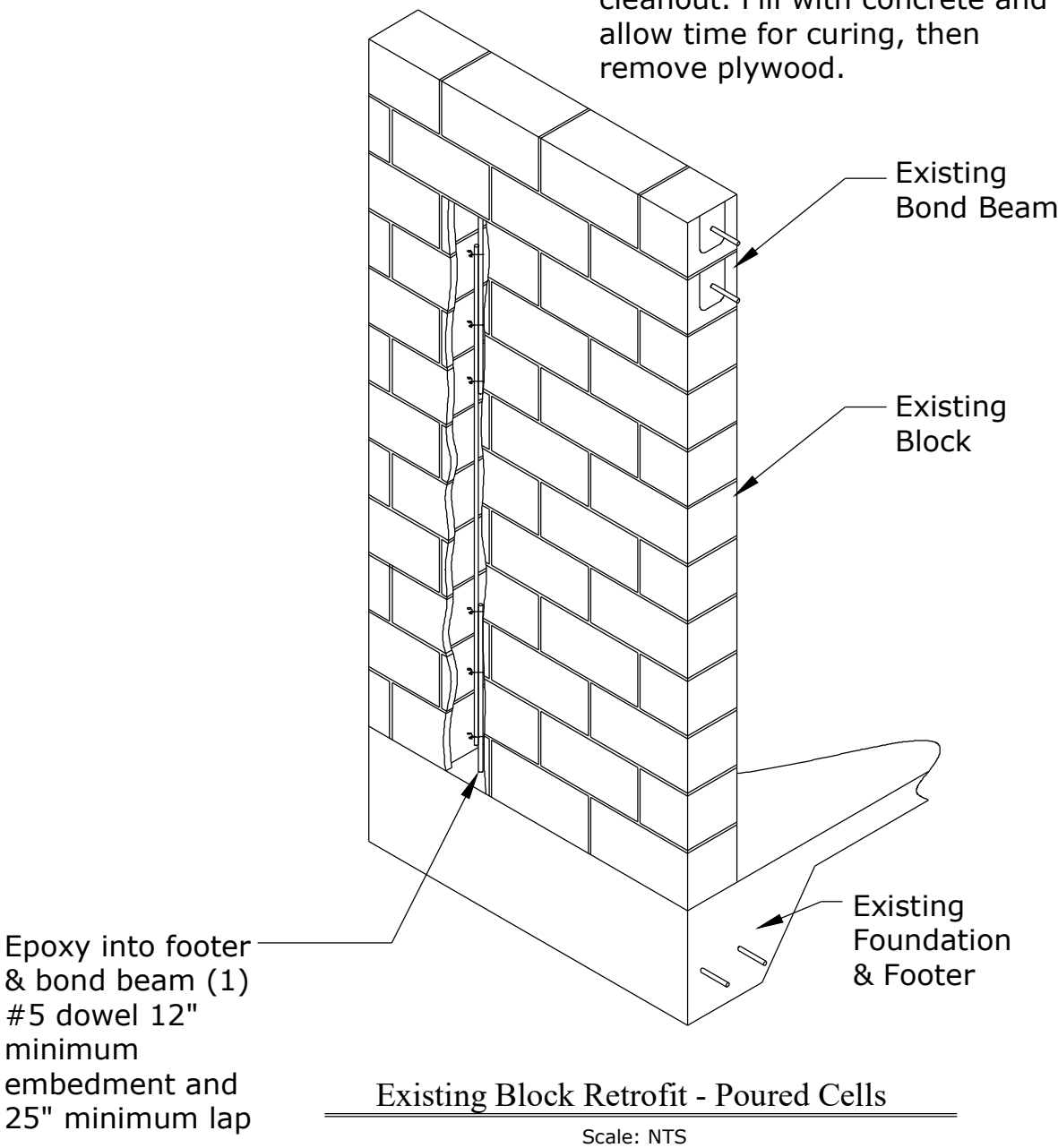
1. Ultimate Design Wind Speed: 150mph
2. Exposure Category: B
3. All new structures and openings on this plan are designed as fully enclosed.
4. According to ASCE 7-16, this structure occurs within the wind-bourne debris region. Protection of openings is required.
5. All new exterior doors and windows must be installed per manufacturer's specifications to ensure that it will meet design wind load requirements.
6. Exterior doors and windows shall comply with testing and labeling requirements of FBC.
7. 7. ROOF LIVE LOAD (LL)=20 PSF; ROOF DEAD LOAD (DL) (SHINGLE)=7 PSF; ROOF DL (TILE)=15 PSF; BOTTOM CHORD DL=10 PSF FLOOR LL=40 PSF (BALCONY LL=60 PSF). FLOOR TOP CHORD DL=10 PSF, FLOOR BOTTOM CHORD DL=5 PSF.
8. Internal Pressure Coefficient: +/-0.18
9. Risk Category II



USE 8d GUN NAILS (2" x .113"Ø MIN.) SPACED 6" O/C. PLACE NAILS 3/8" MIN. FROM EDGES & 2" MIN FROM CORNERS. PROVIDES 200 pif OF SHEAR STRENGTH.

1101 7/16" OSB SHEAR SPECIFICATIONS 21APR06 SCALE: NTS

Break block out on one side from footer to bond beam. Install rebar. Cover with plywood leaving a 6" opening at top for filling and at bottom for cleanout. Fill with concrete and allow time for curing, then remove plywood.



USE 8d GUN NAILS FOR SHEATHING 15/32" OR LESS. OTHERWISE USE 10d GUN NAILS. E = PANEL EDGES, F = PANEL FIELD.

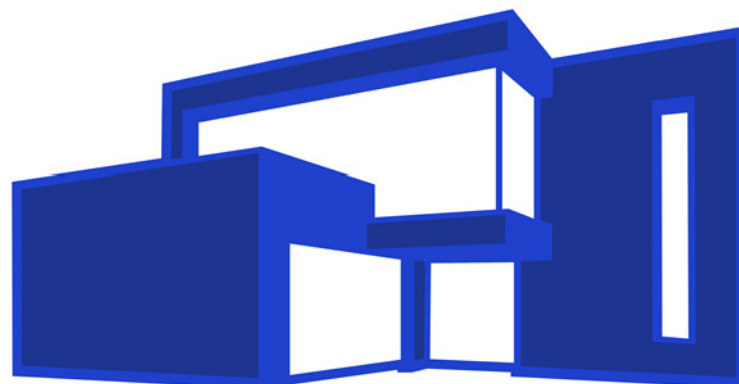
MPH	EXPOSURE B				EXPOSURE C				EXPOSURE D			
	SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)		SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)		SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)	
			E	F			E	F			E	F
140	7/16	24/16	6	6	19/32	40/20	6	6	19/32	40/20	6	6
150	15/32	32/16	6	6	19/32	40/20	6	6	19/32	40/20	4	4
160	19/32	40/20	6	6	19/32	40/20	6	6	19/32	40/20	4	4
170	19/32	40/20	6	6	19/32	40/20	4	4	23/32	48/24	4	4
180	19/32	40/20	6	6	23/32	48/24	4	4	23/32	48/24	4	4

TYPICAL NAILING SCHEDULE

NAILSCHEDULE.dwg 13MAY21 SEK SCALE: NTS

ABBREVIATIONS

A	GRADE 2 DIMENSIONAL LUMBER	DEG.	DEGREES	INSUL.	INSULATION	R	RADIUS	
A	AMPERES	E.A.	EXPANSION ANCHOR		INTER.	INTERIOR	R.D.L.	ROOF DRAIN LEADER
A.B.	ANCHOR BOLT	E.F.	EXHAUST FAN	J-BOX	JUNCTION BOX	R.D.O.	ROOF DRAIN OVERFLOW	
A.F.F.	ABOVE FINISHED FLOOR	E.J.	EXPANSION JOINT	JCT	JUNCTION	R.O.	ROUGH OPENING	
A.F.G.	ABOVE FINISHED GRADE	E.N.	END NAILING	JST.	JOIST	R.O.W. or R/W	RIGHT OF WAY	
A/C	AIR CONDITIONING	E.W.	EACH WAY	JT.	JOINT	REF	REFRIGERATOR	
AFI	ARC FAULT CIRCUIT INTERRUPTER	EA.	EACH	K-D	KNOCK DOWN	REF.	REFERENCE	
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EL	ELEVATION	KD	KILN DRIED	REINF.	REINFORCED	
ABV.	ABOVE	ELECT.	"ELECTRIC, ELECTRICAL"	KO	KNOCK OUT	REQ'D.	REQUIRED	
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	L.E.D.	LIGHT EMITTING DIODE	RET.	RETURN	
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.F.T.	LINEAR FEET	REV.	REVISION	
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	LAM	LAMINATE	RM	ROOM	
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAT.	LATERAL	RMV.	REMOVE	
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAV	LAVATORY	S.C.	SOLID CORE	
AL or ALUM.	ALUMINIUM	EQUIP.	EQUIPMENT	LD	LEAD	S.D.	SMOKE DETECTOR	
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LARGE DIAMETER TAPCON	S.O.V.	SHUT OFF VALVE	
ASPH.	ASPHALT	EVAP.	EVAPORATIVE COOLER	LN.	LINEAR	S/L	SKYLIGHT	
AVG	AVERAGE	EXC	EXCAVATE	LINO.	LINOLEUM	S/S	STAINLESS STEEL	
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LT.	LIGHT	SC	SELF CLOSING	
X	ANGLE	EXIST. or E	EXISTING	LIG.	LIGHTING	SCHED.	SCHEDULE	
B.F.F.	BELOW FINISHED FLOOR	EXT.	EXTERIOR	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION	
B.M.	BENCH MARK	F.A.	FIRE ALARM	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION	
B.N.	BOUNDARY NAILING	F.C.	FAN COIL	M.H.	MANHOLE	SH	SHEET	
B.O.	BOTTOM OF	F.C.O.	FLOOR CLEAN OUT	M.I.	MALLEABLE IRON	SHTG.	SHEATHING	
B.O.F.	BOTTOM OF FOOTING	F.D.	FLOOR DRAIN	M.O.	MASONRY OPENING	SIM.	SIMILAR	
B.U.	BUILT UP	F.E.	FIRE EXTINGUISHER	MAR.	MARBLE	SPA	SPACE	
B/C	BACK OF CURB	F.N.	FIELD NAILING	MAS.	MASONRY	SPECS	SPECIFICATIONS	
BD.	BOARD	F.O.	FACE OF	MATL.	MATERIAL	SPKR.	SPEAKER	
BLDG	BUILDING	F.S.	FLOOR SINK	MAX.	MAXIMUM	SPF	SPRUCE PINE FIR	
BLK.	BLOCK	F/G	FIBERGLASS	MECH.	MECHANICAL	SQ. FT.	SQUARE FEET	
BLKG.	BLOCKING	FAB.	FABRICATE	MED.	MEDIUM	SQ. IN.	SQUARE INCHES	
BM.	BEAM	FACP	FIRE ALARM CONTROL PANEL	MFG.	MANUFACTURING	STC	SOUND TRANSMISSION CLASS	
BR	BRASS	FDC	FIRE DEPARTMENT CONNECTION	MFR.	MANUFACTURER	STD.	STANDARD	
BRG.	BEARING	FDN.	FOUNDATION	MIN.	MINIMUM	STL.	STEEL	
BRZ	BRONZE	F.F.E.	FINISHED FLOOR ELEVATION	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED	
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MOD	MODULAR	SW	SWITCH	
C.I.P.	CAST IN PLACE	FL	FLOOR	MTL.	METAL	SYM	SYMMETRICAL	
C.J.	CONTROL JOINT	FLG.	FLOORING	MUL	MULLION	SYP	SOUTHERN YELLOW PINE	
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	SYS.	SYSTEM	
C.T.	CERAMIC TILE	FP	FIRE PROOF	N.I.S.	NOT TO SCALE	T & G	TONGUE AND GROOVE	
CAB	CABINET	FG.	FOOTING	N.C.M.	NON-CORROSIVE METAL	T.B.	THROUGH BOLT	
CAM.	CAMBER	FURN.	FURNISH	NFC	NOT FOR CONSTRUCTION	T.O.	TOP OF	
CCTV	CLOSED CIRCUIT TELEVISION	G.J.	GALVANIZED IRON	NLR.	NAILER	T.O.B.	TOP OF BEAM	
CEM.	CEMENT	GA.	GAUGE	NO.	NUMBER	T.O.C.	TOP OF CURB	
CER	CERAMIC	GALV.	GALVANIZED	NOM.	NOMINAL	T.O.F.	TOP OF FOOTING	
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.C.	ON CENTER	T.O.J.	TOP OF JOIST	
CH or C	CHANNEL	GFI	GROUND FAULT CIRCUIT INTERRUPTER	O.D.	OUTSIDE DIAMETER	T.O.M.	TOP OF MASONRY	
CKT. BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.H.	OVER HANG	T.O.S.	TOP OF SLAB	
CL or C or C/L	CENTERLINE	GL	GLASS	O.I.	ORNAMENTAL IRON	T.O.W.	TOP OF WALL	
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	O.R.	OUTSIDE RADIUS	T.S.	TUBE STEEL	
CLKG.	CAULKING	GM	GRADE MARK	OAI	OUTSIDE AIR INTAKE	T.V.	TELEVISION OUTLET	
CLO.	CLOSET	GM	GATE VALVE	OH	OVER HEAD	TEL	TELEPHONE	
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPNG.	OPENING	THD.	THREADED	
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	OPPO.	OPPOSITE	THK.	THICK	
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.C.	PRECAST CONCRETE	THRU	THROUGH	
COL.	COLUMN	H.B.	HOSE BIBB	P.L. or R	PROPERTY LINE	TLT.	TOILET	
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.LAM.	PLASTIC LAMINATE	TYP.	TYPICAL	
CONC.	CONCRETE	H.M.	HOLLOW METAL	P.O.C.	POINT OF CONNECTION	UNF.	UNFINISHED	
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERF.	PERFORATED	UNO or U.N.O.	UNLESS NOTED OTHERWISE	
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PERP. or L	PERPENDICULAR	UR	URINAL	
CONTR.	CONTRACTOR	HDW	HARDWARE	PH or Ø	PHASE	V.B.	VAPOR BARRIER	
CU	COPPER	HGT.	HEIGHT	PL	PLASTER	V.F.	VERIFY IN FIELD	
d	PENNY	HOR.	HORIZONTAL	PL. or R	PLATE	VA	VOLT AMPERE	
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE	
D.G.	DECOMPOSED GRANITE	HVAC	HEATING, VENTILATING & AIR CONDITIONING	PLUMB.	PLUMBING	VERT.	VERTICAL	
D.S.	DOWN SPOUT	HW	HOT WATER	PLYWD.	PLYWOOD	W/C	WATER CLOSET	
D/W	DISHWASHER	HYD.	HYDRAULIC	PORC.	PORCELAIN	WDW	WINDOW	
DL	DOUBLE	I.C.	INTERCOM OUTLET	PRFAB.	PREFABRICATED	WCT	WAINSCOT	
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF	
DIA. or Ø	DIAMETER	I.F.	INSIDE FACE	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT	
DIAG.	DIAGONAL	ID	IDENTIFICATION	PTN.	PARTITION	W/	WITH	
DIM.	DIMENSION	IG	ISOLATED GROUND	PVC	POLYVINYLCHLORIDE	W/O	WITHOUT	
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	PWR.	POWER	WO.	WOOD	
DN.	DOWN	IMP.	IMPREGNATED	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON	
DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	QTY.	QUANTITY	YD.	YARD	



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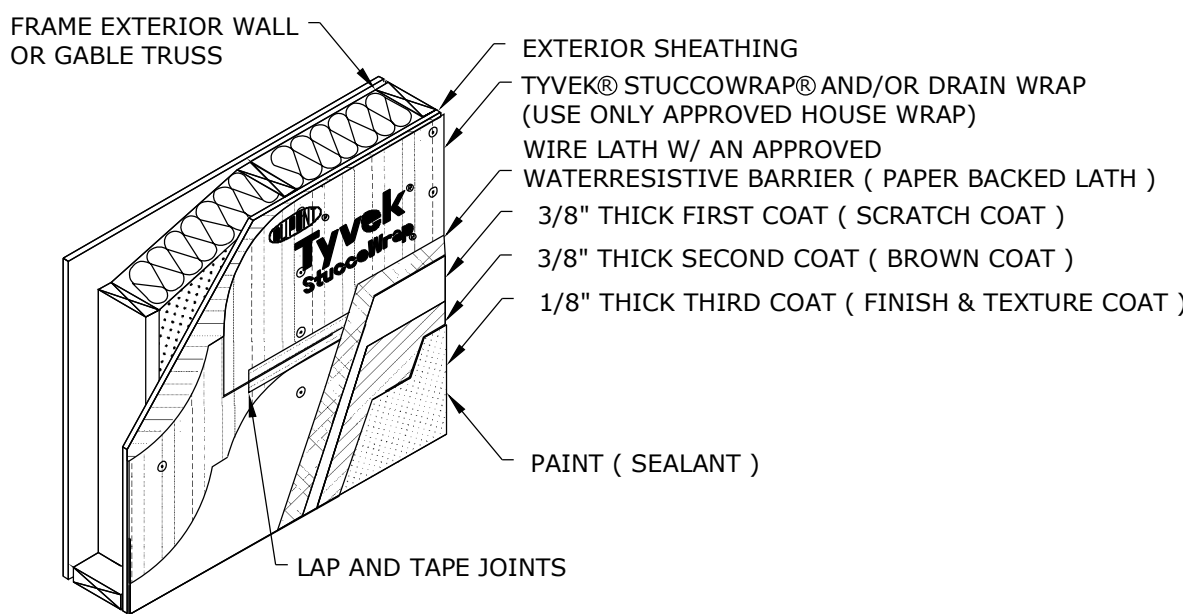
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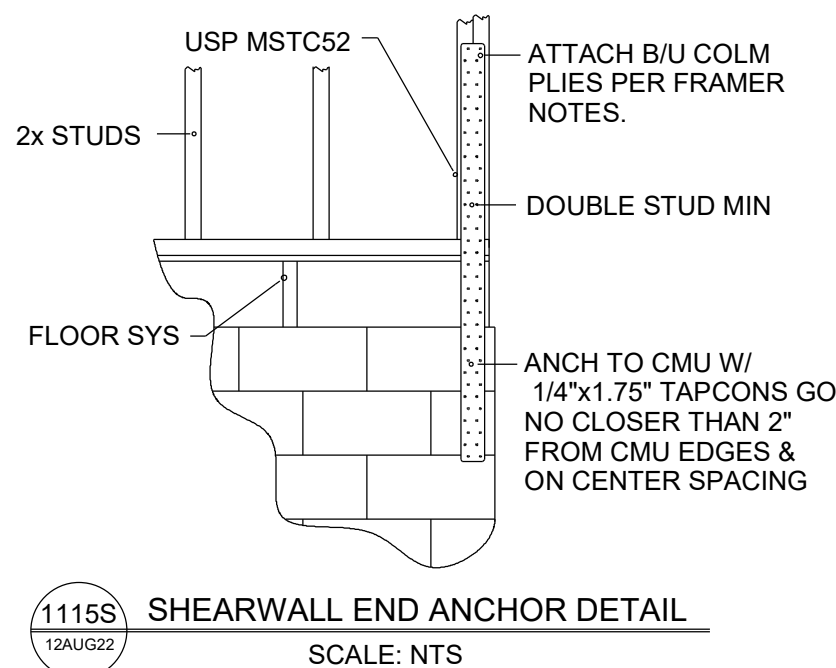
NOTES & DETAILS

Scale

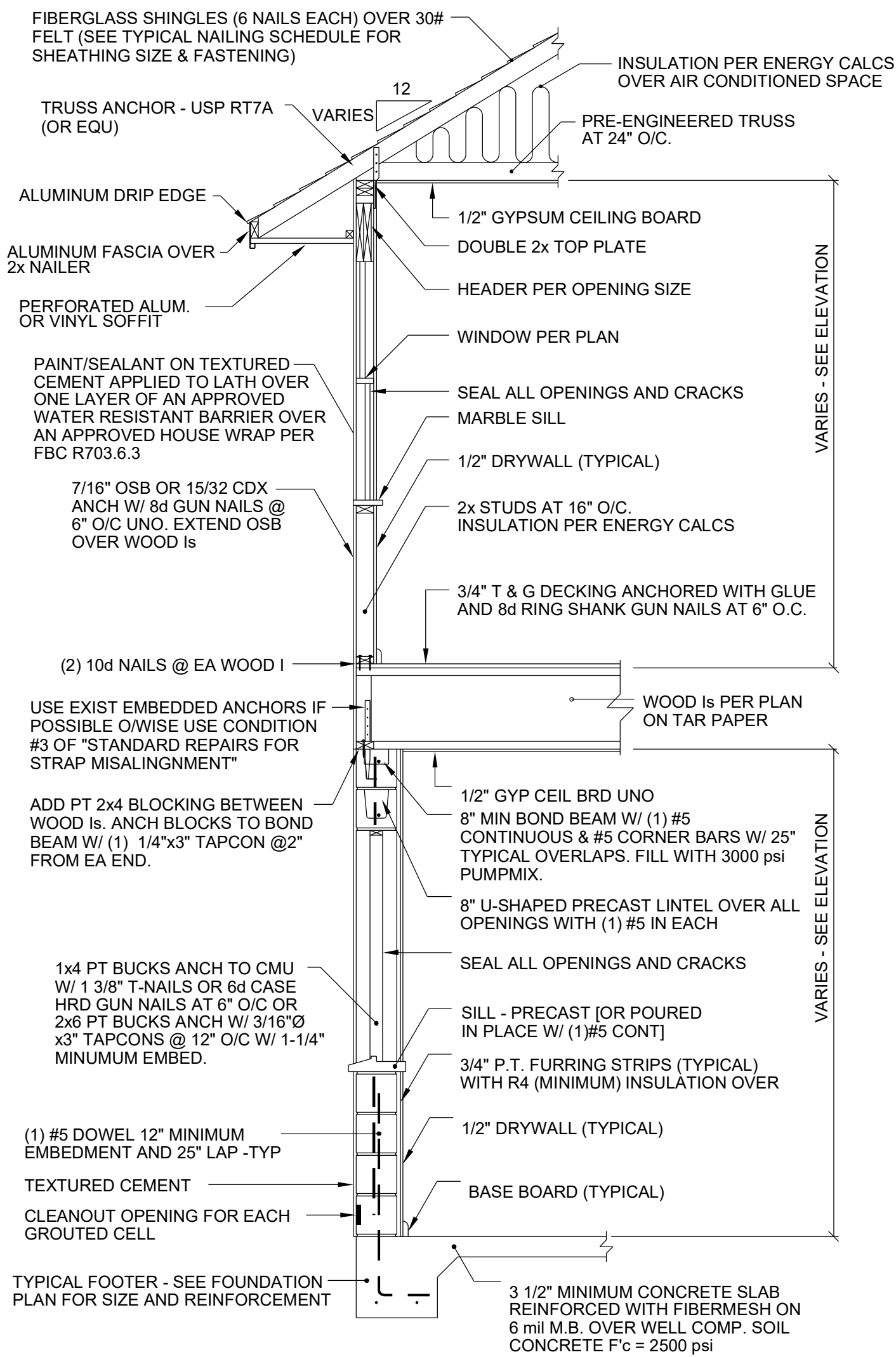
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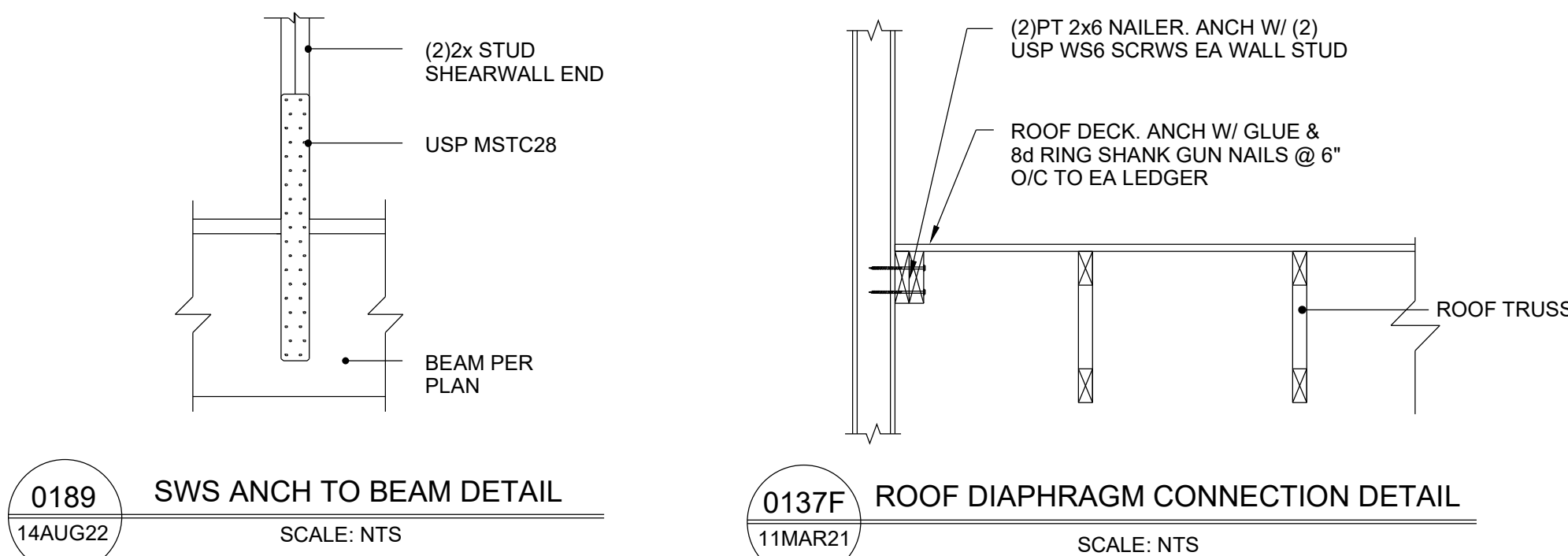
STUCCOED FRAME EXTERIOR WALLS & GABLE END TRUSSES ARE PER ASTM C 926 & ASTM C 1063. APPLY PAINT/SEALANT ON STUCCO APPLIED TO LATH OVER ONE LAYER OF A STATE APPROVED WATER RESISTANT BARRIER OVER AN APPROVED HOUSE WRAP PER FBC R703.7.3. USE OF WEEP SCREDS, CONTROL JOINTS, OR EXP. JOINTS SHALL BE USED TO DRAIN MOISTURE. ONLY WORKERS WHO UNDERSTAND PROPER INSTALLATIONS OF ANY WATER BARRIERS INCLUDING FLASHINGS & SEALANTS SHALL BE USED.



1115S SHEARWALL END ANCHOR DETAIL SCALE: NTS

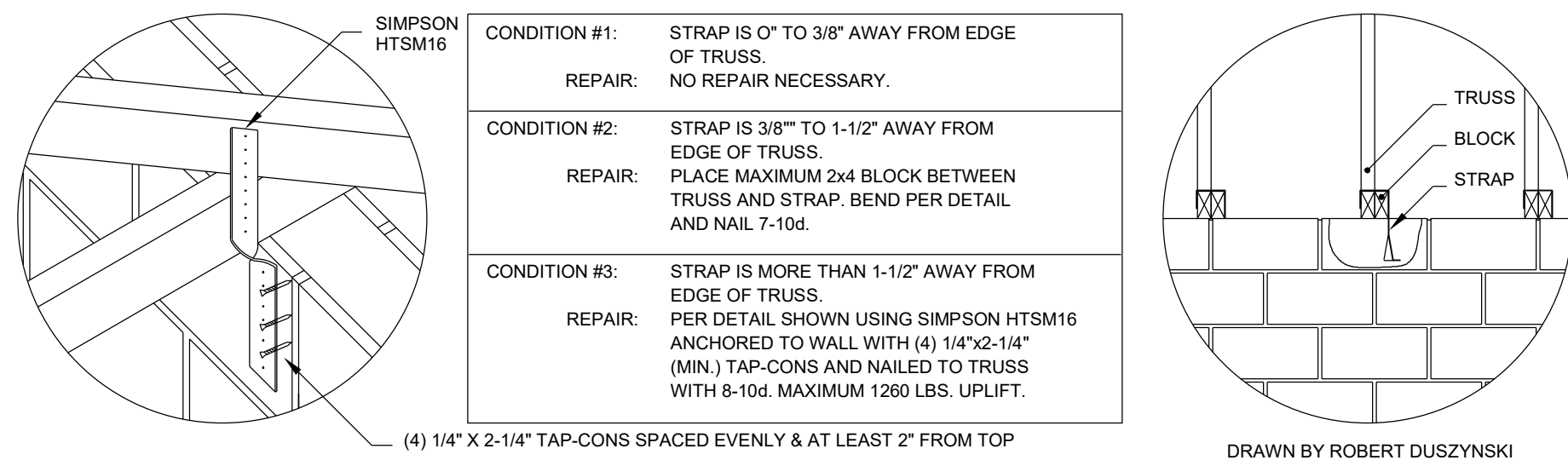


0111W TYPICAL WALL SECTION SCALE: NTS

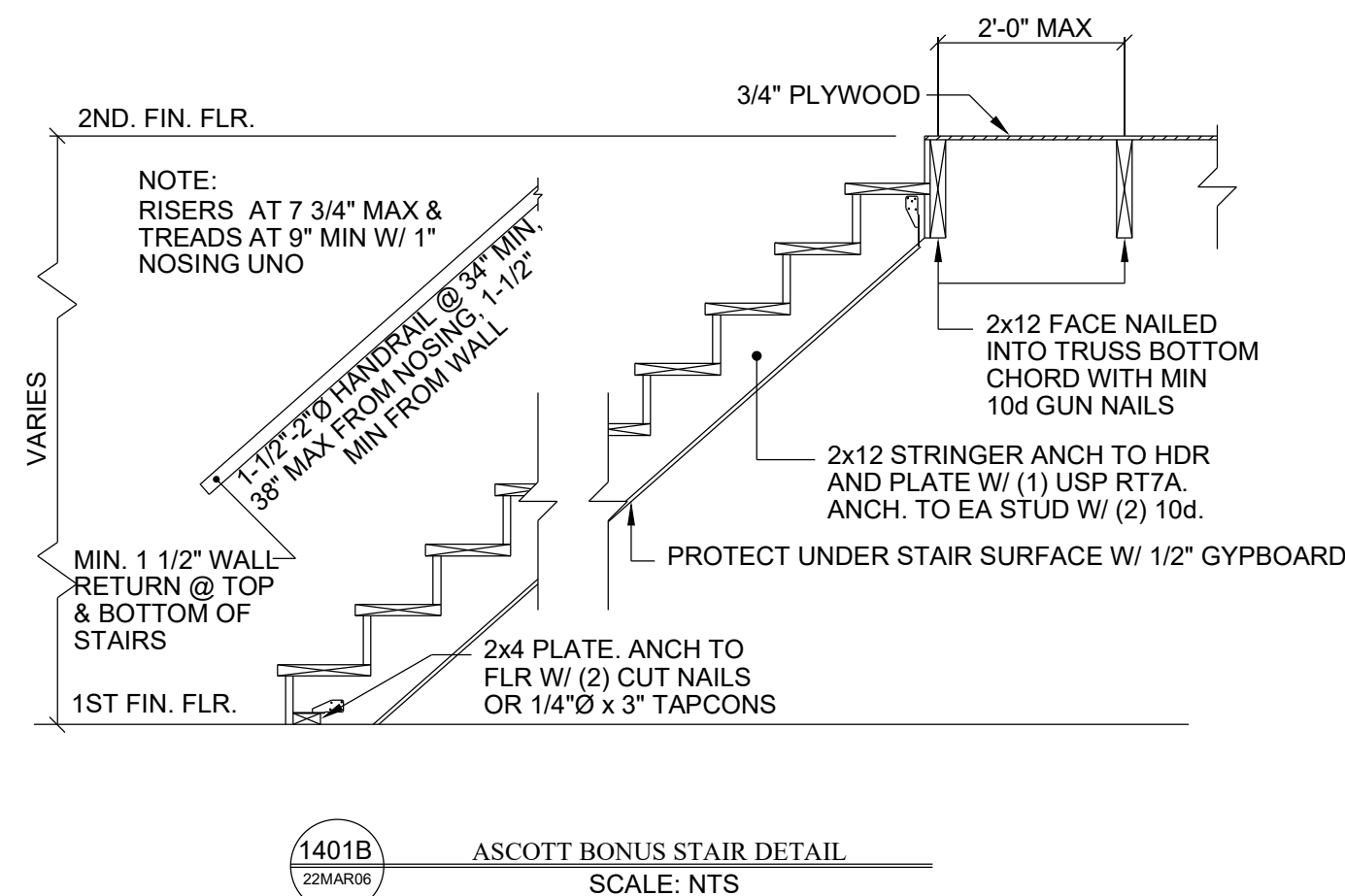


0189 SWS ANCH TO BEAM DETAIL SCALE: NTS

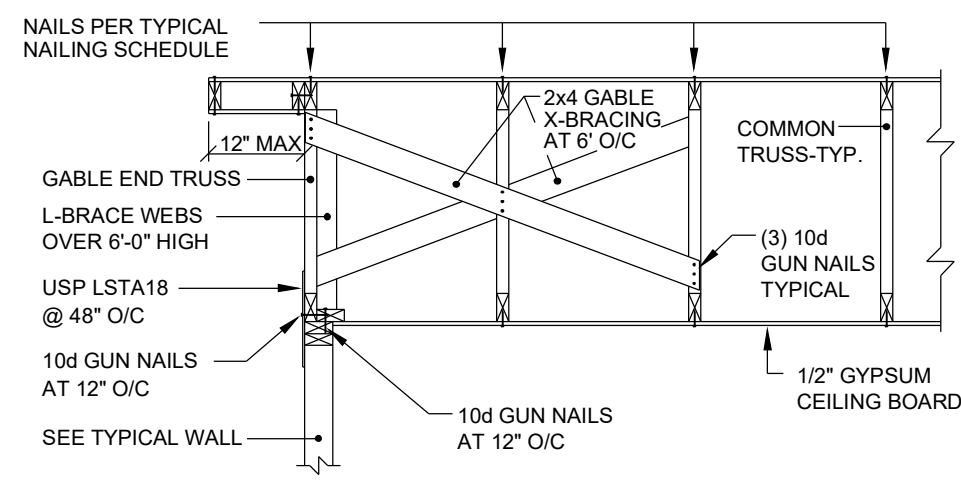
0137F ROOF DIAPHRAGM CONNECTION DETAIL SCALE: NTS



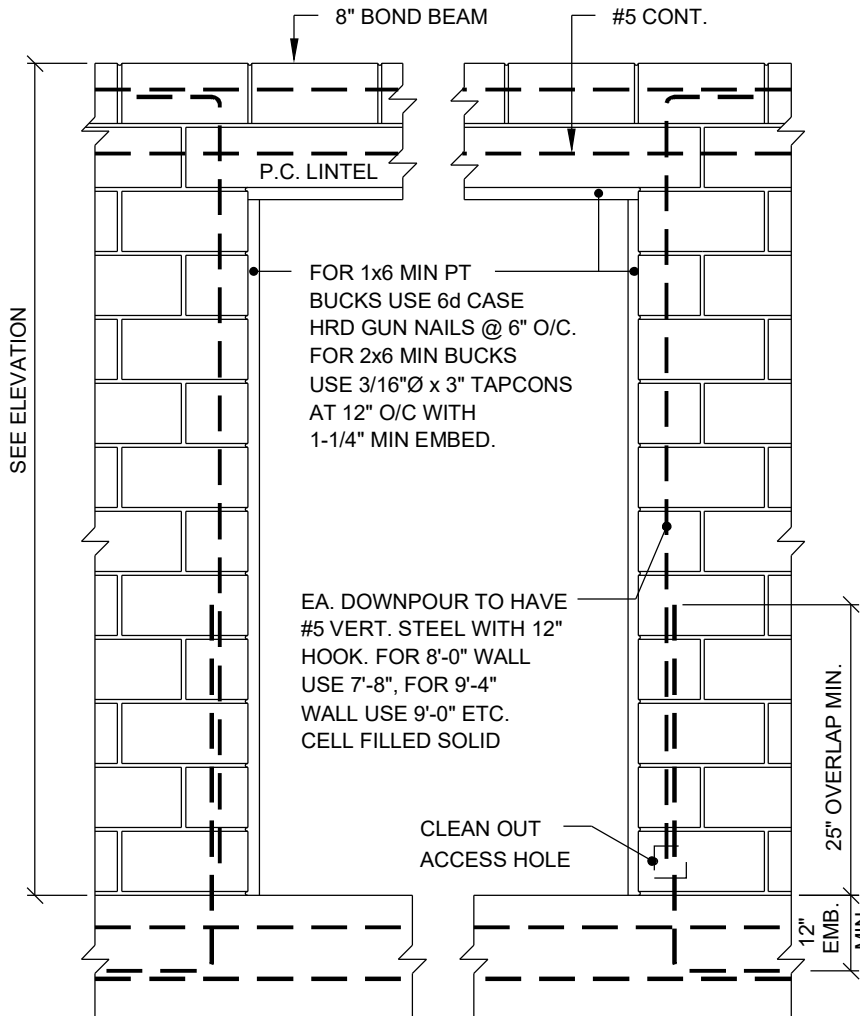
STANDARD REPAIRS FOR STRAP MISALIGNMENT
APPLIES TO MULTIPLES AND CONSECUTIVE TRUSSES, AND MAY BE USED ON EITHER SIDE OF WALL.
STRAPRPRS.DWG 24APR06 SCALE: NTS



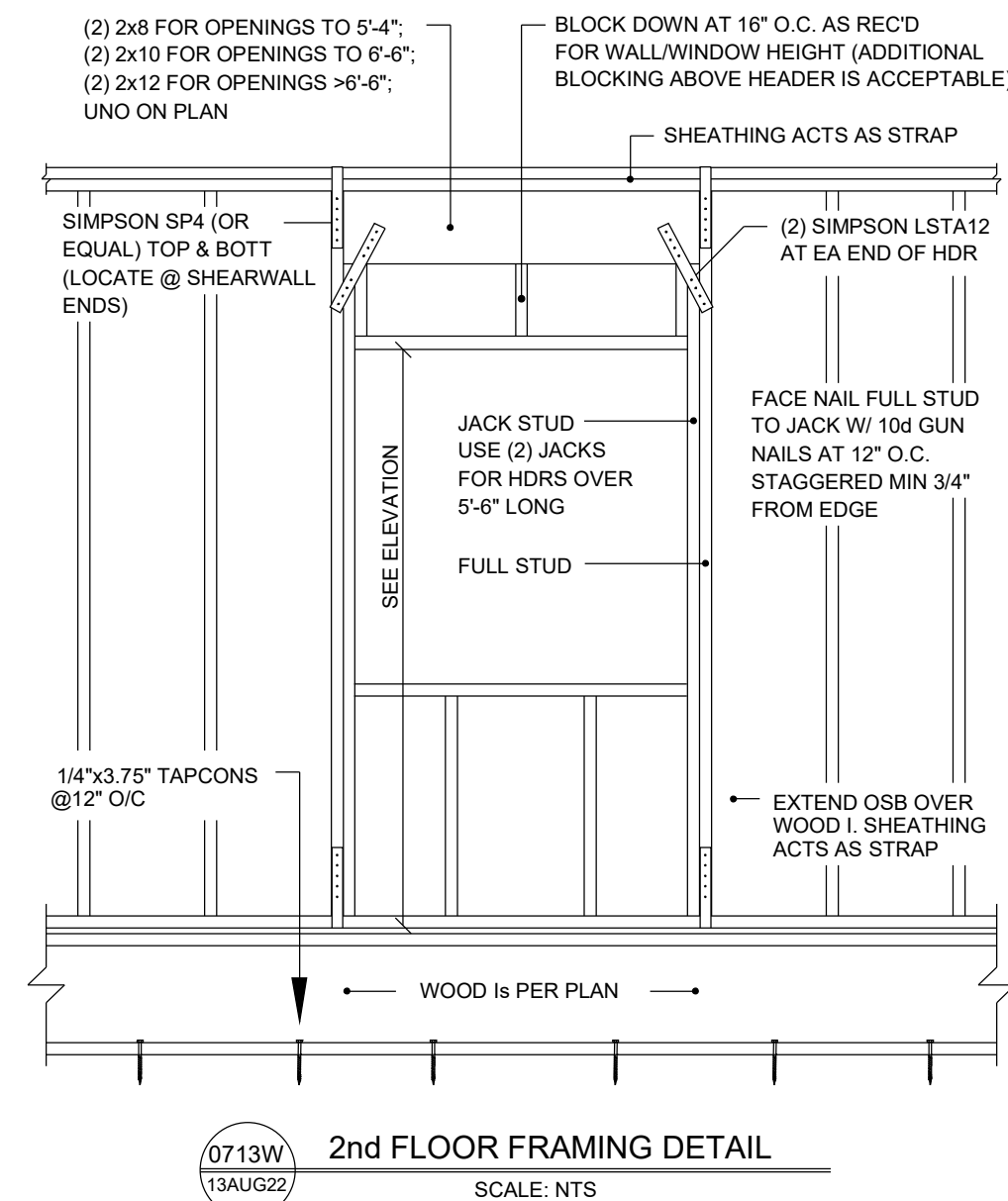
1401B ASCOTT BONUS STAIR DETAIL SCALE: NTS



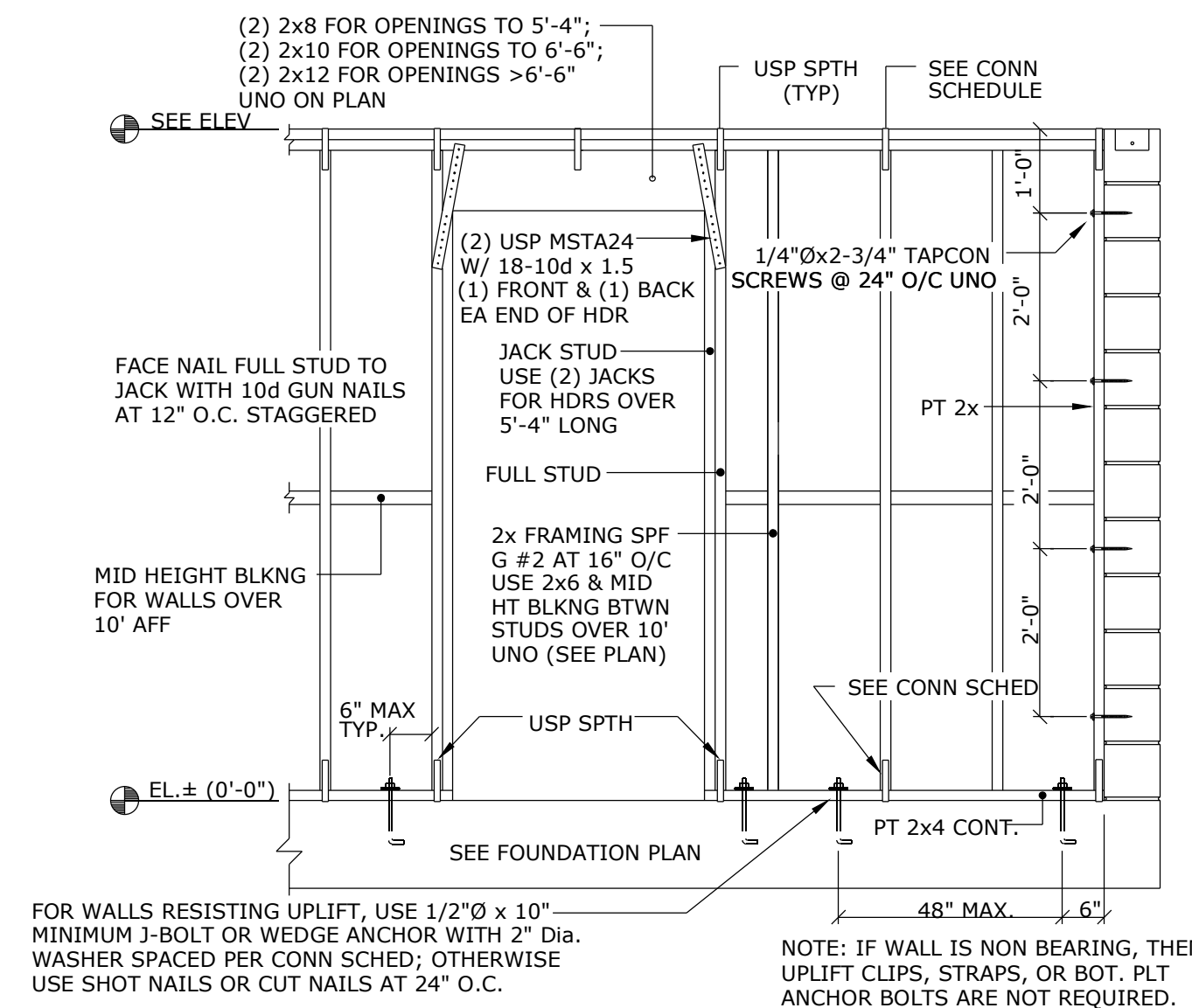
1201F GABLE END DETAIL SCALE: NTS



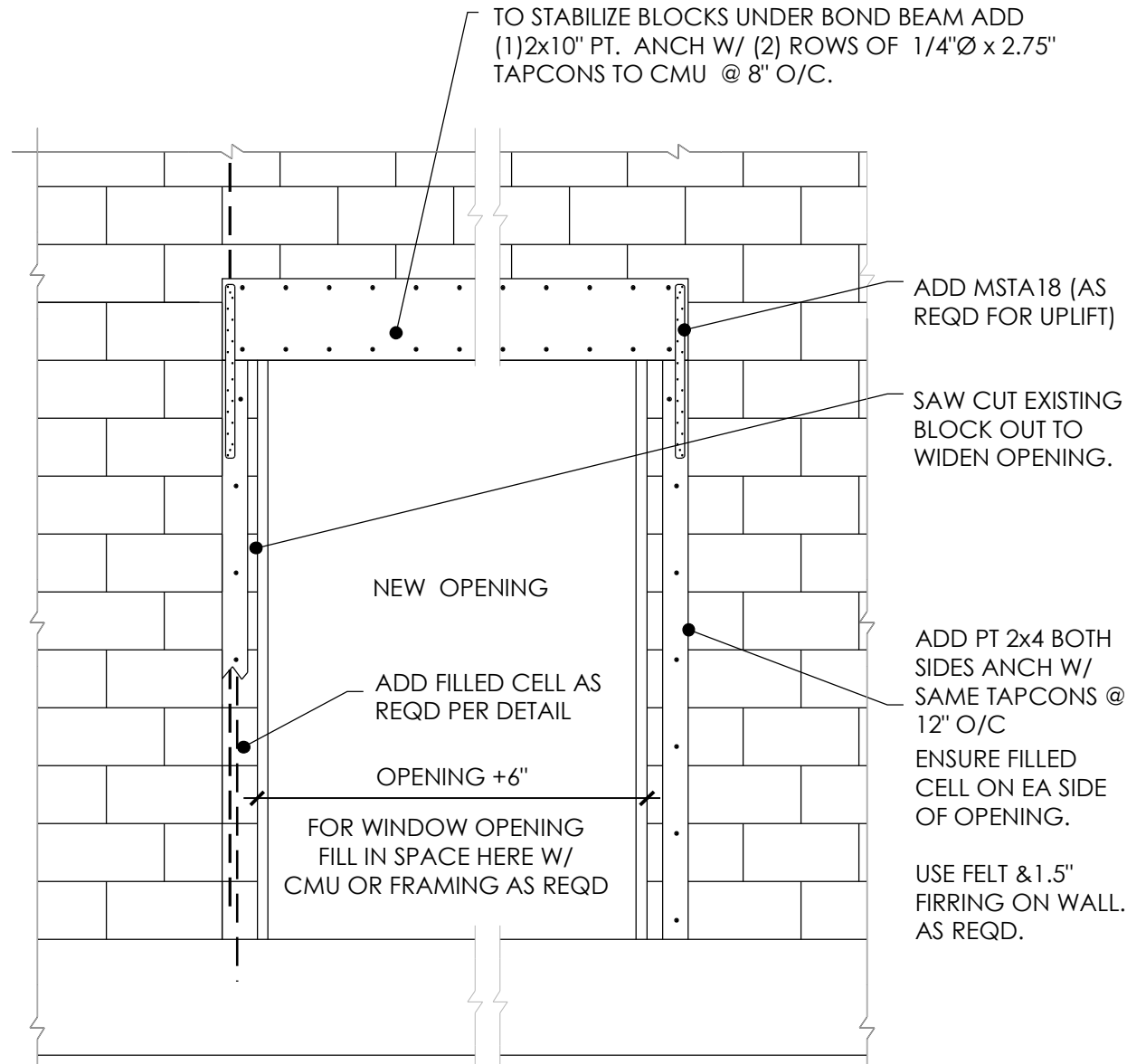
0902 DOOR/SLIDER BUCK AND REBAR DETAIL SCALE: NTS



0713W 2nd FLOOR FRAMING DETAIL SCALE: NTS



0801 BEARING FRAME/BLOCK WALL DETAIL SCALE: NTS



0904X ENLARGING OPENING IN EXISTING CMU WALL



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When it's all done

ADDITIONAL NOTES & DETAILS

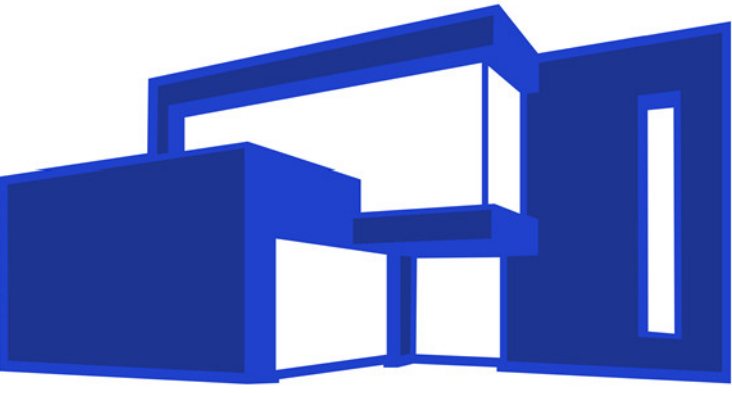
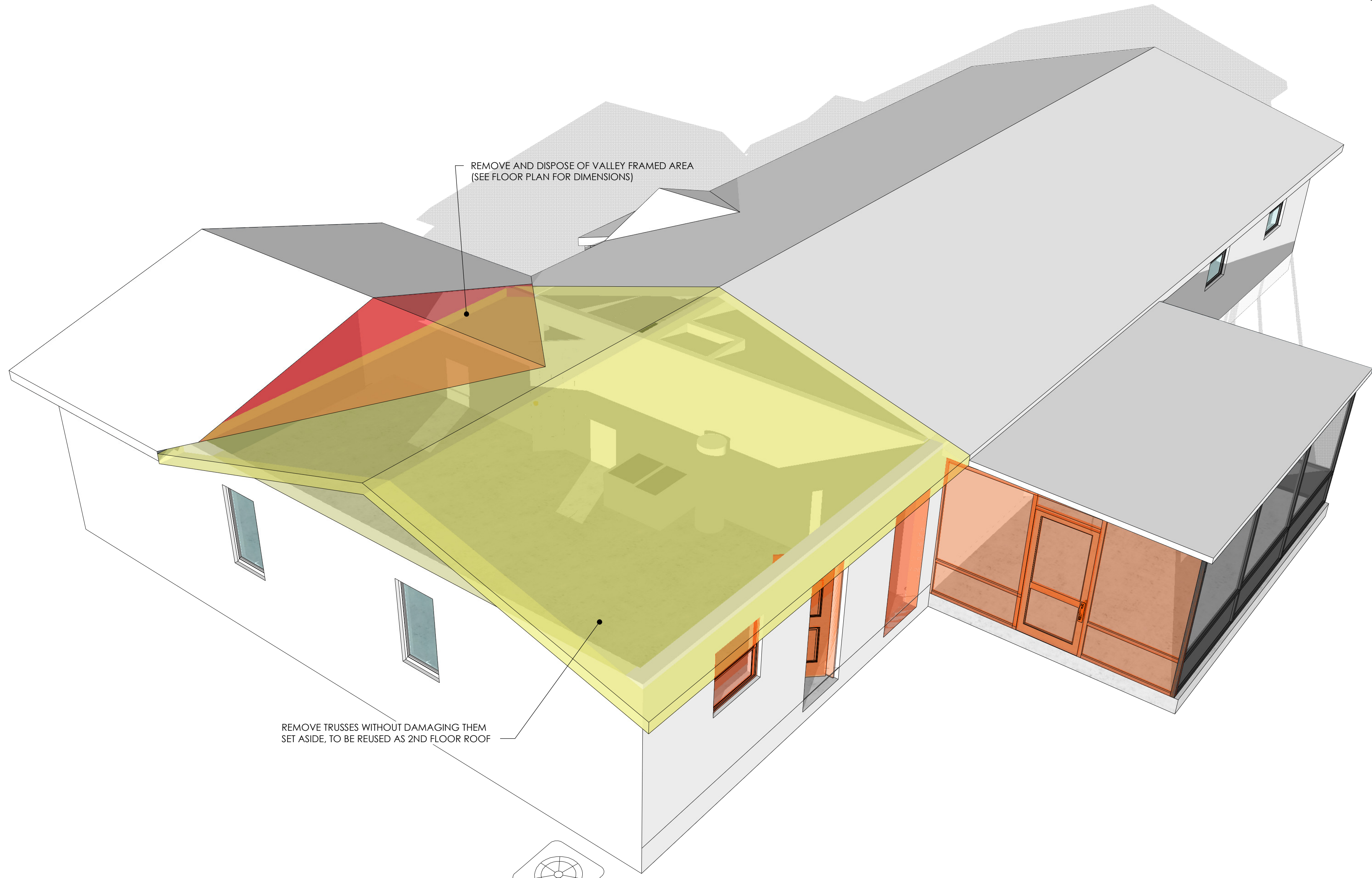
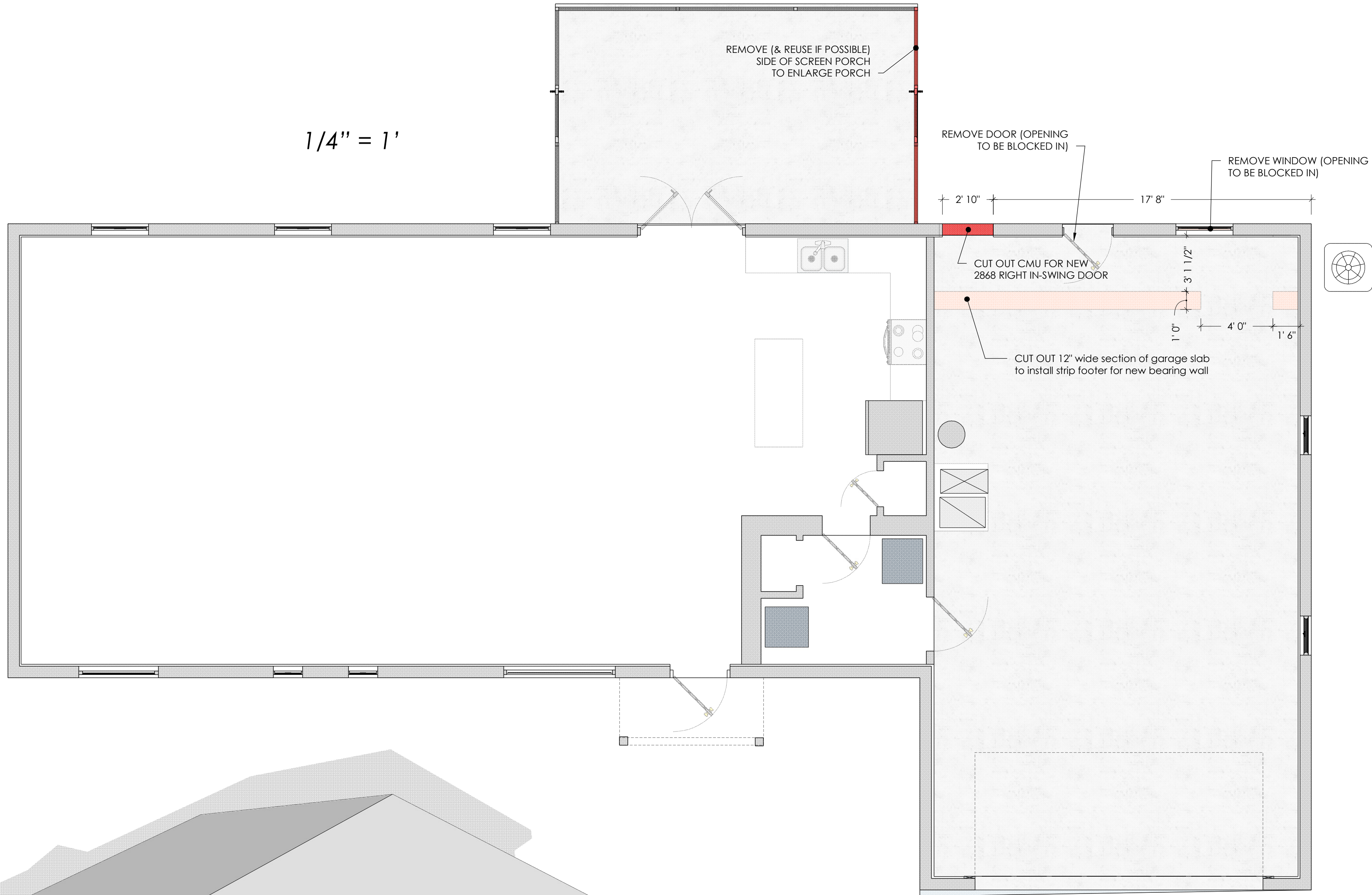
Scale

NTS

PAGE NO

Demolition Notes:

- 1. Demolish all walls shown based on legend.
- 2. See floor plan for dimensions of proposed openings.
- 3. Stability of the structure during demolition and construction is the contractors responsibility.
- 4. Removal of waste and destruction debris is the contractors responsibility.
- 5. Any unexpected conditions shall be reported to the engineer.
- 6. Shoring and temporary bracing shall be per engineers requirements and industry standards.
- 7. Safety of persons and pets in the surrounding area shall be the contractors responsibility.
- 6. Existing utilities not to be disturbed or damaged.



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DEMO PLAN

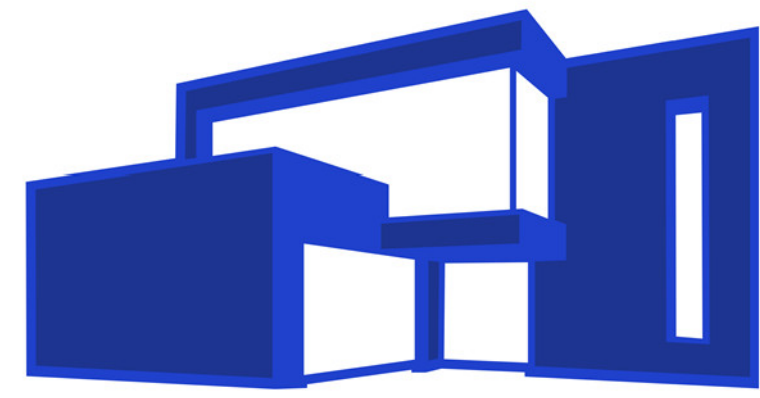
Scale



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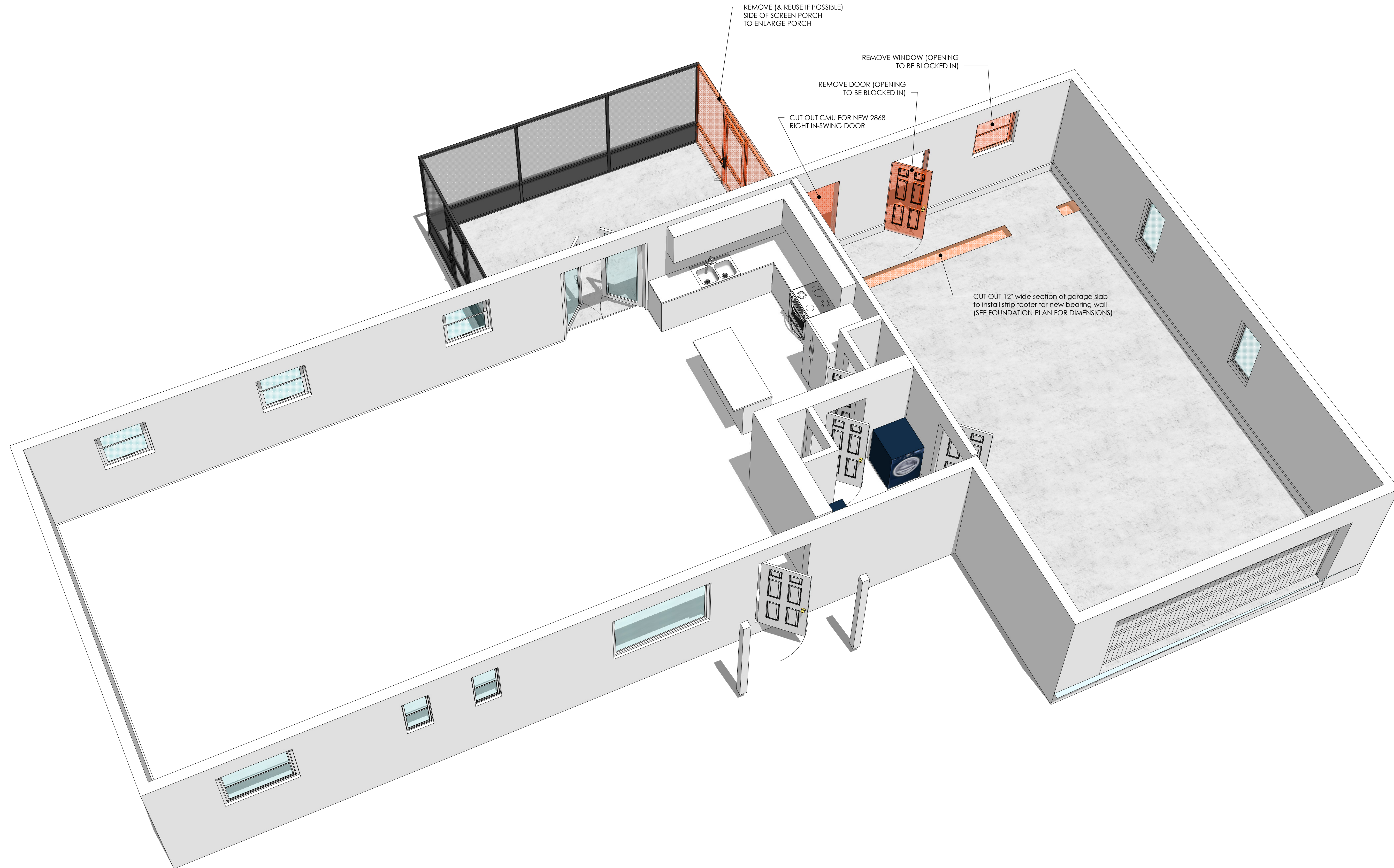
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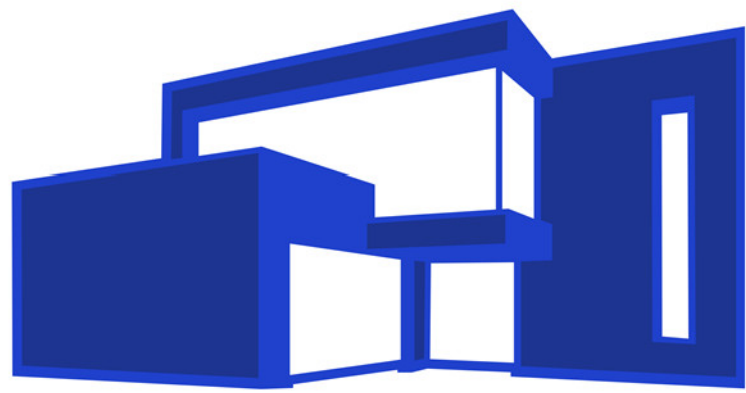
DEMO PLAN II

Scale NTS

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06





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FOUNDATION PLAN

Scale

NTS

PAGE NO

07

DOWEL.dwg

DOWEL ROD REINFORCEMENT:

18SEP19

* TO ANCHOR NEW MASONRY WALL AND/OR SLAB CONSTRUCTION TO EXISTING. DRILL 4" (MIN) AT 24" O/C (MAX) INTO CMU AND/OR CONCRETE (NO CLOSER THAN 1-1/2" FROM EDGES). REMOVE DUST PER MFGRS SPECS & USE 2-PART EPOXY TO ANCHOR #3x8" DOWELS IN PLACE (OPTION TO USE #5 DOWELS @ 48" O/C).

* FOR NEW MONO FOOTING TO EXISTING USE (2) #5x30" DOWELS FOR CONTINUOUS STEEL TIE OFF.

* FOR NEW BOND BEAM USE #5x30" DOWELS FOR EACH LINTEL COURSE AS APPLICABLE.

* ADD FILLED CELL TO EXISTING BLOCK WALL AT CONNECTION TO NEW CMU CONSTRUCTION WHERE ONE IS NOT ALREADY PRESENT.

Footer Notes:

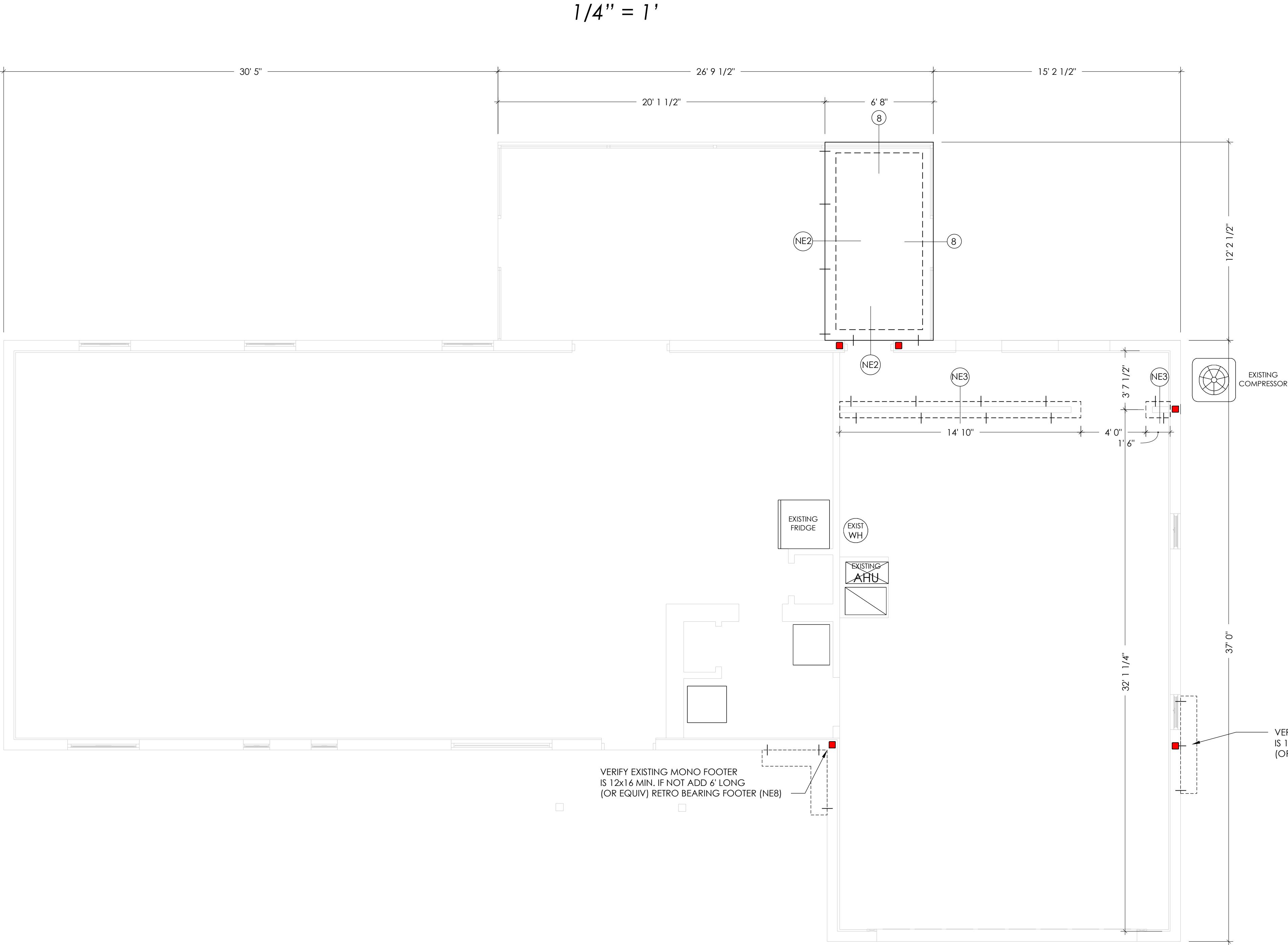
All footers will be placed over 6 mil moisture barrier on well compacted, termite treated soil. All concrete used for slab and footers must be f'c=2500psi @ 28 days. All footings must extend 12" below grade and a minimum of 4" above grade.

SOILS.DWG

SOIL NOTES:

12OCT21

SOIL CONDITIONS
ENGINEER HAS NOT BEEN ON SITE NOR HAS RECEIVED ANY SOIL INFORMATION OR REPORTS YET. REPORT SHALL BE PROVIDED TO EOR ASAP. IT IS ASSUMED THE SOIL CONDITIONS ARE CONSIDERED NORMAL AND NO PROBLEMATIC SOILS (INCLUDING BUT NOT LIMITED TO MUCK) ARE PRESENT. OWNER IS RESPONSIBLE FOR ANY KNOWN OR UNKNOWN SOIL CONDITIONS AND ANY SOIL BORINGS DEEMED NECESSARY. NOTIFY ENGINEER IMMEDIATELY OF ANY UNUSUAL SITE SUB-SURFACE CONDITION WHICH VARIES FROM TEST BORINGS, SUCH AS DIFFERENT SOILS ENCOUNTERED, SEEPAGE OR PRESENCE OF WATER, OR WHEN THERE IS A CONCERN REGARDING BEARING CAPACITY OR IF IT HAS NOT BEEN ATTAINED. DEWATER EXCAVATIONS BEFORE PLACING CONCRETE. REMOVE & DISPOSE OF ALL ORGANIC & UNSATISFACTORY SOIL. BACKFILL SHALL BE FREE DRAINING AND RESTRICTED TO GW, GP, SW, OR SP PER ASTM D2487. COMPACT ALL BACKFILL MATERIAL TO 95% OF MAX DENSITY PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION & FINAL CLEARANCE OF TEMPORARY BRACING. A CERTIFIED TESTING LAB SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED COMPACTION REQUIREMENTS WERE OBTAINED.



8" #3 Dowels @ 4' OC
Epoxied into Existing
Footer Min. 4" Embed

CONC SLAB

VARIES

8" MIN

FG

8"

(1) #5 CONT

Contractor to ensure
new foundation is
level with existing FFE

Dowel Rods See
Note on this Page

Existing Footer

8"

4"

4"

(1) #5 Bar Cont.

NEW TO EXISTING FOOTER
SCALE: NTS

Dowel Rods See
Note on Details Page

New Footer

Dowel Rods See
Note on this Page

Existing Slab

16"

12"

(2) #5 Bars Cont.

NEW INT. BEARING FOOTER
TO EXISTING SLAB
SCALE: NTS

RIBBON 1.dwg

NEW FOOTER NEXT TO
EXISTING SLAB OR
UNDERSIZED FOOTER DRILL
& EPOXY #3x8" LONG
DOWELS AT 24" O/C W/
4" MIN EMBEDMENT.

FG

16" MIN

12"

FF

EXIST SLAB

(2) #5 CONT
3" MIN. COV.

RETRO BEARING FOOTER
SCALE: NTS

8 THICKENED EDGE
SCALE: NTS



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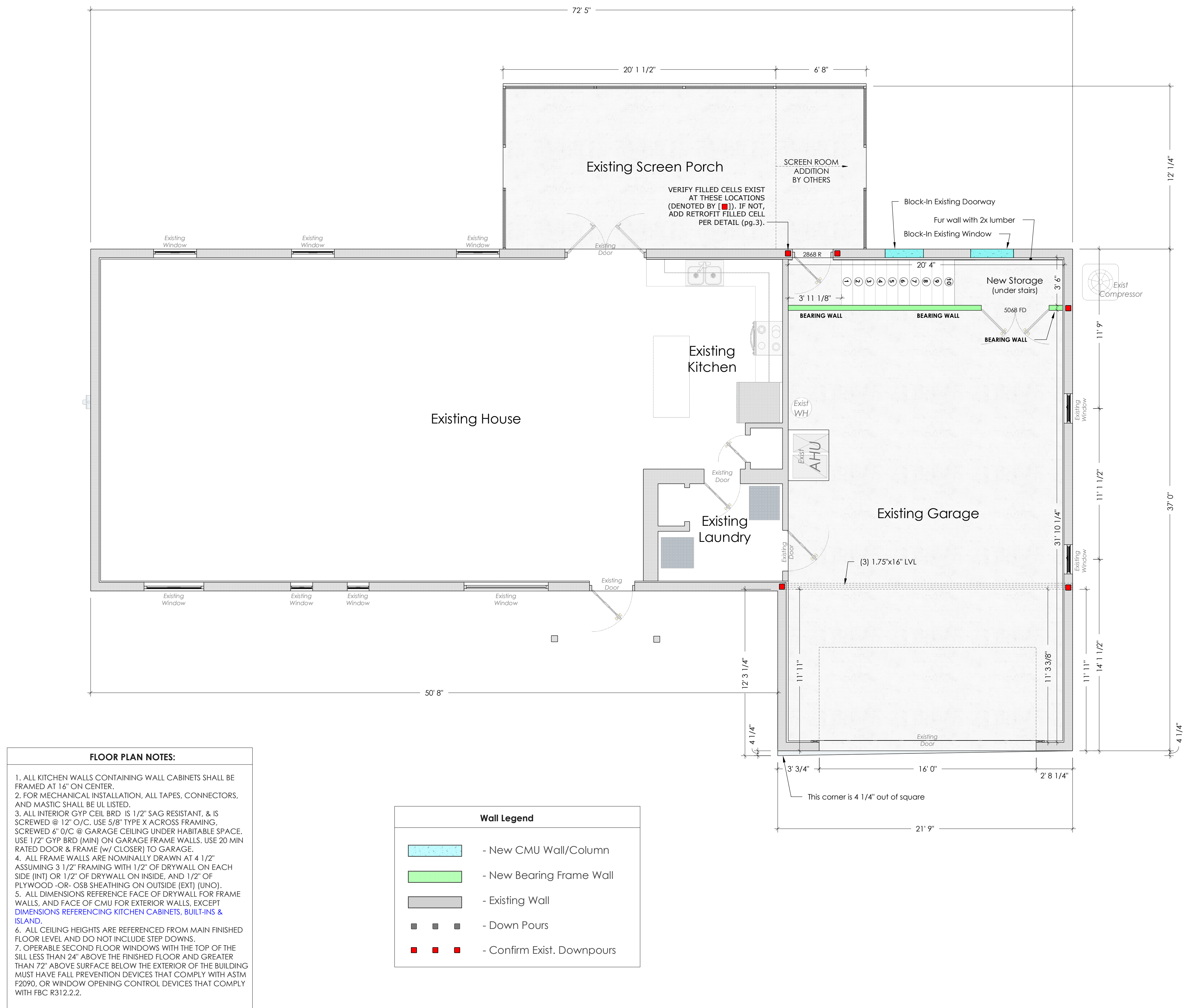
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FLOOR PLAN
FIRST FLOOR

Scale  1/4" = 1'

PAGE NO.

08





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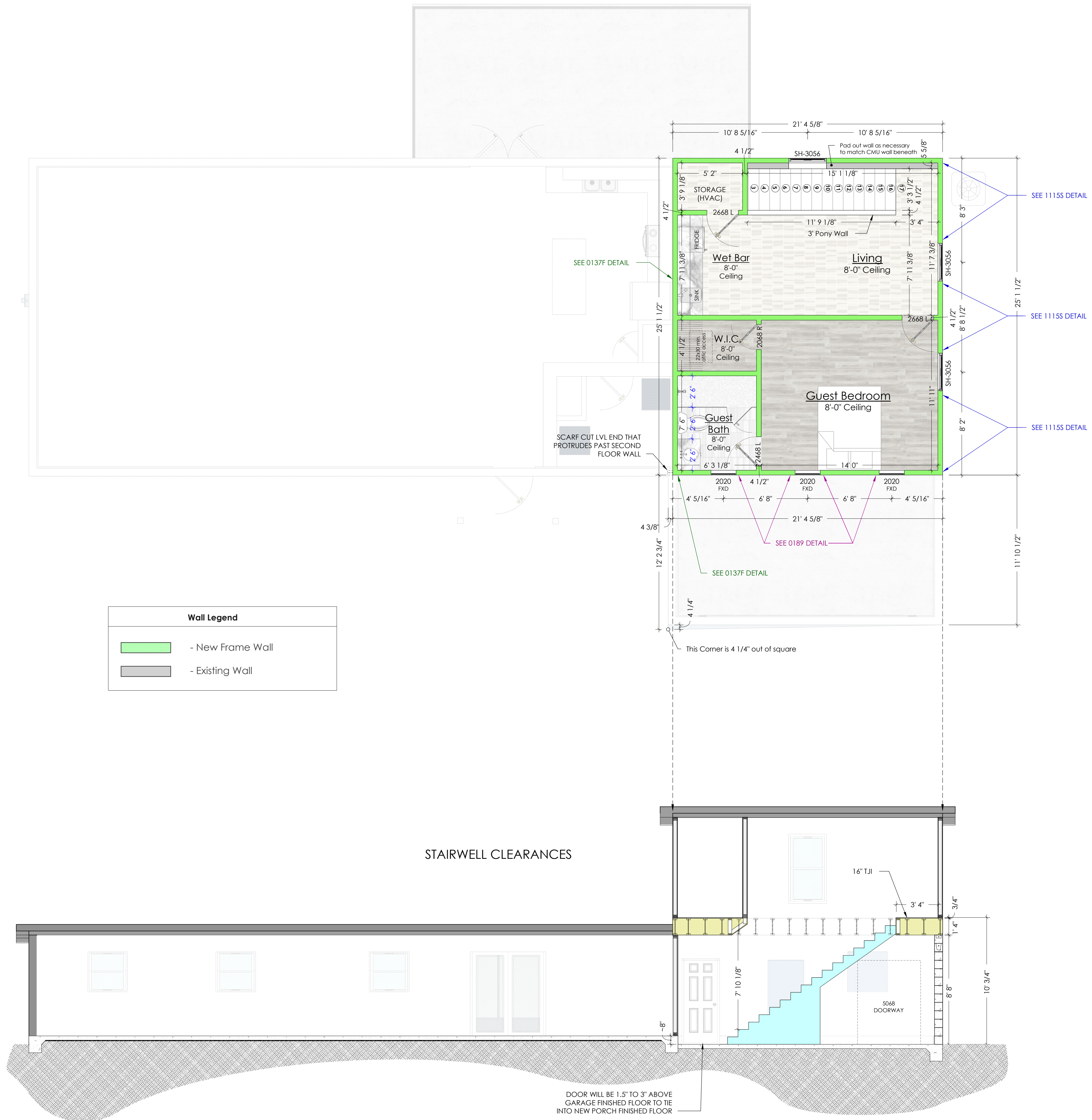
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FLOOR PLAN
SECOND FLOOR

Scale  1/4" = 1'

PAGE №

09





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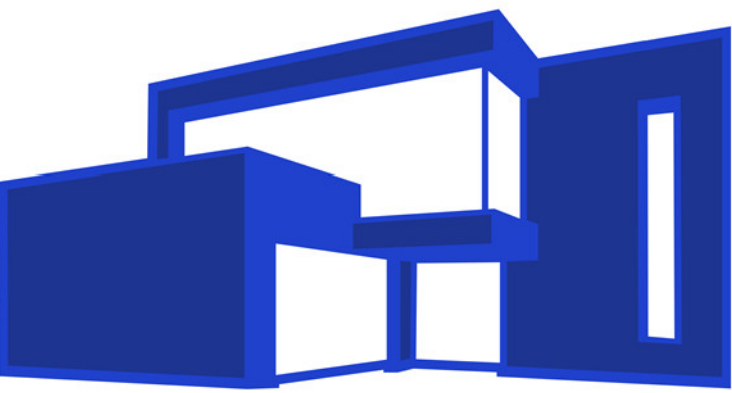
TJI LAYOUT

ROOF TRUSSES

TJI LAYOUT & ROOF TRUSSES

Scale  1/4" = 1'

PAGE №



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ROOF PLAN

Scale



NTS

PAGE NO

11

EXIST MAIN ROOF

STRUCTURE:
TOP CHORD PITCH:
BOTTOM CHORD PITCH:
EAVE OH:
GABLE OH:
MATERIAL/LOADING:
FASCIA:

HOWE TRUSS
3.5/12
N/A
1'-4" (U.N.O.)
1'-0" (U.N.O.)
SHINGLE
6" SQUARE CUT

EXISTING ALUMINUM SCREEN PORCH ROOF

NEW ALUMINUM SCREEN PORCH ROOF
(MATCH & TIE INTO EXISTING)

MAIN ROOF

STRUCTURE:
TOP CHORD PITCH:
BOTTOM CHORD PITCH:
EAVE OH:
GABLE OH:
MATERIAL/LOADING:
FASCIA:

HOWE TRUSS
3.5/12
N/A
1'-4" (U.N.O.)
1'-0" (U.N.O.)
SHINGLE
6" SQUARE CUT

RE-USE TRUSSES FROM
GARAGE ROOF

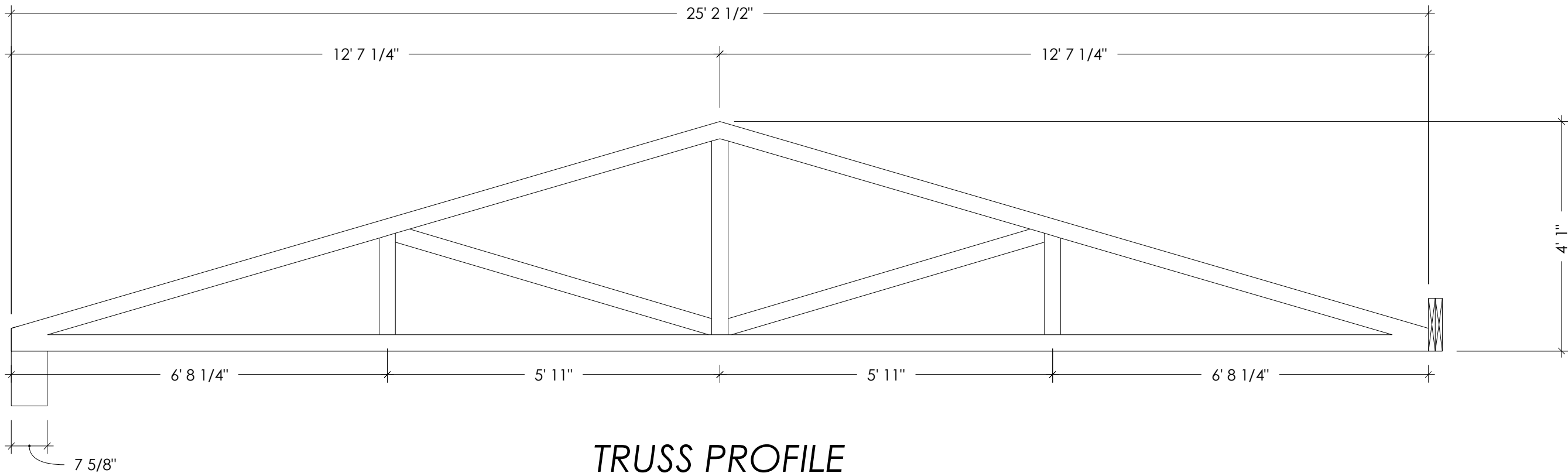
EXIST. GARAGE ROOF

EX. GARAGE ROOF

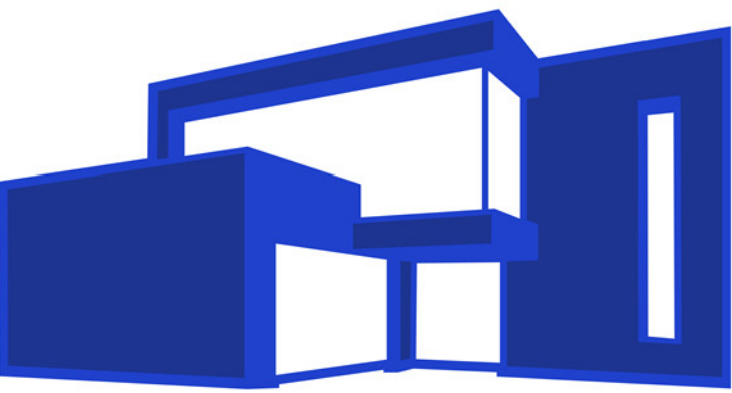
STRUCTURE:
TOP CHORD PITCH:
BOTTOM CHORD PITCH:
EAVE OH:
GABLE OH:
MATERIAL/LOADING:
FASCIA:

HOWE TRUSS
3.5/12
N/A
1'-4" (U.N.O.)
1'-0" (U.N.O.)
SHINGLE
6" SQUARE CUT

ROOF PLAN
1/4" = 1'



TRUSS PROFILE
(OF TRUSSES TO BE RE-USED)
1/2" = 1'



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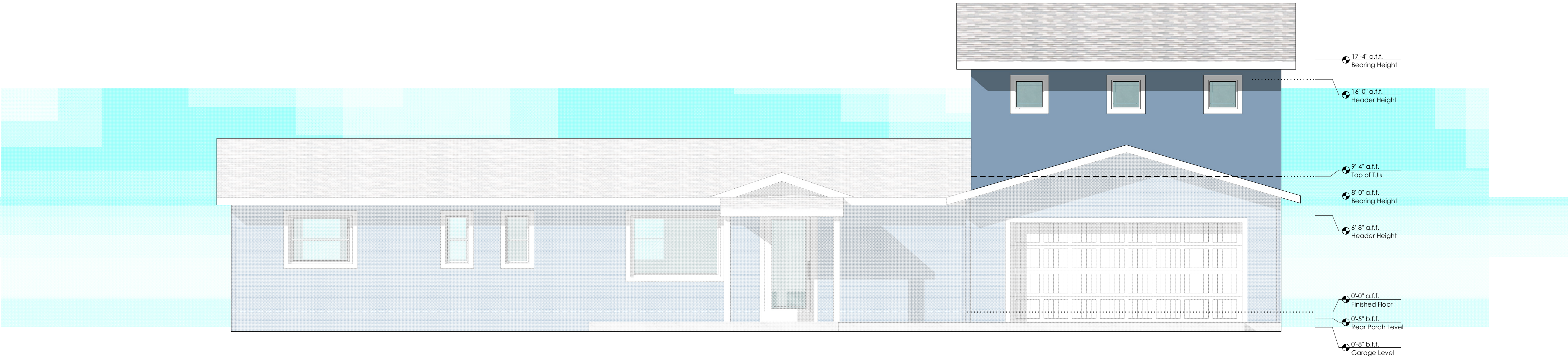
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ELEVATION VIEWS
FRONT & RIGHT

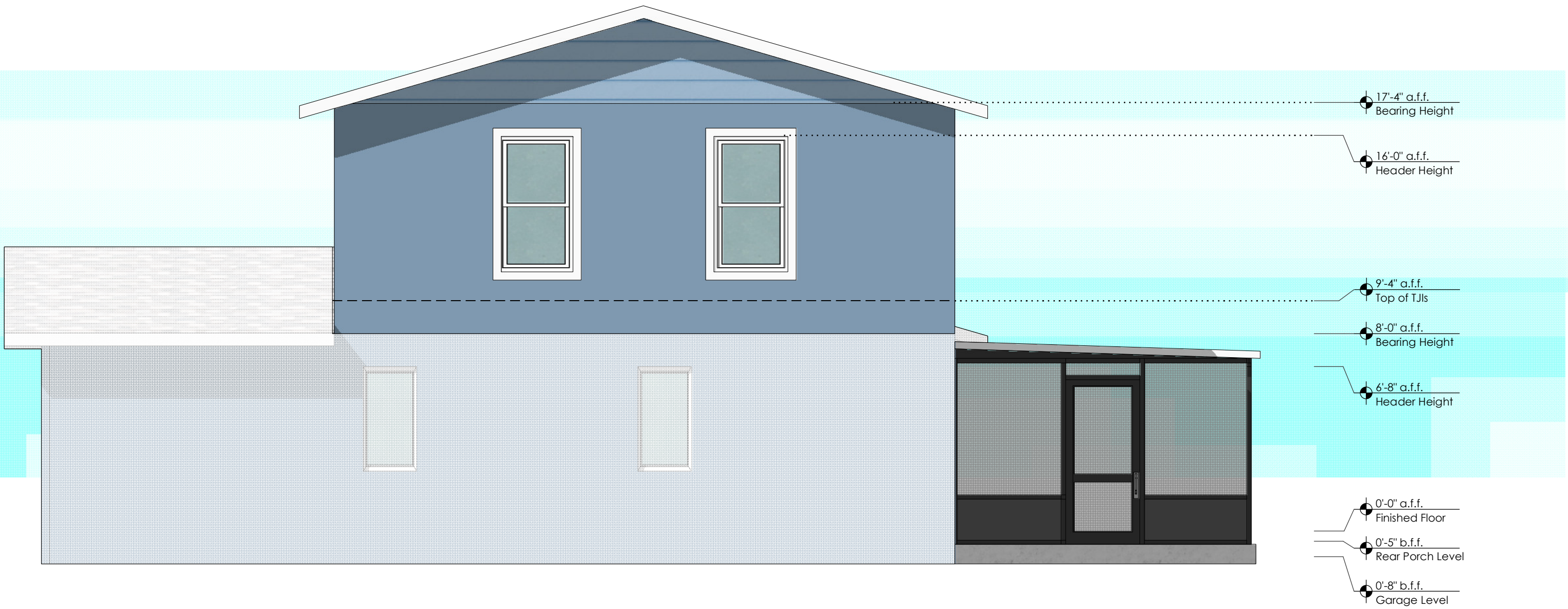
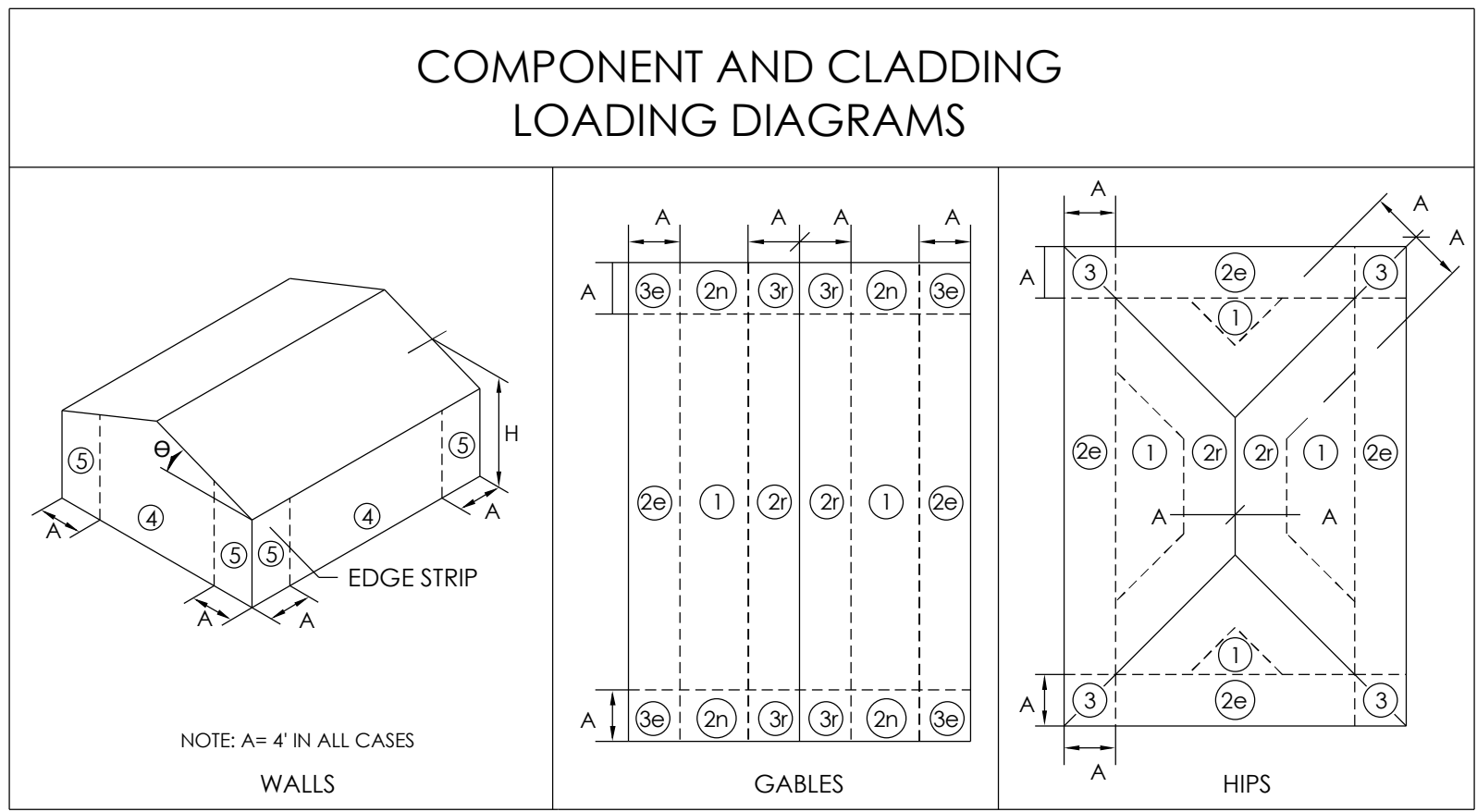
Scale 1/4" = 1'

PAGE NO

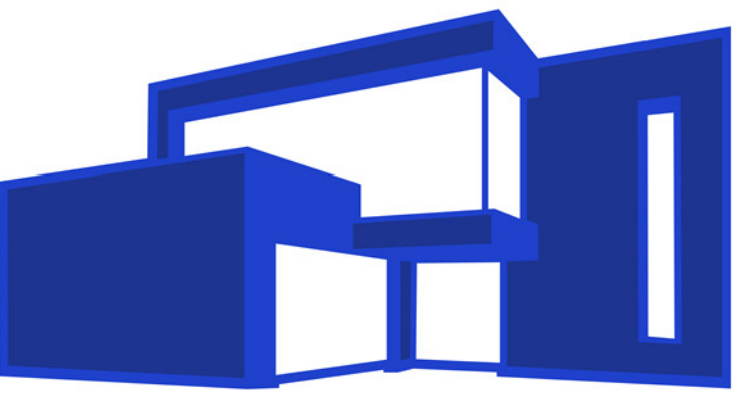


Front Elevation

COMPONENTS & CLADDING PRESSURES TABLE				
ALLOWABLE STRESS DESIGN - 150 MPH ULTIMATE				
EXP. B, GABLE ROOF ANGLE: 7°<φ<20° (1.5-4.3:12)				
MEAN ROOF HT H <= 30' INTERNAL PRESS COEFF: ±0.18				
ZONE	LOCATION	WIND AREA (ft2)	PRESSURE (psf)	
1, 2e	ROOF	SF <= 10	18.1	-44.9
	INTERIOR & EDGE	SF >= 20	15.6	-44.9
		SF >= 50	12.3	-27.4
		SF >= 100	10.0	-14.0
2n, 2r 3e	ROOF	SF <= 10	18.1	-65.4
	EDGE	SF >= 20	15.6	-56.5
	CORNER	SF >= 50	12.3	-44.6
		SF >= 100	10.0	-35.6
3r	ROOF CORNER	SF <= 10	18.1	-77.8
		SF >= 20	15.6	-66.7
		SF >= 50	12.3	-51.9
		SF >= 100	10.0	-40.8
4	WALL	SF <= 10	24.3	-26.3
		SF >= 20	23.2	-25.3
		SF >= 50	21.7	-23.8
		SF >= 100	20.6	-22.7
		SF >= 500	18.1	-20.2
5	WALL CORNER	SF <= 10	24.3	-32.5
		SF >= 20	23.2	-30.3
		SF >= 50	21.7	-27.4
		SF >= 100	20.6	-25.3
		SF >= 500	18.1	-20.2
PRESSURES BASED UPON TABLE R301.2(2)				



Right Elevation



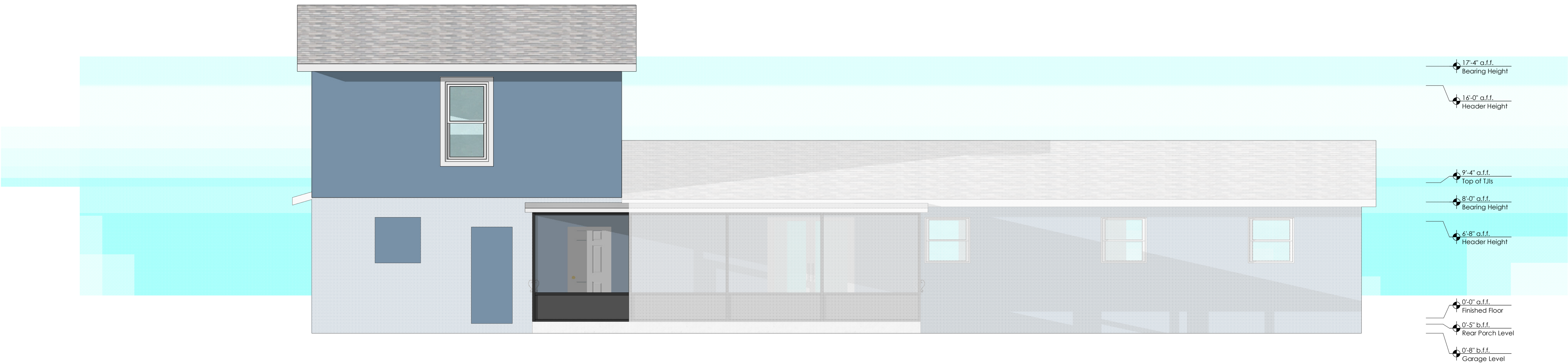
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Rear Elevation

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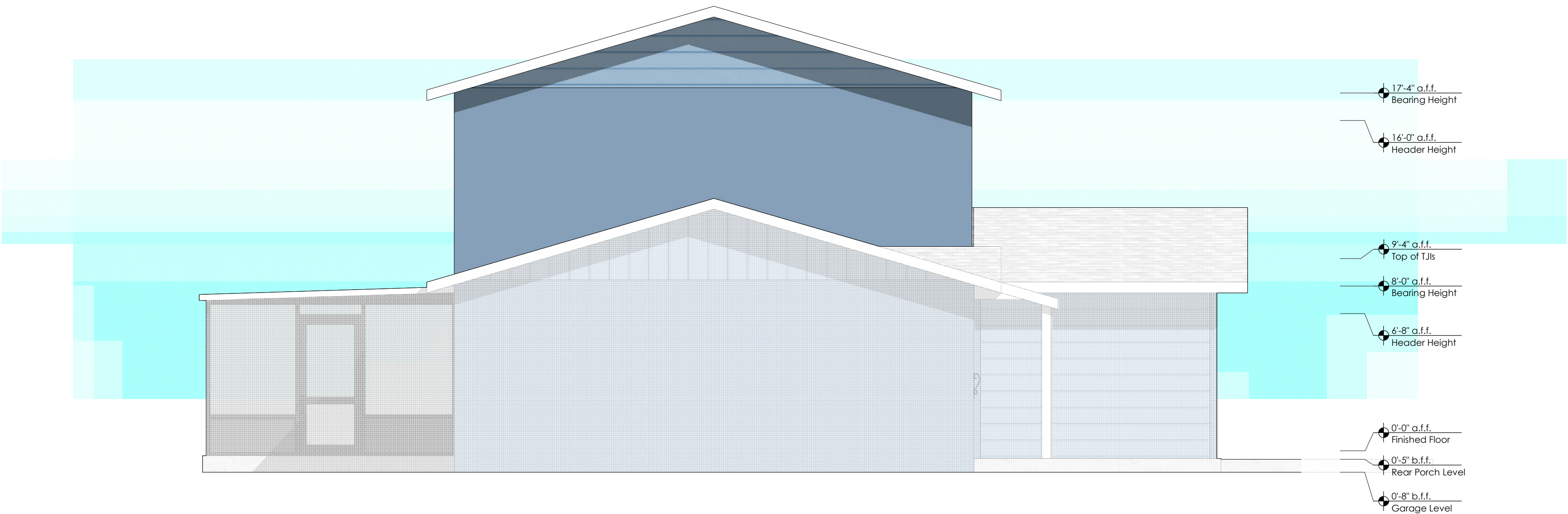
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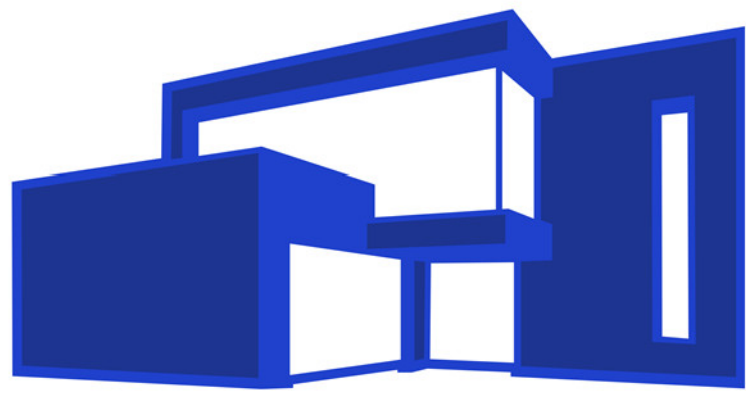
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Left Elevation

ELEVATION VIEWS
REAR & LEFT

Scale \blacklozenge 1/4" = 1'



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Electrical Contractor: _____
E.C. Address: _____

E.C. License #: _____
Add: _____

DRAWINGS DO NOT REQUIRE ENGINEERING SEAL IF
SYSTEM IS UNDER \$125K & 600A (ELEC-RESIDENTIAL);
15 TONS OR LESS THAN 100 PEOPLE (HVAC); & 250
FIXTURE UNITS (PLUMBING); & DESIGNED BY A STATE
LICENSED CONTRACTOR (F.S. 471.003(2)(h)1&2).
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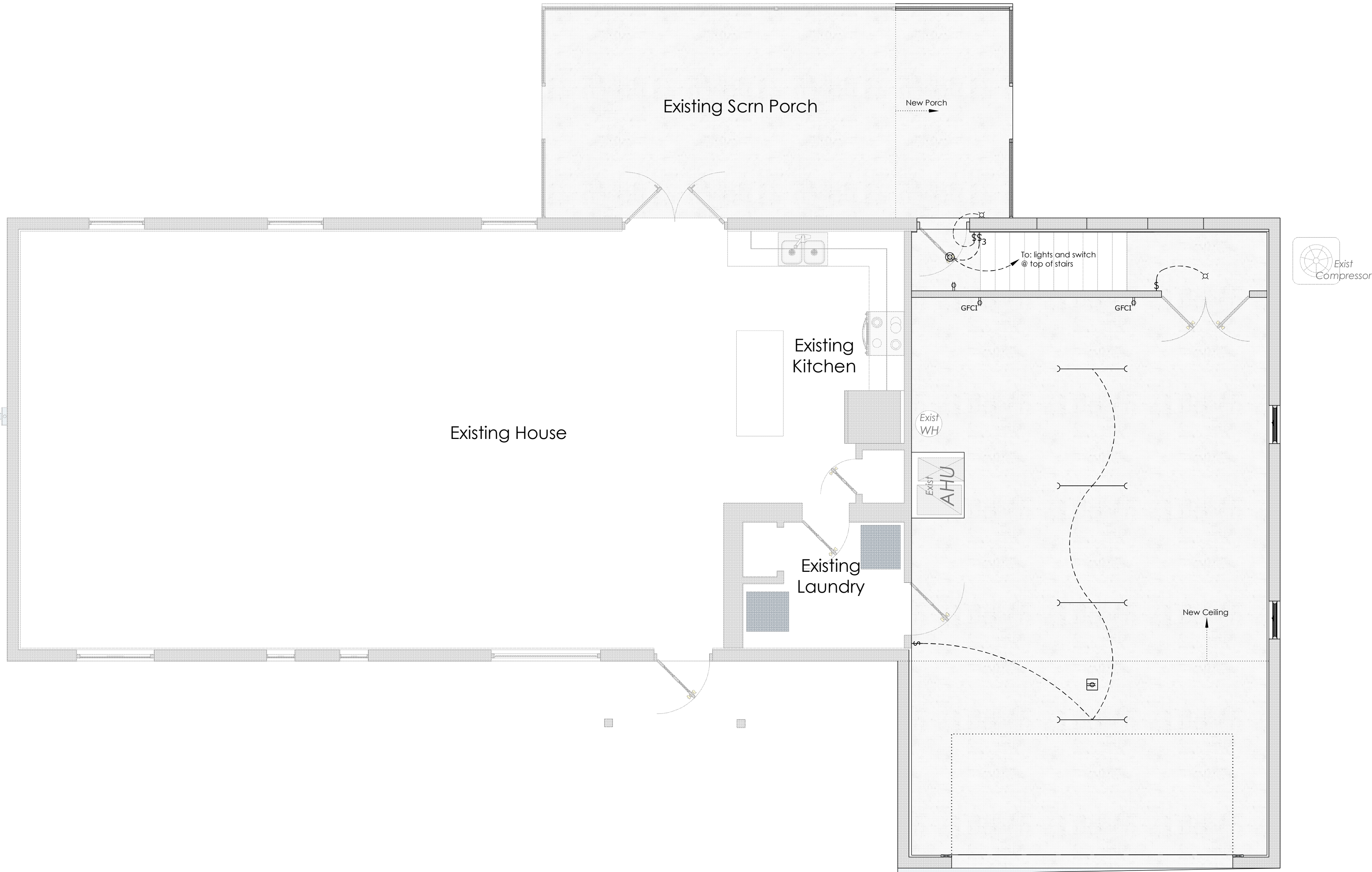
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ELECTRICAL PLAN FIRST FLOOR

Scale ◆ 1/4" = 1'

PAGE NO.

14



Electrical Load Calculation		
General Load		
1814sf at 3VA	20A /12ga	5,442VA
Small Appliance (4 @ 1500VA)	20A /12ga	6,000VA
Washer	20A /12ga	1,500VA
Dryer	30A /10ga	5,000VA
Disposal	20A /12ga	500VA
Refridgerator	20A /12ga	1,600VA
Dishwasher	20A /12ga	1,200VA
Water Heater	30A /10ga	4,500VA
Range	50A/8ga	12,000VA
General Load		37,742VA
First 10kVA at 100%		10,000VA
Remainder at 40%		11,097VA
Sub-Total General Load		21,097VA
Air Conditioning (x2)		20,000VA
Rated Total		41,097VA
Calculated Load	Rated Total/240V=	171A

Electrical General Notes

- All work shall comply with the current National Electrical Code and must comply with local utility requirements for service connections.
- Conduit that penetrates wall must be sealed. Wall surfaces that are disturbed shall be repaired and painted to match the existing surface.
- All electrical equipment and equipment with electrical circuits shall be grounded in accordance with NFPA 70 Article 250.
- All electrical equipment and enclosures, raceways, and HVAC equipment shall be effectively grounded to ensure personal safety.
- All non-current carrying metallic parts shall be grounded. The equipment grounding conductor shall be bonded to all enclosures and boxes which it terminates in or passes through.
- Water pipes or metal structures entering the building from the outside shall be grounded.
- Provide telephone outlets & Cable TV outlets at client specified locations.
- All 15a and 20a, 120v branch circuits must be protected by a listed AFCI device per NEC Article 210.12.
- Install tamper resistant receptacles where required by NEC Article 406.12.
- Smoke Alarms to be placed in accordance with FBC R314

Electrical Legend

—S
—SD
—S3
—S4

Switch
Dimmer switch
3 Way Switch
4 Way Switch

○

Pendant Light

SD

Smoke Alarm
(Interconnected)

⊕

110V Floor
Mounted Rec.

⊙

Vent Fan

⊕

110V Receptacle
(See Notes 8 & 9)

⊕

110V Quad Receptacle
(See Notes 8 & 9)

⊕ Gfi

Ground Fault Rec.

⊕ WP/Gfi

Water Proof
Ground Fault Rec.

⊕

220V Receptacle

⊕

110V Ceiling
Mounted Rec.

⊕ ⊕ ⊕

Light Bar

CO

Carbon Monoxide Alarm

⊗

Light Fixture

⊗

Wall Mount
Sconce/Uplight

⊗

Recessed Fixture

Disc.

Disconnect

⊕

Flood Lights

⬅ ➡

Main Panel

⬆ ⬆

Power Riser

⊗

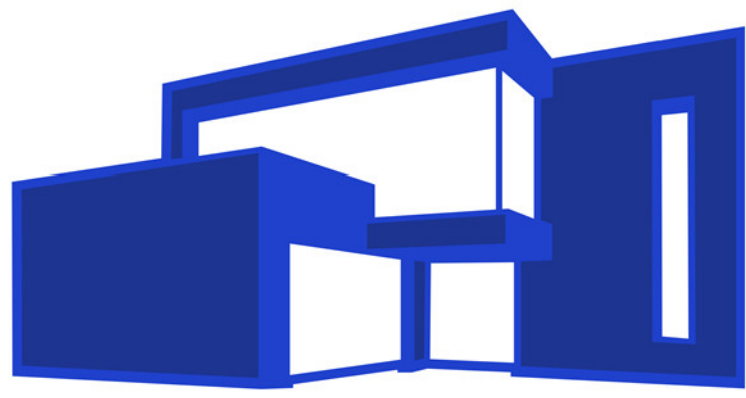
Vent Fan/Light Combo

⊕

LED Light

⊕

Ceiling Fan



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E.C. License #: _____
Add: _____

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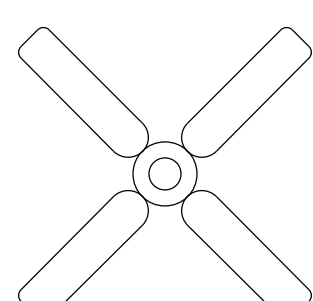






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ELECTRICAL PLAN SECOND FLOOR

Scale \blacklozenge 1/4" = 1'

PAGE NO



Electrical Legend							
	Switch		110V Receptacle (See Notes 8 & 9)		Carbon Monoxide Alarm		Main Panel
	Dimmer switch		110V Quad Receptacle (See Notes 8 & 9)		Light Fixture		Power Riser
	3 Way Switch		Ground Fault Rec.		Wall Mount Sconce/Uplight		Vent Fan/Light Combo
	4 Way Switch		Water Proof Ground Fault Rec.		Recessed Fixture		LED Light
	Pendant Light		220V Receptacle		Disconnect		Ceiling Fan
	Smoke Alarm (Interconnected)		110V Ceiling Mounted Rec.		Flood Lights		
	110V Floor Mounted Rec.		Light Bar				
	Vent Fan						