

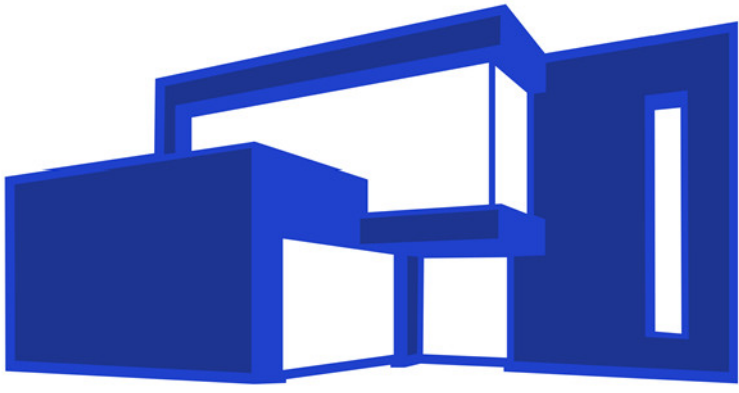
These construction plans were prepared to comply with Florida Building Code 7th Ed. (2020), 2017 NEC, & the Florida Fire Prevention Code 7th Ed. (2020).

Existing Area Calculations	
Living:	2198sf
Garage:	576sf
Screen Porch:	450sf
Open Porch:	98sf
Totals	
Total Area:	3322sf

Post Construction Area Calculations	
Existing	
Living:	2198sf
Garage:	576sf
Screen Porch:	450sf
Open Porch:	98sf
New	
Living:	354sf
Breezeway:	26sf
Totals	
Total Living:	2552sf
Total Area:	3702sf

General Structure Data:

Occupancy Type: R-3  
Construction Type: V-B  
Building Area: 3702sf



ARMISTEAD DESIGN INC

625 Pen Drive  
Meritt Island, Florida 32952  
Phone: (321) 454-6409  
www.ArmisteadDesign.com  
Chris Feddersen  
Project Designer

REVISIONS	
Description	Date

Entry Attached Guest Suite

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Cocoa Beach, FL 32931

Project No.  
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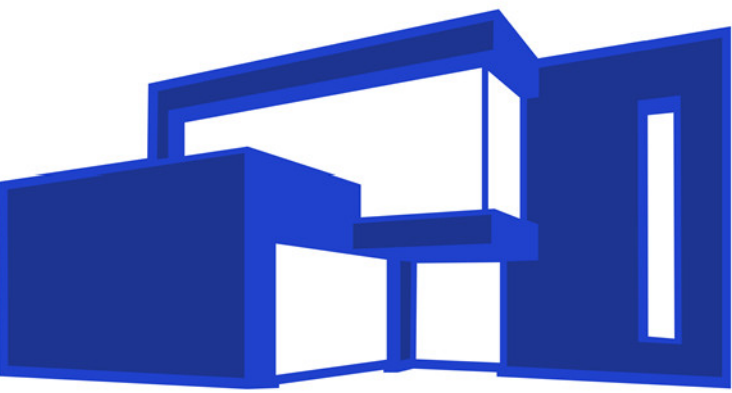
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COVER PAGE

Scale 1/4" = 1'

PAGE NO





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DESIGNER  
Chris Feddersen

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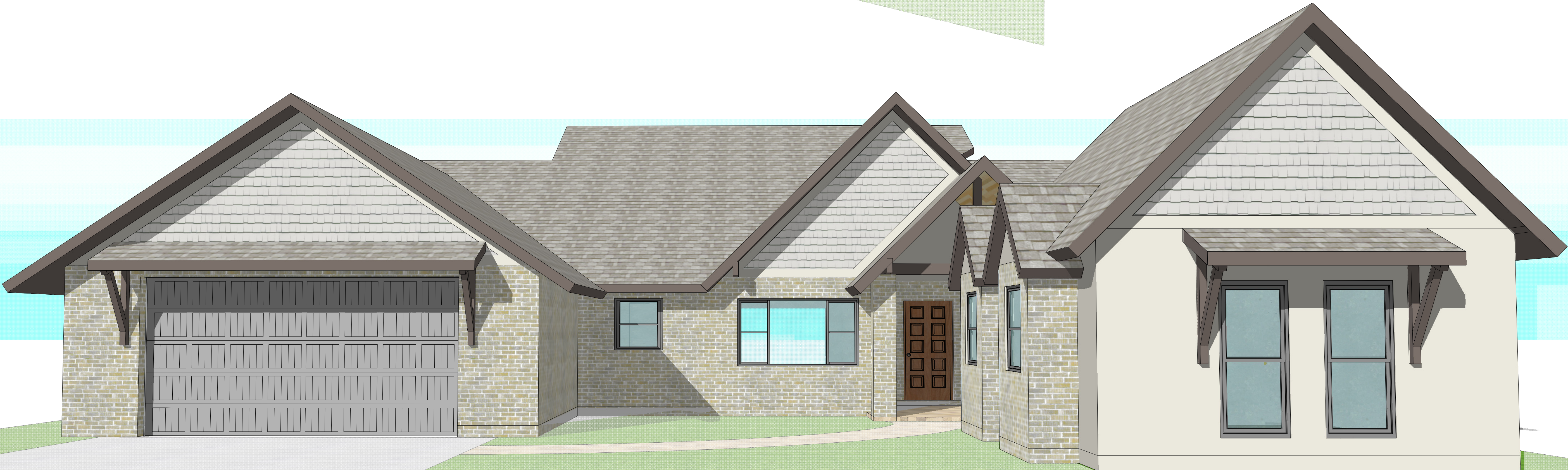
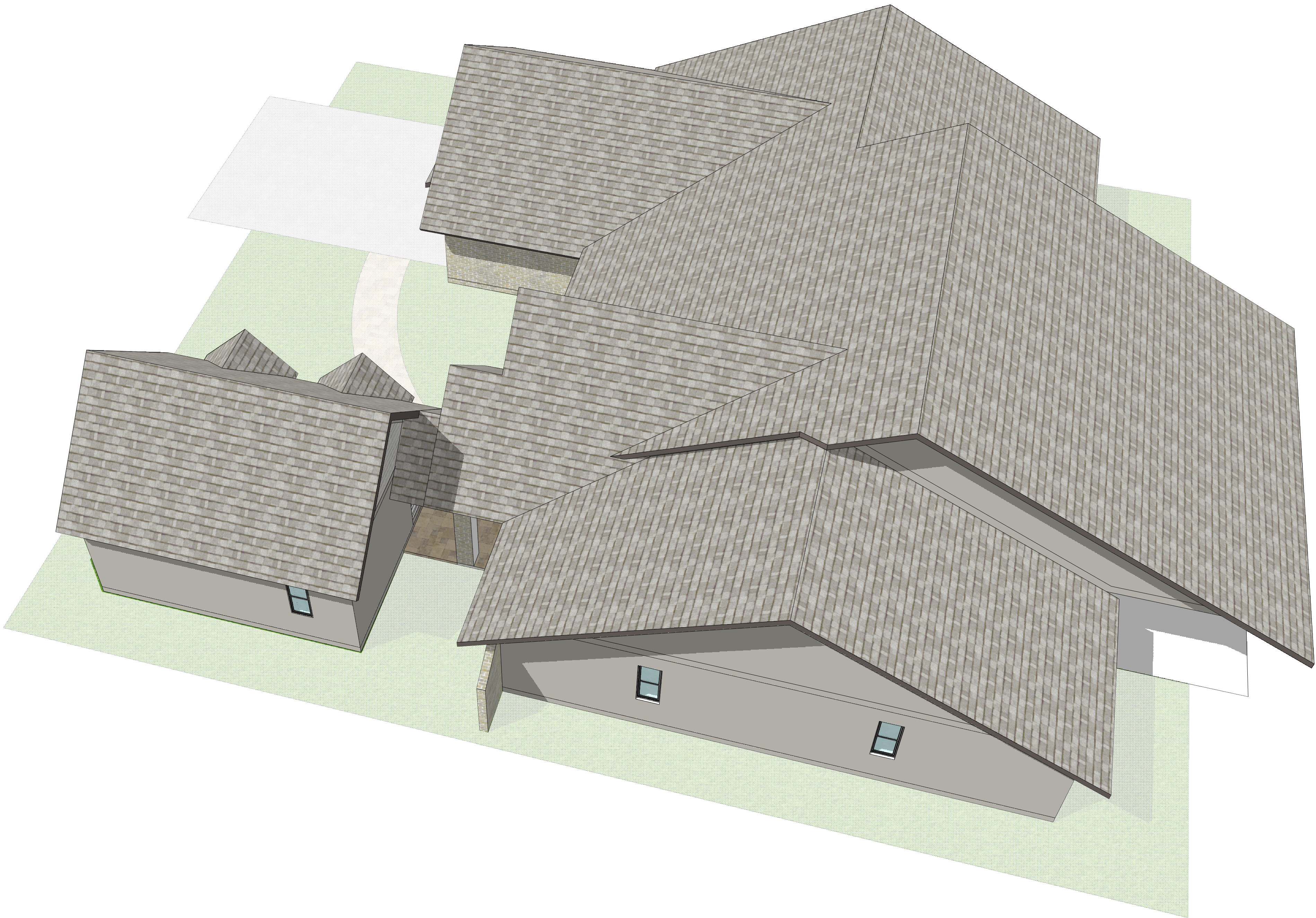
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COVER PAGE II

Scale ♦ 1/4" = 1'

PAGE NO.





General Notes

- 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.
- All material must be new without blemishes or defects of any kind.
- All work should be of the highest quality for the trade involved.
- Unless noted otherwise (uno), all work shall be guaranteed for a minimum of one year from the date of occupancy.
- General contractor and subcontractors must be currently licensed in the state of Florida to perform their trade.
- Owner must approve substitutions of any item.
- 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.
- General contractor must obtain and maintain liability insurance as required by contract until completion of the job.
- 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.
- These plans have been prepared in compliance with the latest edition of the Florida Building Code with current revisions.
- Dimensions should be used in lieu of scaling.
- 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

- All concrete shall be as designed to develop a compressed strength as follows: foundations 2500 psi
- All reinforced steel shall be deformed bars conforming to ASTM A-615 Grade 40
- 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.
- All #5 bar splices and dowels shall lap 25 inches unless noted otherwise.
- 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.
- Welded wire fabric shall conform to ASTM-185. 1.5#/yd fibermesh may be used with or in lieu of WWF or vice versa.
- 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

- 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.
- Control joints shall be installed per ACI 224.3R.

Masonry

- 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.
- 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.
- Mortar/Concrete/Grout shall be type M.
- Reinforce masonry walls vertically as indicated on plans. Use 3000 psi concrete grout for filled cells.
- 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.
- Fill the cell full height with grout and (1) #5 rebar.
- 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.

- Continuous bond beams shall be provided as shown on the wall section(s).
- All reinforcing steel shall conform to ASTM A615 Grade 40.
- 8" deep bond beam with (1) #5 continuous.
- Install (1) #5 below window openings.
- Control joints shall be installed per NCMA TEK 10-02D.

Roof Notes

- The roof trusses shall be sheathed Per TYPICAL NAILING SCHEDULE.
- Contractor to provide roof vent that complies with Florida Building Code section R806
- 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.
- 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

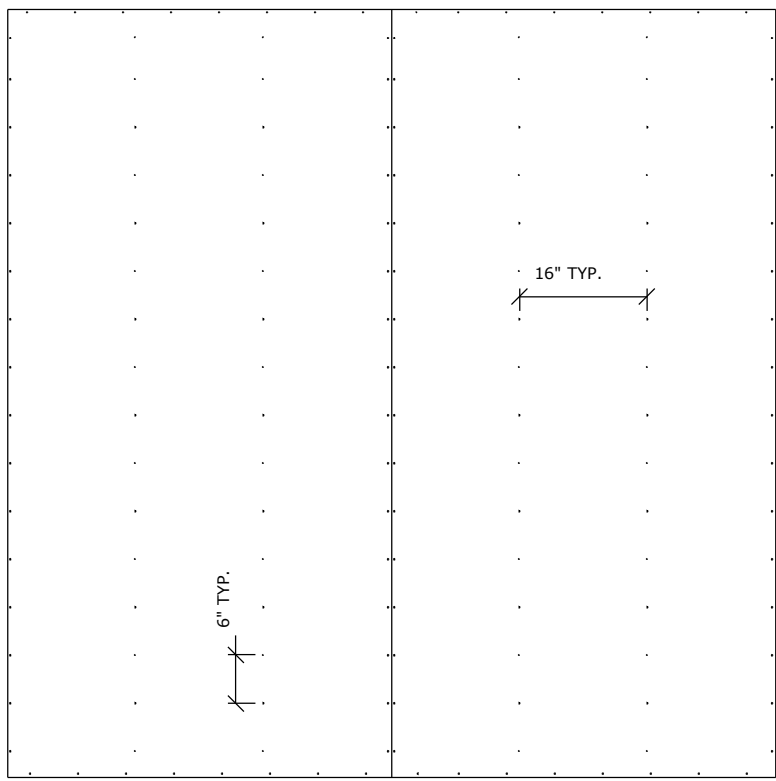
- Structural lumber shall be 2X4 SPF Grade 2 minimum. Stud spacing on interior and exterior bearing walls shall be 16"oc UNO. Walls shall be anchored with 1/2" dia. anchor bolts, 10" long spaced 48"oc UNO.
- 2X studs at 16" O.C. shall be used for interior partition walls. Stud spacing for all walls shall not exceed 16"oc.
- 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.
- Supplier of pre-engineered trusses shall provide roof truss plans sealed by a Florida Registered Professional Engineer.

Precast Concrete Lintels

- All precast concrete lintels shall have a minimum bearing of 8" on each side.
- Lintels over openings larger than 14'-0" must be pre-stressed.
- 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.
- Lintels to be Cast-Crete or equivalent.

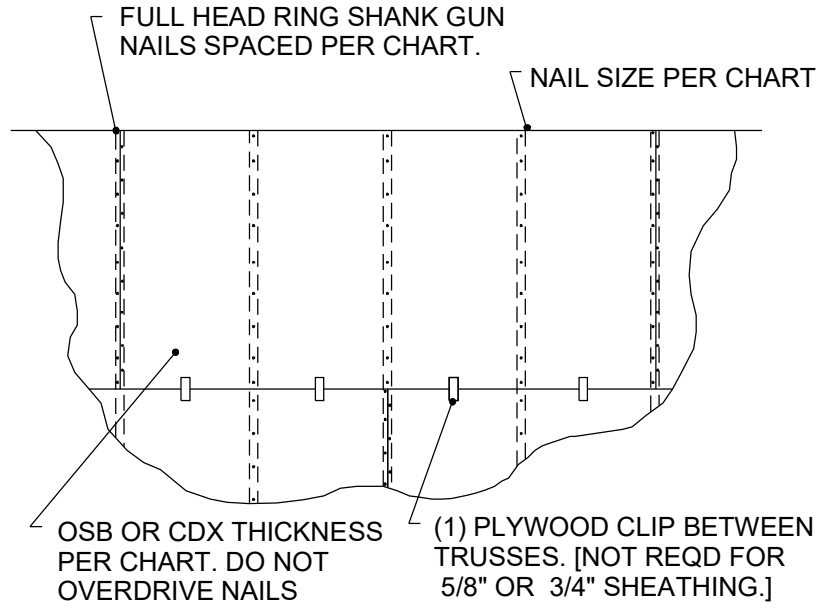
Moisture Mitigation & Water Leaks

- 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.
- Contractor shall ensure all roof, wall, door, window, deck, and balcony flashings & waterproofings are installed correctly & meet all current code requirements.
- Ventilation and waterproofing shall be addressed by the contractor even if any of these were omitted in these drawings.



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 p#f OF SHEAR STRENGTH.

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



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

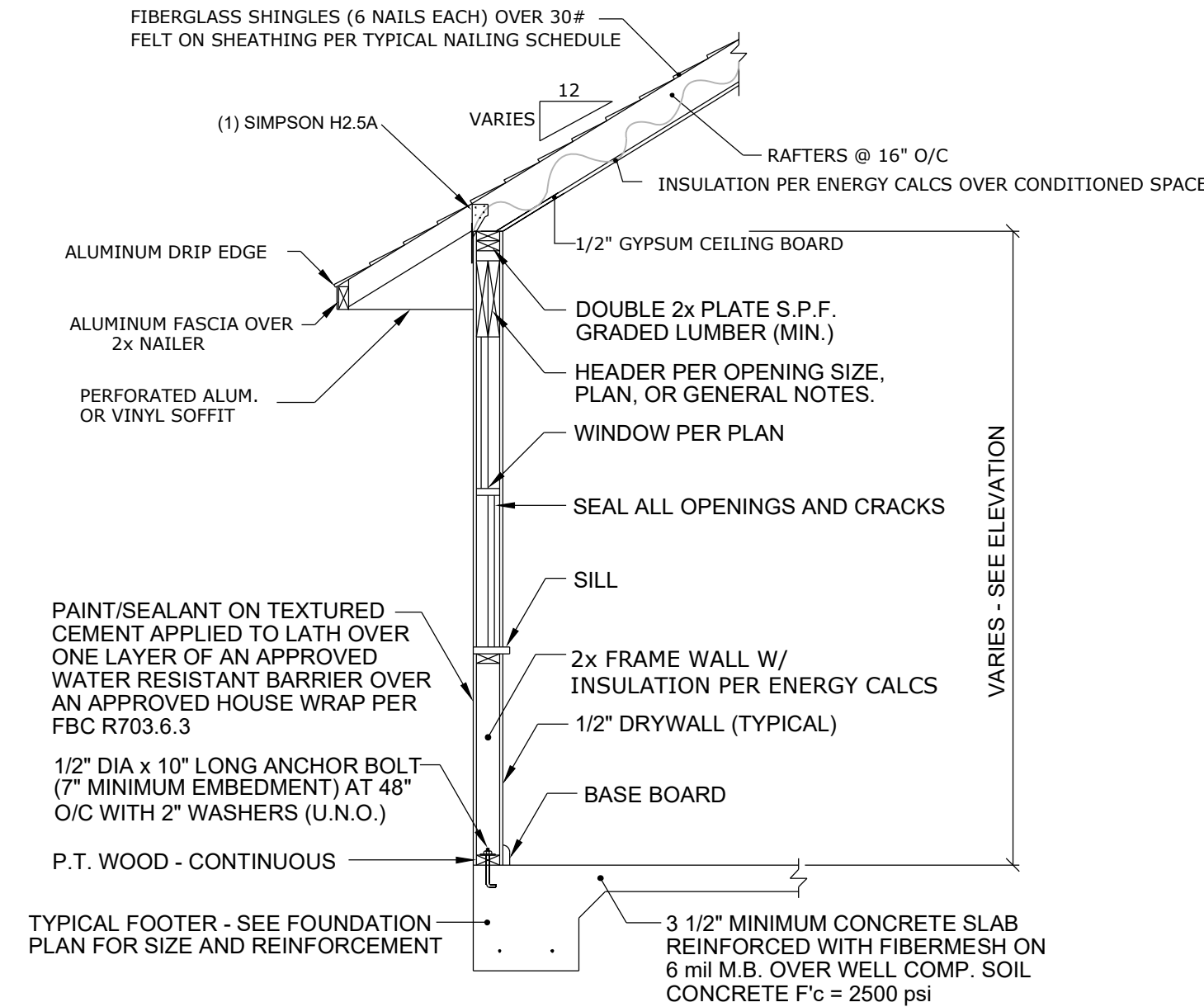
TYPICAL NAILING SCHEDULE

NAILSCHEDULE.dwg 13MAY21 SEK SCALE: NTS

Wind Load Notes

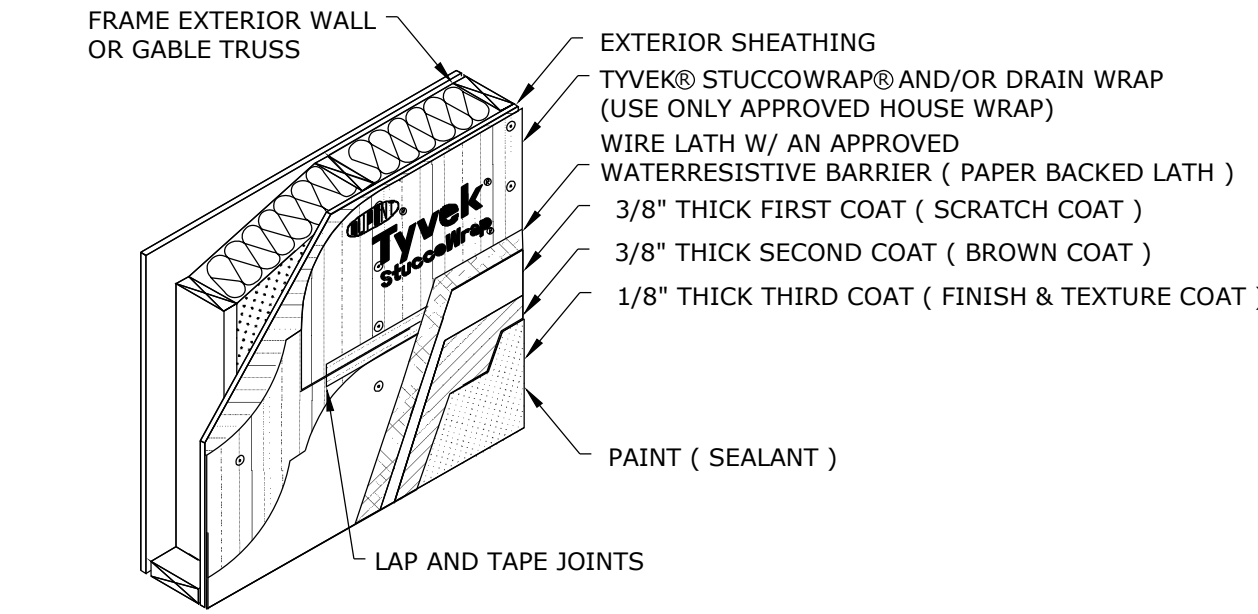
These plans prepared to comply with FBC latest edition (see SH1).

- Ultimate Design Wind Speed: 150mph
- Exposure Category: C
- All new structures and openings on this plan are designed as fully enclosed.
- According to ASCE 7-16, this structure occurs within the wind-bourne debris region. Protection of openings is required.
- All new exterior doors and windows must be installed per manufacturer's specifications to ensure that it will meet design wind load requirements.
- Exterior doors and windows shall comply with testing and labeling requirements of FBC.
- Roof live load = 20 PSF Floor live load = 40 PSF
- Internal Pressure Coefficient: +/-0.18
- Risk Category II

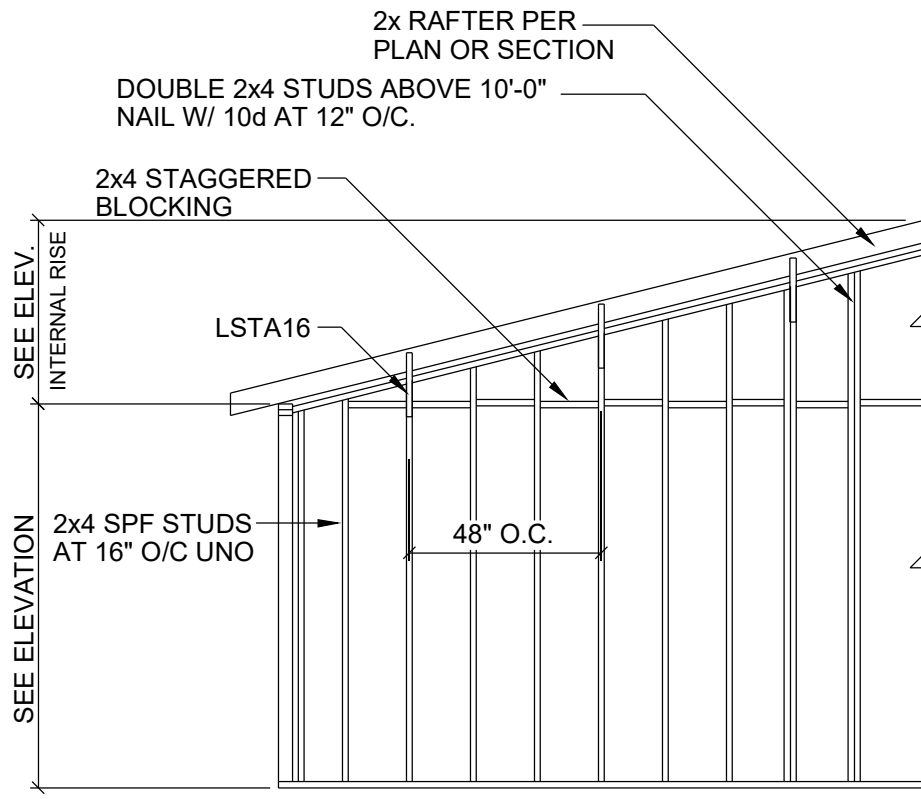


0101F TYPICAL WALL SECTION 24SEP07 SCALE: NTS

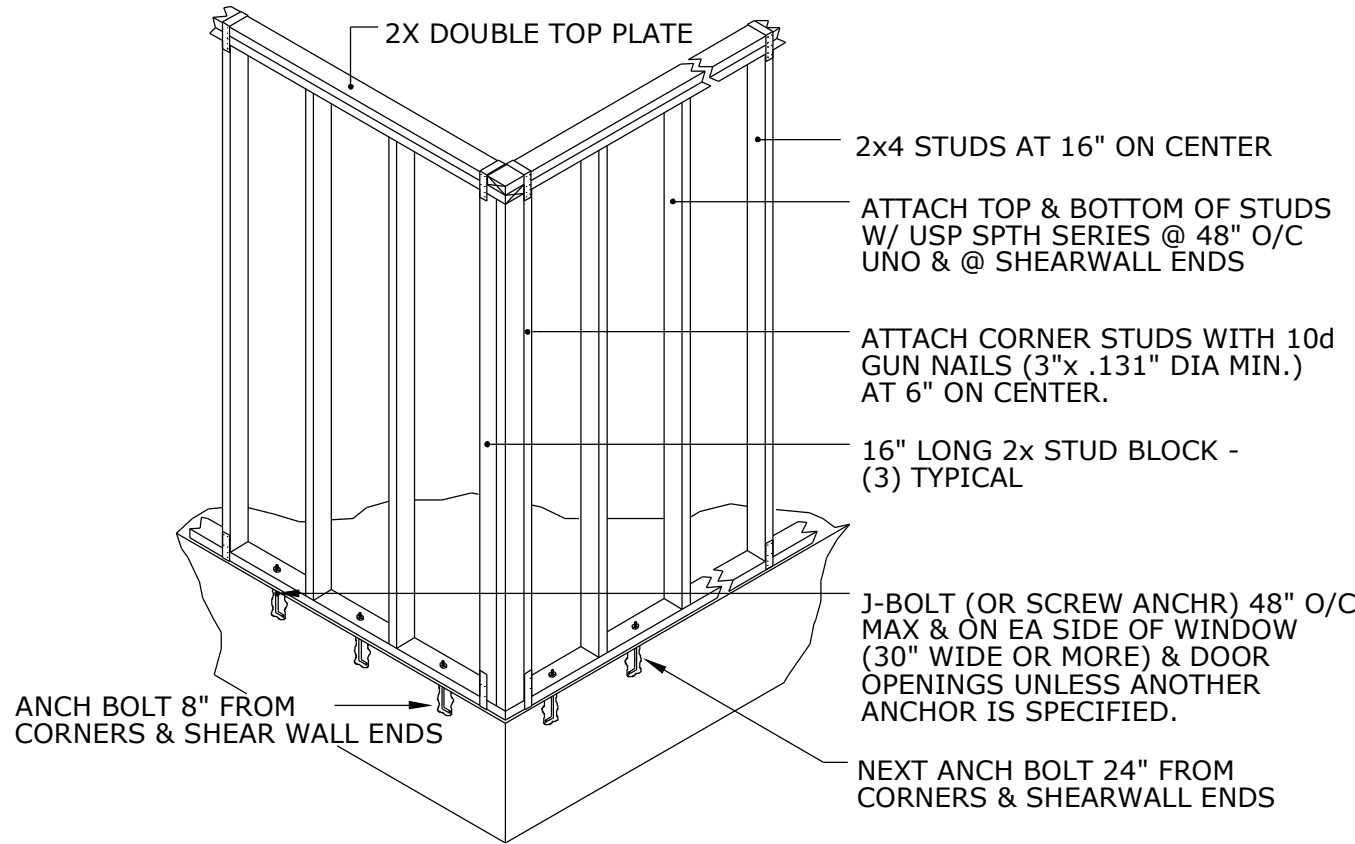
WOOD FRAME STRUCTURE w/STUCCO



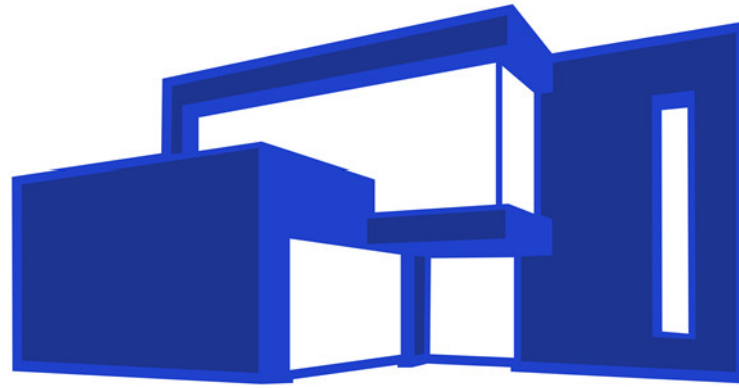
STUCCOED FRAME EXTERIOR WALLS & GABLE END TRUSSES ARE PER ASTM C 926 & ASTM C 1063. APPLY PAINT/SEALANT ON STUCCO APPLIED TO LATH OVER ONE LAYER OF A STATE APPROVED WATER RESISTANT BARRIER OVER AN APPROVED HOUSE WRAP PER FBC R703.7.3. USE OF WEEP SCREDS, CONTROL JOINTS, OR EXP. JOINTS SHALL BE USED TO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



1236R BALLOON FRAMED RAFTER GABLE END 21APR07 SCALE: NTS



0151 SHEARWALL FRAMING DETAIL 22JUN06 SCALE: NTS



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Project Designer  
Chris Feddersen

REVISIONS

Description Date

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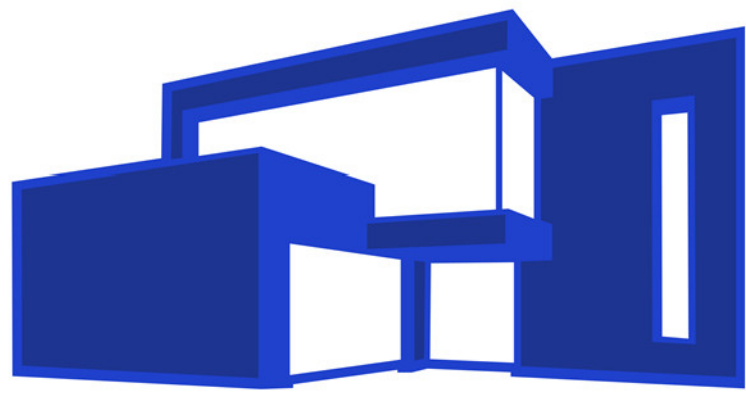
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Project No.  
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NOTES & DETAILS

Scale 1/4" = 1'

Entry Attached Guest Suite





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Project  
DESIGNER  
Chris Feddersen

# Entry Attached Guest Suite

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Description	

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FOUNDATION PLAN

Scale ◆ 1/4" = 1'

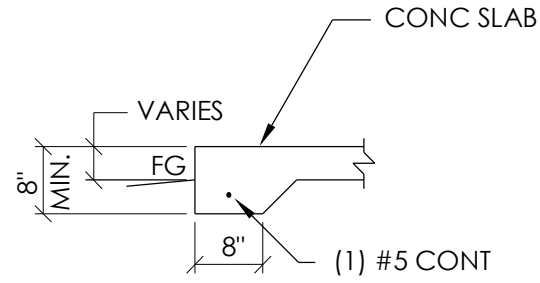
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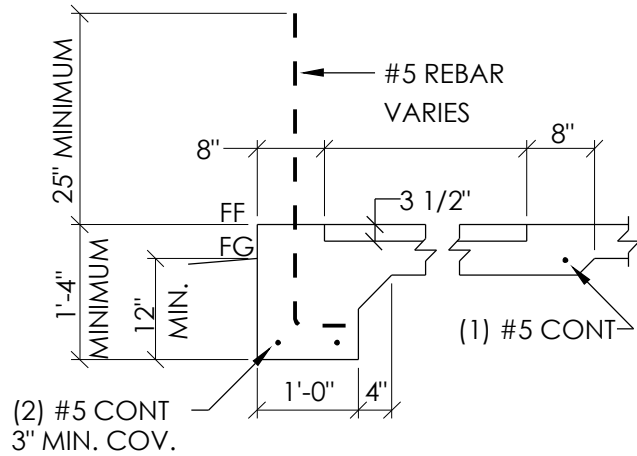
Footer Notes:  
All footers will be placed over 6 mil moisture barrier on well compacted, termite treated soil. All concrete used for slab and footers must be f'c=2500psi @ 28 days. All footings must extend 12" below grade and a minimum of 4" above grade

SOILS.DWG SOIL NOTES: 12OCT21

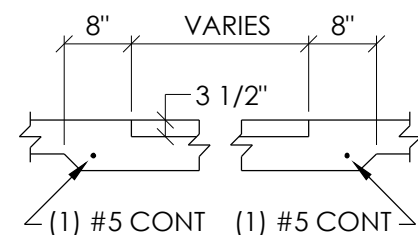
SOIL CONDITIONS  
ENGINEER HAS NOT BEEN ON SITE NOR HAS RECEIVED ANY SOIL INFORMATION OR REPORTS YET. REPORT SHALL BE PROVIDED TO EOR ASAP. IT IS ASSUMED THE SOIL CONDITIONS ARE CONSIDERED NORMAL AND NO PROBLEMATIC SOILS (INCLUDING BUT NOT LIMITED TO MUCK) ARE PRESENT. OWNER IS RESPONSIBLE FOR ANY KNOWN 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.



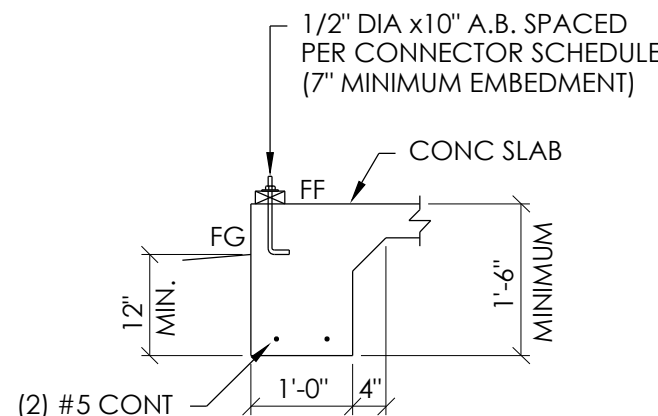
8 THICKENED EDGE  
SCALE: NTS



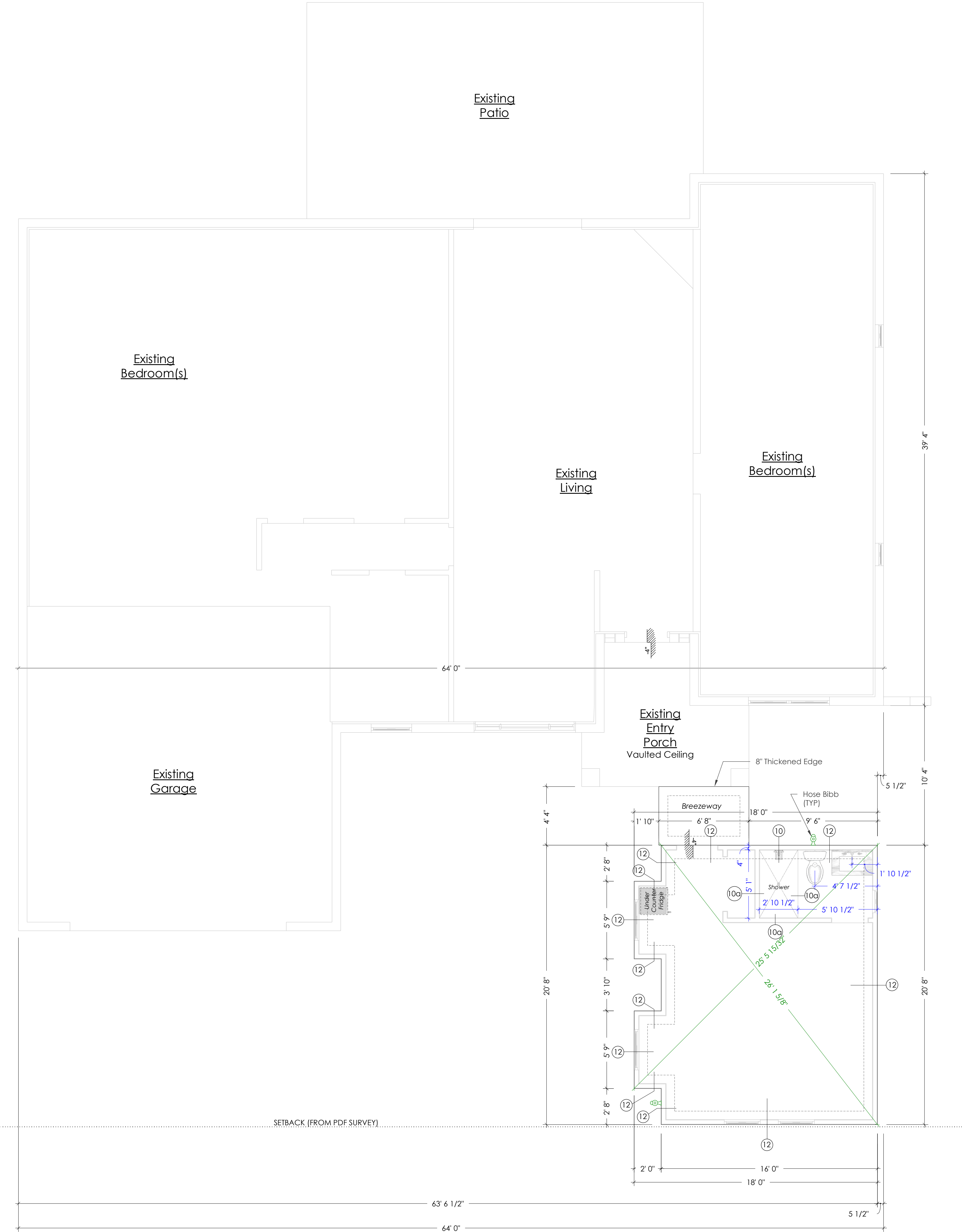
10 CURB SECTION AT SHOWER  
SCALE: NTS



10A SECTION AT SHOWER  
SCALE: NTS



12 FRAME WALL BEARING FOOTER  
SCALE: NTS







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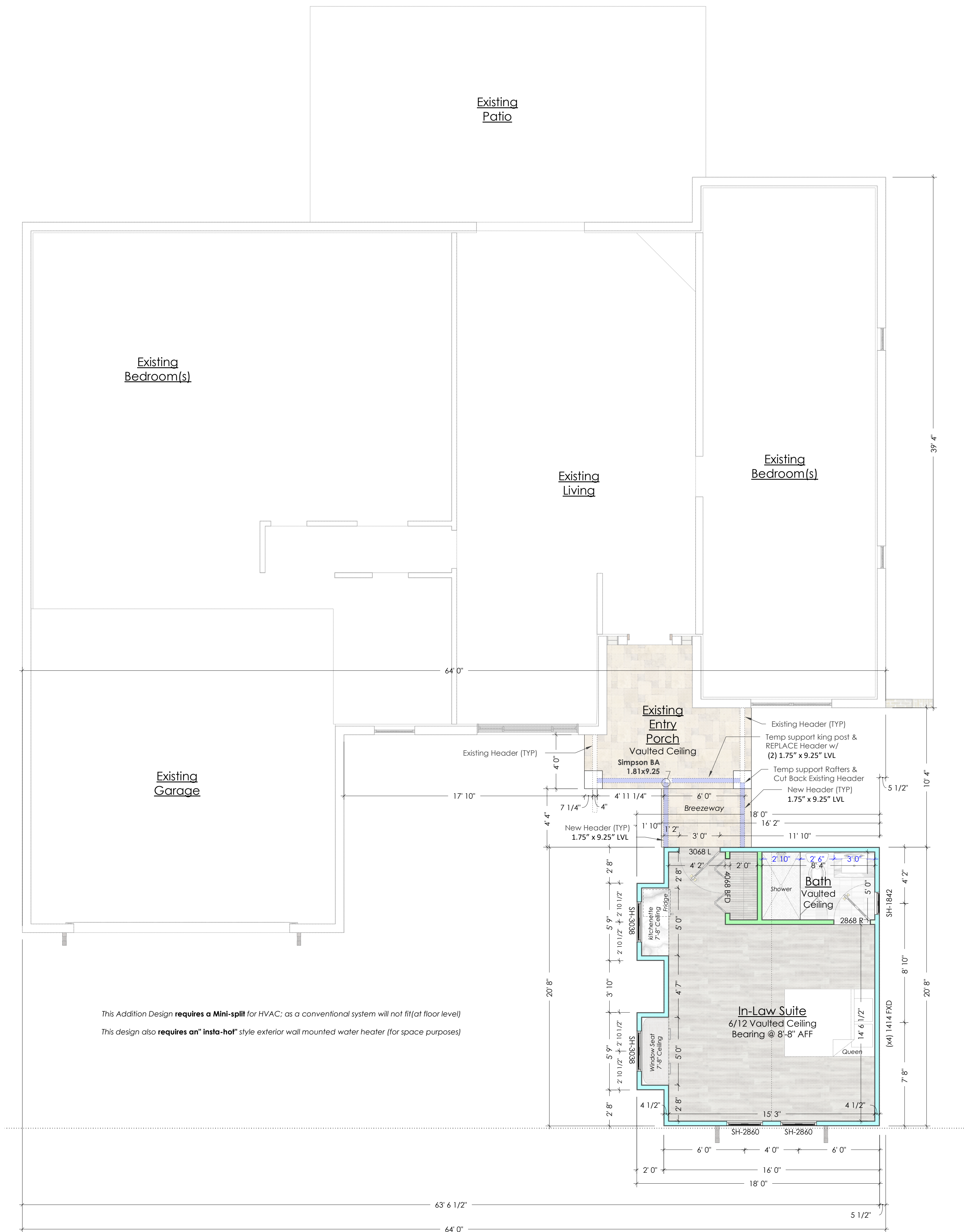
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## FLOOR PLAN




Scale        1/4" = 1'

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05



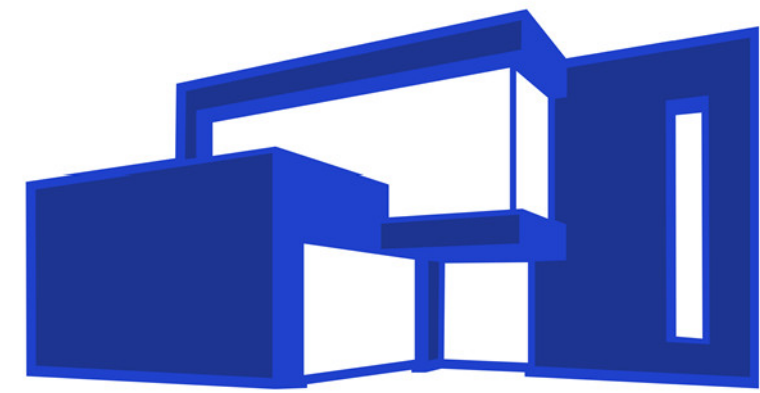
**Wall Legend**

	- New Bearing Frame Wall
	- New Partition Frame Wall
	- Existing Wall

### FLOOR PLAN NOTES:

1. ALL KITCHEN WALLS CONTAINING WALL CABINETS SHALL BE FRAMED AT 16" ON CENTER.
2. FOR MECHANICAL INSTALLATION, ALL TAPES, CONNECTORS, AND MASTIC SHALL BE UL LISTED.
3. ALL INTERIOR GYP CELL BRD IS 1/2" SAG RESISTANT, & IS SCREWED @ 12" O/C.
4. ALL FRAME WALLS ARE NOMINALLY DRAWN AT 4 1/2" ASSUMING 3 1/2" FRAMING WITH 1/2" OF DRYWALL ON EACH SIDE (UNO).
5. ALL DIMENSIONS REFERENCE FACE OF DRYWALL FOR FRAME WALLS, AND FACE OF CMU FOR EXTERIOR WALLS.
- EXCEPT **DIMENSIONS REFERENCE CABINETS, ISLAND, ETC.**
6. ALL CEILING HEIGHTS ARE REFERENCED FROM MAIN FINISHED FLOOR LEVEL AND DO NOT INCLUDE STEP DOWNS.





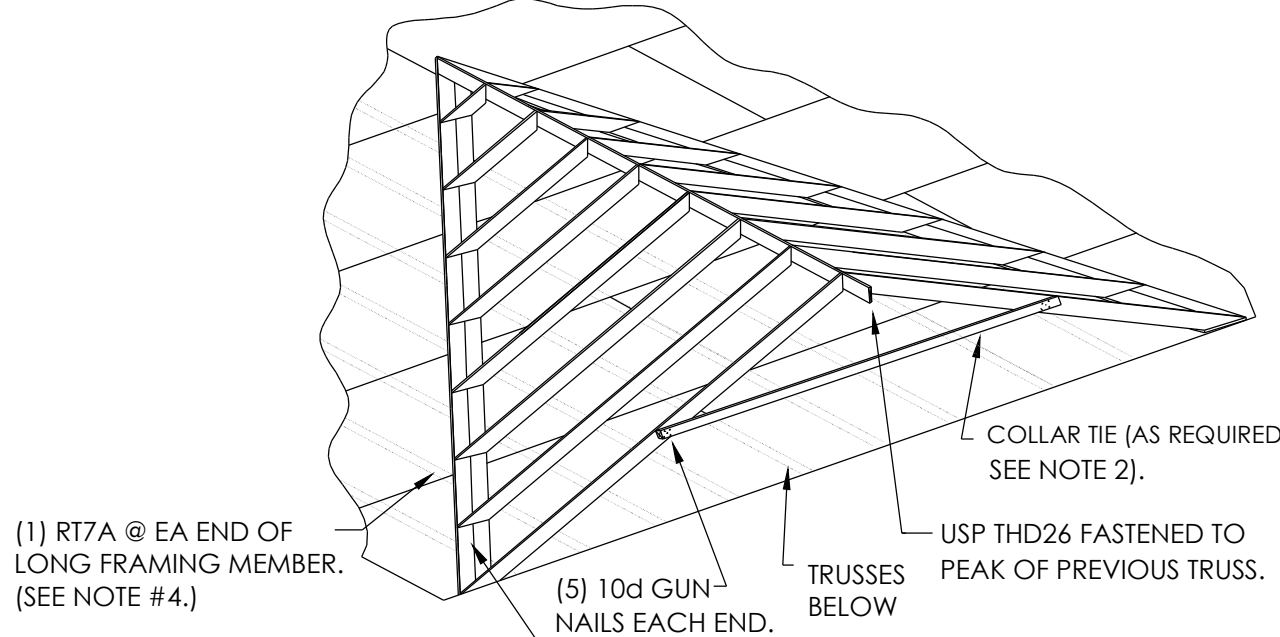
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DESIGNER  
Chris Feddersen

GENERAL VALLEY NOTES:

- 1) RAFTERS TO BE 2x4 SPACED 24" O.C. UP TO 8', USE 2x6 UP TO 12' LENGTH.
- 2) RAFTER LENGTHS (FROM RIDGE TO CLEAT) OVER 12'-0" TO HAVE (2x4) COLLAR TIE, OR VERTICAL KICKER, AT 1/2 RAFTER SPAN (UP TO 24'-0" MAX RAFTER LENGTH).
- 3) RIDGE BOARD SHALL BE 2x6 MIN. FOR 2x4 RAFTERS, & 2x8 MIN. FOR 2x6 RAFTERS.
- 4) ATTACH RAFTERS 4' OR LONGER TO RIDGE BOARD AND CLEAT USING (1) USP RT7A CONNECTOR, NAILED W/ (8) 8dX1-1/2" NAILS, ALL OTHERS TOE-NAIL W/ 0.131X3" GUN NAILS.
- 5) ALL CONVENTIONAL FRAMING LUMBER SHALL BE SPF STUD GRADE OR BETTER.



(1) RT7A @ EA END OF LONG FRAMING MEMBER. (SEE NOTE #4.)

COLLAR TIE (AS REQUIRED, SEE NOTE 2).

USP THD26 FASTENED TO PEAK OF PREVIOUS TRUSS.

TRUSSES BELOW

(5) 10d GUN NAILS EACH END.

(2) 2x4 CLEAT UNDER VALLEY FRAMING. ANCH CLEAT TO EA TRUSS BELOW W/ (4) 10d GUN NAILS FOR VALLEY RAFTERS 6' & LESS. OVER 6' USE USP RT7A CLIPS & USE (2) USP WS45 SCREWS PER CLEAT. -OR- CUT SLOT AND BEND 12" STRAP (FROM ANY MFR) AROUND TRUSS BELOW, FILL ALL HOLES WITH 8dX1-1/2" NAILS (MIN.). SPACE STRAPS EVERY OTHER TRUSS.

1501 VALLEY FRAMING DETAIL  
SCALE: NTS

EXISTING ENTRY ROOF

STRUCTURE: 2x8 RAFTER/RIDGEBEAM/KING POST  
TOP CHORD PITCH: ~12/12  
BOTTOM CHORD PITCH: ~12/12  
EAVE OH: ~1'-9" (U.N.O.)  
GABLE OH: ~1'-9" (U.N.O.)  
MATERIAL/LOADING: SHINGLE  
FASCIA: 8" SQUARE CUT

BREEZEWAY ROOF

STRUCTURE: 2x8 RAFTER/COLLAR TIE  
TOP CHORD PITCH: ~12/12  
BOTTOM CHORD PITCH: ~12/12  
EAVE OH: MATCH EX.  
GABLE OH: N/A  
MATERIAL/LOADING: SHINGLE  
FASCIA: 8" SQUARE CUT

ADDITION MAIN ROOF

STRUCTURE: 2x6 RAFTER @ 16" O/C  
2x10 RIDGEBEAM  
2x4 COLLAR TIES  
TOP CHORD PITCH: 12/12  
BOTTOM CHORD PITCH: 6/12  
EAVE OH: 1'-4" (U.N.O.)  
GABLE OH: 1'-0" (U.N.O.)  
MATERIAL/LOADING: SHINGLE  
FASCIA: 6" SQUARE CUT

EYEBROW ROOF

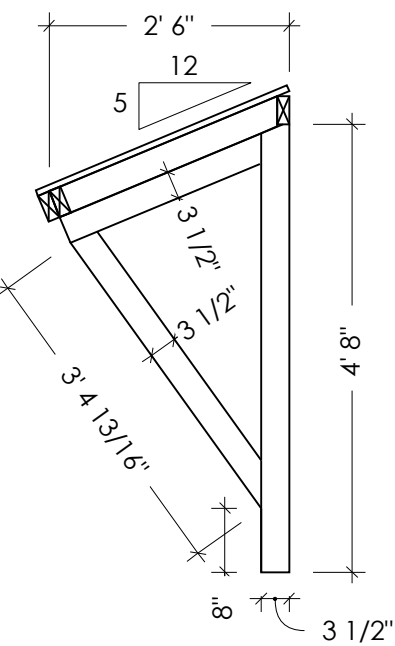
STRUCTURE: 2x4 RAFTERS  
2x6 STRUCTURAL FASCIA BOARD  
2x4 (MIN. WIDTH) STRUCTURAL KNEE BRACES  
TOP CHORD PITCH: 5/12  
BOTTOM CHORD PITCH: N/A  
EAVE OH: 30"  
GABLE OH: 6"  
MATERIAL/LOADING: METAL  
FASCIA: 6" SQUARE CUT

ADDITION BUMP-OUT ROOF(S)

STRUCTURE: 2x4 RAFTER  
TOP CHORD PITCH: 12/12  
BOTTOM CHORD PITCH: N/A  
EAVE OH: 1'-0" (U.N.O.)  
GABLE OH: 0'-6" (U.N.O.)  
MATERIAL/LOADING: SHINGLE  
FASCIA: 6" SQUARE CUT

EYEBROW ROOF

STRUCTURE: 2x4 RAFTERS  
2x6 STRUCTURAL FASCIA BOARD  
2x4 (MIN. WIDTH) STRUCTURAL KNEE BRACES  
TOP CHORD PITCH: 5/12  
BOTTOM CHORD PITCH: N/A  
EAVE OH: 30"  
GABLE OH: 6"  
MATERIAL/LOADING: METAL  
FASCIA: 6" SQUARE CUT



1/2"=1'

Entry Attached Guest Suite

REVISIONS	Date
Description	

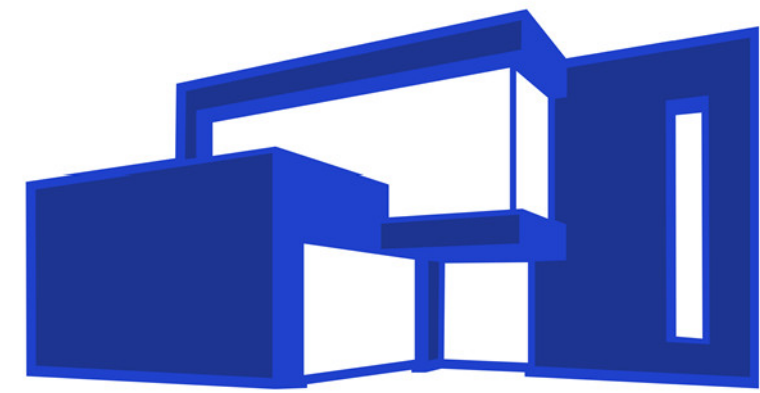
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ROOF PLAN

Scale 1/4" = 1'





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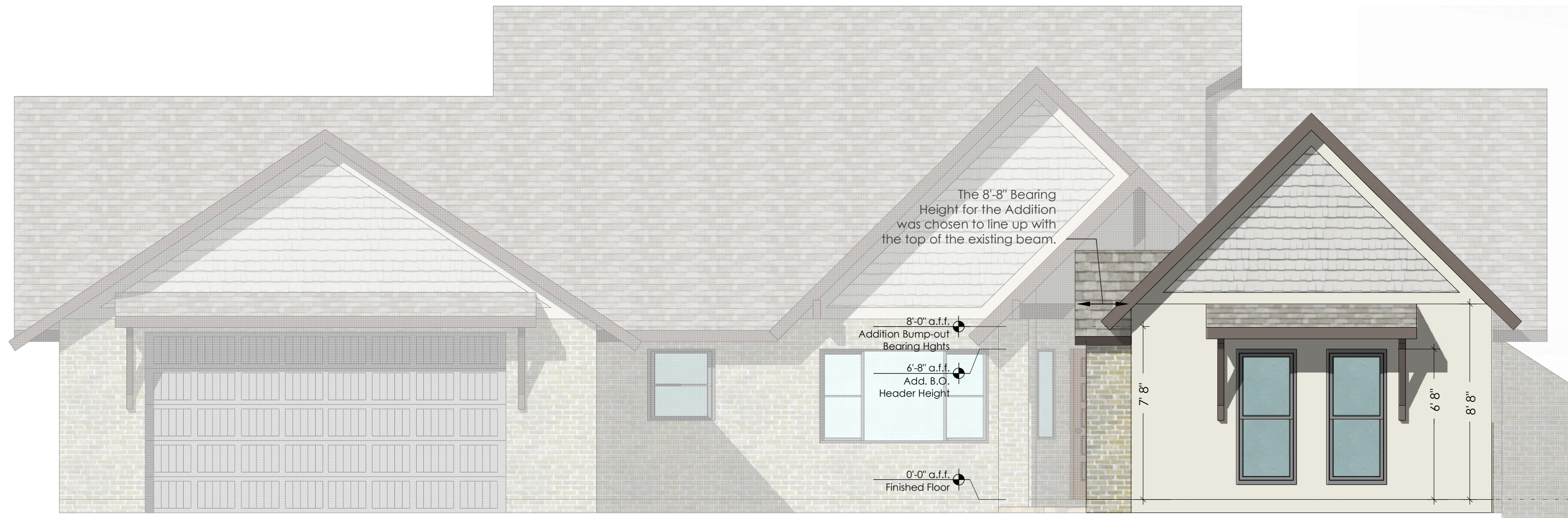
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ELEVATION VIEWS  
FRONT & RIGHT

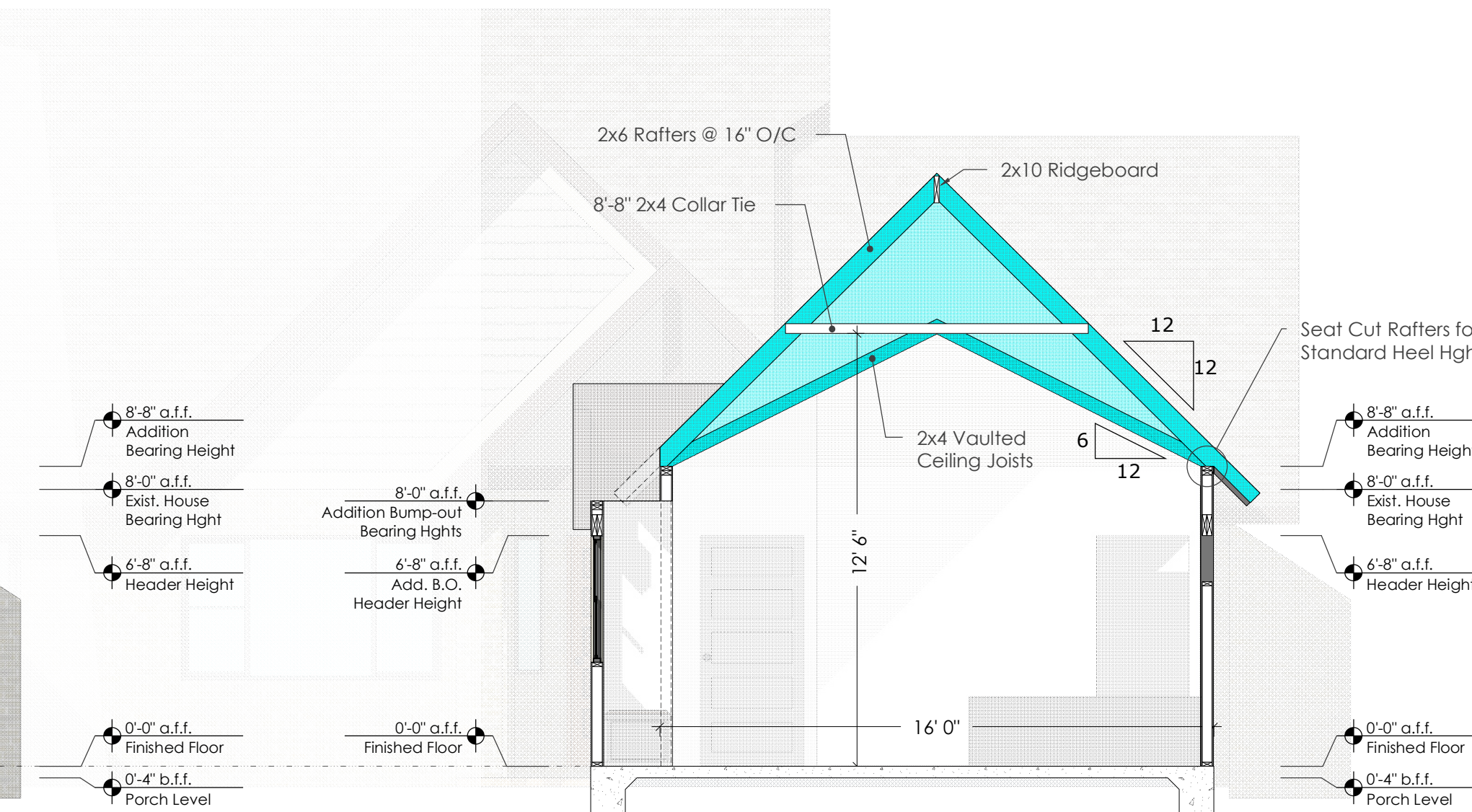
Scale 1/4" = 1'

PAGE NO.

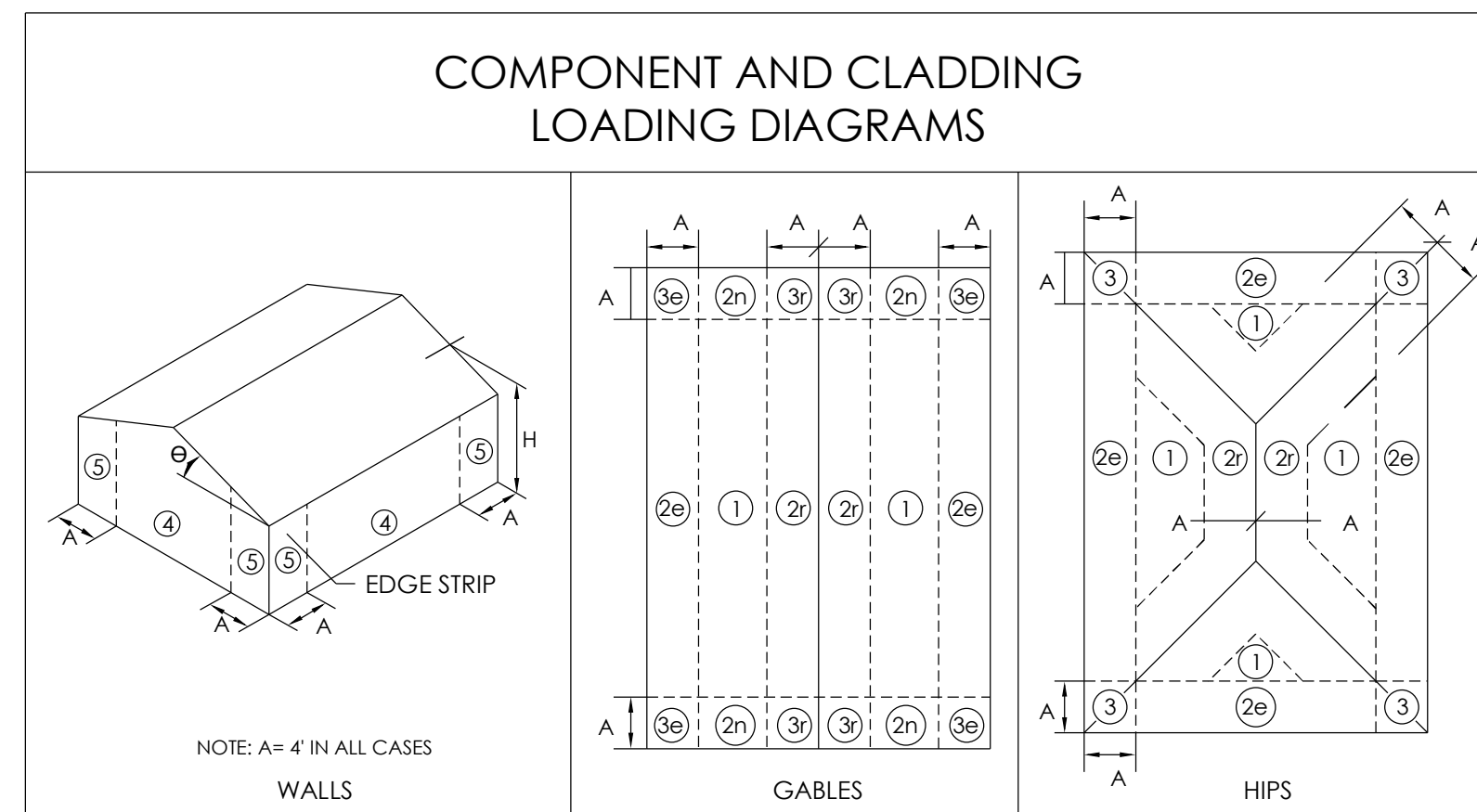
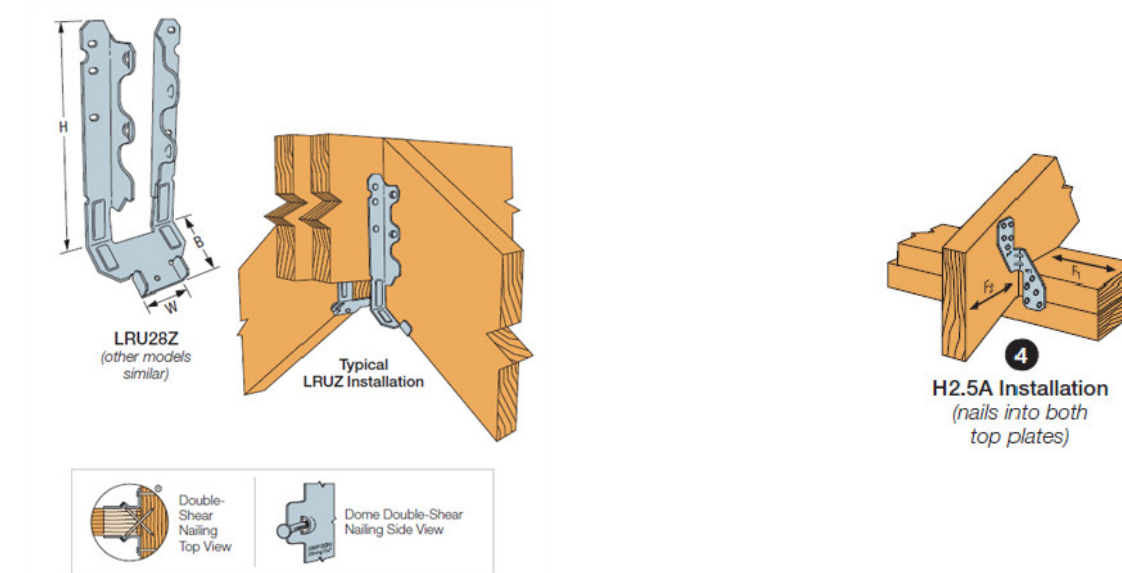
07



Front Elevation



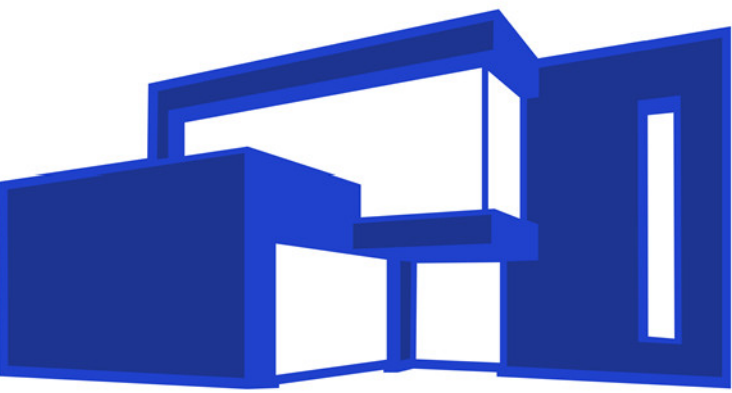
Front Cross Section  
NTS



Right Elevation

COMPONENTS & CLADDING PRESSURES TABLE				
ALLOWABLE STRESS DESIGN - 150 MPH ULTIMATE				
EXP. C, GABLE ROOF ANGLE: 27°<φ<45° (6.1-12:12)				
MEAN ROOF HT H ≤ 15' INTERNAL PRESS COEFF: ±0.18				
ZONE	LOCATION	WIND AREA (ft2)	PRESSURE (psf)	
1	ROOF INTERIOR	SF <= 10	26.8	-49.3
		SF >= 20	23.9	-41.8
		SF >= 50	19.9	-31.8
		SF >= 100	16.9	-24.4
2	ROOF EDGE	SF <= 10	26.8	-54.3
		SF >= 20	23.9	-48.5
		SF >= 50	19.9	-40.8
		SF >= 100	16.9	-35.0
3	ROOF CORNER	SF <= 10	26.8	-66.7
		SF >= 20	23.9	-59.2
		SF >= 50	19.9	-49.3
		SF >= 100	16.9	-41.8
4	WALL	SF <= 10	29.4	-31.8
		SF >= 20	28.0	-30.6
		SF >= 50	26.2	-28.7
		SF >= 100	24.9	-27.4
5	WALL CORNER	SF >= 500	21.9	-24.4
		SF <= 10	29.4	-39.3
		SF >= 20	28.0	-36.6
		SF >= 50	26.2	-33.1
		SF >= 100	24.9	-30.6
		SF >= 500	21.9	-24.4
PRESSURES BASED UPON TABLE R301.2(2)				





ARMISTEAD DESIGN INC

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

Project  
DESIGNER  
Chris Feddersen

Entry Attached Guest Suite

REVISIONS	Date
Description	

When it's all done

YOU'RE GOING TO LOVE THIS HOUSE

Satisfied Customer  
987 4th St  
Cocoa Beach, FL 32931

Project No.  
00000000

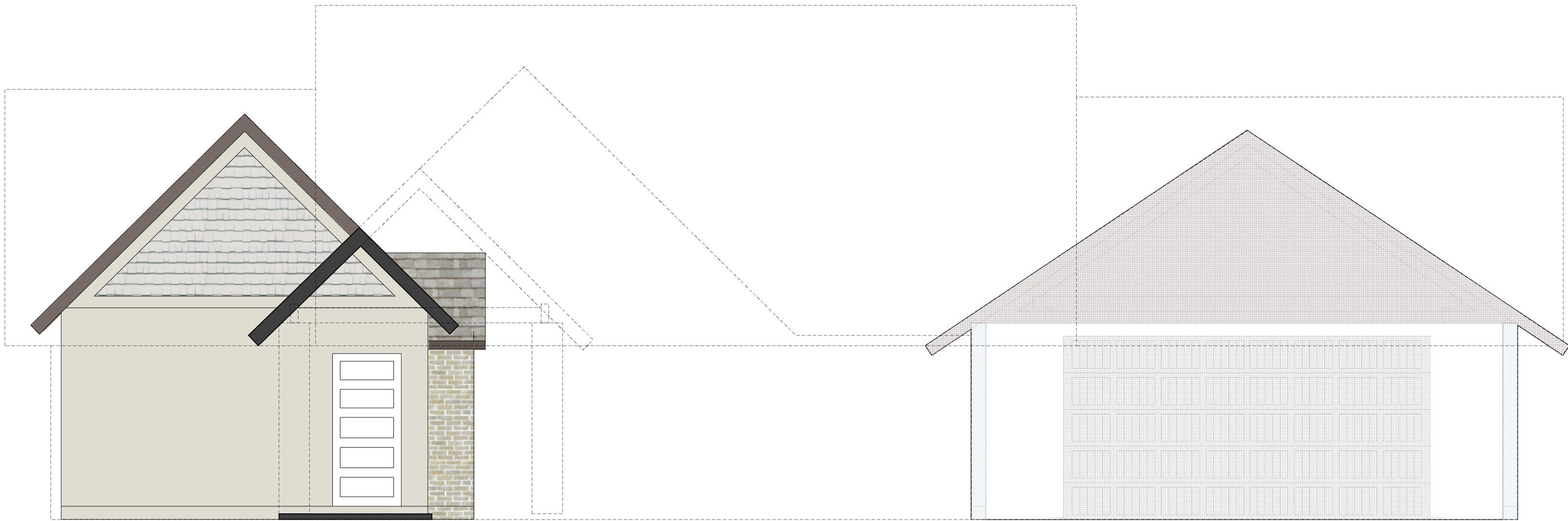
FIELD CONDITIONS, PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESIGN INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MEASURED ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

ELEVATION VIEWS  
REAR & LEFT

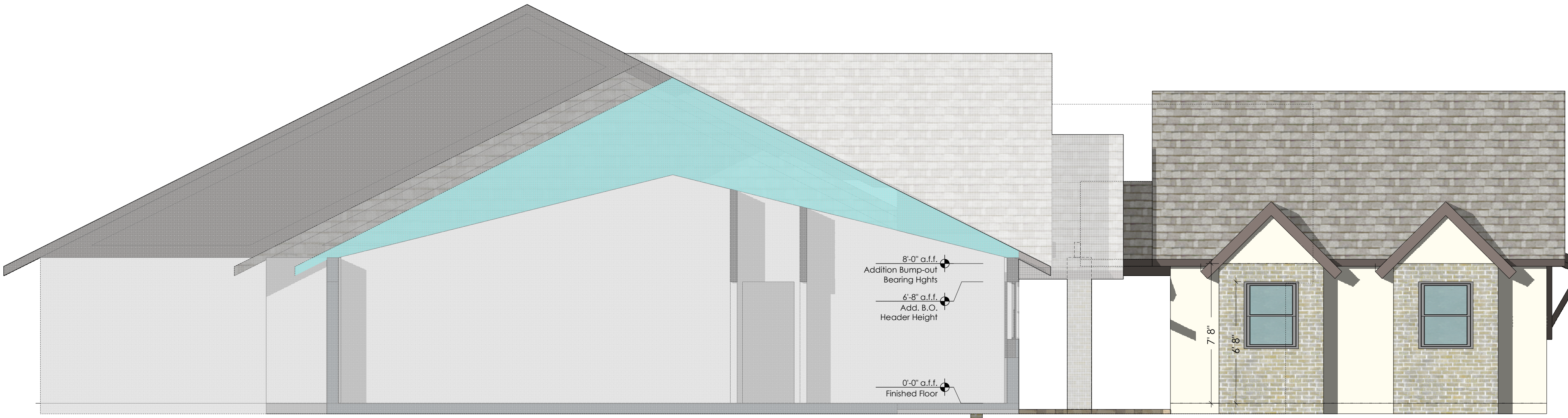
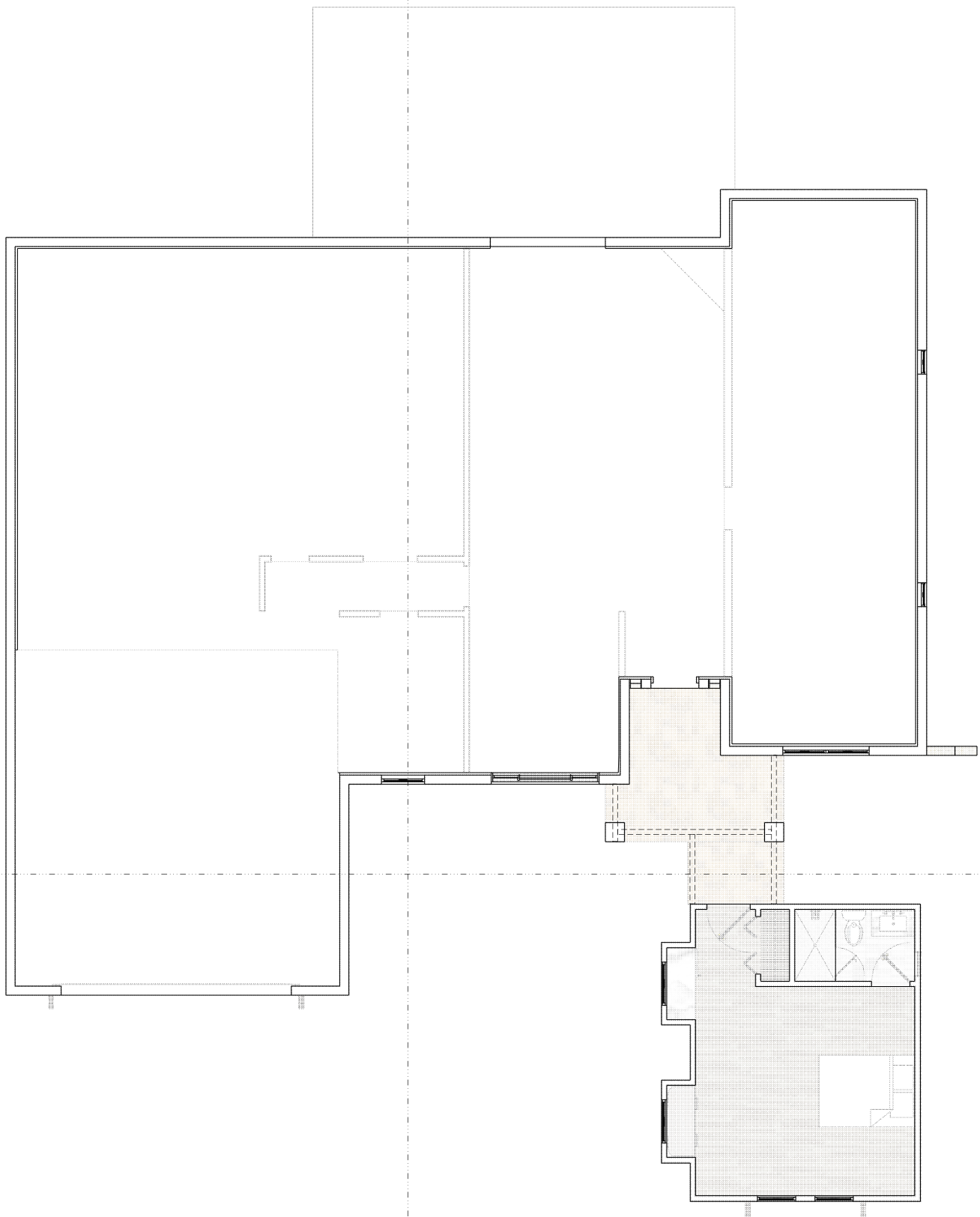
Scale 1/4" = 1'

PAGE NO

08



Rear Cross Section



Left Cross Section

8'-8" a.f.f.  
Addition  
Bearing Height

8'-0" a.f.f.  
Ext. House  
Bearing Height

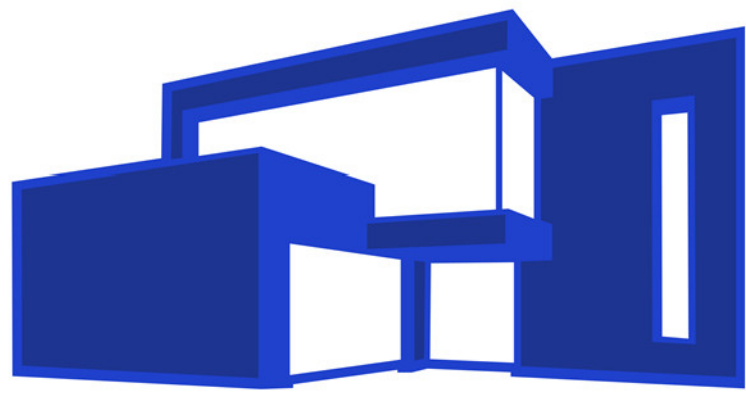
8'-8" a.f.f.  
Header Height

0'-0" a.f.f.  
Finished Floor

0'-1.5" b.f.f.  
Rear Porch Level

0'-4" b.f.f.  
Garage Level  
Lanal Level





ARMISTEAD DESIGN INC

Electrical General Notes

1. All work shall comply with the current National Electrical Code and must comply with local utility requirements for service connections.
2. Conduit that penetrates wall must be sealed. Wall surfaces that are disturbed shall be repaired and painted to match the existing surface.
3. All electrical equipment and equipment with electrical circuits shall be grounded in accordance with NFPA 70 Article 250.
4. All electrical equipment and enclosures, raceways, and HVAC equipment shall be effectively grounded to ensure personal safety.
5. 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.
6. Water pipes or metal structures entering the building from the outside shall be grounded.
7. Provide telephone outlets & Cable TV outlets at client specified locations.
8. All 15a and 20a, 120v branch circuits must be protected by a listed AFCI device per NEC Article 210.12.
9. Install tamper resistant receptacles where required by NEC Article 406.12.
10. Smoke Alarms to be placed in accordance with FBC R314

625 Pen Drive  
Meritt Island, Florida 32992  
Phone: (321) 454-6499  
www.ArmisteadDesign.com

Project  
DESIGNER  
Chris Feddersen

REVISIONS

Description

Date

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). (THIS DRAWING SHEET IS NOT SIGNED AND SEALED)

Entry Attached Guest Suite

→ When it's all done ←  
YOU'RE GOING TO LOVE THIS HOUSE

Satisfied Customer  
987 4th St  
Cocoa Beach, FL 32931

Project No.  
00000000

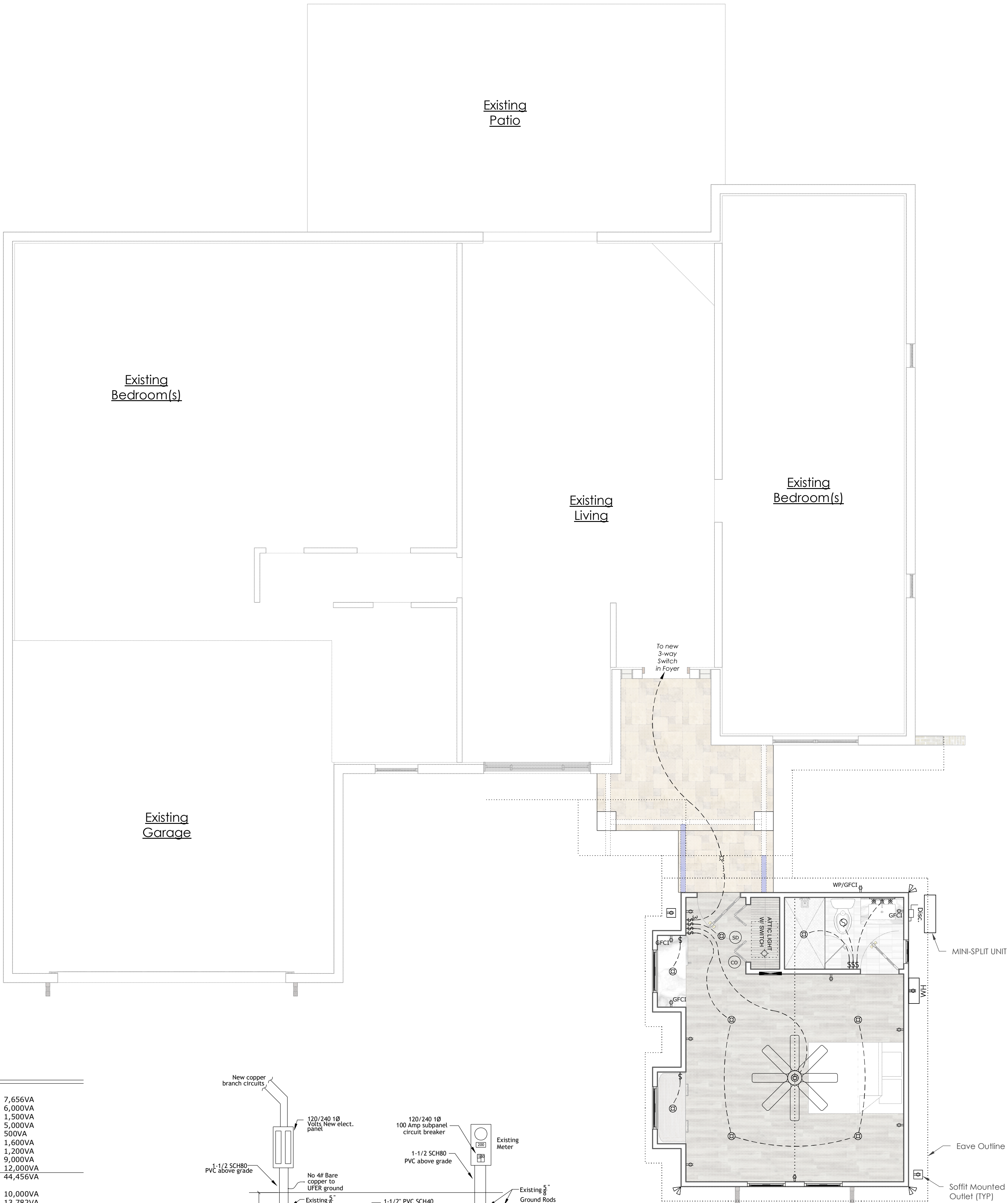
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ELECTRICAL PLAN

Scale



1/4" = 1'



Electrical Load Calculation			
General Load			
2552sf at 3VA	20A /12ga	7,656VA	
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 (x2)	30A /10ga	9,000VA	
Range	50A/8ga	12,000VA	
General Load		44,456VA	
First 10kVA at 100%		10,000VA	
Remainder at 40%		13,782VA	
Sub-Total General Load		23,782VA	
Air Conditioning (x2)		20,000VA	
Rated Total		43,782VA	
Calculated Load	Rated Total/240V=	182A	

