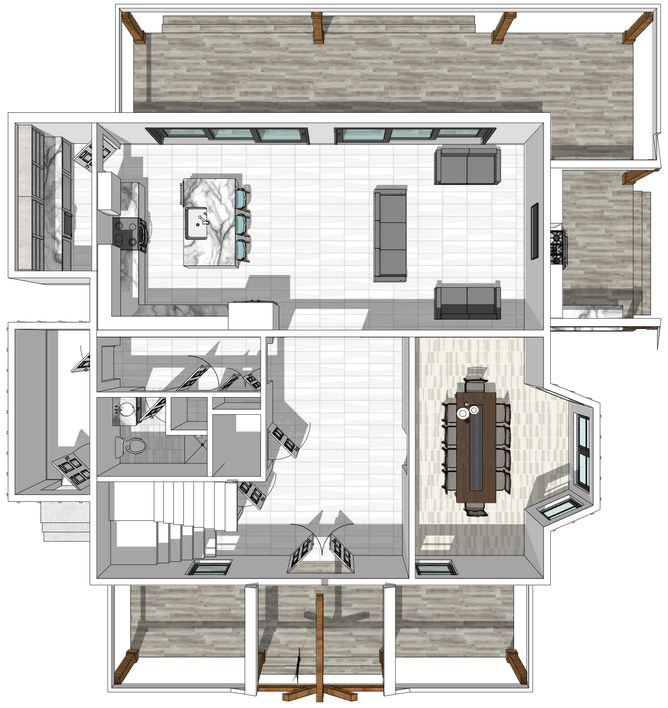
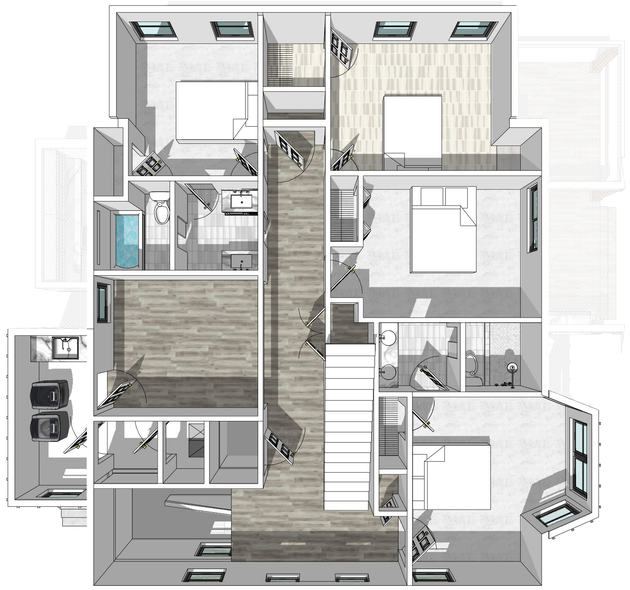
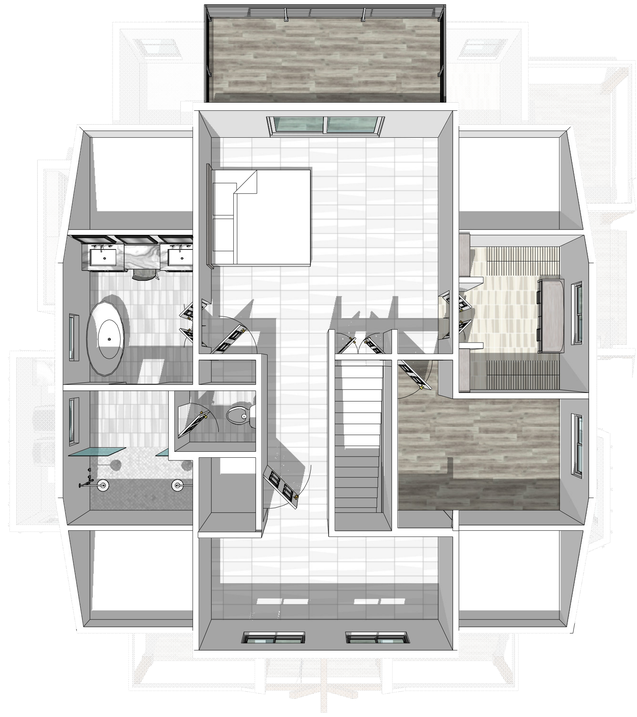








General Structure Data:

Occupancy Type: R-3
Construction Type: V-B
Building Area: 4383sf

Existing Area Calculations

1st Floor

Living:	1307sf
Entry Porch:	77sf
Rear Porch:	457sf

2nd Floor

Living:	1178sf
Side Porch:	77sf
Rear Porch:	240sf

Totals

Living:	2485sf
Total Area:	3336sf

Post Construction Area Calculations

1st Floor

Living:	1326sf
Entry Porch:	239sf
Rear Porch:	442sf

2nd Floor

Living:	1399sf

3rd Floor

Living:	838sf
Sun Deck:	139sf

Totals

Living:	3563sf
Total Area:	4383sf

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

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Project DESIGNER
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STRUCTURAL ONLY

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Description	Date

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COVER PAGE

Scale ◆ 1/4" = 1'

PAGE №

01

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 (concrete cast against and permanently exposed to earth)	clear footings, 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. Conrol 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

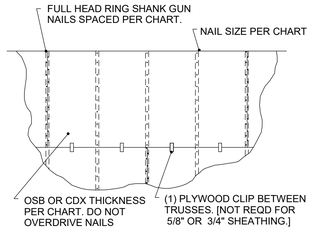
1. Structural lumber shall be 2X4 SPF Grade 2 minimum. Stud spacing on interior and exterior bearing walls shall be 16"oc UNO. Walls shall be anchored with 1/2" dia. anchor bolts, 10" long spaced 48"oc UNO.
2. 2X studs at 16" O.C. shall be used for interior partition walls. Stud spacing for all walls 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

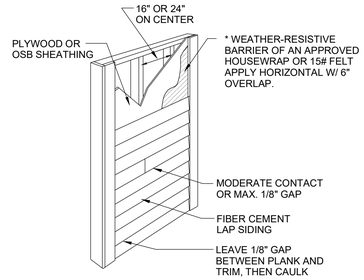
1. Moisture and leaks are major concerns. Contractor shall ensure all ventilation including but not limited to roof & any crawl space (as applicable) are installed per current Code requirement.
2. Contractor shall ensure all roof, wall, door, window, deck, and balcony flashings & waterproofings are installed 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.

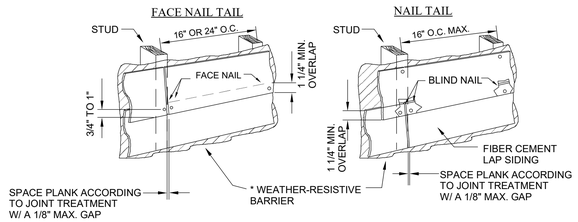


USE 8d GUN NAILS FOR SHEATHING 15/32" OR LESS. OTHERWISE USE 10d GUN NAILS. E = PANEL EDGES, F = PANEL FIELD.

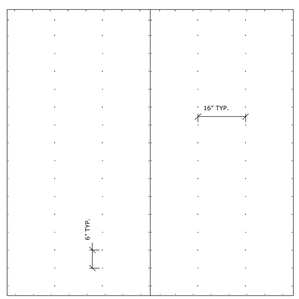
MPH	EXPOSURE B				EXPOSURE C				EXPOSURE D			
	SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)		SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)		SHEATHING THICKNESS (IN)	SPAN RATING (IN)	NAIL SPACING (IN)	
			E	F			E	F			E	F
140	7/16	24/16	6	6	19/32	40/20	6	6	19/32	40/20	6	6
150	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



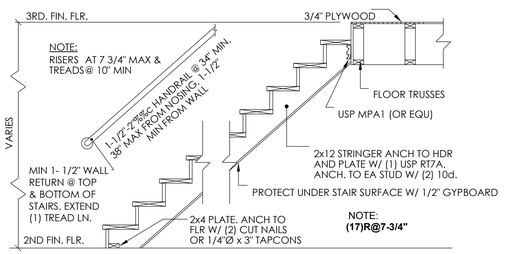


FIBER CEMENT SIDING NAILING
LAPNAIL.dwg SCALE: NTS 01OCT12

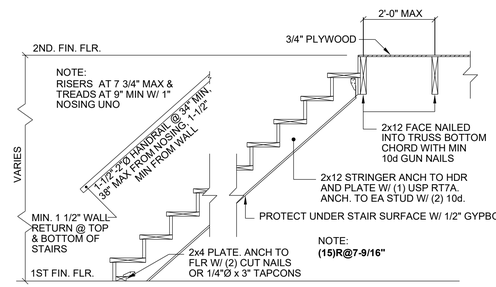


USE 8d GUN NAILS (2" x .113"Ø MIN.) SPACED 6" O/C.
PLACE NAILS 3/8" MIN. FROM EDGES & 2" MIN FROM CORNERS.
PROVIDES 200 plf OF SHEAR STRENGTH.

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



1401D 31MAR18 2nd to 3rd FLOOR STAIR DETAIL
SCALE: NTS



1401B 22MAR06 1st to 2nd FLOOR STAIR DETAIL
SCALE: NTS

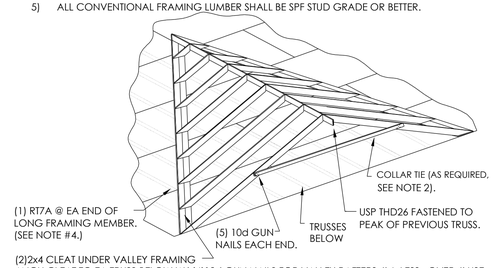
Wind Load Notes

These plans prepared to comply with FBC latest edition (see G1).

1. Ultimate Design Wind Speed: 160mph
2. Exposure Category: D
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. Roof live load = 20 PSF Floor live load = 40 PSF
8. Internal Pressure Coefficient: +/-0.18
9. Risk Category II

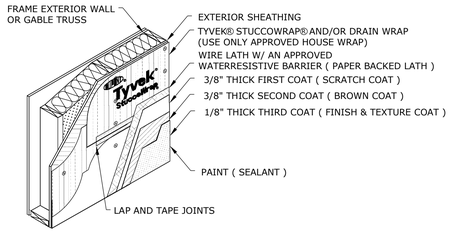
GENERAL VALLEY NOTES:

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.



1501 09FEB15 VALLEY FRAMING DETAIL
SCALE: NTS

STUCCOFRM.dwg WOOD FRAME STRUCTURE w/STUCCO 25APR12



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 APROVED 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.

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Project DESIGNER
Chris Feddersen

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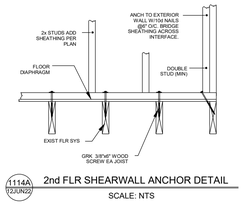
REVISIONS
Description Date

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NOTES & DETAILS

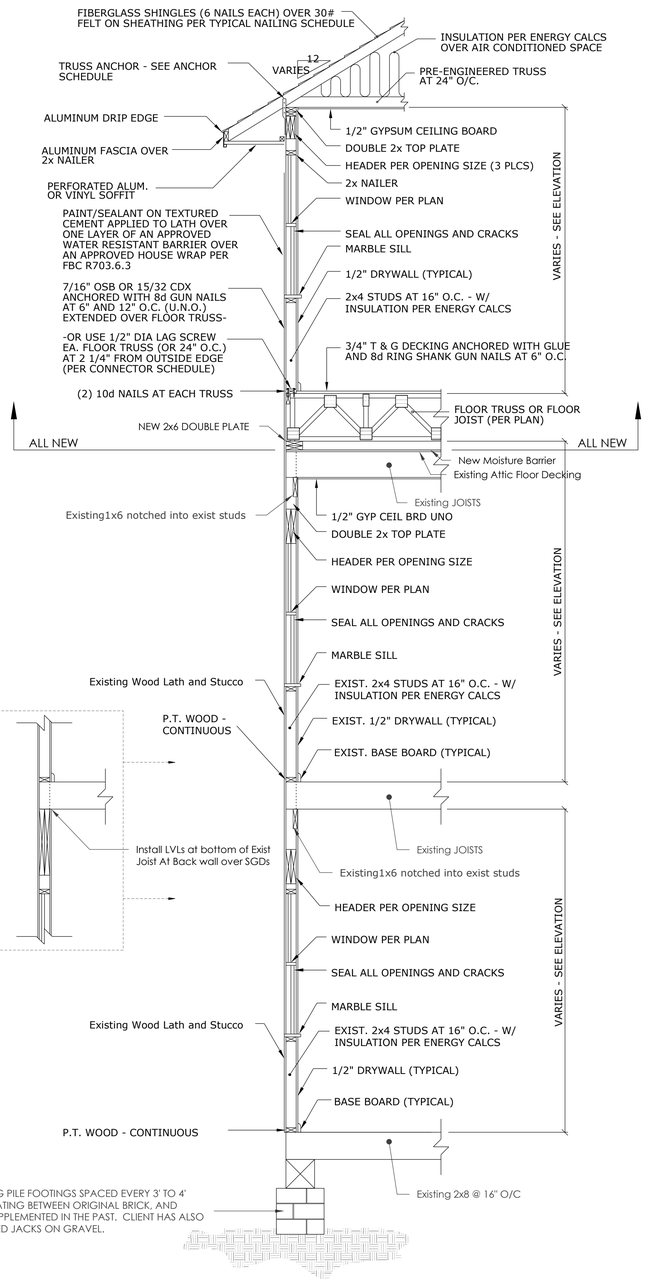
Scale ◆ 1/4" = 1'

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02



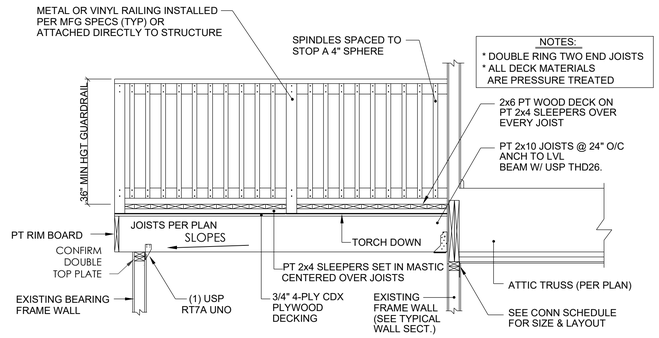
1114A 22JUN22 2nd FLR SHEARWALL ANCHOR DETAIL

SCALE: NTS



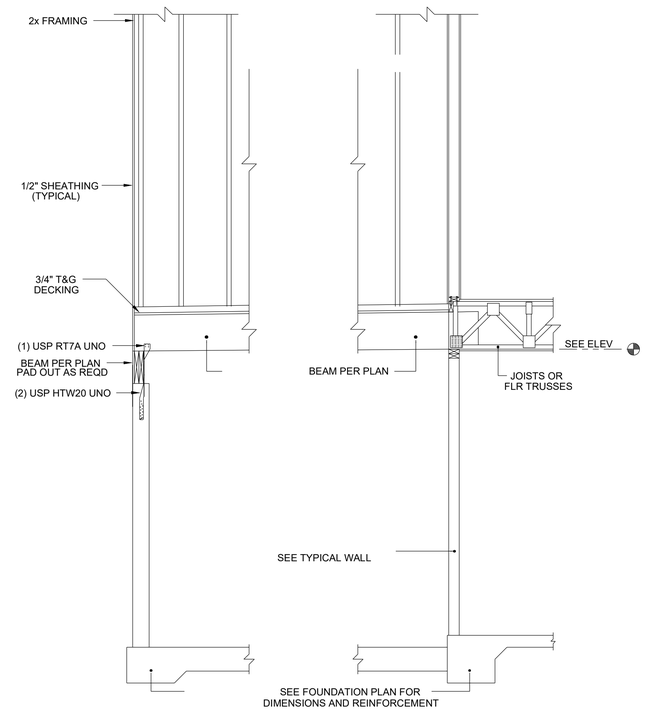
0111F 21SEP07 TYPICAL WALL SECTION

SCALE: NTS



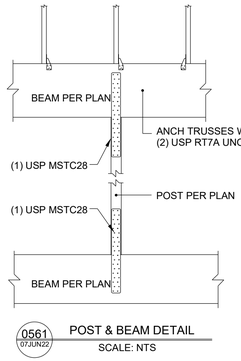
1611F 21APR06 DECK ATTACHMENT DETAIL

SCALE: NTS



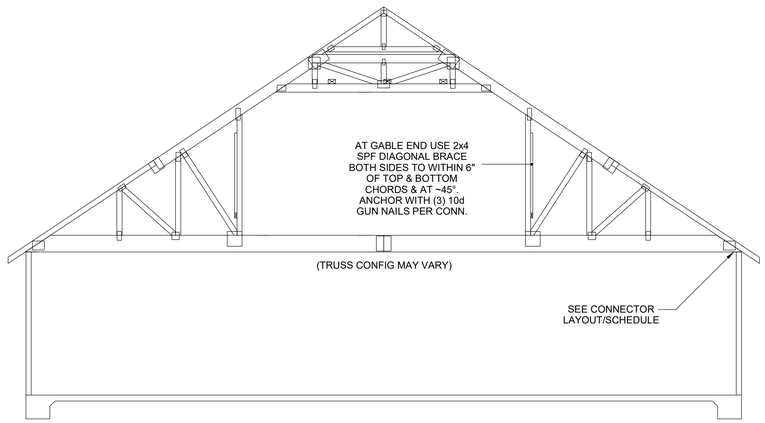
0377F 07JUN22 PORCH DETAIL

SCALE: NTS



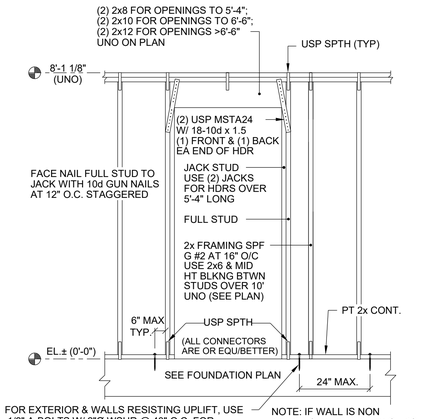
0561 07JUN22 POST & BEAM DETAIL

SCALE: NTS



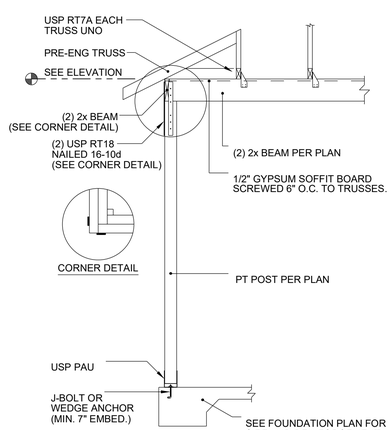
1537F 07JUN22 ATTIC TRUSS END BRACING

SCALE: NTS



0801F 26JUN10 BEARING FRAME WALL DETAIL

SCALE: NTS



0302 07JUN22 PORCH COLUMN DETAIL

SCALE: NTS

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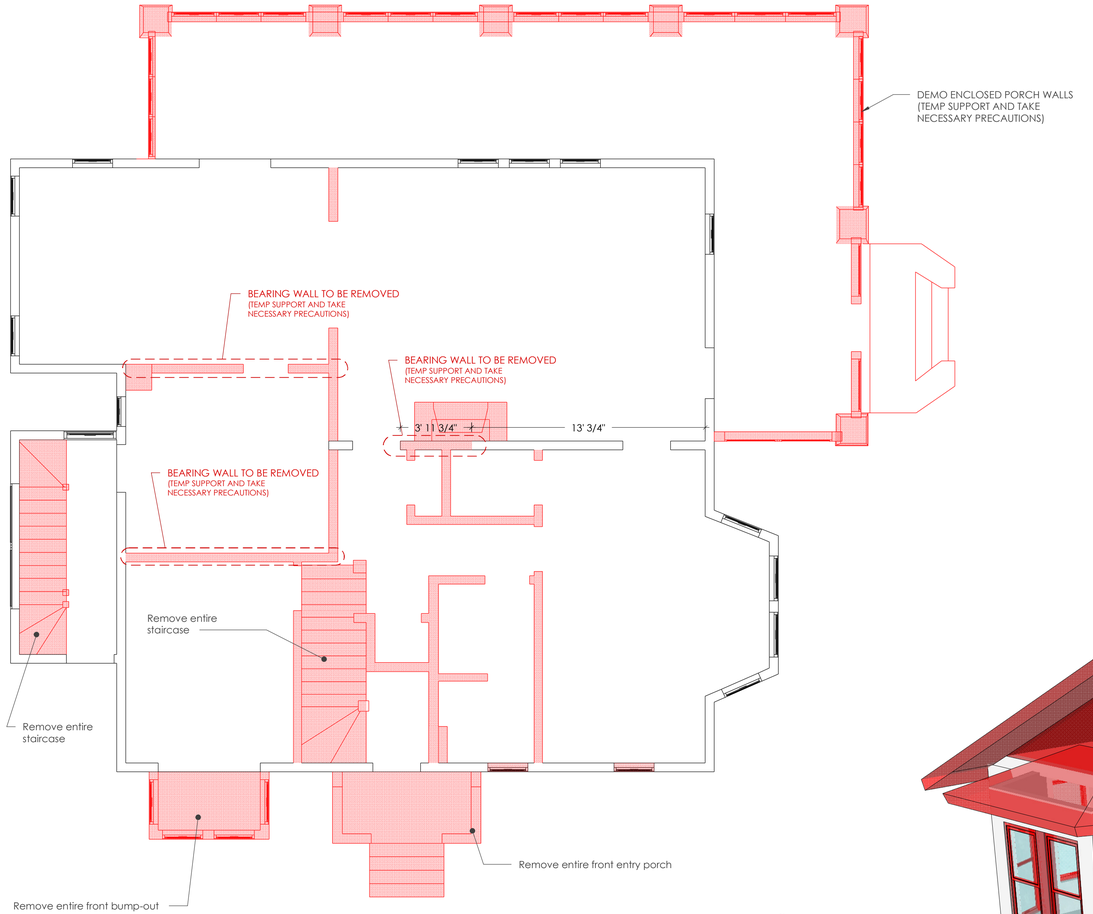
FIELD CONDITIONS, PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESING INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MORE ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

ADDITIONAL NOTES & DETAILS

Scale ◆ 1/4" = 1'

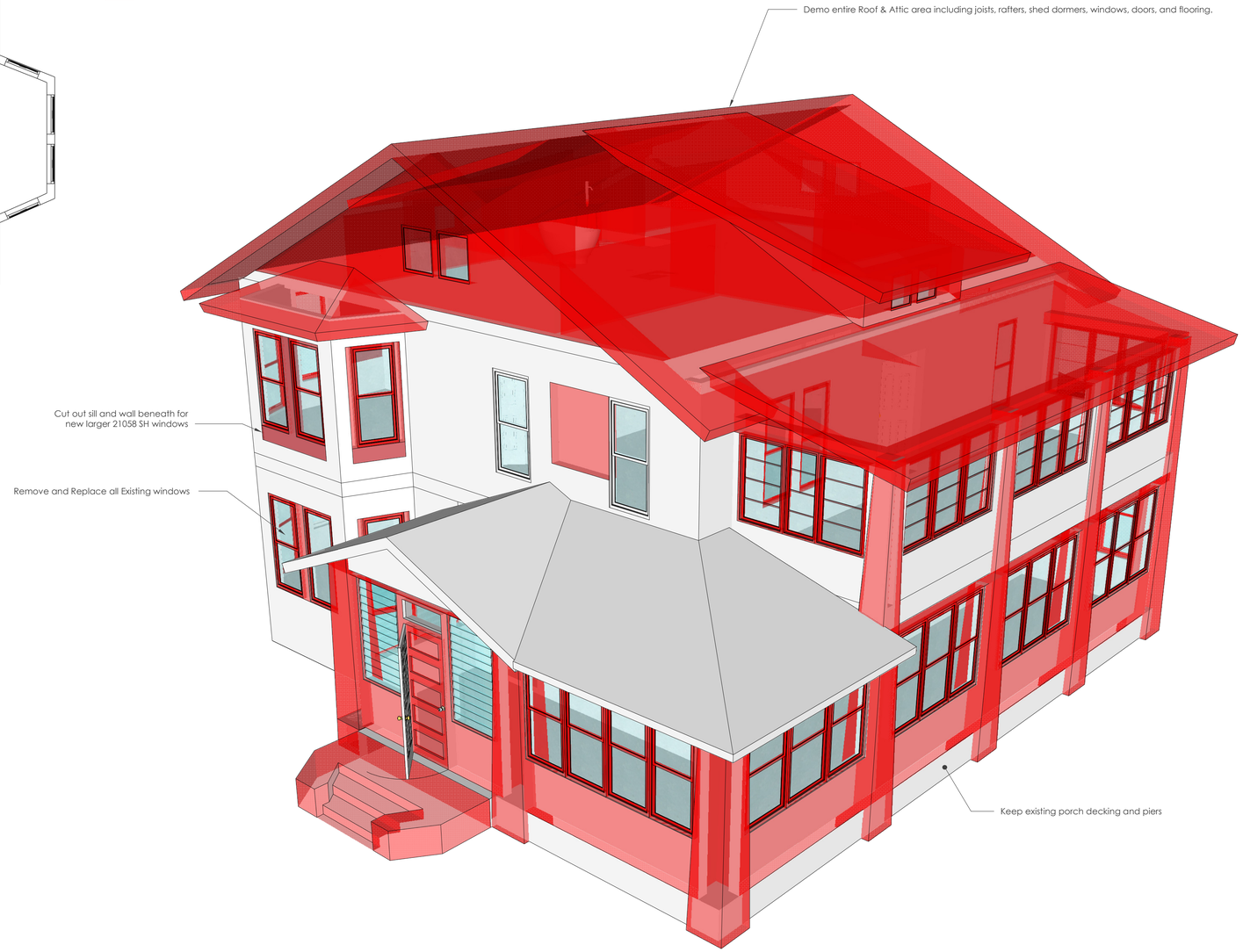
PAGE №

03



FIRST FLOOR DEMO PLAN

SCALE: 1/4"=1"



3D REAR RIGHT EXTERIOR VIEW

SCALE: NTS

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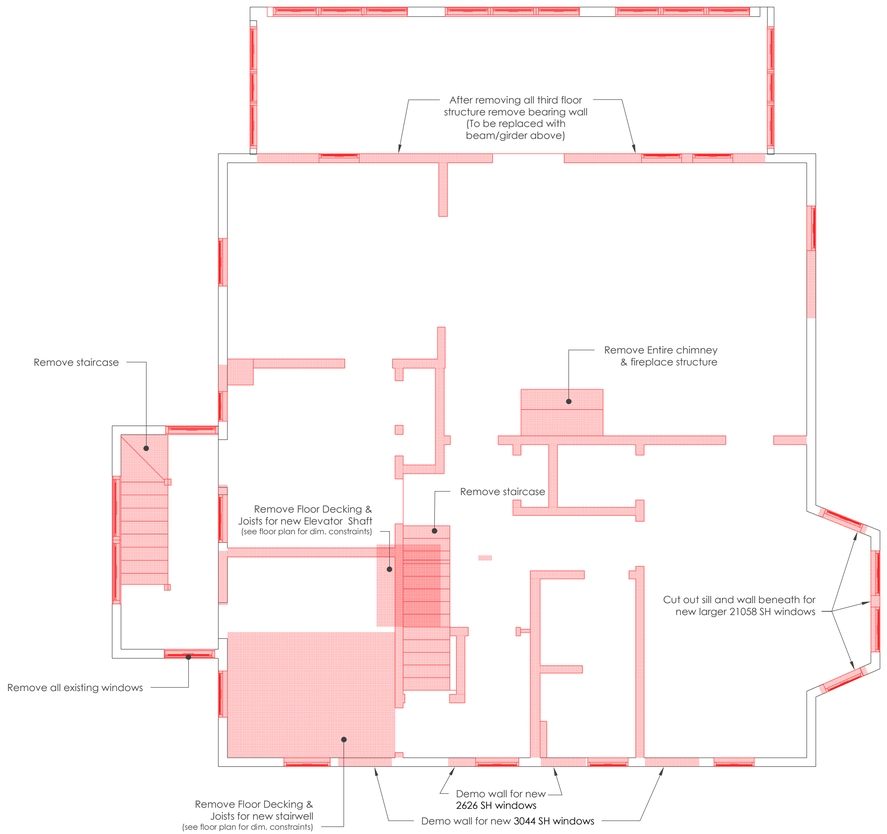
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DEMO PLAN I

Scale ◆ *NTS*

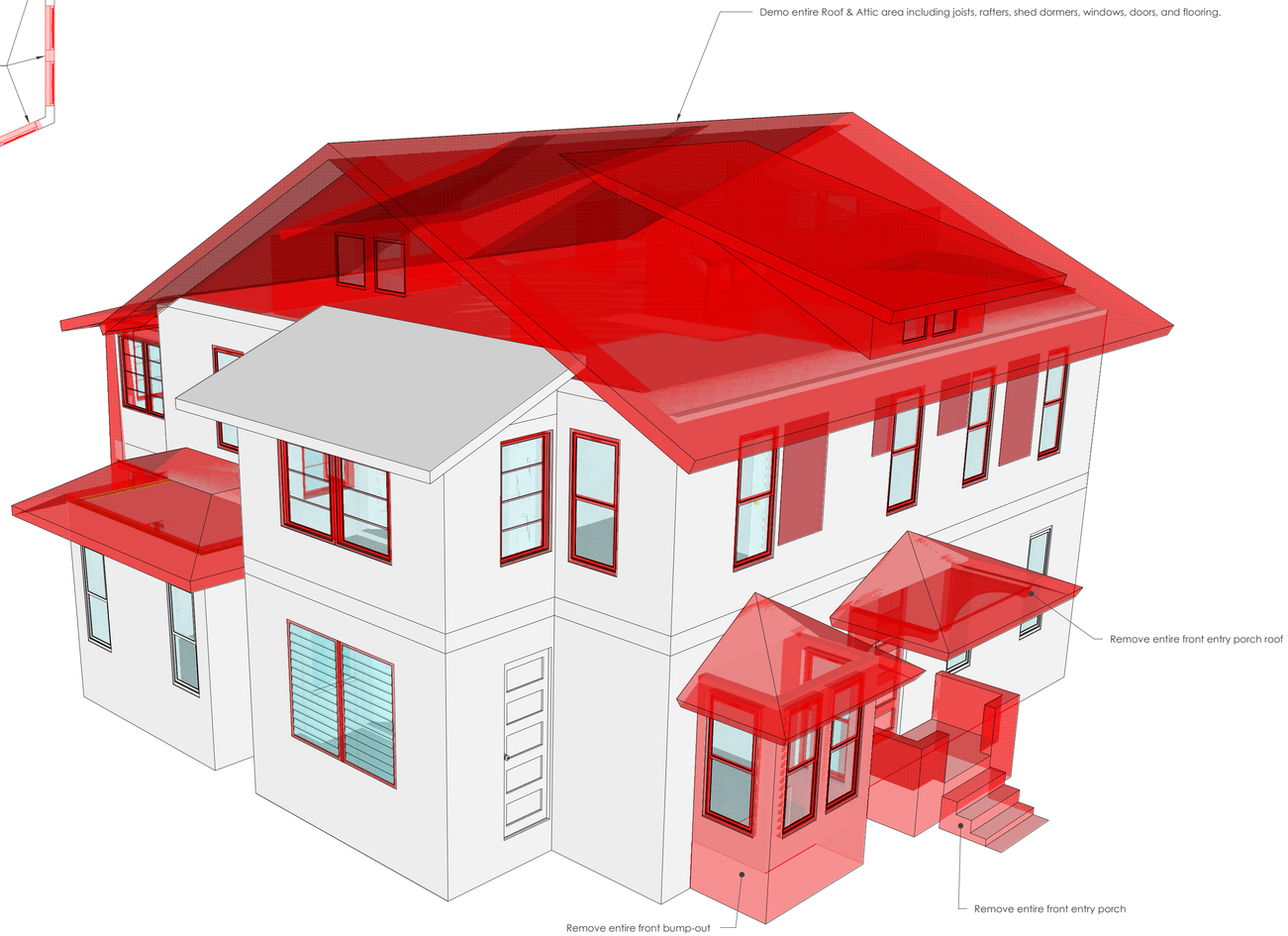
PAGE №

04



SECOND FLOOR DEMO PLAN

SCALE: 1/4"=1'



3D FRONT LEFT EXTERIOR VIEW

SCALE: NTS

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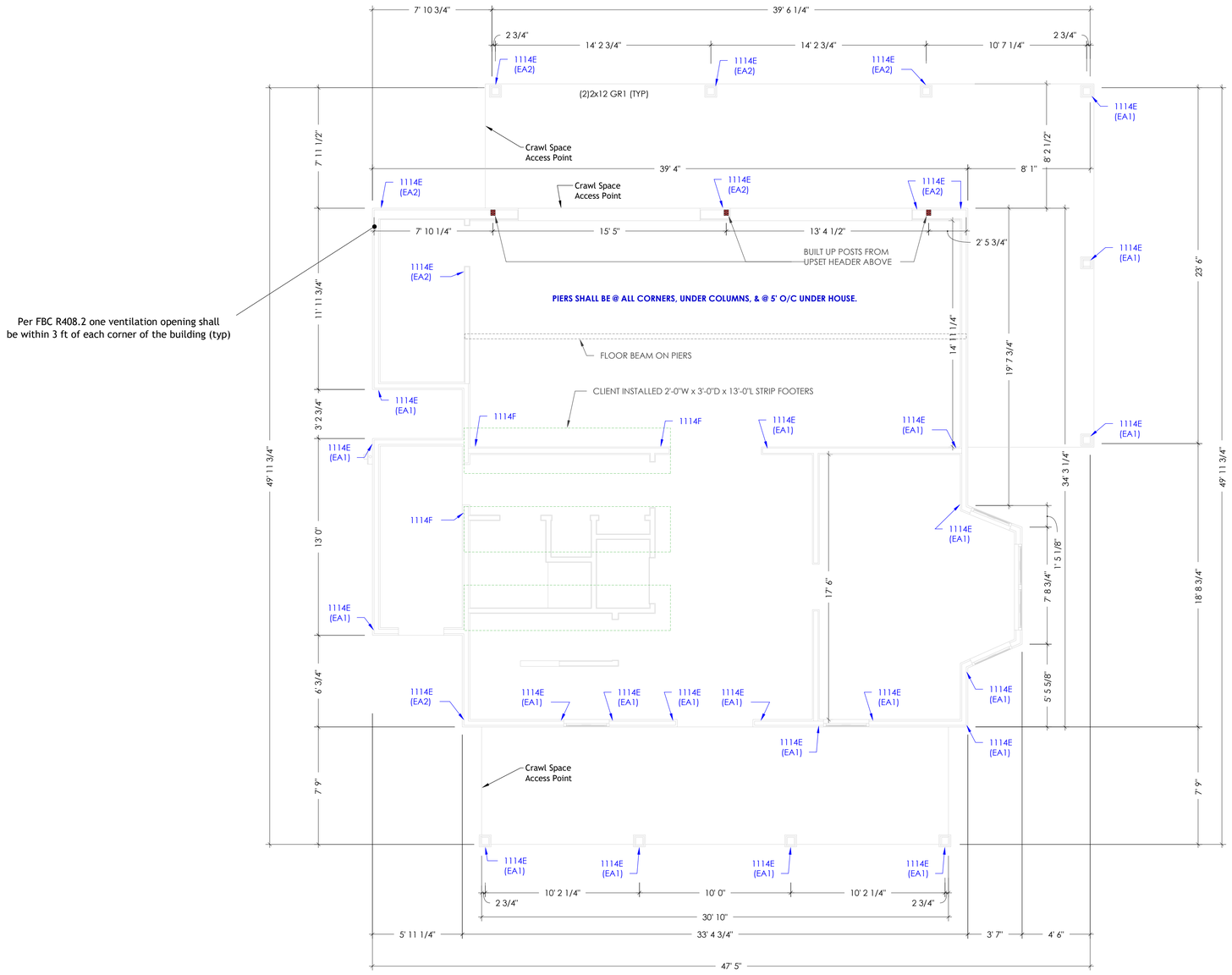
FIELD CONDITIONS , PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESING INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MORE ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

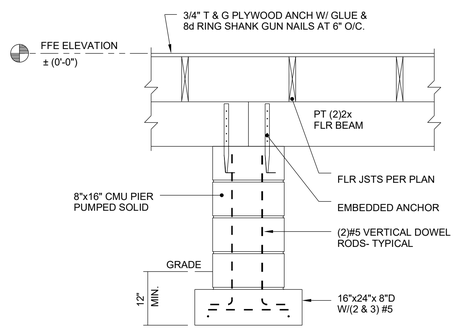
DEMO PLAN II

Scale ◆ *NTS*

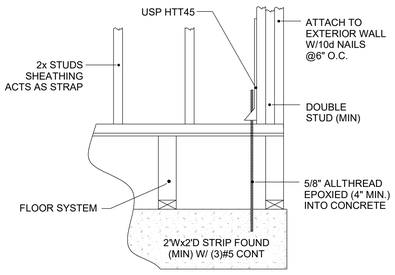
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05

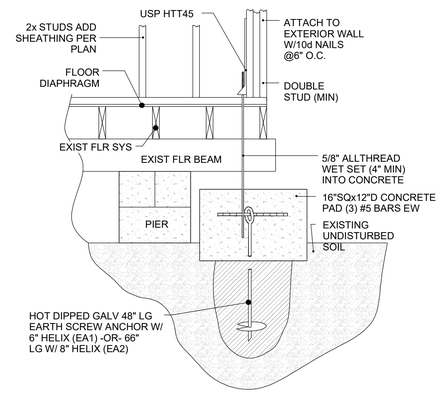




PIER2 12FEB20 TYPICAL PIER SECTION
SCALE: NTS



1114F 30MAY22 INTERIOR SHEARWALL END ANCHOR DETAIL
SCALE: NTS



1114E 05JUN22 INTERIOR SHEARWALL END ANCHOR DETAIL
SCALE: NTS

Crawl Space Ventilation Calcs

Remodeled Living

Ex. 1st Floor Living: 1326sf

Req Ventilation Net Free Area
@ 1sf Ventilation NFA per 150sf UFA
1326 / 150= **8.84sf NFA Minimum Ventilation**

Remodeled Rear Porch

Remodeled Porch on East Side: 442sf

Req Ventilation Net Free Area (New SW Porch)
@ 1sf Ventilation NFA per 150sf UFA
442 / 150 = **2.95sf NFA Minimum Ventilation**

Addition Front Porch

New Addition to West Side: 239sf

Req Ventilation Net Free Area (New SW Porch)
@ 1sf Ventilation NFA per 150sf UFA
239 / 150 = **1.59sf NFA Minimum Ventilation**

FIELD LOCATE CRAWL SPACE ACCESS FOR ALL SPACES

Perimeter of total house must provide a minimum of 13.38 sf NFA ventilation, as well as the stemwall footprint under the Living area being updated (If necessary) to provide a minimum of 8.84sf of NFA.

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Merritt Island, Florida 32952
Phone: (321) 454-6499
www.ArmisteadDesign.com
Project DESIGNER
Chris Feddersen

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REVISIONS
Description Date

Historic Three Story Remodel

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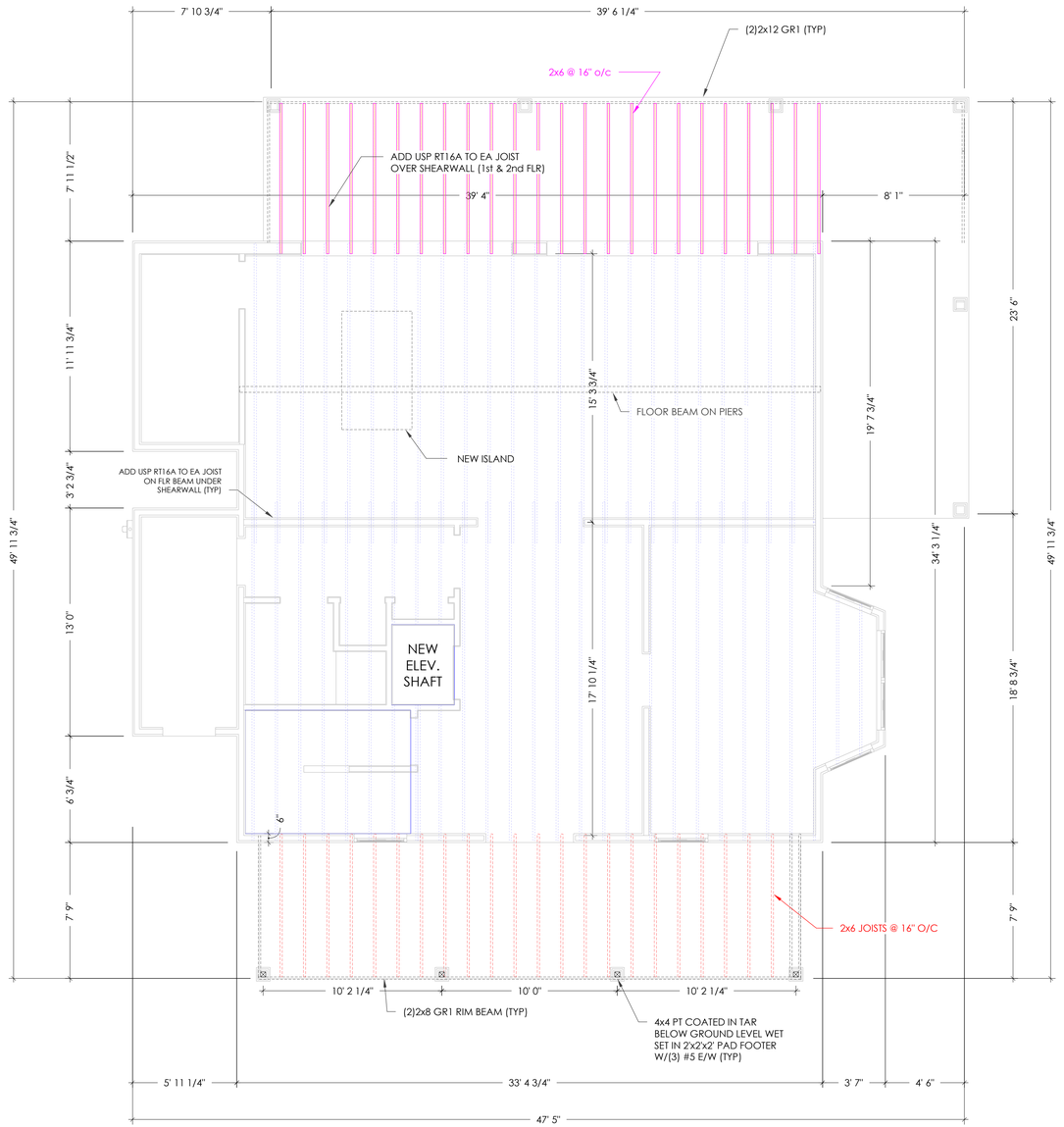
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FIELD CONDITIONS, PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESING INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MORE ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

FOUNDATION PLAN

Scale ◆ 1/4" = 1'

PAGE №
06



JOIST INSTALLATION PLAN

SCALE: 1/4"=1"

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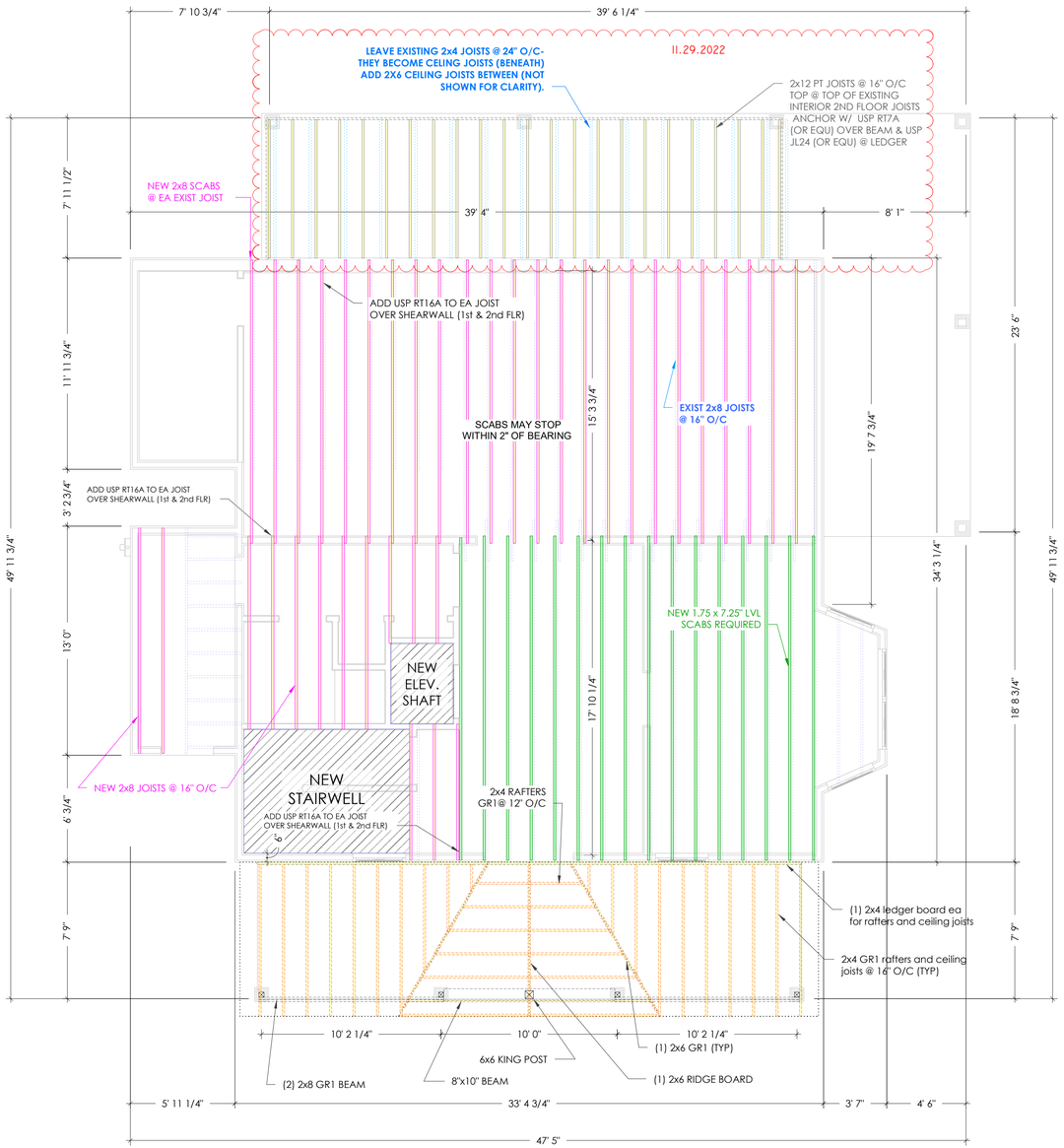
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JOIST PLAN
FIRST FLOOR

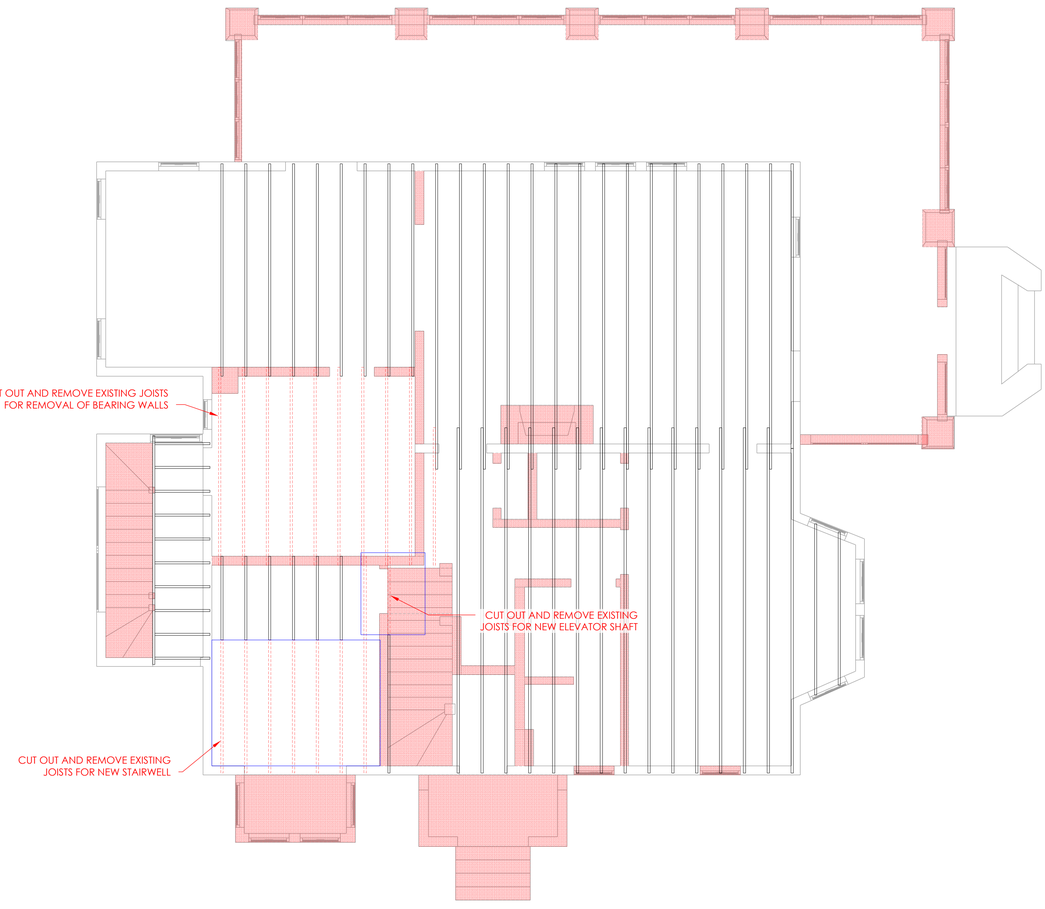
Scale ◆ 1/4" = 1'

PAGE №
07



JOIST & RAFTER INSTALLATION PLAN

SCALE: 1/4"=1"



JOIST DEMO PLAN

SCALE: 1/4"=1"

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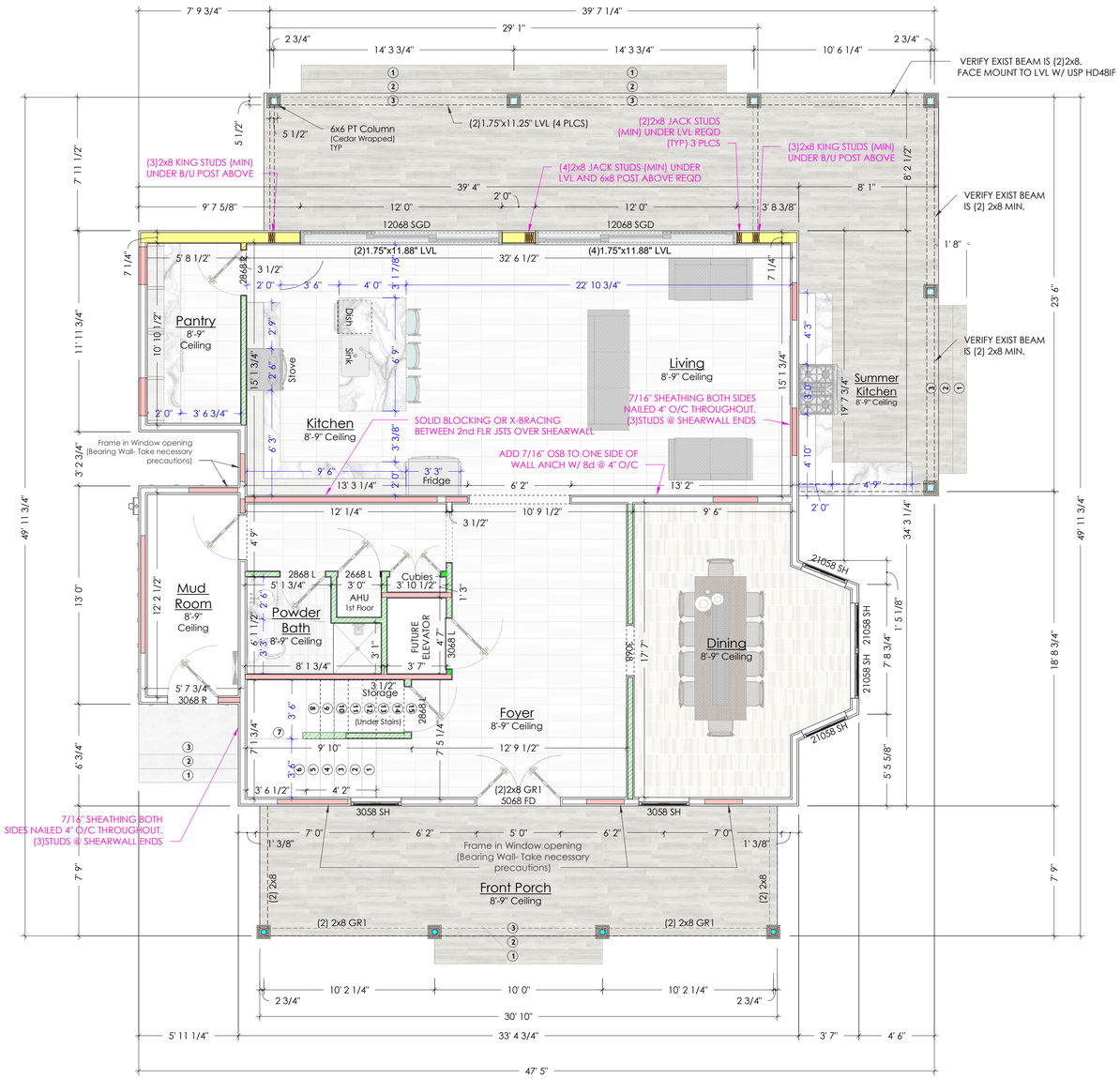
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JOIST PLAN
SECOND FLOOR

Scale ◆ 1/4" = 1'

PAGE №
08



+This plan assumes the use of exterior wall mounted "insta-hot" style water heaters.

++The Ducting for the first floor HVAC and proper crawl space ventilation is the HVAC Contractor's responsibility.

Wall Legend

- New PT 6x6 Column
- -New Bearing Frame Wall
- New Frame Wall
- -New 2x8 Bearing 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 CEIL BRD IS 1/2" SAG RESISTANT, & IS SCREWED @ 12" O/C. USE 1/2" GYP BRD (MIN) ON GARAGE FRAME WALLS. USE 20 MIN RATED DOOR & FRAME (w/ CLOSER) TO GARAGE.
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 REFERENCING KITCHEN CABINETS & ISLAND.
6. ALL CEILING HEIGHTS ARE REFERENCED FROM MAIN FINISHED FLOOR LEVEL AND DO NOT INCLUDE STEP DOWNS.

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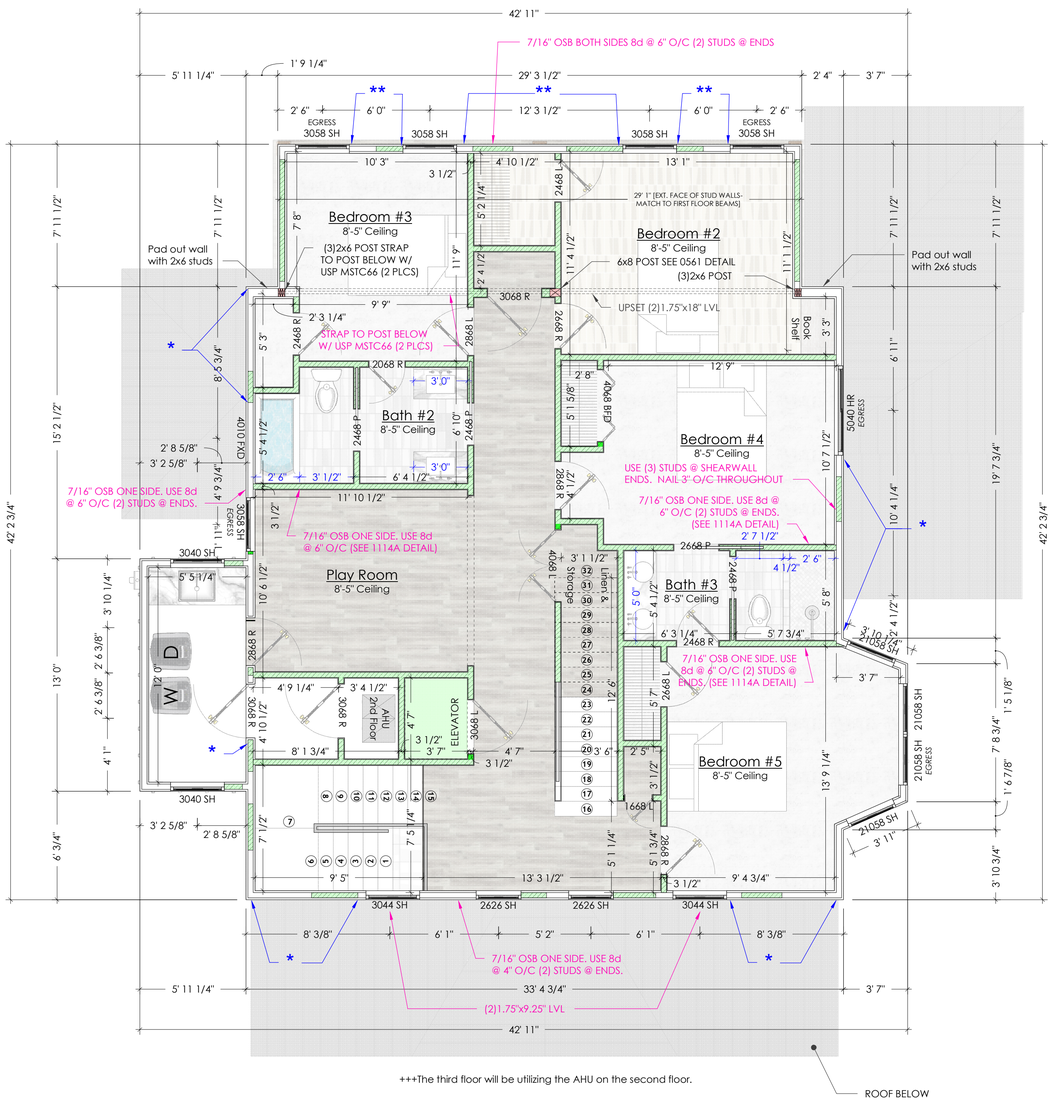
FLOOR PLAN
FIRST FLOOR

Scale ◆ 1/4" = 1'

PAGE №
09

* ADD USP KST260 STRAP @ 2nd FLR SHEARWALL ENDS. SPAN ACROSS & CENTERED ON FLOOR SYSTEM. GO FROM DOUBLE (OR TRIPLE) STUDS ABOVE TO MULTIPLE STUDS BELOW. ENSURE STUDS ARE ALIGNED. ADD STUDS AS NECESSARY.

** ADD USP MSTC66 WRAP AROUND BOTTOM OF BEAM COMING UP ABOUT 10" ON THE BACKSIDE



+++The third floor will be utilizing the AHU on the second floor.

ALL EXTERIOR FRAME WALLS ARE TO BE CONSIDERED LOAD BEARING

Wall Legend	
	- New Frame Wall
	- Existing Wall

FLOOR PLAN NOTES:

1. FOR MECHANICAL INSTALLATION, ALL TAPES, CONNECTORS, AND MASTIC SHALL BE UL LISTED.
2. ALL INTERIOR GYP CEIL BRD IS 1/2" SAG RESISTANT, & IS SCREWED @ 12" O/C.
3. ALL INT. FRAME WALLS ARE NOMINALLY DRAWN AT 4 1/2" ASSUMING 3 1/2" FRAMING WITH 1/2" OF DRYWALL ON EACH SIDE. ALL EXTERIOR FRAME WALLS ARE NOMINALLY DRAWN AT 6" ASSUMING 1/2" OF DRYWALL ON INSIDE, 1/2" OF PLYWOOD -OR- OSB SHEATHING ON OUTSIDE IS NOT REPRESENTED.
4. ALL DIMENSIONS REFERENCE FACE OF DRYWALL FOR FRAME WALLS, AND FACE OF CMU FOR EXTERIOR WALLS, EXCEPT DIMENSIONS REFERENCING CABINETS, & BUILT-INS.
5. ALL CEILING HEIGHTS ARE REFERENCED FROM MAIN FINISHED FLOOR LEVEL AND DO NOT INCLUDE STEP DOWNS.
6. OPERABLE SECOND FLOOR WINDOWS WITH THE TOP OF THE SILL LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE SURFACE BELOW THE EXTERIOR OF THE BUILDING MUST HAVE FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090, OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH FBC R312.2.2.

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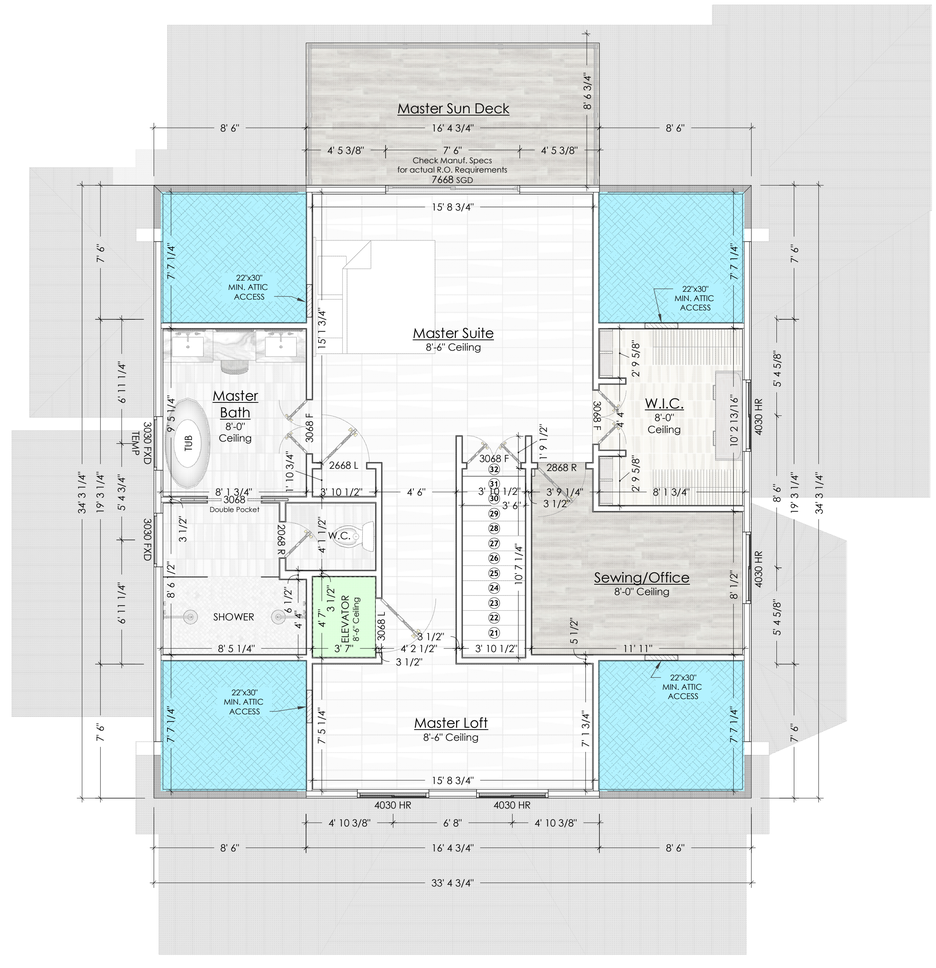
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FLOOR PLAN
SECOND FLOOR

Scale ◆ 1/4" = 1'

PAGE №
10



*The third floor will be utilizing the AHU on the second floor.

FLOOR PLAN NOTES:

1. FOR MECHANICAL INSTALLATION, ALL TAPES, CONNECTORS, AND MASTIC SHALL BE UL LISTED.
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6. OPERABLE SECOND FLOOR WINDOWS WITH THE TOP OF THE SILL LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE SURFACE BELOW THE EXTERIOR OF THE BUILDING MUST HAVE FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090, OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH FBC R312.2.2.

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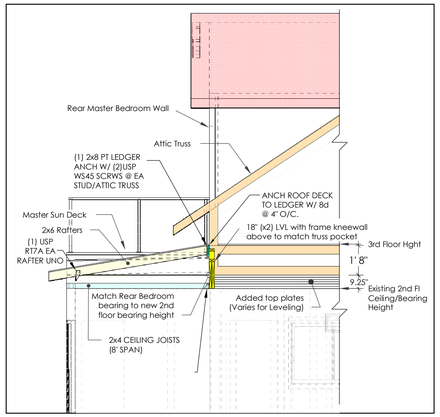
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FLOOR PLAN
THIRD FLOOR

Scale ◆ 1/4" = 1'

PAGE №
11



A SECTION
A SCALE: NTS

Bedroom Roof

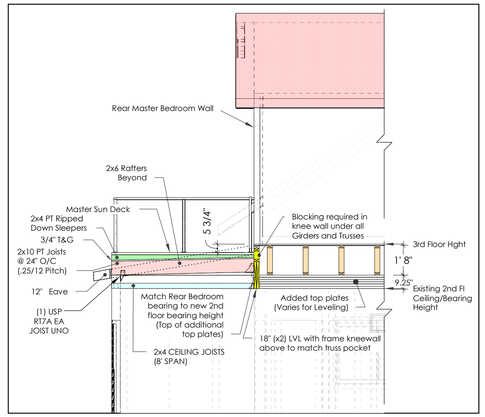
Pitch:	5/12
Structure:	2x6 rafters @ 12" O/C
Wall Attachment:	2x8 Ledger Board
Eave OH:	2'-0"
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb
Heel:	Standard

Bedroom Roof

Pitch:	5/12
Structure:	2x6 rafters @ 12" O/C
Wall Attachment:	2x8 Ledger Board
Eave OH:	2'-0"
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb
Heel:	Standard

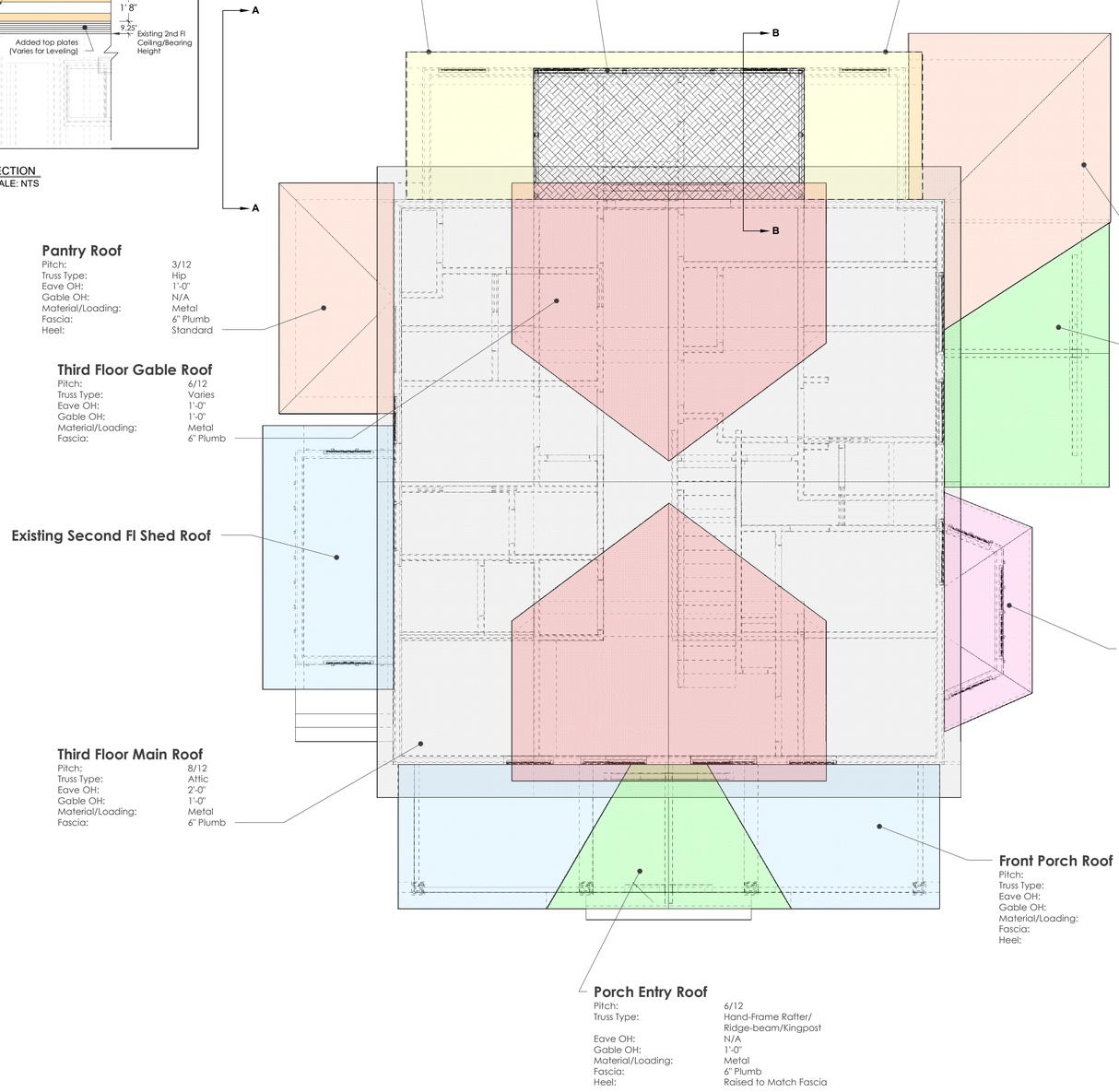
Master Sundeck

Structure:	2x12 PT Joist @ 12" O/C
Pitch:	.25/12 (rip down top of joists)
Overhang:	0'-0"
Notes:	See 1611F on pg. 3



B SECTION
B SCALE: NTS

THIS DETAIL IS NOT EXHAUSTIVE.
PLEASE SEE 1611F PG.3 FOR
MORE SPECIFIC DECK INFORMATION



Pantry Roof

Pitch:	3/12
Truss Type:	Hip
Eave OH:	1'-0"
Gable OH:	N/A
Material/Loading:	Metal
Fascia:	6" Plumb
Heel:	Standard

Third Floor Gable Roof

Pitch:	6/12
Truss Type:	Varies
Eave OH:	1'-0"
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb

Existing Second Fl Shed Roof

Third Floor Main Roof

Pitch:	8/12
Truss Type:	Attic
Eave OH:	2'-0"
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb

Existing Side Porch Roof

Existing Side Porch Roof

Right Bump-Out Roof

Pitch:	4.5/12
Truss Type:	Hand-Frame Rafter
Eave OH:	1'-6"
Gable OH:	N/A
Material/Loading:	Metal
Fascia:	6" Plumb

Front Porch Roof

Pitch:	3.5/12
Truss Type:	Mono Slope
Eave OH:	1'-0"
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb
Heel:	Standard

Porch Entry Roof

Pitch:	6/12
Truss Type:	Hand-Frame Rafter/ Ridge-beam/Kingpost
Eave OH:	N/A
Gable OH:	1'-0"
Material/Loading:	Metal
Fascia:	6" Plumb
Heel:	Raised to Match Fascia

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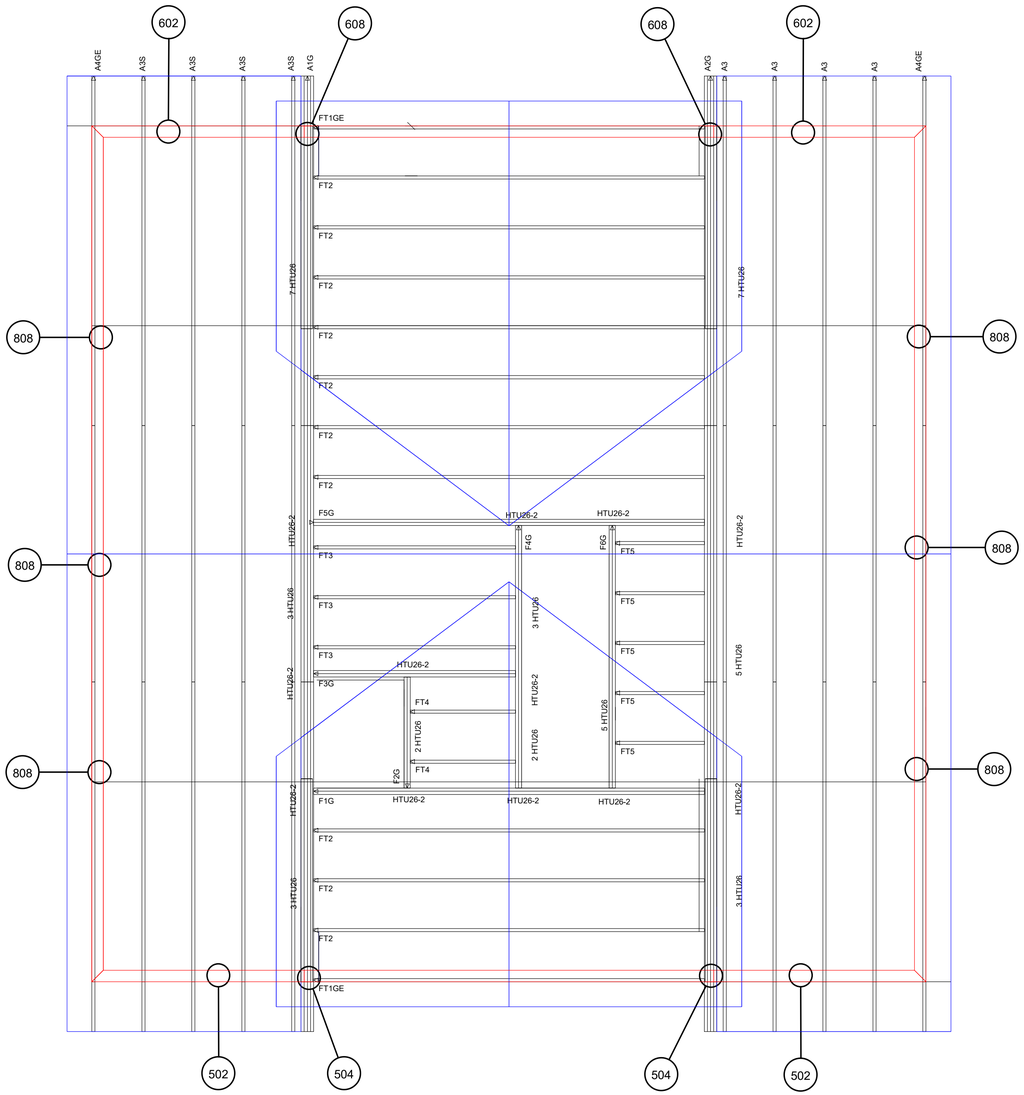
FIELD CONDITIONS, PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESING INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MORE ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

REVISIONS
Description *Date*

ROOF PLAN

Scale ◆ *NTS*

PAGE №
12



MAD_CONN_SCHEDULE.dwg 17OCT05

CONNECTOR REVISION DATE: 04JUL19

NOTE: CONNECTOR ASSEMBLIES ARE INDICTED BY LOAD PATH SYMBOL

MFGR.: "U" = USP, "S" = SIMPSON, "G" = GENERIC

ANCHOR/CONNECTOR SCHEDULE

LOAD PATH

*"XXXX": SYP (SOUTHERN YELLOW PINE VALUES)

{ ALT} : INDICATES ALTERNATE COMPONENT/USE

NO.	MFGR.	QTY.	PART NO.	ATTACHMENT	CONNECTED ELEMENTS	RATED UPLIFT (IN LBS)
502	U	2 { OR 1}	RT7A { HTW20}	(10)-8d x 1.5 EA { (24)-10d x 1.5}	TRUSS TO TOP PLT { TRUSS LEG TO TOP PLT}	1300
	U	1	SPTH SERIES (32" OC)	(12)-10d x 1.5	TOP PLATE TO STUD	
	U	1	* MSTA24 @ 32" OC	(18)-10d x 1.5	SAME STUD TO TOP PLATE & STUD	
				*ONLY REQ'D IF NO SHEATHING OR STOPS W/IN 16" OF BOT PLT O/WISE NAIL SHTG @ 3" OC		
	U	1	SPTH SERIES (32" OC)	(12)-10d x 1.5	SAME STUD TO BOTTOM PLATE	
		1	J-BOLT OR SCRW ANCH	1/2"Ø W/2" WSHR @ 24" OC-7" EMBED	BOTTOM PLATE TO BOND BEAM OR FOUNDATION	
504	U	1	MUGT15	(22)10d MIN & 5/8"Ø THRU BOLT	TRUSS(OR BEAM) TO HTT45	4175 *4175*
	U	1	HTT45	(26)10d	HTT45 TO B/U COL	
	U	1	MSTC52	(60)10d MIN	2ND FLR B/U COL BASE TO TOP PLATE &1ST FLR B/U COL	
	U	1	HTT45	(26)10d & 5/8"Ø AB OR WEDGIT-10" EMBED	B/U COL TO BOND BEAM OR FOUNDATION	
602	U	2	RT7A	(10)-8d x 1.5 EA	TRUSS TO BEAM OR LEDGER	1260
608	U	2	HTW20	(24)-10d x 1.5 EA	TRUSS TO BEAM OR LEDGER	2280 *2710*
808	U	1	KHL35G	(2)-5/8"Ø THRU BOLTS & (2)-5/8"Ø A-BOLTS	TRUSS TO BOND BEAM	SHEAR CONN

NOTE: UNLESS NOTED OTHERWISE ON THESE DRAWINGS,

(1) TRUSS/LVL TO CMU/CONCRETE CONNECTIONS ARE W/ 101 (1870 LBS UPLIFT CAPACITY).

(2) TRUSS/LVL TO WOOD FRAME WALL CONNECTIONS ARE W/ 201 (630 LBS UPLIFT CAPACITY).

(3) TRUSS/LVL TO WOOD BEAMS/LEDGERS/TRUSSES CONNECTIONS ARE W/ 601 (630 LBS UPLIFT CAPACITY).

(*) TRUSS TO TRUSS CONNECTIONS ARE PER THE TRUSS COMPANY AS SHOWN HERE.

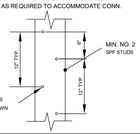
T2NOTES.dwg 19SEP16

HANGER TO MASONRY/CONCRETE CONNECTION NOTE:

TO ANCHOR HANGER TO MASONRY/CONCRETE:
FILL ALL HOLES W/ 1/4"Ø X 2 3/4" TAPCON SCREWS

FRAMER NOTE:

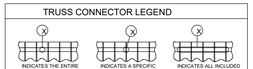
FOR GIRDERS BEARING ON FRAMED WALLS, MINIMUM STUDS (SPF GR2) UNDER BEARING SHALL BE GIRDER PLYS PLUS 1 UNO. SHIFT STUDS AS REQUIRED TO ACCOMMODATE CONN.



FLOOR TRUSS NOTE:

FLOOR TRUSSES WITH NO UPLIFT SHALL BE TOE-NAILED TO BEARING FOR STABILIZATION. NO OTHER UPLIFT CONNECTIONS ARE REQUIRED UNLESS NOTED OTHERWISE ON LAYOUT.

TRUSS CONNECTOR LEGEND



TRUSS LAYOUT & REACTIONS RECEIVED (& INSERTED IN DRAWINGS) FROM:

BUILDERS FIRST SOURCE
321 271 5801

STRUCTURE TO BE DESIGNED AT WIND SPEED & PRESSURES SHOWN IN THESE PLANS (MINIMUM). IT IS ACCEPTABLE TO ENGINEER OF RECORD TO HAVE ROOF SYSTEM & CONNECTORS DESIGNED AT HIGHER LIVE & DEAD LOADS, WIND SPEED, AND/OR WITH MORE CONSERVATIVE PRESSURE COEFFICIENTS.

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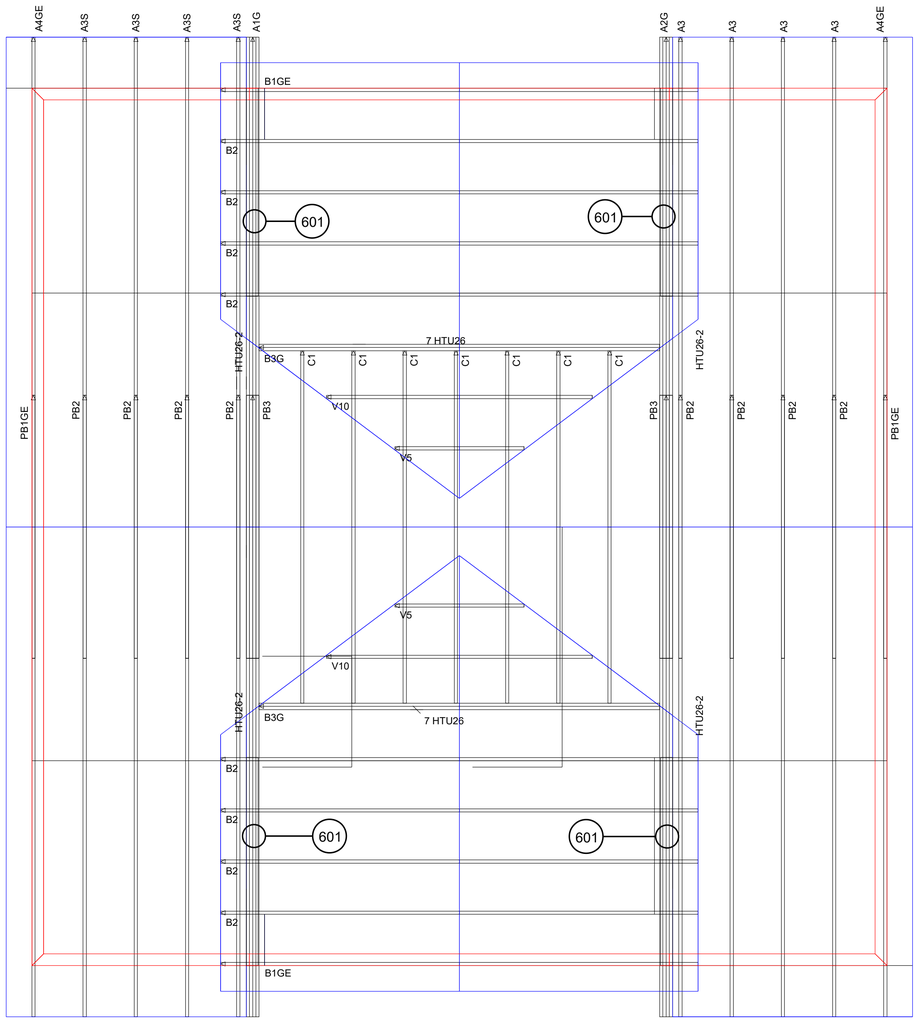
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TRUSS & CONNECTOR SCHEDULE 3RD FL FLOOR

Scale NTS

PAGE Nº
13



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(1870 LBS UPLIFT CAPACITY).

(2) TRUSS/LVL TO WOOD FRAME WALL CONNECTIONS ARE W/ 201

(630 LBS UPLIFT CAPACITY).

(3) TRUSS/LVL TO WOOD BEAMS/LEDGERS/TRUSSES CONNECTIONS

(*) ARE W/ 601 (630 LBS UPLIFT CAPACITY).

TRUSS TO TRUSS CONNECTIONS ARE PER THE TRUSS COMPANY AS SHOWN HERE.

MAD_CONN_SCHEDULE.dwg 17OCT05

CONNECTOR REVISION DATE: 04JUL19

ANCHOR/CONNECTOR SCHEDULE

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LOAD PATH

XXXX: SYP (SOUTHERN YELLOW PINE VALUES)

{ ALT} : INDICATES ALTERNATE COMPONENT/USE

NO.	MFGR.	QTY.	PART NO.	ATTACHMENT	CONNECTED ELEMENTS	RATED UPLIFT (IN LBS)
601	U	1	RT7A	(10)-8d x 1.5	TRUSS TO BEAM OR LEDGER	630

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Description Date

Historic Three Story Remodel

When it's all done

YOU'RE GOING TO LOVE THIS HOUSE

Proud Owner
456 Riverview Rd
Beachside, FL 32796

Project №
00000000

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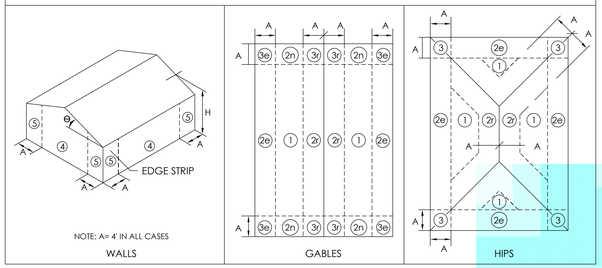
TRUSS & CONNECTOR SCHEDULE 3RD FL ROOF

Scale NTS

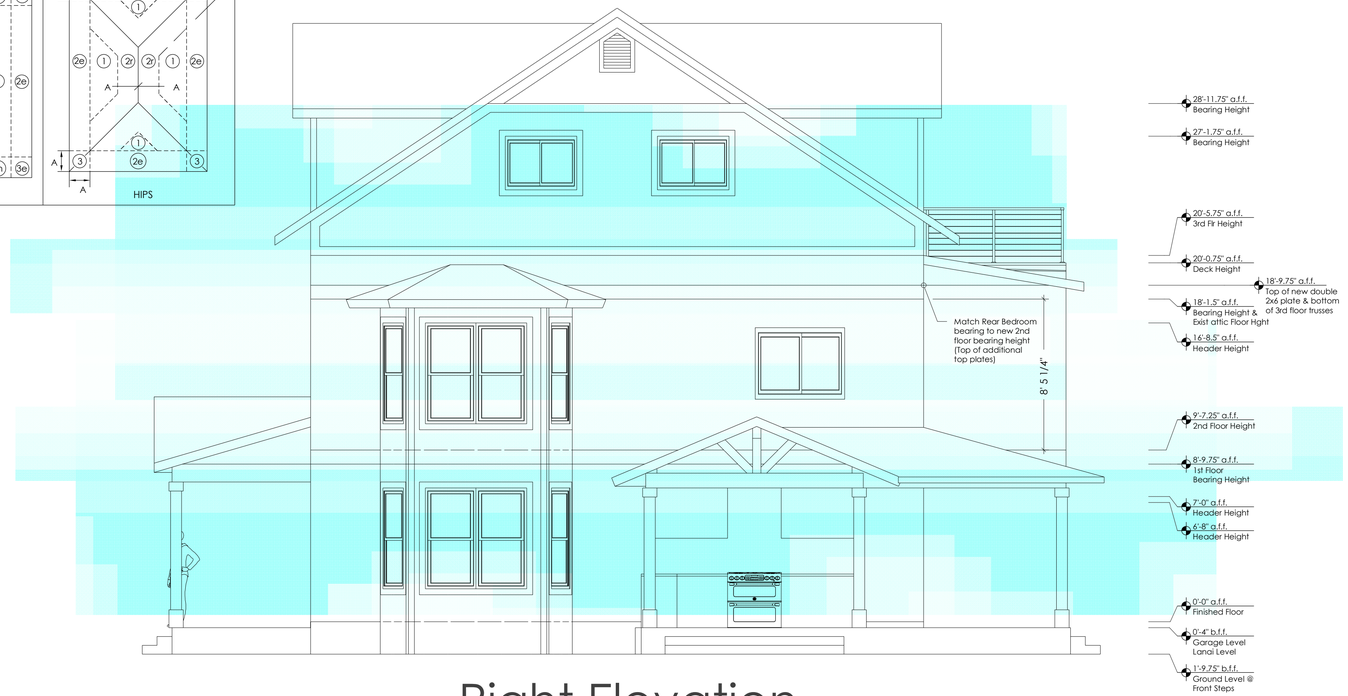


Front Elevation

COMPONENT AND CLADDING LOADING DIAGRAMS



COMPONENTS & CLADDING PRESSURES TABLE				
ALLOWABLE STRESS DESIGN - 160 MPH ULTIMATE				
EXP. D, HIP ROOF ANGLE: 27°<Ø<45° (6.1-12:12)				
MEAN ROOF HT H <= 25' INTERNAL PRESS COEFF: ±0.18				
ZONE	LOCATION	WIND AREA (ft2)	PRESSURE (psf)	
1	ROOF	SF <= 10	31.7	-63.2
		SF >= 20	27.5	-56.1
	INTERIOR	SF >= 50	22.2	-46.6
		SF >= 100	18.0	-39.6
2e	ROOF	SF <= 10	31.7	-75.3
		SF >= 20	27.5	-59.5
	EDGE	SF >= 50	22.2	-36.8
		SF >= 100	18.0	-36.8
2r	ROOF	SF <= 10	31.7	-95.3
		SF >= 20	27.5	-80.1
	RIDGE	SF >= 50	22.2	-59.7
		SF >= 100	18.0	-44.4
3	ROOF	SF <= 10	31.7	-101.7
		SF >= 20	27.5	-76.4
	CORNER	SF >= 50	22.2	-44.4
		SF >= 100	18.0	-44.4
4	WALL	SF <= 10	44.5	-48.3
		SF >= 20	42.5	-46.2
		SF >= 50	39.7	-43.6
		SF >= 100	37.8	-41.6
		SF >= 500	33.1	-36.8
5	WALL	SF <= 10	44.5	-59.5
		SF >= 20	42.5	-55.5
		SF >= 50	39.7	-50.2
	CORNER	SF >= 100	37.8	-46.2
		SF >= 500	33.1	-36.8
PRESSURES BASED UPON TABLE R301.2(2)				



Right Elevation

ARMISTEAD DESIGN INC

STRUCTURAL ONLY

S.E. KASTNER, P.E.
LICENSE # 39528
5320 Florida Palm Avenue
Cocoa, FL 32927
(321)-403-2093

675 Fern Drive
Merritt Island, Florida 32952
Phone: (321) 454-6499
www.ArmisteadDesign.com

Project DESIGNER
Chris Feddersen

REVISIONS
Description *Date*

Historic Three Story Remodel

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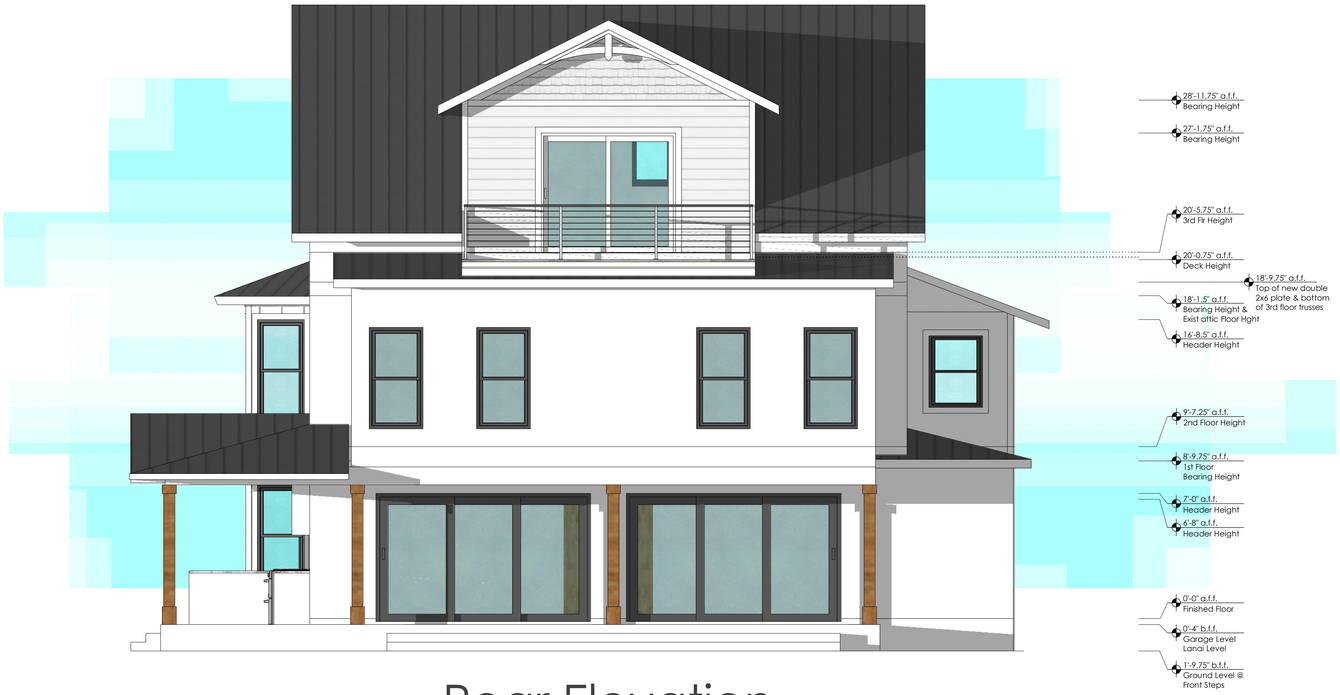
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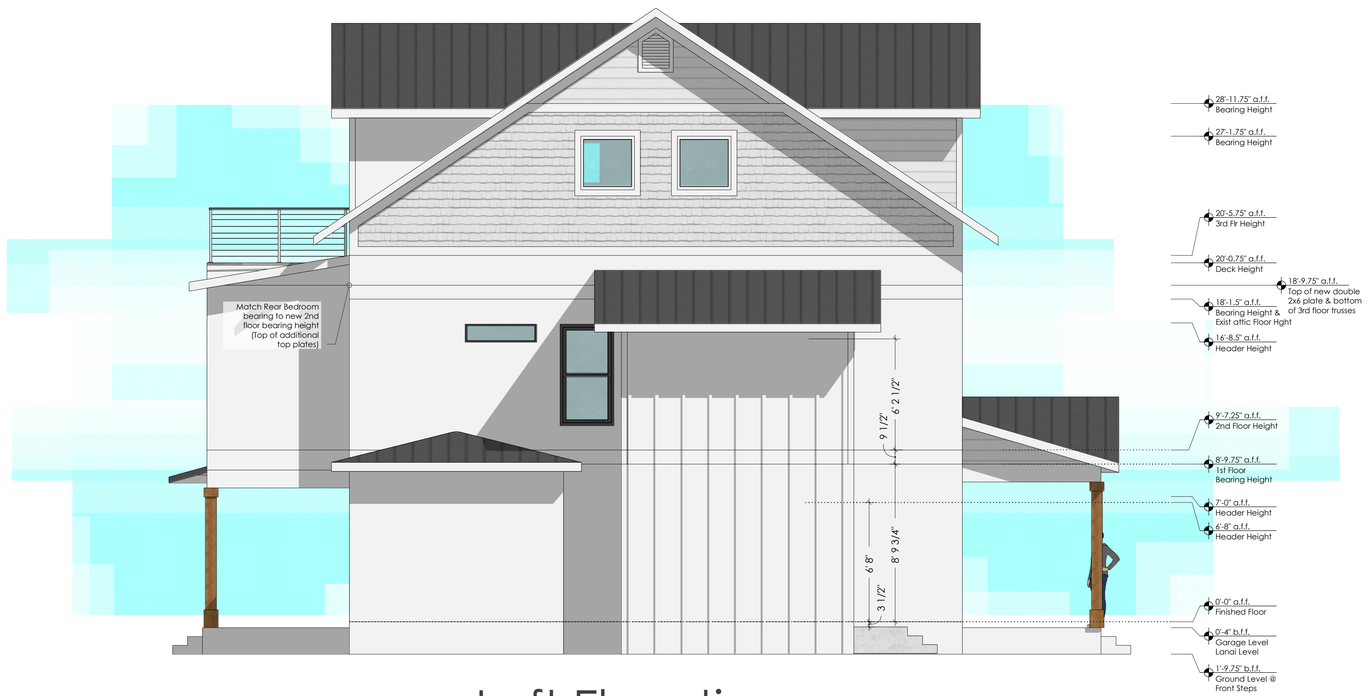
ELEVATION VIEWS
FRONT & RIGHT

Scale ◆ *1/4" = 1'*

PAGE №
15



Rear Elevation



Left Elevation

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Project DESIGNER
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Description *Date*

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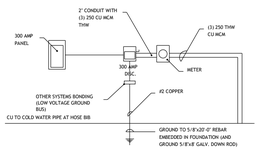
ELEVATION VIEWS
REAR & LEFT

Scale ◆ *1/4" = 1'*

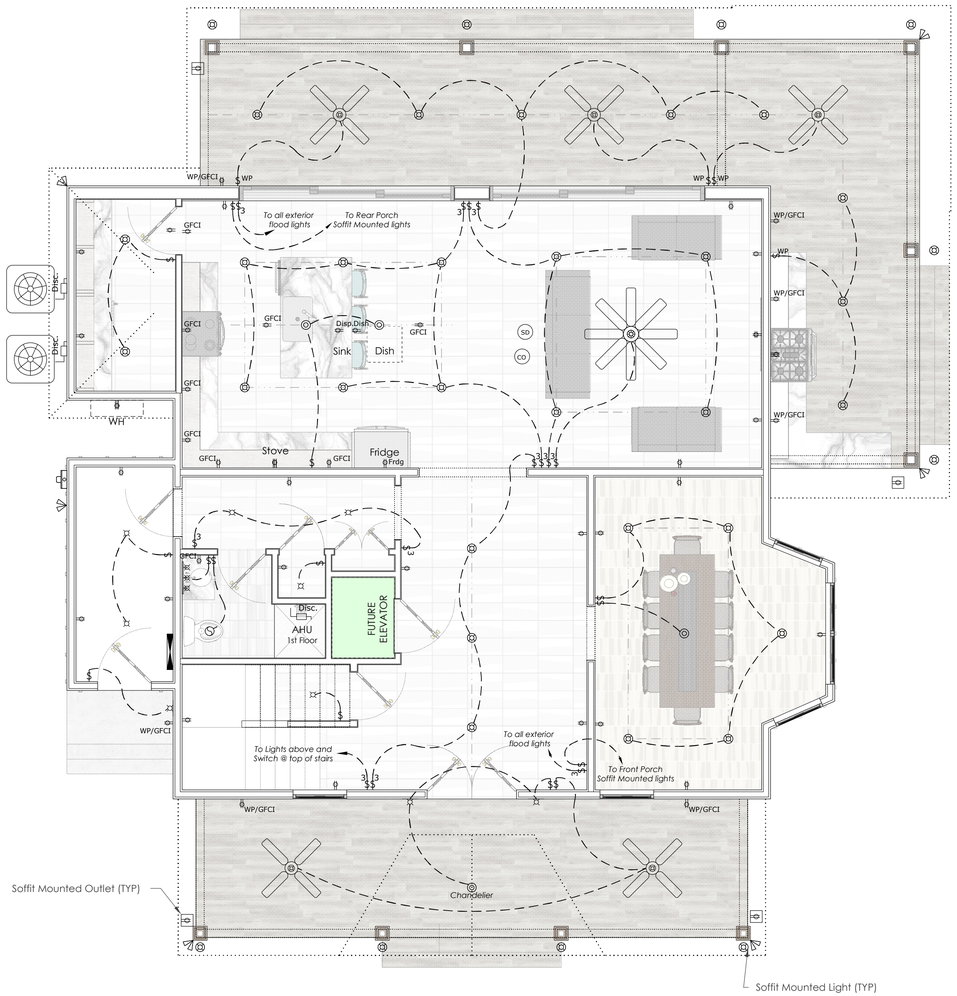
PAGE №
16

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 the 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



300A - UNDERGROUND ELECTRICAL RISER



Electrical Load Calculation

General Load			
3563sf at 3VA		20A /12ga	10,689VA
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		42,989VA
First 10kVA at 100%			10,000VA
Remainder at 40%			13,196VA
	Sub-Total General Load		23,196VA
Air Conditioning (x3)			30,000VA
	Rated Total		53,196VA
Calculated Load	Rated Total/240V=		222A

Electrical Legend

S	Switch
SD	Dimmer switch
S3	3 Way Switch
S4	4 Way Switch
	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 Floor Mounted Rec.
	110V Ceiling Mounted Rec.
	Light Bar
	Pendant Light
SD	Smoke Alarm (Interconnected)
CO	Carbon Monoxide Alarm
	Light Fixture
	Wall Mount Sconce/Uplight
	Recessed Fixture
Disc.	Disconnect
	Vent Fan
	Vent Fan/Light Combo
	Main Panel
	Power Riser
J	Junction Box
	LED Light
	Flood Lights
	Ceiling Fan

ARMISTEAD DESIGN INC
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Merritt Island, Florida 32952
Phone: (321) 454-6499
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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]. (THIS DRAWING SHEET IS NOT SIGNED AND SEALED)

Project DESIGNER
Chris Feddersen

REVISIONS

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ELECTRICAL PLAN
FIRST FLOOR

Scale ◆ *1/4" = 1'*

PAGE Nº
17



Electrical Legend

S	Switch
SD	Dimmer switch
S3	3 Way Switch
S4	4 Way Switch
	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 Floor Mounted Rec.
	110V Ceiling Mounted Rec.
	Light Bar
	Pendant Light
SD	Smoke Alarm (Interconnected)
CO	Carbon Monoxide Alarm
	Light Fixture
	Wall Mount Sconce/Uplight
	Recessed Fixture
Disc.	Disconnect
	Vent Fan
	Vent Fan/Light Combo
	Main Panel
	Power Riser
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	LED Light
	Flood Lights
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Description	*Date*

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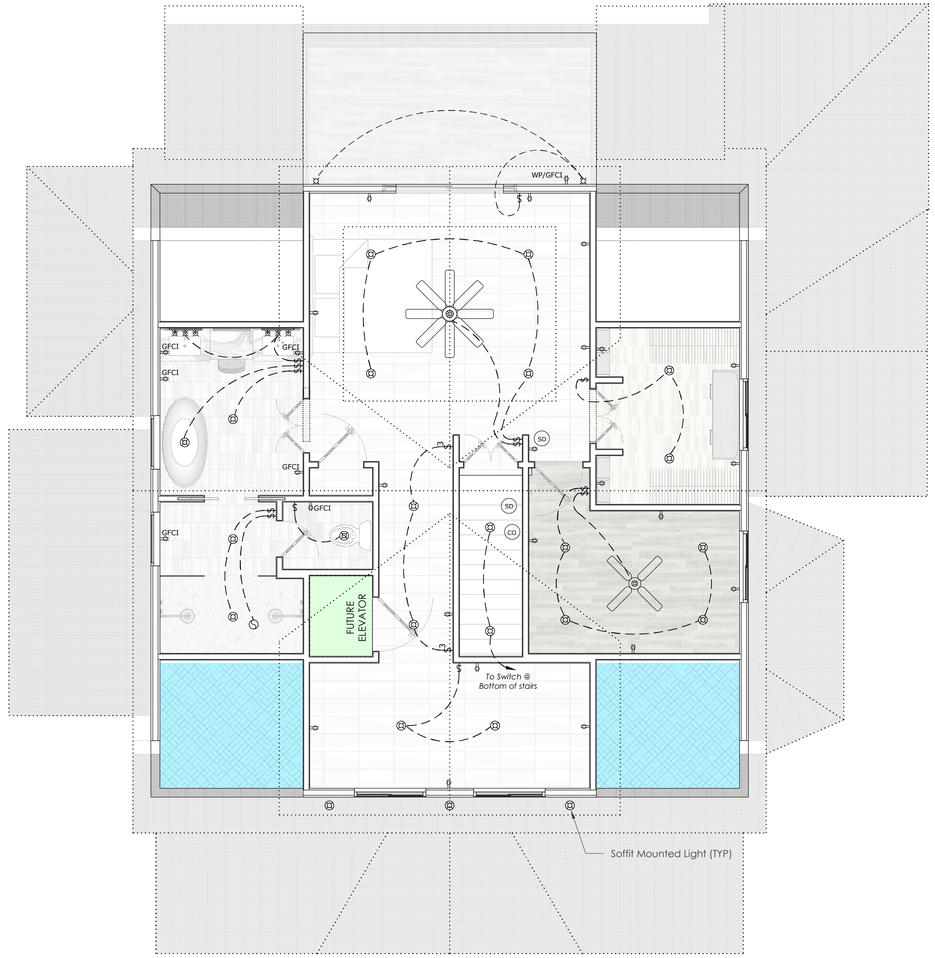
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ELECTRICAL PLAN
SECOND FLOOR

Scale ◆ *1/4" = 1'*

PAGE №
18



Electrical Legend

S	Switch
SD	Dimmer switch
S3	3 Way Switch
S4	4 Way Switch
	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 Floor Mounted Rec.
	110V Ceiling Mounted Rec.
	Light Bar
	Pendant Light
SD	Smoke Alarm (Interconnected)
CO	Carbon Monoxide Alarm
	Light Fixture
	Wall Mount Sconce/Uplight
	Recessed Fixture
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	Vent Fan
	Vent Fan/Light Combo
	Main Panel
	Power Riser
J	Junction Box
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REVISIONS

Description	Date
ADD MASTER SUITE DECK	11-29-2022

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ELECTRICAL PLAN
THIRD FLOOR

Scale ◆ *1/4" = 1'*

PAGE №
19