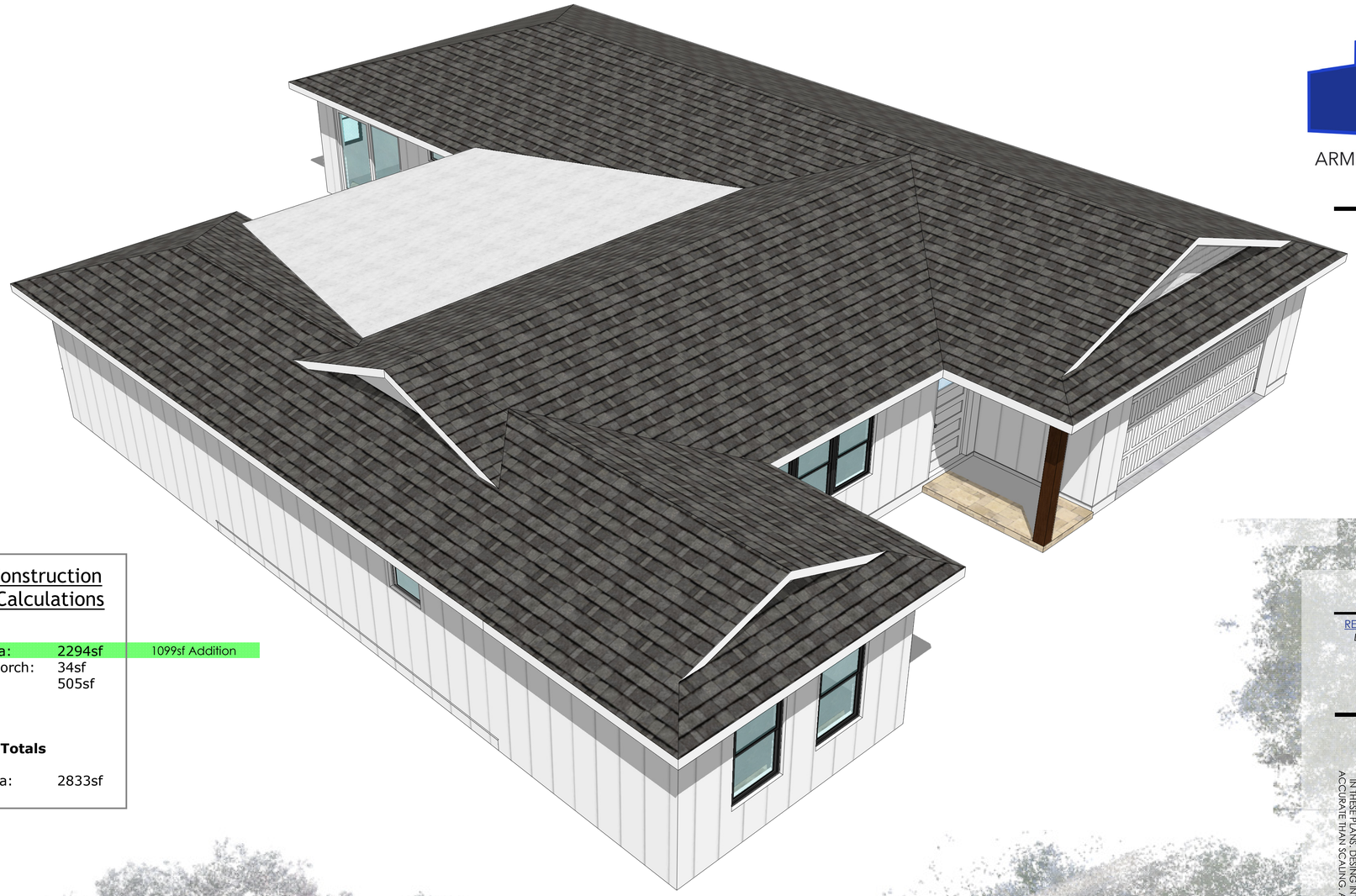
General Structure Data:

Occupancy Type: R-3
Construction Type: V-B
Building Area: 2833sf



Existing Area Calculations

Base Area:	1195sf	
F/Open Porch:	34sf	
Garage:	505sf	
Almn Encl:	178sf	To Be Removed

Totals

Total Area: 1912sf

Post Construction Area Calculations

Base Area:	2294sf	1099sf Addition
F/Open Porch:	34sf	
Garage:	505sf	

Totals

Total Area: 2833sf

119 sf of remodel only area

ARMISTEAD DESIGN INC

STRUCTURAL ONLY
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LICENSE # 39528
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Cocoa, FL 32927
(321)-403-2093

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

Project DESIGNER
Scott Armistead

Large Scale Addition (LiDAR)

REVISIONS
Description Date

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

Happy Homeowner
321 Bequ St
Anytown, FL 32952

Project №
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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.

COVER PAGE I

Scale ◆ NTS

PAGE №
01

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REVISIONS
Description *Date*

COVER PAGE II

Scale ◆ *NTS*

PAGE №
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. 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.

Framing Notes

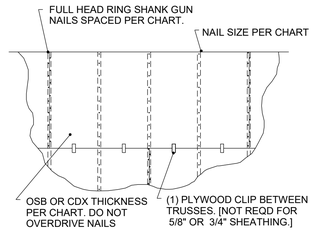
1. Structural lumber shall be 2X4 SPF Grade 2 minimum. Stud spacing on interior and exterior bearing walls shall be 16"oc UNO. Walls shall be anchored with 1/2" dia. anchor bolts, 10" long spaced 48"oc UNO.
2. 2X studs at 16" O.C. shall be used for interior partition walls. Stud spacing for all walls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

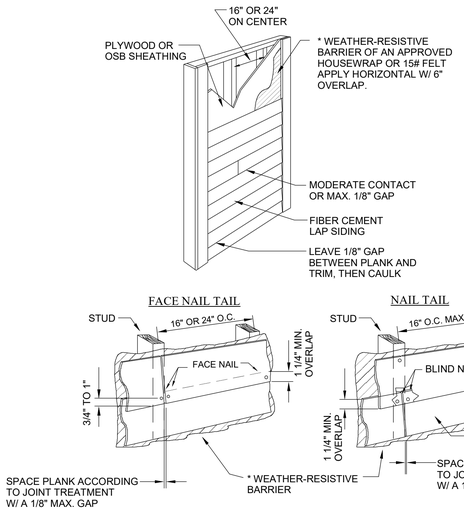


USE 8d GUN NAILS FOR SHEATHING 15/32" OR LESS. OTHERWISE USE 10d GUN NAILS. E = PANEL EDGES, F = PANEL FIELD.

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



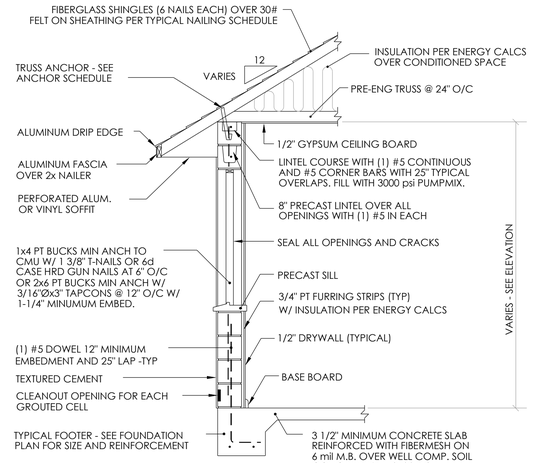
FIBER CEMENT SIDING NAILING

LAPNAIL.dwg SCALE: NTS 01OCT12

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=40 PSF). FLOOR TOP CHORD DL=10 PSF, FLOOR BOTTOM CHORD DL=5 PSF.
8. Internal Pressure Coefficient: +/-0.18
9. Risk Category II



0101 20NOV09 TYPICAL WALL SECTION

SCALE: NTS

ABBREVIATIONS

#2	GRADE 2 DIMENSIONAL LUMBER	DEG.	DEGREES	INSUL.	INSULATION	R	RADIUS
A	AMPERES	E.A.	EXPANSION ANCHOR	INT.	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.FT.	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.	ALUMINUM	EQUIP.	EQUIPMENT	LD.	LEAD	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LDT	LARGE DIAMETER TAPCON	S.O.V.	SHUT OFF VALVE
ASPH.	ASPHALT	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	SKL	SKYLIGHT
AVG	AVERAGE	EXC	EXCAVATE	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LT.	LIGHT	SC	SELF CLOSING
∠	ANGLE	EXIST. or E	EXISTING	LTG.	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.T.S.	NOT TO SCALE	T & G	TONGUE AND GROOVE
CAB	CABINET	FTG.	FOOTING	NCM	NON-CORROSIVE METAL	T.B.	THROUGH BOLT
CAM.	CAMBER	FURN.	FURNISH	NFC	NOT FOR CONSTRUCTION	T.O.	TOP OF
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	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 ℄	CHANNEL	GFCI	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 ℄ 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 ℄	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 ⊥	PERPENDICULAR	UR	URINAL
CONTR.	CONTRACTOR	HDW	HARDWARE	PH or Ø	PHASE	V.B.	VAPOR BARRIER
CU	COPPER	HGT.	HEIGHT	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
d	PENNY	HOR.	HORIZONTAL	PL. or ℄	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
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PREFAB.	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	POLYVINYLCLORIDE	W/O	WITHOUT
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	PWR.	POWER	WD.	WOOD
DN.	DOWN	IMPG	IMPREGNATED	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	QTY.	QUANTITY	YD.	YARD

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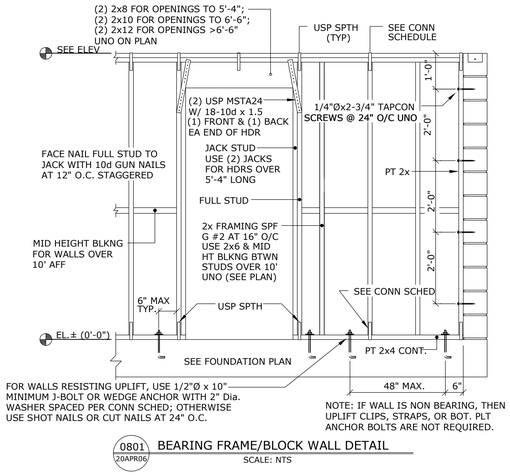
Description	Date

NOTES & DETAILS

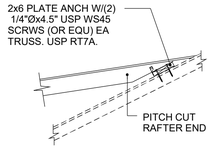
Scale ◆ NTS

PAGE №

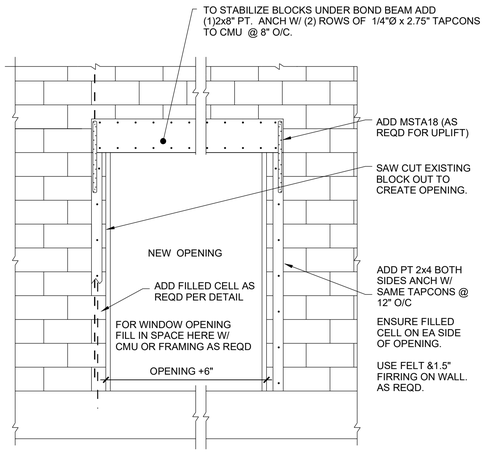
03



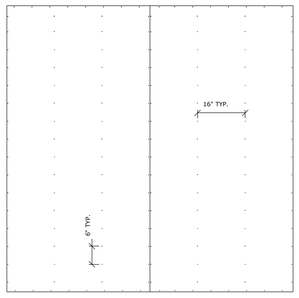
0801 20APR06 BEARING FRAME/BLOCK WALL DETAIL
SCALE: NTS



1528 10MAR18 TRUSS TAIL UPPER CONNECTION
SCALE: NTS

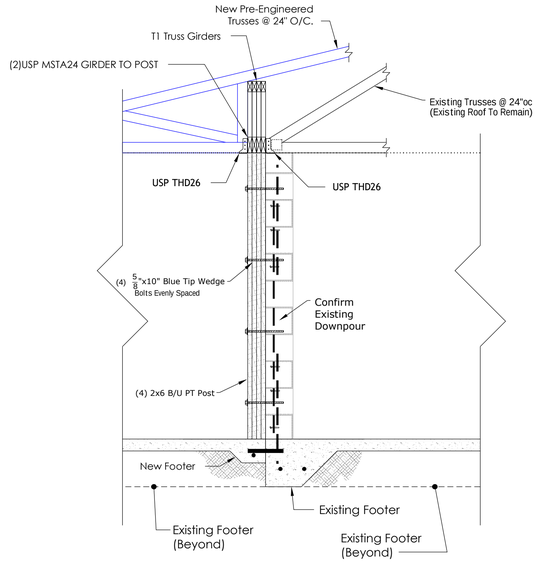


0904Z 05DEC21 ADDING OPENING IN EXISTING CMU WALL

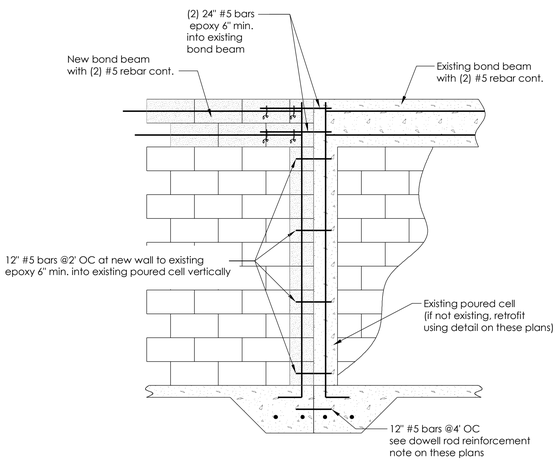


USE 8d GUN NAILS (2" x .113"Ø MIN.) SPACED 6" O/C.
PLACE NAILS 3/8" MIN. FROM EDGES & 2" MIN FROM CORNERS.
PROVIDES 200 plf OF SHEAR STRENGTH.

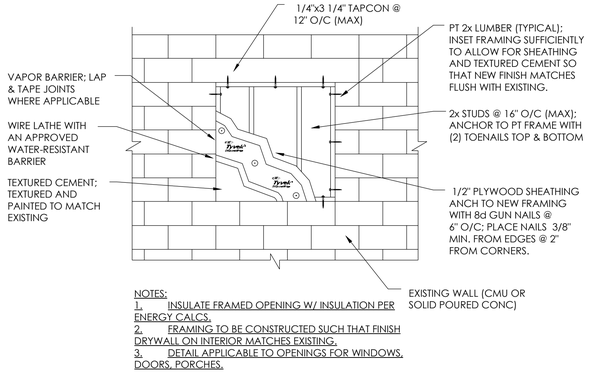
1101 21APR06 7/16" OSB SHEAR SPECIFICATIONS
SCALE: NTS



X228 24JULY23 New Truss Girder On Built Up Column
Scale: NTS

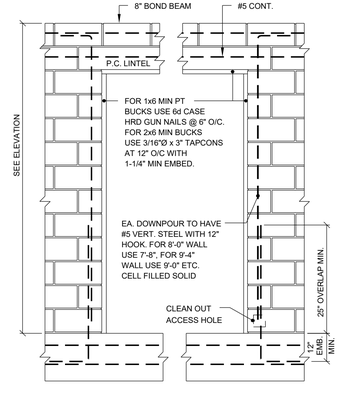


New to Existing Block Wall Connection
Scale: NTS



NOTES:
1. INSULATE FRAMED OPENING W/ INSULATION PER ENERGY CALCS.
2. FRAMING TO BE CONSTRUCTED SUCH THAT FINISH DRYWALL ON INTERIOR MATCHES EXISTING.
3. DETAIL APPLICABLE TO OPENINGS FOR WINDOWS, DOORS, PORCHES.

0729 18OCT18 EXISTING OPENING FRAME-IN DETAIL
SCALE: NTS



0902 31MAY06 DOOR/SLIDER BUCK AND REBAR DETAIL
SCALE: NTS

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Scott Armistead

Large Scale Addition (LiDAR)

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

Happy Homeowner
321 Beau St
Anytown, FL 32952

Project Nº 00000000

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

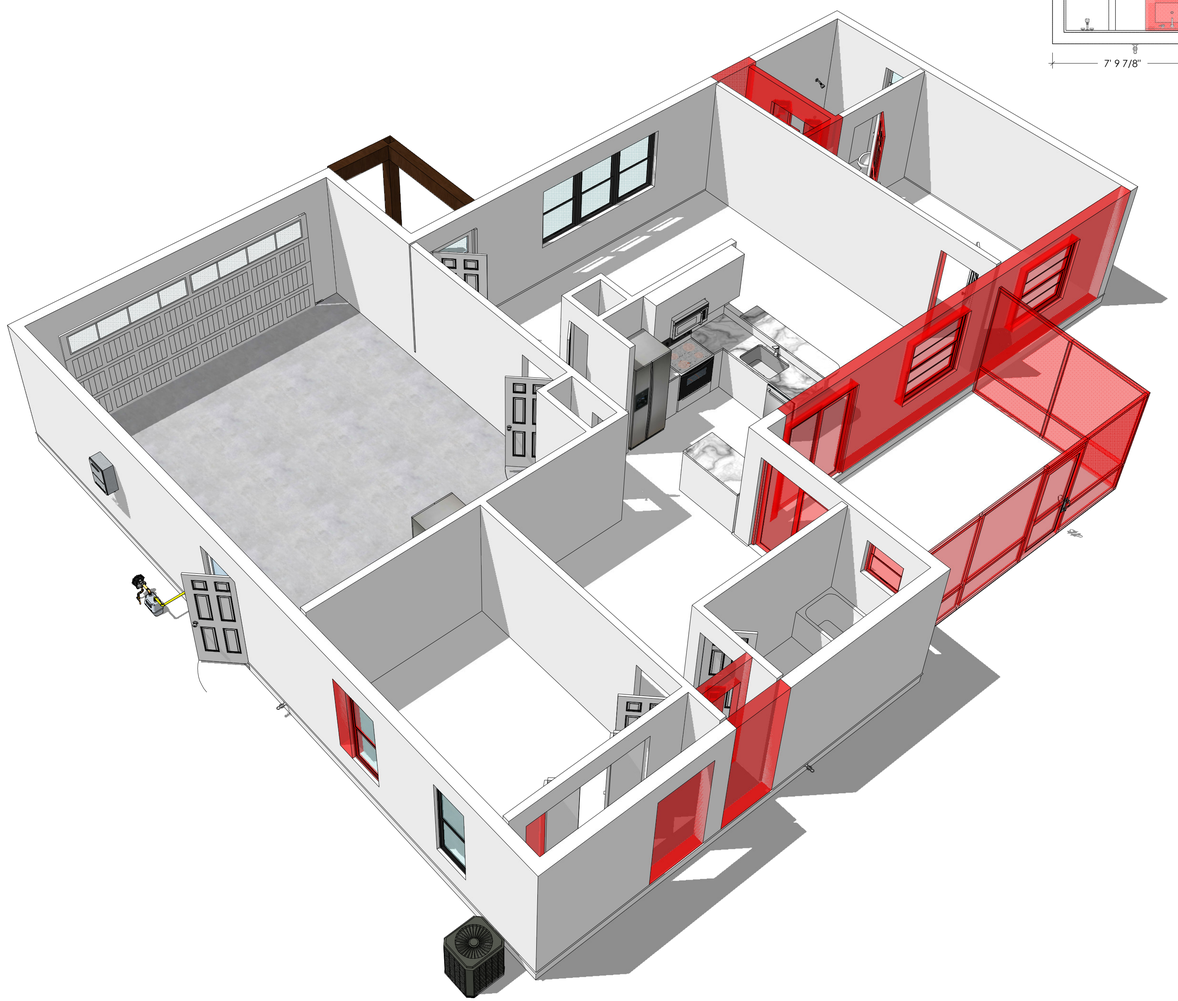
ADDITIONAL NOTES & DETAILS

Scale ◆ NTS

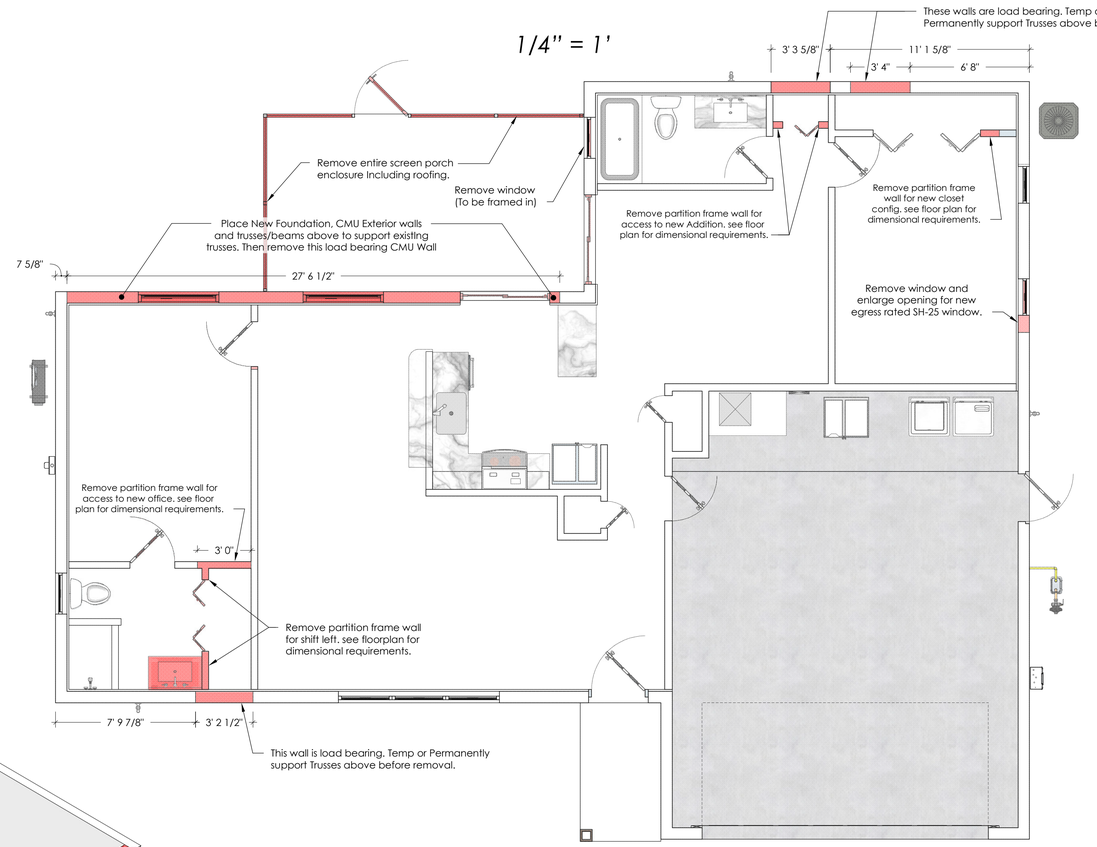
PAGE Nº 04

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.



1/4" = 1'



ARMISTEAD DESIGN INC

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Project DESIGNER
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REVISIONS

Description	*Date*

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DEMO PLAN

Scale ◆ *NTS*

PAGE №

05

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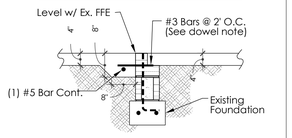
REVISIONS
Description *Date*

DEMO PLAN II

Scale ◆ *NTS*

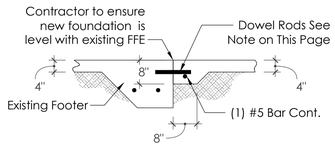
PAGE №
06

ALTERNATE NE2 FOOTER
(IF ANY PART OF THE EXISTING FOOTER IS FOUND TO BE A STEMWALL- SUBSTITUTE THIS DETAIL FOR NE2)

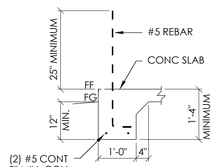


NE2 **NEW TO EXISTING FOOTER**
SCALE: NTS

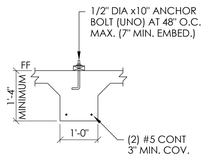
8" #3 Dowels @ 4' OC
Epoxied into Existing
Footer Min. 4" Embed



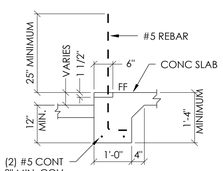
NE2 **NEW TO EXISTING FOOTER**
SCALE: NTS



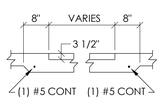
1 **BEARING FOOTER**
SCALE: NTS



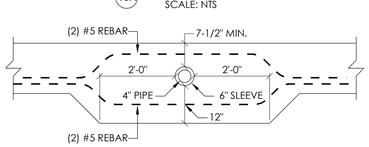
7 **INTERIOR BEARING**
SCALE: NTS



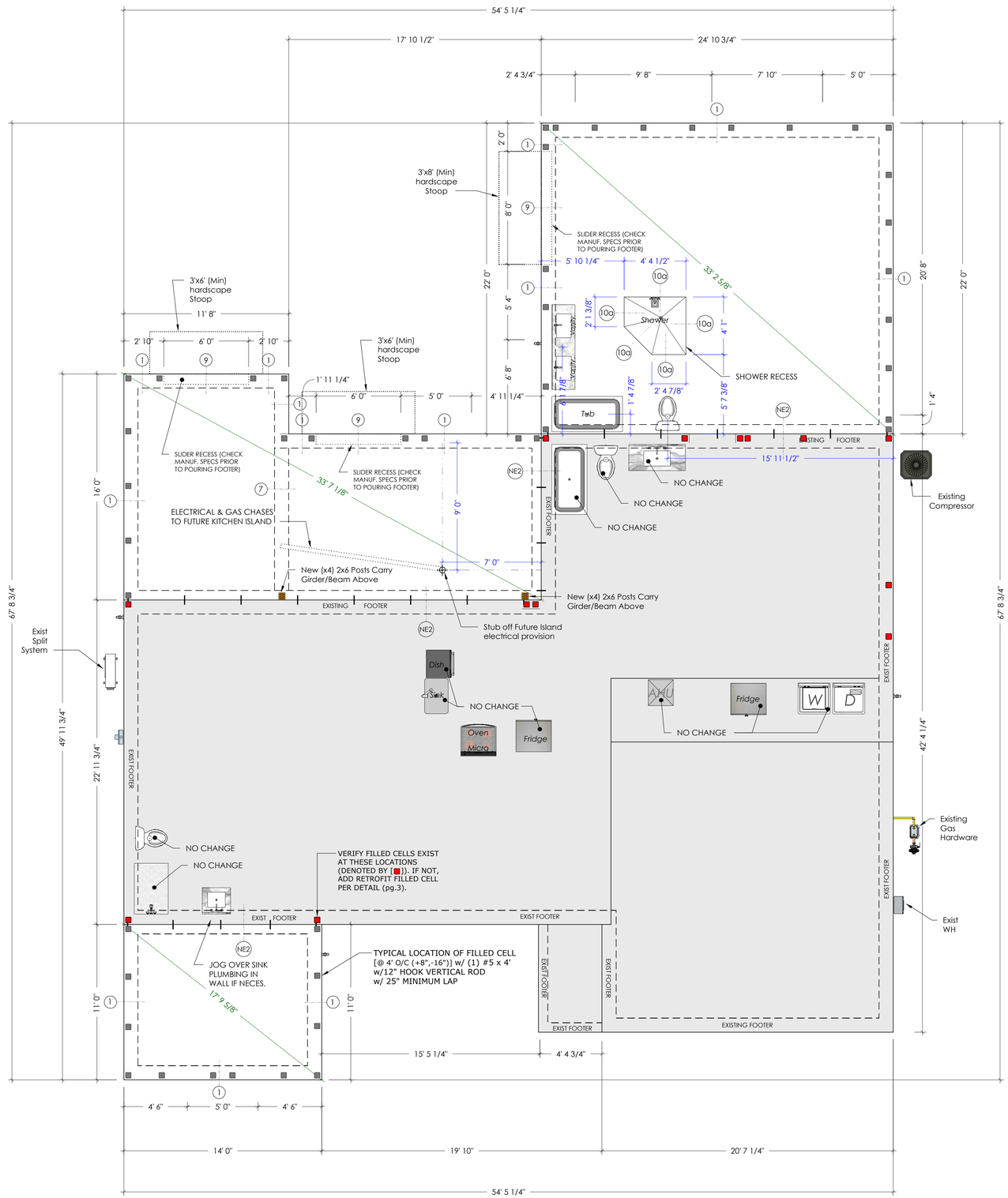
9 **SL GLASS DOOR SECTION**
SCALE: NTS



10A **SECTION AT SHOWER**
SCALE: NTS



PIPE THRU FOOTER
SCALE: NTS



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.

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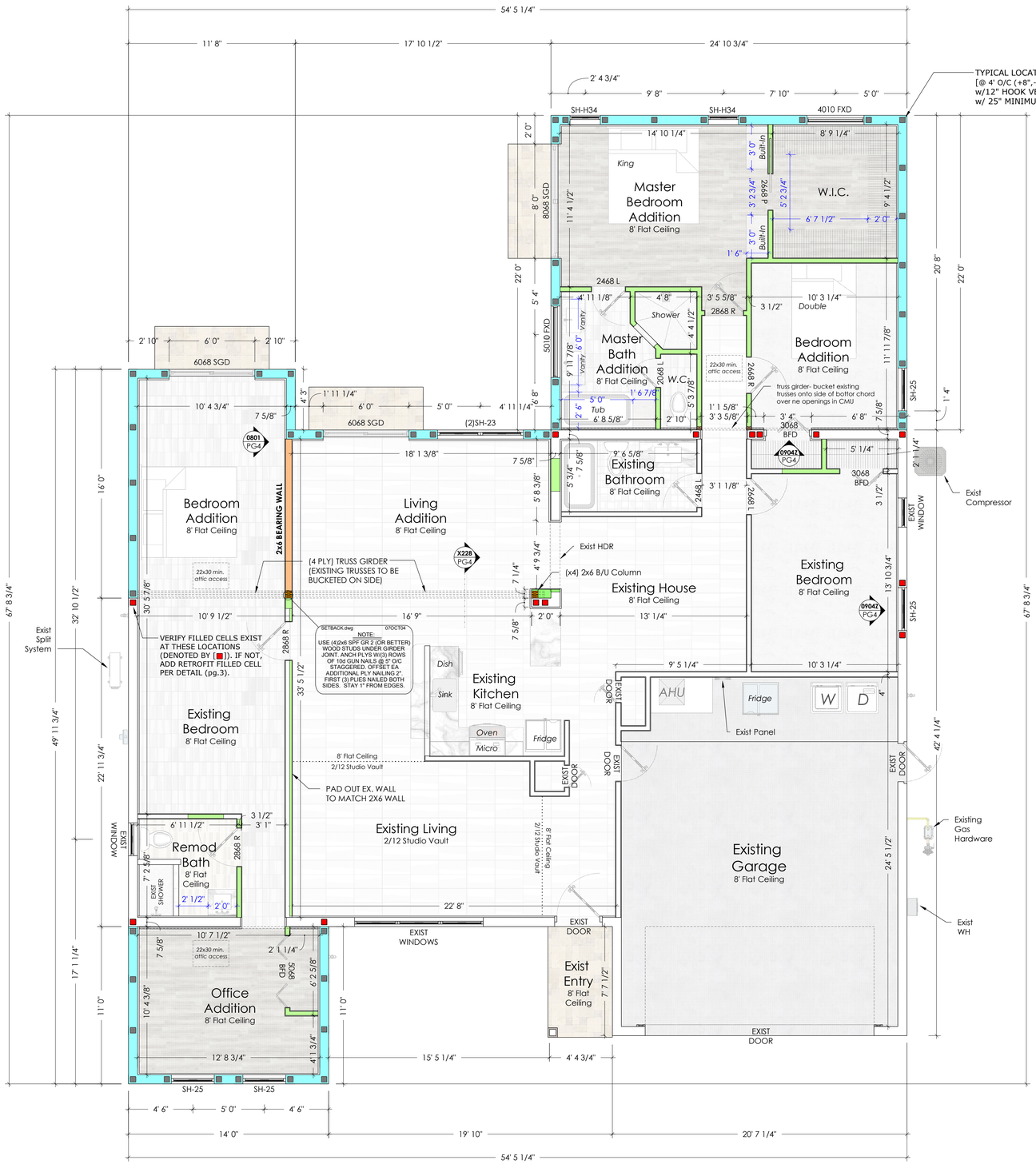
REVISIONS
Description *Date*

FOUNDATION PLAN

Scale ◆ *NTS*

PAGE №
07



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.
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 STUDWALL FOR FRAME WALLS, AND FACE OF CMU FOR EXTERIOR WALLS. EXCEPT DIMENSIONS REFERENCING BUILT-INS, CABINETS, & ISLAND.
6. ALL CEILING HEIGHTS ARE REFERENCED FROM MAIN FINISHED FLOOR LEVEL AND DO NOT INCLUDE STEP DOWNS.

Wall Legend

- New CMU Wall/Column
- New Bearing Frame Wall
- -New Partition Frame Wall
- Existing Wall
- Down Pours
- Confirm Exist. Downpours

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FLOOR PLAN

Scale ◆ *1/4" = 1'*

PAGE №

08

GENERAL VALLEY NOTES:

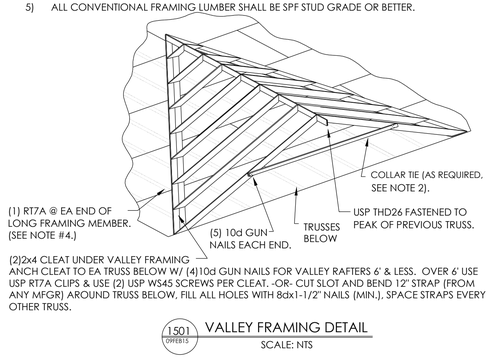
1) RAFTERS TO BE 2x4 SPACED 24" O.C. UP TO 8', USE 2x6 UP TO 12' LENGTH.

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.

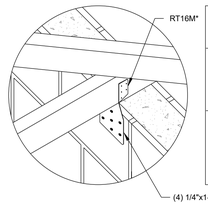
4) ATTACH RAFTERS 4' OR LONGER TO RIDGE BOARD AND CLEAT USING (1) USP RT7A CONNECTOR, NAILED W/ (8) 8dx1-1/2" NAILS, ALL OTHERS TOE-NAIL W/ 0.131x3" GUN NAILS.

5) ALL CONVENTIONAL FRAMING LUMBER SHALL BE SPF STUD GRADE OR BETTER.

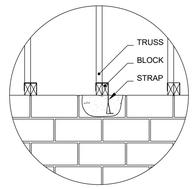


ANCH CLEAT TO EA TRUSS BELOW W/ (4)10d GUN NAILS FOR VALLEY RAFTERS 6' & LESS. OVER 6' USE USP RT7A CLIPS & USE (2) USP WS45 SCREWS PER CLEAT. -OR- CUT SLOT AND BEND 12" STRAP (FROM ANY MFGR) AROUND TRUSS BELOW. FILL ALL HOLES WITH 8dx1-1/2" NAILS (MIN.), SPACE STRAPS EVERY OTHER TRUSS.

1501 OWEB15 VALLEY FRAMING DETAIL
SCALE: NTS



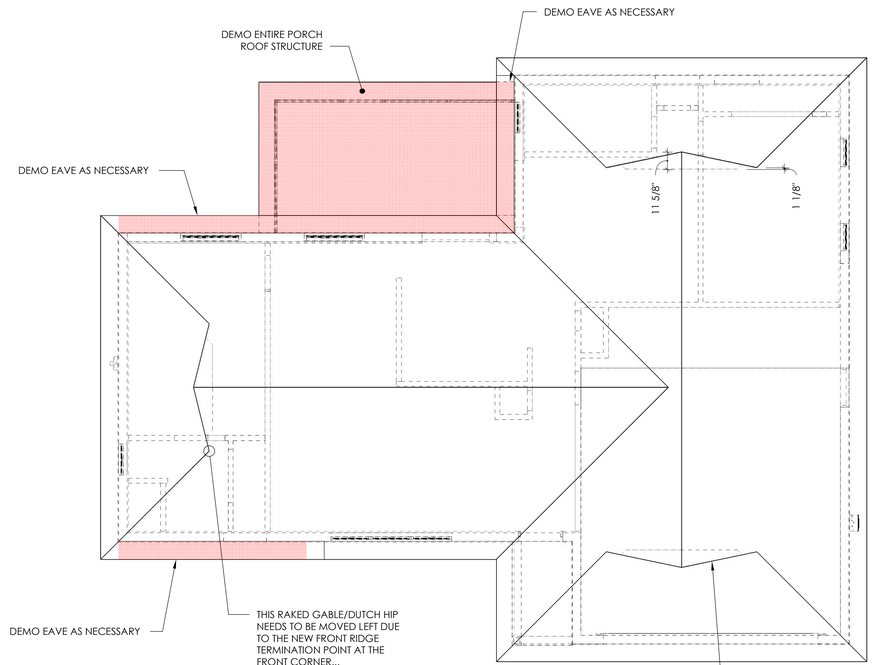
CONDITION #1:	STRAP IS 0" TO 3/8" AWAY FROM EDGE OF TRUSS.
REPAIR:	NO REPAIR NECESSARY.
CONDITION #2:	STRAP IS 3/8"* TO 1-1/2" AWAY FROM EDGE OF TRUSS.
REPAIR:	PLACE MAXIMUM 2x4 BLOCK BETWEEN TRUSS AND STRAP. BEND PER DETAIL AND NAIL 7-10d.
CONDITION #3:	STRAP IS MORE THAN 1-1/2" AWAY FROM EDGE OF TRUSS.
REPAIR:	PER DETAIL SHOWN W/ USP RT16M ANCH TO WALL W/ (4) 1/4"x1-3/4" TAPCONS & TO TRUSS PER MFGR SPECS. *MAY USE 16" TWST STRAP(S) & (4) TAPCONS EA.



STANDARD REPAIRS FOR STRAP MISALIGNMENT

APPLIES TO MULTIPLES AND CONSECUTIVE TRUSSES, AND MAY BE USED ON EITHER SIDE OF WALL.

STRAPRPR.DWG 16DEC09 SCALE: NTS



EXISTING ROOF

Addition Hip Roof
Pitch: ~4/12
Lower Eave OH: 16"
Gable OH: N/A
Material/Loading: Shingle
Heel: Match Exist

Existing Roof
Pitch: ~4/12
Lower Eave OH: 16"
Gable OH: Raked 12" to 1"
Material/Loading: Shingle
Heel: Unconfirmed

EXTEND THIS GABLE OVERHANG BECAUSE THE EXISTING RAKED OVERHANG DIES TOO CLOSELY TO THE TWO NEW RIDGES.

1' 6"

EXISTING RIDGE

Truss Girder: bucket existing trusses over new openings in CMU

Truss Girder: bucket existing trusses over new openings in CMU

Truss Girder: bucket existing trusses over new openings in CMU

Addition Gable Roof
Pitch: ~4/12
Eave OH: 16"
Gable OH: 12"
Material/Loading: Shingle
Heel: Match Exist

Addition Hip Roof
Pitch: ~4/12
Lower Eave OH: 16"
Gable OH: N/A
Material/Loading: Shingle
Heel: Match Existing

Addition Shed Roof
Pitch: 1/12
Eave OH: Cantilevered 2x8 w/ 3'-0" O.H.
Gable OH: N/a
Material/Loading: Shingle -OR- Base & Capsheet
Structure: TRUSS

Truss Girder: bucket existing trusses over new openings in CMU

NEW ROOF

ROOF ADDITION TO LARGER GABLE OVERFRAME

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REVISIONS
Description *Date*

ROOF PLAN

Scale ◆ *3/16" = 1'*

PAGE №
09

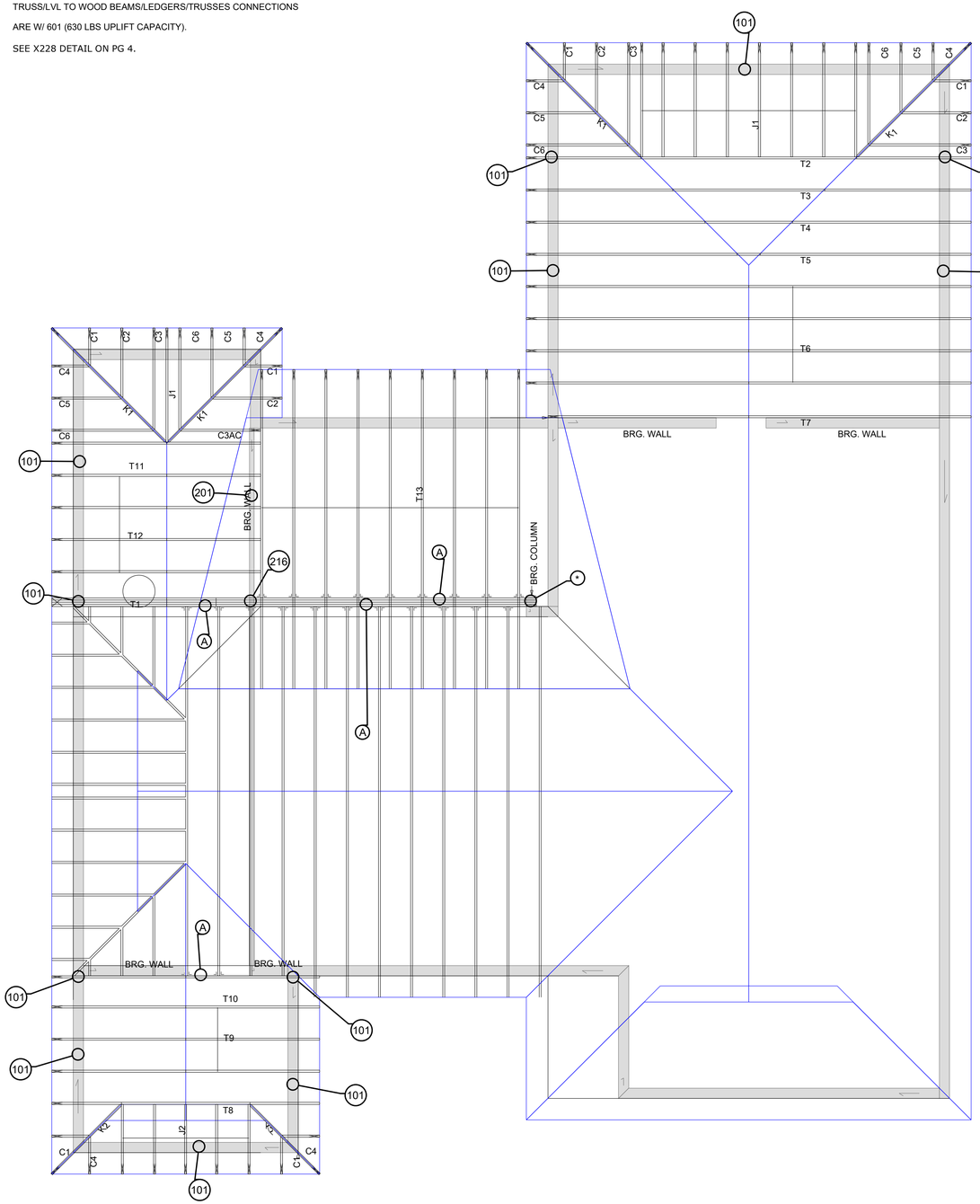
NOTE: UNLESS NOTED OTHERWISE ON THESE DRAWINGS,

(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).

(*) SEE X228 DETAIL ON PG 4.



MAD_CONN_SCHEDULE.dwg
CONNECTOR REVISION DATE: 04JUL19

ANCHOR/CONNECTOR SCHEDULE

17OCT05

NOTE: CONNECTOR ASSEMBLIES ARE INDICTED BY LOAD PATH SYMBOL

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

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)
MAD_CONN_SCHEDULE2.dwg				TRUSS AND BEAM ANCHOR SCHEDULE		26AUG05
NO.	MFGR.	QTY.	PART NO.	GIRDER/HEADER FASTENERS	TRUSS/JOIST FASTENERS	RATED CAPACITY (IN LBS)
101	U	1	HTA16	(10)10d x 1.5	TRUSS TO BOND BEAM	1870
201	U	1	RT7A	(10)8d x 1.5	TRUSS TO TOP PLATE	630
LOAD PATH	U	1	SPTH SERIES (48" OC)	(12)10d x 1.5	TOP PLATE TO STUD	
	U	1	SPTH SERIES (48" OC)	(12)10d x 1.5	SAME STUD TO BOTTOM PLATE	
		1	J-BOLT OR SCRW ANCH	1/2"Ø W/2" WSHR @ 48" OC-7" EMBED	BOTTOM PLATE TO BOND BEAM OR FOUNDATION	
216	U	4	HTW20	(24)-10d x 1.5 EA	(2)PLY (MIN) TRUSS TO B/U COLM	5420
LOAD PATH	U	1	HTT45	(26)-10d & 5/8"Ø ALL THREAD DRILL/EPOXY-10" EMBED	B/U COL TO BOND BEAM OR FOUNDATION	
601	U	1	RT7A	(10)-8d x 1.5	TRUSS TO BEAM OR LEDGER	630
A	U	1	THD26	(18)16d	(12)10dx1.5	2645-FLOOR 3240-ROOF 2265-UPLIFT

T2NOTES.dwg

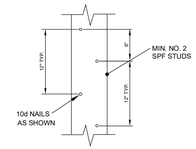
HANGER TO MASONRY / CONCRETE CONNECTION NOTE:

02DEC22

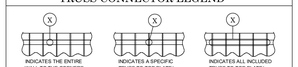
TO ANCHOR HANGER TO MASONRY/CONCRETE:
USE 1/4"Ø x1 1/4" TAPCONS 2" APART & FROM TOP.

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.



TRUSS CONNECTOR LEGEND



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

CENTRAL FLORIDA TRUSS
321-259-7507

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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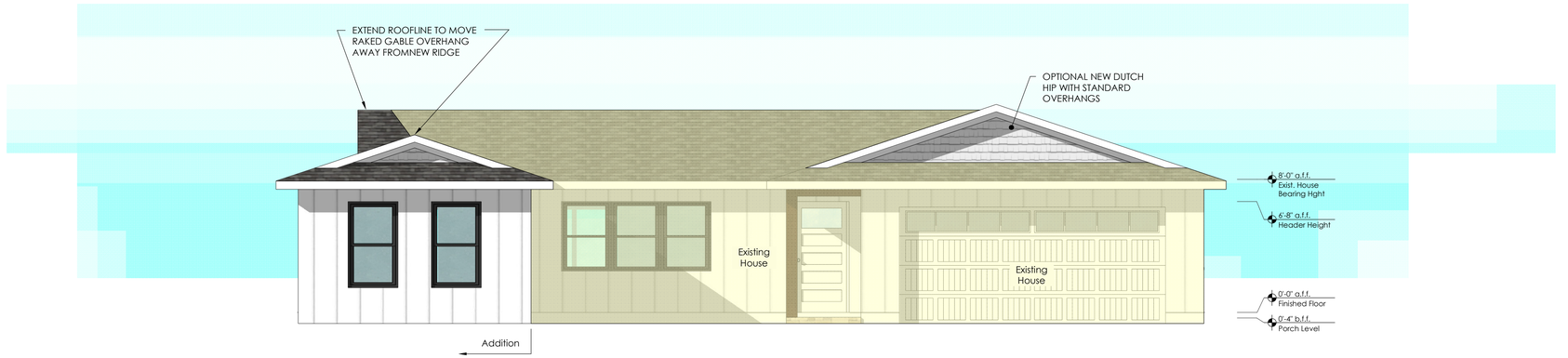
TRUSS & CONNECTOR SCHEDULE

Scale ◆ 1/4" = 1'

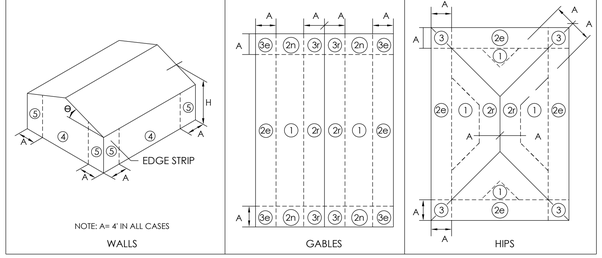
PAGE №
10

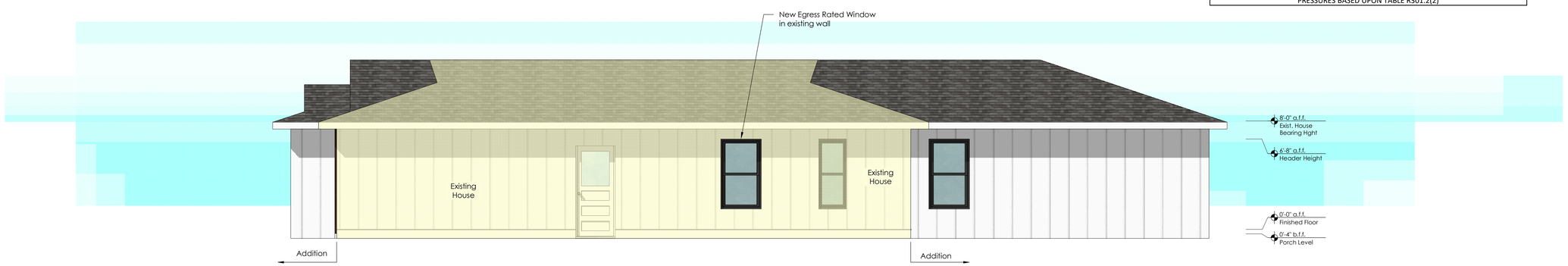


Front Elevation

COMPONENTS & CLADDING PRESSURES TABLE				
ALLOWABLE STRESS DESIGN - 150 MPH ULTIMATE				
EXP. B, HIP ROOF ANGLE: 7°<Ø<20° (1.5-4.3:12)				
MEAN ROOF HT H <= 30' INTERNAL PRESS COEFF: ±0.18				
ZONE	LOCATION	WIND AREA (ft2)	PRESSURE (psf)	
1	ROOF	SF <= 10	18.1	-40.8
		SF >= 20	15.6	-40.8
	INTERIOR	SF >= 50	12.3	-31.5
		SF >= 100	10.0	-24.3
2r	ROOF	SF <= 10	18.1	-53.1
		SF >= 20	15.6	-47.9
	CORNER	SF >= 50	12.3	-40.9
		SF >= 100	10.0	-35.6
2e, 3	ROOF	SF <= 10	18.1	-57.2
	EDGE	SF >= 20	15.6	-51.5
	CORNER	SF >= 50	12.3	-43.8
		SF >= 100	10.0	-38.1
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	SF <= 10	24.3	-32.5
		SF >= 20	23.2	-30.3
		SF >= 50	21.7	-27.4
	CORNER	SF >= 100	20.6	-25.3
		SF >= 500	18.1	-20.2
PRESSURES BASED UPON TABLE R301.2(2)				

COMPONENT AND CLADDING LOADING DIAGRAMS





Right Elevation

ARMISTEAD DESIGN INC

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

675 Fern Drive
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Phone: (321) 454-6499
www.ArmisteadDesign.com

Project DESIGNER
Scott Armistead

REVISIONS
Description *Date*

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

Happy Homeowner
321 Beau St
Anytown, FL 32952

Project №
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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.

ELEVATION VIEWS
FRONT & RIGHT

Scale ◆ *1/4" = 1'*

PAGE №
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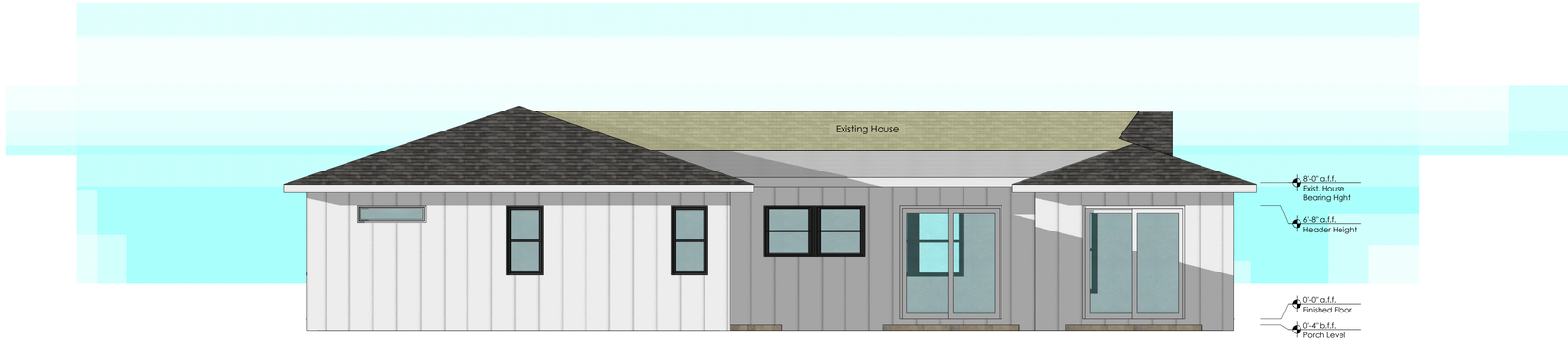
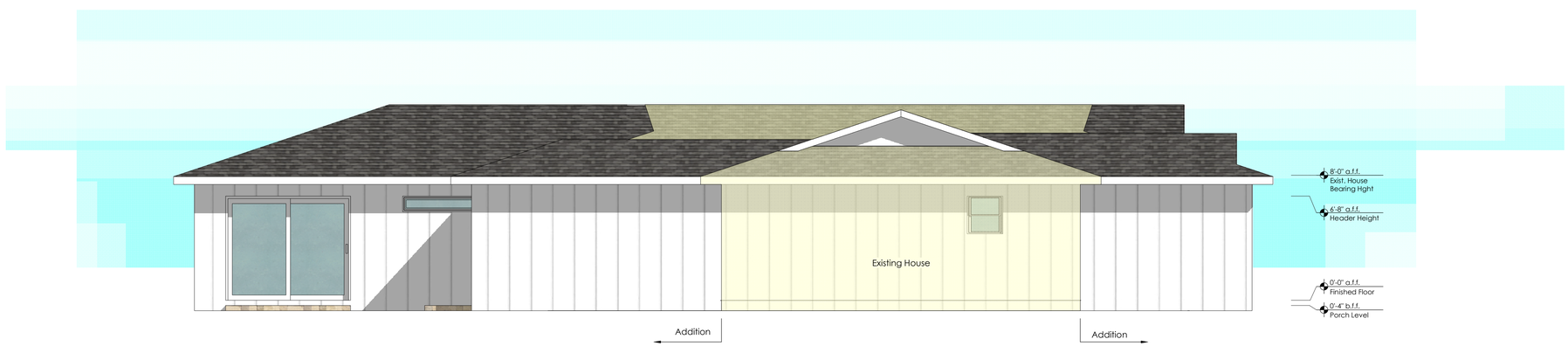
Large Scale Addition (LiDAR)



Rear Elevation



Left Elevation

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Description *Date*

Large Scale Addition (LiDAR)

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ELEVATION VIEWS
REAR & LEFT

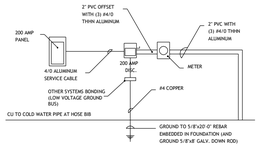
Scale ◆ *1/4" = 1'*

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

Electrical Load Calculation

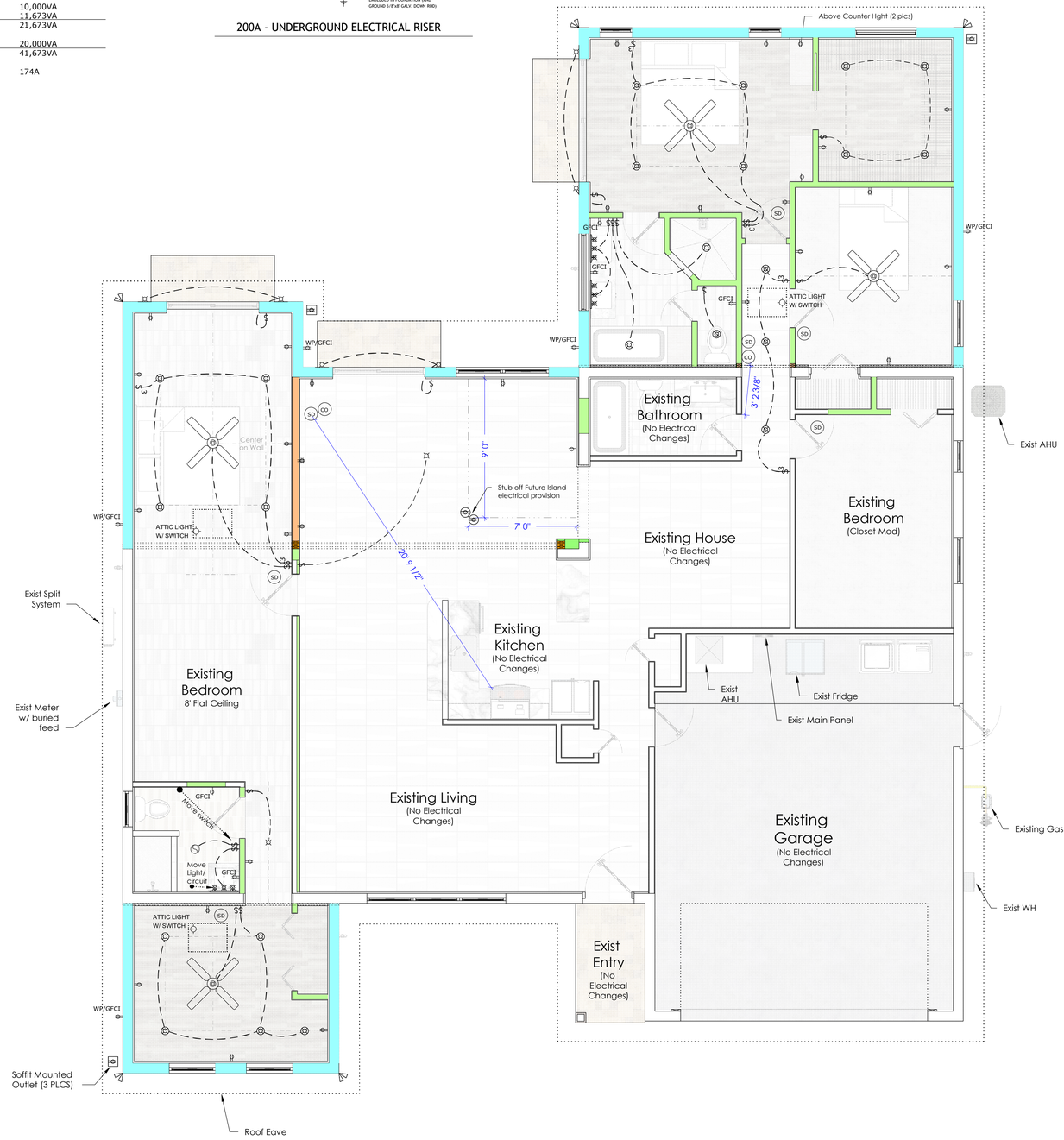
General Load			
2294sf at 3VA		20A /12ga	6,882VA
Small Appliance (4 @ 1500VA)		20A /12ga	6,000VA
Washer		20A /12ga	1,500VA
Dryer		30A /10ga	5,000VA
Disposal		20A /12ga	500VA
Refridgerator		20A /12ga	1,600VA
Dishwasher		20A /12ga	1,200VA
Water Heater		30A /10ga	4,500VA
Range		50A/8ga	12,000VA
	General Load		39,182VA
First 10kVA at 100%			10,000VA
Remainder at 40%			11,673VA
	Sub-Total General Load		21,673VA
Air Conditioning (x2)			20,000VA
	Rated Total		41,673VA
Calculated Load	Rated Total/240V=		174A



200A - UNDERGROUND ELECTRICAL RISER

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



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www.ArmisteadDesign.com

STRUCTURAL ONLY

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
Scott Armistead

REVISIONS
Description Date

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Large Scale Addition (LiDAR)

ELECTRICAL PLAN

Scale 1/4" = 1'

PAGE №
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