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

Index Of Sheets

General Structure Data:

Occupancy Type: R-3
Construction Type: V-B
Building Area: 2864sf

ARMISTEAD DESIGN INC

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

STRUCTURAL ONLY

Project DESIGNER
Chris Feddersen

REVISIONS
Description Date

Modern New Home

When it's all done

YOU'RE GOING TO LOVE THIS HOUSE

Young Homeowner
442 Brodie St. NE
Somewhere, FL 32955

Project №
00000000

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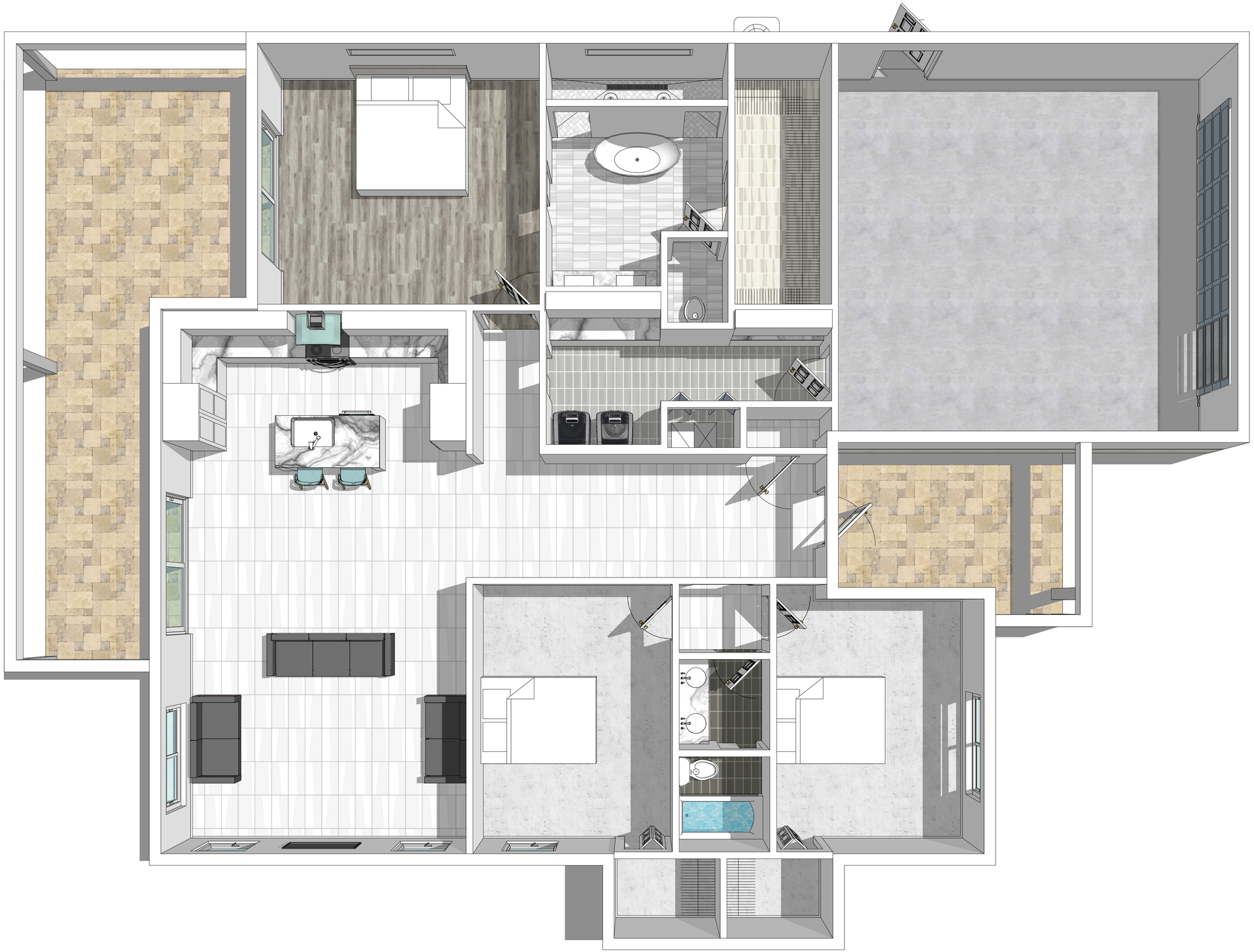
COVER PAGE

Scale 1/4" = 1'

PAGE №
01



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COVER PAGE II
3D FLOOR PLAN

Scale ◆ 1/4" = 1'

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 (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

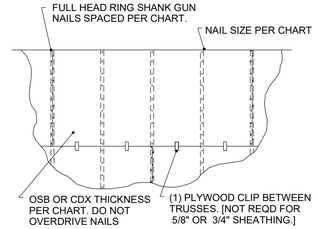
1. Structural lumber shall be 2X4 SPF Grade 2 minimum. Stud spacing on interior and exterior bearing walls shall be 16"oc UNO. Walls shall be anchored with 1/2" dia. anchor bolts, 10" long spaced 48"oc UNO.
2. 2X studs at 16" O.C. shall be used for interior partition walls. Stud spacing for all walls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

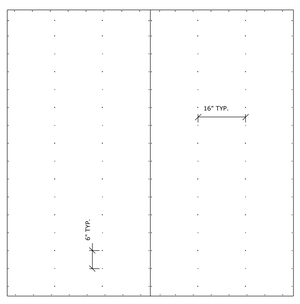


USE 8d GUN NAILS FOR SHEATHING 15/32" OR LESS. OTHERWISE USE 10d GUN NAILS. E = PANEL EDGES, F = PANEL FIELD.

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



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

Wind Load Notes

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

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

#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	S/L	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 ℙ	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 ℙ	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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NOTES & DETAILS

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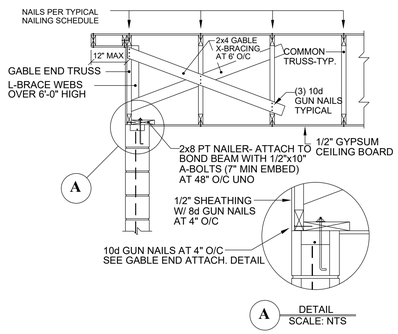

1203 21APR06 GABLE END DETAIL
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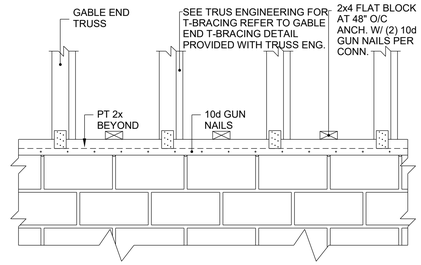
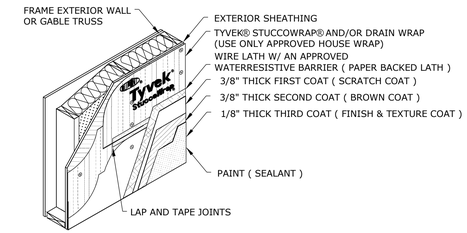
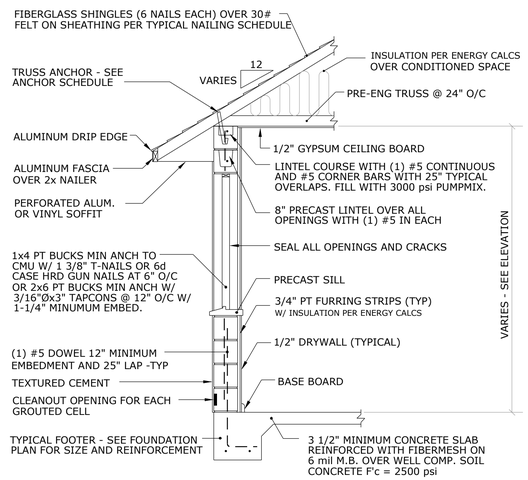


1226 21APR06 GABLE END ATTACHMENT
SCALE: NTS

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.



0101 20NOV09 TYPICAL WALL SECTION
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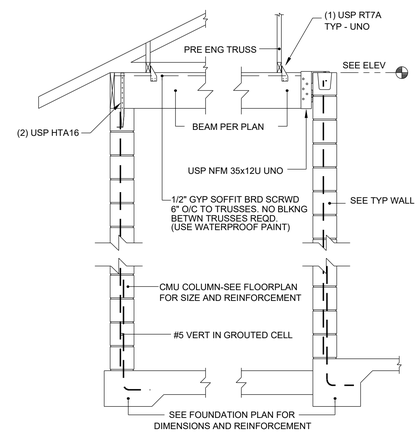
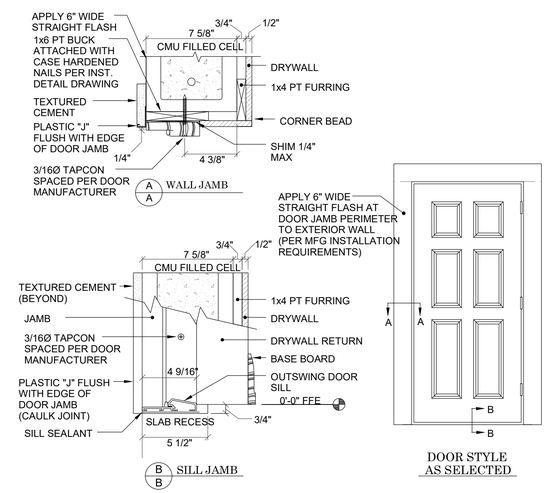
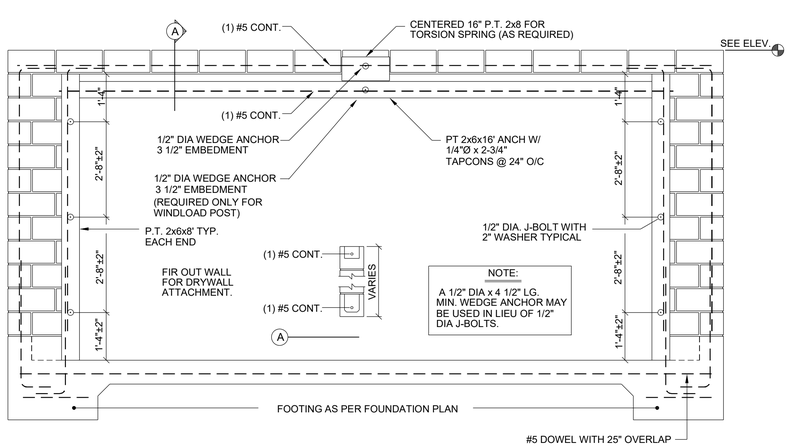


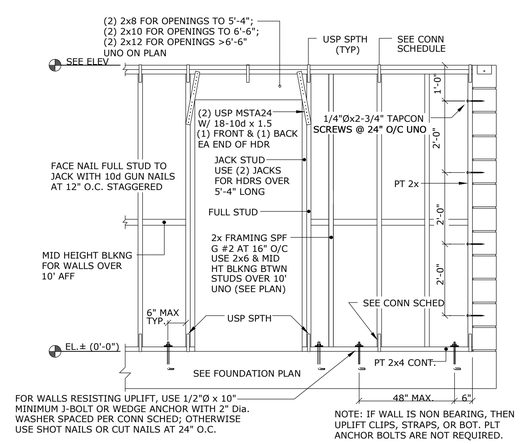
0314 13FEB06 PORCH DETAIL
SCALE: NTS



0921 06APR07 CMU OUTSWING DOOR JAMB DETAILS (FLUSH WITH EXTERIOR WALL)
SCALE: NTS



1301 21APR06 GARAGE GOAL POST
SCALE: NTS



0801 20APR06 BEARING FRAME/BLOCK WALL DETAIL
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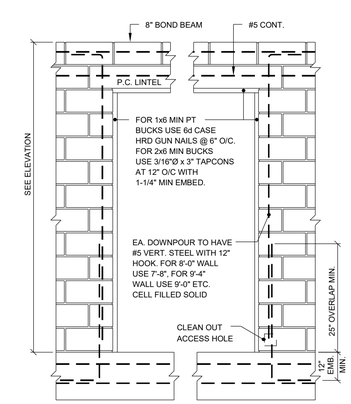

0902 31MAY06 DOOR/SLIDER BUCK AND REBAR DETAIL
SCALE: NTS

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ADDITIONAL NOTES & DETAILS

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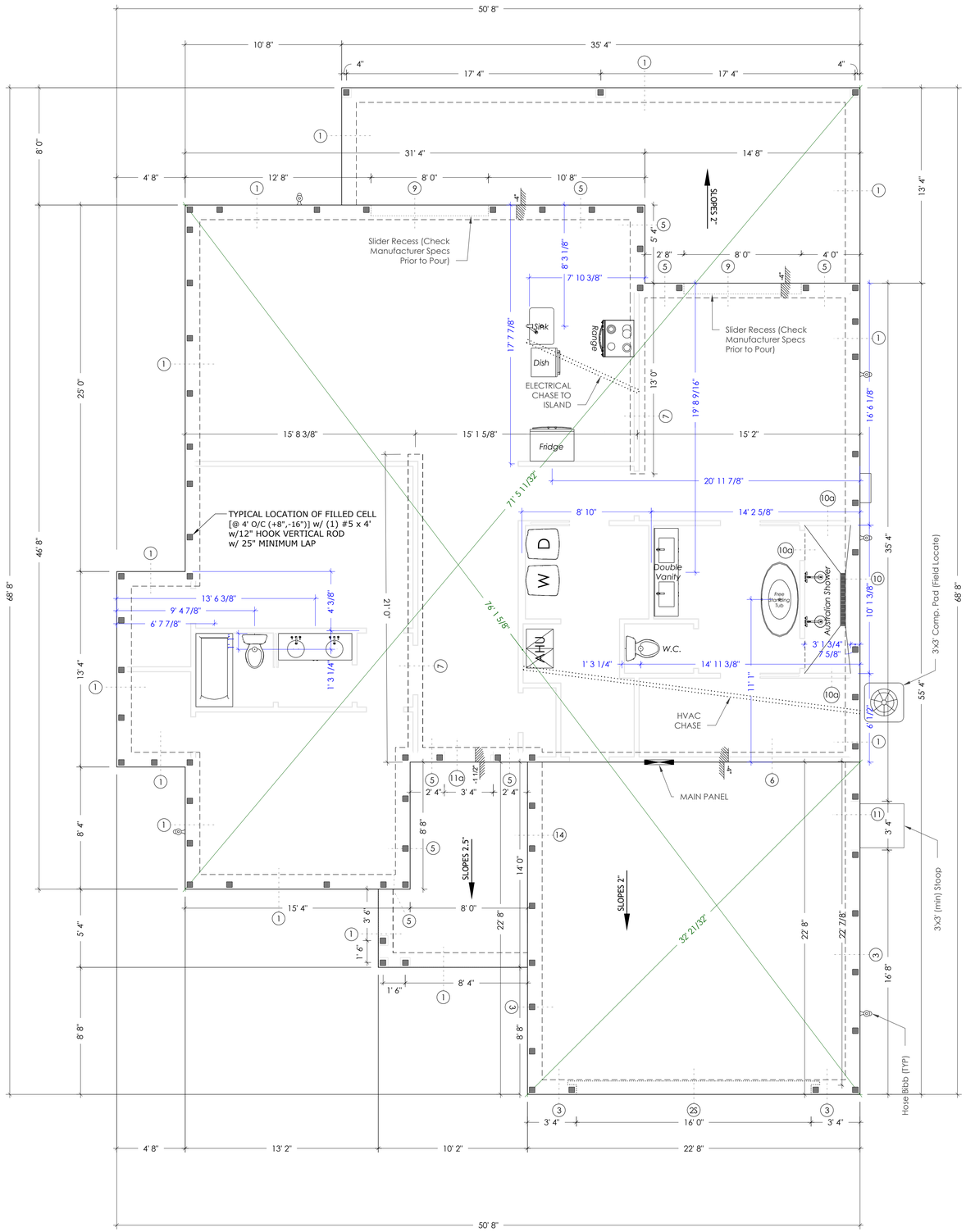
PAGE №
04



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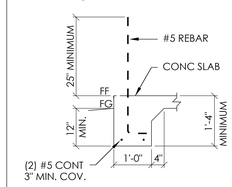
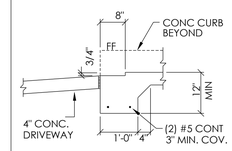


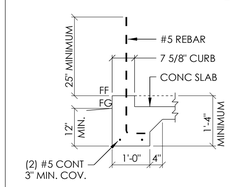
1 **BEARING FOOTER**
SCALE: NTS

FOOT2S.dwg 05DEC21

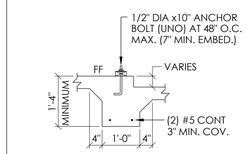


2S **GARAGE ENTRY**
SCALE: NTS

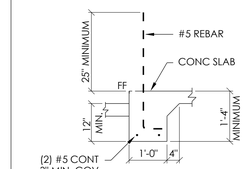
24MAY19



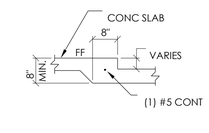
3 **CURB SECTION (BEARING)**
SCALE: NTS



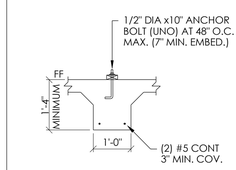
4 **LOAD BEARING INTERIOR STEP**
SCALE: NTS



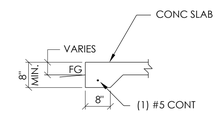
5 **EXTERIOR STEP (BEARING)**
SCALE: NTS



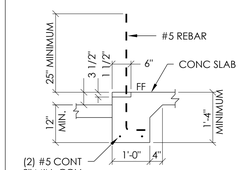
6 **NON LOAD BEARING INTERIOR STEP DETAIL**
SCALE: NTS



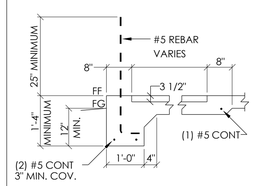
7 **INTERIOR BEARING**
SCALE: NTS



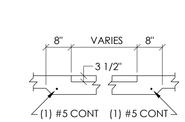
8 **THICKENED EDGE**
SCALE: NTS



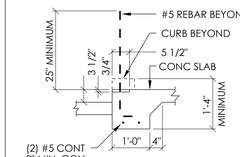
9 **SL GLASS DOOR SECTION**
SCALE: NTS



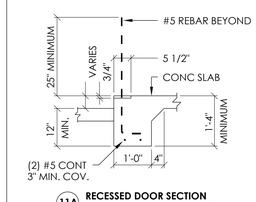
10 **CURB SECTION AT SHOWER**
SCALE: NTS



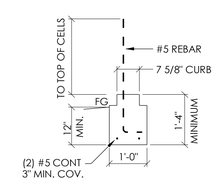
10A **SECTION AT SHOWER**
SCALE: NTS



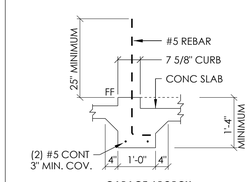
11 **SERVICE DOOR SECTION**
SCALE: NTS



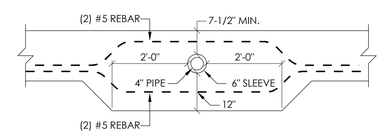
11A **RECESSED DOOR SECTION**
SCALE: NTS



13 **WING-WALL FOOTER**
SCALE: NTS



14 **GARAGE / PORCH CURB SECTION (BEARING)**
SCALE: NTS



PIPE THRU FOOTER
SCALE: NTS

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.

ARMISTEAD DESIGN INC

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

STRUCTURAL ONLY

Project DESIGNER
Chris Feddersen

REVISIONS
Description Date

FIELD CONDITIONS , PRODUCTS, AND ASEEMBLIES 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.

Young Homeowner
442 Brodie St. NE
Somewhere, FL 32955

Project № 00000000

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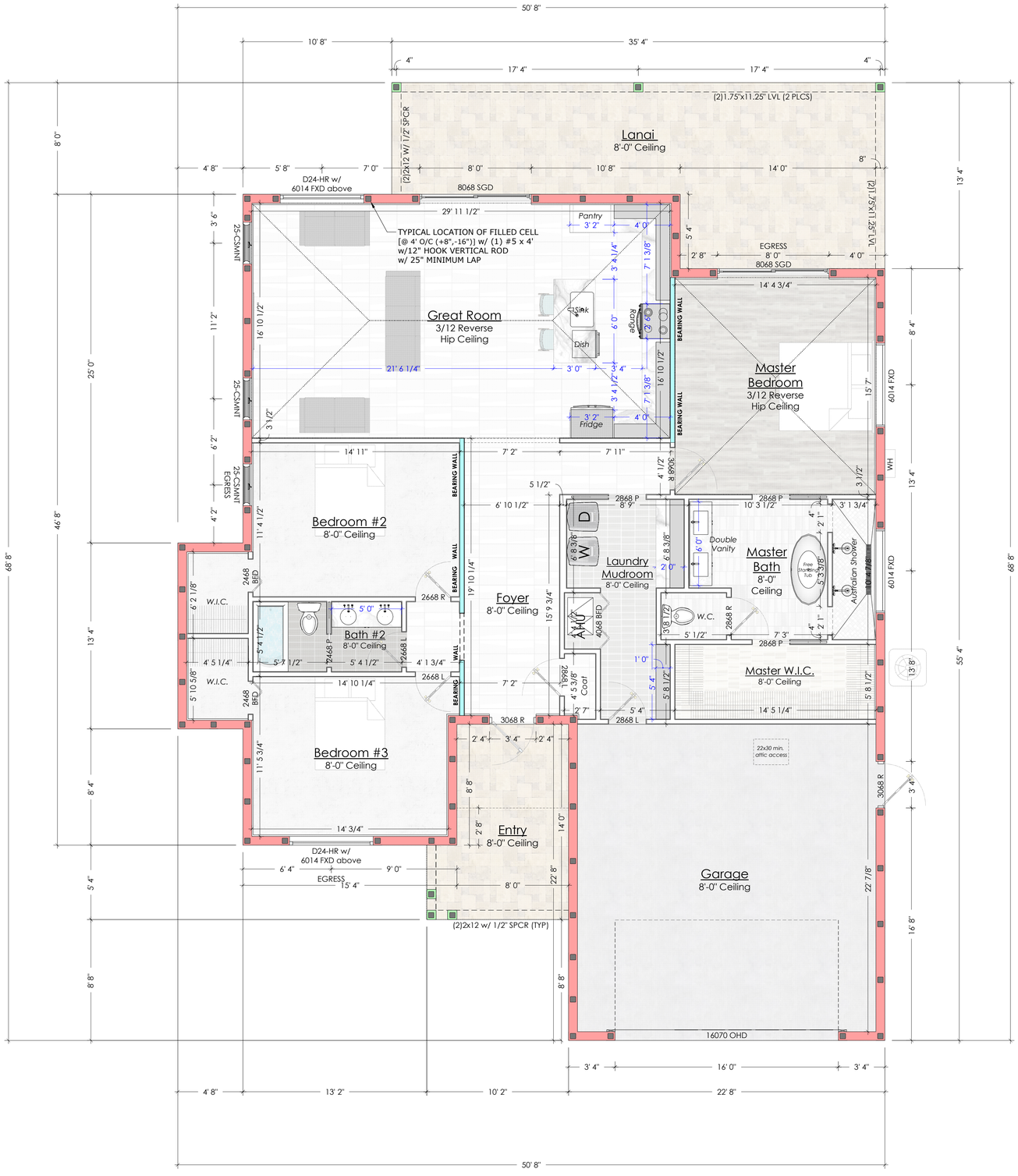
FOUNDATION PLAN

Scale ◆ 1/4" = 1'

PAGE № 05



Area Calculations

Entry:	124sf
Garage:	514sf
Living:	1865sf
Lanai:	361sf
Total Square footage:	2864sf

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 5/8" TYPE X ACROSS FRAMING, SCREWED 6" O/C @ GARAGE CEILING UNDER HABITABLE SPACE. 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 STUDWALL FOR FRAME WALLS, AND FACE OF CMU FOR EXTERIOR WALLS. EXCEPT DIMENSIONS REFERENCING KITCHEN CABINETS, BUILT-INS, & ISLAND.
6. ALL CEILING HEIGHTS ARE REFERENCED FROM MAIN FINISHED FLOOR LEVEL AND DO NOT INCLUDE STEP DOWNS.
7. AIR HANDLERS WITHING COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKSPACE CLEARANCE OF 3 INCHES (76 mm) ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES (305 mm) WIDER THAN THE FURNACE OR AIR HANDER PER FBC 1305.1.1.

Wall Legend

- CMU Wall- (Top @ 8'-0aff)
- CMU COL- (Top @ 6'-8"aff)
- Partition Frm Wall
- Bearing Int. Frm Wall
- Down Pours

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FLOOR PLAN

Scale ◆ 1/4" = 1'

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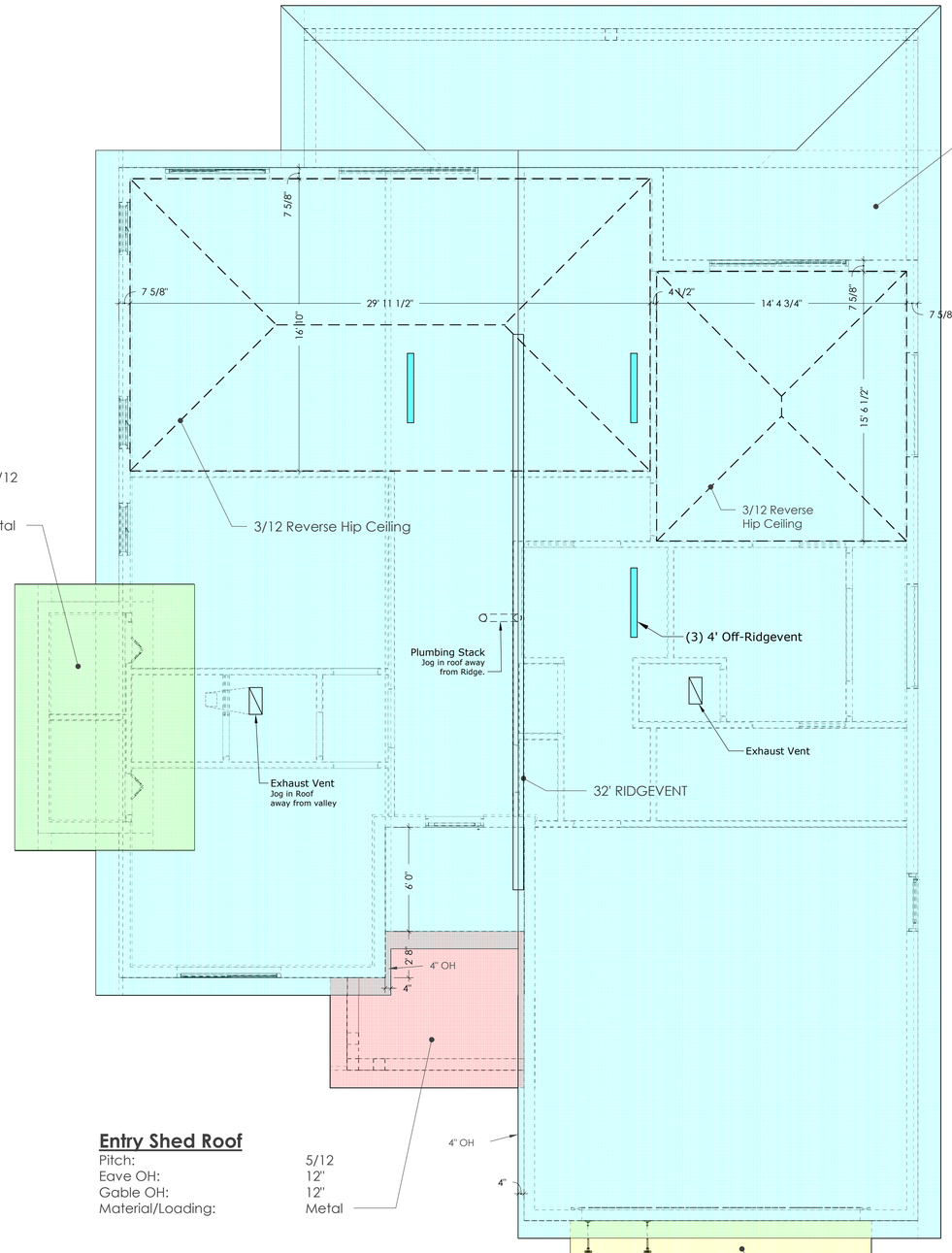
06



Main Roof

Pitch:	5/12
Lower Eave OH:	16"
Upper Eave OH:	4"
Gable OH:	12"
Material/Loading:	Shingle

Closet Shed Roof

Pitch:	2.5/12
Eave OH:	16"
Gable OH:	12"
Material/Loading:	Metal

Entry Shed Roof

Pitch:	5/12
Eave OH:	12"
Gable OH:	12"
Material/Loading:	Metal

Garage Eave

Pitch:	.25/12
Eave OH:	24"
Material/Loading:	Base & Capsheet
*Hand Framed	

ATTICVENT3.DWG		23JAN23
ATTIC VENTILATION (R806.2) 1 ft² NET FREE AREA VENT REQD FOR EA 300 ft² OF FLOOR AREA IF 50% OF VENTILATION PROVIDED BY SOFFIT VENTS		
RIDGE VENT=18in²/LF NFA (0.125ft²). OFF RIDGE VENT=60in² NFA (0.42ft²) EA.		
CONDITIONED SPACE	1865 ft²	25 LN FT - RIDGE VENT
GARAGE	514 ft²	7 LN FT - RIDGE VENT
LANAI	361 ft²	2 OFF RIDGE VENTS
ENTRY	124 ft²	1 OFF RIDGE VENT

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ROOF PLAN

Scale ◆ 1/4" = 1'

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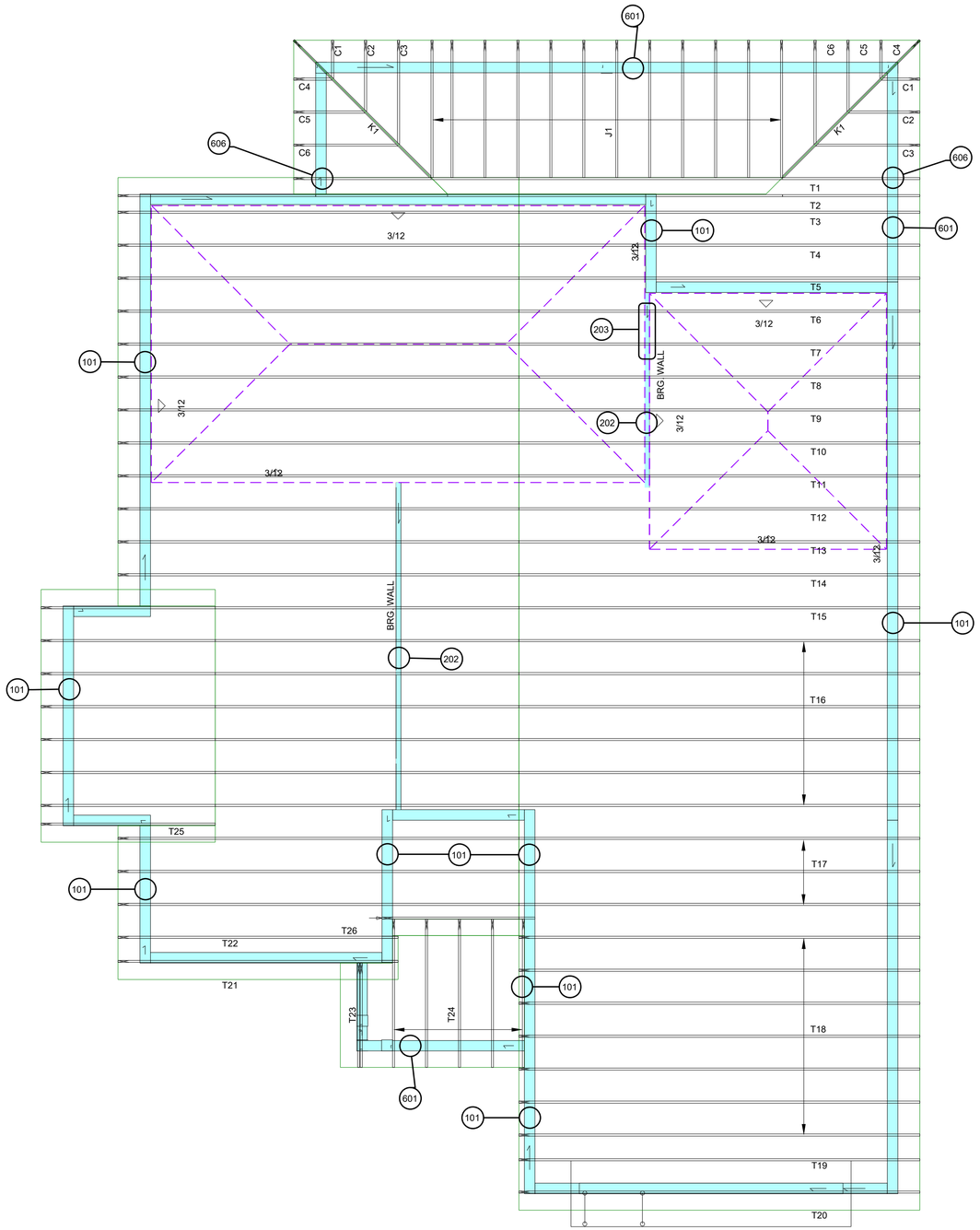
07



2x6 CANTILEVERED EAVE OH BY OTHERS

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)
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
	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	
202	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}	1260
	U	1	SPTH SERIES (32" OC)	(12)10d x 1.5	TOP PLATE TO STUD	
	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	
203	U	2	HTW20	(20)10d x 1.5 EA	TRUSS (OR BEAM) TO TOP PLATE AND STUDS	2280 *2710*
	U	1	HTT45	(26)10d & 5/8"Ø ALL THREAD DRILL /EPOXY-10" EMBED	STUDS TO BOND BEAM OR FOUNDATION	
601	U	1	RT7A	(10)-8d x 1.5	TRUSS TO BEAM OR LEDGER	630
606	U	2	HTW16	(16)-10d x 1.5 EA	TRUSS TO BEAM OR LEDGER	2280 *2710*

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).

T2NOTES.dwg

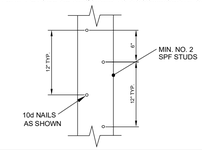
HANGER TO MASONRY / CONCRETE CONNECTION NOTE:

19SEP16

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

FRAMER NOTE:

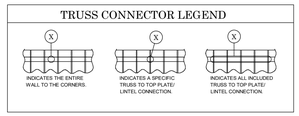
FOR GIRDERS BEARING ON FRAMED WALLS, MINIMUM STUDS (SPF GR2) UNDER BEARING SHALL BE GIRDER PLYS PLUS 1 UNO. SHIFT STUDS AS REQUIRED TO ACCOMMODATE CONN.



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:

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.

Central Florida Truss Job # 22-0543
ABC CONCRETE
ZALNOSKI RESIDENCE
154 NEMO CIRCLE NE
PALM BAY

ARMISTEAD DESIGN INC

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Project DESIGNER
Chris Feddersen

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Description Date

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TRUSS & CONNECTOR SCHEDULE

Scale ◆ 1/4" = 1'

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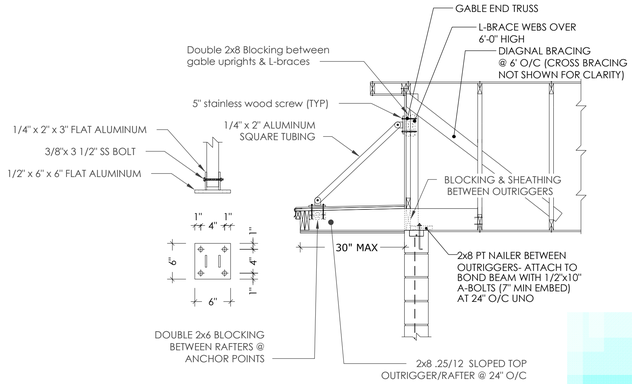
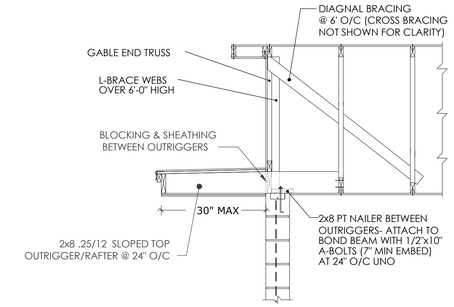
08



B B SUSPENDED MODERN EAVE

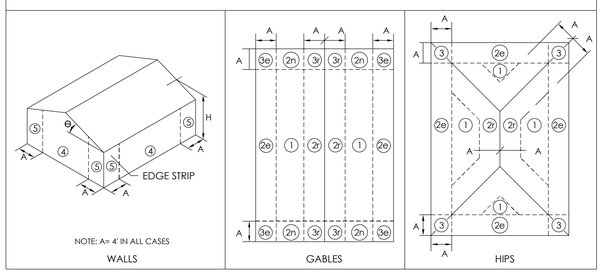
Front Elevation

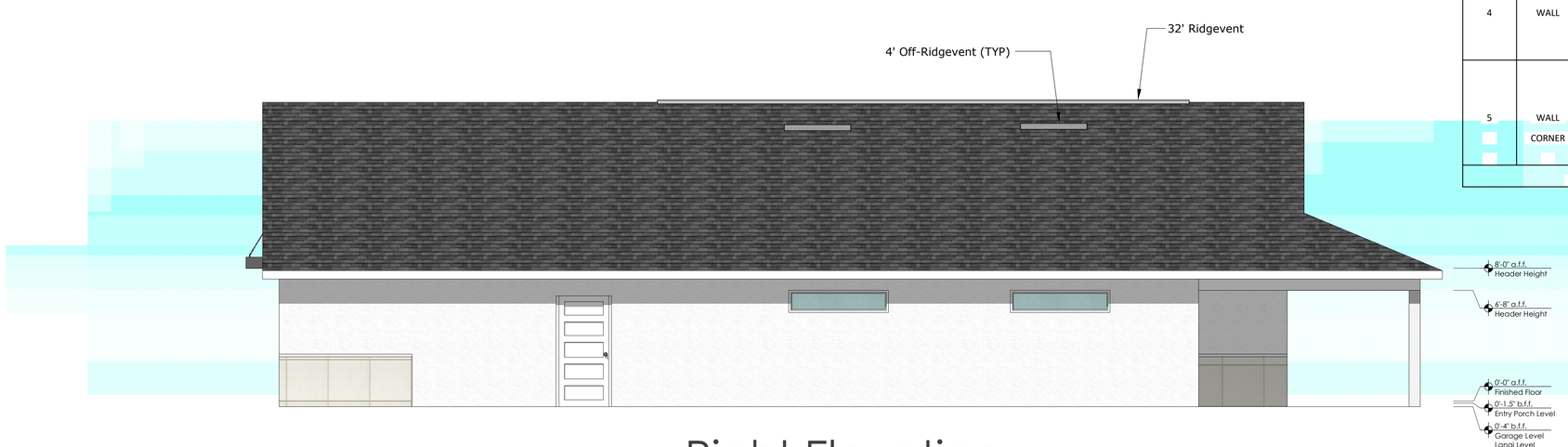


A A CANTILEVERED MODERN EAVE

COMPONENTS & CLADDING PRESSURES TABLE				
ALLOWABLE STRESS DESIGN - 160 MPH ULTIMATE				
EXP. B, GABLE ROOF ANGLE: 20°<Ø<27° (4.4-6:12)				
MEAN ROOF HT H <= 30' INTERNAL PRESS COEFF: ±0.18				
ZONE	LOCATION	WIND AREA (ft2)	PRESSURE (psf)	
1, 2e	ROOF INTERIOR & EDGE	SF <= 10	20.6	-39.3
		SF >= 20	17.8	-39.3
		SF >= 50	14.0	-33.5
		SF >= 100	11.2	-28.8
2n, 2r 3e	ROOF EDGE CORNER	SF <= 10	20.6	-62.8
		SF >= 20	17.8	-55.0
		SF >= 50	14.0	-44.7
		SF >= 100	11.2	-37.0
3r	ROOF CORNER	SF <= 10	20.6	-74.5
		SF >= 20	17.8	-62.8
		SF >= 50	14.0	-46.4
		SF >= 100	11.2	-46.4
4	WALL	SF <= 10	27.7	-30.0
		SF >= 20	26.4	-28.7
		SF >= 50	24.7	-27.1
		SF >= 100	23.5	-25.9
		SF >= 500	20.6	-22.9
5	WALL CORNER	SF <= 10	27.7	-37.0
		SF >= 20	26.4	-34.5
		SF >= 50	24.7	-31.2
		SF >= 100	23.5	-28.7
		SF >= 500	20.6	-22.9
PRESSURES BASED UPON TABLE R301.2(2)				

COMPONENT AND CLADDING LOADING DIAGRAMS





Right Elevation

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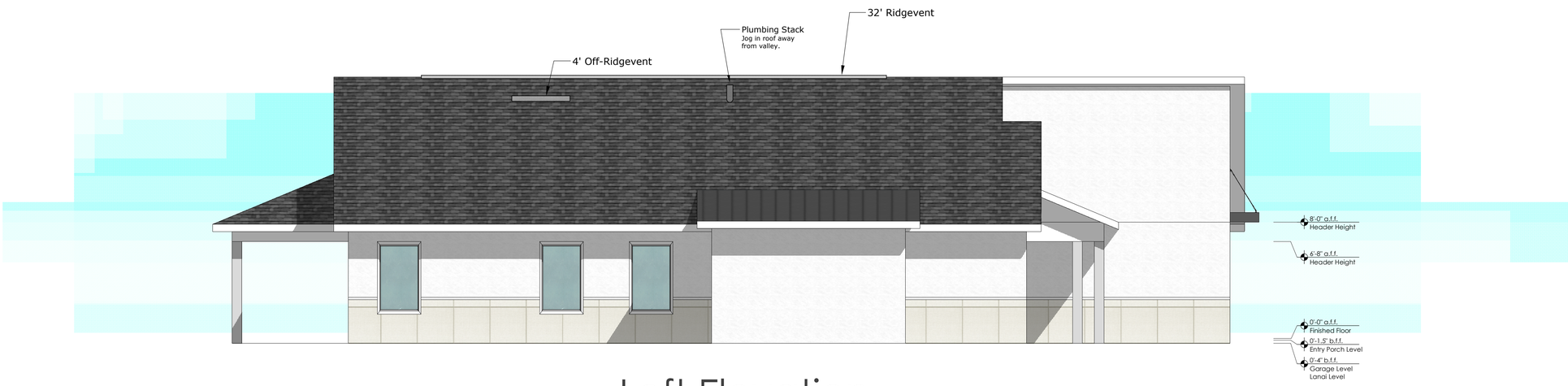
ELEVATION VIEWS
FRONT & RIGHT

Scale ◆ 1/4" = 1'

Rear Elevation



Left Elevation

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

STRUCTURAL ONLY

Project DESIGNER
Chris Feddersen

REVISIONS
Description Date

Modern New Home

When it's all done

YOU'RE GOING TO LOVE THIS HOUSE

Young Homeowner
442 Brodie St. NE
Somewhere, FL 32955

Project №
00000000

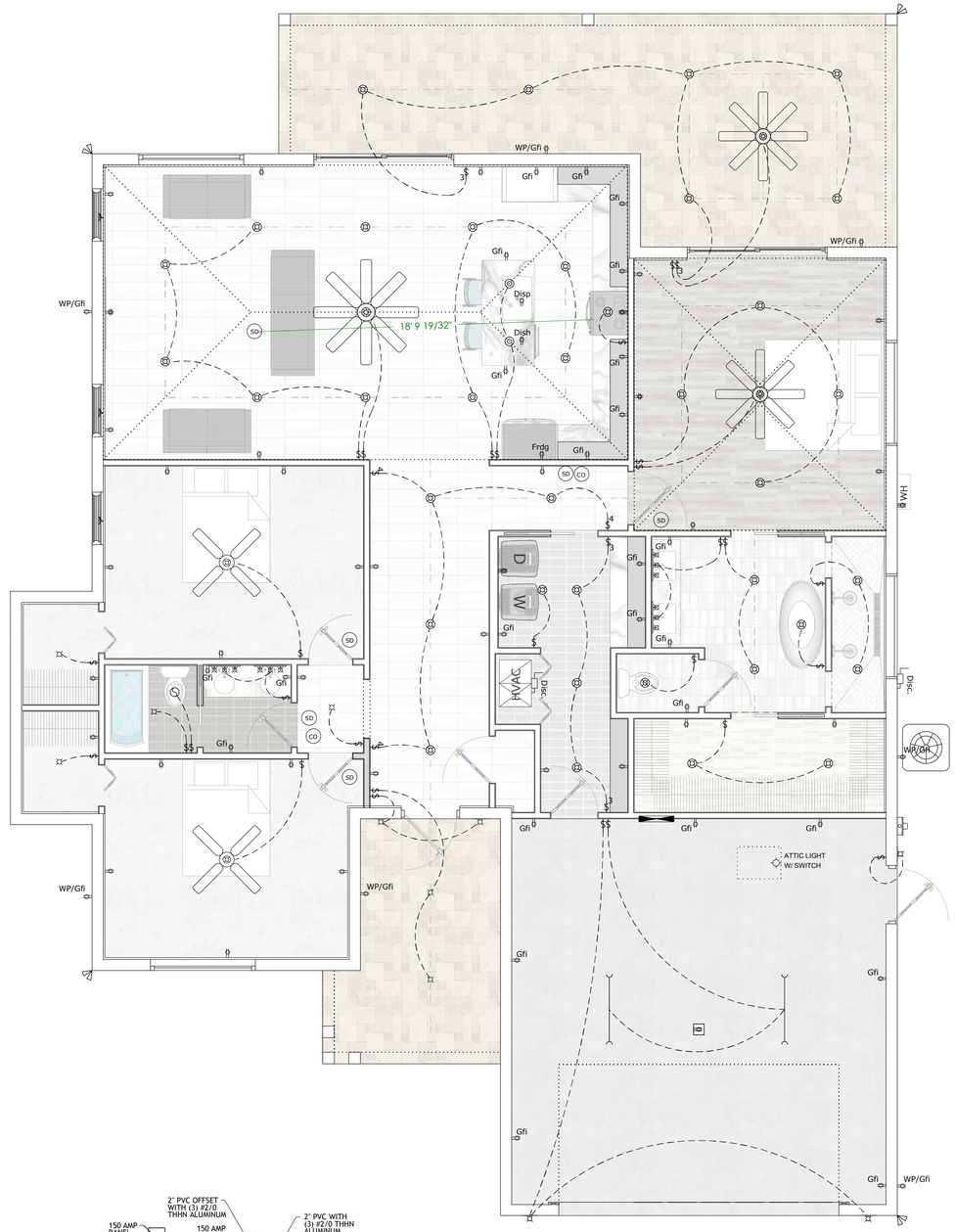
FIELD CONDITIONS , PRODUCTS, AND ASSEMBLIES MAY VARY FROM WHAT IS DEPICTED IN THESE PLANS. DESING INTENT IS PARAMOUNT. PLAN DIMENSIONS ARE MORE ACCURATE THAN SCALING. AVAILABLE BUDGET ALWAYS CONSTRAINS CREATIVITY.

ELEVATION VIEWS
REAR & LEFT

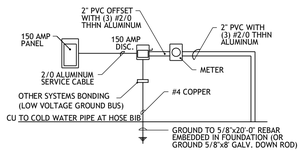
Scale ◆ 1/4" = 1'

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.



Electrical Load Calculation			
General Load			
1865sf at 3VA		20A /12ga	5,595VA
Small Appliance (4 @ 1500VA)		20A /12ga	6,000VA
Washer		20A /12ga	1,500VA
Dryer		30A /10ga	5,000VA
Disposal		20A /12ga	500VA
Refridgerator		20A /12ga	1,600VA
Dishwasher		20A /12ga	1,200VA
Water Heater		30A /10ga	4,500VA
Range		50A/8ga	12,000VA
	General Load		37,895VA
First 10kVA at 100%			10,000VA
Remainder at 40%			11,158VA
	Sub-Total General Load		21,158VA
Air Conditioning			10,000VA
	Rated Total		31,158VA
Calculated Load	Rated Total/240V=		130A



150A - 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

ARMISTEAD DESIGN INC

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Project DESIGNER
Chris Feddersen

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)

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ELECTRICAL PLAN

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