

DESIGN & MATERIAL CRITERIA:

THE ADDITION IS DESIGNED IN ACCORDANCE WITH CHAPTER 3 OF THE 2014 FLORIDA BUILDING CODE, 2014 FLORIDA BUILDING CODE, CHAPTER 16 OF THE 2014 FLORIDA BUILDING CODE, BUILDING CODE, 2014 FLORIDA BUILDING CODE, EXISTING BUILDING, & AMERICAN NATIONAL STANDARD ASCE 7-10.

TO THE BEST OF THE DESIGNER'S AND/OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 993 - BUILDING CONSTRUCTION STANDARDS, AND CHAPTER 633 - FIRE PREVENTION AND CONTROL, OF THE 2009 FLORIDA STATUTES AND 2009 SUPPLEMENT.

WARNING:

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY APPLIED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

GENERAL NOTES:

- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. IF CONDITIONS DIFFER FROM THAT REPRESENTED IN THESE DRAWINGS, GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER &/OR ENGINEER PRIOR PERFORMING ANY PROPOSED ALTERATIONS, TO PROVIDE CORRECTIVE DETAILS.
- GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING PLUMBING OR MECHANICAL LINES BEFORE CASTING FOUNDATIONS, OR CAST PROTECTION AROUND LINES AS REQUIRED.
- ALL FILL UNDER FOUNDATIONS SHALL BE COMPACTED MIN. TO 95% OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT.
- PLUMBING CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SERVICE ALL WORK TO BE IN STRICT COMPLIANCE WITH LOCAL CODE.
- MECHANICAL CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING A.C. SYSTEM IF IT IS TO BE EXTENDED NEW DUCTWORK TO BE 1/2" R-8 MIN. ALL WORK TO BE IN STRICT COMPLIANCE WITH MIN. ASHRAE AND LOCAL CODE.

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R - RESIDENTIAL
 CONSTRUCTION TYPE: V-5
 ALTERATION LEVEL: 2 - EXTENSION OF EXISTING SYSTEMS.
 (STRUCTURAL ADDITIONS OR ALTERATIONS PROPOSED DO NOT EXCEED 90% OF THE AGGREGATE AREA OF THE EXISTING BUILDING)
 STRUCTURE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

DESIGN LOADS:

ROOF DEAD LOAD 24 PSF
 ROOF LIVE LOAD 20 PSF
 FLOOR LIVE LOAD LIVING AREAS 40 PSF + 10 PSF PARTITIONS
 SLEEPING AREAS 30 PSF + 10 PSF PARTITIONS
 EXTERIOR DECK 40 PSF

WIND LOAD BASIS 146 MPH Valt / 113 MPH Vasd
 WIND IMPORTANCE FACTOR: I=1.00 RISK CATEGORY: 'II'
 WIND EXPOSURE: 'B' HEIGHT & EXPOSURE COEFFICIENT=1.00
 INTERNAL PRESSURE COEFFICIENT PER ASCE 7-10, GCp= +/- 0
 WINDOWS, DOORS & ROOFING DESIGN WIND PRESSURES PER TABLE.

EDGE DISTANCE a: 4'-0"
 ROOF ASSEMBLY: REFER TO ROOFING SYSTEM MANUF. PRODUCT EVALUATION & INSTALLATION CRITERIA.

FOUNDATION DESIGN BASIS:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE. CONTINUOUS STRIP FOOTINGS AND/OR SPREAD FOOTINGS ARE DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING CAPACITY WITHOUT EXCESSIVE SETTLEMENT. IF SOIL OF THIS CAPACITY IS NOT AVAILABLE, NOTIFY THE DESIGNER &/OR ENGINEER FOR CORRECTIVE DETAILS. THERE IS NO WARRANTY OF SOIL CONDITIONS BY THE DESIGNER &/OR ENGINEER.

TERMITE NOTES:

- A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE OWNER AND FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- ALL WORK RELATED TO TERMITE PREVENTION TO BE PERFORMED ACCORDING W/ 2014 FLORIDA BUILDING CODE, SECTION 1016.1, SUBSECTIONS & CURRENT UPDATES.

OPENING PROTECTION NOTE:

- ALL WINDOWS TO HAVE LAMINATED IMPACT RESISTANT GLASS, IN COMPLIANCE WITH 2014 FLORIDA BUILDING CODE.
- ALL WINDOWS & DOORS ARE TO BE TESTED IMPACT RESISTANT PRODUCTS INSTALLED PRECISELY AS INSTRUCTED BY THE MANUFACTURER.

CAST-IN-PLACE CONCRETE:

- VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED APPROVED SHOP DRAWINGS.
- ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 a) FOOTING, SLAB ON GRADE to 2,500 psi
 b) COLUMNS & BEAMS to 3,000 psi
- EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.C.I. RECOMMENDATIONS. PREPARE A CRACK CONTROL PLAN BASED UPON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES AND SUBMIT TO THE DESIGNER &/OR ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONCRETE REINFORCING SHALL BE A615 - GRADE 60, fy=60,000 psi.
- LAP HORIZONTAL STL IN FOOTINGS AND TIE BEAMS 25' MIN.
- PROVIDE CORNER BARS IN FOOTINGS, AND TIE BEAMS TO MATCH HORIZONTAL STEEL AND LAP 25' MIN.
- WELDED WIRE FABRIC SHALL BE 6x6 W14xW14 UNO.
- SUBSTITUTION OF W.W.F. WITH FIBER-MESH REINFORCED CONCRETE FOR NON-ELEVATED FLOOR SLABS IS AN APPROVED ALTERNATIVE.

MASONRY:

- THE MASONRY CONTRACTOR MUST EMPLOY A CERTIFIED STRUCTURAL MASONRY INSPECTOR. THE INSPECTOR MUST BE IN ATTENDANCE AND MONITOR ALL REINFORCED MASONRY OPERATIONS INCLUDING DOWEL PLACEMENT.
- MINIMUM COMPRESSIVE STRENGTH OF BLOCK SHALL BE 2,000 psi (NET AREA).
- MINIMUM PRISM STRENGTH (Fm) SHALL BE 1,500 psi, UNO.
- MORTAR FOR MASONRY SHALL BE TYPE S OR M.
- GROUT BLOCK CELL FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi AT 28 DAYS AT AN 8" TO 10" SLUMP.

WOOD FRAMING NOTES:

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING TO BE #2 SOUTHERN PINE OR EQUIVALENT, EXCEPT AS SHOWN ON DRAWINGS.
- ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO CONCRETE OR MASONRY SHALL BE OF AN APPROVED NATURALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPROPRIATELY FOR ITS INTENDED USE.
- ROOFING FLYWOOD SHEATHING: 15/32" APA RATED SHEATHING, UNBLOCKED DIAPHRAGM ALLOWABLE SHEAR= 285 LBS./FT. FASTEN TO TRUSSES OR RAFTERS w/ 3d RING SHANK OR DEFORMED NAILS SPACED 4" O.C. @ END CUTS & TERMINATIONS, 12" O.C. INTERIOR.
- WALL SHEATHING: 15/32" APA STRUCTURAL (I) PANEL, BLOCKED DIAPHRAGM ALLOWABLE SHEAR= 430 LBS./FT. FASTEN TO STUDS, PLATES & BLOCKING w/ 3d RING SHANK OR DEFORMED NAILS SPACED 12" O.C. @ INTERIOR SUPPORTS, 4" O.C. @ ALL ENDS & EDGES, 4" O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES. ALL EXTERIOR WALL SHEATHING TO BE INSTALLED HORIZONTALLY & SOLID BLOCKED, STAGGER VERTICAL JOINTS.
- FLOOR SHEATHING: 23/32" APA STURD-I-FLOOR, BLOCKED DIAPHRAGM ALLOWABLE SHEAR= 320 LBS./FT. JOINTS GLUED, FASTEN TO TRUSSES, JOISTS & BLOCKING w/ 18 x 2 1/2" WOOD TO WOOD SCREWS SPACED 12" O.C. @ INTERIOR SUPPORTS, 4" O.C. @ ALL ENDS & EDGES, 4" O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES.
- VERIFY SHEATHING TYPE AND THICKNESS WITH ROOF MATERIAL MANUFACTURER'S REQUIREMENTS FOR WIND LOADING RESISTANT ATTACHMENT.
- FOLLOW ALL REQUIREMENTS OF 2014 FLORIDA BUILDING CODE AND CURRENT UPDATES, FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.
- SUFFICIENT VENTILATION UNDER ROOF AREAS SHALL BE PROVIDED. (2014 F.B.C. 1203.2 / R20061)

HOLD-DOWN SPECIFICATION:

- ALL HOLD-DOWNS HANGERS, CLIPS, ETC. TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
- ALL CONNECTORS AND FASTENER EXPOSED TO WEATHER SHALL BE LONG LIFE AND CORROSION RESISTANT.
- ALL CONNECTORS AND FASTENERS THROUGH OR ADJACENT TO A.C.Q. PRESERVATIVE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR SPECIFICALLY APPROVED FOR SUCH USAGE BY THE MANUFACTURER.

FASTENER REQUIREMENTS:

WINDOWS, DOORS & ROOFING: PER MANUFACTURER'S RECOMMENDATIONS, TO MEET DESIGN PRESSURES LISTED HEREIN.

CONNECTOR	MANUFACTURER	FLA. PERM. APP. #
A34	SIMPSON	10446.3
META 15		10852.5
L15 210		10658.106
HE TA 16		11473.3
CEBRU 6-2022		ER-5952
L15 TA 21		10852.4
H 10		10456.6
H 10A		11473.2
HUC 20-2		10658.97
LCE 4		11473.4
ACG		10862.1
HUC 10		10531.60
V-TE 2		10861.5
H 9		10456.13
HDS		10700.2
LSTA 15		10852.4

**FIGURE 1609.6.2.2
 COMPONENT AND CLADDING PRESSURE**

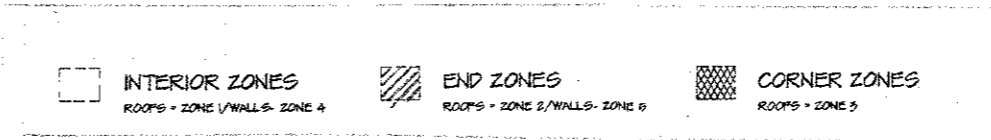
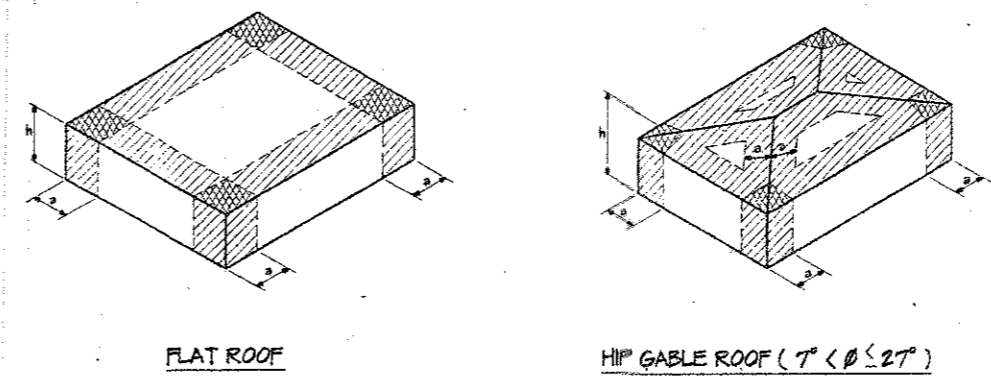
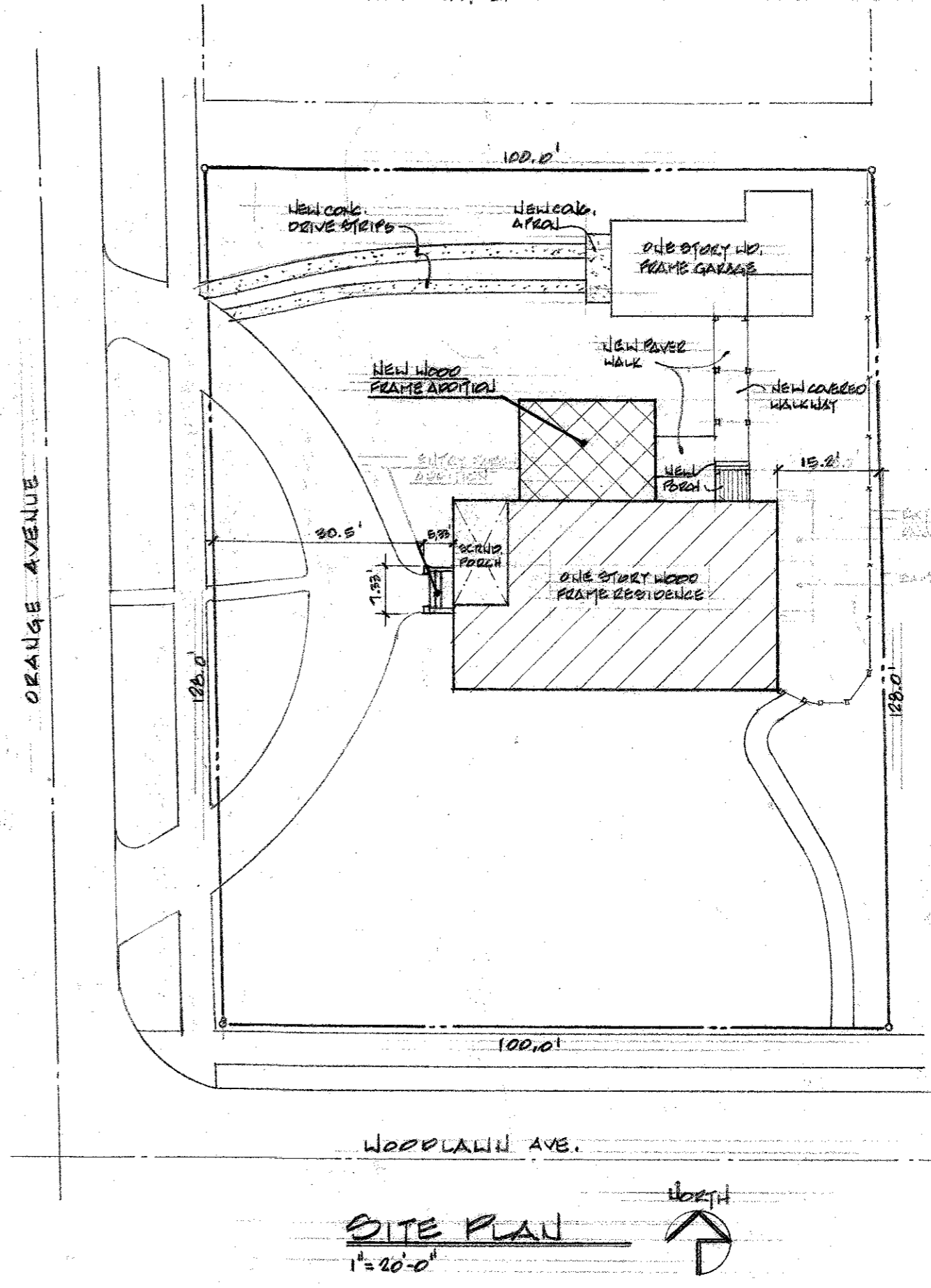


TABLE R501.2(2)
 COMPONENT AND CLADDING WIND LOADS FOR A BUILDING (psf)
 WIND SPEED (Valt) 150 MPH
 MEAN ROOF HEIGHT: 15 FEET
 EXPOSURE: B
 HT & EXP. COEFFICIENT: 1.00

ZONE	EFFECTIVE WIND AREA (ft²)	DESIGN WIND SPEED (MPH)	WIND PRESSURE (psf)	WIND SUCTION (psf)
ROOF ANGLE 17-27 DEGREES (14 TO 18)				
1	10.0	14.0	-22.2	
2	20.0	12.0	-21.6	
1	50.0	8.2	-24.0	
1	100.0	9.0	-21.2	
2	10.0	14.0	-25.0	
2	20.0	12.0	-25.6	
2	50.0	11.2	-31.9	
2	100.0	9.0	-23.9	
3	10.0	14.0	-27.5	
3	20.0	12.0	-25.6	
3	50.0	11.2	-26.6	
3	100.0	9.0	-24.9	
WALL				
4	10.0	24.3	-26.4	
4	20.0	23.2	-28.2	
4	50.0	21.0	-29.0	
4	100.0	20.7	-27.7	
4	500.0	18.1	-21.2	
5	10.0	24.3	-25.8	
5	20.0	23.2	-26.4	
5	50.0	21.0	-27.9	
5	100.0	20.7	-28.2	
5	500.0	18.1	-21.2	

LEGAL DESCRIPTION:

LOTS 82 AND 85, WINDWOOD PARK G.L. BOWEN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PULASKI COUNTY, FL.

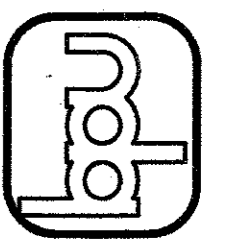


SITE PLAN
 1"=20'-0"

REVISIONS	DATE

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REMODELING OF THE
 12 LIN RESIDENCE - PHASE II
 1400 ORANGE AVE.
 BELLEAIR, FL.



DATE: 10/11/17

JOB No. 2016097
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/11/17
 SHEET No. A-1
 OF 6

REVISIONS	DATE

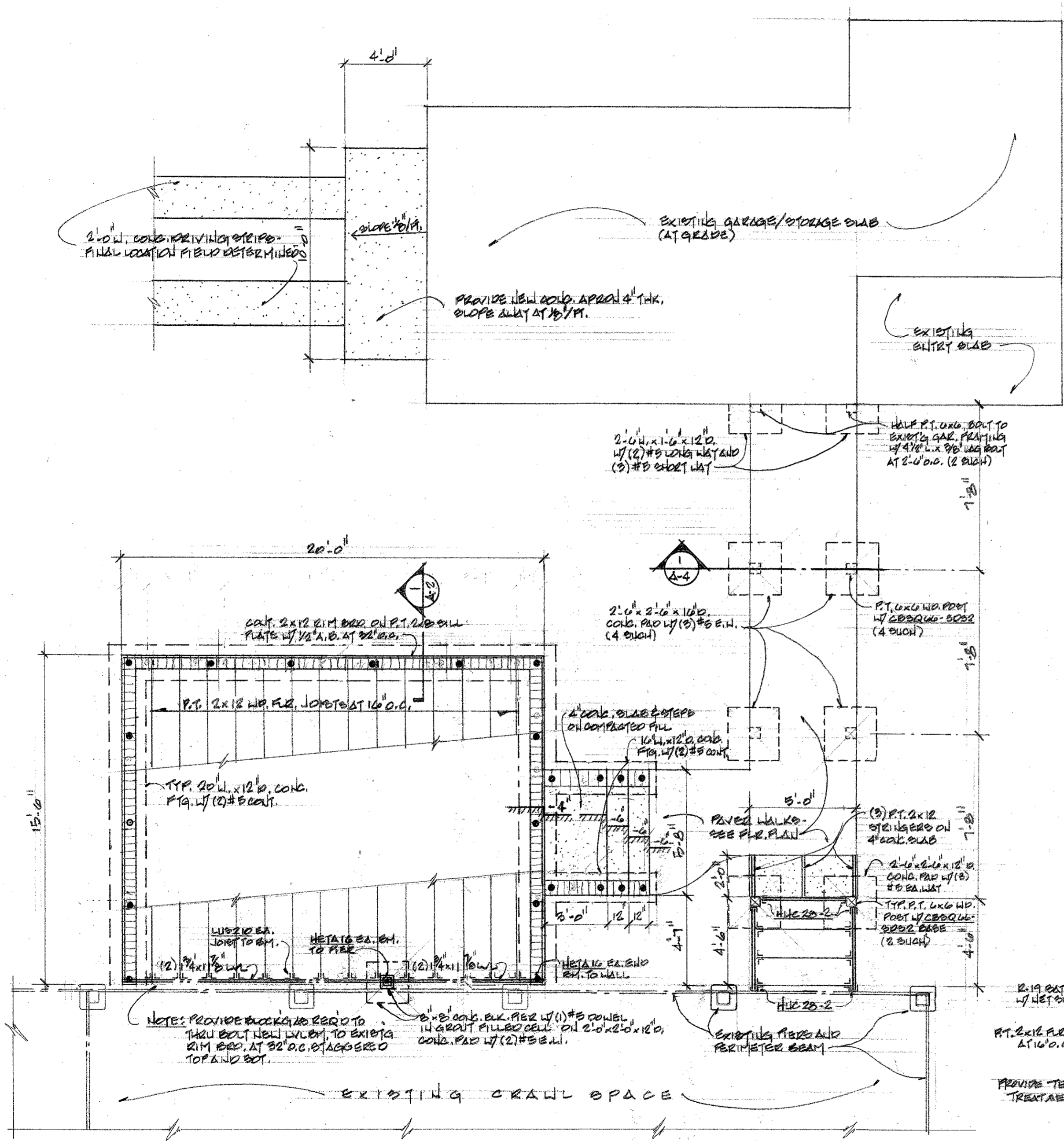
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REMODELING OF THE
IRWIN RESIDENCE - PHASE II
 1406 ORANGE AVE
 BELLEAIR, FL

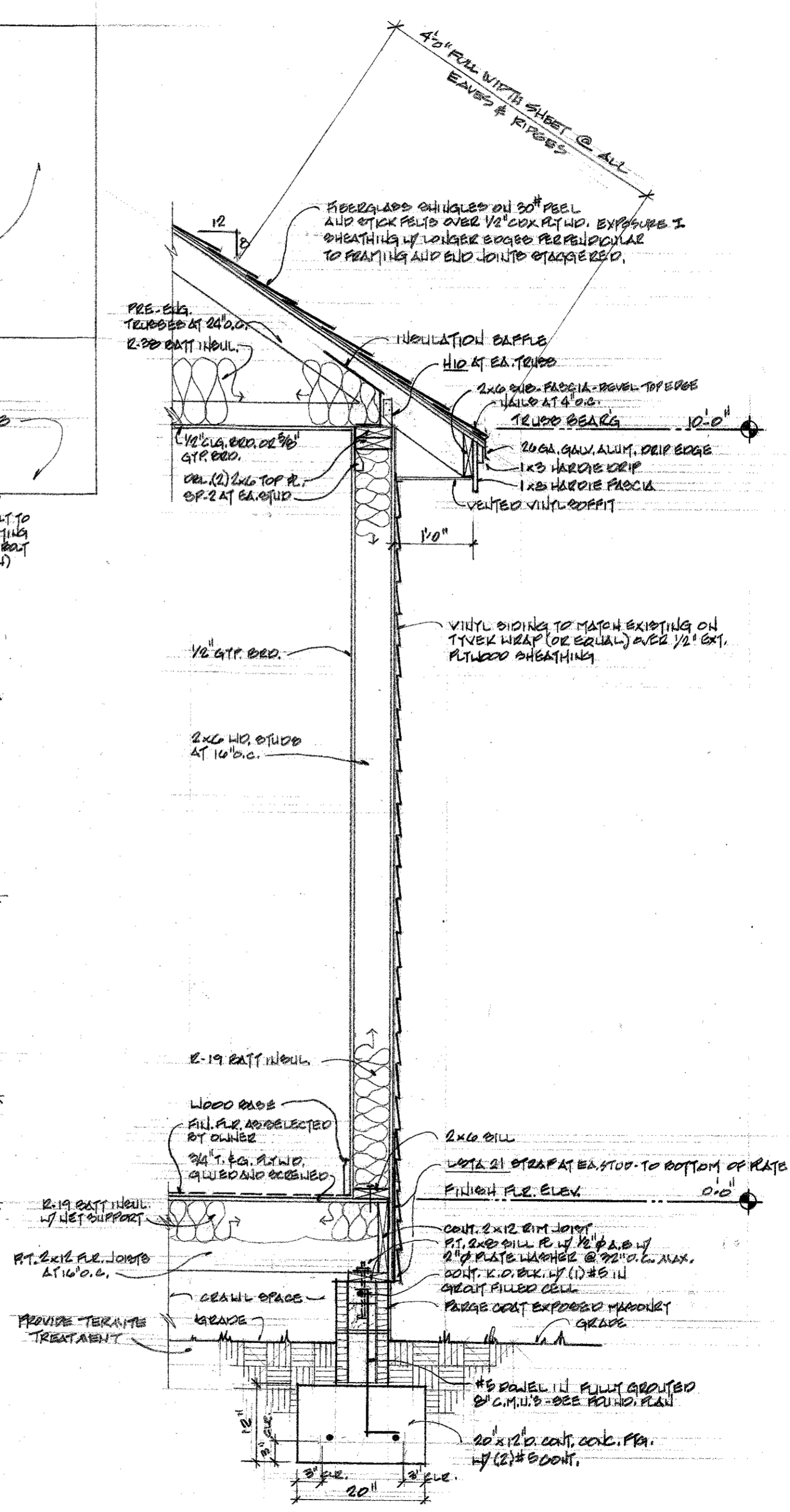


Barry P. Ullmann
 10/11/17

JOB NO.	201637
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DATE	10/11/17
SHEET NO.	A-2
OF 6	



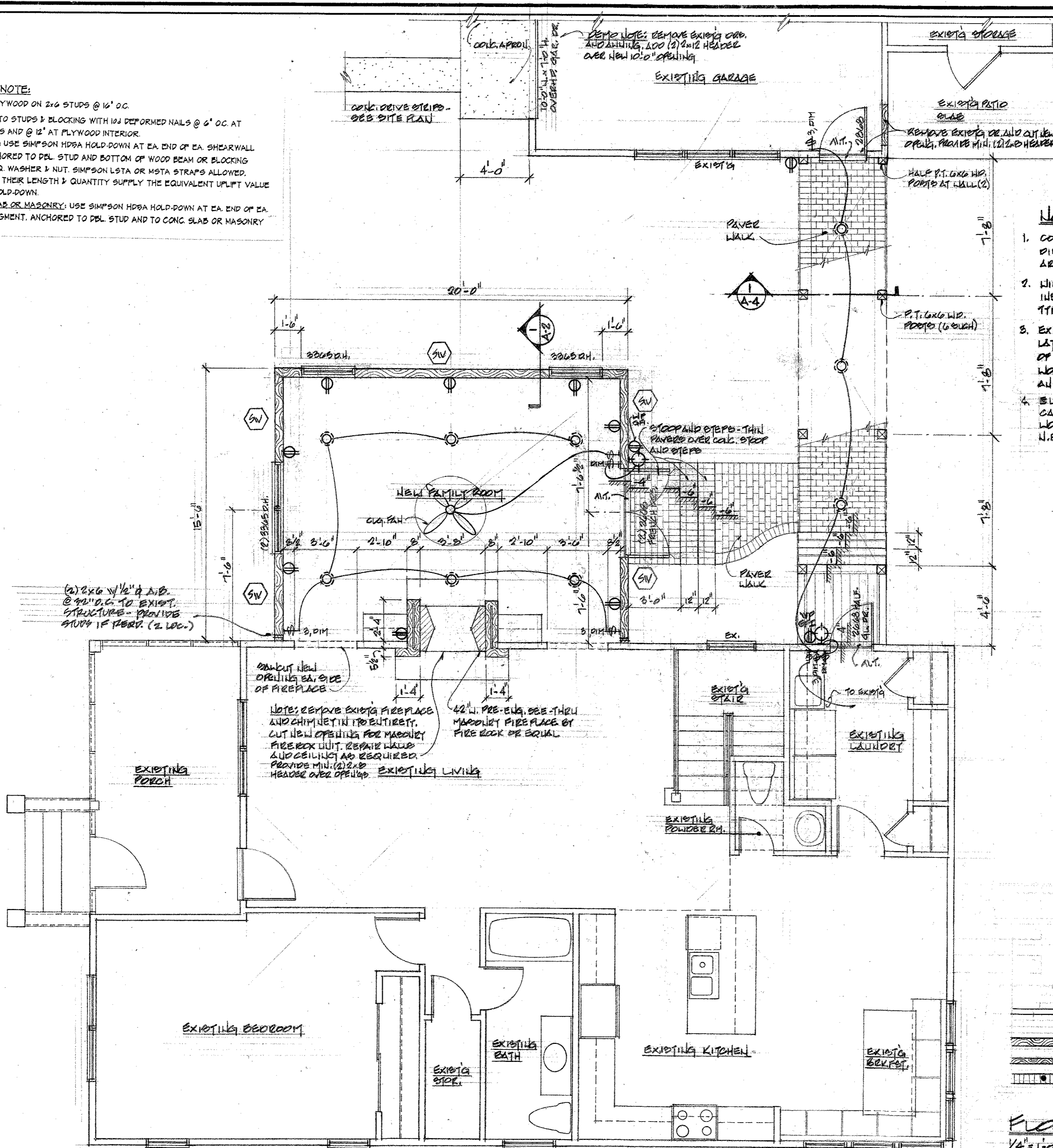
FOUNDATION/FLOOR FRAMING PLAN
 1/4" = 1'-0"



TYP. WALL SECTION 1
 3/4" = 1'-0" A-2

SHEARWALL NOTE:

- SW - 1/2" PLYWOOD ON 2x4 STUDS @ 16" O.C.
- NAIL PLYWOOD TO STUDS & BLOCKING WITH 10# DEFORMED NAILS @ 6" O.C. AT PLYWOOD EDGES AND @ 12" AT PLYWOOD INTERIOR.
- OVER WOOD BM: USE SIMPSON HDBA HOLD-DOWN AT EA. END OF EA. SHEARWALL SEGMENT. ANCHORED TO DEL. STUD AND BOTTOM OF WOOD BEAM OR BLOCKING BELOW w/ 2" SQ. WASHER & NUT. SIMPSON LSTA OR WSTA STRAPS ALLOWED, PROVIDED THAT THEIR LENGTH & QUANTITY SUPPLY THE EQUIVALENT UPLIFT VALUE OF THE HDBA HOLD-DOWN.
- OVER CONG. SLAB OR MASONRY: USE SIMPSON HDBA HOLD-DOWN AT EA. END OF EA. SHEARWALL SEGMENT. ANCHORED TO DEL. STUD AND TO CONG. SLAB OR MASONRY WALL BELOW.



NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO INITIATING WORK. NOTIFY ARCHITECT FOR MODIFICATIONS AND/OR RE-DESIGN.
- WINDOW DESIGNATIONS ARE 'C/W' WITH IMPACT, INSULATED, LOW E GLAZING, SINGLE HUNG WITH GRILLE TYPE AS SELECTED BY OWNER.
- EXISTING A/C SYSTEM TO BE MODIFIED FOR NEW LAYOUT. A/C CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SYSTEM. DUCTWORK TO BE MIN. R.F. ALL WORK TO BE IN STRICT COMPLIANCE WITH MIN. ASHRAE AND LOCAL CODES. DUCTS TO BE R-B FLEX.
- ELECTRICAL CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SERVICE AND CIRCUITS. ALL WORK TO BE DONE IN STRICT COMPLIANCE w/ MIN. N.E.C. AND ALL LOCAL CODES.

SQUARE FOOTAGE:

EXISTING CONDITIONED SPACE	1,266 S.F.
NEW ADDITION	310 S.F.
TOTAL CONDITIONED SPACE	1,576 S.F.

WALL LEGEND:

- EXISTING 2x4 WOOD FRAME WALL TO REMAIN
- NEW 2x4 W.D. STUDS @ 16" O.C.
- NEW 2x4 W.D. STUDS @ 16" O.C.
- 10"x8" C.M.U.'S w/ #5 CORNER IN GROUT FILLED CELLS

FLOOR PLAN
1/4" = 1'-0"
NORTH ↑

DATE	
REVISIONS	

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REMODELING OF THE
IRWIN RESIDENCE - PHASE II
1406 ORANGE AVE.
BELLEAIR, FL



Barry R. Ullmann
10/11/17

JOB No.
201091
DRAWN BY:
LD
CHECKED BY:
HJ
DATE:
10/11/17
SHEET No.

A-3
OF 6

DATE	
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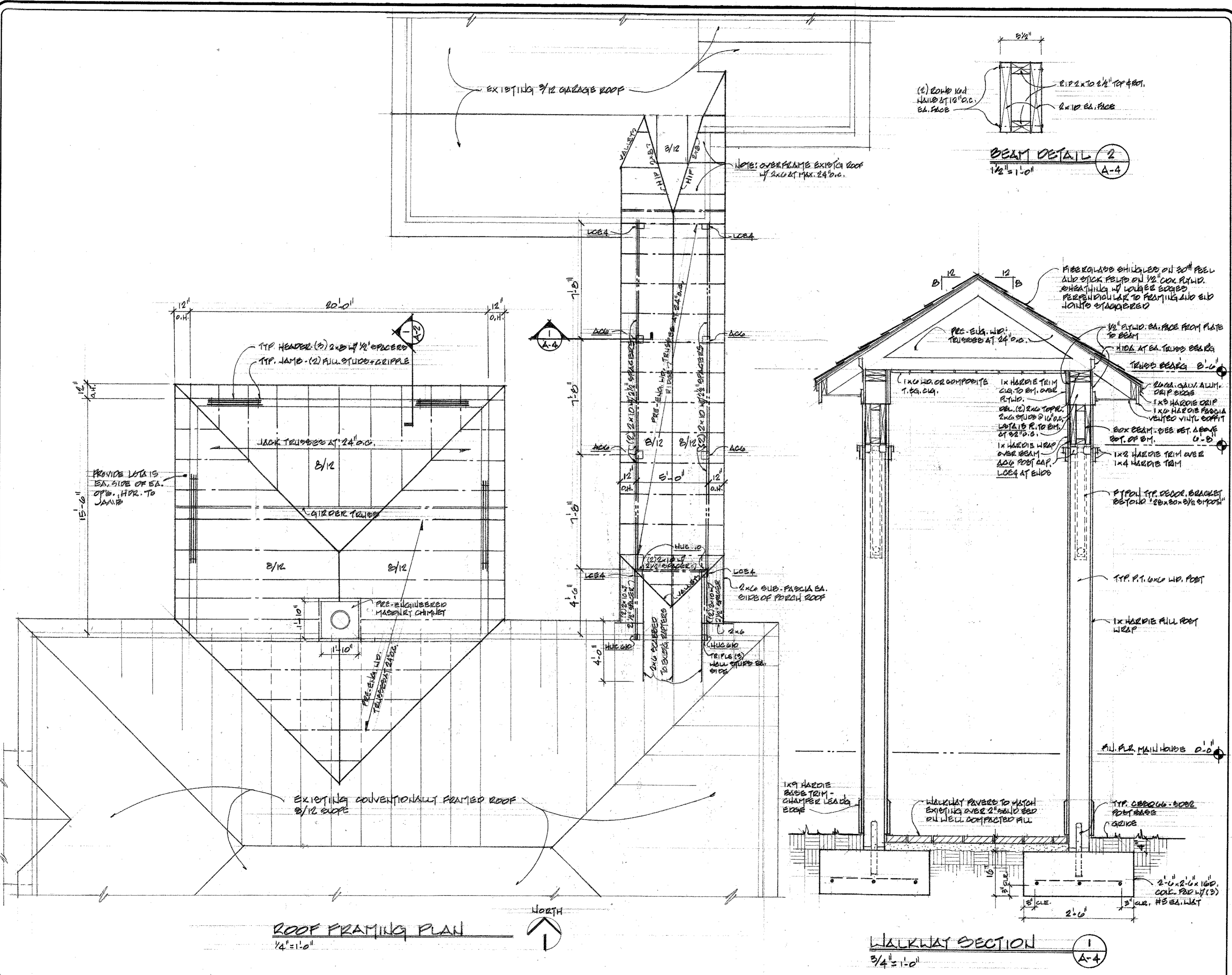
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REMODELING OF THE IRWIN RESIDENCE - PHASE II
 1400 ORANGE AVE. BELLMEAD, FL



Barry P. Ullmann
 10/11/17

JOB NO.	201607
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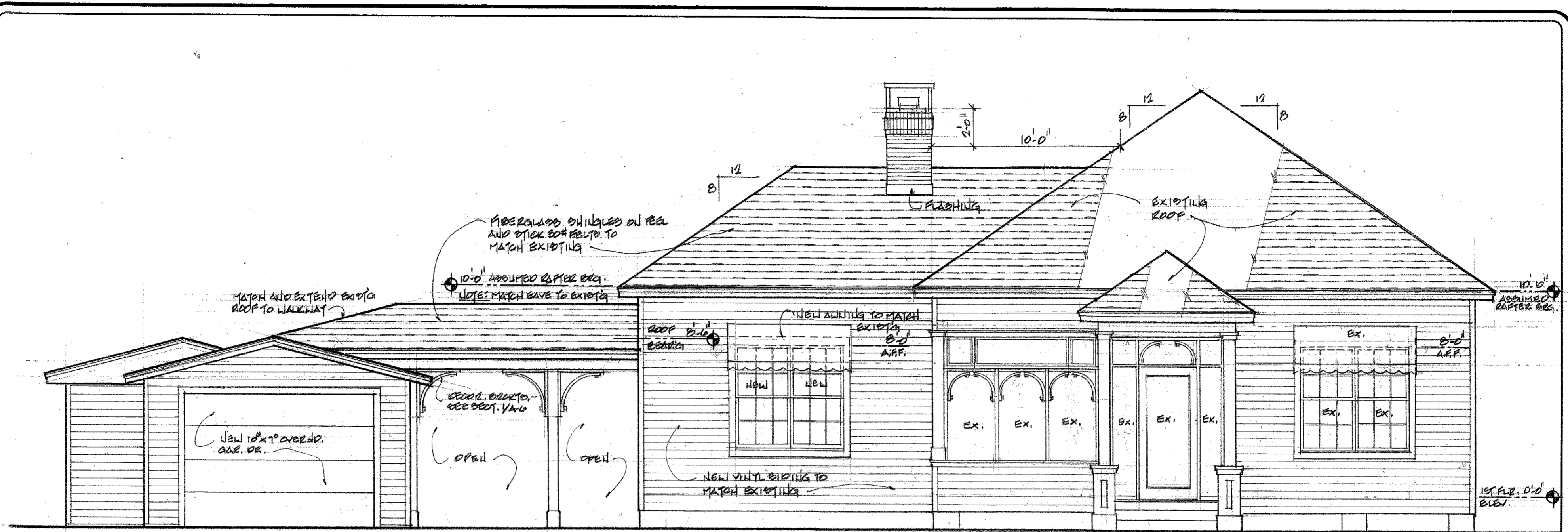
ROOF FRAMING PLAN
 1/4" = 1'-0"



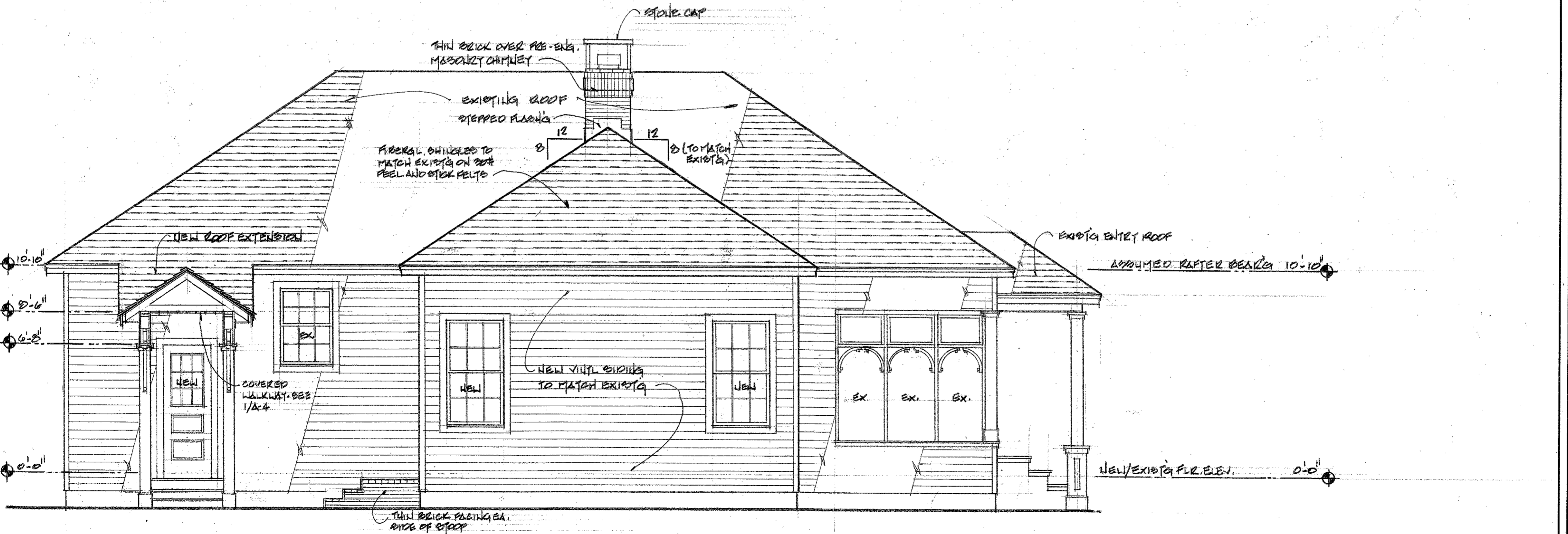
WALKWAY SECTION
 3/4" = 1'-0"

BEAM DETAIL 2
 1/2" = 1'-0"

1
 A-4



FRONT (WEST) ELEVATION
1/4" = 1'-0"

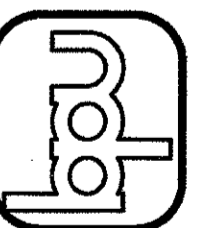


NORTH ELEVATION
1/4" = 1'-0"

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OF 6	

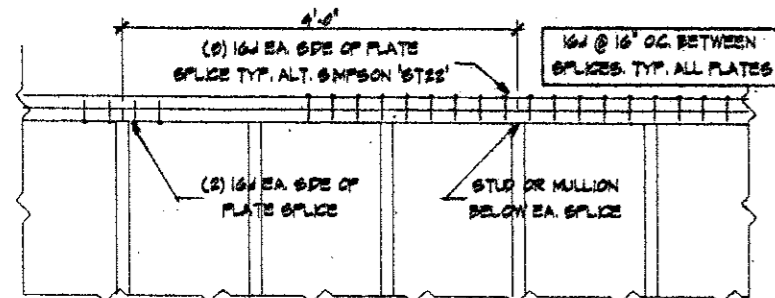
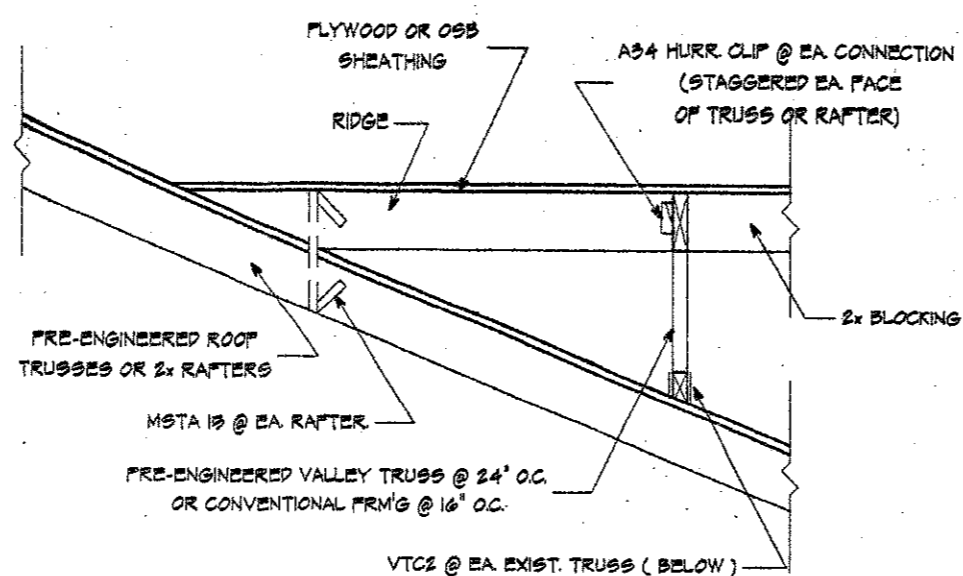


PLATE SPLICE DETAIL

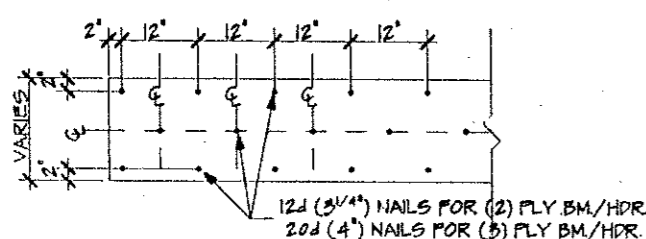
TYPICAL



OVERFRAMING DETAIL

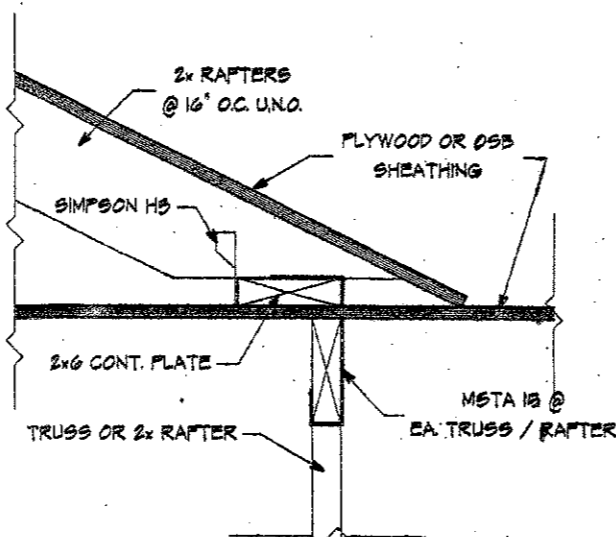
TYPICAL - NO SCALE

BEAMS & HEADERS CONNECTION DIAGRAM



NOTE:

- 1- CONNECTION DIAGRAM SHOWN IS TYPICAL FOR ALL MULTIFLY LVL BEAMS OR HEADERS, (2) 2x+1/2" FLWD. OR (3) 2x+1/2" FLWD. BEAMS & HEADERS UNLESS NOTED OTHERWISE.
- 2- FASTENING PATTERN SHOWN IS TO BE STAGGERED ON OPPOSITE SIDE OF BEAM OR HEADER.

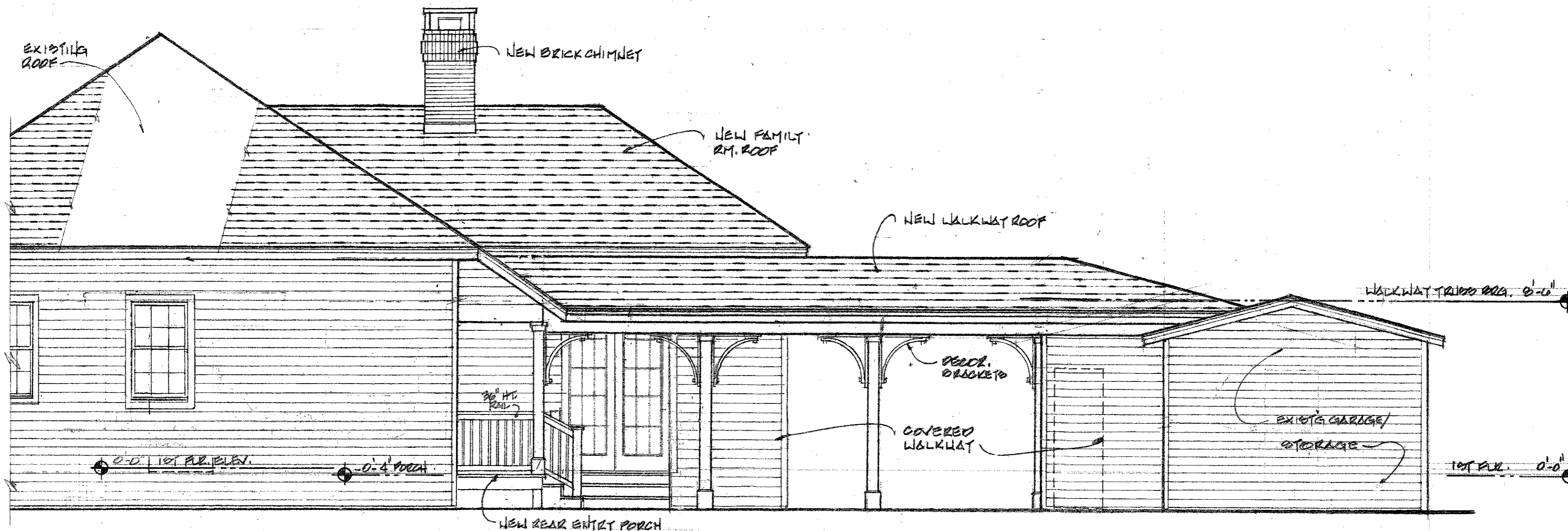


VALLEY CONNECTION DETAIL

SCALE: NONE

FLORIDA PRODUCT APPROVAL TABLE					
CATEGORY	SUB-CATEGORY	DESCRIPTION	MANUFACTURER	PRR #	
WINDOWS	SINGLE HUNG	IMPACT VINYL	CWS	17389.1	
ROOFING	ASPHALT SHINGLES	FIBERGLASS	GAF	10124.1	
"	UNDERLAYMENTS	PEEL & STICK	TARCO	10450.1	
EXTERIOR DOORS	SWINGING-SINGLE	IMPACT GLAZED FIBERGLASS	PLASTPRO	15215.11	
"	"	SWINGING-DOUBLE	"	15215.14	
"	"	SECTIONAL	IMPACT STEEL	CLOPAY	15504.3
PANEL WALL	SOFFIT	VINYL	PLYGEM	17636.1	
"	"	SIDING	VINYL	17640.1	

WOOD FRAME - TRUSS GIRDER TIEDOWN SCHEDULE			
BY 'SIMPSON' OR EQUAL			
# OF TRUSS PLIES	MODEL NUMBER	FASTENERS	UPLIFT CAP.
1	HST w/PHDS	PER SPEC.	(3,000) lbs
2	H16-2	PER SPEC.	(1,470)
2	LGT2	PER SPEC.	(2,000)
2	HST-2 w/(2)HTT22	PER SPEC.	(10,000)
3	HST-3 w/(2)HTT22	PER SPEC.	(10,000)
4	HST-4 w/(2)HTT22	PER SPEC.	(9,200)



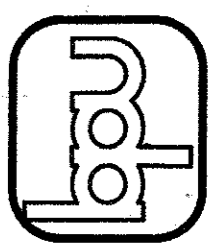
EAST (REAR) ELEVATION

1/4" = 1'-0"

REVISIONS	DATE

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Signature
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