

GENERAL CONSTRUCTION NOTES:

- FIELD LOCATE 54" X 22" ATTIC ACCESS W/FULL DOWN STAIRS
- ALL CEILING HEIGHTS ARE TO BE ABOVE FINISHED FLOOR OF LIVING AREA
- ALL BEAM / LINTEL HEIGHTS ARE ABOVE FINISHED FLOOR OF LIVING AREA
- ALL DOOR SILLIS SHALL NOT EXCEED 1/2" IN HEIGHT
- ALL EAVES LESS THAN 6" SHALL HAVE RAIN GUTTERS AND DOWNSPOUTS
- ALL HOSE BIBS ARE TO BE EQUIPPED W/ AN ANTI-SIPHONING DEVICE PER COUNTY CODE
- PROVIDE BLOCKING FOR GRAB BARS @ TOILETS, TUB, AND SHOWER
- LEVER HANDLE W/ ANTI-SCALD DEVICE TO BE INSTALLED @ TUB AND SHOWER
- LOW FLOW SHOWER HEADS IN ALL SHOWERS (2.5 GAL./MIN.)
- DUEL FLUSH OR LOW FLOW TOILETS (1.6 GAL./MIN.)
- PROVIDE 2"x4" BLOCKING AT 4'-0" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES IN LANAI AND ENTRY (AREAS EXPOSED TO WIND), CEILING SHEATHING IN THESE AREAS TO BE 5/8" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD.
- PER SEC. R302.1 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE, EXTERIOR WALLS SEPARATED BY LESS THAN 6 FT., SHALL HAVE NOT LESS THAN 1 HR. FIRE RESISTIVE RATINGS WITH EXPOSURE ON BOTH SIDES.
- PER TABLE R702.3.5 (FOOTNOTE D) ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE 5/8" INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH 5/8"-RESISTANT GYPSUM CEILING BOARD.
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS ARE 2"x12" W/ 1/2" PLYWOOD FLITCH PLATES
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS LESS THAN 6' IN LENGTH SHALL HAVE (2) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS MORE THAN 6' IN LENGTH SHALL HAVE (3) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- ALL EXTERIOR AND INTERIOR WOOD FRAME BEARING WALLS TO BE NO. 2, SOUTHERN YELLOW PINE, INCLUDING, BUT NOT LIMITED TO: STUDS, JACKS, & HEADERS
- ATTACH ROOF TRUSSES TO WOOD FRAMED DOUBLE TOP PLATE W/ "SIMPSON" HIO CONNECTORS
- HEADERS FOR 6'-8" HEIGHT, OPENINGS SHALL BE (2) 2"x12" W/ 1/2" PLYWOOD FLITCH PLATE AND CONTINUOUS TOP PLATE ABOVE.
- PROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALL COVERING PER 2017 FBC, R103.6.3.
- PROVIDE PAN FLASHING UNDER WINDOWS AND DOORS ON FRAME CONSTRUCTION, OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES
- SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711.

GARAGE NOTES:

- OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-5/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, PER FBC 2017 SEC. R302.5
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE (0.425 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT. PER FBC 2017 SECTION R304.2

WINDOW SCHEDULE

KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ACTUAL APPLIED WIND PRESSURES	MANUF. MAX. DESIGN PRESSURES	IMPACT PROTECTION TYPE OF OPENING PROTECTION (COVERING / GLAZING)	INSTALLATION NOTES (LIST BELOW)	EQC. DETAIL	STATE OF FLORIDA PRODUCT APPROVAL MASTER NUMBERS
(A)	34	HS	54" X 51"	PFT	HR-90	4 / 44.0 / -11.8	80 / -80	GLAZING	SEE US1		FL18443
(B)	34	HS	54" X 51"	PFT	HR-90	4 / 44.0 / -11.8	80 / -80	GLAZING	SEE US1		FL18443
(C)	34	HS	54" X 51"	PFT	HR-90	4 / 44.0 / -11.8	80 / -80	GLAZING	SEE US1		FL18443
(D)	34	HS	54" X 51"	PFT	HR-90	4 / 44.0 / -11.8	80 / -80	GLAZING	SEE US1		FL18443

NOTE: ALL FIXED PENETRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.30, ALL OPERABLE PENETRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.65, THE MAX. SHGC SHALL BE 0.25

DOOR SCHEDULE

KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ACTUAL APPLIED WIND PRESSURES	MANUF. MAX. DESIGN PRESSURES	IMPACT PROTECTION TYPE OF OPENING PROTECTION (COVERING / GLAZING)	INSTALLATION NOTES (LIST BELOW)	EQC. DETAIL	STATE OF FLORIDA PRODUCT APPROVAL MASTER NUMBERS
(D1)	3068	SHNG	5'-0" X 6'-0"	THERMA-TRU	FIBERGLASS	4 / 44.0 / -11.8	80 / -80	COVERING	SEE US1		FL18491
(D2)	1670	CHD	16' X 7'	RAYNOR	BULBHEAD / TROUSERS	3 / 34.3 / -10.2	48 / -41.1	N/A	SEE US1		FL18491
(D3)	2960	SHNG	2'-0" X 6'-0"	THERMA-TRU	FIBERGLASS	4 / 44.0 / -11.8	87 / -87	N/A	SEE US1		FL18491
(D4)	181-3068	660	5'-0" X 6'-0"	PFT	560-2710	4 / 41.2 / -12.2	80 / -80	N/A	SEE US1		FL18491.2

NOTE: ALL FIXED PENETRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.30, ALL OPERABLE PENETRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.65, THE MAX. SHGC SHALL BE 0.25

ROOF COVERING MATERIAL

TYPE	MANUFACTURER	APPROVED MODEL, STYLE OR DESIGNATION
SHINGLES	"CERTIFIED"	3-TAB ASPHALT SHINGLES
		FL328.2

IMPACT RESISTANT COVERING MATERIAL

TYPE	MANUFACTURER	APPROVED MODEL, STYLE OR DESIGNATION
GLAZING	PFT	IMPACT RESISTANT GLAZING
		N/A

CODE COMPLIANCE FOR WOOD STRUCTURAL PANELS
Wood structural panels shall be 1/2" cdx plywood or any opening with less than 8'-0" span - e each span, panels shall be connected to exterior wall covering with a embedment of 2" minimum in building frame. Fasteners shall be located a minimum of 2-1/2" from the edge of concrete block or concrete. For spans less than 4', fasten with No. 8 wood screw based anchor @ 16" o.c. For spans from 4' - 8', fasten with No. 10 wood screw based anchor @ 17" o.c. and for spans 8' - 12', use 3/8" lag screw based anchors @ 16" o.c. All panels shall be pre-cut and pre-drilled as required for the anchorage method and shall be secured with attachment hardware provided.

SOFFIT COVERING MATERIAL

TYPE	MANUFACTURER	APPROVED MODEL, STYLE OR DESIGNATION
ALUMINUM	ALCOA HOME EXTERIORS, INC.	ALUMA-694RD
		FL1849

CODE COMPLIANCE:
1. SOFFIT COVERING SHALL BE IN COMPLIANCE IN FBC 2017, SEC. R103.1.1 & TABLE R301.2.2

INSTALLATION NOTES:
1. MEANS OF EGRESS
2. TEMPERED WINDOW
3. EGRESS PER FBC 2006.1.5.6, 1025.4 & R301.4
4. DESIGNATED 6/40

LEGEND:
Dx = DOOR DESIGNATION
Sx = SLOTE DESIGNATION
Wx = WINDOW DESIGNATION

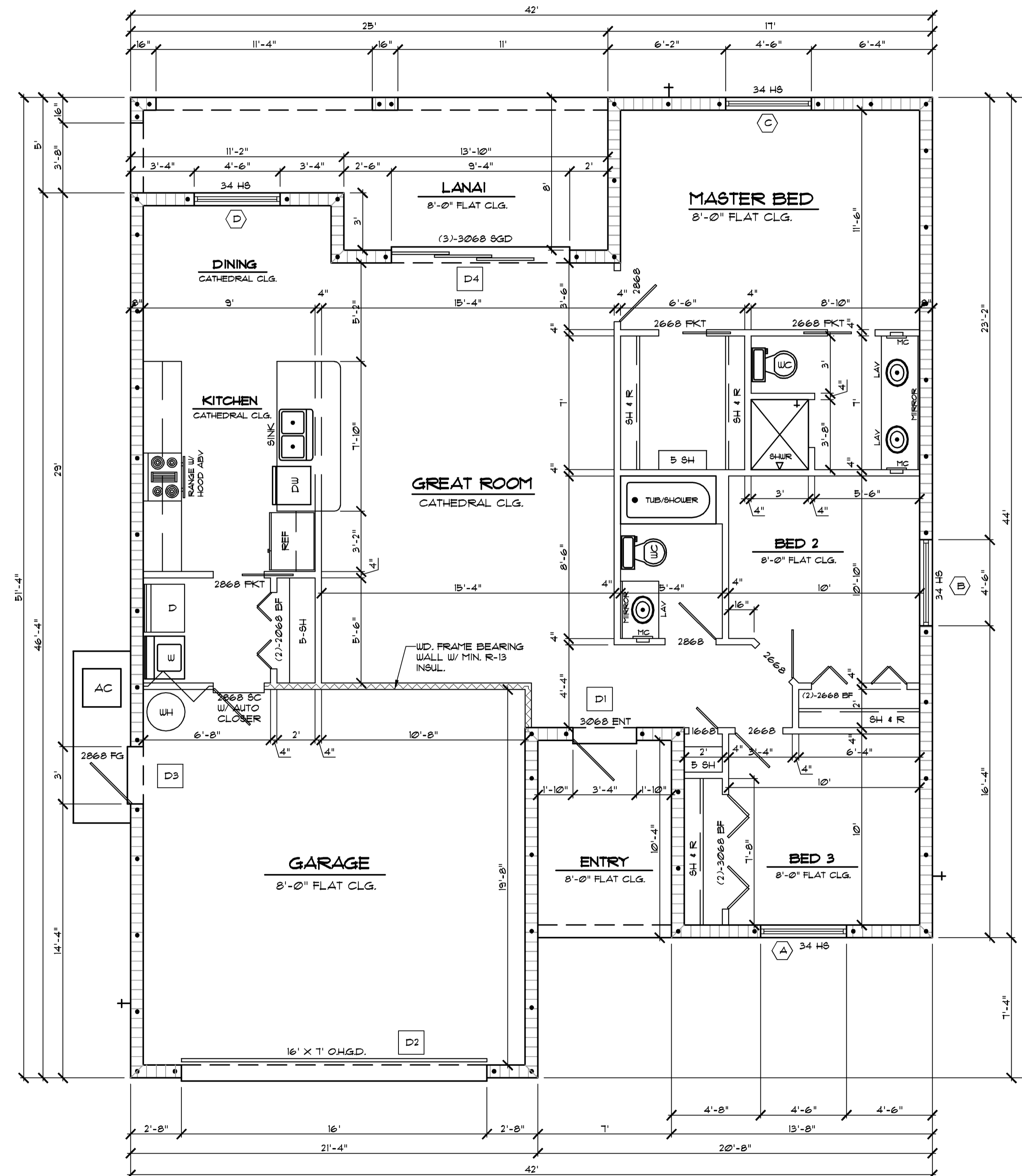
SIZE DESIGNATIONS:
= WIDTH
= HEIGHT

AREAS:

LIVING AREA	=	1334
GARAGE	=	433
LANAI	=	167
ENTRY	=	73
TOTAL	=	2007

WALL LEGEND

- INT. FRAME WALL
- EXT. CHU WALL @ 8'-0" AFF



FLOOR PLAN

THESE DRAWINGS REFLECT THE DESIGNER'S INTERPRETATION OF ALL CONDITIONS AND CONDITIONS RELATED TO THIS PROJECT. THE CONTRACTOR AND ALL TRADESMEN SHALL VERIFY ALL CONDITIONS AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCEMENT OF WORK.

DATE	REVISIONS

APPROVED
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SPEC HOME #2 FOR BIG LEAGUE BUILDERS
3718 KILARNEY STREET, FORT MYERS, FL 33905
FLOOR PLAN

SCALE:
1/4" = 1'-0"
DATE:
JUNE 14, 2018
SHEET

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