

GENERAL CONSTRUCTION NOTES:

- FIELD LOCATE 3/4" x 22" ATTIC ACCESS W/ PULL 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 SILLS SHALL NOT EXCEED 1 1/2" IN HEIGHT
- ALL EAVES LESS THAN 6" SHALL HAVE RAIN GUTTERS AND DOWNSPOUTS
- ALL ROSE BIDS 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.)
- QUIET FLUSH OR LOW FLOW TOILETS (<1.6 GAL./FLUSH)
- 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 RATING 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 THICKNESS SHALL BE 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG-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" H10 CONNECTORS
- HEADERS FOR 6'-8" HGT. OPENING SHALL BE (3) 2" x 12" W 1/2" FLITCH PLATE & CONTINUOUS TOP PLATE ABOVE
- PROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALL COVERING PER 2017 FBC, R703.6.3.
- 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.
- 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 FBC 2017 SECTION R302.2 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 RATING 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 SAG-RESISTANT GYPSUM CEILING BOARD.

WOOD FRAME WALL NOTES:

- UNLESS NOTED OTHERWISE, ALL WD. FRAME BEARING HEADERS ARE 2"x12" W/ 1/2" FLITCH PLATES
- UNLESS NOTED OTHERWISE, ALL WD. FRAME BEARING HEADERS LESS THAN 6" IN LENGTH SHALL HAVE (2) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- UNLESS NOTED OTHERWISE, ALL WD. FRAME BEARING HEADERS MORE THAN 6" IN LENGTH SHALL HAVE (3) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- ALL INTERIOR WD. FRAME BEARING WALLS TO BE NO. 2, SYP, INCLUDING, BUT NOT LIMITED TO: STUDS, JACKS, & HEADERS
- ATTACH ROOF TRUSSES TO WOOD FRAMED DOUBLE TOP PLATE W/ "SIMPSON" H10-A CONNECTORS
- HEADERS FOR 6'-8" HGT. OPENING SHALL BE (3) 2" x 12" W 1/2" FLITCH PLATE & CONTINUOUS TOP PLATE ABOVE
- PROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALL COVERING PER 2017 FBC, R703.6.3.
- 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 ALL EXTERIOR WD. FRAME BEARING WALLS ARE TO FUNCTION AS SHEAR WALLS.
- 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 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 CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 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 R309.2

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)	BUCK DETAIL	STATE OF FLORIDA PRODUCT APPROVAL NUMBER
(A)	25 SH	SH	36" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(B)	25 SH	SH	36" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(C)	23 SH	SH	36" x 36"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING	2 & 4	SEE 1/51	FL239.3
(D)	6014 FG	FG	72" x 16"	N/A	FIXED GLASS	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(E)	(2)-34 SH	SH	108" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(F)	25 SH	SH	36" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(G)	35 SH	SH	54" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(H)	(2)-34 SH	SH	108" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING		SEE 1/51	FL239.3
(I)	23 SH	SH	36" x 36"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING	2 & 4	SEE 1/51	FL239.3
(J)	25 SH	SH	36" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING	1	SEE 1/51	FL239.3
(K)	25 SH	SH	36" x 65"	PGT	SH-700	4 44.0 -47.9 80 -80	-80 -80	GLAZING	1	SEE 1/51	FL239.3

NOTE: ALL FIXED FENESTRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.50, ALL OPERABLE FENESTRATIONS 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)	BUCK DETAIL	STATE OF FLORIDA PRODUCT APPROVAL NUMBER
D1	(2)-3080	SWING	6'-0" x 6'-0"	TERMA-TRU	FIBERGLASS	4 44.0 -47.9 80 -80	-80 -80	COVERING		SEE 1/51	FL589.1
D2	16080	CHD	16" x 8"	RAYNOR	BULBARK/TROUSMAN	5 34.3 -38.2 41.6 -47.1	N/A	N/A		SEE 1/51	FL14529.1
D3	9880	CHD	9" x 8"	RAYNOR	BULBARK/TROUSMAN	5 34.3 -38.2 41.6 -47.1	N/A	N/A		SEE 1/51	FL14529.1
D4	3068	SWING	3'-0" x 6'-0"	TERMA-TRU	FIBERGLASS	4 44.0 -47.9 80 -80	-80 -80	N/A		SEE 1/51	FL589.1
D5	3080	FRENCH	3'-0" x 6'-0"	TERMA-TRU	FIBERGLASS	4 44.0 -47.9 80 -80	-80 -80	N/A		SEE 1/51	FL589.1
D6	(3)-4080	SGD	12'-0" x 6'-0"	PGT	SGD-7770	4 38.2 -47.9 60 -60	-80 -80	N/A		SEE 1/51	FL808.2
D7	3080	FRENCH	3'-0" x 6'-0"	TERMA-TRU	FIBERGLASS	4 44.0 -47.9 80 -80	-80 -80	N/A		SEE 1/51	FL589.1

NOTE: ALL FIXED FENESTRATIONS SHALL HAVE A MAX. U-FACTOR OF 0.50, ALL OPERABLE FENESTRATIONS 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	STATE OF FLORIDA PRODUCT APPROVAL NUMBER
METAL	TAMCO	SV CRMP	FL5218.2

CODE COMPLIANCE:

- ASPHALT SHINGLES SHALL BE IN COMPLIANCE W/ FBC 2014, SEC. 1507.2, & R905.2
- CLAY AND CONCRETE TILES SHALL BE IN COMPLIANCE W/ FBC 2014, SEC. 1507.3 & R905.3
- METAL ROOFING SHALL BE IN COMPLIANCE W/ FBC 2014, SEC. 1507.4, & R905.4

IMPACT RESISTANT COVERING MATERIAL

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

CODE COMPLIANCE FOR WOOD STRUCTURAL PANELS:

Wood structural panels shall be 1/2" min. thick @ any opening with less than 6'-0" span - @ such spans, panels shall be connected to exterior wall covering with an 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' - 6', fasten with No.10 wood screw based anchor @ 12" o.c. and for spans 6' - 8', 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	STATE OF FLORIDA PRODUCT APPROVAL NUMBER
ALUMINUM	ALCOA HOME EXTERIORS, INC.	ALUMA-GUARD	FL5943

CODE COMPLIANCE:

- SOFFIT COVERING SHALL BE IN COMPLIANCE W/ FBC 2014, SEC. R303.1.1, & TABLE R303.2.2

INSTALLATION NOTES:

- MEANS OF EGRESS
- TEMPERED WINDOW
- EGRESS PER FBC 1008.1.3.6, 1025.4, & R304.4
- DESIGNEE GLASS

LEGEND:

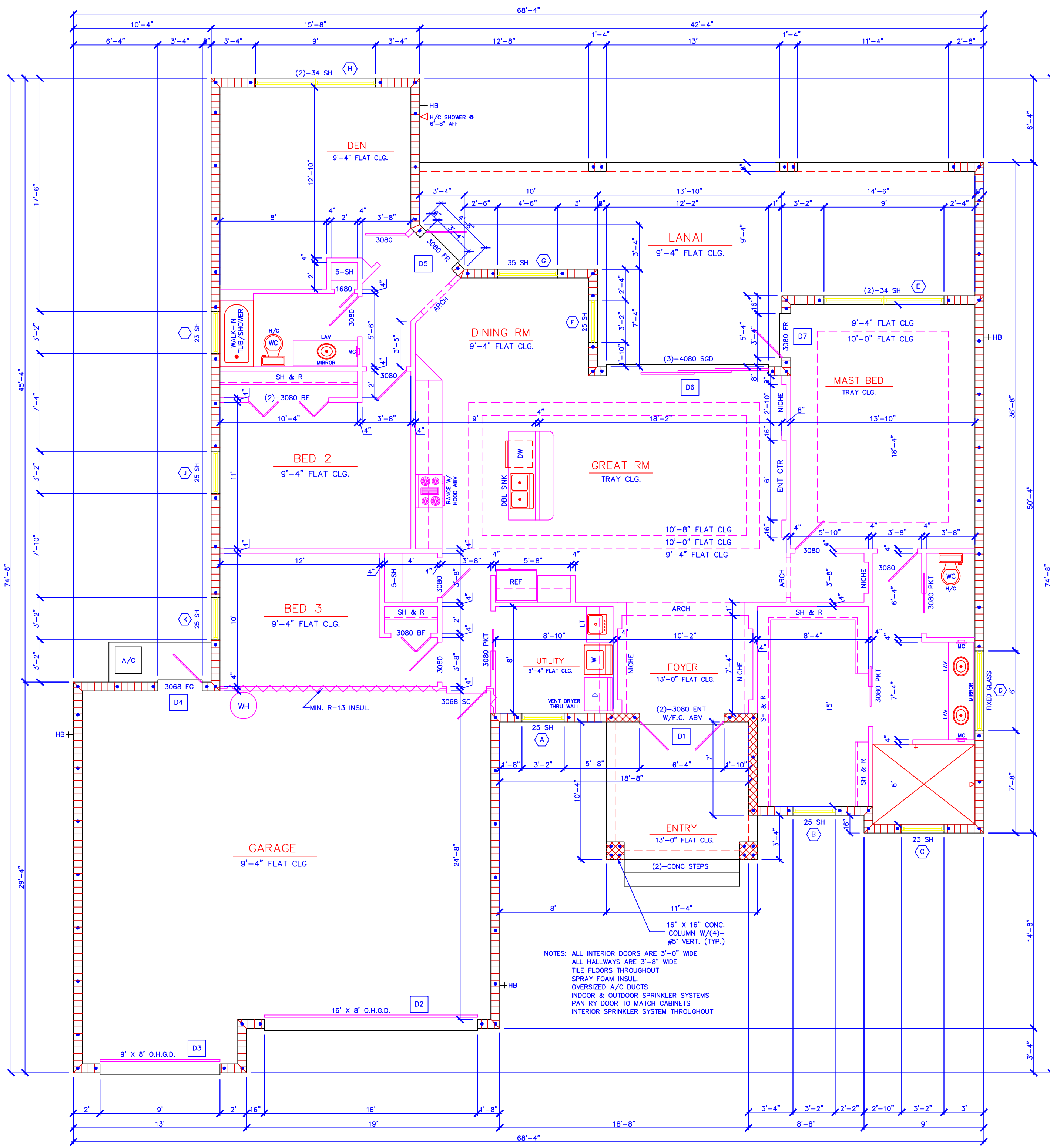
- W = WIDTH
- H = HEIGHT
- D# = DOOR DESIGNATION
- S# = SKYITE DESIGNATION
- W# = WINDOW DESIGNATION

AREAS:

- LIVING AREA = 2155
- GARAGE = 861
- LANAI = 465
- ENTRY = 130
- TOTAL = 3611

WALL LEGEND

- INT. FRAME WALL
- EXT. CMU WALL @ 9'-4" AFF
- EXT. CMU WALL @ 13'-0" AFF



FLOOR PLAN

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

ANY CHANGES OR ADDITIONS TO THESE DRAWINGS OR SPECIFICATIONS MUST BE MADE BY THE DESIGNER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCEMENT OF WORK.

APPROVED

ROBERT W. GORDA, P.E.
FLORIDA PROFESSIONAL ENGINEER
NO. 12400
DATE: 11/28/18

ENGINEERING
LAND SURVEYING

LLS
WATERS RESIDENCE FOR BIG LEAGUE BUILDERS
PUNTA GORDA, FLORIDA

FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE: 11/28/18
SHEET

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