



SOUTH ELEVATION PHOTO



EAST ELEVATION PHOTO

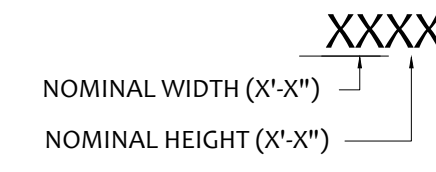
FLOOR PLAN NOTES

- WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO, WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN. WINDOWS & DOORS TO COMPLY WITH 2023 FBC (8th EDITION) ENERGY EFFICIENCY CODE.
- DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
- GC TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE (INCLUDING ATTIC ACCESS). PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILING ONLY WHEN HABITABLE SPACE IS ABOVE. APPLY PERPENDICULAR TO CEILING FRAMING.
- DOOR FROM RESIDENCE TO GARAGE MUST BE SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THK., OR 20-MINUTE FIRE-RATED DOOR.
- H.V.A.C. SYSTEM TO BE SIZED AND DESIGNED BY H.V.A.C. CONTRACTOR.
- REFER TO FLOOR PLAN FOR CEILING HEIGHTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH ANY WORK.
- NOTES INDICATING TYPICAL CONDITIONS SHALL APPLY TO ALL LIKE AREAS UNLESS NOTED OTHERWISE.
- IF WATER BASED CEILING TEXTURE IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING (1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM).
- 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 GA (0.48 mm) SHEET STEEL, 1" (25.4 mm) Min. RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- ANCHOR THE CONDENSER UNIT TO SLAB USING 1/4"x1 1/4" CONCRETE SCREW TO ATTACH 4" 'L' BRACKETS INTO THE PAD AND THEN USE 3/4" LONG SELF DRILLING SCREWS, (2) ON EACH CORNER TO ATTACH THE 'L' BRACKETS TO THE EQUIPMENT.
- PROVIDE Min. R-13 INSULATION IN FRAME WALLS SEPARATING GARAGE AND CONDITIONED AREAS OF THE RESIDENCE UNLESS NOTED OTHERWISE ON ENERGY CALCULATIONS.
- EMERGENCY ESCAPE AND RESCUE WINDOW OPENINGS (EERO) G.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOWS MARKED AS EGRESS HAVE A NET CLEAR OPENING AREA OF 5 SF IF LOCATED AT GRADE LEVEL, OR 5.7 SF AT OTHER LEVELS (I.E. 2ND LEVEL). A 24" Min. CLEAR OPENING HEIGHT AND A 20" Min. CLEAR WIDTH ARE REQUIRED. BOTTOM OF CLEAR OPENING SHALL BE NOT MORE THAN 44" ABOVE F.F.

LEGEND

- INDICATES EXISTING WALL TO REMAIN
- HATCH INDICATES NEW 2x4 NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO 2/D1
- COMPONENT DESIGN PRESSURE (p_w)

DOOR/WINDOW SIZE LEGEND



NOTE:
GC TO FIELD VERIFY WINDOW/DOOR SIZES PRIOR TO WINDOW/DOOR PURCHASE.

DETACHED STRUCTURE SQUARE FOOTAGE

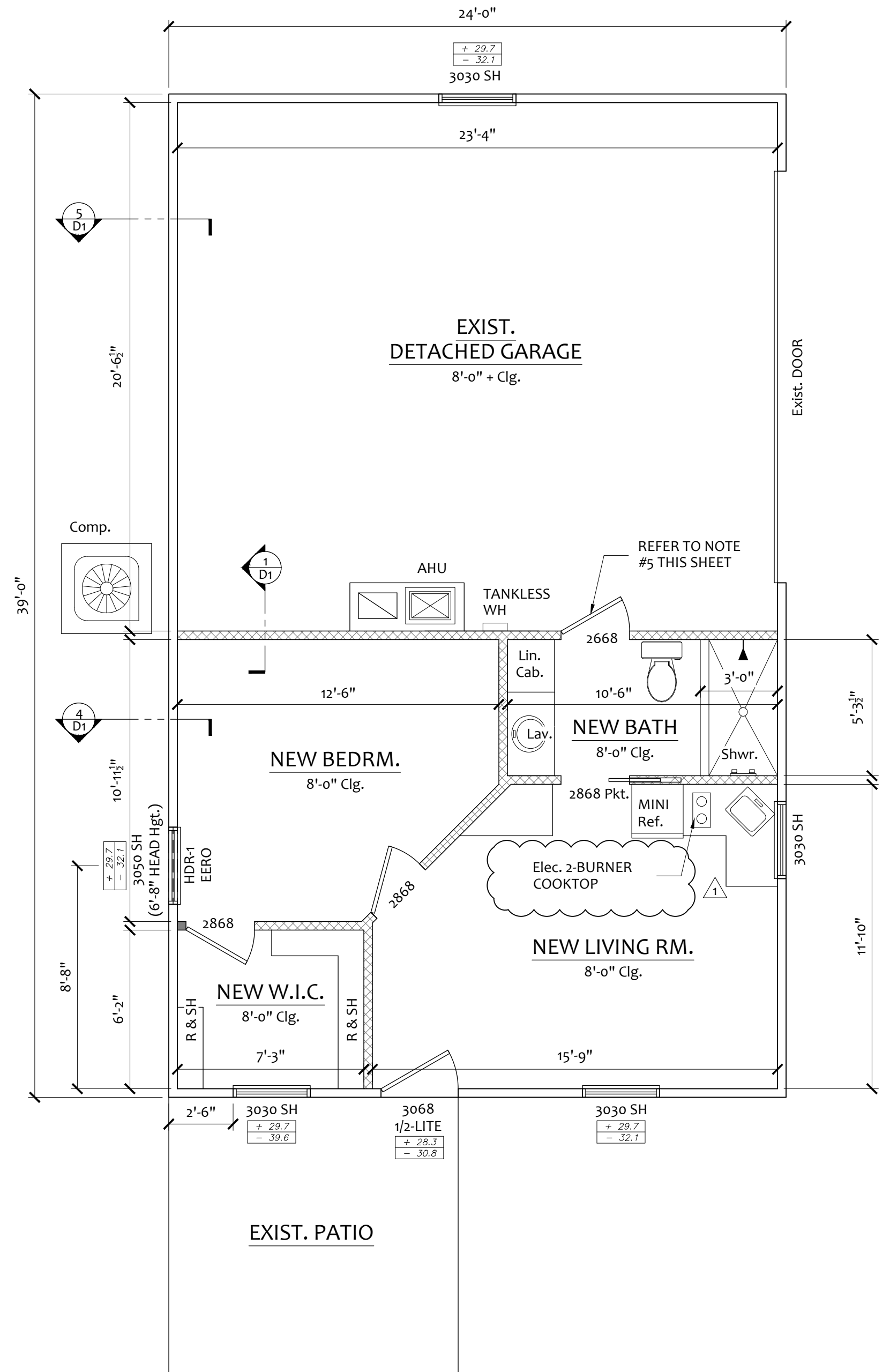
CONDITIONED AREA (A/C) ADU (GARAGE CONVERSION)	435 Sq. Ft.
UNCONDITIONED AREA GARAGE	501 Sq. Ft.
TOTAL UNDER ROOF (GROSS)	936 Sq. Ft.
EXISTING PRINCIPLE BUILDING (GROSS)	3,149 Sq. Ft.

NOTE:
THE ABOVE EXISTING SQUARE FOOTAGE VALUES WERE OBTAINED FROM SEMINOLE COUNTY PROPERTY APPRAISER'S WEBSITE. TLE ENGINEERING, PLLC IS NOT RESPONSIBLE FOR THE TOTAL SQUARE FOOTAGE ERRORS.

WOOD HEADER SCHEDULE

MARK	MEMBER	FASTENERS KING STUD TO HDR	Qty. OF 2X JACK STUDS
HDR-1	(2) 2x10 w/ 1/2" SPACER	(6) 16d	1

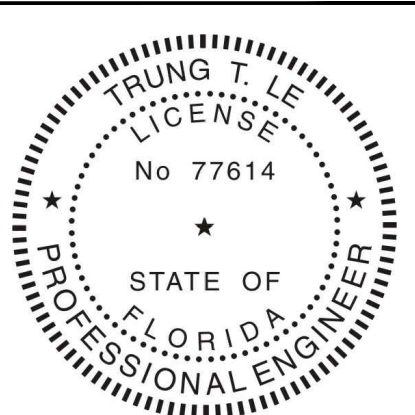
NOTE:
1. REFER TO TYPICAL EXTERIOR OPENING DETAIL 3/D1 FOR ADDITIONAL FRAMING SPECIFICATIONS.
2. FASTEN PLIES TOGETHER W/ (2) ROWS 10d x 3 COMMON NAILS @ 12" O.C. (USE 16d COMMON NAILS FOR LVL)
3. HEADER SIZES SHOWN ARE MINIMUM Req'd. PER LOCATION. LARGER HEADERS MAY BE USED W/O APPROVAL FROM DESIGN PROFESSIONAL.



STREET SIDE (DAYTONA AVE.)

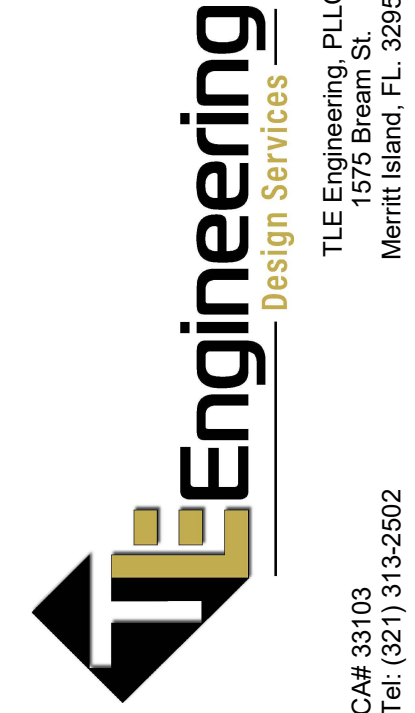
STREET SIDE (HOBSTON ST.)

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



This item has been digitally signed and sealed by Trung T. Le, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TRUNG T. LE, P.E.
Florida License #77614
DESIGNER:



PROJECT:

ADU
1540 HOBSTON ST.
LONGWOOD, FL 32750

SHEET TITLE:

FLOOR PLAN

DATE	DESCRIPTION
07/2023	ADU IN LIEU OF GUEST COTTAGE

DRAWN BY: JLL CHECKED BY: TL

DATE: JILL & YAD - HOBSON ST

12/18/24

SHEET

02

PRINT ON 24x36 SHEETS

