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STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
No. 93961

FLOOR PLAN
SHEET TITLE

PROJECT
MGLIARATO RESIDENCE
7125 IVY COURT
WINTER PARK, FL 32792

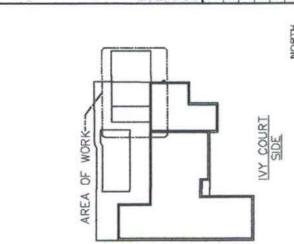
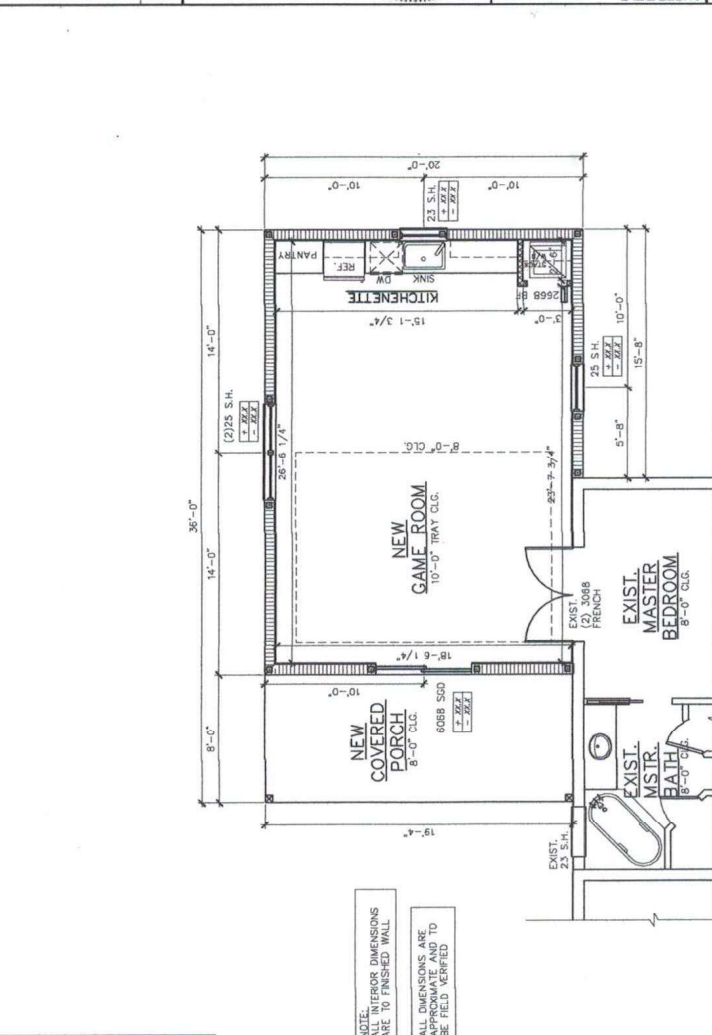
SCIPIONI
ENGINEERING & CONSULTING

1380 HAMMOCK STREET
OVIEDO, FL 32765
PHONE: 772-979-5071
L20002259696

DATE	03/22/2024
SCALE	AS NOTED
DRAWN	AS NOTED
CHECKED	AS NOTED
PROJECT	MGLIARATO RESIDENCE
LOCATION	7125 IVY COURT
CITY	WINTER PARK, FL 32792
CLIENT	SCIPIONI ENGINEERING & CONSULTING

SQ. FT. CALCS

EXISTING LIVING	2510 SQ. FT.
NEW LIVING	552 SQ. FT.
TOTAL LIVING	3,062 SQ. FT.
EXISTING ENTRY	80 SQ. FT.
EXISTING GARAGE	872 SQ. FT.
NEW COVERED PORCH	158 SQ. FT.
TOTAL UNDER ROOF	3,871 SQ. FT.



FLOOR PLAN
1/8"=1'-0"

LEGEND

HATCH INDICATES NEW CMU WALL
I.O.W. @8'-0" A.F.F.

HATCH INDICATES NEW 2x4 (U.N.O.) FRAMING (LOAD 3RIG.) STUDS @16" O.C. PROVIDE MID-SPAN BLOCKING FOR INT. WALL PER DTL. X85X

HATCH INDICATES NEW 2x4 (U.N.O.) NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO DTL. X85D1

INDICATES EXISTING WALL TO REMAIN

INDICATES GROUT FILLED CELL WITH (1) VERT. #5 CONT. FTG. TO BOND BEAM @8'-0" O.C. (U.N.O.) (REFER TO NOTES ON COVER SHEET)

INDICATES GROUT FILLED CELL WITH (1) VERT. #5 FOR CONN. TO EXIST. BOND BEAM/FTG. REFER TO DTL. X/S0X

COMPONENT DESIGN PRESSURE (p-s)

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

LOCATIONS OF NEW REINFORCEMENTS MAY BE VARIED BY CONTRACTOR +/- 8" TO AVOID CORNERS AND/OR OTHER IMPEDIMENTS

EGRESS NOTE: PER THE FLORIDA BUILDING CODE THE MEANS OF EGRESS SHALL BE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. EXISTING WINDOW OPENINGS WHICH DO NOT CURRENTLY MEET EGRESS REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH SAME SIZE OPENING.

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 (6th EDITION) ENERGY EFFICIENCY CODE.
- DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
- G.C. TO FIELD 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 ACCESSSES). PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILING. 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" THICK, OR 20-MINUTE FIRE-RATED DOORS.
- 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 LIKE AREAS UNLESS NOTED OTHERWISE
- 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 15" 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 AND CEILING SHALL BE PROTECTED FROM THE GARAGE WAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 18 GA (0.48 mm) SHEET STEEL, 1 INCH (25.4 mm) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- ANCHOR THE CONDENSER UNIT TO SLAB USING 1/4"x1-1/4" TAPCONS TO ATTACH 4" L BRACKETS INTO THE PAD AND THEN USE 3/4" LONG HEX SCREWS (2) ON EACH CORNER TO ATTACH THE L BRACKETS TO THE EQUIPMENT.
- PROVIDE MIN. R-15 INSULATION IN FRAME WALLS SEPARATING GARAGE FROM RESIDENCE. THE RESIDENCE UNLESS NOTED OTHERWISE ON ENERGY CALCS.
- G.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOWS MARKED AS EGRESS HAVE A NET CLEAR OPENING OF 5 5/8" IF LOCATED AT GRADE FLOOR OR 57 S.F. AT OTHER LEVELS. MIN. CLEAR HEIGHT SHALL BE 80" AND MIN. CLEAR WIDTH SHALL BE 20" UNLESS OTHERWISE NOTED.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2008 OR F2099 FOR OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, AND IF THE WINDOW GUARD IS LOCATED AT GRADE FLOOR, IT SHALL BE LOCATED WITHIN 24" OF THE FINISH FLOOR OF THE ROOM.
- EXTERIOR GLAZED OPENINGS LOCATED IN WIND-BORNE DERRIS REGIONS SHALL BE PROTECTED PER FBCR 2023 SEC. R301.2.1.2

DOOR/FRAME WINDOW SIZE LEGEND

XXXX
WIDTH (X-X")
HEIGHT (X-X")

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

CMU WINDOW SIZE LEGEND

XX
CMU COMMODITY SIZE CALL OUT

DOOR/ WINDOW SIZE LEGEND

XXXX
WIDTH (X-X")
HEIGHT (X-X")

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