DocuSign Envelope ID: 0B267199-0CDE-488F-A609-30DF3801103D

FLOOR PLAN NOTES:

1. 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.
2. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
3. G.C. TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE
4. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE (INCLUDING ATTIC ACCESSES). PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILING ONLY WHEN HABITABLE SPACE IS ABOVE. APPLY PERPENDICULAR TO CEILING FRAMING.
5. 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.
6. H.V.A.C. SYSTEM TO BE SIZED AND DESIGNED BY H.V.A.C. CONTRACTOR
7. REFER TO FLOOR PLAN FOR CEILING HEIGHTS
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH ANY WORK
9. NOTES INDICATING TYPICAL CONDITIONS SHALL APPLY TO ALL LIKE AREAS UNLESS NOTED OTHERWISE
10. 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).
11. 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 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.
12. 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.
13. PROVIDE MIN. R-13 INSULATION IN FRAME WALLS SEPARATING GARAGE AND CONDITIONED AREAS OF THE RESIDENCE UNLESS NOTED OTHERWISE ON ENERGY CALCS.
14. G.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOWS MARKED AS EGRESS HAVE A NET CLEAR OPENING OF 5 S.F. IF LOCATED AT GRADE FLOOR, OR 5.7 S.F. AT OTHER FLOORS (I.E. 2ND FLOOR). A 24" MINIMUM CLEAR OPENING HEIGHT AND A 20" MINIMUM CLEAR WIDTH ARE REQUIRED.
15. PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 FOR OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, AND IF THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LOCATED WITHIN 24" OF THE FINISH FLOOR OF THE ROOM.
16. EXTERIOR GLAZED OPENINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL BE PROTECTED PER FBCR 2023 SEC. R301.2.1.2

LEGEND

- HATCH INDICATES NEW CMU WALL T.O.W. @8'-0" A.F.F.
- HATCH INDICATES NEW 2x (U.N.O.) FRAMING (LOAD BRG.) STUDS @16" O.C. PROVIDE MID-SPAN BLOCKING FOR INT. WALL PER DTL. X/SDX
- HATCH INDICATES NEW 2x4 (U.N.O.) NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO DTL. X/SD1
- INDICATES EXISTING WALL TO REMAIN
- INDICATES GROUT FILLED CELL WITH (1) VERT. #5 CONT. FTG. TO BOND BEAM (8'-0" O.C. MAX 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/SDX
- + XX.X / - XX.X — COMPONENT DESIGN PRESSURE (p_{net})

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 BLOCK WEBS AND/OR OTHER IMPEDIMENTS

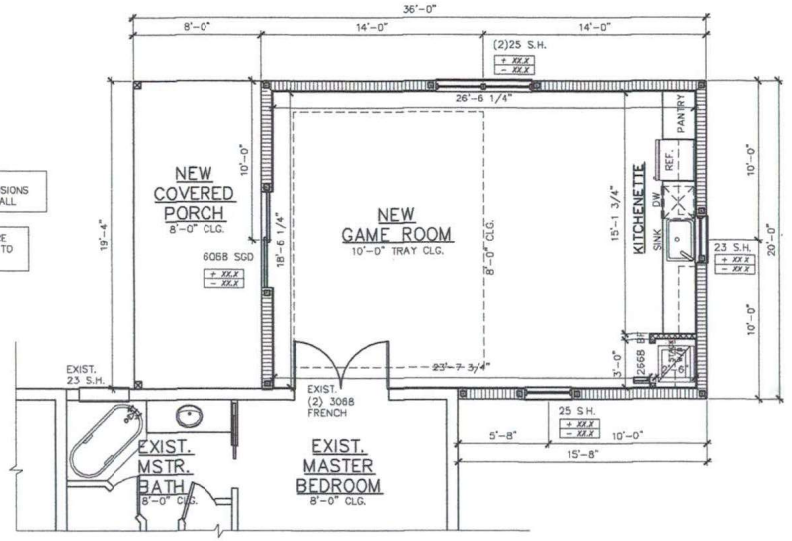
EGRESS NOTE:
PER THE FLORIDA BUILDING CODE EXISTING, CHAPTER 6 SECTION 604, MEANS OF EGRESS, "REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS". EXISTING WINDOW OPENINGS WHICH DO NOT CURRENTLY MEET EGRESS WILL REMAIN UNMODIFIED. EXISTING DAMAGED WINDOWS TO BE REMOVED AND REPLACED WITH SAME SIZE OPENING.

NOTE:
ALL INTERIOR DIMENSIONS ARE TO FINISHED WALL

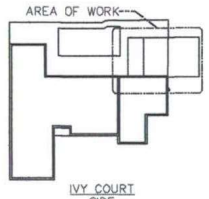
ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED

SQ.FT. CALC'S

EXISTING LIVING	2,510 SQ. FT.
NEW LIVING	552 SQ. FT.
TOTAL LIVING	3,062 SQ. FT.
EXISTING ENTRY	32 SQ. FT.
EXISTING GARAGE	572 SQ. FT.
NEW COVERED PORCH	155 SQ. FT.
TOTAL UNDER ROOF	3,821 SQ. FT.



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



KEY PLAN

NORTH

DOOR/ FRAME WINDOW SIZE LEGEND
XXXX
WIDTH (X'-X")
HEIGHT (X'-X")

CMU WINDOW SIZE LEGEND
XX
CMU COMMODITY SIZE CALL OUT

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

DOOR/ WINDOW SIZE LEGEND
XXXX
WIDTH (X'-X")
HEIGHT (X'-X")

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

THIS STRUCTURE IS DESIGNED TO WITHSTAND 139 MPH (Vult) WINDS PER THE FLORIDA BUILDING CODE RESIDENTIAL 2023, 8th EDITION (REF. ASCE-7-22) AND IS CERTIFIED AS SUCH.

REVIEW SET ONLY NOT FOR CONSTRUCTION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER SCIPIONI, LICENSE # 86361 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

CHRISTOPHER SCIPIONI LICENSE No 86361 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE: FLOOR PLAN

L20000259696
PHONE: 772-979-5071
138 HAMMOCK ST REET
OVIEDO, FL 32765

PROJECT
MIGLIARATO RESIDENCE
7125 IVY COURT
WINTER PARK, FL 32792

SCIPIONI ENGINEERING & CONSULTING

DESIGN	DRAWN CS
CHECKED GR/PE	
JOB	LPDR - MIGLIARATO
SCALE	AS NOTED
DATE	03/22/2024

SHT 4 OF X

03