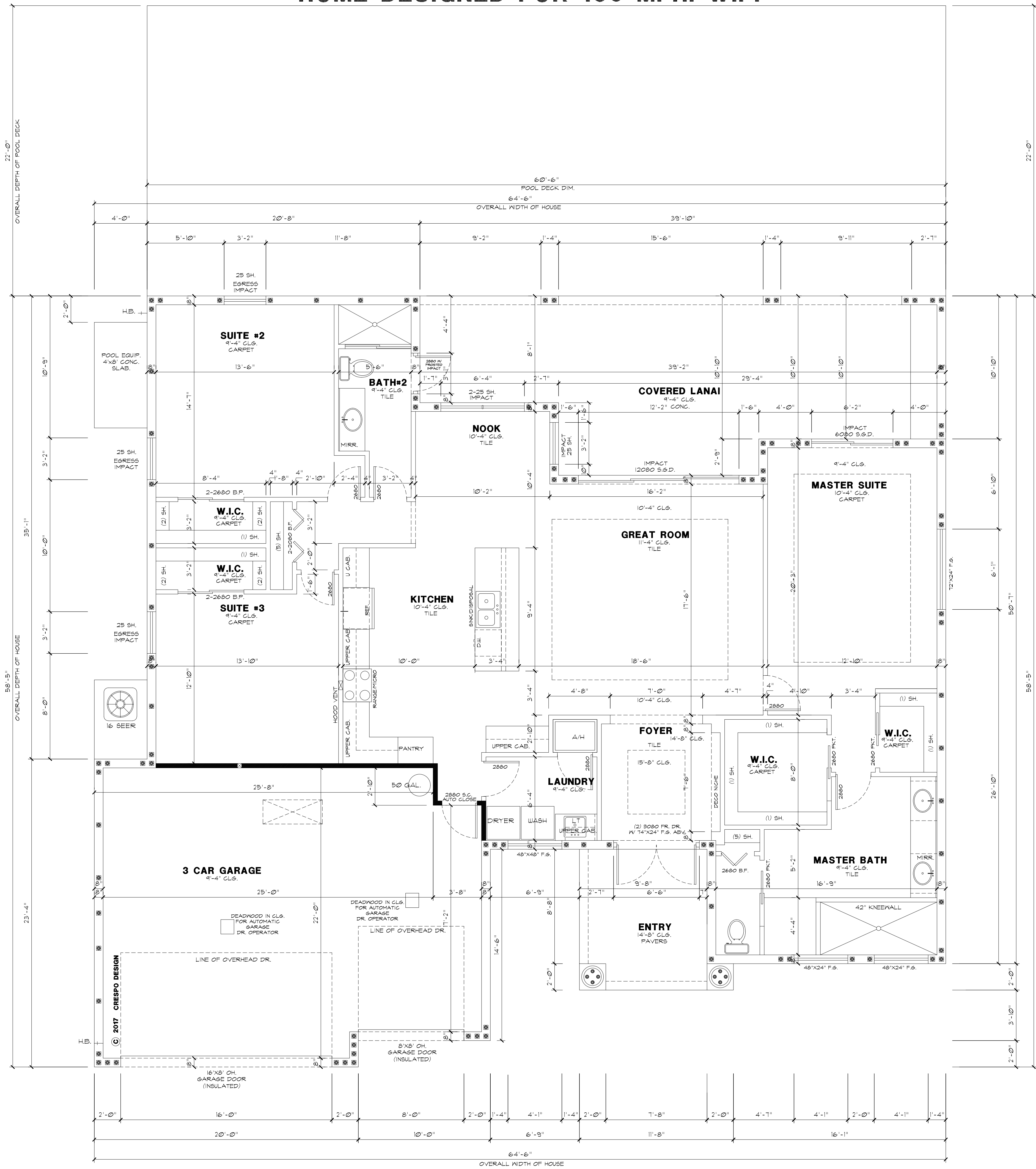


HOME DESIGNED FOR 160 MPH. W.P.



CABINETS		
KITCHEN & LAUNDRY	UPPERS	42" TALL
KITCHEN & LAUNDRY	BASE	@ 34 1/2" A.F.F.
MASTER BATH	BASE	@ 34 1/2" A.F.F.
GUEST BATH	BASE	@ 34 1/2" A.F.F.

BEARING WALL SCHEDULE :	
	2x4 SYP BEARING WALL W/ STUDS @ 16" O.C. 1" ANCHOR BOLTS @ 24" O.C. SHEET WALL W 1/2" PLYWOOD.

WALL LEGEND	
	(TYPICAL) MASONRY CONSTRUCTION
	BATT INSULATION (SEE ENERGY CALC'S)
	FENCE (SEE SITE PLAN)
	NON-BEARING FRAME CONSTRUCTION
	2x4 SYP BEARING WALL W/ STUDS @ 16" O.C. 1" ANCHOR BOLTS @ 24" O.C. SHEET WALL W 1/2" PLYWOOD.
	ARCHED OR SQ. OPENING (SEE PLAN OR ELEVATION)
	PLANTSHLF (SEE PLAN FOR HEIGHT)
	WOOD POST (SEE PLAN OR ELEVATION FOR SPEC.)

SQ. FOOTAGE	
A/C FLOOR AREA	2,105
GARAGE AREA	645
REAR PORCH	444
ENTRY AREA	107
TOTAL AREA	9,901

- GENERAL CONSTRUCTION NOTES:**
- FIELD LOCATE 34" X 32" ATTIC ACCESS UP/PL 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" IN HEIGHT
 - ALL EAVES LESS THAN 6" SHALL HAVE RAIN GUTTERS AND DOWNSPOUTS
 - ALL HOLE BIBS ARE TO BE EQUIPPED 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)
 - DUAL FLUSH OR LOW FLOW TOILETS (1.6 GAL./FLUSH)
 - PROVIDE 2"x4" BLOOMING 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. R001 OF THE 2011 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 R001.3.3 FOOTNOTE (1) 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 CENTER FRAMING OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD
 - UNLESS NOTED OTHERWISE ALL WOOD FRAME BEARING HEADERS ARE 2"x10" 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" NAIL CONNECTORS
 - HEADERS FOR 6'-8" HEIGHT OPENINGS SHALL BE (2) 2"x10" W/ 1/2" PLYWOOD FLITCH PLATE AND CONTINUOUS TOP PLATE ABOVE
 - PROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALL COVERING PER 2011 FBC R702.6.3
 - 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

- 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 3/8 INCHES THICK OR 10-MINUTE FIRE-RATED DOORS PER FBC 2011 SEC. R302.5
 - DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 4 MINIMUM 26 GAUGE (0.408 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 12-INCH (121 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 (12.7 MM) GYPSUM BOARD OR EQUIVALENT PER FBC 2011 SECTION R302.5

CHECKED BY: H.L.C.	DATE: 8/21/17
DRAWN BY: H.C.	DATE: 2/1/18
SCALE: 1/4" = 1'-0"	

DISCLAIMER: THE DESIGNER OR OTHER PARTY IN THESE PLANS OR SPECIFICATIONS, THE CONTRACTOR AND/OR OTHERS SHALL WITHIN 90 DAYS AFTER RECEIPT OF THESE PLANS OR SPECIFICATIONS, BE RESPONSIBLE FOR THE RESULTS AND CONSEQUENCES OF ANY CHANGES OR OMISSIONS OR BE HELD JOINTLY RESPONSIBLE FOR THE RESULTS AND CONSEQUENCES OF ANY CHANGES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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