



ADDRESS:

240 E Lake Sue
Ave, Winter Park,
FL 32789

ID:
072230125206060

REVISIONS:

DESCRIPTION	DATE

SIGNED:

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A0.0

COVER SHEET

DATE:	04-24-2026
DRAWN BY:	Taiane Dalcin
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DRAWING INDEX				
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SQUARE FOOTAGE - FAR	
NAME	AREA
LIVING	
1st FLOOR	2377 ft ²
2nd FLOOR	1682 ft ²
NO LIVING	
2 CARS GARAGE	465 ft ²
ADDITIONAL ATTIC SPACE	140 ft ²
TOTAL PROPOSED	4664 ft ²
MAXIMUM REQUIRED	4690 ft ²

APPLICABLE CODES: INCLUDING ALL REVISIONS

- FLORIDA BUILDING CODE 2023
- FLORIDA BUILDING CODE RESIDENTIAL 2023
- ELECTRICAL CODE, NEC 2020
- FLORIDA BUILDING CODE, PLUMBING 2023
- FIRE CODE, NFPA 70
- LIFE SAFETY CODE, NFPA 101
- ACCESSIBILITY CODE, FLORIDA BUILDING CODE, BUILDING 2023
- ENERGY CODE, FLORIDA BUILDING CODE, BUILDING 2023

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ GROUP A - ASSEMBLY
- ☐ GROUP B - BUSINESS
- ☐ GROUP D - DAY CARE CENTER
- ☐ GROUP E - EDUCATIONAL
- ☐ GROUP F - FACTORY INDUSTRIAL
- ☐ GROUP H - HAZARDOUS
- ☐ GROUP I - INSTITUTIONAL
- ☐ GROUP M - MERCANTILE
- ☒ GROUP R - RESIDENTIAL
- ☐ GROUP S - STORAGE

BUILDING CONSTRUCTION TYPE:

- ☐ TYPE I ☐ TYPE II ☐ TYPE III
- ☐ TYPE IV ☒ TYPE V:B

PRODUCT CONTROL APPROVAL

PRODUCT CONTROL APPROVAL FOR PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:

- ☒ WINDOWS
- ☒ DOORS
- ☒ ROOF

WIND LOADS

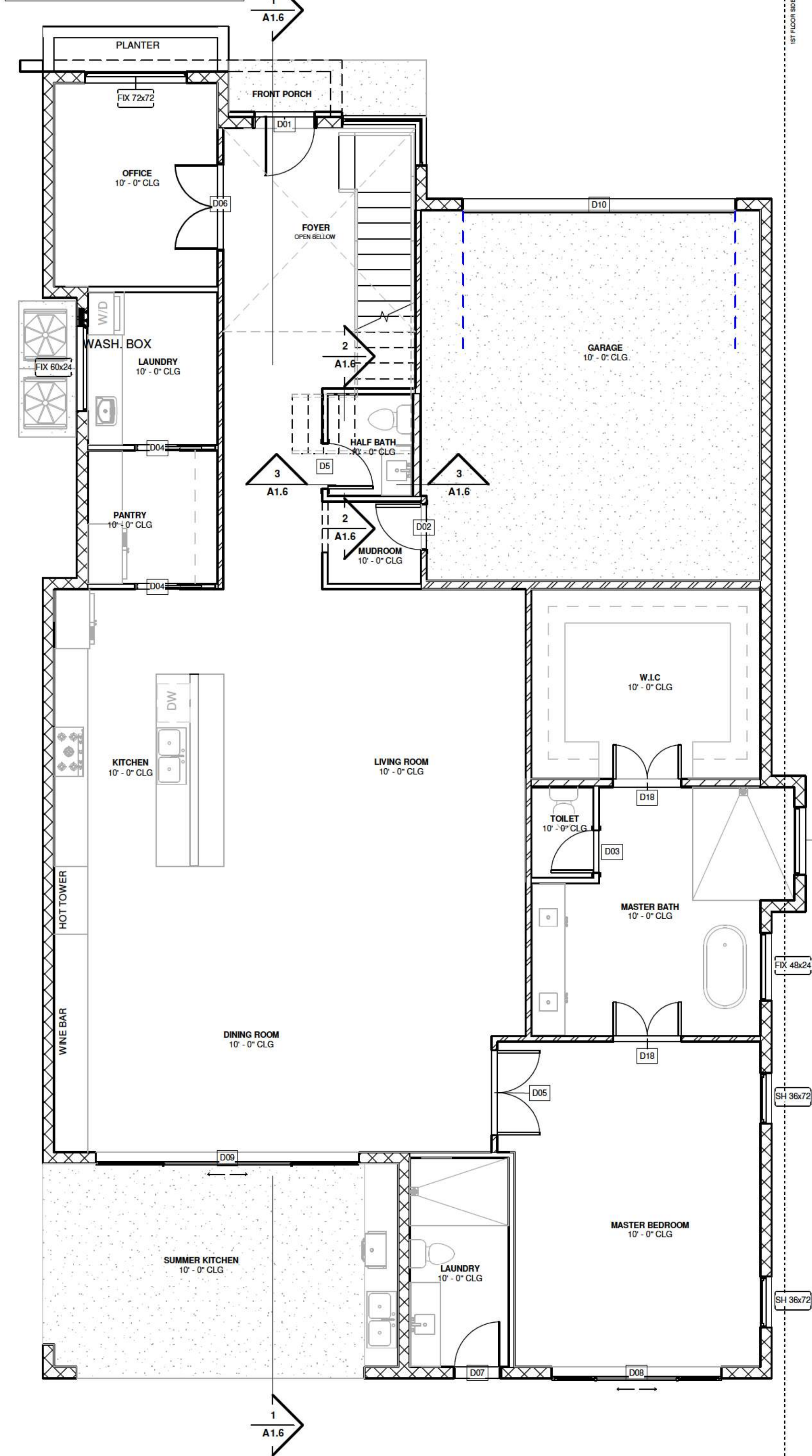
- 1. BASIC WIND SPEED - 139 MPH (@ 3 SEC GUST.)
- 2. RISK CATEGORY II
- 3. WIND EXPOSURE- CATEGORY B
- 4. INTERNAL PRESSURE COEFFICIENT +/- 0.18

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - TABLE R301.5

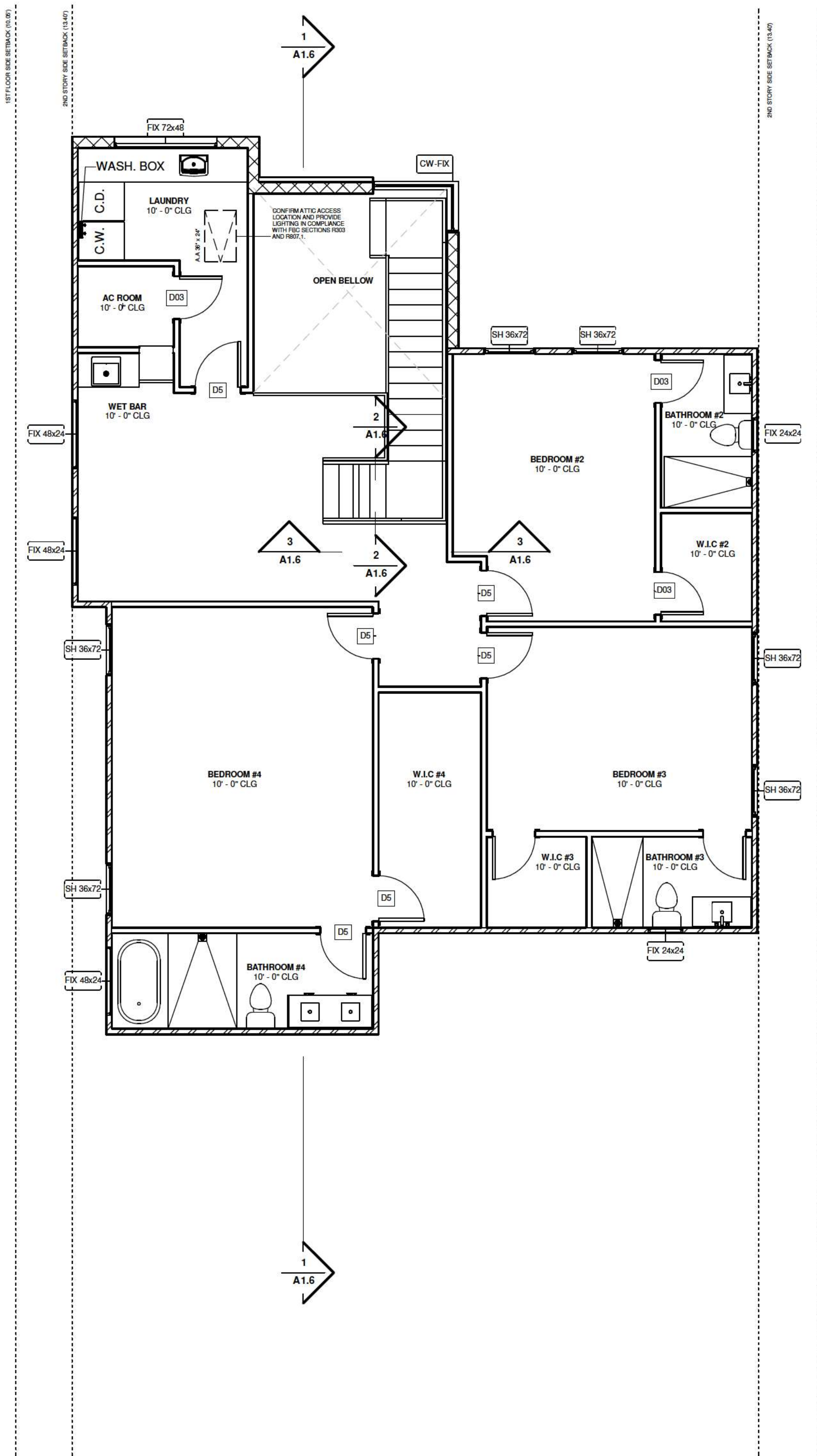
- 1. UNINHABITABLE ATTIC WITHOUT STORAGE:
- 2. UNINHABITABLE ATTIC WITH LIMITED STORAGE:
- 3. HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS:
- 4. BALCONIES (EXTERIOR) AND DECKS:
- 5. FIRE ESCAPES:
- 6. GUARDS:
- 7. GUARD IN-FILL COMPONENTS:
- 8. HANDRAILS:
- 9. PASSENGER VEHICLE GARAGES:
- 10. ROOMS OTHER THAN SLEEPING ROOM:
- 11. SLEEPING ROOMS:
- 12. STAIRS:

- 10PSF
- 20PSF
- 30PSF
- 30PSF
- 40PSF
- 200LBS
- 50LBS
- 200LBS
- 50PSF
- 40PSF
- 30PSF
- 40PSF* OR 300LBS

PLANTER IS OPTIONAL AND NON-STRUCTURAL. SUGGESTED HEIGHT: 12". IF CONSTRUCTED, PROVIDE LIGHTWEIGHT CONSTRUCTION WITH PROPER DRAINAGE (WEEP HOLES OR DRAIN PIPE), WATERPROOFING AT INTERIOR FACE, AND COMPACTED BASE. DO NOT ATTACH STRUCTURALLY TO BUILDING FOUNDATION.



1 1ST FLOOR - NOTES
3/16" = 1'-0"



2 2ND FLOOR - NOTES
3/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

G1. THIS PROJECT IS A NEW CONSTRUCTION FOR RESIDENTIAL USE. IT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE – RESIDENTIAL (FBC-R), SECTION R301 DESIGN CRITERIA.

G2. ALL CONTRACT DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL IN COMPLIANCE WITH LOCAL CODE AND SAFETY STANDARDS, AS DEFINED IN FLORIDA STATUTES CHAPTERS 553 AND 633.

G3. STONE VENEER ON FRONT COLUMNS (OPTIONAL); STONE CLADDING, AS SHOWN IN RENDERINGS, IS OPTIONAL. IF INSTALLED, IT MUST COMPLY WITH ASTM C1780 AND FBC 2023. CMU SURFACE SHALL BE CLEAN, STRUCTURALLY SOUND, AND PROPERLY PREPARED. USE CORROSION-RESISTANT LATH, MORTAR BEDDING, AND INSTALL WEEP VENTS WHERE REQUIRED.

STRUCTURAL NOTES

S1. CONSTRUCTION TYPE: VB | RISK CATEGORY: II | DESIGN WIND SPEED: 139 MPH (3-SECOND GUST) | EXPOSURE CATEGORY: B

S2. COMPONENTS & CLADDING PRESSURES:

20 TO 27 DEGREES (4/12 - 5/12)

ZONE 1: ROOF = 15.8/-28.3 PSF

ZONE 2: ROOF = 15.8/-39.1 PSF

ZONE 3: ROOF = 15.8/-39.1 PSF

ZONE 4: WALL = 21.2/-22.9 PSF

ZONE 5: WALL = 21.2/-28.3 PSF

NOTE: PRESSURE VALUES ABOVE ARE FOR EXPOSURE CATEGORY B.

FOR STRUCTURES SUBJECT TO EXPOSURE CATEGORY C OR D, PRESSURES SHALL BE ADJUSTED USING THE HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FROM TABLE R301.2(3), AS FOLLOWS:

MEAN ROOF HEIGH	COEFFICIENT (EXP. C)	COEFFICIENT (EXP. D)
15 ft	1.21	1.47
20 ft	1.29	1.55
25 ft	1.35	1.61
30 ft	1.40	1.66
35 ft	1.45	1.70

S4. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'_c) = 2500 PSI AT 28 DAYS

S5. CMU BLOCK WALLS, FOUNDATION WALLS, RETAINING WALLS, AND OTHER VERTICAL CONCRETE ELEMENTS SHALL MEET FBC TABLE R402.2 AND R404.1.2.3.2

S6. LINTELS SHALL BE DESIGNED PER FBC-R CHAPTER 6, UNLESS NOTED OTHERWISE.

S7. STRUCTURAL FRAMING (BEAMS, HEADERS, COLUMNS) SHALL BE INSTALLED PER APPROVED DETAILS, STAGGERED ALONG HEIGHT OF COLUMNS FOR STABILITY.

S8. PROVIDE POSITIVE CONNECTION OF ROOF FRAMING TO WALLS WITH CODE-COMPLIANT STRAPS OR CONNECTORS.

ARCHITECTURAL NOTES

A1. ALL INTERIOR DOORS SHALL BE 6'-8" UNLESS NOTED OTHERWISE.

A2. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.

A3. ALL INTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.

A4. DIMENSIONS ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL UNLESS NOTED OTHERWISE.

A5. WINDOW SILLS SHALL BE MINIMUM 24" AFF WHERE REQUIRED BY FBC R312.2.1

A6. ALL WET WALLS TO BE 16" O.C. FRAMING OR FURRING.

A7. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING FINISHED WITH 1/2" GYPSUM BOARD.

A8. PROVIDE SHELVING IN CLOSETS WHERE INDICATED. VERIFY HEIGHT ON SITE.

WINDOW & DOOR NOTES (FBC R612)

WD1. WINDOWS AND EXTERIOR DOORS SHALL BE TESTED TO MEET FBC R612.3.2 OR R612.3.3.

WD2. LARGE MISSILE IMPACT REQUIREMENTS: WINDOWS/DOORS LOCATED WITHIN 1 MILE OF COAST OR DESIGNATED EXPOSURE C ZONE SHALL BE IMPACT-RATED OR PROTECTED BY SHUTTERS.

WD3. : GARAGE DOORS SHALL BE TESTED PER ANSI/DASMA 108 OR FBC R302.5.2

- WDHT 9FT: 18.5 / -20.9PSF
- WDHT 16FT: 23.3 / -26.0 PSF

FIRE SEPARATION (PER FBC R302.6)

FS1. GARAGE SEPARATION FROM RESIDENCE & ATTIC: 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT ON GARAGE SIDE

FS2. STRUCTURES SUPPORTING FLOOR/CEILING ABOVE GARAGE: 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT

FS3. GARAGES <3FT FROM DWELLING WINDOWS: GYPSUM BOARD ON EXTERIOR SIDE OF WALL WITHIN 1.5 FT FROM WINDOW EDGE

MECHANICAL EXHAUST NOTES (FBC M1507.4)

M1. BATHROOMS/TOILET ROOMS SHALL HAVE MECHANICAL EXHAUST OF MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

M2. KITCHEN EXHAUST: 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS

M3. ALL VENTILATION SHALL COMPLY WITH FBC M1507, AND TERMINATIONS SHALL BE TO THE EXTERIOR.

TYPE WALL

- DENOTES C.M.U WALL
- DENOTES 2"x4" FRAME WALL
- DENOTES 2"x4" FRAMED LOAD BEARING WALL
- DENOTES 2"x6" FRAME WALL



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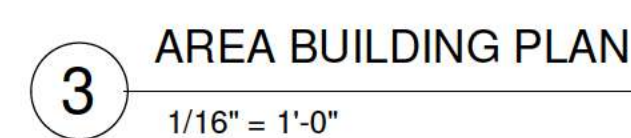
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FLOOR PLAN w/ NOTES

DATE:	04-24-2026
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AREA BUILDING	
NAME	AREA
LIVING	
1st FLOOR	2377 ft ²
2nd FLOOR	1682 ft ²
NO LIVING	
2 CARS GARAGE	465 ft ²
Front Poch	39 ft ²
Summer kitchen	266 ft ²
TOTAL AREA	4828 ft ²

[illegible]

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FLOOR PLAN
w/
DIMENSIONS

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ABBREVIATIONS	
WINDOWS	
SH	SINGLE HUNG
DH	DOUBLE HUNG
HR	HORIZONTAL ROLLER
AW	AWNING
CS	CASEMENT
FX	PICTURE GLASS
OBS	OBSOLETE
MOD	MODULAR WINDOW SIZE
DOORS	
PH	PREHUNG
SC	SOLID CORE
HC	HOLLOW CORE
COL	COLONIAL
BF	BI-FOLD
BP	BI-PASS
MIR MIRROR	
PKT	POCKET
SL	SIDE LITE
SGD	SLIDING GLASS DOOR
OHD	OVERHEAD DOOR
JAMBS	
DW	DRYWALL WRAP
SJ	SPLIT JAMB
WJ	WALL JAMB

HAZARDOUS GLAZING LOCATIONS	
R308.4 HAZARDOUS LOCATIONS.	
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:	
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.	
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.	
3. GLAZING IN STORM DOORS.	
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.	
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.	
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.	
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:	
7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M ²).	
7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.	
7.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.	
7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.	
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.	
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.	
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.	
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.	

WINDOW & DOOR FLASHING – FBC R609.2 & 703.4	
BLOCK WALL APPLICATIONS	
APPLY VULKEM 350 LIQUID POLYURETHANE SEALER TO THE WINDOW OPENING AND EXTEND 6 INCHES BEYOND THE EXTERIOR PERIMETER.	
SET THE WINDOW USING VULKEM 116 POLYURETHANE SEALANT.	
CAULK THE EDGE OF THE WINDOW FLANGE TO THE OPENING USING VULKEM 116 POLYURETHANE.	
FRAMED WALL APPLICATIONS	
APPLY VULKEM 350 LIQUID POLYURETHANE SEALER AROUND THE WINDOW OPENING, EXTENDING 6 INCHES BEYOND THE EXTERIOR.	
SET THE WINDOW USING VULKEM 116 POLYURETHANE SEALANT.	
APPLY PEEL-AND-STICK FLASHING OVER THE ENTIRE WALL SURFACE, INCLUDING THE NAIL FIN. ENSURE OVERLAPPING IN SHINGLE-STYLE MANNER.	
CAULK THE EDGE OF THE WINDOW FLANGE TO THE OPENING WITH VULKEM 116 POLYURETHANE.	
DOOR APPLICATIONS	
USE A SIMILAR METHOD, APPLYING VULKEM 350 LIQUID POLYURETHANE SEALER TO CREATE A PAN FLASHING EFFECT AT THE DOOR SILL.	

DOOR - ROUGH OPENING CHART		
TYPE OF OPENING	FRAME OPENING (ROUGH OPENING)	
	HORIZONTAL	VERTICAL
PRE-HUNG (PH)	CALL SIZE + 2"	6'-10" (82")
DOUBLE DOOR	CALL SIZE + 2"	6'-10" (82")
SIDE LIGHT	CALL SIZE	6'-10" (82")
CASED (PRE-HUNG): BI-FOLD BI-PASS	CALL SIZE + 2"	6'-9" (81")
POCKET DOOR	DOUBLE CALL SIZE + 2"	6'-11" (83")
MASONRY OPENINGS FOR DOORS	CALL SIZE + 4"	
WRAP (GY. BD.): BI-FOLD BI-PASS	CALL SIZE + 1 1/4"	6'-9 1/2" (81 1/2")
SLIDING GLASS DR.	CALL SIZE + 2"	6'-8" (80")
POCKET SGD POCKET	CALL SIZE - 1" CALL SIZE + 1"	6'-8" (80")

HORIZ.

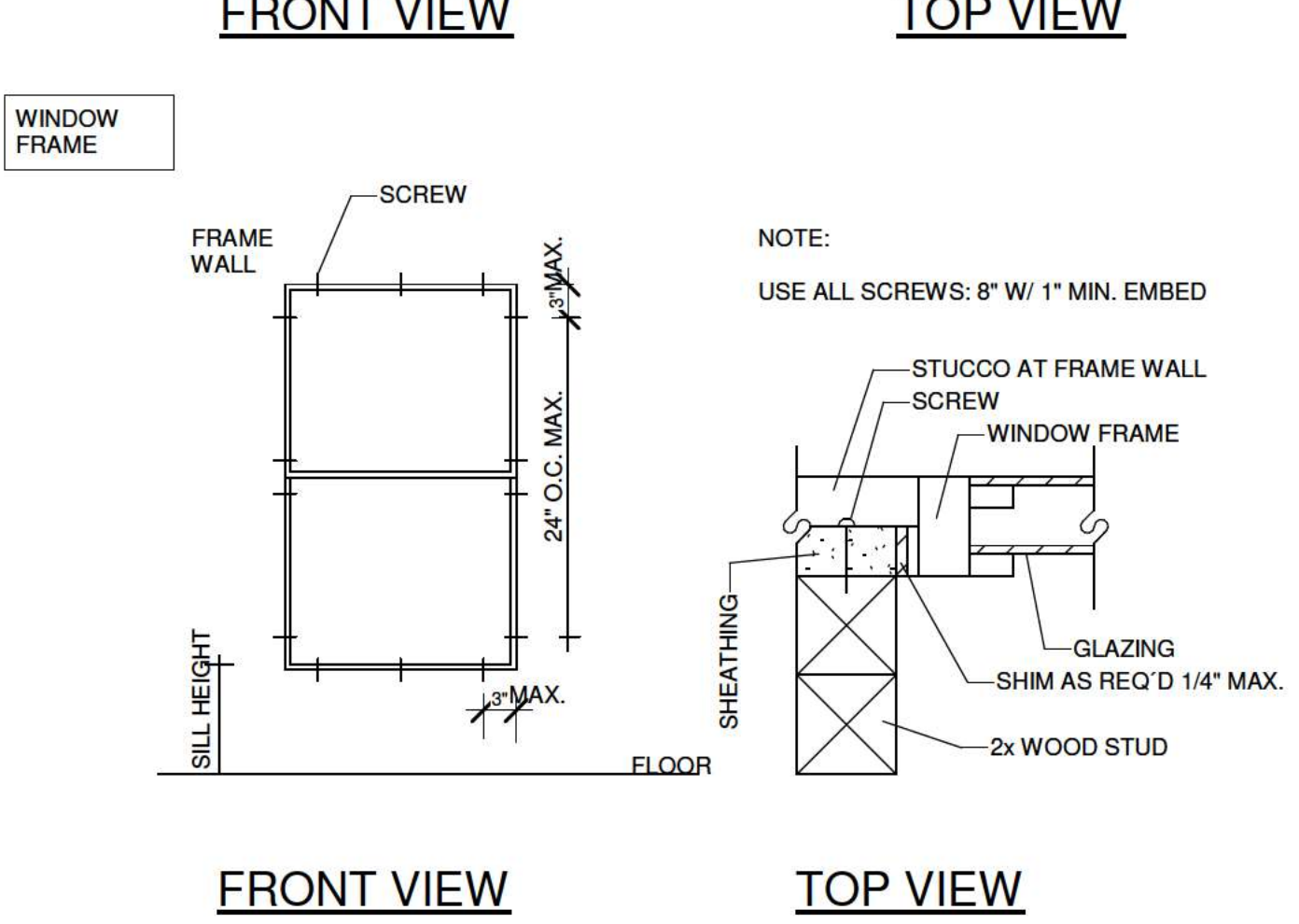
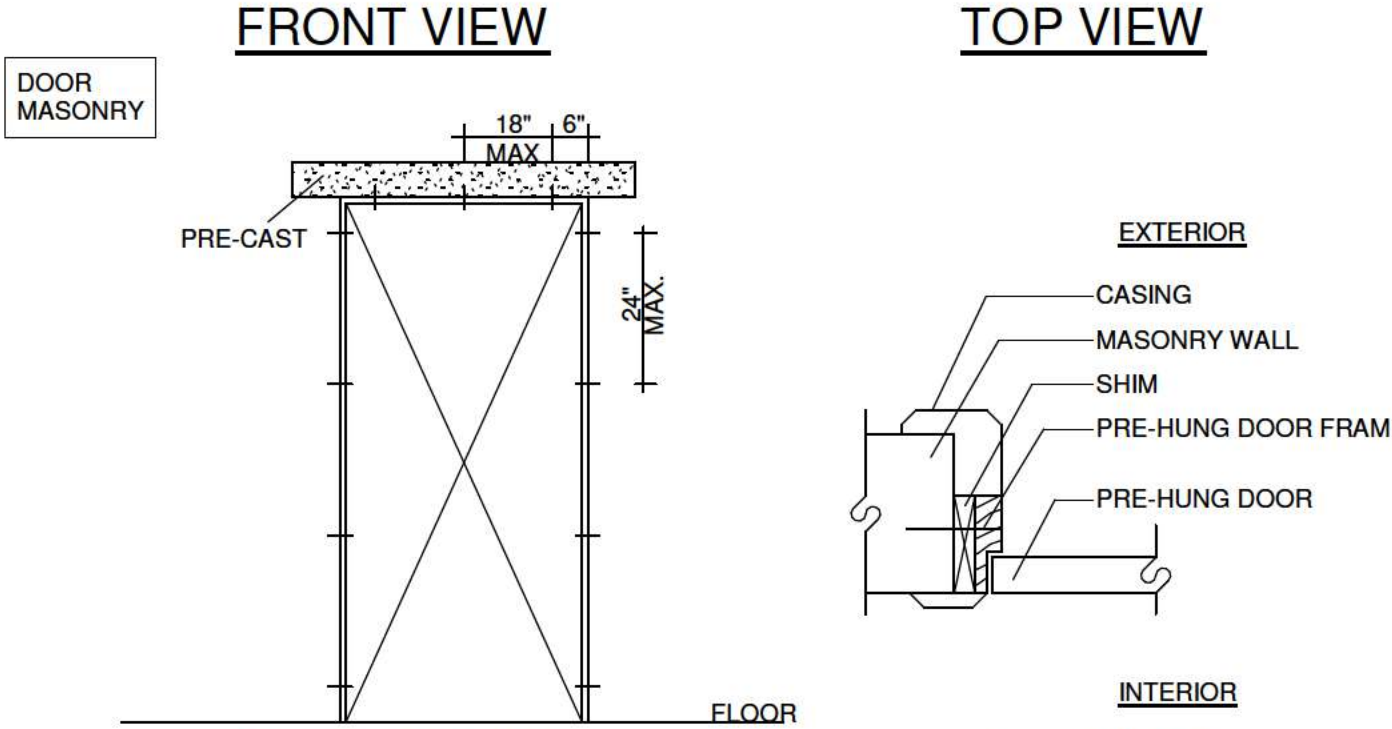
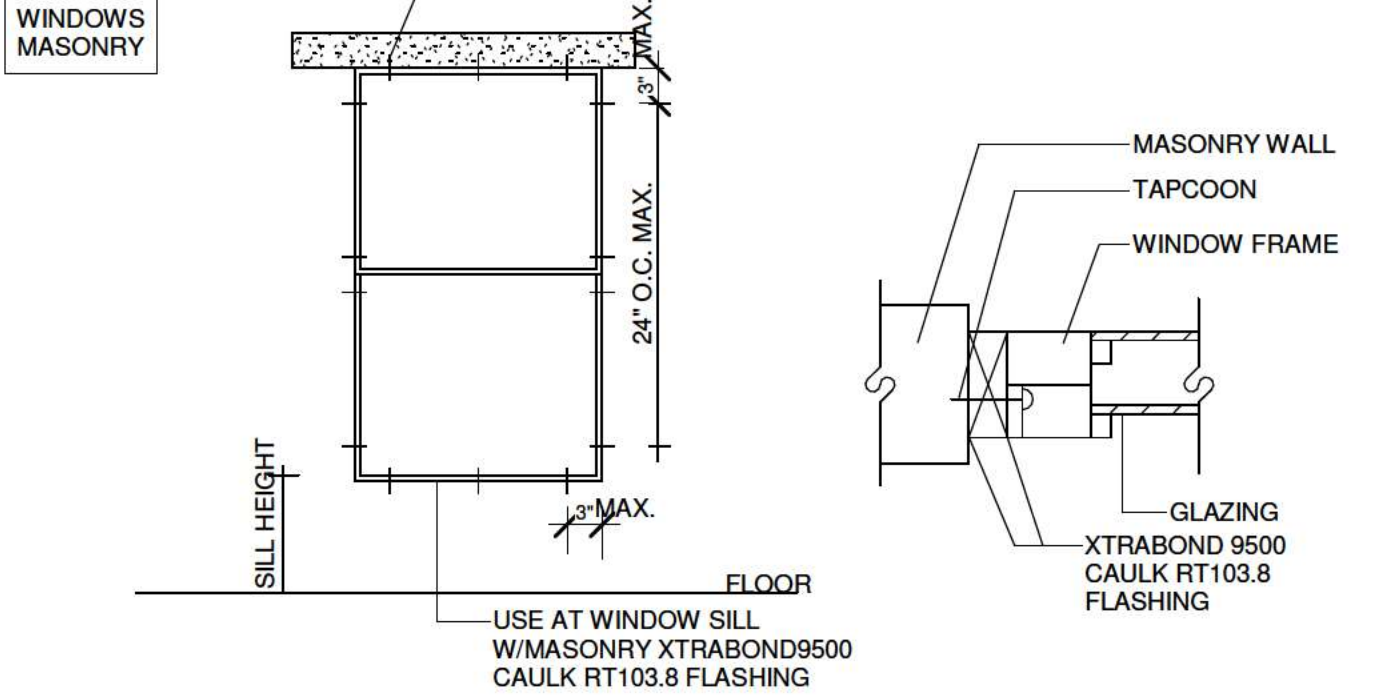
VERTICAL

3/4"

RECESS AT SGD

*ADD 1" TO HORIZ.
AND VERT. OPENING
ON EXTERIOR PRE-
HUNG DOORS

NOTES:	INSTALL WINDOWS ON A LEVEL AND STRUCTURALLY SOUND SILL; APPLY SEALANT CONTINUOUSLY AT THE SILL AND SIDES.
WINDOWS SHALL BE FASTENED DIRECTLY TO MASONRY USING 1/4" X 3" TAPCON SCREWS, WITH 3/16" PILOT HOLES, MINIMUM 1" FROM CORNERS AND SPACED 16" O.C. MAX.	NO BUCK OR NAILER INSTALLATION REQUIRED, UNLESS SPECIFICALLY MANDATED BY THE WINDOW MANUFACTURER.
ALL PERIMETER JOINTS SHALL BE SEALED WITH XTRABOND 9500 SEALANT AND RT103.8 FLASHING.	INSTALLATION COMPLIES WITH FBC AND IS ACCEPTABLE FOR STRUCTURAL ANCHORAGE WHEN WINDOW PRODUCT IS APPROVED PER FLORIDA PRODUCT APPROVAL OR ASTM STANDARDS.



DOOR SCHEDULE FIRST FLOOR					
MARK	WIDTH	HEIGHT	DESCRIPTION	LEVEL	QTY
D01	42"	96"	Exterior Pivot	1ST Floor	1
D02	32"	96"	Interior Single Prehung 20 Min	1ST Floor	1
D03	30"	96"	Interior Single Prehung	1ST Floor	1
D04	32"	96"	Interior Single Pocket	1ST Floor	2
D5	32"	80"	Interior Single Prehung	1ST Floor	1
D05	60"	96"	Interior Double Prehung	1ST Floor	1
D06	60"	96"	Interior Double Glass Door	1ST Floor	1
D07	32"	96"	Exterior Single Prehung	1ST Floor	1
D08	120"	96"	Exterior Sliding - 4 Panel	1ST Floor	1
D09	186"	96"	Exterior Sliding - 4 Panel	1ST Floor	1
D10	192"	96"	Garage Door	1ST Floor	1
D18	48"	96"	Interior Double Prehung	1ST Floor	2
TOTAL DOORS					14

DOOR SCHEDULE 2ND FLOOR					
MARK	WIDTH	HEIGHT	DESCRIPTION	LEVEL	QTY
D03	30"	96"	Interior Single Prehung	2nd Floor	5
D5	32"	80"	Interior Single Prehung	2nd Floor	6
TOTAL DOORS					11

WINDOWS SCHEDULE FIRST FLOOR								
MARK	WIDTH	HEIGHT	R - WIDTH	R - HEIGHT	SILL HEIGHT	TYPE	LEVEL	QTY
CW-FIX	36"	210"	38"	212"	34"	Corner Glazing System	1ST Floor	1
FIX 48x24	48"	24"	50"	26"	72"	Fixed Window	1ST Floor	2
FIX 60x24	60"	24"	62"	26"	72"	Fixed Window	1ST Floor	1
FIX 72x72	72"	72"	74"	74"	26"	Fixed Window	1ST Floor	1
SH 36x72	36"	72"	38"	74"	24"	Single Hung Window	1ST Floor	2
TOTAL WINDOWS								7

WINDOWS SCHEDULE 2ND FLOOR								
MARK	WIDTH	HEIGHT	R - WIDTH	R - HEIGHT	SILL HEIGHT	TYPE	LEVEL	QTY
FIX 24x24	24"	24"	26"	26"	72"	Fixed Window	2nd Floor	2
FIX 48x24	48"	24"	50"	50"	72"	Fixed Window	2nd Floor	3
FIX 72x48	72"	48"	74"	50"	48"	Fixed Window	2nd Floor	1
SH 36x72	36"	72"	38"	74"	24"	Single Hung Window	2nd Floor	6
TOTAL WINDOWS								12



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WINDOWS/DOORS

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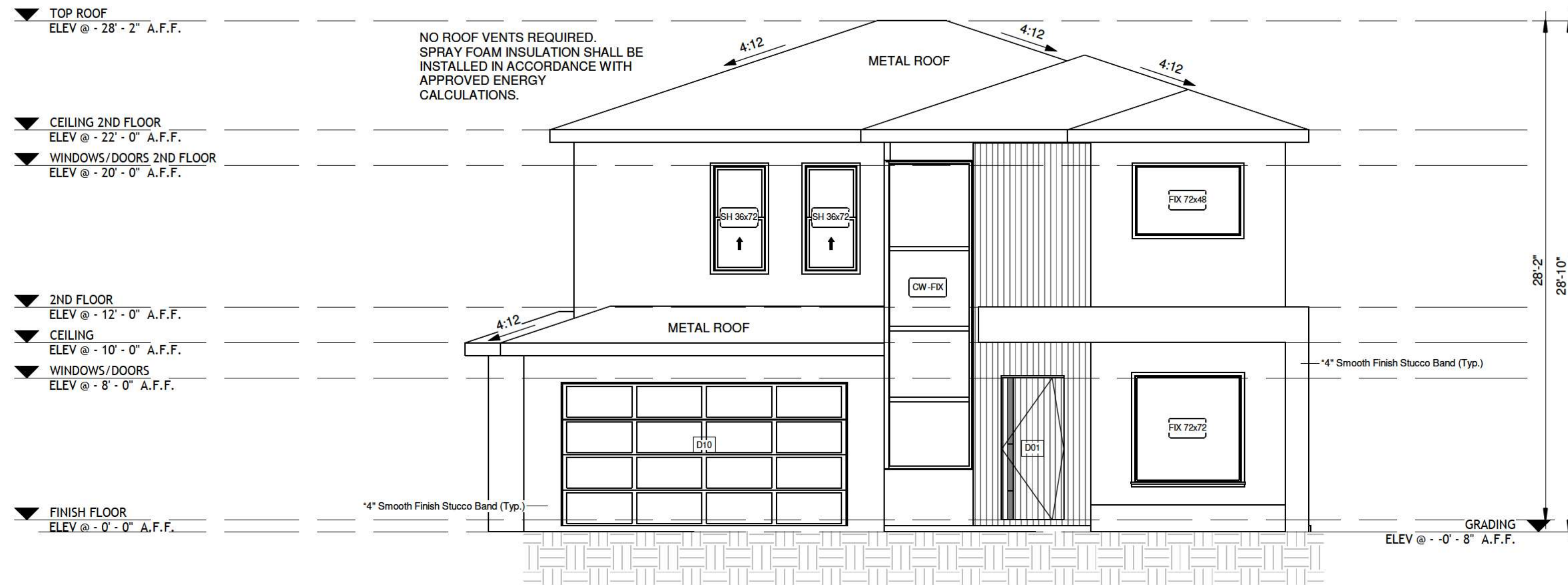
ELEVATIONS

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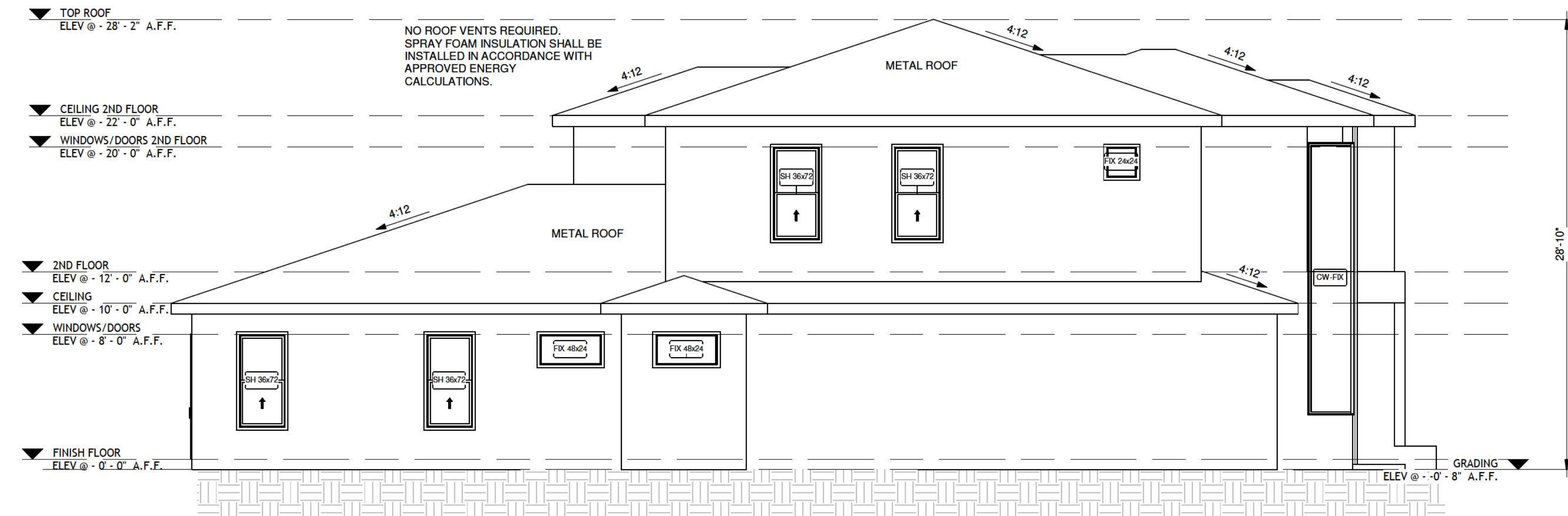
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1 FRONT
3/16" = 1'-0"



2 LEFT
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UNDERLAYMENT APPLICATION FBC R905.1.1

- 1 - THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. EXCEPTION:
 - 2 - FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33- PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:
 - A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.
 - 3 - FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:
 - A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF/INCH IN ACCORDANCE WITH ASTM D4533AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LATH FBC R703.7.1

- 1 - LATH AND LATH ATTACHMENTS SHALL BE OF CORROSIONRESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

WATER-RESISTIVE BARRIERS FBC R703.7.1

- 1 - WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.THE INDIVIDUAL LAYERS HALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.

- EXCEPTION:
- 1 - WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60- MINUTE GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NON WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

EGRESS

- MEAN OF ESCAPE NOTE (EGRESS):
- ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS OVER EXPANDED METAL OR FIBERGLASS LATH (WITH 3/16" DRAINAGE SPACE), OVER TWO LAYERS OF #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL), WITH WEEP SCREEDS INSTALLED PER R703.7.3.
- TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH (WITH 3/16" DRAINAGE SPACE), OVER TWO LAYERS OF #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL), WITH WEEP SCREEDS INSTALLED PER R703.7.3.

CONTROL JOINTS

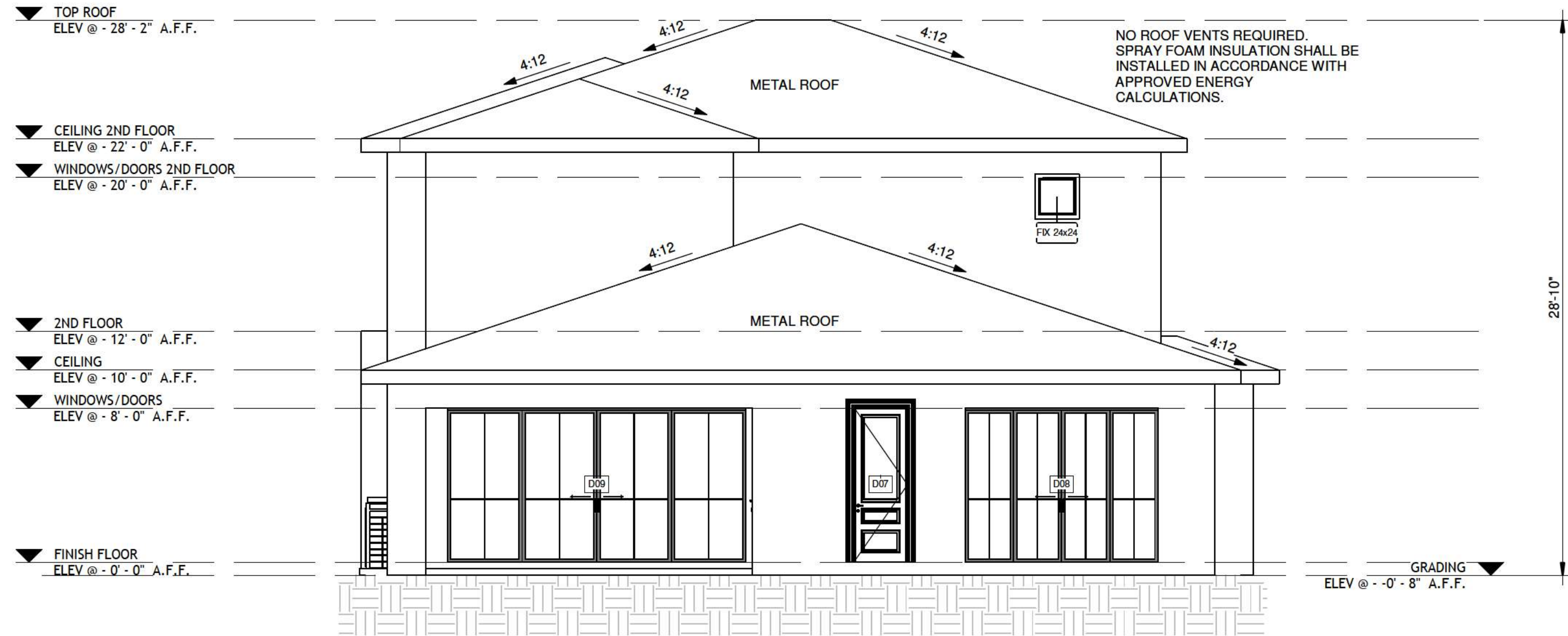
- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
- STUCCO AREAS ARE BETWEEN CONTROLS JOINTS SHALL NOT EXCEED 144 SQ. FT.



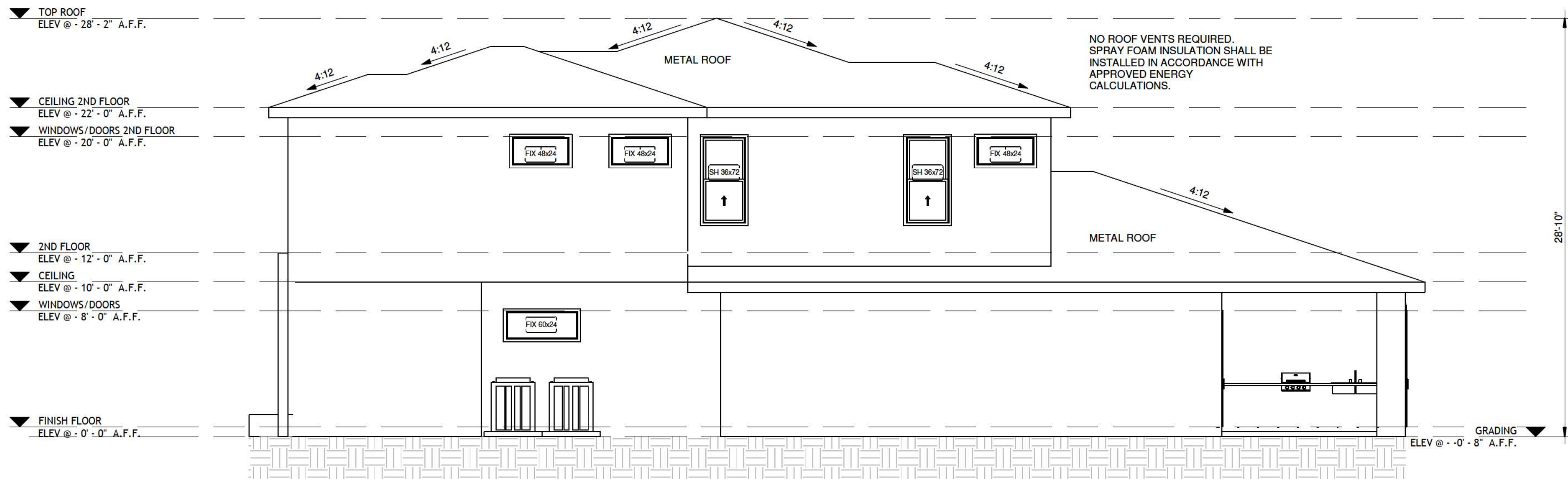
PROPERTY
INFORMATION

240 E Lake Sue
Ave, Winter Park,
FL 32789

ID:
072230125206060



1
3/16" = 1'-0"



2
3/16" = 1'-0"

UNDERLAYMENT APPLICATION FBC R905.1.1

1 - THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.
EXCEPTION:
2 - FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33- PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:
A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.
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STUCCO APPLICATION

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CONTROL JOINTS

CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
STUCCO AREAS BETWEEN CONTROL JOINTS SHALL NOT EXCEED 144 SQ. FT.

REVISIONS:

DESCRIPTION	DATE

SIGNED:

This item has been electronically signed and sealed by JEFFREY M. SANON #70946 using a Digital Signature. Printed copies if this document are not considered signed and sealed and the signature must be verified on any electronic copies as per FBC 107

A1.4

ELEVATIONS

DATE:	04-24-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD



PROPERTY
INFORMATION

240 E Lake Sue
Ave, Winter Park,
FL 32789

ID:
072230125206060

REVISIONS:	
DESCRIPTION	DATE

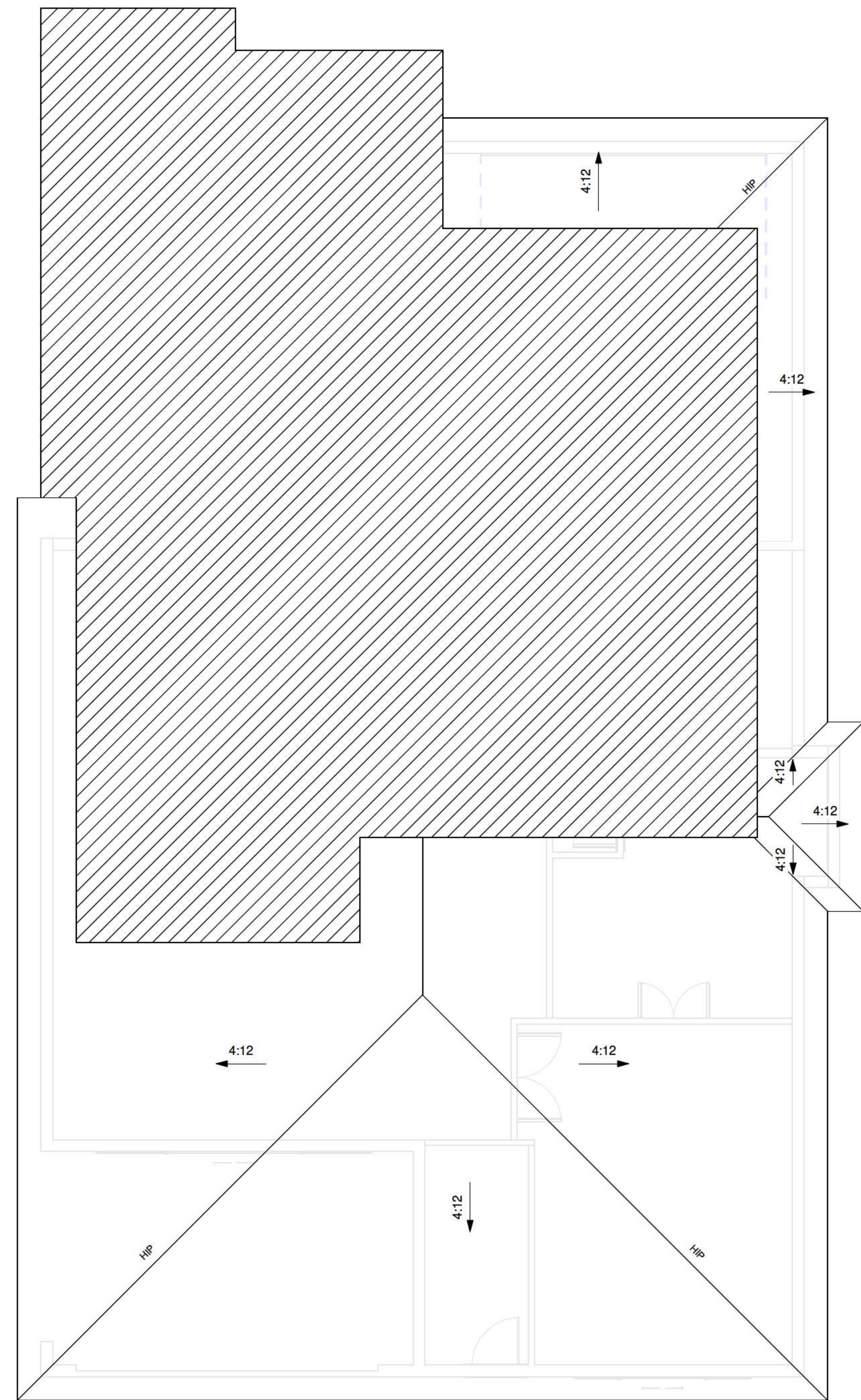
SIGNED:

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A1.5

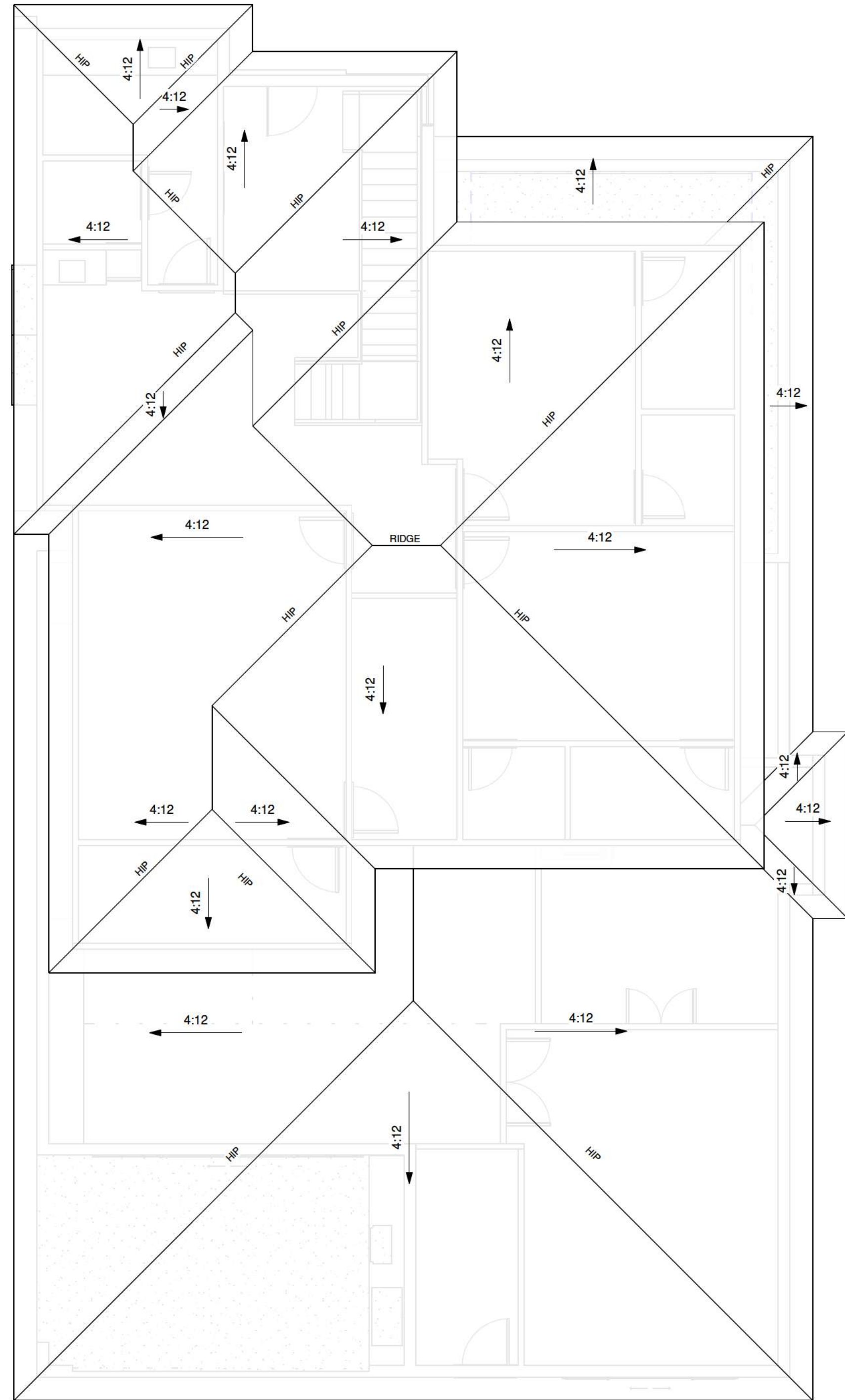
ROOF PLAN

DATE:	04-24-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD



1 ROOF PLAN - 1ST FLOOR

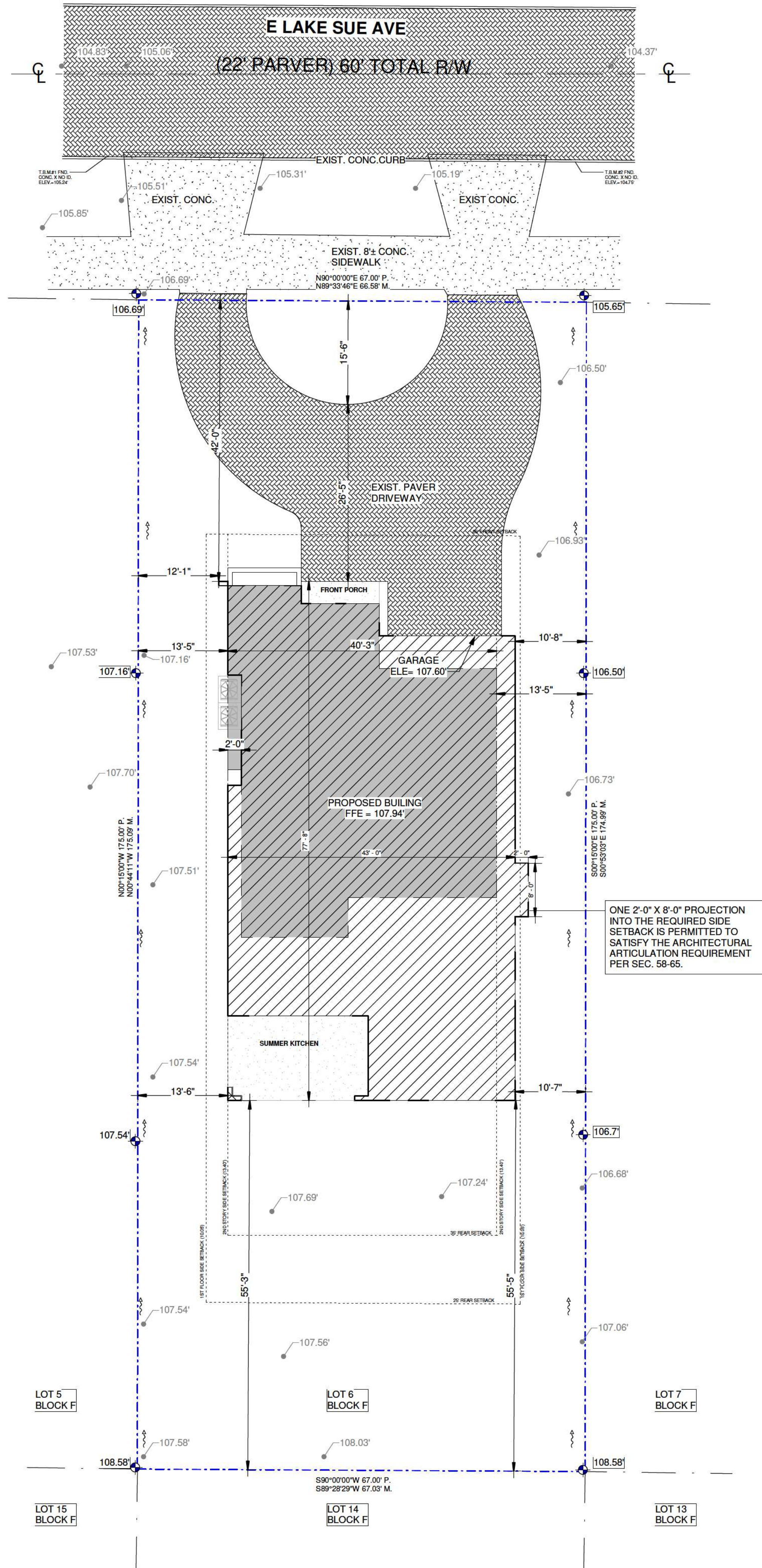
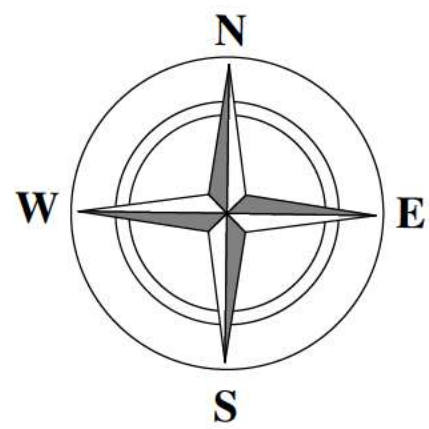
3/16" = 1'-0"



2 ROOF PLAN

3/16" = 1'-0"

- GENERAL ROOF NOTES
- GENERAL ROOF NOTES
1. TYPICAL ROOF PITCH SHALL BE 4:12.
 2. TYPICAL ROOF OVERHANG SHALL BE 1'-4".
 3. METAL ROOF.
 4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 5. THE CONTRACTOR SHALL INSTALL ALL G.I. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATERTIGHT CONSTRUCTION (26 GAUGE, TYPICAL).
 6. ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
 7. PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS—SEE DETAILS (FBC R703.3).
 8. MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE.
- ROOF ASSEMBLY – UNVENTED SYSTEM
9. ROOF ASSEMBLY SHALL BE CONSTRUCTED AS AN UNVENTED SYSTEM IN ACCORDANCE WITH FBC R806.5.
 10. NO SOFFIT, RIDGE, OR ROOF VENTS SHALL BE INSTALLED (FBC R806.5).
 11. SPRAY FOAM INSULATION SHALL BE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF DECK, PROVIDING A CONTINUOUS AIR-IMPERMEABLE BARRIER (FBC R806.5).
 12. INSULATION R-VALUE SHALL COMPLY WITH APPROVED ENERGY CALCULATIONS (FBC ENERGY CODE M102.1.3).
 13. INSULATION SHALL BE INSTALLED WITHOUT GAPS OR VOIDS AND SHALL BE FULLY ADHERED TO THE ROOF DECK (FBC R301.1).
 14. CONTRACTOR SHALL VERIFY VAPOR CONTROL REQUIREMENTS FOR OPEN-CELL FOAM PER MANUFACTURER (FBC R703.3).
 15. NO AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF DECK (FBC R806.5).
 16. FIELD MODIFICATIONS THAT INTRODUCE VENTILATION OR INTERRUPT THE AIR BARRIER ARE NOT PERMITTED (FBC R301.1).
- METAL ROOF SYSTEM
17. METAL ROOF SYSTEM SHALL BE INSTALLED OVER APPROVED UNDERLAYMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND FLORIDA PRODUCT APPROVAL (FBC R703.3).
 18. PROVIDE SELF-ADHERED UNDERLAYMENT OR APPROVED WATERPROOF BARRIER AS REQUIRED FOR METAL ROOF SYSTEM (FBC R703.3).
 19. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED TO MAINTAIN WEATHERPROOF AND AIR BARRIER CONTINUITY (FBC R903.2, R903.4).
- SOFFIT SYSTEM
20. SOFFIT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (FBC R703.3).
 21. PROVIDE CONTINUOUS SUPPORT FOR SOFFIT PANELS. INSTALL BLOCKING OR BATTENS AS REQUIRED WHERE SPANS EXCEED MANUFACTURER LIMITS (FBC R301.1).
 22. CONTRACTOR SHALL VERIFY MAXIMUM ALLOWABLE SOFFIT SPANS AND FASTENING REQUIREMENTS PRIOR TO INSTALLATION (FBC R703.3).
 23. SOFFIT INSTALLATION SHALL NOT BLOCK ROOF PERFORMANCE OR CREATE UNINTENDED VENTILATION PATHS (FBC R806.5, R301.1).
- GENERAL COMPLIANCE
24. ALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE FBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.



ZONING COMPLIANCE DATA	REQUIRED	PROVIDED
LOT AREA	—	11,725SF
LOT WIDTH	—	67 FT
LOT DEPTH	—	175 FT
FRONT SETBACK	20% OF LOT DEPTH (35 FT)	35 FT
1ST FLOOR SIDE SETBACKS	30% OF LOT WIDTH (20.10 FT TOTAL)	10.05 FT EACH SIDE
2ND STORY SIDE SETBACKS	40% OF LOT WIDTH (26.80 FT TOTAL)	13.40 FT EACH SIDE
1ST FLOOR REAR SETBACK	25 FT	25 FT
2ND STORY REAR SETBACK	35 FT	35 FT
MAXIMUM FLOOR AREA RATIO (FAR)	40% (4,690 SF)	4,664 SF (39.8%)
MAXIMUM IMPERVIOUS SURFACE	50% (5,870 SF)	3,800 SF (32.4%)
MAXIMUM BUILDING HEIGHT	32 FT	28'10"

IMPERVIOUS AREA CALCULATION	AREA
BUILDING FOOTPRINT	2,458 SF
DRIVEWAY	1,342 SF
TOTAL IMPERVIOUS AREA	3,800 SF

FRONT YARD LANDSCAPE AREA TABULATION		
DESCRIPTION	AREA (SF)	%
FRONT YARD AREA	3,076	100.0
LANDSCAPE (PERVIOUS) AREA	1,734	56.4
DRIVEWAY (IMPERVIOUS) AREA	1,342	43.6

LEGAL DESCRIPTION

LOT 6, BLOCK "F" OF CHARMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE(S) 93, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SITE PLAN NOTES

- 00.00' DENOTES EXISTING ELEVATION
- 00.00' DENOTES PROPOSED ELEVATION
- ~ DENOTES DRAINAGE FLOW
- ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
- PP WOOD POWER POLE
- LP LIGHT POWER POLE
- SIGN
- CR CABLE RISER
- CB CABLE BOX
- T TELEPHONE RISER
- WM VALVE
- WM WATER METER
- SM SANITARY MANHOLE
- FH FIRE HYDRANT
- CAMPOR - OAK - PALM - TREE
- T.B.R. - TO BE REMOVED
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SWALE LINE
- SETBACK LINE
- FLOOD LINE
- ELETRIC LINE
- FENCE WOOD LINE
- FENCE CHAIN LINE
- T.O.B - TOP OF BANK

NOTE: THIS IS NOT A SURVEY



PROPERTY
INFORMATION

240 E Lake Sue
Ave, Winter Park,
FL 32789

ID:
072230125206060

REVISIONS:

DESCRIPTION	DATE
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SP.1

SITE PLAN

DATE: 04-24-2026

DRAWN BY: Taiane Dalcin

SCALE: AS INDICATED

PAGE SIZE: ARCHD

1

SITE PLAN

3/32" = 1'-0"