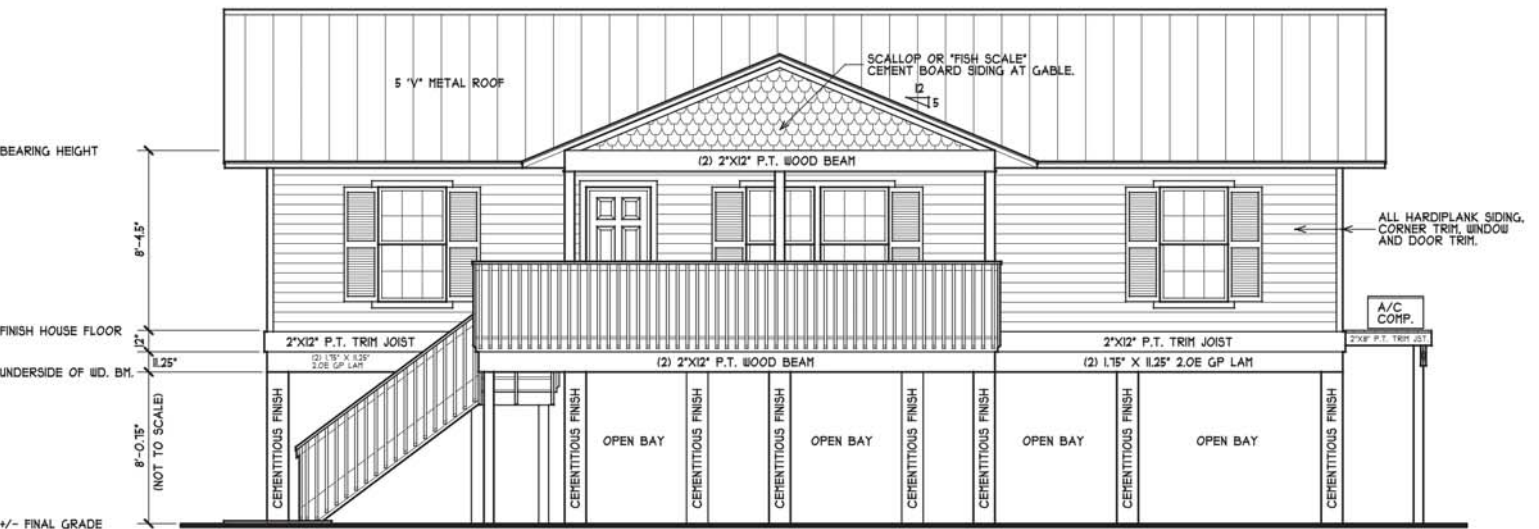


4530 Schooner Drive

Planned Residence

Castaway's Cottage Plan



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

APPLICABLE CODES	
PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE	
BUILDING CODE	FLORIDA BUILDING CODE 2010
MECHANICAL CODE	FLORIDA BUILDING CODE, MECHANICAL 2010
PLUMBING CODE	FLORIDA BUILDING CODE, PLUMBING 2010
ELECTRICAL CODE	NEC 2008 AND NFPA 70
FIRE CODE	2010 FIRE PREVENTION AND NFPA 101
ACCESSIBILITY CODE	FLORIDA BUILDING CODE FACB 2012
ENERGY CODE	FLORIDA BUILDING CODE, BUILDING 2010 RESIDENTIAL ENERGY EFFICIENCY 2010
BASIC WIND SPEED	140 MPH
EXPOSURE	B
METHOD OF DESIGN	ASCE-10
BUILDING TYPE	ENCLOSED, RESIDENTIAL
RISK CATEGORY	RISK CATEGORY II



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COTTAGE Home Features-

3 Bedrooms 2-Bath Custom Built

1500 Square Feet of Air-conditioned space

200 Square Feet Front Covered Porch with Composite deck/ PT handrails

295 Square Feet Back Open Porch with Composite Deck/ PT handrails

5V Metal Roof with Standard Color Finish

Hurricane Impact Windows Doors per Plans

Standard Trim Package with 5.25 inch base and 3.25 in. casing

Hardi Board Siding and Trim /Fish scale details

Tile Flooring for Living, Kitchen, Bedroom Areas

Master Bath w/ Walk In tile shower, Double Vanity, Private Toilet Closet

Master Bedroom w/ Vaulted Ceiling, Walk in closet and Spare closet

Full Size Laundry room.

Plumbing Fixtures American Standard Tubs/Toilets

Kitchen/Bath Cabinets and Granite Countertops

Appliance Package

24.6 cubic ft. refrigerator with icemaker

30 inch electric self-cleaning range/Over Range Micro

Full size built-in dishwasher

Full Size Side by Side Washer/Dryer

In sink disposal

Water System with softener

Wood window sills w/ Skirts

Custom Interior and Exterior Paint (Sherwin Williams Premium)

Hampton Bay Ceiling Fans and Light Fixtures

Great Room Living Area with Vaulted Ceilings,

Upgraded Nickel Faucets and Stainless Steel Kitchen Sink

Composite decking for porches and Exterior Stairs w/ Stainless Screws

1 Zone 16 Seer Central A/C System

50 Gallon Hot Water Heater

Drywall Wallboard with Skim coat Wall Finish, Tile areas to have Durock subsurface under tile.

Fiberglass batt insulation, R 38 ceilings, R25 walls and R13 under house.

Water hose bib at grade and Each Deck
Well for House Water System
Under counter Reverse Osmosis Water System
Septic System per code
Barge and Furniture Delivery
Lee County Permits and Impact Fees Included
Lee County Electric Co-op Hook up and Impact Fee Included
Grade Level Termite Treatment
Screen Front Porch
Architects / Engineers fees included

Exclusions:

Lower level decking or garage
Fiberglass pool with composite deck and pt railings.
Pool heater and equipment

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HOUSE

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DECK

SEPTIC

Optional POOL

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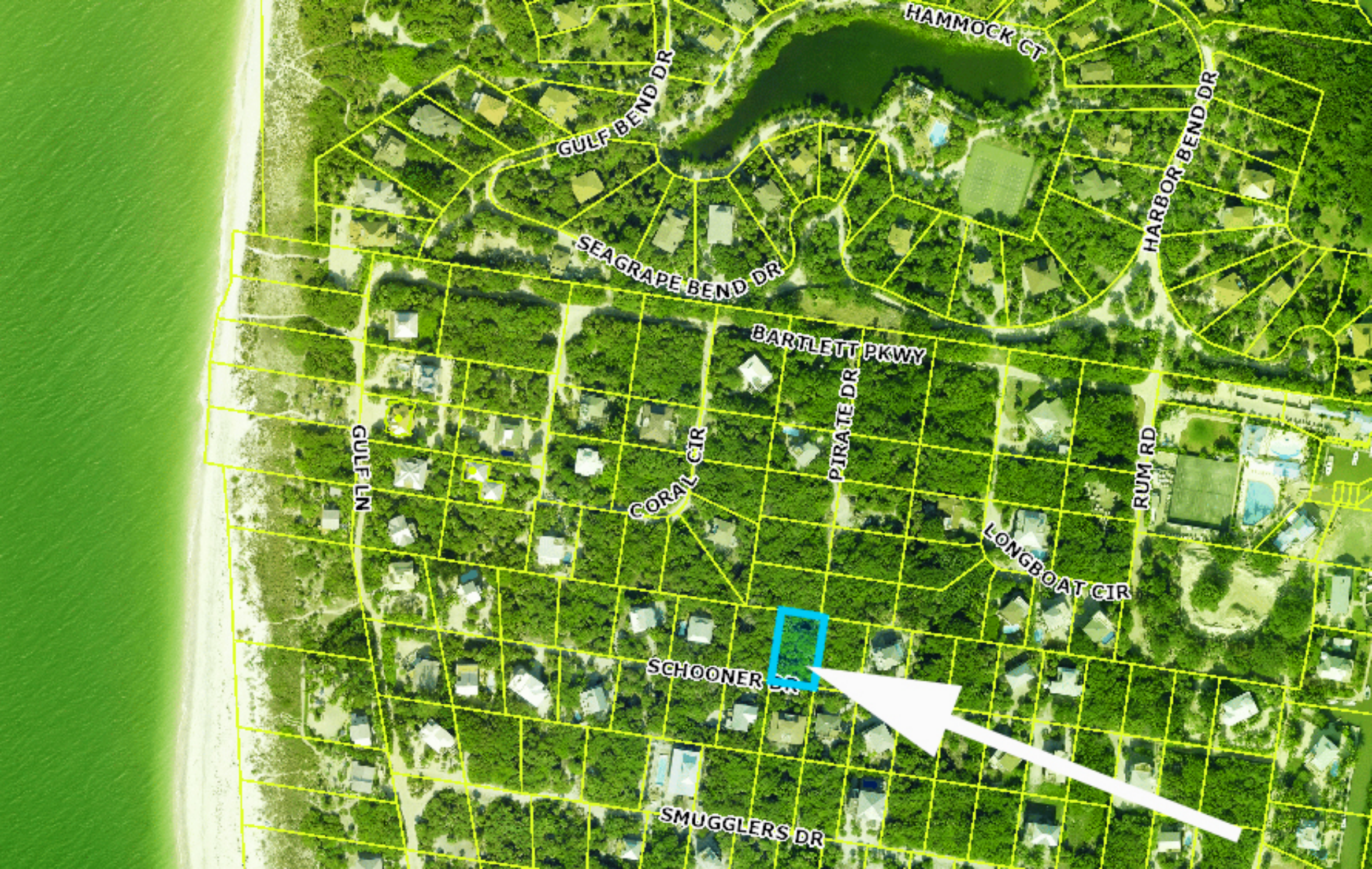
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HAMMOCK CT

GULF BEND DR

HARBOR BEND DR

SEAGRAPE BEND DR

BARTLETT PKWY

GULF LN

CORAL CIR

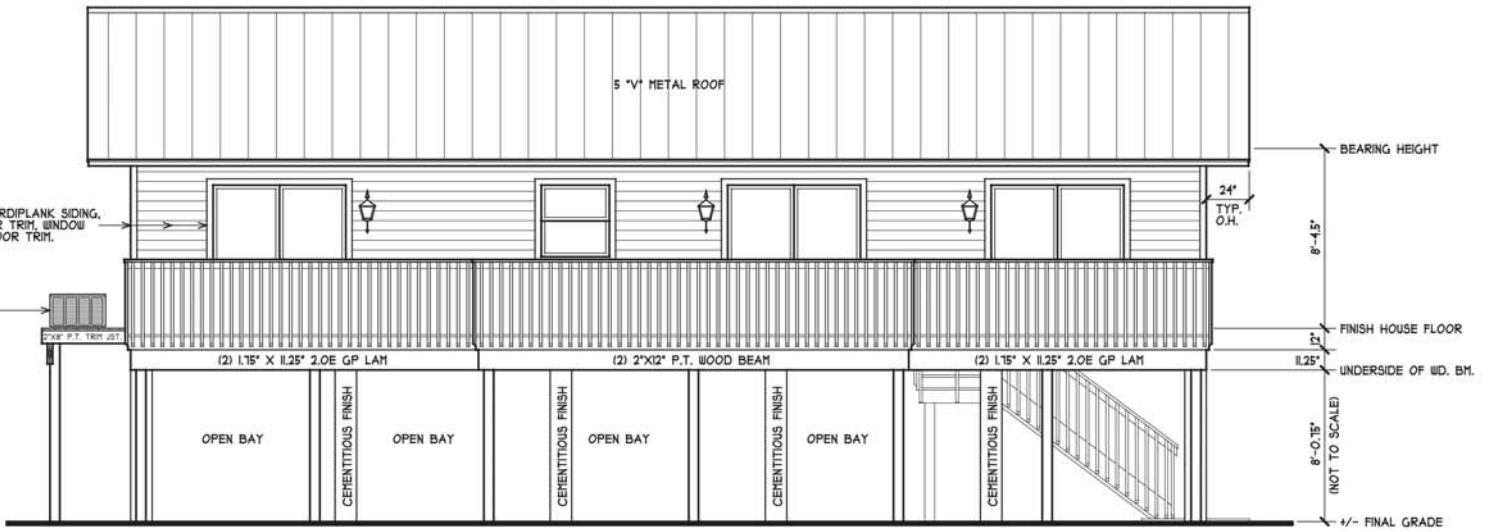
PIRATE DR

RUM RD

LONGBOAT CIR

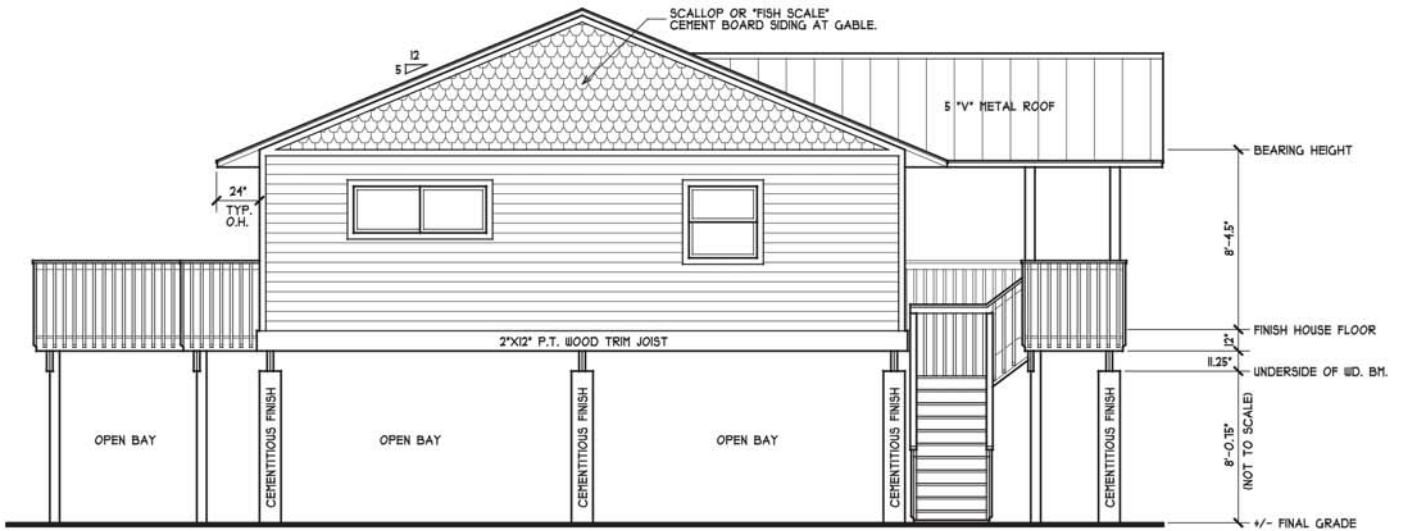
SCHOONER DR

SMUGGLERS DR



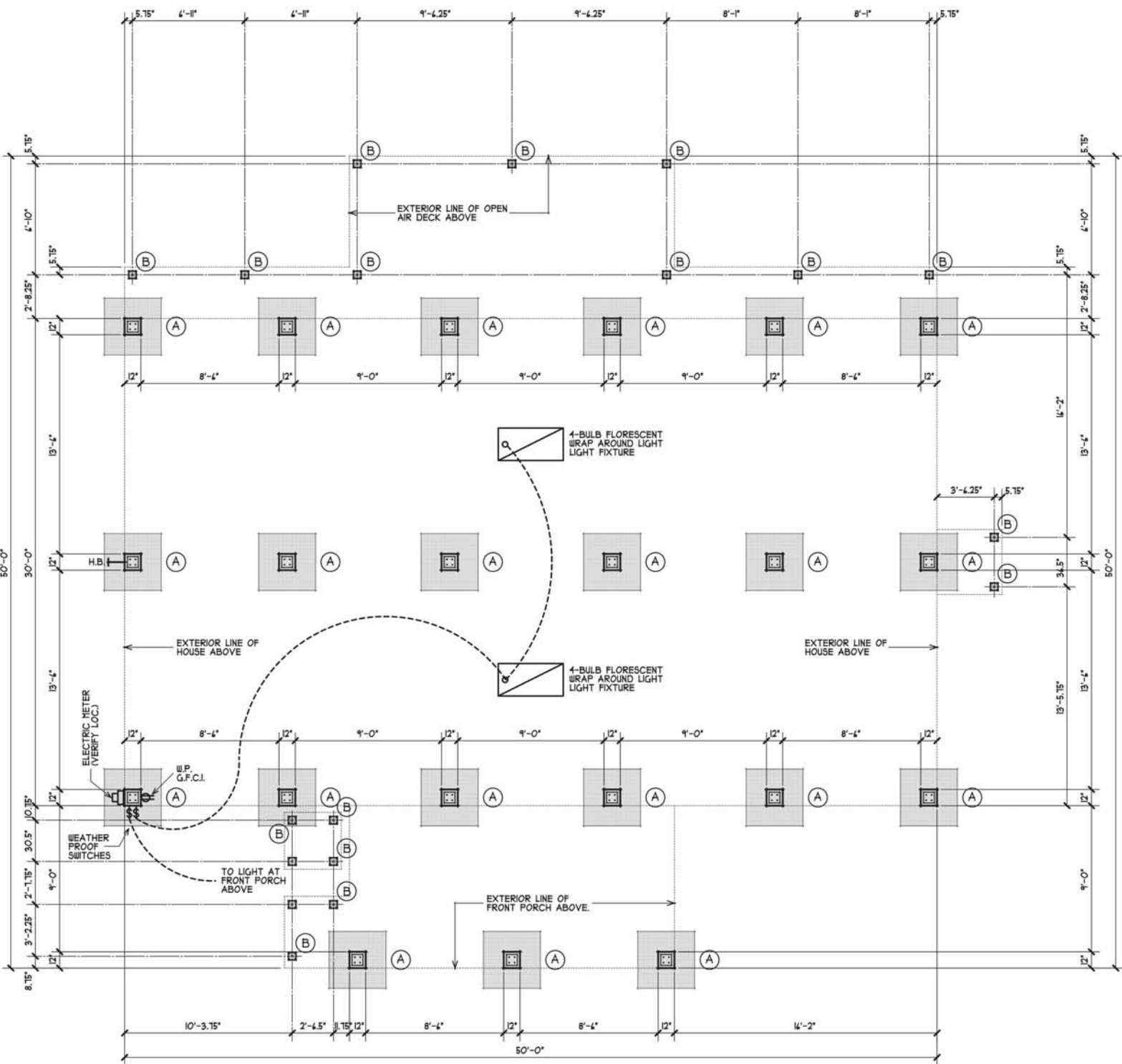
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

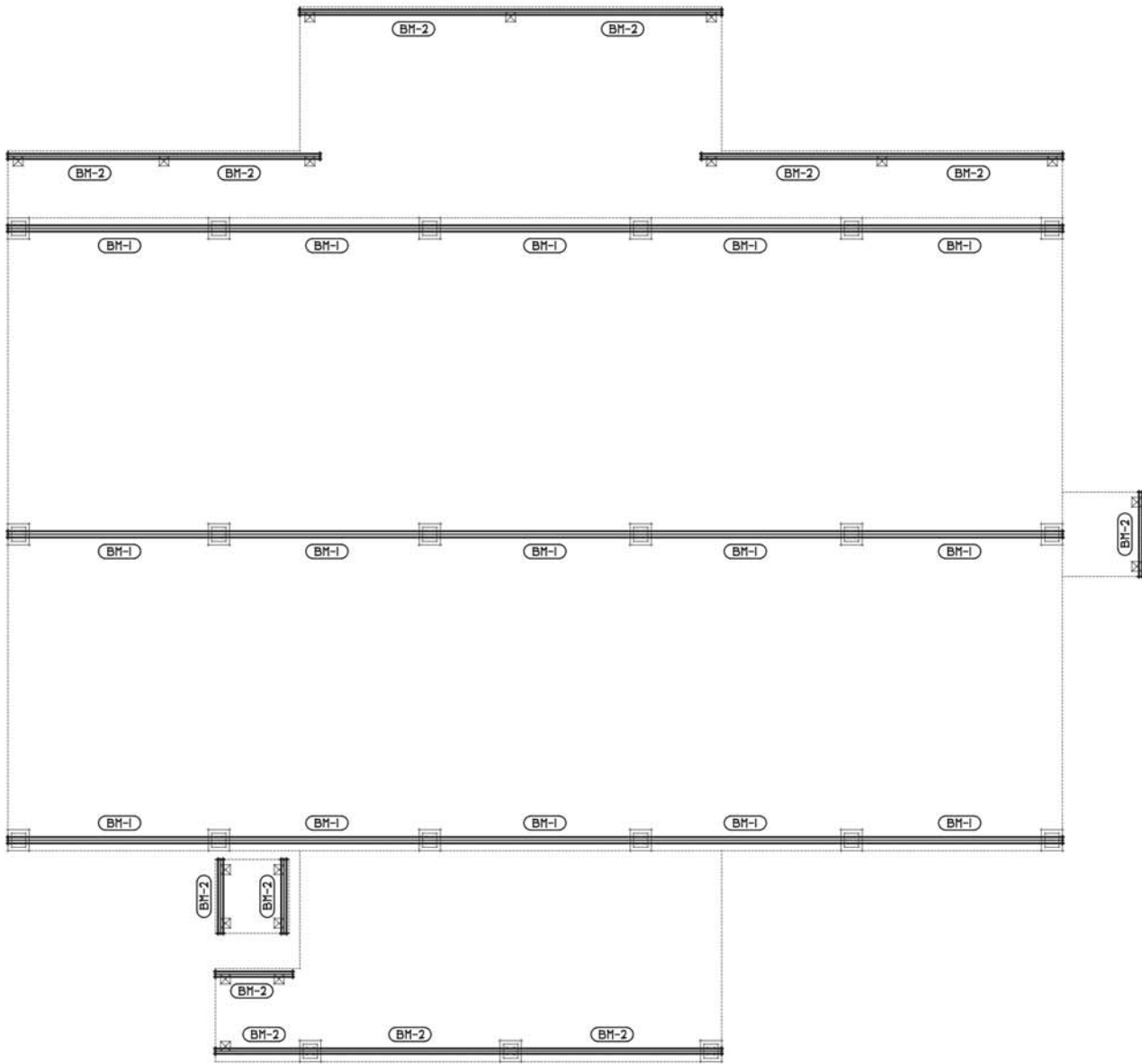
SCALE: 1/4" = 1'-0"



- (A) FOOTING: 42"X42"X12" CONC. FOOTING $\frac{3}{4}$ "-NO. 5 RE-BARS AT 4" O.C. EACH WAY AND 4" FROM EDGE.
- (B) COLUMN: 12"X12"X8" CONCRETE COLUMN BLOCK COLUMN $\frac{3}{4}$ "-NO. 5 REBARS VERTICAL (GROUT SOLID).
- (B) 4"X4" P.T. WOOD POST. MINIMUM 24" DEEP INTO GROUND.

UNDER HOUSE ELECTRICAL AND FOUNDATION PLAN

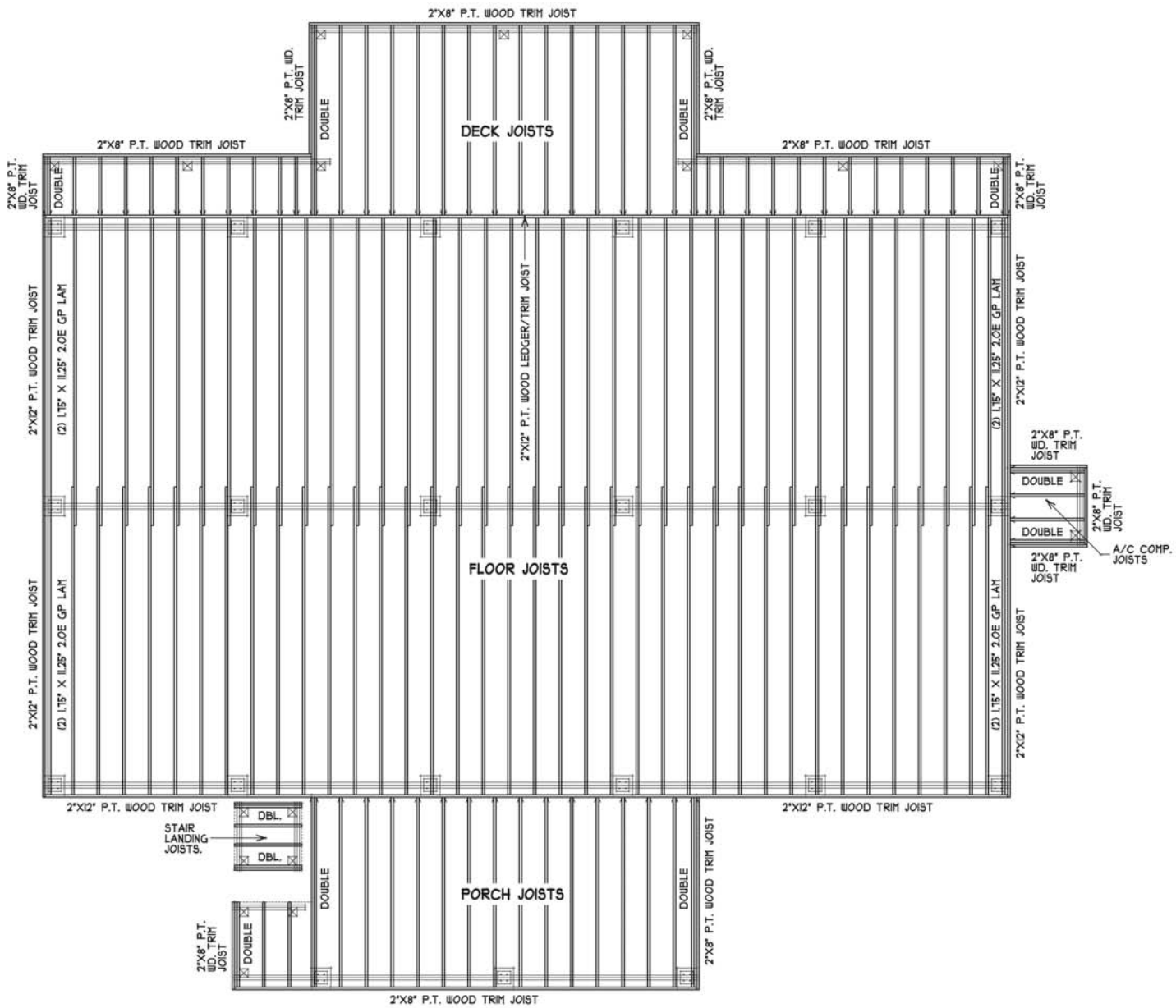
SCALE: 1/4" = 1'-0"



(BM-1) = (2) 1.15" X 11.25" 2.0E GP LAM
 (BM-2) = (2) 2"X12" P.T. WOOD BEAM

BEAMS PLAN

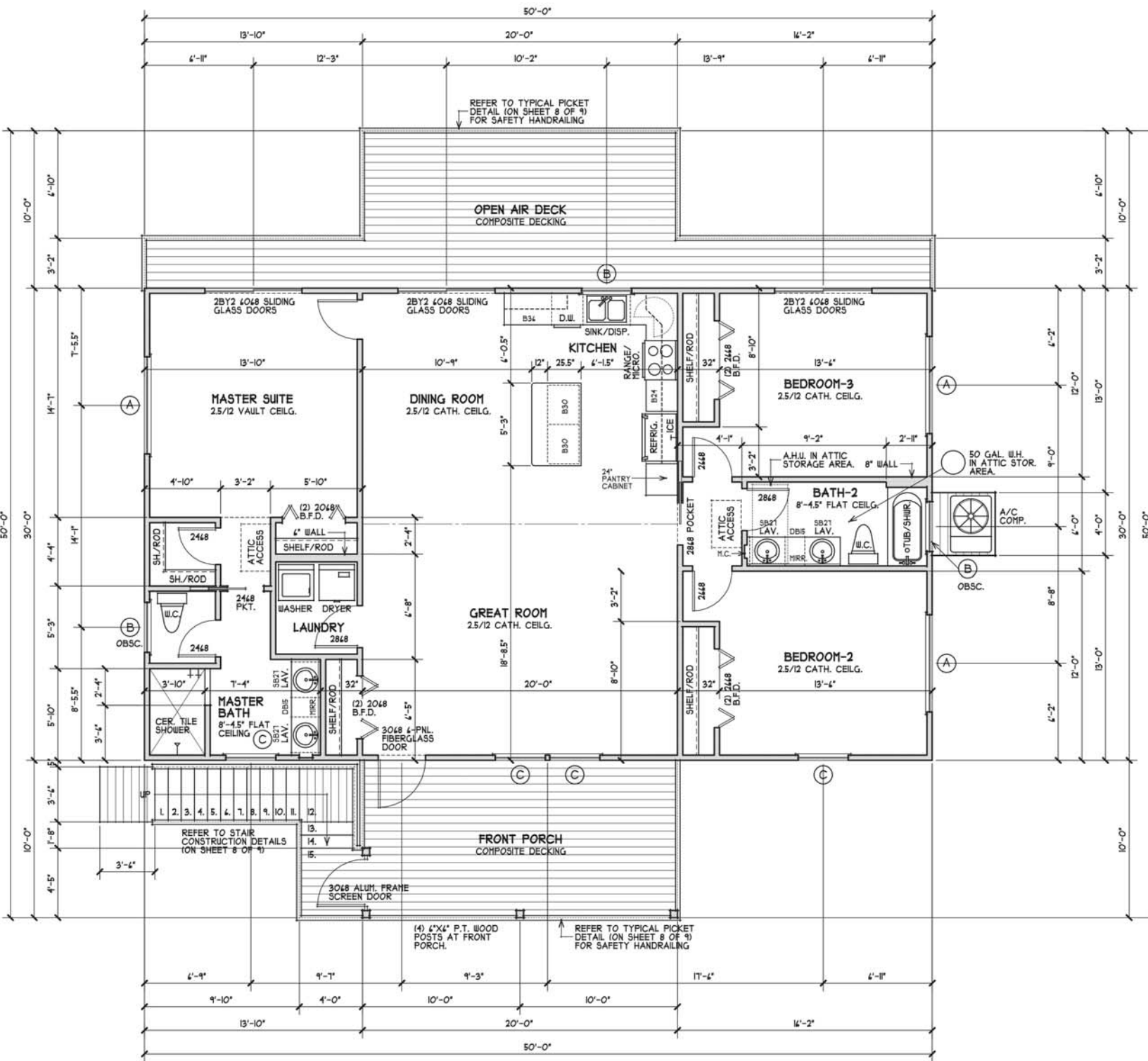
SCALE: 1/4" = 1'-0"



DECK JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 FLOOR JOISTS: 2"x12" WOOD JOISTS AT 16" O.C. MAX.
 PORCH JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 STAIR LANDING JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 A/C COMP. JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.

FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE

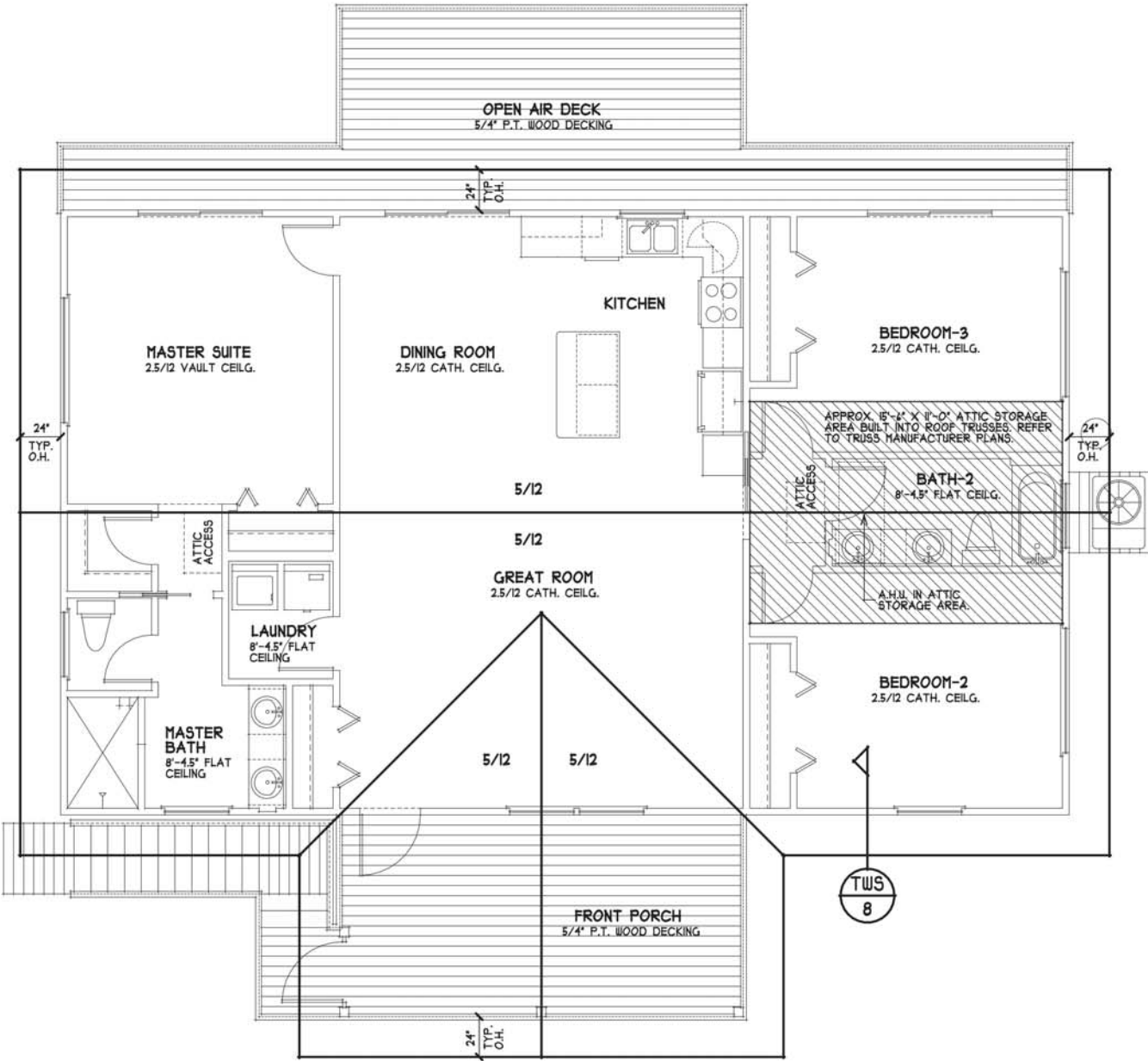
LIVING: 1500 S.F.
 OPEN AIR DECK: 295 S.F.
 FRONT PORCH: 200 S.F.
 TOTAL: 1,995 S.F.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

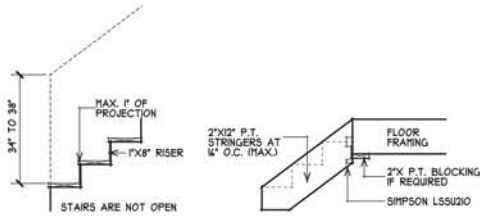
WINDOW SCHEDULE	
MARK	SIZE / STYLE
(A)	14" W. X 24" H. HORIZ. GLIDER
(B)	31" W. X 38.25" H. SINGLEHUNG
(C)	31" W. X 43" H. SINGLEHUNG

THIS WINDOW SCHEDULE IS FOR DESIGN PURPOSES ONLY. GEN. CONTRACTOR SHALL PROVIDE MANUFACTURER SPECIFICATION CUT SHEETS FOR EACH WINDOW (INCLUDING FLORIDA NUMBERS)



ROOF PLAN

SCALE: 1/4" = 1'-0"



STAIR CONSTRUCTION DETAILS

SCALE: 1/2" = 1'-0"

BALCONY AND STAIR RAILING DESIGN

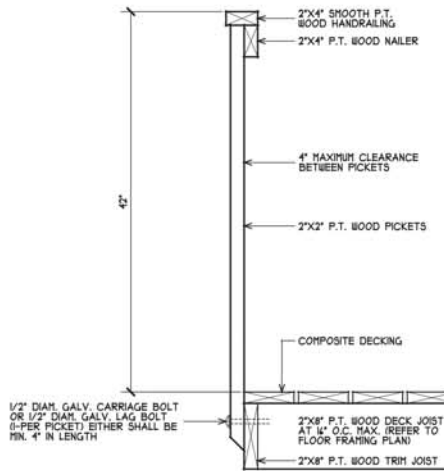
BALCONY RAILINGS SHALL BE 42" IN HEIGHT. INTERMEDIATE VERTICAL RAILS SHALL PROHIBIT PASSAGE OF A 4" SPHERE AND THE BOTTOM HORIZONTAL RAIL SHALL PROHIBIT PASSAGE OF A 2" SPHERE BETWEEN THE RAIL AND THE FLOOR. THE RAIL IS CAPABLE OF RESISTING A HORIZONTAL THRUST OF 50 PLF, APPLIED AT THE TOP OF THE RAIL OR 200 POUNDS AT ANY POINT IN THE RAIL.

STAIR RAILINGS SHALL BE 34" TO 38" IN HEIGHT FROM THE LEADING EDGE OF THE TREAD. INTERMEDIATE VERTICAL RAILS SHALL PROHIBIT PASSAGE OF A 4" SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIR SHALL BE SUCH THAT A SPHERE OF 4" IN DIAMETER CAN NOT PASS THROUGH THE TRIANGULAR OPENING. THE RAIL IS CAPABLE OF RESISTING A HORIZONTAL THRUST OF 50 PLF, APPLIED AT THE TOP OF THE RAIL OR 200 POUNDS AT ANY POINT IN THE RAIL.

STAIR DATA

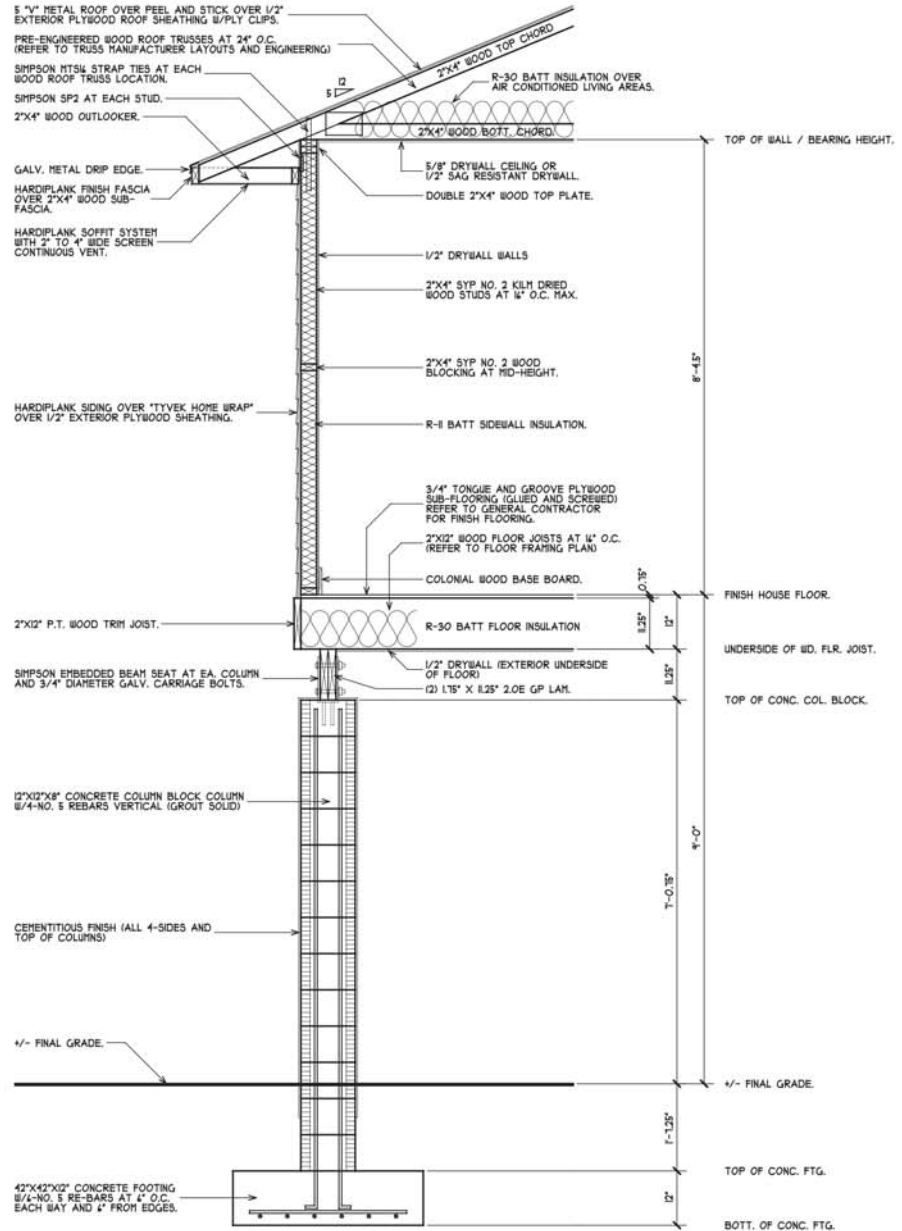
RISERS SHALL BE A MAX. 1 3/4" AND TREAD A MIN. OF 10"

HANDRAILS SHALL BE A MIN. OF 34" AND NO MORE THAN 38" ABV. THE LEADING EDGE OF A TREAD.



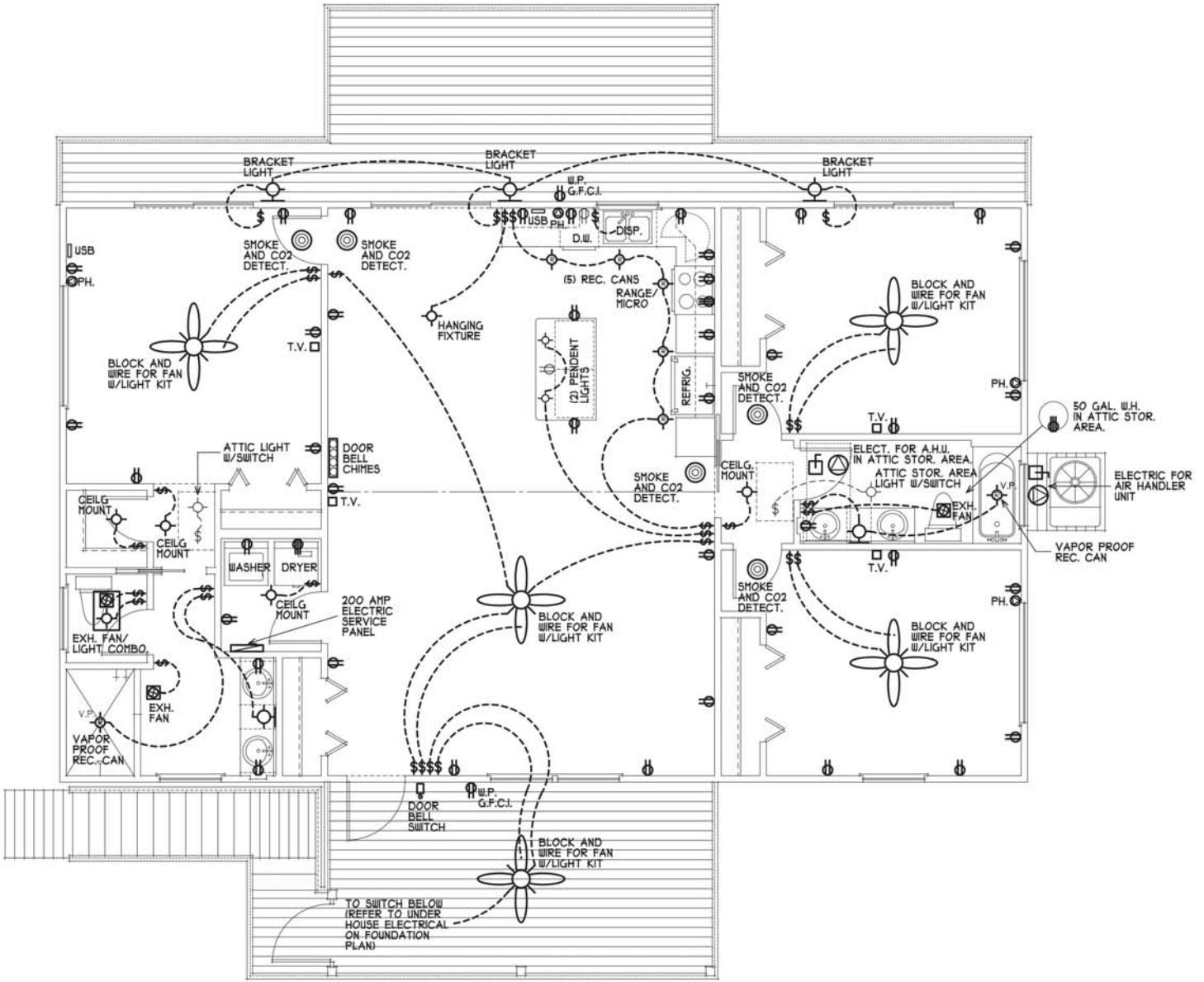
TYPICAL PICKET DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



- * ALL RECEPTACLES IN KITCHEN AND BATHS
ABV. COUNTER TOPS SHALL BE G.F.C.I.'S
- * ALL BEDROOM RECEPTACLES TO BE
ARC FAULT PROTECTED

ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"