

Data

SEPTEMBER 2024

Drawn

ThinLine Group

Scale

1/4" = 1'-0"

Professional

Customer Job

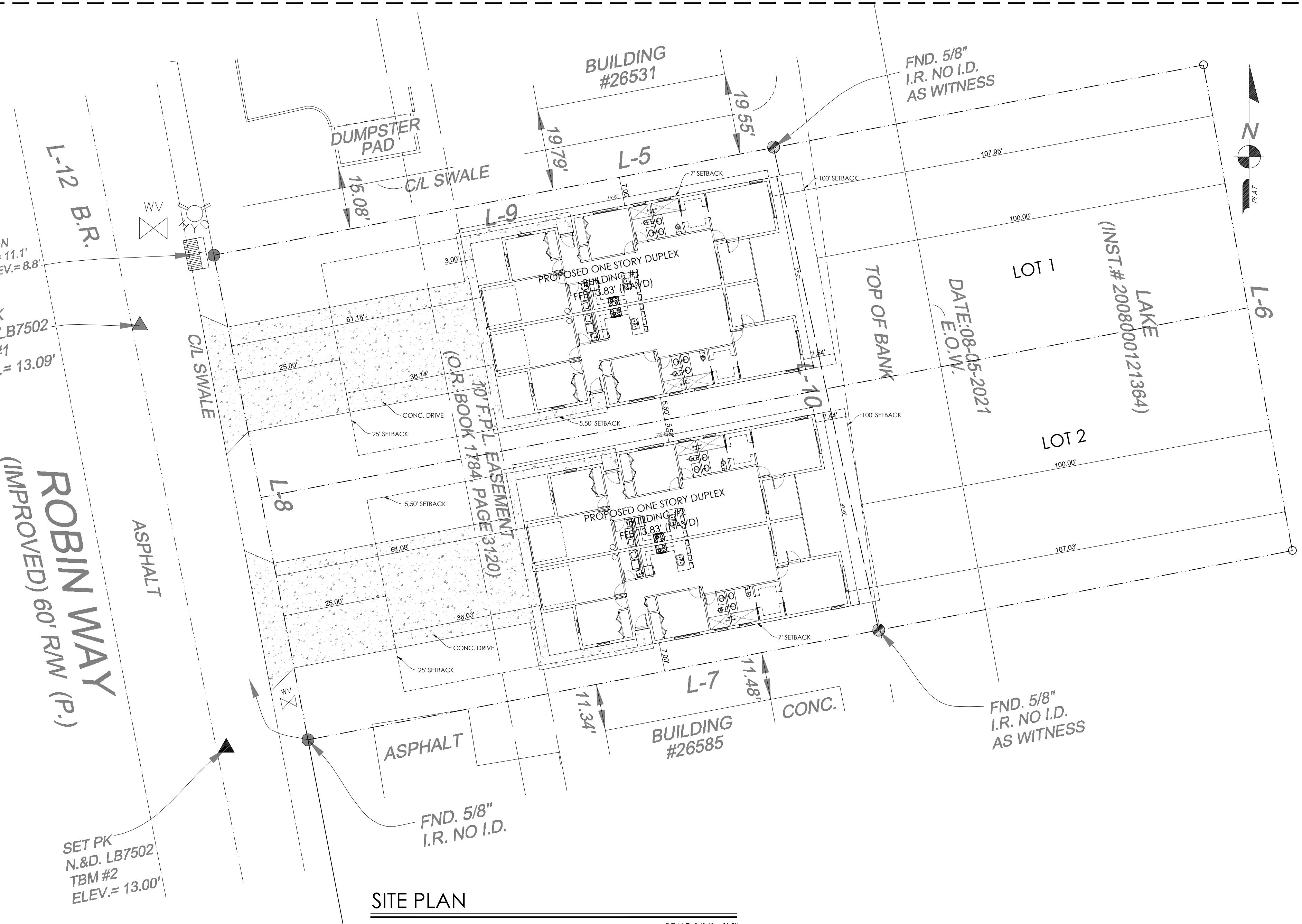
Revision

Page

SITE PLAN

ST

SITE PLAN



#### FEMA: FLOOD INFORMATION

F.I.R.M. Date: 8/28/2008  
Flood Zone: AE  
Base Elevation: 12.5  
Crown of Road: 13.04'  
Proposed Elevation: 13.83'  
Community: 120680  
Panel: 0657  
Suffix: F

#### SHEET LIST:

ST : SITE PLAN  
A00: STORMWATER PLAN  
A-01: FLOOR PLAN  
A-02: ELEVATIONS  
S-01: FOUNDATIONS  
S-02: ROOF PLAN  
S-03: DETAILS  
S-04: DETAILS  
E-01: ELECTRICAL PLAN

#### DESIGN PARAMETERS

##### APPLICABLES CODES:

BUILDING CODE= FLORIDA BUILDING CODE 2023 AND SECTION 1609  
MECHANICAL CODE= FLORIDA BUILDING CODE 2023  
PLUMBING CODE= FLORIDA BUILDING CODE 2023  
ELECTRICAL CODE= NEC 2020  
LIFE SAFETY CODE= NFPA  
ACCESSIBILITY CODE= FLORIDA BUILDING  
CODE, BUILDING 2023  
ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2023

BASIC WIND SPEED: WV=170 ALT. 132 NOM.  
RISK CAT.= 2  
EXP = B  
LOW-RISE BUILDING, ENCLOSED

##### 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 P - RESIDENTIAL  
 GROUP S - STORAGE  
 GROUP U - UTILITY/MISC.

##### BUILDING OCCUPANCY CLASSIFICATION:

TYPE I  
 TYPE II  
 TYPE III  
 TYPE IV  
 TYPE V  
 TYPE VI  
 TYPE V-A  
 TYPE V-B

##### EXPOSURE CATEGORY:

A  
 B  
 C  
 D

##### WINDBORNE DEBRIS REGION:

NO  
 YES

##### PROTECTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS:

HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 AIR CONDITIONING MUST BE ELEVATED TO AT LEAST BASE FLOOR ELEVATION PLUS 1 FOOT.  
INTERNAL PRESSURE COEFFICIENTS:  
 0.00 (OPEN)  
 +0.18 -0.18 (ENCLOSED)  
 +0.55 -0.55 (PARTIALLY ENCLOSED)

##### NOTE:

ALL EQUIPMENT MUST BE LOCATED AT OR ABOVE BFE+1

##### BUILDING SQUARE FOOTAGE

UNIT 1	
TABULATION	1,216 SQ FT
UNIT 1-TOTAL A/C AREA	
GARAGE	222 SQ FT
ENTRY	97 SQ FT
LANAI	81 SQ FT
<b>TOTAL NON-A/C</b>	<b>317 SQ FT</b>
<b>TOTAL UNDER ROOF</b>	<b>1,616 SQ FT</b>
UNIT 2	
TABULATION	1,216 SQ FT
UNIT 2-TOTAL A/C AREA	
GARAGE	222 SQ FT
ENTRY	97 SQ FT
LANAI	81 SQ FT
<b>TOTAL NON-A/C</b>	<b>317 SQ FT</b>
<b>TOTAL UNDER ROOF</b>	<b>1,616 SQ FT</b>
<b>TOTAL DUPLEX</b>	<b>3,232 SQ FT</b>

##### LEGAL DESCRIPTION AS FURNISHED:

A PARCEL OF LAND LAYING IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE ALONG THE E-W LINE OF SAID SECTION 25, SOUTH 89°1'4" WEST, 581.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHERN PINE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 10°52'26" EAST, 162.52 FEET; THENCE SOUTH 89°14'12" WEST, 479.21 FEET; THENCE SOUTH 10°52'26" EAST, 468.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°07'34" EAST, 242.58 FEET; THENCE SOUTH 10°21'52" EAST, 119.00 FEET; THENCE SOUTH 79°07'34" WEST, 241.52 FEET; THENCE NORTH 10°52'26" WEST 119.00 FEET TO THE POINT OF BEGINNING.

#### GENERAL NOTES:

- DO NOT SCALE DRAWINGS. TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT. VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMMATICALLY ON DRAWINGS.
- CONTRACTORS AND OR OWNERS ACTING AS OWNER BUILDERS, SHALL NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES OF EXISTING CONDITIONS AND PROPOSED DESIGN PRIOR TO CONSTRUCTION.
- UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF FOUND DIRECTLY INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.
- CONSTRUCTION WASTE: BUILDING AND SITE IMPROVEMENT MATERIALS AND OTHER SOLID WASTE RESULTING FROM CONSTRUCTION, INCLUDING PACKAGING SHALL BE PROPERLY DISPOSED OF BY THE SUBCONTRACTORS. SEPARATE RECYCLABLE WASTE FROM OTHER WASTE MATERIALS, TRASH, AND DEBRIS.
- PRODUCT DELIVERY, STORAGE, AND HANDLING: DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS.
- NO PRODUCT SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE DESIGN PROFESSIONAL.
- SUBMITTALS: THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL (SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER SUBMITTALS AS REQUIRED BY DESIGN TEAM) FOR COMPLETENESS AND ACCURACY PRIOR TO SENDING TO DESIGNER FOR PROCESSING. THE CONTRACTOR TO INDICATE THEIR REVIEW BY AN APPROPRIATE STAMP AND SIGNATURE. ALLOW A MINIMUM OF TWO (2) WEEKS FOR REVIEW AND PROCESSING OF SUBMITTAL. MARK EACH SUBMITTAL WITH THE APPLICABLE SPECIFICATION SECTION (IN CSI FORMAT) AND OTHER NECESSARY IDENTIFICATION. USE A TRANSMITTAL FOR EACH SUBMITTAL IN A NUMERICAL SEQUENCE.
- SUBSTITUTION REQUEST: SUBMIT EACH REQUEST FOR CONSIDERATION. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED. PROVIDE ALL NECESSARY DOCUMENTATION AS TO WHY SPECIFIED MATERIAL OR PRODUCT CANNOT BE PROVIDED, AND DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF SUBSTITUTION.
- PROVIDE SAMPLE WHERE APPLICABLE OR REQUESTED, COST INFORMATION, AND CONTRACTOR'S CERTIFICATION THAT PROPOSED SUBSTITUTION COMPLIES WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS.
- CONTRACTOR TO REQUEST FOR INTERPRETATIONS (RFI'S): IMMEDIATELY ON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND IF NOT POSSIBLE TO REQUEST INFORMATION AT THE PROJECT MEETING, PREPARE AND SUBMIT AN RFI. RFIS SHALL ORIGINATE WITH THE CONTRACTOR AND SHALL BE IN NUMERICAL ORDER ON A STANDARDIZED FORM.
- SUBSTANTIAL COMPLETION: BEFORE REQUESTING INSPECTION FOR DETERMINING DATE OF SUBSTANTIAL COMPLETION, PREPARE A LIST OF ITEMS TO BE COMPLETED AND CORRECTED (PUNCH LIST), THE VALUE OF ITEMS ON THE LIST AND THE REASON WHY THE WORK IS NOT COMPLETED. ADVISE OWNER OF PENDING INSURANCE CHANGEOVER REQUIREMENTS, SUBMIT SPECIFIC WARRANTIES, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.
- INSTALL WORK DURING CONDITIONS OF TEMPERATURE, HUMIDITY, EXPOSURE, FORECASTED WEATHER, AND STATUS OF PROJECT COMPLETION WHICH WILL ENSURE BEST POSSIBLE RESULTS FOR EACH UNIT OF WORK, IN COORDINATION WITH THE ENTIRE WORK.
- ISOLATE EACH UNIT OF WORK FROM NON-COMPATIBLE WORK, AS REQUIRED TO PREVENT DETERIORATION.
- COORDINATE ENCLOSURE (CLOSING IN) OF WORK WITH REQUIRED INSPECTIONS AND TESTS, AS TO MINIMIZE THE NECESSITY OF UNCOVERING WORK FOR THAT PURPOSE.
- WHERE MOUNTING HEIGHTS AND LOCATIONS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT INDUSTRY-RECOGNIZED STANDARD MOUNTING HEIGHTS (LOCATIONS) FOR APPLICATIONS INDICATED. REFER QUESTIONABLE CHOICES TO DESIGNER/ENGINEER.
- ONE YEAR WRITTEN GUARANTEE IS REQUIRED ON ALL WORK UNDER THIS CONTRACT. SPECIFIC PRODUCT WARRANTIES WHERE THEY APPLY SHALL ALL ACCRUE TO THE OWNER. PROVIDE WRITTEN STATEMENTS AND/OR COPIES OF ALL WARRANTIES/GUARANTEES TO THE OWNER.
- AT PROJECT CLOSEOUT TIME, CLEAN OR RECLEAN ENTIRE WORK TO NORMAL LEVEL FOR "FIRST CLASS" MAINTENANCE/CLEANING OR BUILDING PROJECTS OF SIMILAR NATURE. REMOVE NON-PERMANENT PROTECTIONS AND LABELS, POLISH GLASS, CLEAN EXPOSED SURFACES, TOUCH-UP MINOR DAMAGE, REPLACE FILTERS, REMOVE DEBRIS, REPLACE BURNED OUT LIGHTS, SWEEP AND WASH PAVED AREAS, POLICE YARDS AND GROUNDS AND SANITIZE PLUMBING.
- THE GENERAL CONTRACTOR SHALL ASSIGN A QUALIFIED CONSTRUCTION SUPERVISOR TO THE PROJECT, THE GENERAL CONTRACTOR AND HIS SUPERVISOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF SURVEYING/RECORDING, INSPECTIONS AND TESTING, GENERAL INSTALLATION PROVISIONS, CUTTING AND PATCHING, AND CLEANING/PROTECTING.
- WELL IN ADVANCE OF EVERY MAJOR UNIT OF WORK WHICH REQUIRES COORDINATION AND INTERFACING WITH OTHER WORK, MEET AT PROJECT SITE WITH INSTALLER AND/OR REPRESENTATIVES OF MANUFACTURERS AND FABRICATORS WHO ARE INVOLVED IN OR EFFECTED BY THE UNIT OF WORK WHICH HAS PROCEEDED OR WILL FOLLOW, RECORD DISCUSSIONS. COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION. INSPECT EACH ITEM OF MATERIALS OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION AND REJECT DAMAGED OR DEFECTIVE ITEMS.
- PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED, TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED INDUSTRY TOLERANCE. ALLOW FOR EXPANSIONS AND BUILDING MOVEMENTS, PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZE FOR BEST VISUAL EFFECT.
- RECHECK MEASUREMENTS AND DIMENSIONS OF THE WORK, AS AN INTEGRAL STEP OF STARTING EACH INSTALLATION AND MAKING EACH PURCHASE OF EQUIPMENT.

BONITA SPRINGS, FL, 34135  
26571 ROBIN WAY  
NEW DUPLEX RESIDENCE

Customer Job  
Revision  
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SITE PLAN



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Drawn

ThinLine Group

Scale

1/4" = 1'-0"

Professional

Customer Job

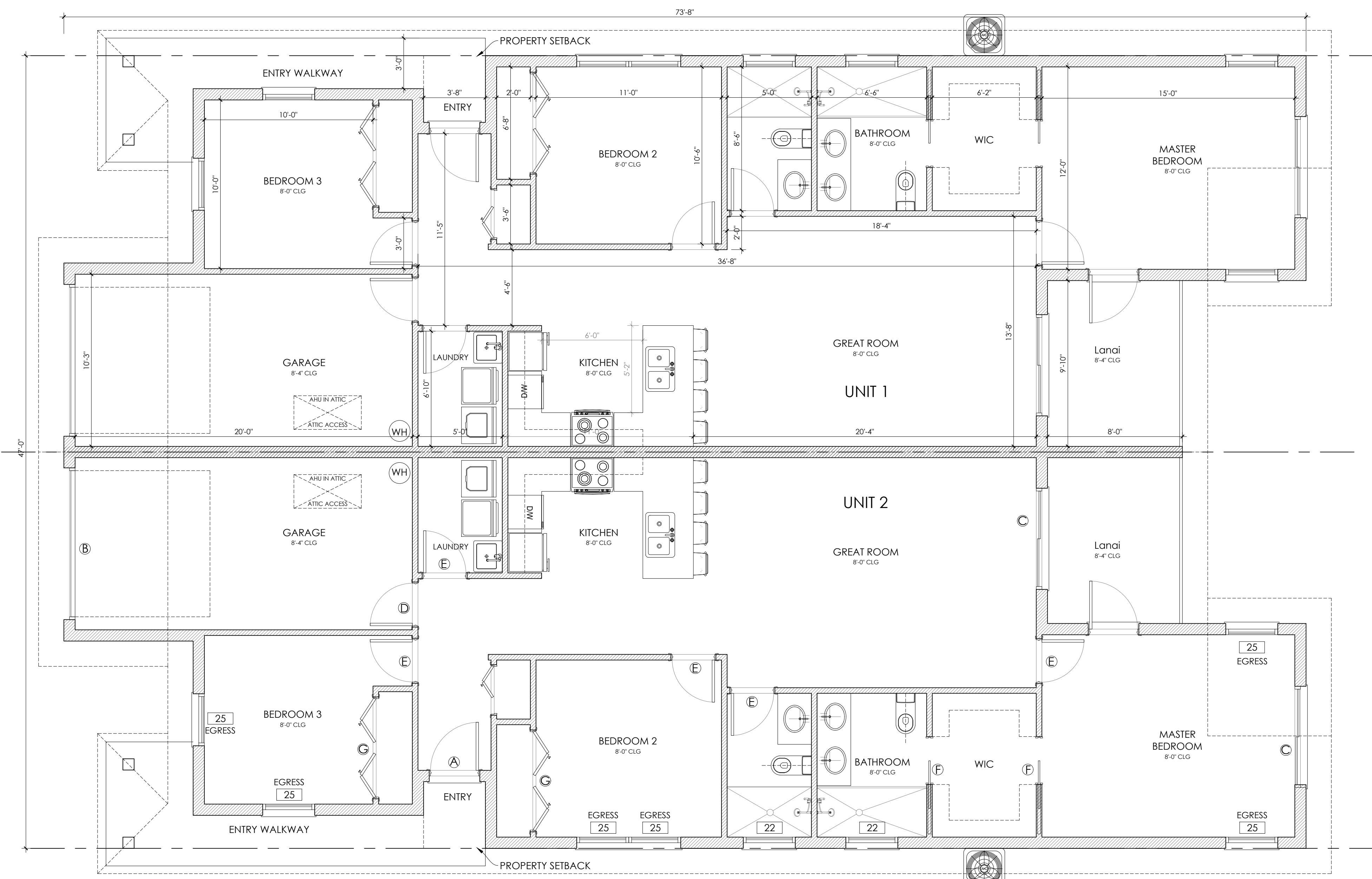
NEW DUPLEX RESIDENCE  
26571 ROBIN WAY  
BONITA SPRINGS, FL, 34135

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FLOOR PLAN



DUPLEX FLOOR PLAN

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

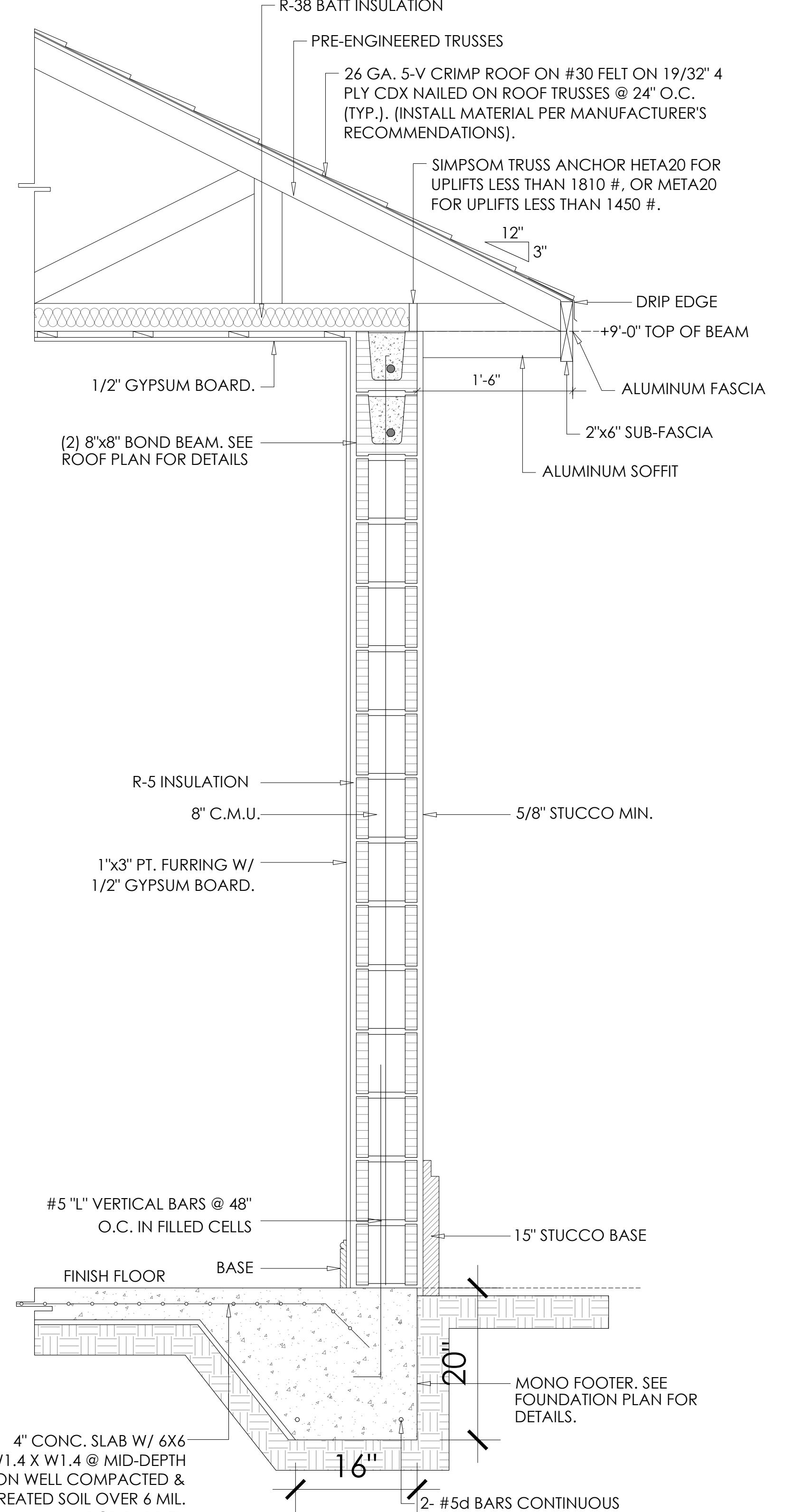
NOTE: UNIT 2 IS A MIRROR IMAGE OF UNIT 1.

DOOR SCHEDULE

NO.	STYLE	SIZE		MATERIAL	PROTECTION	REMARKS
		WIDTH	HEIGHT			
A	SWING DOOR-EXT	3'-0"	6'-8"	FIBERGLASS	IMPACT	
B	GARAGE DOOR	9'-0"	6'-8"	FIBERGLASS	IMPACT	
C	SLIDING DOOR	6'-0"	6'-8"	FIBERGLASS	IMPACT	
D	SWING DOOR	2'-8"	6'-8"	FIBERGLASS		20 MIN. FIRE RATING
E	SWING DOOR	2'-8"	6'-8"	FIBERGLASS		
F	POCKET DOOR	2'-8"	6'-8"	HC		
G	BI-FOLD	6'-0"	6'-8"	HC		

WINDOW SCHEDULE

NO.	STYLE	SIZE		MATERIAL	PROTECTION	REMARKS
		WIDTH	HEIGHT			
25	SINGLE HANG	37"	63"	ALUM.	IMPACT	EGRESS
22	FIXED GLASS	37"	26"	ALUM.	IMPACT	



WALL SECTION TYP.

SCALE: 1"=1'-0"

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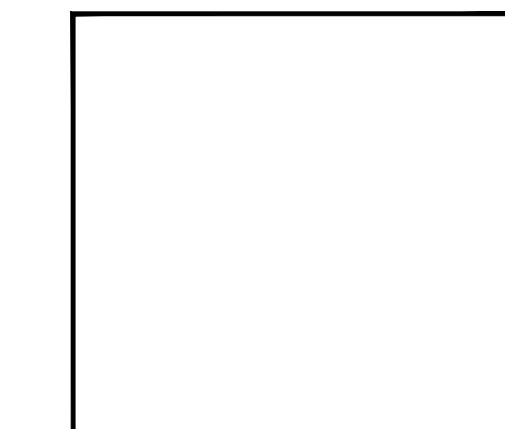
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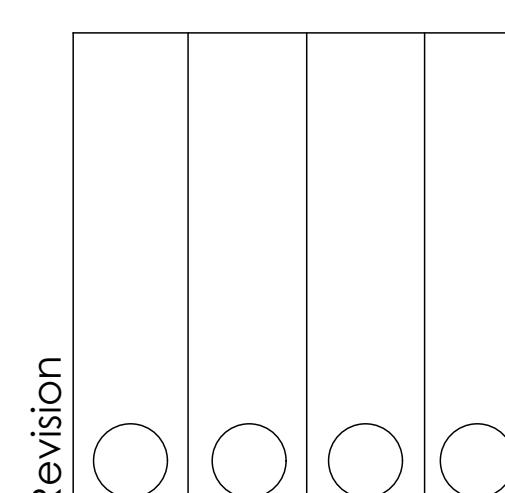
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1/4" = 1'-0"



Professional

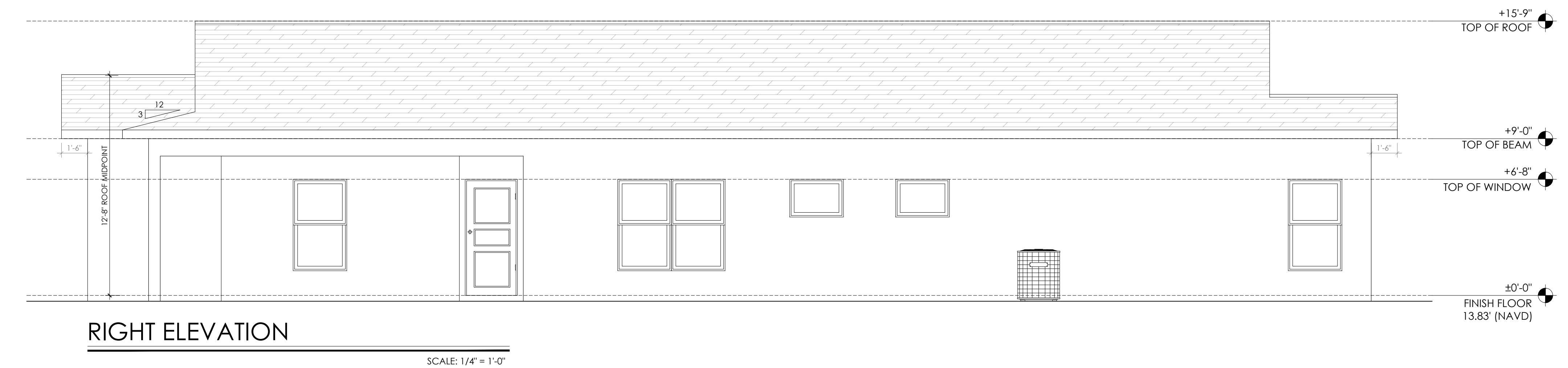
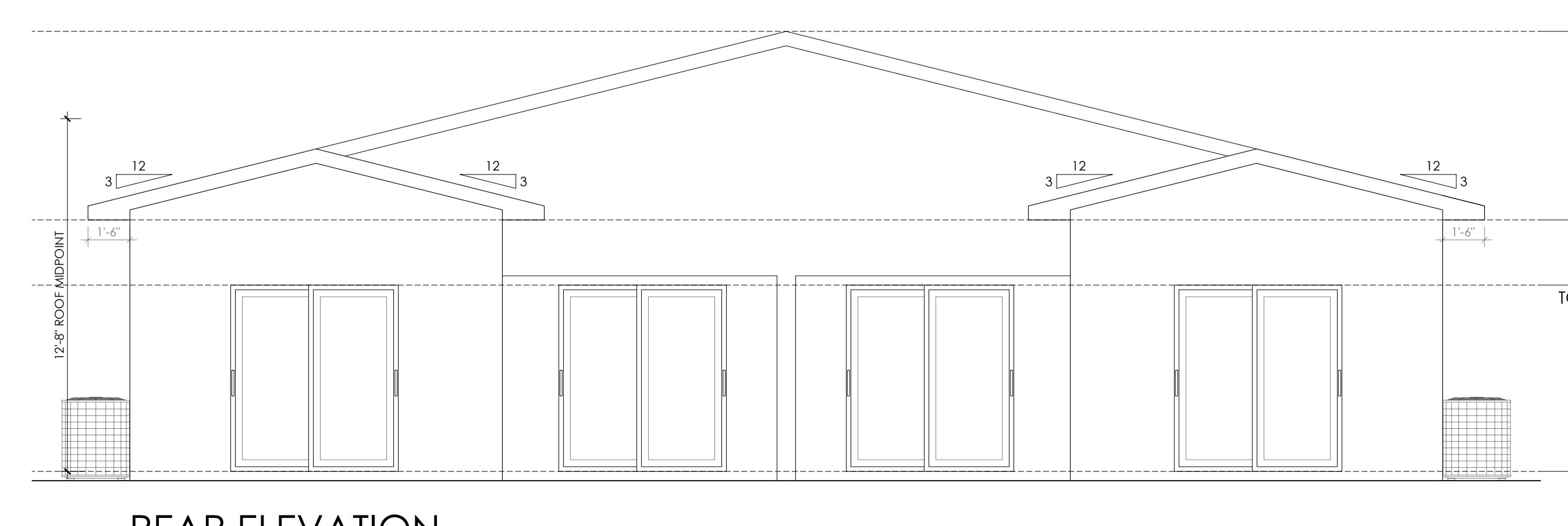
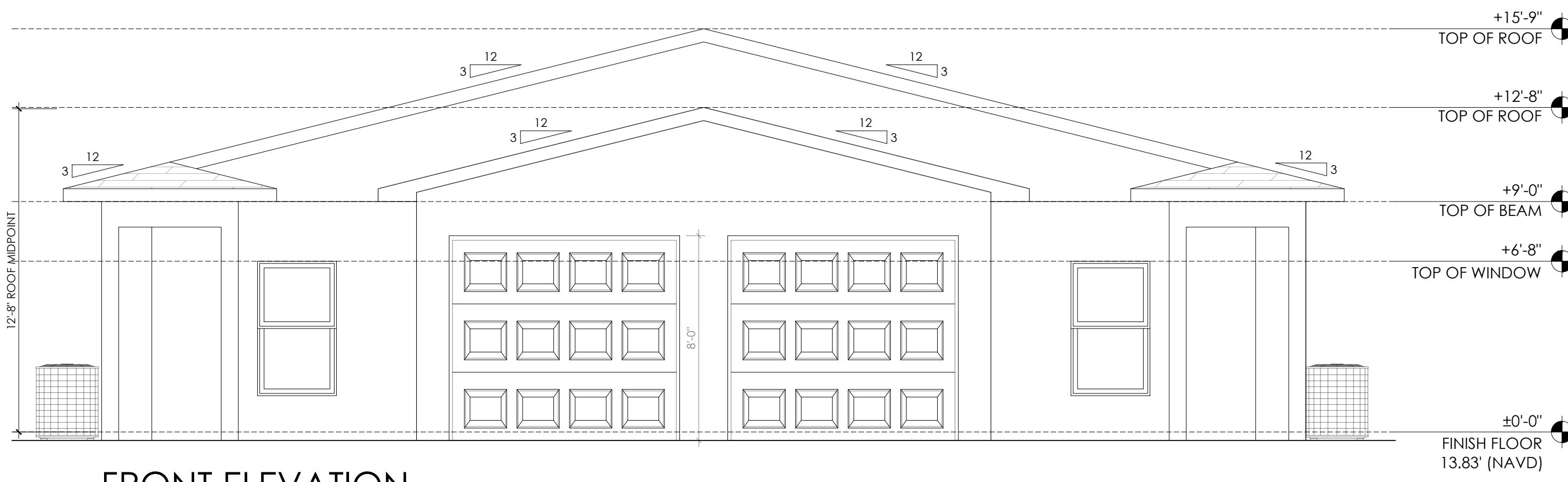
NEW DUPLEX RESIDENCE  
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Revision

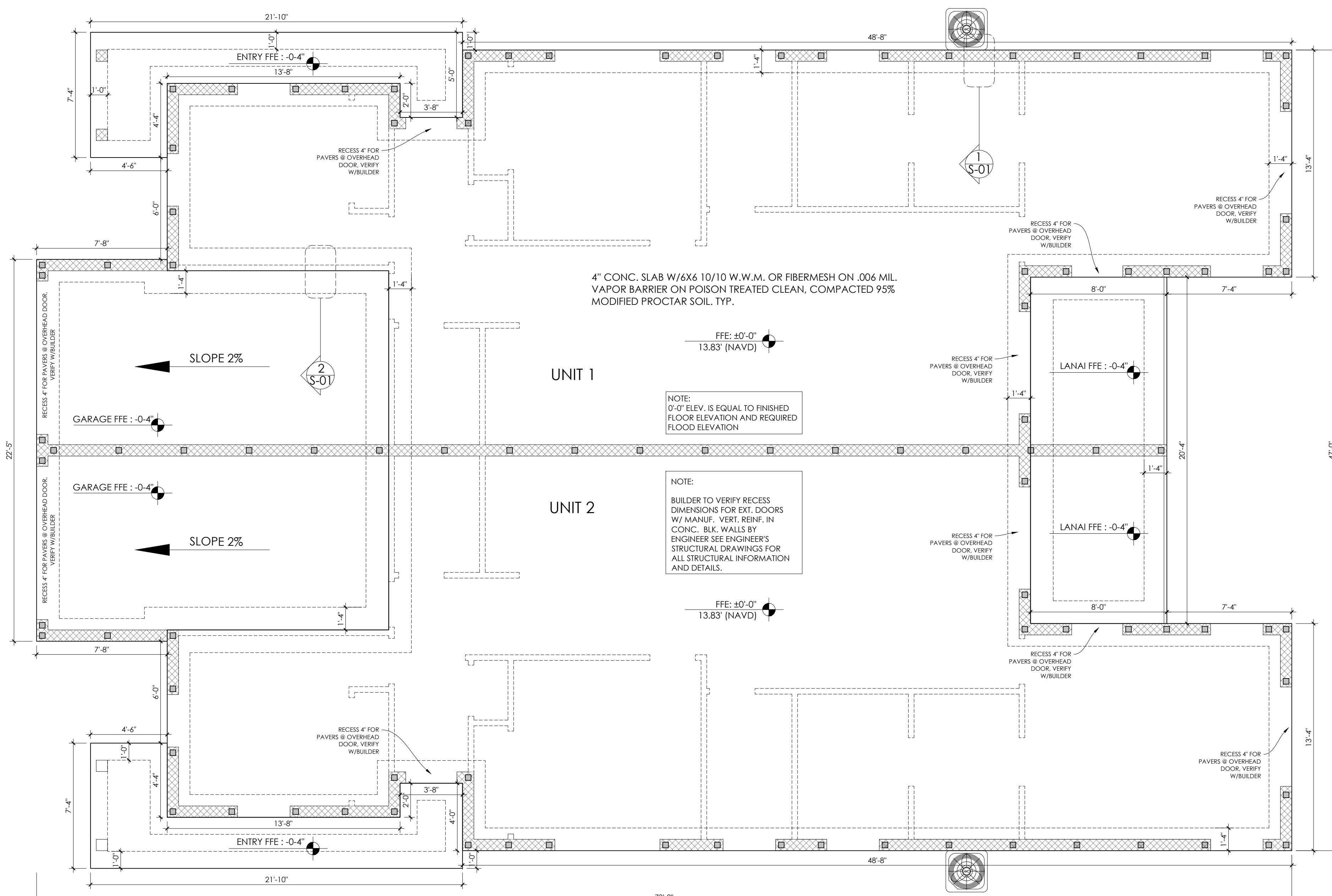
A-02

ELEVATIONS



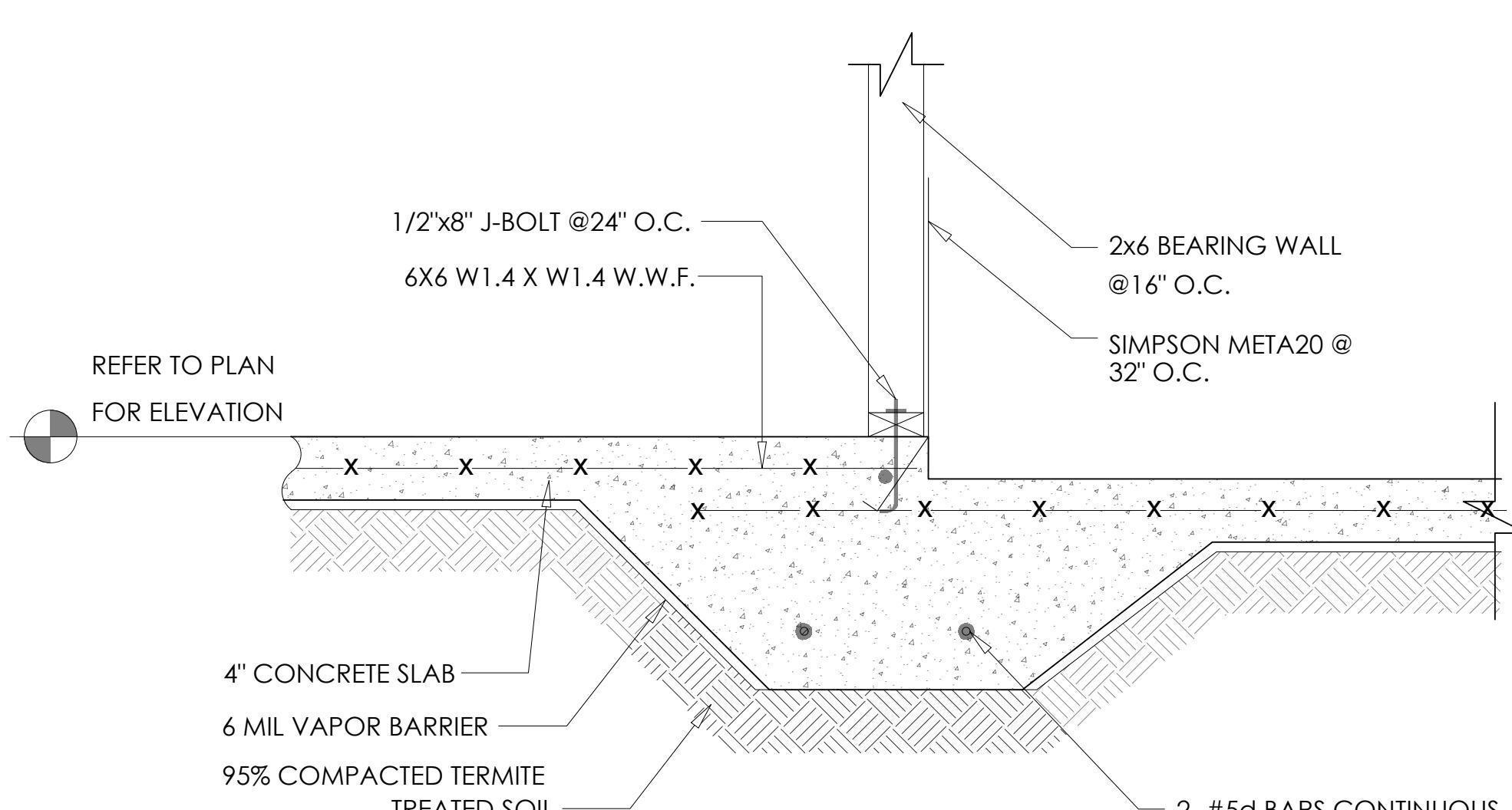
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ELEVATIONS



# FOUNDATION PLAN

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



# 2 FOOTING DETAIL @ BEARING WALL

SCALE 3/4" = 1'-0"

## 1 TYP. FOOTING DETAIL

SCALE 3/4" = 1'-0"

## FOUNDATION NOTES:

1. FOR MISSED REBAR DRILL AND 8"X3/4" HOLE IN CONCRETE. CLEAN HOLE FREE OF ALL DUST AND DEBRIS. FILL WITH EPOXY, THEN INSERT No.5 BAR WITH A MINIMUM 25" LAP.
2. FOR MISSED J-BOLT DRILL 5/8" HOLE X DEPTH APPROPRIATE ANCHOR. CLEAN HOLE FREE OF ALL DUST AND DEBRIS. INSERT 5/8" X 5" REDHEADS UNLESS NOTED OTHERWISE ON PLANS.
3. FOOTING DOWEL BARS SHALL BE PROVIDED FOR ALL REQUIRED REINFORCEMENT IN THE FOLLOWING LOCATIONS:
  - A.) AT ALL CORNERS.
  - B.) AT EACH SIDE OF ALL OPENINGS.
  - C.) AT ALL OTHER REINFORCING LOCATIONS (AS NOTED ON PLANS).
  - D.) AT ALL GIRDER BEARING LOCATIONS.
  - E.) AT 4 FEET ON CENTER MAXIMUM.
4. CONTRACTOR AND OR SUB-CONTRACTOR SHALL REVIEW THE TRUSS PLACEMENT PLANS AND CONSTRUCTION PLANS TO COORDINATE PLACEMENT OF FOOTINGS, DOWELS AND VERTICAL REINFORCEMENT PRIOR TO ANY CONCRETE POUR.
5. ISOLATED PADS TO HAVE A 12 INCHES MINIMUM COVER OVER CONCRETE.
6. ALL FOUNDATIONS TO HAVE DOWEL RODS OR EMBEDDED RODS PER ARCHITECTURAL OR STRUCTURAL PLANS.
7. BARS TO BE EVEN AND UNIFORMLY SPACED BASED ON MINIMUM COVER REQUIREMENTS.
8. PAD FOOTING STEEL TO BE INDEPENDENT OF OTHER REINFORCING.
9. EDGE OF SLAB TO BE RECESSED FOR GARAGE DOORS, EXTERIOR DOORS, AND SLIDING GLASS DOORS AS NOTED ON PLANS.

## CONCRETE:

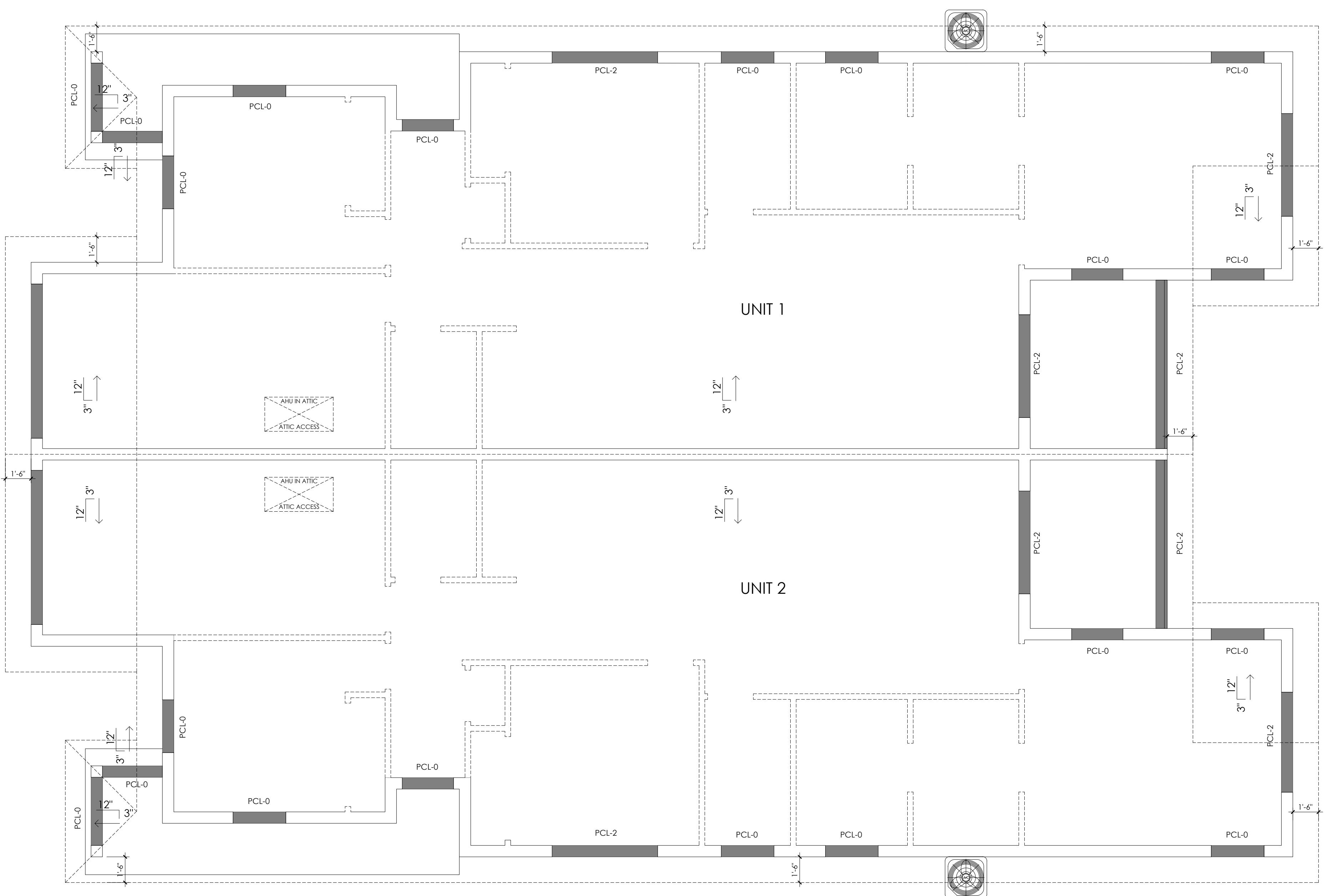
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. UNLESS NOTED OTHERWISE.
2. FILL UNDER CONCRETE SLABS SHALL BE CLEAN AND FREE FROM DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPAKTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557)
3. FOOTINGS SHALL BEAR UPON UNDISTURBED SOLID SOIL OR UPON SOLI COMPAKTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST THREE FEET BELOW THE BASE OF THE FOOTING.
4. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. REINFORCING STEEL SHALL BE No.5 OR No.4 BARS. ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE, LATEST EDITIONS.
6. R606.9.2 SPLICING. SPLICES SHALL BE LAP SPLICES. NON-CONTACT LAP SPLICES SHALL BE PERMITTED PROVIDED REINFORCING BARS ARE NOT SPACED FARTHER APART THAN 5 INCHES. SPLICE LENGTHS SHALL BE IN ACCORDANCE WITH THE TABLE R606.9.2 AND SHALL BE A MINIMUM OF 25 INCHES FOR No.5 BARS AND 20 INCHES FOR No.4 BARS.
7. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
  - FOOTINGS: 3" BOTT. AND SIDES, 2" TOP
  - BEAM: 1.5" BOTT. SIDES AND TOP
  - COLUMNS 1.25"
  - SLABS ON GRADE: 3" BOTT. 1" TOP
8. R606.9.1 BUNDLING. BUNDLING SHALL BE PERMITTED WHEN TWO BARS ARE REQUIRED AT THE SAME LOCATION IN A WALL OR IN A BOND BEAM.
9. (R606.9.9.1) OFFSET REINFORCEMENT, VERTICAL REINFORCEMENT SHALL BE PERMITTED TO BE OFFSET BETWEEN FLOOR LEVELS. REINFORCEMENT FOR THE LOWER STORY SHALL BE ANCHORED INTO THE UPPER FLOOR LEVEL BOND BEAM AND REINFORCEMENT FOR THE UPPER STORY SHALL BE ANCHORED INTO THE BOND BEAMS ABOVE AND BELOW IN ACCORDANCE WITH SECTION R606.9.8 AND FIGURES R606.9A AND R606.9B.
10. (R606.9.10) METAL ACCESORIES. JOINT REINFORCEMENT, ANCHORS, TIES AND WIRE FABRIC SHALL CONFORM TO THE FOLLOWING: ASTM A 82 FOR WIRE ANCHORS AND TIES; ASTM A 36 FOR PLATE, HEADED AND BENT-BAR ANCHORS; ASTM A 510 FOR CORRUGATED SHEET METAL ANCHORS AND TIES; ASTM A 951 FOR JOINT REINFORCEMENT; ASTM B 227 FOR COPPER-CLAD STEEL WIRE TIES; OR ASTM A 167 FOR STAIN-LESS STEEL HARDWARE.
11. R606.10.1 CORROSION PROTECTION. MINIMUM CORROSION PROTECTION OF JOINT REINFORCEMENT, ANCHOR, TIES AND WIRE FABRIC FOR USE IN MASONRY WALL CONSTRUCTION SHALL CONFORM TO TABLE R606.9.10.1

# MASONRY WALL REINFORCEMENT NOTES

1. WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION AND BE CONTINUOUS THROUGH SOLID GROUTED CELLS AND BE HOOKED OVER TOP REINFORCEMENT OF UPPER BEAMS. MINIMUM LAP SPLICE SHALL BE 48 BAR DIAMETERS. FOR HORIZONTAL WALL REINFORCEMENT, @ EVERY OTHER COURSE.
2. WALL REINFORCEMENT IS AS FOLLOWS: #5 @ 48" O.C. PROVIDE 1 #5 AT ALL WALL INTERSECTIONS, CORNERS, & EACH SIDE OF OPENINGS AND 2 #5 EACH SIDE OF OPENINGS LARGER THAN 6'-0".
3. WALL SEGMENTS BELOW AND ABOVE THE OPENINGS SHALL BE REINFORCED SAME AS WALL.
4. MASONRY GROUT = 2000 PSI.
5. MASONRY WALL COMPRESSIVE STRENGTH OF  $f'm=1500$  PSI.
6. MORTAR TYPE M OR S WITH 1800 PSI COMPRESSIVE STRENGTH

## FOUNDATION/GROUND FLOOR NOTES

1. FLOOR SLAB IS A 4" CONC. SLAB-ON-GRADE ( $f_c=3000$  psi) WITH 6 X 6 W1.4 X W1.4 W.W.F. @ MID-DEPTH OR SYNTHETIC FIBER REINFORCEMENT (NOT SHOWN) ON WELL COMPAKTED & TREATED SOIL OVER 6 MIL. VAPOR BARRIER. REFER TO DETAIL. SOIL SHALL BE COMPAKTED TO 95% MODIFIED PROCTOR PER ASTM D 1557 IN LIFTS NOT TO EXCEED 12".
2. FOUNDATIONS ARE DESIGNED FOR 2000 PSF. GENERAL CONTRACTOR SHALL VERIFY THE VALIDITY OF THIS ASSUMPTION.
3. CENTER OF LOAD SHALL COINCIDE WITH CENTER OF FOOTING U.N.O.
4. ALL CONCRETE TO HAVE A MINIMUM 3000 PSI COMPRESSIVE STRENGTH WITH THE WATER/CEMENT RATIO OF 0.5 MAXIMUM. INDICATES ADDITIOAL #5 IN CMU WALLS.
5. INDICATES ADDITIONAL #5 IN CMU WALLS.
6. ALL REINFORCEMENT SHALL BE GRADE 60.



ROOF PLAN

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

NOTE: UNIT 2 IS A MIRROR IMAGE OF UNIT 1.

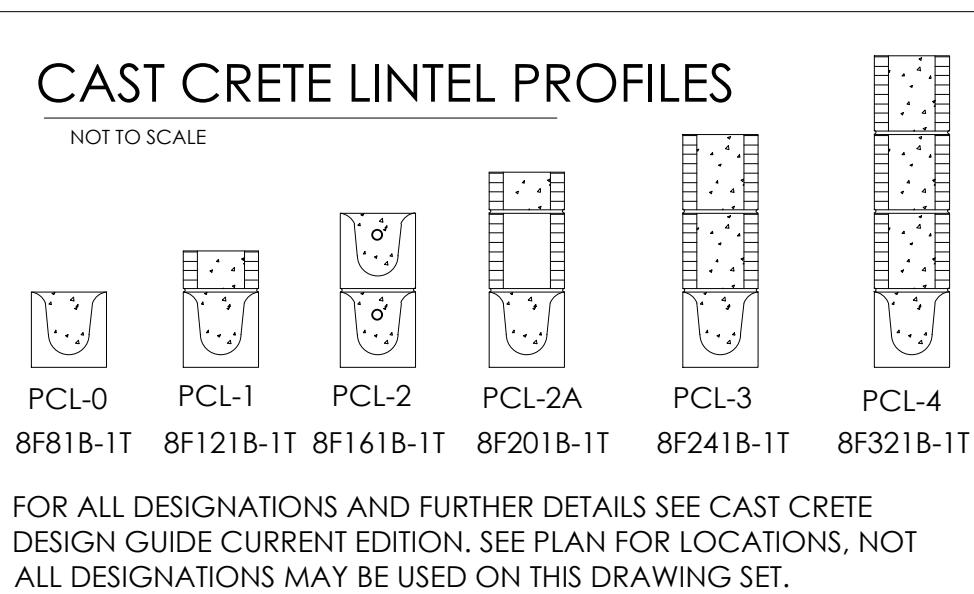
ROOF NOTES

1. THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA BUILDING CODE AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 170 MPH.
2. PROVIDE GYPSUM BOARD 1/2" MIN FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG-RESISTANT GYPSUM CEILING BOARD PER FBC R702.5.
3. LANAI & ENTRY CEILINGS SHALL HAVE A 1/2" CD EXTERIOR PLYWOOD LAID PERPENDICULAR TO TRUSS BOTTOM CHORDS AND NAILED W/ 10d NAILS @ 6" O.C.

BEAM SCHEDULE FOR OPENINGS						
LABEL	OPENING	SIZE	T/R	I/R	B/R	STIRRUPS
B.BM.	PERIMETER	8X8 1-COURSE	( 1 ) No.5 ROD	CONTINUOUS		NOT REQUIRED
B.BM.1	PERIMETER	8X16 2-COURSES	( 1 ) No.5 ROD	CONTINUOUS		NOT REQUIRED
PCL-1	VARIABLE	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTURER.				
PCL-2	VARIABLE	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTURER.				
PCL-3	VARIABLE	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTURER.				
PCL-2A	VARIABLE	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTURER.				

T/R = TOP REINFORCEMENT  
I/R = INTERMEDIATE REINFORCEMENT  
B/R = BOTTOM REINFORCEMENT

NOTE: TOP BEAM REINFORCEMENT OVER ALL OPENINGS ( IN ADDITION TO THAT REQUIRED FOR THE BASIC WALL TO BEAM ) SHALL EXTEND A MINIMUM OF 16 INCHES PAST THE EDGE OF THE OPENING .



CAST CRETE LINTEL PROFILES  
NOT TO SCALE

8F81B-1T 8F12B-1T 8F16B-1T 8F20B-1T 8F24B-1T 8F32B-1T

FOR ALL DESIGNATIONS AND FURTHER DETAILS SEE CAST CRETE DESIGN GUIDE CURRENT EDITION. SEE PLAN FOR LOCATIONS, NOT ALL DESIGNATIONS MAY BE USED ON THIS DRAWING SET.

COMPONENT AND CLADDING DESIGN PRESSURES		
V <sub>U</sub> = 170 MPH ULTIMATE DESIGN WIND SPEED COMPONENT AND CLADDING (BASED ON V <sub>U</sub> ) EXPOSURE C ULTIMATE DESIGN PRESSURES (ASD) PSF		
ROOF ZONE	AREA	APPLIED DESIGN PRESSURE
ZONE 1	10 SF	+39.9 / -64.5 PSF
	20 SF	+33.9 / -62.9 PSF
	50 SF	+29.5 / -60.6 PSF
	100 SF	+26.2 / -58.9 PSF
ZONE 2	10 SF	+37.1 / -108.2 PSF
	20 SF	+33.9 / -96.6 PSF
	50 SF	+29.5 / -83.6 PSF
	100 SF	+26.2 / -75.5 PSF
ZONE 3	10 SF	+37.1 / -162.8 PSF
	20 SF	+33.9 / -142.0 PSF
	50 SF	+29.5 / -128.9 PSF
	100 SF	+26.2 / -119.1 PSF
WALL ZONE	AREA	APPLIED DESIGN PRESSURE
ZONE 4	10 SF	+64.5 / -70.0 PSF
	20 SF	+61.6 / -67.1 PSF
	50 SF	+57.7 / -63.1 PSF
	100 SF	+54.9 / -60.3 PSF
ZONE 5	10 SF	+48.0 / -53.5 PSF
	20 SF	+61.6 / -80.5 PSF
	50 SF	+57.7 / -72.8 PSF
	100 SF	+54.9 / -67.1 PSF
	101 + SF	+48.0 / -53.5 PSF

NOTES:		
IS REQUIRED UNLESS AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVES OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.		
DISCRETE ROOF AREAS TO HAVE PERCENTAGE OF TOTAL VENTING PROPORTIONAL TO THE PERCENTAGE OF AREA, SMALL ROOF AREAS SUCH AS ENTRY TOWERS MAY BE VENTED W/SOFFIT VENTS ONLY PROVIDED VENTILATION IS BASED ON THE 2x INCREASE IN NET FREE AREA.		
ROOF VENTS SHOWN ARE BASED ON OFF RIDGE VENTS HAVING A MINIMUM NET FREE AREA OF 130 SQ. INCHES & PERFORATED SOFFIT MATERIAL HAVING A MIN. NET FREE ARE OF 11.74 SQ. INCHES CONTRACTOR REQUIRED TO VERIFY ALL ROOF VENTING PER THE CALCULATION IN FBC R806.2.		
LOCATE ALL ROOF VENT PENETRATIONS MIN. 18" FROM RIDGES OR VALLEYS.		

MINIMUM ROOF VENT AREA PER FBC R806.2

AREA: 2,641.00 SQ FT  
VENTING REQUIRED: 2,641.00 x 144 SQ IN/SQ FT x 1/300 SQ IN VENT/ SQ IN ROOF= 1,268.00 SQ FT

ROOF TRUSSES NOTES

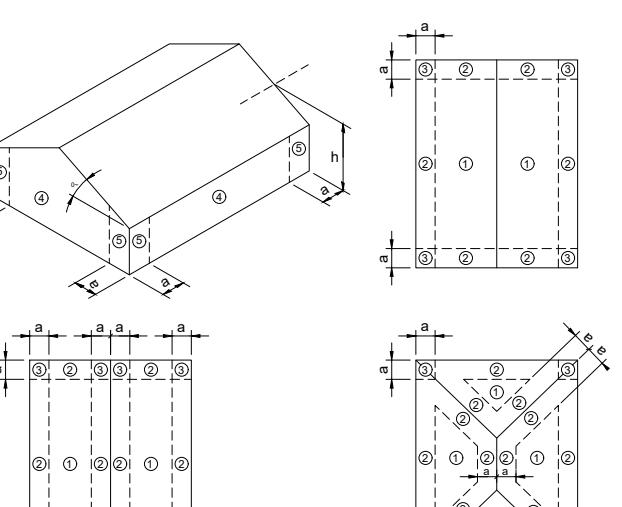
1. ROOF TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO PRODUCTION.
2. TRUSS MANUFACTURER SHALL PROVIDE UPLIFT & REACTION VALUES FOR INDIVIDUAL TRUSSES. REFER TO THE TRUSS DRAWING FOR LAYOUT.
3. ROOF SHEATHING SHALL CONSIST OF 1/32" MIN. PLYWD. 4-PLY CDX OR 19/32" 4-PLY OSB LAID PERPENDICULAR TO TRUSS NAILED @ 4" O.C. ALONG BOUNDARY O.C. EDGES, 6" O.C. ALONG EDGES AND 10' INTERMEDIATE W/ 10d COMMONS.
4. BRACE TRUSSES PER T.P.I. H.I.B-91, AS REVISED
5. THE TRUSS LAYOUT BY SOUTHWEST STRUCTURAL SYSTEMS, INC. (JOB: # 17325), HAS BEEN COORDINATED WITH THE FOUNDATION AND ROOF PLAN.
6. PROVIDE SIMPSON HET420 W/16 10d I-1/2" FOR UPLIFTS UP TO 1800 LBS.
7. ALL CHANGES TO THE TRUSS LAYOUT SHALL BE APPROVED BY THE ENGINEER.
8. IMPROPERLY LOCATED OR MISSING TRUSS TIE DOWNS USE SIMPSON HTSM20 TWIST STRAPS AT EACH LOCATION AS REQUIRED.

ROOF NOTES

1. THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA BUILDING CODE AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 170 MPH.
2. THE SEPARATION OF THE GARAGE AND ITS ATTIC AREA SHALL BE NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BEHIND HABITABLE ROOMS BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT PER FBC R309.1, R309.2.
3. PROVIDE GYPSUM BOARD 1/2" MIN FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG-RESISTANT GYPSUM CEILING BOARD PER FBC R702.5.
4. LANAI & ENTRY CEILINGS SHALL HAVE A 1/2" CD EXTERIOR PLYWOOD LAID PERPENDICULAR TO TRUSS BOTTOM CHORDS AND NAILED W/ 10d NAILS @ 6" O.C.

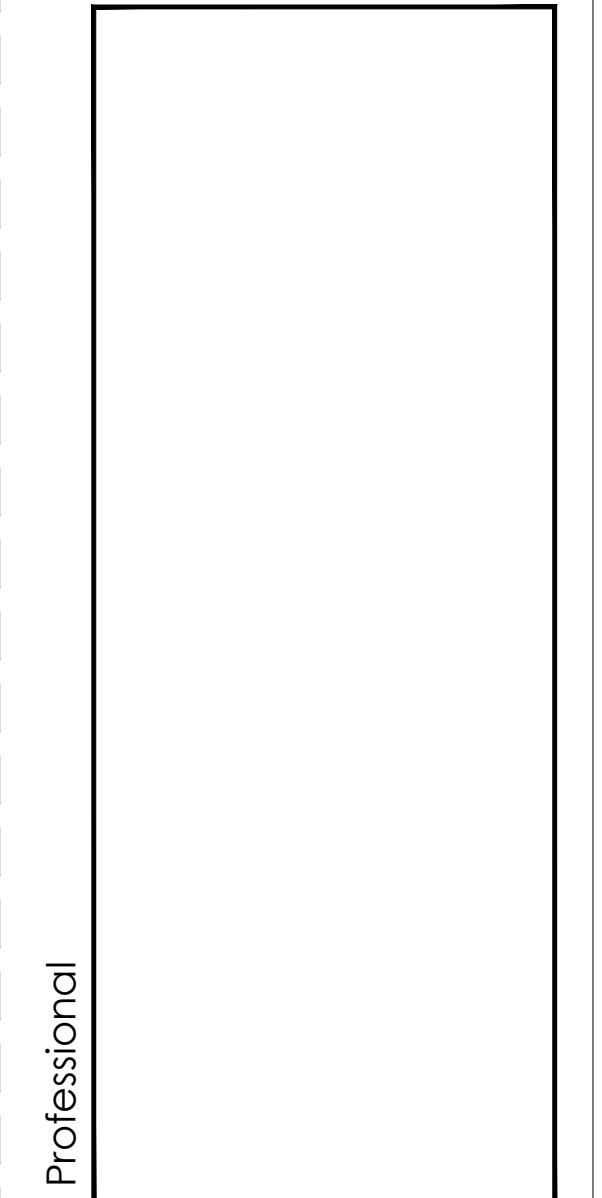
SOFFIT VENT CALCULATION PER FBC R806.2

AREA ATTIC (IN SQ. FT.):	2,137 SQ. FT.
NET FREE VENTILATION AREA REQUIRED (IN SQ. FT.):	1/300
REQUIRED VENTILATION AREA:	2,137/300 = 7.12
VENTILATION AREA X SQ. INCHES PER FT.(144) :	1,025 SQ. IN.
MIN. REQUIRED VENTILATION:	0.5 X 1,121 SQ. IN.
IN UPPER PORTION OF ATTIC:	513 SQ. IN.
OFF RIDGE VENTILATION OF AREA: 115 SQ. FT. PER VENT	513/115
TOTAL OF # VENTS REQUIRED:	4.46
TOTAL OF # VENTS PROVIDED:	5
SQ FOOT SOFFIT VENT AREA:	342.3 SQ FT
ALUMINUM VENT AREA REQUIRED	342.2 /
TOTAL SQ FT OF SOFFIT VENTING REQUIRED:	171 SQ FT
WIDTH OF OVERHANG (IN FEET):	1'-6"
SOFFIT SIZE:	18" WIDE
SOFFIT VENTILATION STYLE:	FULLY VENTED

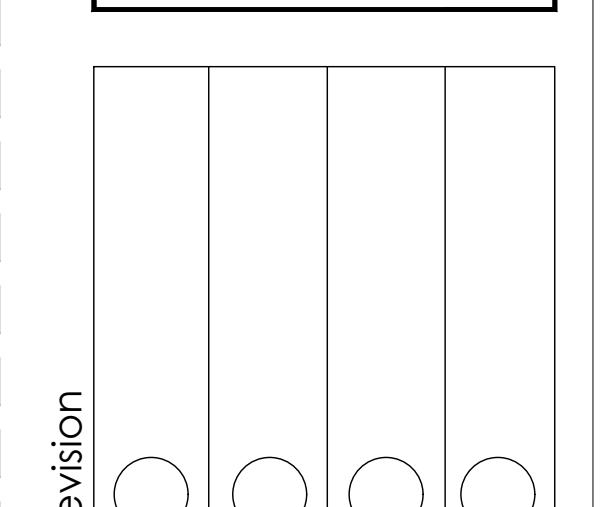


COMPONENT AND CLADDING LOADING  
DIAGRAM FIGURE 1

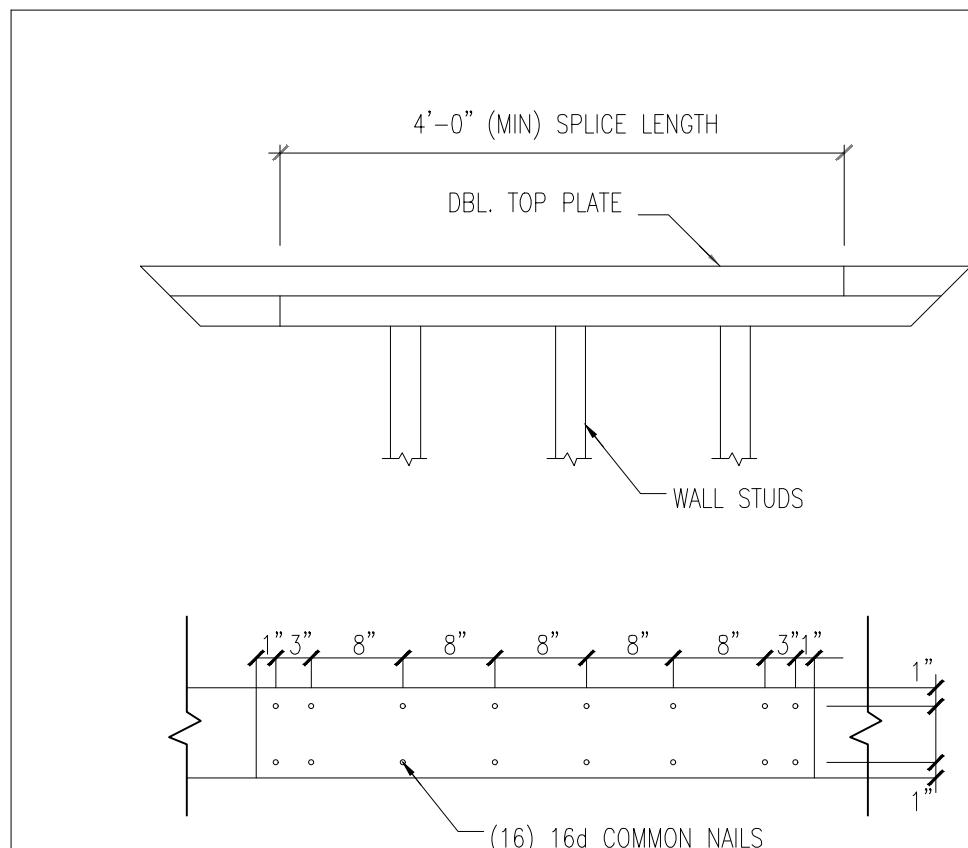




NEW DUPLEX RESIDENCE  
26571 ROBIN WAY  
BONITA SPRINGS, FL, 34135

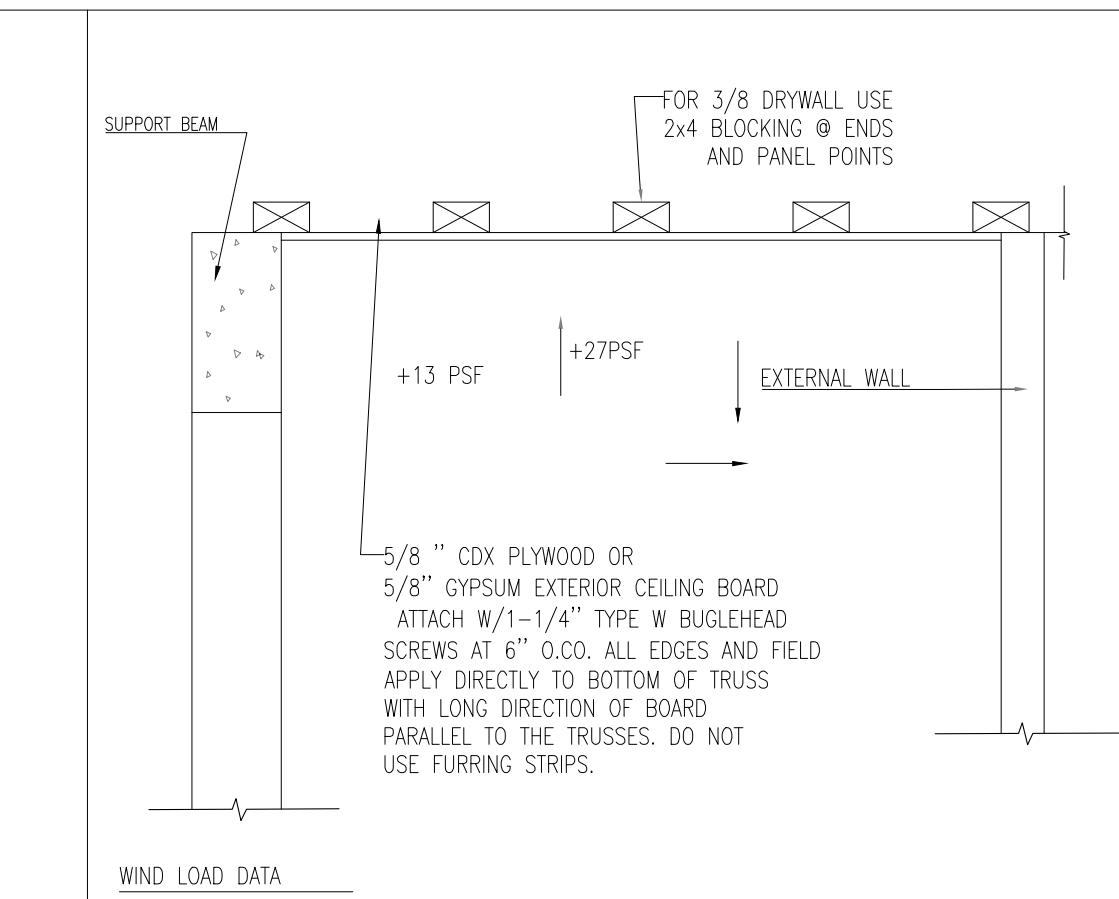


Revision  
S-04  
Page  
DETAILS



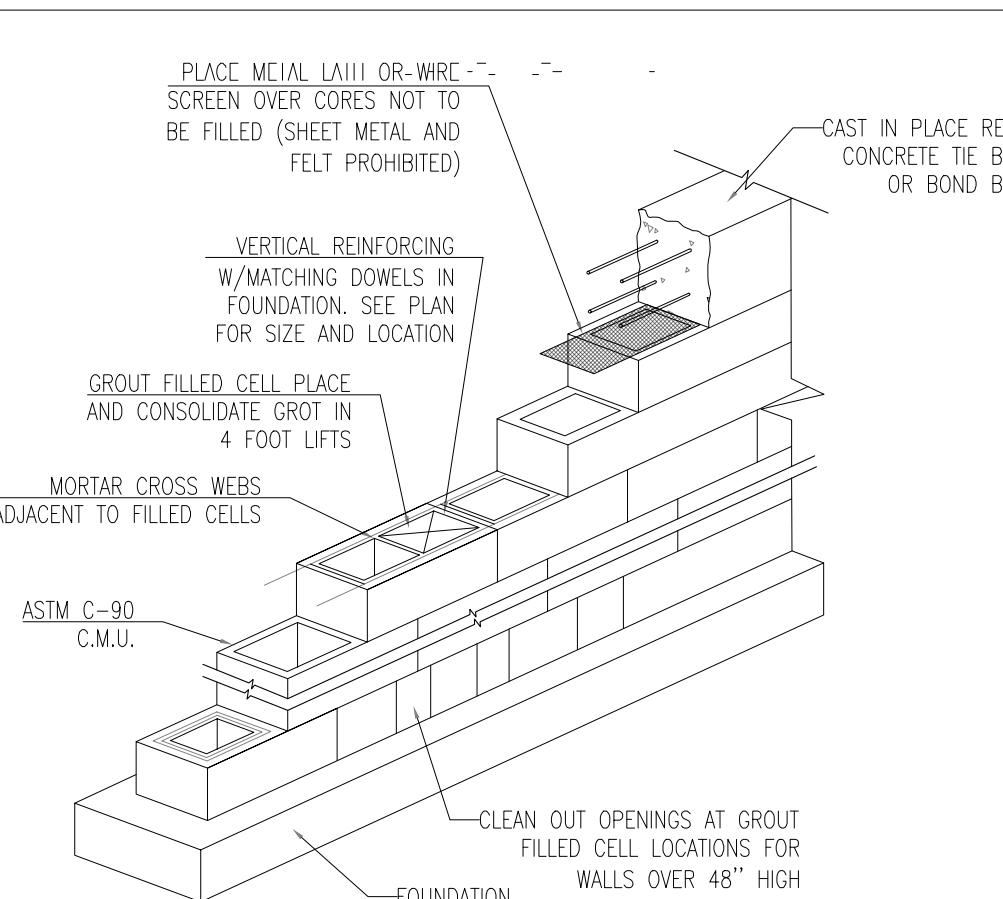
TOP PLATE SPLICING DETAIL

SCALE: N.T.S.



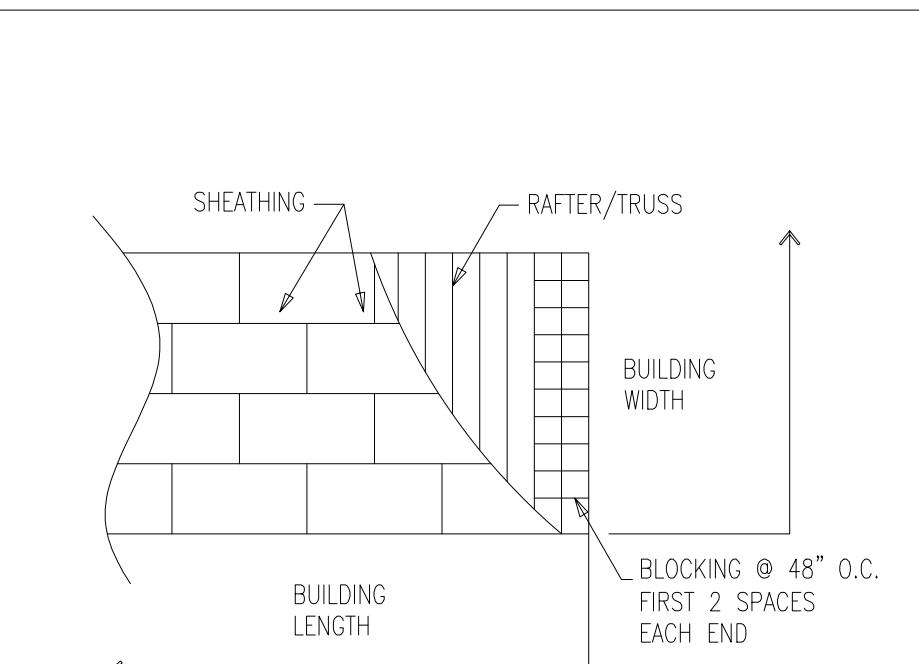
EXPOSED CEILING ATTACHMENT DETAIL

SCALE: N.T.S.



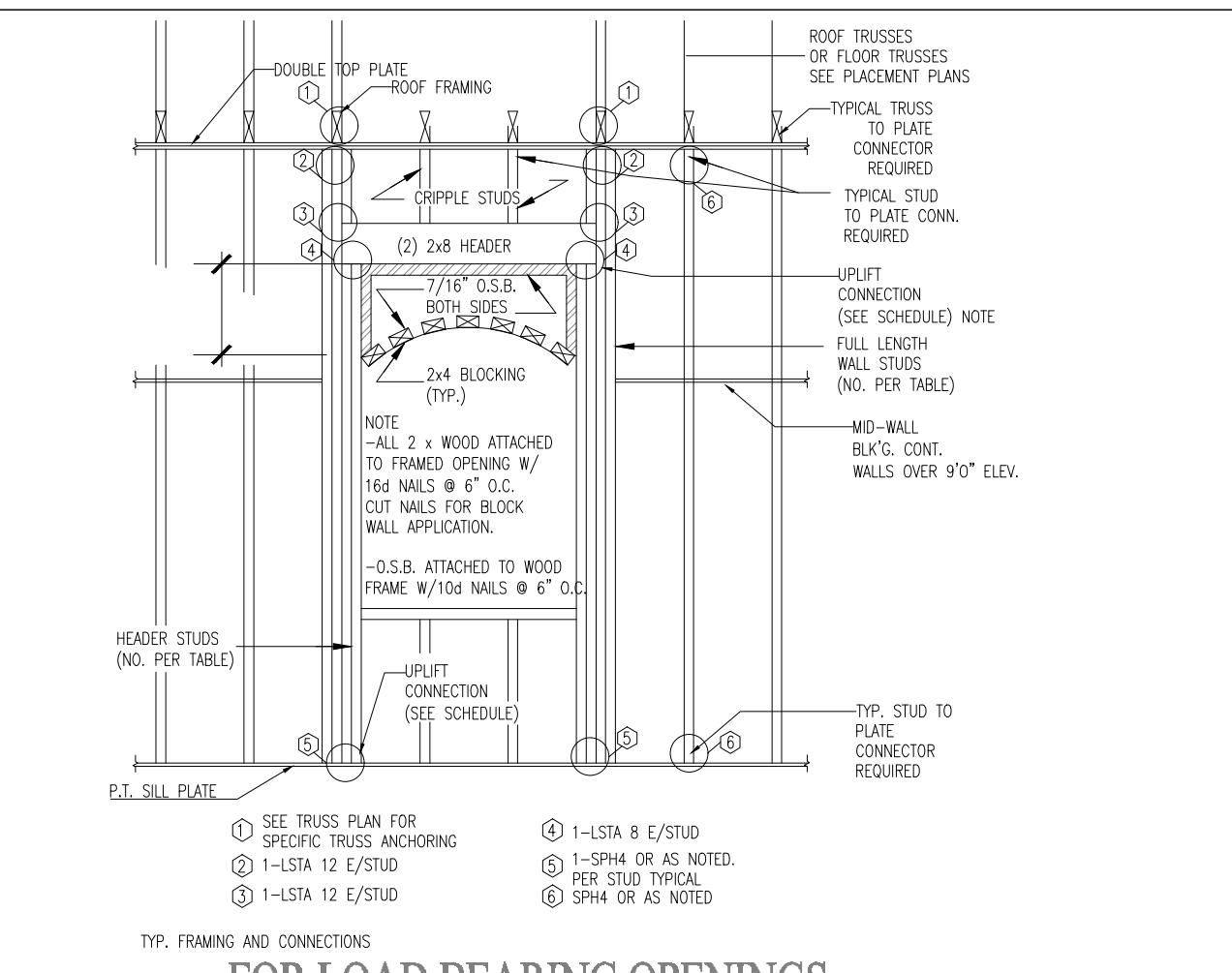
TYP. MASONRY WALL CONSTRUCTION

SCALE: N.T.S.



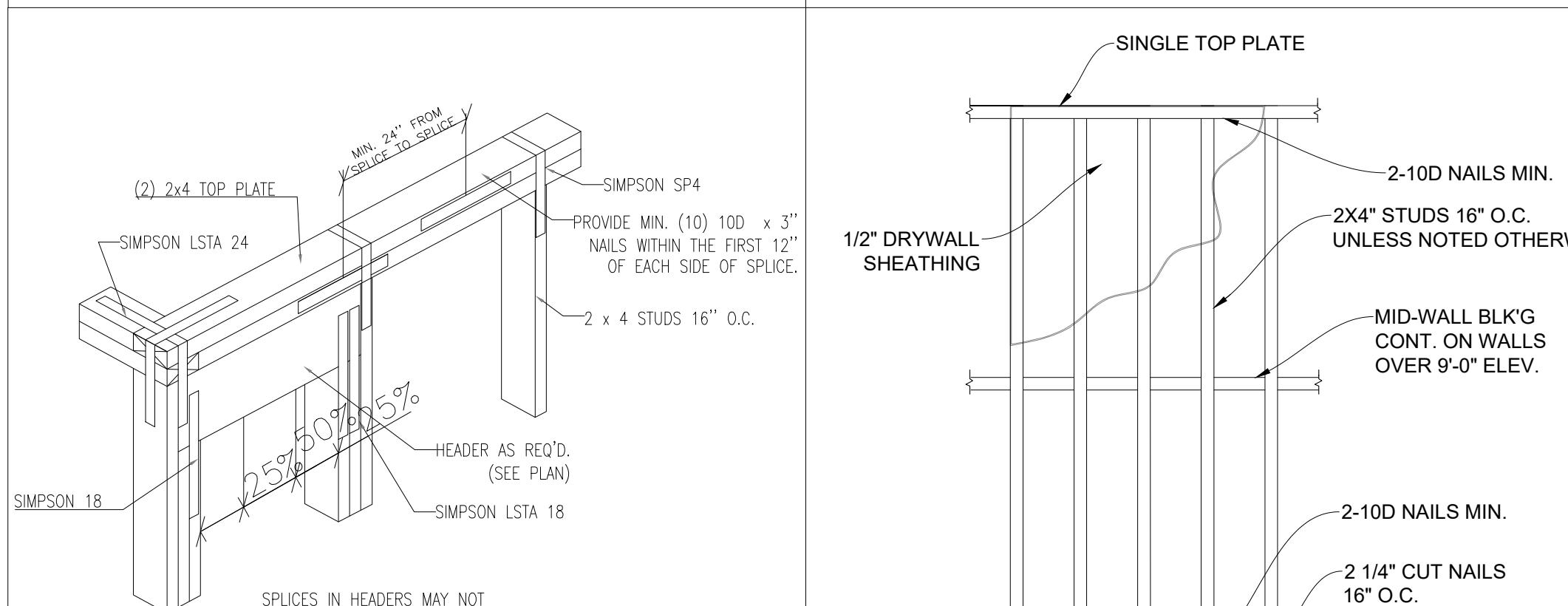
ROOF SHEATHING LAYOUT

SCALE: N.T.S.



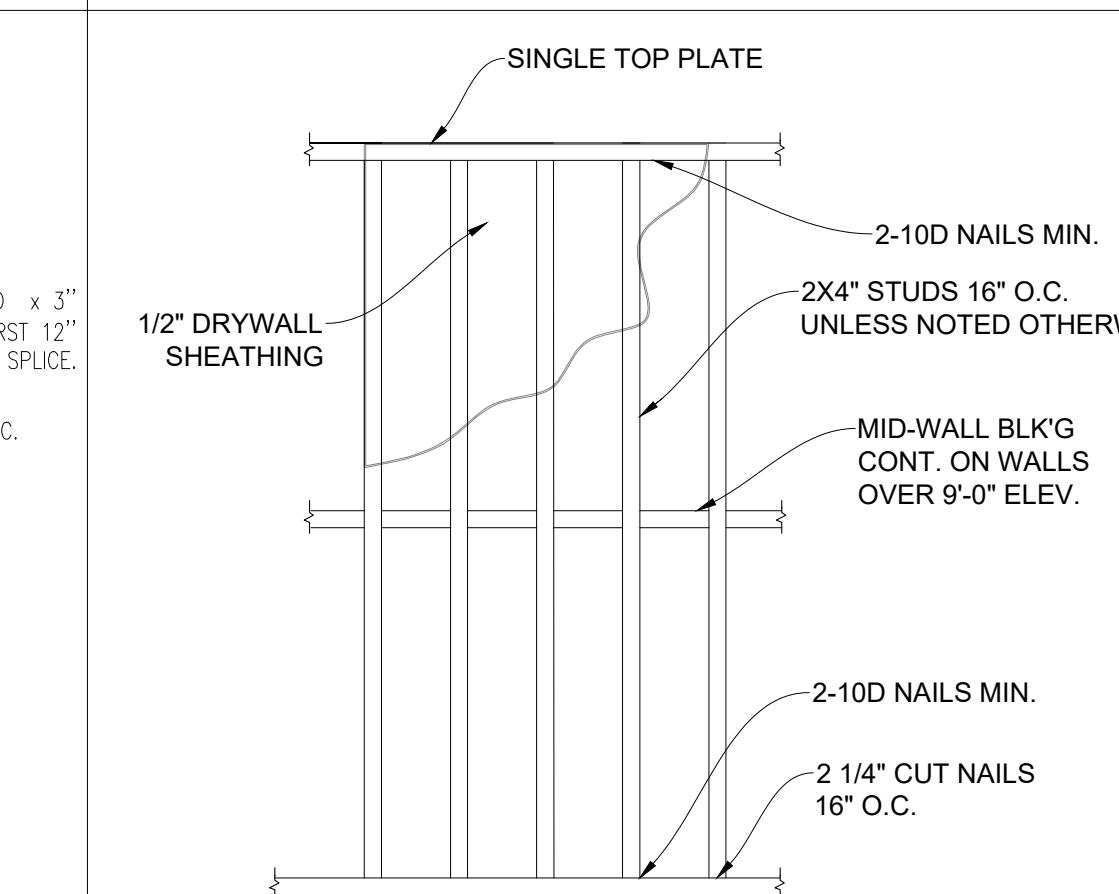
FOR LOAD BEARING OPENINGS

SCALE: N.T.S.



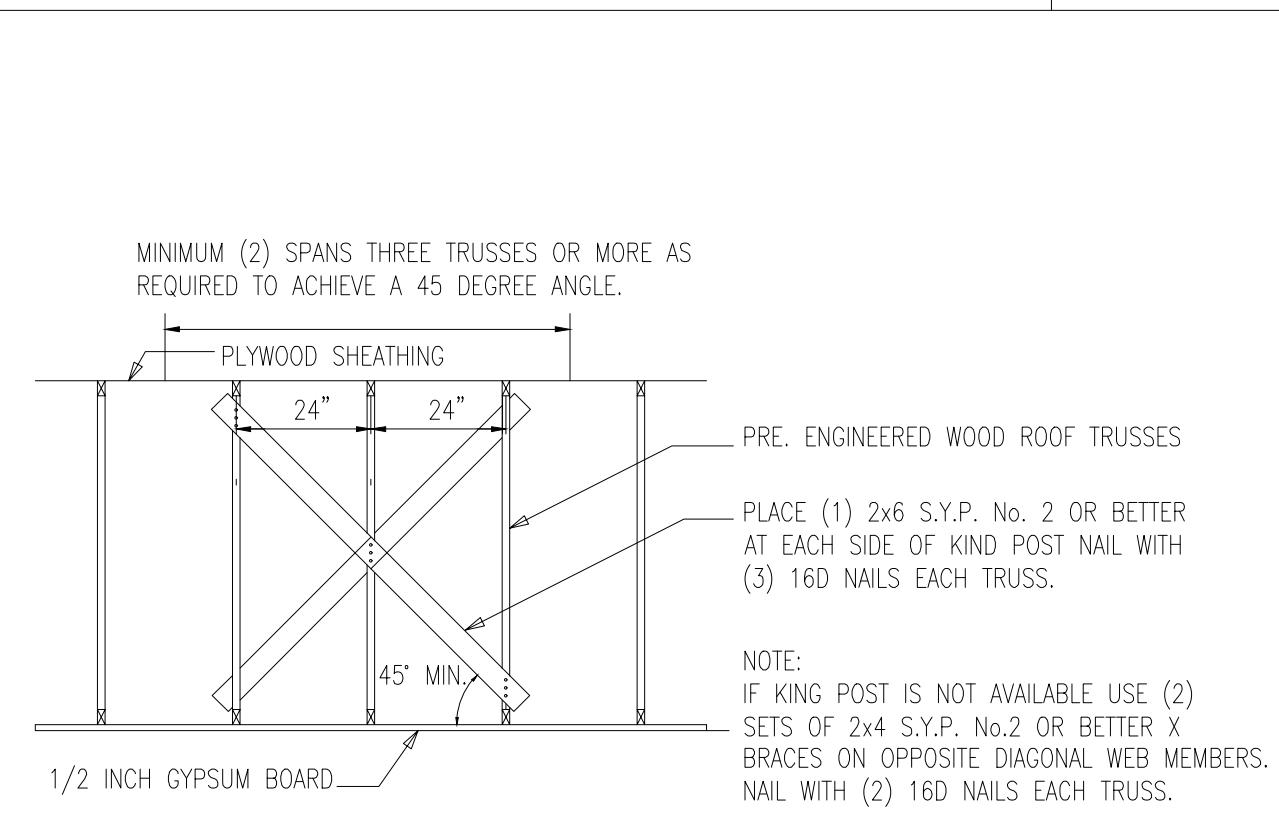
WOOD FRAME SPLICING DETAIL

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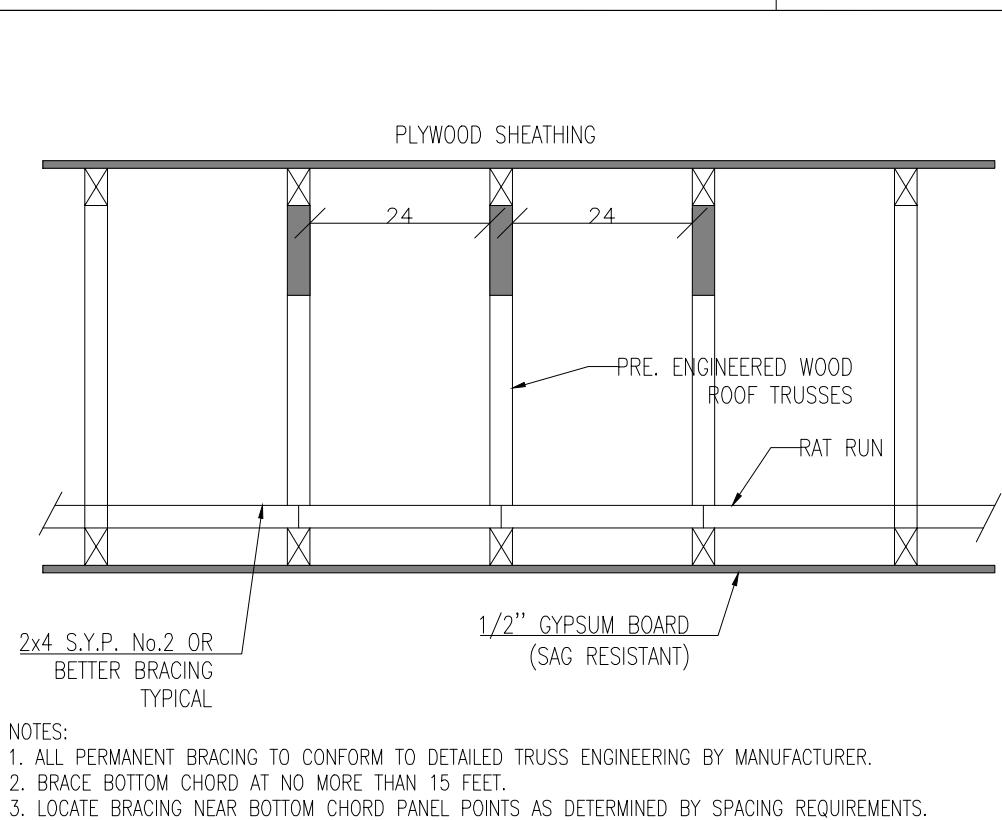
NON. BRG. WALL ANCHORING

SCALE: N.T.S.



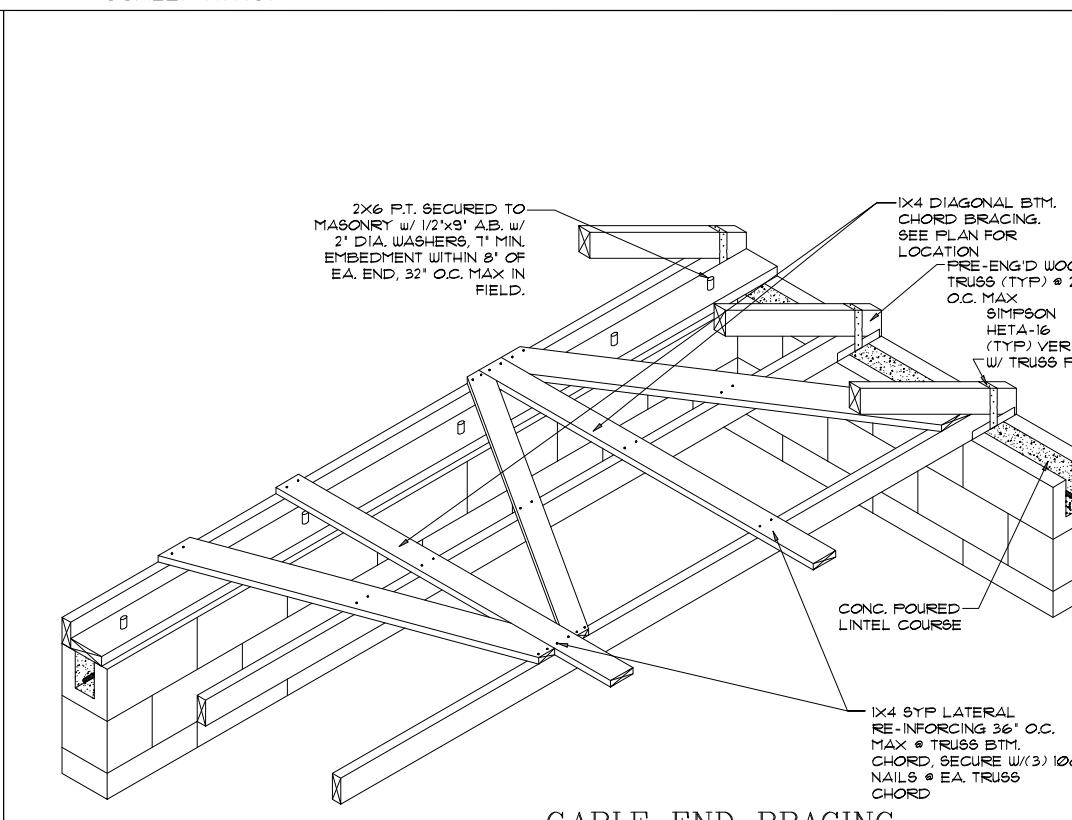
INTERMEDIATE TRUSS BRACING

SCALE: N.T.S.

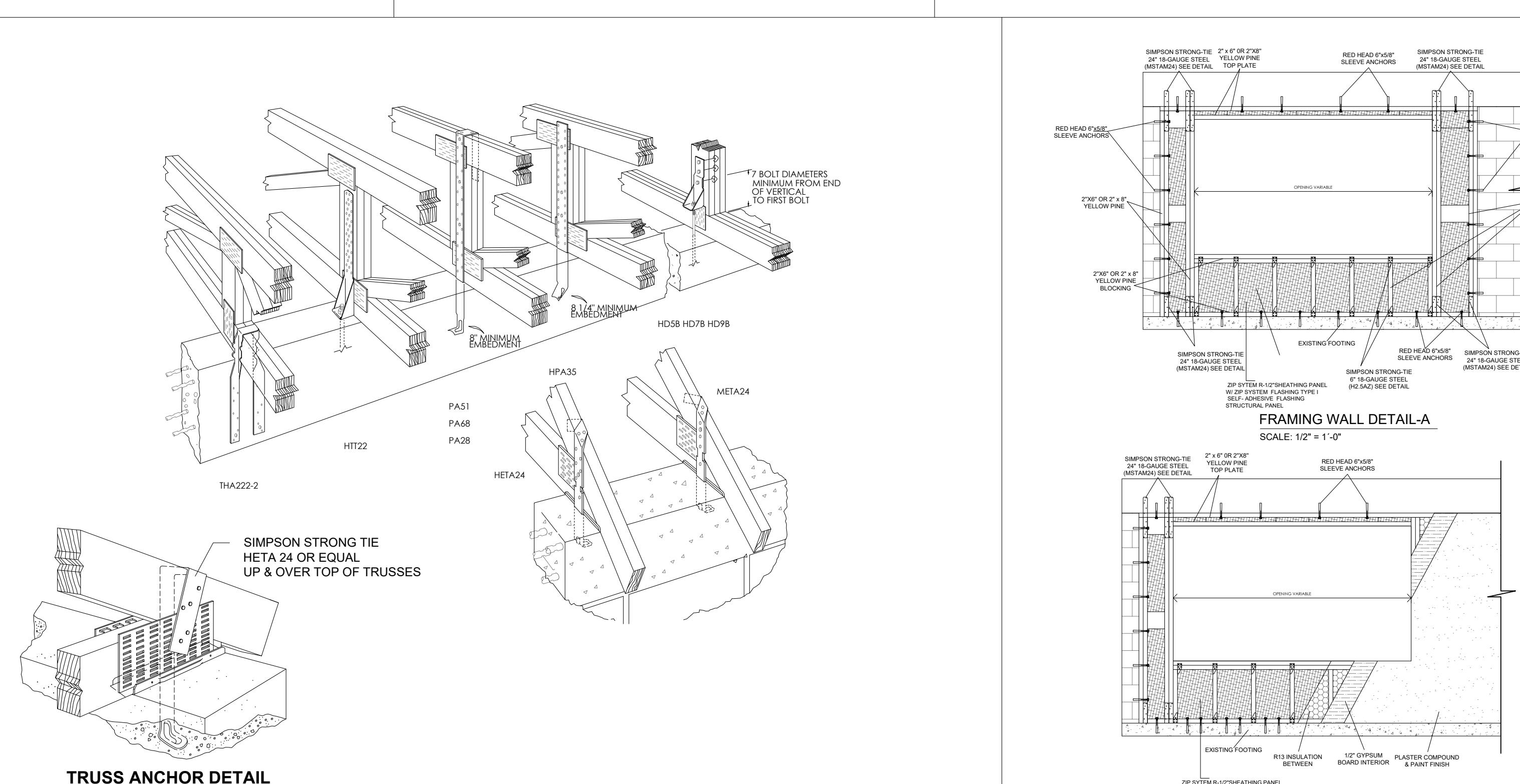


PLYWOOD SHEATHING

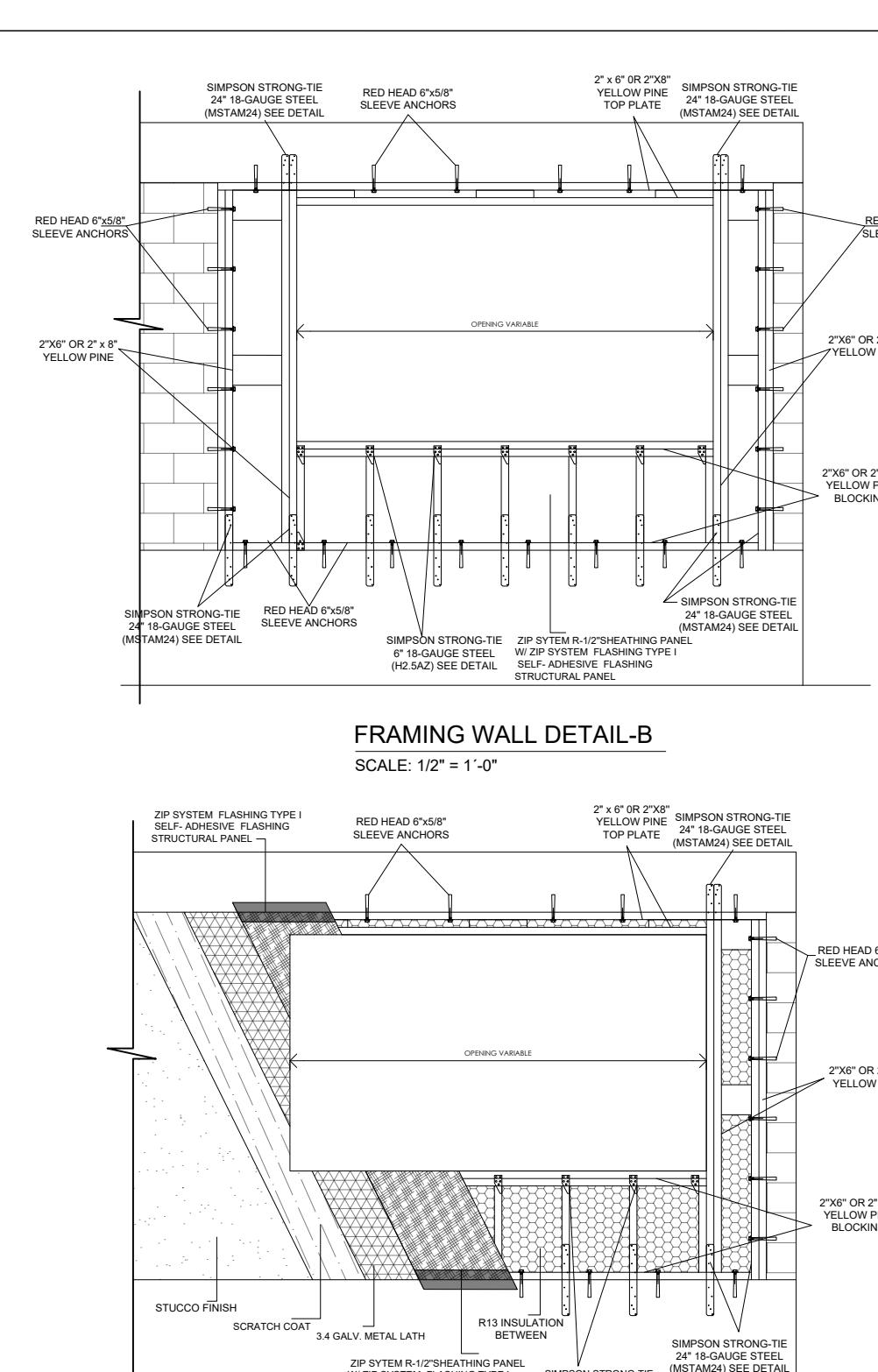
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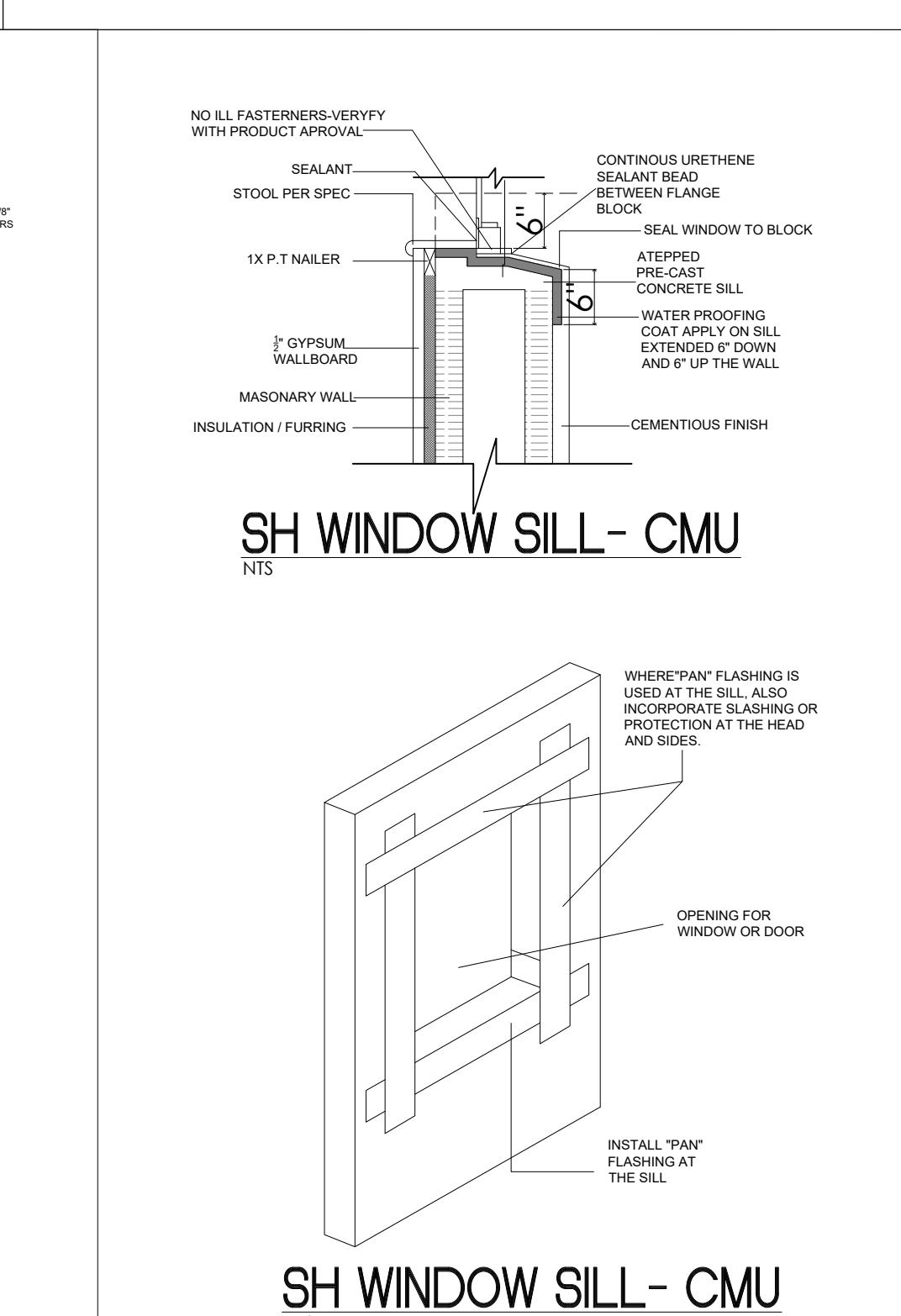
GABLE END BRACING



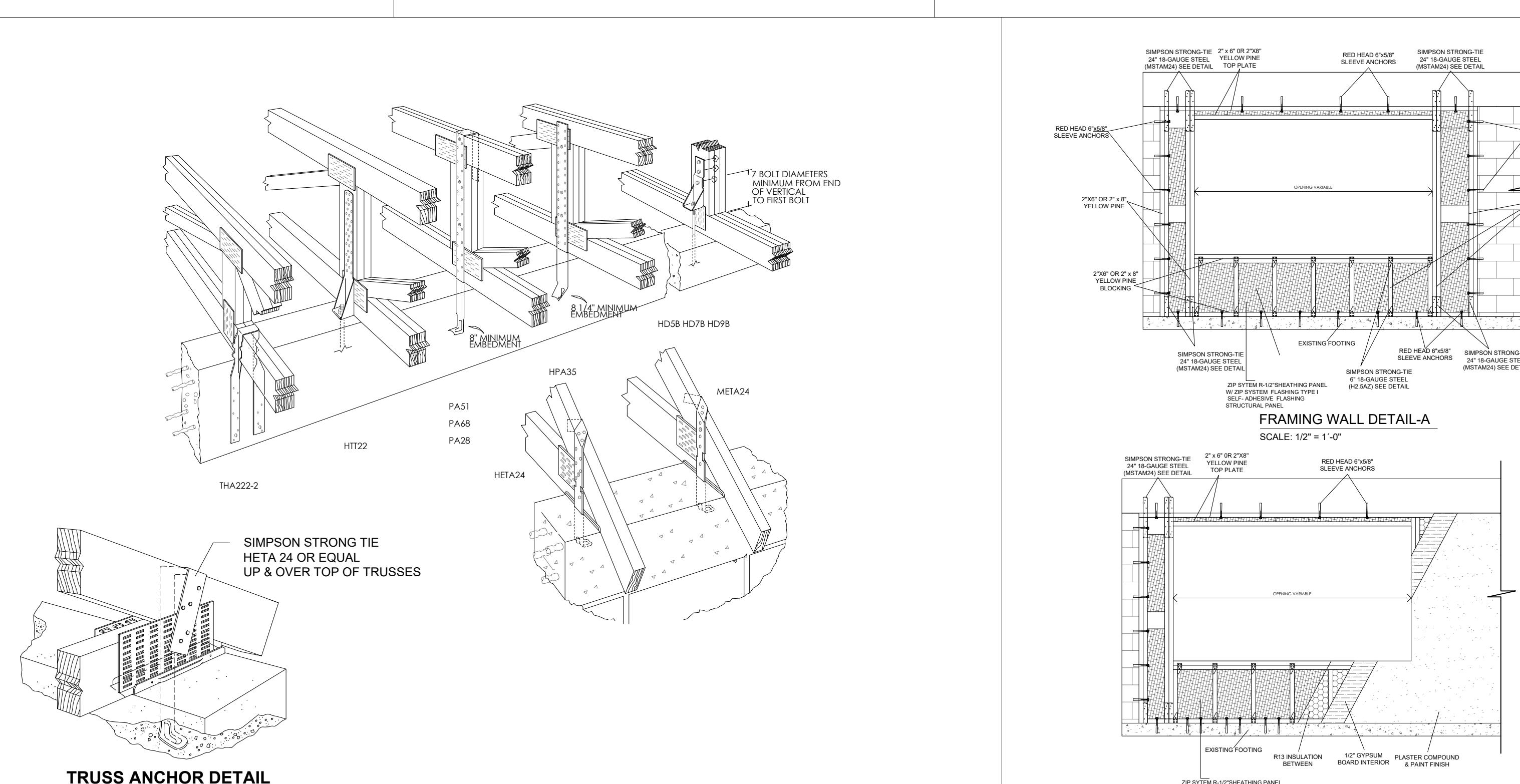
ELEVATION DETAIL-A  
SCALE: 1/2" = 1'-0"



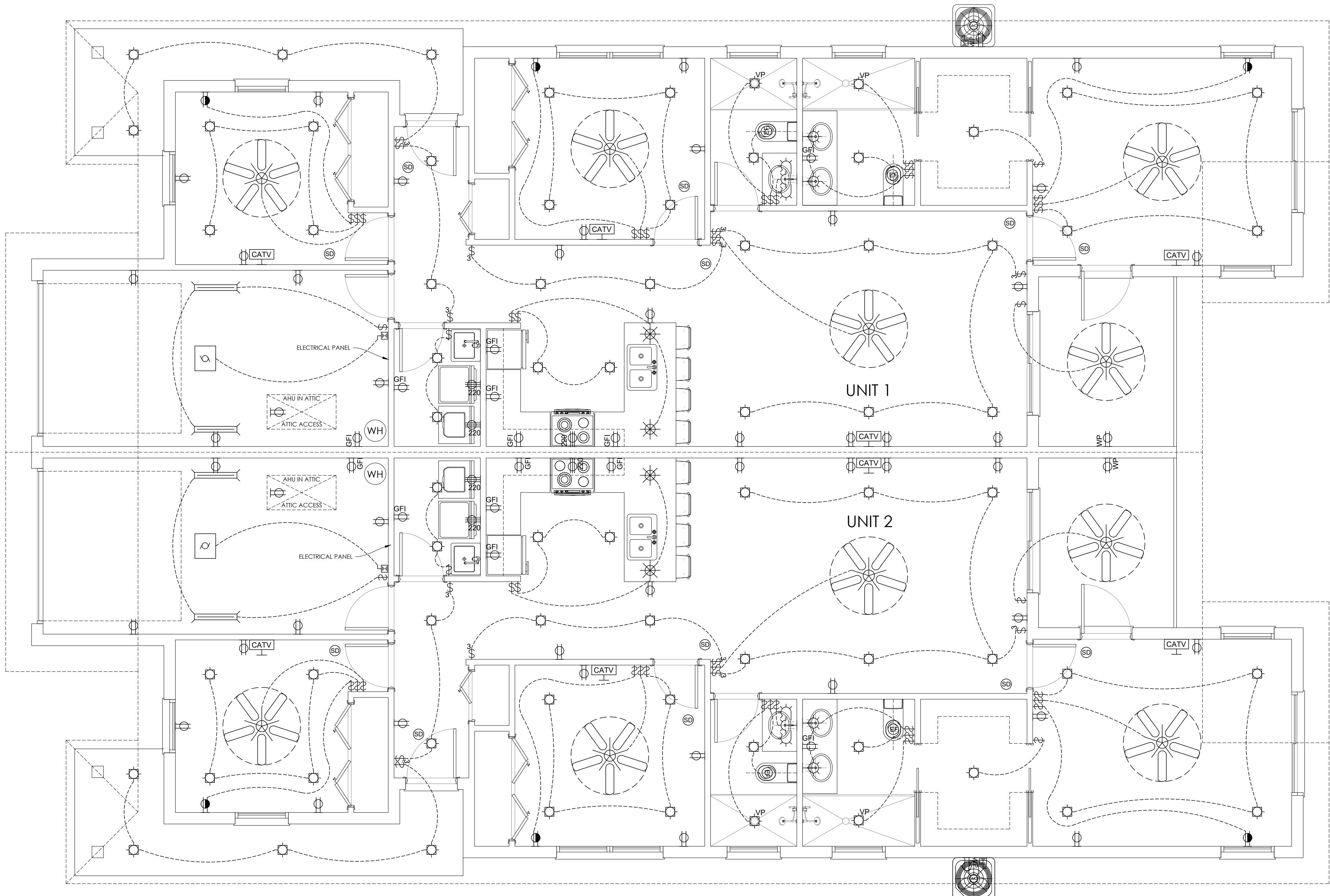
ELEVATION DETAIL-B  
SCALE: 1/2" = 1'-0"



SH WINDOW SILL - CMU  
NTS



TRUSS ANCHOR DETAIL



**ELECTRICAL PLAN**

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

NOTE: UNIT 2 IS A MIRROR IMAGE OF UNIT 1.

**ELECTRICAL NOTES**

IT IS THE INTENT OF THE DESIGNER THAT THE ELECTRICAL SUBCONTRACTOR IS TO BID AND INSTALL ALL ELECTRICAL ITEMS AS REQUIRED PER APPLICABLE ELECTRICAL BUILDING CODES.

1. ALL EXTERIOR OUTLETS AND OUTLETS IN KITCHEN, BATHROOMS AND UTILITY TO BE ON GFI CIRCUITS.
2. VERIFY POWER HOOK UP LOCATION AND TYPE OF SERVICE (UNDERGROUND OR OVERHEAD) WITH RESPECT TO SUBDIVISION REQUIREMENTS.
3. ALL SMOKE DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
4. ALL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
5. ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN ALL LIVING AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
6. 1)RISER DIAGRAM AND ITS INSTALLATION SHALL BE APPROVED AND COORDINATED WITH F.P.&L. (FLORIDA POWER AND LIGHT).
7. 2)ALL INSTALLATIONS SHALL USE MOST STRINGENT GUIDE INCLUDING THOSE SUPPLIED BY F.P.&L. (FLORIDA POWER AND LIGHT).
8. 3)ELECTRICAL CONTRACTOR SHALL CONFORM W/UNITED TELEPHONE SERVICE OR TELEPHONE SERVICE INVOLVED IN THIS CONSTRUCTION
9. 4)COORDINATE INSTALLATION OF ELECTRICAL AND DEVICES W/OTHER TRADES, BEFORE INDIVIDUAL INSTALLATIONS CAN BEGIN (INCLUDING THE A/C SUB CONTRACT).
10. 5)VERIFY ALL OUTLET HEIGHTS (AND THEIR LOCATIONS INCLUDING FLOOR OUTLETS/ JACKS) W/INTERIOR DESIGNER AND OTHER INVOLVED DESIGN PARTIES SUCH AS THE CABINET MAKER/OWNER/DEVELOPER/ GENERAL CONTRACTOR.
11. MINIMUM WIRE SIZE SHALL BE #14 AWG, INSULATION FOR WIRE SIZE #6 AND SMALLER SHALL BE THWN, #14 AND LARGER SHALL THHN, ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID, #8 AND LARGER SHALL STRANDED (ROMEX MAY BE USED WHERE APPROVED).
12. CIRCUIT LOCATION AND LOAD DATA ARE BASED ON INFORMATION GATHERED FROM THE CONTRACTOR. THE ELECTRICIAN SHALL VERIFY ALL DATA BEFORE CONSTRUCTION BEGINS-INCLUDING PANEL SIZE/METER SIZE AND LOCATION/WIRE SIZES AND ALL MECHANICAL EQUIPMENT INC. POOL AND A/C.
13. ALL 120V SINGLE PHASE 15A AND 20A KITCHEN ISLAND AREA/BATHROOMS/EXTERIOR/GARAGE OUTLETS SHALL BE G.F.I.-NOTE: GARAGE AND EXTERIOR OUTLETS SHALL HAVE AN ADDITION TO G.F.I. WATERPROOF COVER
14. CALCULATIONS ARE BASED ON COPPER CONDUCTORS.
15. ELECT. CONTRACTOR SHALL VERIFY ALL LOADING (BREAKERS) AND WIRE SIZES BEFORE INSTALLATION WILL BEGIN. PANEL ARRANGEMENT IS FOR DEMONSTRATION PURPOSES ONLY AND THE ELECTRICAL CONTRACTOR AT HIS OR HER DISCRETION MAY PLACE BREAKERS AND LOADS IN A DIFFERENT POSITION.

**ELECTRICAL LEGEND**

	NEW DUPLEX OUTLET 110V
	NEW HALF-HOT DUPLEX OUTLET 110V
	NEW GFI DUPLEX OUTLET 110V
	NEW WATER-PROOF DUPLEX OUTLET 110V
	NEW DUPLEX OUTLET 220V
	NEW SINGLE-POLE SWITCH
	NEW 3-WAY SWITCH
	NEW 4-WAY SWITCH
	NEW DIMER SWITCH
	NEW TIMER SWITCH
	EXISTING DUPLEX OUTLET 110V
	EXISTING HALF-HOT DUPLEX OUTLET 110V
	EXISTING GFI DUPLEX OUTLET 110V
	EXISTING WATER-PROOF DUPLEX OUTLET 110V
	EXISTING DUPLEX OUTLET 220V
	EXISTING SINGLE-POLE SWITCH
	EXISTING 3-WAY SWITCH
	EXISTING 4-WAY SWITCH
	EXISTING DIMER SWITCH
	EXISTING TIMER SWITCH
	NEW CEILING-MOUNTED SMOKE DETECTOR
	EXISTING CEILING-MOUNTED SMOKE DETECTOR
	WALL-MOUNTED THERMOSTAT
	NEW RECESSED RESTROOM EXHAUST FAN
	EXISTING RECESSED RESTROOM EXHAUST FAN
	MOTION DETECTION SENSOR
	NEW SINGLE BULB WALL-MOUNTED LIGHT FIXTURE
	EXISTING SINGLE BULB WALL-MOUNTED LIGHT FIXTURE
	NEW TRIPLE BULB WALL-MOUNTED LIGHT FIXTURE
	EXISTING TRIPLE BULB WALL-MOUNTED LIGHT FIXTURE
	WALL-MOUNTED SCONCE LIGHT
	NEW SINGLE-LAMP FLUORESCENT LIGHT FIXTURE
	EXISTING SINGLE-LAMP FLUORESCENT LIGHT FIXTURE
	NEW RECESSED LIGHT FIXTURE
	EXISTING RECESSED LIGHT FIXTURE
	NEW VAPOR-PROOF RECESSED LIGHT FIXTURE
	EXISTING VAPOR-PROOF RECESSED LIGHT FIXTURE
	NEW CEILING-MOUNTED LIGHT FIXTURE
	EXISTING CEILING-MOUNTED LIGHT FIXTURE
	CEILING-HANGING LIGHT FIXTURE
	EXTERIOR FLOOD LIGHT FIXTURE
	NEW DOOR-BELL
	EXISTING DOOR-BELL
	CABLE TV
	NEW CEILING FAN
	EXISTING CEILING FAN
	NEW CEILING FAN WITH LIGHT
	EXISTING CEILING FAN WITH LIGHT
	GARAGE DOOR OPENER
	WIRING
	ELECTRICAL PANEL
	TELEPHONE JACK