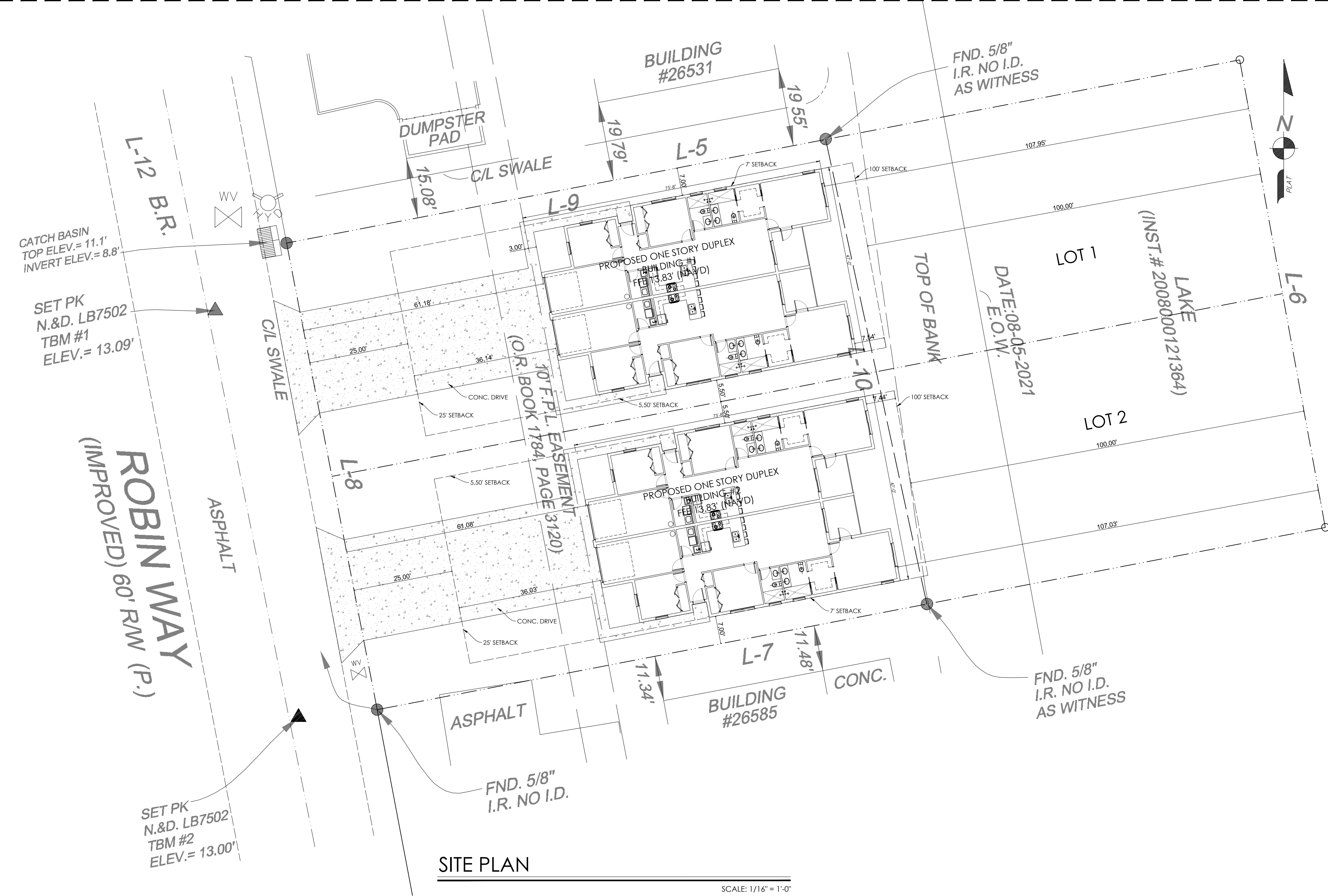


NEW DUPLEX RESIDENCE
26571 ROBIN WAY
BONITA SPRINGS, FL, 34135

ST

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. RFI'S 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/GUARANTIES 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.



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 R - 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

IMPACT RESISTANT GLAZING

- ☐ IMPACT RESISTANT COVERING
- ☐ COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:

- ☐ 0.00 (OPEN)
- ☐ + 0.18, -0.18 (ENCLOSED)
- ☐ + 0.55, -0.55 (PARTIALLY ENCLOSED)

NOTE:

PROTECTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS. 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.

ALL EQUIPMENT MUST BE LOCATED AT OR ABOVE BFE+1

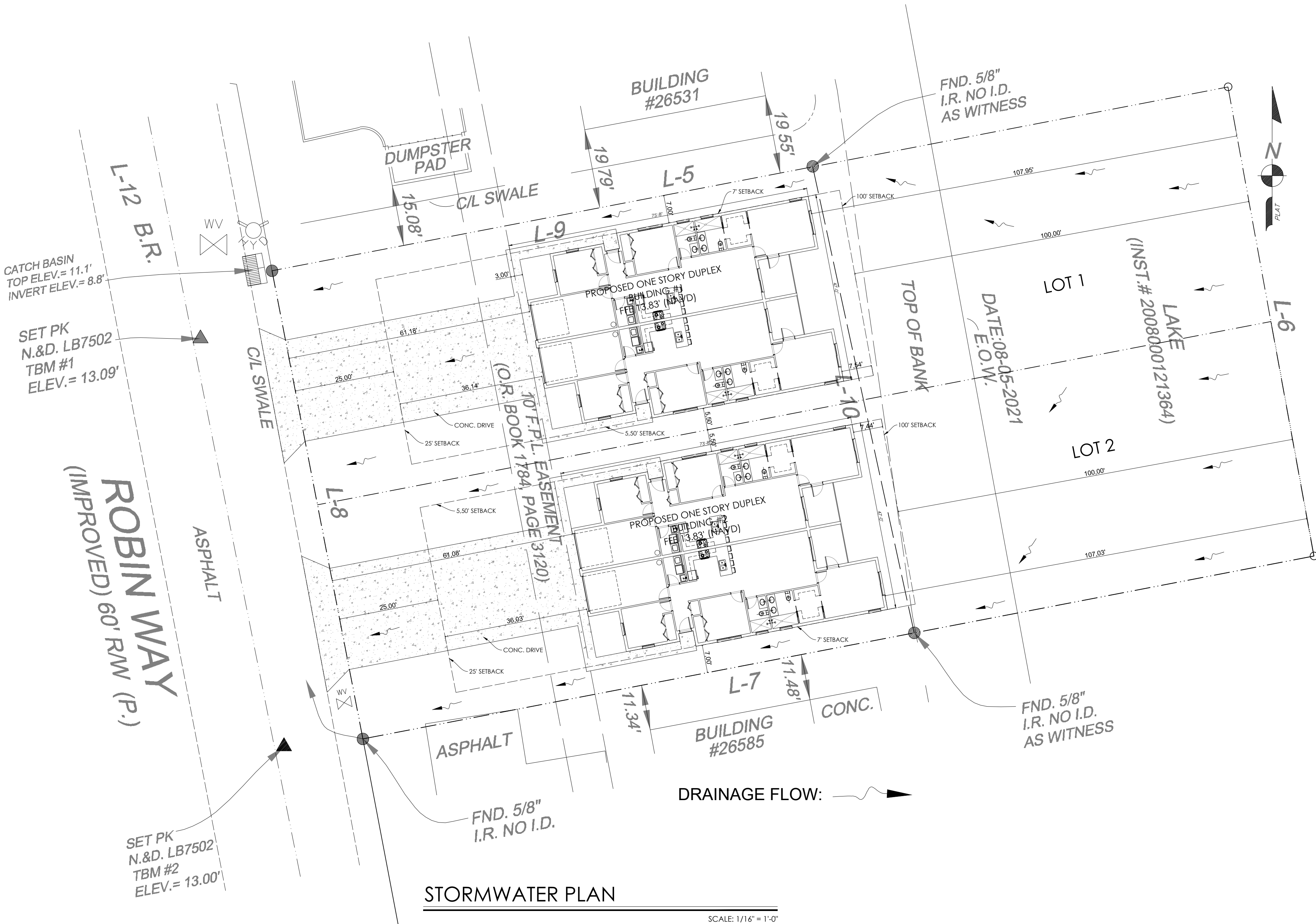
BUILDING SQUARE FOOTAGE

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

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°14'12" 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.



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

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°14'12" 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.

DRAINAGE CALCULATIONS LOT 1			
LOT SUMMARY	LDC ALLOWABLE (sq)	%	EXCESS OF LDC ALLOWABLE (sq)
LOT AREA	14,443	100%	
ALLOWABLE IMPERVIOUS COVERAGE	5,777	40%	
PROVIDED IMPERVIOUS COVERAGE	5,031	34.83%	
TYPE I STORMWATER PLAN			

- NOTE:
- THERE ARE NOT OFF SITE FEATURES PRESENT THAT WILL IMPACT THE DESIGN, BESIDES THE ONES DRAWN ON THE SITE PLAN.
 - THERE IS NOT SIGNIFICANT SLOPE TO PROPERTY.
 - NO STORMWATER RUNOFF SHALL BE DISCHARGED TO NEIGHBORING PROPERTY.
 - ALL ELEVATIONS REFENCE NAVD.
 - ALL BERMS AND SITE GRADING SHALL NOT EXCEED 5:1 SLOPE.

DRAINAGE CALCULATIONS LOT 2			
LOT SUMMARY	LDC ALLOWABLE (sq)	%	EXCESS OF LDC ALLOWABLE (sq)
LOT AREA	14,392	100%	
ALLOWABLE IMPERVIOUS COVERAGE	5,757	40%	
PROVIDED IMPERVIOUS COVERAGE	5,031	34.96%	
TYPE I STORMWATER PLAN			

- NOTE:
- THERE ARE NOT OFF SITE FEATURES PRESENT THAT WILL IMPACT THE DESIGN, BESIDES THE ONES DRAWN ON THE SITE PLAN.
 - THERE IS NOT SIGNIFICANT SLOPE TO PROPERTY.
 - NO STORMWATER RUNOFF SHALL BE DISCHARGED TO NEIGHBORING PROPERTY.
 - ALL ELEVATIONS REFENCE NAVD.
 - ALL BERMS AND SITE GRADING SHALL NOT EXCEED 5:1 SLOPE.

ThinLine

DESIGN GROUP

239-315-4168

Data

SEPTEMBER 2024

Drawn

ThinLine Group

Scale

1/4" = 1'-0"

Professional

Customer Job

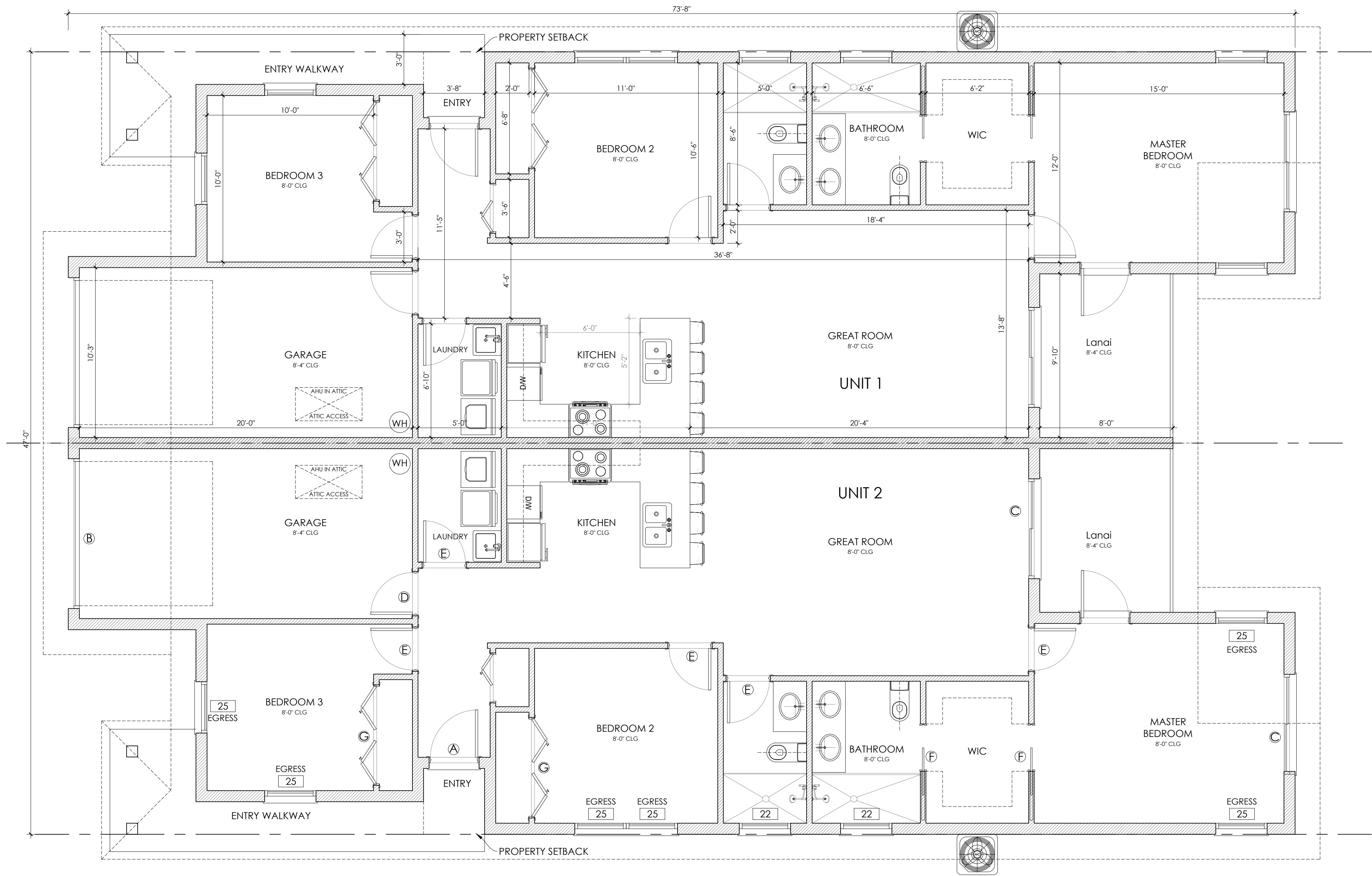
NEW DUPLEX RESIDENCE
26571 ROBIN WAY
BONITA SPRINGS, FL, 34135

Revision

Page

SWP

STORMWATER PLAN



DUPLEX FLOOR PLAN

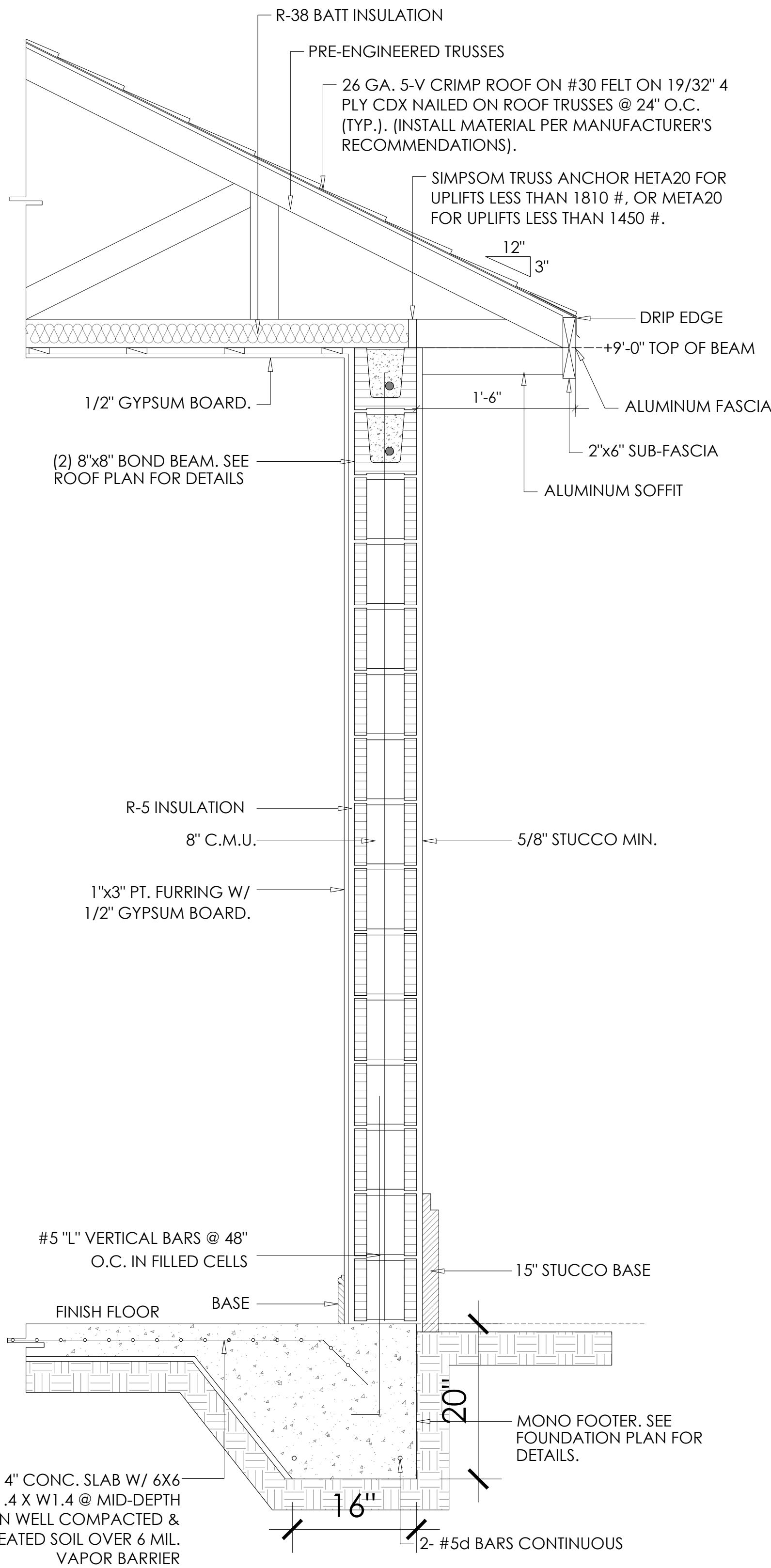
SCALE: 1/4" = 1'-0"

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"

Data

SEPTEMBER 2024

Drawn

ThinLine Group

Scale

1/4" = 1'-0"

Professional

Customer Job

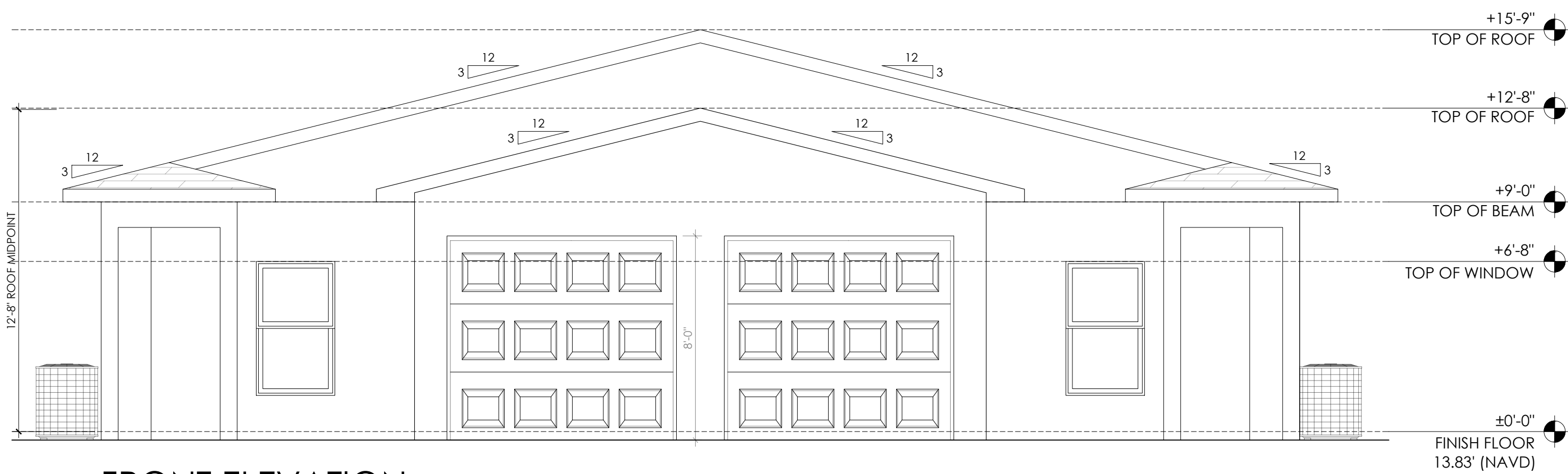
Revision

Page

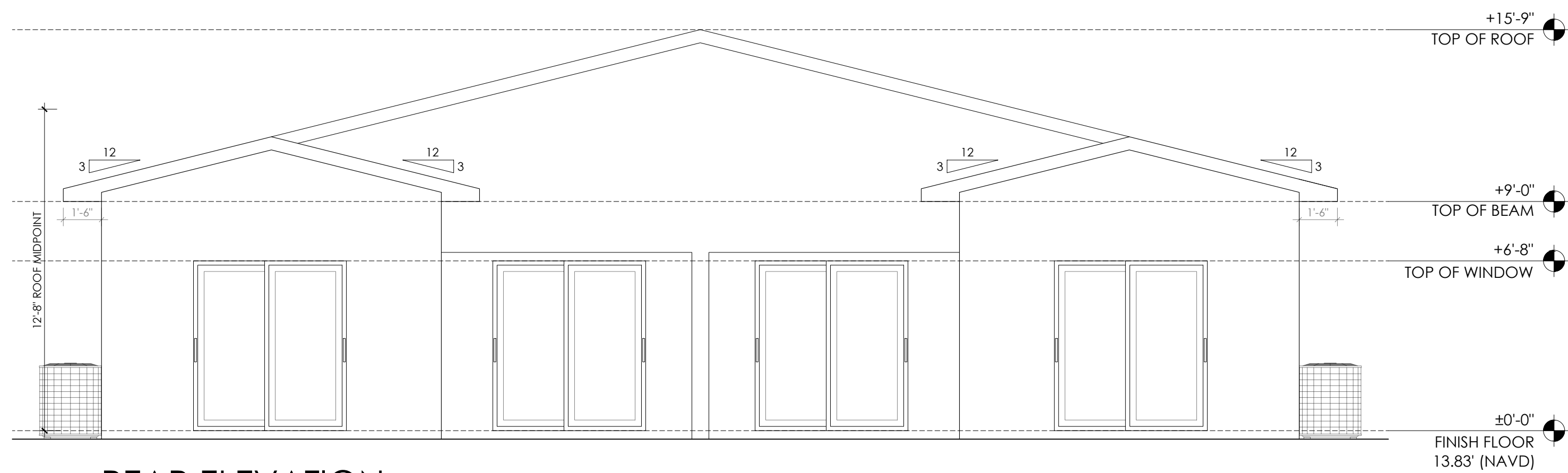
NEW DUPLEX RESIDENCE
26571 ROBIN WAY
BONITA SPRINGS, FL, 34135

A-01

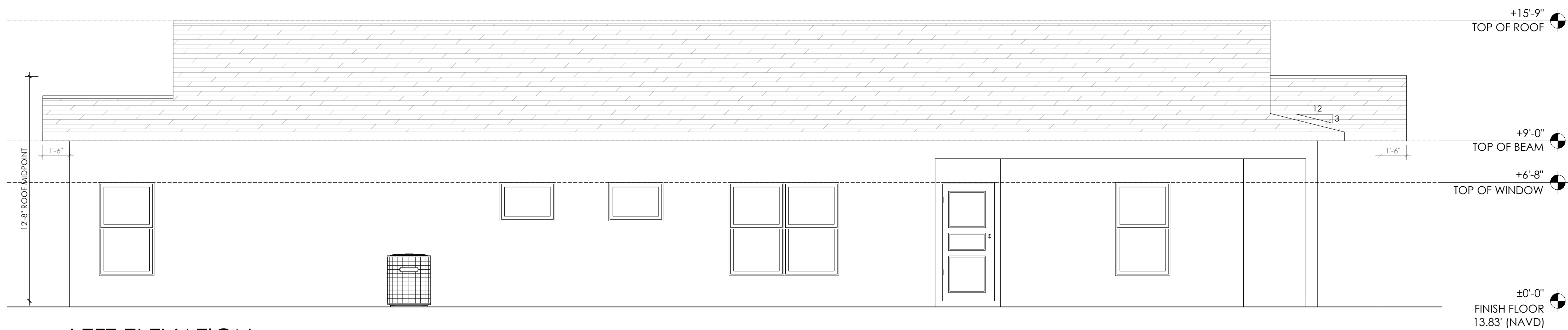
FLOOR PLAN



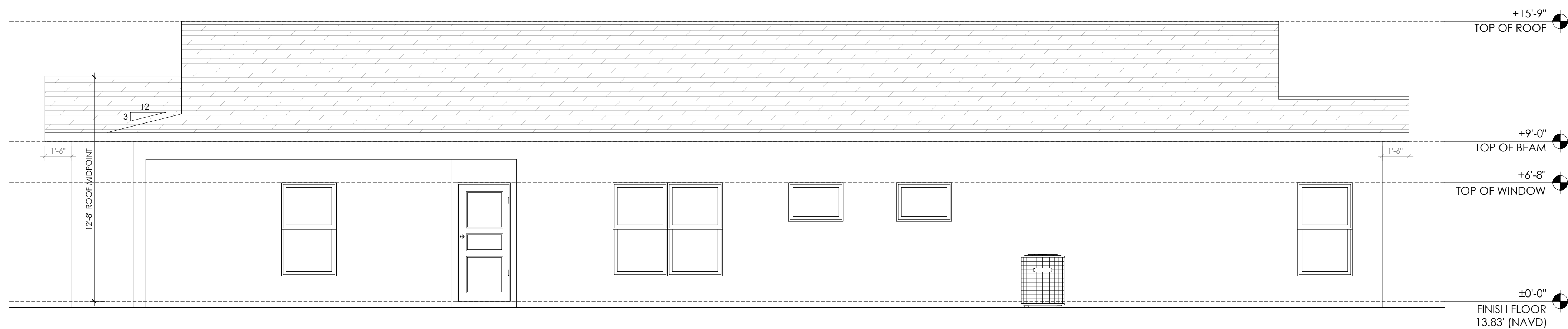
FRONT ELEVATION



REAR ELEVATION

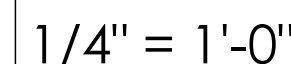


LEFT ELEVATION

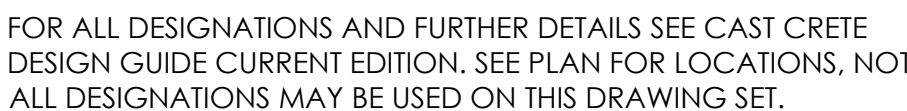
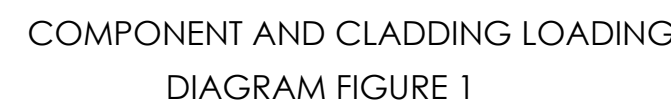


RIGHT ELEVATION

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



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 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



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	VARIES	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTOR.				
PCL-2	VARIES	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTOR.				
PCL-3	VARIES	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTOR.				
PCL-2A	VARIES	REFER TO SPECIFIC LINTEL ENGINEERING FROM LINTLE MANUFACTOR.				
T/R = TOP 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 .				
I/R = INTERMEDIATE REINFORCEMENT						
B/R = BOTTOM REINFORCEMENT						

ROOF PLAN

STRUCTURAL NOTES

DESIGN CRITERIA :

THE MAIN WIND-FORCE RESISTANCE SYSTEM AND COMPONENTS AND CLADDING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION (2023) FLORIDA BUILDING CODE, TO WITHSTAND WIND PRESSURES GENERATED BY A MINIMUM BASIC WIND SPEED OF 170 MPH FOUNDATION: THE FOUNDATION HAS BEEN DESIGNED FOR A SAFE LOAD BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR SHALL VERIFY SOIL BEARING PRESSURES.

CONCRETE:

ALL CONCRETE WORK SHALL CONFORM TO SPECIFICATIONS FOR ALL STRUCTURAL CONCRETE FOR BUILDINGS (A.C.I.-301). CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. CONCRETE CLEAR COVER: FOUNDATIONS: 3" BEAMS: 1.50" TO STIRRUP 0.75" SLABS NOT EXPOSED TO THE WEATHER: SLABS EXPOSED TO THE WEATHER: 1.50"

REINFORCING STEEL:

ALL REINFORCING STEEL BARS SHALL CONFORM TO ASTM 615 SPECIFICATIONS AND SUPPLEMENTARY REQUIREMENTS S1.FOR DEFORMED BILLET STEEL WITH 60,000 PSI MINIMUM YIELD STRENGTH. PROVIDE DOWELS IN FOUNDATIONS TO MATCH REINFORCING ABOVE.

PRE-ENGINEERED WOOD ROOF TRUSSES:

PRE-ENGINEERED WOOD ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS: L.L. TOP CHORD D.L. TOP CHORD D.L. BOTTOM CHORD TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED PLAN VIEW SHOP DRAWINGS W/ ENGINEERED PROFILES AND CALCULATIONS SHOWING ALL REQUIRED TIE DOWNS PRIOR TO GENERAL CONSTRUCTION: ALL ROOF TRUSSES SHALL BE DESIGNED FOR A MIN. BASIC WIND SPEED OF 170 MPH PER THE 8TH EDITION (2023) FLORIDA BUILDING CODE.

MASONRY:

SHALL CONFORM TO ASTM C-90. UNITS SHALL BE ERECTED IN INTERLOCKED RUNNING BOND PATTERN. MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. PROVIDE GAUGE 9 HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE. f'm = 1500 PSI. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI & CONFORM TO ASTM C-476.

SOLID SAWN LUMBER:

TOP AND BOTTOM PLATES, SAWN LUMBER, BEAMS, HEADERS, SOLID AND BUILT UP POSTS SHALL BE #2 SOUTHERN YELLOW PINE WITH THE FOLLOWING MINIMUM PROPERTIES: 1200 PSI F_b = 90 PSI F_v = E = 1.5 X 10⁶ PSI

LAMINATED VENEER LUMBER:

L.V.L. & P.S.I. LAMINATED LUMBER AS MANUFACTURED BY "TRUSS JOIST McMILLAN" CORPORATION, ALL DESIGN DATA FOR THIS MATERIAL DIVISION SHALL BE AS SPECIFIED BY THE MANUFACTURER -ALL ATTACHMENTS, FILLERS ETC. AND INSTALLATION PROCEDURES SHALL IN STRICT ACCORDANCE W/ THE MANUFACTURERS SPECS.

LINTELS: DOOR OR WINDOW OPENINGS IN MASONRY WALLS SHALL HAVE CONCRETE LINTELS. WHERE THE HEAD OF THE OPENING IS WITHIN 16" OF THE TIE BEAM, OR SLAB, LINTELS SHALL BE POURED INTEGRAL WITH THE TIE BEAMS, OR SLAB, ADD 2 #5 BOTTOM BARS FOR EVERY 8" DROP OF THE TIE BEAM. WHERE PRECAST LINTELS ARE USED, THEY SHALL BEAR MINIMUM OF 8" ON THE SUPPORT AND HAVE THE FOLLOWING SIZE AND REINFORCEMENT: - SPANS UP TO 6'-0" USE 8" X 8" 8" PRECAST U LINTELS - SPANS UP TO 12'-0" USE 8" X 8" - PRE-STRESSED U LINTELS REINFORCE AS SHOWN

ROOF SHEATHING:

WOOD STRUCTURAL ROOF SHEATHING DIAPHRAGM SHALL BE 1/2" THICK (A.P.A. RATED) C. D. EXTERIOR INSTALLED PERPENDICULAR TO SUPPORTS AND SECURED W/ 10d NAILS AT 6" O/C ALL PANEL EDGES AND AT 10" O/C ALONG ALL INTERMEDIATE SUPPORTS - (4) PLY MATERIAL TO BE USED - SPAN RATING SHALL BE 32 /16.

WALL SHEATHING:

WALL SHEATHING DIAPHRAGM SHALL BE 1/2" TH. (A.P.A. RATED) C. D. EXT. INSTALLED PERPENDICULAR TO SUPPORTS AND SECURED W/ 8d NAILS AT 6" O/C ALL PANEL EDGES - PROVIDE 2 X 4" BLKG. BETWEEN STUDS W/ 3-1/2" FACE SET VERTICAL AT ALL PANEL EDGES - ALL INTERMEDIATE SUPPORTS SHALL BE NAILED W/ 8d NAILS AT 12" O/C -SPAN RATING SHALL BE 32/16.

METAL FASTENERS / CONNECTORS:

ALL HANGERS, CUPS, STRAPS, TO BE MANUFACTURED BY "SIMPSON STRONG TIE" (UNLESS NOTED OTHERWISE) - REFER TO PLAN & TIE DOWN SCHEDULE FOR ALL SPECIFIED FASTENER NUMBERS - CONSULT MFGS. CATALOG #C "WOOD CONSTRUCTION CONNECTORS" AND "HIGH WIND-RESISTANT CONST. CONNECTORS" CATALOG # C-HW - INSTALL ALL STRAPS PER MFGS. SPECIFICATIONS WITH DISTANCE OF STRAP BEING EQUAL FROM POINT OF CONN. ALL STRAPS SHALL BE Z-MAX. BELOW CONNECTION (I.E) BEAM TO POST INTERFACE) ALL CONNECTORS SHALL HAVE ALL NAIL HOLES FILLED WITH APPROPRIATE SIZE NAILS PER SIMPSON'S SPECS. ALL FLAT STRAPS OR TWIST STRAPS SHALL BE APPLIED WITH EQUAL LENGTHS OF STRAP TO HEADER OR BEAM AND COLUMN, ETC., WHERE (2) STRAPS ARE INDICATED, APPLY ONE (1) AT EACH SIDE OF CONNECTION, FILL ALL HOLES WITH SPECIFIED NAIL COUNT.

GENERAL:

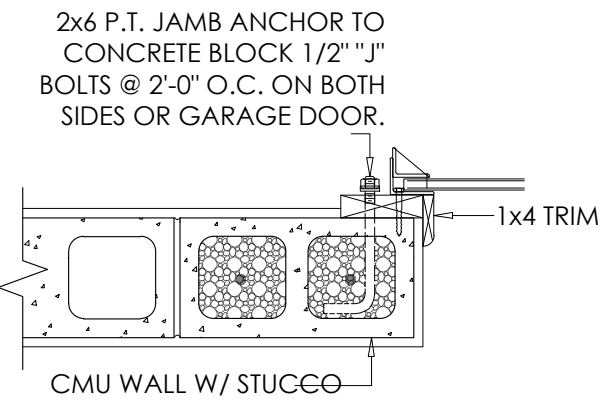
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITION WHICH MAY NOT BE IN ACCORDANCE WITH DESIGN CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY, FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESSES, REFER TO ARCHITECTURAL PLANS. FOR SIZE AND LOCATION OF MECHANICAL SLEEVES AND OPENINGS, REFER TO MECHANICAL AND ARCHITECTURAL PLANS.

FORM WORK AND SHORING:

SHORES AND RE-SHORES SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT A.C.I. 347 AND A.C.I. 301 LATEST EDITIONS. FORM WORK AND SHORING SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER.

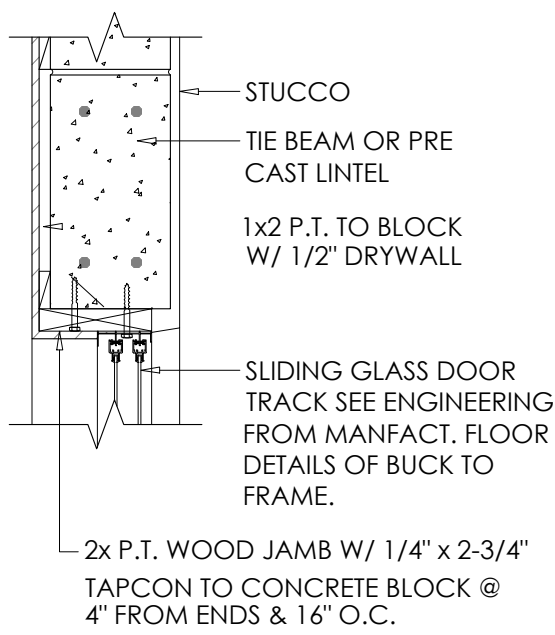
SLABS ON FILL:

EXTERIOR SLABS ON FILL SHALL BE 4" THICK, UNLESS OTHERWISE NOTED ON PLANS. REINFORCED WITH 6" X 6" W1.4 X W1.4 W.W.M. FILL MATERIAL UNDER SLAB SHALL BE CLEAN SAND AND/OR ROCK AND SHALL BE COMPACTED TO 95% (MIN.) OF ASTM D 1557 IN LIFTS NOT TO EXCEED 12" IN DEPTH. SLAB ON FILL SHALL BE POURED AGAINST APPROVED VAPOR BARRIER FIBER REINFORCED CONCRETE SLABS SHALL CONTAIN SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH SHALL BE 1/2" TO 2". DOSAGE AMOUNTS SHOULD BE FROM 0.75 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116.



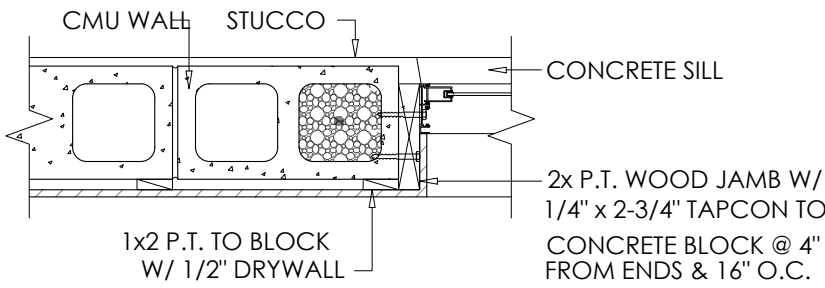
GARAGE DOOR JAMB DETAIL

SCALE: N.T.S.



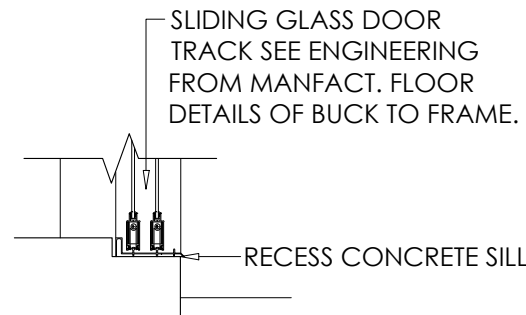
SLIDING GLASS DOOR HEAD DETAIL

SCALE: N.T.S.



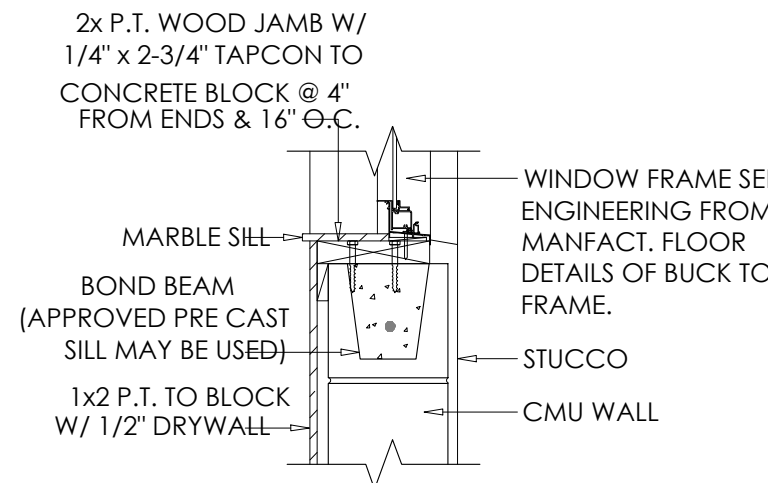
SLIDING GLASS DOOR JAMB DETAIL

SCALE: N.T.S.



SLIDING GLASS DOOR SILL DETAIL

SCALE: N.T.S.

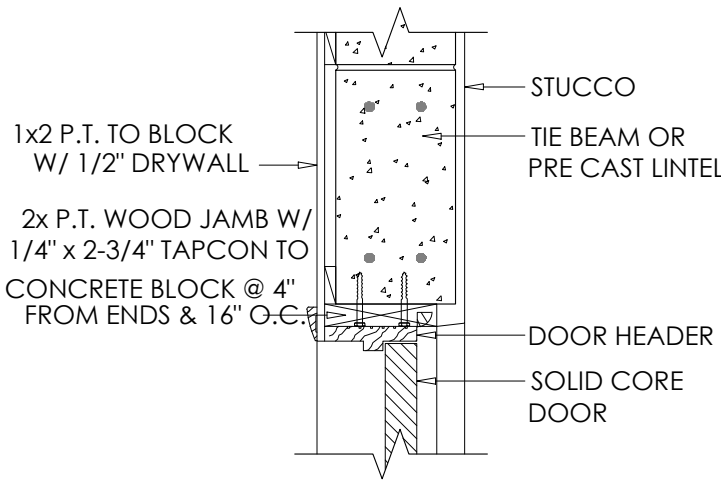


WINDOW SILL DETAIL

SCALE: N.T.S.

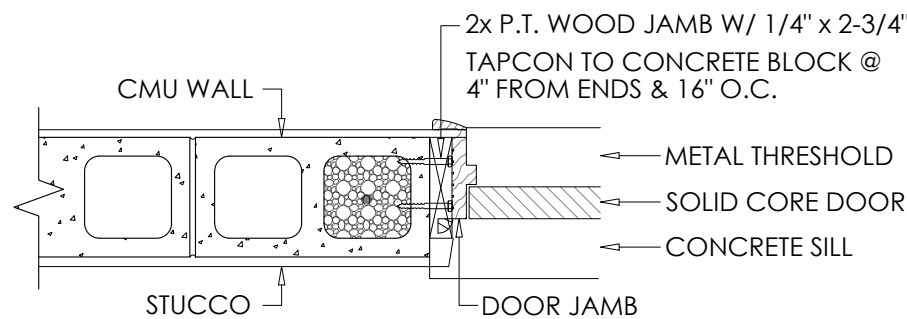
ALTERNATE WINDOW / DOOR JAMB ATTACHMENT

WINDOW JAMS SHALL CONSIST OF 1X3 (MIN.) PRESSURE TREATED ATTACHED TO MASONRY WITH 3/16" X 2 1/2" TAPCONS AT 4" FROM EA. END AND 16" O.C. FOR OPENINGS UP TO 6'-8". PROVIDE 3/16" X 2 1/2" TAPCONS AT 12" O.C. FOR OPENINGS GREATER THAN 6'-8" TO 8'-0" HIGH. ANCHORS SHALL NOT BE IN THE BEVELED AREA. SLIDING DOORS OR WINDOWS UP TO 8'-0" HIGH REQUIRING BUCKING WIDER THAN 4" UP TO 8" SHALL BE ATTACHED TO THE MASONRY WALL WITH (2) ROWS OF 3/16" X 2 1/2" AT 16" O.C. FOR 1X BUCKS AND 1/4" X 3 1/2" AT 16" O.C. FOR 2X BUCKS. WINDOW ATTACHMENT SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE ATTACHED DIRECTLY TO THE MASONRY WALL THROUGH THE BUCKING IF USING 1" THICK BUCKSTRIPS. MASONRY CELLS ON EACH SIDE OF THE OPENING SHALL BE FILLED SOLID WITH 1#5 REBAR EACH CELL IN ACCORDANCE WITH THE MASONRY NOTES.



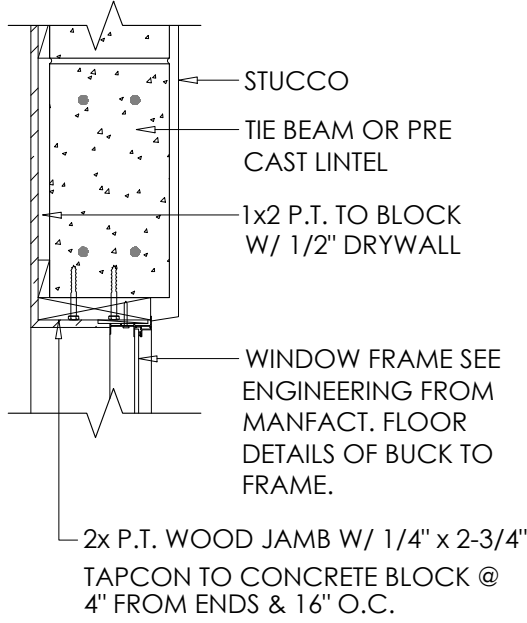
DOOR HEAD DETAIL

SCALE: N.T.S.



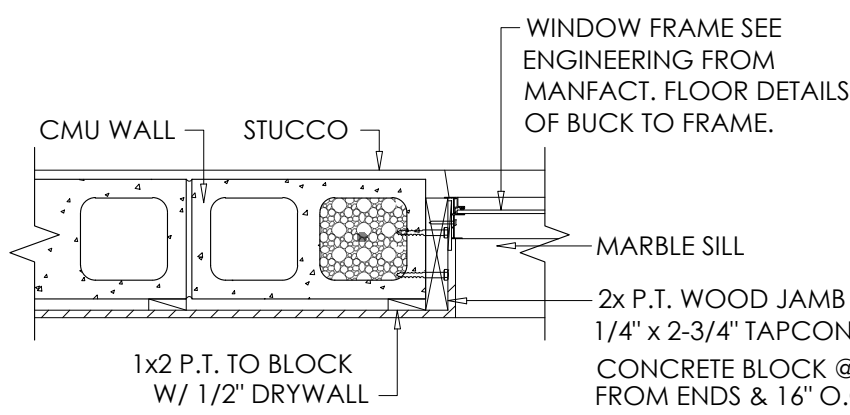
DOOR JAMB TO BLOCK DETAIL

SCALE: N.T.S.



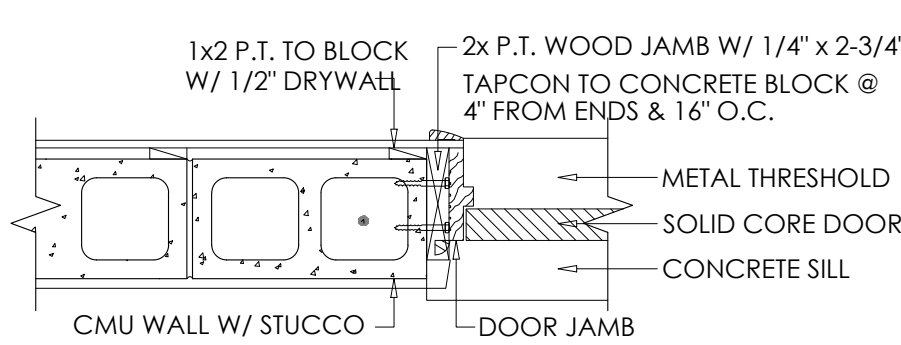
WINDOW HEAD DETAIL

SCALE: N.T.S.



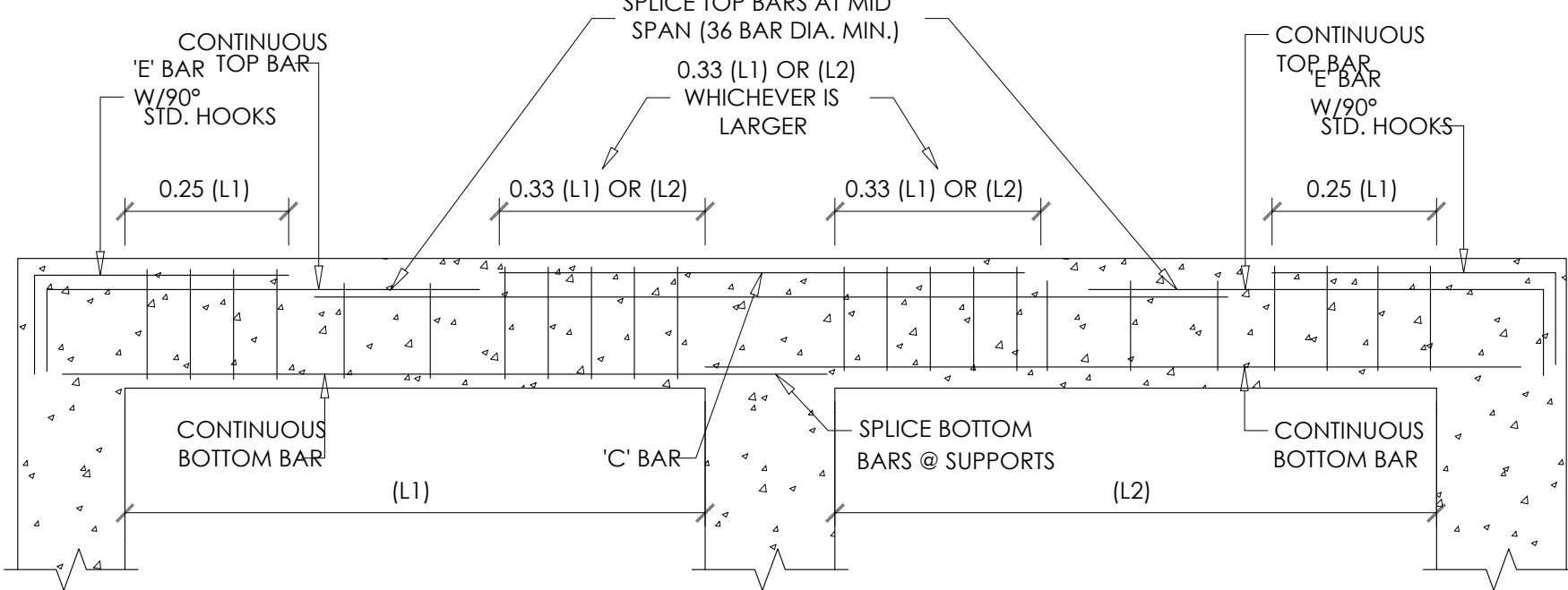
WINDOW JAMB DETAIL

SCALE: N.T.S.



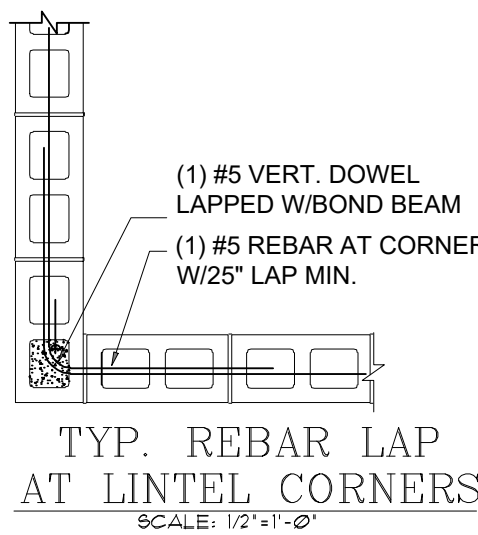
DOOR JAMB TO BLOCK DETAIL

SCALE: N.T.S.

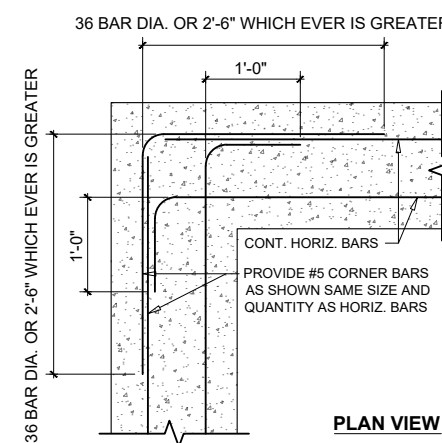


BEAM BAR DIAGRAM

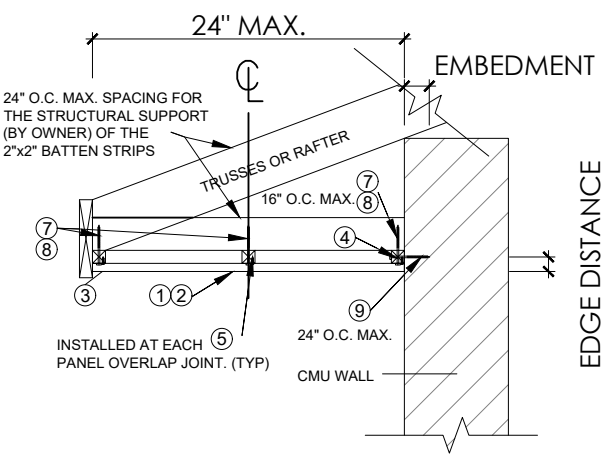
SCALE: N.T.S.



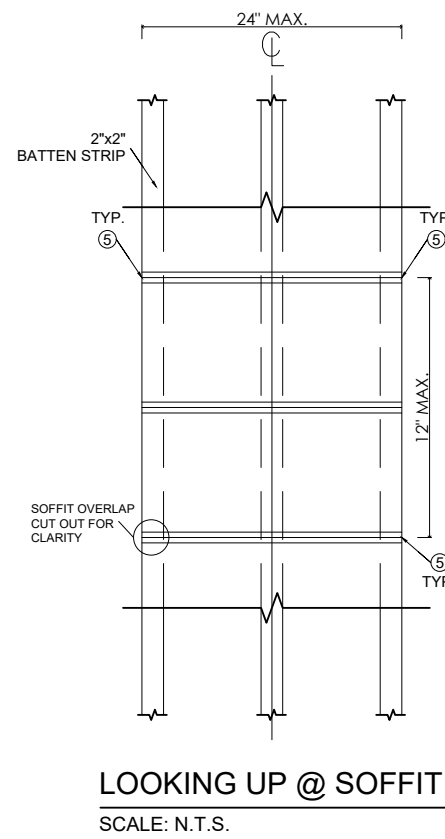
TYP. REBAR LAP AT LINTEL CORNERS
SCALE: 1/2"=1'-0"



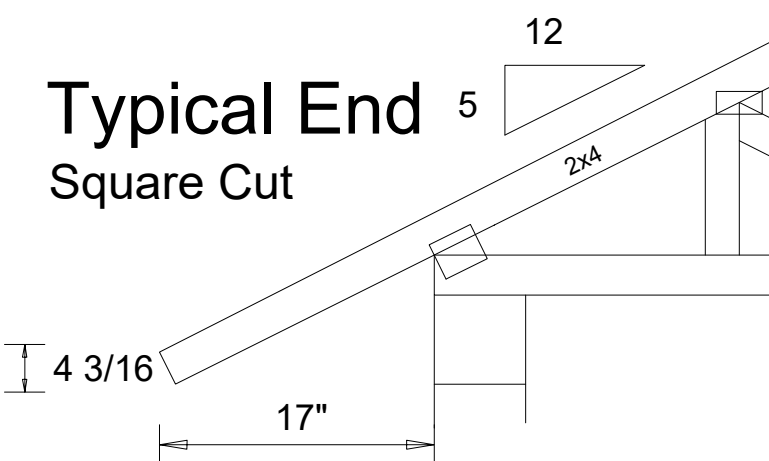
TIE BEAMS, AND WALLS (TYP.)
SCALE: N.T.S.



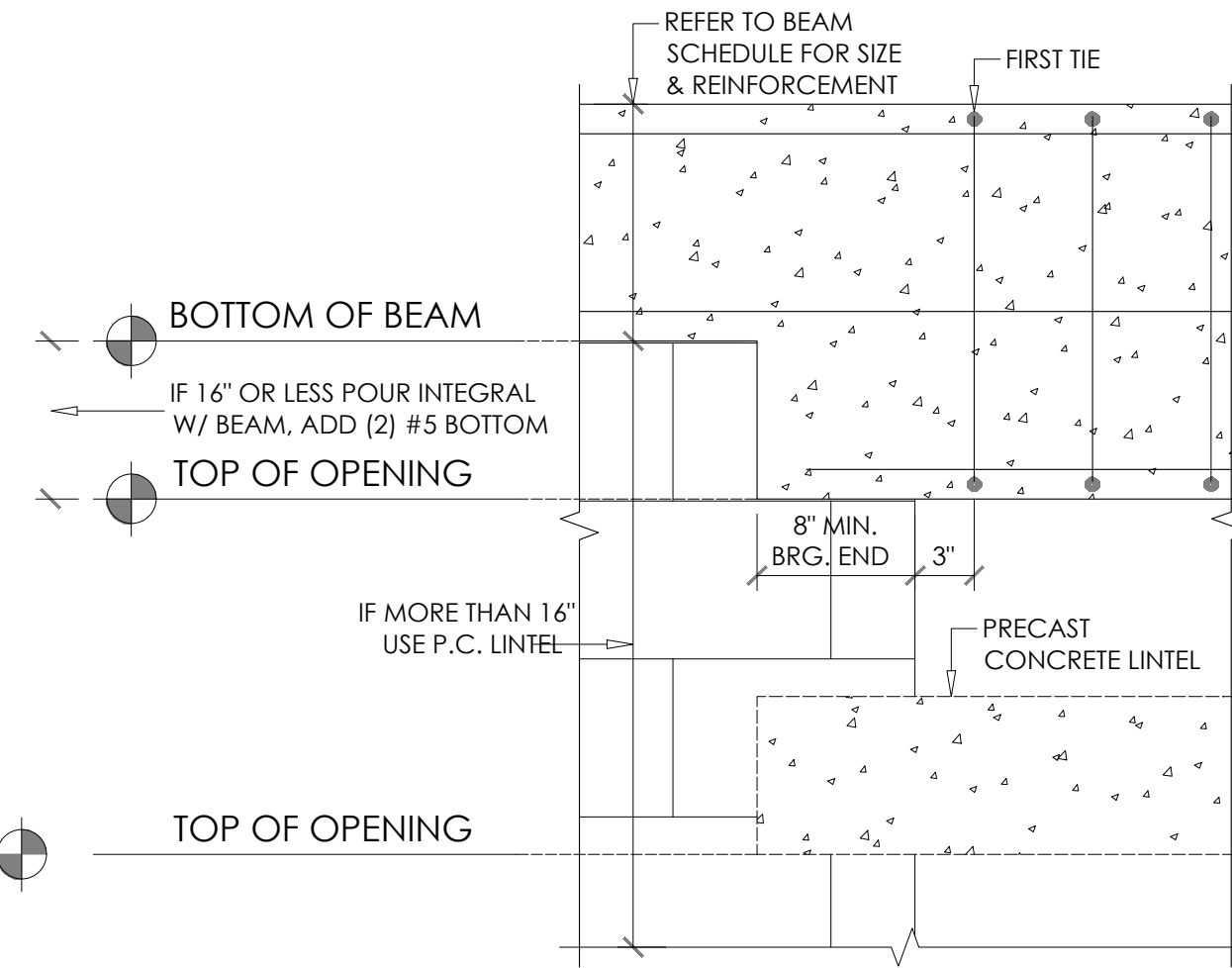
TYP. INSTALLATION ON A CMU WALL
SCALE: N.T.S.



LOOKING UP @ SOFFIT
SCALE: N.T.S.



Typical End
Square Cut



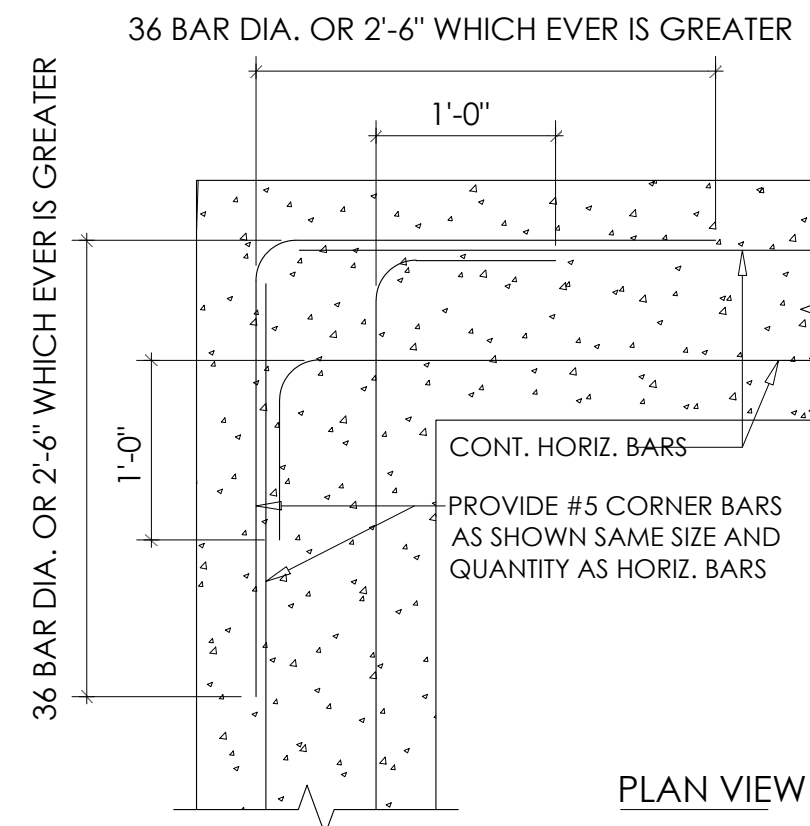
TYPICAL BEAM / LINTEL OVER OPENING

SCALE: N.T.S.



STEP-UP TIE BEAM DETAIL

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



DETAIL FOR FOOTINGS, TIE BEAMS, AND WALLS (TYP.)

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

Data

SEPTEMBER 2024

Drawn

ThinLine Group

Scale

1/4" = 1'-0"

Professional

Customer Job

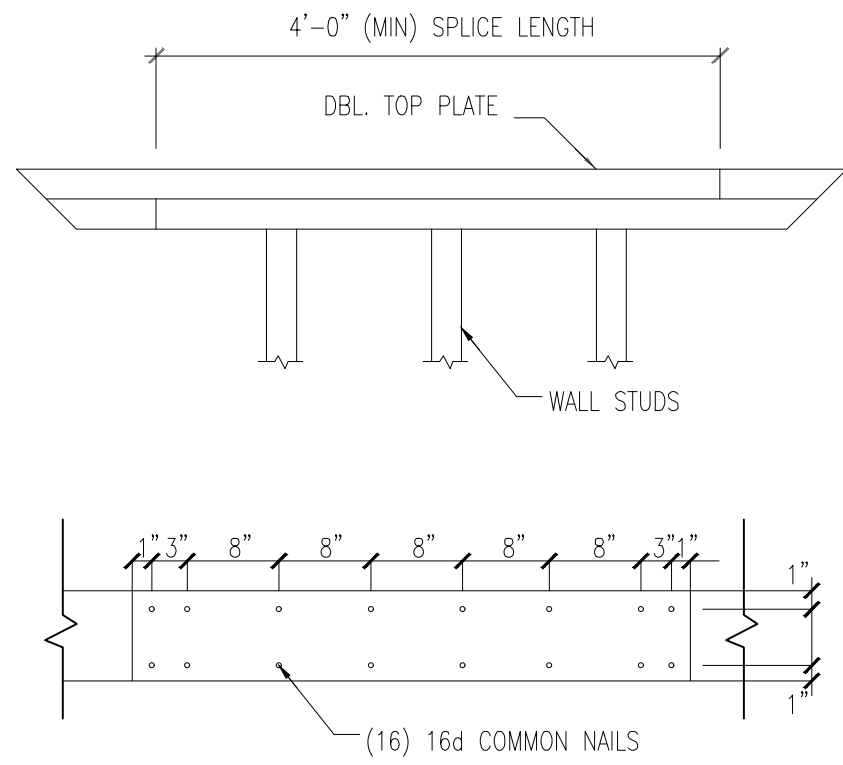
Revision

Page

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

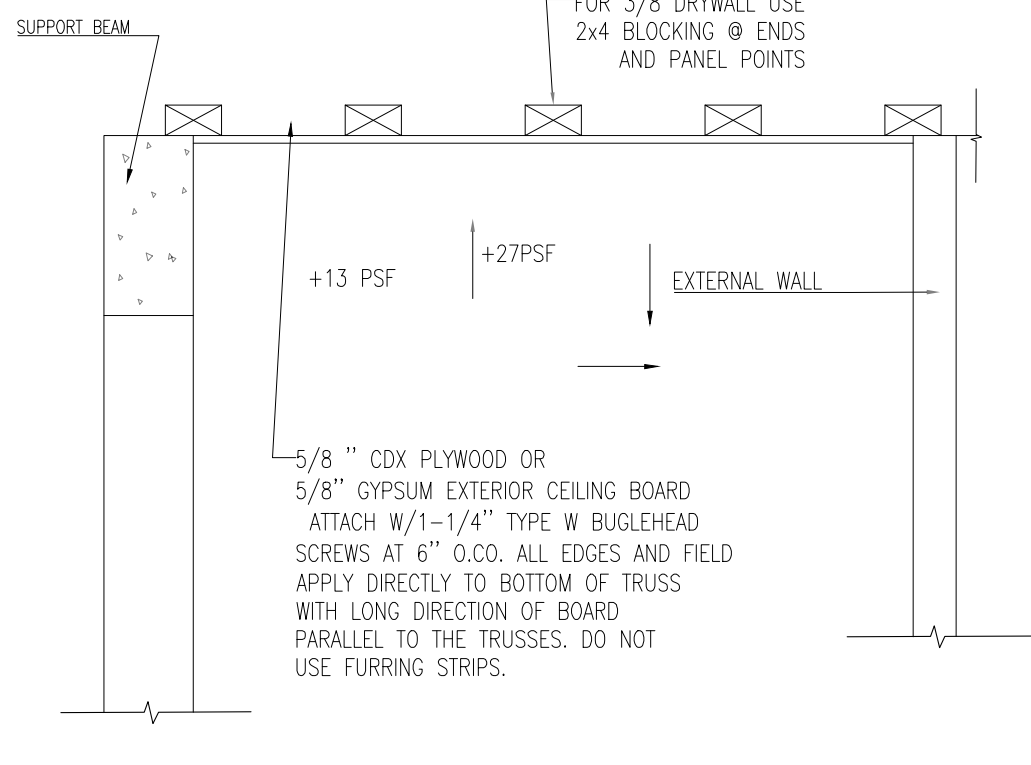
S-03

DETAILS



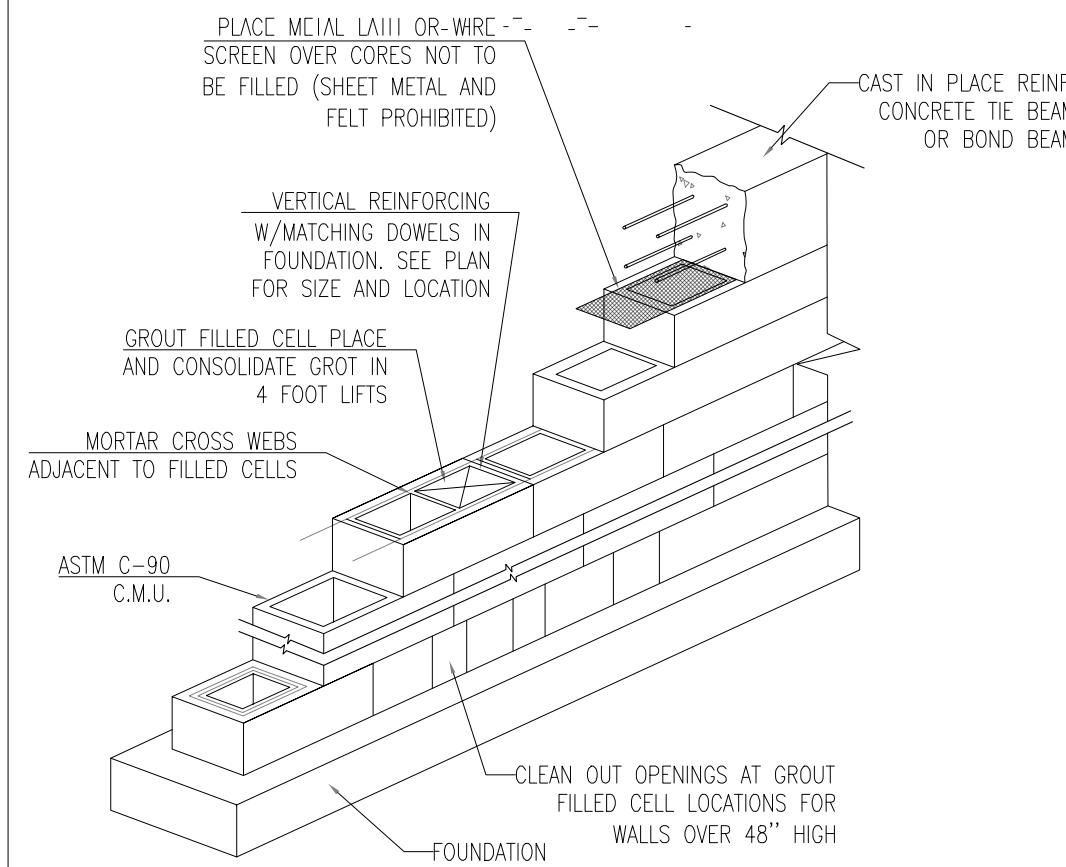
TOP PLATE SPLICE

SCALE: N.T.S.



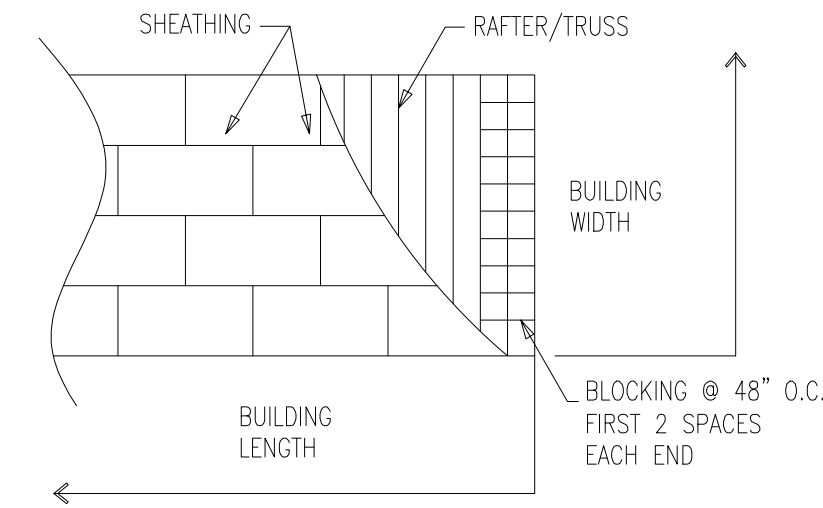
EXPOSED CEILING ATTACHMENT DETAIL

SCALE: N.T.S.



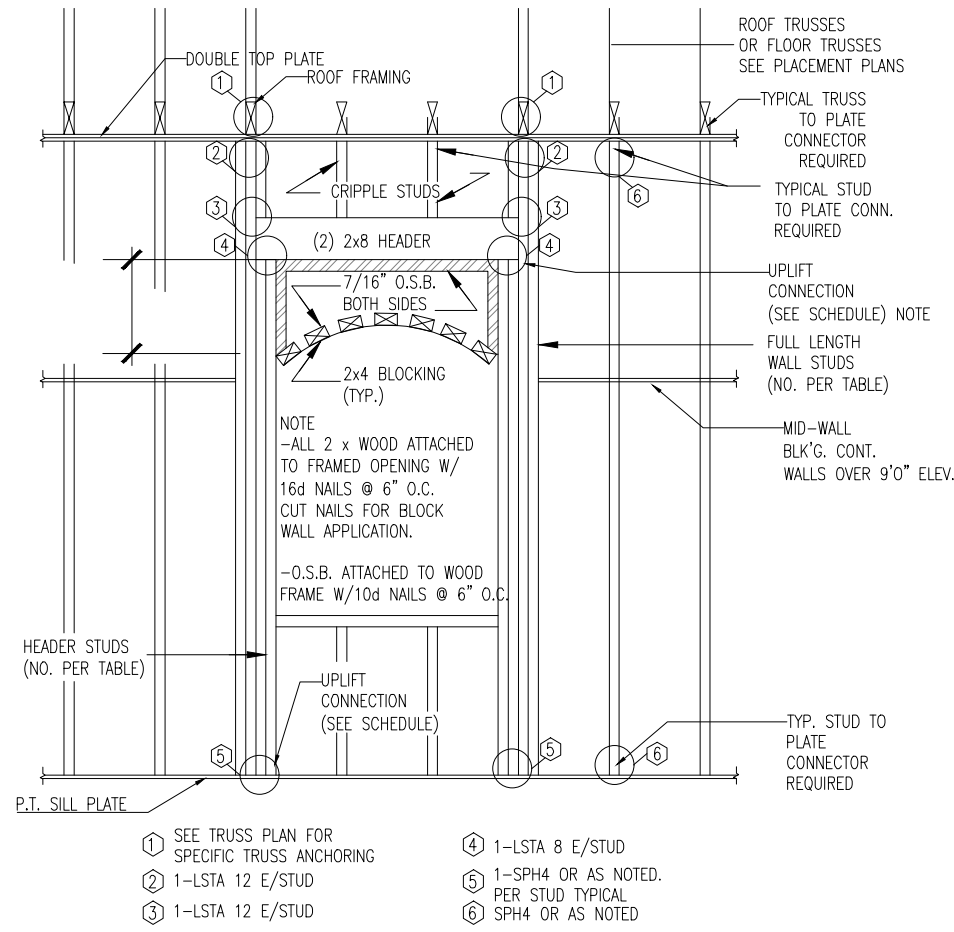
TYP. MASONRY WALL CONSTRUCTION

SCALE: N.T.S.



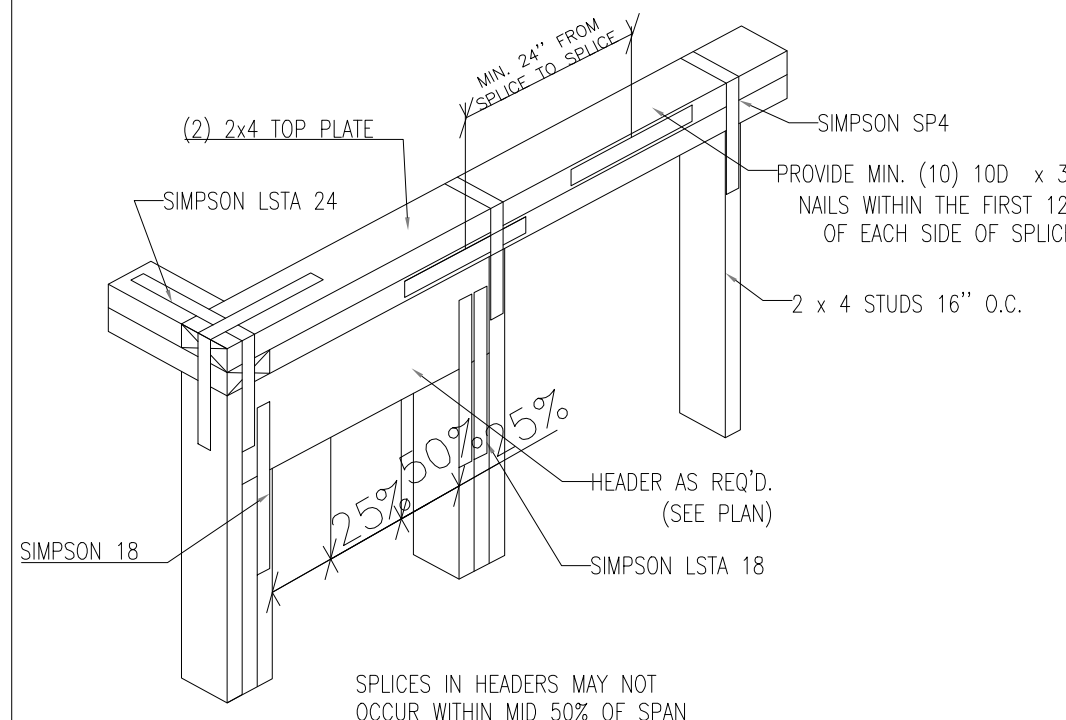
ROOF SHEATHING LAYOUT

SCALE: N.T.S.



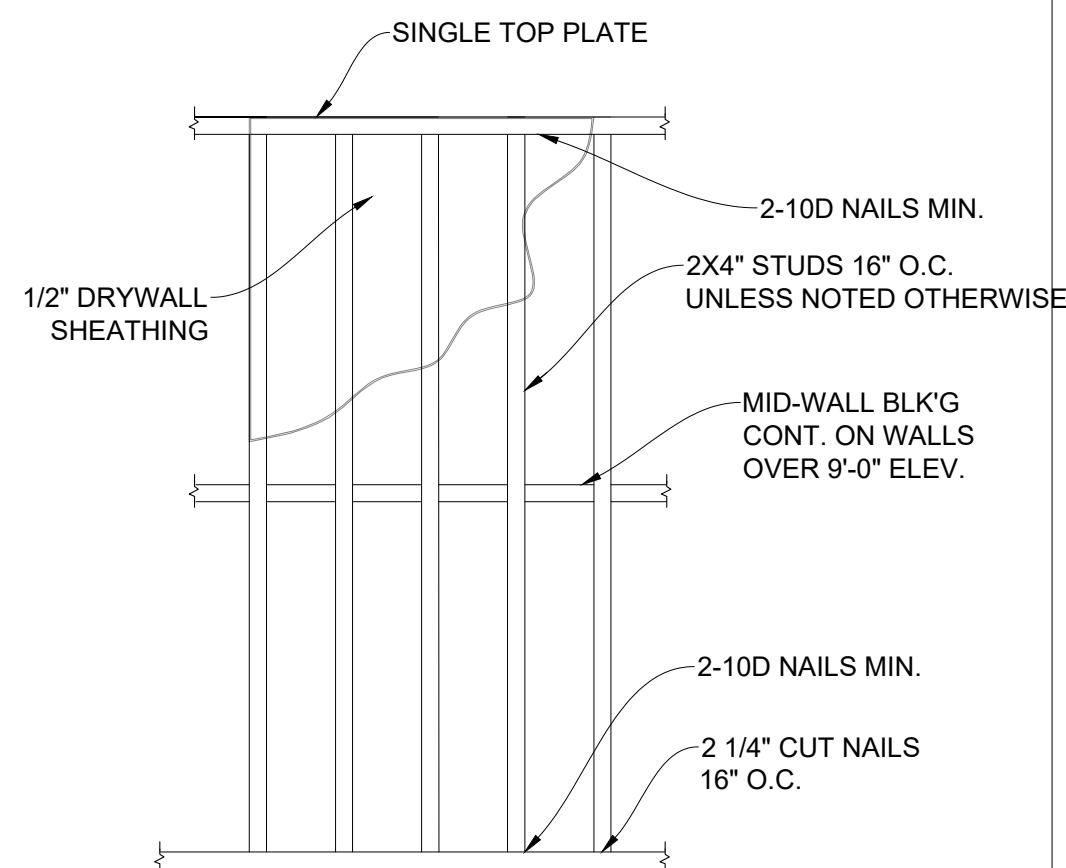
FOR LOAD BEARING OPENINGS

SCALE: N.T.S.



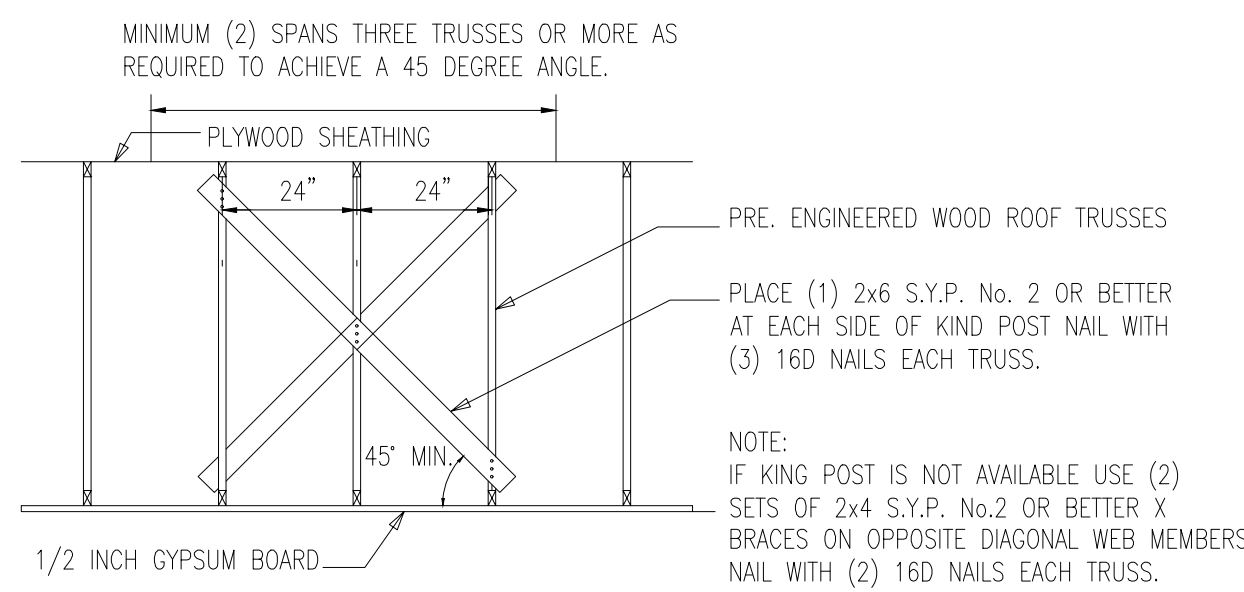
WOOD FRAME SPLICING DETAIL

SCALE: N.T.S.



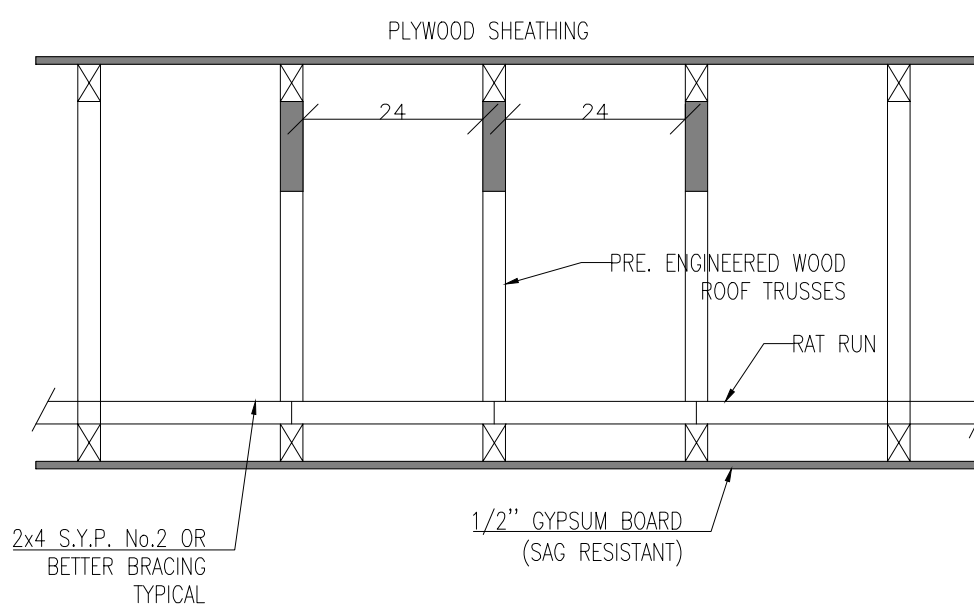
NON. BRG. WALL ANCHORING

SCALE: N.T.S.



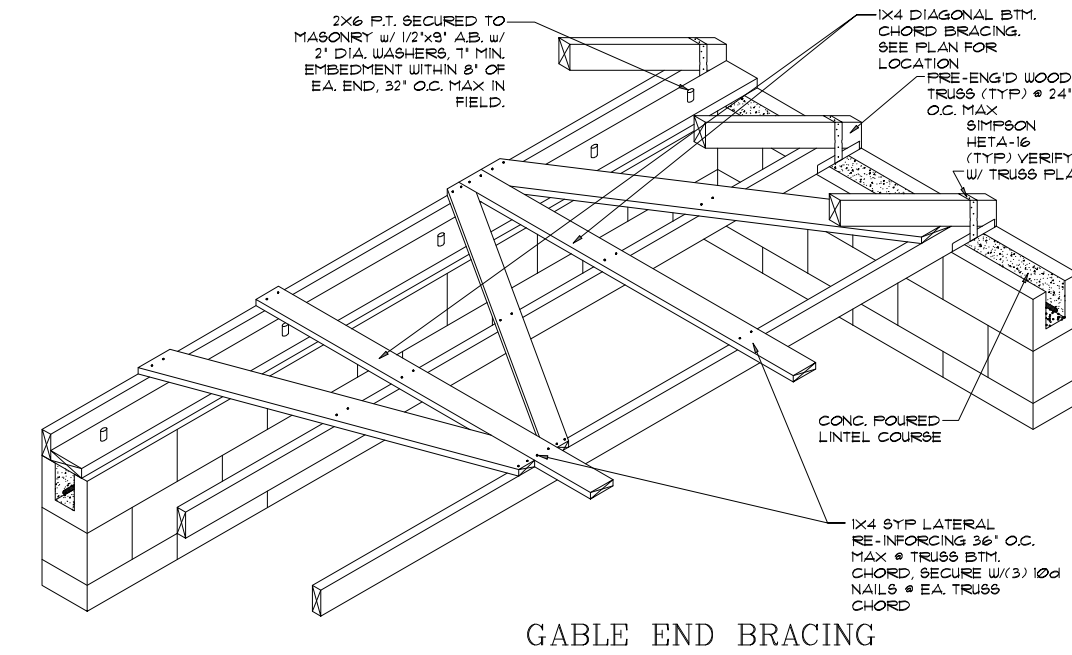
INTERMEDIATE TRUSS BRACING

SCALE: N.T.S.

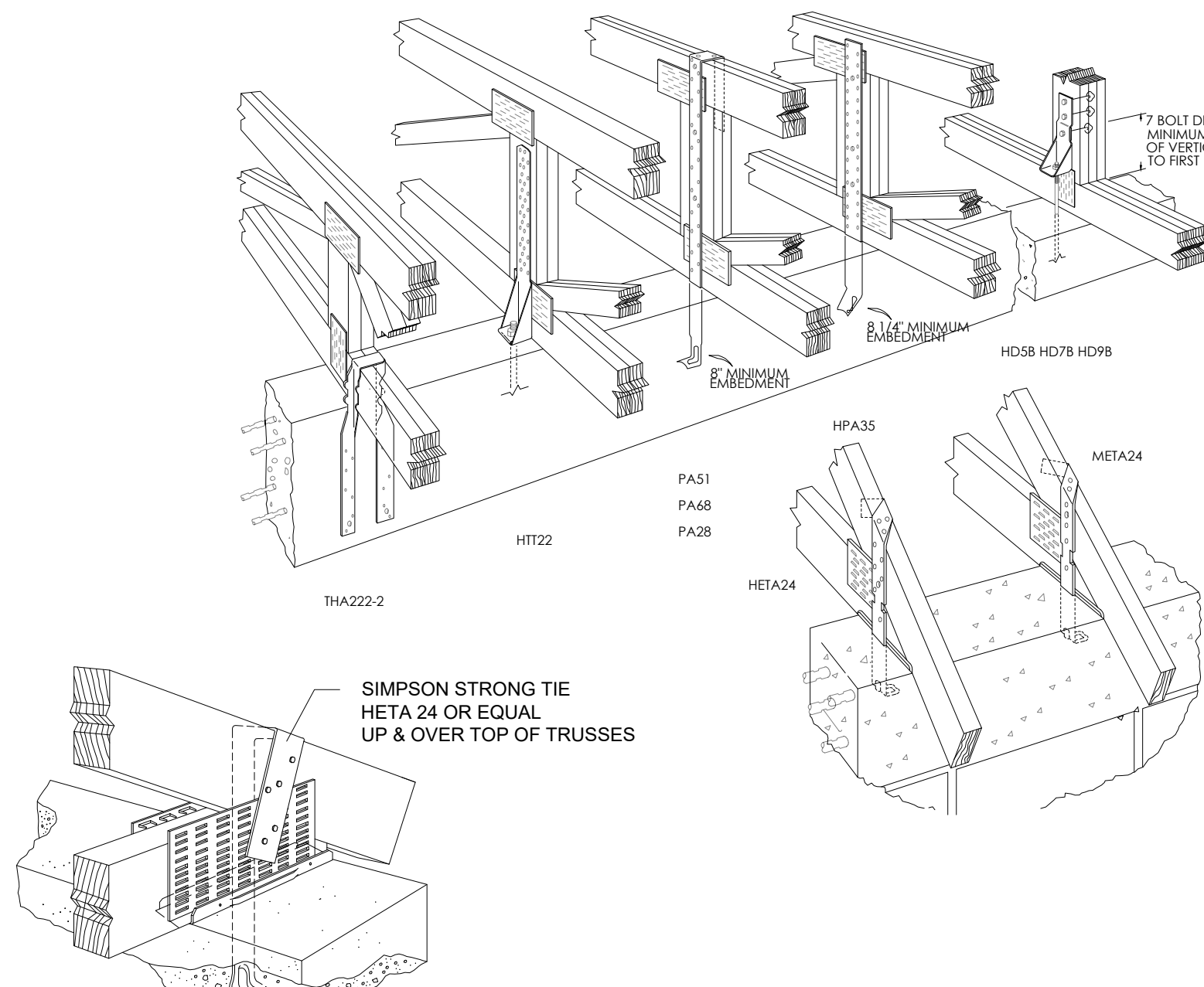


TRUSS BRACING

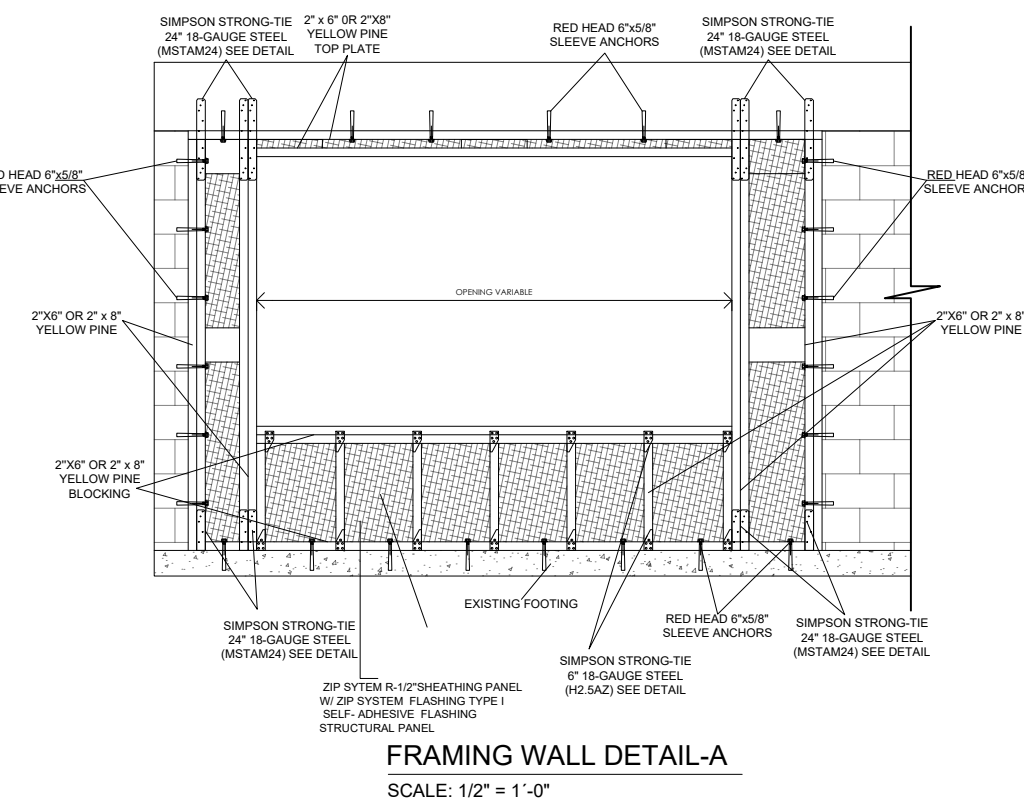
SCALE: N.T.S.



GABLE END BRACING

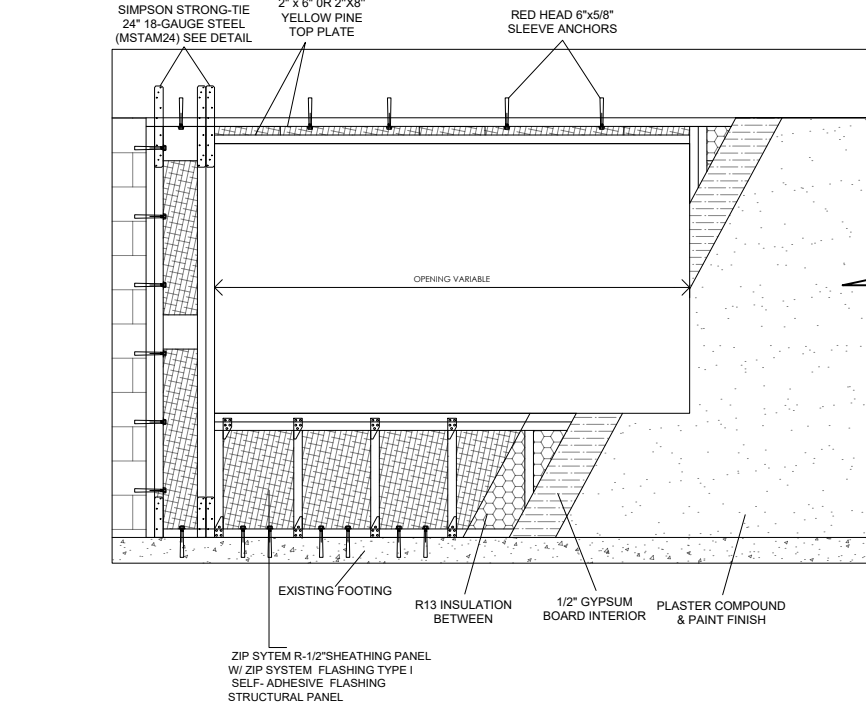


TRUSS ANCHOR DETAIL



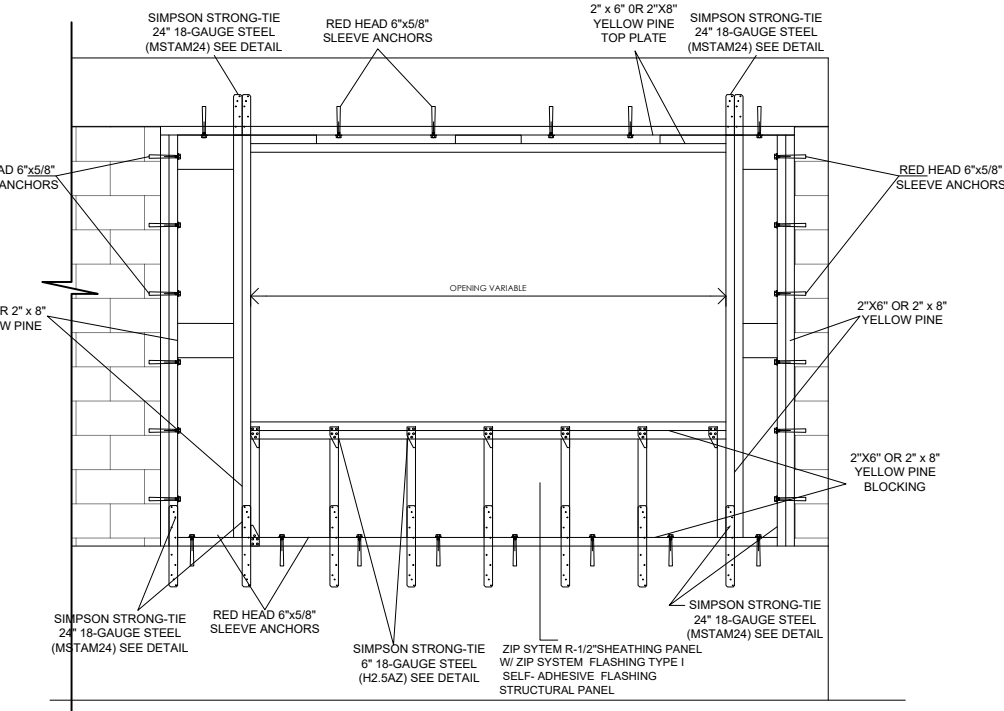
FRAMING WALL DETAIL-A

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



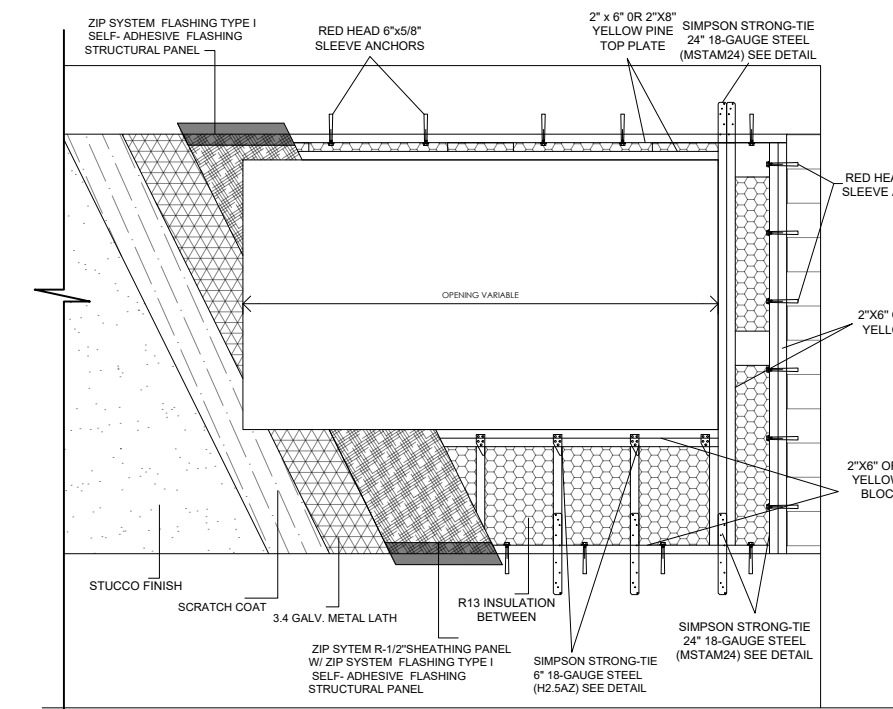
ELEVATION DETAIL-A

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



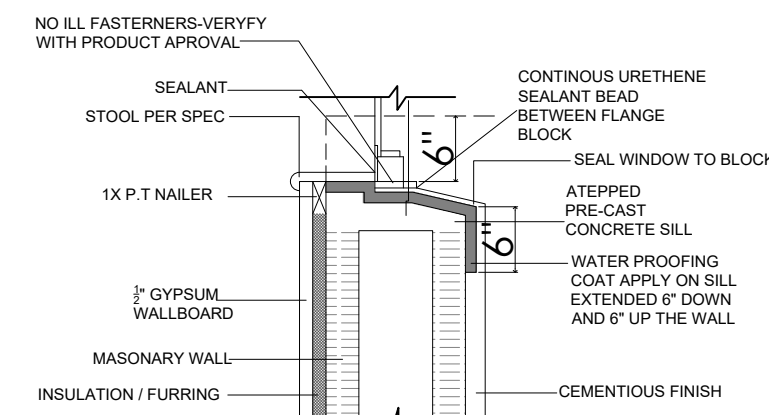
FRAMING WALL DETAIL-B

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



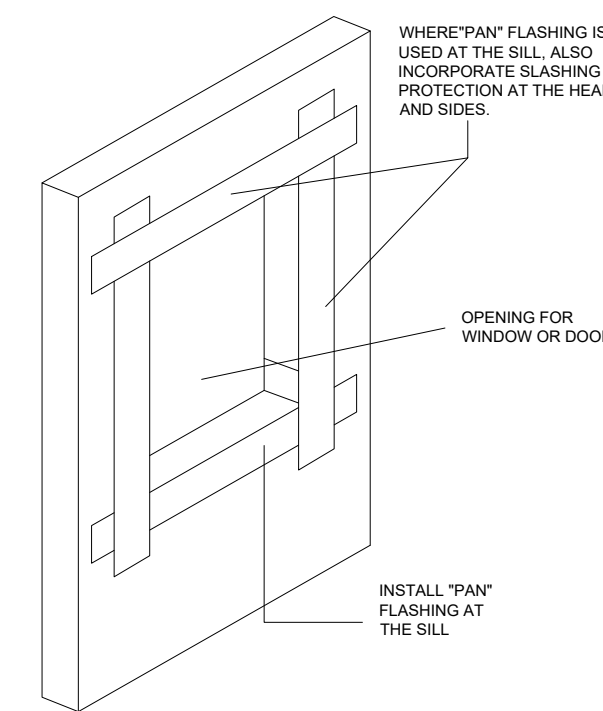
ELEVATION DETAIL-B

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



SH WINDOW SILL- CMU

N.T.S.



SH WINDOW SILL- CMU

N.T.S.

