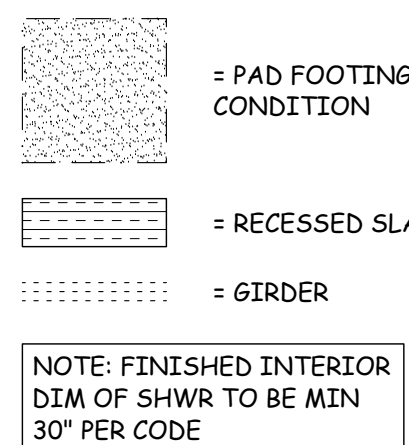


TYPICAL WALL SECTION

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

DRAWING INDEX

- A1 FOUNDATION PLAN
- A2 FLOOR PLAN
- A3 ELEVATIONS
- A4 ROOF PLAN
- E1 ELECTRICAL PLAN
- S1 STRUCTURAL DETAILS
- S2 STRUCTURAL DETAILS



CODE COMPLIANCE VERIFICATION

BUILDING CODE :	FLORIDA BUILDING CODE, RESIDENTIAL 2020 (7th EDITION) FLORIDA BUILDING CODE
MECHANICAL CODE :	FLORIDA BUILDING CODE, MECHANICAL 2020 (7th EDITION)
PLUMBING CODE :	FLORIDA BUILDING CODE, PLUMBING 2020 (7th EDITION)
ELECTRICAL CODE :	NEC 2017
FIRE CODE :	FLORIDA FIRE PREVENTION CODE 2020 (7th EDITION)
ACCESSIBILITY :	FLORIDA BUILDING CODE, BUILDING 2020 (7th EDITION)
ENERGY CODE :	FLORIDA BUILDING CODE, BUILDING 2020 (7th EDITION)

WIND DESIGN

BASIC WIND SPEED	160 MPH (3 SECOND GUST)
IMPORTANCE FACTOR	1.0
EXPOSURE	C
METHOD OF DESIGN	ASCE7-16
MEAN ROOF HEIGHT	13'-7"
INTERNAL PRESSURE COEFFICIENT	0.18 ENCLOSED MAIN BUILDING 0.55 LANAI AND ENTRY

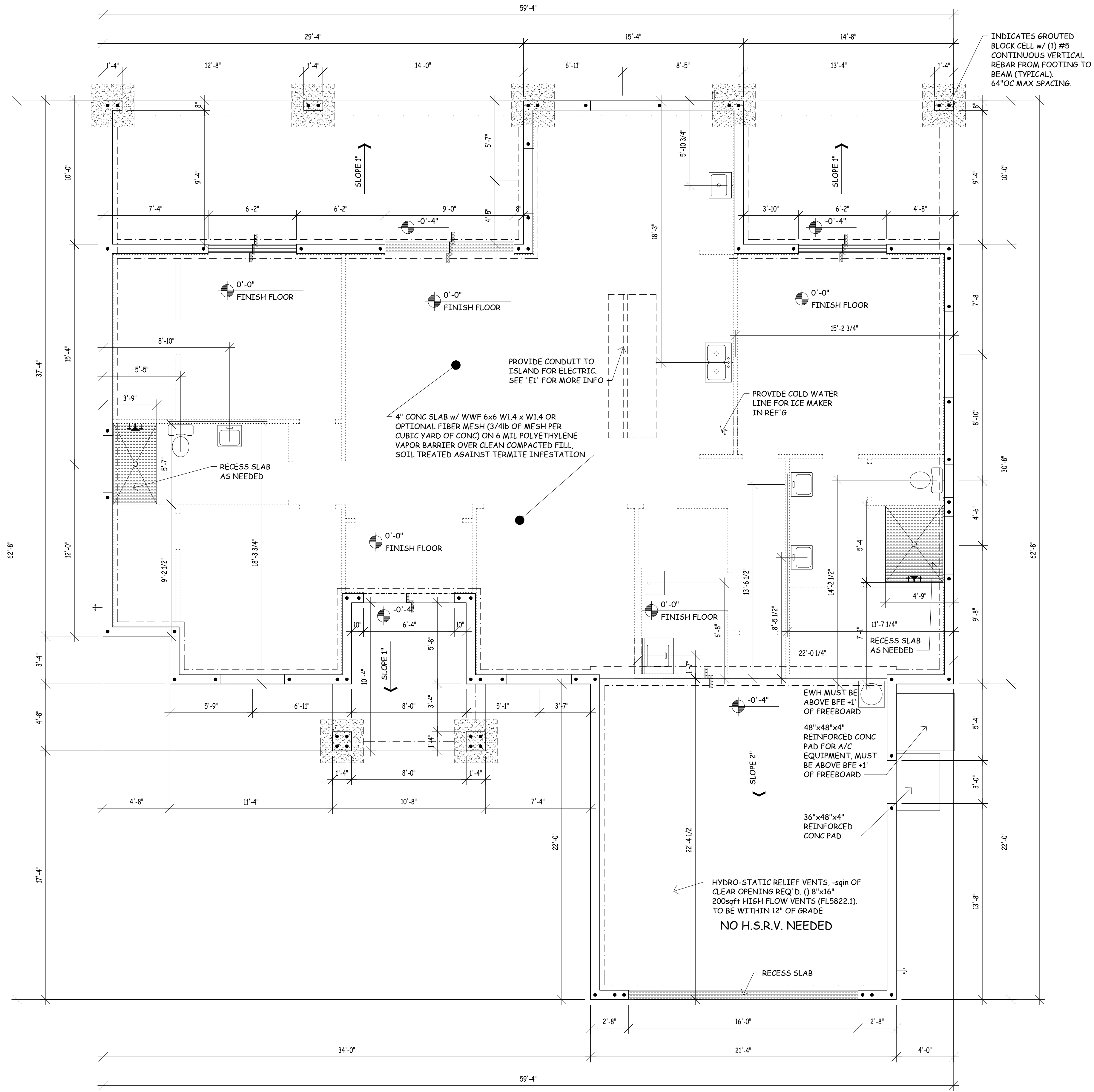
BUILDING DESIGN

RISK CATEGORY (2)

FOOTING SCHEDULE

LOCATE	SIZE	TYPE	REINFORCEMENT	COMMENTS
F-1	16"W x 18"D	MONOLITHIC	(2) #5 CONTINUOUS	TYP FOOTING
F-2	8"W x 12"D	INTEGRAL	(1) #5 CONTINUOUS	-
F-3	8"W x 8"D	EDGE	(1) #5 CONTINUOUS	-
F-4	"x "x12"D	PAD	(4) #5 EACH WAY	-

#"W = FOOTING WIDTH
#"D = FOOTING DEPTH



FOUNDATION PLAN

ASSUMED SOIL BEARING CAPACITY IS 2000 PSF. NOTIFY ENGINEER IF UNSUITABLE OR UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. ALL EXTERIOR MASONRY WALLS WITH JAM STEEL ACT AS SHEAR WALLS/PIERS ACCORDING TO RELATIVE RIGIDITY.

Seal With Engineer's Signature Certifies That The Structural Components of This Plan Are in Compliance To The 2020 Florida Building Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Prevention Code, Accessibility Code, Energy Code, and Wind Pressure in Compliance To Section 1609.
FOR QUOTE REVIEW ONLY
 GulfCoast Engineering, Inc.
 3002 Del Prado Blvd S, Suite B
 Cape Coral, FL 33904
 Admin@jds-inc.net
 239.673.7024
 2804 Del Prado Blvd S, #105 Cape Coral, FL 33904
 Brian Loy Chandler - P.E. #12152 - CA
 Ph: 239-488-6633 - Fax: 239-488-6733

Colonial Properties
V1 Model
 JOB-LOCATION

SCALE OF DRAWING

 IF BOX IS 1" SQ THEN ITS: 1/4"=1'-0"
 IF BOX IS 1/2" SQ THEN ITS: 1/8"=1'-0"

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A1
 V1 Model

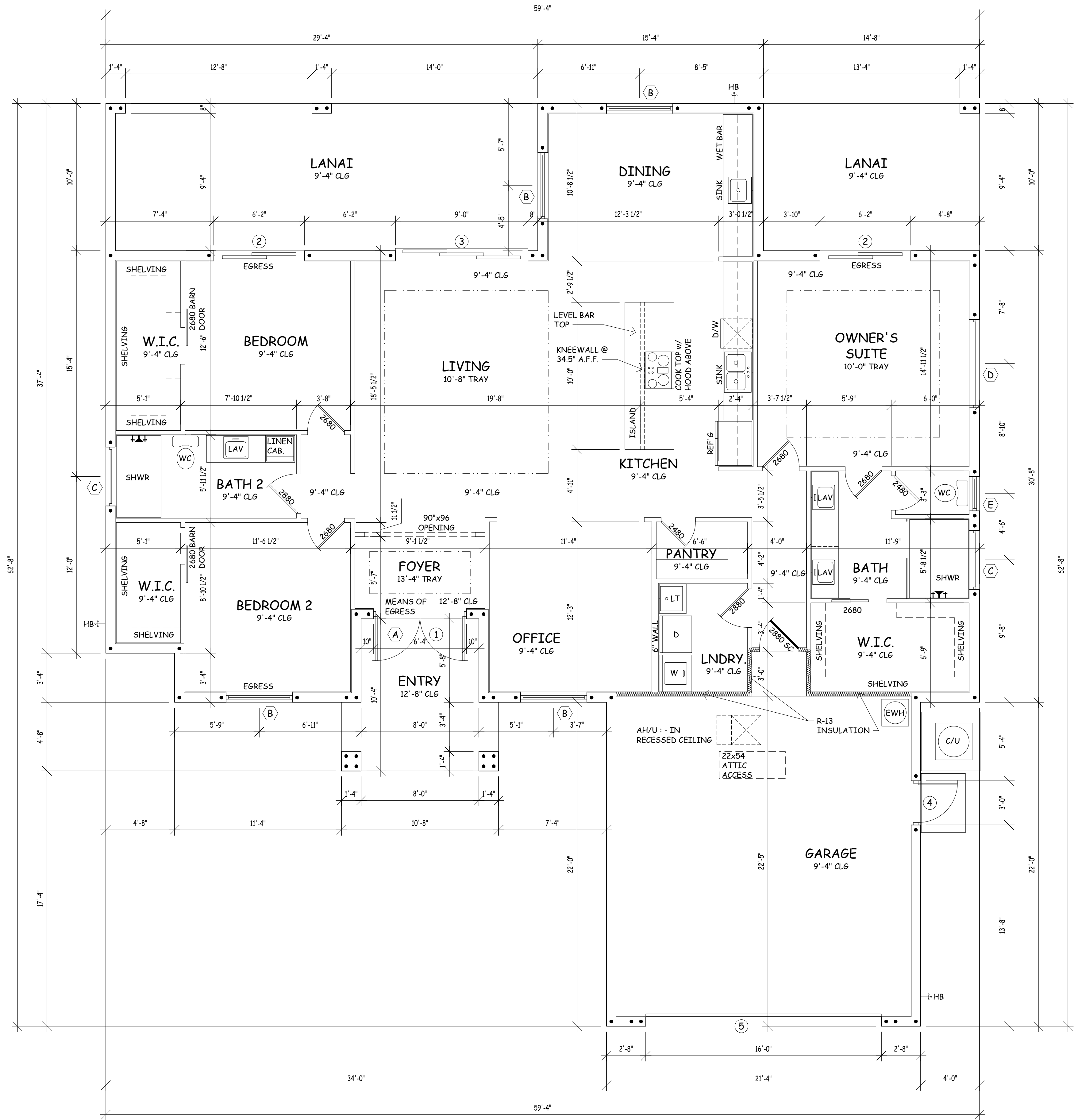
WINDOW SCHEDULE

LOCATE	SIZE	MANUFACTURER	NOA # / FL #	HURR. PROTECT	+/- PRESSURE	NOTES
A	72"x16"	ECO	20-1119.05	IMPACT	+75/-80	FIXED GLASS
B	35	ECO	20-1119.14	IMPACT	+75/-80	SINGLE HUNG
C	48"x24"	ECO	20-1119.05	IMPACT	+75/-80	FIXED GLASS
D	72"x24"	ECO	20-1119.05	IMPACT	+75/-80	FIXED GLASS
E	H33	ECO	20-1119.14	IMPACT	+75/-80	SINGLE HUNG

DOOR SCHEDULE

LOCATE	SIZE	MANUFACTURER	NOA # / FL #	HURR. PROTECT	+/- PRESSURE	NOTES
1	2-3080	P&T	20-0427.01	IMPACT	+75/-75	FULL LITE
2	6080	ECO	21-0114.10	IMPACT	+60/-80	SLIDING GLASS DOOR
3	9080	ECO	21-0114.11	IMPACT	+70/-80	SLIDING GLASS DOOR
4	2880	JELD-WEN	FL11136.2	IMPACT	+61/-65	SOLID DOOR
5	16080	CLOPAY	FL15279.52	IMPACT	+30/-30	OVERHEAD

NOTE: CONTRACTOR TO VERIFY MASONRY OPENINGS PRIOR TO COMMENCEMENT OF WORK.



FLOOR PLAN

NOTE: AT LEAST ONE BATH TO BE AN ACCESSIBLE BATH

NOTE: FINISHED INTERIOR DIM OF SHWR TO BE MIN 30" PER CODE

AREAS

LIVING	1893 SF
LANAI	440 SF
ENTRY	95 SF
GARAGE	489 SF
TOTAL:	2917 SF

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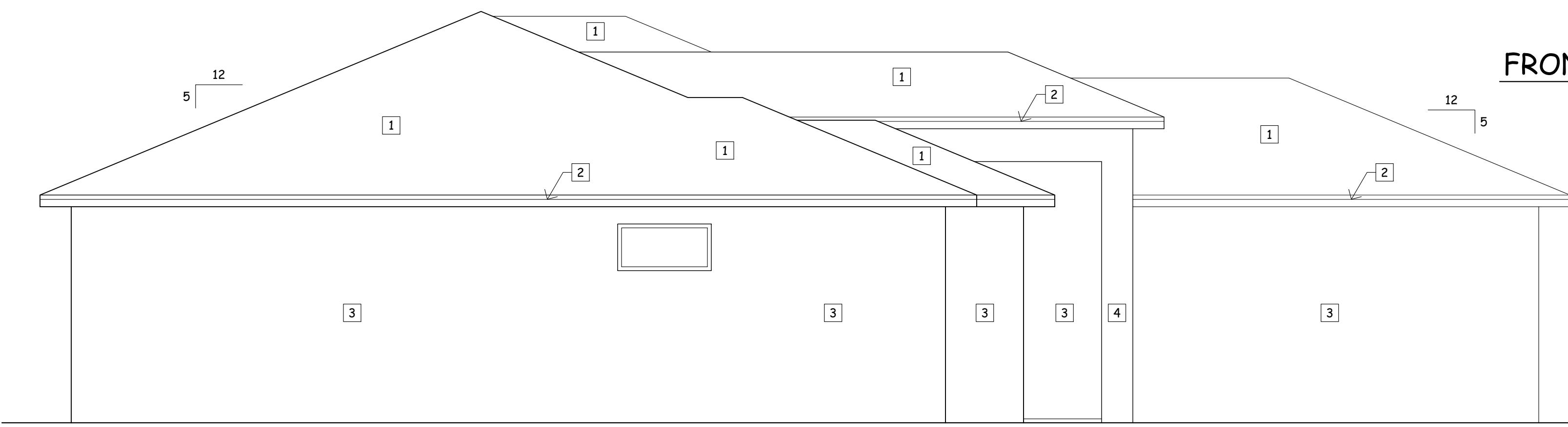
Colonial Properties
V1 Model
 JOB-LOCATION

SCALE OF DRAWING

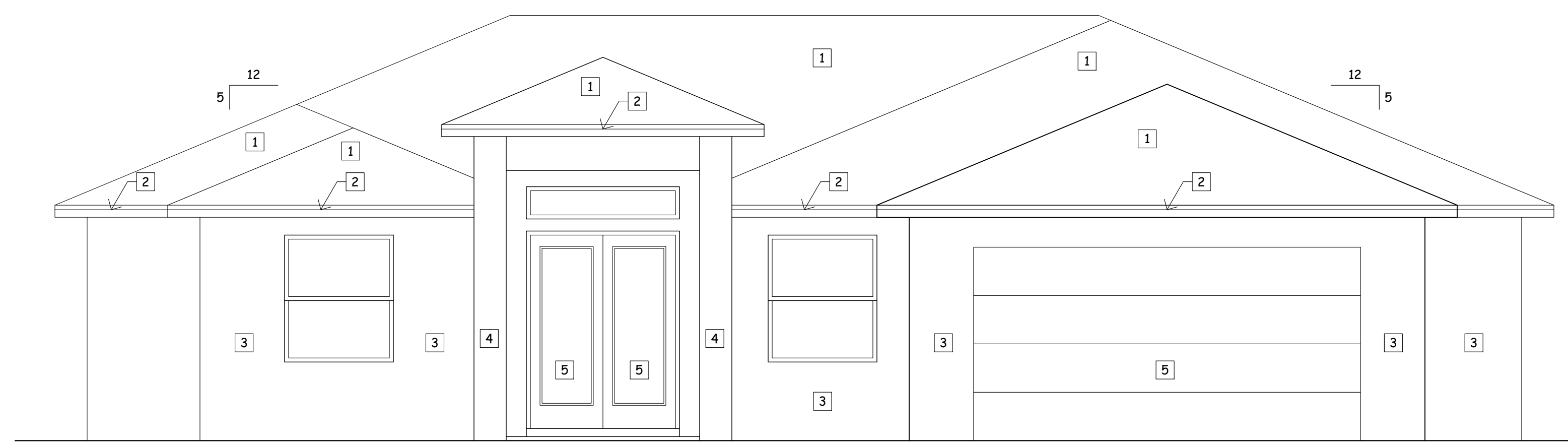
IF BOX IS 1" SQ THEN ITS: 1/4"=1'-0"
 IF BOX IS 1/2" SQ THEN ITS: 1/8"=1'-0"

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A2
V1 Model



LEFT ELEVATION



FRONT ELEVATION

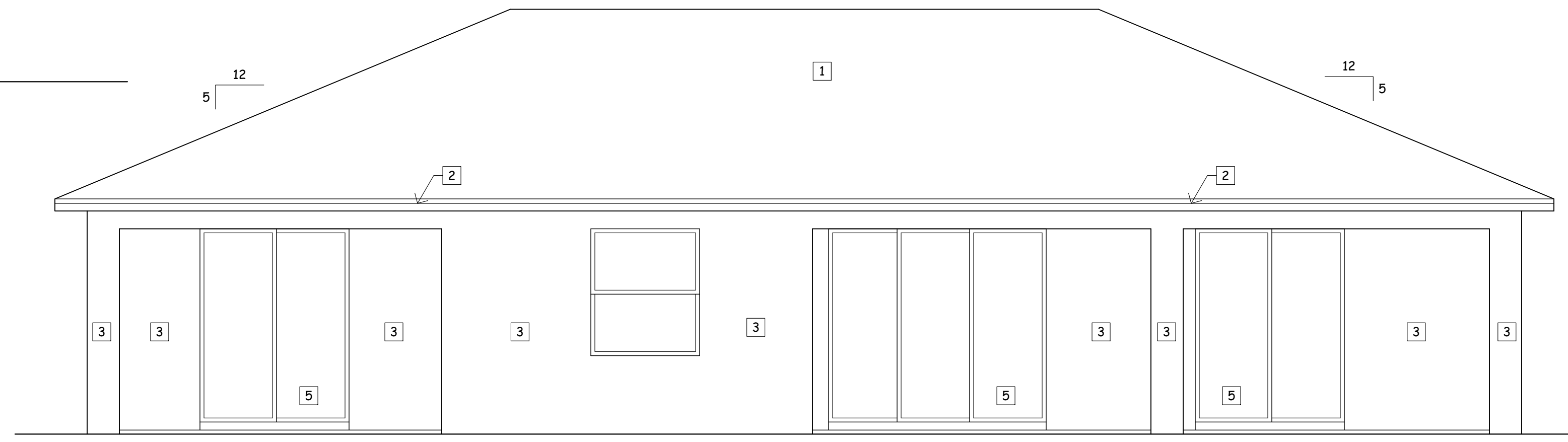
TOP OF WALL
ELEV = 12'-8"

TOP OF WALL
ELEV = 9'-4"

FINISH FLOOR
ELEV = 0'-0"

EXTERIOR FINISHES	
1	SHINGLE ROOFING SYSTEM
2	PAINTED ALUMINUM FASCIA
3	PAINTED CEMENT TEXTURE FINISH
4	PAINTED CEMENT SMOOTH FINISH
5	EXTERIOR DOOR

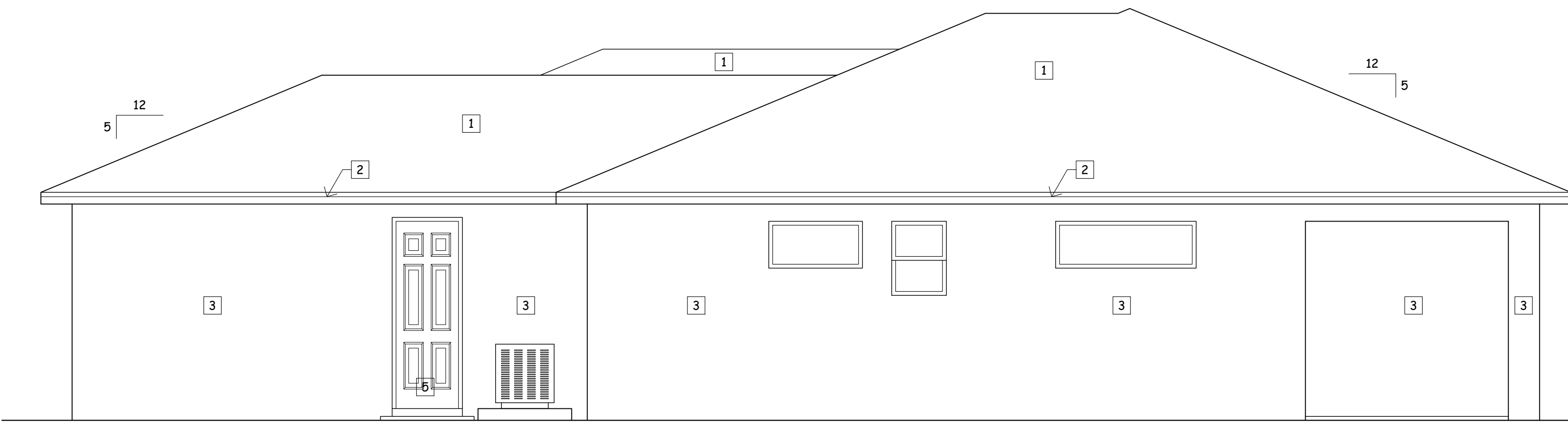
NOTE: ALL STUCCO FINISHES & SUBSTRATES TO COMPLY W/ ASTM STANDARD. PER FBC R 404.1.3.3.8 & FBC R 703.7.2-.3



BACK ELEVATION

TOP OF WALL
ELEV = 9'-4"

FINISH FLOOR
ELEV = 0'-0"



RIGHT ELEVATION

TOP OF WALL
ELEV = 9'-4"

FINISH FLOOR
ELEV = 0'-0"

PEAK OF ROOF
ELEV = ±

TOP OF WALL
ELEV = 12'-8"

TOP OF WALL
ELEV = 9'-4"

FINISH FLOOR
ELEV = 0'-0"

Seal With Engineer's Signature Certifies That The Structural Components of This Plan Are in Compliance To The 2020 International Building Code. Wind Pressure is in Compliance To Section 1609.

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Colonial Properties
V1 Model
 JOB-LOCATION

SCALE OF DRAWING

IF BOX IS 1" SQ THEN ITS: 1/4"-1'-0"

IF BOX IS 1/2" SQ THEN ITS: 1/8"-1'-0"

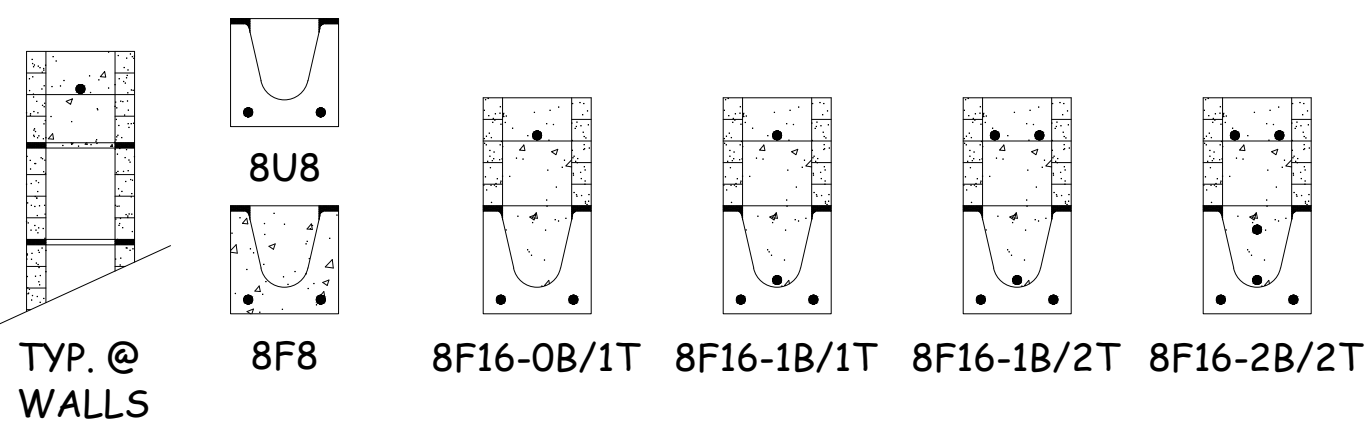
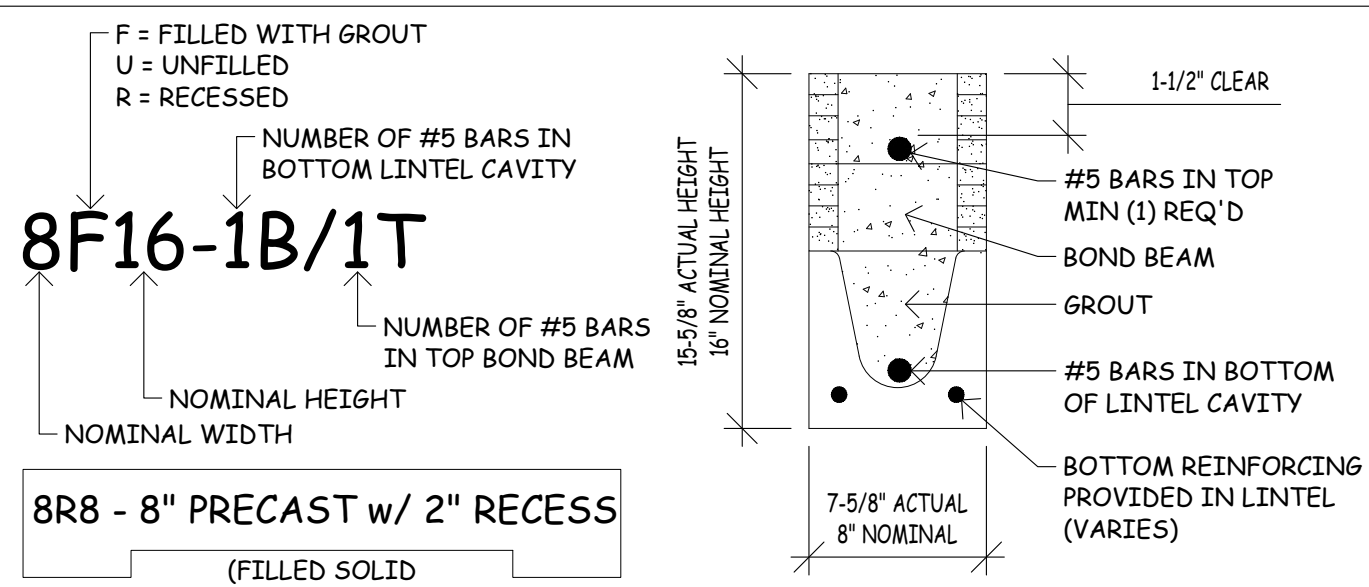
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A3
VI Model

ATTIC VENTILATION CALCULATION

PER FBC 2020 7th EDITION PER R806.1
 sqft OF ROOF AREA
 / 150 = sqft X 144 = sqin
 OF TOTAL VENTING REQUIRED.
 LOWER VENTILATION: sqin PER LINEAR FOOT AT FEET =
 FL#
 ROOFING MATERIAL FL#:
 UNDERLAYMENT FL#:

BOND BEAM INFO



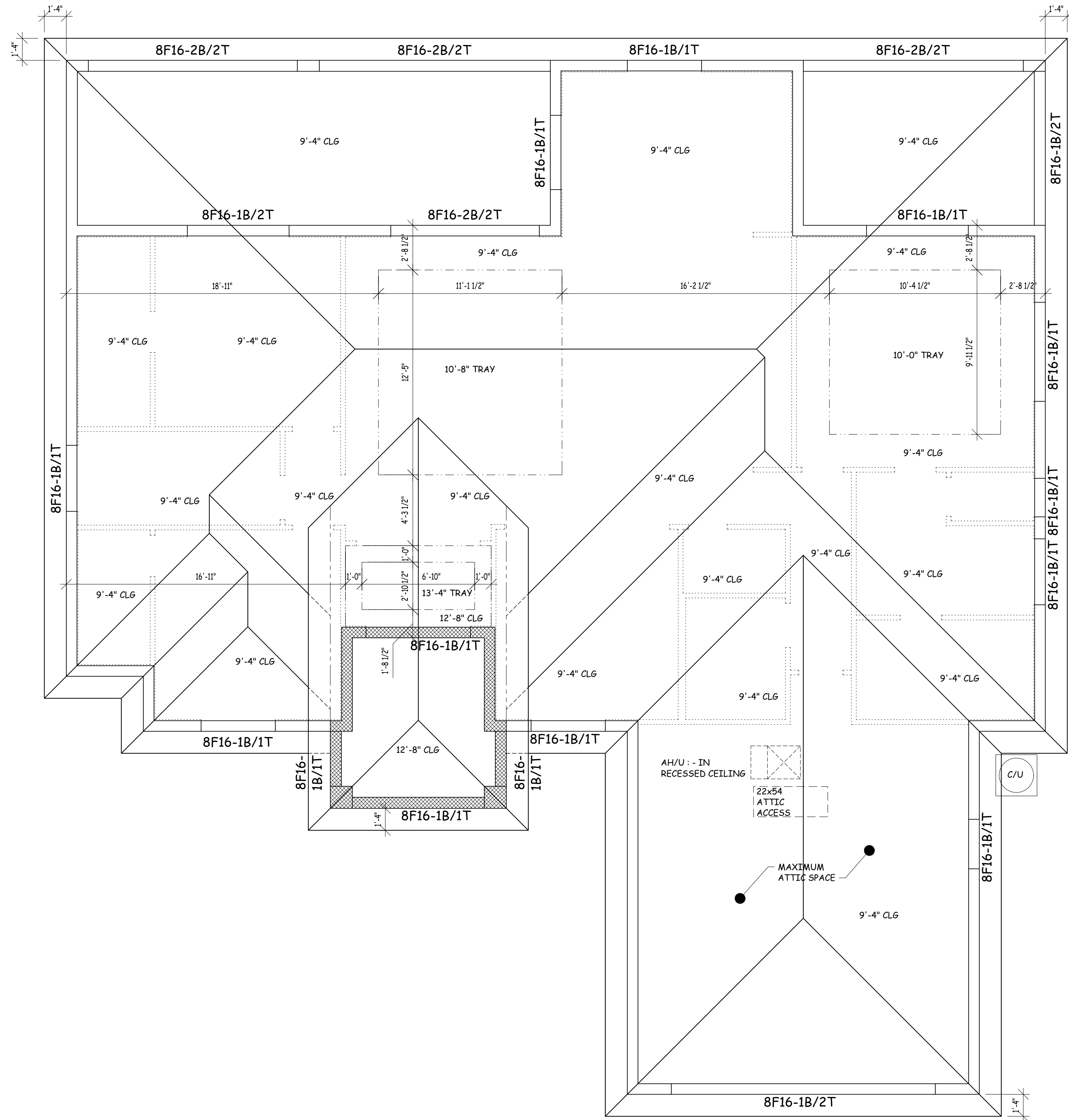
WOOD BEAM SCHEDULE

LOCATE	SIZE
WB-1	() 2x12 SYP NO.2 BOARDS w/ 1/2" PLYWOOD PLATE

COLUMN SCHEDULE

LOCATE	SIZE & STRAP
C-1	() 2x4 NO.2 SYP, SECURE @ BOTTOM w/ () AND @ TOP w/ ()
C-2	() 2x6 NO.2 SYP, SECURE @ BOTTOM w/ () AND @ TOP w/ ()

EACH COLUMN FOR HEADER OPENING SHALL CONSIST OF (1) KING STUD RUNNING FULL HEIGHT OF WALL ADJACENT TO HEADER AND ALL REMAINING STUDS SHALL BE JACK STUDS THAT TERMINATE UNDER THE HEADER.



ROOF PLAN

ENGINEERING AND DESIGN BASED UPON TRUSS LAYOUTS PREPARED BY: #. DATED .
 IF MANUFACTURER'S LAYOUT DRAWINGS DIFFER IN CONFIGURATION OR BEARING POINTS FROM THIS PLAN, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE SAID TRUSS MANUFACTURER'S DRAWINGS REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD, BEFORE THE CONSTRUCTION OF THE ROOF SYSTEM.



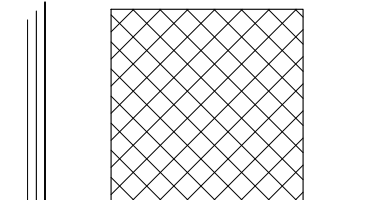
USE TREATED LUMBER WHERE WOOD & CONCRETE SURFACES COME IN CONTACT WITH EACH OTHER

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 Brian Loy Chandler - P.E. #21512 - CE
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Colonial Properties
 V1 Model
 JOB-LOCATION

SCALE OF DRAWING



IF BOX IS 15" SQ THEN ITS: 1/4"-1'-0"
 IF BOX IS 1 1/2" SQ THEN ITS: 1/8"-1'-0"

2.22.2022

A4
 V1 Model