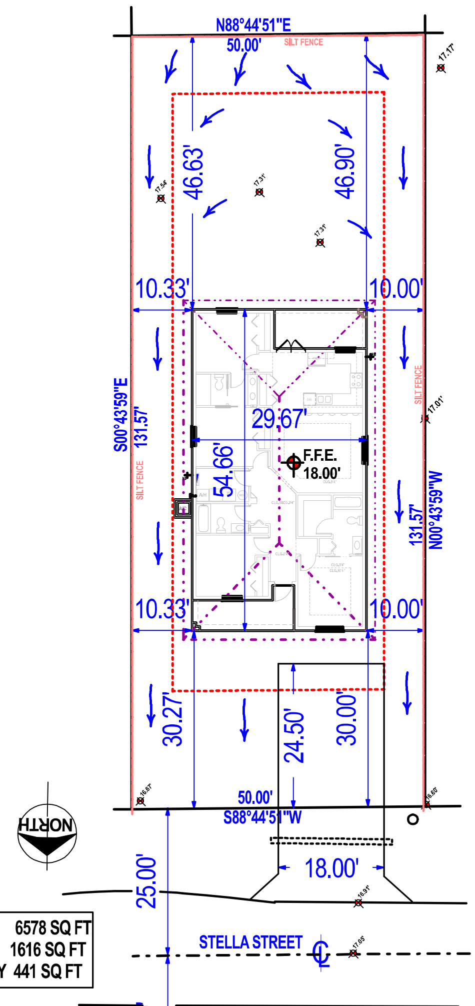
dynasty ONE PG A-1



LOT	6578 SQ FT
HOUSE	1616 SQ FT
DRIVEWAY	441 SQ FT

DESCRIPTION:
LOT 4 BLK 13 CITY VIEW PARK
BK 6 PG 32 LEE CO FL
FLOOD ZONE (AE). ELEV 16.9'

PLACEMENT PLAN
SCALE 1"=10'

NOTE: FOR PROPOSED PLACEMENT OF RESIDENCE ONLY. ALL DIMENSIONS SETBACKS & TECHNICAL INFORMATION HAS BEEN PROVIDED BY BUILDER.

Contractor to verify all conditions, dimensions, elevations, materials, requirements, codes, etc. Construction drawings shall not be scaled to determine dimensioning.

A-1
PLACEMENT PLAN

THE DYNASTY ONE MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

CONTRACTOR:
GENESIS REAL ESTATE DEVELOPMENT LLC
239-247-8849

ENGINEER:

03-26-25

PLAN BY:
Velazquez Drafting
6733 sea Isle Dr.
Fort Myers Fl.33908
Ph 239-495-8021

FOUNDATION/ GROUND FLOOR NOTES

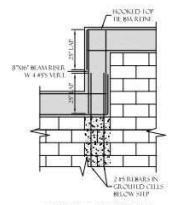
1. FLOOR SLAB IS A 4" CONC. SLAB-ON-GRADE (fc=3000 psi) WITH 6X6 W 1.4 X W 1.4 W.W.F. @ MID DEPTH (NOT SHOWN) OR FIBER MESH ON WELL COMPACTED TO 95% MODIFIED PROCTOR PER ASTMD 1557 IN LIFTS NOT TO EXCEED 12". ON STEM WALL & 16"x12" FTR
2. FOUNDATIONS ARE DESIGNED FOR 2500 PSF. GENERAL CONTRACTOR SHALL 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.
5. REFER TO ARCHITECTURE PLANS FOR ALL DIMENSIONS.
6. ALL REINFORCEMENT SHALL BE GRADE 60

MASONRY WALL REINFORCEMENT NOTES

1. WALL REINFORCEMENT SHALL BE DOWELED FROMFOUNDATION AND BE CONTINUOS THROUGH SOLID GROUTED CELLS AND BE HOOKED OVER TOP REINFORCEMENT OF UPPER BEAMS. MINIMUM LAP SPLICE SHALL BE 48 BAR DIAMETERS.
2. WALL REINFORCEMINETS IS AS FOLLOWS: #5 @ 4'-0" O.C. (MAX.). PROVIDE 1 #5 AT ALL WALL INERSECTIONS, 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 fm =1500 PSI.
6. MORTAR TYPE M OR S WITH 1900 PSI COMPRESSIVE STRENGTH.
7. • INDICATES ADDITIONAL #5 IN CMU WALLS.

ROOF 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 19/32" MIN. CD EXTERIOR LAID PERPENDICULAR TO TRUSSES NAILED @ 6" O.C. ALONGBOUNDARY EDGES, 6" O.C. ALONG EDGES AND 10" O.C. INTERMEDIATE. Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R803.2.3.1.
4. BRACE TRUSSES PER T.P.I. H.1. B-91, AS REVISED.
5. ALL CHANGES TO THE TRUSS LAYOUT SHALL BE APPROVED BY THE ENGINEER.

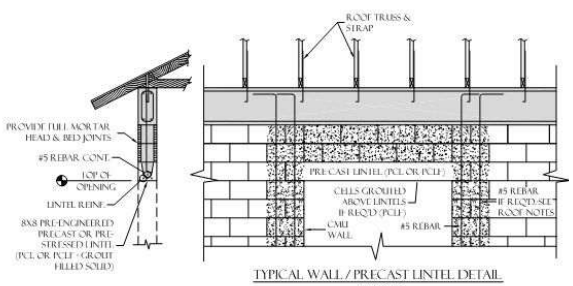


THE TRUSS LAYOUT HAS BEEN COORDINATED WITH THIS PLAN BY ENGINEER OF RECORD.REFER TO TRUSS DRAWING FOR TRUSS LAYOUT.

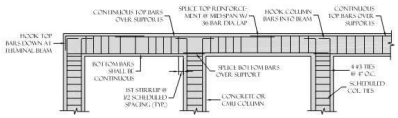
ALL MECHANICAL & ELECTRICAL EQUIPMENT TO BE MIN BASE FLOOD ELEVATION + 1' NAVD = 9'

ENTRY & LANAI CEILING SPECIFICATION OPTIONS-
#1: ½" SAG RESISTANT GYPSUM BOARD OVER 1"X4" STRIPPING@16" O.C. NAILED W/ (2) 8d NAILS EA. TRUSS
#2: ½" (NOM) CDX PLYWOOD OR EQUAL FASTENED W/ 8d NAILS @ 6" O.C. OR 3/8"X1.5 STABLES @ 4" O.C.
#3: 5/8" DRYWALL
USE EXTERIOR GYPSUM BOARD

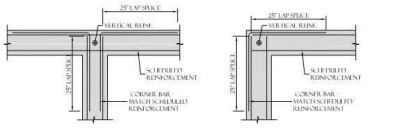
Contractor to verify all conditions, dimensions, levels etc., materials, requirements, codes etc. Construction drawings shall not be scaled to determine dimensioning.



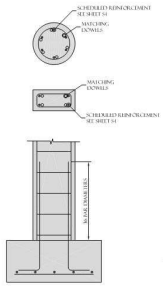
TYPICAL WALL / PRECAST LINTEL DETAIL
SCALE N.T.S.



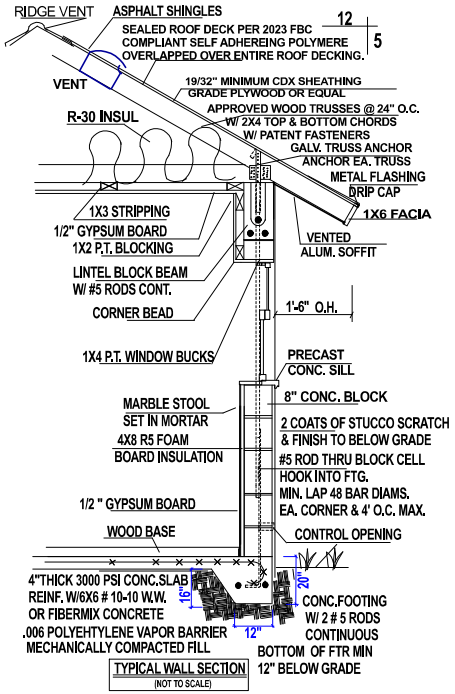
TYPICAL BEAM / COLUMN REINFORCEMENT DETAILS
NTS



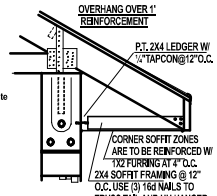
BEAM / FOOTING CONTINUITY DETAIL
NTS

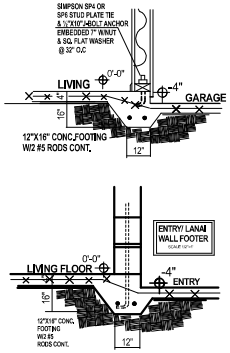


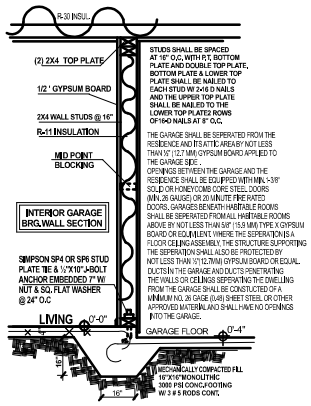
COLUMN DETAILS
SCALE N.T.S.



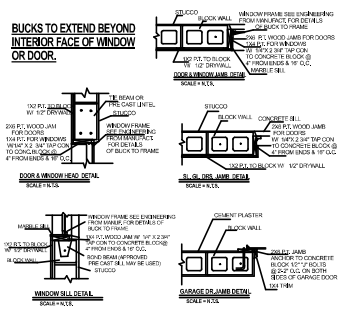
R704.2.1Vinyl and aluminum soffit panels shall be installed using aluminum, galvanized, stainless steel or rust-preventative coated nails or other approved corrosion-resistant fasteners specified by the manufacturer and shall be fastened at both ends to a supporting component such as a nailing strip,fascia or subfascia component in accordance with Figure R704.2.1. Where the unsupported span of soffit panels is greater than 12 inches, intermediate nailing strips shall be provided in accordance with Figure R704.2.2 unless a larger span is permitted in accordance with the manufacturer's product approval specification. Vinyl and aluminum soffit panels shall be installed in accordance with the manufacturer's product approval specification and limitations of use. Fascia covers shall be installed in accordance with the manufacturer's product approval specification and limitations of use and Section R704.3







BUCKS TO EXTEND BEYOND INTERIOR FACE OF WINDOW OR DOOR.



Stucco Requirements FBC 2023 Residential

R703.7Exterior plaster.Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 or ASTM C1787 and the provisions of this code.

R703.7.1 Lath. Lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1½-inch-long (38 mm), 11 gage nails having a 7/16-inch (11.1 mm) head, or 1½-inch-long (22.2 mm), 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved.

R703.7.2 Plaster. Plastering with cement plaster shall be not less than three coats where applied over any type of code-approved lath and shall be not less than two coats where directly applied over masonry, concrete, clay brick, stone or tile. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1). On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed. Cement plaster shall be in accordance with ASTM C926. Cement materials shall be in accordance with one of the following:

1.Masonry cement conforming to ASTM C91 Type M, S or N.
2.Portland cement conforming to ASTM C150 Type I, II or III.
3.Blended hydraulic cement conforming to ASTM C595 Type IP, IS(S<70), IL or IT(S<70).
4.Hydraulic cement conforming to ASTM C1157 Type GU, HE, MS, HS or MH.
5.Plaster (stucco) cement conforming to ASTM C1328.

The proportion of aggregate to cementitious materials shall be as set forth in Table R702.1(3).

R703.7.2.1 Weep screeds.A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3½ inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C926. The weep screed shall be placed not less than4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

R703.7.3 Water-resistive barriers.Water-resistive barriers shall be installed as required in SectionR703.2 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 shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

Exception: 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 the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.7.4 Application. Each coat shall be kept in a moist condition for at least 48 hours prior to application of the next coat.

Exception: Applications installed in accordance with ASTM C926 including the reference in ASTM C926 Section 8 to Section X1.4.2 of the Appendix.

R703.7.5 Curing.The finish coat for two-coat cement plaster shall not be applied sooner than seven days after application of the first coat. For three-coat cement plaster, the second coat shall not be applied sooner than 48 hours after application of the first coat. The finish coat for three coat cement plaster shall not be applied sooner than seven days after application of the second coat.

Exception: Applications installed in accordance with ASTM C926 including the reference in ASTM C926 Section 8 to Section X1.4.2 of the Appendix.

THE DYNASTY ONE MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

GENESIS REAL ESTATE DEVELOPMENT LLC
239-247-8849

CONTRACTOR:

ENGINEER

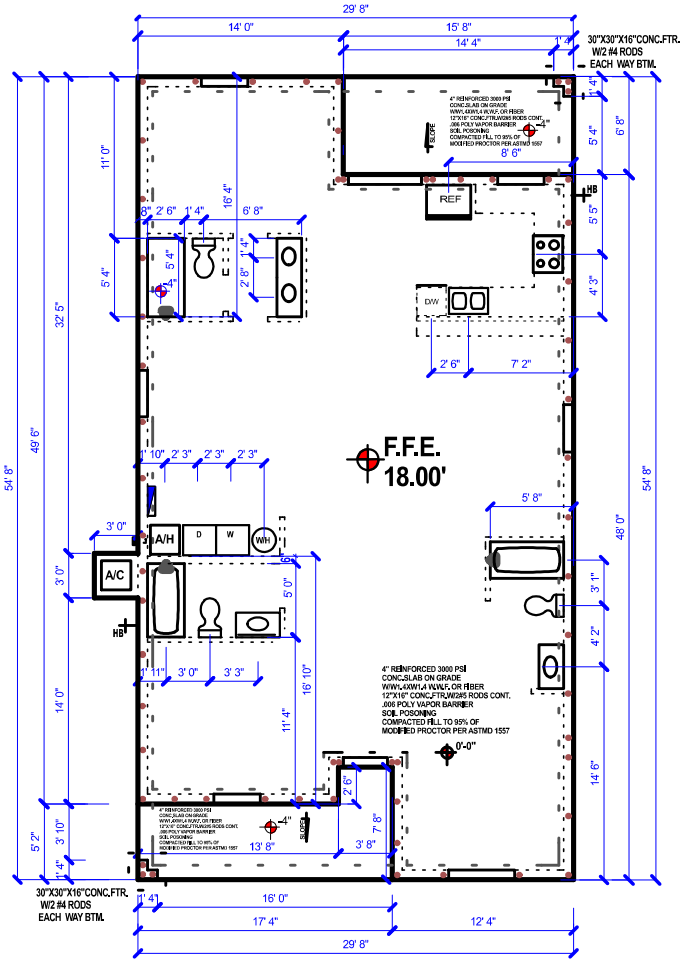
03-26-25

Velazquez Drafting
6733 sea Isle Dr.
Fort Myers Fl 33908
Ph 239-495-8021

PLAN BY:

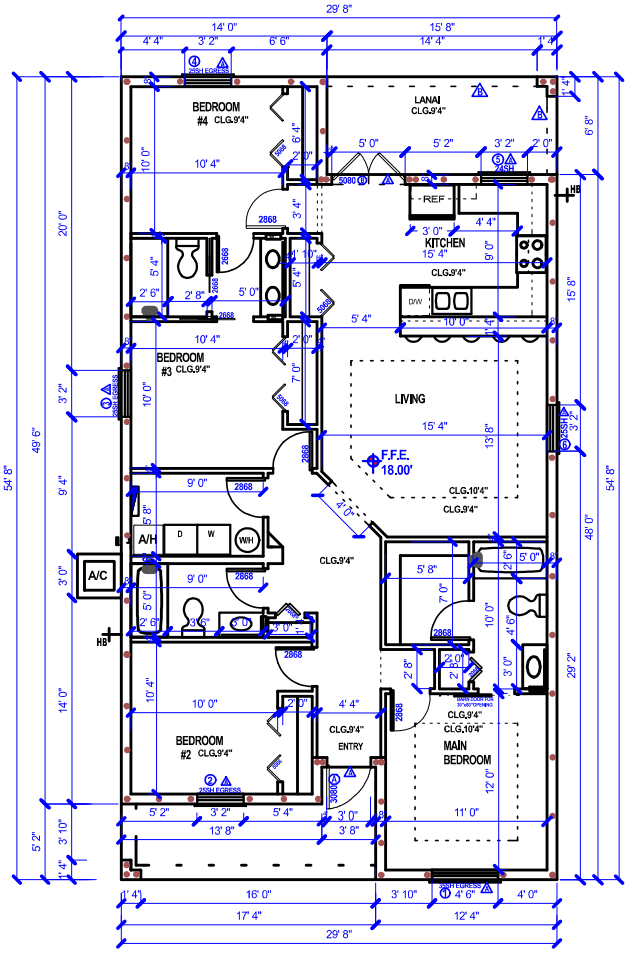
1 DETAILS

DYNASTY ONE PG2



FOUNDATION PLAN

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



FLOOR PLAN

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

ALL MECHANICAL & ELECTRICAL EQUIPMENT TO BE MIN BASE FLOOD ELEVATION + 1' NAVD

ENTRY & LANAI CEILING SPECIFICATION OPTIONS-
#1: ½" SAG RESISTANT GYPSUM BOARD OVER 1"X4" STRIPPING@16" O.C. NAILED W/ (2) 8d NAILS EA. TRUSS
#2: ½" (NOM) CDX PLYWOOD OR EQUAL FASTENED W/ 8d NAILS @ 6" O.C. OR 3/8"X1.5 STAPLES @ 4" O.C.
#3: 5/8" DRYWALL
USE EXTERIOR GYPSUM BOARD

WINDOW/ DOOR SCHEDULE

NOM WDW	NOM DOOR TAG	TYPE	FRAME WIDTH	FRAME HEIGHT	MFR.		TYPE OF OPENING PROTECTION
1		35SH	53-1/8	63			IMPACT RESISTANT GLASS
2 3 4 6		25SH	37	63			IMPACT RESISTANT GLASS
5		24SH	37	50-5/8			IMPACT RESISTANT GLASS
	A	3080	36	96			IMPACT RESISTANT GLASS
	B	5080 FR	60	96			IMPACT RESISTANT GLASS

AREAS

LIVING	1413
LANAI	104
ENTRY	99
TOTAL	1616

NOTE:
FILLED CELL W/ #5 VERT. ROD AT ALL CORNERS, EA. SIDE ALL OPENINGS, UNDER ALL GIRDERS, & 48" O.C.

LINTEL SCHEDULE

A	8F161T1B
A	8F162T2B

Contractor to verify all conditions,dimensions,elevations, materials,requirements, codes, etc. Construction drawing shall not be scaled to determine dimensioning.

2 FOUNDATION & FLOOR PLAN

THE DYNASTY ONE MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

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ENGINEER:

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PLAN BY:
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6733 sea Isle Dr.
Fort Myers Fl.33908
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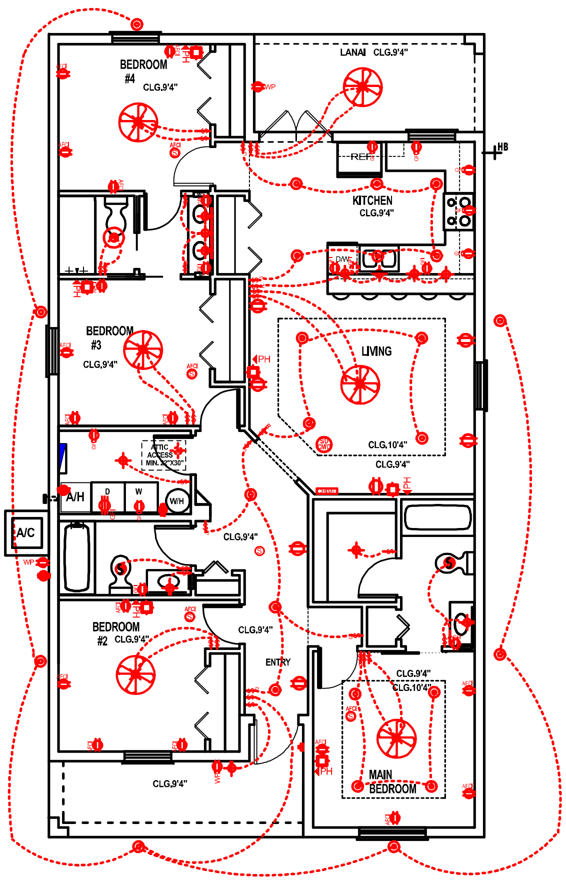
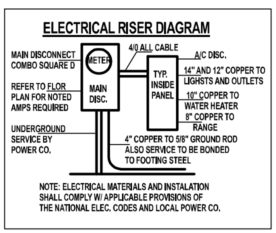
DYNASTYONEPG3





LEGEND

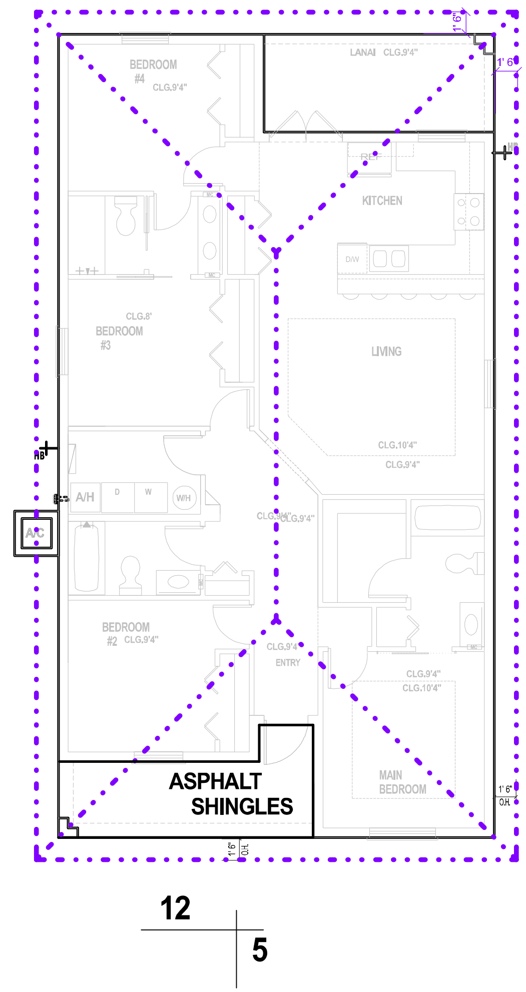
- CLG FAN
- DUPLEX OUTLET
- GFI GROUND FAULT INT. OUTLET
- SWITCHED OUTLET
- WP WEATHERPROOF OUTLET
- 220 VOLT OUTLET
- INCANDESCENT LIGHT FIXTURE
- WALL MTD. LIGHT FIXTURE
- SWITCH
- 3 3WAY SWITCH
- R DIMMER
- JUNCTION BOX
- CLG FAN W/LIGHT
- CARBON MONOXIDE & SMOKE DETECTOR
- SMOKE DETECTOR
- TV TV OUTLET
- PH TELEPHONE
- EX. FAN LIGHT
- EXHAUST FAN
- RECESSED CAN LT & EX FAN
- RECESS CAN LIGHT FIXTURE
- HB HOSE BIB
- LED LIGHTING
- FLOURESCENT LIGHT FIXTURE

NOTES:* GENRAL POWER & LIGHTING SHOWN *CO ORDINATE SPECIAL REQUIREMENTS & FIXTURE SELECTIONS WITH OWNER.
*ALL KITCHEN & BATH GFI OUTLETS SEPERATE CIRCUIT

ALL MECHANICAL & ELECTRICAL EQUIPMENT TO BE MIN BASE FLOOD ELEVATION + 1' NAVD

ELECTRICAL PLAN

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



ROOF LINES
FOR REFERENCE ONLY

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3
ELECTRICAL & ROOF LINES

THE DYNASTY ONE MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

GENESIS REAL ESTATE
DEVELOPMENT LLC
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CONTRACTOR:

ENGINEER:

03-26-25

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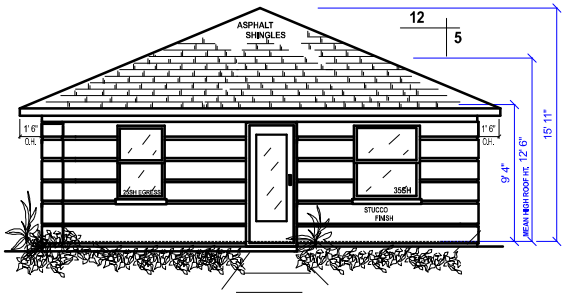
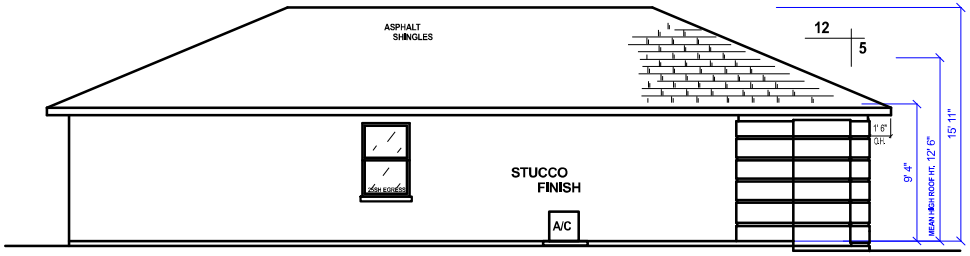
Ph 239-495-8021
PLAN BY:

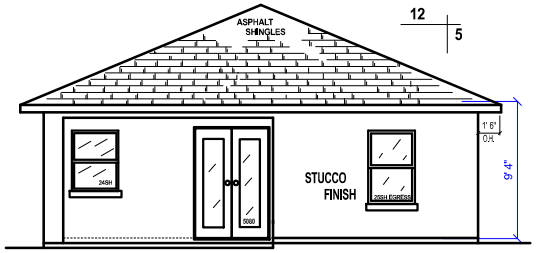
DYNASTY ONE PG4



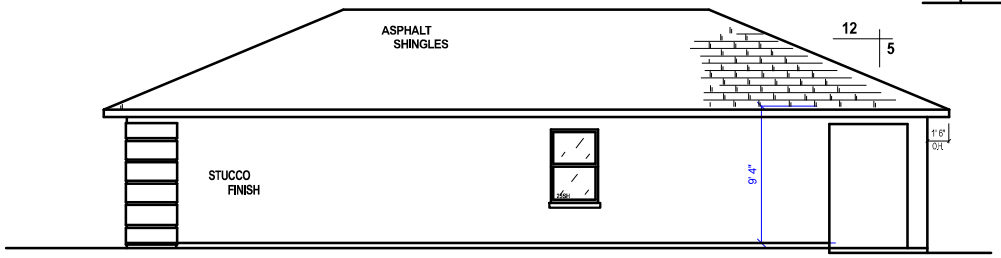
FRONT ELEVATION
SCALE=1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE=1/4"=1'-0"



REAR ELEVATION
SCALE=1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE=1/4"=1'-0"

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ELEVATION VIEWS 4

THE DYNASTY ONE MODEL
3436 STELLA STREET
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