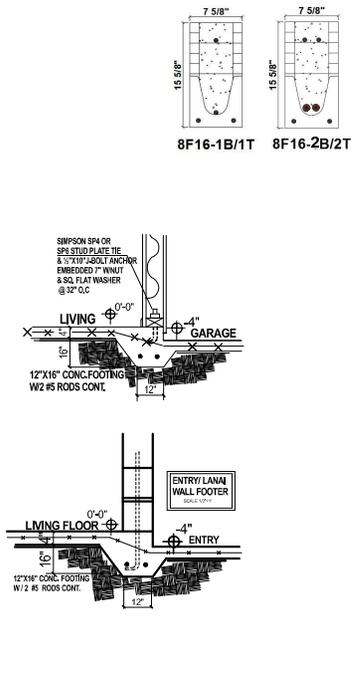
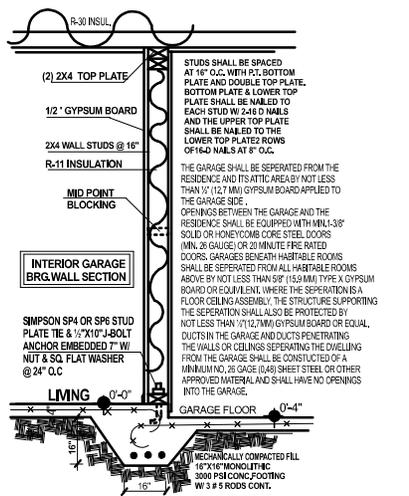
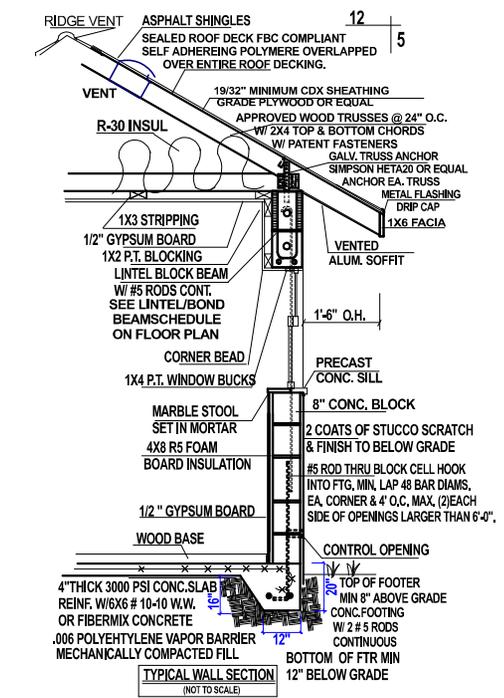
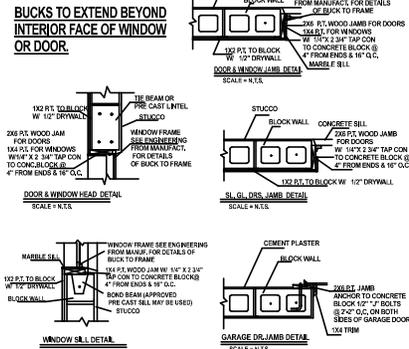
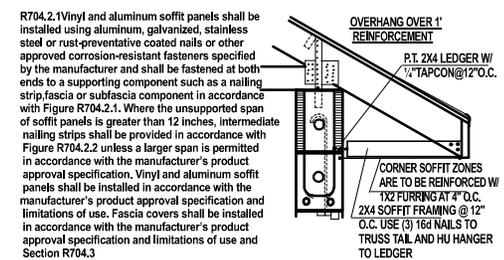


Contractor to verify all conditions, dimensions, elevations, materials, requirements, codes, etc. Construction drawings shall not be scaled to determine dimensioning.

	A-1 PLACEMENT PLAN
	THE LEGACY MODEL GENESIS REAL ESTATE DEVELOPMENT LLC 3436 STELLA STREET FORT MYERS, LEE CO FL 239-247-8849
CONTRACTOR:	
ENGINEER:	
PLAN: PROFESSIONAL PROPERTY OF VELAZQUEZ DRAFTING NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VELAZQUEZ DRAFTING.	
08-20-25 07-31-25	
Velazquez Drafting 6733 sq. Mile Dr. Fort Myers FL 33908 Ph. 239-495-8021	
PLAN BY:	

FOUNDATION/ GROUND FLOOR NOTES	MASONRY WALL REINFORCEMENT NOTES	ROOF NOTES
1. FLOOR SLAB IS 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 ASTM D 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	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. 2. WALL REINFORCEMENTS IS AS FOLLOWS: #5 @ 4" O.C. (MAX.), PROVIDE 1 #5 AT ALL WALL INTERSECTIONS, CORNERS & EACH SIDE OF OPENINGS AND 2 #5 EACH SIDE OF OPENINGS LARGER THAN 6". 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.	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. ALONG BOUNDARY 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.L. H.1, B-91, AS REVERSED. 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: 1/2" SAG RESISTANT GYPSUM BOARD OVER 1"x4" STRIPPING @ 16" O.C. NAILED W/ 2 @ 8 NAILS EA. TRUSS
#2: 1/2" (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

Stucco Requirements FBC 2023 Residential
R703.7 Exterior 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 1/2-inch-long (38 mm), 16 gage nails having a 7/16-inch (11.1 mm) head, or 1/2-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 3/16 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 than 4 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-resistant barriers. Water-resistant barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistant 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-resistant barrier is directed between the layers.
 Exception: Where the water-resistant 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 XI.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 the 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 XI.4.2 of the Appendix.

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

1
DETAILS

THE LEGACY MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

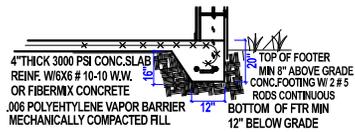
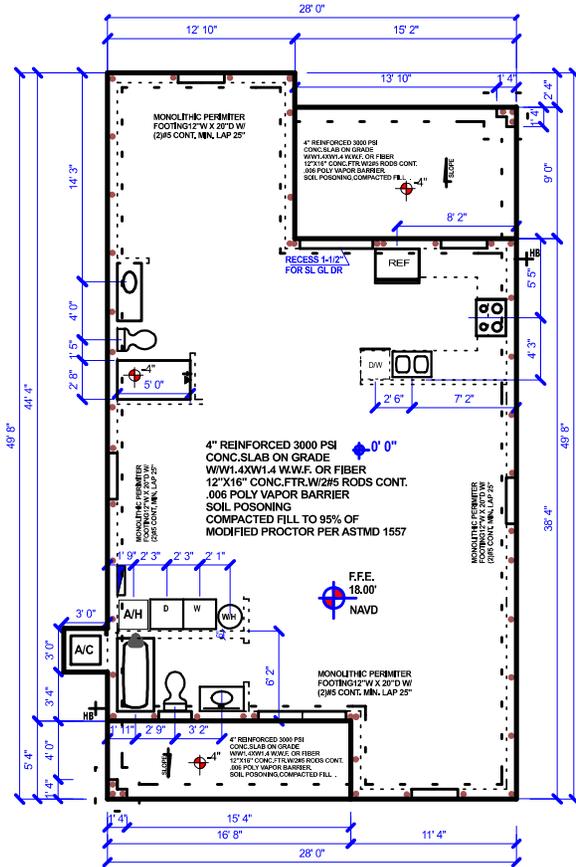
GENESIS REAL ESTATE DEVELOPMENT LLC
239-247-8849

CONTRACTOR:

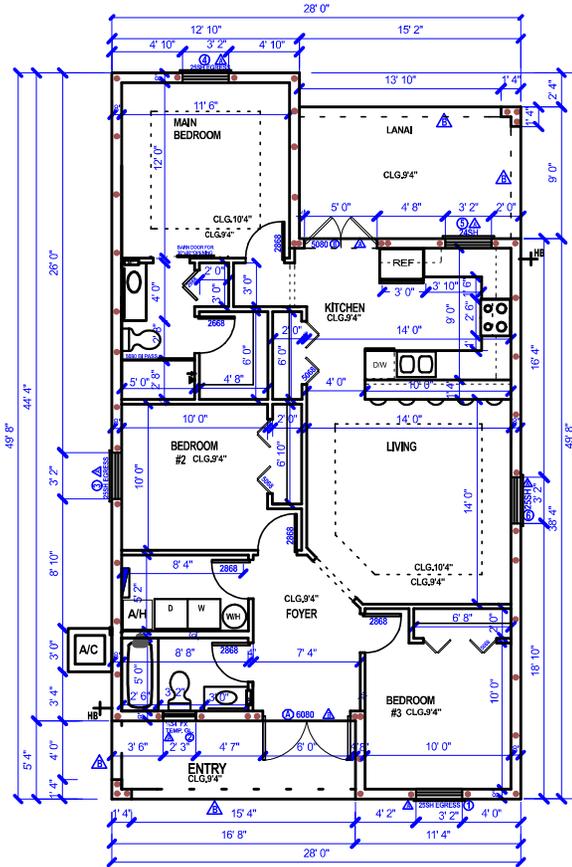
ENGINEER:

PLAN BY:

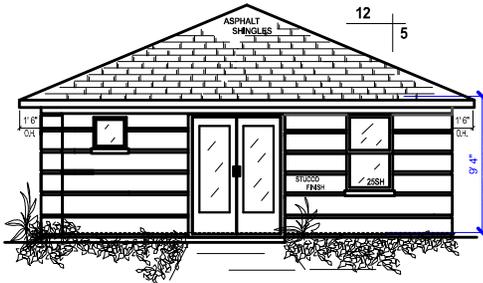
08-21-25
Velazquez Drafting
6733 Sea Isle Dr.
Fort Myers FL 33908
Ph. 239-495-8021



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: 1/2" SAG RESISTANT GYPSUM BOARD OVER 1"x4" STRIPPING @16" O.C. NAILED W/ (2) 8d NAILS EA. TRUSS
 #2: 1/2" (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					
SYMBOL	TYPE	FRAME WIDTH	FRAME HEIGHT	MFR.	TYPE OF OPENING PROTECTION
(1)	25SH	37	63		IMPACT RESISTANT GLASS
(2)	24SH	37	50-5/8		IMPACT RESISTANT GLASS
(A)	6080	72	96		IMPACT RESISTANT GLASS
(B)	5080 FR	60	96		IMPACT RESISTANT GLASS

AREAS		NOTE:
LIVING	1130	#5 VERTICAL ROD THRU FILLED BLOCK CELL.
LANAI	136	HOOK INTO FTG. MIN. LAP 48 BAR DIAMS. 4" O.C. MAX.
ENTRY	89	EACH CORNER & UNDER ALL GRIDERS.
TOTAL	1355	(2) EACH SIDE OF OPENINGS LARGER THAN 6'-0".

LINTEL SCHEDULE	
(A)	8F1611T1B
(B)	8F16272B

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

2
FOUNDATION & FLOOR PLAN

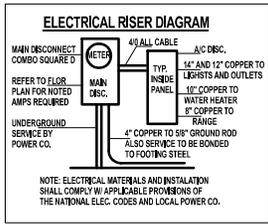
THE LEGACY MODEL
3436 STELLA STREET
FORT MYERS, LEE CO FL

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

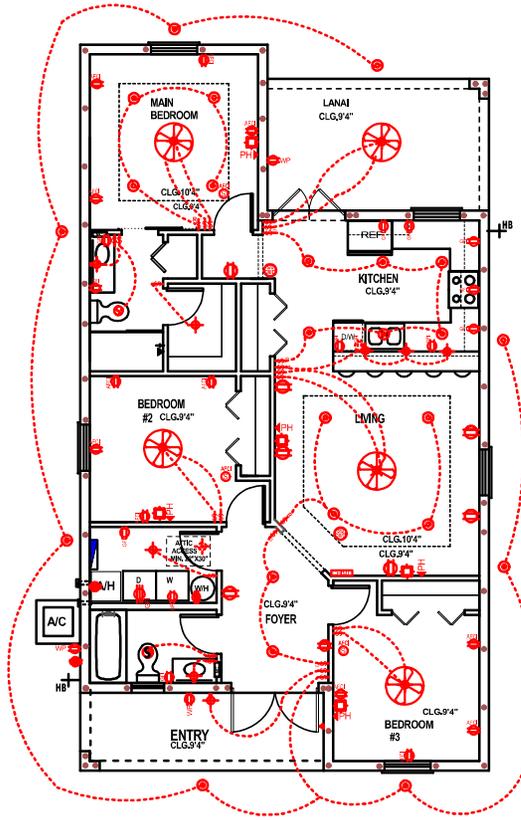
THIS DRAWING IS THE PROPERTY OF GENESIS REAL ESTATE DEVELOPMENT LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GENESIS REAL ESTATE DEVELOPMENT LLC IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, DIMENSIONS, ELEVATIONS, MATERIALS REQUIREMENTS, AND CODES. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

ENGINEER:
Velazquez Drafting
6733 Sea Isle Dr.
Fort Myers FL 33908
Ph: 239-495-8021

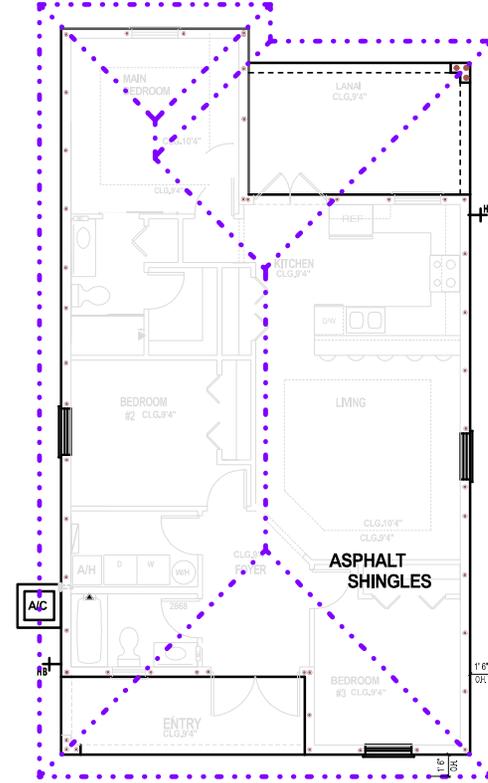
PLAN BY:



- ### LEGEND
- | | |
|--------------------------|----------------------------------|
| DATA INTERNET | SECURITY LIGHTS |
| CLG FAN | CARBON MONOXIDE & SMOKE DETECTOR |
| CLG FAN W/LIGHT | SMOKE DETECTOR |
| DUPLEX OUTLET | TV OUTLET |
| GROUND FAULT INT. OUTLET | TELEPHONE |
| SWITCHED OUTLET | CAT6 NETWORK |
| WEATHERPROOF OUTLET | EX. FAN LIGHT |
| 220 VOLT OUTLET | EXHAUST FAN |
| CLG LIGHT FIXTURE | RECESSED CAN LT & EX FAN |
| WALL MTD. LIGHT FIXTURE | RECESS CAN LIGHT FIXTURE |
| CHANDELIER | SPRINKLER |
| PENDANT LIGHT | HB HOSE BIB |
| SWITCH | LED LIGHTING |
| 3WAY SWITCH | FLOURESCENT LIGHT FIXTURE |
| DIMMER | VANITY WALL FIXTURE |
| JUNCTION BOX | DOOR CHIME |
- NOTES: * GENERAL POWER & LIGHTING SHOWN * CO ORDINATE SPECIAL REQUIREMENTS & FIXTURE SELECTIONS WITH OWNER.
* ALL KITCHEN & BATH GFI OUTLETS SEPERATE CIRCUIT MIN. 90% LAMPS IN PERMAANT LUMINARIES TO HAVE MIN EFFICACY OF 45 LUMENS PER WATT OR UTILIZE LAMPS W/ EFFICACY OF MIN 65 LUMENS PER WATT.
ALL MECHANICAL & ELECTRICAL EQUIPMENT TO BE MIN BASE FLOOD ELEVATION + 1' NAVD



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



ROOF LINES
FOR REFERENCE ONLY
NOT FOR USE BY TRUSS MFG FOR TRUSS DESIGN.

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

THE LEGACY MODEL 3436 STELLA STREET FORT MYERS, LEE CO FL	3 ELECTRICAL & ROOF LAYOUT
	GENESIS REAL ESTATE DEVELOPMENT LLC 239-247-8849
CONTRACTOR:	ENGINEER:
PLAN, PROFESSIONAL PROPERTY OF VELAZQUEZ DRAFTING. THESE PLANS TO BE PROVIDED TO THE TRUSS MANUFACTURER FOR TRUSS DESIGN. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.	08-21-25
Velazquez Drafting 6733 960 134 Dr. Ft. Myers, FL 33907 PH: 239-495-8021	PLAN BY:

