

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

	Velazquez Drafting 6733 sea Isle Dr. Fort Myers FL 33908 Ph 239-495-8021	ENGINEER: 01-21-25	A-1 PLACEMENT PLAN
	PLAN BY:	CONTRACTOR: GENESIS REAL ESTATE DEVELOPMENT LLC 239-247-8849	THE GENESIS ONE

FOUNDATION/ GROUND FLOOR NOTES

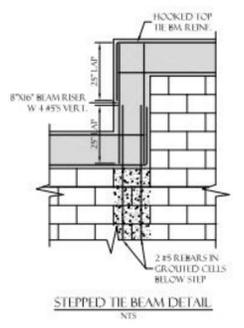
- FLOOR SLAB IS A 4" CONC. SLAB-ON-GRADE (fc=3000 psi) WITH 6X6 W 1.4 X W 1.4 W.W.F. @ MID DEPTH (NOT SHOWN) OR FIBER MESH ON WELL COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D 1557 IN LIFTS NOT TO EXCEED 12". ON STEM WALL & 16"x12" FTR
- FOUNDATIONS ARE DESIGNED FOR 2500 PSF. GENERAL CONTRACTOR SHALL VERIFY THE VALIDITY OF THIS ASSUMPTION.
- CENTER OF LOAD SHALL COINCIDE WITH CENTER OF FOOTING U.N.O.
- ALL CONCRETE TO HAVE A MINIMUM 3000 PSI COMPRESSIVE STRENGTH WITH THE WATER/ CEMENT RATIO OF 0.5 MAXIMUM.
- REFER TO ARCHITECTURE PLANS FOR ALL DIMENSIONS.
- ALL REINFORCEMENT SHALL BE GRADE 60

MASONRY WALL REINFORCEMENT NOTES

- 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.
- WALL REINFORCEMENT IS AS FOLLOWS: #5 @ 4'-0" 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'-0".
- WALL SEGMENTS BELOW AND ABOVE THE OPENINGS SHALL BE REINFORCED SAME AS WALL.
- MASONRY GROUT = 2000 PSI.
- MASONRY WALL COMPRESSIVE STRENGTH OF fm =1500 PSI.
- MORTAR TYPE M OR S WITH 1900 PSI COMPRESSIVE STRENGTH.
- INDICATES ADDITIONAL #5 IN CMU WALLS.

ROOF NOTES

- ROOF TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER SHOP DRAWINGS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO PRODUCTION.
- TRUSS MANUFACTURER SHALL PROVIDE UPLIFT & REACTION VALUES FOR INDIVIDUAL TRUSSES. REFER TO THE TRUSS DRAWING FOR LAYOUT.
- 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. Sheathing shall be fastened with ASTM F1667 RSR-03 (21/2" x 0.131" x 0.281 head diameter) nails except that ASTM F1667 RSR-01 (23/8" x 0.113") nails or ASTM F1667 RSR-04 (3" x 0.120" x 0.281 head diameter) nails shall be permitted where sheathing thickness is 15/32 inches and less. RSR-01, RSR-03 and RSR-04 are ring shank nails meeting the specifications in ASTM F1667.
- BRACE TRUSSES PER T.P.I. H.1. B-91, AS REVISED.
- 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) 8d NAILS EA. TRUSS

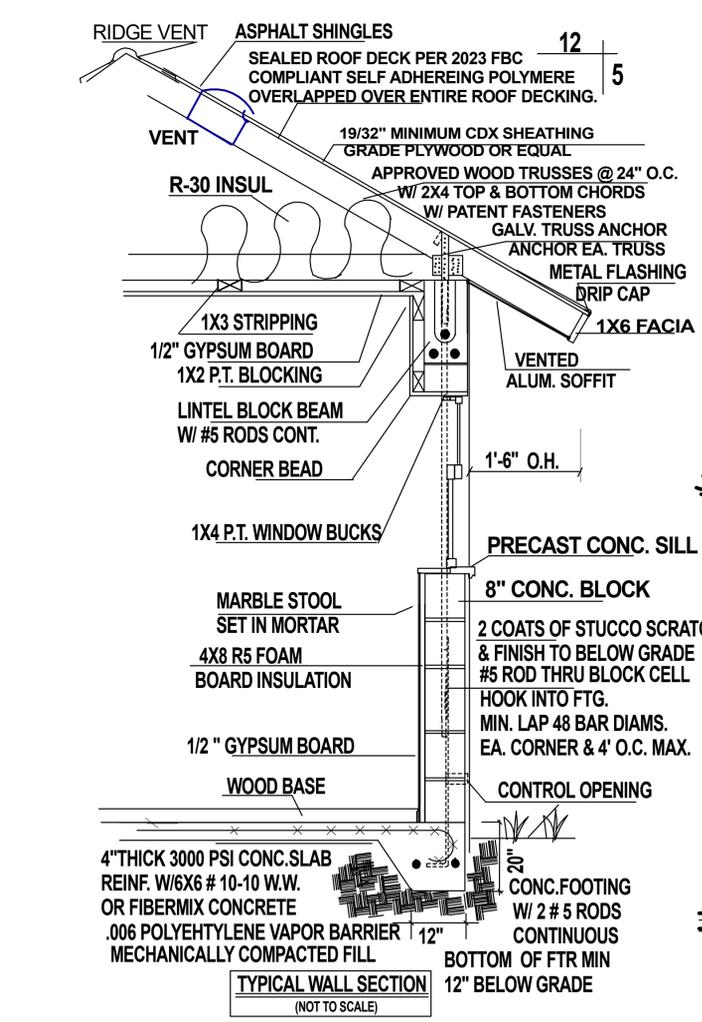
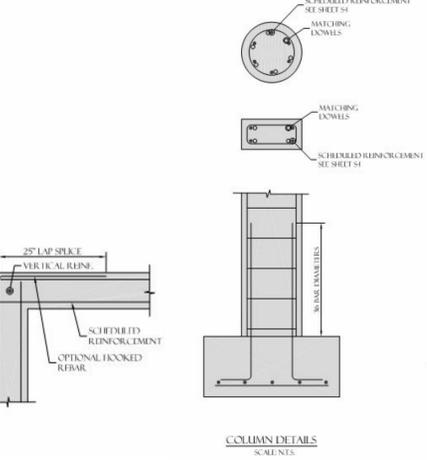
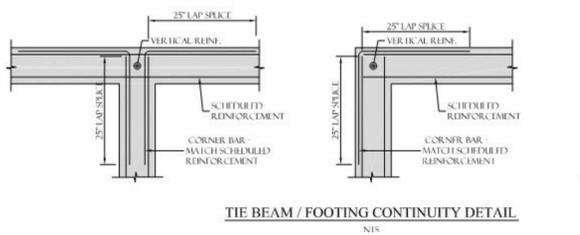
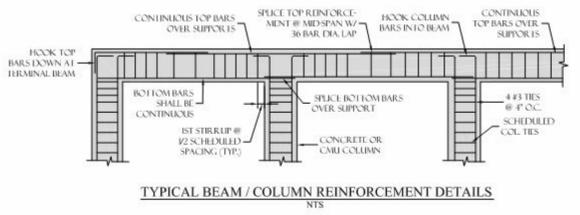
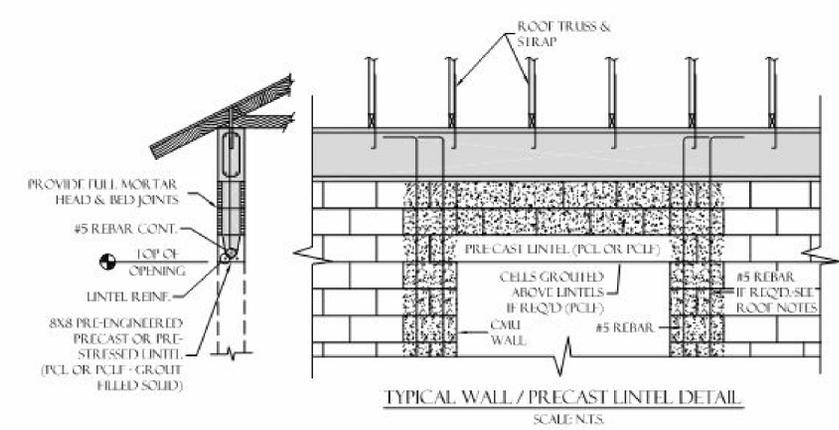
#2: 1/2" (NOM) CDX PLYWOOD OR EQUAL FASTENED W/ 8d NAILS @ 6" O.C. OR 3/8"x1.5 STABLES @ 4" O.C.

#3: 5/8" DRYWALL

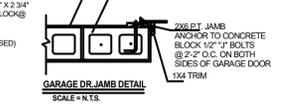
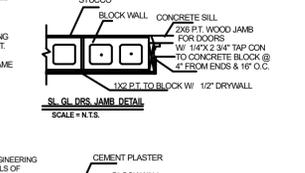
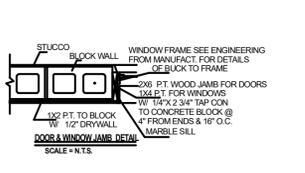
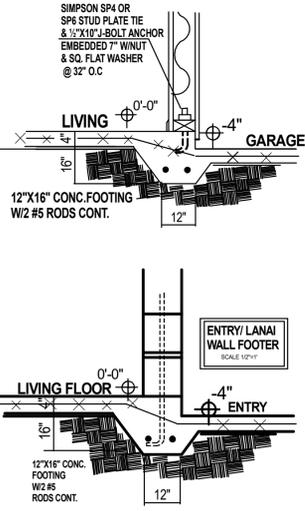
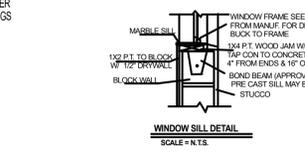
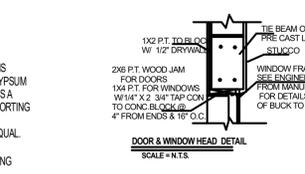
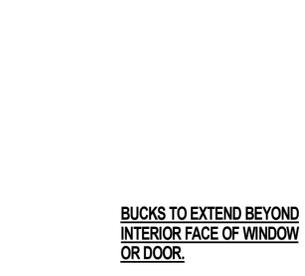
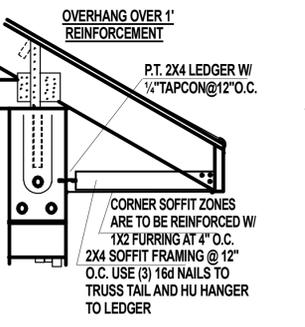
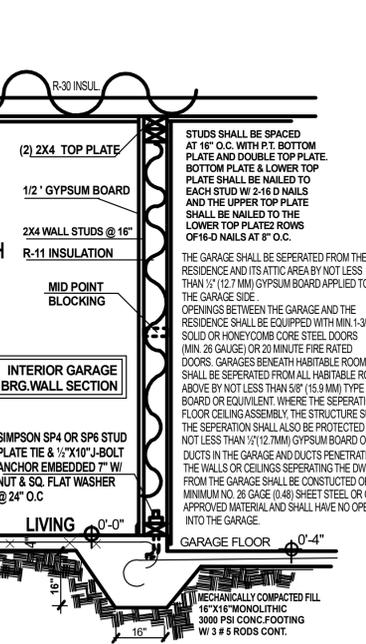
USE EXTERIOR GYPSUM BOARD

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

1 DETAILS
THE GENESIS ONE
 CONTRACTOR: GENESIS REAL ESTATE DEVELOPMENT LLC 239-247-8849
 ENGINEER: Velazquez Drafting 6733 Sea Isle Dr. Fort Myers FL 33908 PH 239-495-8021
 PLAN BY:



R704.2.1 Vinyl 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



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 31/2 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-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 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.

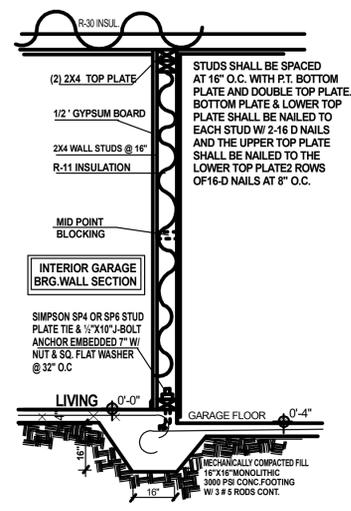
R703.7.4 Application. Each coat shall be kept in a moist condition for at least 48 hours prior to application of the next coat.

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

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R703.7.2.1 Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion resistant weep screed, with a minimum vertical attachment flange of 3/12 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.

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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.

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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.

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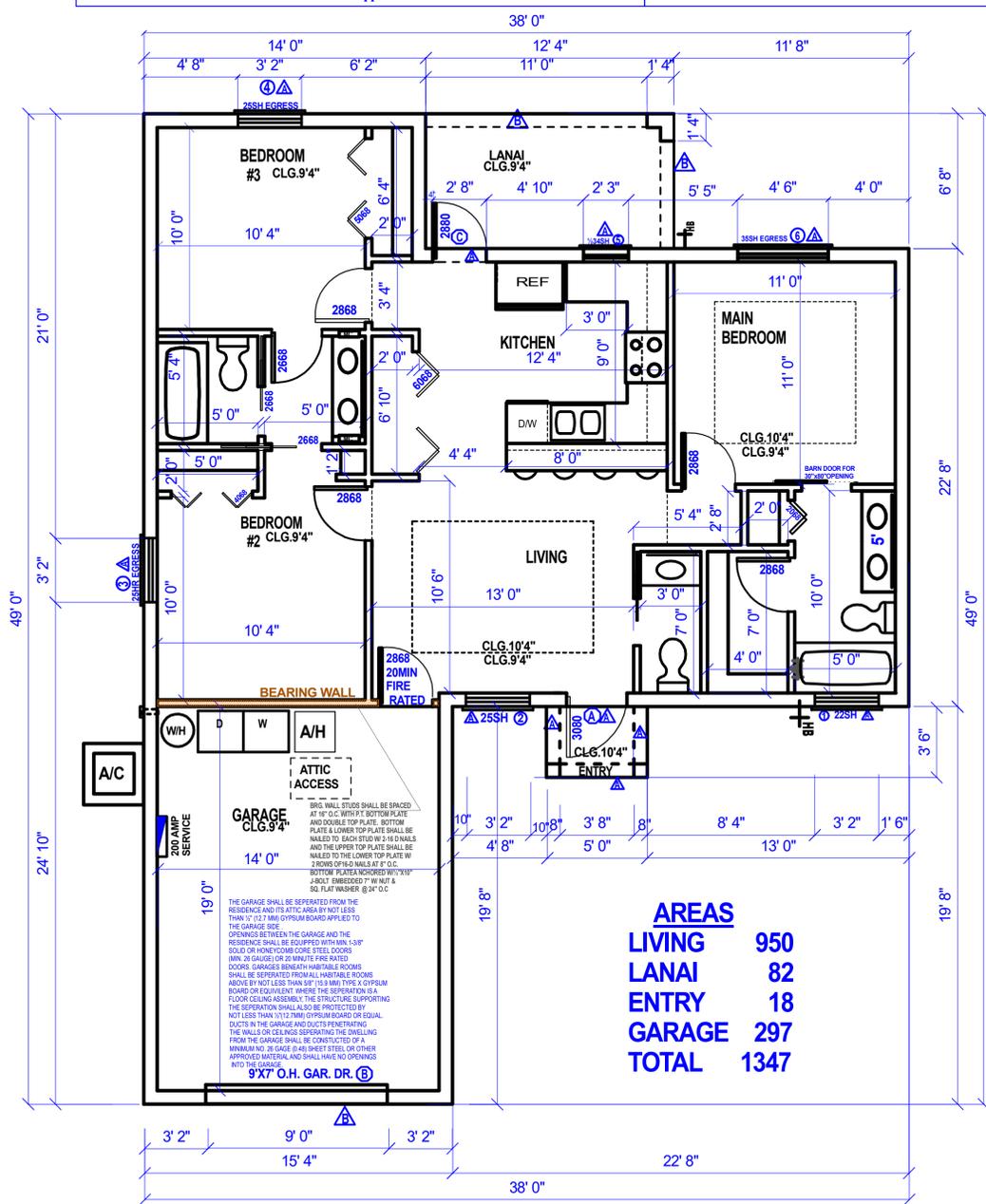
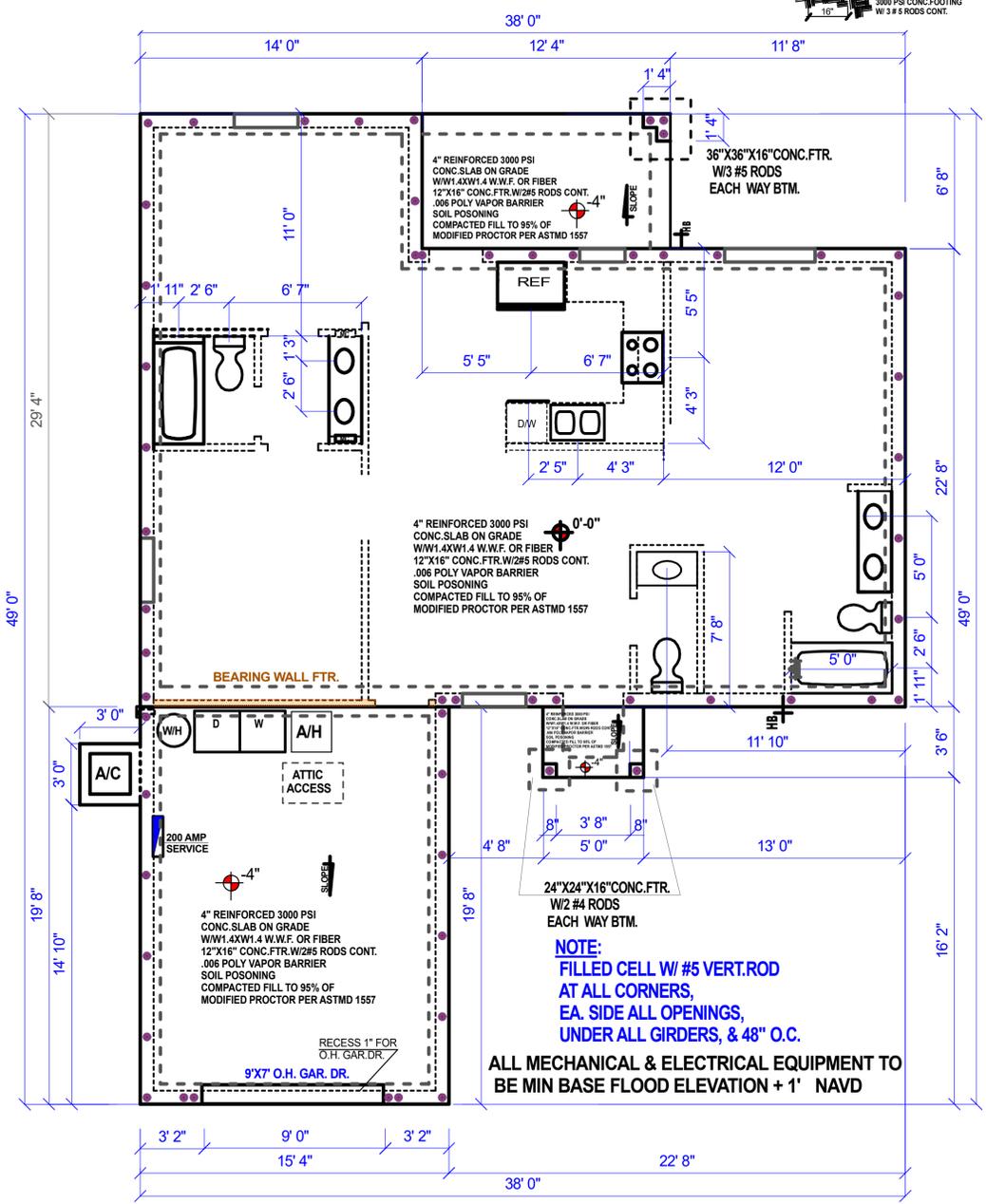
Stucco Requirements FBC Residential R703.7 Exterior plaster. Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 or ASTM C1787 and the provisions of this code.

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 1/2-inch-long (38 mm), 11 gage nails having a 7/16-inch (11.1 mm) head, or 1 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).



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

ENTRY & LANAI CEILING SPECIFICATION OPTIONS:

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- #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

MIN TAG	DOOR TAG	TYPE	WIDTH	HEIGHT	TYPE OF OPENING PROTECTION
1		22SH	37 X 24		IMPACT RESISTANT GLASS
2,3,4		25SH	37 X 63		IMPACT RESISTANT GLASS
5		3/4SH	26-1/2 X 50-5/8		IMPACT RESISTANT GLASS
6		35SH	53-1/8 X 63		IMPACT RESISTANT GLASS
A		368 SOLID	36" X 96"		SELF PROTECTED
B		288 GAR. DR.	108" X 96"		SELF PROTECTED
C		288 FR FULL LITE	32" X 96"		IMPACT RESISTANT GLASS

LINTEL SCHEDULE	
△	8F16T1B
△	8F16T2B

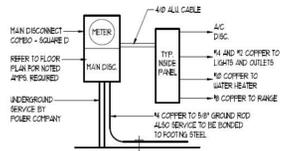
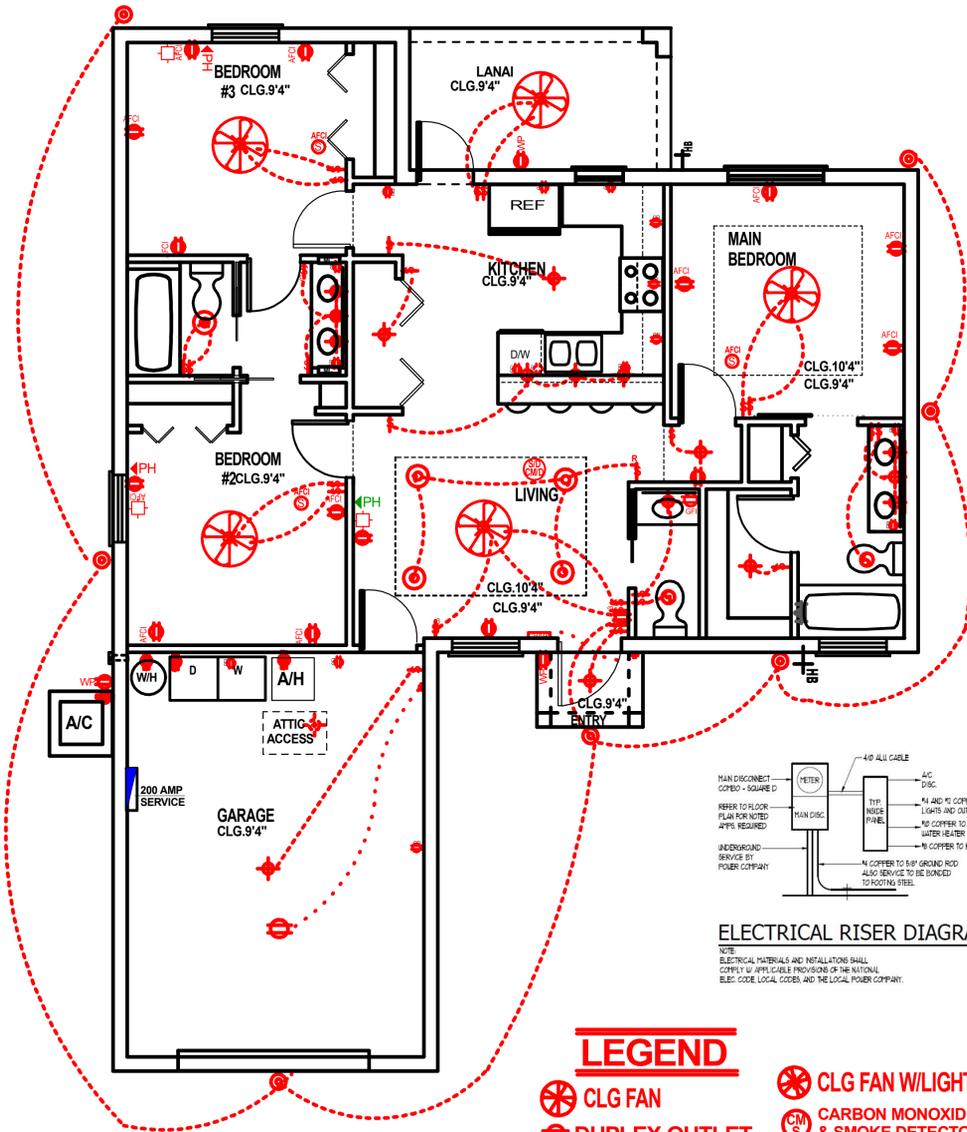
NOTE:
FILLED CELL W/ #5 VERT. ROD AT ALL CORNERS, EA. SIDE ALL OPENINGS, UNDER ALL GIRDERS, & 48" O.C.

AREAS

LIVING	950
LANAI	82
ENTRY	18
GARAGE	297
TOTAL	1347

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

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

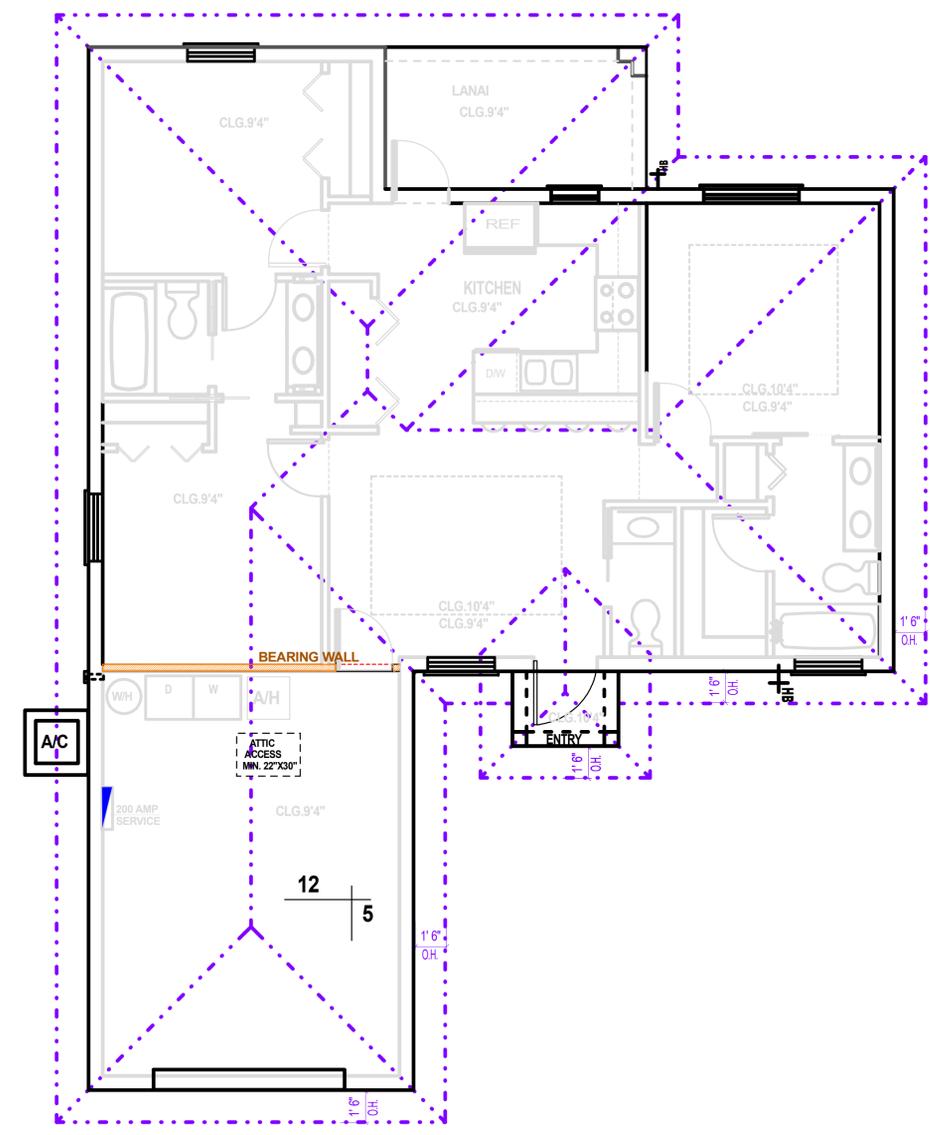


ELECTRICAL RISER DIAGRAM
 NOTE:
 ELECTRICAL MATERIALS AND INSTALLATIONS SHALL
 COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL
 ELEC. CODE, LOCAL CODES AND THE LOCAL POWER COMPANY.

- LEGEND**
- ⊗ CLG FAN
 - ⊕ DUPLEX OUTLET
 - ⊕ GFI GROUND FAULT INT. OUTLET
 - ⊕ SWITCHED OUTLET
 - ⊕ W/P WEATHERPROOF OUTLET
 - ⊕ 220 VOLT OUTLET
 - ⊕ INCANDESCENT LIGHT FIXTURE
 - ⊕ WALL MTD. LIGHT FIXTURE
 - ⊕ SWITCH
 - ⊕ 3WAY SWITCH
 - ⊕ DIMMER
 - ⊕ JUNCTION BOX
 - ⊗ CLG FAN W/LIGHT
 - ⊕ CARBON MONOXIDE & SMOKE DETECTOR
 - ⊕ SMOKE DETECTOR
 - ⊕ TV OUTLET
 - ⊕ TELEPHONE
 - ⊕ EX. FAN LIGHT
 - ⊕ EXHAUST FAN
 - ⊕ RECESSED CAN LT & EX FAN
 - ⊕ RECESSED 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

ELECTRICAL PLAN

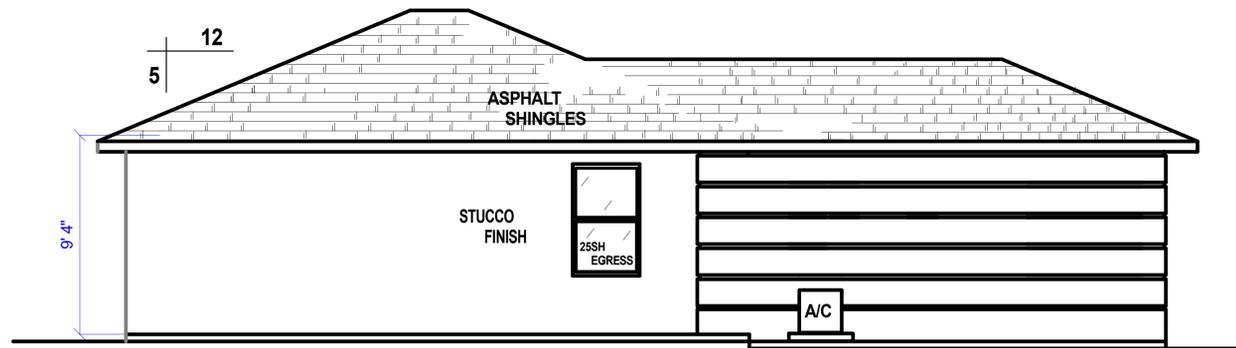
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ROOF LINES FOR REFERENCE ONLY

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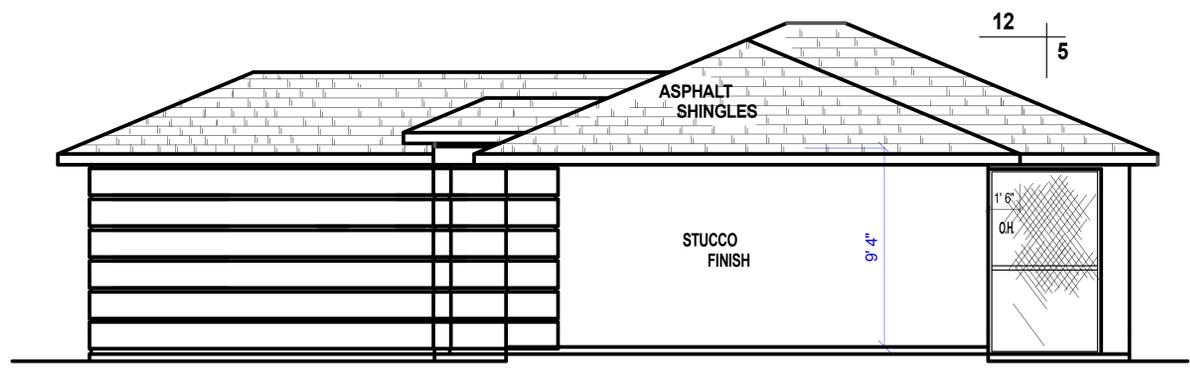
3	ELECTRICAL ROOF LAYOUT
THE GENESIS ONE	
CONTRACTOR: GENESIS REAL ESTATE DEVELOPMENT LLC 239-247-8849	
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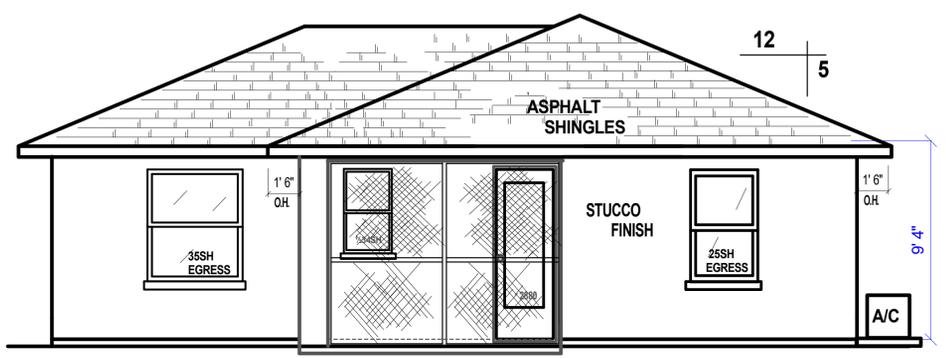
LEFT SIDE ELEVATION
SCALE=1/4"=1'-0"



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



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



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

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ENGINEER:

01-21-25

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