

PRIVATE RESIDENCE

3825 BROADWAY CIRCLE
FORT MYERS, FL, 33901



DEL VESCOVO
DESIGN GROUP
ARCHITECTURE & INTERIOR DESIGN

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PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

ABBREVIATIONS (NOT ALL APPEAR ON DRAWINGS)

MATERIAL INDICATIONS (NOT ALL APPEAR ON DRAWINGS)

GRAPHIC SYMBOLS (NOT ALL APPEAR ON DRAWINGS)

INDEX OF DRAWINGS

A.L. Aluminum	F.I.D. Flex-Drain	POLYSO Polyisocyanurate
A.F.F. Above Finished Floor	F.D.V.T. Roof Vent	PSI Pounds per Square Inch
ASCE American Society of Civil Engineers	F.O. Face Of	PT - P.T. Preservative Treated (Wood)
A.R. As Required	FT. Feet	P.T.V. Projection Television
ASTM American Society for Testing and Materials	F.F.I. Finish Floor Level	PVC Polyvinyl Chloride
B.F.E. Base Flood Elevation	GA Gauge	REINFOR. Reinforcement
B.L.D.G. Building	GALV. Galvanized	R.C. Reinforced Concrete
B/O. Bottom of	G.C. General Contractor	REQD. Required
C.I.P. Cast In Place	GYPBD. Gypsum Board	R.O. Rough Opening
C.J. Control Joints	HORZ. Horizontal	RWP. Rain Water Pipe
CL. Contingent	HT. Hose Bib	SIM. Similar
CLOS. Closet	INT. Interior	Specs. Specifications
CMU Concrete Masonry Unit	HW. Hot Water Heater	Sq. Ft. Square Feet
CONC. Concrete	INT. Interior	S.F.L. Structural Floor Level
CONT. Continuous	LAV. Lavatory	SS. Stainless Steel
C.O. Clean Out	MAX. Maximum	STR. Structural
C.T. Counter Top	MM. Millimeter	SVP. Soil Vent Pipe
DEMO. Demolish (In)	M.P.H. Miles Per Hour	TBD. To Be Determined
DIAG. Diagonal	MSL. Mean Sea Level	T.A.B. Top & Bottom
DIA. Diameter	MTL. Metal	T.C.A. Tile Council of America, Inc.
DN. Down	MFG. Manufacturer	T/O. Top Of
DWG. Drawing	MIN. Minimum	TOS. Top Of Slab
E.C.F. Exposed Concrete Finish	MNF. Manufacturer's Finish	TS. Tubular Steel
E.E.R.Q. Emergency Escape & Rescue Opening	M.O. Masonry Opening	TYP. Typical
ELEC. Electric(al)	N.A. Not Applicable	U.N.O. Unless Noted Otherwise
ELEV. EL. Elevation	N.G.V.D. National Geodetic Vertical Datum	VERT. Vertical
E.O.S. Edge of Slab	N.I.C. Not in Contract	V.I.R. Vent Through Roof
EQ. Equal	N.S. & F.S. Near Side and Far Side	w/ With
EQUIP. Equipment	N.T.S. Not To Scale	W.C. Water Closet
F.D. Floor Drain	O.C. On Center	W/O. Without
FEMA Federal Emergency Management Agency	O.R.B. Oil Rubbed Bronze	W.P. Working Point
	OSB. Oriented Structural Board	WT. Weight
	O.V.F.D. Overflow Drain	W.W.F. Welded Wire Fabric
	O.V.F.S. Overflow Scupper	W.W.M. Welded Wire Mesh
	PLWD. Plywood	W.W.R. Welded Wire Reinforcement

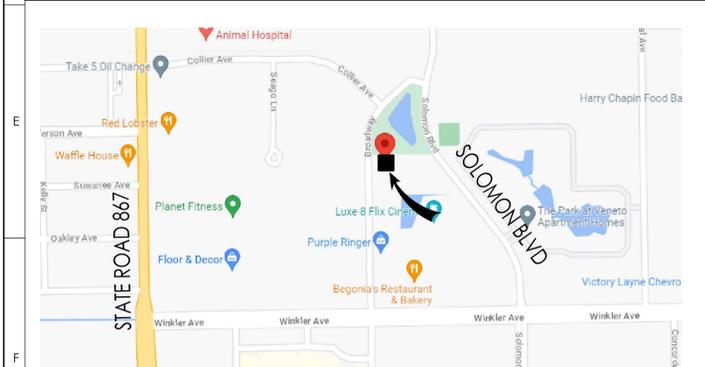
	UNDISTURBED EARTH		FINISHED WOOD
	COMPACTED FILL TREATED		PLYWOOD
	CAST-IN-PLACE CONCRETE		ROUGH WOOD
	CONCRETE MASONRY		BATT INSULATION
	PAVING STONE		GYPSUM WALLBOARD
	EXTERIOR 2 X 6 STUD WALL WITH R-19 MIN. BATT INSULATION		FRANGIBLE WALL
	INTERIOR STUD WALL WITH SOUND ATTENUATION BATT INSULATION		
	2 X 6 STUD WALL (EXPOSED) INTERIOR UNFINISHED		
	2 X 4 STUD WALL SOUND ATTENUATION BATT INSULATION		
	FOAM APPLIED INSULATION R-30 MIN.		

	Indicates Detail		CONTOUR LINE ELEVATION NOTED ON HIGH SIDE
	DRAWING TITLE		EXISTING SPOT ELEVATION FROM N.G.V.D.
	Indicates Sheet Number		NEW SPOT ELEVATION FROM N.G.V.D.
	Indicates Building Section		TEST BORING
	Indicates Exterior Elevation		REVISION
	Indicates Detail Area		COLUMN OR GRID LINE
			ELEVATION INDICATION
			DOOR TAG
			WINDOW TAG
			WALL TAG
			ROOM TAG
			HOSE BIB (SEE SPECS)

G0.0 TITLE SHEET
G0.1 GENERAL NOTES
G0.2 GENERAL NOTES
STRUCTURAL SERIES
S0.1 STRUCTURAL NOTES
S0.2 STRUCTURAL DETAILS
HANDRAIL DETAILS
S1.0 COLUMN / PILING PLAN
S2.0 FOUNDATION PLAN
S3.0 SECOND FLOOR FRAMING PLAN
S4.0 ROOF FRAMING FRAMING PLAN
ARCHITECTURAL SERIES
AS.1 ARCHITECTURAL SITE & DRAINAGE PLAN
GATE DETAILS
A1.0 FIRST FLOOR PLAN
A1.1 SECOND FLOOR PLAN
A1.2 FIRST FLOOR REFLECTED CEILING PLAN
A1.3 SECOND FLOOR REFLECTED CEILING PLAN
A1.4 ROOF PLAN
A2.0 BUILDING ELEVATIONS
A3.0 BUILDING SECTIONS
A4.0 WALL SECTIONS
A5.0 DETAILS
A5.1 DETAILS
A5.2 STAIR DETAILS
A6.0 DOOR SCHEDULE
A6.1 WINDOW SCHEDULE
ELECTRICAL SERIES
E1.0 ELECTRICAL COVER SHEET
E2.0 ELECTRICAL PLAN; LIGHTING AND POWER
E3.0 ELECTRICAL RISER AND DETAILS
MECHANICAL SERIES
M1.0 MECHANICAL COVER SHEET
M2.0 MECHANICAL FLOOR PLANS
M3.0 MECHANICAL DETAILS
PLUMBING SERIES
P1.0 PLUMBING COVER SHEET
P2.0 SANITARY FLOOR PLANS
P3.0 DOMESTIC FLOOR PLANS
P4.0 PLUMBING DETAILS

APPROVAL
SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [CONSTRUCTION DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE
Date
Approval Signature
Printed Name
CONSULTANTS
HNP STRUCTURAL ENGINEERING 1101 6TH AVE N. SUITE 200, PLEASANTON, FLORIDA 34086 ph@hnp-engineering.com

LOCATION MAP



PROJECT LOCATION: 3825 BROADWAY CIRCLE, FORT MYERS, FL 33901

GOVERNING CODES

ZONING CODE:	LEE COUNTY
BUILDING CODE:	Florida Building Code, Building 2020 Florida Building Code, Residential 2020
MECHANICAL CODE:	Florida Building Code, Mechanical 2020
PLUMBING CODE:	Florida Building Code, Plumbing 2020
ELECTRICAL CODE:	NEC 2017

ZONING CODES

ZONING CODE:	LEE COUNTY
PARCEL NUMBER:	00012.0100
ZONING:	CI/CFM
SETBACKS AND COVERAGE PER PREVIOUSLY APPROVED SITE DEVELOPMENT DOCUMENTS PER AIM ENGINEERING.	

HURRICANE CODES

WIND SPEED:	160 MPH (3 SECOND GUST)
CATEGORY:	II
WIND EXPOSURE:	"C"
INTERNAL PRESSURE:	± 0.18
COMPONENTS & CLADDING:	AS PER N.O.A. / FLORIDA PRODUCT
APPROVAL INFORMATION	
REFER TO STRUCTURAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.	

PROPERTY SUMMARY

AREA SQUARE FOOTAGES TABULATIONS	
HOUSE:	1,573 SF
1ST FLR:	1,573 SF
2ND FLR:	1,573 SF
TOTAL:	3,146 SF
SITE:	
HOUSE FOOTPRINT:	1,573 SF

BUILDING INFORMATION

OCCUPANCY CLASS:	GROUP R - RESIDENTIAL
NUMBER OF TENANTS WORK AREA:	ONE
TYPE OF CONSTRUCTION:	V-B
SPRINKLER: (ASSEMBLY ONLY):	NO
1-HR PROTECTED:	YES
2-HR PROTECTED:	NO
NUMBER OF STORIES WORK AREA:	TWO
NUMBER OF STORIES BUILDING:	TWO
BUILDING HEIGHT:	LESS THAN 35'

COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE: PROPOSED DESIGN AND SPECIFICATIONS COMPLIES WITH FLORIDA ADMINISTRATIVE CODE, SECTION 628-33.007

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSI / ASCE 7-16 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 160 MPH.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSI/ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM ULTIMATE WIND SPEED OF 160 MPH.

DRAWINGS
CONSTRUCTION DOCUMENT
A1.1 SECOND FLOOR PLAN
A1.2 FIRST FLOOR REFLECTED CEILING PLAN
A1.3 SECOND FLOOR REFLECTED CEILING PLAN
A1.4 ROOF PLAN
A2.0 BUILDING ELEVATIONS
A3.0 BUILDING SECTIONS
A4.0 WALL SECTIONS
A5.0 DETAILS
A5.1 DETAILS
A5.2 STAIR DETAILS
A6.0 DOOR SCHEDULE
A6.1 WINDOW SCHEDULE
NOT ISSUED FOR CONSTRUCTION

Revisions
No. Date Description
SCALE
AS NOTED
DRAWN BY
TD
CHECKED BY
TD
PERMIT SUBMISSION
PLOT DATE
OCT 24, 2023
SHEET TITLE
TITLE SHEET

SEAL	SHEET NUMBER
	G0.0

1	2	3	4	5	6	7	8	9	10	
RESIDENTIAL NOTES										
GENERAL NOTES		PARTITION NOTES			MILLWORK NOTES			PAINT AND WALL COVERING NOTES		
A	1. THESE DOCUMENTS HAVE BEEN PREPARED EXPRESSLY FOR USE BY <u>CASL INC</u> SOLELY FOR THE PURPOSE FOR A NEW TWO STORY RESIDENTIAL BUILDING PROVIDED AT THE SPECIFIC LOCATION MENTIONED ON TITLE SHEET.	1.	THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS DESIGNATED ON ARCHITECTURAL PLANS.	1.	THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CONTRACTOR.	1.	PAINT AND WALL COVERING NOTES, UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS.	A		
B	2. ANY ADDITIONAL USE OF THESE DOCUMENTS FOR ANY REASON OTHER THAN THAT MENTIONED ABOVE MUST BE AUTHORIZED IN WRITING BY DEL VESCOVO DESIGN GROUP, INC. (THE COPYRIGHT HOLDER).	2.	UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM STRUCTURAL FACE TO STRUCTURAL FACE ALL HEIGHTS ARE FROM THE TOP OF THE FINISHED FLOOR.	2.	ALL "INSTALLED" CABINETS/COUNTERS SHALL BE SCRIBED TO WALL OR CEILING. CABINET CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.	2.	WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PLASTERS, FACIAS, JAMBS BUCKS, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING.	B		
	3. THE TERM "CONTRACTOR" IN THE PLANS SHALL REFER TO THE GENERAL CONTRACTOR, THE TERMS "CLIENT", "TENANT" AND "OWNER" IN THE PLANS SHALL REFER TO <u>CASL INC</u> . IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT DOCUMENTS.	3.	WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.	3.	ALL CABINET/COUNTER FINISHES SHALL BE AS NOTED ON THE DETAILS DRAWINGS CONCERNED.	3.	PAINT COLORS SHALL BE SPECIFIED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SUBMIT 3 SAMPLES (12" X 12") FOR REVIEW BY THE ARCHITECT/DESIGNER.			
	4. THESE DRAWINGS REFLECT THE CLIENT'S DESIGN INTENT AS OF <u>5/22/23</u> .	4.	THE GENERAL CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS IN PLASTER AND DRYWALL PARTITIONS.	4.	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO THE FABRICATION OF SUCH MILLWORK.	4.	ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLE, SANDED, ETC. TO PROVIDE A SMOOTH FINISH AND SURFACE READY FOR PRIME AND PAINT.			
	5. THESE DRAWINGS, AS LISTED IN THE DRAWING INDEX, ALONG WITH THE SPECIFICATIONS & CONTRACT FOR CONSTRUCTION, CONSTITUTE THE INSTRUMENTS OF SERVICE AND ARE CONSIDERED A SINGLE ENTITY. THE CONTRACTOR IS THEREFORE BOUND BY ALL INFORMATION INCLUDED.	5.	ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY STATE AND LOCAL CODES.	5.	THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE.	5.	ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING, BASE COAT AND ONE FULL COAT OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS, UNLESS OTHERWISE NOTED. WOOD SHELVING SHALL RECEIVE A SPECIALTY PAINT MADE FOR WOOD SHELVING.			
	6. ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION" BY DEL VESCOVO DESIGN GROUP, INC. SHALL BE USED AS A BASIS FOR CONSTRUCTION.	6.	THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH THE CLIENT'S CONSTRUCTION PROJECT MANAGER PRIOR TO FINAL INSTALLATION.	6.	WHERE MEMBERS ARE MITTERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.	6.	THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES SURFACE HARDWARE, ETC., PRIOR TO PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. HE SHALL REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, REGISTERS AND SLAB FITTINGS, ETC.			
	7. COORDINATE WITH DEL VESCOVO DESIGN GROUP, INC. FOR STAGING AND REFUSE REMOVAL PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION. ANY ADJUSTMENT IN THE CONTRACT AMOUNT OR DURATION DUE TO CLIENT'S REQUIREMENTS SHALL BE MADE PRIOR TO CONTRACT EXECUTION.	7.	DRYWALL: UNLESS NOTED OTHERWISE, LEVEL 5 FINISH REQUIRED THROUGHOUT PROJECT SCOPE OF WORK AREA (WALLS, SOFFITS, ETC) ALL JOINTS AND INTERIOR ANGLES SHALL BE TAPED EMBEDDED IN JOINT COMPOUND AND TWO COATS OF JOINT COMPOUND APPLIED OVER ALL JOINTS, ANGLES, FASTENER HEADS, AND ACCESSORIES. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES.	7.	ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.	7.	THE CONTRACTOR SHALL USE THE PAINT AS SPECIFIED IN COLORS AND FINISHES SELECTED BY THE ARCHITECT. HE SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT, ONE (1) BASE COAT AND TWO (2) FINISH COATS OF PAINT IN COLOR SELECTED BY THE ARCHITECT/DESIGNER.			
C	8. ALL ITEMS SHOWN SHALL BE PROVIDED & INSTALLED BY G.C. UNLESS NOTED OTHERWISE.				9.	COORDINATION OF MILLWORK, STONE, OR OTHER SPECIALTY CONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	8.	THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY TOUCH-UP PAINTING AND/OR PATCHING.	C	
	9. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL.				10.	ALL MILLWORK, SPECIAL PRODUCTS, AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL AND SHOP DRAWINGS REVIEW. SHOP DRAWINGS AND SUBMITTALS SHALL NOT BE WAIVED UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY THE ARCHITECT. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL BE LIMITED TO THE REVIEW OF THE INITIAL SHOP DRAWING PLUS ONE REVIEW OF ANY REVISIONS REQUIRED THERETO. SHOULD THE ARCHITECT BE REQUIRED TO REVIEW A RESPECTIVE SHOP DRAWING FOR A THIRD TIME, SUCH TIME SPENT BY THE ARCHITECT WILL BE CHARGED TO THE RESPECTIVE SUB-CONTRACTOR.	9.	IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND FINISHED PER THE ARCHITECT'S INSTRUCTION.		
	10. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO BID AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH ANY WORK.				11.	ALL STANDARD WALL BACKING FOR CASEWORK, TOILET ACCESSORIES, HANGING WALL EQUIPMENT, ETC., SHALL BE PLYWOOD BACKING (BLOCKING).	10.	PAINT FRONT SIDE, BACK SIDE AND DOOR EDGES AT STRIKE SIDE AND HINGE SIDE. LEAVE TOP AND BOTTOM UNPAINTED TO PREVENT WARPING.		
	11. FOR BIDDING PURPOSES: WHERE CONFLICTS EXIST BETWEEN DRAWING DETAILS & SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.				12.	DOOR AND DRAWER PULL HARDWARE SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.	11.	PAINT ALL ACCESS PANELS TO MATCH CEILING FINISH.		
	12. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE NATURE AND SCOPE OF THE WORK. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS EVIDENCE THAT SUCH A SITE VISIT HAS BEEN MADE, AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. CHANGE ORDERS WILL NOT BE SANCTIONED FOR CONTRACTOR'S WANT OF KNOWLEDGE.				13.	ALL ACTIVE DOOR PANELS SHALL OPEN IN A MANNER AS TO NOT INTERFERE OR BE INTERFERED WITH ADJACENT MILLWORK ELEMENTS, CONSTRUCTION COMPONENTS OR APPLIANCES. ANY DISCREPANCIES OR CONFLICTS WITH PROPER OPENING OF DOORS DUE TO MILLWORK PROJECTIONS, APPLIANCE S, OR OTHER INFERENCE OBJECTS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT/DESIGNER.	12.	CLOSET WALL SURFACES ARE TO BE PAINTED TO MATCH THE COLOR OF THE ADJACENT OUTSIDE WALL SURFACES.		
D	13. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL THE LEGALLY REQUIRED APPROVAL AND PERMITS NECESSARY AS PROVIDED FOR THOSE AGENCIES HAVING JURISDICTION FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION. ALL AS DEPICTED AND SPECIFIED ON THE CONSTRUCTION DOCUMENTS.								D	
	14. ALL WORK PERFORMED BY THE CONTRACTOR / SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE CITY, COUNTY, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, INCLUDING LANDLORD REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.									
	15. WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OR A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER AGENCY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.									
E	16. PRIOR TO BEGINNING ANY WORK, THE SUB-CONTRACTOR(S) SHALL FURNISH THE GENERAL CONTRACTOR OR PROJECT MANAGER WITH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE AND THE PROJECTED START AND COMPLETE DATES.								E	
	17. THE SUBS SHALL PERFORM ALL THE WORK AS ILLUSTRATED WITHIN THE PERMITTED DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT THAT EXISTING SITE CONDITIONS PREVENT THE WORK FROM BEING COMPLETED AS ILLUSTRATED HEREIN SO THAT ANY MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS (IF NECESSARY) CAN BE MADE. ANY DEVIATIONS FROM THE PERMITTED DRAWINGS WILL NOT BE ACCEPTABLE, AND THE CONTRACTOR SHALL RECONFIGURE THE WORK AT HIS OWN EXPENSE, AS REQUIRED TO BE IN CONFORMANCE WITH THE PERMITTED DOCUMENTS. THE ARCHITECT WILL NOT ACCEPT, CERTIFY, OR DOCUMENT ANY WORK THAT DOES NOT CONFORM TO THE PERMITTED DOCUMENTS FOR THE PURPOSES OF OBTAINING ANY ADDITIONAL MUNICIPAL APPROVAL REQUIRED DUE TO UNAUTHORIZED REVISIONS.									
	18. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION FOR USE BY ALL TRADES.									
F	19. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES, AND WORK AREAS SHALL BE LEFT IN A CLEAN CONDITION ON A DAILY BASIS.								F	
	20. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL OVER THE JOB SITE TO PREVENT DUST FROM ESCAPING.									
	21. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE GENERAL BUILDING AREAS AND ANY ADJOINING PROPERTY OR WORK FROM DAMAGE DURING CONSTRUCTION, AND SHALL PATCH OR REPLACE ANY DAMAGED WORK OR MATERIALS WITHOUT DELAY.									
G	22. ANY DAMAGE BY G.C. OR SUBCONTRACTOR TO EXISTING ASPHALT PAVEMENT AND/OR EXISTING LANDSCAPING OUTSIDE OF CONSTRUCTION LIMIT LINE SHALL BE REPAIRED AT NO COST TO OWNER.								G	
	23. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL REQUIRED EXITS AND EGRESS PATHWAYS SHALL BE CONTINUOUSLY MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS IN THE CASE OF A FIRE OR OTHER EMERGENCY.									
	24. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPT.									
	25. EACH TRADE SHALL PROVIDE CAULKING WHERE REQUIRED.									
	26. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED AT ALL WALL MOUNTED EQUIPMENT, CABINETS, PLUMBING AND LIGHT FIXTURES.									
	27. MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC.									
	28. ALL FLOOR SLAB CUTTING, TRENCHING AND REMOVAL SHALL BE REPLACED WITH THE SAME MATERIAL IN THE SAME THICKNESS OF THE ADJACENT FLOOR MATERIAL. ADDITIONAL CONCRETE PATCHING SHALL BE DOWELED INTO THE ADJACENT CONCRETE SLAB TO MINIMIZE DIFFERENTIAL SETTLEMENT OF THE FLOOR SYSTEM.									
H	29. ALL ROOF PENETRATIONS ARE TO BE PERFORMED BY PROJECT/CONSTRUCTION MANAGER'S ROOFING CONTRACTOR. CONTACT PROJECT/CONSTRUCTION MANAGER TO COORDINATE.								H	



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NEW CONSTRUCTION
BROADWAY DUPLEX
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FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

APPROVAL
SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [CONSTRUCTION DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE

Date

Approval Signature

Printed Name

CONSULTANTS



DRAWINGS

CONSTRUCTION DOCUMENT

NOT ISSUED FOR CONSTRUCTION

Revisions
No. Date Description

F

SCALE
AS NOTED

DRAWN BY
TD

CHECKED BY
TD

PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
GENERAL NOTES

SEAL SHEET NUMBER

G0.1

	1	2	3	4	5	6	7	8	9	10		
	RESIDENTIAL NOTES											
	LIGHTING AND ELECTRICAL NOTES			PLUMBING NOTES			CEILING NOTES			FAST-TRACK & LEED GENERAL NOTES (NOT APPLICABLE)		
A	1.	THE CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES. LIGHTING FIXTURES WILL BE PROVIDED BY THE CLIENT'S APPROVED LIGHTING VENDOR UNLESS NOTED OTHERWISE THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURER'S SPECIFICATIONS.	1.	THE GENERAL CONTRACTOR'S PLUMBING SUB-CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES SHOWN ON ALL CONSTRUCTION PLANS AND DETAIL DRAWINGS UNLESS NOTED OTHERWISE.	1.	FASCIA OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OF MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE FORMED OF GYPSUM WALLBOARD ON WOOD STUDS. HUNG CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS AND DETAILS.						A
	2.	THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF CURRENT NEC CODES, REFER TO SHEET T.O FOR CURRENT NEC CODE REFERENCE, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.	2.	THE PLUMBING CONTRACTOR SHALL SUBMIT CATALOGUE AND CUT SHEETS OF ALL NEW FIXTURES, FITTINGS AND ACCESSORIES TO THE CLIENT AND ARCHITECT FOR REVIEW AND APPROVAL.	2.	ANY DEVIATION FROM HEIGHTS SHOWN WILL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.						
	3.	ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF UNDERWRITERS LABORATORIES, INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, UNLESS OTHERWISE NOTED.	3.	THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURER'S SPECIFICATIONS.	3.	THE GENERAL CONTRACTOR'S CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE FIXTURE, PLUMBING HVAC ELECTRICAL CONTRACTORS AND THE TELEPHONE COMPANY WHENEVER THEIR RESPECTIVE WORK IS CONTIGUOUS.						
B	4.	PROPOSALS SHALL BE BASED UPON INSTALLING NEW LIGHTING FIXTURES OF TYPES AND MANUFACTURERS AS INDICATED ON THE DRAWINGS.	4.	THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.	4.	THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED TO FURNISH ACCESS TO ALL AIR HANDLING UNITS, PHONE AND ELECTRICAL CONTROLS AS REQUIRED BY LOCAL BUILDING CODES. COORDINATE LOCATIONS WITH THE ARCHITECT PRIOR TO FINAL INSTALLATION.						B
	5.	THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT SHOWN ON ARCHITECTURAL DRAWINGS. ANY DISCREPANCY WILL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO FINAL BIDDING.	5.	FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURES LINE OR PIECE OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE HOUSE.	5.	PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING AND ELECTRIC) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTOR'S ENGINEERS AND BY AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.						
	6.	ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS, UNLESS OTHERWISE NOTED.			6.	CEILINGS IN CLOSETS SHALL BE OF THE SAME HEIGHTS AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.						
	7.	THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL FIXTURES AS DIRECTED.			7.	PROVIDE BLOCKING/BACKING AND CEILING REINFORCEMENT FOR ALL CEILING MOUNTED ITEMS, (PLASMA SCREENS, ETC.).						
C	8.	THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO THE CABINET WORK WITH THE CABINET CONTRACTOR.			8.	THE NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO TURNOVER.						C
	9.	THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.										
	10.	WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.										
	11.	ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON DRAWINGS.										
	12.	ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.										
D	13.	NO "BACK-TO-BACK" OUTLETS ARE PERMITTED WITHIN A WALL. OUTLETS MUST BE STAGGERED IN LOCATION.										D
	14.	POWER AND TELEPHONE OUTLETS SHOWN ON PLANS ARE NOT INCLUSIVE OF ALL OUTLETS REQUIRED. CONTRACTOR SHALL VERIFY WITH THE CLIENT ALL REQUIRED OUTLETS, ETC., PRIOR TO COMPLETING WALL CONSTRUCTION.										
	15.	ALL OUTLETS TO HAVE WHITE COVER PLATES, UNO. ALL OUTLETS AND SWITCHES TO BE WHITE, AS WELL, UNLESS NOTED OTHERWISE.										
	16.	CONVENIENCE RECEPTACLES SHALL BE BUILDING STANDARD DUPLEX TYPE RATED 15 AMP., 25 V., GROUNDED TYPE, UNLESS OTHERWISE NOTED.										
E	17.	THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING.										E
	18.	THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE AIR CONDITIONING AND CONTRACTOR PRIOR TO EXECUTING HIS WORK. AS IT RELATES TO THIS SET OF DOCUMENTS A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFIC EQUIPMENT USAGE.										
	19.	AS IT RELATES TO THIS SET OF DOCUMENTS, A SEPARATE CIRCUIT (SC) SHALL BE A SINGLE 20 AMP CIRCUIT WITH A SINGLE OUTLET SEPARATE FROM ALL OTHER CIRCUITS AND USED TO ISOLATE A SINGLE PIECE OF EQUIPMENT. COLOR ORANGE										
	20.	THE POWER AND SIGNAL PLAN GOVERNS DEVICE LOCATIONS AND SWITCHED OUTLET WIRING LAYOUT. THE LIGHTING DRAWINGS GOVERN THE WIRING LAYOUT AND INSTALLATION OF LIGHT FIXTURES AND FANS.										
F	20.	DEVICE LOCATIONS, ELECTRICAL, TELEPHONE/DATA DEVICE LOCATIONS, ELECTRICAL, TELEPHONE/DATA OUTLETS, LIGHT SWITCHES ETC. SHALL BE "CHALKED AND LOCATED" FOR REVIEW BY THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.										F
G												G
H												H



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PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

APPROVAL

SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [CONSTRUCTION DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE

Date

Approval Signature

Printed Name

CONSULTANTS



DRAWINGS

CONSTRUCTION DOCUMENT

NOT ISSUED FOR CONSTRUCTION

Revisions
No. Date Description

F

SCALE
AS NOTED

DRAWN BY
TD

CHECKED BY
TD

PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
GENERAL NOTES

SEAL SHEET NUMBER

G0.2

FLORIDA STATUTE

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, THE PARTIES UNDERSTAND AND AGREE THAT ARCHITECT'S EMPLOYEES OR AGENTS MAY NOT BE SUED OR HELD INDIVIDUALLY LIABLE FOR NEGLIGENT PERFORMANCE OF THIS AGREEMENT.



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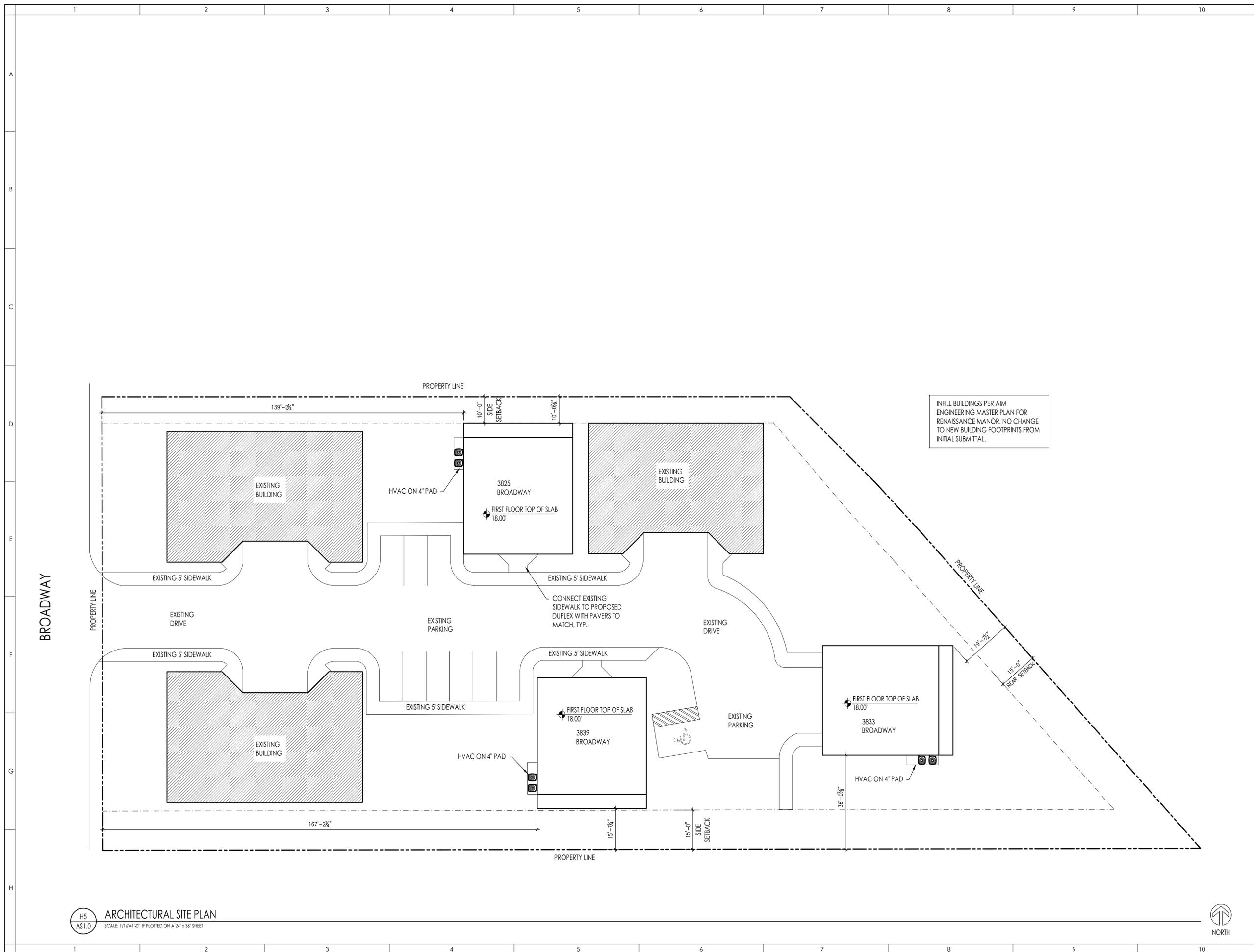
SHEET TITLE
ARCHITECTURAL SITE PLAN

SEAL

SHEET NUMBER

AS1.0

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H5
AS1.0
ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0" IF PLOTTED ON A 24"x36" SHEET



STRUCTURAL NOTES

GENERAL NOTES:

- DESIGN:
1. THE STRUCTURE DESCRIBED ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF FLORIDA BUILDING CODE. REFER TO SHEET T0.0 FOR CURRENT CODE REFERENCE.
2. DESIGN LOADS:
LIVE LOADS: SEE PLAN NOTES.
DEAD LOADS: SEE PLAN NOTES
WIND LOAD: PER ASCE STANDARD 7-16:
 $V = 160$ MPH (3 SECOND GUST)
MEAN ROOF HT = 12'
EXPOSURE = C; IMPORTANCE = 1.00 (BUILDING CATEGORY 2)
ENCLOSED STRUCTURE: INTERNAL PRESSURE COEFFICIENT = +/- 0.18
COMPONENTS AND CLADDING DESIGN PRESSURE / SUCTION (PSF): SEE CHART.
- GENERAL:
1. ALL DIMENSIONS, OTHER THAN PURELY STRUCTURAL DIMENSIONS, SHOWN ON THE STRUCTURAL DRAWINGS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER OF RECORD, PRIOR TO PROCEEDING WITH THE WORK.
2. DO NOT SCALE THE DRAWINGS.
3. OPENINGS, TRENCHES, PITS, BASES AND MECHANICAL EQUIPMENT, WHERE SHOWN, ARE APPROXIMATE AS TO SIZE AND LOCATION. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS AND SIZES, AND FOR ANY OTHER FORMED, ANCHORED, SUPPORTED OR EMBEDDED ITEMS WHICH AFFECT THE STRUCTURE.
4. NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.
5. REFER ALSO TO NOTES UNDER PLANS AND TO SCHEDULES ON STRUCTURAL DRAWINGS.
6. ALL CODES AND STANDARDS REFERRED TO ARE LATEST EDITIONS INCLUDING LATEST REVISIONS AND ADDENDA.
7. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS.

FOUNDATIONS:

1. DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS.
MAXIMUM FOOTING STEP DEPTH SHALL BE 2'-0".
2. FOUNDATION ELEVATIONS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF THE DESIGN. ACTUAL JOBSITE CONDITIONS WHICH VARY FROM ASSUMED CONDITIONS MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. KEEP EXCAVATIONS CONTINUALLY DRY BEFORE POURING CONCRETE. EXCAVATE MATERIAL SOFTENED BY WATER AND THICKEN FOOTING TO SUIT.
4. BACKFILLING AND COMPACTION:
A. SLABS ON GRADE AND STRUCTURAL FRAMING PROVIDING LATERAL SUPPORT TO WALLS WHICH RETAIN EARTH SHALL BE IN PLACE PRIOR TO BACKFILLING. PROVIDE LATERAL SUPPORT TO TOP OF WALLS WHERE TOP SLAB/FRAMING CANNOT BE PLACED UNTIL WALL IS BUILT.
B. WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A FOUNDATION WALL, THE GRADE DIFFERENCE SHALL NOT EXCEED 1'-0".
C. BACKFILL SLABS-ON-GRADE, FOOTING EXCAVATIONS AND TRENCHES ONLY WITH APPROVED MATERIAL. FOLLOW BACKFILLING RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. IN THE ABSENCE OF SUCH INFORMATION, AND UNLESS NOTED OTHERWISE, BACKFILL IN 8" (MAX) HIGH LIFTS, COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.
D. PROVIDE A 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL SLABS-ON-GRADE, UNLESS NOTED OTHERWISE. PROVIDE 6" TAPED LAPS, MINIMUM.

GENERAL MASONRY NOTES:

1. THESE NOTES PROVIDE MINIMUM STRUCTURAL REQUIREMENTS. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS OTHER THAN STRUCTURAL.
2. MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING: FLORIDA BUILDING CODE. REFER TO SHEET T0.0 FOR CURRENT CODE REFERENCE. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530 SPECIFICATIONS FOR MASONRY STRUCTURES - ACI 530.1

MATERIALS:

1. CONCRETE BLOCK: MODULAR UNITS, NORMAL WEIGHT (UNLESS NOTED OTHERWISE), CONFORMING TO ASTM C90, WITH A MINIMUM UNIT COMPRESSIVE STRENGTH OF 1900 PSI, BASED ON THE NET UNIT AREA.
2. MORTAR: TYPE 'M' OR 'S', CONFORMING TO ASTM C270.
3. MASONRY GROUT FOR FILLED CELLS: CONFORM TO ASTM C476. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI. SLUMP: 9" +/- 1".
4. HORIZONTAL JOINT REINFORCEMENT: GALVANIZED, LADDER-TYPE, WITH 9 GAGE SIDE AND CROSS RODS. PROVIDE PRE-FABRICATED CORNER AND TEE SECTIONS AT ALL INTERSECTIONS.

EXECUTION:

1. NET AREA COMPRESSIVE STRENGTH OF MASONRY CONSTRUCTION (F_m) SHALL BE 1500 PSI MINIMUM.
2. PROVIDE HORIZONTAL JOINT REINFORCEMENT, UNLESS NOTED OTHERWISE, AT 16" O/C VERTICALLY. PROVIDE ADDITIONAL REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDING 2'-0" BEYOND EACH SIDE OF OPENING. PROVIDE STANDARD DOVETAIL ANCHORS TO SECURE MASONRY TO ABUTTING CONCRETE COLUMNS.
3. PROVIDE MINIMUM BEARING OF 8" ON MASONRY FOR BEAMS, LINTELS OR BASEPLATES. BEARING SHALL BE ON SOLID BLOCKS, OR HOLLOW BLOCKS FILLED SOLID, FOR A LENGTH OF 2 x BEARING LENGTH AND DEPTH EQUAL TO THE BEARING LENGTH.
4. UNLESS NOTED OTHERWISE, PROVIDE A CONTINUOUS 'KNOCK-OUT' COURSE, FILLED SOLID WITH 3000 PSI CONCRETE, AT THE TOP OF ALL LOAD BEARING MASONRY WALLS.
5. IN HOLLOW MASONRY EXTERIOR WALLS PROVIDE REINFORCED VERTICAL FILLED CELLS WHERE SHOWN ON PLAN. AS A MINIMUM REQUIREMENT, PROVIDE 1 #5 VERTICAL BAR AT ALL CORNERS, JAMBS OF OPENINGS AND AT 4'-0" C/C. MAXIMUM. FILLED CELLS SHALL BE GROUTED SOLID IN MAXIMUM LIFTS OF 12'-0" HEIGHT. PROVIDE CLEANOUT / INSPECTION HOLES AT THE BOTTOM OF ALL FILLED CELLS. AS AN ALTERNATE TO GROUT, FILLED CELLS MAY BE PLACED WITH 3000 PSI CONCRETE WITH A SLUMP OF 9" +/- 1". MORTAR JOINTS SHALL BE FULLY BEDDED AT ALL FILLED CELLS.
6. AT SILLS OF WINDOW OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE 8" x 8" KNOCKOUT COURSE, POURED SOLID AND REINFORCED WITH 1 #5 HORIZONTAL BAR, TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.
7. PROVIDE VERTICAL CONTROL JOINTS IN MASONRY AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

CONCRETE NOTES:

1. ALL CONCRETE MATERIALS, BATCHING AND WORKMANSHIP SHALL CONFORM TO THE FOLLOWING:
FLORIDA BUILDING CODE. REFER TO SHEET T0.0 FOR CURRENT CODE REFERENCE.
ACI 301: SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
ACI 318: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
ASTM C94: READYMIX CONCRETE.
2. FORMWORK, SHORING AND RESHORING:
1.1. DESIGN:
THE STRUCTURAL ADEQUACY OF THE DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RE-SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGN OF ALL FORMWORK, SHORING AND RE-SHORING FOR ALL ELEVATED FRAMED CONCRETE SHALL BE CARRIED OUT BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, RETAINED BY THE CONTRACTOR. REVIEW BY THE ENGINEER OF RECORD OF ANY DRAWINGS OR CONSTRUCTION OF FORMWORK, SHORING OR RE-SHORING IS FOR GENERAL LAYOUT AND EFFECTS ON THE COMPLETED BUILDING STRUCTURE ONLY.
- 1.2. REMOVAL OF FORMWORK:
DO NOT REMOVE FORMWORK FOR CONCRETE SUPPORTING ITS OWN WEIGHT AT ANY TIME PRIOR TO CONCRETE REACHING A PROVEN COMPRESSIVE STRENGTH OF 75% OF THE SPECIFIED 28 DAY STRENGTH. RESHORING INSTALLATION TO PROCEED IMMEDIATELY FOLLOWING THE REMOVAL OF SHORING. PROPOSED SCHEDULE FOR REMOVAL OF SHORING/RESHORING TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.

MATERIALS:

1. CONCRETE: MINIMUM COMPRESSIVE STRENGTH(S) FOR CONCRETE SHALL BE AS NOTED ON THE STRUCTURAL PLANS. SLUMP: 4" +/- 1". IN ALL CONCRETE PROVIDE A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C260; ALL OTHER ADMIXTURES SHALL CONFORM TO ASTM C494 AND SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS.
2. SUBMIT MIX DESIGN(S) FOR REVIEW BY THE ENGINEER OF RECORD A MINIMUM OF 7 DAYS PRIOR TO INITIAL CONCRETE POUR.
3. REINFORCING STEEL: DEFORMED BARS, CONFORMING TO ASTM A615, WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
4. POLYPROPYLENE FIBER REINFORCEMENT: 'FIBERMESH' BY FIBERMESH, INC.

EXECUTION:

1. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, PLACED AND SUPPORTED TO CONFORM WITH THE ACI DETAILING MANUAL: ACI SP-66.
2. MINIMUM REINFORCING STEEL LAP SPLICE LENGTH, UNLESS NOTED OTHERWISE, IS 36 x BAR DIA.
3. POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:
VARIATION FROM PLUMB: 1/4" IN 10'-0"
VARIATION FROM LEVEL IN TOPS OF SLABS, SOFFITS OF SLABS, BEAM SOFFITS: 1/8" IN 10'-0"
VARIATION FROM CONSPICUOUS LINES AT LINTELS, SILLS, PARAPETS, GROOVES, ETC.: 1/4" IN ANY BAY VARIATION OF BUILDING LINES, COLUMN CENTERLINES, WALLS OR PARTITIONS FROM PLAN LOCATION:
1/4" IN BAY OF 20' MAX; 1/2" IN BAY OF 40' MAX
VARIATION IN SIZE OF WALL OR FLOOR OPENINGS: +1/2", -0"
VARIATION IN CROSS-SECTION OPENINGS:
BEAMS AND COLUMNS: +1/2", -1/4"
SLABS AND WALLS: +1/4", -0"
VARIATION FOOTINGS AND PILECAPS:
PLAN DIMENSIONS: +2", -1/2"
THICKNESS: -0"
VARIATION IN STAIRS: RISE: +/- 1/8"; TREAD: +/- 1/4"
4. MINIMUM CONCRETE COVER TO REINFORCING STEEL, UNLESS NOTED ON DRAWINGS:
EXPOSED TO EARTH OR WEATHER: 1-1/2"
INTERIOR: SLABS AND WALLS: 1"
BEAMS AND COLUMNS: 1-1/2"
5. CONSTRUCTION JOINTS: THE LOCATION OF ALL CONSTRUCTION JOINTS, UNLESS SHOWN ON THE DRAWINGS, IN CONCRETE WALLS, SLABS AND BEAMS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. JOINTS IN SLABS SHALL BE PERPENDICULAR TO THE SPAN, AT MID-SPAN, WITH VERTICAL BULKHEADS, UNLESS NOTED OTHERWISE CONCRETE WALL REINFORCEMENT IS BASED ON VERTICAL CONSTRUCTION JOINT SPACING OF 30'-0", MAX. BEAMS SHALL BE CONSTRUCTED WITH NO HORIZONTAL CONSTRUCTION JOINTS.
6. INSERTS, SLEEVES, CONDUITS, FASTENERS, ETC. WHERE REQUIRED BY THE DOCUMENTS, SHALL BE INSTALLED SO AS NOT TO IMPAIR THE INTEGRITY OF THE STRUCTURE, AND IN A MANNER WHICH WILL NOT REQUIRE THE BENDING, CUTTING OR DISPLACEMENT OF THE REINFORCEMENT. PLACE CONDUIT IN SLABS ABOVE THE BOTTOM REINFORCEMENT, BELOW THE TOP REINFORCEMENT, OF DIAMETER LESS THAN 1/3 x THE SLAB THICKNESS, SPACED AT LEAST 3 DIAMETERS C/C. MINIMUM COVER SHALL BE 1".
7. FOR READYMIX CONCRETE THE MAXIMUM TIME PERMITTED BETWEEN BATCHING AND DEPOSITING IN THE FORMWORK IS 90 MINUTES. CONCRETE NOT PLACED WITHIN THIS TIME LIMIT SHALL BE REJECTED.
8. THE ADDITION OF MIX WATER AT THE SITE TO INCREASE THE CONCRETE SLUMP SHALL NOT BE ALLOWED AND SHALL BE CAUSE FOR REJECTION OF THAT BATCH OF CONCRETE.
9. THE CONTRACTOR SHALL ARRANGE FOR CONCRETE TESTING BY AN INDEPENDENT TESTING LAB IN ACCORDANCE WITH STANDARD BUILDING CODE / ACI 318 REQUIREMENTS.
10. OPENINGS OR FASTENERS REQUIRED AFTER CONCRETE PLACEMENT SHALL BE INSTALLED ONLY WITH THE APPROVAL OF THE ENGINEER.
11. FINISHES: REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. CONFORM TO ACI 302.
12. REPAIR / DEFECTIVE WORK: CUT OUT AND PATCH HONEY-COMBED AREAS IN AN APPROVED MANNER. FILL ALL HOLES FROM FORM-TIES AND SEPARATORS.

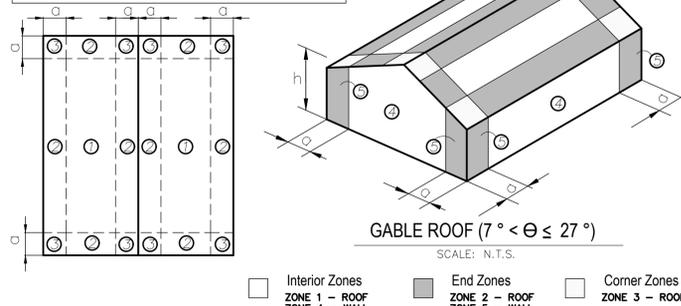
PRE-FABRICATED WOOD TRUSS NOTES

1. TRUSSES, BRACING, BRIDGING AND TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY SUPPORT THE DESIGN LOADS GIVEN ON PLANS AND IN GENERAL NOTES, ABOVE.
TOTAL DEAD LOAD + LIVE LOAD = 55 PSF, MINIMUM, FOR ROOF TRUSSES:
TOP CHORD: DL = 25 PSF; LL = 20 PSF
BOTTOM CHORD: DL = 10 PSF; LL = 0 PSF
WIND LOAD SHALL BE CALCULATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. REFER TO SHEET T0.0 FOR CURRENT CODE / ASCE 7-16. (REFER TO GENERAL NOTES ON THIS SHEET FOR WIND LOAD DESIGN CRITERIA) TOTAL DEAD LOAD SHALL NOT EXCEED 10 PSF FOR CALCULATION OF NET WIND UPLIFT FORCES AND REACTIONS. LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN / 360.
2. THE STRUCTURE HAS BEEN DESIGNED BASED ON THE TRUSS LAYOUT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DEVIATIONS FROM THAT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR REVIEW AND SHALL BE CLEARLY FLAGGED ON THE SHOP DRAWINGS.
3. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER OF RECORD PRIOR TO FABRICATION OR ERECTION OF WOOD TRUSSES. AS A MINIMUM, SHOP DRAWINGS SHALL INDICATE REQUIREMENTS FOR BEARING, LATERAL BRACING AND ANCHORAGE. INDICATE SIZE, SPECIES AND STRESS GRADE OF LUMBER; AND, LOCATION, SIZE AND TYPE OF CONNECTORS. SHOW SPAN, PITCH, CONFIGURATION AND SPACING OF EACH TRUSS TYPE. SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF THE FLORIDA-REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN OF THE TRUSSES.
4. BRACE TRUSS CHORD AND WEB MEMBERS IN ACCORDANCE WITH THE TRUSS SHOP DRAWINGS. NOTE THAT ADDITIONAL BRACING IS REQUIRED AT TRUSS BOTTOM CHORDS WHERE A RIGID CEILING DIAPHRAGM IS NOT ATTACHED DIRECTLY TO THE TRUSSES.
5. DO NOT CUT, NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF THE TRUSS DESIGN ENGINEER.
6. REMOVE AND REPLACE DAMAGED TRUSSES. REPAIR DAMAGED TRUSSES ONLY WITH THE WRITTEN APPROVAL AND DIRECTION OF THE TRUSS DESIGN ENGINEER. SUBMIT COPIES OF SUCH APPROVAL TO THE ENGINEER-OF-RECORD FOR REVIEW BEFORE PROCEEDING.
7. CONNECT ROOF TRUSSES TO SUPPORTING FRAMING WITH APPROVED HURRICANE ANCHORS IN ACCORDANCE WITH THE FOLLOWING: TRUSS TO TRUSS CONNECTORS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. EACH TRUSS SHALL BE ANCHORED TO SUPPORTING STRUCTURAL FRAMING IN ACCORDANCE WITH THE TRUSS ANCHORAGE SCHEDULE AND /OR DETAILS PROVIDED ON THE STRUCTURAL DRAWINGS. THE ANCHOR DESIGN IS BASED UPON THE TRUSS LAYOUT SHOWN ON THE STRUCTURAL DRAWINGS. NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.

WIND LOAD SCHEDULE				
SCHEDULE OF COMPONENTS AND CLADDING LOADS				
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	13.98	22.21
		20 - 100	12.95	21.18
		MORE THAN 100	9.87	20.16
2	ROOF, EDGE ZONE	LESS THAN 20	13.98	38.66
		20 - 100	12.95	35.57
		MORE THAN 100	9.87	28.37
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20		48.94
		20 - 100		48.94
		MORE THAN 100		48.94
3	ROOF, CORNER ZONE	LESS THAN 20	13.98	57.17
		20 - 100	12.95	53.67
		MORE THAN 100	9.87	44.83
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20		79.79
		20 - 100		71.56
		MORE THAN 100		55.11
4	WALL, INTERIOR ZONE	LESS THAN 20	24.27	26.32
		20 - 100	23.23	25.30
		MORE THAN 100	20.57	23.03
5	WALL, EDGE ZONE	LESS THAN 20	24.27	32.49
		20 - 100	23.23	30.43
		MORE THAN 100	20.57	25.30

NOTE: WIND PRESSURES SHOWN ARE BASED ON V_{sud}

CODE =	ASCE 7-16
ULTIMATE WIND SPEED V _{ult} =	160 MPH
ALLOWABLE WIND SPEED V _{sud} =	116 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609A
EXPOSURE =	B
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (C _{pi}) =	+0.18
q =	3.0 FT
z _a =	6.0 FT



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PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

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Date
Approval Signature
Printed Name

CONSULTANTS

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STRUCTURAL ENGINEERING
1101 8TH AVE N. SUITE 200, WASHINGTON, FLORIDA 34806
PH: 888-999-9999

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SHEET TITLE
STRUCTURAL NOTES

SEAL SHEET NUMBER
S0.1



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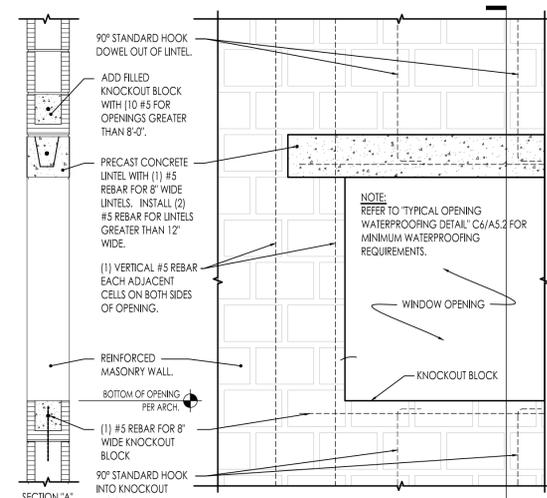
STRUCTURAL DETAILS

SEAL

SHEET NUMBER

S0.2

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E6
TYPICAL CONCRETE LINTEL BEARING & REINFORCING
SCALE: N.T.S.

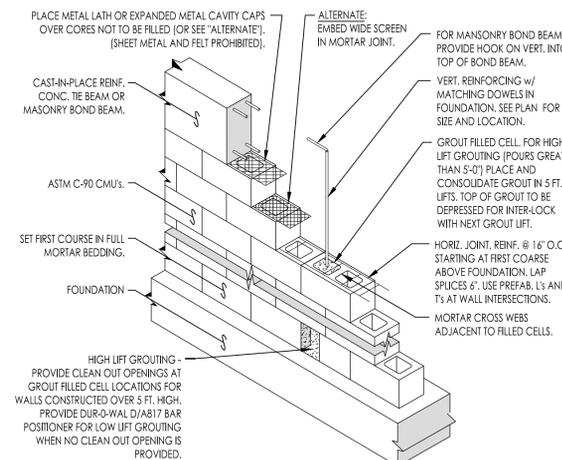
MASONRY REINFORCEMENT LAP SCHEDULE	BAR SIZE	LAP LENGTH
#5 BAR	18"	
#4 BAR	24"	
#3 BAR	30"	
#2 BAR	40"	
#1 BAR	54"	

LOW LIFT GROUTING PROCEDURE

1. CONSTRUCT WALL TO HEIGHT OF 5'-0". ALLOW MORTAR TO SET SUFFICIENTLY TO WITHSTAND GROUT PRESSURE.
2. INSPECT UNITS FOR ALIGNMENT. CLEAN OUT CELLS TO BE FILLED.
3. FILL CELLS TO 1-1/2" BELOW TOP COURSE.
4. DELAY 3-5 MINUTES PRIOR TO CONSOLIDATING TO ALLOW WATER TO BE ABSORBED BY MASONRY.

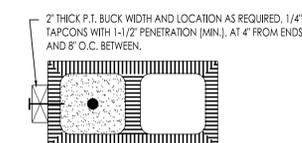
HIGH LIFT GROUTING PROCEDURE

1. CONSTRUCT WALL TO FULL HEIGHT (24'-0" MAXIMUM). ALLOW MASONRY TO CURE FOR AT LEAST THREE DAYS.
2. CLEAN CELLS WHICH ARE TO BE GROUTED SOLID THROUGH CLEAN-OUT PORTS.
3. PLACE GROUT IN 4'-0" LIFTS AND CONSOLIDATE AFTER EXCESS MOISTURE HAS BEEN ABSORBED BY MASONRY.
4. PLACE THE NEXT LIFT AS SOON AS POSSIBLE BUT NO LONGER THAN ONE HOUR AFTER PLACEMENT.

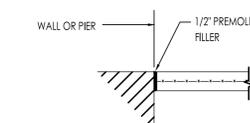


- NOTES:
1. PROVIDE CLEAN OUTS IN LOW LIFT GROUTING IF MORTAR FINES AND DEBRIS IS EXCESSIVE.
 2. FOR HIGH LIFT GROUTING, GROUT LIFT HEIGHT MAY BE INCREASED TO 12'-8" IF CONDITIONS ARE IN ACCORDANCE WITH ACI 330-05 SUBSECTION 3.5D OF SPECIFICATIONS FOR MASONRY STRUCTURES.
 3. CONSOLIDATE AND RECONSOLIDATE GROUT POUR BY MECHANICAL VIBRATION IN ACCORDANCE WITH ACI 330-05 SUBSECTION 3.5E OF SPECIFICATIONS FOR MASONRY STRUCTURES.

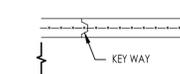
H6
TYPICAL MASONRY WALL CONSTRUCTION
SCALE: NOT TO SCALE



D8
TYPICAL WINDOW BUCK
SCALE: NOT TO SCALE
NOTE: PROVIDE AT JAMBS, HEADS, & SILLS AS REQUIRED BY WINDOW/DOOR N.O.A.



E8
ISOLATION JOINT (IJ)
SCALE: NOT TO SCALE

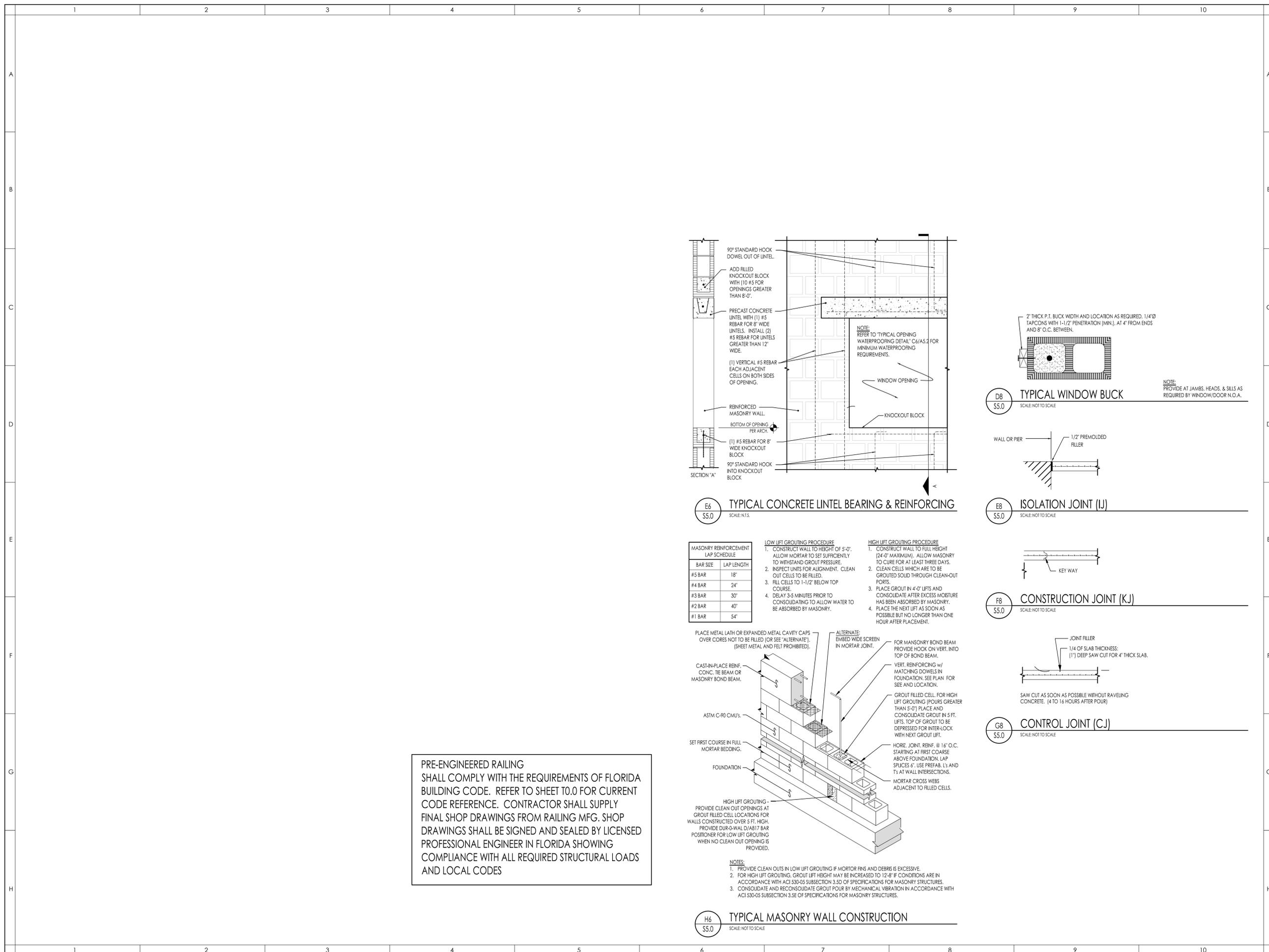


F8
CONSTRUCTION JOINT (KJ)
SCALE: NOT TO SCALE



G8
CONTROL JOINT (CJ)
SCALE: NOT TO SCALE

PRE-ENGINEERED RAILING SHALL COMPLY WITH THE REQUIREMENTS OF FLORIDA BUILDING CODE. REFER TO SHEET TO.0 FOR CURRENT CODE REFERENCE. CONTRACTOR SHALL SUPPLY FINAL SHOP DRAWINGS FROM RAILING MFG. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED PROFESSIONAL ENGINEER IN FLORIDA SHOWING COMPLIANCE WITH ALL REQUIRED STRUCTURAL LOADS AND LOCAL CODES





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FOUNDATION PLAN

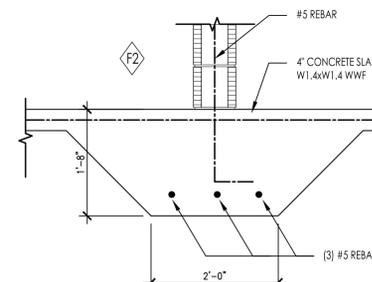
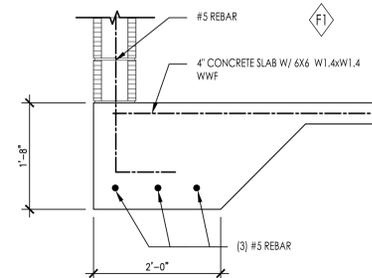
SEAL

SHEET NUMBER

S2.0

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FOOTING LEGEND



DESIGN CRITERIA

DESIGN LOADS:

ROOF LIVE LOAD MINIMUM: 20 PSF
ROOF DEAD LOAD MINIMUM: 20 PSF
FLOOR LIVE LOAD MINIMUM: 40 PSF
FLOOR DEAD LOAD MINIMUM: 20 PSF
FLOOR PARTIAL LOAD: 20 PSF

WIND LOAD: REFER TO 'HURRICANE CODES' ON SHEET 10.0 AND 'GENERAL NOTES' ON SHEET S1.0.

CONCRETE DESIGN CRITERIA:
CONCRETE STRENGTH IN 28 DAYS: 3,000 PSF, MINIMUM
REINFORCING STEEL: ASTM A615, GRADE 60

GENERAL NOTES

- GENERAL CONTRACTOR SHALL COORDINATE ALL FILLED CELL LOCATIONS WITH FLOOR PLANS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS FOR PLUMBING FIXTURES, SANITARY LINES AND SUPPLY LINES.
- FILLED CELLS SHALL BE POURED SOLID AT ALL CORNERS AND OPENINGS.

FOUNDATION NOTES

- ALL ELEVATIONS ON THE STRUCTURAL DRAWINGS ARE REFERENCED TO FIRST FLOOR AT DATUM ELEVATION 0'-0"
- MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
FOOTINGS AND SLAB-ON-GRADE: 3000 PSI
COLUMNS, BEAMS AND STRUCTURAL SLABS: 4000 PSI
- REINFORCING STEEL: GRADE 60 KSI. SUBMIT SHOP DRAWINGS FOR ALL REINFORCEMENT FOR REVIEW BY THE ENGINEER. STAGGER SPLICES (24" MIN. LAP FOR #5 BARS) OF CONTINUOUS FOOTING REINFORCEMENT AND PROVIDE 24"x24" CORNER BARS.
- MINIMUM CONCRETE COVER TO REINFORCING STEEL:
CAST AGAINST EARTH: 3"
EXPOSED TO EARTH OR WEATHER: 1-1/2"
FRAMED SLABS: 1" AT TOP, BOTTOM AND SIDES
BEAMS AND COLUMNS: 1-1/2" TO STIRRUPS AND TIES
- PROVIDE 48 HOURS MINIMUM NOTICE TO THE ENGINEER PRIOR TO ANY POUR OF STRUCTURAL CONCRETE.
- SLAB-ON-GRADE SHALL BE 4" THICK, REINFORCED WITH FIBER MESH. PROVIDE SAWCUT CONTROL JOINTS IN SLAB-ON-GRADE. LIMIT PANEL SIZES TO 144 SQFT MAX IN APPROXIMATE SQUARE PATTERN. COORDINATE WITH FLOOR FINISH JOINTS. SUBMIT PROPOSED CONTROL JOINT LAYOUT TO ARCHITECT & ENGINEER FOR APPROVAL (7) DAYS MINIMUM PRIOR TO SLAB POUR.
- PROVIDE 10 MIL. POLYETHYLENE VAPOR BARRIER UNDER SLAB-ON-GRADE WITH 6" TAPED LAPS.
- FOUNDATIONS SHALL BE FOUNDED ON SOIL CAPABLE OF SUSTAINING 2000 POUNDS PER SQUARE FOOT. SOIL OF THIS VALUE IS ASSUMED TO BE FOUND AT THE ELEVATIONS SHOWN.
- CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY.
- PREPARE SUBGRADE SOIL IN ACCORDANCE WITH PROCEDURE INCLUDED IN THE GEOTECHNICAL INVESTIGATION REPORT.
- SOIL AT THE UNDERSIDE OF FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO THE POURING OF FOOTINGS.
- REFER ALSO TO GENERAL NOTES AND TYPICAL DETAILS ON SUBSEQUENT DRAWINGS
- EPOXY SHALL BE SIMPSON 'EPOXY-SET'.

SOIL
ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS, COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D-1557). FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH 2020 FLORIDA BUILDING CODE. STEM WALL FILL SHALL NOT EXCEED 12' LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12-IN INTERVALS. ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY UNIFORM SOIL CLASSIFICATION SYSTEM. ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER FOR EVALUATION. SOIL BEARING CAPACITY BASED UPON 2,000 PSF. WOOD GRADE STAKES ARE PROHIBITED.

TERMITES
ALL TERMITE PROVISIONS OF FLORIDA BUILDING CODE. REFER TO SHEET 10.0 FOR CURRENT CODE. SHALL BE MET AND SHALL BE PERFORMED BY PROPERLY TRAINED AND CERTIFIED TECHNICIANS. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED. PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTIFICATION OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. UPON COMPLETION OF ALL TREATMENTS THE FINAL CERTIFICATE SHALL BE PERMANENTLY POSTED IN AN OBVIOUS AND ACCESSIBLE LOCATION, ON THE ELECTRICAL PANEL, CONTROL BOX OR THE HOT WATER HEATER. ALL AREAS UNDER SOLID SURFACES THAT ADJUT A TREATED POUR AREA, E.G. DRIVEWAYS, SIDEWALKS, LANAIS, POOL DECKS, ETC. SHALL BE TREATED PRIOR TO THE NEW/SECOND POUR. NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED WITHIN (1) FOOT OF STRUCTURE. NO CONDENSATE LINES/ROOF DOWN SPOUTS SHALL DISCHARGE WITHIN (1) FOOT OF THE STRUCTURE.

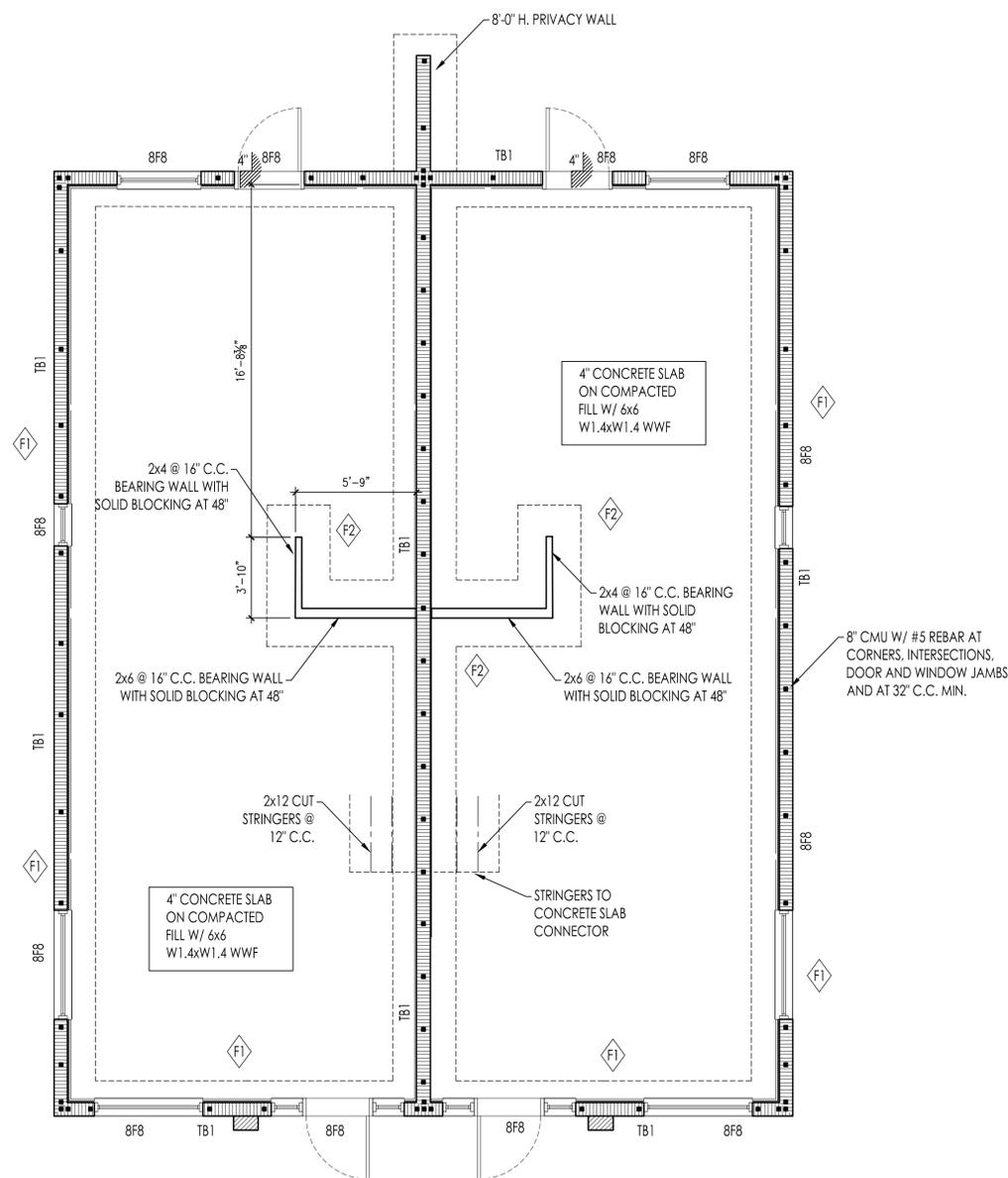
NOTE: COMPLY WITH CHAPTERS R320.1, R106.1 & R301.1 OF THE FLORIDA RESIDENTIAL BUILDING CODE. REFER TO SHEET 10.0 FOR CURRENT CODE AND PROVIDE THE FOLLOWING STATEMENT TO THE LOCAL MUNICIPALITY'S PERMIT OFFICE FOR ALL FLOOR TRENCHES THAT RESULT IN EXPOSING THE EARTH:

'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES'

ALL DIMENSIONS ARE FROM STRUCTURAL FACE TO STRUCTURAL FACE OF MASONRY/CONCRETE/STUD PARTITIONS.

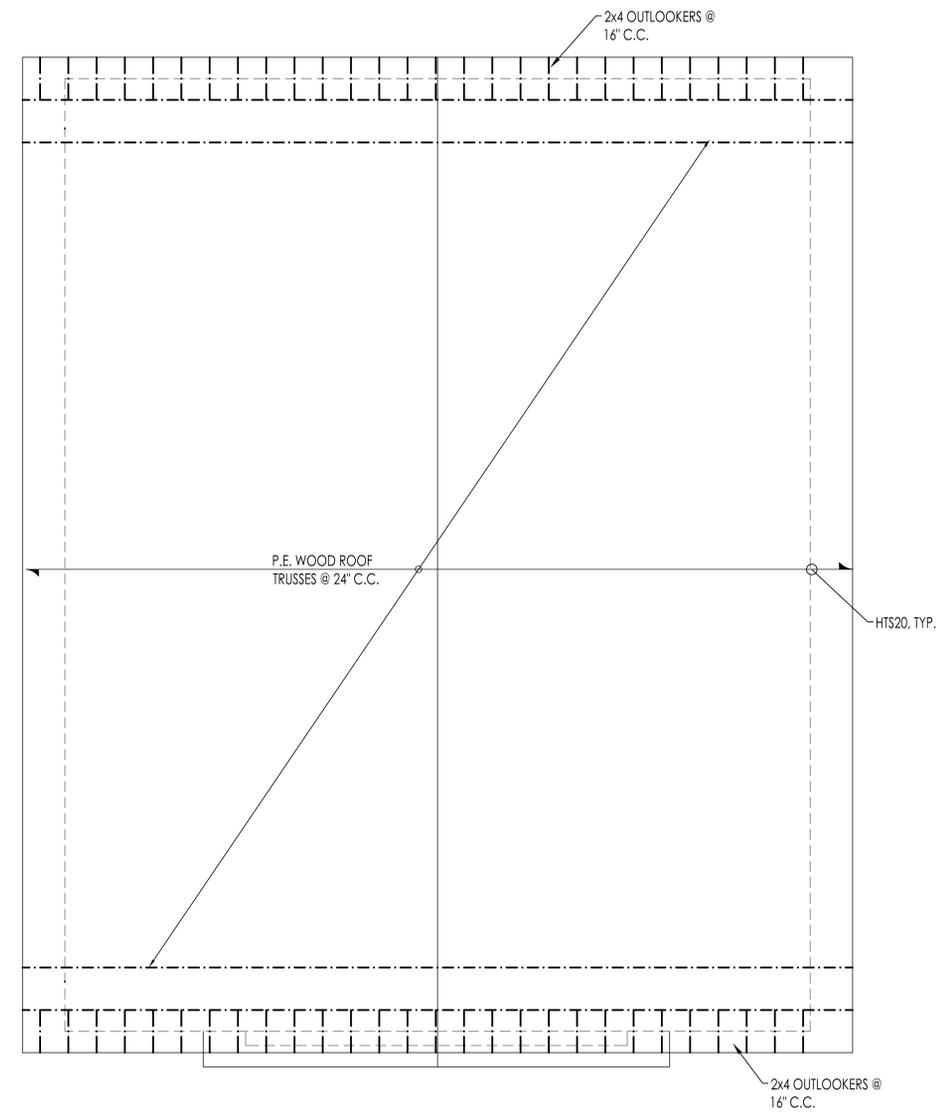
BEAM & HEADER LEGEND

8F8 8" PRECAST LINTEL. BEAR MIN. 4" EA END
TB1 (2) 8" KO BLOCKS W/ (1) #5 EA.

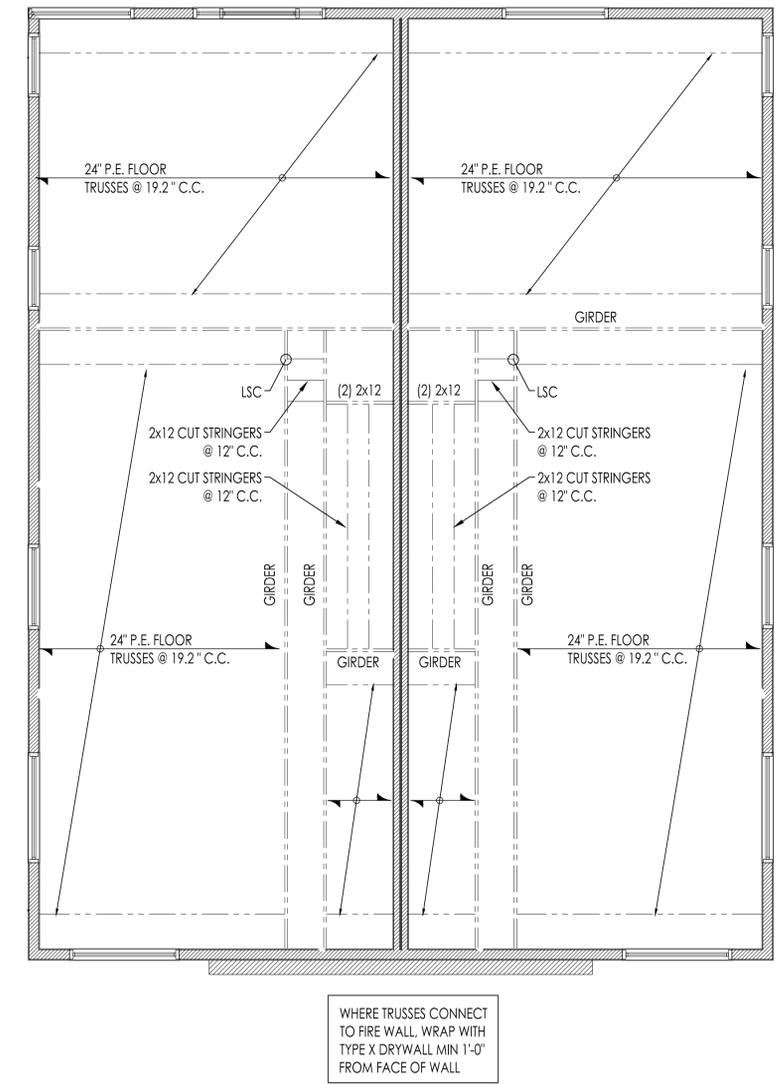


**H1
S2.0**
FOUNDATION PLAN, WALL AND BEAM PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

- UPLIFT: TRUSSES MUST BE ANCHORED TO THE SUPPORTING BLOCK WALLS WITH (1) SIMPSON HETAL20 STRAP EMBEDDED 4" INTO CONCRETE AND ATTACHED TO EACH TRUSS WITH 1.5" 10d NAILS IN ALL NAIL HOLES. TRUSSES SHALL BE ANCHORED TO THE SUPPORTED WOOD FRAMED WALLS WITH (1) SIMPSON HTS16 STRAP WITH 1.5" 10d NAILS IN ALL NAIL HOLES. HUNG TRUSSES SHALL BE SUPPORTED ON GIRDERS WITH HANGERS SPECIFIED ON THE MANUFACTURER'S TRUSS LAYOUT. VALLEY RAFTERS SHALL BE CONNECTED TO THE SUPPORTING TRUSSES AND RIDGE BOARD WITH (1) SIMPSON H5 CLIP.
- TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ENGINEERING AND CERTIFICATION OF THE TRUSS LAYOUT PACKAGE AS SHOWN AND SHALL BE RESPONSIBLE FOR REQUIRED DEVIATIONS FROM THE INDICATED FRAMING PLAN AS DEEMED NECESSARY.
- TRUSS MANUFACTURER SHALL SHIP ALL TRUSSES AND CONVENTIONAL FRAMING ABOVE TOP PLATE LINE CUT AND SIZED.
- TRUSS MANUFACTURER MUST INCLUDE ALL INSTALLATION INSTRUCTIONS AND PLANS WHEN SHIPPED TO THE JOB SITE.
- TRUSS MANUFACTURER MUST SHIP ALL BOLTS FOR GIRDER ASSEMBLIES. BOLTS SHALL BE SET AS PER ENGINEER'S/ARCHITECT'S DESIGN CRITERIA.
- TRUSS MANUFACTURER SHALL BE REQUIRED TO COLOR CODE THE ENDS OF ALL TRUSSES AND LABEL AS PER ARCHITECTURAL PLANS.
- TRUSS HANGERS:
 - TRUSS MANUFACTURER SHALL SPECIFY AND BE RESPONSIBLE FOR ALL TRUSS-TO-TRUSS CONNECTIONS.
 - TRUSS MANUFACTURER SHALL DESIGN AND FURNISH ALL HANGERS BETWEEN PRE-ENGINEERED FLOOR SYSTEMS AND GIRDERS/LVLs.



H1
S3.0
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



H6
S3.0
SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



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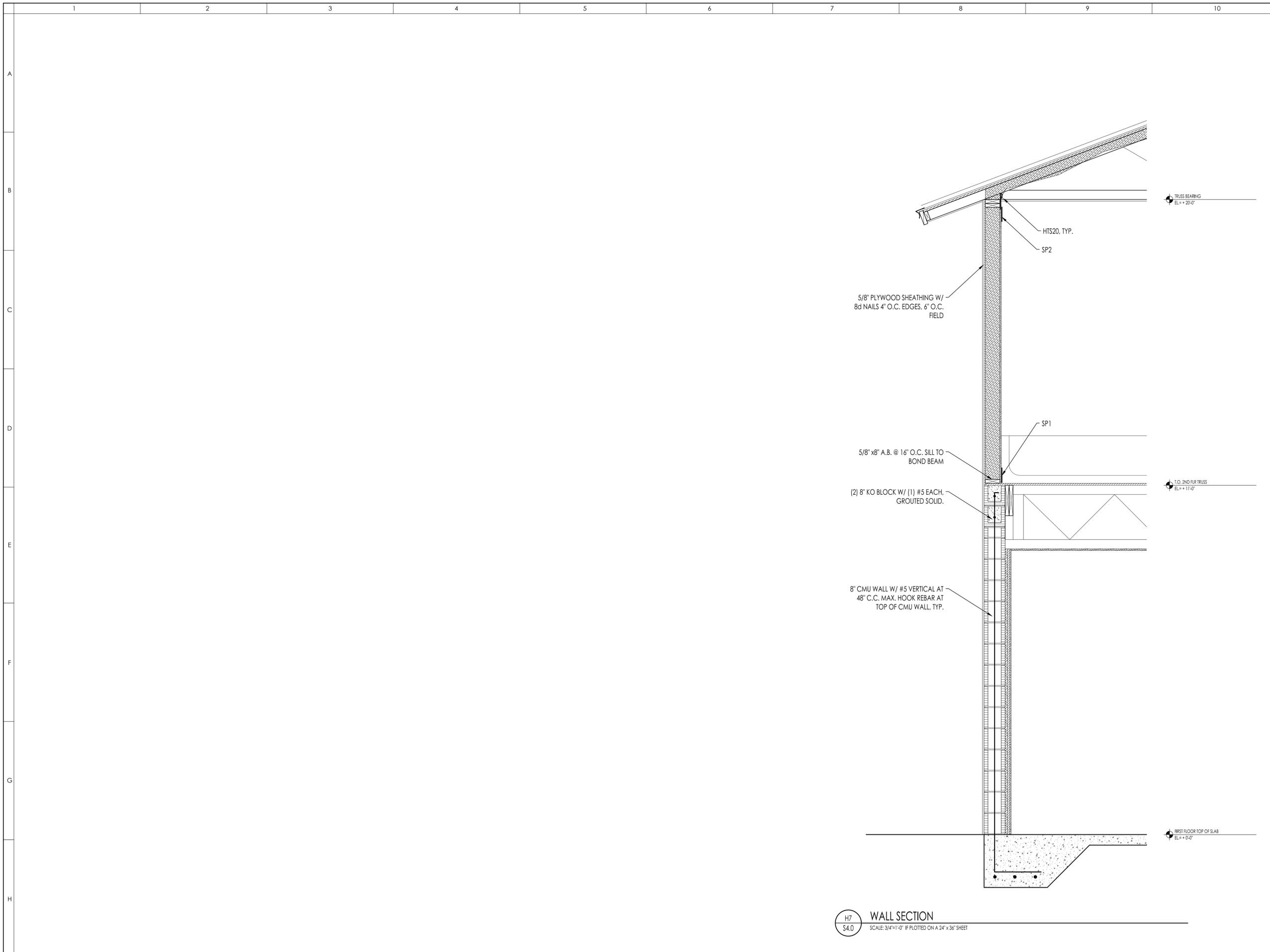
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SHEET TITLE
WALL SECTIONS

SEAL SHEET NUMBER
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WALL SECTION
SCALE: 3/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



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SHEET TITLE
FIRST FLOOR PLAN

SEAL SHEET NUMBER

A1.0

DRYWALL PLAN KEY NOTES	
01	<RESERVED>
02	ELECTRIC TANK WATER HEATER
03	ELECTRICAL PANEL LOCATION. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	

WALL TYPE LEGEND	
EXISTING PARTITION WALL U.N.O.	
EXISTING CMU WALL U.N.O.	
NEW WALL U.N.O. OR	
NEW WALL U.N.O. OR	

WALL TYPE: SERIES DESIGNATION
WALL TYPE: CONSTRUCTION
WALL

GENERAL NOTES	
1.	ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
2.	ALL INTERIOR FRAMING TO USE 2x4 AND 2x6 WOOD STUDS UNLESS OTHERWISE NOTED (U.N.O.) ON DRAWINGS.
3.	CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION.
4.	ALL DIMENSIONS ARE MEASURED FROM STUD FACE TO STUD FACE (U.N.O.)
5.	ALIGN FACES OF ADJACENT FINISHED SURFACES. (U.N.O.)
6.	GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS WITH FLOOR, WALL AND ROOF IN ARCHITECTURAL DRAWINGS. COORDINATION IS INCLUDED BUT NOT LIMITED TO: HVAC, PLUMBING, ELECTRICAL AND AUDIO/VISUAL.
7.	COMPLY WITH CHAPTERS 1403, 1826, 2304 OF THE RESIDENTIAL FLORIDA BUILDING CODE. REFER TO SHEET 10.0 FOR SPECIFIC CURRENT CODE REFERENCE.
8.	PROVIDE THE FOLLOWING STATEMENT TO THE SARASOTA BUILDING, PLANNING & ZONING DEPARTMENT : "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES"

PARTITION AND WALL ASSEMBLIES	
INSULATION VALUE NOTES:	
1.	ALL EXTERIOR CMU WALLS SHALL HAVE AN INSULATION VALUE OF R4, MINIMUM.
2.	ALL EXTERIOR FRAME WALLS SHALL HAVE AN INSULATION VALUE OF R13, MINIMUM.
3.	ALL ROOF SYSTEMS SHALL HAVE AN INSULATION VALUE OF R19, MINIMUM.

CEILING AND HORIZONTAL SURFACES NOTES:	
1.	ALL HORIZONTAL INTERIOR GYPSUM BOARD SURFACES SHALL BE INSTALLED WITH MINIMUM 5/8" THICK GYPSUM BOARD.
2.	GARAGES SHALL RECEIVE 5/8" FIREBLOC® TYPE X GYPSUM BOARD AT ALL HORIZONTAL INSTALLATIONS.
3.	GARAGES SHALL RECEIVE 5/8" FIREBLOC® TYPE X GYPSUM BOARD AT ALL REQUIRED WALL SEPARATION BETWEEN MAIN HABITABLE INTERIOR SPACE AND GARAGE UNLESS A UL FIRE RATED ASSEMBLY FOR MINIMUM FIRE SEPARATION IS SPECIFIED.

PARTITION WALL NOTES:	
1.	WALL TYPE *1: DENOTES PRIMARY WALL TYPE.
2.	WALL TYPE *2: REPLACE GYP. BD. WITH THINSET, FINISH SMOOTH AND PAINT.
3.	WALL TYPE *3: ADD THINSET TILE OVER CEMENT BOARD.
4.	WALL TYPE *4: REPLACE 1/2" GYPSUM BOARD WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE, GRAB BARS, SHELVING OR EXTERIOR SHEATHING.

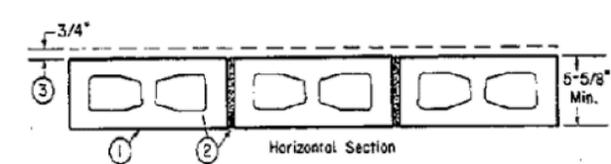
WALL SYSTEM: P4.1	1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE 2x4" (3-1/2") WOOD STUDS AT 16" O.C. SOUND ATTENUATION BATTS BETWEEN STUDS, S.T.C. 43 MIN. 1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
WALL SYSTEM: P4.2	SIMILAR TO P4.1. SUBSTITUTE 1/2" GYP. BD. w/ 1/2" CEMENT BOARD (WET SIDE), PAINTED
WALL SYSTEM: P4.3	SIMILAR TO P4.2. ADD THINSET TILE OVER 1/2" CEMENT BOARD (WET SIDE)
WALL SYSTEM: P4.4	SIMILAR TO P4.1. SUBSTITUTE GYP. BD. WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE, GRAB BARS, SHELVING OR EXTERIOR SHEATHING.
WALL SYSTEM: P6.1	1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE 2x4" (5-1/2") WOOD STUDS AT 16" O.C. SOUND ATTENUATION BATTS BETWEEN STUDS, S.T.C. 43 MIN. 1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
WALL SYSTEM: P6.2	SIMILAR TO P6.1. SUBSTITUTE 1/2" GYP. BD. w/ 1/2" CEMENT BOARD (WET SIDE), PAINTED
WALL SYSTEM: P6.3	SIMILAR TO P6.2. ADD THINSET TILE OVER 1/2" CEMENT BOARD (WET SIDE)
WALL SYSTEM: P6.4	SIMILAR TO P6.1. SUBSTITUTE GYP. BD. WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE, GRAB BARS, SHELVING OR EXTERIOR SHEATHING.
WALL SYSTEM: P6.1X	5/8" EXTERIOR CEMENT PLASTER OVER METAL LATH (ALTERNATE: 3/4" STUCCO SYSTEM OVER METAL LATH OR AS PER MFG.) HOUSE WRAP, TYVEK OR EQUIVALENT 1/2" (MINIMUM) EXTERIOR GRADE CDX PLYWOOD 2x4" (5-1/2") WOOD STUDS AT 16" O.C. SOUND ATTENUATION BATTS BETWEEN STUDS, S.T.C. 43 MIN. 1/2" GYPSUM BOARD, PAINTED.

WALL SYSTEM: FP1.1 - UL U305 - REFER TO DETAIL	5/8" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE 2x4" (3-1/2") WOOD STUDS AT 16" O.C., STAGGERED SOUND ATTENUATION BATTS BETWEEN STUDS, S.T.C. 43 MIN. 5/8" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
WALL SYSTEM: M8.1	5/8" EXTERIOR CEMENT PLASTER OVER METAL LATH (ALTERNATE: 3/4" STUCCO SYSTEM OVER METAL LATH OR AS PER MFG.) 8" CMU 1" RIGID INSULATION 3/4" PT FURRING STRIPS 1/2" GYPSUM BOARD, PAINTED.
WALL SYSTEM: M8.2	SIMILAR TO M8.1. SUBSTITUTE 1/2" GYP. BD. w/ 1/2" CEMENT BOARD (WET SIDE), PAINTED
WALL SYSTEM: M8.3	SIMILAR TO M8.2. ADD THINSET TILE OVER 1/2" CEMENT BOARD (WET SIDE)

WALL SYSTEM: FP2.1 - UL U906 - REFER TO DETAIL	1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE 3/4" PT FURRING STRIPS 8" CMU 3/4" PT FURRING STRIPS 1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
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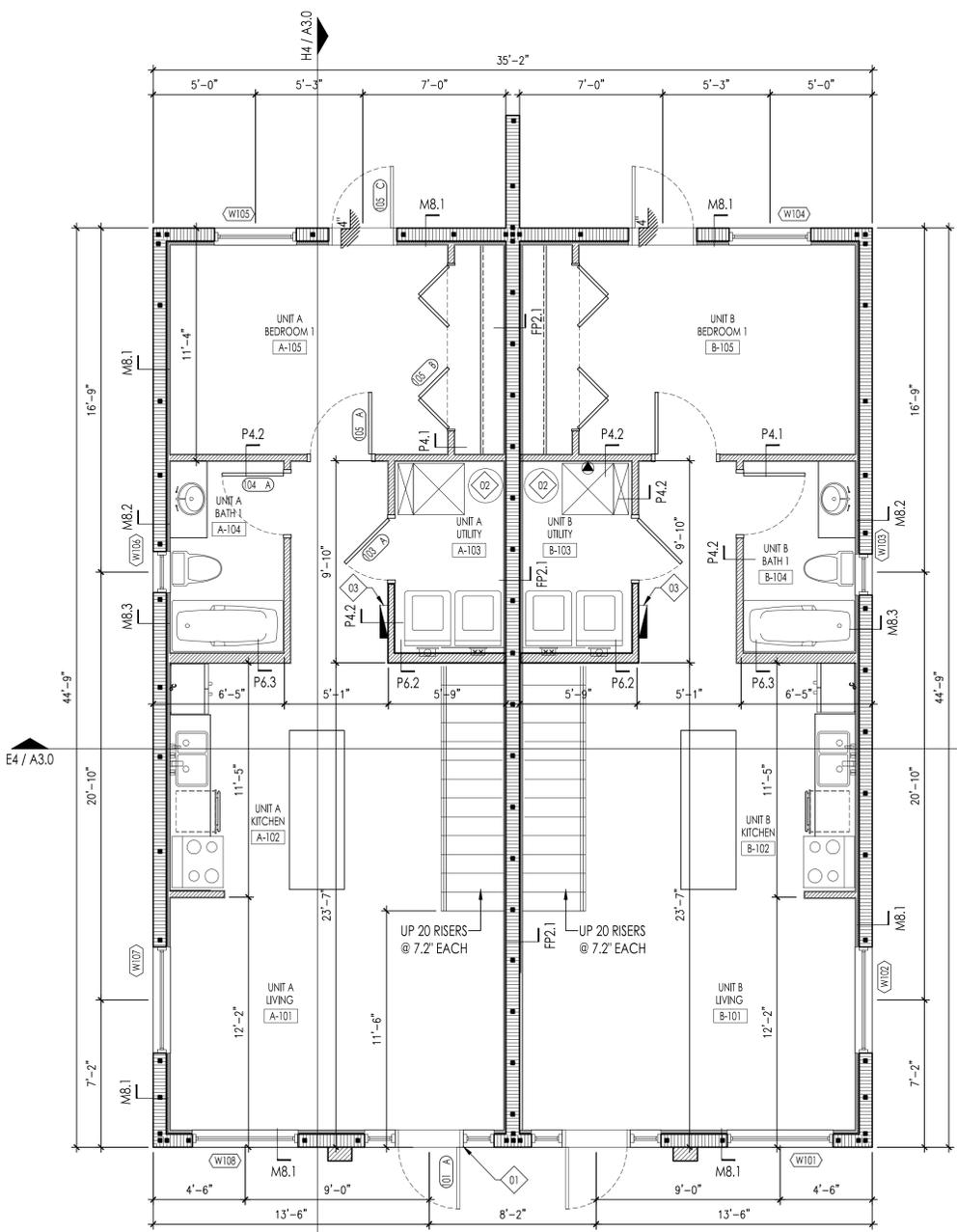
Design No. U906

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



PER UL U305	Fire Rating	System Thickness	STC
Chase Wall - Wood Stud (Load-Bearing)	1 hours	9.25 in.	53

ASSEMBLY DETAILS	
Gypsum Panel:	1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SC0)
Wood Studs:	1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.
Air Space:	1 layer 1" [25.4 mm] air space
Wood Studs:	1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.
Insulation:	1 layer 3-1/2" [89 mm] Fiberglass insulation
Gypsum Panel:	1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SC0)



H1
A1.0
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



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PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

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MOVE FROM [CONSTRUCTION DOCUMENT] PHASE
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Approval Signature

Printed Name

CONSULTANTS



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Revisions
No. Date Description

SCALE
AS NOTED

DRAWN BY
TD

CHECKED BY
TD

PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
SECOND FLOOR PLAN

SEAL

SHEET NUMBER

A1.1

DRYWALL PLAN KEY NOTES

01	42" RAILING TO MEET PBC 2020
02	
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13	

WALL TYPE LEGEND

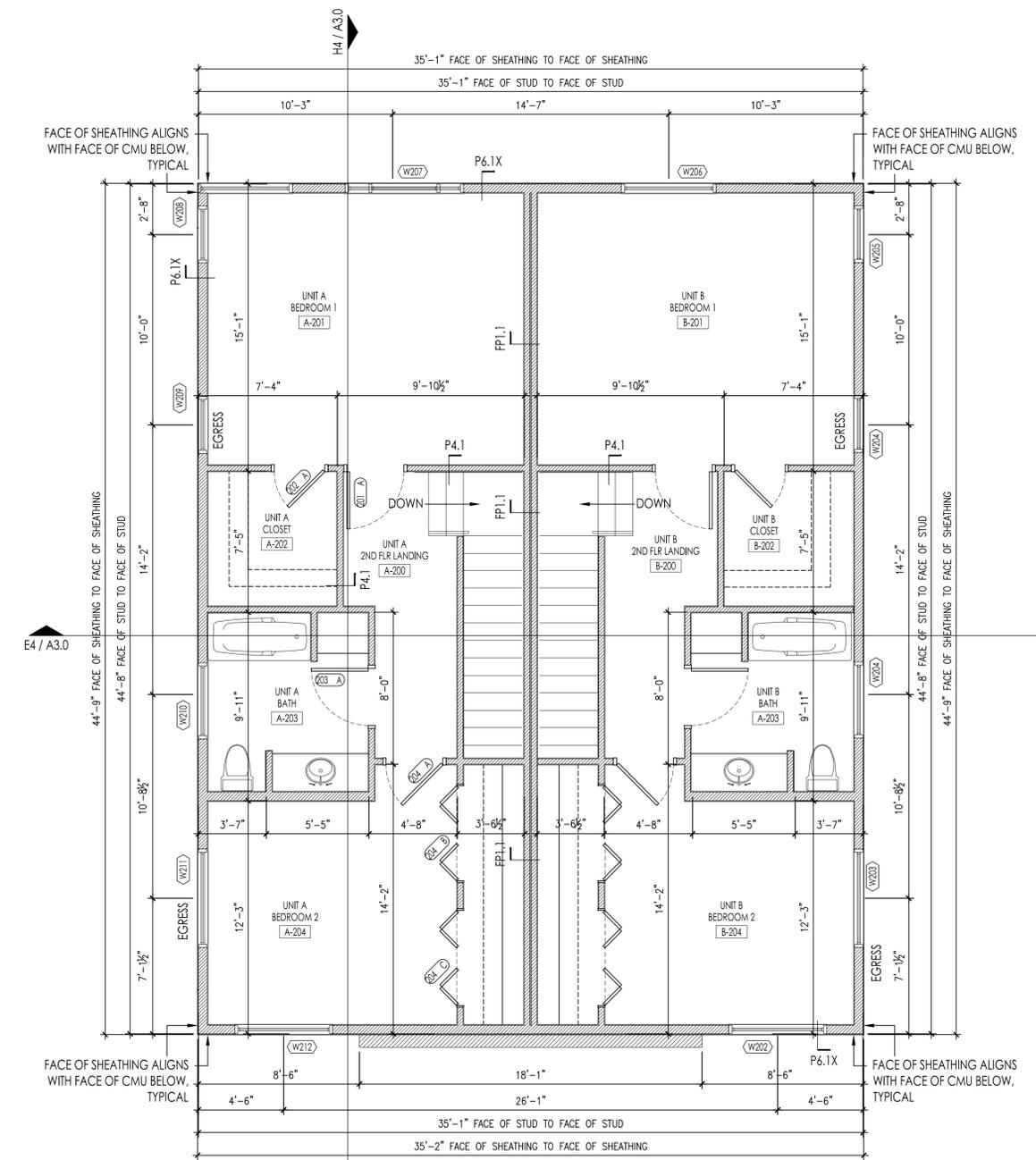
EXISTING PARTITION WALL U.N.O.		WALL TYPE: SERIES DESIGNATION
EXISTING CMU WALL U.N.O.		WALL TYPE: CONSTRUCTION WALL
NEW WALL U.N.O. OR		
NEW WALL U.N.O. OR		

GENERAL NOTES

- ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL INTERIOR FRAMING TO USE 2 x 4 AND 2 x 6 WOOD STUDS UNLESS OTHERWISE NOTED (U.N.O.) ON DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION.
- ALL DIMENSIONS ARE MEASURED FROM STUD FACE TO STUD FACE (U.N.O.)
- ALIGN FACES OF ADJACENT FINISHED SURFACES. (U.N.O.)
- GENERAL CONTRACTOR TO COORDINATE ALL PENETRATIONS WITH FLOOR, WALL AND ROOF IN ARCHITECTURAL DRAWINGS. COORDINATION IS INCLUDED BUT NOT LIMITED TO: HVAC, PLUMBING, ELECTRICAL AND AUDIO/VISUAL.
- COMPLY WITH CHAPTERS 1403, 1826, 2304 OF THE RESIDENTIAL FLORIDA BUILDING CODE. REFER TO SHEET 10.0 FOR SPECIFIC CURRENT CODE REFERENCE.
- PROVIDE THE FOLLOWING STATEMENT TO THE SARASOTA BUILDING, PLANNING & ZONING DEPARTMENT: **THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.**

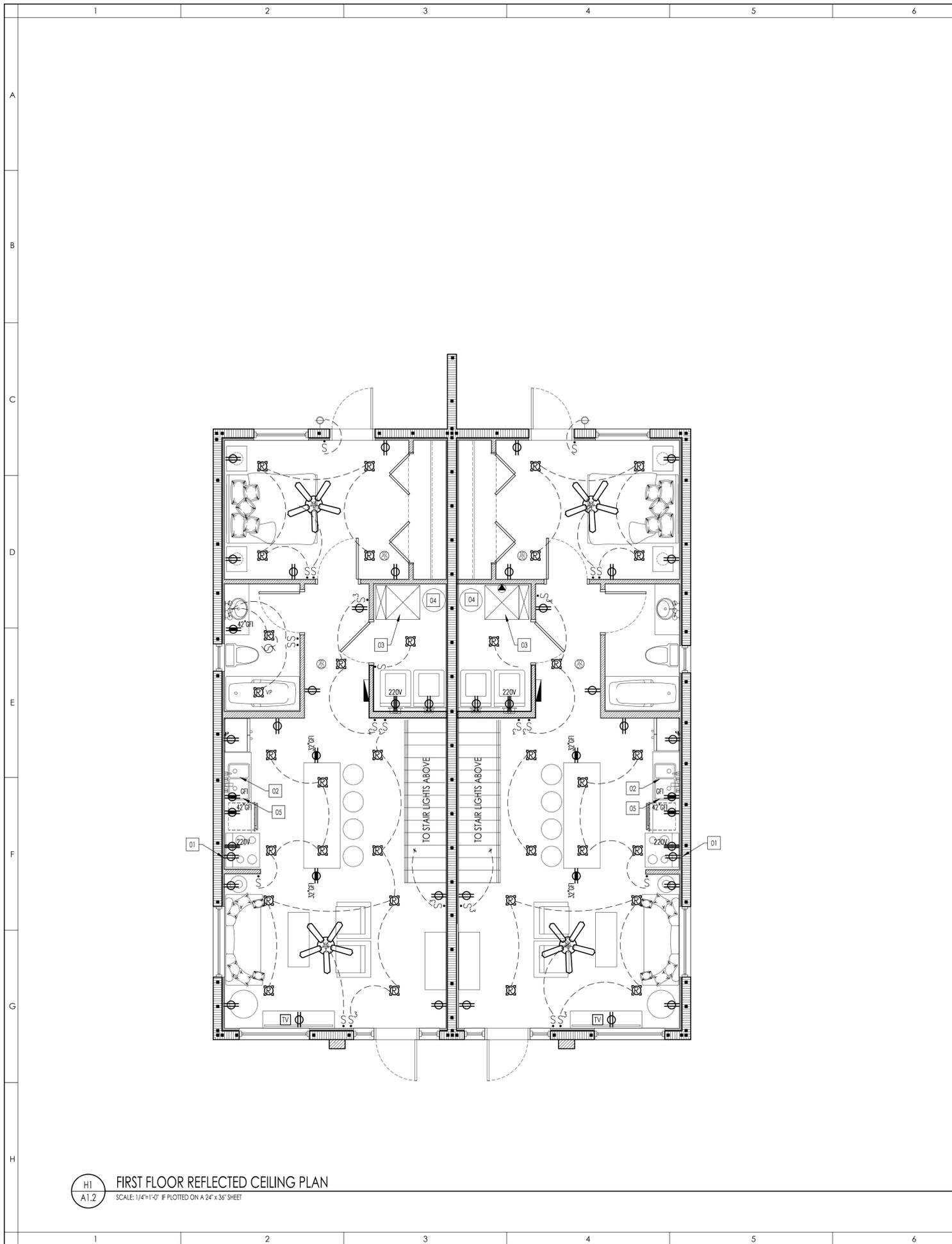
PARTITION AND WALL ASSEMBLIES

- INSULATION VALUE NOTES:**
- ALL EXTERIOR CMU WALLS SHALL HAVE AN INSULATION VALUE OF R4, MINIMUM.
 - ALL EXTERIOR FRAME WALLS SHALL HAVE AN INSULATION VALUE OF R13, MINIMUM.
 - ALL ROOF SYSTEMS SHALL HAVE AN INSULATION VALUE OF R19, MINIMUM.
- CEILING AND HORIZONTAL SURFACES NOTES:**
- ALL HORIZONTAL INTERIOR GYPSUM BOARD SURFACES SHALL BE INSTALLED WITH MINIMUM 5/8" THICK GYPSUM BOARD.
 - GARAGES SHALL RECEIVE 5/8" FIREBLOC® TYPE X GYPSUM BOARD AT ALL HORIZONTAL INSTALLATIONS.
 - GARAGES SHALL RECEIVE 5/8" FIREBLOC® TYPE X GYPSUM BOARD AT ALL REQUIRED WALL SEPARATION BETWEEN MAIN HABITABLE INTERIOR SPACE AND GARAGE UNLESS A UL FIRE RATED ASSEMBLY FOR MINIMUM FIRE SEPARATION IS SPECIFIED.
- PARTITION WALL NOTES:**
- WALL TYPE *1: DENOTES PRIMARY WALL TYPE.
 - WALL TYPE *2: REPLACE GYP. BD. WITH THINSET, FINISH SMOOTH AND PAINT.
 - WALL TYPE *3: ADD THINSET TILE OVER CEMENT BOARD.
 - WALL TYPE *4: REPLACE 1/2" GYPSUM BOARD WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE. GRAB BARS, SHELVING OR EXTERIOR SHEATHING.
- WALL SYSTEM: P4.1**
1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
2x4" (3-1/2") WOOD STUDS AT 16" O.C.
SOUND ATTENUATION BATTS BETWEEN STUDS. S.T.C. 43 MIN.
1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
- WALL SYSTEM: P4.2**
SIMILAR TO P4.1. SUBSTITUTE 1/2" GYP. BD. w/ 1/2" CEMENT BOARD (WET SIDE), PAINTED
- WALL SYSTEM: P4.3**
SIMILAR TO P4.2. ADD THINSET TILE OVER 1/2" CEMENT BOARD (WET SIDE)
- WALL SYSTEM: P4.4**
SIMILAR TO P4.1. SUBSTITUTE GYP. BD. WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE. GRAB BARS, SHELVING OR EXTERIOR SHEATHING.
- WALL SYSTEM: P6.1**
1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
2x4" (5-1/2") WOOD STUDS AT 16" O.C.
SOUND ATTENUATION BATTS BETWEEN STUDS. S.T.C. 43 MIN.
1/2" GYPSUM BOARD, PAINTED. SEE FINISH SCHEDULE
- WALL SYSTEM: P6.2**
SIMILAR TO P6.1. SUBSTITUTE 1/2" GYP. BD. w/ 1/2" CEMENT BOARD (WET SIDE), PAINTED
- WALL SYSTEM: P6.3**
SIMILAR TO P6.2. ADD THINSET TILE OVER 1/2" CEMENT BOARD (WET SIDE)
- WALL SYSTEM: P6.4**
SIMILAR TO P6.1. SUBSTITUTE GYP. BD. WITH 1/2" PLYWOOD AT STONE, HEAVY MATERIAL FINISH SIDE. GRAB BARS, SHELVING OR EXTERIOR SHEATHING.
- WALL SYSTEM: P6.1X**
5/8" EXTERIOR CEMENT PLASTER OVER METAL LATH (ALTERNATE: 3/4" STUCCO SYSTEM OVER METAL LATH OR AS PER MFG.)
HOUSE WRAP, TYVEK OR EQUIVALENT
1/2" (MINIMUM) EXTERIOR GRADE CDX PLYWOOD 2x6" (5-1/2") WOOD STUDS AT 16" O.C.
SOUND ATTENUATION BATTS BETWEEN STUDS. S.T.C. 43 MIN.
1/2" GYPSUM BOARD, PAINTED.



H1
A1.1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET





H1
A1.2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



RCP PLAN KEY NOTES	
01	ELECTRICAL FOR HOOD ABOVE
02	ELECTRICAL FOR GARBAGE DISPOSAL
03	PROVIDE POWER AS REQUIRED FOR HVAC
04	PROVIDE POWER AS REQUIRED FOR HOT WATER HEATER
05	GH FOR DISHWASHER SHALL BE PLACED IN ADJACENT CABINET
06	
07	
08	
09	
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13	

- REFLECTED CEILING PLAN & LIGHTING PLAN GENERAL NOTES**
- MECHANICAL SYMBOLS SHOWN FOR LOCATION ONLY. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - FIRE ALARM & LIFE SAFETY EQUIPMENT SHOWN FOR LOCATION ONLY. SEE LIFE SAFETY PLAN & FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL LIFE SAFETY EQUIPMENT TO BE DIRECT CONNECT ON SEPARATE CIRCUITS.
 - FIRE & SMOKE ALARMS TO BE WIRED FOR FIRE DEPARTMENT MONITORING.
 - ALL EXISTING SWITCHING & CIRCUIT RUNS TO REMAIN UNCHANGED U.N.O.
 - EXIT SIGNS: LOCATION, SIZE, COLOR, ILLUMINATION & POWER SHALL COMPLY WITH APPLICABLE LOCAL & NATIONAL CODES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING IS OCCUPIED & ARE TO CONTINUE ILLUMINATION OF NOT LESS THAN (1) HOUR IN THE EVENT OF POWER INTERRUPTION OR LOSS.
 - EMERGENCY LIGHTING: LOCATION, SIZE, COLOR, ILLUMINATION & POWER SHALL COMPLY WITH APPLICABLE LOCAL & NATIONAL CODES. EMERGENCY LIGHTING SHALL BE PROVIDED TO ASSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN (1-1/2) HOURS IN THE EVENT OF POWER INTERRUPTION OR LOSS.
 - ALL CEILING FINISHES FLAME (1) SPREAD RATINGS SHALL COMPLY W/LOCAL & NATIONAL FIRE PROTECTION CODES &/OR LOCAL BUILDING CODES.
 - SEE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
 - GENERAL CONTRACTOR TO COORDINATE ALL WORK WITH ELECTRICAL DRAWINGS WERE APPLICABLE.
 - G.C. & ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT REQUIREMENTS WITH OWNER AND EQUIPMENT MANUFACTURER PRIOR TO COMMENCEMENT OF ANY ELECTRICAL WORK.

- LIGHT DIMMING AND SWITCHING NOTES**
- ALL LIGHTING SHALL BE DIMMABLE AND INSTALLED WITH DIMMABLE SWITCHES OR LIGHTING SYSTEM. LIGHTING SYSTEM SHALL BE DESIGNED AND FURNISHED BY OTHERS. LIGHTING SYSTEM SHALL USE SWITCHING DIAGRAM AS BASIS FOR DESIGN.
 - LIGHT FIXTURES SHOWN FOR GENERAL LOCATION ONLY. REFER TO ELECTRICAL LIGHTING DRAWING ON SHEET E1.1 FOR SWITCHING, FIXTURE SCHEDULE AND ADDITIONAL INFORMATION.

ELECTRICAL NOTES

ALL NEW AND MODIFIED 15 AND 20 AMP CIRCUITS MUST COMPLY WITH NEC210.12 FOR ARC-FAULT PROTECTION.

- REFLECTED CEILING PLAN & LIGHTING PLAN GENERAL NOTES**
- ALL CEILING OUTLETS NOT REQUIRED TO BE GFCI PROTECTED MUST BE AFCI PROTECTED WITH TAMPER PROOF RECEPTACLE.
 - 5/8" THICK GYPSUM BOARD SHALL BE USED FOR ALL CEILINGS AND HORIZONTAL SOFFITS
 - MECHANICAL SYMBOLS SHOWN FOR LOCATION ONLY.
 - ALL LIFE SAFETY EQUIPMENT TO BE DIRECT CONNECT ON SEPARATE CIRCUITS.
 - SEE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
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 - ALL NEW 15 AND 20 AMP CIRCUITS MUST COMPLY WITH NEC210.12 FOR ARC-FAULT PROTECTION

LIGHTING AND SWITCHING LEGEND

SW	SINGLE POLE SWITCH / SINGLE POLE WITH PILOT MOUNT AT 40" AFF. U.N.O.
SW3	THREE-WAY / FOUR-WAY SWITCH MOUNT AT 40" AFF. U.N.O.
DS	DIMMER SWITCH / THREE-WAY DIMMER SWITCH
F	FAN SWITCH
DS	DOOR JAMB SWITCH
G	GARAGE DOOR OPENER CONTROL SWITCH
MD	CLG / WALL MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
B	BUTTON

RECEPTACLES

ARC	DUPLEX RECEPTACLE WITH ARC FAULT INTERRUPTION; CLG INDICATED CEILING MTD.
CLG	DUPLEX RECEPT. MOUNT 42" AFF U.N.O.
GT	MOUNT 48" AFF IN TOILETS/UTILITY CLOSET
HS	HALF SWITCHED DUPLEX RECEPTACLE
BS	BOTTOM RECEPTACLE SHALL BE SWITCHED
FS	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
QF	QUADRUPLEX RECEPTACLE
AFI	AFI (ARC FAULT INTERRUPTION)
FD	FLOOR DUPLEX / QUADRUPLEX RECEPTACLE
220V	220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
PD	PD=QUADAPLEX POWER DROP RECEPTACLE
JB	CEILING MOUNTED J BOX / RECESSED J-BOX
SP	SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS REQUIREMENTS

MECHANICAL LEGEND

SL	SIDE-WALL LINEAR SUPPLY AIR DIFFUSER
CL	CEILING LINEAR SUPPLY AIR DIFFUSER. DIFFUSER ALIGNS WITH TRUSS DIRECTION.
SR	SIDE-WALL LINEAR RETURN AIR DIFFUSER. ALIGN DIFFUSER WITH TRUSS DIRECTION.
CLR	CEILING LINEAR RETURN AIR DIFFUSER. ALIGN DIFFUSER WITH TRUSS DIRECTION.
TH	THERMOSTAT
EF	EXHAUST FAN / EXHAUST FAN w/ LIGHT

MISCELLANEOUS

CF	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
SD	SMOKE & CARBON MONOXIDE DETECTOR / SMOKE DETECTOR WIRED TO DEDICATED LINE w/BATTERY BACK-UP
SP	SPEAKER CONNECTED TO AUDIO VISUAL SYSTEM OR PA SYSTEM



DEL VESCOVO
DESIGN GROUP
ARCHITECTURE & INTERIOR DESIGN

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email: Timothy@DelDesign.com
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FLORIDA LICENSE: AA-26002369

PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

APPROVAL

SIGN AND DATE BELOW FOR APPROVAL TO MOVE FROM [CONSTRUCTION DOCUMENT] PHASE TO [CONSTRUCTION ADMINISTRATION] PHASE

Date _____

Approval Signature _____

Printed Name _____

CONSULTANTS



HNP
STRUCTURAL ENGINEERING
1101 6TH AVE W. SUITE 200, SEASIDE, FLORIDA 34428
PH: 888-999-9999

DRAWINGS

CONSTRUCTION DOCUMENT

NOT ISSUED FOR CONSTRUCTION

Revisions	No.	Date	Description

SCALE
AS NOTED

DRAWN BY
TD

CHECKED BY
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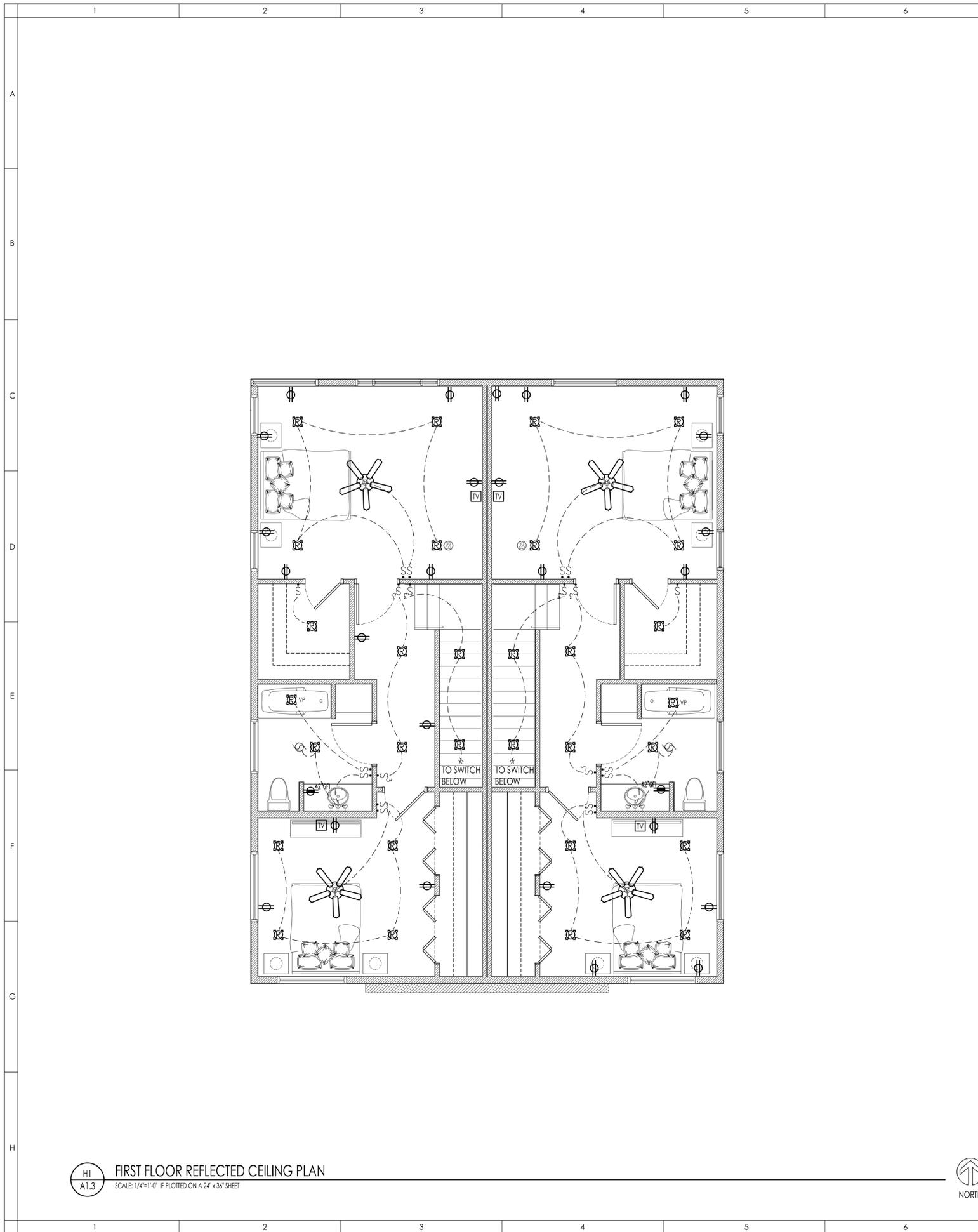
PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLAN

SEAL	SHEET NUMBER A1.2
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HI
A1.3
FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



RCP PLAN KEY NOTES	
01	
02	
03	
04	
05	
06	

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 - ALL NEW 15 AND 20 AMP CIRCUITS MUST COMPLY WITH NEC210.12 FOR ARC-FAULT PROTECTION

- LIGHTING AND SWITCHING LEGEND**
- S SINGLE POLE SWITCH / SINGLE POLE WITH PILOT MOUNT AT 40" A.F.F. U.N.O.
 - W3 W4 THREE-WAY / FOUR-WAY SWITCH MOUNT AT 40" A.F.F. U.N.O.
 - D DIMMER SWITCH / THREE-WAY DIMMER SWITCH
 - F FAN SWITCH
 - DS DOOR JAMB SWITCH
 - G GARAGE DOOR OPENER CONTROL SWITCH
 - MD CLG / WALL MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
 - B BUTTON

- RECEPTACLES**
- ARC CLG DUPLEX RECEPTACLE WITH ARC FAULT INTERRUPTION; CLG INDICATED CEILING MTD.
 - GF1 DUPLEX RECEPT. MOUNT 42" AFF U.N.O.
 - GF2 MOUNT 48" AFF IN TOILETS/UTILITY CLOSET
 - GF3 HALF SWITCHED DUPLEX RECEPTACLE
 - GF4 BOTTOM RECEPTACLE SHALL BE SWITCHED
 - GF5 HALF SWITCHED FLOOR DUPLEX RECEPTACLE
 - GF6 QUADRUPLEX RECEPTACLE
 - GF7 AFI (ARC FAULT INTERRUPTION)
 - GF8 FLOOR DUPLEX / QUADRUPLEX RECEPTACLE
 - 220V 220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
 - PD PD=QUADAPLEX POWER DROP RECEPTACLE
 - JB CEILING MOUNTED J-BOX / RECESSED J-BOX
 - SP SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS REQUIREMENTS

- MECHANICAL LEGEND**
- SIDE-WALL LINEAR SUPPLY AIR DIFFUSER
 - CEILING LINEAR SUPPLY AIR DIFFUSER. DIFFUSER ALIGNS WITH TRUSS DIRECTION.
 - SIDE-WALL LINEAR RETURN AIR DIFFUSER. ALIGN DIFFUSER WITH TRUSS DIRECTION.
 - CEILING LINEAR RETURN AIR DIFFUSER. ALIGN DIFFUSER WITH TRUSS DIRECTION.
 - THERMOSTAT
 - EXHAUST FAN / EXHAUST FAN w/ LIGHT

- MISCELLANEOUS**
- CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
 - SMOKE & CARBON MONOXIDE DETECTOR / SMOKE DETECTOR WIRED TO DEDICATED LINE w/BATTERY BACK-UP
 - SPEAKER CONNECTED TO AUDIO VISUAL SYSTEM OR PA SYSTEM

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PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

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Date _____

Approval Signature _____

Printed Name _____

CONSULTANTS

HNP
STRUCTURAL ENGINEERING
1101 6TH AVE W. SUITE 200, SEASIDE, FLORIDA 34208
ph@hnpengineering.com

DRAWINGS

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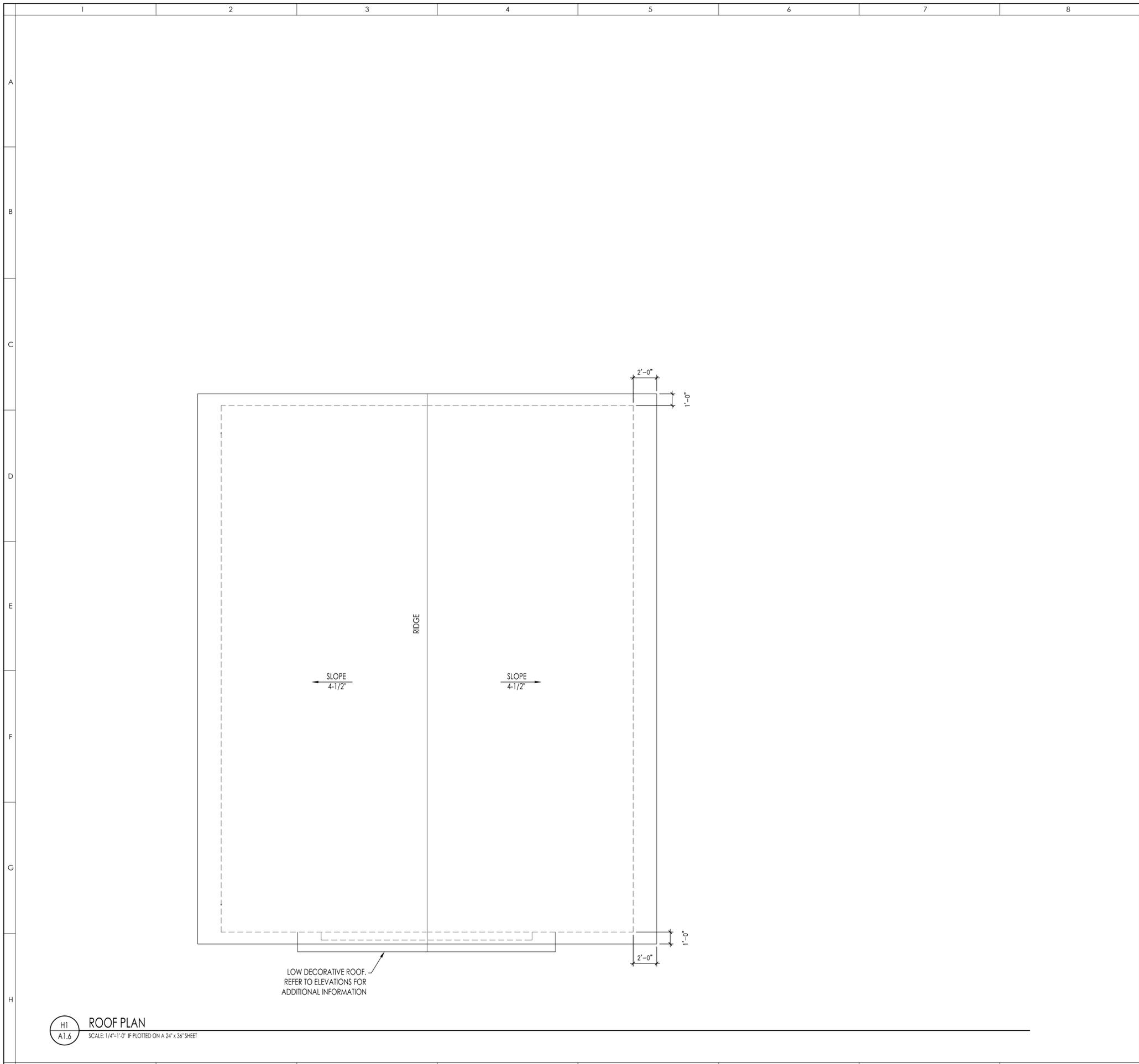
DRAWN BY
TD

CHECKED BY
TD

PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
SECOND FLOOR REFLECTED CEILING PLAN

SEAL SHEET NUMBER
A1.3



- ### ROOFING NOTES AND SYSTEMS
1. REFER TO SPECIFICATIONS FOR REQUIREMENTS PERTAINING TO ROOF SYSTEM PRODUCTS, DESIGN CRITERIA, SUBMITTALS, INSTALLATION, ACCEPTABLE MANUFACTURERS, WARRANTIES, ETC.
 2. ROOF SLOPE SHALL BE A MINIMUM OF 4 1/2" IN 12'. U.N.O., ROOF SLOPES ARE ACHIEVED THROUGH A SLOPING ROOF STRUCTURE. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR CONDITIONS.
 3. ROOF DRAINS SHALL BE INSTALLED BY THE ROOF CONTRACTOR. REFER TO M.E.P. DRAWINGS FOR PIPING OF ROOF DRAINS.
 4. COORDINATE M.E.P. ROOF PENETRATIONS WITH GENERAL CONTRACTOR.
 5. REFER TO MFG DETAILS FOR REQUIRED DETAILS AT ROOF PENETRATIONS. CONDITIONS NOT INCLUDED IN THE DETAILS SHALL BE DETAILED IN ACCORDANCE WITH THE ROOF MANUFACTURERS WRITTEN INSTRUCTIONS AND PUBLISHED DETAILS.
 6. ROOF DETAILS ILLUSTRATE CONDITIONS REQUIRING METAL FLASHING. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS. COMPLY WITH SMACNA RECOMMENDATIONS FOR CONDITIONS NOT INCLUDED IN THE DETAILS.
 7. CONTRACTOR SHALL PROVIDE A CONTINUOUS CANT STRIP ALONG THE ENTIRE PARAPET PERIMETER.
 8. PARAPET WALLS SHALL RECEIVE A CONTINUOUS REGLET FLASHING.
 9. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF MATERIALS AND/OR EQUIPMENT.
 10. WARRANTY: A MINIMUM OF 15 YEAR INSTALLATION, AND/OR AND MATERIALS THAT INCLUDES MEMBRANE AND ALL ACCESSORIES AND INSULATION SHALL BE REQUIRED.
 11. BUILT-UP ROOF INSTALLATION SHALL BE PERFORMED BY A QUALIFIED ROOFING CONTRACTOR.
 12. ROOF SYSTEMS ARE DESIGNED TO PREVENT THE ACCUMULATION OF A MAXIMUM OF 3" OF WATER AT ANY PORTION OF THE ROOF.
 13. INSTALL SYSTEM SHALL COMPLY WITH ALL WIND LOAD REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

- ### INSULATION VALUE NOTES
1. ALL EXTERIOR CMU WALLS SHALL HAVE AN INSULATION VALUE OF R4, MINIMUM.
 2. ALL EXTERIOR FRAME WALLS SHALL HAVE AN INSULATION VALUE OF R13, MINIMUM.
 3. ALL ROOF SYSTEMS SHALL HAVE AN INSULATION VALUE OF R19, MINIMUM.

- ### ROOF SYSTEMS
- NOTE:**
INSTALL SYSTEM TO COMPLY WITH ALL WIND LOAD REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ROOF SYSTEM "A"**
- METAL SV CRIMP (TO BE SELECTED BY OWNER, INSTALLED BY GENERAL CONTRACTOR AS PER MANUFACTURES RECOMMENDATION)
 - WATER RESISTANT MEMBRANE
 - ROOF SHEATHING (SEE STRUCTURAL)
 - ENGINEERED WOOD TRUSSES (SEE STRUCTURAL)
 - R19 SPRAY INSULATION, MINIMUM. REFER TO ENERGY CALCS
 - 5/8" LIGHTWEIGHT FINISHED CEILING, PAINTED

ROOF PLAN
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24"x 36" SHEET

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NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

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PROJECT NUMBER: 22-73

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1101 6TH AVE W. SUITE 200, WASHINGTON, FLORIDA 34306
PH: 888-999-9999

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SHEET TITLE
ROOF PLAN

SEAL SHEET NUMBER
A1.4



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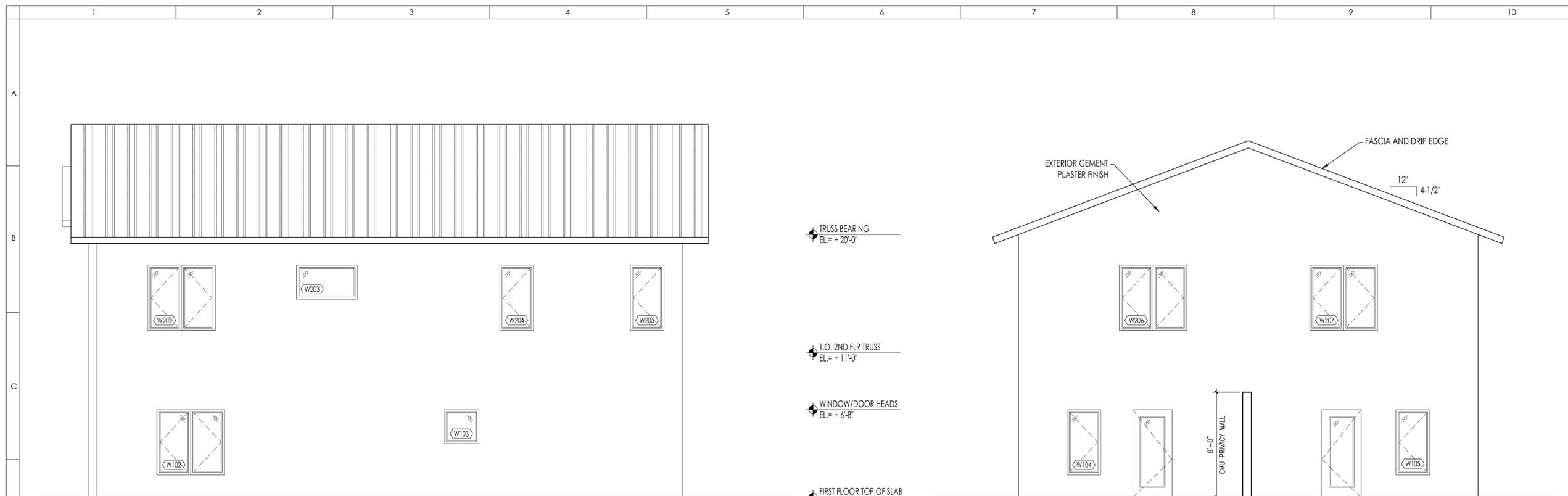
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SHEET TITLE
EXTERIOR ELEVATIONS

SEAL

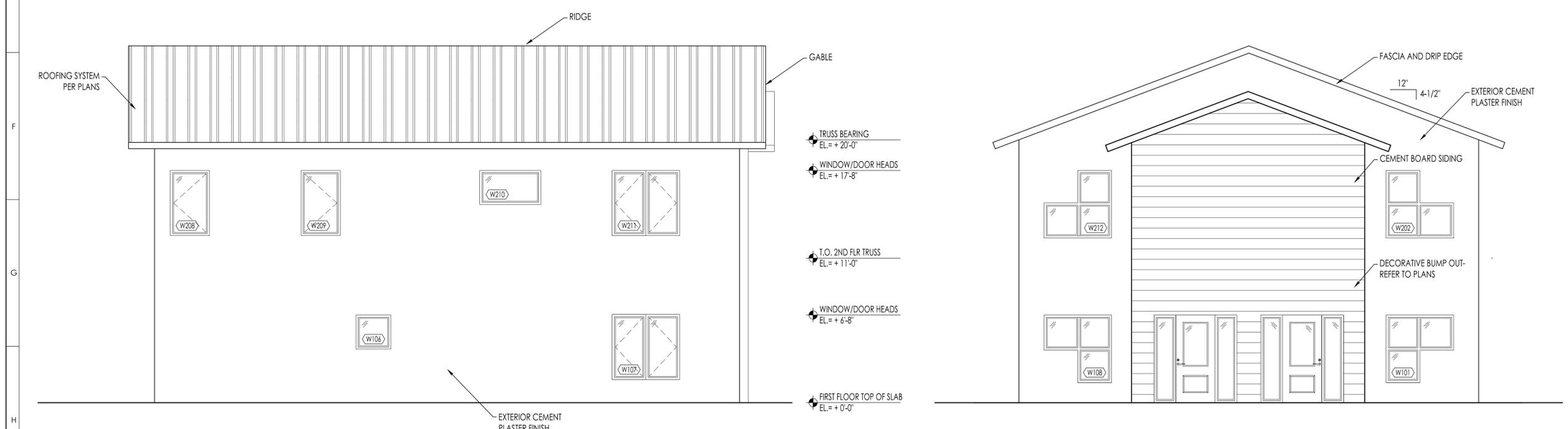
SHEET NUMBER

A2.0



D1
A2.0 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

D6
A2.0 REAR ELEVATION
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



H1
A2.0 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

H6
A2.0 FRONT ELEVATION
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

706.4.1 Townhouse fire separation.

706.4.1.1
 Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by a party wall complying with Section 706.1.1 or by the use of separate exterior walls meeting the requirements of Tables 601 and 602 for zero clearance from property lines as required for the type of construction. Separate exterior walls shall include one of the following:

1. A parapet not less than 18 inches (457 mm) above the roof line.
2. Roof sheathing of noncombustible material or fire retardant treated wood, for not less than a 4 foot (1219 mm) width on each side of the exterior dividing wall.
3. One layer of $\frac{5}{8}$ inch (15.9 mm) Type X gypsum board attached to the underside of roof decking, for not less than a 4 foot (1219 mm) width on each side of the exterior dividing wall.

INSULATION VALUE NOTES:

1. ALL EXTERIOR CMU WALLS SHALL HAVE AN INSULATION VALUE OF R4, MINIMUM.
2. ALL EXTERIOR FRAME WALLS SHALL HAVE AN INSULATION VALUE OF R13, MINIMUM.
3. ALL ROOF SYSTEMS SHALL HAVE AN INSULATION VALUE OF R19, MINIMUM.
4. SPRAY FOAM INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 AS REQUIRED BY 2020 FBC-R316.3 & R316.5.3 & R316.6



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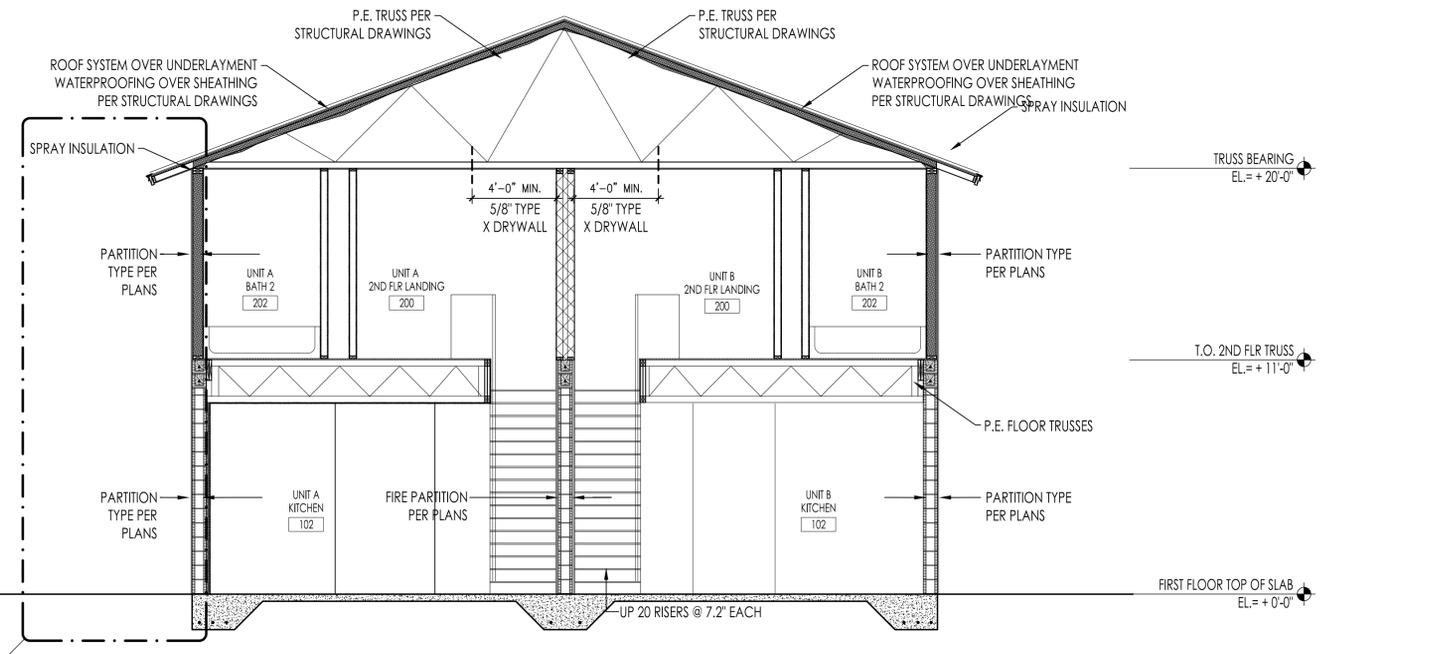
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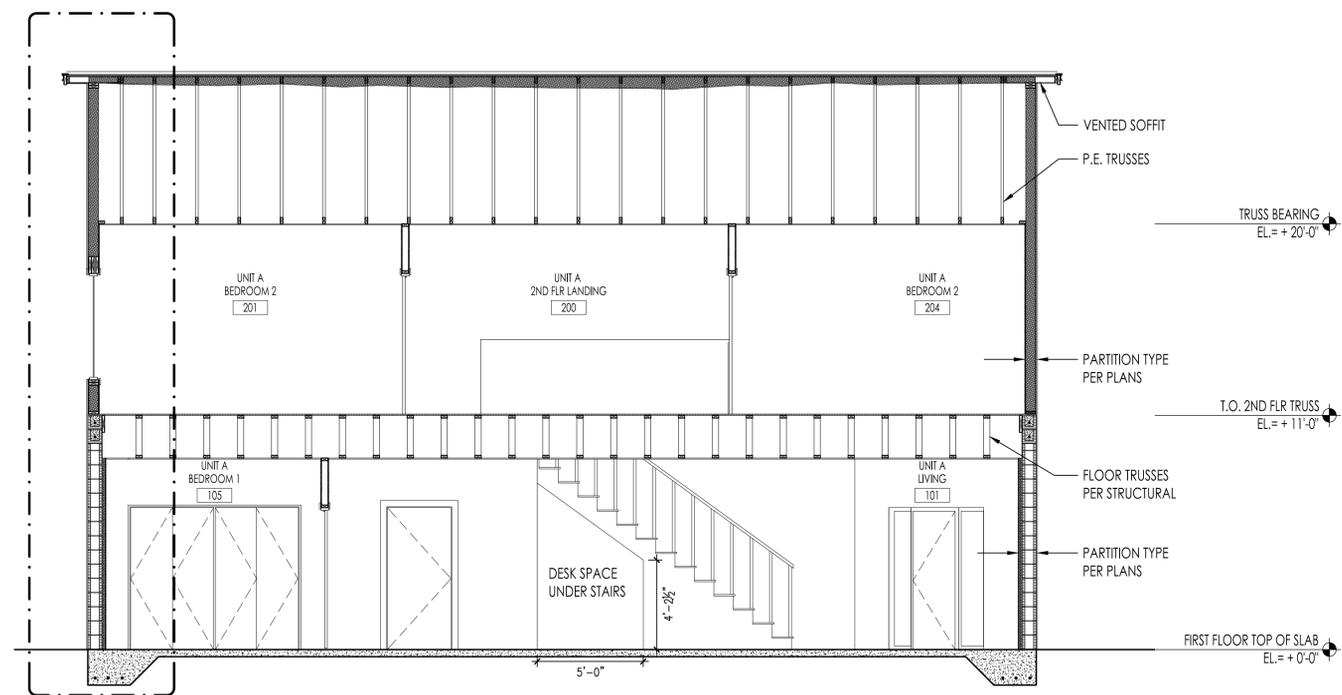
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SHEET TITLE
BUILDING SECTIONS

SEAL SHEET NUMBER
A3.0



**H1
A4.0**
BUILDING SECTION
 SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



**H5
A4.0**
BUILDING SECTION
 SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



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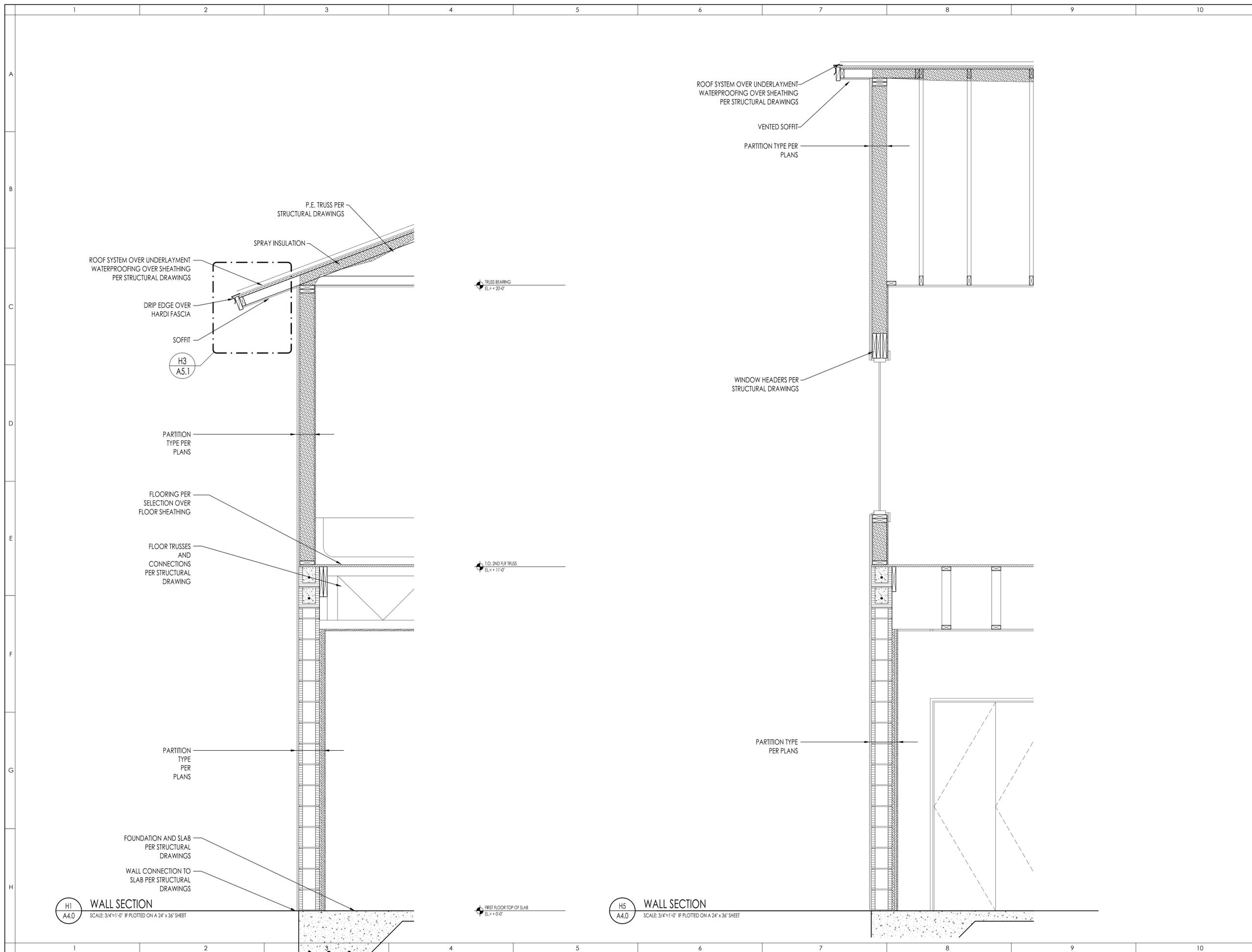
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SHEET TITLE
WALL SECTIONS

SEAL SHEET NUMBER
A4.0

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H1
A4.0
WALL SECTION
SCALE: 3/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

H5
A4.0
WALL SECTION
SCALE: 3/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET



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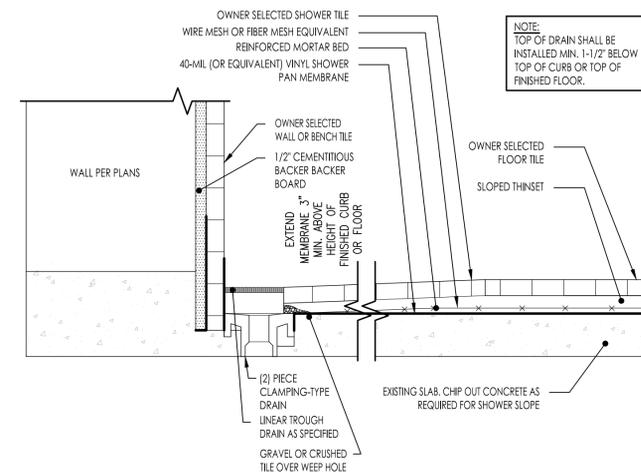
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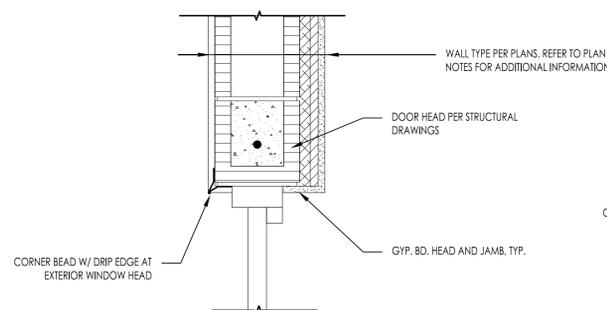
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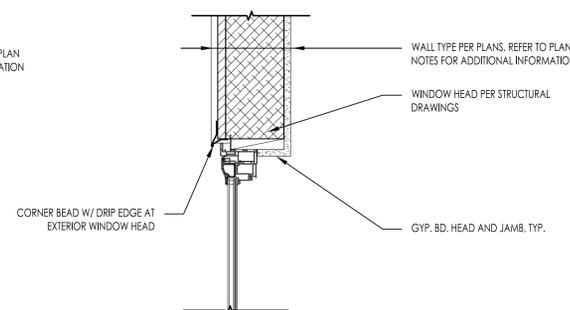
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A5.0



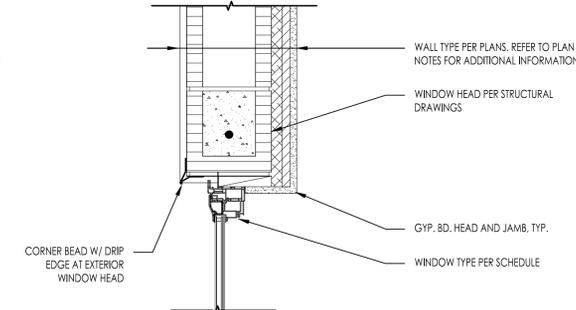
C4
A5.0 **SHOWER PAN WITH LINEAR TROUGH DRAIN**
SCALE: 3" = 1'-0" (IF PRINTED ON A 24" X 36" SHEET)



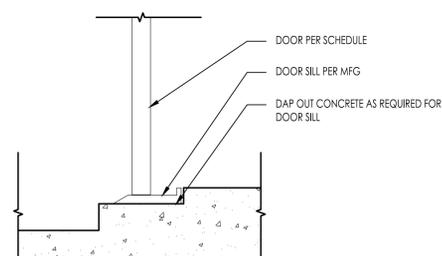
F4
A5.0 **TYPICAL DOOR HEAD @ CMU**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



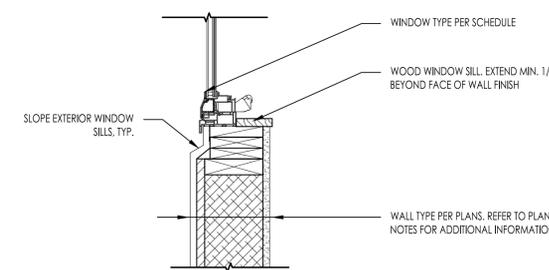
F6
A5.0 **TYPICAL WINDOW HEAD @ WOOD**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



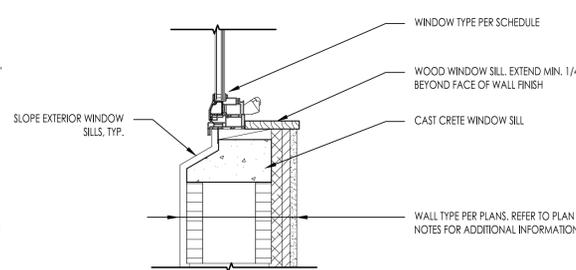
F8
A5.0 **TYPICAL WINDOW HEAD @ CMU**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H4
A5.0 **TYPICAL DOOR SILL @ CMU**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H6
A5.0 **TYPICAL WINDOW SILL @ WOOD**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H8
A5.0 **TYPICAL WINDOW SILL @ CMU**
SCALE: 1-1/2" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)

Grid lines 1-10 and A-H defining the drawing area.



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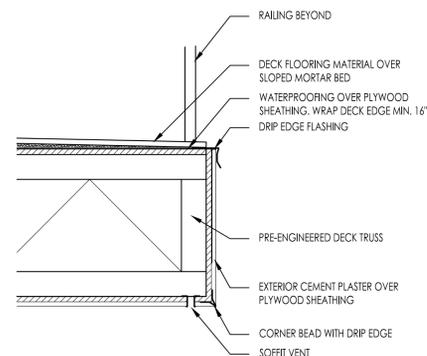
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SEAL

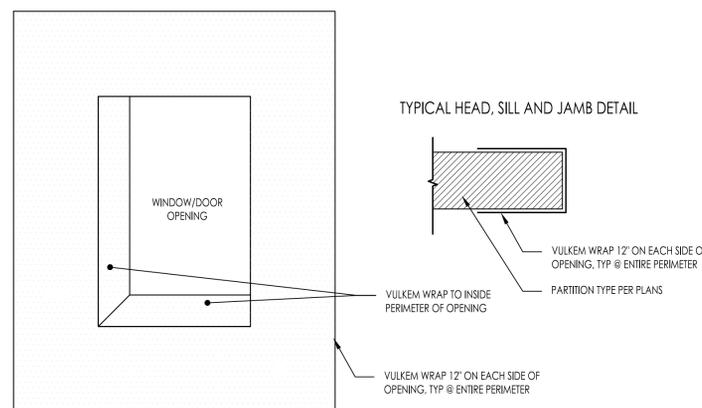
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A5.1

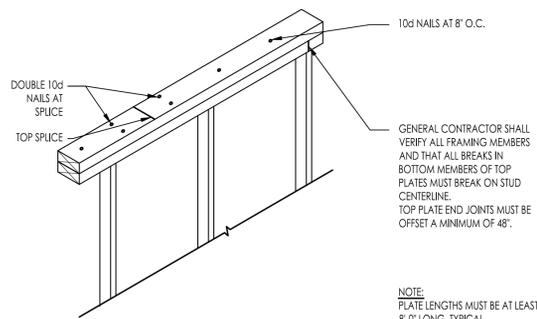
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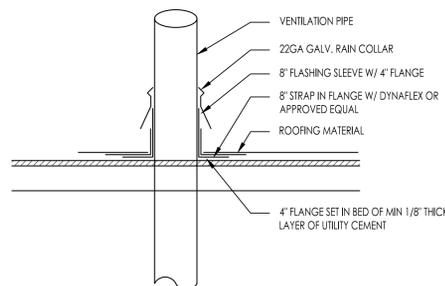
C3
A5.0 DECK EDGE DETAIL
SCALE: 1" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



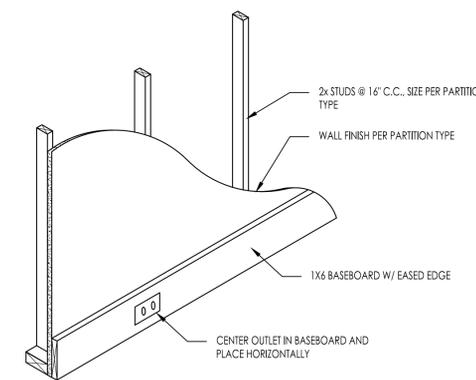
C6
A5.1 TYPICAL OPENING WATERPROOFING DETAIL
SCALE: 1" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



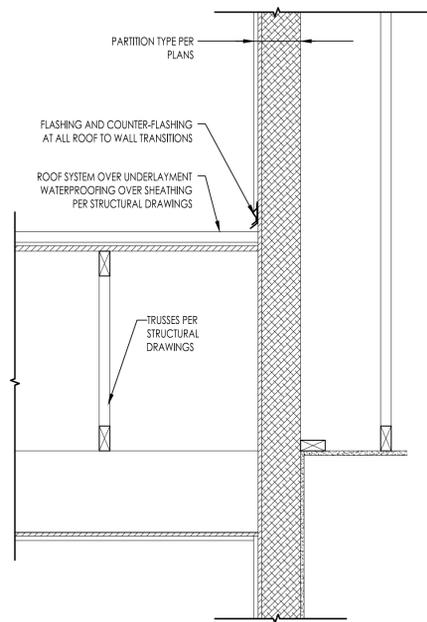
F3
A5.1 TYPICAL WALL TIE SPLICE AT TOP PLATE BREAKS
SCALE: N.T.S.



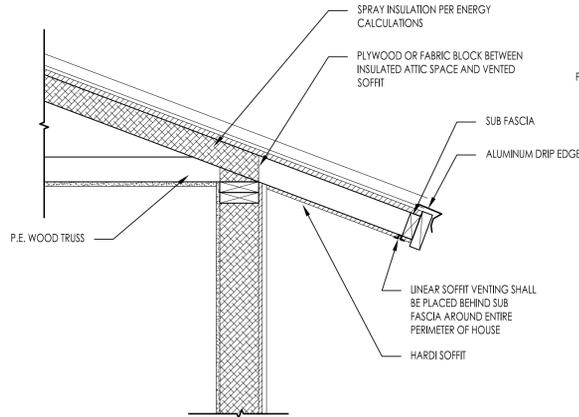
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A5.1 TYPICAL ROOF PENETRATION DETAIL
SCALE: N.T.S.



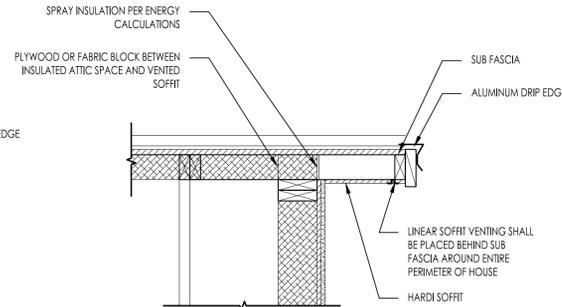
F8
A5.1 TYPICAL OUTLET LOCATION DETAIL
SCALE: N.T.S.



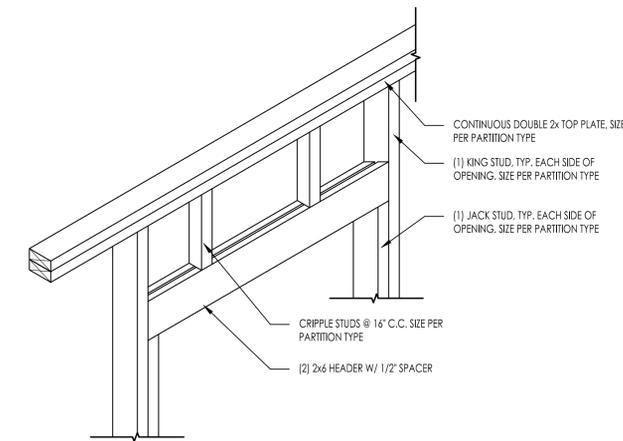
H1
A5.1 FLASHING DETAIL
SCALE: 1" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H3
A5.1 TYPICAL OVERHANG DETAIL
SCALE: 1" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H6
A5.1 TYPICAL OVERHANG DETAIL
SCALE: 1" = 1'-0" (IF PLOTTED ON A 24" X 36" SHEET)



H1
A5.1 DOOR FRAMING DETAIL
SCALE: N.T.S.



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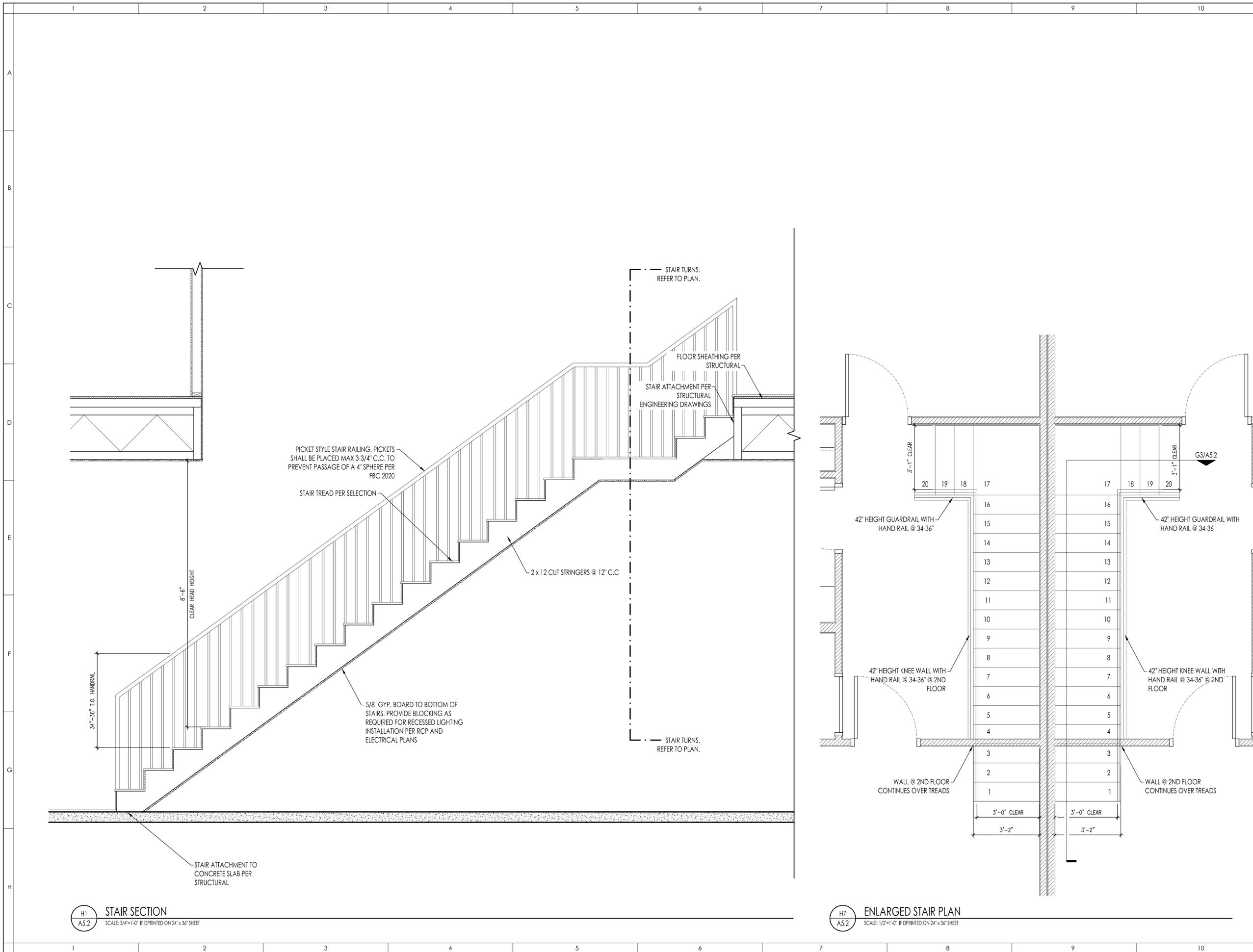
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SHEET TITLE
STAIR DETAILS

SEAL

SHEET NUMBER

A5.2



H1
A5.2 **STAIR SECTION**
SCALE: 3/4"=1'-0" IF DPRINTED ON 24" x 36" SHEET

H7
A5.2 **ENLARGED STAIR PLAN**
SCALE: 1/2"=1'-0" IF DPRINTED ON 24" x 36" SHEET



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SHEET TITLE
DOOR SCHEDULE

SEAL

SHEET NUMBER

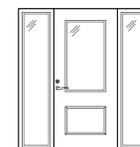
A6.0

UNIT A DOOR, OPENING AND FRAME SCHEDULE															
MARK	ELEV	DOOR			MATL	GLAZING	MATL	FRAME			FIRE RATING LABEL	HARDWARE		REMARKS	
		WD	HGT	THK				EL	DETAIL			SET NO	KEYSIDE RM NO		
									HEAD	JAMB					SILL
101A	A	3'-0"	6'-8"		FIBGLSS	IMPACT	PHWD					A			
103A	B	3'-0"	6'-8"		SCWD		PHWD					B			
104A	B	3'-0"	6'-8"		SCWD		PHWD					C			
105A	B	3'-0"	6'-8"		SCWD		PHWD					B			
105B	C	8'-0"	6'-8"		SCWD		PHWD					D			
105C	D	3'-0"	6'-8"		FIBGLSS	IMPACT	PHWD					E			
201A	B	3'-0"	6'-8"		SCWD		PHWD					B			
202A	B	3'-0"	6'-8"		SCWD		PHWD					B			
203A	B	3'-0"	6'-8"		SCWD		PHWD					C			
204A	B	3'-0"	6'-8"		SCWD		PHWD					B			
204B	C	5'-0"	6'-8"		SCWD		PHWD					D			
204C	C	5'-0"	6'-8"		SCWD		PHWD					D			

NOTE: ALL EXTERIOR DOORS SHALL BE INSTALLED PER MFG NOA'S OR FLORIDA PRODUCT APPROVALS

UNIT B DOOR, OPENING AND FRAME SCHEDULE															
MARK	ELEV	DOOR			MATL	GLAZING	MATL	FRAME			FIRE RATING LABEL	HARDWARE		REMARKS	
		WD	HGT	THK				EL	DETAIL			SET NO	KEYSIDE RM NO		
									HEAD	JAMB					SILL
101A	A	3'-0"	6'-8"		FIBGLSS	IMPACT	PHWD					A			
103A	B	3'-0"	6'-8"		SCWD		PHWD					B			
104A	B	3'-0"	6'-8"		SCWD		PHWD					C			
105A	B	3'-0"	6'-8"		SCWD		PHWD					B			
105B	C	8'-0"	6'-8"		SCWD		PHWD					D			
105C	D	3'-0"	6'-8"		FIBGLSS	IMPACT	PHWD					E			
201A	B	3'-0"	6'-8"		SCWD		PHWD					B			
202A	B	3'-0"	6'-8"		SCWD		PHWD					B			
203A	B	3'-0"	6'-8"		SCWD		PHWD					C			
204A	B	3'-0"	6'-8"		SCWD		PHWD					B			
204B	C	5'-0"	6'-8"		SCWD		PHWD					D			
204C	C	5'-0"	6'-8"		SCWD		PHWD					D			

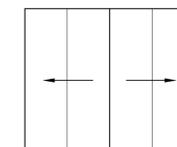
NOTE: ALL EXTERIOR DOORS SHALL BE INSTALLED PER MFG NOA'S OR FLORIDA PRODUCT APPROVALS



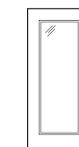
TYPE A: EXTERIOR FIBERGLASS SINGLE LITE DOOR W/ IMPACT GLASS AND SIDE LITES, JELD WEN OR EQUIVALENT.



TYPE B: INTERIOR SOLID CORE SWING DOOR. PAINT GRADE. TIMBERLAND DOOR OR EQUIVALENT.



TYPE C: INTERIOR SOLID DOUBLE BH-FOLD CLOSET DOORS. TIMBERLAND DOOR OR EQUIVALENT.



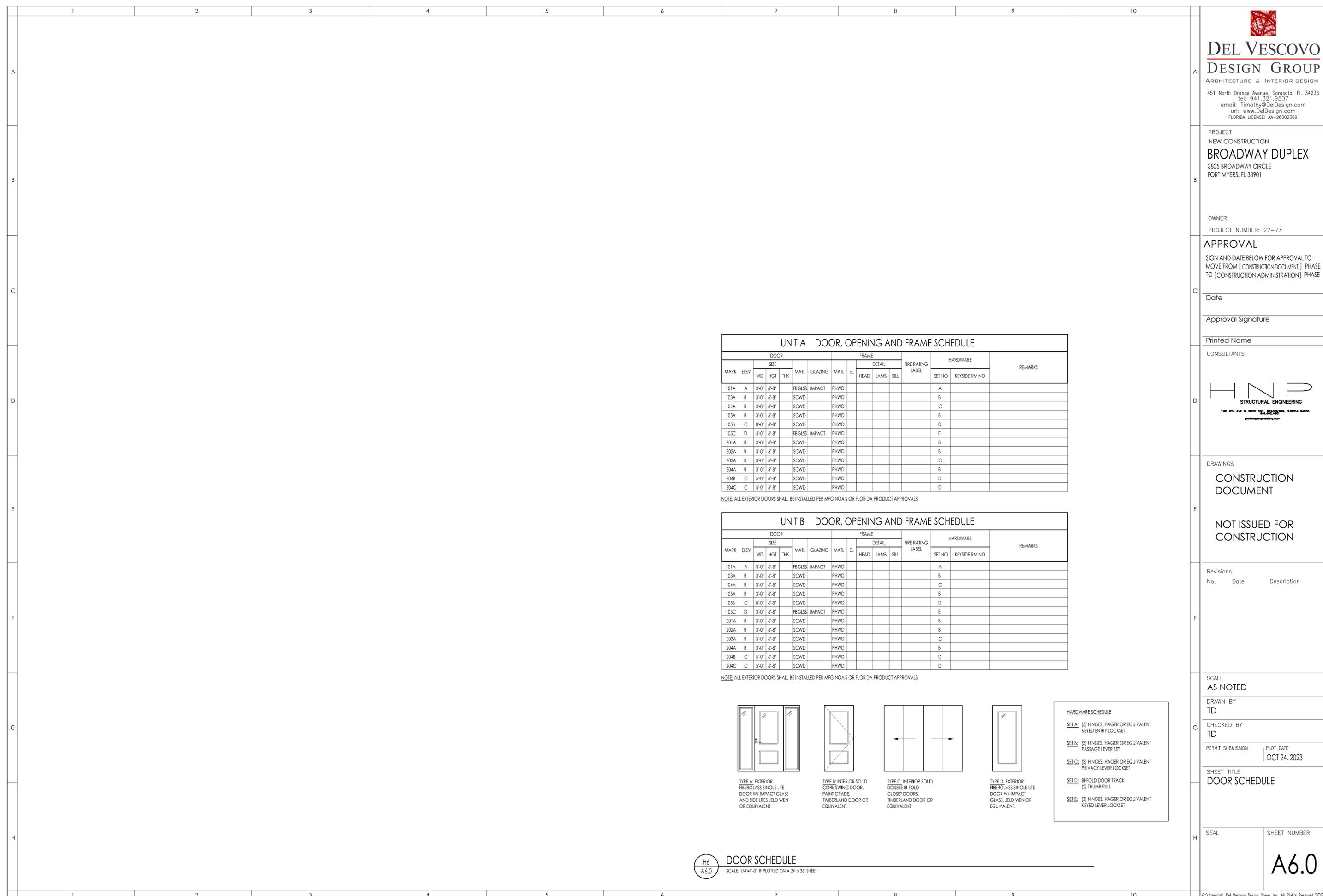
TYPE D: EXTERIOR FIBERGLASS SINGLE LITE DOOR W/ IMPACT GLASS, JELD WEN OR EQUIVALENT.

HARDWARE SCHEDULE	
SET A:	(3) HINGES, HAGER OR EQUIVALENT KEYED ENTRY LOCKSET
SET B:	(3) HINGES, HAGER OR EQUIVALENT PASSAGE LEVER SET
SET C:	(3) HINGES, HAGER OR EQUIVALENT PRIVACY LEVER LOCKSET
SET D:	BH-FOLD DOOR TRACK (2) THUMB PULL
SET E:	(3) HINGES, HAGER OR EQUIVALENT KEYED LEVER LOCKSET

H6
A6.0

DOOR SCHEDULE

SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET





DEL VESCOVO DESIGN GROUP

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FLORIDA LICENSE: AA-26002369

PROJECT
NEW CONSTRUCTION
BROADWAY DUPLEX
3825 BROADWAY CIRCLE
FORT MYERS, FL 33901

OWNER:
PROJECT NUMBER: 22-73

APPROVAL

SIGN AND DATE BELOW FOR APPROVAL TO
MOVE FROM [CONSTRUCTION DOCUMENT] PHASE
TO [CONSTRUCTION ADMINISTRATION] PHASE

Date

Approval Signature

Printed Name

CONSULTANTS



DRAWINGS

CONSTRUCTION DOCUMENT

NOT ISSUED FOR CONSTRUCTION

Revisions
No. Date Description

SCALE
AS NOTED

DRAWN BY
TD

CHECKED BY
TD

PERMIT SUBMISSION PLOT DATE
OCT 24, 2023

SHEET TITLE
WINDOW SCHEDULE

SEAL

SHEET NUMBER

A6.1

12345678910

ABCDEFGH

H1 WINDOW ELEVATIONS
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

H5 WINDOW SCHEDULE
SCALE: 1/4"=1'-0" IF PLOTTED ON A 24" x 36" SHEET

WINDOW KEY	ROOM LOCATION	TYPE	RATING	M.O. OR R.O. (WH)	UNIT SIZE (WH)	MULLION TYPE	FRAME MATL	HEAD	JAMB	SILL	GLASS TYPE	MANUFACTURER / PRODUCT LINE	HARDWARE	REMARKS
W-101	B-101 LIVING	FIXED	N/A	REFER TO MFG.	(3) 2'-7" x 2'-7"	FACTORY MULL	VINYL	AS / MFG.	AS / MFG.	N/A	CLEAR IMPACT	PLY-GEM		A
W-102	B-101 LIVING	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A
W-103	B-104 BATH 1	FIXED			2'-8" x 2'-8"									A
W-104	B-105 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A
W-105	A-105 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A
W-106	A-104 BATH 1	FIXED			2'-8" x 2'-8"									A
W-107	A-101 LIVING	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A
W-108	A-101 LIVING	FIXED			(3) 2'-7" x 2'-7"	FACTORY MULL								A
W-201	B-204 BEDROOM 2	FIXED			(3) 2'-7" x 2'-7"	FACTORY MULL								A
W-202	B-204 BEDROOM 2	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A, B
W-203	B-203 BATH 2	FIXED			4'-0" x 2'-8"									A
W-204	B-201 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A, B
W-205	B-201 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A
W-206	B-201 BEDROOM 1	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A
W-207	A-201 BEDROOM 1	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A
W-208	A-201 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A
W-209	A-201 BEDROOM 1	CASEMENT			2'-7" x 5'-0"									A, B
W-210	A-203 BATH 2	FIXED			4'-0" x 2'-8"									A
W-211	A-204 BEDROOM 2	CASEMENT			(2) 2'-7" x 5'-0"	FACTORY MULL								A
W-212	A-204 BEDROOM 2	FIXED			(3) 2'-7" x 2'-7"	FACTORY MULL								A

WINDOW REMARKS

A. MONOLITHIC, LOW-E GLASS, NO TINT

B. PROVIDE EGRESS HARDWARE

WINDOW NOTES (ALL NOTES ARE APPLICABLE TO ALL WINDOWS)

- FIELD VERIFY SIZES WITH OPENINGS PRIOR TO FABRICATION.
- PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL WINDOWS SHALL BE VINYL WINDOWS. BASIS OF DESIGN: MANUFACTURER "PLY-GEM" FOR ALL WINDOWS. SERIES: PER SCHEDULE. VINYL WINDOWS, GLASS: MONOLITHIC WITH LoE COATING AND CLEAR GLASS.
- ALL OPERABLE WINDOWS SHALL HAVE CORROSION RESISTANT HARDWARE.
- FINISH TO BE STANDARD PER OWNER SELECTION
- INSTALL WINDOWS ACCORDING TO MANUFACTURER'S RECOMMENDED INSTALLATION
- WATERPROOFING: WINDOW BUCKS TO BE SET IN BEAD OF VULKEM OR EQUIVALENT.
- ALL MULLED UNITS SHALL BE FACTORY READY.
- ALL GLAZING LOWER THAN 18" ABOVE FINISHED FLOOR SHALL BE TEMPERED, U.I.O.
- SEE ATTACHED NOA'S (NOTICE OF ACCEPTANCE) AND/OR FLORIDA PRODUCT APPROVAL FOR ALL EXTERIOR COMPONENTS.

NOTICE OF ACCEPTANCE & FL PRODUCT APPROVAL NOTE:
GC SHALL PROVIDE NOA OR FLORIDA PRODUCT APPROVAL FOR ALL EXTERIOR WINDOWS.
GC SHALL INSTALL ALL EXTERIOR WINDOWS PER NOA OR FLORIDA PRODUCT APPROVAL

EGRESS WINDOW (E.E.R.O.) DIAGRAMS
SCALE: NOT TO SCALE