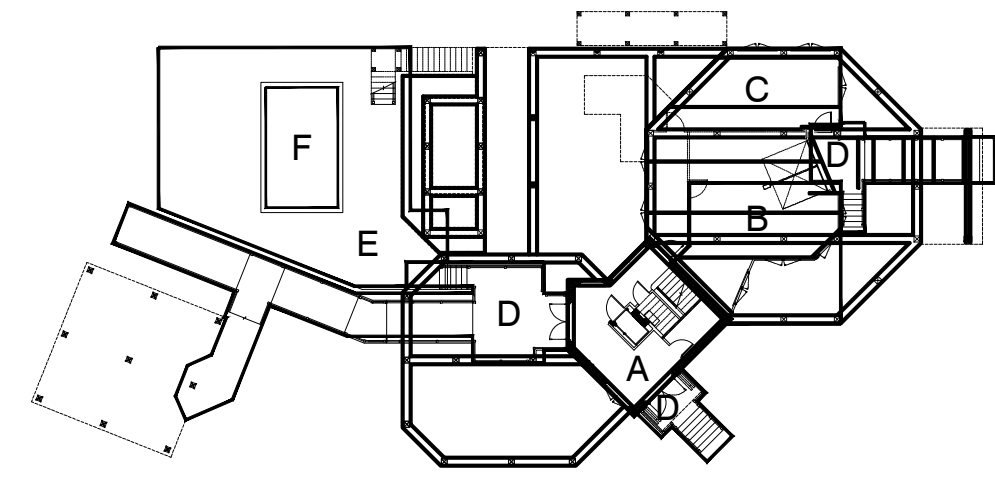
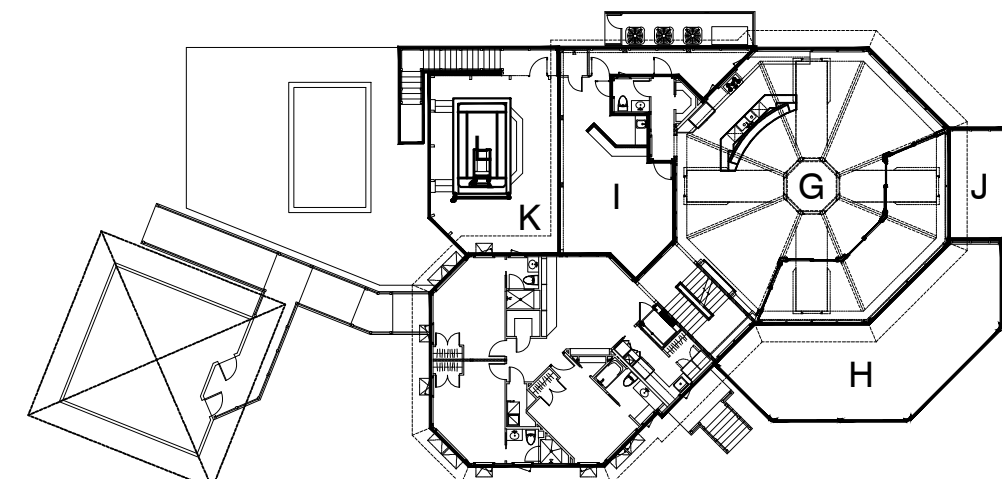


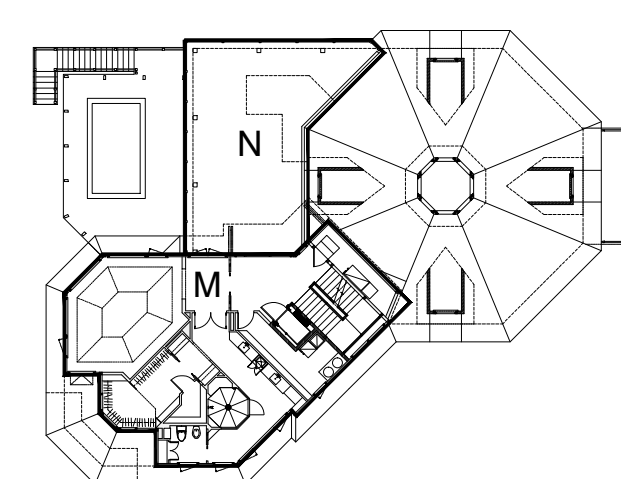
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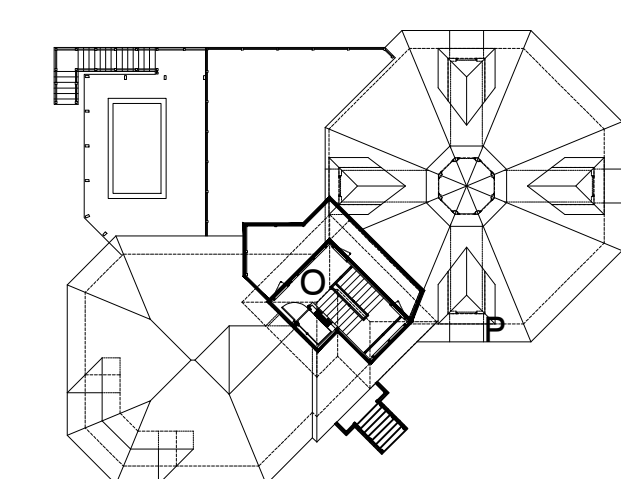
**Lower Level Area Plan**  
Scale: 1/32" = 1'-0"



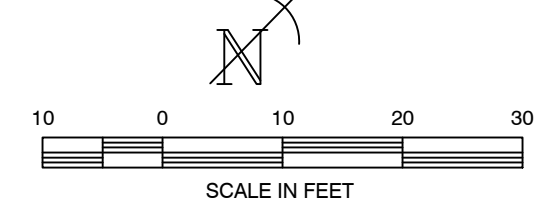
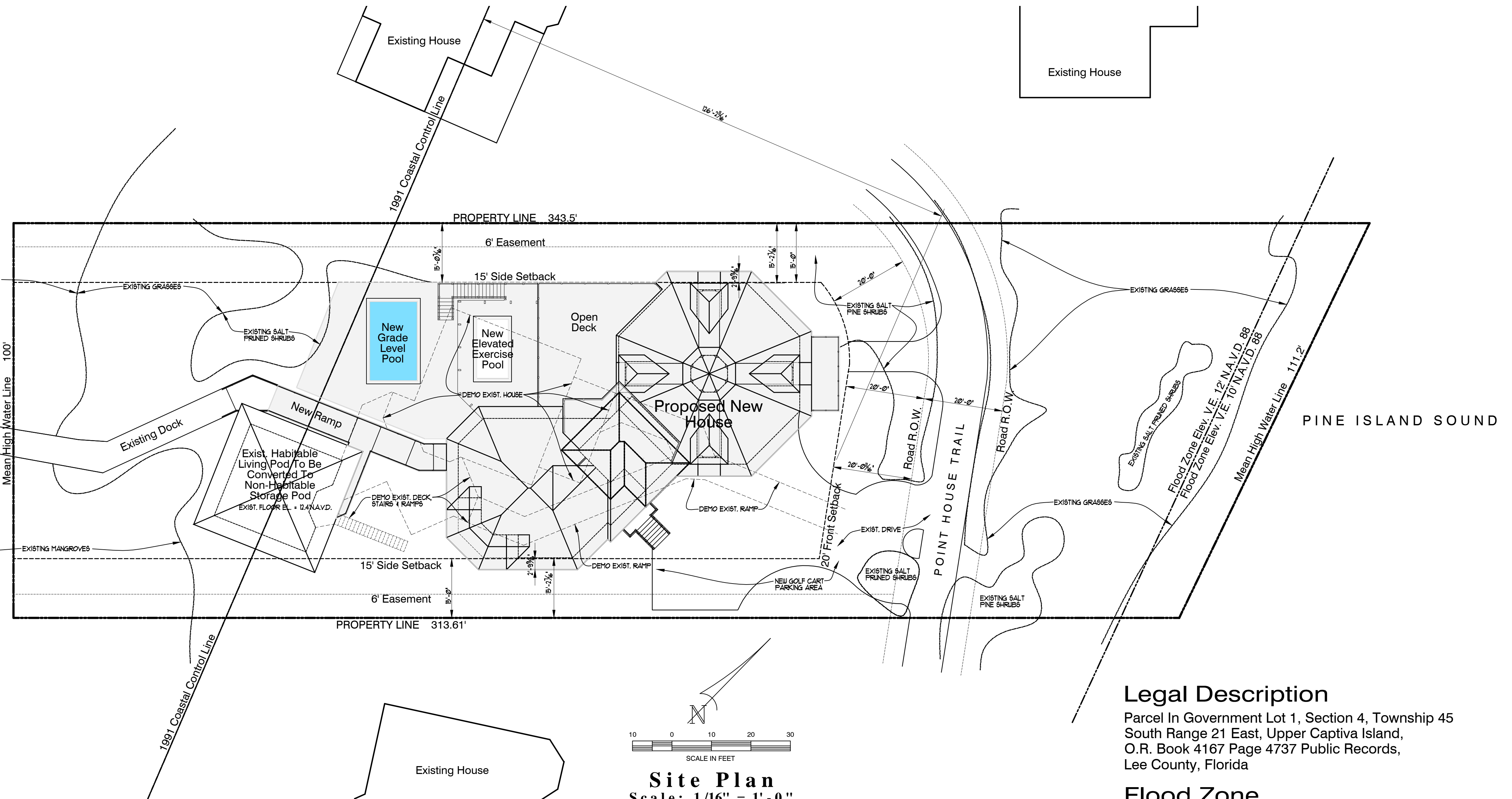
**Main Level Area Plan**  
Scale: 1/32" = 1'-0"



**Upper Level Area Plan**  
Scale: 1/32" = 1'-0"



**Lookout Level Area Plan**  
Scale: 1/32" = 1'-0"



**Site Plan**  
Scale: 1/16" = 1'-0"

**Ground Level Area Analysis**

A	A.C. Foyer	453	SQ. FT.
B	Storage	569	SQ. FT.
C	Golf Cart Garage	669	SQ. FT.
D	Stairs, Decks, Ramps	1,265	SQ. FT.
E	Pool Deck	1,268	SQ. FT.
F	Pool	240	SQ. FT.
Ground Level Subtotal		4,464	SQ. FT.

**Main Level Area Analysis**

G	A.C. Living & Bedrooms	3,362	SQ. FT.
H	East Covered Porch	798	SQ. FT.
I	West Covered Porch	646	SQ. FT.
J	Open Deck	189	SQ. FT.
K	Pool Deck	667	SQ. FT.
L	Pool	120	SQ. FT.
Main Level Subtotal		5,782	SQ. FT.

**Upper Level Area Analysis**

M	A.C. Master Bedroom, Stair & Elevator	1,482	SQ. FT.
N	Open Sun Deck	836	SQ. FT.
Upper Level Subtotal		2,318	SQ. FT.

**Lookout Level Area Analysis**

O	A.C. Landing, Stair & Elevator	243	SQ. FT.
P	Open Deck	553	SQ. FT.
Lookout Level Subtotal		796	SQ. FT.

**Overall Area**

Overall Living A/C Area Total		5,540	SQ. FT.
Overall Area Subtotal		13,360	SQ. FT.

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- S-12 Structural Notes
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- E-5 Electrical Notes

**Legal Description**

Parcel In Government Lot 1, Section 4, Township 45 South Range 21 East, Upper Captiva Island, O.R. Book 4167 Page 4737 Public Records, Lee County, Florida

**Flood Zone**

ZONE " VE " BASE FLOOD ELEVATION ( 10' N.A.V.D.88)  
ZONE " VE " BASE FLOOD ELEVATION ( 12' N.A.V.D.88)  
See Survey By Phillip M. Mould Dated 10/14/17

**Compliance Statement**

These Plans Are Sealed In Compliance With The 2017 Florida Building Codes, 6th Edition (section 1609, For Design Pressures Generated By A Design Wind Velocity Of 160 Mph - Exposure "D") - Building Risk Category II, And In Compliance With The Lee County Land Development Code, Chapter 14, Article II, And Article IV Flood Hazard Reduction. Windows And Doors Comply With 160 Mph Wind Speed Design Pressures. Structural Calculations For Gravity Loads Were Performed For This Structure. The Lee County Land Development Code, Chapter 14, Article II, Division 2, And Article IV Flood Hazard Reduction.

This building has been designed with an Importance Factor of 1, Exposure "D" and fully enclosed with an internally pressure coefficient of 0.18.

The Lee County Land Development code, chapter 14, article II, Division 2, sea turtles; also chapter 6, article III coastal construction code, and article IV flood hazard reduction.

**Randall D. Williamson**  
Registered Architect  
Florida Certificate (no. 10223)

A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

THIS PLAN IS TO BE USED IN CONFORMANCE WITH THE 2017 FLORIDA BUILDING CODES, 6TH EDITION (SECTION 1609, FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 160 MPH - EXPOSURE "D") - BUILDING RISK CATEGORY II, AND IN COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, AND ARTICLE IV FLOOD HAZARD REDUCTION. WINDOWS AND DOORS COMPLY WITH 160 MPH WIND SPEED DESIGN PRESSURES. STRUCTURAL CALCULATIONS FOR GRAVITY LOADS WERE PERFORMED FOR THIS STRUCTURE. THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, DIVISION 2, AND ARTICLE IV FLOOD HAZARD REDUCTION.

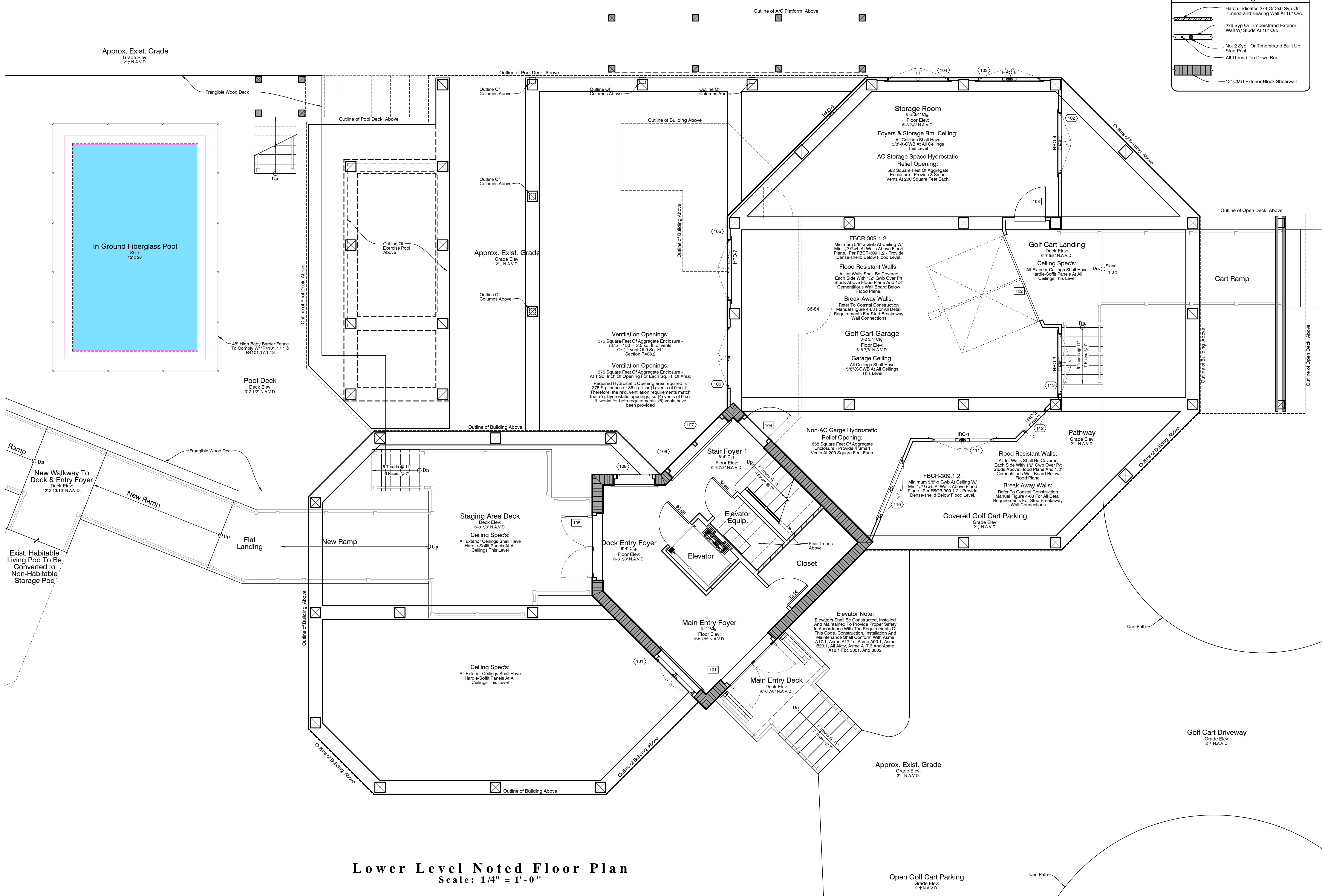
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**Wall Legend**

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- All Thread Tie Down Rod
- 12" CMU Exterior Block Shearwall



A Proposed Residence for  
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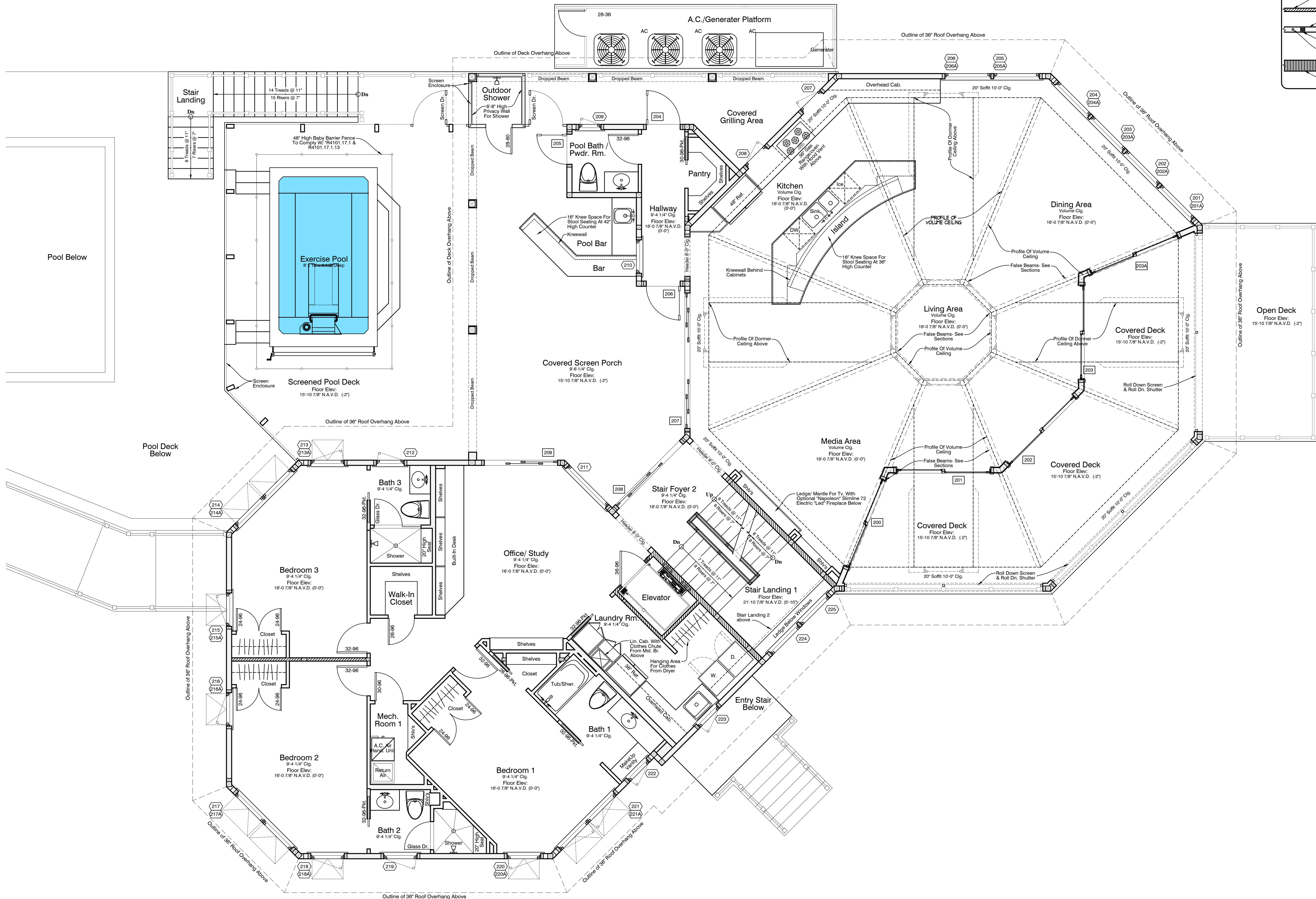
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**Lower Level Noted Floor Plan**  
Scale: 1/4" = 1'-0"

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**Main Level Noted Floor Plan**  
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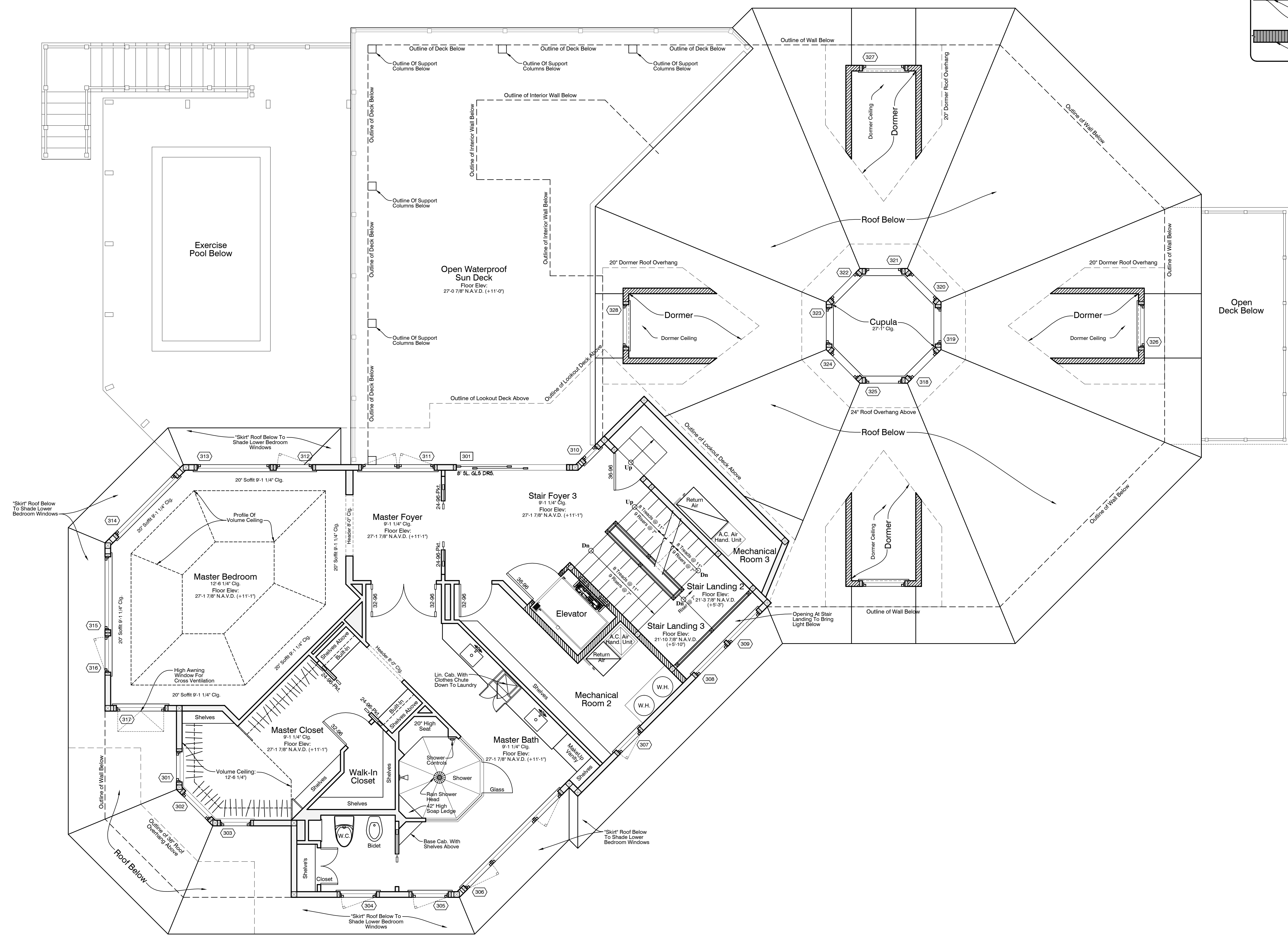
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**Upper Level Noted Floor Plan**  
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**A Proposed Residence for  
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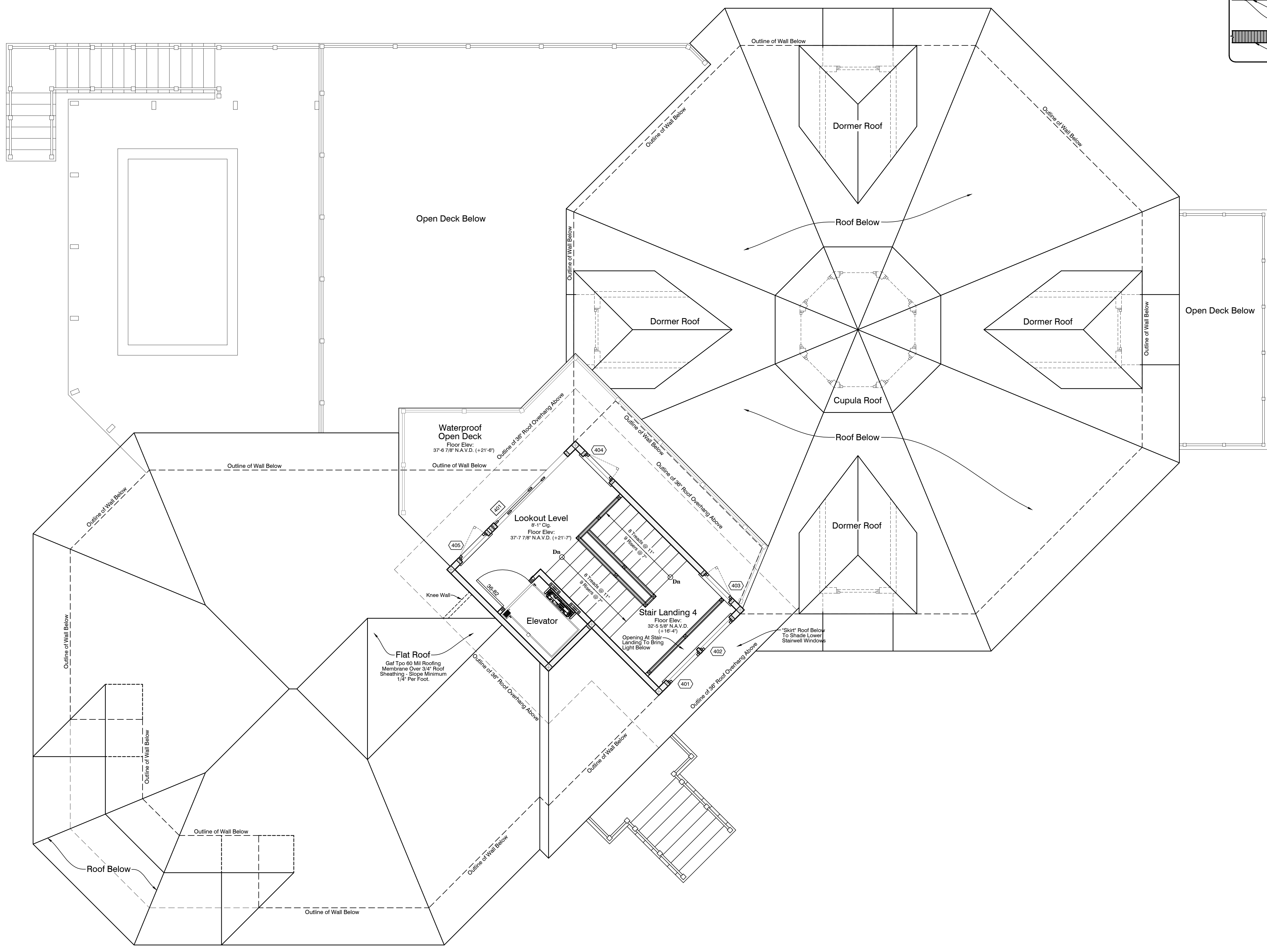
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**Lookout Level Noted Floor Plan**  
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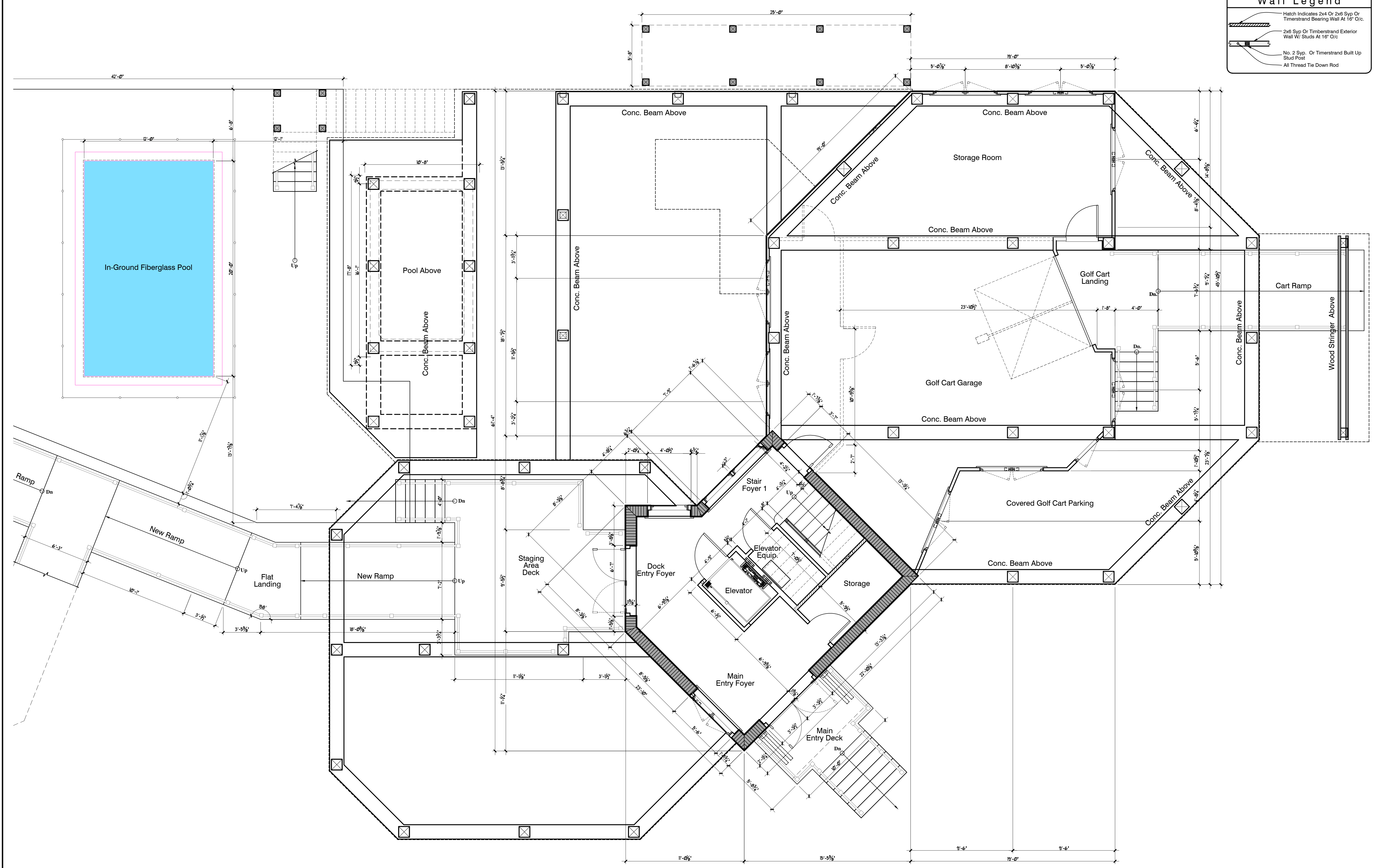
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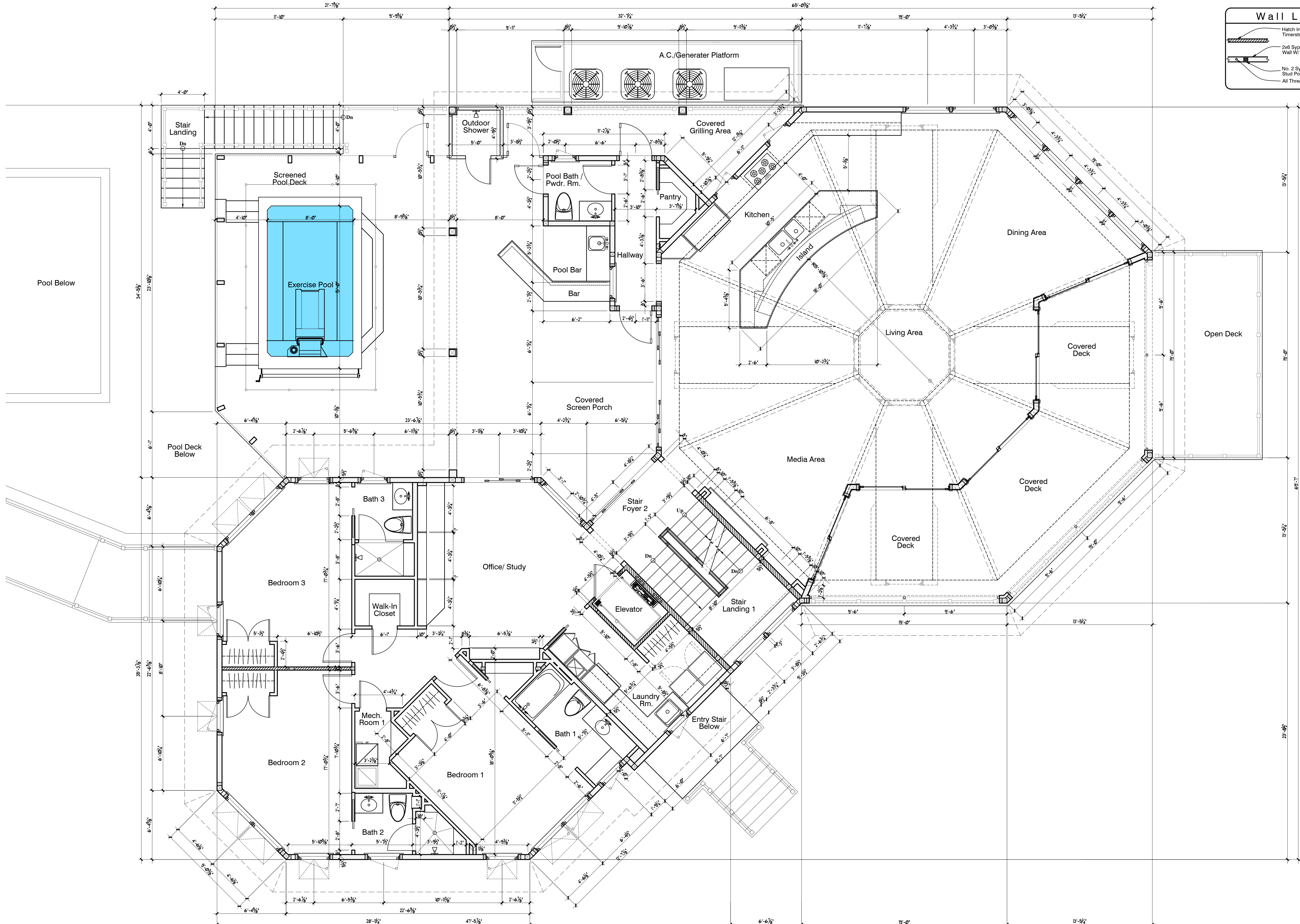
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**Lower Level Dimension Floor Plan**  
 Scale: 1/4" = 1'-0"



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A Proposed Residence for  
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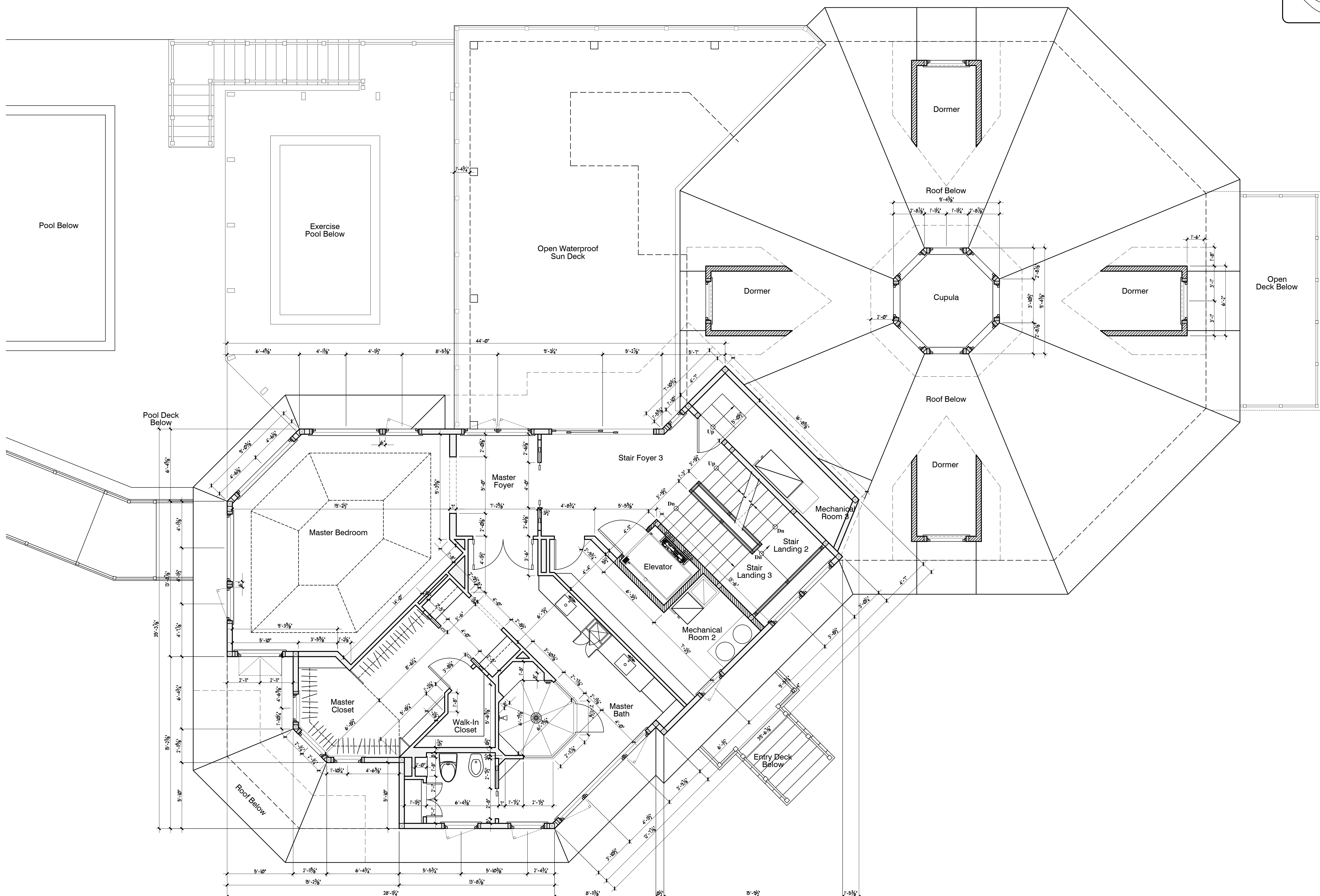
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**Main Level Dimension Floor Plan**  
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**Upper Level Dimension Floor Plan**  
Scale: 1/4" = 1'-0"

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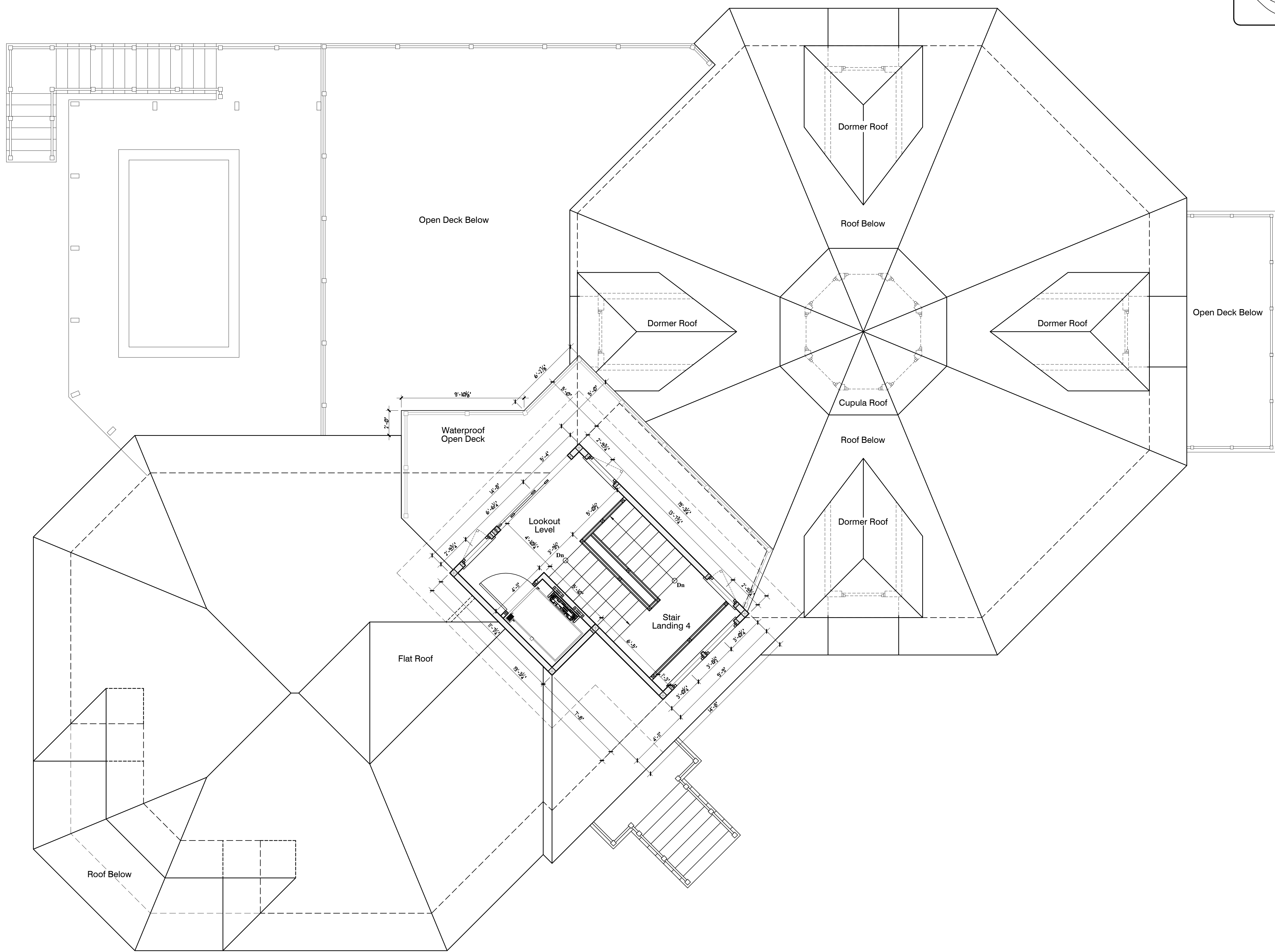
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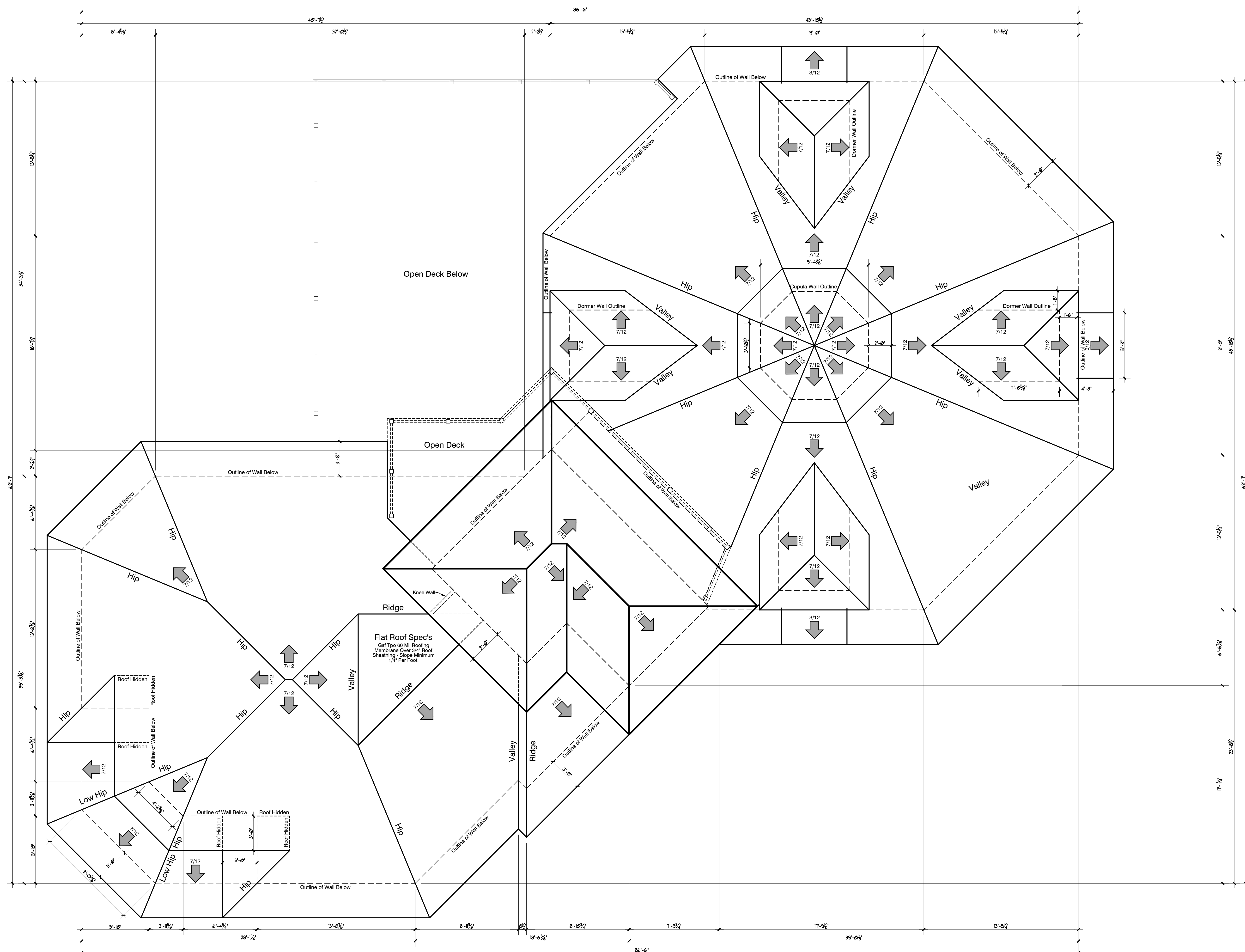
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**Lookout Level Dimension Floor Plan**  
 Scale: 1/4" = 1'-0"



**Roof Noted & Dimensioned Plan**  
Scale: 1/4" = 1'-0"

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4281 Point House Trail  
Upper Captiva, Florida

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PHONE: 593-2157 FAX: 593-8820

**WILLIAMSON**  
architecture  
INC  
18705 Deep Passage Lane, Fort Myers Beach, FL (239) 787-7877 ■ FLORIDA LICENSE NUMBER: AR1023

Date	Description
6-29-17	Design Development Plans
9-26-17	Updated Design Development Plans
10-24-17	Updated Design Development Plans
12-08-17	Lee Co. DEP Pre App Review Plans
12-19-17	Updated Design Development Plans
12-27-17	Updated Design Options
1-9-18	Updated Design Plans
6-1-18	Progress Set
7-13-18	Progress Set
5-8-20	Progress Set

A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

This drawing shall be used in accordance with the 2017 Florida Building Code, Residential, and the 2017 Florida Building Code, Minimum Requirements for Stormwater Management Practices for Residential Developments. It is the responsibility of the user to verify the accuracy of the information provided in this drawing. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for ensuring that the information provided in this drawing is accurate and up-to-date. The user shall be responsible for ensuring that the information provided in this drawing is accurate and up-to-date. The user shall be responsible for ensuring that the information provided in this drawing is accurate and up-to-date.

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**North East Elevation**  
 Scale: 1/4" = 1'-0"

Date	Description
6-29-17	Design Development Plans
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**South East Elevation**  
 Scale: 1/4" = 1'-0"

A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

This drawing is made in accordance with the Florida Building Code, Residential, and the Florida State Board of Building, Fire and Life Safety Code. It is intended to be used in conjunction with the other drawings in this set. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any conditions that may exist on the site that are not shown on this drawing. The architect is not responsible for any conditions that may exist on the site that are not shown on this drawing. The architect is not responsible for any conditions that may exist on the site that are not shown on this drawing.

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DRAWN: RDW

PLOT DATES:

Date	Description
6-29-17	Design Development Plans
9-26-17	Updated Design Development Plans
10-24-17	Updated Design Development Plans
12-08-17	Lee Co. DEP Pre App Review Plans
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5-8-20	Progress Set

A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

This drawing is to be used in accordance with the 2017 Florida Building Code, Residential Part, and the 2017 Florida Building Code, Mechanical Part. It is intended for use in the construction of the project described herein. It is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any construction methods or materials not specified in this drawing. The architect shall not be responsible for any construction methods or materials not specified in this drawing. The architect shall not be responsible for any construction methods or materials not specified in this drawing.

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South East Elevation Continued  
 Scale: 1/4" = 1'-0"

Date	Description
6-29-17	Design Development Plans
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North West Elevation  
Scale: 1/4" = 1'-0"

A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

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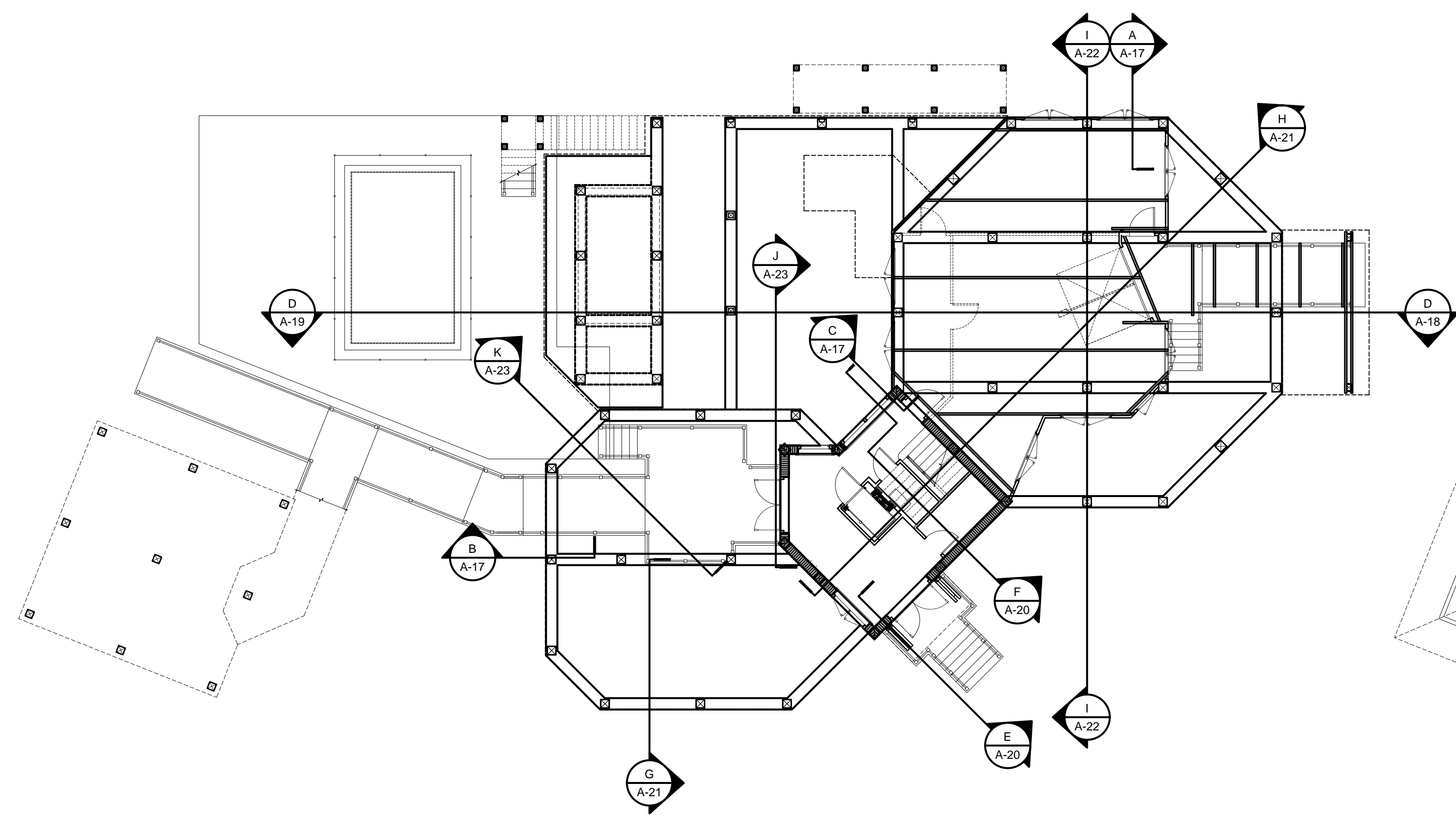
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Date	Description
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

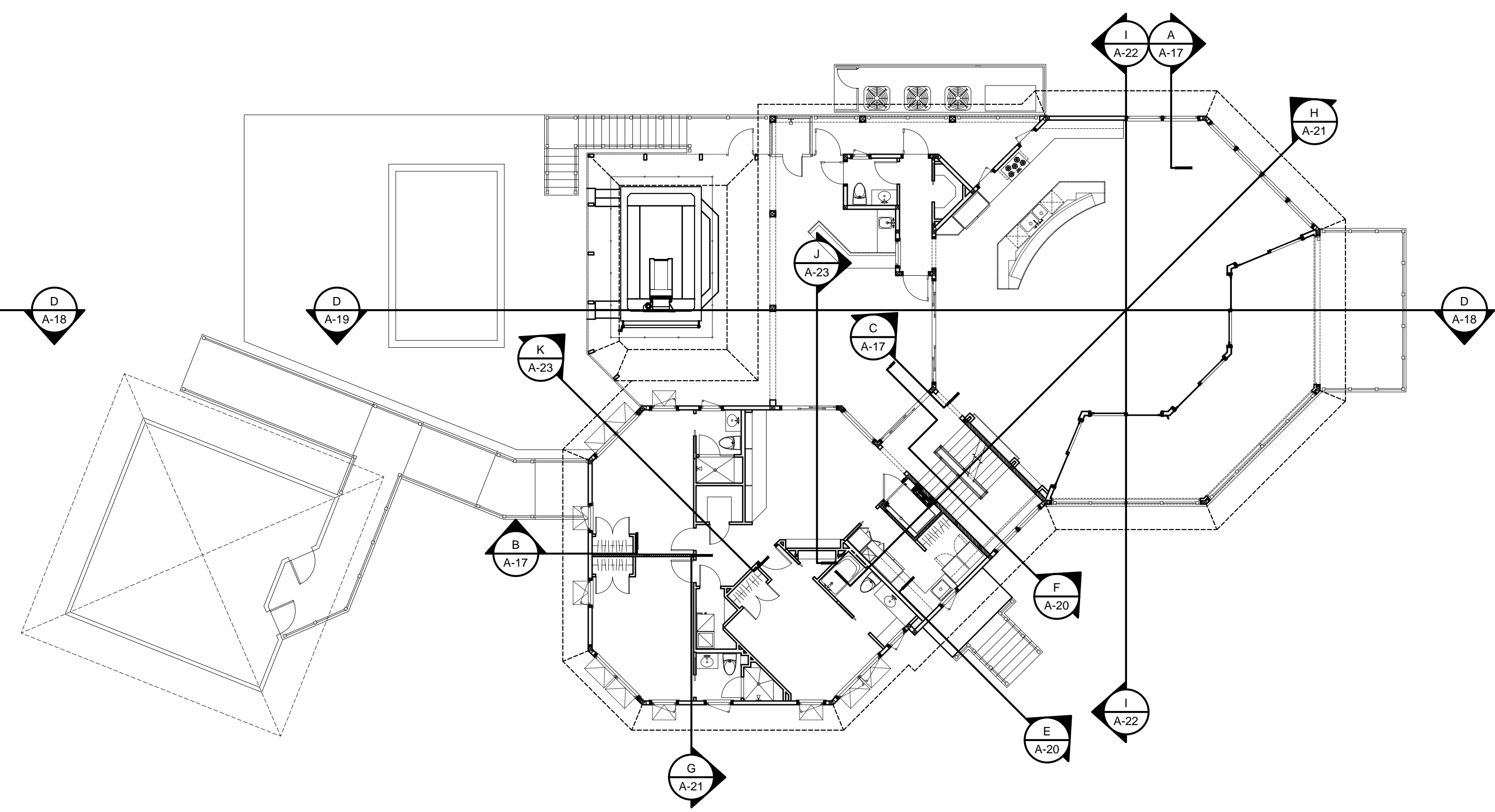
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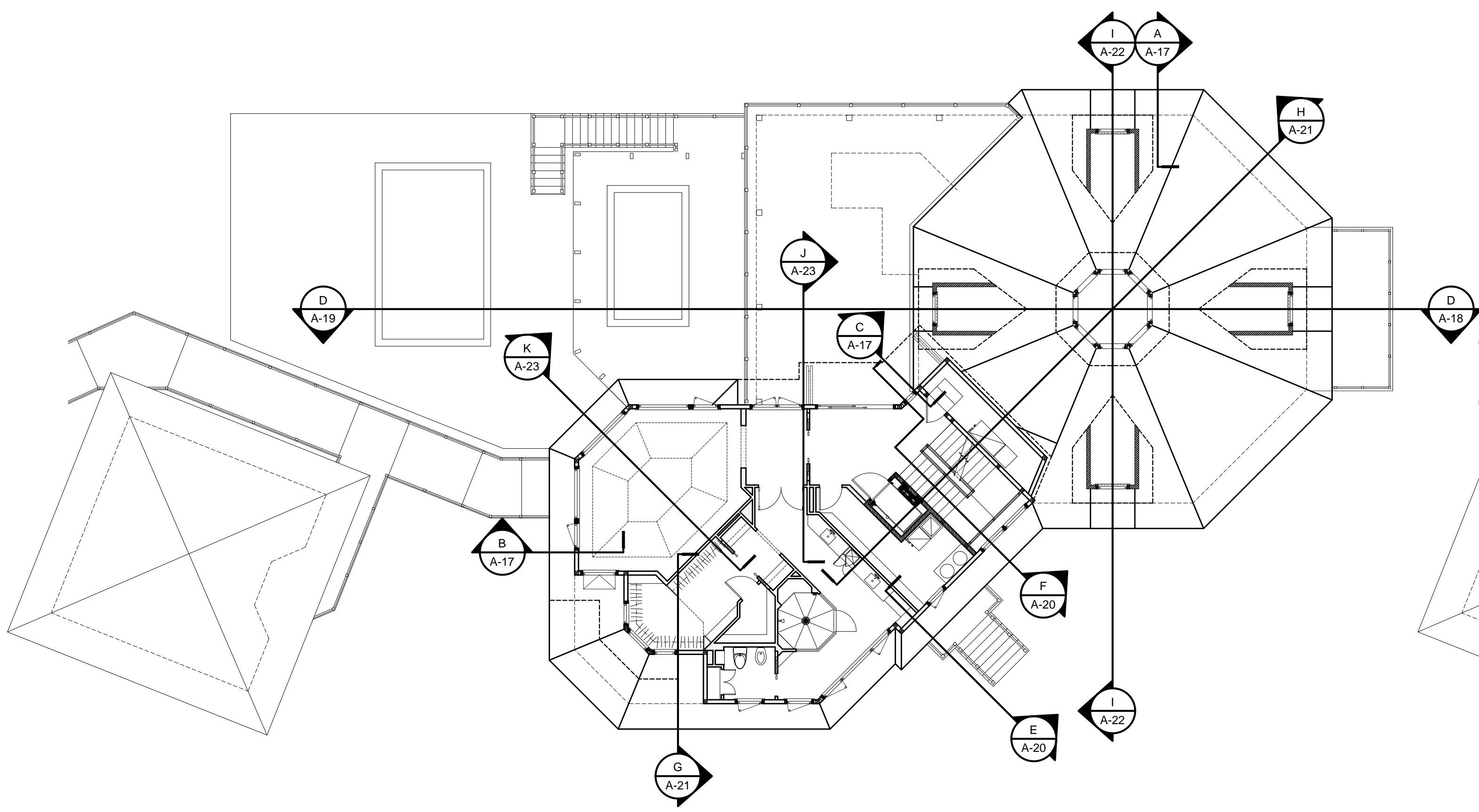
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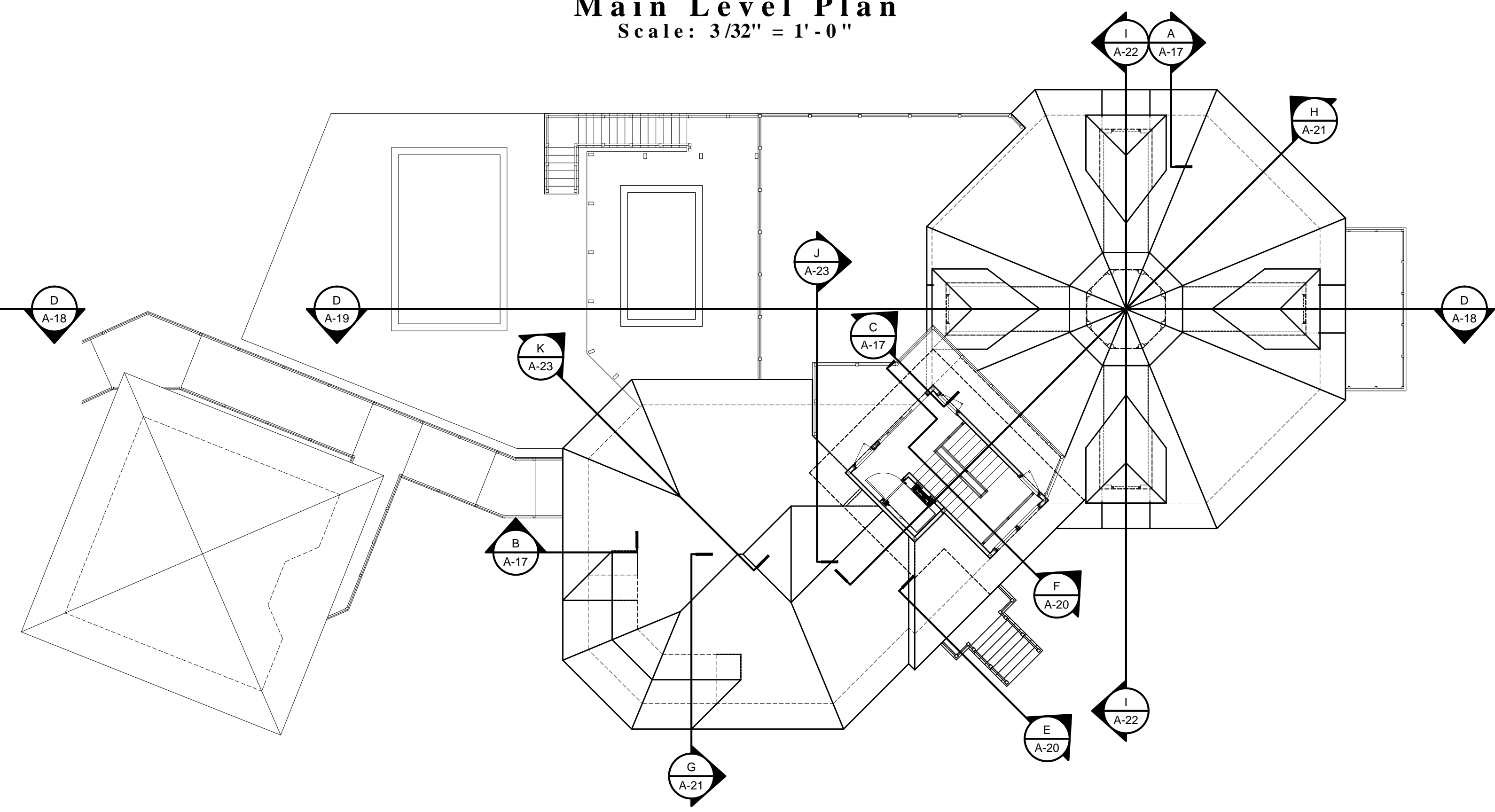
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 Scale: 3/32" = 1'-0"



**Main Level Plan**  
 Scale: 3/32" = 1'-0"



**Upper Level Plan**  
 Scale: 3/32" = 1'-0"



**Lookout Level Plan**  
 Scale: 3/32" = 1'-0"

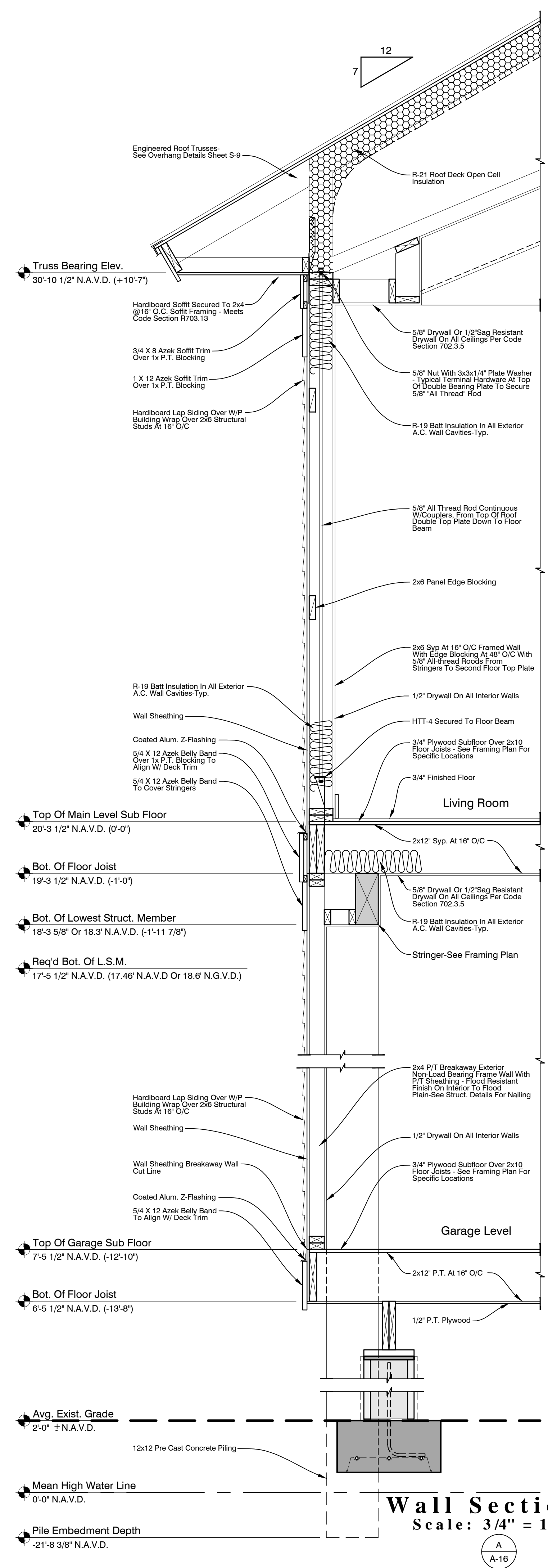
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**A Proposed Residence for  
Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

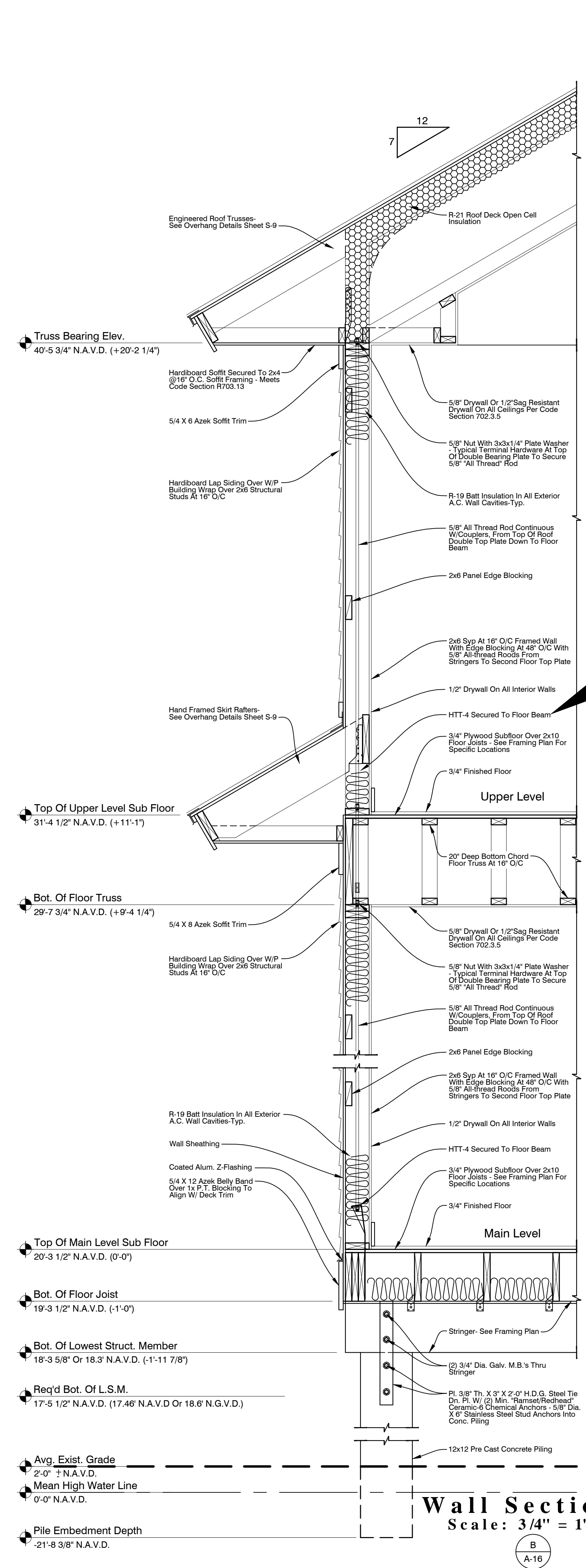
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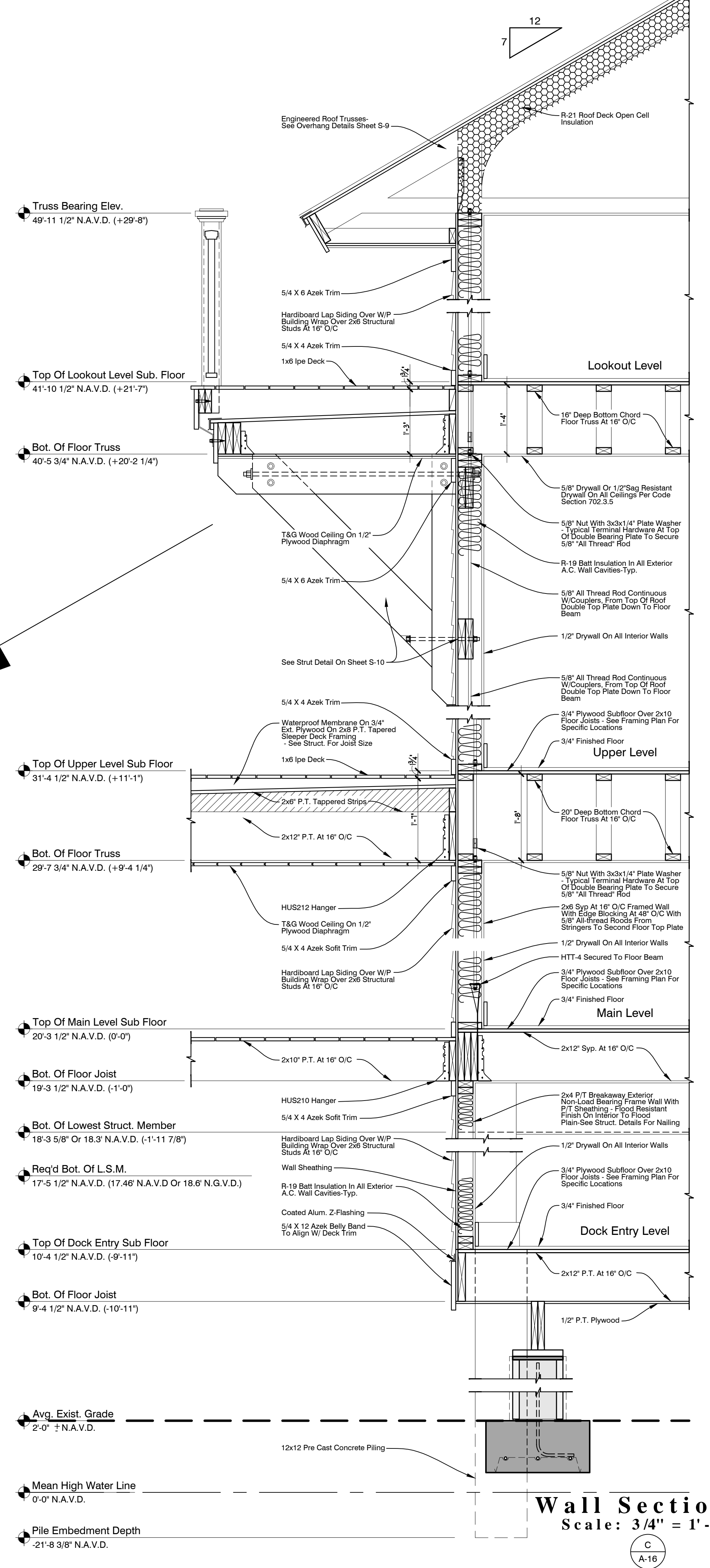
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**Wall Section A**  
Scale: 3/4" = 1'-0"



**Wall Section B**  
Scale: 3/4" = 1'-0"



**Wall Section C**  
Scale: 3/4" = 1'-0"

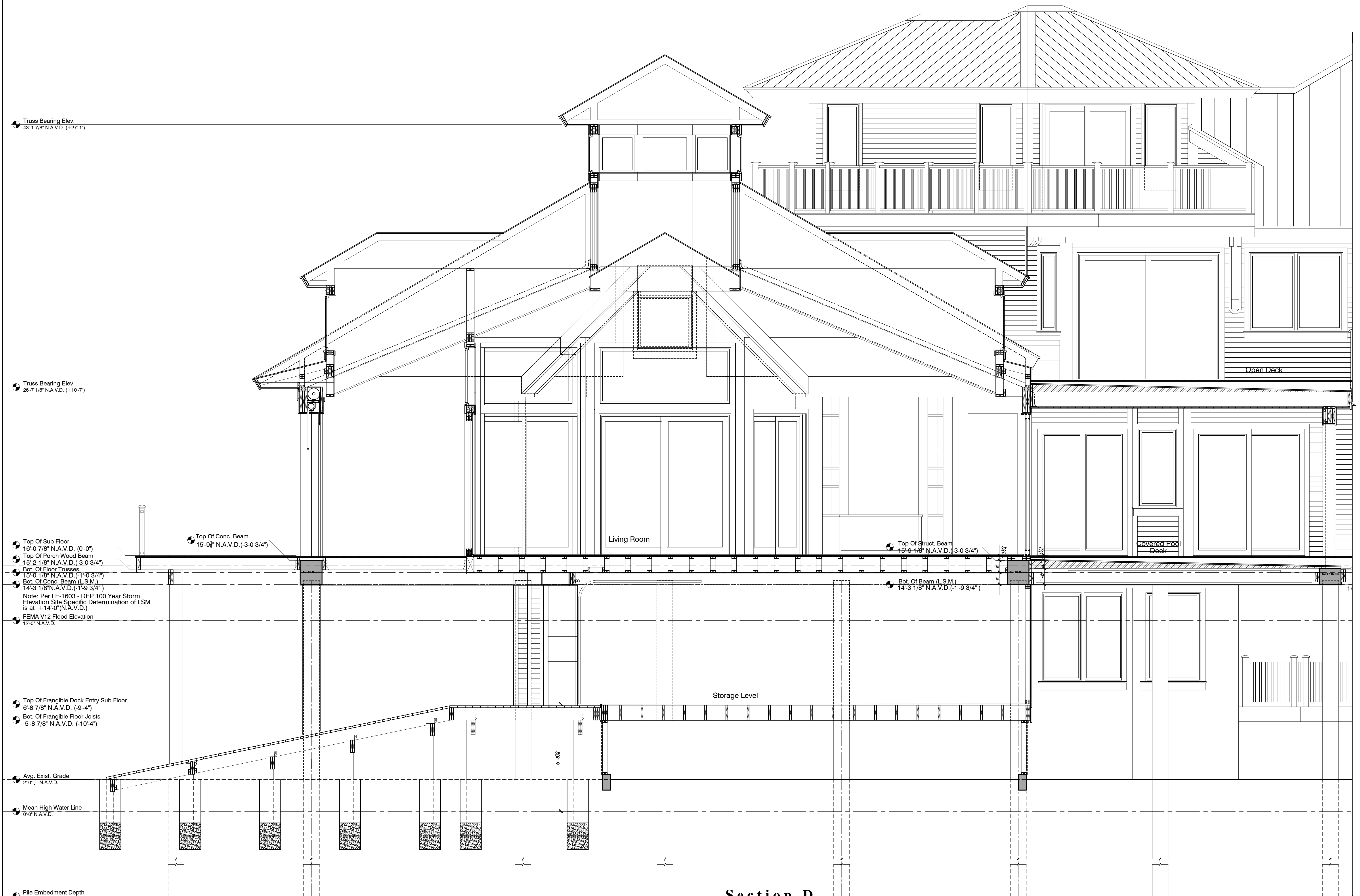
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

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Truss Bearing Elev.  
 43'-1 7/8" N.A.V.D. (+27'-1")

Truss Bearing Elev.  
 26'-7 1/8" N.A.V.D. (+10'-7")

Top Of Sub Floor  
 16'-0 7/8" N.A.V.D. (0'-0")  
 Top Of Porch Wood Beam  
 15'-2 1/8" N.A.V.D. (-3-0 3/4")  
 Bot. Of Floor Trusses  
 15'-0 1/8" N.A.V.D. (-1'-0 3/4")  
 Bot. Of Conc. Beam (L.S.M.)  
 14'-3 1/8" N.A.V.D. (-1'-9 3/4")  
 Note: Per LE-1603 - DEP 100 Year Storm  
 Elevation Site Specific Determination of LSM  
 is at +14'-0"(N.A.V.D.)  
 FEMA V12 Flood Elevation  
 12'-0" N.A.V.D.

Top Of Frangible Dock Entry Sub Floor  
 6'-8 7/8" N.A.V.D. (-9'-4")  
 Bot. Of Frangible Floor Joists  
 5'-8 7/8" N.A.V.D. (-10'-4")

Avg. Exist. Grade  
 2'-0" N.A.V.D.

Mean High Water Line  
 0'-0" N.A.V.D.

Pile Embedment Depth  
 -21'-8 3/8" N.A.V.D.

Living Room

Top Of Struct. Beam  
 15'-9 1/8" N.A.V.D. (-3-0 3/4")

Bot. Of Beam (L.S.M.)  
 14'-3 1/8" N.A.V.D. (-1'-9 3/4")

Storage Level

Open Deck

Covered Pool Deck

**Section D**  
 Scale: 3/8" = 1'-0"

Date	Description
6-29-17	Design Development Plans
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

This drawing is to be used in connection with the 2017 Florida Building Code, Residential, and the 2017 Florida Building Code, Mechanical, and the 2017 Florida Building Code, Electrical. It is the responsibility of the user to verify that all applicable codes and regulations are followed. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for ensuring that all work is done in accordance with the applicable codes and regulations. The user shall be responsible for ensuring that all work is done in a safe and sound manner. The user shall be responsible for ensuring that all work is done in a timely and efficient manner. The user shall be responsible for ensuring that all work is done in a professional and courteous manner. The user shall be responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the profession. The user shall be responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the profession. The user shall be responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the profession. The user shall be responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the profession.

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**Section D Continued**  
 Scale: 3/8" = 1'-0"

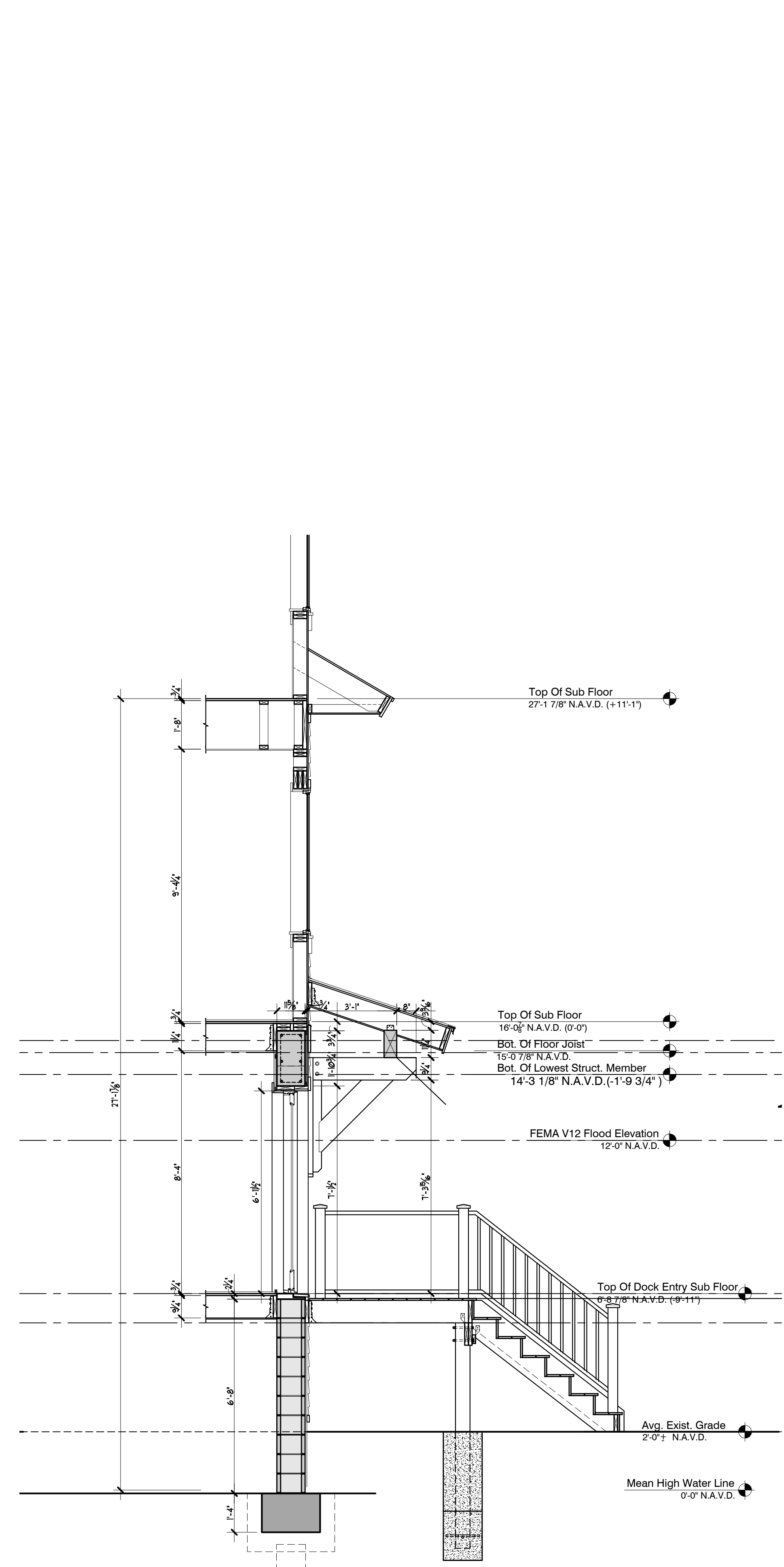
Date	Description
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

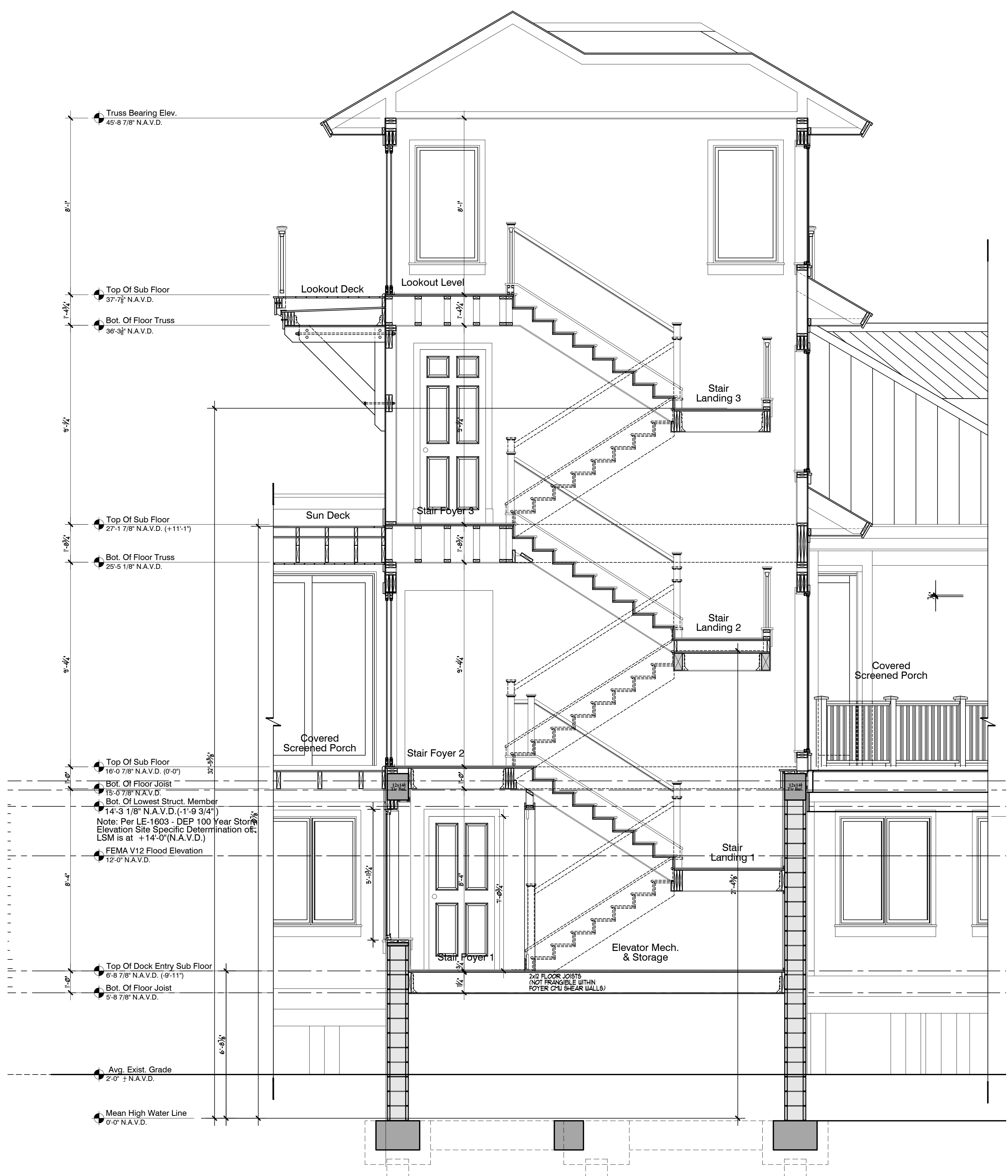
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**Section E**  
 Scale: 3/8" = 1'-0"



**Section F**  
 Scale: 3/8" = 1'-0"

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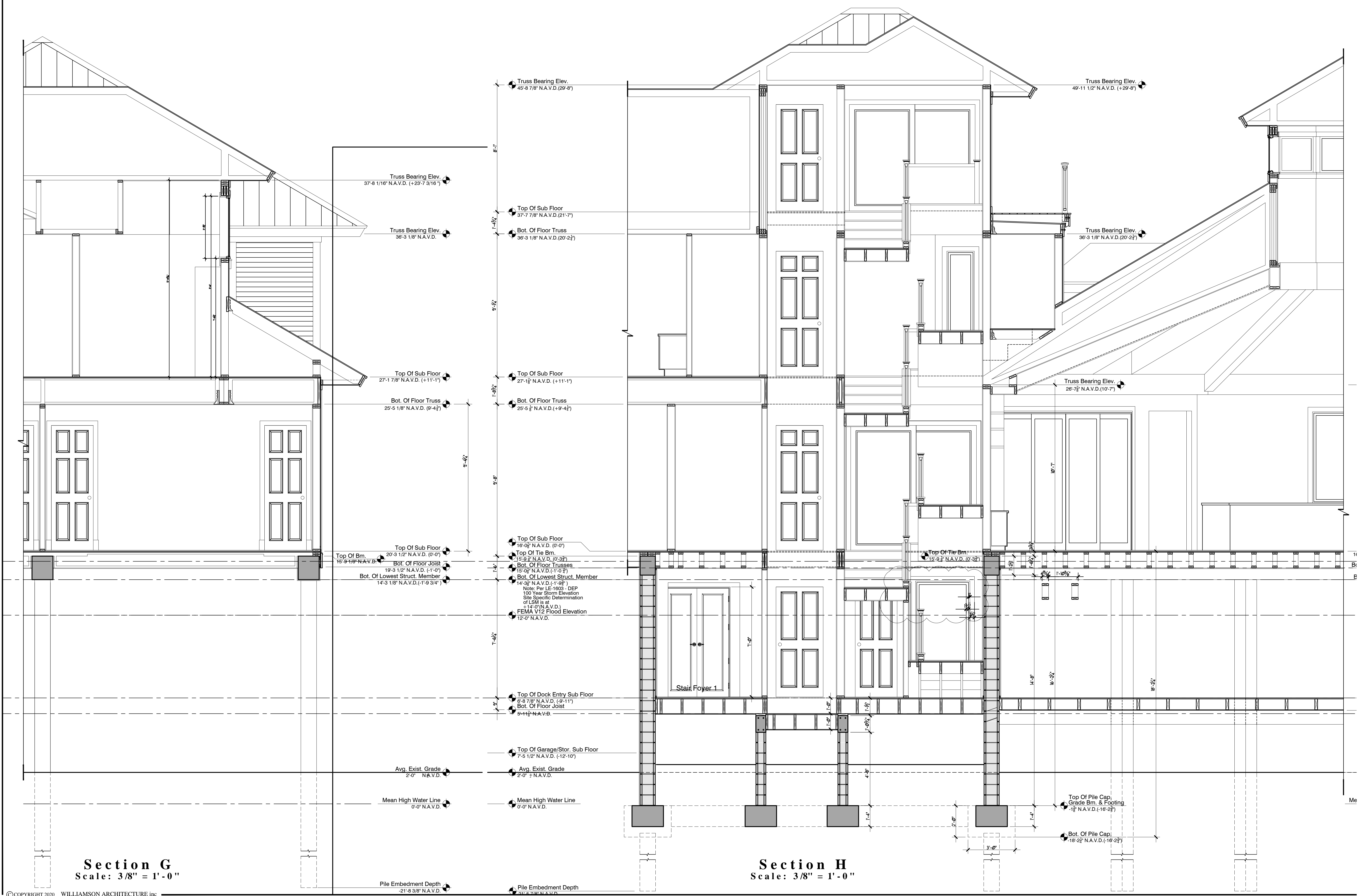
A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

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PLOT DATES:	
Date	Description
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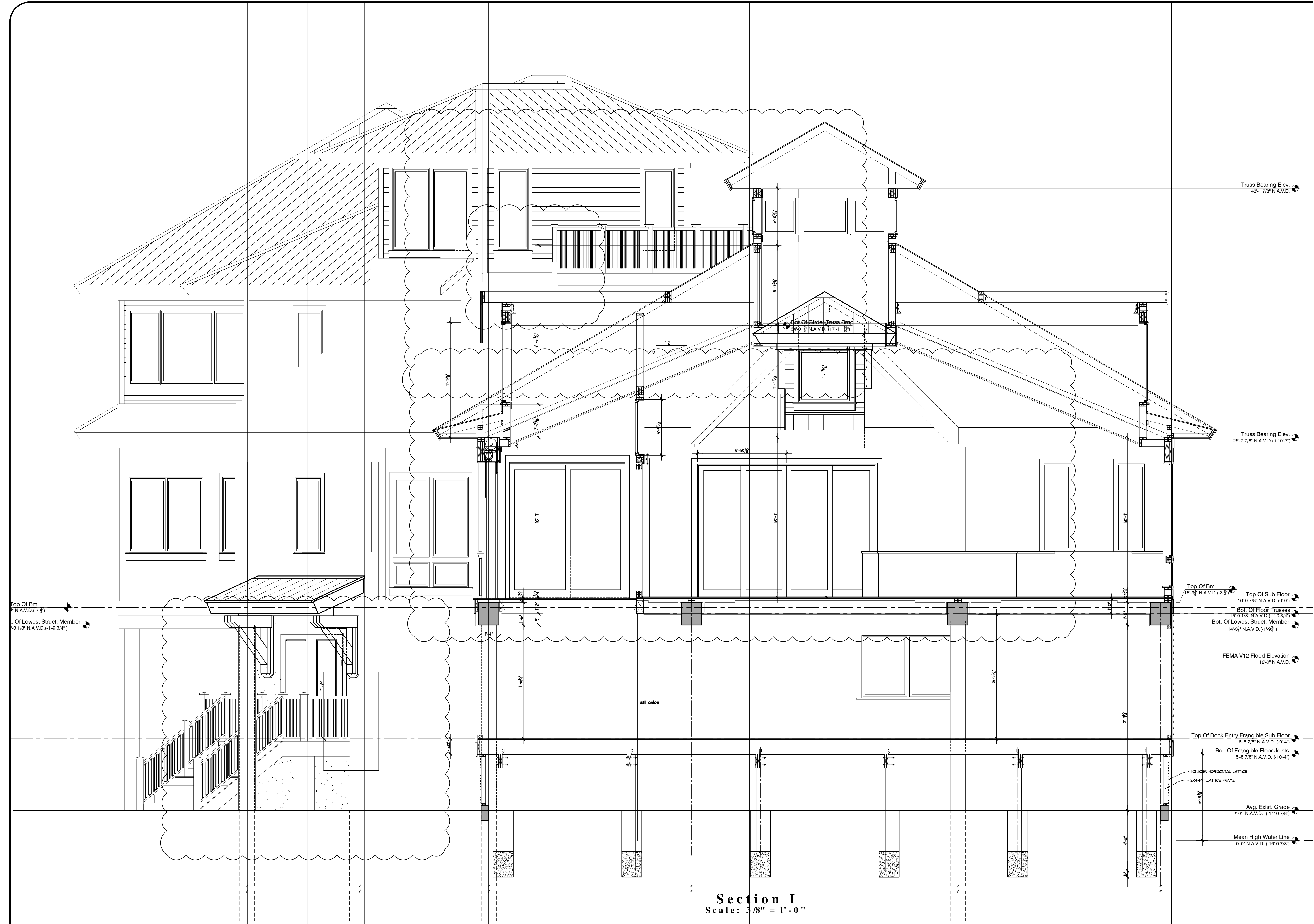
A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PERMITTING AND CONSTRUCTION OF THE PROPOSED RESIDENCE FOR MICHAEL AND RITA VERONA, 4281 POINT HOUSE TRAIL, UPPER CAPTIVA, FLORIDA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED RESIDENCE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED RESIDENCE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS.

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Sheet  
**A-22**  
 Of 42 Sheets



**Section I**  
 Scale: 3/8" = 1'-0"

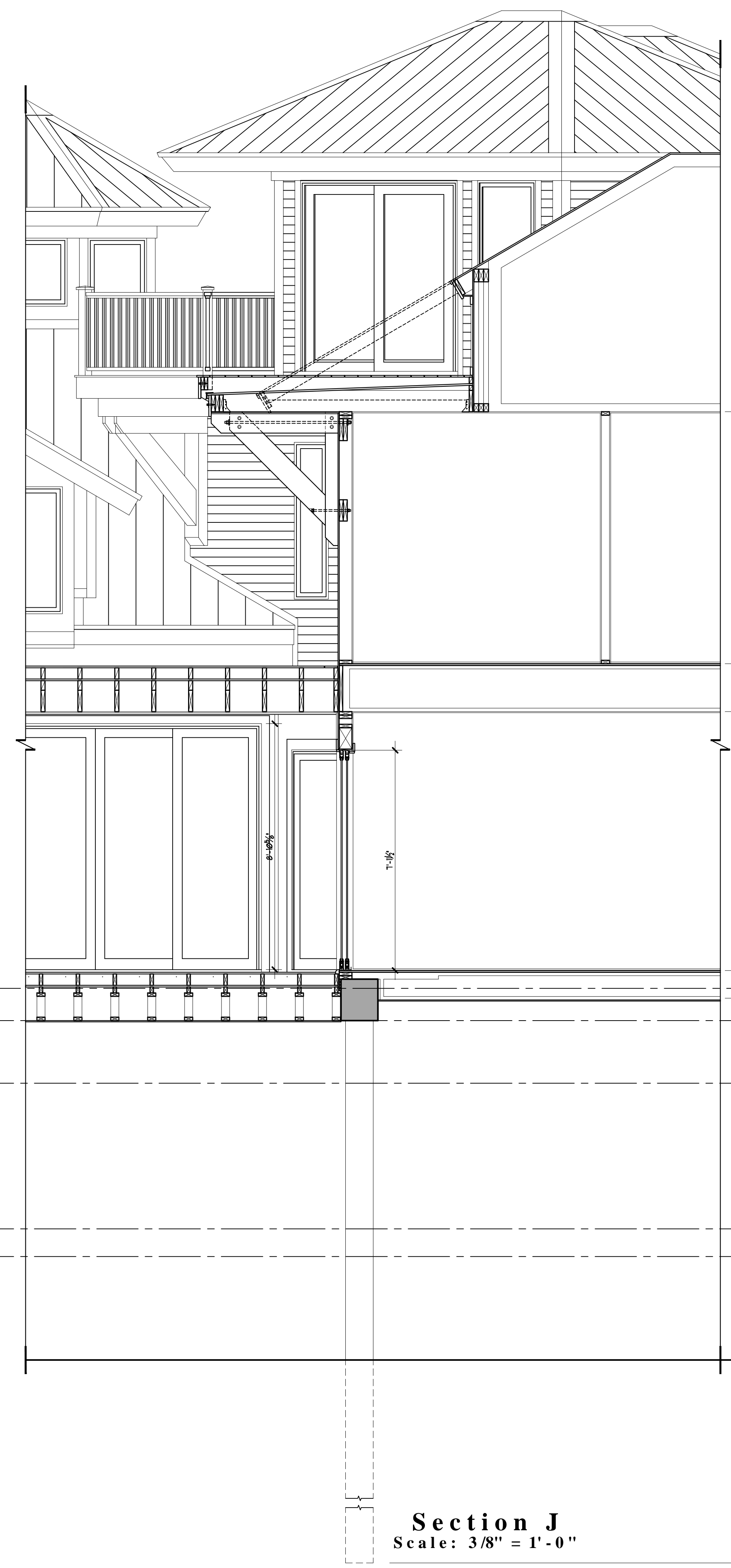
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A Proposed Residence for  
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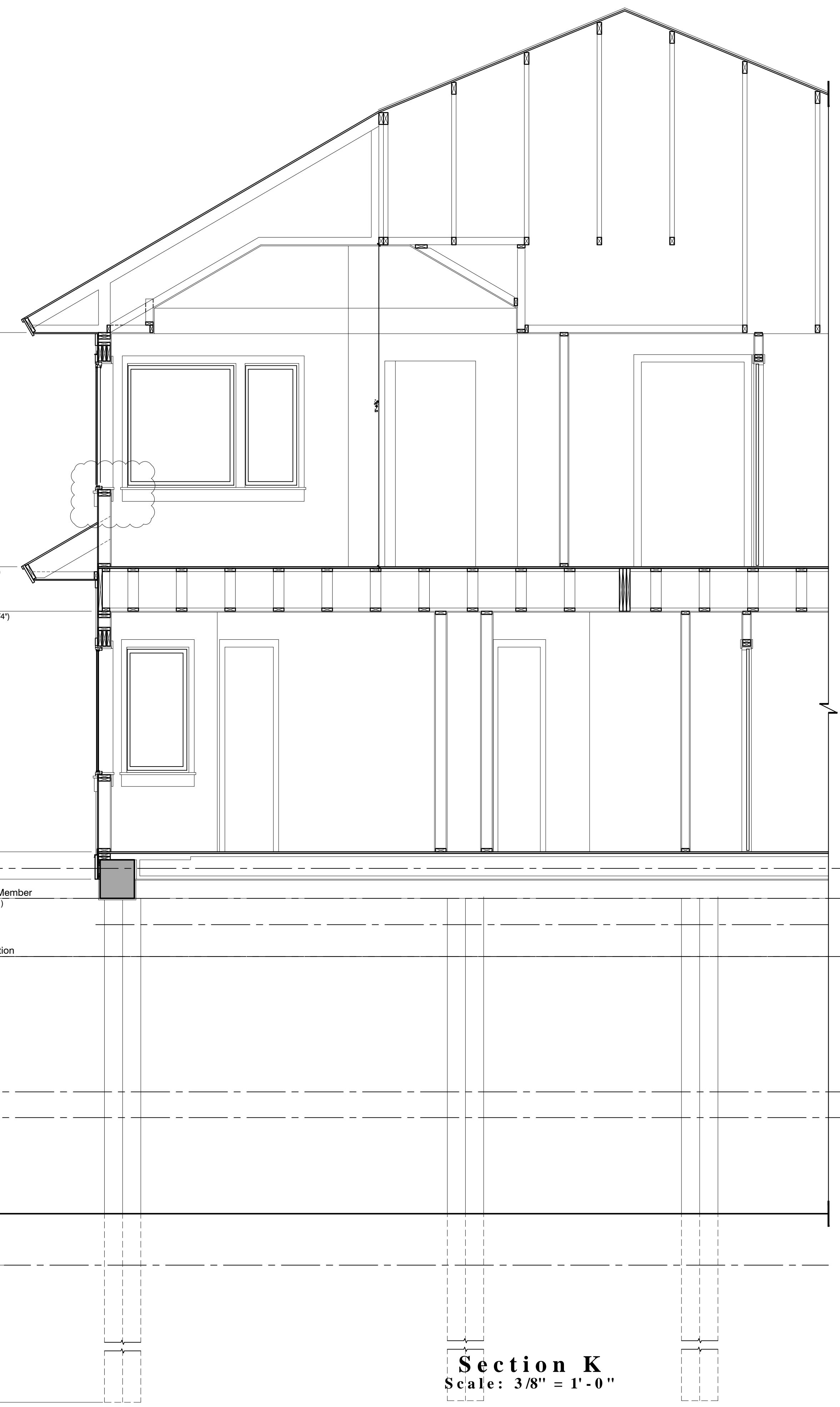
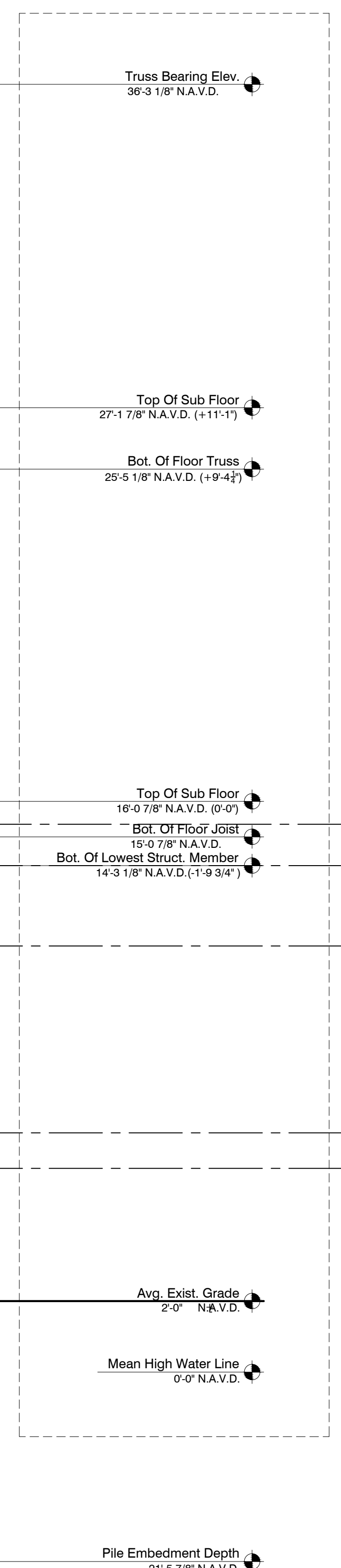
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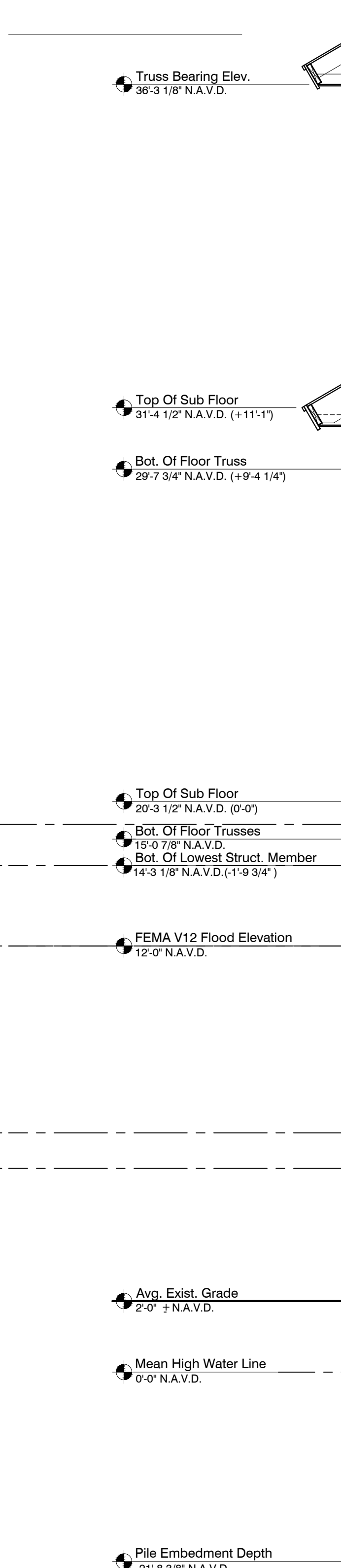
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**Section J**  
 Scale: 3/8" = 1'-0"



**Section K**  
 Scale: 3/8" = 1'-0"



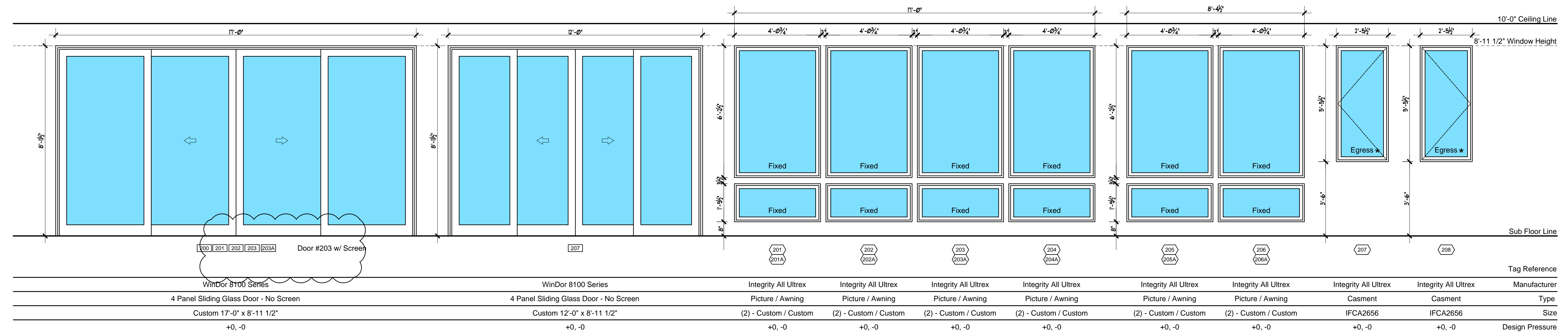
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

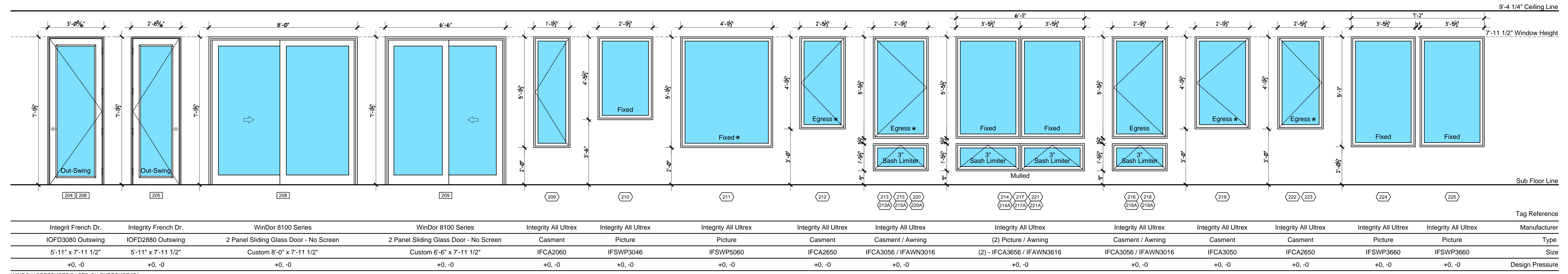
CRONIN ENGINEERING, INC.  
 CERTIFICATE OF AUTHORIZATION NUMBER: R897  
 6627 WILLOW PARK DRIVE  
 NAPLES, FL 34109  
 PHONE: 593-2157 FAX: 593-8820

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 CERTIFICATE OF AUTHORIZATION NUMBER: R897  
 6627 WILLOW PARK DRIVE  
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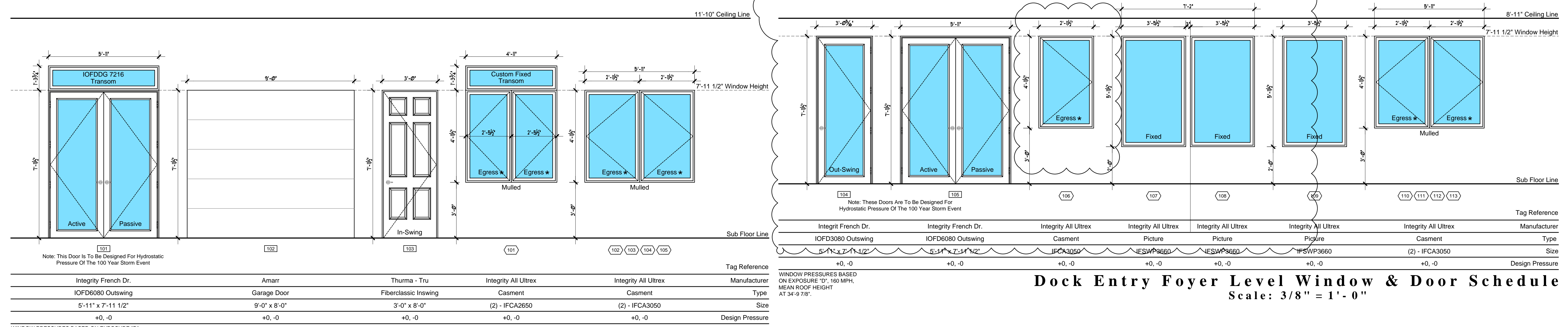
**WILLIAMSON**  
 architecture  
 INC  
 ■ 14075 Deep Passage Lane, Fort Myers Beach, FL (239) 789-7877 ■ FLOIDA LICENSE NUMBER: AR10123



**Main Level Window & Door Schedule**  
Scale: 3/8" = 1'-0"



**Main Level Window & Door Schedule**  
Scale: 3/8" = 1'-0"



**Dock Entry Foyer Level Window & Door Schedule**  
Scale: 3/8" = 1'-0"

**Entry Foyer & Garage Level Window & Door Schedule**  
Scale: 3/8" = 1'-0"

Date	Description
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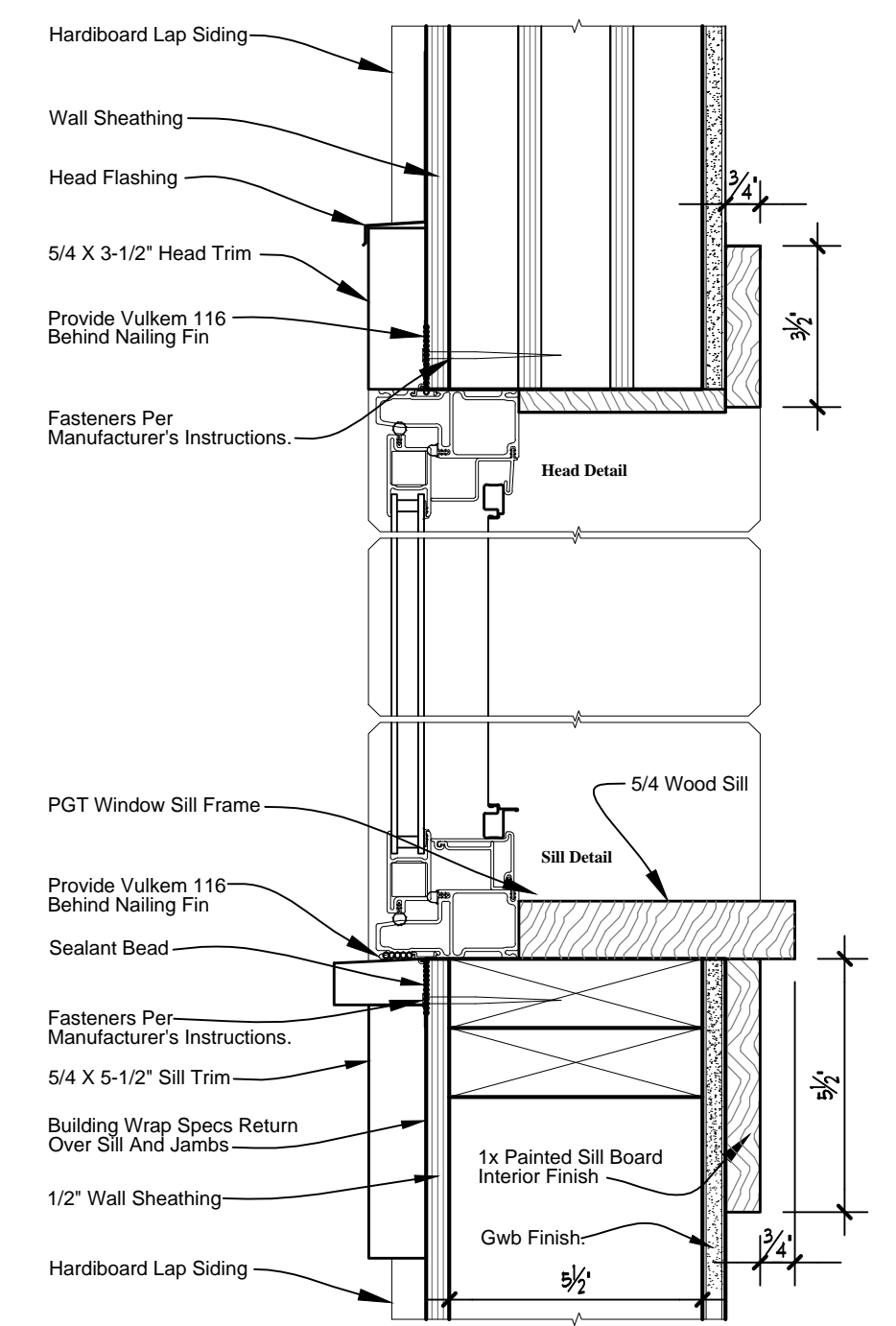
A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

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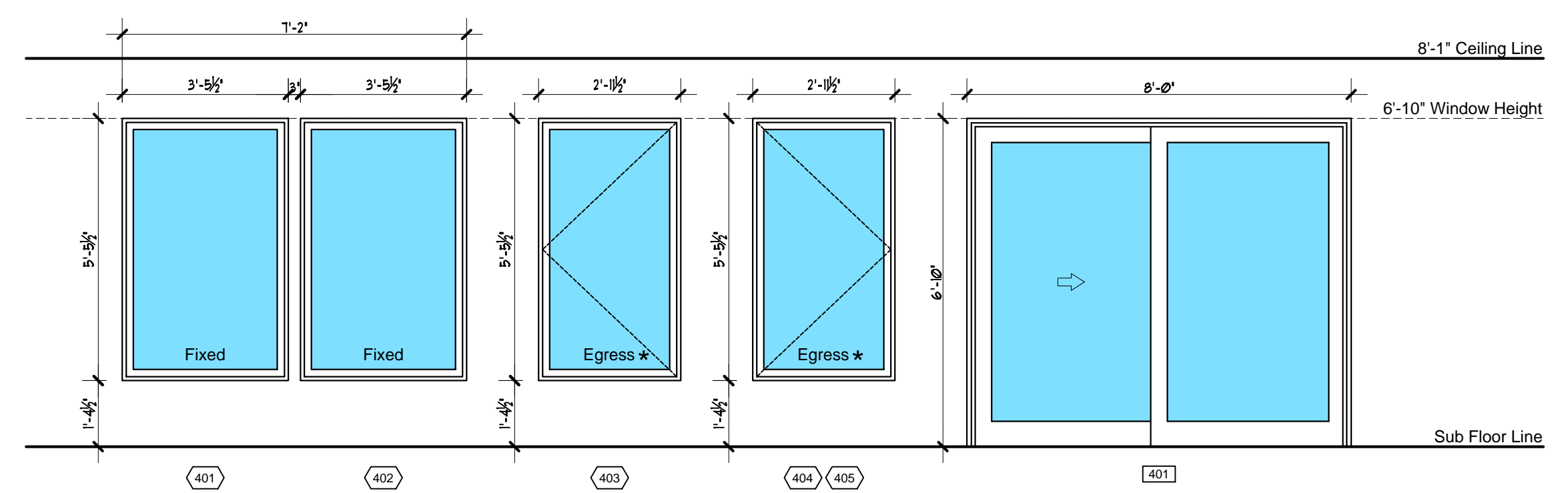
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NAPLES, FL 34109  
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Basis Of Design - Integrity All Ultrex Casement / Awning Windows



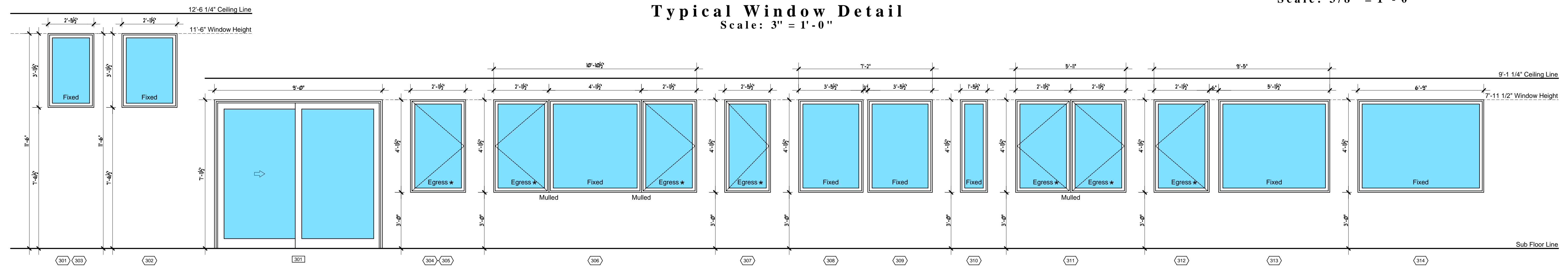
**Typical Window Detail**  
Scale: 3" = 1'-0"



Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	WinDor 8100 Series	Manufacturer
Picture	Picture	Casment	Casment	2 Panel Sliding Glass Door - w/ Screen	Type
IFSWP3656	IFSWP3656	IFCA3056	IFCA3056	Custom 9'-0" x 7'-11 1/2"	Size
+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	Design Pressure

**Lookout Level Window & Door Schedule**  
Scale: 3/8" = 1'-0"

WINDOW PRESSURES BASED ON EXPOSURE "D", 160 MPH, MEAN ROOF HEIGHT AT 34'-9 7/8".



Integrity All Ultrex	Integrity All Ultrex	WinDor 8100 Series	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Manufacturer
Picture	Picture	2 Panel Sliding Glass Door - w/ Screen	Casment	Casment / Picture / Casment	Casment	Picture	Picture	Picture	Casment	Casment	Picture	Picture	Picture	Type
IFSWP2640	IFSWP3040	Custom 9'-0" x 7'-11 1/2"	IFCA3050	IFCA3050 / IFSWP5050 / IFCA3050	IFCA2650	IFSWP3650	IFSWP3650	IFSWP1650	(2) - IFCA3050	IFCA3050	IFSWP6050	IFSWP6050	IFSWP6050	Custom
+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	+0, -0	Design Pressure

WINDOW PRESSURES BASED ON EXPOSURE "D", 160 MPH, MEAN ROOF HEIGHT AT 34'-9 7/8".

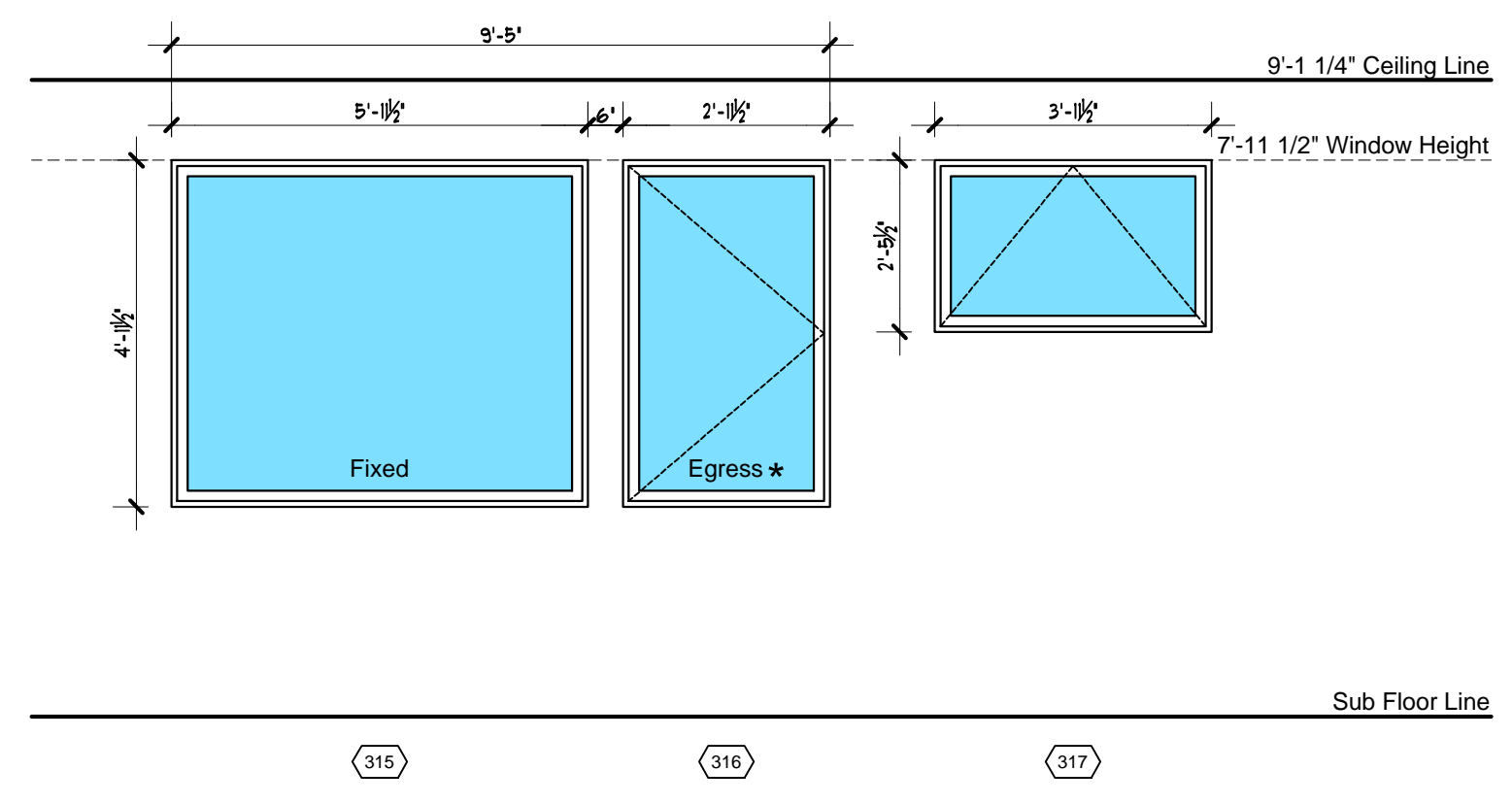
**Upper Level Window Schedule**  
Scale: 3/8" = 1'-0"

Integrity All Ultrex

NOA'S & FL#		
OPENING TYPE	FL NUMBER	NOA NUMBER
Integrity All Ultrex - Casment	0	
Integrity All Ultrex - Awning	0	
Integrity All Ultrex - Picture	0	
Integrity All Ultrex - Transom	0	
Integrity All Ultrex - French Dr. Outswing	0	
ThurmaTru Outswing	0	
WinDor 8100 Series Sliding Glass Door	FL13574.1	

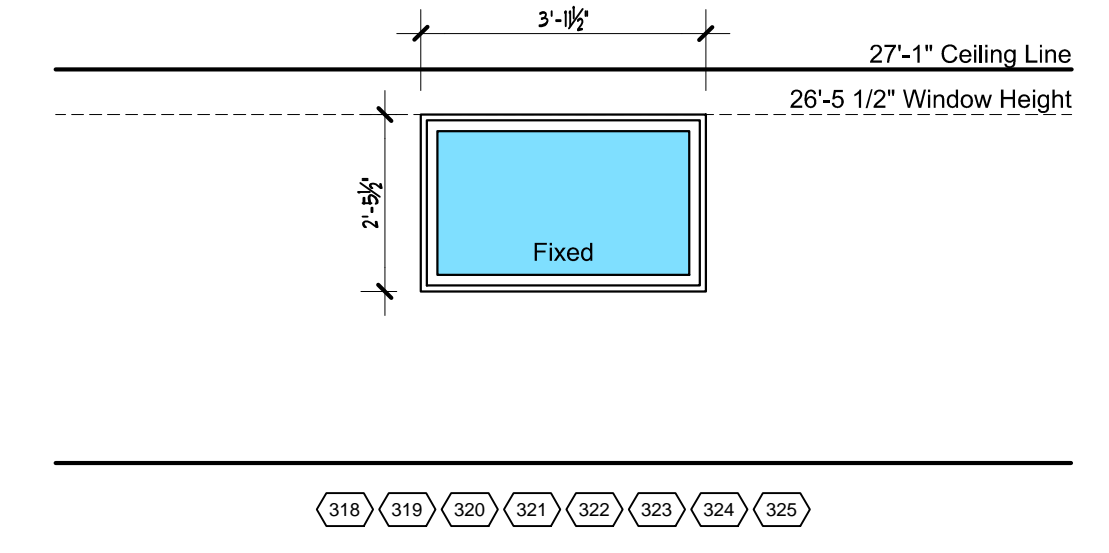
**Notes, Spec's & Requirements**

- All Glass Is To Be Impact Resistant.
- All Glass Is To Be Tinted To Provide An Inside To Outside Light Transmittance Value Of 45% Or Less.
- Provide Retractable Screens For All Operable Windows.
- All Dimensions Shown Are Actual Horizontal And Vertical Frame Sizes. Horizontal Window Dimensions Shown On Floor Plans Are "Actual Frame" Sizes.
- Per Code Section R612.2 Provide Sash Limiters For All Window Sills Below 24" Above Floor



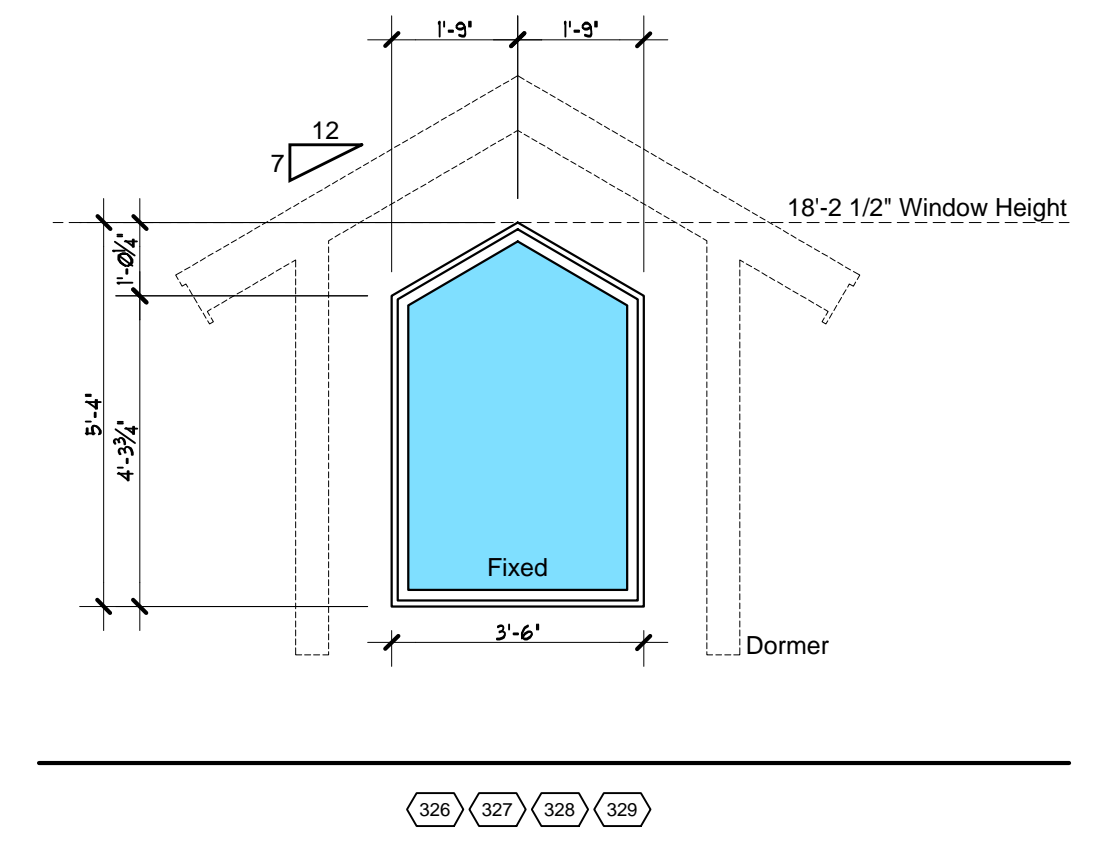
Integrity All Ultrex	Integrity All Ultrex	Integrity All Ultrex	Manufacturer
Picture	Casment	Awning	Type
IFSWP6050	IFCA3050	IFAWN4026	Size
+0, -0	+0, -0	+0, -0	Design Pressure

**Upper Level Window Schedule**  
Scale: 3/8" = 1'-0"



Integrity All Ultrex	Manufacturer
Awning	Type
IFAWN4026	Size
+0, -0	Design Pressure

**Cupula Window Schedule**  
Scale: 3/8" = 1'-0"



Integrity All Ultrex	Manufacturer
Picture	Type
Custom	Size
+0, -0	Design Pressure

**Dormer Window Schedule**  
Scale: 3/8" = 1'-0"

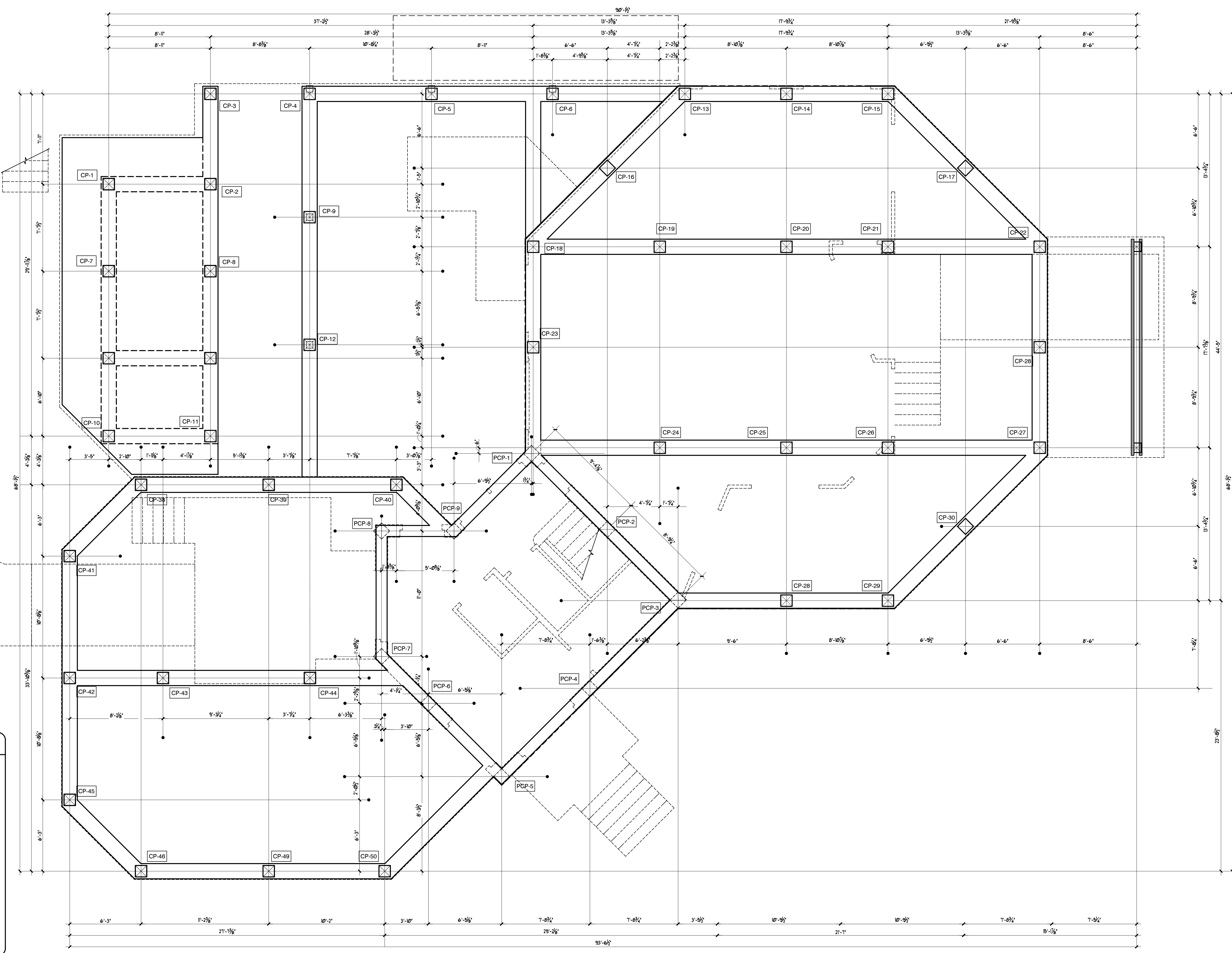
Date	Description
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

This drawing is to be used in accordance with the terms and conditions of the contract between the client and the architect. It is the responsibility of the contractor to verify all dimensions and conditions on site. The architect is not responsible for any errors or omissions in this drawing. The architect's liability is limited to the professional services rendered. The architect does not warrant the accuracy or completeness of this drawing. The architect is not responsible for any delays or costs incurred by the contractor due to any errors or omissions in this drawing. The architect is not responsible for any claims or damages arising from the use of this drawing. The architect is not responsible for any claims or damages arising from the use of this drawing. The architect is not responsible for any claims or damages arising from the use of this drawing.

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 PHONE: 593-2157 FAX: 593-8820

**WILLIAMSON**  
 architecture  
 INC  
 ■ 1075 Deep Passage Lane, Fort Myers Beach, FL (239) 798-7877 ■ FLORIDA LICENSE NUMBER: AR10123



**Concrete Pile Notes**

Pile Spec's

- All Piling Shall Be 12" X 12" Precast By Required Length For Tonnage Specified.
- All Perimeter Bearing Wall Piling (Building & Deck) Shall Be Driven To A Depth To Obtain A Friction Bearing Capacity Of (10 Tons Each)
- Refer To "Universal Engineering" Soils Report For Pile Length And Installation Requirements
- Contractor Shall Provide Vibration Monitoring During Installation
- Piling Subcontractor Shall Produce Pile Installation Log Indicating The Following:
  - Total Blow Count
  - Blow Count At Last 12" Inches
  - Blow Count / Bearing Tonnage Conversion Table
  - Hammer Spec's
  - Pile Locations That May Deviate From Drawings

**Piling Plan**  
 Scale: 1/4" = 1'-0"

CP-# 12x12 - Concrete Pile ( 50 Pile's )  
 PCP-# 12x12 - Pile Cap Concrete Pile ( 9 Pile's )

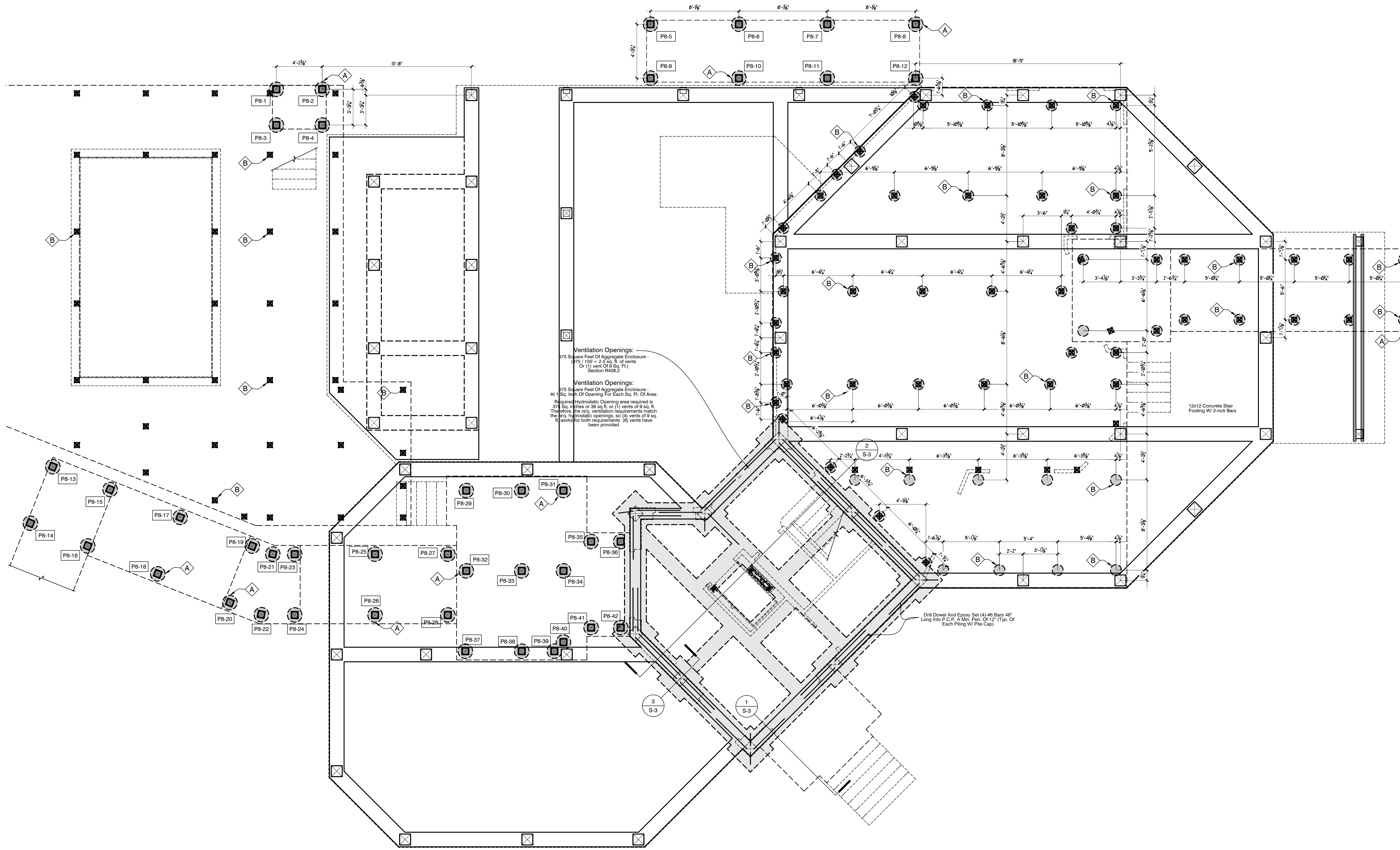
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PLOT DATES:	
Date	Description
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

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**Ventilation Openings:**  
 375 Square Feet Of Aggregate Enclosure -  
 (375 / 150 = 2.5 sq. ft. of vents  
 Or (1) vent Of 8 Sq. Ft.)  
 Section R408.2

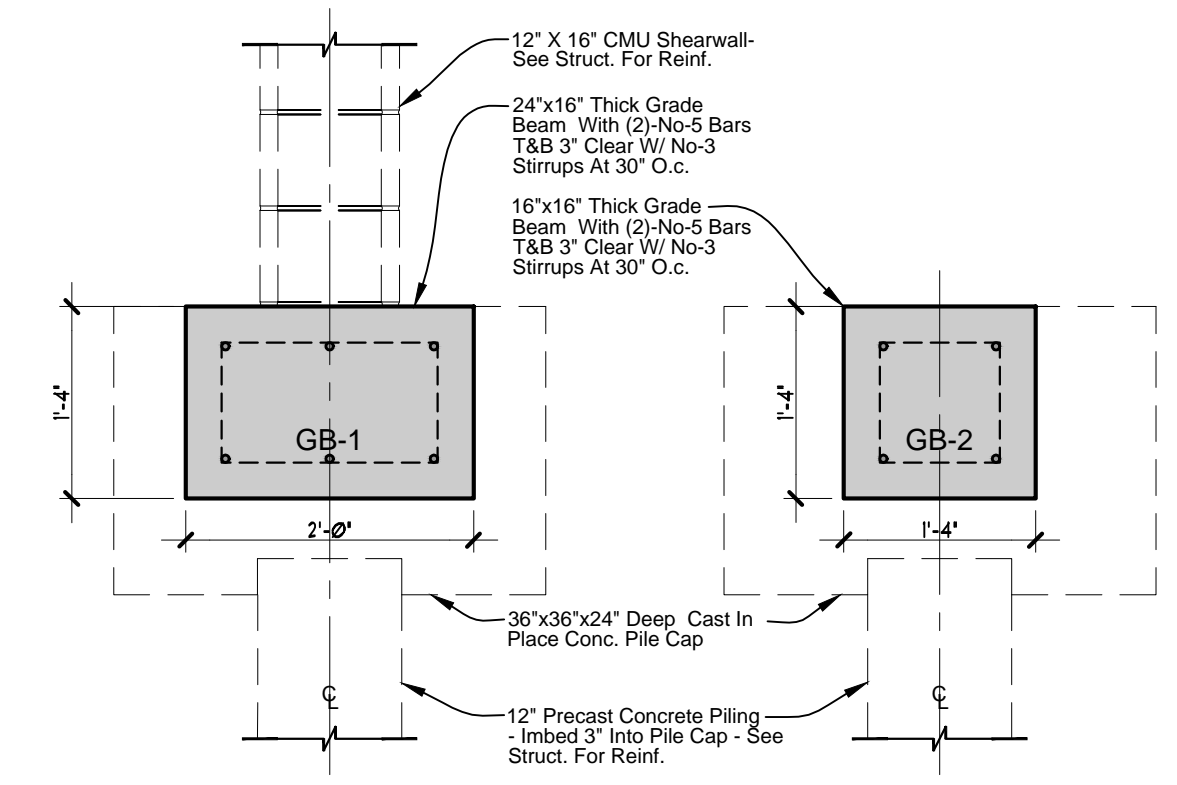
**Ventilation Openings:**  
 At 1875 Square Feet Of Aggregate Enclosure -  
 Sq. Inch Of Opening For Each Sq. Ft. Of Area:  
 Required Hydrostatic Opening area required is  
 375 Sq. Inches or 36 sq. ft. or (1) vents of 9 sq. ft.  
 Therefore, the req. ventilation requirements match  
 the req. hydrostatic openings, so (6) vents of 9 sq.  
 ft. works for both requirements. (6) vents have  
 been provided

Drill Dowel And Epoxy Set (4) #6 Bars 48"  
 Long Into P.C.P. A Min. Pen. Of 12" (Typ. Of  
 Each Piling W/ Pile Cap)

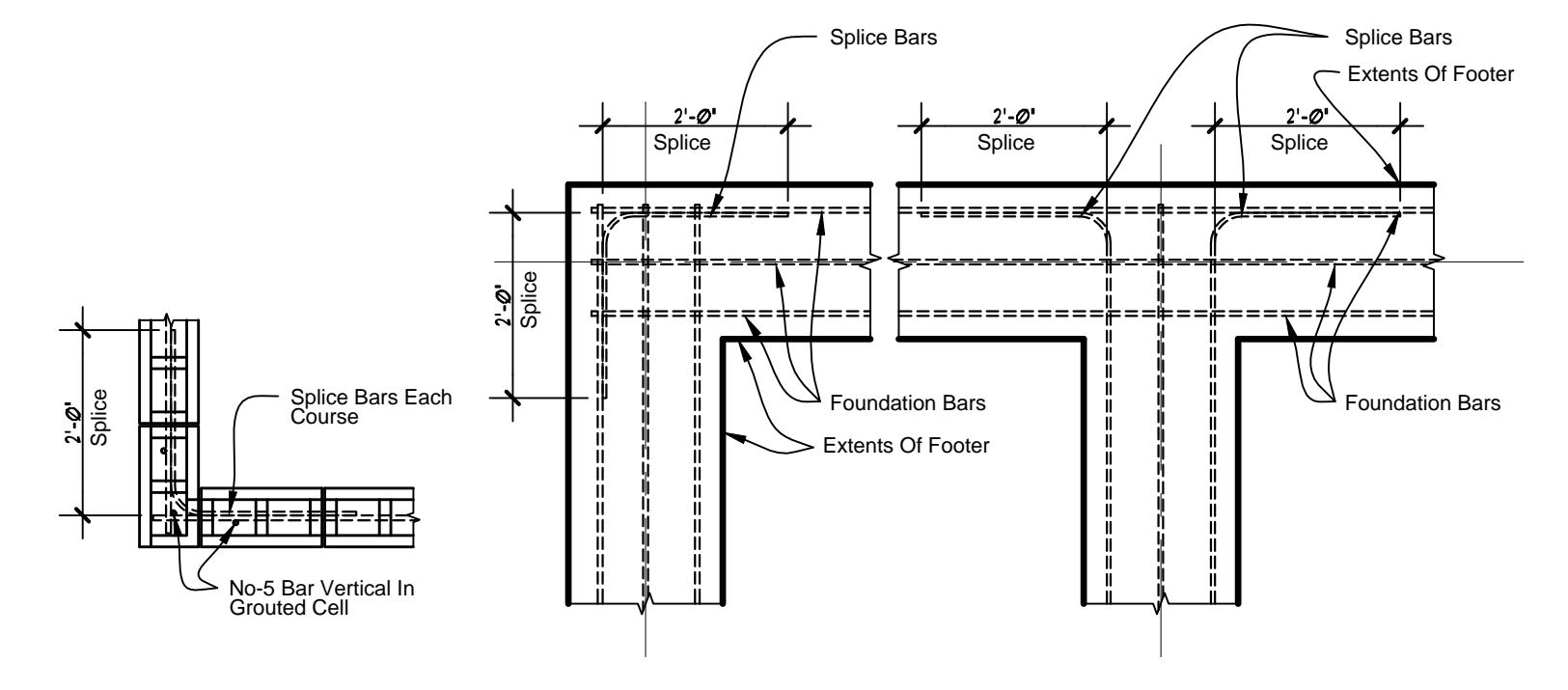
Ground Level Foundation Notes	
MARK	DESCRIPTION
A	8 x 8 P/T Handset Post Set In Concrete Filled 16" Dia Hole.
B	6 x 6 P/T Handset Post Set In Concrete Filled 12" Dia Hole.

**Low Post Plan** PB-# Bx8 - P.T. Post (42 Post's)  
 Scale: 1/4" = 1'-0"

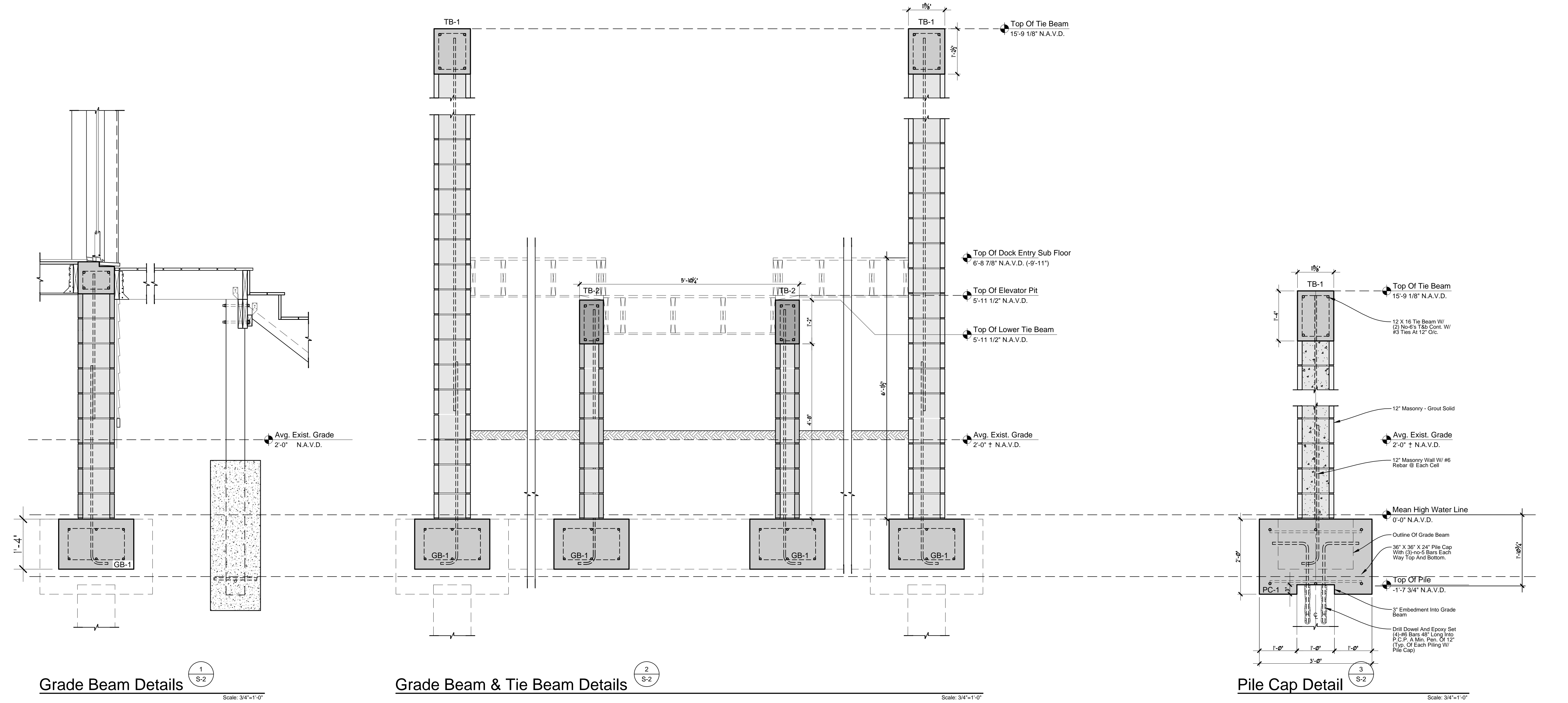
DRAWN: RDW
PLOT DATES:
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**Grade Beam Details**  
Scale: 3/4"=1'-0"



**Corner Splice Details**  
Scale: 1/2" = 1'-0"

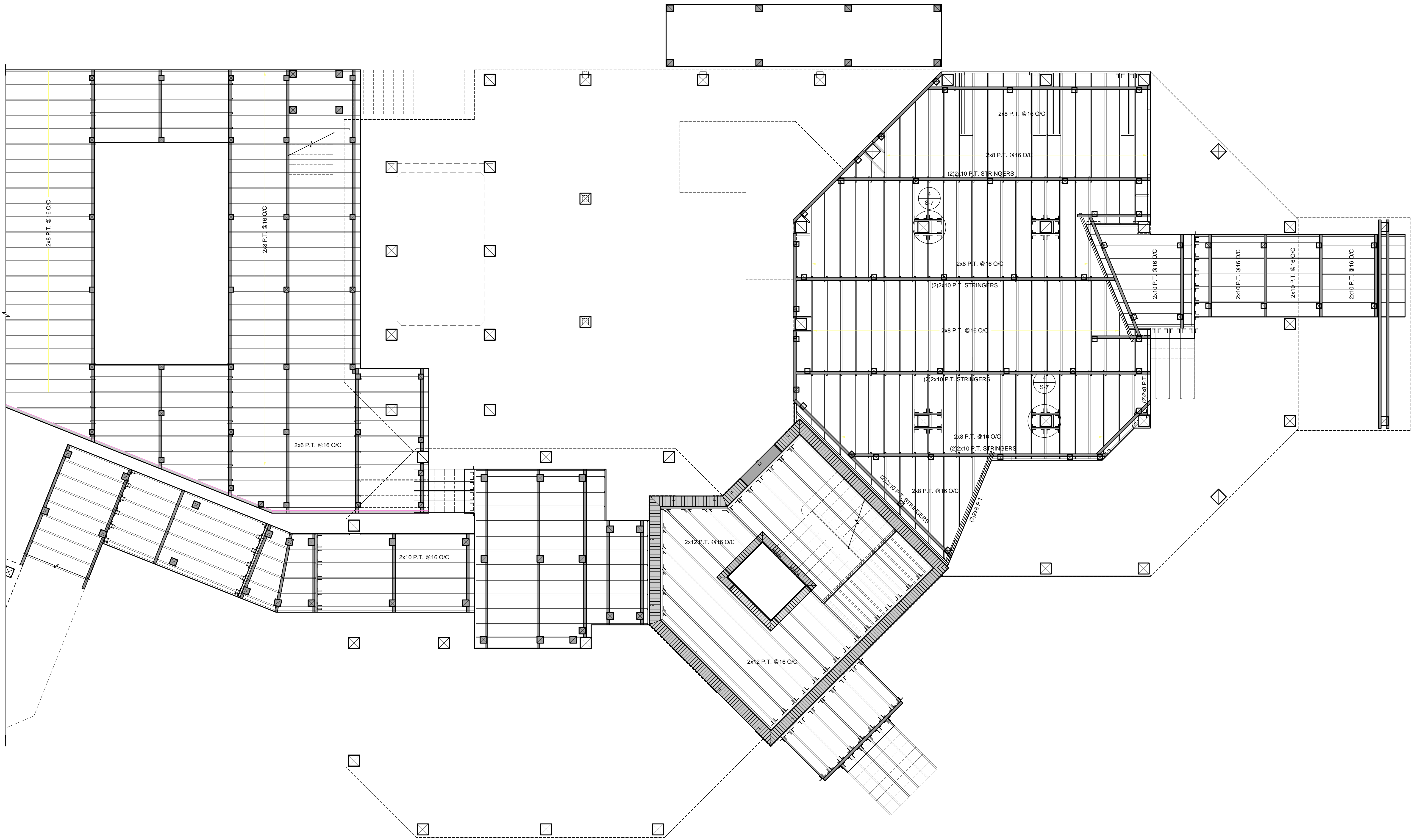


A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

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architecture INC  
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**DRAWN: RDW**

**PLOT DATES:**

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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

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**Low Level Framing Plan**  
 Scale: 1/4" = 1'-0"

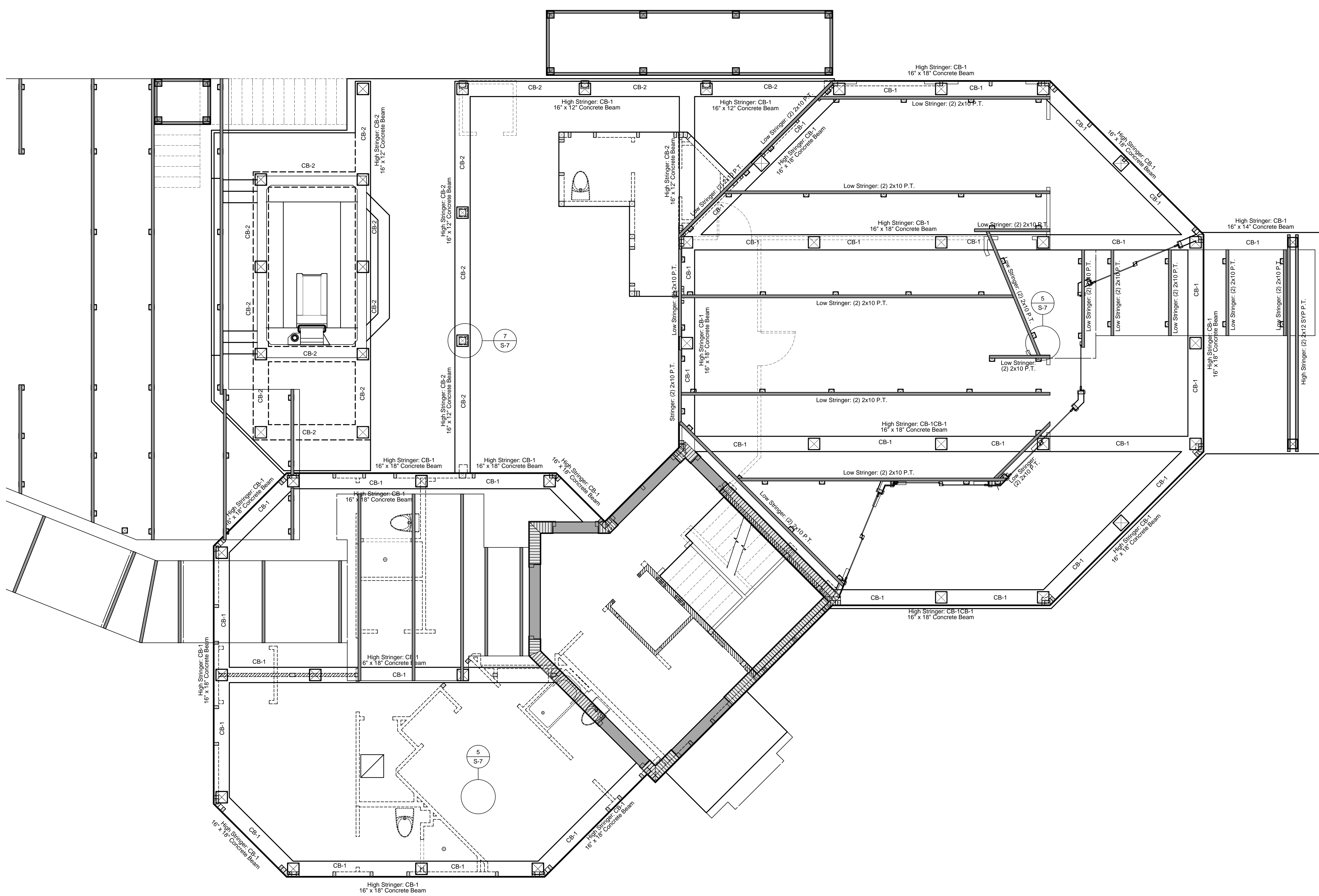
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A Proposed Residence for  
**Michael and Rita Verona**  
 4281 Point House Trail  
 Upper Captiva, Florida

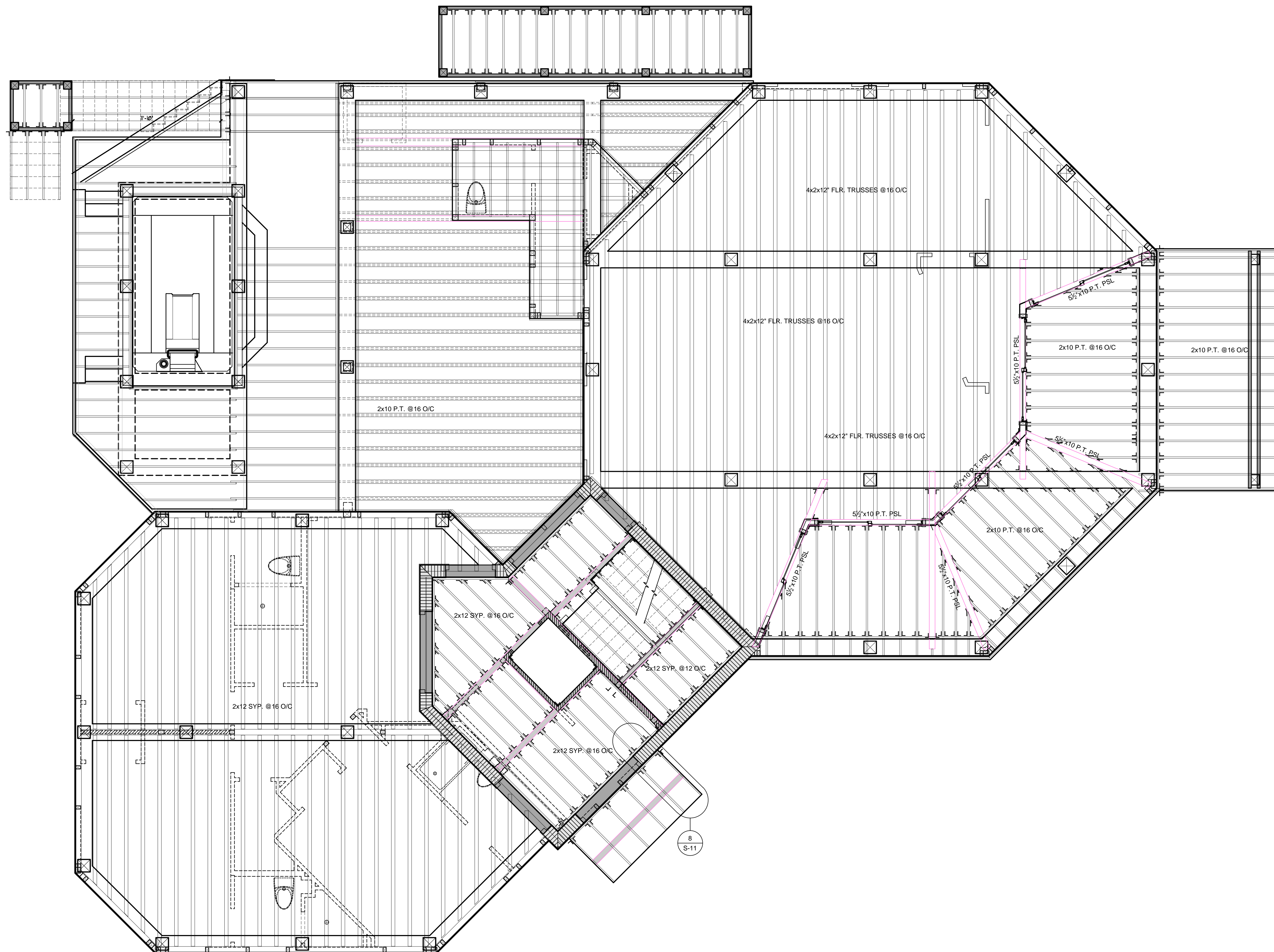
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**High & Low  
 Stringer Framing Plan**  
 Scale: 1/4" = 1'-0"



**Main Level Framing Plan**  
Scale: 1/4" = 1'-0"

DRAWN: RDW

PLOT DATES:

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A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

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Sheet  
**S-6**  
Of 42 Sheets

DRAWN: RDW	
PLOT DATES:	
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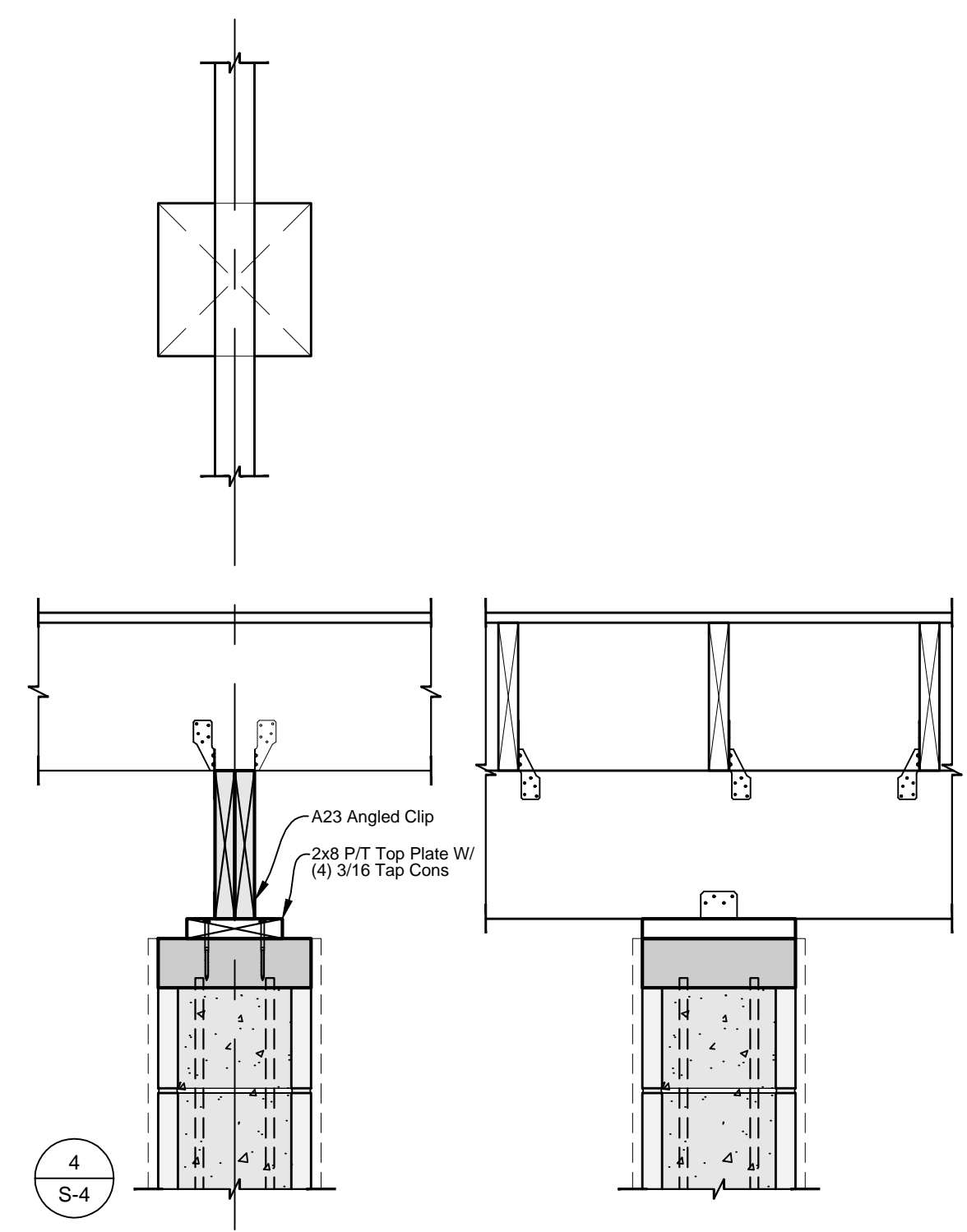
A Proposed Residence for  
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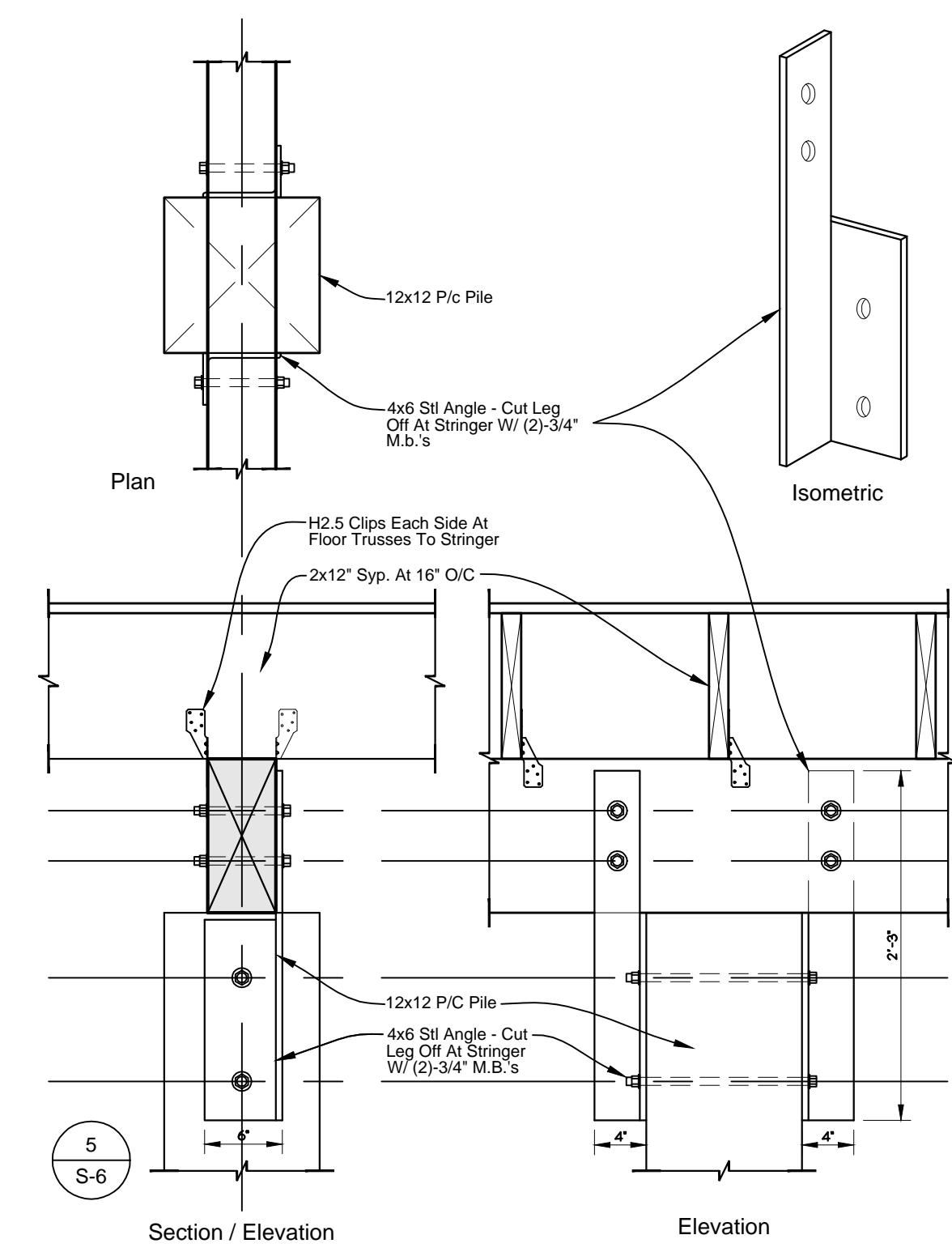
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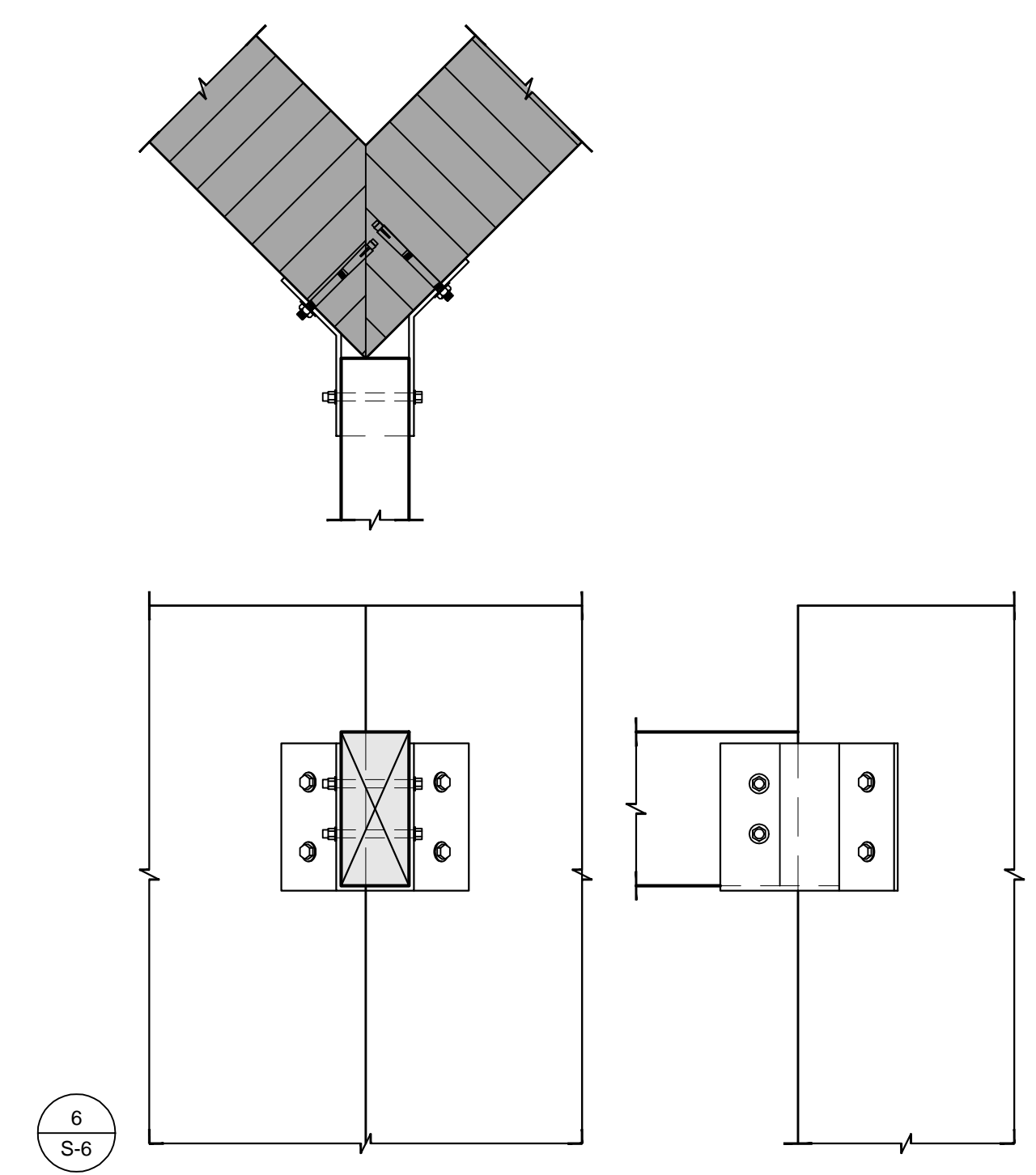
Sheet  
**S-7**  
Of 42 Sheets



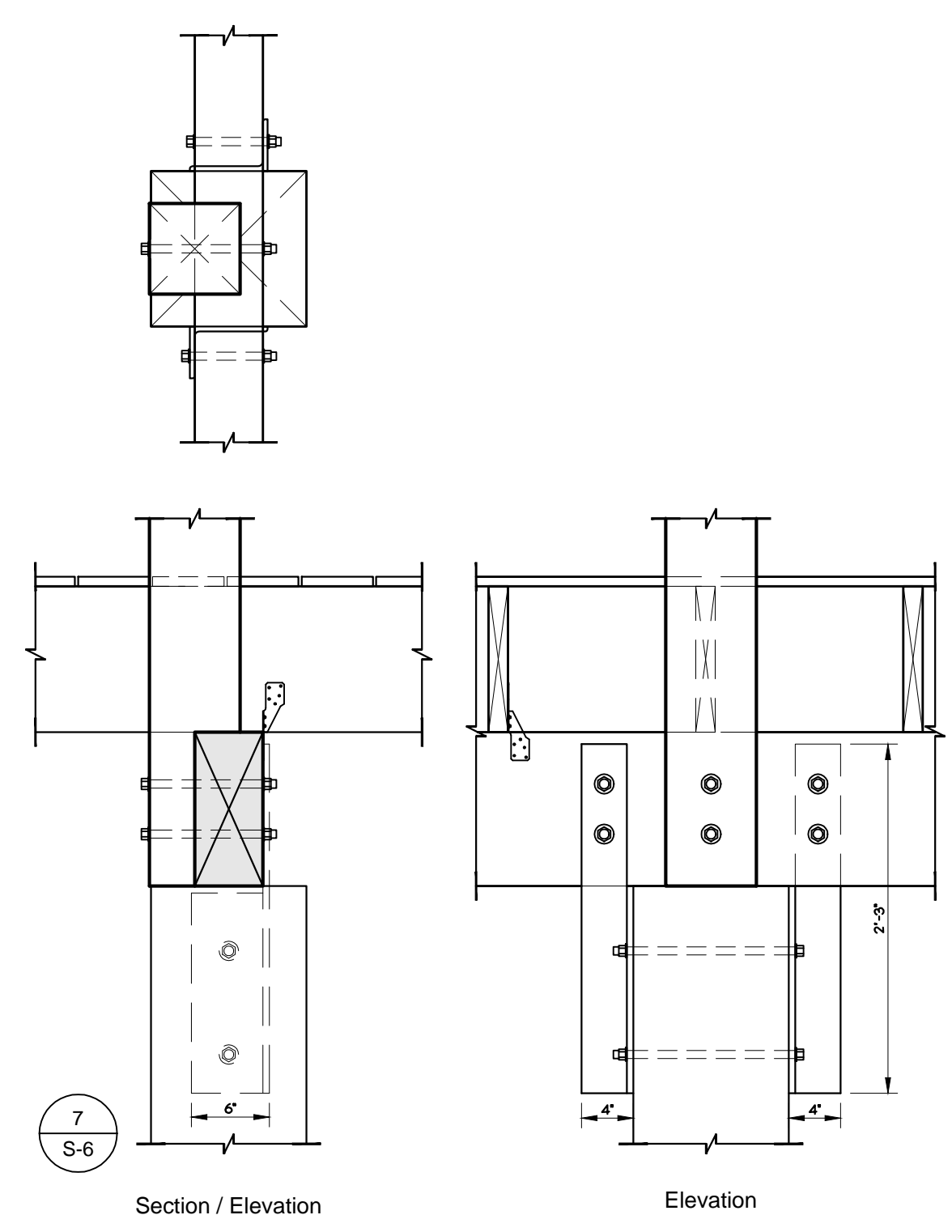
**Wood Stringer To CMU Column Detail**  
SCALE: 1" = 1'-0"



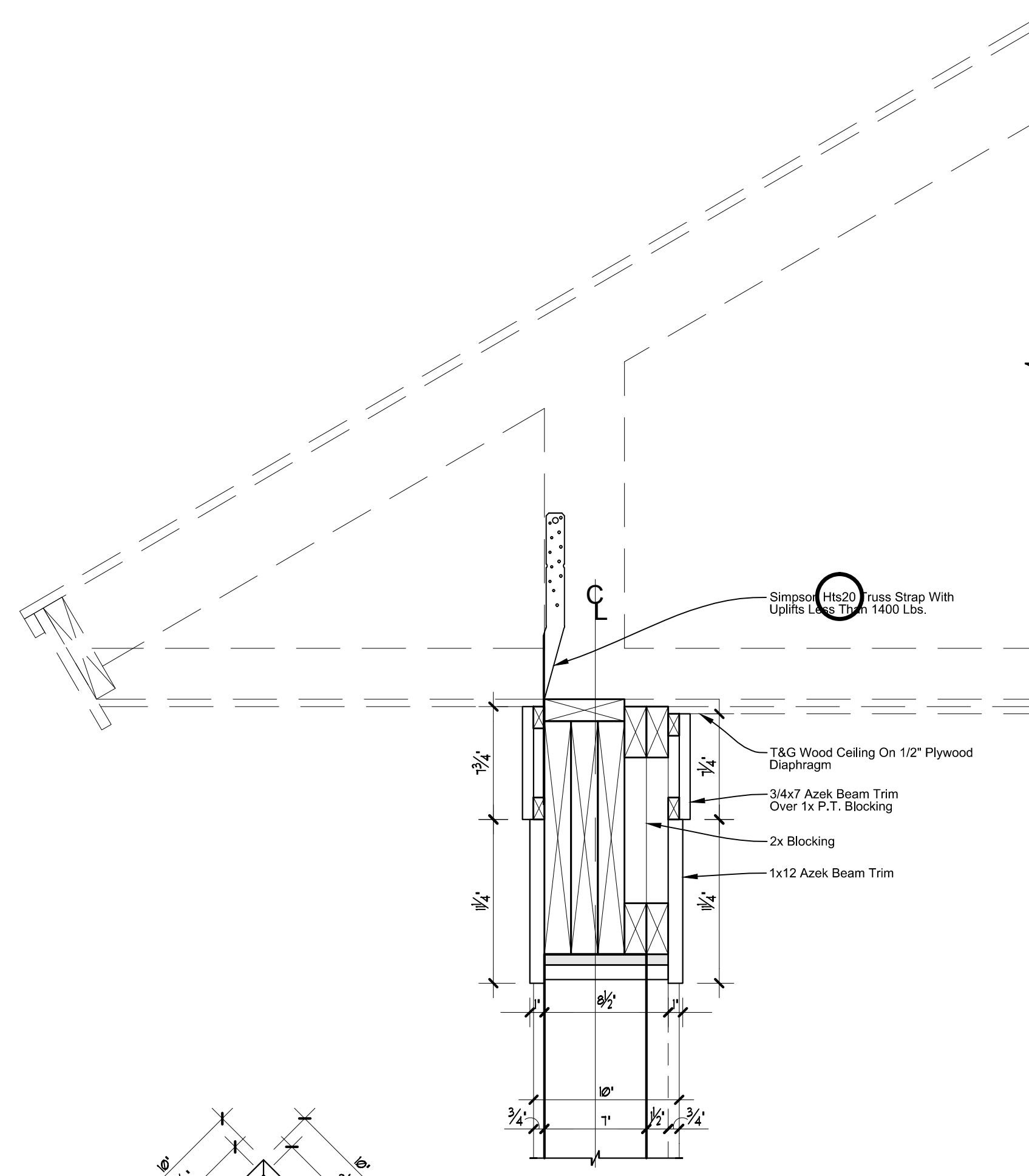
**PSL Stringer To P/C Pile Detail**  
SCALE: 1" = 1'-0"



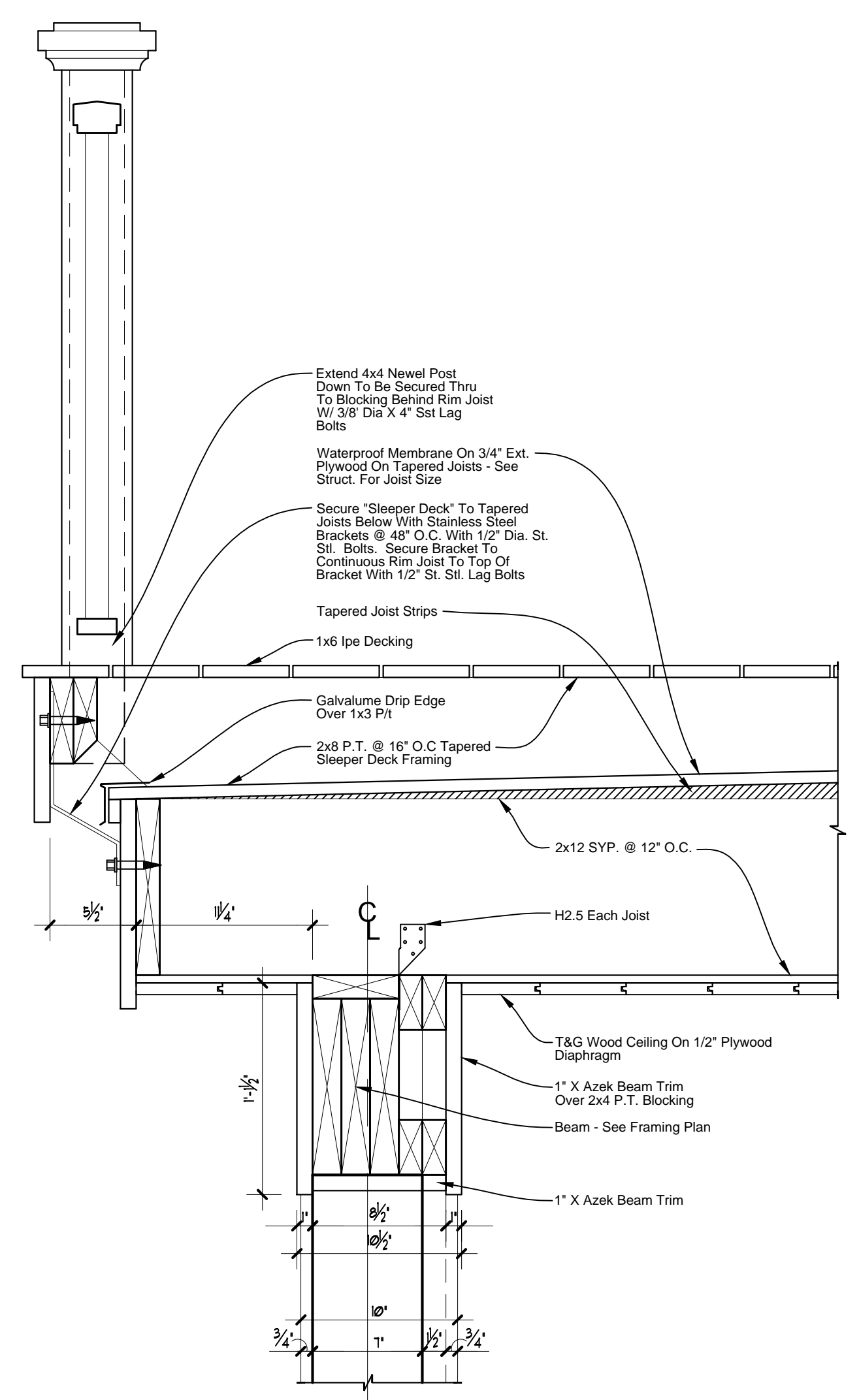
**PSL Stringer to CMU Wall Detail**  
SCALE: 1" = 1'-0"



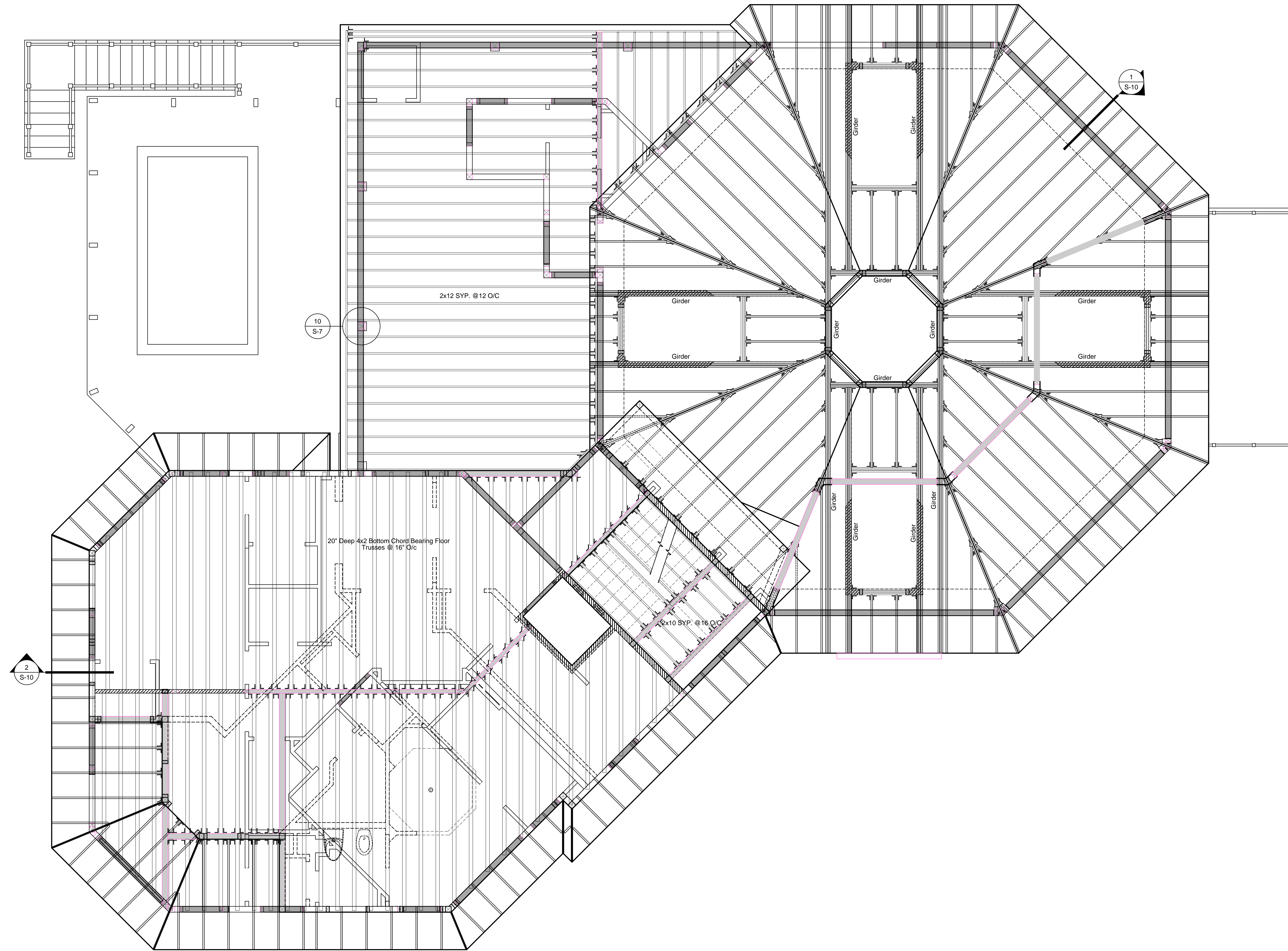
**PSL Stringer to PSL Column Detail**  
SCALE: 1" = 1'-0"



**Column Detail "1"**  
SCALE: 1-1/2" = 1'-0"



**Column Detail "2"**  
SCALE: 1-1/2" = 1'-0"



Upper Level & Low Roof Framing Plan  
Scale: 1/4" = 1'-0"

DRAWN: RDW

PLOT DATES:

Date	Description
6-29-17	Design Development Plans
9-26-17	Updated Design Development Plans
10-24-17	Updated Design Development Plans
12-08-17	Lee Co. DEP Pre App. Review Plans
12-19-17	Updated Design Development Plans
12-27-17	Updated Design Options
1-9-18	Updated Design Plans
6-1-18	Progress Set
7-13-18	Progress Set
8-8-20	Progress Set

A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

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DRAWN: RDW	
PLOT DATES:	
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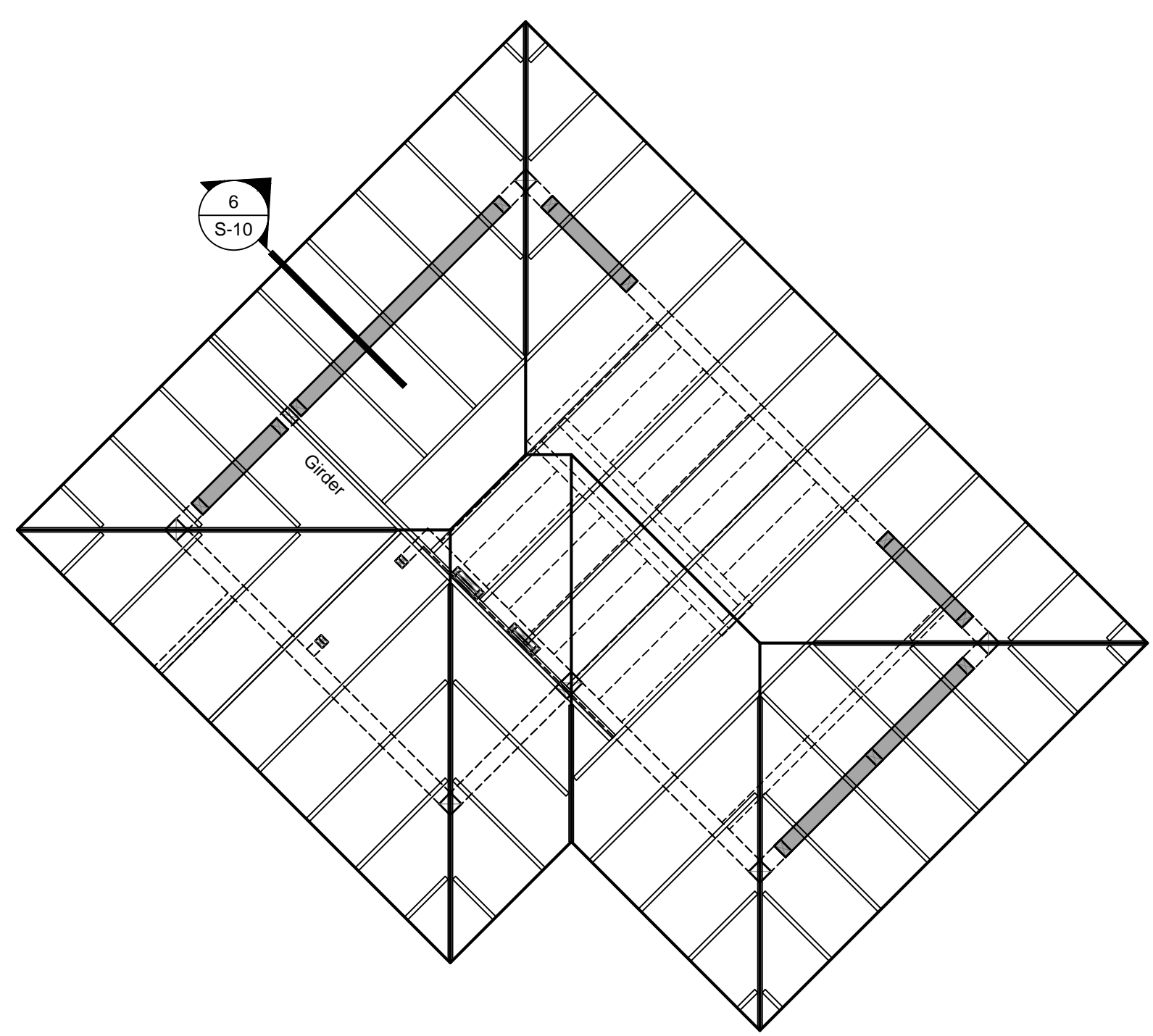
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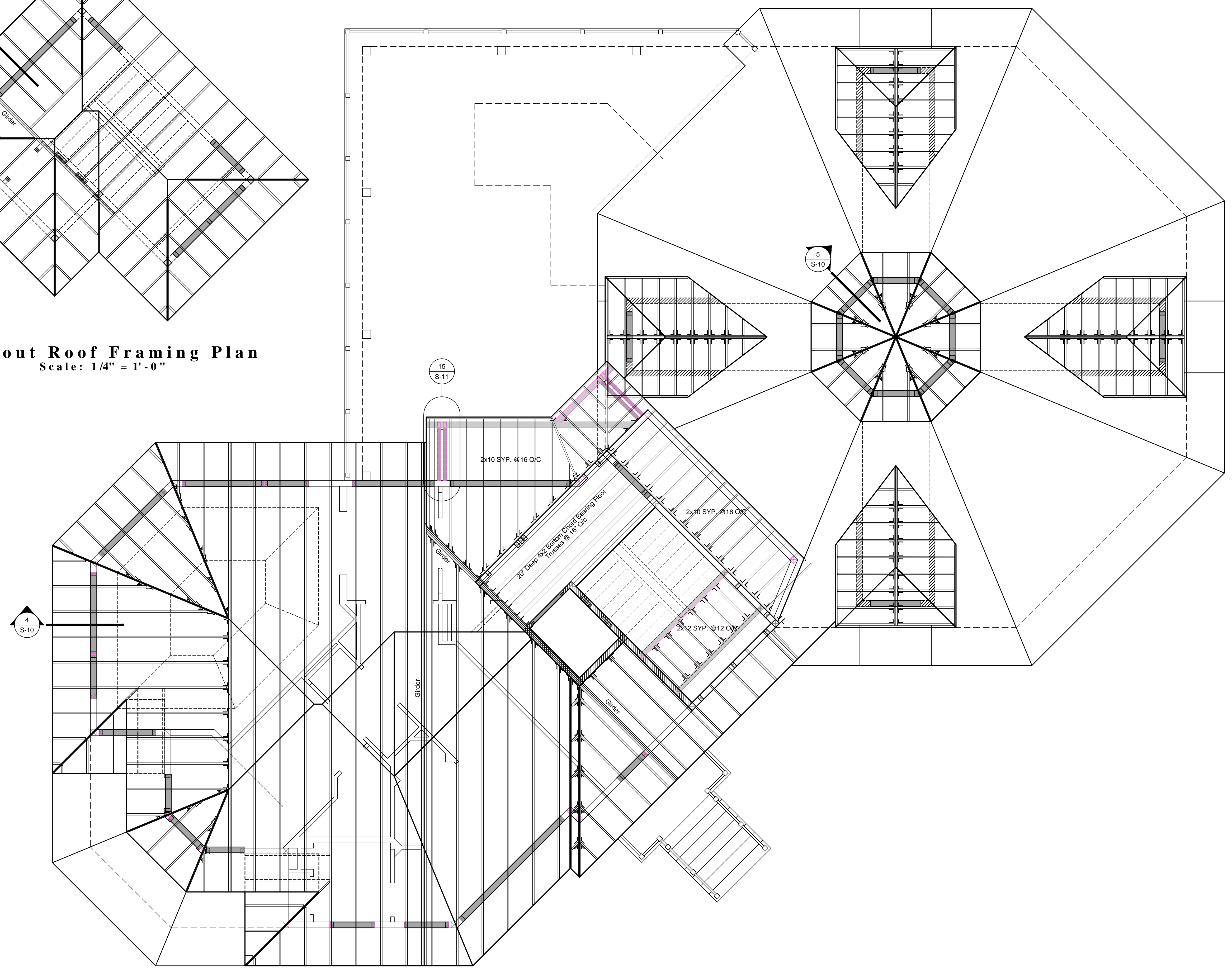
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Sheet  
**S-9**  
 Of 42 Sheets



**Lookout Roof Framing Plan**  
 Scale: 1/4" = 1'-0"



**High Roof & Lookout Framing Plan**  
 Scale: 1/4" = 1'-0"

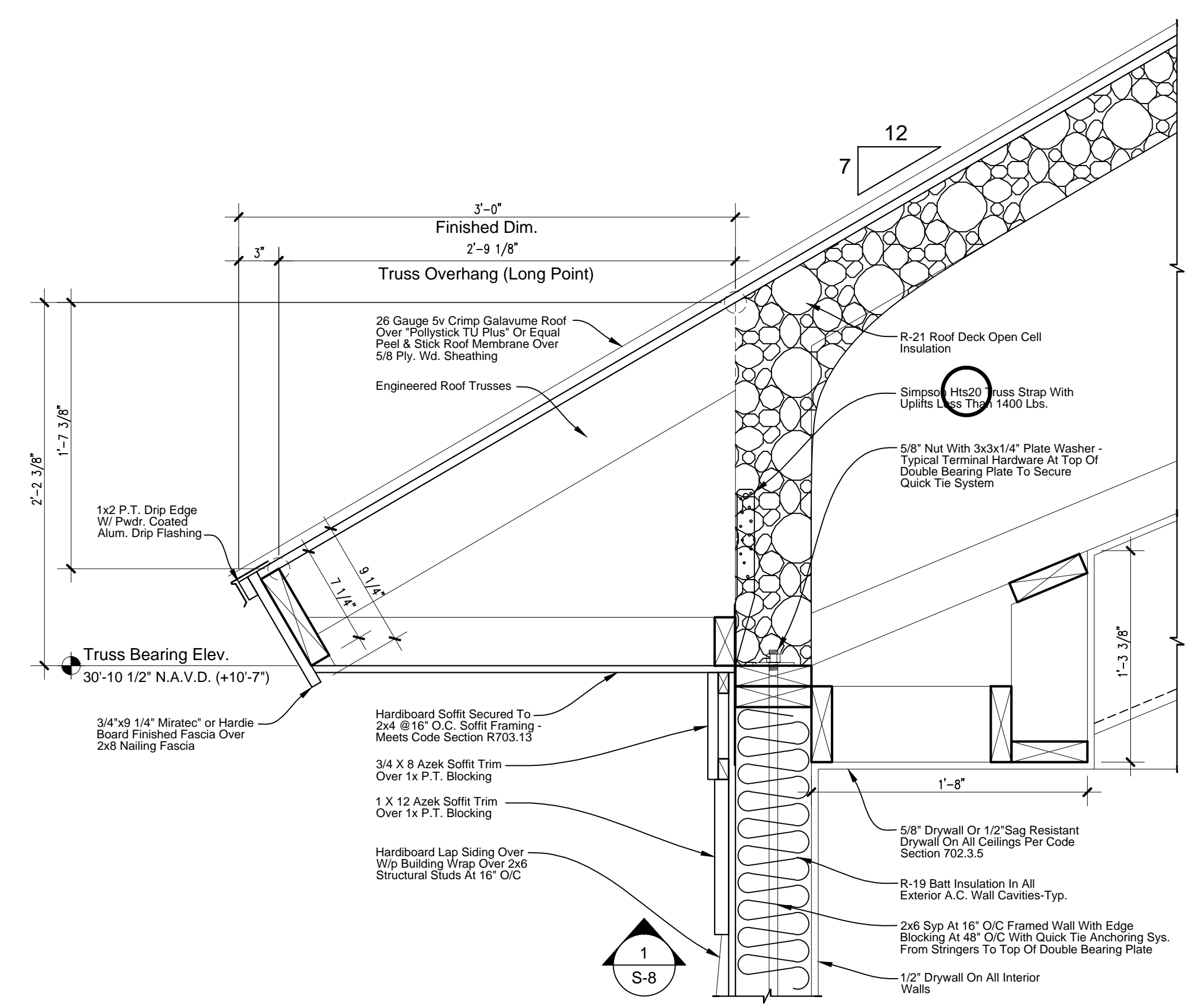
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A Proposed Residence for  
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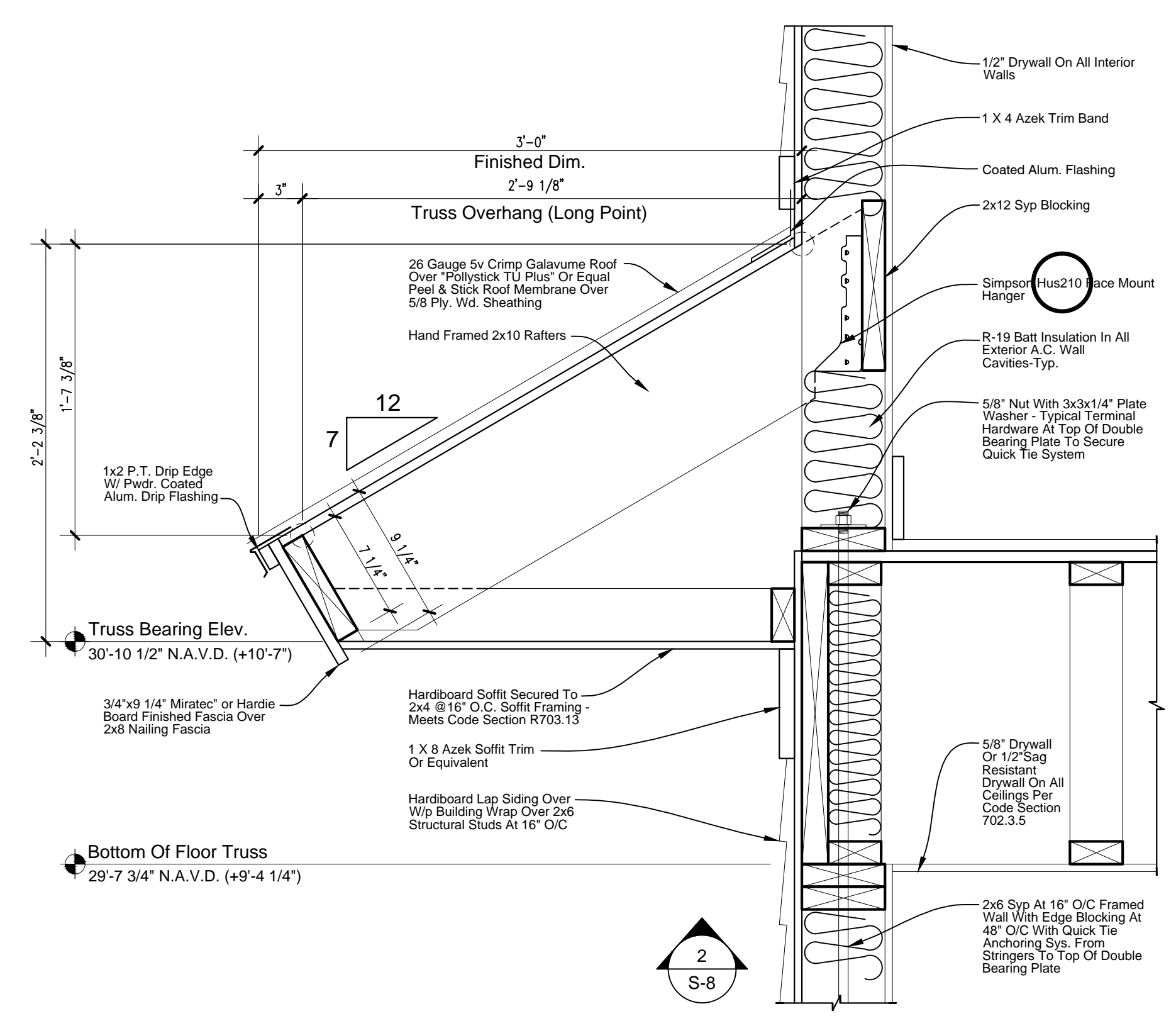
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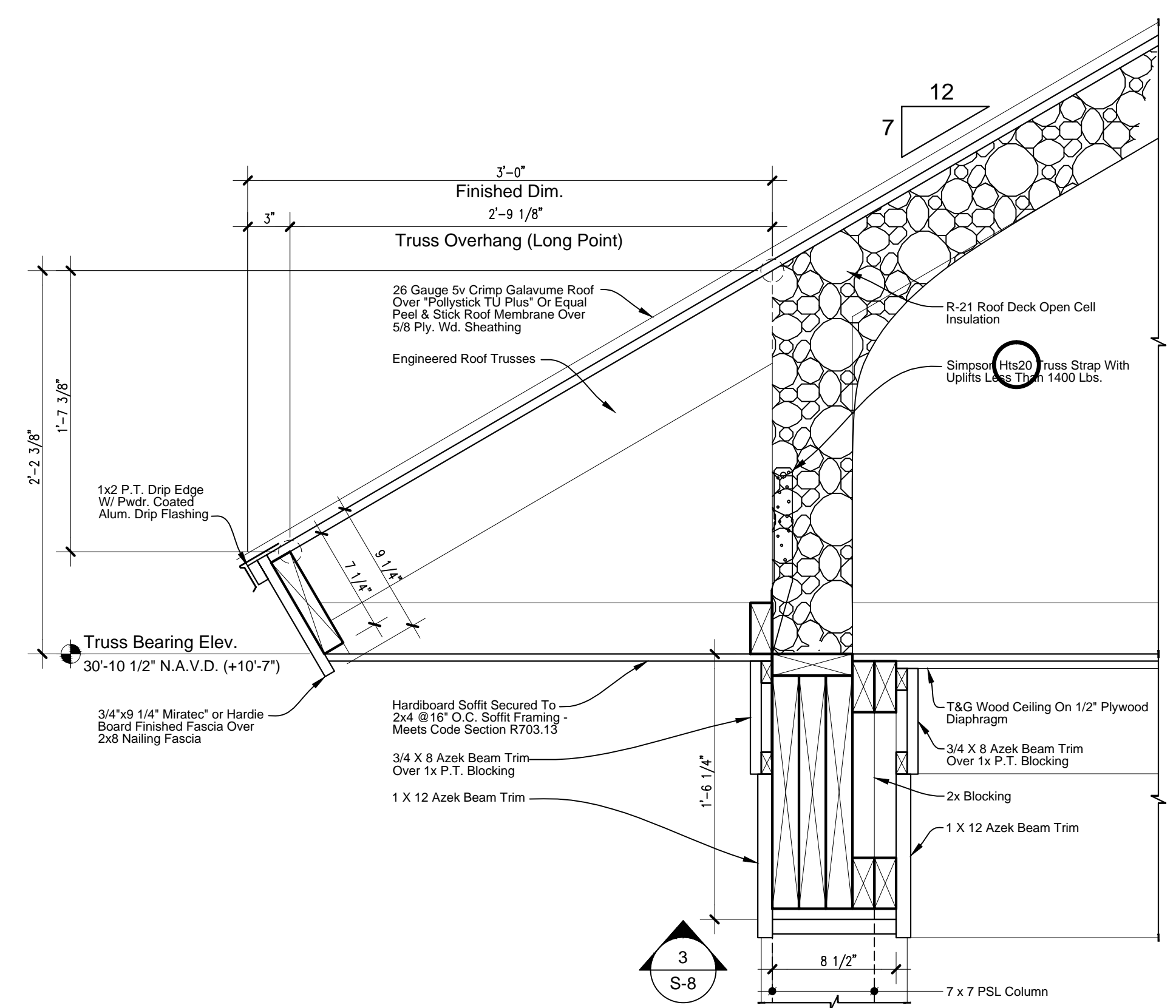
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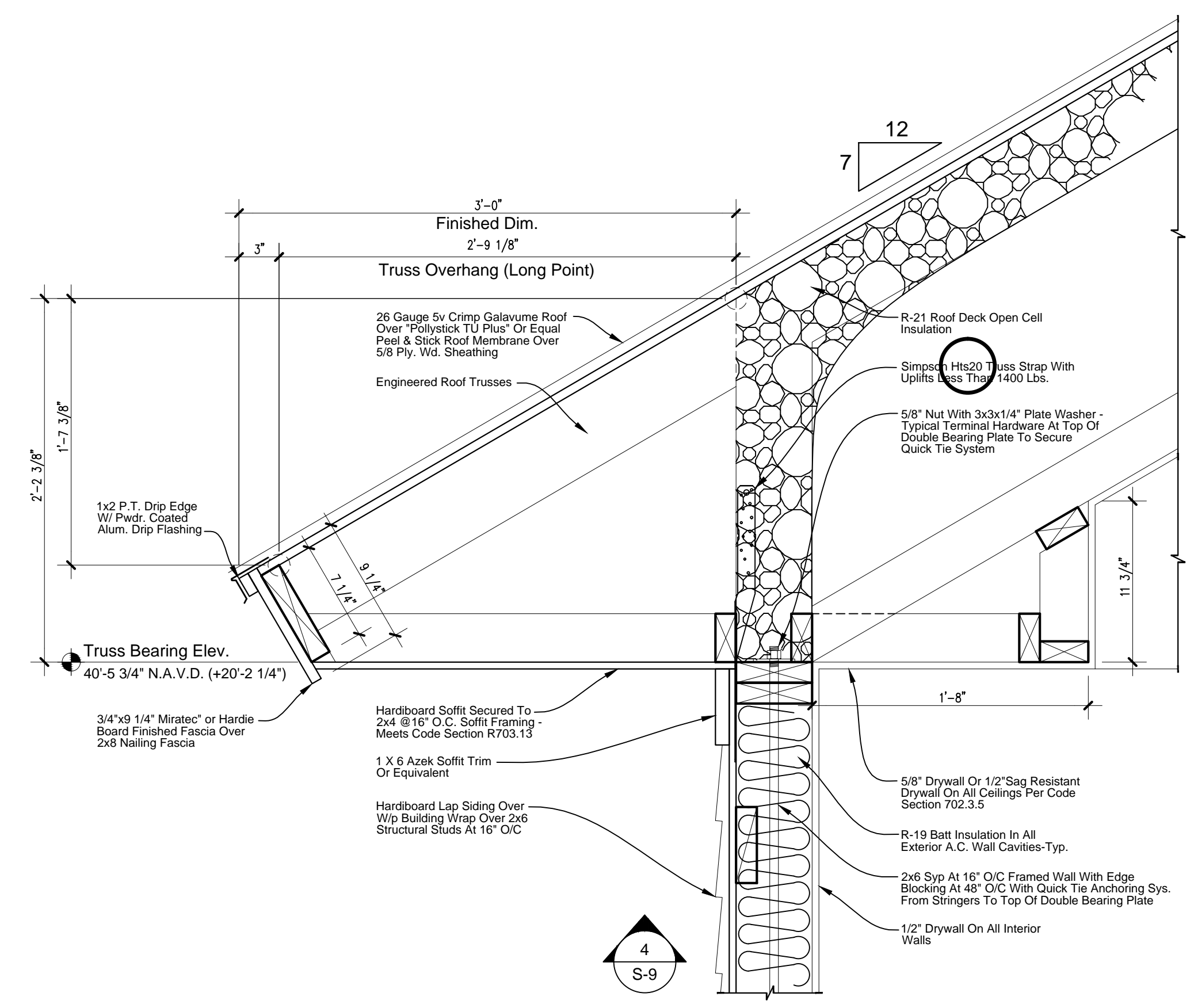
**Roof Overhang Detail "1"**  
 Scale: 1-1/2" = 1'-0"



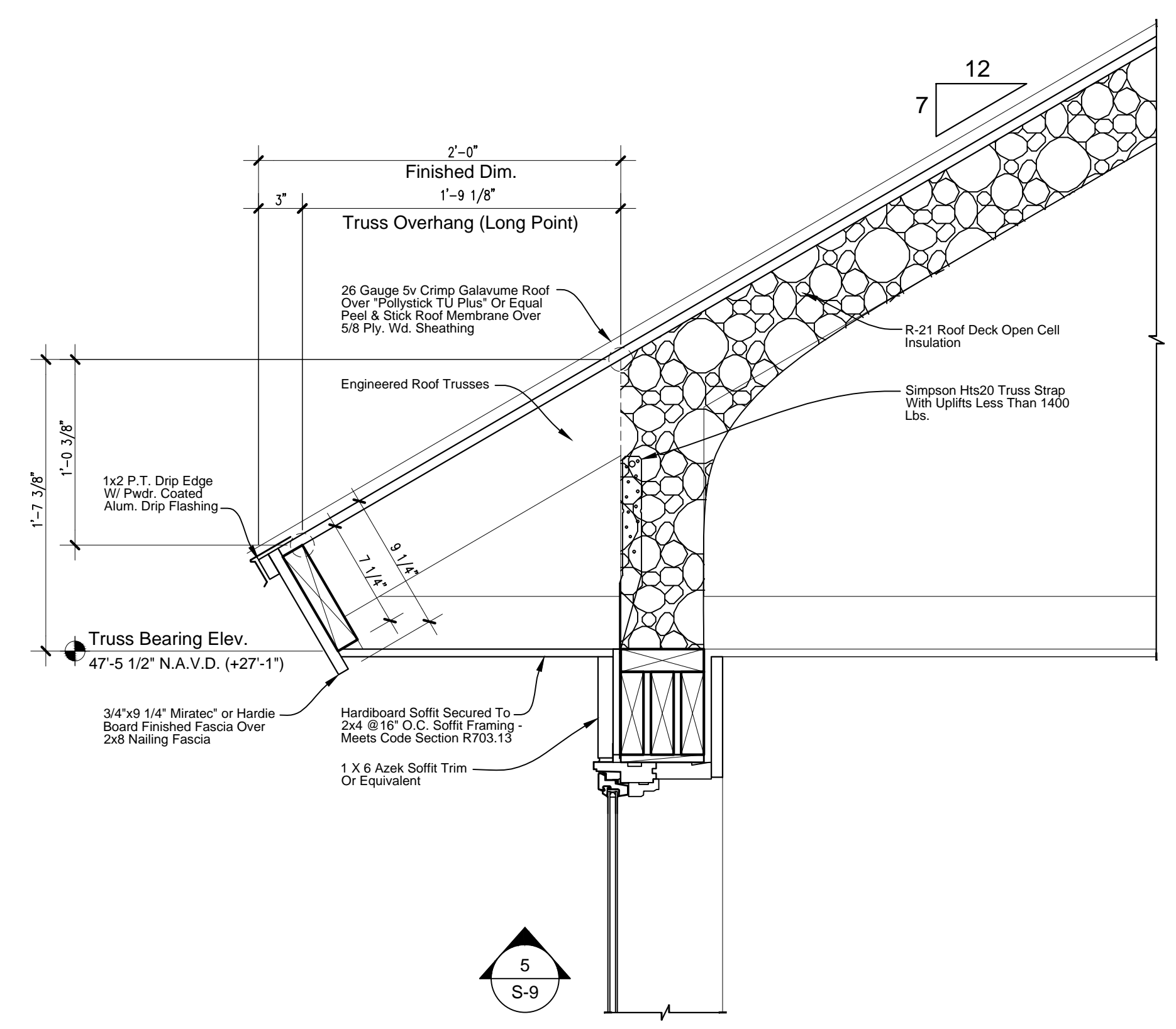
**Roof Overhang Detail "2"**  
 Scale: 1-1/2" = 1'-0"



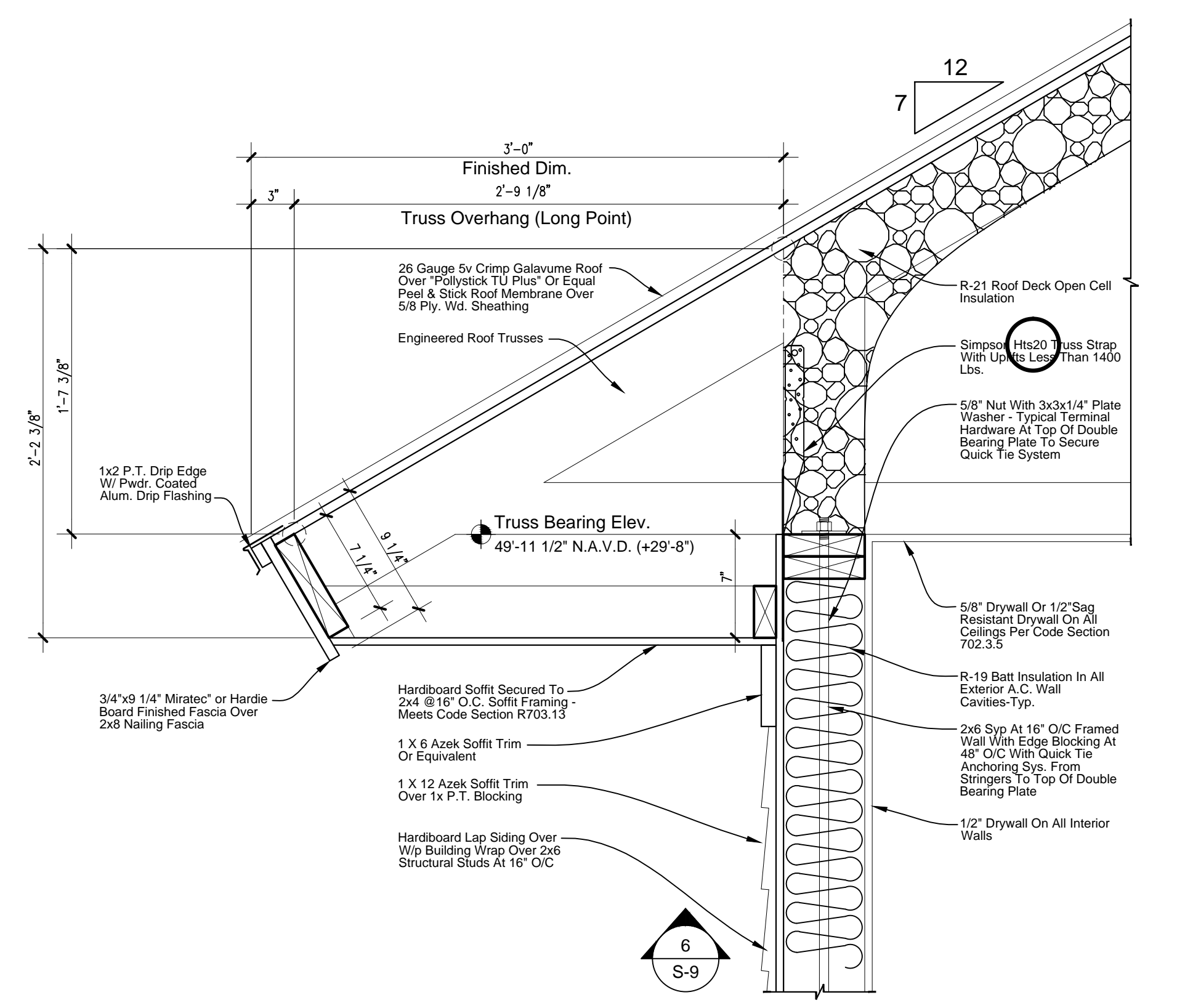
**Roof Overhang Detail "3"**  
 Scale: 1-1/2" = 1'-0"



**Roof Overhang Detail "4"**  
 Scale: 1-1/2" = 1'-0"



**Roof Overhang Detail "5"**  
 Scale: 1-1/2" = 1'-0"



**Roof Overhang Detail "6"**  
 Scale: 1-1/2" = 1'-0"

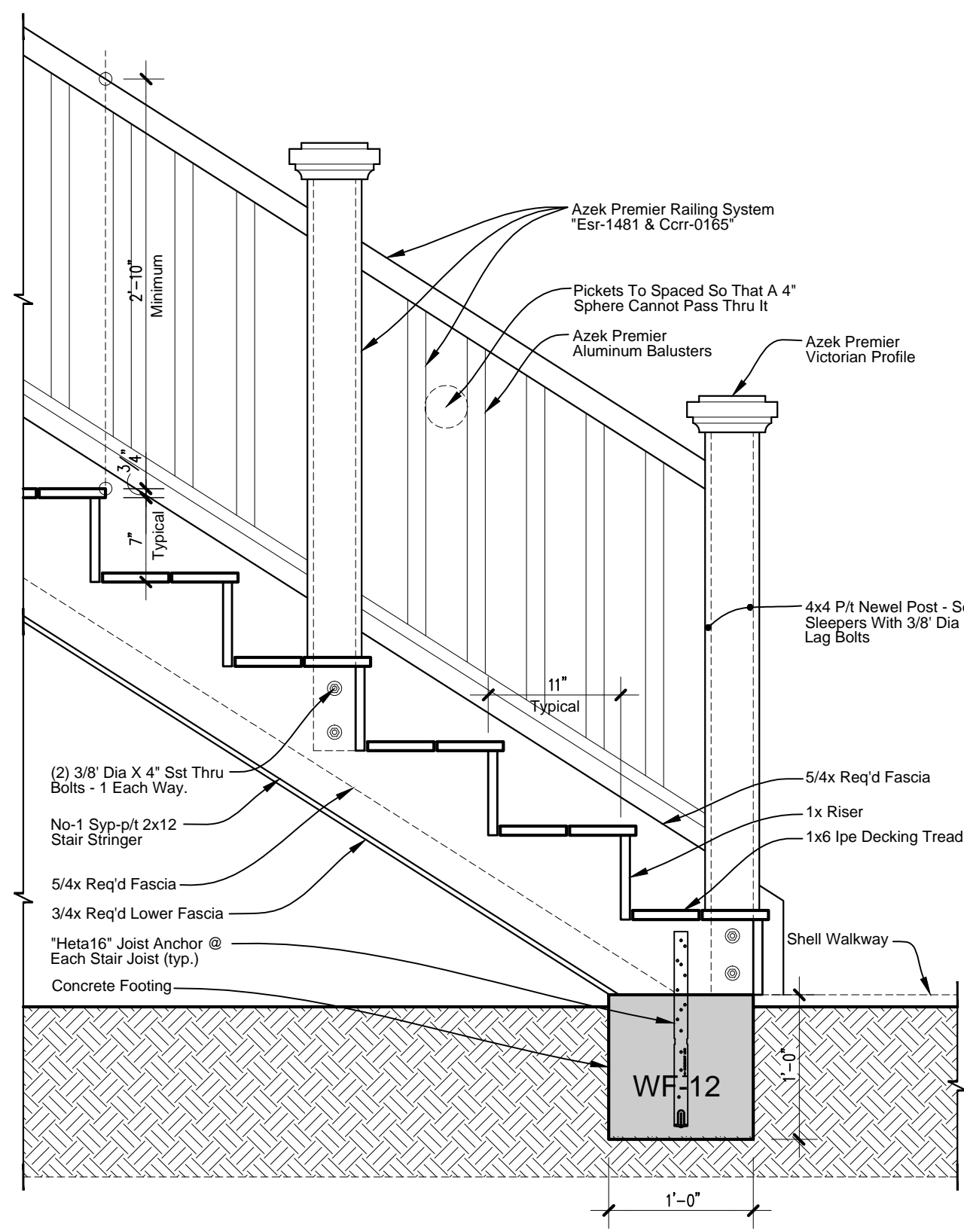
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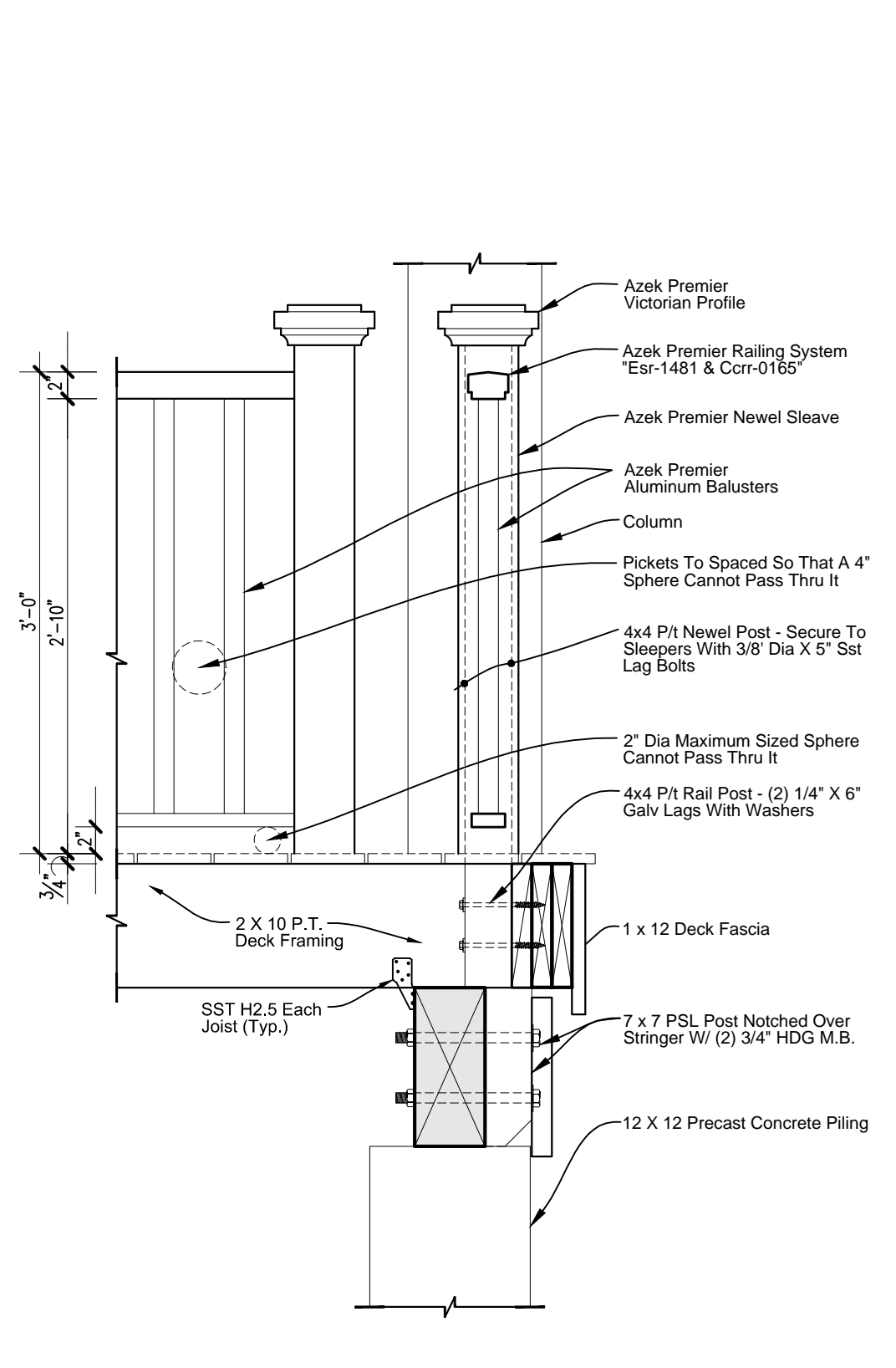
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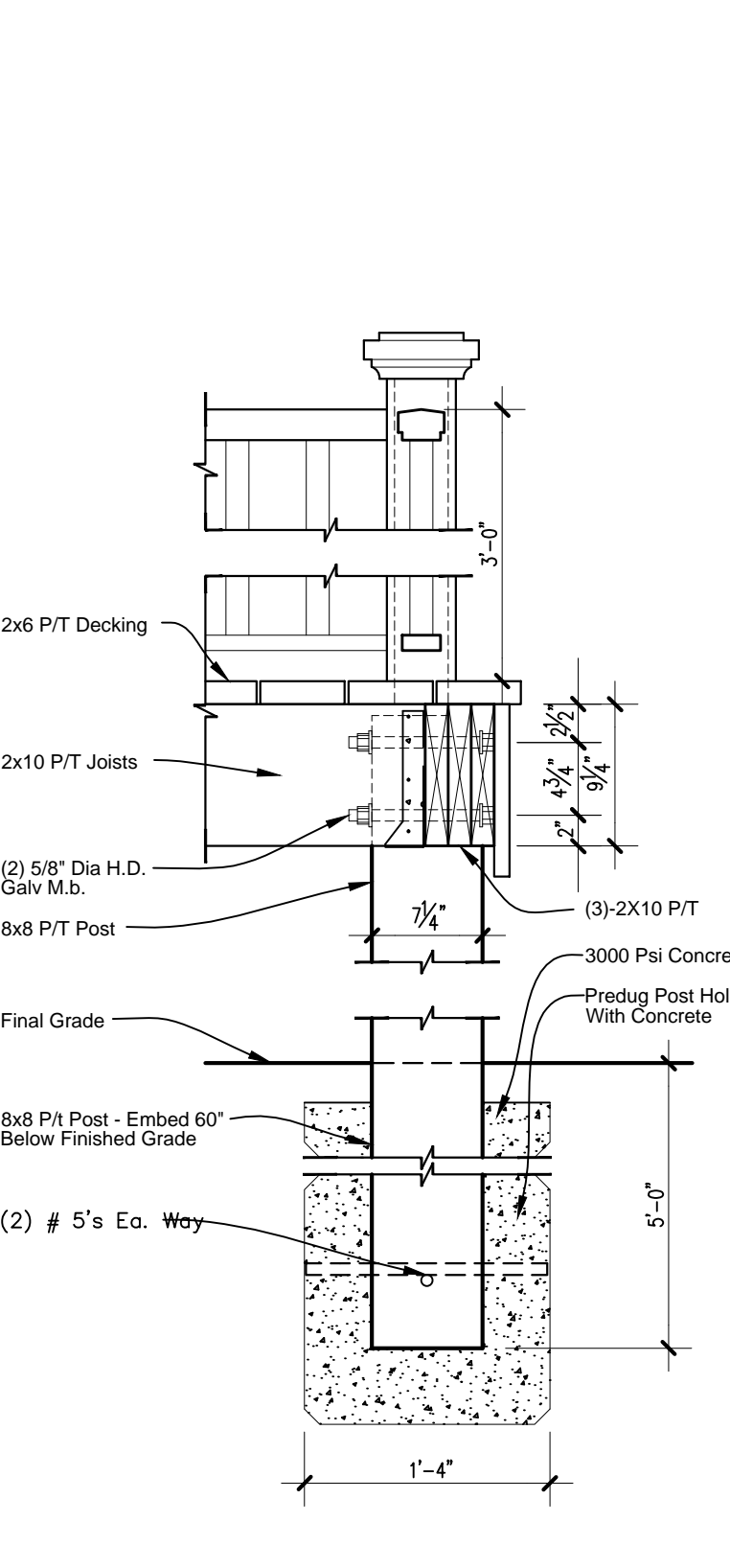
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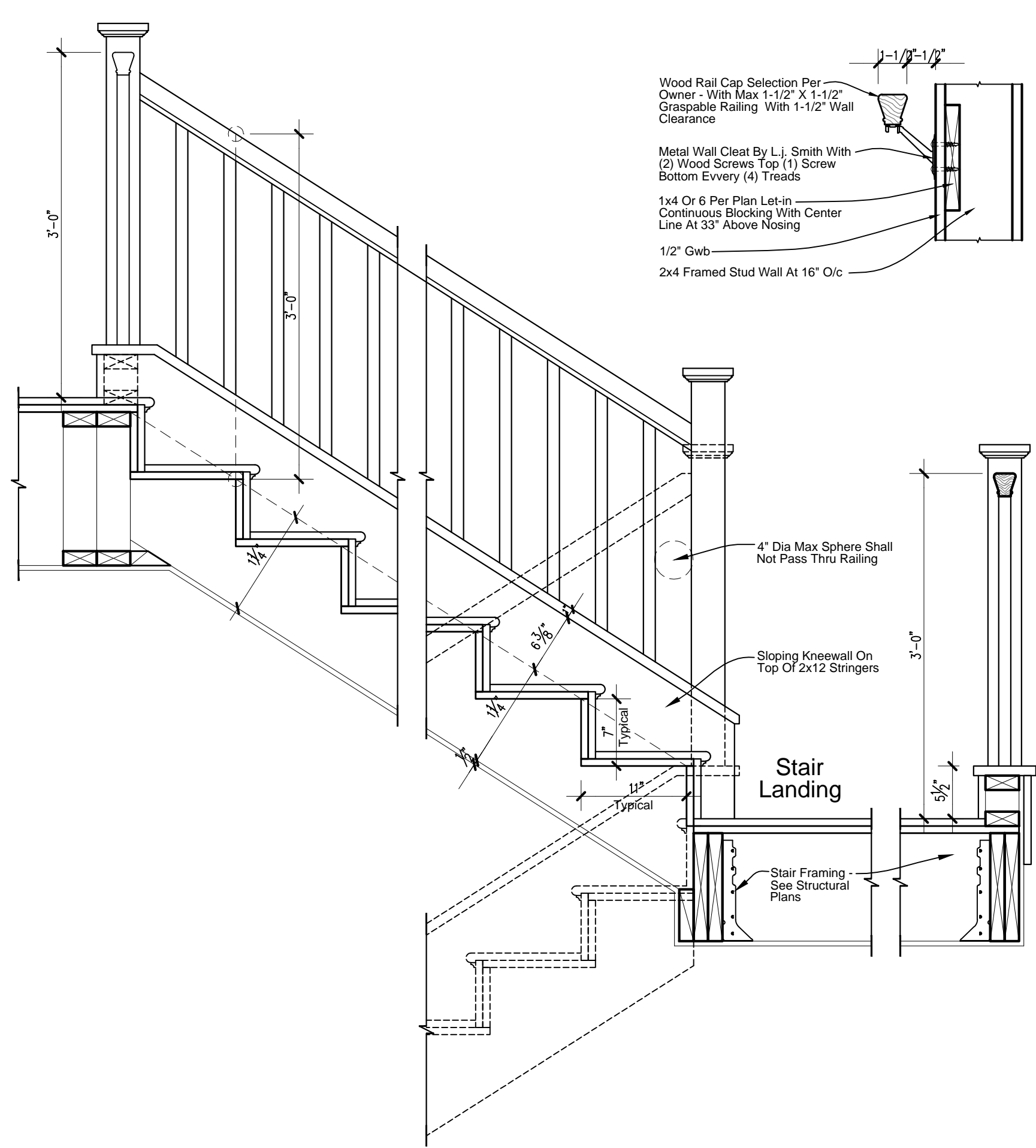
**Exterior Stair & Footing Detail**  
 SCALE: 1" = 1'-0"



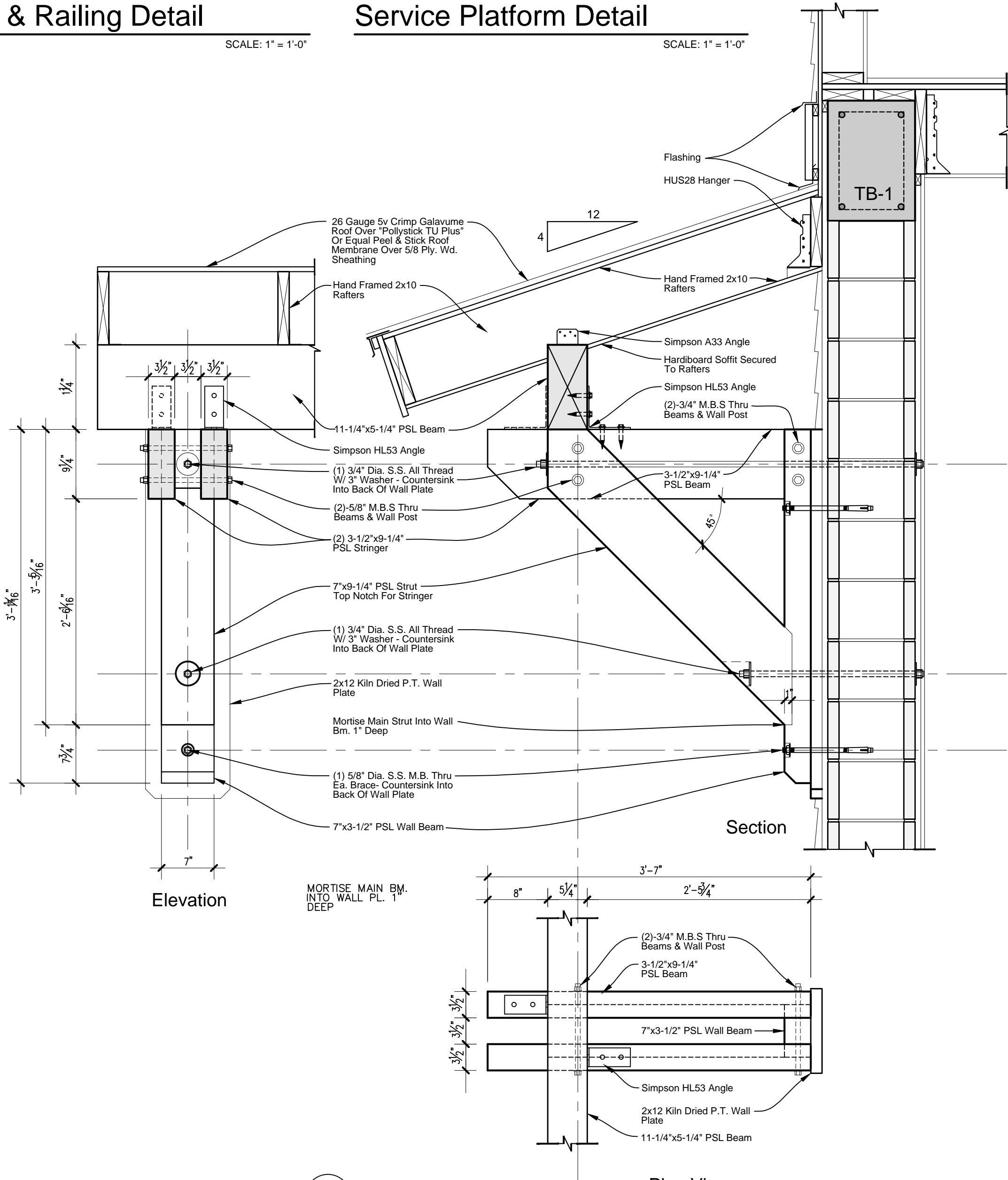
**Exterior Post & Railing Detail**  
 SCALE: 1" = 1'-0"



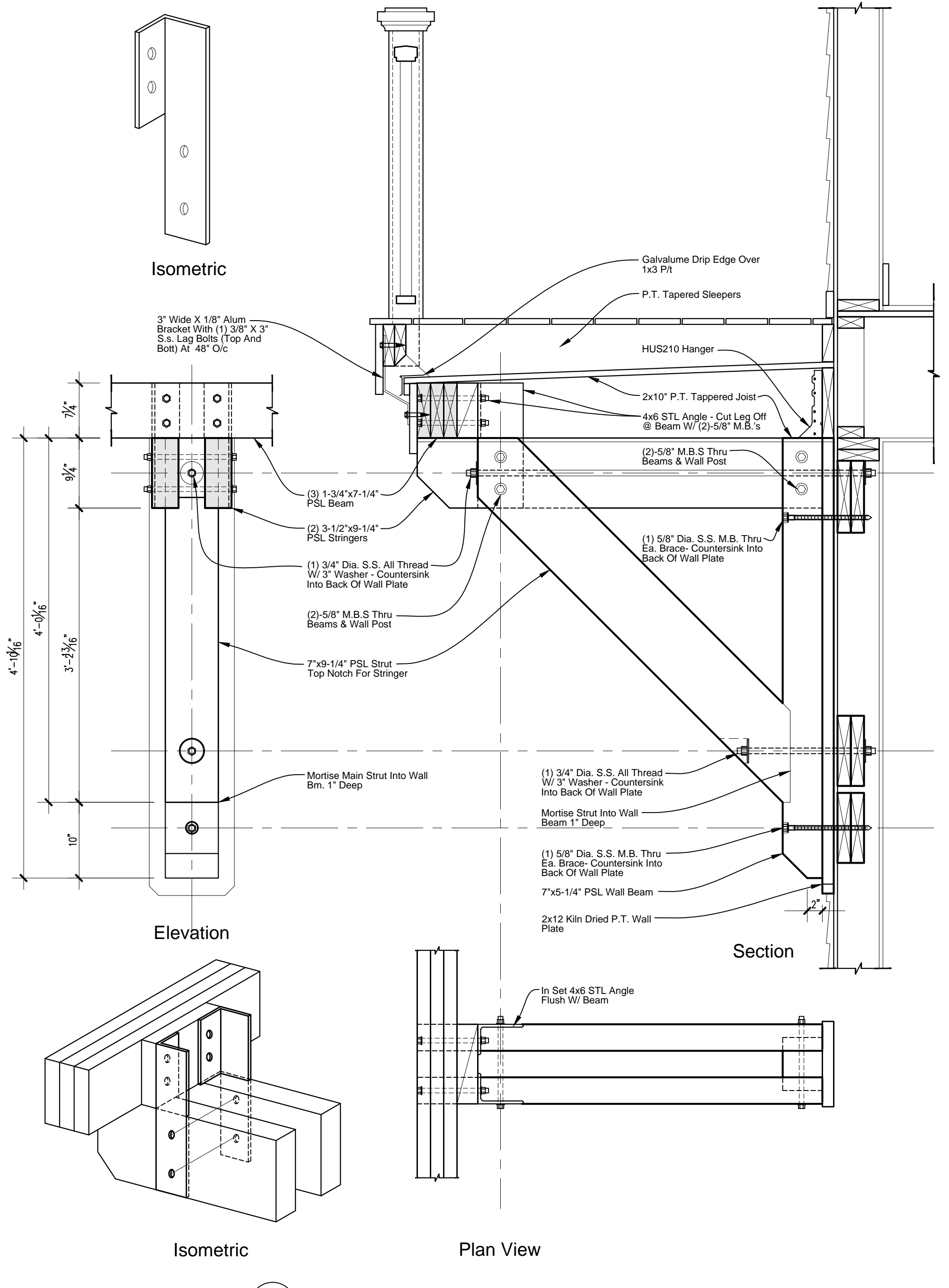
**Service Platform Detail**  
 SCALE: 1" = 1'-0"



**Interior Post & Railing Detail**  
 SCALE: 1" = 1'-0"



**Entry Roof Strut Detail**  
 SCALE: 1" = 1'-0"



**Deck Strut Detail**  
 SCALE: 1" = 1'-0"

### Structural Framing Notes

- A. Dimensional Lumber Spec's - (SYP)**
- All Structural Members, Studs, Plates, Sole Plates Shall Be #2 Southern Yellow Pine With E = 1,500,000 Psi, Fb=1200 Psi And Fv = 90 Psi. All Multiple Ply Members Shall Be Securely Fastened With 16d Spikes Or Equivalent Gun Nails, Grade #2.
  - All 6x6 P.1. Above Ground Posts For Exterior Use To Be #2 Southern Yellow Pine With Retention Of 0.25 Lbs/cu Ft.
  - Lace All Double Top Plates At Corners With (4) 16d Nails
  - Splice Double Top Plates With Minimum 48" Lap With (2) 16d Nails At 12" O/C At Sides.
  - Provide (3) Rows Of 16d Nails At 12" O/C Staggered At All Dimensional Lumber Beams Using 2x10's And 2x12's.
  - Provide (2) Rows Of 16d Nails At 12" O/C Staggered At All Dimensional Lumber Beams Using 2x6's And 2x8's.
  - All Headers 6" Or Longer To Have (2) Jacks Under Each End And All Headers 9" Or Longer To Have Min (2) Jacks And (2) Studs Each End Unless Noted Otherwise On The Plan.
- B. Metal Straps Spec's**
- All Connectors Shall Have All Nail Holes Filled With Appropriate Size Nails Per Simpson's Specs.
  - All Flat Straps Or Twist Straps Shall Be Applied With Equal Lengths Of Strap To Header Or Beam And Column, Etc., Where (2) Straps Are Indicated, Apply One (1) At Each Side Of Connector, Fill All Holes With Specified Nail Count.
  - The Contractor Shall Remove And Replace Any Unsuitable Fastener As Deemed So By The Architect Without Dispute. All Metal Bolts Shall Be Hot Dipped Galvanized. All Specified Hangers To Be Manufactured By Simpson. Fill All Holes With Maximum (d) Spikes As Specified In Catalog C-2008.
  - In The Event The Contractor Encounters A Condition That Requires A Galvanized Metal Hanger That Is Not Specified, Confer With Architect For Specification Of Said Hanger.
  - Install All Straps Per Manf. Requirements With Distance Of Strap Being Equal From Point Of Connection I.e. A 36x24x8 2x4" Long - Provide 12" O/C Strap Length Above And Below Connection (i.e) Beam To Post Interface)
- C. Laminated Veneer Lumber Spec's (LVL)**
- All Material Specified As Lvl Shall Be Manufactured By "a Weyerhaeuser Business" And Shall Be Installed And Fastened Together Per Mfg's Specs Fv=2900 Psi, Fv=285 Psi And E=1,900,000 Psi. Or Contractor May Use Psi Per Same Manufacturer With Fv=2900 Psi, Fv=290 Psi & E=2,000,000 Psi.
  - All Structural Lvl Material Shall Be 1-3/4" Thick By As Required Depth As Indicated.
  - Multiple Beam Members Exceeding Three (3) Shall Be Bolted Together As Required Per Manufacturer's Specs
  - HANGERS FOR LVL SHALL BE SPECIFICALLY DESIGNED FOR LVL USE BY SIMPSON.

### Roof & Floor Truss Notes

- 1. Shop Drawings**
- A. Shop Drawings: Manufacturer Shall Submit Four (4) Sets In Blue Line Indicating The Following - Species, Sizes, Stress Grades Of Lumber To Be Used; Pitch, Span, Camber Configuration And Spacing For Each Type Of Truss Required; Type, Size, Material, Finish, Design Value, And Location Of Metal Connectors/Plates - Provisions For Work Of Other Trades (e.g. Ductwork), Provisions For Concealed Loads, Provisions For Headers; Locations Of Lift Points When Critical, And Bearing And Anchorage Details
- B. Design Sheets Shall Be Prepared By, Signed, And Sealed By A Professional Structural Engineer Licensed To Practice In The State Of Florida.
- C. The Architect's And Or Structural Engineer's Framing Plans Are Schematic In Nature. Any Variance In Design Or Layout From Architect's Design May Be Submitted, But If Approved By The Architect, Such Approval Is Based Upon The Certifying Engineer's Assurance That His Proposed Variance Meets Or Exceeds The Structural And Aesthetic Requirements Of The Project, And Effects Economies In Structure, Fabrication And Construction Time. Any Subsequent Field Problems Arising From Such Variance Shall Be Resolved By The Fabricator.
- D. Any Deviations In The Submittals From The Architectural Drawings Shall Be Noted In Each Instance. These Deviations Shall Be The Contractor's Responsibility If Such Deviations Are Fabricated And Installed.
- E. All Work Shall Be Coordinated Through The Owner & Contractor. Subcontractor Shall Verify Requirements.
- 2. Design Criteria: Roof**
- A. Roof Trusses Shall Be Designed For The Following
- |   |                  |                      |
|---|------------------|----------------------|
| MINIMUM LOADS:                            | GRAVITY:         | WIND:                |
| TOP CHORD LIVE LOAD:                      | 20 PSF           | 9 PSF                |
| TOP CHORD DEAD LOAD:                      | 25 PSF           |                      |
| BOTTOM CHORD DEAD LOAD:                   | 10 PSF           |                      |
| TOTAL LOAD:                               | 55 PSF           |                      |
| DURATION FACTOR:                          | 1.25             |                      |
| WIND:                                     | 160 MPH          | 2014 FBC-Residential |
| EXPOSURE:                                 | 'C'              |                      |
| BUILDING RISK CATEGORY:                   | 'II'             |                      |
| ENCLOSURE:                                | 'FULLY ENCLOSED' |                      |
| Bottom Chord L.L. In Attic Storage Areas: | 20 PSF           |                      |
- B. Floor Trusses Shall Be Designed For The Following
- |                         |          |       |
|-------------------------|----------|-------|
| MINIMUM LOADS:          | GRAVITY: | WIND: |
| LIVE LOAD:              | 40 PSF   | 5 PSF |
| DEAD LOAD:              | 15 PSF   |       |
| BOTTOM CHORD DEAD LOAD: | 5 PSF    |       |
| TOTAL LOAD:             | 60 PSF   |       |
| DURATION FACTOR:        | 1.00     |       |
- C. Available Deadload To Resist Uplift.
- D. Submittal Engineer Shall Provide All Tie Down Requirements Related To Truss To Bearing Plates. Specifications Shall Be Made Part Of Package For Review By The Architect
- E. Truss Manufacturer Shall Specify All Truss To Truss Hangers
- F. Truss Manufacturer Shall Indicate All Beams By Builder. These Beams And Locations Shall Be Coordinated On The Truss Placement Plan.

### Tie Down Schedule

Note: All Tie Down In This Schedule To Be 'Simpson' U.N.O.

Mark	Description
(A)	Quick-Tie System Through Top Plates With 3" X 3" X 1/4" Steel Plate Washer With Nut At Top Of Top Plates. Extend Galvanized Wire Rope From Top Plates Thru To New And/or Existing Roof Beam With HT16 With Standard Washer And Nut At Top Of All Sole Plates. Connect Bottom Of All Galvanized Wire Rope To Slabs W/ Simpson Base Anchor Bolt Or Epoxy Set 5/8" Dia Bolt At All Locations Where 5/8" Wire Rope Fall Over Specified GluLams Drill Down Thru. GluLam & Use Plate Washer & Nut On Both. (All Plate Washers & Nuts Exposed To Weather To Be H.d. Galv. Or Stainless Steel) At Locations Where Galvanized Wire Rope Terminate Before Getting To Stringer Provide Plate Washer And Nut At Bottom Of Floor Beam & Tie Each End Of Floor Beam Down W/ Specified Tiedown Locate Rods Ea. Side Of Doors & Window Openings & At Ea. Outside Corner & At 4'-0" O.C. U.N.O. See Detail
(B)	HU210 / HU210-2 / HU210-3 HANGER: Or Hurf210 Skewed Hanger For 2x12 & 2x12
(C)	MSTA36: At Top Plate And At 48" O/C Set Horizontal At Wall Panel Blocking
(D)	(1)-MST12: Medium Twist Straps
(E)	(2)-MST12: Medium Twist Straps
(F)	(1)-ST6224: From (2) 2x6 Post To Header
(G)	(2)-ST6224: From Post To Header / Floor Beam To Post
(H)	MGU 3.63 HANGER
(I)	(1)-HTTS: Secure To Truss And To 5/8" Dia All-thread Continuous To Slab Or Tie Beam.
(J)	(2)-HTTS: Secure To Truss And To 5/8" Dia All-thread Continuous To Slab, Tie Beam Or Roof Beam.
(K)	(1)-CS-16 Coil Strap: From Rafter / Hip / Roof Beam / Header / Floor Beam / Column secured To Column / Header / Floor Beam / Stringer With 12" Above Joint And 12" Below Joint With Required Clear Span With (11) - 10d Nails In Each End Of Strap
(L)	(2)-CS-16 Coil Strap: From Rafter / Hip / Roof Beam / Header / Floor Beam / Column secured To Column / Header / Floor Beam / Stringer With 12" Above Joint And 12" Below Joint With Required Clear Span With (11) - 10d Nails In Each End Of Strap. Install (1) At Each Side Of Condition.
(M)	(3)-MST-12: Secure Twist Straps To From Truss To Double Top Plate Or Wood Header.
(N)	(2)-H2.5A CLIPS
(O)	(2)-LTS-12
(P)	(2)-5/8" DIA MR - Notch Post 1-1/2" Over Floor Beams.

Provide Hot Dipped Galvanized Hangers And Hardware In All Exterior Conditions

### Component And Cladding Design Pressures Vult = 160 Mph

Ultimate Design Wind Speed Component And Cladding (based On Vult) Exposure D Ultimate Design Pressures (lra) Psi

ROOF ZONE	AREA	APPLIED DESIGN PRESSURE
1	10 SF	+ 45.1 / - 72.9 PSF
	20 SF	+ 38.2 / - 100.2 PSF
	50 SF	+ 33.3 / - 68.5 PSF
2	100 SF	+ 29.5 / - 66.6 PSF
	10 SF	+ 41.9 / - 122.2 PSF
	20 SF	+ 38.2 / - 109.2 PSF
3	50 SF	+ 33.3 / - 68.5 PSF
	100 SF	+ 29.5 / - 85.3 PSF
	10 SF	+ 41.9 / - 184.0 PSF
4	20 SF	+ 38.2 / - 160.4 PSF
	50 SF	+ 3.33 / - 145.7 PSF
	100 SF	+ 29.5 / - 134.7 PSF
5	10 SF	+ 72.9 / - 97.6 PSF
	20 SF	+ 69.6 / - 91.0 PSF
	50 SF	+ 65.2 / - 82.3 PSF
WALL ZONE	100 SF	+ 62.0 / - 75.7 PSF
	101 + SF	+ 54.3 / - 60.5 PSF
	101 + SF	+ 54.3 / - 60.5 PSF

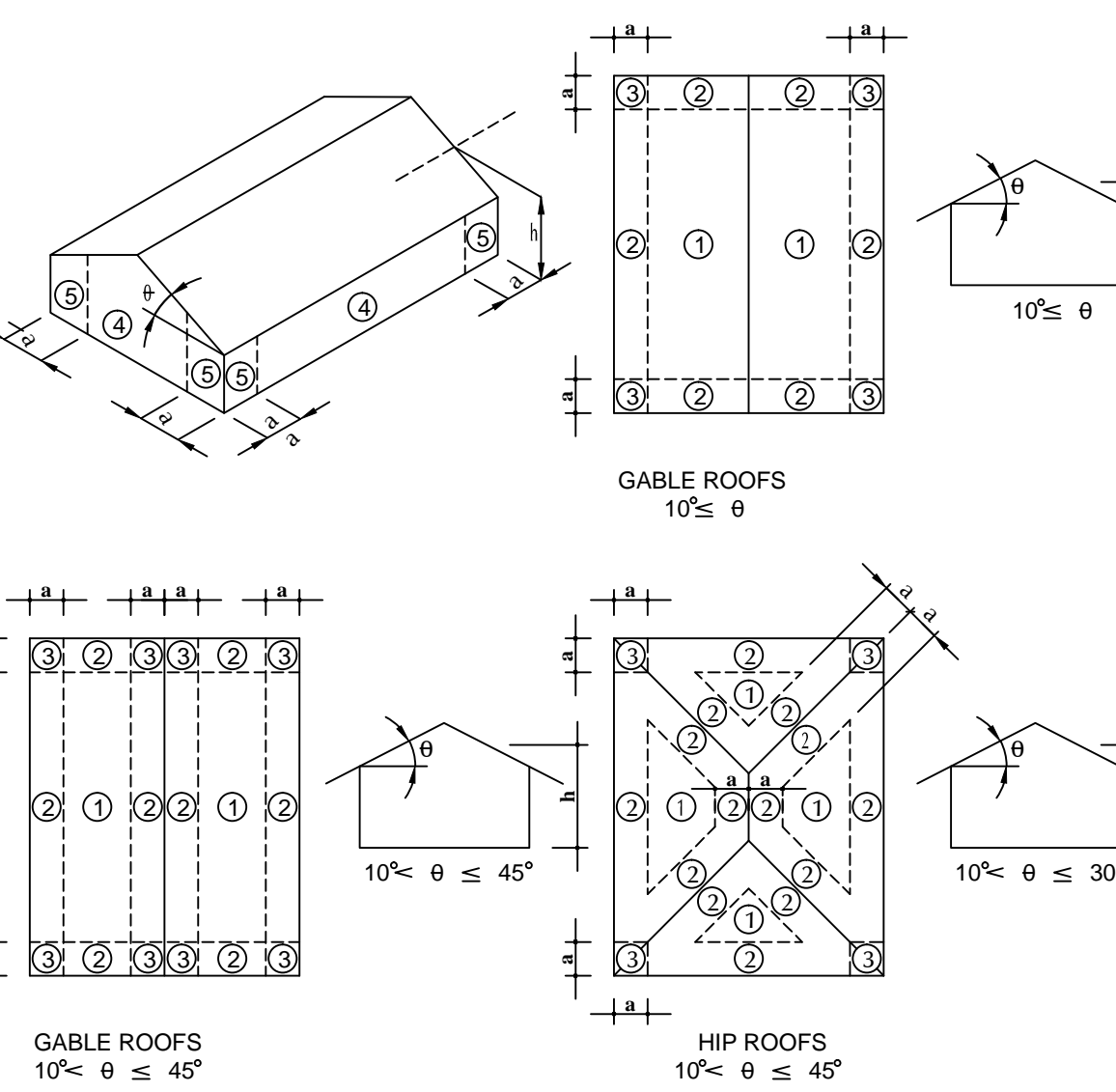
### Vasd = 124 Mph Nominal Design Wind Speed (vult = 160 Mph)

Component And Cladding (based On Vasd) Exposure C Ultimate Design Pressures (lra) Psi

AREA OPENING	INTERIOR ZONE	END ZONE
0 - 10 SF	+ 43.8 / - 47.5 PSF	+ 43.8 / - 58.5 PSF
11 - 20 SF	+ 41.7 / - 45.4 PSF	+ 41.7 / - 54.6 PSF
21 - 50 SF	+ 39.0 / - 42.7 PSF	+ 39.0 / - 49.4 PSF
51 - 100 SF	+ 37.2 / - 41.0 PSF	+ 37.2 / - 45.4 PSF
101 + SF	+ 32.6 / - 36.3 PSF	+ 32.6 / - 36.3 PSF

Vasd = 132 Mph Nominal Design Wind Speed Component And Cladding (based On Vasd) Exposure C Garage Doors Design Pressure Allowable Stress Design Pressure (ASD) Psi

AREA OPENING	ASD
0 - 110 SF	+ 47.0 / - 52.5 PSF
111 + SF	+ 43.7 / - 49.0 PSF



### WIND LOAD REQUIREMENTS

The Structural Systems For The Drawings Presented Were Designed Per The Loading Presented In The Florida Building Code 2017 Edition. The Design Wind Speed Is (vult = 160 mph.) And (vasd = 124 Mph.)

Importance Factor Iw = 1.0 Of The Florida Building Code 2017 Edition.

Exposure Category 'D' Of The Florida Building Code

Internal Pressure Coefficient (ASCE 7-10) + 18'. 18 Enclosed Building Openings Are Protected From Flying Debris With Impact Glass And/or Shutters.

### FASTENER SCHEDULE FOR WOOD FRAMED BREAKAWAY WALLS

TABLE A-11 (COASTAL CONSTRUCTION MANUAL)

Nail Size (Penny)	6' Wall Height				7' Wall Height				8' Wall Height				9' Wall Height			
	8d	10d	12d	16d	8d	10d	12d	16d	8d	10d	12d	16d	8d	10d	8d	8d
8'-0"	8/15	6/10	5/9	-	9/17	6/12	6/10	5/9	-	7/13	7/12	6/10	-	8/15	7/14	7/12
10'-0"	10/19	7/13	6/12	6/10	-	8/15	7/13	6/12	-	9/17	8/15	7/14	-	10/19	9/17	8/15
12'-0"	-	8/16	8/14	7/12	-	10/18	9/16	8/14	-	-	10/19	9/17	-	-	-	10/19

NOTES:

- Table Indicates The Range Of Total (top And Bottom) Nails That Will Result In A Wall With A Design Safe Loading Resistance Between 10 And 20 Pcf.
- Where An Odd Number Of Nails Is Shown, Put The Extra Nail At The Bottom.
- Values For Other Wall Heights Or Pine Spacing Can Be Interpolated.
- I.E. A 7'-0" High Breakaway Wall Installed Between Pines Spaced 10 Feet Apart Should Be Fastened With No Less Than 8 (4 Top, 4 Bottom) And No More Than 15 (7 Top, 8 Bottom) 10d Nails.

### Sheathing Specs

- A. SHEATHING SPEC'S (P/W)**
- All **Subflooring Sheathing** Shall Be 3/4" Tongue And Groove (T&G) Exterior Grade Laid Perpendicular To Supports, Glued And (10d Galv Nails) At 4' O/C Along Edges And At 8' Along Intermediate Supports. Screws Of Similar Length May Be Substituted.
  - All **Waterproof Deck Sheathing** Shall Be 3/4" C.D. Exterior (Tongue And Groove) And Glued And (6d Ring-shanked) Per Subfloor Specs Block All Edges And Plywood Seams.
  - All **Wall Sheathing** Shall Be 1/2" C.D. APA Rated Glued & Nailed Along Top Plates. Plywood To Be Installed Perpendicular To Supports With All Edges Fully Blocked With Joints Staggered 4'-0". Secure With Exterior Glue And 6d Galvanized (ring Shanked) Nails At 4' O/C Along Panel Edges 8' O/C Along Intermediate Supports.
  - All **Roof Sheathing** Shall Be 5/8"-c.d. APA Rated Glued & Nailed Along Roof Planned Edges. Plywood To Be Installed Perpendicular To Supports With All Edges Hips, Ridges, Valleys, Roof Slope Transitions Fully Blocked (minimum 2x Material). Secure With Exterior Glue (first Course Of Sheathing From Fascia) And 8d Galvanized (ring Shanked) Nails At 6' O/C Along Panel Edges 8' O/C Along Intermediate Supports.
- If Roof Slope Is Less Than 2:12 - Sheathing Thickness Shall Be Minimum 3/4" - All Blocking And Edge Nailing Shall Comply With Roof Sheathing Above.

### Diaphragm Nailing Schedule

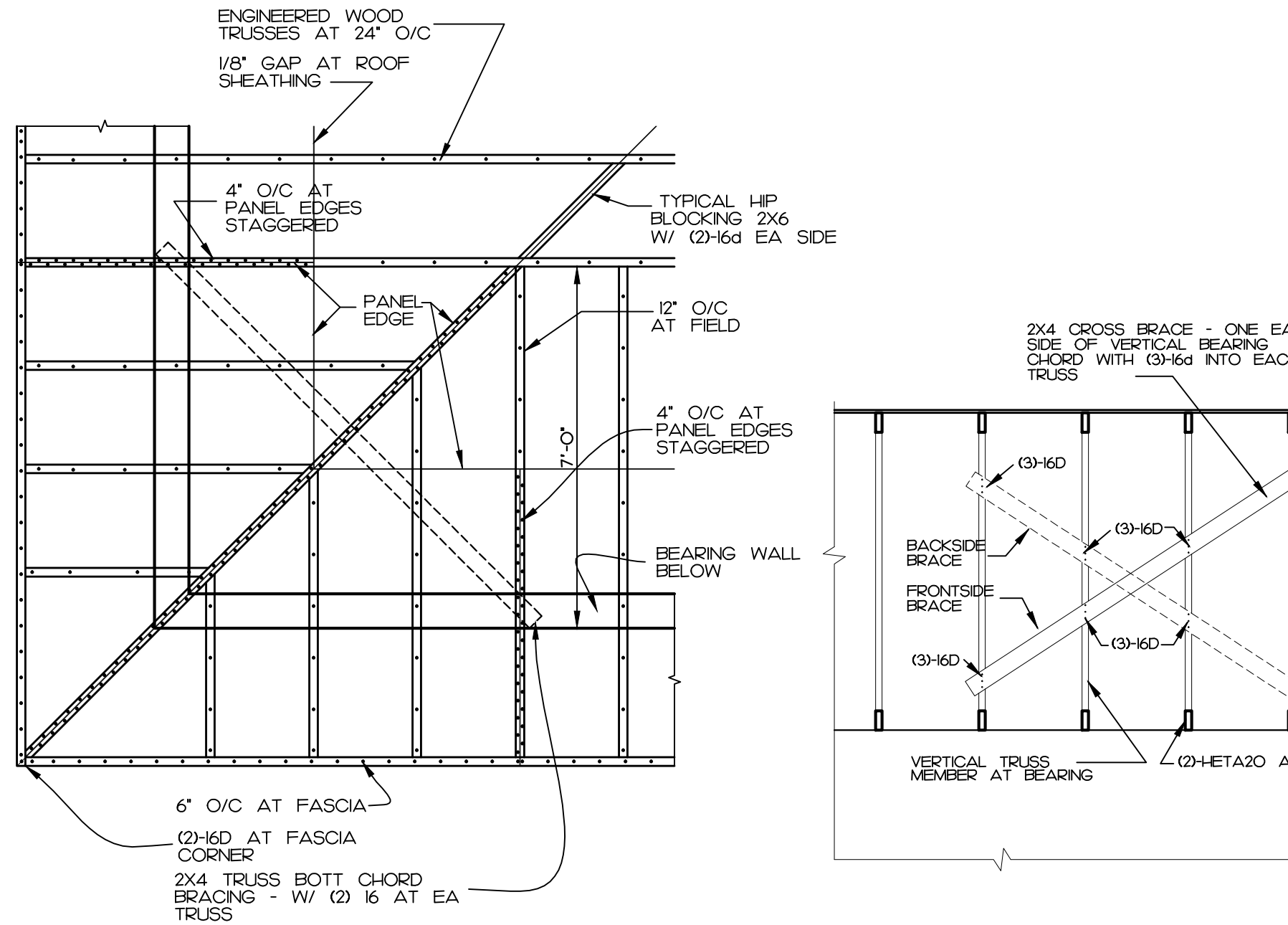
Location	Description
Roof	The Roof Sheathing Diaphragm Shall Be 5/8" Th. Ext. Rated Plywd. W/ 3/2" Span Rating. Install All Sheathing Perpendicular To Supports - Secure To Ea. Framing Member W/ 8d Ring Shank Nails Per Code Section R 903.2.3.1 At 6' O/C Panel Edges And 8d Ring Shank Nails At 6' O/C Along Intermediate Supports - Sheathing To Be A.P.A. Rated
Wall	The Wall Sheathing Diaphragm Shall Be 15/32" Th. Ext. Rated Plywd. W/ 48/24 Span Rating. Install All Sheathing Perpendicular To Supports - Provide 2x 2x4" King. Between Studs W/ 3-1/2" Face Set Vertical At All Panel Edges - Secure W/ 8d Nails At 3' O/C Along All Edges And 8d Nails At 12" O/C Along All Intermediate Supports - All Nailing Shall Be Placed In (2) Rows
Floor	The Floor Sheathing Diaphragm Shall Be 23/32" Th. 1 & G' Ext. Rated Plywd. W/ 48/24 Span Rating - Provide Construction Adhesive Along All Supports - Install All Sheathing Perpendicular To Supports - For Dimensional Lumber, Jst. Secure W/ 10d Ring Shank Nails At 6' O/C Along Panel Edges And 10d Ring Shank Nails At 12" O/C Along All Intermediate Supports - For Composite Wd. 1" Jst. Secure W/ 6d Ring Shank Nails At 6' O/C Along Panel Edges And 8d Ring Shank Nails At 8' O/C Along All Intermediate Supports - All Sheathing To Be A.P.A. Rated

### Stair Framing Spec's

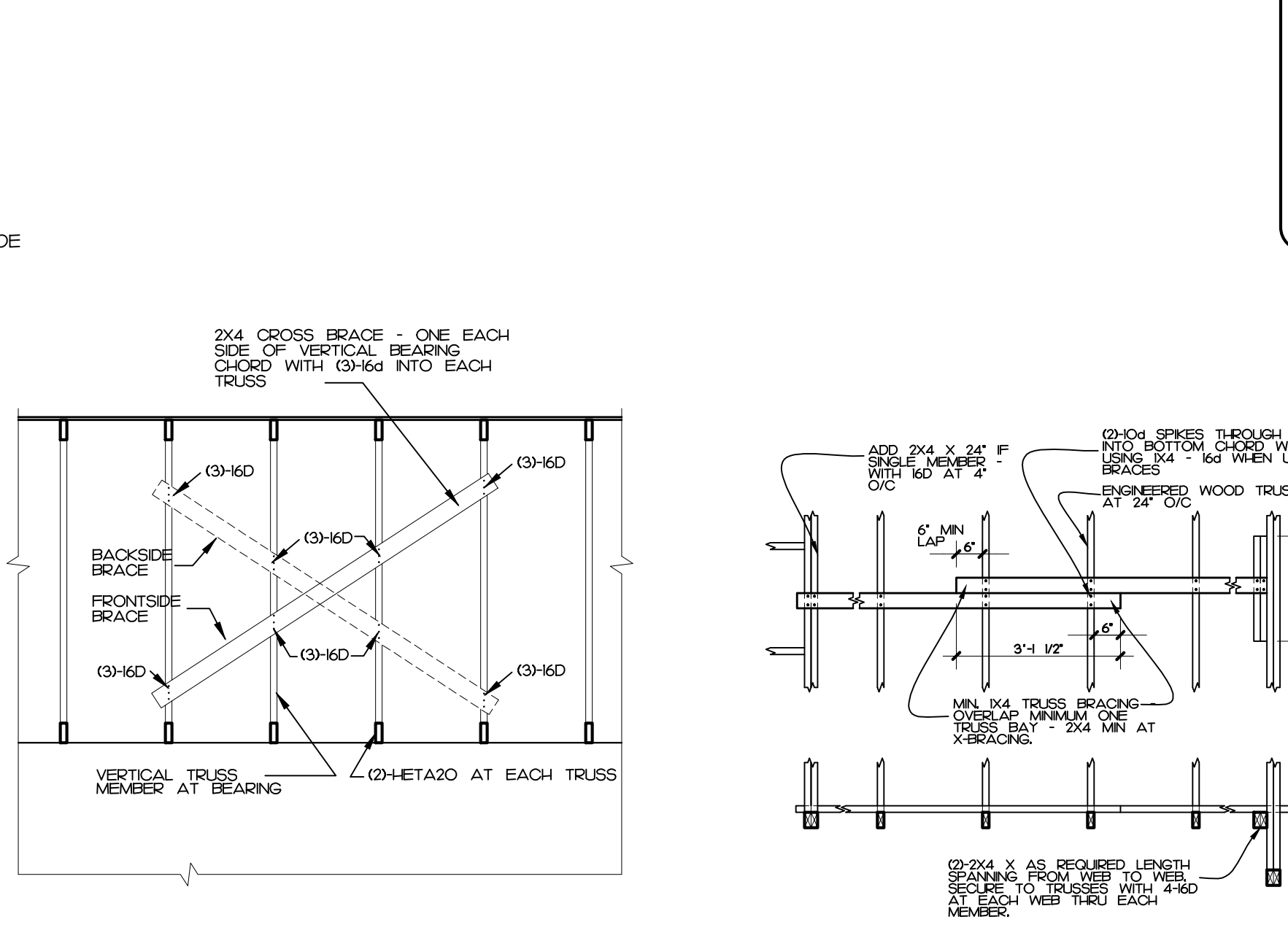
- Below Flood Elevation: All Stair Stringers Shall Be No-1 SYP P/T at Ground Level (below flood plane). Material And Shall Be Continuous From Low Beam To High Beam. Maximum Spacing Shall Be 16" O/C.
- Above Flood Elevation: All Stair Stringers Shall Be No-1 SYP Material And Shall Be Continuous From Low Beam To High Beam. Maximum Spacing Shall Be 16" O/C.
- Below Flood Plane: Stair Risers 1x P/T And Treads Shall Be 2x P/T.
- Above Flood Plane: Stair Risers 1x poplar And Treads Shall Be 2x SYP.
- All Connectors Shall Be Simpson With A Stainless Steel Finish.

### Truss Joist Spec's

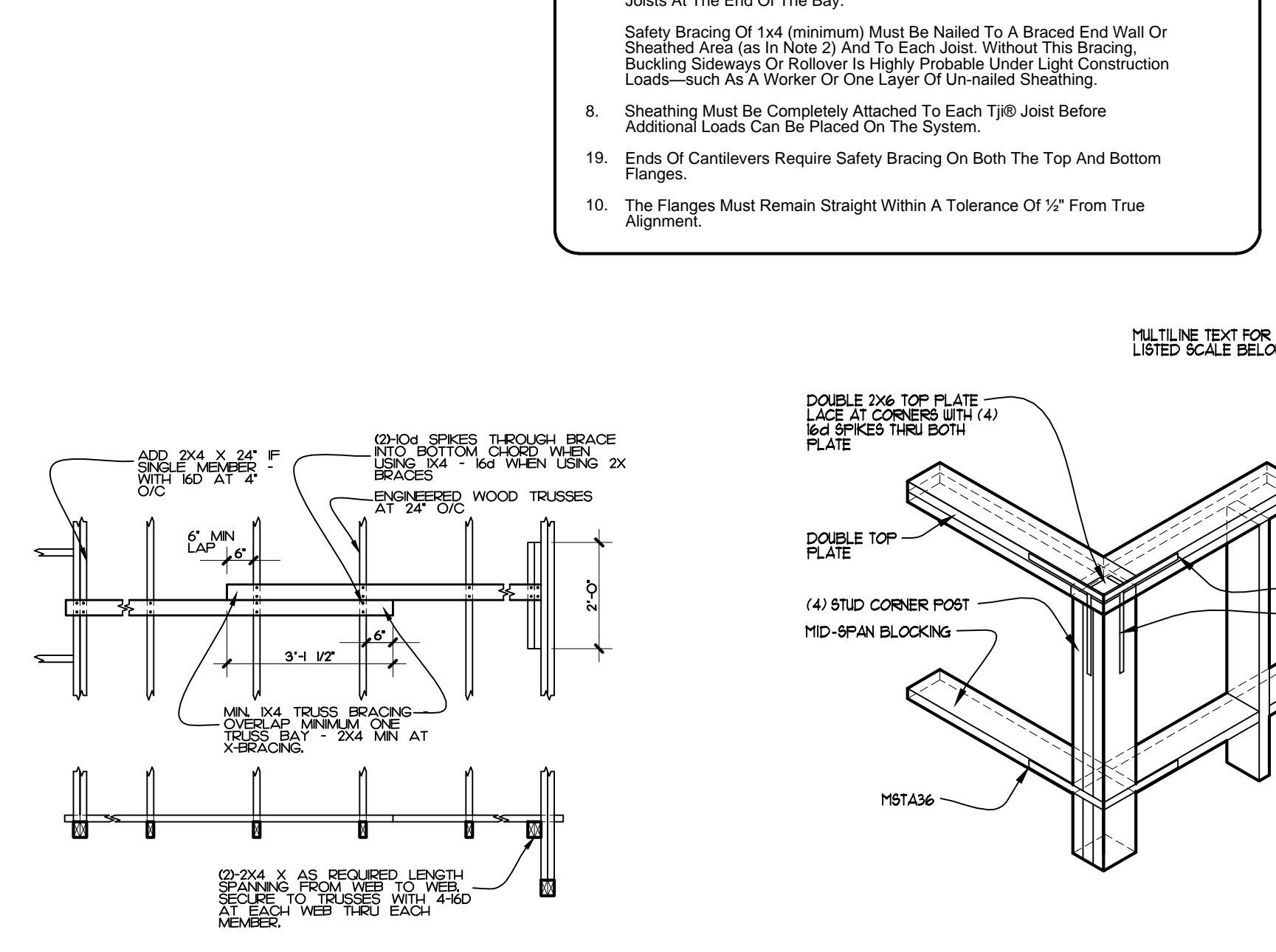
- See Plans For Joist Depth And Series Number.
- Contractor To Have Supplier Provide Shop Drawing Layouts For Review And Comment. The Documentation Shall Take Into Account Special Conditions Such As Intermediate Concentrated Load, Cantilevers, Web Stiffener Requirements And Squash Block Locations.
- Provide Fillers At Bearing End For Embed Strap Connection.
- Add Joist Blocking Between Joists At Sliding Glass Doors.
- Coordinate Joist Layout With All-thread Placement.
- All Blocking, Hangers, Rim Boards, And Rim Joists At The End Supports Of The Tjib Joists Must Be Completely Installed And Properly Nailed Per Manufacturer's Recommendation.
- Lateral Strength, Like A Braced End Wall Or An Existing Deck, Must Be Established At The Ends Of The Bay. This Can Also Be Accomplished By A Temporary Or Permanent Deck (sheathing) Fastened To The First 4 Feet Of Joists At The End Of The Bay.
- Safety Bracing Of 1x4 (minimum) Must Be Nailed To A Braced End Wall Or Sheathed Area (as In Note 2) And To Each Joist. Without This Bracing, Buckling Sideways Or Rollover Is Highly Probable Under Light Construction Loads—such As A Worker Or One Layer Of Un-nailed Sheathing.
- Sheathing Must Be Completely Attached To Each Tjib Joist Before Additional Loads Can Be Placed On The System.
- Ends Of Cantilevers Require Safety Bracing On Both The Top And Bottom Flanges.
- The Flanges Must Remain Straight Within A Tolerance Of 1/2" From True Alignment.



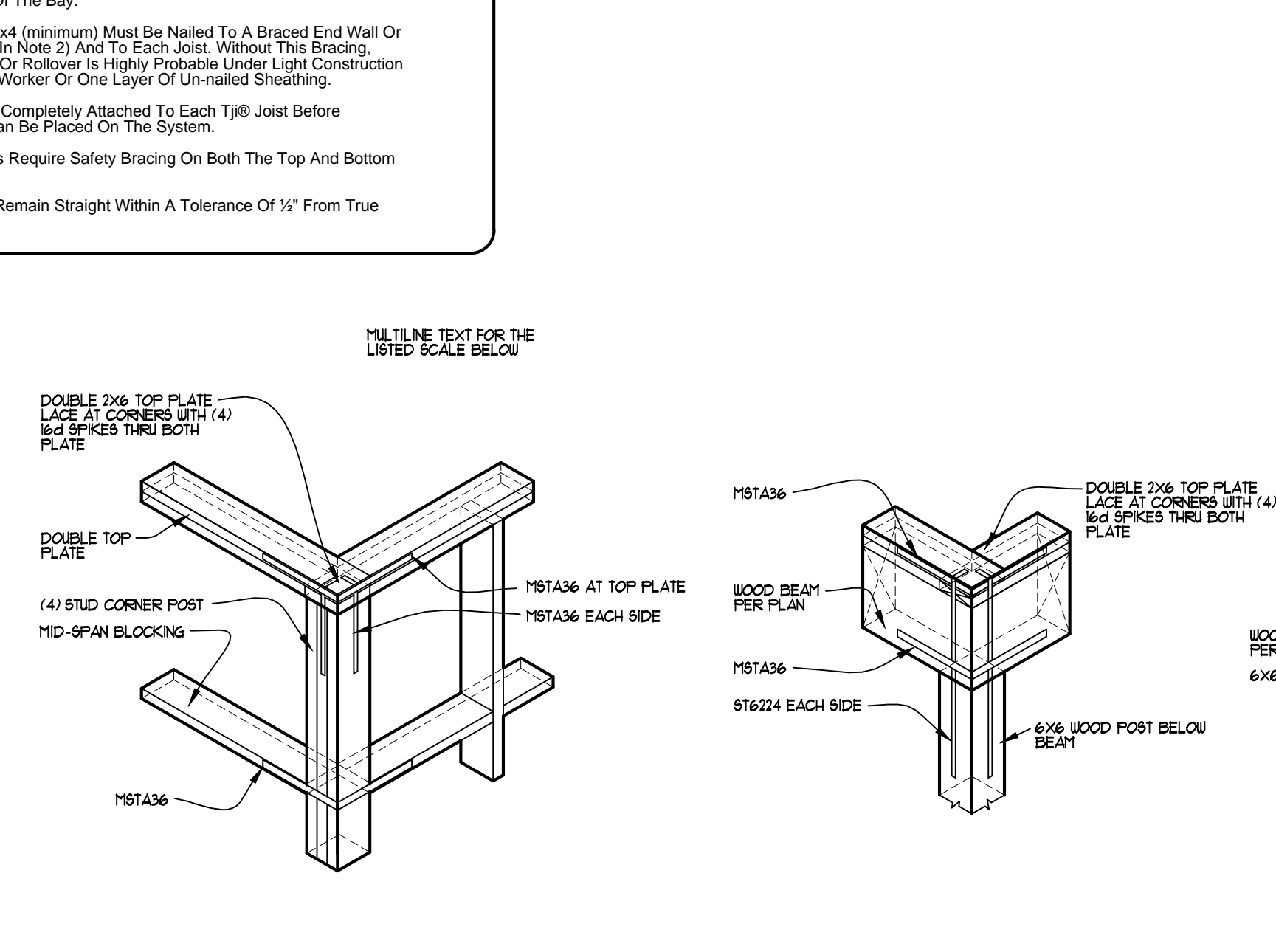
**Truss Corner Brace**  
Scale: 3/8" = 1'-0"



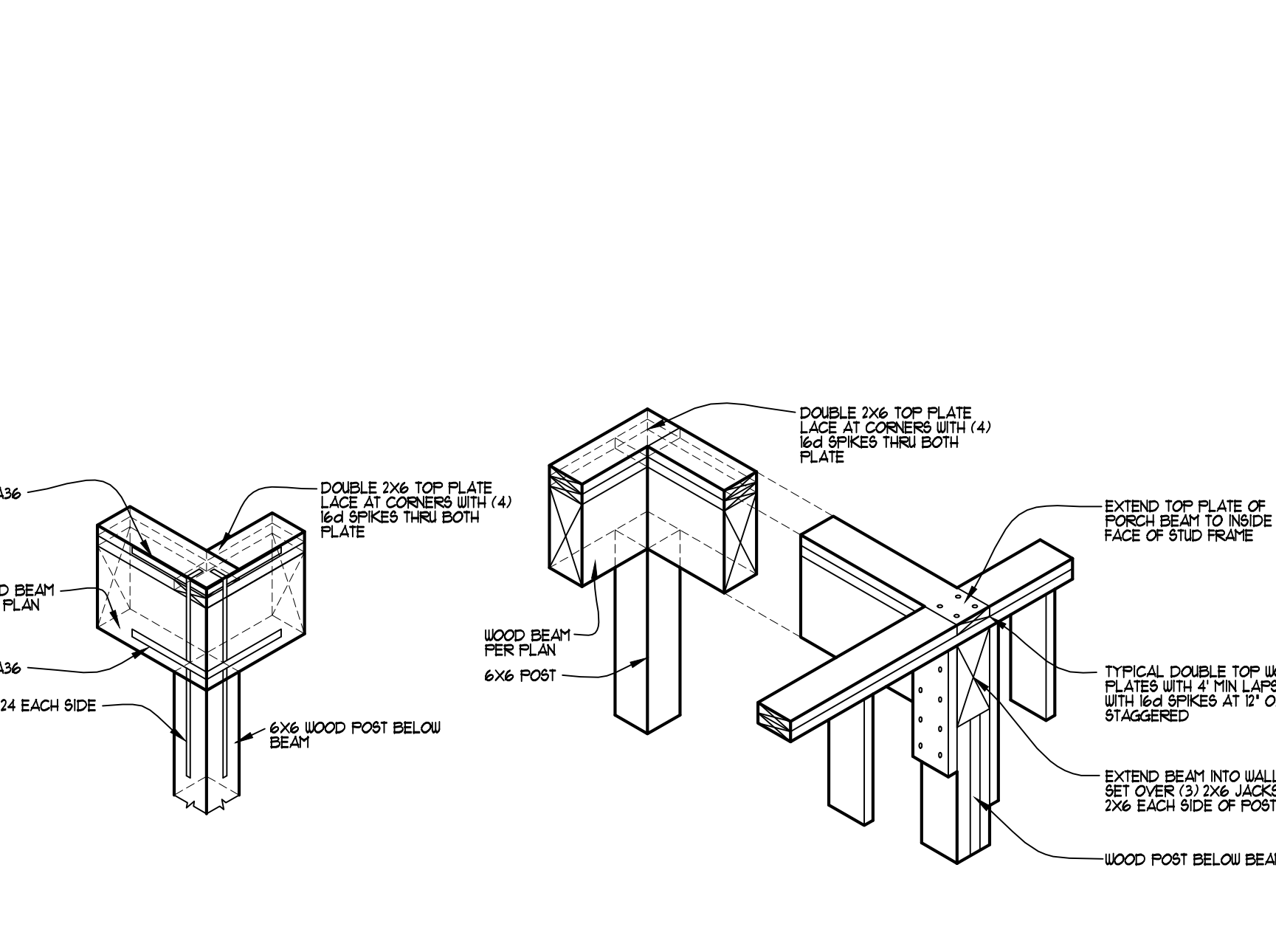
**Truss Cross Brace**  
Scale: 3/8" = 1'-0"



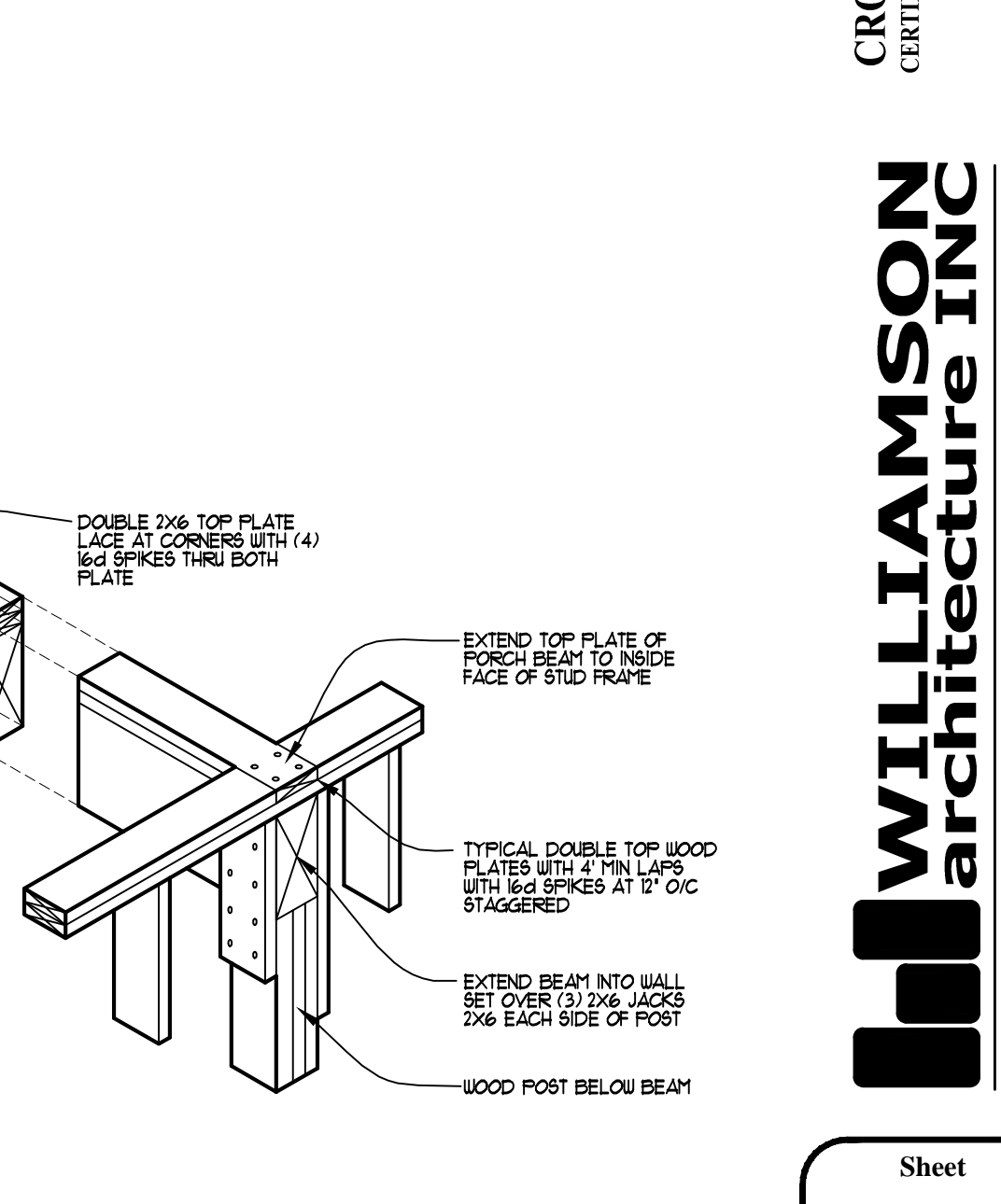
**Bottom Chord Brace**  
Scale: 3/8" = 1'-0"



**Building Corner**  
Scale: 1/2" = 1'-0"



**Porch Post**  
Scale: 1/2" = 1'-0"



**Porch Beam**  
Scale: 1/2" = 1'-0"

DRAWN: RDW

PLOT DATES:

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6-29-17	Design Development Plans
9-26-17	Updated Design Development Plans
10-24-17	Updated Design Development Plans
12-08-17	See Co. DEF Pre App. Review Plans
12-19-17	Updated Design Development Plans
12-27-17	Updated Design Development Plans
1-18-18	Updated Design Plans
6-1-18	Progress Set
7-13-18	Progress Set
8-20-18	Progress Set

A Proposed Residence for  
**Michael and Rita Verona**  
4281 Point House Trail  
Upper Captiva, Florida

CRONIN ENGINEERING, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER: 8987  
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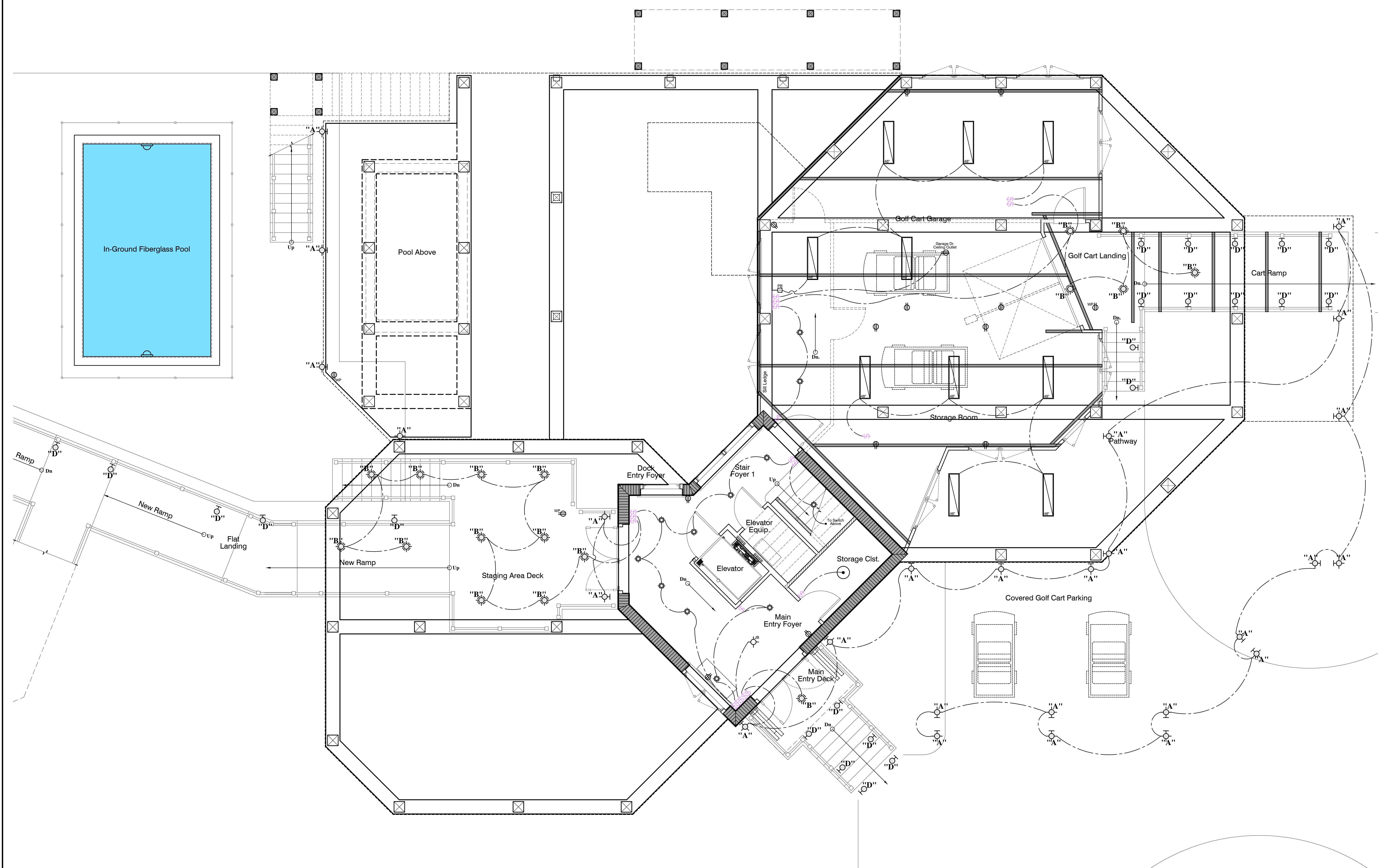
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**Lower Level Electrical Plan**  
 Scale: 1/4" = 1'-0"

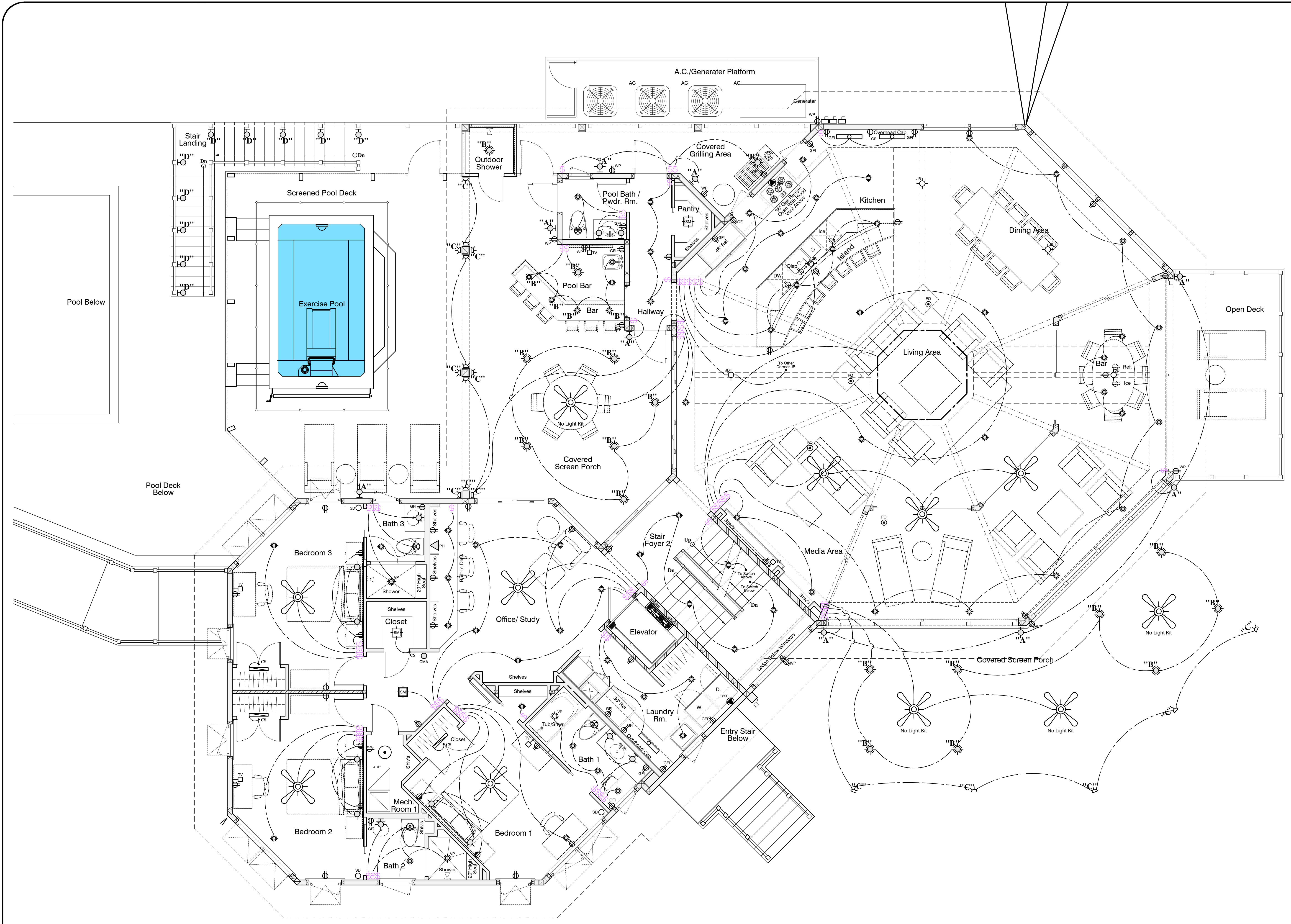
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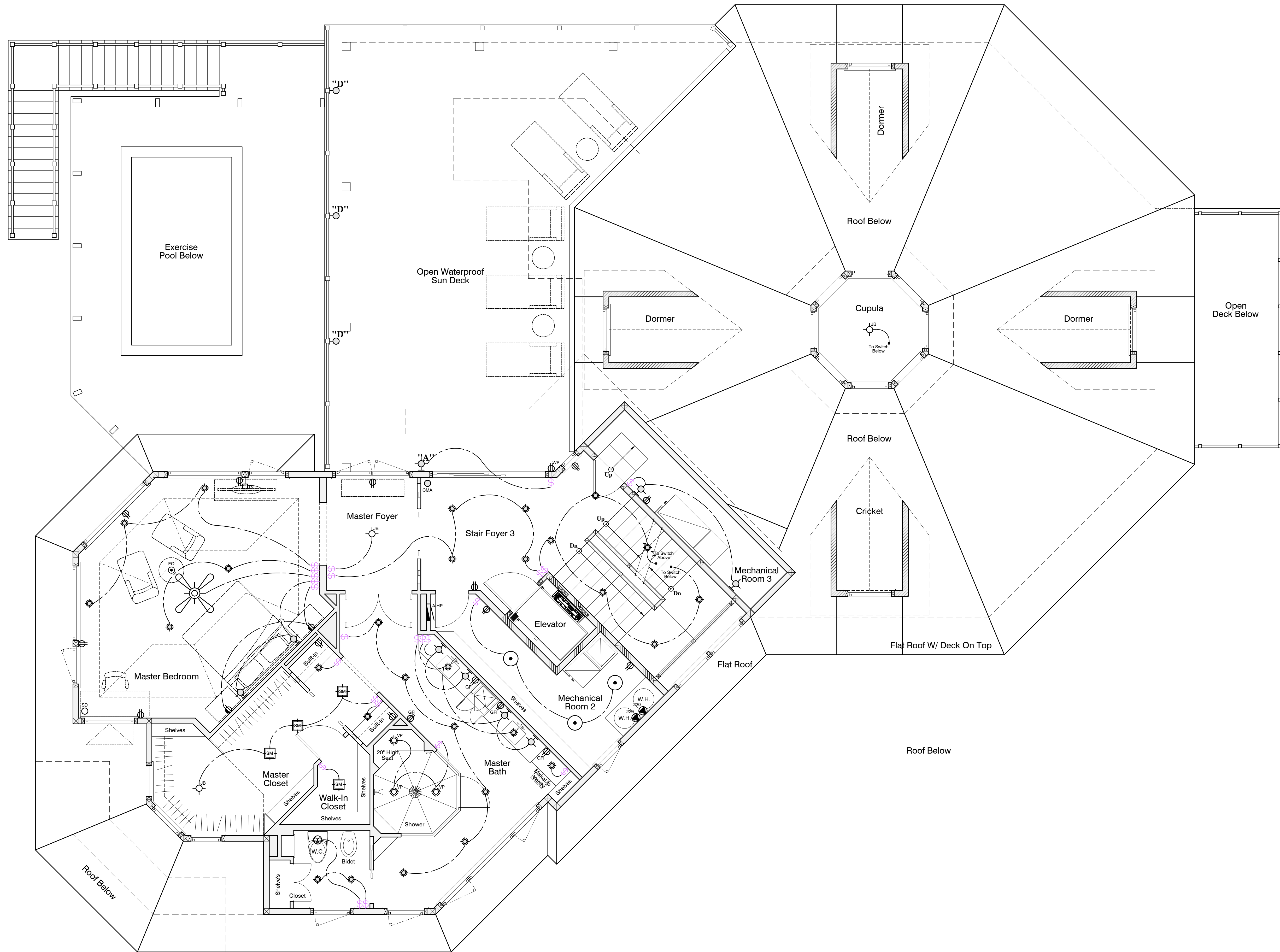
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**Main Level Electrical Plan**  
 Scale: 1/4" = 1'-0"



**Upper Level Electrical Plan**  
 Scale: 1/4" = 1'-0"

DRAWN: RDW

PLOT DATES:

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A Proposed Residence for  
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 Upper Captiva, Florida

This plan is to be used in conjunction with the 2017 Florida Building Code, Residential, and the 2017 Florida Electrical Code, and the 2017 Florida Mechanical Code. It is the responsibility of the user to verify that all applicable codes and regulations are followed. The user is advised that this plan is not to be used for any other purpose without the written consent of the architect. © 2017 Williamson Architecture, Inc. All Rights Reserved.

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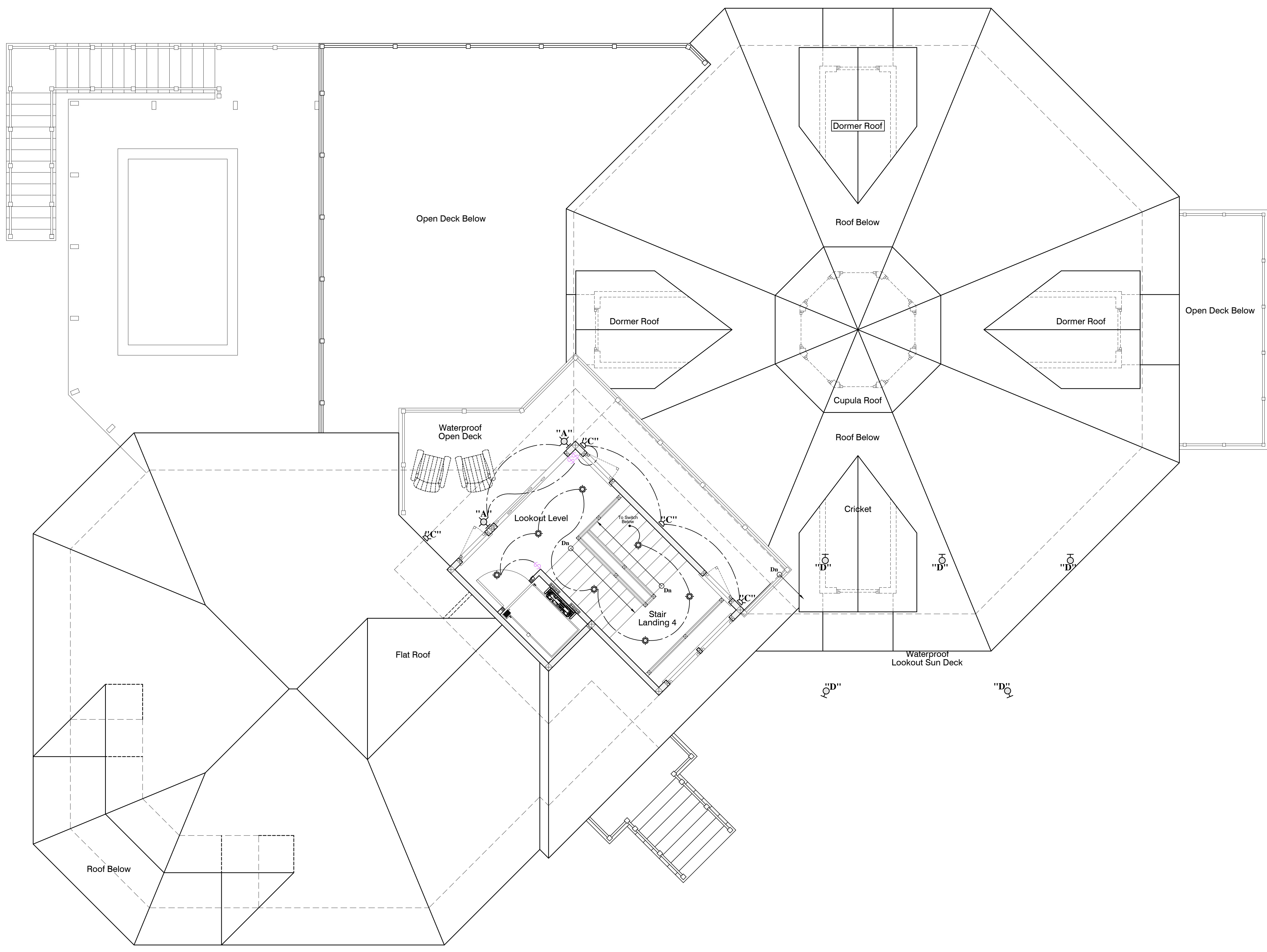
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**Lookout Level Electrical Plan**  
 Scale: 1/4" = 1'-0"

### Hewitt Electrical Legend

	Duplex Receptacle		House Panel - 200 Amp Minimum		Floor Outlet - Opt Only
	Hidden Duplex Receptacle		Flood Lights		Mini Recessed Can
	Simplex Receptacle		Television Outlet (1/2" Coaxial) HomeRun To Service Entrance		Smoke Detector Cig. Mount
	Ground Fault Interrupter / Water Proof		Phone Outlet - (cat-5)		Carbon Monoxide Detector/Alarm Cig. Mount
	Duplex Receptacle - 1/2 Hot		Bathroom Exhaust Fan		Progress Light #P3911-09
	Special Outlet - 220v		Power Button		Standard Fluorescent Fixture See Plan For Length
	Switch		Doorbell Chimes		'Cloud Type' Fluorescent Fixture See Plan For Length
	4 Way Switch		Ceiling Fan Outlet Only - Wire For Light Kit		Hollywood Strip Light
	3 Way Switch		Door Bell Nutone Pb-24lab		Sconce
	Dimmer Switch		Rope Lighting		Disconnect
	Contact Switch		Under Counter Light		Vapor Proof
	Incandescent Light		Mini Recessed Wall Washer		Surface Mount
	Junction Box				
	Recessed Light Can				
	Mini Recessed Light Can				
	Wall Mounted Light				

- Bedroom Note:**  
All Bedroom Receptical Circuits Shall Be Arc Fault Protected Per Nec 210-12B.
- Living Area Note:**  
All Living Area Receptical Circuits Shall Be Arc Fault Protected Per Nec 210-12B.
- Outlet Note:**  
All Wall Outlets Shall Be Tamper Proof and all waterproof outlets shall be WR type.
- Smoke Detector Note:**  
Locate All Smoke Detectors No Closer Than 3'-0" To Any Return Air Grille Or Air Transfer Grille Over Doors. All Smoke Detectors Shall Be Interconnect And Have Battery Backup.
- Carbon Monoxide Alarm:**  
Carbon Monoxide Alarm. A Device For The Purpose Of Detecting Carbon Monoxide, That Produces A Distinct Audible Alarm, And Is Listed Or Labeled With The Appropriate Standard, Either ANSI/UL 2034 - 96, Standard For Single And Multiple Station Co Alarms, Incorporated Herein By Reference, Or UL 2075 - 04, Gas And Vapor Detector Sensor, Incorporated Herein By Reference, In Accordance With Its Application. Shall Be Located Within 10' Of Any Sleeping Area.

### D.E.P. House Light Fixture Table

Symbol	Fixture	No. Of Fixtures	Bulb Wattage & Type	Type Of Mount	Mounting Height
"A"	The Copper Smith AS-(41)-E-TLA	17	MR16 Amber LED SW w/ BK. Baffle	Wall	6'-6"
"B"	Wildlife Lighting L-016-F	26	MR16 Amber LED SW w/ BK. Baffle	Recess	Ceiling / Soffit
"C"	Forever Bright SPJ2100-6-TF	51	4.5 W Sandwich Amber LED	Wall	1'-4" A.F.F.
"D"	Lumascap LS333ANS-2LED	3	3 W LED Amber Lens	Recess In Pool Wall	Below Water Line
"E"	Forever Bright SPJ17-02-TF	8	2W-FB-LED Amber Lens	Step Light	Center Of Stair Tread

## Light Fixture "A"

**THOMAS LIGHTING**

**SL92707**

**1-light Outdoor Wall Lantern in Black finish**  
One-light turtle light in black plastic. Injection molded polycarbonate resists corrosion. Provides 100% light cut-off. Suitable for coastal regions with light restrictions for turtle nesting areas.

**Additional information**  
**SKU:** SL92707  
**Family Name:** Plastic Outdoor  
**Full Finish:** Black  
**Location:** Outdoor  
**Illumination Source:** Incandescent  
**Fixture Type:** Wall  
**Height:** 12"  
**Width:** 5"  
**Depth:** 5"  
**Number of Lights:** 1 x 50W  
**Wattage 1:** 50W  
**Wet / Damp:** WET

SPECIFICATION DRAWING UNAVAILABLE

©2013 Thomas Lighting  
10275 W Higgins Rd, 6th Floor | Rosemont, IL 60018 | 800.825.5844

## Light Fixture "B"

### L-016-F

Wildlife Lighting Certification Number 2010-015

The L-016-F uses a 4 or 9 Watt Amber LED source for wildlife-friendly applications. The gaskets on the brass trim securely seal up against the bottom of the recessed can. An internal brass bracket assembly allows angling of the lamp and 360° rotation. The L-016-F is intended for new construction applications and is integrated with magnetic transformers (120V primary, 12V secondary). The "F" designation denotes the flat trim versus the raised trim of the L-016.

**Housing:** Recessed ceiling fixture for new construction.

**Mounting:** Lamp housing is removable through ceiling aperture for access to junction box. Housing can be lowered and adjusted to ceiling thickness. Dual extension hanger bars span from 15" (38.1 cm) to 25-1/4" (64.1 cm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on T-bar grid. For insulated ceilings, maintain a minimum 3" clearance around fixture.

**Electrical:** Magnetic, Class H transformer with Molex disconnect in junction box is fully dimmable with magnetic low voltage dimmers. Transformer has internal thermal protection. J-box has (4) 1/2" K.O.'s and (2) concentric 1/2" x 3/4" K.O.'s with spring latch access plates. Suitable for Wet Location Use.

**Lenses:** Tempered soda lime glass.  
 \_\_\_ CL Clear  
 \_\_\_ FR Frosted

**Lamps:**

MR16 LED	5W-A-SP	5 Watt Amber	15" spot
GU5.3 base	5W-A-NFL	5 Watt Amber	25" narrow flood
Amber (1500K)	9W-A-SP	9 Watt Amber	40" spot
	9W-A-NFL	9 Watt Amber	25" narrow flood
	9W-A-FL	9 Watt Amber	36" flood

**Accessories:**  
 \_\_\_ HL-MR16 Lamp-attached honeycomb louver, 1/8" (3mm) thick  
 \_\_\_ PR-MR16 Lamp-attached prismatic spread lens

**Finish:**  
 \_\_\_ FIN-AB Antique Brass Acid Finish  
 \_\_\_ FIN-BK Black Acid Finish  
 \_\_\_ FIN-BS Blue Steel Acid Finish  
 \_\_\_ FIN-DB Dark Bronze Acid Finish  
 \_\_\_ FIN-NK Satin Nickel Plating  
 \_\_\_ FIN-RE Red Bronze Acid Finish  
 \_\_\_ FIN-V Green Verde Acid Finish  
 \_\_\_ FIN-WH White Powder Coating

Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

**Weight:** 7 lbs. [3.2 kg]

IP 66  
 CSA Listed, file #190030  
 10 year fixture warranty on MR16 LED lamps  
 3 year warranty on MR16 LED lamps

**MADE IN USA**

Project \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
 For ordering purposes, please specify (example: L-016-F-CL-9W-A-FL-HL-MR16-FIN-BK)

L-016-F \_\_\_\_\_ Lens \_\_\_\_\_ Lamp \_\_\_\_\_ Accessory \_\_\_\_\_ Finish (if any) \_\_\_\_\_

BEACHSIDE LIGHTING • 800-408-8732 • www.beachsidelighting.com October 2013

## Light Fixture "C"

**Forever Bright**

**SPECIFICATION FEATURES**

**Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

**Electrical:** Available in 12v or 120v

**Labels:** ETL Standard Wet Label C-ETL

Model: **SPJ2100-6-TF**

**Deck / Pilaster / Wall**

**DESCRIPTION**  
 Model#: SPJ2100-6-TF  
 Material: Solid Brass  
 Finish: Specify  
 Electrical: 12V or 120V  
 Lamp: 4.5W Sandwich  
 Color Temp: Amber

**Turtle Friendly**

**ORDERING INFORMATION**

Model#	Finishes	Engines	Color Temp.	Electrical
SPJ2100-6-TF	RC	4.5W Sandwich	Amber	12V

www.spjlighting.com

## Light Fixture "D"

### LUMASCAPE

LS333ANS-2LED Swimming Pool Luminaire Underwater-Turtle Friendly

1300 Industrial Road, Unit #19  
 San Carlos, CA 94070  
 FREE CALL 1-888-695-5882 US & Canada  
 info@lumascap.com

**Specifications**  
**Lamp Source:** 3 W LED  
 Red orange (620 nm)

**Approved Use:** Swimming pools and fountains - wet niche  
 Not approved for use in Canada

**Control Options:** On-site or factory-programmable brightness

**IP Rating:** IP68 to 6' (2 m)

**Construction:** 316 marine grade stainless steel

**Impact Rating:** IK10 with OptiClear™ lens

**Standard Inclusions:**  
 Teflon coated cover screws  
 MicroAmbleach™ wire entry  
 Thermal cutoff  
 16.4' (5 m) underwater cord  
 For extra length consult factory

**Remote Transformers:** Refer to Technical Data section for application specific options

**Ambient Operating Temperature:** -40 °F to 122 °F (-40 °C to +50 °C)

**Photometrics:** Refer to www.lumascap.com

*Any luminaire can become hot - take care with appropriate use and placement*

**LS333ANS-2LED Swimming Pool**

**ORDERING INFORMATION**

LAMP	OPTICAL SYSTEM	INPUT VOLTAGE					
Description	Wattage	Color	Code	Beam	Code	Description	Code
LED	3 W	Red orange (620 nm)	1R04	Narrow	14"	NR	12-15 V, 60 Hz
				Narrow Medium	25"	NM	**Requires appropriate transformer
				Medium	30"	ME	
				Wide	40"	WD	

www.lumascap.com C1676US-TP 6 Sep 2013

DRAWN: RDW

PLOT DATES:

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 Upper Captiva, Florida

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