



Revision Form

Section A: Property Information	
A.1. Permit Application Number: <u>017219</u>	
A.2. Property Address: <u>2907 West Gulf Dr. Sanibel, FL 33957</u>	
A.3. Property Owner: <u>White Caps</u>	
A.4. Tenant Name (if applicable): _____	
Section B: Contractor Information	
B.1. Company Name: <u>Robert S Perkins General Contractor Inc</u>	
B.2. Company Phone: <u>239-298-9489</u>	C.2.4. Email: <u>robertperkinsgc@gmail.com</u>
Section C: Revision Information	
C.1. Description of Work: <u>The revision regarding the new construction of multiple duplexes will reflect the removal of all ADA Compliant expectations and life safety devices including elevators.</u>	
C.2. <input type="checkbox"/> Additional Square Footage: _____ <input checked="" type="checkbox"/> No additional square footage	C.3.: <input type="checkbox"/> Additional Job Cost: \$ _____ <input checked="" type="checkbox"/> No additional job cost
C.4.: Additional Sub-Contractors: _____ _____	
Regulations & Requirements:	
<ol style="list-style-type: none">1. A Revision Form is required at the time of submittal along with a complete set of revised drawings.2. Revisions to drawings originally signed and sealed by a design professional must be signed and sealed by the original design professional.3. Detailed description defining the entire scope of revision must be provided along with revised work areas clouded or otherwise clearly shown on the revised plans.4. Supporting documents (Manufacturer info. Product approvals, NOAs, etc.) must be included.5. Approved, stamped revision must be on the job site before scheduling inspections for work included in revision.6. A new FEMA Form is required when revising Addition/Alteration plans for projects below base flood elevation.7. Only one revision may be submitted at a time.8. Revision Fee is \$80.00.	



Revision Form

Section A: Property Information	
A.1. Permit Application Number: <u>017228</u>	
A.2. Property Address: <u>2907 West Gulf Dr. Sanibel, FL 33957</u>	
A.3. Property Owner: <u>White Caps</u>	
A.4. Tenant Name (if applicable): _____	
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B.1. Company Name: <u>Robert S Perkins General Contractor Inc</u>	
B.2. Company Phone: <u>239-298-9489</u>	C.2.4. Email: <u>robertperkinsgc@gmail.com</u>
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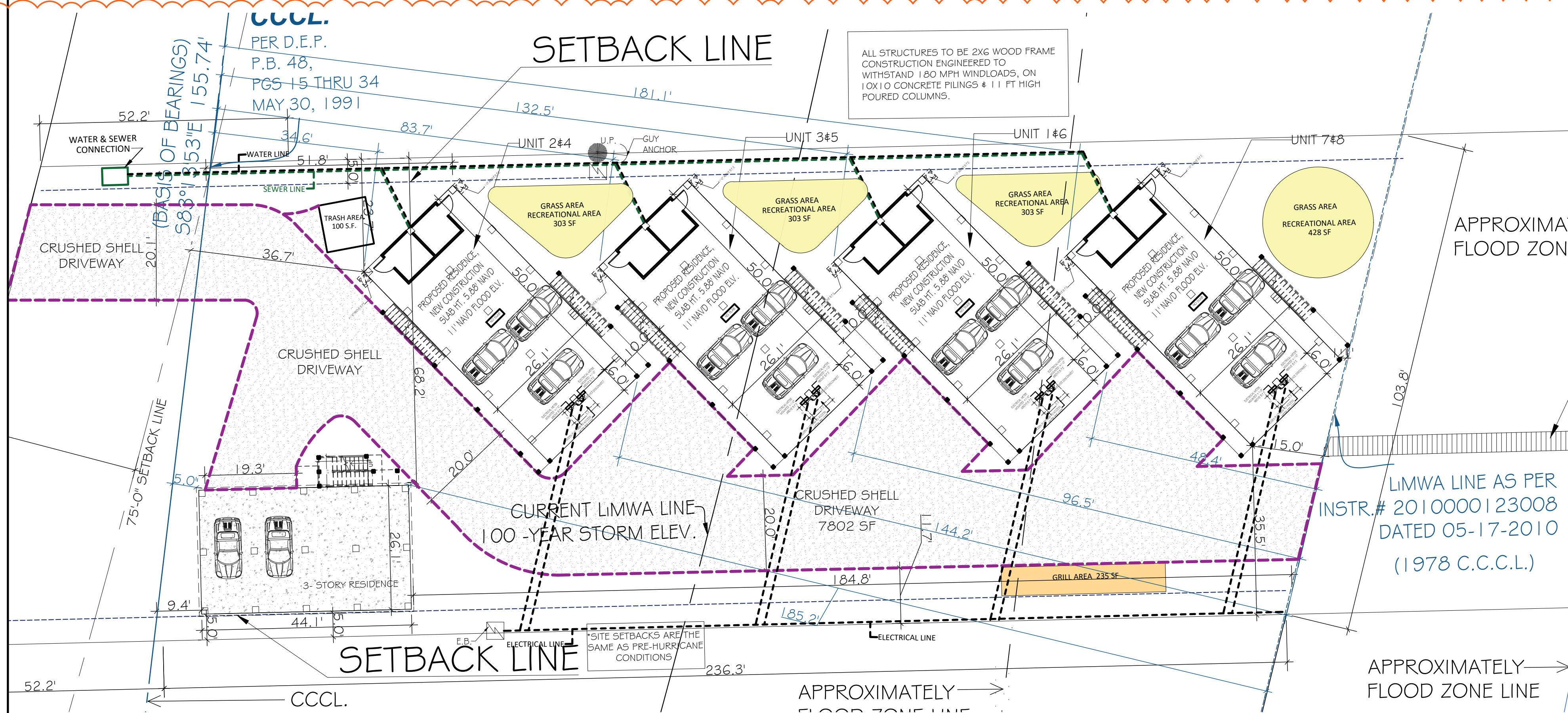
Revision Form

Section A: Property Information	
A.1. Permit Application Number: <u>017232</u>	
A.2. Property Address: <u>2907 West Gulf Dr. Sanibel, FL 33957</u>	
A.3. Property Owner: <u>White Caps</u>	
A.4. Tenant Name (if applicable): _____	
Section B: Contractor Information	
B.1. Company Name: <u>Robert S Perkins General Contractor Inc</u>	
B.2. Company Phone: <u>239-298-9489</u>	C.2.4. Email: <u>robertperkinsgc@gmail.com</u>
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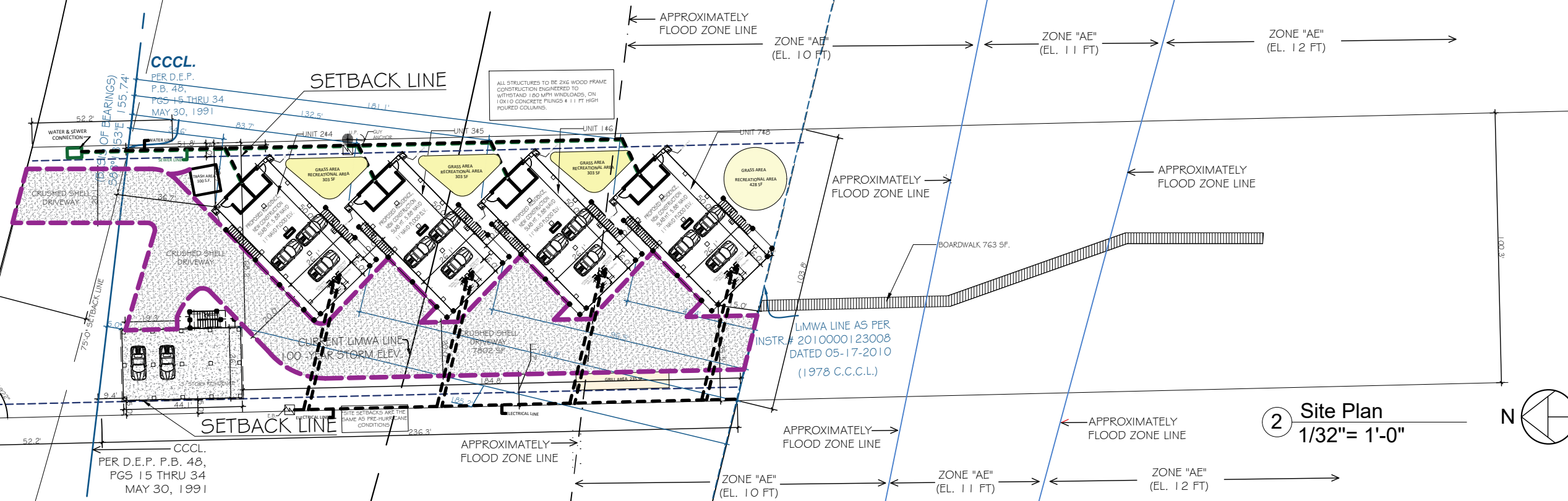


Revision Form

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A.1. Permit Application Number: <u>017233</u>	
A.2. Property Address: <u>2907 West Gulf Dr. Sanibel, FL 33957</u>	
A.3. Property Owner: <u>White Caps</u>	
A.4. Tenant Name (if applicable): _____	
Section B: Contractor Information	
B.1. Company Name: <u>Robert S Perkins General Contractor Inc</u>	
B.2. Company Phone: <u>239-298-9489</u>	C.2.4. Email: <u>robertperkinsgc@gmail.com</u>
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1 Site Plan
1/16" = 1'-0"



2 Site Plan
1/32" = 1'-0"

IMPERVIOUS SURFACE CALCULATION FULL SITE:
IMPERVIOUS SURFACE APPROX. 9,543 S.F.
TOTAL AREA APPROX. 48,890 S.F.
19.5 PERCENT OF TOTAL AREA

TOTAL DEVELOPED FULL SITE SURFACE APPROX. 16,913 S.F.
TOTAL AREA APPROX. 48,890 S.F.
34.6 PERCENT OF TOTAL AREA

RECREATIONAL AREA CALCULATION:
TOTAL DEVELOPED RECREATIONAL OF SITE 1,961 S.F.
TOTAL AREA APPROX. 48,890 S.F.
4 PERCENT OF TOTAL AREA

GRILL AREA CALCULATION:
TOTAL DEVELOPED GRILL AREA OF SITE 252 S.F.
TOTAL AREA APPROX. 48,890 S.F.
1 PERCENT OF TOTAL AREA

F.D.E.P. PROPOSED BOARD WALK FILL IN THE BEACH AREA FOR ALL PILING.

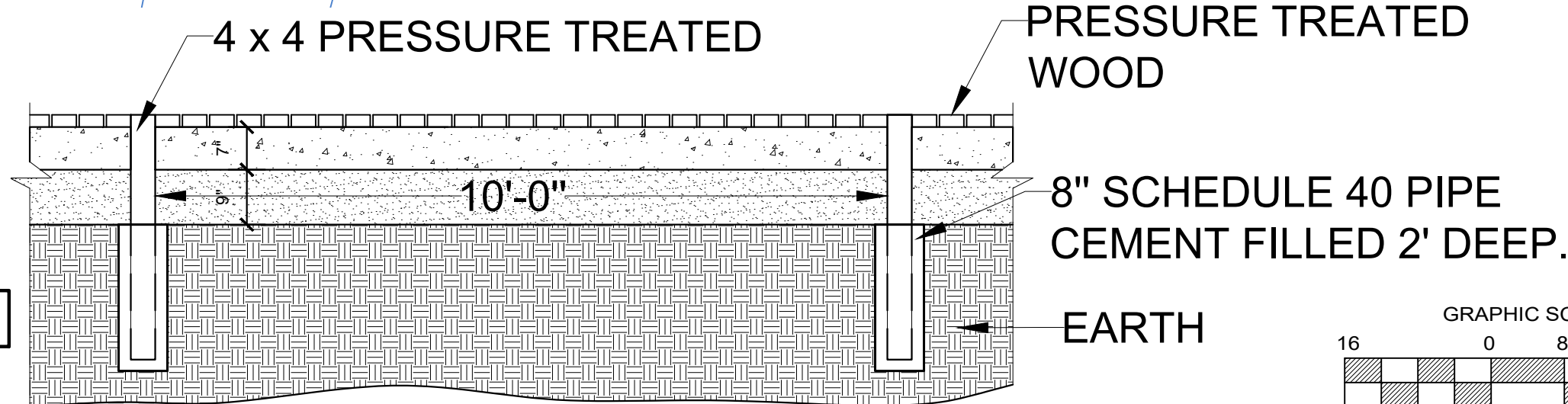
TOTAL OF 20 SETS OF 8" CEMENT CLINDERS 2' DEEP.

TOTAL PROPOSED VOLUME OF FILL IS 28 CUBIC FEET.

SITE ELEVATIONS
10.0 ft, 11.0 ft, 12.0 ft NAVD (AE & VE FLOOD ZONE)
17.5' NAVD (DESIGN FLOOD ELEVATION)
5.88' NAVD (GROUND LEVEL SLAB ELEVATION)
18.88' NAVD 2ND FLOOR FIN. FL. ELEVATION

FLOOD ZONE: AE 10.0, 11.0 & VE 12.0

3 Boardwalk Detail
1/32" = 1'-0"



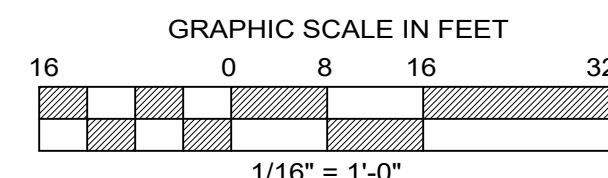
TWO PARKING SPACES PER RESIDENTIAL UNIT PROVIDED UNDER ELEVATED BUILDINGS. 1614 SF. RECREATIONAL OPEN SPACES CONSTITUTE > 10% OF THE PARCEL AREA LANDWARD OF THE 1974 CCCL, INCLUDING OUTDOOR SEATING AREAS REMOVED FROM THE GULF BEACH ZONE.

HEIGHT OF 2-STORY BUILDINGS: 26' - 11"

HEIGHT OF 3-STORY BUILDING: 32'-6" (BELOW MAX. 33'-0" HEIGHT ABOVE BFE)

DEVELOPMENT DOES NOT EXCEED MAX. ALLOWED IMPERMEABLE SURFACE, DEVELOPED AREA & VEGETATION REMOVAL BASED ON THE ECOLOGICAL ZONE OF THE PARCEL.

ONE ACCESSWAY TO THE BEACH IS PROVIDED TO PROTECT THE BEACH DUNE SYSTEM & BEACH VEGETATION ESSENTIAL TO SHORELINE PRESERVATION. "ISLAND-STYLE" BUILDING AESTHETICS CONTRIBUTE TO THE HISTORICAL CHARACTER OF THE CITY OF SANIBEL.



Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida PE #58009
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswaid13@gmail.com

FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33857

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2025	REVISION #6: BLDG. DEPT. COMMENTS

WHITE CAPS

SITE PLAN

CLIENT

PROJECT

PRINTED COPIES OF THIS SHEET ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EXEMPTED SEAL OF THE DESIGN PROFESSIONAL

VINCENT C. DILEONARDO
FLORIDA P.E. #58009

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: A2

(2) 3/4" DIA GALVANIZED BOLTS W/ WASHERS

1/4"

1/4"

NON-SHRINK GROUT

1.2 FT COLUMN HT.

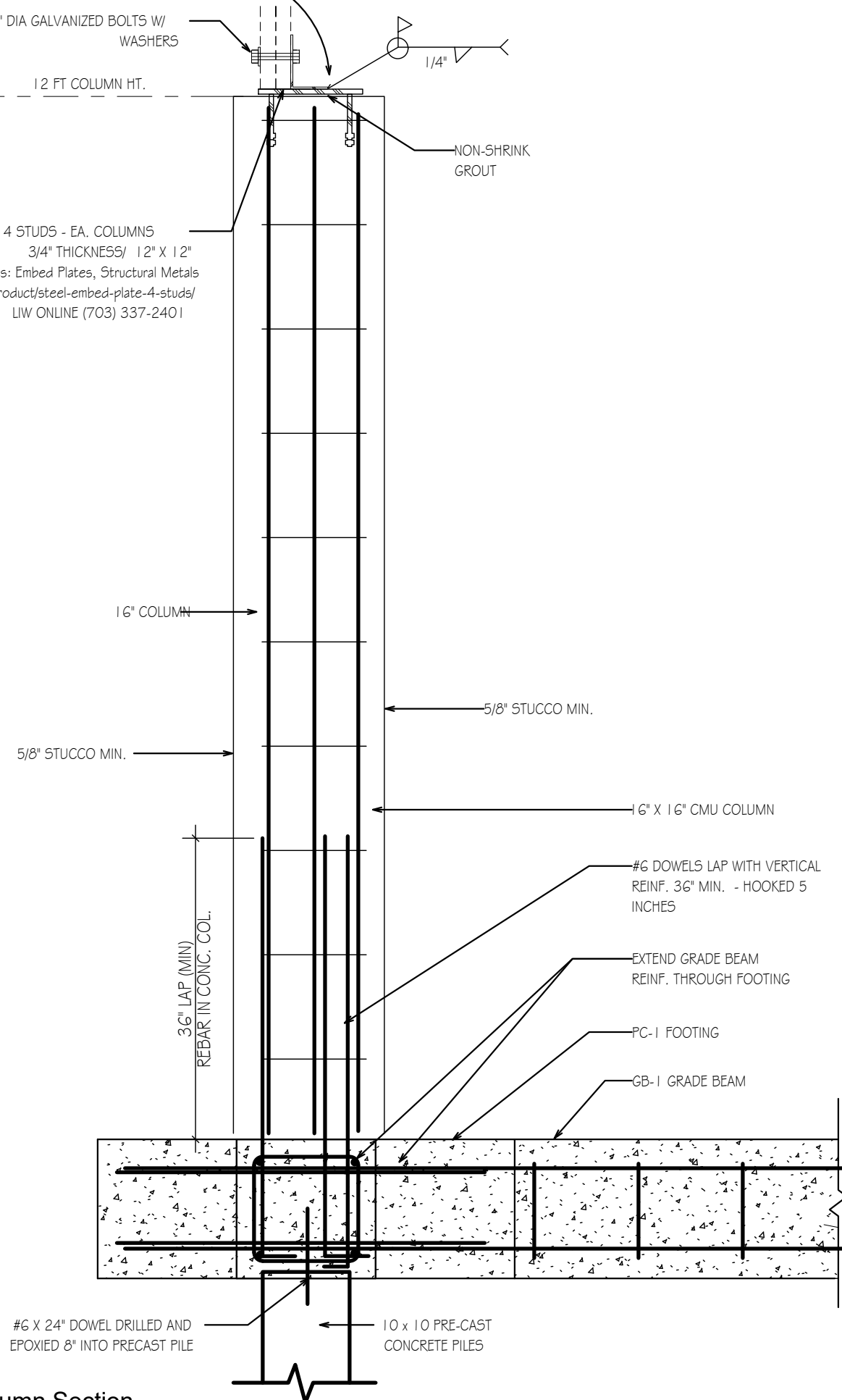
STEEL EMBED PLATE W/ 4 STUDS - EA. COLUMNS

3/4" THICKNESS/ 12" X 12"

SKU: Iw-524-1 Categories: Embed Plates, Structural Metals

<https://iwonline.com/product/steel-embed-plate-4-studs/>

I/W ONLINE (703) 337-2401



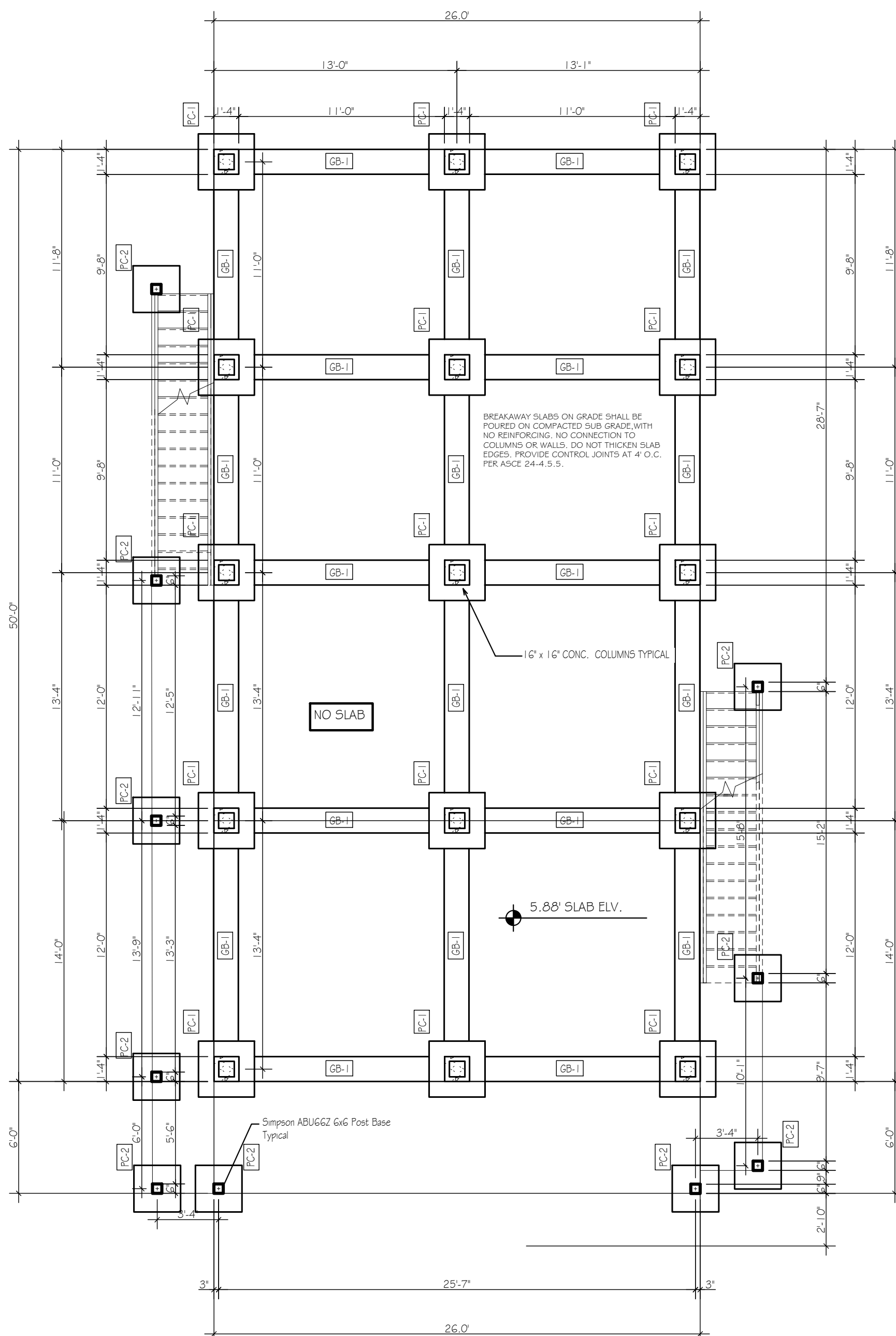
16" x 16" FORMED & POURED
CONC. COL W/6-#6 VERT & #3
TIES (12" X 12") @ 12"
O.C.

CONCRETE NOTES

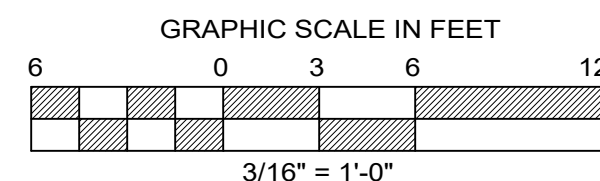
1. REINFORCING SHALL BE DOWELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ASCE 24-4.5.5.
2. CONCRETE COLUMNS, BEAMS AND GRADE BEAMS SHALL BE 4,000 PSI (28 DAY COMPRESSIVE STRENGTH)
3. REINFORCING ASTM A615 GRADE 60
4. INSTALL REINFORCING PER ACI 315
5. MINIMUM CONCRETE COVER FOUNDATION 3", COLUMNS 1.5", BEAMS 1.5"
6. MAXIMUM SLUMP 4"-6"
7. PROVIDE 4 CYLINDERS PER CLASS OF CONCRETE OR 50 CY PER DAY AS PER ASTM C39. TEST 1 AT 3 DAYS, 1 AT 7DAYS, 2 AT 28 DAYS
8. NO PENETRATIONS THROUGH CONCRETE STRUCTURE W/O APPROVAL OF ARCHITECT / ENGINEER
9. PROVIDE $\frac{3}{4}$ CHAMFER AT ALL EXPOSED CORNERS.

FOUNDATION / GROUND FLOOR NOTES.

1. CONCRETE GRADE SLABS ON GRADE SHALL BE POURED ON COMPACTED SUB GRADE, WITH NO REINFORCING, NO CONNECTION TO COLUMNS OR WALLS. DO NOT THICKEN SLAB EDGES, PROVIDE CONTROL JOINTS AT 4' O.C.
2. CONCRETE COMPRESSIVE STRENGTH 3,000 psi (28 DAY)
3. ASSUMED BEARING STRENGTH 2,000 psf
4. FOOTINGS AND PILES SHALL BE CENTERED ON COLUMN CENTER LINES UNLESS NOTED OTHERWISE (UNO)
5. PILES SHALL BE 10x10 PRECAST CONCRETE PILES WITH 10 TON COMPRESSIVE CAPACITY. SEE DETAIL FOR EMBEDMENT IN PILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REIN LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.



N 

[illegible]

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

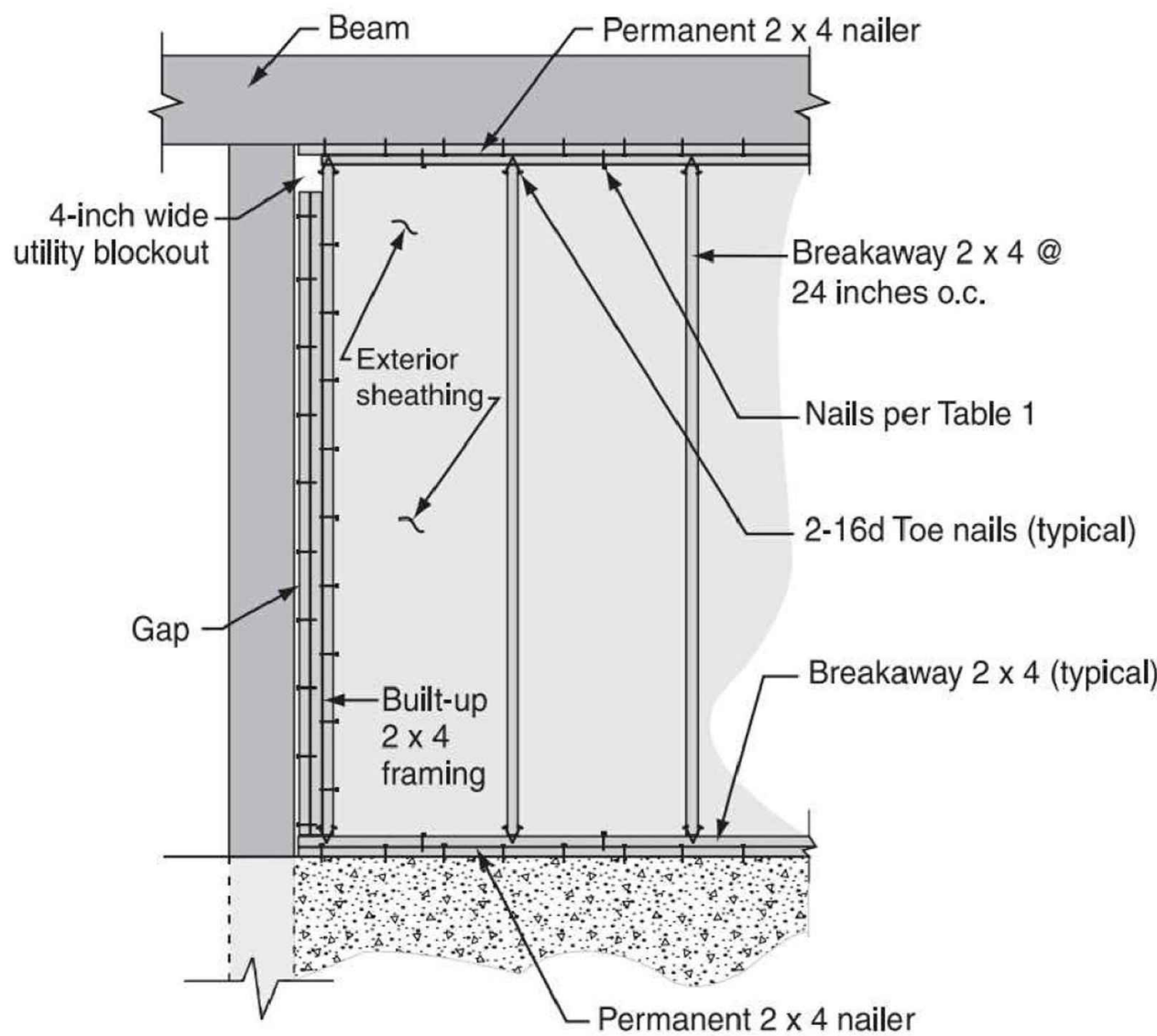


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	18	12	22	14	24	16	28	18

Table 1b. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 10-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	24	16	28	18	32	20	34	24

Table 1c. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 12-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28

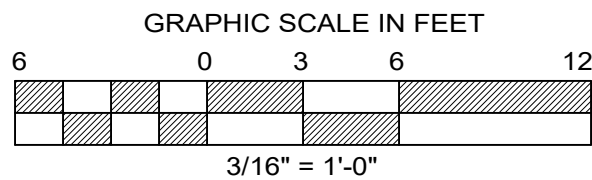
1 Breakaway Wall Detail 1/2" = 1'-0"

PLAN LEGEND:

BREAKAWAY
WALLS

NOTE: ALL STUDS AND
PLATE SHALL BE 2 x 6 PT
SO PINE #2 DENSE
MINIMUM

PRODUCTS	DESCRIPTION:	PRODUCT APPROVAL NUMBER	ACTUAL APPLIED WIND PRESSURES	PRODUCT DESIGN WIND PRESSURES
EXTERIOR DOUBLE DOOR	PLASTPRO SERIES O FIBERGLASS DOOR	FL - 15210.5	+31.3 / -34.3	+75.0, -75.0 PSF



2.7.2.1 Non-Engineered Openings

"Non-engineered openings shall meet the following criteria: (1) The total net open area of all openings shall be at least 1 sq. in. for each sq. ft. of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls; (2) openings shall not be less than 3 in. in any direction in the plane of the wall; and (3) the presence of louvers, blades, screens, and faceplates or other covers and devices shall not block or impeded the automatic flow of floodwaters into and out of the enclosed areas and shall be accounted for in the determination of the net open area."

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:

1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

FLOOD DAMAGE RESISTANT MATERIAL FINISHES

ALL MATERIALS MUST BE FLOOD
DAMAGE-RESISTANT
COLUMN= CMU W/ STUCCO

FLOOR MATERIAL= CONCRETE, ENTRY;
TILE
BREAKAWAY WALLS= 2 X 6 WOOD-FRAMED & SHALL
BE CONSTRUCTED USING P.T. WOOD
EXTERIOR HARDIE WATERPROOF CEMENT
BOARD
EXTERIOR SIDING SHALL BE EXTERIOR GRADE AND
NO THICKER THAN 1/2-INCH

STAIRS= P.T. MARINE TIMBER 2 X 12 FOR
STRINGERS AND TREADS

FLOOD VENT CALCULATIONS

A. ENCLOSED AREAS			
TOTAL AREA OF ENCLOSED SPACES	=	134.0	SQFT
FREE AREA OF EACH FLOOD VENT SELECTED (PER MANUF)	=	76.25	SQ. IN.
MAXIMUM COVERAGE AREA OF EACH FLOOD VENT	=	76.25	SQFT
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	1.76	
B. ENCLOSED SPACES			
NUMBER OF ENCLOSED SPACES BELOW DFE	=	2	
MINIMUM NUMBER OF FLOOD VENTS PROVIDED PER SPACE	=	2	
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	4	
TOTAL # OF FLOOD VENTS PROVIDED (GREATER OF A OR B)	=	4	
SEE PLANS FOR LOCATIONS			
C. FLOOD VENT SPECIFICATION			
PROVIDE "SMART VENT" MODEL #1540-510	SEE ATTACHED SUBMITTAL		
D. COMPLIANCE STATEMENT			
1. PER 2023 FBC 1612.5(1, 2), FBCR 322.2(2, 1) AND ASCE 24 2.7.2.1, The total net area of non-engineered openings shall be not less than 1 square inch (645 mm ²) for each square foot (0.093 m ²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.			
THE ABOVE CALCULATIONS MEET THIS CRITERIA FOR NON-ENGINEERED OPENINGS.			

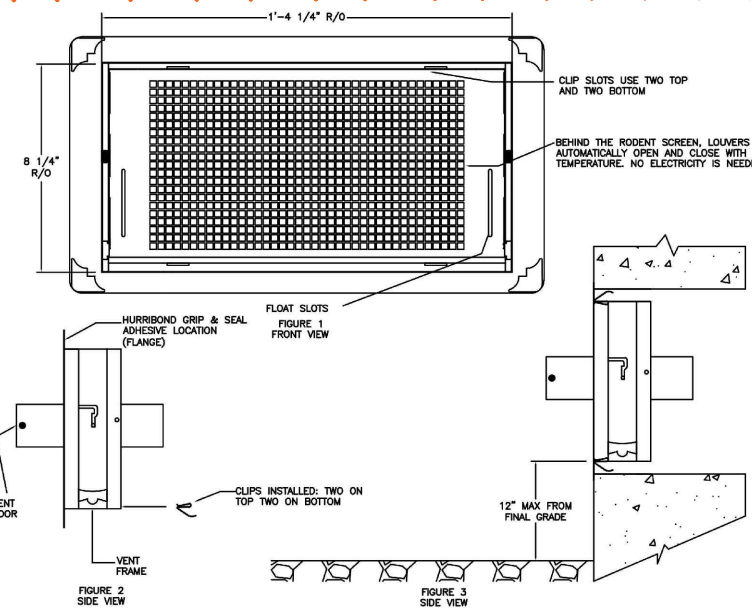
NOTES	
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:	
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.	
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. IN ANY DIRECTION IN THE PLANE OF THE WALL.	
(3) THE PRESENCE OF LOUVERS, SCREENS, OR FACEPLATES OR OTHER COVERS AND DEVICES SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.	

INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK, WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRIBOND GRP #4 SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FRAME ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CALK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR WITH FLOAT PINS DOWN AND FRONT SMALL SCREEN IN FRONT. SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAPS SLOTS ABOUT TWO CLIPS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

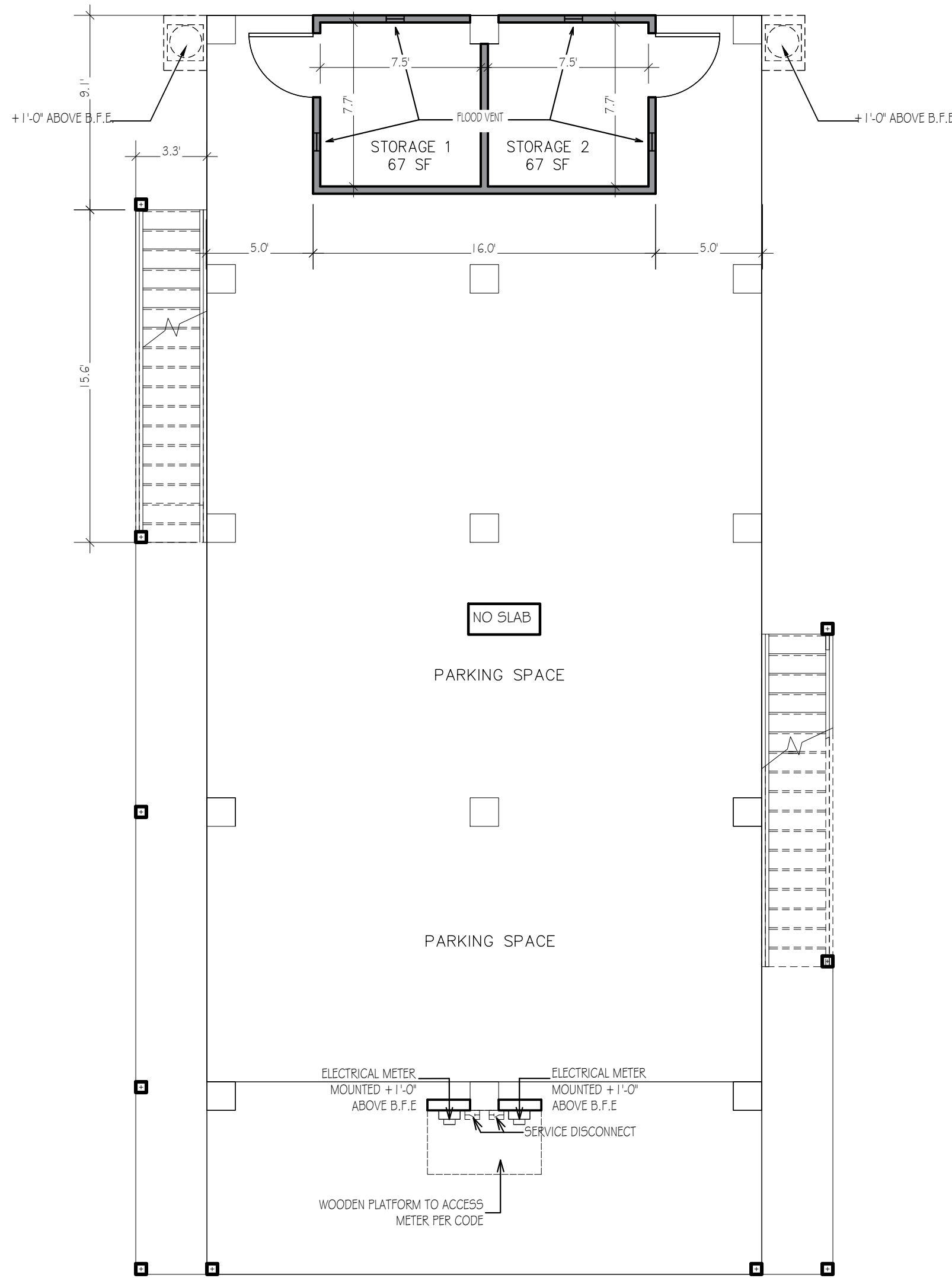
DETAILED SPECIFICATIONS

MATERIAL: STAINLESS STEEL
OPERATION: FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED
INSTALLATION:
USED W/ A STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ALUMINUM HYDROSTATIC RELIEF, 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD) EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)



DETAIL DIAGRAM MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
FL # 5822 DESIGN PRESSURE: +100 / -100

2 Flood Vent Detail



3 Ground Level - Breakaway Wall Layout 3/16" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 471 FLORIDA STATUTES AND CHAPTER 63G13-1.000, F.A.C.

SEASIDE DESIGNZ, INC. HEREBY RESERVES ALL RIGHTS IN THESE PLANS. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ENGINEER. ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

REVISIONS		DESCRIPTION
NO.	DATE	
1	10/15/2025	REVISION #6- BLDG. DEPT. COMMENTS

WHITE CAPS

CLIENT

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

PROJECT:

PRINTED COPIES OF THIS SHEET ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EXEMPTED SEAL OF THE DESIGN PROFESSIONAL

VINCENT C. DILEONARDO
FLORIDA P.E. #8809

SEAL

Seaside DesignZ, Inc.

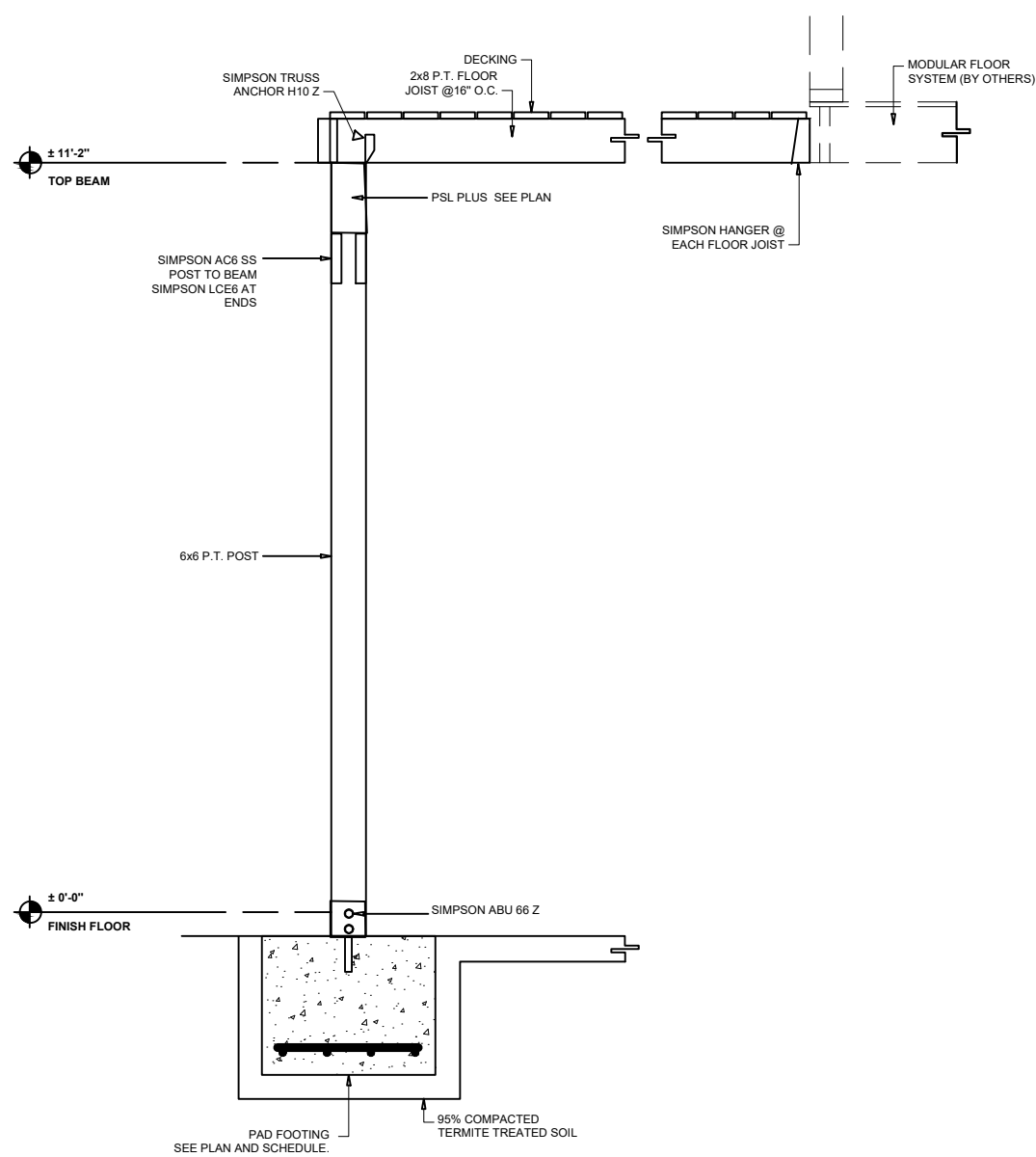
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida P.E. #8809
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 286-3414 Email: iswan@sdzmail.com

DRAWN BY: VCD

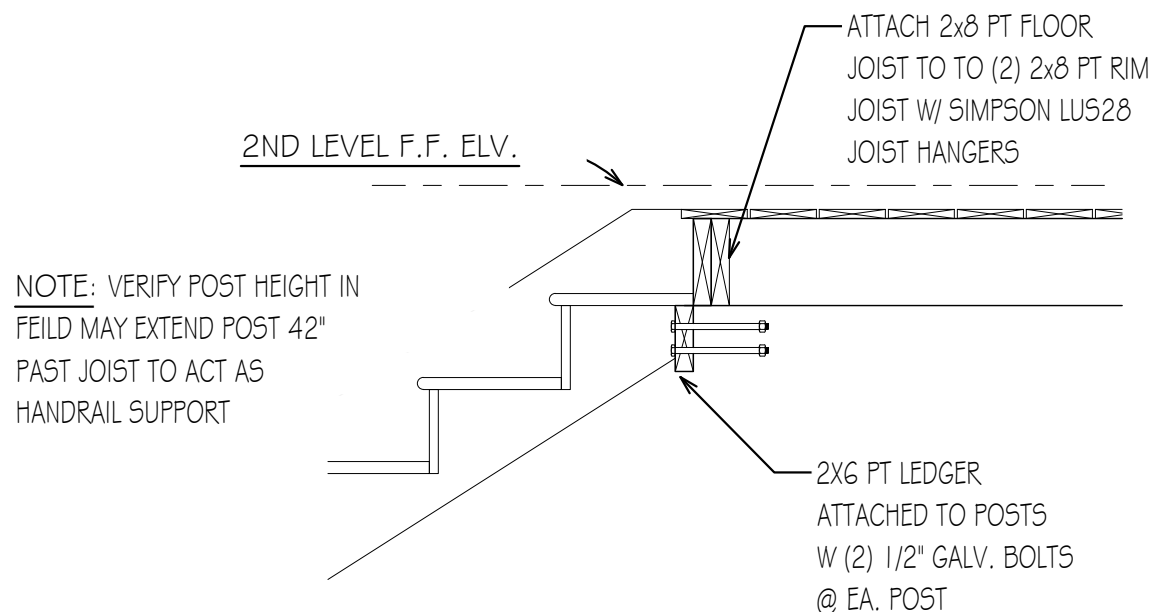
DATE: 6/20/2024

SD PROJECT #:

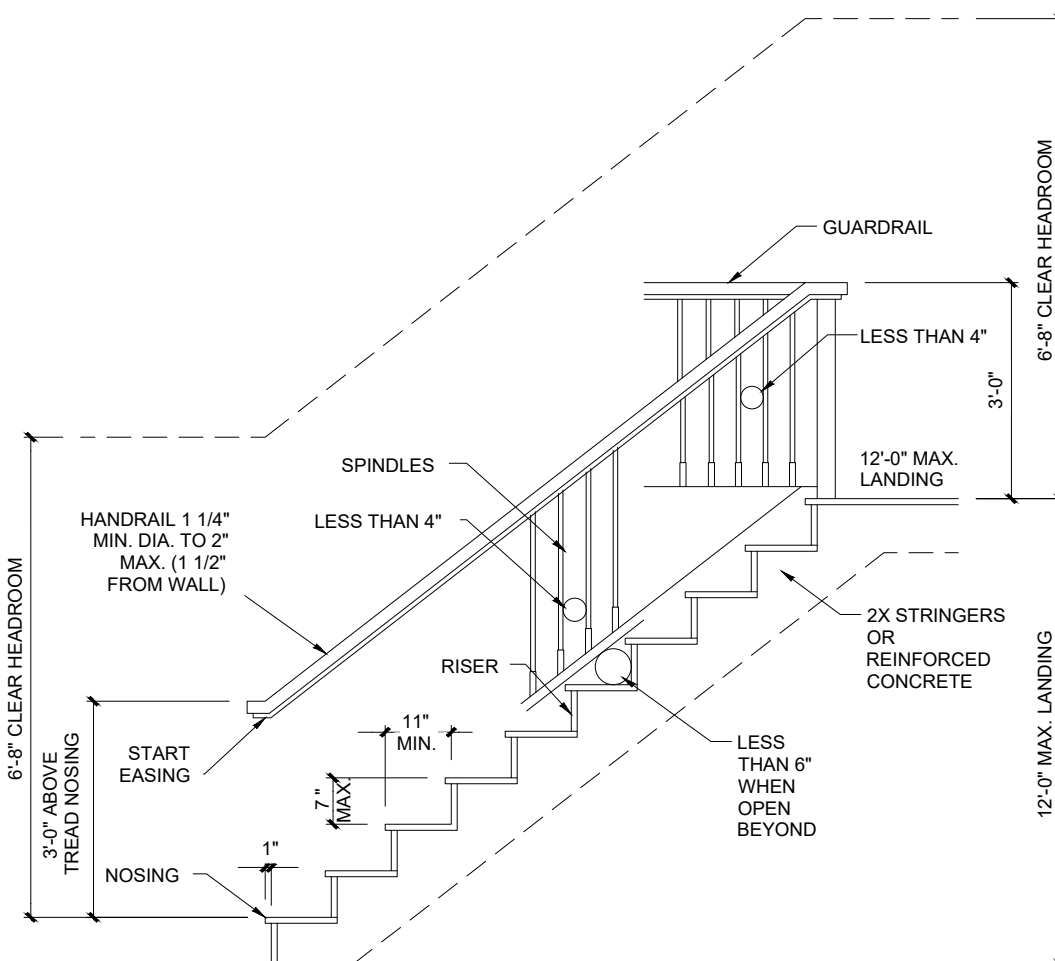
SHEET: A3.1



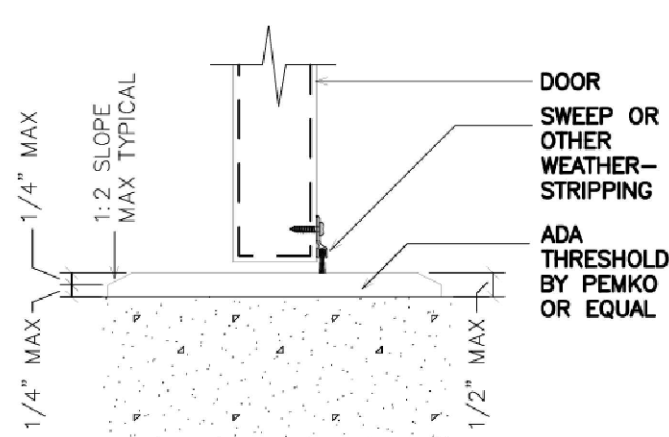
1 Wall Section Typ. (Wood Post) Porch
3/8" = 1'-0"



2 Stair Conn. Detail - Top
1/2" = 1'-0"



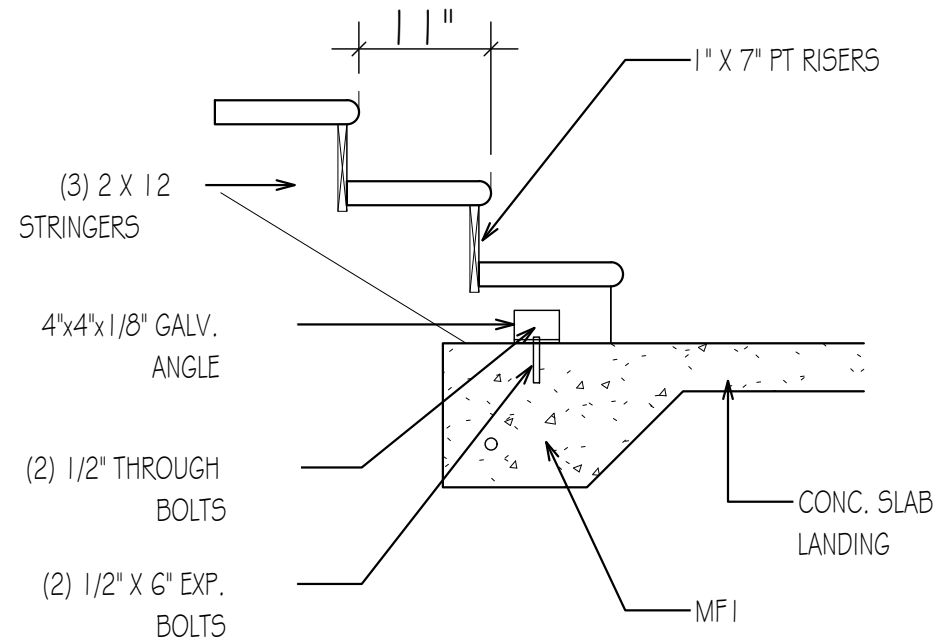
3 Typ Stair Detail
1/2" = 1'-0"



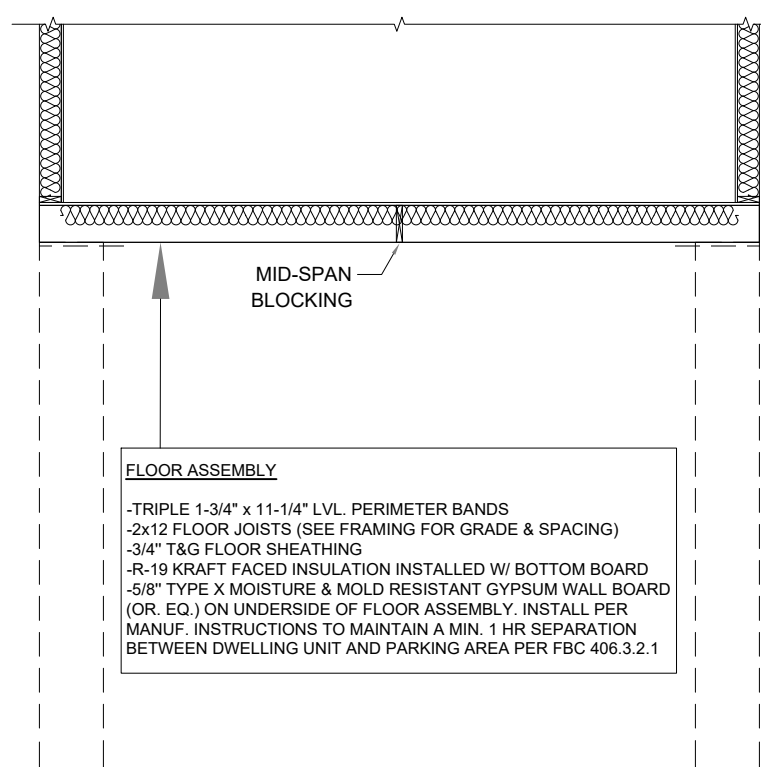
FBC ADVISORY 303.3 BEVELED

A CHANGE IN LEVEL OF 1/2" IS PERMITTED TO BE 1/4" VERTICAL PLUS 1/4" BEVELED. HOWEVER IN NO CASE MAY THE COMBINED CHANGE IN LEVEL EXCEED 1/2"

4 Threshold Detail
N.T.S.



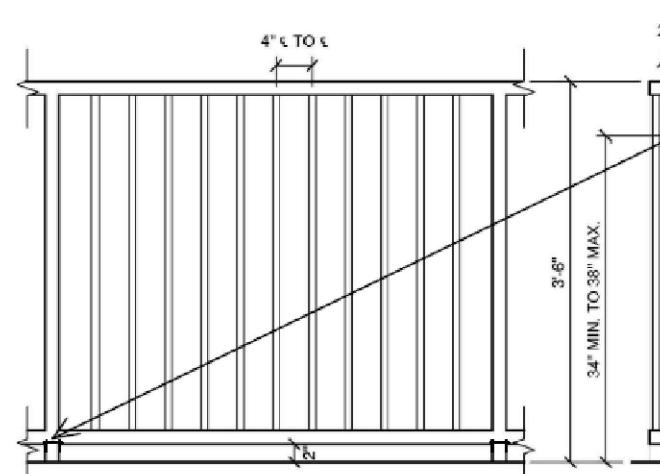
5 Stair Conn. Detail - Bottom
1/2" = 1'-0"



6 Floor Section Above Parking Area
1/4" = 1'-0"

NOTES:

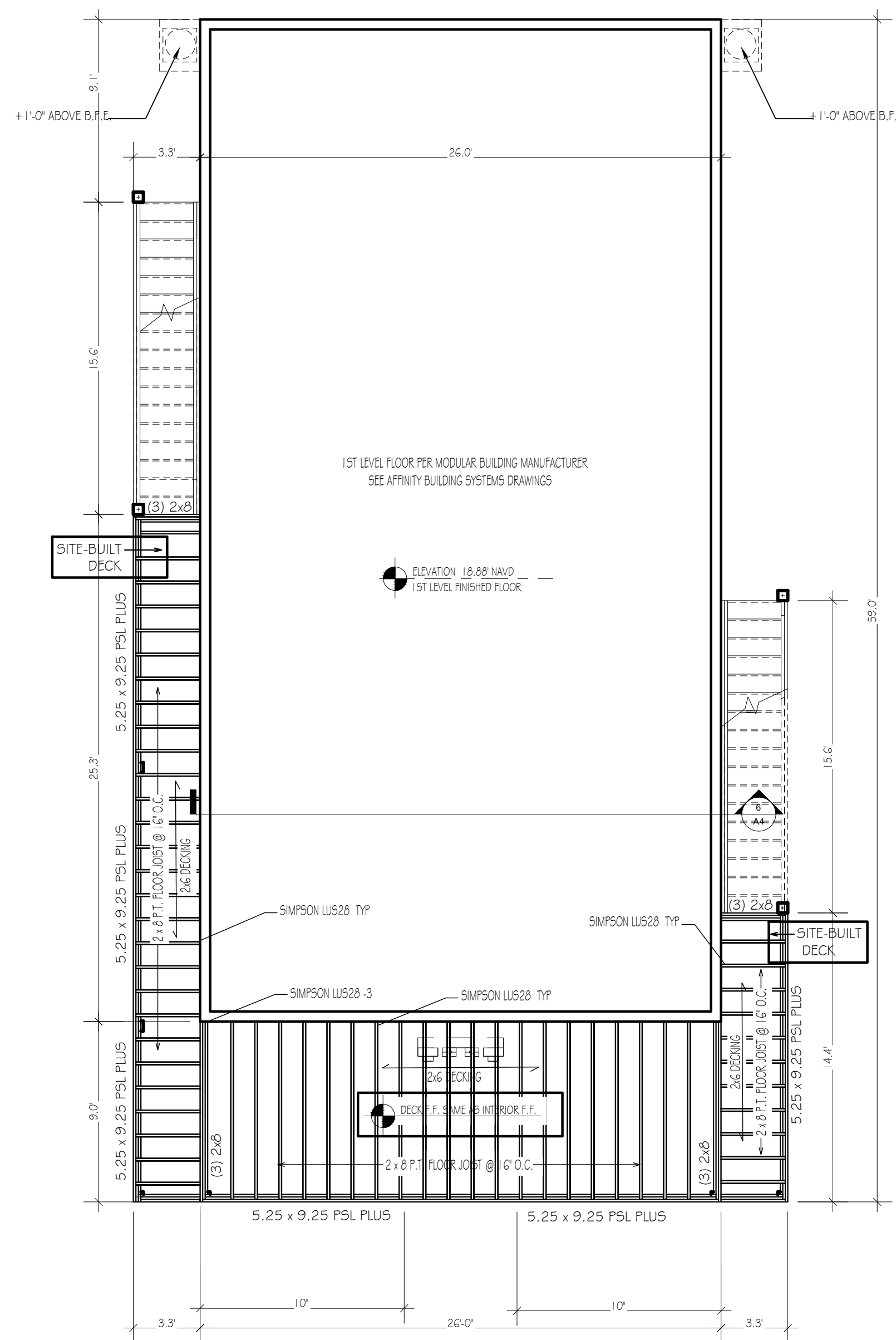
- ALL STAIRS TO BE IN COMPLIANCE W/ 2023 FBC & ACCESSIBILITY (TO MEET ADA STANDARDS)
- ALL HANDRAILS TO BE A MIN. OF 34" HIGH ABOVE TREAD NOSING. ALL GUARDRAILS TO BE MIN. OF 34" AFF AND OPENINGS BETWEEN SPINDLES SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" SPHERE.
- TRIM MATERIALS TBD BY BUILDER.
- GUARDRAIL MUST BE STRONG ENOUGH TO RESIST 200 LBS. POINT LOAD IN ANY DIRECTION.



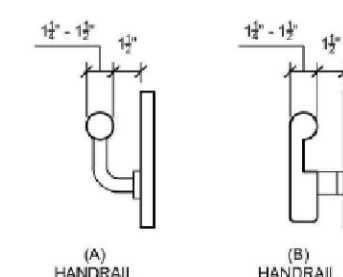
7

GUARDRAIL DETAILS

SCALE: 3/4"=1'-0"

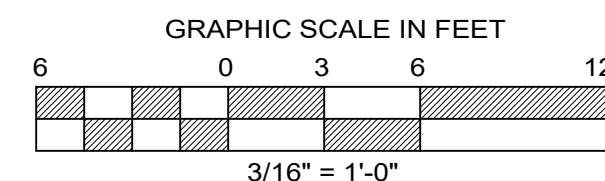


9 1st Level Framing Plan
3/16" = 1'-0"



SIZE & SPACING OF HANDRAILS

SCALE: N.T.S.



8

PROJECT:

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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 61 FLORIDA ADMINISTRATIVE CODE.

SEASIDE DESIGNZ, INC. HEREBY RESERVES ALL RIGHTS IN THESE PLANS. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SEASIDE DESIGNZ, INC. ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SEASIDE DESIGNZ, INC. SHALL BE CONSIDERED A VIOLATION OF THE FULL EXTENT OF THE LAW.

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DESCRIPTION

REVISION #6- BLDG. DEPT. COMMENTS

DATE

NO.

10/15/2025

6

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CLIENT

PROJECT:

FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR.

SANIBEL, FLORIDA 33957

PROJECT TITLE

1ST LEVEL FRAMING PLAN

SEAL

VINCENT C. DILEONARDO

FLORIDA P.E. #8809

Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #36775)

Principal: Vincent C. Dileonardo, Florida PE #58009

333 133rd Avenue E., Unit A, Madeira Beach, FL 33708

Tel: (727) 280-3414 Email: iswan13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET:

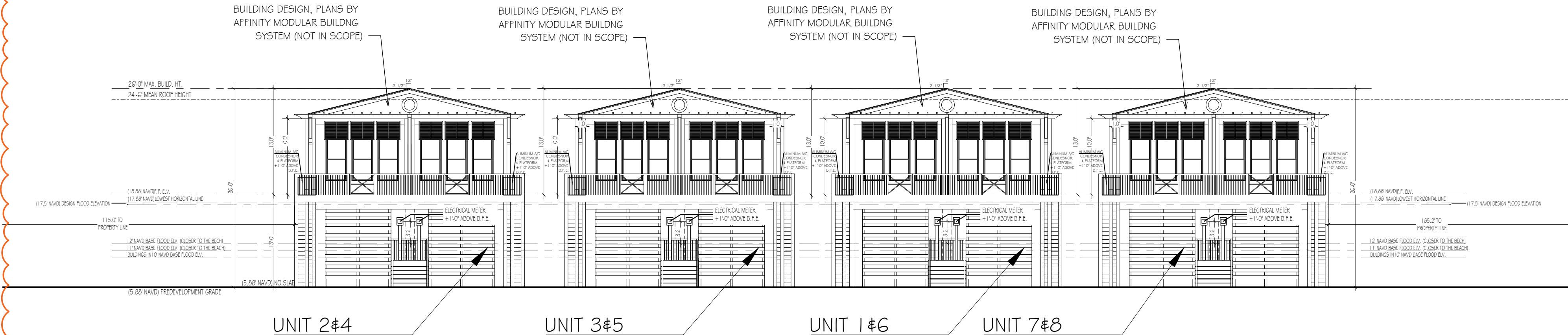
A4

(b)Height. Except for structures described in section 126-932 and subsection 126-635(4), no structure, or portion of a structure in the D-2 upland wetlands zone shall exceed 45 feet above mean sea level. As a further limitation, except for multifamily structures in the resort housing district, the height of structures, or portions of structures in the D-2 upland wetlands zone shall not exceed 35 feet above predevelopment grade. As a further limitation, except for multifamily structures in the resort housing district, structures in the D-2 upland wetlands zone shall not be of such height or size that they penetrate the planes established by a primary angle of light, which is an angle of 45 degrees measured above horizontal from front, side, and rear yard setback lines, open bodies of water setback lines and other applicable setback lines, all measured at 20 feet above the predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel. Limited exceptions

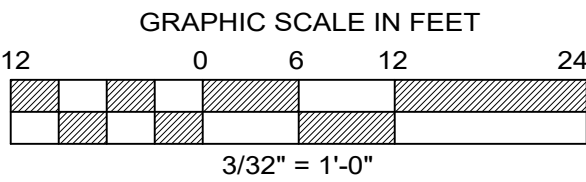
(1)Chimneys. Chimneys may extend not more than three feet above the height of a structure, and may penetrate the primary angle of light, but only to the minimum height necessary for compliance with the building code. In no event shall a chimney exceed a height of 45 feet above mean sea level, regardless of the district in which it is located.

(2)Gable ends. Gable ends may penetrate the primary angle of light if they have a minimum pitch of six on 12, and if they are contained within a triangle formed by the extension of the ridge line of the roof from which they project, the vertical extension of

(3)Dormers and other architectural features. Dormers and other architectural features may penetrate the primary angle of the setback line, and the primary angle of light.
light if they project from a single roof plane and if they do not:
a.Exceed a total of 35 percent of the length of the roof plane from which they project;
b.Penetrates a secondary angle of light, which is an angle of 45 degrees measured above horizontal from the applicable setback lines, but measured at 25 feet above predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel;
and c.Project above the top of the roof from which they project.



1 Front Elevation
3/32" = 1'-0"



PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CLARIFIED FLORIDA ADMINISTRATIVE CODE.
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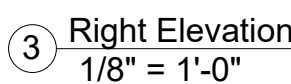
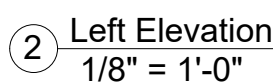
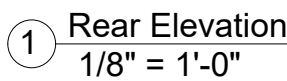
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FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957
PROJECT TITLE

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809
SEAL

Seaside DesignZ, Inc.
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SD PROJECT #:
SHEET: A5

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PROJECT: FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL FLORIDA 33957

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DWG. TITLE:

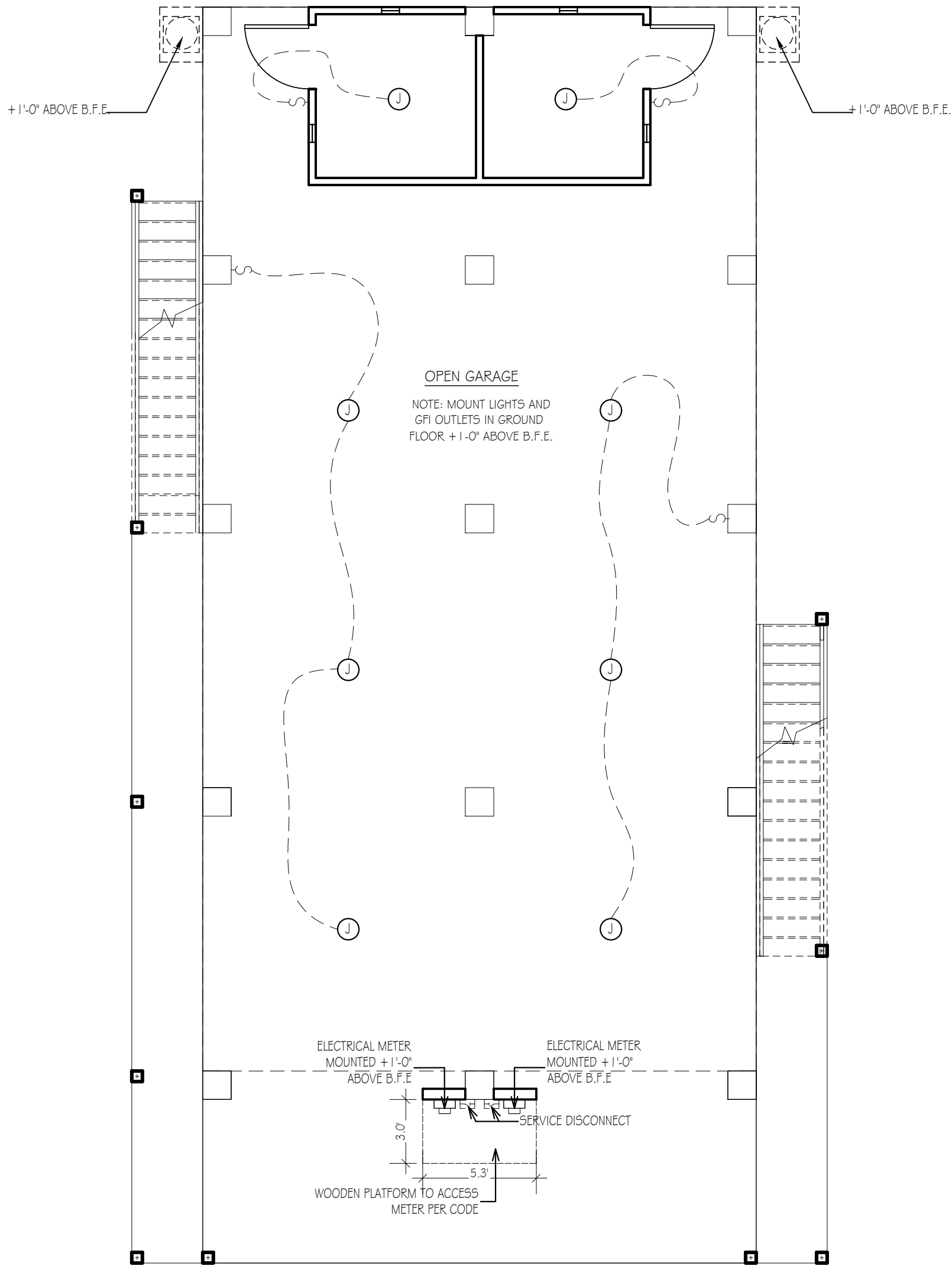
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Seaside DesignZ, Inc.

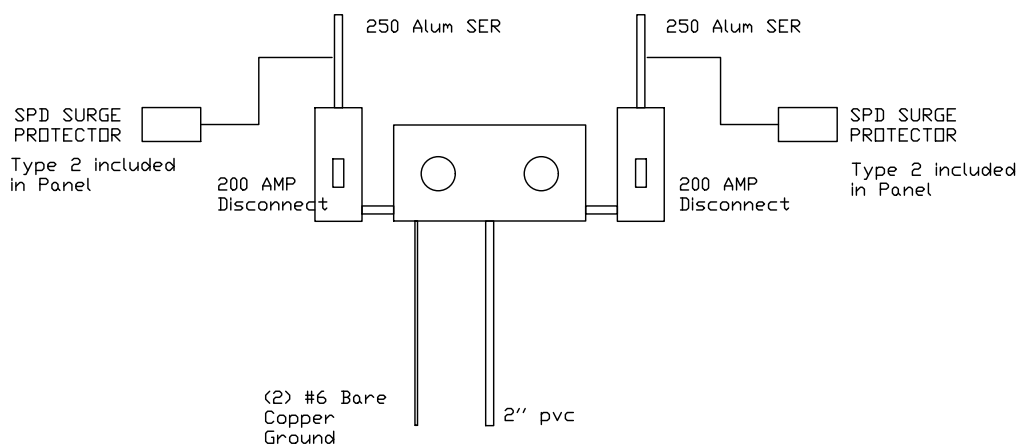
Florida Engineering Business Registry (EB-38775)
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3333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan813@gmail.com

DRAWN BY:	VCD
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① Ground Level Electrical Plan
3/16" = 1'-0"



② Duplex Riser Diagram
1/4" = 1'-0"

RESIDENTIAL ELECTRICAL LOAD CALCULATIONS

A. GENERAL LOAD (NEC 220 MULTIPLE SECTIONS)

ITEM	QTY	LOAD (VA) EACH	TOTAL
GENERAL LIGHTING & RECEPTACLES	1,300	SQFT x 3 VA/SQFT	3,900 VA
SMALL APPLIANCE CIRCUITS	2	1,500	3,000 VA
LAUNDRY CIRCUIT	1	1,500	1,500 VA
WATER HEATER	1	4,500	4,500 VA
WASHER	1	1,500	1,500 VA
DRYER	1	5,000	5,000 VA
REFRIGERATOR	1	1,500	1,500 VA
RANGE	1	10,000	10,000 VA
DISHWASHER	1	1,000	1,000 VA
DISPOSER/WASTE GRINDER	1	700	700 VA
MICROWAVE	1	1,500	1,500 VA
SMOKE DETECTORS	1	1,000	1,000 VA
PLATFORM LIFT	1	2,200	2,200 VA

TOTAL	=	37,300 VA
FIRST 10 KVA AT 100%	=	10,000 VA
REMAINDER AT 40%	=	10,920 VA
SUB-TOTAL GENERAL LOAD	=	20,920 VA

B. HEATING AND AIR CONDITIONING LOAD (NEC 220-14, 15, & NEC 440)

ITEM	QTY	MULTIPLIER	TOTAL
ELECTRIC HEATING (NAMEPLATE)	1	13,920	13,920 VA
COOLING (NAMEPLATE)	1	9,840	9,840 VA

SUB-TOTAL HEAT/AIR CONDITIONING LOAD (GREATER OF TWO)	=	13,920 VA
---	---	-----------

C. DEMAND AND FEEDER SELECTION (NEC 220-82 & NEC 310-15)

	TOTAL
TOTAL ELECTRICAL DEMAND	34,840 VA
LINE VOLTAGE	240 V
TOTAL AMPERES	145 A
MAIN BREAKER SIZE	200 A
SERVICE CONDUCTOR SIZE (COPPER)	3/0 AWG
# OF PARALLEL RUNS	1
NEUTRAL CONDUCTOR SIZE (COPPER)	3/0 AWG
SERVICE GROUND SIZE (COPPER)	4 AWG

NOTES

- HEATING AND COOLING LOADS ARE ASSUMED TO BE NON-SIMULTANEOUS.
- PROVIDE FULL SIZE NEUTRAL UNLESS DIRECTED & APPROVED BY ENGINEER PRIOR TO ROUGH-IN.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	SWITCH SINGLE POLE
[Symbol]	3 WAY SWITCH
[Symbol]	WALL MOUNT LIGHTING FIXTURE
[Symbol]	SURFACE MOUNTED WALL SODACE LIGHT
[Symbol]	CEILING MOUNT LIGHTING FIXTURE
[Symbol]	HANGING CEILING LIGHTING FIXTURE
[Symbol]	EXTERIOR FLOOD LIGHT FIXTURE
[Symbol]	CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE ALARM
[Symbol]	ELECTRICAL PANEL, SURFACE MOUNT
[Symbol]	DUPLEX RECEPTACLE 125V 20A
[Symbol]	10 SWITCHED DUPLEX RECEPTACLE 125V 15A (RESIDENTIAL)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER / WATERPROOF COVER
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER
[Symbol]	MOTOR DISCONNECT SWITCH
[Symbol]	ELECTRICAL METER

- ALL EXTERIOR OUTLETS AND OUTLETS IN KITCHEN, BATHROOMS AND UTILITY TO BE ON GFI CIRCUITS.
- VERIFY POWER HOOK UP LOCATION AND TYPE OF SERVICE (UNDERGROUND OR OVERHEAD) WITH RESPECT TO SUBDIVISION REQUIREMENTS.
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- ALL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
- ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN ALL LIVING AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT

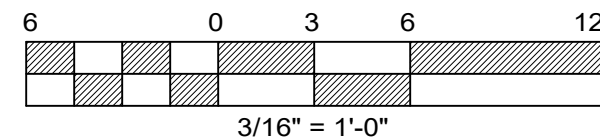
NEW 'PANEL "A" SCHEDULE

PANEL RATING:		200	LOCATION:			INTERIOR		VOLTS:		240	PHASE:		1	WIRE:		3	HZ:		60	
MLO:		200	MAIN AIC:			42k		BR. AIC:		10k	ENCL:		NEMA 1		MTG: SURFACE					
DESCRIP. OF LOAD SERVED		BRANCH		BREAKER		VA/PHASE		CKT		PHASE A B	CKT	VA/PHASE		BREAKER		BRANCH		DESCRIP. OF LOAD SERVED		
		W	C	A	P	A	B	NO.			NO.	A	B	A	P	W	C			
APPLIANCE - GFCI		12	NM	20	1	1,500		1		A	2	355		20		1	12	NM	LIGHTING	
APPLIANCE - GFCI		12	NM	20	1	1,500		3			4	355		20		1	12	NM	LIVING - AFCI	
BATH 1 - GFCI		12	NM	20	1	355		5			6	355		20		1	12	NM	BEDROOM 1 - AFCI	
BATH 2 - GFCI		12	NM	20	1	355		7			8	355		20		1	12	NM	BEDROOM 2 - AFCI	
DINING- AFCI		12	NM	20	1	355		9			10	355		20		1	12	NM	BEDROOM 3 - AFCI	
LAUNDRY - GFCI		12	NM	20	1	355		11			12	355		20		1	12	NM	EXTERIOR - GFCI	
PLATFORM LIFT		10	NM	30	1	2,200		13			14	355		20		1	12	NM	GARAGE - GFCI	
SPACE								15			16	355		20		1	12	NM	HALL/STAIRS - AFCI	
SPACE								17			18								SPACE	
SPACE								19			20								SPACE	
SPACE								21			22	2,250		30		2	10	NM	WATER HEATER	
SPACE								23			24	2,250							---	
DISHWASHER		12	NM	20	1	1,000		25			26	2,500		30		2	10	NM	DRYER	
WASHER		12	NM	20	1	1,500		27			28	2,500							---	
DISPOSER		12	NM	20	1	700		29			30	5,000		50		2	8	NM	RANGE	
SMOKE DETECTORS		12	NM	15	1	1,000		31			32	5,000							---	
REFRIGERATOR		12	NM	20	1	1,500		33			34	6,960		60		2	6	NM	AIR HANDLER/HEAT	
MICROWAVE		12	NM	20	1	1,500		35			36	6,960							---	
TVSS (INTERNAL)		10	NM	30	2			37			38	4,920		30		2	10	NM	CONDENSER	
---		---	---	---	---			39			40	4,920							---	
TOTAL VA/PHASE						7,609		6,209				23,048		23,048		TOTAL VA/PHASE				
												30,657		29,257		TOTAL VA				

NOTES:

- AIC RATINGS ARE MINIMUM SYMMETRICAL AMOUNTS. REVERIFY AVAILABLE SHORT CIRCUIT WITH POWER UTILITY PRIOR TO PREPARING SUBMITTALS AND PROVIDE INCREASED CAPACITY AS REQUIRED.
- AFCI INDICATES ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
- GFCI INDICATES GROUND FAULT CIRCUIT INTERRUPTER BREAKER.
- GENERAL LOAD 3VA/SQFT x 1300 SQFT = 3,900 VA ON 11 CIRCUITS = 355 VA/CIRCUIT
- "NM" INDICATES TYPE NM OR NMC CABLE (WIRE SIZE AS INDICATED).
- PROVIDE TYPE 2 TVSS IF REQUIRED.
- NEW CONNECTED KVA 59,915 / 240 = 249.6 AMPERES
- NEW DEMAND KVA 34,560 / 240 = 144.0 AMPERES (SEE CALCULATION)

GRAPHIC SCALE IN FEET



PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 47 FLORIDA ADMINISTRATIVE CODE.

REVISIONS

NO.	DATE	REVISION	BY	DEPT.	COMMENTS
1	10/15/2025				

WHITE CAPS

CLIENT

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957

GROUND LEVEL ELECTRICAL PLAN

PRINTED COPIES OF THIS SHEET ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF THE DESIGN PROFESSIONAL.

VINCENT C. DILEONARDO
FLORIDA P.E. #8809

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
Principal: Vincent C. Dileonardo, Florida PE #8809
333 138th Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: E1

NEW RESIDENCE

FOUNDATION AND SITEWORK ONLY

UNITS 2 AND 4

2907 WEST GULF DR
SANIBEL, FL 33957

MANUFACTURED BUILDING DESIGN PLANS BY AFFINITY BUILDING
SYSTEM (NOT IN SCOPE)

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED PER ASCE 7-16. THE FOLLOWING SUPERIMPOSED LOADING HAS BEEN UTILIZED

COMPONENTS AND CLADDING DESIGN PRESSURES: ASCE 7-16

Zone 1: 41.6 / -70.0 p.s.f Zone 2: 41.6 / -93.6 p.s.f
Zone 3: 41.6 / -101.5 p.s.f Zone 4: 60.5 / -55.8 p.s.f
Zone 5: 55.8 / -74.7 p.s.f

Structural Forces:

FLOOR DESIGN:
LIVE LOAD: 40 PSF
DEAD LOAD: N/A - SLAB

SOIL DESIGN LOAD-BEARING VALUE: 2,000 PSF MIN. VERIFIED BY GENERAL CONTRACTOR

NOTE: STRUCTURAL CALCULATIONS USING GRAVITY AND WIND LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.

DESIGN PARAMETERS:

APPLICABLE CODES:

FLORIDA BUILDING CODE 6TH EDITION 2023 - RESIDENTIAL
AND FLORIDA BUILDING CODE 6TH EDITION 2023 - BUILDING
FLORIDA BUILDING CODE 6TH EDITION 2023 - ACCESSIBILITY
FLORIDA BUILDING CODE 6TH EDITION 2023 - ENERGY CONSERVATION
FLORIDA BUILDING CODE 6TH EDITION 2023 - FUEL GAS
FLORIDA BUILDING CODE 6TH EDITION 2023 - MECHANICAL
FLORIDA BUILDING CODE 6TH EDITION 2023 - PLUMBING
FLORIDA FIRE PREVENTION CODE 6TH EDITION 2023
NATIONAL ELECTRICAL CODE 2020

METHOD OF DESIGN:
DESIGNED PURSUANT TO RESIDENTIAL FLORIDA BUILDING CODES 2023
BASIC WIND SPEED:

☒ 170 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 133 MPH (NOMINAL DESIGN/FASTEST MILE)
☐ 160 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 124 MPH (NOMINAL DESIGN/FASTEST MILE)
☐ 150 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 116 MPH (NOMINAL DESIGN/FASTEST MILE)

RISK CATEGORY:

☐ 1
☒ 2
☐ 3
☐ 4

BUILDING OCCUPANCY CLASSIFICATION:

☐ GROUP A - ASSEMBLY
☐ GROUP B - BUSINESS
☐ GROUP D - DAY CARE CENTER
☐ GROUP E - EDUCATIONAL
☐ GROUP F - FACTORY INDUSTRIAL
☐ GROUP H - HAZARDOUS
☐ GROUP I - INSTITUTIONAL
☐ GROUP M - MERCANTILE
☒ GROUP R - RESIDENTIAL
☐ GROUP S - STORAGE

NOTE:

.

BUILDING CONSTRUCTION TYPE:

☐ TYPE I-A
☐ TYPE I-B
☐ TYPE II-A
☐ TYPE II-B
☐ TYPE III-A
☐ TYPE III-B
☐ TYPE IV
☐ TYPE V-A
☒ TYPE V-B

EXPOSURE CATEGORY:

☐ A
☐ B
☒ D

WINDBORNE DEBRIS REGION:

☐ NA
☐ NO
☒ YES

☐ IMPACT RESISTANT GLAZING
☒ IMPACT RESISTANT COVERING
☐ COMBINATION OF IMPACT RESISTANT GLAZING & COVERING

INTERNAL PRESSURE COEFFICIENTS:

☐ NA
☐ 0.00 (OPEN)
☒ +0.18, -0.18 (ENCLOSED)
☐ +0.55, -0.55, (PARTIALLY ENCLOSED)

CLASSIFICATION OF WORK:

☐ ALTERATION
☐ LEVEL 1
☐ LEVEL 2
☐ LEVEL 3
☒ NEW CONSTRUCTION
☐ CHANGE OF OCCUPANCY
☐ ADDITION / REMODEL
☐ HISTORIC BUILDING

PROPERTY DATA:

SITE ADDRESS:

2907 WEST GULF DR
SANIBEL FL 33957

DUPLEX 4

STRAP: UN. #2: 34-46-22-T2-02000.0020
UN. #4: 34-46-22-T2-02000.0040

FOLIO ID: UN. #2: 10024128

FOLIO ID: UN. #4: 10024130

PROPERTY DESCRIPTION:

WEST GULF DR
1480 PG 862 UNIT 2 (CJRB LLC)
1480 PG 862 UNIT 4 (CJRB LLC)

JURISDICTION: CITY OF SANIBEL

ZONING RESTRICTIONS:

REQUIRED BUILDING SETBACKS

FRONT: 75' CENTERLINE
REAR: 10' MIN
SIDES: 5' MIN

LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

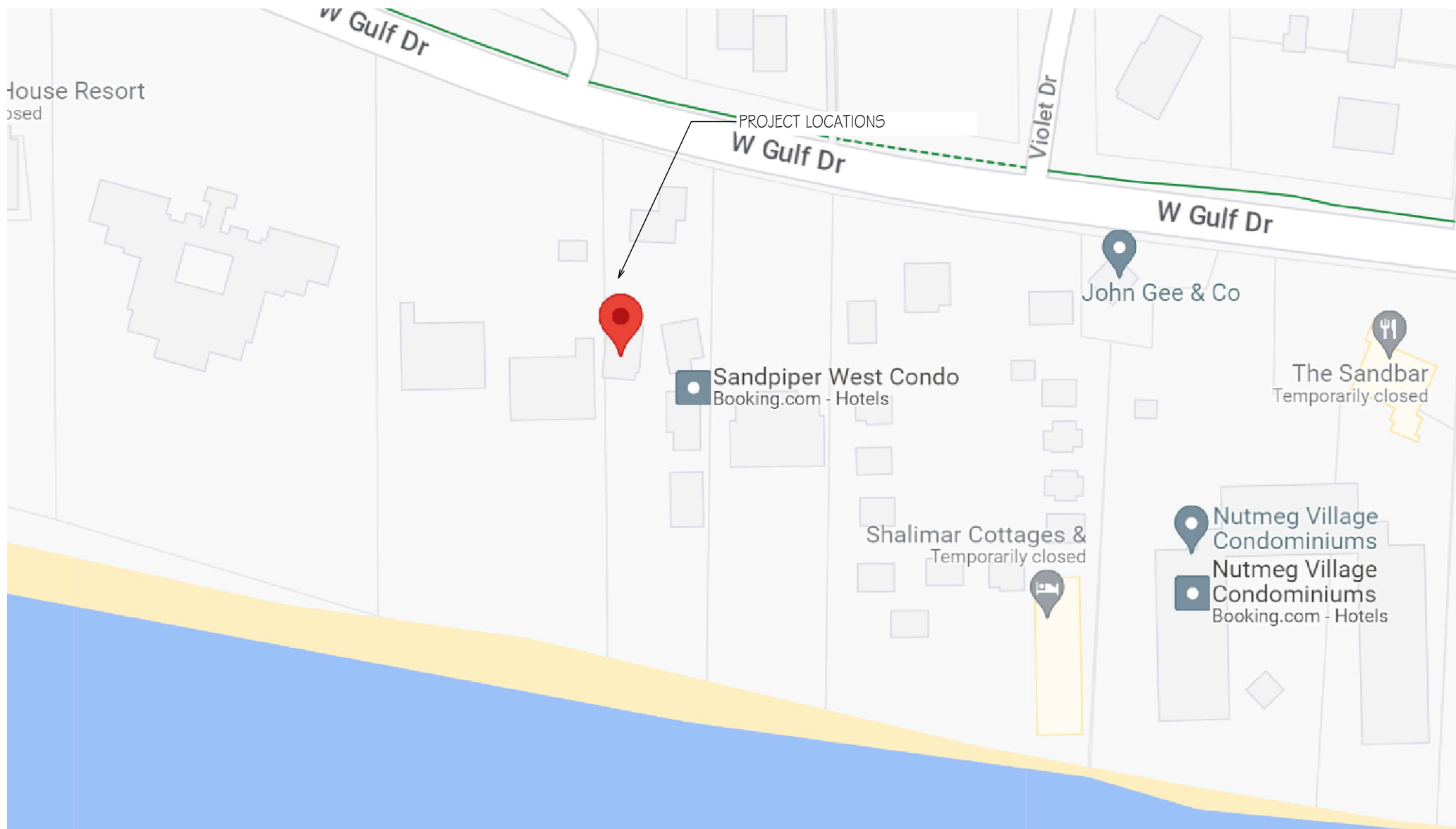
FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

DRAWING INDEX:

A0 COVER SHEET
A1 EXISTING SITE PLAN
A2 ARCHITECTURAL SITE PLAN
A3 FOUNDATION PLAN
A3.1 GROUND LEVEL - WALL LAYOUT
A4 1ST LEVEL FRAMING PLAN
A5 FRONT ELEVATION
A6 ELEVATIONS
E1 GROUND LEVEL- ELECTRICAL PLAN

LOCATION MAP:



NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.

Vincent C
DiLeonardo
2025.10.20
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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A0

PROJECT:
FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957

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CLIENT

NO.	DATE	REVISION	DESCRIPTION
1	10/15/2025	46	BLDG. DEPT. COMMENTS

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CONSENTATION TO THESE PLANS, THE
REPRODUCTION WILL BE PROSECUTED TO
THE FULLEST EXTENT OF THE LAW.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING
CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 63 FLORIDA ADMINISTRATIVE CODE.

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. DiLeonardo, Florida PE #58009
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswaid13@gmail.com

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SIGNATURE, DATE, AND EMBOSSED
SEAL OF THE DESIGN PROFESSIONAL

VINCENT C. DILEONARDO
FLORIDA P.E. #58009

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A0

NEW RESIDENCE

FOUNDATION AND SITEWORK ONLY

UNITS 3 AND 5
2907 WEST GULF DR
SANIBEL, FL 33957

MANUFACTURED BUILDING DESIGN PLANS BY AFFINITY BUILDING
SYSTEM (NOT IN SCOPE)

PROPERTY DATA:

SITE ADDRESS:

2907 WEST GULF DR
SANIBEL FL 33957

DUPLEX 3

STRAP: UN. #3: 34-46-22-T2-02000.0030
UN. #5: 34-46-22-T2-02000.0050

FOLIO ID: UN. #3: 10024129

FOLIO ID: UN. #5: 10024131

PROPERTY DESCRIPTION:

WEST GULF DR

1480 PG 862 UNIT 3 (GROSS RICHARD B)
1480 PG 862 UNIT 5 (PAWS ON SANIBEL II LLC)

JURISDICTION: CITY OF SANIBEL

ZONING RESTRICTIONS:

REQUIRED BUILDING SETBACKS

FRONT: 75' CENTERLINE

REAR: 10' MIN

SIDES: 5' MIN

LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

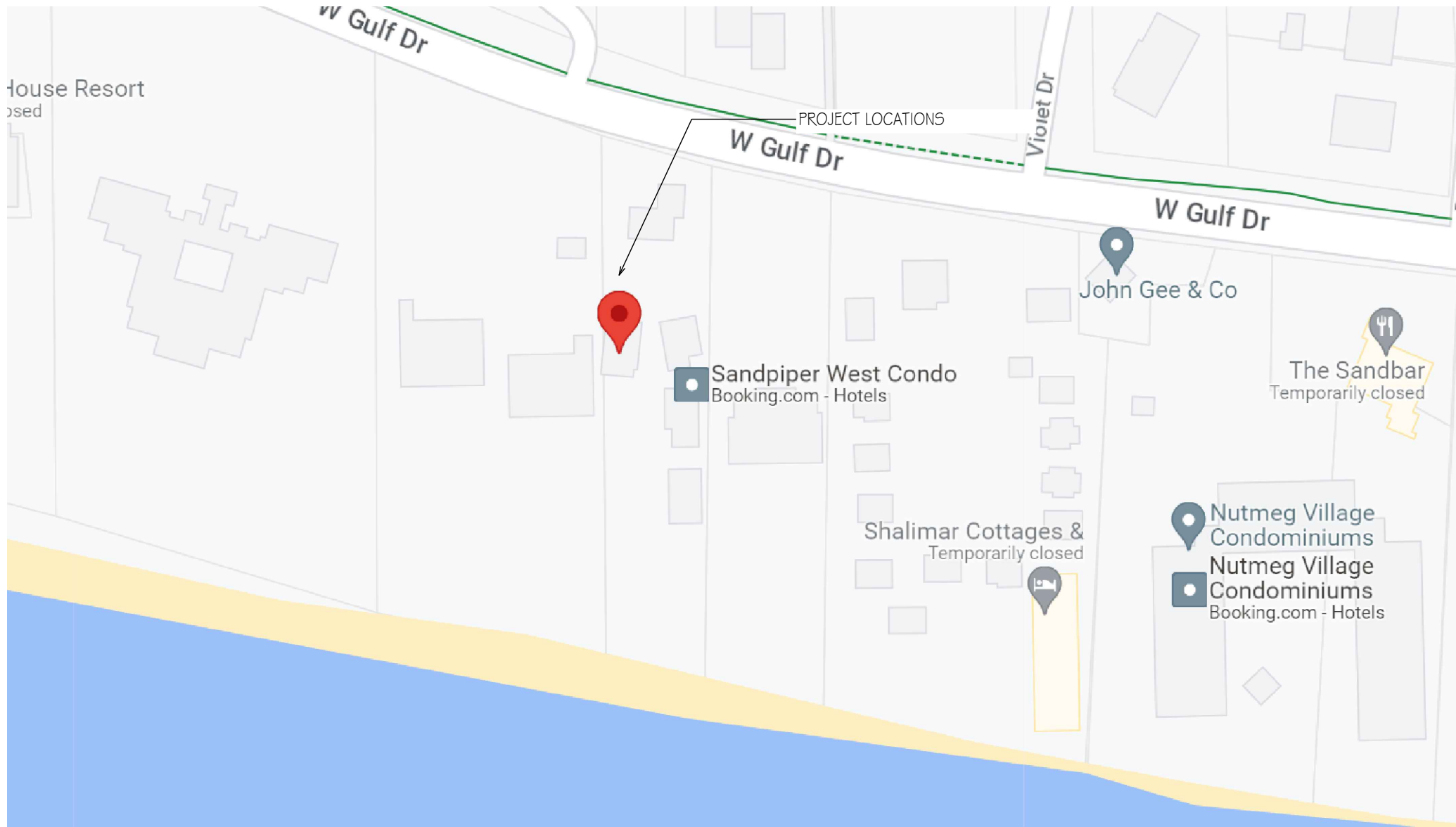
FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
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A5	FRONT ELEVATION
A6	ELEVATIONS
E1	GROUND LEVEL- ELECTRICAL PLAN

LOCATION MAP:



NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED PER ASCE 7-16. THE
FOLLOWING SUPERIMPOSED LOADING HAS BEEN UTILIZED

COMPONENTS AND CLADDING DESIGN PRESSURES: ASCE 7-16

Zone 1: 41.6 / -70.0 p.s.f Zone 2: 41.6 / -93.6 p.s.f
Zone 3: 41.6 / -101.5 p.s.f Zone 4: 60.5 / -55.8 p.s.f
Zone 5: 55.8 / -74.7 p.s.f

Structural Forces:

FLOOR DESIGN:
LIVE LOAD: 40 PSF
DEAD LOAD: N/A - SLAB

SOIL DESIGN LOAD-BEARING VALUE: 2,000 PSF MIN. VERIFIED BY GENERAL CONTRACTOR

NOTE: STRUCTURAL CALCULATIONS USING GRAVITY AND WIND LOADS HAVE BEEN PERFORMED
IN THE DESIGN OF THIS STRUCTURE.

DESIGN PARAMETERS:

APPLICABLE CODES:

FLORIDA BUILDING CODE 6TH EDITION 2023 - RESIDENTIAL
AND FLORIDA BUILDING CODE 6TH EDITION 2023 - BUILDING
FLORIDA BUILDING CODE 6TH EDITION 2023 - ACCESSIBILITY
FLORIDA BUILDING CODE 6TH EDITION 2023 - ENERGY CONSERVATION
FLORIDA BUILDING CODE 6TH EDITION 2023 - FUEL GAS
FLORIDA BUILDING CODE 6TH EDITION 2023 - MECHANICAL
FLORIDA BUILDING CODE 6TH EDITION 2023 - PLUMBING
FLORIDA FIRE PREVENTION CODE 6TH EDITION 2023
NATIONAL ELECTRICAL CODE 2020

METHOD OF DESIGN:

DESIGNED PURSUANT TO RESIDENTIAL FLORIDA BUILDING CODES 2023

BASIC WIND SPEED:

☒ 170 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 133 MPH (NOMINAL DESIGN/FASTEST MILE)
☐ 160 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 124 MPH (NOMINAL DESIGN/FASTEST MILE)
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RISK CATEGORY:

☐ 1 ☐ 3
☒ 2 ☐ 4

BUILDING OCCUPANCY CLASSIFICATION:

☐ GROUP A - ASSEMBLY ☐ GROUP H - HAZARDOUS
☐ GROUP B - BUSINESS ☐ GROUP I - INSTITUTIONAL
☐ GROUP D - DAY CARE CENTER ☐ GROUP M - MERCANTILE
☐ GROUP E - EDUCATIONAL ☒ GROUP R - RESIDENTIAL
☐ GROUP F - FACTORY INDUSTRIAL ☐ GROUP S - STORAGE

NOTE:

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.
.

BUILDING CONSTRUCTION TYPE:

☐ TYPE I-A ☐ TYPE II-B ☐ TYPE IV
☐ TYPE I-B ☐ TYPE III-A ☐ TYPE V-A
☐ TYPE II-A ☐ TYPE III-B ☒ TYPE V-B

EXPOSURE CATEGORY:

☐ A ☐ C
☐ B ☒ D

WINDBORNE DEBRIS REGION:

☐ NA
☐ NO
☒ YES
☐ IMPACT RESISTANT GLAZING
☒ IMPACT RESISTANT COVERING
☐ COMBINATION OF IMPACT RESISTANT
GLAZING & COVERING

INTERNAL PRESSURE COEFFICIENTS:

☐ NA
☐ 0.00 (OPEN)
☒ +0.18, -0.18 (ENCLOSED)
☐ +0.55, -0.55, (PARTIALLY ENCLOSED)

CLASSIFICATION OF WORK:

☐ ALTERATION
☐ LEVEL 1
☐ LEVEL 2
☐ LEVEL 3
☒ NEW CONSTRUCTION
☐ CHANGE OF OCCUPANCY
☐ ADDITION / REMODEL
☐ HISTORIC BUILDING



Vincent C
DiLeonardo
2025.10.20
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-04'00'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING
CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 63 FLORIDA ADMINISTRATIVE CODE.

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CONSENT OF SEASIDE DESIGNZ, INC. IS
UNLAWFUL. SEASIDE DESIGNZ, INC. SHALL
NOT BE RESPONSIBLE FOR ANY REPRODUCTION
OF THESE PLANS WITHOUT THE WRITTEN
CONSENT OF SEASIDE DESIGNZ, INC. IN
THE FULLEST EXTENT OF THE LAW.

REVISIONS			
NO.	DATE	DESCRIPTION	REVISION #6- BLDG. DEPT. COMMENTS
1	10/15/2025		

WHITE CAPS	CLIENT
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PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR SANIBEL, FLORIDA 33957	COVER SHEET
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Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #38775) Principal: Vincent C. DiLeonardo, Florida PE #58009 333 133rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-3414 Email: iswan13@gmail.com	
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DRAWN BY: VCD	
DATE: 6/20/2024	
SD PROJECT #:	
SHEET: A0	

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

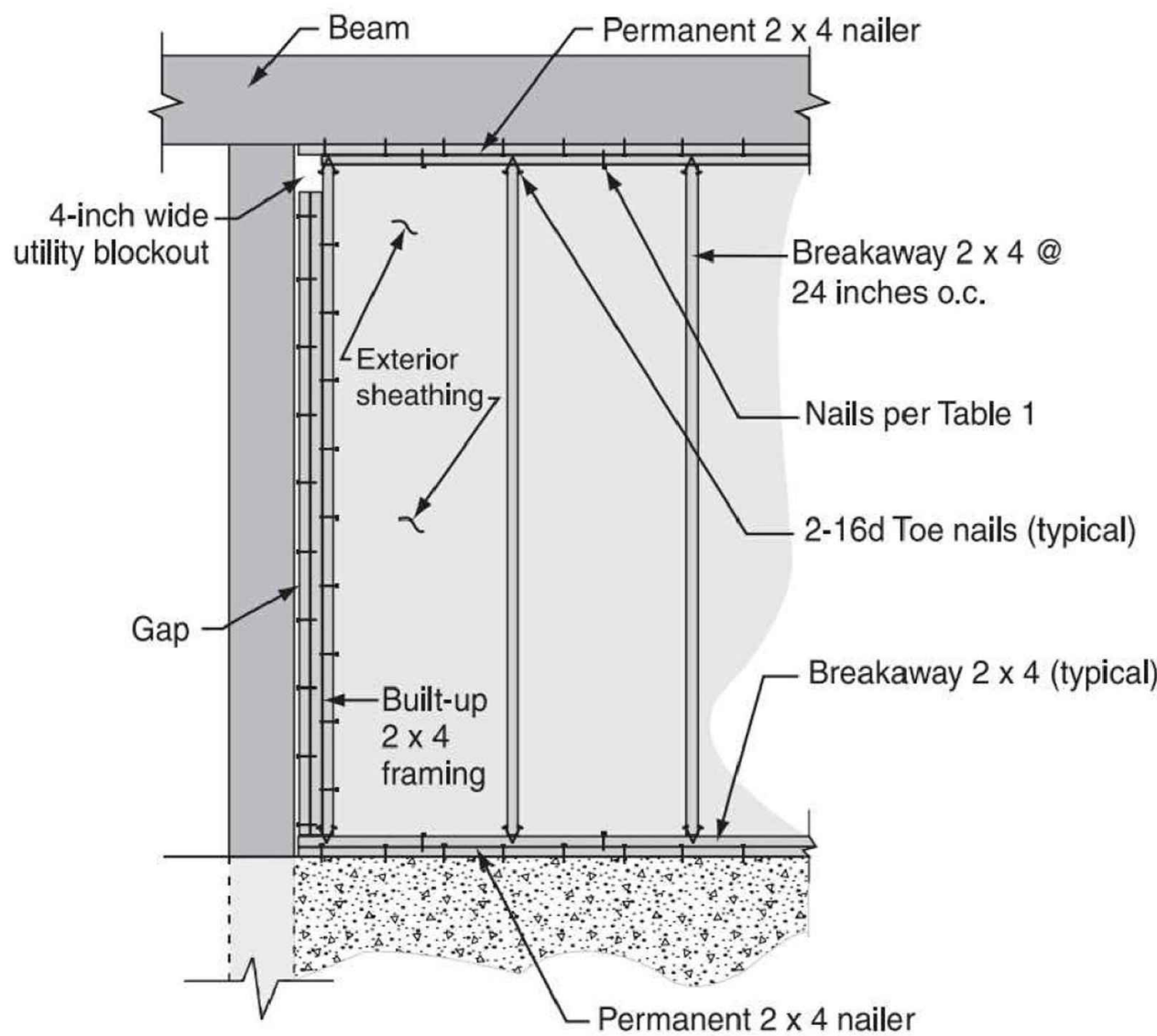


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	18	12	22	14	24	16	28	18

Table 1b. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 10-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	24	16	28	18	32	20	34	24

Table 1c. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 12-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28

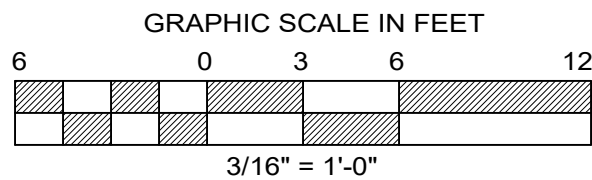
1 Breakaway Wall Detail 1/2" = 1'-0"

PLAN LEGEND:

BREAKAWAY
WALLS

NOTE: ALL STUDS AND
PLATE SHALL BE 2 x 6 PT
SO PINE #2 DENSE
MINIMUM

PRODUCTS	DESCRIPTION:	PRODUCT APPROVAL NUMBER	ACTUAL APPLIED WIND PRESSURES	PRODUCT DESIGN WIND PRESSURES
EXTERIOR DOUBLE DOOR	PLASTPRO SERIES O FIBERGLASS DOOR	FL - 15210.5	+31.3 / -34.3	+75.0, -75.0 PSF



2.7.2.1 Non-Engineered Openings

"Non-engineered openings shall meet the following criteria: (1) The total net open area of all openings shall be at least 1 sq. in. for each sq. ft. of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls; (2) openings shall not be less than 3 in. in any direction in the plane of the wall; and (3) the presence of louvers, blades, screens, and faceplates or other covers and devices shall not block or impeded the automatic flow of floodwaters into and out of the enclosed areas and shall be accounted for in the determination of the net open area."

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:

1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

FLOOD DAMAGE RESISTANT MATERIAL FINISHES

ALL MATERIALS MUST BE FLOOD
DAMAGE-RESISTANT
COLUMN= CMU W/ STUCCO

FLOOR MATERIAL= CONCRETE, ENTRY;
TILE
BREAKAWAY WALLS= 2 X 6 WOOD-FRAMED & SHALL
BE CONSTRUCTED USING P.T. WOOD
EXTERIOR HARDIE WATERPROOF CEMENT
BOARD
EXTERIOR SIDING SHALL BE EXTERIOR GRADE AND
NO THICKER THAN 1/2-INCH

STAIRS= P.T. MARINE TIMBER 2 X 12 FOR
STRINGERS AND TREADS

FLOOD VENT CALCULATIONS

A. ENCLOSED AREAS			
TOTAL AREA OF ENCLOSED SPACES	=	134.0	SQFT
FREE AREA OF EACH FLOOD VENT SELECTED (PER MANUF)	=	76.25	SQ. IN.
MAXIMUM COVERAGE AREA OF EACH FLOOD VENT	=	76.25	SQFT
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	1.76	
B. ENCLOSED SPACES			
NUMBER OF ENCLOSED SPACES BELOW DFE	=	2	
MINIMUM NUMBER OF FLOOD VENTS PROVIDED PER SPACE	=	2	
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	4	
TOTAL # OF FLOOD VENTS PROVIDED (GREATER OF A OR B)	=	4	
SEE PLANS FOR LOCATIONS			
C. FLOOD VENT SPECIFICATION			
PROVIDE "SMART VENT" MODEL #1540-510	SEE ATTACHED SUBMITTAL		
D. COMPLIANCE STATEMENT			
1. PER 2023 FBC 1612.5(1, 2), FBCR 322.2(2, 1) AND ASCE 24 2.7.2.1, The total net area of non-engineered openings shall be not less than 1 square inch (645 mm ²) for each square foot (0.093 m ²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.			
THE ABOVE CALCULATIONS MEET THIS CRITERIA FOR NON-ENGINEERED OPENINGS.			

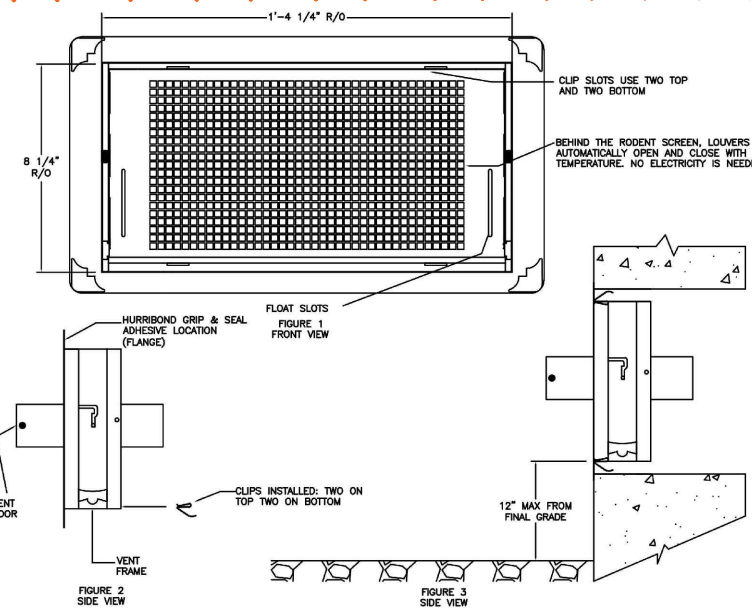
NOTES	
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:	
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.	
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. IN ANY DIRECTION IN THE PLANE OF THE WALL.	
(3) THE PRESENCE OF LOUVERS, SCREENS, OR FACEPLATES OR OTHER COVERS AND DEVICES SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.	

INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK, WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRIBOND GRP #4 SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FRAME ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIDING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CALK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR WITH FLOAT PINS DOWN AND FRONT SMALL SCREEN IN FRONT. SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAPS SLOTS ABOUT TWO CLIPS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

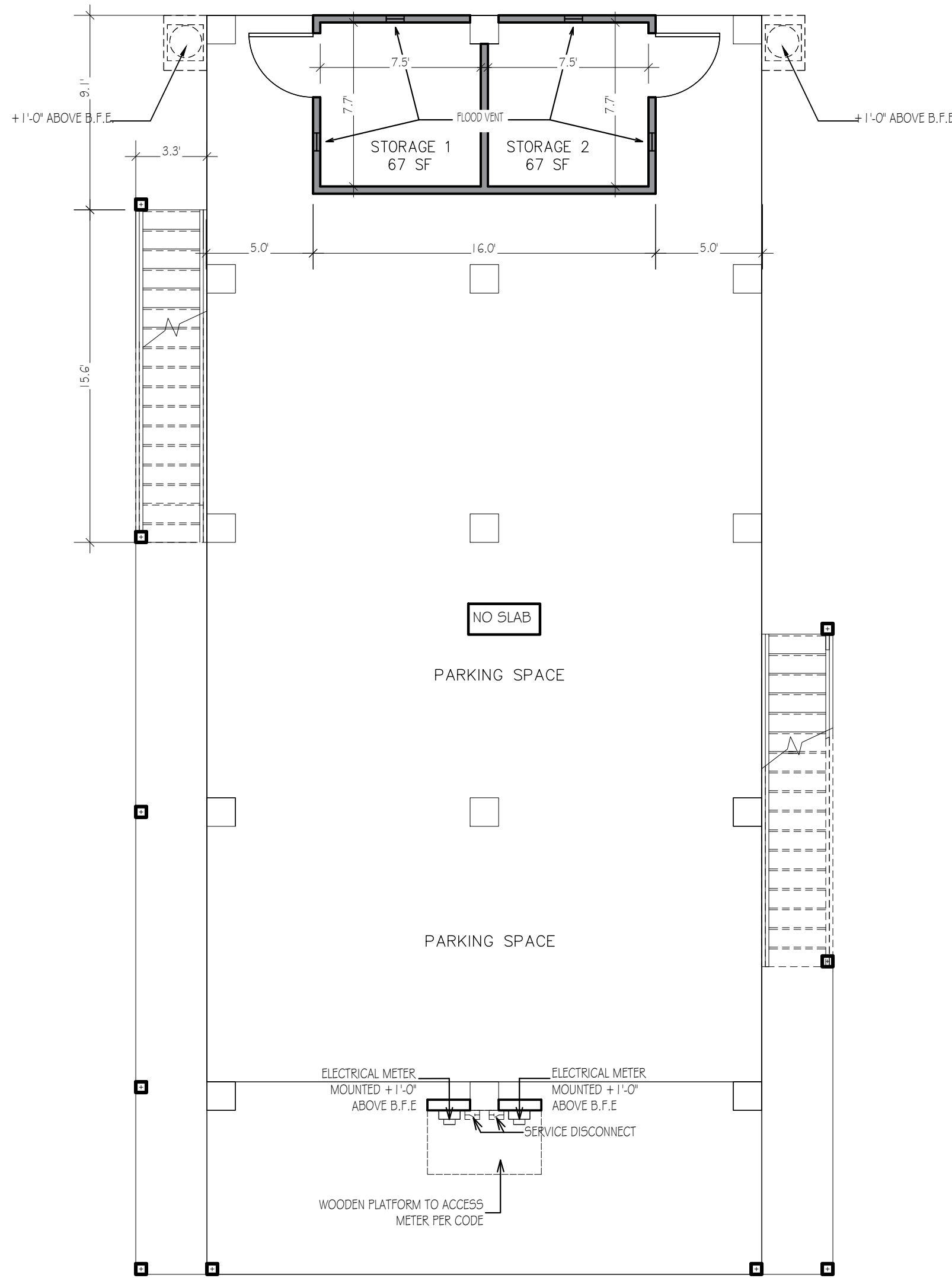
DETAILED SPECIFICATIONS

MATERIAL: STAINLESS STEEL
OPERATION: FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED
INSTALLATION:
USED W/ A STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ALUMINUM HYDROSTATIC RELIEF, 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD) EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)



DETAIL DIAGRAM MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
FL # 5822 DESIGN PRESSURE: +100 / -100

2 Flood Vent Detail



3 Ground Level - Breakaway Wall Layout 3/16" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 471 FLORIDA STATUTES AND CHAPTER 635 FLORIDA ADMINISTRATIVE CODE.

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REVISIONS		DESCRIPTION
NO.	DATE	
1	10/15/2025	REVISION #6- BLDG. DEPT. COMMENTS

WHITE CAPS

CLIENT

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

PROJECT:

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

SEAL

Seaside DesignZ, Inc.

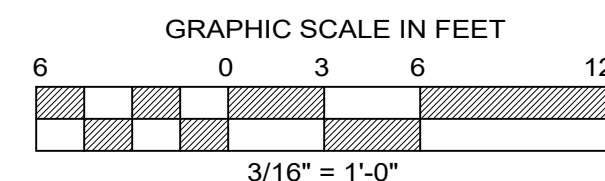
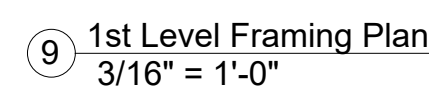
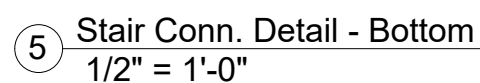
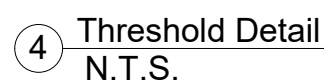
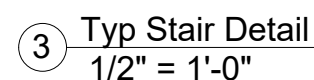
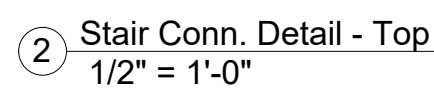
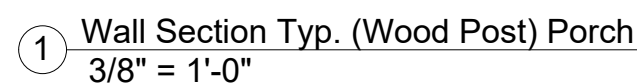
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida P.E. #8809
333 135th Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 286-3414 Email: iswan13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: A3.1

WHITE CAPS

FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANITREI FLORIDA 32057

1ST I EVEL ERAMINIC PI ANI

VINCENT C. DILEONARDO

Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. DiLeonardo, Florida PE #58009
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414
Email: iswan813@gmail.com

DRAWN BY: VCD

DATE: 6/20/202

SD PROJECT #:

SHEET: 1 of 1

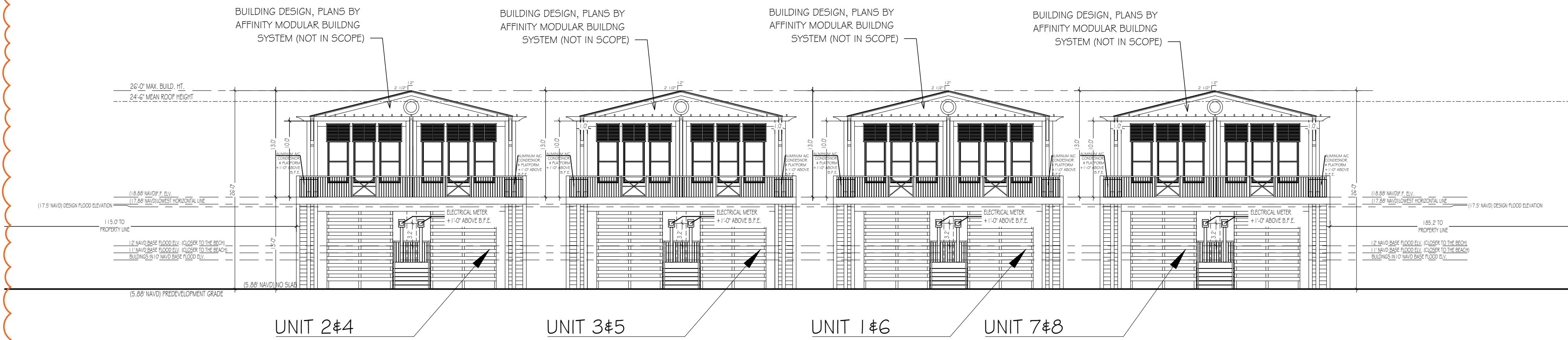
A4

(b)Height. Except for structures described in section 126-932 and subsection 126-635(4), no structure, or portion of a structure in the D-2 upland wetlands zone shall exceed 45 feet above mean sea level. As a further limitation, except for multifamily structures in the resort housing district, the height of structures, or portions of structures in the D-2 upland wetlands zone shall not exceed 35 feet above predevelopment grade. As a further limitation, except for multifamily structures in the resort housing district, structures in the D-2 upland wetlands zone shall not be of such height or size that they penetrate the planes established by a primary angle of light, which is an angle of 45 degrees measured above horizontal from front, side, and rear yard setback lines, open bodies of water setback lines and other applicable setback lines, all measured at 20 feet above the predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel. Limited exceptions

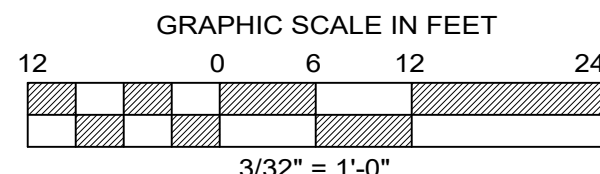
(1)Chimneys. Chimneys may extend not more than three feet above the height of a structure, and may penetrate the primary to height restrictions are as follows:
angle of light, but only to the minimum height necessary for compliance with the building code. In no event shall a chimney exceed a height of 45 feet above mean sea level, regardless of the district in which it is located.

(2)Gable ends. Gable ends may penetrate the primary angle of light if they have a minimum pitch of six on 12, and if they are contained within a triangle formed by the extension of the ridge line of the roof from which they project, the vertical extension of

(3)Dormers and other architectural features. Dormers and other architectural features may penetrate the primary angle of the setback line, and the primary angle of light.
light if they project from a single roof plane and if they do not:
a.Exceed a total of 35 percent of the length of the roof plane from which they project;
b.Penetrates a secondary angle of light, which is an angle of 45 degrees measured above horizontal from the applicable setback lines, but measured at 25 feet above predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel;
and c.Project above the top of the roof from which they project.



1 Front Elevation
3/32" = 1'-0"



PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 47 FLORIDA ADMINISTRATIVE CODE.
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REVISIONS		DESCRIPTION
NO.	DATE	
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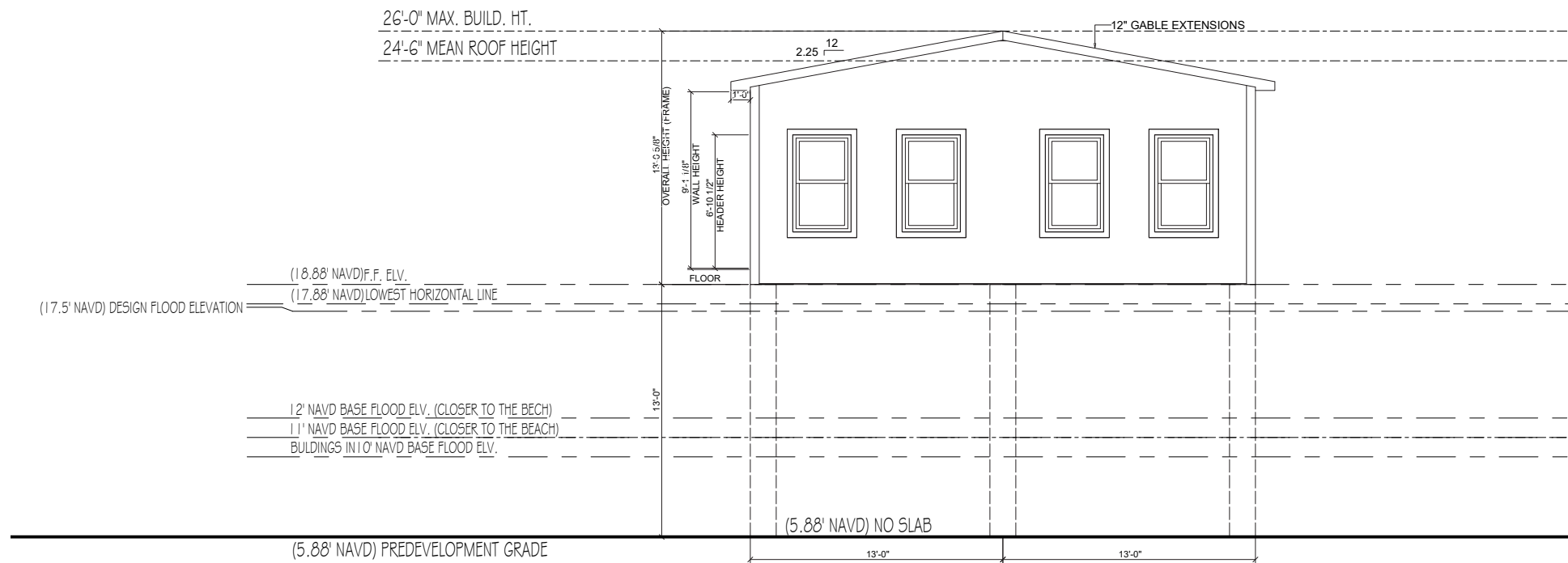
WHITE CAPS
CLIENT

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR.
SANIBEL, FLORIDA 33957
PROJECT TITLE

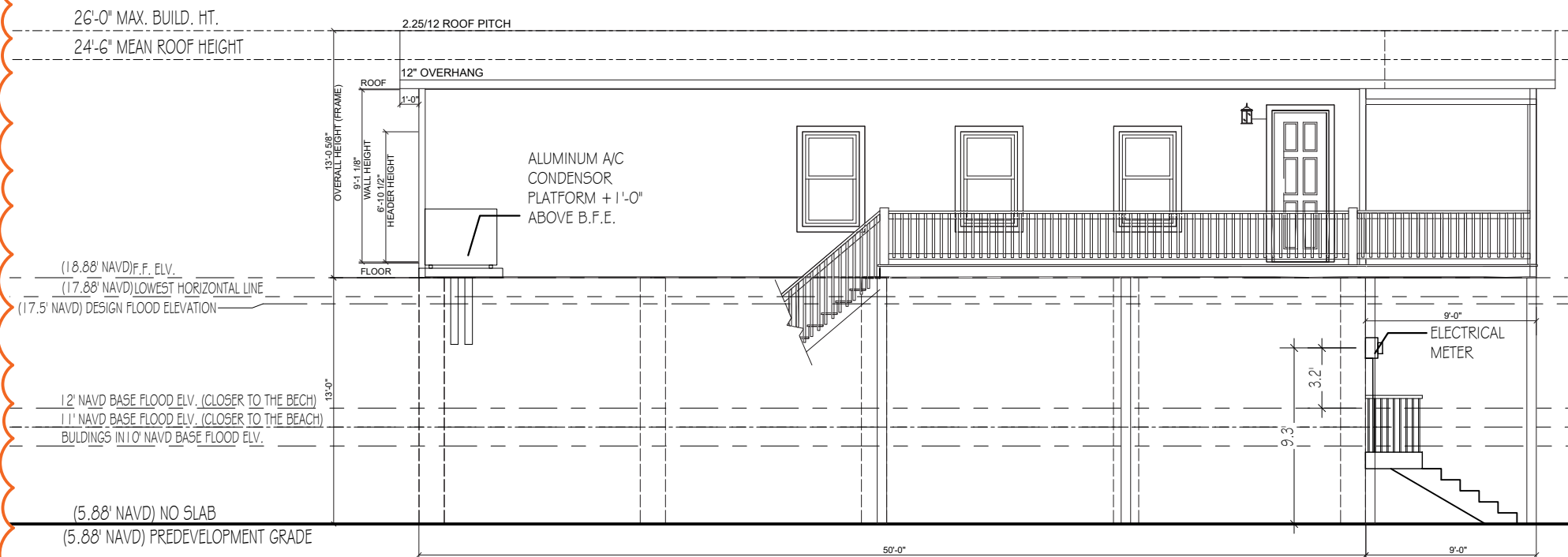
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VINCENT C. DILEONARDO
FLORIDA P.E. #8809
SEAL

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
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333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: jsward13@gmail.com

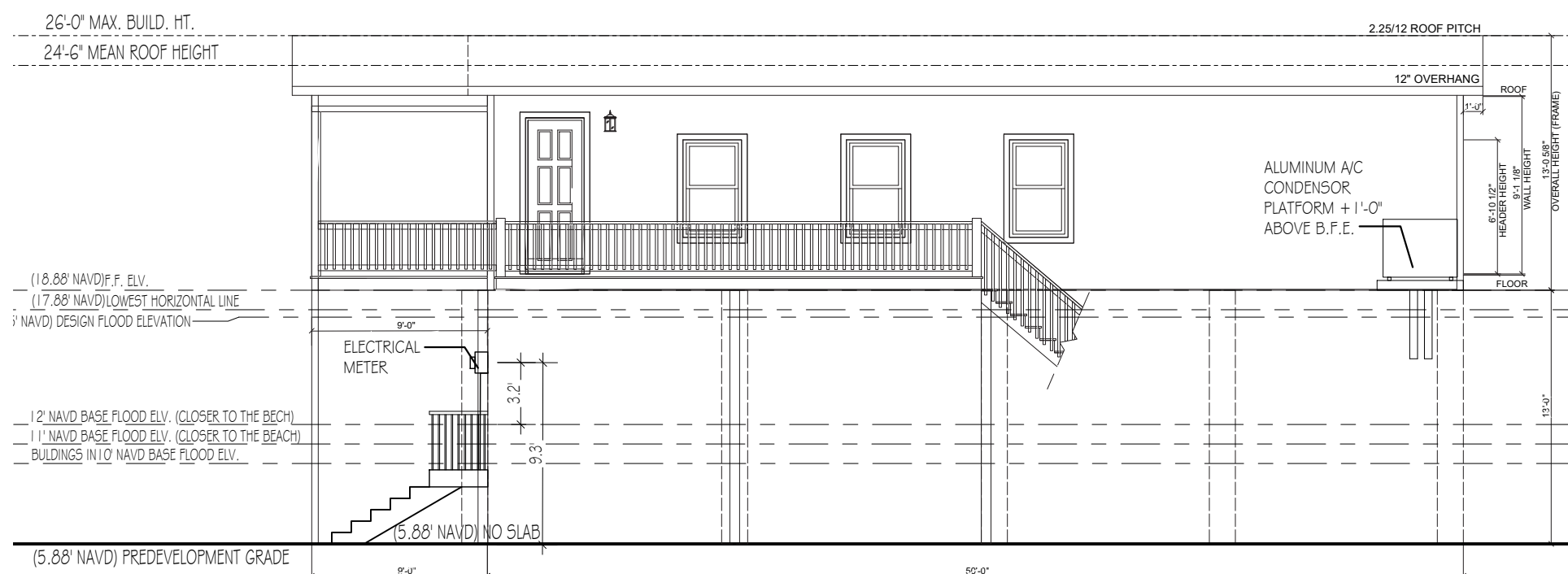
DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A5



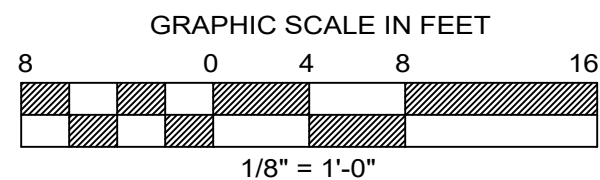
① Rear Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



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NO.	DATE
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FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

ELEVATIONS

PROJECT:

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SEAL

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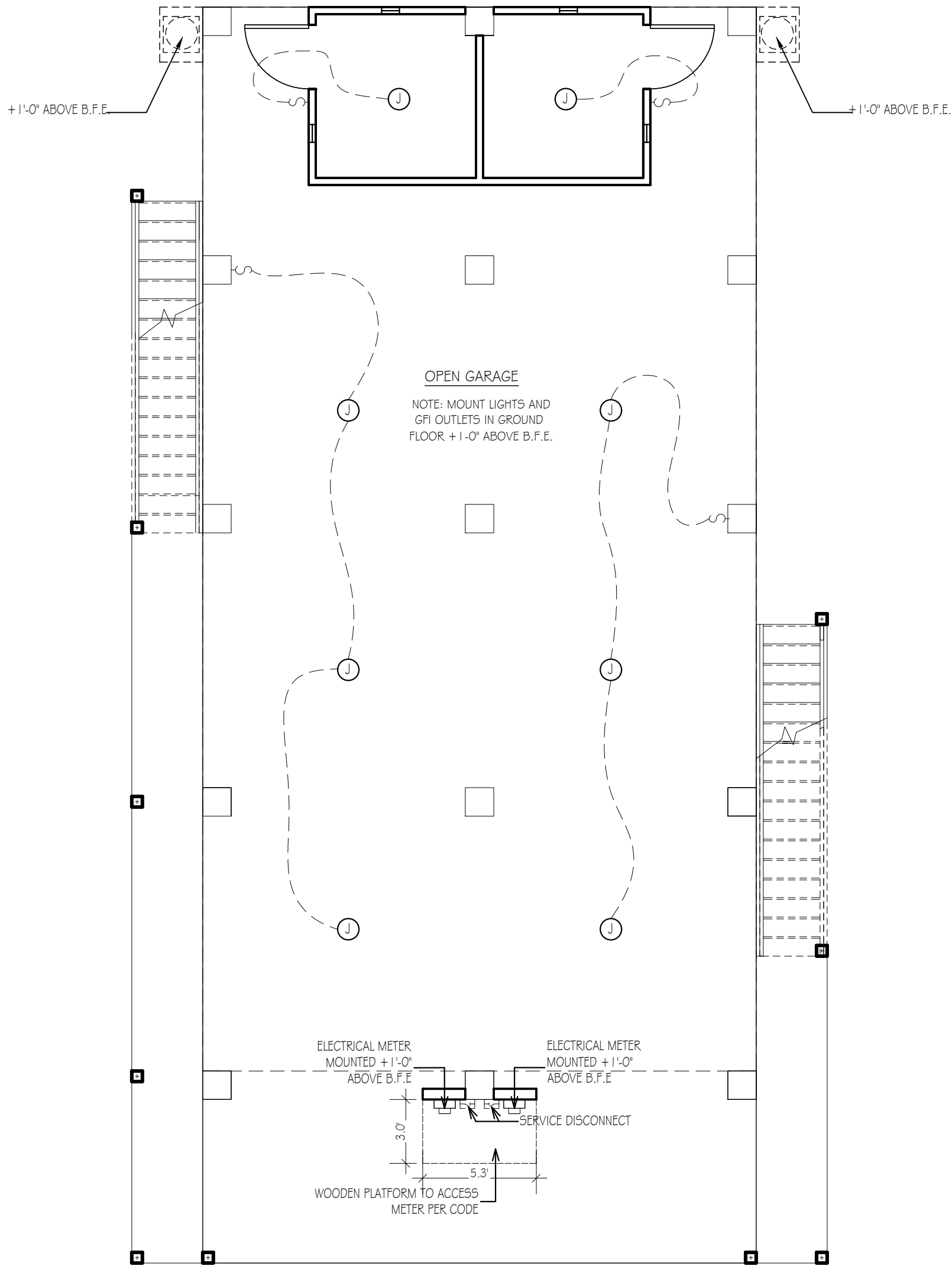
Florida Engineering Business Registry (EB #36775)
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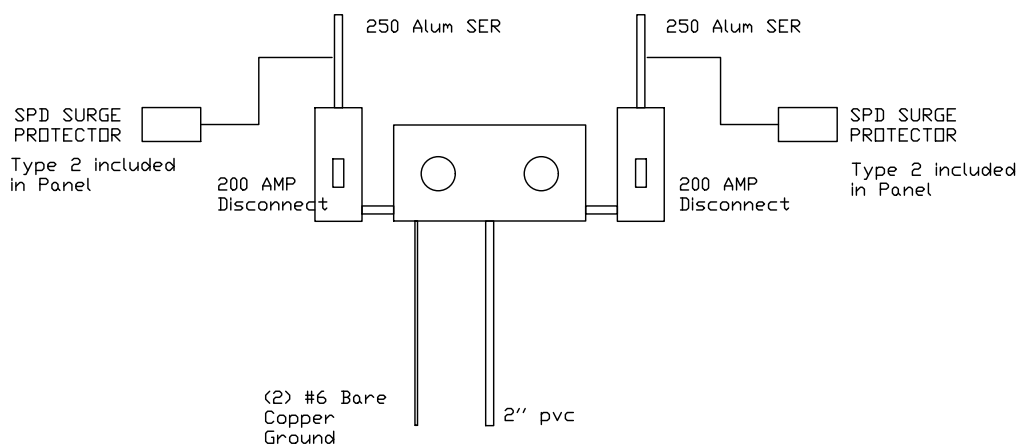
DATE: 6/20/2024

SD PROJECT #:

SHEET: A6



① Ground Level Electrical Plan
3/16" = 1'-0"



② Duplex Riser Diagram
1/4" = 1'-0"

RESIDENTIAL ELECTRICAL LOAD CALCULATIONS

A. GENERAL LOAD (NEC 220 MULTIPLE SECTIONS)

ITEM	QTY	LOAD (VA) EACH	TOTAL
GENERAL LIGHTING & RECEPTACLES	1,300	SQFT x 3 VA/SQFT	= 3,900 VA
SMALL APPLIANCE CIRCUITS	2	1,500	= 3,000 VA
LAUNDRY CIRCUIT	1	1,500	= 1,500 VA
WATER HEATER	1	4,500	= 4,500 VA
WASHER	1	1,500	= 1,500 VA
DRYER	1	5,000	= 5,000 VA
REFRIGERATOR	1	1,500	= 1,500 VA
RANGE	1	10,000	= 10,000 VA
DISHWASHER	1	1,000	= 1,000 VA
DISPOSER/WASTE GRINDER	1	700	= 700 VA
MICROWAVE	1	1,500	= 1,500 VA
SMOKE DETECTORS	1	1,000	= 1,000 VA
PLATFORM LIFT	1	2,200	= 2,200 VA

TOTAL	=	37,300 VA
FIRST 10 KVA AT 100%	=	10,000 VA
REMAINDER AT 40%	=	10,920 VA
SUB-TOTAL GENERAL LOAD	=	20,920 VA

B. HEATING AND AIR CONDITIONING LOAD (NEC 220-14, 15, & NEC 440)

ITEM	QTY	MULTIPLIER	TOTAL
ELECTRIC HEATING (NAMEPLATE)	1	13,920	= 13,920 VA
COOLING (NAMEPLATE)	1	9,840	= 9,840 VA

SUB-TOTAL HEAT/AIR CONDITIONING LOAD (GREATER OF TWO)	=	13,920 VA
---	---	-----------

C. DEMAND AND FEEDER SELECTION (NEC 220-82 & NEC 310-15)

	TOTAL
TOTAL ELECTRICAL DEMAND	= 34,840 VA
LINE VOLTAGE	= 240 V
TOTAL AMPERES	= 145 A
MAIN BREAKER SIZE	= 200 A
SERVICE CONDUCTOR SIZE (COPPER)	= 3/0 AWG
# OF PARALLEL RUNS	= 1
NEUTRAL CONDUCTOR SIZE (COPPER)	= 3/0 AWG
SERVICE GROUND SIZE (COPPER)	= 4 AWG

NOTES

- HEATING AND COOLING LOADS ARE ASSUMED TO BE NON-SIMULTANEOUS.
- PROVIDE FULL SIZE NEUTRAL UNLESS DIRECTED & APPROVED BY ENGINEER PRIOR TO ROUGH-IN.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	SWITCH SINGLE POLE
[Symbol]	3 WAY SWITCH
[Symbol]	WALL MOUNT LIGHTING FIXTURE
[Symbol]	SURFACE MOUNTED WALL SODACE LIGHT
[Symbol]	CEILING MOUNT LIGHTING FIXTURE
[Symbol]	HANGING CEILING LIGHTING FIXTURE
[Symbol]	EXTERIOR FLOOD LIGHT FIXTURE
[Symbol]	CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE ALARM
[Symbol]	ELECTRICAL PANEL, SURFACE MOUNT
[Symbol]	DUPLEX RECEPTACLE 125V 20A
[Symbol]	10 SWITCHED DUPLEX RECEPTACLE 125V 15A (RESIDENTIAL)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER (A WATERPROOF CENTER)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER
[Symbol]	MOTOR DISCONNECT SWITCH
[Symbol]	ELECTRICAL METER

- ALL EXTERIOR OUTLETS AND OUTLETS IN KITCHEN, BATHROOMS AND UTILITY TO BE ON GFI CIRCUITS.
- VERIFY POWER HOOK UP LOCATION AND TYPE OF SERVICE (UNDERGROUND OR OVERHEAD) WITH RESPECT TO SUBDIVISION REQUIREMENTS.
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- ALL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
- ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN ALL LIVING AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT

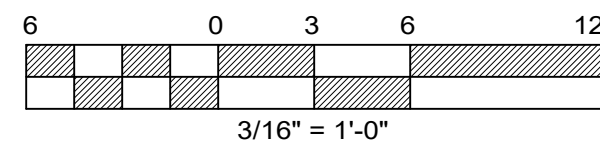
NEW 'PANEL "A" SCHEDULE

PANEL RATING:		200		LOCATION: INTERIOR		VOLTS: 240		PHASE: 1		WIRE: 3		HZ: 60	
MLO:		200		MAIN AIC: 42k		BR. AIC: 10k		ENCL: NEMA 1		MTG.: SURFACE			
DESCRIP OF LOAD SERVED		BRANCH		BREAKER		VA/PHASE		CTK		NO		PHASE	
		W C		A P		A B		NO		A B		A B	
APPLIANCE - GFCI		12 NM		20 1		1,500		1		2		355	
APPLIANCE - GFCI		12 NM		20 1		1,500		3		4		355	
BATH 1 - GFCI		12 NM		20 1		355		5		6		355	
BATH 2 - GFCI		12 NM		20 1		355		7		8		355	
DINING- AFCI		12 NM		20 1		355		9		10		355	
LAUNDRY - GFCI		12 NM		20 1		355		11		12		355	
PLATFORM LIFT		10 NM		30 1		2,200		13		14		355	
SPACE								15		16		355	
SPACE								17		18			
SPACE								19		20			
SPACE								21		22		2,250	
SPACE								23		24		2,250	
DISHWASHER		12 NM		20 1		1,000		25		26		2,500	
WASHER		12 NM		20 1		1,500		27		28		2,500	
DISPOSER		12 NM		20 1		700		29		30		5,000	
SMOKE DETECTORS		12 NM		15 1		1,000		31		32		5,000	
REFRIGERATOR		12 NM		20 1		1,500		33		34		6,980	
MICROWAVE		12 NM		20 1		1,500		35		36		6,980	
TVSS (INTERNAL)		10 NM		30 2				37		38		4,920	
---		---		---				39		40		4,920	

NOTES:

- AIC RATINGS ARE MINIMUM SYMMETRICAL AMOUNTS. REVERIFY AVAILABLE SHORT CIRCUIT WITH POWER UTILITY PRIOR TO PREPARING SUBMITTALS AND PROVIDE INCREASED CAPACITY AS REQUIRED.
- AFCI INDICATES ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
- GFCI INDICATES GROUND FAULT CIRCUIT INTERRUPTER BREAKER.
- GENERAL LOAD 3VA/SQFT x 1300 SQFT = 3,900 VA ON 11 CIRCUITS = 355 VA/CIRCUIT
- "NM" INDICATES TYPE NM OR NMC CABLE (WIRE SIZE AS INDICATED).
- PROVIDE TYPE 2 TVSS IF REQUIRED.
- NEW CONNECTED KVA 59,915 / 240 = 249.6 AMPERES
- NEW DEMAND KVA 34,560 / 240 = 144.0 AMPERES (SEE CALCULATION)

GRAPHIC SCALE IN FEET



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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR. SANIBEL, FLORIDA 33957
PROJECT TITLE: GROUND LEVEL ELECTRICAL PLAN
CLIENT: WHITE CAPS

DESIGNED BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: E1

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
Principal: Vincent C. DiLeonardo, Florida PE #58009
333 138th Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan13@gmail.com

SEAL
VINCENT C. DILEONARDO
FLORIDA P.E. #58009

NEW RESIDENCE

FOUNDATION AND SITEWORK ONLY

UNITS 7 AND 8
2907 WEST GULF DR
SANIBEL, FL 33957

MANUFACTURED BUILDING DESIGN PLANS BY AFFINITY BUILDING
SYSTEM (NOT IN SCOPE)

PROPERTY DATA:

SITE ADDRESS:

2907 WEST GULF DR
SANIBEL FL 33957

DUPLEX I

STRAP: UN. #7: 34-46-22-T2-02000.0070
UN. #8: 34-46-22-T2-02000.0080

FOLIO ID: UN. #7: 10024133

FOLIO ID: UN. #8: 10024134

PROPERTY DESCRIPTION:

WEST GULF DR
1480 PG 862 UNIT 7 (SCHAEFER ANNE M)
1480 PG 862 UNIT 8 (PAWS ON SANIBEL LLC)

JURISDICTION: CITY OF SANIBEL

ZONING RESTRICTIONS:
REQUIRED BUILDING SETBACKS

FRONT: 75' CENTERLINE
REAR: 10' MIN
SIDES: 5' MIN

LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

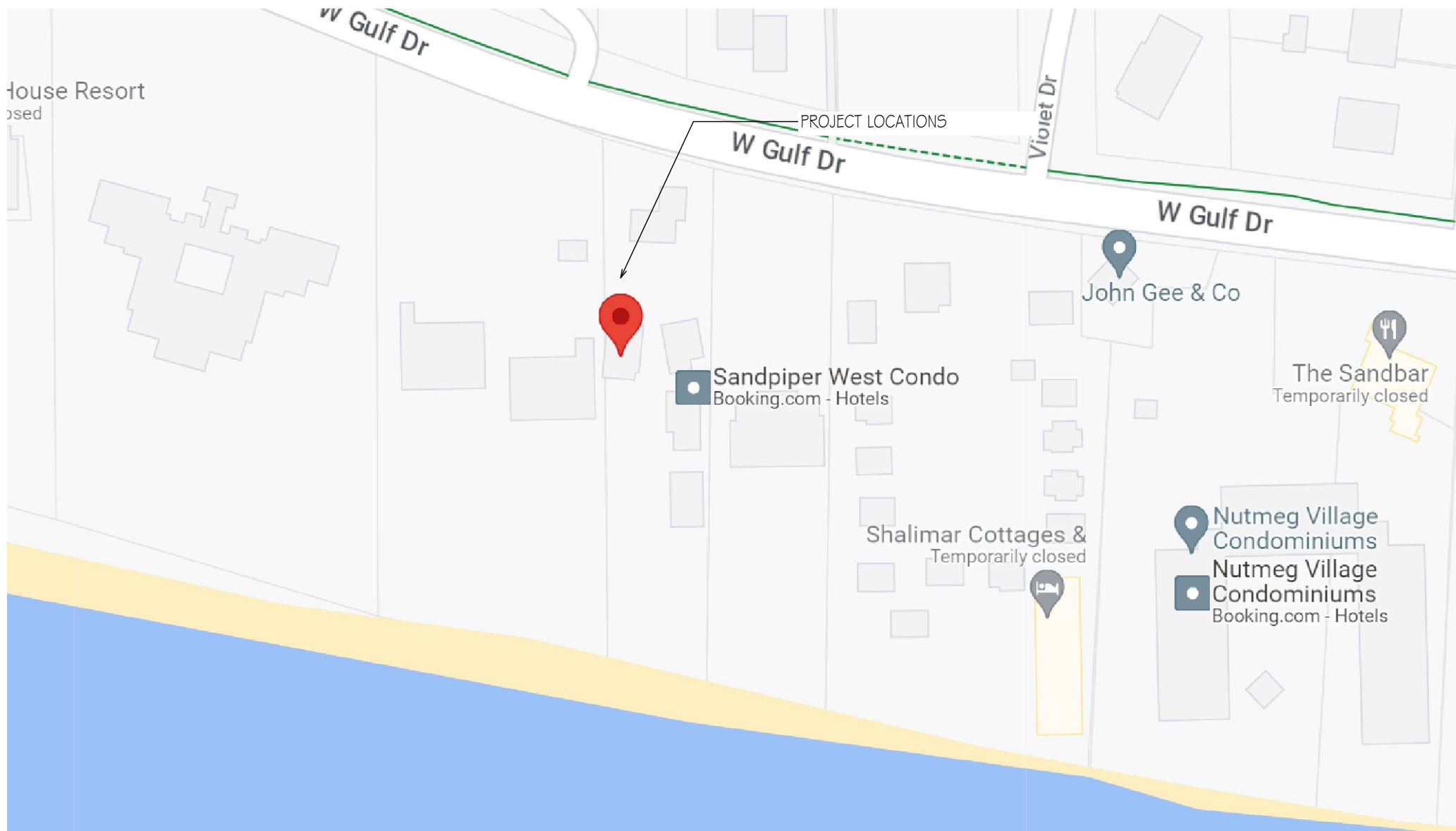
FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	ARCHITECTURAL SITE PLAN
A3	FOUNDATION PLAN
A3.1	GROUND LEVEL - WALL LAYOUT
A4	1ST LEVEL FRAMING PLAN
A5	FRONT ELEVATION
A6	ELEVATIONS
E1	GROUND LEVEL- ELECTRICAL PLAN

LOCATION MAP:



NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED PER ASCE 7-16. THE
FOLLOWING SUPERIMPOSED LOADING HAS BEEN UTILIZED

COMPONENTS AND CLADDING DESIGN PRESSURES: ASCE 7-16

Zone 1: 41.6 / -70.0 p.s.f Zone 2: 41.6 / -93.6 p.s.f
Zone 3: 41.6 / -101.5 p.s.f Zone 4: 60.5 / -55.8 p.s.f
Zone 5: 55.8 / -74.7 p.s.f

Structural Forces:

FLOOR DESIGN:
LIVE LOAD: 40 PSF
DEAD LOAD: N/A - SLAB

SOIL DESIGN LOAD-BEARING VALUE: 2,000 PSF MIN. VERIFIED BY GENERAL CONTRACTOR

NOTE: STRUCTURAL CALCULATIONS USING GRAVITY AND WIND LOADS HAVE BEEN PERFORMED
IN THE DESIGN OF THIS STRUCTURE.

DESIGN PARAMETERS:

APPLICABLE CODES:

FLORIDA BUILDING CODE 6TH EDITION 2023 - RESIDENTIAL
AND FLORIDA BUILDING CODE 6TH EDITION 2023 - BUILDING
FLORIDA BUILDING CODE 6TH EDITION 2023 - ACCESSIBILITY
FLORIDA BUILDING CODE 6TH EDITION 2023 - ENERGY CONSERVATION
FLORIDA BUILDING CODE 6TH EDITION 2023 - FUEL GAS
FLORIDA BUILDING CODE 6TH EDITION 2023 - MECHANICAL
FLORIDA BUILDING CODE 6TH EDITION 2023 - PLUMBING
FLORIDA FIRE PREVENTION CODE 6TH EDITION 2023
NATIONAL ELECTRICAL CODE 2020

METHOD OF DESIGN:
DESIGNED PURSUANT TO RESIDENTIAL FLORIDA BUILDING CODES 2023
BASIC WIND SPEED:

☒ 170 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 133 MPH (NOMINAL DESIGN/FASTEST MILE)
☐ 160 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 124 MPH (NOMINAL DESIGN/FASTEST MILE)
☐ 150 MPH (ULTIMATE DESIGN/3-SECOND GUST) = 116 MPH (NOMINAL DESIGN/FASTEST MILE)

RISK CATEGORY:

☐ 1 ☐ 3
☒ 2 ☐ 4

BUILDING OCCUPANCY CLASSIFICATION:

☐ GROUP A - ASSEMBLY ☐ GROUP H - HAZARDOUS
☐ GROUP B - BUSINESS ☐ GROUP I - INSTITUTIONAL
☐ GROUP D - DAY CARE CENTER ☐ GROUP M - MERCANTILE
☐ GROUP E - EDUCATIONAL ☒ GROUP R - RESIDENTIAL
☐ GROUP F - FACTORY INDUSTRIAL ☐ GROUP S - STORAGE

NOTE:

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.

BUILDING CONSTRUCTION TYPE:

☐ TYPE I-A ☐ TYPE II-B ☐ TYPE IV
☐ TYPE I-B ☐ TYPE III-A ☐ TYPE V-A
☐ TYPE II-A ☐ TYPE III-B ☒ TYPE V-B

EXPOSURE CATEGORY:

☐ A ☐ C
☐ B ☒ D

WINDBORNE DEBRIS REGION:

☐ NA
☐ NO
☒ YES
☐ IMPACT RESISTANT GLAZING
☒ IMPACT RESISTANT COVERING
☐ COMBINATION OF IMPACT RESISTANT
GLAZING & COVERING

INTERNAL PRESSURE COEFFICIENTS:

☐ NA
☐ 0.00 (OPEN)
☒ +0.18, -0.18 (ENCLOSED)
☐ +0.55, -0.55 (PARTIALLY ENCLOSED)

CLASSIFICATION OF WORK:

☐ ALTERATION
☐ LEVEL 1
☐ LEVEL 2
☐ LEVEL 3
☒ NEW CONSTRUCTION
☐ CHANGE OF OCCUPANCY
☐ ADDITION / REMODEL
☐ HISTORIC BUILDING



Vincent C
DiLeonardo
2025.10.20
09:32:52
-04'00'

PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR, SANIBEL, FLORIDA 33957

CLIENT: WHITE CAPS

COVER SHEET

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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VINCENT C. DILEONARDO
FLORIDA P.E. #65809

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. DiLeonardo, Florida PE #65809
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 286-3414 Email: iswaid13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: A0

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

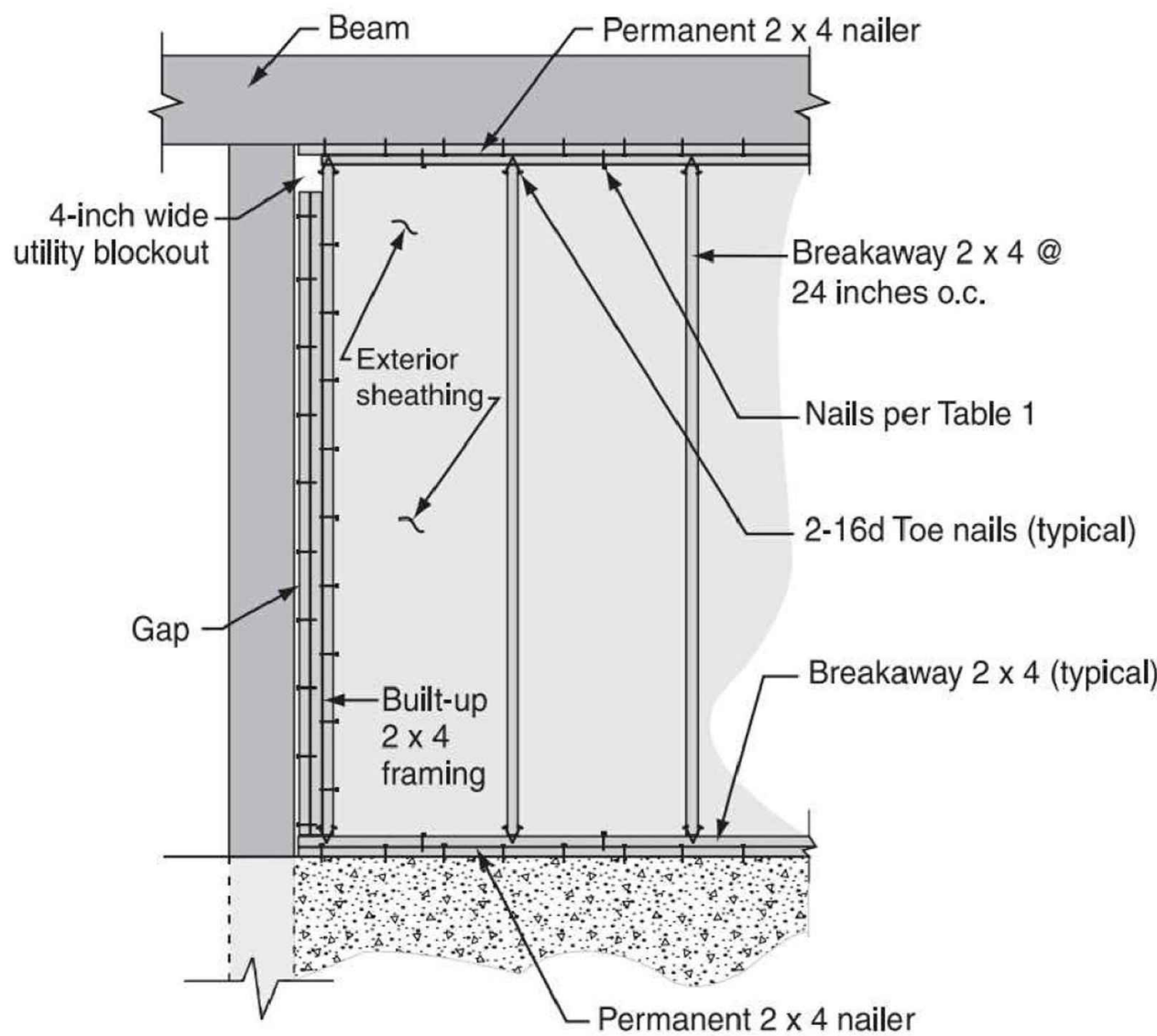


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	18	12	22	14	24	16	28	18

Table 1b. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 10-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	24	16	28	18	32	20	34	24

Table 1c. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 12-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28

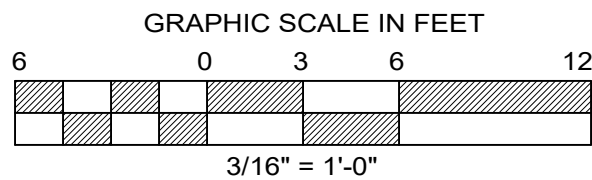
1 Breakaway Wall Detail 1/2" = 1'-0"

PLAN LEGEND:

BREAKAWAY
WALLS

NOTE: ALL STUDS AND
PLATE SHALL BE 2 x 6 PT
SO PINE #2 DENSE
MINIMUM

PRODUCTS	DESCRIPTION:	PRODUCT APPROVAL NUMBER	ACTUAL APPLIED WIND PRESSURES	PRODUCT DESIGN WIND PRESSURES
EXTERIOR DOUBLE DOOR	PLASTPRO SERIES O FIBERGLASS DOOR	FL - 15210.5	+31.3 / -34.3	+75.0, -75.0 PSF



2.7.2.1 Non-Engineered Openings

"Non-engineered openings shall meet the following criteria: (1) The total net open area of all openings shall be at least 1 sq. in. for each sq. ft. of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls; (2) openings shall not be less than 3 in. in any direction in the plane of the wall; and (3) the presence of louvers, blades, screens, and faceplates or other covers and devices shall not block or impeded the automatic flow of floodwaters into and out of the enclosed areas and shall be accounted for in the determination of the net open area."

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:

1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

FLOOD DAMAGE RESISTANT MATERIAL FINISHES

ALL MATERIALS MUST BE FLOOD
DAMAGE-RESISTANT
COLUMN= CMU W/ STUCCO

FLOOR MATERIAL= CONCRETE, ENTRY;
TILE
BREAKAWAY WALLS= 2 X 6 WOOD-FRAMED & SHALL
BE CONSTRUCTED USING P.T. WOOD
EXTERIOR HARDIE WATERPROOF CEMENT
BOARD
EXTERIOR SIDING SHALL BE EXTERIOR GRADE AND
NO THICKER THAN 1/2-INCH

STAIRS= P.T. MARINE TIMBER 2 X 12 FOR
STRINGERS AND TREADS

FLOOD VENT CALCULATIONS

A. ENCLOSED AREAS			
TOTAL AREA OF ENCLOSED SPACES	=	134.0	SQFT
FREE AREA OF EACH FLOOD VENT SELECTED (PER MANUF)	=	76.25	SQ. IN.
MAXIMUM COVERAGE AREA OF EACH FLOOD VENT	=	76.25	SQFT
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	1.76	
B. ENCLOSED SPACES			
NUMBER OF ENCLOSED SPACES BELOW DFE	=	2	
MINIMUM NUMBER OF FLOOD VENTS PROVIDED PER SPACE	=	2	
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	4	
TOTAL # OF FLOOD VENTS PROVIDED (GREATER OF A OR B)	=	4	
SEE PLANS FOR LOCATIONS			
C. FLOOD VENT SPECIFICATION			
PROVIDE "SMART VENT" MODEL #1540-510	SEE ATTACHED SUBMITTAL		
D. COMPLIANCE STATEMENT			
1. PER 2023 FBC 1612.5(1, 2), FBCR 322.2(2, 1) AND ASCE 24 2.7.2.1, The total net area of non-engineered openings shall be not less than 1 square inch (645 mm ²) for each square foot (0.093 m ²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.			
THE ABOVE CALCULATIONS MEET THIS CRITERIA FOR NON-ENGINEERED OPENINGS.			

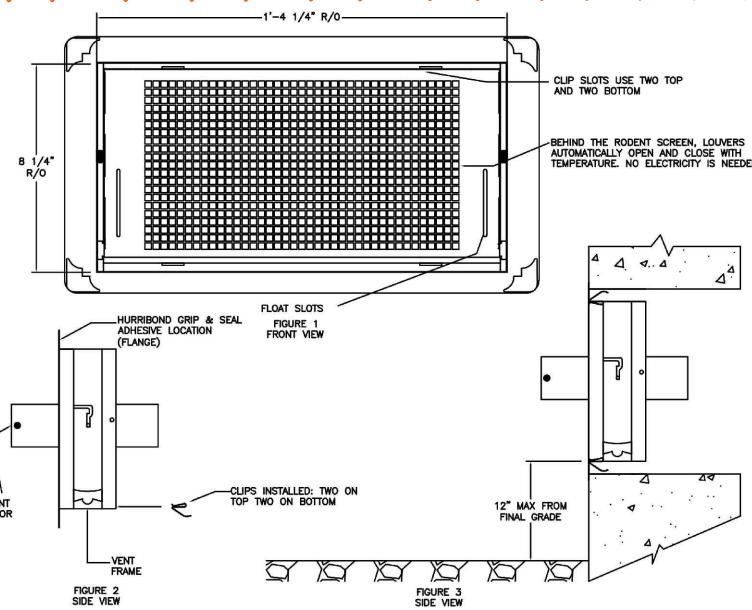
NOTES	
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:	
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.	
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. IN ANY DIRECTION IN THE PLANE OF THE WALL.	
(3) THE PRESENCE OF LOUVERS, SCREENS, OR FACEPLATES OR OTHER COVERS AND DEVICES SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.	

INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK, WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRIBOND GRP #4 SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FRAME ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CALK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR WITH FLOAT PINS DOWN AND FRONT SMALL SCREEN IN FRONT. SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAPS SLOTS ABOUT TWO CLIPS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

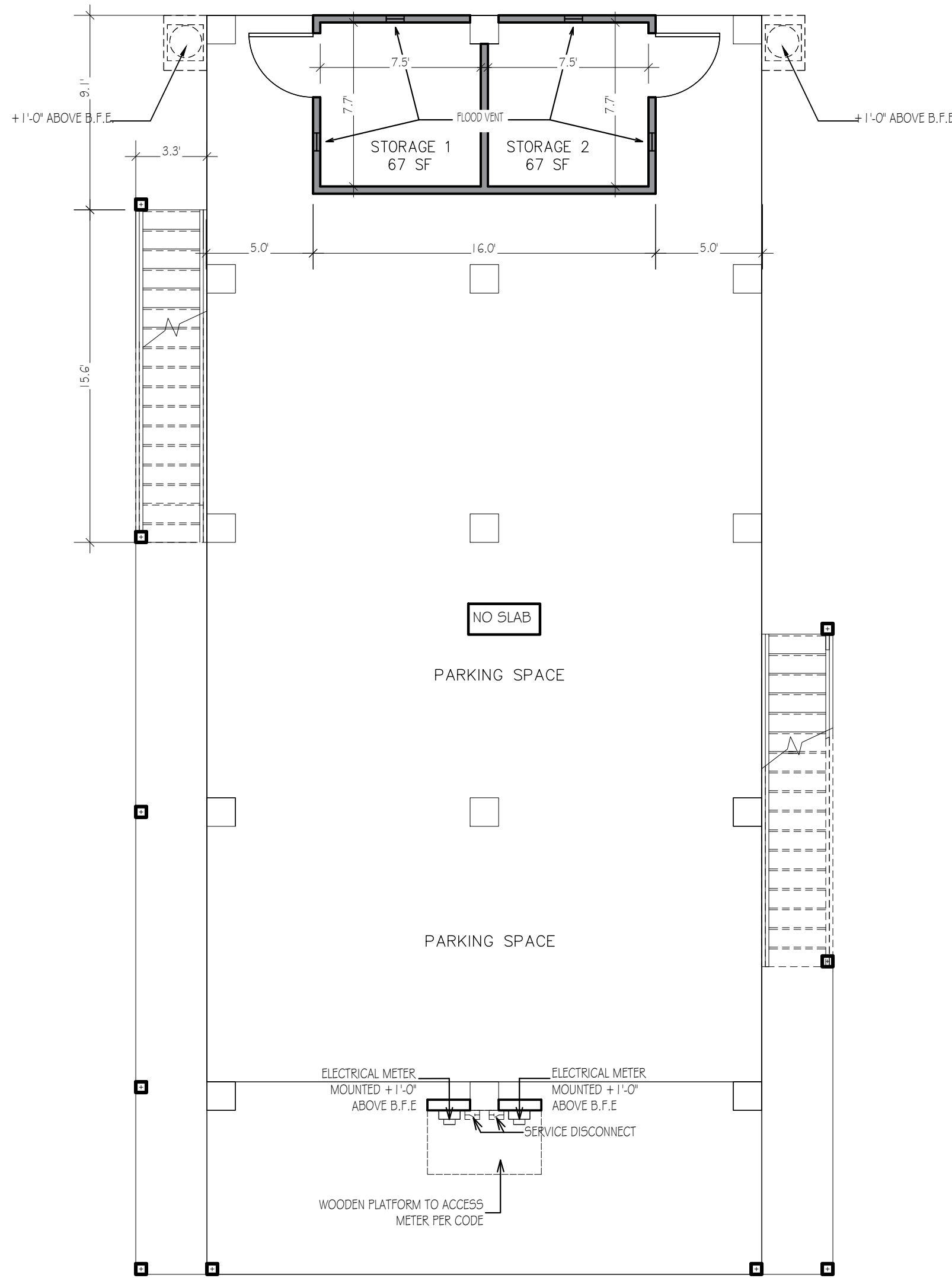
DETAILED SPECIFICATIONS

MATERIAL: STAINLESS STEEL
OPERATION: FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED
INSTALLATION:
USED W/ A STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ALUMINUM HYDROSTATIC RELIEF, 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD) EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)



DETAIL DIAGRAM MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
FL # 5822 DESIGN PRESSURE: +100 / -100

2 Flood Vent Detail



3 Ground Level - Breakaway Wall Layout 3/16" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 471 FLORIDA STATUTES AND CHAPTER 63G13-1.000, F.A.C.

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REVISIONS		DESCRIPTION
NO.	DATE	
1	10/15/2025	REVISION #6- BLDG. DEPT. COMMENTS

WHITE CAPS

CLIENT

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

PROJECT:

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

SEAL

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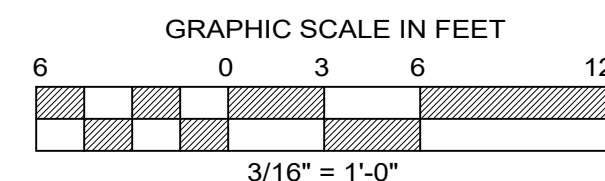
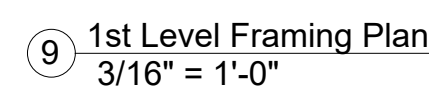
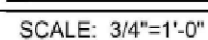
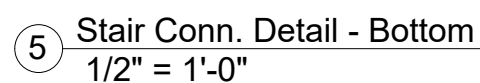
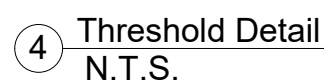
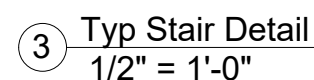
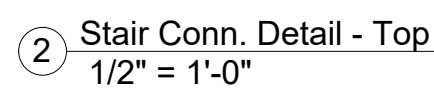
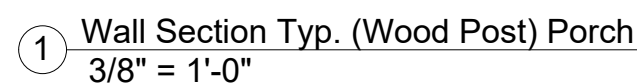
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Tel: (727) 286-3414 Email: iswan13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: A3.1

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FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANITARY FLORIDA 32057

1ST LEVEL FRAMING PLAN

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SEAL OF THE DESIGN PROFESSIONAL

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FLORIDA B.E. 459090

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DATE: 6/20/2024

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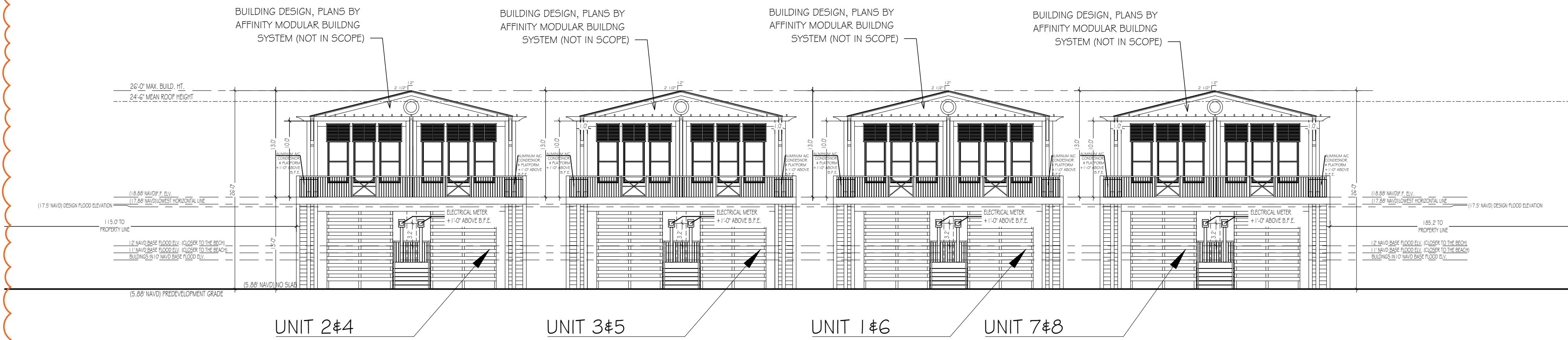
A4

(b)Height. Except for structures described in section 126-932 and subsection 126-635(4), no structure, or portion of a structure in the D-2 upland wetlands zone shall exceed 45 feet above mean sea level. As a further limitation, except for multifamily structures in the resort housing district, the height of structures, or portions of structures in the D-2 upland wetlands zone shall not exceed 35 feet above predevelopment grade. As a further limitation, except for multifamily structures in the resort housing district, structures in the D-2 upland wetlands zone shall not be of such height or size that they penetrate the planes established by a primary angle of light, which is an angle of 45 degrees measured above horizontal from front, side, and rear yard setback lines, open bodies of water setback lines and other applicable setback lines, all measured at 20 feet above the predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel. Limited exceptions

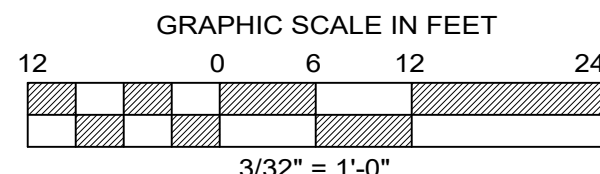
(1)Chimneys. Chimneys may extend not more than three feet above the height of a structure, and may penetrate the primary to height restrictions are as follows:
angle of light, but only to the minimum height necessary for compliance with the building code. In no event shall a chimney exceed a height of 45 feet above mean sea level, regardless of the district in which it is located.

(2)Gable ends. Gable ends may penetrate the primary angle of light if they have a minimum pitch of six on 12, and if they are contained within a triangle formed by the extension of the ridge line of the roof from which they project, the vertical extension of

(3)Dormers and other architectural features. Dormers and other architectural features may penetrate the primary angle of the setback line, and the primary angle of light.
light if they project from a single roof plane and if they do not:
a.Exceed a total of 35 percent of the length of the roof plane from which they project;
b.Penetrates a secondary angle of light, which is an angle of 45 degrees measured above horizontal from the applicable setback lines, but measured at 25 feet above predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel;
and c.Project above the top of the roof from which they project.



1 Front Elevation
3/32" = 1'-0"



PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CLARIFIED FLORIDA ADMINISTRATIVE CODES.
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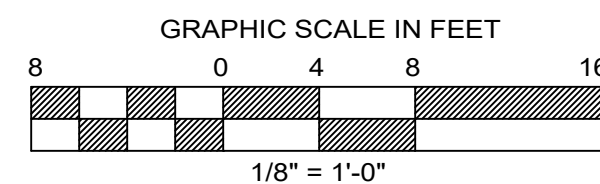
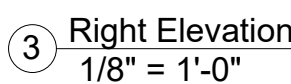
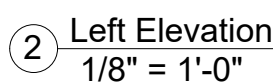
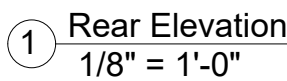
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FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957
PROJECT TITLE

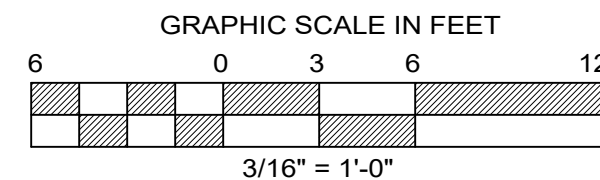
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FLORIDA P.E. #8809
SEAL

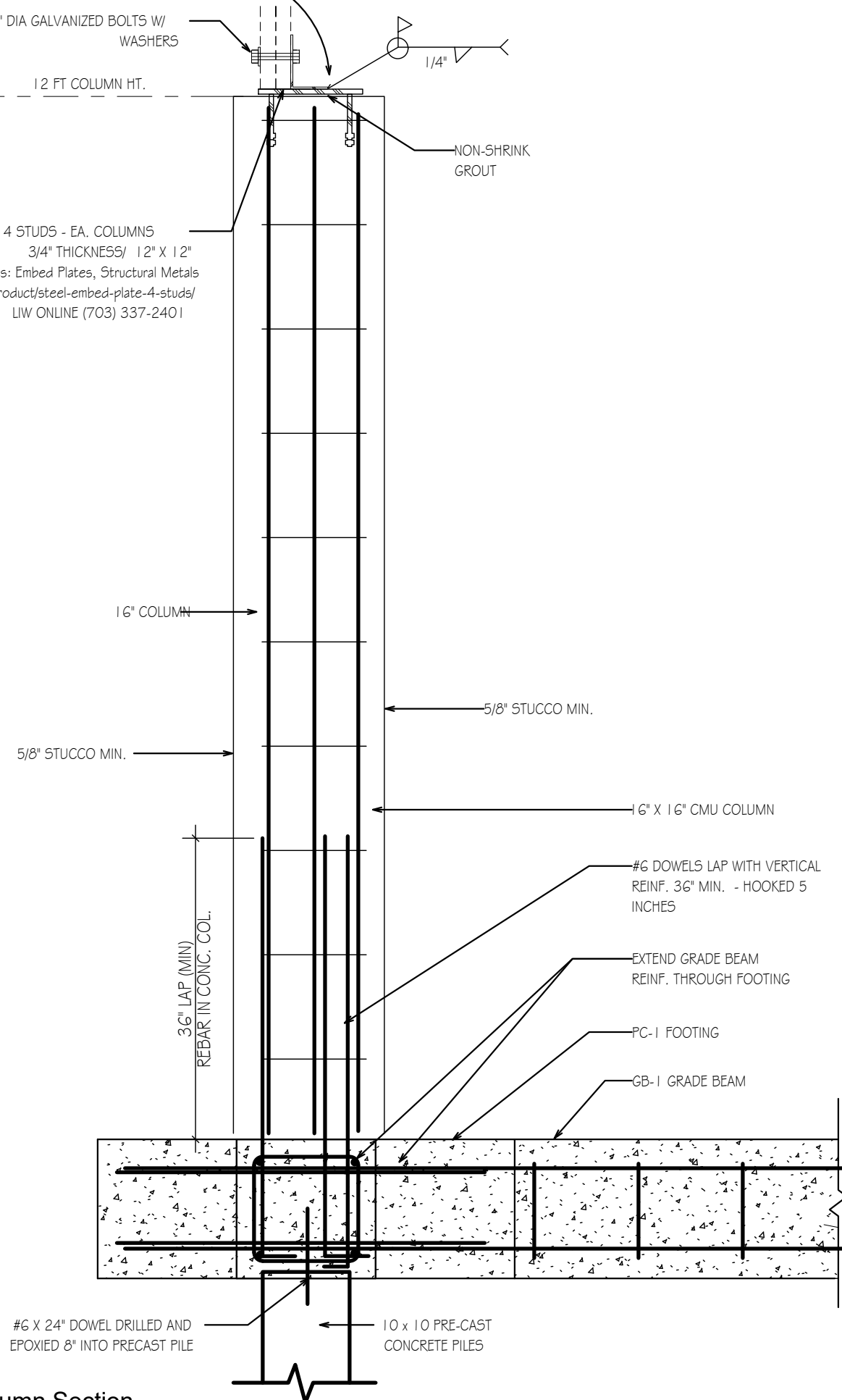
Seaside DesignZ, Inc.
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333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
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SHEET:	A6





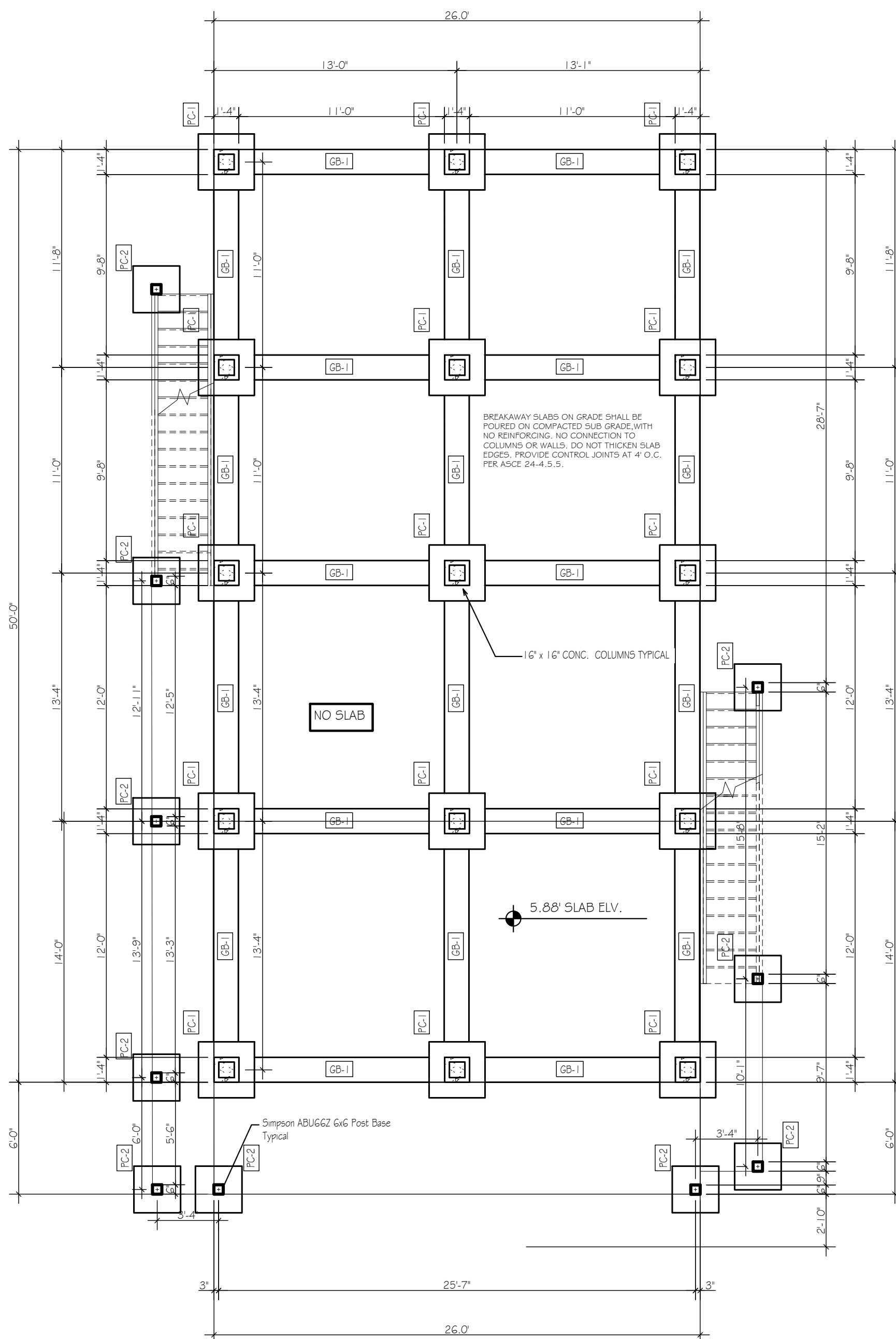
16" x 16" FORMED & POURED
CONC. COL W/6-#6 VERT & #3
TIES (12" X 12") @ 12"
O.C.

CONCRETE NOTES

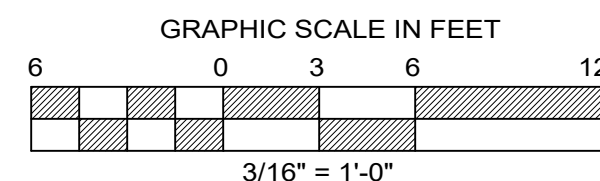
1. REINFORCING SHALL BE DOWELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ASCE 24-4.5.5.
2. CONCRETE COLUMNS, BEAMS AND GRADE BEAMS SHALL BE 4,000 PSI (28 DAY COMPRESSIVE STRENGTH)
3. REINFORCING ASTM A615 GRADE 60
4. INSTALL REINFORCING PER ACI 315
5. MINIMUM CONCRETE COVER FOUNDATION 3", COLUMNS 1.5", BEAMS 1.5"
6. MAXIMUM SLUMP 4"-6"
7. PROVIDE 4 CYLINDERS PER CLASS OF CONCRETE OR 50 CY PER DAY AS PER ASTM C39. TEST 1 AT 3 DAYS, 1 AT 7DAYS, 2 AT 28 DAYS
8. NO PENETRATIONS THROUGH CONCRETE STRUCTURE W/O APPROVAL OF ARCHITECT / ENGINEER
9. PROVIDE $\frac{3}{4}$ CHAMFER AT ALL EXPOSED CORNERS.

FOUNDATION / GROUND FLOOR NOTES.

1. CONCRETE GRADE SLABS ON GRADE SHALL BE POURED ON COMPACTED SUB GRADE, WITH NO REINFORCING, NO CONNECTION TO COLUMNS OR WALLS. DO NOT THICKEN SLAB EDGES, PROVIDE CONTROL JOINTS AT 4' O.C.
2. CONCRETE COMPRESSIVE STRENGTH 3,000 psi (28 DAY)
3. ASSUMED BEARING STRENGTH 2,000 psf
4. FOOTINGS AND PILES SHALL BE CENTERED ON COLUMN CENTER LINES UNLESS NOTED OTHERWISE (UNO)
5. PILES SHALL BE 10x10 PRECAST CONCRETE PILES WITH 10 TON COMPRESSIVE CAPACITY. SEE DETAIL FOR EMBEDMENT IN PILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REIN LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.



N 

[illegible]

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

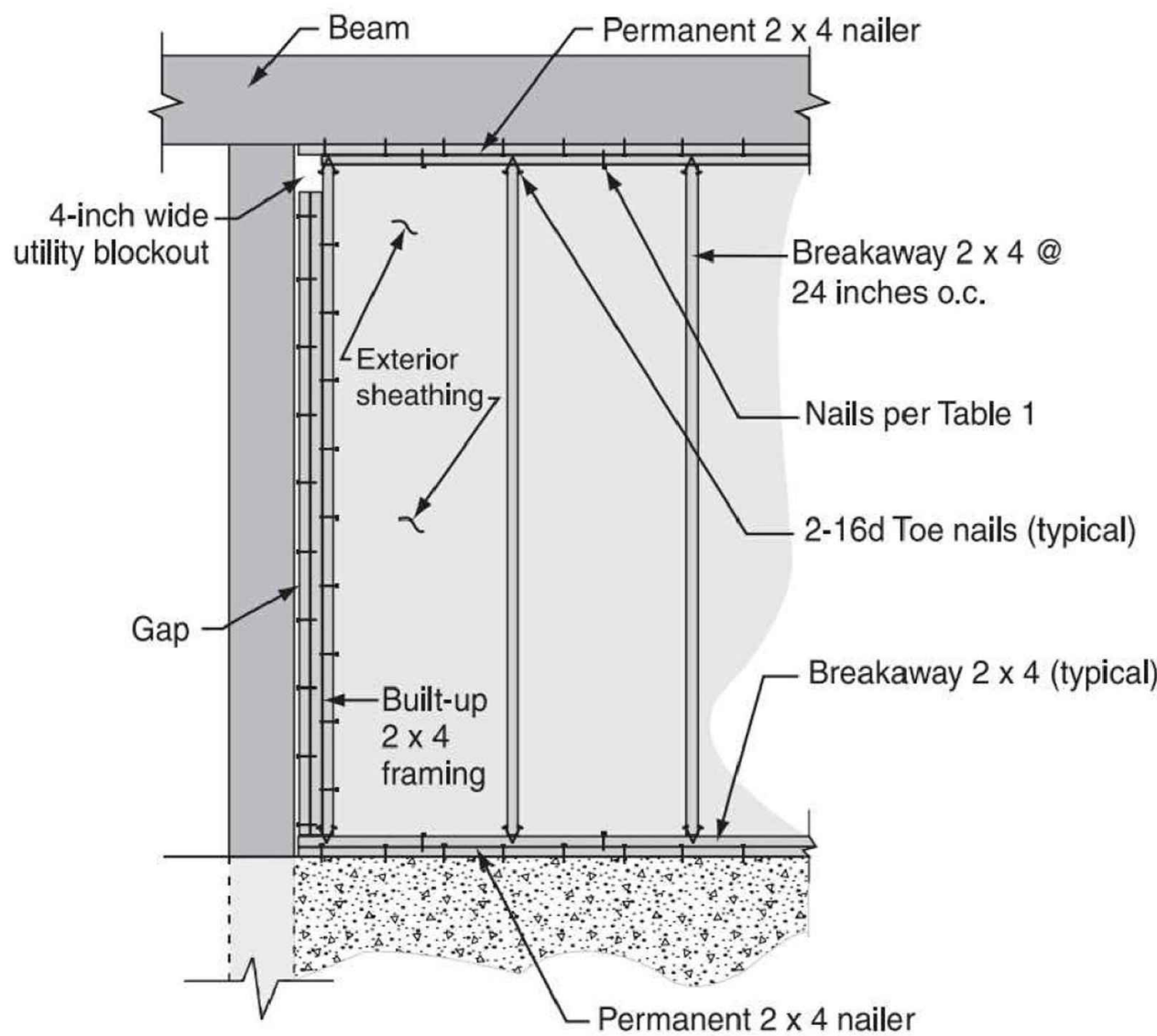


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	18	12	22	14	24	16	28	18

Table 1b. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 10-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	24	16	28	18	32	20	34	24

Table 1c. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 12-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28

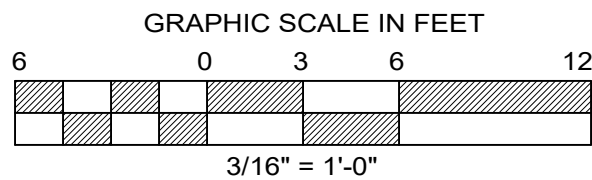
1 Breakaway Wall Detail 1/2" = 1'-0"

PLAN LEGEND:

BREAKAWAY
WALLS

NOTE: ALL STUDS AND
PLATE SHALL BE 2 x 6 PT
SO PINE #2 DENSE
MINIMUM

PRODUCTS	DESCRIPTION:	PRODUCT APPROVAL NUMBER	ACTUAL APPLIED WIND PRESSURES	PRODUCT DESIGN WIND PRESSURES
EXTERIOR DOUBLE DOOR	PLASTPRO SERIES O FIBERGLASS DOOR	FL - 15210.5	+31.3 / -34.3	+75.0, -75.0 PSF



2.7.2.1 Non-Engineered Openings

"Non-engineered openings shall meet the following criteria: (1) The total net open area of all openings shall be at least 1 sq. in. for each sq. ft. of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls; (2) openings shall not be less than 3 in. in any direction in the plane of the wall; and (3) the presence of louvers, blades, screens, and faceplates or other covers and devices shall not block or impeded the automatic flow of floodwaters into and out of the enclosed areas and shall be accounted for in the determination of the net open area."

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:

1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

FLOOD DAMAGE RESISTANT MATERIAL FINISHES

ALL MATERIALS MUST BE FLOOD
DAMAGE-RESISTANT
COLUMN= CMU W/ STUCCO

FLOOR MATERIAL= CONCRETE, ENTRY;
TILE
BREAKAWAY WALLS= 2 X 6 WOOD-FRAMED & SHALL
BE CONSTRUCTED USING P.T. WOOD
EXTERIOR HARDIE WATERPROOF CEMENT
BOARD
EXTERIOR SIDING SHALL BE EXTERIOR GRADE AND
NO THICKER THAN 1/2-INCH

STAIRS= P.T. MARINE TIMBER 2 X 12 FOR
STRINGERS AND TREADS

FLOOD VENT CALCULATIONS

A. ENCLOSED AREAS			
TOTAL AREA OF ENCLOSED SPACES	=	134.0	SQFT
FREE AREA OF EACH FLOOD VENT SELECTED (PER MANUF)	=	76.25	SQ. IN.
MAXIMUM COVERAGE AREA OF EACH FLOOD VENT	=	76.25	SQFT
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	1.76	
B. ENCLOSED SPACES			
NUMBER OF ENCLOSED SPACES BELOW DFE	=	2	
MINIMUM NUMBER OF FLOOD VENTS PROVIDED PER SPACE	=	2	
MINIMUM NUMBER OF FLOOD VENTS REQUIRED	=	4	
TOTAL # OF FLOOD VENTS PROVIDED (GREATER OF A OR B)	=	4	
SEE PLANS FOR LOCATIONS			
C. FLOOD VENT SPECIFICATION			
PROVIDE "SMART VENT" MODEL #1540-510	SEE ATTACHED SUBMITTAL		
D. COMPLIANCE STATEMENT			
1. PER 2023 FBC 1612.5(1, 2), FBCR 322.2(2, 1) AND ASCE 24 2.7.2.1, The total net area of non-engineered openings shall be not less than 1 square inch (645 mm ²) for each square foot (0.093 m ²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.			
THE ABOVE CALCULATIONS MEET THIS CRITERIA FOR NON-ENGINEERED OPENINGS.			

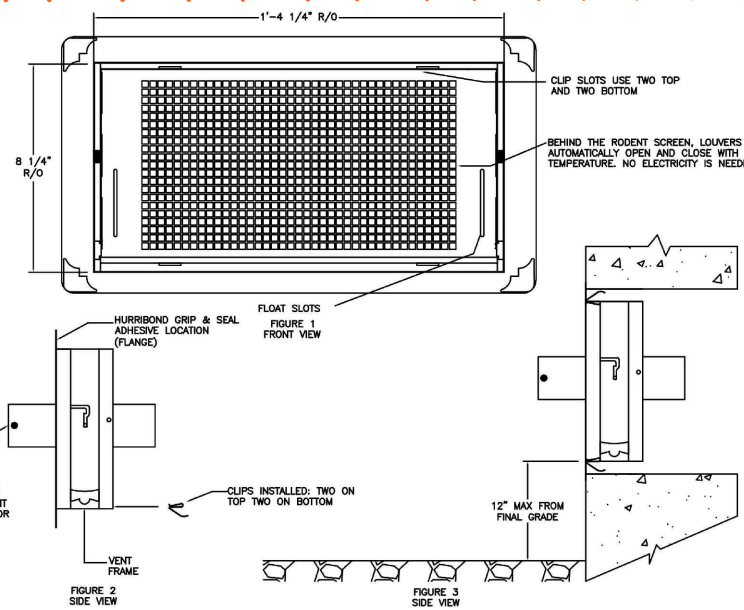
NOTES	
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:	
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.	
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. IN ANY DIRECTION IN THE PLANE OF THE WALL.	
(3) THE PRESENCE OF LOUVERS, SCREENS, OR FACEPLATES OR OTHER COVERS AND DEVICES SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.	

INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK, WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRIBOND GRP #4 SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FRAME ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CALK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR WITH FLOAT PINS DOWN AND FRONT SMALL SCREEN IN FRONT. SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAPS SLOTS ABOUT TWO CLIPS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

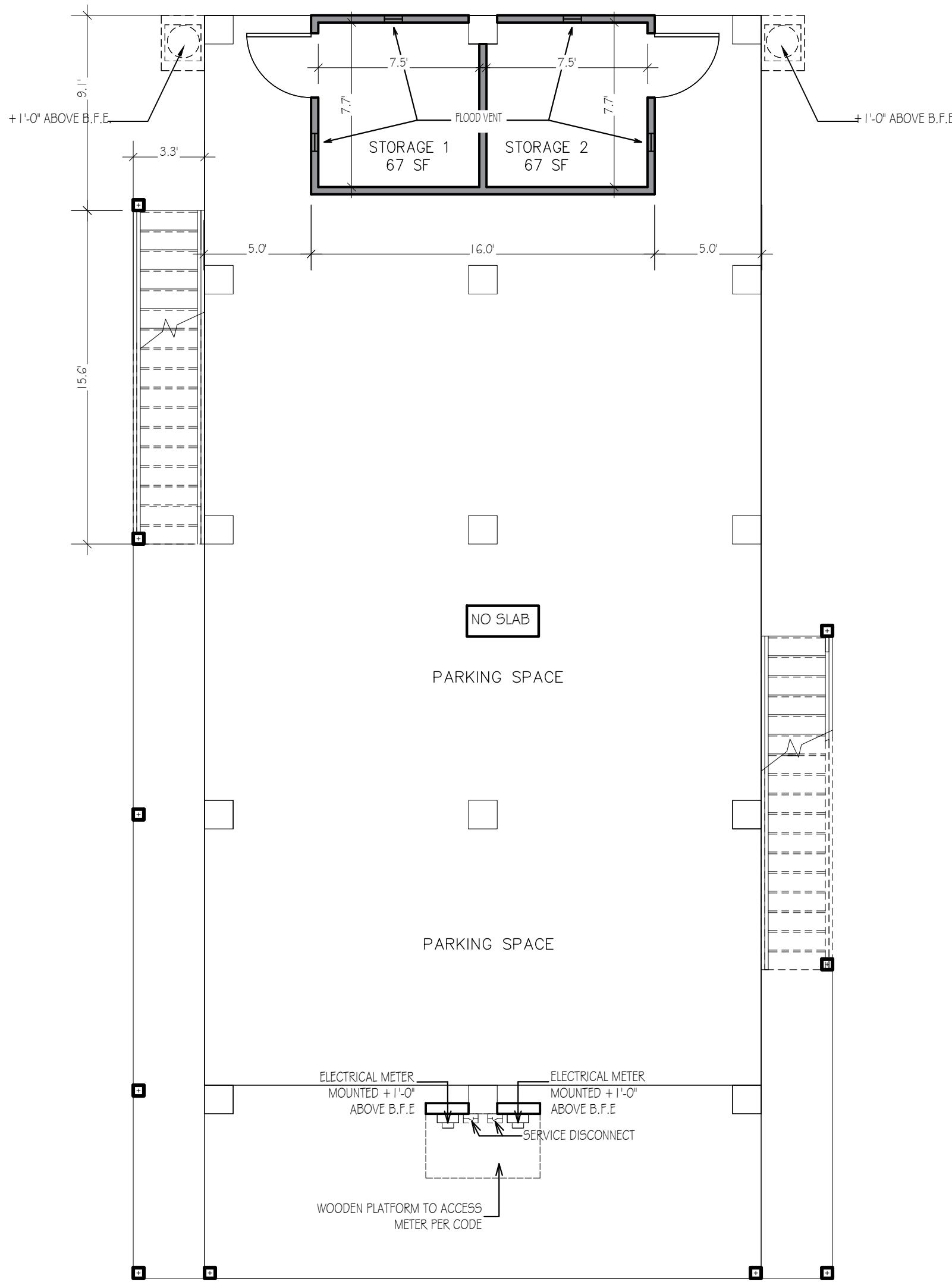
DETAILED SPECIFICATIONS

MATERIAL: STAINLESS STEEL
OPERATION: FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED
INSTALLATION:
USED W/ A STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ALUMINUM HYDROSTATIC RELIEF, 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD) EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)



DETAIL DIAGRAM MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
FL # 5822 DESIGN PRESSURE: +100 / -100

2 Flood Vent Detail



3 Ground Level - Breakaway Wall Layout 3/16" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 471 FLORIDA STATUTES AND CHAPTER 63G15-1.000, F.A.C.

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FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

PROJECT:

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FLORIDA P.E. #8809

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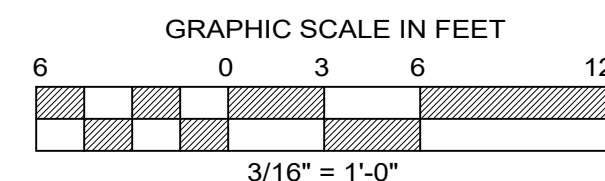
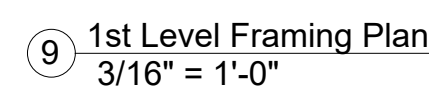
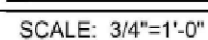
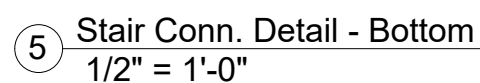
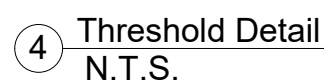
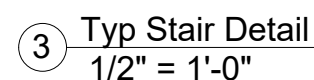
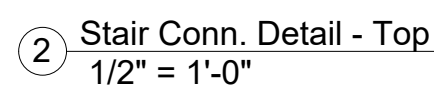
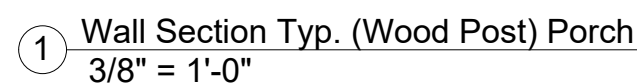
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Tel: (727) 286-3414 Email: iswan@sdzmail.com

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FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:

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1ST LEVEL FRAMING PLAN

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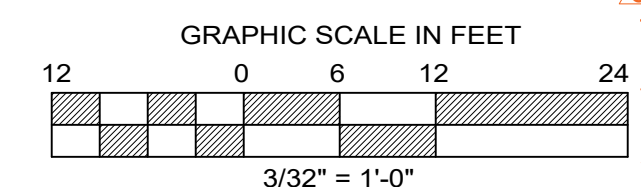
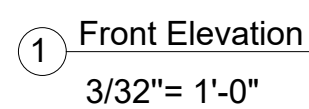
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Chapter 126 - ZONING

(3) Dormers and other architectural features. Dormers and other architectural features may penetrate the primary angle of the setback line, and the primary angle of light.

light if they project from a single roof plane and if they do not:

- a. Exceed a total of 35 percent of the length of the roof plane from which they project;
- b. Penetrate a secondary angle of light, which is an angle of 45 degrees measured above horizontal from the applicable setback lines, but measured at 25 feet above predevelopment grade of the parcel, such plane projecting upward toward the center of the parcel; and
- c. Project above the top of the roof from which they project.



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Seaside DesignZ, Inc.
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VINCENT C. DILEONARDO
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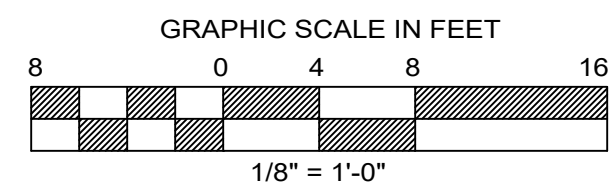
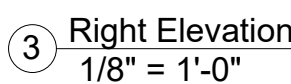
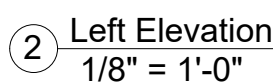
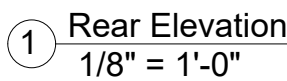
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W.C. TITLE

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