

NEW RESIDENCE

FOUNDATION AND SITEWORK ONLY

UNITS 1 AND 6

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 ☐ 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

PROPERTY DATA:

SITE ADDRESS:

2907 WEST GULF DR
SANIBEL FL 33957

DUPLEX 2

STRAP: UN. #1: 34-46-22-T2-02000.0010
UN. #6: 34-46-22-T2-02000.0060

FOLIO ID: UN. #1: 10024127

FOLIO ID: UN. #6: 10024132

PROPERTY DESCRIPTION:

WEST GULF DR
1480 PG 862 UNIT 1 (MUIR ROBERT TR)
1480 PG 862 UNIT 6 (BAYSINGER MARY M TR)

JURISDICTION: CITY OF SANIBEL

ZONING RESTRICTIONS:

REQUIRED BUILDING SETBACKS

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

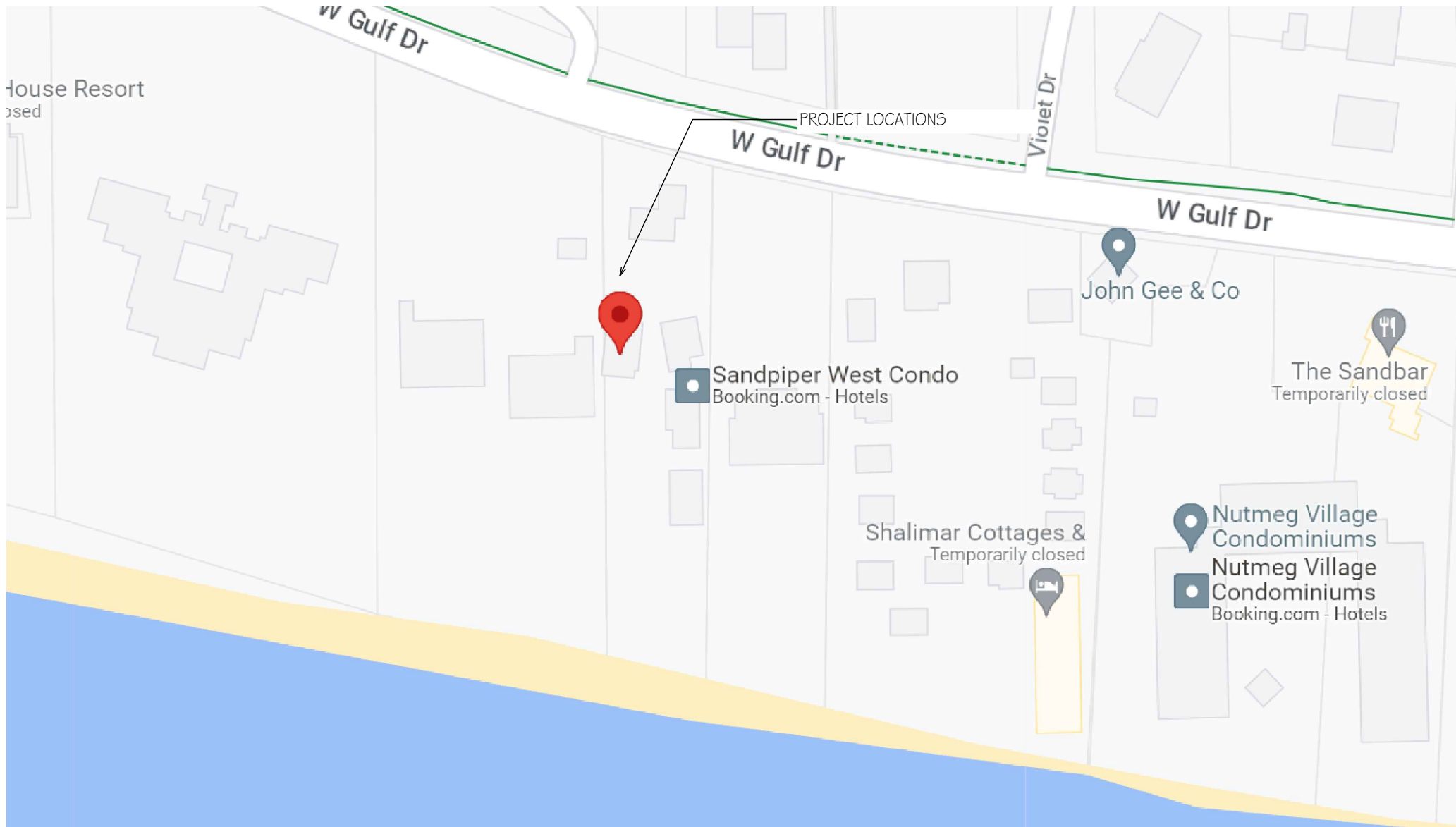
LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

LOCATION MAP:



DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	ARCHITECTURAL SITE PLAN
A3	FOUNDATION PLAN
A3.1	GROUND LEVEL - WALL LAYOUT
A4	ADA PARKING DETAILS
A5	1ST LEVEL FRAMING PLAN
A6	FRONT ELEVATION
A7	ELEVATIONS
A8	VERTICAL PLATFORM LIFT DETAIL
E1	GROUND LEVEL- ELECTRICAL PLAN

NOTE: PROVIDE AUTOMATIC FIRE
SPRINKLER AND ALARM SYSTEMS
IN ALL DWELLING UNITS PER FBC.
FIRE SYSTEMS TO BE DESIGNED
BY OTHERS AND SUBMITTED/
PERMITTED AT A LATER TIME.

ALL UNITS HAVE BEEN MODIFIED
TO ENSURE COMPLIANCE WITH
ADA REQUIREMENTS

*SEE REMODELING SHEET FOR ADA
COMPLIANCE

NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.



Vincent Carl
DiLeonardo,
PE
2025.06.17
14:00:38
-04'00'

WHITE CAPS

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

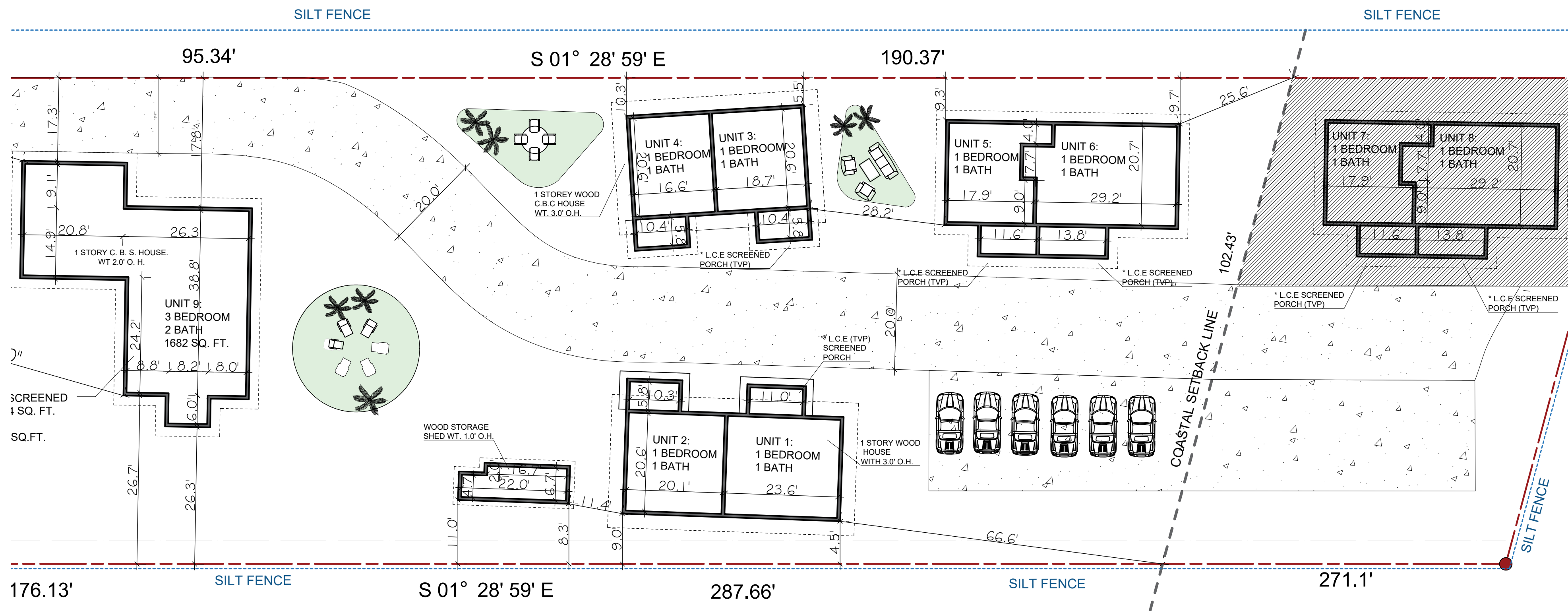
COVER SHEET

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VALID WITHOUT THE ORIGINAL
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SEAL OF THE DESIGN PROFESSIONAL

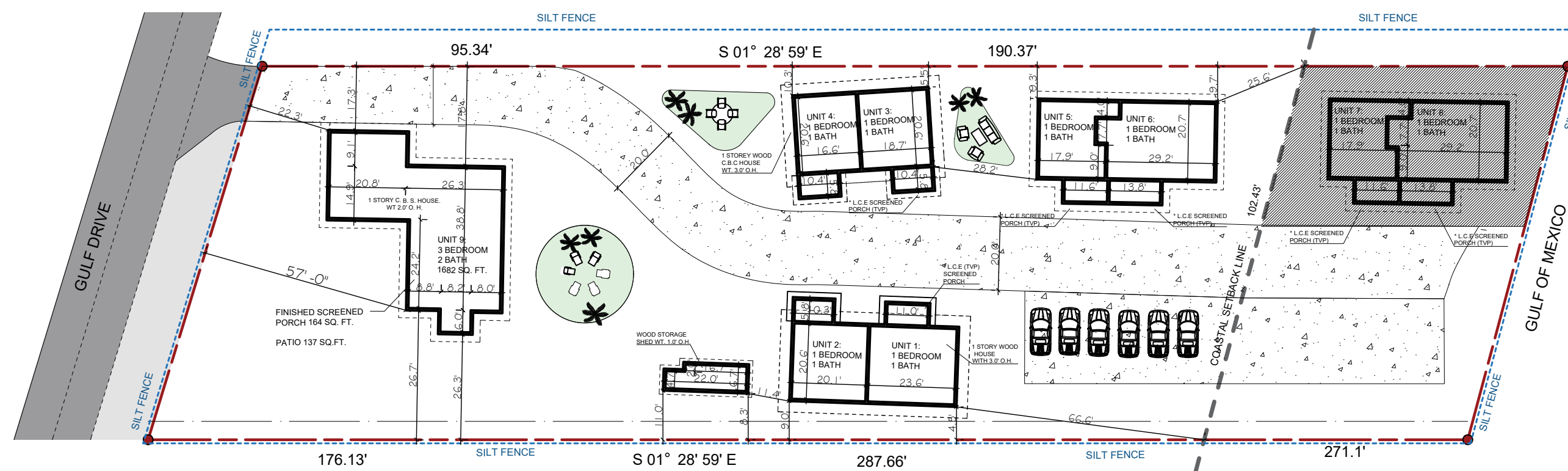
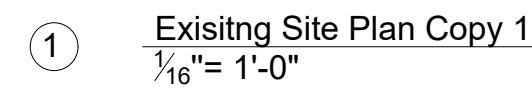
VINCENT C. DILEONARDO
FLORIDA P.E. #58009

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. DiLeonardo, Florida PE #58009
333 138rd 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: A0



EXISTING SITE PLAN PRIOR TO HURICANE IAN



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

IMPERVIOUS SURFACE APROX. 8,546 S.F.

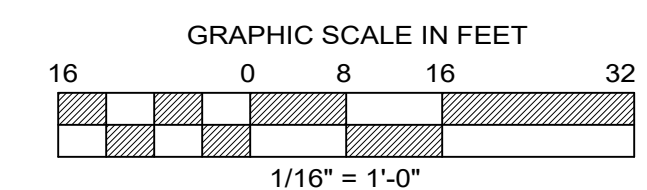
TOTAL AREA APROX. 48,890 S.F.

17 PERCENT OF TOTAL AREA

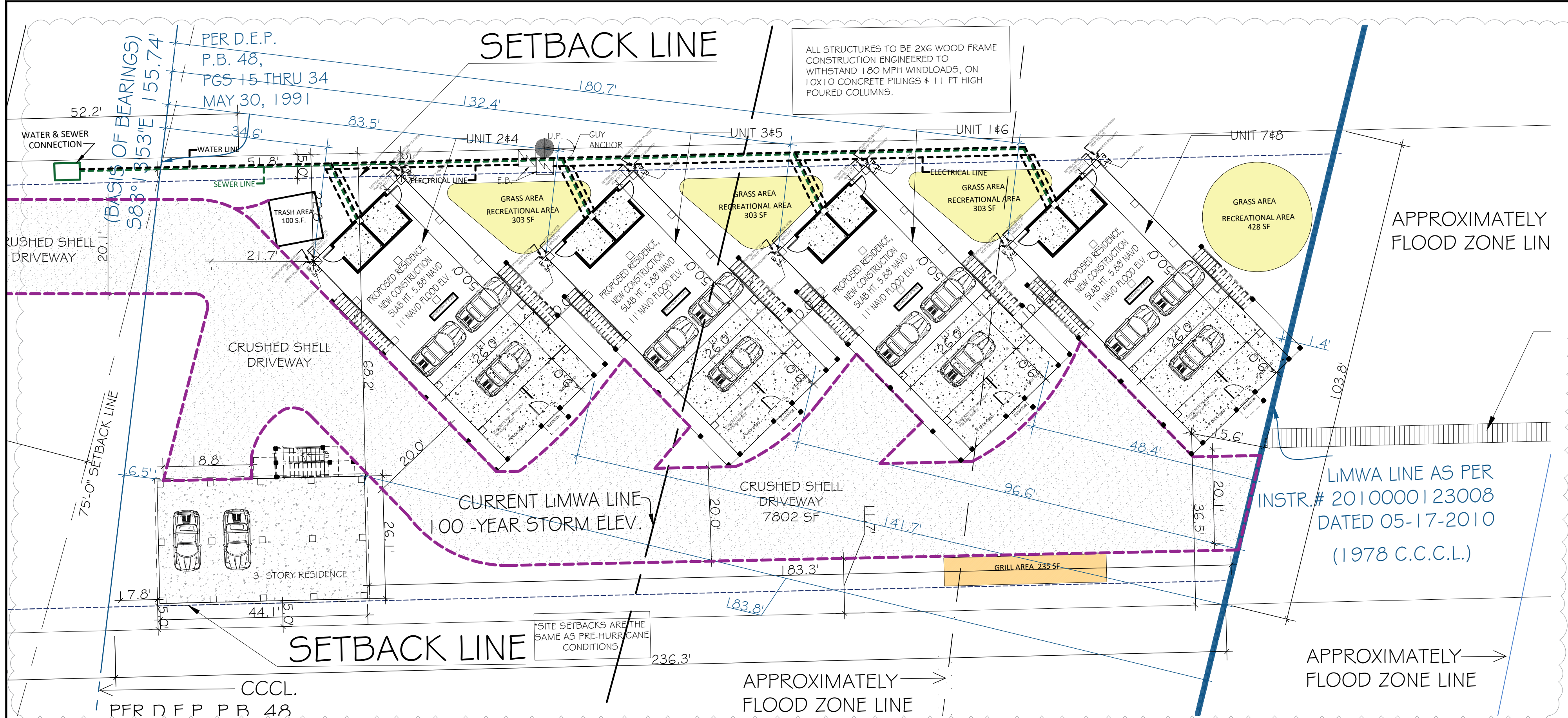
TOTAL DEVELOPE SURFACE APROX. 18.780 S.F.

TOTAL AREA APROX. 48,890 S.F.

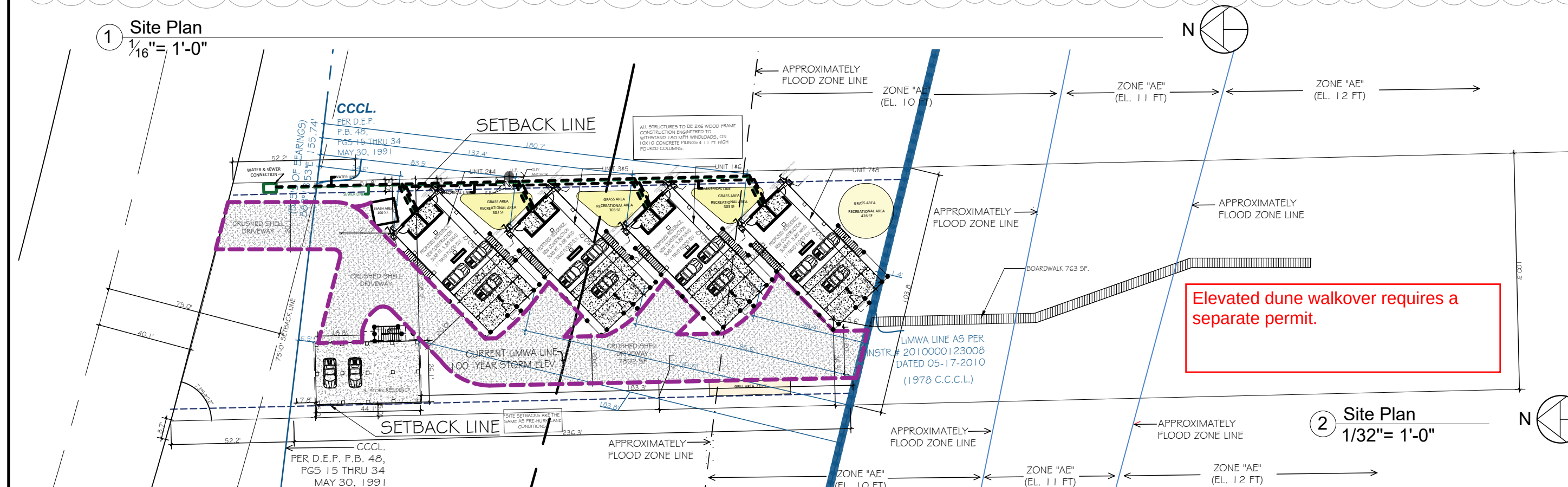
38 PERCENT OF TOTAL AREA



Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #38775) Principal: Vincent C. DiLeonardo, Florida PE #8099 33313rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-5414 Email: iswaid@sgnmail.com		DRAWN BY: VCD	
SHEET: A1		DATE: 6/20/2024	
SD PROJECT #:		VINCENT C. DILEONARDO FLORIDA P.E. #58099	
PRINTED COPIES OF THIS SHEET ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMPLOYER SEAL OF THE DESIGN PROFESSIONAL.			
PROJECT TITLE: EXISTING SITE PLAN		CLIENT:	
FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR. SANIBEL, FLORIDA 33957		WHITE CAPS	
NO.		DATE	
REVISIONS		DESCRIPTION	



1 Site Plan
1/16" = 1'-0"



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

PROJECT MEETS THE RESORT HOUSING DISTRICT REDEVELOPMENT STANDARDS.
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.

Elevated dune walkover requires a separate permit.

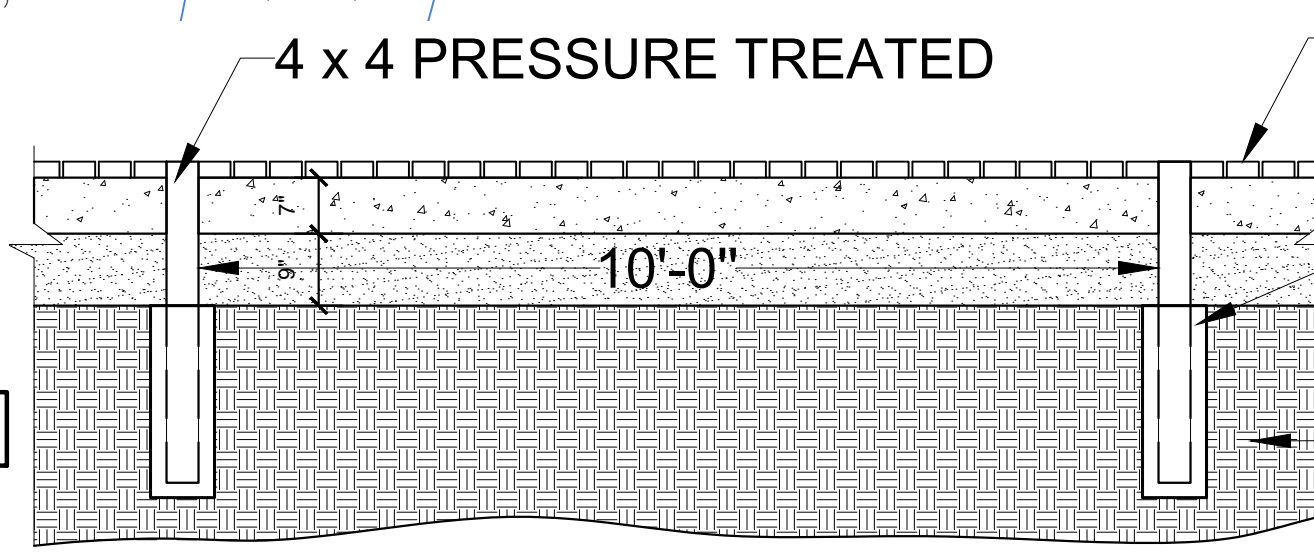
IMPERVIOUS SURFACE CALCULATION FULL SITE:
IMPERVIOUS SURFACE APPROX. 9,543 S.F.
TOTAL AREA APPROX. 48,890 S.F.
19.5 PERCENT OF TOTAL AREA
TOTAL DEVELOPED FULL SITE SURFACE APPROX. 16,913 S.F.
TOTAL AREA APPROX. 48,890 S.F.
34.6 PERCENT OF TOTAL AREA

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

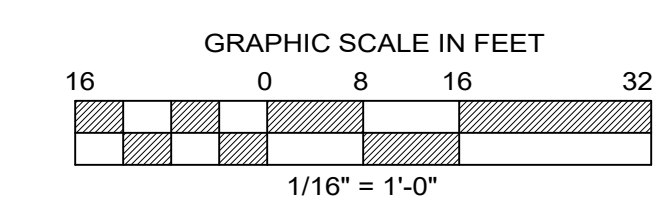
F.D.E.P. PROPOSED BOARD FILL IN THE BEACH AREA FOR ALL PILING.
TOTAL OF 20 SETS OF 8" CEMENT CLINDERS 2' DEEP.
TOTAL PROPOSED VOLUME OF FILL IS 28 CUBIC FEET.

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"



PRESSURE TREATED WOOD
Approved with Conditions
Planning Department
K. Ruiz, Principal Planner
06/18/2025 2:02:41
8" SCHEDULE 40 PIPE CEMENT FILLED 2' DEEP.
EARTH



Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
Principal: Vincent C. Dileonardo, Florida PE #58009
333 33rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswaid13@gmail.com

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

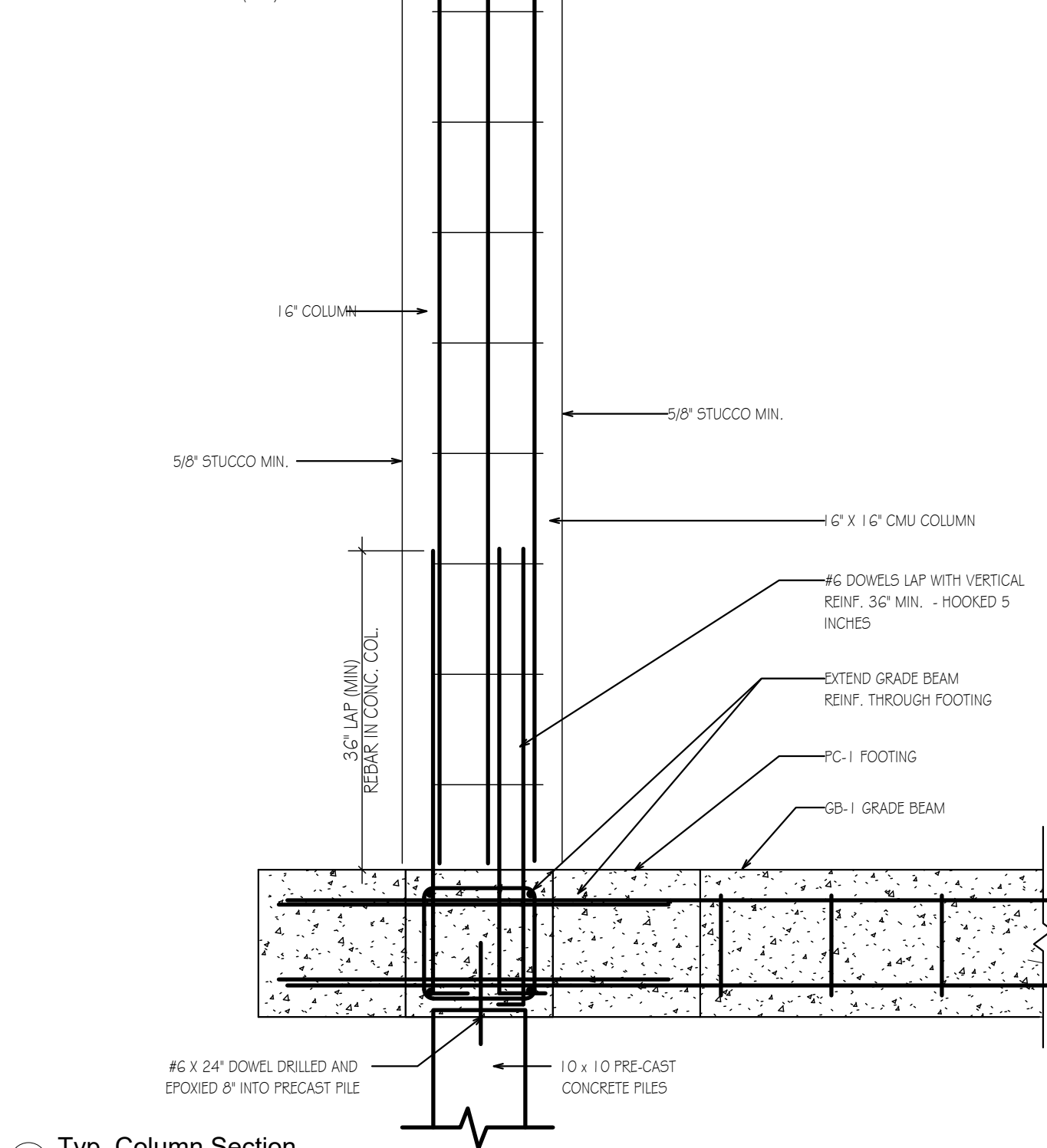
CLIENT: WHITE CAPS

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

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A2

REVISIONS	
NO.	DATE
A	04/22/2025

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 FLORIDA ADMINISTRATIVE CODE.
SEASIDE DESIGNZ, INC. HEREBY RESERVES ALL RIGHTS IN THESE PLANS AND SPECIFICATIONS. NO PART OF THESE PLANS OR SPECIFICATIONS 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 OF SEASIDE DESIGNZ, INC. ANY VIOLATION OF THESE TERMS SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

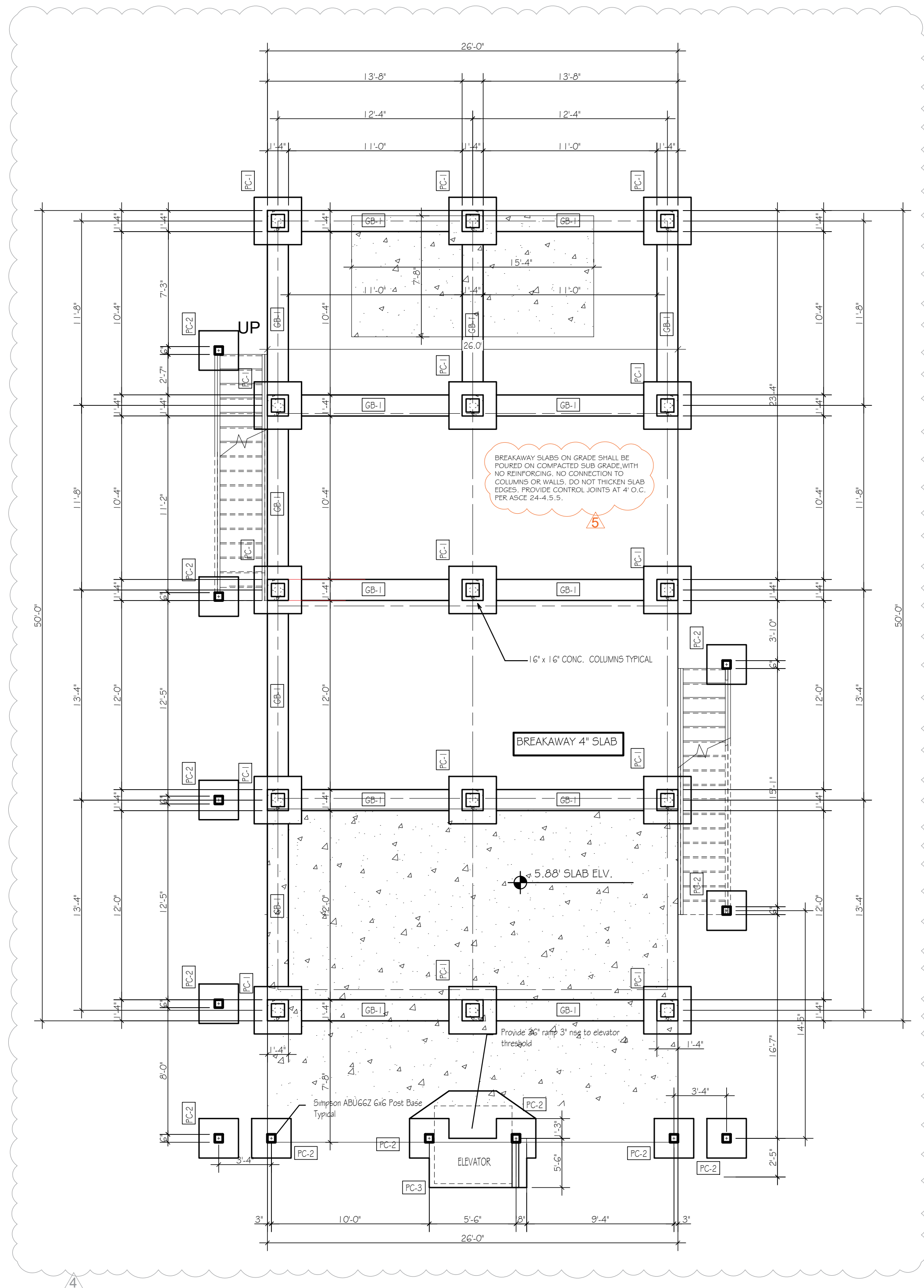


FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
GB-1	1'-4" x 1'-4" GRADE BEAM	(2) #6 TOP & (2) #6 BOT, #3 TIES AT 1' 2" O.C. EXTEND REINF CONT THROUGH FOOTINGS.
PC-1	3'-0" x 3'-0" x 1'-4"	CONCRETE PAD W/ (5) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-2	2'-6" x 2'-6" x 1'-4"	CONCRETE PAD W/ (4) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-3	5'-6" x 5'-6" x 1'-4"	CONCRETE PAD W/ (8) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION COORDINATE SIZE WITH ELEVATOR SUPPLIER

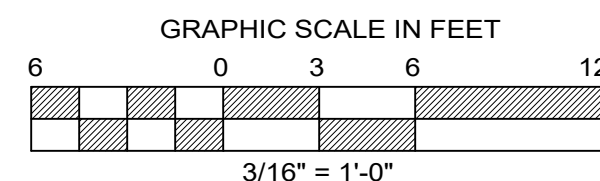
1. REINFORCING SHALL BE DOVELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ACI 308-11, 5.5.
2. CONCRETE COLUMNS, BEAMS AND GRADE BEAMS SHALL BE 4,000 PSI (28 DAY COMPRESSIVE STRENGTH)
3. REINFORCING ASTM A615 GRADE 60
4. INSTALL REINFORCING PER ACI 315
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 3" CHAMFER AT ALL EXPOSED CORNERS.

1. BREAKAWAY 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 FILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REINF LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE.
7. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.

 CONCRETE FOR HANDICAP PARKING SPACE



N 



Seaside DesignZ, Inc.		Florida Engineering Business Registry (EB #38775) Principal: Vincent C. DiLeonardo, Florida PE #58009 33313rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-5414 Email: info@seasidedesignz.com	
DRAWN BY:		VCD	
DATE:		6/20/2024	
SD PROJECT #:			
SHEET:		A3	
PROJECT:		FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:	
VINCENT C. DILEONARDO FLORIDA P.E. #58009		PROJECT TITLE: FOUNDATION PLAN	
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FOUNDAATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:			
WHITE CAPS			
REVISIONS			
NO.	DATE	DESCRIPTION	
1	04/22/2025	REVISION 44 - BLDG. DEPT. COMMENTS	
2	06/16/2025	REVISION 45 - BLDG. DEPT. COMMENTS	
BY: [Signature]			
DATE: [Signature]			
PROJECT: [Signature]			
CLIENT: [Signature]			

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

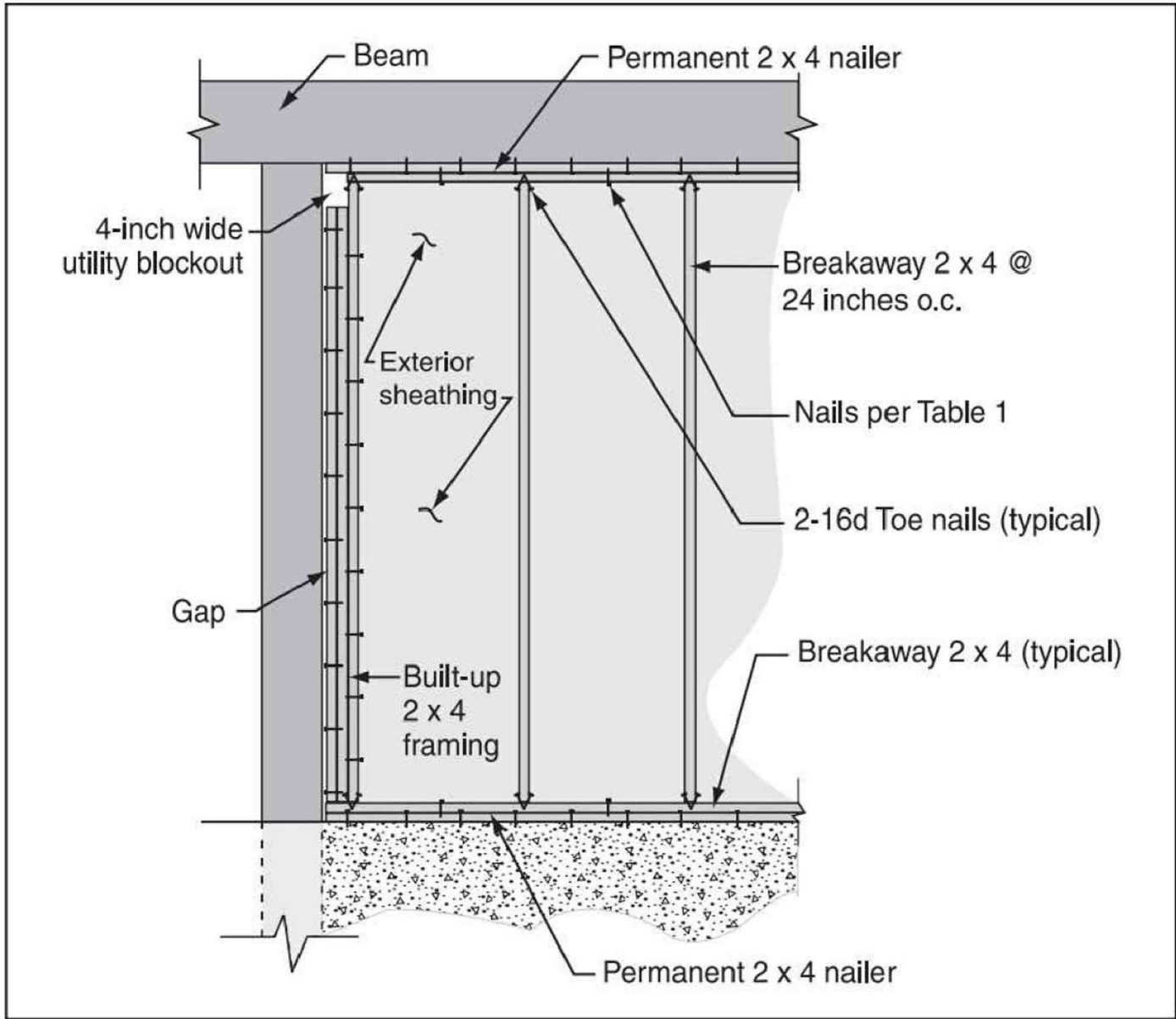


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

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

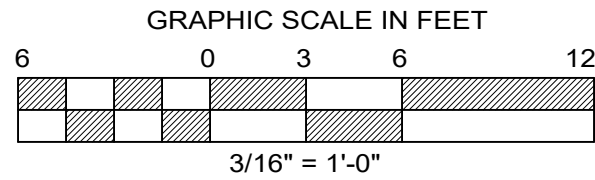
1 Breakaway Wall Detail 1/2" = 1'-0"

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.			

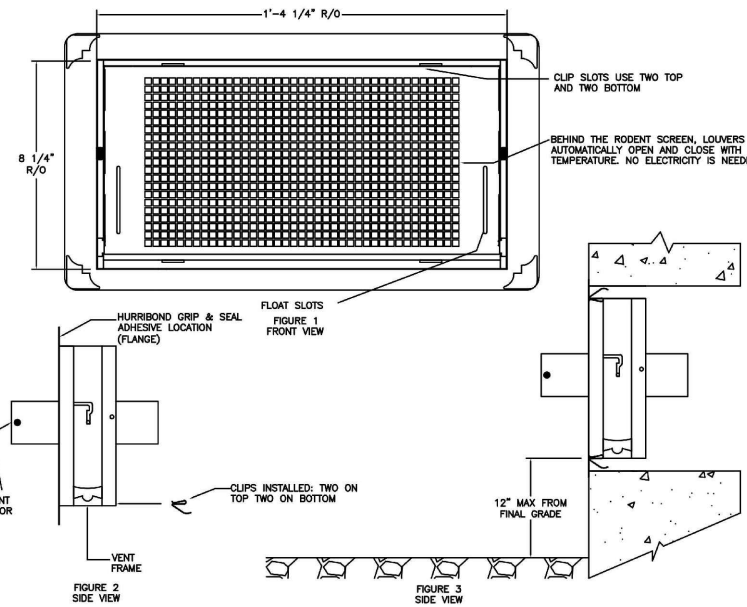
NOTES
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. 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

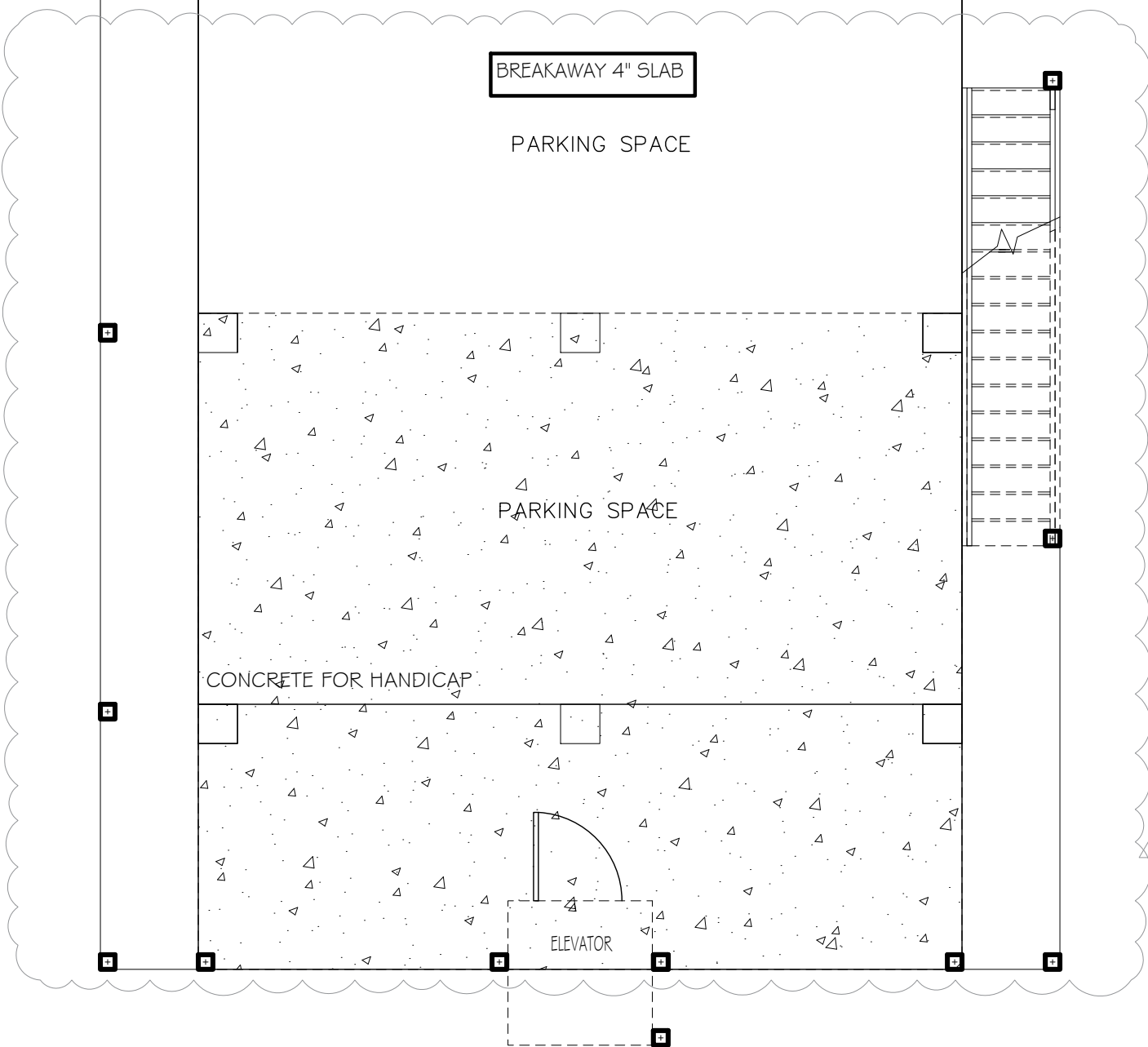
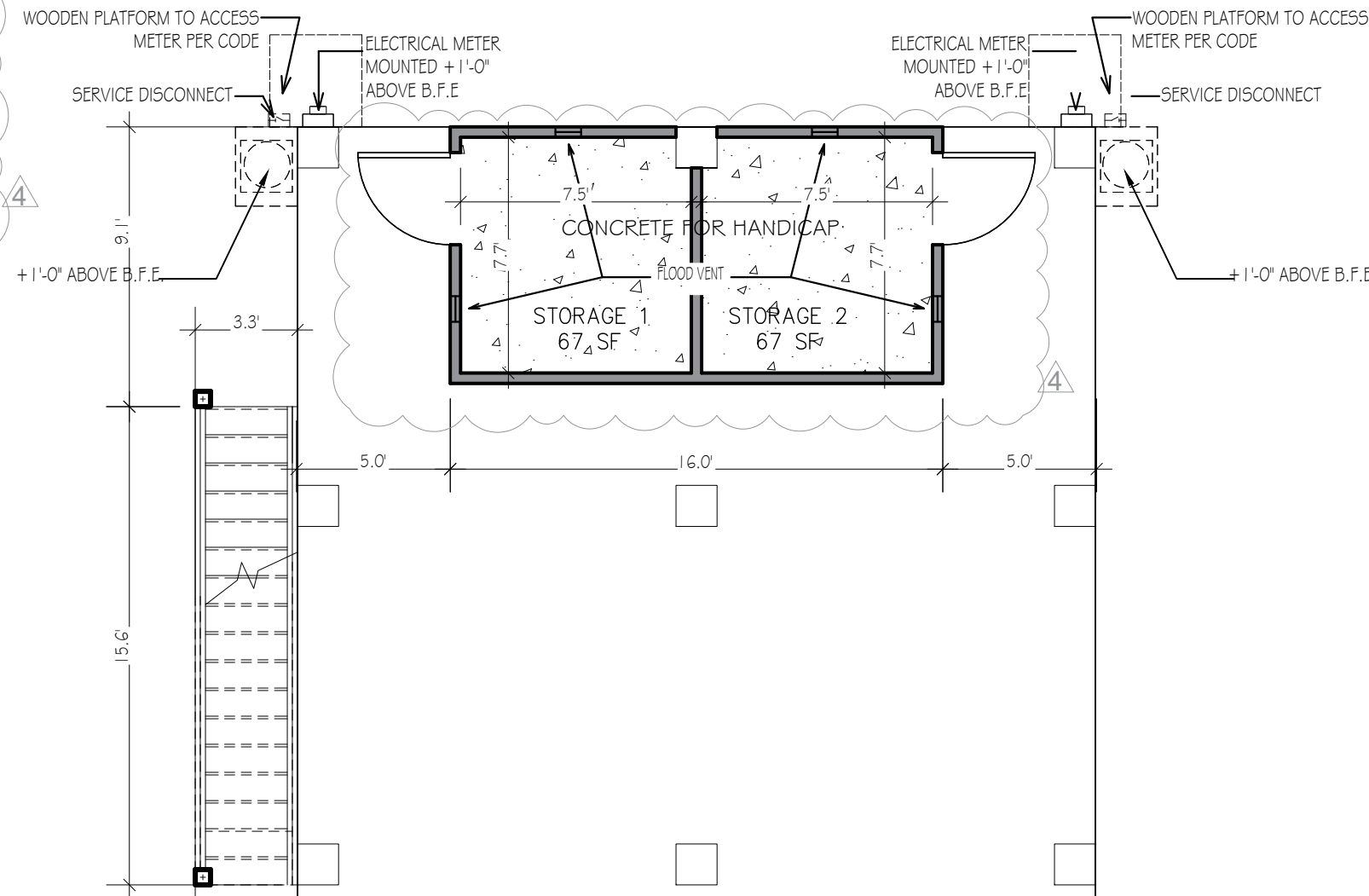
- REMOVE VENT DOOR FROM VENT FRAME, (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRBOOND 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
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)



2 Flood Vent Detail



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



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REVISIONS		DESCRIPTION
NO.	DATE	
1	04/22/2025	REVISION #4: BLDG. DEPT. COMMENTS

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

GROUND LEVEL - WALL LAYOUT	
WHITE CAPS	

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

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
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DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A3.1

502 PARKING SPACES

502.1 General.

Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

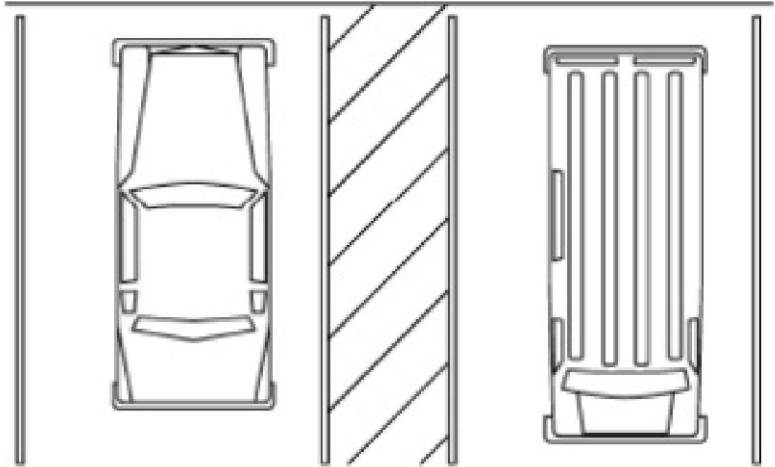
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.

Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities: car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440) wide minimum and shall be designated “van accessible”; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated “van accessible.”

Advisory 502.2 Vehicle Spaces. Pursuant to s.553.512, F.S., Florida requirements, except s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to ss.553.041(5)(c)3. and (d), F.S., and the Exception to 502.2.



502.3 Access Aisle.

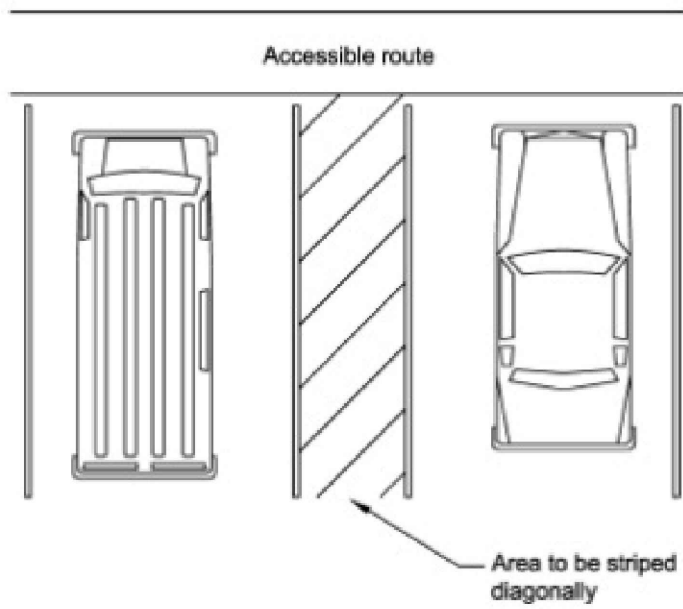
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, s.553.5041(5)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, s.553.5041(5)(d), F.S., allows on-street accessible parking to not have an access aisle.



502.3.1 Width.

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations.

Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

Florida law, s.553.5041(5)(c)1., requires diagonal striping of access aisles.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces of at least 8 feet 2 inches (2489 mm). Signs shall be posted to warn operators of handicap-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, s.553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entity from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation “van accessible.”

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification. The required “van accessible” designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use.

Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking space and access aisle configurations required for all accessible parking by Florida law, s.553.5041, F.S., meet the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for “van accessible” parking. Florida law only requires “van accessible” parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES

503.1 General.

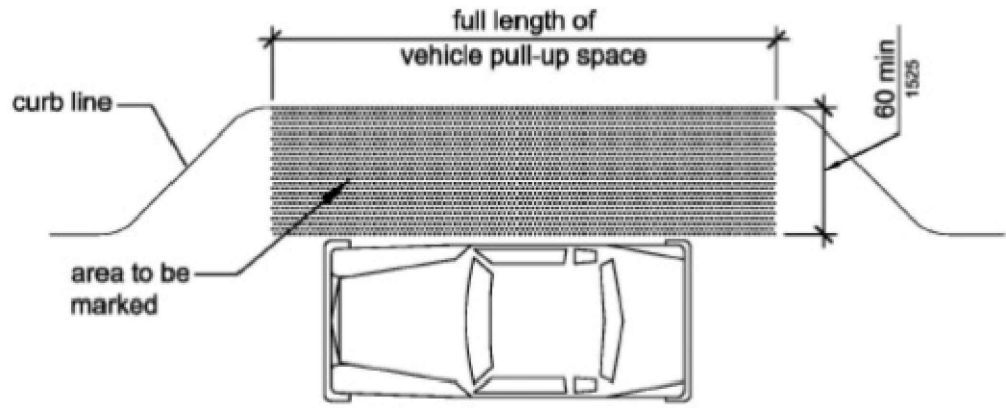
Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.

Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.

Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



503.3.1 Width.

Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length.

Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

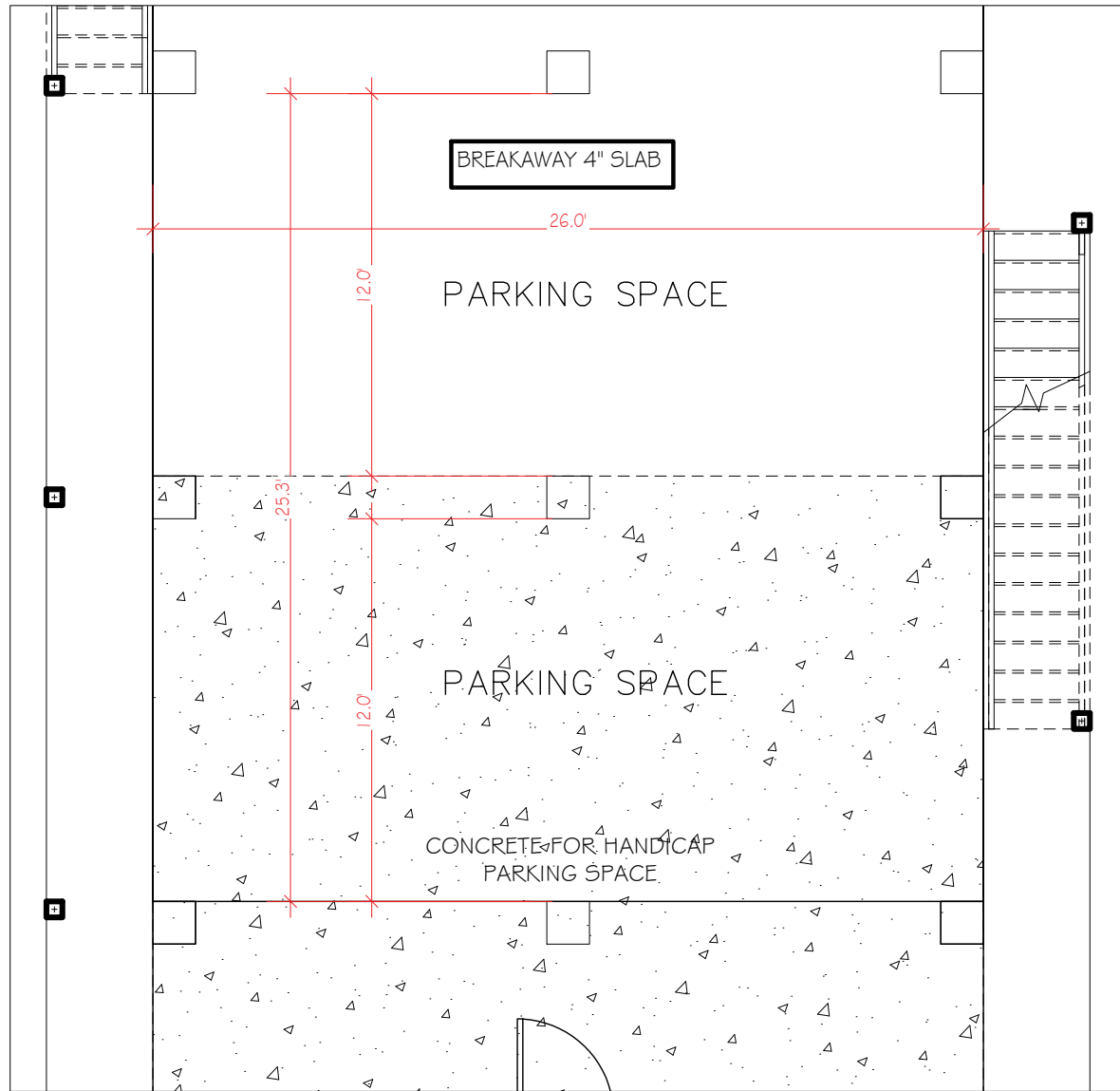
503.4 Floor and Ground Surfaces.

Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance.

Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.



1 ADA - PARKING SPACE

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 THE SAFETY STANDARDS AND REQUIREMENTS AS DETERMINED IN ACCORDANCE WITH CHAPTER 470 FLORIDA STATUTES AND GOVERNING FLORIDA ADMINISTRATIVE CODES.

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
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Tel: (727) 280-3414 Email: iswans13@gmail.com

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A4

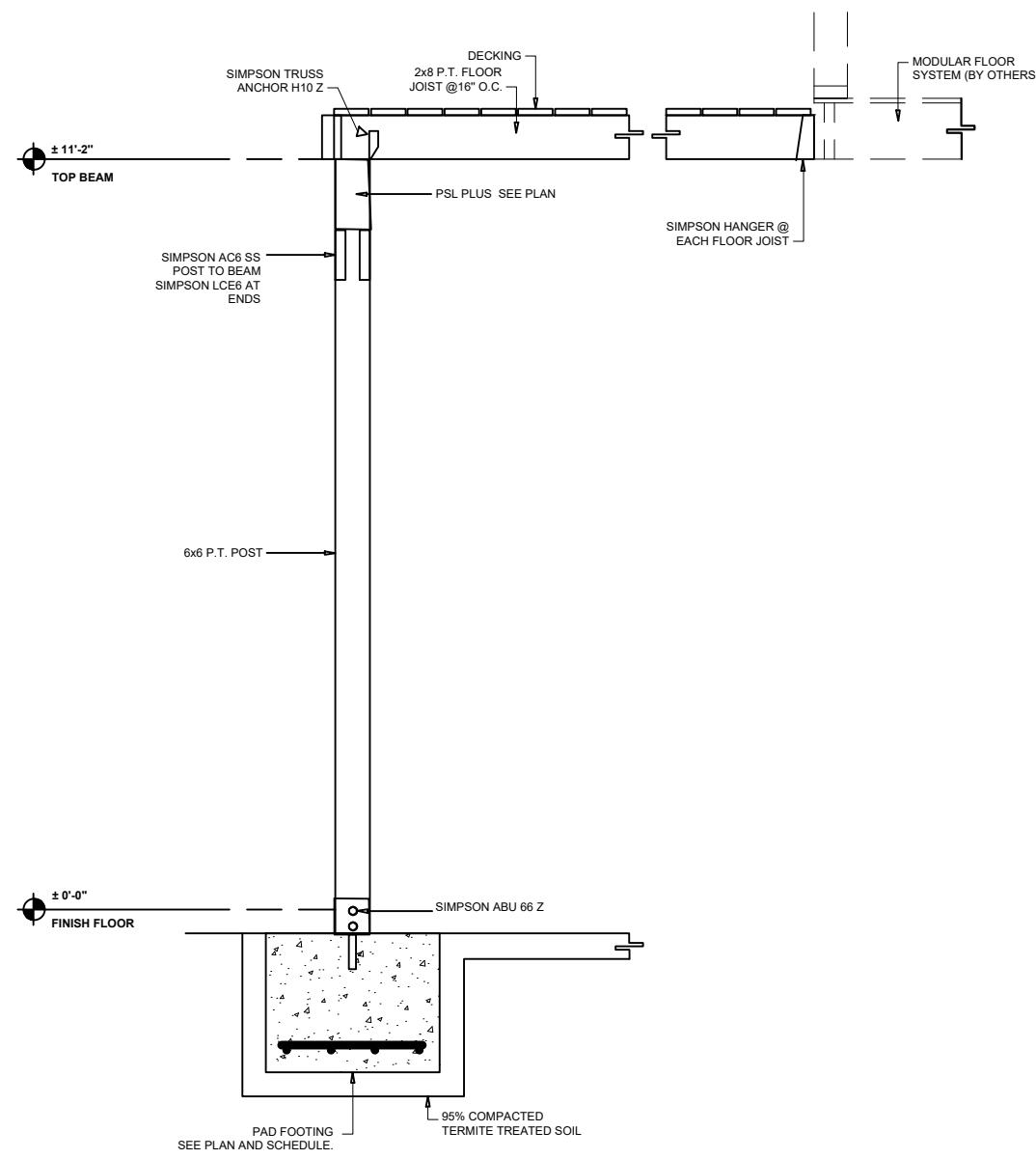
PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957
CLIENT: WHITE CAPS

REVISIONS
NO. DATE DESCRIPTION
1 06/22/2025 REVISION 14 - BLDG. DEPT. COMMENTS

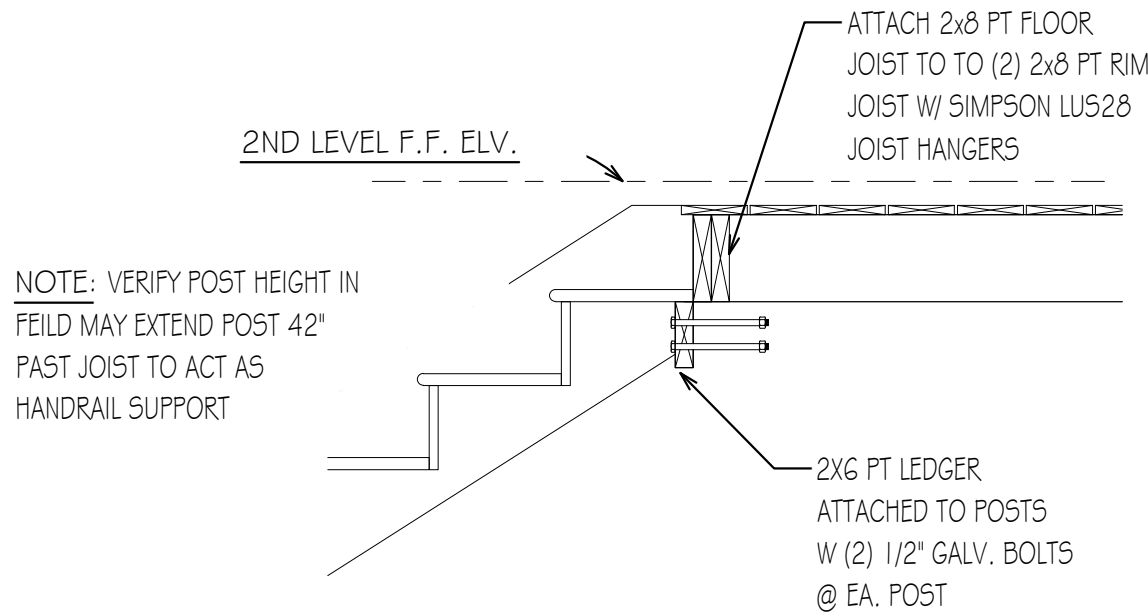
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

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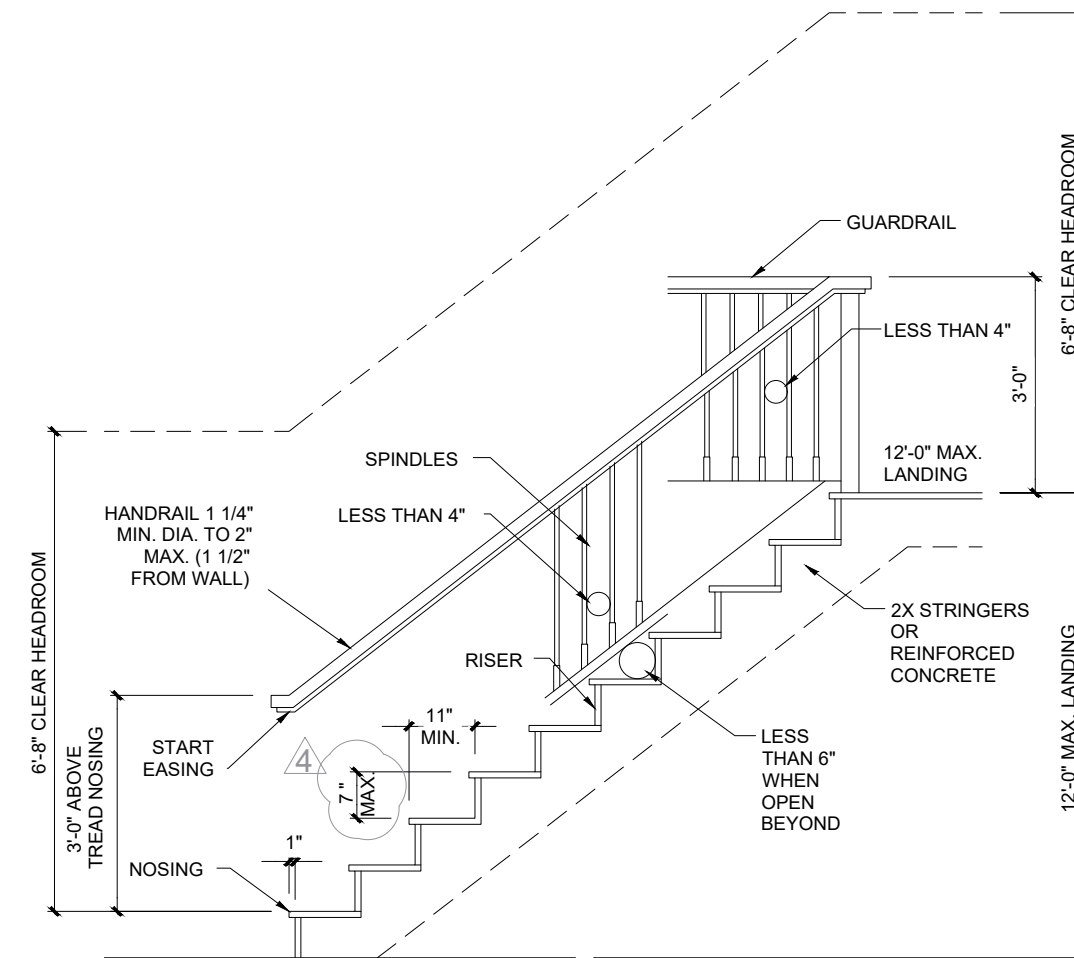
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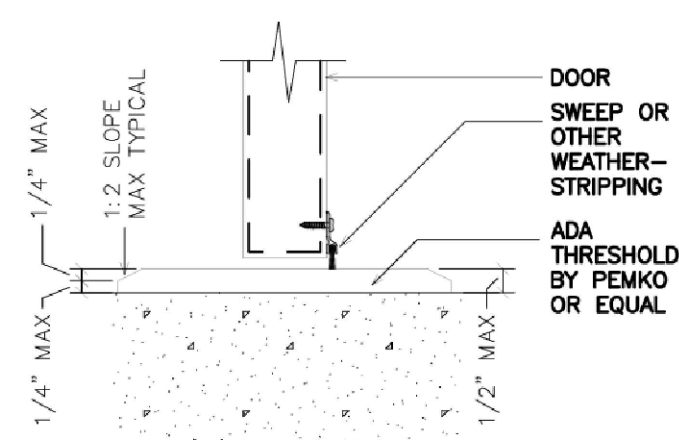
1 Wall Section Typ. (Wood Post) Porch
3/8" = 1'-0"



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



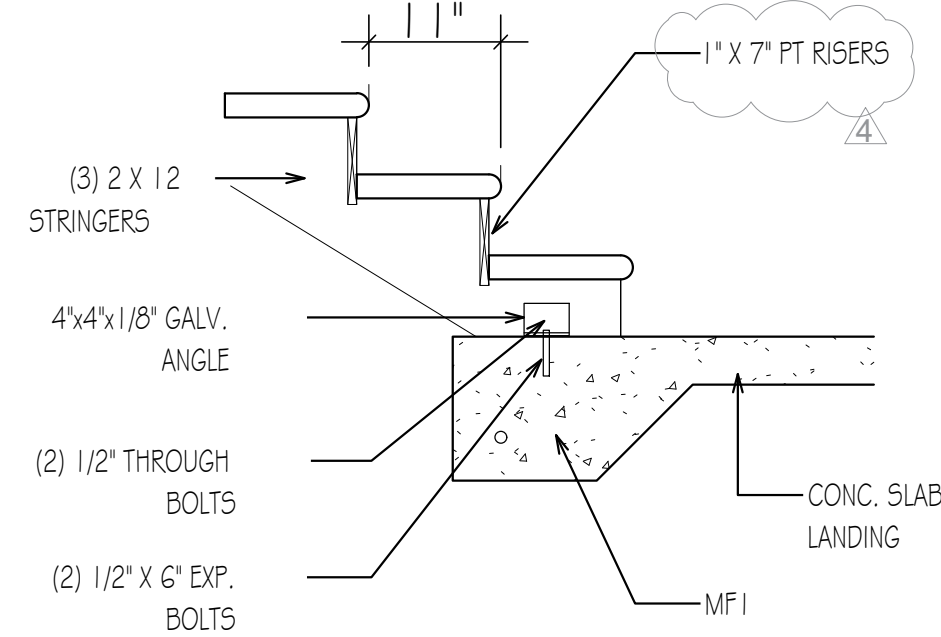
3 Typ Stair Detail
1/2" = 1'-0"



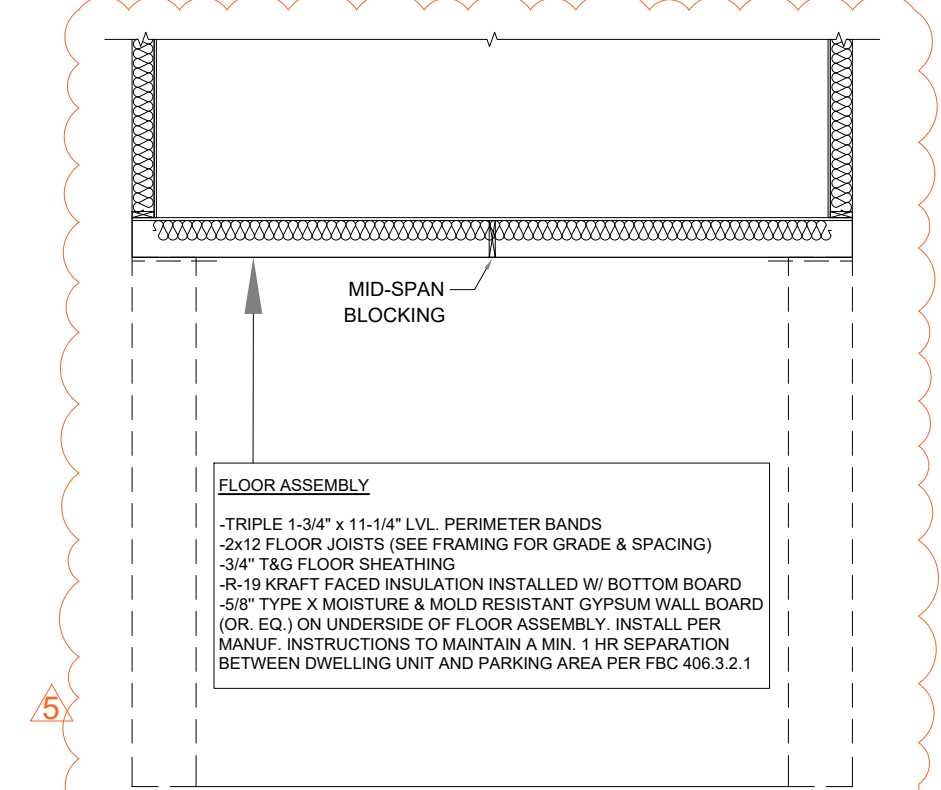
FBC ADVISORY 303.3 BEVELED

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.



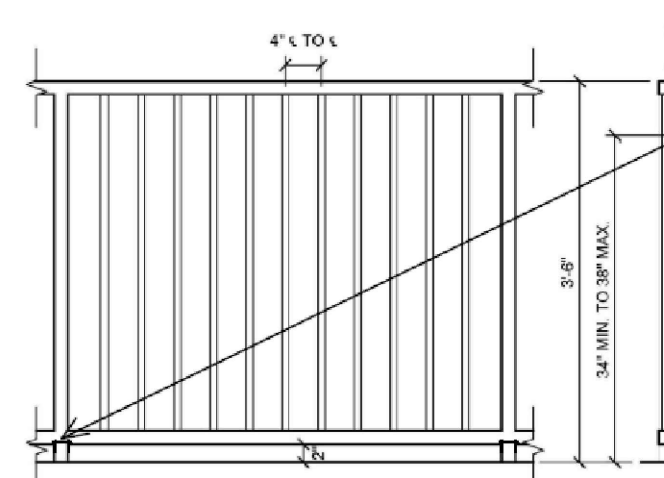
5 Stair Conn. Detail - Bottom
1/2" = 1'-0"



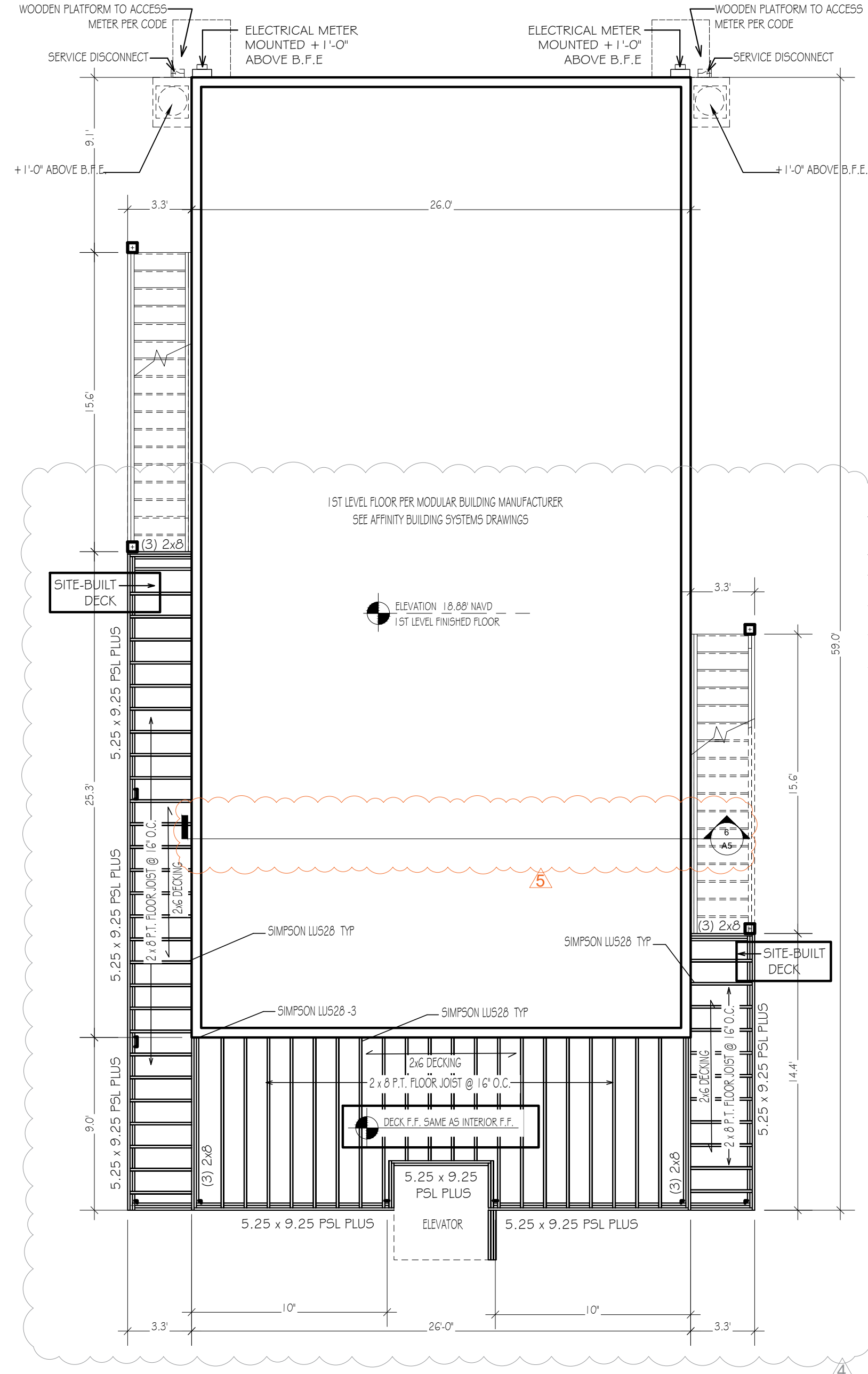
6 Floor Section Above Parking Area
1/4" = 1'-0"

NOTES:

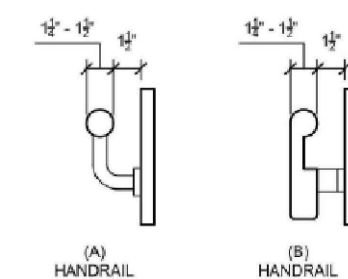
- ALL STAIRS TO BE IN COMPLIANCE W/ 2023 FBC. & ACCESSIBILITY (TO MEET ADA STANDARDS)
- ALL HANDRAILS TO BE A MIN. OF 34" HIGH ABOVE TREAD NOSING. ALL GUARDRAILS TO BE MIN. OF 34" AFF AND OPENINGS BETWEEN SPINDLES SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, 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.



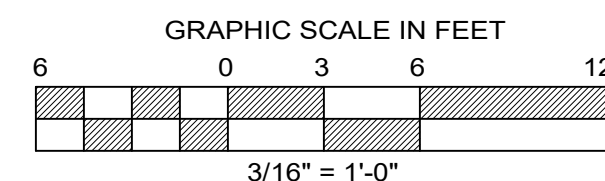
7 GUARDRAIL DETAILS
SCALE: 3/4"=1'-0"



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



8 SIZE & SPACING OF HANDRAILS
SCALE: N.T.S.



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

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

CLIENT: **WHITE CAIS**

PROJECT TITLE: **1ST LEVEL FRAMING PLAN**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS	AD
2	06/16/2025	REVISION #5 - BLDG. DEPT. COMMENTS	AD

DESIGNER: **Seaside DesignZ, Inc.**

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353 7250 0000
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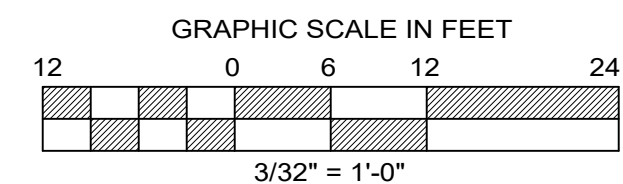
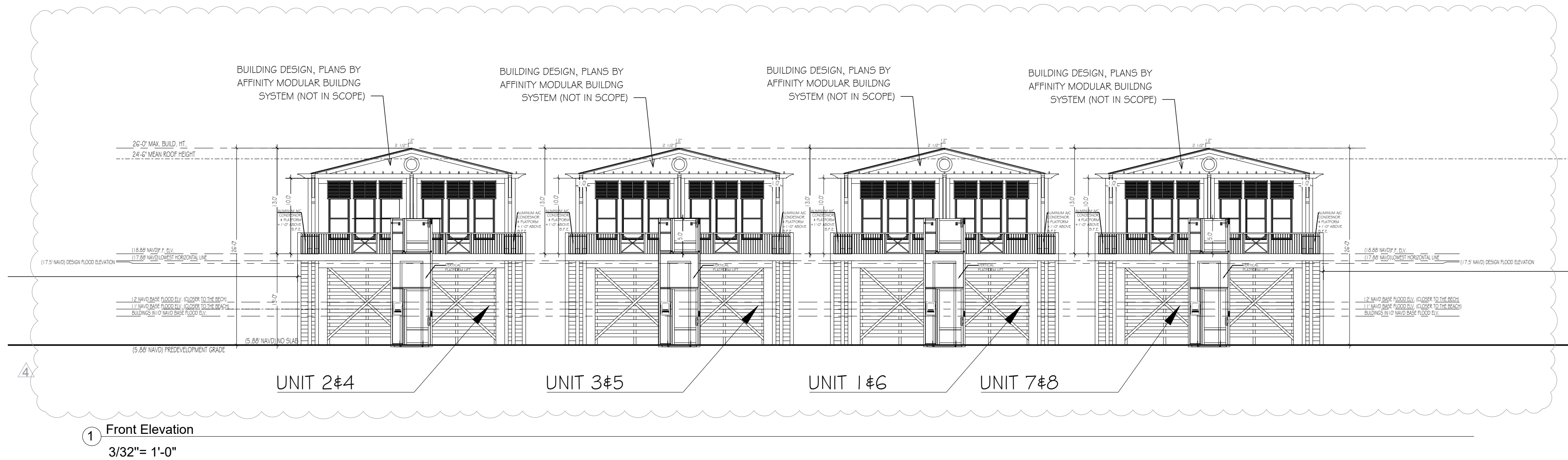
DRAWN BY: **VCD**

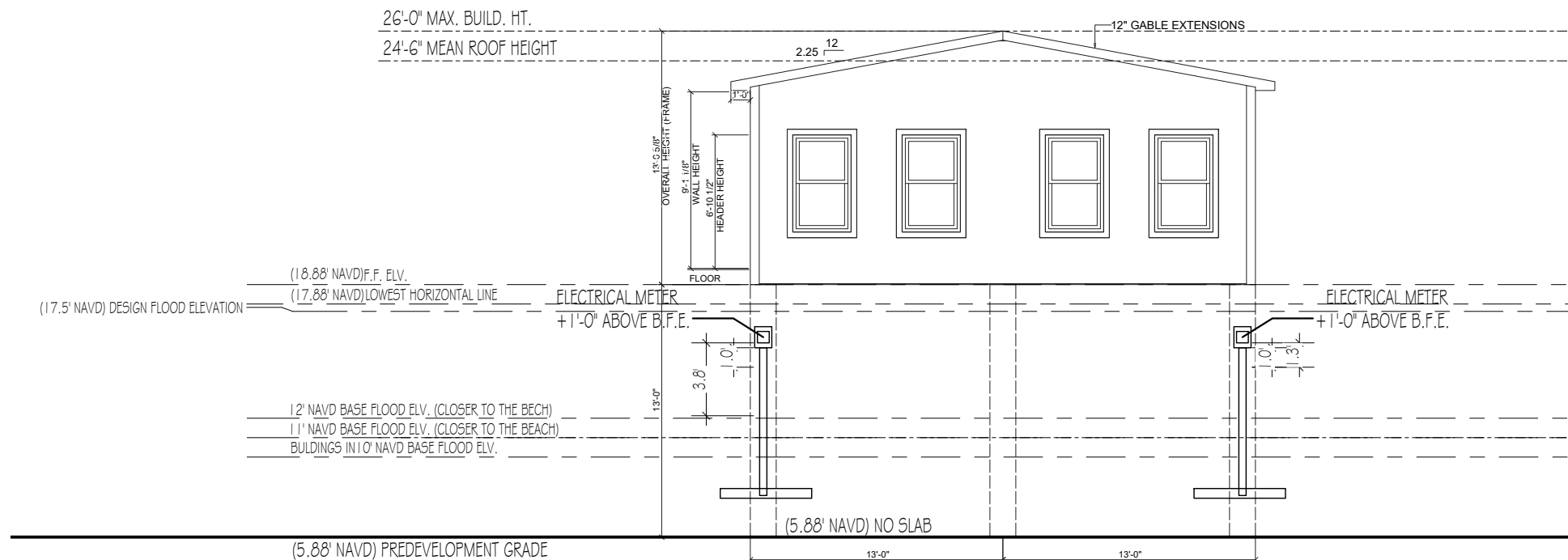
DATE: **6/20/2024**

SD PROJECT #:

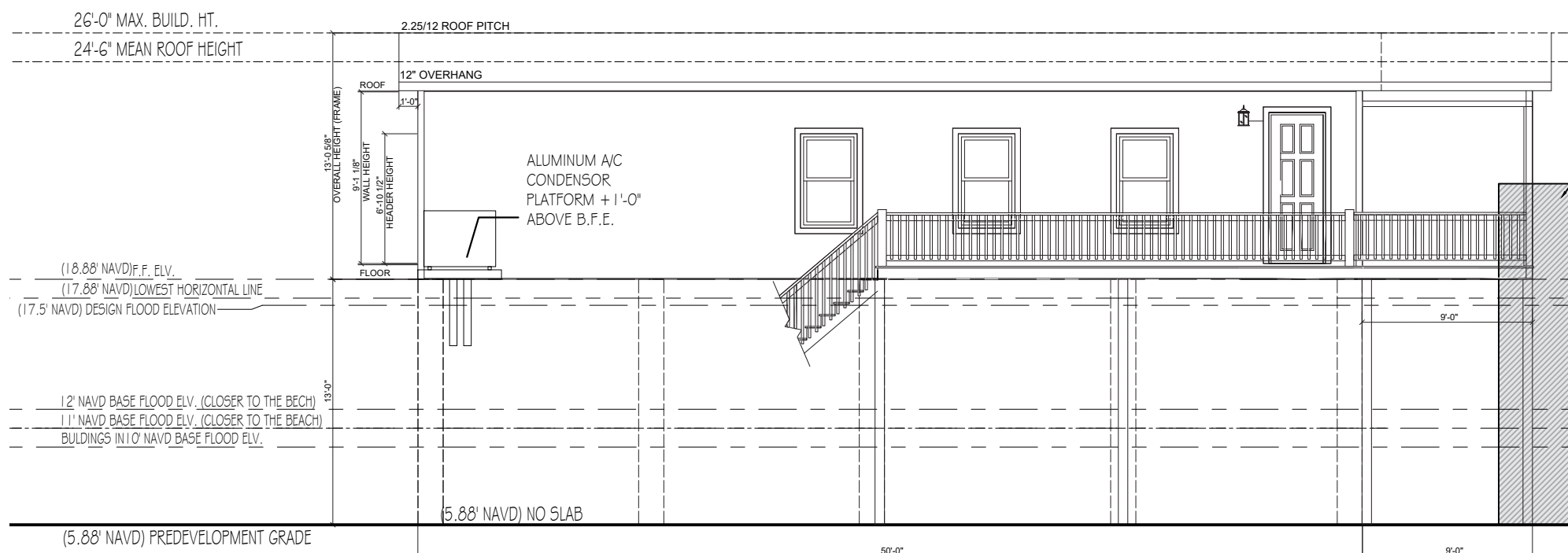
SHEET: **A5**

(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, 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.

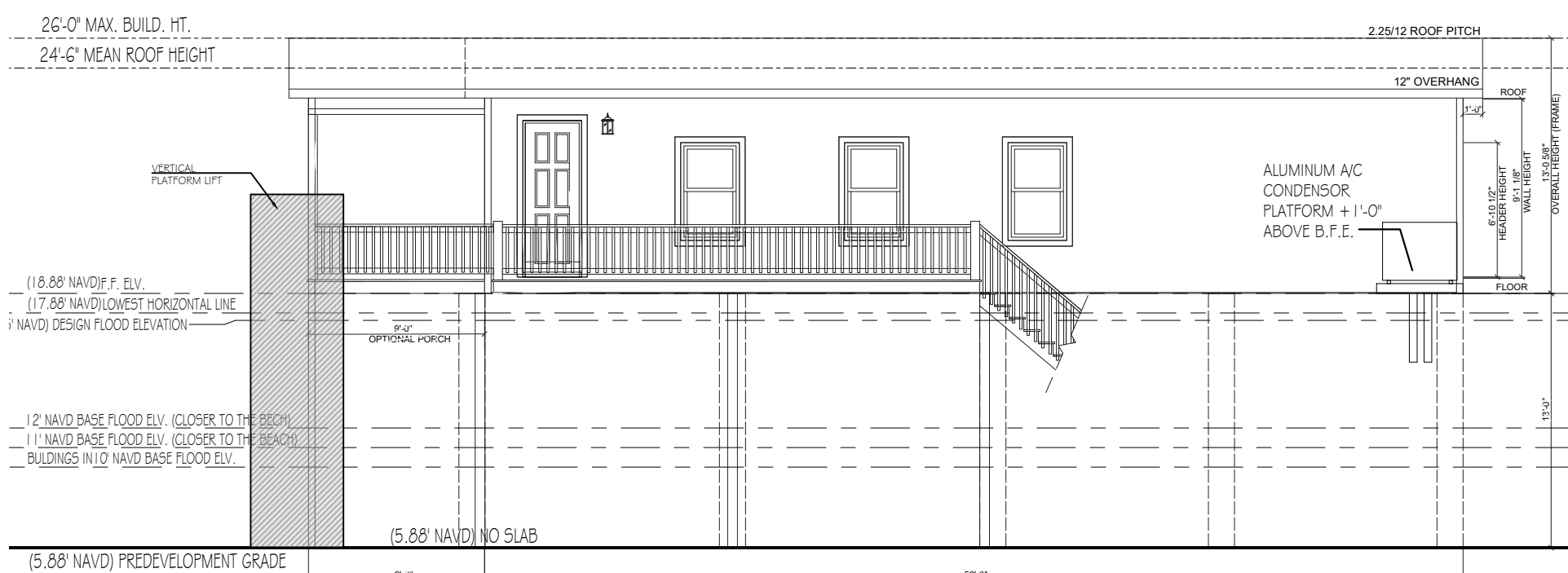
[illegible]



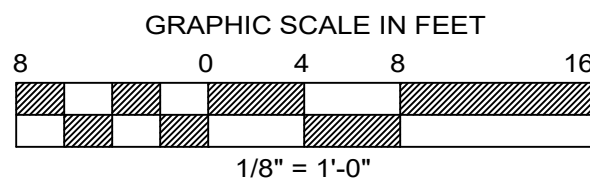
① Rear Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



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: A7

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

WHITE CAPS
CLIENT

ELEVATIONS

REVISIONS	
NO.	DATE

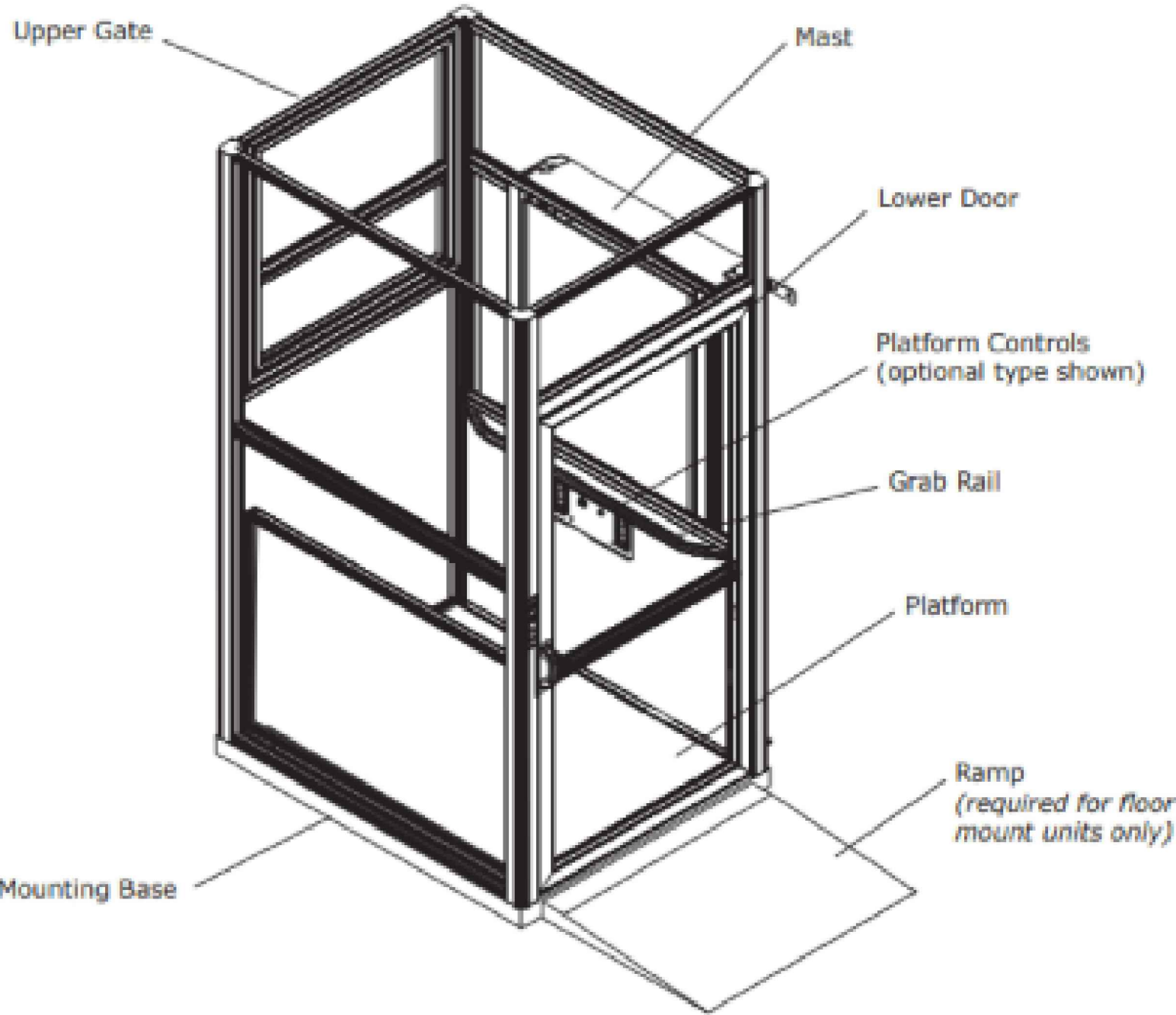
PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 47, FLORIDA ADMINISTRATIVE CODE.

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.

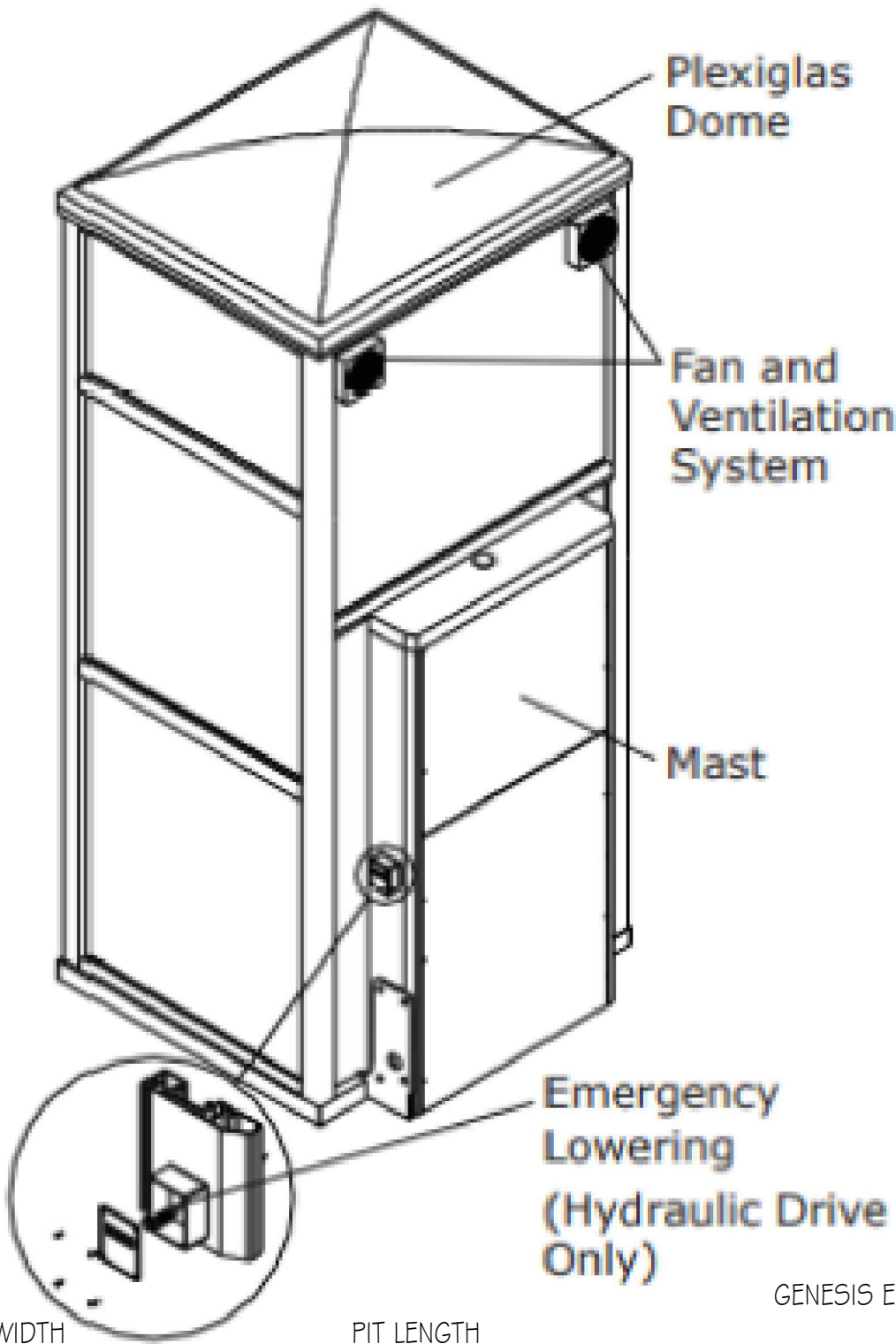
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

SEAL

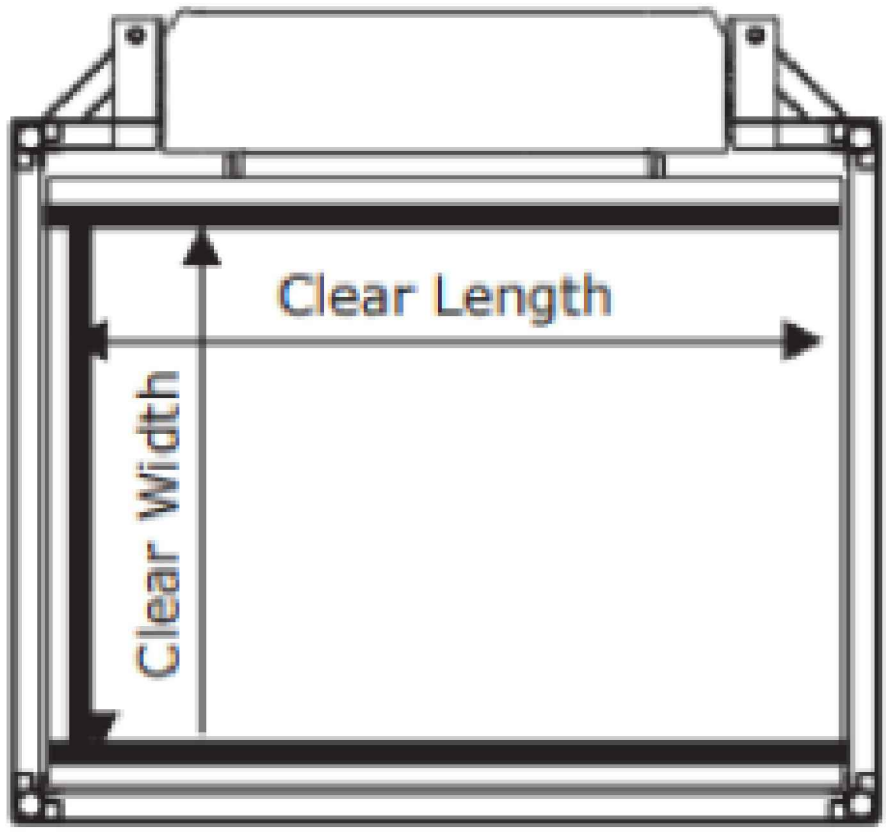


Enclosure Model with Standard Straight-Through Configuration



GENESIS ENCLOSURE GVL 168

CONFIGURATION	PLATFORM	BASE WIDTH	BASE LENGTH	PIT WIDTH	PIT LENGTH
90° Entry/Exit	42 x60	1522mm (59 7/8")	1734mm (68 1/4")	1548mm (60 7/8")	1758mm (69 1/4")



Entry/
Exit

PLATFORM	PLATFORM WIDTH	PLATFORM LENGTH	PLATFORM NET USEABLE AREA
42 x60	1067mm (42")	1524mm (60")	1.63sq. m. (17.50 sq.ft.)

Hydraulic Drive System

Single-phase (2.2 KW), 24VDC hydraulic motor. Continuous mains power and auxiliary power system. The lift connects directly to the building power. The power is reduced to 24 VC to operate the control system and drive the motor. The lift is equipped with an auxiliary power system that enables the lift to operate if mains power is lost. The platform travels between landings at 5.2 meters (17ft.) per minute. *Required for heavy use lifts or lifts equipped with a Fan and Ventilation System.

Mains Power Requirement:

North America - 120 VAC single phase on a dedicated 15 amp circuit.
International - 208 - 240 VAC single phase on a dedicated 16 amp circuit.

Full Time Battery Operation (optional)

For very low use applications and basic units, full time battery operation is appropriate.

Electrical Disconnect (optional)

An electrical disconnect is supplied with the lift for both safety reasons and customer convenience. This disconnect shuts off the mains power and the 24V battery back-up system to the lift.

The Enclosure Model disconnect is on the side of the mast closest to the lower landing door.

Manual Lowering

(Hydraulic Model Only - standard)

The manual emergency lowering device consists of a pull knob mounted in a box on the side of the mast. When used, the platform is gently lowered to the landing.

Split Mast (Hydraulic Drive Only - optional)
For installation sites where it would be difficult to place the drive mast into position as a single piece, the split mast option is available for GVL-120 and GVL-144. GVL-168 Hydraulic Models are supplied standard with a split mast.

Raised Pump and Control Box

(Hydraulic Drive Only - optional)

This option is ideal for locations that are subject to flooding. The pump and electrical controls are re-located higher (exact location depends upon mast

size). Available for 96" mast heights and taller.

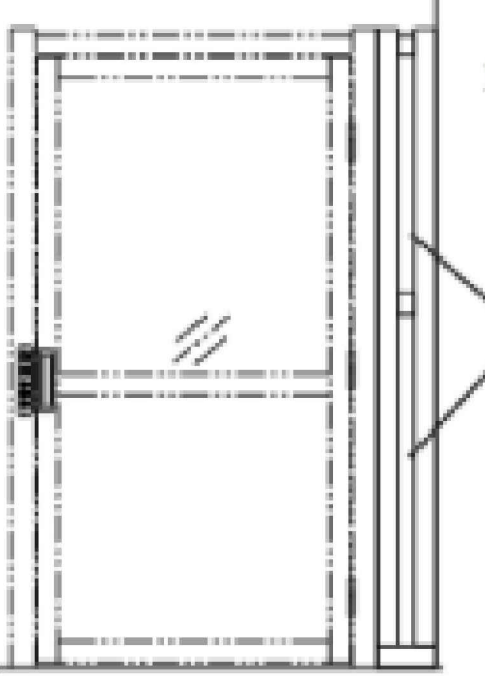
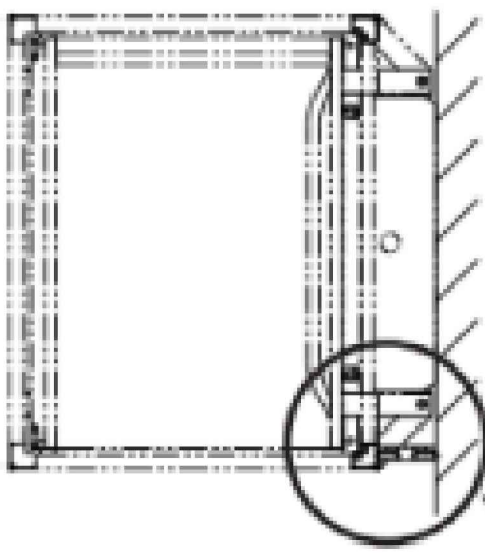
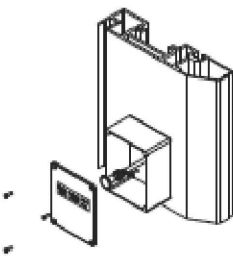
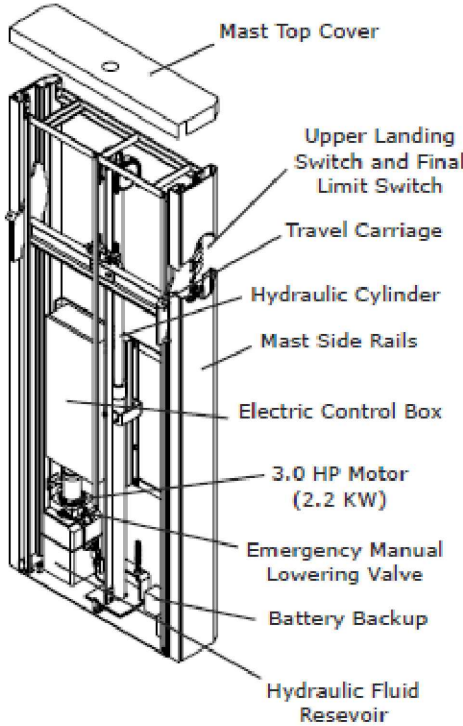
Remote Drive Cabinet

(Hydraulic Drive Only - optional)

For the ultimate in quiet operation, the drive system can be located up to 3 meters (10 feet) away in a remote drive cabinet.

Mast Heater (Hydraulic Drive Only - optional)

For outside installations where cold temperatures are a concern, a mast heater can be installed to protect hydraulic fluid from freezing.



Infill Panel Kit

1 Vertical Platform Lift Detail

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

CLIENT: WHITE CAPS

PROJECT TITLE: VERTICAL PLATFORM LIFT DETAIL

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

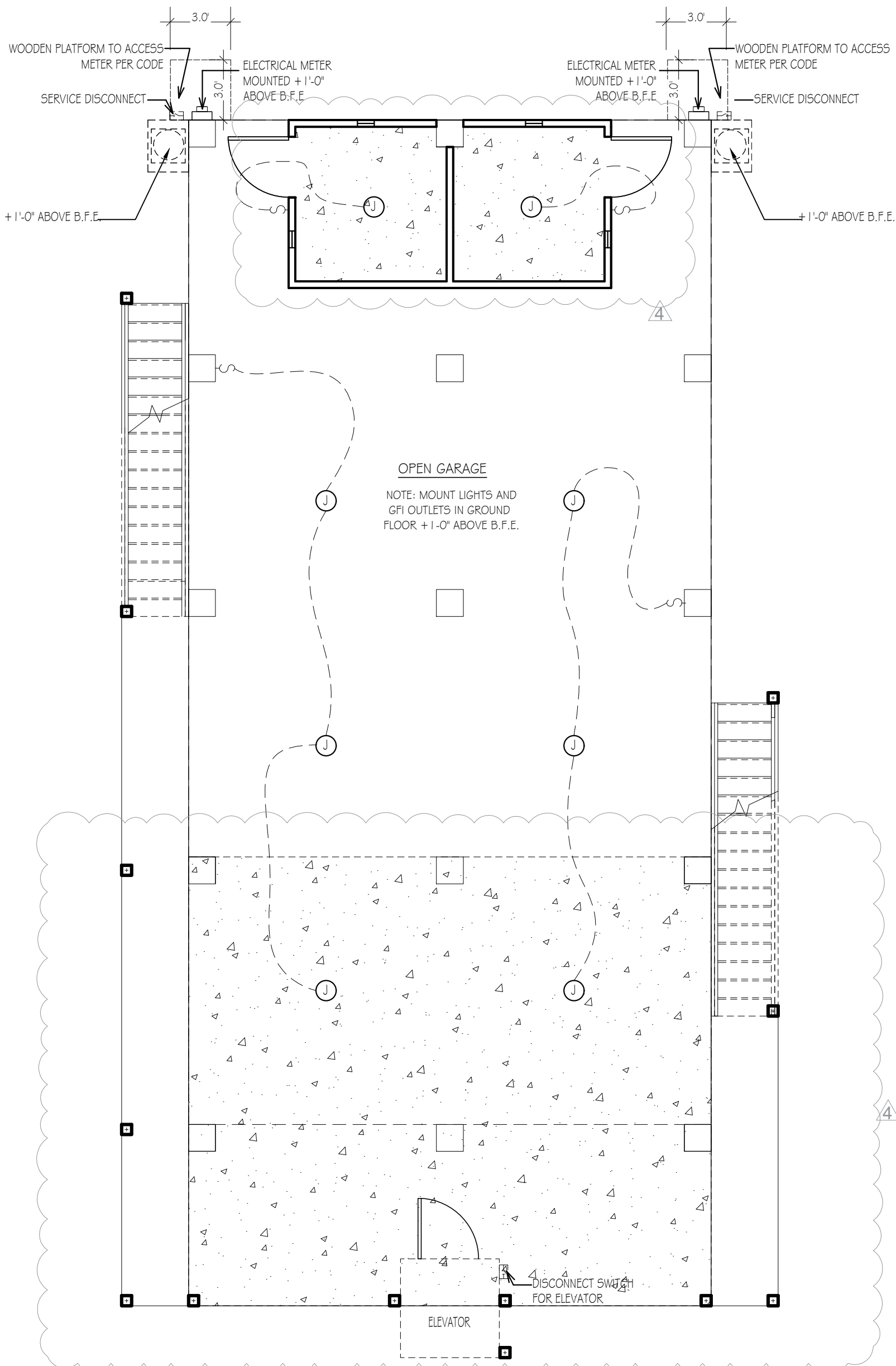
Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida P.E. #8809
333 33rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan19@gmail.com

DRAWN BY: VCD

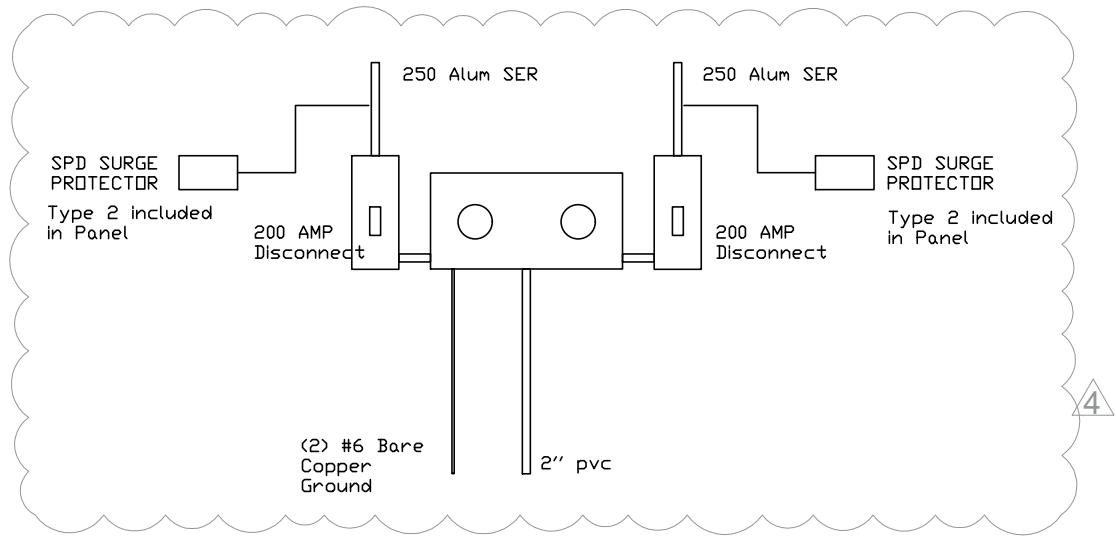
DATE: 6/20/2024

SD PROJECT #:

SHEET: A8



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]	1/2 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

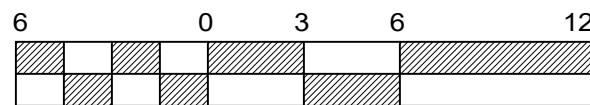
NEW 'PANEL "A" SCHEDULE

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		CKT		VA/PHASE		BREAKER		BRANCH		DESCRIP. OF LOAD SERVED	
		W	C	A	P	A	B	NO.		A	B	NO.	A	B	A	P	W	C			
APPLIANCE - GFCI		12	NM	20	1	1,500		1		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



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

CLIENT: WHITE CAIS

GROUND LEVEL ELECTRICAL PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS

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.

DESIGNED BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: E1

Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida PE #5809
333 72nd Avenue E., Unit A, Madeira Beach, FL 33508
Tel: (727) 280-9414 Email: vsw4081@gmail.com

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

SEAL: VINCENT C. DILEONARDO, FLORIDA P.E. #5809

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 ☐ 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:

.
.
.

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

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

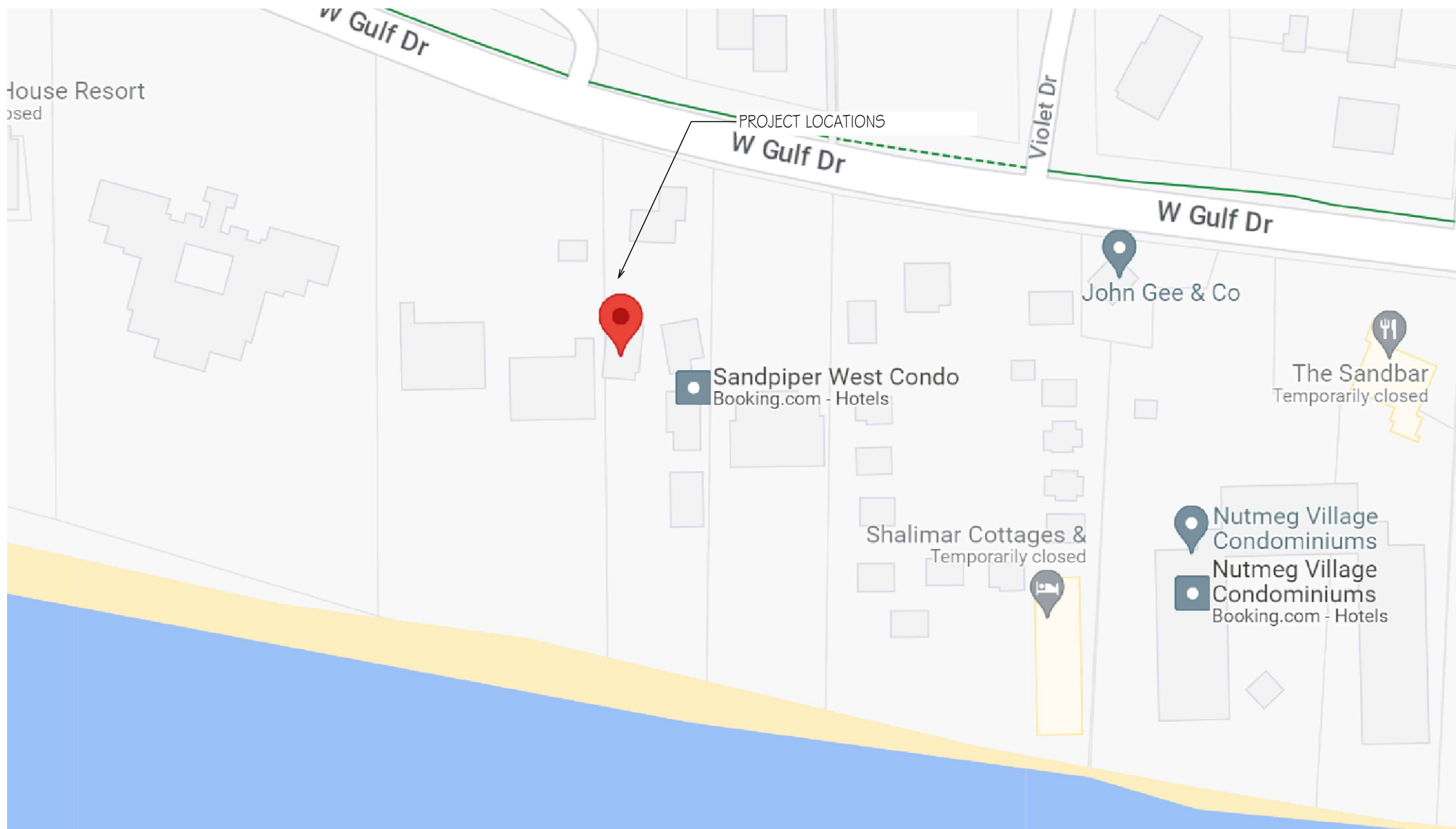
LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

LOCATION MAP:



DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	ARCHITECTURAL SITE PLAN
A3	FOUNDATION PLAN
A3.1	GROUND LEVEL - WALL LAYOUT
A4	ADA PARKING DETAILS
A5	1ST LEVEL FRAMING PLAN
A6	FRONT ELEVATION
A7	ELEVATIONS
A8	VERTICAL PLATFORM LIFT DETAIL
E1	GROUND LEVEL- ELECTRICAL PLAN

NOTE: PROVIDE AUTOMATIC FIRE
SPRINKLER AND ALARM SYSTEMS
IN ALL DWELLING UNITS PER FBC.
FIRE SYSTEMS TO BE DESIGNED
BY OTHERS AND SUBMITTED/
PERMITTED AT A LATER TIME.

ALL UNITS HAVE BEEN MODIFIED
TO ENSURE COMPLIANCE WITH
ADA REQUIREMENTS

*SEE REMODELING SHEET FOR ADA
COMPLIANCE

NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.



Vincent Carl
DiLeonardo,
PE
2025.06.17
13:56:50
-04'00'

WHITE CAPS

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

COVER SHEET

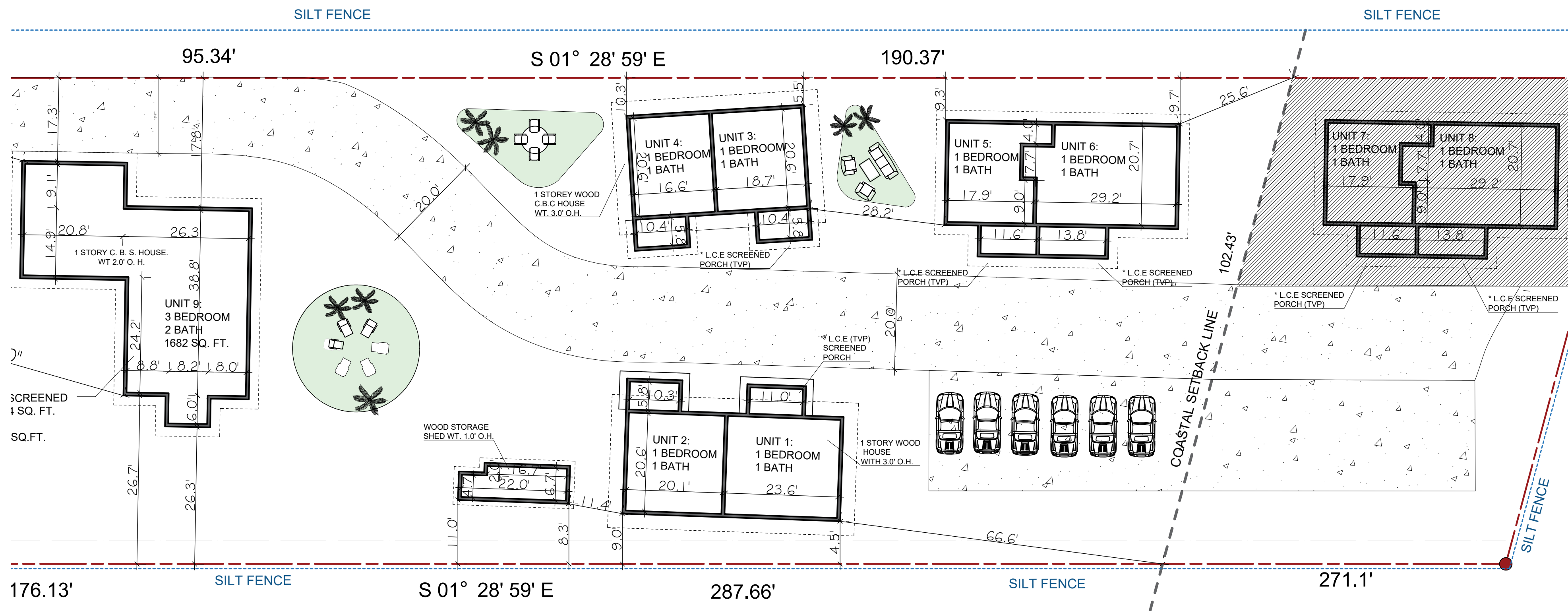
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

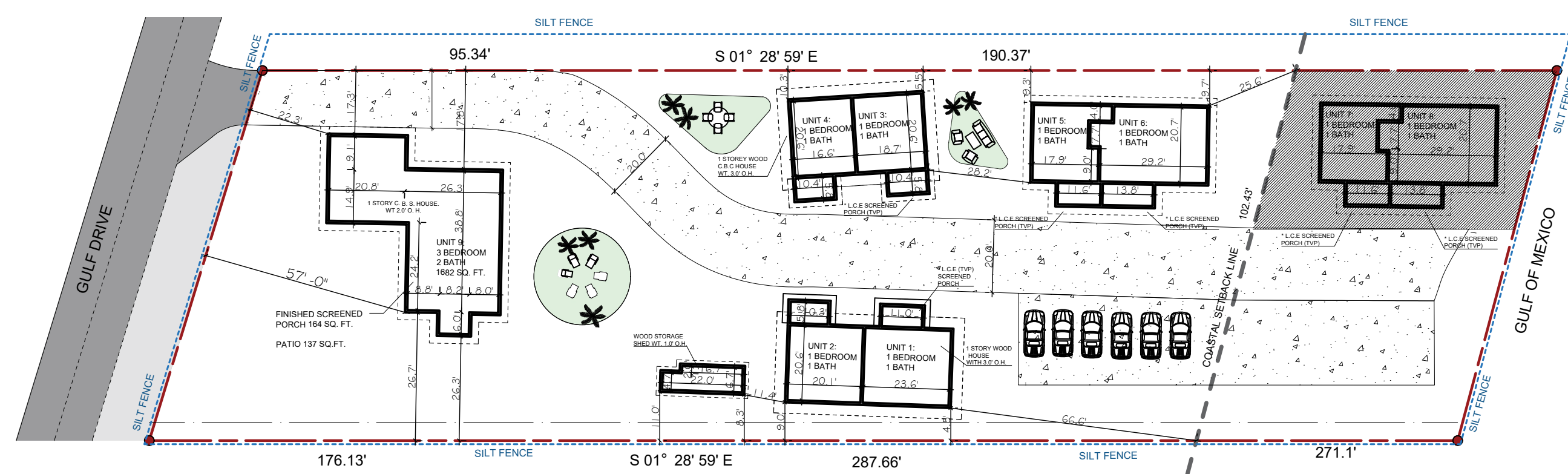
Seaside DesignZ, Inc.

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

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



EXISTING SITE PLAN PRIOR TO HURICANE IAN



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

IMPERVIOUS SURFACE APROX. 8,546 S.F.

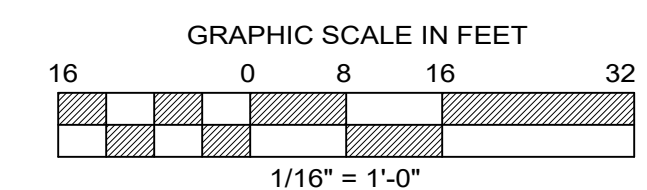
TOTAL AREA APROX. 48,890 S.F.

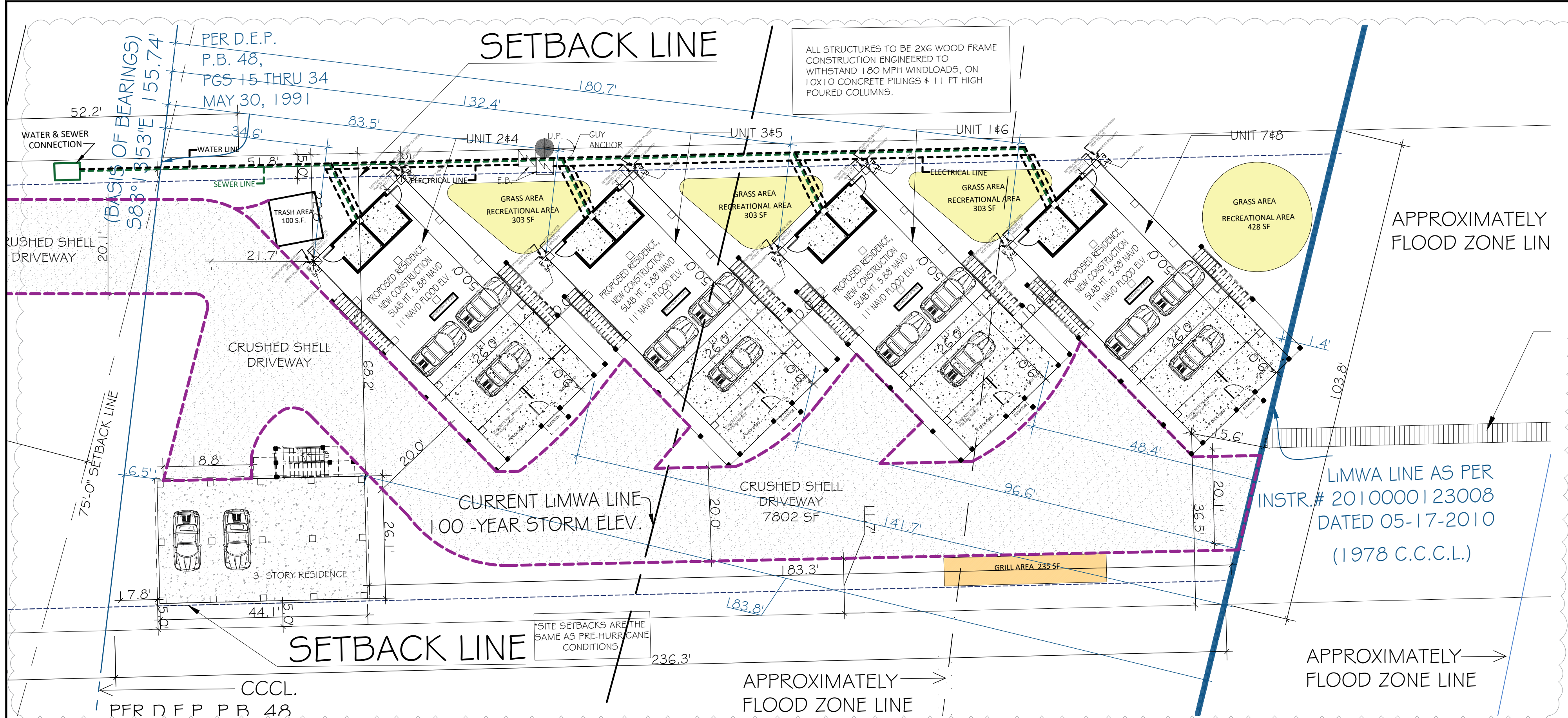
17 PERCENT OF TOTAL AREA

TOTAL DEVELOPE SURFACE APROX. 18.780 S.F.

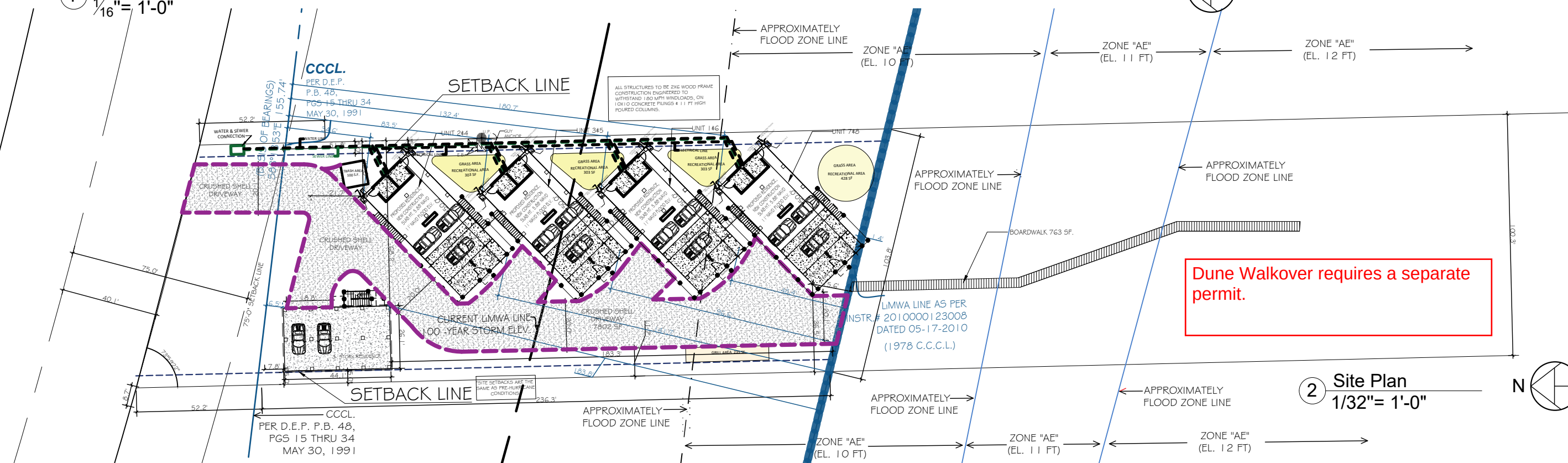
TOTAL AREA APROX. 48,890 S.F.

38 PERCENT OF TOTAL AREA

[illegible]



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.

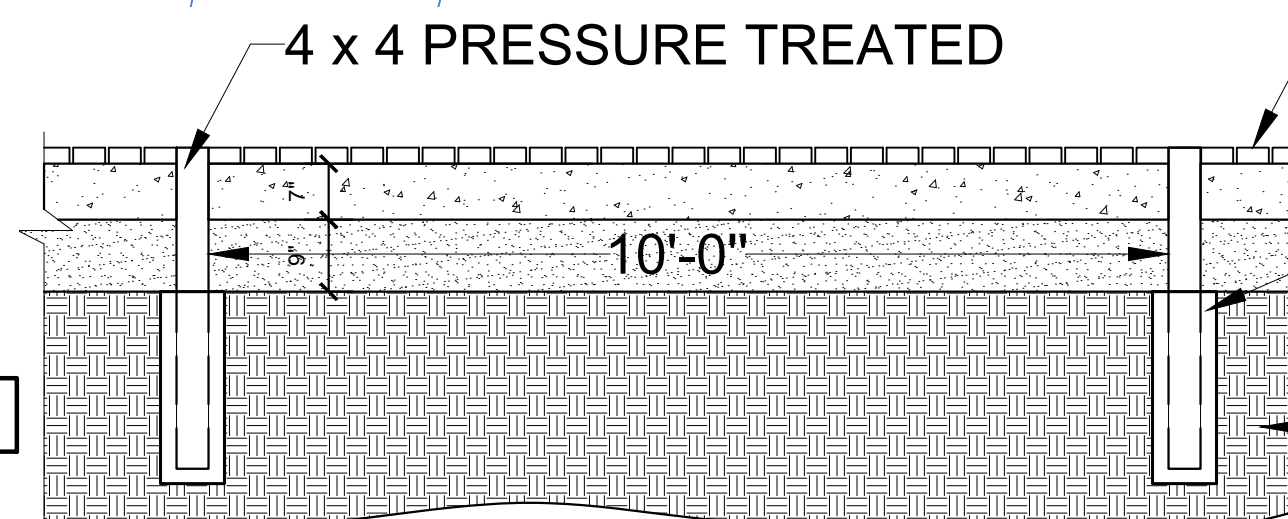
TOTAL OF 20 SETS OF 8" CEMENT CLINDERS 2' DEEP.

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

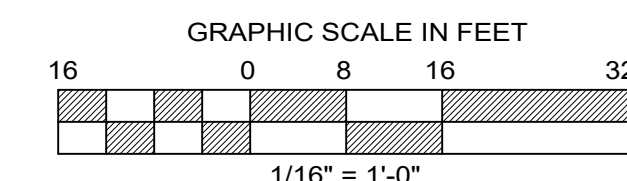
3 Boardwalk Detail
1/32" = 1'-0"



PRESSURE TREATED WOOD
Approved with Conditions
Planning Department
R. Ruiz, Principal Planner
06/18/2025 10:53:02

8" SCHEDULE 40 PIPE CEMENT FILLED 2' DEEP.

EARTH



PROJECT MEETS THE RESORT HOUSING DISTRICT REDEVELOPMENT STANDARDS.
TWO PARKING SPACES PER RESIDENTIAL UNIT PROVIDED UNDER ELEVATED BUILDINGS. 1,614 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.

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 FLORIDA ADMINISTRATIVE CODE.

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REVISIONS	
NO.	DATE
1	04/22/2025

WHITE CAPS

CLIENT

SEAL

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
Principal: Vincent C. Dileonardo, Florida PE #58009
333 33rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswaid13@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: A2

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

PROJECT TITLE

WHITE CAPS

CLIENT

SEAL

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
Principal: Vincent C. Dileonardo, Florida PE #58009
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DATE: 6/20/2024

SD PROJECT #:

SHEET: A2

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

1/2 FT COLUMN HT.

1/4"

NON-SHRINK GROUT

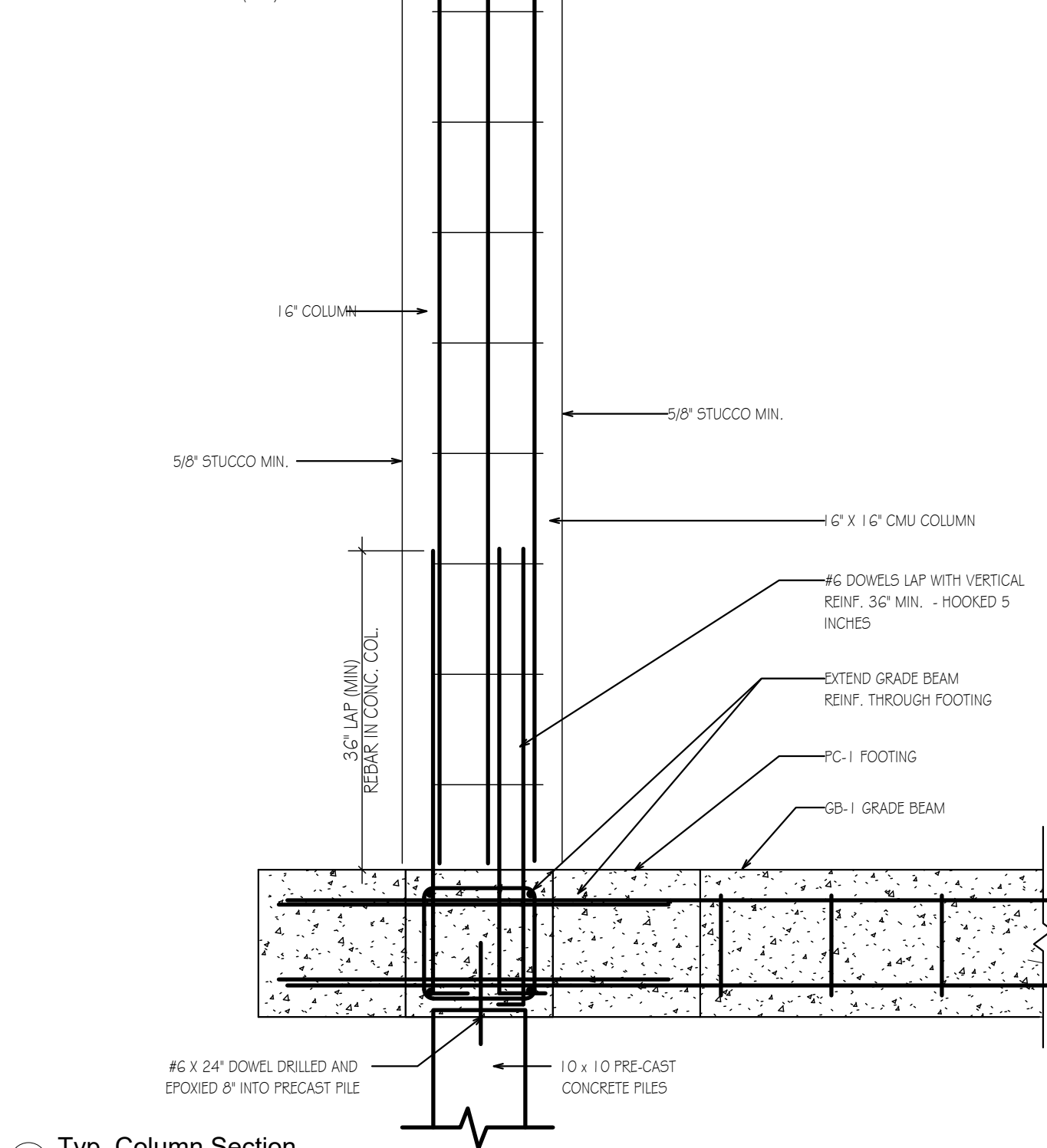
STEEL EMBED PLATE W/ 4 STUDS - EA. COLUMNS

3/4" THICKNESS/ 12" X 12"

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

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

L/W ONLINE (703) 337-2401

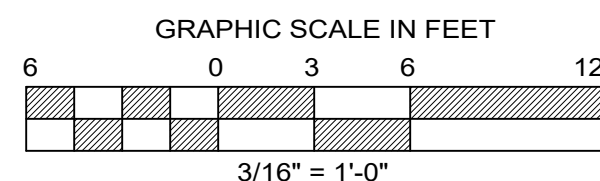
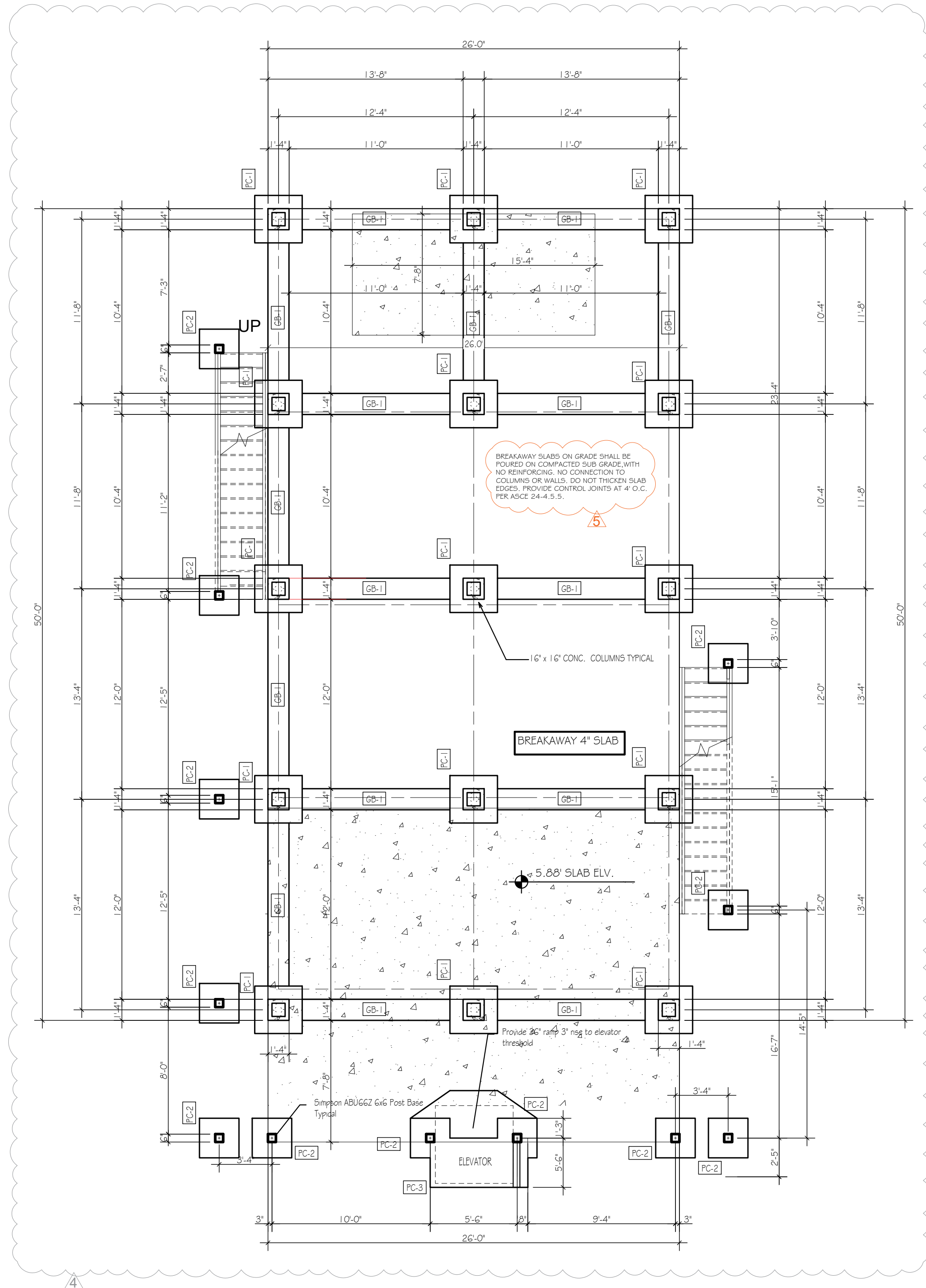


FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
GB-1	1'-4" x 1'-4" GRADE BEAM	(2) #6 TOP & (2) #6 BOT, #3 TIES AT 1' 2" O.C. EXTEND REINF CONT THROUGH FOOTINGS.
PC-1	3'-0" x 3'-0" x 1'-4"	CONCRETE PAD W/ (5) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-2	2'-6" x 2'-6" x 1'-4"	CONCRETE PAD W/ (4) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-3	5'-6" x 5'-6" x 1'-4"	CONCRETE PAD W/ (8) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION COORDINATE SIZE WITH ELEVATOR SUPPLIER

1. REINFORCING SHALL BE DOVELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ACI 308-11, 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 3" CHAMFER AT ALL EXPOSED CORNERS.

1. BREAKAWAY 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 FILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REINF LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE.
7. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.

 CONCRETE FOR HANDICAP PARKING SPACE

[illegible]

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

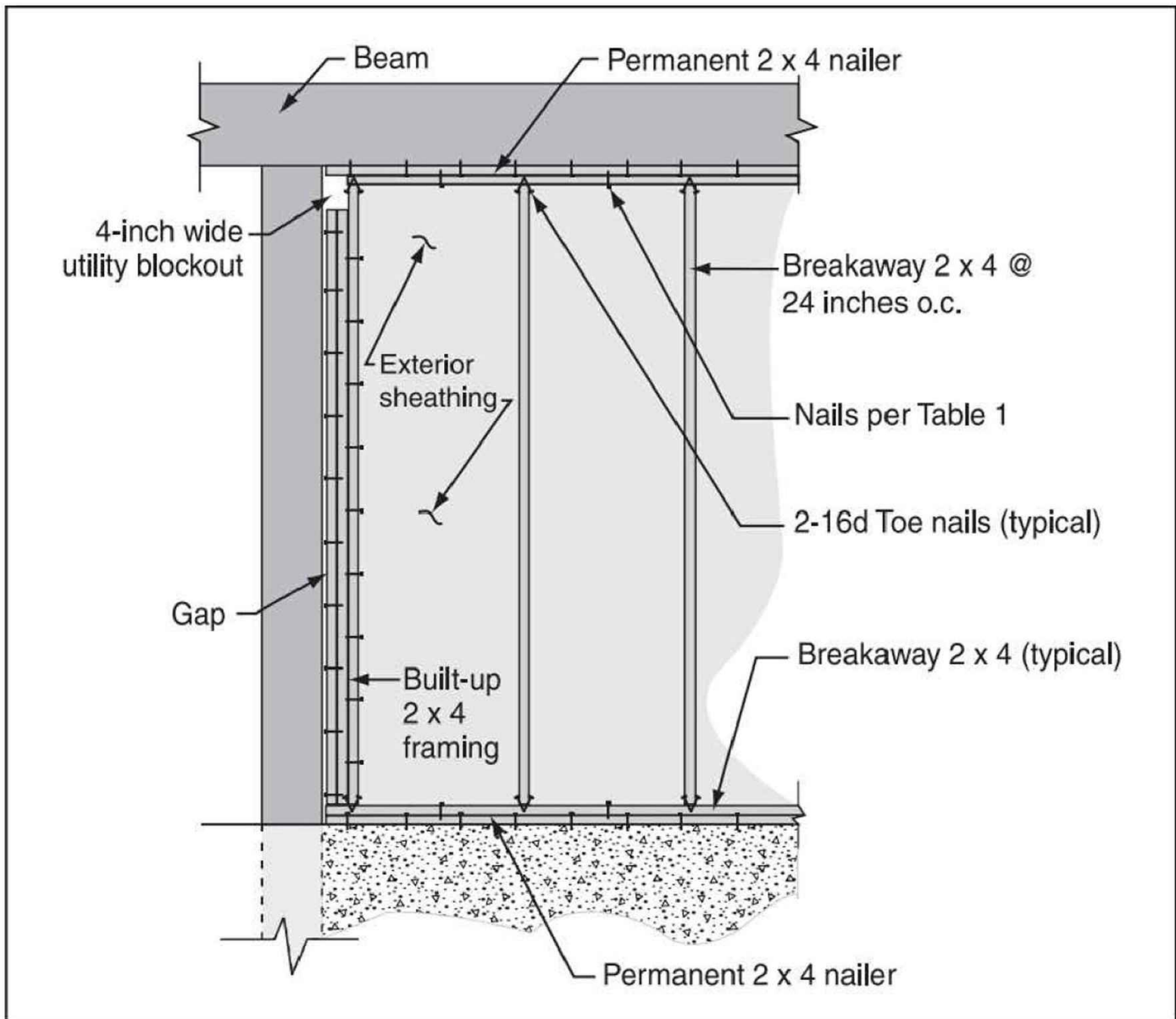


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

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

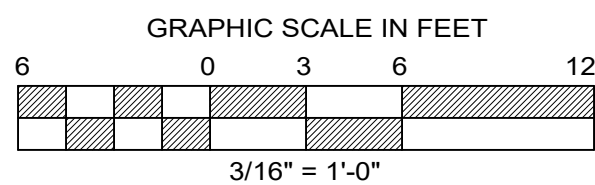
1 Breakaway Wall Detail 1/2" = 1'-0"

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.			

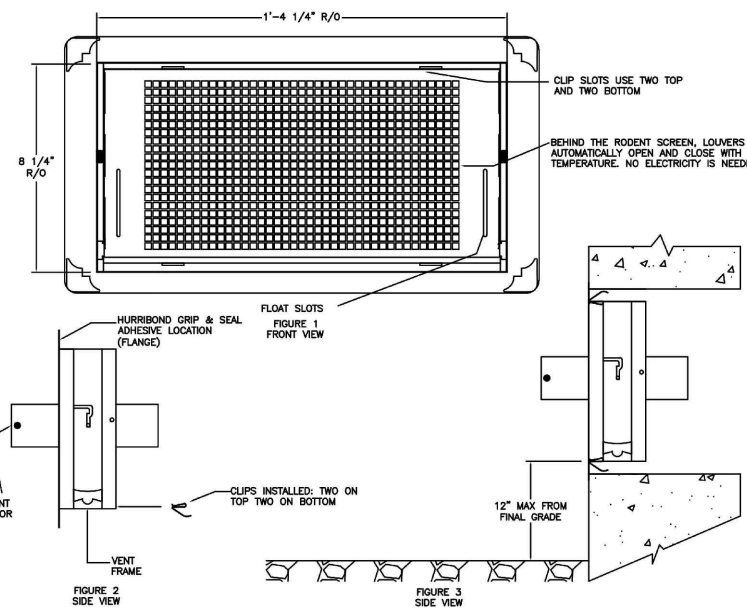
NOTES
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. 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

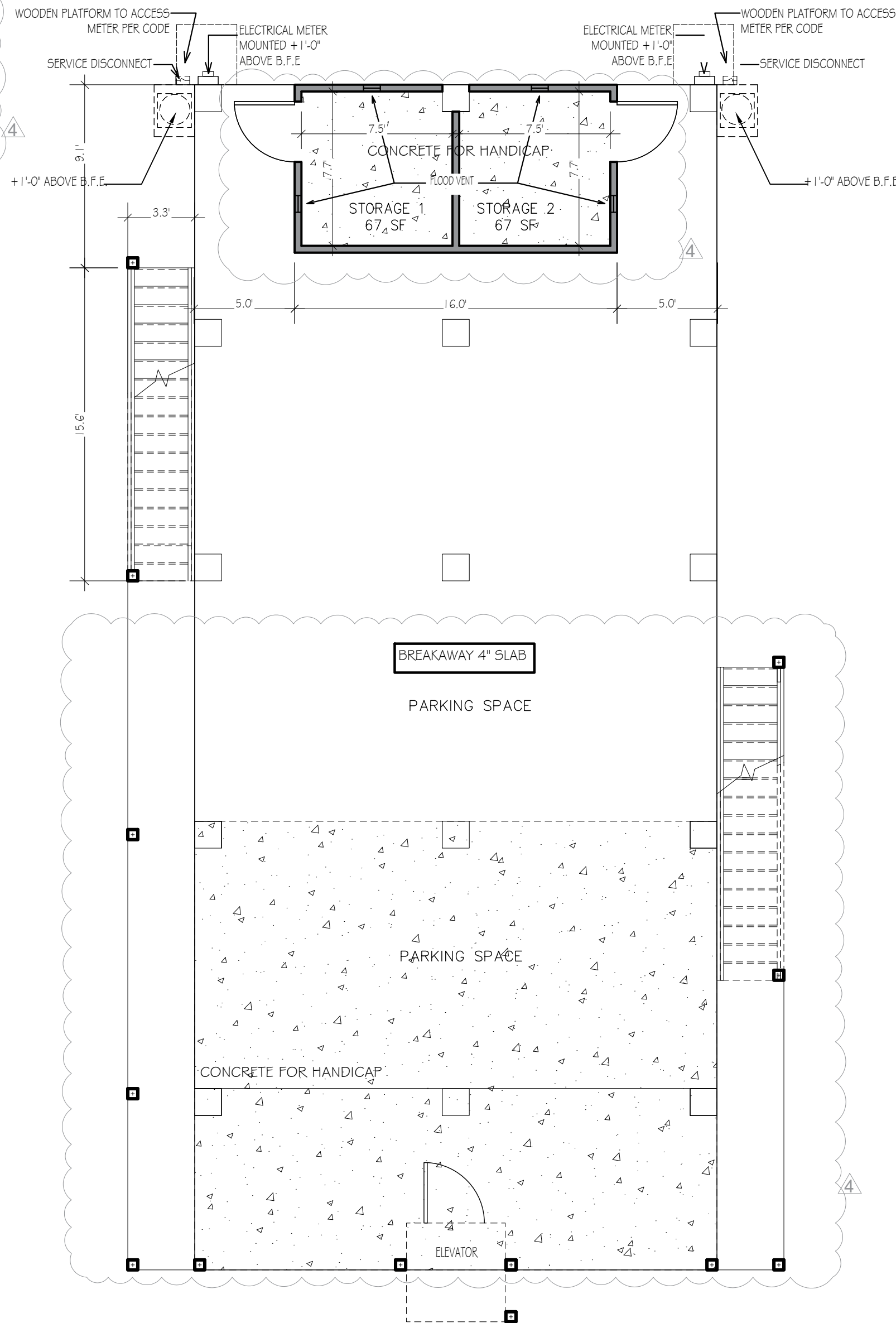
- REMOVE VENT DOOR FROM VENT FRAME, (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRBOOND 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/ 4 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)



2 Flood Vent Detail



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



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REVISIONS		DESCRIPTION
NO.	DATE	
1	04/22/2025	REVISION #4: BLDG. DEPT. COMMENTS

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

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

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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: A3.1

502 PARKING SPACES

502.1 General.

Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

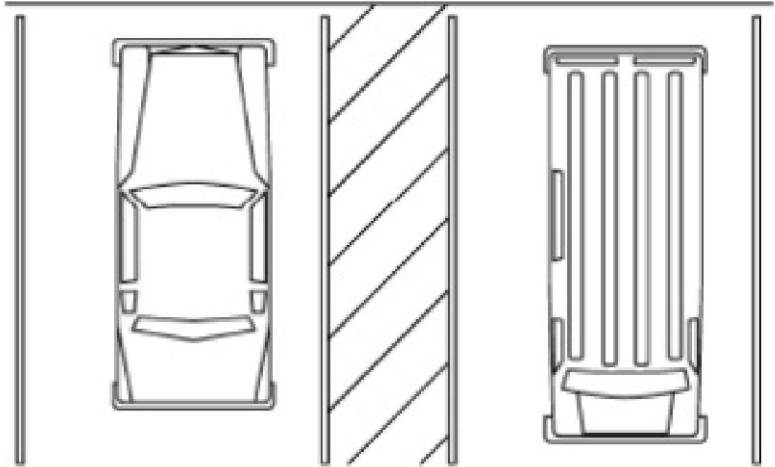
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.

Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities: car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440) wide minimum and shall be designated “van accessible”; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated “van accessible.”

Advisory 502.2 Vehicle Spaces. Pursuant to s.553.512, F.S., Florida requirements, except s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to ss.553.041(5)(c)3. and (d), F.S., and the Exception to 502.2.



502.3 Access Aisle.

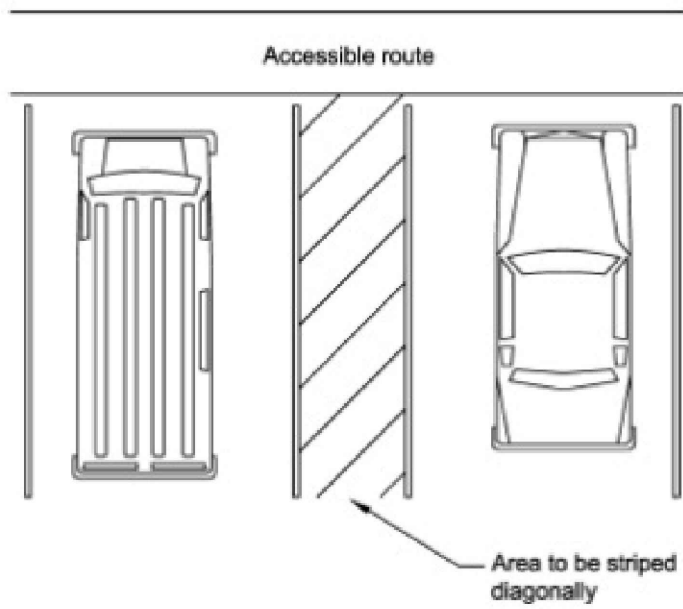
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, s.553.5041(5)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, s.553.5041(5)(d), F.S., allows on-street accessible parking to not have an access aisle.



502.3.1 Width.

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations.

Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

Florida law, s.553.5041(5)(c)1., requires diagonal striping of access aisles.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum. Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces of at least 8 feet 2 inches (2489 mm). Signs shall be posted to warn operators of handicap-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, s.553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entity from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation “van accessible.”

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification. The required “van accessible” designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter. Parking space and access aisle configurations required for all accessible parking by Florida law, s.553.5041, F.S., meet the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for “van accessible” parking. Florida law only requires “van accessible” parking signs in parking structures where van parking may be limited to the first level accessible spaces. Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES

503.1 General.

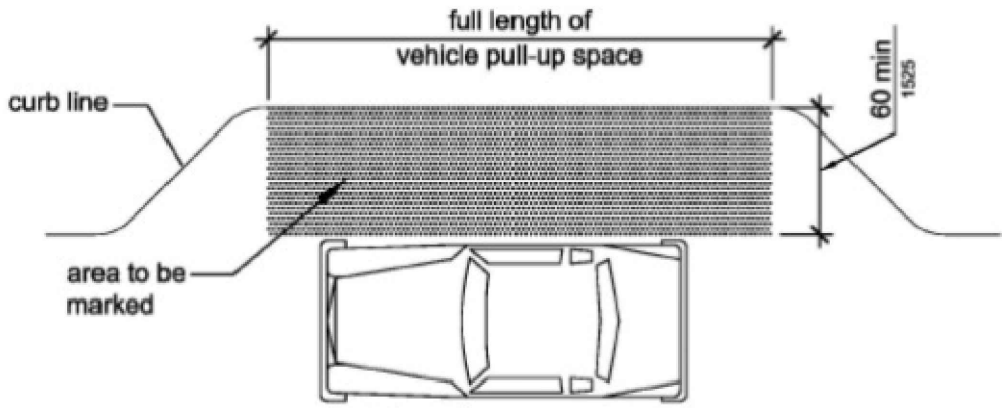
Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.

Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.

Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



503.3.1 Width.

Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length.

Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

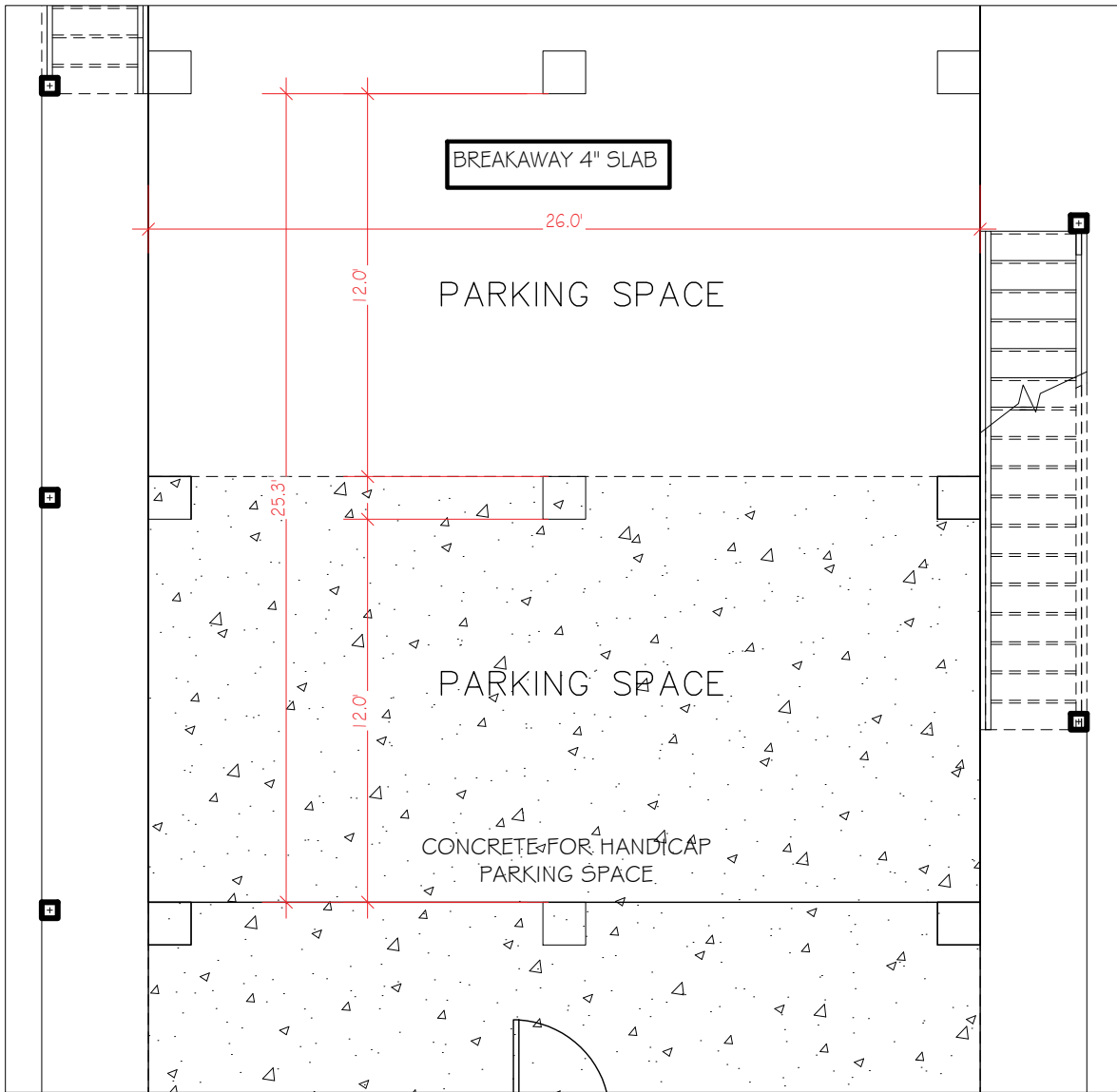
503.4 Floor and Ground Surfaces.

Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance.

Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.



1 ADA - PARKING SPACE

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 THE SAFETY STANDARDS AND REQUIREMENTS AS DETERMINED IN ACCORDANCE WITH CHAPTER 470 FLORIDA STATUTES AND GOVERNING FLORIDA ADMINISTRATIVE CODES.

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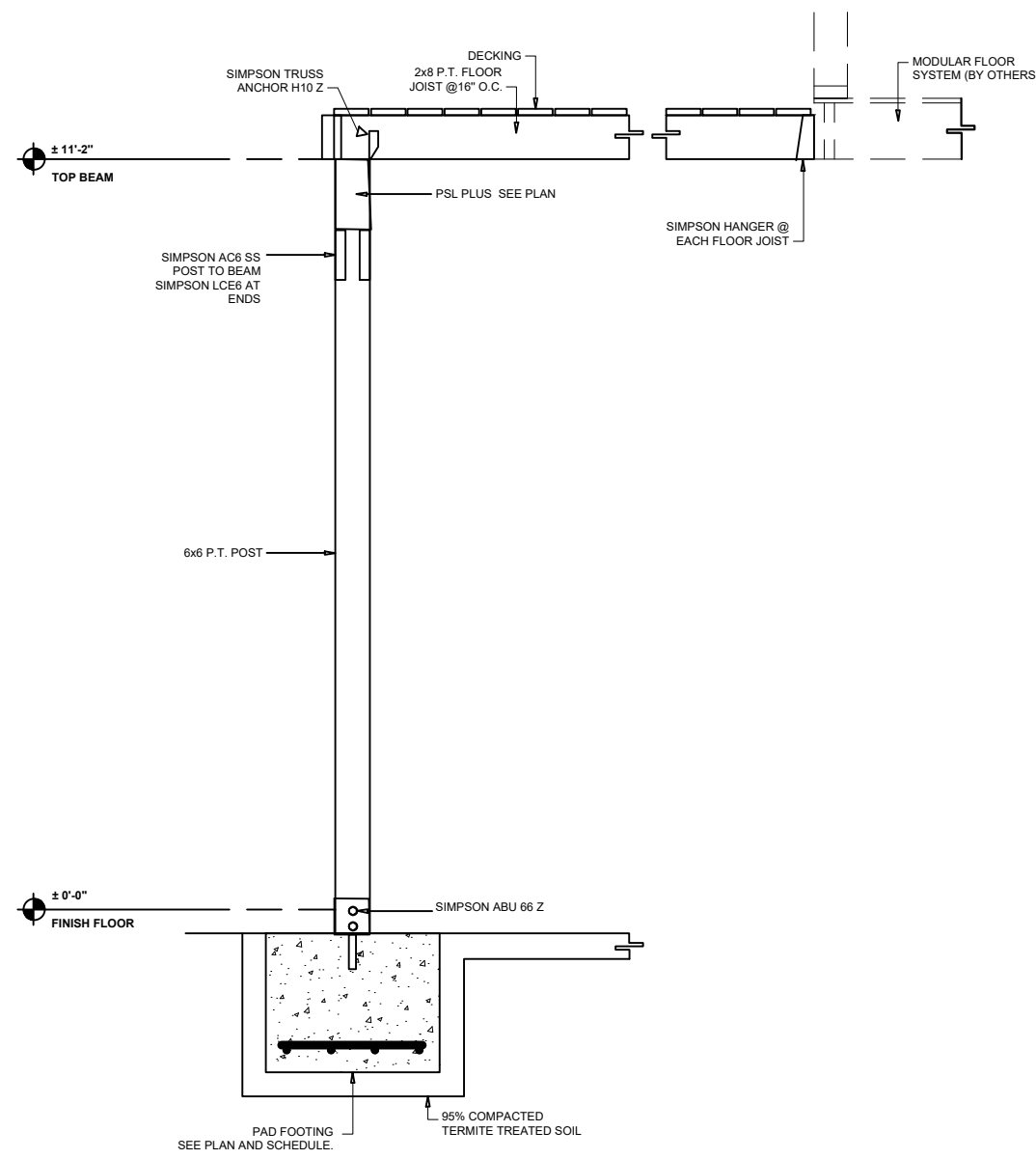
REVISIONS			
NO.	DATE	DESCRIPTION	
1	04/22/2025	REVISION 14 - BLDG. DEPT. COMMENTS	

WHITE CARS	CLIENT
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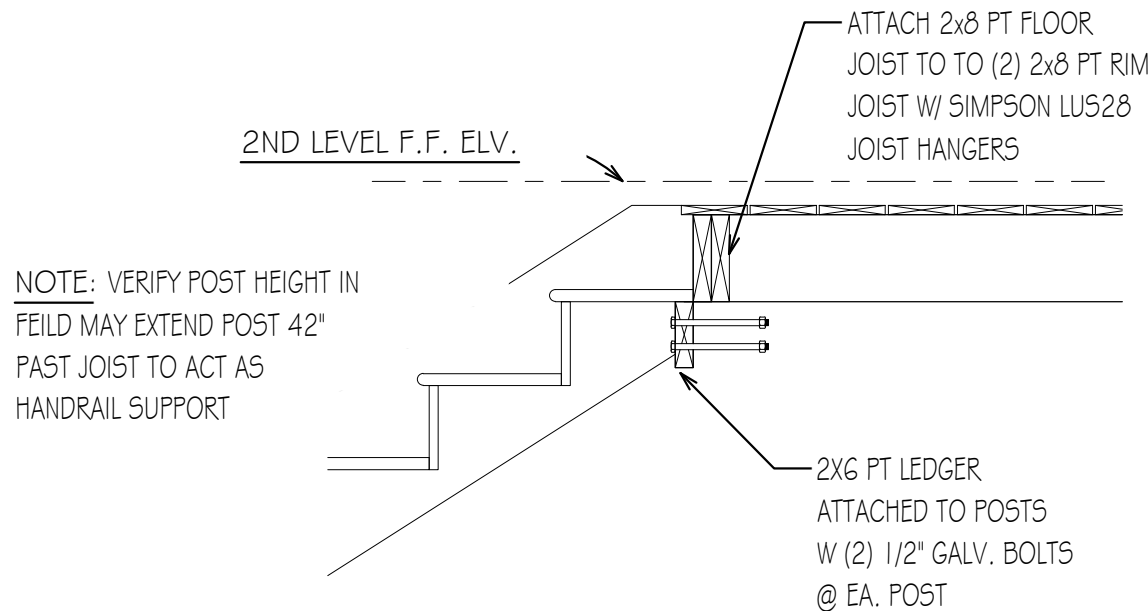
PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR. SANIBEL, FLORIDA 33957	CLIENT TITLE: ADA PARKING DETAILS
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VINCENT C. DILEONARDO FLORIDA P.E. #8809	

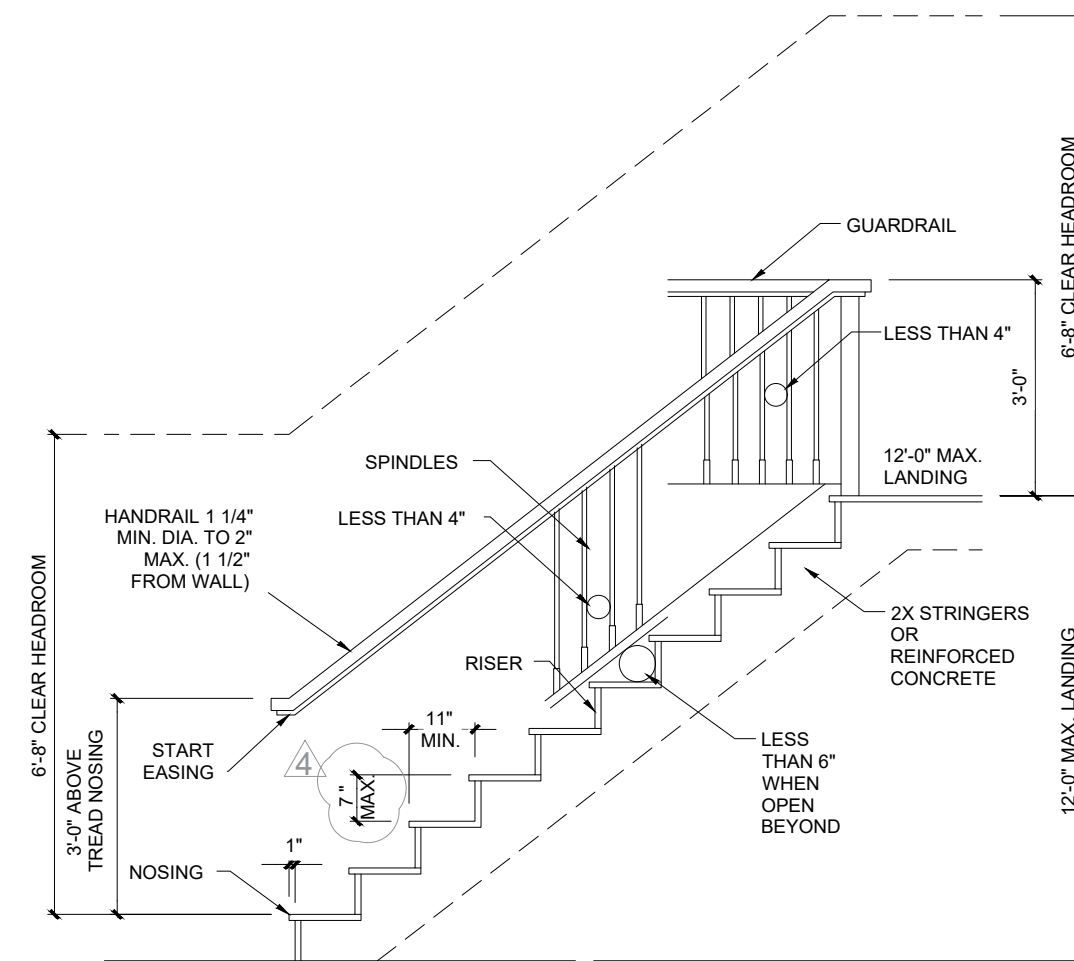
Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #38775) Principal: Vincent C. Dileonardo, Florida PE #8809 333 133rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-3414 Email: iswans13@gmail.com	DRAWN BY: VCD
	DATE: 6/20/2024
	SD PROJECT #:
	SHEET: A4



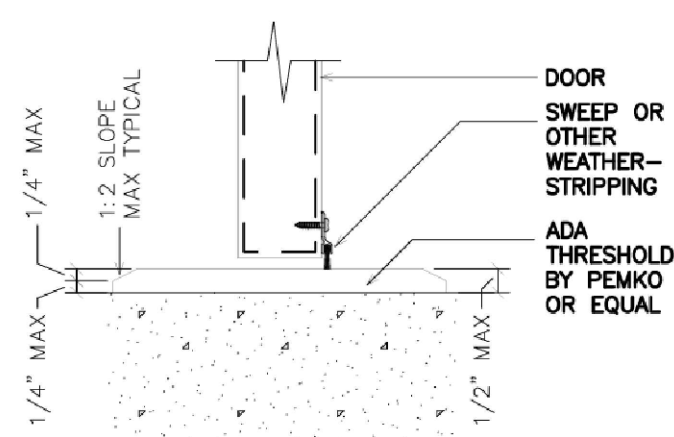
1 Wall Section Typ. (Wood Post) Porch
3/8" = 1'-0"



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



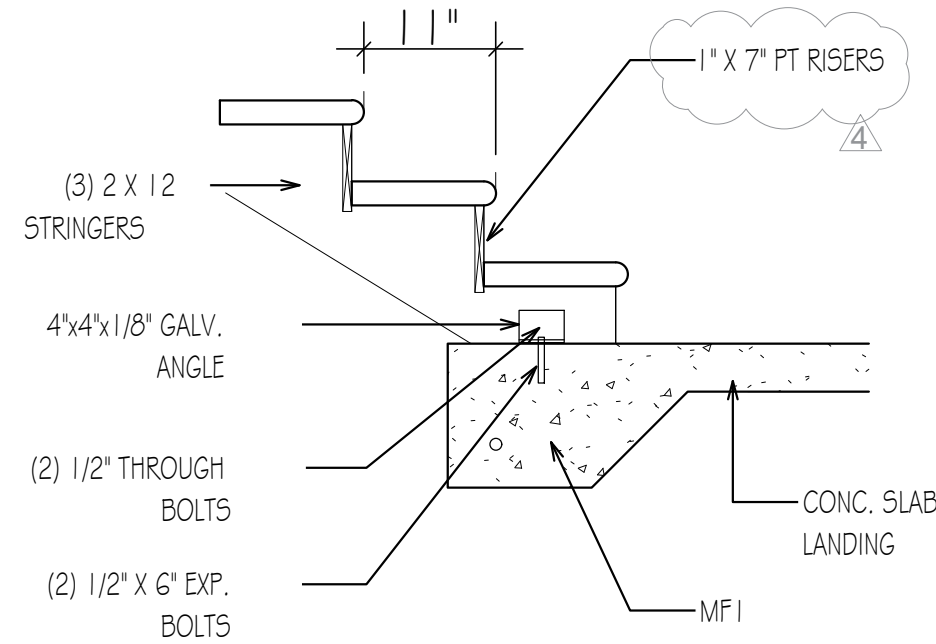
3 Typ Stair Detail
1/2" = 1'-0"



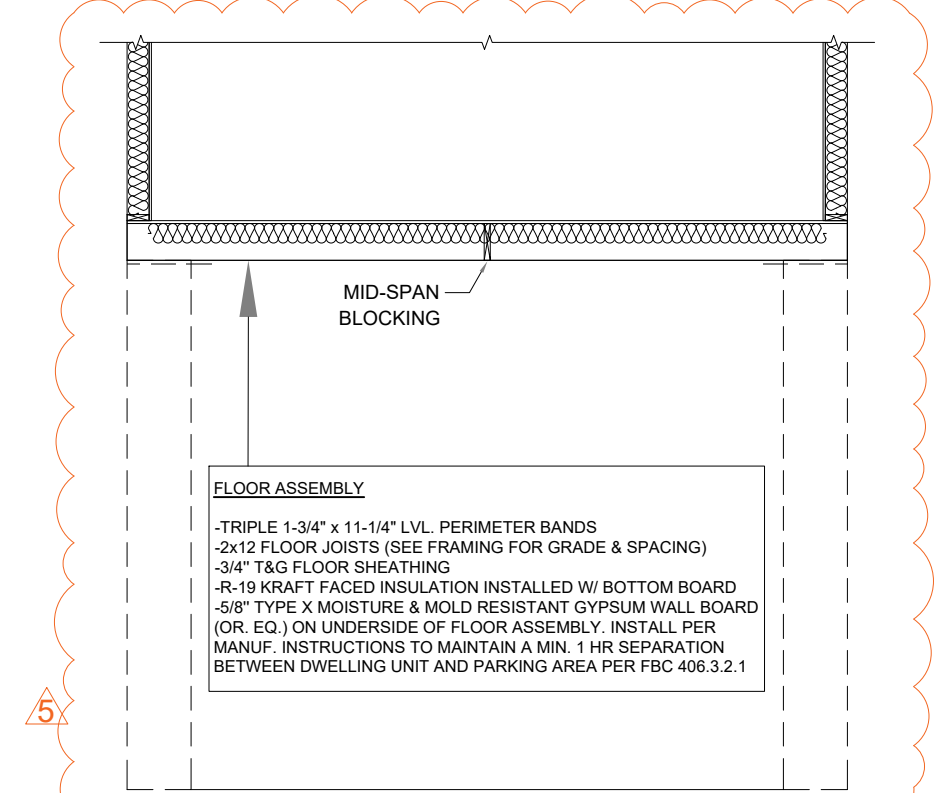
FBC ADVISORY 303.3 BEVELED

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"

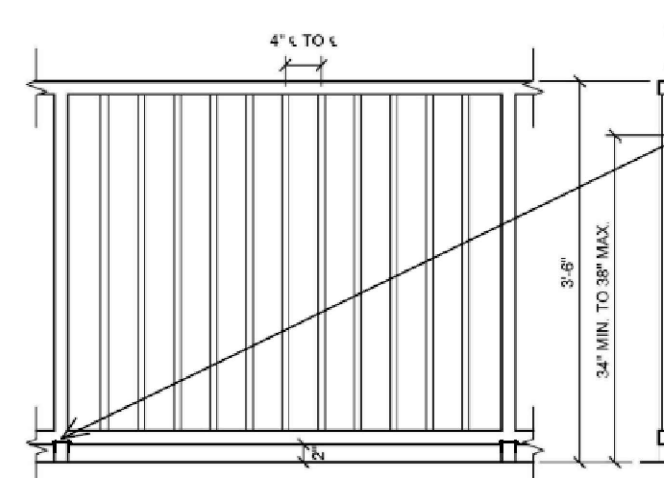
4 Threshold Detail
N.T.S.



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

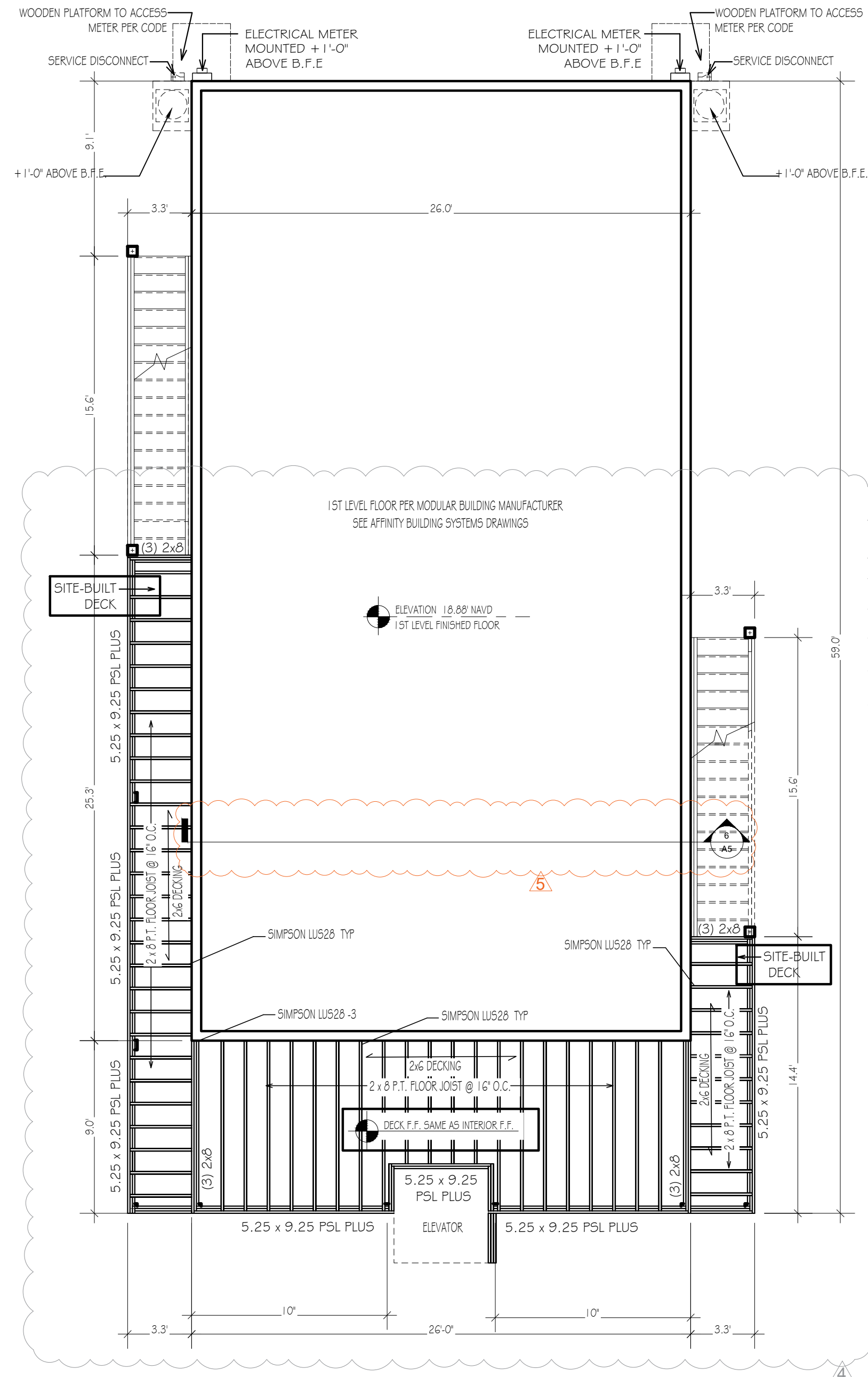


6 Floor Section Above Parking Area
1/4" = 1'-0"

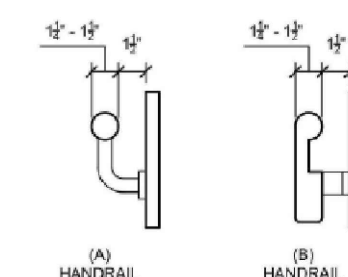


GUARDRAIL DETAILS

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

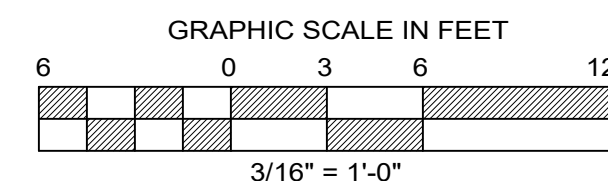


9 1st Level Framing Plan
3/16" = 1'-0"



SIZE & SPACING
OF HANDRAILS

SCALE: N.T.S.



Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida PE #5809
353 7250 0000
353 7250 0000
Tel: (727) 280-5414
Email: vswat03@gmail.com

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS
2	06/16/2025	REVISION #5 - BLDG. DEPT. COMMENTS

PROJECT: WHITE CAIS

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

1ST LEVEL FRAMING PLAN

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FLORIDA P.E. #5809

DRAWN BY: VCD

DATE: 6/20/2024

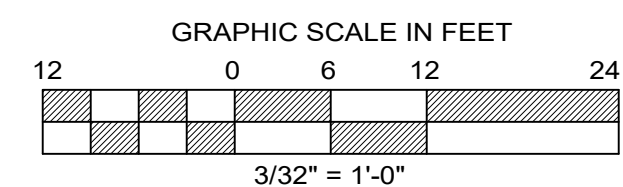
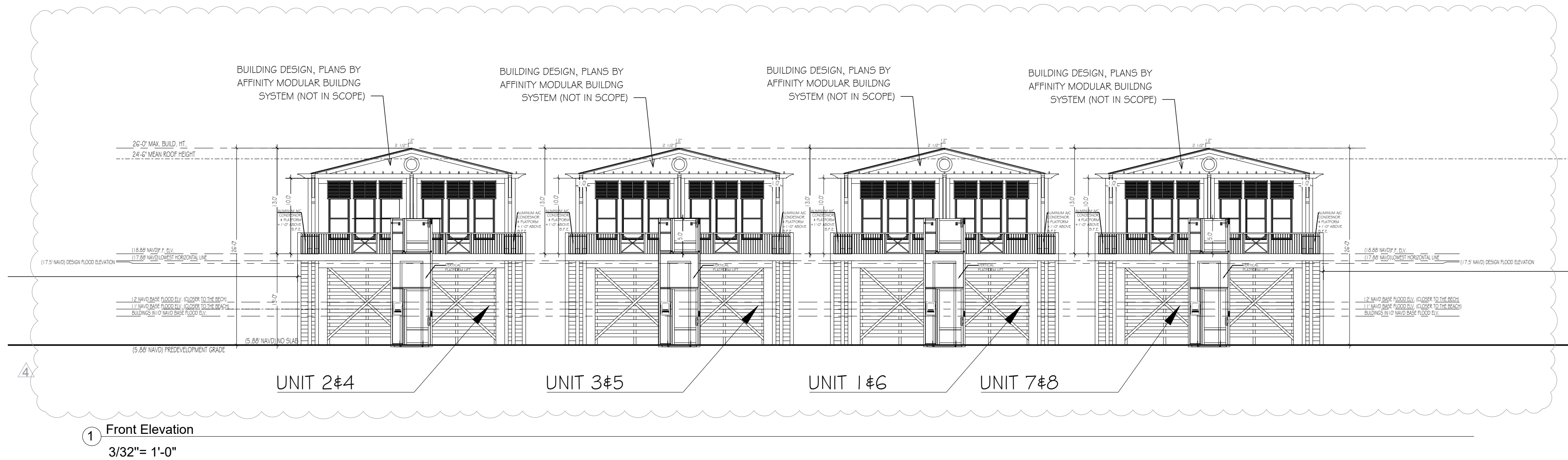
SD PROJECT #:

SHEET: A5

(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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 DATE: 6/20/2024
 PROJECT #:
 SHEET: A6

A6

Seaside DesignZ, Inc.
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VINCENT C. DILEONARDO
FLORIDA B.E. 450000

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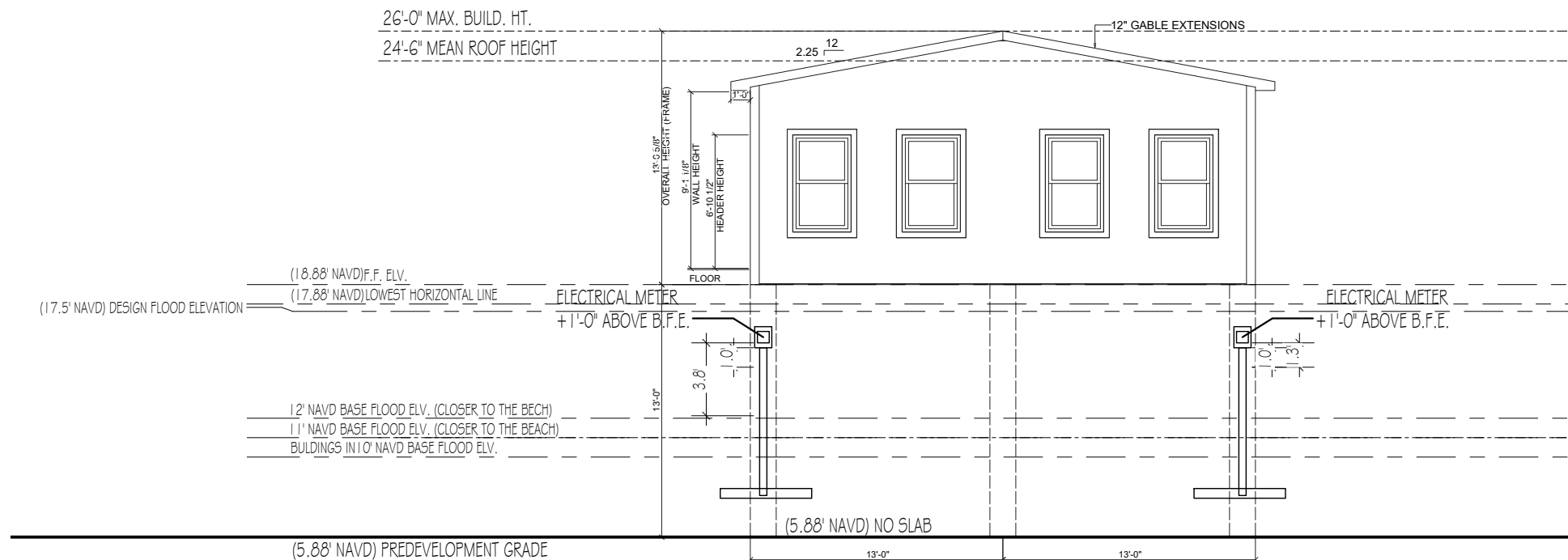
FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2501 WEST GULF BLVD.
SANIBEL, FLORIDA 33957

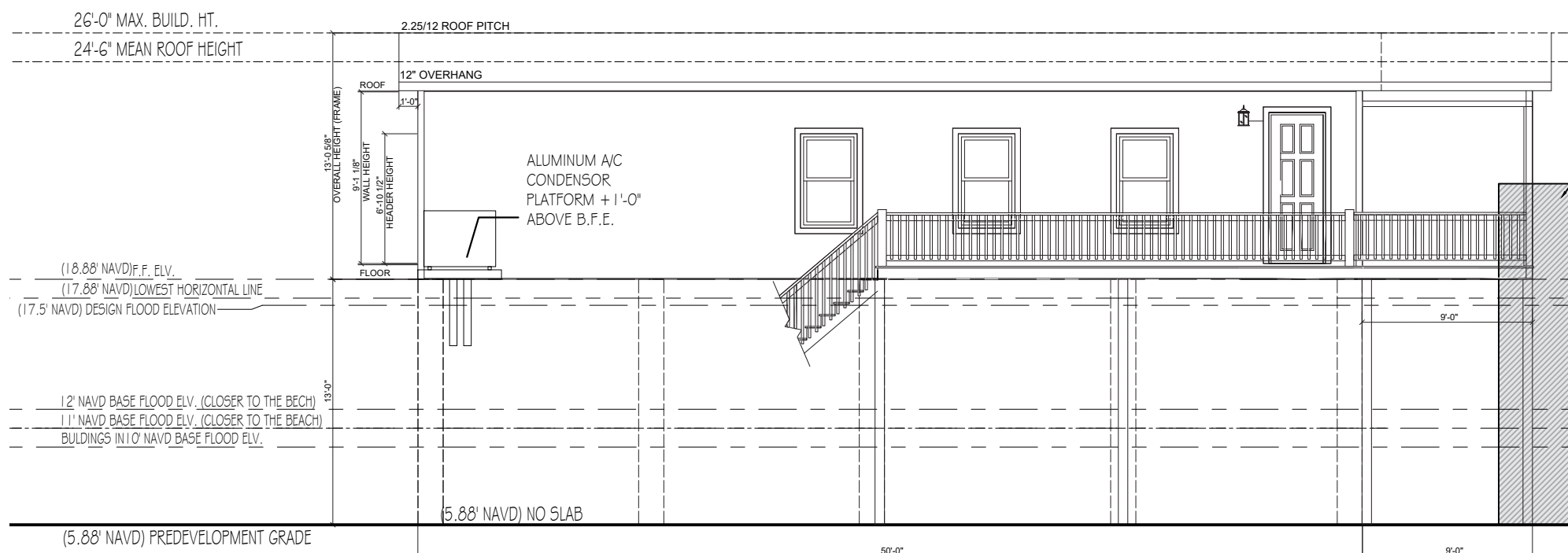
WHITE CAPS

NO.	DATE	DESCRIPTION
④	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS

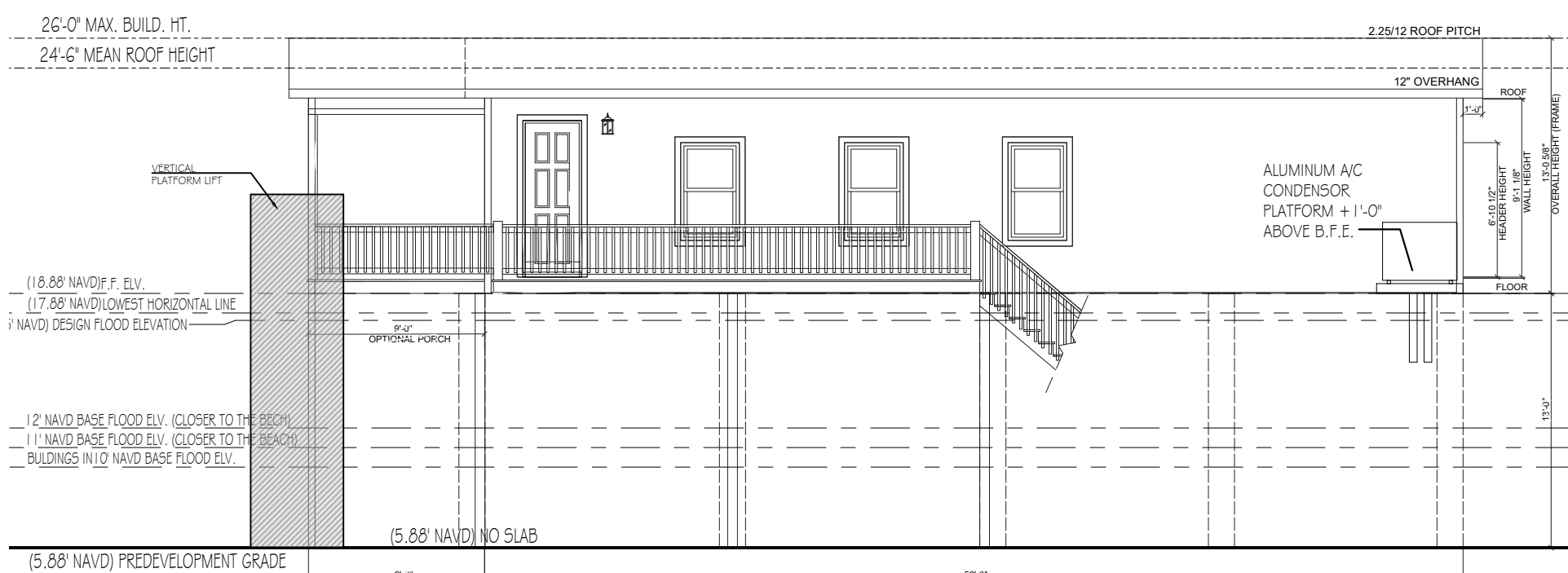
REVISIONS		
NO.	DATE	DESCRIPTION
<u>A</u>	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS



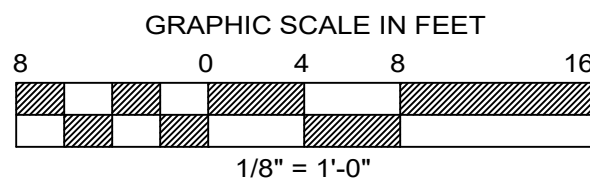
① Rear Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
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DATE: 6/20/2024
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FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957

WHITE CAPS
CLIENT

ELEVATIONS

REVISIONS	
NO.	DATE

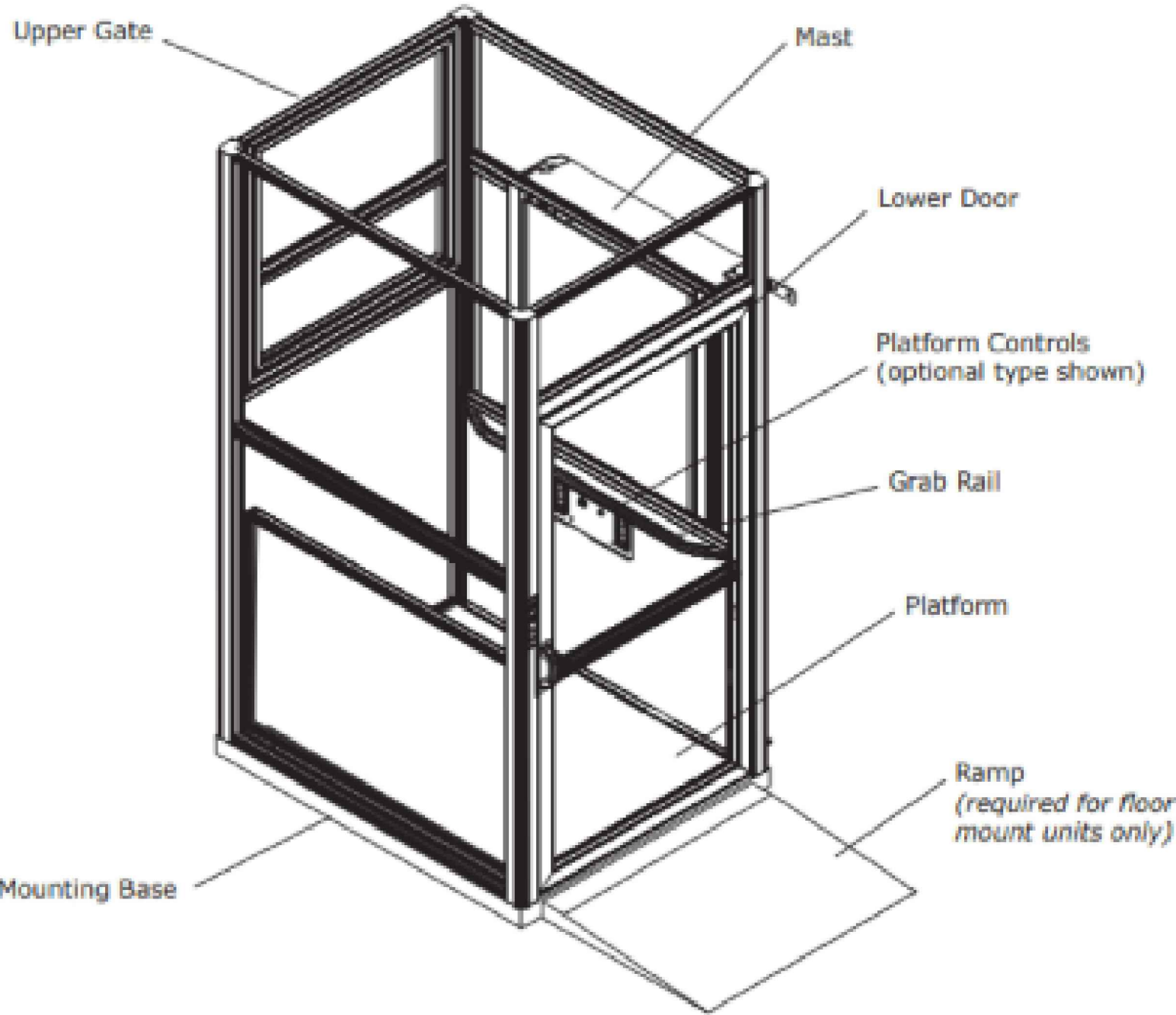
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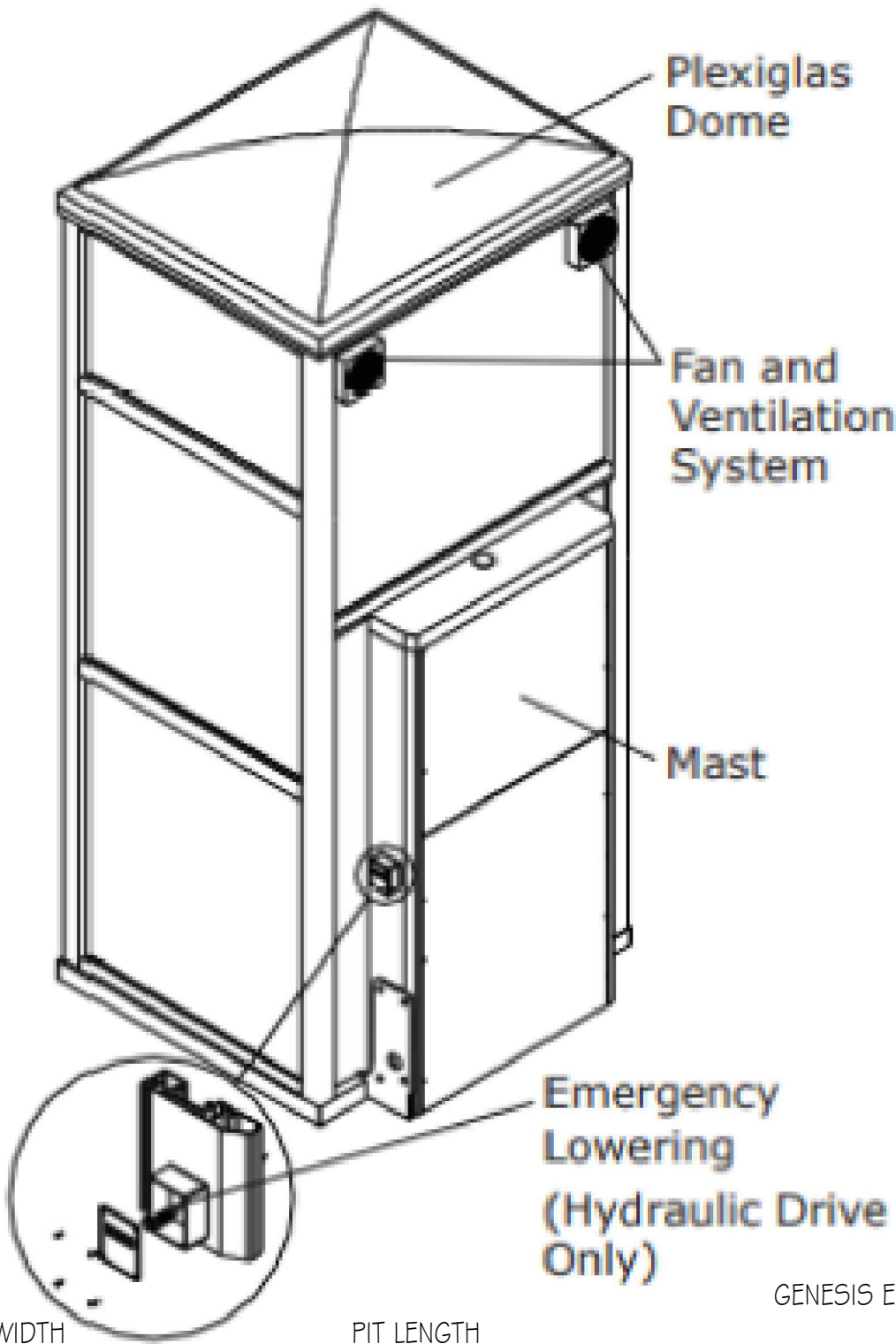
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

SEAL

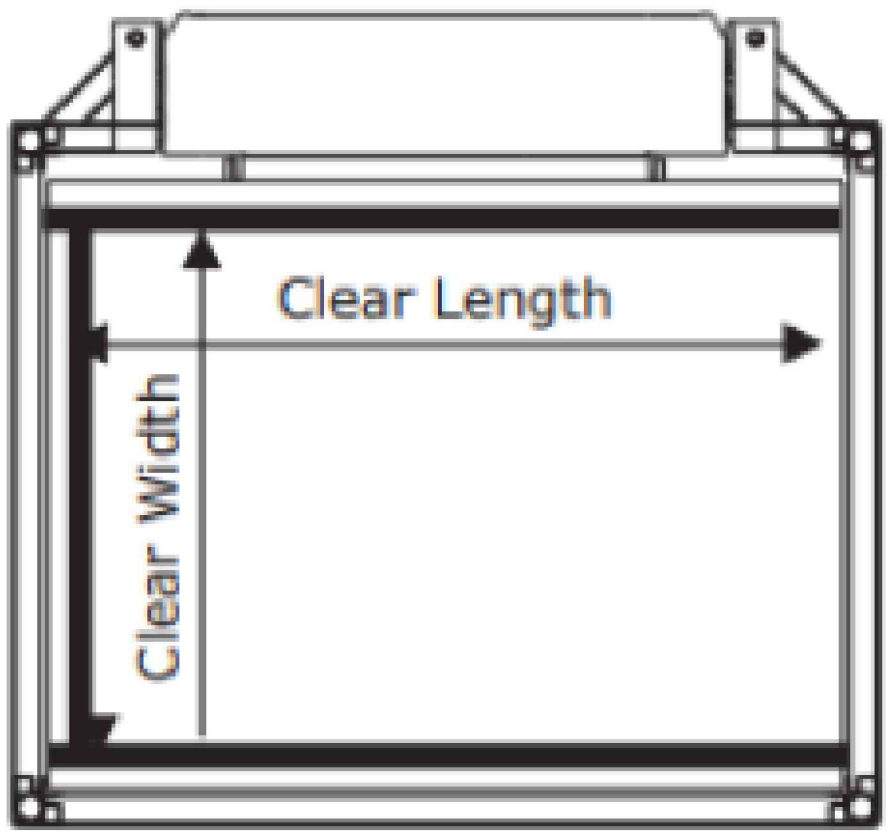


Enclosure Model with Standard Straight-Through Configuration



GENESIS ENCLOSURE GVL 168

CONFIGURATION	PLATFORM	BASE WIDTH	BASE LENGTH	PIT WIDTH	PIT LENGTH
90° Entry/Exit	42 x60	1522mm (59 7/8")	1734mm (68 1/4")	1548mm (60 7/8")	1758mm (69 1/4")



Entry/
Exit

PLATFORM	PLATFORM WIDTH	PLATFORM LENGTH	PLATFORM NET USEABLE AREA
42 x60	1067mm (42")	1524mm (60")	1.63sq. m. (17.50 sq.ft.)

Hydraulic Drive System

Single-phase (2.2 KW), 24VDC hydraulic motor. Continuous mains power and auxiliary power system. The lift connects directly to the building power. The power is reduced to 24 VC to operate the control system and drive the motor. The lift is equipped with an auxiliary power system that enables the lift to operate if mains power is lost. The platform travels between landings at 5.2 meters (17ft.) per minute. *Required for heavy use lifts or lifts equipped with a Fan and Ventilation System.

Mains Power Requirement:

North America - 120 VAC single phase on a dedicated 15 amp circuit.
International - 208 - 240 VAC single phase on a dedicated 16 amp circuit.

Full Time Battery Operation (optional)

For very low use applications and basic units, full time battery operation is appropriate.

Electrical Disconnect (optional)

An electrical disconnect is supplied with the lift for both safety reasons and customer convenience. This disconnect shuts off the mains power and the 24V battery back-up system to the lift.

The Enclosure Model disconnect is on the side of the mast closest to the lower landing door.

Manual Lowering

(Hydraulic Model Only - standard)

The manual emergency lowering device consists of a pull knob mounted in a box on the side of the mast. When used, the platform is gently lowered to the landing.

Split Mast (Hydraulic Drive Only - optional)
For installation sites where it would be difficult to place the drive mast into position as a single piece, the split mast option is available for GVL-120 and GVL-144. GVL-168 Hydraulic Models are supplied standard with a split mast.

Raised Pump and Control Box

(Hydraulic Drive Only - optional)
This option is ideal for locations that are subject to flooding. The pump and electrical controls are re-located higher (exact location depends upon mast

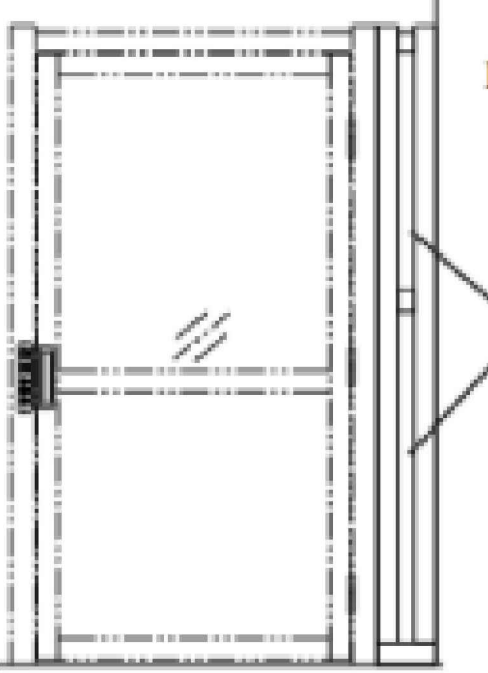
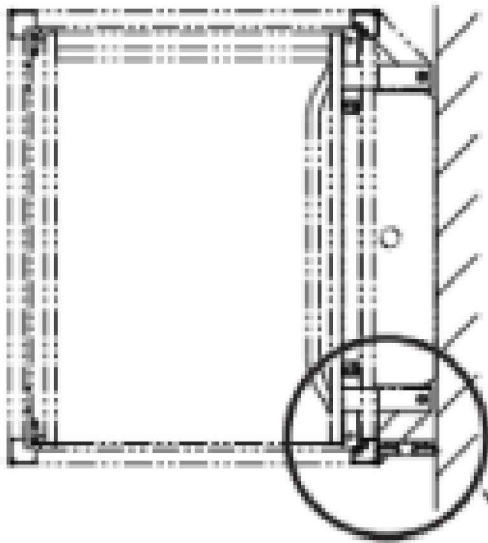
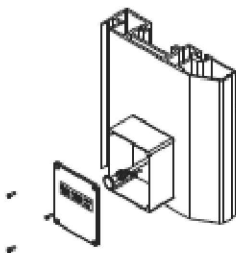
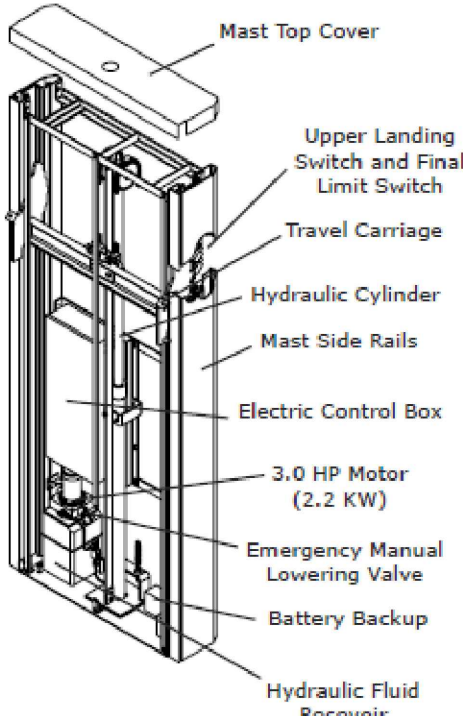
size). Available for 96" mast heights and taller.

Remote Drive Cabinet

(Hydraulic Drive Only - optional)
For the ultimate in quiet operation, the drive system can be located up to 3 meters (10 feet) away in a remote drive cabinet.

Mast Heater (Hydraulic Drive Only - optional)

For outside installations where cold temperatures are a concern, a mast heater can be installed to protect hydraulic fluid from freezing.



Infill Panel Kit

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

CLIENT: WHITE CAPS

PROJECT TITLE: VERTICAL PLATFORM LIFT DETAIL

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

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Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida P.E. #8809
333 135rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan19@gmail.com

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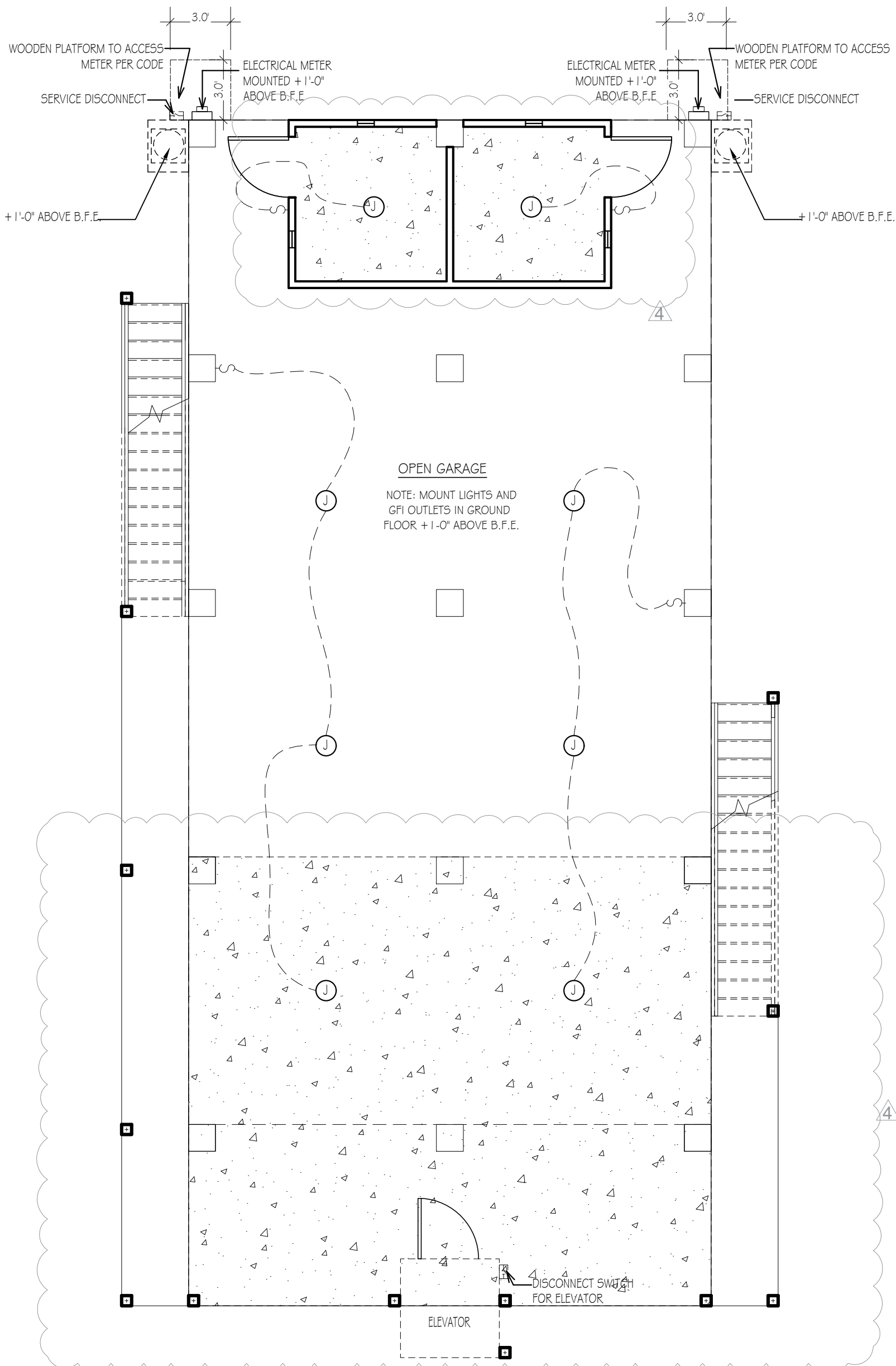
DATE: 6/20/2024

SD PROJECT #:

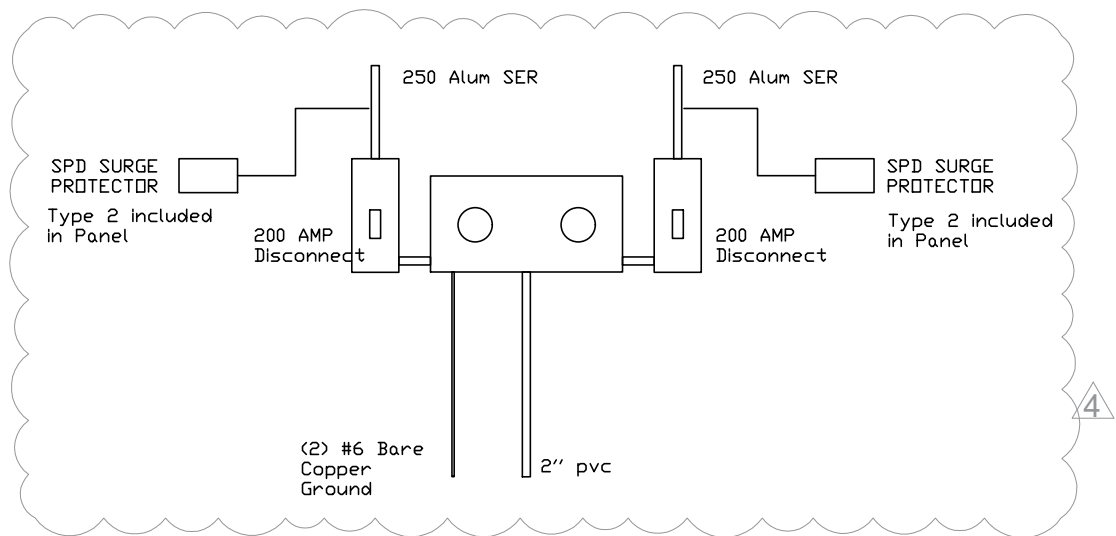
SHEET: A8

REVISIONS

NO.	DATE	DESCRIPTION



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]	1/2 SWITCHED DUPLEX RECEPTACLE 125V 15A (RESIDENTIAL)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER (A 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

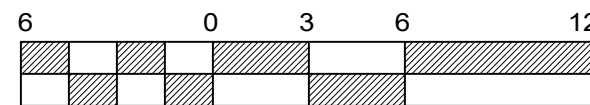
NEW 'PANEL "A" SCHEDULE

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		CKT		VA/PHASE		BREAKER		BRANCH		DESCRIP. OF LOAD SERVED			
		W	C	A	P	A	B	NO.		A	B	NO.	A	B	A	P	W	C					
APPLIANCE - GFCI		12	NM	20	1	1,500		1				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 HIS ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE AND OTHER SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 9, FLORIDA ADMINISTRATIVE CODE.

SEASIDE DESIGNZ, INC. HEREBY RESERVES ITS PROPERTY RIGHTS IN THESE PLANS. IF ANY CHANGES OR MODIFICATIONS TO THESE PLANS ARE THE SOLE PROPERTY OF SEASIDE DESIGNZ, INC. ANY CHANGES OR MODIFICATIONS PRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF SEASIDE DESIGNZ, INC. SHALL BE VOID AND WITHOUT EFFECT. ANY SUCH CHANGES OR MODIFICATIONS SHALL BE SUBJECT TO THE FULL AND EXCLUSIVE DISCRETION OF SEASIDE DESIGNZ, INC. UNLESS OTHERWISE PROVIDED TO THE CONTRARY IN WRITING.

REVISIONS		DATE	DESCRIPTION
NO.	DATE		
1	04/22/2025		REVISION #4 - BLDG. DEPT. COMMENTS

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

CLIENT: WHITE CAIS

GROUND LEVEL ELECTRICAL PLAN

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VINCENT C. DILCORNADO
FLORIDA E.E. 00009

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dilcornado, Florida PE #58049
353 722nd Avenue E., Unit A, Madeira Beach, FL 33508
Tel: (727) 280-9414 Email: fswad81@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: E1

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)

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:

.
.
.

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

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

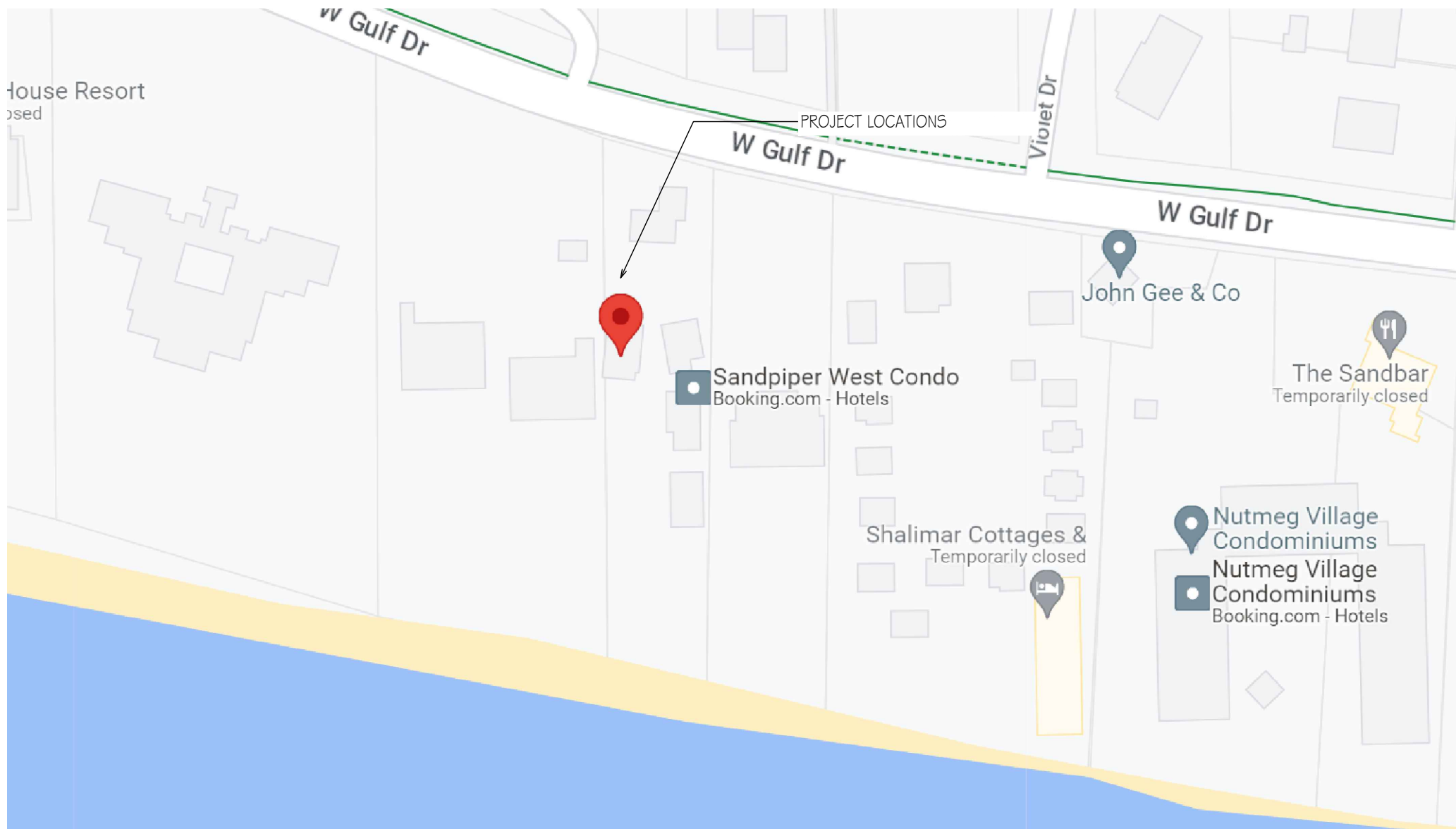
LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

FLOOD ZONE AE 10, AE 11 & VE 12
BUILDINGS IN AE 10

DESIGN FLOOD ELEVATION (17.5' NAVD)

LOCATION MAP:



DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	ARCHITECTURAL SITE PLAN
A3	FOUNDATION PLAN
A3.1	GROUND LEVEL - WALL LAYOUT
A4	ADA PARKING DETAILS
A5	1ST LEVEL FRAMING PLAN
A6	FRONT ELEVATION
A7	ELEVATIONS
A8	VERTICAL PLATFORM LIFT DETAIL
E1	GROUND LEVEL- ELECTRICAL PLAN

NOTE: PROVIDE AUTOMATIC FIRE
SPRINKLER AND ALARM SYSTEMS
IN ALL DWELLING UNITS PER FBC.
FIRE SYSTEMS TO BE DESIGNED
BY OTHERS AND SUBMITTED/
PERMITTED AT A LATER TIME.

ALL UNITS HAVE BEEN MODIFIED
TO ENSURE COMPLIANCE WITH
ADA REQUIREMENTS

*SEE REMODELING SHEET FOR ADA
COMPLIANCE

NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.



Vincent Carl
DiLeonardo, PE
2025.06.17
13:56:08
-04'00'

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

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

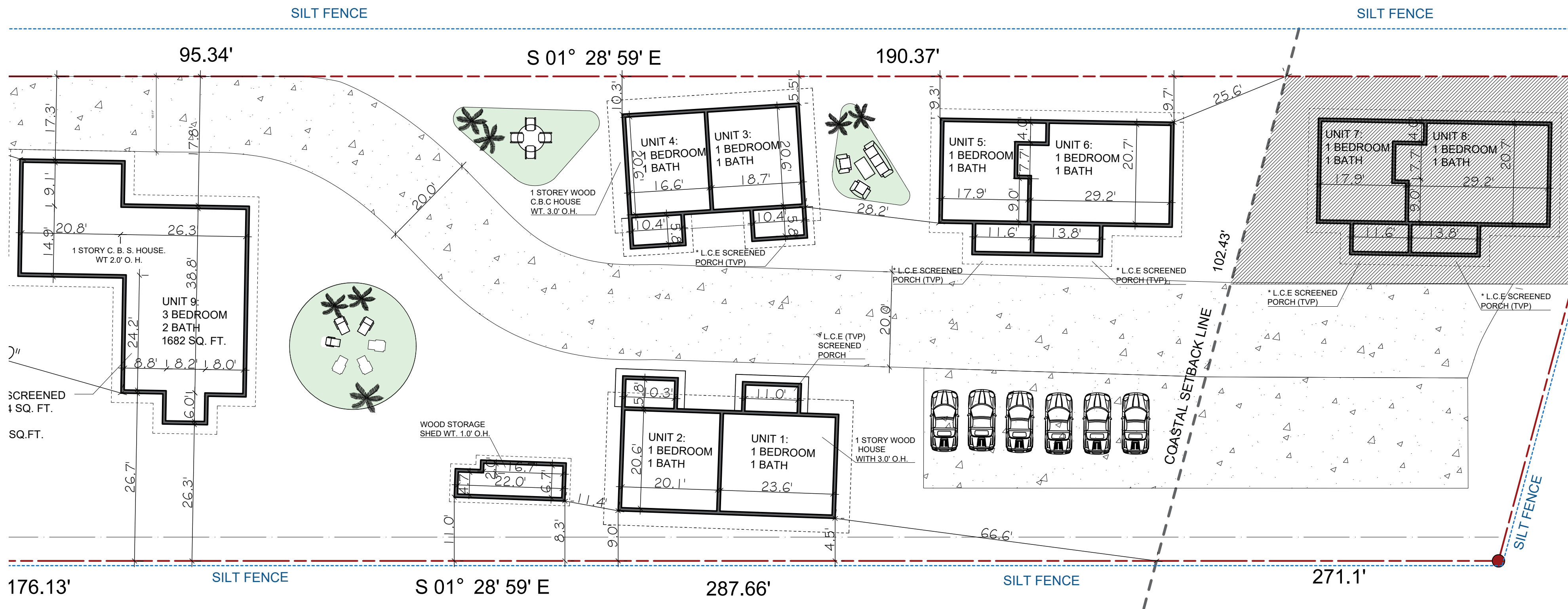
2907 WEST GULF DR
SANIBEL, FLORIDA 33957

COVER SHEET

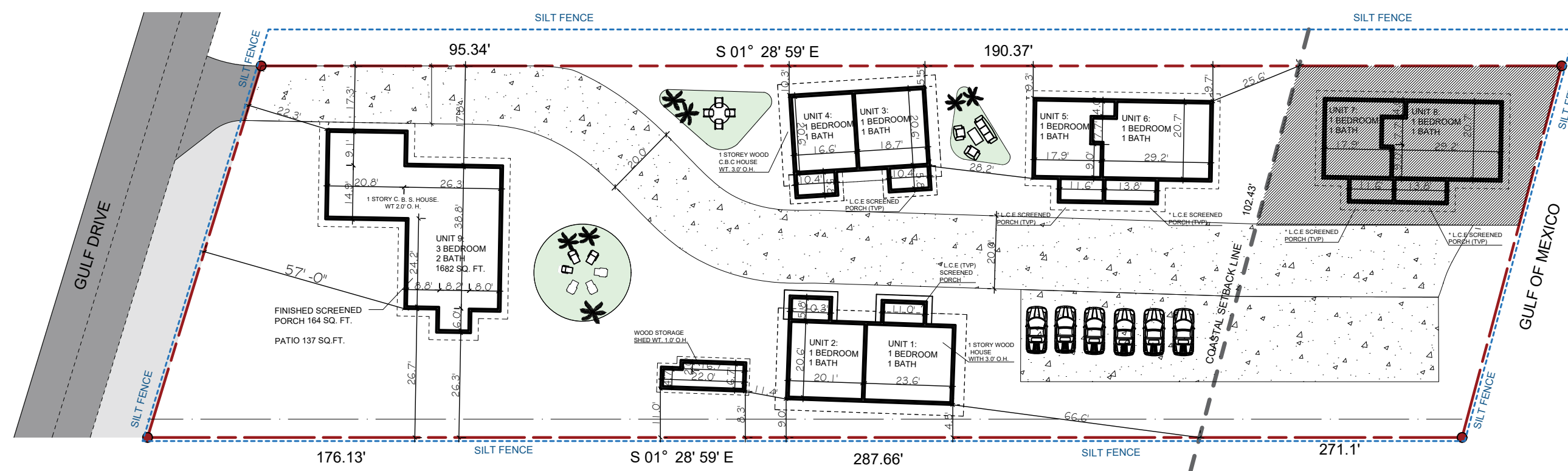
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SEAL OF THE DESIGN PROFESSIONAL

VINCENT C. DILEONARDO
FLORIDA P.E. #58009

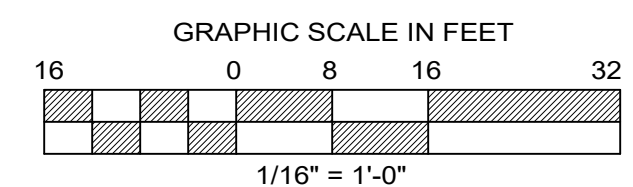
Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. DiLeonardo, Florida PE #58009
333 133rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan13@gmail.com



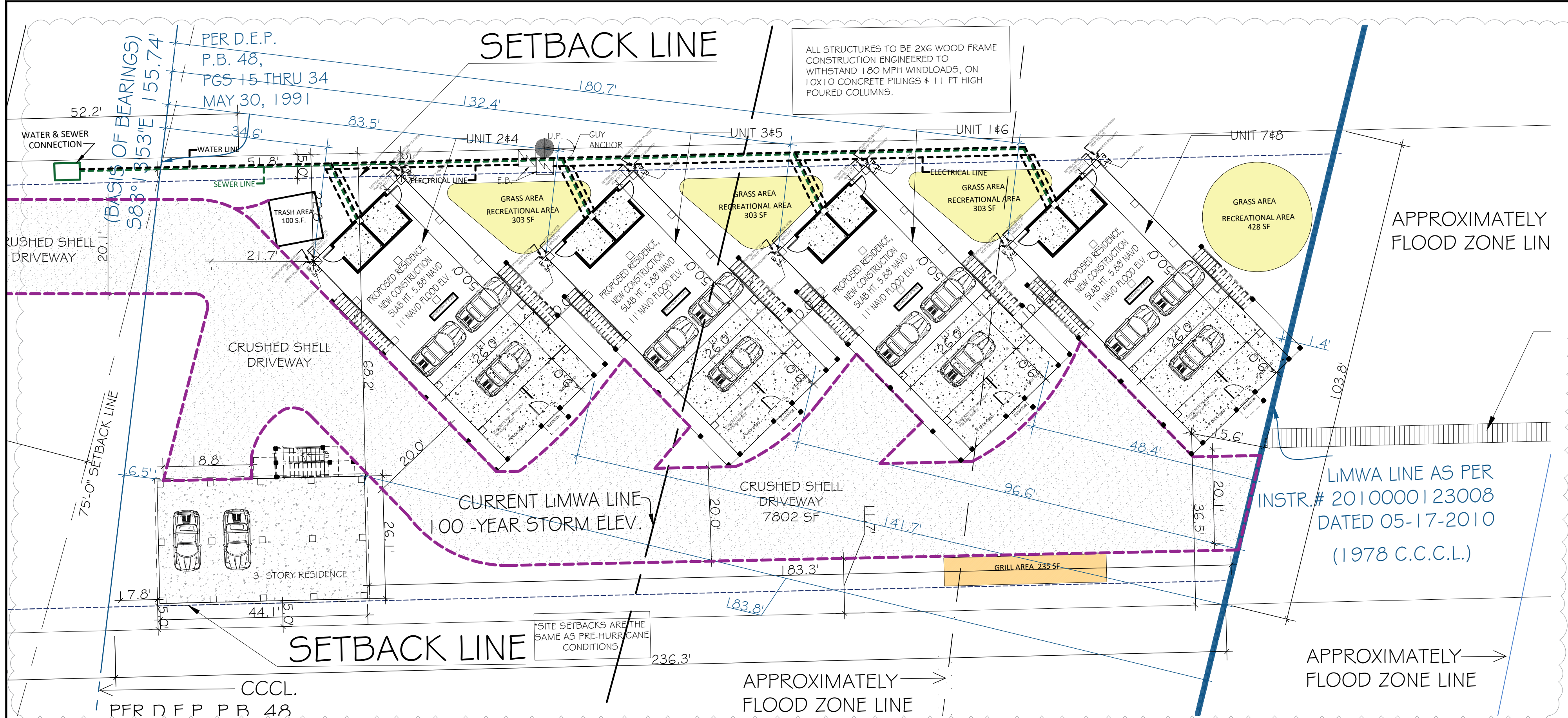
① Existing Site Plan Copy 1
1/16" = 1'-0"



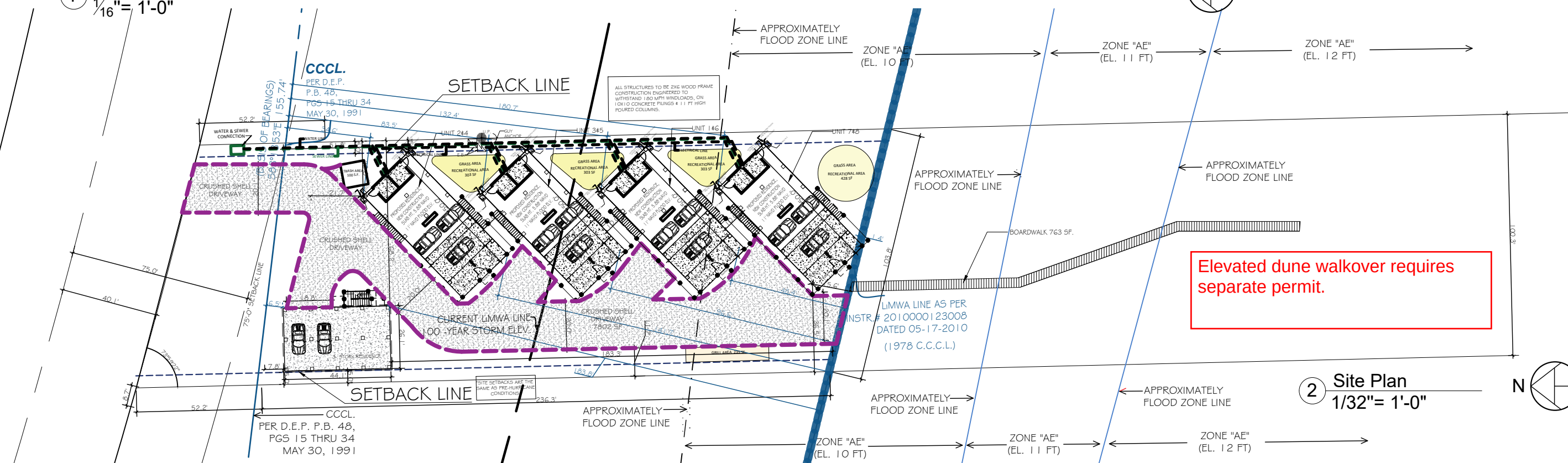
② Existing Site Plan Copy 2
1/32" = 1'-0"



FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR SANIBEL, FLORIDA 33957		WHITE CAPS CLIENT
EXISTING SITE PLAN		
PROJECT: SEASIDE DESIGNZ, INC. HURRICANE IAN 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 CODES. 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. 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. #8009		
Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #36775) Principal: Vincent C. Dileonardo, Florida P.E. #8009 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: A1	



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.

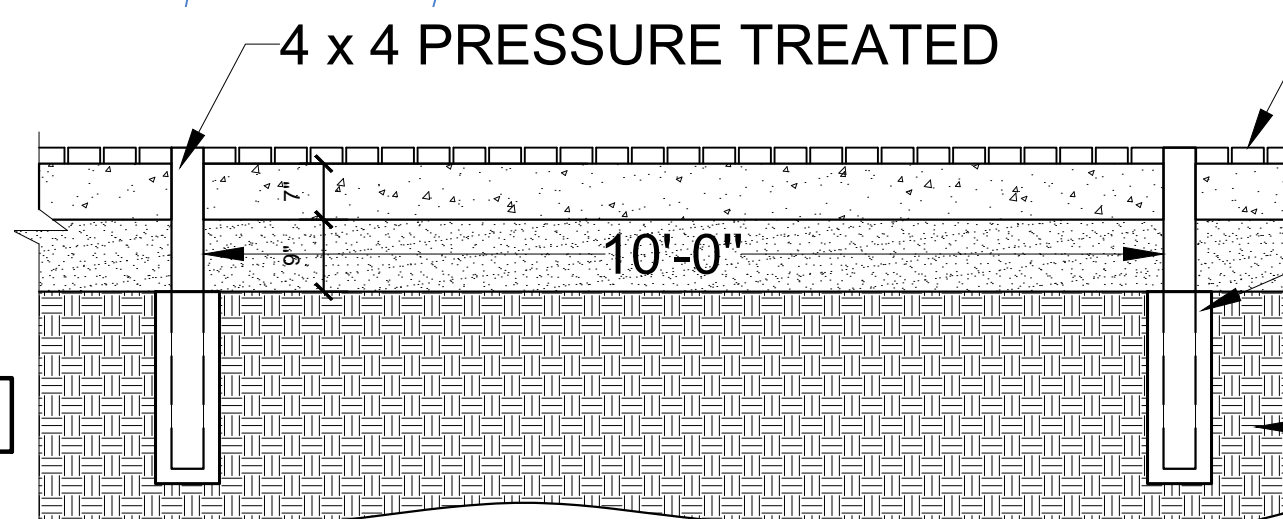
TOTAL OF 20 SETS OF 8" CEMENT CLINDERS 2' DEEP.

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"



4 x 4 PRESSURE TREATED WOOD

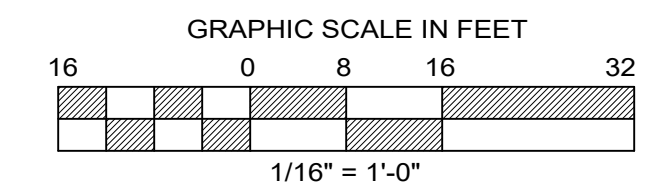
10'-0"

PRESSURE TREATED WOOD

8" SCHEDULE 40 PIPE CEMENT FILLED 2' DEEP.

EARTH

Approved with Conditions
Planning Department
K. Ruiz, Principal Planner
06/18/2025 2:01:04



PROJECT MEETS THE RESORT HOUSING DISTRICT REDEVELOPMENT STANDARDS.
TWO PARKING SPACES PER RESIDENTIAL UNIT PROVIDED UNDER ELEVATED BUILDINGS. 1,614 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.
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Principal: Vincent C. Dileonardo
Florida PE #58009

DATE: 6/20/2024
SD PROJECT #:
SHEET: A2

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

WHITE CAPS
CLIENT

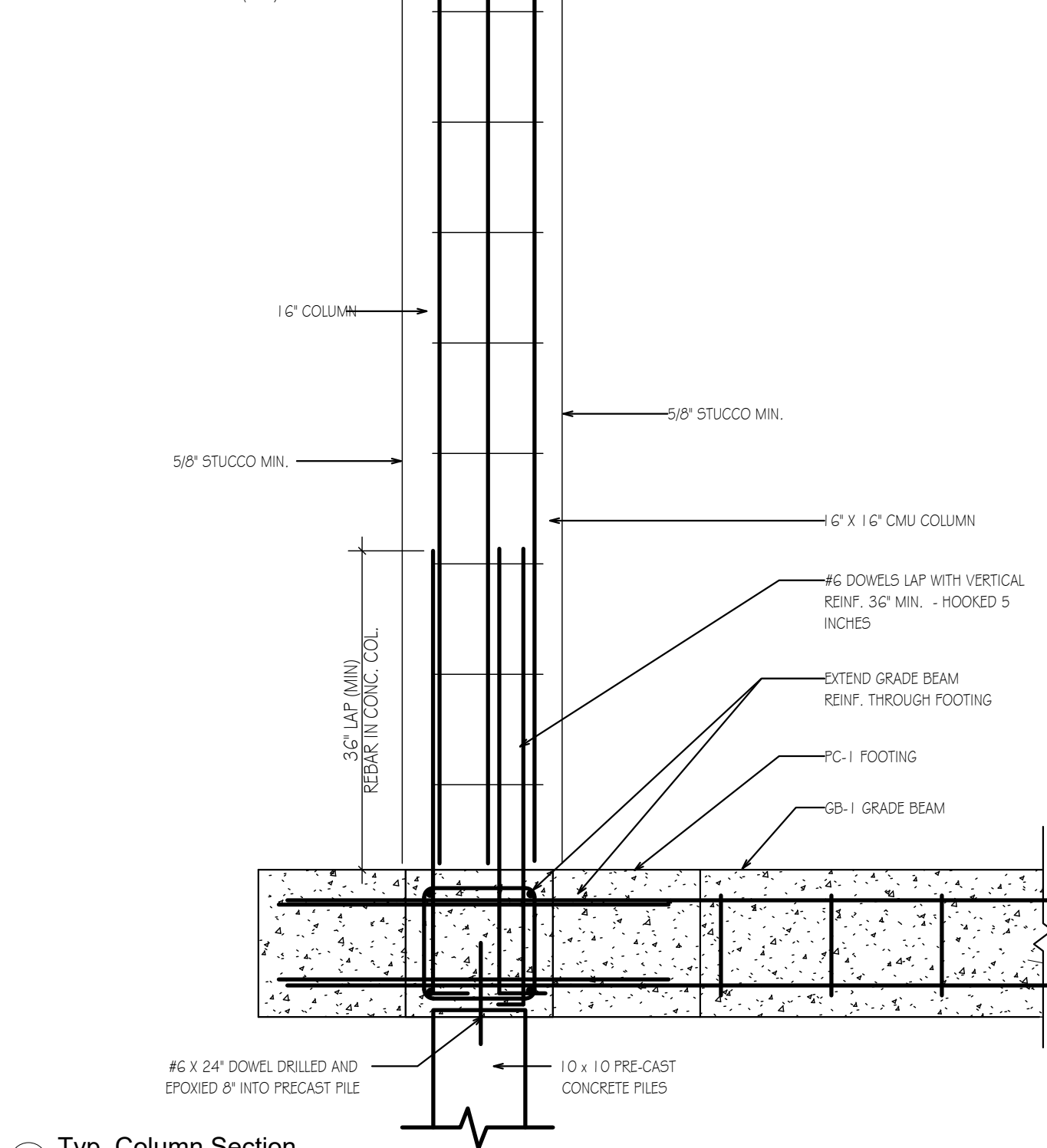
SITE PLAN

REVISIONS	
NO.	DATE
A	06/22/2025

DESCRIPTION	REVISION #4 - BLDG. DEPT. COMMENTS

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 CLARIFIED BY FLORIDA ADMINISTRATIVE CODE.

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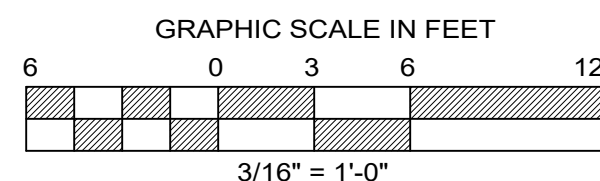
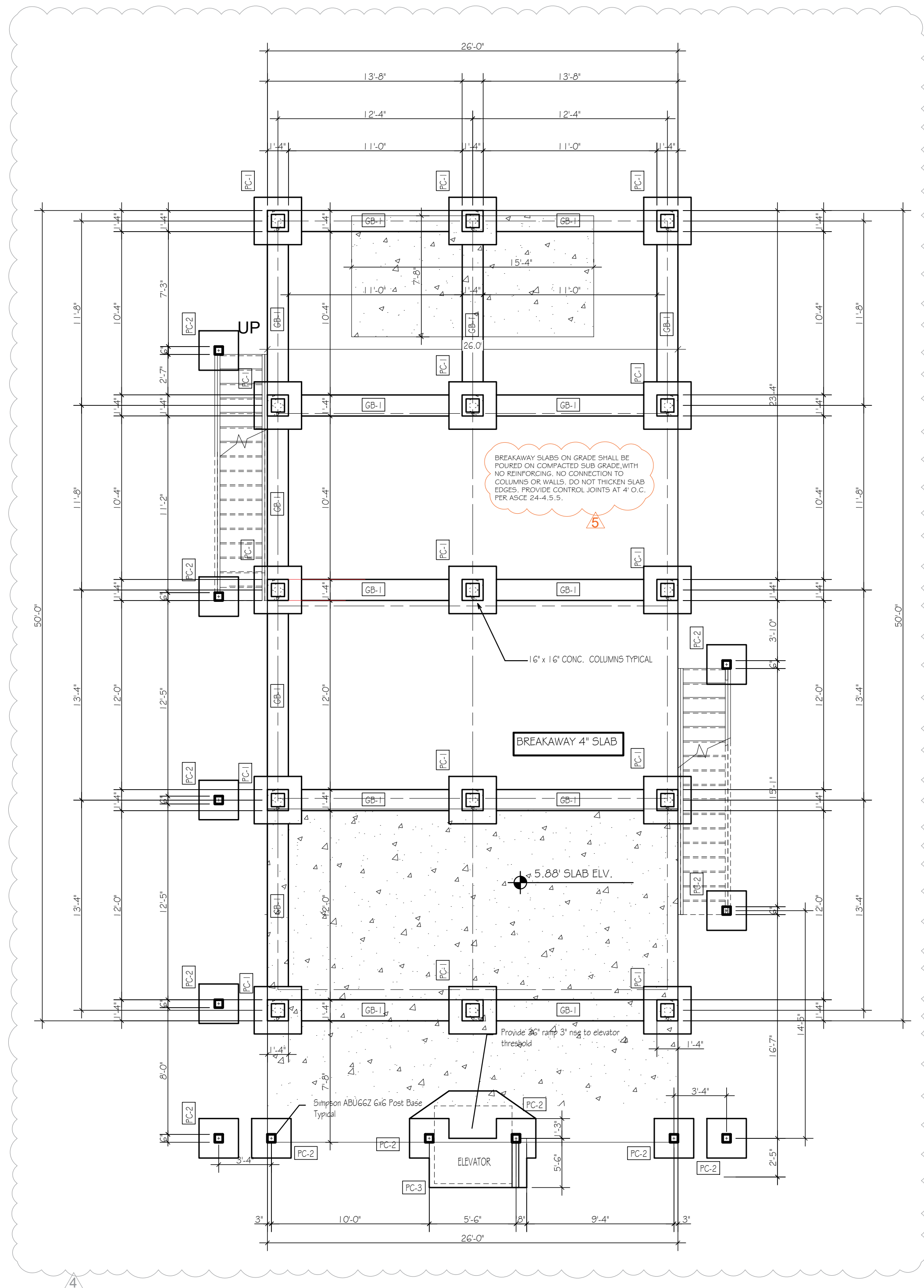


FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
GB-1	1'-4" x 1'-4" GRADE BEAM	(2) #6 TOP & (2) #6 BOT, #3 TIES AT 1' 2" O.C. EXTEND REINF CONT THROUGH FOOTINGS.
PC-1	3'-0" x 3'-0" x 1'-4"	CONCRETE PAD W/ (5) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-2	2'-6" x 2'-6" x 1'-4"	CONCRETE PAD W/ (4) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-3	5'-6" x 5'-6" x 1'-4"	CONCRETE PAD W/ (8) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION COORDINATE SIZE WITH ELEVATOR SUPPLIER

1. REINFORCING SHALL BE DOVELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ACI 308-11, 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 3" CHAMFER AT ALL EXPOSED CORNERS.

1. BREAKAWAY 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 FILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REINF LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE.
7. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.

 CONCRETE FOR HANDICAP PARKING SPACE

[illegible]

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

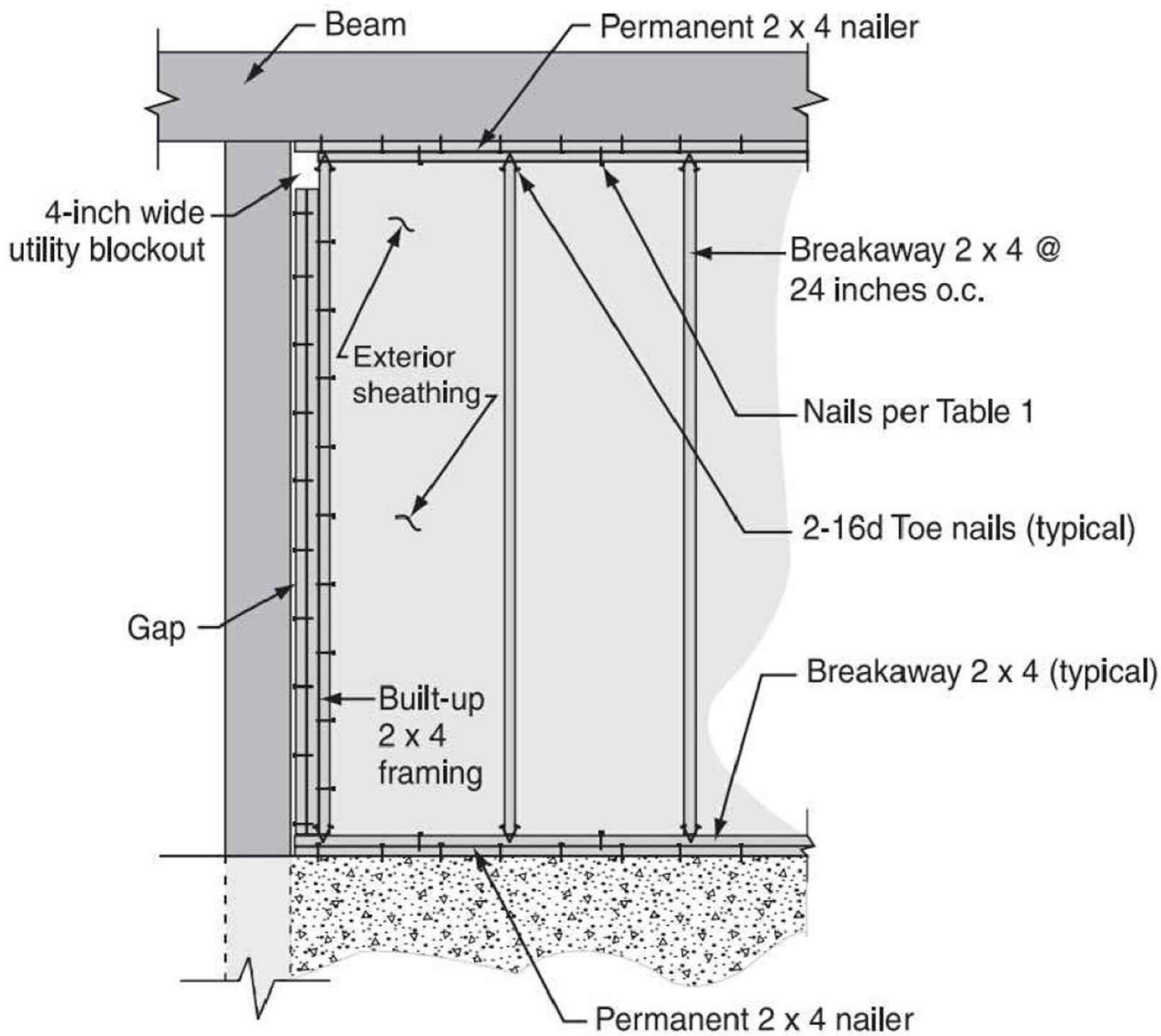


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

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

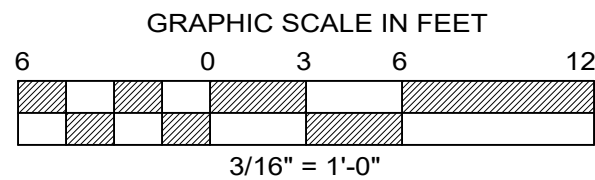
1 Breakaway Wall Detail 1/2" = 1'-0"

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.			

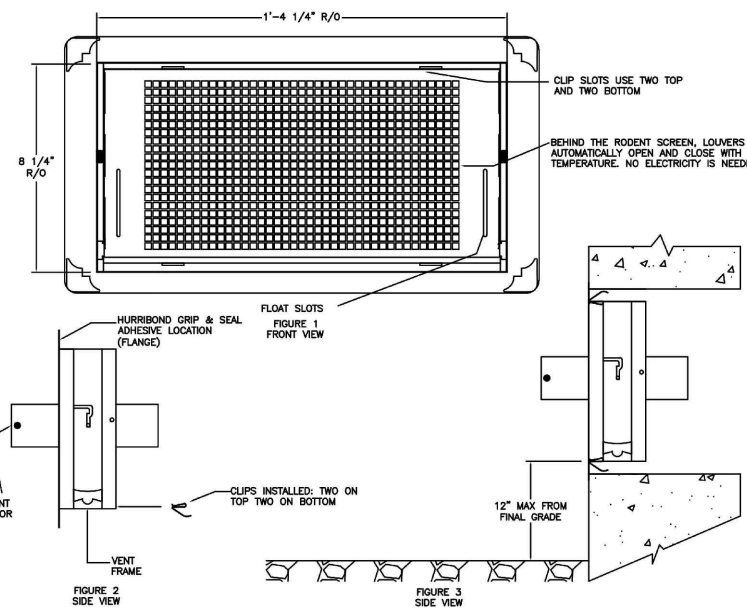
NOTES
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. 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

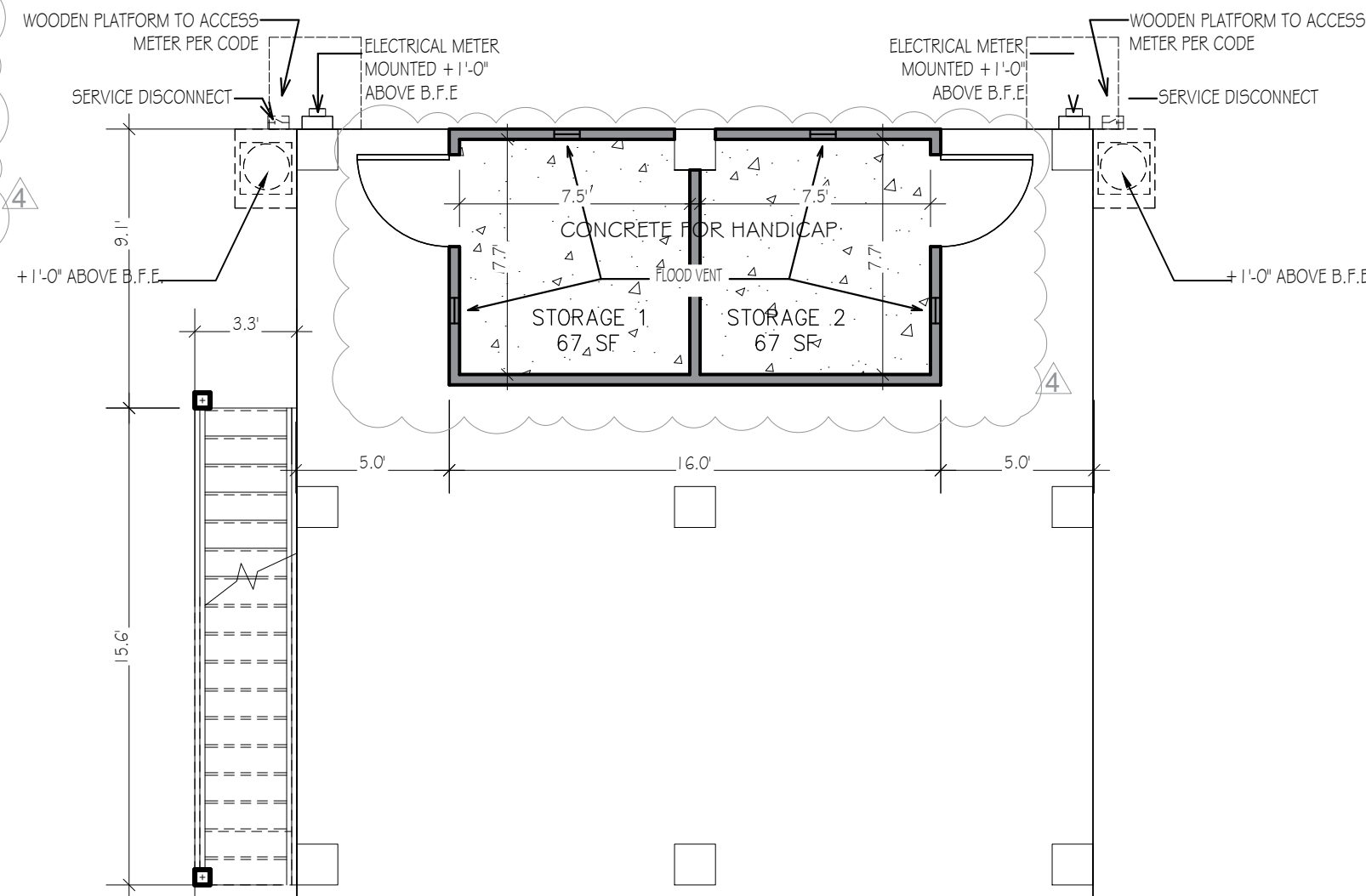
- REMOVE VENT DOOR FROM VENT FRAME, (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY 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 SLIDING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DISCOMPRESS.
- 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)



2 Flood Vent Detail



BREAKAWAY 4" SLAB

PARKING SPACE

PARKING SPACE

CONCRETE FOR HANDICAP

ELEVATOR

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



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REVISIONS		DESCRIPTION
NO.	DATE	
1	04/22/2025	REVISION #4: BLDG. DEPT. COMMENTS

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

CLIENT: WHITE CAPS

GROUND LEVEL - WALL LAYOUT

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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

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: iswan13@gmail.com

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A3.1

502 PARKING SPACES

502.1 General.

Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

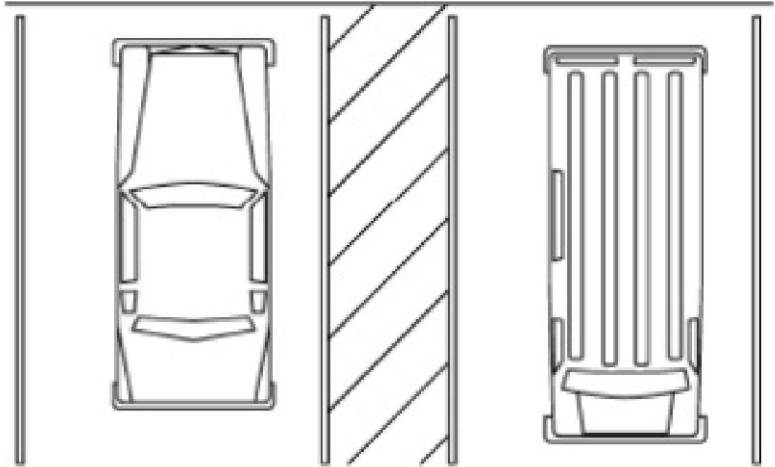
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.

Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities: car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440) wide minimum and shall be designated “van accessible”; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated “van accessible.”

Advisory 502.2 Vehicle Spaces. Pursuant to s.553.512, F.S., Florida requirements, except s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to ss.553.041(5)(c)3. and (d), F.S., and the Exception to 502.2.



502.3 Access Aisle.

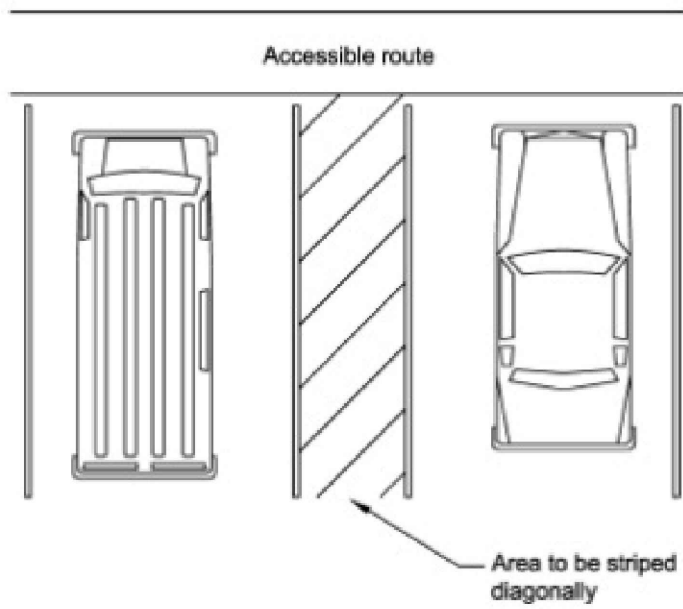
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, s.553.5041(5)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, s.553.5041(5)(d), F.S., allows on-street accessible parking to not have an access aisle.



502.3.1 Width.

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations.

Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

Florida law, s.553.5041(5)(c)1., requires diagonal striping of access aisles.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces of at least 8 feet 2 inches (2489 mm). Signs shall be posted to warn operators of handicap-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, s.553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entity from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation “van accessible.”

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification. The required “van accessible” designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use.

Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking space and access aisle configurations required for all accessible parking by Florida law, s.553.5041, F.S., meet the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for “van accessible” parking. Florida law only requires “van accessible” parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES

503.1 General.

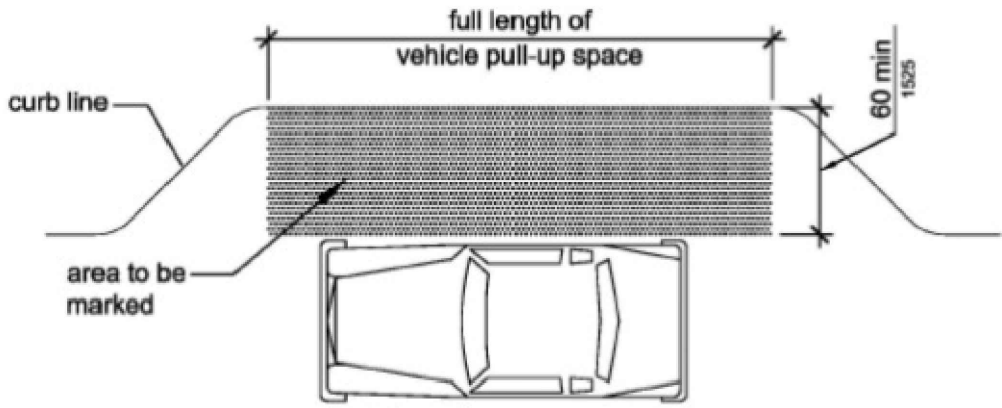
Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.

Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.

Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



503.3.1 Width.

Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length.

Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

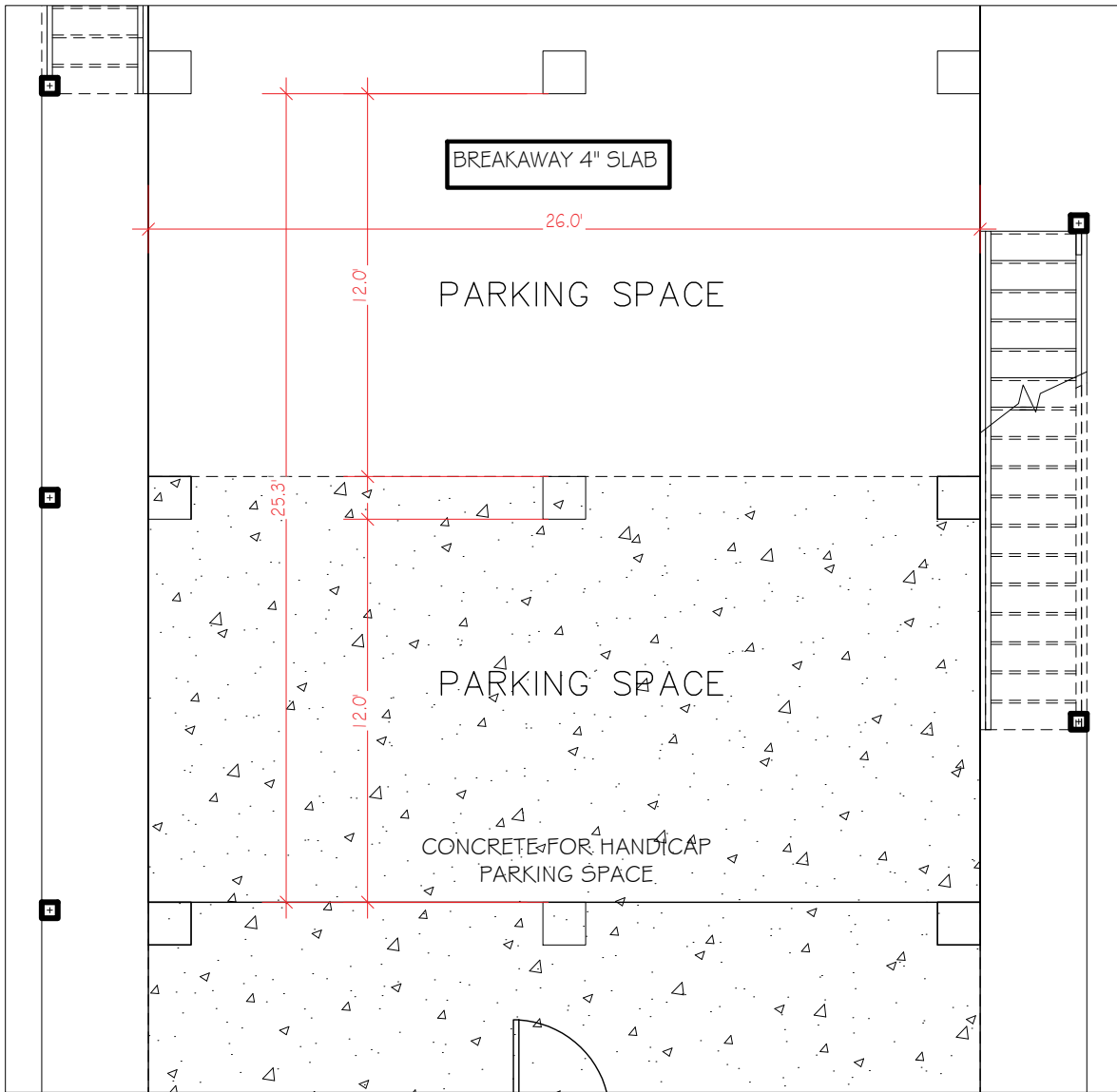
503.4 Floor and Ground Surfaces.

Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance.

Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.



1 ADA - PARKING SPACE

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 THE SAFETY STANDARDS AND REQUIREMENTS AS DETERMINED IN ACCORDANCE WITH CHAPTER 470 FLORIDA STATUTES AND GOVERNING FLORIDA ADMINISTRATIVE CODES.

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NO.	DATE	DESCRIPTION	
1	04/22/2025	REVISION 14 - BLDG. DEPT. COMMENTS	

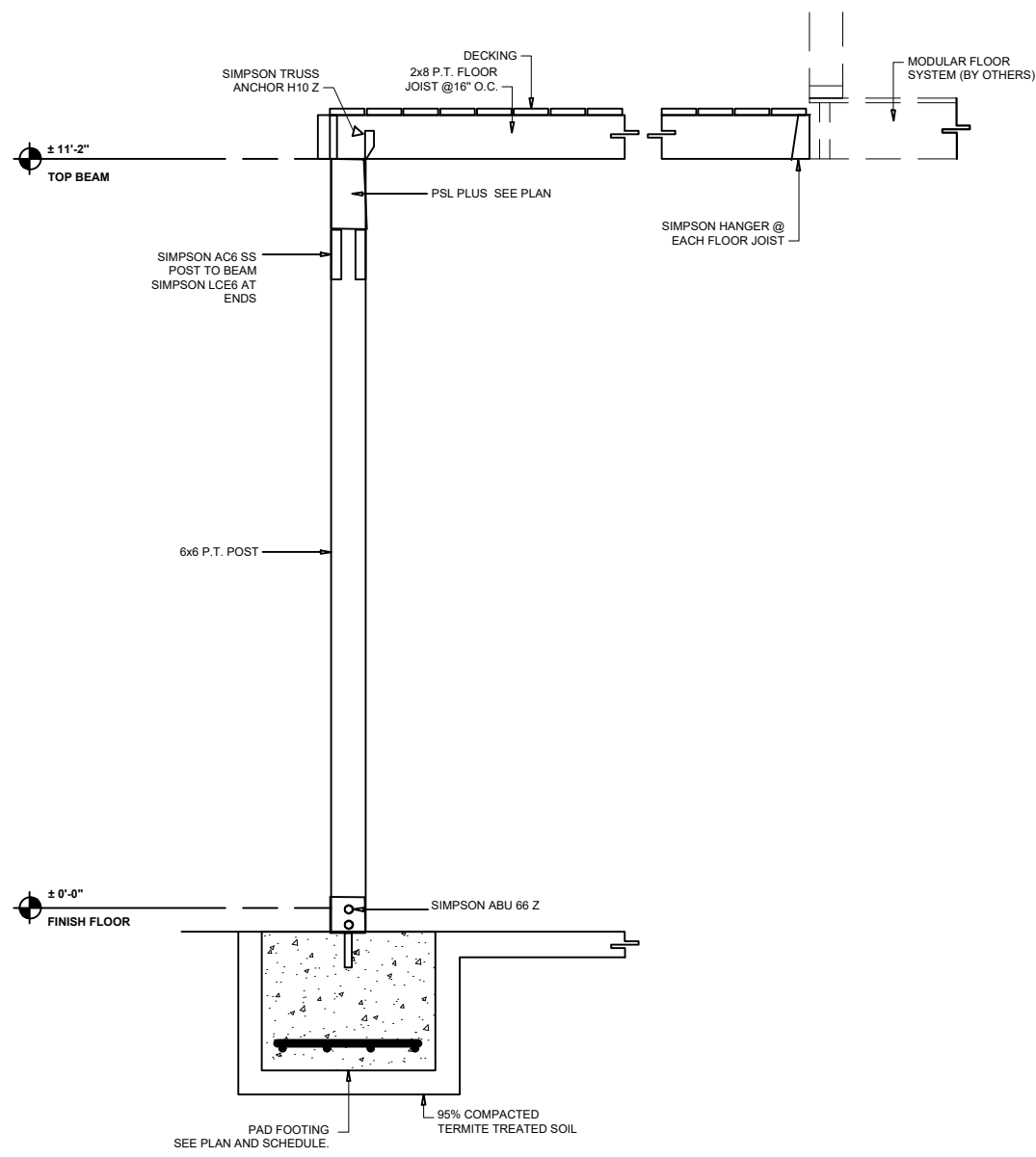
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PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR. SANIBEL, FLORIDA 33957	ADA PARKING DETAILS
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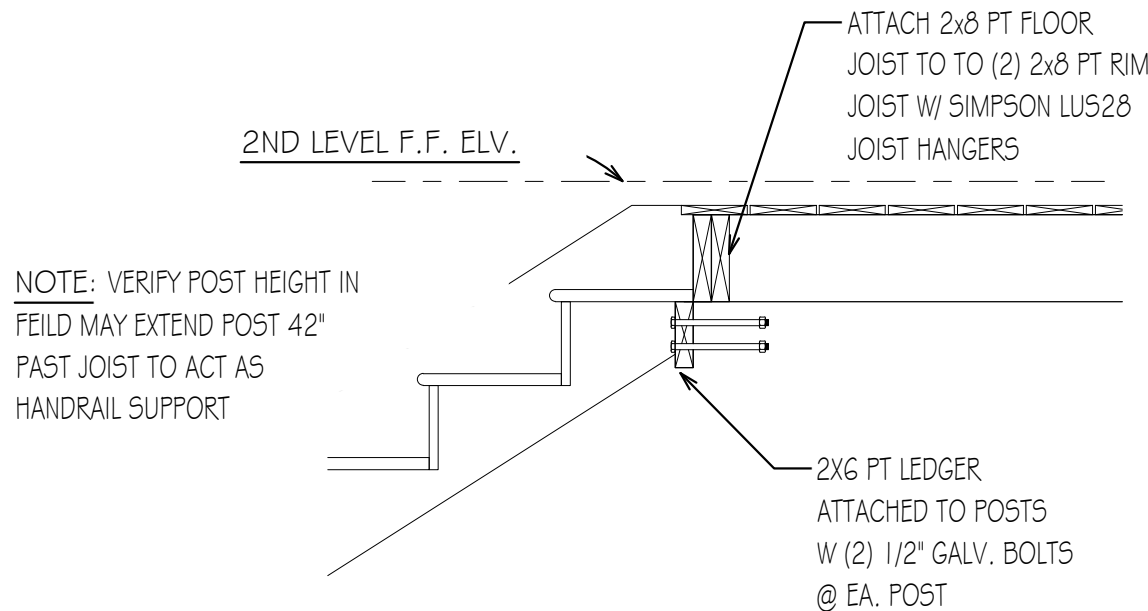
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VINCENT C. DILEONARDO FLORIDA P.E. #8809	

Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #38775) Principal: Vincent C. Dileonardo, Florida PE #8809 333 133rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-3414 Email: iswans13@gmail.com

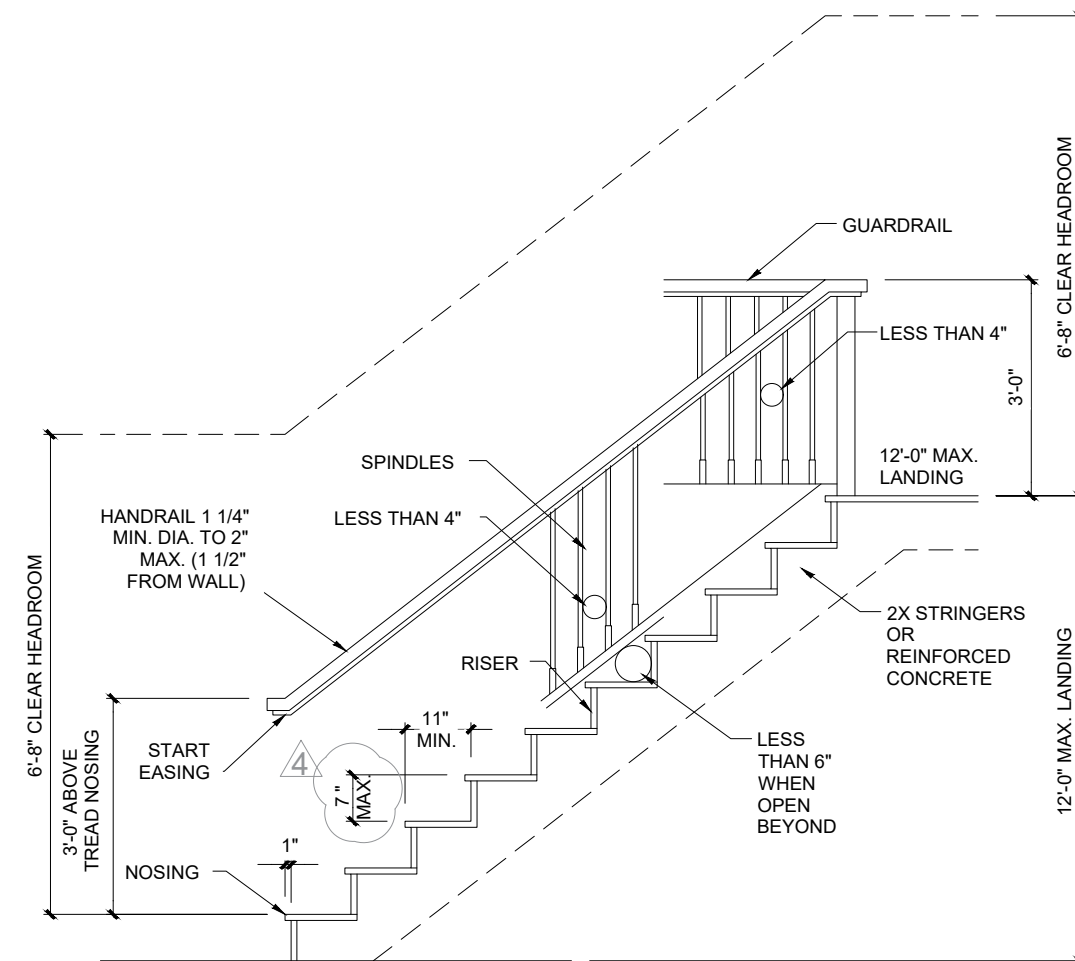
DRAWN BY: VCD	
DATE: 6/20/2024	
SD PROJECT #:	
SHEET: A4	



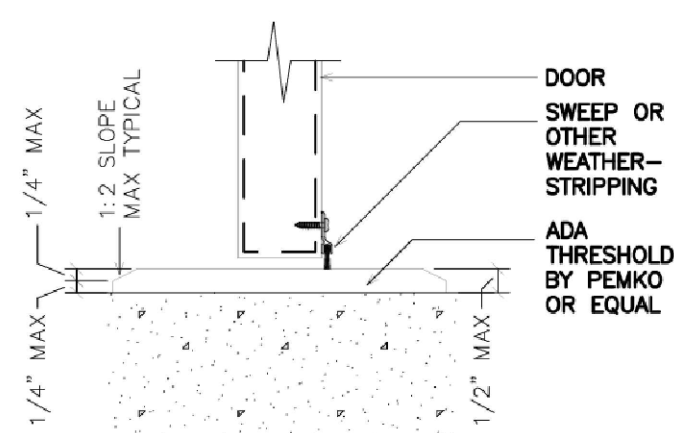
1 Wall Section Typ. (Wood Post) Porch
3/8" = 1'-0"



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



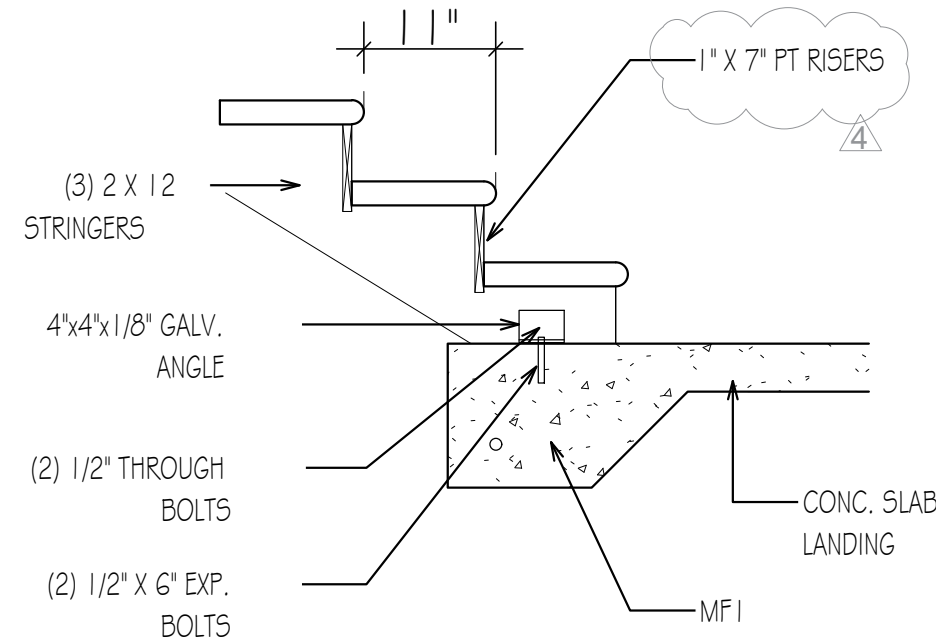
3 Typ Stair Detail
1/2" = 1'-0"



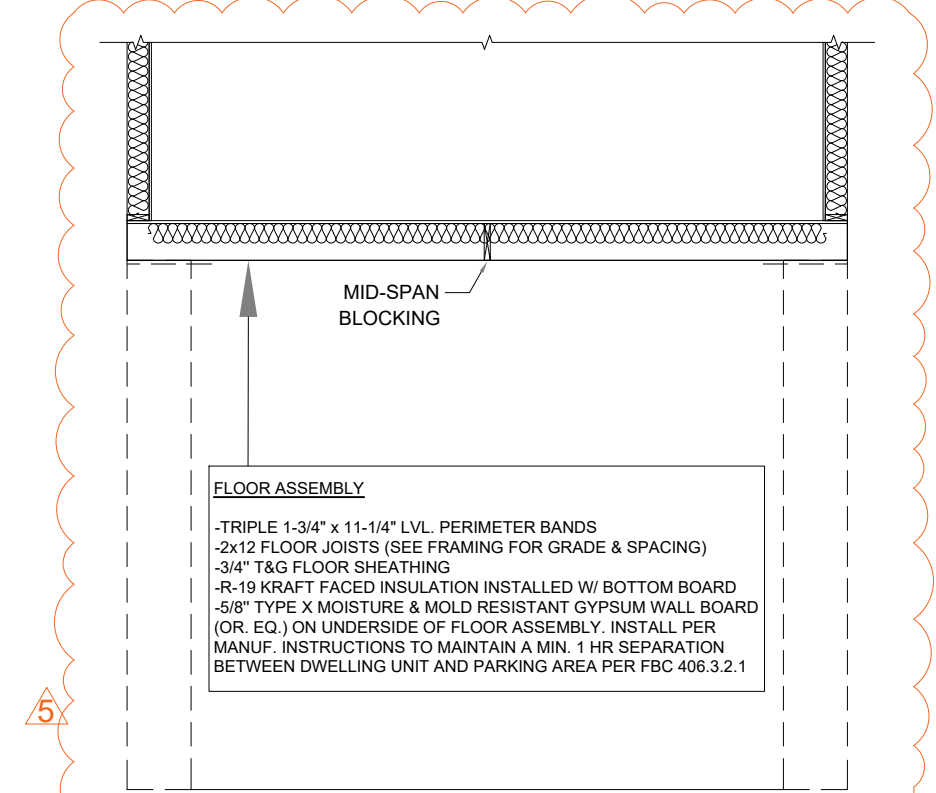
FBC ADVISORY 303.3 BEVELED

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.



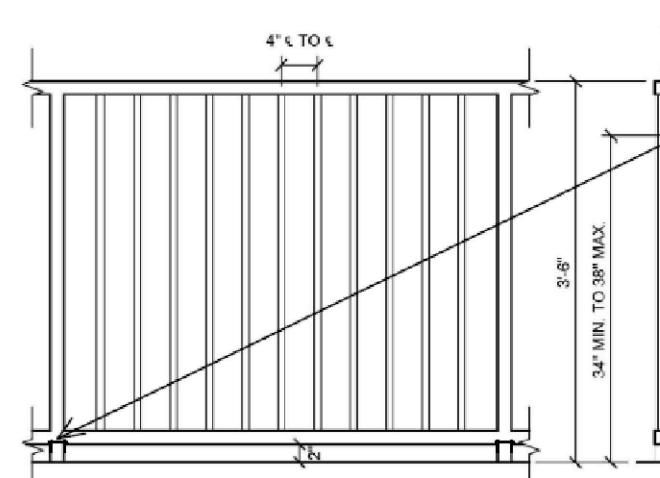
5 Stair Conn. Detail - Bottom
1/2" = 1'-0"



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

NOTES:

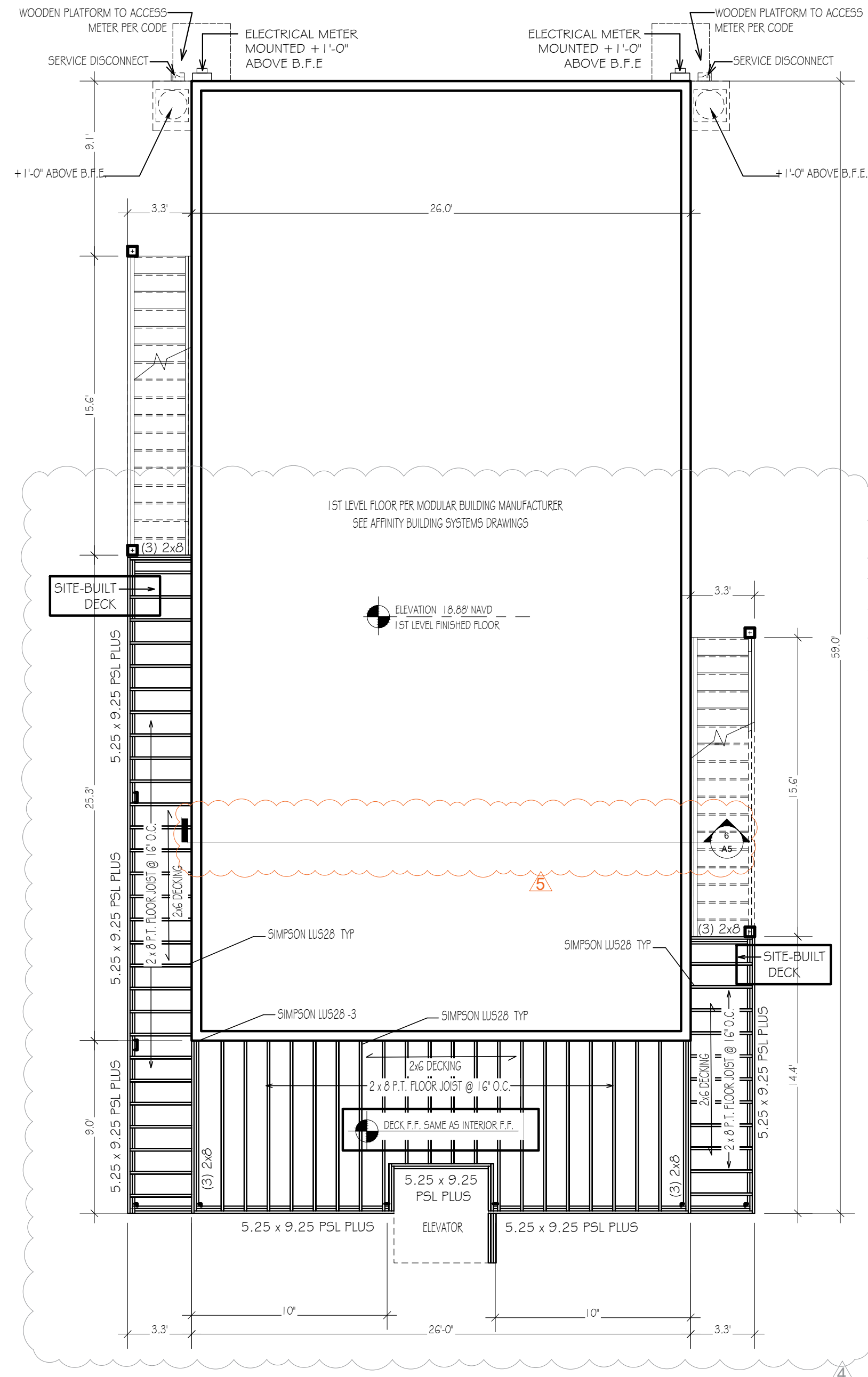
- ALL STAIRS TO BE IN COMPLIANCE W/ 2023 FBC. & ACCESSIBILITY (TO MEET ADA STANDARDS)
- ALL HANDRAILS TO BE A MIN. OF 34" HIGH ABOVE TREAD NOSING. ALL GUARDRAILS TO BE MIN. OF 34" AFF AND OPENINGS BETWEEN SPINDLES SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, 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.



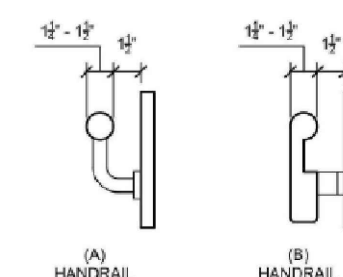
7

GUARDRAIL DETAILS

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

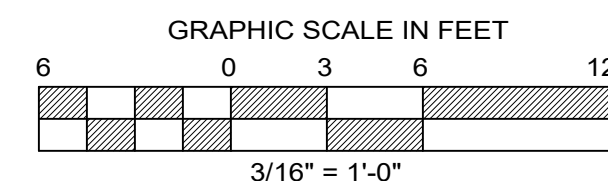


9 1st Level Framing Plan
3/16" = 1'-0"



SIZE & SPACING OF HANDRAILS

SCALE: N.T.S.



8

Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida PE #5809
353 7250 0000
353 7250 0000
Tel: (727) 280-5414
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PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:
2907 WEST GULF DR
SANIBEL, FLORIDA 33957

CLIENT: WHITE CAIS

1ST LEVEL FRAMING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS
2	06/16/2025	REVISION #5 - BLDG. DEPT. COMMENTS

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

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. ENGINEER'S DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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VINCENT C. DILEONARDO
FLORIDA P.E. #5809

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

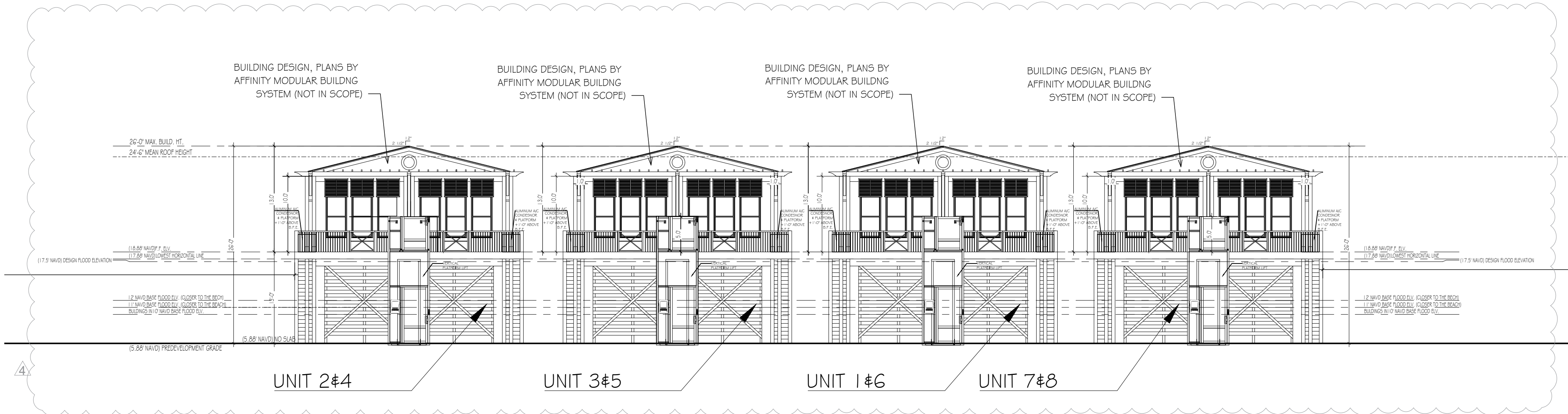
SHEET: A5

(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

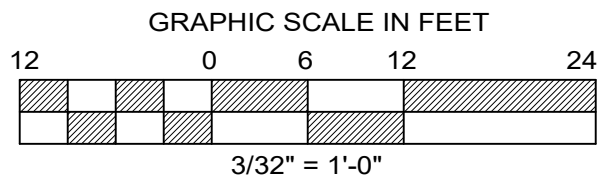
(1)Chimneys. Chimneys may extend not more than three feet above the height of a structure, and may penetrate the primary to height restrictions are as follows:
angle of light, but only to the minimum height necessary for compliance with the building code. In no event shall a chimney exceed a height of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



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



Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #36775)
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Drawn by: VCD
Date: 6/20/2024
SD Project #:
Sheet: A6

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

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FRONT ELEVATION

REVISIONS		DESCRIPTION
NO.	DATE	
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS

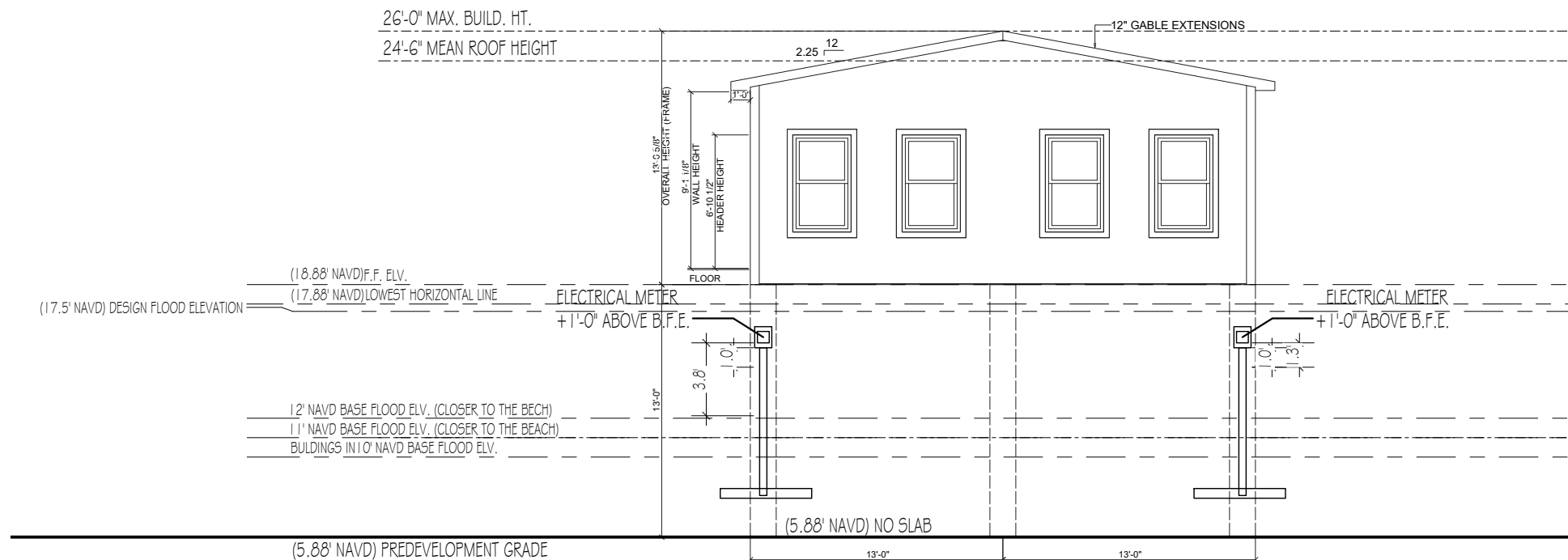
PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER #71 FLORIDA STATUTES AND CHAPTER #10 FLORIDA ADMINISTRATIVE CODES.

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.

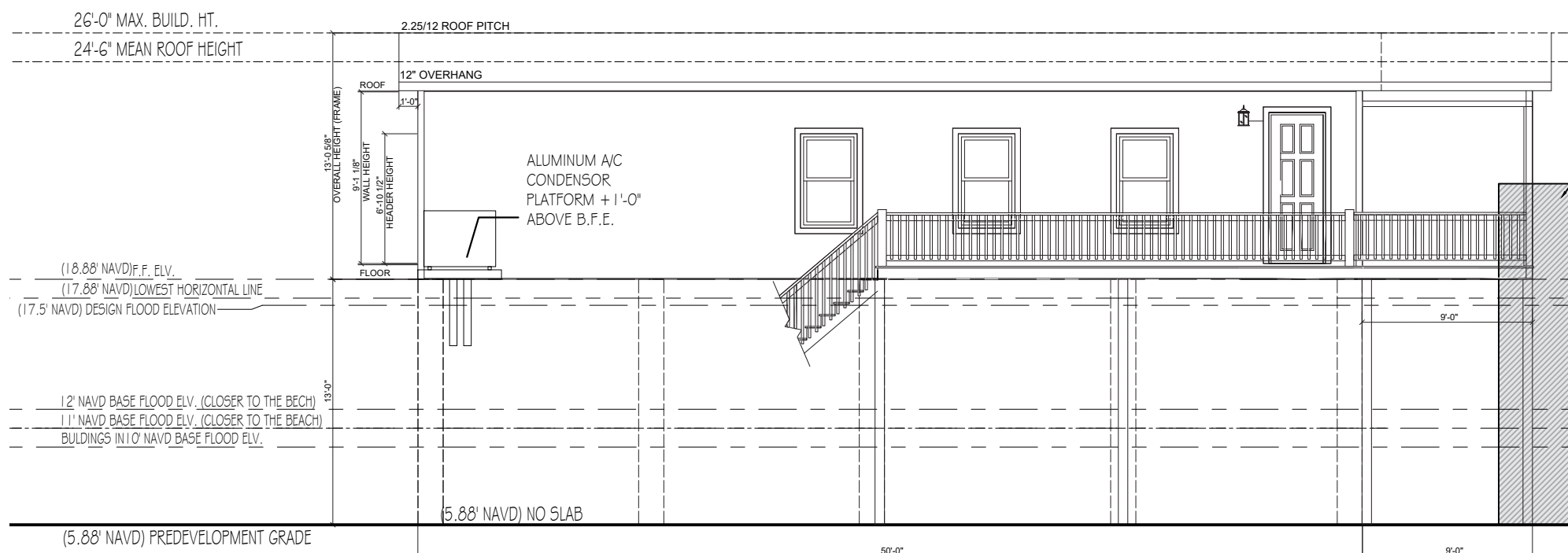
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

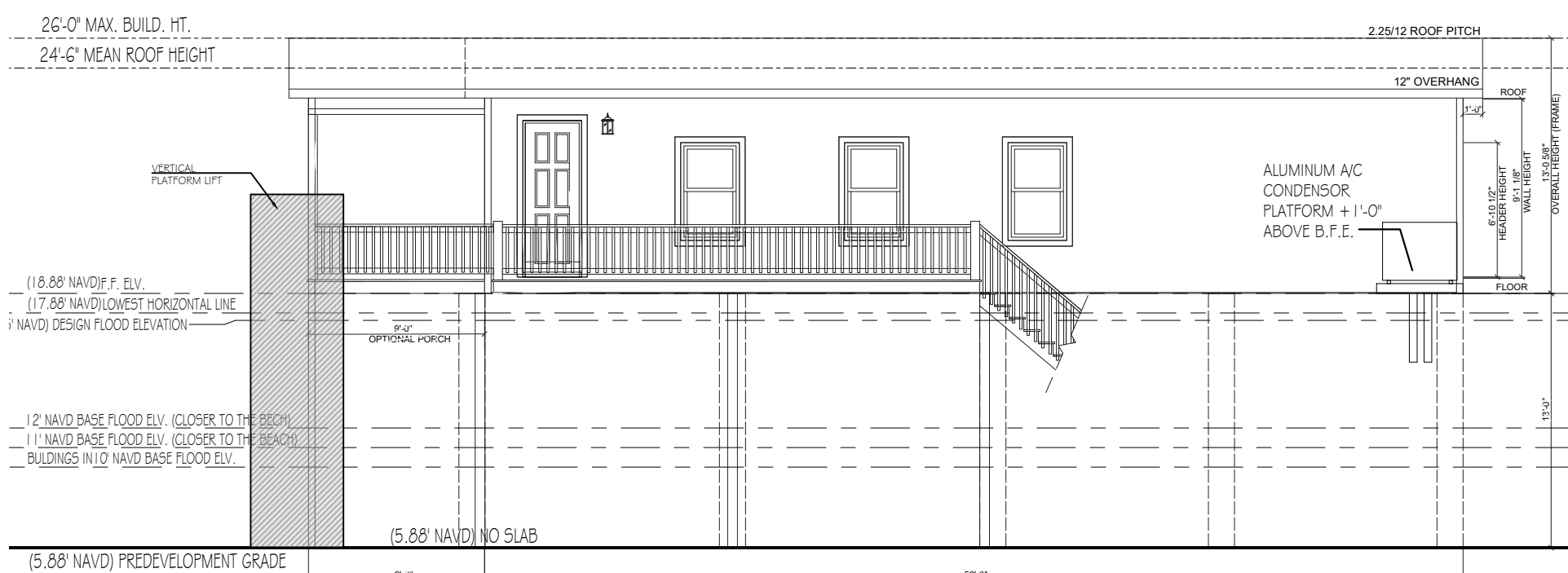
SEAL



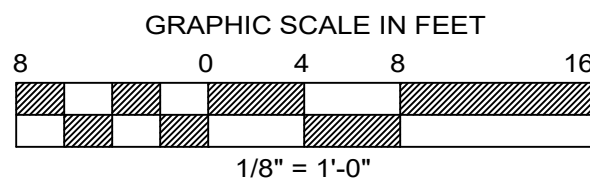
① Rear Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



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: A7

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

WHITE CAPS
CLIENT

ELEVATIONS

REVISIONS	
NO.	DATE

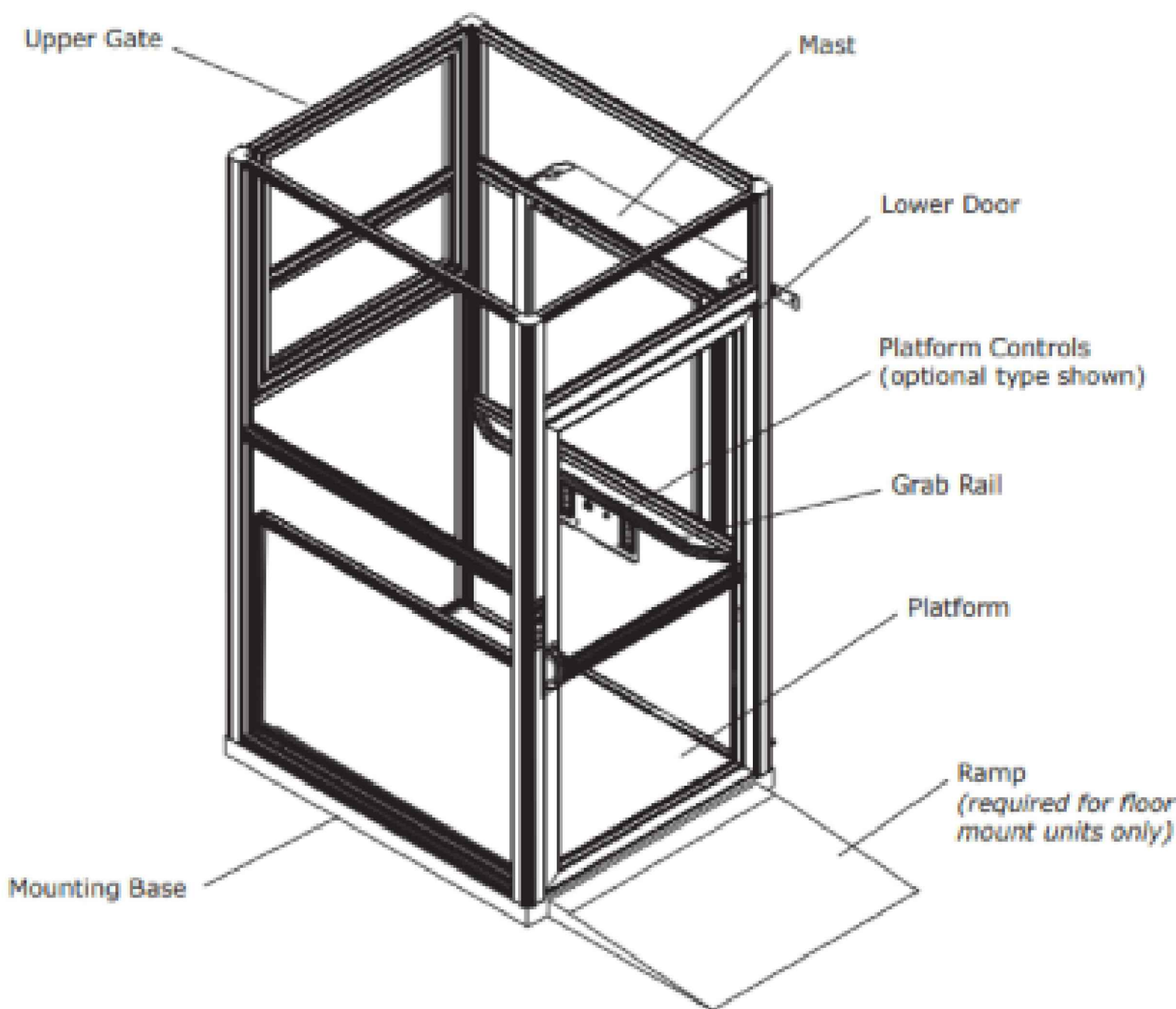
PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 47, FLORIDA ADMINISTRATIVE CODE.

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.

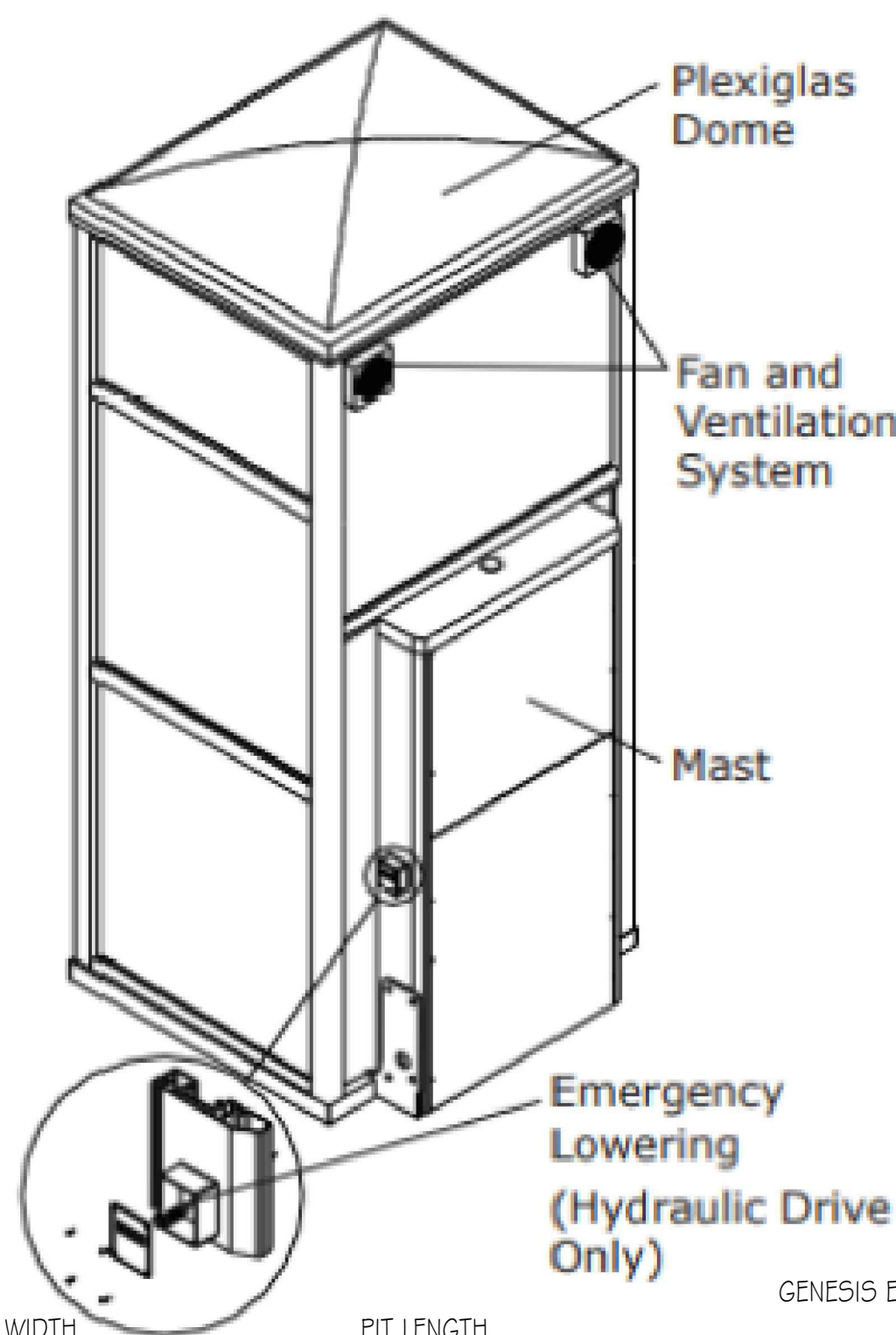
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

SEAL

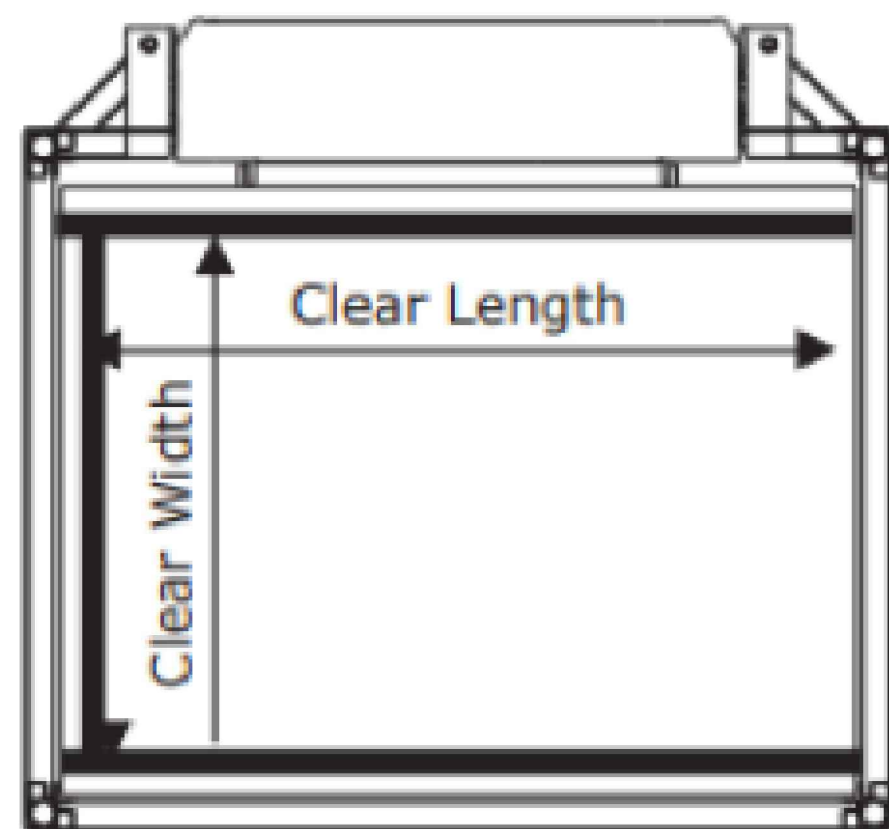


Enclosure Model with Standard Straight-Through Configuration



GENESIS ENCLOSURE GVL 168

CONFIGURATION	PLATFORM	BASE WIDTH	BASE LENGTH	PIT WIDTH	PIT LENGTH
90° Entry/Exit	42 x60	1522mm (59 7/8")	1734mm (68 1/4")	1548mm (60 7/8")	1758mm (69 1/4")



Entry/
Exit

PLATFORM	PLATFORM WIDTH	PLATFORM LENGTH	PLATFORM NET USEABLE AREA
42 x60	1067mm (42")	1524mm (60")	1.63sq. m. (17.50 sq.ft.)

Hydraulic Drive System

Single-phase (2.2 KW), 24VDC hydraulic motor. Continuous mains power and auxiliary power system. The lift connects directly to the building power. The power is reduced to 24 VC to operate the control system and drive the motor. The lift is equipped with an auxiliary power system that enables the lift to operate if mains power is lost. The platform travels between landings at 5.2 meters (17ft.) per minute. *Required for heavy use lifts or lifts equipped with a Fan and Ventilation System.

Mains Power Requirement:

North America - 120 VAC single phase on a dedicated 15 amp circuit.
International - 208 - 240 VAC single phase on a dedicated 16 amp circuit.

Full Time Battery Operation (optional)

For very low use applications and basic units, full time battery operation is appropriate.

Electrical Disconnect (optional)

An electrical disconnect is supplied with the lift for both safety reasons and customer convenience. This disconnect shuts off the mains power and the 24V battery back-up system to the lift.

The Enclosure Model disconnect is on the side of the mast closest to the lower landing door.

Manual Lowering

(Hydraulic Model Only - standard)

The manual emergency lowering device consists of a pull knob mounted in a box on the side of the mast. When used, the platform is gently lowered to the landing.

Split Mast (Hydraulic Drive Only - optional)
For installation sites where it would be difficult to place the drive mast into position as a single piece, the split mast option is available for GVL-120 and GVL-144. GVL-168 Hydraulic Models are supplied standard with a split mast.

Raised Pump and Control Box

(Hydraulic Drive Only - optional)
This option is ideal for locations that are subject to flooding. The pump and electrical controls are re-located higher (exact location depends upon mast

size). Available for 96" mast heights and taller.

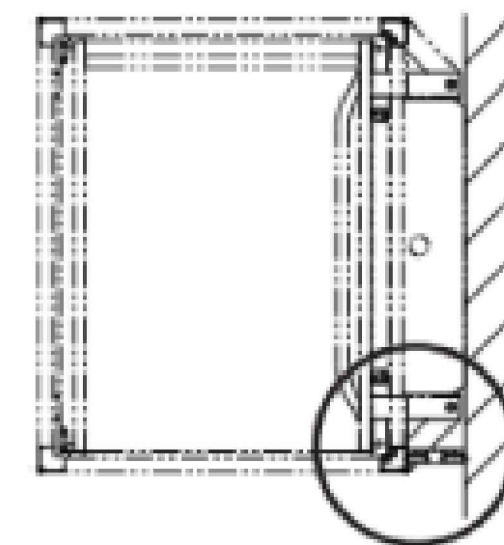
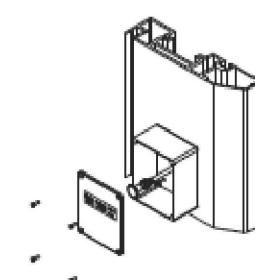
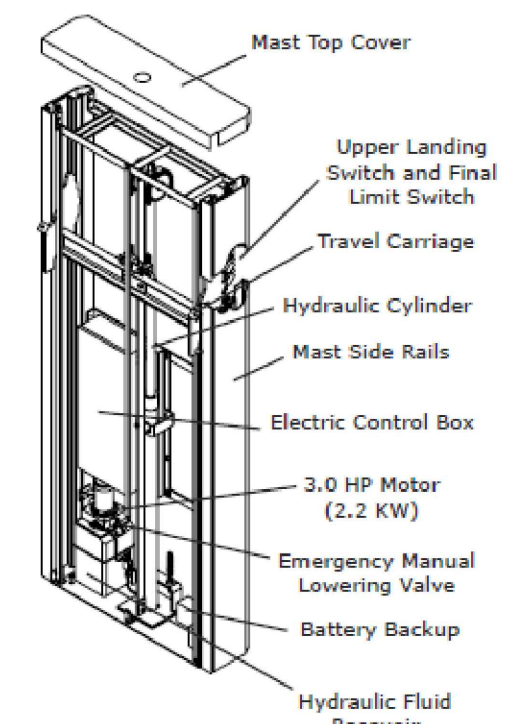
Remote Drive Cabinet

(Hydraulic Drive Only - optional)

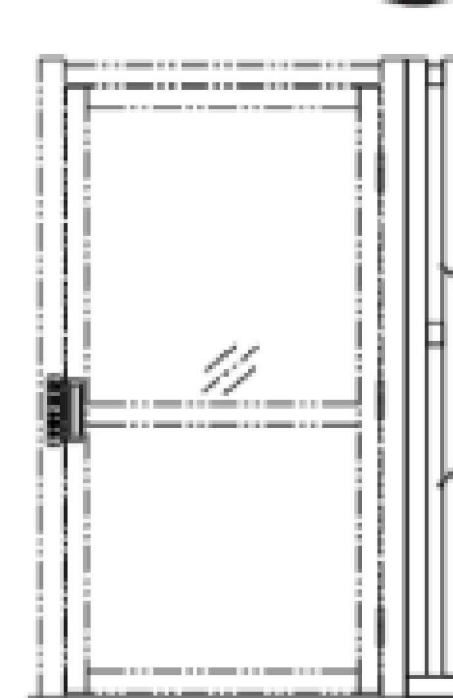
For the ultimate in quiet operation, the drive system can be located up to 3 meters (10 feet) away in a remote drive cabinet.

Mast Heater (Hydraulic Drive Only - optional)

For outside installations where cold temperatures are a concern, a mast heater can be installed to protect hydraulic fluid from freezing.



Infill Panel



Infill Panel

Infill Panel Kit

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DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
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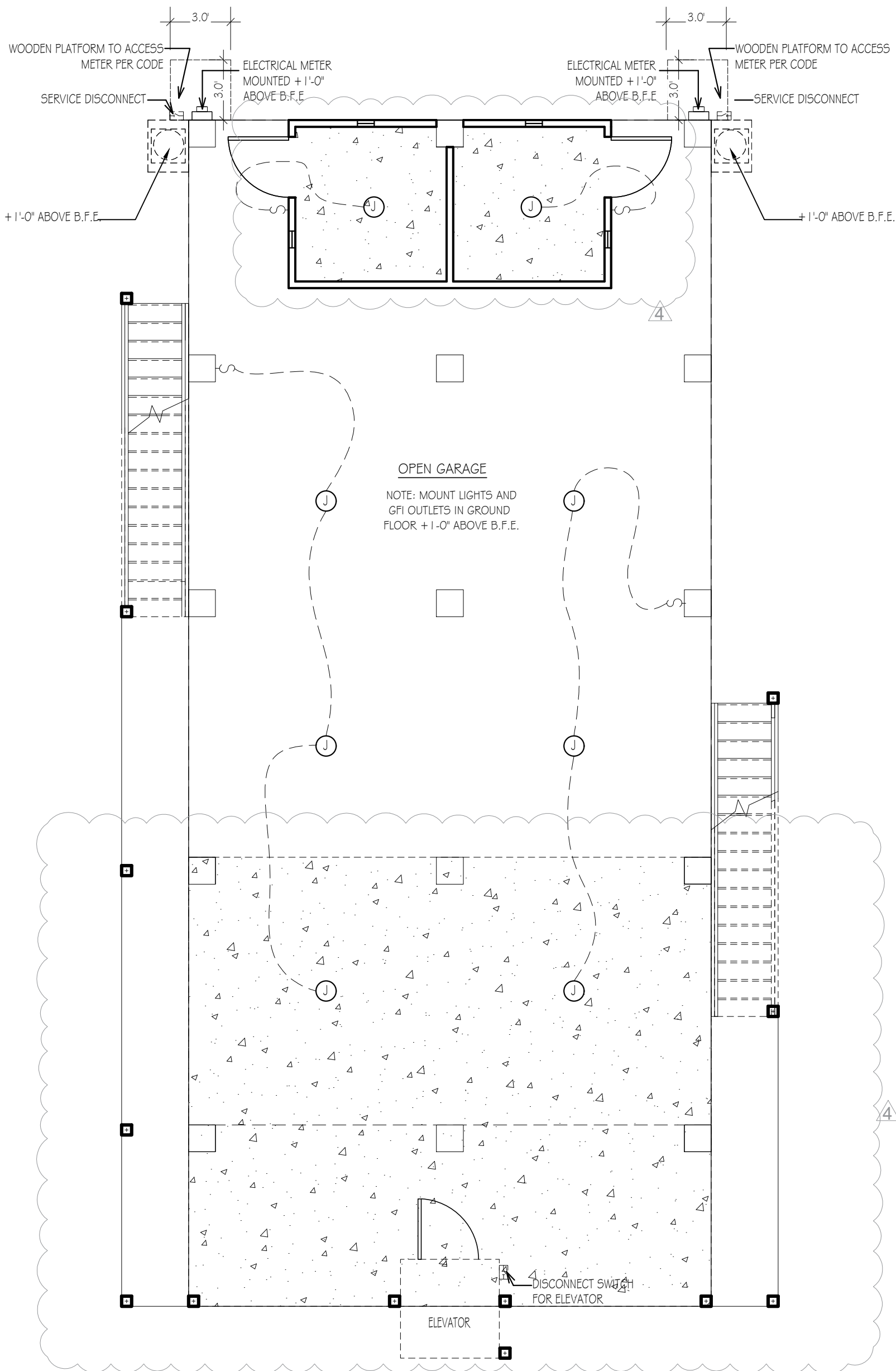
PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR. SANIBEL, FLORIDA 33957

CLIENT: WHITE CAPS

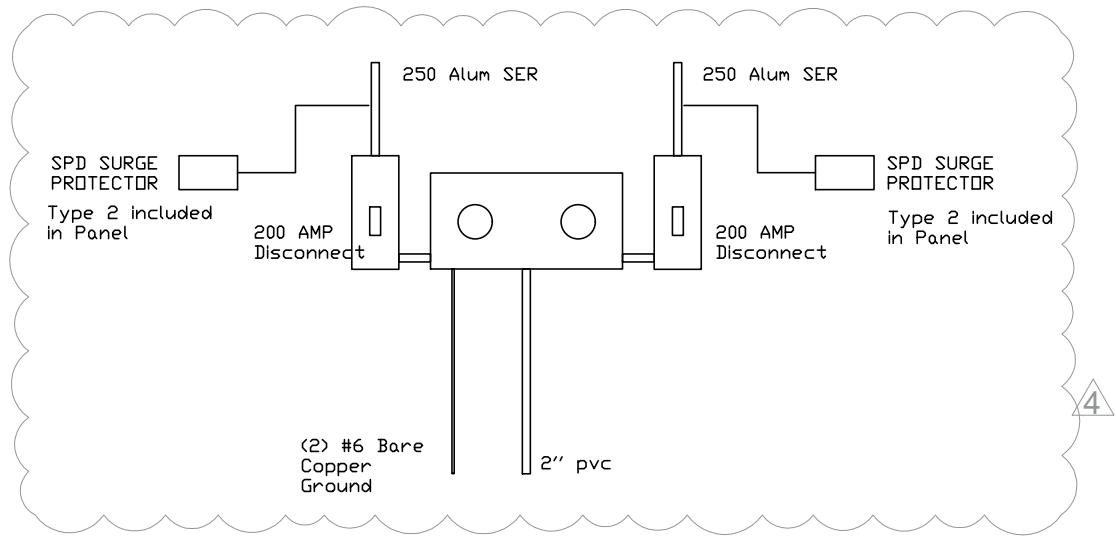
REVISIONS

NO. DATE DESCRIPTION

1



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

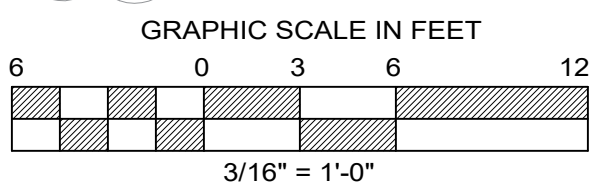
SYMBOL	DESCRIPTION
[Symbol]	SWITCH SINGLE POLE
[Symbol]	3 WAY SWITCH
[Symbol]	WALL MOUNT LIGHTING FIXTURE
[Symbol]	SURFACE MOUNTED WALL SODACE LIGHT
[Symbol]	CEILING MOUNT LIGHTING FIXTURE
[Symbol]	HANGING CEILING LIGHTING FIXTURE
[Symbol]	EXTERIOR FLOOD LIGHT FIXTURE
[Symbol]	CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE ALARM
[Symbol]	ELECTRICAL PANEL, SURFACE MOUNT
[Symbol]	DUPLEX RECEPTACLE 125V 20A
[Symbol]	1/2 SWITCHED DUPLEX RECEPTACLE 125V 15A (RESIDENTIAL)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER (A 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 NO.	PHASE A B	CKT NO	VA/PHASE		BREAKER		BRANCH		DESCRIP. OF LOAD SERVED
	W	C	A	P	A	B				A	P	W	C			
APPLIANCE - GFCI	12	NM	20	1	1,500		1		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)



PROFESSIONAL STATEMENT: TO THE BEST OF HIS ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND OTHER SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 905, FLORIDA ADMINISTRATIVE CODE.

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NO.	DATE	REVISION #	BY
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS	

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

CLIENT: WHITE CAIS

GROUND LEVEL ELECTRICAL PLAN

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VINCENT C. DILCORNADO
FLORIDA E.E. 00809

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dilcornado, Florida PE #58049
333 722nd Avenue E., Unit A, Madeira Beach, FL 33508
Tel: (727) 280-9414 Email: fswa081@gmail.com

DRAWN BY: VCD

DATE: 6/20/2024

SD PROJECT #:

SHEET: E1

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)

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:

.

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

PROPERTY DATA:

SITE ADDRESS:

2907 WEST GULF DR
SANIBEL FL 33957

DUPLEX 1

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

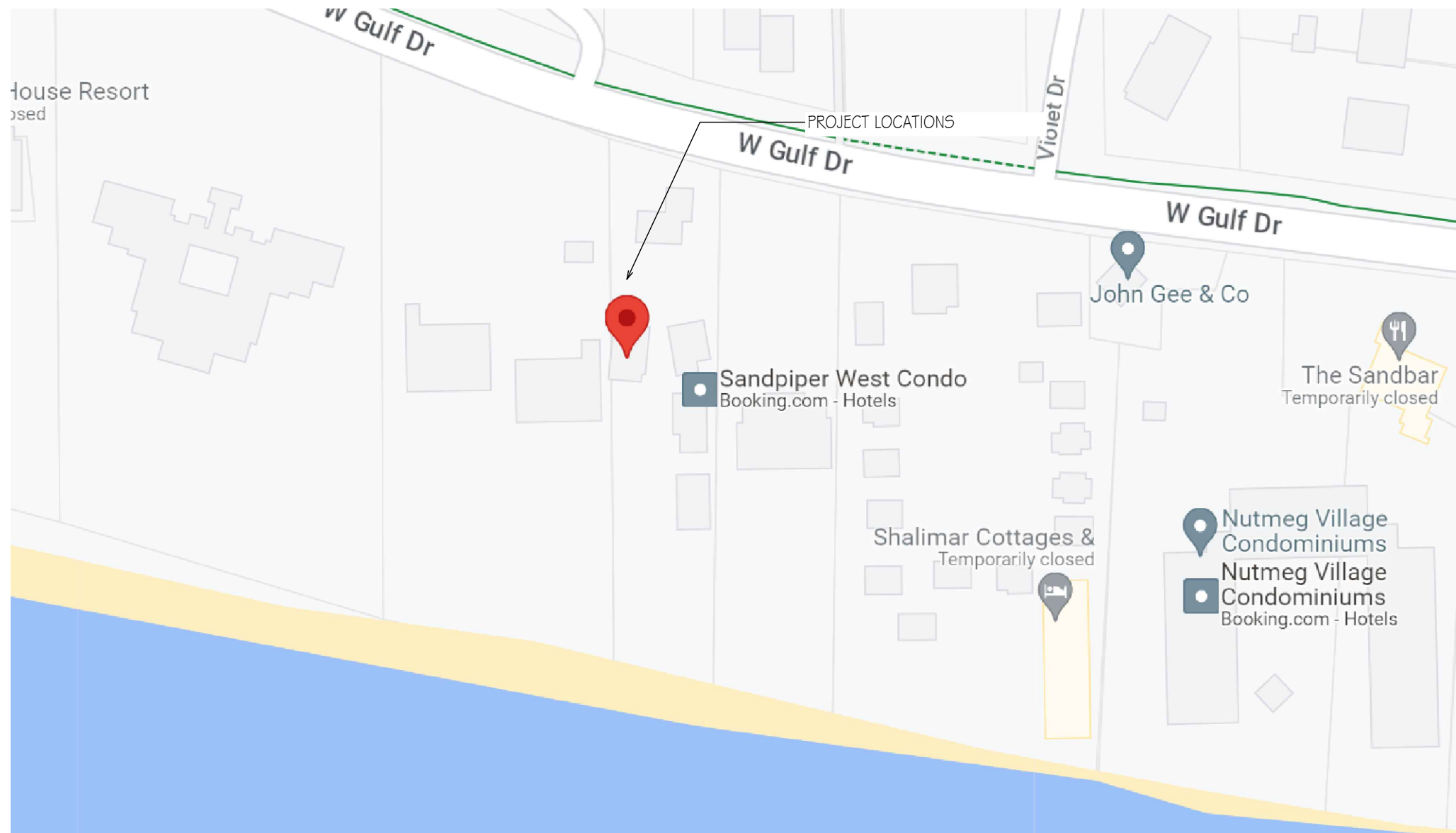
LOT AREA:

LOT SIZE AREA= 60,631 SF
1.39189 ACRES

FLOOD ZONE AE10, AE11 & VE12
BUILDINGS IN AE10

DESIGN FLOOD ELEVATION (17.5' NAVD)

LOCATION MAP:



DRAWING INDEX:

A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	ARCHITECTURAL SITE PLAN
A3	FOUNDATION PLAN
A3.1	GROUND LEVEL - WALL LAYOUT
A4	ADA PARKING DETAILS
A5	1ST LEVEL FRAMING PLAN
A6	FRONT ELEVATION
A7	ELEVATIONS
A8	VERTICAL PLATFORM LIFT DETAIL
E1	GROUND LEVEL- ELECTRICAL PLAN

NOTE: PROVIDE AUTOMATIC FIRE
SPRINKLER AND ALARM SYSTEMS
IN ALL DWELLING UNITS PER FBC.
FIRE SYSTEMS TO BE DESIGNED
BY OTHERS AND SUBMITTED/
PERMITTED AT A LATER TIME.

ALL UNITS HAVE BEEN MODIFIED
TO ENSURE COMPLIANCE WITH
ADA REQUIREMENTS

*SEE REMODELING SHEET FOR ADA
COMPLIANCE

NOTE: ELEVATIONS ARE IN COMPLIANCE
WITH THE FDEP ANALYSIS

*REFER TO THE REPORT OF INK
ENGINEERING INC.



Vincent Carl
DiLeonardo,
PE
2025.06.17
13:55:23
-04'00'

Seaside DesignZ, Inc.

Florida Engineering Business Registry (EB #38775)
Principal: Vincent C DiLeonardo, Florida PE #58009
333 138rd 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: A0

FOUNDATION & ELECTRICAL PLANS
FOR A NEW CUSTOM RESIDENCE:

2907 WEST GULF DR
SANIBEL, FLORIDA 33957

COVER SHEET

WHITE CAPS

REVISIONS

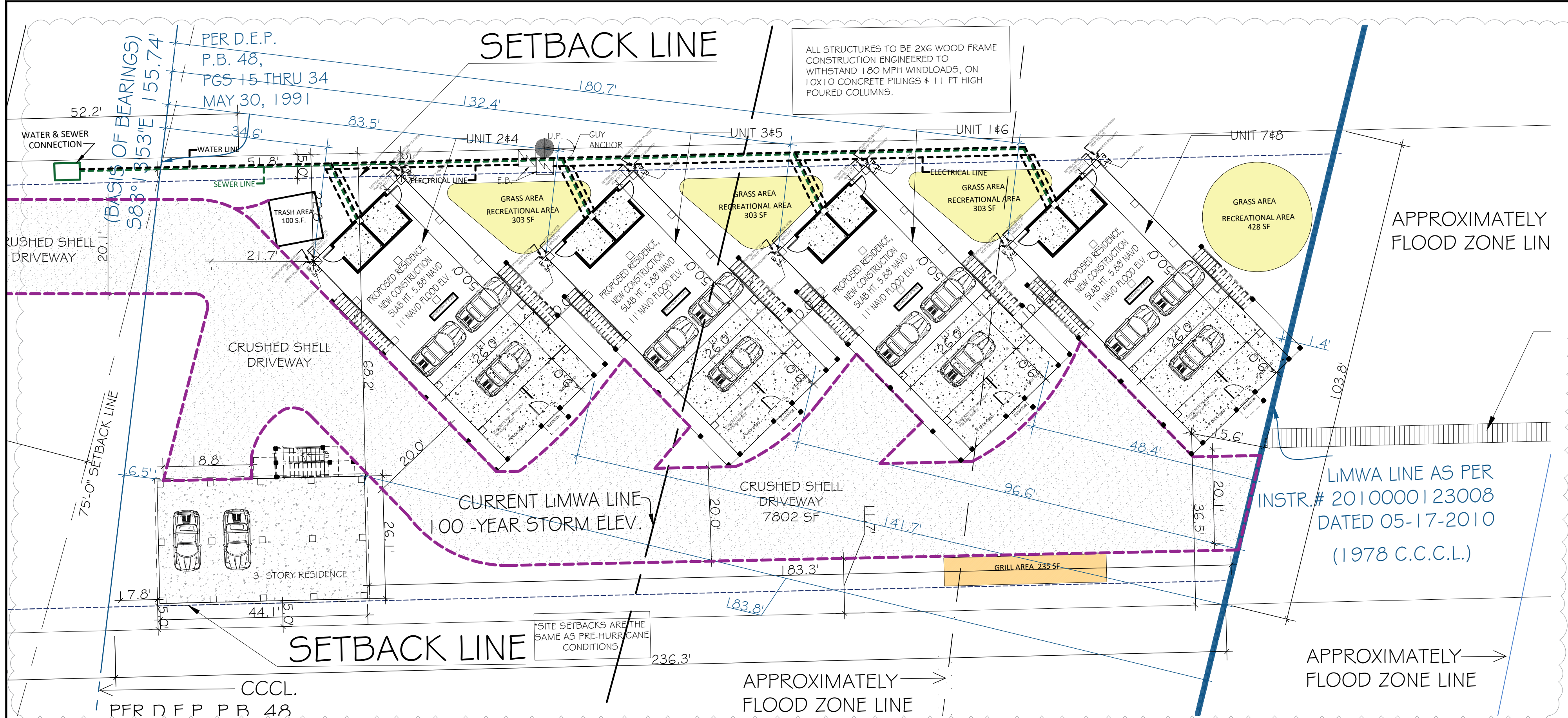
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2	06/16/2025	REVISION #5 - BLDG. DEPT. COMMENTS

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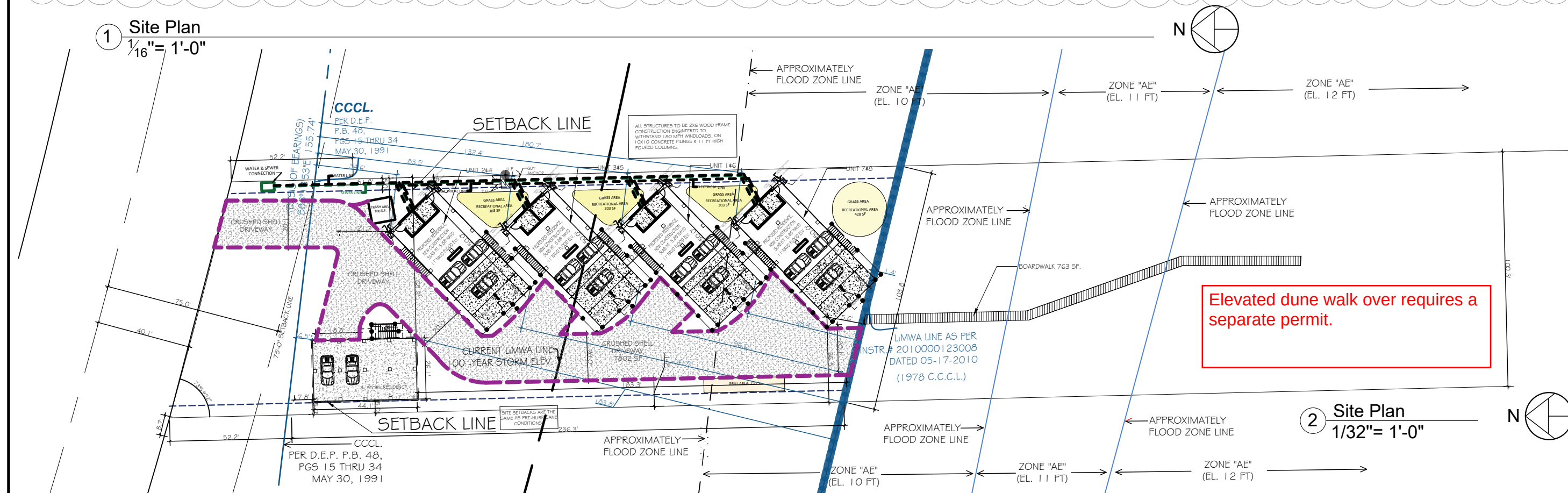
VINCENT C. DILEONARDO
FLORIDA P.E. #58009

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-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47 FLORIDA STATUTES AND CHAPTER 63 FLORIDA ADMINISTRATIVE CODE. SEASIDE DESIGNZ, INC. HEREBY RESERVES OTHER PROPERTY RIGHTS IN THESE PLANS AND PLANS ARE THE SOLE PROPERTY OF SEASIDE DESIGNZ, INC. NO PART OF THESE PLANS ARE TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SEASIDE DESIGNZ, INC. THESE PLANS ARE THE PROPERTY OF SEASIDE DESIGNZ, INC. AND ARE TO BE ASSIGNED TO ANY THIRD PARTY BY THE ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL. SEASIDE DESIGNZ, INC. SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



1 Site Plan
1/16" = 1'-0"



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

PROJECT MEETS THE RESORT HOUSING DISTRICT REDEVELOPMENT STANDARDS.
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.

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

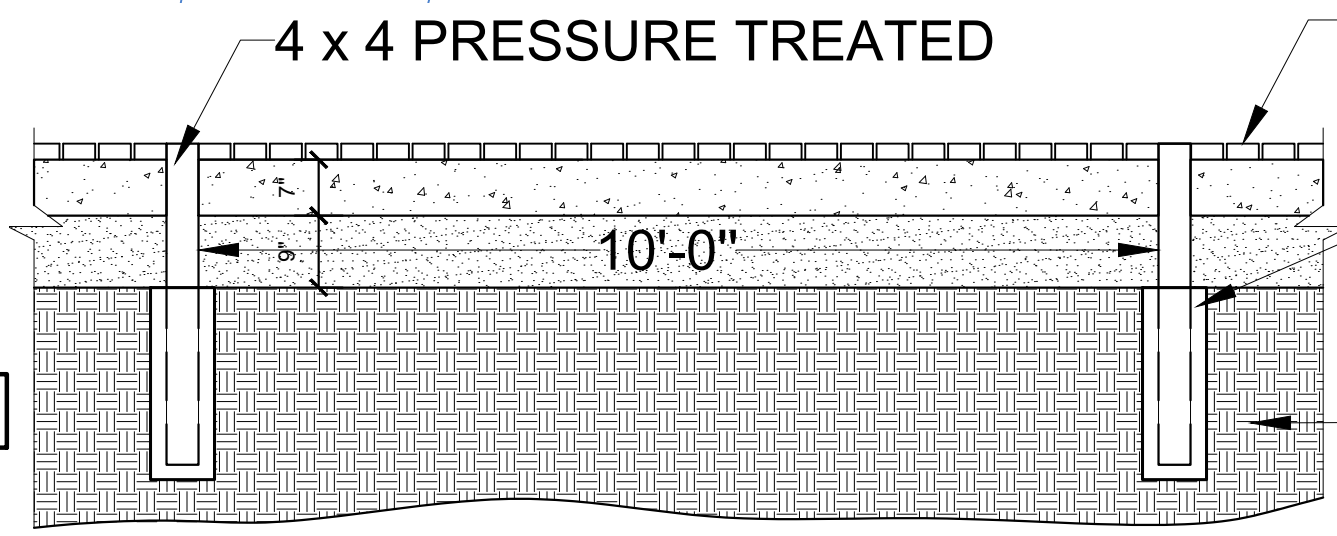
RECREATIONAL AREA CALCULATION:
TOTAL DEVELOPED RECREATIONAL OF SITE 1,961 S.F.
TOTAL AREA APPROX. 48,890 S.F.
4 PERCENT OF TOTAL AREA

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

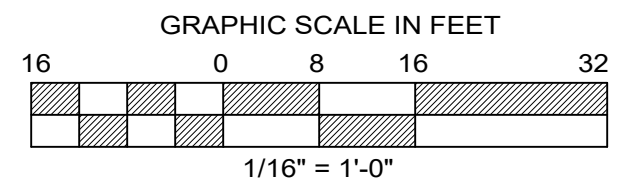
F.D.E.P. PROPOSED BOARD WALK FILL IN THE BEACH AREA FOR ALL PILING.
TOTAL OF 20 SETS OF 8" CEMENT CLINDERS 2' DEEP.
TOTAL PROPOSED VOLUME OF FILL IS 28 CUBIC FEET.

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"



Approved with Conditions
Planning Department
K. Ruiz, Principal Planner
06/18/2025 2:04:37



Seaside DesignZ, Inc.
Florida Engineering Business Registry (EP #36775)
Principal: Vincent C. Dileonardo, Florida PE #58009
333 33rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswaid13@gmail.com

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

CLIENT: WHITE CAPS

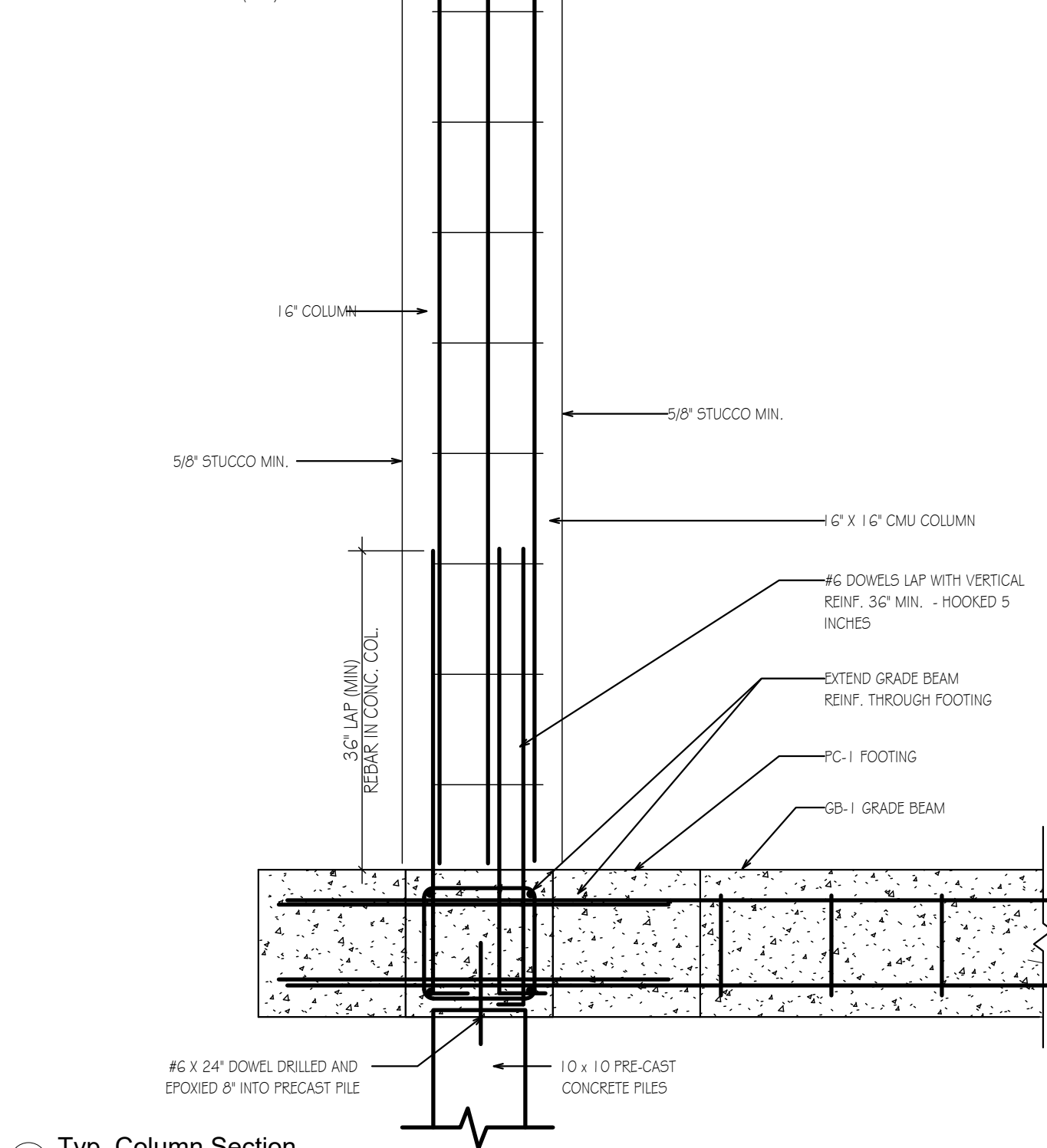
SEAL: VINCENT C. DILEONARDO
FLORIDA P.E. #58009

DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A2

REVISIONS	
NO.	DATE
A	04/22/2025

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 CURRENTLY APPLICABLE CODES. THE ENGINEER DOES NOT WARRANT THAT THE PLANS OR SPECIFICATIONS WILL BE PROTECTED TO THE FULLEST EXTENT OF THE LAW.

SEASIDE DESIGNZ, INC. HEREBY RESERVES ALL RIGHTS IN THESE PLANS AND SPECIFICATIONS. NO PART OF THESE PLANS OR SPECIFICATIONS 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 OF SEASIDE DESIGNZ, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF SEASIDE DESIGNZ, INC. SHALL BE IN VIOLATION OF THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SALE STANDARDS, AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CURRENTLY APPLICABLE CODES.

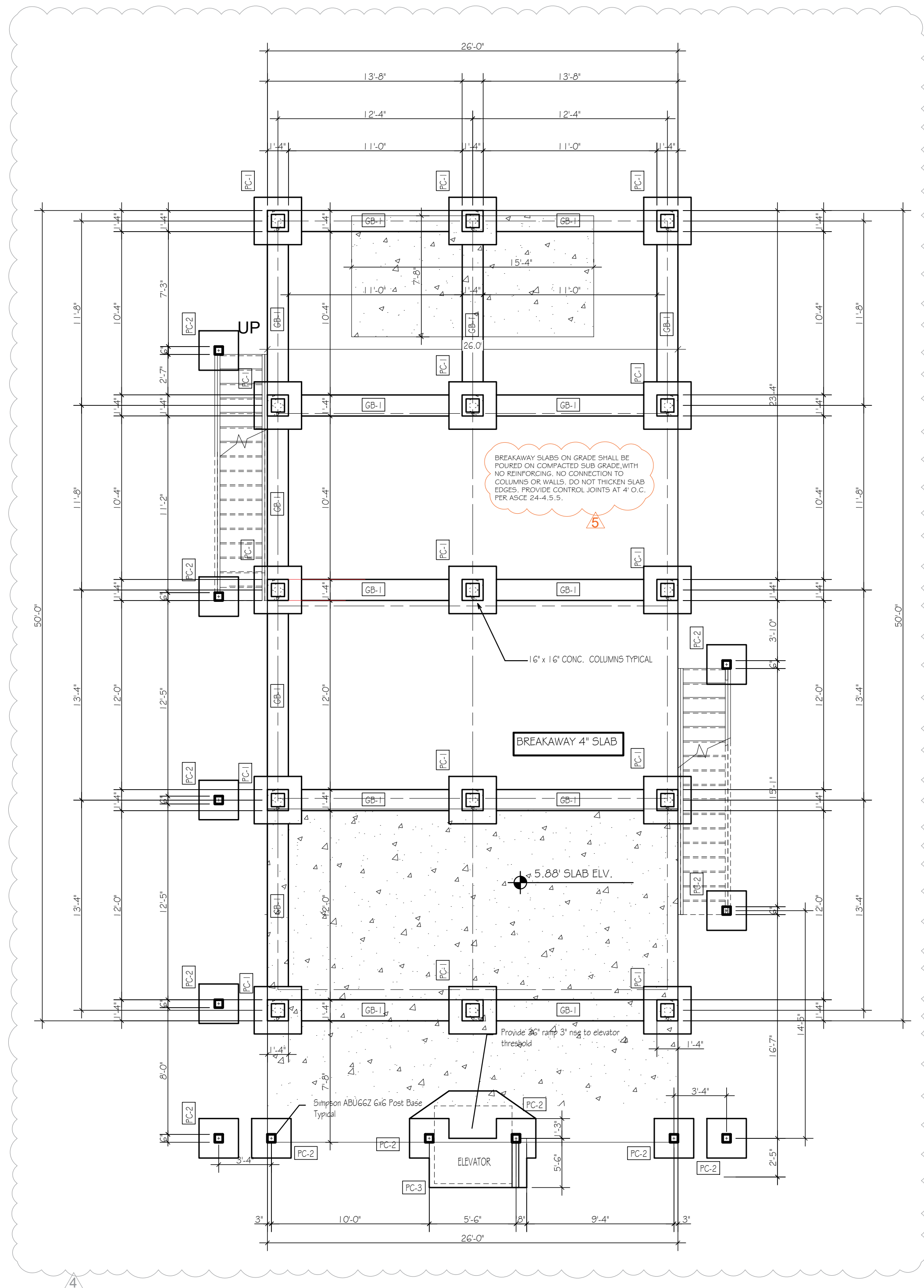


FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
GB-1	1'-4" x 1'-4" GRADE BEAM	(2) #6 TOP & (2) #6 BOT, #3 TIES AT 12" O.C. EXTEND REINF CONT THROUGH FOOTINGS.
PC-1	3'-0" x 3'-0" x 1'-4"	CONCRETE PAD W/ (5) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-2	2'-6" x 2'-6" x 1'-4"	CONCRETE PAD W/ (4) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION
PC-3	5'-6" x 5'-6" x 1'-4"	CONCRETE PAD W/ (8) #5 BARS EA. WAY, 3' OFF THE BOTTOM OF FOUNDATION COORDINATE SIZE WITH ELEVATOR SUPPLIER

1. REINFORCING SHALL BE DOVELED FROM FOUNDATION AND LAP WITH COLUMN REINFORCING. LAP SPLICES SHALL BE 48 BAR DIAMETERS. PER ACI 308-11, 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 3" CHAMFER AT ALL EXPOSED CORNERS.

1. BREAKAWAY 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 FILE CAP AND DOWELS INTO FOUNDATION.
6. LAP HORIZONTAL GRADE BEAM REINFORCING, TOP REINF LAP 30" AT MID SPAN LAP BOTTOM REINFORCING 30" ON COLUMN COLUMN / PILE CENTERLINE.
7. APPROVED EPOXY SYSTEMS HILTI HIT HY 150, SIMPSON SET, OR SIMILAR.

 CONCRETE FOR HANDICAP PARKING SPACE



N 

GRAPHIC SCALE IN FEET

6 0 3 6 12

3/16" = 1'-0"

The graphic scale is a horizontal bar divided into 12 equal segments. The top of the bar is labeled with the numbers 6, 0, 3, 6, and 12. The bottom of the bar is labeled with the text "3/16" = 1'-0"". The segments are shaded in a repeating pattern of two rows: the top row has segments 1, 3, 5, 7, 9, and 11 shaded; the bottom row has segments 2, 4, 6, 8, 10, and 12 shaded.

PROJECT		FOUNDTION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE:	
DWG. TITLE		FOUNDATION PLAN	
VINCENT C. DILCONARDO FLORIDA F.E. #8009			
PRINTED COPIES OF THIS SHEET ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMPLOYER SEAL OF THE DESIGN PROFESSIONAL			
Seaside DesignZ, Inc.			
Florida Engineering Business Registry (EB-238775) Principal: Vincent C. DiLeonardo, Florida FE #8009 333 133rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel: (727) 280-3414 Email: info@seasidedesignz.com			
DRAWN BY:	VCD		
DATE:	6/20/2024		
SD PROJECT #:			
SHEET:	A3		

NOTE: 1/2" EXTERIOR SHEATHING
SIDING BY BUILDER

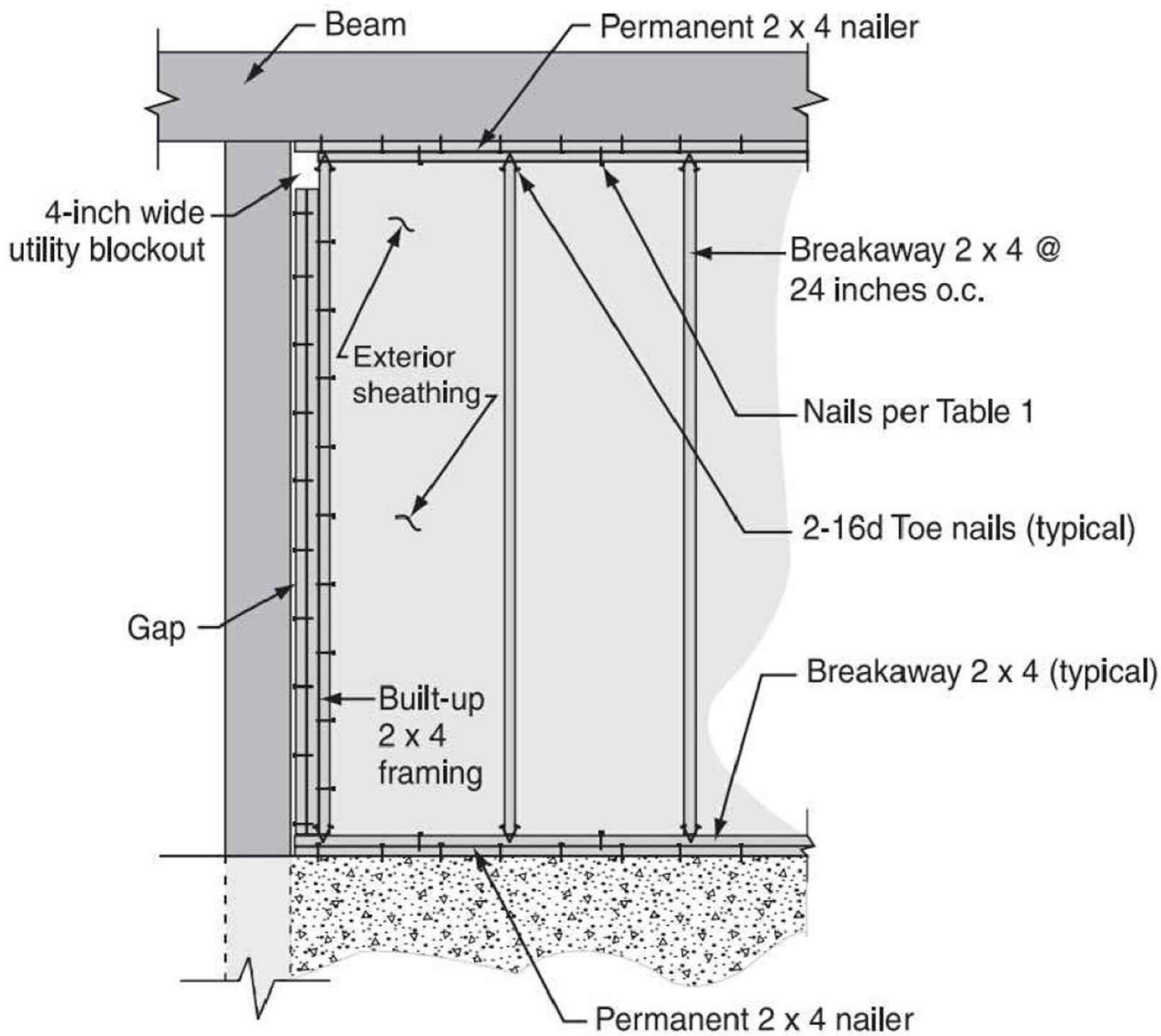


Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

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

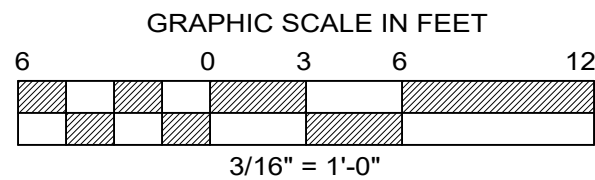
1 Breakaway Wall Detail 1/2" = 1'-0"

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.			

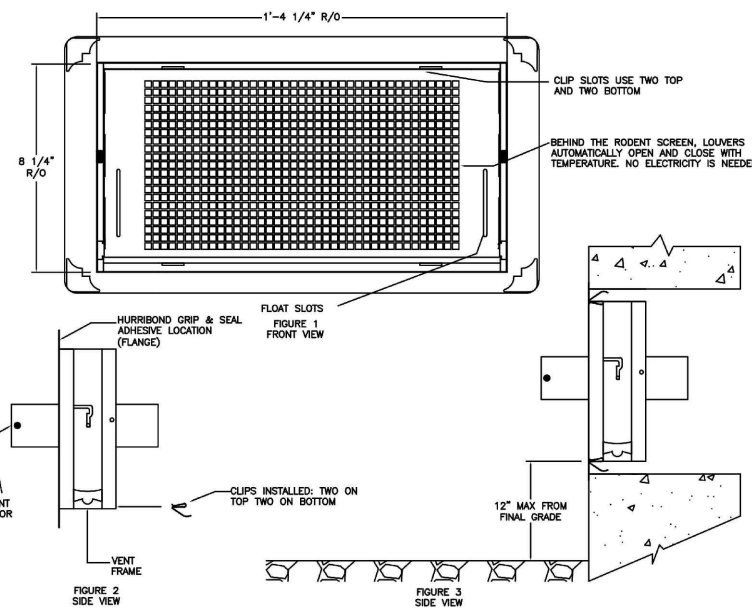
NOTES
1. PER ASCE 24 2.7.2.1 NON-ENGINEERED OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
(1) THE TOTAL NET OPEN AREA OF ALL SHALL BE AT LEAST 1 SQ. IN. FOR EACH SQ. FT. OF ENCLOSED AREA, WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALL.
(2) OPENINGS SHALL NOT BE LESS THAN 3 IN. 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

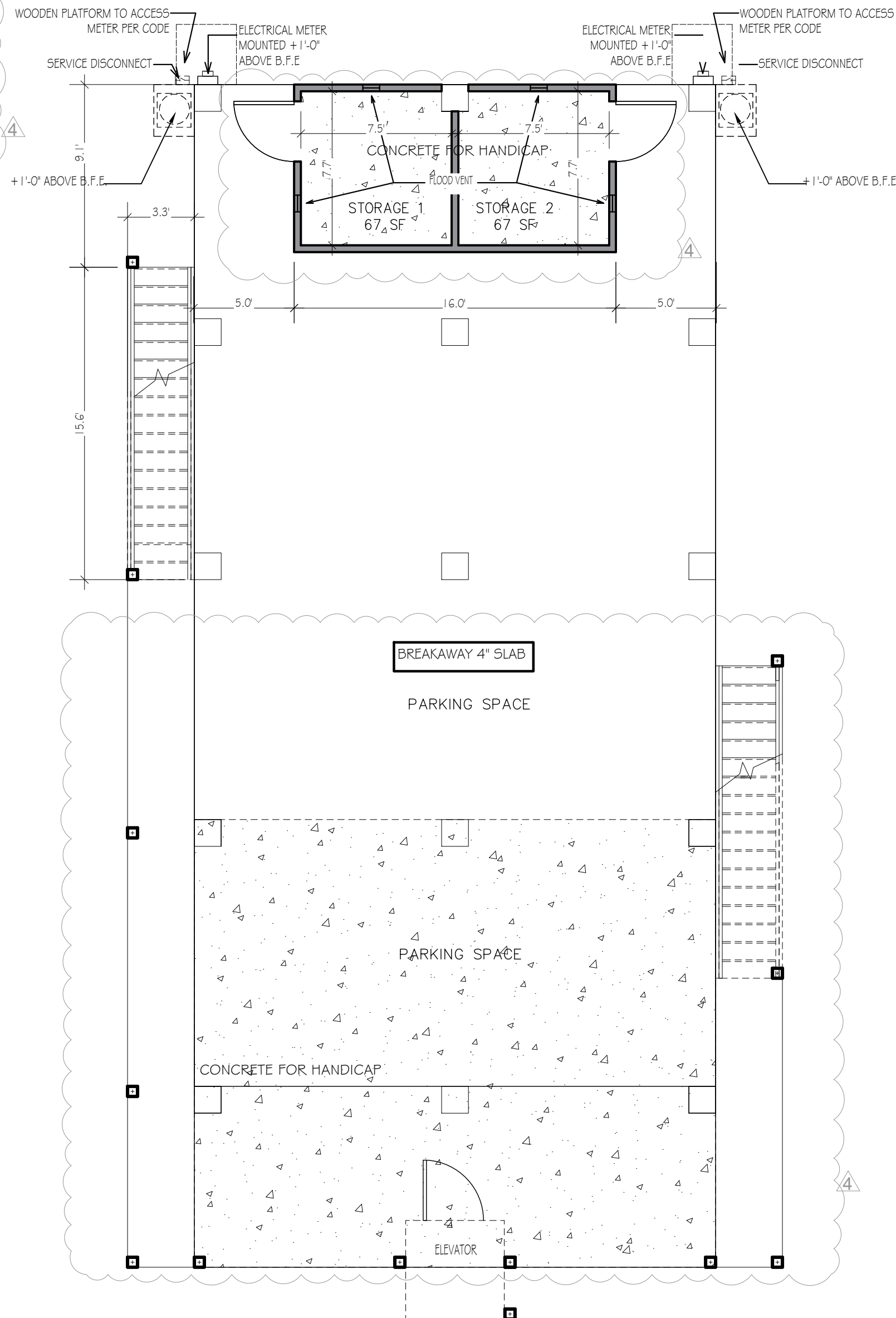
- REMOVE VENT DOOR FROM VENT FRAME, (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRBOOND 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)



2 Flood Vent Detail



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



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REVISIONS		DESCRIPTION
NO.	DATE	REVISION #4: BLDG. DEPT. COMMENTS
1	04/22/2025	

WHITE CAPS

FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR SANIBEL, FLORIDA 33957	GROUND LEVEL - WALL LAYOUT
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VINCENT C. DILEONARDO
FLORIDA P.E. #8809

Seaside DesignZ, Inc.	Florida Engineering Business Registry (EB #36775) Principal: Vincent C. Dileonardo, Florida PE #8809 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:	A3.1

502 PARKING SPACES

502.1 General.

Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

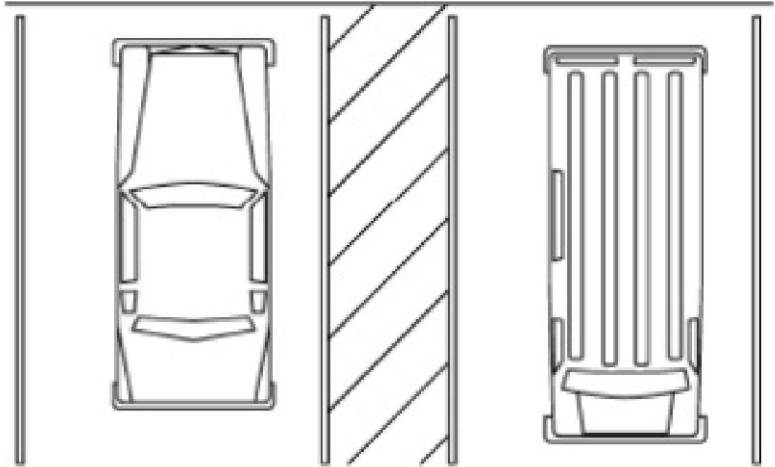
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.

Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities: car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440) wide minimum and shall be designated “van accessible”; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated “van accessible.”

Advisory 502.2 Vehicle Spaces. Pursuant to s.553.512, F.S., Florida requirements, except s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to ss.553.041(5)(c)3. and (d), F.S., and the Exception to 502.2.



502.3 Access Aisle.

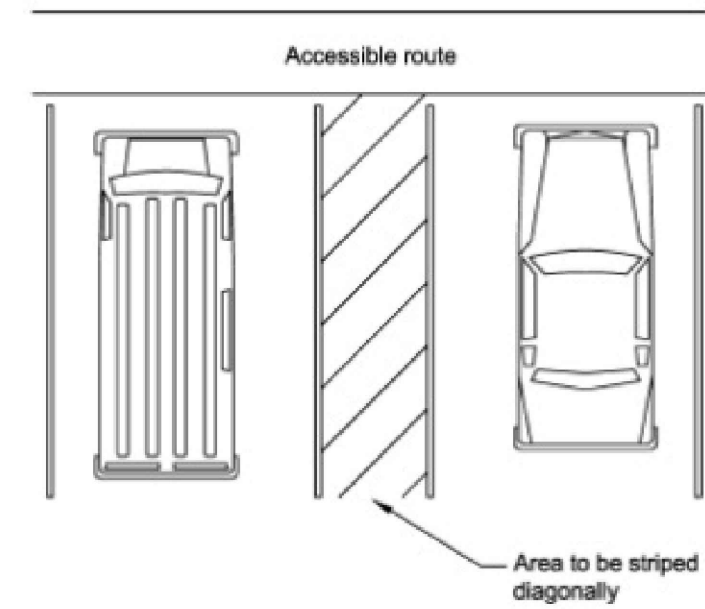
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, s.553.5041(5)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, s.553.5041(5)(d), F.S., allows on-street accessible parking to not have an access aisle.



502.3.1 Width.

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations.

Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

Florida law, s.553.5041(5)(c)1., requires diagonal striping of access aisles.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces of at least 8 feet 2 inches (2489 mm). Signs shall be posted to warn operators of handicap-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, s.553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entity from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation “van accessible.”

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification. The required “van accessible” designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use.

Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking space and access aisle configurations required for all accessible parking by Florida law, s.553.5041, F.S., meet the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for “van accessible” parking. Florida law only requires “van accessible” parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES

503.1 General.

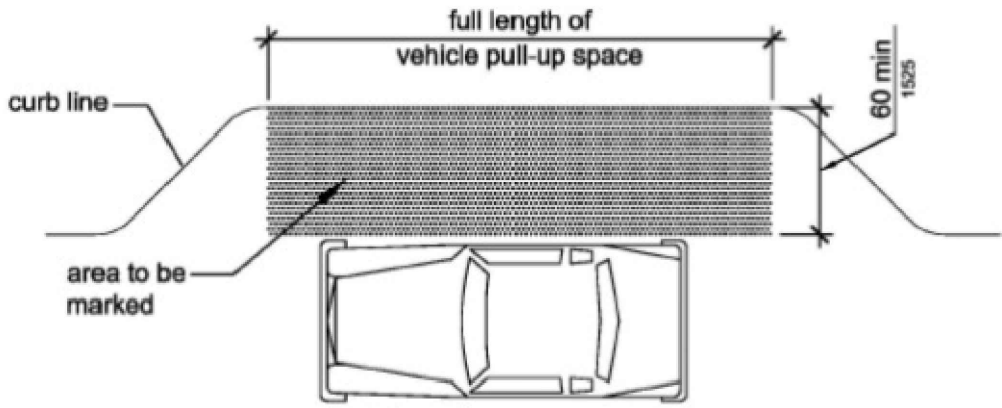
Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.

Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.

Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



503.3.1 Width.

Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length.

Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

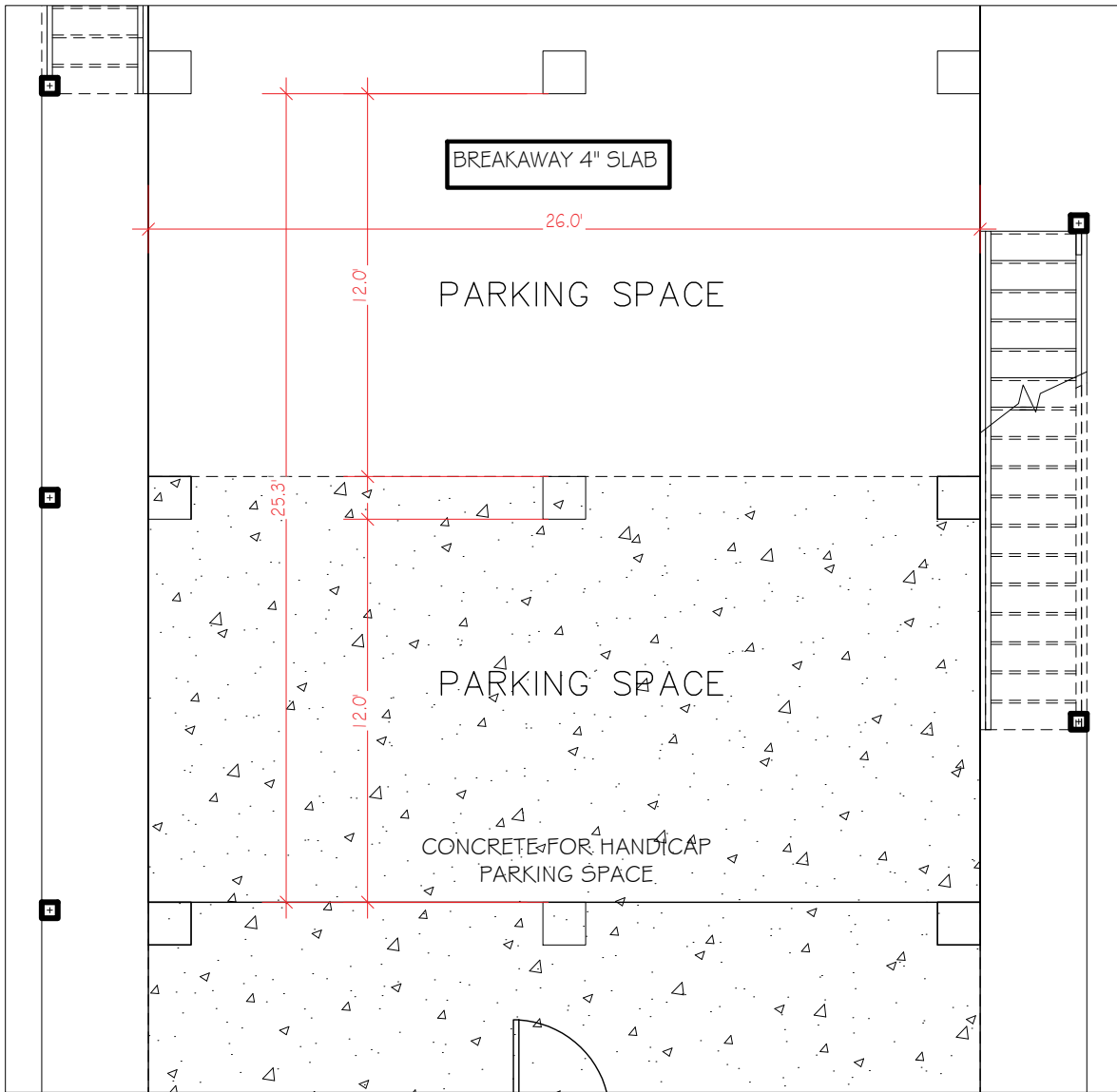
503.4 Floor and Ground Surfaces.

Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance.

Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.



1 ADA - PARKING SPACE

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 THE SAFETY STANDARDS AND REQUIREMENTS AS DETERMINED IN ACCORDANCE WITH CHAPTER 470 FLORIDA STATUTES AND GOVERNING FLORIDA ADMINISTRATIVE CODES.

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REVISIONS			
NO.	DATE	REVISION #4 - BLDG. DEPT. COMMENTS	DESCRIPTION
1	04/22/2025		

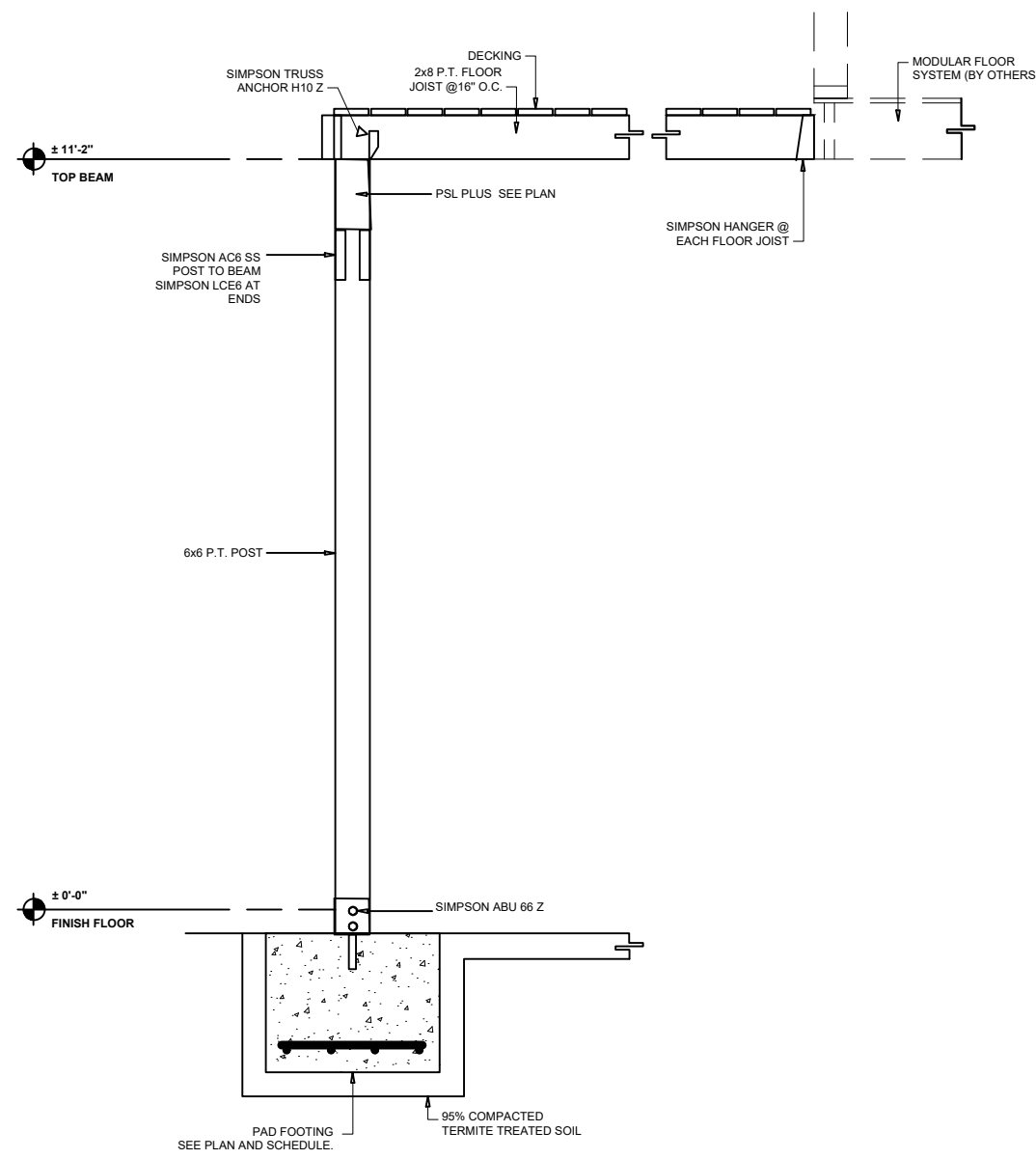
WHITE CAPS	CLIENT
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PROJECT: FOUNDATION & ELECTRICAL PLANS FOR A NEW CUSTOM RESIDENCE: 2907 WEST GULF DR SANIBEL, FLORIDA 33957	OWNER TITLE: ADA PARKING DETAILS
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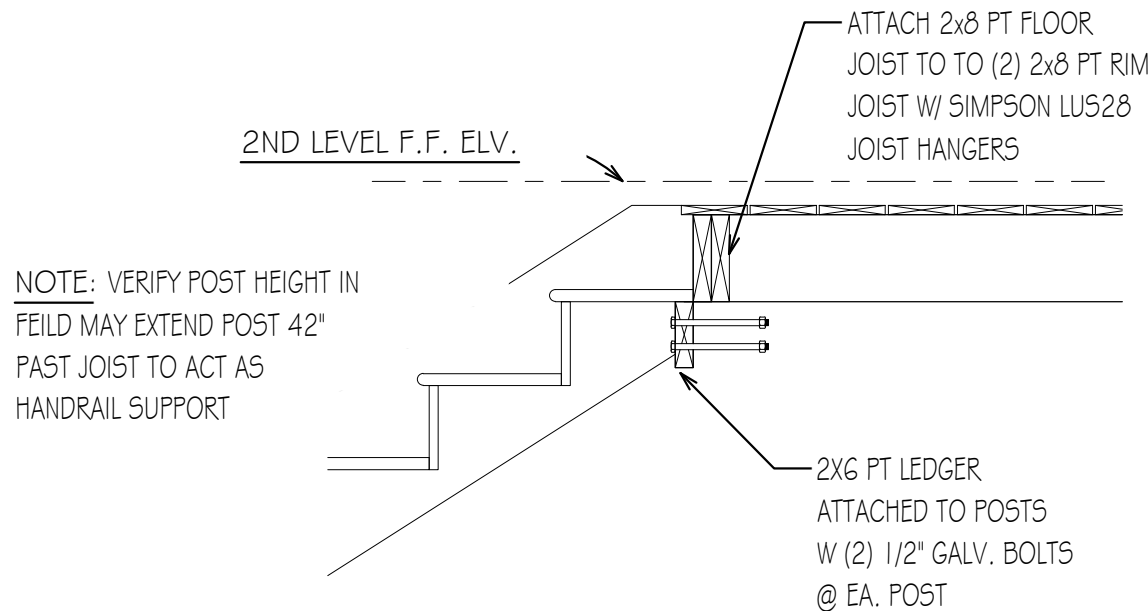
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VINCENT C. DILEONARDO FLORIDA P.E. #8809	

Seaside DesignZ, Inc. Florida Engineering Business Registry (EB #38775) Principal: Vincent C. Dileonardo, Florida PE #8809 333 133rd Avenue E., Unit A, Madeira Beach, FL 33708 Tel. (727) 280-3414 Email: iswans13@gmail.com
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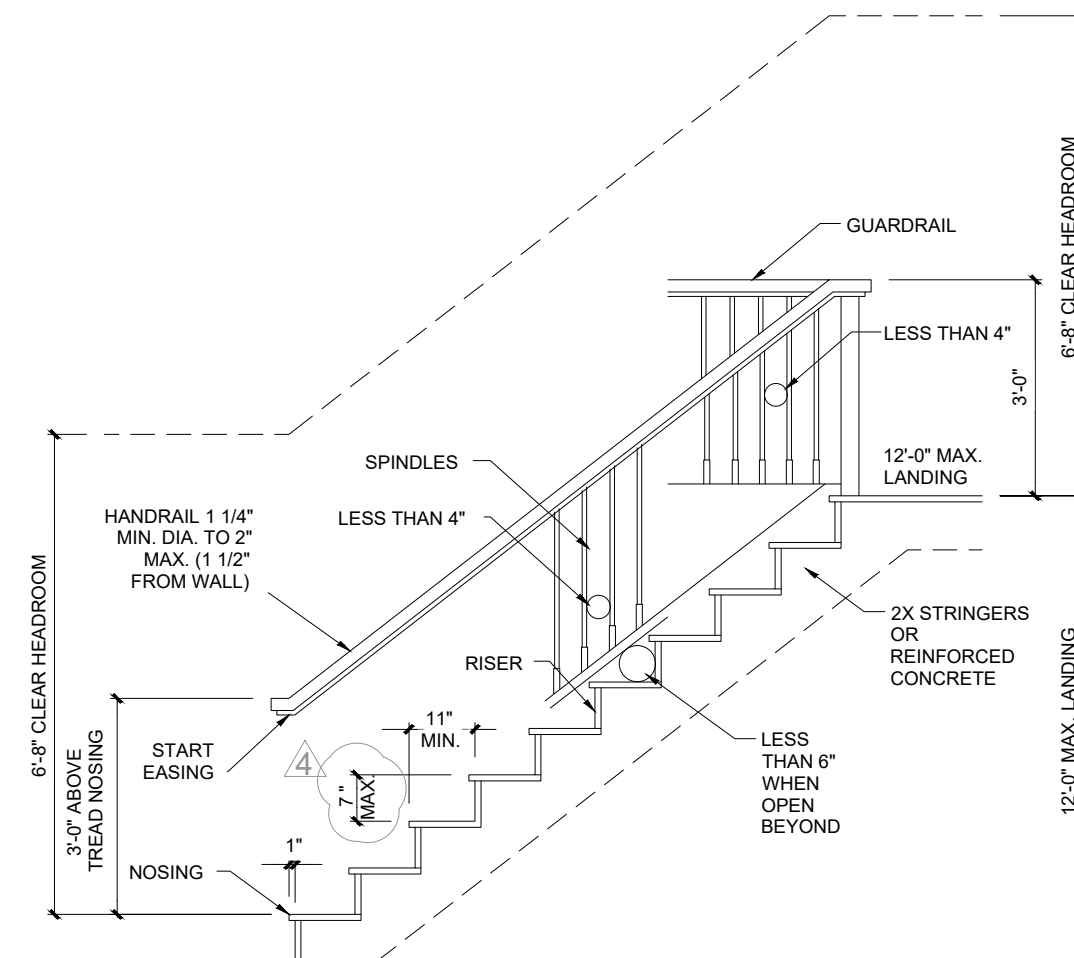
DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A4



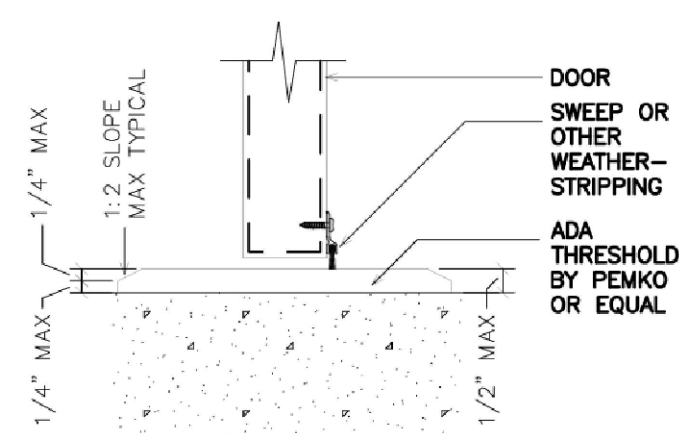
1 Wall Section Typ. (Wood Post) Porch
3/8" = 1'-0"



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



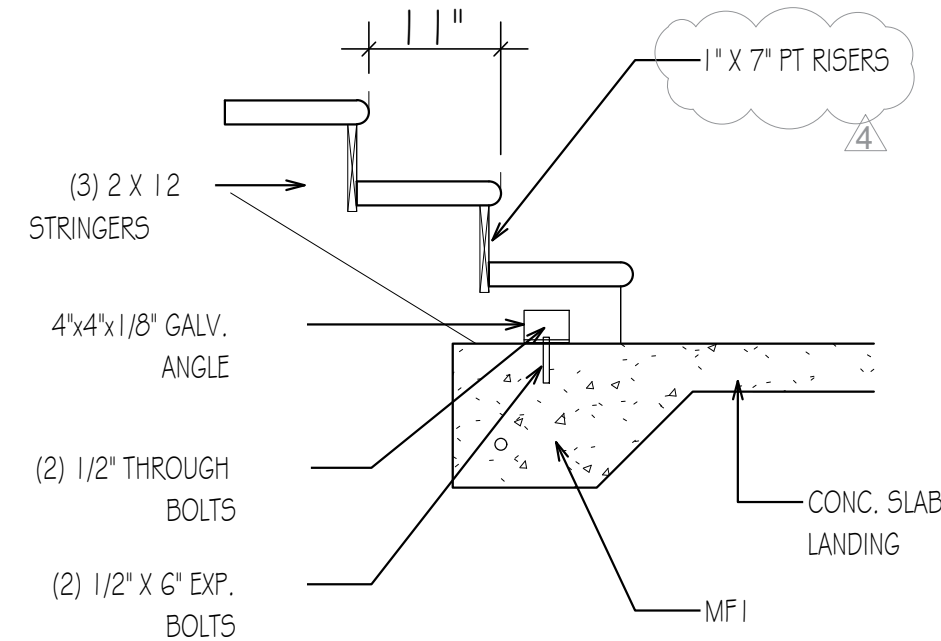
3 Typ Stair Detail
1/2" = 1'-0"



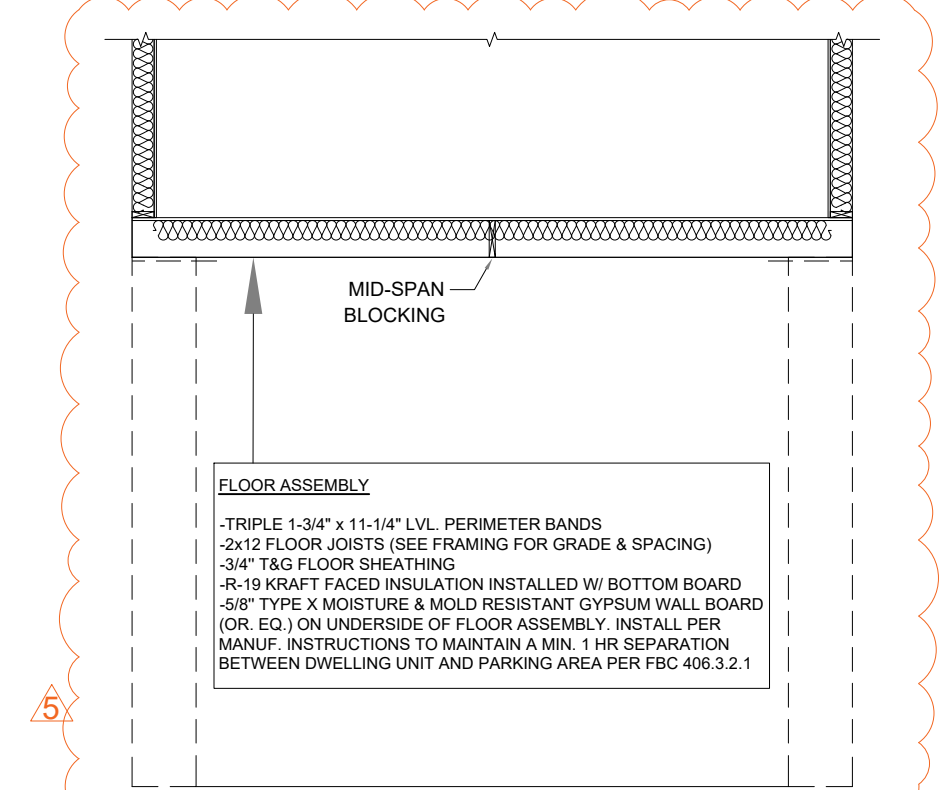
FBC ADVISORY 303.3 BEVELED

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"

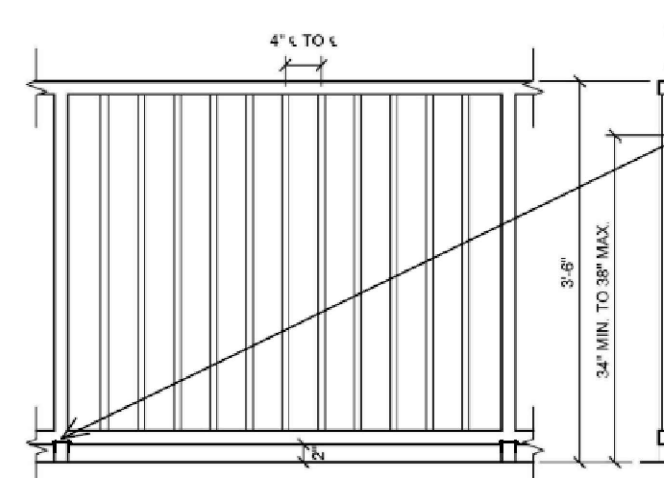
4 Threshold Detail
N.T.S.



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

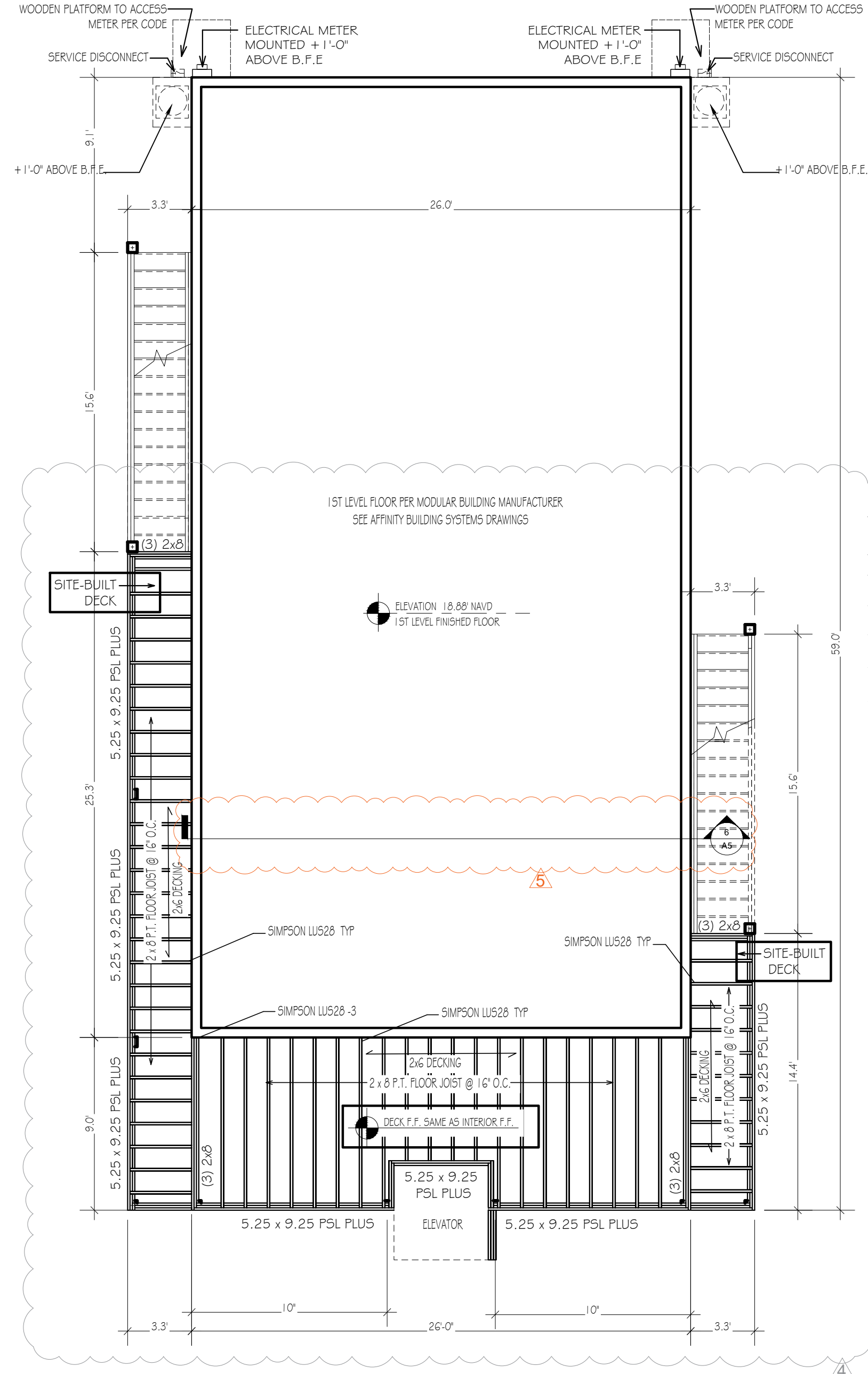


6 Floor Section Above Parking Area
1/4" = 1'-0"

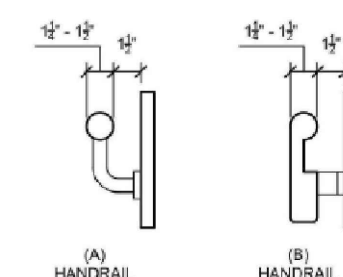


GUARDRAIL DETAILS

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

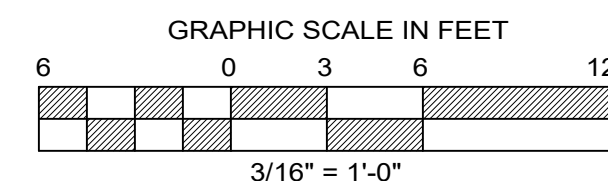


9 1st Level Framing Plan
3/16" = 1'-0"



SIZE & SPACING OF HANDRAILS

SCALE: N.T.S.



Seaside DesignZ, Inc.

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

CLIENT: WHITE CAIS

1ST LEVEL FRAMING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	04/22/2025	REVISION #4 - BLDG. DEPT. COMMENTS
2	06/16/2025	REVISION #5 - BLDG. DEPT. COMMENTS

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

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

VINCENT C. DILEONARDO
FLORIDA P.E. #5809

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DRAWN BY: VCD

DATE: 6/20/2024

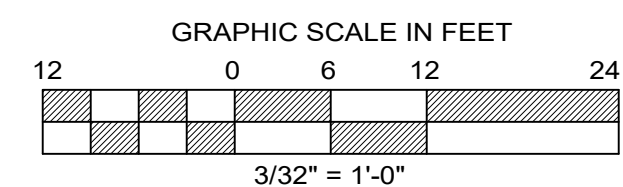
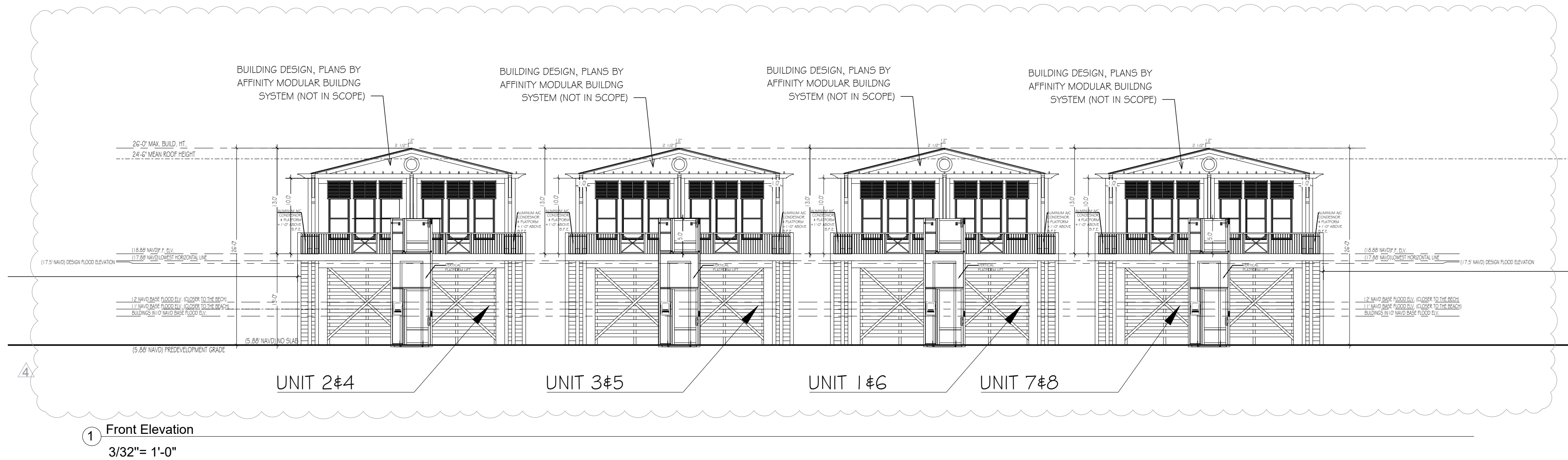
SD PROJECT #:

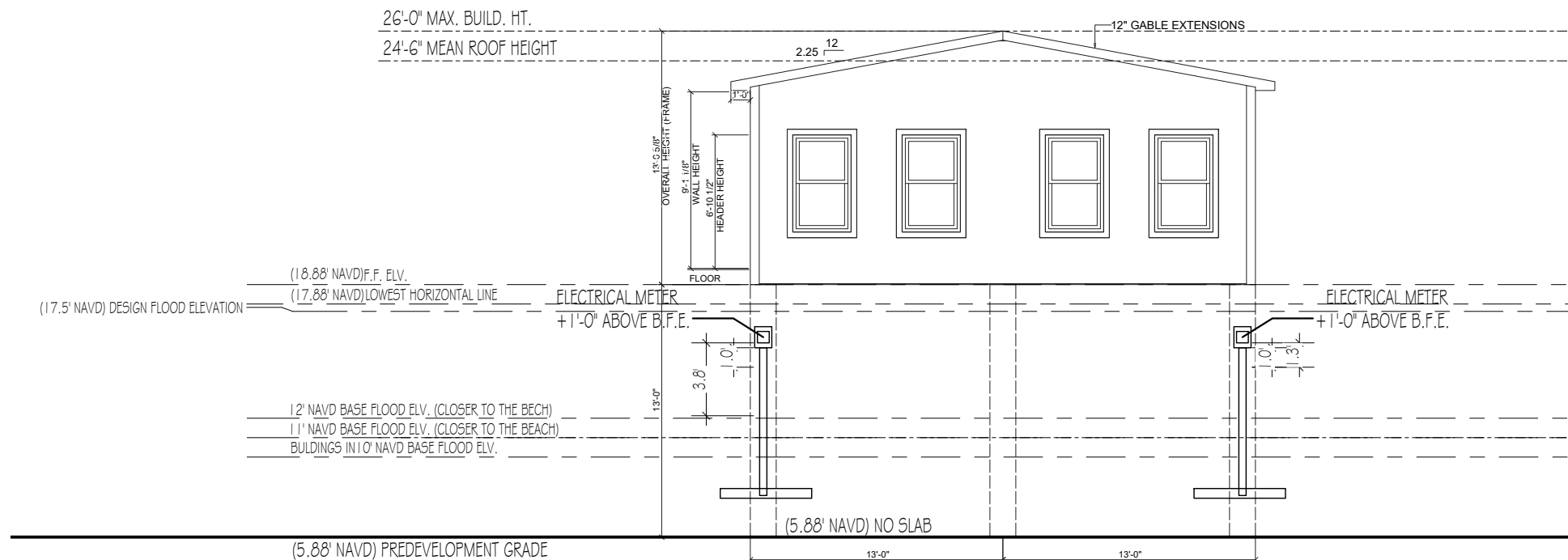
SHEET: A5

(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.

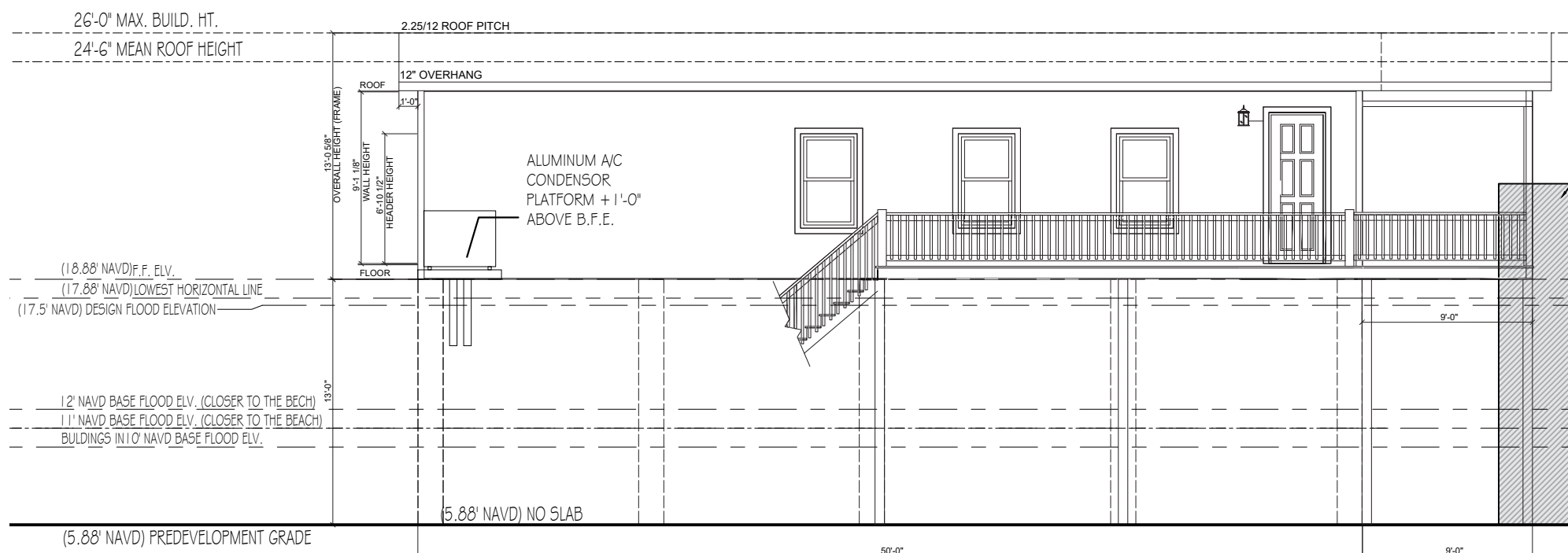
light if they project from a single roof plane and if they do not:

- 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.

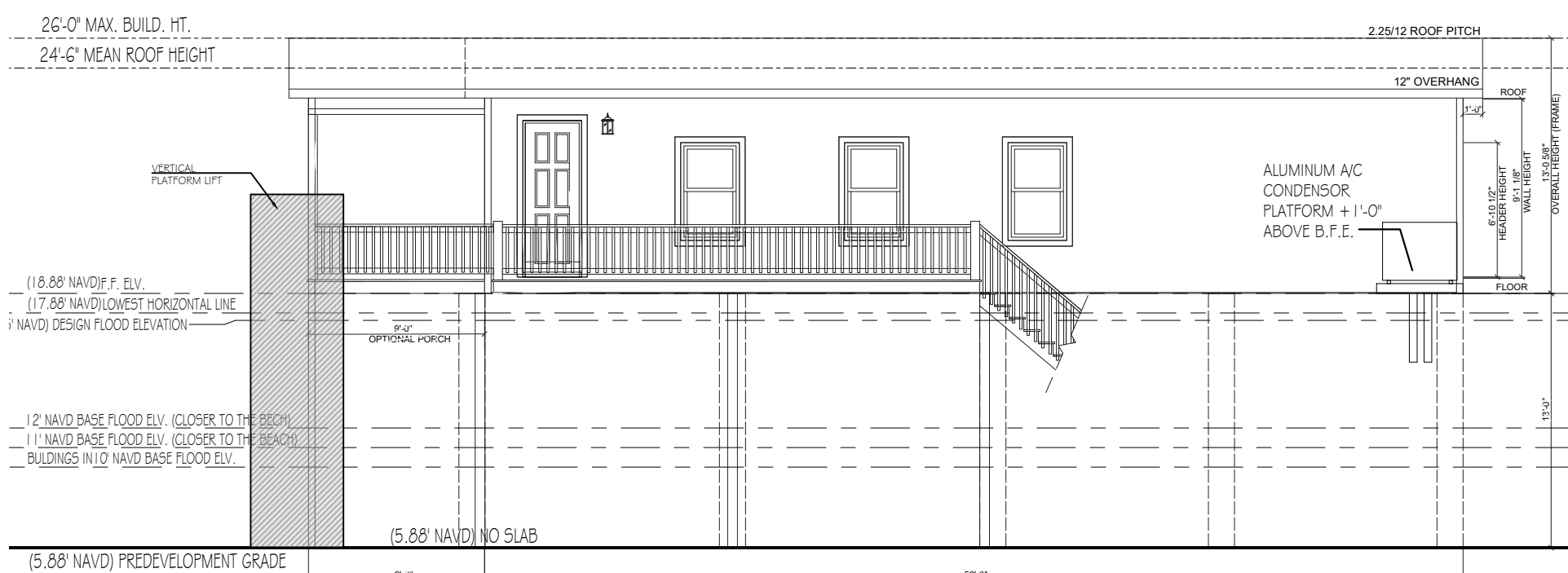
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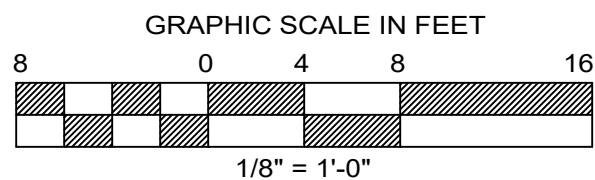
① Rear Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



Seaside DesignZ, Inc.
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DRAWN BY: VCD
DATE: 6/20/2024
SD PROJECT #:
SHEET: A7

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

WHITE CAPS
CLIENT

ELEVATIONS

REVISIONS	
NO.	DATE

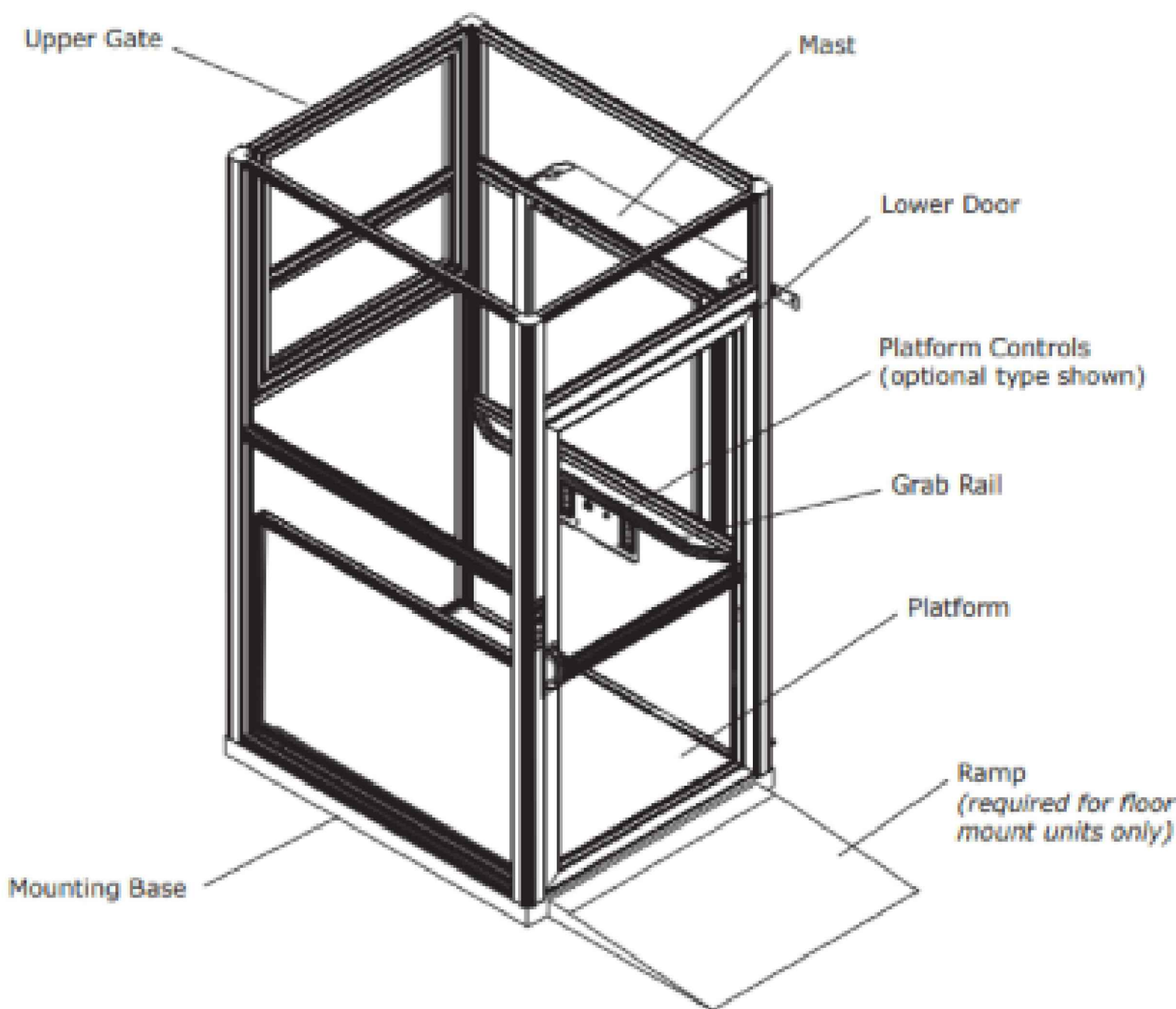
PROFESSIONAL STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE ANNUAL BUILDING CODES AND PRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 47, FLORIDA ADMINISTRATIVE CODE.

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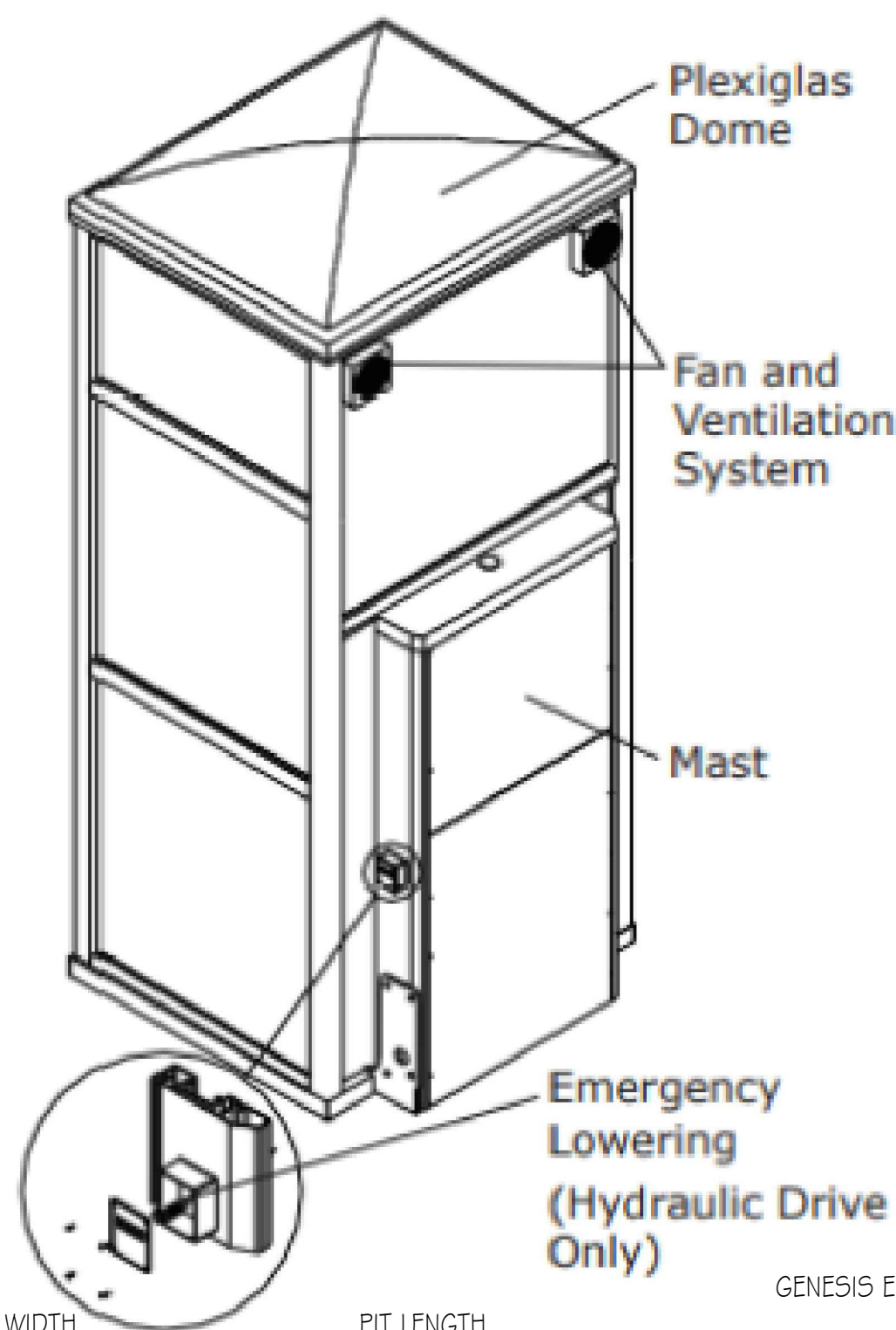
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VINCENT C. DILEONARDO
FLORIDA P.E. #58009

SEAL

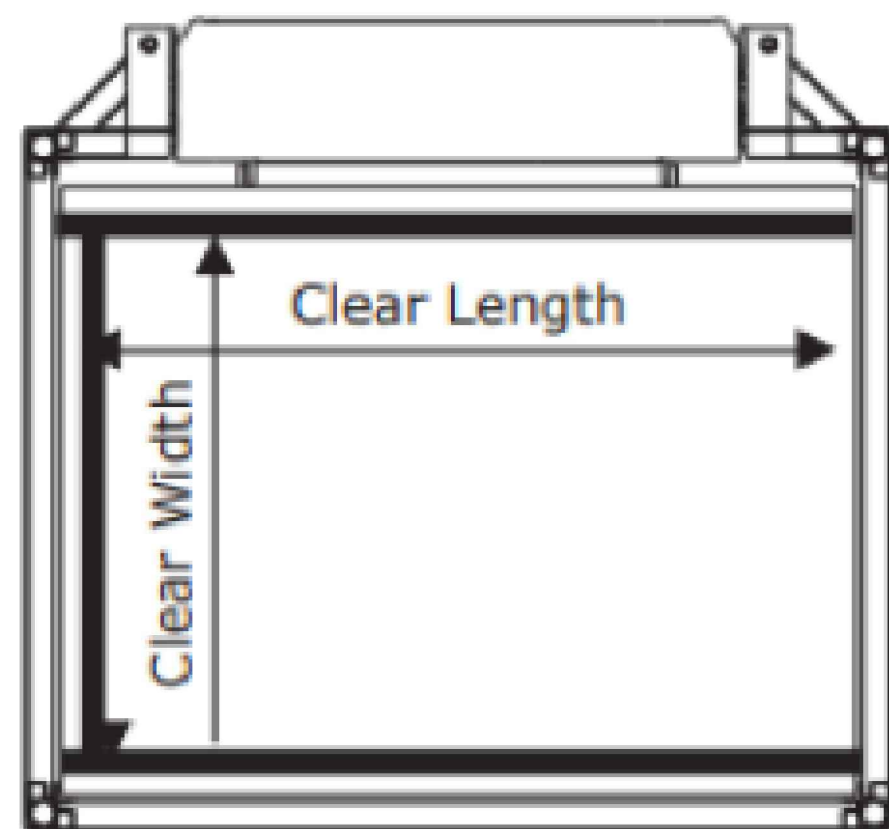


Enclosure Model with Standard Straight-Through Configuration



GENESIS ENCLOSURE GVL 168

CONFIGURATION	PLATFORM	BASE WIDTH	BASE LENGTH	PIT WIDTH	PIT LENGTH
90° Entry/Exit	42 x60	1522mm (59 7/8")	1734mm (68 1/4")	1548mm (60 7/8")	1758mm (69 1/4")



Entry/
Exit

PLATFORM	PLATFORM WIDTH	PLATFORM LENGTH	PLATFORM NET USEABLE AREA
42 x60	1067mm (42")	1524mm (60")	1.63sq. m. (17.50 sq.ft.)

Hydraulic Drive System

Single-phase (2.2 KW), 24VDC hydraulic motor. Continuous mains power and auxiliary power system. The lift connects directly to the building power. The power is reduced to 24 VC to operate the control system and drive the motor. The lift is equipped with an auxiliary power system that enables the lift to operate if mains power is lost. The platform travels between landings at 5.2 meters (17ft.) per minute. *Required for heavy use lifts or lifts equipped with a Fan and Ventilation System.

size). Available for 96" mast heights and taller.

Remote Drive Cabinet
(Hydraulic Drive Only - optional)
For the ultimate in quiet operation, the drive system can be located up to 3 meters (10 feet) away in a remote drive cabinet.

Mast Heater (Hydraulic Drive Only - optional)
For outside installations where cold temperatures are a concern, a mast heater can be installed to protect hydraulic fluid from freezing.

Mains Power Requirement:

North America - 120 VAC single phase on a dedicated 15 amp circuit.
International - 208 - 240 VAC single phase on a dedicated 16 amp circuit.

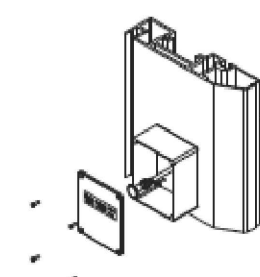
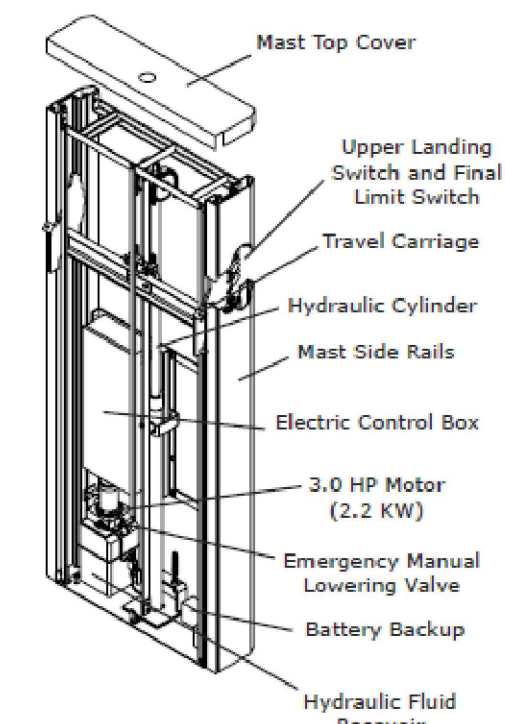
Full Time Battery Operation (optional)
For very low use applications and basic units, full time battery operation is appropriate.

Electrical Disconnect (optional)
An electrical disconnect is supplied with the lift for both safety reasons and customer convenience. This disconnect shuts off the mains power and the 24V battery back-up system to the lift.
The Enclosure Model disconnect is on the side of the mast closest to the lower landing door.

Manual Lowering
(Hydraulic Model Only - standard)
The manual emergency lowering device consists of a pull knob mounted in a box on the side of the mast. When used, the platform is gently lowered to the landing.

Split Mast (Hydraulic Drive Only - optional)
For installation sites where it would be difficult to place the drive mast into position as a single piece, the split mast option is available for GVL-120 and GVL-144. GVL-168 Hydraulic Models are supplied standard with a split mast.

Raised Pump and Control Box
(Hydraulic Drive Only - optional)
This option is ideal for locations that are subject to flooding. The pump and electrical controls are re-located higher (exact location depends upon mast



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

CLIENT: WHITE CAPS

PROJECT TITLE: VERTICAL PLATFORM LIFT DETAIL

REVISIONS		
NO.	DATE	DESCRIPTION

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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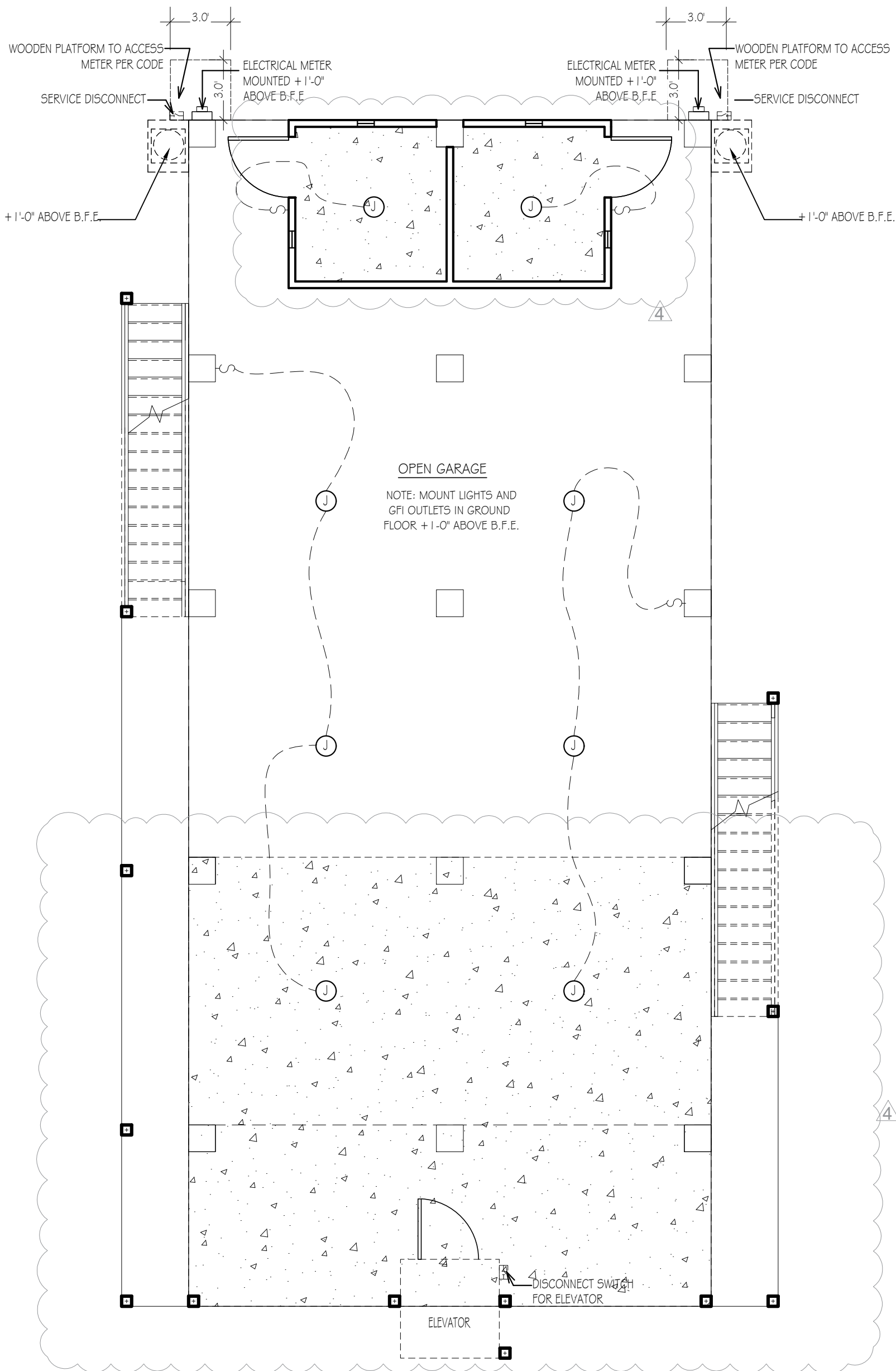
Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dileonardo, Florida P.E. #8809
333 135rd Avenue E., Unit A, Madeira Beach, FL 33708
Tel: (727) 280-3414 Email: iswan19@gmail.com

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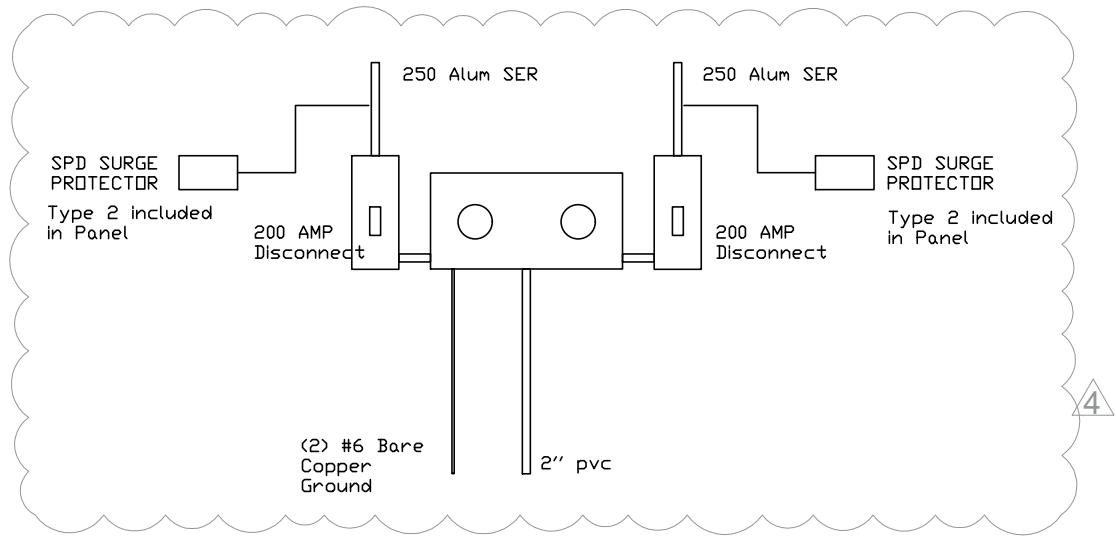
DATE: 6/20/2024

SD PROJECT #:

SHEET: A8



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

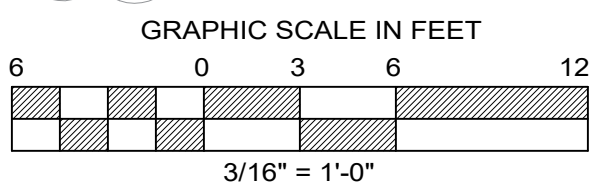
SYMBOL	DESCRIPTION
[Symbol]	SWITCH SINGLE POLE
[Symbol]	3 WAY SWITCH
[Symbol]	WALL MOUNT LIGHTING FIXTURE
[Symbol]	SURFACE MOUNTED WALL SODACE LIGHT
[Symbol]	CEILING MOUNT LIGHTING FIXTURE
[Symbol]	HANGING CEILING LIGHTING FIXTURE
[Symbol]	EXTERIOR FLOOD LIGHT FIXTURE
[Symbol]	CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE ALARM
[Symbol]	ELECTRICAL PANEL, SURFACE MOUNT
[Symbol]	DUPLEX RECEPTACLE 125V 20A
[Symbol]	1/2 SWITCHED DUPLEX RECEPTACLE 125V 15A (RESIDENTIAL)
[Symbol]	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPTER (A 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 NO.		PHASE A B		CKT NO.		VA/PHASE		BREAKER		BRANCH		W		C		DESCRIP. OF LOAD SERVED	
APPLIANCE - GFCI		12		NM		20 1		1,500		1		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)



PROFESSIONAL STATEMENT: TO THE BEST OF THIS ENGINEER'S KNOWLEDGE, THE ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND OTHER SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 47, FLORIDA STATUTES AND CHAPTER 905, FLORIDA ADMINISTRATIVE CODE.

SEASIDE DESIGNZ, INC. HEREBY RESERVES ITS PROPERTY RIGHTS IN THESE PLANS. IF ANY CHANGES ARE MADE TO THESE PLANS, THE PLANS ARE THE SOLE PROPERTY OF SEASIDE DESIGNZ, INC. ANY REVISIONS TO THESE PLANS PRODUCED OR COPIED BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF SEASIDE DESIGNZ, INC. SHALL BE VOID AND WITHOUT EFFECT. ANY REVISIONS TO THESE PLANS PRODUCED OR COPIED BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF SEASIDE DESIGNZ, INC. SHALL BE VOID AND WITHOUT EFFECT. ANY REVISIONS TO THESE PLANS PRODUCED OR COPIED BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF SEASIDE DESIGNZ, INC. SHALL BE VOID AND WITHOUT EFFECT.

REVISIONS		DESCRIPTION
NO.	DATE	REVISION #4: BLDG. DEPT. COMMENTS
1	04/22/2025	

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

CLIENT: WHITE CAIS

GROUND LEVEL ELECTRICAL PLAN

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

VINCENT C. DILCORNADO
FLORIDA #E-10809

Seaside DesignZ, Inc.
Florida Engineering Business Registry (EB #38775)
Principal: Vincent C. Dilcornado, Florida PE #5809
333 722nd Avenue E., Unit A, Madeira Beach, FL 33508
Tel: (727) 280-9414 Email: vswat08@gmail.com

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: E1