THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Temporary Use

$500

Property address or Location 5601 Imagination Drive Fort Pierce FL 34947
Parcel ID #(s) 2418-600-0326-000-2
Project description Model Home

LGI Homes - FL LLC	Ana Chiriboga
Property Owner(s)	Applicant/Representative, Title, Company
1450 Lake Robbins Drive # 430	1700 Celebration Drive
Street Address	Street Address
The Woodlands TX 77380	Fort Pierce FL 34947
City State Zip	City State Zip
772-465-4740	772-200-7882
Phone Number	Phone Number
trey.williams@lginomes.com	ana.chiriboga@lginomes.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if pother than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 12 day of June, 20 23, by

Dale Vanwagenen who is personally known to me or has produced

as identification.

Signature of Notary

ANA MARIA CHIRIBOGA
Notary Public - State of Florida
Commission # HH 003926
My Comm. Expires May 26, 2024
Bonded through National Notary Assn.
(seal)

Intake meetings are required for all submittals. Call (772) 467-3737

TO BE COMPLETED BY STAFF

Planner Assigned _____
Approved _____ Date _____
Comments _____

☑ Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, including the building, restroom facilities, parking areas, driveways, & setbacks from property lines
- ☐ Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways
- ☐ Complete, notarized

Application Type:

- ☐ Seasonal Commercial (Ex: Christmas Trees/Fireworks) – 30 days or less
- ☑ Temporary Use Building (Ex: Construction/Sales Trailer) – Up to 1 year
- ☐ Tent over 12' x 12' – No more than 7 days unless Seasonal Commercial
- ☐ Temporary Housing – Displaced due to Natural Disaster – Up to 1 year
- ☐ Other (Ex: Special Event, Carnival, or Religious Exhibition) – 7 days or less

Requested Duration of Use: _____

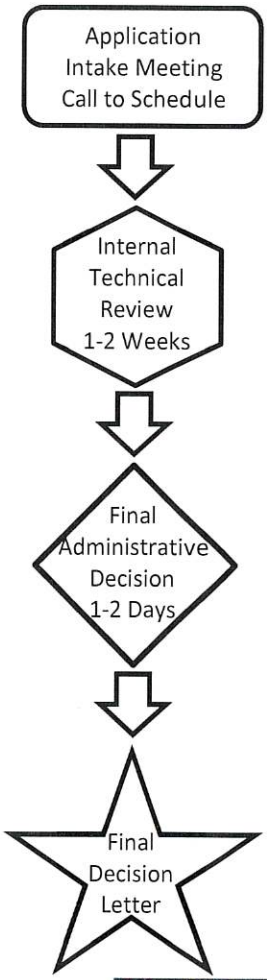
Temporary Tents/ Trailers: # _____ Total Sq. Ft. _____

Estimated Daily Trips: _____ Parking Provided: _____

Adjacent Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Types of Temporary Uses (City Code 125-320)

A temporary use activity may include but is not limited to the following:

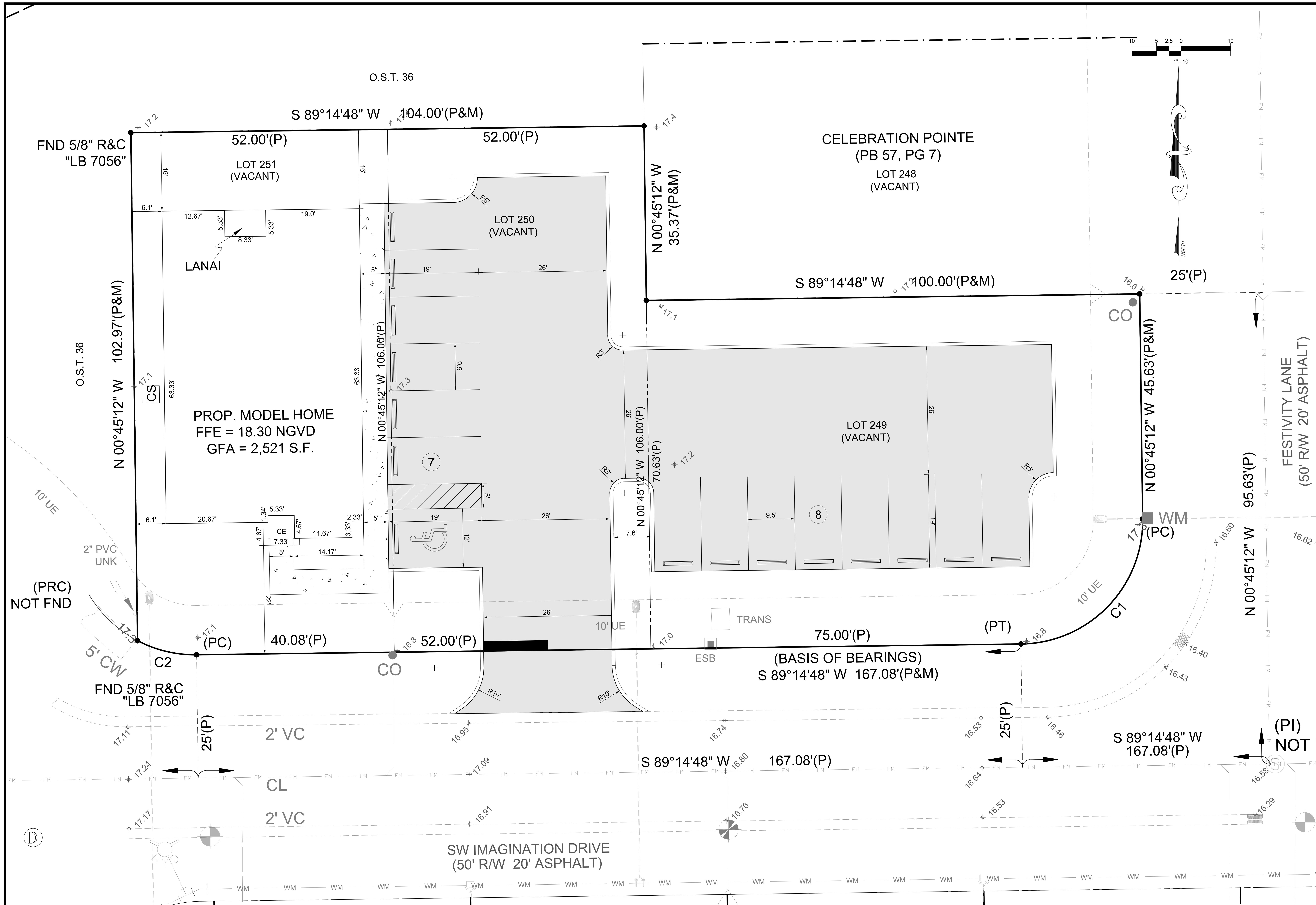
a. A temporary building or yard for construction offices, material or equipment, provided such use is on or adjacent to the construction site and is adequately equipped with sanitary facilities.

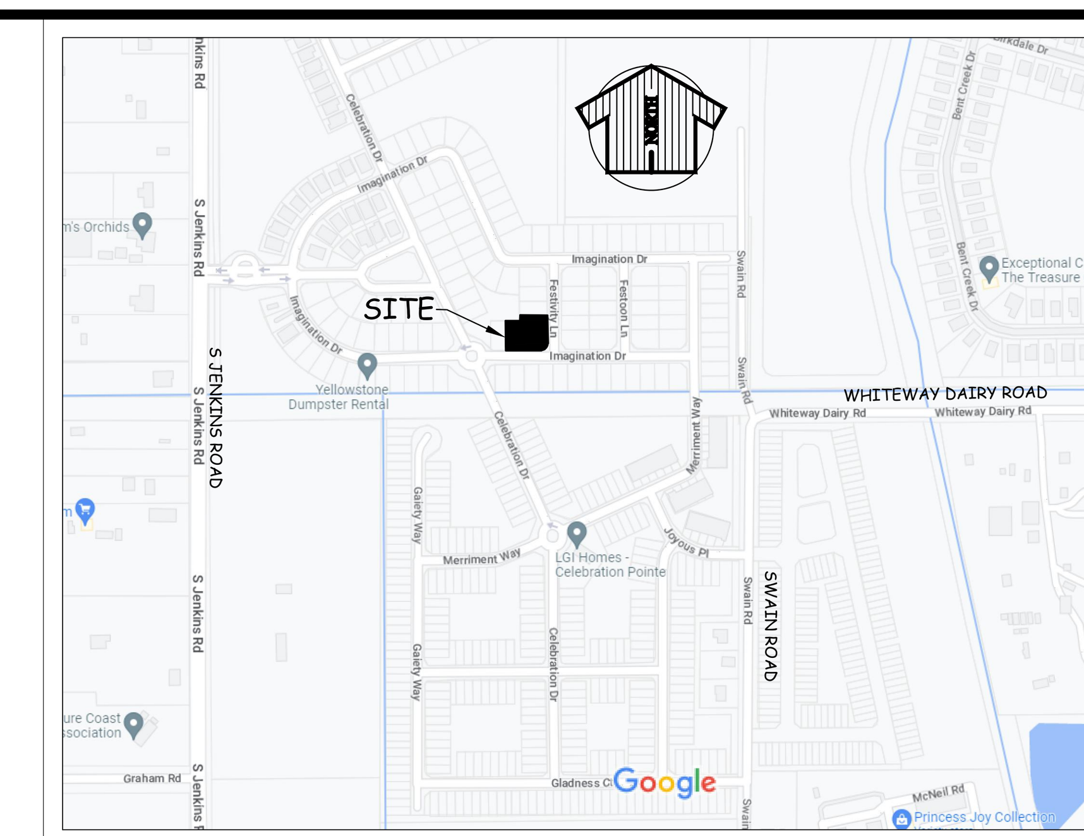
b. A real estate sales office used for the sale of lots or housing units in a development, provided such office is in or adjacent to the development and is adequately equipped with sanitary facilities.

c. Temporary housing, including mobile homes, for households displaced from their residences due to fires, floods or other disasters, provided the temporary housing is adequately equipped with sanitary facilities.

d. Tents erected of a size larger than 12' × 12' under which people gather for a common purpose. Such a use may be for a seasonal commercial use or other use, such as church-related, carnival or special event on private property. Tents can be no more than 1,600 square feet or less cumulative.

*Applications cannot move onto the Final Administrative Decision stage if there are any outstanding comments not addressed at the Internal Technical Review stage. If there are any comments, staff will send directly to the applicant. Failure to address and satisfy any reviewer comments could result in disapproval of the application.





LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:
LOTS 249, 250 AND 251, CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 7 THROUGH 14, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

DEVELOPER:
LGI HOMES - FLORIDA, LLC.

SITE ADDRESS:
5601 IMAGINATION DRIVE
FORT PIERCE, FL 34947

PARCEL IDENTIFICATION NUMBERS:
2418-600-0324-000-8 LOT 249
2418-600-0325-000-5 LOT 250
2418-600-0326-000-2 LOT 251

PROPERTY CLASSIFICATIONS:
CURRENT ZONING : PUD
FUTURE LAND USE: RM, MEDIUM DENSITY RESIDENTIAL

PARKING CALCULATIONS:
PARKING REQUIRED PER City of Fort Pierce Code (Sec.125-315)(2e)Commercial
ONE STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA
BLDG. 2,521 S.F / 300 = 9 STALLS
PARKING SPACES PROVIDED = 15 (1 HC, 14 REGULAR)

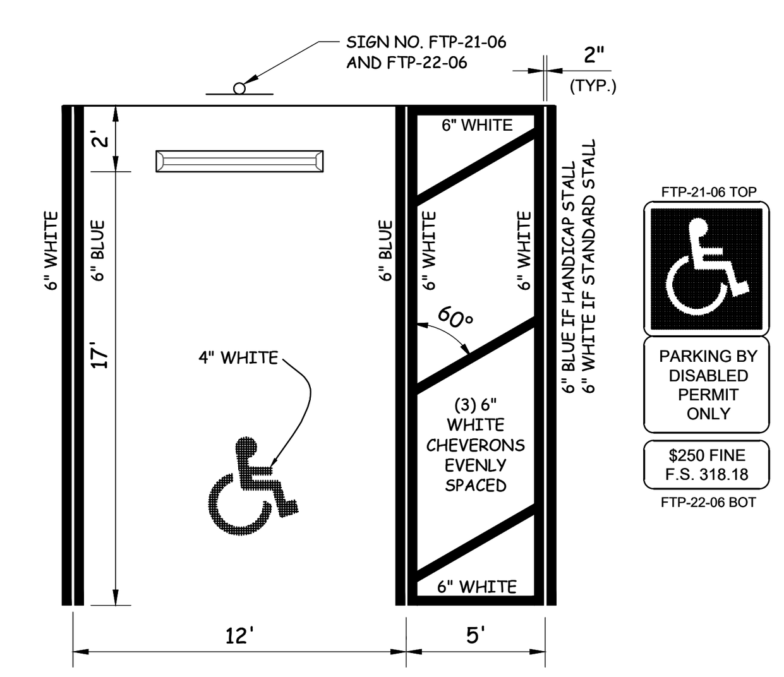
DRAINAGE STATEMENT:
THE STORMWATER MANAGEMENT DESIGN OF THIS PROJECT IS INCLUDED IN THE CELEBRATION POINTE DEVELOPMENT. THE PROJECT WILL BE SERVED BY SITE GRADING THAT DIRECTS STORM WATER TO THE VALLEY CURB & GUTTER ALONG SW IMAGINATION DRIVE WHICH OUTFALLS TO THE WET DETENTION PONDS OF CELEBRATION POINTE, CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT IS PROVIDED.

CONSTRUCTION SCHEDULE:
CONSTRUCTION START: AUGUST 2023
CONSTRUCTION COMPLETION: 120 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	17,941 S.F.	0.412 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDING	2,521 S.F.	0.058 AC	14.05 %
PROP. PAVEMENT / WALKS	8,577 S.F.	0.197 AC	47.81 %
TOTAL IMPERVIOUS	11,098 S.F.	0.255 AC	61.86%
TOTAL PERVIOUS	6,843 S.F.	0.157 AC	38.14%



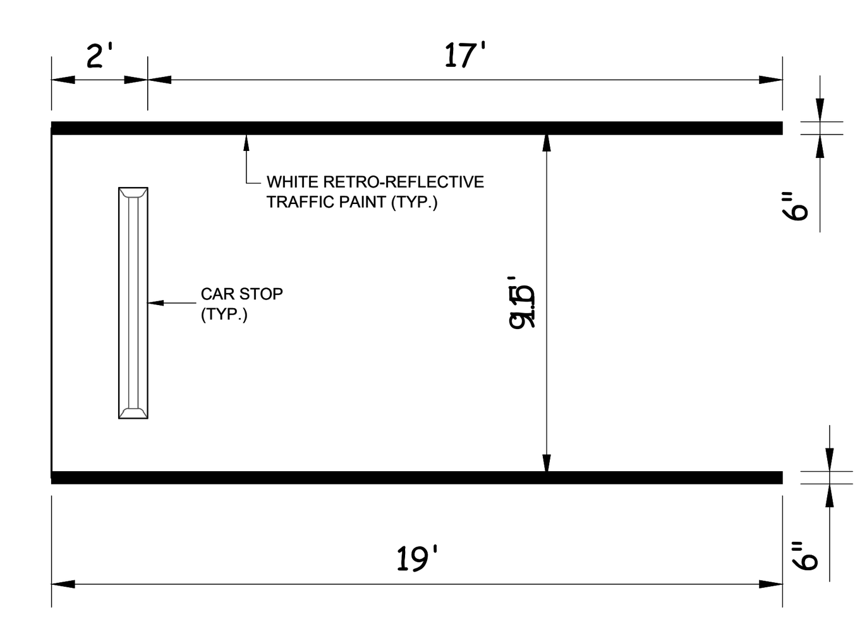
NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

HANDICAP SPACE DETAIL

N.T.S.

LEGEND

♿	HANDICAP STALL
⇦	TRAFFIC FLOW DIRECTION
⑦	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT
☐	PROPOSED LIGHT FIXTURE
◎	PROPOSED CLEAN OUT
	PROPOSED ASPHALT PAVEMENT



TYPICAL PARKING STALL

N.T.S.

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
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PROJECT: LOTS 249, 250, 251 MODEL HOME

CLIENT: LGI HOMES

CITY OF FORT PIERCE FLORIDA

DARREN GUETTLER LICENSE No. 74637 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/23

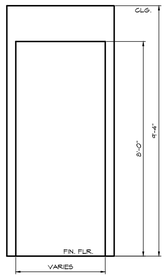
PROJECT No.:	23-1009
DRAWN BY:	MCL
CHECKED BY:	JTM
DATE:	03-29-2023
CAD I.D.:	23-1009 SITE PLAN

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

01



1 TYP. HDR OPENING
NOT TO SCALE

Lintel Schedule

Mark	Maximum Opening Width (4" Minimum Bearing Each End)	Maximum Allowable Safe Gravity Load (PLF)	Maximum Applied Gravity Load (PLF)	Maximum Allowable Safe Uplift Load (PLF)	Maximum Applied Uplift Load (PLF)	Beam Composite
L1	2'-2" (2'-10")	3,069	-	1,569	-	8F8-1B/1T
L2	2'-10" (3'-6")	3,069	-	1,569	-	8F8-1B/1T
L3	3'-4" (4'-0")	2,693	1,382	1,369	704	8F8-1B/1T
L4	3'-10" (4'-6")	2,189	-	1,207	-	8F8-1B/1T
L5	4'-8" (5'-4")	1,663	-	1,016	-	8F8-1B/1T
L6	5'-2" (5'-10")	1,451	-	909	-	8F8-1B/1T
L7	6'-10" (7'-6")	1,011	691	727	182	8F8-1B/1T
L8	8'-8" (9'-4")	752	-	591	-	8F8-1B/1T
L9	9'-10" (10'-6")	1,553	-	916	-	8F16-1B/1T
L10	9'-8" (11'-4")	1,366	-	800	-	8F16-1B/1T
L11	11'-4" (12'-0")	1,254	-	724	-	8F16-1B/1T
L12	12'-8" (13'-4")	1,075	-	607	-	8F16-1B/1T
L13	13'-4" (14'-0")	1,002	-	560	-	8F16-1B/1T
L14	16'-8" (17'-4")	950	169	405	106	8F16-1B/1T
L15	18'-8" (19'-4")	750	-	348	-	8F16-1B/1T

This schedule applies to LGI models Brickell, Caladesi, Capri, Esteroll, San Marino and Vero

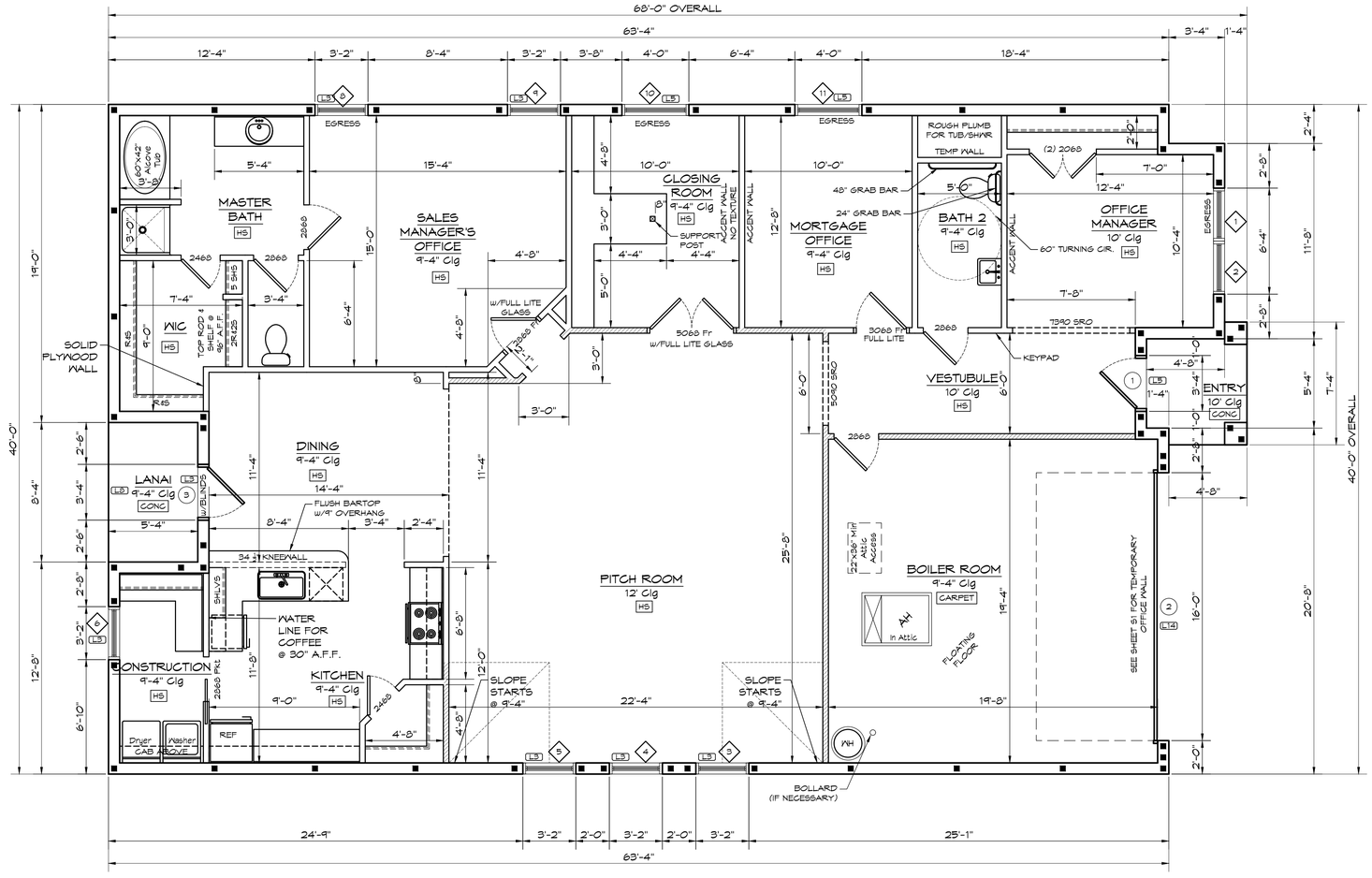
WINDOW SCHEDULE

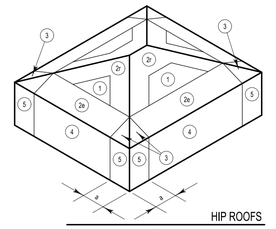
MARK	Call Size	SIZE WIDTH	SIZE HEIGHT	Head Height	NOTES
1	26SH	3'-2"	6'-2"	8'-0"	--
2	26SH	3'-2"	6'-2"	8'-0"	--
3	26SH	3'-2"	6'-2"	8'-0"	--
4	26SH	3'-2"	6'-2"	8'-0"	--
5	26SH	3'-2"	6'-2"	8'-0"	--
6	25SH	3'-2"	5'-3"	8'-0"	Tempered OBS
8	25SH	3'-2"	5'-3"	8'-0"	--
9	25SH	3'-2"	5'-3"	8'-0"	--
10	4060 SH	4'-0"	6'-0"	8'-0"	--
11	4060 SH	4'-0"	6'-0"	8'-0"	--

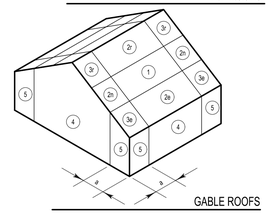
Note: G.C. responsible to verify window/door header height, sill height, rough openings and window sizes per window/door manufacture.

DOOR AND FRAME SCHEDULE

MARK	SIZE Call Size	WD	HGT	THK	Rough Opening Width	Height	MATL	NOTES
1	3070 Fr	3'-0"	7'-0"	1 3/4"	3'-4"	7'-2"	--	--
2	16x7 GD	16'-0"	7'-0"	2"	16'-0"	7'-0"	--	--
3	3080 Fr	3'-0"	8'-0"	1 3/4"	3'-4"	8'-2"	--	--







Basic Building Structural Information

This table was prepared using **Windload Calculator Plus** Software available from www.windcalcs.com

Floor and Roof Live Loads

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

Wind Design Data

Ultimate Wind Speed:	150 mph	Nominal Wind Speed:	116 mph
Risk Category:	II	Wind Exposure:	B
Enclosure Classification:	Enclosed	End Zone Width (a):	4.00 ft.
Internal Pressure Coefficient:	0.18	Roof Geometry:	Hip
Roof Slope:	5.0 in 12 (22.6°)	Mean Roof Height:	14 ft.

(The Ultimate Wind speed was used to determine the Component and Cladding design pressures.)

(This Building is in a Wind-Borne Debris Region, and all exterior glazed openings shall be protected from wind-borne debris.)

Components and Cladding (Calculated Using ASCE 7-16, Chapter 30)	
Roof Zone 1:	+24.8 psf max., -44.4 psf min.
Roof Zone 2e:	+24.8 psf max., -61.3 psf min.
Roof Zone 2r:	+24.8 psf max., -61.3 psf min.
Roof Zone 3:	+24.8 psf max., -61.3 psf min.
Overhang at Roof Zone 1:	-53.2 psf min.
Overhang at Roof Zone 2e:	-68.8 psf min.
Overhang at Roof Zone 2r:	-68.8 psf min.
Overhang at Roof Zone 3:	-82.4 psf min.
Wall Zone 4:	+33.2 psf max., -36.2 psf min.
Wall Zone 5:	+33.2 psf max., -44.7 psf min.
16' X 7' Garage Door:	+28.2 psf max., -31.6 psf min.
Design Soil Bearing Capacity:	2,000 psf

WALL LEGEND	
INSULATED WALL	
BEARING WALL	
BRG AND INSULATED WALL	
4" WALL = R11	6" WALL = R19

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL

Floor Plan

Note: All exterior walls are designed to be shearwall segments

Areas	
Room	Base Area
Living	2100 SF
Lanai	44 SF
Garage	421 SF
Entry	38 SF
	2603 SF

Celebration Pointe II

CONTRACTOR: LGI HOMES

BD Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER: Serengeti
Lot 251
5601 Imagination Drive

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Floor Plan

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: A1

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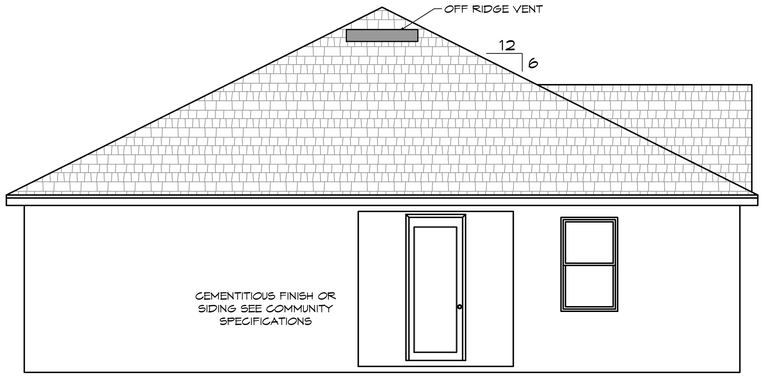
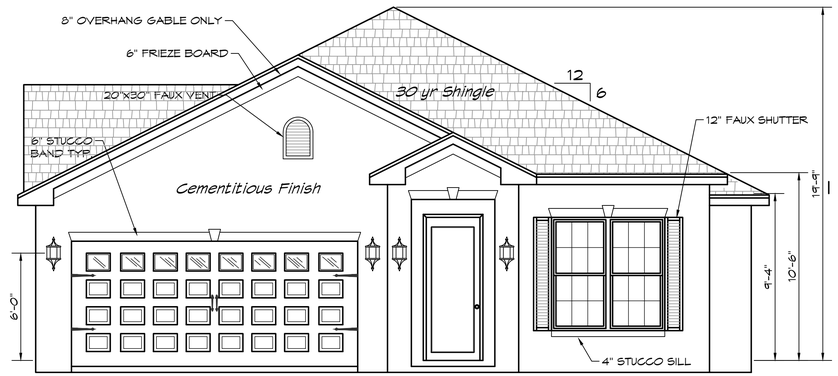


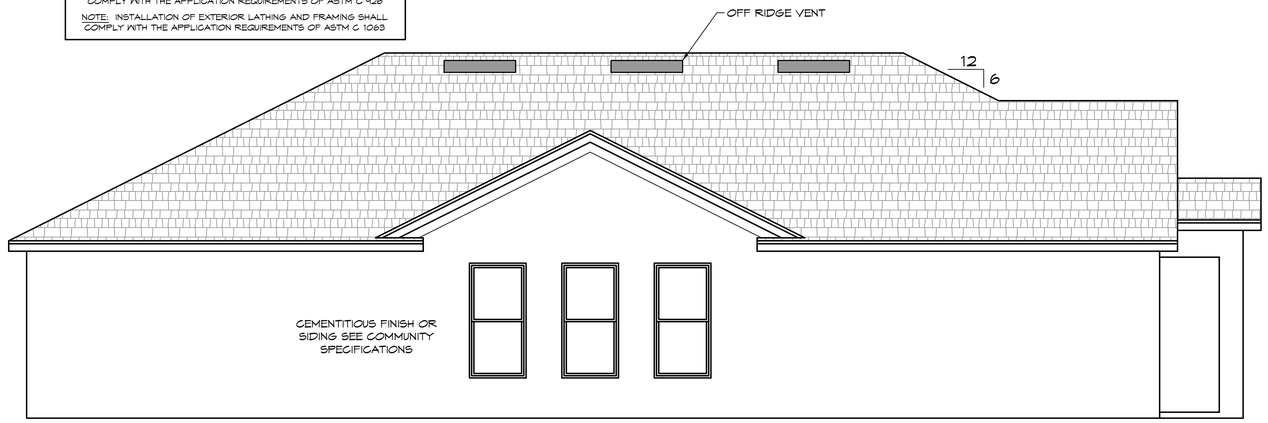
3 REAR
Scale 1/4" = 1'-0"



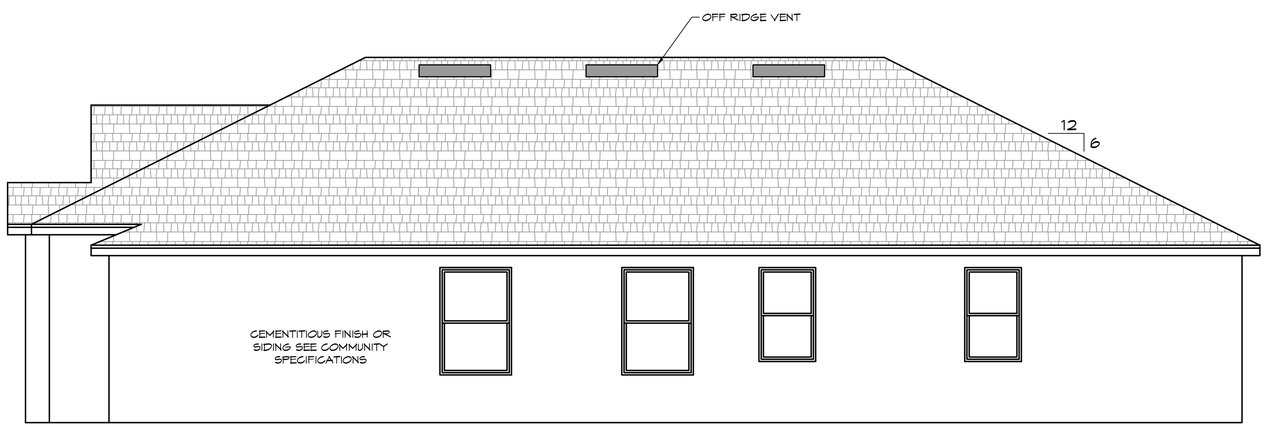
1 FRONT
Scale 1/4" = 1'-0"

NOTE: EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 926

NOTE: INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 1063



2 LEFT SIDE
Scale 1/4" = 1'-0"



4 RIGHT SIDE
Scale 1/4" = 1'-0"

ATTIC VENTILATION:

VENT CALCULATIONS:

ENCLOSED AREA	=	2,603 SQ. FT.
TOTAL VENT AREA REQUIRED	=	17.4 SQ. FT. (ATTIC SQ. FT. / 150)
MINIMUM VENT AREA TO BE PROVIDED:		
RIDGE/OFF RIDGE VENT AREA	=	7.0 SQ. FT. (ATTIC SQ. FT. / 300 * .4-.5) (1008 SQ. IN.)
EAVE VENT AREA	=	10.4 SQ. FT. (1497 SQ. IN.)

VENTILATION PROVIDED:

STAMPCO OFF RIDGE VENT	=	36 SQ. IN. PER LINEAL FT. (144 SQ. IN. PER 4' UNIT)
GP T3-1/3 FULL VENT SOFFIT	=	9.19 SQ. IN. PER LINEAL FT.
MINIMUM VENT AREA PROVIDED:		
RIDGE/OFF RIDGE VENT AREA	=	1008 / 144 SQ. IN. PER UNIT = (8) 4' UNITS MIN.
EAVE VENT AREA ELEVATION 1	=	216 LINEAL FT. = 1985 SQ. IN.

VENT NOTES:

1. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN.
2. REQUIRED VENTILATION OPENINGS HALL OPEN DIRECTLY TO THE OUTSIDE AIR.
3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW AIR.
4. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

Elevations

Celebration Pointe II

CONTRACTOR: LGI HOMES

BD BE Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER:
Serengeti
Lot 251
5601 Imagination Drive

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Elevation

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: A2

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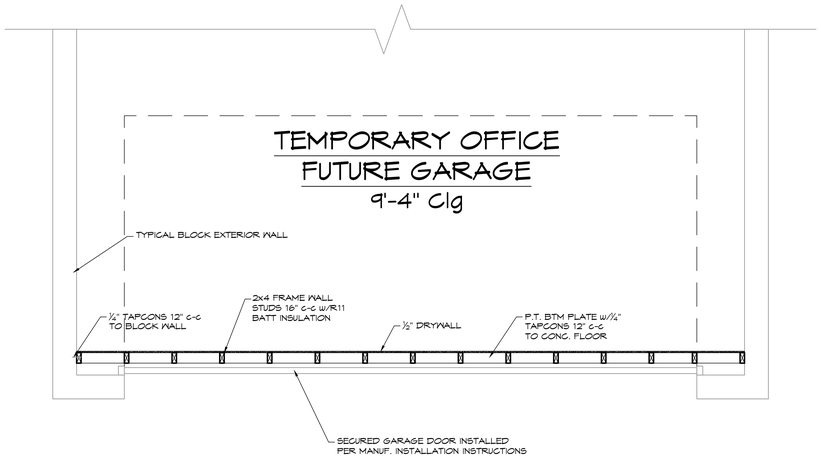
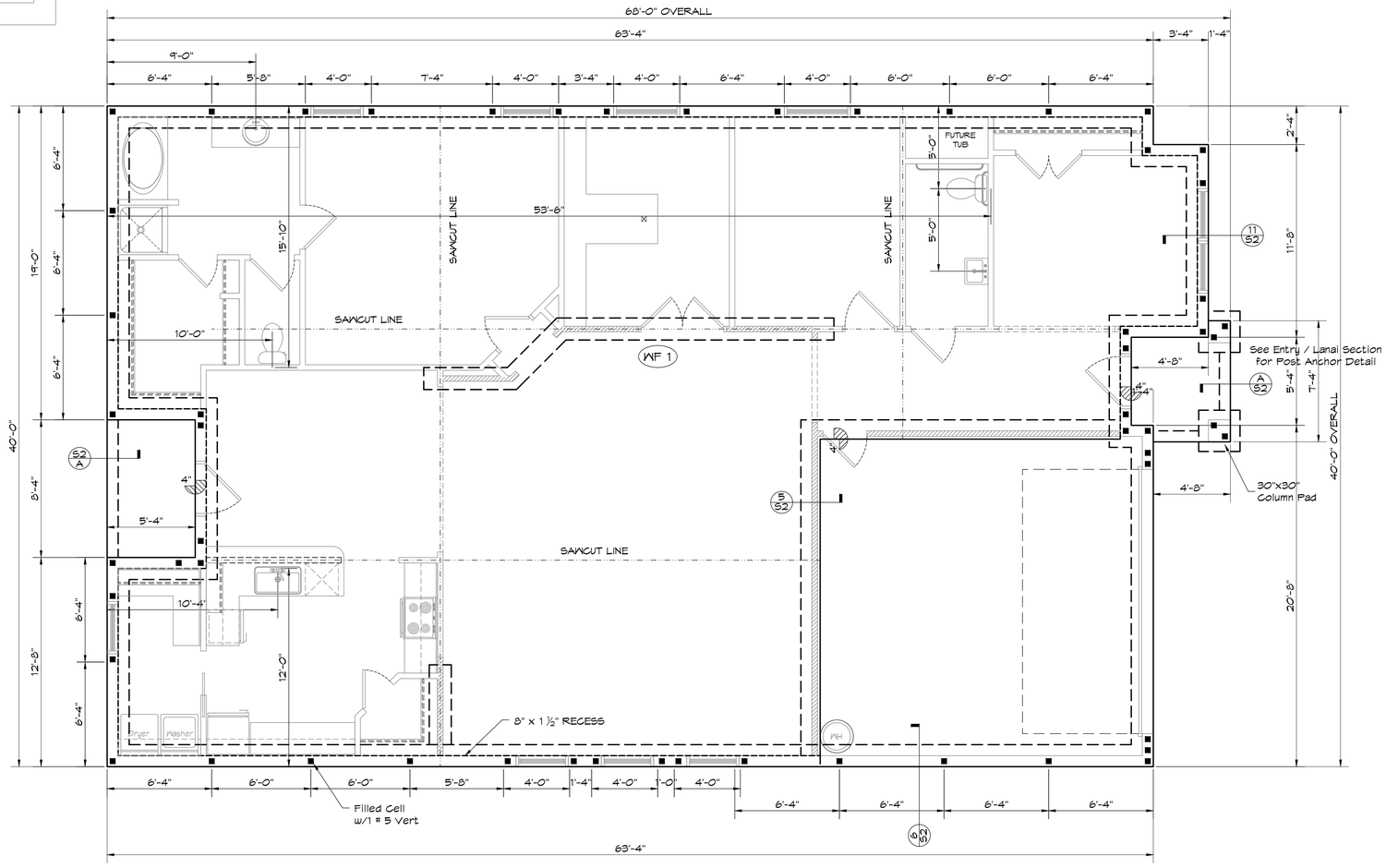
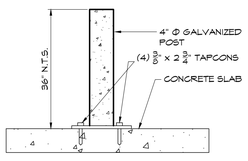


1 GARAGE WALL DETAIL
Scale 1/2" = 1'-0"





BOLLARD CONNECTION DETAIL
N.T.S.

WF 1 — 16"x8" CONCRETE FTG w/ 2 #5's CONT.

TERMITE PROTECTION NOTE:
"Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction."
BAIT SYSTEM WILL BE USED

SLAB NOTE:
4" CONC. SLAB MIN. W/ COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS W/ 6X6 10/10 W.W.M. OR FIBERMESH REINFORCED CONC. BARRIER ON 6 MIl VISQUEEN AND CLEAN WELL COMPACTED FILL.

NOTE:
SEE CONSTRUCTION MANAGER FOR CONDENSATION LINE LOCATION.

Foundation

Celebration Pointe II

LGI HOMES CONTRACTOR

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708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
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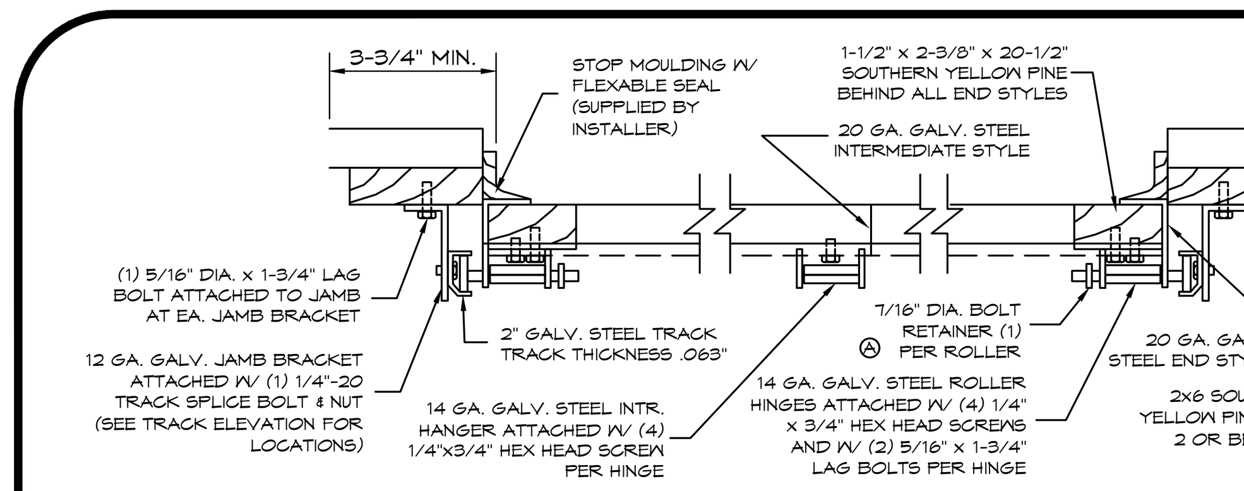


GARAGE DOOR TRACK MOUNTING DETAIL

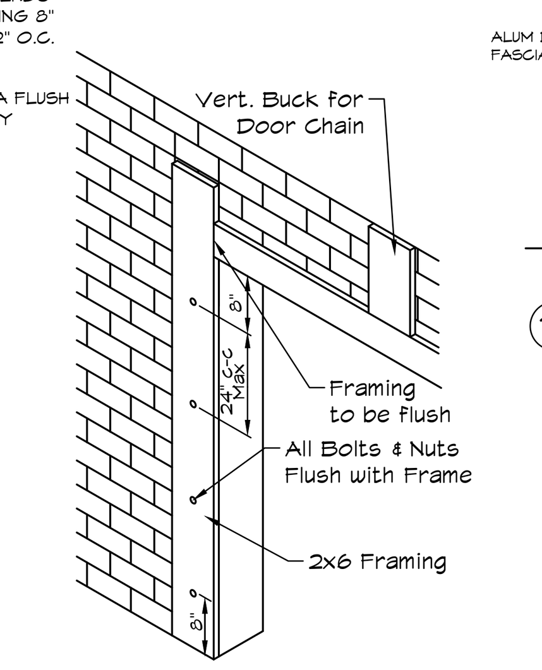
WOOD JAMB ATTACHMENT TO STRUCTURE

VERTICAL JAMB ATTACHMENT TO WOOD FRAME STRUCTURE
5/16" x 3" LAG SCREWS STARTING 8" FROM ENDS THEN 24" O.C.

VERTICAL JAMB ATTACHMENT TO 2,000 PSI CONCRETE
HILTI KWIK BOLT 3/8" x 4" STARTING 8" FROM ENDS THEN 24" O.C. ITR/RAMSET RED DEAD 3/8" x 3" STARTING 8" FROM ENDS THEN 24" O.C.

VERTICAL JAMB ATTACHMENT TO C-? BLOCK
HILTI SLEEVE ANCHOR 3/8" x 2-3/4" STARTING 8" FROM ENDS THEN 24" O.C. ITR/RAMSET TAPCON 1/4" x 2-3/4" STARTING 8" FROM ENDS, USE PAIRS OF FASTENERS (3" APART) AT 12" O.C.

*LAGS AND BOLTS CAN BE COUNTERSUNK TO PROVIDE A FLUSH MOUNTING SURFACE. *PREPARATION OF WOOD JAMBS BY OTHERS.



2x6 Framing P.T. All J-Bolts ½"x8"x3"

Manufactured Products Shall be Installed According to Manufacturer's Recommendations and Erection Drawings.

GARAGE DOOR ATTACHMENT
NO SCALE

WATER-RESISTIVE BARRIERS:

WOOD, HARDBOARD & WOOD STRUCTURAL PANEL SIDING:

1. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN.
2. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH OR SHALL BE SHIPLAPPED OR SHALL BE FLASHED WITH Z-FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.
3. HORIZONTAL LAP SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WOOD SHAKES & SHINGLES

1. WOOD SHAKES AND SHINGLES SHALL CONFORM TO CSSB GRADING RULES FOR WOOD SHAKES AND SHINGLES.
2. WOOD SHAKES OR SHINGLES SHALL BE APPLIED EITHER SINGLE-COURSE OR DOUBLE-COURSE OVER NOMINAL ½ INCH WOOD-BASED SHEATHING OR TO FURRING STRIPS OVER ½ INCH NOMINAL NONWOOD SHEATHING.
3. A PERMEABLE WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL SHEATHING, WITH HORIZONTAL OVERLAPS IN THE MEMBRANE OF NOT LESS THAN 2 INCHES & VERTICAL OVERLAPS OF NOT LESS THAN 6 INCHES.
4. WHERE FURRING STRIPS ARE USED, THEY SHALL BE 1 INCH BY 3 INCHES OR 1 INCH BY 4 INCHES & SHALL BE FASTENED HORIZONTALLY TO THE STUDS WITH 7D OR 8D BOX NAILS & SHALL BE SPACED A DISTANCE ON CENTER EQUAL TO THE ACTUAL WEATHER EXPOSURE OF THE SHAKES OR SHINGLES, NOT TO EXCEED THE MAXIMUM EXPOSURE SPECIFIED IN TABLE R703.5.2.
5. THE SPACING BETWEEN ADJACENT SHINGLES TO ALLOW FOR EXPANSION SHALL NOT EXCEED ¼ INCH, & BETWEEN ADJACENT SHAKES, IT SHALL NOT EXCEED ½ INCH.
6. THE OFFSET SPACING BETWEEN JOINTS IN ADJACENT COURSES SHALL BE A MINIMUM OF 1½ INCHES.

EXTERIOR PLASTER

1. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS.
2. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1½ INCH-LONG, 11 GAGE NAILS HAVING A 7/16 INCH HEAD, OR 7/8 INCH LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES, OR AS OTHERWISE APPROVED.
3. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR GYPSUM BACKING.
4. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS.
5. ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
6. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3½ INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926.
7. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
8. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE.
9. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
10. WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
11. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE & ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
12. EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.
13. EACH COAT SHALL BE KEPT IN A MOIST CONDITION FOR AT LEAST 48 HOURS PRIOR TO APPLICATION OF THE NEXT COAT.
14. THE FINISH COAT FOR TWO-COAT CEMENT PLASTER SHALL NOT BE APPLIED SOONER THAN SEVEN DAYS AFTER APPLICATION OF THE FIRST COAT.
15. FOR THREE-COAT CEMENT PLASTER, THE SECOND COAT SHALL NOT BE APPLIED SOONER THAN 48 HOURS AFTER APPLICATION OF THE FIRST COAT.
16. THE FINISH COAT FOR THREE COAT CEMENT PLASTER SHALL NOT BE APPLIED SOONER THAN SEVEN DAYS AFTER APPLICATION OF THE SECOND COAT.

General Notes

NON-LOAD BEARING WALLS
-- Metal studs may be used in lieu of wood frame studs (NON-LOAD BEARING WALLS ONLY)

DRAINAGE
-- Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard/ Lots shall be graded so as to drain surfaces away from foundation walls. The grade away from foundation walls shall fall a minimum of 6" inches within the first 10' feet.
Exceptions:
Where lot lines, walls, slopes or other physical barriers prohibit 6" inches of fall within 10' feet, drains or swales shall be provided to ensure drainage away from the structure. FBC R401.3

WALL COVERING
-- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at points of support, including structural floors, veneers, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements. FBC R703.7.5

GARAGES AND CARPORTS
-- Openings from private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜" in thickness, solid or honeycomb core steel doors not less than 1⅜" thick, or 20-minute fire-rated doors. FBC R302.5.1

-- Ducts in garage and ducts penetrating the walls or ceilings seperating the dwelling from the garage shall be constructed of a minimum No. 26 guage sheet steel or other approved material and shall have no openings into the garage. FBC R302.5.1

-- The garage shall be seperated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be seperated from all habitable rooms above by not less than ⅝" Type X gypsum board or equivalent. Where the seperation is a floor-ceiling assembly. the structure supporting the seperation shall also be protected by not less than ½" gypsum board or equivalent. FBC R302.6

STAIRWAYS
-- The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ⅜". Winder treads shall have a minimum tread depth of 10" measured as above at a point 12" from the side where the treads are narrower. Winder treads shall have minimum tread depth of 6" at any point. With in any flight of stairs. the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than ⅜". FBC R311.7.4.2

-- The radius of curvature at the leading edge of the tread shall be no greater than 9/16". A nosing not less than ¾" but not more than 1¼" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ⅜" between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed ½". Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
Exceptions:
-- A nosing is not required where the tread depth is a minimum of 11".
-- The opening between adjacent treads is not limited on stairs with a total rise of 30" or less. FBC R311.7.4.3

GUARDS
-- Porches, balconies or raised floor surfaces located more than 30" inches above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" inches in height measured vertically from the nosing to the treads.
-- Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30" above the floor or grade below. FBC R312.1

PLAN NOTES:
1. A foundation survey shall be performed and a copy of the survey shall be on the site for the building inspectors use. Or, all property markers shall be exposed and a string stretched from marker to marker to verify required setbacks.
2. All Plumbing, Electrical, and Mechanical rough-ins must be complete, inspected, and approved before requesting the framing inspection.

GARAGE SEPARATION

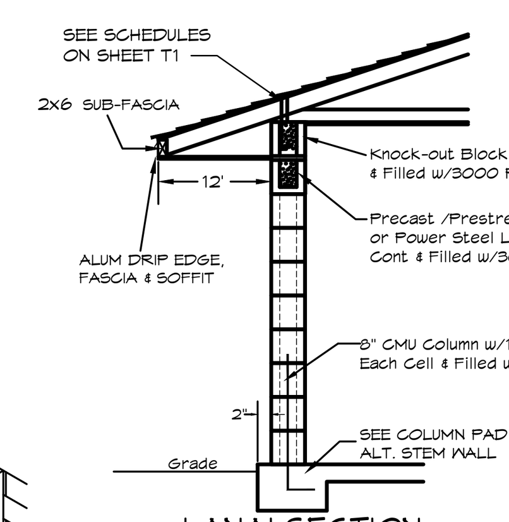
NOTE GARAGE SEPARATION

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ -INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY A SOLID DOOR NO LESS THAN 1⅜" THICK OR BY A 20-MINUTE FIRE RATED DOOR WITH AN AUTOMATIC CLOSER..
3. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT.
4. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT
5. IF AN HVAC UNIT IS INSTALLED IN THE GARAGE, IT MUST HAVE MINIMUM 26 GAUGE SHEET METAL DUCT OR OTHER APPROVED MATERIAL.

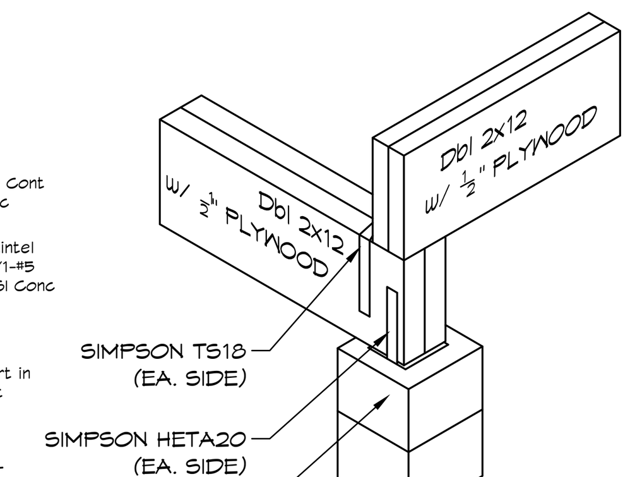
LATH & PLASTERING

NOTE STUCCO 01

1. LATHING AND PLASTERING MATERIALS AND ACCESSORIES SHALL BE MARKED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THIS SECTION AND STORED IN SUCH A MANNER TO PROTECT THEM FROM THE WEATHER.
2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED BELOW:
   - A. PORTLAND CEMENT BASED PLASTER — ASTM C 926
   - B. PLASTIC (STUCCO CEMENT) — ASTM C 1328
   - C. WELDED WIRE LATH — ASTM C 933
   - D. FLASHING OR DRIP SCREEDS — ASTM C 1063
3. METAL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.
4. WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
5. WEATHER-RESISTANT BARRIERS SHALL BE INSTALLED WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTANT VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
6. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE OR GYPSUM BOARD BACKING.
7. ON WOOD FRAMED OR STEEL STUD CONSTRUCTION WITH AN ON-GRADE CONCRETE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED IN SUCH A MANNER AS TO COVER, BUT NOT TO EXTEND BELOW, THE LATH AND PAPER.
8. GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.
9. EXPANDED 3/8" RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1 3/4" "PENETRATION" IN TO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ASTM C1063.7.10.2.3



13 LANAI SECTION
NOT TO SCALE



3 ALT. BEAM CONNECTION
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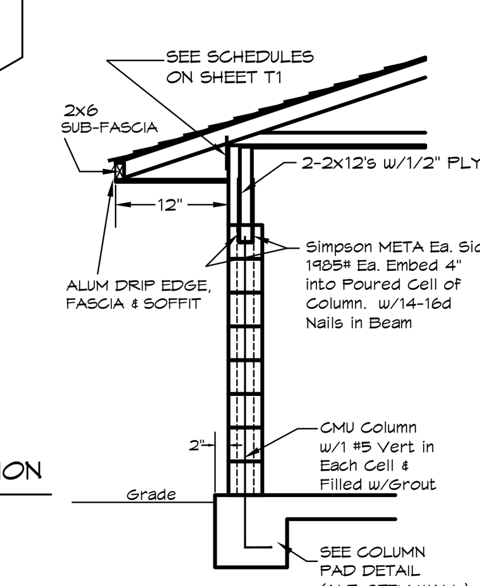
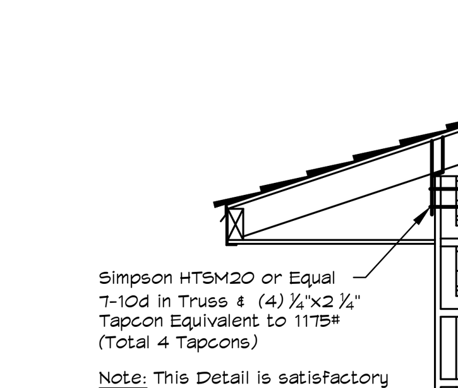


3 ENTRY SECTION
NO SCALE

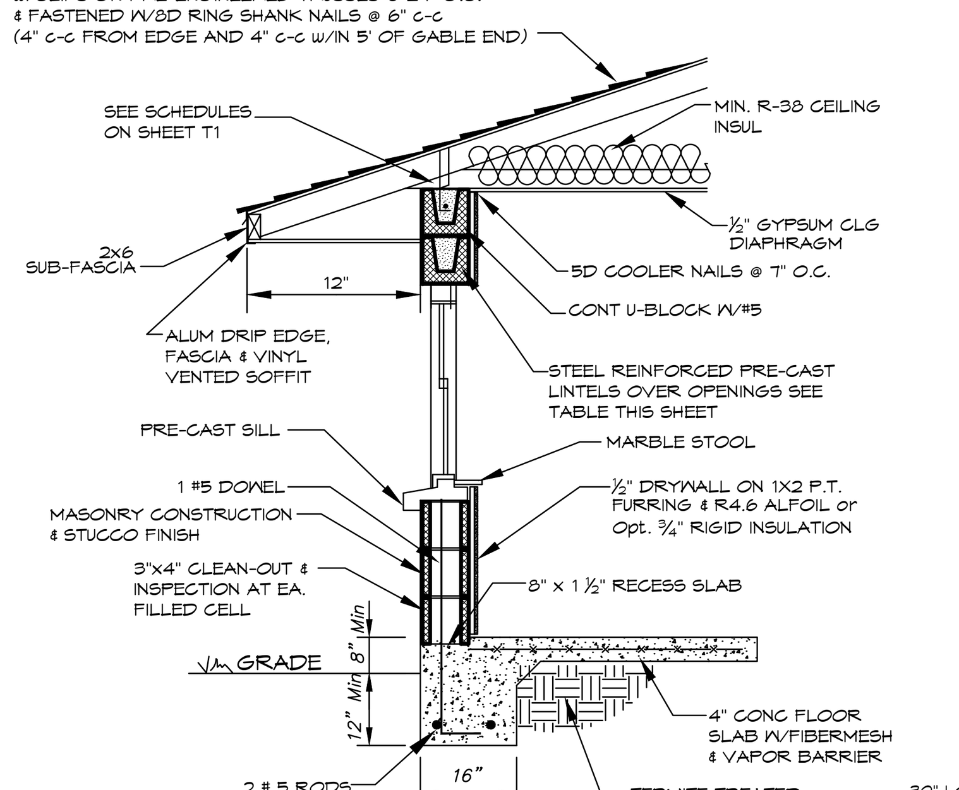
ROOF SHEATHING TABLE

TRUSSES 24" c-c	140 MPH	150 MPH	160 MPH	165 MPH
EXPOSURE B	7/16	15/32	19/32	19/32
EXPOSURE C	19/32	19/32	19/32	19/32



MISSING STRAP CONNECTION DETAIL FOR TRUSS TIE-DOWNS

TRUSS DESIGN & CALCS SHALL BE SUBMITTED PRIOR TO FABRICATION, SIGNED/SEALED BY TRUSS ENGINEER



11 WALL SECTION
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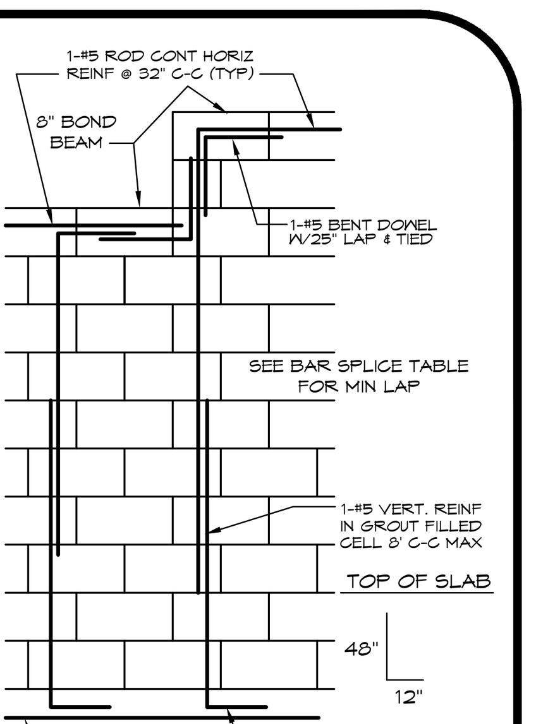
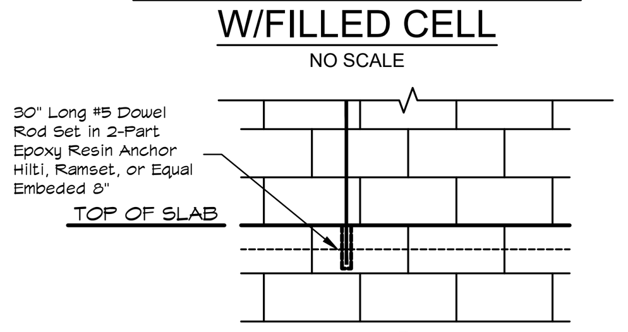


MASONRY WALL DETAIL W/FILLED CELL
NO SCALE



CONNECTION DETAIL FOR MASONRY WALL w/FILLED CELL MISSING DOWEL
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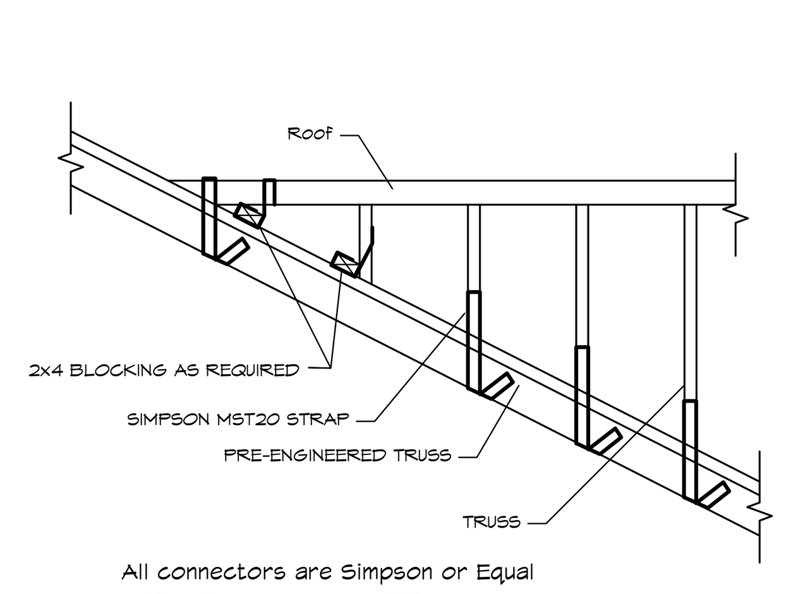
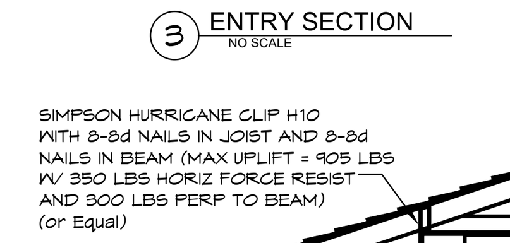


All connectors are Simpson or Equal
VALLEY FRAMING DETAIL
NO SCALE



4 BEAM TO TRUSS CONNECTION
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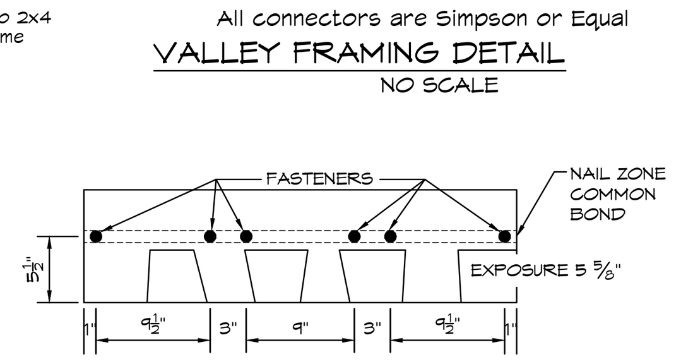
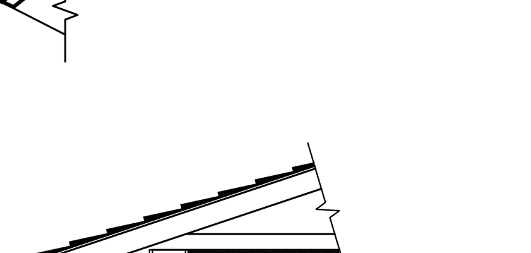


SHINGLE NAILING PATTERN



EXTERIOR CEILING DETAIL
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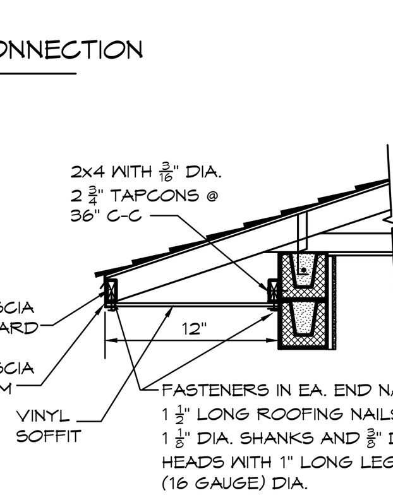

14 SOFFIT DETAIL
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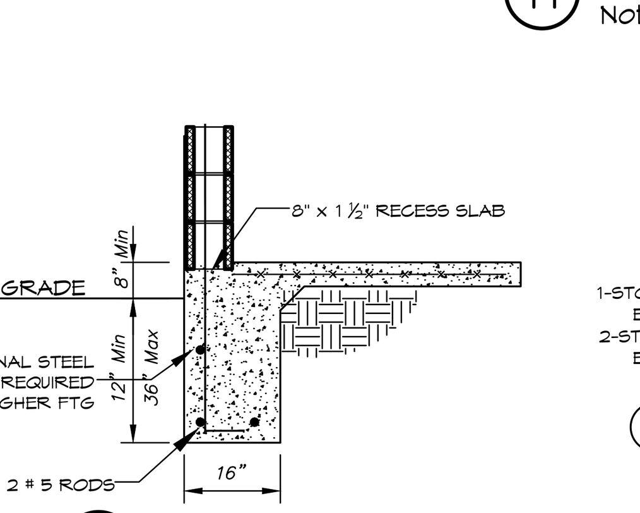

12 ALT. MONO FTG
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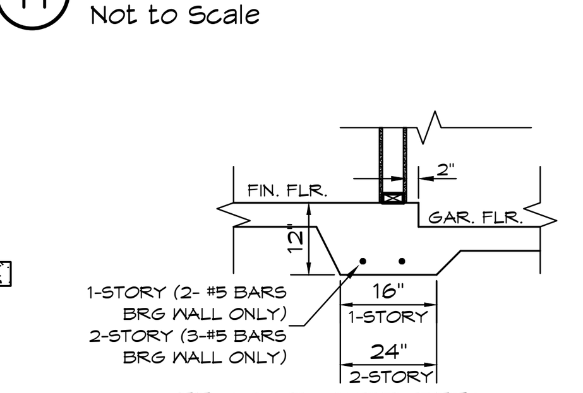
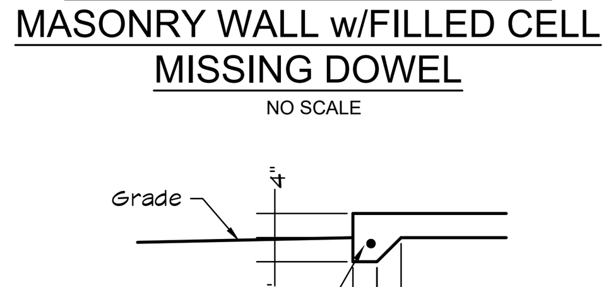
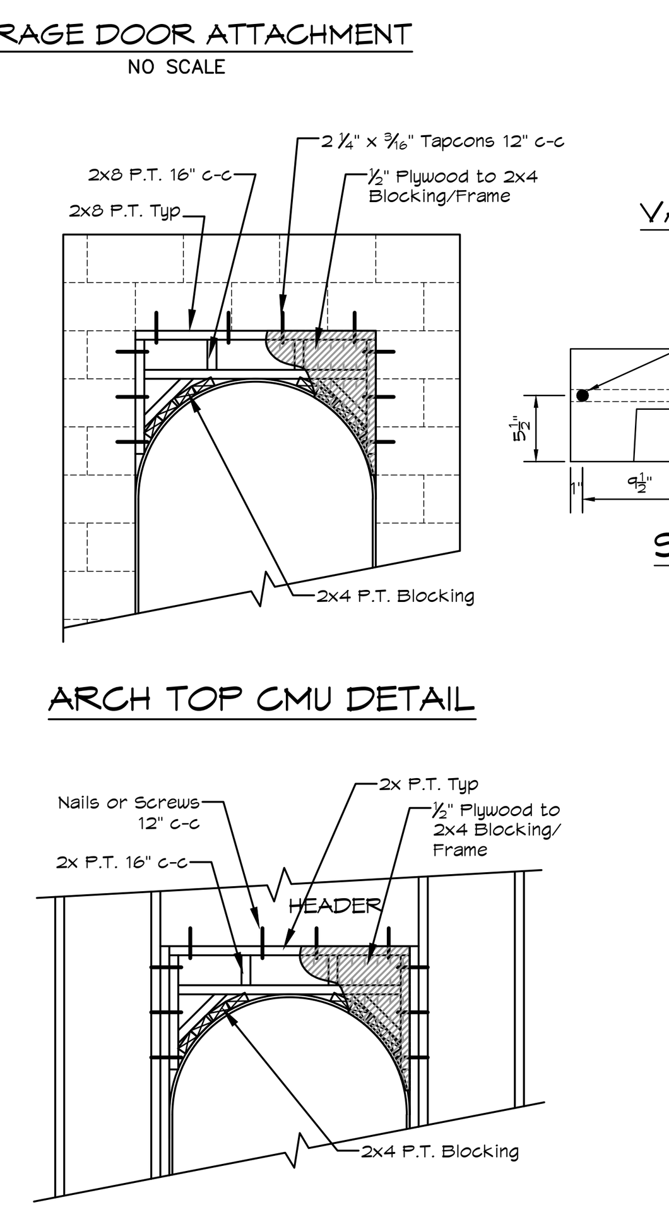


5 FF / GAR. CURB DETAIL
NOT TO SCALE

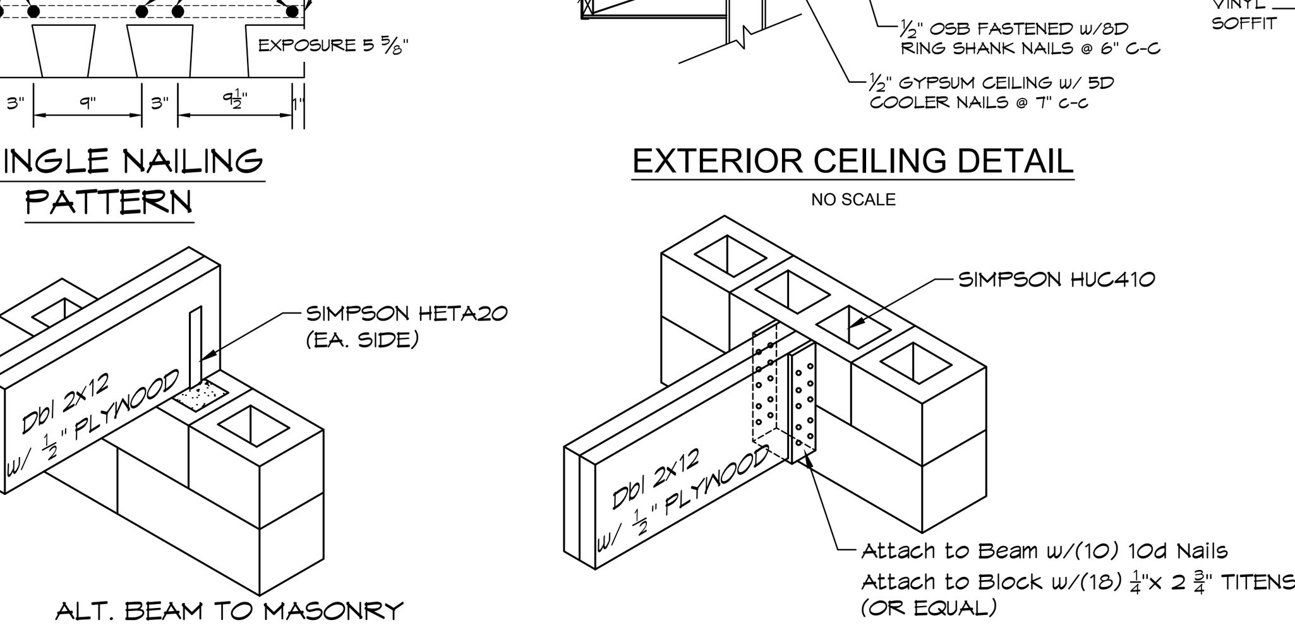


A 8" THICKENED EDGE



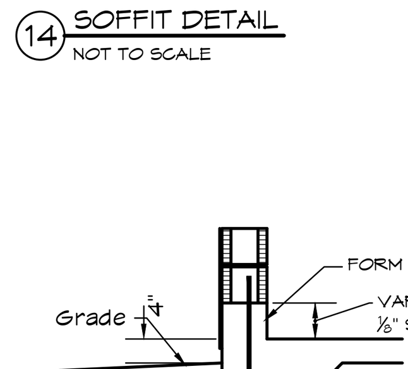
ARCH TOP CMU DETAIL

ARCH TOP FRAME DETAIL



1 ALT. BEAM TO MASONRY CONNECTION
NOT TO SCALE

1 BEAM TO MASONRY CONNECTION
NOT TO SCALE



6 GARAGE SLOPE @ FTG
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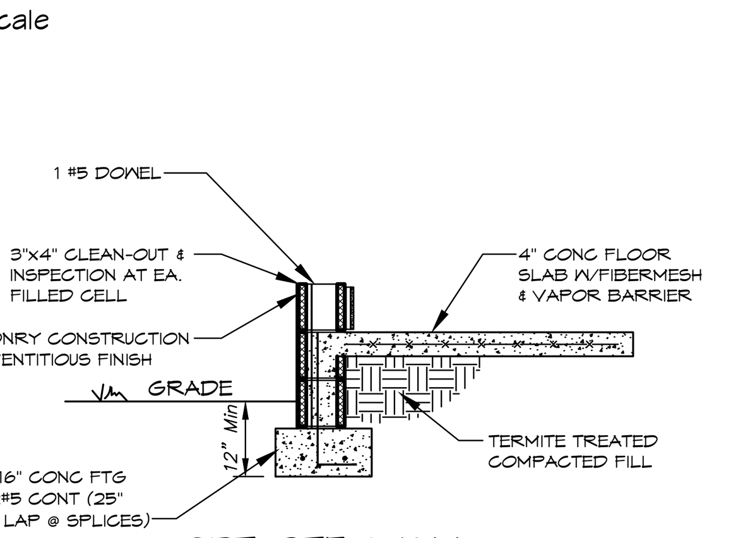

OPT. STEMWALL
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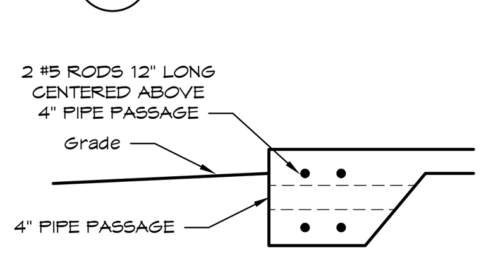

RELIEVING ARCH DETAIL
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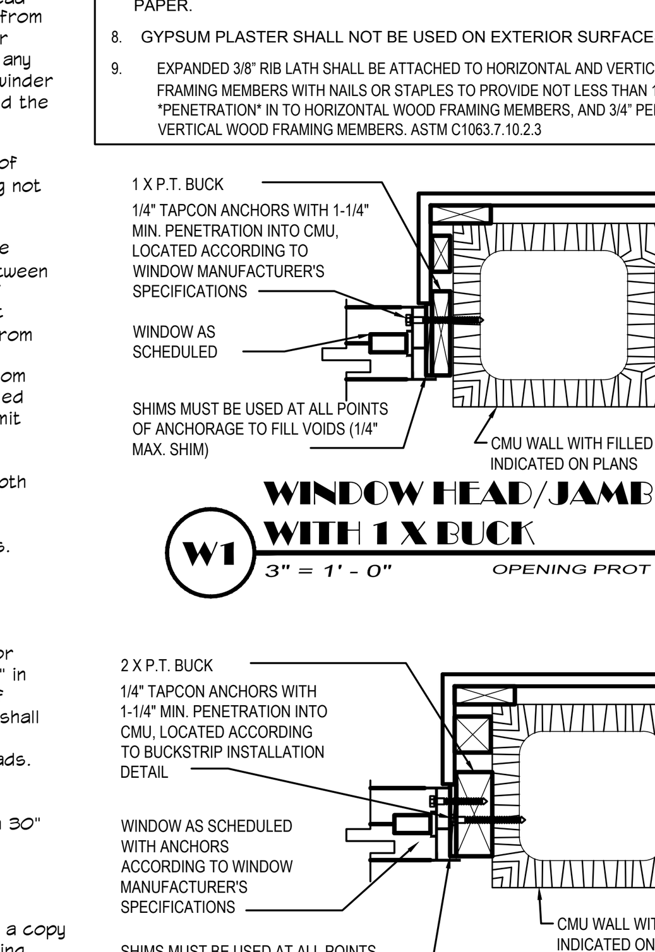
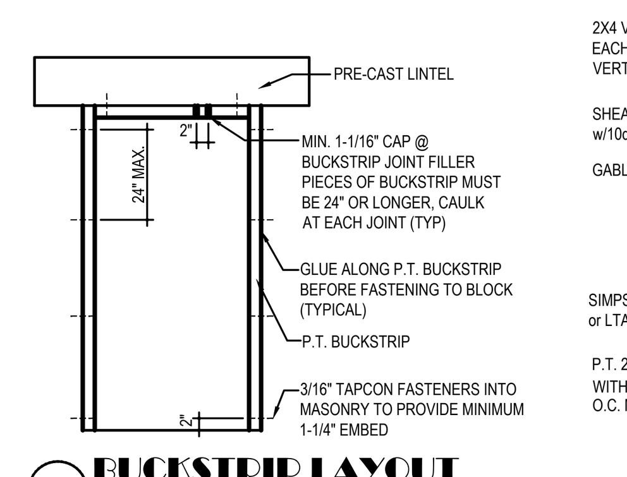
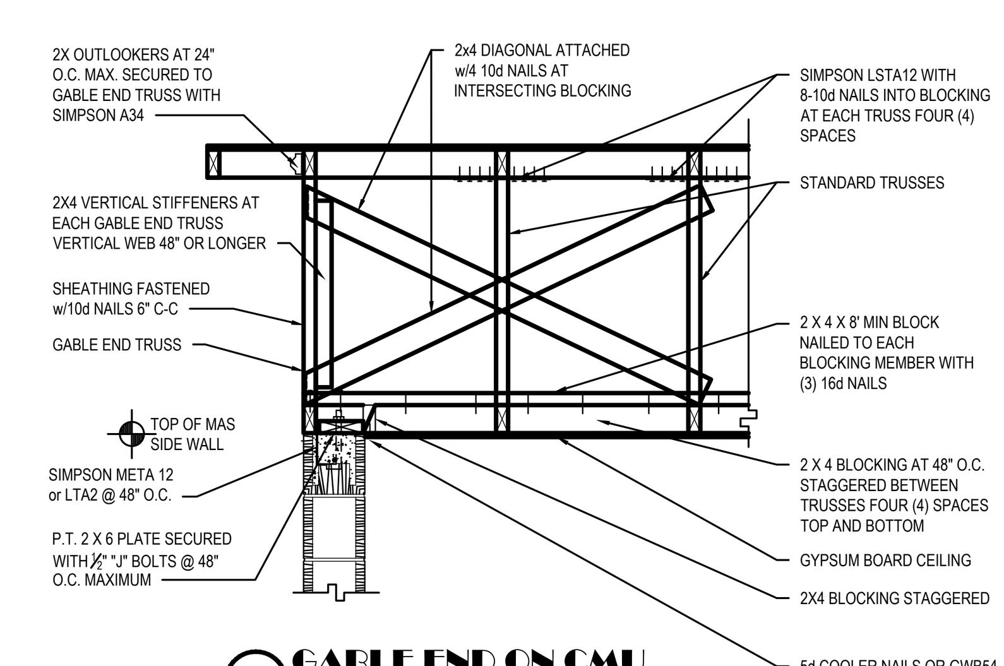


W1 WINDOW HEAD/JAMB WITH 1 X BUCK
3" = 1' - 0" OPENING PROT 01

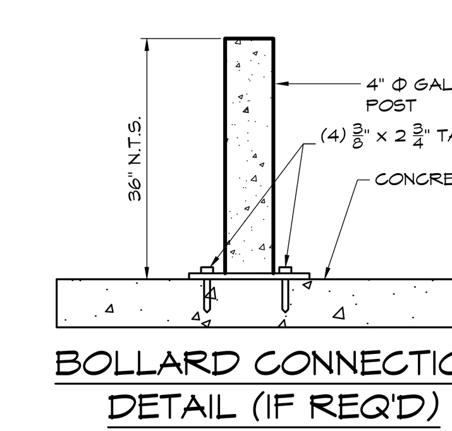
W2 WINDOW HEAD/JAMB WITH 2 X BUCK
3" = 1' - 0" OPENING PROT 05



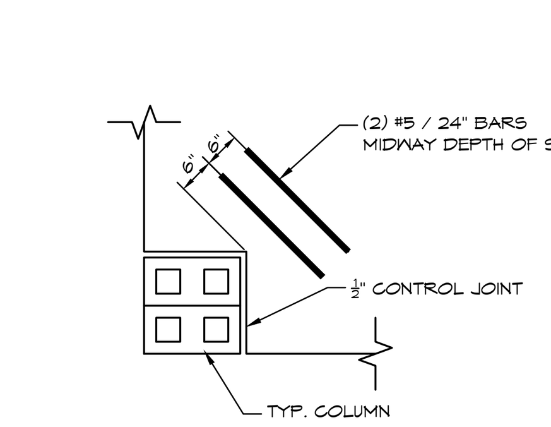
W3 BUCKSTRIP LAYOUT
BUCK-02



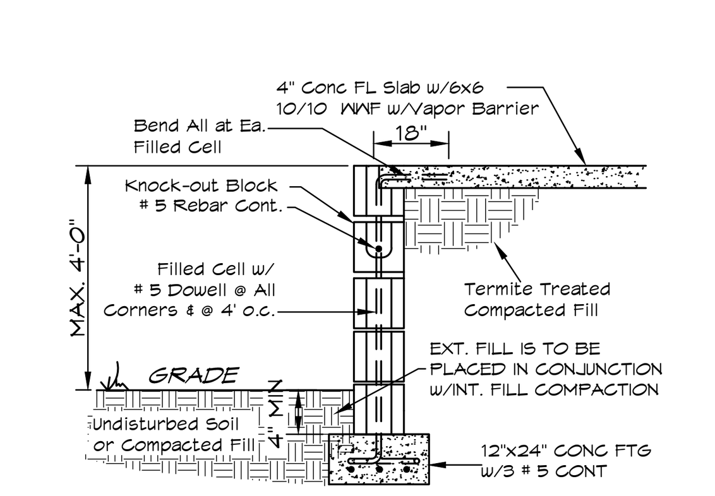
G1 GABLE END ON CMU
1" = 1' - 0" GABLE END CMU 04



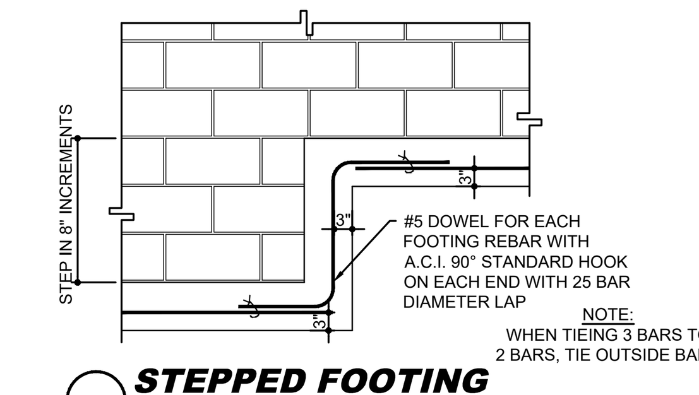
BOLLARD CONNECTION DETAIL (IF REQ'D)
N.T.S.



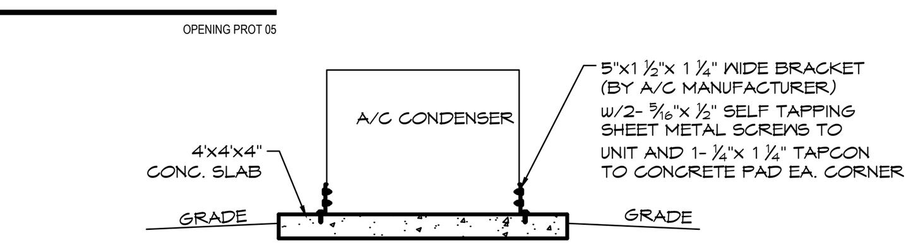
7 ENTRY SLAB DETAIL
NOT TO SCALE



FOUNDATION STEMWALL FOR ABOVE 4 COURSES



STEPPED FOOTING
N.T.S. FOOTING STEPPED 01



B A/C COND PAD DETAIL
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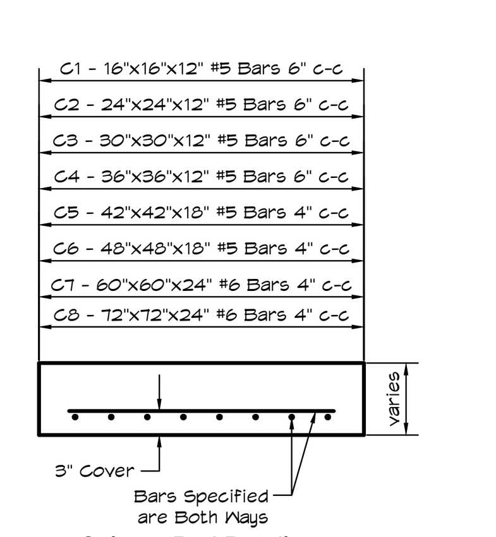

Column Pad Detail
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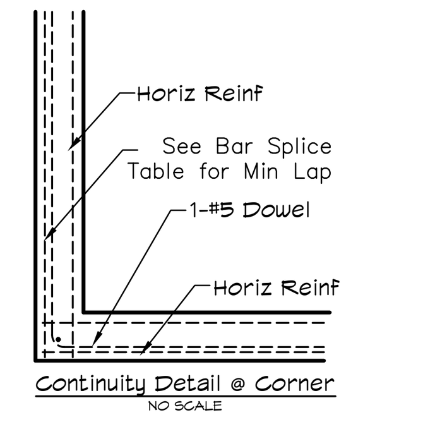
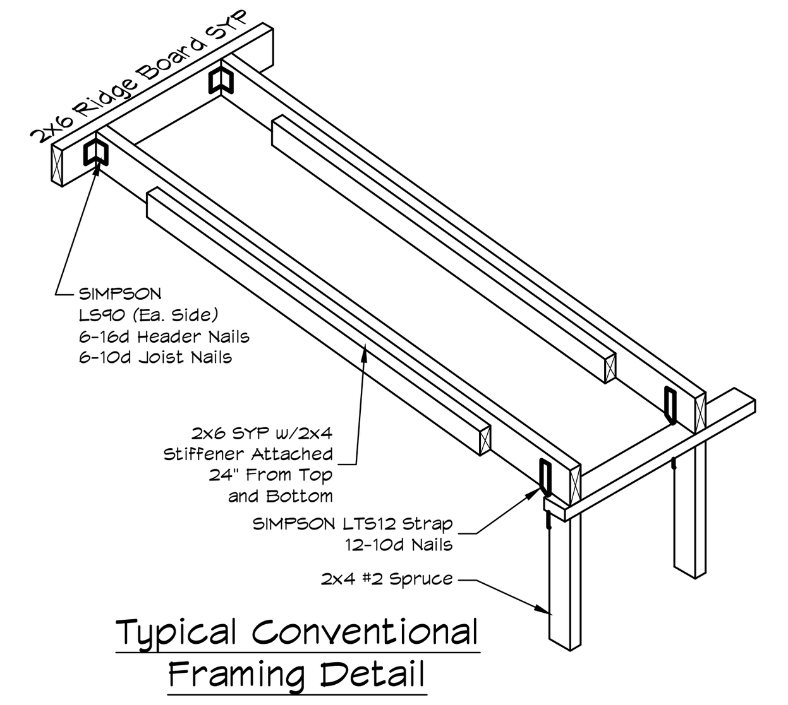
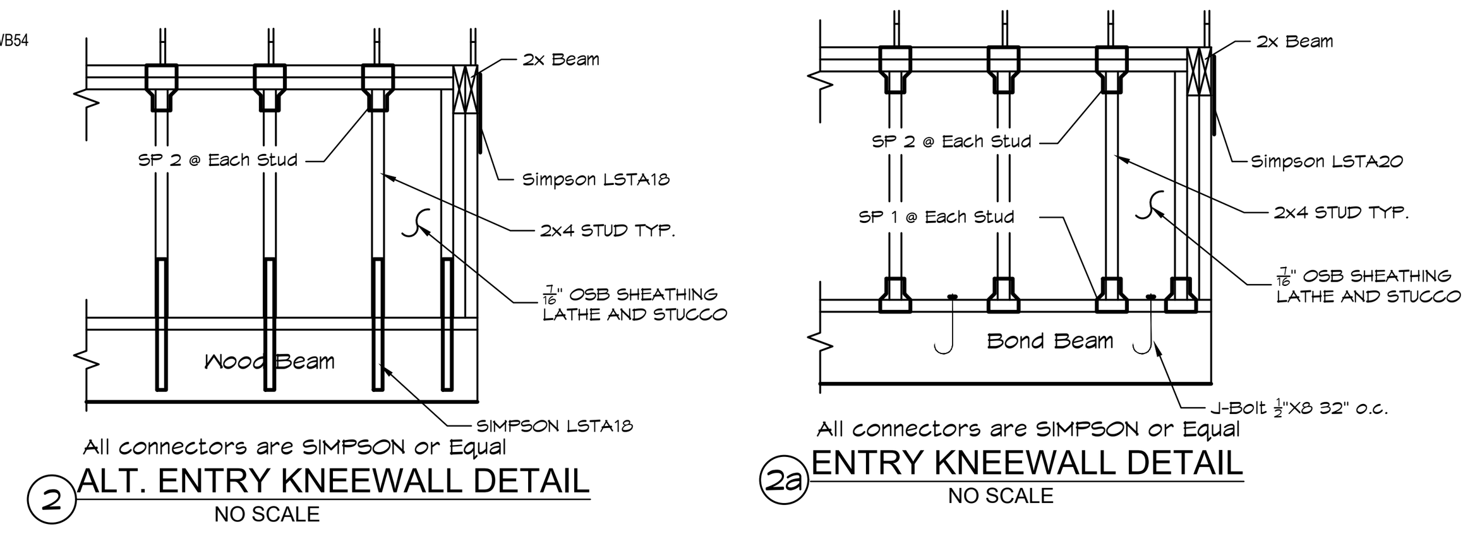


Continuity Detail @ Corner
NO SCALE

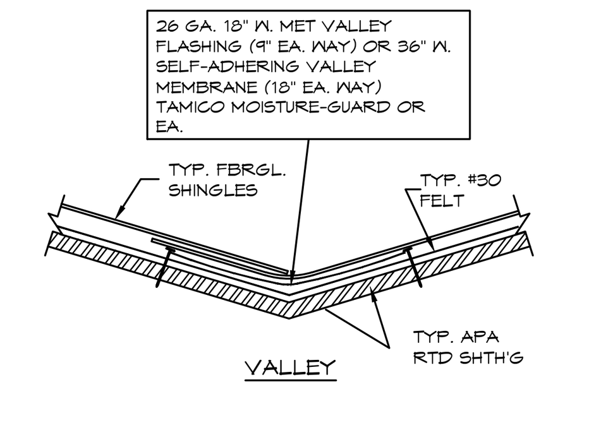


Typical Conventional Framing Detail

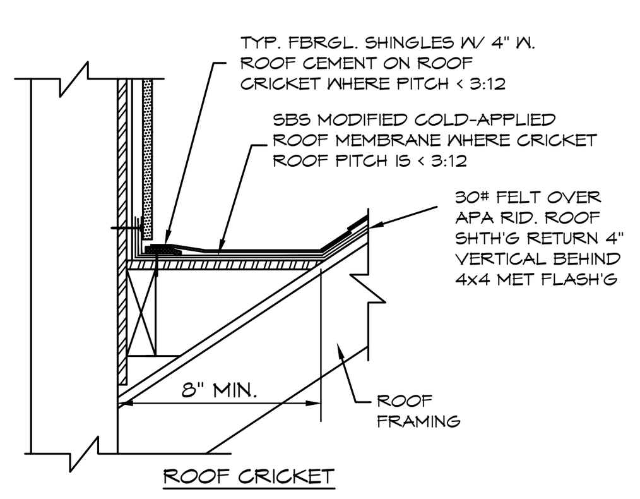


All connectors are SIMPSON or Equal
2 ALT. ENTRY KNEEWALL DETAIL
NO SCALE

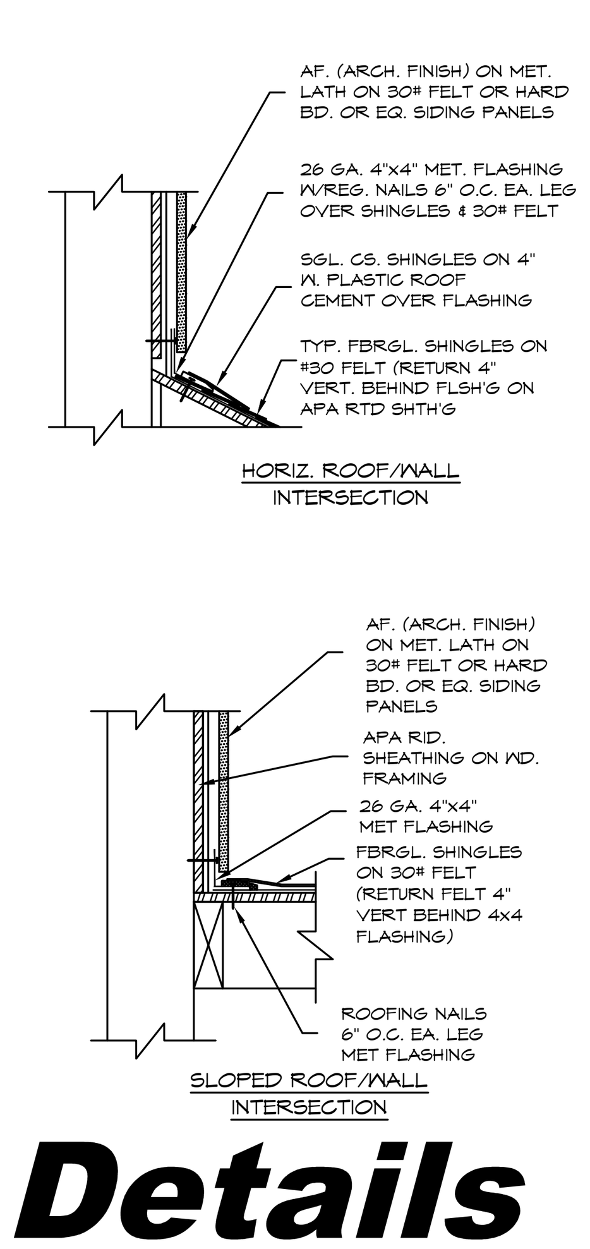
All connectors are SIMPSON or Equal
2a ENTRY KNEEWALL DETAIL
NO SCALE



VALLEY

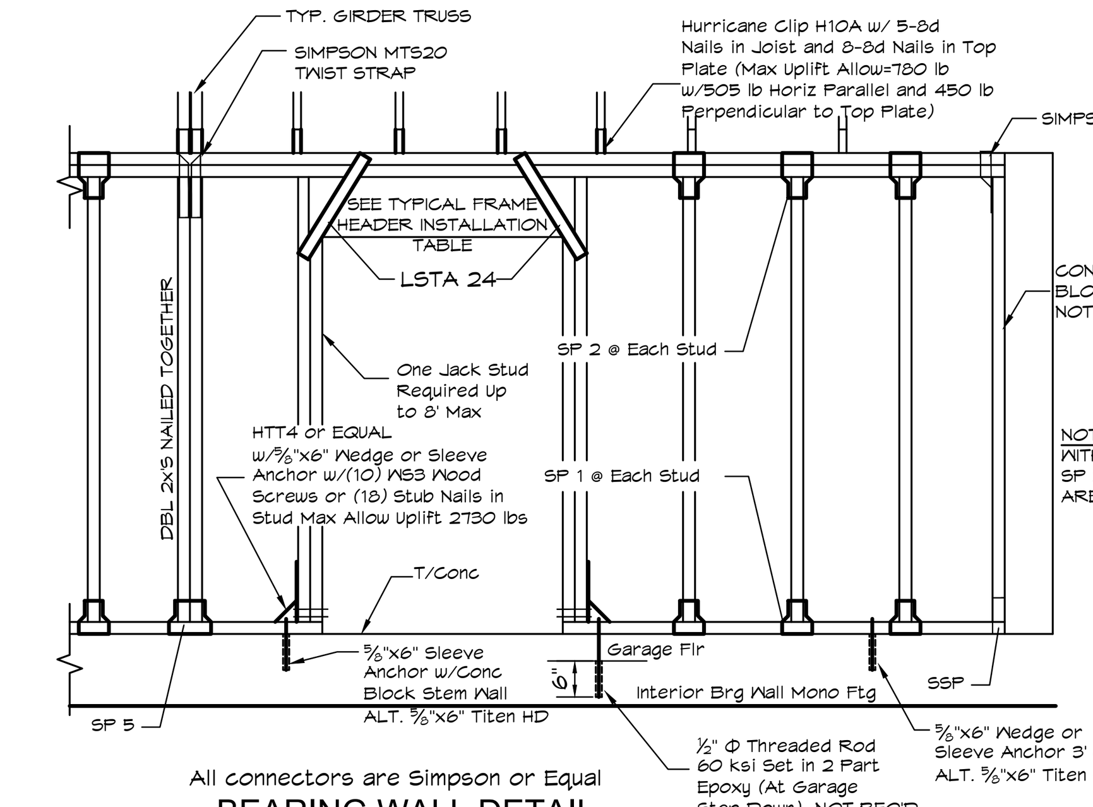


ROOF CRICKET

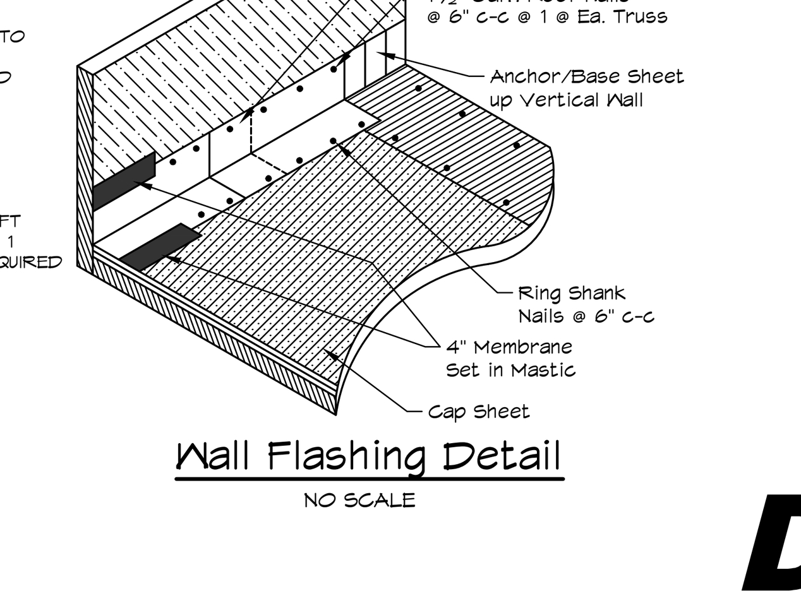


HORIZ. ROOF/WALL INTERSECTION

SLOPED ROOF/WALL INTERSECTION



All connectors are Simpson or Equal
BEARING WALL DETAIL
NO SCALE



Wall Flashing Detail
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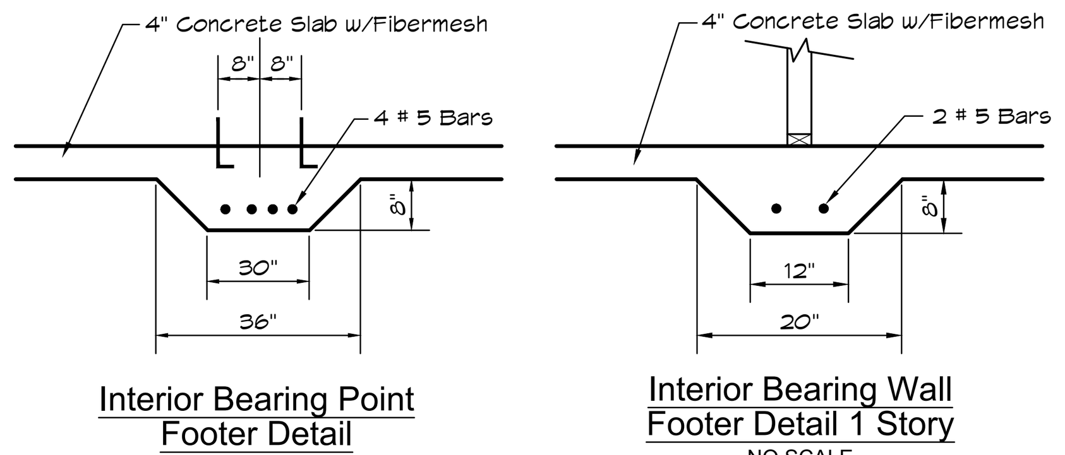

Interior Bearing Point Footer Detail
NO SCALE

Interior Bearing Wall Footer Detail 1 Story
NO SCALE

Typical Frame Header Installation

Opening Size	Header Size	Fasteners	Jack Studs Ea. Side
Up to 3'-4"	2 - 2x6	16d @ 6" o.c.	1
3'-5" to 5'-4"	2 - 2x8	16d @ 6" o.c.	2
5'-5" to 8'-6"	2 - 2x10	16d @ 6" o.c.	2
8'-7" to 10'-6"	2 - 2x12	16d @ 6" o.c.	3

NOTE
All Doors and Windows Comply with F.B.C Residential 7th Edition (2020) Wind Load Req's. All Glass in Hazardous Areas Shall be Tempered. All Sliding Glass Doors Shall be Tempered. All Exterior 1st Floor Walls are Designed as Shearwall Segments. Definition of Hazardous Locations for Glass/Glazing shall be per 2406.4 F.B.C. and installed per Manuf. Installation Instructions

DESIGN CRITERIA
OCCUPANCY CLASSIFICATION IS R — CONSTRUCTION TYPE: VB
* Allowable Soil Bearing=2000 psf - General contractor is responsible for verifying soil bearing with a soils testing company.
* Concrete For Footings, Bond Beams, Filled Cells and Cast-in-Place Columns Shall Have Min. Compressive Strength of 3000 psi @ 28 Days
* Concrete for Walks and Slab on Grade Shall Have a Min. Compressive Strength of 2500 psi @ 28 Days
* Concrete Block F_m'=1900psi (Type II)
* Mortor ASTM C270 F_c' =2000psi (Type S)
* Reinforcing Steel Shall Comply with ASTM A615, Grade 40(Fy=40,000 psi)
* Anchor Bolts Shall Comply with ASTM A36 Steel
* Footing Shall Be Placed in Undisturbed Soil or Clean, Well Graded Backfill Material, Firmly Compacted to 95% Max Dry Density
* Design Shall Comply With The Standard For Hurricane Resistant Residential Construction
* Lumber Shall Be SP #2 Dense - F_b=1200 psi

EXTERIOR WINDOWS & DOORS
1. All exterior windows and doors are required to be tested in accordance with ANSI/AMMA/NWWDA 101 /IS2 Standard and bear an AMMA or WDMA label identifying the manufacturer, performance characteristics and approved product testing entity.
2. All exterior windows and doors where buck thickness is less than 1½" thick, shall be anchored through the jam into the structural substrate.
3. All exterior windows and doors where buck thickness is 1½" or greater, the buck must be attached in a manner that transfers the load directly to the structure. Windows and doors shall be anchored through the jam into the wood buck.
4. The window buck shall extend beyond the interior lip of the window.
5. Mullions and adjacent door assemblies are required to be tested or engineered to transfer 1.5 times the design loads to the rough opening substrate.

SIMPSON ANCHOR TABLE

CONNECTOR	FASTENERS	
H10	8-8d x 1½" (RAFTER)	6-10d (JOIST)
HTT4	18-16d x 1½" (STUD)	⅝" ANCHOR BOLT
HUC410	14-16d (HDR)	6-10d (JOIST)
HETA	8-16d	
META	6-16d	
MSTM16	7-16d (TRUSS)	4- ¼" x 2¼" TITEN (CMU)
LSTA18	14-10d	
LSTA24	18-10d	
SP1	6-10d (STUD)	4-10d (PLATE)
SP2	6-10d (STUD)	6-10d (PLATE)
SP5	6-10d (STUD)	4-10d (PLATE)
SSP	4-10d x 1½" (STUD)	1-10d x 1½" (PLATE)
TSP	9-10d x 1½" (RAFTER)	6-10d x 1½" (PLATE)
TS18	14-16d	
TS22	18-16d	

Bar Splice Table

Size	Overlap
3	20"
4	20"
5	26"
6	33"
7	45"

CONC. BLOCK NOTE:

COLUMNS OF HEAD JOINTS IN EXCESS OF ½" REQUIRE CELLS ON EA. SIDE TO BE FILLED WITH CONCRETE (NO STEEL REQUIRED)

Hazardous Locations

FL Building Code 7th Edition (2020)

The Following shall be considered specific hazardous locations for the purpose of glazing:
1. Glazing in ingress and egress doors except wired glass in required fire doors and jalousies.
2. Glazing in fixed and Sliding panels of sliding type doors (patio and mall type).
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in shower and bathtub doors and surrounding walls where the sill height in the walls is less than 60 inches above the standard surface of the shower or tub but in no case less than 60 inches above the bathroom floor.
6. Glazing, operable or inoperable, adjacent to a door in all buildings and within the same wall plane as the door whose nearest vertical edge is within 12 inches of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing, operable or inoperable, having a glazed area in excess of 9 sq ft with lowest edge less than 18 inches above the finish floor level or walking surface within 36 inches of such glazing. In lieu of safety glazing such glazed panels may be protected with a horizontal member not less than 1-1/2 inches wide when located between 24 and 36 inches above the walking surfaces.
8. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface.
9. Glazing adjacent to stairways within 60" horizontally of the bottom tread of the stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.

APPROVED PRODUCT LIST

Product Category	Sub Category	Manufacturer	State Of Florida Approval Number	Expiration Date
Exterior Doors	Swinging	Therma-Tru Corp.	IMPACT FL13459.1	12-31-26
	Sliding	MI Doors	FL15332.2	12-31-24
	Sectional	Clopay Building Products	FL15279.52	05-21-28
	Sectional	Haas Door Company	FL16650	12-31-23
Windows	Single Hung	MI Windows	FL17676.8	08-28-27
	Single Hung	MI Windows	FL 17499.2	10-08-23
	Fixed Glass	MI Windows	FL15349.1	04-03-23
	Single Hung	Ply Gem Windows	FL16103	03-30-23
Roofing	Asphalt Shingles	Tamko Building Products	FL18355-R6	06-29-23
	Off Ridge Vents	Lomanco	FL3792.4	08-16-26
	Underlayment	Tamko Building Products	FL12328 R9	06-29-23
	Soffits	Aluminum Coils, Inc.	FL12194.1	06-19-25
Structural Components	Lintels	Quality Precast	FL1774.1	05-25-24
	Global Protection Products	Storm Panel Shutters	FL15076.2	12-31-23
	Wood Connector Anchors	Simpson Strong Tie Co.	FL10456 FL10447 FL11496 FL10860 FL13904 FL13872 FL11473	12-8-23

Details

C:\Users\jeffb\Brad Design Dropbox\Residential\Arch\LGI_CelebrationPointeII\ May 25, 2023 - 9:26am

Celebration Pointe II

CONTRACTOR: LGI HOMES

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

BD&E

OWNER:
Serengeti
Lot 251
5601 Imagination Drive

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Details

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: S2

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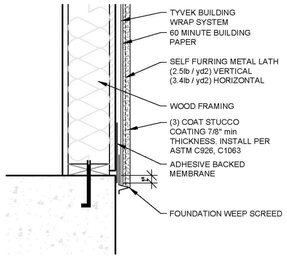

DETAIL @ FOUNDATION

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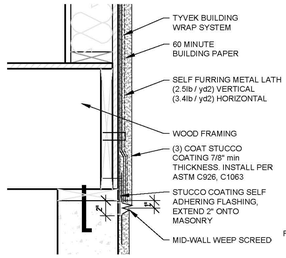

DETAIL @ MASONRY WALL

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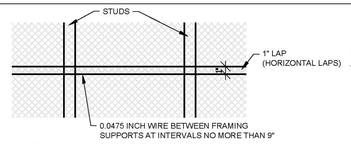

METAL LATH END LAP

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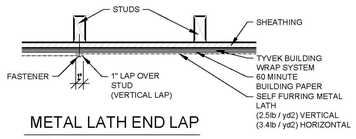

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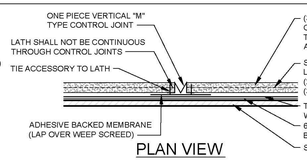
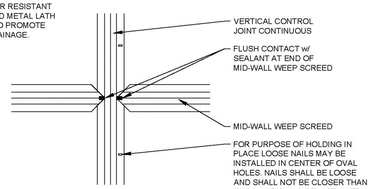


PLAN VIEW



"M" TYPE CONTROL JOINT

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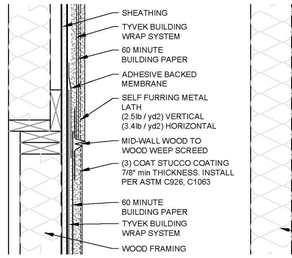

MID WALL FRAME TO FRAME DETAIL

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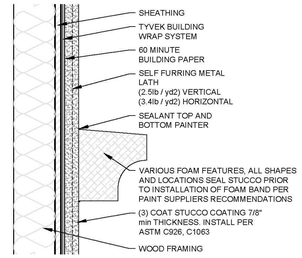

FOAM DETAIL @ WALL

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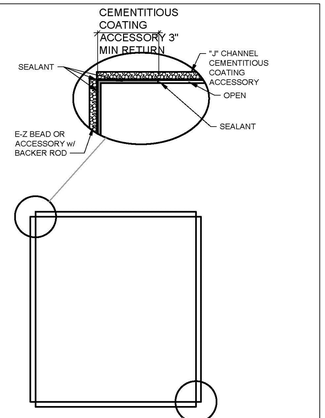

WINDOW ELEVATION DETAIL

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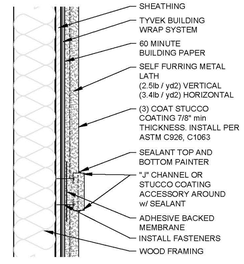

STUCCO BAND DETAIL @ WALL

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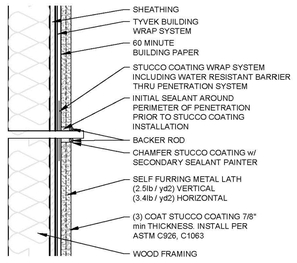

CIRCULAR PENETRATION

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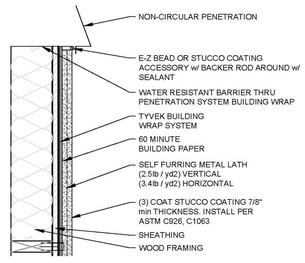

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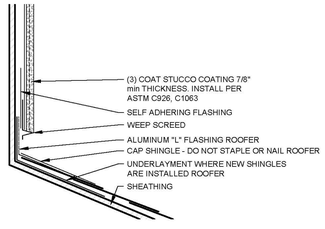

LOW WALL FLASHING

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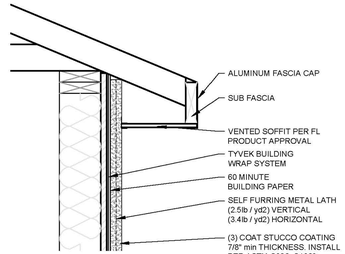

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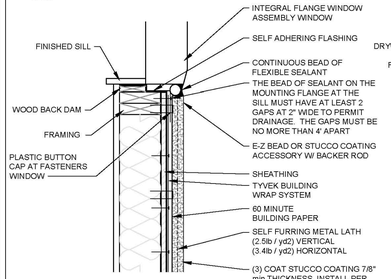

DETAIL @ WINDOW SILL

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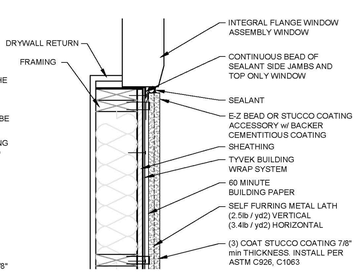

DETAIL @ SIDE JAMB

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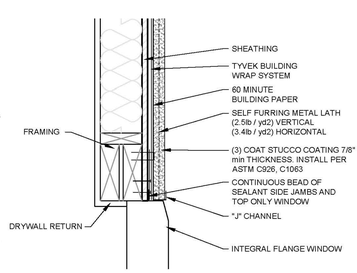

DETAIL @ WINDOW HEADER

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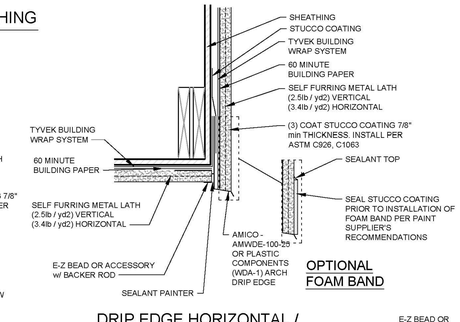

DRIP EDGE HORIZONTAL / VERTICAL INTERSECTION

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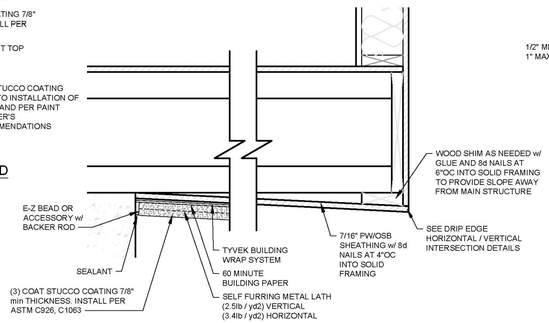

DETAIL @ CANTILEVER FRAME OUT

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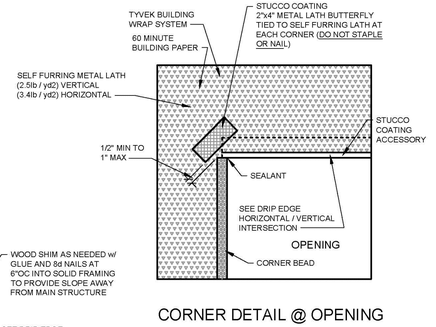

CORNER DETAIL @ OPENING

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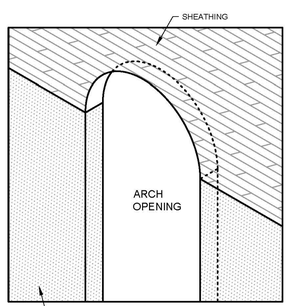

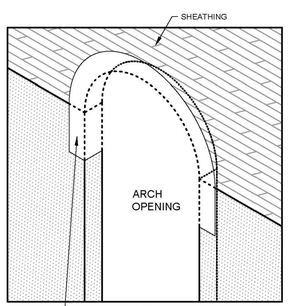

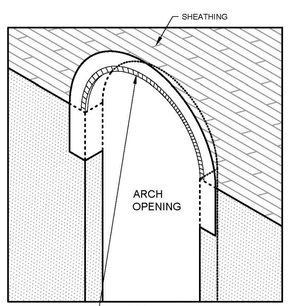

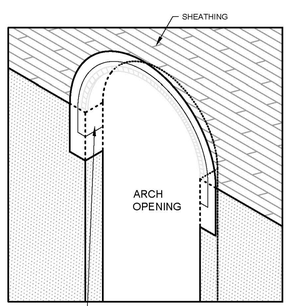

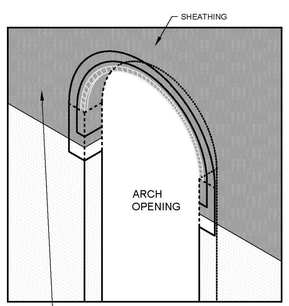

ARCH DETAIL

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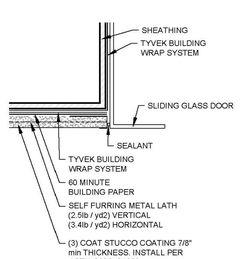

OPTION 1 - SLIDING GLASS DOOR

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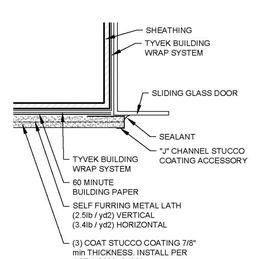

OPTION 2 - SLIDING GLASS DOOR

N.T.S.

Stucco Details

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

CONTRACTOR: LGI HOMES

Celebration Pointe II

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Stucco Details

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: D1

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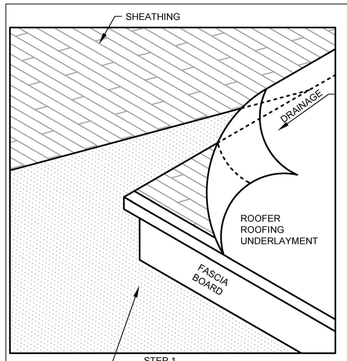
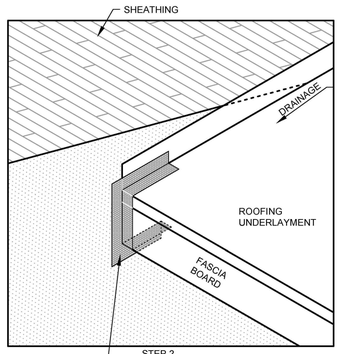


STEP 1



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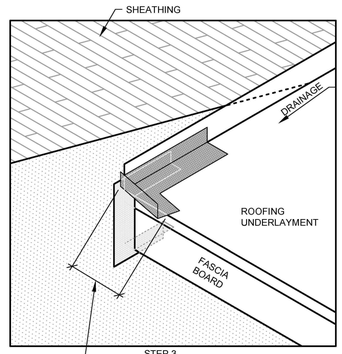

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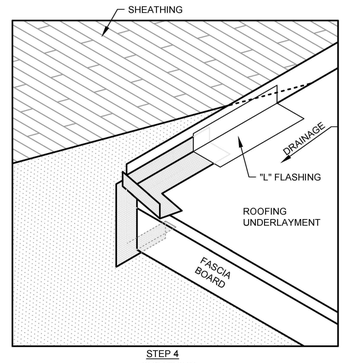

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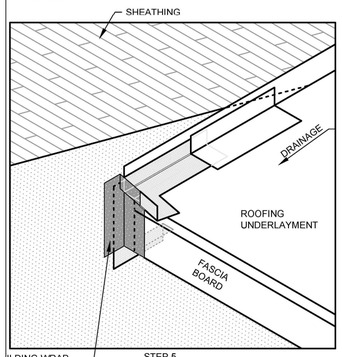

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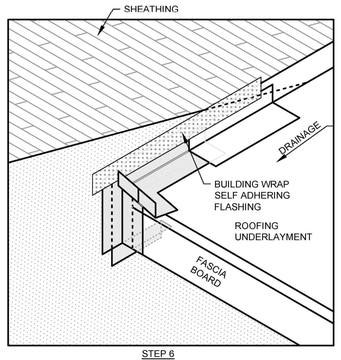

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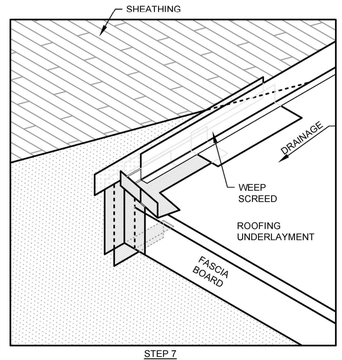

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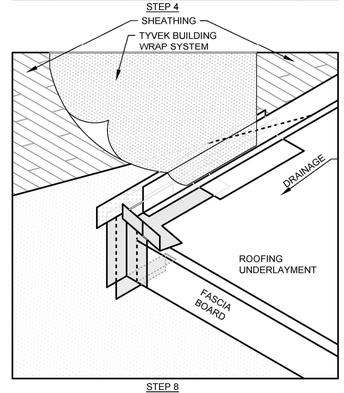

STEP 8

KICKOUT DETAIL

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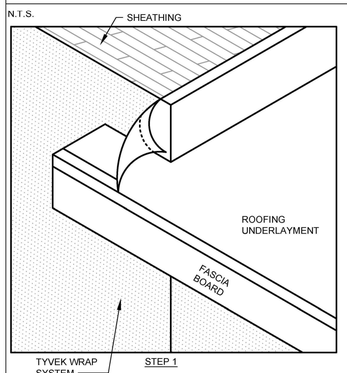
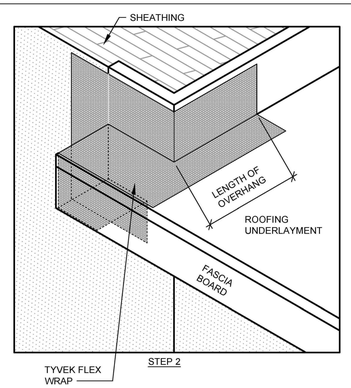
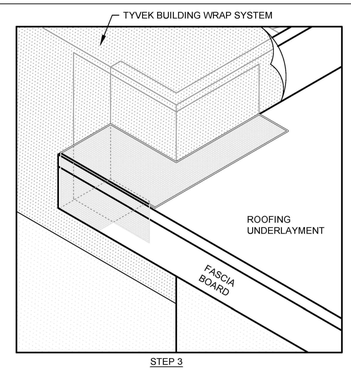


STEP 1



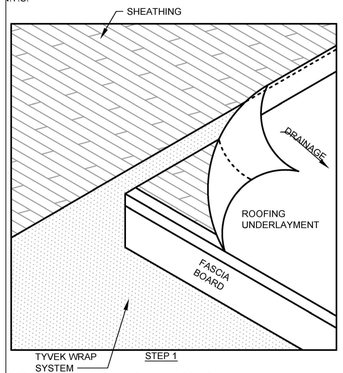
STEP 2



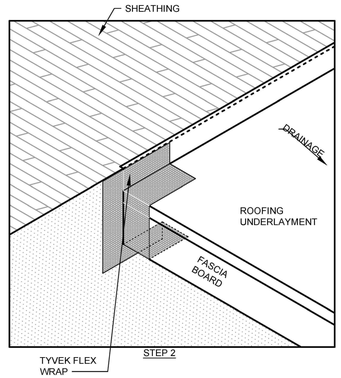
STEP 3

CORNER OVERHANG DETAIL

N.T.S.



STEP 1



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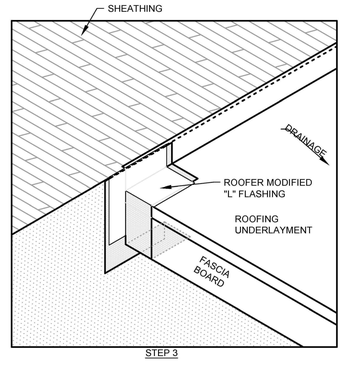

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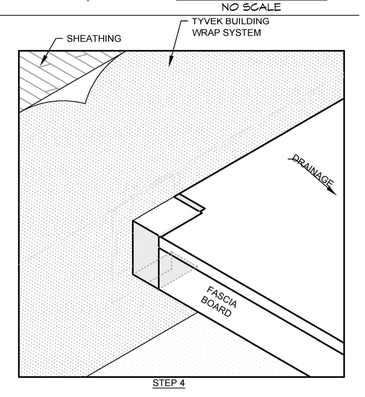
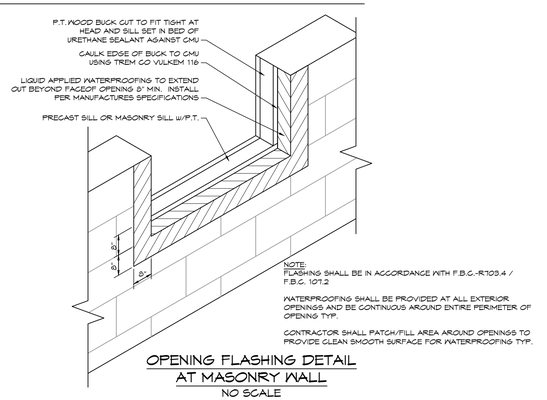


STEP 4

CORNER OVERHANG DETAIL



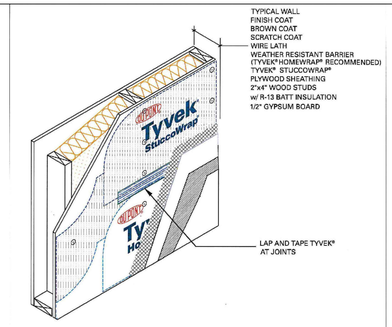
NOTE:
FLASHING SHALL BE IN ACCORDANCE WITH F.B.C.-R703.4 / F.B.C. 107.2

WATERPROOFING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS AND BE CONTINUOUS AROUND ENTIRE PERIMETER OF OPENING TYP.

CONTRACTOR SHALL PATCH/FILL AREA AROUND OPENINGS TO PROVIDE CLEAN SMOOTH SURFACE FOR WATERPROOFING TYP.

OPENING FLASHING DETAIL AT MASONRY WALL

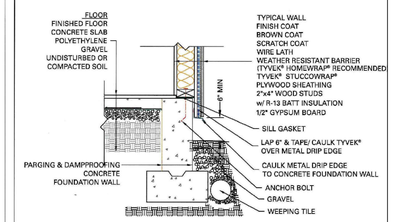
NO SCALE



TYPICAL WALL ISOMETRIC

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

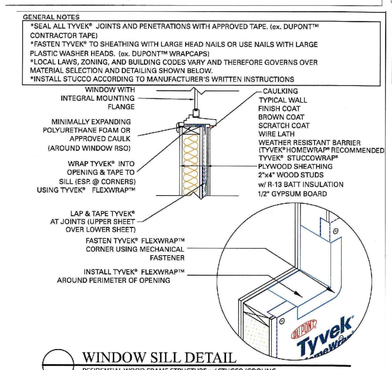
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



BASE OF WALL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

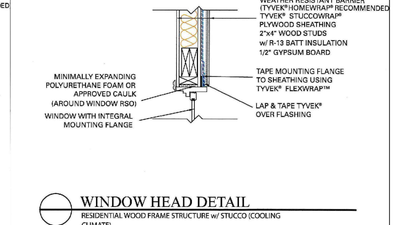
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

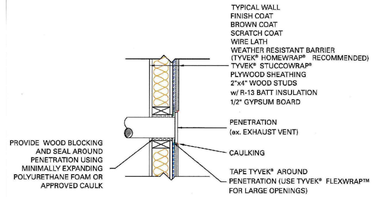
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW HEAD DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WALL PENETRATION DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

STUCCO COATING:

1. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSIVE-RESISTANT MATERIALS
2. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1 ½" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" , OR AS OTHERWISE APPROVED.
3. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR GYPSUM BACKING.
4. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS.
5. ON WOOD FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
6. A MINIMUM 0.019 INCH (No. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½" (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C925.
7. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
8. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE..
9. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
10. WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
11. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LATER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
12. EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE CEMENTITIOUS COATING BY AN INTERVENING, SUBSTANTIALLY NO-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE..

Stucco Details

CONTRACTOR:
LGI HOMES

Celebration Pointe II

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone:(813) 689-7002
AA26003194

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Stucco Details

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: D2

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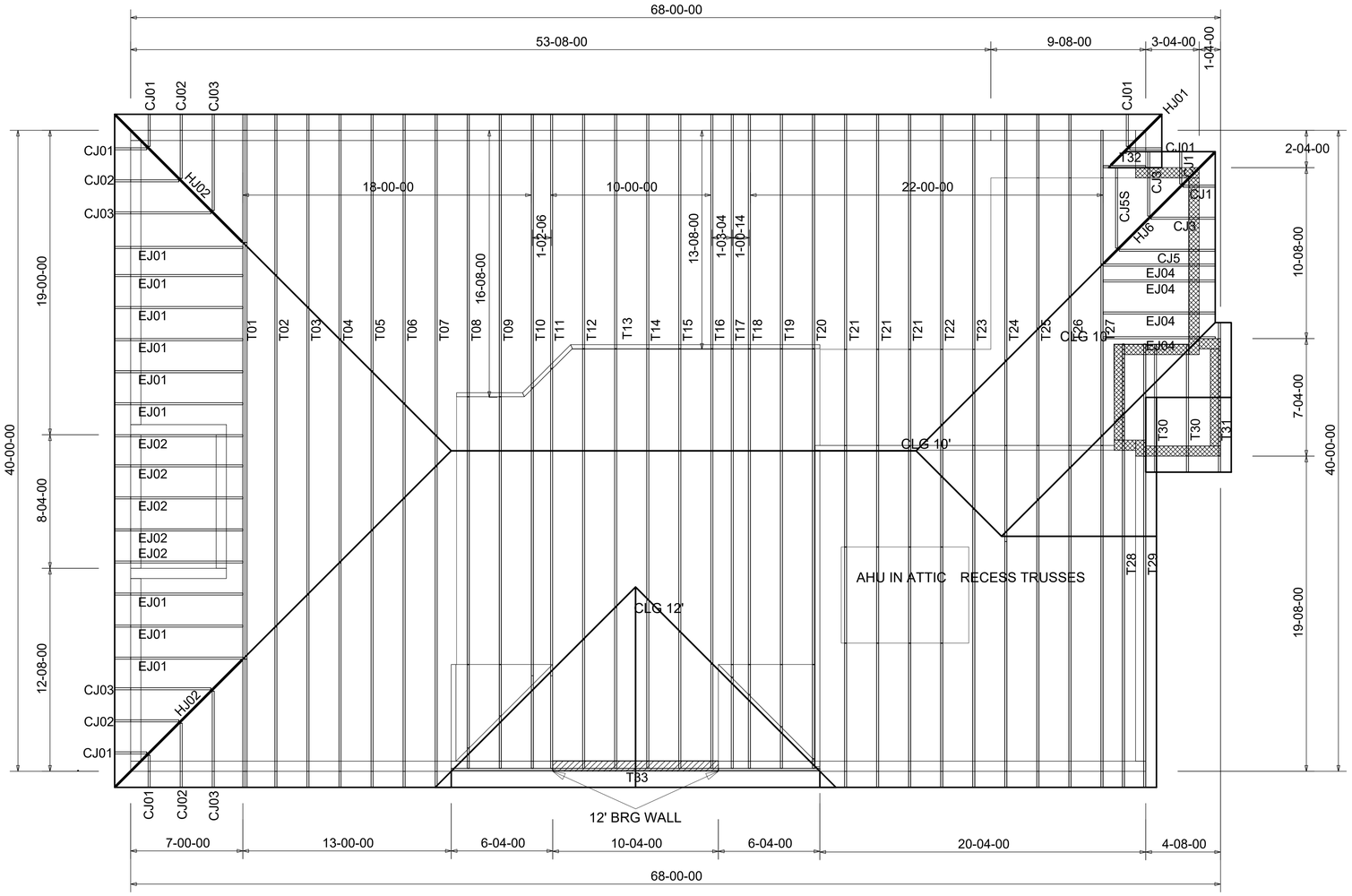

Anchor Schedule

Anchor Schedule 03

Designation & Use	Brand	Model No.	Dimensions	Fasteners	Allowable Uplift DS/FP	Allowable Uplift SPF	Florida Product Approval Number
Buckets							
C11	Simpson	LUS 26	1-9/16" x 4-3/4"	(4) 0.148 x 3 & (4) 0.148 x 3 Nails	1,165	1,165	FL 10531.17
C12	Simpson	HUS 28	6-1/2"	(22) 0.162 X 3-1/2 & (8) 0.162 x 3-1/2 Nails	1,760	1,760	FL 10531.17
Straps & Ties - to Wood							
C21	Simpson	LSTA18	1-1/4" x 18"	(14) 0.148 x 2-1/2 Nails	1,235	1,115	FL 10456.15
C22	Simpson	LSTA24	1-1/4" x 24"	(18) 0.148 x 2-1/2 Nails	1,235	1,235	FL 10456.15
C23	Simpson	H1	5-1/4" x 5-1/4"	(6) 0.131 x 1-1/2 & (4) 0.131 x 2-1/2 Nails	480	425	FL 11456.2
C24	Simpson	H2.5A	1-3/8" x 6"	(5) 0.132 x 1-1/2 & (5) 0.131 x 2-1/2 Nails	700	615	FL 11446.16
C25	Simpson	H6	2-1/4" x 19-3/16"	(8) 0.131 x 2-1/2 & (8) 0.131 x 2-1/2 Nails	1,230	1,065	FL 11446.18
C26	Simpson	MSTC40	3" x 40-1/4"	(52) 0.148 x 3-1/4 Nails	4,375	4,315	FL 11473.11
Straps - to CMU / Concrete							
C31	Simpson	HETA20	1-1/8" x 20"	(9) 0.148 x 1-1/2 Nails		1,180	FL 11473.10
C32	Simpson	META20	1-1/8" x 20"	(8) 0.148 X 1-1/2 Nails		1,450	FL 11473.10
C33	Simpson	MSTAM24	1-1/4" x 24"	(9) .148 x 3 Nails & (5) 1/4 x 2-1/4 Titen		1,425	FL 11473.11
C34	Simpson	MTSM16	1-1/4" x 16"	(7) .148 x 1-1/2 Nails & (4) 1/4 x 2-1/4 Titen	830	715	FL 11473.12
Tension Ties - to CMU / Concrete							
C41	Simpson	HTT5	1-1/4" x 24"	(18) 16d Sinker Nails	4,545	4,545	FL 11496.4
C42	Simpson	HDQ8-SDS3	2-7/8" x 14"	(1) 7/8 Dia Bolt & (20) 1/4 x 3 Screws	9,230	7,020	FL 10441.3
Stud Plate Ties							
C51	Simpson	SP1	1-3/8" x 6-11/16"	(10) 10d Nails	585	585	FL 10456.10
Post Base							
C61	Simpson	RPBZ	2-1/2" x 5"	(2) 3/8 Dia Bolt & (4) 1/4 x 1-1/2 SDS	1,500	1,500	FL 10860-R5
Post Caps							
C71	Simpson	CCQ46SDS2.5 ECQ46SDS2.5	3-5/8" x 11"	(30) 1/4 x 2-1/2 SDS screws	7,145	7,145	FL 10860.8 .9
Girder Tiedowns - to CMU / Concrete & Wood							
C81	Simpson	HDU4-SDS2.5	3" x 10-15/16"	(1) 5/8 Dia Bolt & (10) 1/4 x 2-1/2 SDS	4,585	3,285	FL 10441.4
C82	Simpson	HGT-2	3-5/16" x 4"	(2) 3/4 Dia Bolt & (16) 0.148 x 3 SDS	10,690	10,690	FL 10456.8

Schedule Notes:
1. All Jack and Hip Jack trusses on wood bearing walls are to use anchor C31.
2. All standard trusses on wood bearing walls are to use anchor C32, unless noted otherwise.
3. All Jack and Hip Jack trusses on masonry bearing walls are to use anchor C25.
4. All standard trusses on masonry bearing walls are to use anchor C25, unless noted otherwise.

Truss Uplift Schedule

Truss Uplift Schedule 01

Designation	Support	Max. Uplift	Connector
Jack & Hip Jacks	CMU / Concrette	170	C31, C32 or C35
	Wood	204	C11
Standard Trusses	CMU / Concrette	617	C31, C32 or C35
	CMU / Concrette	1,185	C31, C32
	CMU / Concrette	3,373	C41
	Wood	595	C24
	Wood	1,103	C21
	Wood Buckett	573	C11
Girder Trusses	CMU / Concrette	1,192	C31, C32
	CMU / Concrette	2,204	C41, C42
	Wood	1,237	(2) C25
	Wood Bucket	1,329	C12

This schedule applies to LGI models Brickell, Caladesi, Capri, Esteroll and Vero

THIS DRAWING IS FOR REFERENCE ONLY, SEE FLOOR & FOUNDATION PLAN FOR LOAD BEARING WALLS AND COLUMNS. THE ARCHITECT'S SEAL ON THIS SHEET IS FOR THE SUPPORTING STRUCTURE ONLY. THE TRUSS LAYOUT PLAN HAS BEEN DESIGNED BY A LICENSED FLORIDA ENGINEER.

I HAVE VERIFIED THAT THIS TRUSS PACKAGE COMPLIES WITH THE ORIGINAL DESIGN INTENT, AND THAT THE UNDERLYING STRUCTURE WILL ACCOMMODATE ALL INDICATED LOADS.

Truss Plan

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

Celebration Pointe II

CONTRACTOR: LGI HOMES

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Truss Plan

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: T1

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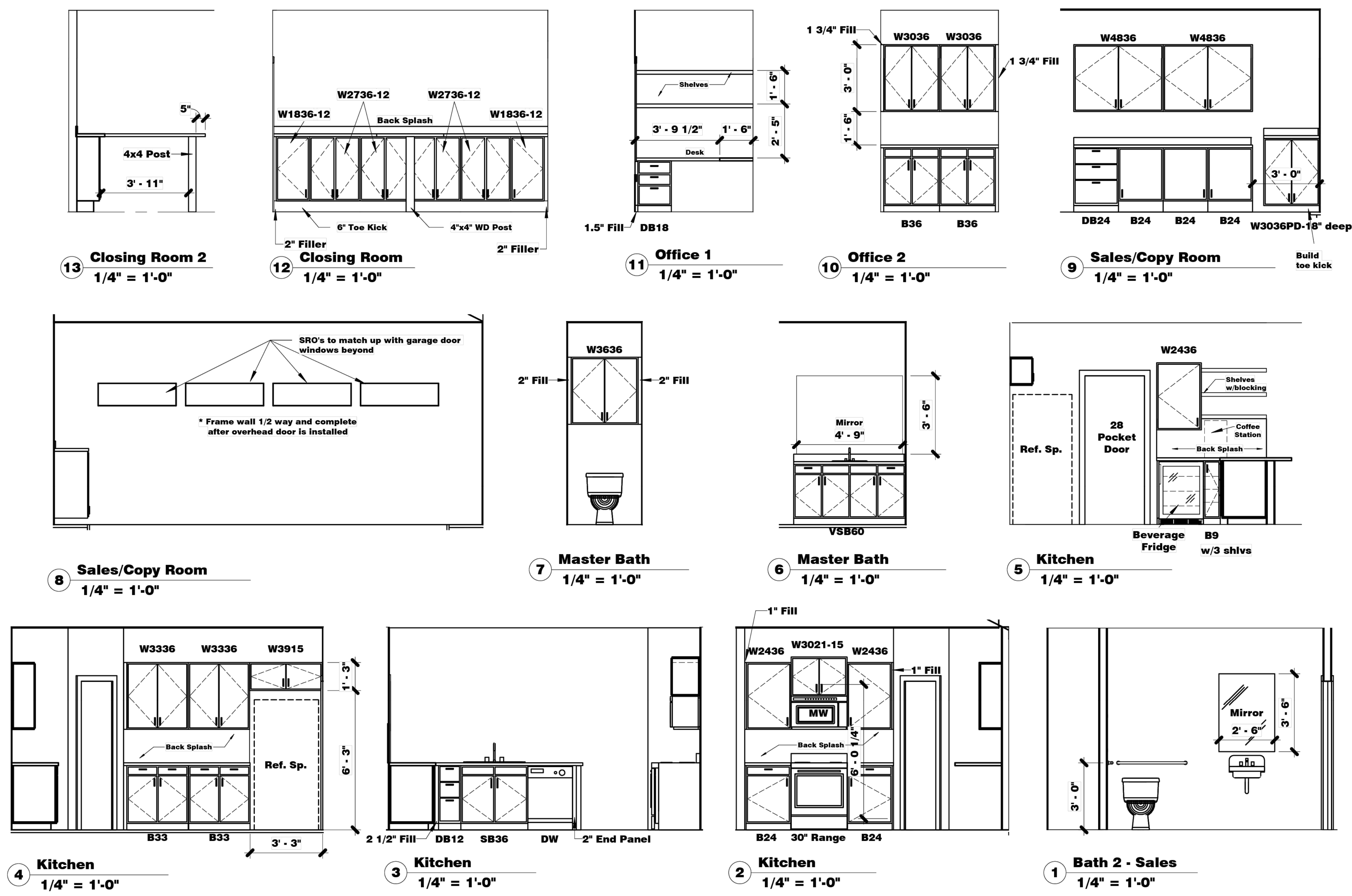
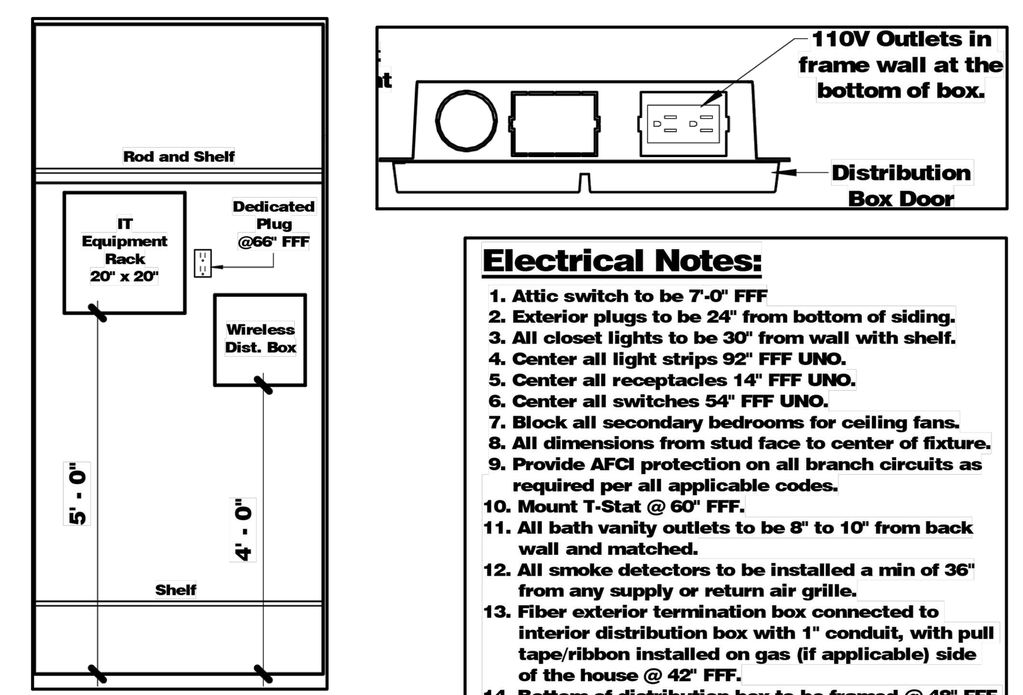
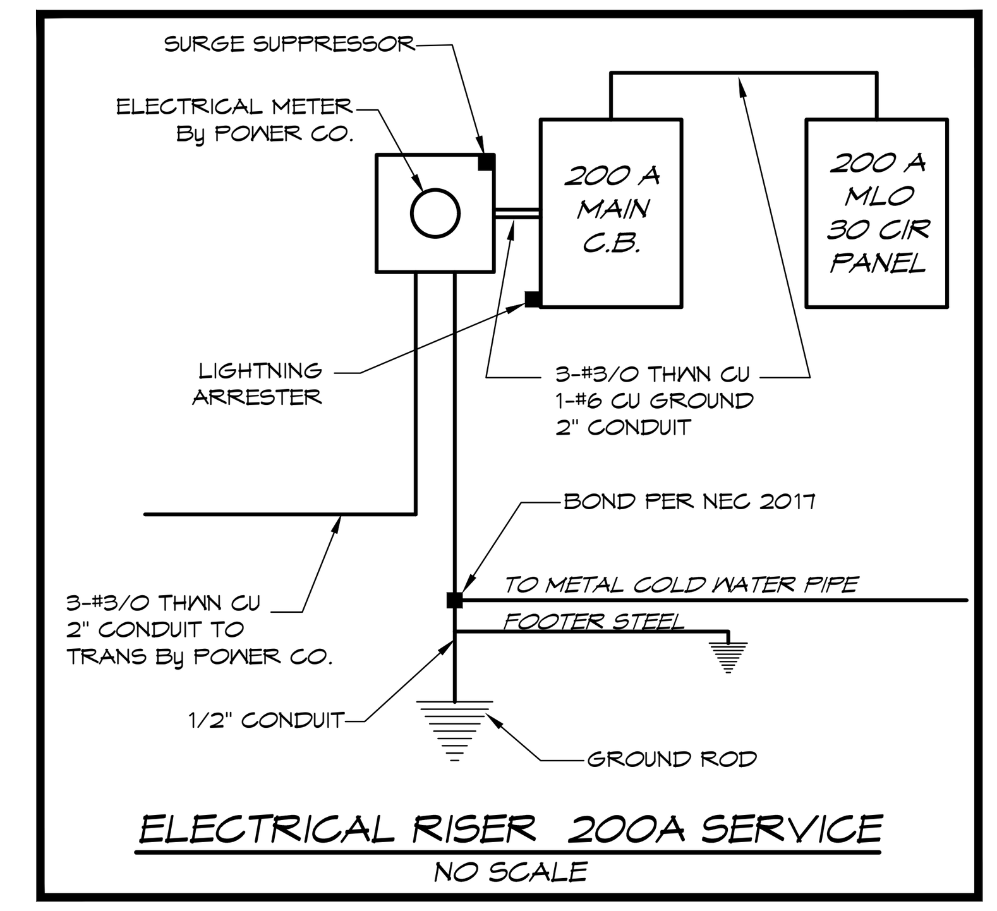




Electrical Notes:

1. Attic switch to be 7'-0" FFF
2. Exterior plugs to be 24" from bottom of siding.
3. All closet lights to be 30" from wall with shelf.
4. Center all light strips 92" FFF UNO.
5. Center all receptacles 14" FFF UNO.
6. Center all switches 54" FFF UNO.
7. Block all secondary bedrooms for ceiling fans.
8. All dimensions from stud face to center of fixture.
9. Provide AFCI protection on all branch circuits as required per all applicable codes.
10. Mount T-Stat @ 60" FFF.
11. All bath vanity outlets to be 8" to 10" from back wall and matched.
12. All smoke detectors to be installed a min of 36" from any supply or return air grille.
13. Fiber exterior termination box connected to interior distribution box with 1" conduit, with pull tape/ribbon installed on gas (if applicable) side of the house @ 42" FFF.
14. Bottom of distribution box to be framed @ 48" FFF.
15. Place gas/fiber stub out on opposite side of electric meter.



ELECTRICAL RISER 200A SERVICE
NO SCALE

NOTE:
IN ACCORDANCE WITH THE NEC 2017 NFPA 70. FBC 107.2.1

ELECTRICAL LEGEND

- S TOGGLE SWITCH – SINGLE POLE
- S3 TOGGLE SWITCH – THREE WAY
- DUPLEX RECEPTACLE – 110V., 20 A, 3 WIRE GROUNDING TYPE
- DUPLEX RECEPTACLE 6" ABOVE COUNTER BACKSPLASH TO CENTER
- WP DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE
- DUPLEX RECEPTACLE WITH ONE HALF SWITCHED FROM WALL SWTICH
- 220 V. RECEPTACLE
- SOFFIT MOUNTED DUPLEX RECEPTACLE GFI
- EQUIPMENT DISCONNECT
- CEILING MOUNTED INCANDESCANT LIGHT
- L CEILING MOUNTED LED LIGHT
- Pendant HANGING LIGHT WITH EXTRA BRACING
- E RECESSED DIRECTIONAL LED FIXTURE
- R RECESSED LED FIXTURE
- PRE–WIRE BRACED FOR CEILING FAN AND LIGHT
- SURFACE MTD. FIXTURE (VANITY LIGHTS AT 84" A.F.F.)
- SURFACE MOUNTED FLUORESCENT FIXTURE
- F EXHAUST FAN VENT THROUGH ROOF
- F EXHAUST FAN/LIGHT VENT THROUGH ROOF
- SOFFIT MOUNTED MOTION DETECTING FLOOD LIGHT. (EACH TO BE ON SEPARATE SWITCH AND CIRCUIT)
- RECESSED FLUORESCENT
- PRE–WIRE BRACED FOR CEILING FAN WITHOUT LIGHT
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE ALARM
- TELEPHONE OUTLET AND PLATE
- TV TELEVISION OUTLET AND PLATE

ALL RECEPTACLES IN SLEEPING ROOMS SHALL BE ON AN AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTED CIRCUIT

NOTE:
ALL CAN LIGHTS WILL HAVE LED BULBS

ELECTRICAL:

1. ELECTRICAL DRAWINGS SHOWN ARE SCHEMATIC ONLY. EXACT QUANTITY AND LOCATION OF FIXTURES MAY VARY.
2. IF NOT PRESENT, AFI OUTLETS ARE TO BE INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.

Key
1) SL7457 Outdoor 1-light Outdoor Ceiling
2) SL94257 Heritage 2-light Outdoor Wall
3) P8022-28/30K-AC1-L10 LED Flush Mount
** J-Box Adapter
4) SL876278 Two Light Ceiling Flush Mount
5) SL49427 Outdoor Wall Lantern in Black Finish
6) SL74024 Vanity Strips 4-light Bath in Chrome
7) SL74134 Vanity Strips 3-light Bath in Chrome
8) SL843678 One Light Ceiling Flush Mount
9) E-DCF52FZ5C1 Ceiling Fan w/ Light

SMOKE ALARMS:

1. ELECTRICAL DRAWINGS SHOWN ARE SCHEMATIC ONLY. EXACT QUANTITY AND LOCATION OF FIXTURES MAY VARY.
2. IF NOT PRESENT, EACH SLEEPING ROOM IS TO BE PROVIDED WITH A SMOKE ALARM.
4. IF NOT PRESENT, PROVIDE SMOKE A DETECTOR OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM.
5. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
6. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER (WIRED OR WIRELESS) THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

CARBON MONOXIDE ALARMS:

1. EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING HAVING AN ELEMENT THAT EMITS CARBON MONOXIDE AS A BYPRODUCT OF COMBUSTION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

Residential Standard Calculation

9/25/1997 (LGI - Serengeti - Information Center)
by: John Sokolik
Version 2014

Premier Electric of Central Florida
PO Box 110185
Palm Bay, FL, 32911
321-305-8706
5/4/2023 7:11

STEP 1 Article 220.42 & 220.52

sq. ft 2100	General Lighting load	6,300 VA	
2	Small Appliance	3,000 VA	
1	Laundry circuit	1,500 VA	
	Gen.Lgt, Sm App.& Laun. Load	10,800 VA	
		3,000 VA @ 100%=	3,000 VA
		7,800 VA @ 35% =	2,730 VA
		VA @ 25% =	VA

STEP 2 Article 220.50 & 220.51 — General Lighting Demand Load 5,730 VA

A/C Condenser & Fixed Electric Space Heating

					QTY
3 ton	4,275 VA	AHU 1	8kW	8,800 VA	1
A/C #2	VA	AHU 2	Select	VA	Qty
A/C #3	VA	AHU 3	Select	VA	Qty
A/C #4	VA	AHU 4	Select	VA	Qty
A/C #5	VA	AHU 5	Select	VA	Qty

Heating Load 8,800 VA
CU Load 5,075 VA
Greater of Heat @ 100% vs.A/C @ 100% 8,800 VA

STEP 3 Article 220.53

4,500 VA	1	Water Heater	4,500 VA
1,400 VA	1	Refrigerator	1,400 VA
800 VA		Freezer	VA
1,200 VA	1	Dishwasher	1,200 VA
1,127 VA	1	Disposal	1,127 VA
540 VA		Range Hood	VA
1,400 VA	1	Microwave	1,400 VA
1,440 VA		Central Vac	VA
288 VA		Mini Refrig	VA
400 VA		Compactor	VA
12,000 VA		Tankless heater	VA
1,500 VA		Wine Cooler	VA
select		Jacuzzi Tub	VA
select		Sprinkler	VA
1/2 hp		Well Pump	1,127 VA
select		Fountain Pump	VA
select		Elevator	VA
		Pool Equip. Panel	VA 100% Demand
		Other load	VA No Demand
		Other load	VA No Demand

Appliance Demand Load	8,066 VA
Dryer Demand Load	5,000 VA
Range Demand Load	8,000 VA
Service Demand	35,596 VA
Demand Load @ 208V, 1ph	171 A
Neutral Demand	90 A
Min.Service Req.	175 A

Total Appliance Load 10,754 VA
4 or more demand @ 75% plus 100% demand loads 8,066 VA

STEP 4 Article 220.54
Electric Clothes Dryers 5,000 VA

STEP 5 Article 220.55
Electric Ranges 8,000 W Col C demand 8000
or Number of appliances

Check Box for Gas Range
Cooktop Col B demand
Cooktop Col B demand
Oven(s) Col B demand
Oven(s) Col B demand
Number of appliances 0 Dem. Factor 0%
Cooktop & Oven Demand Load W

Use this area for your own notes

jmp1jds@comcast.net

>><<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

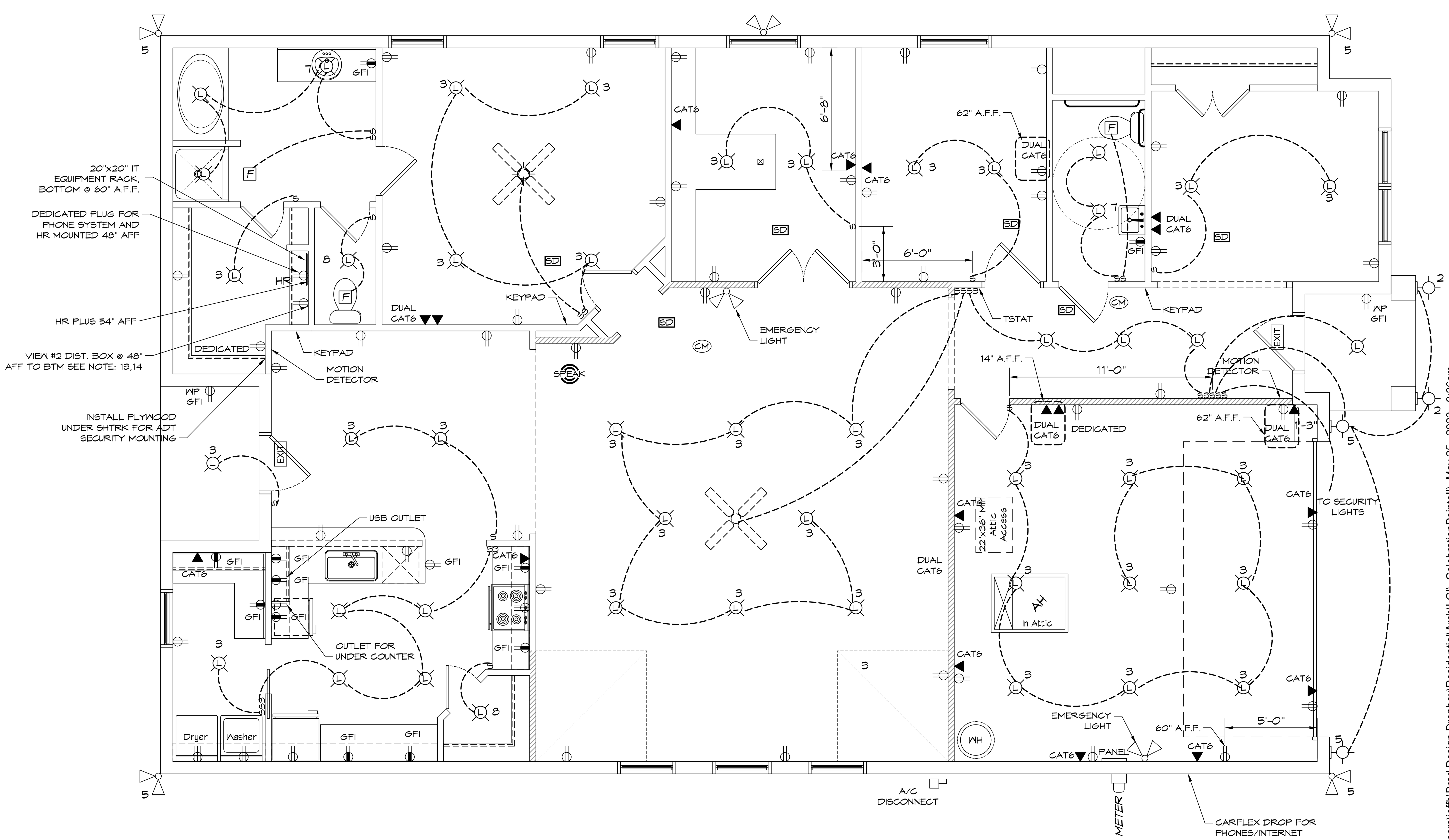
Pool Panel Feeder Calculation	(See Note)	A	B	N
Continuous Motors	0	0	0	0
Non-continuous	0	0	0	0
Spa heater 11 kVA		0	0	
Pool heater 3.5 ton		0	0	
Pool heater 5 ton		0	0	
Pool Light select	0	0	0	0
Blower select	0 240v	0	0	0
other load	0 240v	0	0	0
other load	0 240v	0	0	0
Min.Copper Pool Feeder	AWG	A	A	A
Minimum Panel Rating	A	Phase Amperes		Neut. load

Continuous Motors: select 240v (×5)
Non-continuous Motors: select 240v (×5)
0.0 Motor Neutral Load
Max.Unbalanced Neutral Load

PREMIER ELECTRIC
OF CENTRAL FLORIDA INC
COMMERCIAL RESIDENTIAL SERVICE
321-305-8706
www.PremierElectricCFL.com EC13010042

CKT#	Description	CKT#	Description
1	Range – 40A - #8 copper	2	Air Handler – 35A - #8 copper
3	Range - 40A - #8 copper	4	Air Handler – 35A - #8 copper
5	Dryer – 30A - #10 copper	6	A/C – 25A - #10 copper
7	Dryer- 30A - #10 copper	8	A/C – 25A - #10 copper
9	Fridge – 20A - #12 copper **	10	Water Heater – 30A - #10 copper
11	Microwave – 20A - #12 copper **	12	Water Heater – 30A - #10 copper
13	Dishwasher – 20A – #12 copper**	14	Kitchen Outlets – 20A - #12 copper **
15	Disposal – 20A - #12 copper **	16	Kitchen Outlets – 20A - #12 copper **
17	Laundry – 20A - #12 copper **	18	Bathroom GFCI – 20A - #12 copper **
19	Garage Outlets - 20A - #12 copper **	20	Dedicated Security – 20A - #12 copper
21	Garage Outlets - 20A - #12 copper **	22	Kitchen/Livingroom Lights – 15A - #14 copper **
23	Dining Room – 20A - #12 copper **	24	Guest Bedrooms – 15A - #14 copper **
25		26	Master Bedroom – 15A - #14 copper **
27		28	Garage Lights – 15A - #14 copper **
29		30	

** - indicates GFCI/AFCI/Dual Function breaker



Electrical Plan

Areas	
Room	Base Area
_Living	2100 SF
Lanai	44 SF
Garage	421 SF
Entry	38 SF
	2603 SF

Celebration Pointe II

CONTRACTOR: LGI HOMES

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER:
Serengeti
Lot 251
5601 Imagination Drive

SEAL:

Electrical

DATE	May 25, 2023
SCALE	1/4" = 1'-0"
DRAWN	JAB
SHEET	E1

Serengeti9L-251-4.dwg

C:\Users\jeffb\Brad Design Dropbox\Residential\Arch\LGI_CelebrationPointeII May 25, 2023 - 9:26am

LEGEND

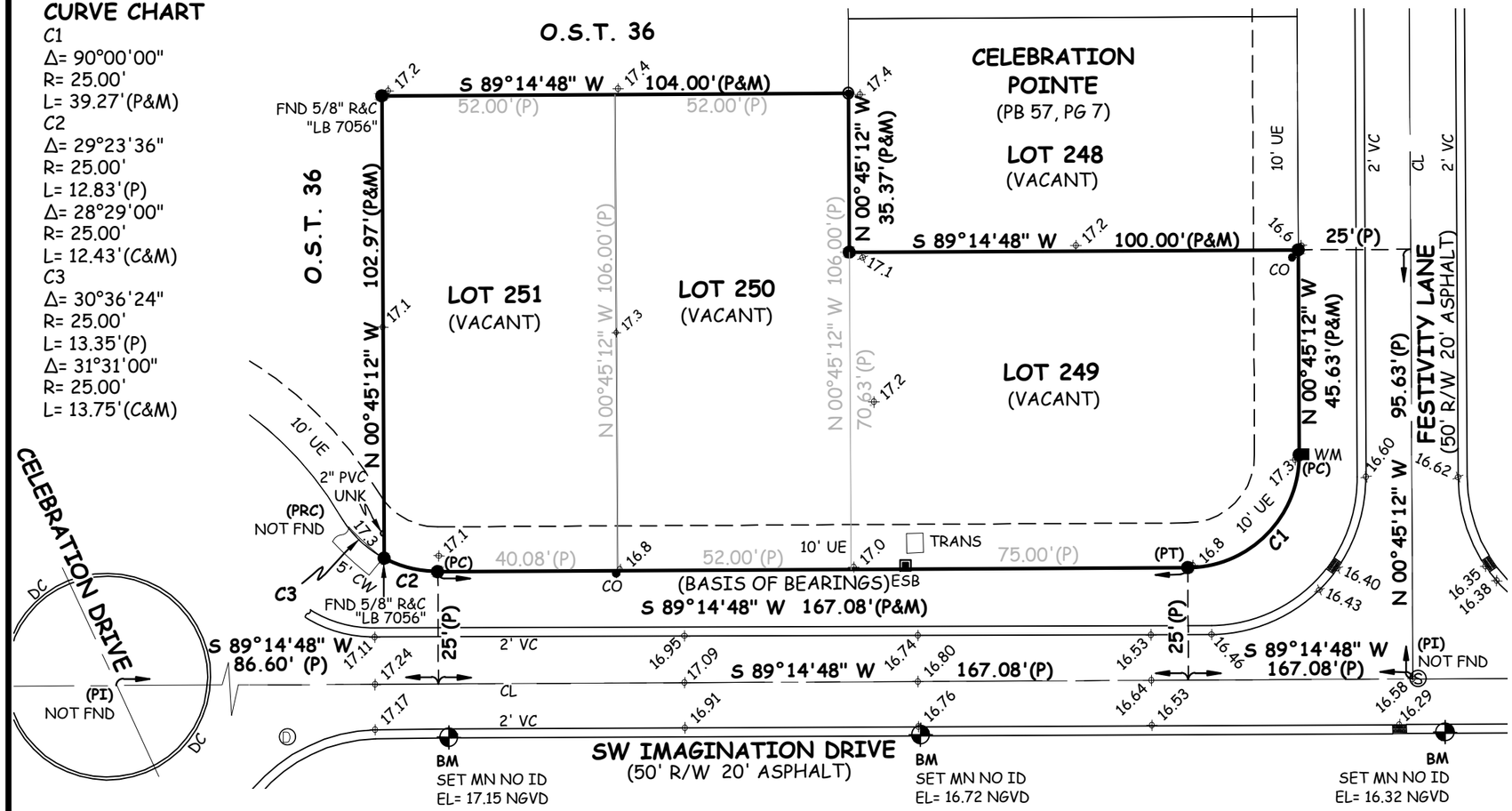
BM	= BENCHMARK
(C)	= CALCULATED
C1	= CURVE INFORMATION
CL	= CENTERLINE
CW	= CONCRETE WALK
DC	= TYPE "D" CURB
EL	= ELEVATION
ESB	= ELECTRIC SERVICE BOX
FND	= FOUND
ID	= IDENTIFICATION
LB	= LICENSE BUSINESS
LOMA	= LETTER OF MAP AMENDMENT
(M)	= MEASURED DISTANCE
MN	= MAGNETIC NAIL
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.S.T.	= OPEN SPACE TRACT
(P)	= PLAT DISTANCE
(PC)	= POINT OF CURVATURE
PB	= PLAT BOOK
PG	= PAGE
(PI)	= POINT OF INTERSECTION
(PRC)	= POINT OF REVERSE CURVE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(PT)	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD AND CAP
R/W	= RIGHT OF WAY
TRANS	= TRANSFORMER
UE	= UTILITY EASEMENT
UNK	= UNKNOWN
VC	= VALLEY CURB
WM	= WATER METER
Δ	= DELTA OF CURVE
R	= RADIUS OF CURVE
L	= LENGTH OF CURVE

SYMBOL LEGEND

- ● = SET 5/8" IRON ROD AND CAP "LB 8206" UNLESS OTHERWISE NOTED
- ◉ = FND 5/8" IRON ROD AND CAP ILLEGIBLE
- O = FND 5/8" IRON ROD NO ID
- ▬ = CURB INLET
- Ⓓ = DRAINAGE MANHOLE
- Ⓢ = SANITARY MANHOLE
- CO = SANITARY CLEAN OUT
- ✕17.3 = SPOT ELEVATION

CURVE CHART

C1
Δ= 90°00'00"
R= 25.00'
L= 39.27'(P&M)
C2
Δ= 29°23'36"
R= 25.00'
L= 12.83'(P)
Δ= 28°29'00"
R= 25.00'
L= 12.43'(C&M)
C3
Δ= 30°36'24"
R= 25.00'
L= 13.35'(P)
Δ= 31°31'00"
R= 25.00'
L= 13.75'(C&M)



LEGAL DESCRIPTION: LOTS 249, 250 AND 251, CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 7 THROUGH 14, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

ADDRESS: 5601 IMAGINATION DRIVE
FORT PIERCE, FL 34947

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND RELATED TO ST. LUCIE COUNTY BENCHMARK "MATT". SAID POINT IS A DISK IN CONCRETE 75'± SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD, 28'± EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD. PUBLISHED ELEVATION = 4.6079 (METERS) NAVD 1988, CONVERTED TO 16.61 (FEET) NGVD 1929. ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED MERIDIAN ALONG THE NORTHERLY RIGHT OF WAY LINE OF IMAGINATION DRIVE, HAVING A PLATTED BEARING S 89°14'48" W . ALL OTHER BEARINGS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X"(SHADED), AS PER LOMA CASE NUMBER: 19-04-1702A, DATED 1-11-19. COMMUNITY NUMBER: 120285.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

PUBLIC WATER & SEWER AVAILABLE.

LOT ALIGNMENT BASED ON PLAT BOUNDARY LIMITS.

COMBINED LOTS CONTAIN 17,941 SQUARE FEET.

BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 3/14/23.

CERTIFIED TO: LGI HOMES - FLORIDA, LLC.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 249, 250, AND 251
CELEBRATION POINTE
PREPARED FOR
LGI HOMES - FLORIDA, LLC

REVISIONS | DATE: | BY:

DRAWN BY: SC
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 3/17/23
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 19-2015
SHEET: 1 OF 1