

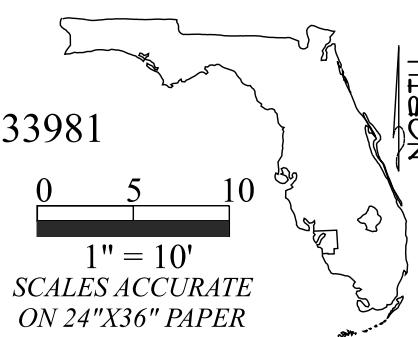
# NEW DUPLEX CONSTRUCTION

## SITE DRAINAGE

SCALE: 1" = 10'-0"

### DETAILS

9235 AGATE STREET, PORT CHARLOTTE, FLORIDA 33981  
 CHARLOTTE COUNTY  
 RMF10- ZONING  
 FRONT SETBACK 25'  
 SIDE SETBACK 7.5' AND 10' SIDE (STREET)  
 REAR SETBACK 20'  
 40% MAX LOT COVERAGE  
 FLOOD ZONE 8A (NAVD88)  
 160 MPH VULT EXPOSURE B



LEGAL DESCRIPTION:  
 9235 AGATE STREET, PORT CHARLOTTE, FLORIDA 33981  
 Lot 13, Block 4417, Port Charlotte Subdivision  
 Section 78, a Subdivision according to the plat  
 thereof as recorded in Plat Book 6, Page 42,  
 Public Records of Charlotte County, Florida.

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- FOUNDATION
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### AREA CALCULATIONS

11,822 SF	PROPERTY SIZE
3,994 SF	BUILDING COVERAGE
33.8 %	% COVERAGE

### SIDE A

#### AREA SCHEDULE

NAME	AREA
Conditioned Space	1628 sq ft.
Garage	243 sq ft.
Lanai	122 sq ft.
Entry	16 sq ft.
Gross Floor Area	2000 sq ft.
TOTAL FOOTPRINT	3994 sq ft.

### SIDE B

#### AREA SCHEDULE

NAME	AREA
Conditioned Space	1628 sq ft.
Garage	243 sq ft.
Lanai	122 sq ft.
Entry	16 sq ft.
Gross Floor Area	2000 sq ft.
TOTAL FOOTPRINT	3994 sq ft.

### DRAINAGE

- DIRECTION OF DRAINAGE FLOW
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- MATCH EXISTING (EXISTING GRADE REMAINS--NO CHANGES NECESSARY)

\*DIMENSIONS AND ELEVATIONS BASED SURVEY PROVIDED BY OWNER. ELEVATIONS BASED ON NAVD88

SLOPE NOTE: MAXIMUM SLOPE RATIO 6:1 FOR THE FIRST 3' OFF OF HOUSE (IN A FLOOD ZONE OUTSIDE A DRAINAGE EASEMENT), MAXIMUM SLOPE RATIO OF 4:1 IN DRAINAGE EASEMENT. SWALES SHALL HAVE A MINIMUM OF A .2% SLOPE (1/500)

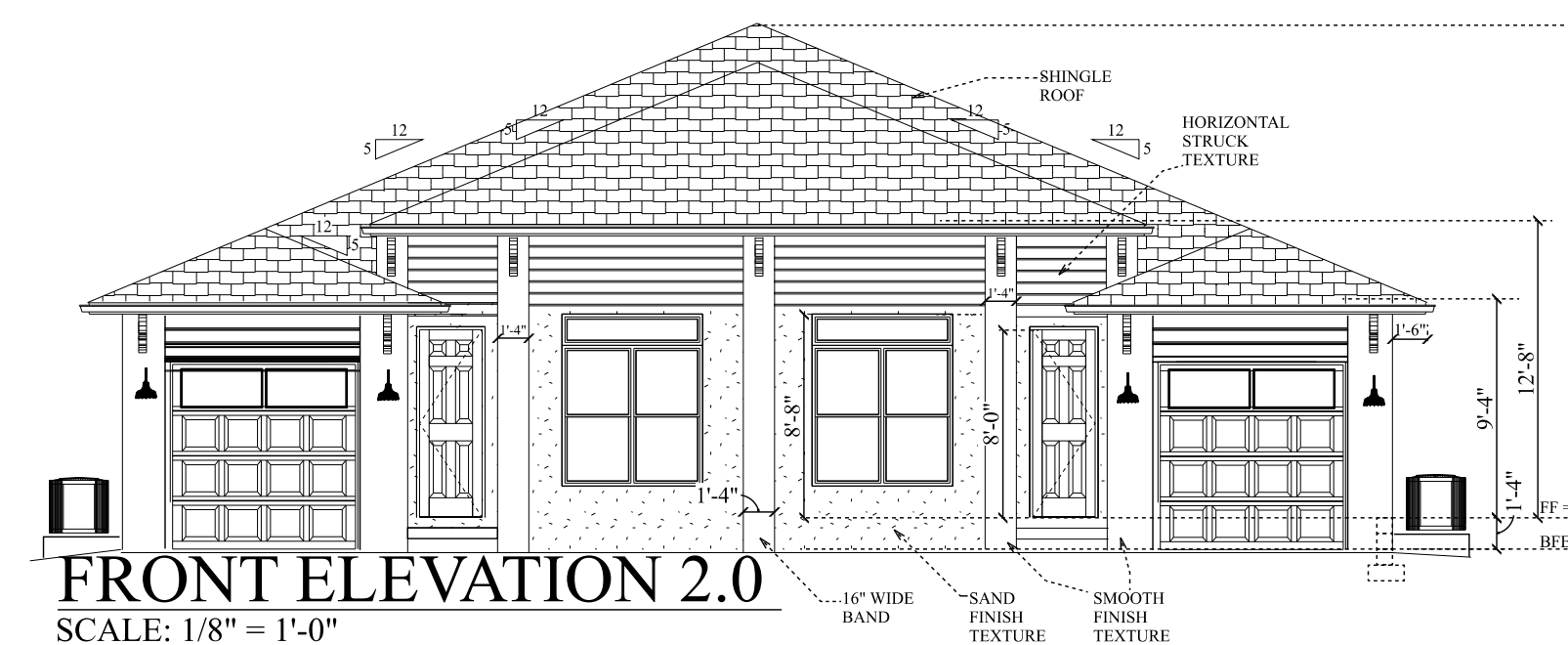
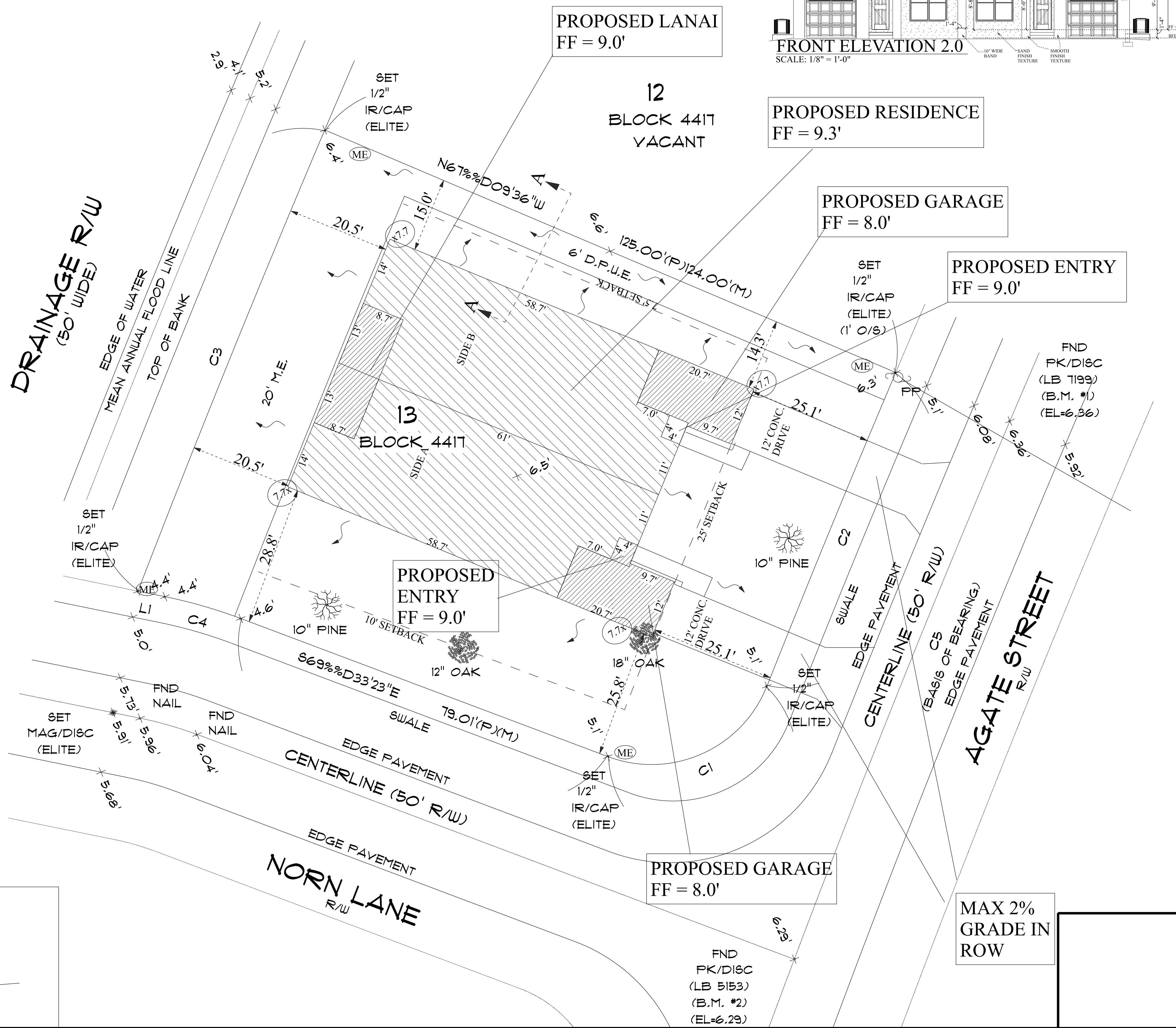
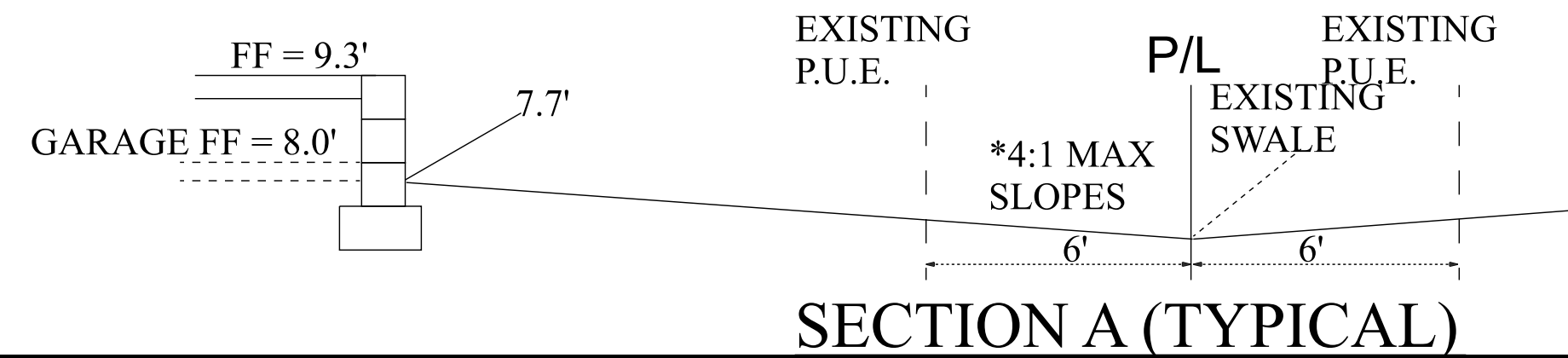
DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, SHRUBS, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL BE A MINIMUM OF 6" IN THE FIRST 10'.

EQUIPMENT TO BE INSTALLED IN COMPLIANCE WITH 2020 FBC 7TH ED R322.1.6

GUTTERS AND DOWNSPOUTS WILL DIRECT RUNOFF IN THE DIRECTION OF FLOW ARROWS AND NOT DIRECTLY TOWARDS NEIGHBORING PROPERTIES.

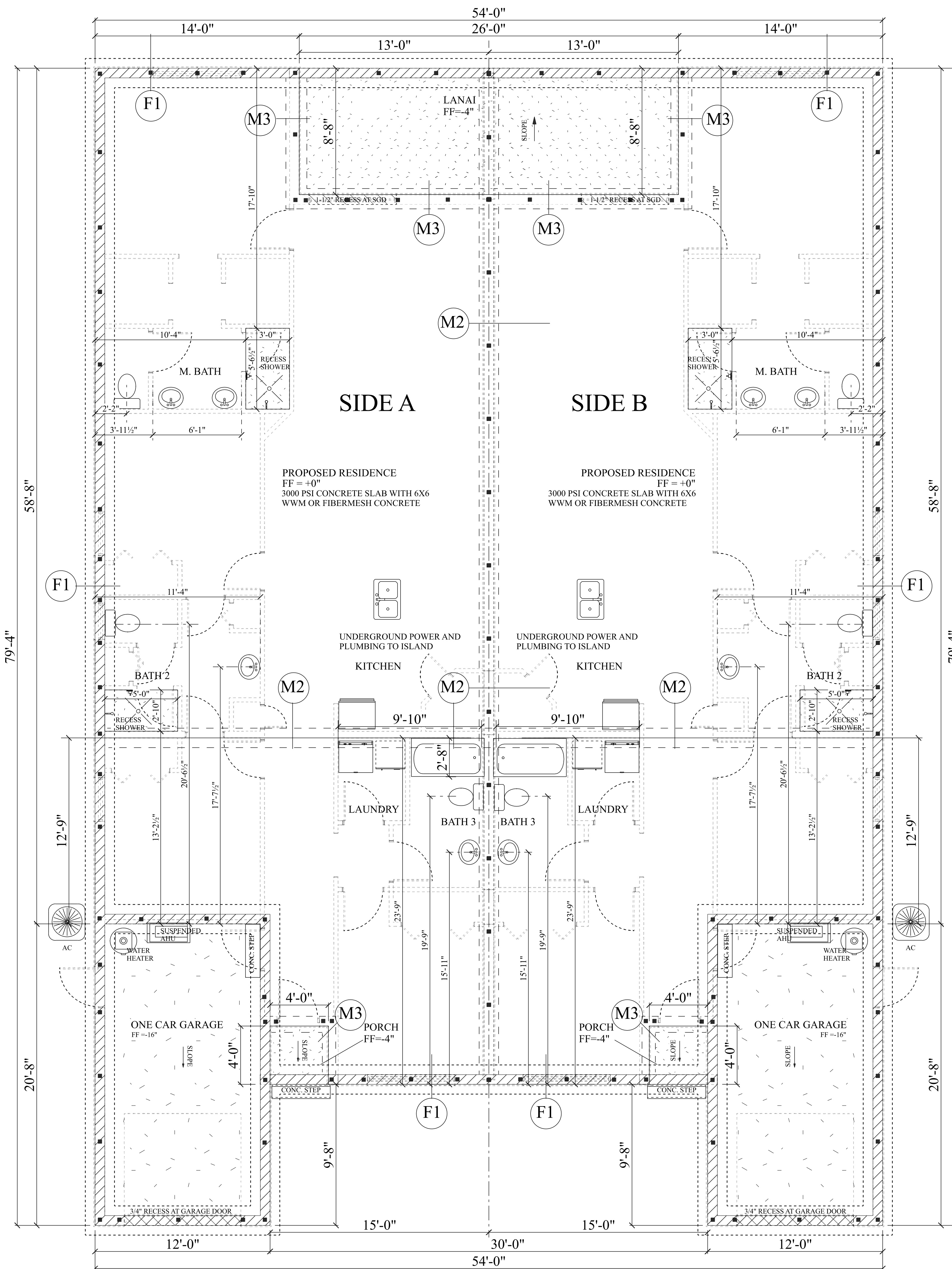
AC PAD --NOTE: ALL EQUIPMENT SHALL BE ELEVATED AND SECURELY ANCHORED TO A PAD NO LOWER THAN THE BFE



MAX 2% GRADE IN ROW

FND PK/DISC (LB 5153) (B.M. #2) (EL=6.23)

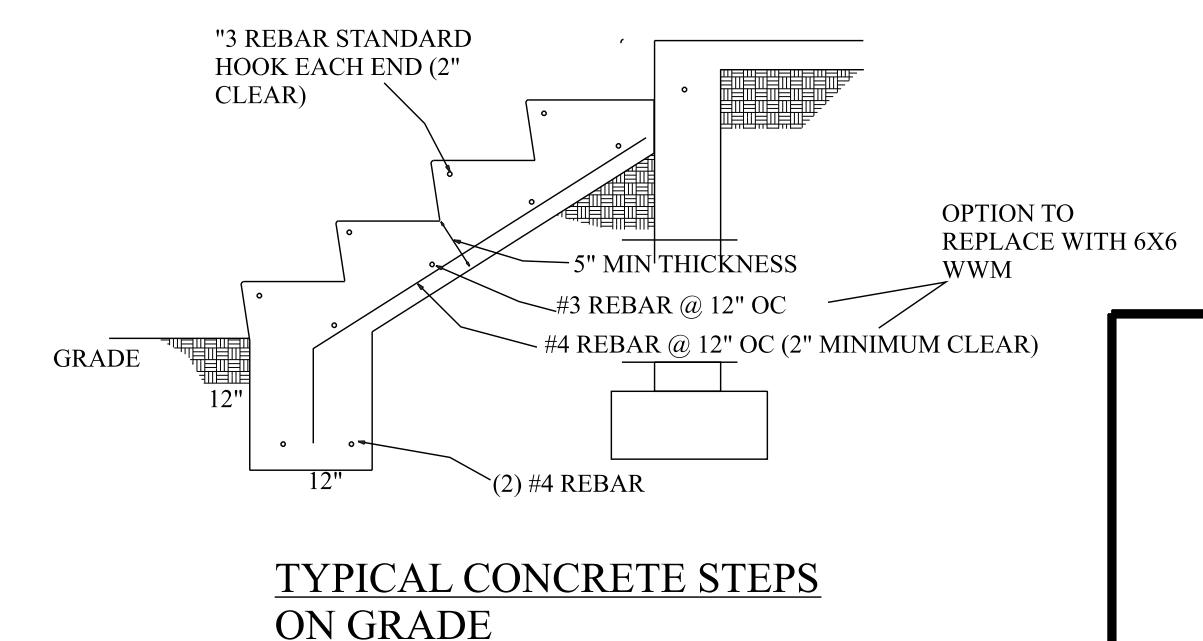
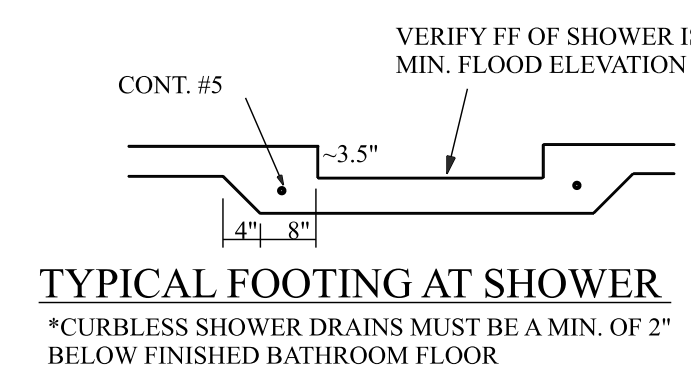
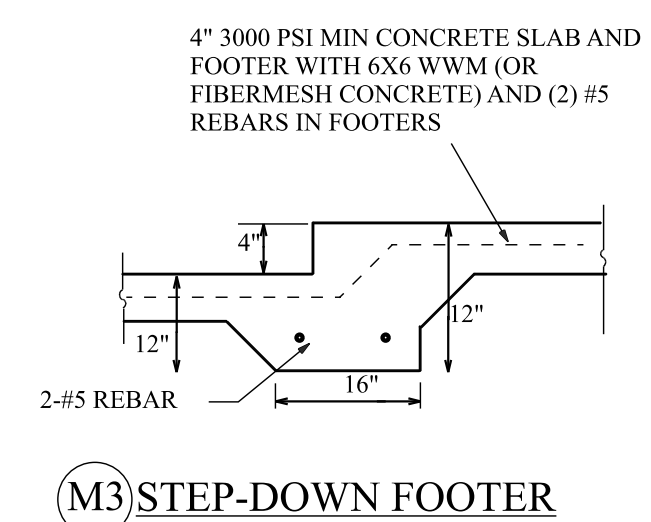
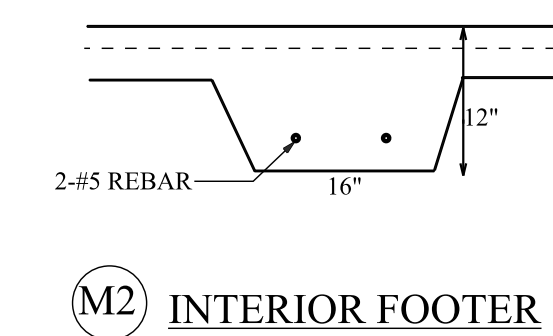
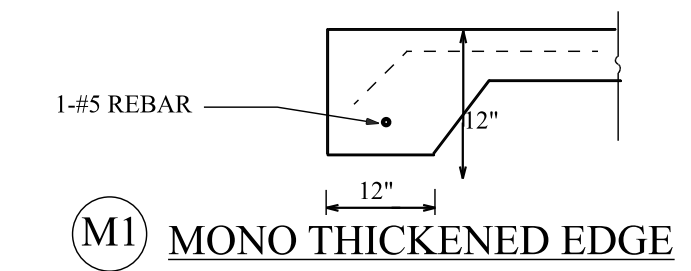
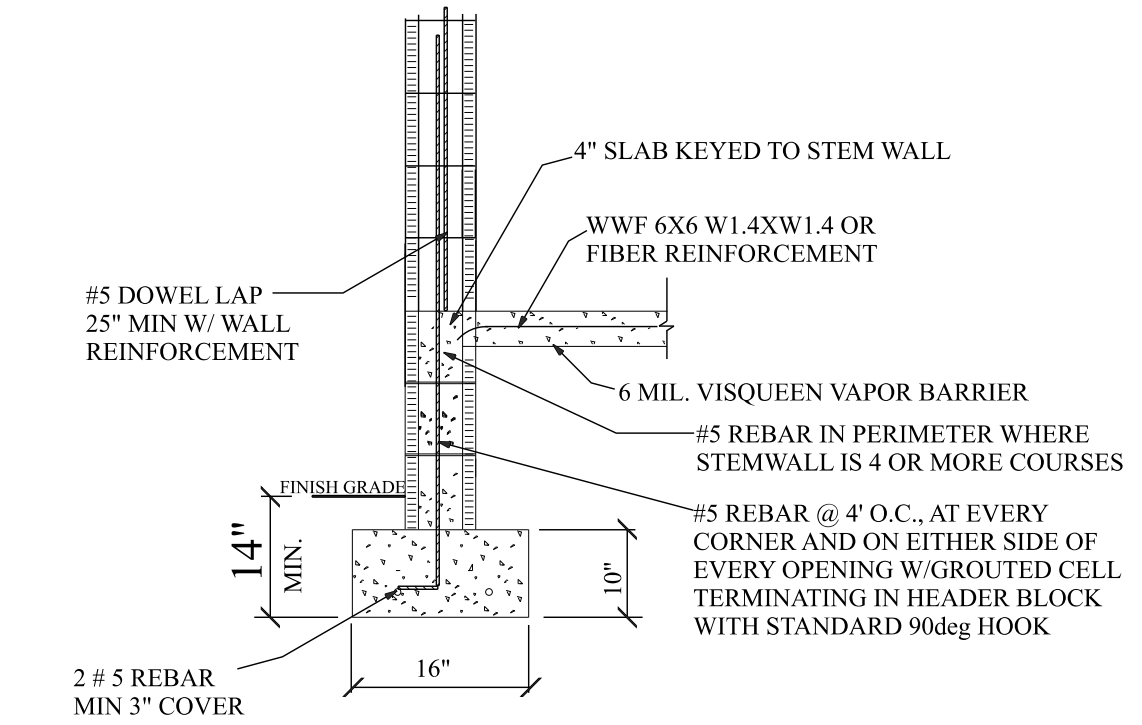
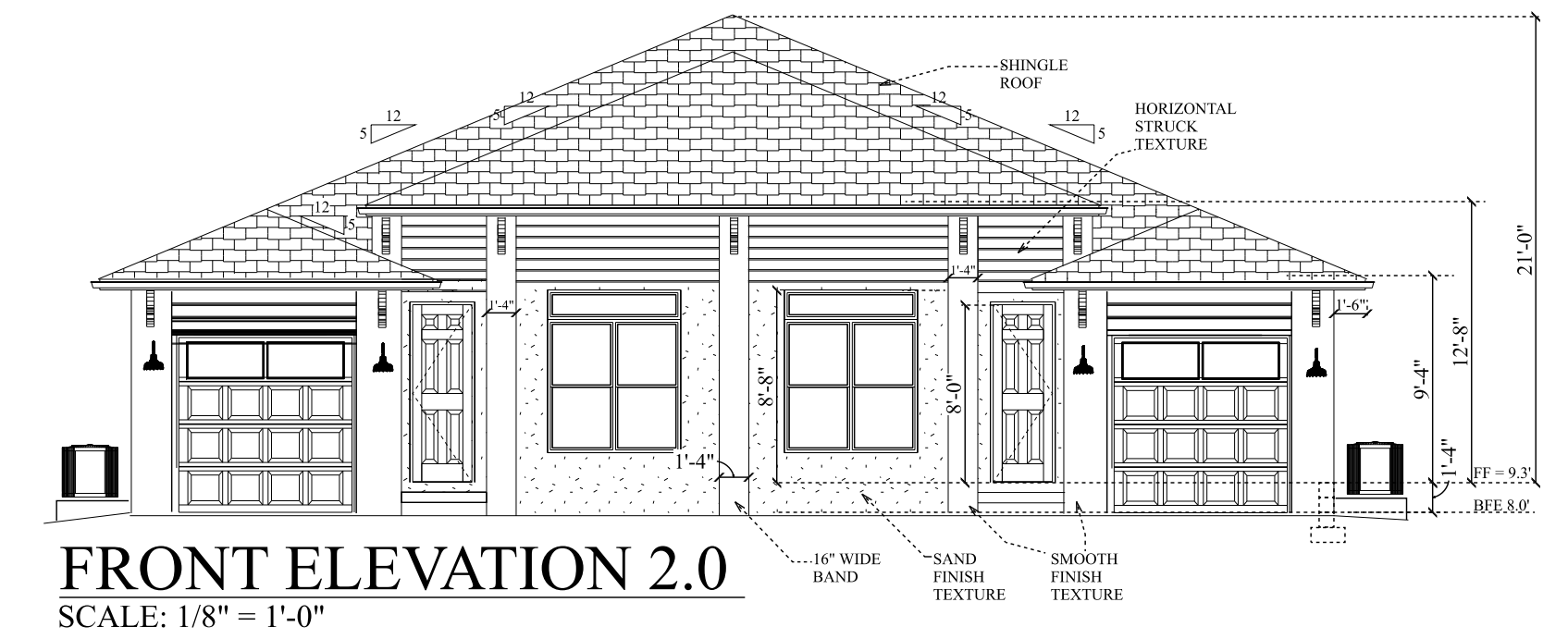
# FOUNDATION

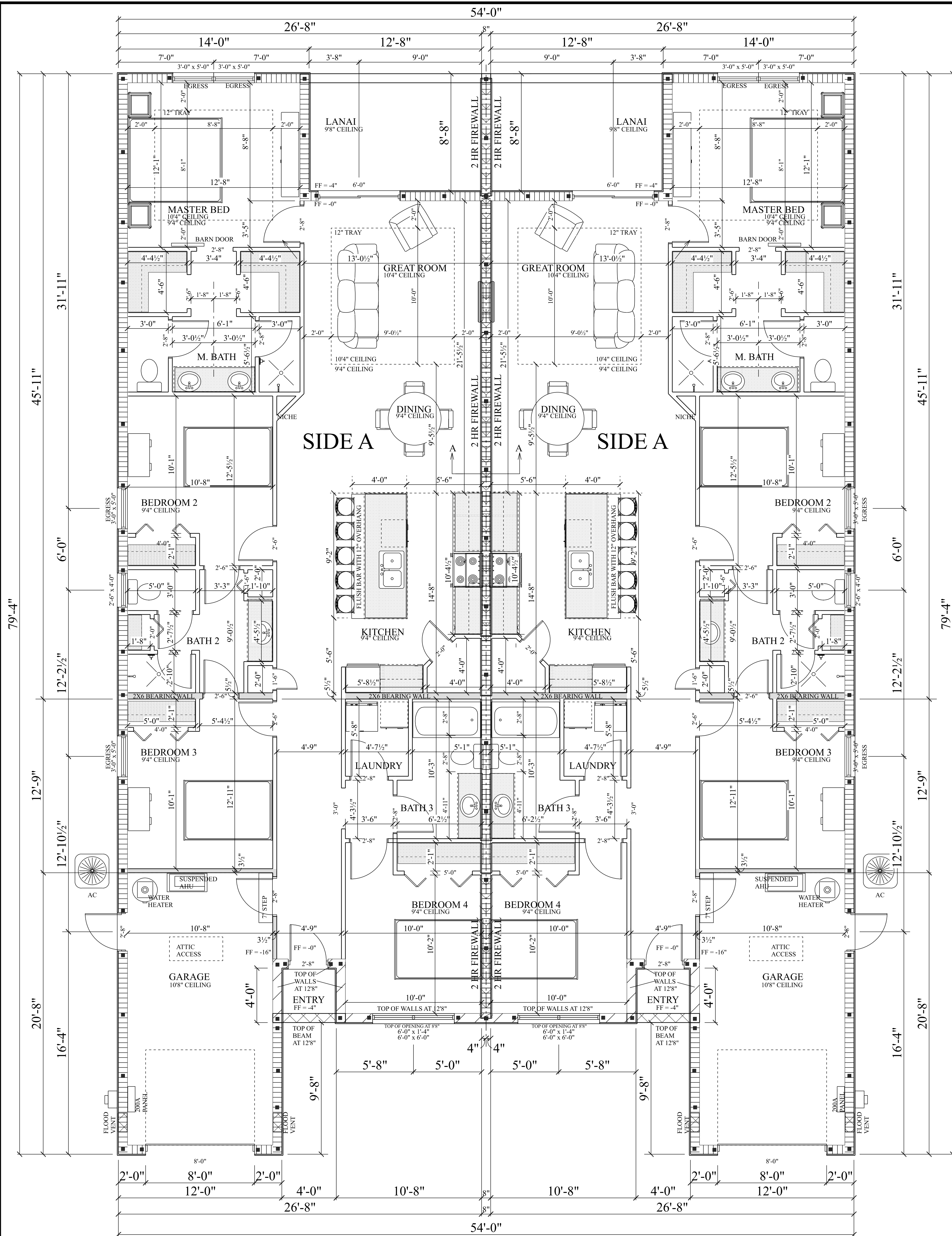


**FOUNDATION 2.0**  
SCALE: 1/4" = 1'-0"

SIDE A		SIDE B	
AREA SCHEDULE	AREA	AREA SCHEDULE	AREA
Conditioned Space	1626 sq ft.	Conditioned Space	1626 sq ft.
Garage	243 sq ft.	Garage	243 sq ft.
Lanai	122 sq ft.	Lanai	122 sq ft.
Entry	16 sq ft.	Entry	16 sq ft.
Gross Floor Area	1998 sq ft.	Gross Floor Area	1998 sq ft.
TOTAL FOOTPRINT	3994 sq ft.	TOTAL FOOTPRINT	3994 sq ft.

- LEGEND**  
1ST STORY WALLS ARE SHOWN IN DOTTED LINE FOR PLUMBING CLARIFICATION
- 8" BLOCK WALL 94" A.F.F.
  - 8" BLOCK WALL 94" A.F.F. WITH 2 HR FIRE RATING
  - 8" BLOCK WALL 128" A.F.F.
  - 2X4 WALL
  - 2X4 BEARING WALL
  - 2X6 BEARING WALL
  - 8" X 16" BLOCK BEAM (8" U-BLOCK WITH (1)#5 REBAR ON TOP OF 8" PRECAST WITH (1)#5 REBAR, TOP OF BEAM 94" A.F.F.
  - 8" X 16" BLOCK BEAM (8" U-BLOCK WITH (1)#5 REBAR ON TOP OF 8" PRECAST WITH (1)#5 REBAR, TOP OF BEAM 128" A.F.F.
  - APPROXIMATE LOCATION OF FILLED CELLS WITH #5 VERTICAL REBAR (MAX SPACING 48" OC UNLESS NOTED OTHERWISE)
  - 8" BLOCK STEM WALL WITH 10" X 16" FOOTING



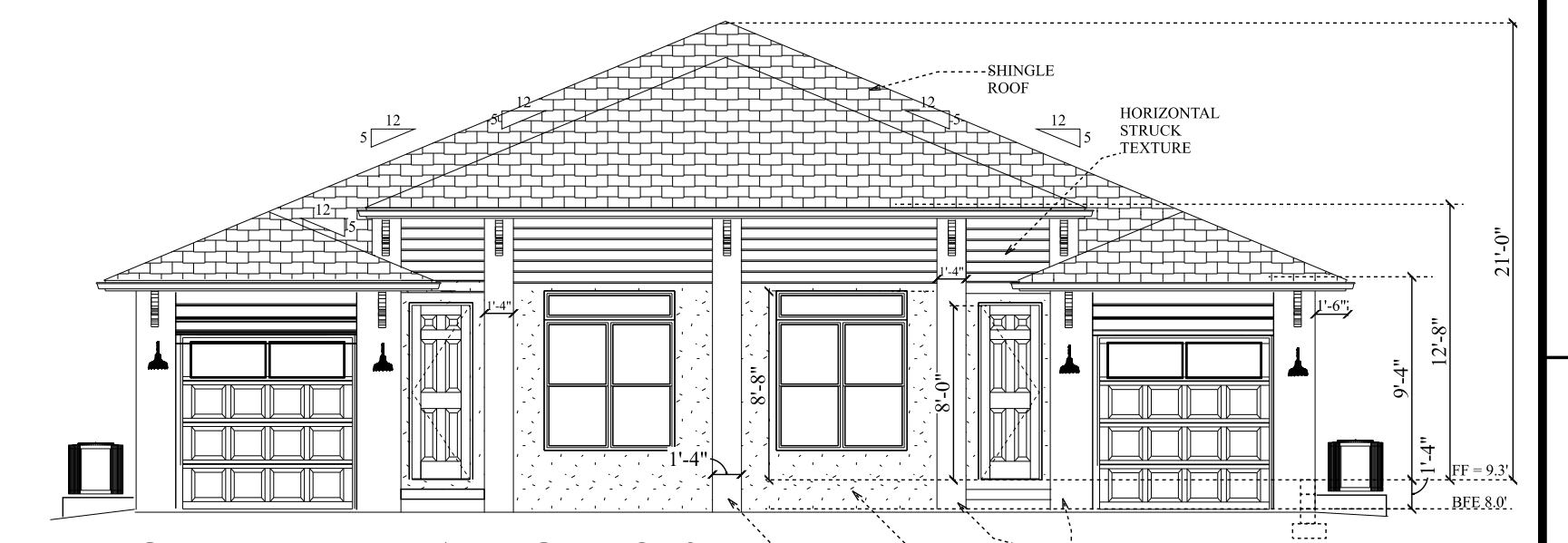


**BELLAH 2.0 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

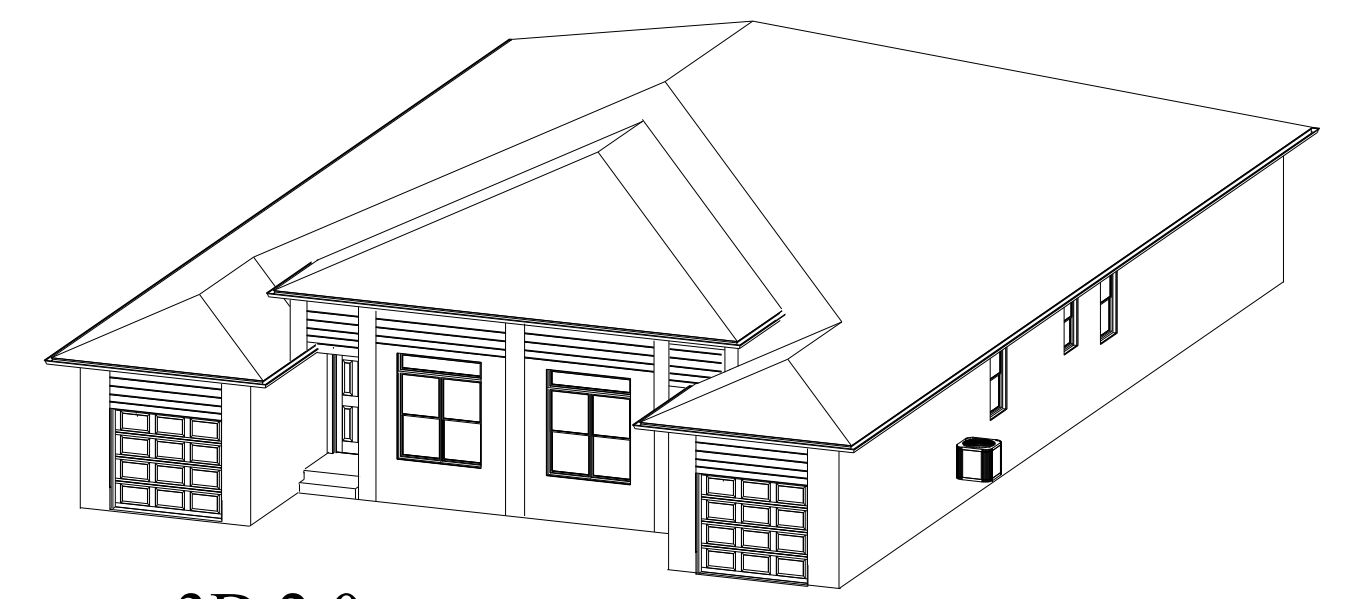
# FLOOR PLAN

SIDE A		SIDE B	
AREA SCHEDULE	AREA	AREA SCHEDULE	AREA
Conditioned Space	1625 sq ft.	Conditioned Space	1625 sq ft.
Garage	243 sq ft.	Garage	243 sq ft.
Lanai	123 sq ft.	Lanai	123 sq ft.
Entry	16 sq ft.	Entry	16 sq ft.
Gross Floor Area	1997 sq ft.	Gross Floor Area	1997 sq ft.
TOTAL FOOTPRINT	3994 sq ft.	TOTAL FOOTPRINT	3994 sq ft.

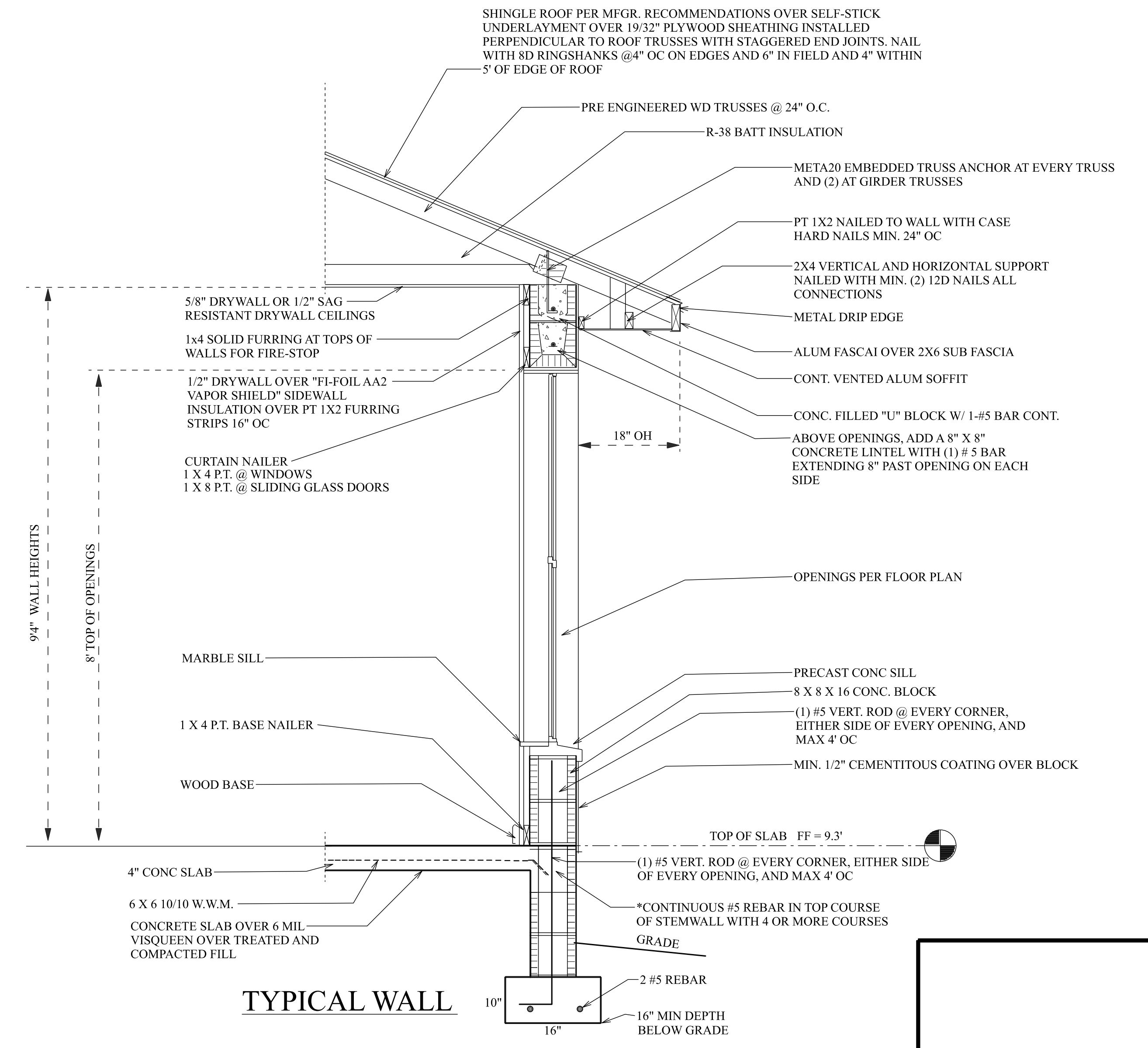
- LEGEND**
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**FRONT ELEVATION 2.0**  
SCALE: 1/8" = 1'-0"

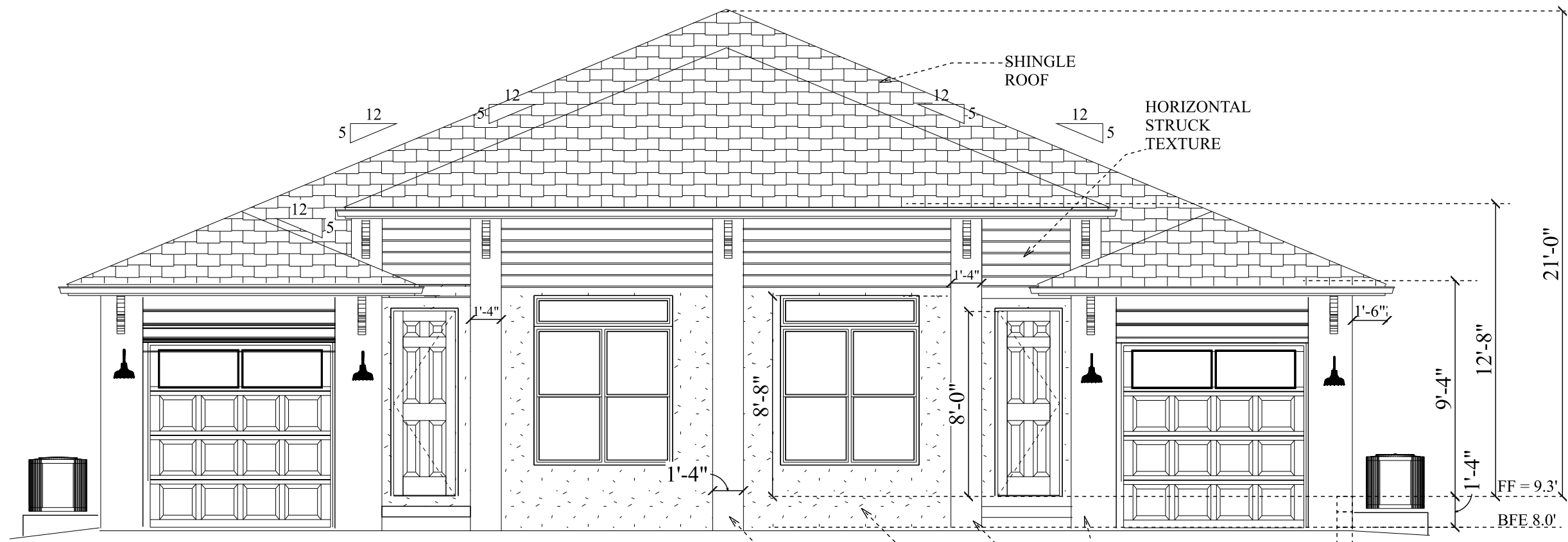


**3D 2.0**

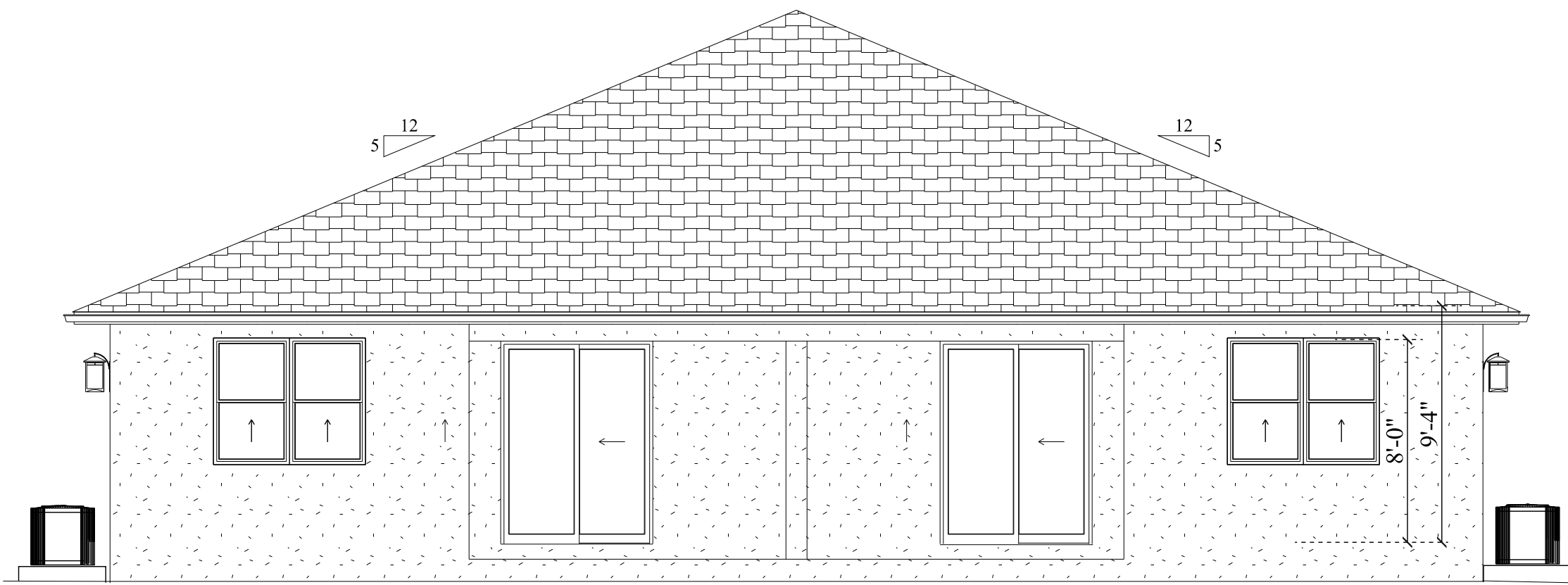


**TYPICAL WALL**

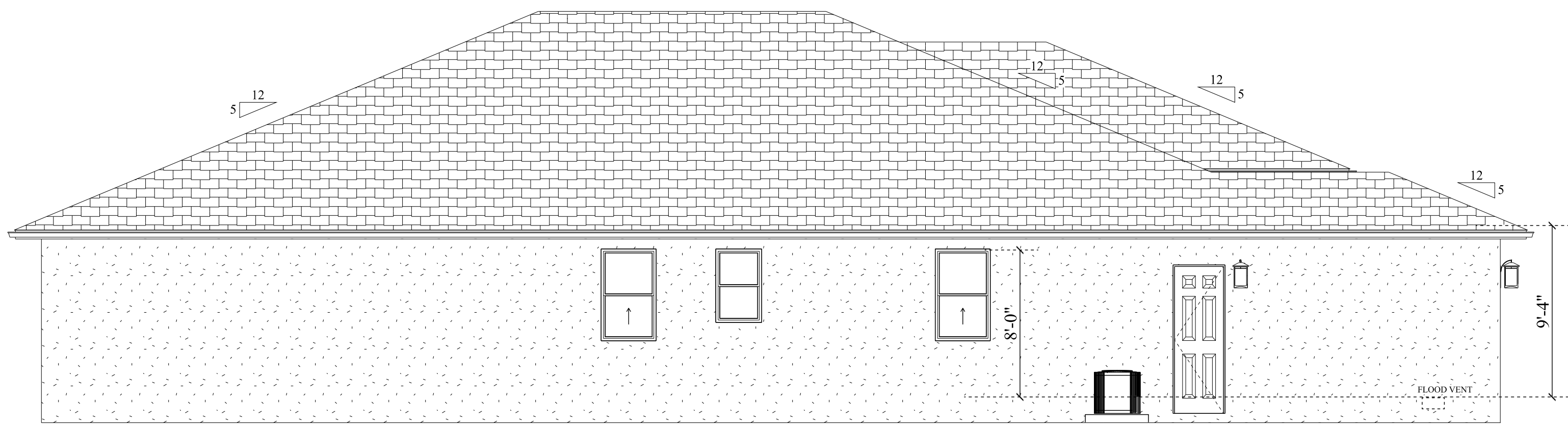
# ELEVATIONS



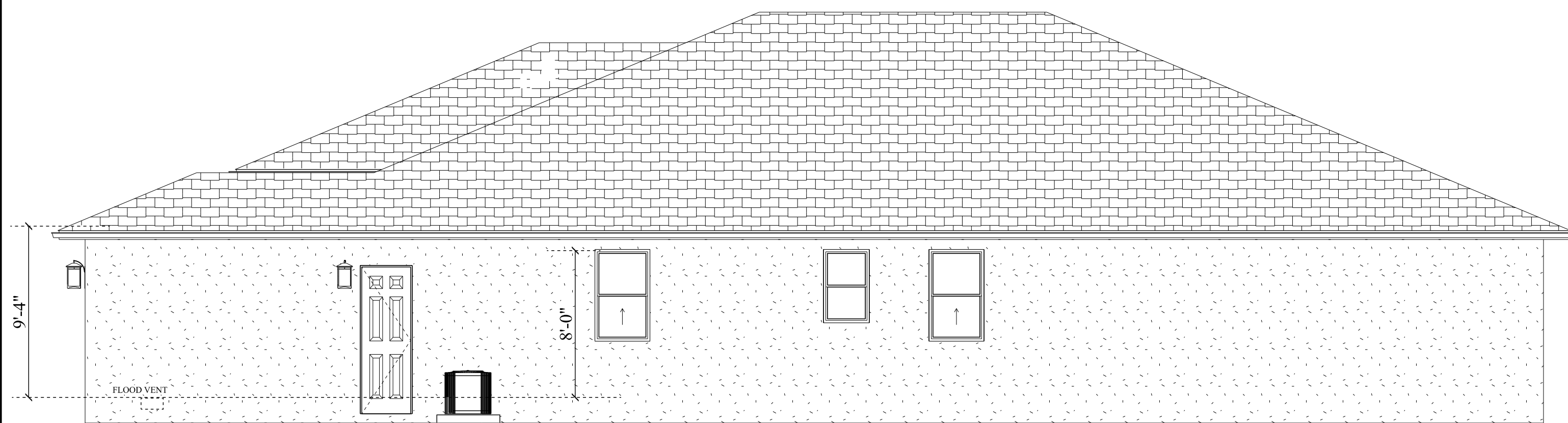
**FRONT ELEVATION 2.0**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION 2.0**  
SCALE: 3/16" = 1'-0"



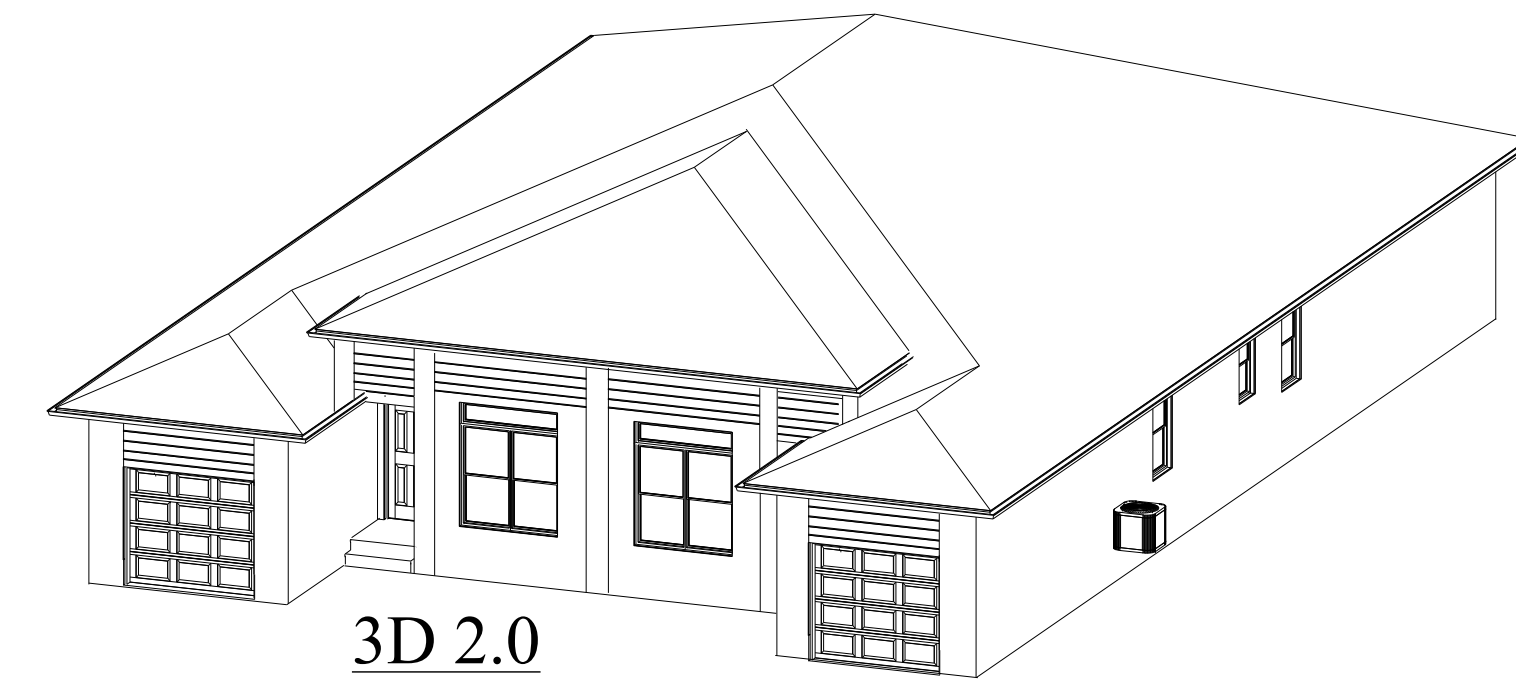
**LEFT ELEVATION 2.0**  
SCALE: 3/16" = 1'-0"



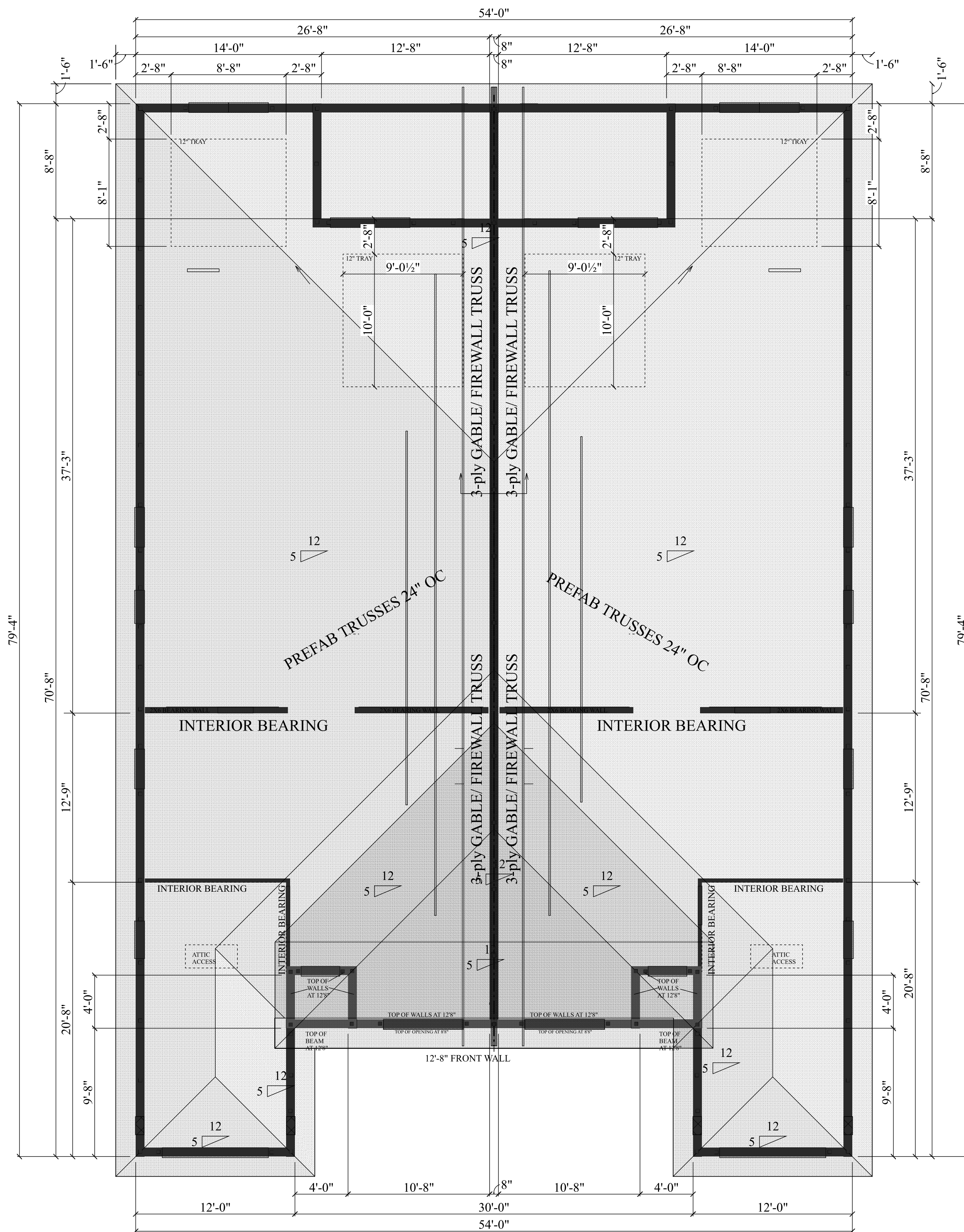
**RIGHT ELEVATION 2.0**  
SCALE: 3/16" = 1'-0"

# ROOF

\*THIS ROOF PLAN IS ADRAWN AS A REFERENCE FOR THE TRUSS ENGINEER. REFER TO THEIR DRAWINGS FOR FINAL LAYOUT



3D 2.0



### LEGEND

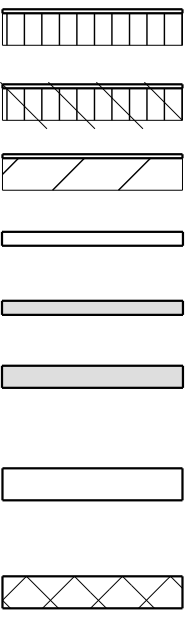
- 8" BLOCK WALL 9" A.F.F.
- 8" BLOCK WALL 9" A.F.F. WITH 2 HR FIRE RATING
- 8" BLOCK WALL 128" A.F.F.
- 2X4 WALL
- 2X4 BEARING WALL
- 2X6 BEARING WALL
- 8" X 16" BLOCK BEAM 6" U-BLOCK WITH (193) REBAR ON TOP OF 8" PRECAST WITH (193) REBAR. TOP OF BEAM 9" A.F.F.
- 8" X 16" BLOCK BEAM 8" U-BLOCK WITH (193) REBAR ON TOP OF 8" PRECAST WITH (193) REBAR. TOP OF BEAM 128" A.F.F.
- APPROXIMATE LOCATION OF FILLED CELLS WITH 45 VERTICAL REBAR (MAX SPACING 48" OC UNLESS NOTED OTHERWISE)
- APPROX LOCATION OF FLOOD VENT (SEE ENGINEERING PAGE)

**BELLAH 2.0 FLOOR PLAN - ROOF**  
SCALE: 3/16" = 1'-0"

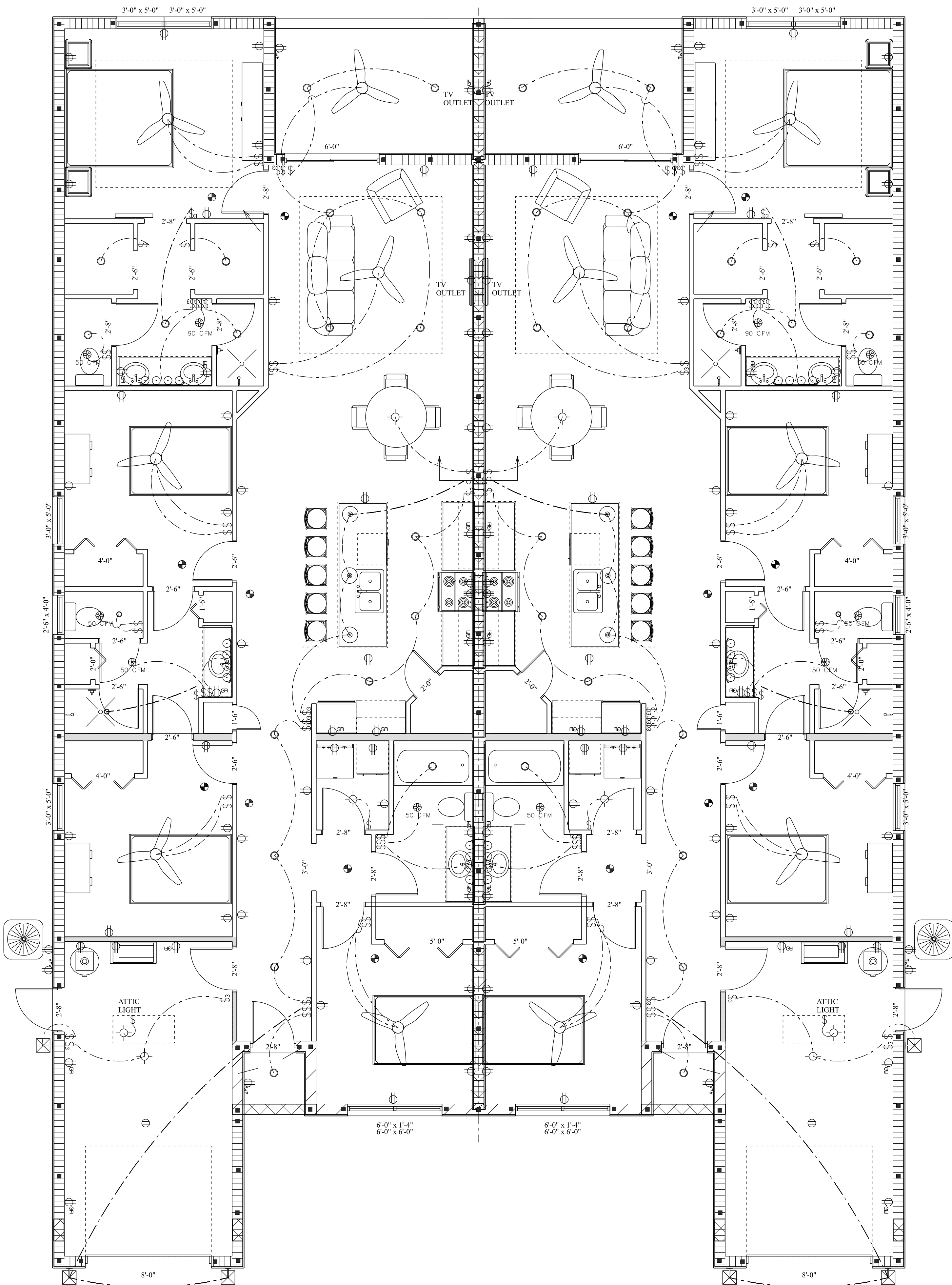


# ELECTRICAL

AREA SCHEDULE		AREA SCHEDULE	
NAME	AREA	NAME	AREA
Conditioned Space	1625 sq ft.	Conditioned Space	1625 sq ft.
Garage	243 sq ft.	Garage	243 sq ft.
Lanai	123 sq ft.	Lanai	123 sq ft.
Entry	16 sq ft.	Entry	16 sq ft.
Gross Floor Area	1997 sq ft.	Gross Floor Area	1997 sq ft.
TOTAL FOOTPRINT	3994 sq ft.	TOTAL FOOTPRINT	3994 sq ft.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 4inch	7	○
can light 6inch	38	○
ceiling drop	6	⊙
ceiling fan - haiku	12	
ceiling receptacle duplex	2	⊕
exterior craftsman light fixture	6	
fan 50 CFM	8	⊕ 50 CFM
fan 90 CFM	2	⊕ 90 CFM
light	8	○
outlet	74	⊕
outlet 220v	12	⊕
outlet gfi	26	⊕ GFI
outlet wp	6	⊕ WP
smoke detector	16	⊕ SD
switch	70	⊕
switch 3 way	24	⊕ 3W
wall mounted 02 4 lights	6	⊕ 02 4



BELLAH 2.0 FLOOR PLAN - ELECTRICAL  
SCALE: 1/4" = 1'-0"

DRAWN BY: ERIC MONVILLE  
DATE: Tuesday, March 5, 2024

**MONVILLE ENGINEERING**  
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monvilleengineering.com

Monville Engineering is licensed to provide Engineering services. Structural design is in accordance with the most current Florida Building Code.  
Eric P. Monville, P.E. #79431

JOB INFO:  
**BELLA 2.0**  
896 AGATE ST  
PORT CHARLOTTE  
FL 33981