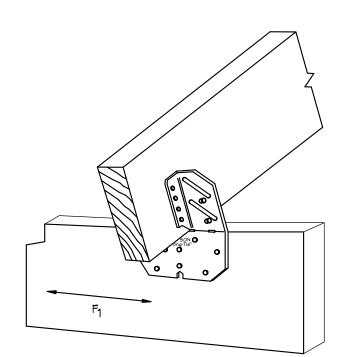


NOTED FLOOR PLAN

FLITCH PLATES.GLUED AND NAILED

=(2) 1 3/4" X 11 7/8" LVL BEAMS

NOTE:ATTACH 6X6 PT. POST BOTTOM CONCRETE WITH ABU-66 OR ALTERNA ABW66 AND AT TOP TO BEARING BEAMITH CC COLUMN CAP OR ALTERNAT ST6224 STRAP TYPICAL.



Simpson Strong-Tie H10A

3068

3068

(2) 2668 B.F.

(2) 2868 B.F.

2668 B.F.

2868 B.F.

3068

3068

2668 B.F.

2668 B.F.

3068

(2)2668 B.F.

3068

2668 B.F.

ROOM

HALL

HALL

HURRICANE CLIP @ EXT. BEARING MD. BEAM

INTERIOR DOOR SCHEDULE

MANUF

NOTES

SOLID CORE

DESIGNATION

PRIOR TO CONSTRUCTION. 3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS, AND/OR OMISSIONS PRIOR TO CONSTRUCTION. IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN, IN WRITING, WITHIN 10 DAYS OF RECIEPT OF PLANS, AND PRIOR TO ANY CONSTRUCTION, OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME. 4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 AND SECTION 1609 OF THE (8TH EDITION) OF THE

2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE

STATE, COUNTY, AND LOCAL STATUES, ORDINANCES, REGULATIONS, AND RULES. NOTE: MASTER PLANS

FEMA/FLOOD ZONES CONSTRUCTION

GENERAL NOTES 1. CONTRACTOR TO VERIFY ALL

DIMENSIONS PRIOR TO START OF

CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED

2. MASONRY CONTRACTOR TO VERIFY

MASONRY OPENING DIMENSIONS FOR ALL WINDOWS, SLIDING GLASS DOORS, & ENTRY

DOORS, AS SHOWN ON THESE PLANS, WITH

THE DOOR AND WINDOW MANUFACTURER

NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB, INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS SHALL APPLY TO HOUSES OR MANUFACTURED HOMES THAT ARE TO BE PLACED OR SUBSTANIALLY IMPROVED ON SITES IN A NEW MANUFACTURED HOME PARK OR SUBDIVISION.LCD CHAPTER 6 ,ARTICLE IV FLOOD HAZARD

THIS RESIDENCE MAY NOT BE BUILT WITHIN 6'0" OF

ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

ARE	4 SCHEDULE
LIVING A/C	1458 SQ. FT.
ENTRY	52 SQ. FT.
GARAGE	285 SQ. FT.
LANAI	133 SQ. FT.
TOTAL	1928 SQ.FT.

PRODUCT SCHEDULE							160 MPH (ULTIMATE DESIGN) = 124 (NOMINAL DESIGN) ENCLOSED STRUCTURE					
	¥		W.O. DOOR SIZE	DETAIL	ш	ESIGN RES.	MINDOM / DOOR PRODUCT APPROVAL	INSTALLATION NOTES (LIST	WIND- BORNE DEBRIS REGION	TYPE OF WINDBORNE DEBRIS PROTECTION (WHERE APPLICABLE)	IMPACT COVERING PRODUCT APPROVAL	
ROOM NAME	MARK	CALL SIZE	M.O. MINDOM SIZE (MxH)	H J 5	ZONE	Ü Ö O d (PSF)	DESIGNATION / ENTITY	BELOW)	Y/N	TYPE GLAZING / COVERING	DESIGNATION / ENTITY (WHERE APPLICABLE)	
			DOOR SCHE	DULE		•			'			
GARAGE	D-1	9070 O.H.G.D.	9'-0" × 7'-0"	PER MFR.	5	24.72/-31.20	REFER TO PRODUCT APPROVAL SHEETS	3	Y	N/A	IMPACT APPROVED WITHOUT GLAZING OR COVERING	
FOYER	D-2	3068 6 PNL	3'-2" × 6'-9 3/8"	PER MFR.	5	26.40/-34.50	REFER TO PRODUCT APPROVAL SHEETS		Y	N/A	IMPACT APPROVED WITHOUT GLAZING OR COVERING	
KITCHEN	D-3	(2) 3068 SGD'S	6'-0 1/2" × 6'-9 3/8"	PER MFR.	5	26.40/-34.50	REFER TO PRODUCT APPROVAL SHEETS		Y	GLAZING	N/A	
			°MINDOM SO	CHEDULE								
DINING ROOM	A	(2) SH-25	73 3/4" × 62 3/4"	PER MFR.	4	26.40/-28.74	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
1ASTER BEDROOM	B	(2) SH-25 EGRESS	73 3/4" × 62 3/4"	PER MFR.	5	26.40/-34.50	REFER TO PRODUCT APPROVAL SHEETS	1	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
BEDROOM #2	0	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS	1	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
BEDROOM#1	0	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS	1	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
BATH	E	H-33 5H	26" × 38 1/8"	PER MFR.	4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS	2	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
BEDROOM # 3	F	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS	1	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
GREAT ROOM	6	SH-25	36 1/2" × 62 3/4"	PER MFR.	5	27.66/-37.02	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
GREAT ROOM	Œ	SH-25	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS	
	1											
			°ROOF CO	VERING M	IATI	ERIAL	l	.1	1		l	
		°TYF	PE '	°MANUFACTURER °APPROV				MODEL, STYLE, OR DESIGNATION				
ASPHALT SHINGLES			HINGIES I	REFER TO PRODUCT APPROVAL SHEETS REFER TO				PRODUCT APPROVAL SHEETS				
		1. ASPH, 2. CLAY	AND CONCRETE TILES	SHALL BE IN	COMF	LIANCE MITH	TH EDITION) OF THE 2023 F H THE (8TH EDITION) OF TH EDITION) OF THE 2023 FLOF	E 2023 FLORIDA	RESIDEN	ITIAL BUILDING CODE	. , SEC. R905.3	
		27.1.217.4				• • • •	MATERIAL			,		
°TYPE °MAN								MODEL, STYLE, OR DESIGNATION				
				EEER TO PRODUCT				RODUCT APPROVAL SHEETS				
		11167	•	11017120112210			9617	E DEGLEMATION	16			
		1. N 2. T	2. TEMPERED WINDOW 2. OLL CARACE POOR				°SIZE DESIGNATIONS R DESIGNATION W = WIDTH < = SKYLITE H = HEIGHT SIGNATION OW DESIGNATION					
		ALL DO	R TO VERIFY ALL ORS,SLIDING GL NS PRIOR TO ST	ASS DOOR	S, A	ND		ER TO SUPF	PLY PR	ODUCT APPROV	AL	
		REFER	MS SHGC= 0.24 TO ATTACHED E 1ATION FROM WI				AND ATTACHED PANY.					

SSOciates, evelopment Consu Quattrone
Engineers, Planner

REVISIONS: 05-25-2021

03-16-2024

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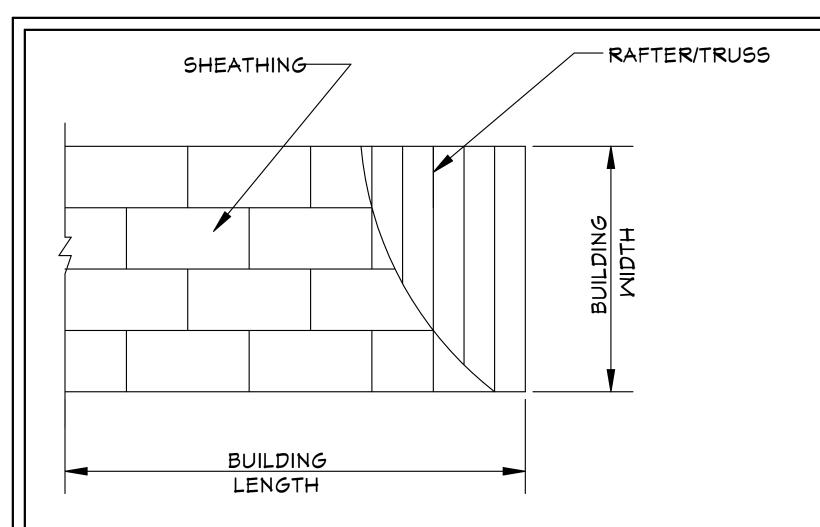
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DRAWN BY DAVID HICKS

DATE: 03-29-2021

SCALE: 1/4"=1'0"

JOB # 2024-038



ONE WINDOW IN EACH BEDROOM SHALL PROVIDE 5.7 SQ. FT. OF EGRESS AREA MINIMUM CLEAR OPENING 20" W. AND 24" H.

MINIMUM 29" CLEAR OPENING IS REQUIRED FOR ACCESS TO ONE TOILET ROOM PER FLORIDA HANDICAP ACCESSEBILITY REQUIREMENTS.

ALL SMOKE DETECTOR CARBON MONOXIDE ALARM COMBOS TO BE INTERCONNECTED 110 YOLTS A.C.

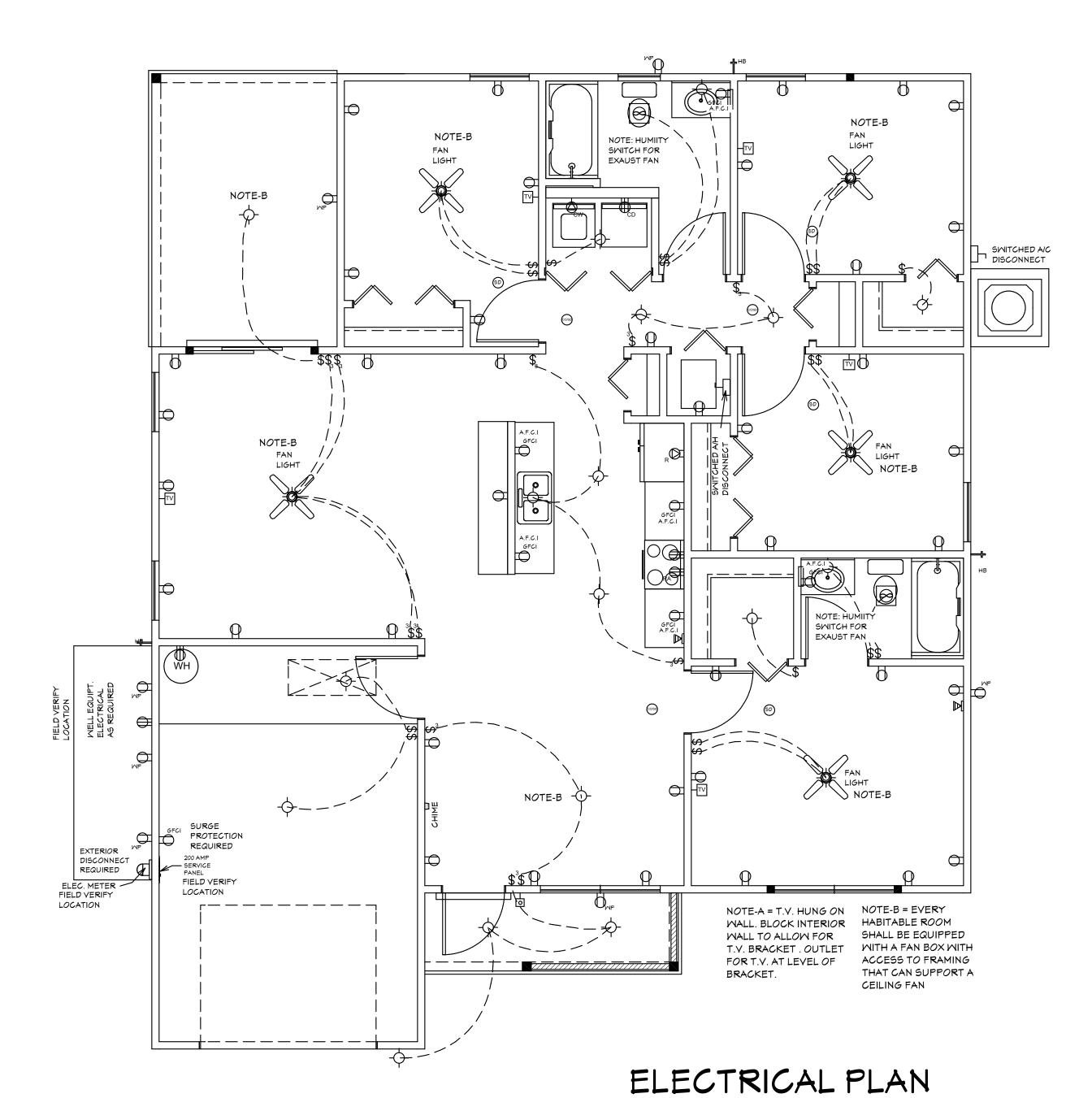
LIGHTS IN CLOSETS TO COMPLY WITH SECT. 410-8 NEC.

PROVIDE GFI PER NEC 210-8

WATER CONSERVATION FIXTURES REQUIRED ORD#92-36

ROOF SHEATHING LAYOUT FOR HIP ROOFS °N.T.S.

"NOTE:ALL BRANCH CIRCUITS THAT SUPPLY 125-250 YOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL ROOMS (INCLUDING BEDROOMS) EXCEPT THE BATHROOMS, UTILITY ROOM IN A DWELLING UNIT AND SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). KITCHEN, BATHROOMS, UTILTY ROOM, AND WET AREA'S SHALL BE PROTECTED BY G.F.C.I. OUTLETS.

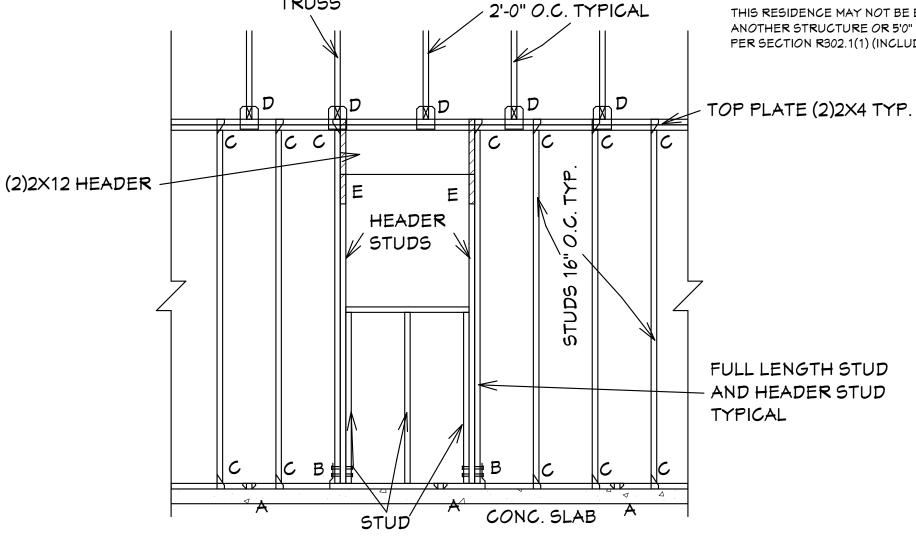




NOTE: ADD BLOCKING AS REQUIRED FOR HANDI CAP GRAB BARS IN ALL MODELS. VERIFY LOCATIONS OF BLOCKING BEFORE START OF CONSTRUCTION.

ELECTRICAL LEGEND DESCRIPTION Audio Video: Control Panel, Switch DENOTES WALL OUTLET TAMPER RESISTENT DENOTES GFOI WALL OUTLET DENOTES WATER PROOF WALL OUTLET DENOTES 220 YOLT WALL OUTLET DENOTES FLOOR OUTLET DENOTES COVERED FLOOR OUTLET DENOTES T.Y OUTLET DENOTES DOOR BELL DENOTES PHONE OUTLET DENOTES THEMOSTAT DENOTES 200 AMP SERVICE BOX DENOTES WALL SWITCH DENOTES 3 WAY SMITCH DENOTES 4 WAY SWITCH DENOTES 5 WAY SWITCH DENOTES DIMMER SWITCH DENOTES WATER PROOF SWITCH DENOTES CEILING OR WALL FIXTURE DENOTES FLOOD LIGHTS DENOTES RECESS FIXTURE DENOTES FLOR LIGHT DENOTES EXHAUST FAN DENOTES SMOKE DETECTOR DENOTES SMOKE DETECTOR CARBON MONOXIDE ALARM COMBO DENOTES JUNCTION BOX & COVER FOR FUTURE FAN DENOTES JUNCTION BOX W/COVER DENOTES ZENFLEX LOW YOLTAGE LIGHTING SYSTEM Wall Jacks: CAT5, CAT5 + TV, TV/Cable Speakers: Ceiling Mounted, Wall Mounted 240V Receptacle Mall Mounted Light Fixtures: Flush Mounted, Wall Sconce Chandelier Light Fixture

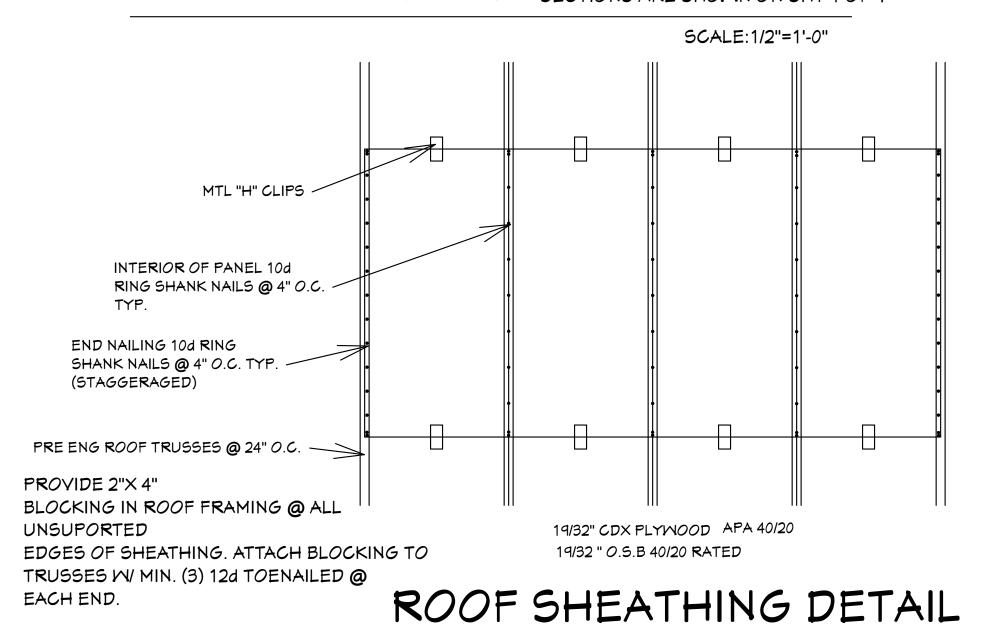




- SIMPSON MAS CONNECTOR WITH (6) 10d X 1 1/2" NAILS @ 2'-0" O.C. (PLATE TO SLAB) OR 1/2" J-BOLT (7" MINIMUM EMBEDMENT) AND 2" \times 2' \times \times 1/8" PLATE WASHER @ 16" O.C. OR 1/2" X 6" TITEN HD SCREWS @ 16" O.C.
- "B" SIMPSON HD-3B SHEARWALL HOLDOWN W/(2) 5/8" DIA, BOLTS PER STUD AND (1) 5/8" X 6" LONG EXPANSION BOLT
- "C" SIMPSON H-2.5A OR H-3 OR EQUAL (STUD TO PLATE)
- "D" SIMPSON H10A WITH (18) 10d X 1 1/2" NAILS OR EQUAL (TRUSS TO PLATE)
- "E" SIMPSON LSTA-18 WITH (14) 10d NAILS

FRAMING DETAIL (TYP.)

ALL EXTERIOR WALLS ARE SHEARWALLS PER FRAMING DETAIL SHEET 5 OF 7 & EXTERIOR WALL NAILING DETAIL ON SHEET 4 OF 7. SHEAR WALL SECTIONS ARE SHOWN ON SHT 1 OF 7



GENERAL NOTES 1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED

2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL MINDOMS, SLIDING GLASS DOORS, & ENTRY DOORS, AS SHOWN ON THESE PLANS, WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS, AND/OR OMISSIONS PRIOR TO CONSTRUCTION. IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN, IN WRITING, WITHIN 10 DAYS OF RECIEPT OF PLANS, AND PRIOR TO ANY CONSTRUCTION, OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME. 4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE

STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES, ORDINANCES, REGULATIONS, AND RULES.

NOTE: MASTER PLANS

FEMA/FLOOD ZONES CONSTRUCTION NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB, INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS SHALL APPLY TO HOUSES OR MANUFACTURED HOMES THAT ARE TO BE PLACED OR SUBSTANIALLY IMPROVED ON SITES IN A NEW MANUFACTURED HOME PARK OR SUBDIVISION.LCD CHAPTER 6 ,ARTICLE IV FLOOD HAZARD REDUCTION.

THIS RESIDENCE MAY NOT BE BUILT WITHIN 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

05-25-2021

03-16-2024

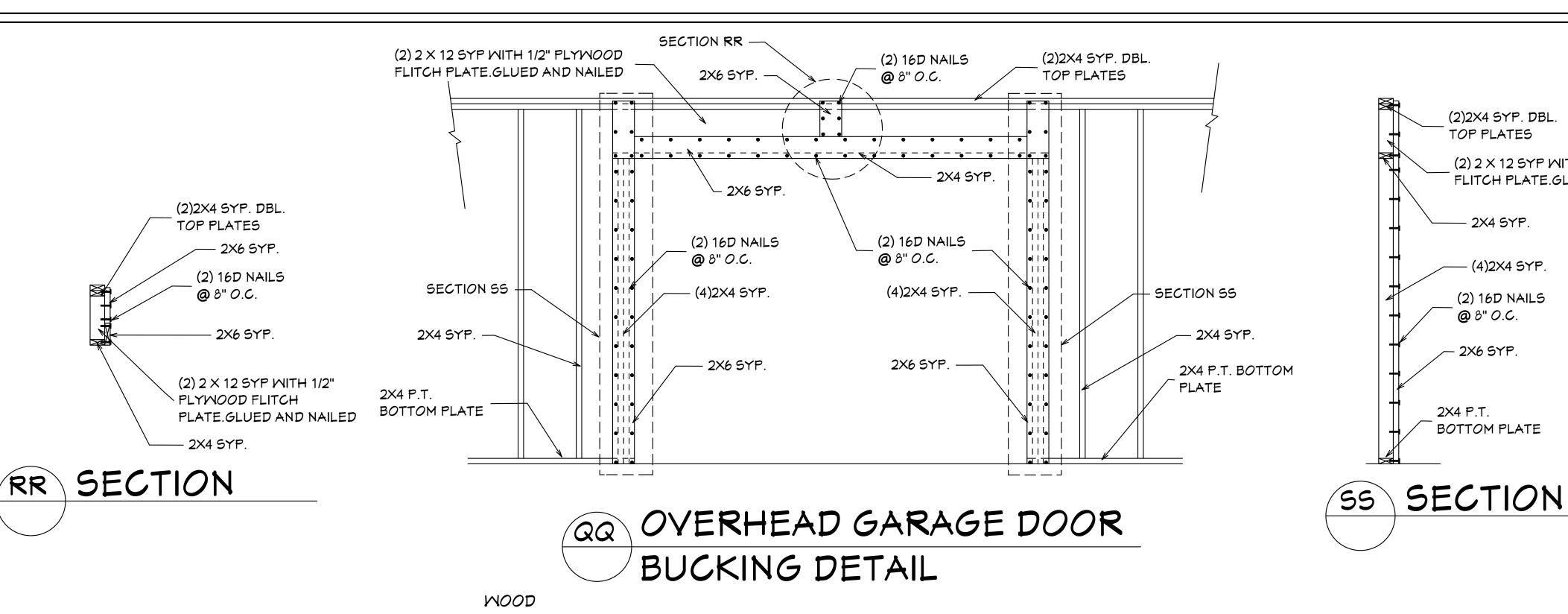
REVISIONS:

DRAWN BY DAVID HICKS

DATE: 03-29-2021

SCALE: 1/4"=1'0"

JOB # 2024-038



FEMA/FLOOD ZONES CONSTRUCTION NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB, INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS SHALL APPLY TO HOUSES OR MANUFACTURED HOMES

REGULATIONS, AND RULES.

NOTE: MASTER PLANS

GENERAL NOTES

PRIOR TO CONSTRUCTION.

DIMENSIONS.

(2)2X4 SYP. DBL.

(2) 2 X 12 SYP WITH 1/2" PLYWOOD

FLITCH PLATE.GLUED AND NAILED

TOP PLATES

- 2X4 SYP.

– (4)2X4 SYP.

(2) 16D NAILS

@ 8" O.C.

- 2X6 SYP.

BOTTOM PLATE

1. CONTRACTOR TO VERIFY ALL

DIMENSIONS PRIOR TO START OF

CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED

2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL

WINDOWS, SLIDING GLASS DOORS, & ENTRY DOORS, AS SHOWN ON THESE PLANS, WITH

THE DOOR AND WINDOW MANUFACTURER

OMISSIONS EXIST IN THE DRAWINGS OR

3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS,ANDIOR

DRAFTING & DESIGN, IN WRITING, WITHIN 10 DAYS OF

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME

AND SECTION 1609 OF THE (8TH EDITION) OF THE

2023 FLORIDA BUILDING CODE. TOGETHER WITH

LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES, ORDINANCES,

ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE

STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3

OMISSIONS PRIOR TO CONSTRUCTION.IF ANY ERRORS OR

SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY HICKS

RECIEPT OF PLANS, AND PRIOR TO ANY CONSTRUCTION, OR

CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE

RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME.

THAT ARE TO BE PLACED OR SUBSTANIALLY IMPROVED ON SITES IN A NEW MANUFACTURED HOME PARK OR SUBDIVISION.LCD CHAPTER 6, ARTICLE IV FLOOD HAZARD REDUCTION.

THIS RESIDENCE MAY NOT BE BUILT WITHIN 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

GENERAL

- This building/structure has been designed in accordance with the (8TH EDITION) OF THE 2023 Residential Edition of the Florida Building Code.CHAPTER 3 AND SECTION 1609 OF THE 8TH EDITION OF THE 2023 FLORIDA BUILDING CODE for design pressures generated by 3 second gust. design wind velocity of 160 mph, structual calculations, as necessary to confirm compliance with the 8th edition of the 2023 Residential Edition of the Florida Building Code, have been performed.
- 2. David Hicks, and HICKS DRAFTING & DESIGN have not been retained to provide nor is responsible for, the field supervision, inspection, or construction administration of this project. The owner, or general contractor is responsible for: field supervision, construction administration, review and approval of all shop drawings, verification on-site of all dimensions and elevations, and strict compliance with these construction documents as approved by Lee County drawn by David HIcks, and reviewed by ENGINEER OF RECORD
- Exterior glazing shall be impact resistant or protected with an impact resistant covering meeting the requirements of SSTD 12, ASTM 1886 and ASTM E 1996, or Mlami-Dade PA201, 202, and 203, meeting the requirements of the Large Missle Test.
- 4. All windows, doors and other such systems, components and cladding shall be designed in accordance with CHAPTER 3 of the 8TH EDITION OF THE 2023 RESIDENTIAL Edition AND SECTION 1609 of the 8TH EDITION OF THE 2023 Florida Code for design pressures generated by a three second gust design wind velocity of 160 mph. see "Design Parameters" for specific pressures.
- Contractor shall notify the owner in writing prior to construction of any discrepancy between plans and on-site dimensions and elevations.

FASTENERS AND CONNECTORS

1. Connectors, anchors, and other fastening devices

- shall be installed in accordance with the manufacturer's recommendations. 2. Where fasteners are not otherwise indicated, fasteners shall be provided in
- accordance with the 8th edition of the 2023 RESIDENTIAL Edition of the Florida Building Code 3. Nails, screws, or bolts shall be able to resist the forces specified in the 8th edition of the
- 2023 residential Florida Building Code, chapter 3
- 4. Metal plates, connectors, screws, bolts and nails exposed directly to the weather or subject to salt corrosion in coastal areas shall be stainless steel, or hot dipped galvanized, after the fastener or connector is fabricated, to form a zinc coating not less than 1 oz per sq ft. or hot dipped galvanized coated with a minimum of 1.8 oz per sq ft of steel meeting the requirements of ASTM A 90 Triple Spot Test.
- 5. Unless otherwise stated, sizes given for nails are common wire nails. For example, 8d = 21/2 inches long \times 0.131 inch diameter. See Table 12.3B, columns 2, 3, and 4 in the National Design Specifications for Wood Construction.

FOOTINGS AND FOUNDATIONS

GENERAL

- . All exterior walls, bearing walls, and columns, shall be supported on continuous concrete footings, to support safely the loads imposed as determined from the character of the soil.
- 2. Refer to standard details for typical foundation details.
- 3. Concrete shall have a minimum specified compressive strength of 3000 psi at 28 days. 4. Reinforcing Steel shall be minimum Grade 40 and identified in accordance with ASTM A
- 615, A 616, A 617, or A 706. 5. Minimum concrete cover over reinforcing bars shall be 3 inches. In narrow footings where
- there is insufficient concrete cover to accommodate a standard 90 degree hook, the hook shall be rotated in the horizontal direction until the required concrete cover is achieved.
- 6. All concrete is to be mixed, transported, and placed in accordance with the latest ACI Specifications and Recommendations. 7. Foundations have been designed for an allowable soil bearing pressure of 2,000 PSF,
- 8. Provide granular fill, clay materials are unacceptable. Existing Soil under footing and slabs
- shall be compacted to 95% of AASHTO T-99. 9. Fill shall be placed and compacted in one foot lifts.

CONCRETE FLOORS

- Concrete floors shall be cast in place 2. Concrete shall have a minimum compressive strength of not less than 3,000 psi at 28 days.
- 3. The top of a monolithic slab-on-grade shall be at least 8 inches above finished grade.
- 4. The slab shall be 4 inches thick
- 5. The slab shall have 6x6 M2.9 x M2.9 welded wire fabric at mid-height 6. A double layer of welded wire fabric shall be provided around the perimeter of the slab
- of a distance of 3 ft. from the edge. See Standard Details.
- 7. Welded wire fabric shall conform to ASTM A-185 and free of oil and rust. It shall be installed in lengths as long as possible lapped a minimum of six inches.

GENERAL

- 1. All wood construction shall comply with the latest NFPA and AITC Specifications and Recommendations.
- 2. Lumber standard shall be American Softwood Lumber Standard PS 20-70, S45, 19% moisture or as required by structural design.
- 3. Structural lumber (headers, columns, exterior wall studs) to be Southern Pine No.
- 2 KD 15 with a Fb=1,300 PSI E=1,600,000 PSI, and Fv = 95 PSI. 4. Glue laminated timber shall conform with ASTM D-3737 and AITC 117. Roof beams
- shall be designated 24F-V1 or 24F-E1 5. Plywood for sheathing shall be APA rated sheathing as per plans and shall bear the APA
- 6. Mood in contact with concrete, masonry and/or exposed to weather shall be protected or pressure treated in accordance with AITC-109.

EXTERIOR WALL FRAMING

- 1. Studs shall be placed with the wide face perpendicular to the wall.
- 2. Header Beams shall be provided and fixed in accordance with CHAPTER 6 of the
- 8th edition of the 2023 Residential Florida Building Code.
- 3. The minimum number of header studs supporting each end of a header beam shall be 1 The minimum number of full-length wall studs at each end of a header beam shall be 1
- for openings of 6 feet or less, and 2 for all other openings.
- 5. Uplift connectors shall be provided at the top and bottom of cripple studs, of header studs, and at least one wall stud at each side of opening.

CONNECTIONS FOR EXTERIOR WALL FRAMING

- 1. Framing members in exterior wall systems shall be fastened together in accordance with the 8th edition of the 2023 RESIDENTIAL Edition of the Florida Building Code.
- 2. Uplift connectors shall be provided to resist the uplift loads.
- 3. Uplift load resistance shall be continuous from roof to foundation.
- 4. Studs shall be connected to plates and plates to floor framing with connectors designed, rated, and approved for each individual location and condition.

EXTERIOR WALLS

- 1. Exterior wall segments shall not contain openings which when added together will exceed 144 sq in (1 sq ft) in any individual segment.
- 2. Minimum length of a shearwall segment shall be 2'-5".
- 3. Studs shall be doubled at each end of each shearwall segment.
- 4. Joints shall be lap-spliced. Within the center third of a wall length, the minimum lap shall be 4 feet. Lap splices shall be connected with 14 16d common nails.

MALL SHEATHING

1. Panels shall be 15/32" exposure 1 C-D sheathing grade plywood OR 7/16" OSB 24/16 RATED and shall be installed as follows. Panels shall be installed with face grain parallel to studs.

All horizontal joints shall occur over framing and shall be attached per Standard

Flatwise blocking shall be used at all horizontal panel joints. Panels shall be attached to bottom plates and top member of the double top plate. Lowest plates shall be attached to foundation with bolts or connectors of sufficient capacity to resist the uplift forces developed in the plywood sheathed walls. Panel attachment to framing shall be as illustrated in the Detail Sheets. Where windows and doors interrupt plywood sheathing, framing anchors or connectors shall be used to resist the appropriate uplift loads.

ANCHOR DOWN CONNECTORS

- 1. Exterior walls require anchor downs to resist overturning moment.
- 2. Two studs and anchor down are required at each end of each shearwall segment. 3. The anchor down shall be fastened through the doubled studs and to the construction below
- in accordance with the manufacturer's recommendations.

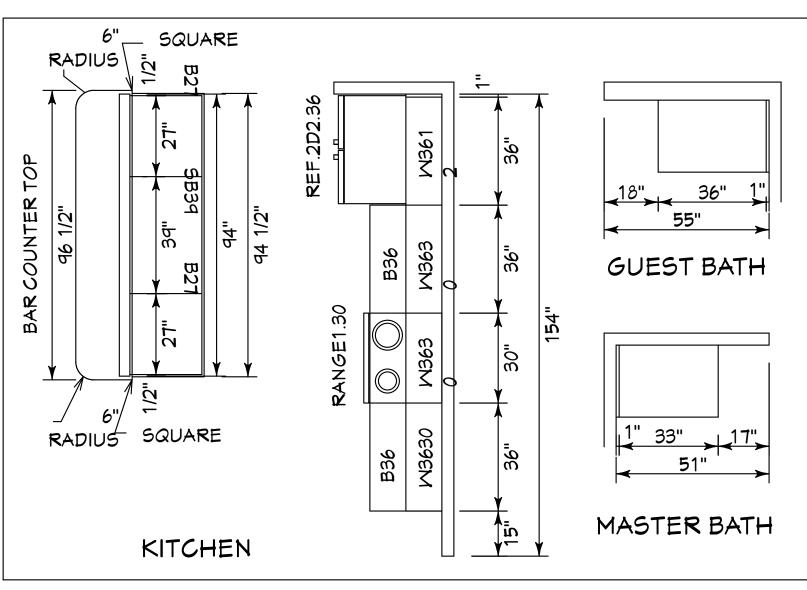
ROOF SHEATHING

- 1. Roof sheathing shall be 19/32 inch Exposure 1 C-D sheathing grade plywood OR 19/32" OSB 40/20 RATED (wood structural panels) or equivalent.
- 2. The sheathing shall be installed in accordance with Detail Sheets. 3. Long dimension shall be perpendicular to framing and end joints shall be staggered.

I AL QUATTRONE HAVE REVIEWED TRUSS LAYOUT AND THE TRUSS CONNECTOR SCHEDULE BASED ON TRUSS LAYOUT BY RAYMOND BUILDING SUPPLY / RBS # 18073013M1 / DATED: 01-11-2024/ REVISED UPDATED TO NEW 2023 CODE

UPLIFT EXCEEDING #1000	TRU IDENTIF		MINDLOAD CONNECTORS				
			ER #1000 OVER #5000				
ALL OTHER T	RUSSES:						
MOOD FRA	WOOD FRAME		H-10	(16)-8D × 1-1/2			
MASON F	RY						
BY RAYMON TRUSS DESI 2. ALL ANCH	D BUILDIN GNATION ORS SHOI	IG SUPPLY S CORRES MN AS MFI	. FT MYERS, FL. POND WITH RAYN	HICH WAS PREPARED MOND DOCUMENT. RONG TIE OR EQUAL.			
3. ALL LOAD 4. LOADS NO			AN 5K GRAVITY A	ND 1K UPLIFT.			
				IDEMENTS			

TRUSS FASTENER REQUIREMENTS



CABINET DRAWINGS SCALE:3/8"=1'0"

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Quattrone Engineers, Planner

REVISIONS:

05-25-2021

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Σ TAB Z Z DRAWN BY

DAVID HICKS DATE: 03-29-2021 SCALE: 1/4"=1'0" VISIONS JOB # 2024-038

SHEET

E = Nail spacing along panel edges (inches)
F = Nail spacing along intermediate supports in the panel field (inches)

a. For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on each side of ridges and hips, nail spacing is permitted to be 6 inches on center along panel edges and 6 inches on center

along intermediate supports in the panel field.

b. Where rafter/truss spacing is less than 24 inches on center, roof sheathing fastening is permitted to be in accordance with the AWC MFCM or the AWC NDS.

R803.2.2Allowable spans.

The minimum thickness and span rating for wood structural panel roof sheathing shall not exceed the values set forth in Table R803.2.2.

TABLE R803.2.2

MINIMUM ROOF SHEATHING THICKNESS

Rafter/Truss Spacing24 in. o.c.	WIND SPEED								
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph	
Minimum Sheathing Thickness, inches(Panel Span Rating) Exposure B	7/16(24/16)	7/16(24/16)	7/16(24/16)	7/16(24/16)	15/32(32/16)	19/32(40/20)	19/32(40/20)	19/32(40/20	
Minimum Sheathing Thickness, inches(Panel Span Rating) Exposure C	7/16(24/16)	7/16(24/16)	15/32(32/16)	19/32(40/20)	19/32(40/20)	19/32(40/20)	19/32(40/20)	23/32(48/24	
Minimum Sheathing Thickness, inches(Panel Span Rating) Exposure D	15/32(32/16)	19/32(40/20)	19/32(40/20)	19/32(40/20)	19/32(40/20)	19/32(40/20)	23/32(48/24)	23/32(48/24	

RATED OR FIRE SPRINKLERED TABLE R302.1(1)

SIDING WALL COVERING R703.2

BUILDING OVERHANG TO BE 5 FEET FROM PROPERTY LINE UNLESS

DECK BOARDS & STAIR TREADS REQUIRED TO HAVE LABEL R507

ONE LAYER OF WATER RESISTIVE BARRIER BEHIND EXTERIOR

TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR

PAN FLASHING UNDER WINDOWS AND DOORS ON FRAME

CONSTRUCTION. REFER TO NOTES R703.4 ON SHEET 7 OF 7

WINDOWS MUST HAVE COMPLIANT SHGC VALUES. REFER TO

AND WINDOW AND DOOR SPEC SHEETS FROM MANUFACTURES.

WATER HEATERS AND STORAGE TANKS SHALL BE EQUIPT WITH

THE MAXIMUN DISTANCE BETWEEN A HOT WATER SUPPLY SOURSE

REDUCED FROM 100 FT TO 50 FT. HOT OR TEMPERED WATER SUPPLY

PRESSURE RELEASE AND TEMPERATURE VALVES OR A

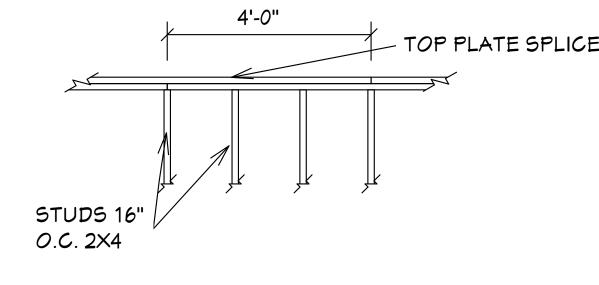
COMBINATION THEREOF 504 WATER TANK SAFETY DEVISES.

AND ALL FIXTURES SERVED BY THE SUPPLY SOURSE HAS BEN

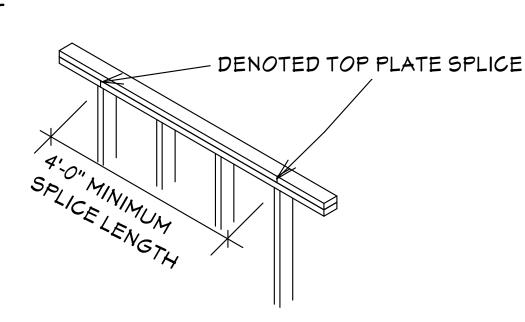
WALLS WITH WIRE LATH & CEMENTITIOUS FINISH COVERING R703.7.3

EXTERIOR OPENING CHART AND ATTACHED ENERGY CALCULATIONS

TOP PLATE SPLICES SHALL BE LAPPED A MINIMUM OF 4FT. LAP SPLICES SHALL BE CONNECTED WITH 14 EACH 16d NAILS MINIMUM

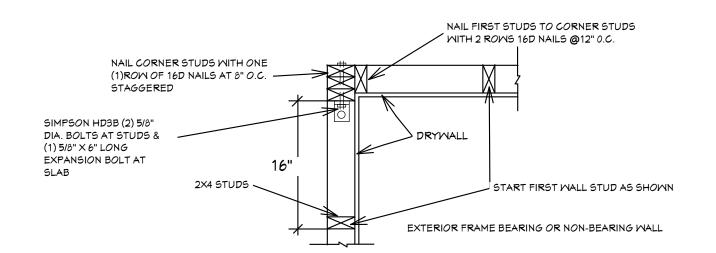


NOTE: SPLICE TO OCCUR OVER STUD IN ALL CASES



TOP PLATE SPLICE DETAIL

NTS



FRAME WALLS INTERSECTION DETAIL

SCALE:1"=1'0"

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.DIMENSIONS TAKE
PRECEDENCE OVER SCALED
DIMENSIONS.

2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL WINDOWS, SLIDING GLASS DOORS, & ENTRY DOORS, AS SHOWN ON THESE PLANS, WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS, AND/OR OMISSIONS PRIOR TO CONSTRUCTION.IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN,IN WRITING,WITHIN 10 DAYS OF RECIEPT OF PLANS,AND PRIOR TO ANY CONSTRUCTION,OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME. 4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES, ORDINANCES, REGULATIONS, AND RULES.

NOTE: MASTER PLANS
FEMA/FLOOD ZONES CONSTRUCTION
NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE
SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB,
INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL
EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR
ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS
SHALL APPLY TO HOUSES OR MANUFACTURED HOMES
THAT ARE TO BE PLACED OR SUBSTANIALLY IMPROVED ON
SITES IN A NEW MANUFACTURED HOME PARK OR
SUBDIVISION.LCD CHAPTER 6, ARTICLE IV FLOOD HAZARD

THIS RESIDENCE MAY NOT BE BUILT WITHIN 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

SECTIONR806

Rafter/Truss SG = 0.49

ROOF VENTILATION

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air and shall be protected to prevent the entry of birds, rodents, snakes and other similar creatures.

6 6 6 6 6 6 6 6 4 4 4 4 4 4 4 4

R806.2Minimum vent area.

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space, provided that not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space

shall be permitted.

R806.3Vent and insulation clearance.

Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

R806.4Installation and weather protection.

Ventilators shall be installed in accordance with manufacturer's instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.

R806.5Unvented attic and unvented enclosed rafter assemblies.

Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.

2.No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.

3.Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles

or shakes and the roofing underlayment above the structural sheathing.
4.In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a

Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

5.Insulation shall comply with Item 5.3 and Item 5.1. As an alternative, where air-permeable insulation is located on top of the attic floor or on top of the attic ceiling, insulation shall comply with Item 5.3 and Item 5.2.

5.1.Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in

accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3.Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall

be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

5.2.In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics on the top of the attic floor or on top of the ceiling shall meet the following requirements:

5.2.1.An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.

5.2.2.The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in

the attic, the sum of the port areas shall be greater than or equal to the area requirement.
5.2.3.The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.

5.2.4. The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.5.2.5. The vapor diffusion port shall protect the attic against the entrance of rain and snow.5.3. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the

THE ROOF VENTILATION MUST MEET ALL REQUIREMENTS OF SECTION R806 ROOF VENTILATION SHOWN ABOVE.
R806.2 MINIMUM AREA CALCULATIONS:
THE TOTAL NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED.

1928 SQ FT TOTAL ATTIC AREA TO BE VENTILATED

1928 SQ FT DIVIDED BY 300 SQ FT = 6.43 SQ FT TOTAL VENTILATION REQUIRED. CONVERT TO SQ IN:6.43 SQ FT \times 144 =925.92 SQ IN.

perimeter of each individual sheet interior surface to form a continuous layer.

925.92 SQ IN. DIVIDED INTO=555.55 IN. AT SOFFITS AND 370.36 IN. AT RIDGE VENTS OR OFF RIDGE VENTS SEPERATE OR COMBINED.

(COBRA RIDGE VENT 3 FL#6267 R17) PROVIDES 18 SQ IN. PER LINEAL FT OF NET FREE VENTALATING AREA (TAMCO 4'0" ROUND OFF RIDGE VENT FL#-16918-R3 PROVIDES 138 SQ IN. PER OFF RIDGE VENT.

370.36 SQ IN. TOTAL UPPER ROOF VENTILATION /414.00 SQ IN SUPPLIED IN UPPER ROOF TAMCO 4'0" ROUND OFF RIDGE VENT 138 SQ IN PER VENT = 3 REQUIRED =414.00 SQ IN

TOTAL OF VENTED SOFFIT REQUIRED = 555.55 SQ IN.

769.12 SQ IN VENTED SOFFIT SUPPLIED MEETS THE REQUIREMENTS.
FL # 16503.2 KAYCAN LTD VINYL SOFFIT 12" TRIPPLE 4 FULL O VENT ECO (NO. 0639)

FL # 16503.2 KAYCAN LTD VINYL SOFFIT 12' 4.18 SQ IN NET FREE AREA PER LINEAL FT

R703.4 Flashing.

TO FIXTURES

Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

1.2.In accordance with the flashing design or method of a registered design professional.

1.3.In accordance with other approved methods.

1.4In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/MDMA 250, FMA/AAMA/MDMA 300 or FMA/AAMA/MDMA 400, or FMA/AAMA/MDMA 2710.

2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

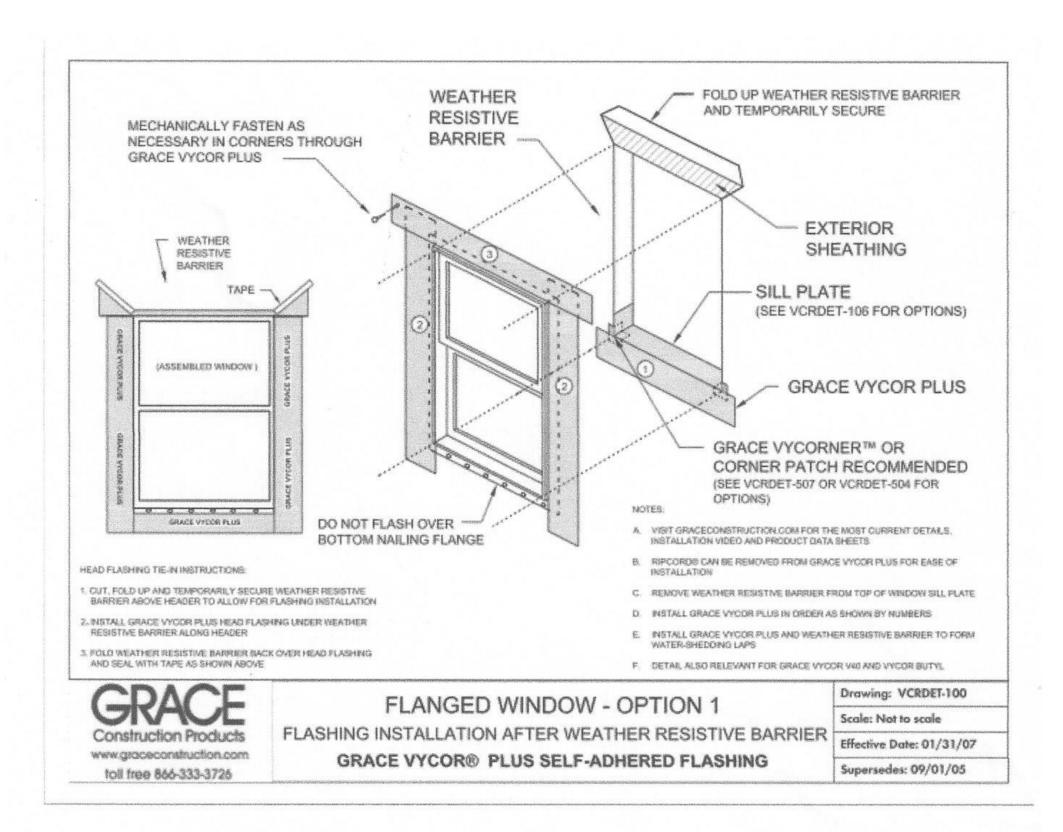
3.Under and at the ends of masonry, wood or metal copings and sills.

4.Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7.At built-in gutters.



PAN FLASHING UNDER WINDOWS AND DOORS ON FRAME CONSTRUCTION COMPLY WITH AAMA-711 IF SELF ADHEARED MEMBRANES ARE USED AS FLASHING R703.4

SUGAR PALM 2 4/2/1 MODEL / LEFT HAND GARAGE / MONO FOOTER / 20

| BUILDER: HABITAT FOR HUMANITY | HICKS DRAFTING

Cuattrone & Assoc Engineers, Planners, & Developm 4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 1910 Complance Statement Complance Statement THESE PLANS HAVE BEEN DESIGNED BY A REGISTERE ENGINEERE FOR THE (8)

ID LOADING

4216 5TH STREET W

LEHIGH ACRES, FL. 33971

CELL:(239)462 -2734

E-MAIL:DHICKS928@AOL.COM

BUILDER: HABITAT FOR HUMANITY
4 BEDROOM 2 BATH HOME /160 MPH WIND LOADING
NEW HOUSE FOR:
LOT- /BLOCK- /UNIT- /SECTIONTOWNSHIP- SOUTH/RANGE- EAST

DAYID HICKS

DATE: 03-29-2021

SCALE:1/4"=1'0"

JOB # 2024-038

SHEET

DRAWN BY

7

