

PLUMBING IN COMING ISOMETRIC

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 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

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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)

### REVIEWED FOR PLUMBING CODE COMPLIANCE WITH THE CAPE CORAL **BUILDING DIVISION** DATE: <u>10/25/2024</u>

ALL PLUMBING INSTALLATIONS SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES. Alfred Digitally signed by Alfred Quattrone Pate: 2024-10-07 Quattrone 13:19:32 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Quattrone
Engineers, Planner

> REVISIONS: 08-08-2024

10-05-2024

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DRAWN BY DAYID HICKS

DATE: 03-29-2021

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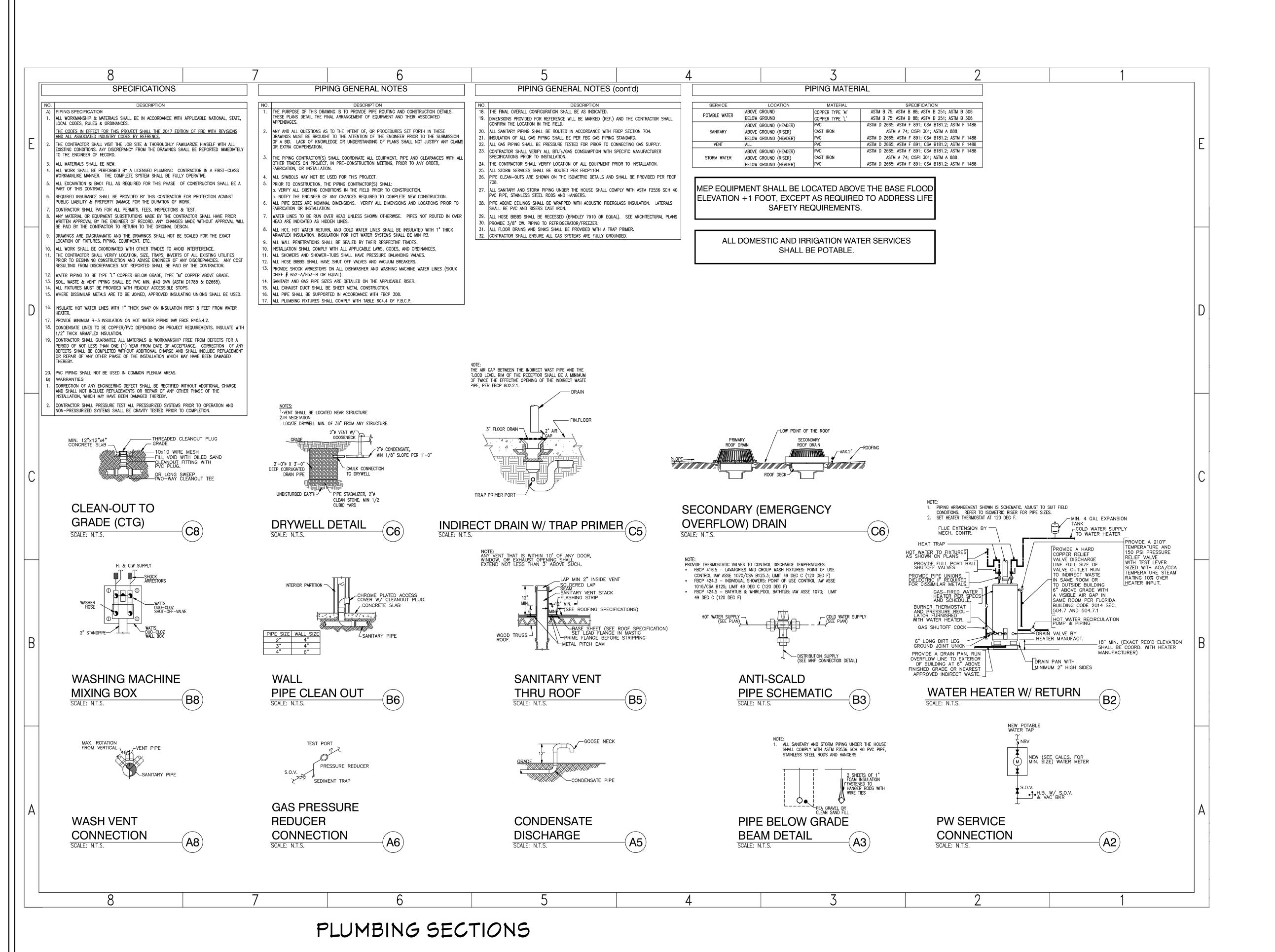
JOB # 2024-046

PLUMBING FLOOR PLAN

## BLDMP24-000045

### **REVIEWED FOR** PLUMBING CODE COMPLIANCE WITH THE CAPE CORAL **BUILDING DIVISION**

BY: JM DATE: 10/25/2024 ALL PLUMBING INSTALLATIONS SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



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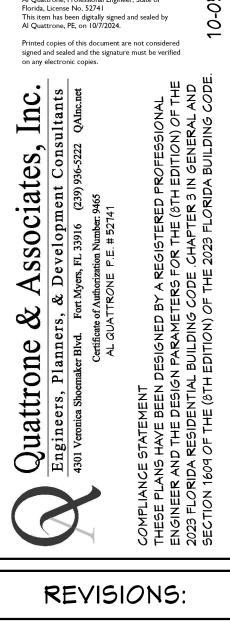
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Alfred Digitally signed by Alfred Quattrone

Quattrone<sup>Date: 2024-10-07</sup>

Al Quattrone, Professional Engineer, State of

08-08-2024

10-05-2024

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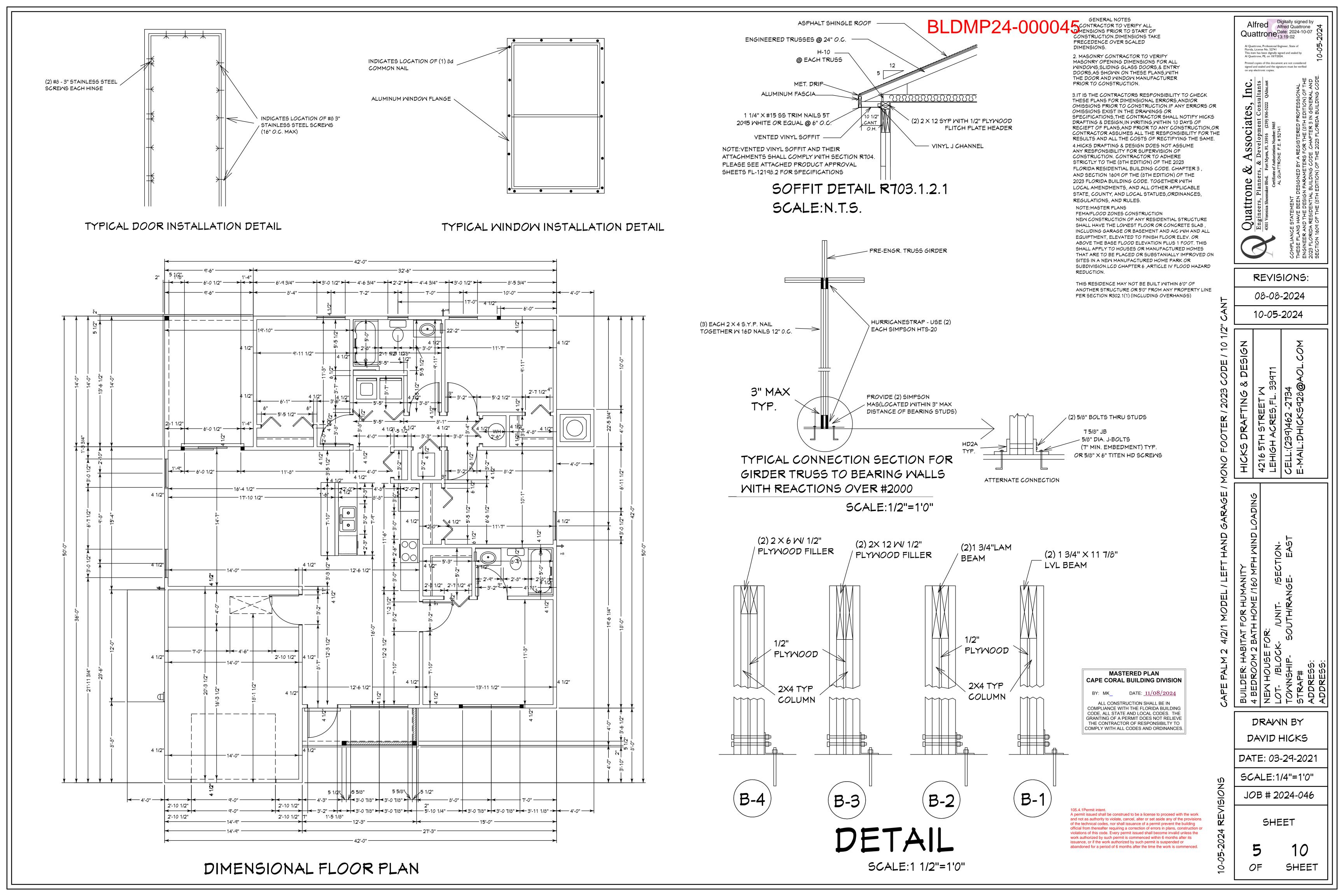
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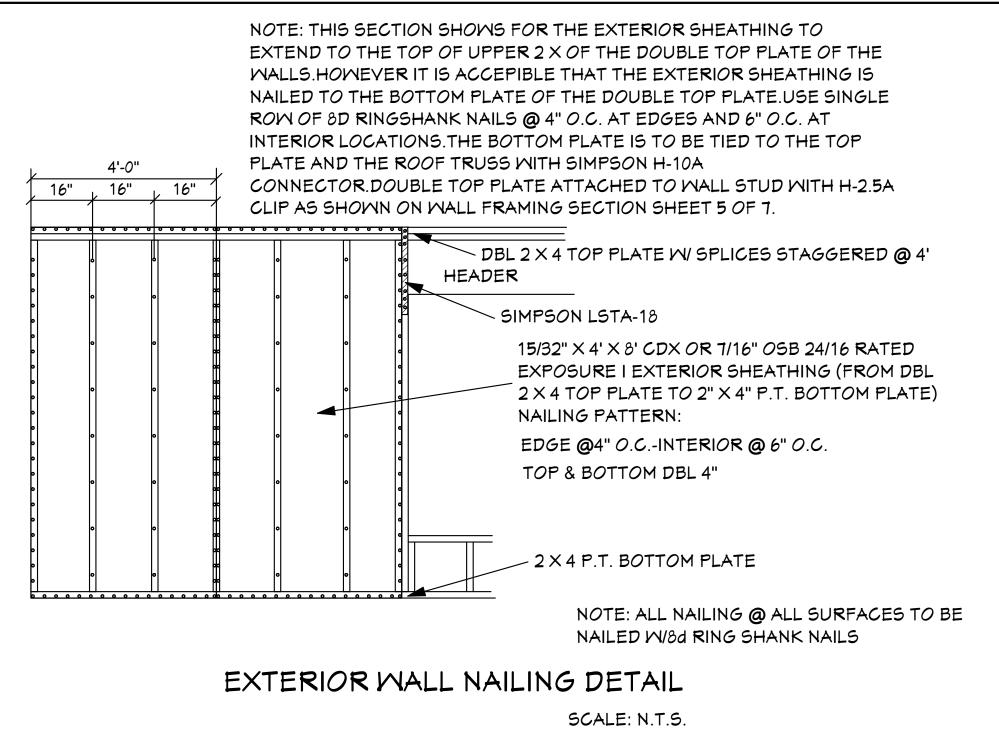
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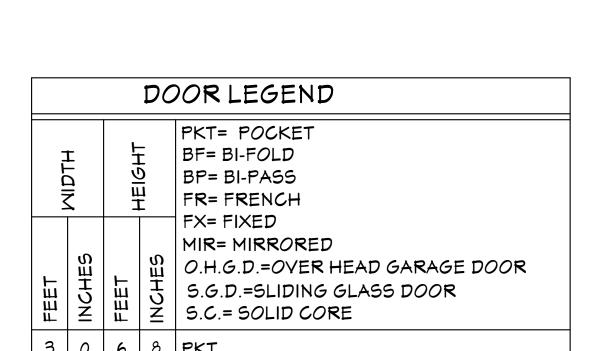
JOB # 2024-046

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HURRICANE CLIP

@ EXT. BEARING MALL

Simpson Strong-Tie

H<sub>10</sub>A

A/C

A/C AT FINISH

FLOOR ELEVATION

ROOF TRUSSES WITH 10d NAILS AT 4" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. IT IS ACCEPTABLE TO COVER PLYMOOD WITH SOLID VINYL SOFFIT FL-12198.2.ATTACH SOLID VINYL SOFFIT TO PLYMOOD OR O.S.B. BOARD WITH 16 GA X 7/16" WIDTH CROWN STAPLE 5/8" MIN LENGTH @ 12" O.C. SOLID VINYL SOFFIT MEETS REQUIREMENTS OF THE 8TH

# °NOTE: BOTTOM CHORD OF ALL TRUSSES IN LANAI AND ENTRY (AREAS EXPOSED TO WIND). IT IS ACCEPTABLE TO ADD SHEATHING IN THESE AREAS AND SHEATHING TO BE 15/32" EXTERIOR GRADE PLYWOOD OR 1/16" O.S.B. BOARD. ATTACH PLYMOOD OR O.S.B. BOARD TO BOTTOM CHORDS OF

EDITION OF THE 2023 F.R.B.C.

MASTERED PLAN **CAPE CORAL BUILDING DIVISION** BY: MK\_ DATE: 11/08/2024 ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILTY TO COMPLY WITH ALL CODES AND ORDINANCES.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced

BLDMP24-000045

Simpson Strong-Tie H<sub>10</sub>A

> HURRICANE CLIP @ EXT. BEARING MD. BEAM

INTERIOR DOOR SCHEDULE ROOM DESIGNATION NOTES MANUF GARAGE SOLID CORE 3068 BEDROOM #3 3068 BEDROOM #3 (2) 2868 B.F. UTILITY (2) 2868 B.F. PANTRY 2668 B.F. 2868 B.F. HALL BATH#1 3068 BEDROOM#1 3068 BEDROOM#1 2668 B.F. 2668 B.F. HALLBEDROOM# 2 3068 BEDROOM# 2 (2)2868 B.F. MASTER BED 3068 MASTER W.I.C 2668 B.F. MASTER BATH

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	AREA SCHEDULE	
LIVING A/C		1449 SQ. FT.
ENTRY		49 SQ. FT.
GARAGE		300 SQ. FT.
LANAI		133 SQ. FT.
TOTAL		1931 SQ.FT.

		F	PRODUCTS	CHEDL	JLE			160 N	•	MATE DESIGN) = 124 ( SED STRUCTURE	(NOMINAL DESIGN)
	v		M.O. DOOR SIZE			8 т 8 о 8 .	MINDOM / DOOR PRODUCT	INSTALLATION NOTES		TYPE OF WINDBORNE DEBRIS PROTECTION (WHERE APPLICABLE)	IMPACT COVERING PRODUCT APPROVAL
ROOM NAME	MARK K	CALL SIZE	M.O. MINDOM SIZE (MxH)	DETAIL H J S	ZONE	iii iii D ii (PSF)	APPROVAL DESIGNATION / ENTITY	(LIST BELOW)	REGION 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
			 °WINDOW SO	 CHEDULE							
DINING ROOM	(A)	(2) SH-25	73 3/4" × 62 3/4"	PER MFR.	4	26.40/-28.74	REFER TO PRODUCT		Y	COVERING	HURRICANE PANELS REFER 1
ASTER BEDROOM	B	(2) SH-25 EGRESS	73 3/4" × 62 3/4"	PER MFR.	5	26.40/-34.50	APPROVAL SHEETS REFER TO PRODUCT	1	Y	COVERING	PRODUCT APPROVAL SHEETS HURRICANE PANELS REFER 1
BEDROOM #2	8	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	APPROVAL SHEETS REFER TO PRODUCT	1	Y	COVERING	PRODUCT APPROVAL SHEETS HURRICANE PANELS REFER 1
BEDROOM#1	K	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	APPROVAL SHEETS REFER TO PRODUCT	1 1	' '	COVERING	PRODUCT APPROVAL SHEETS HURRICANE PANELS REFER 1
BATH		H-33 SH	26" X 38 1/8"	PER MFR.		27.66/-30.00	APPROVAL SHEETS REFER TO PRODUCT	2	Y	COVERING	PRODUCT APPROVAL SHEET HURRICANE PANELS REFER
·	<b>\\$</b>				4		APPROVAL SHEETS REFER TO PRODUCT	_	<u> </u>		PRODUCT APPROVAL SHEET HURRICANE PANELS REFER
BEDROOM#3	+	SH-25 EGRESS	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	APPROVAL SHEETS REFER TO PRODUCT	1	Y	COVERING	PRODUCT APPROVAL SHEET HURRICANE PANELS REFER
GREAT ROOM	(G)	SH-25	36 1/2" × 62 3/4"	PER MFR.	5	27.66/-37.02	APPROVAL SHEETS REFER TO PRODUCT		Y	COVERING	PRODUCT APPROVAL SHEET HURRICANE PANELS REFER
GREAT ROOM	$\oplus$	5H-25	36 1/2" × 62 3/4"	PER MFR.	4	27.66/-30.00	APPROVAL SHEETS		Y	COVERING	PRODUCT APPROVAL SHEET
			*P005.60	VEDING	( A T						
			°ROOF CO	YERING M	124   1	ERIAL					
		°TYF	_	MANUFACTUF			°APPROVED MOI	DEL, STYLE, OR	DESIGNA	TION	
		ASPHALT S	ASPHALT SHINGLES  REFER TO PRODUCT APPROVAL SHEETS  REFER TO PRODUCT APPROVAL SHEETS								
		1. ASPH, 2. CLAY	AND CONCRETE TILES	SHALL BE IN	COMF	PLIANCE WITH	TH EDITION ) OF THE 2023 F H THE (8TH EDITION) OF TH EDITION) OF THE 2023 FLOR	E 2023 FLORIDA	RESIDEN	ITIAL BUILDING CODE	. , SEC. R905.3
			°IMPACT R	ESISTAN	T C(	OVERING	MATERIAL				
		°TYPE	°M	ANUFACTURE	₹		°APPROVED MC	DEL, STYLE. OF	DESIGN	ATION	
		HURRICANE	HURRICANE PANELS  REFER TO PRODUCT APPROVAL SHEETS  REFER TO PRODUCT APPROVAL SHEETS								
		INST	ALLATION NOTES:		°LE	EGEND:	°SIZ	E DESIGNATION	15		
		2. 1	MEANS OF EGRESS FEMPERED WINDOW O.H. GARAGE DOOR			= DOOR DES SLX = SK DESIGNA = WINDOW D	YLITE H=1	MIDTH HEIGHT			
		ALL DO	R TO VERIFY ALL ORS,SLIDING GL MS PRIOR TO ST	ASS DOOR	S, A	ND		ER TO SUPF	PLY PRO	ODUCT APPROV	AL
		REFER	MS SHGC= TO ATTACHED E 1ATION FROM WI				AND ATTACHED PANY.				

SH-25 D F SH-25 EGRESS E H-5H 33 (MB-1) M.C. MIRROR ` (MB-2) 6" X 6" P.T. POST NOTE:ATTACH 6X6 PT. POST BOTTOM CONCRETE WITH ABU-66 OR ALTERNA ABW66 AND AT TOP TO BEARING BEA WITH CC COLUMN CAP OR ALTERNATI ST6224 STRAP TYPICAL. BATH #1 (2) 1 3/4" × 11 7/8 " 8'0" FLAT CLG BEDROOM #1 LVL BEAM ACCESSIBLE BEDROOM #3 8'0" FLAT CLG 8'0" FLAT CLG LANAI MALL CUTILITY 8'4" FLAT CLG 8'0" FLAT CLG MASHER DRYER (2) 2868 B.F. W.I.C. (2) 2868 B.F 8'0" FLAT CLG 8'0" FLAT CLG SHELF W/BAR SHELF M/BAR D-3 (2) 3068 SGD'S FLOOR ELEVATION (5)m|½| -(NB-1) BEDROOM #2 8'0" FLAT CLG Z U U GREAT ROOM 8'0" FLAT CLG M.C. MIRROR M.C. 4 1/2" WALL @ 34.5" A.F.F. 8'0" FLAT CLG % 15 BATH 3068 THE GARAGE REQUIRED TO BE SEPERATED FROM THE RESIDENCE WITH START SLOPE -1/2" GYPSUM BOARD AND ITS ATTIC AREA MASTER BY NOT LESS THAN 5/8" GYPSUM BOARD DINING ROOM APPLIED TO GARAGE SIDE BEDROOM 8'0" FLAT CLG 8'0" FLAT CLG GARAGE 8'4" FLAT CLG (MB-1) (2) SH-25 [B](2) SH-25 (2) 2 X12 SYP WITH 1/2" NOTE: IN ACCORDANCE WITH CHAPTER 7 ASCE-24

NOTE: ALL EXTERIOR WALLS ARE 3 1/2" WIDE WOOD WALLS WITH 15/32" PLYWOOD EXTERIOR AND 1/2" DRYWALL INSIDE (4 1/2" TOTAL.) UNLESS NOTED DIFFERENT. NOTE: ALL INTERIOR WALLS ARE 4 1/2" AND 6 1/2" WIDE WOOD WALLS. UNLESS NOTED DIFFERENT.

PLYMOOD GLUED AND NAILED

r NAILS AT EACH END. 3 MALLS

STUDS BELOW EACH END

| ||D-1| 9'-0" X 7'-0" O.H.G.D.

W SIMPSON STG236 W (40) 16D

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROUGH OPENINGS AND SIZES OF ALL DOORS AND WINDOWS BEFORE STARTING CONSTRUCTION.

NOTE:ATTACH 6X6 PT. POST BOTTOM TO CONCRETE WITH ABU-66 OR ALTERNATE ABM66 AND AT TOP TO BEARING BEAMS WITH CC COLUMN CAP OR ALTERNATE ST6224 STRAP TYPICAL.

DECORATIVE RAILING

6" X 6" P.T. POST

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

TYPICAL AT PORCH

- FLITCH PLATE (GLUED & NAILED)

(MB-1) =(2) 2 X 12 SYP WITH 1/2" PLYWOOD FLITCH PLATES.GLUED AND NAILED =(2) 1 3/4" × 11 7/8" LVL BEAMS

NOTED FLOOR PLAN

7 36" HIGH DEC VINYL RAILING NON GUARDRAIL.

RL-1 OPENING WILL RESIST 4" SPHERE. ATTACH

(2) 1 3/4 × 11 7/8 MICROLAM W/ SIMPSON

ST6236 W/ (40) 16D NAILS AT WALL END.

3 MALLS STUDS BELOW EACH END

PER MANUFACTURES SPECIFICATIONS.

ATTENDANT UTILITIES A/C AND W/H AND ALL OTHER

EQUIPMENT SHALL BE LOCATED AT FINISH FLOOR

ELEVATION BFE +1 FOOT OF FREEBOARD, WITH THE

EXCEPTION OF RISERS OR UNDERGROUND LINES.

IT IS ACCEPTABLE FOR THE LOCATION OF A/C AND

TO BE MOVED AS REQUIRED TO A DIFFERENT

WELL EQUIPMENT AND OTHER UTILITY PAD LOCATIONS

LOCATION OR DELETED IF NOT REQUIRED. REFER TO

SITE PLAN FOR ACTUAL LOCATIONS OF UTILITY PADS.

ELEVATION OR ABOVE THE MINIMUM FLOOD

Thorida, License No. 52741

This item has been digitally signed and sealed by Al Quattrone, PE, on 10/7/2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. & Development Consu Quattrone

> REVISIONS: 08-08-2024

Alfred Digitally signed by Alfred Quattrone

Quattrone<sup>Date: 2024-10-07</sup>

10-05-2024

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DRAWN BY

DAVID HICKS DATE: 03-29-2021

SCALE: 1/4"=1'0"

JOB # 2024-046

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### **NEC Standard Electrical Load Calculation for Single Family Dwellings** (Only for Service Ratings of 120/240V, 225 Amps Max)

### Owner:Habitat for Humanity (Cape Palm 2)

Location: Cape Coral

GROUND 8'0" ROD TO

GROUND \
TO BUILDING

EXTERIOR

ELEC. METER -

FIELD VERIFY

LOCATION

DISCONNECT REQUIRED

STEEL

GFCI PROTECTION
17 REQUIRED

FIELD VERIFY

· — — — — — — — <del>- |</del>

LOCATION

Factor	Quantity	Volt Amperes (VA)
"General Lighting"		
1. General Lighting (SQFT X 3 VA/SQ FT (Table 220.12)	3 X 1458 sq ft.	4374
2. Small Appliance Circuits (1500 VA per circuit) (NEC 220.52(A)) (minimum 2)	1500 X 2	3000
3. Laundry Circuit (1500 VA per circuit) (NEC 220.52(B))	1500 X 1	1500
4. Total General Lighting Load (Add lines 1, 2 & 3):		8874
5. First 3000 VA @ 100%:		300
6. Total General Lighting Load 8874– 3000 = 5874 @ 35%=	2055	
7. Net General Lighting Load (Per NEC 220.42) (Add line	5055	

Fixed Appliances(if insufficient space, use back):	YE S	N O				
· Garbage Disposal		X				
· Bathroom Fan	X		50			
· Kitchen Hood	X		240			
· Dishwasher	X		1800			
· Other: 5 hp 240V Well Pump	X		3730			
· Other: 120V Water Softener	X		1500			
Total						

Total Service Load Volt-Amperes / 240-volts = 130 Amperes	s		
Total Service Load Volt-Amperes (VA) (Add lines 7, 8 & 9 t	hru 16) = 3	1,175	
	Tot	al	18,800
16. 25% of largest motor (NEC 430.24)			N/A
15. Other:			
14. Other:			
13. Electric Vehicle Charger		Х	
12. Electric Dryer (5000 VA minimum)**	X		5000
11. Refrigerator	X		800
10. HVAC	X		5000
9. Electric Range (8000VA or Nameplate)**	X		8000
*Other Loads (including motors, EV charger(s), etc.)	YE S	N O	Nameplate Rating (VA

NEC 210.52 CESCIS

NOTE-B

SHALL BE EQUIPPED

MITH A FAN BOX MITH

THAT CAN SUPPORT A

CEILING FAN

NOTE-A = T.V. HUNG ON NOTE-B = EVERY

ELECTRICAL PLAN

MALL TO ALLOW FOR

FOR T.V. AT LEVEL OF

= IDENTIFY RECEPT AND LIGHTS

/8 ON PLAN WITH CKT NUMBERS

T.V. BRACKET . OUTLET

MALL. BLOCK INTERIOR HABITABLE ROOM

MP 24

ELECTRICAL LOAD CALCULATIONS

ART 300. Wiring methods and materials. I am writing to inform you of the use of Nonmetallic Sheathed Cable (NM), commonly known as Romex, alongside nonmetallic (plastic) boxes for a residential electrical installation in a Sugar Palm 1 & 2. As per the 2023 Florida Building Code - Residential, and the 2020 National Electric Code the following considerations ensure compliance with all relevant safety and installation standards:

Wiring Method: 1. Nonmetallic Sheathed Cable (NM) - Romex • Application: NM cable will be used for general residential branch circuits. • Installation Requirements: The cable will be secured and supported every 4 and ½ feet and will be installed at least 1 ¼ inches from the edge of framing members, or will be protected physically.

. Box Installation: 2. Nonmetallic Boxes: ● Compliance: Nonmetallic boxes will be used exclusively with cabled wiring methods, ensuring that all sheaths and flexible cords are nonmetallic. • Securing the Cable: Where nonmetallicsheathed cable is used, the cable will be fastened within 12 inches of the box, with the sheath extending through a cable knockout or box by at least ¼ inch. ● Flush Installation: All nonmetallic boxes installed in walls or ceilings will be flush with the finished surface

Additionally, the installation will include the following: • Protection from Physical Damage: Where cables are subject to physical damage, they will be enclosed in conduits such as rigid metal conduit or Schedule 80 PVC, extending at least 6 inches above the floor if passing through

Adhering to the 2023 Florida Building Code and 2020 National Electric Code - Residential, we ensure that all safety and installation guidelines are strictly followed, providing a secure and compliant electrical system for the residence.

John Miller Eddy Electric LLC 239-265-8947 John@eddyelectric.net License #ES1200232

"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.

BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, STATE, LOCAL, AND NEC CODES. THE GRANTING OF THIS PERMIT DOES NOT RELIEVE THE ONTRACTOR OF THE RESPONSIBILIT A permit issued shall be construed to be a cense to proceed with the work and not as ority to violate, cancel, alter or set aside ar visions of the technical codes, nor shall ice of a permit prevent the building official ereafter requiring a correction of errors in ans, construction or violations of this code. permit issued shall become invalid unle the work authorized by such permit is nced within 6 months after its issuance,

**ELECTRICAL COMPLIANCE** FOR THE CAPE CORAL **BUILDING DIVISION** BY: CG DATE: 11/07/2024

pended or abandoned for a period of 6 nths after the time the work is commenced.

REGULATIONS, AND RULES.

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 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)

BLDMP24-000045 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 MINDOMS, SLIDING GLASS DOORS, & ENTRY DOORS, AS SHOWN ON THESE PLANS, WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

GENERAL NOTES

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,

NOTE: MASTER PLANS FEMA/FLOOD ZONES CONSTRUCTION NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE THAT ARE TO BE PLACED OR SUBSTANIALLY IMPROVED ON

DRAWN BY DAVID HICKS

Alfred Digitally signed by Alfred Quattrone

Quattrone<sup>Date: 2024-10-07</sup>

Florida, License No. 52741

This item has been digitally signed and sealed by Al Quattrone, PE, on 10/7/2024.

Printed copies of this document are not considered

signed and sealed and the signature must be verified on any electronic copies.

es,

Associate

Quattrone
Engineers, Planner

REVISIONS:

08-08-2024

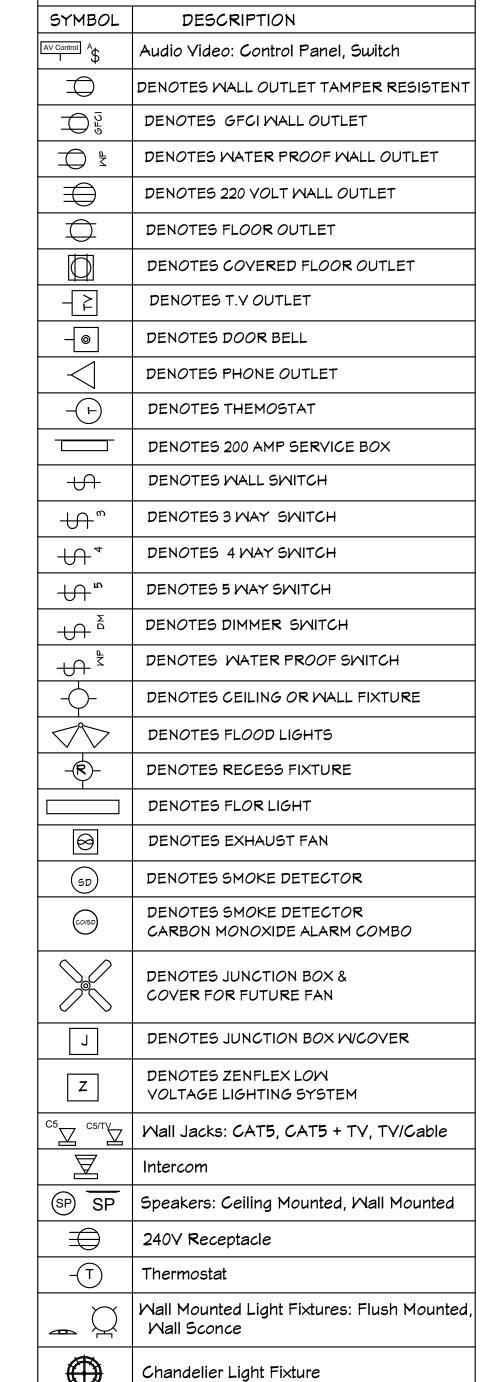
10-05-2024

DATE: 03-29-2021

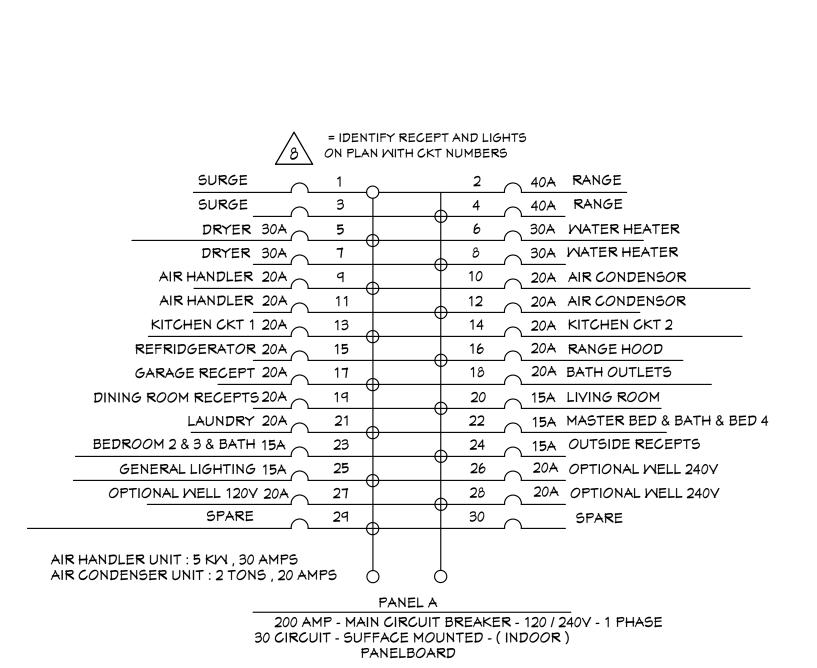
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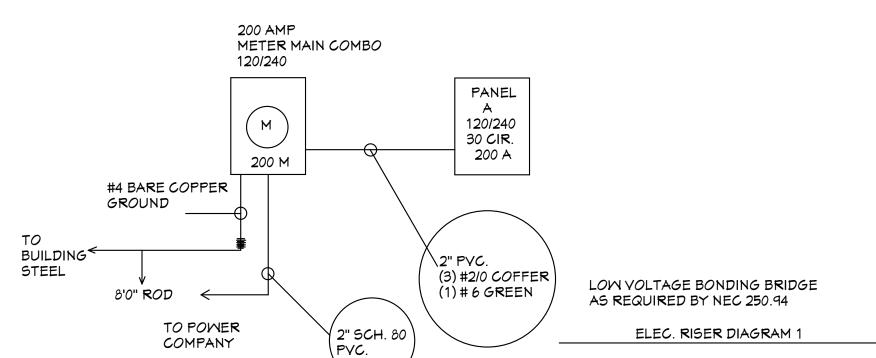
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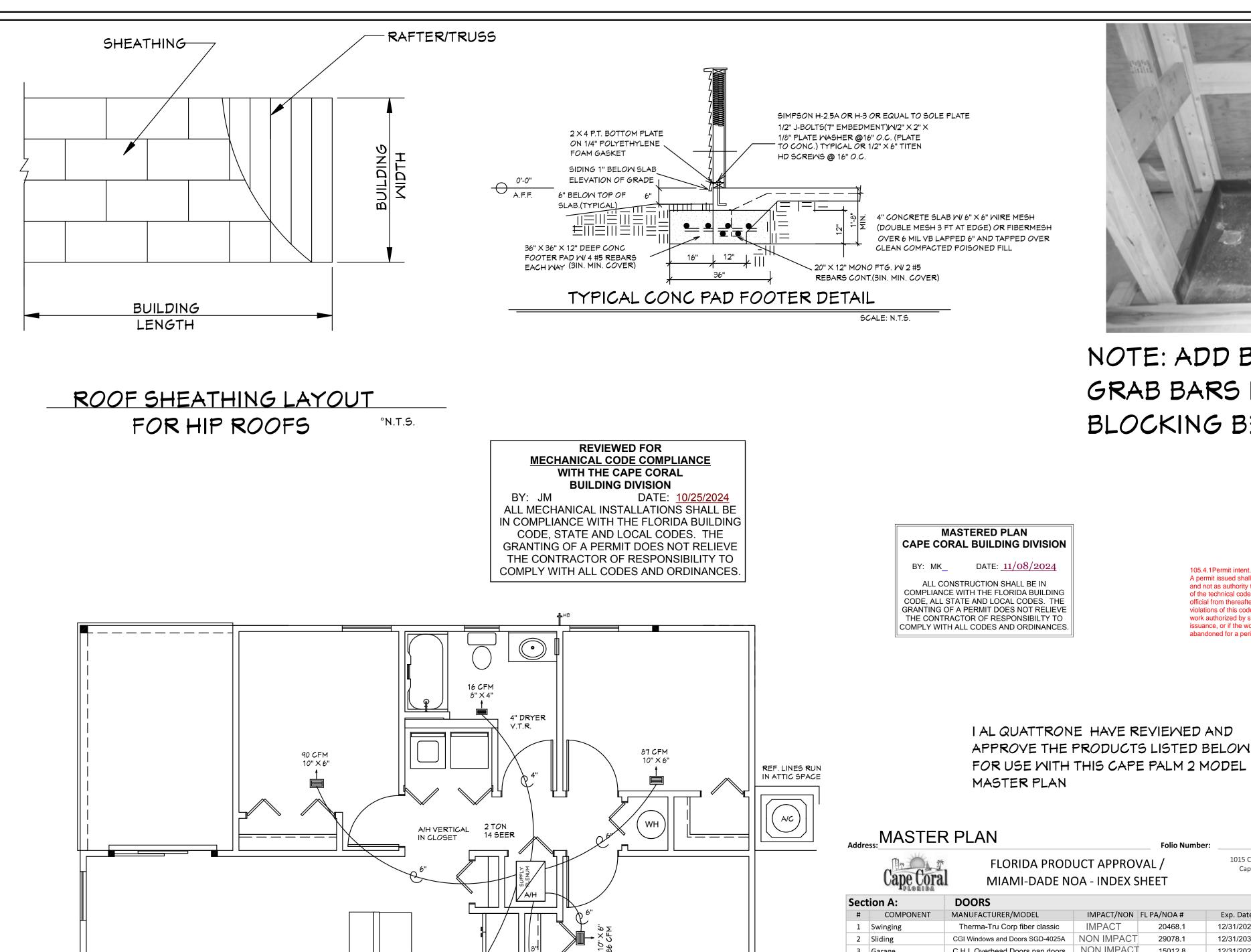
# NOTE-B NOTE: HUMIITY SMITCH FOR EXAUST FAN NOTE-B NOTE-B NOTE-B NOTE: HUMIITÝ SMITCH FOR EXAUST FAN



ELECTRICAL LEGEND







10" × 10" 44V

81 CFM

HYAC PLAN

BLDMP24-000045

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

A permit issued shall be construed to be a license to proceed with the work

of the technical codes, nor shall issuance of a permit prevent the building

and not as authority to violate, cancel, alter or set aside any of the provisions

official from thereafter requiring a correction of errors in plans, construction or

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work authorized by such permit is commenced within 6 months after its

issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced

> Cape Coral, FL 33990 239-574-0546

> > +65/-78.3

+64.7/-64.7

12/16/2025 +N/A /-N/A

12/28/2026 +55/-35

07/12/2025

12/31/2027

12/31/2026

10456.12 12-31-2026

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

BLOCKING BEFORE START OF CONSTRUCTION.

PER SECTION R302.1(1) (INCLUDING OVERHANGS) TOP PLATE (2)2X4 TYP. (2)2X12 HEADER // STUDS FULL LENGTH STUD AND HEADER STUD

- 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" X 2' X X 1/8" PLATE MASHER @ 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

TRUSSES W/ MIN. (3) 12d TOENAILED @

EACH END.

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

2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL

PRIOR TO CONSTRUCTION.

REGULATIONS, AND RULES.

FEMA/FLOOD ZONES CONSTRUCTION

NOTE:MASTER PLANS

REDUCTION.

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

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SUBDIVISION.LCD CHAPTER 6 ,ARTICLE IV FLOOD HAZARD

ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE

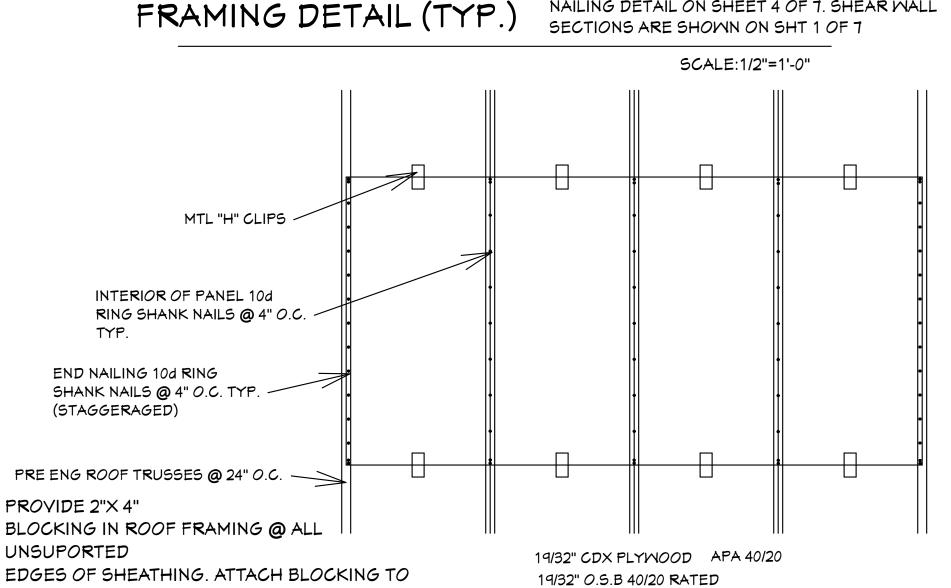
SITES IN A NEW MANUFACTURED HOME PARK OR

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

ANY RESPONSIBILITY FOR SUPERVISION OF

CONSTRUCTION. CONTRACTOR TO ADHERE

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



ROOF SHEATHING DETAIL

Quattrone<sup>Date: 2024-10-07</sup> Florida, License No. 52741

This item has been digitally signed and sealed by Al Quattrone, PE, on 10/7/2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. OMISSIONS PRIOR TO CONSTRUCTION IF ANY ERRORS OR ssociates 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.

Quattrone

REVISIONS: 08-08-2024

10-05-2024

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DRAWN BY DAVID HICKS

DATE: 03-29-2021

SCALE:1/4"=1'0"

JOB # 2024-046

SHEET

SHEET

**Section B:** 

2 Double Hung

4 Horizontal Slider

3 Casement

5 Mullion

6 Skylights 7 Fixed

**Section C:** 

2 Metal 3 Tile 4 Single Ply

**Section D:** 

**Section E:** 

1 Soffits

Section F:

1 Asphalt Shingles

**WINDOWS** 

**ROOFING PRODUCTS** 

**STORM SHUTTERS** 

**PANEL WALLS** 

CGI Windows and Doors SH-4000A NON IMPACT

GAF Timberline fiberglass 3 TAB

GAF ROOF UNDERLAYMENT GAF COBRA RIDGE VENT

TAMCO 4'0" OFF RIDGE VENT

Eastern Metal Supply BERTHA GAV STEEL PANELS

SIMPSON H-10A

10124.2

10626.2

6267.1

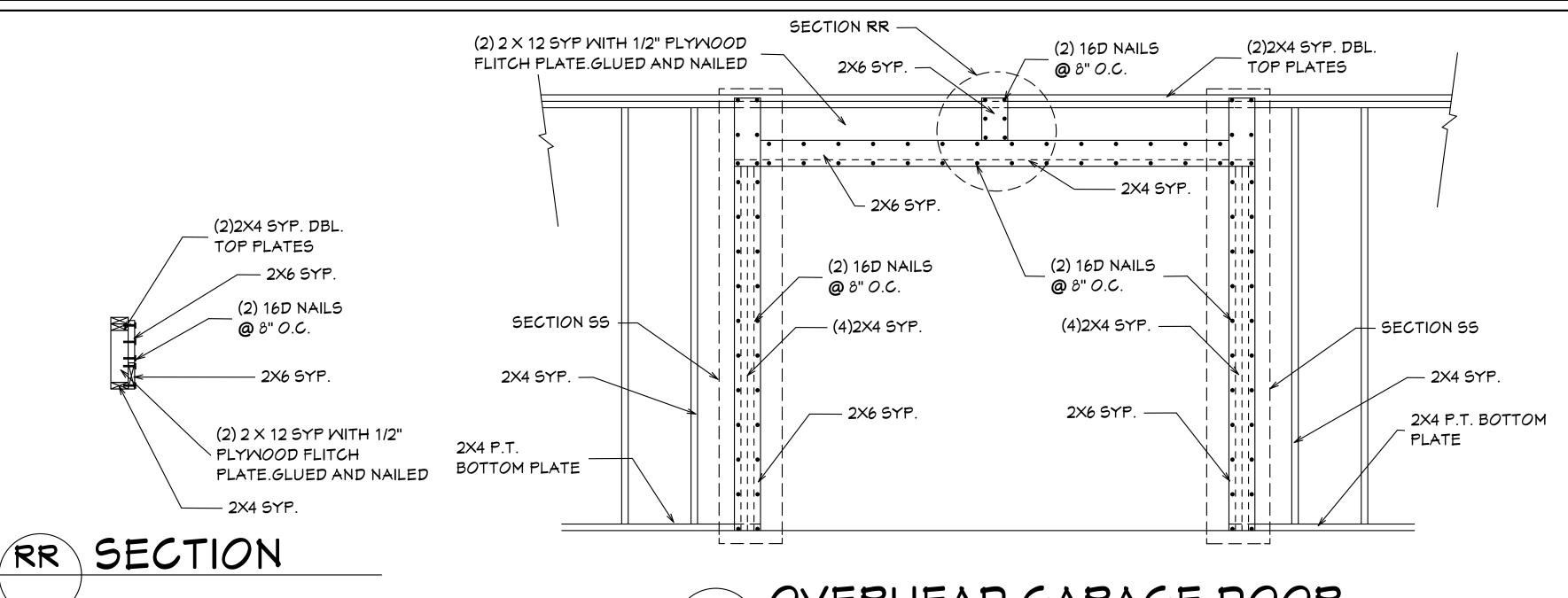
16918.1

FL PA/NOA #

12198.2

HURRICANE TIE

2 HEAVY TWIST STRAP



# OVERHEAD GARAGE DOOR BUCKING DETAIL

### MOOD

### GENERAL

GENERAL

OF THE 2023 FLORIDA BUILDING CODE for design pressures generated by 3 second gust.

edition of the 2023 Residential Edition of the Florida Building Code, have been performed.

administration, review and approval of all shop drawings, verification on-site of all

2. David Hicks, and HICKS DRAFTING & DESIGN have not been retained to provide

PA201, 202, and 203, meeting the requirements of the Large Missle Test.

shall be installed in accordance with the manufacturer's recommendations.

2. Where fasteners are not otherwise indicated, fasteners shall be provided in

plans and on-site dimensions and elevations.

FASTENERS AND CONNECTORS

1. Connectors, anchors, and other fastening devices

2023 residential Florida Building Code, chapter 3

requirements of ASTM A 90 Triple Spot Test.

Design Specifications for Wood Construction.

2. Refer to standard details for typical foundation details.

615, A 616, A 617, or A 706.

Specifications and Recommendations

Concrete floors shall be cast in place.

4. The slab shall be 4 inches thick

shall be compacted to 95% of AASHTO T-99.

9. Fill shall be placed and compacted in one foot lifts.

CONCRETE FLOORS

of a distance of 3 ft. from the edge. See Standard Details.

5. The slab shall have 6x6 M2.9 x M2.9 welded wire fabric at mid-height

This building/structure has been designed in accordance with the (8TH EDITION) OF THE 2023

design wind velocity of 160 mph, structual calculations, as necessary to confirm compliance with the 8th

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

dimensions and elevations, and strict compliance with these construction documents as

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

4. All windows, doors and other such systems, components and cladding shall be designed in

Contractor shall notify the owner in writing prior to construction of any discrepancy between

accordance with CHAPTER 3 of the 8TH EDITION OF THE 2023 RESIDENTIAL Edition AND

three second gust design wind velocity of 160 mph. see "Design Parameters" for specific pressures.

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

dipped galvanized coated with a minimum of 1.8 oz per sq ft of steel meeting the

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

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

FOOTINGS AND FOUNDATIONS

GENERAL

to support safely the loads imposed as determined from the character of the soil.

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

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

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

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.

6. A double layer of welded wire fabric shall be provided around the perimeter of the slab

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.

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

. All exterior walls, bearing walls, and columns, shall be supported on continuous concrete footings,

SECTION 1609 of the 8TH EDITION OF THE 2023 Florida Code for design pressures generated by a

approved by Lee County drawn by David HIcks, and reviewed by ENGINEER OF RECORD

Residential Edition of the Florida Building Code.CHAPTER 3 AND SECTION 1609 OF THE 8TH EDITION

- 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 MALLS

- 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.

### **MASTERED PLAN CAPE CORAL BUILDING DIVISION**

BY: MK\_ DATE: <u>11/08/2024</u> ALL CONSTRUCTION SHALL BE IN

COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILTY TO COMPLY WITH ALL CODES AND ORDINANCES

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced

(2)2X4 SYP. DBL.

- 2X4 SYP.

(4)2X4 SYP.

(2) 16D NAILS

@ 8" O.C.

2X6 SYP

**BOTTOM PLATE** 

SECTION

2X4 P.T.

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

FLITCH PLATE.GLUED AND NAILED

TOP PLATES

I AL QUATTRONE HAVE REVIEWED TRUSS LAYOUT AND THE TRUSS CONNECTOR SCHEDULE BASED ON TRUSS LAYOUT BY RAYMOND BUILDING SUPPLY / RBS # 18073014M1 / DATED: 01-31-2024 / REVISED UPDATED TO NEW 2023 CODE

UPLIFT EXCEEDING #1000	KCEEDING IDENTIFICATION			MINDLOAD CONNECTORS				
	NO U	PLIFTS	OVER #1000					
	NO R	EACTIO	NS OVER #50	000				
ALL OTHER TR	RUSSES:							
MOOD FRAME		1000	H-10	(16)-8D × 1-1/2				
MASONR	Y							
1 151509544.T	ION ABOVE	EDONT	BUGG BEGICALIA	LICH WAS PREPARED				

1. INFORMATION ABOVE FROM TRUSS DESIGN WHICH WAS PREPARED BY RAYMOND BUILDING SUPPLY. FT MYERS, FL. TRUSS DESIGNATIONS CORRESPOND WITH RAYMOND DOCUMENT.

2. ALL ANCHORS SHOWN AS MFD. BY SIMPSON STRONG TIE OR EQUAL.

- 3. ALL LOADS IN POUNDS.
- 4. LOADS NOT SHOWN: LESS THAN 5K GRAVITY AND 1K UPLIFT.

TRUSS FASTENER REQUIREMENTS

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

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

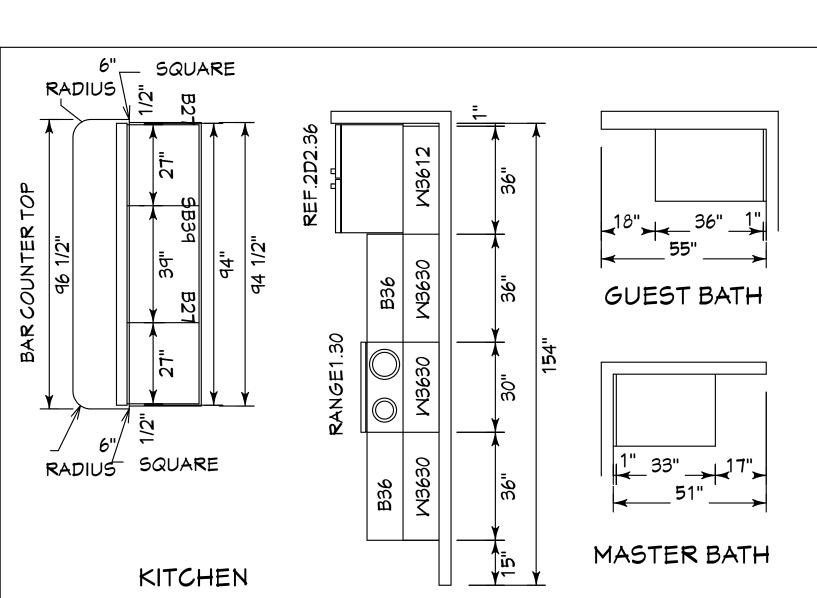
ALL SMOKE DETECTOR CARBON MONOXIDE ALARM COMBOS TO BE INTERCONNECTED 110 VOLTS A.C.

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

PROVIDE GFI PER NEC 210-8

BLDMP24-000045

WATER CONSERVATION FIXTURES REQUIRED ORD#92-36



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

GENERAL NOTES Alfred Digitally signed by Alfred Quattrone 1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF Quattrone<sup>Date: 2024-10-07</sup> CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED Al Quattrone, Professional Engineer, State of Thorisa, License No. 52741
This item has been digitally signed and sealed by Al Quattrone, PE, on 10/7/2024.

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.

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NOTE:MASTER PLANS FEMA/FLOOD ZONES CONSTRUCTION

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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)

ssociates Quattrone

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signed and sealed and the signature must be verified on any electronic copies.

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REVISIONS:

08-08-2024

10-05-2024

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HABI NM 2

DRAWN BY DAYID HICKS

DATE: 03-29-2021

SCALE: 1/4"=1'0"

JOB # 2024-046

SHEET

SHEET

DECK BOARDS & STAIR TREADS REQUIRED TO HAVE LABEL R507

ONE LAYER OF WATER RESISTIVE BARRIER BEHIND EXTERIOR SIDING WALL COVERING R703.2

TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALLS WITH WIRE LATH & CEMENTITIOUS FINISH COVERING R703.7.3

PAN FLASHING UNDER WINDOWS AND DOORS ON FRAME CONSTRUCTION. REFER TO NOTES R703.4 ON SHEET 10 OF 10

WINDOWS MUST HAVE COMPLIANT SHGC VALUES. REFER TO EXTERIOR OPENING CHART AND ATTACHED ENERGY CALCULATIONS AND WINDOW AND DOOR SPEC SHEETS FROM MANUFACTURES.

WATER HEATERS AND STORAGE TANKS SHALL BE EQUIPT WITH PRESSURE RELEASE AND TEMPERATURE VALVES OR A COMBINATION THEREOF 504 WATER TANK SAFETY DEVISES.

THE MAXIMUN DISTANCE BETWEEN A HOT WATER SUPPLY SOURSE AND ALL FIXTURES SERVED BY THE SUPPLY SOURSE HAS BEN REDUCED FROM 100 FT TO 50 FT. HOT OR TEMPERED WATER SUPPLY TO FIXTURES

### SECTIONR806

### ROOF VENTILATION R806.1Ventilation required.

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 vinul 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. 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.

### R806.3 Yent 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.

### R806.5Unvented attic and unvented enclosed rafter assemblies.

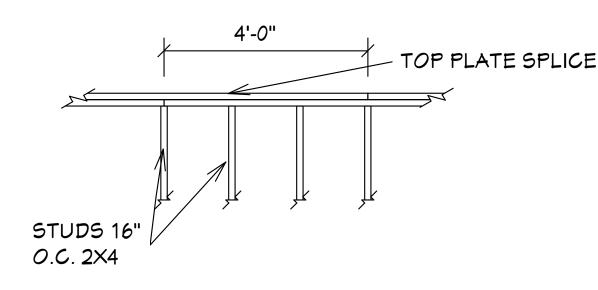
Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met: 1.The unvented attic space is completely within the building thermal envelope.

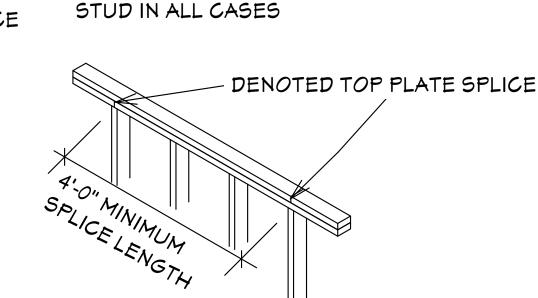
- 2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- 3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles 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 perimeter of each individual sheet interior surface to form a continuous layer.
- 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. 1931 SQ FT TOTAL ATTIC AREA TO BE VENTILATED
- 1931 SQ FT DIVIDED BY 300 SQ FT = 6.43 SQ FT TOTAL VENTILATION REQUIRED.
- CONVERT TO SQ IN:6.43 SQ FT X 144 = 925.92 SQ IN.
- 925.92 SQ IN. DIVIDED INTO=555.55 IN. AT SOFFITS AND 370.36 IN. AT RIDGE VENTS OR OFF RIDGE VENTS SEPERATE OR
- (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 # 12198.2 KAYCAN LTD VINYL SOFFIT 10" D5 5.17 SQ IN NET FREE AREA PER LINEAL FT

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

### TOP PLATE SPLICE DETAIL

SIMPSON H-2.5A OR H-3 OR EQUAL TO SOLE PLATE

4" CONCRETE SLAB W/ 6" X 6" WIRE MESH

CLEAN COMPACTED POISONED FILL

20" X 12" MONO FTG. W/ 2 #5

REBARS CONT.(3IN. MIN. COVER)

(DOUBLE MESH 3 FT AT EDGE) OR FIBERMESH

OVER 6 MIL VB LAPPED 6" AND TAPPED OVER

1/2" J-BOLTS (7" EMBEDMENT) W/2" X 2"

X 1/8" PLATE WASHER @16" O.C. (PLATE

TO CONC.) TYPICAL OR 1/2" X 6" TITEN

2 X 4 SYP STUDS 16" O.C.

HD SCREMS @ 16" O.C.

- VARIES 0" TO 4"

MASTERED PLAN CAPE CORAL BUILDING DIVISION BY: MK DATE: 11/08/2024

NTS

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILTY TO COMPLY WITH ALL CODES AND ORDINANCES. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provision of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction of violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced

GENERAL NOTES BLDMP24-000045

- 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 PRIOR TO CONSTRUCTION.

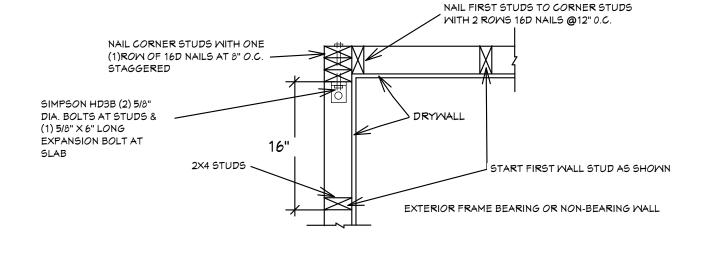
3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS, AND/OR OMISSIONS PRIOR TO CONSTRUCTION IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN, IN WRITING, WITHIN 10 DAYS OF RECIEPT OF PLANS, AND PRIOR 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)

REDUCTION.



# FRAME MALLS INTERSECTION DETAIL

SCALE:1"=1'0"

### R703.4 Flashing.

2X4 P.T. BOTTOM

4" SLAB

12"

WALL DETAIL

PLATE

REINFORCEMENT: 6 X 6

W2.9X2.9 WWF OR

Approved metal flashing, vinul flashing, self-adhered membranes and mechanically attached flexible flashing shall 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 sealar 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. Fluidapplied 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:

4 1/2"

- 1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface 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 t the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using page 1 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 or both sides under stucco copings.
- 3. Under and at the ends of masonry, wood or metal copings and sills.

STUDS 2 X 4 @16" O.C. (SEE

PLAN) W/ DRYWALL INTERIOR

MOOD SHEATHING EXTERIOR

1/2" J-BOLTS (7" EMBEDMENT)

@16" O.C. (PLATE TO CONC

HD SCREWS @ 16" O.C.

4" SLAB

SCALE:1"=1'0'

HORIZ. VINYL SIDING OVER 1/2" DOW

CHEMICAL STYROFOAM BRAND R-3

RESIDENTIAL FOAM SHEATHING INSULATION

ON 15/32" PLYWOOD SHEATHING OR 7/16"

AT 4" O.C. ALONG TOP AND BOTTOM WALL

OSB 24/16 RATED SHEATHING USE 8d NAILS

P.T. BOTTOM PLATE

SCALE:N.T.S

SIDING 1" BELOW SLAB

ELEVATION OF GRADE

8" BELOW TOP OF

SLAB.(TYPICAL)

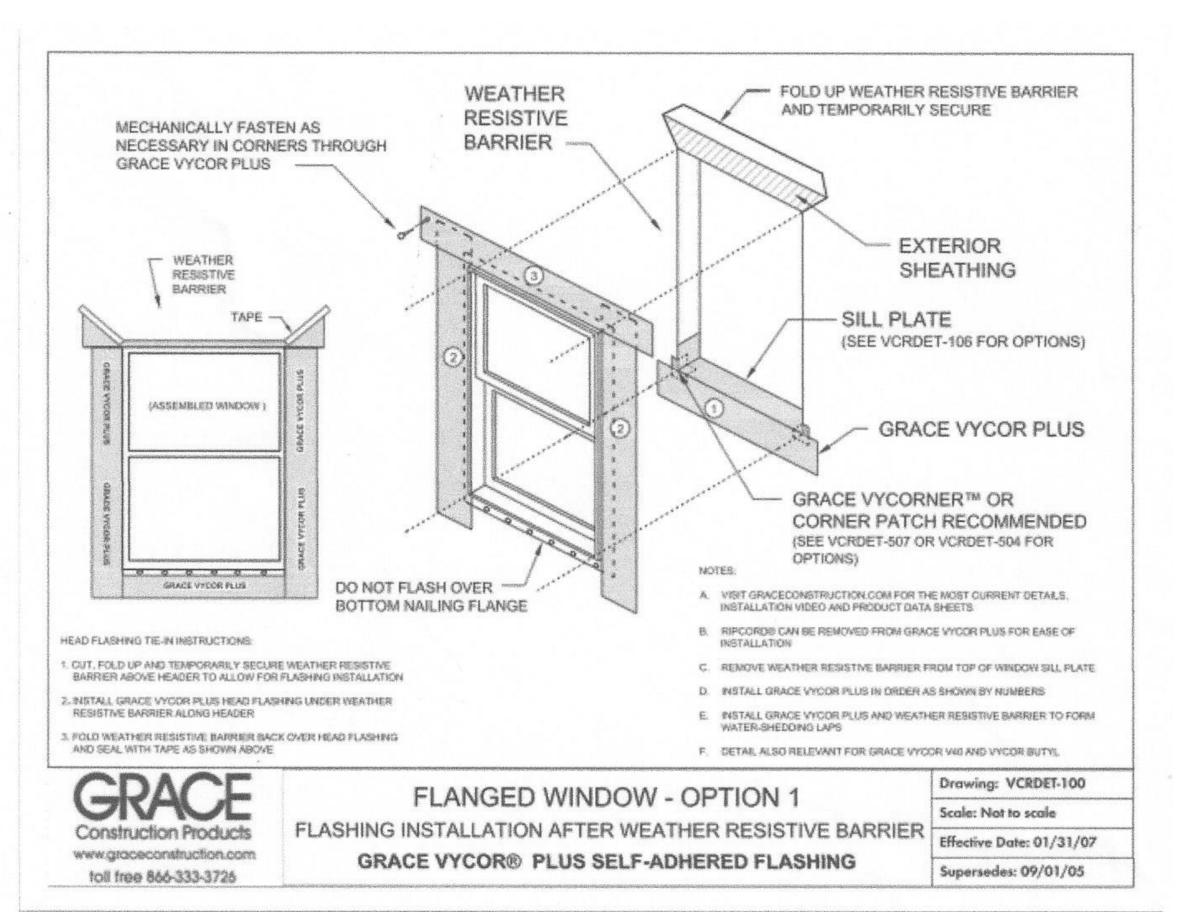
TYPICAL) OR 1/2" X 6" TITEN

**VARIES** 

0" TO 4"

W/2" X 2" X 1/8" PLATE WASHER

- 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

Alfred Digitally signed by Alfred Quattrone Quattrone Thorida, License No. 52741

This item has been digitally signed and sealed by Al Quattrone, PE, on 10/7/2024. Printed copies of this document are not considered on any electronic copies. S ssociate Quattrone

> REVISIONS: 08-08-2024

10-05-2024

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4B 12

DRAWN BY

DAVID HICKS

DATE: 03-29-2021 SCALE:1/4"=1'0"

JOB # 2024-046

SHEET

SHEET

