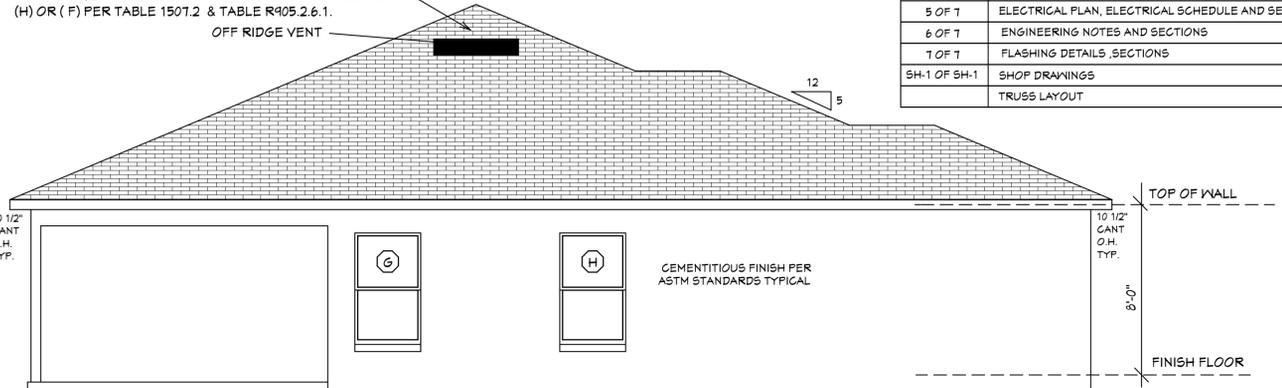
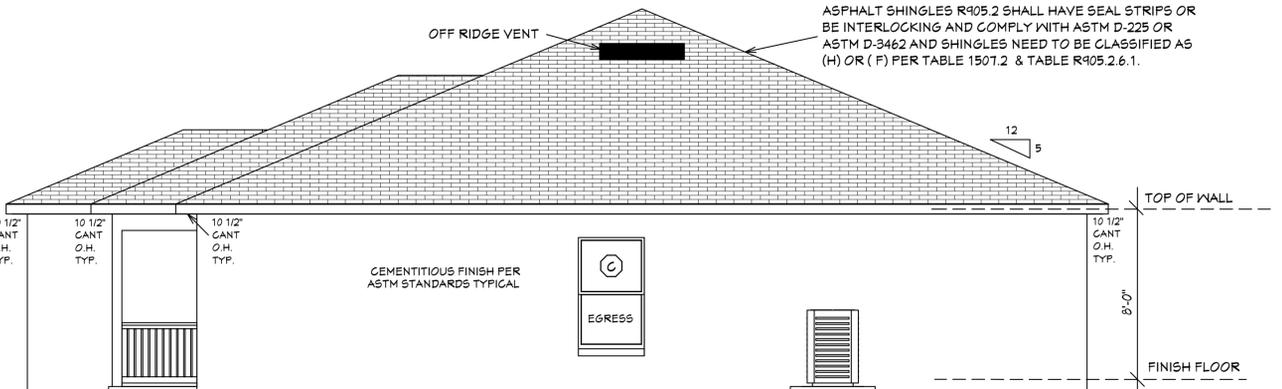


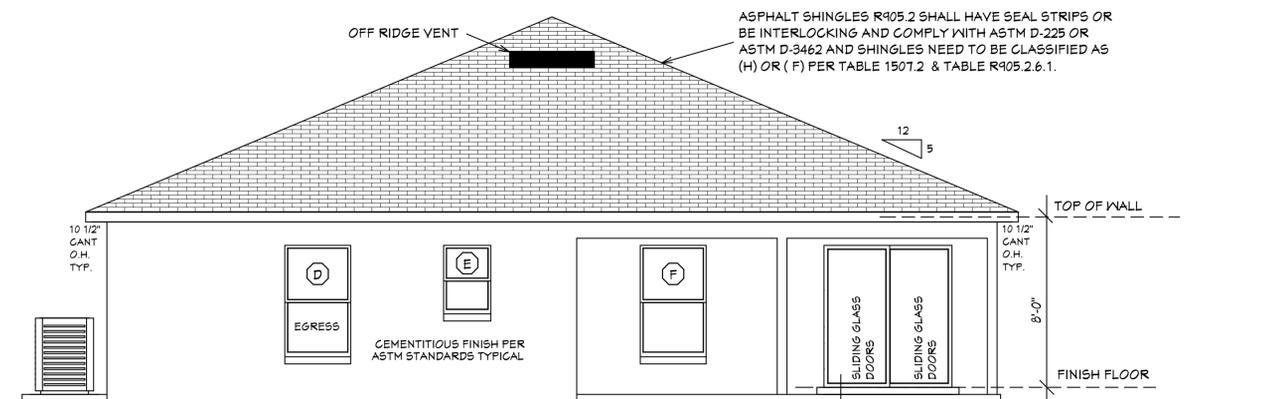
ASPHALT SHINGLES R905.2 SHALL HAVE SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D-225 OR ASTM D-3462 AND SHINGLES NEED TO BE CLASSIFIED AS (H) OR (F) PER TABLE 1507.2 & TABLE R905.2.6.1.



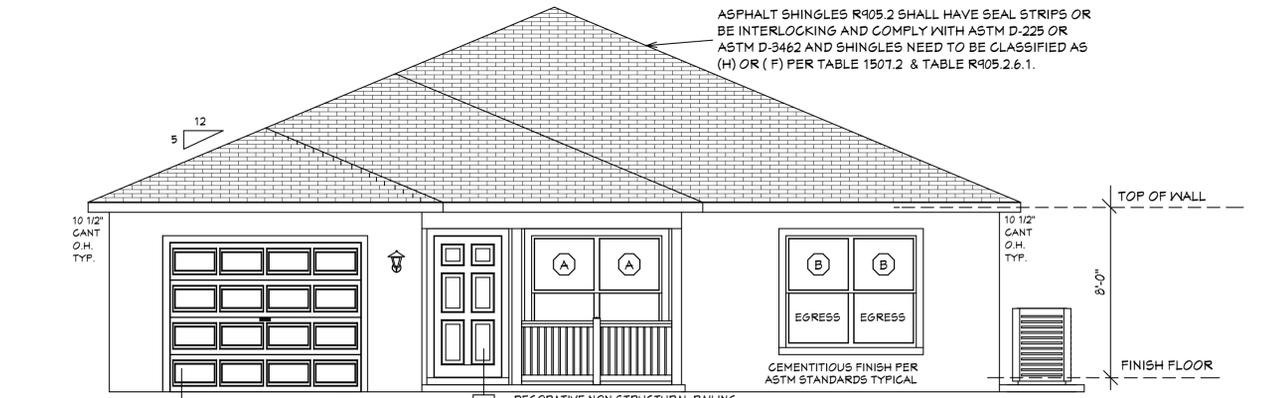
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION
EXTERIOR ELEVATIONS

TOP OF GARAGE DOOR AT 10' TALL U.N.O.
TOP OF ALL WINDOWS AND DOORS AT 6'-8" A.F.F. U.N.O.
CEMENTITIOUS FINISH (TYPICAL AT ALL ELEVATIONS)

SHEET #	PLAN SCHEDULE
1 OF 7	EXTERIOR ELEVATIONS, ROOF PLANE PLAN, SECTIONS
2 OF 7	FOUNDATION PLAN, WALL SECTION, AND SECTIONS
3 OF 7	DIMENSIONAL FLOOR PLAN, SOFFIT DETAIL AND SECTIONS
4 OF 7	NOTED FLOOR PLAN, SCHEDULES, AND SECTIONS
5 OF 7	ELECTRICAL PLAN, ELECTRICAL SCHEDULE AND SECTIONS
6 OF 7	ENGINEERING NOTES AND SECTIONS
7 OF 7	FLASHING DETAILS, SECTIONS
SH-1 OF SH-1	SHOP DRAWINGS
	TRUSS LAYOUT

DESIGN PARAMETERS:

APPLICABLE CODES:
 BUILDING CODE = (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, BUILDING 2023
 MECHANICAL CODE = (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, MECHANICAL 2023
 PLUMBING CODE = (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, PLUMBING 2023
 ELECTRICAL CODE = NEC 2023
 FLORIDA FIRE PREVENTION CODE = 8TH EDITION
 LIFE SAFETY CODE = NFPA 101 8TH EDITION
 ACCESSIBILITY CODE = (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, BUILDING 2023
 ENERGY CODE = (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, BUILDING 2023

METHOD OF DESIGN:
 DESIGNED PURSUANT TO (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, BUILDING 2023, CHAPTER 3 AND SECTION 1604 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE

BASIC WIND SPEED:
 110 MPH (ULTIMATE DESIGN) = 132.0 MPH (NOMINAL DESIGN)
 120 MPH (ULTIMATE DESIGN) = 144.0 MPH (NOMINAL DESIGN)
 150 MPH (ULTIMATE DESIGN) = 180.0 MPH (NOMINAL DESIGN)

IMPORTANCE FACTOR/COMPONENTS AND CLADDING:
 0.77 (RISK CATEGORY I) 1.15 (RISK CATEGORY III)
 1.00 (RISK CATEGORY II) 1.15 (RISK CATEGORY IV)

BUILDING OCCUPANCY CLASSIFICATION:
 GROUP A - ASSEMBLY GROUP H - HAZARDOUS
 GROUP B - BUSINESS GROUP I - INSTITUTIONAL
 GROUP D - DAY CARE CENTER GROUP M - MERCANTILE
 GROUP E - EDUCATIONAL GROUP R - RESIDENTIAL
 GROUP F - FACTORY INDUSTRIAL GROUP S - STORAGE

TORNADO BASIC WIND SPEED:
 RISK CATEGORY II = N/A
 110 MPH (NORMAL DESIGN F3-SECOND GUST)
 120 MPH (NORMAL DESIGN F3-SECOND GUST)
 150 MPH (NORMAL DESIGN F3-SECOND GUST)

RAIN FALL INFORMATION:
 N/A SLOPED ROOF GREATER THAN 2/12
 RAINFALL DATA FROM FBC PLUMBING 2023 FIGURE 1106.1 IN./HR.
 ROOF AREA IN SF.

BUILDING CONSTRUCTION TYPE:
 TYPE I TYPE IV
 TYPE II TYPE V
 TYPE III

EXPOSURE CATEGORY:
 A C
 B D

WINDBORNE DEBRIS REGION:
 NO
 YES
 IMPACT RESISTANT GLAZING
 IMPACT RESISTANT COVERING
 COMBINATION OF IMPACT RESISTANT GLAZING & COVERING

INTERNAL PRESSURE COEFFICIENTS:
 0.00 (OPEN)
 +0.18, -0.18 (ENCLOSED)
 +0.55, -0.55 (PARTIALLY ENCLOSED)

CLASSIFICATION OF WORK:
 ALTERATION
 LEVEL 1
 LEVEL 2
 LEVEL 3
 NEW CONSTRUCTION
 CHANGE OF OCCUPANCY
 ADDITION / REMODEL
 HISTORIC BUILDING

DESIGN LOAD BEARING VALUE OF SOIL 2000 PSF

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- IT IS THE CONTRACTOR'S 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 RECEIPT OF PLANS AND PRIOR TO ANY CONSTRUCTION OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME.
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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 UNIT AND ALL EQUIPMENT, 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 SUBSTANTIALLY 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 5' OF ANOTHER STRUCTURE OR 5' FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

Quatrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Venetia Shores Blvd., Fort Myers, FL 33916 (239) 936-9222
 ALQUATRONE P.E. # 52741

REVISIONS:
 06-12-2023
 03-08-2024

HICKS DRAFTING & DESIGN
 4216 5TH STREET NW
 LEHIGH ACRES, FL 33471
 CELL: (239) 462-2734
 E-MAIL: DHICKS928@AOL.COM

BUILDER: HABITAT FOR HUMANITY
 3 BEDROOM 2 BATH HOME /160 MPH WIND LOADING
 NEW HOUSE FOR:
 LOT- /BLOCK- /UNIT- /SECTION-
 TOWNSHIP- SOUTH/RANGE- EAST
 STRAP# ADDRESS:
 ADDRESS:

DRAWN BY
 DAVID HICKS

DATE: 03-29-2021

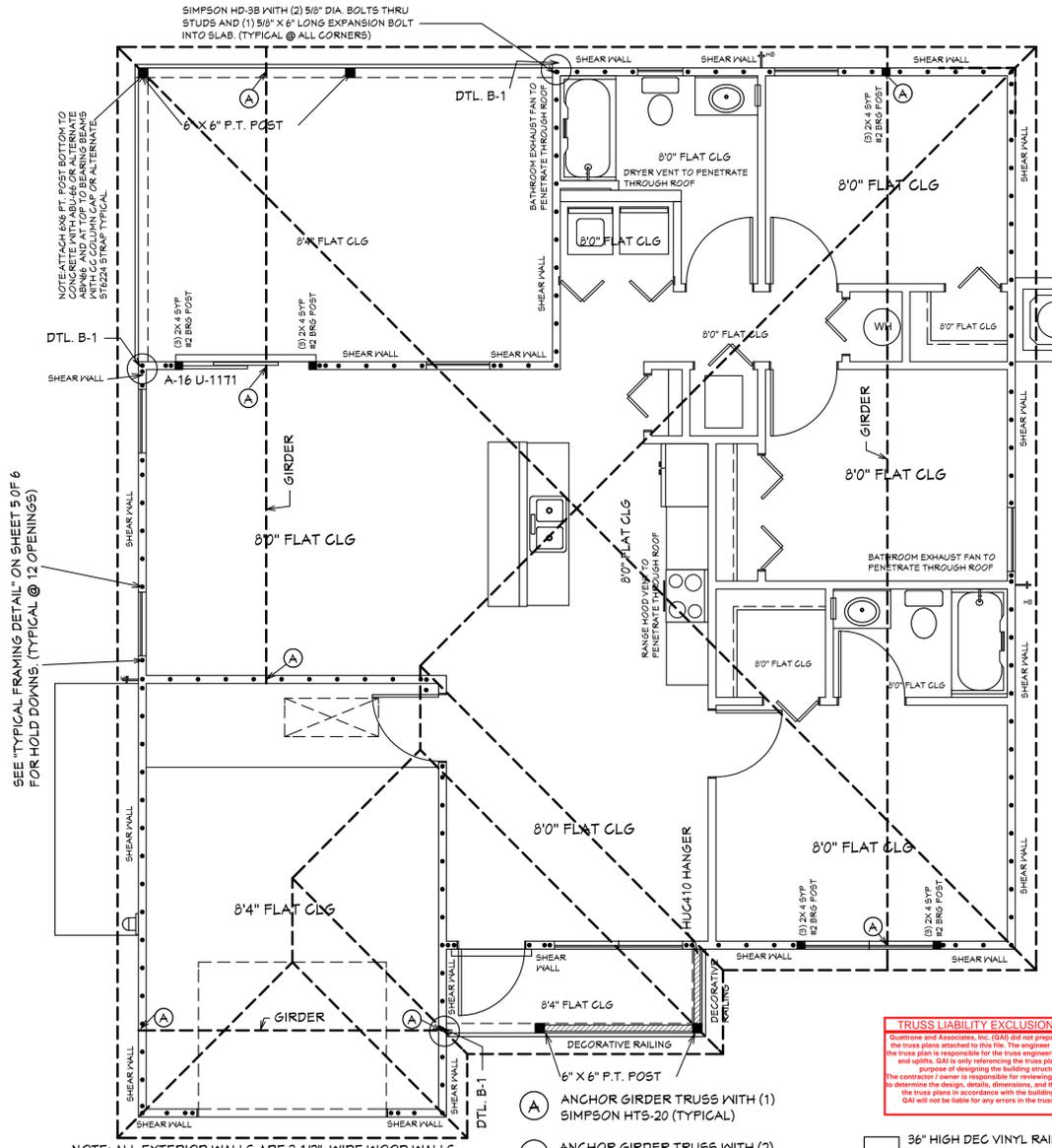
SCALE: 1/4"=1'0"

JOB # 2024-048

SHEET
 1 OF 7

03-08-2024 REVISIONS

MASTER PLAN
 I AL QUATRONE APPROVE OF REPETITIVE USE OF PLANS FOR PERMITTING
 CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT



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

NOTE: ATTACH 6X6 FT. POST BOTTOM TO CONCRETE WITH ABU-66 OR ALTERNATE ABV66 AND AT TOP TO BEARING BEAMS WITH CC COLUMN CAP OR ALTERNATE ST6224 STRAP TYPICAL.

TRUSS LIABILITY EXCLUSION NOTE
 Quatrone and Associates, Inc. (QAI) has prepared or designed the truss plans attached to this file. The engineer of record on the truss plans is responsible for the design, engineering, reactions and uplifts. QAI is only referencing the truss plans for the purposes of designing the foundation and framing. The contractor / owner is responsible for reviewing the truss plans to determine the design, details, dimensions and quantity of the truss plans in accordance with the building design. QAI will not be liable for any errors in the truss design.

RL-1
 36" HIGH DEC VINYL RAILING NON GUARDRAIL. OPENING WILL RESIST 4" SPHERE. ATTACH PER MANUFACTURERS SPECIFICATIONS.

5/12 PITCH ROOF
 2X4 TOP CHORD
 10 1/2" CANT PLUMB OVERHANG
 TRUSS BEARING AT 8'0" ELEV. A.F.F. TYPICAL
 160 MPH WIND LOAD
 40 LBS LOADING/ASPHALT SHINGLES

ROOF PLANE PLAN

TABLE R803.2.3.1
ROOF SHEATHING ATTACHMENTa, b

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED															
	115 mph		120 mph		130 mph		140 mph		150 mph		160 mph		170 mph		180 mph	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Exposure B																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
Rafter/Truss SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
Exposure C																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
Exposure D																
Rafter/Truss SG = 0.42	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3	3
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4

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 INFCM or the AWC NDS.

R803.2.2 Allowable 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 Spacing 24 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)

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 CONTRACTOR'S 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 RECEIPT OF PLANS AND PRIOR TO ANY CONSTRUCTION. 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 1604 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE, TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUTES, ORDINANCES, REGULATIONS, AND RULES.

NOTE: MASTER PLANS

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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)

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoreline Blvd., Fort Myers, FL 33916 (239) 936-2322 QAMain
Certification of Registration Number: 866 ALQUATRONE P.E. # 52741

09-09-2024

CONFORMANCE STATEMENT
THIS PLAN HAS BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, CHAPTER 3 IN GENERAL AND SECTION 1604 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

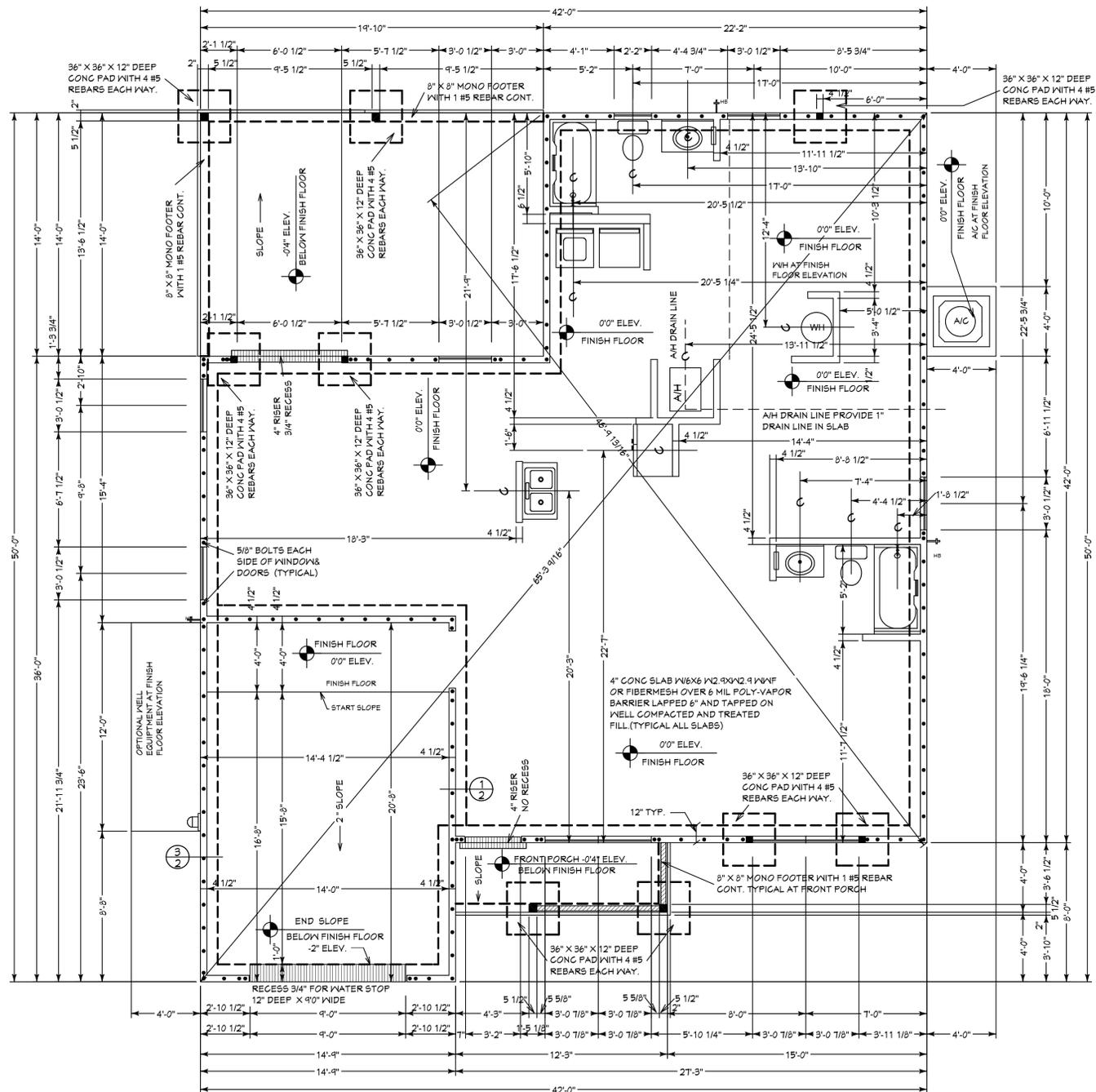
REVISIONS:

06-12-2023
03-08-2024

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES, FL. 33471
CELL: (239) 462-2734
E-MAIL: DHICKS928@AOL.COM

BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME / 160 MPH WIND LOADING
NEW HOUSE FOR:
LOT: / BLOCK: / UNIT: / SECTION: EAST
TOWNSHIP: SOUTH/RANGE-
STREET: ADDRESS:
ADDRESS:

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE: 1/4"=1'0"
JOB # 2024-048
SHEET
2 OF 7 SHEET



UNDERLAYMENT MUST MEETS REQUIREMENTS OF R905.1.1.1

Option #1 a self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 applied over the entire roof.

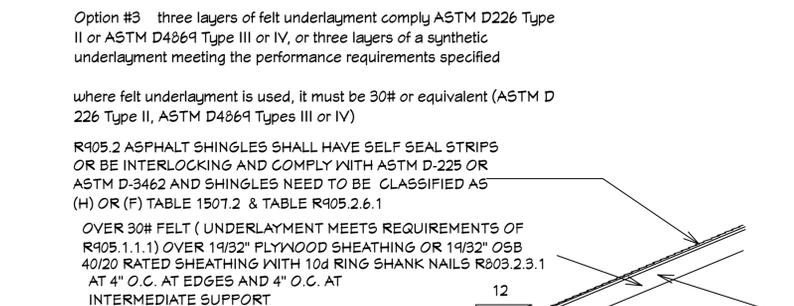
Option #2 a minimum 4-inch wide strip of selfadhering polymer-modified bitumen complying with ASTM D1970 or a minimum 3 3/4 - inch wide strip of selfadhering flexible flashing tape complying with AAMA T11, applied over all joints in the roof decking. A felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment meeting the performance requirements specified, is required to be applied over the strips/tape over the entire roof. (See Table 1507.1.1.1 of the FBCB or Table R905.1.1.1 of the FBCR for fastener type and spacing).

Option #3 three layers of felt underlayment comply ASTM D226 Type II or ASTM D4869 Type III or IV, or three layers of a synthetic underlayment meeting the performance requirements specified

where felt underlayment is used, it must be 30# or equivalent (ASTM D 226 Type II, ASTM D4869 Types III or IV)

R905.2 ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D-225 OR ASTM D-3462 AND SHINGLES NEED TO BE CLASSIFIED AS (H) OR (F) TABLE 1507.2 & TABLE R905.2.6.1

OVER 30# FELT (UNDERLAYMENT MEETS REQUIREMENTS OF R905.1.1.1) OVER 19/32" PLYWOOD SHEATHING OR 19/32" OSB 40/20 RATED SHEATHING WITH 10d RING SHANK NAILS R803.2.3.1 AT 4" O.C. AT EDGES AND 4" O.C. AT INTERMEDIATE SUPPORT



PRE-ENGINEERED WOOD TRUSS 24" O.C. SIMPSON H-10A TRUSS TO PLATE SIMPSON H.25A PLATE TO STUD OR EQUAL

2 X 6 SUB FAGIA W/ALUM FASCIA & FLAT VINYL VENTED SOFFIT. REFER TO SOFFIT DETAIL ON SHEET 3 OF 7 FOR SPECIFICATIONS. SOFFIT IN COMPLIANCE WITH R703.1.2.1

CEMENTITIOUS FINISH OVER SELF FURRING WIRE LATH 2.5 OVER 2 LAYERS OF 15 # FELT OR TYVEK EQUIVALENT R703 1/2" DOW CHEMICAL STYROFOAM BRAND R-3 RESIDENTIAL FOAM SHEATHING INSULATION 15/32" PLYWOOD SHEATHING OR 7/16" OSB 24/16 RATED SHEATHING USE 8d NAILS AT 4" O.C. ALONG TOP AND BOTTOM WALL PLATES. 4" O.C. AT VERTICAL EDGES 6" O.C. AT INTERMEDIATE FRAMING

2 X 4 P.T. BOTTOM PLATE ON 1/4" POLYETHYLENE FOAM GASKET

SIDING 1" BELOW SLAB ELEVATION OF GRADE 8" BELOW TOP OF 8" SLAB.(TYPICAL)

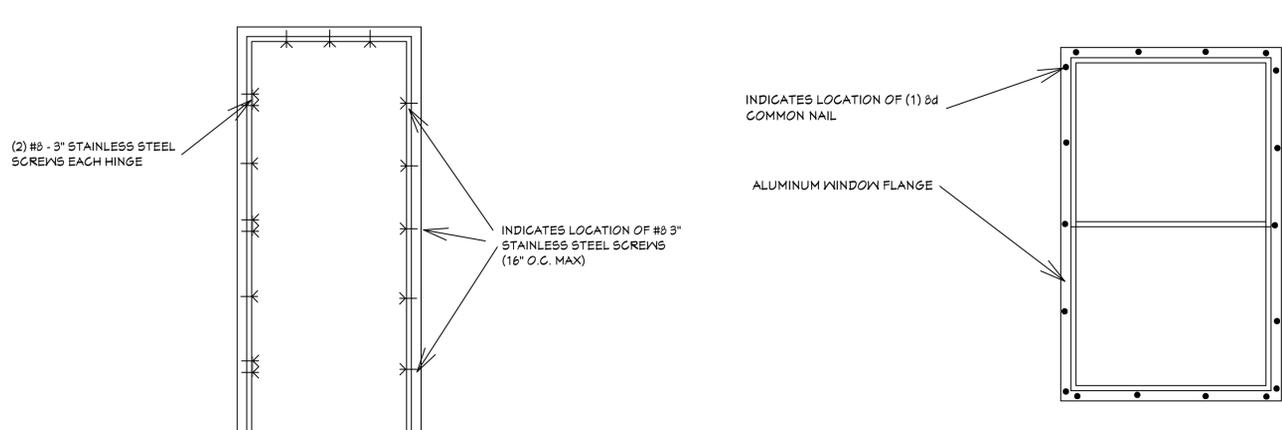
4" CONCRETE SLAB W/ 6" X 6" WIRE MESH (DOUBLE MESH 3 FT AT EDGE) OR FIBERMESH OVER 6 MIL VB LAPPED 6" AND TAPPED OVER CLEAN COMPACTED POISONED FILL OR OPTIONAL BORA CARE TREATMENT 20" X 12" MONO FTG. W/ 2 #5 REBARS CONT.(9IN. MIN. COVER)

3/4" = 1'-0"

FOUNDATION PLAN

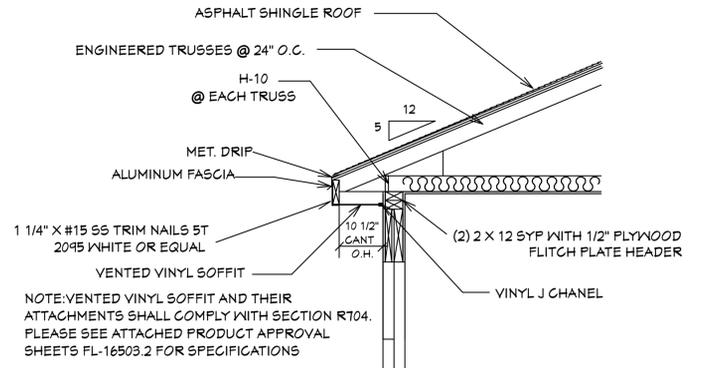
03-08-2024 REVISIONS

CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 10 1/2" CANT



TYPICAL DOOR INSTALLATION DETAIL

TYPICAL WINDOW INSTALLATION DETAIL



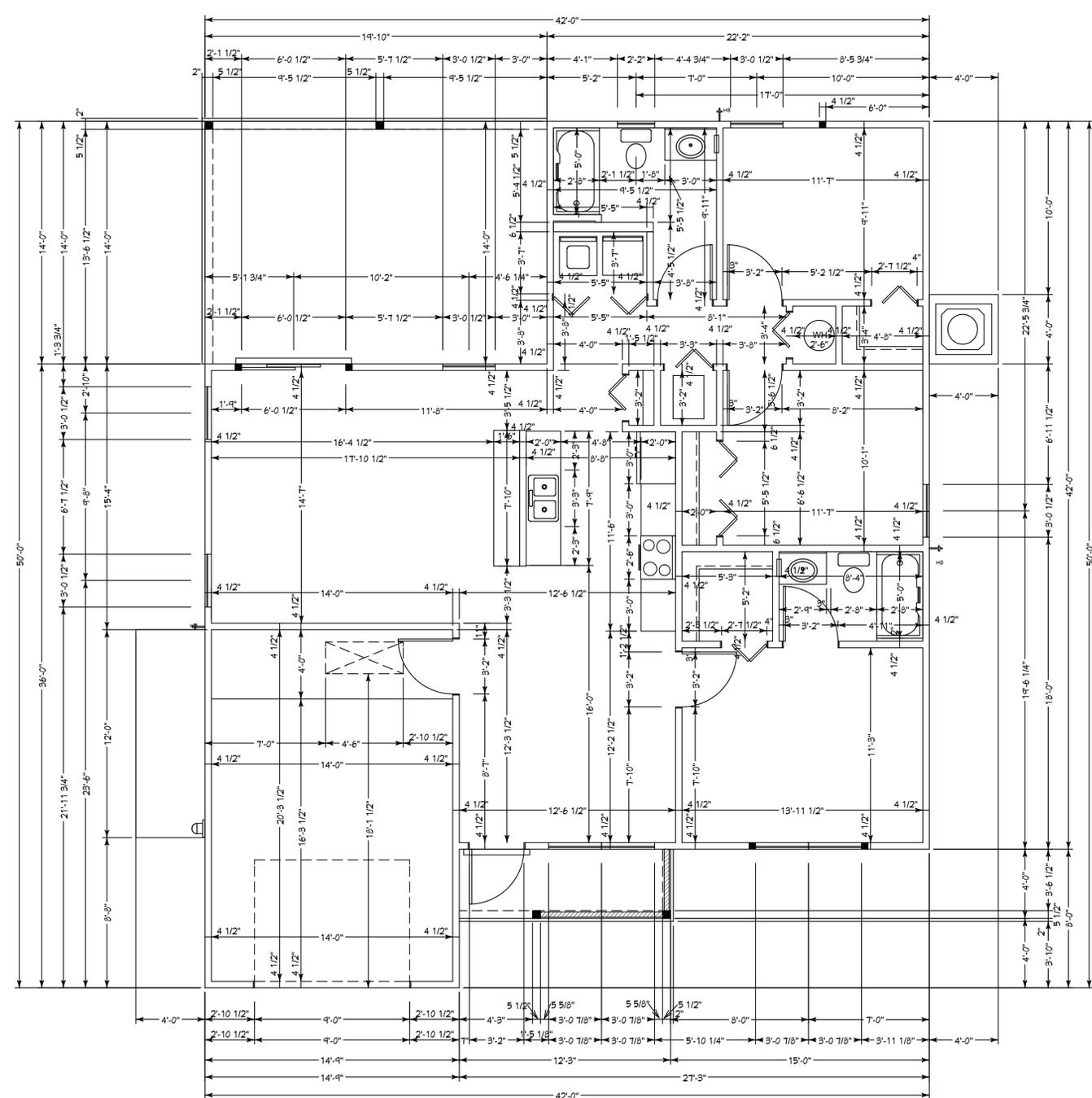
SOFFIT DETAIL R703.1.2.1
SCALE: N.T.S.

GENERAL NOTES

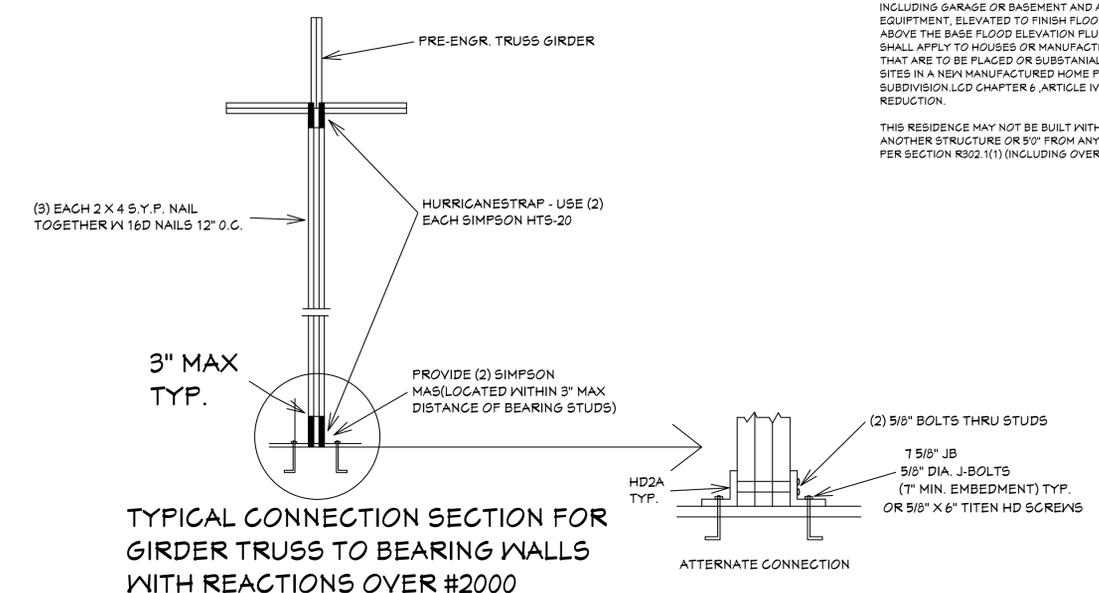
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THIS RESIDENCE MAY NOT BE BUILT WITHIN 60\"/>

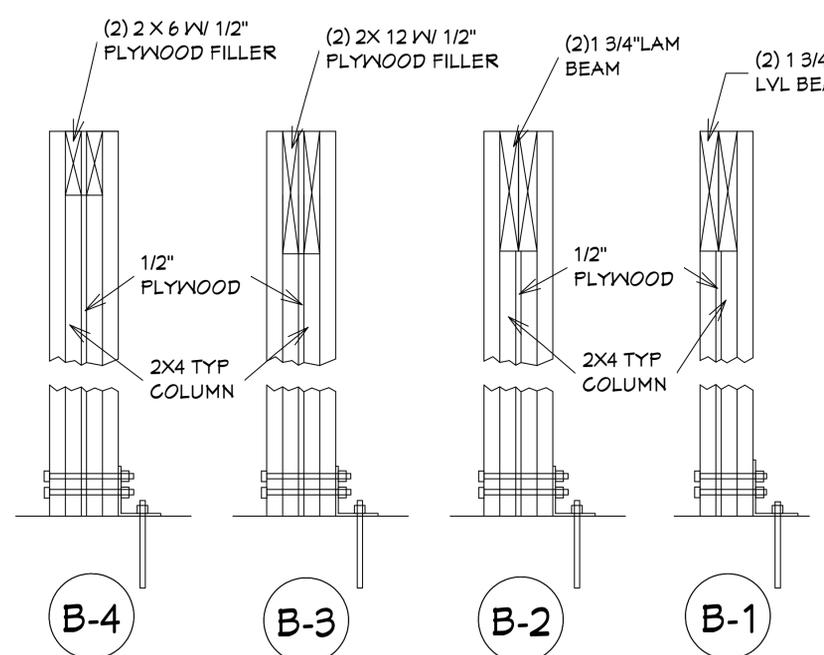


DIMENSIONAL FLOOR PLAN



TYPICAL CONNECTION SECTION FOR GIRDER TRUSS TO BEARING WALLS WITH REACTIONS OVER #2000

SCALE: 1/2"=1'0"



DETAIL

SCALE: 1 1/2"=1'0"

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ALQUATRONE P.E. # 52741

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

COMPLIANCE STATEMENT
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03-08-2024

REVISIONS:

06-12-2023
03-08-2024

HICKS DRAFTING & DESIGN
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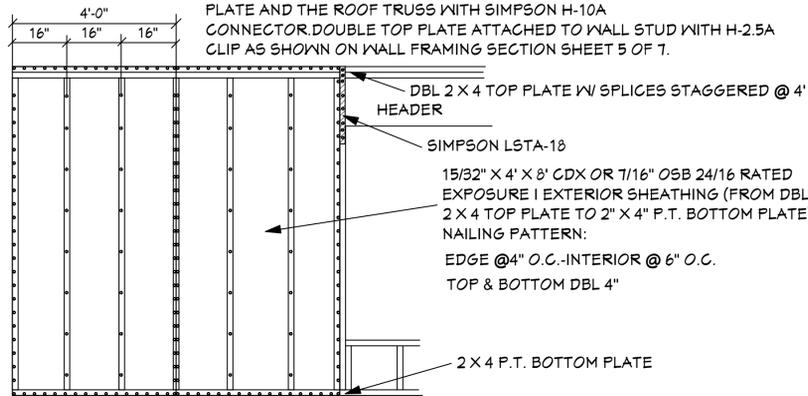
CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 10 1/2" CANT

BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME / 160 MPH WIND LOADING
NEW HOUSE FOR:
LOT: / BLOCK: / UNIT: / SECTION: EAST
TOWNSHIP: SOUTH/RANGE: EAST
STRAP:
ADDRESS:

03-08-2024 REVISIONS

DRAWN BY	DAVID HICKS
DATE:	03-29-2021
SCALE:	1/4"=1'0"
JOB #	2024-048
SHEET	3 OF 7

NOTE: THIS SECTION SHOWS FOR THE EXTERIOR SHEATHING TO EXTEND TO THE TOP OF UPPER 2 X OF THE DOUBLE TOP PLATE OF THE WALLS. HOWEVER IT IS ACCEPTABLE THAT THE EXTERIOR SHEATHING IS NAILED TO THE BOTTOM PLATE OF THE DOUBLE TOP PLATE. USE SINGLE ROW OF 8D RINGSHANK NAILS @ 4" O.C. AT EDGES AND 6" O.C. AT INTERIOR LOCATIONS. THE BOTTOM PLATE IS TO BE TIED TO THE TOP PLATE AND THE ROOF TRUSS WITH SIMPSON H-10A CONNECTOR. DOUBLE TOP PLATE ATTACHED TO WALL STUD WITH H-2.5A CLIP AS SHOWN ON WALL FRAMING SECTION SHEET 5 OF 7.

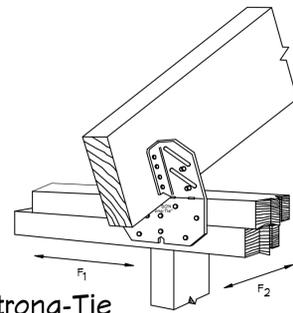


NOTE: ALL NAILING @ ALL SURFACES TO BE NAILED W/8d RING SHANK NAILS

EXTERIOR WALL NAILING DETAIL

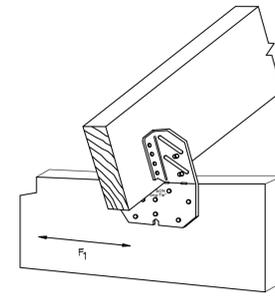
SCALE: N.T.S.

Simpson Strong-Tie H10A HURRICANE CLIP @ EXT. BEARING WALL



1
4

Simpson Strong-Tie H10A HURRICANE CLIP @ EXT. BEARING WD. BEAM



2
4

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 CONTRACTOR'S 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 RECEIPT 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 1604 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE, TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUTES, ORDINANCES, REGULATIONS, AND RULES.

NOTE: MASTER PLANS 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 EQUIPMENT, 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 SUBSTANTIALLY 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 60' OF ANOTHER STRUCTURE OR 50' FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

Quatrone & Associates, Inc.
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ALQUATRONE P.E. # 5741

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

09-09-2024

REVISIONS:

06-12-2023
03-08-2024

HICKS DRAFTING & DESIGN
4216 5TH STREET NW
LEHIGH ACRES, FL. 33471
CELL: (239) 462-2734
E-MAIL: DHICKS928@AOL.COM

BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME / 160 MPH WIND LOADING
NEW HOUSE FOR:
LOT - / BLOCK - / UNIT - / SECTION -
TOWNSHIP - SOUTH/RANGE - EAST
STREET# -
ADDRESS:

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE: 1/4"=1'0"
JOB # 2024-048
SHEET
4 OF 7 SHEET

DOOR LEGEND

WIDTH	HEIGHT	PKT=POCKET
FEET	INCHES	BF=BI-FOLD
INCHES	INCHES	BP=BI-PASS
		FR=FRENCH
		FX=FIXED
		MIR=MIRRORED
		O.H.G.D.=OVER HEAD GARAGE DOOR
		S.G.D.=SLIDING GLASS DOOR
		S.C.=SOLID CORE

*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 PLYWOOD OR O.S.B. BOARD TO BOTTOM CHORDS OF ROOF TRUSSES WITH 10d NAILS AT 4" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. IT IS ACCEPTABLE TO COVER PLYWOOD WITH SOLID VINYL SOFFIT FL-16503.2 ATTACH SOLID VINYL SOFFIT TO PLYWOOD OR O.S.B. BOARD WITH 16 GA X 1/16" WIDH CROWN STAPLE 5/8" MIN LENGTH @ 12" O.C. SOLID VINYL SOFFIT MEETS REQUIREMENTS OF THE 8TH EDITION OF THE 2023 F.R.B.C.

INTERIOR DOOR SCHEDULE

ID	QTY.	ROOM	SIZE	MANUF.	DESIGNATION	NOTES
1	1	GARAGE	3066			SOLID CORE
2	1	N/A	N/A		4 BEDROOM ONLY	
3	1	N/A	N/A		4 BEDROOM ONLY	
4	1	UTILITY	(2) 2668 B.F.			
5	1	PANTRY	2668 B.F.			
6	1	HALL	2668 B.F.			
7	1	BATH #1	3066			
8	1	BEDROOM#1	3066			
9	1	BEDROOM#1	2668 B.F.			
10	1	HALL	2668 B.F.			
11	1	BEDROOM#2	3066			
12	1	BEDROOM#2	(2) 2668 B.F.			
13	1	MASTER BED	3066			
14	1	MASTER W.I.C.	2668 B.F.			
15	1	MASTER BATH	3066			

AREA SCHEDULE

LIVING A/C	1305 SQ. FT.
ENTRY	49 SQ. FT.
GARAGE	300 SQ. FT.
LANAI	277 SQ. FT.
TOTAL	1931 SQ. FT.

PRODUCT SCHEDULE

ROOM NAME	MARK	CALL SIZE	W/O. DOOR SIZE		W/O. WINDOW SIZE (WxH)	DETAIL	MANUF.	QTY.	DESIGNATION	INSTALLATION NOTES (LIST BELOW)	WIND. BORNE DEBRIS RESIST. (Y/N)	TYPE OF WINDBORNE DEBRIS PROTECTION (WHERE APPLICABLE)	IMPACT COVERING DESIGNATION / ENTITY (WHERE APPLICABLE)
			H	J									
DOOR SCHEDULE													
GARAGE	D-1	9'0" O.H.G.D.	9'-0"	X	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"	X	6'-4 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 5GD'S	6'-0 1/2"	X	6'-4 3/8"	PER MFR.	5	26.40-34.50	REFER TO PRODUCT APPROVAL SHEETS		Y	GLAZING	N/A
WINDOW SCHEDULE													
DINING ROOM	A	(2) SH-25	73 3/4"	X	62 3/4"	PER MFR.	4	26.40-34.50	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS
MASTER BEDROOM	B	(2) SH-25 EGRESS	73 3/4"	X	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	C	SH-25 EGRESS	36 1/2"	X	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	D	SH-25 EGRESS	36 1/2"	X	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 SH	26"	X	30 1/8"	PER MFR.	4	27.66-30.00	REFER TO PRODUCT APPROVAL SHEETS	2	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS
GREAT ROOM	F	SH-25	36 1/2"	X	62 3/4"	PER MFR.	4	27.66-30.00	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS
GREAT ROOM	G	SH-25	36 1/2"	X	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	H	SH-25	36 1/2"	X	62 3/4"	PER MFR.	4	27.66-30.00	REFER TO PRODUCT APPROVAL SHEETS		Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS

ROOF COVERING MATERIAL

*TYPE	*MANUFACTURER	*APPROVED MODEL, STYLE, OR DESIGNATION
ASPHALT SHINGLES	REFER TO PRODUCT APPROVAL SHEETS	REFER TO PRODUCT APPROVAL SHEETS

IMPACT RESISTANT COVERING MATERIAL

*TYPE	*MANUFACTURER	*APPROVED MODEL, STYLE, OR DESIGNATION
HURRICANE PANELS	REFER TO PRODUCT APPROVAL SHEETS	REFER TO PRODUCT APPROVAL SHEETS

INSTALLATION NOTES:
1. MEANS OF EGRESS
2. TEMPERED WINDOW
3. O.H. GARAGE DOOR

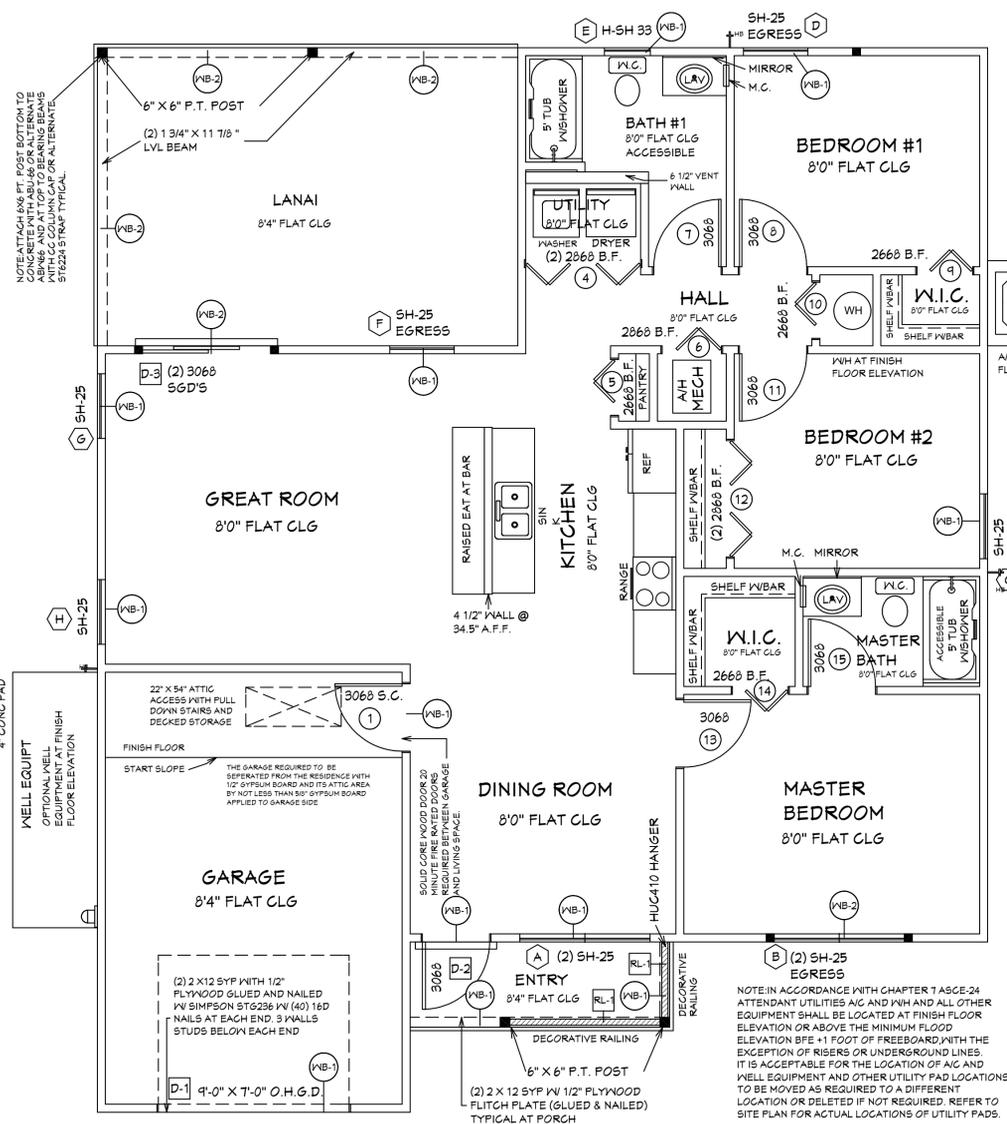
LEGEND:
Dx = DOOR DESIGNATION
Sx = SKYLITE DESIGNATION
Wx = WINDOW DESIGNATION

SIZE DESIGNATIONS
W = WIDTH
H = HEIGHT

BUILDER TO VERIFY ALL ROUGH OPENINGS FOR ALL DOORS, SLIDING GLASS DOORS, AND WINDOWS PRIOR TO START OF CONSTRUCTION.

BUILDER TO SUPPLY PRODUCT APPROVAL

WINDOWS SHGC= 0.24
REFER TO ATTACHED ENERGY CALCULATIONS AND ATTACHED INFORMATION FROM WINDOW AND DOOR COMPANY.



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

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

NOTE: ATTACH 6X6 FT. POST BOTTOM TO CONCRETE WITH ABU-66 OR ALTERNATE ABX166 AND AT TOP TO BEARING BEAMS WITH CC COLUMN CAP OR ALTERNATE ST6224 STRAP TYPICAL.

(2) 1 3/4" X 11 7/8" MICROLAM W/ SIMPSON ST6236 W/ (40) 16d NAILS AT WALL END, 3 WALLS STUDS BELOW EACH END

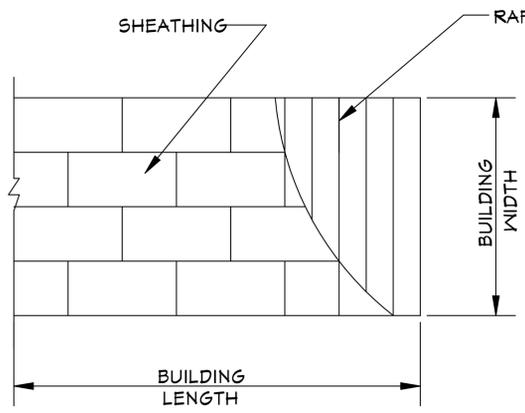
NOTE IN ACCORDANCE WITH CHAPTER 1 ASCE-24 ATTENDANT UTILITIES A/C AND W/H AND ALL OTHER EQUIPMENT SHALL BE LOCATED AT FINISH FLOOR ELEVATION OR ABOVE THE MINIMUM FLOOD ELEVATION BFE +1 FOOT OF FREEBOARD WITH THE EXCEPTION OF RISERS OR UNDERGROUND LINES. IT IS ACCEPTABLE FOR THE LOCATION OF A/C AND WELL EQUIPMENT AND OTHER UTILITY PAD LOCATIONS TO BE MOVED AS REQUIRED TO A DIFFERENT LOCATION OR DELETED IF NOT REQUIRED. REFER TO SITE PLAN FOR ACTUAL LOCATIONS OF UTILITY PADS.

36" HIGH DEC VINYL RAILING NON GUARDRAIL. OPENING WILL RESIST 4" SPHERE. ATTACH PER MANUFACTURER'S SPECIFICATIONS.

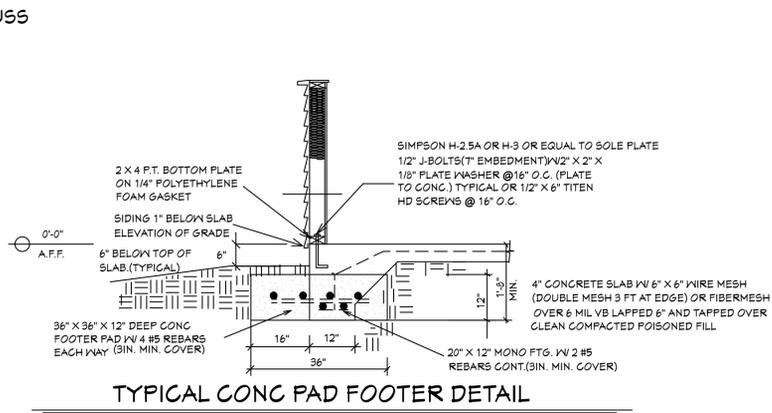
NOTED FLOOR PLAN

CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" GANT

03-08-2024 REVISIONS



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



TYPICAL CONC PAD FOOTER DETAIL
SCALE: N.T.S.



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

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 CONTRACTOR'S 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 RECEIPT 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 5, 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 STATUTES, 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 UNIT AND ALL EQUIPMENT, 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 SUBSTANTIALLY 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 60' OF ANOTHER STRUCTURE OR 90' FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Summerfield Blvd., Fort Myers, FL 33916 (239) 936-9222
ALQUATRONE P.E. # 52741
08-09-2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

COMPLIANCE STATEMENT
THIS PLAN HAS BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, CHAPTER 5, AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125-250 VOLT, 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, UTILITY ROOM, AND WET AREA'S SHALL BE PROTECTED BY G.F.C.I. OUTLETS.

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

MINIMUM 24" CLEAR OPENING IS REQUIRED FOR ACCESS TO ONE TOILET ROOM PER FLORIDA HANDICAP ACCESSIBILITY REQUIREMENTS.

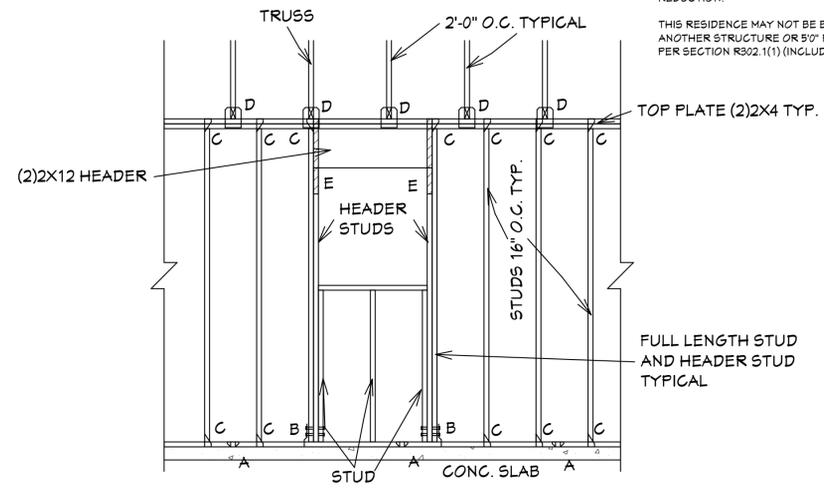
ALL SMOKE DETECTOR CARBON MONOXIDE ALARM COMBOS TO BE INTERCONNECTED 110 VOLTS A.C.

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

PROVIDE GFI PER NEC 210-8

WATER CONSERVATION FIXTURES REQUIRED ORD#42-36

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	Audio Video: Control Panel, Switch
	DENOTES WALL OUTLET TAMPER RESISTANT
	DENOTES GFCI WALL OUTLET
	DENOTES WATER PROOF WALL OUTLET
	DENOTES 220 VOLT WALL OUTLET
	DENOTES FLOOR OUTLET
	DENOTES COVERED FLOOR OUTLET
	DENOTES T.V. OUTLET
	DENOTES DOOR BELL
	DENOTES PHONE OUTLET
	DENOTES THERMOSTAT
	DENOTES 200 AMP SERVICE BOX
	DENOTES WALL SWITCH
	DENOTES 3 WAY SWITCH
	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 VOLTAGE LIGHTING SYSTEM
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Intercom
	Speakers: Ceiling Mounted, Wall Mounted
	240V Receptacle
	Thermostat
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture

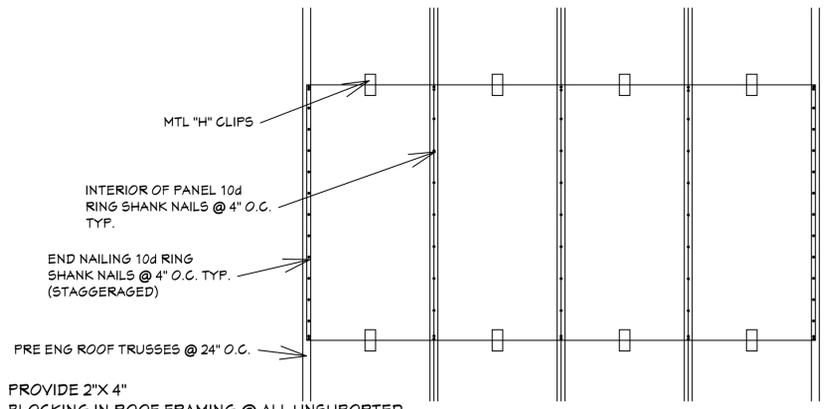


"A" SIMPSON MAS CONNECTOR WITH (6) 10d x 1 1/2" NAILS @ 2'-0" O.C. (PLATE TO SLAB) OR 1/2" J-BOLT (1" MINIMUM EMBEDMENT) AND 2" X 2" X 1/8" PLATE WASHER @ 16" O.C. OR 1/2" X 6" TITEN HD SCREWS @ 16" O.C.
"B" SIMPSON HD-3B SHEARWALL HOLDOWN W/(2) 5/8" DIA. BOLTS PER STUD AND (1) 5/8" X 6" LONG EXPANSION 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.)

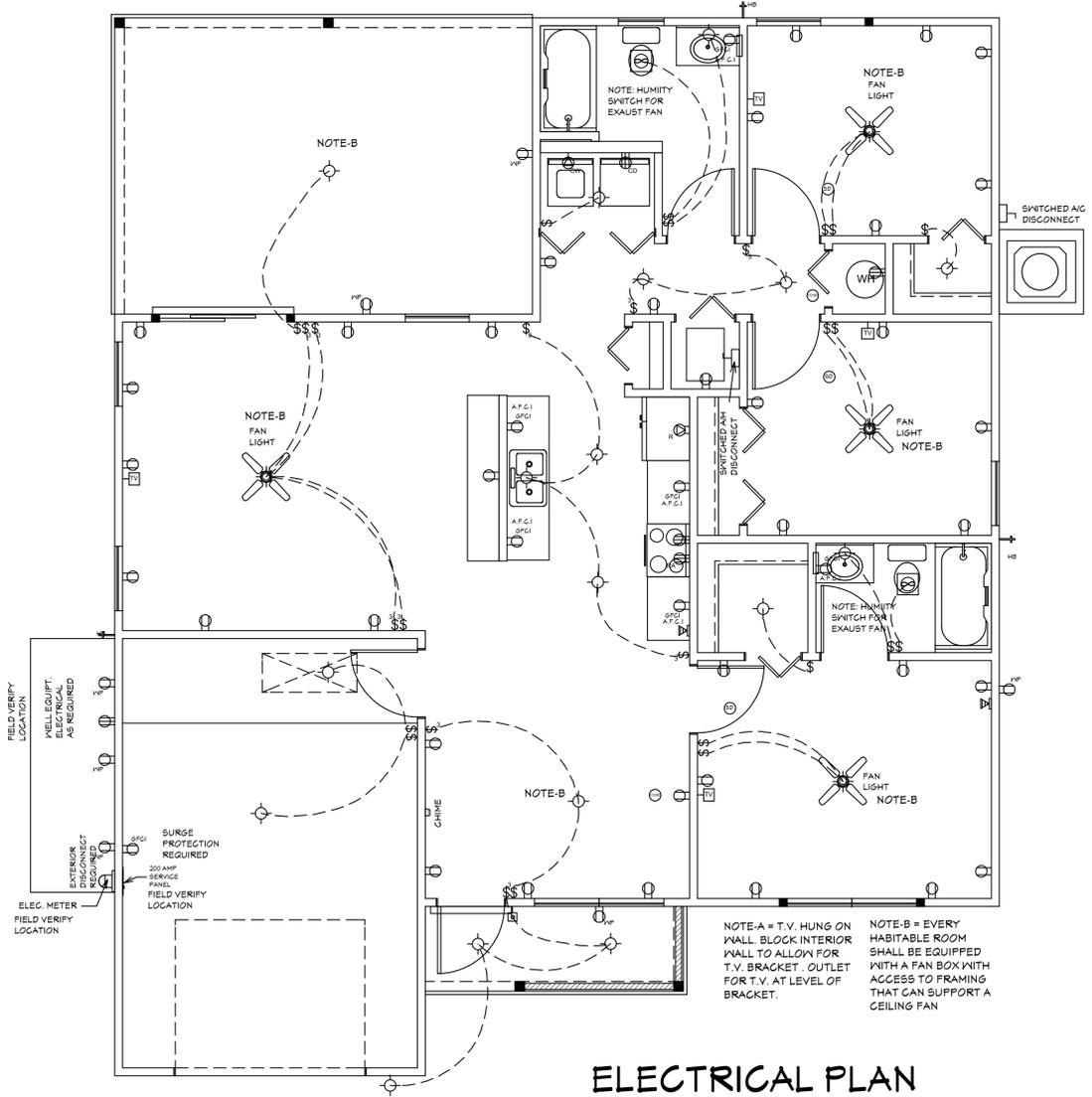
ALL EXTERIOR WALLS ARE SHEARWALLS PER FRAMING DETAIL SHEET 5 OF 7 & EXTERIOR WALL NAILING DETAIL ON SHEET 4 OF 7. SHEAR WALL SECTIONS ARE SHOWN ON SHT 1 OF 7

SCALE: 1/2" = 1'-0"



PROVIDE 2" X 4" BLOCKING IN ROOF FRAMING @ ALL UNSUPPORTED EDGES OF SHEATHING. ATTACH BLOCKING TO TRUSSES W/ MIN. (3) 12d TOENAILED @ EACH END.

ROOF SHEATHING DETAIL
SCALE: 3/4" = 1'-0"



ELECTRICAL PLAN

REVISIONS:

06-12-2023
03-08-2024

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES, FL. 33471
CELL: (239) 462-2734
E-MAIL: DHICKS928@AOL.COM

CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 10 1/2" GANT
BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME / 160 MPH WIND LOADING
NEW HOUSE FOR:
LOT - / BLOCK - / UNIT - / SECTION -
TOWNSHIP - SOUTH/RANGE - EAST
STRAP# -
ADDRESS -

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE: 1/4" = 1'-0"
JOB # 2024-048

SHEET
5 OF 7

03-08-2024 REVISIONS

BUILDING OVERHANG TO BE 5 FEET FROM PROPERTY LINE UNLESS RATED OR FIRE SPRINKLERED TABLE R302.1(1)

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 R703.1.3

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 EXTERIOR OPENING CHART AND ATTACHED ENERGY CALCULATIONS AND WINDOW AND DOOR SPEC SHEETS FROM MANUFACTURERS.

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

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

SECTION R806

ROOF VENTILATION

R806.1 Ventilation 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 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.

R806.2 Minimum 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 Vent 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.

R806.4 Installation 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.

R806.5 Unvented 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:

- The unvented attic space is completely within the building thermal envelope.
- 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.
- 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.
- 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.
- 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.
 - 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.
 - Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - 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.
 - 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.
 - 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.
- 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:
 - 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.
 - 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.
 - 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 E46.
 - The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
 - The vapor diffusion port shall protect the attic against the entrance of rain and snow.
 - 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.

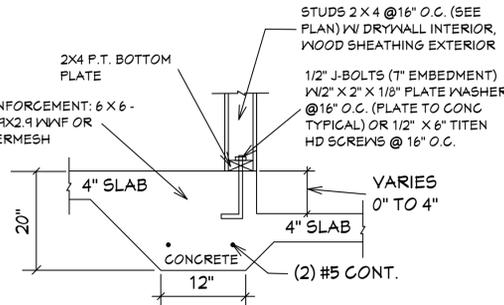
THE ROOF VENTILATION MUST MEET ALL REQUIREMENTS OF SECTION R806 ROOF VENTILATION SHOWN ABOVE.

R806.2 MINIMUM AREA CALCULATIONS:

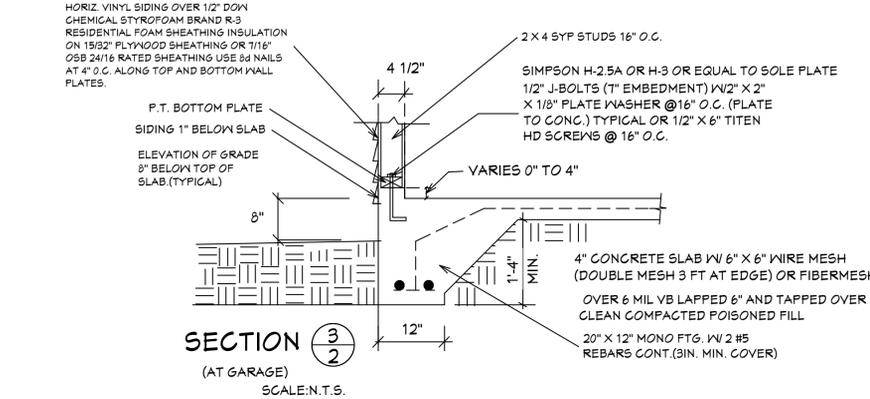
THE TOTAL NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED.
 1931 SQ FT TOTAL ATTIC AREA TO BE VENTILATED
 1931 SQ FT DIVIDED BY 300 SQ FT = 6.43 SQ FT TOTAL VENTILATION REQUIRED.
 CONVERT TO SQ IN: 6.43 SQ FT X 144 = 925.92 SQ IN.
 925.92 SQ IN. DIVIDED INTO=555.55 IN. AT SOFFITS AND 370.36 IN. AT RIDGE VENTS OR OFF RIDGE VENTS SEPERATE OR COMBINED.
 (COBRA RIDGE VENT 3 FL#6267 R1) PROVIDES 18 SQ IN. PER LINEAL FT OF NET FREE VENTILATING AREA
 (TAMCO 4" ROUND OFF RIDGE VENT FL#-16118-R3 PROVIDES 139 SQ IN. PER OFF RIDGE VENT.

370.36 SQ IN. TOTAL UPPER ROOF VENTILATION (414.00 SQ IN SUPPLIED IN UPPER ROOF
 TAMCO 4" ROUND OFF RIDGE VENT 139 SQ IN PER VENT = 3 REQUIRED =414.00 SQ IN

TOTAL OF VENTED SOFFIT REQUIRED = 555.55 SQ IN.
 764.12 SQ IN VENTED SOFFIT SUPPLIED MEETS THE REQUIREMENTS.
 FL # 16503.2 KAYCAN LTD VINYL SOFFIT 12" TRIPPLE 4 FULL O VENT ECO (NO. 0639)
 4.18 SQ IN NET FREE AREA PER LINEAL FT



1
2

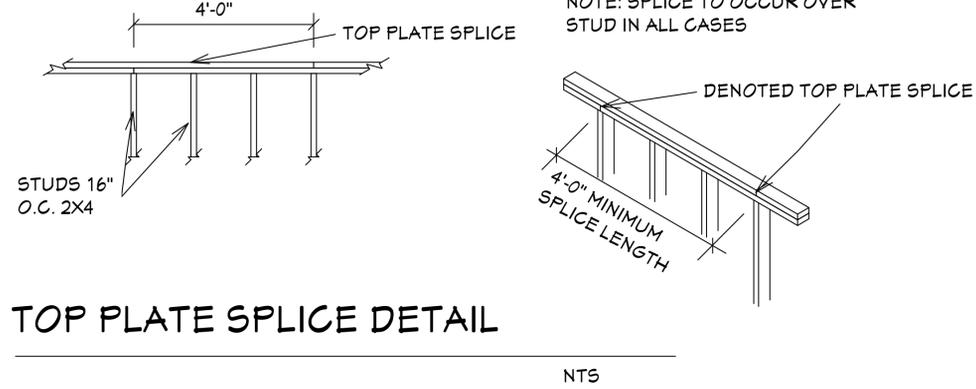


R703.4 Flashing.

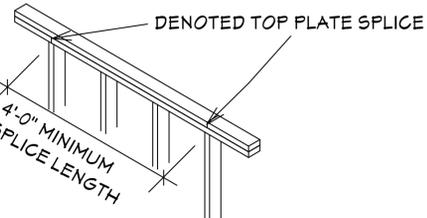
Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing she applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetrati 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 seal. complying with AAMA 800 or ASTM C920 Class 25 Grade N5 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 ti surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surfa 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:
 - The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in t fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacture 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 the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using flashing shall incorporate flashing or protection at the head and sides.
 - In accordance with the flashing design or method of a registered design professional.
 - In accordance with other approved methods.
- In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/NDMA 250, FMA/AAMA/NDMA 300 or FMA/ AAMA/NDMA 400, or FMA/AAMA/NDMA 2710.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections.
- At built-in gutters.

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



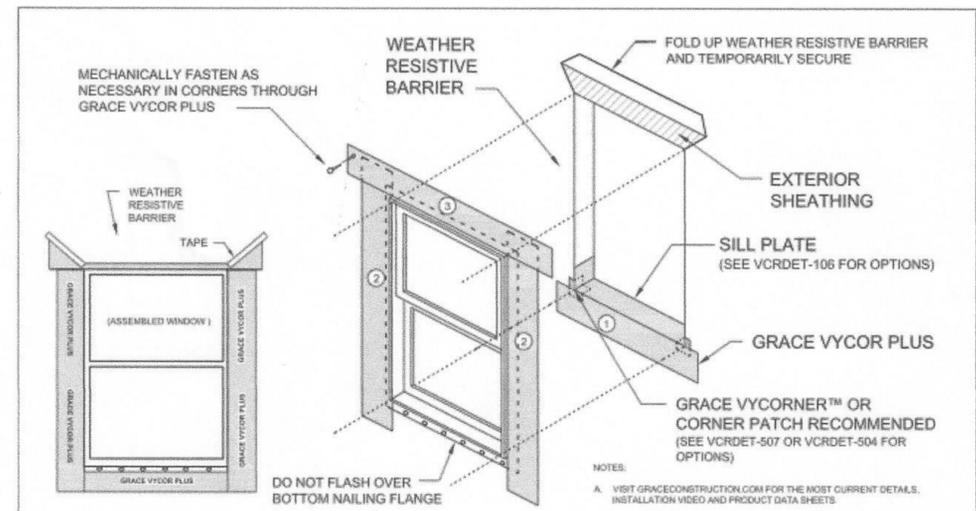
NOTE: SPLICE TO OCCUR OVER STUD IN ALL CASES



NTS

FRAME WALLS INTERSECTION DETAIL

SCALE: 1"=1'0"



MECHANICALLY FASTEN AS NECESSARY IN CORNERS THROUGH GRACE VYCOR PLUS

WEATHER RESISTIVE BARRIER

FOLD UP WEATHER RESISTIVE BARRIER AND TEMPORARILY SECURE

EXTERIOR SHEATHING

SILL PLATE (SEE VCRDET-106 FOR OPTIONS)

GRACE VYCOR PLUS

GRACE VYCORNER™ OR CORNER PATCH RECOMMENDED (SEE VCRDET-507 OR VCRDET-504 FOR OPTIONS)

DO NOT FLASH OVER BOTTOM NAILING FLANGE

NOTES:

- VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS. INSTALLATION VIDEO AND PRODUCT DATA SHEETS.
- RIPCORDS CAN BE REMOVED FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION.
- REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.
- INSTALL GRACE VYCOR PLUS IN ORDER AS SHOWN BY NUMBERS.
- INSTALL GRACE VYCOR PLUS AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEEDING LAPS.
- DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL.

HEAD FLASHING TIE-IN INSTRUCTIONS:

- CUT, FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
- INSTALL GRACE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER.
- FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE.

GRACE Construction Products
www.graceconstruction.com
toll free 866-333-3726

FLANGED WINDOW - OPTION 1
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING

Drawing: VCRDET-100
Scale: Not to scale
Effective Date: 01/31/07
Supersedes: 09/01/05

310.36 SQ IN. TOTAL UPPER ROOF VENTILATION (414.00 SQ IN SUPPLIED IN UPPER ROOF
 TAMCO 4" ROUND OFF RIDGE VENT 139 SQ IN PER VENT = 3 REQUIRED =414.00 SQ IN

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- 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 RECEIPT OF PLANS AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME.
- 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 9, 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 STATUTES, ORDINANCES, REGULATIONS, AND RULES.

NOTE: MASTER PLANS CONSTRUCTION NEW 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 EQUIPMENT, 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 SUBSTANTIALLY IMPROVED ON SITES IN A NEW MANUFACTURED HOME PARK OR SUBDIVISION LDC CHAPTER 6, ARTICLE IV FLOOD HAZARD REDUCTION.

THIS RESIDENCE MAY NOT BE BUILT WITHIN 6'0" OF ANOTHER STRUCTURE OR 30" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

AL QUATRONE, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 52741. THIS SEAL HAS BEEN DIGITALLY SIGNED AND VALIDATED BY ME QUATRONE, P.E. ON 3/18/2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

09-09-2024

COMPLIANCE STATEMENT
 THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, CHAPTER 9, IN GENERAL, AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

Quatrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4801 Veronica Shorewater Blvd., Fort Myers, FL 33916 (239) 936-9222 QAI@me.com
 ALQUATRONE P.E. # 52741

REVISIONS:

06-12-2023

03-08-2024

HICKS DRAFTING & DESIGN
 4216 5TH STREET W
 LEHIGH ACRES, FL 33471
 CELL: (239) 462-2734
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BUILDER: HABITAT FOR HUMANITY
 3 BEDROOM 2 BATH HOME /160 MPH WIND LOADING
 NEW HOUSE FOR:
 LOT- /BLOCK- /UNIT- /SECTION- EAST
 TOWNSHIP- SOUTH/RANGE-
 STRAP:
 ADDRESS:
 ADDRESS:

DRAWN BY
 DAVID HICKS

DATE: 03-29-2021

SCALE: 1/4"=1'0"

JOB # 2024-048

SHEET
 7 OF 7

CAPE PALM 1 3/21 MODEL / LEFT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" GANT

03-08-2024 REVISIONS

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

CAPE PALM 1 3/2/1-LHG WALL SCHEDULE			
WALL#	LENGTH	EXTERIOR OR INTERIOR	NOTES
1	11'-11 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
2A	9'-10"	EXTERIOR	2 X 4 SYP #2 WALL PLUMBING (WAS 2 X 6)
3A	10'-4"	EXTERIOR	2 X 4 SYP #2 WALL
4A	14'-0"	EXTERIOR	2 X 4 SYP #2 WALL
5	9'-2"	EXTERIOR	2 X 4 SYP #2 WALL
6	14'-11 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
7	10'-6"	EXTERIOR	2 X 4 SYP #2 WALL
8	10'-5 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
9	14'-4 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
10	8'-0"	EXTERIOR	2 X 4 SYP #2 WALL
11	12'-7"	EXTERIOR	2 X 4 SYP #2 WALL
12	14'-7 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
13	11'-4"	EXTERIOR	2 X 4 SYP #2 WALL
14	5'-10"	EXTERIOR	2 X 4 SYP #2 WALL
15	10'-2"	EXTERIOR	2 X 4 SYP #2 WALL
16	14'-3 1/2"	EXTERIOR	2 X 4 SYP #2 WALL
17	50'-0"		
18	50	11'-8"	INTERIOR 2 X 4 SYP WALL
19	51	3'-4"	INTERIOR 2 X 4 SYP WALL
20	52	10'-3 1/2"	INTERIOR 2 X 4 SYP WALL
21	53	4'-3-1/2"	INTERIOR 2 X 4 SYP WALL
22	54	5'-9 1/2"	INTERIOR 2 X 6 SYP #2 PLUMBING
23	55	2'-10"	INTERIOR 2 X 4 SYP WALL (WAS 2 X 6)
24	56	3'-5"	INTERIOR 2 X 4 SYP WALL
25	57	3'-5"	INTERIOR 2 X 4 SYP WALL
26	58	11'-8"	INTERIOR 2 X 4 SYP WALL
28	59	5'-9"	INTERIOR 2 X 4 SYP WALL
29	60	3'-6 1/2"	INTERIOR 2 X 4 SYP WALL
30	61	3'-3"	INTERIOR 2 X 4 SYP WALL
31	62	5'-2"	INTERIOR 2 X 4 SYP WALL
32	63	10'-2"	INTERIOR 2 X 4 SYP WALL
33	64	8'-5"	INTERIOR 2 X 4 SYP #2 PLUMBING (WAS 2 X 6)
34	65	5'-7 1/2"	INTERIOR 2 X 4 SYP WALL
35	66	12'-5 1/2"	INTERIOR 2 X 4 SYP WALL
36	67	5'-3"	INTERIOR 2 X 4 SYP WALL
37	68	8'-5"	INTERIOR 2 X 4 SYP WALL
38	69	5'-7 1/2"	INTERIOR 2 X 4 SYP WALL
39	70	11'-4"	INTERIOR 2 X 4 SYP WALL
40	71	12'-8"	INTERIOR 2 X 4 SYP #2 WALL
41	72	14'-1"	INTERIOR 2 X 4 SYP #2 WALL
42	73	7'-10"	INTERIOR 2 X 4 SYP #2 LOW PLUMBING (WAS 2 X 6)
43	74		
44	75		
45	76		
46	77		
47	78		
48	79		
49	80		

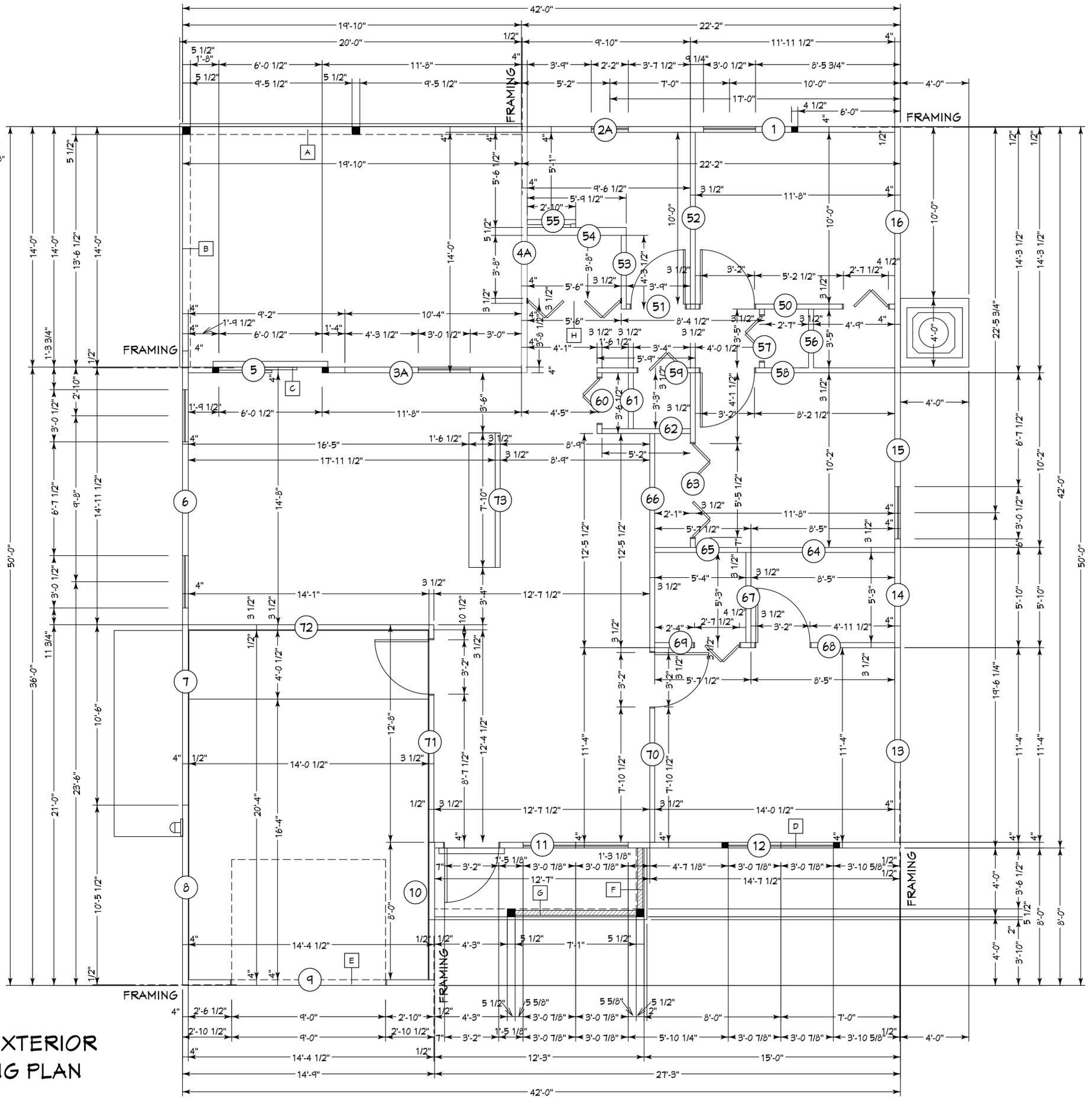
R.O. OPENINGS FOR DOORS AND WINDOWS
 (2) 3068 EXTERIOR SLIDING GLASS DOORS 72 1/2" X 81 3/8"
 3068 EXTERIOR DOOR 38" X 81 3/8"
 3068 INTERIOR DOOR 38" X 81"
 2068 BI-FOLD DOOR 25 1/2" X 80"
 2868 BI-FOLD DOOR 33 1/2" X 80"
 3068 BI-FOLD DOOR 37 1/2" X 80"
 5068 BI-FOLD DOOR 61 1/2" X 80"
 5468 BI-FOLD DOOR 65" X 80"
 6068 BI-FOLD DOOR 73 1/2" X 80"
 SH-25 SINGLE HUNG WINDOW 36 1/2" X 62 3/4"
 (2) SH-25 SINGLE HUNG WINDOW 73 3/4" X 62 3/4"
 H-33-SH SINGLE HUNG WINDOW 26" X 38 1/8"

CAPE PALM 1 3/2/1-LHG MODEL LVL BEAM SCHEDULE		
BEAM #	LENGTH	BEAM TYPE
A	20'-2"	(2) FLY 1 3/4" X 11 7/8" LVL BEAM
B	14'-4"	(2) FLY 1 3/4" X 11 7/8" LVL BEAM
C	6'-9-1/2"	(2) FLY 1 3/4" X 11 7/8" LVL BEAM
D	6'-10-3/4"	(2) FLY 1 3/4" X 11 7/8" LVL BEAM

CAPE PALM 1 3/2/1-LHG MODEL 2 X 12 SYP. BEAM SCHEDULE		
BEAM #	LENGTH	BEAM TYPE
E	9'-8"	(2) 2 X 12 SYP. W/ 1/2" PLYWOOD FLITCH PLATES (GLUED & NAILED)
F	4'-0"	(2) 2 X 12 SYP. W/ 1/2" PLYWOOD FLITCH PLATES (GLUED & NAILED)
G	12'-7"	(2) 2 X 12 SYP. W/ 1/2" PLYWOOD FLITCH PLATES (GLUED & NAILED)
H	6'-2"	(2) 2 X 12 SYP. W/ 1/2" PLYWOOD FLITCH PLATES (GLUED & NAILED)

INTERIOR & EXTERIOR WALL FRAMING PLAN
 SCALE: N.T.S.

NOTE: EXTERIOR WOOD WALLS ARE 3 1/2" WIDE WITH 15/32" PLYWOOD (4" TOTAL) UNLESS NOTED DIFFERENT.
 INTERIOR WOOD WALLS ARE 3 1/2" & 5 1/2" WIDE WOOD WALLS UNLESS NOTED DIFFERENT.



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REVISIONS:
 06-12-2023
 03-08-2024

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 ADDRESS:

DRAWN BY
 DAVID HICKS
 DATE: 03-29-2021
 SCALE: 1/4"=1'0"
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SHEET
 SH-1 SH-1
 OF SHEET

CAPE PALM 1 3/2/1 MODEL / LEFT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" GANT

03-08-2024 REVISIONS

AL QUATRONE PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 52741. THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY AL QUATRONE, P.E. ON 3/18/2024. Printed copies of this document are not considered legal and shall not be signed or sealed. All electronic copies must be verified on any electronic copies.

03-08-2024