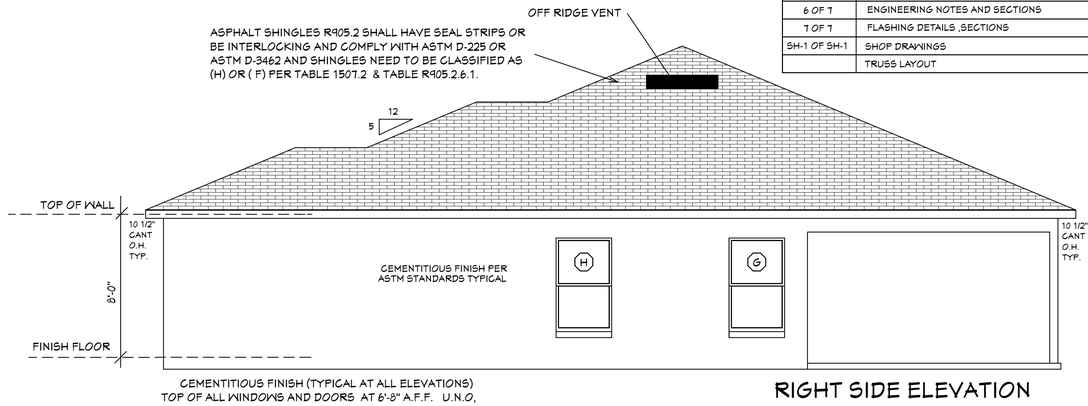
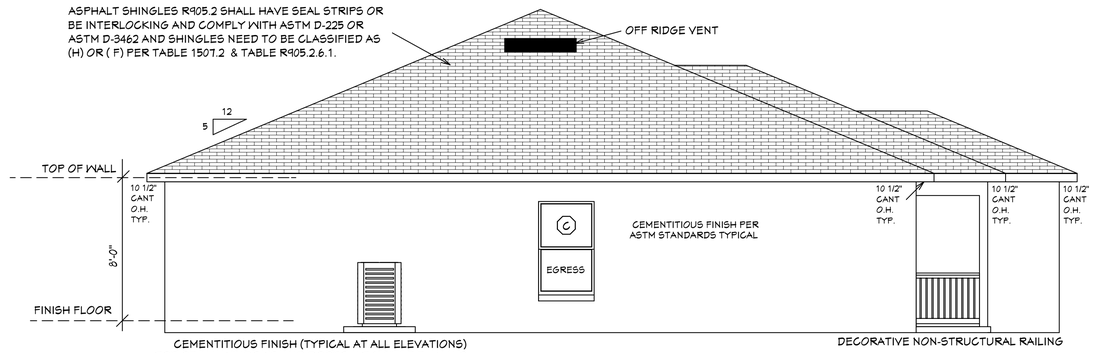
SHEET #	PLAN SCHEDULE
1 OF 7	EXTERIOR ELEVATIONS,ROOF PLANE PLAN, SECTIONS
2 OF 7	FOUNDATION PLAN,WALL SECTION , AND SECTIONS
3 OF 7	DIMENSIONAL FLOOR PLAN , SOFFIT DETAIL AND SECTIONS
4 OF 7	NOTED FLOOR PLAN,SCHEDULES, AND SECTIONS
5 OF 7	ELECTRICAL PLAN, ELECTRICAL SCHEDULE AND SECTIONS
6 OF 7	ENGINEERING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



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

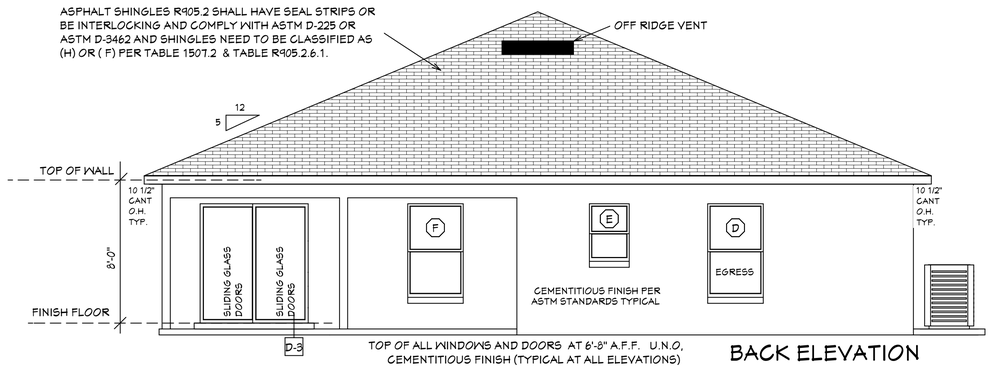
RIGHT SIDE ELEVATION



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

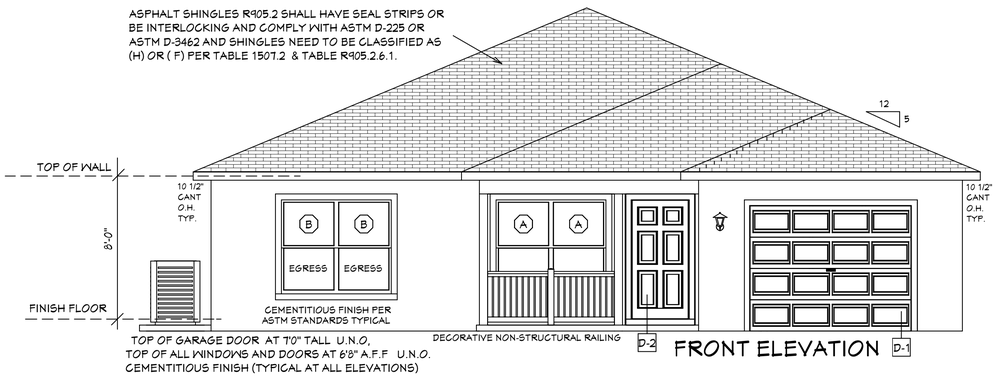
DECORATIVE NON-STRUCTURAL RAILING

LEFT SIDE ELEVATION



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

BACK ELEVATION



TOP OF GARAGE DOOR AT 7'0" 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)

FRONT ELEVATION

EXTERIOR ELEVATIONS

TRUSS LIABILITY EXCLUSION NOTE

Quattrone and Associates, Inc. Q&A did not prepare or design the truss plans attached to this file. The engineer of record on the truss plan is responsible for the truss engineering, reactions and uplifts. Q&A is only referencing the truss plans for the purpose of showing truss layout.
The contractor / owner is responsible for reviewing the truss plan to determine the design, details, dimensions, and the accuracy of the truss plans in accordance with the building design. Q&A will not be liable for any errors in the truss design.

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 2020
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 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE

BASIC WIND SPEED:
- ☐ 170 MPH (ULIMATE DESIGN) = 132.0 MPH (NOMINAL DESIGN)
- ☒ 160 MPH (ULTIMATE DESIGN) = 124 MPH (NOMINAL DESIGN)
- ☐ 150 MPH (ULTIMATE DESIGN) = 116 MPH (NOMINAL DESIGN)

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

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

TORNADO BASIC WIND SPEED:
- ☒ RISK CATEGORY II = N/A
- ☐ 170 MPH (NORMAL DESIGN F3-SECOND GUST)
- ☐ 160 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 II
- ☐ TYPE III
- ☐ TYPE IV
- ☒ TYPE V

EXPOSURE CATAGORY:
- ☐ 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
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

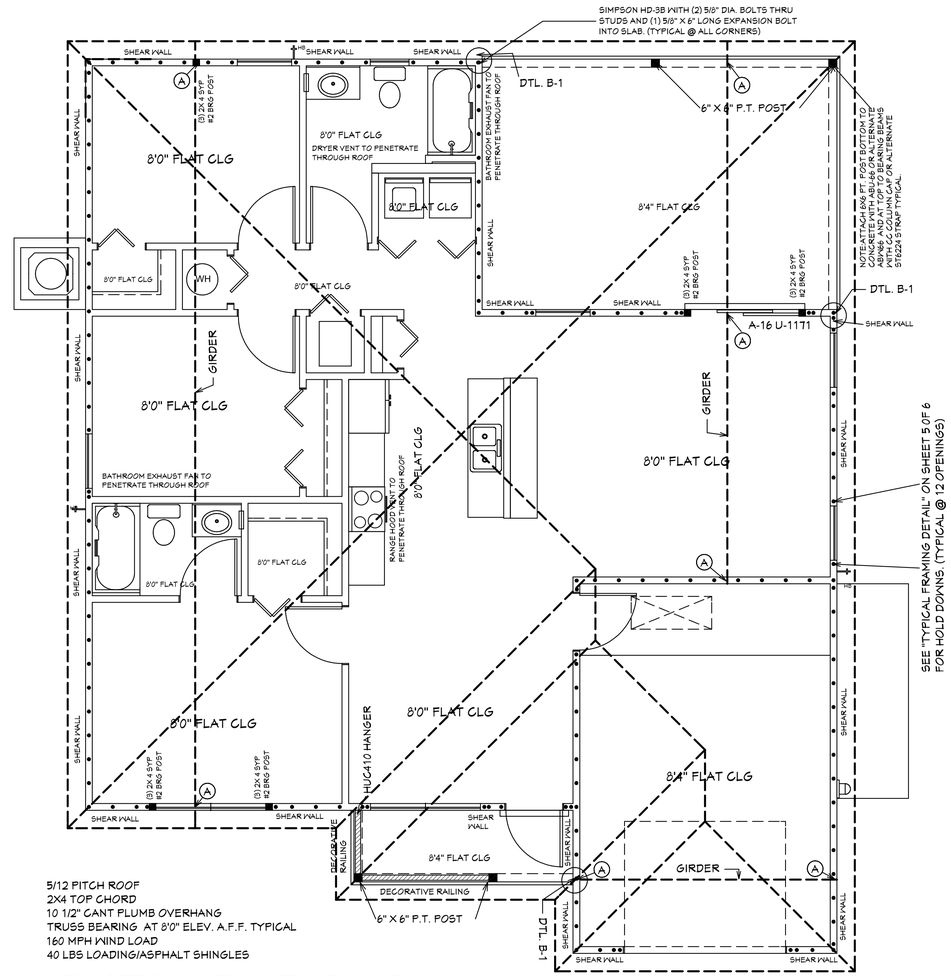
2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL WINDOWS,SLIDING GLASS DOORS,& ENTRY DOORS,AS SHOWN ON THESE PLANS,WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

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

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 , AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES,ORDINANCES, REGULATIONS, AND RULES.

NOTE:MASTER PLANS
FEMA/FLOOD ZONES CONSTRUCTION
NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB , INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS SHALL AFFLY 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 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)



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

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.

NOTE:ATTACH 6X6 PT. 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.

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

(A) ANCHOR GIRDER TRUSS WITH (1) SIMPSON HTS-20 (TYPICAL)

(B) ANCHOR GIRDER TRUSS WITH (2) SIMPSON HTS-20 (TYPICAL)

ROOF PLANE PLAN

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-18 09:00:11
Al Quattrone, Professional Engineer, State of Florida, License No. 52741 This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

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 3 IN GENERAL AND SECTION 1609 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. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

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

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:

03-08-2024 REVISIONS

DRAWN BY
DAVID HICKS

DATE: 03-29-2021

SCALE:1/4"=1'0"

JOB # 2024-049

SHEET
1 OF 7 SHEET

TABLE R803.2.3.1
ROOF SHEATHING ATTACHMENTa, b

Rafter/Truss Spacing24 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	3	3	3	3	3	3	
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	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 WFCM or the AWC NDS.

R803.2.2Allowable spans.
The minimum thickness and span rating for wood structural panel roof sheathing shall not exceed the values set forth in Table R803.2.2.
TABLE R803.2.2
MINIMUM ROOF SHEATHING THICKNESS

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

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

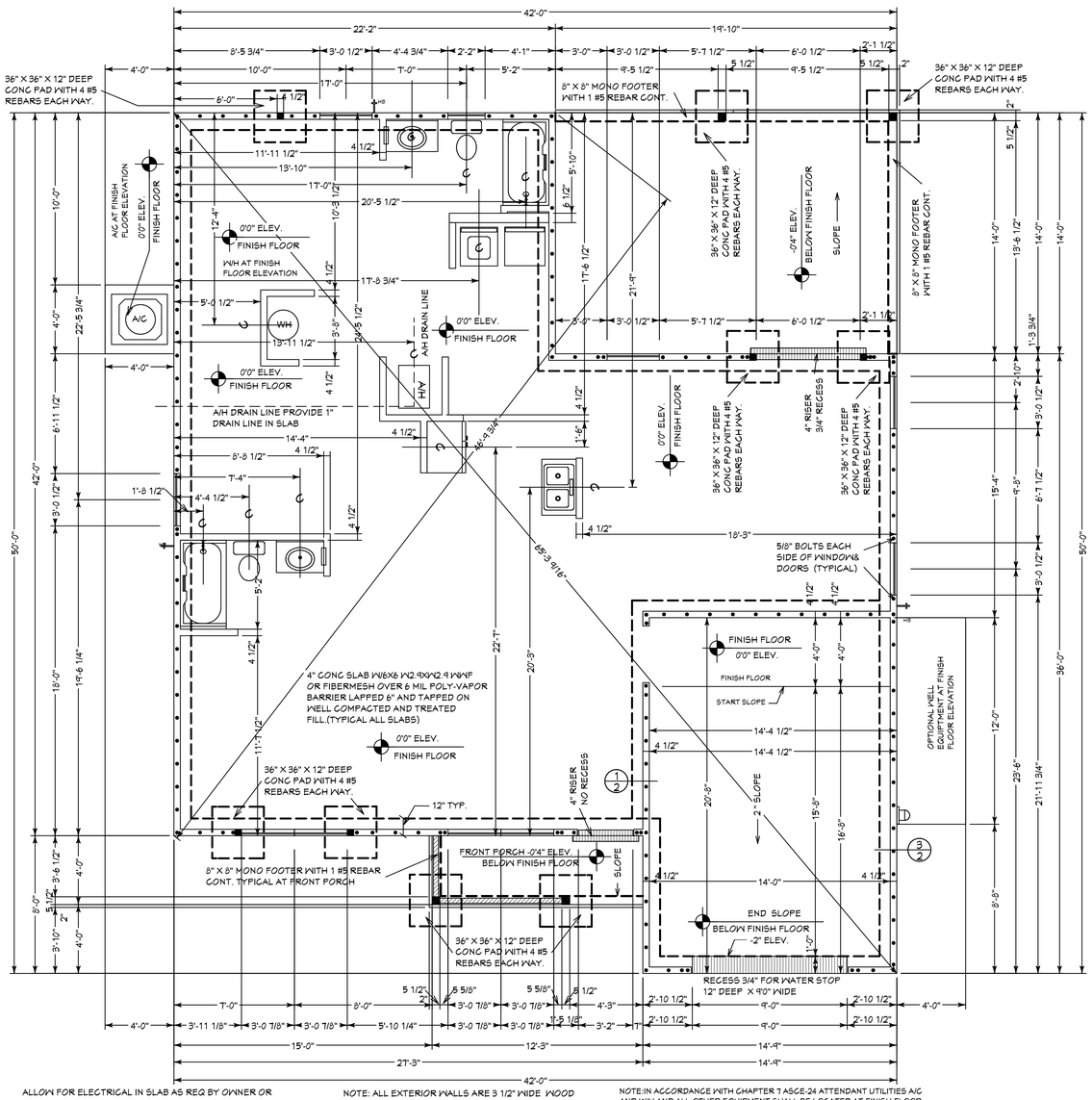
2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL WINDOWS,SLIDING GLASS DOORS,& ENTRY DOORS,AS SHOWN ON THESE PLANS,WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

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

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, CHAPTER 3 , AND SECTION 1609 OF THE (6TH 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 RESIDENGE MAY NOT BE BUILT WITHIN 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)



ALLOW FOR ELECTRICAL IN SLAB AS REQ BY OWNER OR BUILDER.ELECTRICAL CONTRACTOR TO VERIFY NEEDS WITH CONTRACTOR PRIOR TO START OF CONSTRUCTION.

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

PROVIDE 1" PVC DRAIN LINE FOR AIR HANDLER

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

NOTE: ALL INTERIOR WALLS ARE 3 1/2" AND 5 1/2" WIDE WOOD WALLS WITH 1/2" DRYWALL EACH SIDE (4 1/2" & 6 1/2" TOTAL) UNLESS NOTED DIFFERENT.

NOTE:IN ACCORDANCE WITH CHAPTER 7 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.

FOUNDATION PLAN

UNDERLAYMENT MUST MEETS REQUIREMENTS OF R905.1.1.1

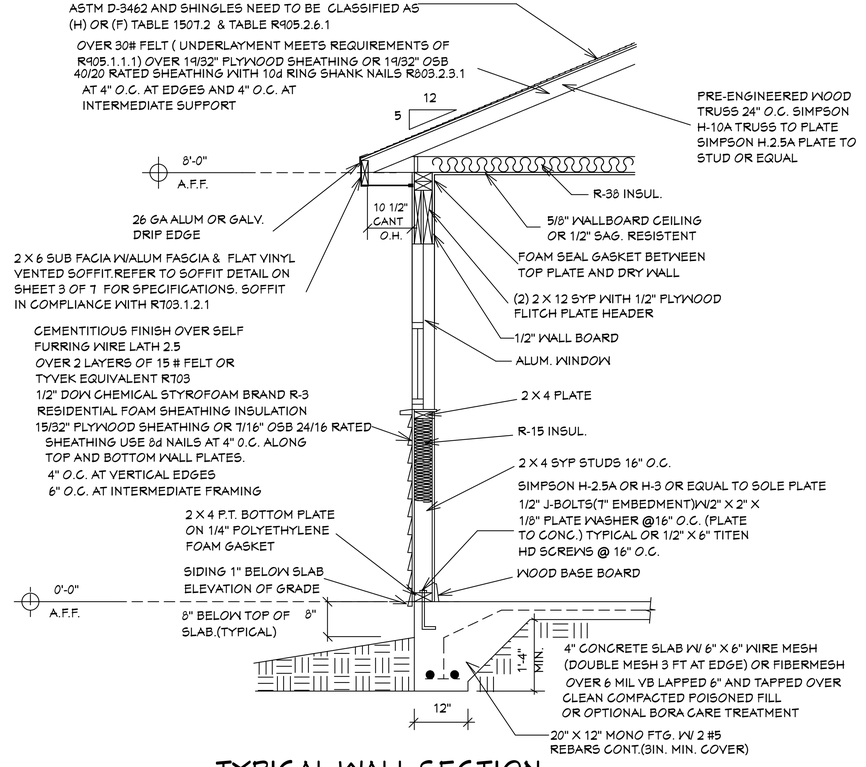
Option #1 a self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 applied over the entire roof.

Option #2 a minimum 4-inch wide strip of selfadhering polymer-modified bitumen complying with ASTM D1970 or a minimum 3 ¾ - inch wide strip of selfadhering flexible flashing tape complying with AAMA 711, 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



TYPICAL WALL SECTION

3/4" = 1'-0"

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-18 08:59:56
Al Quattrone, Professional Engineer, State of Florida, License No. 52741.This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

COMPLIANCE STATEMENT
THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 IN GENERAL AND SECTION 1609 OF THE (6TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

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

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES,FL. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

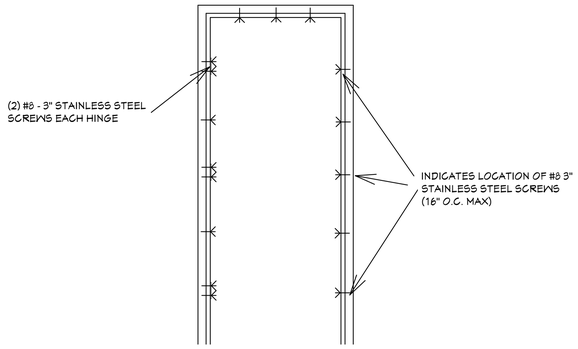
CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

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:

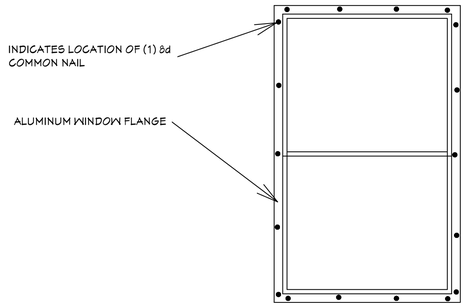
DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE:1/4"=1'0"
JOB # 2024-049

SHEET
2 OF 7 SHEET

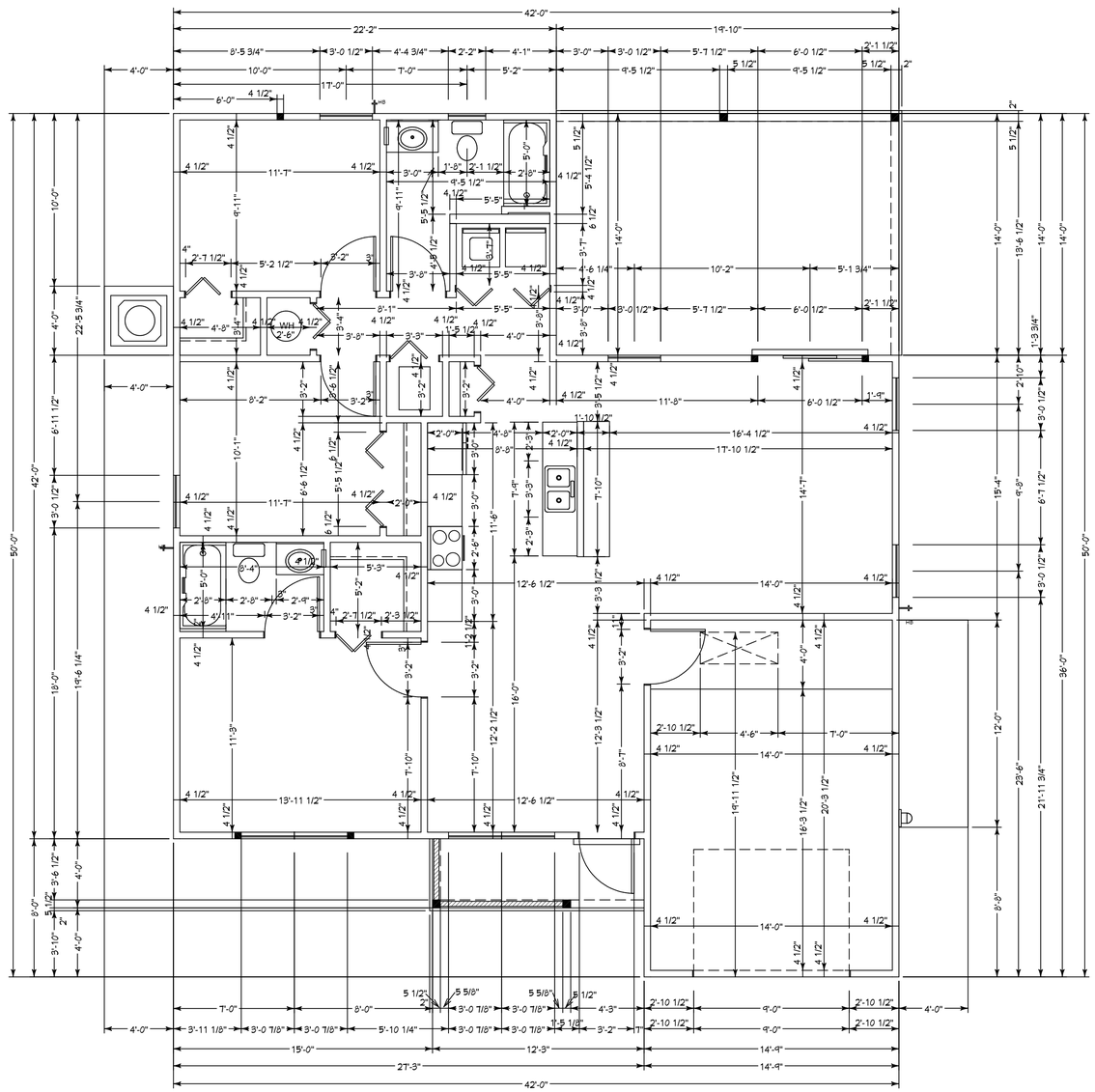
03-08-2024 REVISIONS



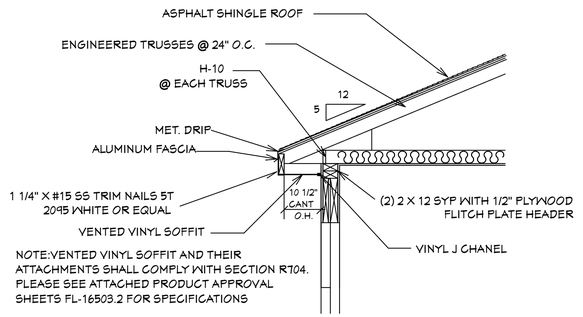
TYPICAL DOOR INSTALLATION DETAIL



TYPICAL WINDOW INSTALLATION DETAIL



DIMENSIONAL FLOOR PLAN



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

GENERAL NOTES

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

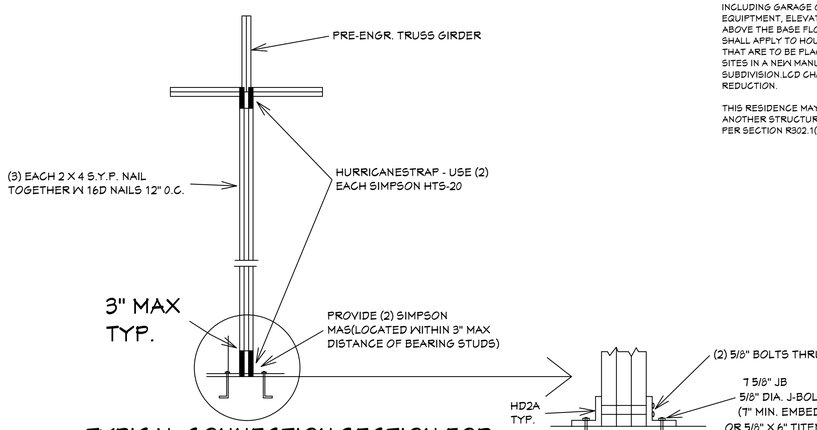
2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL WINDOWS,SLIDING GLASS DOORS,& ENTRY DOORS,AS SHOWN ON THESE PLANS,WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

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

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 , AND SECTION 1609 OF THE (6TH EDITION) OF THE 2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES,ORDINANCES, REGULATIONS, AND RULES.

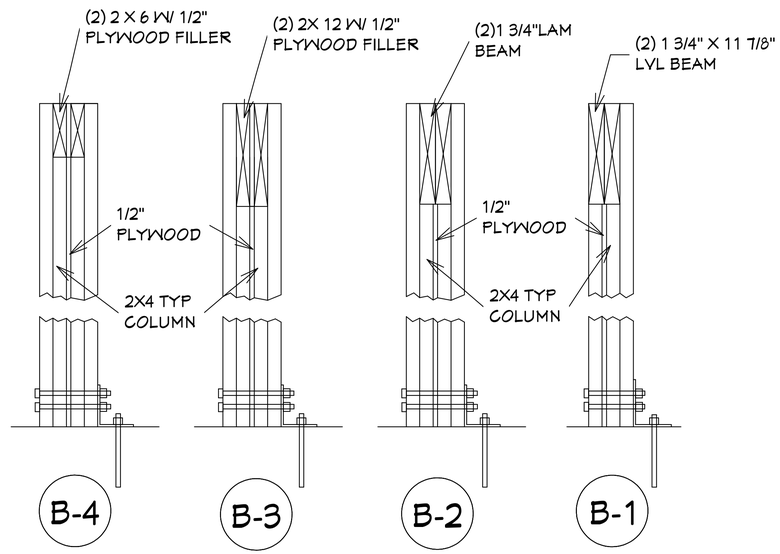
NOTE:MASTER PLANS
FEMA/FLOOD ZONES CONSTRUCTION
NEW CONSTRUCTION OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR OR CONCRETE SLAB , INCLUDING GARAGE OR BASEMENT AND A/C W/H AND ALL EQUIPTMENT, ELEVATED TO FINISH FLOOR ELEV. OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT. THIS SHALL APPLY TO HOUSES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



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"

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-15 08:59:41
Al Quattrone, Professional Engineer, State of Florida, License No. 52741.This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

COMPLIANCE STATEMENT
THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 IN GENERAL AND SECTION 1609 OF THE (6TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

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

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES,FL. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

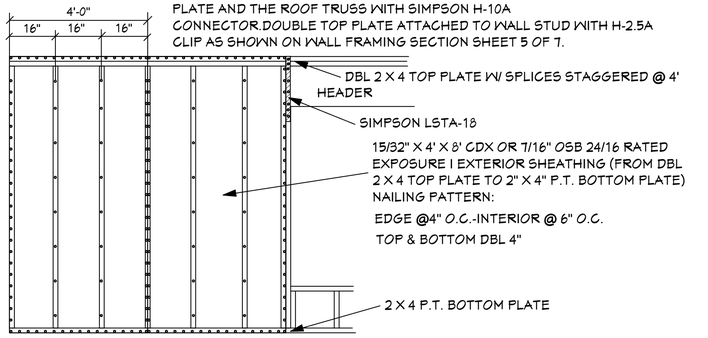
BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME /160 MPH WIND LOADING
NEW HOUSE FOR:
LOT- /BLOCK- /UNIT- /SECTION-
TOWNSHIP- SOUTH/RANGE- EAST
STRAP#
ADDRESS:
ADDRESS:

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE:1/4"=1'0"
JOB # 2024-049

SHEET
3 OF 7 SHEET

03-08-2024 REVISIONS

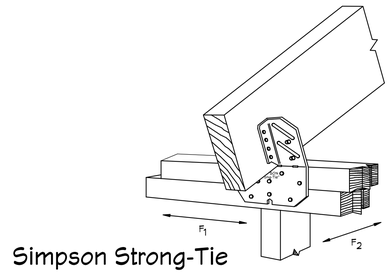
NOTE: THIS SECTION SHOWS FOR THE EXTERIOR SHEATHING TO EXTEND TO THE TOP OF UPPER 2 X OF THE DOUBLE TOP PLATE OF THE WALLS.HOWEVER IT IS ACCEPIBLE THAT THE EXTERIOR SHEATHING IS NAILED TO THE BOTTOM PLATE OF THE DOUBLE TOP PLATE.USE SINGLE ROW OF 8D RINGSHANK NAILS @ 4" O.C. AT EDGES AND 6" O.C. AT INTERIOR 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

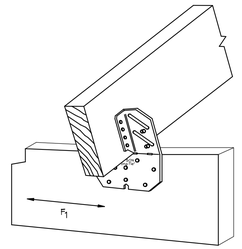
EXTERIOR WALL NAILING DETAIL

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.

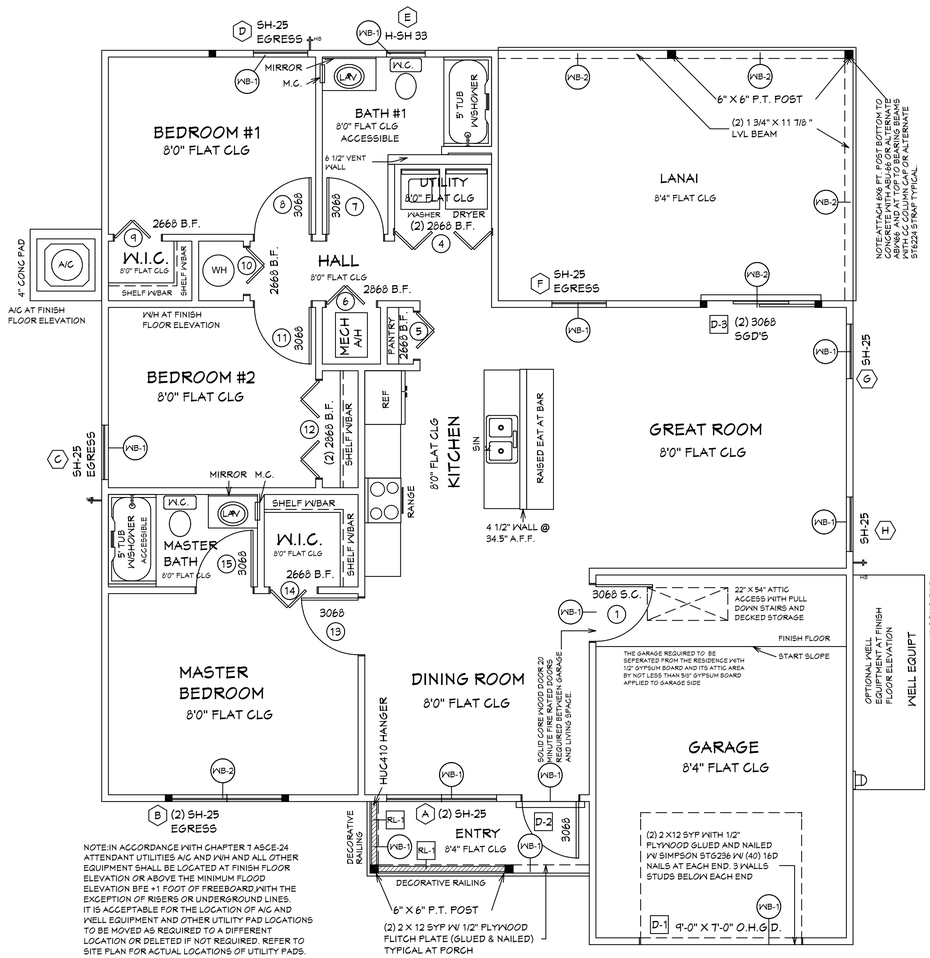
2. MASONRY CONTRACTOR TO VERIFY MASONRY OPENING DIMENSIONS FOR ALL WINDOWS,SLIDING GLASS DOORS,& ENTRY DOORS,AS SHOWN ON THESE PLANS,WITH THE DOOR AND WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.

3.IT IS THE 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 REGIEFT 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 (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 , AND SECTION 1609 OF THE (5TH 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)



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.

NOTE:IN ACCORDANCE WITH CHAPTER 7 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.

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

(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

RL-1 36" HIGH DEC VINYL RAILING NON GUAR OPENING WILL RESIST 4" SPHERE. ATTA PER MANUFACTURES SPECIFICATIONS.

(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

NOTED FLOOR PLAN

DOOR LEGEND

WIDTH FEET	WIDTH INCHES	HEIGHT FEET	HEIGHT INCHES	
				PKT= POCKET BF= BI-FOLD 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
3	0	6	8	PKT

*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 7/16" 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 7/16" WIDTH 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	3068			SOLID CORE
2	1	N/A	N/A		4 BEDROOM ONLY	
3	1	N/A	N/A		4 BEDROOM ONLY	
4	1	UTILITY	(2) 2868 B.F.			
5	1	PANTRY	2868 B.F.			
6	1	HALL	2868 B.F.			
7	1	BATH # 1	3068			
8	1	BEDROOM#1	3068			
9	1	BEDROOM#1	2868 B.F.			
10	1	HALL	2868 B.F.			
11	1	BEDROOM# 2	3068			
12	1	BEDROOM# 2	(2)2868 B.F.			
13	1	MASTER BED	3068			
14	1	MASTER W.I.C.	2868 B.F.			
15	1	MASTER BATH	3068			

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

160 MPH (ULTIMATE DESIGN) = 124 (NOMINAL DESIGN) ENCLOSED STRUCTURE

ROOM NAME	MARK	CALL SIZE	W.O. DOOR SIZE / W.O. WINDOW SIZE (WxH)	DETAIL H	DETAIL J	DETAIL S	ZONE	DESIGN PRES (PSF)	WINDOW / DOOR PRODUCT APPROVAL DESIGNATION / ENTITY	INSTALLATION NOTES (LIST BELOW)	WIND-BORNE DEBRIS REGION Y/N	TYPE OF WINDBORNE DEBRIS PROTECTION (WHERE APPLICABLE) TYPE GLAZING / COVERING	IMPACT COVERING PRODUCT APPROVAL DESIGNATION / ENTITY (WHERE APPLICABLE)
DOOR SCHEDULE													
GARAGE	D-1	9070 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 SGD'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/-28.74	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 38 1/8"	PER MFR.			4	27.66/-30.00	REFER TO PRODUCT APPROVAL SHEETS	2	Y	COVERING	HURRICANE PANELS REFER TO PRODUCT APPROVAL SHEETS
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

CODE COMPLIANCE:
1. ASPHALT SHINGLES SHALL BE IN COMPLIANCE WITH THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE , SEC. R905.2
2. CLAY AND CONCRETE TILES SHALL BE IN COMPLIANCE WITH THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. , SEC. R905.3
3. METAL ROOFING SHALL BE IN COMPLIANCE WITH THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. , SEC. R905.10

°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
SLx = 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.

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-13 08:59:24
Al Quattrone, Professional Engineer, State of Florida, License No. 52741.This item has been digitally signed and sealed by Al Quattrone, PE. on 3/8/2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

COMPLIANCE STATEMENT
THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 IN GENERAL AND SECTION 1609 OF THE (6TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

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

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES,FL. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

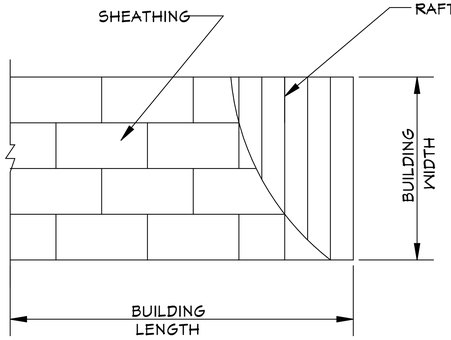
CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

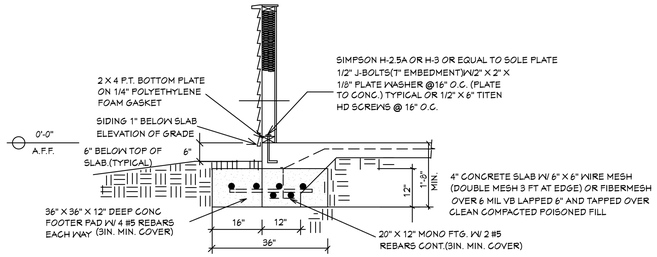
BUILDER: HABITAT FOR HUMANITY
3 BEDROOM 2 BATH HOME /160 MPH WIND LOADING
NEW HOUSE FOR: /SECTION-
LOT- /BLOCK- /UNIT- EAST
TOWNSHIP- SOUTH/RANGE-
STRAP#
ADDRESS:
ADDRESS:

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE:1/4"=1'0"
JOB # 2024-049

SHEET
4 OF 7 SHEET

03-08-2024 REVISIONS





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 CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS,AND/OR OMISSIONS PRIOR TO CONSTRUCTION.IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS,THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN,IN WRITING,WITHIN 10 DAYS OF RECIEPT OF PLANS,AND PRIOR TO ANY CONSTRUCTION,OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME.

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (8TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 , AND SECTION 1609 OF THE (8TH EDITION) OF THE 2023 FLORIDA BUILDING CODE. TOGETHER WITH LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL STATUES,ORDINANCES, REGULATIONS, AND RULES.

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

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

ROOF SHEATHING LAYOUT FOR HIP ROOFS

°N.T.S.

°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,UTILTY 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.

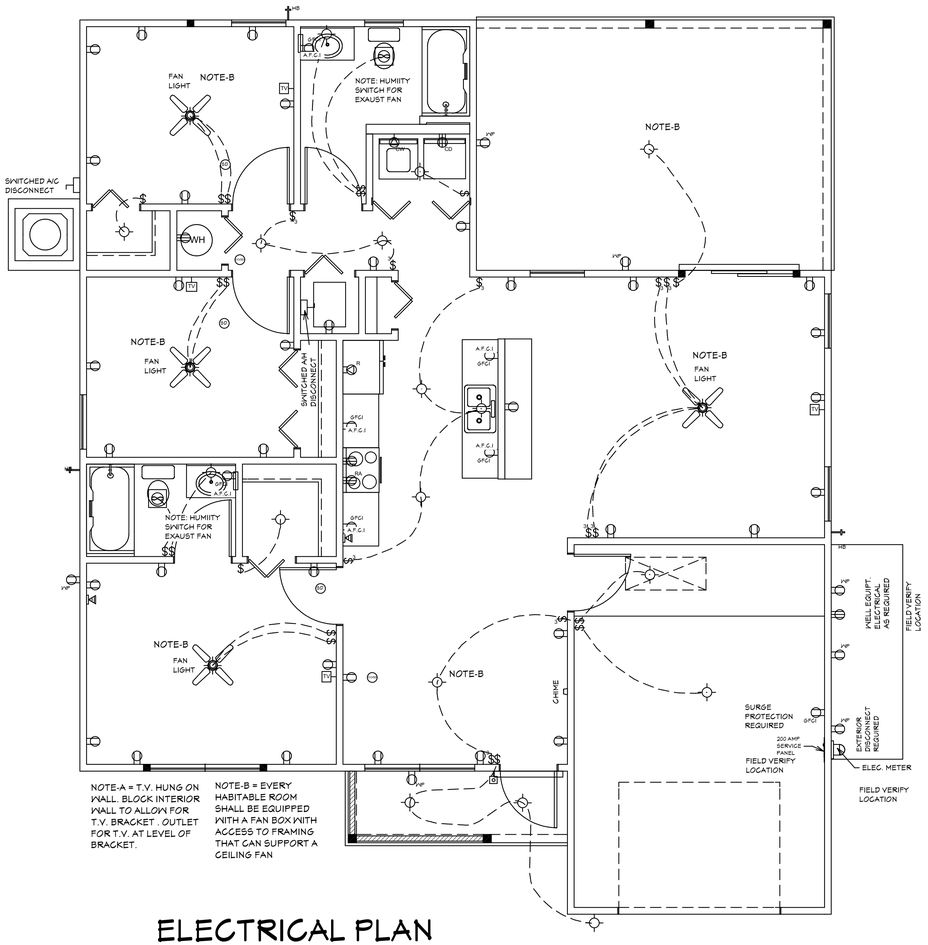
MINIMUM 24" CLEAR OPENING IS REQUIRED FOR ACCESS TO ONE TOILET ROOM PER FLORIDA HANDICAP ACCESSEBILITY REQUIREMENTS.

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

WATER CONSERVATION FIXTURES REQUIRED ORD#92-36

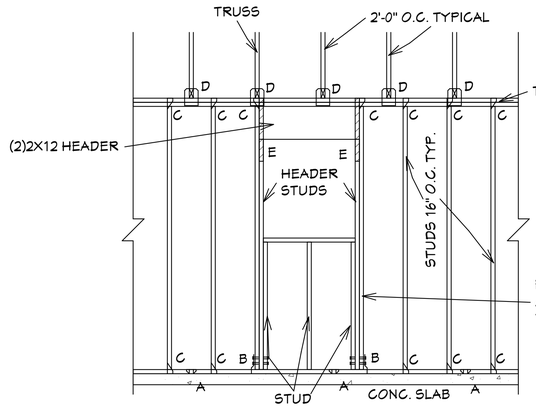


NOTE-A = T.V. HUNG ON WALL. BLOCK INTERIOR WALL TO ALLOW FOR T.V. BRACKET . OUTLET FOR T.V. AT LEVEL OF BRACKET.

NOTE-B = EVERY HABITABLE ROOM SHALL BE EQUIPPED WITH A FAN BOX WITH ACCESS TO FRAMING THAT CAN SUPPORT A CEILING FAN

ELECTRICAL PLAN

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
AV Control	Audio Video: Control Panel, Switch
	DENOTES WALL OUTLET TAMPER RESISTENT
GFCI	DENOTES GFCI WALL OUTLET
WP	DENOTES WATER PROOF WALL OUTLET
	DENOTES 220 VOLT WALL OUTLET
	DENOTES FLOOR OUTLET
	DENOTES COVERED FLOOR OUTLET
TV	DENOTES T.V OUTLET
	DENOTES DOOR BELL
	DENOTES PHONE OUTLET
T	DENOTES THEMOSTAT
	DENOTES 200 AMP SERVICE BOX
	DENOTES WALL SWITCH
3	DENOTES 3 WAY SWITCH
4	DENOTES 4 WAY SWITCH
5	DENOTES 5 WAY SWITCH
DIM	DENOTES DIMMER SWITCH
WP	DENOTES WATER PROOF SWITCH
	DENOTES CEILING OR WALL FIXTURE
	DENOTES FLOOD LIGHTS
R	DENOTES RECESS FIXTURE
	DENOTES FLOR LIGHT
	DENOTES EXHAUST FAN
SD	DENOTES SMOKE DETECTOR
COMBO	DENOTES SMOKE DETECTOR CARBON MONOXIDE ALARM COMBO
	DENOTES JUNCTION BOX & COVER FOR FUTURE FAN
J	DENOTES JUNCTION BOX W/COVER
Z	DENOTES ZENFLEX LOW VOLTAGE LIGHTING SYSTEM
CS CS/TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Intercom
SP SP	Speakers: Ceiling Mounted, Wall Mounted
	240V Receptacle
T	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 (7" MINIMUM EMBEDMENT) AND 2" X 2' X 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)

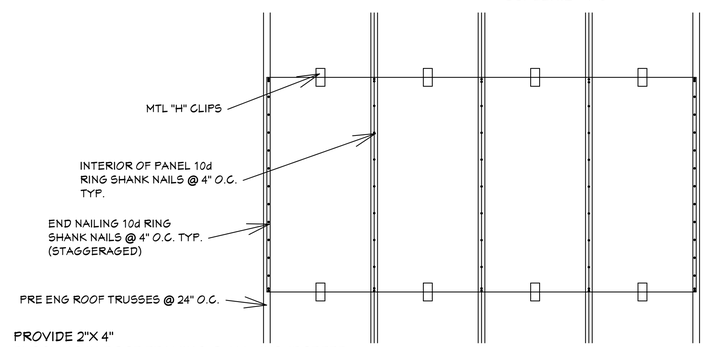
"D" SIMPSON H10A WITH (18) 10d X 1 1/2" NAILS OR EQUAL (TRUSS TO PLATE)

"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 UNSUPORTED EDGES OF SHEATHING. ATTACH BLOCKING TO TRUSSES W/ MIN. (3) 12d TOENAILED @ EACH END.

ROOF SHEATHING DETAIL

SCALE:3/4"=1'0"

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-18 08:59:04
Al Quattrone, Professional Engineer, State of Florida, License No. 52741 This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

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 3 IN GENERAL AND SECTION 1609 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. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

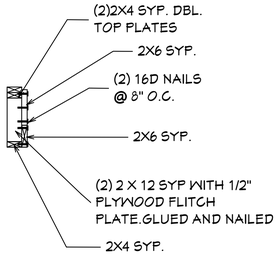
CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

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;

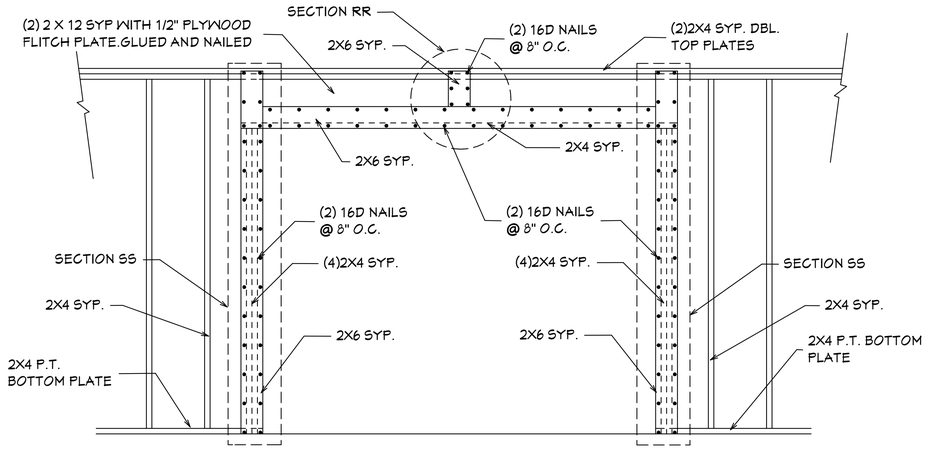
03-08-2024 REVISIONS

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE:1/4"=1'0"
JOB # 2024-049

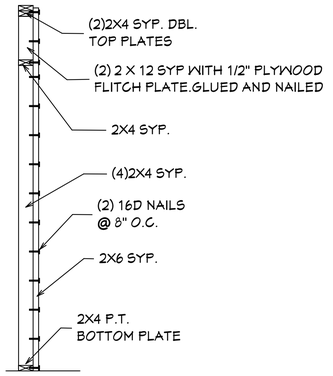
SHEET
5 OF 7 SHEET



RR SECTION



QQ OVERHEAD GARAGE DOOR BUCKING DETAIL



SS SECTION

GENERAL NOTES

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

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

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

4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (6TH 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 AC,WH 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 9'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

GENERAL

1. This building/structure has been designed in accordance with the (8TH EDITION) OF THE 2023 Residential Edition of the Florida Building Code.CHAPTER 3 AND SECTION 1609 OF THE 8TH EDITION OF THE 2023 FLORIDA BUILDING CODE for design pressures generated by 3 second gust. design wind velocity of 160 mph,structual calculations, as necessary to confirm compliance with the 8th edition of the 2023 Residential Edition of the Florida Building Code, have been performed.

2. David Hicks, and HICKS DRAFTING & DESIGN have not been retained to provide, nor is responsible for, the field supervision, inspection, or construction administration of this project. The owner, or general contractor is responsible for: field supervision, construction administration, review and approval of all shop drawings, verification on-site of all dimensions and elevations, and strict compliance with these construction documents as approved by Lee County drawn by David Hicks, and reviewed by ENGINEER OF RECORD

3. 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 Miami-Dade PA201, 202, and 203, meeting the requirements of the Large Missle Test.

4. All windows, doors and other such systems, components and cladding shall be designed in accordance with CHAPTER 3 of the 8TH EDITION OF THE 2023 RESIDENTIAL Edition AND SECTION 1609 of the 8TH EDITION OF THE 2023 Florida Code for design pressures generated by a three second gust design wind velocity of 160 mph. see "Design Parameters" for specific pressures.

5. Contractor shall notify the owner in writing prior to construction of any discrepancy between plans and on-site dimensions and elevations.

FASTENERS AND CONNECTORS

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

FOOTINGS AND FOUNDATIONS

GENERAL

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

CONCRETE FLOORS

1. Concrete floors shall be cast in place.
2. Concrete shall have a minimum compressive strength of not less than 3,000 psi at 28 days.
3. The top of a monolithic slab-on-grade shall be at least 8 inches above finished grade.
4. The slab shall be 4 inches thick.
5. The slab shall have 6x6 W2.9 x W2.9 welded wire fabric at mid-height
6. A double layer of welded wire fabric shall be provided around the perimeter of the slab of a distance of 3 ft. from the edge. See Standard Details.
7. Welded wire fabric shall conform to ASTM A-185 and free of oil and rust. It shall be installed in lengths as long as possible lapped a minimum of six inches.

WOOD

GENERAL

1. All wood construction shall comply with the latest NFPA and AITC Specifications and Recommendations.
2. Lumber standard shall be American Softwood Lumber Standard PS 20-70, S4S, 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 Mark.
6. Wood 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.
4. The minimum number of full-length wall studs at each end of a header beam shall be 1 for openings of 6 feet or less, and 2 for all other openings.
5. Uplift connectors shall be provided at the top and bottom of cripple studs, of header studs, and at least one wall stud at each side of opening.

CONNECTIONS FOR EXTERIOR WALL FRAMING

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

EXTERIOR WALLS

1. Exterior wall segments shall not contain openings which when added together will exceed 144 sq in (1 sq ft) in any individual segment.
2. Minimum length of a sheanwall segment shall be 2'-5".
3. Studs shall be doubled at each end of each sheanwall 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.

WALL 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 Details.
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 sheanwall segment.
3. The anchor down shall be fastened through the doubled studs and to the construction below in accordance with the manufacturer's recommendations.

ROOF SHEATHING

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

I AL QUATTRONE HAVE REVIEWED TRUSS LAYOUT AND THE TRUSS CONNECTOR SCHEDULE BASED ON TRUSS LAYOUT BY RAYMOND BUILDING SUPPLY / RBS # 18073016M1 / DATED: 01-31-2024 / REVISED UPDATED TO NEW 2023 CODE

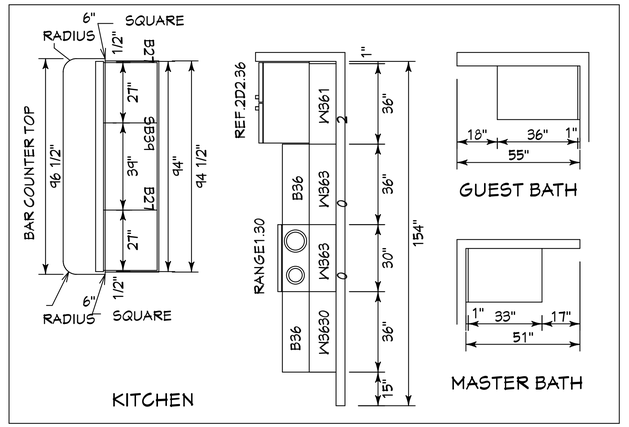
UPLIFT EXCEEDING #1000	TRUSS IDENTIFICATION	WINDLOAD CONNECTORS
1165	A-16	HTS-20

ALL OTHER TRUSSES:

WOOD FRAME	1000	H-10	(16)-8D X 1-1/2
MASONRY	X	X	X

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



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

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-18 08:58:50
Al Quattrone, Professional Engineer, State of Florida, License No. 52741.This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

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 3 IN GENERAL AND SECTION 1609 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. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

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 # 2024-049

SHEET
6 OF 7 SHEET

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 R703.7.3

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 MANUFACTURES.

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

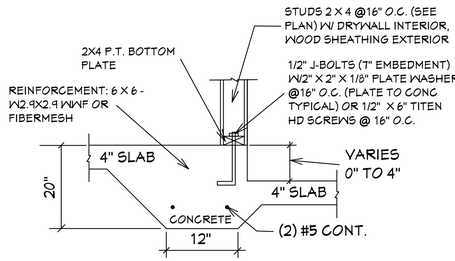
THE MAXIMUN DISTANCE BETWEEN A HOT WATER SUPPLY SOURSE AND ALL FIXTURES SERVED BY THE SUPPLY SOURSE HAS BEN REDUCED FROM 100 FT TO 50 FT. HOT OR TEMPERED WATER SUPPLY TO FIXTURES

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 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.
R806.2Minimum vent area.
The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space, provided that not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.
R806.3Vent and insulation clearance.
Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.
R806.4Installation and weather protection.
Ventilators shall be installed in accordance with manufacturer's instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.
R806.5Unvented attic and unvented enclosed rafter assemblies.
Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:
1.The unvented attic space is completely within the building thermal envelope.
2.No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3.Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4.In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
5.Insulation shall comply with Item 5.3 and Item 5.1. As an alternative, where air-permeable insulation is located on top of the attic floor or on top of the attic ceiling, insulation shall comply with Item 5.3 and Item 5.2.
5.1.Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
5.1.1.Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
5.1.2.Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
5.1.3.Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
5.1.4.Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
5.2.In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics on the top of the attic floor or on top of the ceiling shall meet the following requirements:
5.2.1.An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
5.2.2.The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in the attic, the sum of the port areas shall be greater than or equal to the area requirement.
5.2.3.The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.
5.2.4.The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
5.2.5.The vapor diffusion port shall protect the attic against the entrance of rain and snow.
5.3.Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the 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#6261 R17) PROVIDES 18 SQ IN. PER LINEAL FT OF NET FREE VENTALATING AREA
(TAMCO 4'0" ROUND OFF RIDGE VENT FL#-16918-R3 PROVIDES 138 SQ IN. PER OFF RIDGE VENT.

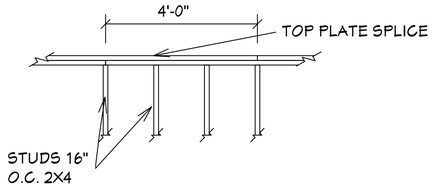
370.36 SQ IN. TOTAL UPPER ROOF VENTILATION /414.00 SQ IN SUPPLIED IN UPPER ROOF
TAMCO 4'0" ROUND OFF RIDGE VENT 138 SQ IN PER VENT = 3 REQUIRED =414.00 SQ IN

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

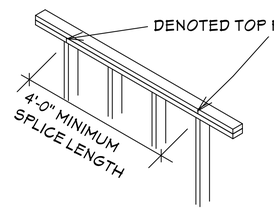


WALL DETAIL 1/2
SCALE:1"=1'0"

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



NOTE: SPLICE TO OCCUR OVER STUD IN ALL CASES



TOP PLATE SPLICE DETAIL
NTS

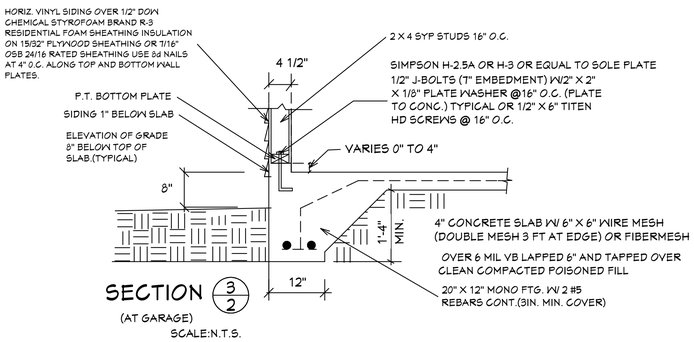
GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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

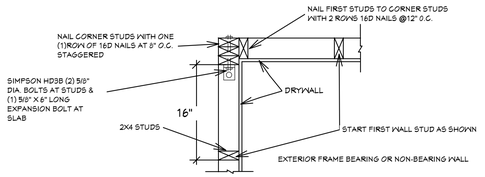
3.IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERRORS,AND/OR OMISSIONS PRIOR TO CONSTRUCTION.IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS,THE CONTRACTOR SHALL NOTIFY HICKS DRAFTING & DESIGN,IN WRITING,WITHIN 10 DAYS OF RECIEPT OF PLANS,AND PRIOR TO ANY CONSTRUCTION,OR CONTRACTOR ASSUMES ALL THE RESPONSIBILITY FOR THE RESULTS AND ALL THE COSTS OF RECTIFYING THE SAME.
4.HICKS DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO ADHERE STRICTLY TO THE (5TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 , AND SECTION 1609 OF THE (5TH 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
FEMAFLOOD 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 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 6'0" OF ANOTHER STRUCTURE OR 5'0" FROM ANY PROPERTY LINE PER SECTION R302.1(1) (INCLUDING OVERHANGS)

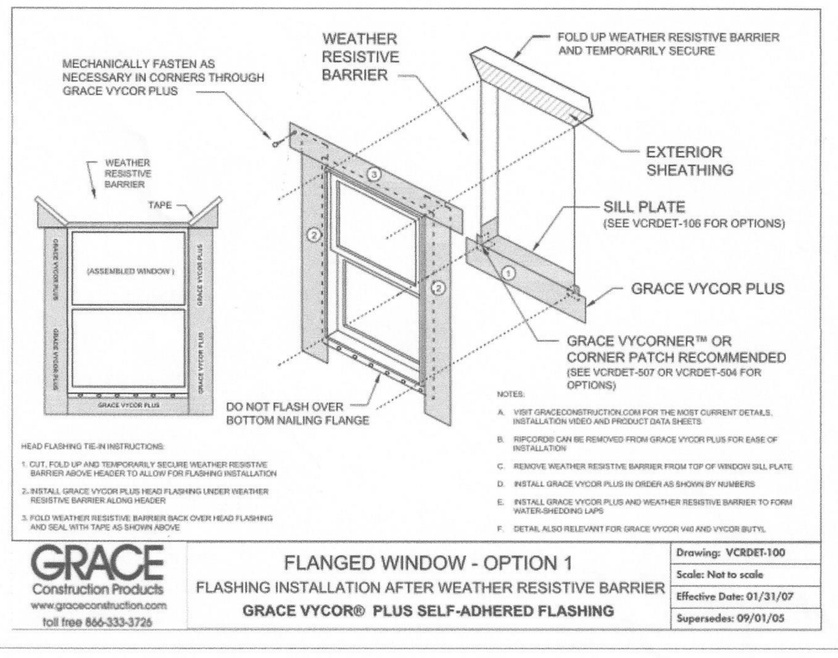


SECTION 3/2 (AT GARAGE)
SCALE:N.T.S.



FRAME WALLS INTERSECTION DETAIL
SCALE:1"=1'0"

R703.4 Flashing.
Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall b applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:
1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
1.1.The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pa 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/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 2710.
2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3.Under and at the ends of masonry, wood or metal copings and sills.
4.Continuously above all projecting wood trim.
5.Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6.At wall and roof intersections.
7.At built-in gutters.



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

Alfred Quattrone
Digitally signed by Alfred Quattrone
Date: 2024-03-18 08:58:37
Al Quattrone, Professional Engineer, State of Florida, License No. 52741 This item has been digitally signed and sealed by Al Quattrone, PE. 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.
03-08-2024
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

COMPLIANCE STATEMENT
THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (5TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 IN GENERAL AND SECTION 1609 OF THE (5TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

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

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES, FL. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS928@AOL.COM

CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

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:

03-08-2024 REVISIONS

DRAWN BY
DAVID HICKS
DATE: 03-29-2021
SCALE:1/4"=1'0"
JOB # 2024-049

SHEET
7 OF 7 SHEET

SUGAR PALM 1 3/2/1-RHG 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	11'-8"	INTERIOR	2 X 4 SPF WALL	
19 / 51	3'-9"	INTERIOR	2 X 4 SPF WALL	
20 / 52	10'-3 1/2"	INTERIOR	2 X 4 SPF WALL	
21 / 53	4'-3-1/2"	INTERIOR	2 X 4 SPF WALL	
22 / 54	5'-9 1/2"	INTERIOR	2 X 6 SPF #2 PLUMBING	
23 / 55	2'-10"	INTERIOR	2 X 4 SPF WALL	(WAS 2 X 6)
24 / 56	3'-5"	INTERIOR	2 X 4 SPF WALL	
25 / 57	3'-5"	INTERIOR	2 X 4 SPF WALL	
26 / 58	11'-8"	INTERIOR	2 X 4 SPF WALL	
28 / 59	5'-9"	INTERIOR	2 X 4 SPF WALL	
29 / 60	3'-6 1/2"	INTERIOR	2 X 4 SPF WALL	
30 / 61	3'-3"	INTERIOR	2 X 4 SPF WALL	
31 / 62	5'-2"	INTERIOR	2 X 4 SPF WALL	
32 / 63	10'-2"	INTERIOR	2 X 4 SPF WALL	
33 / 64	8'-5"	INTERIOR	2 X 4 SPF #2 PLUMBING	(WAS 2 X 6)
34 / 65	5'-7 1/2"	INTERIOR	2 X 4 SPF WALL	
35 / 66	12'-5 1/2"	INTERIOR	2 X 4 SPF WALL	
36 / 67	5'-3"	INTERIOR	2 X 4 SPF WALL	
37 / 68	8'-5"	INTERIOR	2 X 4 SPF WALL	
38 / 69	5'-7 1/2"	INTERIOR	2 X 4 SPF WALL	
39 / 70	11'-4"	INTERIOR	2 X 4 SPF 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 SPF #2 LOW PLUMBING	(WAS 2 X 6)
43 / 74				
44 / 75				
45 / 76				
46 / 77				
78				
79				
80				

NOTE: ALL DIMENSIONS AS PER BUILDER

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"

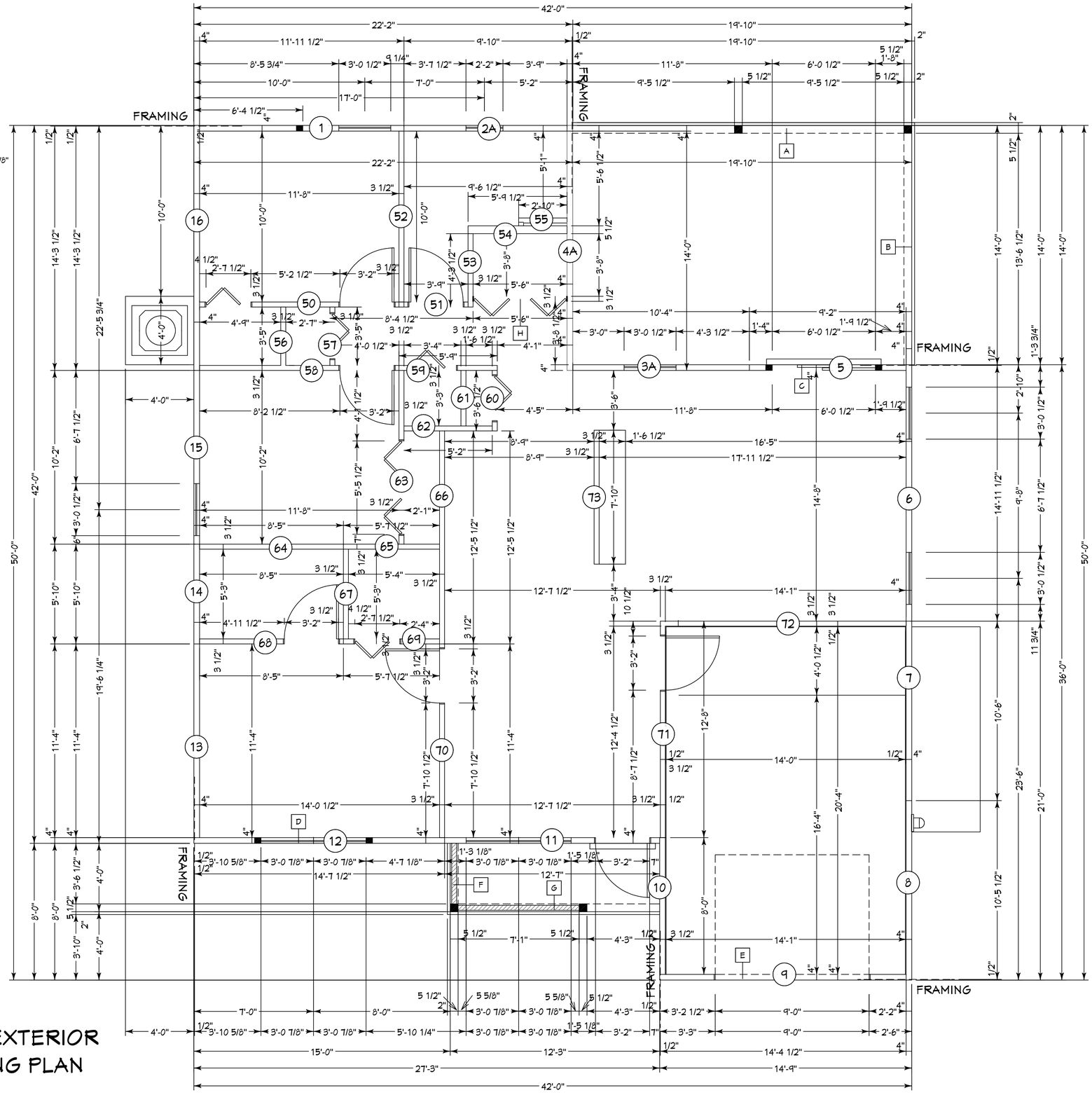
5468 BI-FOLD DOOR 65" X 80"

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"



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

03-08-2024 REVISIONS

Alfred Quattrone

Digitally signed by Alfred Quattrone
Date: 2024-03-18 08:58:22

Al Quattrone, Professional Engineer, State of Florida, License No. 52741 This item has been digitally signed and sealed by Al Quattrone, PE. 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.

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916 (239) 936-0222 QAInc.net
Certificate of Authorization Number: 9465
AL QUATTRONE P.E. # 52741

03-08-2024

COMPLIANCE STATEMENT
THESE PLANS HAVE BEEN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGN PARAMETERS FOR THE (6TH EDITION) OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE. CHAPTER 3 IN GENERAL AND SECTION 1609 OF THE (6TH EDITION) OF THE 2023 FLORIDA BUILDING CODE.

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

CAPE PALM 1 3/2/1 MODEL / RIGHT HAND GARAGE / MONO FOOTER / 2023 CODE / 10 1/2" CANT

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:

HICKS DRAFTING & DESIGN
4216 5TH STREET W
LEHIGH ACRES, FL. 33971
CELL:(239)462 -2734
E-MAIL:DHICKS926@AOL.COM

DRAWN BY
DAVID HICKS

DATE: 03-29-2021

SCALE:1/4"=1'0"

JOB # 2024-049

SHEET

SH-1 OF SH-1 SHEET