

Hanger Notes

* Refer to Simpson Strong-Tie website
(www.strongtie.com/products/connectors),
or the USP website
(www.uspconnectors.com/us/products/conne-
ctors), for proper use and attachment of the
specified hangers.

General Notes

- * Required interior bearing walls shown @ heights noted
- * Trusses may not be cut or altered in any way without prior authorization from ABS, Inc.
- * Any trusses that are cut or altered without authorization will be repaired or replaced at the customers expense
- * No backcharges of any kind will be accepted without prior review and written consent from ABS, Inc.
- * For proper truss handling and bracing, refer to the "TPI" documents "BCSI-B1 through B4"
- * Any multi-ply trusses must be attached together per the engineering specifications prior to installation

* Permanent and temporary bracing is the responsibility of the truss installer. The "Engineer of Record" for the project is responsible for the design of the permanent bracing, the diaphragm system, shear walls, and structural elements to resist lateral loads from wind and or seismic activity. The "EOR" is also responsible to call out the required strapping materials to sufficiently attach the trusses to the load bearing structure below, to verify truss design specifications (pitch, span, profiles, applied loading, wind application, etc.), and for the overall design and placement plan of the truss system.

* If any job site accidents occur involving trusses, the installer must immediately stop work on the project and notify a representative of ABS, Inc.. All trusses involved in an accident must be inspected by a licensed structural engineer to determine the cause of the accident. The builder assumes all liability if trusses involved in an accident are altered or moved in any way before an inspection is completed. All decisions regarding necessary repairs or replacement of trusses will be based on the recommendation of the report submitted by the structural engineer.

MULTI-PLY ATTACHMENT

- * For 4-ply or 5-ply attachment, refer to the Detail Packet Sheet:
"STANDARD BOLT TO SCREW
TRUSS CONNECTION DETAIL" -
"T-4PLY OR 5PLY SCREW"

*** CRITICAL ***

ATTN: FRAMER

For multi-ply girder attachments, refer to engineering for specific instructions for attaching plies. Each ply must be applied in layers per the nailing specifications.

2-ply trusses may be nailed from one face.

For 3-ply trusses, the first two plies are nailed together from one face, then third ply is attached to either face of first two plies.

For 4 ply trusses, after assembling the first three plies, attach fourth ply to either face.

For 5 ply trusses, after assembling the first four plies, attach fifth ply to either face.

(Refer to engineering for additional bolts or screw rqrmts and the "STANDARD BOLT TO SCREW TRUSS CONNECTION DETAIL" for substituting screws for bolts, located in the engineering detail pkg.

NOTE: Bolts/Screws are intended to provide clamping force to aid in allowing the multi-ply assembly to act as a unit and are not included in the calculation of ply-to-ply load transfer.

Designed Per ASCE 7-16

Loading and Design Criteria

	Roof	Floor		
TC LL	20	40	Mean Hgt	15'
TC DL	20	10	Wind Speed	170
BC LL	0	0	Exposure	C
BC DL	10	5		
Duration	1.25	1.00		



Builder: DR Horton Ft Myers

Model: 3121 J

Options: option

Location: location

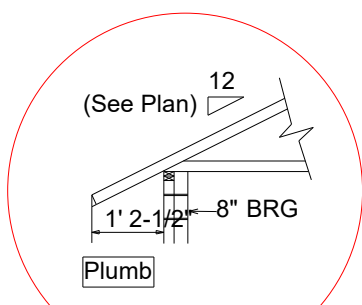
Date: 12/23/2020 Sales Rep: Carl F Designer: Joe D Job Number: M0002269-20UX

Wind Importance Factor	1
Occupancy/Risk Category	II
Lateral Entry, Porch areas	EXPOSED TO WIND

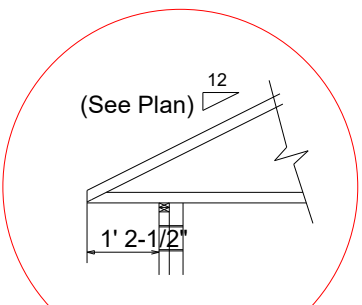
TRUSSES DESIGNED FOR TILE OR SHINGLE APPLICATIONS

Truss List of <5000# reaction & <-1000# uplift						
Truss	Qty	Span	Reactions			
A10	1	46' 10 1/2"	2764.75 lb -937.60 lb	2780.20 lb -1057.19 lb		
A11	1	46' 10 1/2"	2785.76 lb -896.79 lb	2766.38 lb -1052.14 lb		
A13	1	47' 0 3/16"	256.30 lb -80.33 lb	2980.93 lb -1430.21 lb	2108.78 lb -768.85 lb	
A14	1	44' 7 1/2"	560.16 lb -273.03 lb	2634.83 lb -1232.51 lb	1884.38 lb -714.16 lb	
A15	2	44' 7 1/2"	581.21 lb -266.81 lb	2626.33 lb -1240.22 lb	1904.94 lb -712.67 lb	
A16	1	44' 7 1/2"	673.16 lb -209.29 lb	2568.05 lb -1312.62 lb	1951.39 lb -694.81 lb	
A17	1	48' 3 1/2"	534.08 lb -260.26 lb	2879.98 lb -1326.52 lb	2055.82 lb -780.09 lb	
A18	1	49' 1 3/4"	560.76 lb -622.52 lb	3056.23 lb -981.96 lb	2585.52 lb -1027.65 lb	191.03 lb -175.86 lb
A19	1	49' 1 3/4"	667.93 lb -357.48 lb	2629.15 lb -886.16 lb	318.72 lb -47.69 lb	2711.33 lb -1092.58 lb
A24	2	49' 1 3/4"	4782.81 lb -2865.28 lb	4825.68 lb -2836.83 lb		225.41 lb -331.20 lb
A8	1	46' 10 1/2"	2764.71 lb -937.59 lb	2780.13 lb -1057.19 lb		
A9	1	46' 10 1/2"	2778.21 lb -937.60 lb	2804.14 lb -1057.19 lb		
B1	1	32' 5"	1174.47 lb -707.72 lb	3411.58 lb -2557.37 lb	1185.82 lb -1143.77 lb	
B6	3	30' 6 1/2"	6272.68 lb -3059.37 lb	21971.31 lb -9026.86 lb	4331.01 lb -1574.47 lb	
C1	1	24' 1"	2600.49 lb -1332.70 lb	2600.49 lb -1332.70 lb		
C4	3	24' 1"	9410.16 lb -4339.96 lb	12308.99 lb -5160.15 lb		
E1	1	11' 2 3/8"	1463.24 lb -1813.25 lb	1136.52 lb -1697.36 lb		

Hatch Legend		
	10' 0" BRG HGT	
	13' CEILING HGT	
	12" BOX TRAY CEILING	
	12' 0" BRG HGT	
	14' 0" BRG HGT	
Truss Connector Total List		
Manuf	Product	Qty
	HGUS28-2	2
	HUS26	6
Simpson	HUS28	16
	LUS24	2



O/H DETAIL

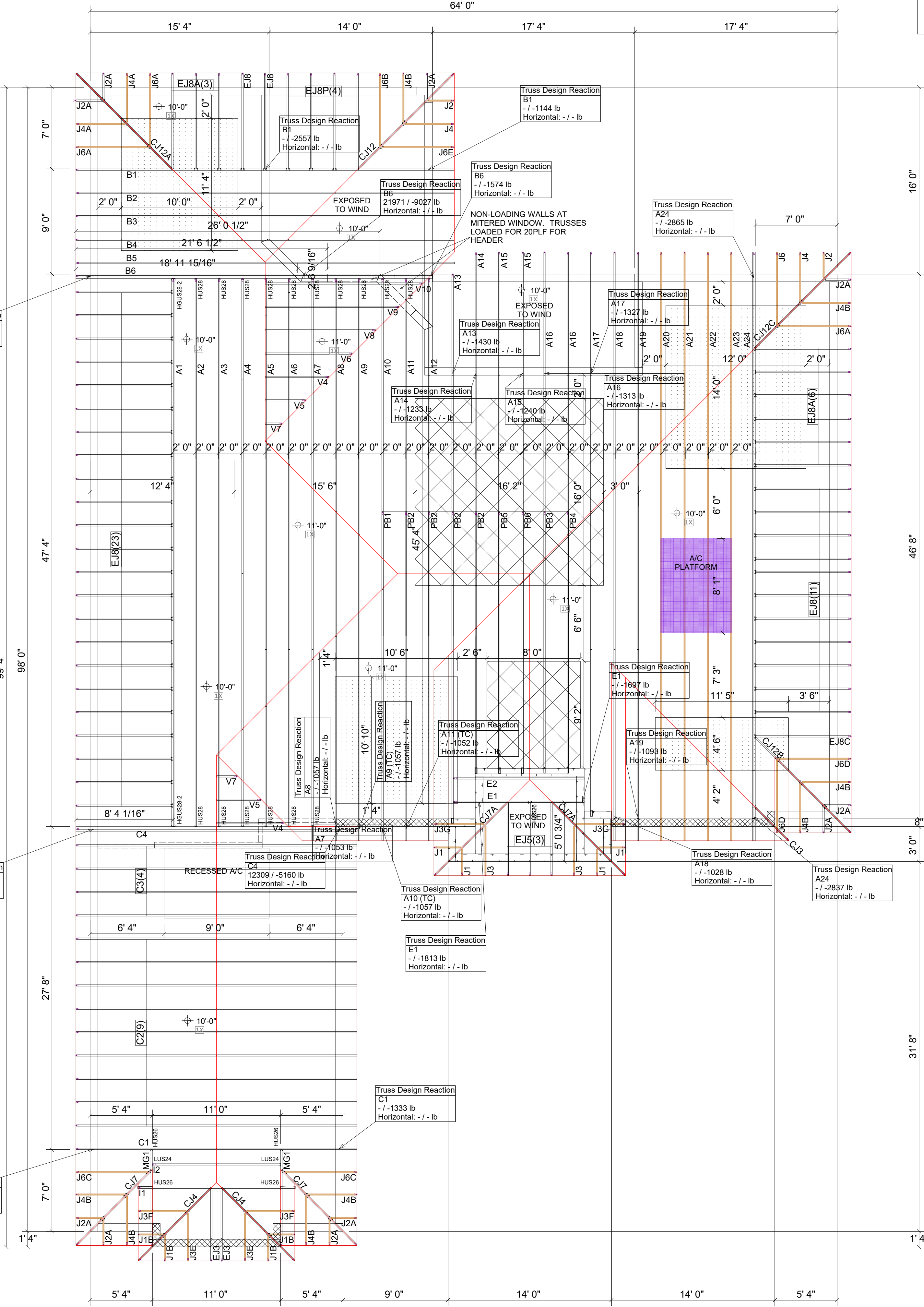


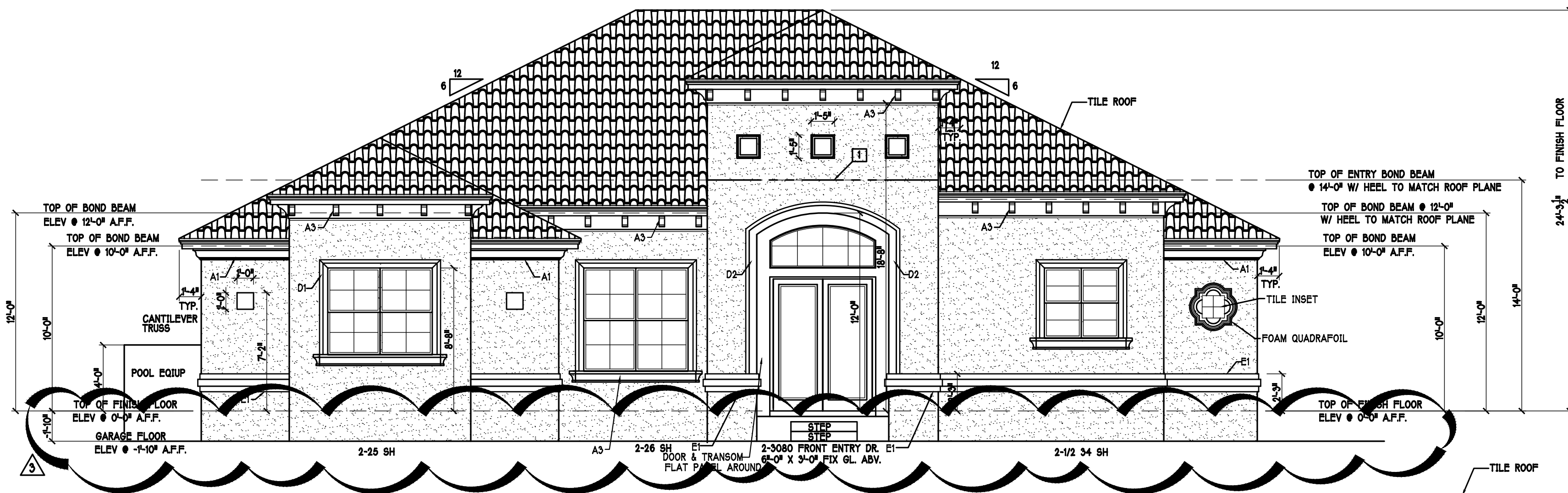
CANTILEVER DETAIL

Truss Design Reaction
B6
6273 / -3059 lb
Horizontal: - / - lb

Truss Design Reaction
C4
9410 / -4340 lb
Horizontal: - / - lb

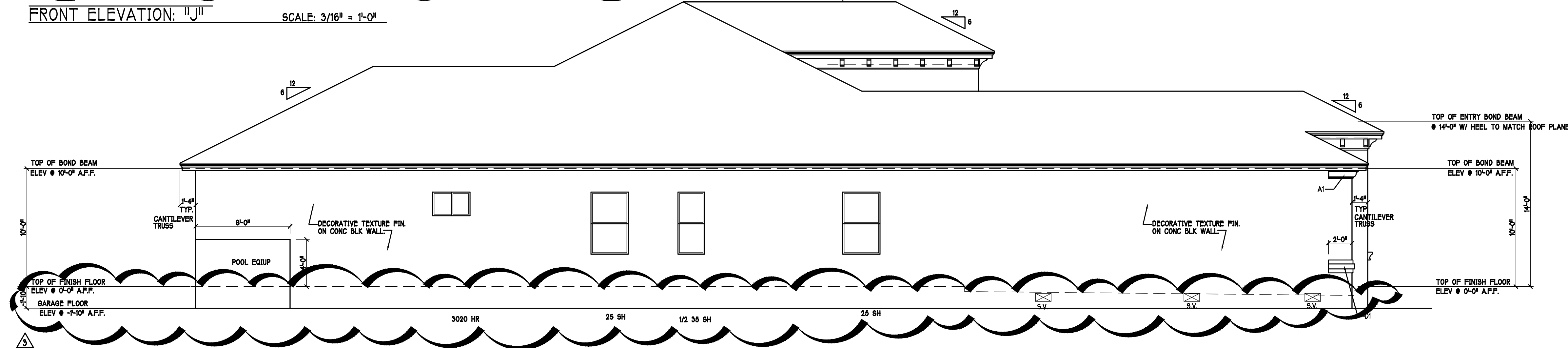
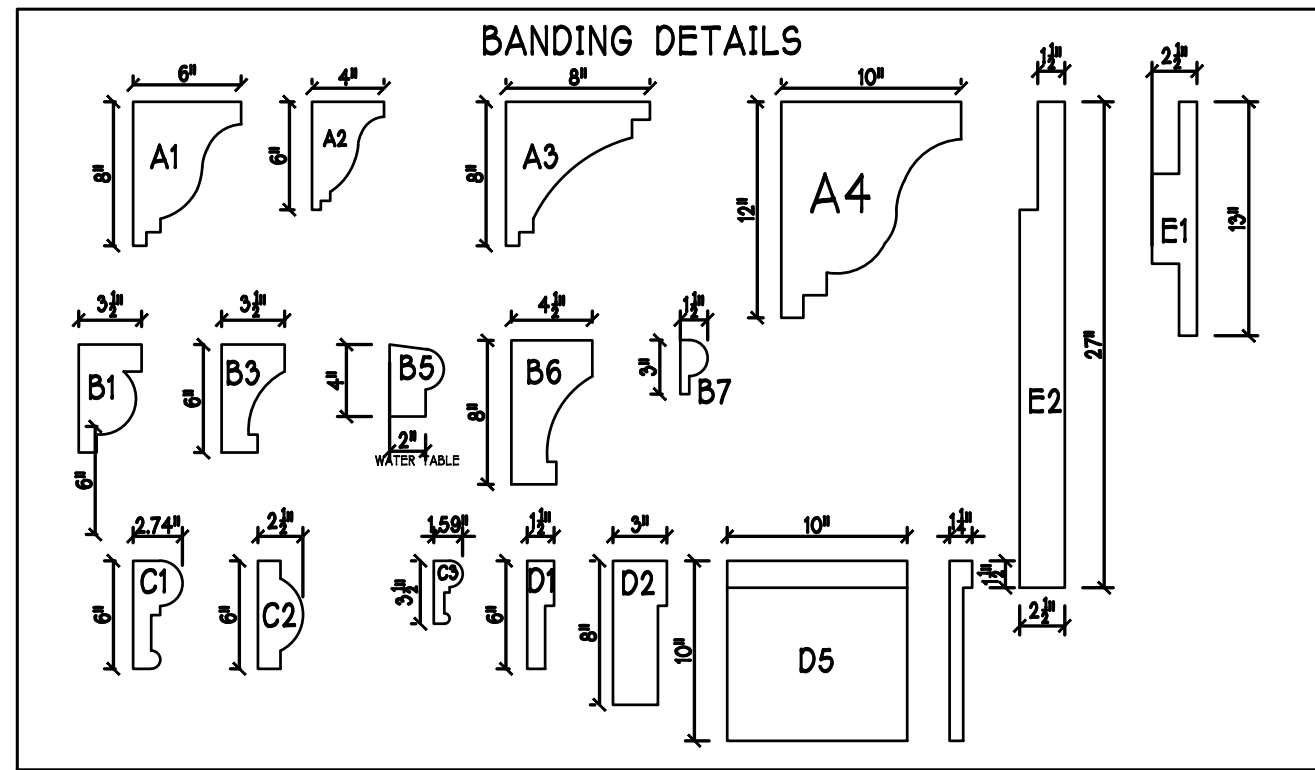
Truss Design Reaction
C1
- / -1333 lb
Horizontal: - / - lb





FRONT ELEVATION: "J"

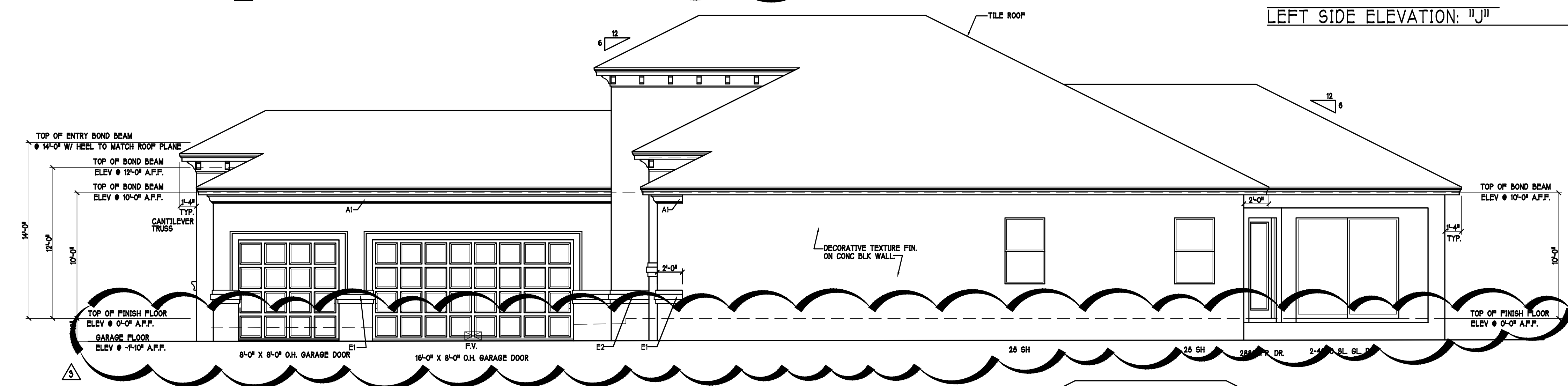
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION: "J"

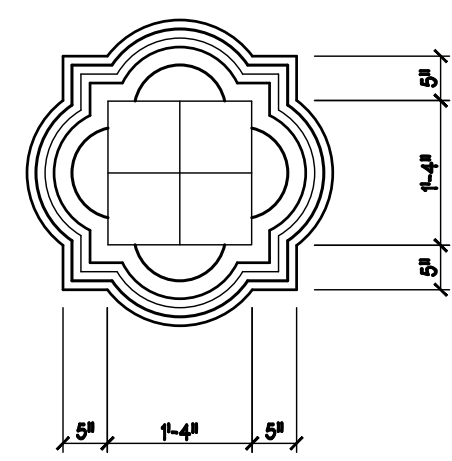
SCALE: 3/16" = 1'-0"

- 1 MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS
- 2 ROOF / WALL SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS

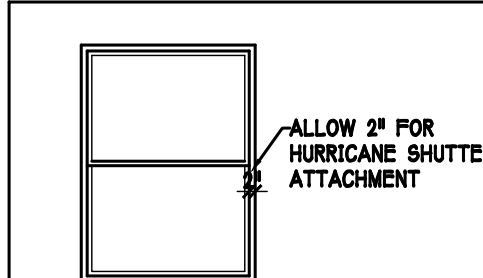


RIGHT SIDE ELEVATION: "J"

SCALE: 3/16" = 1'-0"



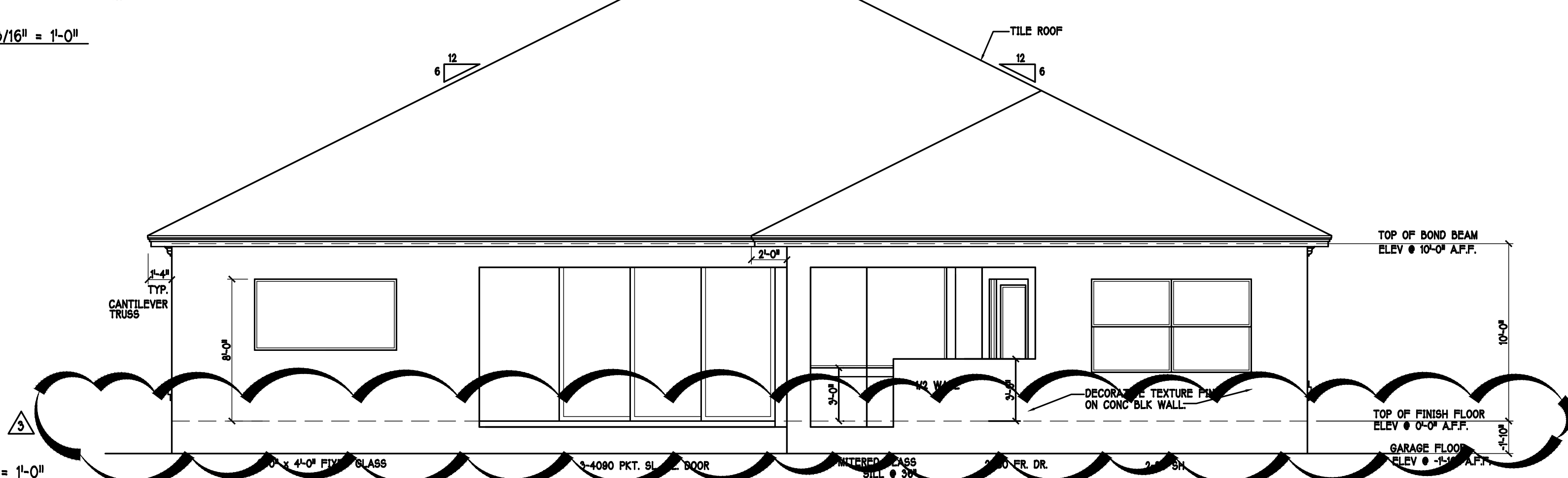
RAISED BAND



TYPICAL WINDOW BANDING DETAIL

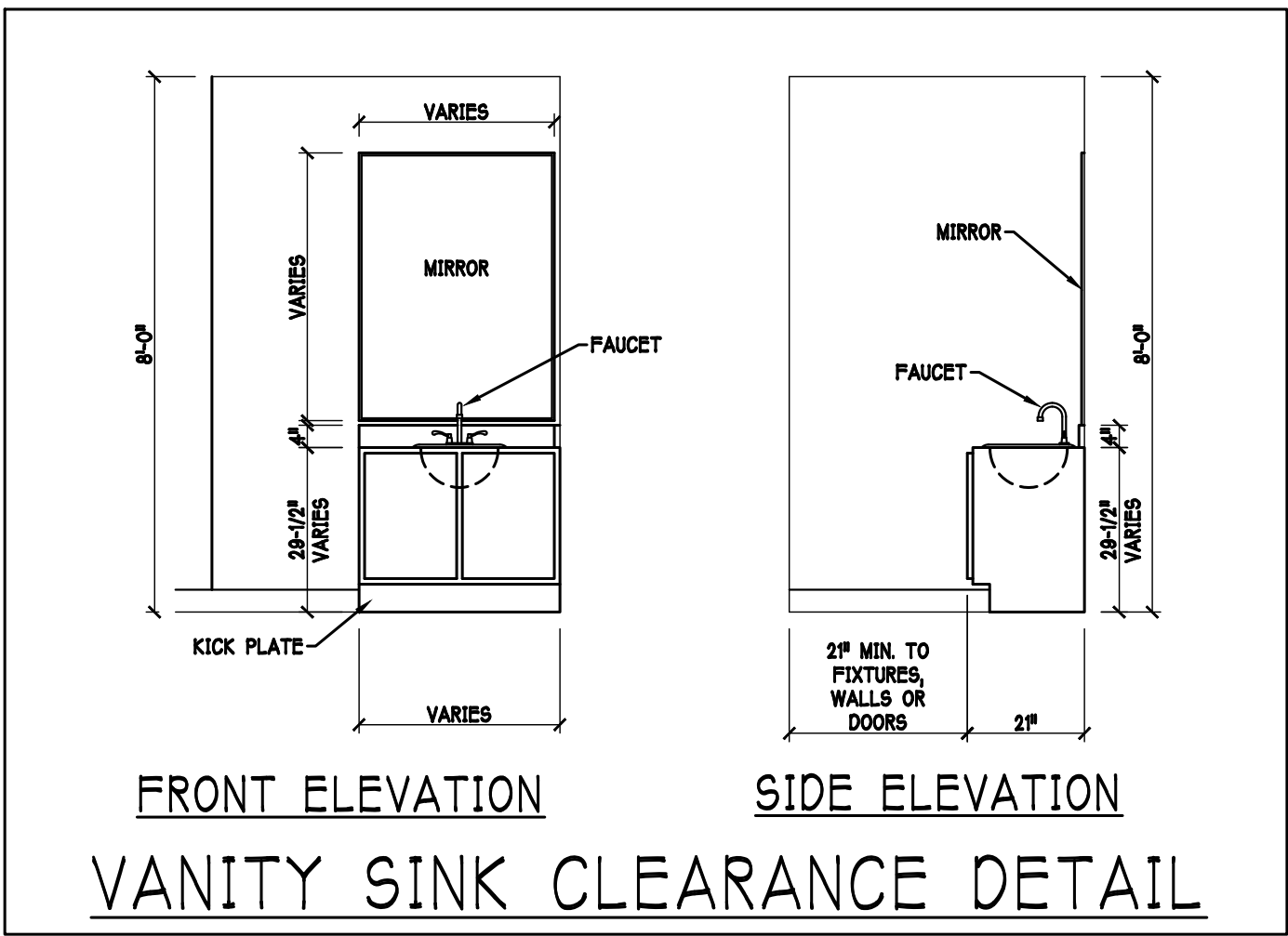
MARK	DATE	DESCRIPTION
1	03-15-21	REVISED DESIGN FLOOD ELEVATION NOTES
2		PER PLAN REVIEW COMMENTS
3	06-21-21	ADDED 4 COURSE STEM WALL
4	06-30-21	UPDATED TO 5 COURSE STEM WALL
5	08-05-21	MIRRORED FROM A RIGHT HAND TO A LEFT HAND GARAGE SWING

DESIGN IN ACCORDANCE W/ THE 2020 RESIDENTIAL FLORIDA BUILDING CODE- 7TH EDITION

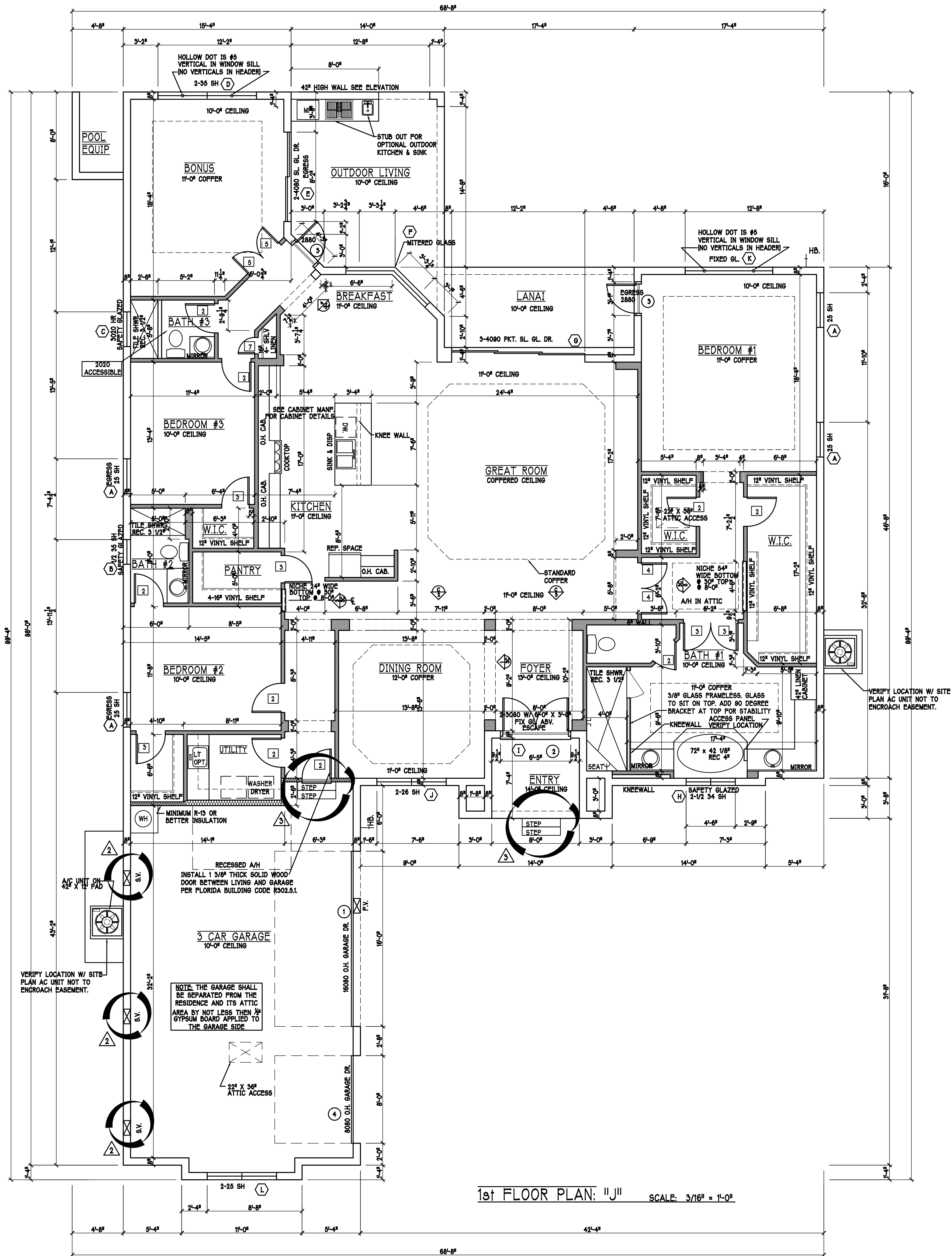
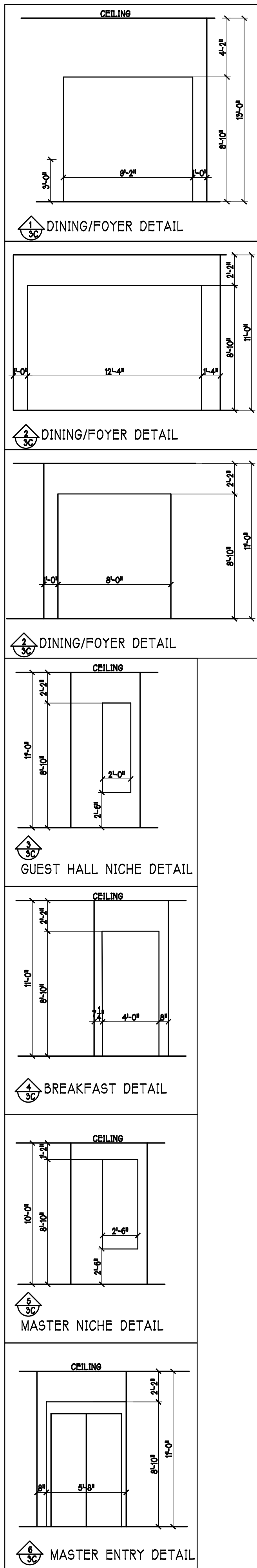


REAR ELEVATION: "J"

SCALE: 3/16" = 1'-0"



DESIGN IN ACCORDANCE W/ THE 2020
RESIDENTIAL FLORIDA BUILDING CODE- 7TH
EDITION



1st FLOOR PLAN: "J" SCALE: 3/16" = 1'-0"

BATHROOM NOTES

ALL TUB DECKS @ 2" A.F.F.
ALL BLOCKING TO BE PT IN SHOWERS

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 35"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

INTERIOR DOOR SCHEDULE

MARK	DOOR WIDTH	
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	LV = LOUVERED
5	2'-0"	
6	1'-8"	
7	1'-6"	

DOOR HEADERS

6'-8" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	88 1/2" A.F.F.

PLAN NOTES

- 1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
- 2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
- 3) PROVIDE SAFETY GLAZING AT BATH / SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
- 4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
- 5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
- 6) KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F. W/ RAISED BAR TOP
- 7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
- 8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.5.5
- 9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
- 10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
- 11) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
- 12) STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
- 13) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.F.F. WITH 1/2" INCREMENT.
- 14) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE BASE FLOOD PLUS 1'-0" FREEBOARD.

D R HORTON

MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS	QTY
1	OVERHEAD	GARAGE DOOR	182	86		1
2	2-5080 ENTRY DR	DISTINCTION	36	86	ESCAPE	1
3	2-5800 EXT DR	DISTINCTION	32	86		2
4	OVERHEAD	GARAGE DOOR	86	86		1
SEE NOTE 1						5

D R HORTON

MARK	SIZE CODE	PRODUCT DESCRIPTION	WINDOW	HEIGHT	COMMENTS	QTY
A	25 SH		36	63	EGRESS	4
B	1/2 35 SH		28	63		1
C	2020 HR		36	24		1
D	2-35 SH		108	63		1
E	2-4080 SL GL. DR.		86	86		1
F	MITERED GLASS		54	75	SILL @ 36"	1
G	2-4080 SL GL. DR.		144	108	POCKET SLIDING GLASS DOOR	1
H	2-1/2 34 SH		54	51		1
I	FIXED GL W/ RAD		72	36	ABOVE ENTRY DOOR	1
J	2-28 SH		76	75		1
K	FIXED GL	8'-0" X 4'-0"	86	48		1
L	2-25 SH		76	63		1
SEE NOTE 1						16

OPT IMPACT GLASS MAY BE INSTALLED IN LIEU OF SHUTTERS VERIFY W/ CONTRACT

VINYL SHELF NOTES:

1) ALL CLOSET SHELVES TO BE 12"
2) ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.F.F. WITH 1/2" INCREMENT.

**** NOTE: ****
STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.

**** NOTE: ****
STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS.

SQUARE FOOTAGE

LIVING AREA	3,108
GARAGE AREA	776
LANAI/OUTDOOR LIVING AREA	565
ENTRY AREA	79
TOTAL AREA	4,528

DESIGN IN ACCORDANCE W/ THE 2020
RESIDENTIAL FLORIDA BUILDING CODE- 7TH
EDITION

D.R.HORTON
America's Builder

Gulf Coast
Drafting & Design, Inc.

EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

MODEL: 3121 J

RESIDENCE FOR: SPEC

LOT: 48 BLOCK: F

SUBDIV: ROYAL PALM GOLF

ADDRESS: 18558 ROYAL HAMMOCK BLVD

G.C.D.#: 12183 D.R.H.#: 579930087

DATE: 02-10-21

DRAWN BY: JSL

CHECKED BY: JWC

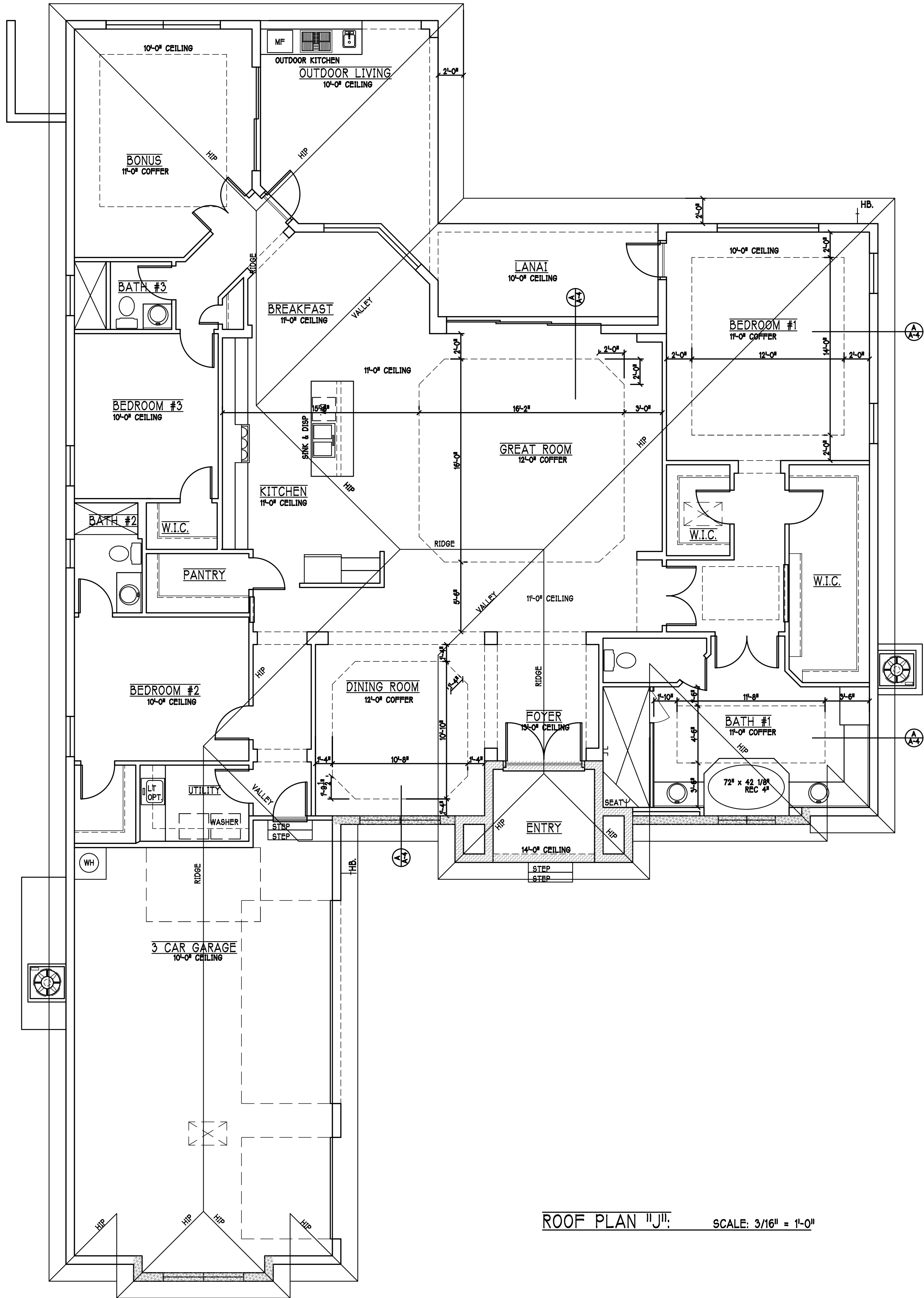
REVISED: 02-18-22

PLAN: FLOOR

SCALE: 3/16" = 1'-0"

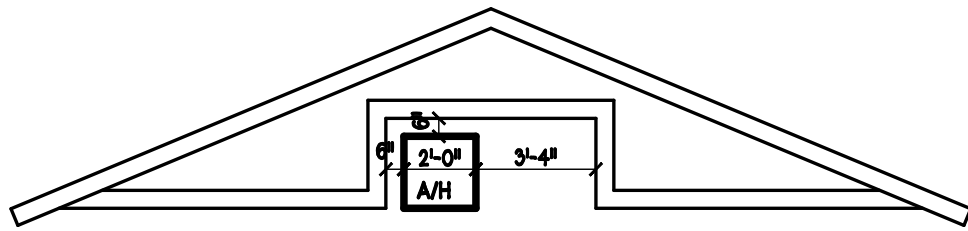
SHEET#

A-3 J

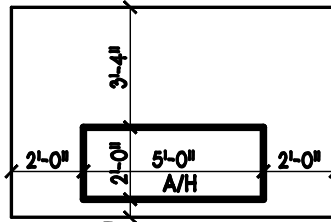


ROOF PLAN "J": SCALE: 3/16" = 1'-0"

MODEL 3121 J: ATTIC VENTILATION FBCR R806									
COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS									
AREAS (SQ. FT.)			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)			
			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED			
MARK	ATTIC	SOFFIT	ATTIC AREA/150 REQ'D	AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT	
1st STORY	4786.4 SQ. FT.	484.0 SQ. FT.	31.91 SQ. FT.	6.58%	8.15%	-- SQ. FT.	-	--%	
			%SOFFIT ONLY* QUALIFIES			ROOF VENTS ARE NOT REQUIRED			
			SOFFIT MODEL			ROOF VENT MODEL			
			ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			32" BASE, 43" HIG, 43" DIA, LOMANCO 770-D, 0.87 SQ. FT. FREE AIR			



AIR HANDLER DETAIL SCALE: 1/4" = 1'-0"

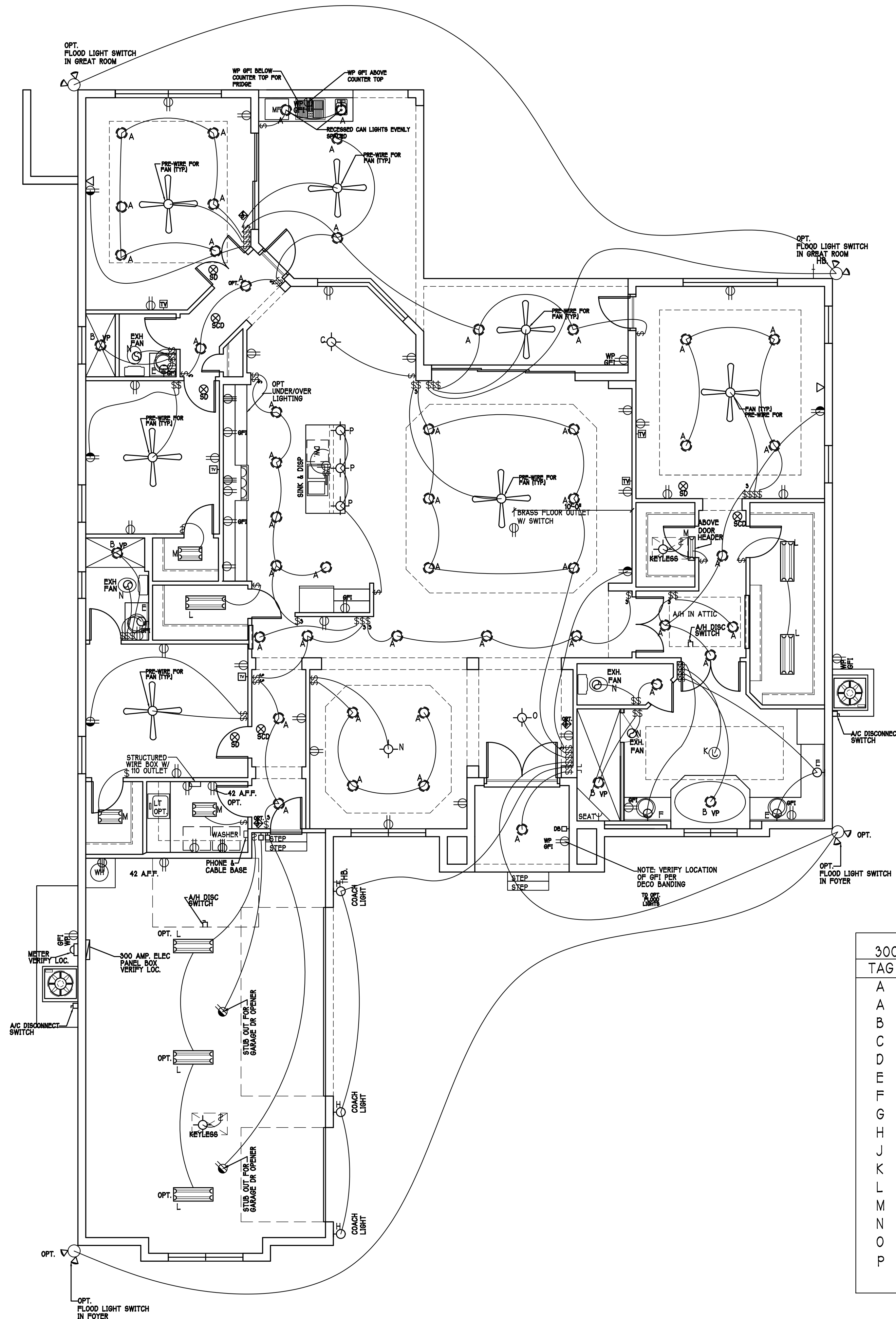


A COFFER DETAIL "A" SCALE: 1/2" = 1'-0"

REVISIONS		
MARK	DATE	DESCRIPTION
Δ	03-19-21	REVISED DESIGN FLOOD ELEVATION NOTES PER PLAN REVIEW COMMENTS
Δ	06-21-21	ADDED 4 COURSE STEM WALL
Δ	06-30-21	UPDATED TO 5 COURSE STEM WALL
Δ	08-08-21	MIRRORED FROM A RIGHT HAND TO A LEFT HAND GARAGE SWING

BEARING HEIGHT

- BEARING @ 10'-0" A.F.F.
- BEARING @ 12'-0" A.F.F.
- BEARING @ 14'-0" A.F.F.



ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE □ R, E, L, E, V, A, F, F.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	ACDC SMOKE DETECTOR
	TO BE INTERCONNECTED TO A FOREBIL-BURNING HEATER OR APPLIANCE, A FIREALARM, OR AN OPERATED GARAGE SHALL HAVE AN ATTACHING CARBON MONOXIDE ALARM INDICATING WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 96-3-0472
	60 CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DOOR BELL
	KEYPAD
	FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:

Install Arc-Fault circuit-interrupters & Tamper-Resistant Receptacles shall be installed in dwelling unit, per NEC 210.12 & 408.11

All electric, electrical equipment and appliances to be set at or above base flood elevations plus 1'-0" freeboard.

All outlets in wet areas and all exterior outlets to be GFI's

Install Phone & T.V. per contract .

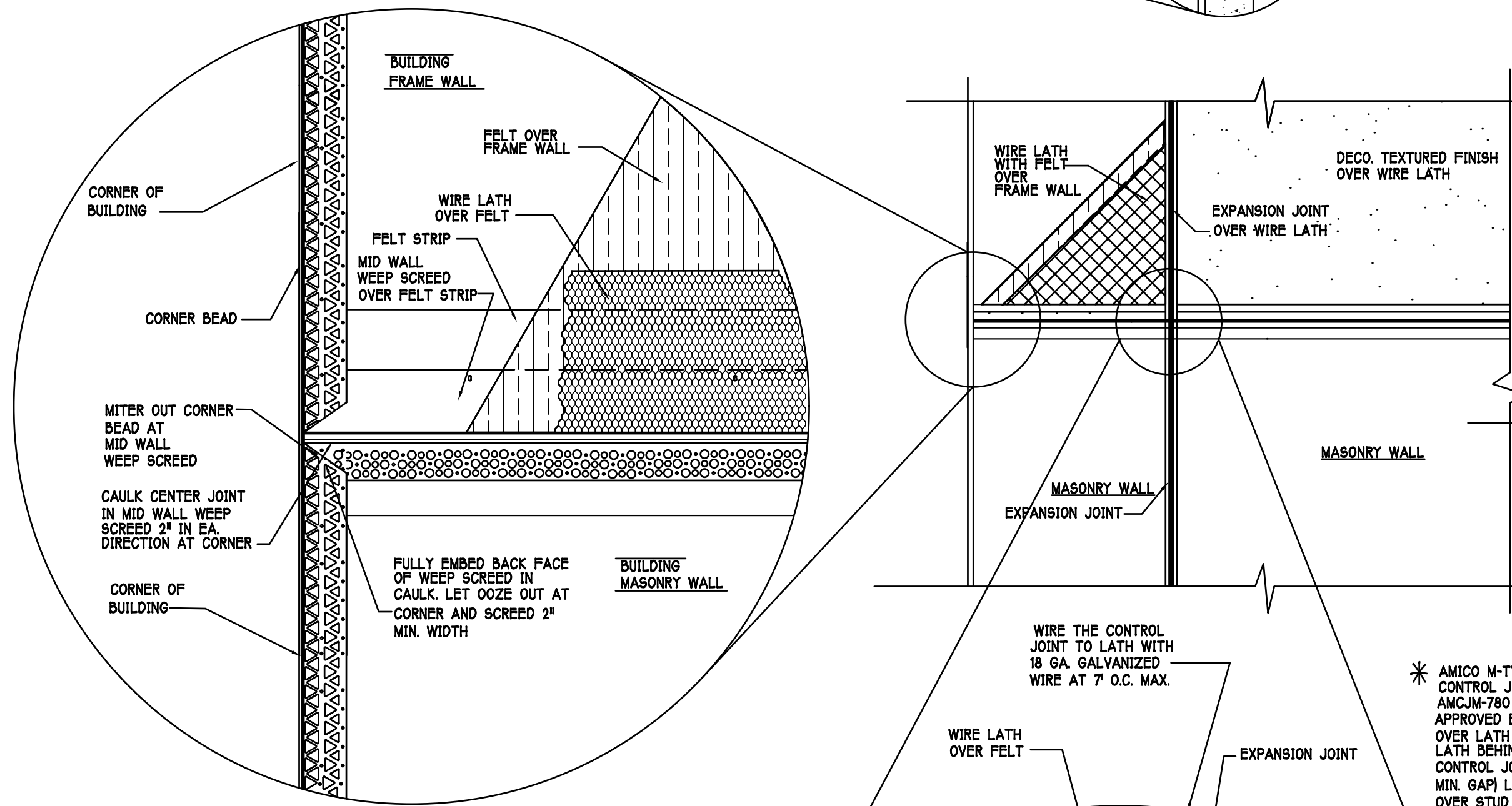
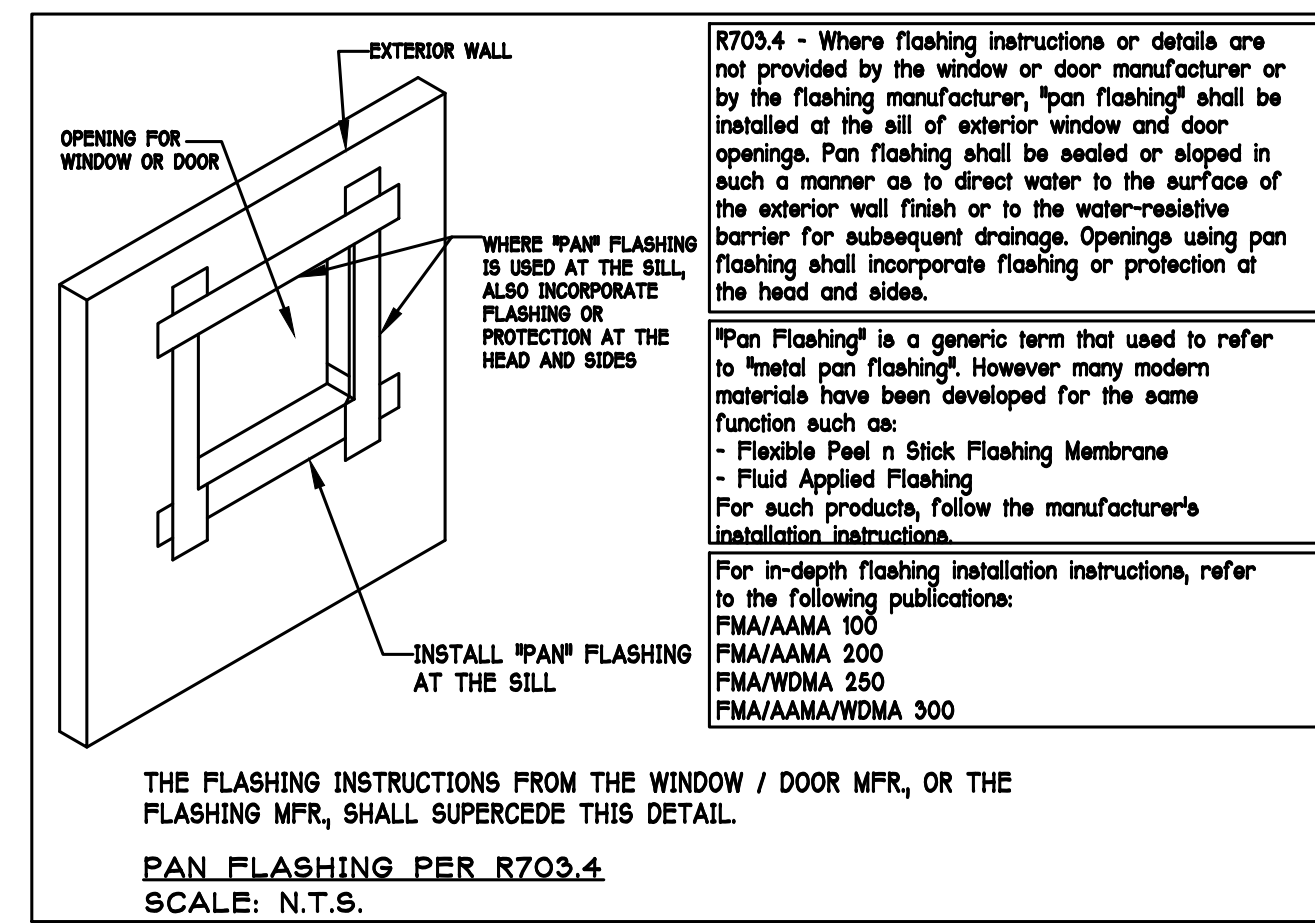
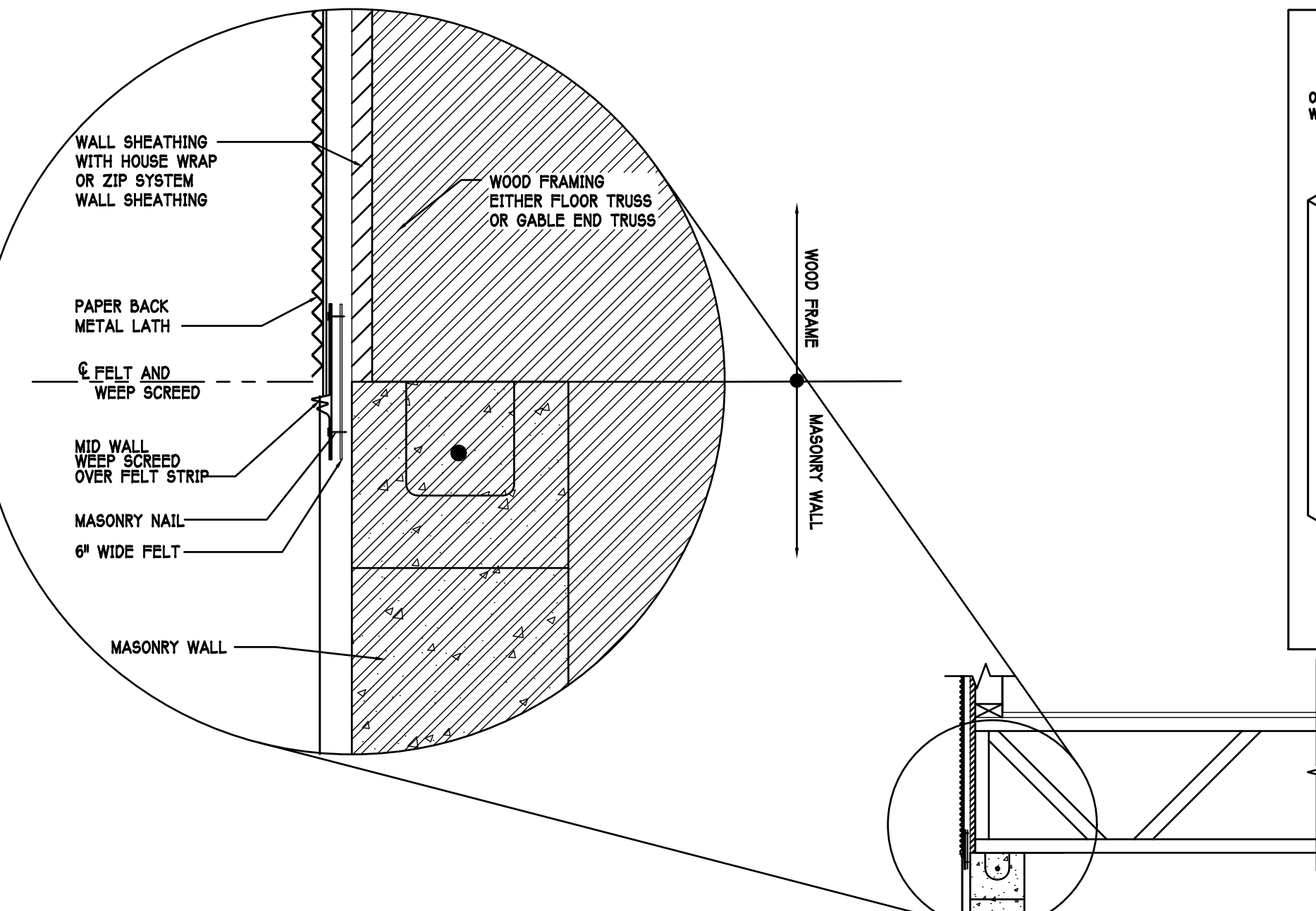
INSTALL ALL ELECTRICAL PER NEC 2014

ELECTRICAL PLAN 3121 "J"

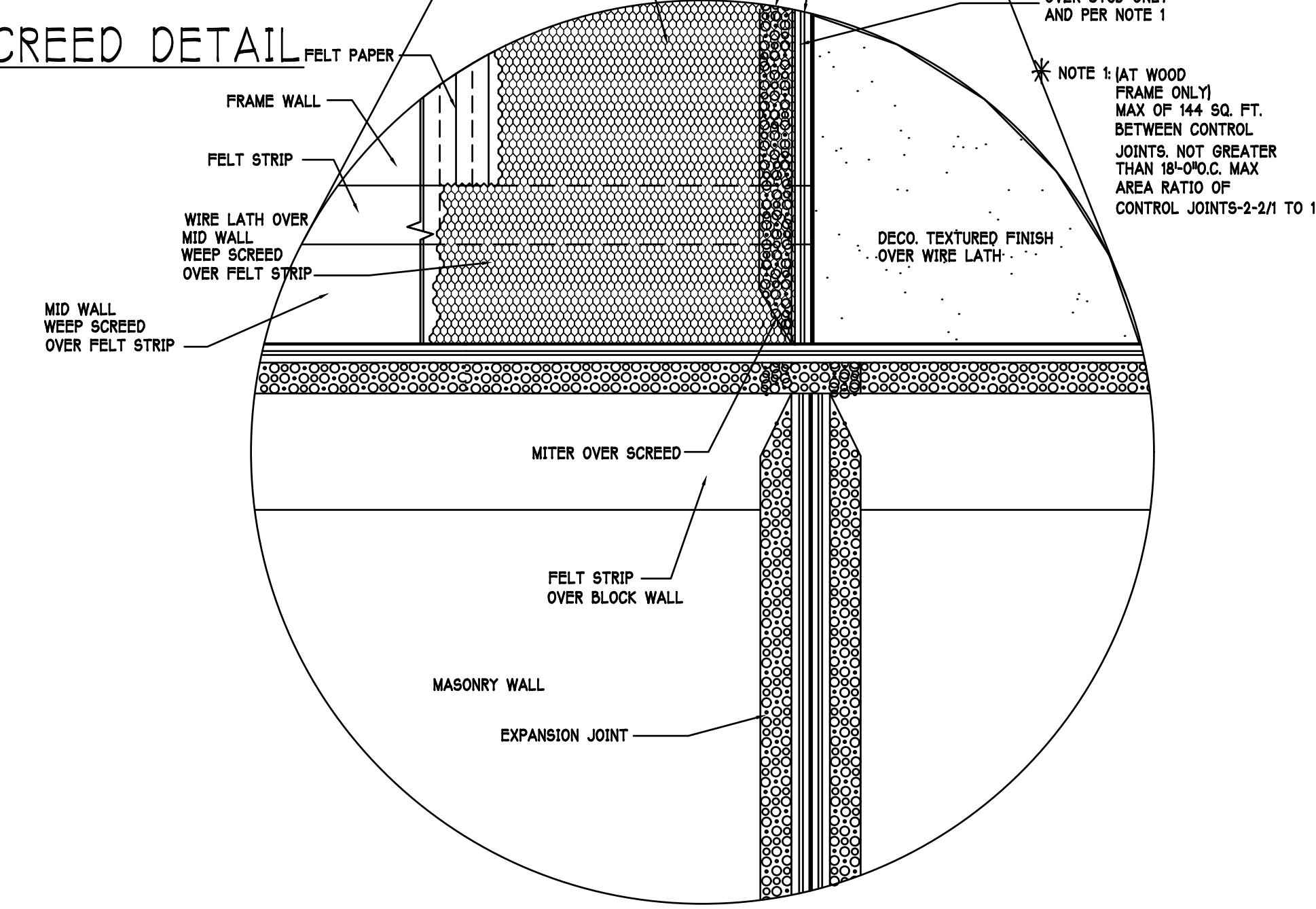
300 Amp Service		
TAG	QUANTITY	PRODUCT
A	(47)	Flush Mounted Lt
A	(2)	Recessed WALL WASHER
B	(2)	Vapors
C	(1)	Pendant/Nook
D	(X)	10" Mushrooms
E	(5)	24" 3 LT
F	(1)	36" 4 LT
G	(X)	NOT USED
H	(3)	Coach Lights
J	(X)	Coach Lights
K	(1)	J BOX
L	(5)	4' Fluorescent
M	(3)	2' Fluorescent
N	(1)	5lt Chandelier
O	(1)	3 LT
P	(3)	Pendant Light

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MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

INSTALL AT ALL EXTERIOR WALL LOCATIONS WHERE WOOD STUD FRAMING IS ABOVE MASONRY WALLS.

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ALL OTHER RELEVANT MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
- TREATED WOOD REQUIREMENTS:- ALL WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUTS, OR TIE DOWNS.
- CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.5.5
- LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPSOUM CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" oc. EDGE AND FIELD.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING PER TABLE 803.2.2 SHALL BE 18/22 APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GAUGE OR GALVANIZED STEEL .079 INCHES THICK, 26 GAUGE ZINC COATED 680. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R805.2.8 (1) TO (3).

DROP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". Drip edge shall be fastened at no more than 4" centers. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DROP EDGE PLANE.

ASPHALT SHINGLE ROOF SPECS

SHINGLES 30# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 5 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacture. Installation shall comply with the manufacture requirements for installation in the given Florida wind zone, as determined by ASTM D 568.

FASTENERS Fasteners for asphalt shingles shall comply with ASTM F 1667, and shall be made of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gauge (0.105 inches) with a minimum 5/8 inch diameter head and shall be of 5 length to penetrate the sheathing.

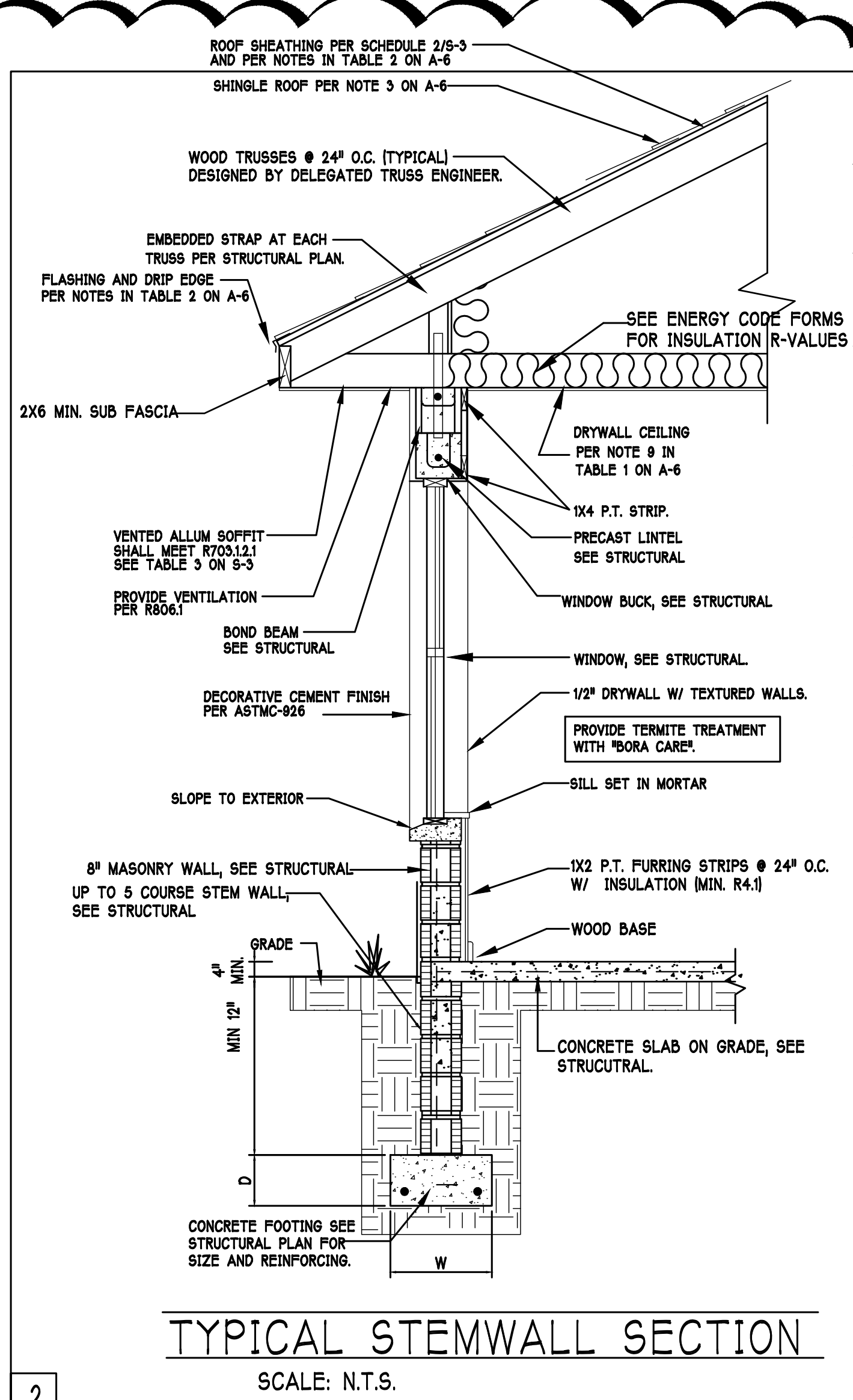
The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Grade 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

CLAY AND CONCRETE TILE ROOF SPECS

INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF. THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R805.3 P.D.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

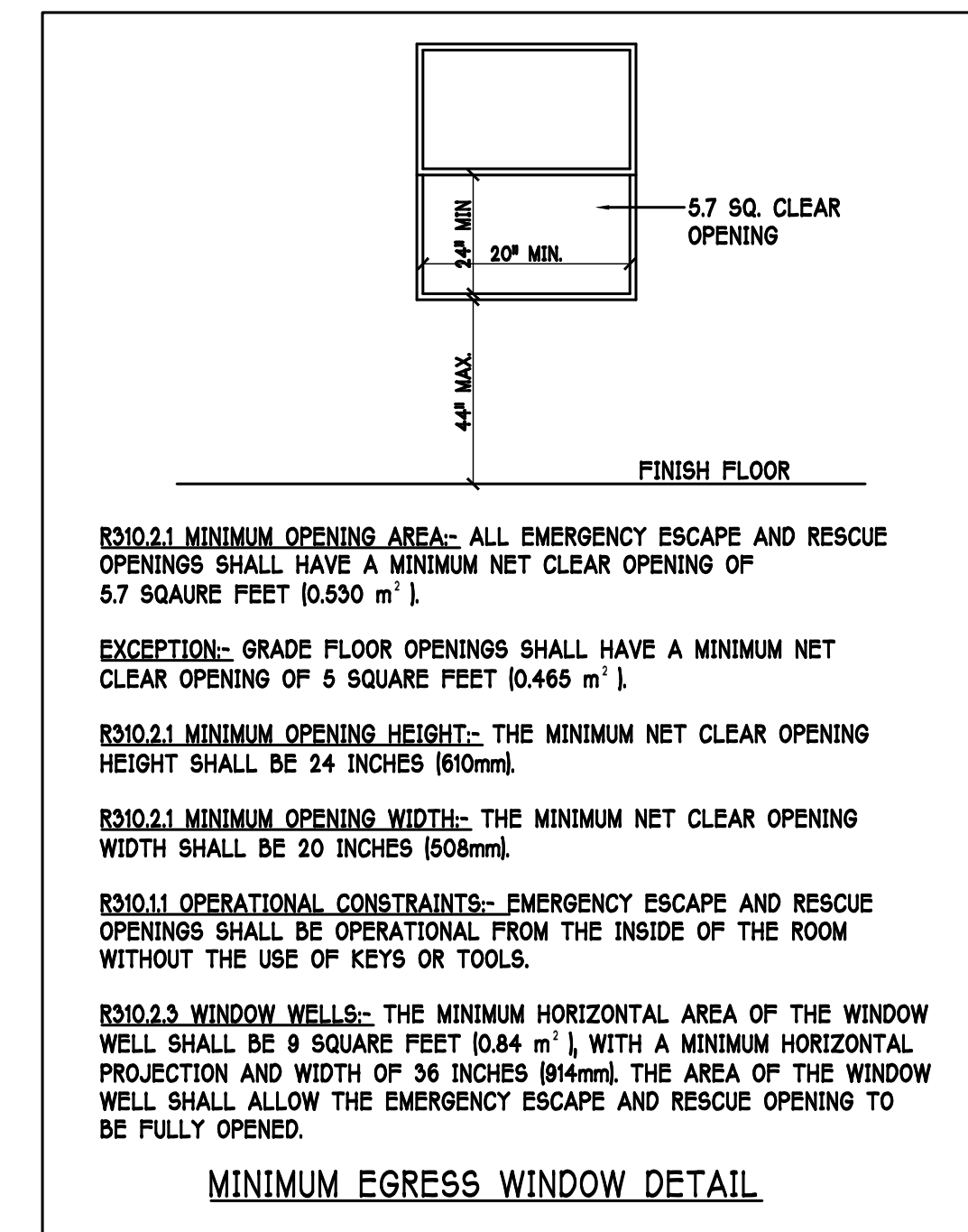
- TILE PLACEMENT AND SPACING.
- ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
- AMOUNT AND PLACEMENT OF MORTAR.
- AMOUNT AND PLACEMENT OF ADHESIVE.
- C. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
- UNDERLAYMENT.
- SLOPE REQUIREMENT.

REVISIONS		
MARK	DATE	DESCRIPTION
1	03-16-21	REVISED DESIGN FLOOD ELEVATION NOTES PER PLAN REVIEW COMMENTS
2	06-21-21	ADDED 4 COURSE STEM WALL
3	06-30-21	UPDATED TO 5 COURSE STEM WALL
4	08-08-21	MIRRORED FROM A RIGHT HAND TO A LEFT HAND GARAGE SWING



TYPICAL STEMWALL SECTION

SCALE: N.T.S.



R310.2.1 MINIMUM OPENING AREA:- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m²).

EXCEPTION:- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m²).

R310.2.1 MINIMUM OPENING HEIGHT:- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

R310.2.1 MINIMUM OPENING WIDTH:- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

R310.1.1 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

R310.2.3 WINDOW WELLS:- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 m²), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914mm). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

MINIMUM EGRESS WINDOW DETAIL

DESIGN IN ACCORDANCE W/ THE 2020 RESIDENTIAL FLORIDA BUILDING CODE- 7TH EDITION

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MODEL: 3121 J

RESIDENCE FOR: SPEC

LOT: 48 BLOCK: F

SUBDIV: ROYAL PALM GOLF

ADDRESS: 18558 ROYAL HAMMOCK BLVD

G.C.D.#: 12183 D.R.H.#: 579930087

DATE: 02-10-21

DRAWN BY: JSL

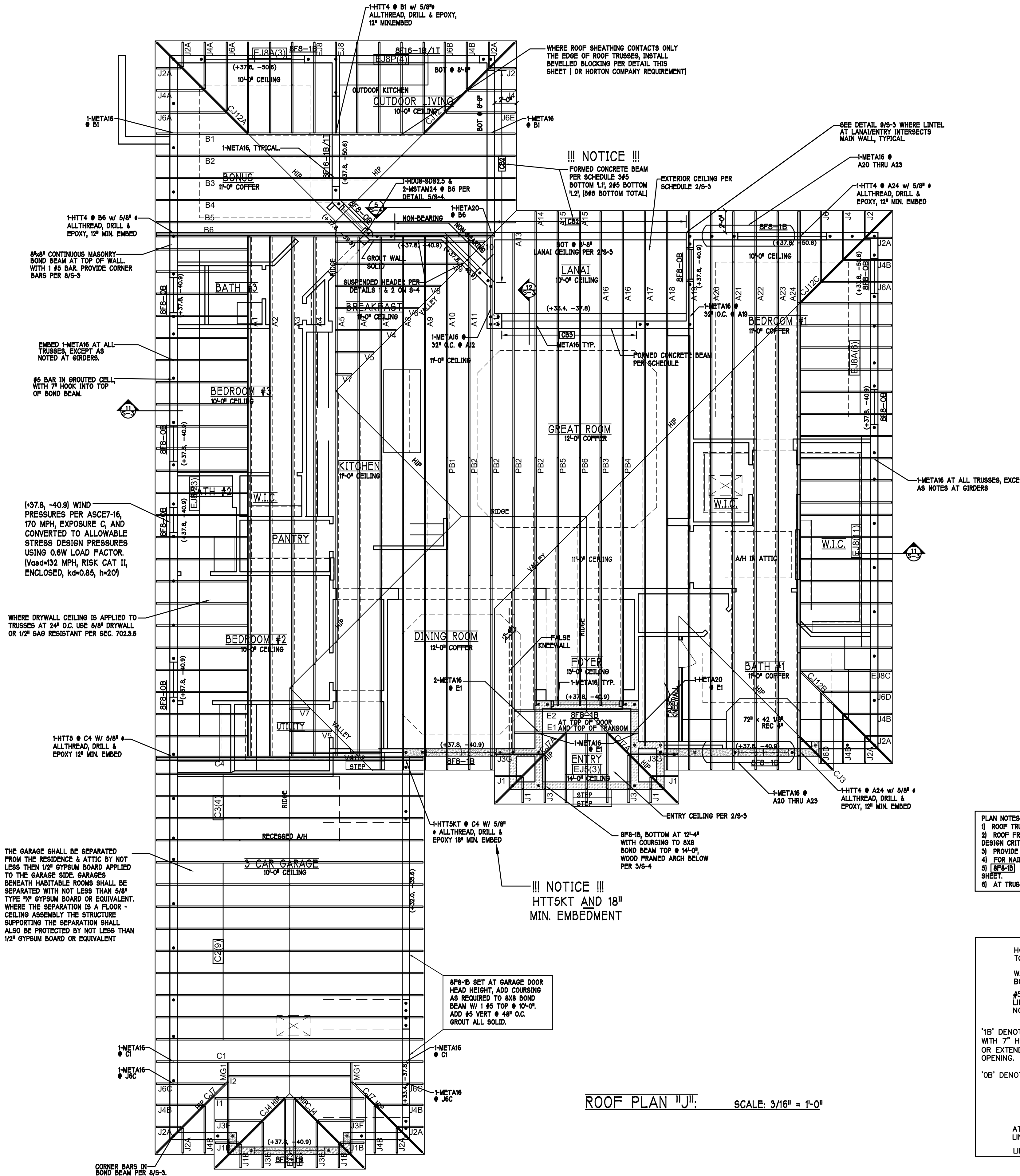
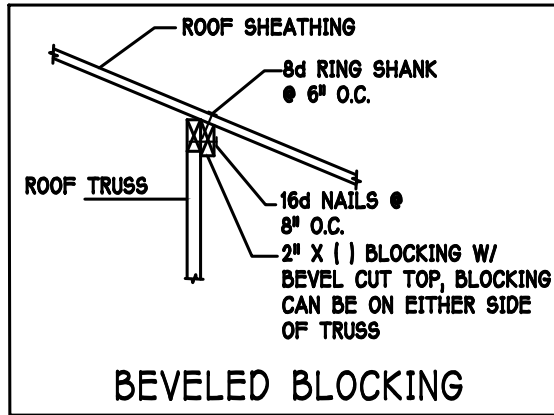
CHECKED BY: JWC

REVISED: 02-18-22

PLAN: SECTION

SCALE: AS NOTED

SHEET# A-6



CAST-IN-PLACE CONCRETE BEAM SCHEDULE

USG	I.D.	W x D	TOP BARS	BOT 'L1'	BOT 'L2'	#3 TIES	TYPE	NOTES
[CB1]	8"x16"	2-#5	2-#5	-	-	-	-	
[CB2]	8"x16"	2-#5	3-#5	2-#5	2-#5	5"	OC	1,2,3
[CB3]	8"x12"	3-#5	3-#5	3-#5	3-#5	5"	OC	1,2,3

NOTES:
 1. THE DISTANCE FROM THE FACE OF SUPPORT TO THE FIRST TIE OR STIRRUP SHALL BE 1/2 THE TIE SPACING, OR 6" MAX. (ie, FOR TIE SPACING = 6", LOCATE FIRST TIE 3" FROM FACE OF COLUMN).
 2. BOTTOM BARS ARE IN 2 LAYERS AND SHALL HAVE 1" CLEAR SPACE BETWEEN LAYERS AS SHOWN IN DETAIL.

TRUSS STRAPPING TO MASONRY

MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1450	(1)HETA16 to 40	(8) 0.148x1-1/2", EMBED 4"
1810	(1)HETA16 to 40	(9) 0.148x1-1/2", EMBED 4"
2120	(1)HETA16 to 40	(10) 0.148x1-1/2", EMBED 4"
1875 (1 PLY)	(2)HETA16 to 40	(10) 0.148x1-1/2", EMBED 4"
1795 (2 PLY)	(2)HETA16 to 40	(14) 0.162x3-1/2", EMBED 4"
2365 (2 PLY)	(2)HETA16 to 40	(12) 0.162x3-1/2", EMBED 4"
2365 (2 PLY)	(2)HETA12 to 40	(12) 0.162x3-1/2", EMBED 4"
3965/SYP 3330/SPF	MGT (2 PLY)	(22) 0.148x3" 5/8" @ATR, EPOXY 12"
4235/SYP 3640/SPF	HTT4	(18) 0.162x2-1/2", 5/8" @ATR, EPOXY 12"
4670/SYP 4015/SPF	HTT5	(26) 0.148x3", 5/8" @ATR, EPOXY 12"
5445/SYP 5360/SPF	HTT5KT	(26) SD#10x2-1/2", 5/8" @ATR, EPOXY 12"
10690/SYP 10690/SPF	(1)HGT-2	(26) 0.148x3" TO GIRDER
		(2) 3/4" @ATR, EPOXY 12"
	(1)HGT-3	(16) 0.148x3" TO GIRDER
		(2) 3/4" @ATR, EPOXY 12"

NOTES:
 1) PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON 6" OF WALL.
 2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
 3) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 2/S-4.

TRUSS STRAPPING TO STUD WALL/WOOD BEAM

MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
850	(1)MTS16 to 20	(14) 10dX1-1/2"
1700	(2)MTS16 to 20	(14) 10dX1-1/2"
2550	(3)MTS16 to 20	(14) 10dX1-1/2"
1125	(1)HTS20 to 30	(24) 10dX1-1/2"
2250	(2)HTS20 to 30	(24) 10dX1-1/2"
3375	(3)HTS20 to 30	(24) 10dX1-1/2"
4500	(4)HTS20 to 30	(24) 10dX1-1/2"

NOTES:
 1) PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
 2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

BEARING HEIGHT

[Pattern]	BEARING @ 10'-0" A.P.F.
[Pattern]	BEARING @ 12'-0" A.P.F.
[Pattern]	BEARING @ 14'-0" A.P.F.

- PLAN NOTES:**
 1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
 2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 2-3.
 3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
 4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON 2-3.
 5) [8F8-18] etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
 6) AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 10/5-3.

PRECAST LINTEL SCHEDULE

MARK	DATE	DESCRIPTION
[Symbol]	03-15-21	REVISED DESIGN FLOOD ELEVATION NOTES PER PLAN REVIEW COMMENTS
[Symbol]	06-21-21	ADDED 4 COURSE STEM WALL
[Symbol]	06-30-21	UPDATED TO 5 COURSE STEM WALL
[Symbol]	06-30-21	MIRRORED FROM A RIGHT HAND TO A LEFT HAND GARAGE SWING

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY AMERICAN BUILD SUPPLY JOB #:W2002209-20JX, DATED: 12/23/20, REVISED: NONE

DESIGN IN ACCORDANCE W/ THE 2020 RESIDENTIAL FLORIDA BUILDING CODE- 7TH EDITION

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America's Builder

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LOT: 48
 SUBDIV: ROYAL PALM GOLF
 ADDRESS: 18558 ROYAL HAMMOCK BLVD
 G.C.D.# : 12183

MODEL: 3121 J
 RESIDENCE FOR: SPEC
 D.R.H.# : 579930087

DATE: 02-10-21
 DRAWN BY: JSL
 CHECKED BY: JWC
 REVISED: 02-18-22
 PLAN: ROOF
 SCALE: 3/16"=1'-0"
 SHEET:

S-2 J