

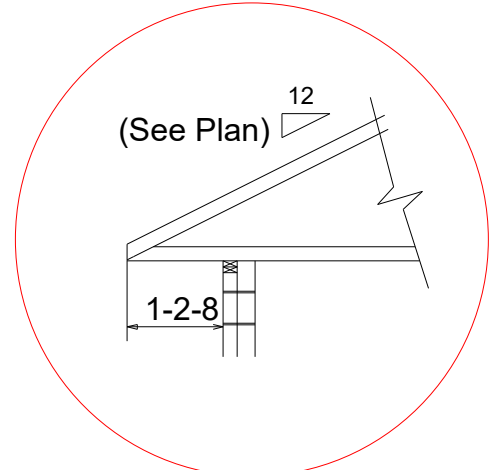
Engineer of Record for the Structure
Structural Systems of N. FL, Inc.
Raul Reyes, PE 88925
1634 SE 47th Street #3
Cape Coral, FL 33904

This document has been reviewed for
conformance with the design intent of the
structure and specified design criteria.

☒ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit

Truss Connector Total List		
Manuf	Product	Qty
	BY BLDR	1
Simpson	HUS26	9
Simpson	HUS28	1

Hatch Legend	
	13' 11" PLT HGT
	10' 4" CEILING HGT

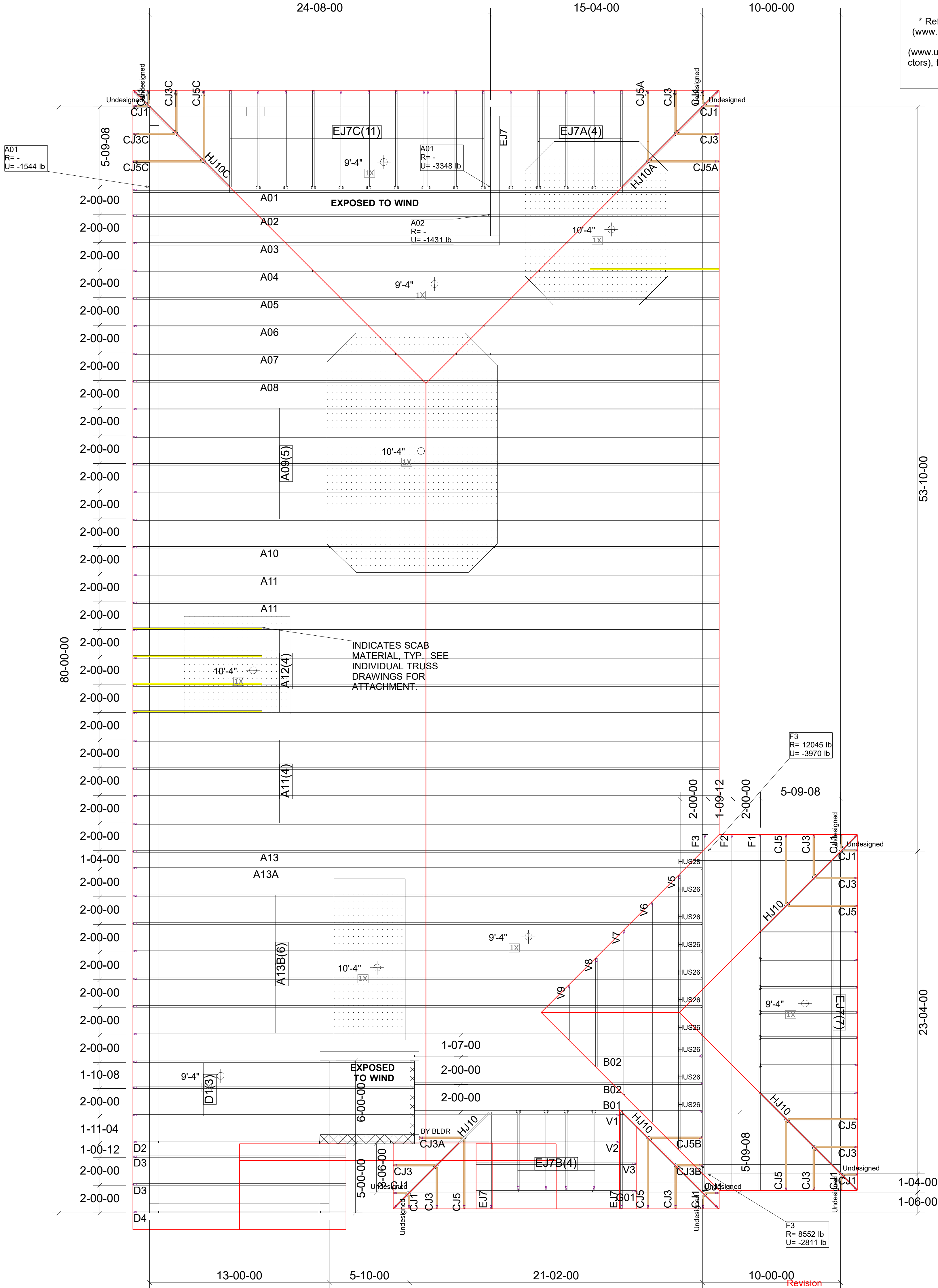


CANTILEVER DETAIL
1X

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

TRUSSES DESIGNED FOR TILE OR SHINGLE APPLICATIONS

Truss List of <5000# reaction & <-1000# uplift					
Truss	Qty	Span	Reactions		
A01	3	42-05-00	1779.83 lb	4739.93 lb	681.74 lb
			-1543.25 lb	-3347.24 lb	-64.38 lb
A02	1	42-05-00	1185.50 lb	2611.79 lb	549.01 lb
			-884.23 lb	-1430.13 lb	-82.40 lb
F3	3	25-09-00	12045.17 lb	8551.02 lb	
			-3969.93 lb	-2810.90 lb	



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 spec-
ifications (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 de-
cisions regarding necessary repairs or
replacement of trusses will be based on
the recommendation of the report sub-
mitted 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.

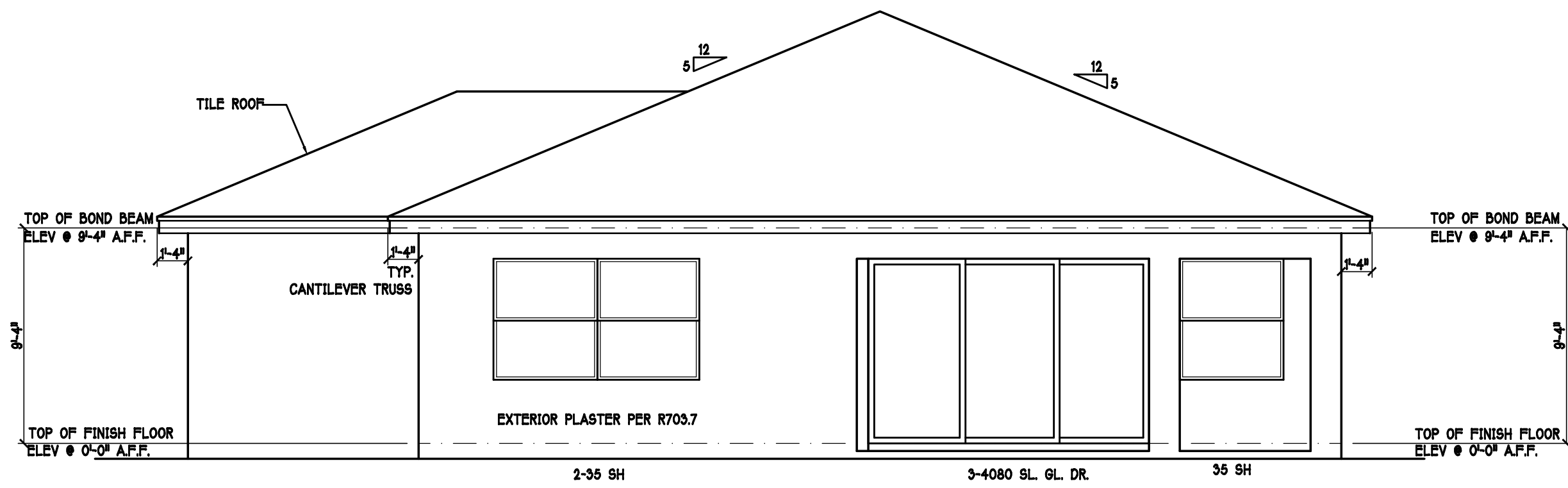
Designed Per ASCE 7-16

Loading and Design Criteria

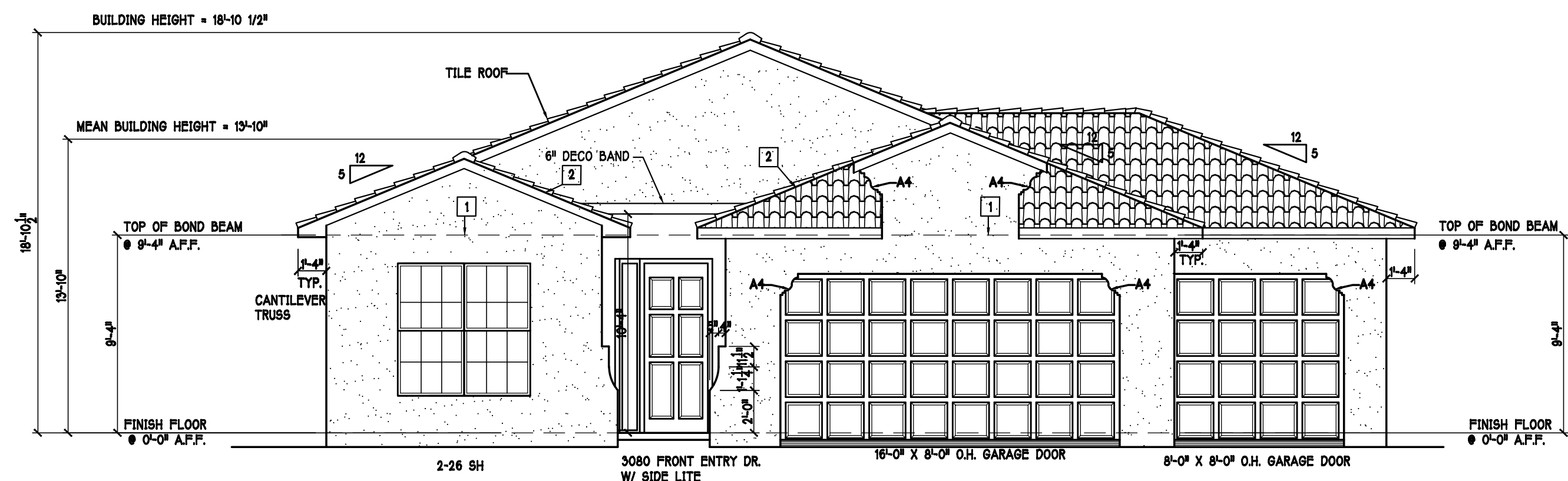
	Roof	Floor		
TC LL	20	40	Mean Hgt	15'
TC DL	20	10	Wind Speed	160
BC LL	0	0	Exposure	C
BC DL	10	5		
Duration	1.25	1.00		



Builder:	DR Horton Ft Myers		
Model:	2221 L		
Options:	3 Car Garage		
Location:			
Date:	Sales Rep:	Designer:	Job Number:
1/12/21	Carl F	Joe D	M2200809-20LX-2

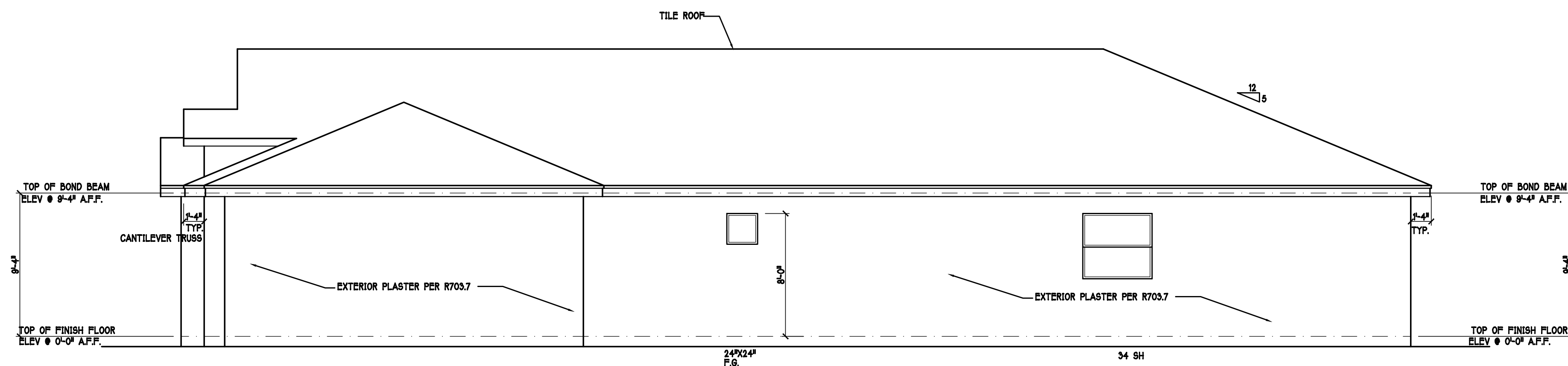


REAR ELEVATION: "L" SCALE: 3/16" = 1'-0"

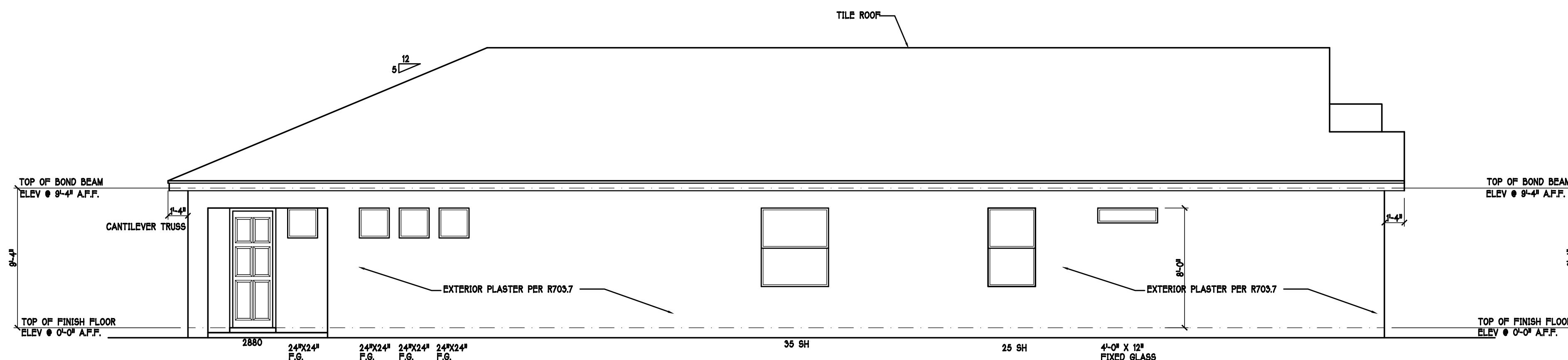
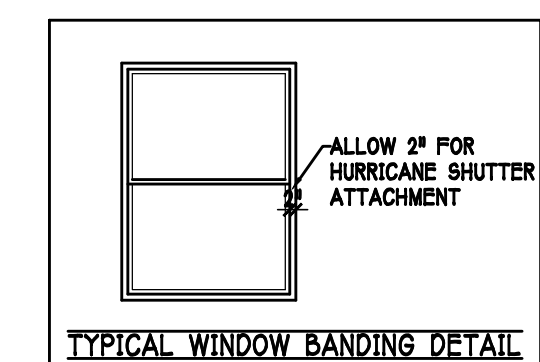
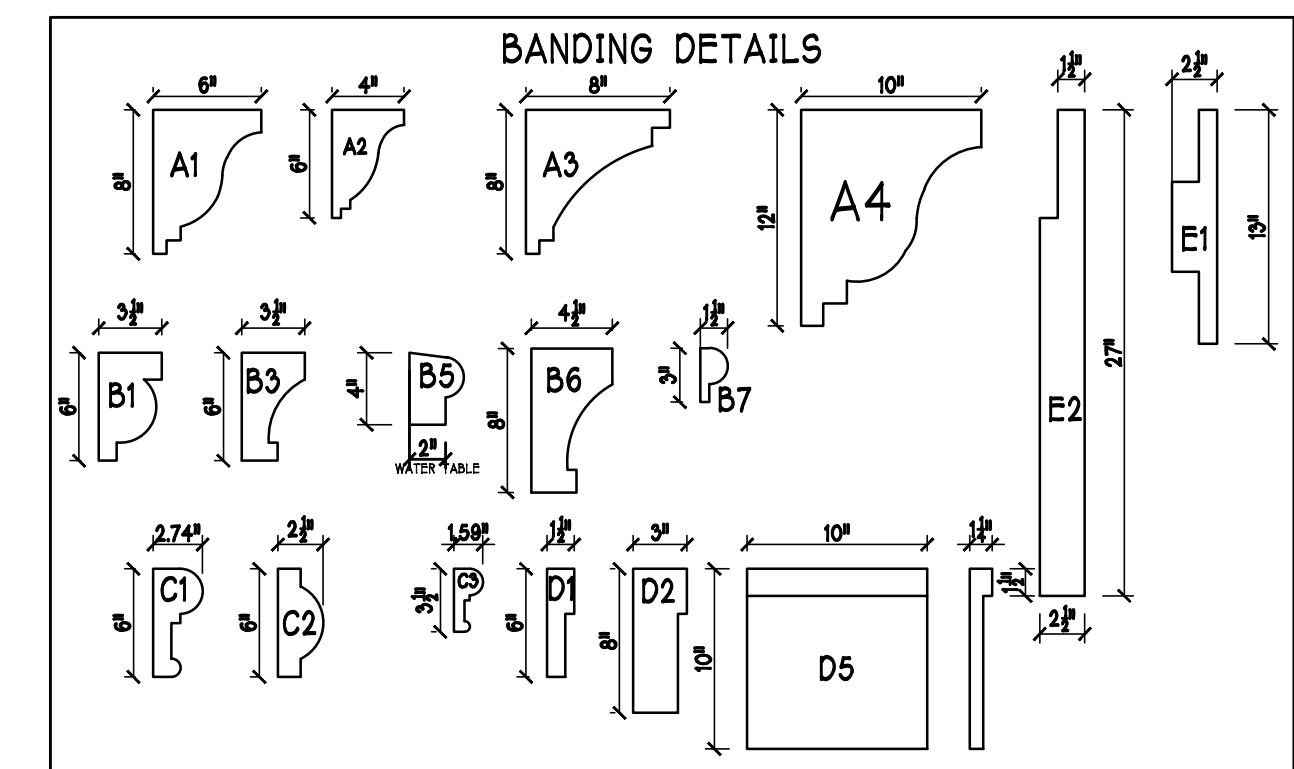


FRONT ELEVATION: "L" SCALE: 3/16" = 1'-0"

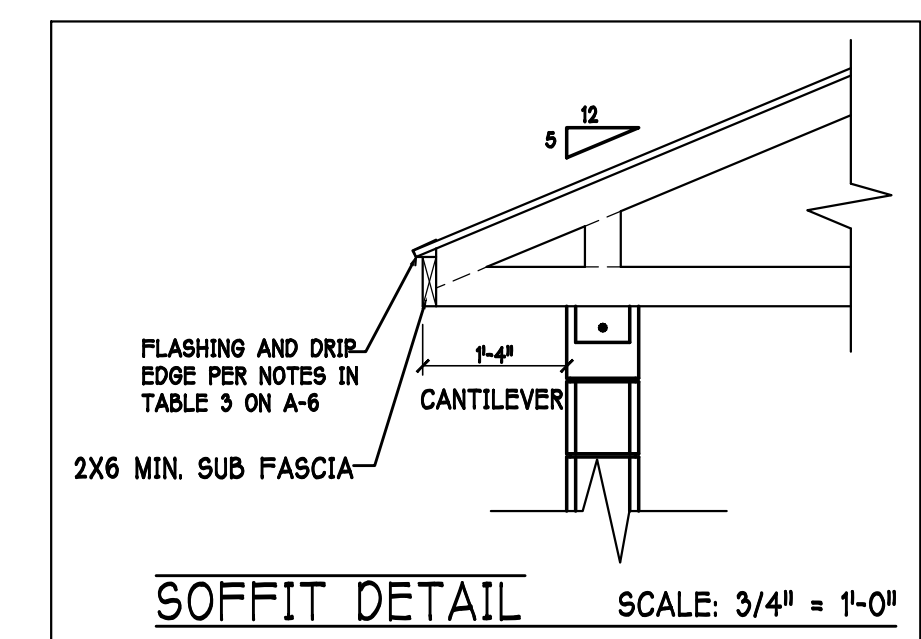
- 1 MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS
- 2 ROOF / WALL WEEP SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS



RIGHT SIDE ELEVATION: "L" SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION: "L" SCALE: 3/16" = 1'-0"



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

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

D.R. HORTON
America's Builder

Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

MODEL:
UNIT 2221

LOT: 4
BLOCK: 1
SUBDIV: HERONS GLEN
ADDRESS: 21010 MYSTIC WAY
G.C.D. #: 12426

RESIDENCE FOR:
SPEC

DATE:
06-24-21

DRAWN BY:
JSL

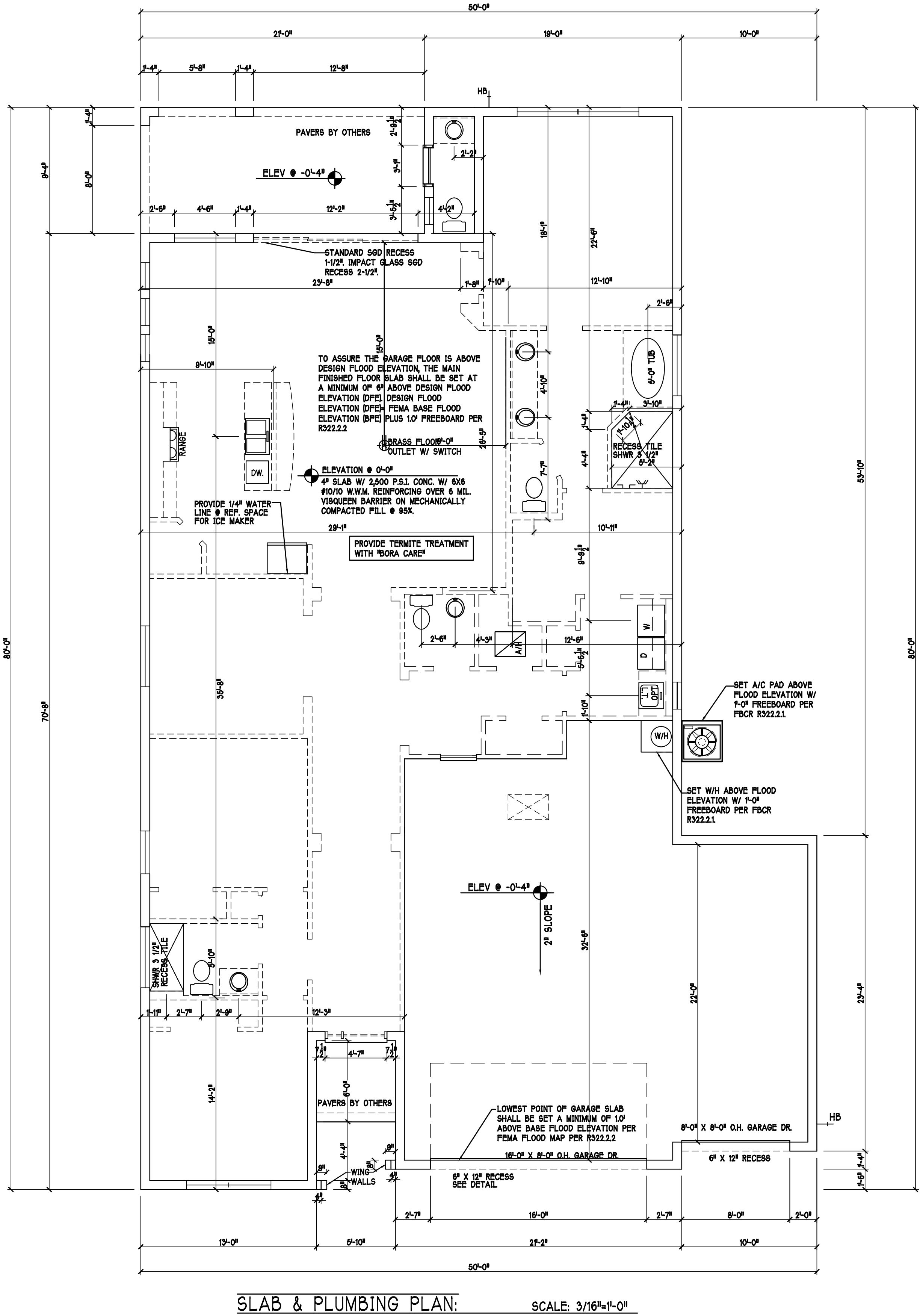
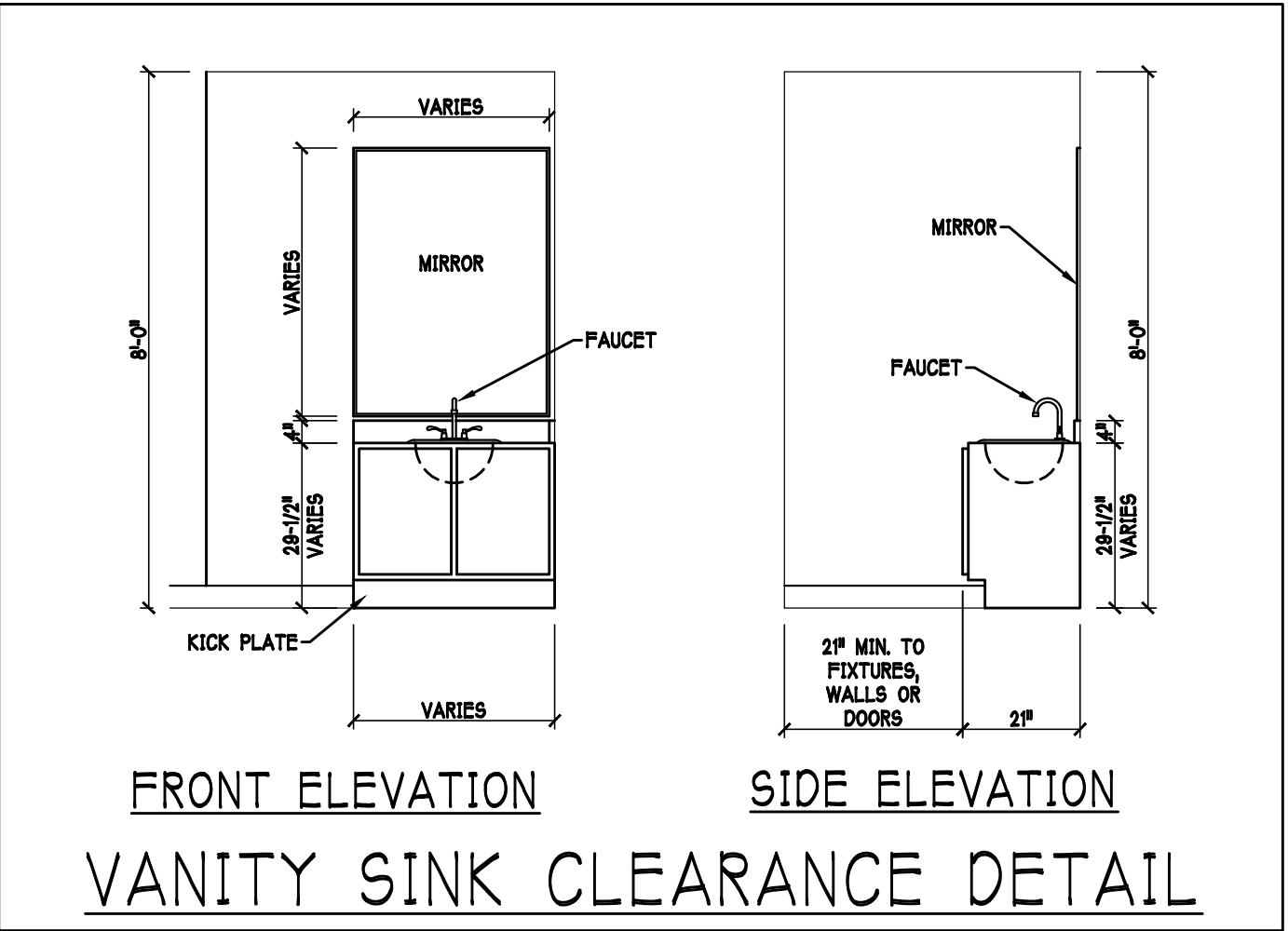
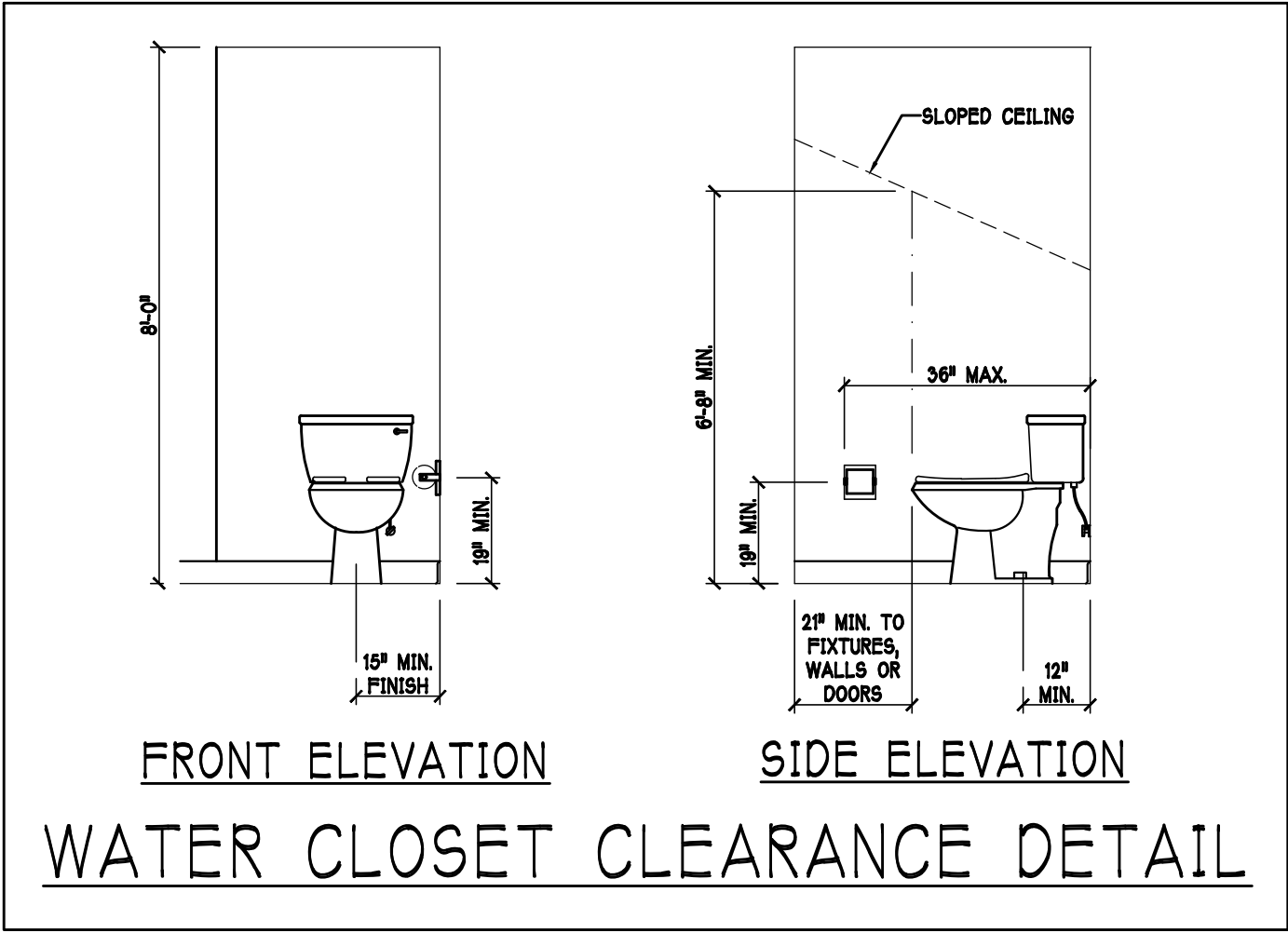
CHECKED BY:
JWC

REVISED:

PLAN:
ELEVATIONS

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

SHEET#
A-1L



Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

LOT: 4	BLOCK :	MODEL:	SPEC
SUBDIV: HERONS GLEN	UNIT 2221	RESIDENCE FOR:	
ADDRESS: 21010 MYSTIC WAY	DR H. #: 579760004		
G.C.D. #: 12426			

DATE: 06-24-21

DRAWN BY: JSL

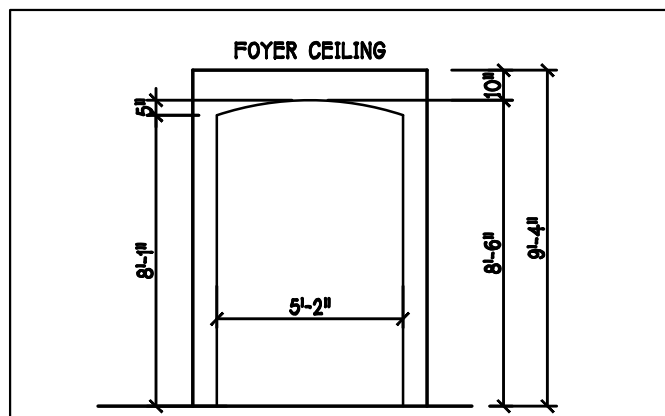
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REVISED:

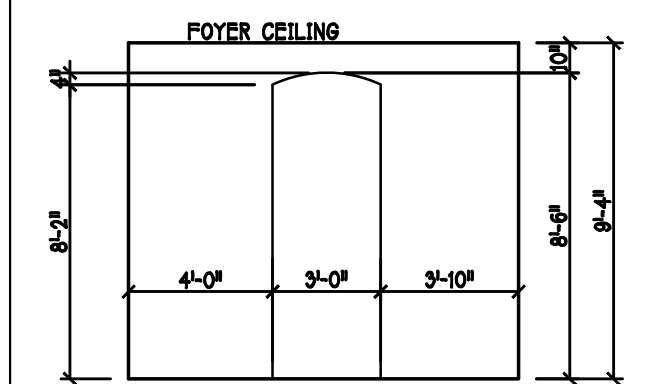
PLAN: SLAB & PLUMBING

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

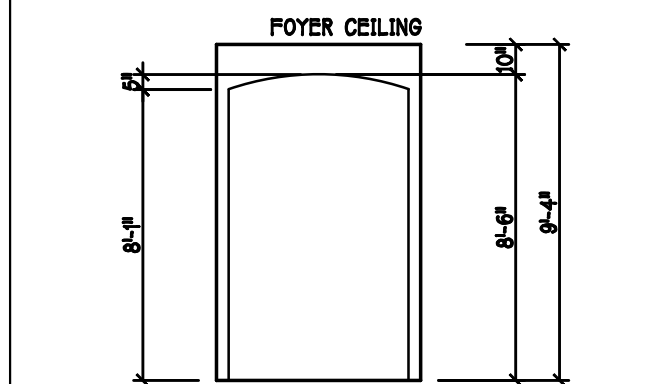
SHEET# A-2L



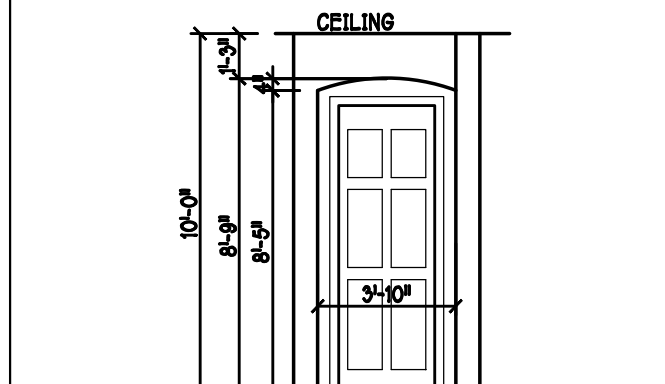
FOYER DETAIL



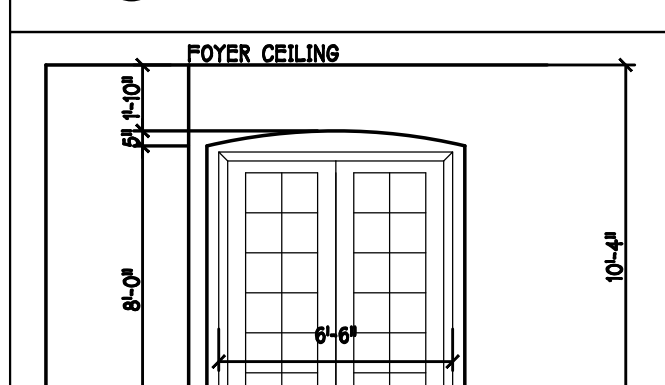
HALL/FOYER DETAIL



DEN/FOYER DETAIL



MASTER SUITE DETAIL

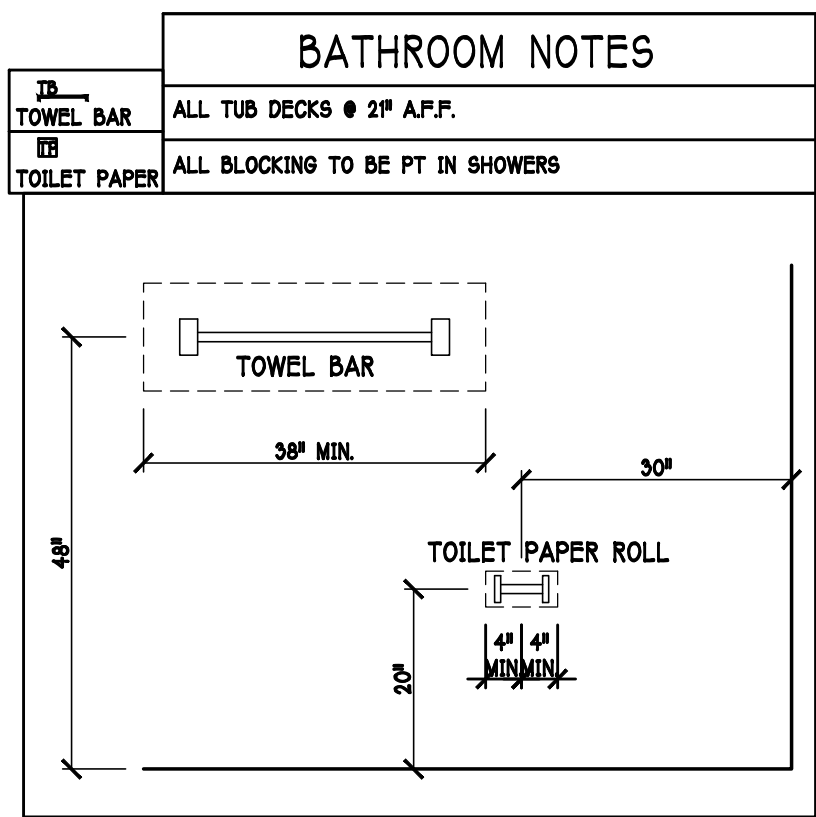


DEN/FOYER DETAIL

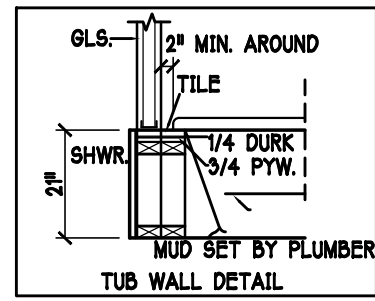
D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	96	
2	3080	ENTRY DR.	36	96	
3	OVERHEAD	GARAGE DOOR	96	96	
4	2880 EXT. DOOR	DISTINCTION	30	96	
SEE NOTE 1					4

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35	SH	54	63	IMPACT
B	25	SH	38	63	IMPACT
C	48" X 12" F.G.	FIXED GLASS	48	12	TEMPERED IMPACT
D	34	SH	54	51	IMPACT
E	2-35	SH	108	63	IMPACT
F	3-4080	SL. GL. DR.	144	96	IMPACT
G	12" X 96"	SIDE LITE	12	96	IMPACT
H	2-0" X 2-0"	FIXED GLASS	24	24	IMPACT
I	2-26	SH	76	78	IMPACT
SEE NOTE 1					14

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



INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	PK. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
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

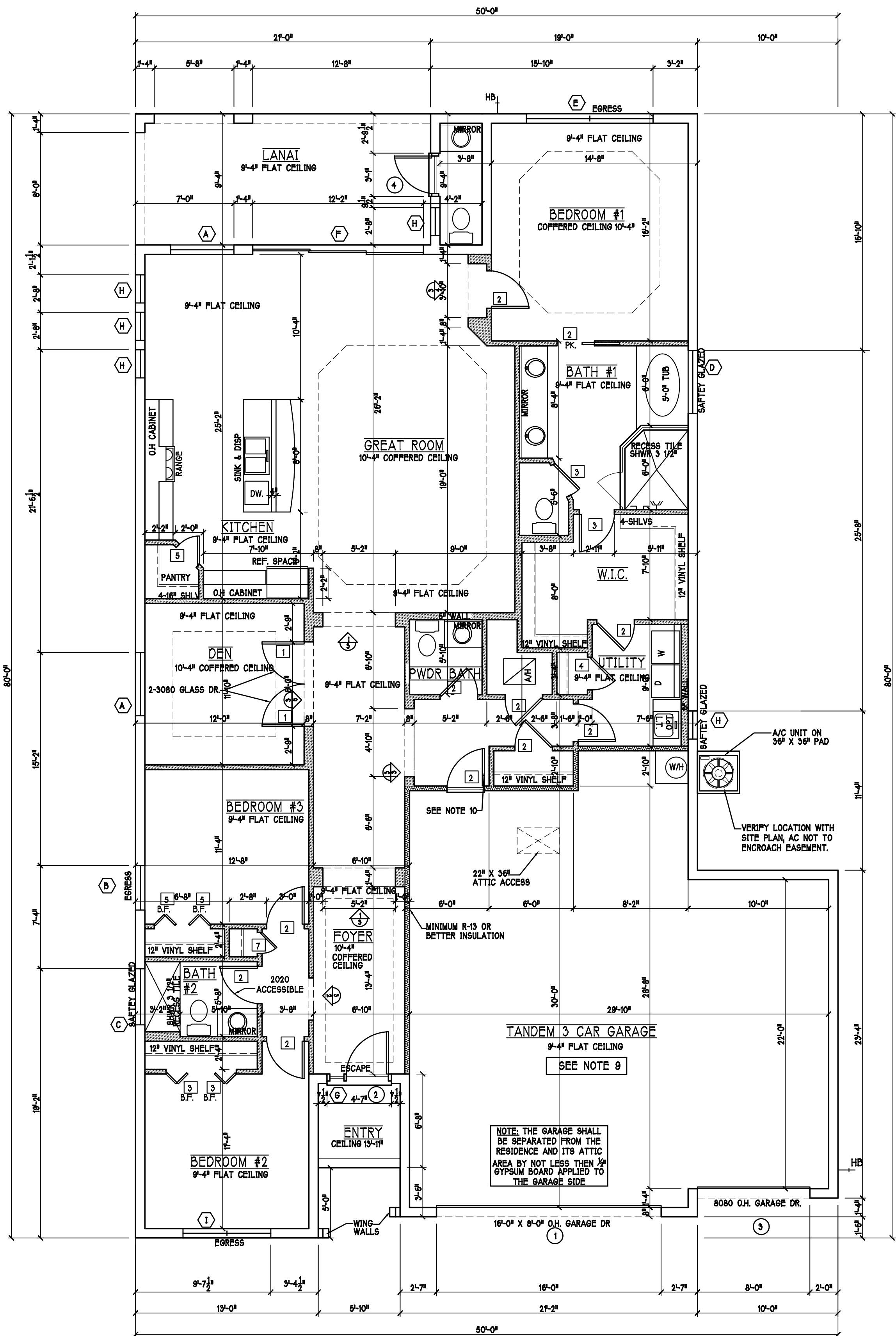
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
- PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 508.4.2.
- PROVIDE SAFETY GLAZING AT BATH / SHOWER . PER FLORIDA BUILDING CODE R 508.4.5.
- NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
- PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
- KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F. W/ RAISED BAR TOP
- INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
- WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.3.5
- 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
- INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
- 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
- STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDY. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
- ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.C. WITH 18" INCREMENT.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 85"
MASTER BATH	UPPER	BASE- TOP @ 85"
GUEST BATH	UPPER	BASE- TOP @ 85"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

SQUARE FOOTAGE

LIVING AREA	2221
GARAGE AREA	886
LANAI AREA	196
ENTRY AREA	35
POOL BATH AREA	34
TOTAL AREA	3372



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

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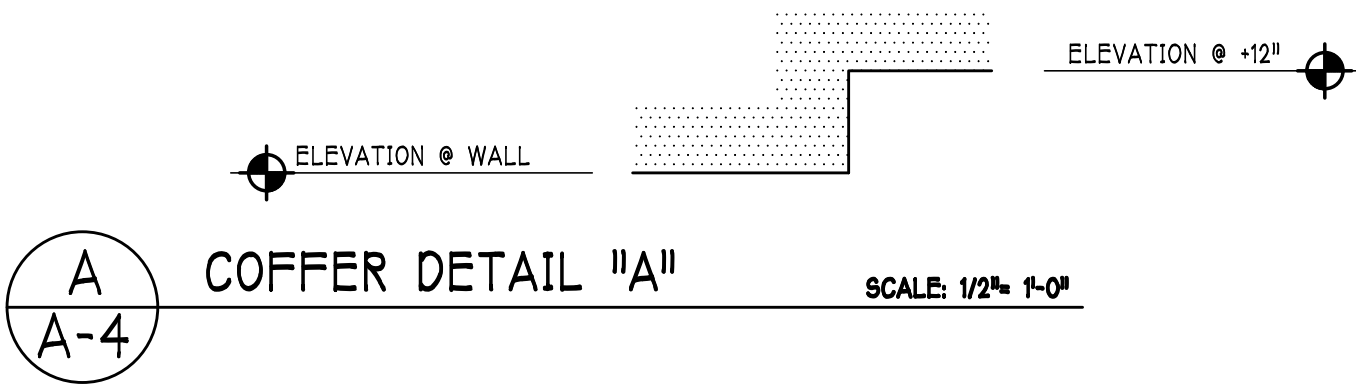
MODEL: UNIT 2221
RESIDENCE FOR: SPEC

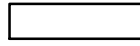
LOT: 4 BLOCK: SUBDIV: HERONS GLEN
ADDRESS: 21010 MYSTIC WAY
G.C.D. #: 12426 DR H. #: 579760004

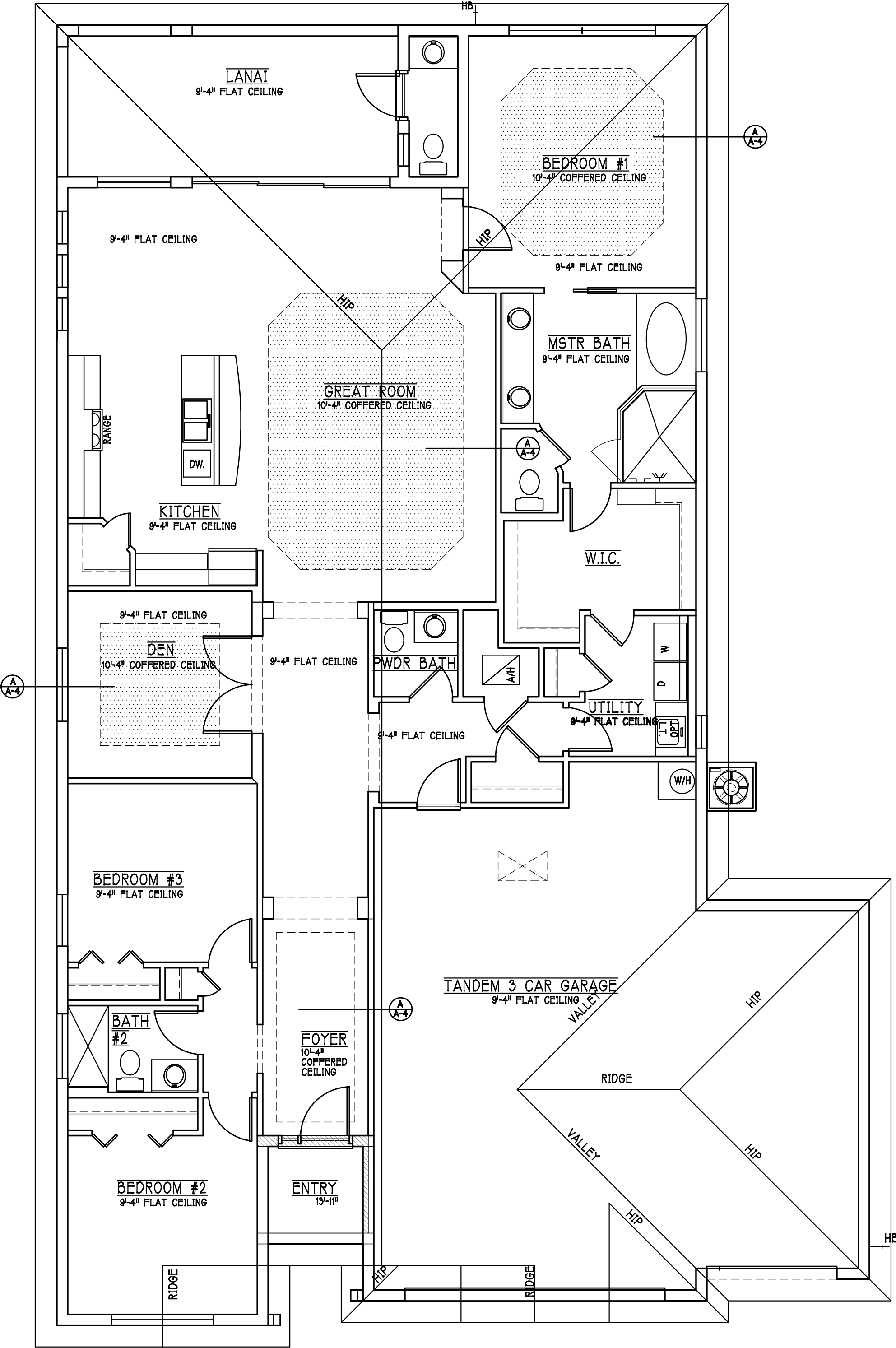
DATE: 06-24-21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16"=1'-0"
SHEET#

A-3L

MODEL 2221 L: 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.)		
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	3443.4 SQ. FT.	304.3 SQ. FT.	22.96 SQ. FT.	7.55%	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 LOMANCO 770-D 0.87 SQ. FT. FREE AIR		



BEARING HEIGHTS	
	= BEARING @ 9'-4" A.F.F.
	= BEARING @ 13'-11"



CEILING PLAN: "L" SCALE: 3/16" = 1'-0"

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



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America's Builder

Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

LOT: 4	BLOCK :	MODEL: UNIT 2221	RESIDENCE FOR: SPEC
SUBDIV: HERONS GLEN		ADDRESS: 21010 MYSTIC WAY	
G.C.D. #: 12426		DR.H.#: 579760004	

DATE: 06-24-21

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ROOF & CEILING

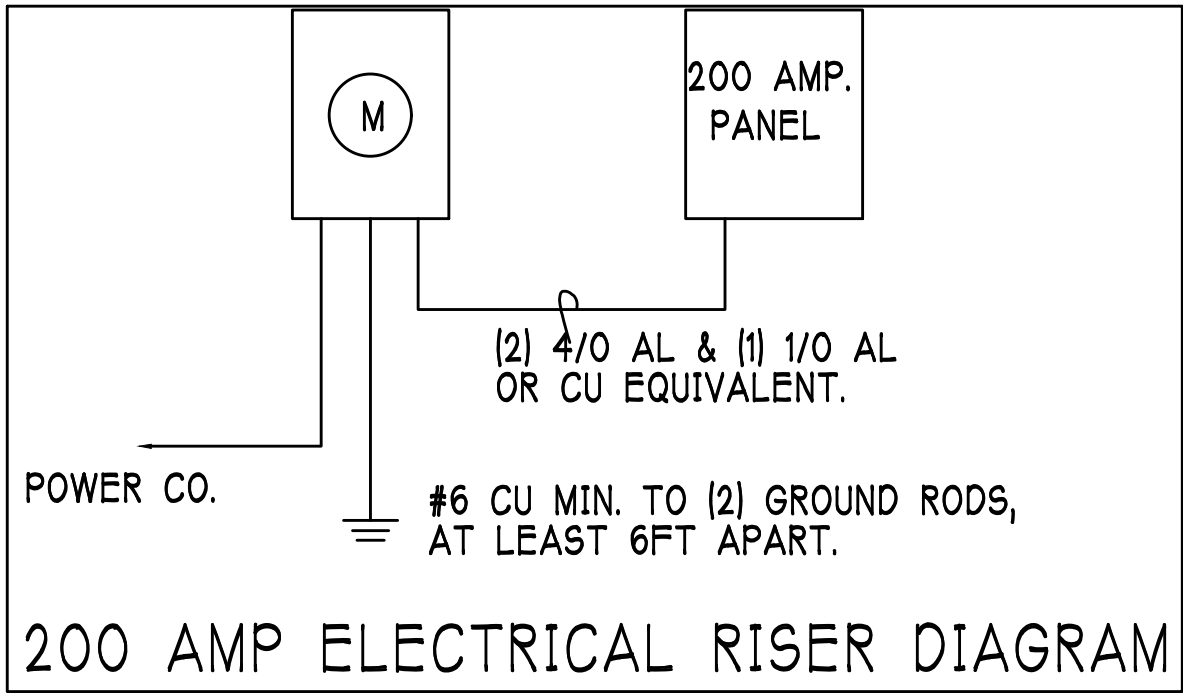
SCALE: 3/16"=1'-0"

SHEET#

A-4L

ELECTRICAL PLAN 2221

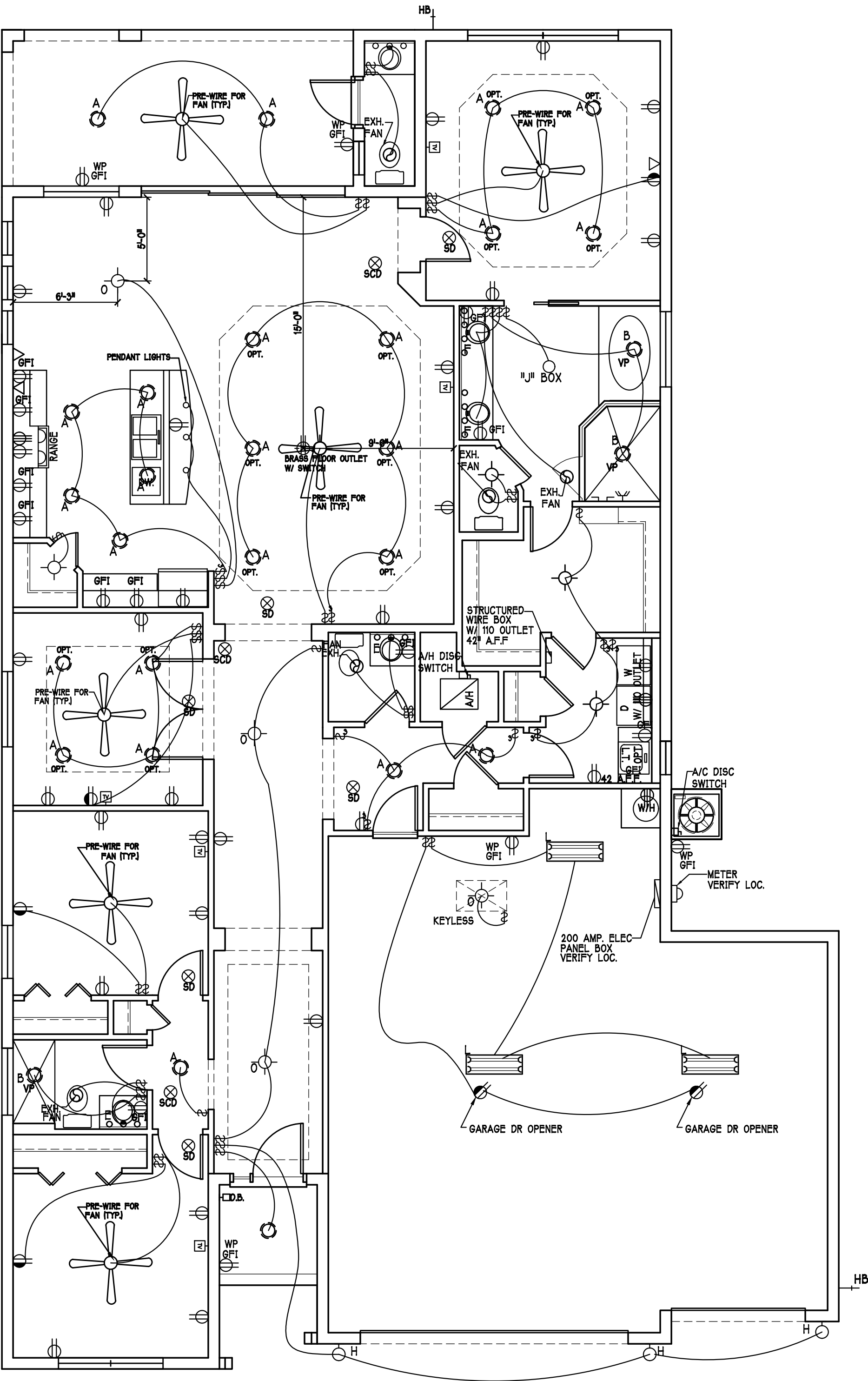
200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(25)	Flush Mounted Lt	
B	(4)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(3)	24" 3 LT	
F	(2)	36" 4 LT	
G	(X)	NOT USED	
H	(3)	Coach Lights	
J	(X)	Coach Lights	
K	(X)	J BOX	
L	(4)	4' Fluorescent	
M	(3)	2' Fluorescent	
N	(X)	5lt Chandelier	
O	(1)	3 LT	
P	(3)	Pendant Light	



ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	230 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE w/ ELEV. A.F.P.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 90-5.04.72
	SD SMOKE DETECTOR
	SCD 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
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11
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



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

Gulf Coast Drafting & Design
Phone (239) 540-1822
Fax (239) 540-7759

MODEL: UNIT 2221

RESIDENCE FOR: SPEC

LOT: 4 BLOCK : SUBDIV: HERONS GLEN ADDRESS: 21010 MYSTIC WAY G.C.D. #: 12426 DR H. #: 579760004

DATE: 06-24-21

DRAWN BY: JSL

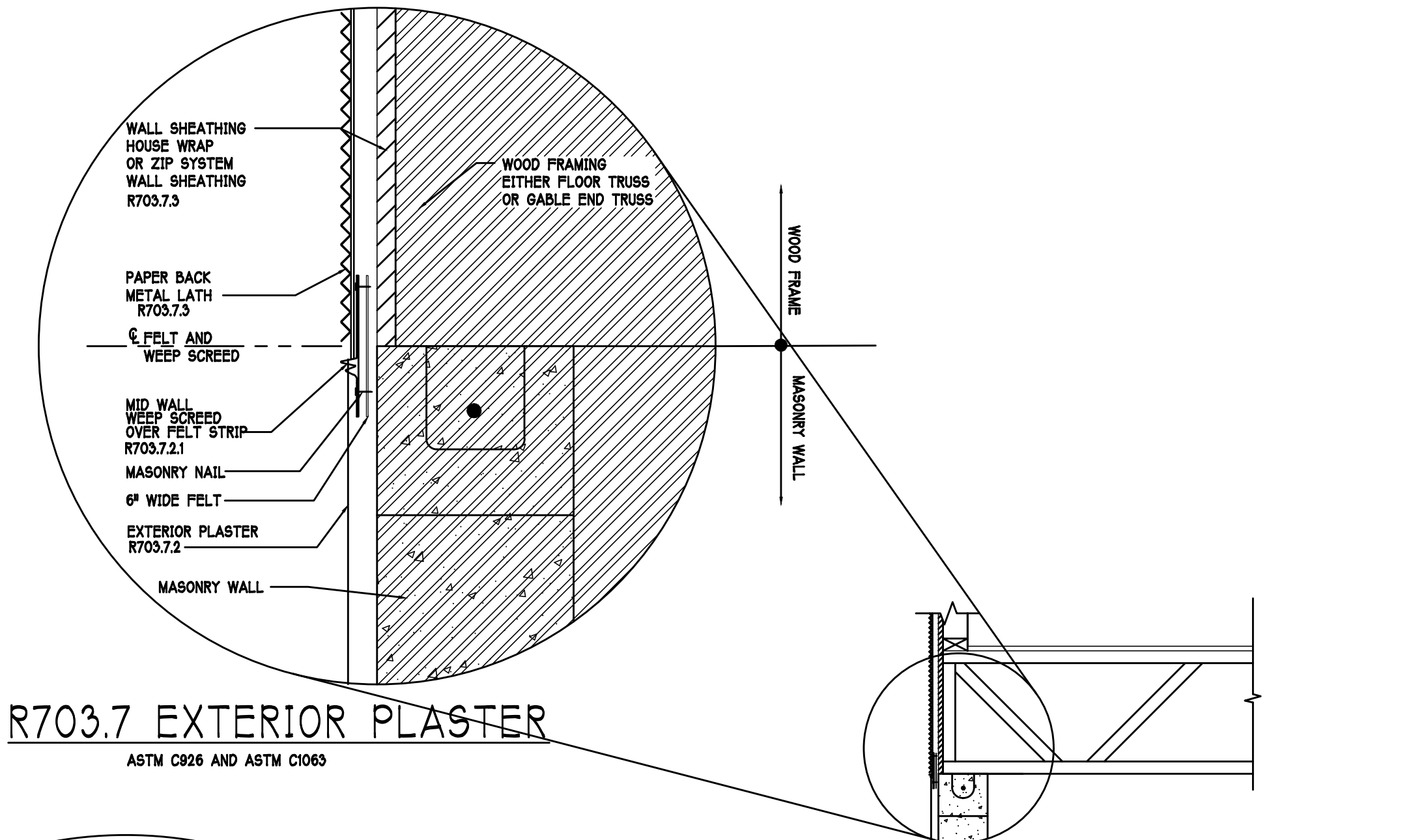
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REVISED:

PLAN: ELECTRICAL

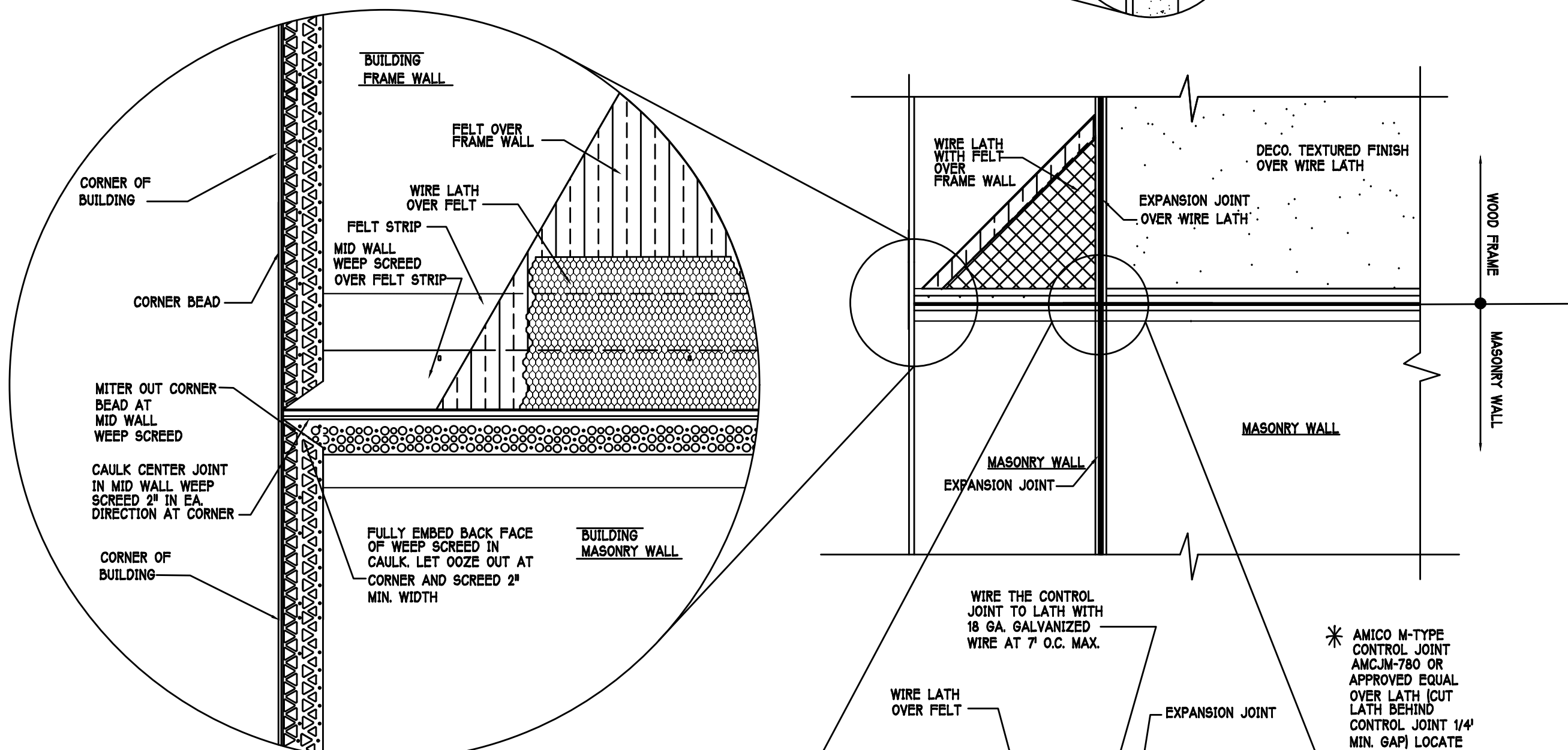
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SHEET# A-5L

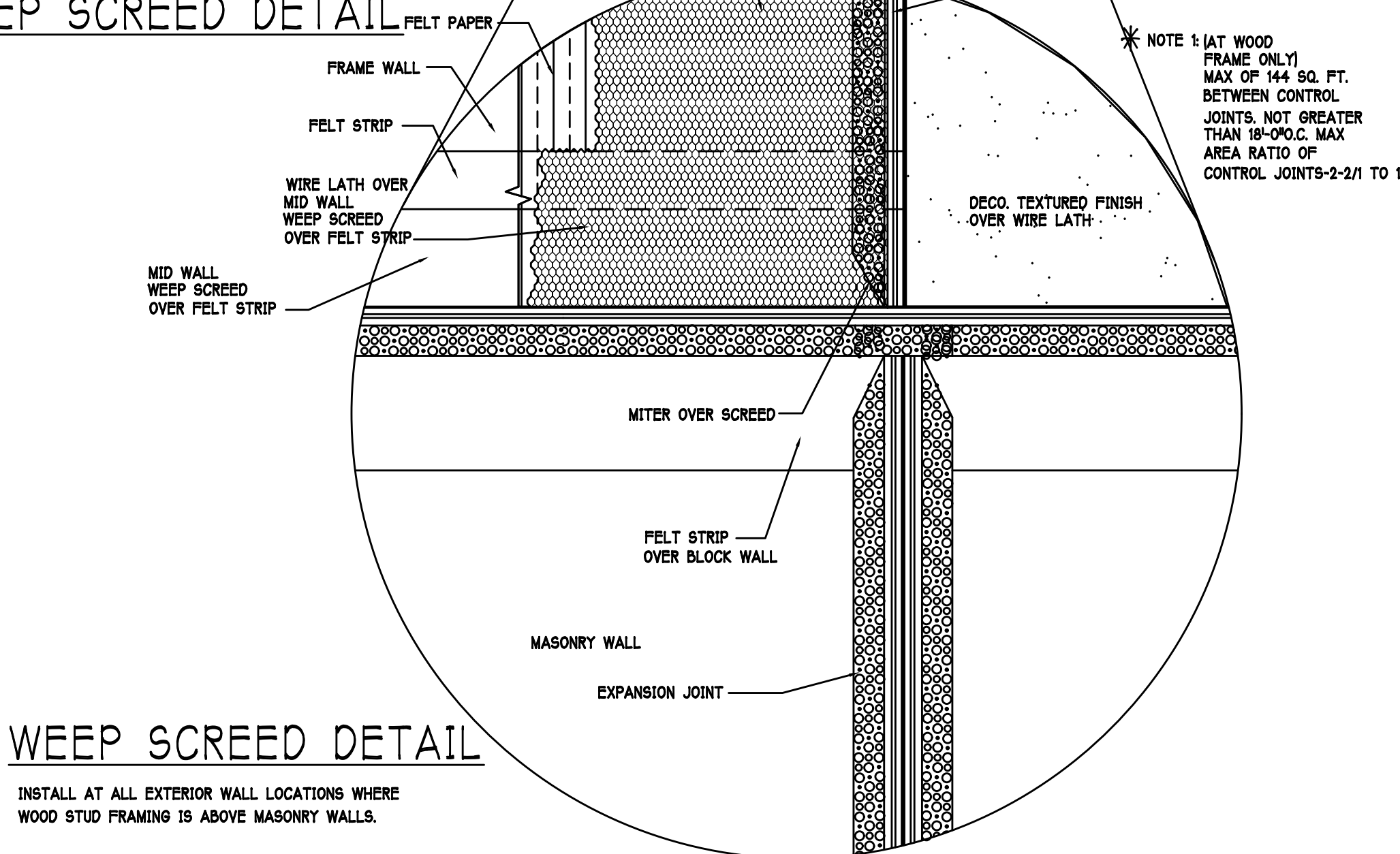


R703.7 EXTERIOR PLASTER

ASTM C926 AND ASTM C1063



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

1. 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.
2. 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.
3. 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.
4. 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.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. 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 MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. 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.
8. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S 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, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPSUM BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" oc. EDGE AND FIELD.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING PER TABLE R803.2.2 SHALL BE 18/32 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 #4 CLIPS AT UNSUPPORTED PANEL EDGES. SEE STRUCTURAL.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GAGE AZ50 ALUM. ZINC, OR GALVANIZED STEEL .079 INCHES THICK, 26 GAGE ZINC COATED. (NO FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURER'S PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R803.2.6 (1) TO (5).

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 THE 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 Drip Edge FLANGE.

ASPHALT SHINGLE ROOF SPECS

SHINGLES
3/8" 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 D5462, and shall be secured to the roof with no less than 6 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 manufacturer. Installation shall comply with the manufacturer's requirements for installation in the given Florida wind zone, as determined by ASTM D 5684.

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 gage (0.08 inches) with a minimum 3/8 inch diameter head and shall be of a 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

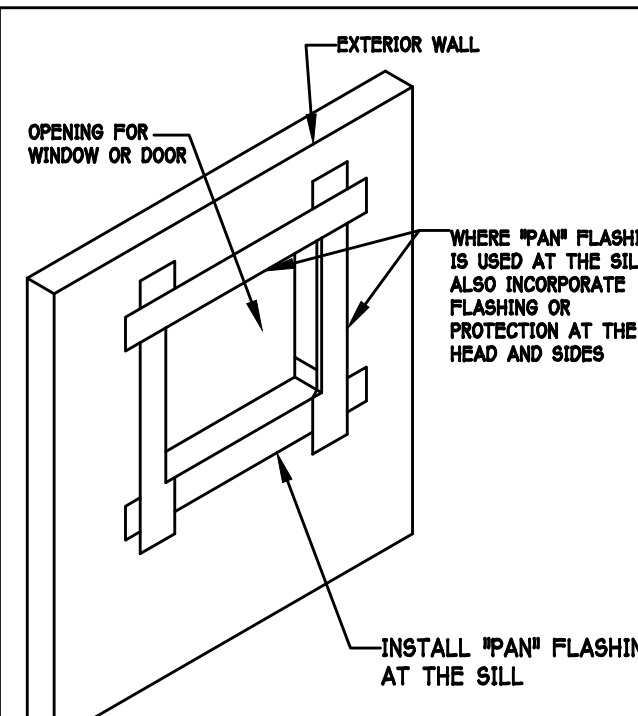
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.

THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R803.3 F.B.C.

MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.

APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
3. AMOUNT AND PLACEMENT OF MORTAR,
4. AMOUNT AND PLACEMENT OF ADHESIVE,
5. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS,
6. UNDERLAYMENT,
7. SLOPE REQUIREMENT.



R703.4 - Where flashing instructions or details are not provided by the window or door manufacturer or by the flashing manufacturer, "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-resistant barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

"Pan Flashing" is a generic term that is used to refer to "metal pan flashing". However many modern materials have been developed for the same function such as:

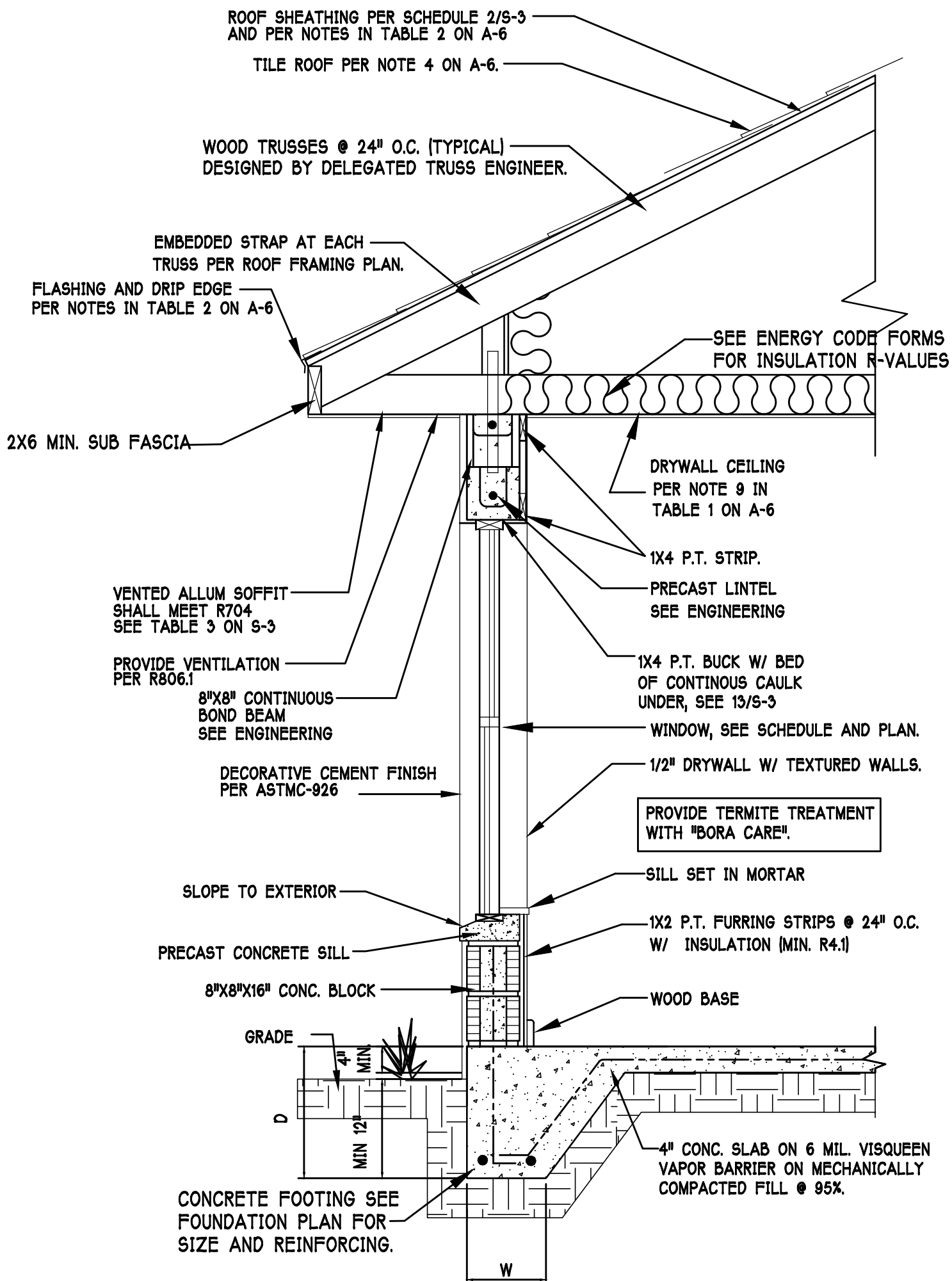
- Flexible Peel n Stick Flashing Membrane
- Fluid Applied Flashing

For such products, follow the manufacturer's installation instructions.

For in-depth flashing installation instructions, refer to the following publications:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMA/WDMA 300

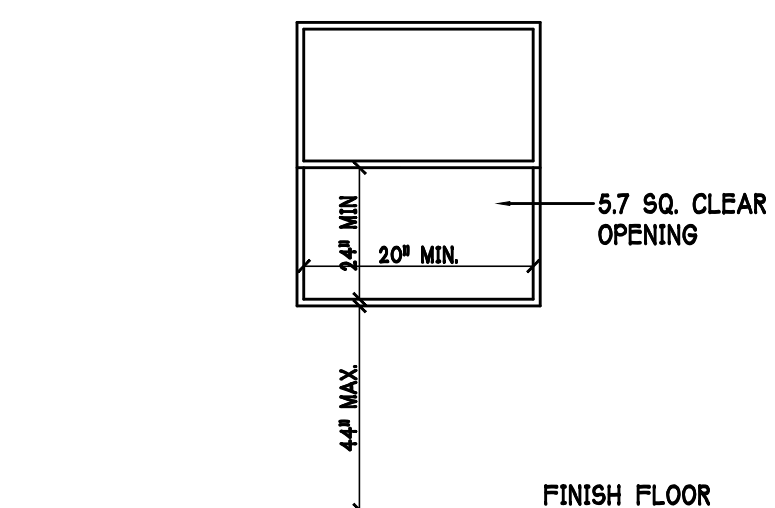
THE FLASHING INSTRUCTIONS FROM THE WINDOW / DOOR MFR, OR THE FLASHING MFR, SHALL SUPERCEDE THIS DETAIL.

PAN FLASHING PER R703.4
SCALE: N.T.S.



TYPICAL WALL 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 5.7 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

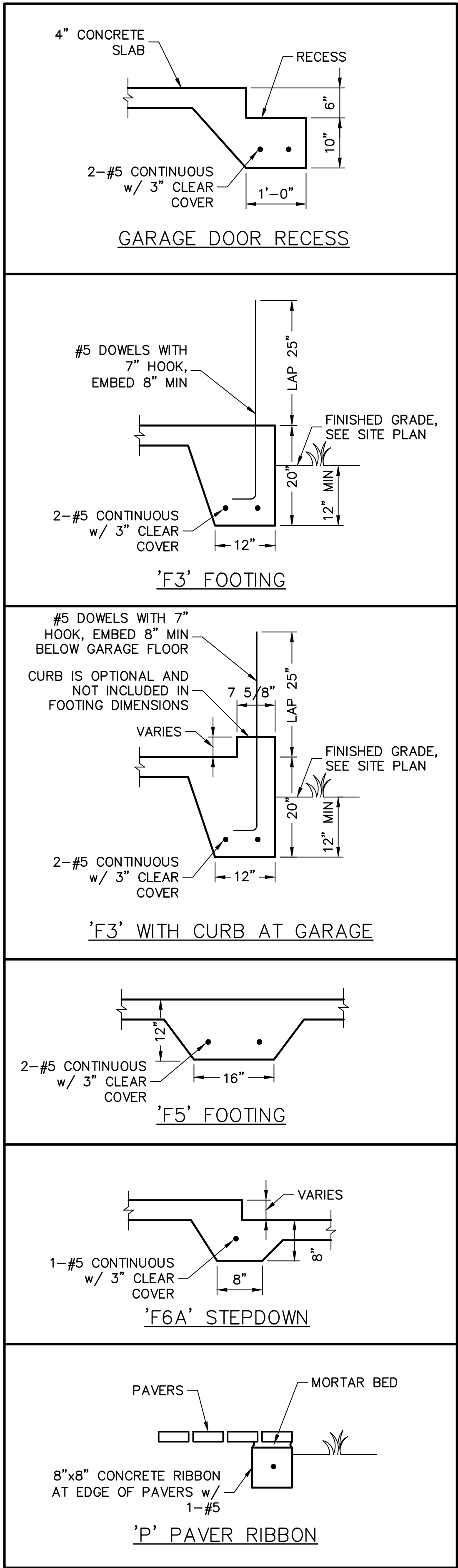
D. RHODON
America's Builder

Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

LOT: 4	BLOCK: 1	MODEL: UNIT 2221	RESIDENCE FOR: DR H. #: 579760004
SUBDIV: HERONS GLEN	ADDRESS: 21010 MYSTIC WAY	G.C.D. #: 12426	SPEC

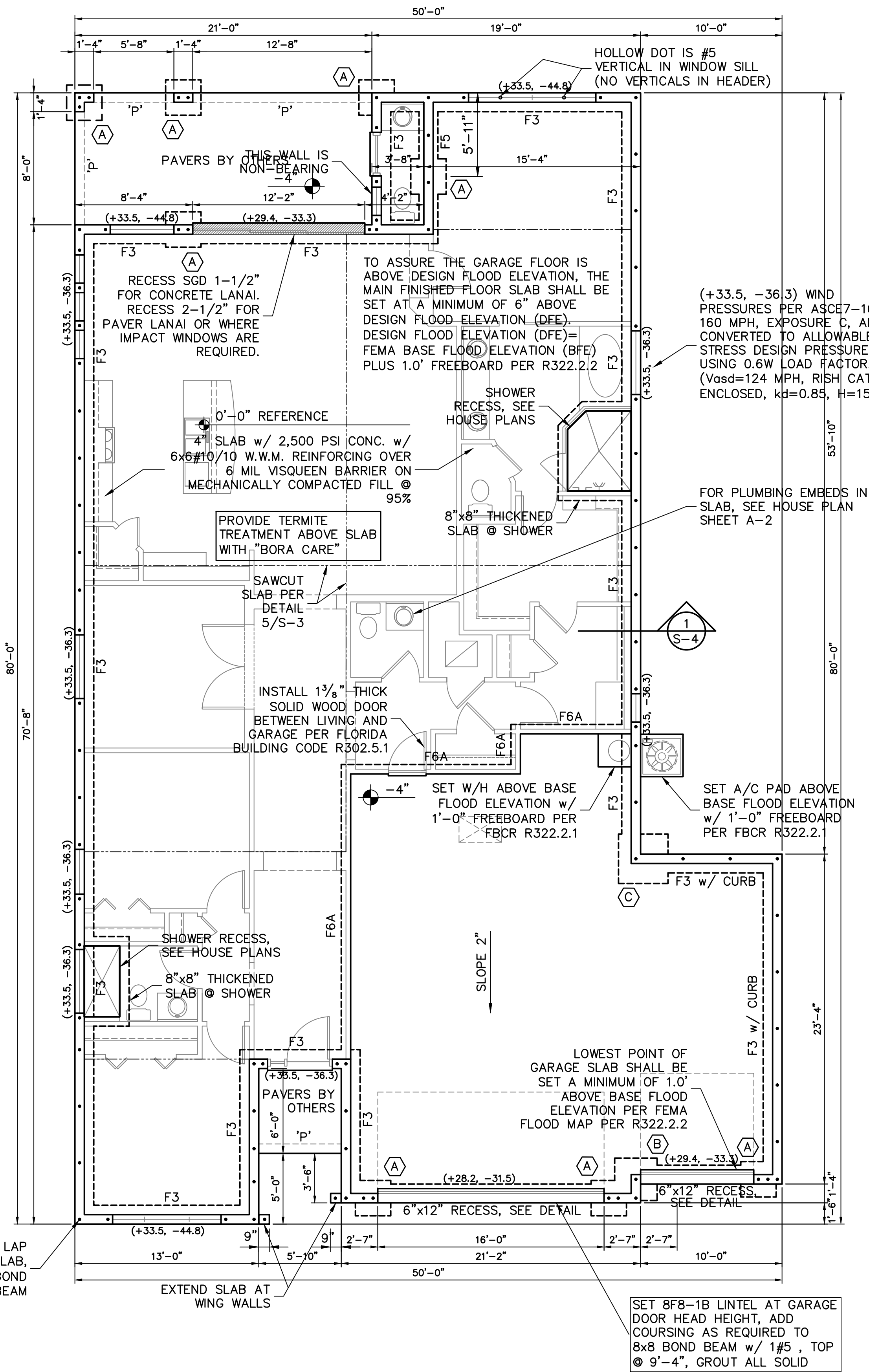
DATE: 06-24-21
DRAWN BY: JSL
CHECKED BY: JWC
REVISD:
PLAN: SECTION
SCALE: 3/16"=1'-0"
SHEET#

A-6L



FOOTING DETAILS
SCALE: 3/4" = 1'-0"

#5 BAR IN GROUTED CELL, LAP 25" WITH #5 DOWEL OUT OF SLAB, WITH 7" HOOK INTO TOP OF BOND BEAM



USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF.		REMARKS
					LONG WAY	SHORT WAY	
X	A	2'-6"	2'-6"	1'-0"	3-#5	3-#5	-
	B	3'-0"	3'-0"	1'-0"	4-#5	4-#5	-
	C	3'-6"	3'-6"	1'-0"	4-#5	4-#5	-
	D	4'-0"	4'-0"	1'-2"	5-#5	5-#5	-
	E	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
	F6	CONT.	1'-4"	1'-0"	2-#5	
X	F6A	CONT.	0'-8"	0'-8"	1-#5	

NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR PER DETAIL 6/S-3.

FOUNDATION PLAN

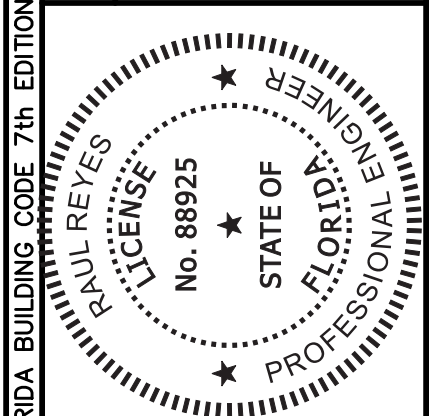
SCALE: 3/16" = 1'-0"

PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) 'F#' DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 3) (#) DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
- 4) "P" DENOTES 8"x8" CONCRETE RIBBON w/ 1-#5 BAR AT EDGE OF PAVERS.
- 5) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
- 6) ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
- 7) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
- 8) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 7/S-3.

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829



This item has been digitally signed by Raul Reyes on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the seal is indicated on any electronic copies.

BUILDER:
D.R. HORTON, INC.
America's Builder

MODEL 2221 L
3 CAR GARAGE
21010 MYSTIC WAY
NORTH FORT MYERS, FLORIDA 33903
LOT: 4 SUBDIVISION: HERON'S GLEN

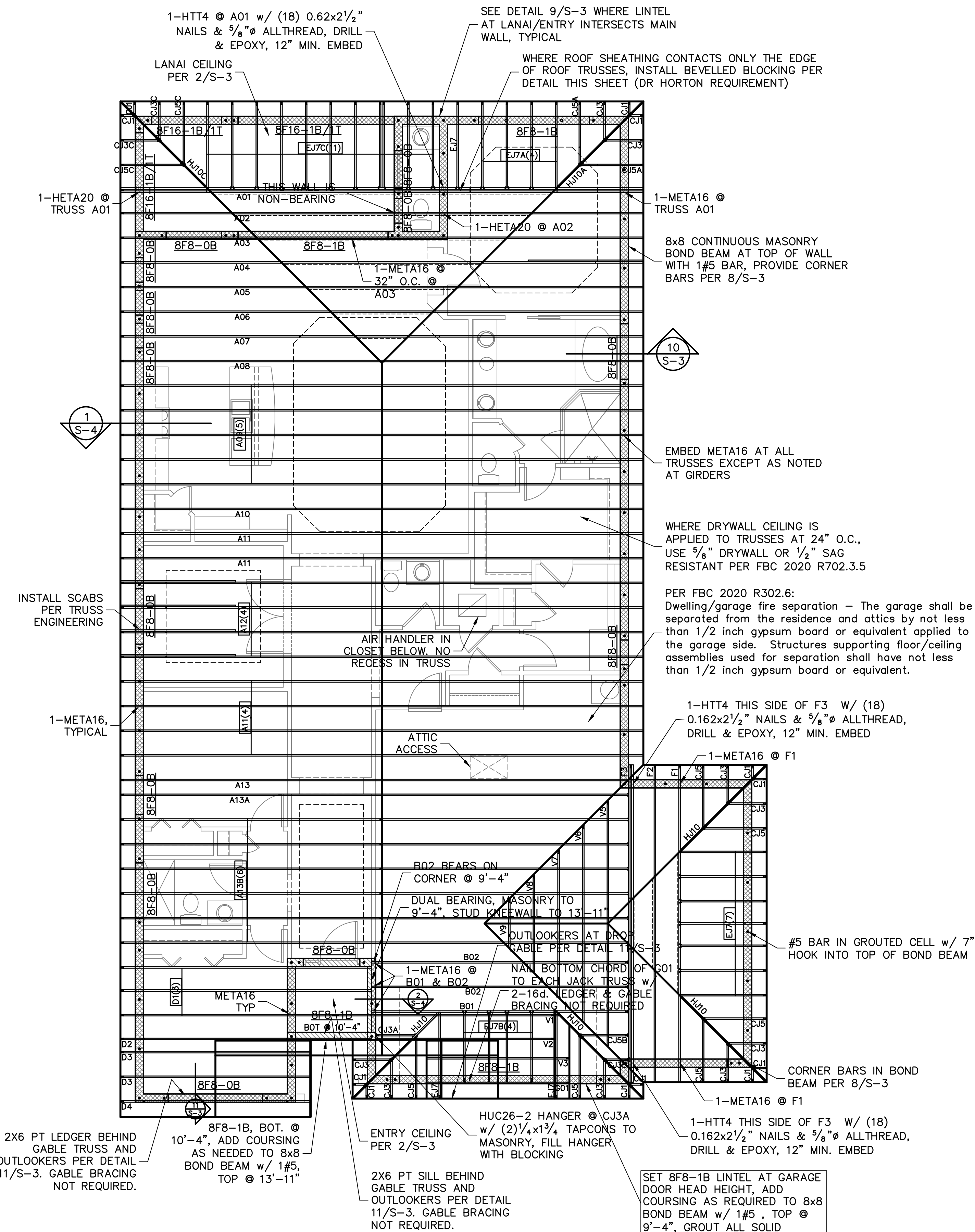
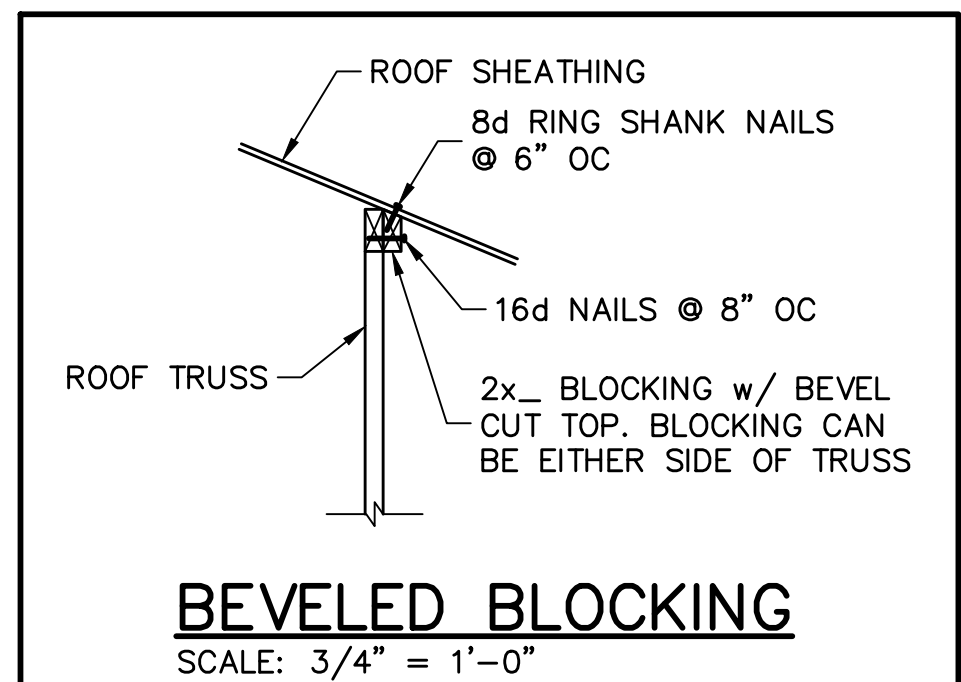
DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
06/25/21
SCALE
VARIES
DR 12426
SHEET

S-1
SHEET 1 OF 4

FOR AMERICAN BUILDERS SUPPLY TRUSS, 160 MPH, EXPOSURE C, MODEL 2221, ELEVATION L, 3 CAR GARAGE, JOB # M2000809-20LX-2, DATED: 1/12/21, REVISED: NONE

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

Water Resistive Barrier (WRB) R703.6.3: Water-resistant vapor-permeable barrier with a performance at least equivalent to 2 layers of Grade D paper. The individual layers shall be installed independently. An approved house wrap may be used for the 1st layer and metal lath with approved paper backing may be the 2nd layer (Note: ZIP wall sheathing with seam tape qualifies as the first layer).



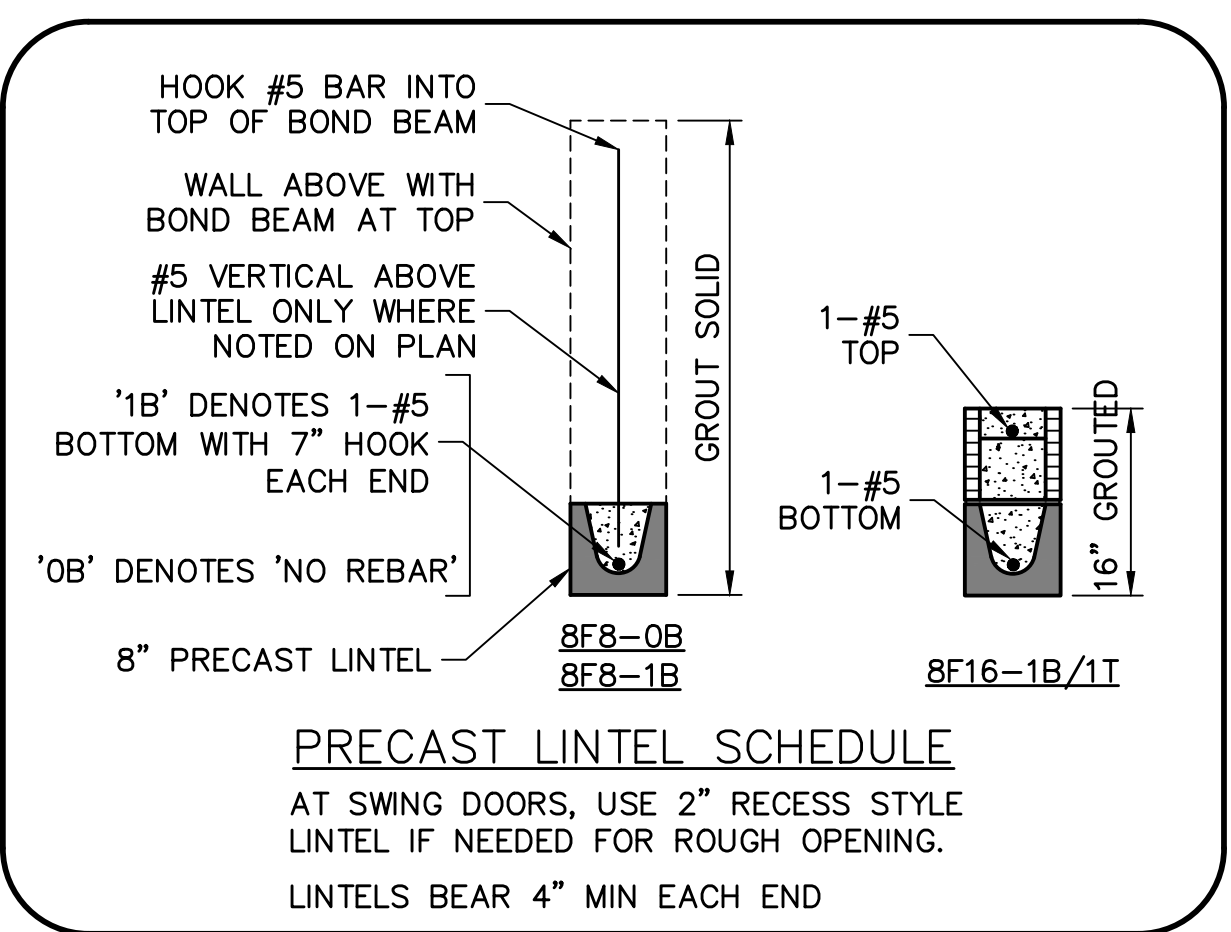
TRUSS STRAPPING TO MASONRY			
	MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR Vold lengths x/x/x	FASTENERS
INSTALL META16 AT ALL TRUSSES TO 1450 lb UPPER FOR HIGH UPLIFTS, SEE NOTES ON PLATE.	1450 (1 PLY)	(1)META16/18/20	(8) 0.148x1-1/2", EMBED 4"
	1810 (1 PLY)	(1)ETA16/20	(9) 0.148x1-1/2", EMBED 4"
	1875	(2)META16/18/20	(10) 0.162x3-1/2", EMBED 4"
	1920 (1 PLY)	(2)ETA16/20	(10) 0.148x1-1/2", EMBED 4"
	2120 (1 PLY)	(1)HETA16/20	(10) 0.148x1-1/2", EMBED 4"
	1795 (2 or 3 PLY)	(2)META16/18/20	(14) 0.162x3-1/2", EMBED 4"
	2165 (2 or 3 PLY)	(2)ETA16/20	(14) 0.162x3-1/2", EMBED 4"
	3965/DF/SP (2 PLY)	WGT	(20) 0.148x3", ATR, EPOXY 12"
	3000/DF/SP (1 PLY 2x4)	HTT4	(18) 0.148x1-1/2", 5/8" ATR, EPOXY 12"
	4455/DF/SP (1 PLY 2x4)	HTT4	(18) SD#10x1-1/2", 5/8" ATR, EPOXY 12"
	4235/DF/SP (2 PLY 2x4)	HTT4	(18) 0.162x2-1/2", 5/8" ATR, EPOXY 12"
	4555/DF/SP (1 PLY 2x4)	HTT5	(26) SD#10x1-1/2", 5/8" ATR, EPOXY 12"
	4670/DF/SP (2 PLY 2x4)	HTT5	(26) 0.148x3", 5/8" ATR, EPOXY 12"
	5445/DF/SP (2 PLY 2x4)	HTTSKT	(26) SD#10x2-1/2", 5/8" ATR, EPOXY 18"
	10690/DF/SP (2 PLY)	(1)GHT-2	(18) 0.148x3", 2" 3/4" ATR, EPOXY 12"
	10790/SP (3 PLY)	(1)GHT-3	(18) 0.148x3", 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 ϕ OF WALL.
2. ANY OF THE VALD LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLATE.
3. 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.
4. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/5-3 PER UPLIFT IN TRUSS ENGINEERING.

SIMPSON CATALOG C-C-2019

TRUSS STRAPPING TO STUD WALL/WOOD BEAM		
MAX TRUSS UPLIFT (LBS)	STRAP(S) Valid lengths x/x/x	FASTENERS
850	(1) HTS16/20/30	(14) 0.148x1-1/2" or 3" EACH STRAP
1700	(2) HTS16/20/30	
2550	(3) HTS16/20/30	
1125	(1) HTS20/24/30	(24) 0.148x1-1/2" OR (20) 0.148x3" EACH STRAP
2250	(2) HTS20/24/30	
3375	(3) HTS20/24/30	
4500	(4) HTS20/24/30	



BEARING LEGEND

	BEARING @ 9'-4"
	BEARING @ 13'-11"

ROOF FRAMING PLAN

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

- 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 S-3.
 - 3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
 - 4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
 - 5) **[8F8-1B]** 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/S-3.
 - 7) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
 - 8) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 7/S-3.

[illegible]

A circular professional engineer seal for Paul Reyes, State of Florida, License No. 88925. The seal features the text "PAUL REYES" at the top, "LICENSE NO. 88925" in the center, and "STATE OF FLORIDA" at the bottom, separated by stars.

FOR AMERICAN BUILDERS SUPPLY TRUSS, 160 MPH, EXPOSURE C, MODEL 2221, ELEVATION L, 3 CAR GARAGE, JOB # M2000809-20LX-2, DATED: 1/12/21, REVISED: NONE
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING

MODEL 2221 L 3 CAR GARAGE 21010 MYSTIC WAY NORTH FORK MYERS, FLORIDA 33903 LOT: 4 SUBDIVISION: HERON'S GLEN	BUILDER: 
---	---

DESIGN/DRAWN DWB/GH
CHECKED DWB
DATE 06/25/21
SCALE VARIES
DR 12426
SHEET
S-2
SHEET 2 OF 4

TABLE R803.2.3.1 – NAIL SPACING BASED ON SPECIFIC GRAVITY OF RAFTER/TRUSS: ALL TRUSS TOP CHORDS AND FIELD ROOF FRAMING SHALL BE SOUTHERN PINE, SPECIFIC GRAVITY=0.55 (EXCEEDS SG=0.42 AND 0.49 OF TABLE R803.2.3.1).

ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSS WITHOUT SPLITTING.

TYPICAL HOUSE PLAN

EDGE NAIL TO BLOCKING AT RIDGE VALLEY/HIP

STAGGER JOINTS AT SHEATHING PANELS

EDGE NAIL TO FACIA BOARD

NAIL SPACING (TABLE R803.2.3.1) WIND SPEED / EXPOSURE

NAIL TYPE (SECTION R803.2.3.1) 19/32 SHEATHING

2 1/2" x 0.131" RING SHANK OR 3" x 0.120" RING SHANK (PER ASTM F1667 RSR-03 & 04)

NAIL SPACING: 6" O.C. EDGE 4" O.C. FIELD

1 **NAILING OF ROOF SHEATHING**

SCALE: NTS

SHEATHING SCHEDULE

EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF – PER FBCR TABLE 803.2.2	1) 1x4 STRIPPING @ 16"OC w/ 2–8d NAILS TO EACH TRUSS, 3/8" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1 1/2" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD.
19/32 CLASS A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20. FASTEN WITH RING SHANK NAILS PER DETAIL 1/S–3	ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R704.

NOTE: EXTERIOR CEILINGS SPECIFIED ABOVE MEET THE DESIGN WIND PRESSURES PER R703.1.2

2

RETROFIT STRAPS TO CONCRETE/MASONRY

TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR
TO 840	1–MTSM16 or 20
TO 1045	1–HTSM16 or 20
TO 2090	2–HTSM16 or 20
TO 4300	2–LGT2
TO 3480	HTT16
TO 10530	HGT–2/3

NOTES:

1) WHERE EMBEDDED STRAP IS MISSING OR MIS–LOCATED, 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.

4 **RETROFIT UPLIFT CONNECTOR SCHEDULE**

3/4" DEEP SAWCUT w/ ELASTOMERIC SEALANT

SLAB ON GRADE, SEE PLAN

NOTES:

1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.

2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 **SLAB SAWCUT DETAIL**

SCALE: NTS

8" CMU WALLS

2x4 or 2x6 P.T. BUCK @ FLANGED WINDOWS (SEE NOTE)

1/4"x3 3/4" TAPCON @ 24" OC, 3 SCREWS MIN. (SEE NOTE)

WINDOW/DOOR ROUGH OPENING

DOOR

2x8 OR 2x6 P.T. SYP#2

2x2x1/8" WASHER

1/2" EXPANSION BOLT, 4" MIN. EMBEDMENT, SPACE 24" OC AND 12" FROM TOP & BOT.

7 **BUCK FASTENING**

NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2–1 1/4" INTO THE MASONRY. IN THIS CASE, THE BUCK MATERIAL IS SIMPLY A SPACER AND MAY BE 1x4 OR 1x6 OR OMITTED ENTIRELY AND THE SPACER MAY BE TACKED IN PLACE WITH MASONRY NAILS OR PINS.

ROOF SHEATHING, SEE SCHEDULE 2/S–3

WOOD TRUSSES @ 24" OC, DESIGNED BY DELEGATED TRUSS ENGINEER

EMBEDDED STRAP AT EACH ROOF TRUSS, SEE ROOF PLAN. BREAK OUT WEB OF BLOCK AS NEEDED TO PROPERLY LOCATE EACH STRAP.

2x SUBFASCIA w/ 2–16d TO EACH TRUSS

TRUSS BEARING SEE PLAN

APPROVED ISOLATION PLATE

8"x8" CONTINUOUS MASONRY BOND BEAM w/ 1–#5, GROUT SOLID. PROVIDE CORNER BARS PER DETAIL 8/S–3.

#5 VERT. IN GROUTED CELL AT DOT LOCATIONS ON PLAN (48" OC MAX EXTERIOR)

ALUMINUM SOFFITS SHALL MEET WIND DESIGN PRESSURES PER R704 INSTALLED PER MFR. SPECS.

#5 VERTICAL SHALL HAVE 7" STANDARD HOOK INTO TOP OF BOND BEAM

8" MASONRY

10 **TRUSS STRAP TO BOND BEAM**

SCALE: 3/4" = 1'–0"

#5 CORNER BAR, 25"x25"

MASONRY BOND BEAM, TYPICAL

INTERSECTION

CORNER

8 **CORNER BAR DETAIL IN BOND BEAMS**

SCALE: 3/4" = 1'–0"

2x4 BLOCK AT SHEATHING JOINT

ROOF SHEATHING, SEE SCHEDULE

2x4 OUTLOOKER

H2.5A CLIP @ EA. OUTLOOKER TO TRUSS

TRUSS TOP CHORD, DROP 3 1/2"

BRACE VERTICAL MEMBERS

MID WALL WEEP SCREED

12d NAILS AT TRUSS BOTTOM CHORD TO SILL @ 8" O.C.

MASONRY WALL, SEE PLAN

NO GABLE END BRACING REQUIRED

USED ONLY ON 'L'

11 **OUTLOOKER DETAIL AT DROP GABLE**

SCALE: N.T.S.

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7–16, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vwsp=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h=15')

TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT (10 SQ. FT.)	+33.5 –36.3	+33.5 –44.8
WINDOWS & DOORS (10 SQ. FT.)	+33.5 –36.3	+33.5 –44.8
8' OR 9' GARAGE DOORS	+29.4 –33.3	
16' OR 18' GARAGE DOORS	+28.2 –31.5	

(SEE PLAN FOR OTHER SPECIFIC PRESSURES)

1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.

2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.

3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.

4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION.

5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.

* ON IRREGULAR SHAPED BUILDINGS, THERE IS NO GUIDANCE IN THE CODE FOR HOW FAR A CORNER MUST PROTRUDE FROM THE MAIN BUILDING TO BE CONSIDERED 'ZONE 5'. WE HAVE CHOSEN >15'. THIS IS SUBJECT TO JUDGEMENT CALL BY THE AUTHORITY HAVING JURISDICTION.

IN ZONE 5, MANUFACTURED SOFFIT PRODUCTS MAY REQUIRE ADDITIONAL BATTENS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.

END ZONE 5 PRESSURES OCCUR AT "PRIMARY" OUTSIDE CORNERS OF BUILDING (BOLD LINES)

INTERIOR ZONE 4 PRESSURES

4'–0" MEASURED FROM FACE OF WALL (FIG R301.2(7))

TYPICAL HOUSE PLAN

FOOTING REIN., SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

CONCRETE FOOTING, SEE PLAN

PLAN VIEW

FOOTING

CORNER BARS

SCALE: NTS

UPPER BOND BEAM, SEE PLAN

HOOK BAR INTO TOP OF UPPER BOND BEAM

VERTICAL BOND BEAM, 8"x8" CMU w/ #5 VERTICAL

8"x8" BOND BEAM w/ 1–#5

LINTEL AT LANAI OR ENTRY, '8F16–1B/1T' (8"x16" FILLED SOLID, 1#5 BOTTOM, 1–#5 TOP)

7" STANDARD HOOK INTO TOP OF BOND BEAM (MAY USE 7"x25" BENT BAR)

BEARING

#5 VERTICAL IN GROUTED CELL AT DOT LOCATIONS ON PLAN

#5 VERT. AT INTERSECTION OF BOND BEAM w/ 7" HOOK AT TOP

MASONRY WALL

HOOK OR CORNER BAR

VERTICAL BAR IN GROUTED CELL, SEE PLAN

STUD

9 **STEPPED BOND BEAM & REINFORCING**

SCALE: 3/4" = 1'–0"

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

1. FLOOR & ROOF UNIFORM LOADS:

ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF

ROOF: LIVE TOP CHORD 20 PSF

LIVE BOTTOM CHORD 10 PSF (NON–CONCURRENT w/ TOLL)

CEMENT ROOF TILE DEAD LOAD 25 PSF TOTAL

SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL

MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF

DEFLECTION CRITERIA:

FLOOR L/480 LIVE, L/360 TOTAL

ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:

WIND DESIGN PER, ASCE7–16

BASIC WIND SPEED (ASCE7–16) 160 MPH

NOMINAL WIND SPEED (Vwsp) TABLE R301.2.1(3) 124 MPH

BUILDING CATEGORY II

IMPORTANCE FACTOR 1.00

EXPOSURE C

MEAN ROOF HEIGHT = 15 FT

ROOF PITCH 5/12

ENCLOSURE CLASS ENCLOSED

INTERNAL PRES. COEFF. +/- 0.18

WINDOW/DOOR DESIGN WIND PRESSURE PER TABLE R301.2(2), R301.2(3) AND R301.2(4), SEE DETAIL ON S–3.

SOFFITS – PER R704. ALL SOFFITS & THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS USING 10 SQ. FT.

3. REINFORCED CONCRETE:

DESIGN AS PER ACI 318–14

REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:

SLAB ON GRADE f'c = 2500 PSI

3/4" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH:

CONVENTIONAL SHALLOW FOOTINGS f'c = 2500 PSI

BEAMS AND COLUMNS f'c = 3000 PSI

ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI

UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:

FOOTINGS 3"

SLAB ON GRADE CENTERED

BEAMS 1 1/2"

COLUMNS 1 1/2"

ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.

REINFORCING STEEL – ASTM A615 GRADE 40 FOR #3 GRADE 60 FOR #4 TO #11

WELDED WIRE FABRIC – ASTM A185

SPICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS, NON–CONTACT. LAP SPICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.

FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.

4. REINFORCED MASONRY:

DESIGN PER TMS 402/602–16

REQUIRED COMPRESSIVE STRENGTHS:

MASONRY WALLS f'm = 1500 PSI

REINFORCING STEEL – ASTM A615 GRADE 60.

SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.

ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N–1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.

5. DELEGATED–ENGINEERED WOOD ROOF TRUSSES:

ALL WOOD ROOF TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15–31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB–91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.

6. FOUNDATION:

CONVENTIONAL SHALLOW CONCRETE FOOTINGS

SOIL BEARING CAPACITY 2000 PSF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.

7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15–30.005 AND 61G15–31.003.

FBC R703.7 EXTERIOR PLASTER

ASTM C926 AND ASTM C1063

THE CODE SECTIONS REFERENCED BELOW ARE FOR SUMMARY PURPOSES. SEE THE FLORIDA BUILDING CODE AND THE ASTM STANDARDS FOR FULL DESCRIPTIONS AND REQUIREMENTS.

R703.7.1 Lath: Where required by the wall framing type, install metal lath per ASTM C1063 or non metallic lath per ASTM C1787. Use self furring lath as required by the ASTM spec. Use paper backed lath as required per Water Resistive Barrier specs.

R703.7.2 Plaster: Install portland cement based plaster and number of coats per ASTM C926 and thickness per Table R702.1(1).

R703.7.3 Water Resistive Barriers: Install water resistive barriers per R703.2 and water resistive vapor–permeable barrier over stud walls. (Note: ZIP wall sheathing with seam tape qualifies as the first layer)

R703.7.2.1 Weep Screed: Weep screed shall be installed at the bottom edge of all exterior wood stud framed walls (including gable end trusses) receiving lath and plaster.

Note: Exterior Stud Walls includes Gable End Trusses or Floor Trusses with Wall Sheathing.

STUD FRAMING OR FLOOR TRUSS OR GABLE END WITH WALL SHEATHING

MASONRY WALL

EXTERIOR WALL WITH PLASTER

THICKNESSES ARE EXAGGERATED FOR DRAWING PURPOSES

REVISIONS

BY

STRUCTURAL ENGINEERING:

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 SE. 47th STREET, SUITE #3 CAPE CORAL, FL 33904 (239) 549–4554 CA# 8829

FLORIDA PROFESSIONAL ENGINEER

No. 88925

PAUL REYES

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

BUILDER:

D-R HORTON • PH America's Builder

MODEL 2221 L

3 CAR GARAGE

21010 MYSTIC WAY NORTH FORT MYERS, FLORIDA 33903 LOT: 4 SUBDIVISION: HERON'S GLEN

DESIGN/DRAWN DWB/GH

CHECKED DWB

DATE 06/25/21

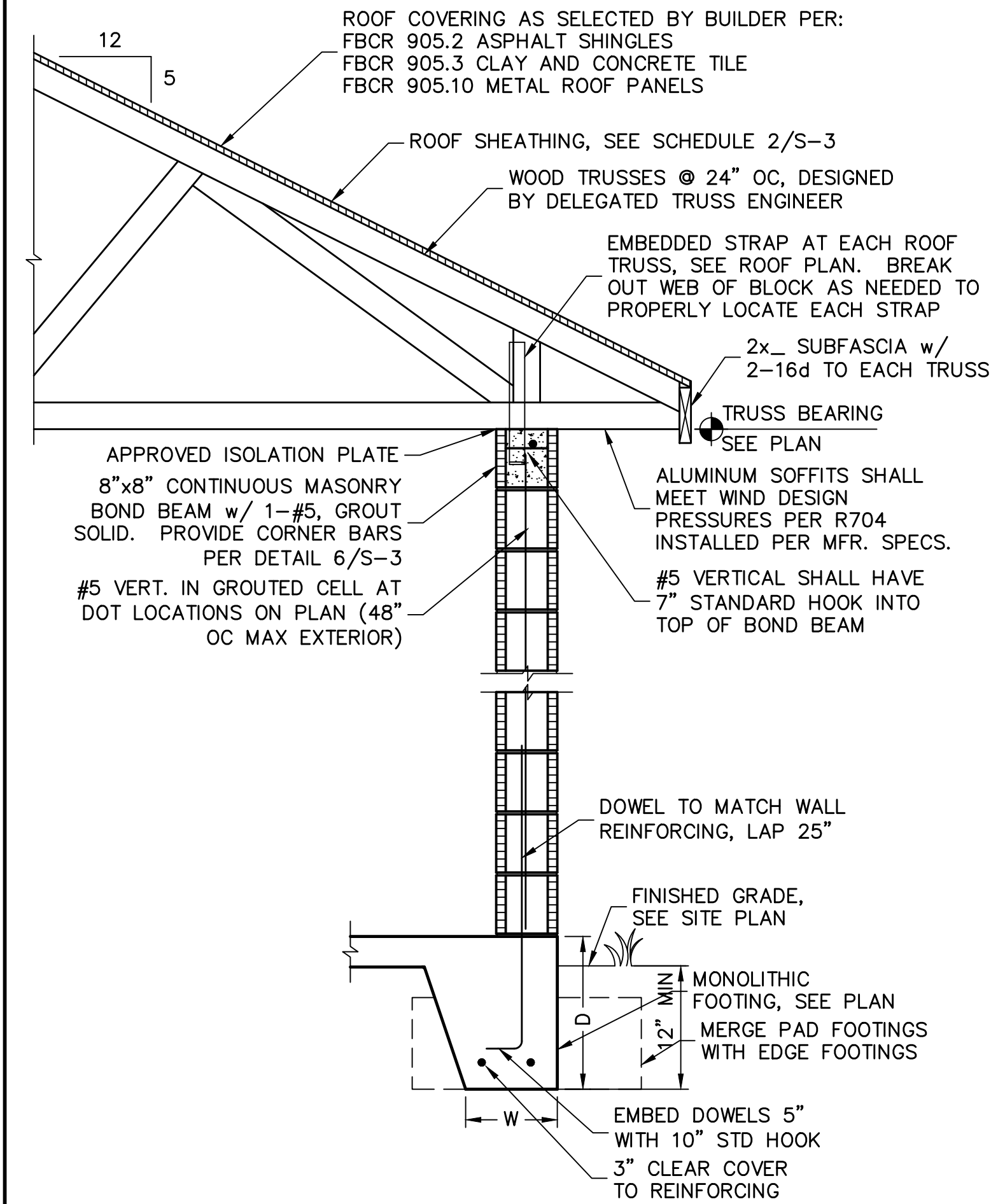
SCALE VARIES

DR 12426

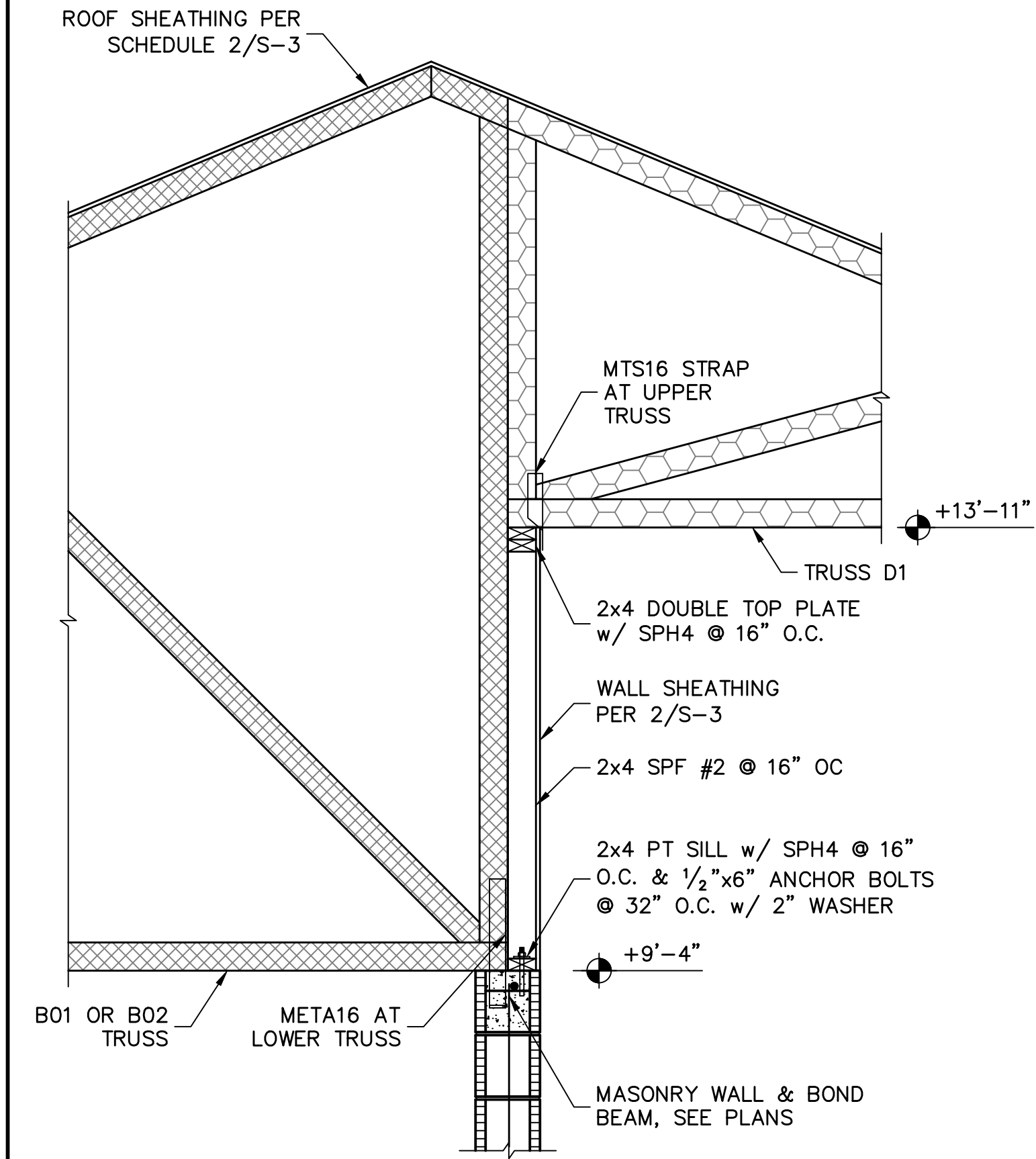
SHEET

S–3

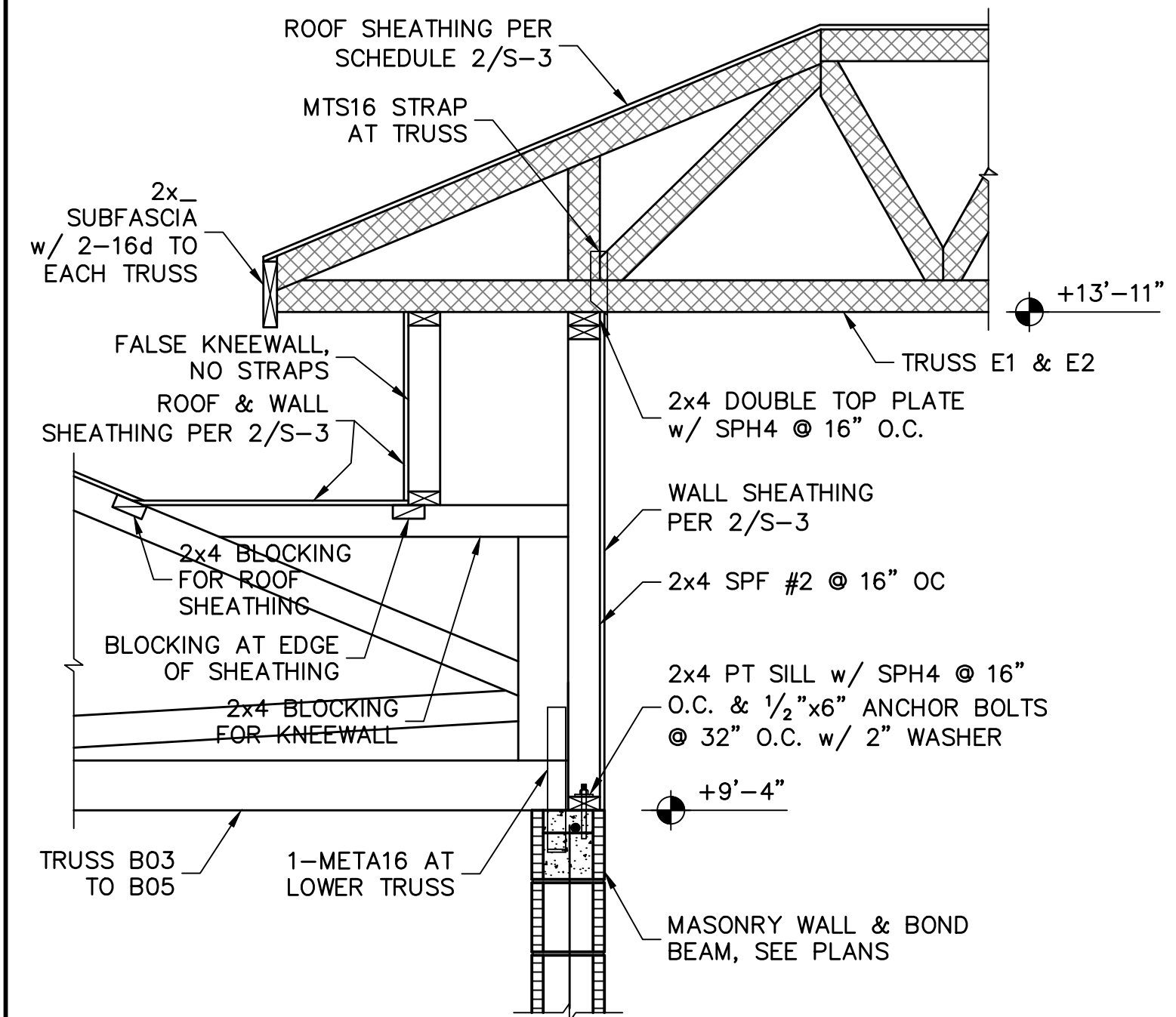
SHEET 3 OF 4



1 FULL HEIGHT WALL SECTION
SCALE: 3/4" = 1'-0"



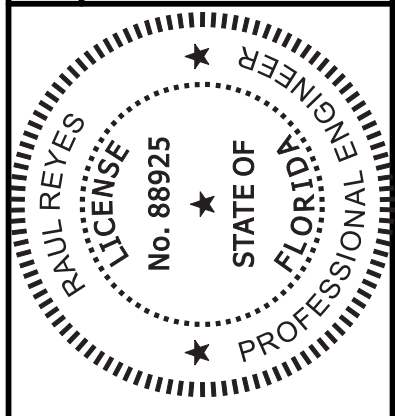
2 KNEEWALL @ ENTRY 'L'
SCALE: 3/4" = 1'-0"



3 KNEEWALL @ ENTRY 'M'
SCALE: 3/4" = 1'-0"

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 SE. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829



FOR AMERICAN BUILDERS SUPPLY TRUSS, 160 MPH, EXPOSURE C, MODEL 2221, ELEVATION L, 3 CAR GARAGE, JOB # M200089-20LX-2, DATED: 1/12/21, REVISED: NONE
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

BUILDER:
D.R. HORTON
America's Builder

MODEL 2221 L
3 CAR GARAGE
21010 MYSTIC WAY
NORTH FORT MYERS, FLORIDA 33903
LOT: 4 SUBDIVISION: HERON'S GLEN

DESIGN/DRAWN
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VARIES
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SHEET
S-4
SHEET 4 OF 4