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

Hanger Notes

* Refer to Simpson Strong-Tie website (www.strongtie.com/products/connectors), or the USP website (www.uspconnectors.com/us/products/connectors), 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 diaphram 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"

* * * C R I T I C A L * * *
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.

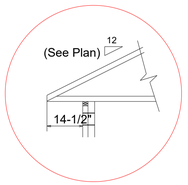
NOTE: Bolts/Screws are intended to provide clamping force to aid in allowing the mult-ply assembly to act as a unit and are not included in the calculation of ply-to-ply load transfer.

Hatch Legend	
	12' 8" BRG HGT
	12' CEILING HGT

Truss Connector Total List		
Manuf	Product	Qty
	BY BLDR	1
	HGUS28-3	1
	HUS26	10

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

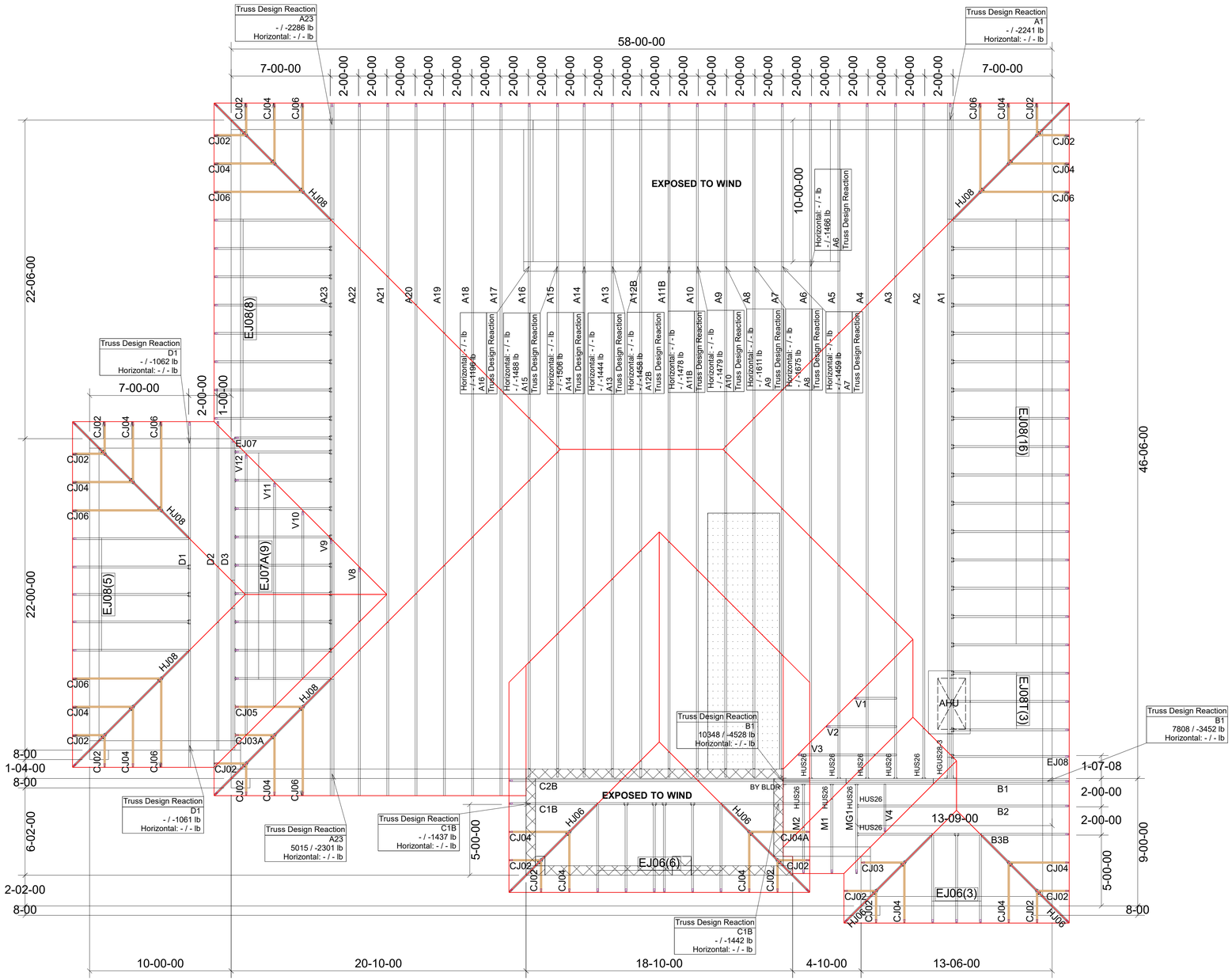
TRUSSES DESIGNED FOR TILE OR SHINGLE APPLICATIONS



CANTILEVER DETAIL
1X

Truss List of <5000# reaction & <-1000# uplift

Truss	Qty	Span	Reactions 1X			
A1	3	47-08-08	4796.91 lb -2241.24 lb	4927.86 lb -2259.49 lb		
A10	1	47-07-04	337.64 lb -253.01 lb	3040.28 lb -1478.52 lb	1877.53 lb -651.81 lb	
A11B	1	47-07-04	335.14 lb -249.55 lb	3064.93 lb -1478.14 lb	1887.56 lb -655.64 lb	
A12B	1	47-07-04	354.03 lb -265.67 lb	3011.62 lb -1457.51 lb	1842.52 lb -660.15 lb	
A13	1	47-07-04	354.16 lb -269.61 lb	2935.11 lb -1444.18 lb	2135.22 lb -758.87 lb	70.12 lb -158.55 lb
A14	1	47-07-04	298.75 lb -240.36 lb	3103.76 lb -1506.01 lb	1830.17 lb -636.96 lb	
A15	1	47-07-04	319.92 lb -259.91 lb	3060.00 lb -1487.84 lb	1868.37 lb -635.58 lb	
A16	1	47-07-04	314.81 lb -72.73 lb	105.67 lb -179.57 lb	3247.22 lb -1195.80 lb	1855.89 lb -652.30 lb
A23	2	48-11-00	4995.69 lb -2286.27 lb	5015.25 lb -2301.10 lb		
A6	1	47-08-08	284.09 lb -297.55 lb	3065.23 lb -1465.89 lb	2026.12 lb -654.18 lb	
A7	1	47-07-04	337.87 lb -286.00 lb	2981.49 lb -1459.18 lb	1883.65 lb -638.15 lb	
A8	1	47-07-04	59.56 lb -381.80 lb	3499.26 lb -1675.12 lb	1690.28 lb -596.29 lb	
A9	1	47-07-04	150.12 lb -284.36 lb	3337.90 lb -1610.89 lb	1702.19 lb -616.01 lb	
B1	3	20-02-08	7808.25 lb -3452.49 lb	10347.66 lb -4528.42 lb		
C1B	1	21-03-00	1426.63 lb -1437.44 lb	1539.63 lb -1442.48 lb		
D1	1	24-05-00	2261.51 lb -1061.55 lb	2262.33 lb -1061.23 lb		



Designed Per ASCE 7-16

Loading and Design Criteria

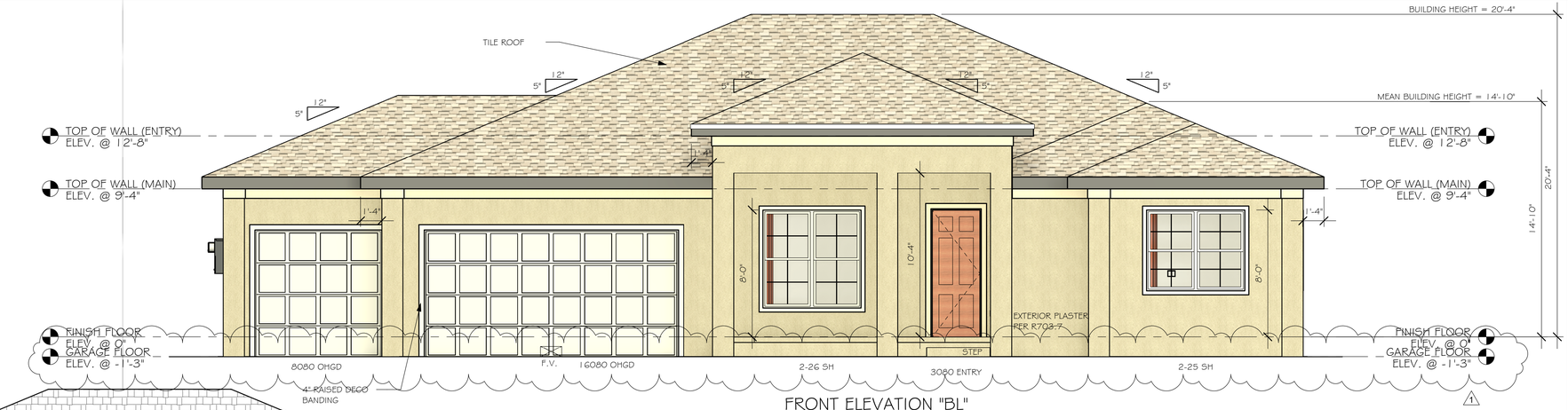
	Roof	Floor		
TC LL	20	40	Mean Hgt	15'
TC DL	20	10	Wind Speed	170
BC LL	0	0	Exposure	C
BC DL	10	5		
Duration	1.25	1.00		

AMERICAN BUILDERS SUPPLY

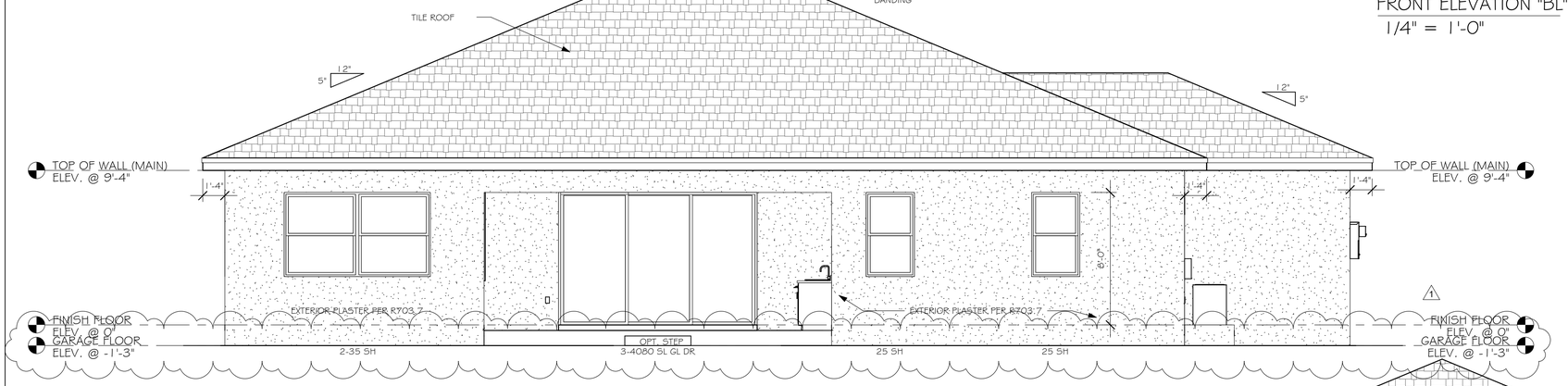
Builder:	DR Horton Ft Myers
Model:	2197 B
Options:	3 Car Garage
Location:	-

Date:	Sales Rep:	Designer:	Job Number:
12/4/2020	Carl F	Joe D	M2000221-20BX

Revision

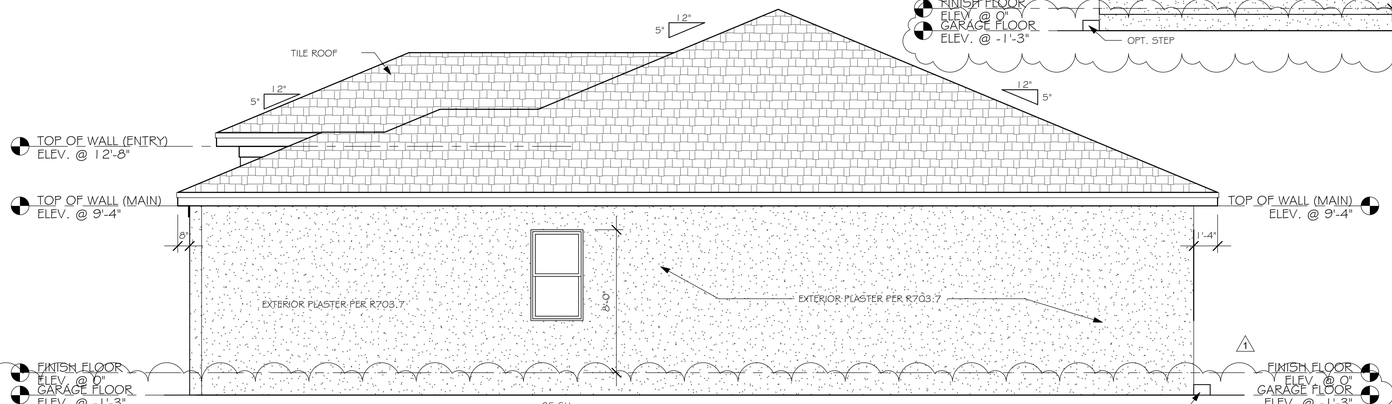


FRONT ELEVATION "BL"
1/4" = 1'-0"



REAR ELEVATION "BL"
1/4" = 1'-0"

LEFT ELEVATION "BL"
1/4" = 1'-0"



RIGHT ELEVATION "BL"
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No.	Description	Date
1	ADDED 4 COURSE STEMWALL	06/22/21

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

D·R·HORTON® DHI NYSE
America's Builder

Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

LOT: 18 | BLOCK: E
SUBDIVISION: ROYAL PALM GOLF
ADDRS: 18426 ROYAL HAMMOCK BLVD
D.R.H. #: 579930096

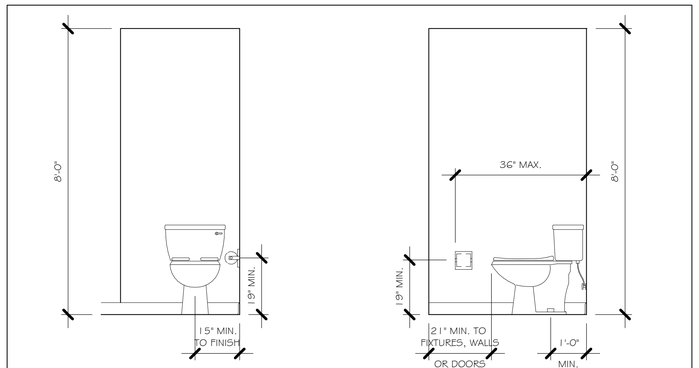
MODEL 2197

GCD JOB # 12509

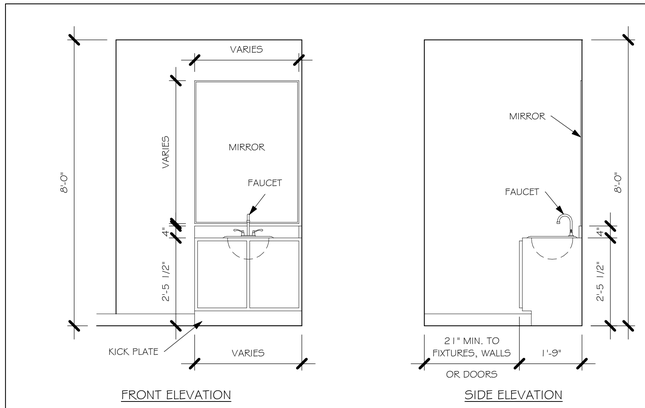
DATE: 04/22/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: ELEVATION
SCALE: 1/4" = 1'-0"

A-1 BL

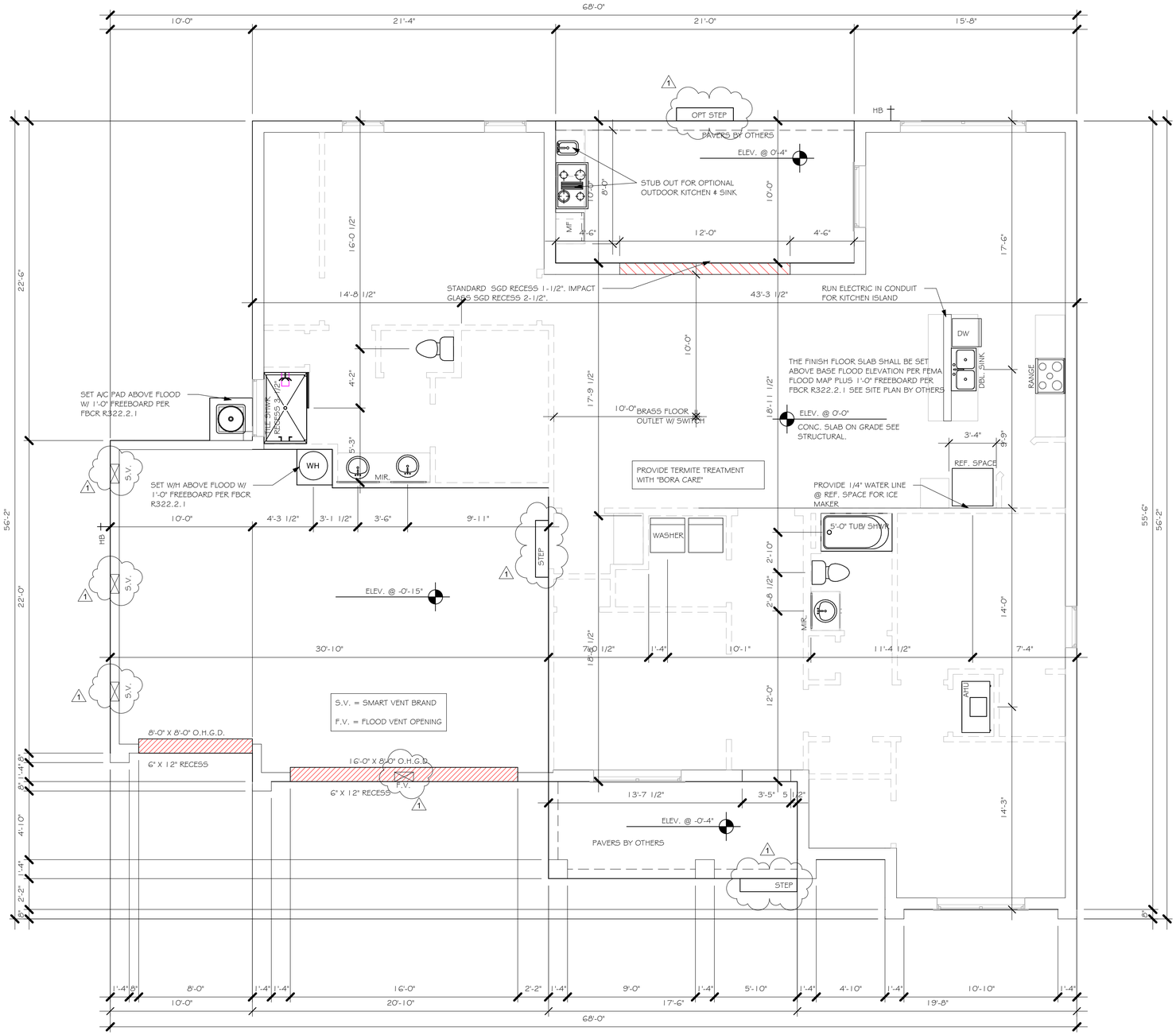
L:\D-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\12509 LOT 18 BLK E 2197 BL\REVIT\12509 2197 BL.rvt



WATER CLOSET CLEARANCE DETAIL



VANITY SINK CLEARANCE DETAIL



SLAB & PLUMBING PLAN "BL"
1/4" = 1'-0"

No.	Description	Date
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GCD JOB # 12509

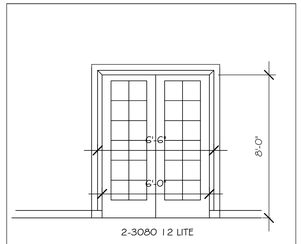
DATE: 04/22/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: SLAB & PLUMBING PLAN
SCALE: As indicated

A-2 BL

L:\0-New Data\1-MASTER 2019\2019 BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\2509 LOT 18 BLK E 2197 BL\REVIT\2509 2197 BL.rvt

DOOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	WIDTH	HEIGHT	COMMENTS	QTY
1	16080 OHGD		16'-0"	8'-0"		1
2	3080 ENTRY		3'-0"	8'-0"		1
3	(3)-4080 SL. GL. DR.		12'-0"	8'-0"		1



2-3080 12 LITE

FLEX ROOM DETAIL

WINDOW SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COMMENTS	HEIGHT	WIDTH	QTY
A	2-25 SH			5'-3"	6'-4"	1
B	2-26 SH			6'-4"	6'-4"	1
C	48" X 16"	FIXED GLASS		3'-4"	4'-2"	1
D	25 SH			5'-3"	3'-1"	3
E	2-35 SH			5'-3"	9'-0"	1
F	35 SH			5'-3"	4'-6"	1

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

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE

INTERIOR DOOR SCHEDULE

MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-10"	B.F. = BI-FOLD DOOR
3	2'-8"	B.P. = BI-PASS DOOR
4	2'-6"	L.V. = LOUVERED DOOR
5	2'-4"	
6	2'-0"	
7	1'-8"	
8	1'-6"	

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 @ 34 1/2" A.F.F.

7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS

8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.3.5

9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 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 SEPARATIION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARTION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSOM 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 INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R312.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE

12) ALL CLOSET SHELVES TO BE 12", ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.

13) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

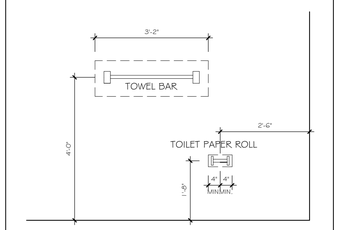
DOOR HEADERS

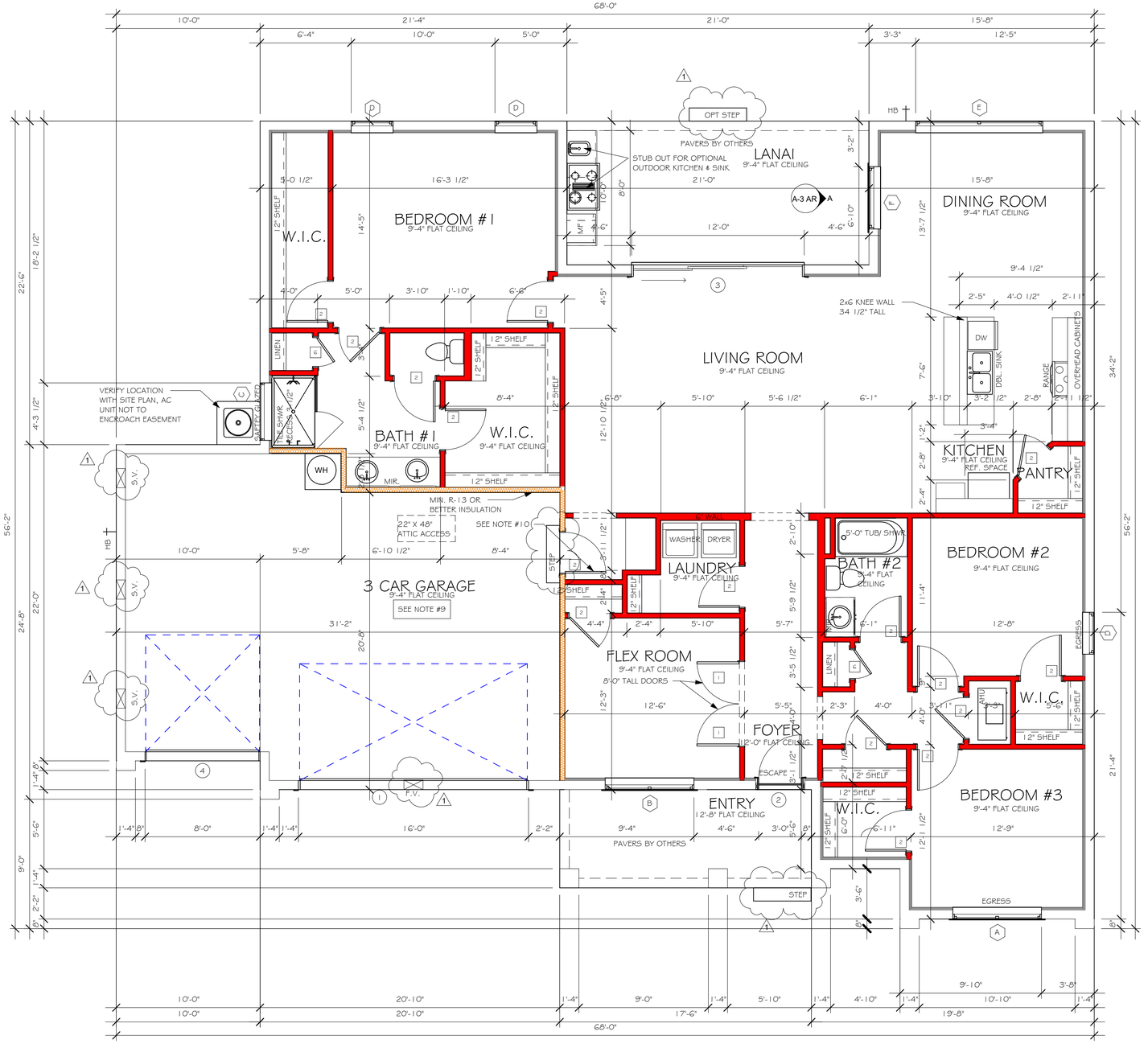
6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

SQUARE FOOTAGE

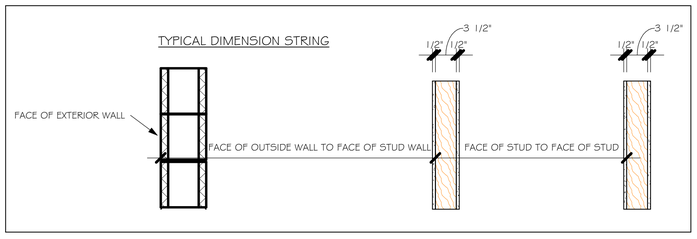
ENTRY AREA	121 SF
LANAI AREA	210 SF
GARAGE AREA	666 SF
LIVING AREA	2197 SF
TOTAL AREA	3194 SF

	BATHROOM NOTES
TB TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
TP TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS





FLOOR PLAN "BL"
1/4" = 1'-0"



No.	Description	Date
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LOT: 18 BLOCK: E
SUBDIVISION: ROYAL PALM GOLF
ADDRS: 18426 ROYAL HAMMOCK BLVD
D.R.H. #: 579930096

MODEL 2197

GCD JOB # 12509

DATE: 04/22/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: FLOOR
SCALE: As indicated

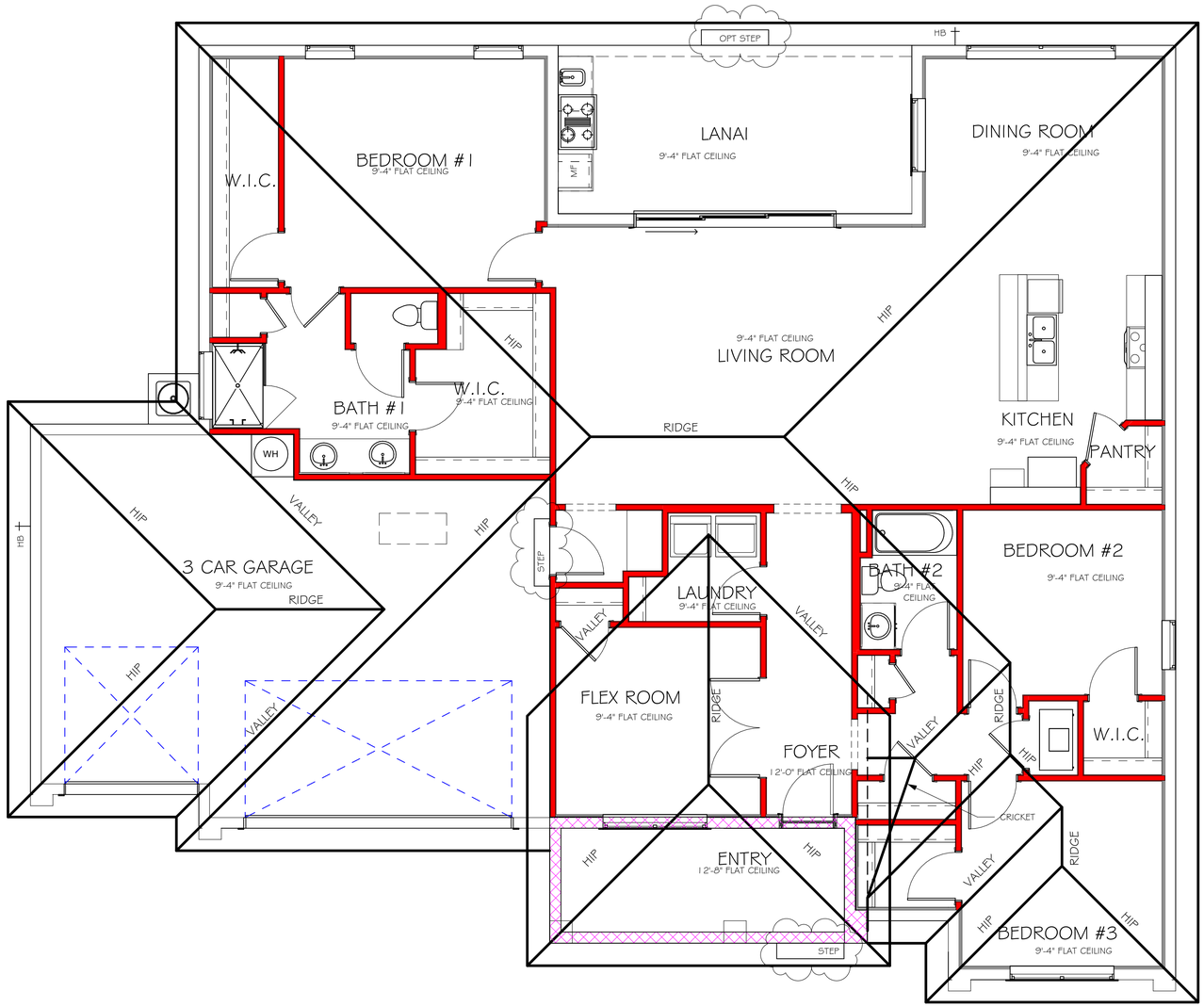
A-3 BL

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\12509 LOT 18 BLK E 2197 BUREVIT\12509 2197 BL.rvt

MODEL 2197 B: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
AREAS (SQ. FT.)			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW OF SOFFIT	QUAD 4 SOFFIT MAS.	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	3501.3 SQ. FT.	307.5 SQ. FT.	23.34 SQ.FT.	7.59%	8.15%	-.-- SQ. FT.	-	-.-%
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			ROOF VENT MODEL 32" BASE 22 3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR		



WALL HEIGHT	
	= MAIN WALL @ 9'-4"
	= ENTRY WALL @ 12'-8"

ROOF PLAN "BL"

1/4" = 1'-0"

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REVISED: 1 06/22/21

PLAN: ROOF

SCALE: As indicated

A-4 BL

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\12509 LOT 18 BLK E 2197 BL\REVIT\12509 2197 BL.rvt

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
AFF	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
S	SINGLE POLE SWITCH
S3	3 WAY SWITCH
SD	DIMMER SWITCH
SMS	MOTION SENSOR SWITCH
SD / SCD	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 PERPOSES. PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
T	TELEPHONE OUTLET
TV	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
PB	PUSH BUTTON (PB) / DOOR BELL (DB)
IC	INTERCOM
KP	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

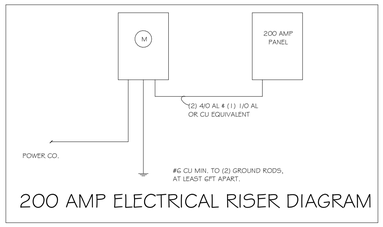
NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.

ELECTRICAL NOTES:

ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 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 AND T.V PER CONTRACT.

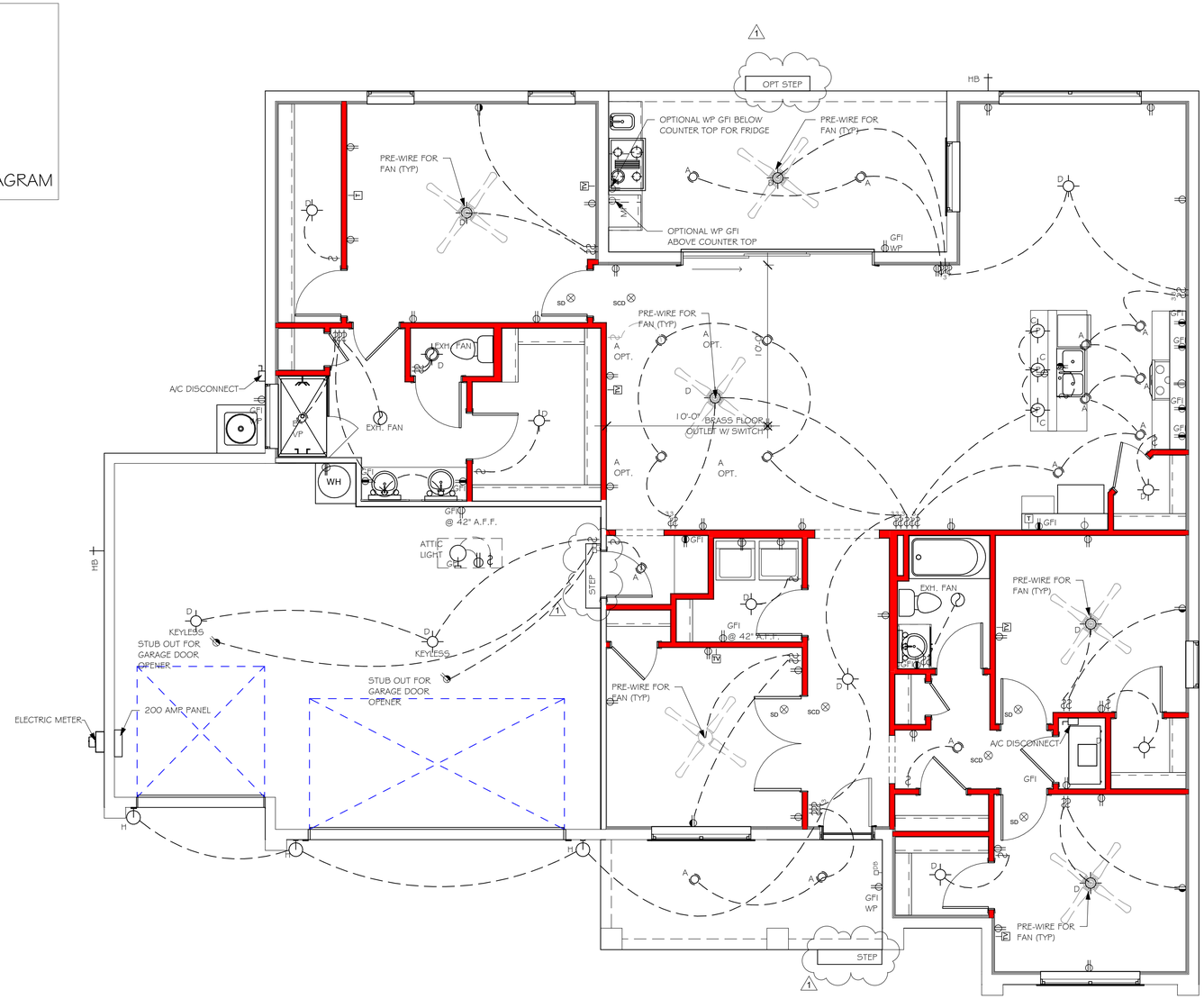
INSTALL ALL ELECTRICAL PER NEC 2014



200 AMP ELECTRICAL RISER DIAGRAM

LIGHTING SCHEDULE

200 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(17)	(FLUSH MOUNTED LT)
B	(1)	(VAPORS)
C	(3)	(PENDANT LIGHT
D	(14)	(10" MUSHROOMS)
E	(3)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	
J	(1)	(J BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(5LT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



ELECTRICAL PLAN "BL"
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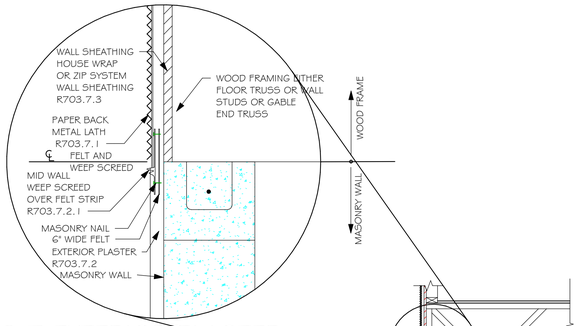
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: ELECTRICAL
SCALE: As indicated

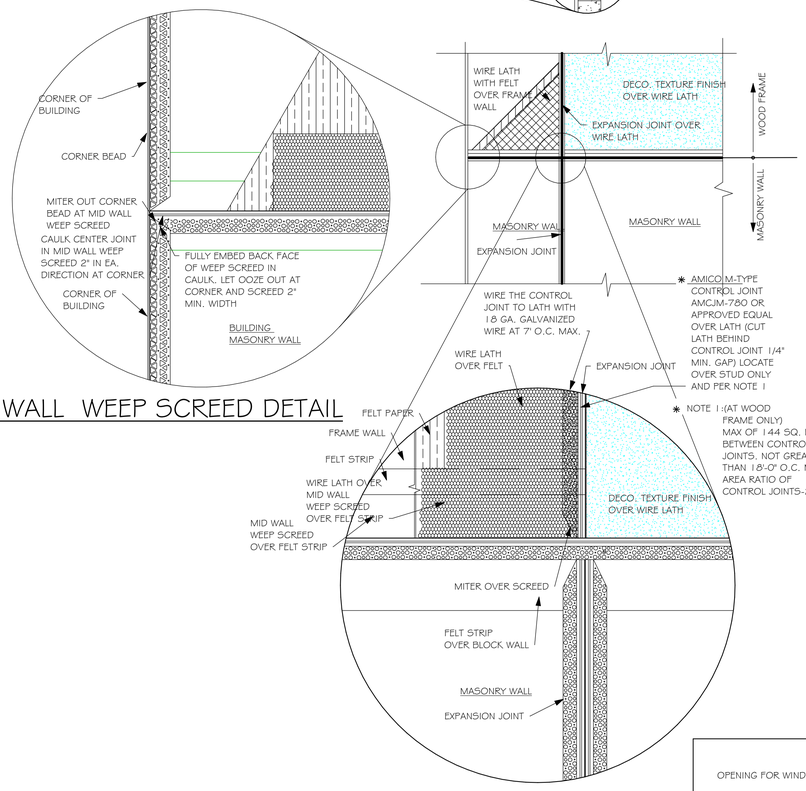
A-5 BL

L:\10-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\1 2509 LOT 18 BLK E 2197 BLUREVIT\1 2509 2197 BL.rvt



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.

1

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 DISCREPENCIES 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. FOR REQUIRED SOIL BEARING, SEE STRUCTURAL. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUCTION 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.
ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:-
ALL TREATED 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 GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

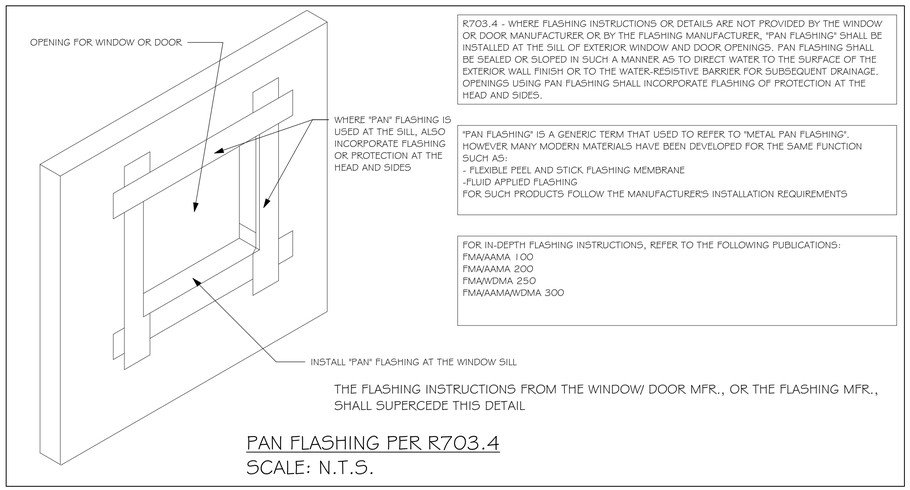
2

GENERAL ROOF ASSEMBLY

ROOF SHEATHING FBCR TABLE R803.2.2
SHALL BE 19/32 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 "H" CLIPS AT UNSUPPORTED PANEL EDGES. FOR FASTENING, SEE STRUCTURAL.

FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE A250 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURES PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

DRIP EDGE
DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES 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.



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-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OF PROTECTION AT THE HEAD AND SIDES.

"PAN FLASHING" IS A GENERIC TERM THAT USED TO REFER TO "METAL PAN FLASHING". HOWEVER MANY MODERN MATERIALS HAVE BEEN DEVELOPED FOR THE SAME FUNCTION SUCH AS:
- FLEXIBLE PEEL AND STICK FLASHING MEMBRANE
-FLUID APPLIED FLASHING
FOR SUCH PRODUCTS FOLLOW THE MANUFACTURER'S INSTALLATION REQUIREMENTS

FOR IN-DEPTH FLASHING 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.

3

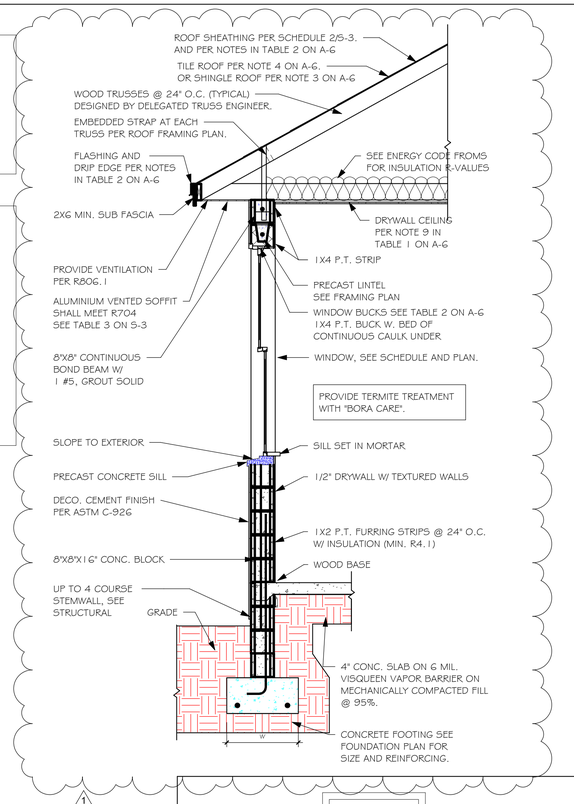
ASPHALT SHINGLE ROOF SPEC'S

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 D 3462, FOR FASTENING, SEE STRUCTURAL. INSTALLATION SHALL COMPLY WITH MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

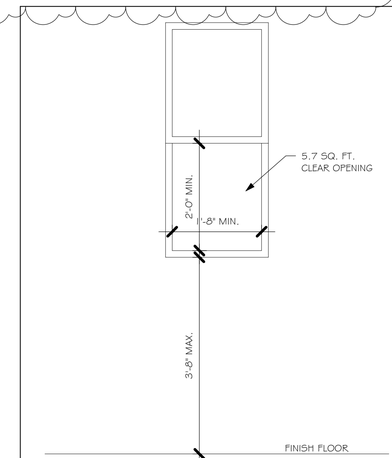
4

CLAY AND CONCRETE ROOF TILE 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 R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLLOWING:
1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
A. AMOUNT AND PLACEMENT OF MORTAR
B. AMOUNT AND PLACEMENT OF ADHESIVE
C. TYPE, NUMBER, SIZE AND LENGTH OF FASTENERS AND CLIPS.
3. UNDERLAYMENT
4. SLOPE REQUIREMENT.



1



R310.2.1 MINMUM OPENING AREA- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m^2).

EXCEPTION- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m^2).

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

R310.2.1 MINMUM 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 m^2), 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

No.	Description	Date
1	ADDED 4 COURSE STEMWALL	06/22/21

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

D·R·HORTON America's Builder
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1515 SE 47TH ST. CAPE CORAL, FL 33904

LOT: 18 BLOCK: E
SUBDIVISION: ROYAL PALM GOLF
ADDRS: 18426 ROYAL HAMMOCK BLVD
D.R.H. #: 579930096

MODEL 2197

GCD JOB # 12509

DATE: 04/22/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: SECTIONS
SCALE: As indicated

A-6

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\2509 LOT 18 BLK E 2197 BL\REVIT\2509 2197 BL.rvt

FOUNDATION PLAN

SCALE: 1/4" = 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. PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
5. FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/ DOOR SUPPLIER.
6. PROVIDE PRESSURE TREATED BUCKS AT WINDOWS/ DOORS PER DETAIL 7/S-3.

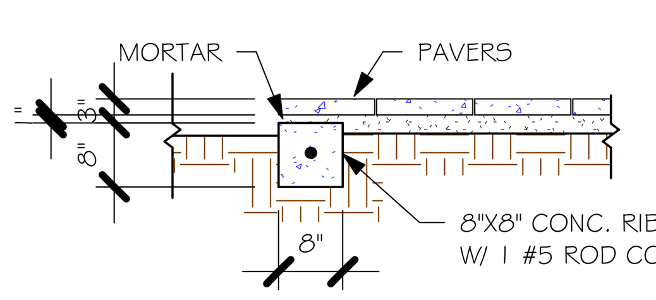
PAD FOOTING SCHEDULE

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

WALL FOOTING SCHEDULE

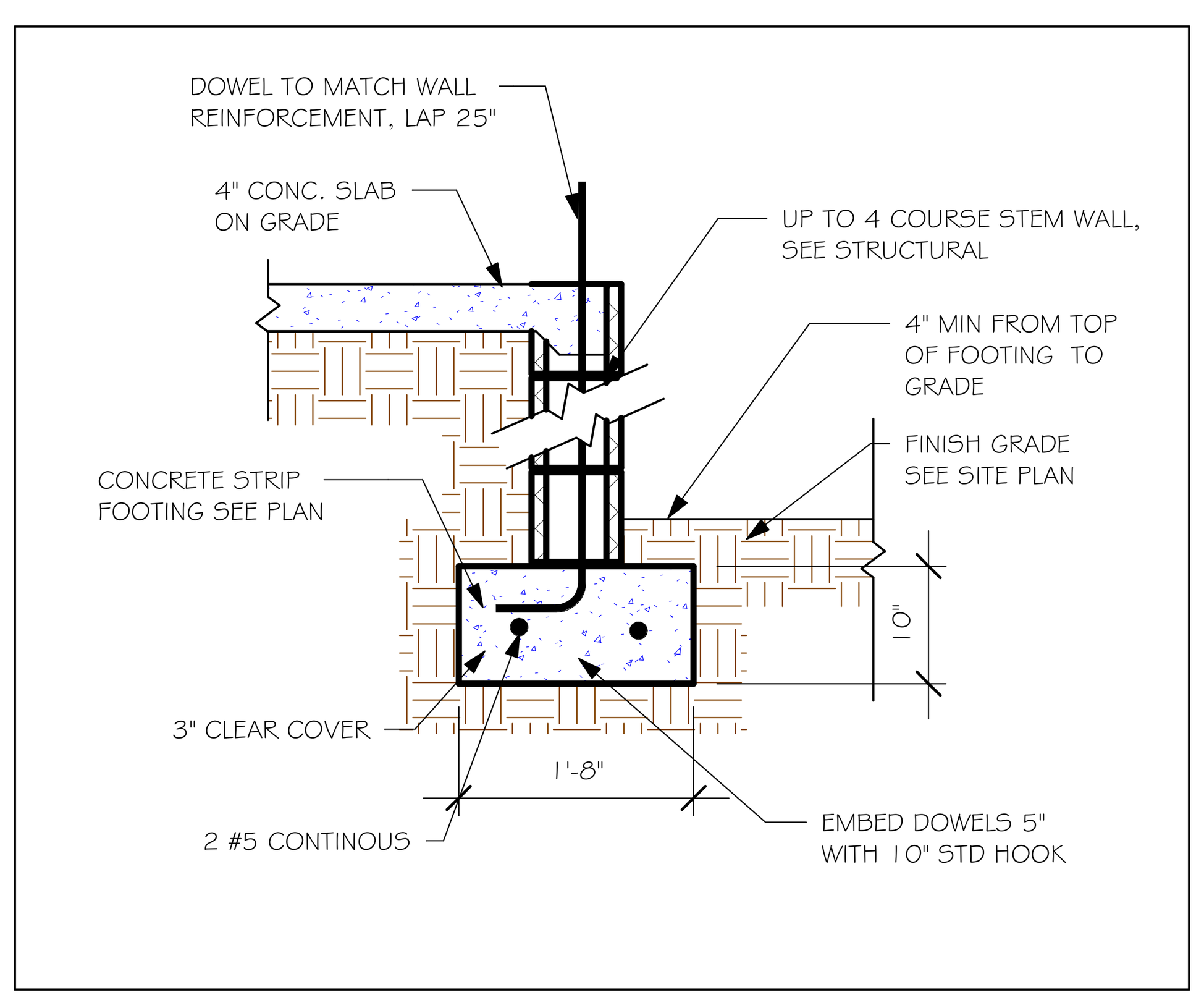
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
X	F2	CONT.	1'-8"	0'-10"	2-#5	
	F3	CONT.	1'-0"	1'-8"	2-#5	ADD CURB TO GARAGE, SEE DETAIL
	F4	CONT.	1'-4"	1'-8"	2-#5	
	F5	CONT.	1'-4"	1'-0"	2-#5	
	F6	CONT.	1'-4"	1'-0"	2-#5	
	F6A	CONT.	0'-8"	0'-8"	1-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	

PROVIDE CORNER BARS PER 6/S-3



"P" PAVERS DETAIL

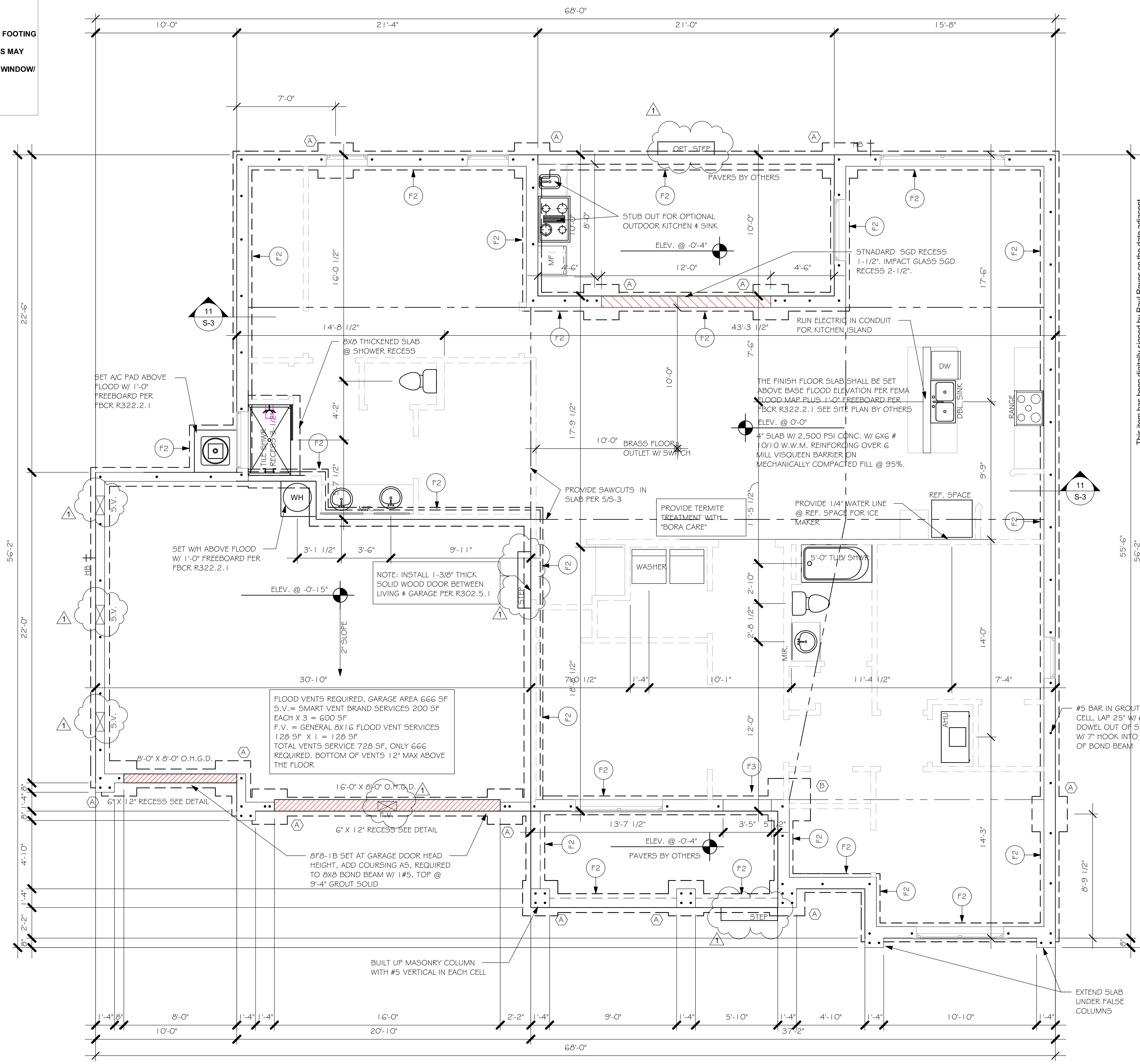
1/2" = 1'-0"



NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25" X 25" AT EACH LONGITUDINAL BAR.

'F2' FOOTING

3/4" = 1'-0"



FOUNDATION PLAN "BL"

1/4" = 1'-0"

No.	Description	Date
1	ADDED 4 COURSE STEMWALL	06/22/21

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

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\12509 LOT 18 BLK E 2197 BL\REVIT\12509 2197 BL.rvt

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PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904
STRUCTURAL SYSTEMS OF NORTH FLORIDA

RAUL REYES LICENSE No. 88925 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOT: 18 BLOCK: E

SUBDIVISION: ROYAL PALM GOLF

ADDRS: 18426 ROYAL HAMMOCK BLVD

D.R.H. #: 579930096

MODEL 2197

GCD JOB # 12509

DATE: 04/22/21

DRAWN BY: JSL

CHECKED BY: JWC

REVISED: 1 06/22/21

PLAN: FOUNDATION PLAN

SCALE: As indicated

S-1 BL

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR Valid lengths x/x/x	FASTENER
1450 (1 PLY)	(1) META1G/18/20	(8) 0.148x1-1/2 ", EMBED 4"
1810 (1 PLY)	(1) META1G/20	(9) 0.148x1-1/2", EMBED 4"
1875 (1 PLY)	(2) META1G/18/20	(10) 0.148x1-1/2", EMBED 4"
1920 (1 PLY)	(2) META1G/20	(10) 0.148x1-1/2", EMBED 4"
2120 (1 PLY)	(2) HHETA1G/20	(10) 0.148x1-1/2", EMBED 4"
1795 (2 OR 3 PLY)	(2) META1G/18/20	(14) 0.162x3-1/2", EMBED 4"
2365 (2 OR 3 PLY)	(2) META1G/20	(12) 0.162x3-1/2", EMBED 4"
3965 /DF /SP (2 PLY)	MGT	(22) 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 2x6)	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 2x6)	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)	HTT5KT	(26) SD#10x2-1/2", 5/8" ATR, EPOXY 18"
10690 /DF /SP (2 PLY)	(1)HGT - 2	(16) 0.148x3", (2) 3/4" ATR, EPOXY 12"
10790 /SYP (3PLY)	(1)HGT - 3	(16) 0.148x3", (2) 3/4" ATR, EPOXY 12"

INSTALL META1G AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

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 CENTERLINE OF WALL.
2. ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
3. CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTUCTIONS. 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/S-3. PER UPLIFT IN TRUSS ENGINEERING.

SIMPSON CATALOG C-C- 2019

TRUSS STRAPPING TO STUDWALL/ WOOD BEAM		
MAX TRUSS UPLIFT (LBS)	STRAP(S) Valid lengths x/x	FASTENER
850	(1)MTS1G/20/30	(14) 0.148x1-1/2" or 3" EACH STRAP
1700	(2) MTS1G/20/30	
2550	(3) MTS1G/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	

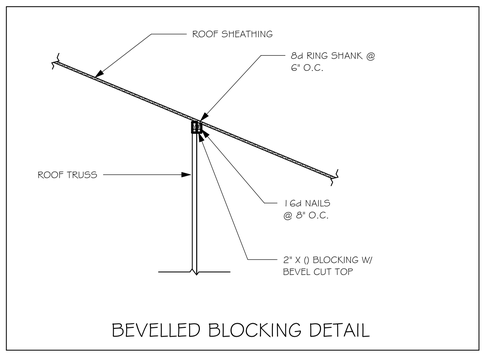
INSTALL AT ALL TRUSSES TO 850 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

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. ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
3. 1-1/2" NAIL SHALL BE USED IN 1 PLY LUMBER, 2 PLY LUMBER IS REQUIRED FOR 3" NAILS.
4. CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTUCTIONS.

SIMPSON CATALOG C-C- 2019

PLAN NOTES:

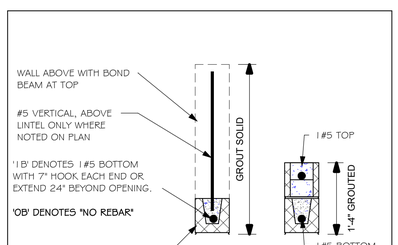
1. ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2. ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BYA DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
5. 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/S-3.



BEVELLED BLOCKING DETAIL

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY AMERICAN BUILDER SUPPLY JOB# M2000221-20BX DATED: 12/04/20 REVISED: NONE

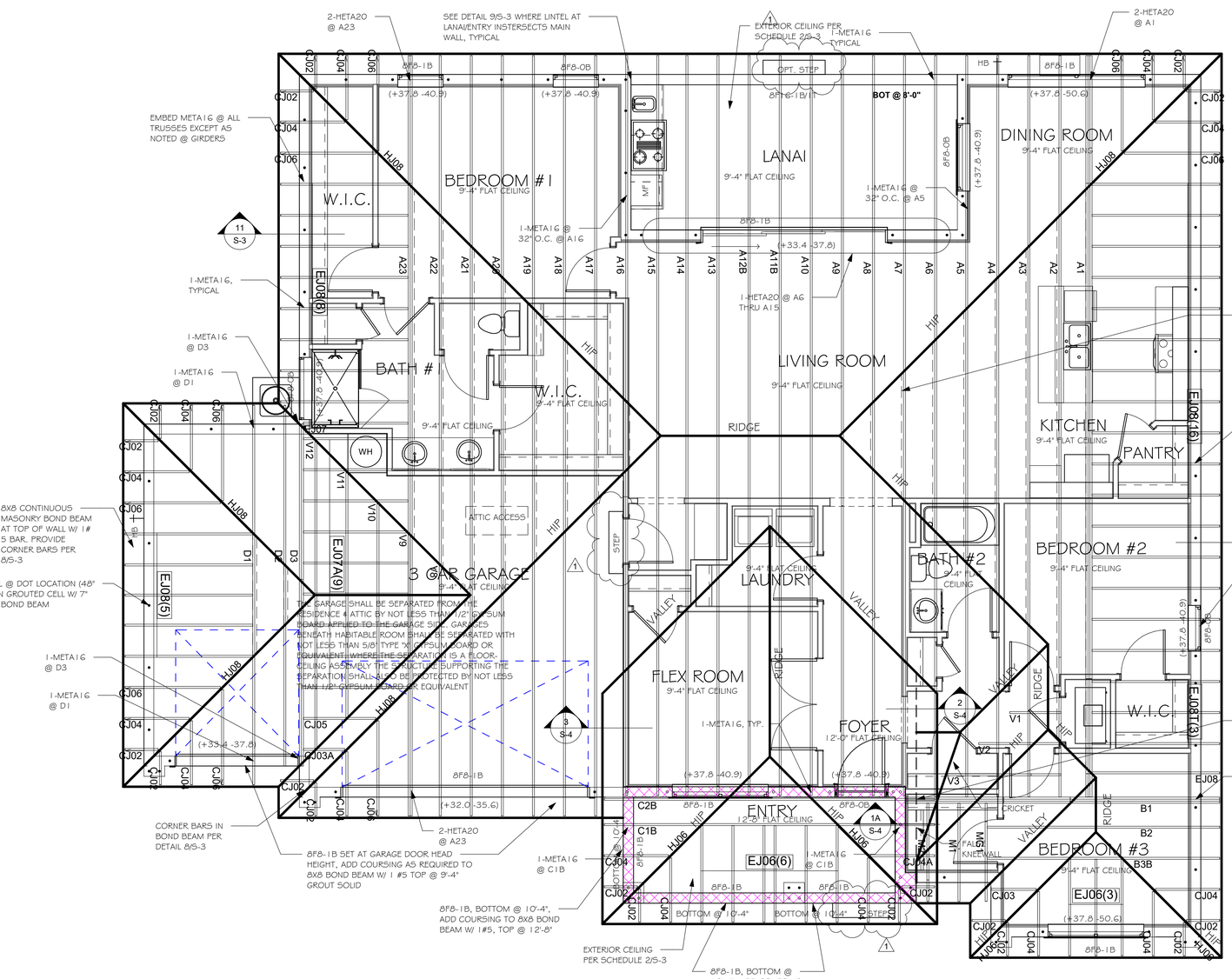
WALL HEIGHT	
	= MAIN WALL @ 9'-4"
	= ENTRY WALL @ 12'-8"



PRECAST LINTEL SCHEDULE

AT SWING DOORS, USE 2" RECESS STYLE LINTEL IF NEEDED FOR ROUGH OPENING.

LINTELS BEAR 4" MIN. EACH END



ROOF FRAMING PLAN "BL"
1/4" = 1'-0"

No.	Description	Date
1	ADDED 4 COURSE STEMWALL	06/22/21

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

D·R·HORTON® America's Builder

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RAUL REYES LICENSE No. 88925 STATE OF FLORIDA PROFESSIONAL ENGINEER

STRUCTURAL SYSTEMS OF NORTH FLORIDA
1034 SE 47th ST, SUITE #3
CAPE CORAL, FLORIDA 33904
(239) 549-4554
CA# 8859

LOT: 18 BLOCK: E
SUBDIVISION: ROYAL PALM GOLF
ADDRS: 18426 ROYAL HAMMOCK BLVD
D.R.H. #: 579930096

MODEL 2197

GCD JOB # 12509

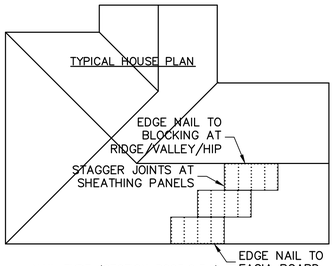
DATE: 04/22/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 1 06/22/21
PLAN: ROOF FRAMING PLAN
SCALE: As indicated

S-2 BL

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\ROYAL PALM GOLF\12509 LOT 18 BLK E 2197 BL\REVIT\12509 2197 BL.rvt

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.



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

160/B, 160/C, 170/B	170/C
NAIL SPACING: 6" O.C. EDGE 6" O.C. FIELD	NAIL SPACING: 4" O.C. EDGE 4" O.C. FIELD

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

2½" x 0.131" RING SHANK OR 3" x 0.120" RING SHANK (PER ASTM F1667 RSRS-03 & 04)

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	EXTERIOR CEILING
19/32 CLASS A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20. FASTEN WITH RING SHANK NAILS PER DETAIL 1/S-3 (WHEN ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED)	1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1 5/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD.
	SOFFIT
	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

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7-16, 170 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=132 MPH, RISK CAT II, ENCLOSED, kd=0.85, h=15', λ=1.21)

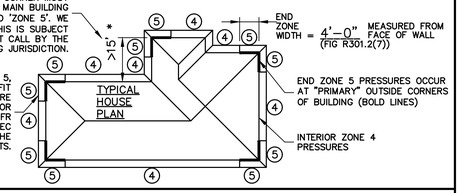
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+37.8 −40.9	+37.8 −50.6
TYPICAL WINDOWS & DOORS	+37.8 −40.9	+37.8 −50.6
8' OR 9' GARAGE DOORS	+33.4 −37.8	
16' OR 18' GARAGE DOORS	+32.0 −35.6	

(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 BATTONS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.



3

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/ TCLL)
   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) 170 MPH
   NOMINAL WIND SPEED (Vasd TABLE R301.2.1.3) 132 MPH
   BUILDING CATEGORY II
   IMPORTANCE FACTOR 1.00
   EXPOSURE C
   MEAN ROOF HEIGHT = 15 FT
   HEIGHT & EXPOSURE COEFFICIENT λ TABLE R301.2(2) = 1.21
   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 3/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
   3½" 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 1½"
   COLUMNS 1½"
   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

   SPLICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPLICES 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.
   SPLICES 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 & FLOOR TRUSSES:
   ALL WOOD ROOF AND FLOOR 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.

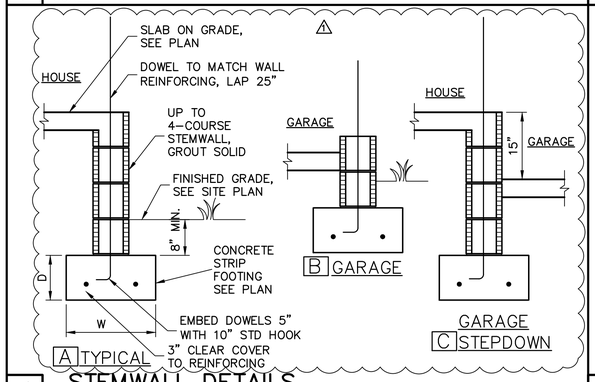
6. FOUNDATION:
   CONVENTIONAL SHALLOW CONCRETE FOOTINGS
   SOIL BEARING CAPACITY 2000 PSF
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO 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.

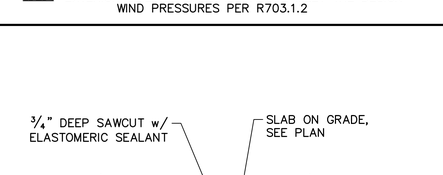
8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE 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.

⚠ CHANGED FROM MONO TO STEMWALL FOOTING

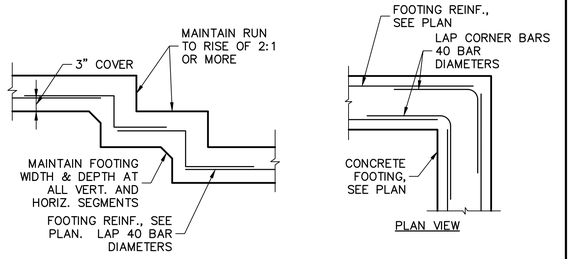


4 STEMWALL DETAILS
SCALE: 3/4" = 1'-0"



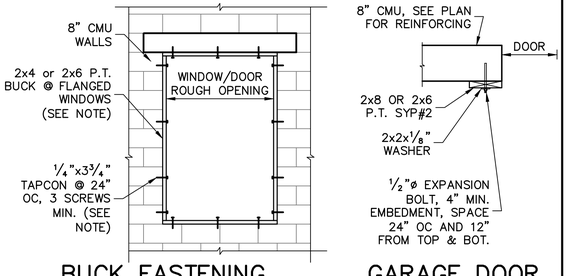
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 SLAB SAWCUT DETAIL
SCALE: NTS



6 STEP FOOTING
SCALE: NTS

FOOTING CORNER BARS
SCALE: NTS

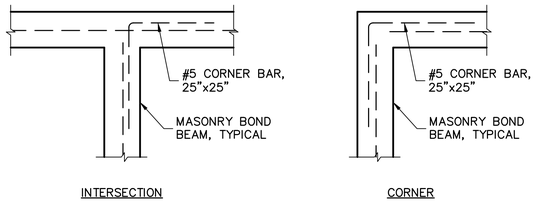


BUCK FASTENING

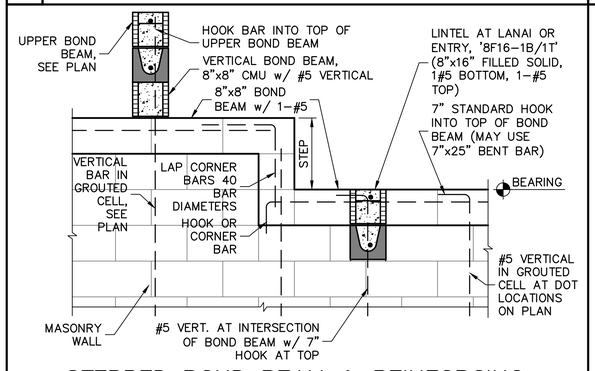
GARAGE DOOR

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 2-1/4" 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.

7



8 CORNER BAR DETAIL IN BOND BEAMS
SCALE: 3/4" = 1'-0"



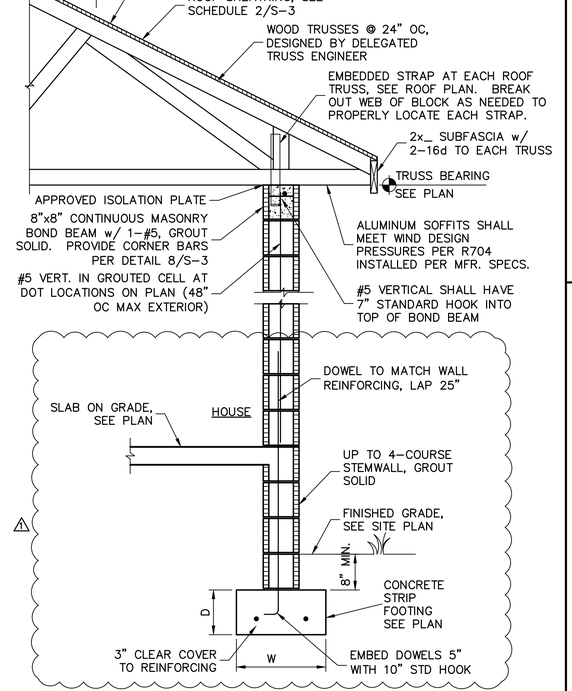
9 STEPPED BOND BEAM & REINFORCING
SCALE: 3/4" = 1'-0"

RETROFIT STRAPS TO CONCRETE/MASONRY

TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1-MTSM16 or 20	7-10dx1½", 4-¼x2¼ TITEN
TO 1045	1-HTSM16 or 20	8-10dx1½", 4-¼x2¼ TITEN
TO 2090	2-HTSM16 or 20	8-10dx1½", 4-¼x2¼ TITEN
TO 4300	2-LGT2	16-16d, 7-¼"x2¼" TITEN
TO 3480	HTT16	18-16d, ⅝"ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530	HGT-2/3	TWO ¾"ø ALTHREAD, DRILL & EPOXY 12" EMBED WITH SIMPSON SET.

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.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE



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

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.

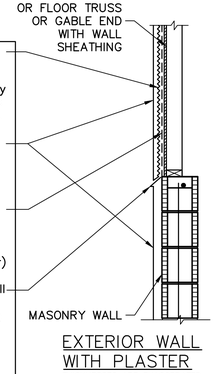
R703.7.1 Lath: Where required by the wall framing type, install metal lath per ASTM C1063 or non metallic lath per ASTM C1787. Use self furring lath as required by the ASTM spec. Use paper backed lath as required per Water Resistive Barrier specs.

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.



EXTERIOR WALL WITH PLASTER

THICKNESSES ARE EXAGGERATED FOR DRAWING PURPOSES

REVISIONS	BY
⚠ 06/21/21	RR

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

PAUL REYES LICENSE No. 88925 STATE OF FLORIDA PROFESSIONAL ENGINEER

BUILDER: D·R·HORTON America's Builder

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

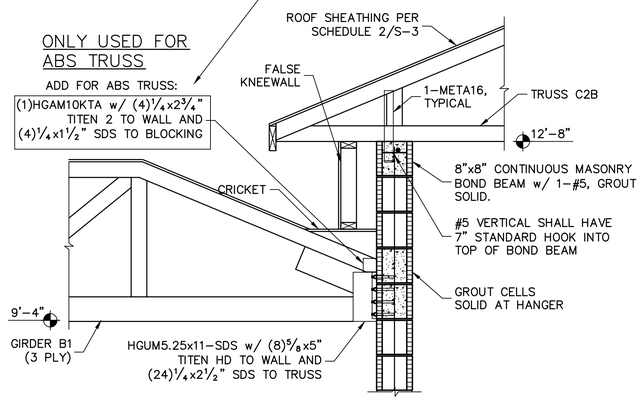
FOR AMERICAN BUILDERS SUPPLY TRUSSES, 170 MPH, EXPOSURE C, ELEVATION B w/ 3 CAR GARAGE, JOB # M20000221-20BX, DATED: 12/04/20, REVISED: NONE

STRUCTURAL DETAILS
MODEL 2197 B
3 CAR

18246 ROYAL HAMMOCK BLVD
NAPLES, FLORIDA
LOT: 18 BLOCK: E
SUBDIVISION: ROYAL PALM GOLF

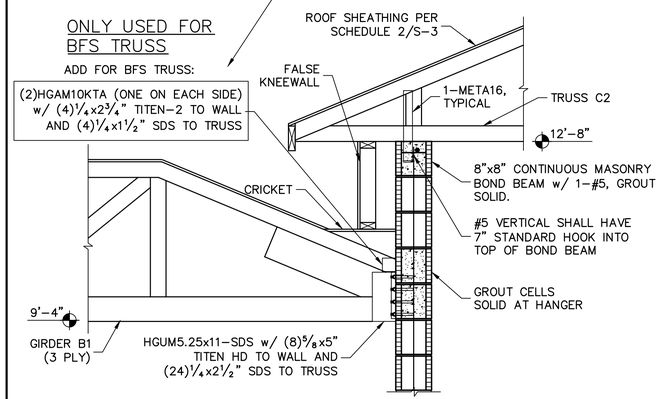
DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	04/23/21
SCALE	VARIES
JOB NO.	DR 12509
SHEET	S-3

SHEET 3 OF 4

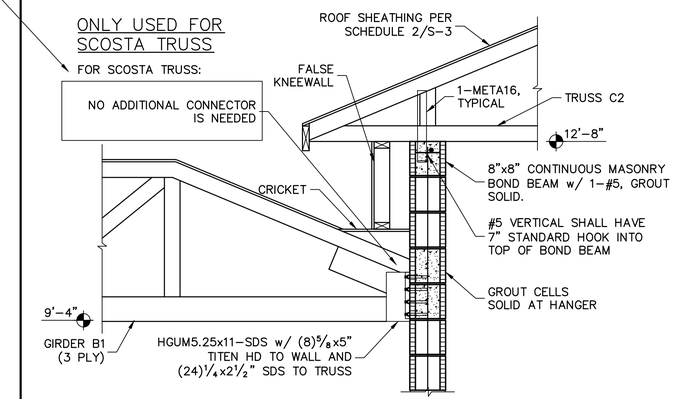


1A HANGER PLUS 1 HGAM10 AT B1 FOR ABS
SCALE: 3/4" = 1'-0"

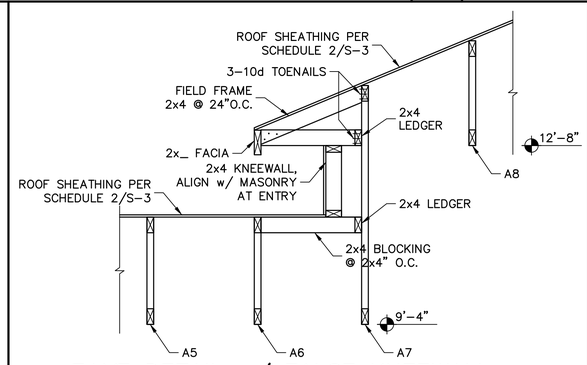
THE ONLY DIFFERENCE BETWEEN THESE 3 DETAILS FOR THE 3 TRUSS VENDORS IS THE ADDITION OF ONE OR TWO OR NO HGMA10KTA CONNECTORS, AS NOTED. THIS IS DUE TO THE UPLIFT FOR THE ABS AND BFS GIRDER B1 EXCEEDS THE CAPACITY OF THE MAIN HANGER.



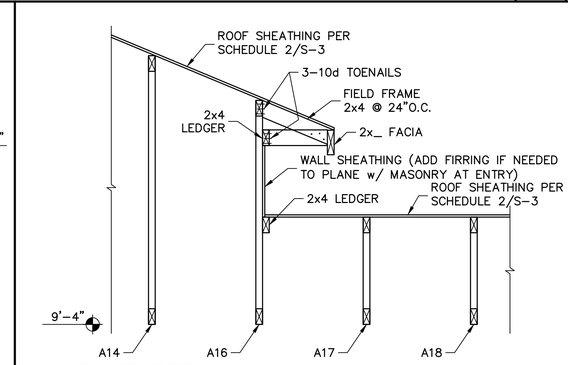
1B HANGER PLUS 2 HGMA10 AT B1 FOR BFS
SCALE: 3/4" = 1'-0"



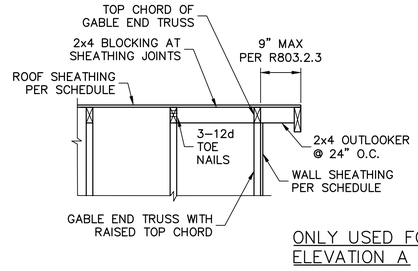
1C HANGER PLUS NO HGAM10 AT B1 FOR SCOSTA
SCALE: 3/4" = 1'-0"



2 EAVE DETAIL w/ FALSE KNEEWALL
SCALE: 3/4" = 1'-0"



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



ONLY USED FOR ELEVATION A

4 OUTLOOKER DETAIL AT RAISED GABLE
SCALE: N.T.S.

REVISIONS	BY
1 06/21/21 NO CHANGES THIS SHEET	RR

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3 CAR
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LOT: 18 BLOCK: E
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DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	04/23/21
SCALE	VARIES
JOB NO.	DR 12509
SHEET	S-4

SHEET 4 OF 4

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

FOR AMERICAN BUILDERS SUPPLY TRUSSES, 170 MPH, EXPOSURE C, ELEVATION B w/ 3 CAR GARAGE, JOB # M2000221-20BX, DATED: 12/04/20, REVISED: NONE