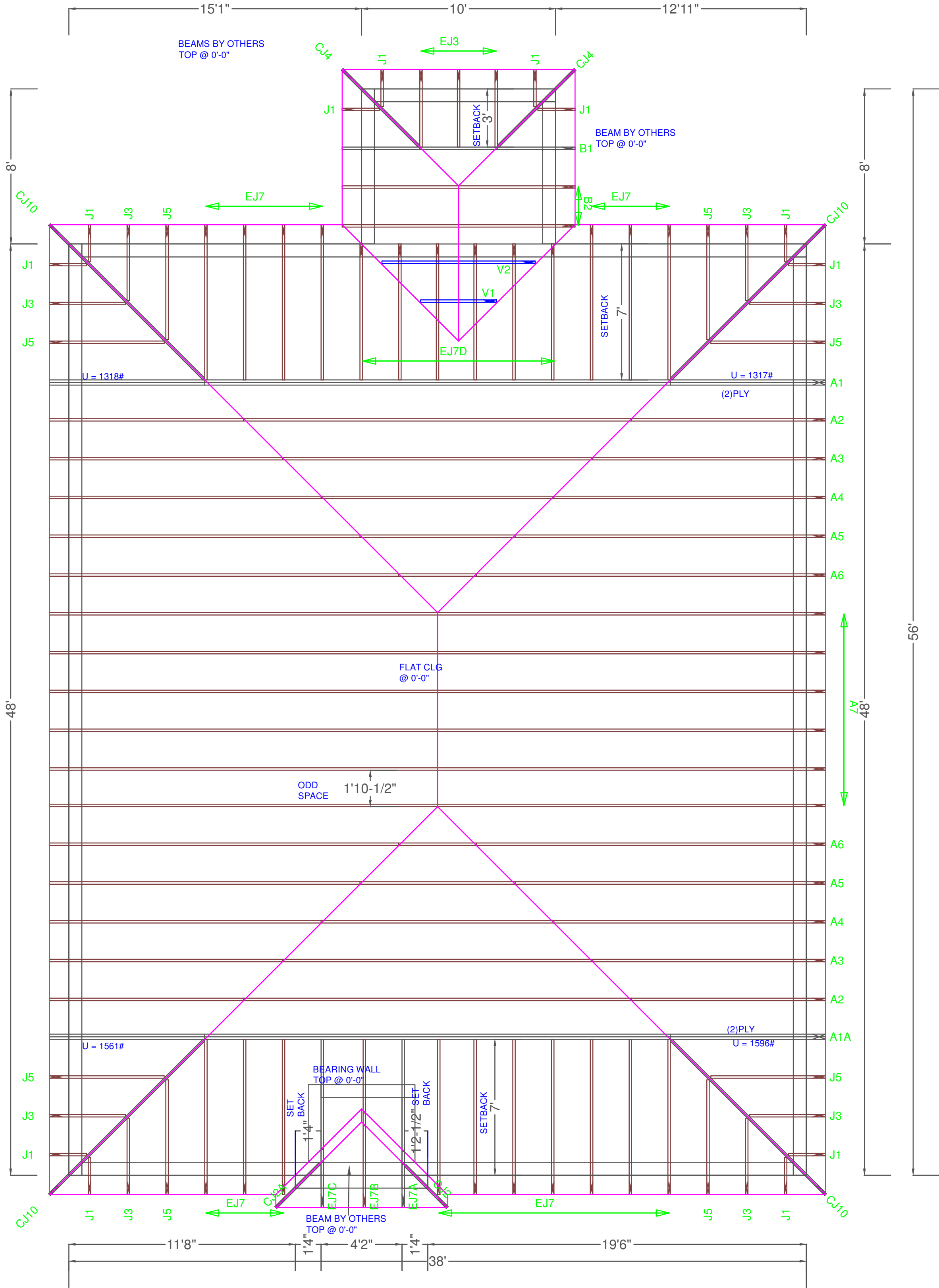


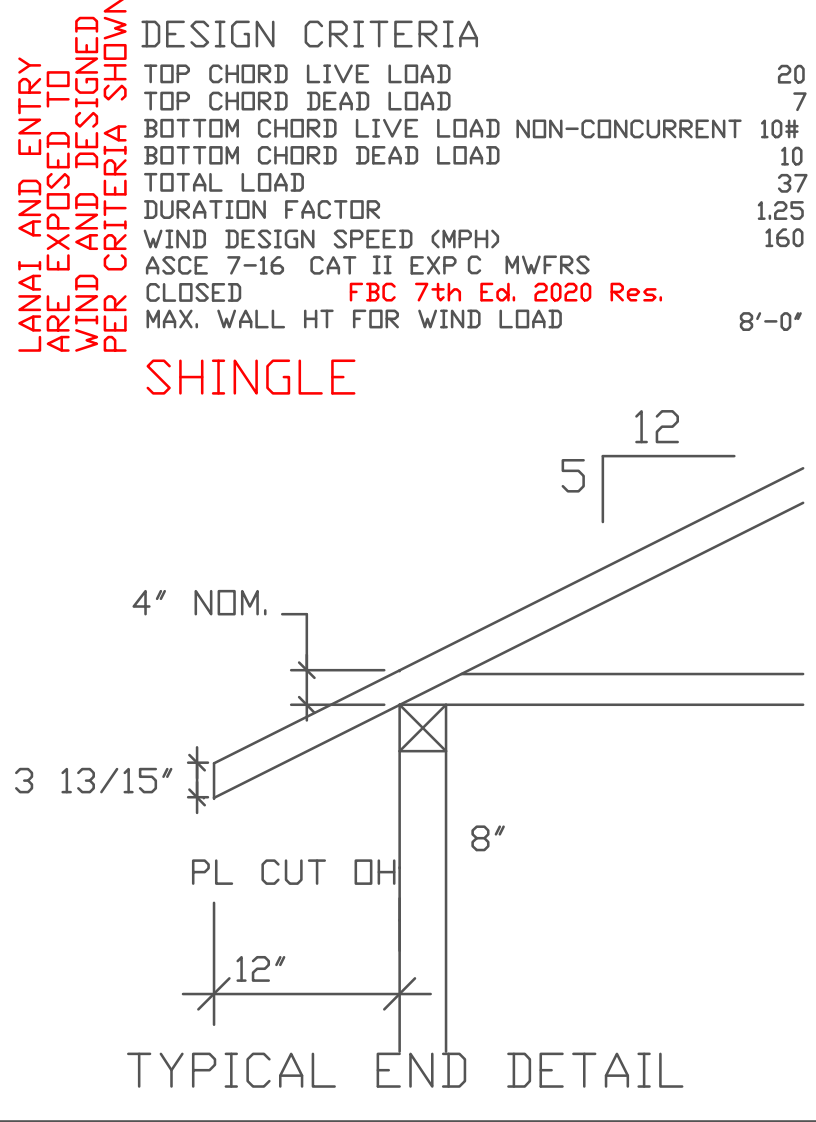
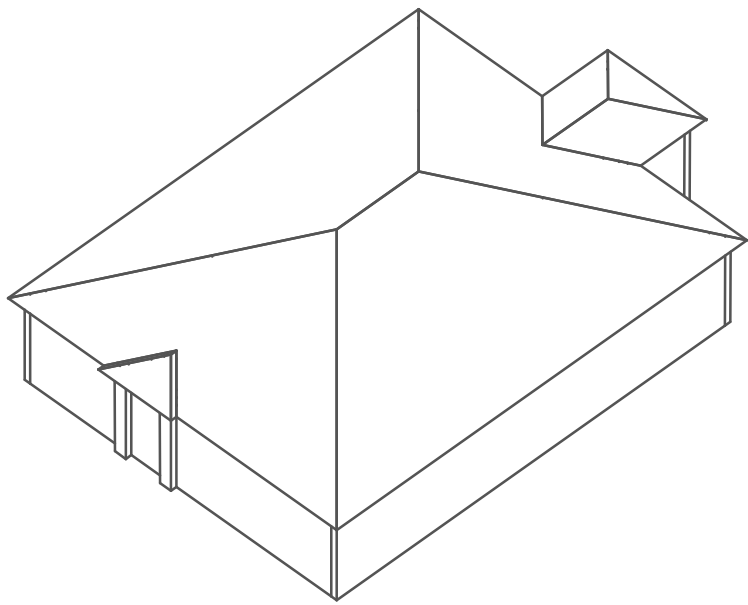
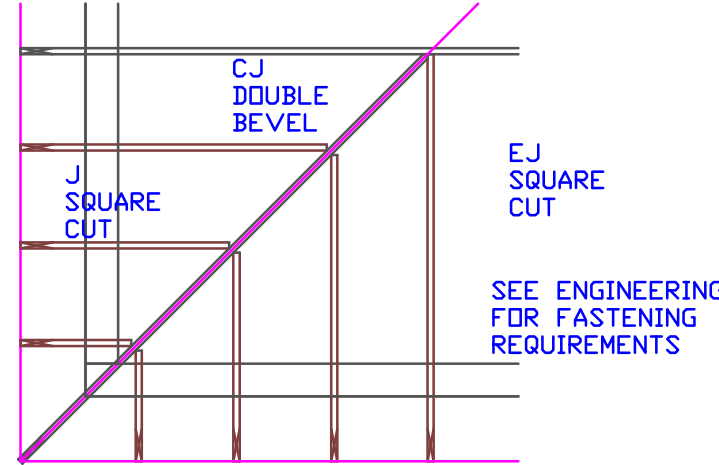
Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Raul Reyes, PE 88925
1634 SE 47th Street #3
Cape Coral, FL 33904

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



TYPICAL JACK CUTS



REACTION VALUES ARE UNDER 5000#
UPLIFT VALUES ARE UNDER 1000#

ALL TRUSSES 24\"/>

REFER TO WTCA/TPI BSCI-B1 SUMMARY SHEET FOR HANDLING METHODS & TEMPORARY BRACING, WHICH IS ALWAYS REQUIRED
BEARING HEIGHTS BASED ON PLANS PROVIDED TO SCOSTA CORP. +/-\"/>

| BEARING WALL & BEAM HEIGHTS | | |
|-----------------------------|-------|-------|
| | 0'-0" | ELEV. |
| | | ELEV. |
| | | ELEV. |
| | | ELEV. |
| | | ELEV. |
| | | ELEV. |

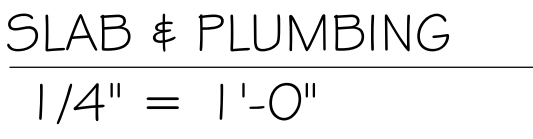
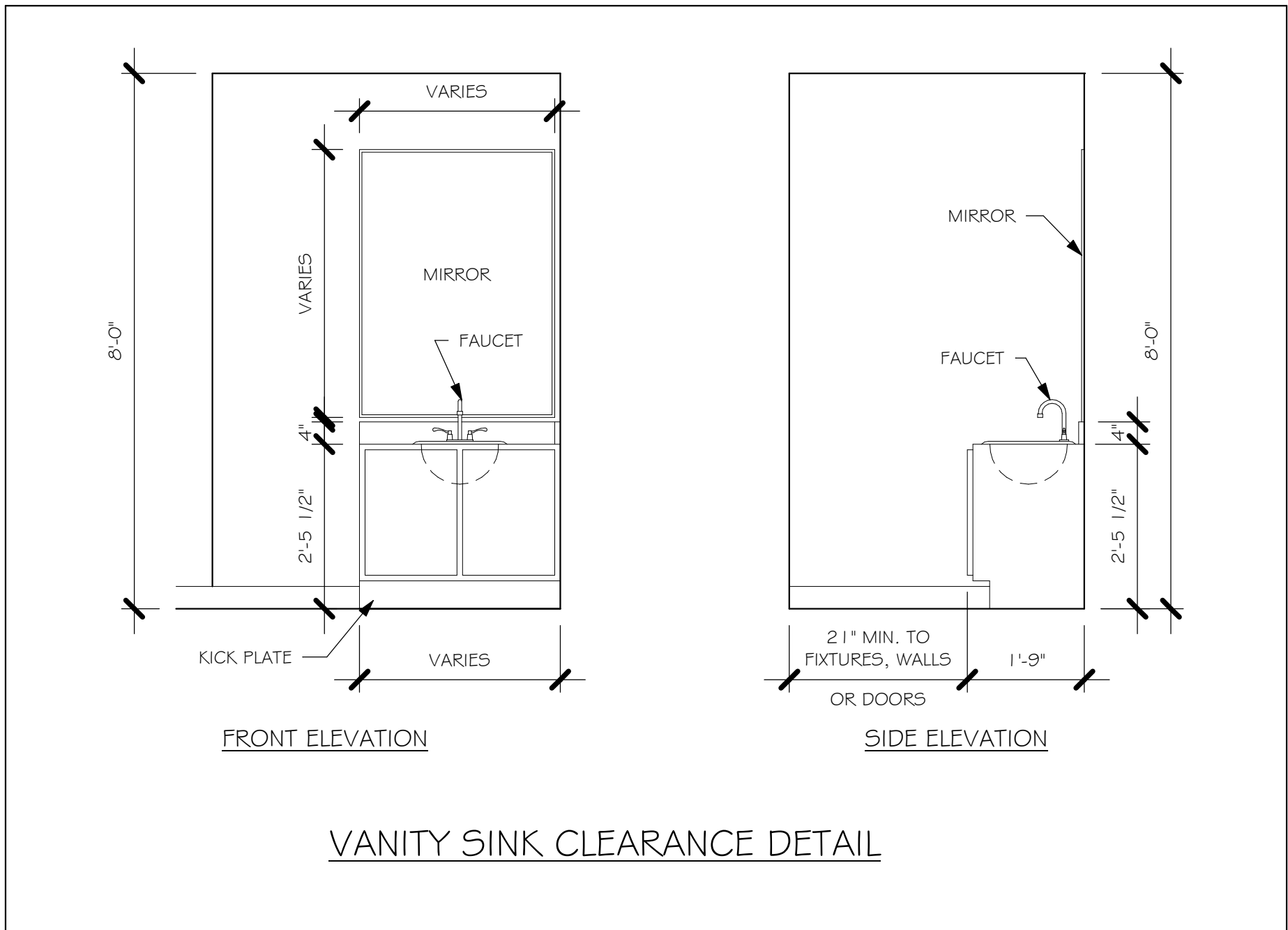
| TYPICAL HANGER SCHEDULE | | |
|-------------------------|-----------------------|--|
| (C) SIMPSON HUS 26 | (M) SIMPSON HGUS 28-3 | |
| (F) SIMPSON HUS 28 | (N) SIMPSON HHUS 48 | |
| (H) SIMPSON HGUS 28 | (P) SIMPSON LUS 24 | |
| (I) SIMPSON HGUS 28-2 | (B) SIMPSON THA 422 | |
| (W) SIMPSON THJA26 | (X) | |

HANGER VALUES HAVE BEEN BASED ON 16D COMMON NAILS EXCEPT THE FOLLOWING
LUS24 - 10D COMMON THJA26 - 10D x 1-1/2

APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION CAN BEGIN. VERIFY DIMENSIONS, PITCHES, OVERHANGS, ELEVATIONS, CEILING & BEARING CONDITIONS. SCOSTA CORPORATION IS RESPONSIBLE FOR ACCURACY IN ACCORDANCE WITH PLANS AND/OR INFORMATION PROVIDED BY CUSTOMER. WITH ANY DEVIATIONS NOTED HEREIN, CUSTOMER IS RESPONSIBLE TO VERIFY ACCURACY OF INFORMATION AND PLANS PROVIDED TO SCOSTA CORPORATION, AND TO VERIFY CONFORMANCE TO FIELD CONDITIONS, AND/OR OWNER CHANGES. TRUSSES WILL BE BUILT IN ACCORDANCE WITH THE APPROVED LAYOUT.

APPROVED BY: _____
DATE: _____ REQUESTED DELIVERY DATE: _____
JOBSITE CONTACT NAME: _____
PHONE #: _____
E-MAIL: _____

| | | | |
|---|-------------------|--------------------|-------------------|
| SCOSTA CORP. | | | |
| WOOD, STEEL OR TIMBER ROOF & FLOOR TRUSSES | | | |
| 3670 COMMERCE CENTER DRIVE SEBRING, FL 33870 (863) 385-8242 | | | |
| SCALE: 1/4"=1'-0" | DATE: 11/30/20 | REVISED BY: KJC | DRAWN BY: KJC |
| JOB ADDRESS: 1389 B W/ LANAI GARAGE RIGHT LEE | | | 1 OF 1 |
| CUSTOMER: D.R. HORTON | | | JOB # DR1389BL |



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

Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt

| DOOR SCHEDULE | | | | | |
|---------------|--------------------|--------------|--------|--------|-------|
| TYPE MARK | DESCRIPTION | MANUFACTURER | HEIGHT | WIDTH | COUNT |
| 1 | 3068 ENTRY | DISTINCTION | 6'-8" | 3'-0" | 1 |
| 2 | 2-3068 SL. GL. DR. | DISTINCTION | 6'-8" | 6'-0" | 1 |
| 3 | 16070 OHGD | GARAGE DOOR | 7'-0" | 16'-0" | 1 |

| WINDOW SCHEDULE | | | | | |
|-----------------|-------------|--------------|--------|-------|-------|
| MARK | DESCRIPTION | MANUFACTURER | HEIGHT | WIDTH | COUNT |
| A | 2-25 SH | | 5'-3" | 6'-4" | 1 |
| B | 25 SH | | 5'-5" | 3'-4" | 2 |
| C | 35 SH | | 5'-5" | 4'-8" | 1 |

| 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. |

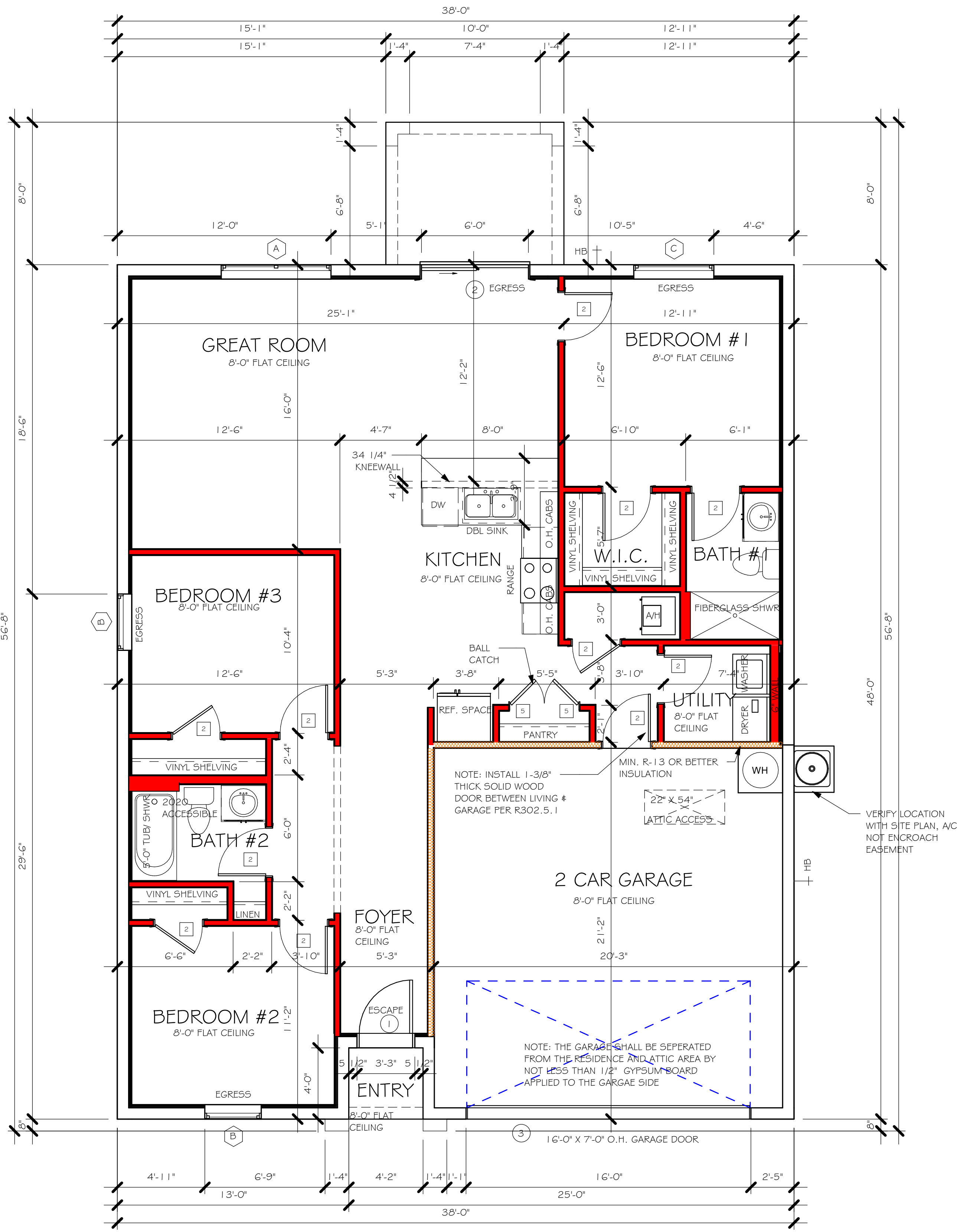
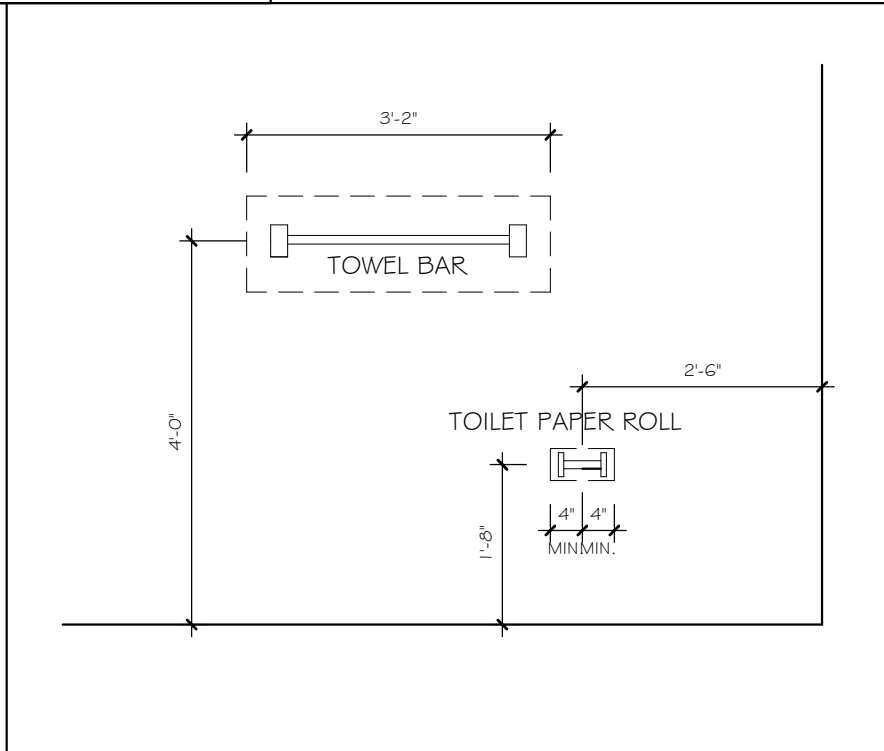
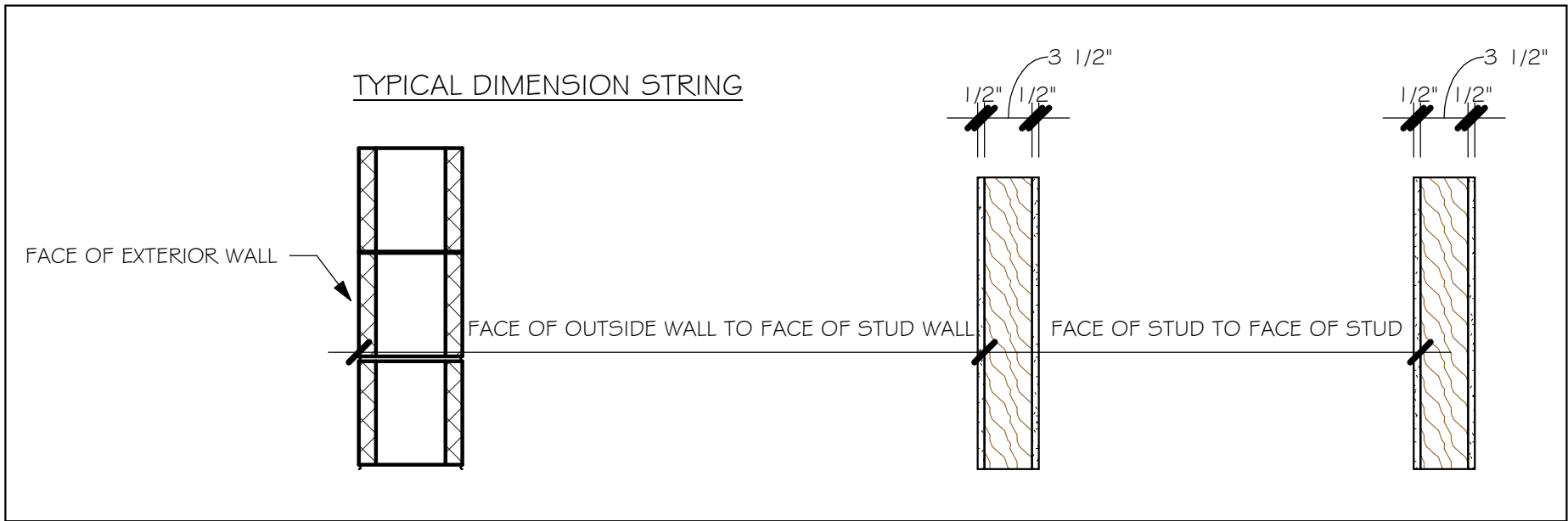
| PLAN NOTES | |
|------------|--|
| 1) | VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS |
| 2) | PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2. |
| 3) | PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5. |
| 4) | NON BEARING INTERIOR 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 SEPARATION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION 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. |

| 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'-8" | B.F. = BI-FOLD DOOR |
| 3 | 2'-6" | B.P. = BI-PASS DOOR |
| 4 | 2'-4" | |
| 5 | 2'-0" | L.V. = LOUVERED DOOR |
| 6 | 1'-8" | |
| 7 | 1'-6" | |
| 8 | 2'-11" | |

| SQUARE FOOTAGE | |
|-------------------------|-------|
| LIVING AREA | 1,389 |
| GARAGE AREA | 419 |
| LANAI AREA | 80 |
| FRONT PORCH/ ENTRY AREA | 16 |
| TOTAL SQUARE FOOTAGE | 1,904 |

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



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

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



Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-8822
1515 SE 47th ST. CAPE CORAL, FL 33904

| | |
|-------------------------------|------------|
| LOT: 2 | BLOCK: 108 |
| SUBDIVISION: LEHIGH SPOT LOTS | |
| ADDRESS: 3217 28TH STREET SW | |
| D.R.H. #: 579070185 | |

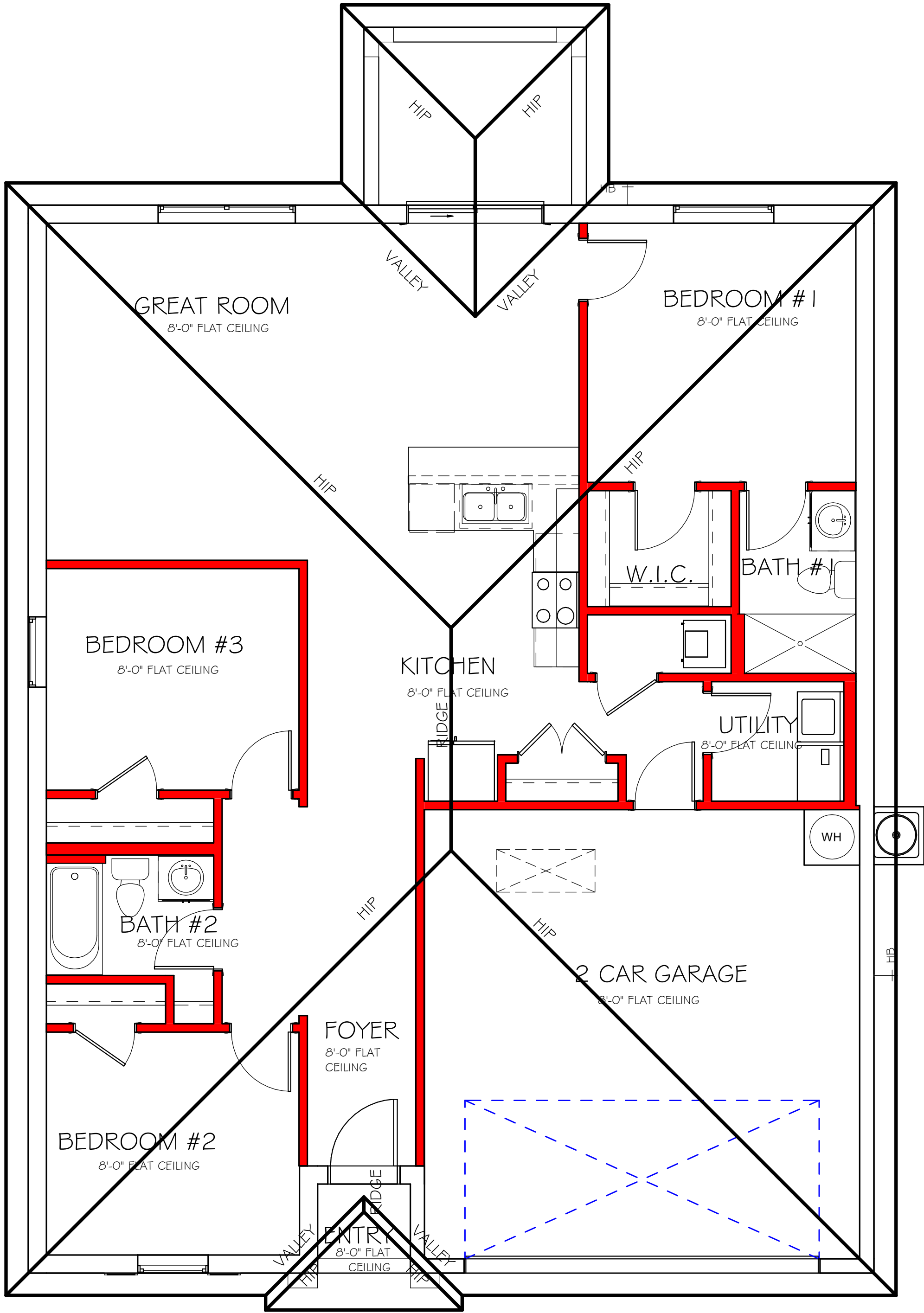
| | |
|-----------|----------|
| MODEL | # 1389 B |
| GCD JOB # | 12674 |

| | |
|-------------|--------------|
| DATE: | 04/26/21 |
| DRAWN BY: | CWL |
| CHECKED BY: | JWC |
| REVISED: | |
| PLAN: | FLOOR |
| SCALE: | As indicated |

Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt

| MODEL 1389 B: ATTIC VENTILATION FBCR R806 | | | | | | | | | |
|--|----------------|---------------|--|----------------------------|----------------------|--|---------------------------|------------------------|--|
| COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS | | | | | | | | | |
| AREAS (SQ. FT.) | | | SOFFIT ONLY (1/150) (NO ROOF VENTS) | | | WITH ROOF VENTS (1/300) (R.V.) | | | |
| ATTIC VENTILATION REQUIRED | | | ATTIC VENTILATION REQUIRED | | | ATTIC VENTILATION REQUIRED | | | |
| MARK | ATTIC | SOFFIT | ATTIC AREA/150 | REQD AIR FLOW OF SOFFIT | QUAD 4 SOFFIT HAS | ATTIC AREA/300 | QUANTITY OF ROOF VENTS | MIN AIR FLOW OF SOFFIT | |
| 1st STORY | 2000.0 SQ. FT. | 176.0 SQ. FT. | 13.33 SQ. FT. | 7.57% | 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 22-3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR | | | |

| WALL HEIGHT | |
|-------------|----------------|
| <div></div> | = WALL @ 8'-0" |



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

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



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

| | |
|-------------------------------|------------|
| LOT: 2 | BLOCK: 108 |
| SUBDIVISION: LEHIGH SPOT LOTS | |
| ADDRESS: 3217 28TH STREET SW | |
| D.R.H. #: 579070185 | |

| MODEL | GCD JOB # |
|----------|-----------|
| # 1389 B | # 12674 |

| | |
|-------------|--------------|
| DATE: | 04/26/21 |
| DRAWN BY: | CWL |
| CHECKED BY: | JWC |
| REVISED: | |
| PLAN: | ROOF |
| SCALE: | As indicated |

A-4

Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt

ELECTRICAL METER

ELECTRICAL PANEL

120 V JUNCTION BOX

SINGLE RECEPTACLE OUTLET

220 V RECEPTACLE OUTLET

4-PLEX RECEPTACLE OUTLET

DUPLEX RECEPTACLE OUTLET

1/2 SWITCHED DUPLEX OUTLET

DUPLEX RECEPTACLE AT ELEV. A.F.F.

DUPLEX RECEPTACLE - ABOVE COUNTER

SINGLE POLE SWITCH

3 WAY SWITCH

DIMMER SWITCH

MOTION SENSOR SWITCH

AG/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)

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 (PB) / DOOR BELL (DB)

INTERCOM

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 ELEVATION 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

M

150 AMP PANEL

POWER CO.

2" 40 AL 4 (1) 1/2 AL OR CU EQUIVALENT

#6 CU MIN. TO (2) GROUND RODS, AT LEAST 6FT APART.

150 AMP ELECTRICAL RISER DIAGRAM

| ELECTRICAL PLAN 1389 | | |
|----------------------|----------|--------------------|
| 200 AMP SERVICE | | |
| TAG | QUANTITY | PRODUCT |
| A | (X) | (FLUSH MOUNTED LT) |
| B | (X) | (VAPORS) |
| C | (X) | (PENDANT LIGHT |
| D | (10) | (10" MUSHROOMS) |
| E | (2) | (24" 3 LT) |
| F | (X) | (36" 4 LT) |
| G | (X) | (NOT USED) |
| H | (2) | (COACH LIGHTS) |
| I | (X) | (COACH LIGHTS) |
| J | (X) | (J BOX) |
| K | (1) | (4' FLUORESCENT) |
| L | (X) | (2' FLUORESCENT) |
| M | (X) | (5LT CHANDELIER) |
| N | (X) | (3 LT) |
| O | (X) | (PENDANT/ NOOK) |
| P | (X) | (X) |
| Q | (X) | (X) |

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

Express

HOMES

Gulf Coast

Drafting & Design, Inc.

EMAIL: PLANS@GULFCOASTDRAFTING.COM

PHONE: 239-540-822

1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 2

BLOCK: 108

SUBDIVISION: LEHIGH SPOT LOTS

ADDRES: 3217 28TH STREET SW

D.R.H. #: 579070185

MODEL

1389 B

GCD JOB # 12674

DATE: 04/26/21

DRAWN BY: CWL

CHECKED BY: JWC

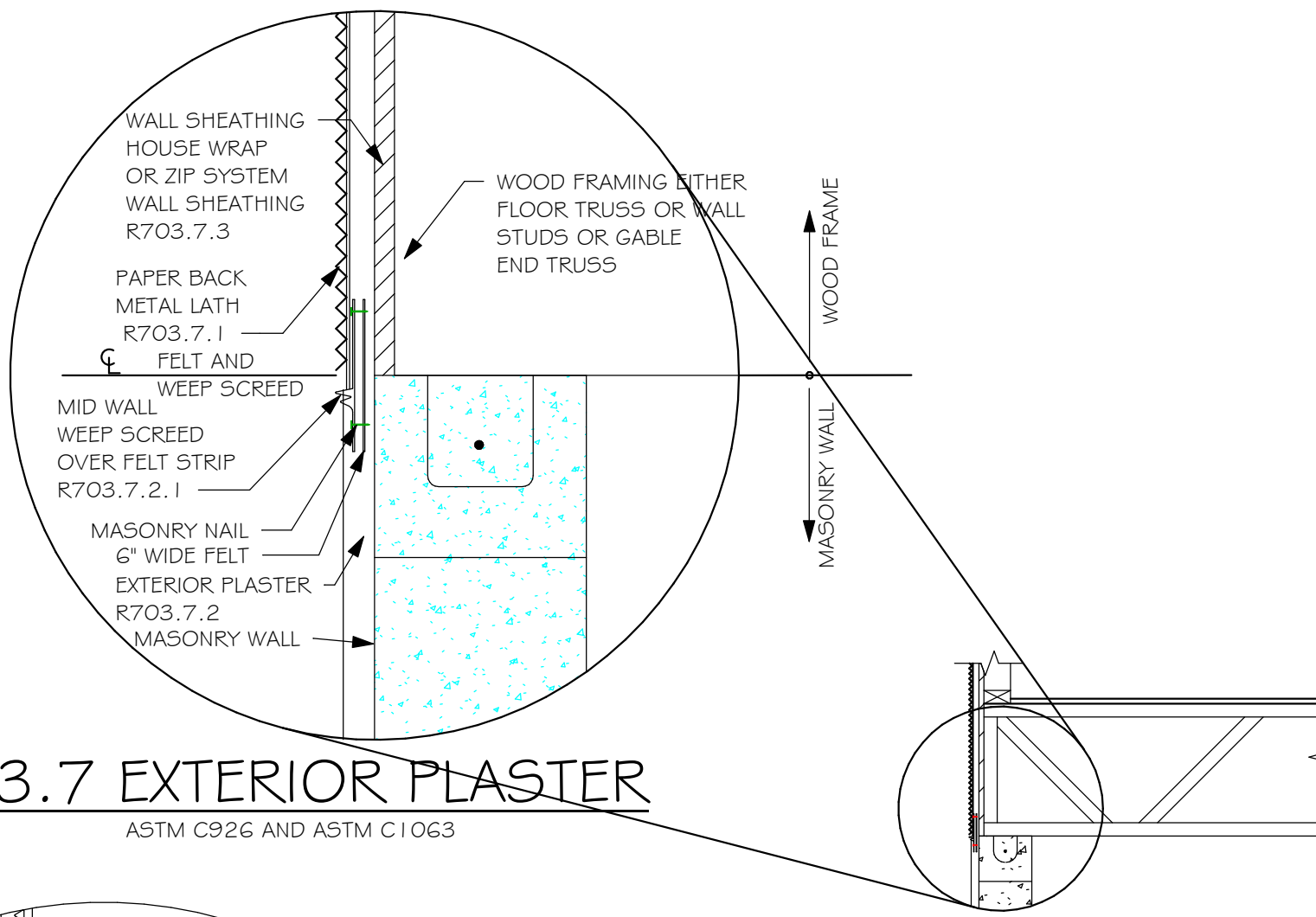
REVISED:

PLAN: ELECTRIC

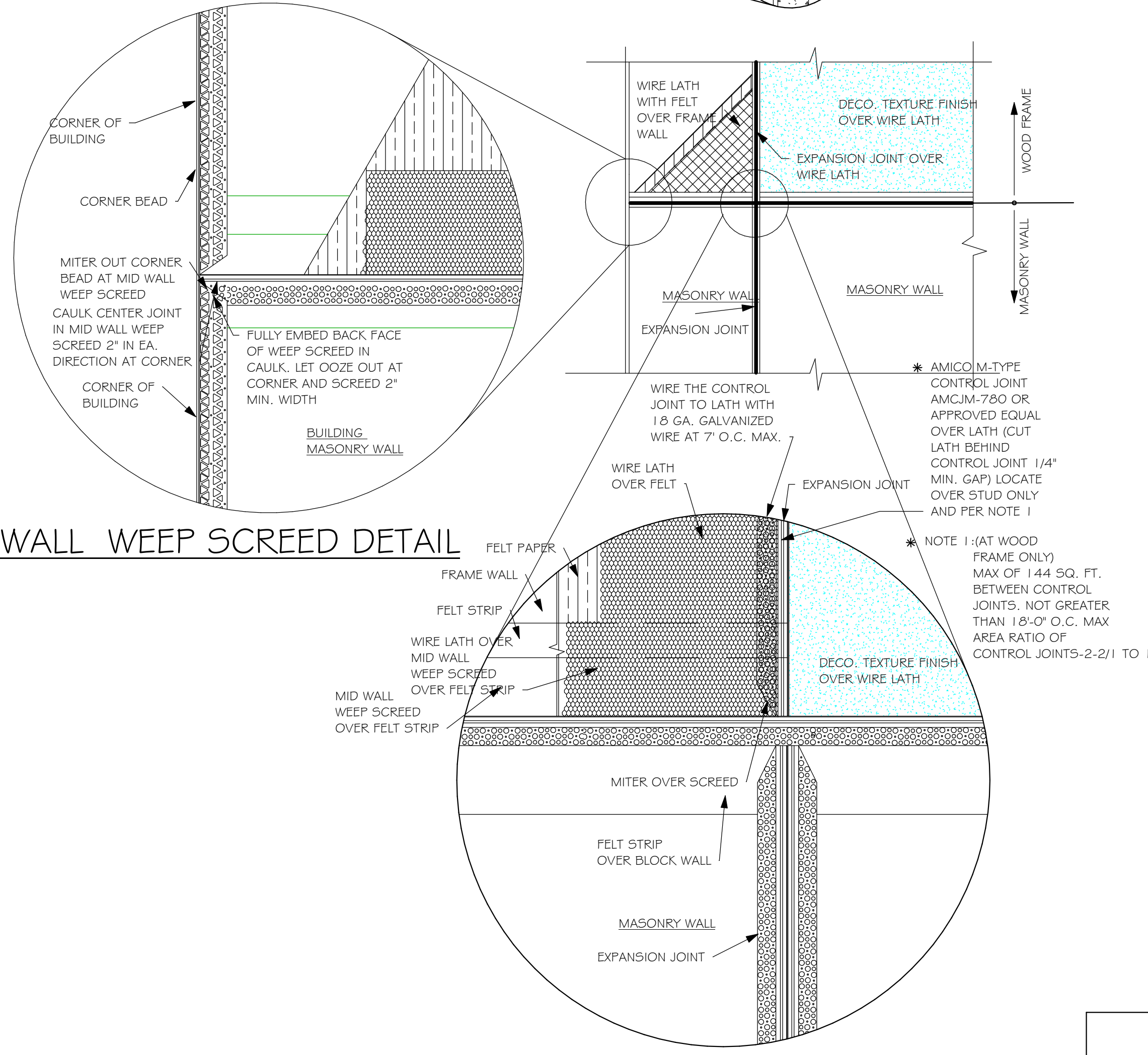
SCALE: As indicated

A-5

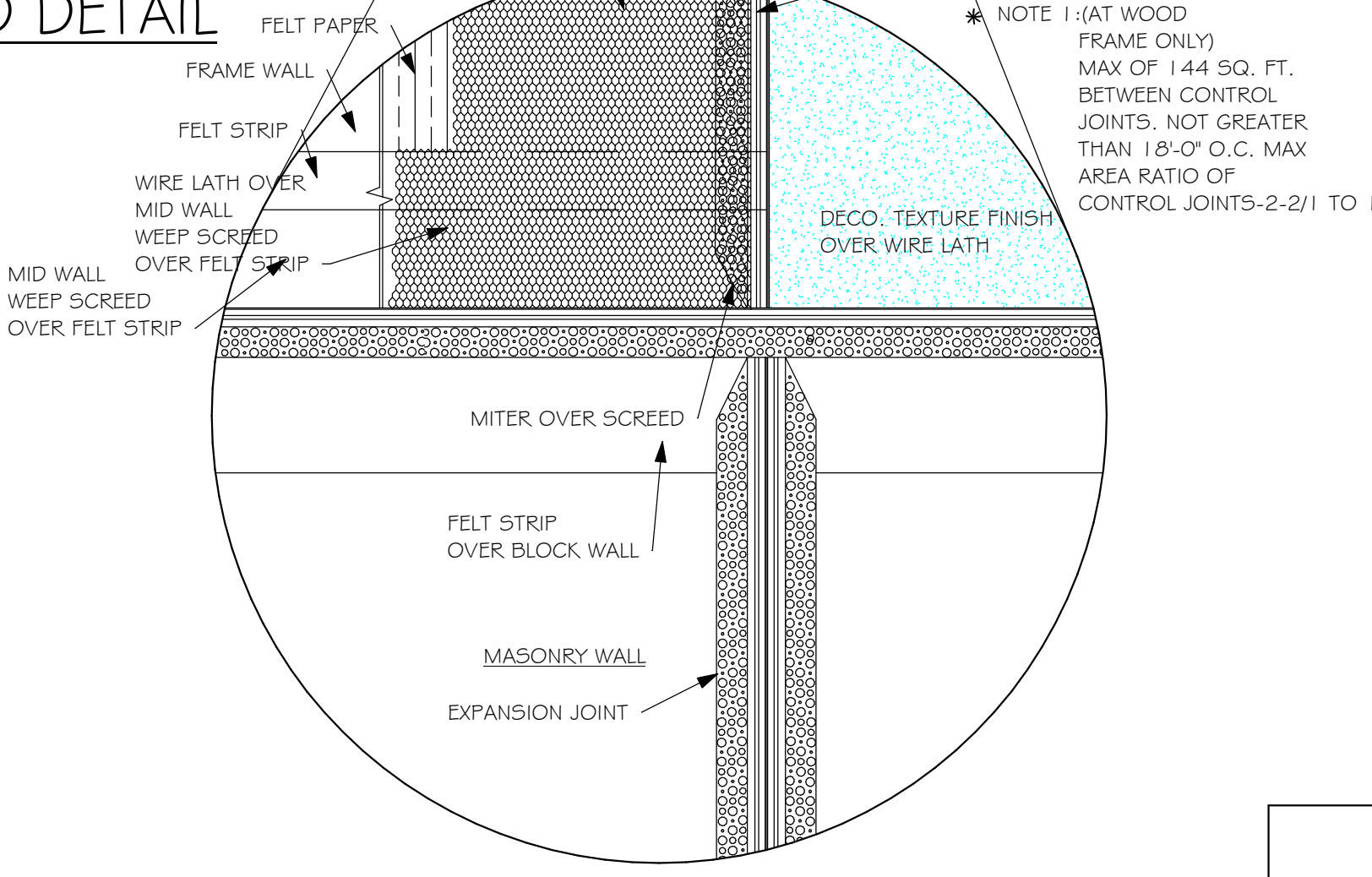
Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt



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.

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, SUB 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 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 MANUFACTURERS 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 CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24\"/>
10. LANAI CEILINGS * COVERED ENTRY CEILINGS 1X4 STRIPING @ 16\"/>

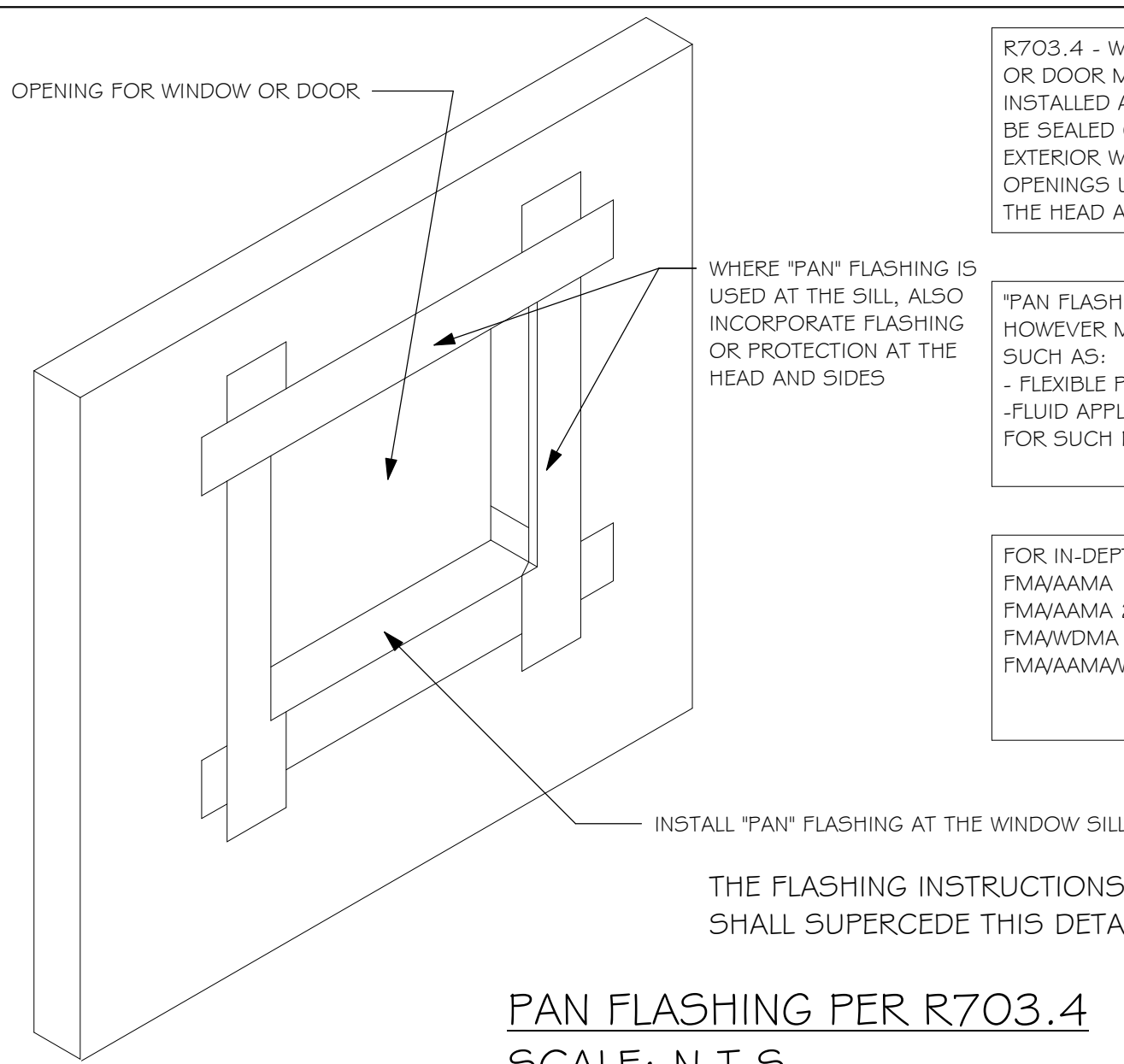
DOOR AND WINDOW ANCHORAGE

ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURERS LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND APPROVED BY THE BUILDING DESIGN ENGINEER.

MASONRY OPENING
WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MSAIORY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH THE T NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2 1/4\"/>

WHERE WINDOW FRAME IS DESIGNED TO FASTEN ONLY TO THE WOOD BUCK (IE, FLANGED FRAME WITH WOOD SCREWS) THE BUCKS SHALL BE 2X WOOD WITH STRUCTURAL FASTENING TO THE MASONRY WITH 1/4 X 3 3/4 MASONRY SCREWS @ 24\"/>

WOOD FRAMED OPENING- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURERS LITERATURE OF THE ASSEMBLY BEING INSTALLED TO THE ROUGH SUBSTRATE OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF RESISTING THE APPLIED LOADS AND SHALL BE LOCATED NEAR EACH FRAME FASTENER TO MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED .



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

GENERAL ROOF ASSEMBLY

ROOF SHEATHING PER R703.2.2 SHALL BE 1/2\"/>

FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179\"/>

D RIP EDGE
D RIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3\"/>

ASPHALT SHINGLE ROOF SPECS

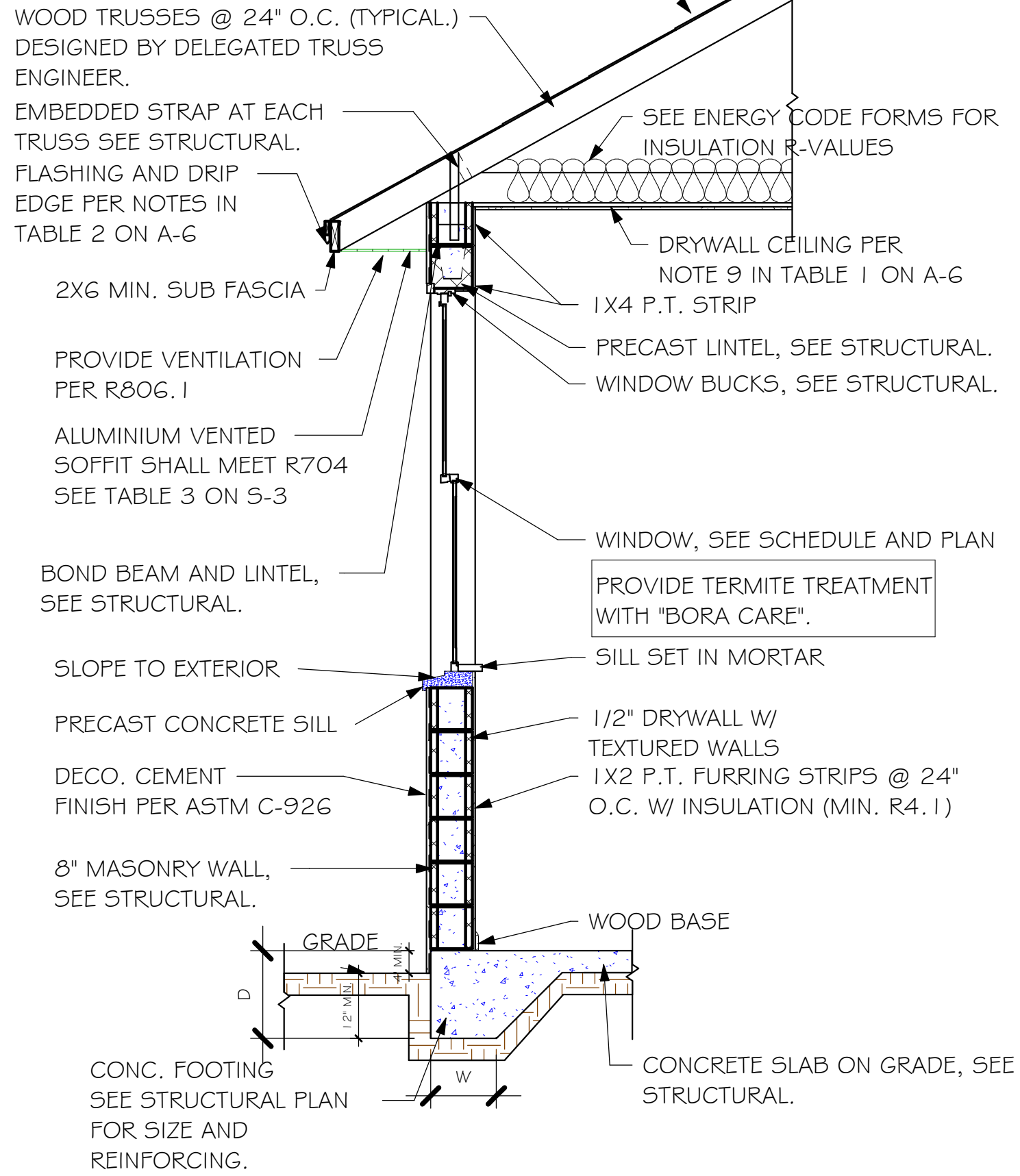
SHINGLES
30# FELT SHALL BE INSTALLED UNDER ASPHALT SHINGLES. ALL ASPHALT SHINGLES SHALL HAVE SELF-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462, FOR FASTENING, SEE STRUCTURAL. INSTALLATION SHALL COMPLY WITH MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161 .

CLAY AND CONCRETE ROOF TILE SPECS

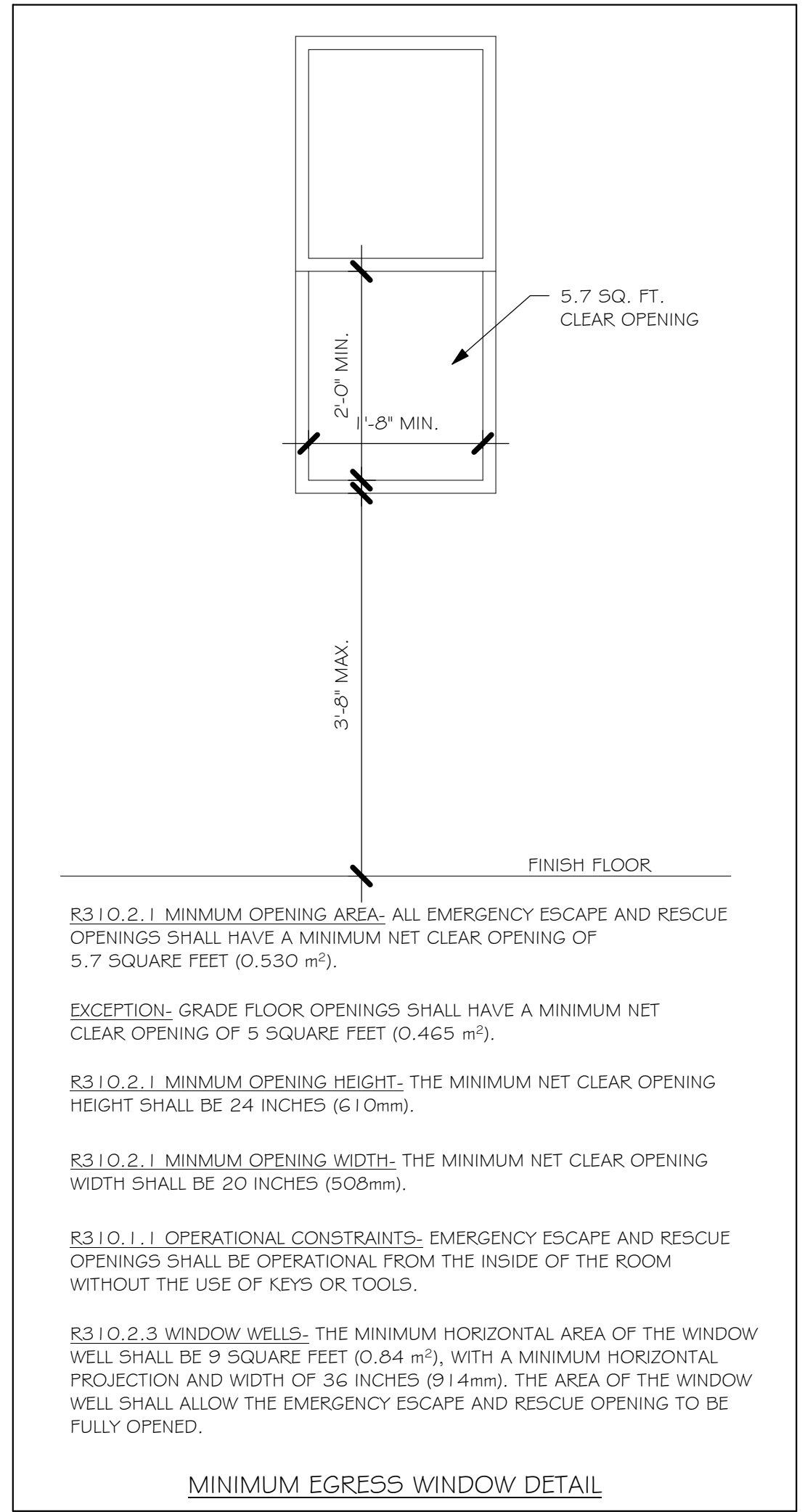
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING:
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.

ROOF SHEATHING PER SCHEDULE 2/5-3.
AND PER NOTES IN TABLE 3 ON A-6

SHINGLE ROOF PER NOTE 4 ON A-6



TYPICAL WALL SECTION



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 5.5 SQUARE FEET (0.465 m²).

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

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

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

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

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

LOT: 2

SUBDIVISION: LEHIGH SPOT LOTS

ADDRESS: 3217 28TH STREET SW

D.R.H. #: 579070185

MODEL

1389 B

GCD JOB # 12674

DATE: 04/26/21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED:

PLAN: SECTIONS

SCALE: As indicated

A-6

Y:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt

| 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 | - |
| | 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 |
| | 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 |
| | 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 |
| | TE | CONT. | 0'-8" | 0'-8" | 1-#5 |

PROVIDE CORNER BARS PER 6/5-3

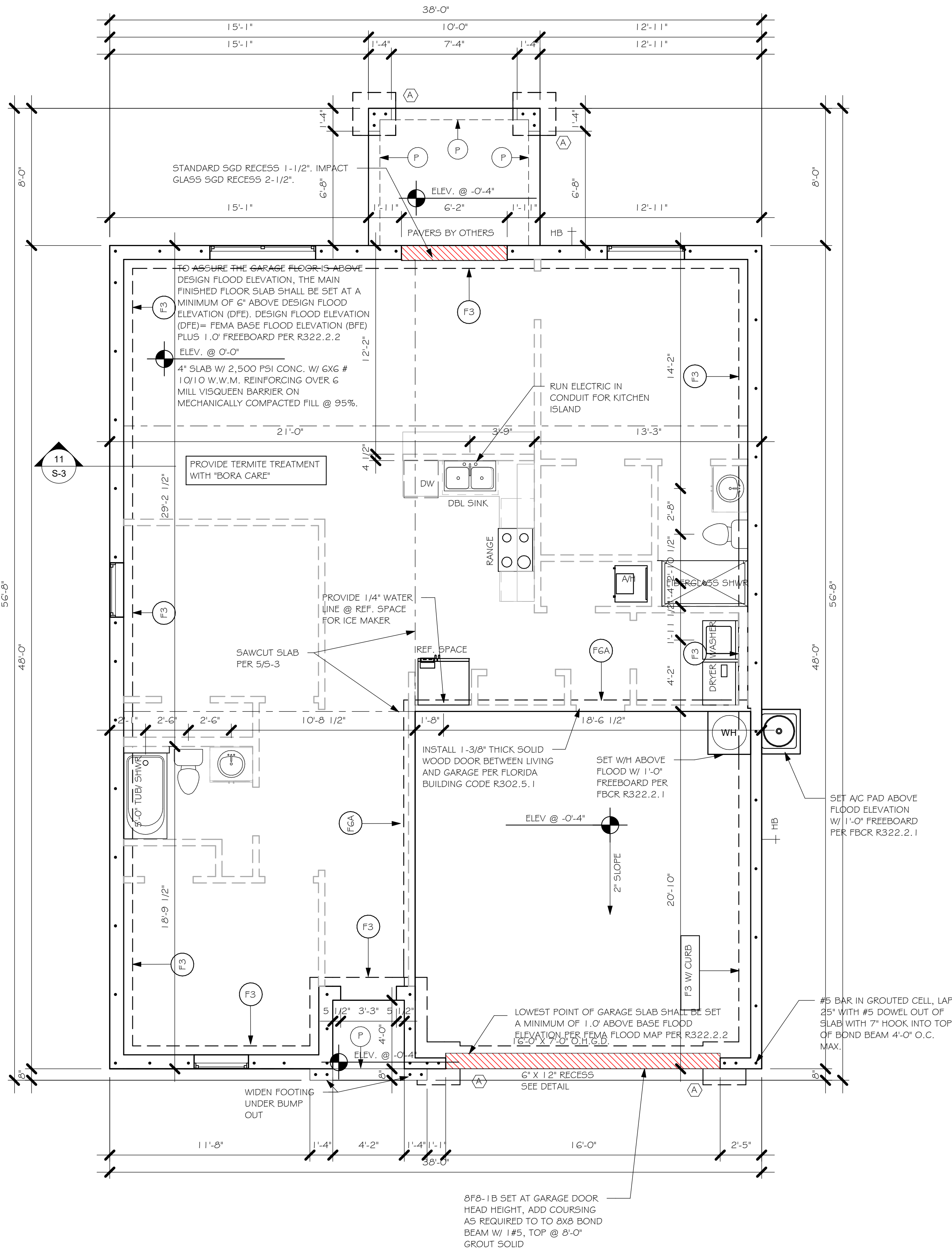
ADD CURB TO GARAGE, SEE DETAIL

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES:

- TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0"
- "F#" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
- FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
- PROVIDE PRESSURE TREATED BUCKS AT WINDOWS/ DOORS PER DETAIL 7/S-3.



FOUNDATION

1/4" = 1'-0"

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



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 signature must be validated on any electronic copies.



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

STRUCTURAL ENGINEER
STRUCTURAL SYSTEMS OF NORTH FLORIDA
DALE C. COOPER, P.E.
FL. REG. NO. 13559
(239) 549-4554
CA# 889

LOT: 2
SUBDIVISION: LEHIGH SPOT LOTS
ADDRESS: 3217 28TH STREET SW
D.R.H. #: 579070185

MODEL
1389 B
GCD JOB # 12674

DATE: 04/26/21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED:

PLAN: FOUNDATION PLAN

SCALE: As indicated

S-1

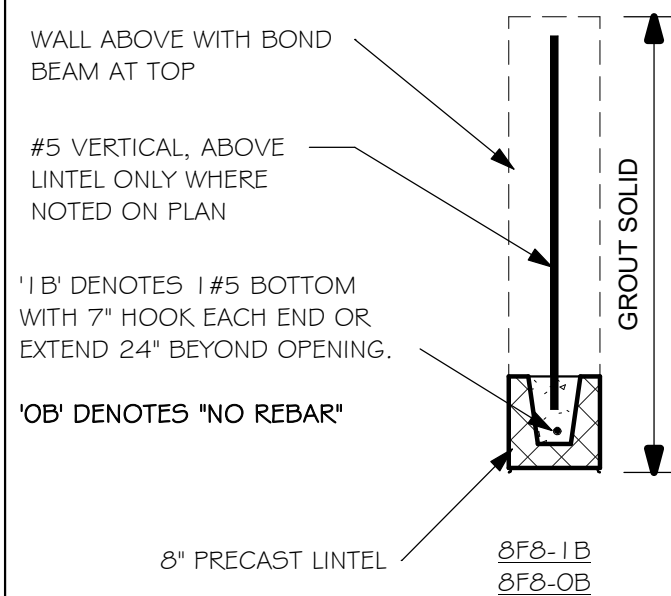
Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\GUBDIVISIONS\LEHIGH SPOT LOTS\1 2674 LOT 2 BLK 108 1389 BRREV\1 2674 1389 BR.rvt

| TRUSS STRAPPING TO MASONRY | | |
|---|---|---|
| MAX TRUSS UPLIFT (LBS) | STRAP/ANCHOR Valid lengths x/y/z | FASTENER |
| INSTALL META I G AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN. | 1450 (1 PLY) 1810 (1 PLY) 1875 (1 PLY) 1920 (1 PLY) 2120 (1 PLY) 1795 (2 OR 3 PLY) 2365 (2 OR 3 PLY) 3965 /DF /SP (2 PLY) 3000 /DF /SP (1 PLY 2x4) 4455 /DF /SP (1 PLY 2x6) 4235 /DF /SP (2 PLY 2x4) 4555 /DF /SP (1 PLY 2x6) 4670 /DF /SP (2 PLY 2x4) 5445 /DF /SP (2 PLY 2x4) 10690 /DF /SP (2 PLY) 10790 /SP (3PLY) | (1) META I G /1 8/20 (1) META I G /20 (2) META I G /1 8/20 (2) META I G /20 (2) H META I G /20 (2) META I G /1 8/20 (2) META I G /20 MGT HTT4 HTT4 HTT5 HTT5KT (1) HGT - 2 (1) HGT - 3 (8) 0.148x1-1/2", EMBED 4" (9) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (14) 0.162x3-1/2", EMBED 4" (12) 0.162x3-1/2", EMBED 4" (22) 0.148x3" ATR, EPOXY 12" (18) 0.148x1-1/2", 5/8" ATR, EPOXY 12" (18) 5D#1 0x1-1/2", 5/8" ATR, EPOXY 12" (18) 0.162x2-1/2", 5/8" ATR, EPOXY 12" (26) 5D#1 0x1-1/2", 5/8" ATR, EPOXY 12" (26) 0.148x3", 5/8" ATR, EPOXY 12" (26) 5D#1 0x2-1/2", 5/8" ATR, EPOXY 18" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12" |

NOTES:

- 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.
- ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN. 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.
- 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



PRECAST LINTEL SCHEDULE

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

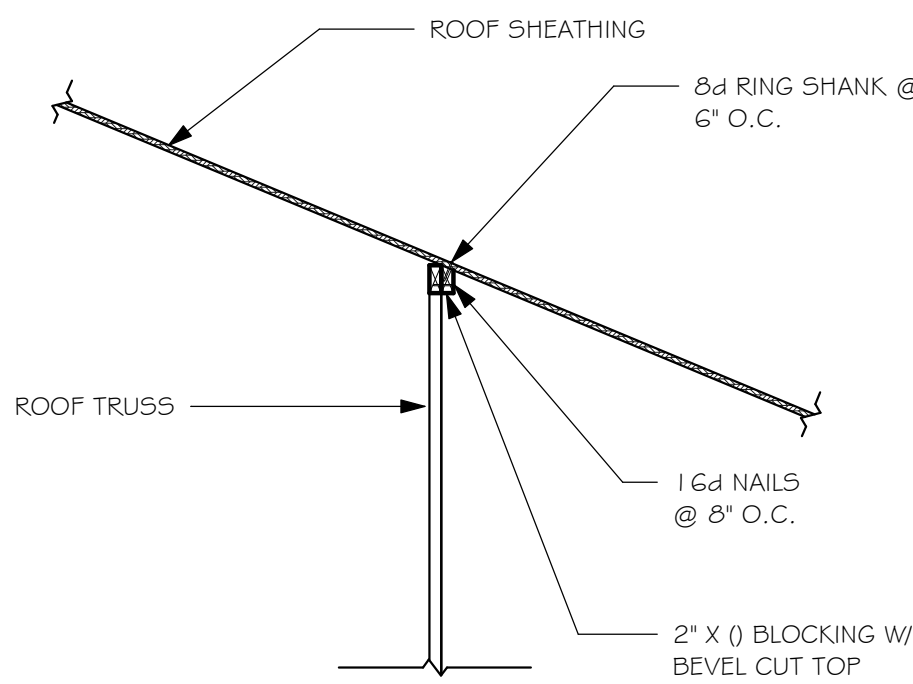
LINTELS BEAR 4" MIN. EACH END

PLAN NOTES:

- ROOF TRUSS BEARING @ 8'-0".
- ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
- PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
- FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
- 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
- AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/5-3.

BEARING HEIGHT

= BEARING @ 8'-0"

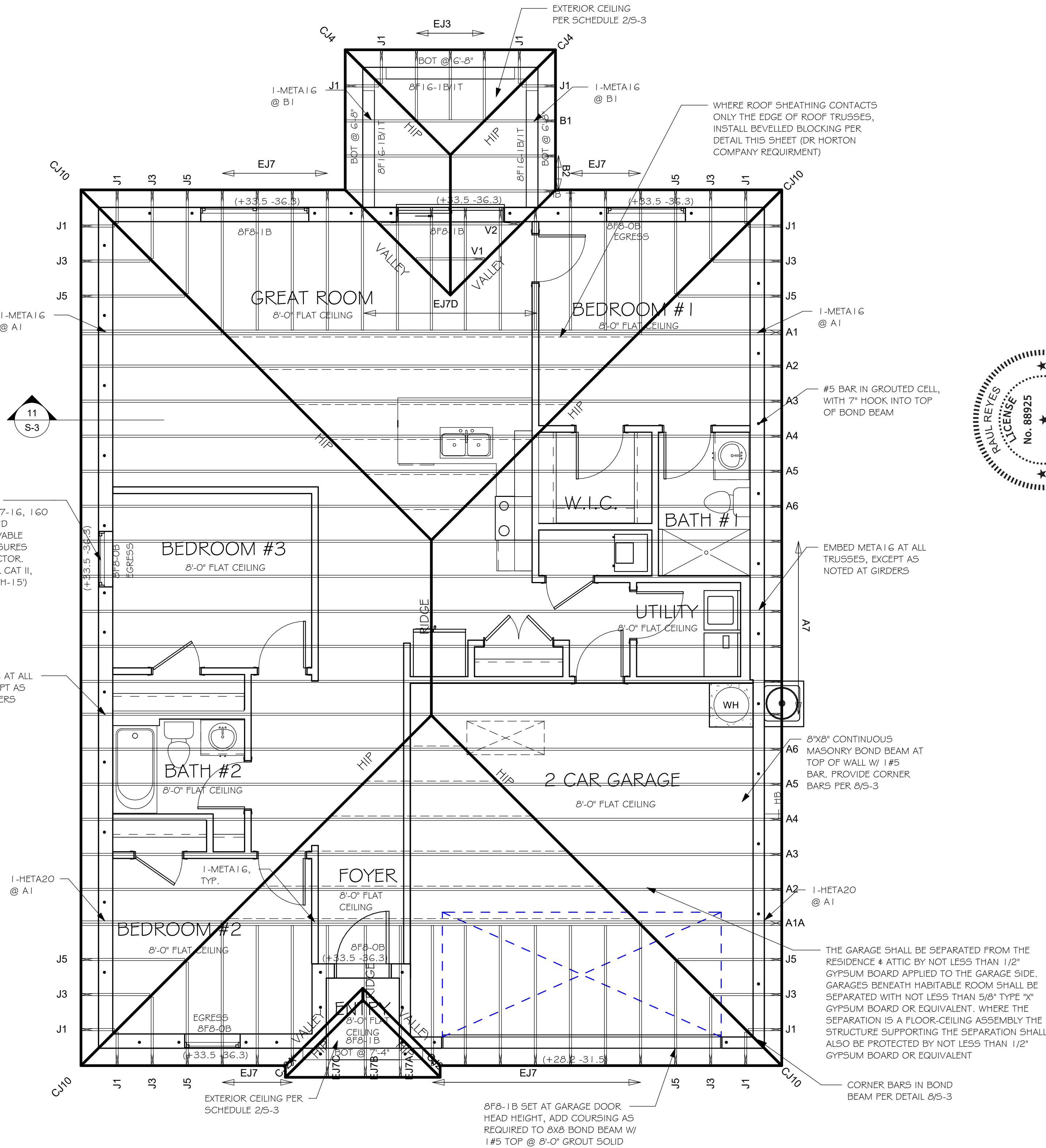


BEVELLED BLOCKING DETAIL

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA JOB#: DR1389BL DATED: 11/30/20 REVISED: NONE

(+33.5, -36.3) WIND PRESSURES PER ASCE7-16, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (V2sd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, H=15')

EMBED META I G AT ALL TRUSSES, EXCEPT AS NOTED AT GIRDERS



ROOF FRAMING PLAN

1/4" = 1'-0"

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



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

STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS OF NORTH FLORIDA
DALE E. COOPER, P.E., S.E.
FL. REG. NO. 13599
(239) 849-4254
CELL 8889

LOT: 2
SUBDIVISION: LEHIGH SPOT LOTS
ADDRESS: 3217 28TH STREET SW
D.R.H. #: 579070185

MODEL
1389 B
GCD JOB # 12674

DATE: 04/26/21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED:
PLAN: ROOF FRAMING PLAN
SCALE: As indicated

S-2

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

160/B, 160/C, 170/B

170/C

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

NAIL SPACING: 2 1/2" 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

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

VARIES

W

MIN

12"

MONOLITHIC FOOTING, SEE PLAN

EDGE

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

INTERIOR

MONOLITHIC FOOTINGS

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

STEPDOWN

GARAGE

8" CMU WALLS

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

WINDOW/DOOR ROUGH OPENING

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

8" CMU, SEE PLAN FOR REINFORCING

DOOR

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

2x2x1/8" WASHER

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

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

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.

10 **RETROFIT UPLIFT CONNECTOR SCHEDULE**

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 |
| EXTERIOR CEILING | |
| ROOF – PER FBCR TABLE 803.2.2 | |
| 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) | |
| SOFFIT | |
| ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R704. | |

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

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.

SLAB SAWCUT DETAIL

SCALE: NTS

#5 CORNER BAR, 25"x25"

MASONRY BOND BEAM, TYPICAL

INTERSECTION

CORNER

8

CORNER BAR DETAIL IN BOND BEAMS

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

12

5

ROOF COVERING AS SELECTED BY BUILDER PER: FBCR 905.2 ASPHALT SHINGLES FBCR 905.3 CLAY AND CONCRETE TILE FBCR 905.10 METAL ROOF PANELS

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

APPROVED ISOLATION PLATE

8"x8" CONTINUOUS MASONRY BOND BEAM W/ 1-#5, GROUT SOLID. PROVIDE CORNER BARS PER DETAIL 6/S-3

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

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

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

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

MERGE PAD FOOTINGS WITH EDGE FOOTINGS

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

11 **FULL HEIGHT WALL SECTION**

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

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. (Vwsd=124 MPH, RISK CAT II, ENCLOSED, Kd=0.85, It=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.

TYPICAL HOUSE PLAN

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

INTERIOR ZONE 4 PRESSURES

END ZONE WIDTH = 4'-0" MEASURED FROM FACE OF WALL (FIG R301.2(7))

FOOTING REINF., SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

CONCRETE FOOTING, SEE PLAN

PLAN VIEW

FOOTING CORNER BARS

SCALE: NTS

6

"OB" DENOTES NO REBAR IN LINTEL, "IB" DENOTES 1#5 IN LINTEL

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

8"x8" BOND BEAM W/ 1-#5

BEARING

PRECAST LINTEL

ROUGH OPENING

4" MINIMUM BEARING

VERTICAL BAR IN GROUTED CELL, SEE PLAN

#5 VERTICAL IN GROUTED CELL AT DOT LOCATIONS ON PLAN

MASONRY WALL

BOND BEAM & REINFORCING

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

9

TOP CHORD OF GABLE END TRUSS

2x4 BLOCK AT SHEATHING JOINT

ROOF SHEATHING, SEE SCHEDULE

9" MAX PER R803.2.3

3-12d TOE NAILS

2x4 OUTLOOKER @ 24" O.C.

WALL SHEATHING PER 2/S-3

THIS DETAIL ONLY USED FOR ELEVATION A

12 **OUTLOOKER DETAIL**

SCALE: N.T.S.

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 (Vwsd 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 C
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
3/2" 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" CENTERED
SLAB ON GRADE 1 1/2"
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 "COMPLEMENTARY 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
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 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8629

FLORIDA PROFESSIONAL ENGINEER
No. 88925
STATE OF FLORIDA
LICENSE
RENEWAL REQUIRES

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

BUILDER:

D.R. HOUGHTON

America's Builder

STRUCTURAL DETAILS

MODEL 1389 EXPRESS B

3217 28TH STREET SOUTHWEST
LEHIGH ACRES, FLORIDA

LOT: 2 BLOCK: 108 SUBDIVISION: LEHIGH SPOT LOTS

DESIGN/DRAWN DWB/DWB

CHECKED DWB

DATE 04/27/21

SCALE VARIES

JOB NO. DR12674

SHEET

S - 3

SHEET 3 OF 3