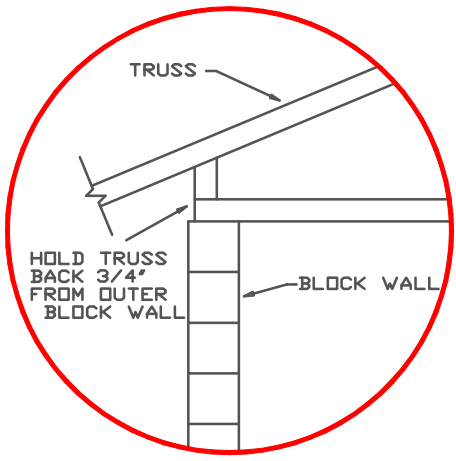
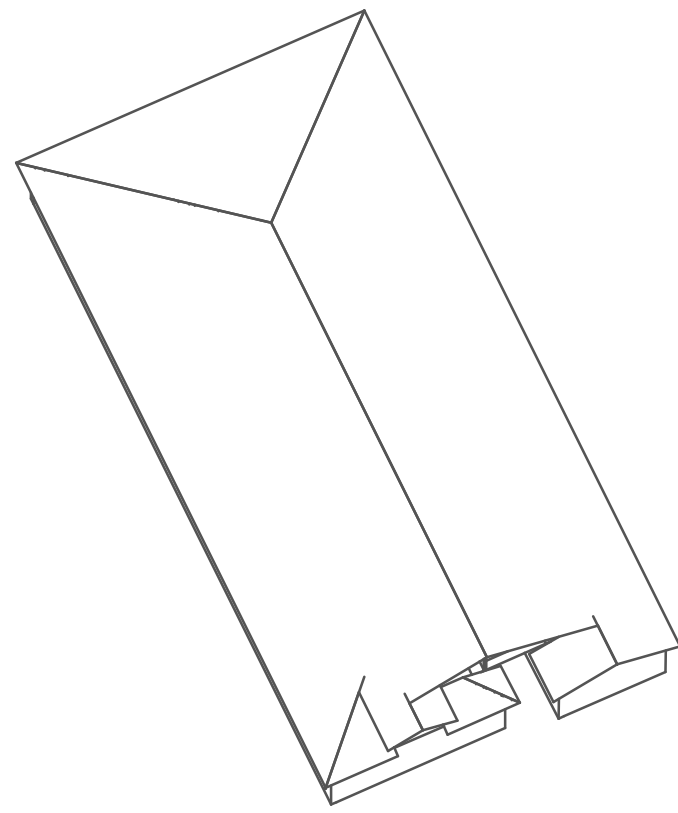
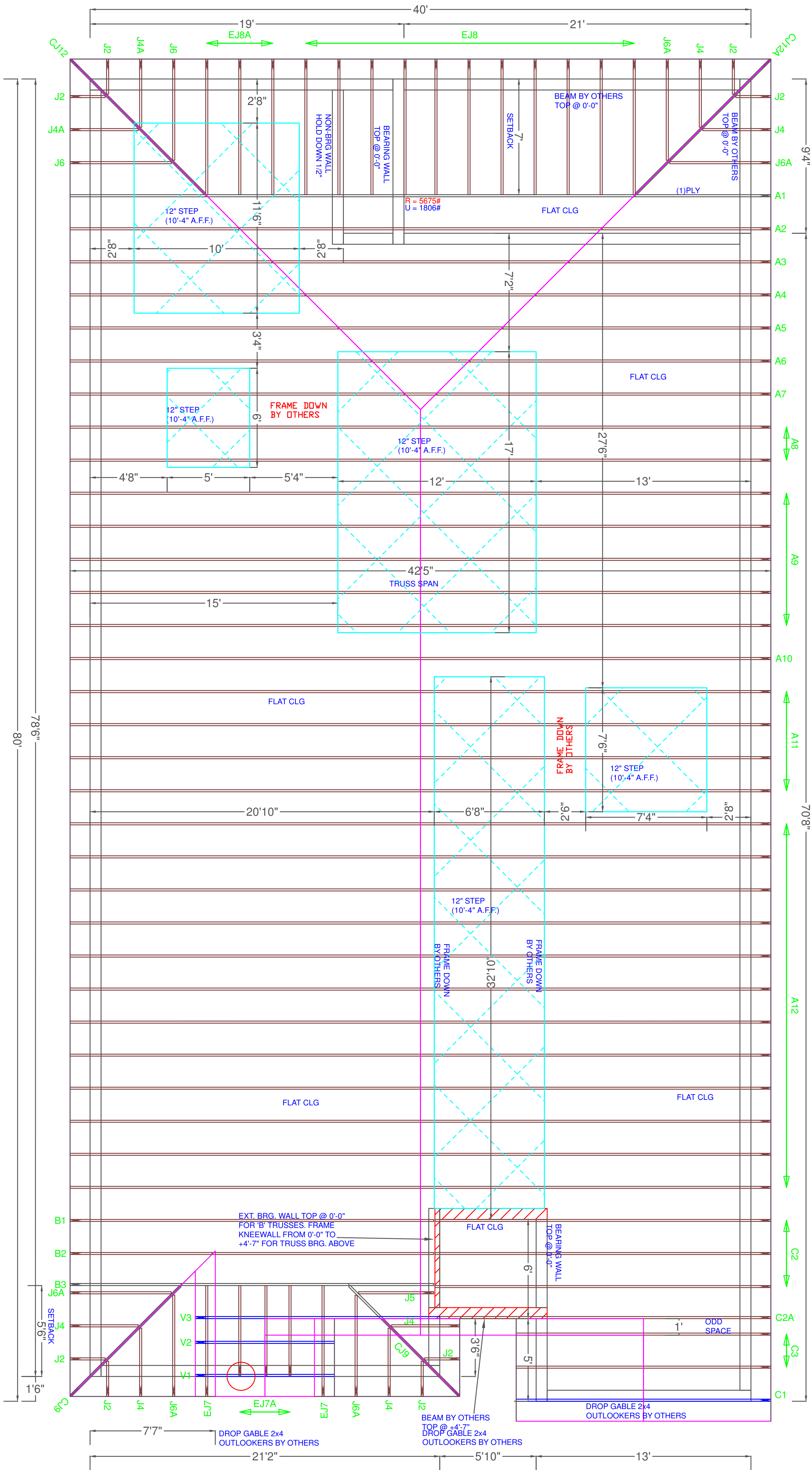
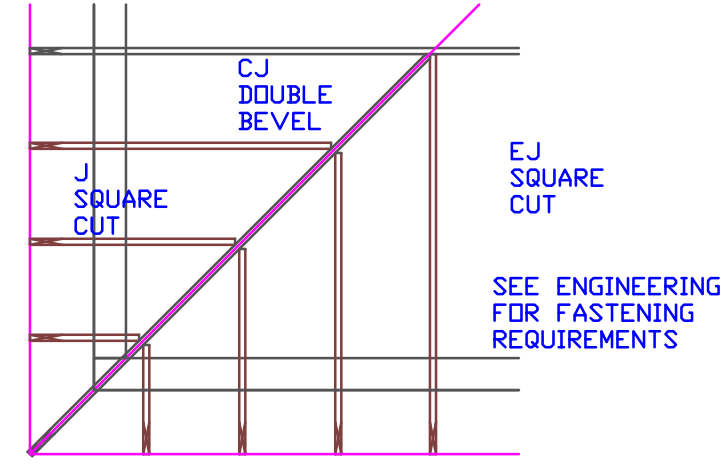




TYPICAL JACK CUTS



DESIGN CRITERIA

|                                       |         |
|---------------------------------------|---------|
| TOP CHORD LIVE LOAD                   | 20      |
| TOP CHORD DEAD LOAD                   | 20      |
| BOTTOM CHORD LIVE LOAD NON-CONCURRENT | 10#     |
| BOTTOM CHORD DEAD LOAD                | 10      |
| TOTAL LOAD                            | 125     |
| DURATION FACTOR                       | 1.25    |
| WIND DESIGN SPEED (MPH)               | 160     |
| ASCE 7-16 CAT II EXP C MWFRS          |         |
| CLOSED FBC 2020                       |         |
| MAX. WALL HT FOR WIND LOAD            | 13'-11" |

LANAI AND ENTRY ARE EXPOSED TO WIND AND ARE TO BE DESIGNED PER CRITERIA SHOWN

TILE

**\*\*UNLESS NOTED\*\***

REACTION VALUES ARE UNDER 5000#

UPLIFT VALUES ARE UNDER 1000#

ALL TRUSSES 24"o.c. UNLESS NOTED OTHERWISE

**\*\*\*\*\*CAUTION\*\*\*\*\***

DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT REFERRING TO THE ENGINEERING DWGS.

IT IS NECESSARY TO REFER TO THE ENGINEERING DRAWINGS FOR NUMBER OF MEMBERS, BEARING LOCATION, ORIENTATION AND WEB BRACING

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 DIFFERENCES SHOWN ARE CRITICAL. IF ANY HEIGHTS DEVIATE - INFORM SCOSTA CORP.

BEARING WALL & BEAM HEIGHTS

|                |              |
|----------------|--------------|
| 9'-4" A.F.F.   | 0'-0" ELEV.  |
| 13'-11" A.F.F. | +4'-7" 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

\*\*\*\*\*ATTENTION\*\*\*\*\*

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: \_\_\_\_\_

JOB SITE CONTACT NAME: \_\_\_\_\_

PHONE #: \_\_\_\_\_

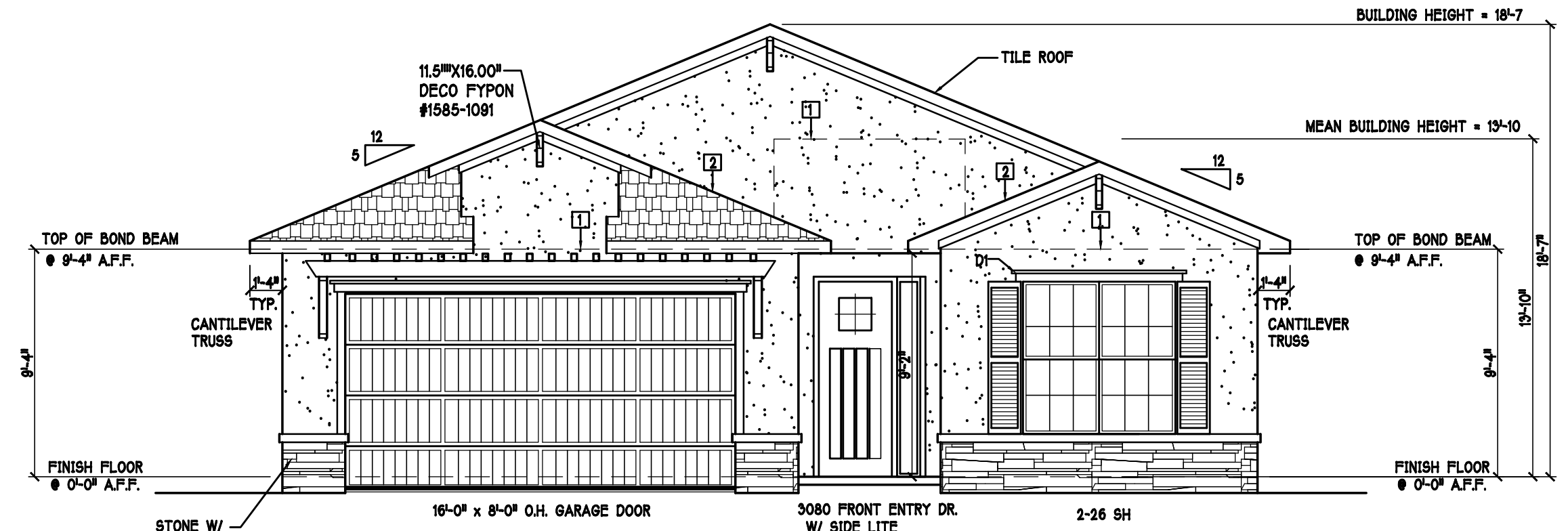
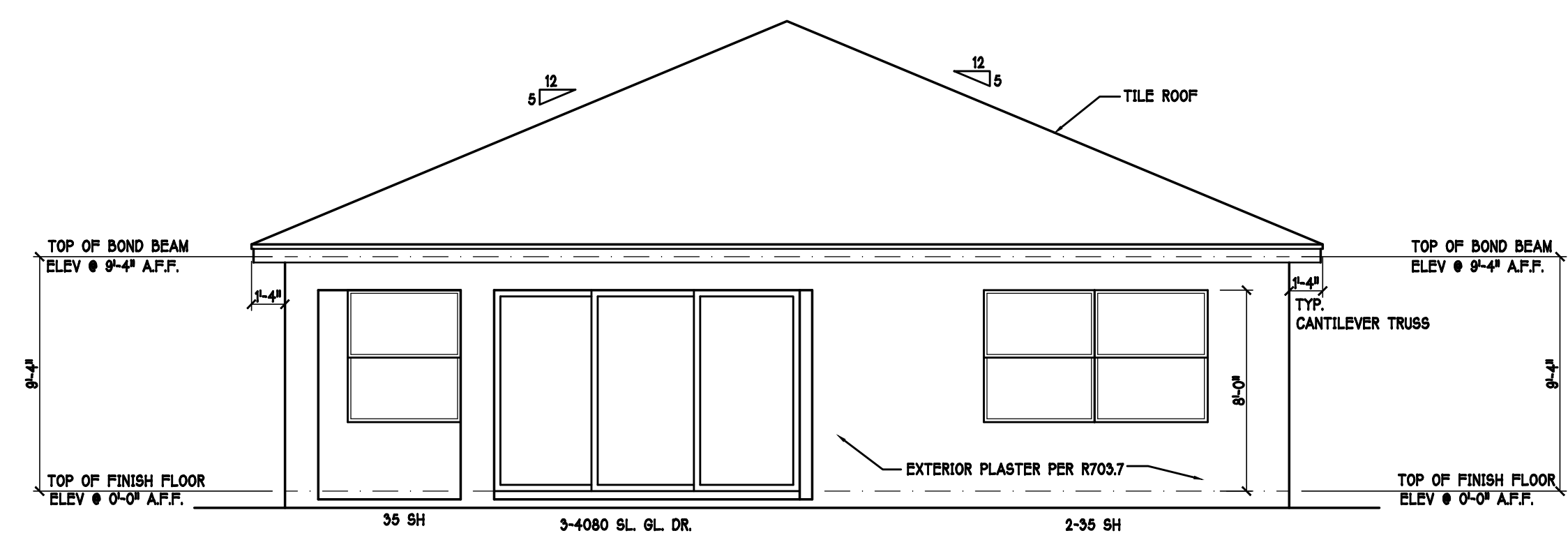
E-MAIL: \_\_\_\_\_

SCOSTA CORP.

WOOD, STEEL OR TIMBER  
ROOF & FLOOR TRUSSES

3670 COMMERCE CENTER DRIVE  
SEBRING, FL 33870  
(863) 385-8242

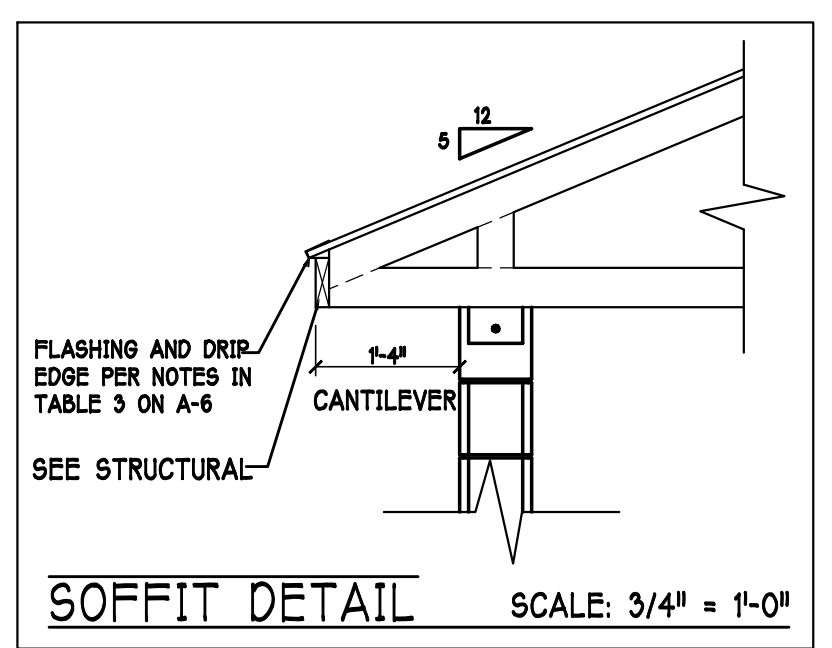
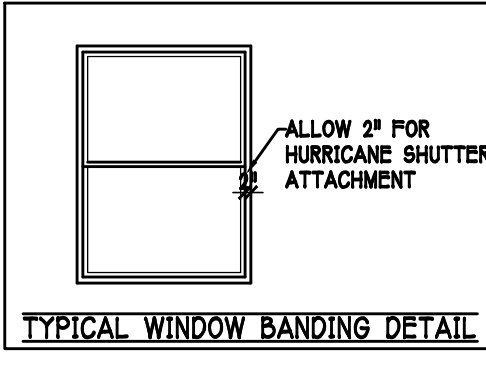
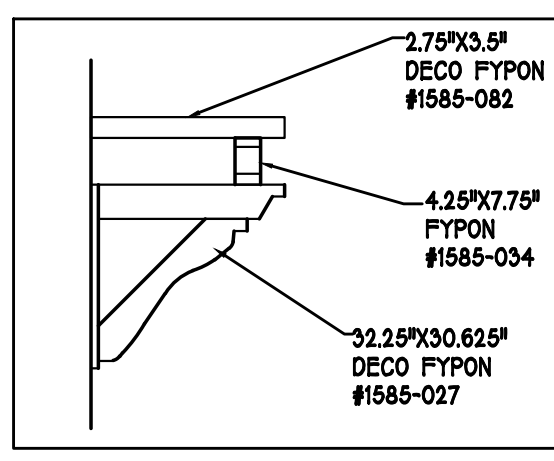
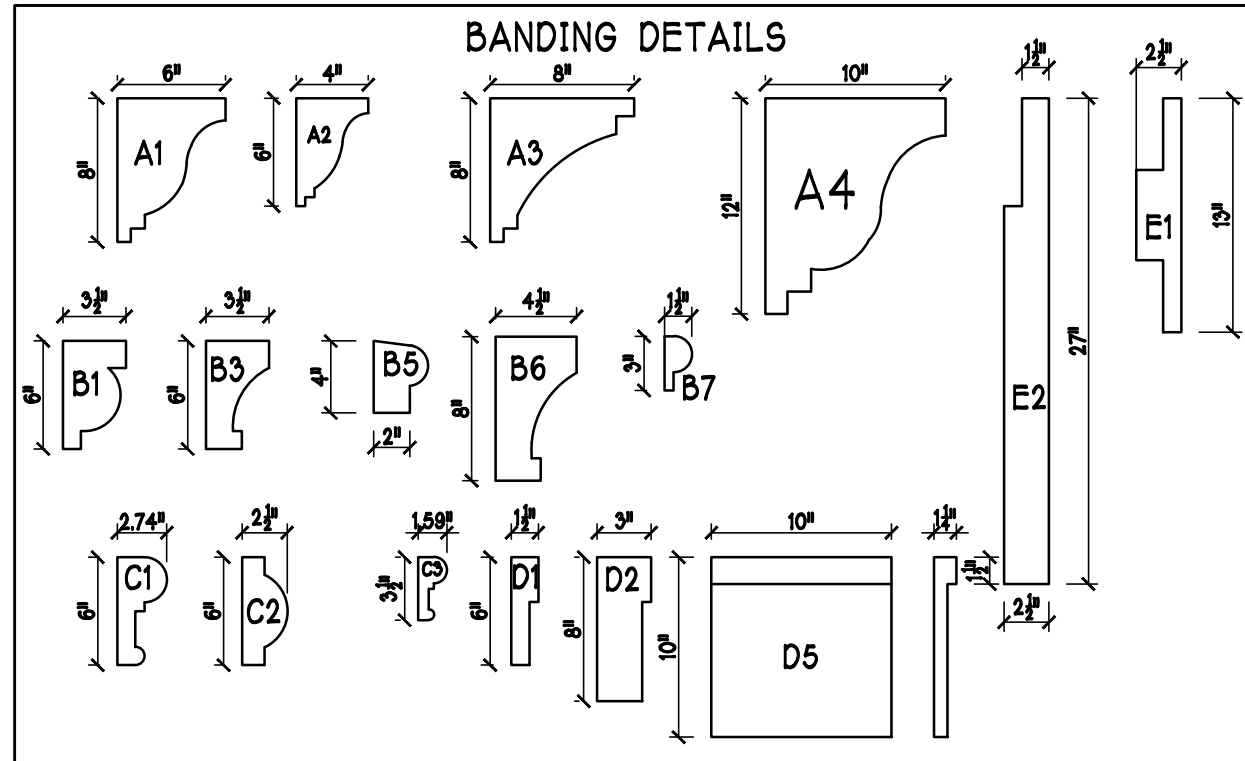
|                                                       |                |                      |               |
|-------------------------------------------------------|----------------|----------------------|---------------|
| SCALE: 1/4"=1'-0"                                     | DATE: 12/14/20 | REVISED BY: 05/12/21 | DRAWN BY: KCD |
| JOB ADDRESS: 2431 E GARAGE LEFT LEE/COLLIER/CHARLOTTE | 1 OF 1         |                      |               |
| CUSTOMER: D.R. HORTON                                 | JOB # DR2431E  |                      |               |



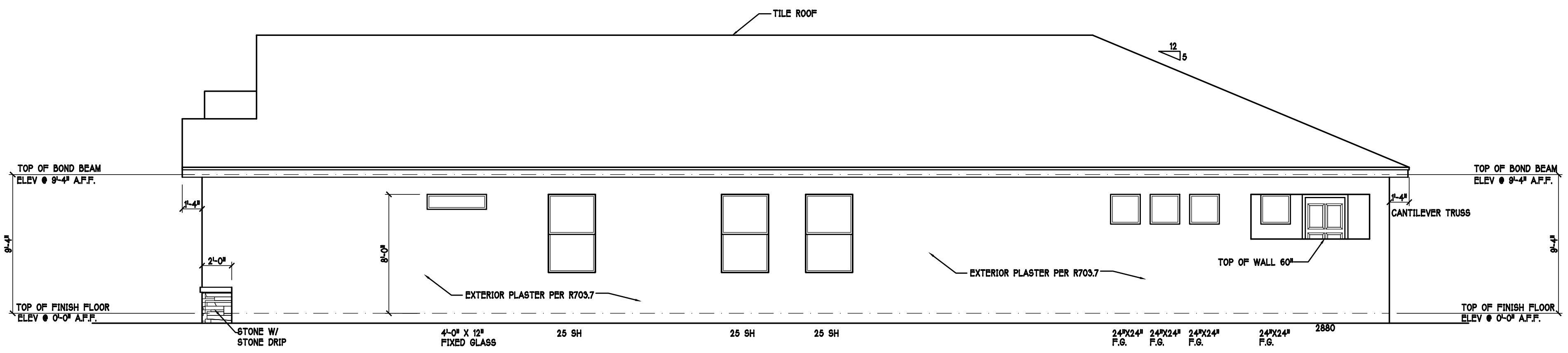
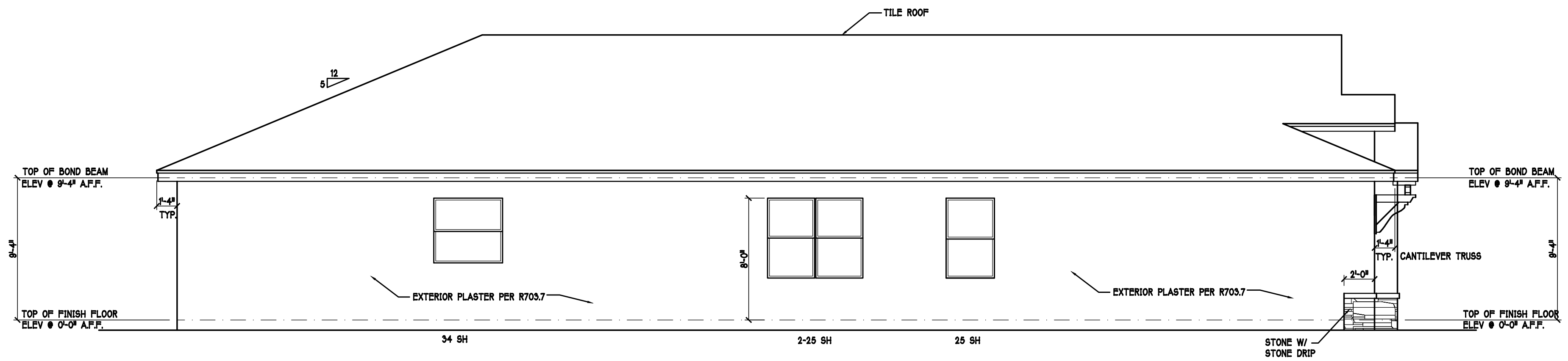
**FLORIDA BUILDING CODE 7TH EDITION**

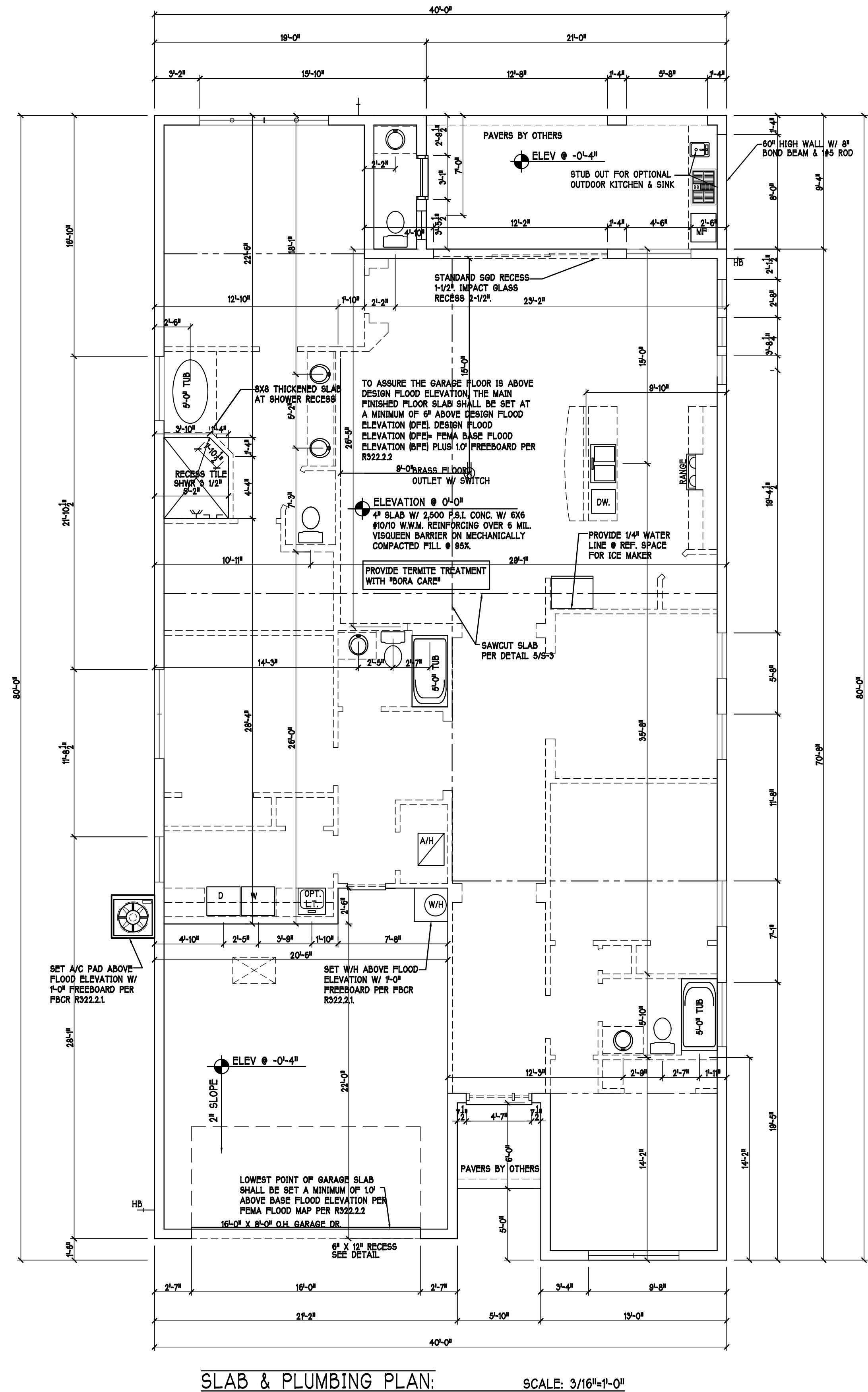
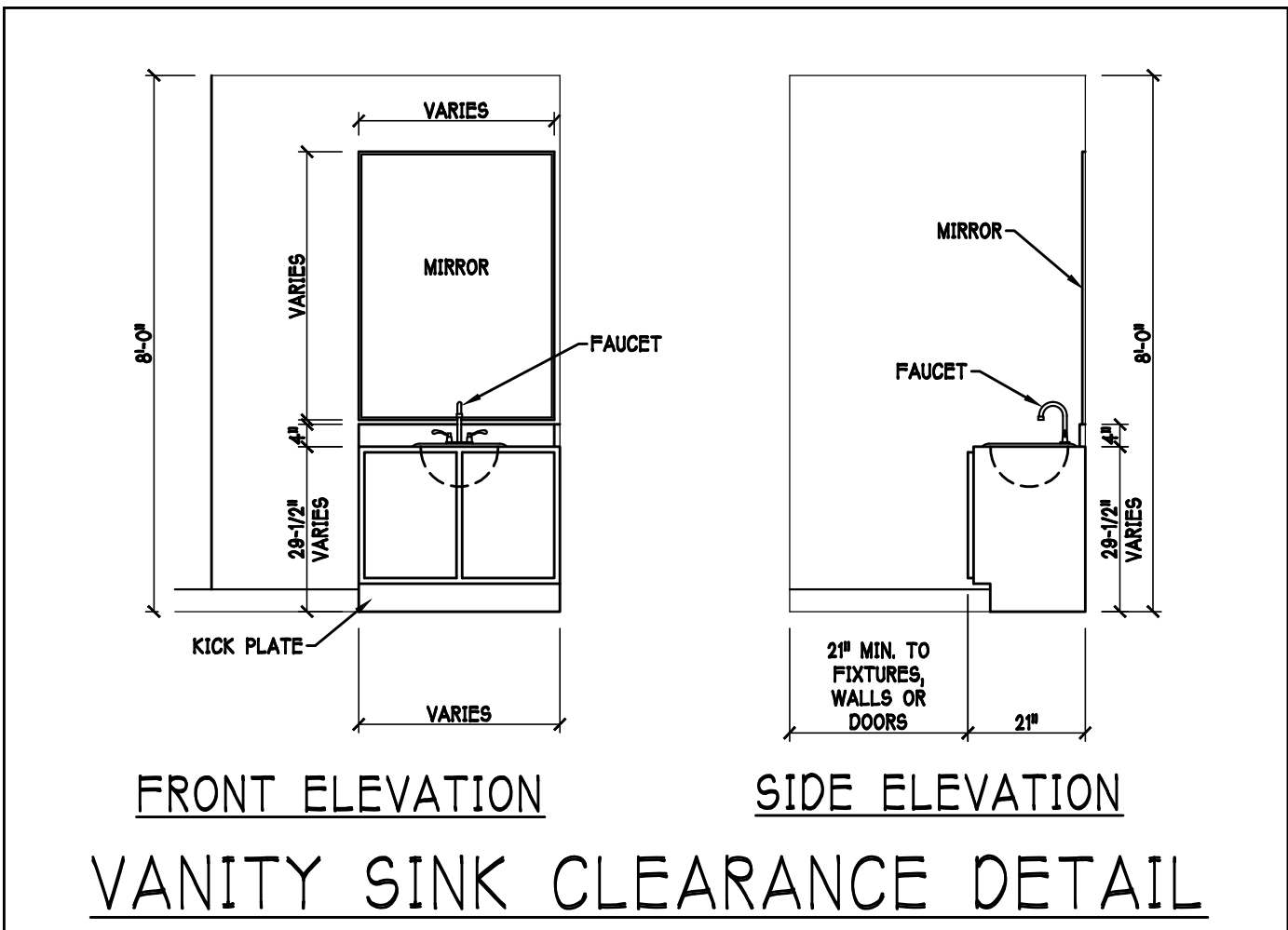
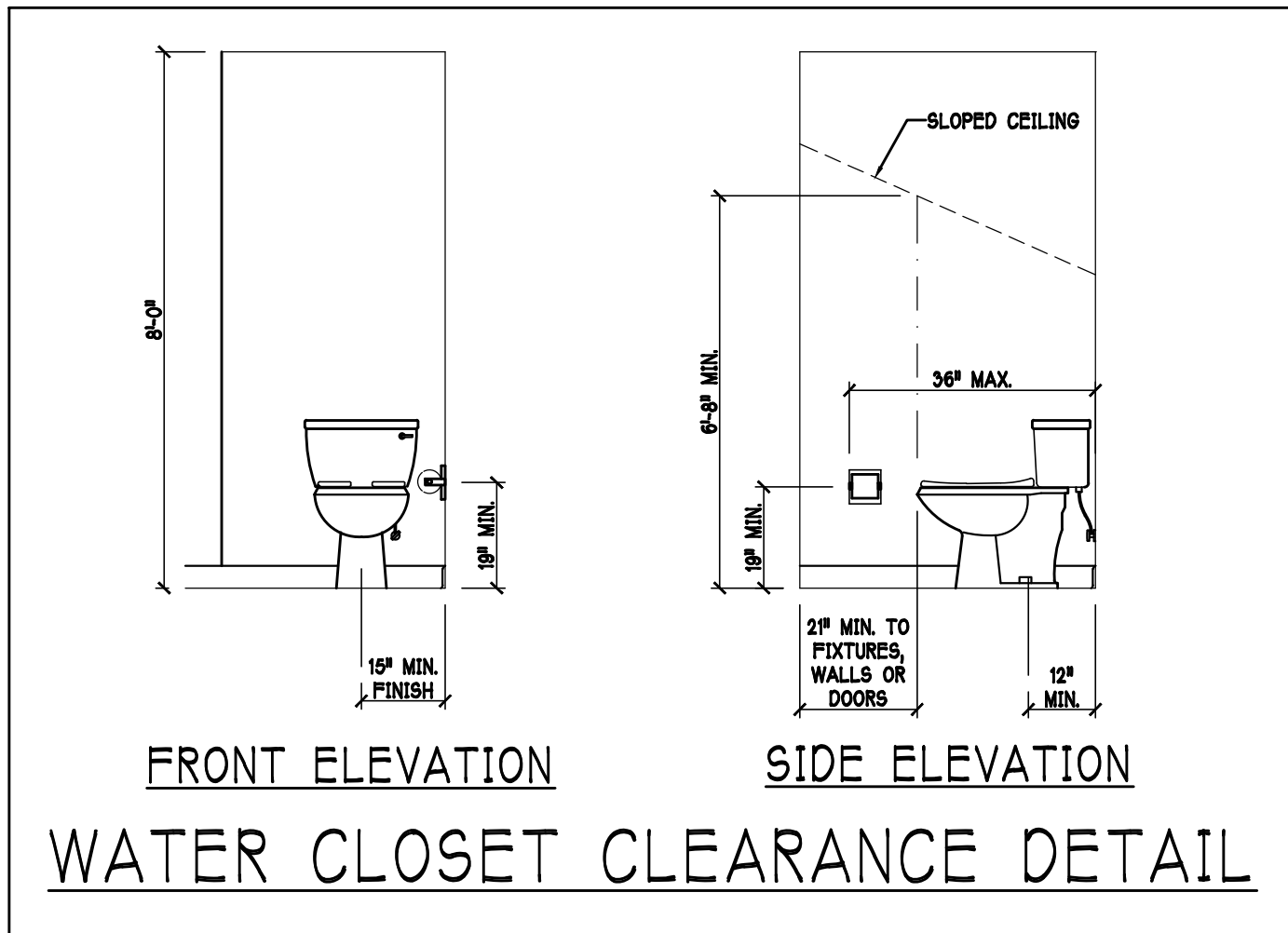
OCCUPANCY: FBC 310.5 RESIDENTIAL GROUP R-3 CONSTRUCTION TYPE V-3 (FIRE RESISTANCE RATING 0 HOURS, NOT SPRINKLED CODES TO BE USED BY OTHER DESIGN PROFESSIONALS AND LICENSED CONTRACTORS: 2020 FLORIDA BUILDING CODE, 7TH EDITION; RESIDENTIAL; ACCESSIBILITY; ENERGY CONSERVATION; PLUMBING; MECHANICAL; AND FUEL GAS. ELECTRICAL IS CONTAINED BY REFERENCE WITHIN FBC RESIDENTIAL CHAPTER 34: NFPA 70-17 NATIONAL ELECTRICAL CODE.

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



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





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

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

|                             |         |                                 |                     |
|-----------------------------|---------|---------------------------------|---------------------|
| LOT: 443                    | BLOCK : | MODEL:                          | RESIDENCE FOR: SPEC |
|                             |         | UNIT 2431                       |                     |
| SUBDIV: SEASON'S BONITA 50s |         | ADDRESS: 28040 SANIBEL SANDS ST |                     |
| G.C.D. #: 13219             |         | DR H. #: 579220479              |                     |

DATE: 08-18-2021

DRAWN BY: JSL

CHECKED BY: JWC

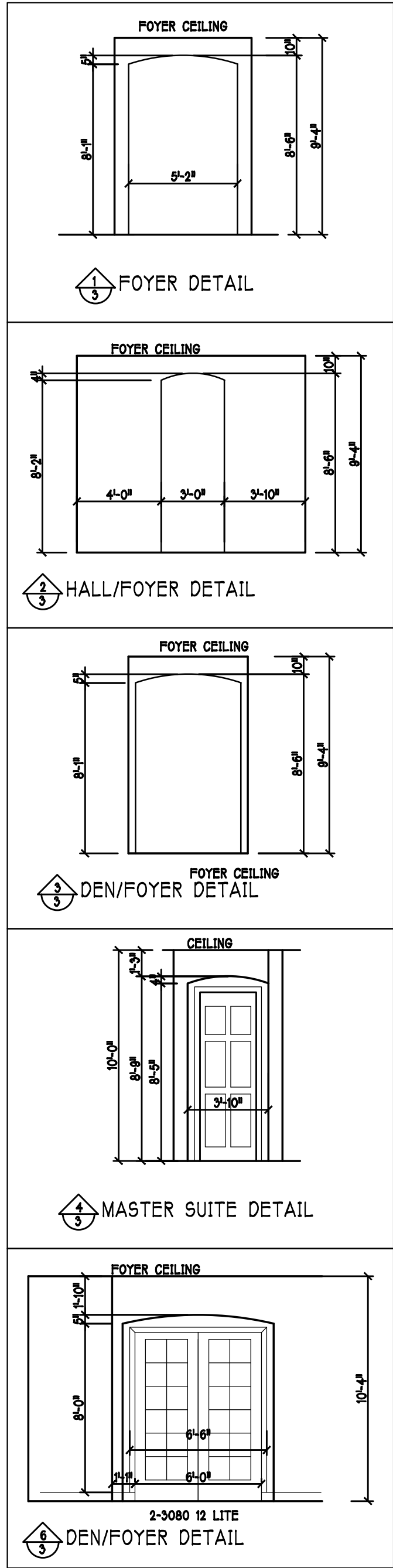
REVISED:

PLAN: SLAB & PLUMBING

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

SHEET#

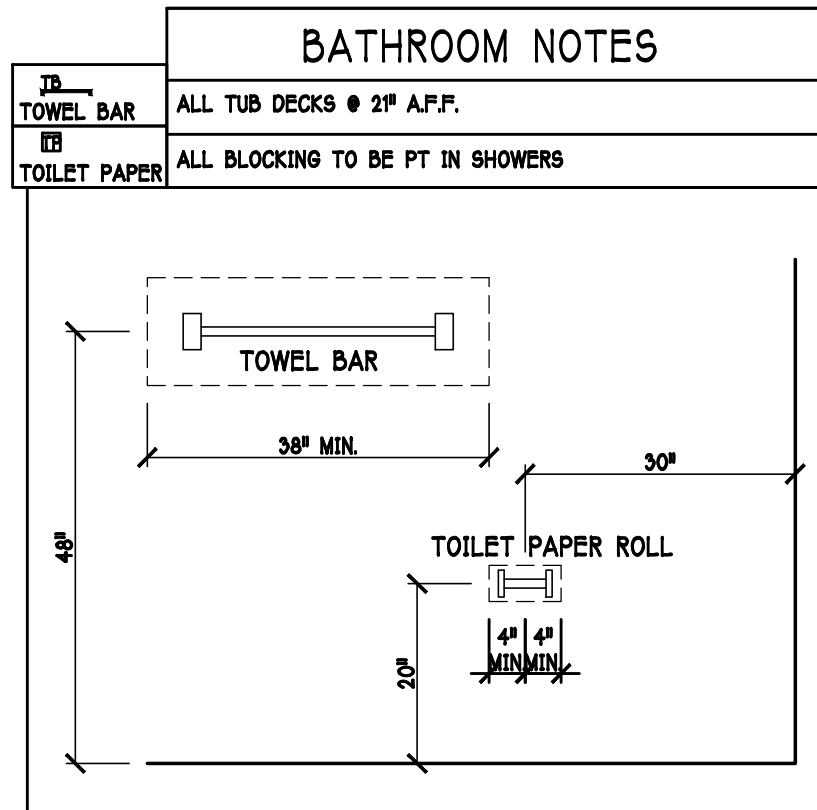
A-2E



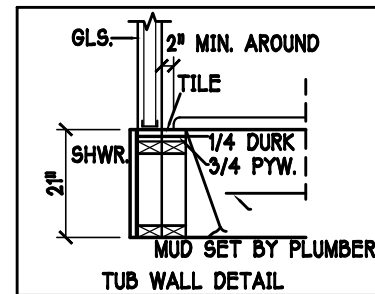
| D R HORTON |                |                     |       |        |          |
|------------|----------------|---------------------|-------|--------|----------|
| MARK       | SIZE CODE      | PRODUCT DESCRIPTION | WIDTH | HEIGHT | COMMENTS |
| 1          | OVERHEAD       | GARAGE DOOR         | 182   | 96     |          |
| 2          | 3080 ENTRY DR  | DISTINCTION         | 36    | 96     |          |
| 3          | 2380 EXT. DOOR | DISTINCTION         | 30    | 96     |          |
| SEE NOTE 1 |                |                     |       |        | 3        |

| D R HORTON |                    |                     |       |        |          |
|------------|--------------------|---------------------|-------|--------|----------|
| MARK       | SIZE CODE          | PRODUCT DESCRIPTION | WIDTH | HEIGHT | COMMENTS |
| A          | 35 SH              |                     | 54    | 63     |          |
| B          | 25 SH              |                     | 38    | 63     |          |
| C          | 48" X 12"          | FIXED GLASS         | 48    | 12     | TEMPERED |
| D          | 34 SH              |                     | 54    | 51     |          |
| E          | 2-35 SH            |                     | 108   | 63     |          |
| F          | 3-4080 SL. GL. DR. |                     | 144   | 96     |          |
| G          | 12" X 96"          | SIDE LITE           | 12    | 96     |          |
| H          | 2-25 SH            |                     | 76    | 63     |          |
| I          | 21-0" X 21-0"      | FIXED GLASS         | 24    | 24     |          |
| J          | 2-26 SH            |                     | 76    | 78     |          |
| SEE NOTE 1 |                    |                     |       |        | 15       |

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



| INTERIOR DOOR SCHEDULE |            |                      |
|------------------------|------------|----------------------|
| MARK                   | DOOR WIDTH | NOTES                |
| 1                      | 31-0"      | PK. = POCKET DOOR    |
| 2                      | 21-0"      | B.F. = BI-FOLD DOOR  |
| 3                      | 21-0"      | B.P. = BI-PASS DOOR  |
| 4                      | 21-4"      | L.V. = LOUVERED DOOR |
| 5                      | 21-0"      |                      |
| 6                      | 11-0"      |                      |
| 7                      | 11-0"      |                      |



VINYL SHELVE NOTES:

1) ALL CLOSET SHELVES TO BE 12"

2) ALL PANTRY & LINEN TO BE 14" 16" SHELVES 18" O.C. WITH 15" INCREMENT.

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

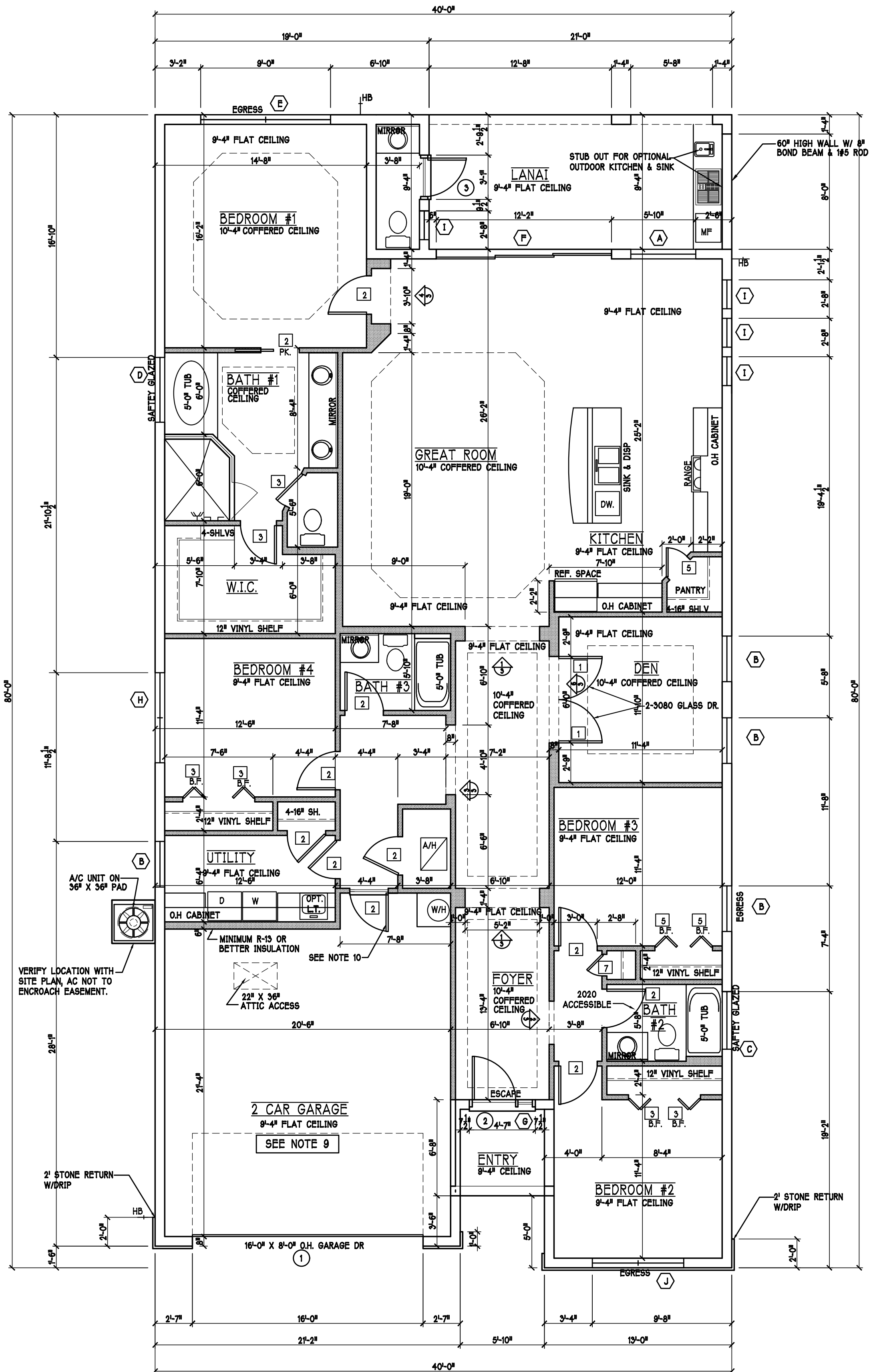
- PLAN NOTES
- 1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
  - 2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
  - 3) PROVIDE SAFETY GLAZING AT BATH / SHOWER. PER FLORIDA BUILDING CODE R 308.4.5.
  - 4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
  - 5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
  - 6) KITCHEN KNEE WALL TO BE FRAMED W/ TOP # 41 1/2" A.F.F. W/ RAISED BAR TOP
  - 7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
  - 8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.3.5
  - 9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE X® GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
  - 10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.
  - 11) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
  - 12) STUB OUT FOR GAS # OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDY. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
  - 13) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.C. WITH 15" INCREMENT.
  - 14) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

| CABINET BACKING |                 |                 |
|-----------------|-----------------|-----------------|
| KITCHEN         | UPPER TOP # 64" | BASE TOP # 35"  |
| MASTER BATH     | UPPER           | BASE- TOP # 35" |
| GUEST BATH      | UPPER           | BASE- TOP # 35" |
| LAUNDRY RM.     | UPPER TOP # 64" | BASE            |

| SQUARE FOOTAGE |  |      |
|----------------|--|------|
| LIVING AREA    |  | 2431 |
| GARAGE AREA    |  | 476  |
| LANAI AREA     |  | 186  |
| ENTRY AREA     |  | 35   |
| TOTAL AREA     |  | 3138 |

PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT DOOR. (PER FLORIDA BUILDING CODE-R308.4.2)

NOTE: PROVIDE SAFETY GLAZING AT BATH/SHWR. SHALL COMPLY WITH R 308.4.5



FLOOR PLAN: SCALE: 3/16" = 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 2431

RESIDENCE FOR: SPEC

LOT: 443 BLOCK: SUBDIV: SEASONS BONITA 50s

ADDRESS: 28040 SANIBEL SANDS ST

G.C.D. #: 13219 DR H. #: 579220479

DATE: 08-18-2021

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

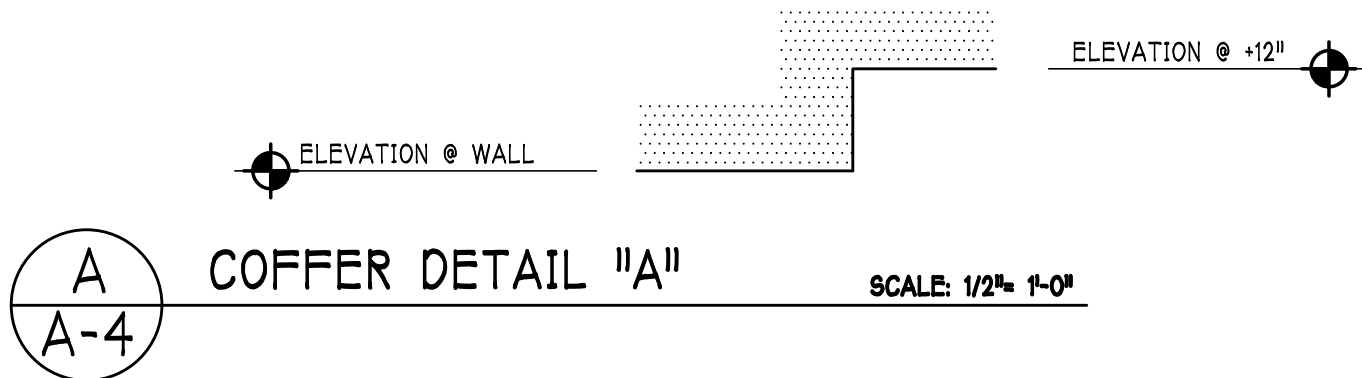
PLAN: FLOOR

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

SHEET#

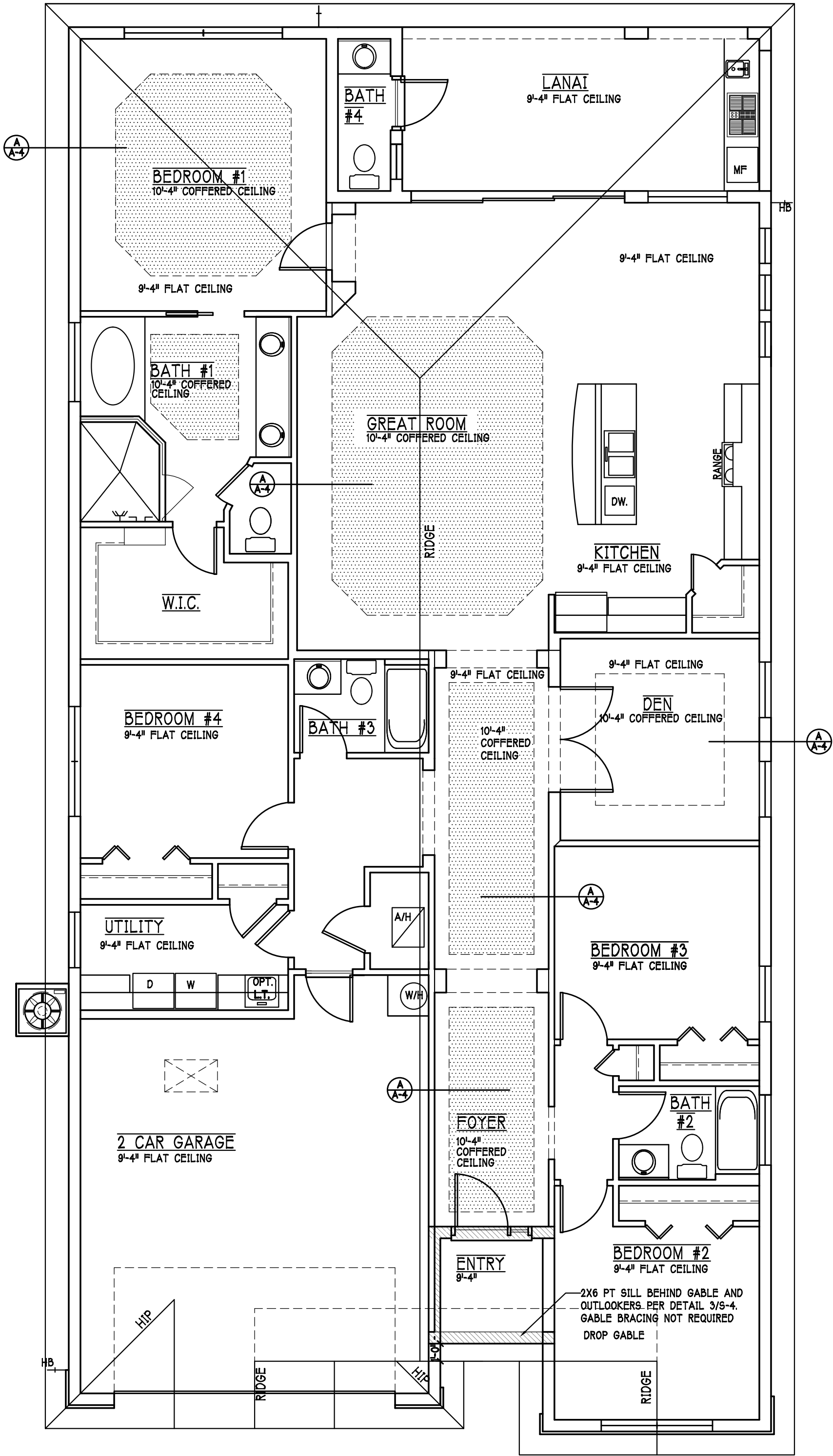
A-3E

| MODEL 2431 E: ATTIC VENTILATION FBCR R806                |                |                |                                                                  |                             |                      |                                                                      |                           |                           |  |
|----------------------------------------------------------|----------------|----------------|------------------------------------------------------------------|-----------------------------|----------------------|----------------------------------------------------------------------|---------------------------|---------------------------|--|
| COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS |                |                |                                                                  |                             |                      |                                                                      |                           |                           |  |
| AREAS [SQ. FT.]                                          |                |                | SOFFIT ONLY [1/150]<br>[NO ROOF VENTS]                           |                             |                      | WITH ROOF VENTS [1/500]<br>[R.V.]                                    |                           |                           |  |
|                                                          |                |                | ATTIC VENTILATION REQUIRED                                       |                             |                      | ATTIC VENTILATION REQUIRED                                           |                           |                           |  |
| MARK                                                     | ATTIC          | SOFFIT         | ATTIC AREA/150                                                   | REQ'D AIR FLOW<br>OF SOFFIT | QUAD 4<br>SOFFIT HAS | ATTIC AREA/300                                                       | QUANTITY OF<br>ROOF VENTS | MIN AIR FLOW<br>OF SOFFIT |  |
| 1st STORY                                                | 3443.4 SQ. FT. | 3043.3 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,<br>NARROW PATTERN,<br>8.15% FREE AIR FLOW |                             |                      | 22" BASE,<br>22-5/8" BASE,<br>LOMANCO 770-D<br>0.97 SQ. FT. FREE AIR |                           |                           |  |



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

TRUSS BEARING CONDITIONS AND  
STRAPPING IS BASED  
ON TRUSS LAYOUT PREPARED BY SCOSTA,  
JOB #: DR2431E, DATED: 12/14/20, REVISED: 05/12/21



CEILING PLAN: "E"

SCALE: 3/16" = 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 2431

RESIDENCE FOR:  
SPEC

LOT: 443    BLOCK :

SUBDIV: SEASONS BONITA 50s

ADDRESS: 28040 SANIBEL SANDS ST

G.C.D. #: 13219    DR.H.#: 579220479

DATE:  
08-18-2021

DRAWN BY:  
JSL

CHECKED BY:  
JWC

REVISED:

PLAN:  
ROOF & CEILING

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

SHEET#  
A-4E

| 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               | (2)      | Coach Lights     |
| J               | (X)      | Coach Lights     |
| K               | (X)      | J BOX            |
| L               | (1)      | 4' Fluorescent   |
| M               | (X)      | 2' Fluorescent   |
| N               | (X)      | 5lt Chandelier   |
| O               | (1)      | 3 LT             |
| P               | (3)      | Pendant Light    |

|                                                                                       |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | ELECTRICAL METER                                                                                                                                                                                                |
|    | ELECTRICAL PANEL                                                                                                                                                                                                |
|    | 120 V JUNCTION BOX                                                                                                                                                                                              |
|    | SINGLE RECEPTACLE OUTLET                                                                                                                                                                                        |
|    | 230 V RECEPTACLE OUTLET                                                                                                                                                                                         |
|    | 4-PLEX RECEPTACLE OUTLET                                                                                                                                                                                        |
|    | DUPLEX RECEPTACLE OUTLET                                                                                                                                                                                        |
|    | 1/3 SWITCHED DUPLEX OUTLET                                                                                                                                                                                      |
|    | DUPLEX RECEPTACLE @ ELEV. A.F.F.                                                                                                                                                                                |
|    | TIMER SWITCH                                                                                                                                                                                                    |
|    | GFI SWITCH                                                                                                                                                                                                      |
|    | DIMMER SWITCH                                                                                                                                                                                                   |
|    | 3 WAY SWITCH                                                                                                                                                                                                    |
|    | SINGLE POLE SWITCH                                                                                                                                                                                              |
|    | ADDIC SMOKE DETECTOR TO BE INTERCONNECTED                                                                                                                                                                       |
|    | ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN GAS RATIONED CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. |
|    | 60 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                                                                                                                                                                                          |

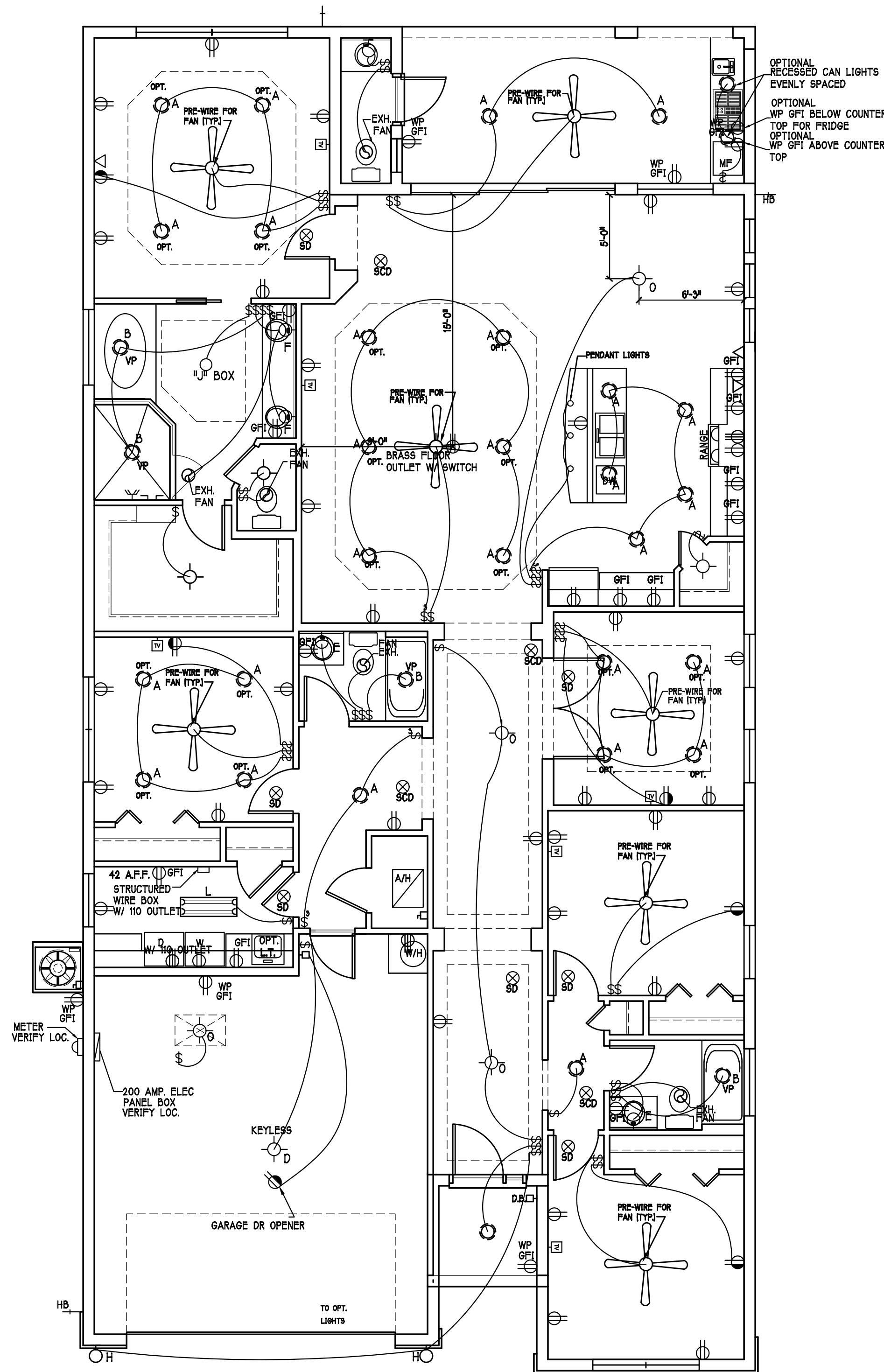
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11

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 2017**



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

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

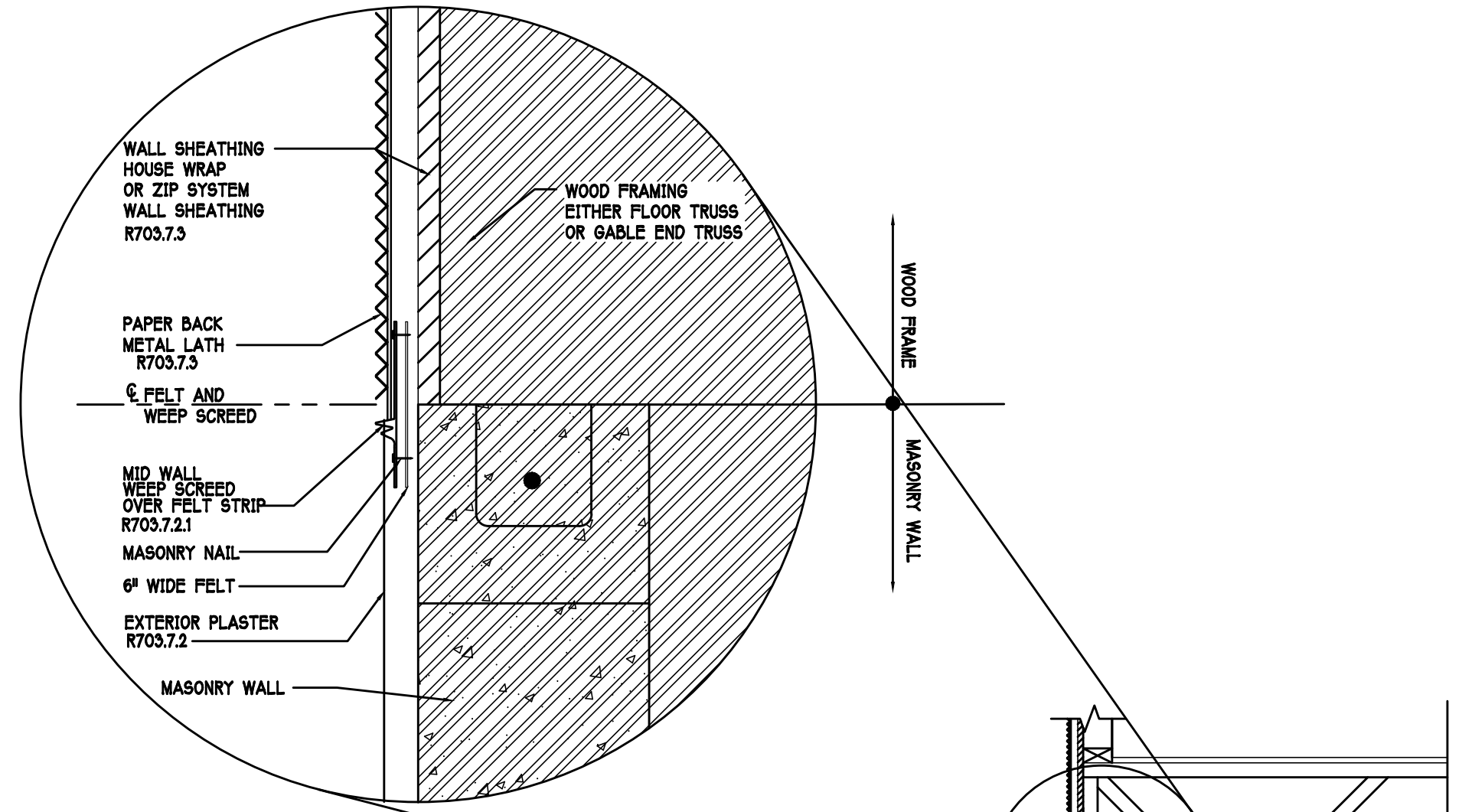
RESIDENCE FOR:  
SPEC

LOT: 443      BLOCK :  
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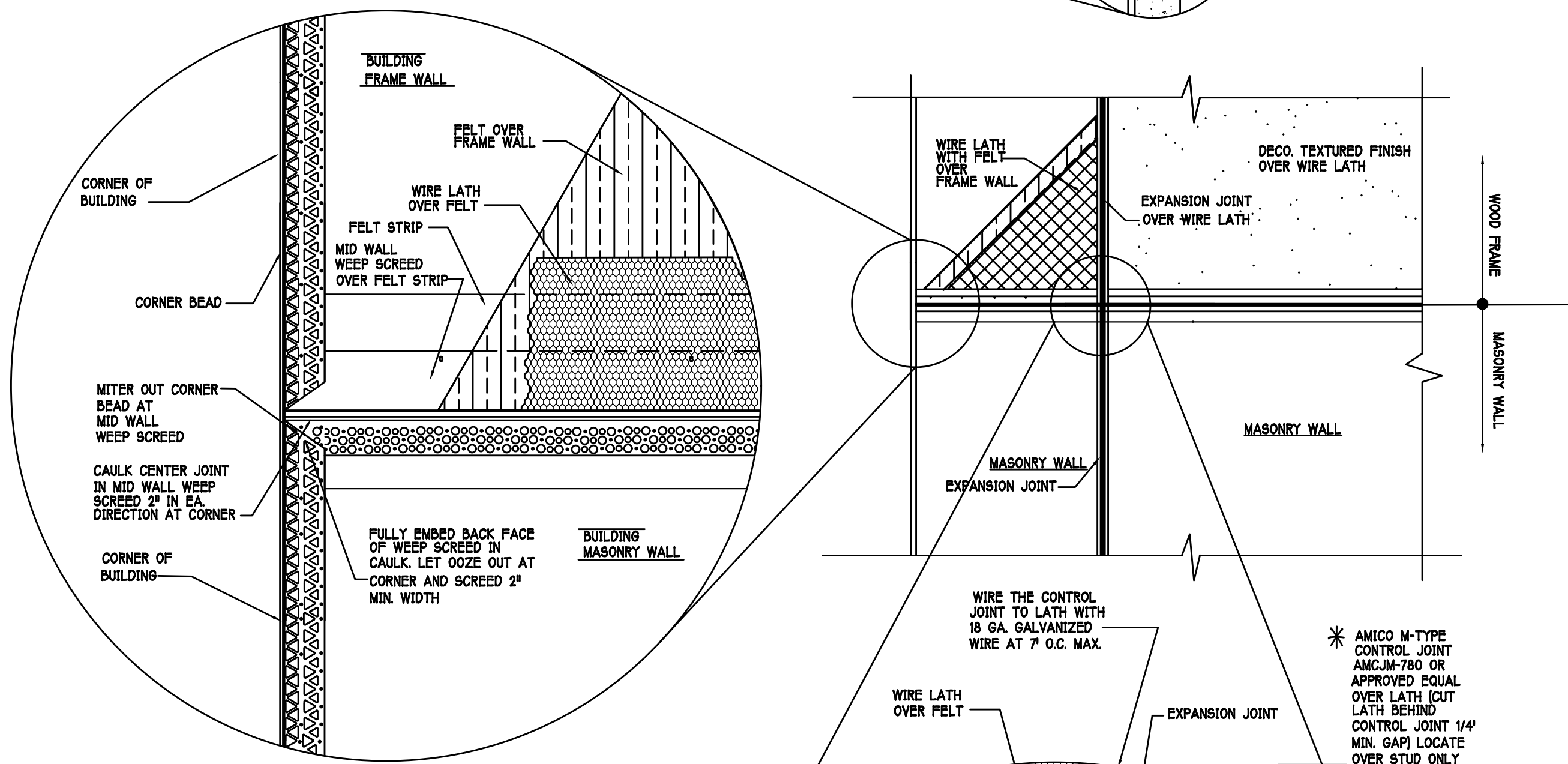
SHEET#

A-5E

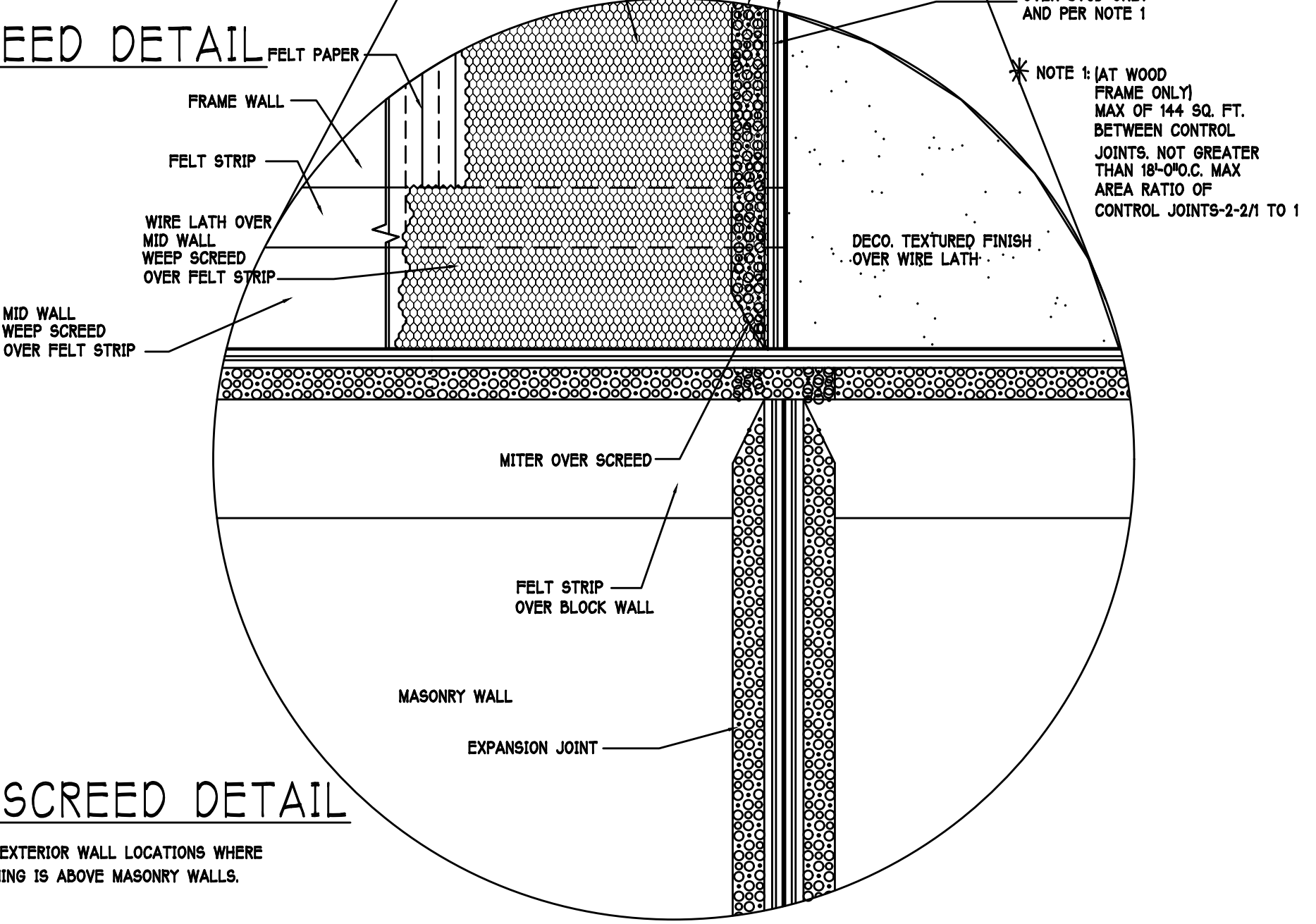
DESIGN IN ACCORDANCE W/ THE 2020 RESIDENTIAL  
FLORIDA BUILDING CODE- 7TH EDITION



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 1/4" 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" ON EDGE AND FIELD.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING PER 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 4" CLIPS AT UNSUPPORTED PANEL EDGES. SEE STRUCTURAL.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GAUGE AZ50 ALUM. ZINC OR GALVANIZED STEEL .079 INCHES THICK, 26 GAUGE ZINC COATED (80). FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURER'S PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R803.2.8 (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 30# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 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 5961.

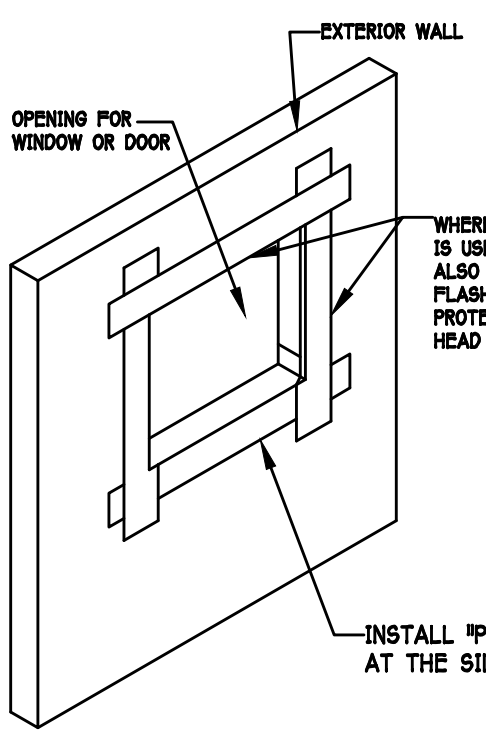
FASTENERS Fasteners for asphalt shingles shall comply with ASTM F 1667, and shall be made of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gauge (0.08 inches) with a minimum 3/8 inch diameter head and shall be of a length to penetrate the sheathing.

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,
- 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.



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.

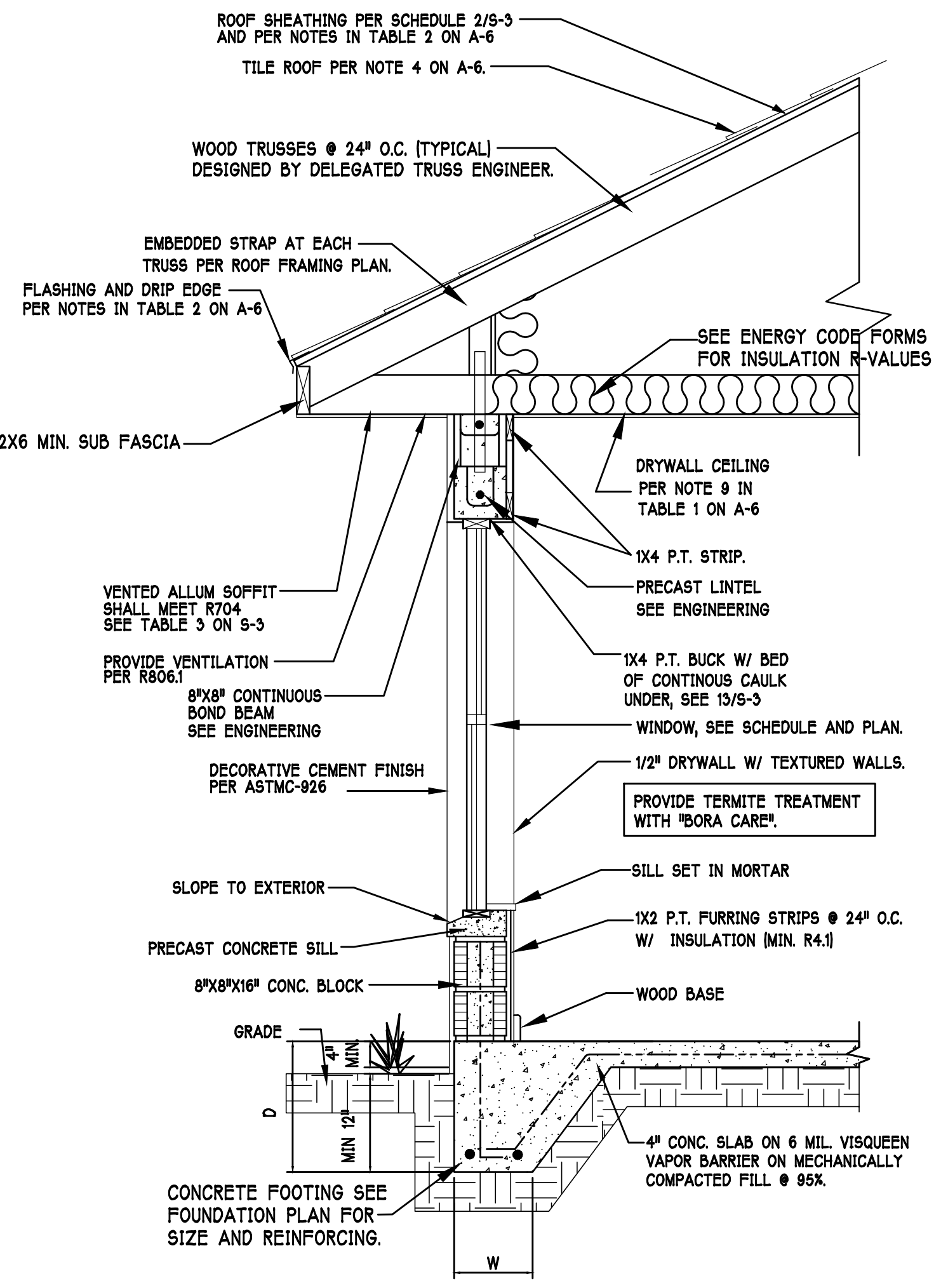
R703.4 - Where flashing instructions or details are not provided by the window or door manufacturer or by the flashing manufacturer, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface 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 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

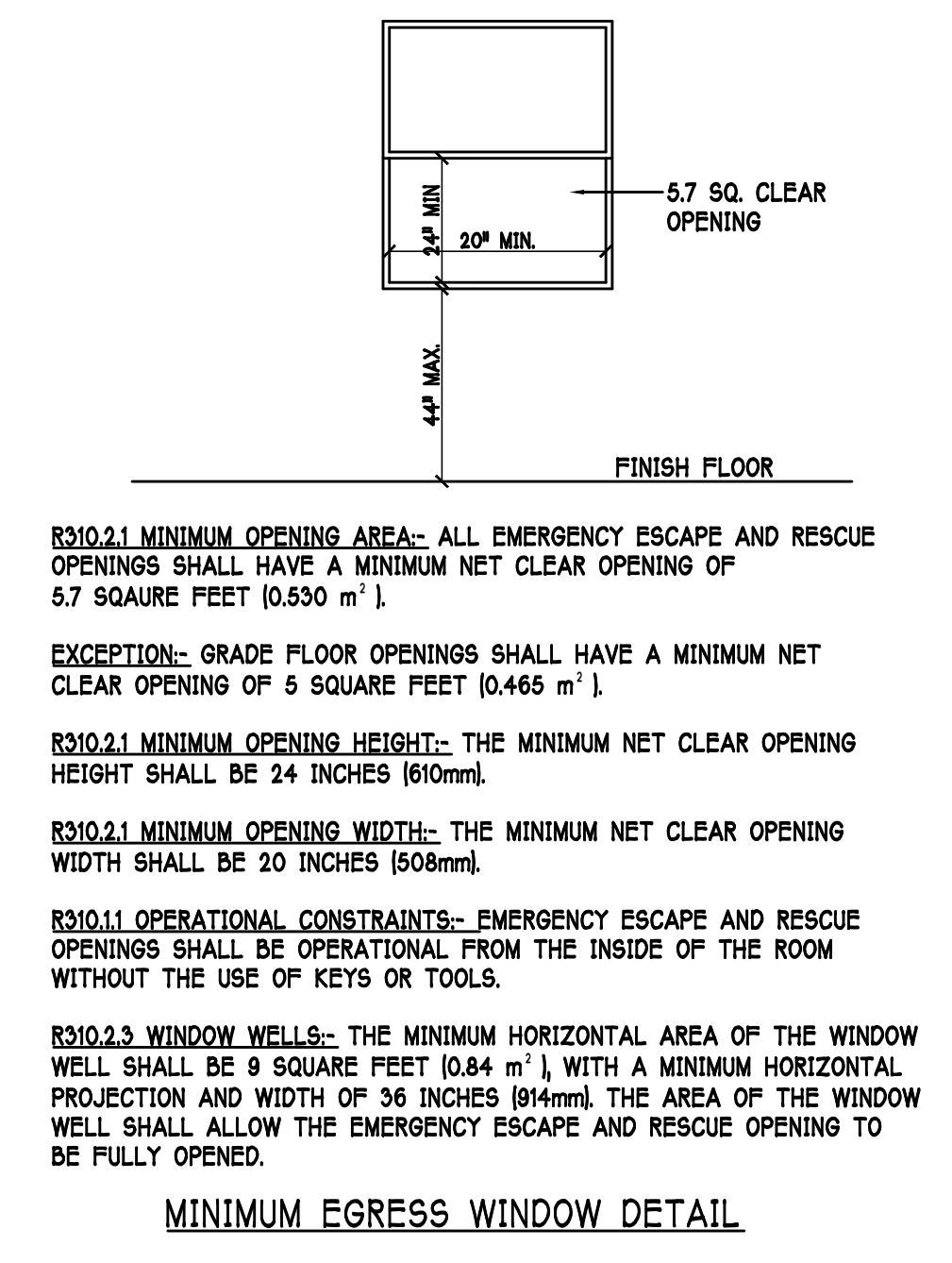
For in-depth flashing installation instructions, refer to the following publications:

- FMA/AAMA 100
- FMA/AAMA 200
- FMA/WDMA 250
- FMA/AAMA/WDMA 300



TYPICAL WALL SECTION

SCALE: N.T.S.



R3102.1 MINIMUM OPENING AREA:- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m²).

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

R3102.1 MINIMUM OPENING HEIGHT:- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

R3102.1 MINIMUM OPENING WIDTH:- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

R3101.1 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

R3102.3 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 W/ THE 2020 RESIDENTIAL FLORIDA BUILDING CODE- 7TH EDITION

**D-RHOON**  
America's Builder

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Fax (239) 540-7759

|                  |                                 |                    |                    |
|------------------|---------------------------------|--------------------|--------------------|
| MODEL:           | UNIT 2431                       | RESIDENCE FOR:     | SPEC               |
| BLOCK:           | SUBDIV: SEASONS BONITA 50s      |                    |                    |
| LOT: 443         | ADDRESS: 28040 SANIBEL SANDS ST | G.C.D. #: 13219    | DR H. #: 579220479 |
|                  |                                 |                    |                    |
| DATE: 08-18-2021 |                                 | DRAWN BY: JSL      |                    |
| CHECKED BY: JWC  |                                 | REVISD:            |                    |
| PLAN: SECTION    |                                 | SCALE: 3/16"=1'-0" |                    |
| SHEET#           |                                 | A-6                |                    |

FOUNDATION PLAN

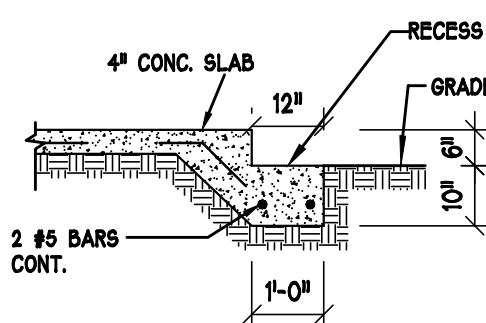
- SCALE: 3/16" = 1'-0"
- PLAN NOTES:
- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
  - 2) 'F# DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
  - 3) 'F# DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
  - 4) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
  - 5) ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
  - 6) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
  - 7) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 7/S-3.

| PAD FOOTING SCHEDULE |        |       |       |               |      |         |
|----------------------|--------|-------|-------|---------------|------|---------|
| TYPE                 | LENGTH | WIDTH | DEPTH | BOTTOM REINF. |      | REMARKS |
| (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 | -       |

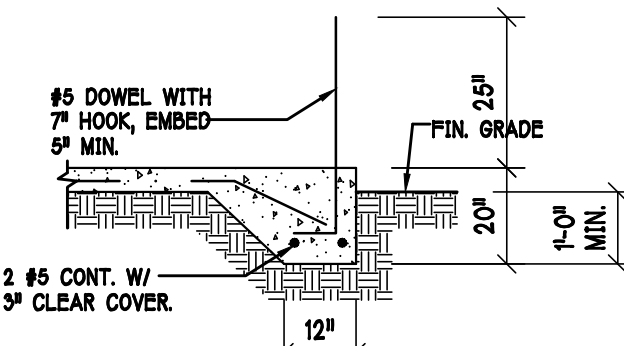
| WALL FOOTING SCHEDULE |        |       |        |                    |       |
|-----------------------|--------|-------|--------|--------------------|-------|
| TYPE                  | LENGTH | WIDTH | DEPTH  | BOTTOM REINFORCING | SHAPE |
| F1                    | CONT.  | 1'-4" | 0'-8"  | 2-#5               |       |
| F2                    | CONT.  | 1'-8" | 0'-10" | 2-#5               |       |
| 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               |       |
| F6A                   | CONT.  | 8"    | 8"     | 1-#5               |       |
| TE                    | CONT.  | 0'-8" | 0'-8"  | 1-#5               |       |

PROVIDE CORNER BARS IN FOOTING PER 6/S-3

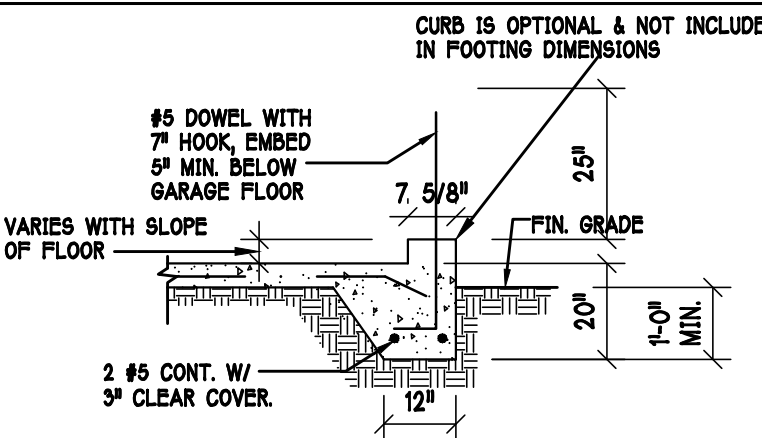
ADD CURB TO GARAGE, SEE DETAIL



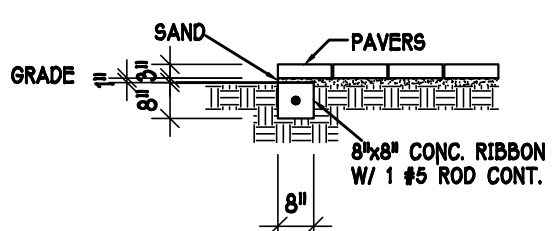
GARAGE DOOR RECESS  
SCALE: 1/2" = 1'-0"



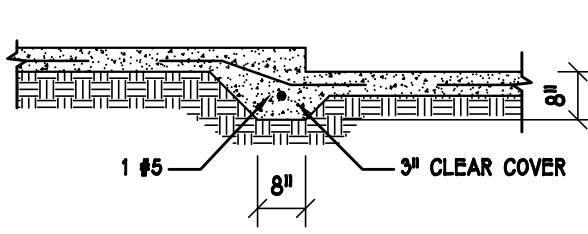
F3 FOOTING



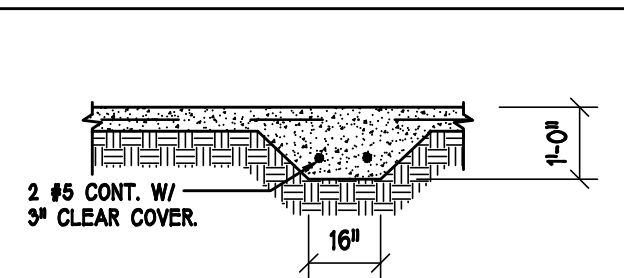
F3 WITH CURB AT GARAGE



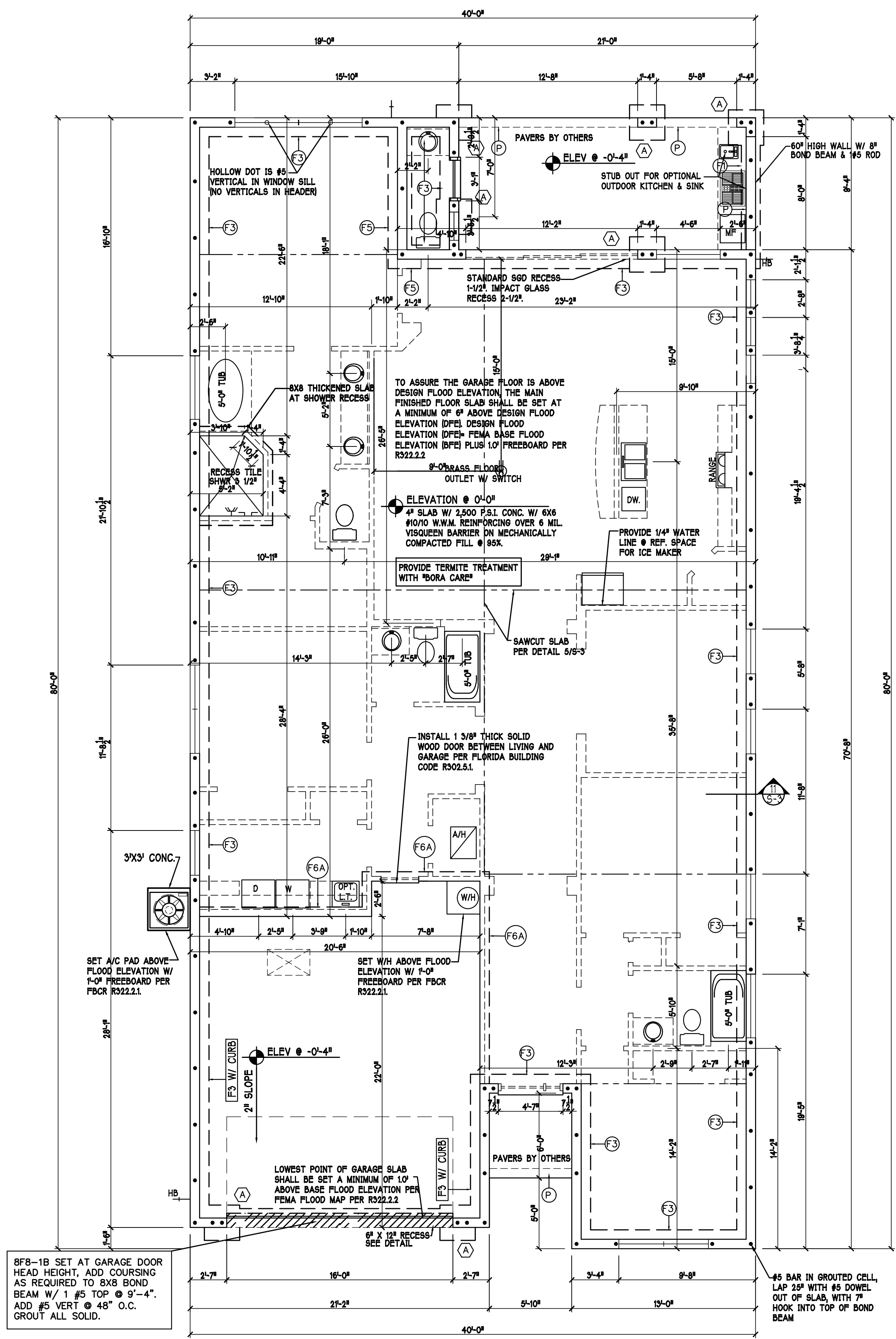
F1 PAVERS DETAIL ENTRY/LANAI



F6A STEP DOWN



F5 FOOTING



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

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(239) 592-9797  
CA# 8869

LOT: 443 BLOCK :  
SUBDIV: SEASONS BONITA 50s  
ADDRESS: 28040 SANIBEL SANDS ST  
G.C.D. #: 13219 DR H. #: 579220479

MODEL:  
UNIT 2431  
RESIDENCE FOR:  
SPEC

DATE: 08-18-2021  
DRAWN BY: JSL  
CHECKED BY: JWC  
REVISED:  
PLAN: FOUNDATION  
SCALE: 3/16"=1'-0"  
SHEET# S-1 E

| TRUSS STRAPPING TO MASONRY |                                  |                                        |
|----------------------------|----------------------------------|----------------------------------------|
| MAX TRUSS UPLIFT (LBS)     | STRAP/ANCHOR Valid lengths x/s/x | FASTENERS                              |
| 1450 (1 PLY)               | (1)META16/18/20                  | (8) 0.148x1-1/2", EMBED 4"             |
| 1810 (1 PLY)               | (1)META16/20                     | (9) 0.148x1-1/2", EMBED 4"             |
| 1875 (1 PLY)               | (2)META16/18/20                  | (10) 0.148x1-1/2", EMBED 4"            |
| 1920 (1 PLY)               | (2)META16/20                     | (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"            |
| 2385 (2 or 3 PLY)          | (2)META16/20                     | (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)     | HTTSKT                           | (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 (3 PLY)          | (1)HGT-3                         | (16) 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 C 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 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/S-3 PER UPLIFT IN TRUSS ENGINEERING.

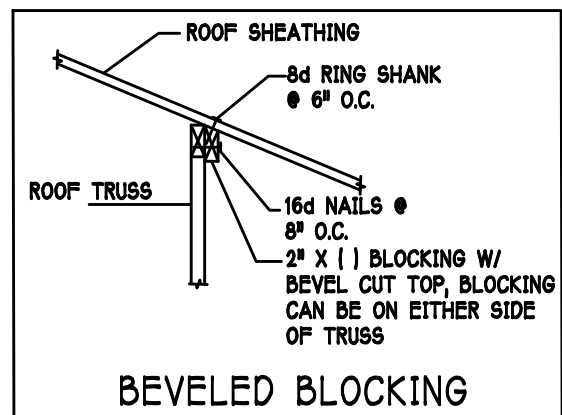
SIMPSON CATALOG C-C-2019

| TRUSS STRAPPING TO STUD WALL/WOOD BEAM |                              |                                    |
|----------------------------------------|------------------------------|------------------------------------|
| MAX TRUSS UPLIFT (LBS)                 | STRAP(S) Valid lengths x/s/x | FASTENERS                          |
| 850                                    | (1)MTS16/20/30               | (14) 0.148x1-1/2" or 3" EACH STRAP |
| 1700                                   | (3)MTS16/20/30               |                                    |
| 2550                                   | (1)HTS20/24/30               | (24) 0.148x1-1/2" OR               |
| 1125                                   | (2)HTS20/24/30               | (20) 0.148x3" EACH STRAP           |
| 2250                                   | (3)HTS20/24/30               |                                    |
| 3375                                   | (4)HTS20/24/30               |                                    |
| 4500                                   |                              |                                    |

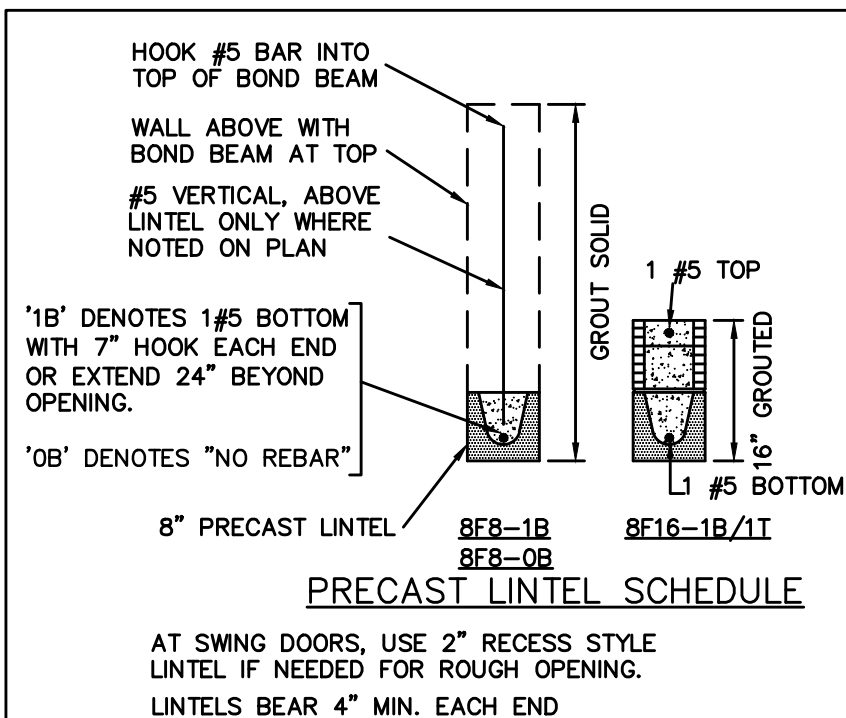
INSTALL AT ALL TRUSSES TO 850 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

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 INSTRUCTIONS.

SIMPSON CATALOG C-C-2019

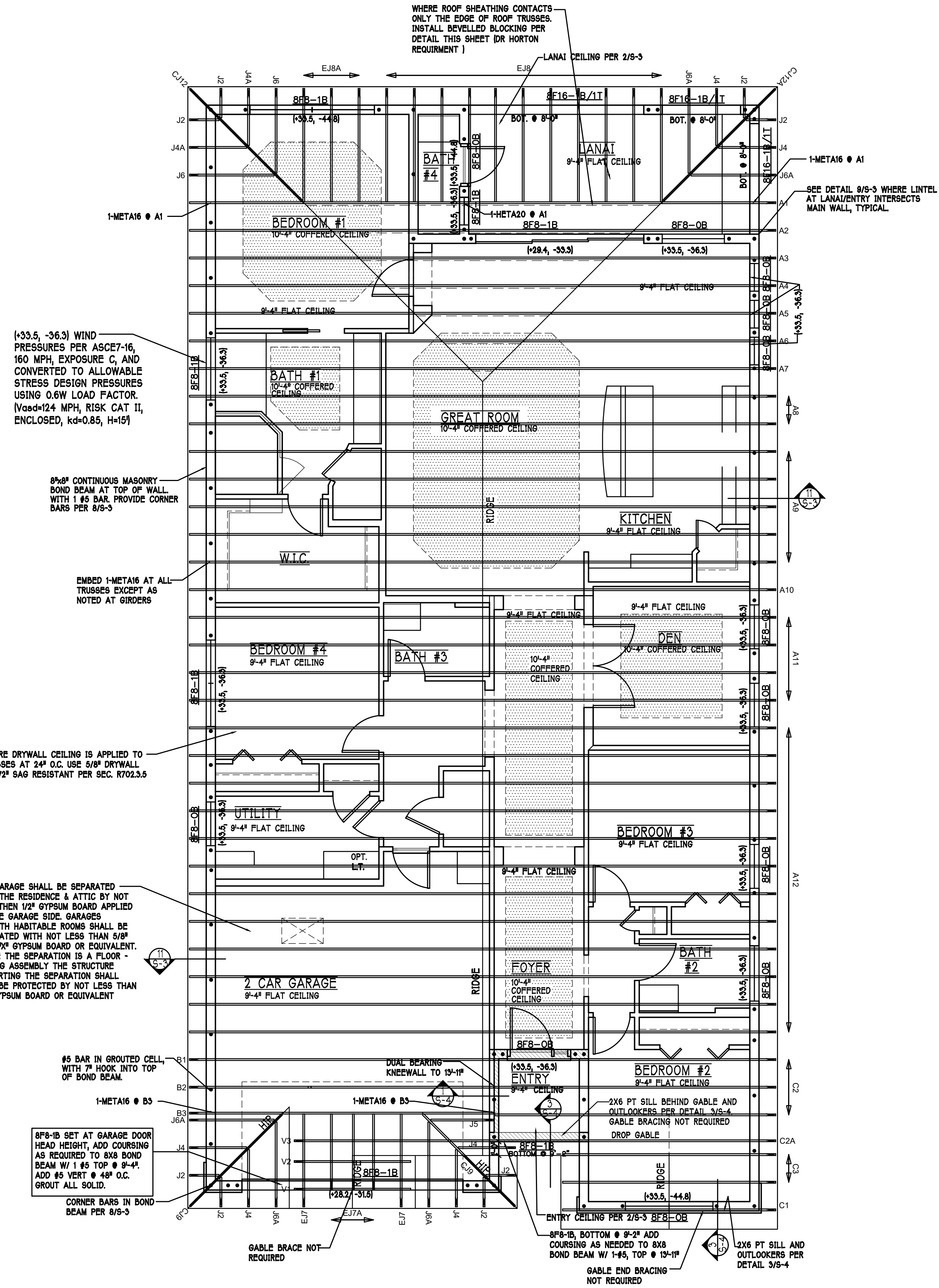


PLAN NOTES:  
1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.  
2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 9-3.  
3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.  
4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON 9-3.  
5) [BFB-B] 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.



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

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA, JOB #: DR243IE, DATED: 12/14/20, REVISED: 05/12/21



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

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(954) 549-4554

MODEL: UNIT 2431

RESIDENCE FOR: SPEC

LOT: 443 BLOCK: SUBDIV: SEASONS BONITA 50s

ADDRESS: 28040 SANIBEL SANDS ST

G.C.D. #: 13219 DR H. #: 579220479

DATE: 08-18-2021

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ROOF

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

SHEET#

S-2 E

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



