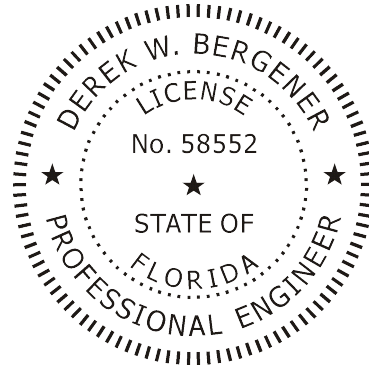
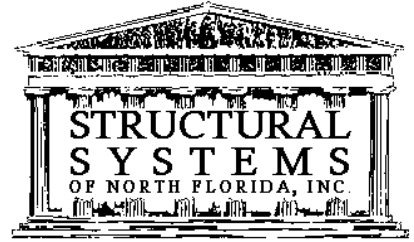




September 25, 2021

DR Horton
10541 Six Mile Cypress Parkway
Fort Myers, FL 33966

This item has been digitally signed by Derek Bergener on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RE: AUTHORIZATION LETTER FOR MASTER PERMIT B21-04975
Model 1499 A Left
Subdivision: Gator Circle Spot Lots, Lots 11-12, Block 5642
1722 NE 34th Lane, Cape Coral, Florida

This letter is to authorize DR Horton to obtain a building permit for the above referenced address using the master permit plans B21-04975.

If you need any more information, please call me at 239-549-4554.

Sincerely,

Structural Engineer of Record
Derek Bergener, PE 58552



MASTERED PLAN
CAPE CORAL BUILDING DIVISION.

BY [Signature] DATE 2/6/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

Product Approvals Code Version 2021

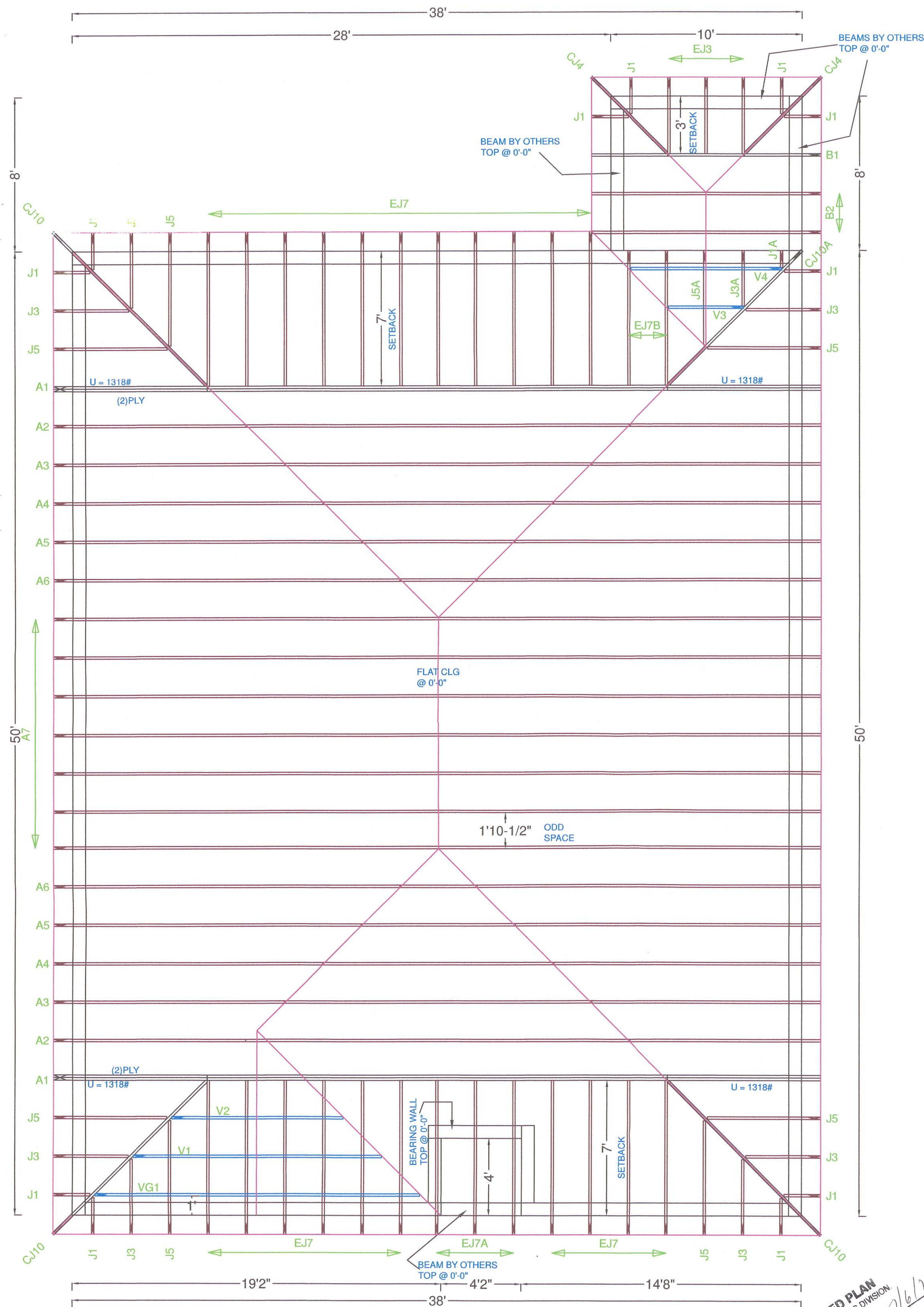
FL#	Manufacturer	Category	Exp.	Design Pressures
FL20468.1 FL20468.4 FL20468.5	Therma-Tru Corporation	Exterior Doors Single	5/31/2021	+67/-67 +50-50
FL12019.1	American Const.	Soffits 12"	3/2/2030	+50.0/-50.0
FL17676.1	MI Window 3540 SH	SH Fin Frame Non-impact	4/12/2022	+35.0/-50.0
FL17676.8	MI Window 3540 SH	SH Flange Non-impact	4/12/2022	+35.0/-50.0
FL15332.2	MI-420 Series	Slider-2 panel Non-impact	12/31/2024	+40.0/-40.0
FL15332.8	MI-420 Series	Slider-3 Panel Non-impact	12/31/2024	+40.0/-40.0
FL18644.1	MI Window 3540 PW	Fixed Glass Fin Non-impact	11/18/2022	+50.0/-50.0
FL9174.6	Wayne Dalton	Garage Door	6/27/2038	+39.20/-43.70
FL22270-R2	Eastern Metal Supply	Shutters	12/31/2021	+100/-100
FL30310.1 NOA 18-0814.09	IKO Industries, LTD ABC ProGuard 20	Shingle Underlayment	12/31/2024 08/08/2023	NONE

REVISION

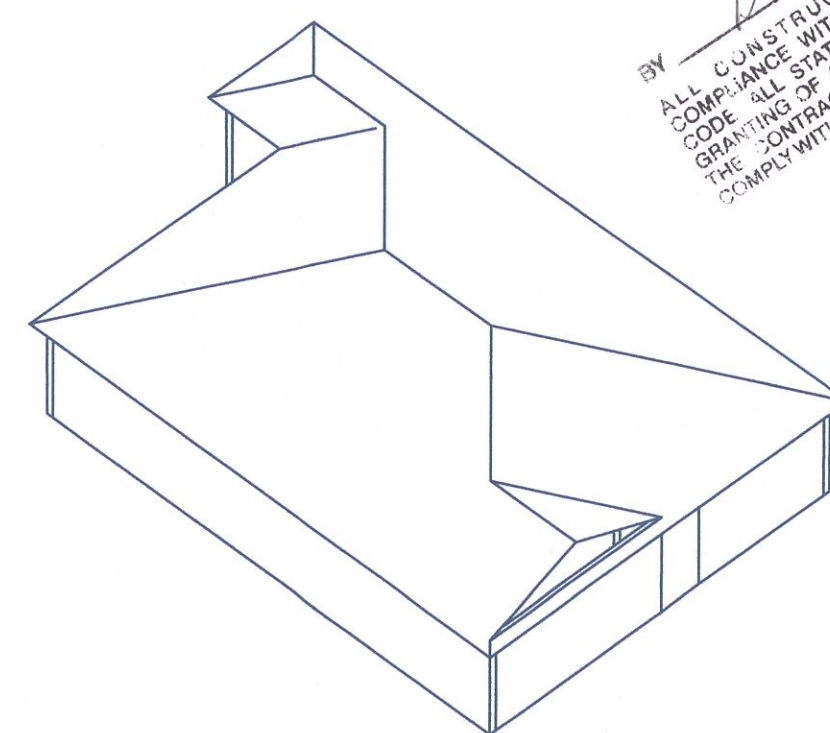
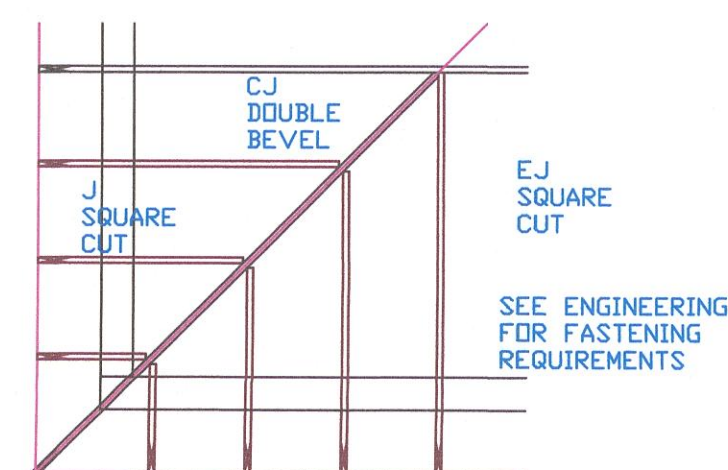
JUL 02 2021

RESUBMIT [Signature]

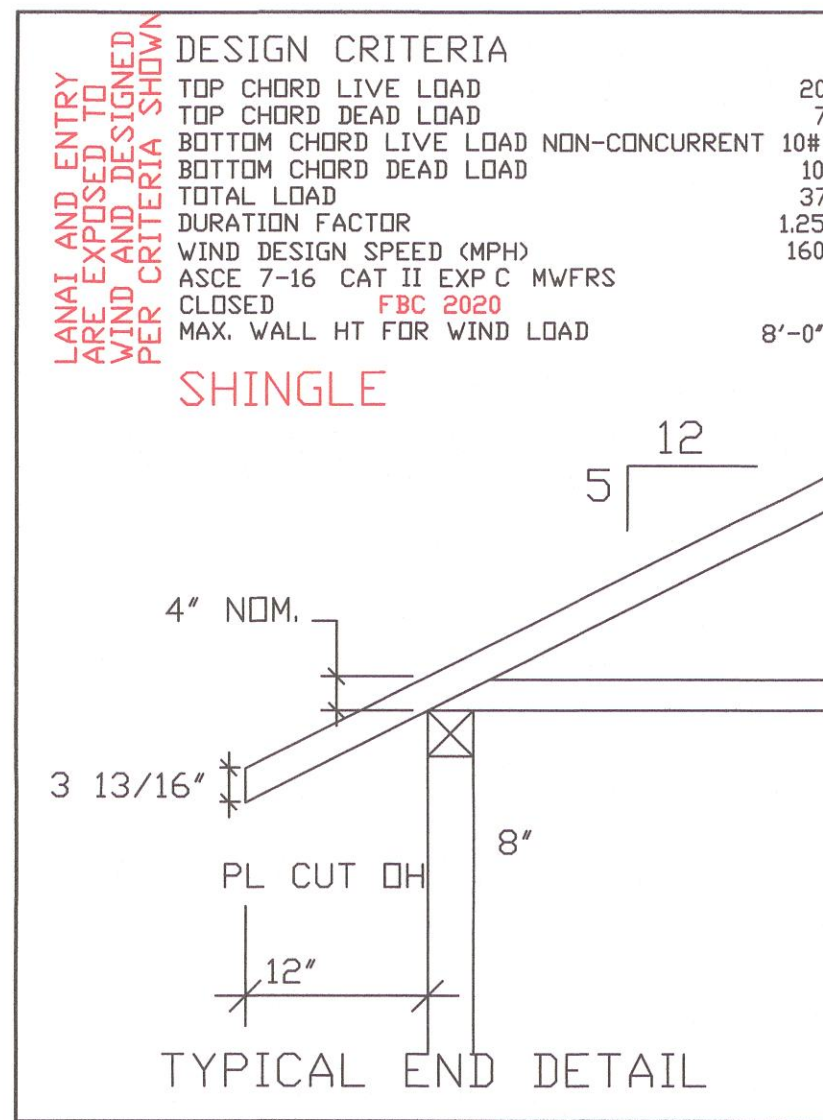
10541 Six Mile Cypress
Fort Myers, FL 33966
(239) 225-2600 Phone
(239) 225-2601 Fax
2/25/2021 12:31:07 PM



TYPICAL JACK CUTS



MASTERED PLAN
BY: *[Signature]* DATE: 5/16/21
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ALL CITY AND LOCAL CODES, THE CODES OF THE STATE AND DOES NOT RELY ON THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



****UNLESS NOTED****
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. 1/4\"/>

BEARING WALL & BEAM HEIGHTS

	0'-0"	ELEV.
		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: _____
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:	DRAWN BY: KCD
JOB ADDRESS: 1499 A W/ LANAI GARAGE LEFT LEE		1 OF 1	
CUSTOMER: D.R. HORTON		JOB # DR1499L	

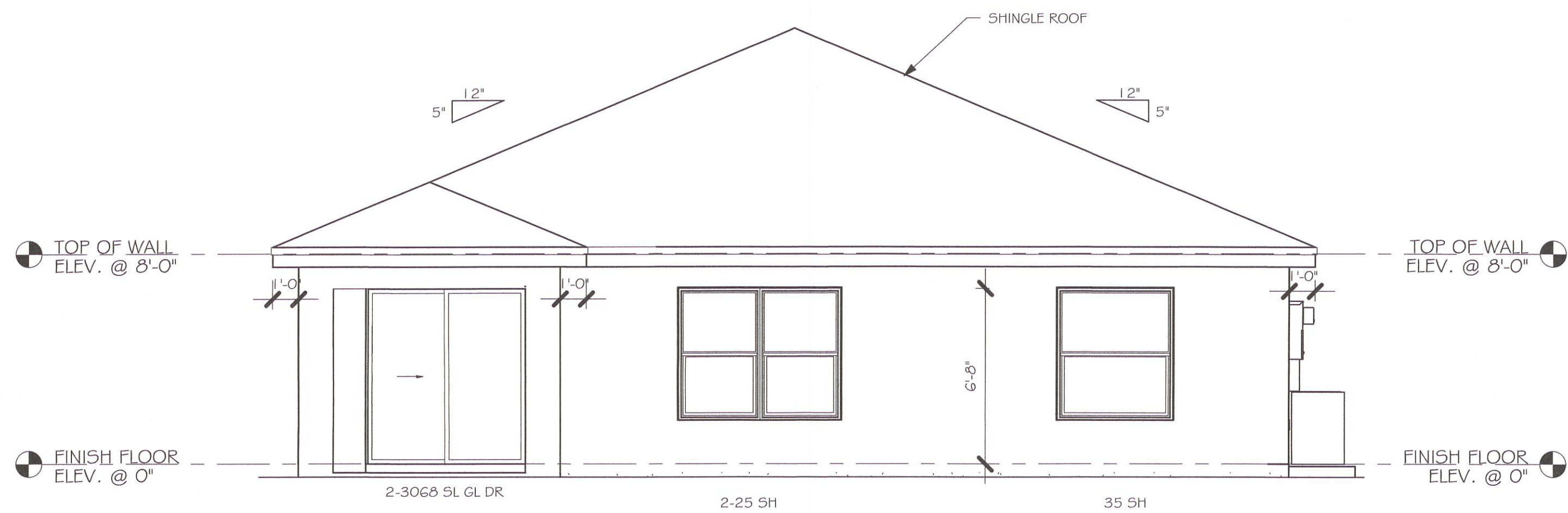
Engineer of Record for the Structure
Structural Systems of N. FL, Inc.
Raul Reyes, PE # 88925
1634 SE 47th Street # 3
Cape Coral, FL 33904

Sign: *[Signature]* Date: 5/16/21

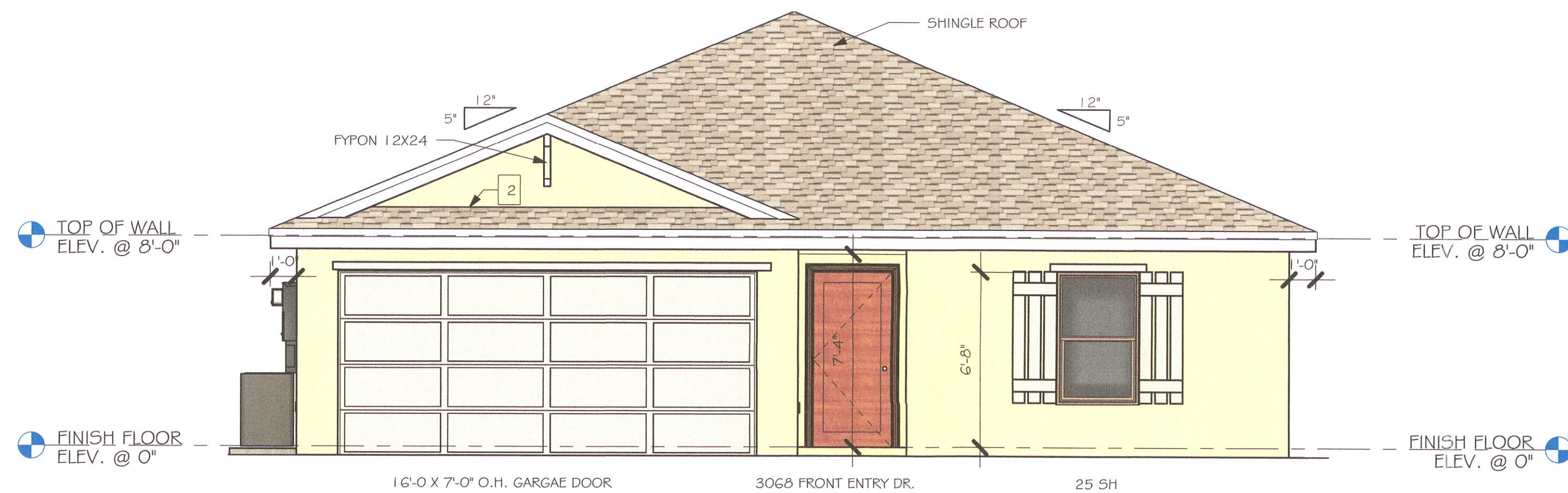
Reviewed for conformance with the design intent of the structure and specified design criteria.
☒ Accepted ☐ Accepted ☐ Revise and Resubmit
As Is As Noted

REVISION
JUL 02 2021
RESUBMIT #4

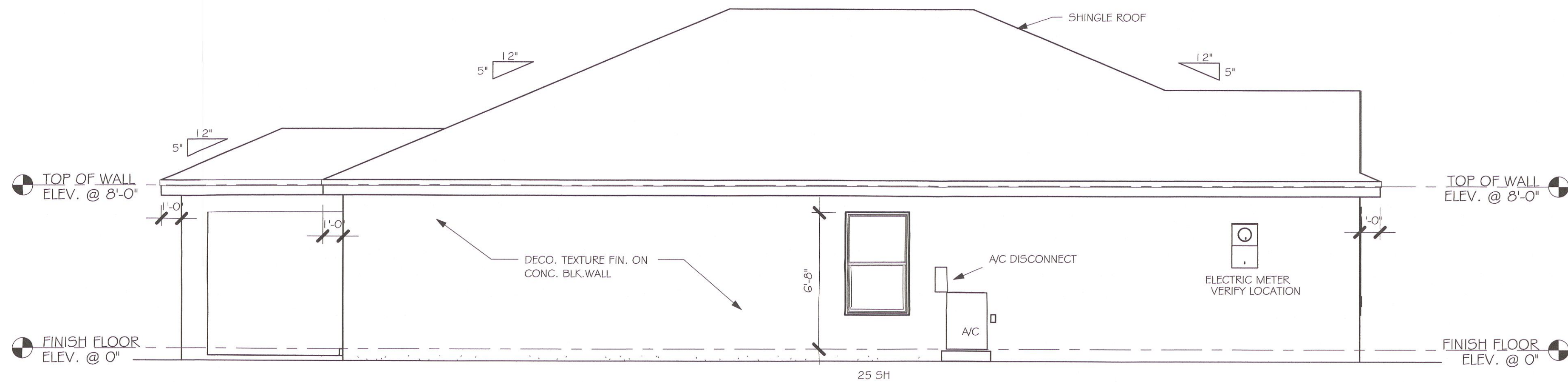
Y:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI\MASTERED CAPE CORAL\REVIT\1499 AL W-LANAI MASTERED CAPE\1499 AL
W-LANAI MASTERED.rvt



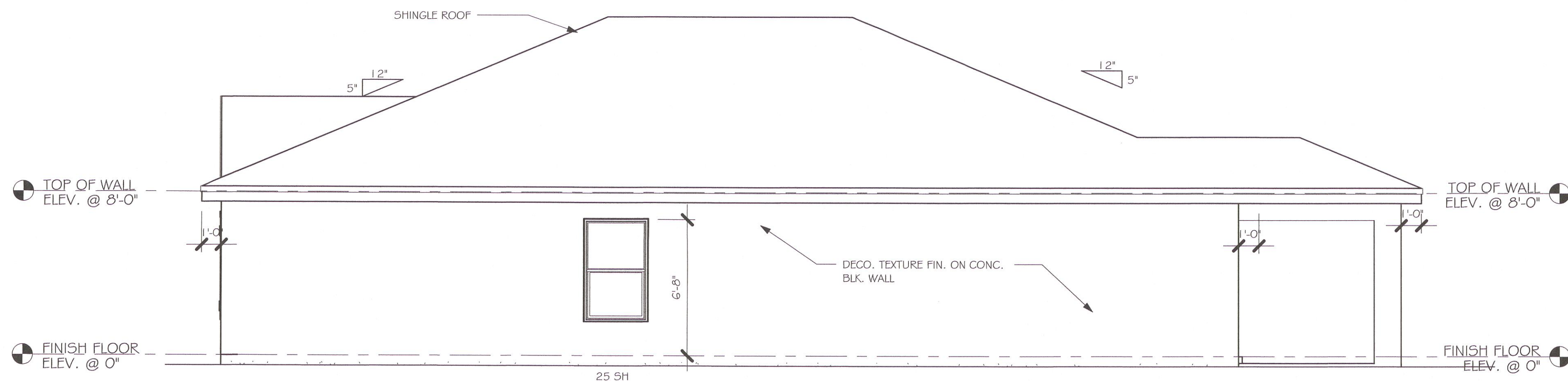
REAR ELEVATION
1/4" = 1'-0"



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



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



RIGHT ELEVATION
1/4" = 1'-0"

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY 05 DATE 7/6/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

REVISION
JUL 02 2021
RESUBMIT

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

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



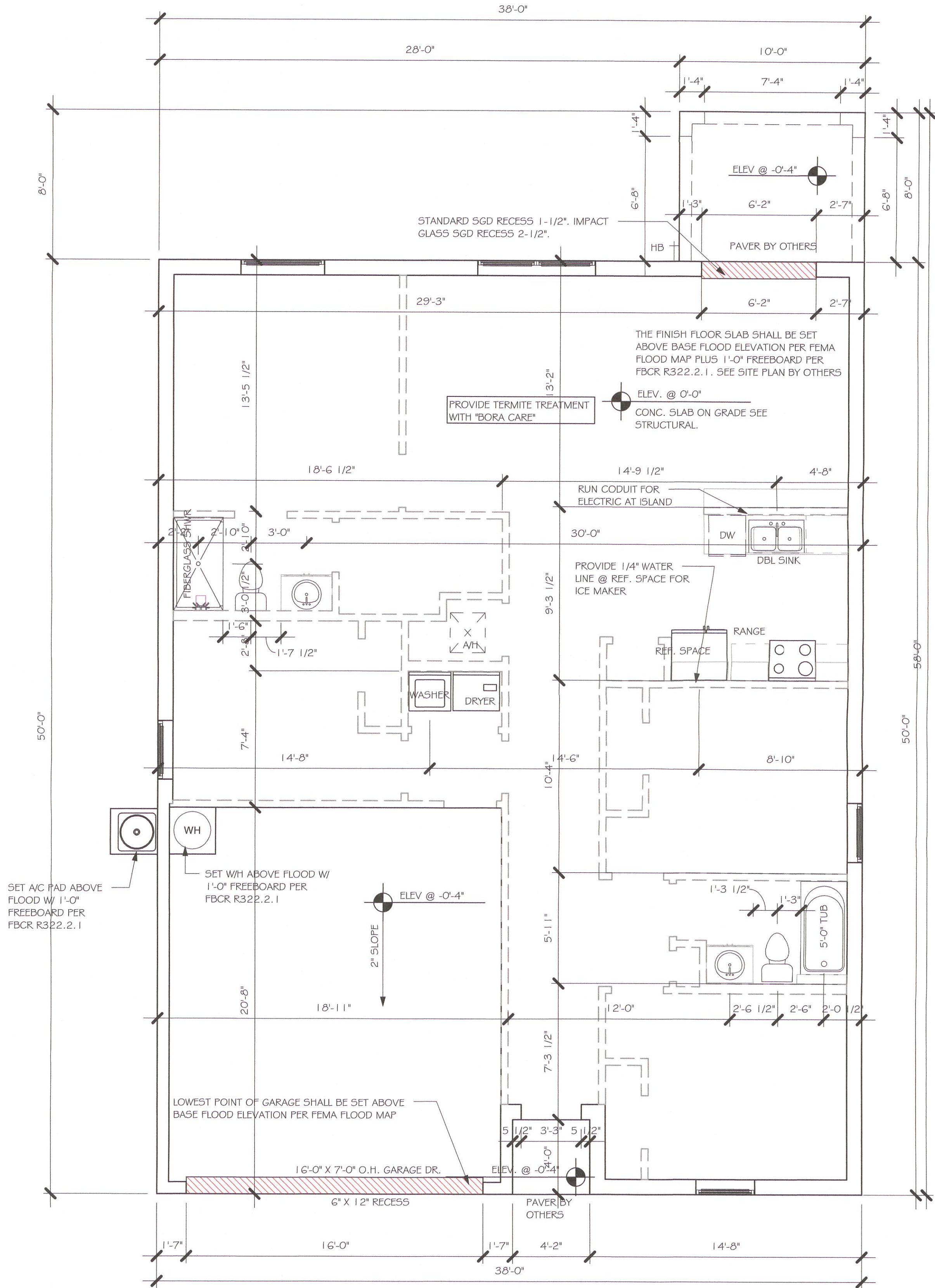
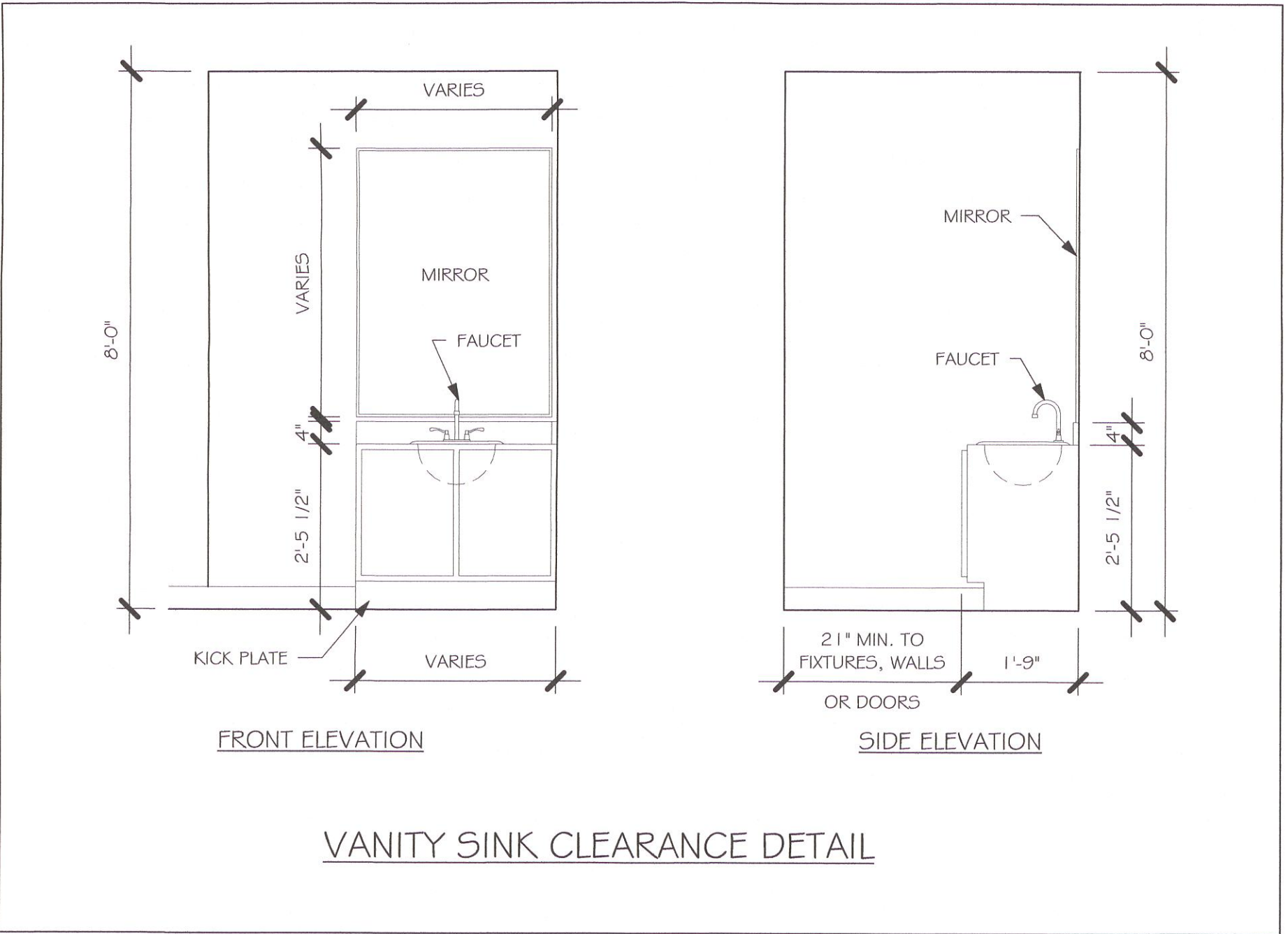
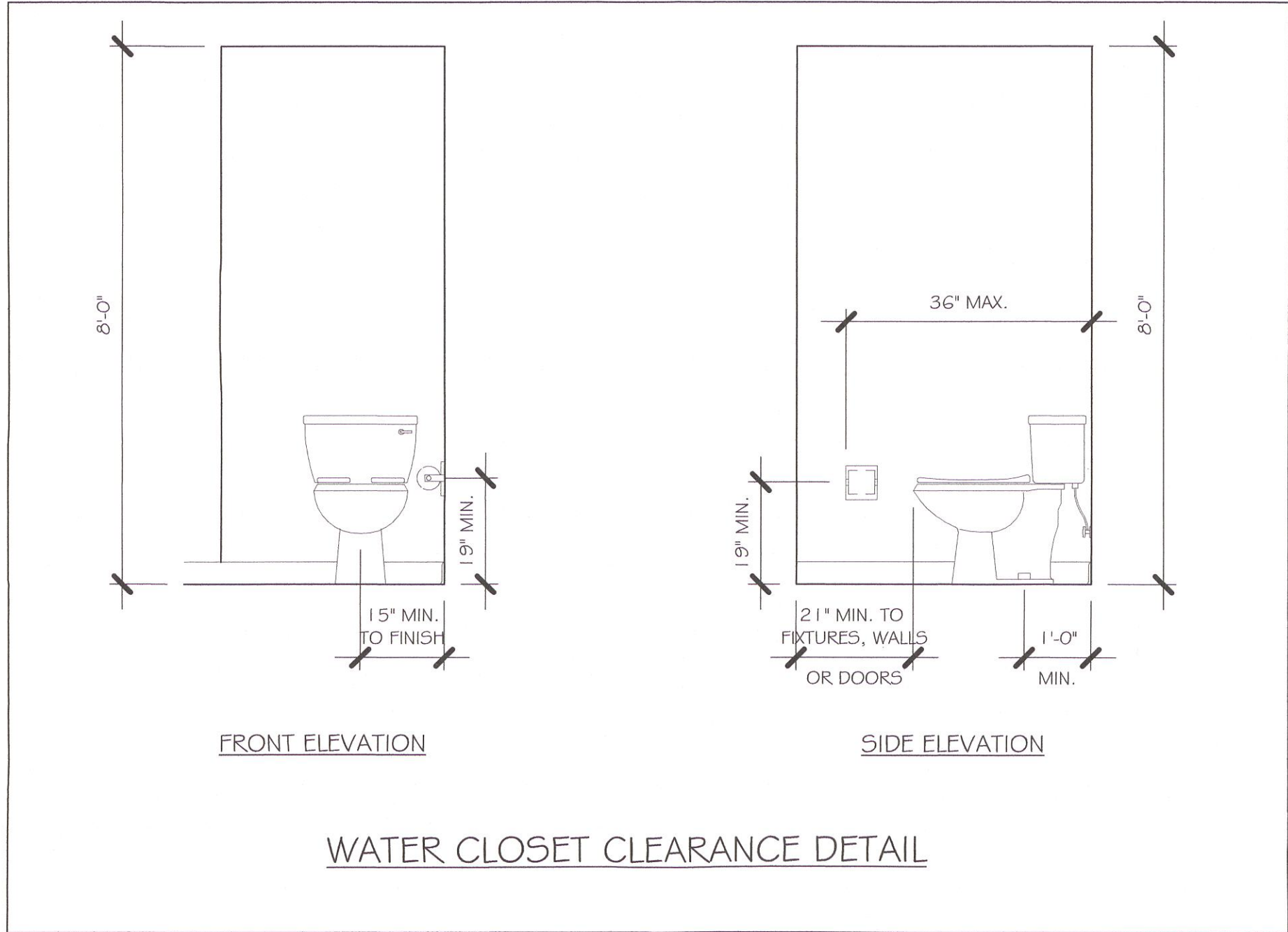
Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST, CAPE CORAL, FL 33904

MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 05/10/21
PLAN: ELEVATION
SCALE: As indicated

A-1

Y:\10-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI MASTERED CAPE CORAL REVIT\1499 A-LANAI MASTERED CAPE CORAL
W-LANAI MASTERED.rvt



SLAB PLUMBING
1/4" = 1'-0"

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY DR DATE 7/6/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE ALL STATE AND LOCAL BUILDING GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVISION
JUL 02 2021
RESUBMIT

Express
HOMES

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

MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: SLAB # PLUMBING
SCALE: As indicated
A-2

Y:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2013\MODELS\1499 A-
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W-LANAI MASTERED.rvt

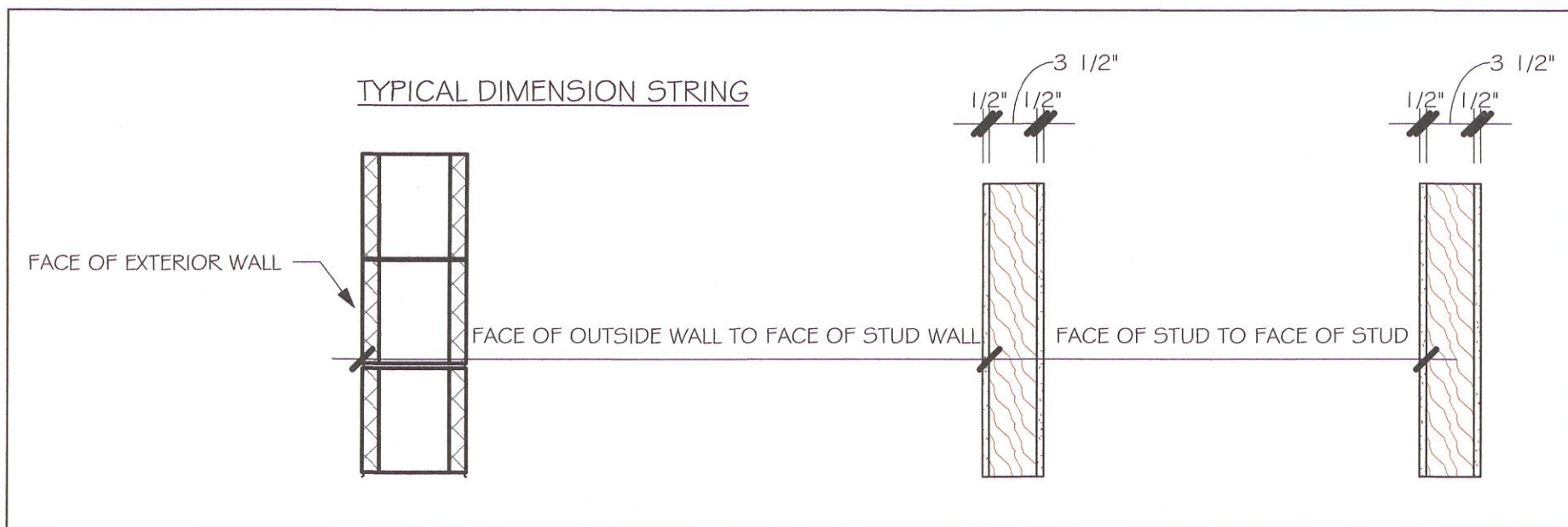
DOOR SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COUNT
1	3068 ENTRY	DISTINCTION	6'-8"	3'-0"	1
2	2-3068 SL. GL. DR.	DISTINCTION	6'-8"	6'-0"	1
3	16080 OHGD	GARAGE	7'-0"	16'-0"	1

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

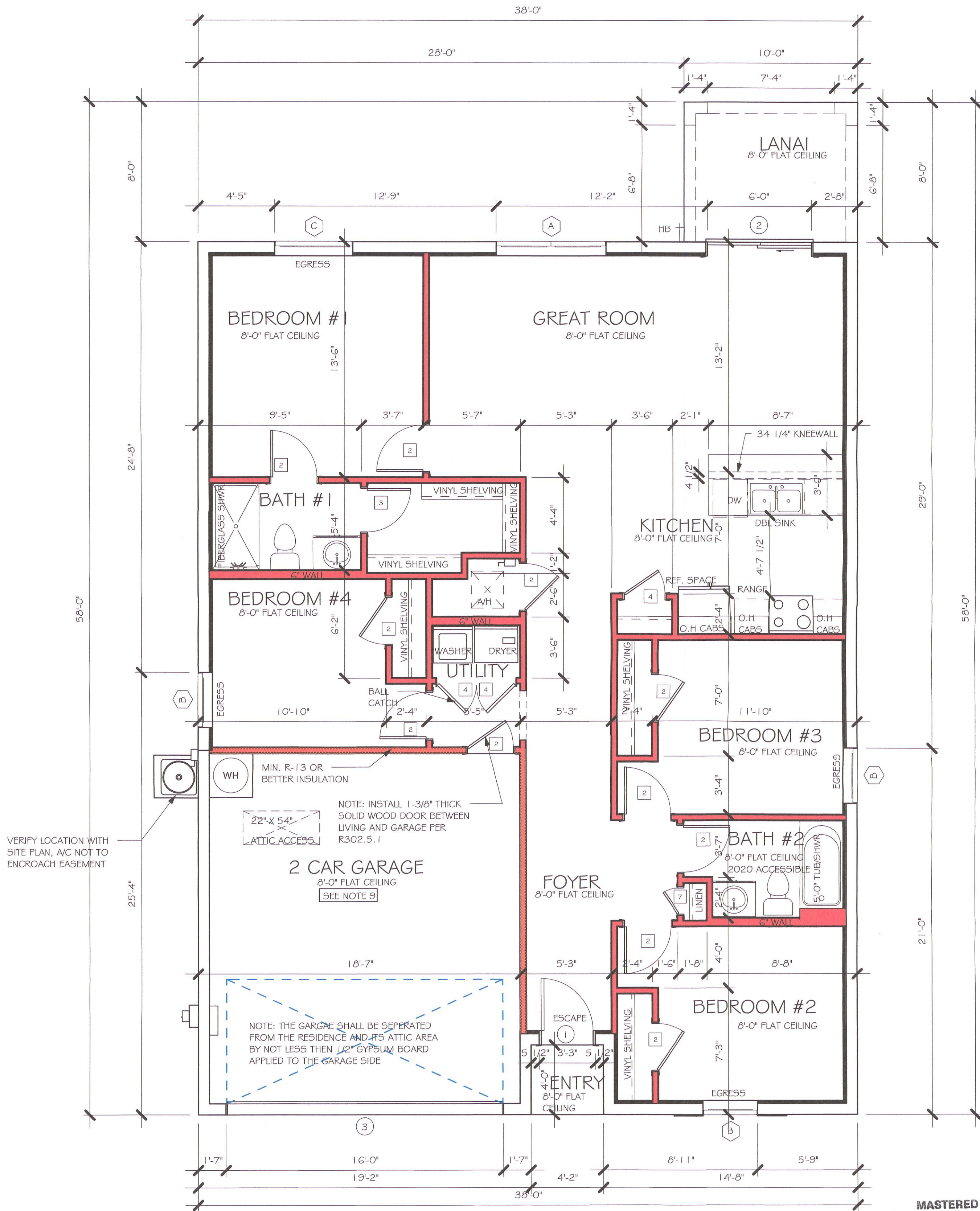
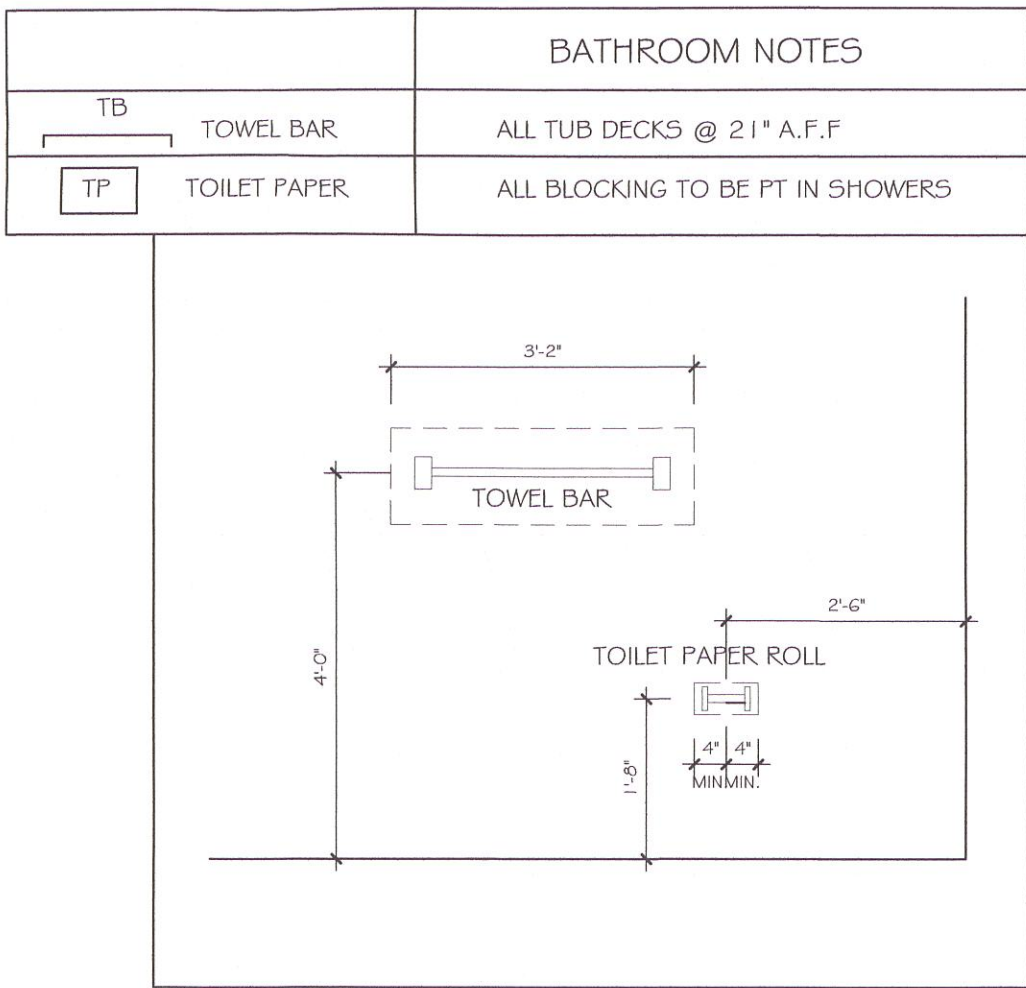
- PLAN NOTES
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
 - PROVIDE SAFETY GLAZING AT BATH/SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
 - NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
 - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
 - KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.3.5
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
 - INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.
 - ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH RG 12.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.C. W/ 15" INCREMENT.
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

CABINET BACKING		
KITCHEN	UPPER TOP @ 84"	BASE TOP @ 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'-1 1/4"	

SQUARE FOOTAGE	
LIVING AREA	1499
GARAGE AREA	385
LANAI AREA	80
FRONT PORCH/ENTRY AREA	16
TOTAL SQUARE FOOTAGE	1,980



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

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY *[Signature]* DATE *7/6/21*
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.
REVISION
JUL 02 2021
RESUBMIT *[Signature]*

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

MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 05/10/21
PLAN: FLOOR
SCALE: As indicated
A-3

WALL HEIGHT

= WALL @ 8'-0"


$$1/4'' = 1'-0''$$

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE 7/6/12

REVISION

JUL 02 2021

RESUBMIT #1

DATE: 01/07/21

DRAWN BY: JSL

CHECKED BY:

REVISED:
 05/10/21

PLAN:

SCALE:
As indicated

A-4

MASTERED

#1499 A CAPE CORAL

160 MPH, EXPOSURE C GARAGE LEFT

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCASTDRAFTING.COM

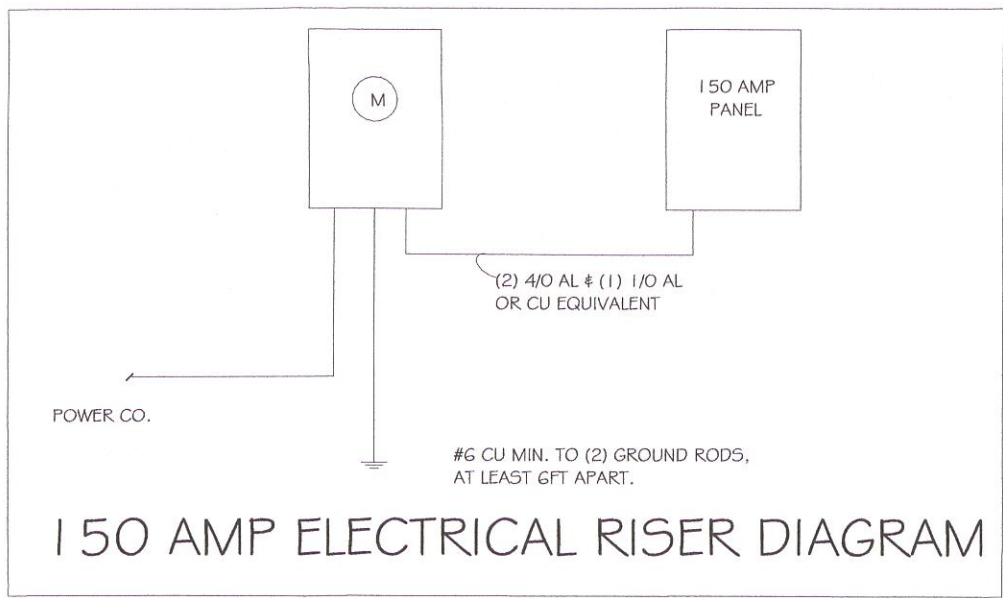
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1515 SE 47TH ST. CAPE CORAL, FL 33904

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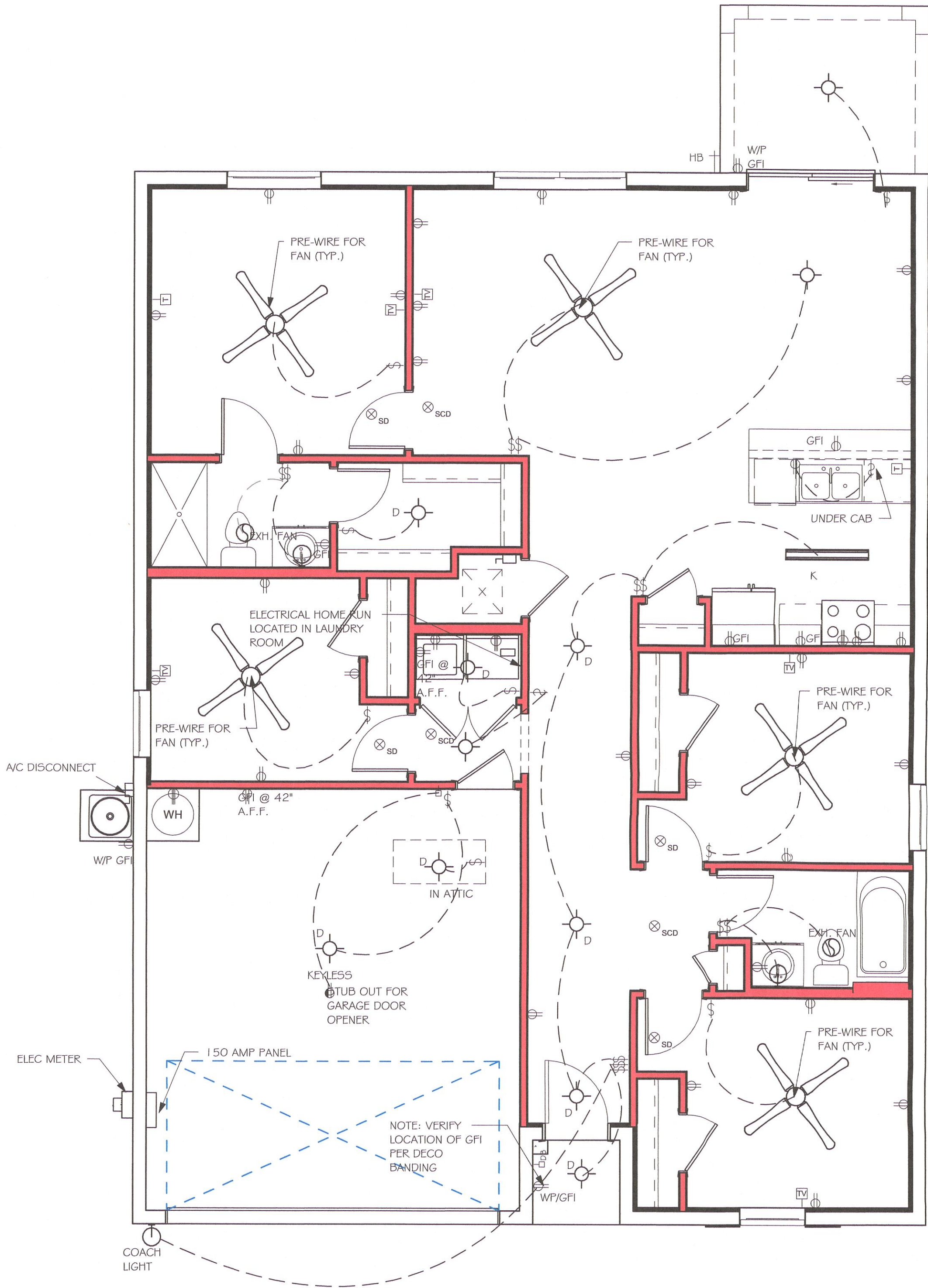
Express
HOMES

Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI MASTERED CAPE CORAL\REVIT\1499 AL W-LANAI MASTERED CAPE\1499 AL
W-LANAI MASTERED.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
	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 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 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	



ELECTRICAL PLAN		
150 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(X)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(9)	(10" MUSHROOMS)
E	(2)	(24" S LT)
F	(X)	(36" LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	
J	(X)	(J BOX)
K	(1)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(SLT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE 7/6/21
CONSTRUCTION SHALL BE IN
COMPLIANCE WITH THE FLORIDA BUILDING
CODE, ALL STATE AND LOCAL CODES. THE
ISSUING OF A PERMIT DOES NOT RELIEVE
THE CONTRACTOR OF RESPONSIBILITY TO
COMPLY WITH ALL CODES AND ORDINANCES.

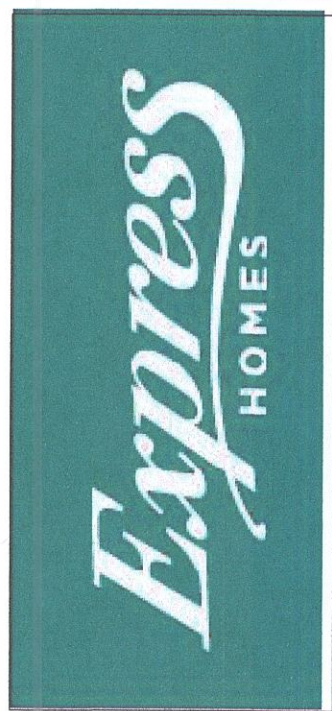
REVISION

JUL 02 2021

RESUBMIT

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

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

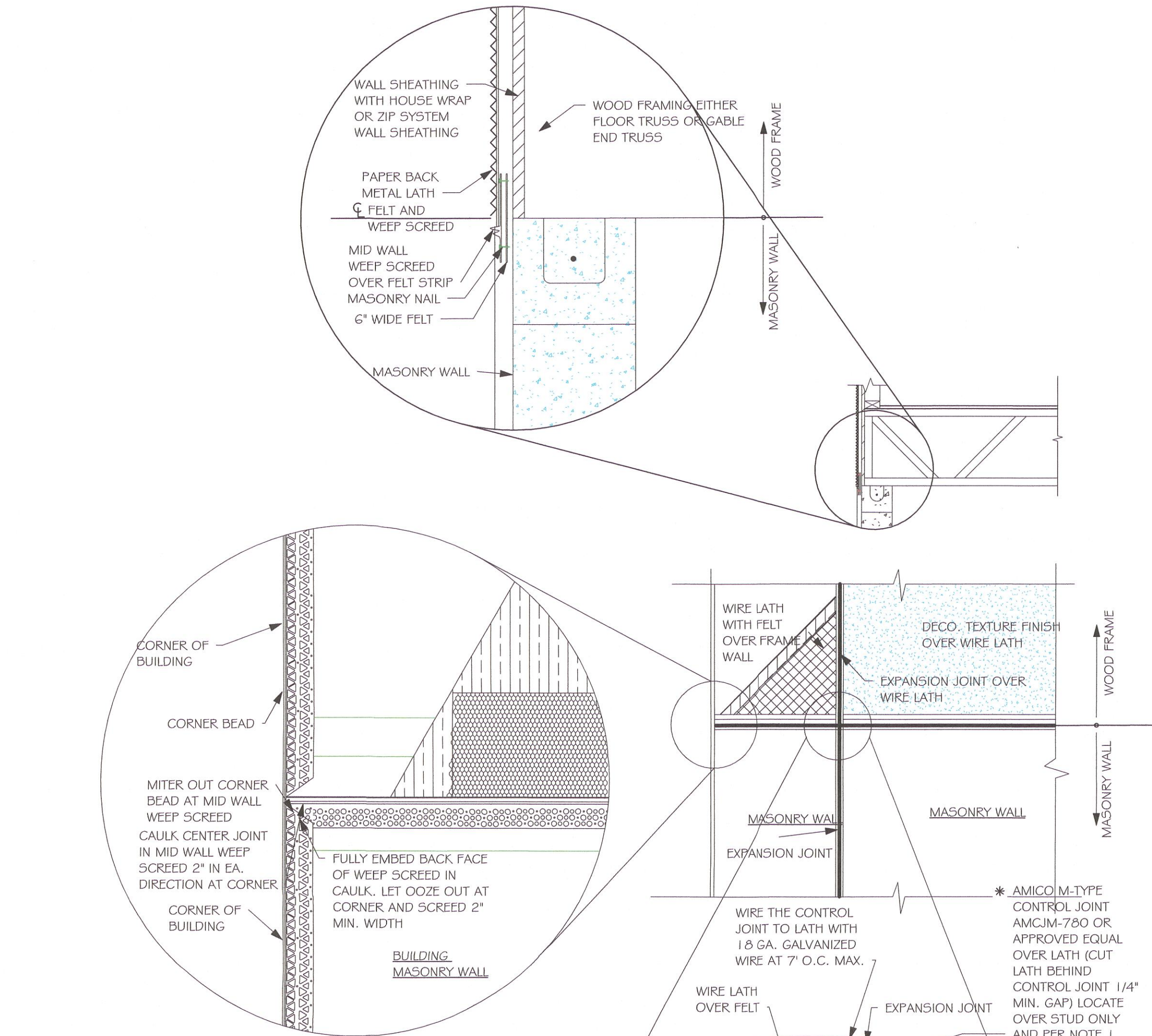


Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE:	01/07/21
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	
PLAN:	ELECTRICAL
SCALE:	As indicated
A-5	

Y:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI MASTERED CAPE CORAL REVIT\1499 A-W-LANAI MASTERED CAPE\1499 A-
W-LANAI MASTERED.rvt



MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- FOR REQUIRED SOIL BEARING, SEE STRUCTURAL. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE 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.
- 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.
- 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.
- CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" 5AG RESISTANT PER SEC. 702.3.5
- 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.

DOOR AND WINDOW ANCHORAGE

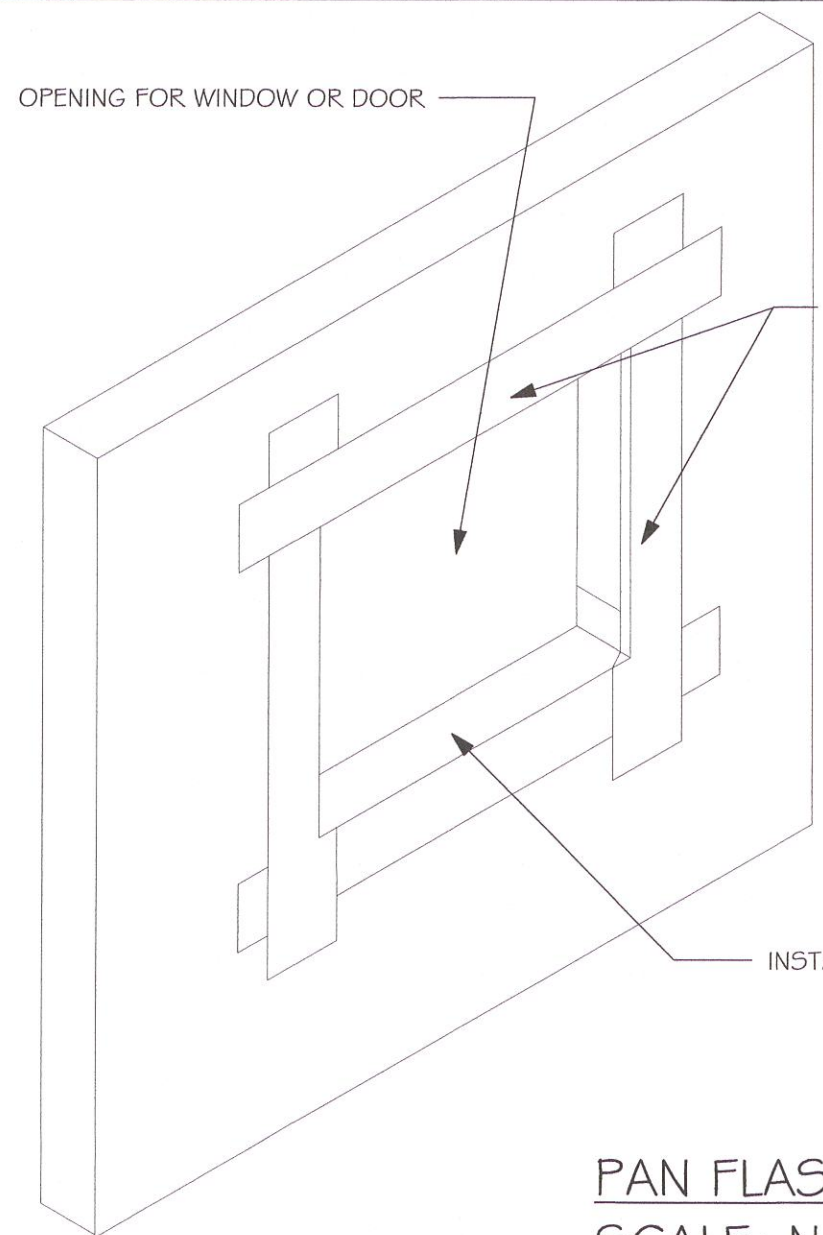
ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURER'S LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND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

MASONRY OPENING

WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, 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" MIN.

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" OC AND 6" FROM EACH END.

WOOD FRAMED OPENING- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURER'S 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.



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.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING FBCR TABLE R203.2.2
SHALL BE 1 3/32 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 "T" CLIPS AT UNSUPPORTED PANEL EDGES. FOR FASTENING, SEE STRUCTURAL.

FLASHING

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE AZ50 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 MANUFACTURERS 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.

4

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 MANUFACTURER'S REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

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

SHINGLE ROOF PER NOTE 4 ON A-6

WOOD TRUSSES @ 24" O.C. (TYPICAL.)
DESIGNED BY DELEGATED TRUSS ENGINEER.
EMBEDDED STRAP AT EACH TRUSS SEE STRUCTURAL.
FLASHING AND DRIP EDGE PER NOTES IN TABLE 3 ON A-6

2X6 MIN. SUB FASCIA

PROVIDE VENTILATION PER R806.1

ALUMINIUM VENTED SOFFIT SHALL MEET R704 SEE TABLE 3 ON S-3

BOND BEAM AND LINTEL, SEE STRUCTURAL.

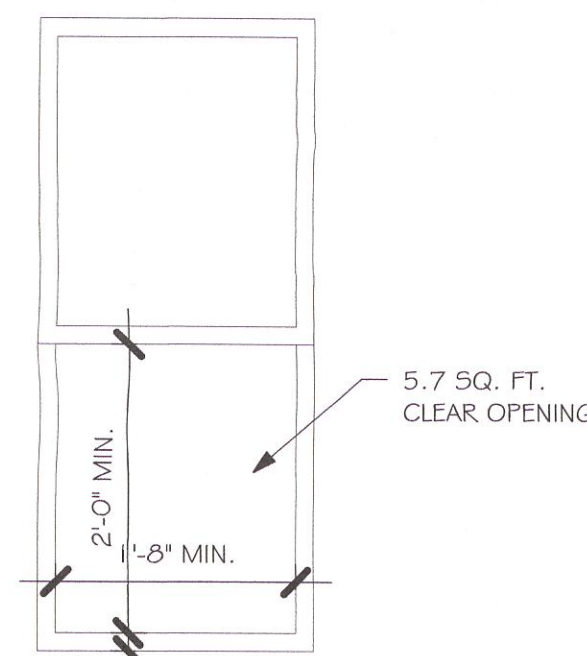
SLOPE TO EXTERIOR

PRECAST CONCRETE SILL
DECO. CEMENT FINISH PER ASTM C-926

8" MASONRY WALL, SEE STRUCTURAL

CONC. FOOTING
SEE STRUCTURAL PLAN FOR SIZE AND REINFORCING.

TYPICAL WALL SECTION



FINISH FLOOR

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

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

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

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

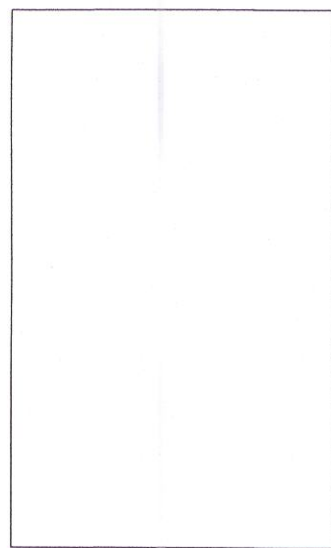
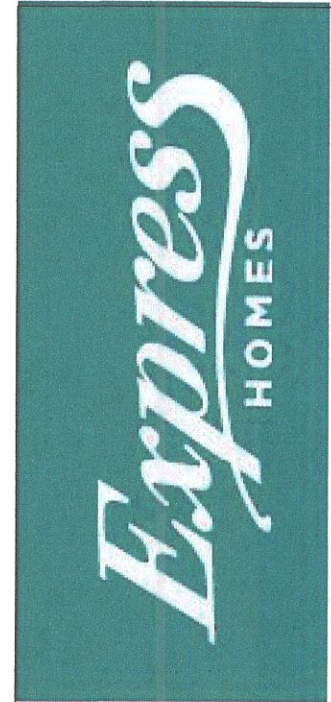
R310.1.1 OPERATIONAL CONSTRAINTS- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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

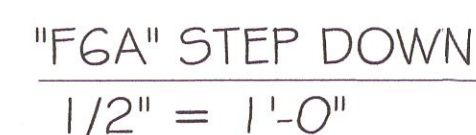
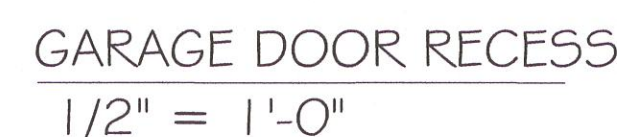
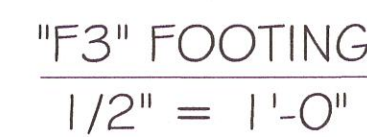
MINIMUM EGRESS WINDOW DETAIL

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

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



MASTERED		#1499 A CAPE CORAL		GARAGE LEFT	
160 MPH, EXPOSURE C					
DATE:	01/07/21	DRAWN BY:	JSL	CHECKED BY:	
REVISED:	05/10/21	PLAN:	SECTIONS	SCALE:	As indicated
				A-6	



WALL FOOTING SCHEDULE							
FIN	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE	
	F1	CONT.	1'-4"	0'-8"	2-#5		
	F2	CONT.	1'-8"	0'-10"	2-#5		
X	F3	CONT.	1'-0"	1'-8"	2-#5		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		
X	FA6A	CONT.	0'-8"	0'-8"	1-#5		
	TE	CONT.	0'-8"	0'-8"	1-#5		

FOUNDATION PLAN

FOUNDATION
1/4" = 1'-0"

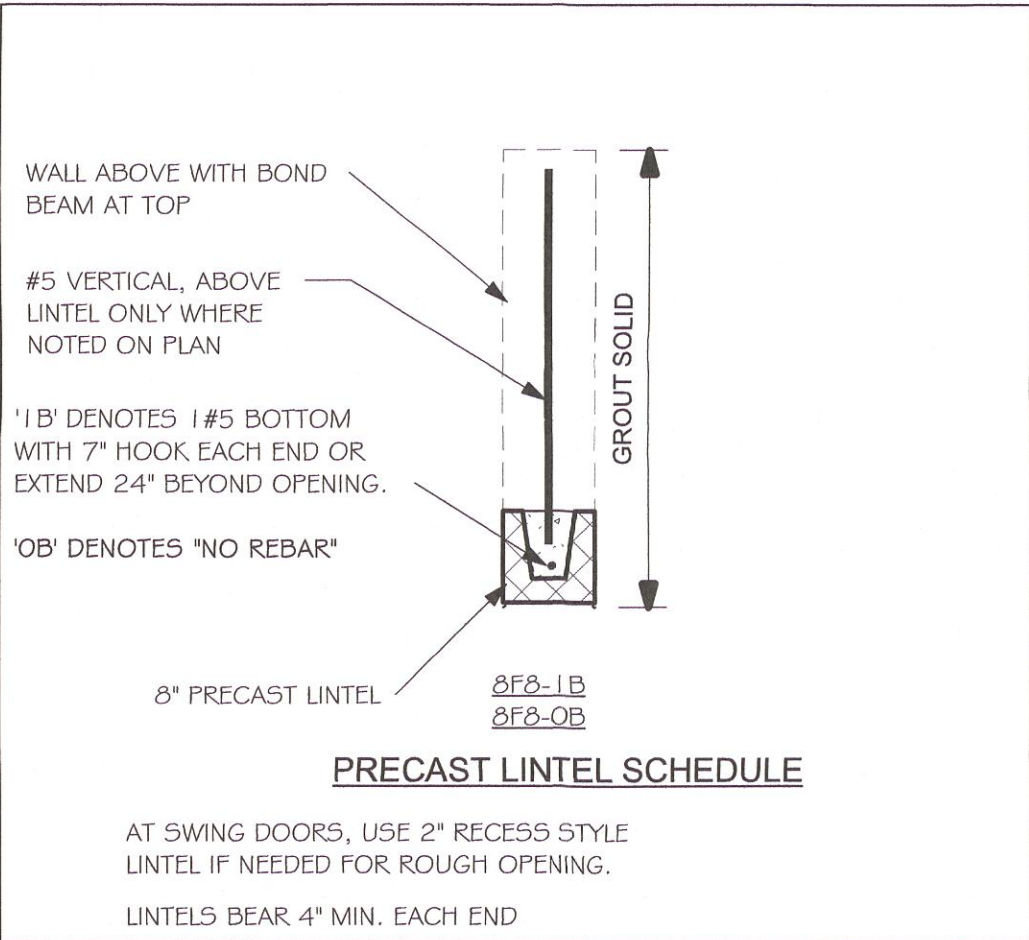
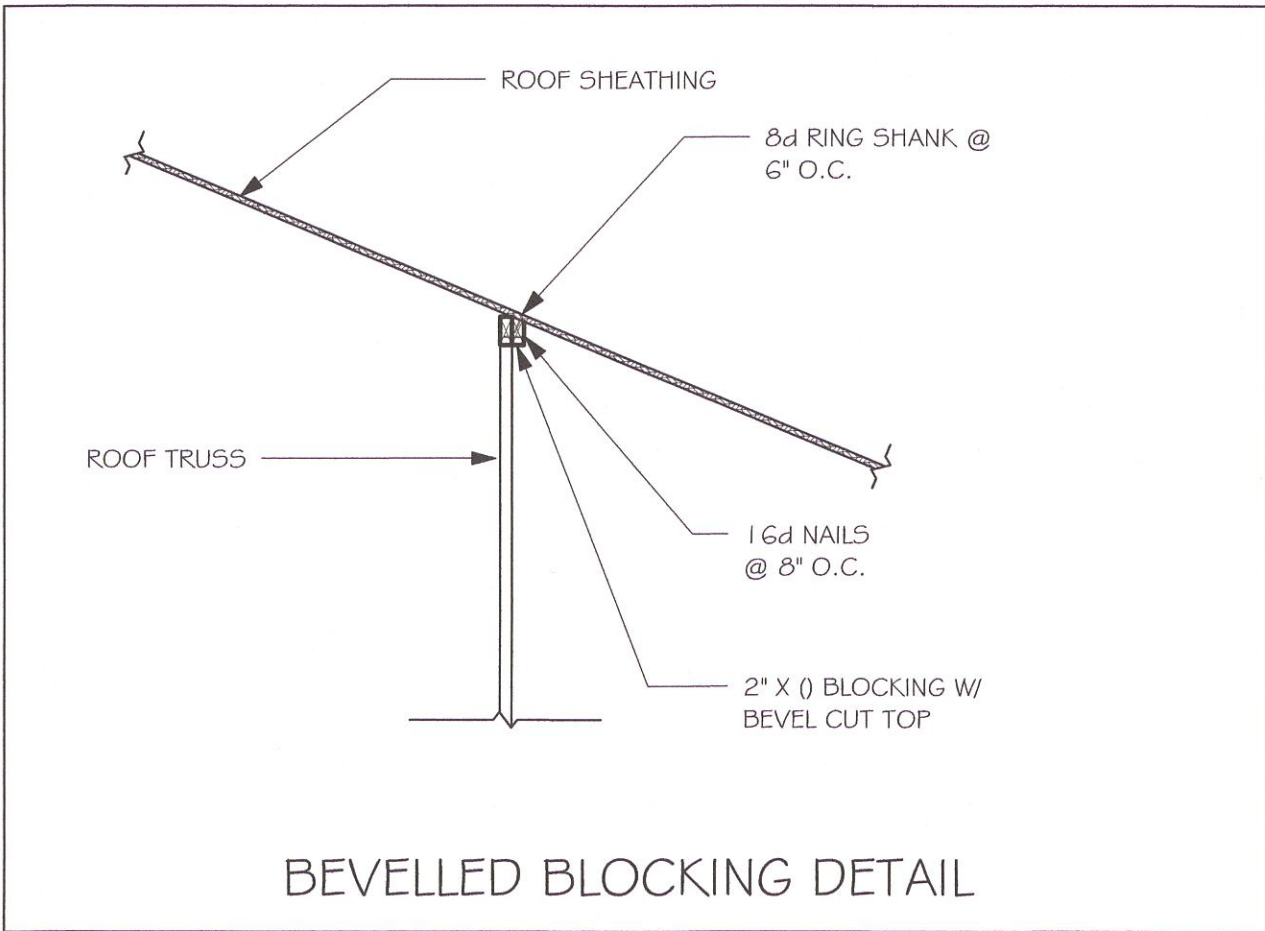
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2020 - 7TH EDITION

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
INSTALL METAL G AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	(1) METAL G TO 40 (1) HMETAL G TO 40 (2) METAL G TO 40 (2) HMETAL G TO 40 (2) HMETAL 12 TO 40 MGT (2 PLY) 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" (14) 0.162x3 1/2", EMBED 4" (12) 0.162x3 1/2", EMBED 4" (12) 0.162x3 1/2", 5/8" ATR, EPOXY 1 2" (22) 0.148x3" ATR, EPOXY 1 2" (18) 0.162x2 1/2", 5/8" ATR, EPOXY 1 2" (26) 0.148x3", 5/8", ATR, EPOXY 1 2" (26) 5D#10x2 1/2", 5/8" ATR, EPOXY (26) 0.148x3" TO GIRDER (2) 3/4" Ø ATR, EPOXY 1 2" (16) 0.148x3" TO GIRGER, (2) 3/4" Ø ATR, EPOXY 1 2"

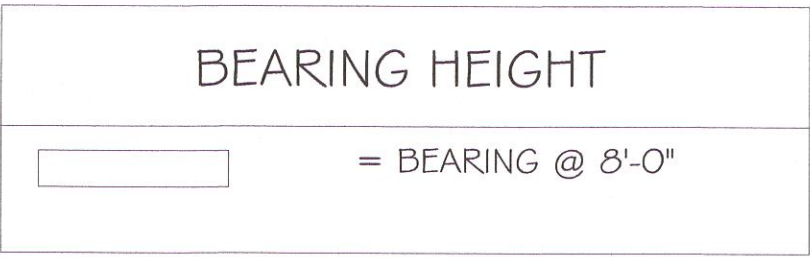
NOTES:

- 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 -C- OF WALL.
- CONNECTORS ARE SIMPSON STRUCTURAL CONNECTORS. 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 105-3.

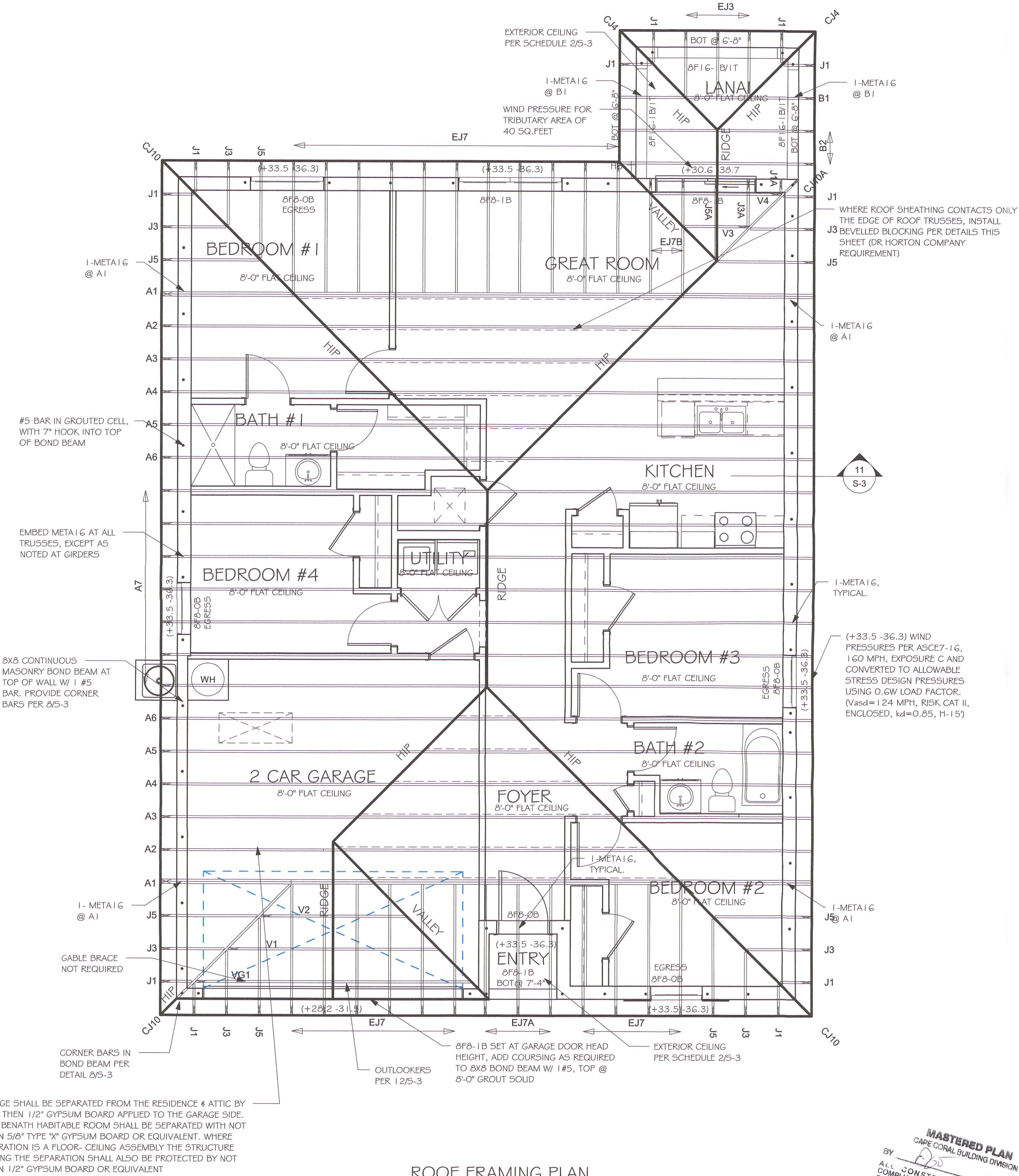
SIMPSON CATALOG C-C- 2019



- PLAN NOTES:
- ROOF TRUSS BEARING 8'-0", SEE LEGEND.
 - ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 5-3.
 - PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
 - FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON 5-3.
 - 8FB-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 115-3.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA JOB# DR1499L DATED: 11/30/20 REVISED: NONE



THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENATH HABITABLE ROOM 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

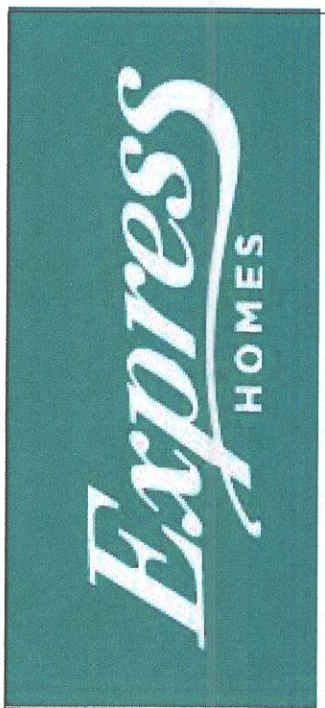
ROOF FRAMING PLAN
1/4" = 1'-0"

No.	Description	Date
1	REMOVED ALL TILE ROOF REFERENCES	05/10/21

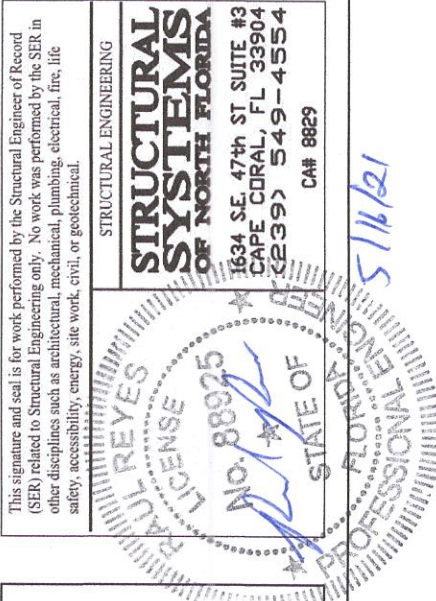
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 - 7TH EDITION

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY: [Signature] DATE: 7/2/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

REVISION
JUL 02 2021
RESUBMIT



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



MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE:	01/07/21
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	05/10/21
PLAN:	ROOF FRAMING PLAN
SCALE:	As indicated
	5-2

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

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

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

1

NAILING OF ROOF SHEATHING

SCALE: NTS

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

12" MIN

W

EDGE

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

VARIES

W

D

C STEPDOWN

W

D

D GARAGE

W

MONOLITHIC FOOTINGS

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

8" CMU WALLS

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

WINDOW/DOOR ROUGH OPENING

1/4"x3 3/4" APCON @ 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

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.

GARAGE DOOR

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-LGT16
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.

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	
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

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

INTERSECTION

CORNER

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

ASPHALT SHINGLE ROOF PER FBCR 905.2

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

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

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

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

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

8 CORNER BAR DETAIL IN BOND BEAMS

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

11

FULL HEIGHT WALL SECTION

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

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

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 >18". THIS IS SUBJECT TO JUDGEMENT CALL BY THE AUTHORITY HAVING JURISDICTION.

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

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

INTERIOR ZONE 4 PRESSURES

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

3

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, "1B" DENOTES 1#5 IN LINTEL

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

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

BEARING

PRECAST LINTEL

ROUGH OPENING

4" MINIMUM BEARING

#5 VERTICAL IN GROUTED CELL AT DOT LOCATIONS ON PLAN

MASONRY WALL

9 BOND BEAM & REINFORCING

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

TOP CHORD OF GABLE END TRUSS

2x4 BLOCK AT SHEATHING JOINT

9" MAX PER R803.2.3

ROOF SHEATHING & NAILING PER SCHEDULE

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

REMOVED REFERENCES TO TILE ROOF

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)

SINGLE ROOFING DEAD LOAD 17 PSF TOTAL

MINIMUM DEAD LOAD FOR WIND: TC 4 PSF, BC 6 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 (Vasd TABLE R301.2.1.3) 124 MPH

BUILDING CATEGORY II

IMPORTANCE FACTOR 1.00

EXPOSURE C

MEAN ROOF HEIGHT = 16 FT

ROOF PITCH 5/12

ENCLOSURE CLASS. ENCLOSED

INTERNAL PRES. COEFF. +/- 0.18

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

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

3. REINFORCED CONCRETE:

DESIGN AS PER ACI 318-14

REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:

SLAB ON GRADE f'c = 2500 PSI

3 1/2" 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 "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 2000 PSF

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, ELECTROCAL 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.

At Exterior Stud Walls and Gable Ends with Wall Sheathing, apply plaster over metal lath over water resistive barrier as follows:

Plaster R703.7.2: 3-coat 7/8" thick portland cement based plaster per ASTM C926.

Metal Lath R703.7.1: Self furring paper backed 2.5lb diamond mesh metal lath per ASTM C847, G60 galvanized, fastened per ASTM C1063 with 1-1/2" long, 11 gage nails with 7/16" head (roofing nails) at 7" oc, or 1-1/2" long, 16 gage staples at 6" oc, into the framing members (ie, the nails or staples must align with and penetrate 3/4" into the framing studs).

Water Resistive Barrier (WRB) R703.7.3: Water-resistive vapor-permeable barrier with a performance at least equivalent to 2 layers of Grade D paper. The individual layers shall be installed independently. An approved house wrap may be used for the 1st layer and metal lath with approved paper backing may be the 2nd layer (Note: ZIP wall sheathing with seam tape qualifies as the first layer).

MASTERED PLAN

CAPE CORAL BUILDING DIVISION

BY [Signature]

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

DATE [Signature]

REVISION

JUL 02 2021

RESUBMIT

REVISIONS	BY
05/07/21	RR

STRUCTURAL ENGINEERING:

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1834 SE 3TH STREET, SUITE B3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

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

BUILDER:

D.R. HORTON

America's Builder

STRUCTURAL DETAILS

MODEL 1499 A GAR. LEFT

MASTER PERMIT

160 MPH, EXPOSURE C

FLORIDA

DESIGN/DRAWN
DWB/DWB
CHECKED
DWB
DATE
01/15/21
SCALE
VARIES
JOB NO.
DR 12292
SHEET
S-3
SHEET 3 OF 3