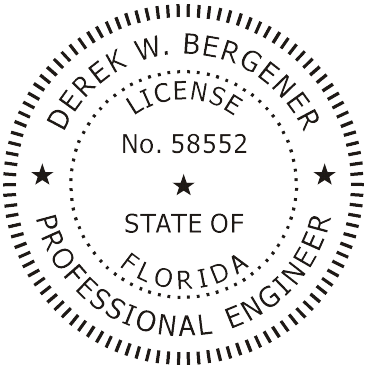
STRUCTURAL SYSTEMS OF NORTH FLORIDA, INC.



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.

September 25, 2021

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

RE: AUTHORIZATION LETTER FOR MASTER PERMIT B21-04975
Model 1499 A Left
Subdivision: Gator Circle Spot Lots, Lot 38, Block 5551
3415 NE 9th Avenue, 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

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

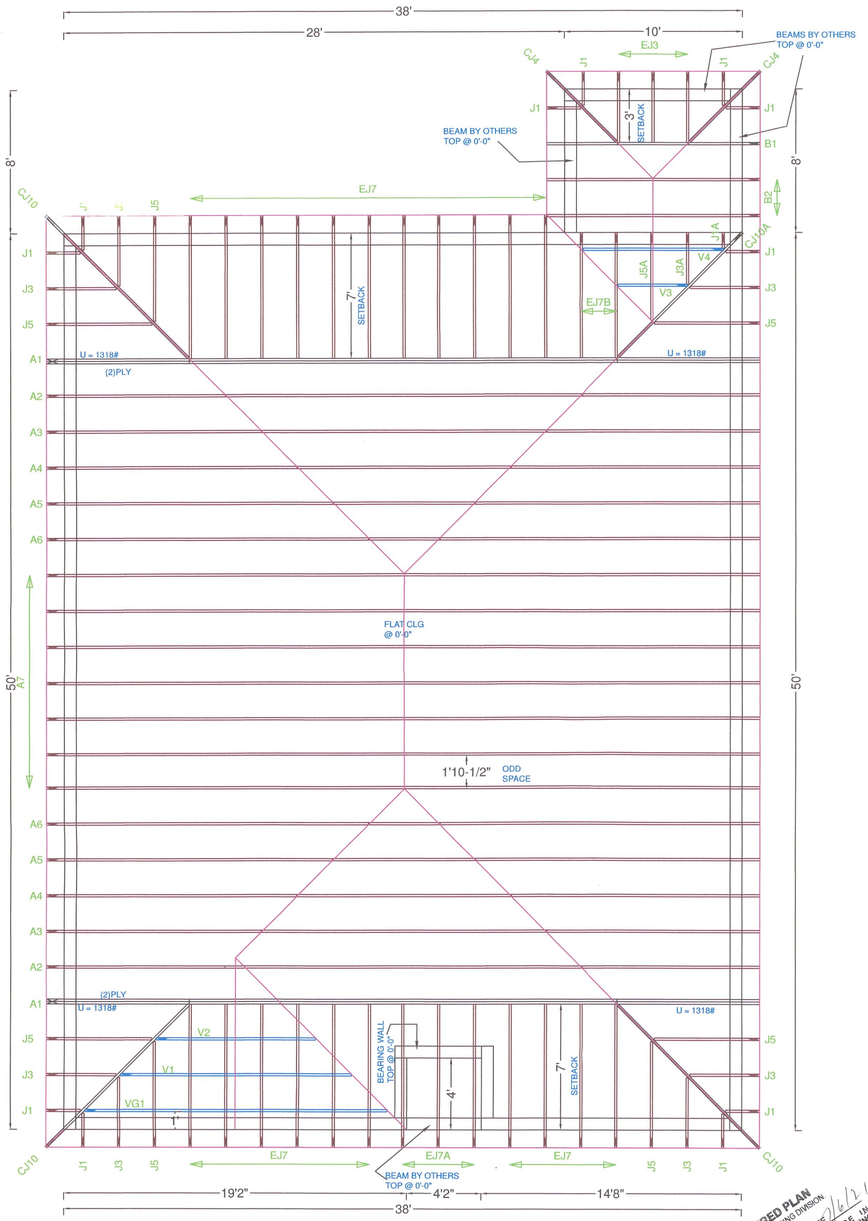
MASTERED PLAN
CAPE CORAL BUILDING DIVISION.
BY _____ DATE 2/26/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

Product Approvals Code Version 2020

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

10541 Six Mile Cypress
Fort Myers, Fl 33966
(239) 225-2600 Phone
(239) 225-2601 Fax
2/25/202112:31:07 PM

REVISION
JUL 02 2021
RESUBMIT #4

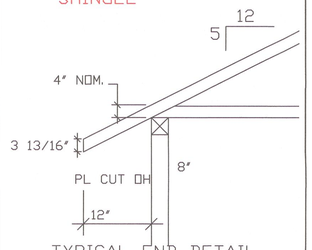


LANAI AND ENTRY ARE EXPOSED TO WIND AND DESIGNED PER DETAILS SHOWN

DESIGN CRITERIA

TOP CHORD LIVE LOAD	20
TOP CHORD DEAD LOAD	7
BOTTOM CHORD LIVE LOAD NON-CONCURRENT	10#
BOTTOM CHORD DEAD LOAD	10
TOTAL LOAD	37
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	8'-0"

SHINGLE



TYPICAL END DETAIL

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

	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: _____

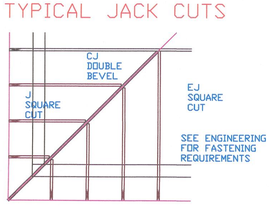
JOBSITE CONTACT NAME: _____

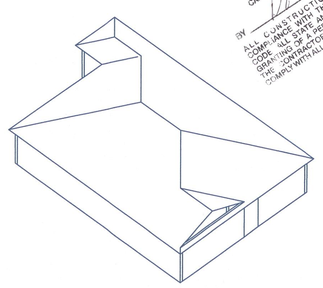
PHONE #: _____

E-MAIL: _____

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY _____ DATE 5/16/21
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, SITE AND LOCAL CODES. DRAWING OF TRUSS PERMIT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ASSURE COMPLIANCE WITH ALL CODES AND ORDINANCES.

TYPICAL JACK CUTS





SCOSTA CORP.

WOOD, STEEL OR TIMBER
ROOF & FLOOR TRUSSES

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

SCALE:	DATE:	REVISED BY:	DRAWN BY:
1/4"=1'-0"	11/30/20		KCD

JOB ADDRESS: 1499 A W/ LANAI
GARAGE LEFT
LEE

1 OF 1

CUSTOMER: D.R. HORTON

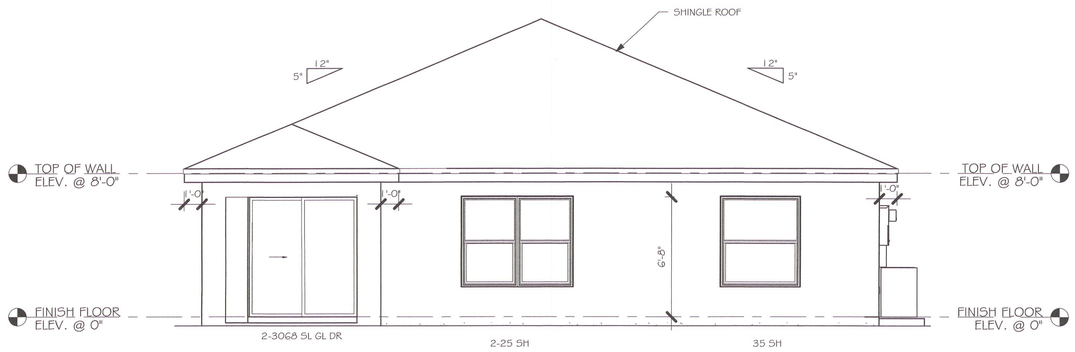
JOB #: DR1499L

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

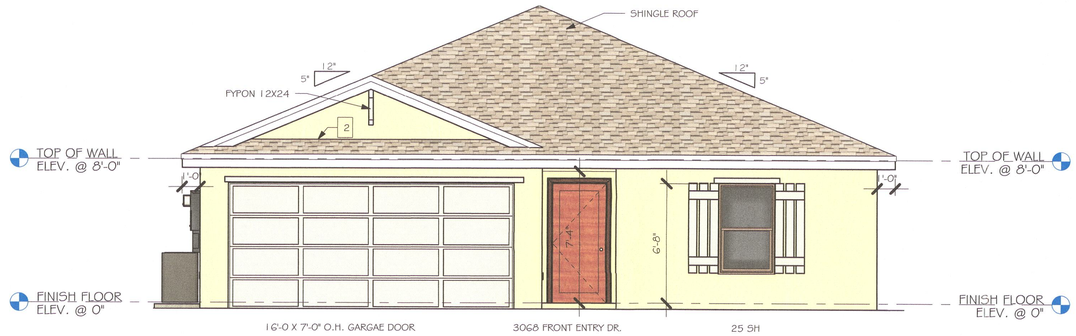
Sign: _____ Date: 5/16/21

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

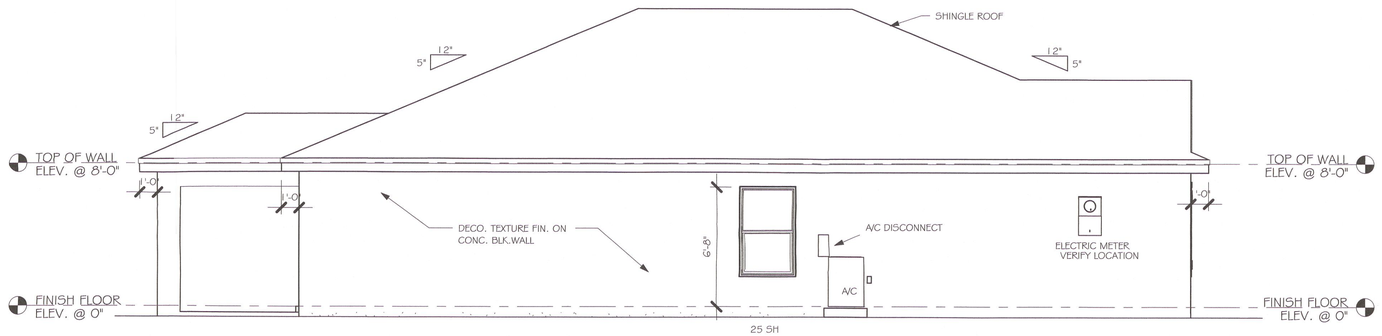
REVISION
JUL 02 2021
RESUBMIT #4



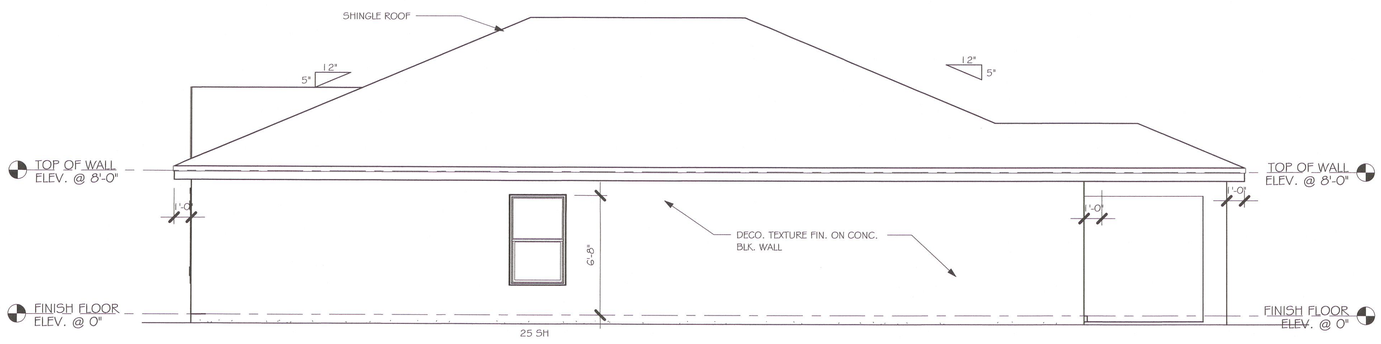
REAR ELEVATION
1/4" = 1'-0"



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 _____ 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 #1

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

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

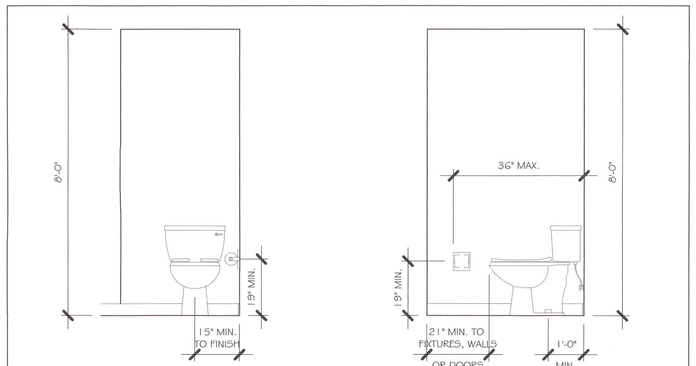
Express HOMES
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

MASTERED #1499 A CAPE CORAL

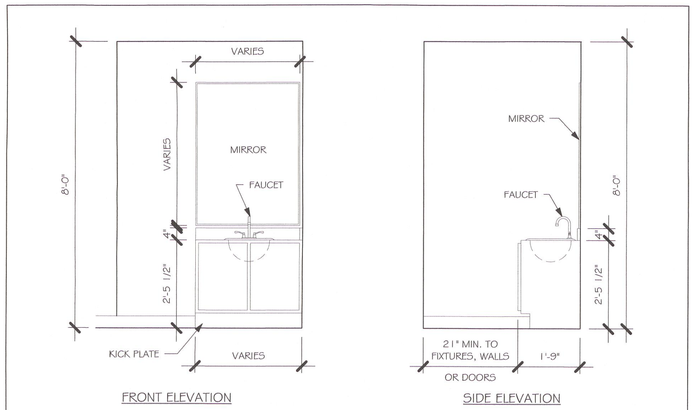
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: ELEVATION
SCALE: As indicated

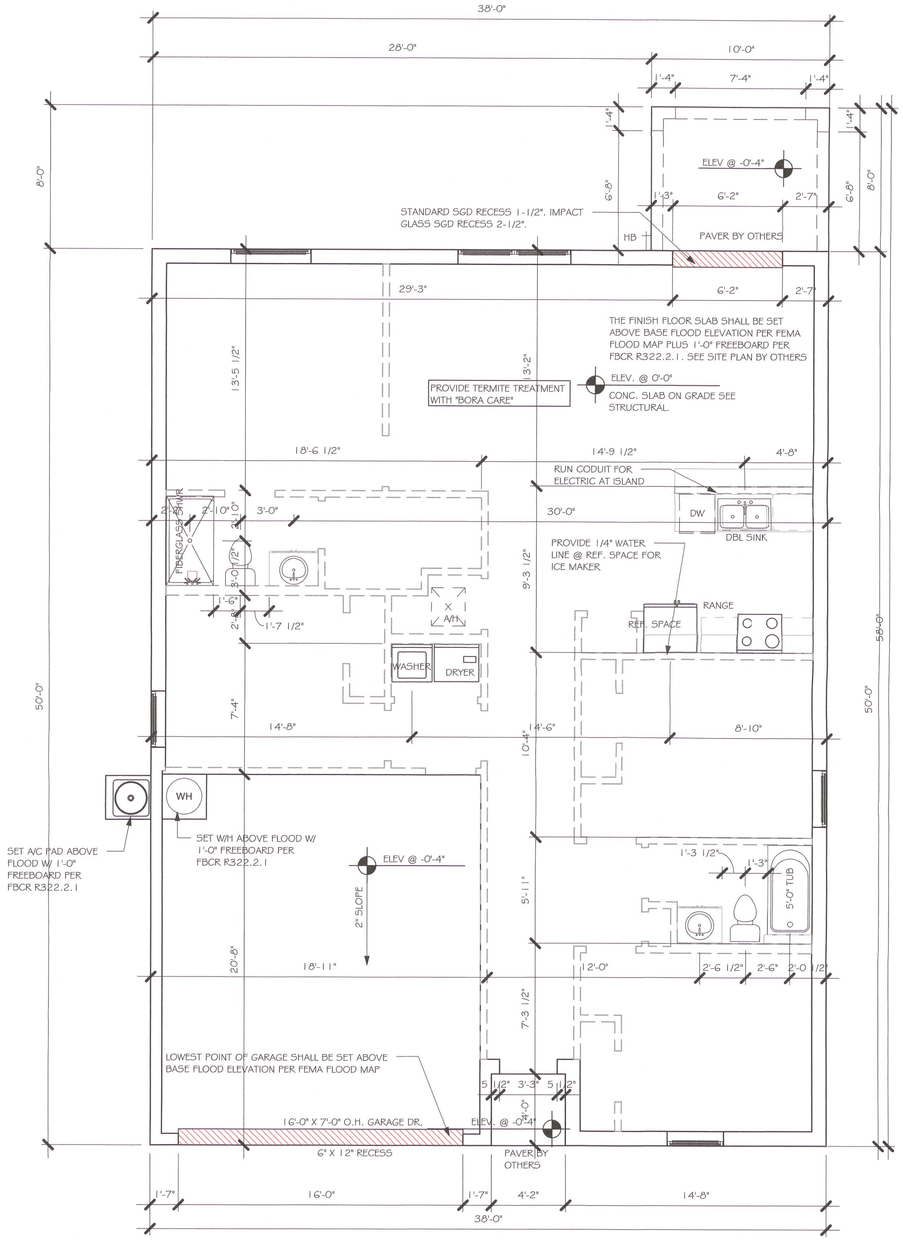
A-1



WATER CLOSET CLEARANCE DETAIL



VANITY SINK CLEARANCE DETAIL



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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY _____ 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#1

No.	Description	Date
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DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 - 7TH EDITION

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

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

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

1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS

2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.

3) PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.

4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)

5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE

6) KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.

7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS

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

9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE 'X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATIION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARTION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSOM BOARD OR EQUIVALENT

10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.

11) ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PRVENTION 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

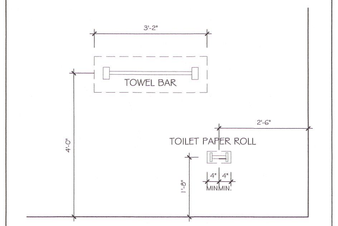
INTERIOR DOOR SCHEDULE

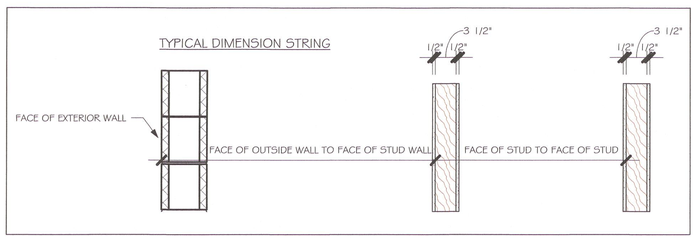
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	
8	2'-11"	

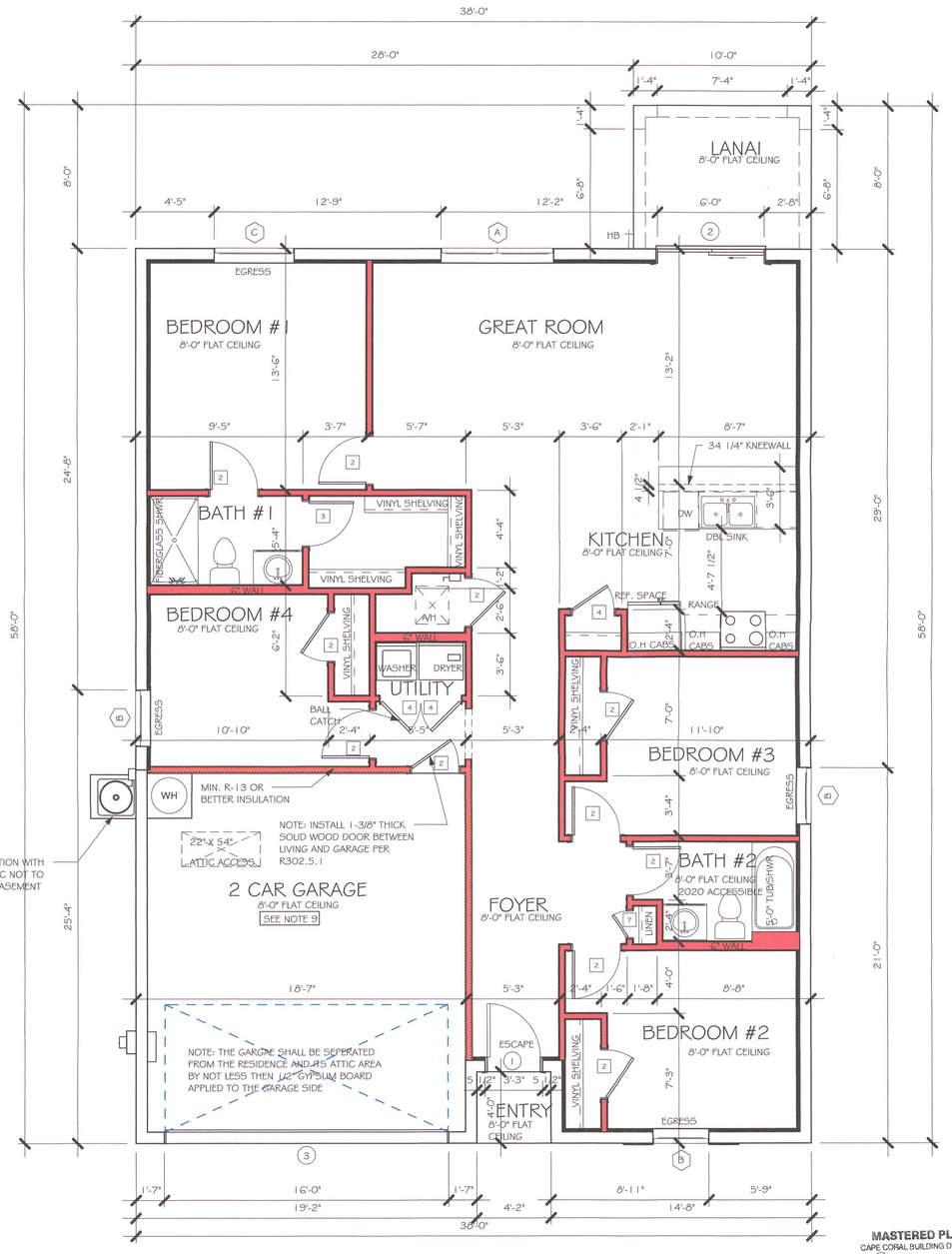
SQUARE FOOTAGE

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

	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"

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY _____ DATE 7/1/21
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 #1

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

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

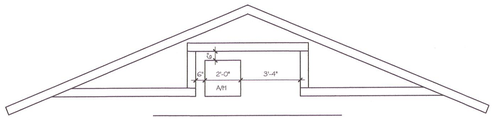
Express HOMES

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

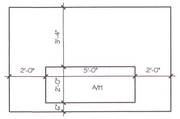
MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: FLOOR
SCALE: As indicated

A-3



AIR HANDLER DETAIL



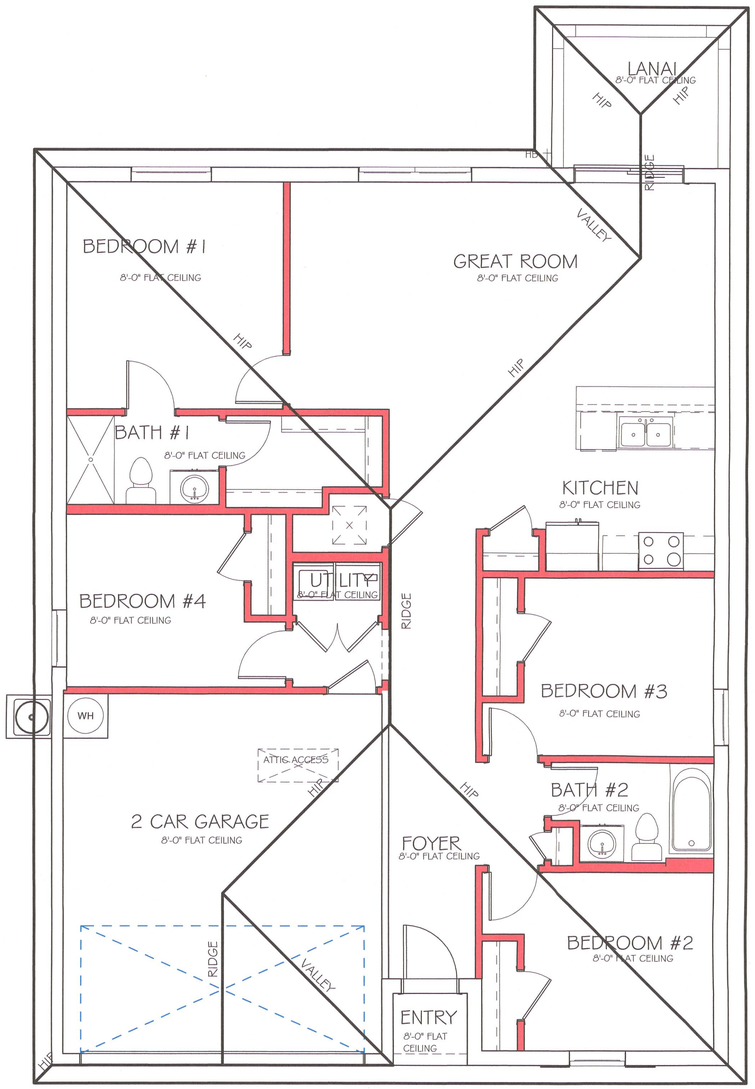
MODEL 1499 A: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
AREAS (SQ. FT.)			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	2060.0 SQ. FT.	180.0 SQ. FT.	13.87 SQ.FT.	7.71%	8.15%	-.-- SQ. FT.	-	-.-%
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			ROOF VENT MODEL 32" BASE 22-3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR		

WALL HEIGHT

= WALL @ 8'-0"



ROOF PLAN

1/4" = 1'-0"

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY _____ DATE 2/6/21
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
RESUBMITAL #1

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

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

Express HOMES

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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: ROOF
SCALE: As indicated

A-4

ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
J	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
AFF	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
3	3 WAY SWITCH
D	DIMMER SWITCH
MS	MOTION SENSOR SWITCH
SD SCD	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PERPOSES. PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
T	TELEPHONE OUTLET
TV	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON (PB) / DOOR BELL (DB)
IC	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.

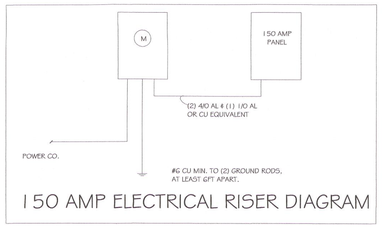
INSTALL PHONE AND T.V PER CONTRACT.

INSTALL ALL ELECTRICAL PER NEC 2014

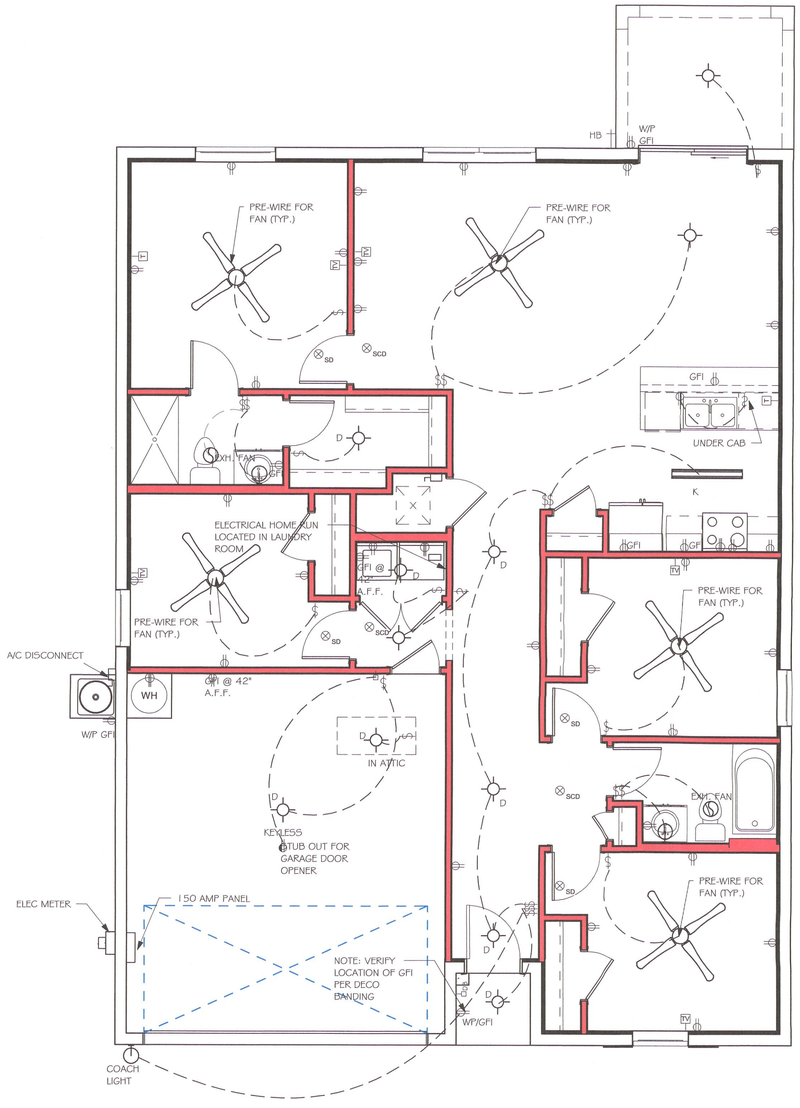
ELECTRICAL PLAN

150 AMP SERVICE

TAG	QUANTITY	PRODUCT	
A	(X)	(FLUSH MOUNTED LT)	
B	(X)	(VAPOR5)	
C	(X)	(PENDANT LIGHT	
D	(9)	(10" MUSHROOMS)	
E	(2)	(24" 3 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)	



150 AMP ELECTRICAL RISER DIAGRAM



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 CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

REVISION
JUL 02 2021
RESUBMIT #1

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

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

Express HOMES

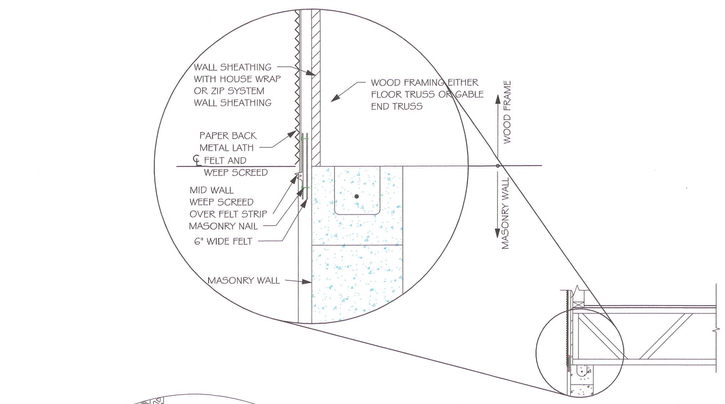
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

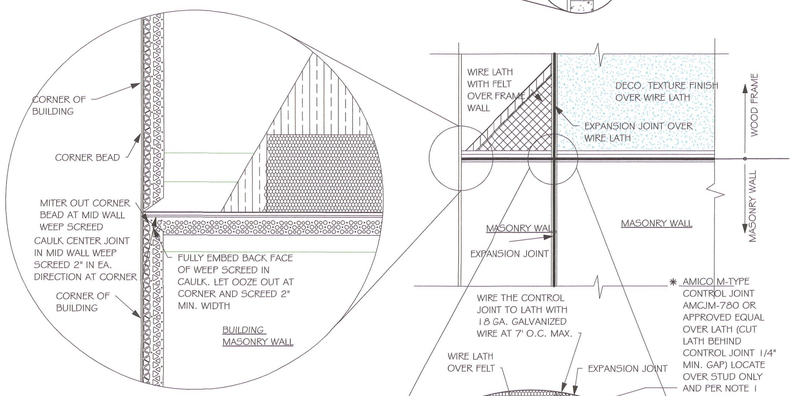
MASTERED #1499 A CAPE CORAL

160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: ELECTRICAL
SCALE: As indicated

A-5





MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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

1

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPENCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. FOR REQUIRED SOIL BEARING, SEE STRUCTURAL. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE 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" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

2

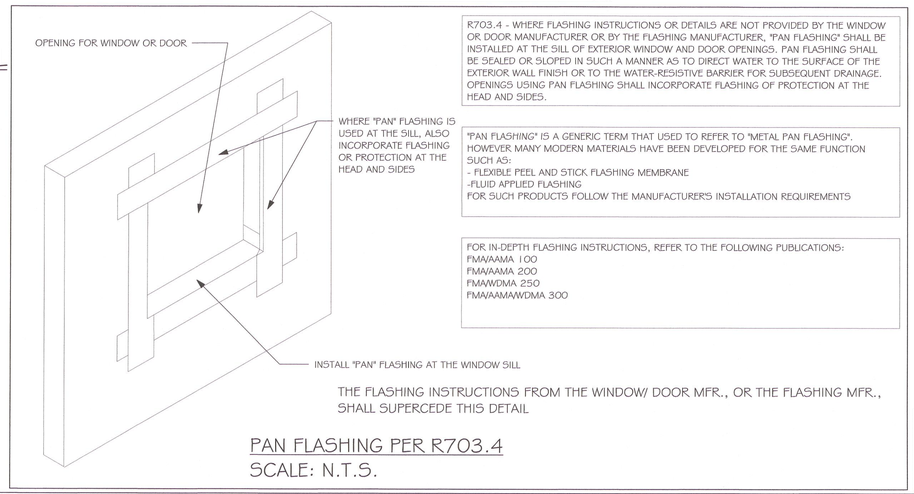
DOOR AND WINDOW ANCHORAGE

ANCHORAGE REQUIRMENTS- 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 MSANORY, 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 MASNORY 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 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 .



R703.4 - WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED BY THE WINDOW OR DOOR MANUFACTURER OR BY THE FLASHING MANUFACTURER, "PAN FLASHING" SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OF PROTECTION AT THE HEAD AND SIDES.

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

FOR IN-DEPTH FLASHING INSTRUCTIONS, REFER TO THE FOLLOWING PUBLICATIONS:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMA/WDMA 300

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

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

3

GENERAL ROOF ASSEMBLY

ROOF SHEATHING FBCR TABLE R803.2.2
SHALL BE 19/32 APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20 OR BETTER.
INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED . INSTALL "H" CLIPS AT UNSUPPORTED PANEL EDGES. FOR FASTENING, SEE STRUCTURAL.

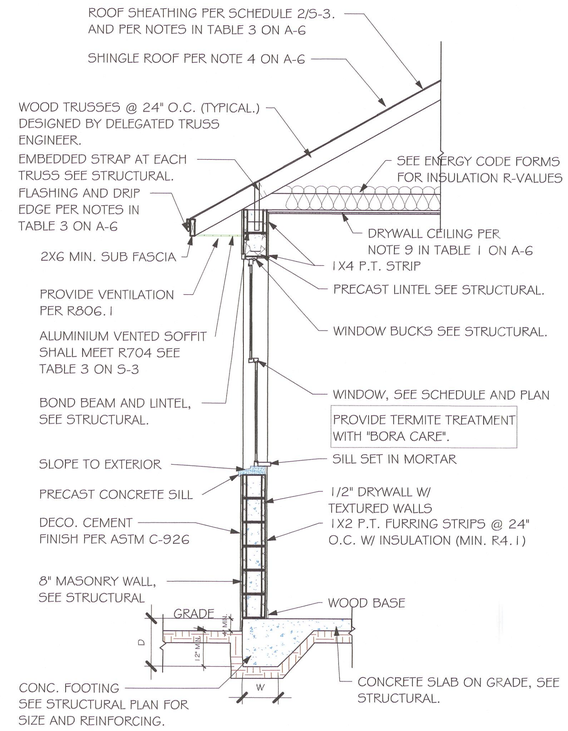
FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE AZ50 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURES PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

DRIP EDGE
DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM
OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINMUM 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.

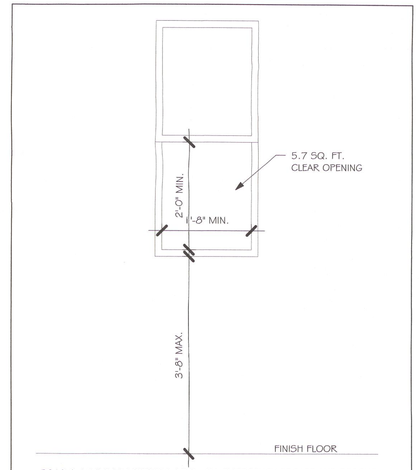
4

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



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 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

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

REVISION
JUL 02 2021
RESUBMITAL

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

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

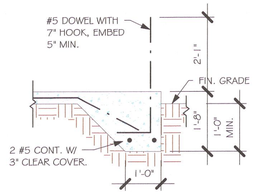
Express HOMES
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

MASTERED #1499 A CAPE CORAL

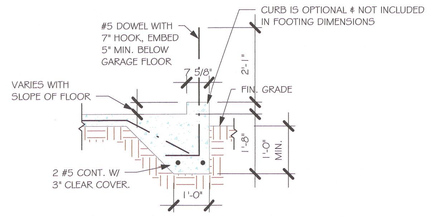
160 MPH, EXPOSURE C GARAGE LEFT

DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: SECTIONS
SCALE: As indicated

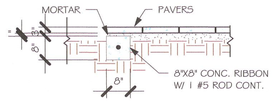
A-6



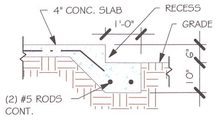
"F3" FOOTING
1/2" = 1'-0"



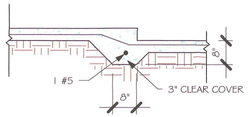
"F3" WITH CURB AT GARAGE
1/2" = 1'-0"



"P" PAVERS DETAIL ENTRY/ LANAI
1/2" = 1'-0"



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



"F6A" STEP DOWN
1/2" = 1'-0"

PAD FOOTING SCHEDULE

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

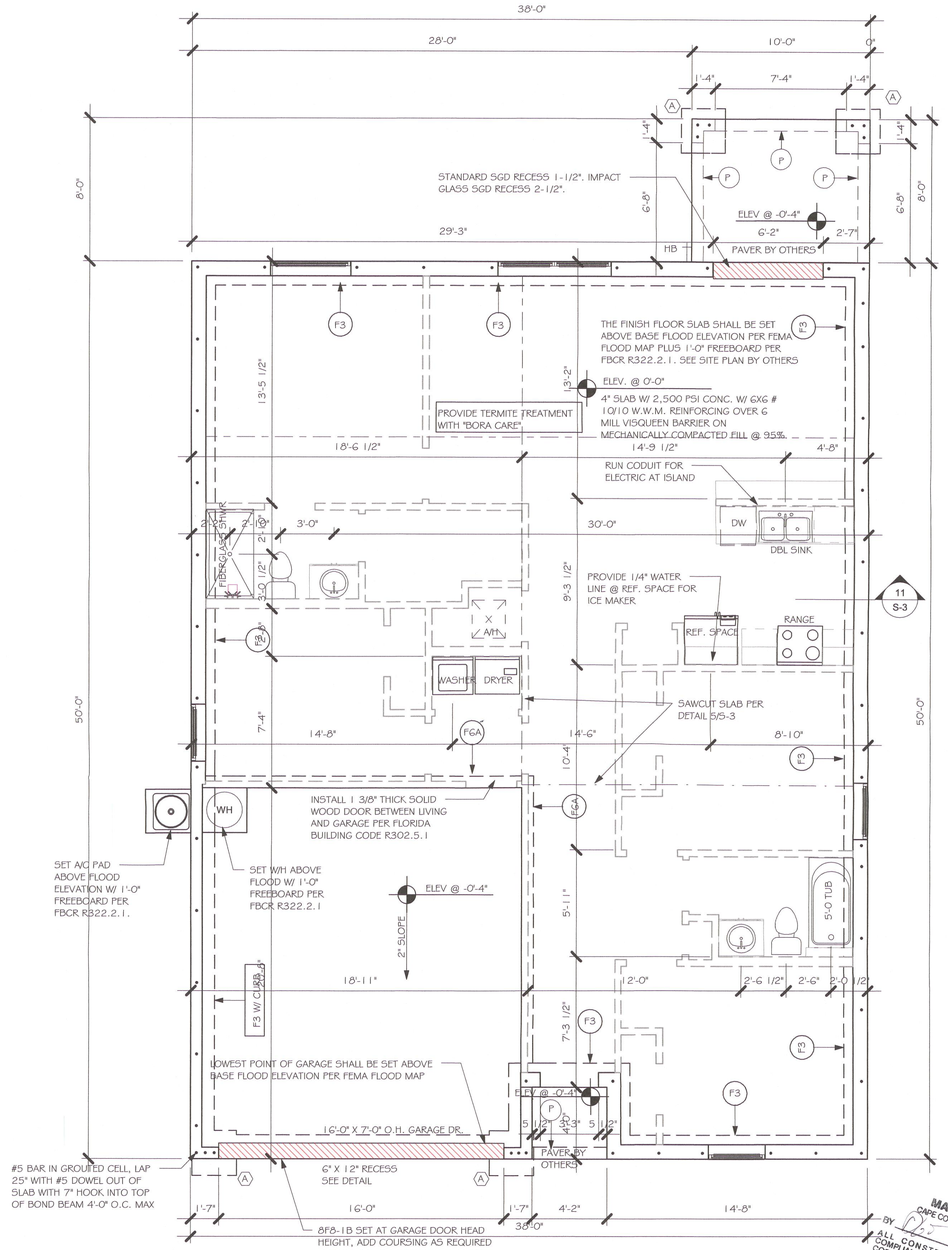
WALL FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE	
	F1	CONT.	1'-4"	0'-8"	2-#5		
	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	F6A	CONT.	0'-8"	0'-8"	1-#5		
	TE	CONT.	0'-8"	0'-8"	1-#5		

PROVIDE CORNER BARS PER G/S-3

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"
PLAN NOTES:
1. TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0"
2. "F#" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
3. (#) DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
4. 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.



FOUNDATION
1/4" = 1'-0"

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY: DATE: 6/1/21
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 #1

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

STRUCTURAL SYSTEMS
STRUCTURAL ENGINEERS
1624 SE 47th ST SUITE #3
CAPE CORAL, FL 33904
(239) 945-4254
CA# 8825

STATE OF FLORIDA
No. 88825
STRUCTURAL
5/14/21

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: FOUNDATION PLAN
SCALE: As indicated

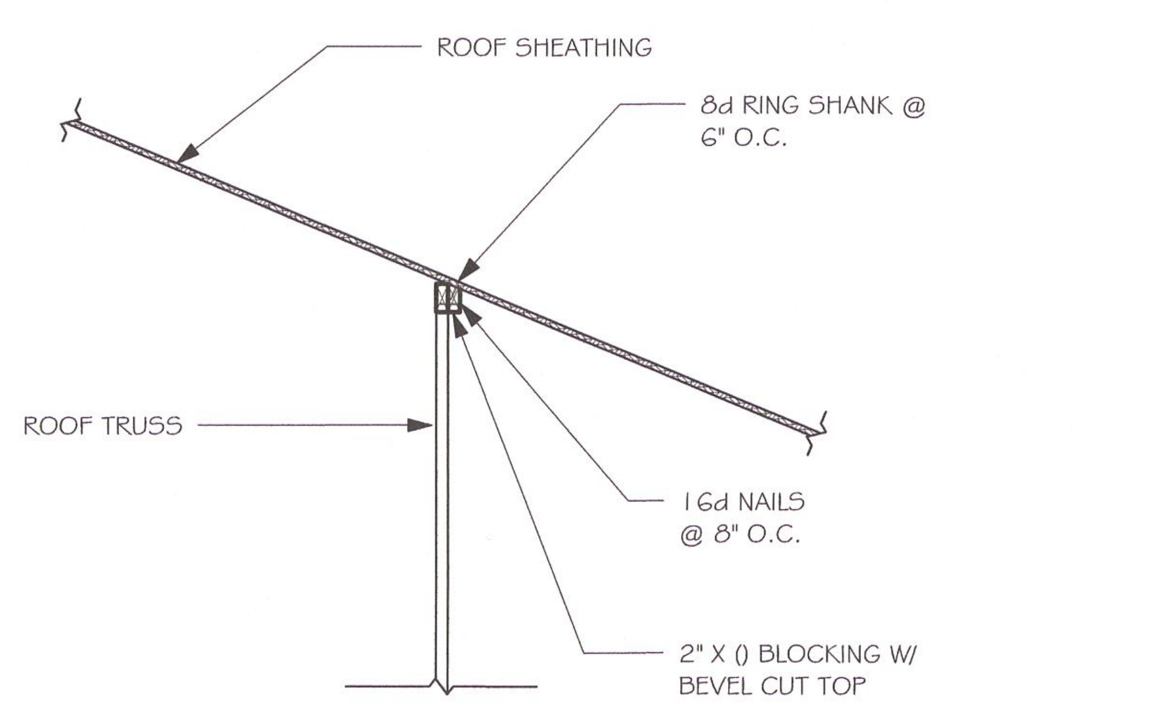
S-1

	TRUSS STRAPPING TO MASONRY		
	MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
INSTALL META16 AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	1450	(1) META16 TO 40	(8) 0.148x1 1/2 ", EMBED 4"
	1810	(1) HETA16 TO 40	(9) 0.148x1 1/2", EMBED 4"
	2120	(1) HHETA16 TO 40	(10) 0.148x1 1/2", EMBED 4"
	1875 (1 PLY)	(2) META16 TO 40	(10) 0.148x1 1/2", EMBED 4"
	1795 (2 PLY)	(2) META16 TO 40	(14) 0.162x3 1/2", EMBED 4"
	2365 (2 PLY)	(2) HETA16 TO 40	(12) 0.162x3 1/2", EMBED 4"
	2365 (2 PLY)	(2) HHETA12 TO 40	(12) 0.162x,3 1/2" EMBED 4"
	3965/SYP 3330/SPF	MGT (2 PLY)	(22) 0148x3" ATR, EPOXY 12"
	4235/SYP 3640/SPF	HTT4	(18) 0.162x2 1/2", 5/8" ATR, EPOXY 12"
	4670/SYP 4015/SPF	HTT5	(26) 0.148x3", 5/8", ATR, EPOXY 12"
	5445/SYP 5360/SPF	HTT5KT	(26) SD#10x2 1/2, 5/8," ATR, EPOXY
	10690/SYP 10690/SPF	(1)HGT - 2	(26) 0.148x3" TO GIRDER (2) 3/4" Ø ATR, EPOXY 12"
	10790/SYP 10790/SPF	(1)HGT - 3	(16) 0.148x3" TO GIRGER, (2) 3/4" Ø ATR, EPOXY 12"

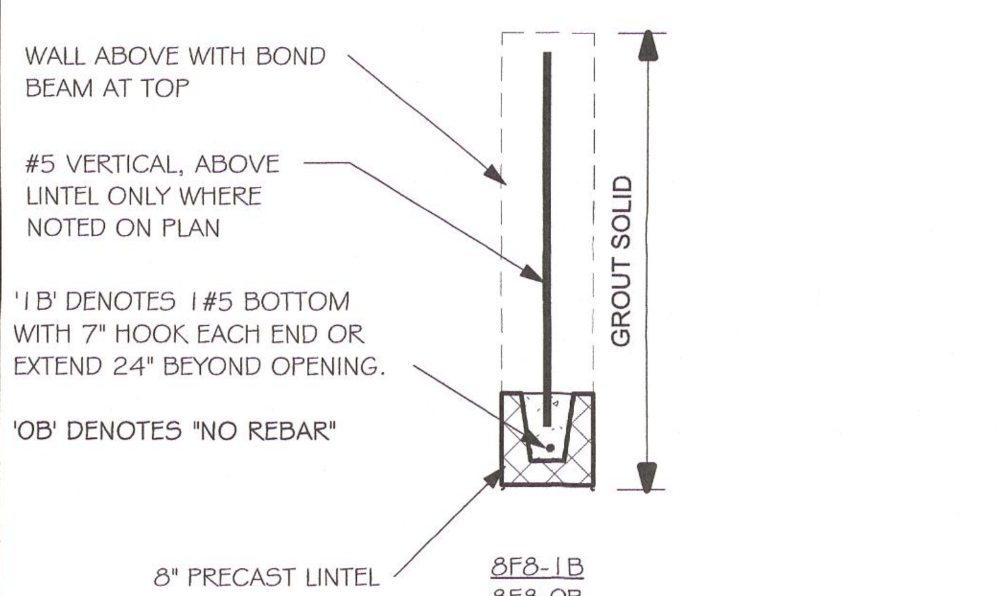
NOTES:

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. CONNECTORS ARE SIMPSON STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/S-3.

SIMPSON CATALOG C-C- 2019



BEVELLED BLOCKING DETAIL



PRECAST LINTEL SCHEDULE

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

LINTELS BEAR 4" MIN. EACH END

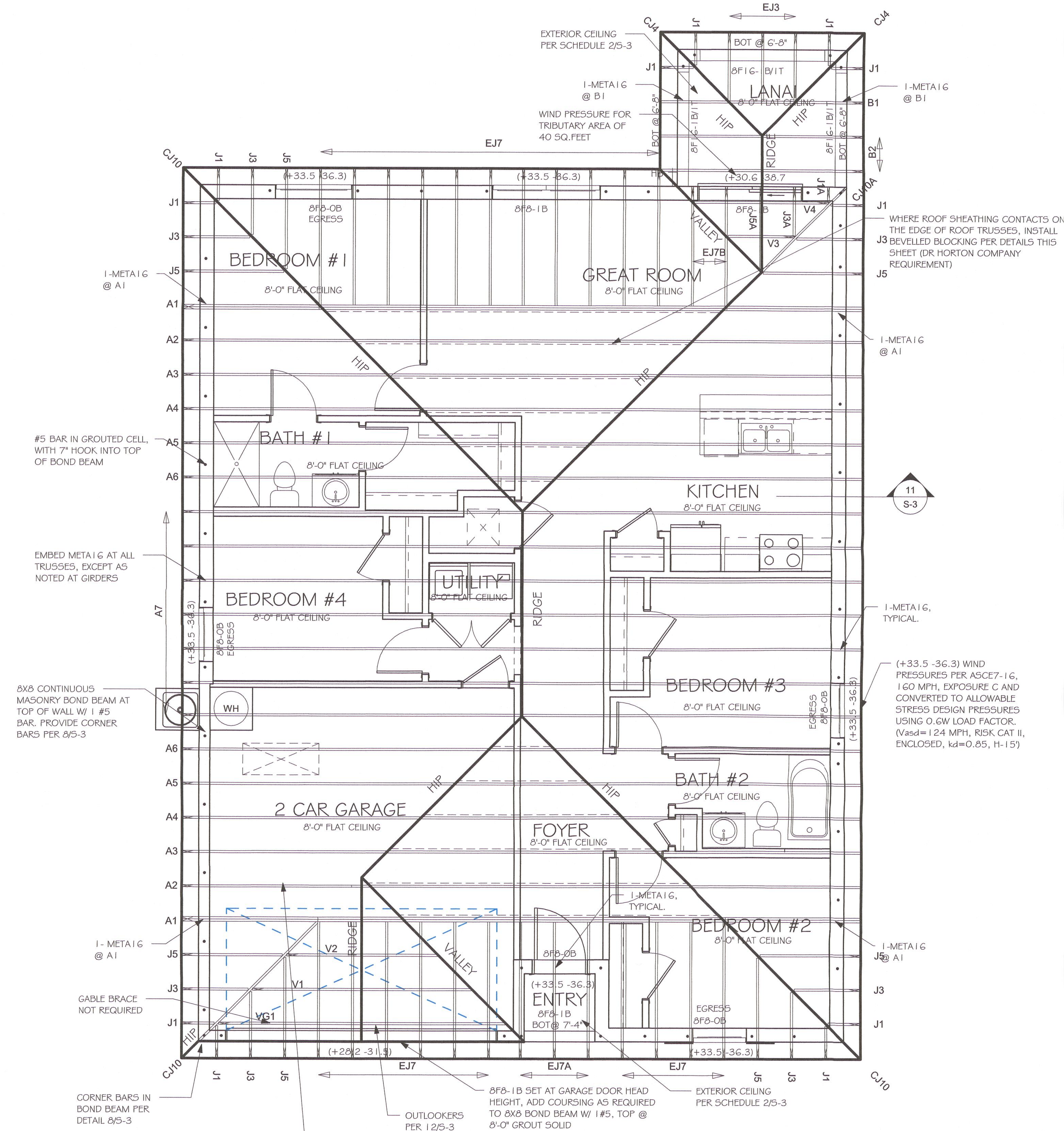
PLAN NOTES:

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

BEARING HEIGHT

= BEARING @ 8'-0"

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 THEN 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"

MASTERED PLAN CAPE CORAL BUILDING DIVISION BY DATE
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 #1

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

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

Express HOMES

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

This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, site work, civil, or geotechnical.
STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th ST SUITE #3 CAPE CORAL, FL 33904 (239) 549-4554 CA# 8829
RAUL REYES LICENSE No. 88925 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/11/21

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

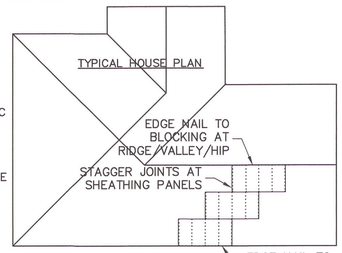
DATE: 01/07/21
DRAWN BY: JSL
CHECKED BY:
REVISED: 1 05/10/21
PLAN: ROOF FRAMING PLAN
SCALE: As indicated

S-2

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

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

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



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

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

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

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

1 NAILING OF ROOF SHEATHING
SCALE: NTS

SHEATHING SCHEDULE

EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF – PER FBCR TABLE 803.2.2	EXTERIOR CEILING
19/32 CLASS A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20. FASTEN WITH RING SHANK NAILS PER DETAIL 1/S–3 (WHEN ZIP BRAND ROOF SHEATHING IS USED, H–CLIPS ARE NOT REQUIRED)	1) 1x4 STRIPPING @ 16"OC w/ 2–8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 15/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD.
	SOFFIT
	ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R704.

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

2

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

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

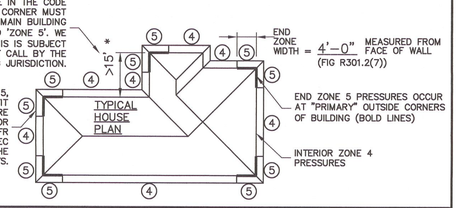
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT (10 SQ. FT.)	+33.5 –36.3	+33.5 –44.8
WINDOWS & DOORS (10 SQ. FT.)	+33.5 –36.3	+33.5 –44.8
8' OR 9' GARAGE DOORS	+29.4 –33.3	
16' OR 18' GARAGE DOORS	+28.2 –31.5	

(SEE PLAN FOR OTHER SPECIFIC PRESSURES)

1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.
3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.
4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION.
5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.

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

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



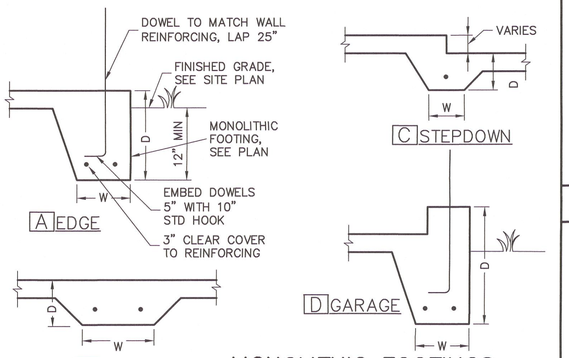
3

DESIGN CRITERIA:

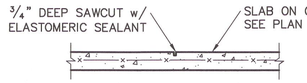
DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

1. FLOOR & ROOF UNIFORM LOADS:
   ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
   ROOF: LIVE TOP CHORD 20 PSF
   LIVE BOTTOM CHORD 10 PSF (NON–CONCURRENT w/ TCLL)
   SHINGLE 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 = 15 FT
   ROOF PITCH 5/12
   ENCLOSURE CLASS. ENCLOSED
   INTERNAL PRES. COEFF. +/– 0.18
   WINDOW/DOOR DESIGN WIND PRESSURE PER TABLE R301.2(2), R301.2(3) AND R301.2(4), SEE DETAIL ON S–3.
   SOFFITS – PER R704, ALL SOFFITS & THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS USING 10 SQ. FT.
3. REINFORCED CONCRETE:
   DESIGN AS PER ACI 318–14
   REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
   SLAB ON GRADE f'c = 2500 PSI
   3½" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH.
   CONVENTIONAL SHALLOW FOOTINGS f'c = 2500 PSI
   BEAMS AND COLUMNS f'c = 3000 PSI
   ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI
   UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   FOOTINGS 3"
   SLAB ON GRADE CENTERED
   BEAMS 1½"
   COLUMNS 1½"
   ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
   REINFORCING STEEL – ASTM A615 GRADE 40 FOR #3
   GRADE 60 FOR #4 TO #11
   WELDED WIRE FABRIC – ASTM A185
   SPLICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON–CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.
   FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.
4. REINFORCED MASONRY:
   DESIGN PER TMS 402/602–16
   REQUIRED COMPRESSIVE STRENGTHS:
   MASONRY WALLS f'm = 1500 PSI
   REINFORCING STEEL – ASTM A615 GRADE 60.
   SPLICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
   ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N–1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.
5. DELEGATED–ENGINEERED WOOD ROOF TRUSSES:
   ALL WOOD ROOF TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15–31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB–91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.
6. FOUNDATION:
   CONVENTIONAL SHALLOW CONCRETE FOOTINGS
   SOIL BEARING CAPACITY 2000 PSF
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15–30.005 AND 61G15–31.003.

⚠ REMOVED REFERENCES TO TILE ROOF

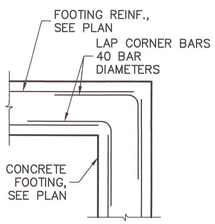


4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'–0"



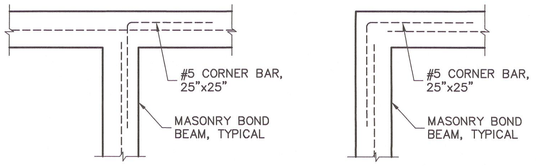
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 SLAB SAWCUT DETAIL
SCALE: NTS

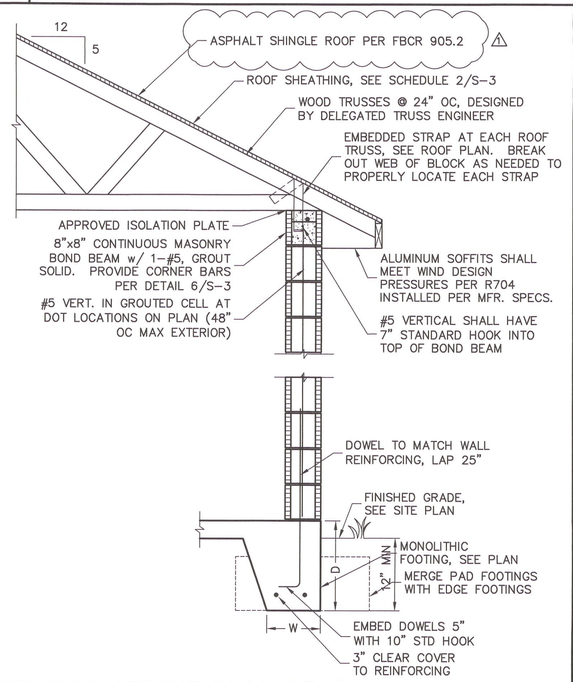


PLAN VIEW

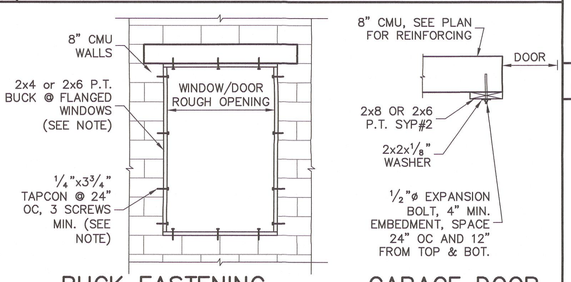
6 FOOTING CORNER BARS
SCALE: NTS



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



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



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.

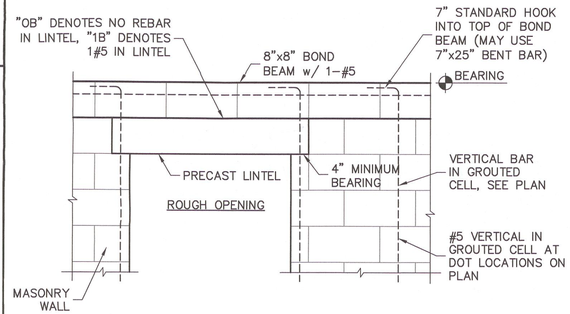
7

RETROFIT STRAPS TO CONCRETE/MASONRY

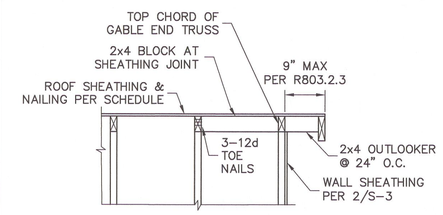
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1–MTSM16 or 20	7–10dx1½", 4–¼x2¼ TITEN
TO 1045	1–HTSM16 or 20	8–10dx1½", 4–¼x2¼ TITEN
TO 2090	2–HTSM16 or 20	8–10dx1½", 4–¼x2¼ TITEN
TO 4300	2–LGT2	16–16d, 7–¼"x2¼" TITEN
TO 3480	HTT16	18–16d, ⅝"ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530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

NOTES:
1) WHERE EMBEDDED STRAP IS MISSING OR MIS–LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE



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



THIS DETAIL ONLY USED FOR ELEVATION A

12 OUTLOOKER DETAIL
SCALE: N.T.S.

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

REVISION
JUL 02 2021
RESUBMIT

REVISIONS	BY
⚠ 05/07/21	RR

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 540-4594
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

FOR SCOSTA TRUSSES, MODEL 1499 ELEVATION A w/ LANAI, JOB # DR1499L, DATED: 11/30/20, REVISED: NONE

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

SHEET 3 OF 3