

FRONT ELEVATION "B"

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1/4" = 1'-0"



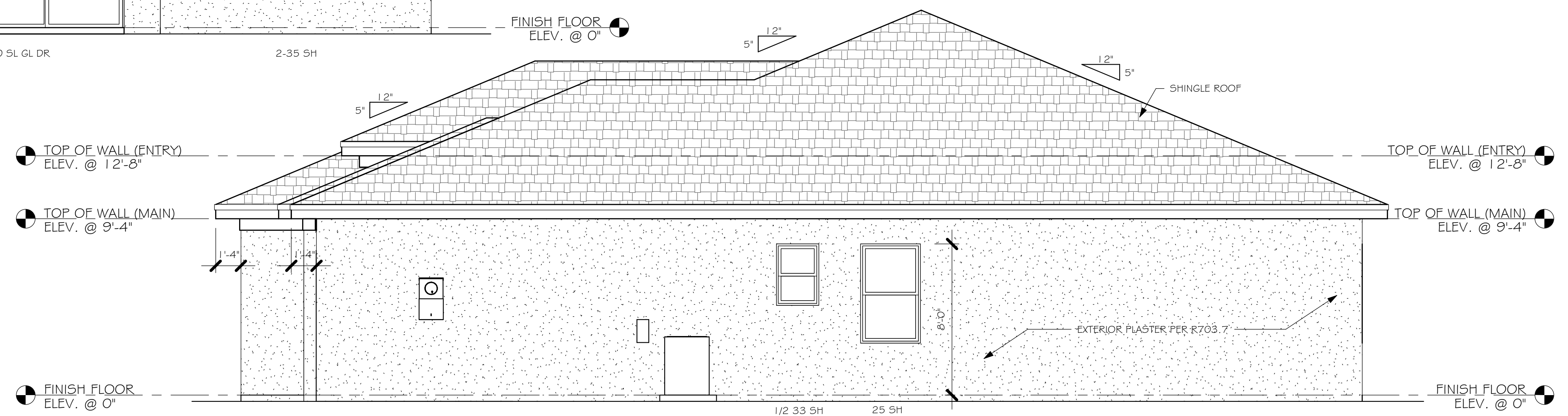
REAR ELEVATION "B"

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1/4" = 1'-0"

### Engineer's Review Statement for Electronic Permit Submittals

The City of Cape Coral Building Department requires the House Plan "A" sheets to be coupled with the Structural Engineering "S" sheets in one PDF document for submission to plan review and permitting, therefore the following shall be known. The House Plan "A" sheets were prepared solely by Gulf Coast Drafting, a house plan design company, per FS 481.229. House plans are allowed to contain "incidental engineering" per FS 481.229(4). An engineer shall not sign and seal works by others, such as these House Plans, per FS 471.033(1)(j). The Structural Engineering "S" sheets were prepared by Structural Systems, a licensed structural engineering firm, to match the intent of the House Plans. The structural engineer has reviewed the House Plan "A" sheets and found no information that appears to be in conflict with the structural engineering plans. The coupling of the "A" sheets with the "S" sheets in one PDF document shall not be construed in any way to mean the structural engineer accepts any liability for the content of the "A" sheets. The coupling is a requirement of the Building Department. Only the "S" sheets in the coupled PDF are digitally signed and sealed by the structural engineer. The engineer's digital signature below (no seal) is only intended to authenticate the application of this statement to the coupled PDF document.



RIGHT ELEVATION "B"

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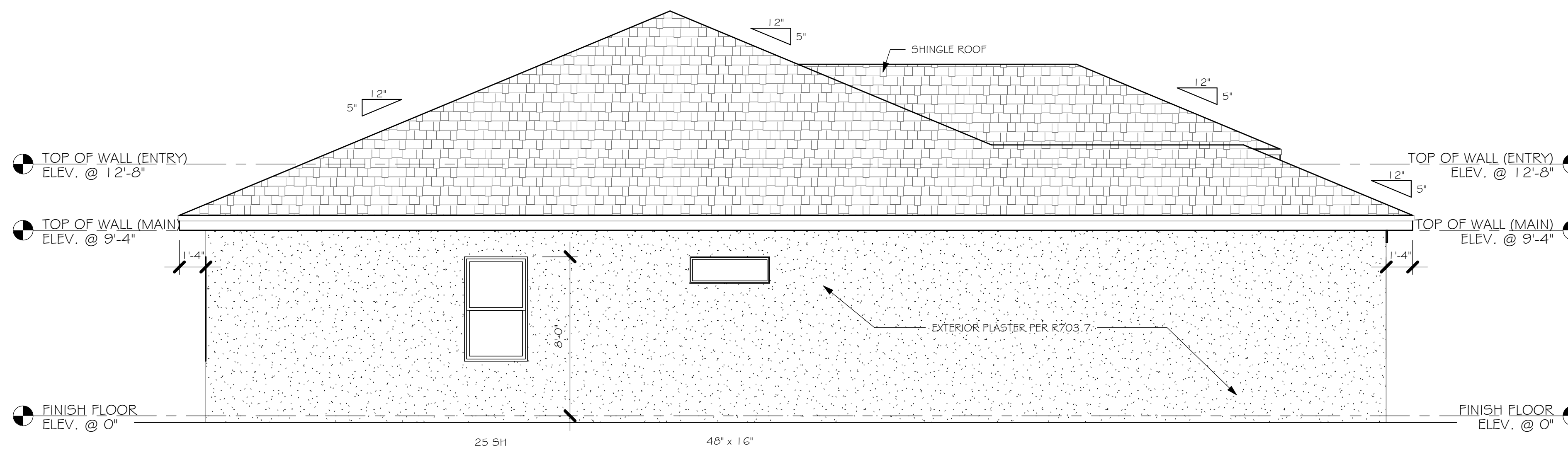
1/4" = 1'-0"

FLORIDA BUILDING CODE 7TH EDITION

OCCUPANCY: FBC 310.5 RESIDENTIAL GROUP R-3  
CONSTRUCTION TYPE: V-B (FIRE RESISTANCE RATING 0 HOURS, NOT SPRINKLED)

NOT TO BE USED BY OTHER REGION PROFESSIONALS AND LICENSED CONTRACTORS

CODES TO BE USED BY OTHER DESIGN PROFESSIONALS AND LICENSED CONTRACTORS:  
2020 FLORIDA BUILDING CODE, 7TH EDITION: RESIDENTIAL; ACCESSIBILITY; ENERGY CONSERVATION;  
PLUMBING; MECHANICAL; AND FUEL GAS.  
ELECTRICAL IS CONTAINED BY REFERENCE WITHIN FBC RESIDENTIAL CHAPTER 34; NFPA 70-17  
NATIONAL ELECTRICAL CODE.



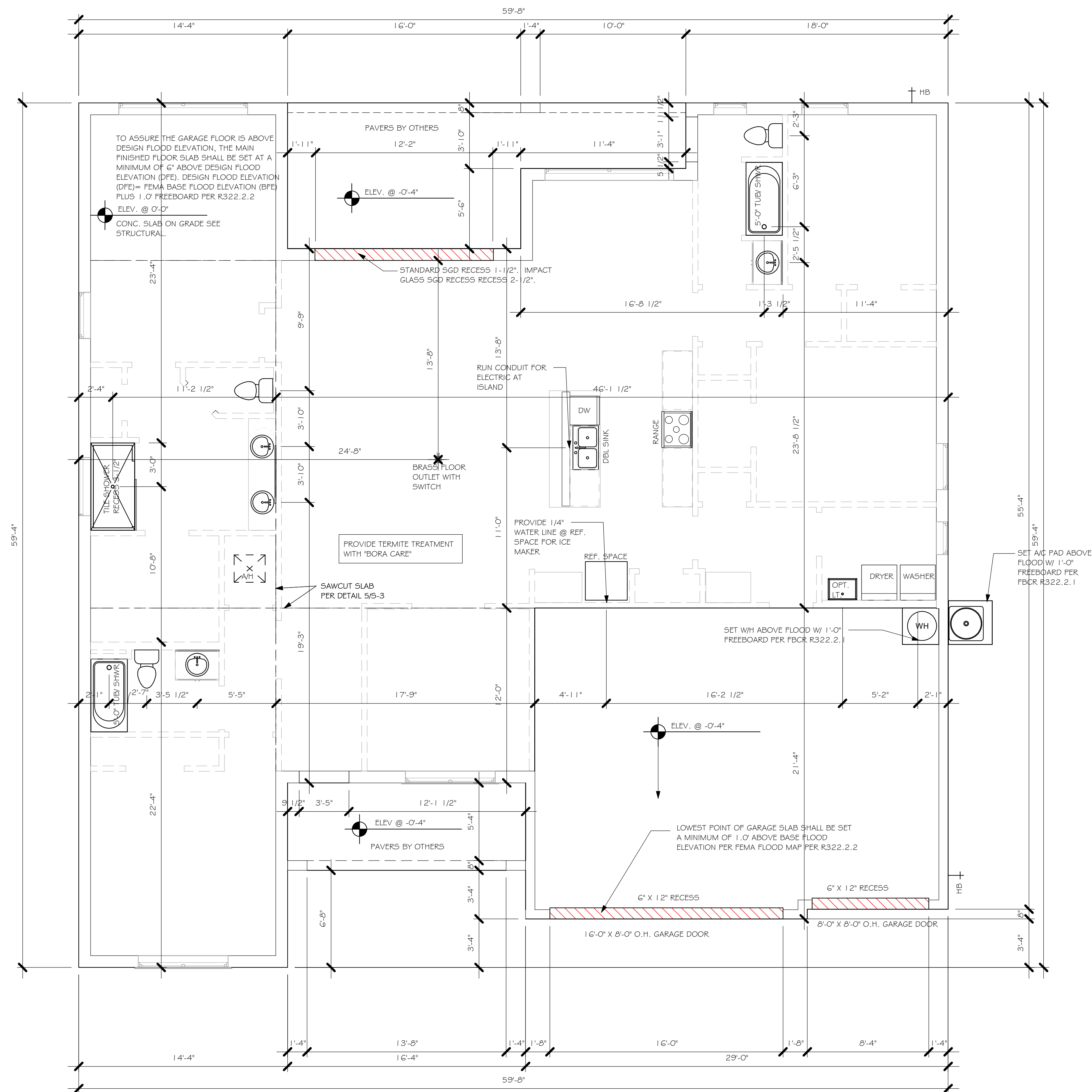
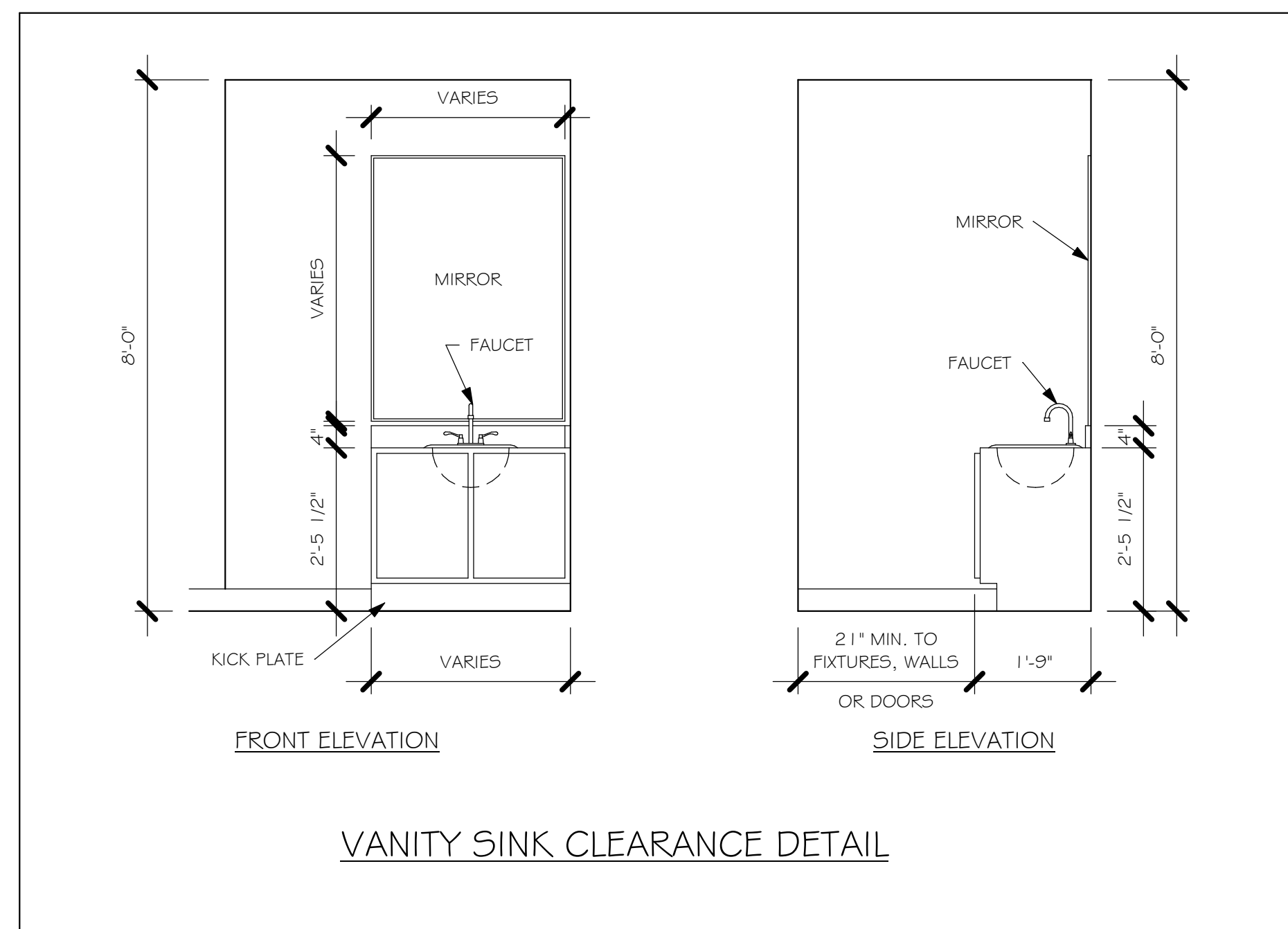
LEFT ELEVATION "B"

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1/4" = 1'-0"

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





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



Y:\0-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\1399 I LOT 3-4 BLK 1025 2414 BRREV\1399 I 2414 BR.rvt

DOOR SCHEDULE						
TYPE MARK	DESCRIPTION	MANUFACTURER	COMMENT S	Width	Height	QTY

1	3080 ENTRY	DISTINCTION		3'-0"	8'-0"	1
2	16080 OHGD	GARAGE DOOR		16'-0"	8'-0"	1
3	8080 OHGD	GARAGE DOOR		8'-0"	8'-0"	1
4	(3)-4080 SL. GL. DR.			12'-0"	8'-0"	1
5	2880 ENTRY	DISTINCTION		2'-8"	8'-0"	1

WINDOW SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	WIDTH	HEIGHT	COMMENTS	QTY

A	2-35 SH		9'-0"	5'-3"		2
B	48" X 16"	FIXED GLASS	4'-2"	1'-6"		1
C	1/2 33 SH		2'-5"	3'-5"		2
D	25 SH		3'-4"	5'-5"		3
E	2-25 SH		6'-4"	5'-3"		1
F	2-26 SH		6'-4"	6'-4"		1

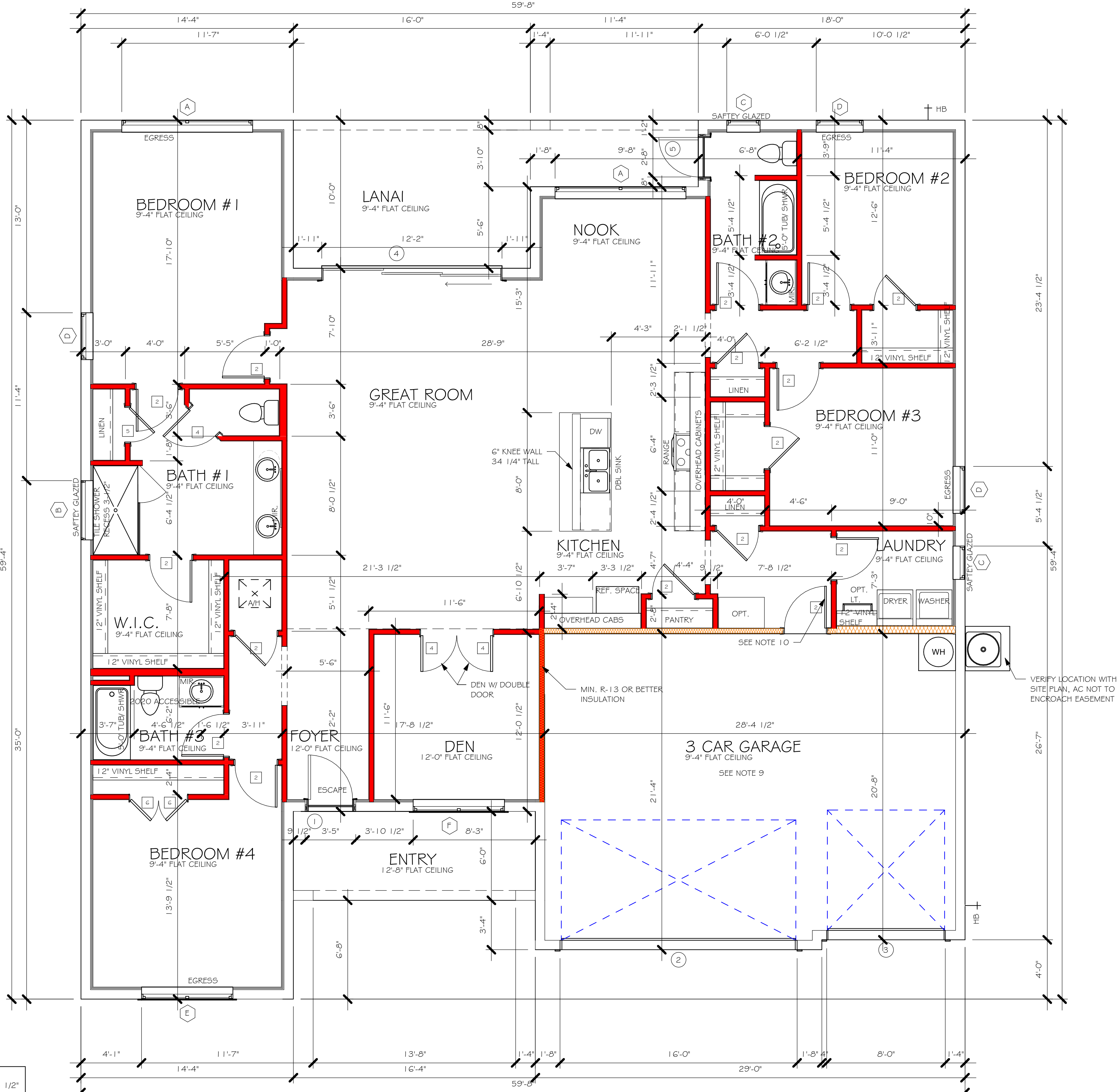
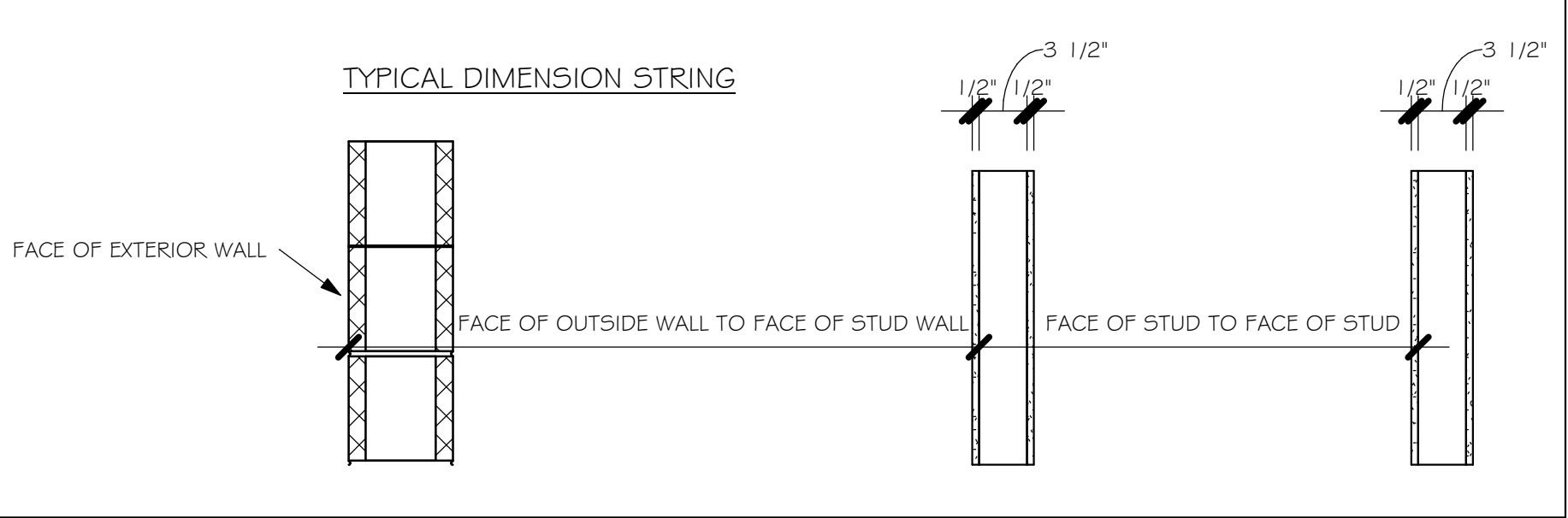
OPT IMPACT GLASS MAY BE INSTALLED IN LIEU OF SHUTTERS VERIFY W/ CONTRACT

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 308.3.1.
3)	PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.3.1.
4)	NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
5)	PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
6)	KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
7)	INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
8)	WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. R702.3.5
9)	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSOM BOARD OR EQUIVALENT
10)	INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.
11)	ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R312.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
12)	ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.
13)	ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

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

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



FLOOR PLAN "B"

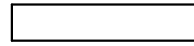
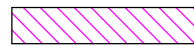


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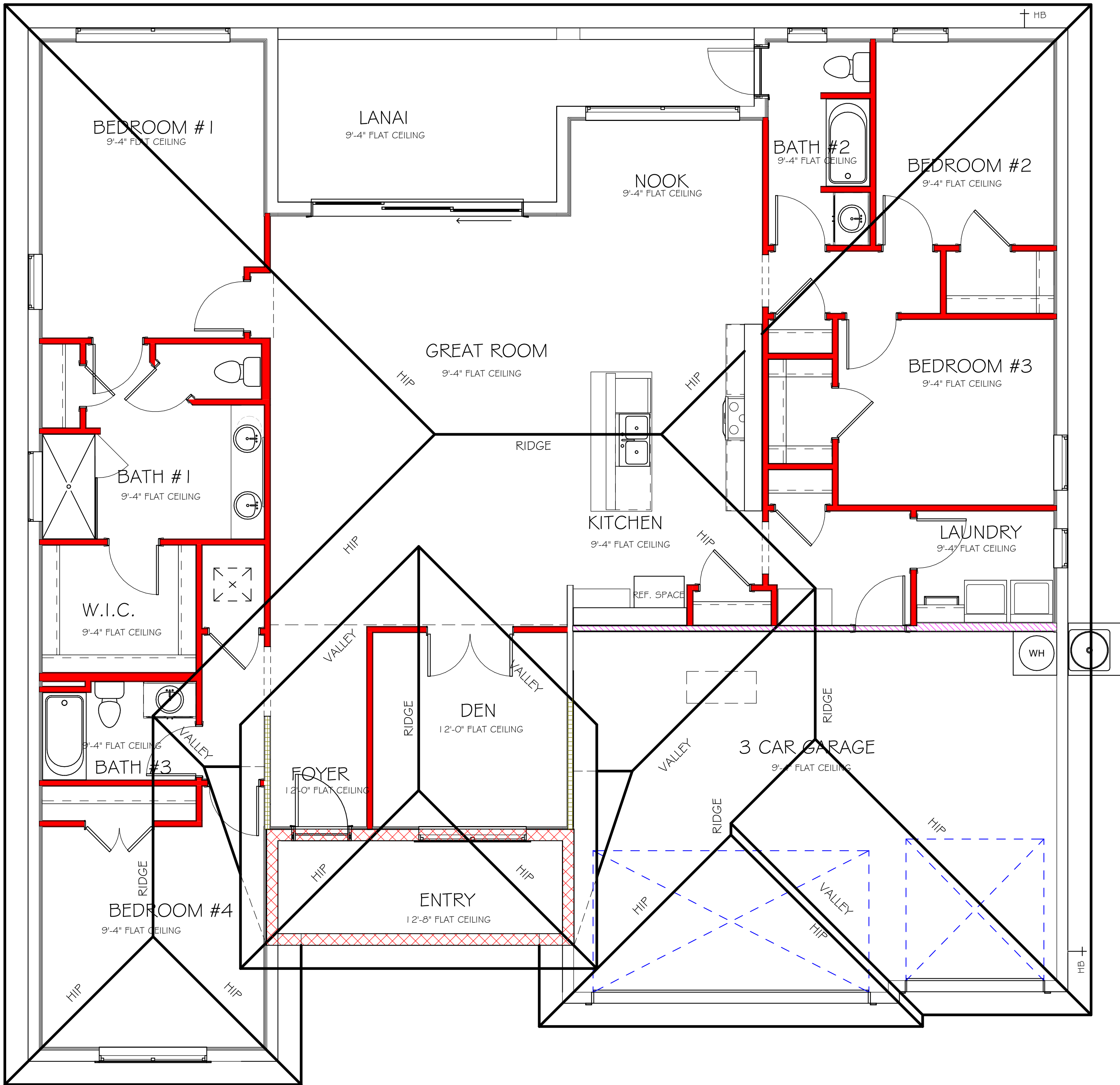
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 - 7TH EDITION



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MODEL 2414 B: ATTIC VENTILATION FBCR R806									
COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS									
AREAS (SQ. FT.)			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)			
			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED			
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQD AIR FLOW OF SOFFIT	QUAD 4 SOFFIT	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT	
1st STORY	3282.2 SQ. FT.	333.3 SQ. FT.	22.19 SQ. FT.	6.66%	8.15%	11.11 SQ. FT.	1	1.11%	
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED			
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW THE ACM QUAD 4 IS ONLY AN EXAMPLE OF WHAT CAN WORK. CONTRACTOR MAY INSTALL ANY BRAND OF VENTED SOFFIT THAT PROVIDES AT LEAST THE REQD AIR FLOW SHOWN ABOVE, AND MEETS WIND PRESSURE PER FBC R704.			ROOF VENT MODEL 32" BASE 22.19 SQ. FT. FREE AIR LOMANCO 770-D 0.97 SQ. FT. FREE AIR PER FBC R704.			

BEARING HEIGHT	
	= BEARING @ 9'-4"
	= INTERIOR BEARING @ 9'-4"
	= BEARING @ 12'-8"
	= INTERIOR BEARING @ 12'-8"

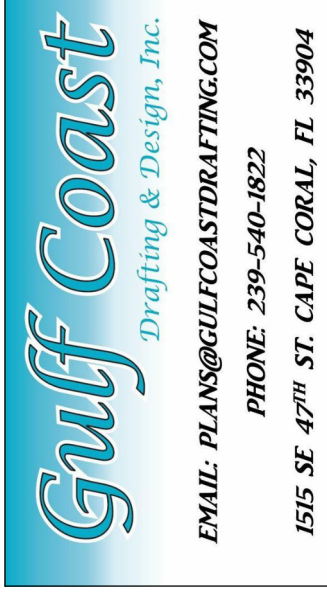


ROOF PLAN "B"  
1/4" = 1'-0"

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**D.R. HORTON**  
America's Builder



**Gulf Coast**  
Drafting & Design, Inc.  
EMAIL: PLANS@GULFCOASTDRAFTING.COM  
PHONE: 239-540-8223  
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 3-4

BLOCK: 1025

SUBDIVISION: CAPE CORAL SPOT - HORTON

ADDRES: 106 SE 11TH TERRACE

D.R.H. #: 578630231

MODEL  
2414

GCD JOB # 13991

DATE: 12/9/21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED:

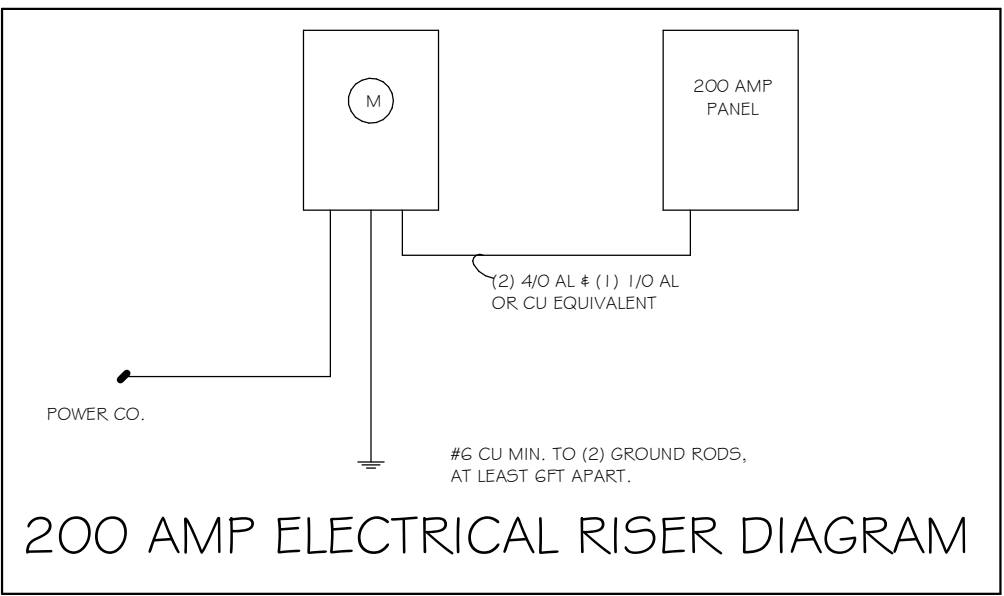
PLAN: ROOF

SCALE: As indicated

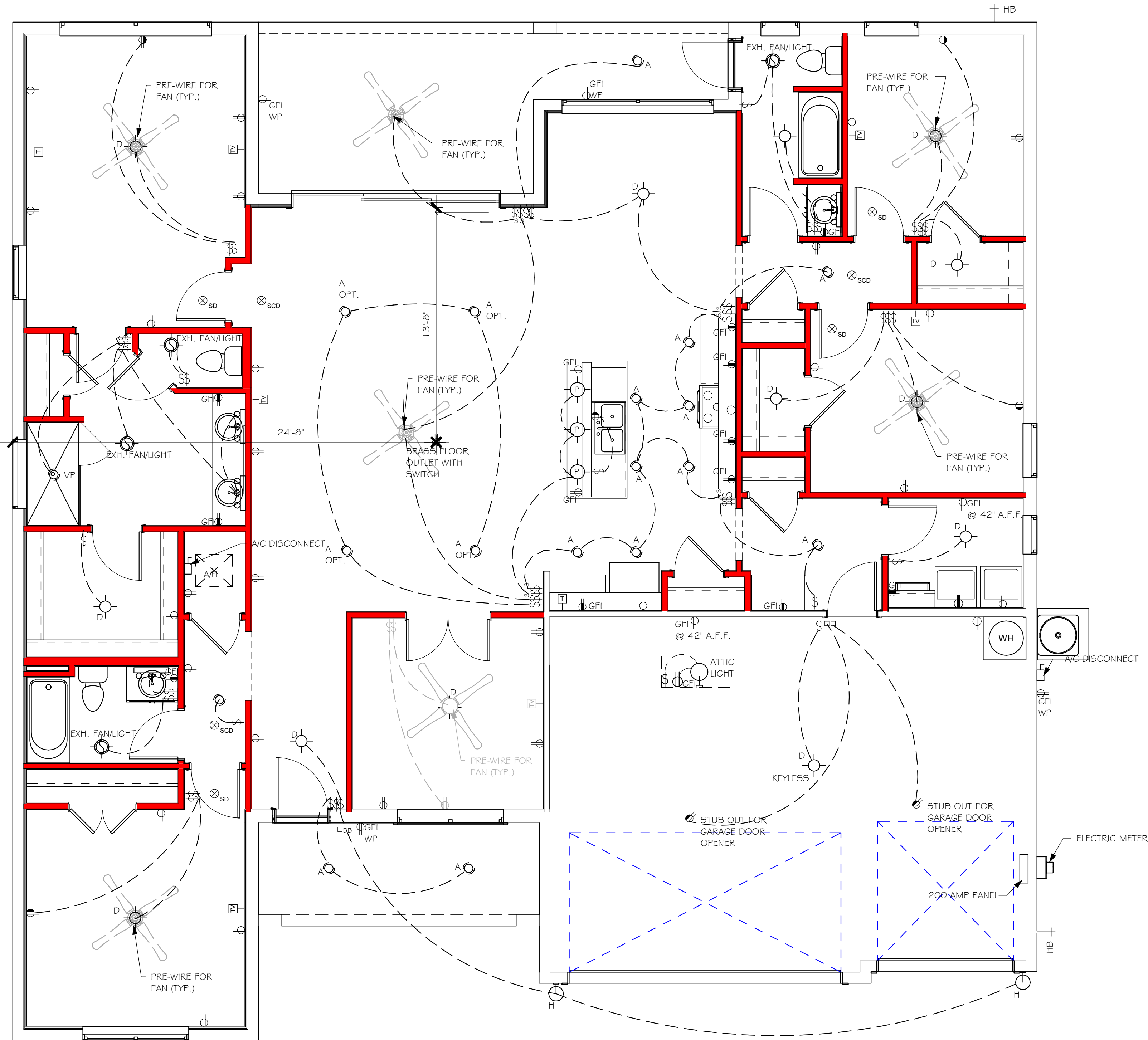
A-4 B

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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 PERPOSES. PER RULE 9B-3.04.72
	SD (SMOKE DETECTOR)
	SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON (PB) / DOOR BELL (DB)
	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT
NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.	
ELECTRICAL NOTES: ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.11 ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT OR ABOVE BASE FLOOR ELEVATION PLUS 1'-0" FREEBOARD. ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFI'S. INSTALL PHONE AND T.V. PER CONTRACT. INSTALL ALL ELECTRICAL PER NEC 2017	



200 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(17)	(FLUSH MOUNTED LIGHT)
B	(3)	(VAPORS)
C	(3)	(PENDANT LIGHT)
D	(15)	(10" MUSHROOMS)
E	(4)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	(COACH LIGHTS)
J	(1)	(J BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(SLT CHANDELER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



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

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ADDRESS: 106 SE 11TH TERRACE

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MODEL  
2414

GCD JOB # 13991

DATE: 12/9/21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED:

PLAN: ELECTRICAL

SCALE: As indicated

A-5 B



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## R703.7 EXTERIOR PLASTER

ASTM C926 AND ASTM C1063

## MID WALL WEEP SCREED DETAIL

## WEEP SCREED DETAIL

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

## RESIDENTIAL SPECIFICATIONS

### GENERAL NOTES

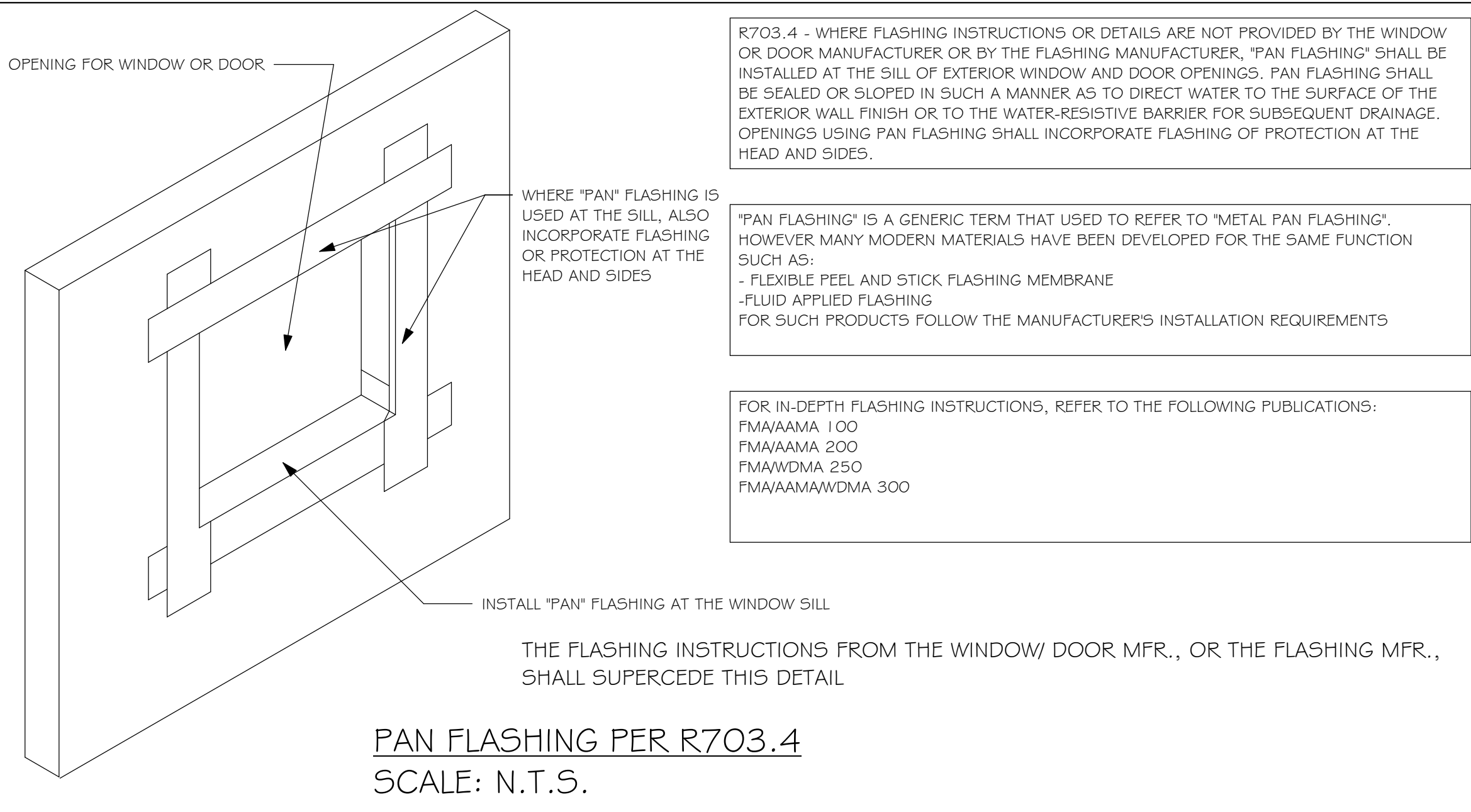
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. FOR REQUIRED SOIL BEARING, SEE STRUCTURAL. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:- ALL TREATED WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

### GENERAL ROOF ASSEMBLY

ROOF SHEATHING FBCR TABLE R903.2.2 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 MANUFACTURER'S 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.

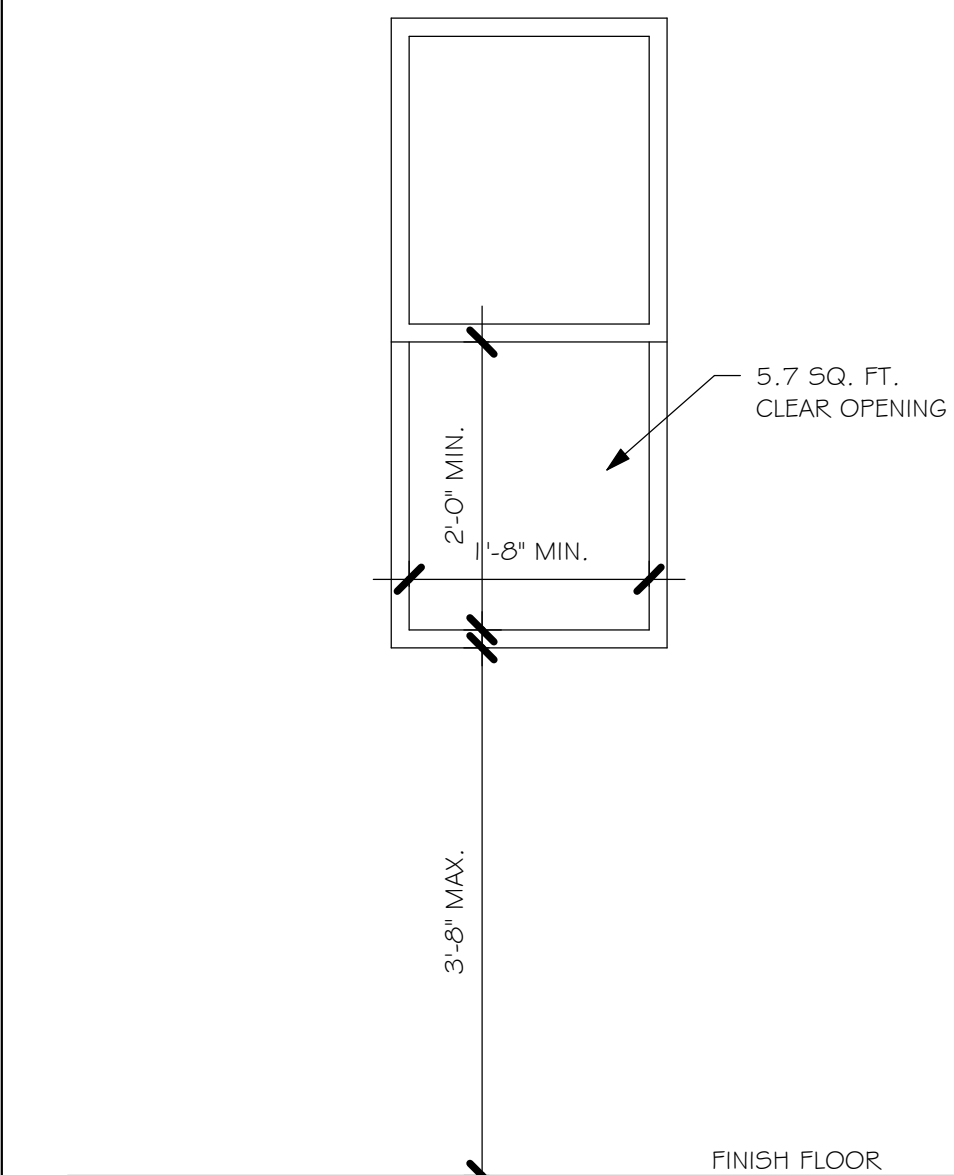
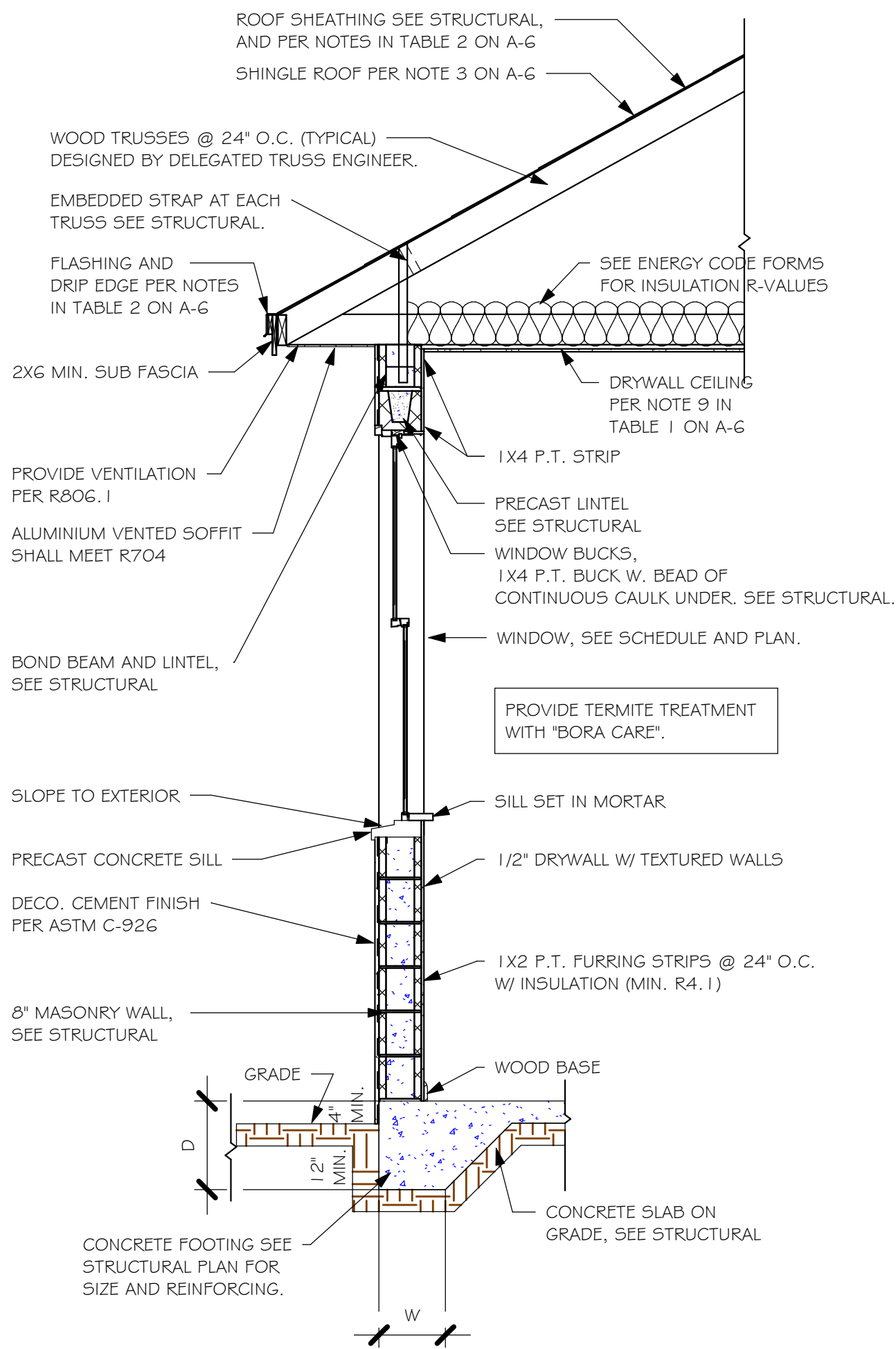


### ASPHALT SHINGLE ROOF SPECS

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

### CLAY AND CONCRETE ROOF TILE SPECS

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



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

**EXCEPTION:** GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.5 SQUARE FEET (0.465 m²).

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

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

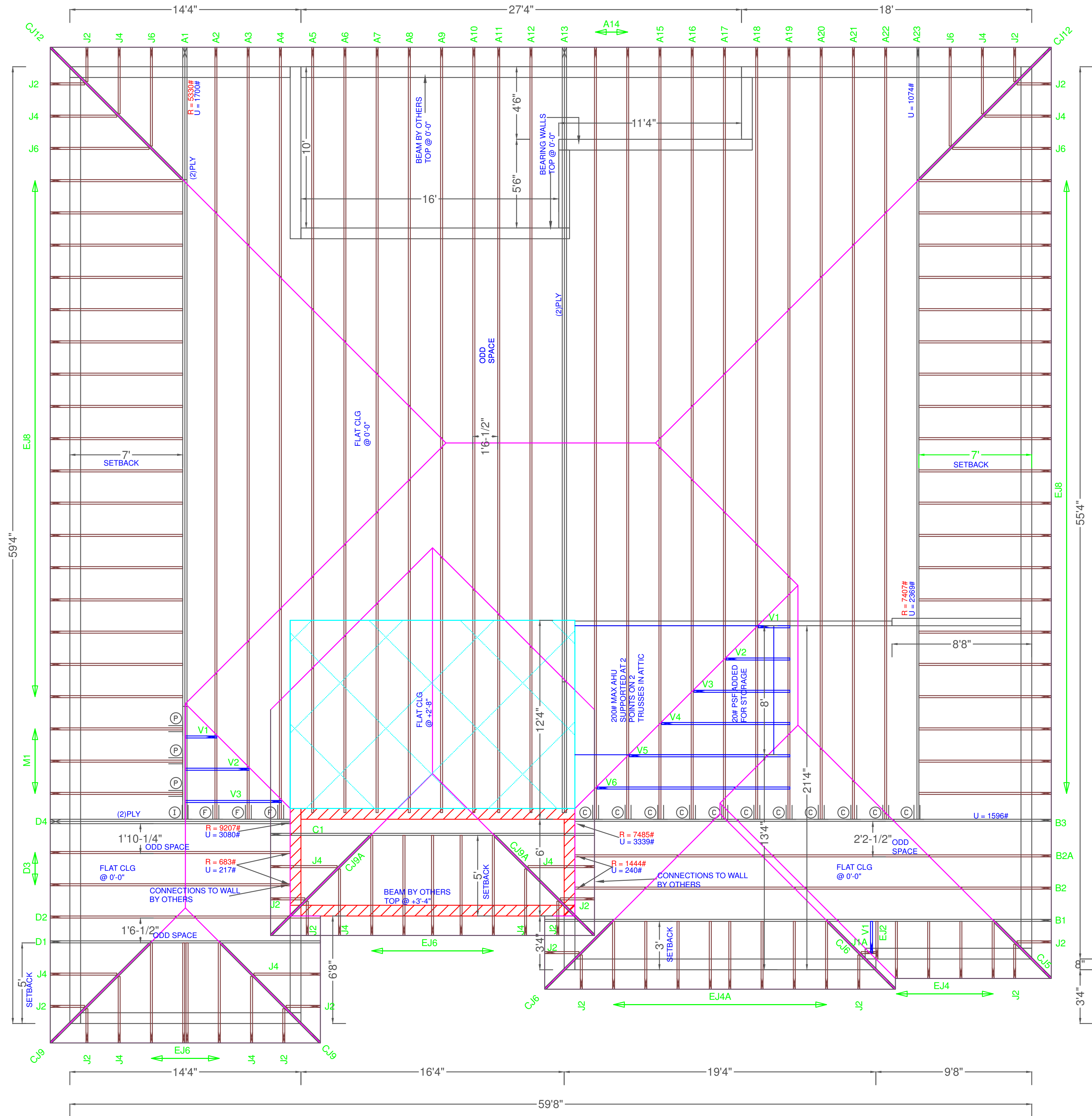
**R310.1.1 OPERATIONAL CONSTRAINTS:** EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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

### MINIMUM EGRESS WINDOW DETAIL

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





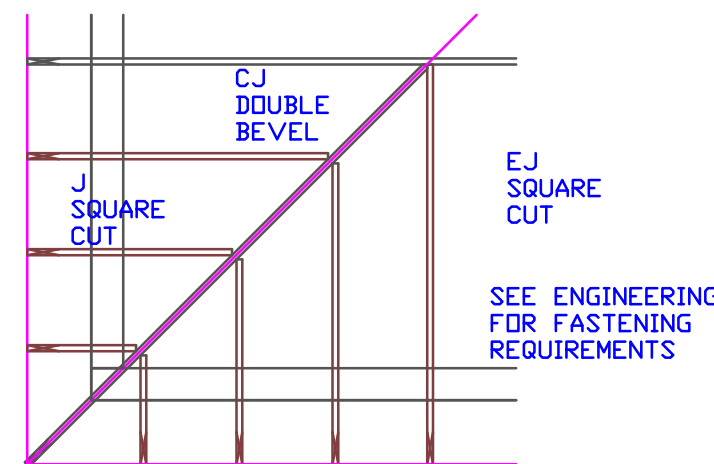
IF 1/2" SHEATHING USED  
2X4 MIN. NAILER TO TOP  
CHORD WHERE SPACING  
IS GREATER THAN 24" O.C.

Engineer of Record for the Structure  
Structural Systems of N. Fl, Inc.  
Derek Bergener, PE 58552  
1634 SE 47th Street #3  
Cape Coral, FL 33904

This document has been reviewed for  
conformance with the design intent of the  
structure and specified design criteria.

☒ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit

#### TYPICAL JACK CUTS



DESIGN CRITERIA

TOP CHORD LIVE LOAD	20
TOP CHORD DEAD LOAD	20
BOTTOM CHORD LIVE LOAD NON-CONCURRENT 10W	10W
BOTTOM CHORD DEAD LOAD	10
TOTAL LOAD	50
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	12'-8"

LANAL AND ENTRY ARE EXPOSED TO WIND AND DESIGNED PER CRITERIA SHOWN

SHINGLE

6" NOM.

PL CUT DH

14 1/2" CANT

8"

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. +/- 1/4" BEARING DIFFERENCES SHOWN ARE CRITICAL. IF ANY HEIGHTS DEVIATE - INFORM SCOSTA CORP.

#### BEARING WALL & BEAM HEIGHTS

9'-4" A.F.F.	0'-0"	ELEV.
12'-8" A.F.F.	+3'-4"	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: 01/18/21  
REVISED BY: \_\_\_\_\_  
DRAWN BY: KCD

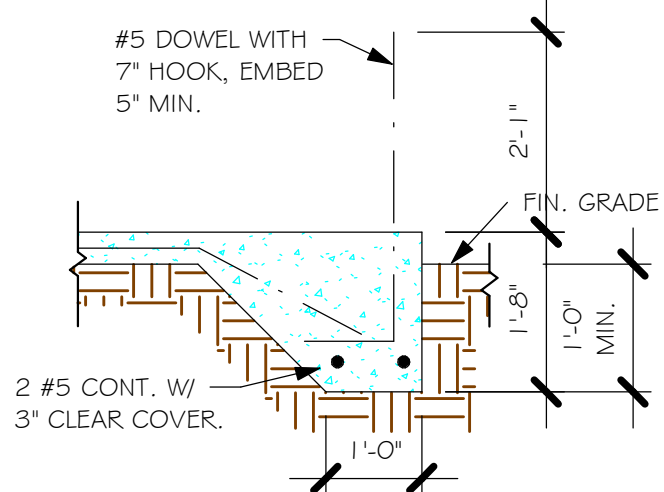
JOB ADDRESS: 2414 ELEV B/F  
GARAGE RIGHT  
LEE\COLLIER\CHARLOTTE

CUSTOMER: D.R. HORTON  
JOB #: DR2414B

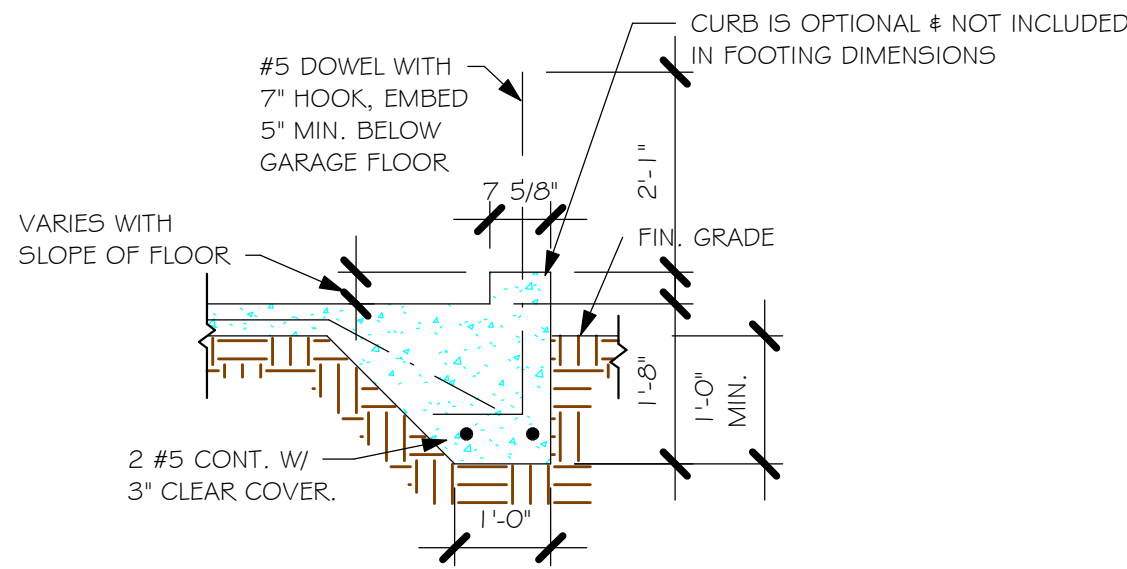
1 OF 1



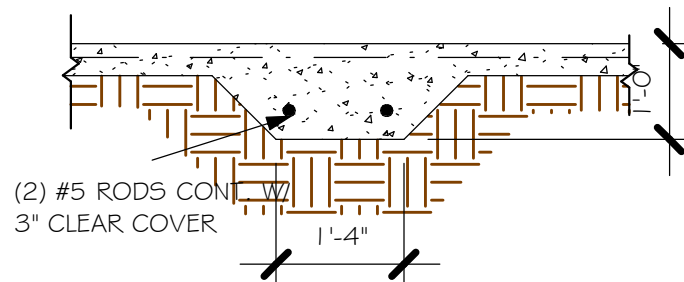
Y:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\1399 I LOT 3-4 BLK 1025 2414 BR\REV\1399 I 2414 BR.rvt



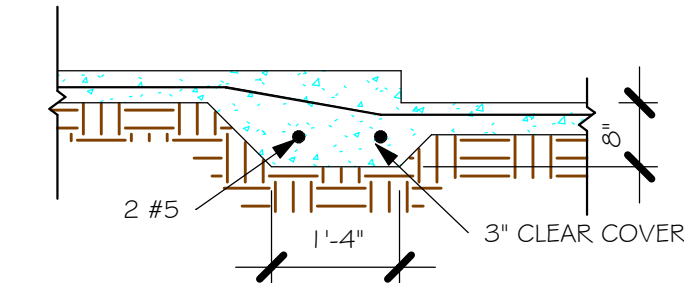
F3 FOOTING  
1/2" = 1'-0"



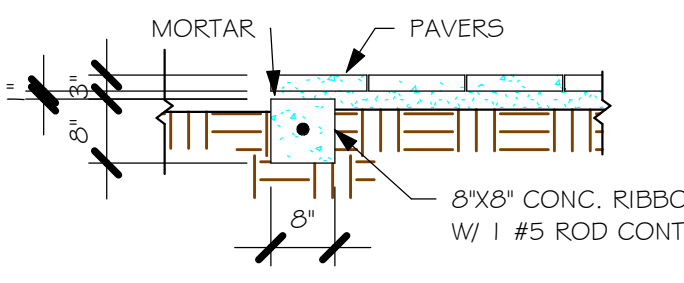
F3 WITH CURB AT GARAGE  
1/2" = 1'-0"



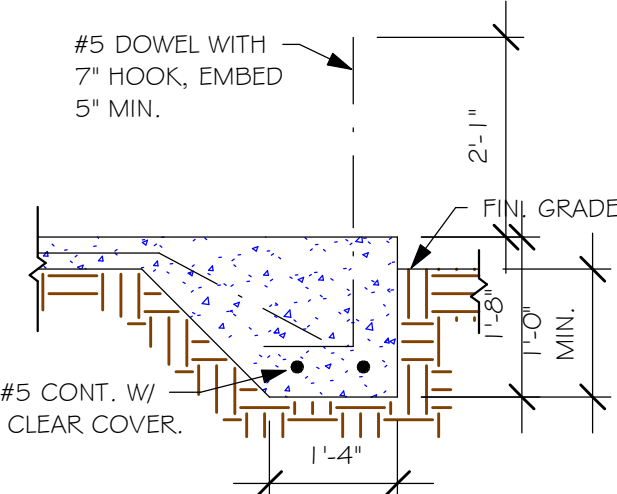
F5 FOOTING  
1/2" = 1'-0"



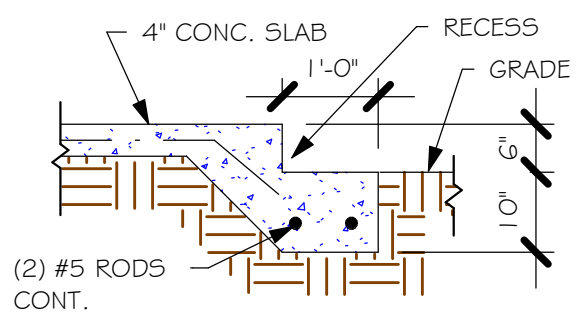
F6 STEP DOWN  
1/2" = 1'-0"



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



F4 FOOTING  
1/2" = 1'-0"



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

## FOUNDATION PLAN

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

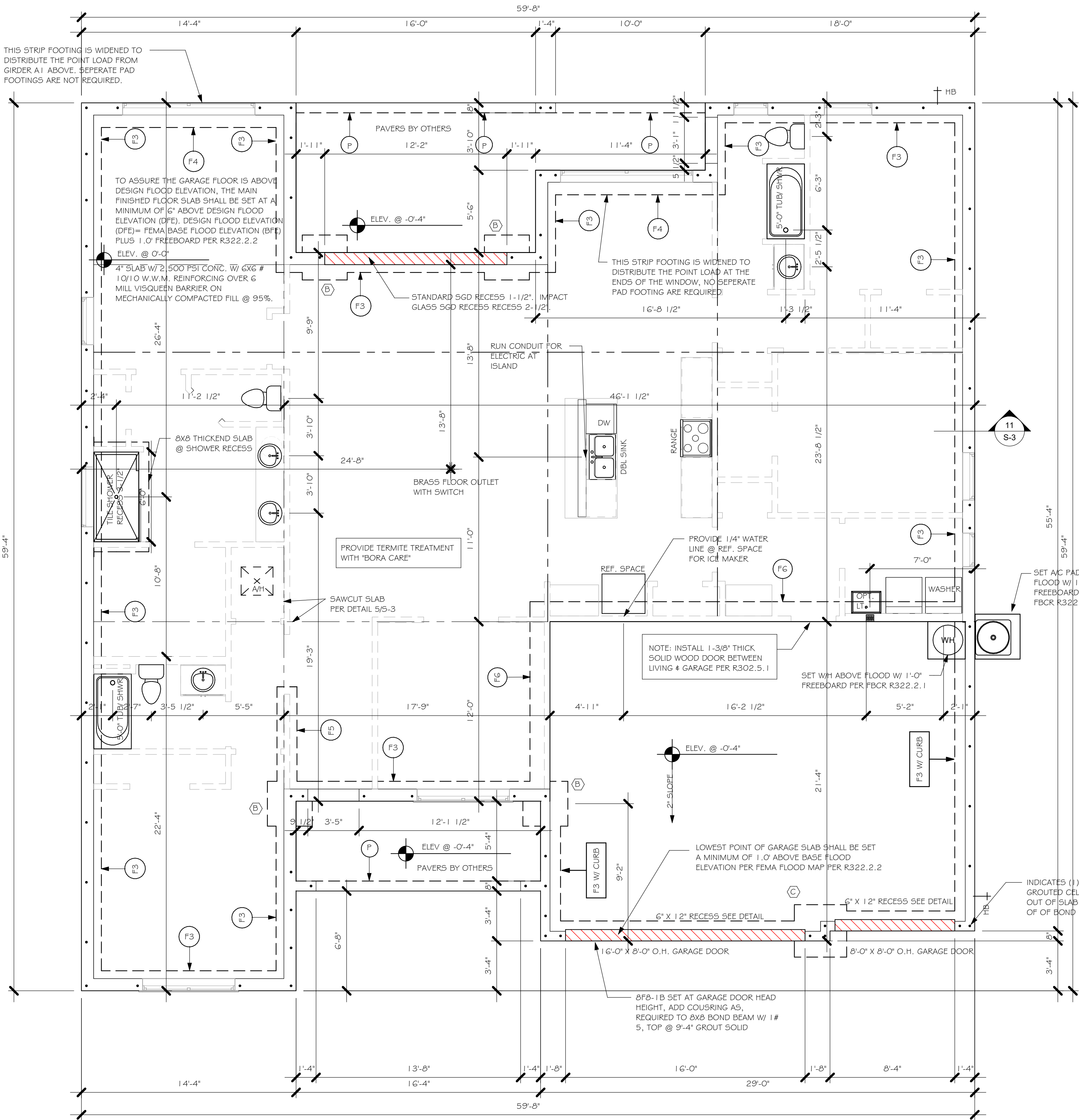
### PLAN NOTES:

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

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

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

PROVIDE CORNER BARS IN FOOTING PER 6/S-3



FOUNDATION PLAN "B"  
1/4" = 1'-0"

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

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

This is a multi-page document.  
I performed structural  
engineering only on those  
pages which contain my seal,  
Derek Bergeron, and company  
name Structural Systems.



Y:\O-New Data\1 - MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\N13991 LOT 3-4 BLK 1025 2414 BRREV\13991 LOT 3-4 BLK 1025 2414 BR REV

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR Valid lengths x/y/z	FASTENER
INSTALL META1G AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	1450 (1 PLY) 1810 (1 PLY) 1875 (1 PLY) 1920 (1 PLY) 2120 (1 PLY) 1795 (2 OR 3 PLY) 2365 (2 OR 3 PLY) 3965 /DF /SP (2 PLY) 3000 /DF /SP (1 PLY 2x4) 4455 /DF /SP (1 PLY 2x6) 4235 /DF /SP (2 PLY 2x4) 4555 /DF /SP (1 PLY 2x6) 4670 /DF /SP (2 PLY 2x4) 5445 /DF /SP (2 PLY 2x4) 10690 /DF /SP (2 PLY) 10790 /SP (3PLY)	(1) META1G/18/20 (1) HETA1G/20 (2) META1G/18/20 (2) HHTA1G/20 (2) META1G/18/20 (2) HETA1G/20 MGT HTT4 HTT4 HTT5 HTT5 HTT5KT (1)HGT - 2 (1)HGT - 3 (8) 0.148x1-1/2", EMBED 4" (9) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (14) 0.162x3-1/2", EMBED 4" (12) 0.162x3-1/2", EMBED 4" (22) 0.148x3" ATR, EPOXY 12" (18) 0.148x1-1/2", 5/8" ATR, EPOXY 12" (18) 5D#10x1-1/2", 5/8" ATR, EPOXY 12" (18) 0.162x2-1/2", 5/8" ATR, EPOXY 12" (26) 5D#10x1-1/2", 5/8" ATR, EPOXY 12" (26) 0.148x3", 5/8" ATR, EPOXY 12" (26) 5D#10x2-1/2", 5/8" ATR, EPOXY 18" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12"

NOTES:

- PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON CENTERLINE OF WALL.
- ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN. CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 105-3. PER UPLIFT IN TRUSS ENGINEERING.

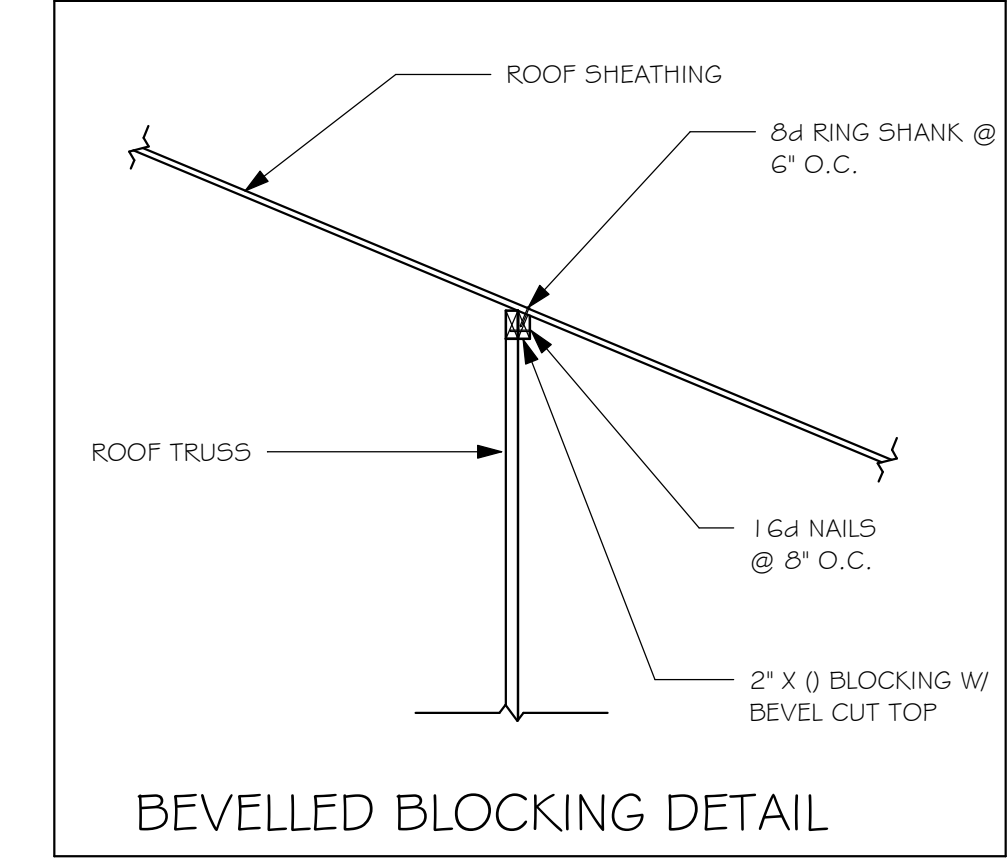
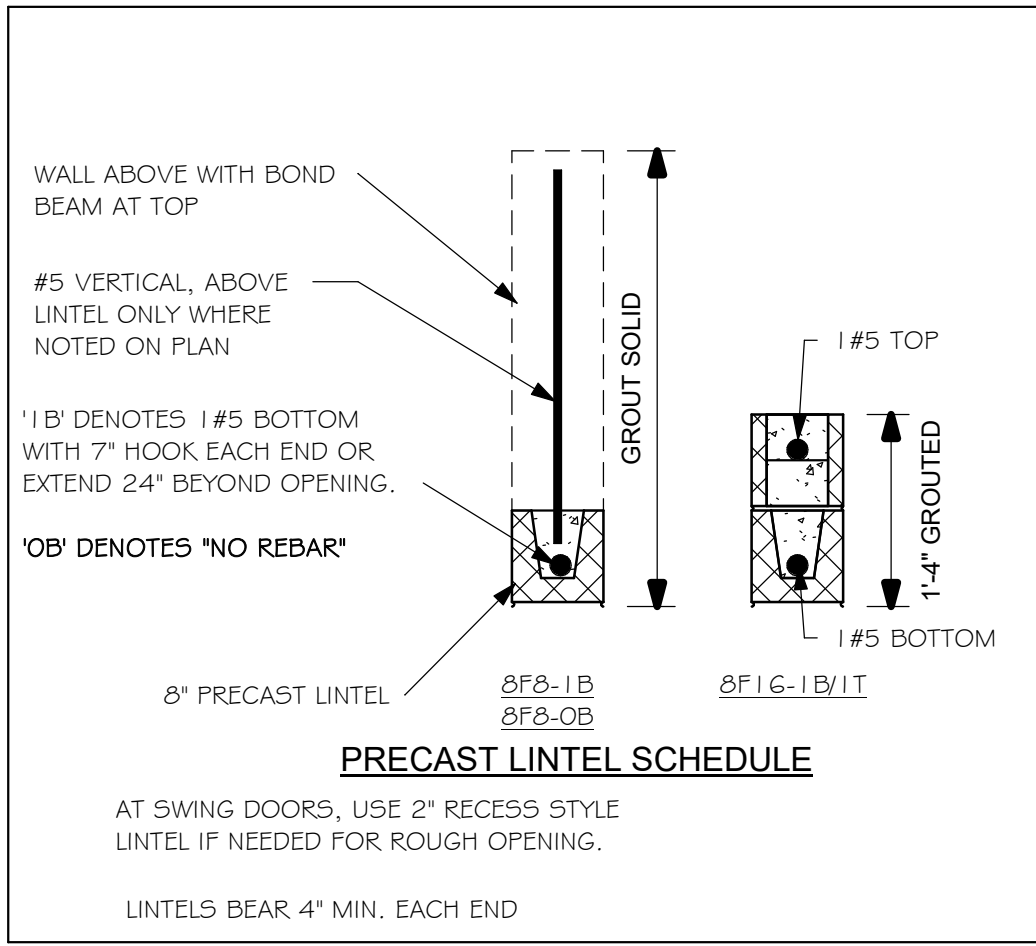
SIMPSON CATALOG C-C- 2019

TRUSS STRAPPING TO STUDWALL/ WOOD BEAM		
MAX TRUSS UPLIFT (LBS)	STRAP(S) Valid lengths x/y/z	FASTENER
INSTALL AT ALL TRUSSES TO 850 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	850 1700 2550 1125 2250 3375 4500	(1)MTS1G/20/30 (2) MTS1G/20/30 (3) MTS1G/20/30 (1) HTS20/24/30 (2) HTS20/24/30 (3) HTS20/24/30 (4) HTS20/24/30 (14) 0.148x1-1/2" or 3" EACH STRAP (24) 0.148x1-1/2" OR (20) 0.148x3" EACH STRAP

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

SIMPSON CATALOG C-C- 2019



#### PLAN NOTES:

- ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
- ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 9-3.
- PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
- FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON 5-3.
5. 8" F1G-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.
- 

#### BEARING HEIGHT

	= BEARING @ 9'-4"
	= INTERIOR BEARING @ 9'-4"
	= BEARING @ 12'-8"
	= INTERIOR BEARING @ 12'-8"

