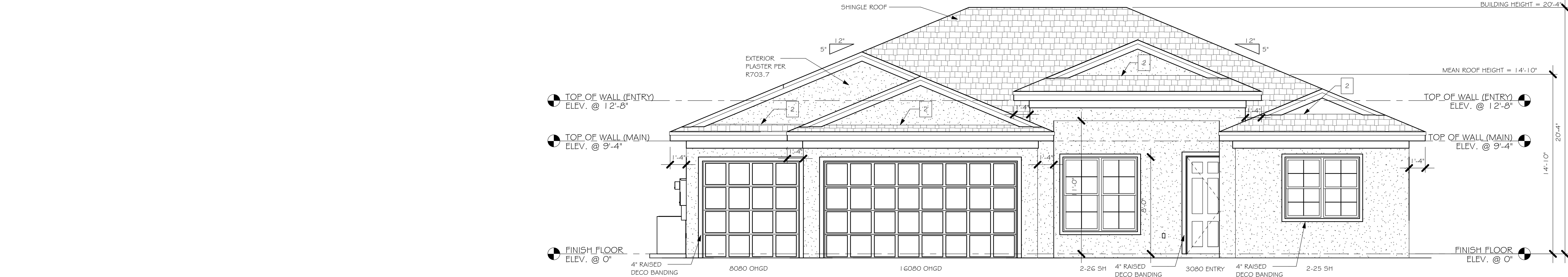


Y:\0-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\14248 LOT G 1-62 BLK 1531 2414 ALREV\14248 2414 AL.rvt



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

- 1

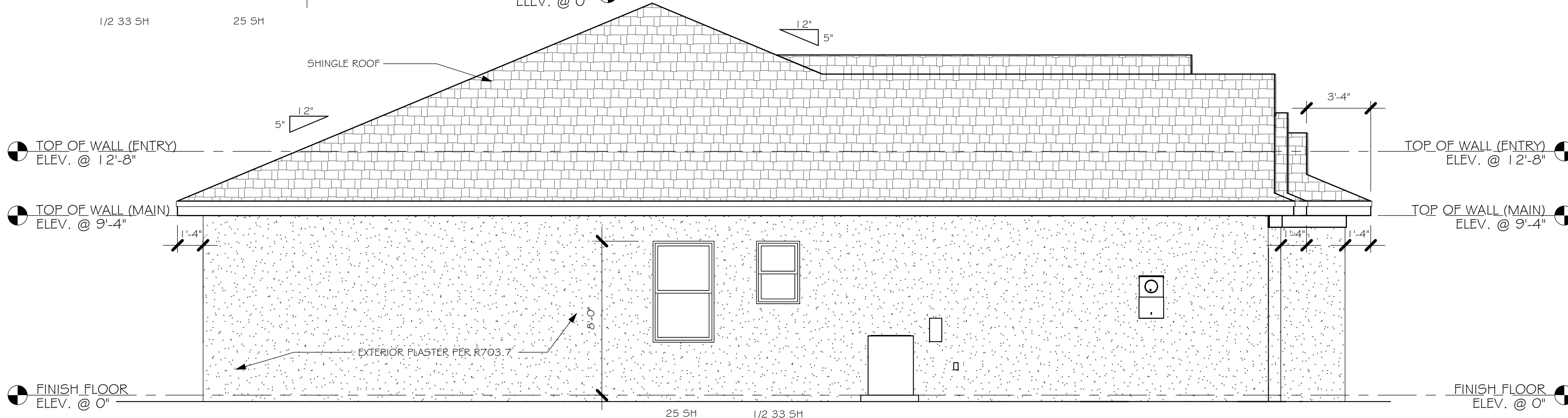
MID-WALL WEEP SCREED AT WOOD MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS
- 2

ROOF / WALL SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS

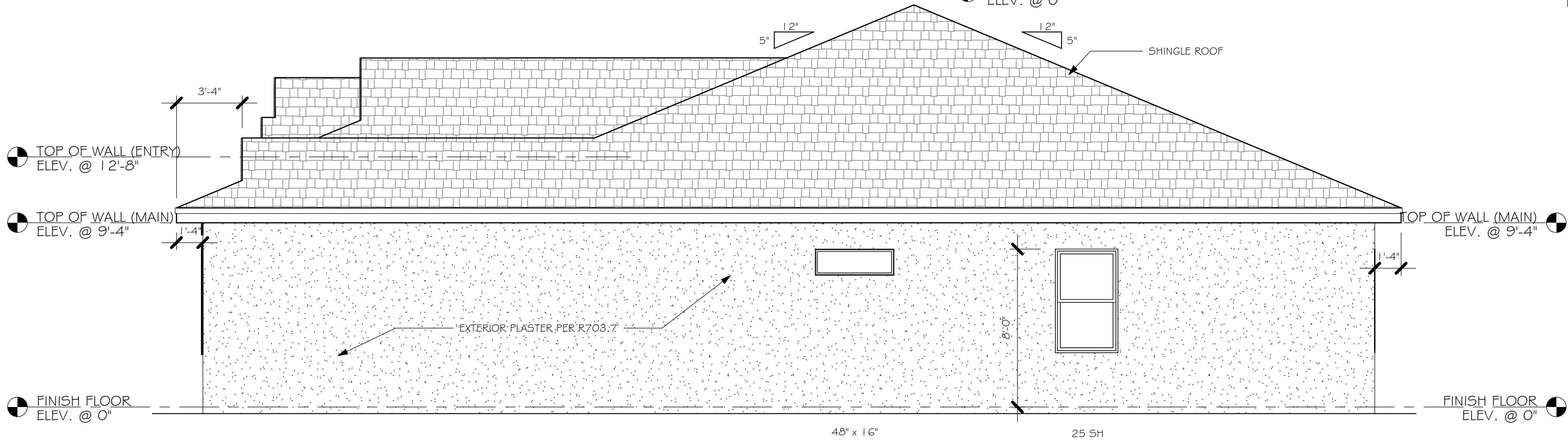


REAR ELEVATION "A"
1/4" = 1'-0"

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.



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



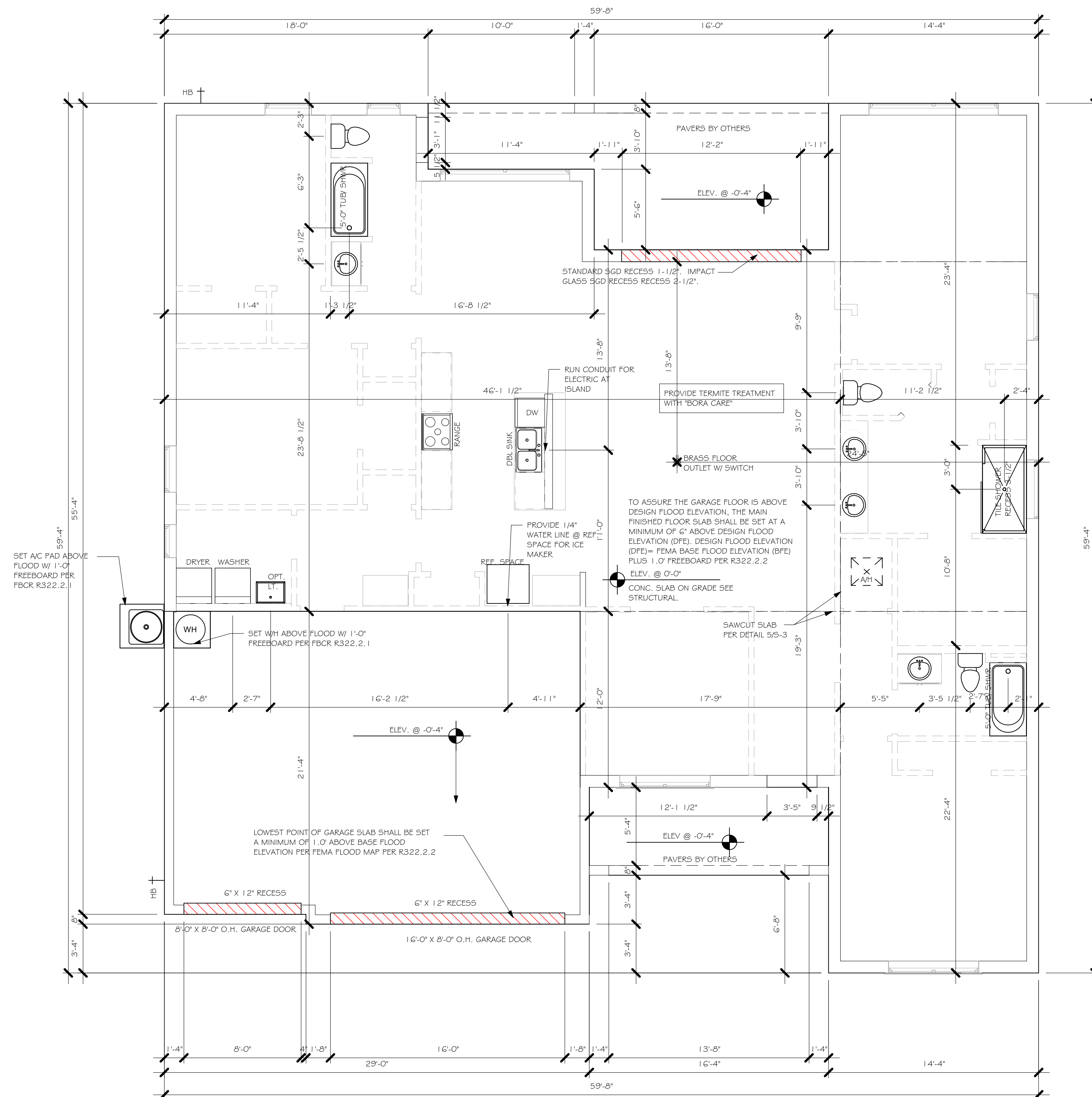
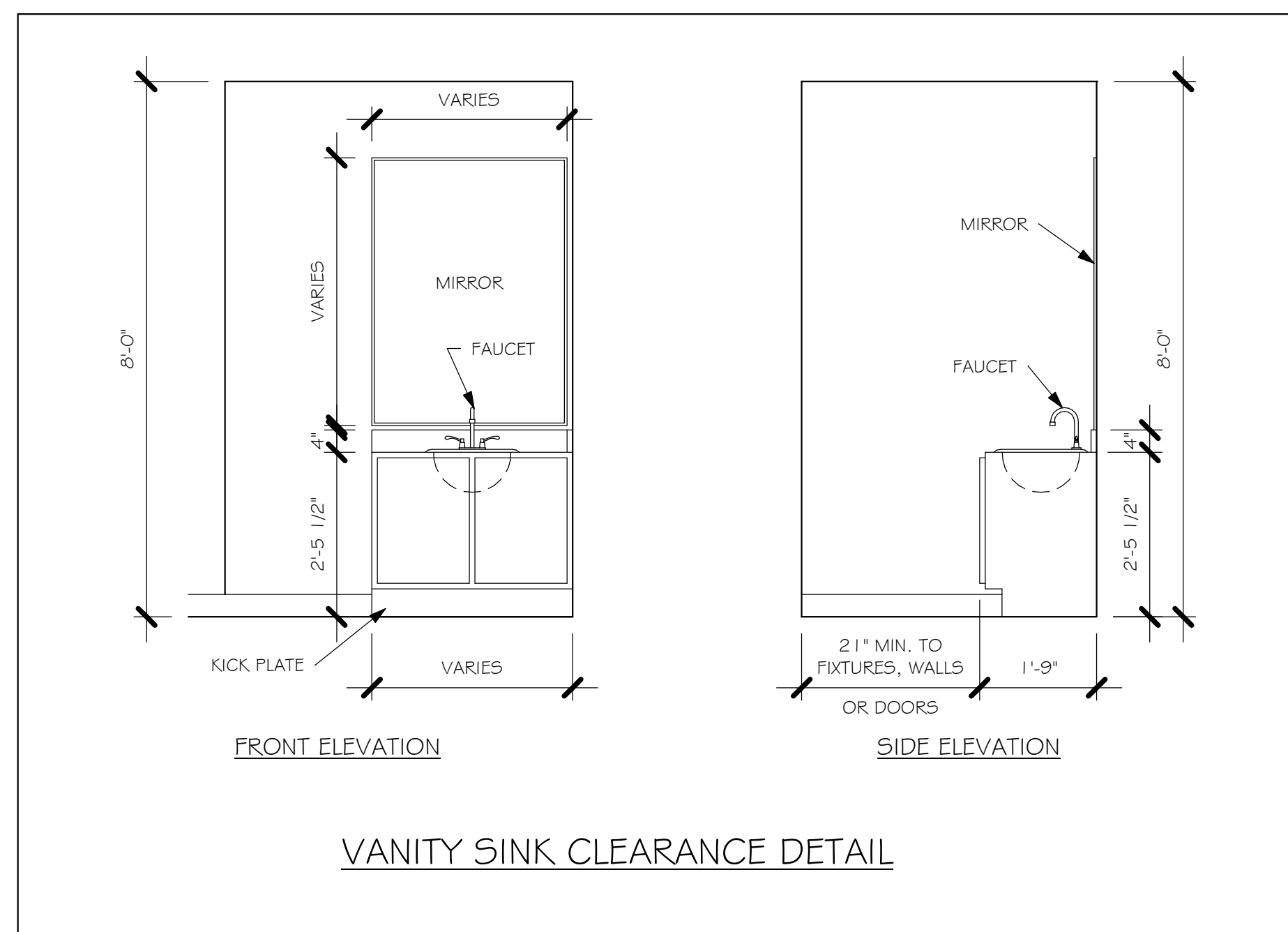
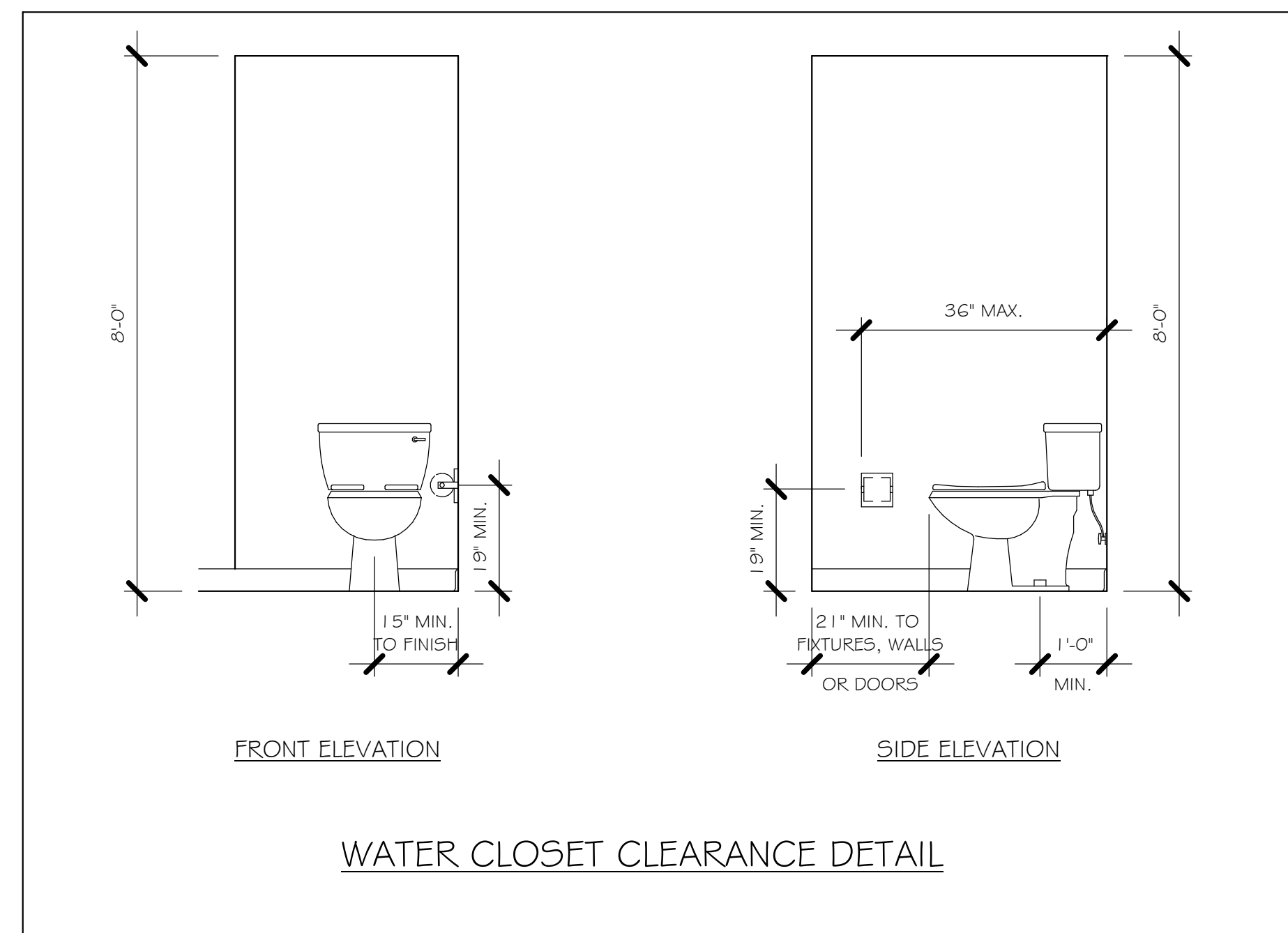
RIGHT ELEVATION "A"
1/4" = 1'-0"

FLORIDA BUILDING CODE 7TH EDITION

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

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.

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



SLAB & PLUMBING "A"

1/4" = 1'-0"

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

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

[illegible]

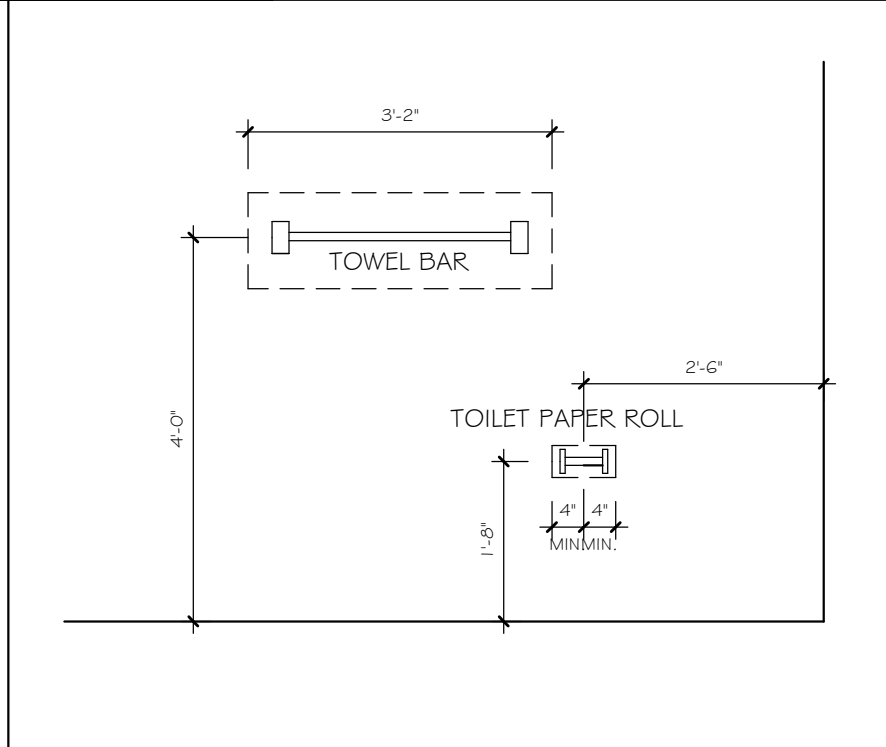
A	2-35 SH		9'-0"	5'-3"		2
B	48" X 16"	FIXED GLASS	4'-2"	1'-6"		1
C	1/2 33 SH		2'-5"	3'-5"		2
D	25 SH		3'-4"	5'-5"		3
E	2-25 SH		6'-4"	5'-3"		1
F	2-26 SH		6'-4"	6'-4"		1

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

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.

- 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" 5/8" RESISTANT PER SEC. R702.3.5
- 9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE A ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE TYPE 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 R31 2.2 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 16" O.F.F. W/ 15" INCREMENT.
- 13) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

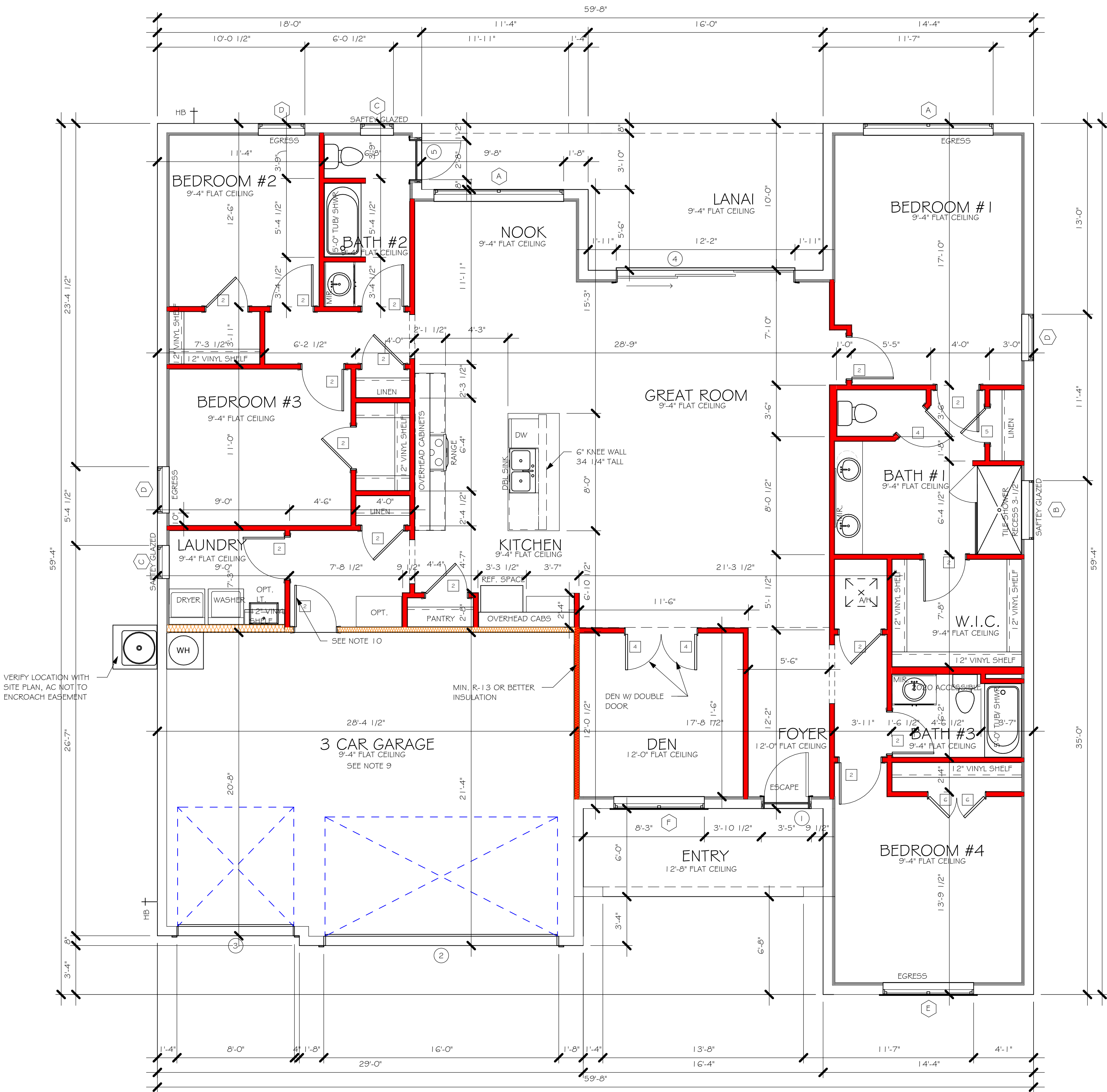
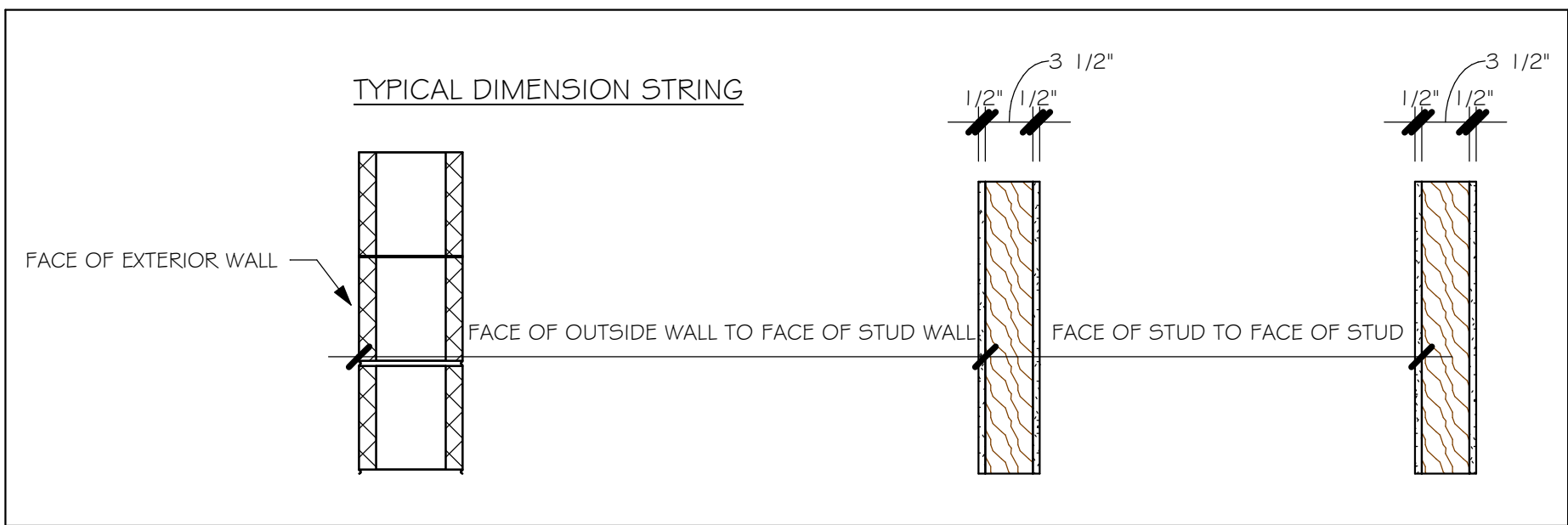
	BATHROOM NOTES
<div style="border: 1px solid black; display: inline-block; padding: 2px; margin-right: 5px;">TB</div> TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
<div style="border: 1px solid black; display: inline-block; padding: 2px; margin-right: 5px;">TP</div> TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS



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

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

LIVING AREA	2416 SF
LANAI AREA	211 SF
GARAGE AREA	604 SF
ENTRY AREA	98 SF
TOTAL AREA	3329 SF



FLOOR PLAN "A"

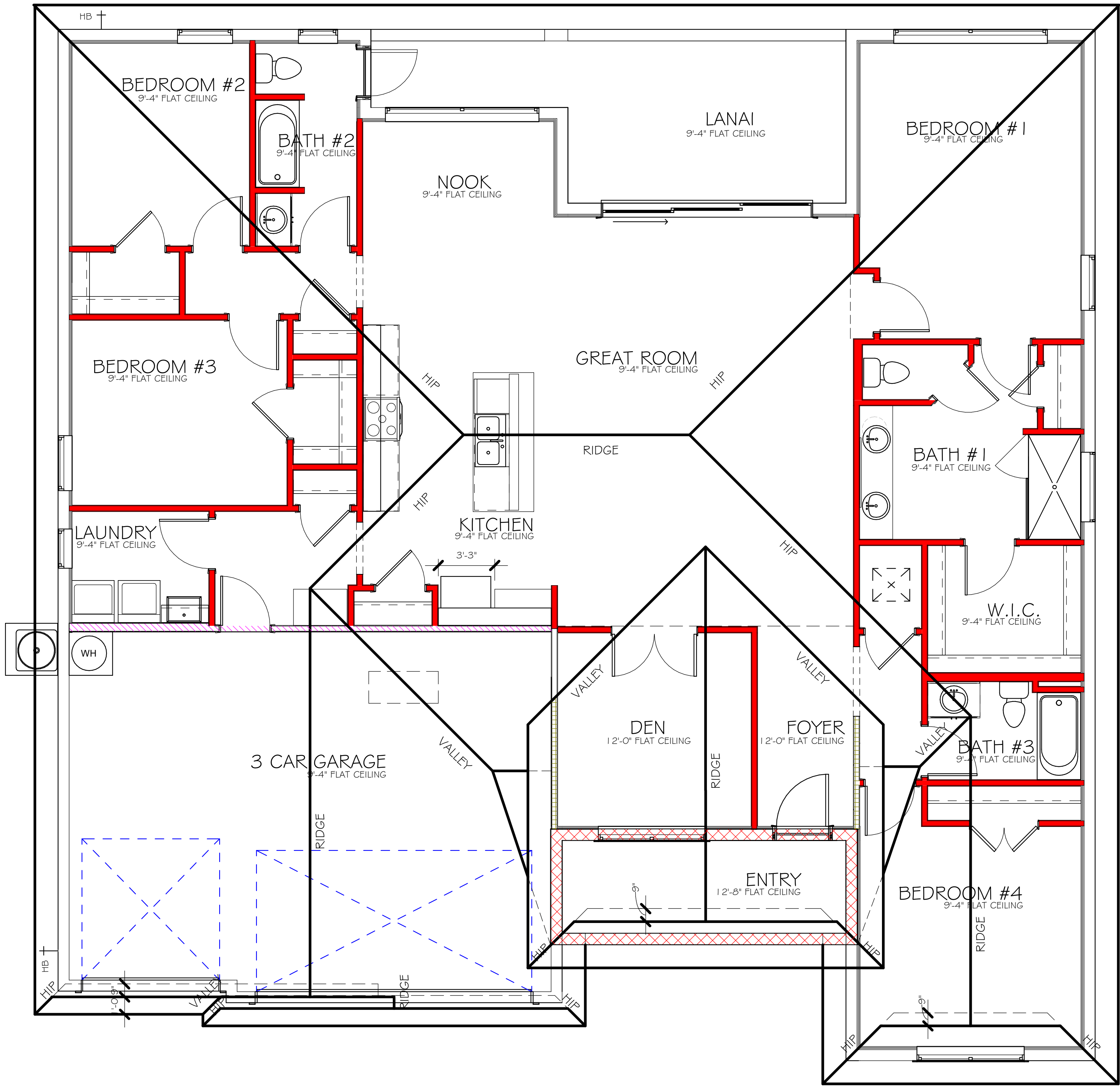
1/4" = 1'-0"

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

Y:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\14248 LOT G1-G2 BLK 153\ 2414 ALREV\14248 2414 AL.rvt

MODEL 2414 A: 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 FMS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT	
1st STORY	3328.2 SQ. FT.	333.3 SQ. FT.	22.19 SQ.FT.	6.66%	8.15%	11.10 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 PRESSURES PER FBC R704.			ROOF VENT MODEL 32" BASE 22 3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR			

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



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

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

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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 400.11
ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT
OR ABOVE BASE FLOOD ELEVATION PLUS 1'-0" FREEBOARD.
ALL OUTLETS IN WET AREAS AND ALL
EXTERIOR OUTLETS TO BE GFI'S.
INSTALL PHONE AND T.V PER CONTRACT.
INSTALL ALL ELECTRICAL PER NEC 2017

200 AMP ELECTRICAL RISER DIAGRAM

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)	(1 BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(5LT CHANDELER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)

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

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

D-R HORTON

NYSE

America's Builder

Gulf Coast

Drafting & Design, Inc.

EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-8622
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: G1-G2

SUBDIVISION: CAPE CORAL SPOT

ADDRESS: 1935 NE 4TH TERRACE

D.R.H. #: 578630257

MODEL
2414

GCD JOB # 14248

DATE:
03/08/22

DRAWN BY:
JSL

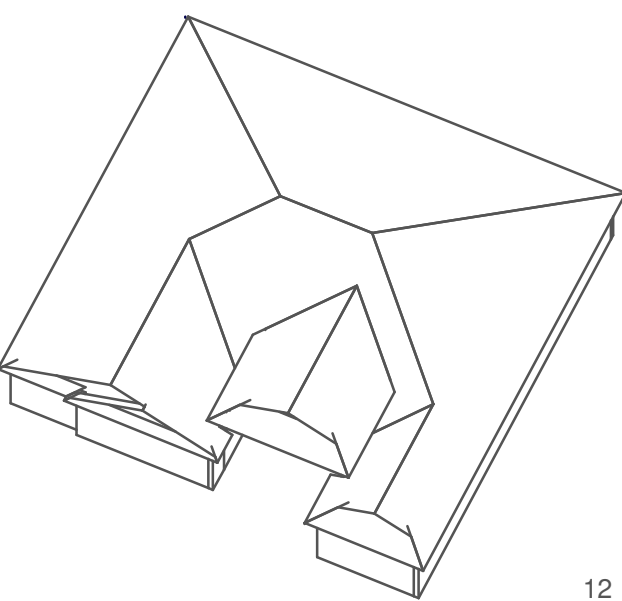
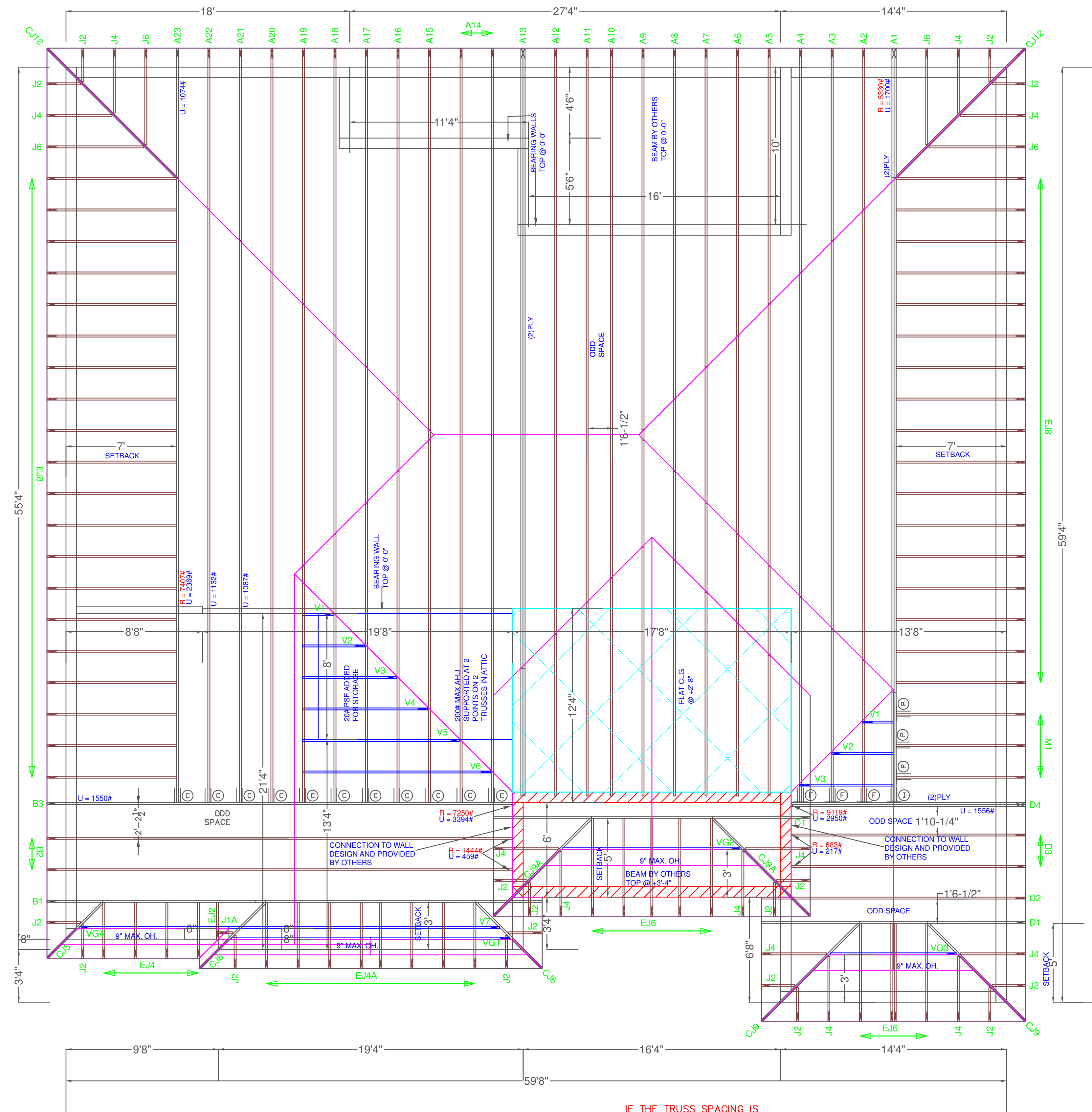
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JWC

REVISED:

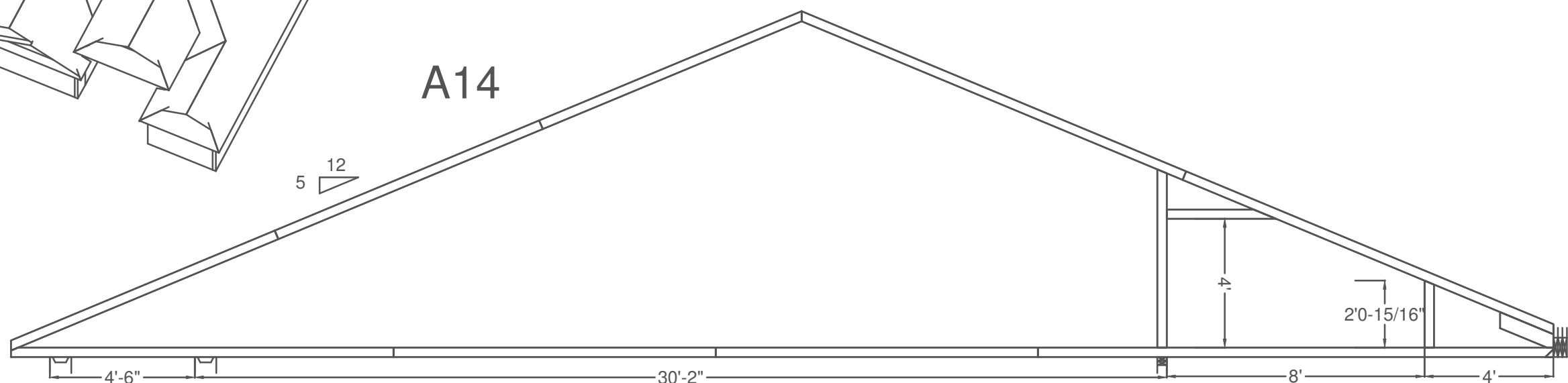
PLAN:
ELECTRICAL

SCALE:
As indicated

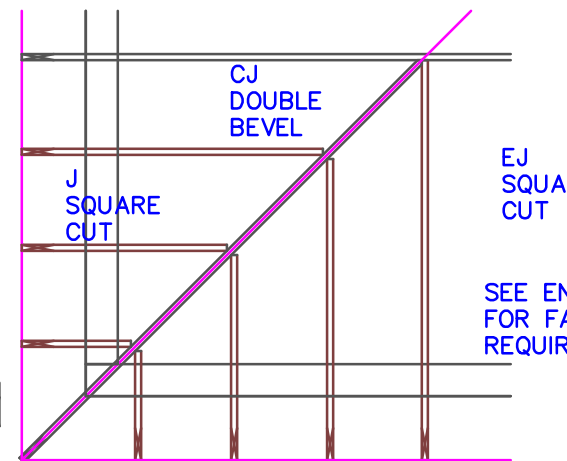
A-5 A



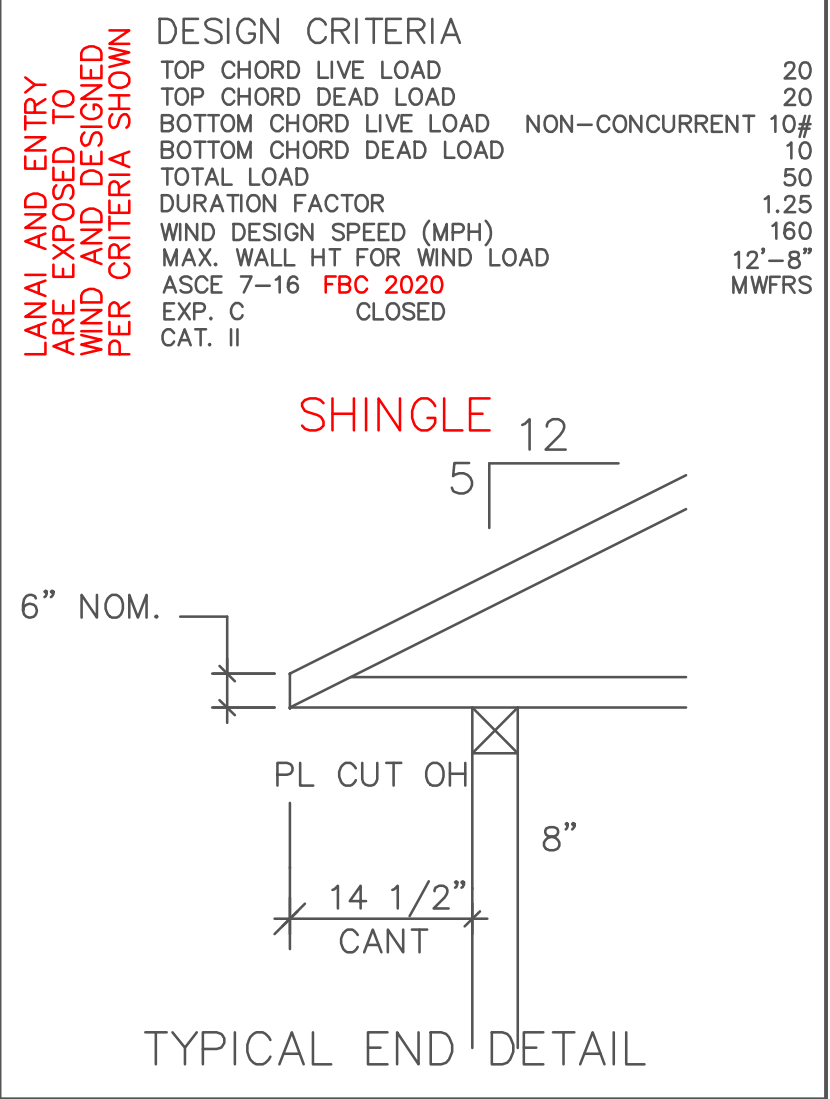
A14



TYPICAL JACK CUTS



1935 NE 4TH TERRACE
CAPE CORAL, FLORIDA



****UNLESS NOTED****
REACTION VALUES ARE UNDER 5000#
UPLIFT VALUES ARE UNDER 1000#

ALL TRUSSES 24"o.c. UNLESS NOTED OTHERWISE
*******CAUTION*******

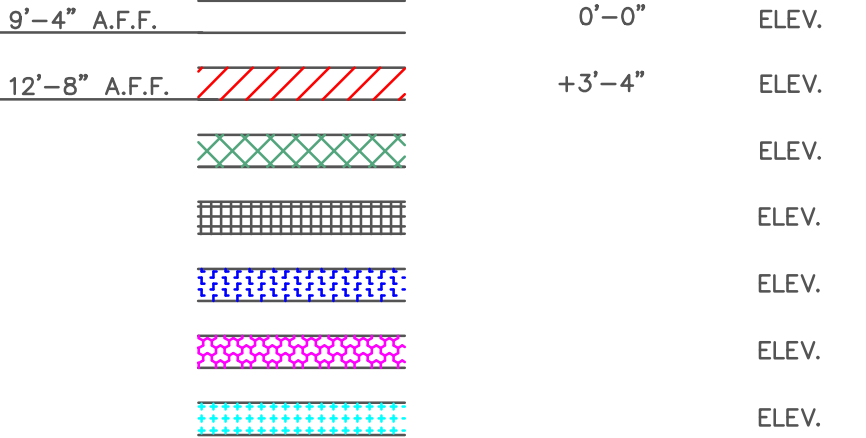
DO NOT ATTEMPT TO ERECT TRUSSES WITH-
OUT REFERRING TO THE ENGINEERING DWGS.

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

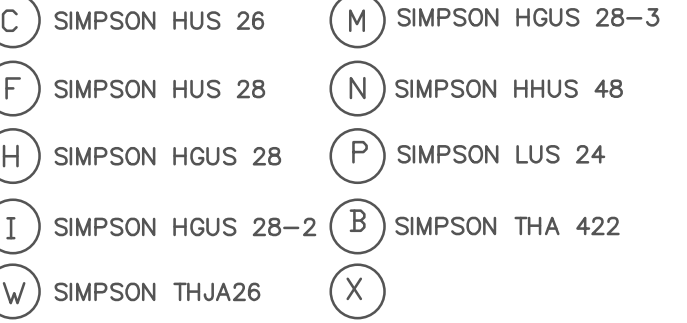
REFER TO WTCA/TPI BSCI-B1 SUMMARY
SHEET FOR HANDLING METHODS & TEMPORARY
BRACING, WHICH IS ALWAYS REQUIRED

**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



TYPICAL HANGER SCHEDULE



HANGER VALUES HAVE BEEN BASED ON 16D
COMMON NAILS EXCEPT THE FOLLOWING
LUS24 - 100 COMMON THJA26 - 100 x 1-1/2

*******ATTENTION*******

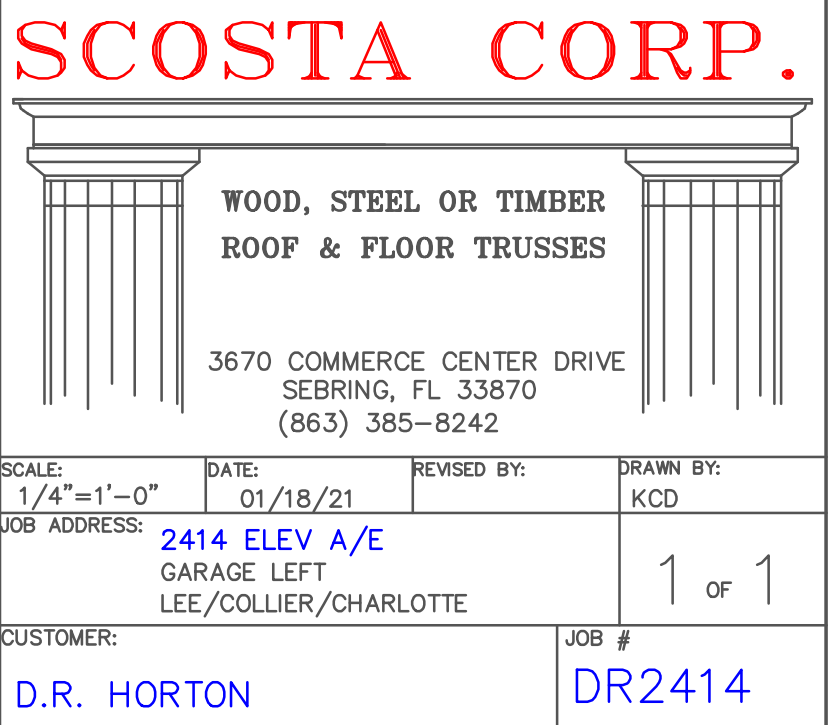
APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY
BEFORE FABRICATION CAN BEGIN. VERIFY DIMENSIONS,
PITCHES, OVERHANGS, ELEVATIONS, CEILING &
BEARING CONDITIONS. SCOSTA CORPORATION IS
RESPONSIBLE FOR ACCURACY IN ACCORDANCE WITH
PLANS AND/OR INFORMATION PROVIDED BY
CUSTOMER, WITH ANY DEVIATIONS NOTED HEREIN.
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: _____

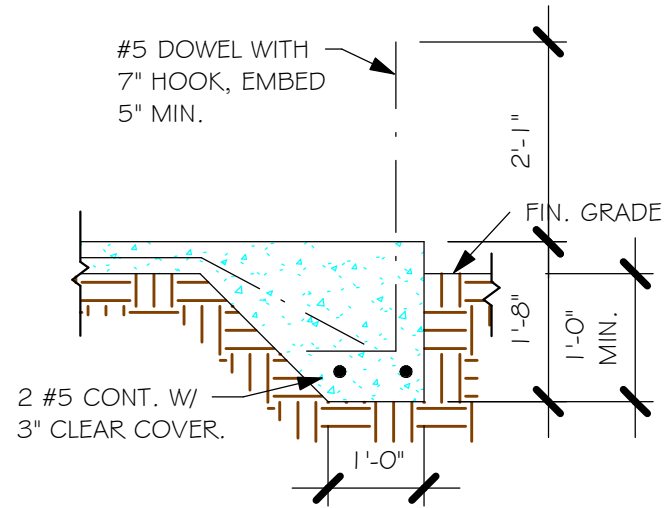
Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Richard Siver, PE 65698
1634 SE 47th Street #3
Cape Coral, FL 33904

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

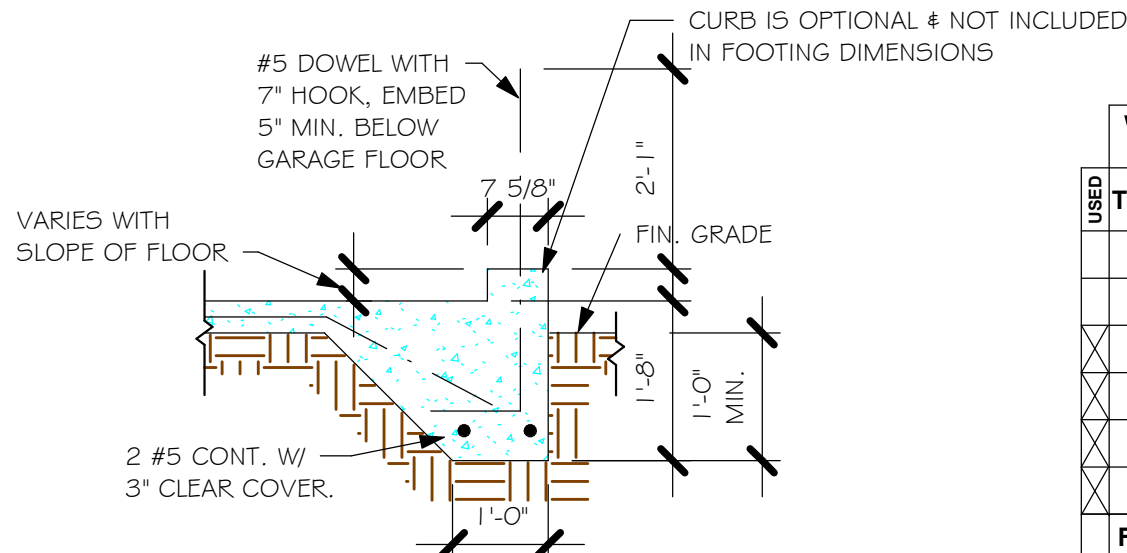
☒ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit



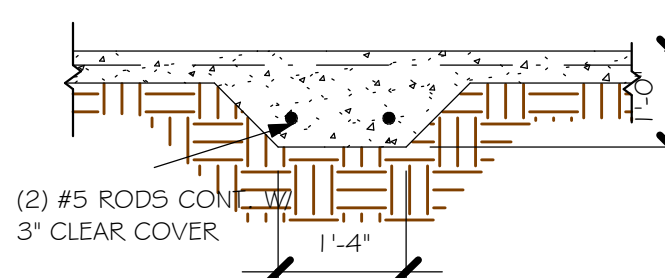
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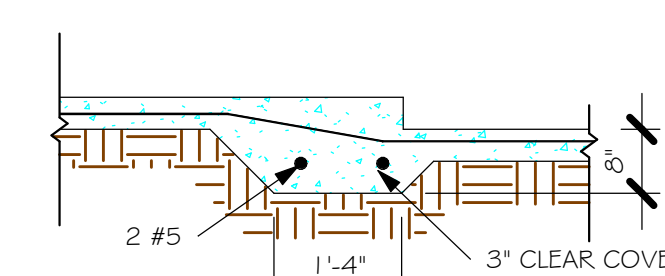
F3 FOOTING
1/2" = 1'-0"



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



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

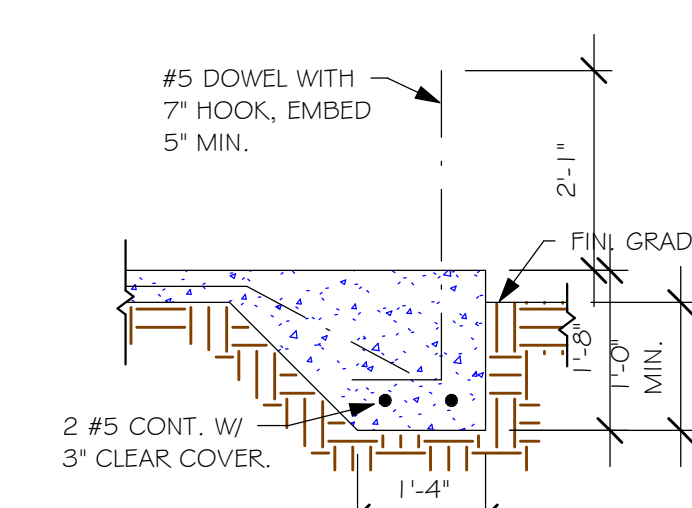


F6 STEP DOWN
1/2" = 1'-0"

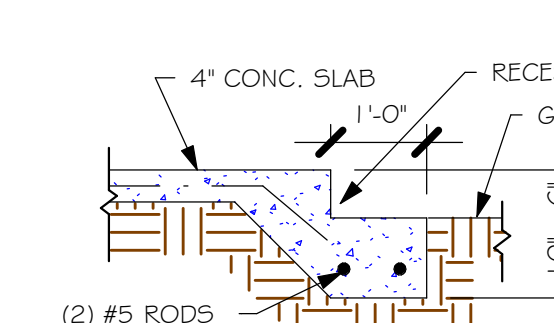
WALL FOOTING SCHEDULE						
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
	F3	CONT.	1'-0"	1'-8"	2-#5	
	F4	CONT.	1'-4"	1'-8"	2-#5	
	F5	CONT.	1'-4"	1'-0"	2-#5	
	F6	CONT.	1'-4"	1'-0"	2-#5	
	F6A	CONT.	0'-8"	0'-8"	1-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	

PROVIDE CORNER BARS IN FOOTING PER 6/5-3

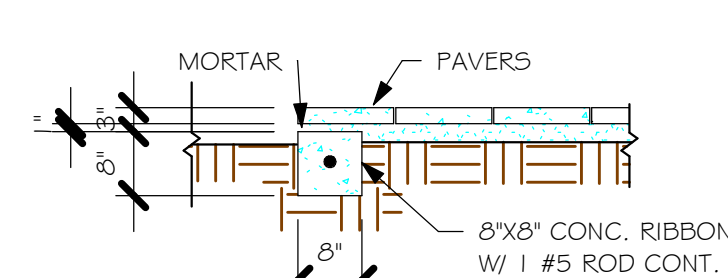
PAD FOOTING SCHEDULE						
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF.	REMARKS
	A	2'-6"	2'-6"	1'-0"	3-#5 3-#5	-
	B	3'-0"	3'-0"	1'-0"	4-#5 4-#5	-
	C	3'-6"	3'-6"	1'-0"	4-#5 4-#5	-
	D	4'-0"	4'-0"	1'-2"	5-#5 5-#5	-
	E	5'-0"	5'-0"	1'-2"	6-#5 6-#5	-



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

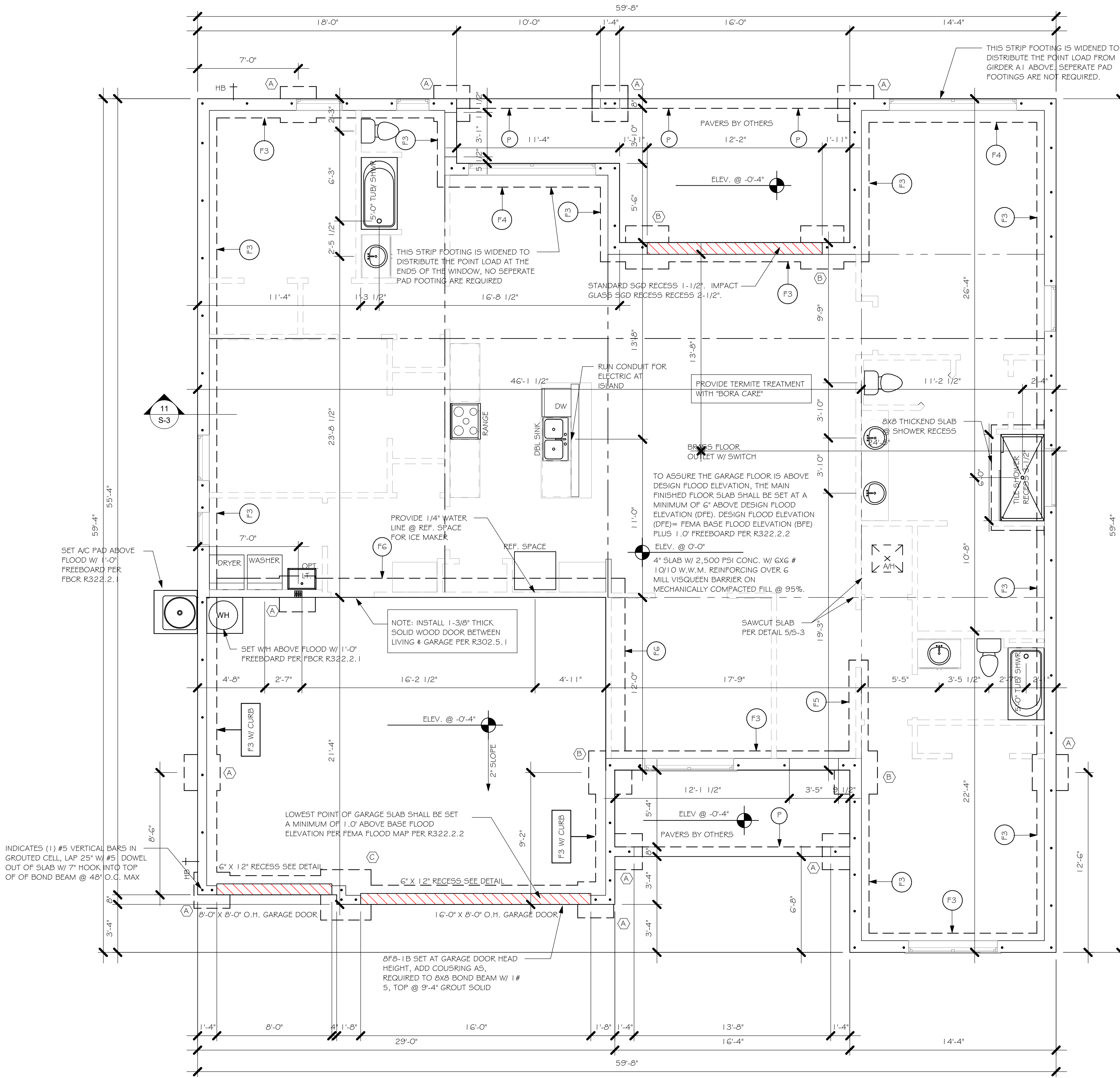


GARAGE DOOR RECESS
1/2" = 1'-0"



"P" PAVERS DETAIL ENTRY/LANAI
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 7/5-3.	



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

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

This is a multi-page document. I performed structural engineering only on the pages indicated on the seal. Richard Silver, and company name Structural Systems.

This plan has been digitally signed by Richard Silver 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.

The signature of the engineer is not valid unless the engineer is a duly licensed professional engineer in the State of Florida. No work was performed by the engineer in the State of Florida. The engineer is not responsible for the design of the structure shown on this plan. The engineer is not responsible for the design of the structure shown on this plan.

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1505 SE 47th ST. CAPE CORAL, FL 33904

PHONE: 239-540-1822

EMAIL: PLANS@GULFCOASTDRAFTING.COM

1505 SE 47th ST. CAPE CORAL, FL 33904

CALL 889

1505 SE 47th ST. CAPE CORAL, FL 33904

1505 SE 47th ST. CAPE CORAL, FL 33904

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D-R HORTON America's Builder

Gulf Coast Drafting & Design, Inc.

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EMAIL: PLANS@GULFCOASTDRAFTING.COM

1505 SE 47th ST. CAPE CORAL, FL 33904

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INSTALL -
METAL G A
ALL
TRUSSES
TO 1450 I
UPLIFT. FC
HIGHER
UPLIFTS,
SEE NOTES
ON PLAN.

NOTES:

1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON CENTERLINE OF WALL.
2. ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
3. CONNECTORS ARE SHOWN ON THE LISTING. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PUBLISHING INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
4. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10S-3, PER UPLIFT IN TRUSS ENGINEERING.

SIMPSON CATALOG C-C- 2021

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

NOTES:

1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2. ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
1-1/2" NAIL SHALL BE USED IN 1 PLY LUMBER, 2 PLY LUMBER IS REQUIRED FOR 3" NAILS.
4. CONNECTORS ARE SIMPSON STRONG TIE, ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS

SIMPSON CATALOG C-C- 2021



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

LINTELS BEAR 4" MIN. EACH END

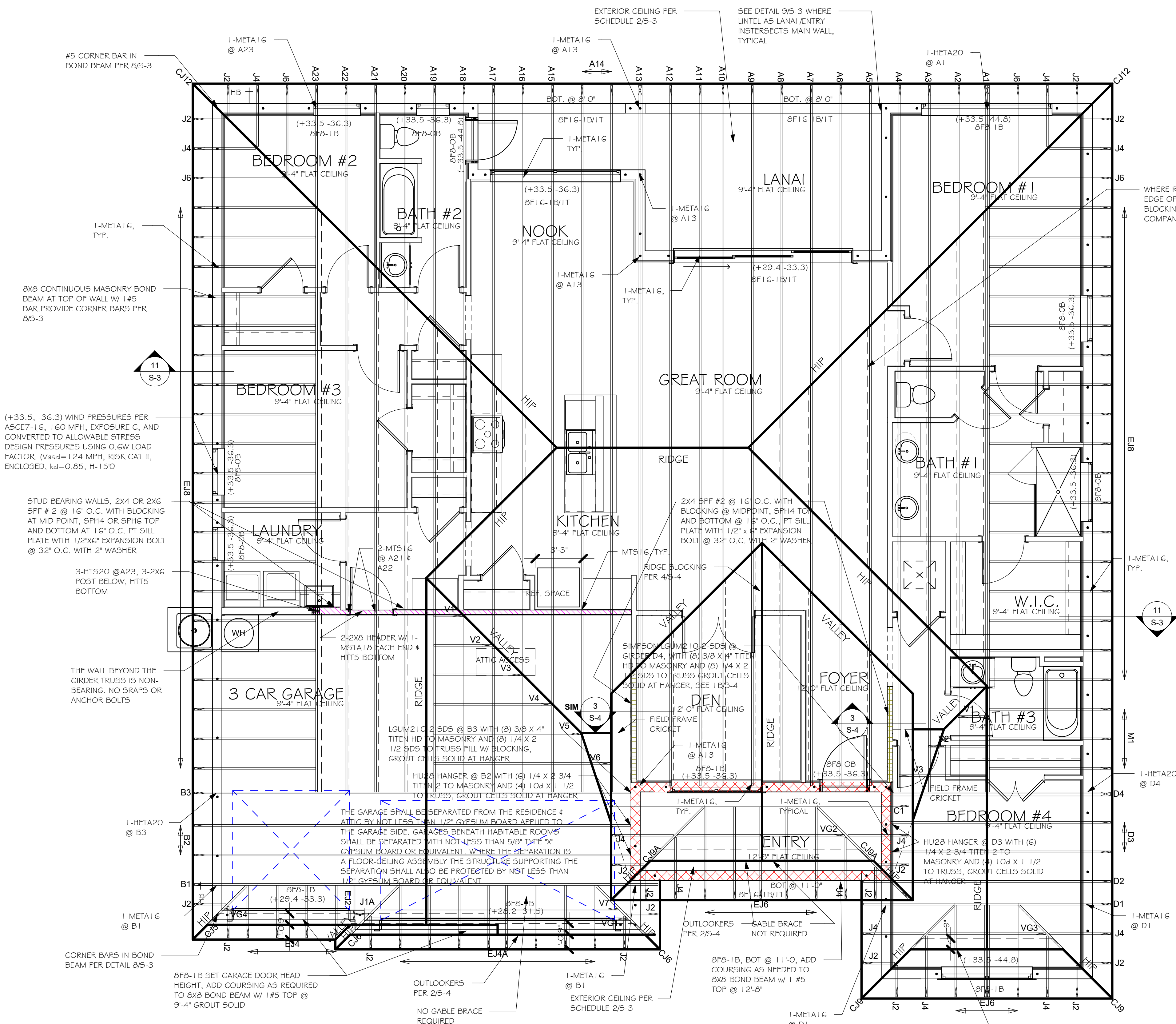


BEARING HEIGHT

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



TRUSS BEARING CONDITIONS AND
STRAPPING IS BASED ON TRUSS
LAYOUT PREPARED BY SCOSTA
JOB # DR2414 DATED: 01/18/2014
REVISED: NONE



ROOF FRAMING PLAN "A"

1/4" = 1'-0"

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

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

D·R·HORTON® DHI
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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, sustainability, energy, site work, civil, or geotechnical.

STRUCTURAL ENGINEERING

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 SE 47th ST SUITE #3
CAUSE CIRCL, FL 33904
(239) 549-4554

LOT: 61-62	BLOCK: 1531	RICHARD LEAN
SUBDIVISION: CAPE CORAL SPOT		NO. 8566 *
ADDRS: 1935 NE 4TH TERRACE		STATE
		CORPORATION
D.R.H. #: 5786630257		PROFESSIONAL

MODEL
2414

DATE:	03/08/22
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	
ROOF FRAMING PLAN	
SCALE:	As indicated

S-2 A

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\CAPE SPOT LOTS\14248 LOT 61-62 BLK 153\ 2414 ALREVIT\14248 2414 AL.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.

TYPICAL HOUSE PLAN

EDGE NAIL TO BLOCKING AT RIDGE/VALLEY/HIP

STAGGER JOINTS AT SHEATHING PANELS

EDGE NAIL TO FACIA BOARD

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

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

160/B, 160/C, 170/B, 170/C

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

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

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

1 NAILING OF ROOF SHEATHING

SCALE: NTS

MAY BE SLOPED OR VERTICAL

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

CURB IS OPTIONAL AND NOT INCLUDED IN DEPTH OF FOOTING

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

MAY BE SLOPED OR VERTICAL

EDGE

STEPDOWN

VARIES

W

D

12" MIN

#5 PROTRUDE 25"

VARIES

W

D

12" MIN

GARAGE

INTERIOR

MONOLITHIC FOOTINGS

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

8" CMU WALLS

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

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

8" CMU, SEE PLAN FOR REINFORCING

DOOR

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

2x2x1/8" WASHER

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

BUCK FASTENING

GARAGE DOOR

NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2-1/4" INTO THE MASONRY. IN THIS CASE, THE BUCK MATERIAL IS SIMPLY A SPACER AND MAY BE 1x4 OR 1x6 OR OMITTED ENTIRELY AND THE SPACER MAY BE TACKED IN PLACE WITH MASONRY NAILS OR PINS.

UPPER BOND BEAM, SEE PLAN

HOOK BAR INTO TOP OF UPPER BOND BEAM

VERTICAL BOND BEAM, 8"x8" CMU w/ #5 VERTICAL 8"x8" BOND BEAM w/ 1-#5

LINTEL AT LANAI OR ENTRY, 8'x16" FILLED SOLID, 1#5 BOTTOM, 1-#5 TOP

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

BEARING

VERTICAL BAR IN GROUDED CELL, SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

HOOK OR CORNER BAR

STEP

#5 VERTICAL IN GROUDED CELL AT DOT LOCATIONS ON PLAN

#5 VERT. AT INTERSECTION OF BOND BEAM w/ 7" HOOK AT TOP

MASONRY WALL

STEPPED BOND BEAM & REINFORCING

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

9 STEPPED BOND BEAM & REINFORCING

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

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.	APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES, SPAN RATING 48/24 OR BETTER, GLUE AND NAIL W/ 10d COMMON @ 6" O.C. EDGE & FIELD
EXTERIOR CEILING	
1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 3/8" 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: SHEARWALLS 'SW', IF NOTED ON PLAN, MAY HAVE OTHER REQUIREMENTS.

ROOF – PER FBCR TABLE 803.2.2

19/32 CLASS A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20. FASTEN WITH RING SHANK NAILS PER DETAIL 1/S-3

(WHEN ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED)

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

3/4" DEEP SAWCUT w/ ELASTOMERIC SEALANT

SLAB ON GRADE, SEE PLAN

NOTES:

1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.

2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

SLAB SAWCUT DETAIL

SCALE: NTS

#5 CORNER BAR, 25"x25"

MASONRY BOND BEAM, TYPICAL

INTERSECTION

CORNER

CORNER BAR DETAIL IN BOND BEAMS

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

RETROFIT STRAPS TO CONCRETE/MASONRY		
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1-MTSM16 or 20	7-10dx1 1/2", 4-1/4x2 1/4" TITEN
TO 1045	1-HTSM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" TITEN
TO 2090	2-HTSM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" TITEN
TO 4300	2-LGT2 HTT16	16-16d, 7-1/4x2 1/4" TITEN
TO 3480		18-16d, 7/8" Ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530	HGT-2/3	TWO 3/4" Ø ALLTHREAD, 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

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7-16, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vwsd=124 MPH, RISK CAT II, ENCLOSED, Kd=0.85, W=15', W=1.21)

TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+33.5 -36.3	+33.5 -44.8
TYPICAL WINDOWS & DOORS	+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.

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))

TYPICAL HOUSE PLAN

3" COVER

MAINTAIN RUN TO RISE OF 2:1 OR MORE

FOOTING REIN., SEE PLAN. LAP 40 BAR DIAMETERS

FOOTING REIN., SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

CONCRETE FOOTING, SEE PLAN

PLAN VIEW

FOOTING CORNER BARS

SCALE: NTS

ROOF COVERING: ASPHALT SHINGLE PER: FBC R905.2

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.

2x SUBFASCIA w/ 2-16d TO EACH TRUSS

TRUSS BEARING

SEE PLAN

APPROVED ISOLATION PLATE

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

IF REQUIRED, INSTALL BATTEN PER SOFFIT MFR ENGINEERING, TO MEET WIND PRESSURES IN ZONE 4 OR ZONE 5

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

W

D

12" MIN

W

D

12" MIN

FULL HEIGHT WALL SECTION

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

11 FULL HEIGHT WALL SECTION

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

DESIGN CRITERIA:

ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF

ROOF: LIVE TOP CHORD 20 PSF

LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)

CEMENT ROOF TILE DEAD LOAD 28 PSF TOTAL

SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL

MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF

DEFLECTION CRITERIA:

FLOOR L/480 LIVE, L/360 TOTAL

ROOF L/240 LIVE, L/180 TOTAL

2. WIND DESIGN PER ASCE7-16

BASIC WIND SPEED (ASCE7-16) 160 MPH

NOMINAL WIND SPEED (Vwsd TABLE R301.2.1.3) 124 MPH

RISK CATEGORY II C

MEAN ROOF HEIGHT = 15 FT

HEIGHT & EXPOSURE COEFFICIENT X TABLE R301.2(3) = 1.21

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 3/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 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 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.

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 & FLOOR TRUSSES:

ALL WOOD ROOF AND FLOOR 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, HB-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.

FOR SCOSTA, 160 MPH, EXPOSURE C, ELEVATION A & B, JOB # DR2197, DATED: 1/18/21, REVISED: NONE

DESIGN/DRAWN DWB/GH

CHECKED DWB

DATE 3/16/22

SCALE VARIES

JOB NO. DR 14248

SHEET

S-3

SHEET 3 OF 4

REVISIONS	BY

STRUCTURAL ENGINEERING:

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 S.E. 47th STREET, SUITE #2

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

1335 NE 4TH TERRACE

CAPE CORAL, FLORIDA

LOT: 61-62 BLOCK: 1531

SUBDIVISION: CAPE SPOT LOTS

STRUCTURAL DETAILS

MODEL 2414 A

1335 NE 4TH TERRACE

CAPE CORAL, FLORIDA

LOT: 61-62 BLOCK: 1531

SUBDIVISION: CAPE SPOT LOTS

STUD FRAMING OR FLOOR TRUSS OR GABLE END WITH WALL SHEATHING

FASTEN PER PLAN

MASONRY WALL

EXTERIOR WALL WITH PLASTER

THICKNESSES ARE EXAGGERATED FOR DRAWING PURPOSES

