

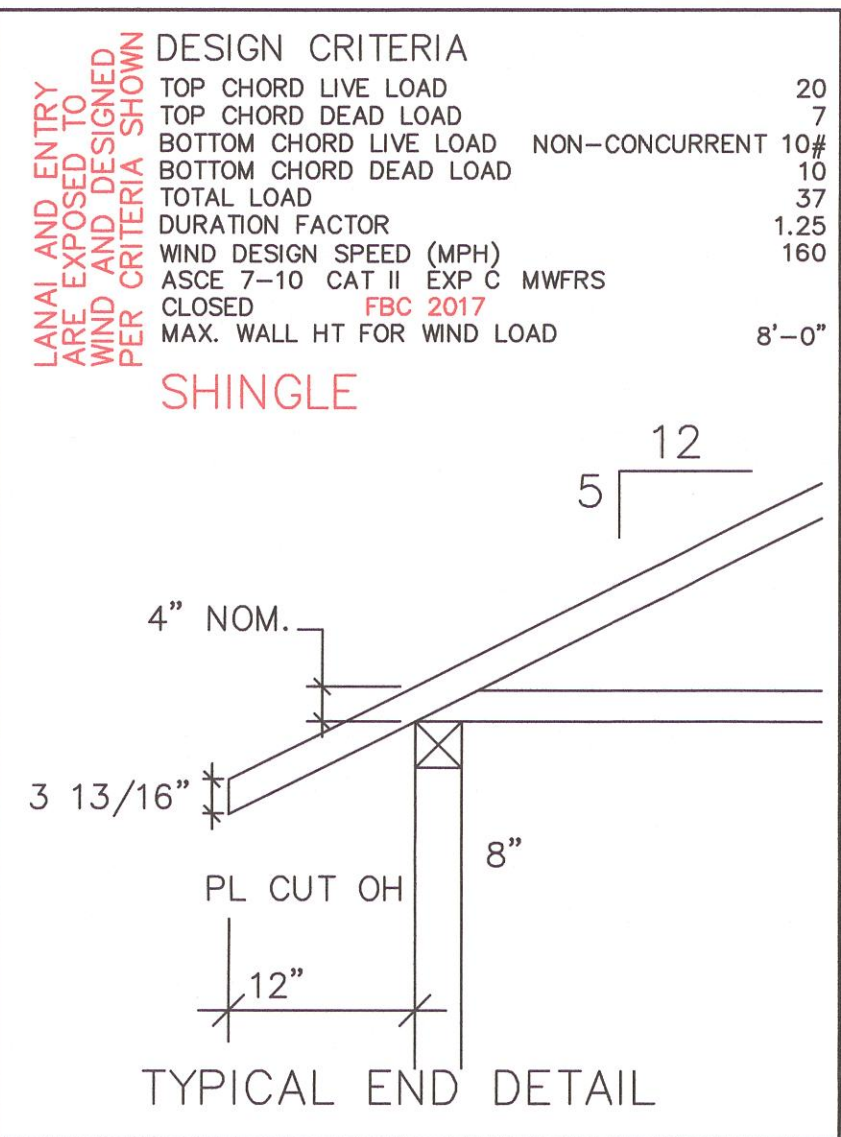
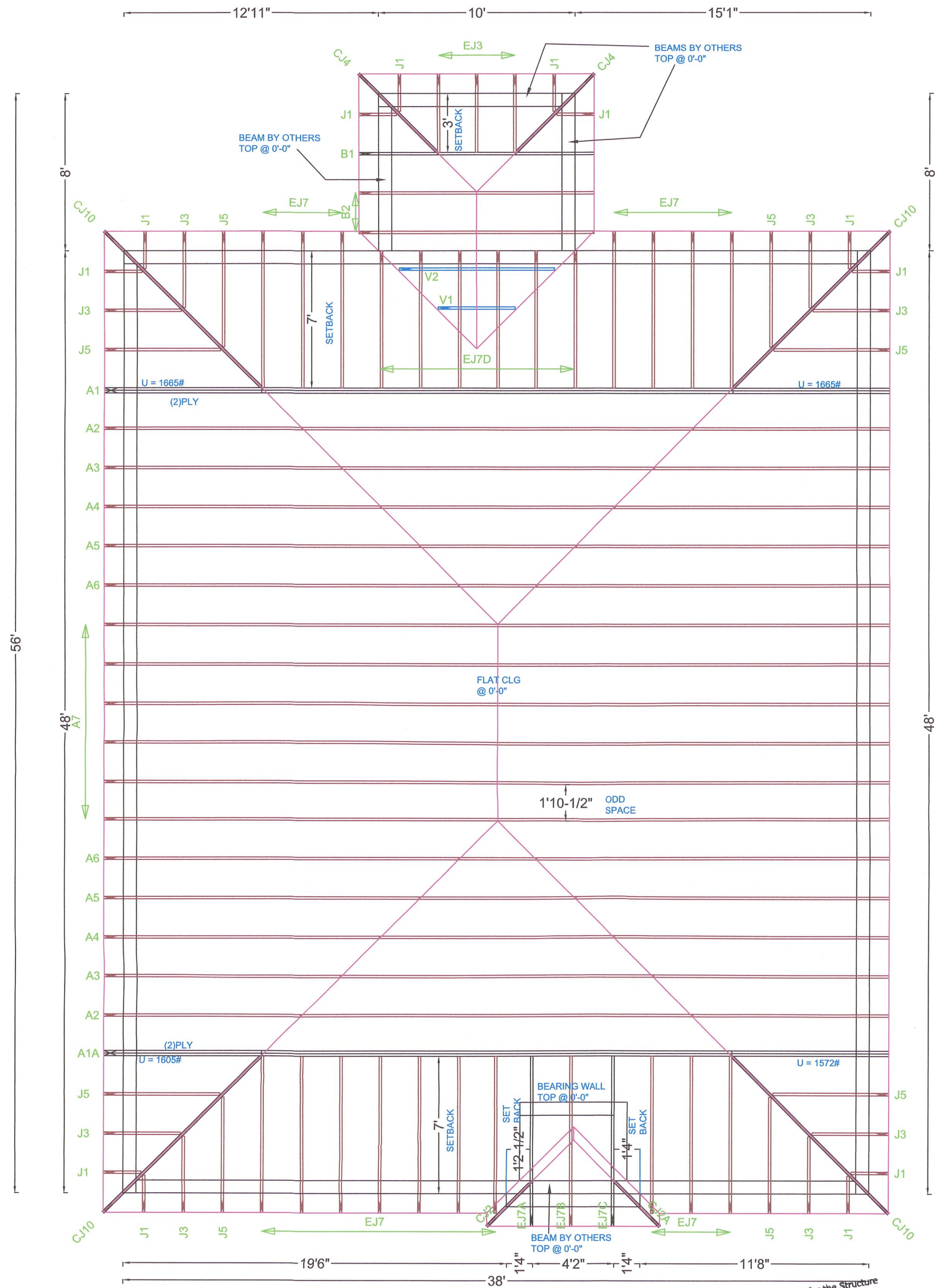
Product Approvals Code Version 2017

FL#	Manufacturer	Category	Exp.
FL20468.1 FL20468.4	Therma-Tru 8' SH Series 185 and SGD Series 420	Ext. Door	5/31/2021
FL12019.1	American Const.	Soffits 12"	3/2/2030
FL17676.1	MI Window 3540 SH	SH Fin Frame Non-Impact	04/12/22
FL17676.8	MI Window 3540 SH	SH Flange Non-Impact	04/12/22
FL15332.2	MI -420 series	Slider -2 panel non-impact	12/31/20
FL15332.8	MI -420 series	Slider -3 panel non-impact	12/31/20
FL18644.1	MI Window 3540 PW	Fixed Glass Fin Non-Impact	04/30/21
FL18644.2	MI Window 3540 PW	Fixed Glass Flange Non-Impact	11/18/22
FL21639.6	MI Window 1620 PW	Fixed Glass Impact	08/15/2021
FL21637.5	MI Window 1620 Series	SH Impact	12/27/21
FL22401.3	MI - 120 series	Slider Impact	11/29/21
FL15550-R5	IKO Industries, LTD	Shingle	12/31/20
FL11964.1	Eastern Metal Supply	Shutters	12/31/20
FL15279-R5	Clopay Building Products Company	Garage Door	5/21/2028

10541 Six Mile Cypress  
Fort Myers, FL 33966  
(239) 225-2600 Phone  
(239) 225-2601 Fax  
3/5/2020 8:47:18 AM

**MASTERED PLAN**  
CAPE CORAL BUILDING DIVISION  
DATE 6/10/20  
BY DJO  
ALL CONSTRUCTION SHALL BE IN  
COMPLIANCE WITH THE FLORIDA BUILDING  
CODE. ALL STATE AND LOCAL CODES. THE  
GRANTING OF A PERMIT DOES NOT RELEASE  
THE CONTRACTOR OF RESPONSIBILITY TO  
COMPLY WITH ALL CODES AND ORDINANCES.





**\*\*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

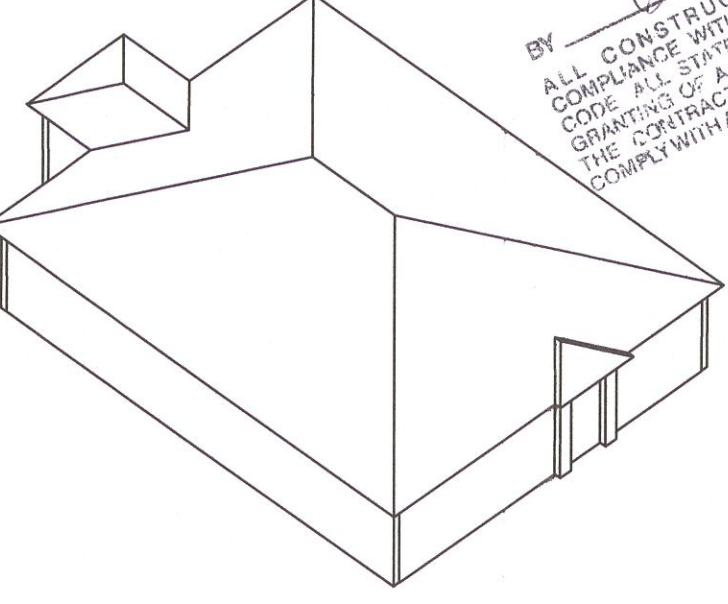
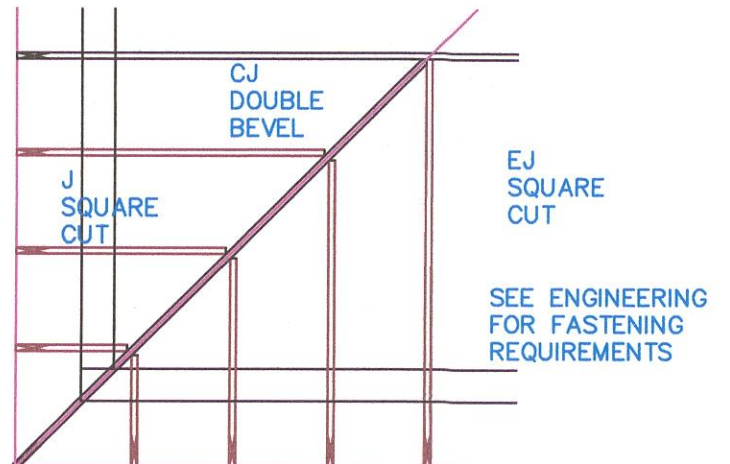
\*\*\*\*\*ATTENTION\*\*\*\*\*  
APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION CAN BEGIN. VERIFY DIMENSIONS, PITCHES, OVERHANGS, ELEVATIONS, CEILING & BEARING CONDITIONS. SCOSTA CORPORATION IS RESPONSIBLE FOR ACCURACY IN ACCORDANCE WITH PLANS AND/OR INFORMATION PROVIDED BY CUSTOMER, WITH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

**SCOSTA CORP.**  
WOOD, STEEL OR TIMBER  
ROOF & FLOOR TRUSSES  
3670 COMMERCE CENTER DRIVE  
SEBRING, FL 33870  
(863) 385-8242

SCALE: 1/4"=1'-0"	DATE: 12/12/19	REVISED BY:	DRAWN BY: J. CLEVELAND
JOB ADDRESS: 1389 B W/ LANAI GARAGE LEFT LEE		1 OF 1	
CUSTOMER: D.R. HORTON		JOB # 44115BL	

TYPICAL JACK CUTS



Engineer of Record for the Structure  
Structural Systems of N. FL, Inc.  
Derek Bergener, PE # 58552  
1534 SE 47th Street # 3  
Cape Coral, FL 33904  
Date: 7/3/20  
Sign: \_\_\_\_\_  
Reviewed for conformance with the design intent of the structure and specified design criteria.  
CI Accepted \_\_\_\_\_  
As is \_\_\_\_\_  
BY: \_\_\_\_\_  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLOORING BUILDING CODE. ALL STATE AND LOCAL CODES MUST BE COMPLIED WITH ALL CODES AND ORDINANCES.

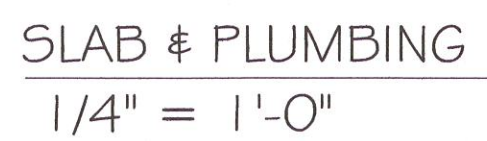






## 100 MPH, EXPOSURE C CARAKE LEFT I

A-2

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
FLORIDA BUILDING CODE 2017 - 6TH EDITION

No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

## WATER CLOSET CLEARANCE DETAIL



10-New Data.I -MASTER 2019-2019-BUILDERSDR HORTON 2019MODEL5.I 389 B-  
W-DATAI MASTERED CAPE CORALKEVITY 389 BL W-DATAI MASTERED CAPEI 389 BL W-  
DATAI MASTERED CAPE.nrt



L:\10-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1389 B-  
W/LANAI MASTERED CAPE CORAL\REVIT\1389 BL W LANAI MASTERED CAPE\1389 BL W  
LANAI MASTERED CAPE.rvt

DOOR SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COUNT
1	3068 ENTRY	DISTINCTION	6'-8"	3'-0"	1
2	2-3068 SL. GL. DR.	DISTINCTION	6'-8"	6'-0"	1
3	16070 OHGD	GARAGE DOOR	7'-0"	16'-0"	1

WINDOW SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COUNT	HEIGHT
A	2-25 SH		1	5'-3"
B	25 SH		2	5'-3"
C	35 SH		1	5'-3"

DOOR HEADERS		
6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

- PLAN NOTES**
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
  - PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
  - PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
  - NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
  - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
  - KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
  - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
  - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
  - 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" GYPSUM BOARD OR EQUIVALENT
  - INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.1.5.
  - ALL WINDOWS INSTALLED 7'2" ABOVE GRADE MUST COMPLY WITH R61 2.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
  - ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.
  - ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

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

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

SQUARE FOOTAGE	
LIVING AREA	1,389
GARAGE AREA	419
LANAI AREA	80
FRONT PORCH/ ENTRY AREA	16
TOTAL SQUARE FOOTAGE	1,904

BATHROOM NOTES	
TB TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
TP TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS

3'-2"

TOWEL BAR

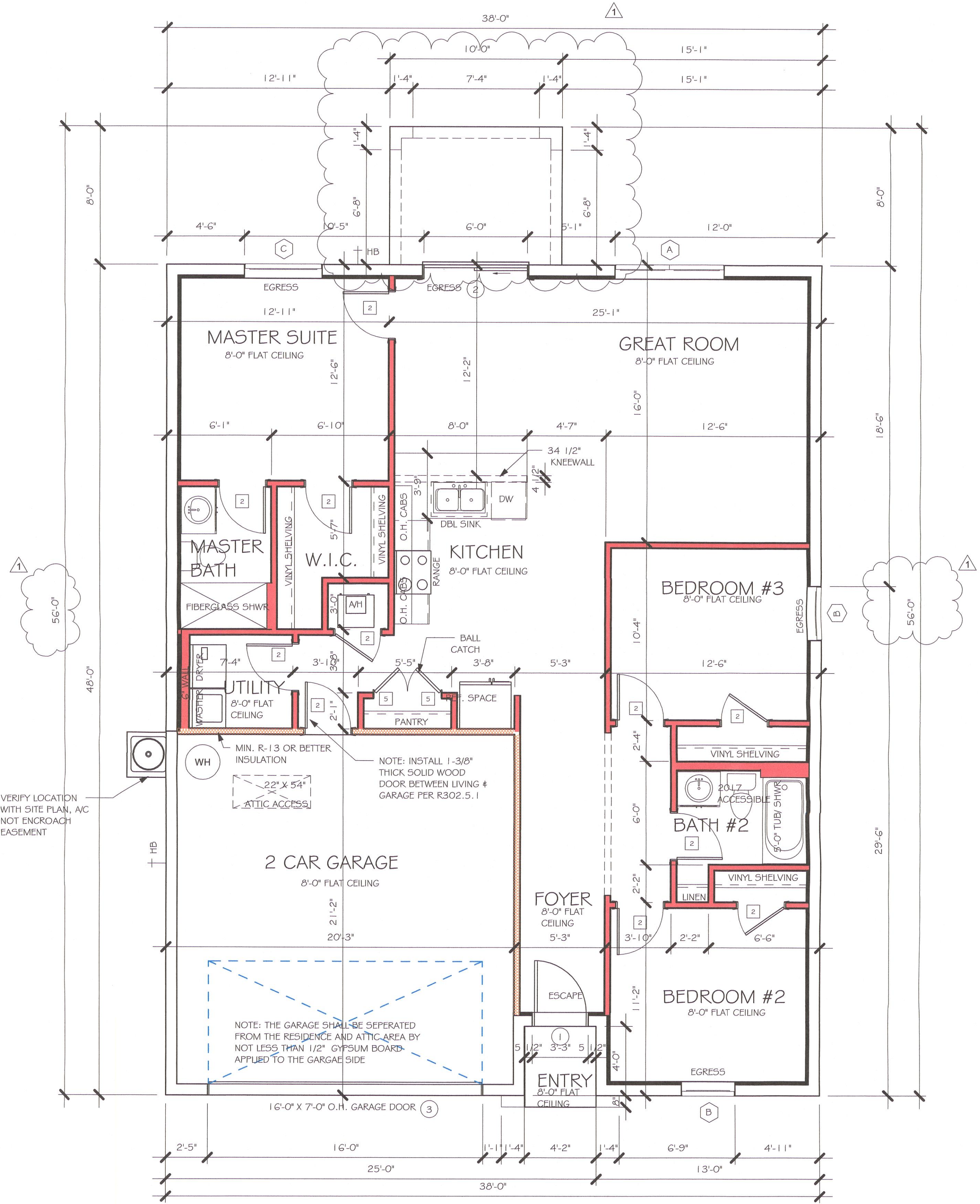
4'-0"

TOILET PAPER ROLL

1'-8"

MINIMUM

2'-6"



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

No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

MASTERED PLAN  
CAPE CORAL BUILDING DIVISION  
DATE 10/20  
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES. THE CONTRACTOR OF RECORD SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL CODES AND ORDINANCES.

**Express**  
HOMES

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

MASTERED

# 1389 B CAPE CORAL

160 MPH, EXPOSURE C

GARAGE LEFT

DATE:

02/14/19

DRAWN BY:

JSL

CHECKED BY:

REVISED:

02/27/19

PLAN:

FLOOR

SCALE:

As indicated

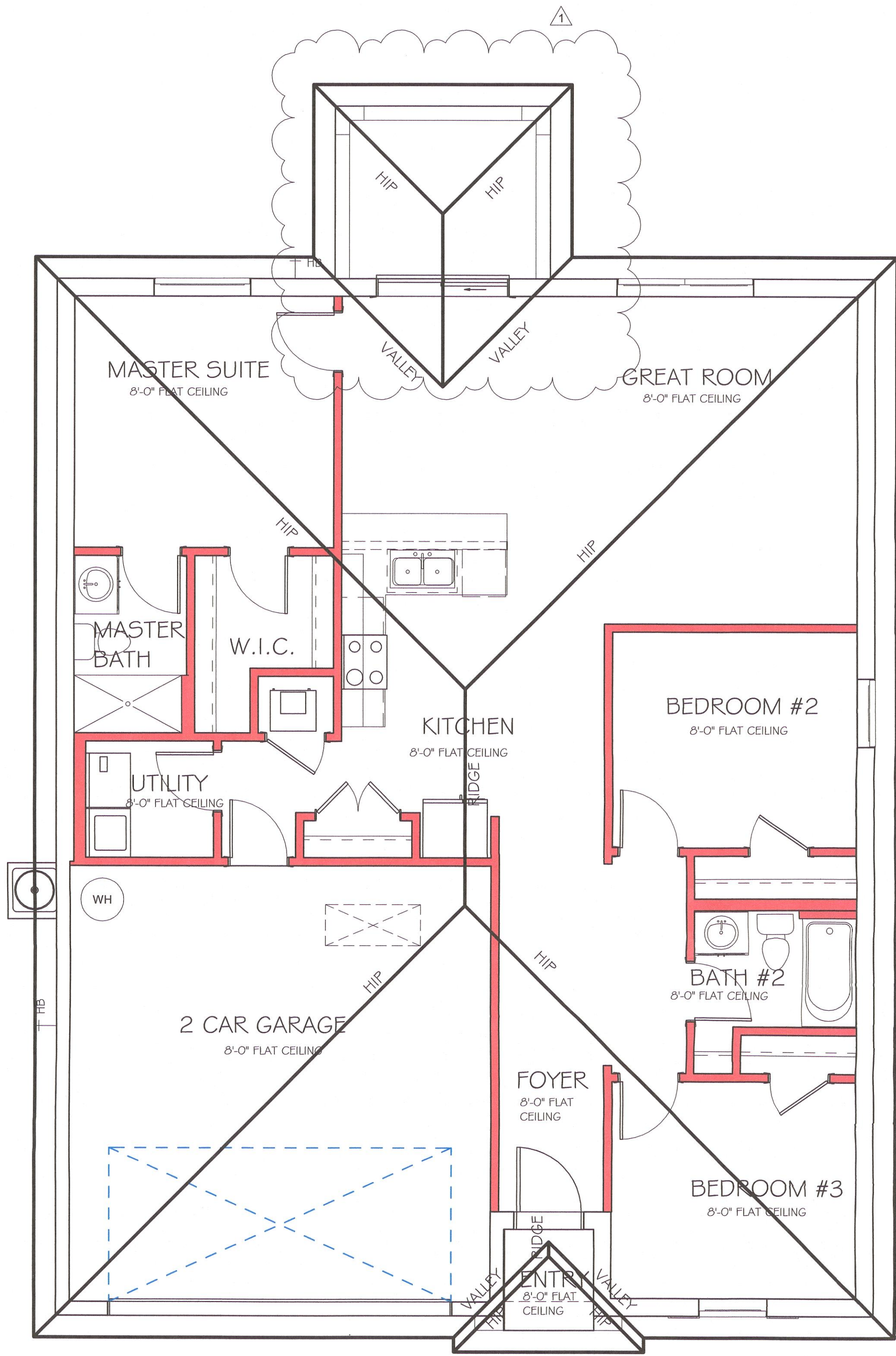
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W/PAVIA MASTERED CAPE CORAL\REVIT\1389 BL W LANAI MASTERED CAPE\1389 BL W  
LANAI MASTERED CAPE.rvt

MODEL 1389 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			ATTIC VENTILATION REQUIRED			
MARK	ATTIC	SOFFIT	ATTIC AREA/150	ROOF AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT	
1st STORY	2000.0 SQ. FT.	176.0 SQ. FT.	13.33 SQ. FT.	7.57%	6.15%	~.~ SQ. FT.	-	~.~%	
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED			
			SOFFIT MODEL			ROOF VENT MODEL			
			ACM QUAD 4, FULL VENT, NARROW PATTERN, 6.15% FREE AIR FLOW			32" BASE 22 3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR			

BEARING HEIGHT	
<div></div>	= BEARING @ 8'-0"



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

No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

MASTERED PLAN  
CAPE CORAL BUILDING DIVISION  
BY JS DATE 4/10/20  
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

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
FLORIDA BUILDING CODE 2017 - 6TH EDITION

Drafting & Design, Inc.  
EMAIL: PLANS@GULFCOASTDRAFTING.COM  
PHONE: 239-540-1827  
1515 SE 47th ST. CAPE CORAL, FL 33904

MASTERED

# 1389 B CAPE CORAL

160 MPH, EXPOSURE C      GARAGE LEFT

DATE: 02/14/19

DRAWN BY: JSL

CHECKED BY:

REVISED: 02/27/19

PLAN: ROOF

SCALE: As indicated

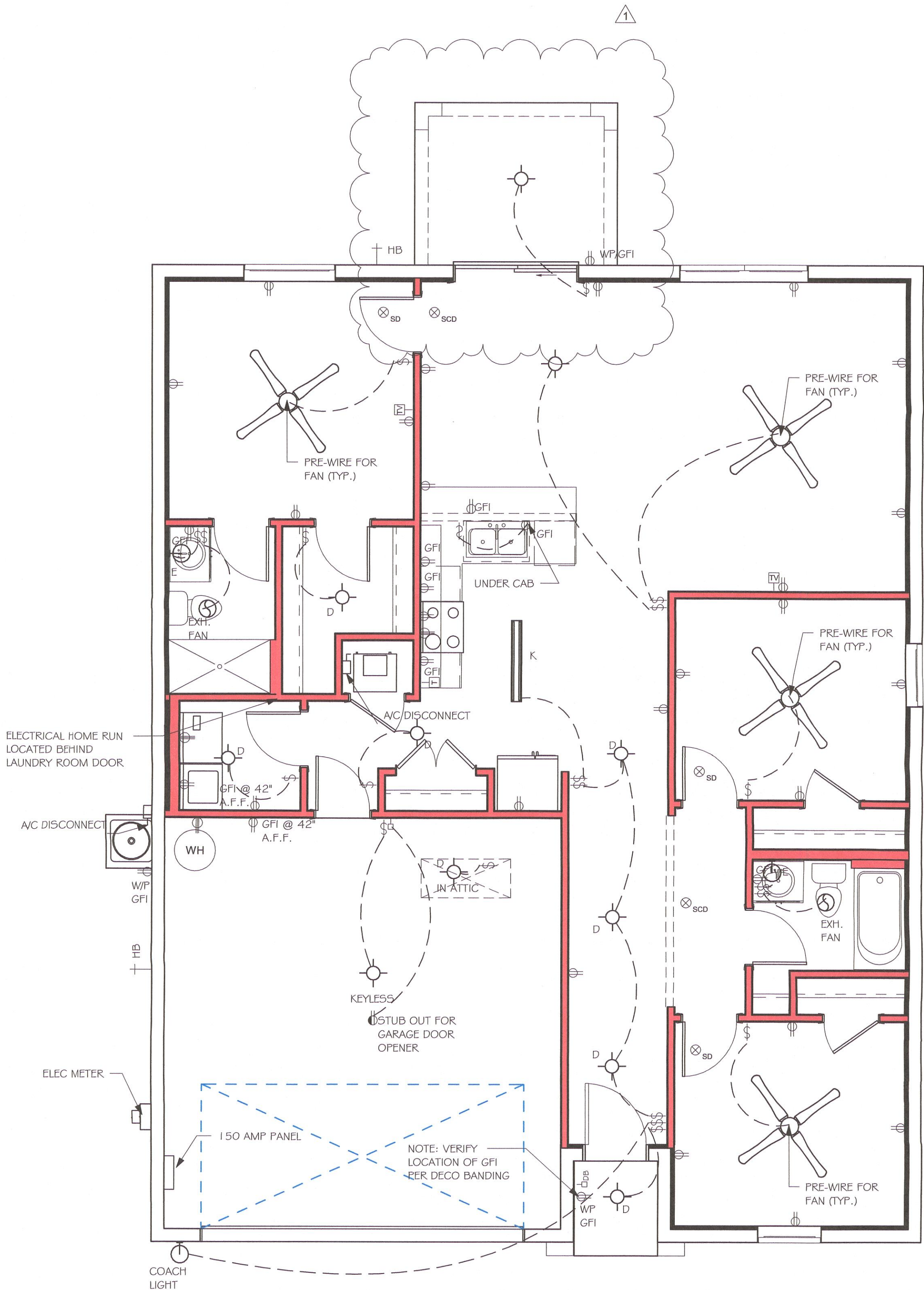
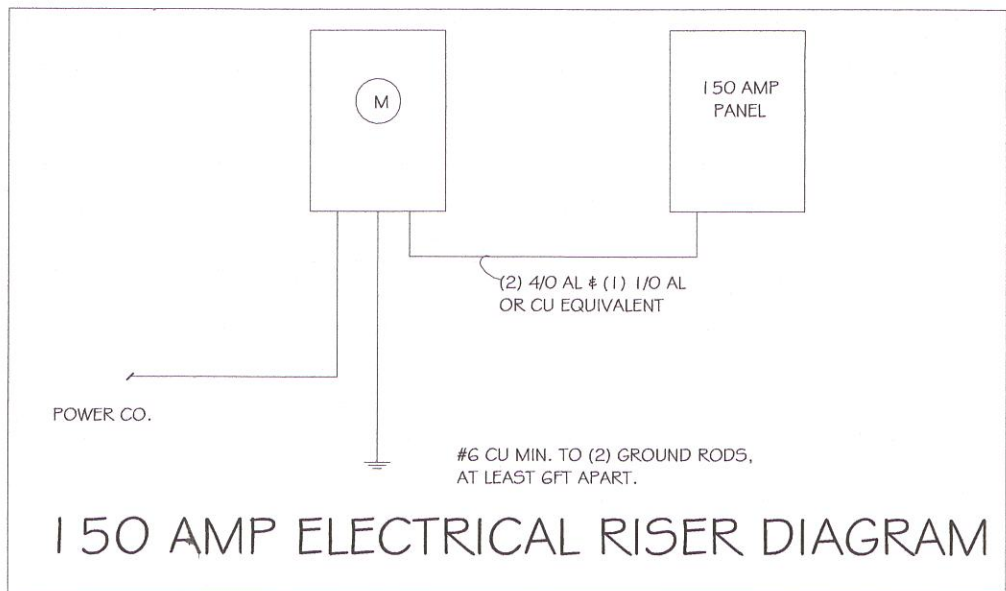
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L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1389 B-  
W LANAI MASTERED CAPE CORAL\REVIT\1389 BL W LANAI MASTERED CAP\1389 BL W  
LANAI MASTERED CAPE.rvt

ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLUANCE, 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 FLOOD ELEVATION PLUS 1'-0" FREEBOARD. ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFIS. INSTALL PHONE AND T.V. PER CONTRACT. INSTALL ALL ELECTRICAL PER NEC 2014	

ELECTRICAL PLAN 1389		
200 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(X)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(10)	(10" MUSHROOMS)
F	(2)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	(COACH LIGHTS)
J	(X)	(J BOX)
K	(1)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(5LT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT NOOK)
P	(X)	(X)
Q	(X)	(X)



No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

MASTERED PLAN  
CAPE CORAL BUILDING DIVISION  
BY: [Signature] DATE: 02/27/19  
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES. THE CODE SHALL HAVE AND LOCAL CODES. THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

# MASTERED # 1389 B CAPE CORAL 160 MPH, EXPOSURE C GARAGE LEFT

DATE:	02/14/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/19
PLAN:	ELECTRIC
SCALE:	As indicated

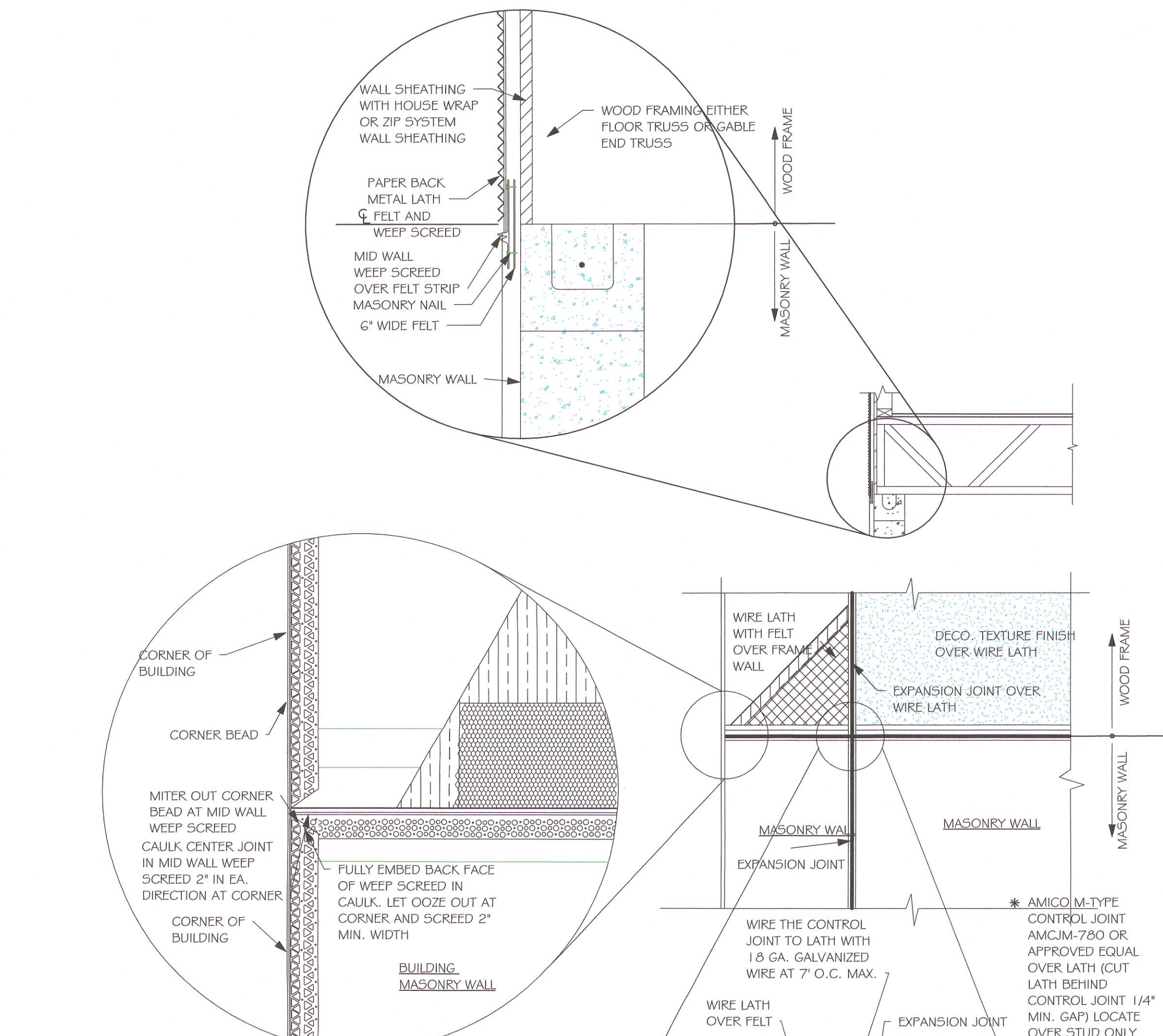
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Gulf Coast  
Drafting & Design, Inc.  
EMAIL: PLANS@GULFCOASTDRAFTING.COM  
PHONE: 239-540-1822  
1515 SE 47th ST. CAPE CORAL, FL 33904

Express  
HOMES



L:\10-New Data\1 - MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1389 B-  
W LANA\MASTERED CAPE CORAL\REVIT\389 BL W LANA\MASTERED CAPE CORAL\389 BL W  
LANA\MASTERED CAPE CORAL



MID WALL WEEP SCREED DETAIL

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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT 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.

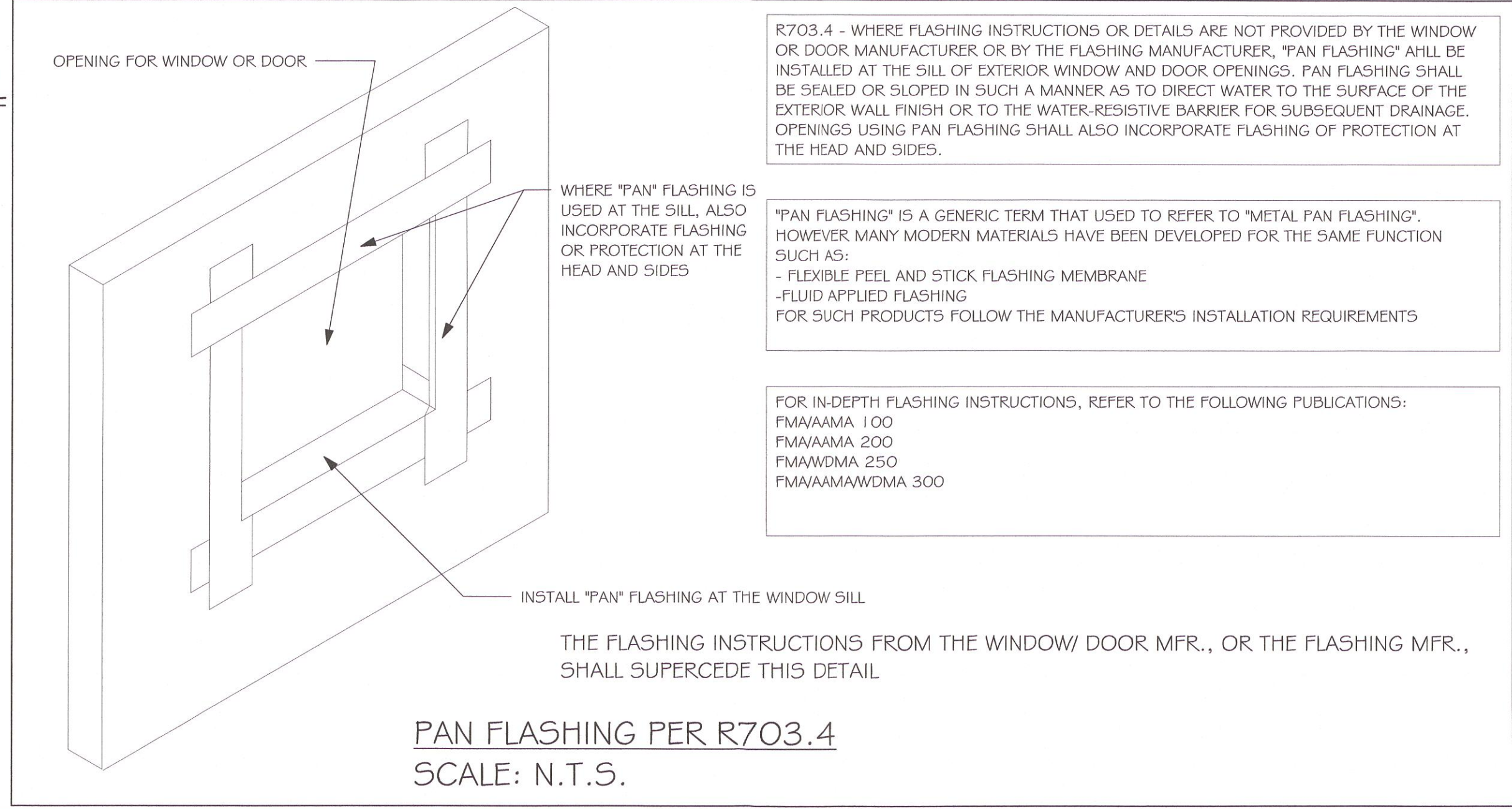
DOOR AND WINDOW ANCHORAGE

ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED 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 MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH THE T NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2 1/4" MIN.

WHERE WINDOW FRAME IS DESIGNED TO FASTEN ONLY TO THE WOOD BUCK (IE, FLANGED FRAME WITH WOOD SCREWS) THE BUCKS SHALL BE 2X WOOD WITH STRUCTURAL FASTENING TO THE MASONRY WITH 1/4 X 3 3/4 MASONRY SCREWS @ 24" OC AND 6" FROM EACH END.

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



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

GENERAL ROOF ASSEMBLY

ROOF SHEATHING  
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL "T" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSSES WITHOUT SPLITTING. RING SHANK NAILS PER R803.2.3.1 - 0.113" NOMINAL SHANK DIAMETER, RING DIAMETER OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH.

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).

D RIP EDGE  
D RIP 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". D RIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS, THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE D RIP EDGE FLANGE.

ASPHALT SHINGLE ROOF SPECS

SHINGLES  
15# 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, AND SHALL BE SECURED TO THE ROOF WITH NO LESS THAN 6 FASTENERS PER SHINGLE STRIP, OR A MINIMUM OF 2 FASTENERS PER SHINGLE TAB, AND SHALL IN NO CASE BE FASTENED WITH LESS FASTENERS THAN THAT REQUIRED BY THE MANUFACTURE. INSTALLATION SHALL COMPLY WITH MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

FASTENERS  
FASTENERS FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM F 1667, AND SHALL BE MADE WITH GALVANIZED STEEL, STAINLESS STEEL OR ALUMINUM WITH A MINIMUM SHANK SIZE OF 12 GAUGE (0.105") WITH A MINIMUM 3/8" DIAMETER HEAD SHANK AND SHALL BE A LENGTH TO PENETRATE THE SHEATHING

THE NAIL COMPONENT OF PLASTIC CAP NAILS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A 641, CLASS 1, OR EQUAL, AND SHALL BE CORROSION RESISTANT BY ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION OR SHALL BE MADE OF STAINLESS STEEL, NON-FERROUS METAL

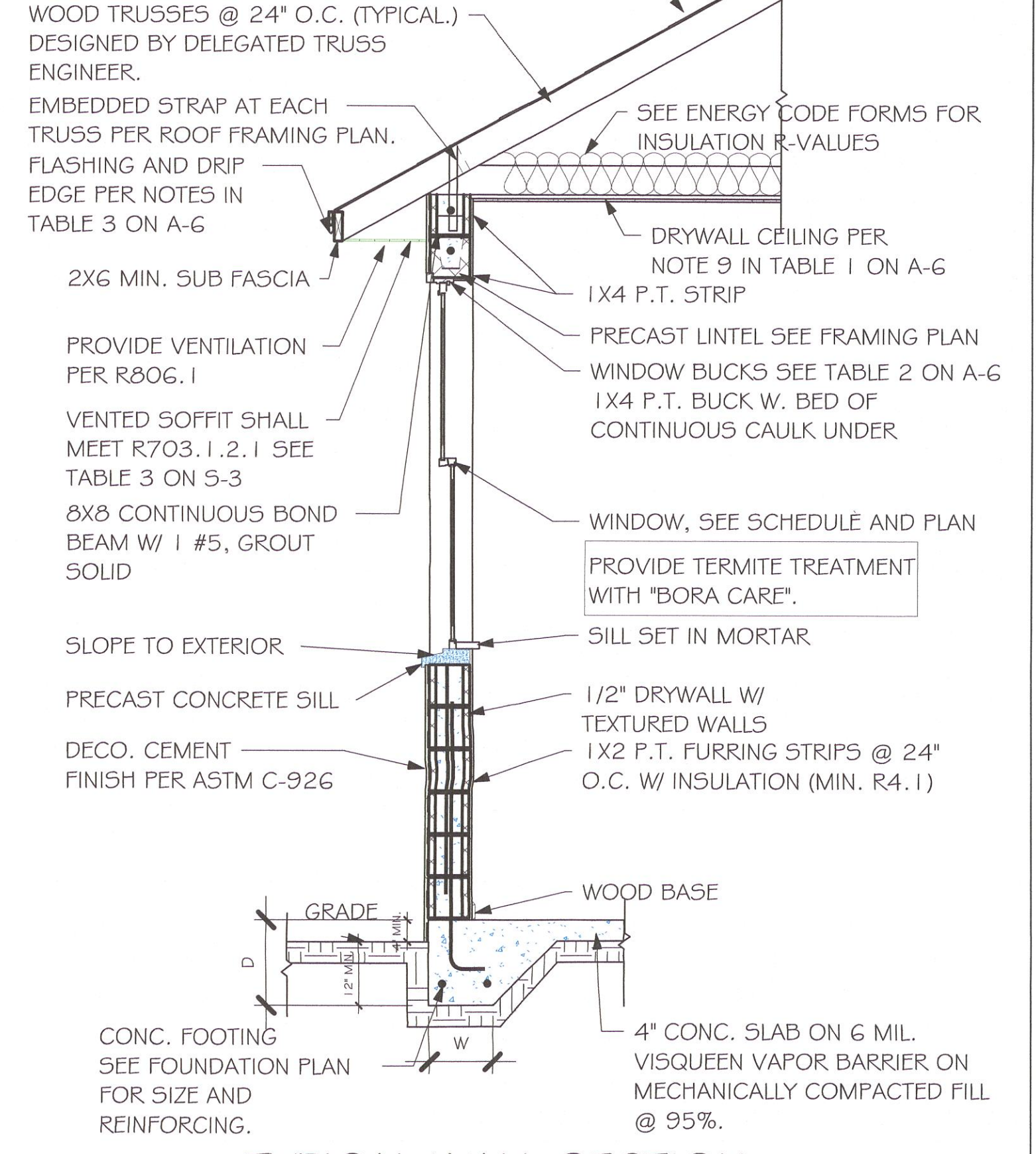
CLAY AND CONCRETE ROOF TILE SPECS

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.

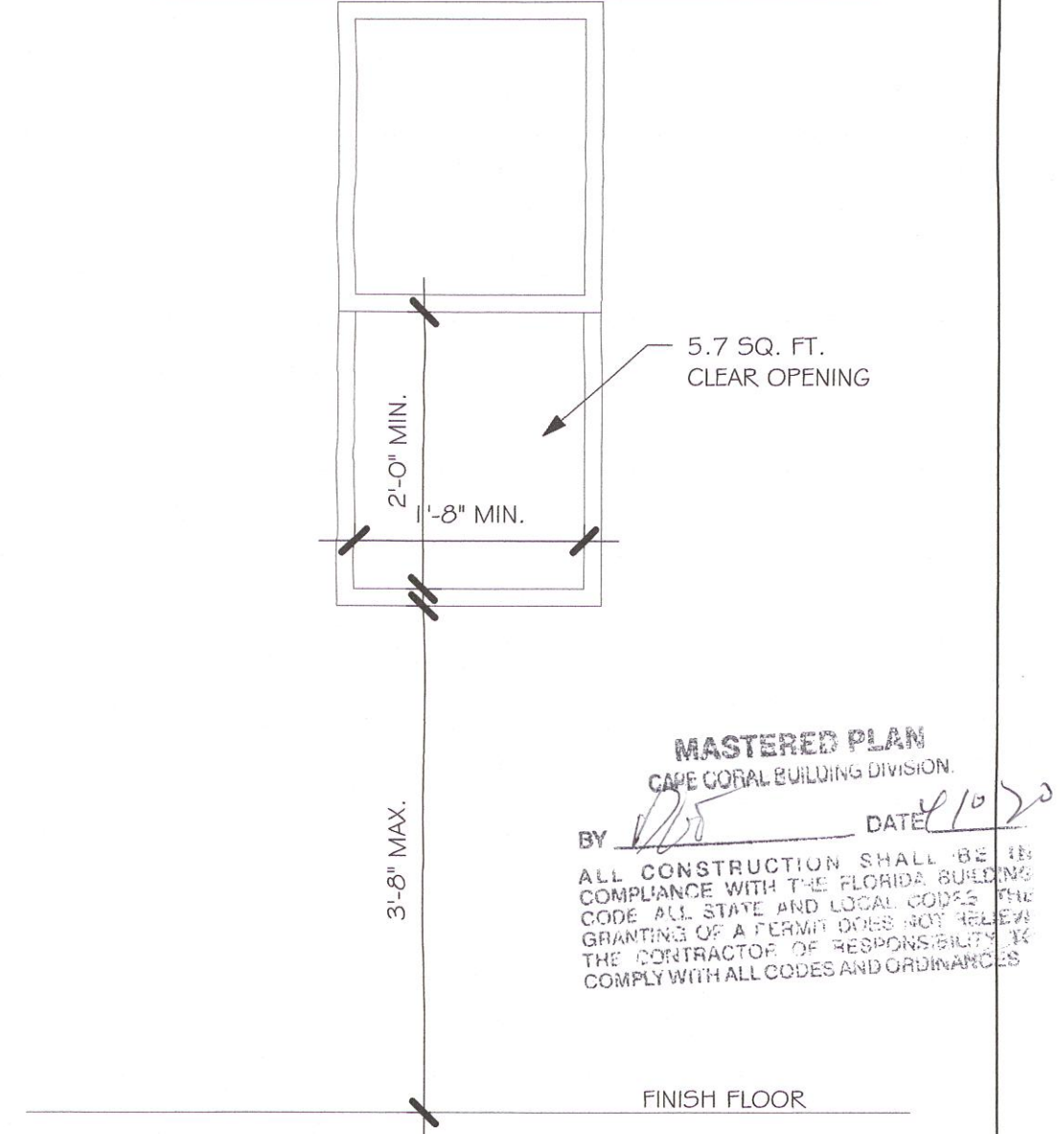
FLOOR SHEATHING AT 2ND FLOOR

A.P.A. RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES SPAN RATING 48/24 OR BETTER, GLUED AND NAILED

ROOF SHEATHING PER SCHEDULE 2/5-3.  
AND PER NOTES IN TABLE 3 ON A-6  
TILE ROOF PER NOTE 5 ON A-6. OR  
SHINGLE ROOF PER NOTE 4 ON A-6



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 OPERATIONAL CONSTRAINTS: 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.

No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
FLORIDA BUILDING CODE 2017 - 6TH 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

# 1389 B CAPE CORAL

160 MPH, EXPOSURE C

GARAGE LEFT

DATE: 02/14/19

DRAWN BY: JSL

CHECKED BY:

REVISED: 02/27/19

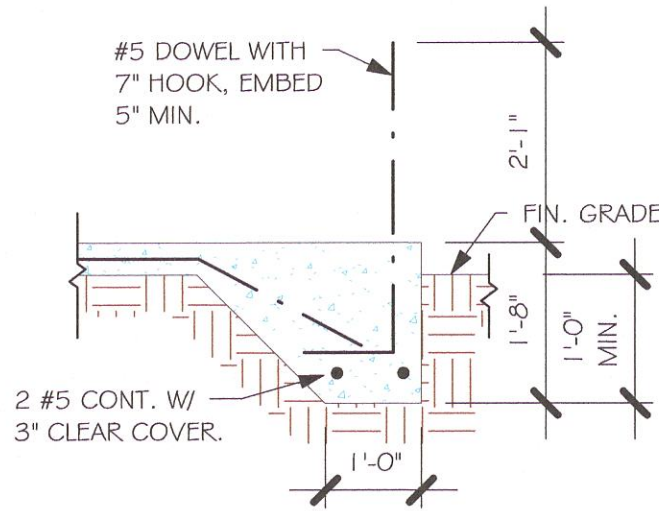
PLAN: SECTIONS

SCALE: As indicated

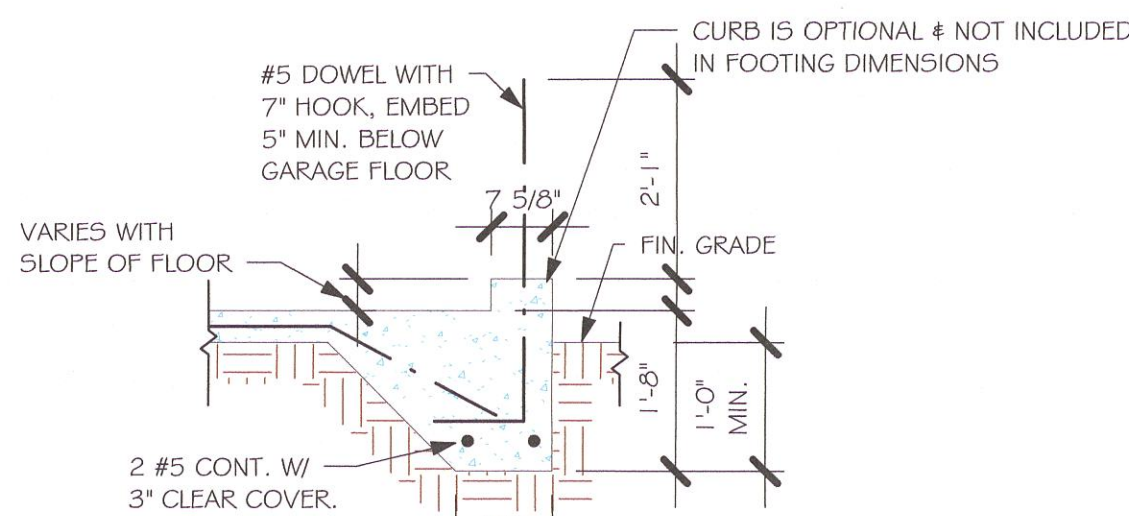
A-6



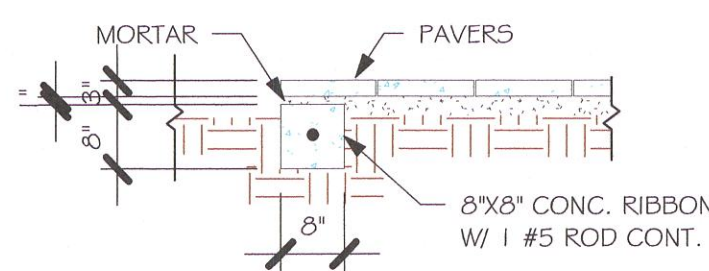
L10-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1389 B-  
W-LANAI MASTERED CAPE CORAL REVIT\1389 BL W LANAI MASTERED CAPE\1389 BL W  
LANAI MASTERED CAPE.rvt



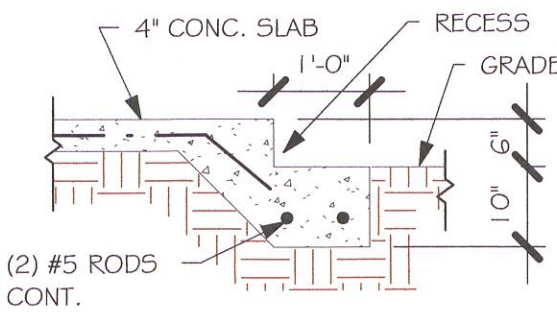
"F3" FOOTING  
1/2" = 1'-0"



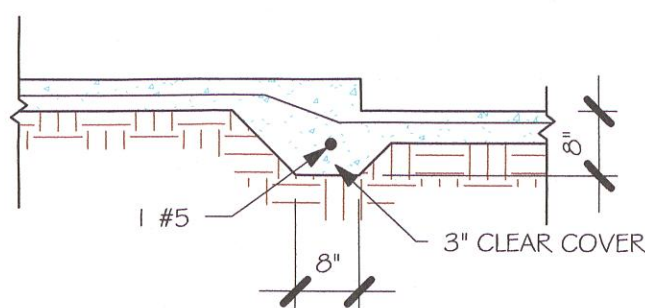
"F3" WITH CURB AT GARAGE  
1/2" = 1'-0"



"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.		REMARKS
					LONG WAY	SHORT WAY	
X	A	2'-6"	2'-6"	1'-0"	3-#5	3-#5	-
	B	3'-0"	3'-0"	1'-0"	4-#5	4-#5	-
	C	3'-6"	3'-6"	1'-0"	4-#5	4-#5	-
	D	4'-0"	4'-0"	1'-2"	5-#5	5-#5	-
	E	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-

WALL FOOTING SCHEDULE					
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING
	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
	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/5-3

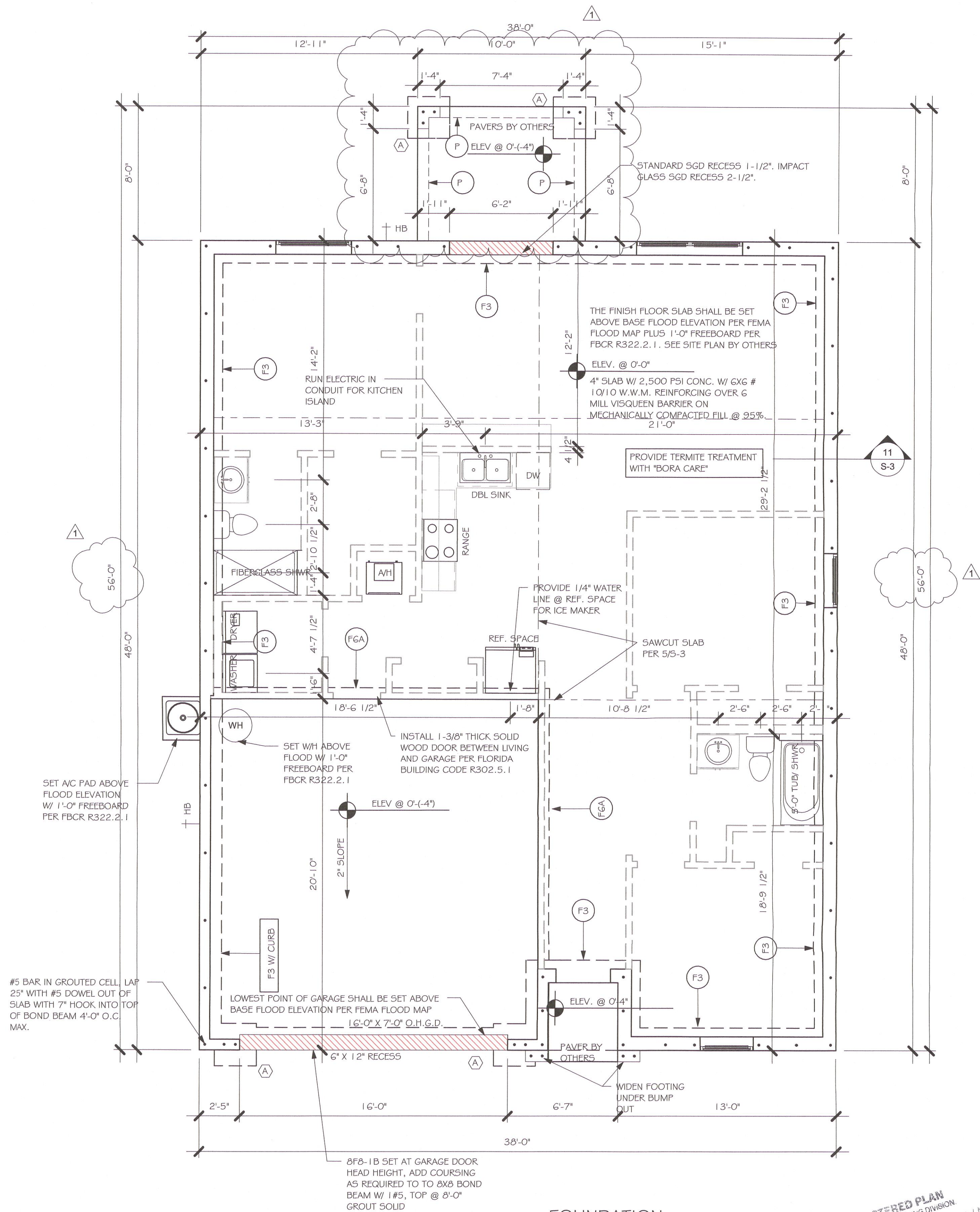
ADD CURBS TO GARAGE, SEE DETAIL

### FOUNDATION PLAN

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

PLAN NOTES:

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



FOUNDATION  
1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

STRUCTURAL ENGINEER  
No. 58552  
STATE OF FLORIDA  
Professional Seal

MASTERED  
# 1389 B CAPE CORAL  
160 MPH, EXPOSURE C  
GARAGE LEFT

DATE: 02/14/19  
DRAWN BY: JSL  
CHECKED BY:  
REVISED: 02/27/19  
PLAN: FOUNDATION PLAN  
SCALE: As indicated  
S-1



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 INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 1Q5-3.

WALL ABOVE WITH BOND BEAM AT TOP

#5 VERTICAL, ABOVE LINTEL ONLY WHERE NOTED ON PLAN

'B' DENOTES 1#5 BOTTOM WITH 7" HOOK EACH END OR EXTEND 24" BEYOND OPENING.

'O' DENOTES "NO REBAR"

GROUT SOLID

8'-0" PRECAST LINTEL

8'-0"-1'B

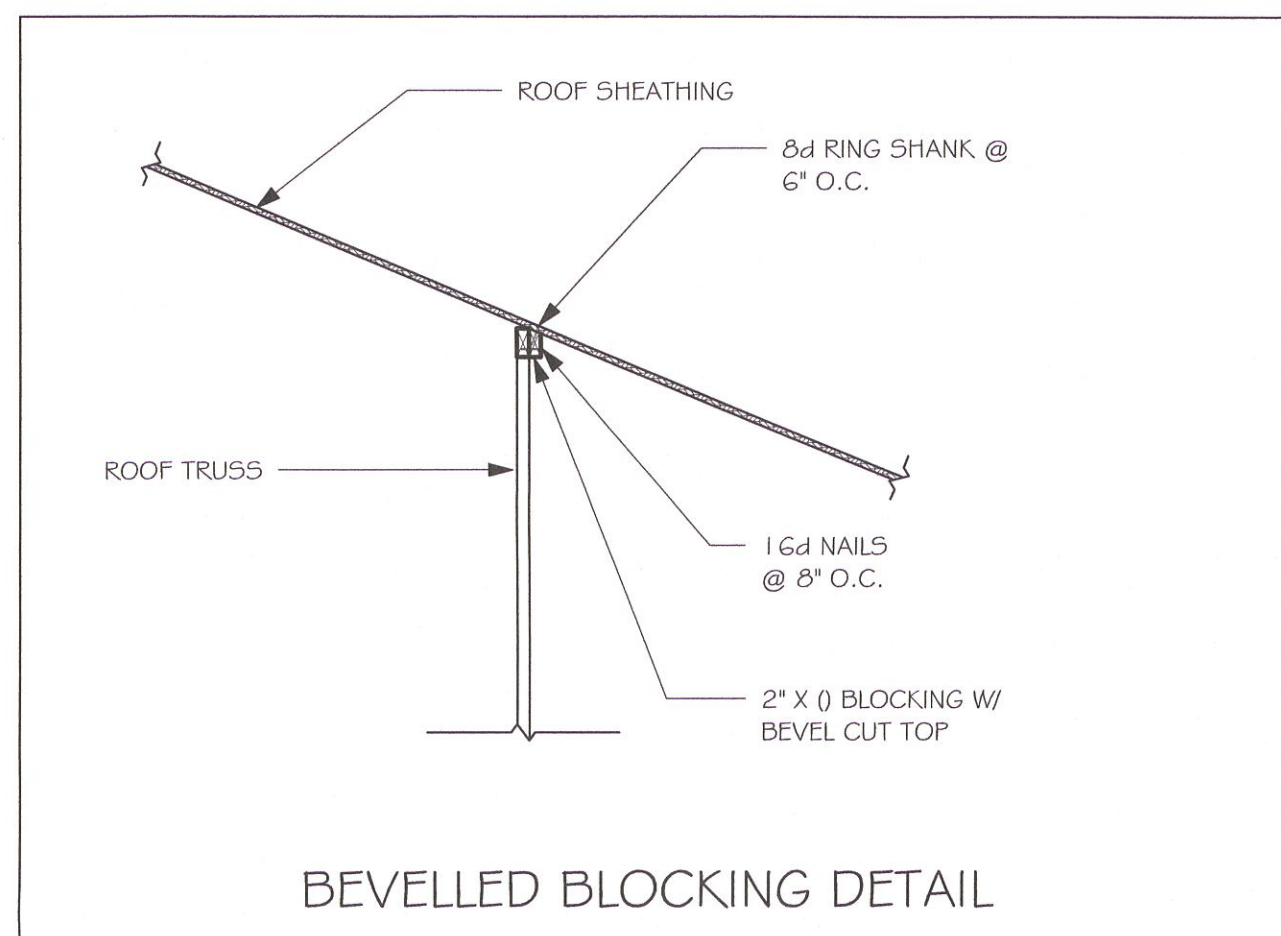
8'-0"-O'D

## PRECAST LINTEL SCHEDULE

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

LINTELS BEAR 4' MIN. EACH END

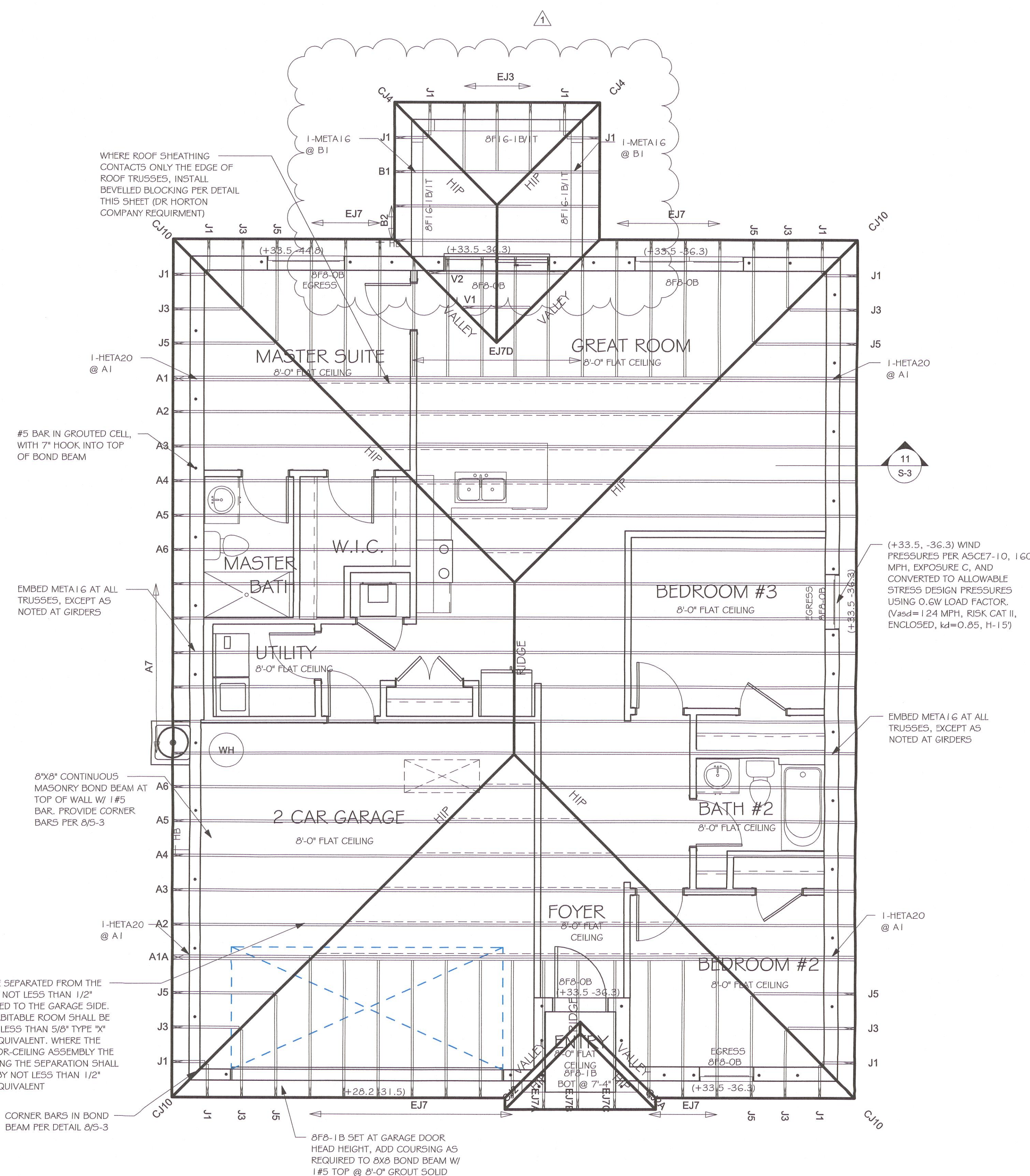
1. ROOF TRUSS BEARING @ 8'-0".
2. ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 5-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE I AND ON 5-3.
5. 8x8-1B etc., DENOTES PRECAST UNTEL ABOVE DOOR WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 6x6 MASONRY BOND BEAM W/ #5 CONTINUOUS, SEE DETAIL I 1/5-3.



THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE 4 ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH 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

CORNER BARS IN BOND BEAM PER DETAIL 8/5-3

8F8-1B SET AT GARAGE DOOR HEAD HEIGHT, ADD COURSING AS REQUIRED TO 8X8 BOND BEAM W/ 1#5 TOP @ 8'-0" GROUT SOLID



MASTERED PLAN  
CAPE CORAL BUILDING DIVISION.  
BY DD DATE 4/10/20  
ALL CONSTRUCTION SHALL BE IN  
COMPLIANCE WITH THE FLORIDA BUILDING  
CODE ALL STATE AND LOCAL CODES. THE  
GRANTING OF A PERMIT DOES NOT ADDRESS  
THE CONTRACTOR OF RESPONSIBILITY TO  
COMPLY WITH ALL CODES AND ORDINANCES.

No.	Description	Date
I	CHANGE FROM 1389 BL TO A 1389 BL W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/19

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
FLORIDA BUILDING CODE 2017 - 6TH EDITION

MASTERED  
# 1389 B CAPE CORAL  
60 MPH, EXPOSURE C      GARAGE LEFT

160 MPH. EXPOSURE C GARAGE LEFT

DATE: 02/14/19

DRAWN BY: JSL

CHECKED BY:

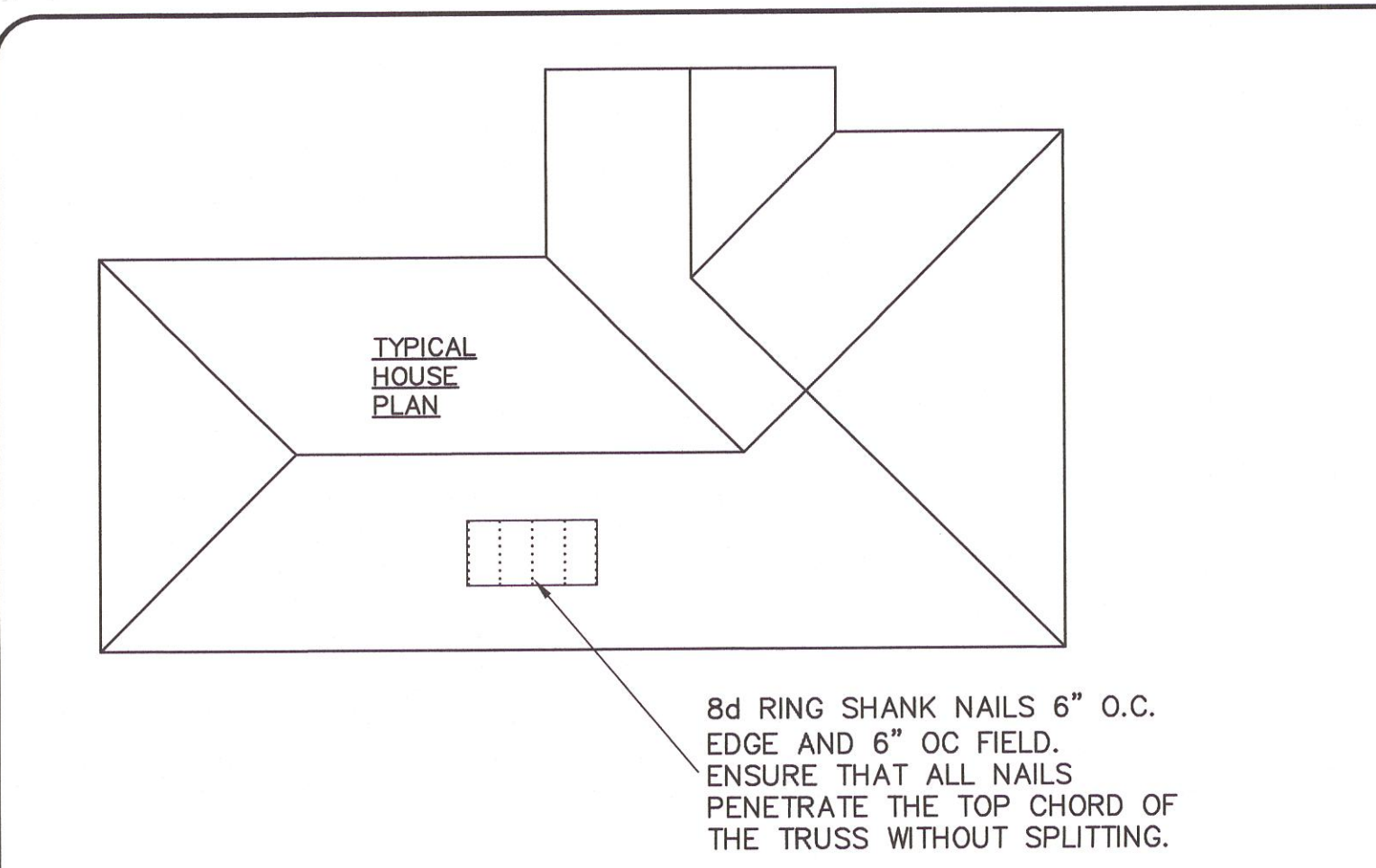
REVISED:  
1 02/27/19

PLAN:  
ROOF FRAMING PLAN

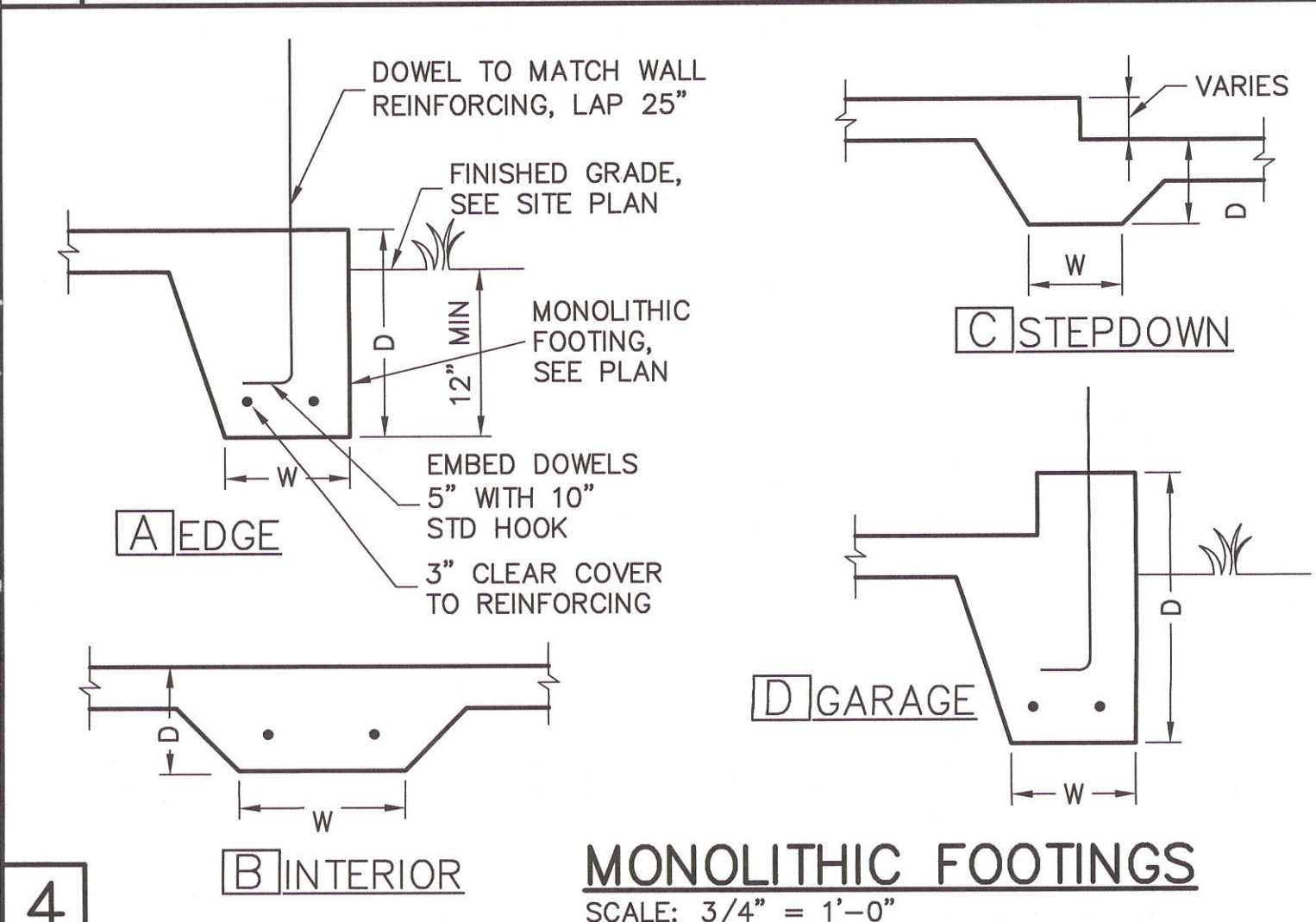
SCALE: As indicated

S-2

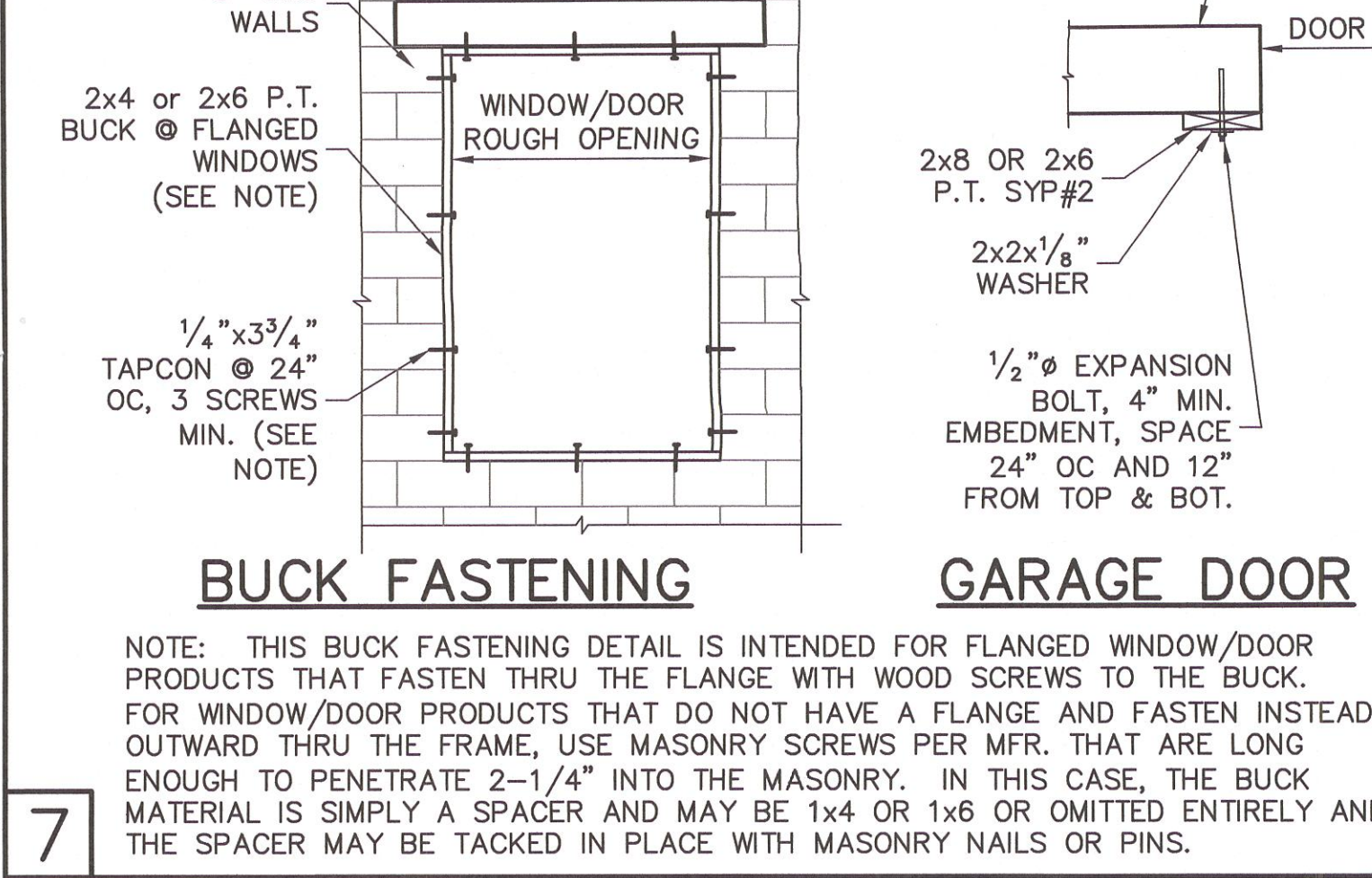




1 ROOF DECK NAILING PATTERN  
SCALE: NTS



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



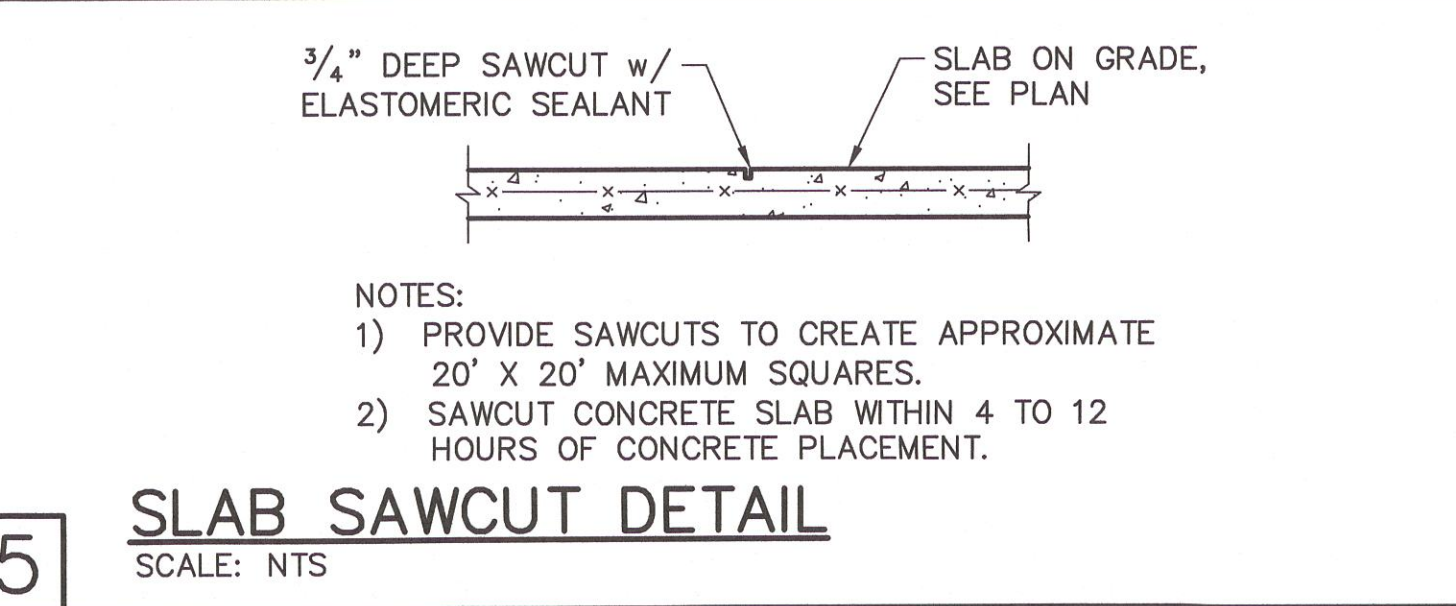
7 BUCK FASTENING  
GARAGE DOOR

RETROFIT STRAPS TO CONCRETE/MASONRY			
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR		
TO 840	1-MTSM16 or 20	7-10dx1 1/8"	4-1/4"x2 1/4" TITEN
TO 1045	1-HTSM16 or 20	8-10dx1 1/8"	4-1/4"x2 1/4" TITEN
TO 2090	2-HTSM16 or 20	8-10dx1 1/8"	4-1/4"x2 1/4" TITEN
TO 4300	2-LGT2	16-16d, 7-1/4"x2 1/4"	TITEN
TO 3480	HTT16	18-16d, 5/8" ALLTHREAD, DRILL & EPOXY 10"	EMBED W/ SIMPSON SET.
TO 10530	HGT-2/3	TWO 3/4" ALLTHREAD, DRILL & EPOXY 12"	EMBED WITH SIMPSON SET.

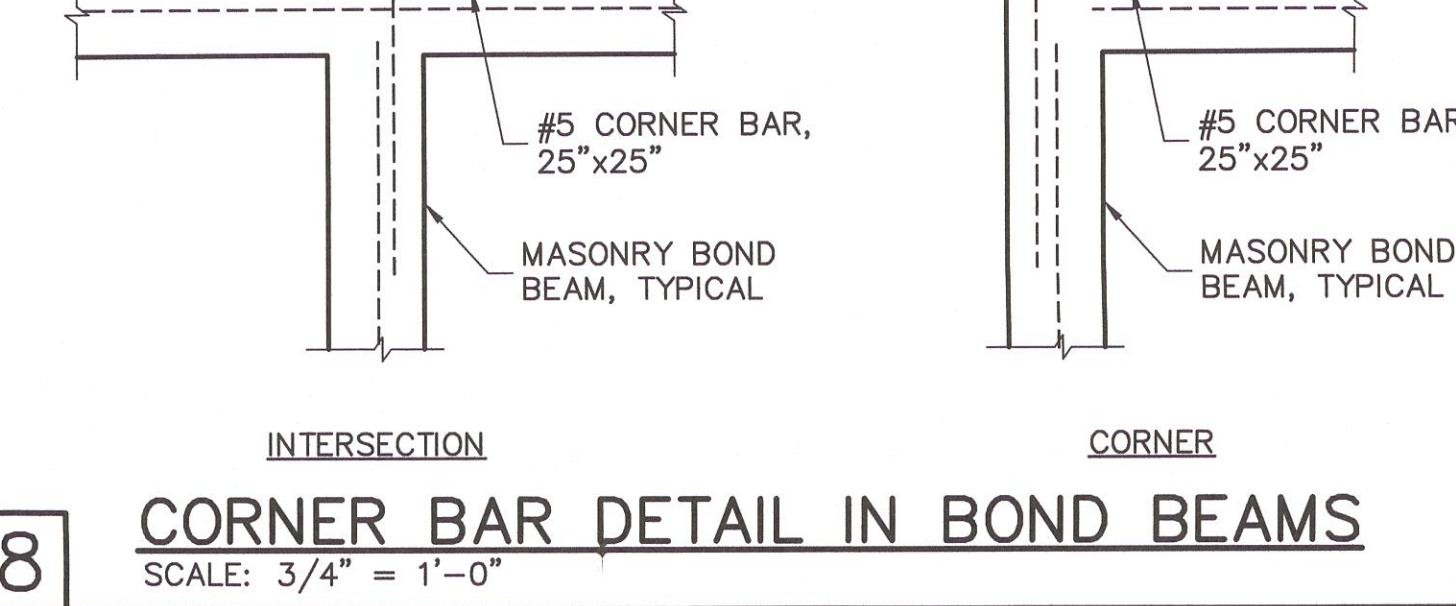
10 RETROFIT UPLIFT CONNECTOR SCHEDULE

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR CEILING AND SOFFIT
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD.  (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED)  (RING SHANK NAILS PER RB03.2.3.1: 0.113" NOMINAL SHANK DIAMETER, RING DIA. OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH)	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 3/8" EXTERIOR GYPBOARD CEILING, FASTEN W/8d NAILS OR 1/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED W/ 6d COMMON @ 6" OC EDGE & FIELD. 3) VINYL OR ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R703.1.2.1.

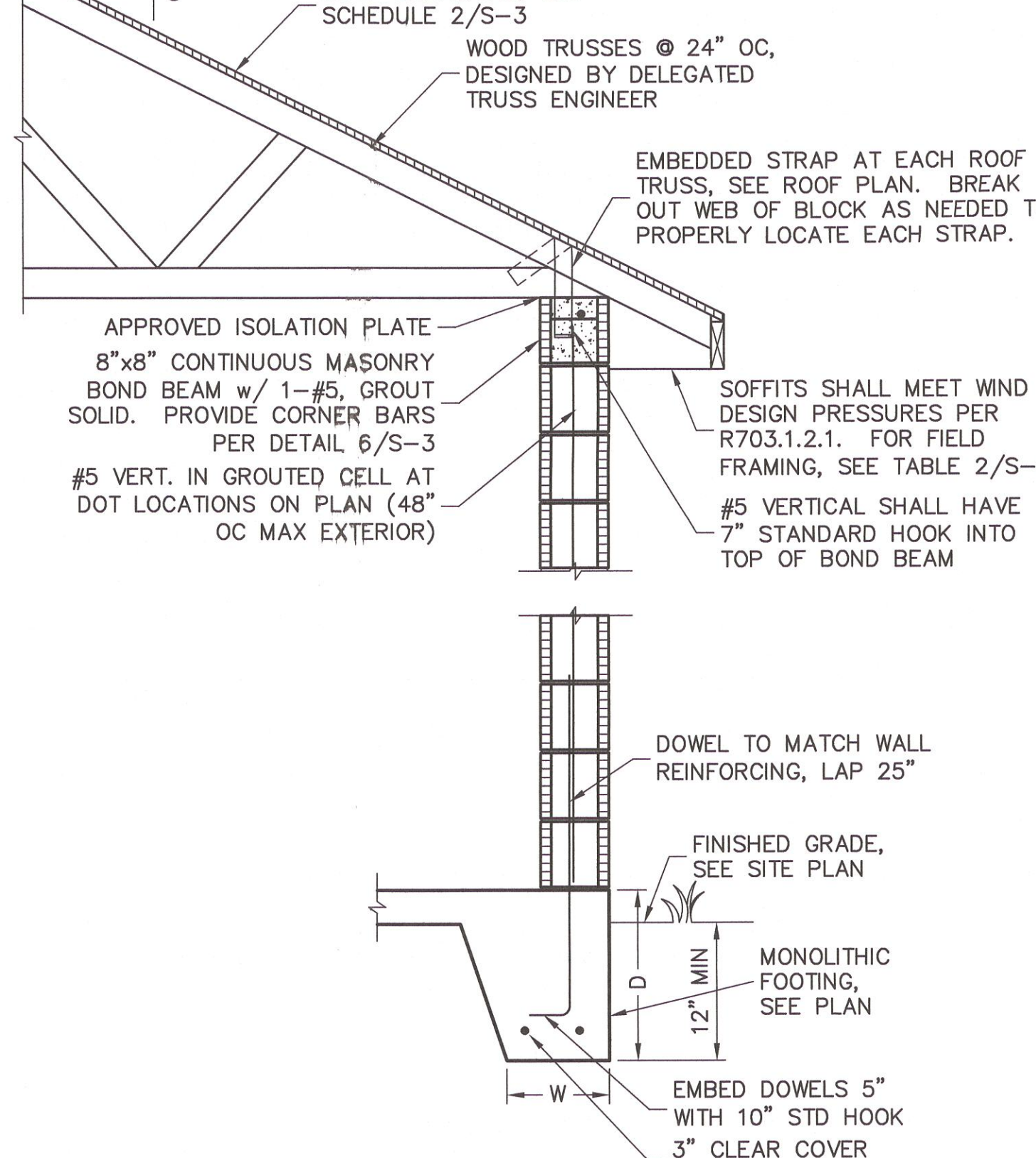
2 NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.



5 SLAB SAWCUT DETAIL  
SCALE: NTS



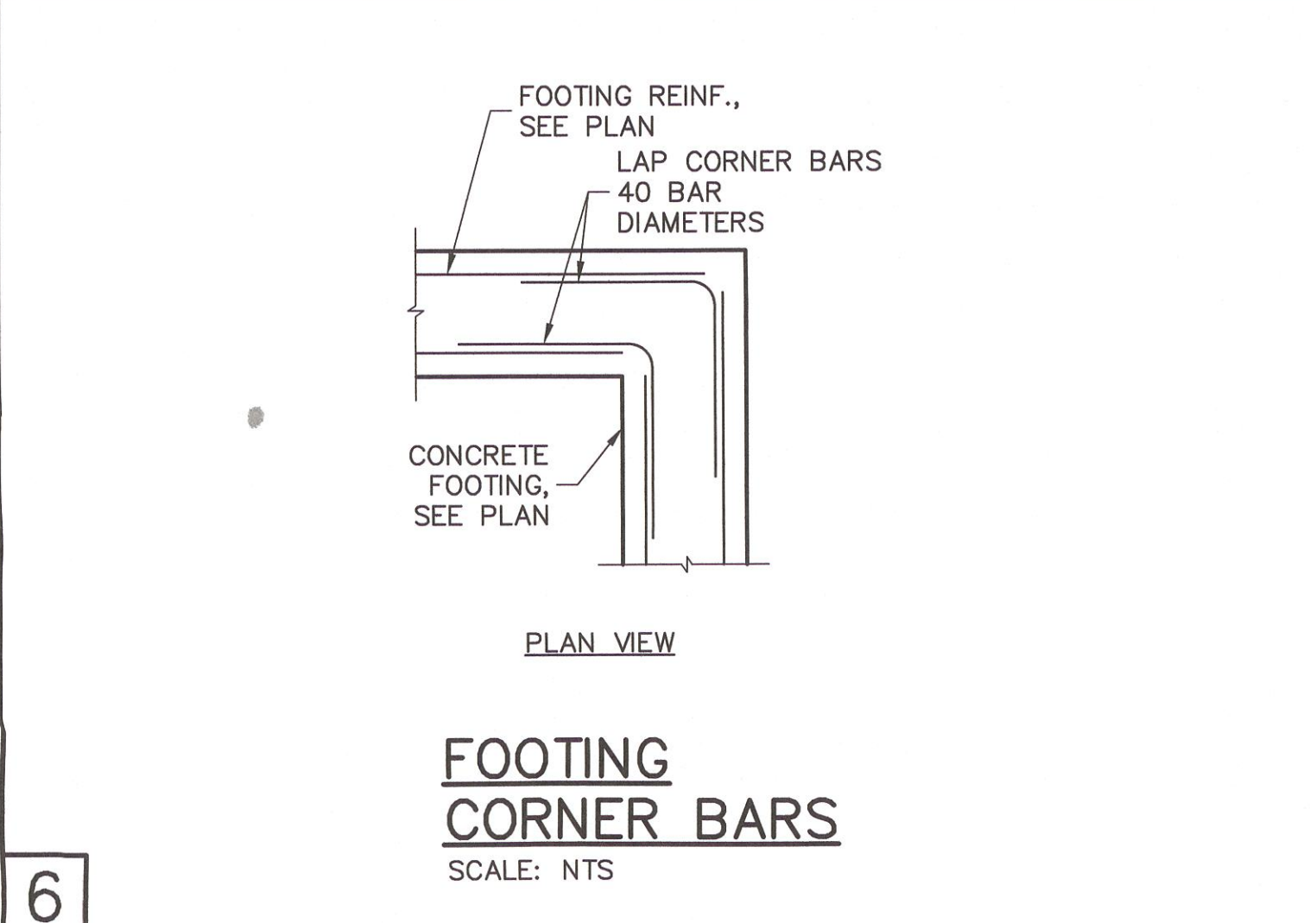
8 CORNER BAR DETAIL IN BOND BEAMS  
SCALE: 3/4" = 1'-0"



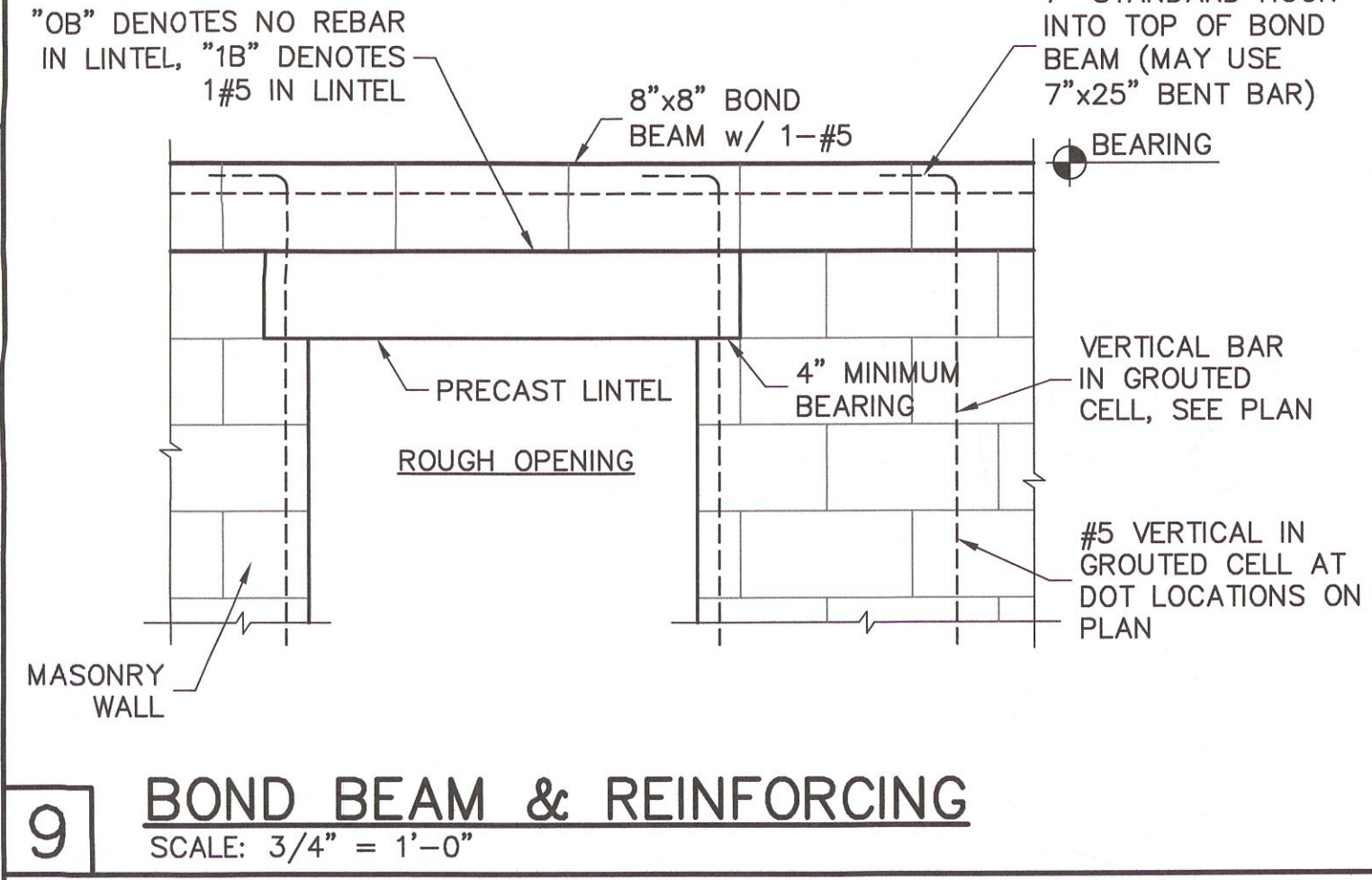
11 FULL HEIGHT WALL SECTION  
SCALE: 3/4" = 1'-0"

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES			
WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=124 MPH, RISK CAT I, ENCLOSED, kd=0.85, h=15')			
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 -33.5		
16' OR 18' GARAGE DOORS	+28.2 -31.5		

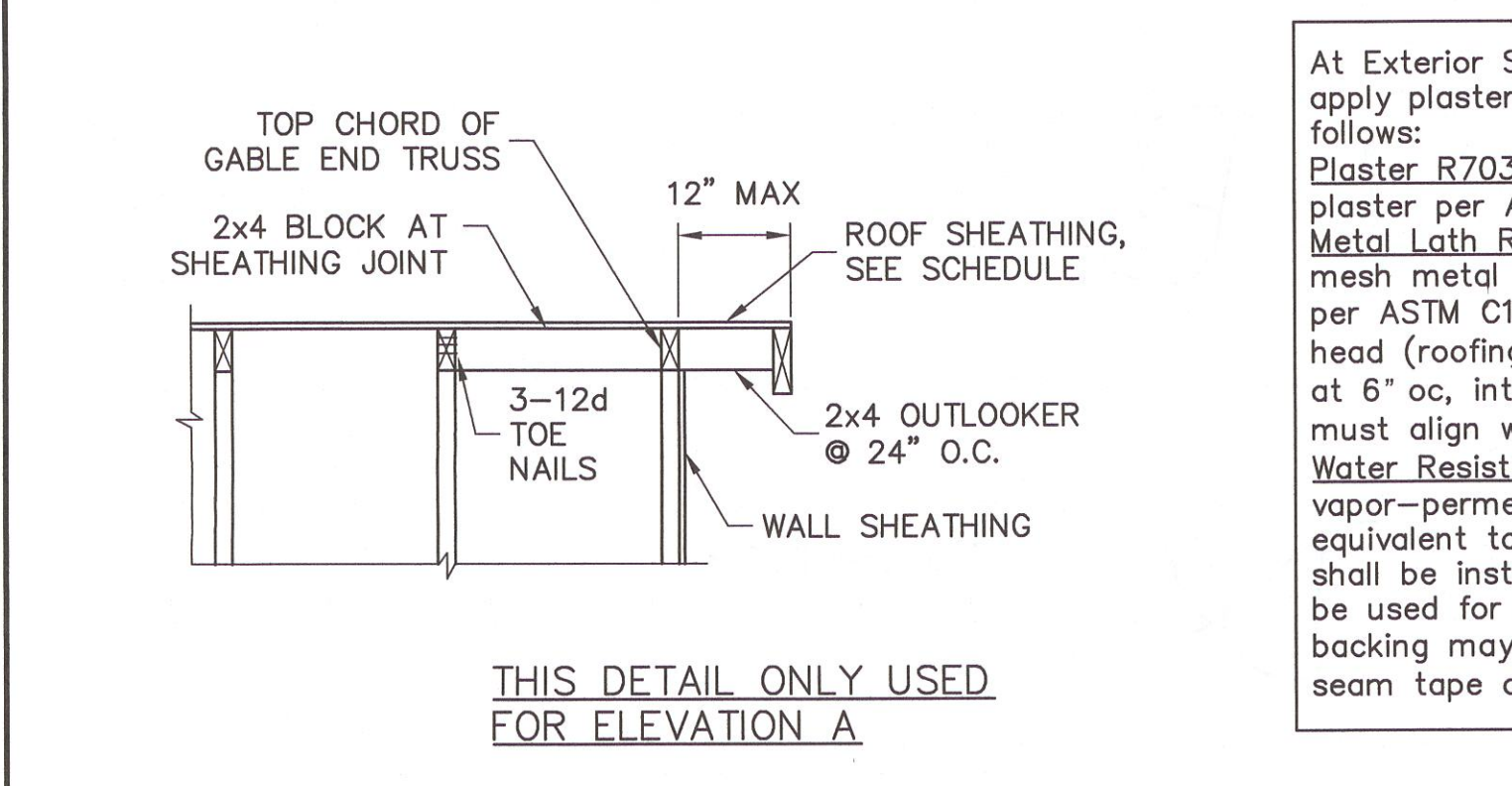
3 WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES



6 FOOTING CORNER BARS  
SCALE: NTS



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



12 OUTLOOKER DETAIL  
SCALE: N.T.S.

DESIGN CRITERIA:  
DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL.

1. FLOOR & ROOF UNIFORM LOADS:  
ROOF: LIVE TOP CHORD 20 PSF  
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)  
SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL  
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF  
DEFLECTION CRITERIA:  
ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:  
WIND DESIGN PER ASCE7-10  
BASIC WIND SPEED (ASCE7-10) 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, SEE TABLE IN DETAIL 3  
SOFFITS - PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS.

3. REINFORCED CONCRETE:  
DESIGN AS PER ACI 318-14  
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:  
SLAB ON GRADE f'c = 2500 PSI  
3/4" MINIMUM THICKNESS REINFORCED WITH 6x6 w/1.4xw1.4 WMF 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 1 1/2"  
BEAMS 1 1/2"  
COLUMNS 1 1/2"  
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.  
REINFORCING STEEL - ASTM A615 GRADE 40 FOR #3  
GRADE 60 FOR #4 TO #11  
WELDED WIRE FABRIC - ASTM A185  
SPICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.  
FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.

4. REINFORCED MASONRY:  
DESIGN PER ACI 530-13  
REQUIRED COMPRESSIVE STRENGTHS:  
MASONRY WALLS f'm = 1500 PSI  
REINFORCING STEEL - ASTM A615 GRADE 60  
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.  
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.

5. DELEGATED-ENGINEERED WOOD ROOF TRUSSES:  
ALL WOOD ROOF TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15-31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.

6. FOUNDATION:  
CONVENTIONAL SHALLOW CONCRETE FOOTINGS  
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.

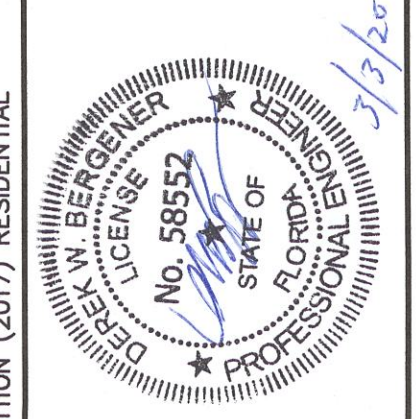
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

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.

REVISIONS	BY
02/27/20	DWB

STRUCTURAL ENGINEERING:  
STRUCTURAL SYSTEMS OF NORTH FLORIDA  
1834 SE 47TH STREET, SUITE #3  
CORAL GABLES, FL 33134  
(239) 549-4554  
CA# 8829



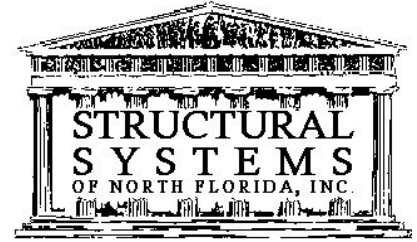
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL

BUILDER:  
D.R. HORTON  
America's Builder

STRUCTURAL DETAILS  
MODEL 1389 B w/ LANAI  
MASTER PERMIT  
160 MPH, EXPOSURE C  
FLORIDA

DESIGN/DRAWN DWB/DWB
CHECKED DWB
DATE 02/07/19
SCALE VARIES
JOB NO. DRI0702
SHEET S-3
SHEET 3 OF 3





May 18, 2020

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

**RE:** AUTHORIZATION LETTER FOR MASTER PERMIT B20-06954  
Model 1389 B Left  
Subdivision: Gator Circle Spot Lots, Lots 11-12, Block 5663  
2310 N.E. 36th Street, Cape Coral, Florida

This letter is to authorize DR Horton to obtain a building permit for the above referenced address based on Master Permit plans B20-06954.

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.

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

Sincerely,

Structural Engineer of Record  
Derek Bergener, PE 58552

