

September 21, 2020

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

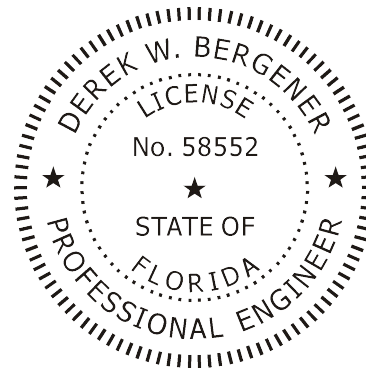
RE: AUTHORIZATION LETTER FOR MASTER PERMIT B20-06949
Model 1499 A Right
Subdivision: Gator Circle Spot Lots, Lots 36-38 BLK 5739
4157 NE 16th Avenue, Cape Coral, Florida

This letter is to authorize DR Horton to obtain a building permit for the above referenced address based on Master Permit plans B20-06949.

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

Sincerely,

Structural Engineer of Record
Derek Bergener, PE 58552



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.



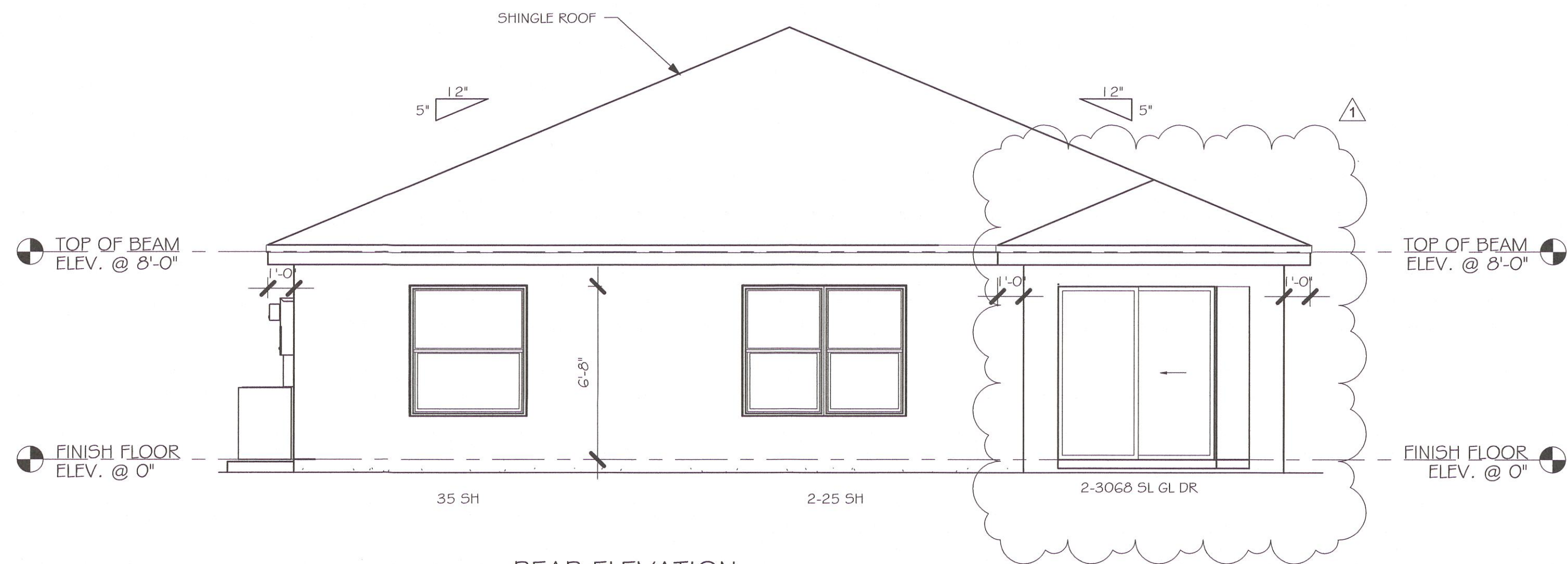
Product Approvals Code Version 2017

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

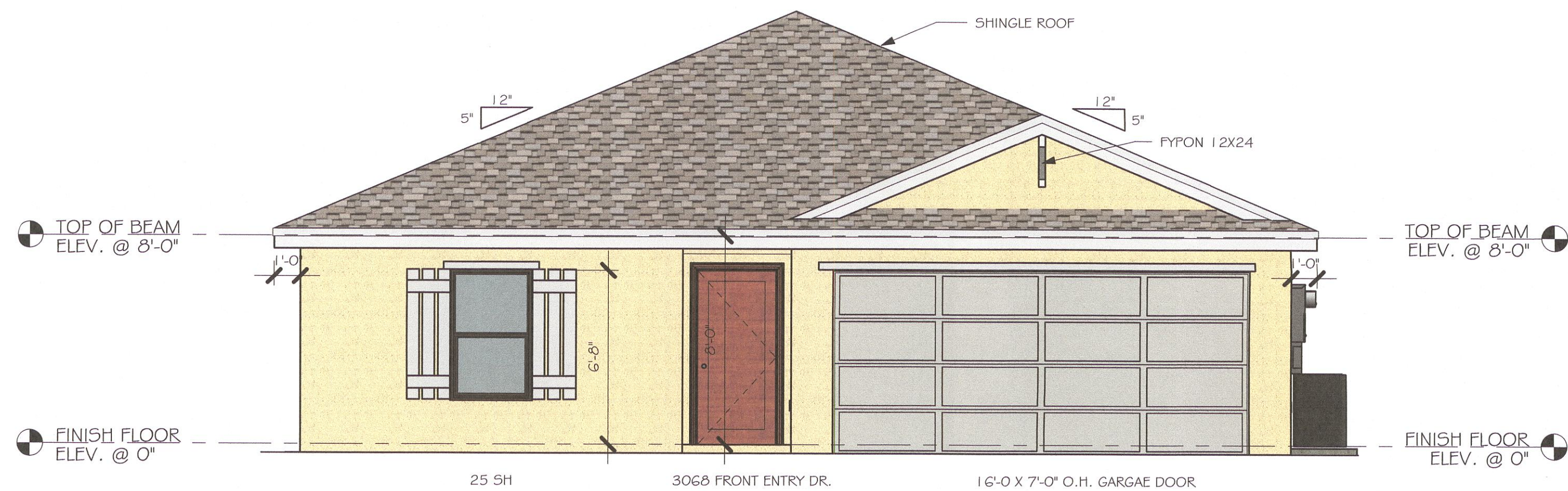
10541 Six Mile Cypress
Fort Myers, FL 33966
(239) 225-2600 Phone
(239) 225-2601 Fax
3/5/2020 8:47:18 AM

MASTERED PLAN
CAPE CORAL BUILDING DIVISION.
BY Det DATE 4/13/20
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.

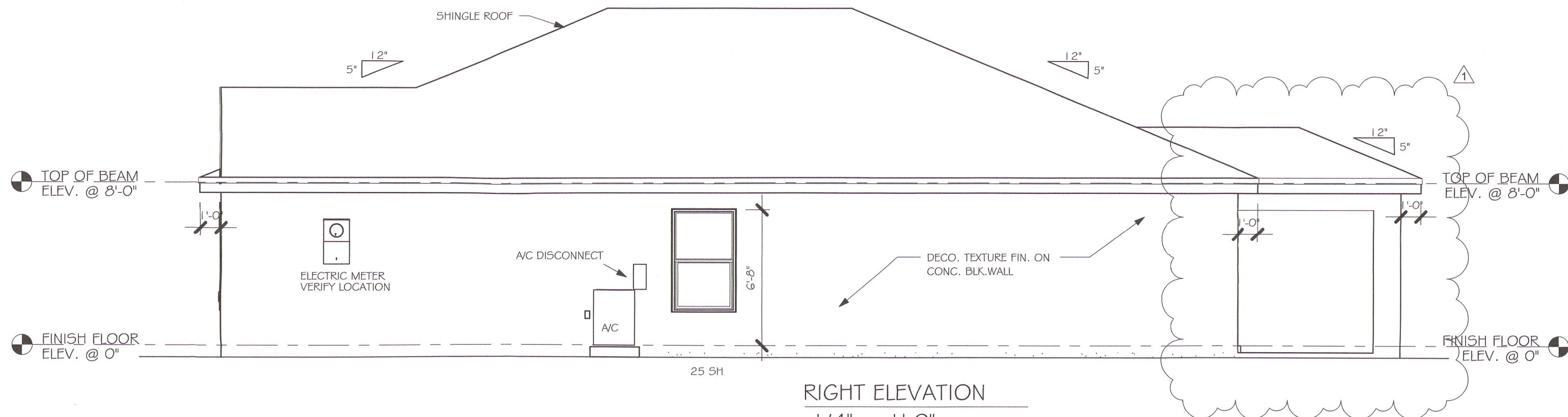
L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI MASTERED CAPE CORAL REVIT\1499 AR W LANAI MASTERED CAPE 1499 AR
W-LANAI MASTERED CAPE CORAL



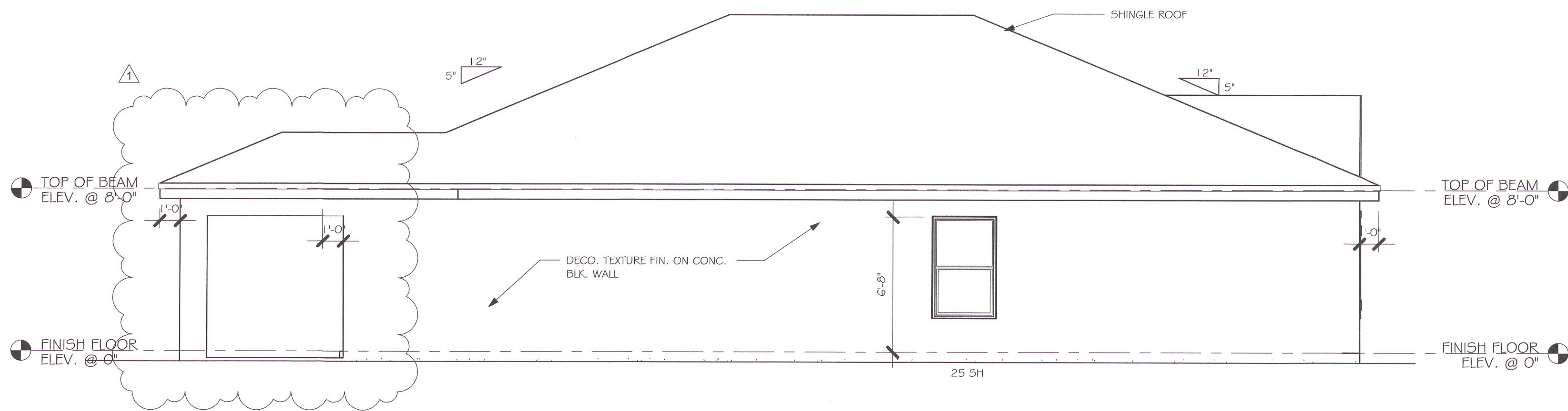
REAR ELEVATION
1/4" = 1'-0"



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



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



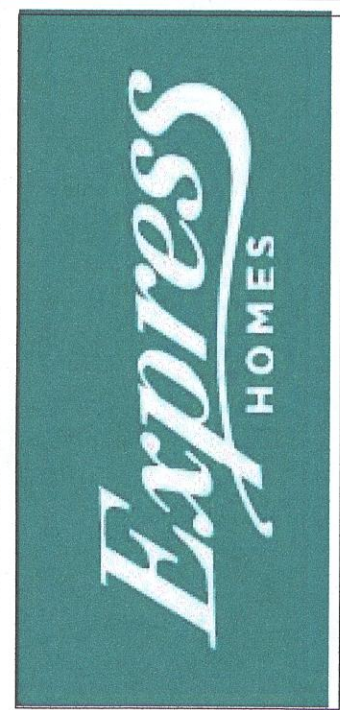
LEFT ELEVATION
1/4" = 1'-0"

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE: 02/27/20
BY: JSL
ALL CONSTRUCTION SHALL BE IN
COMPLIANCE WITH THE FLORIDA BUILDING
CODE, ALL STATE AND LOCAL ORDINANCES. THE
DRAWING IS A LEGAL INSTRUMENT AND THE
SIGNATURE OF THE DESIGNER IS REQUIRED TO
COMPLY WITH ALL CODES AND ORDINANCES.

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

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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

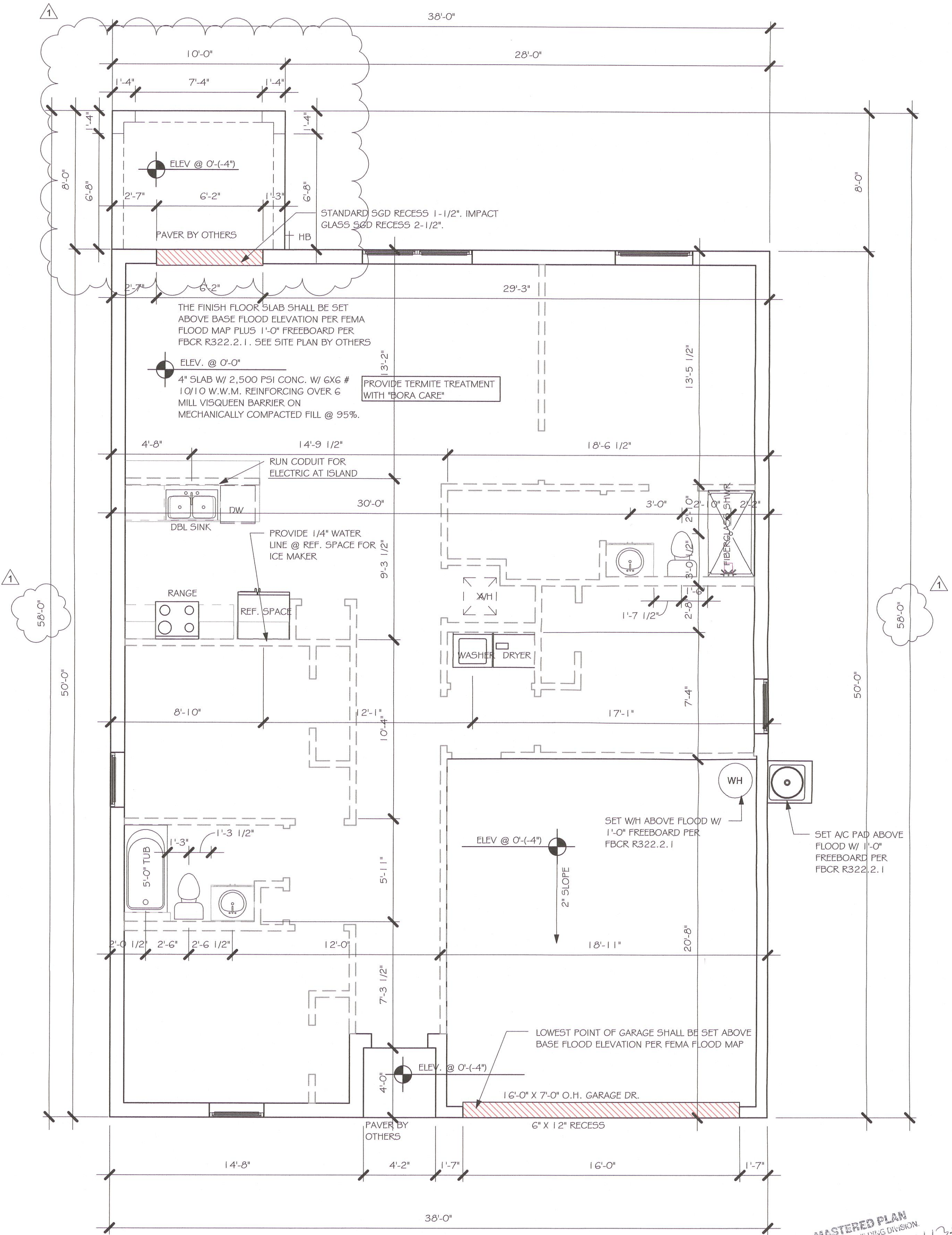
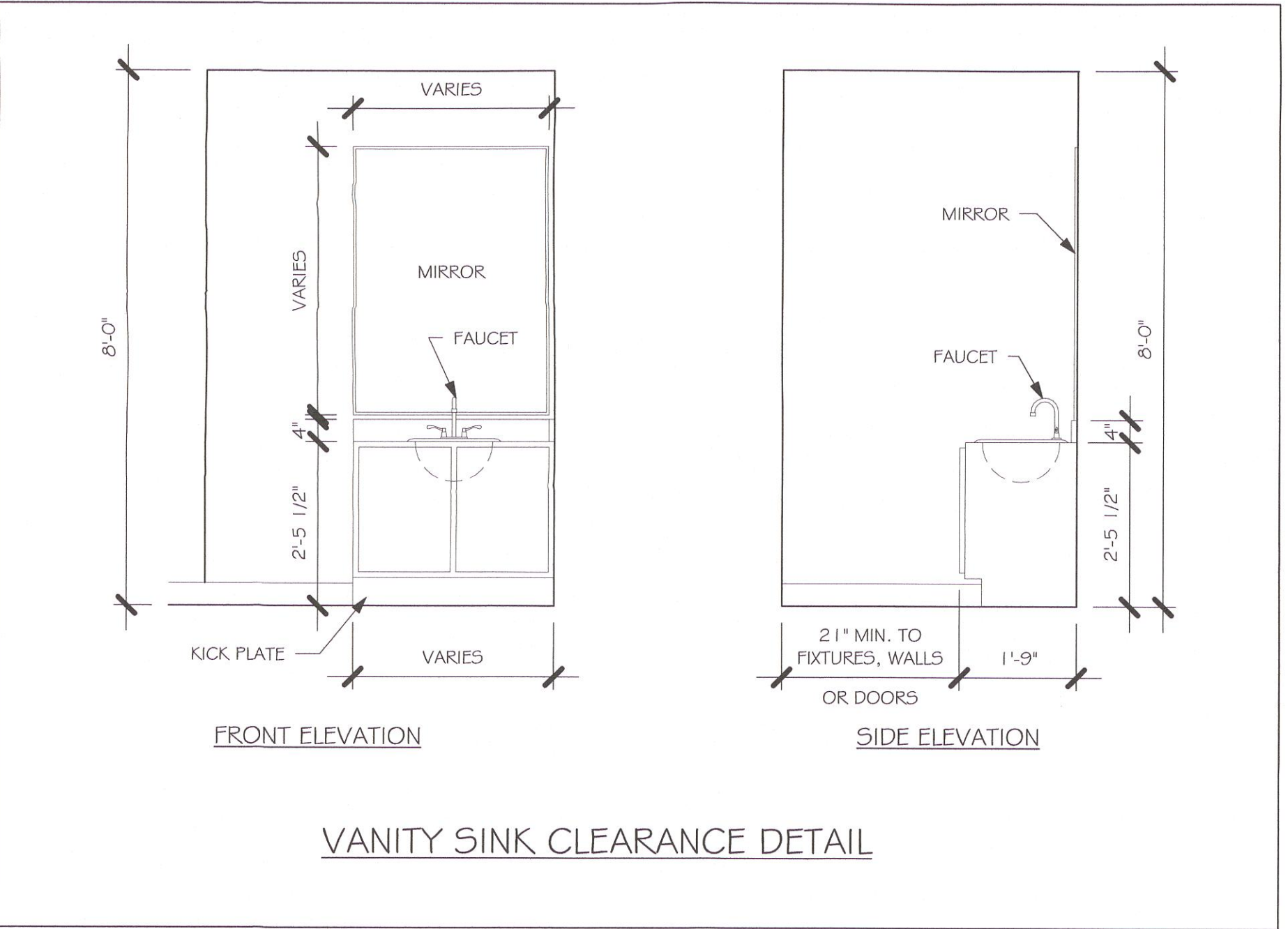
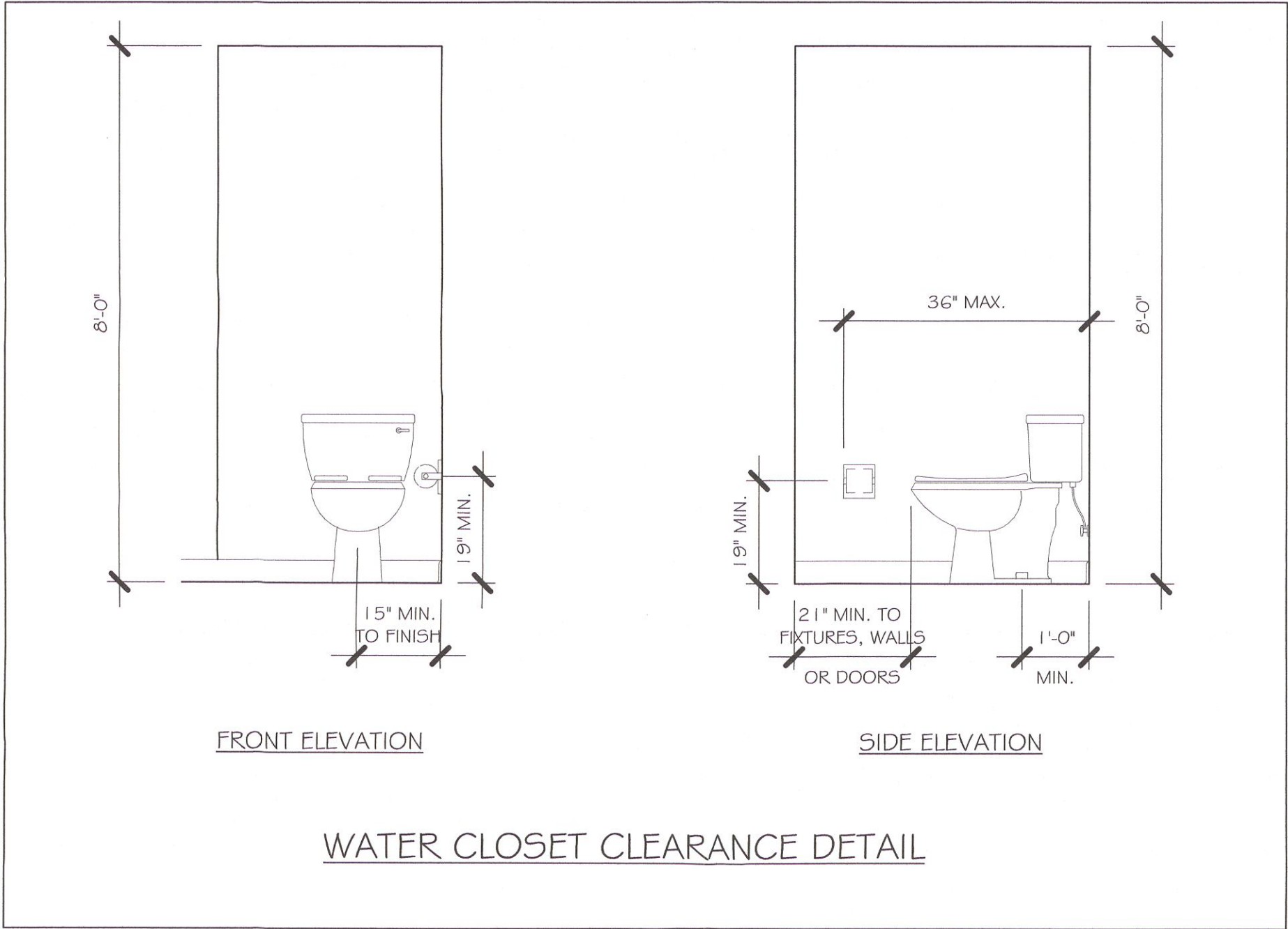


Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

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

DATE:	02/19/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/20
PLAN:	ELEVATION
SCALE:	1/4" = 1'-0"
A-1	

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



SLAB PLUMBING		
No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY: *De* DATE: 4/27/20
ALL CONSTRUCTION SHALL BE IN
COMPLIANCE WITH THE FLORIDA BUILDING
CODE 2017 AND LOCAL CODES. THE
OWNER SHALL BE RESPONSIBLE FOR
THE CONTRACTOR'S RESPONSIBILITY TO
APPLY WITH ALL CODES AND ORDINANCES.

MASTERED

#1499 A CAPE CORAL

160 MPH, EXPOSURE C

GARAGE RIGHT

DATE: 02/19/19

DRAWN BY: JSL

CHECKED BY:

REVISED: 02/27/20

PLAN: SLAB & PLUMBING

SCALE: As indicated

A-2

L:\10-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODEL\511499 A-
W-LANAI MASTERED CAPE CORAL REVIT\1499 AR W-LANAI MASTERED CAPE\1499 AR
W-LANAI MASTERED CAPE.rvt

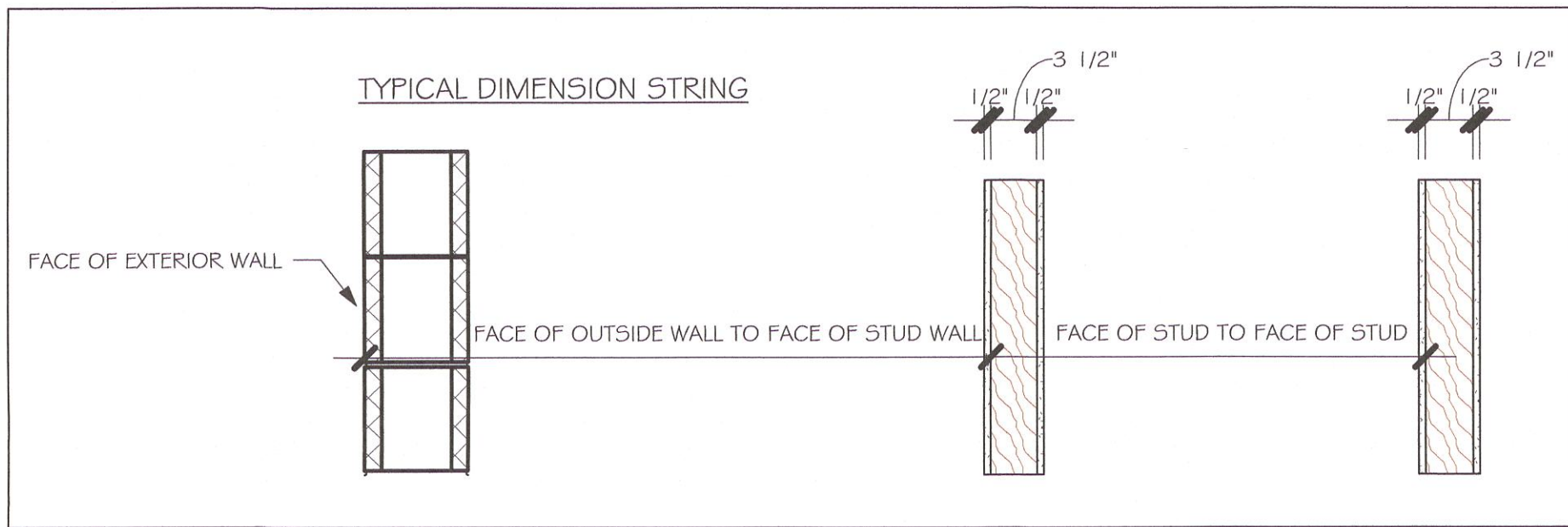
DOOR SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COUNT
1	3068 ENTRY	DISTINCTION	6'-8"	3'-0"	1
2	2-3068 SL. GL. DR.	DISTINCTION	6'-8"	6'-0"	1
3	16080 OHGD	GARAGE	7'-0"	16'-0"	1

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

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

PLAN NOTES	
1)	VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
2)	PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
3)	PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
4)	NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
5)	PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
6)	KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
7)	INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
8)	WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
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 1/2" 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
10)	INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.1.5.
11)	ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 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.

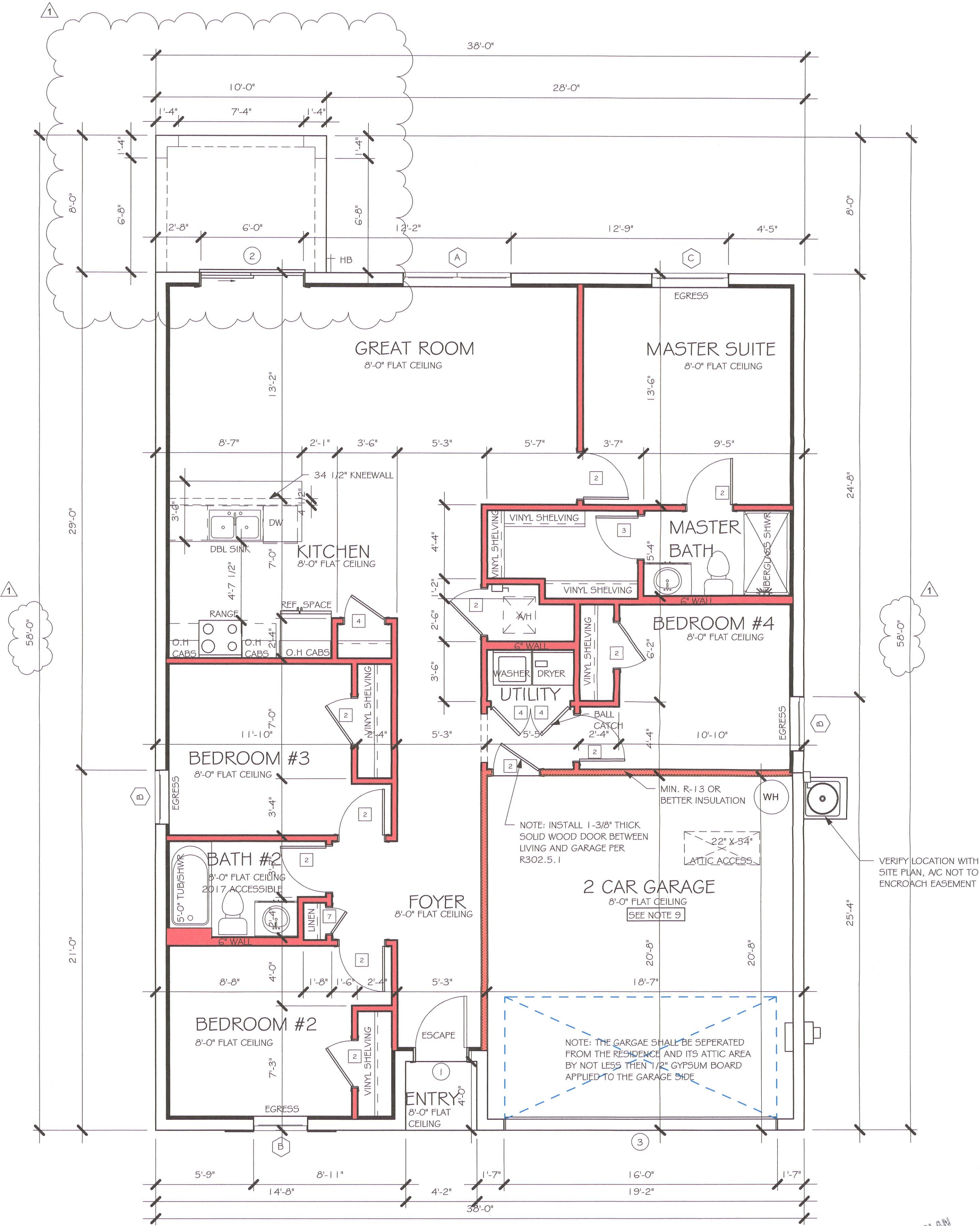
CABINET BACKING		
KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE



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

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

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



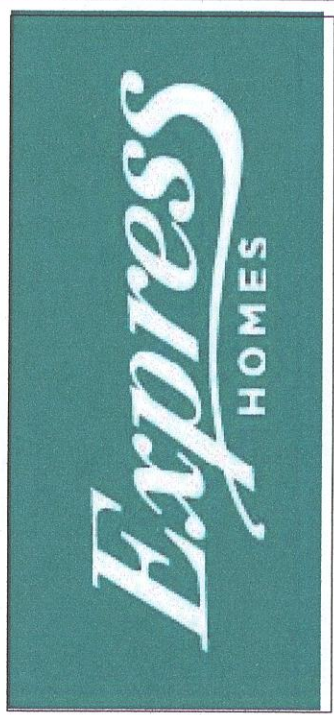
FLOOR PLAN

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE 4/13/20
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND STATE AND LOCAL ORDINANCES. THE OWNER, CONTRACTOR AND RESIDENTS SHALL COMPLY WITH ALL CODES AND ORDINANCES.

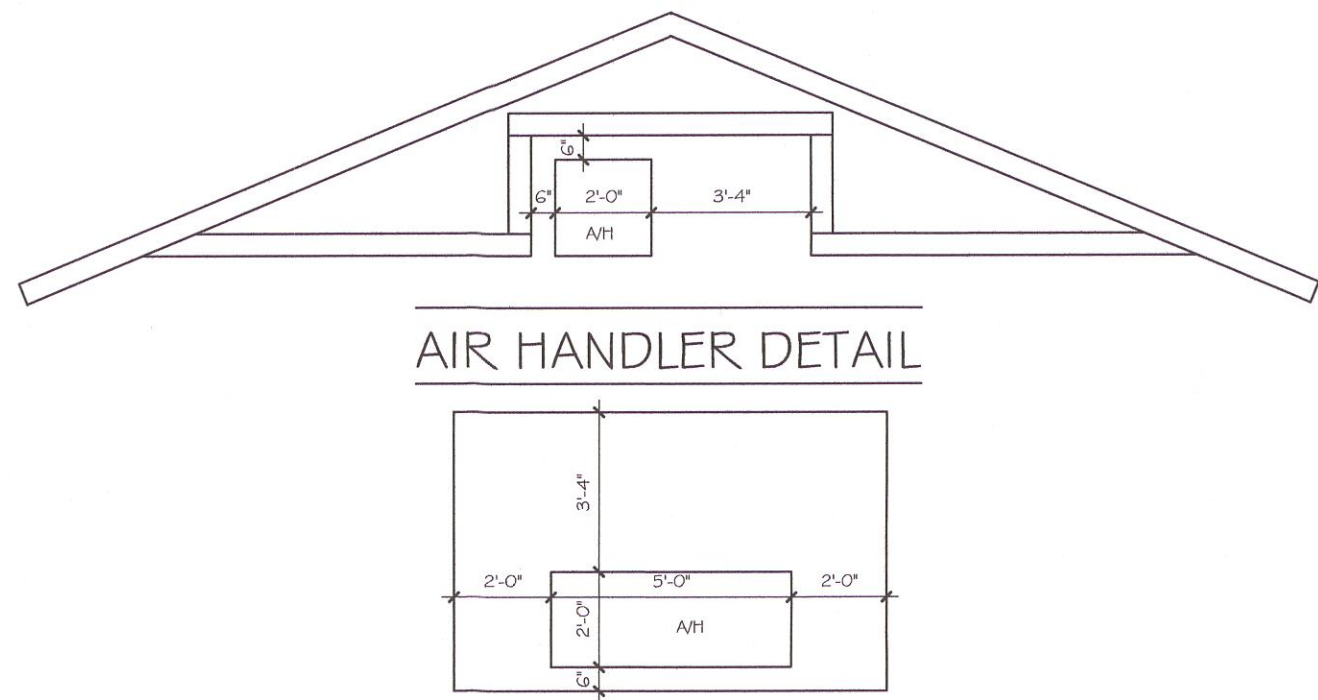


Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

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

DATE:	02/19/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/20
PLAN:	FLOOR
SCALE:	As indicated
A-3	

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



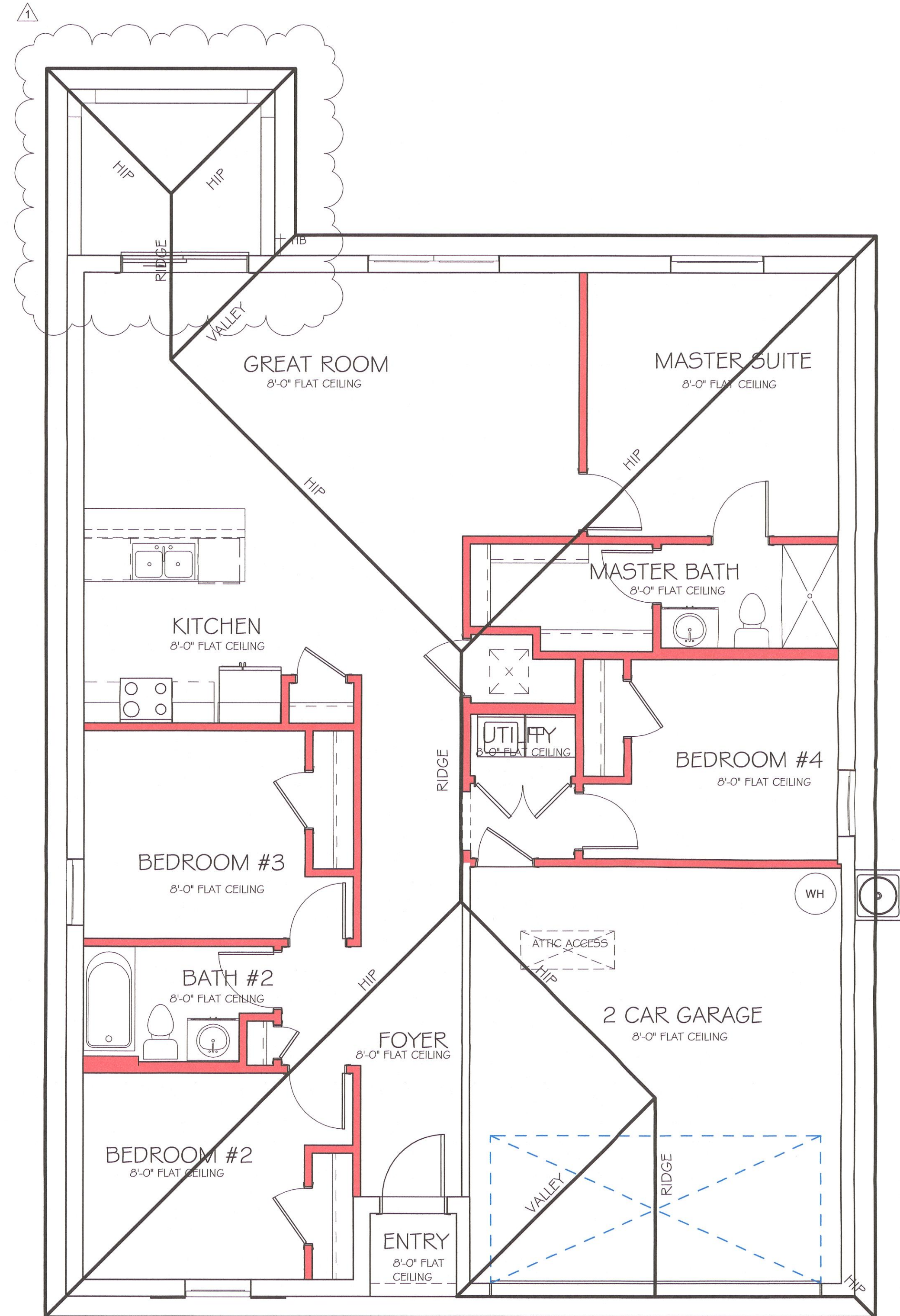
MODEL 1499 A: ATTIC VENTILATION FBCR R806

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			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQD AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	2060.0 SQ. FT.	180.0 SQ. FT.	13.87 SQ.FT.	7.71%	8.13%	~ SQ. FT.	-	~%
SOFFIT ONLY QUALIFIES			ROOF VENTS ARE NOT REQUIRED					
SOFFIT MODEL			ROOF VENT MODEL					
ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			22-3/8" BASE 32" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR					

BEARING HEIGHT

= BEARING @ 8'-0"



ROOF PLAN

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
BY DLE DATE 4/3/20
ALL CONSTRUCTION SHALL BE IN
CONFORMANCE WITH THE FLORIDA BUILDING
CODE, 1991 EDITION AND LOCAL ORDINANCES.
GRANTING OF A CHANGEOVER NOTICE
THE CONTRACTOR OF RECORD SHALL BE
COMPLY WITH ALL CODES AND ORDINANCES.

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

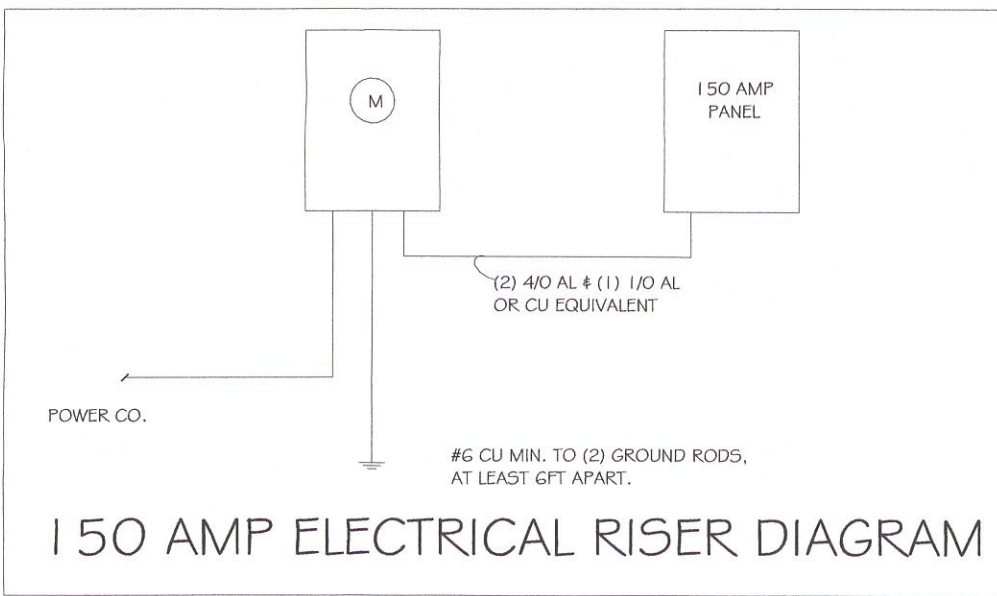
MASTERED
#1499 A CAPE CORAL
160 MPH, EXPOSURE C GARAGE RIGHT

DATE: 02/19/19
DRAWN BY: JSL
CHECKED BY:
REVISED: 02/27/20
PLAN: ROOF
SCALE: As indicated

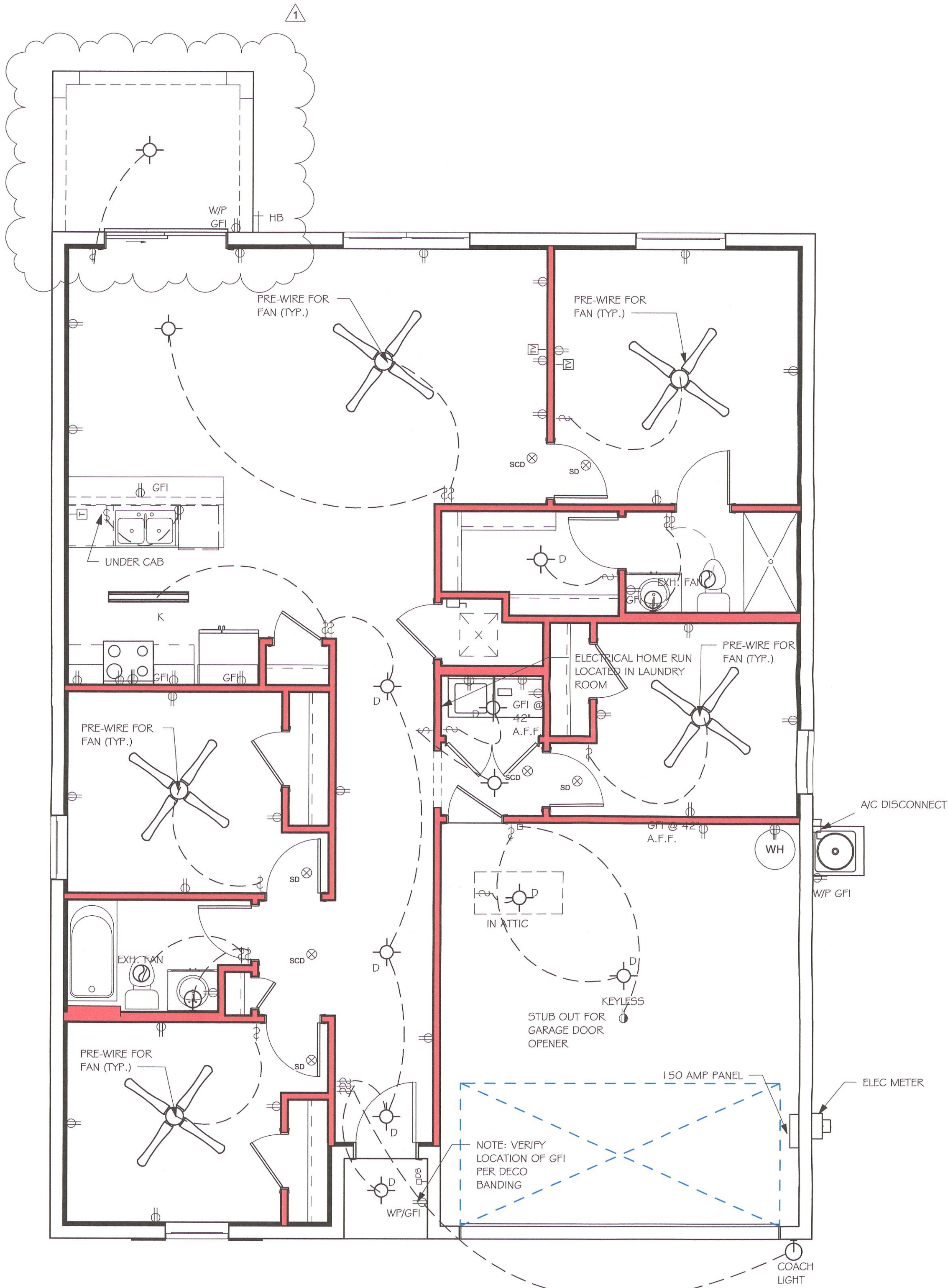
A-4

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-
W-LANAI MASTERED CAPE CORAL\REVIT\1499 AR W LANAI MASTERED CAPE\1499 AR
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 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 FLOOD ELEVATIONS PLUS 1'-0" FREEBOARD. ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFI'S. INSTALL PHONE AND T.V. PER CONTRACT. INSTALL ALL ELECTRICAL PER NEC 2014	



ELECTRICAL PLAN		
150 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(X)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(9)	(110" MUSHROOMS)
E	(2)	(24" 3 LT)
F	(X)	(36" LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	
J	(X)	(J BOX)
K	(1)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(SLT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE
BY
ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE FLORIDA BUILDING
CODE AND LOCAL ORDINANCES AND
SHALL BE IN ACCORDANCE WITH THE
LATEST EDITION OF THE INTERNATIONAL
BUILDING CODE AND COMMERCIAL

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

MASTERED

#1499 A CAPE CORAL

160 MPH, EXPOSURE C

GARAGE RIGHT

DATE: 02/19/19

DRAWN BY: JSL

CHECKED BY:

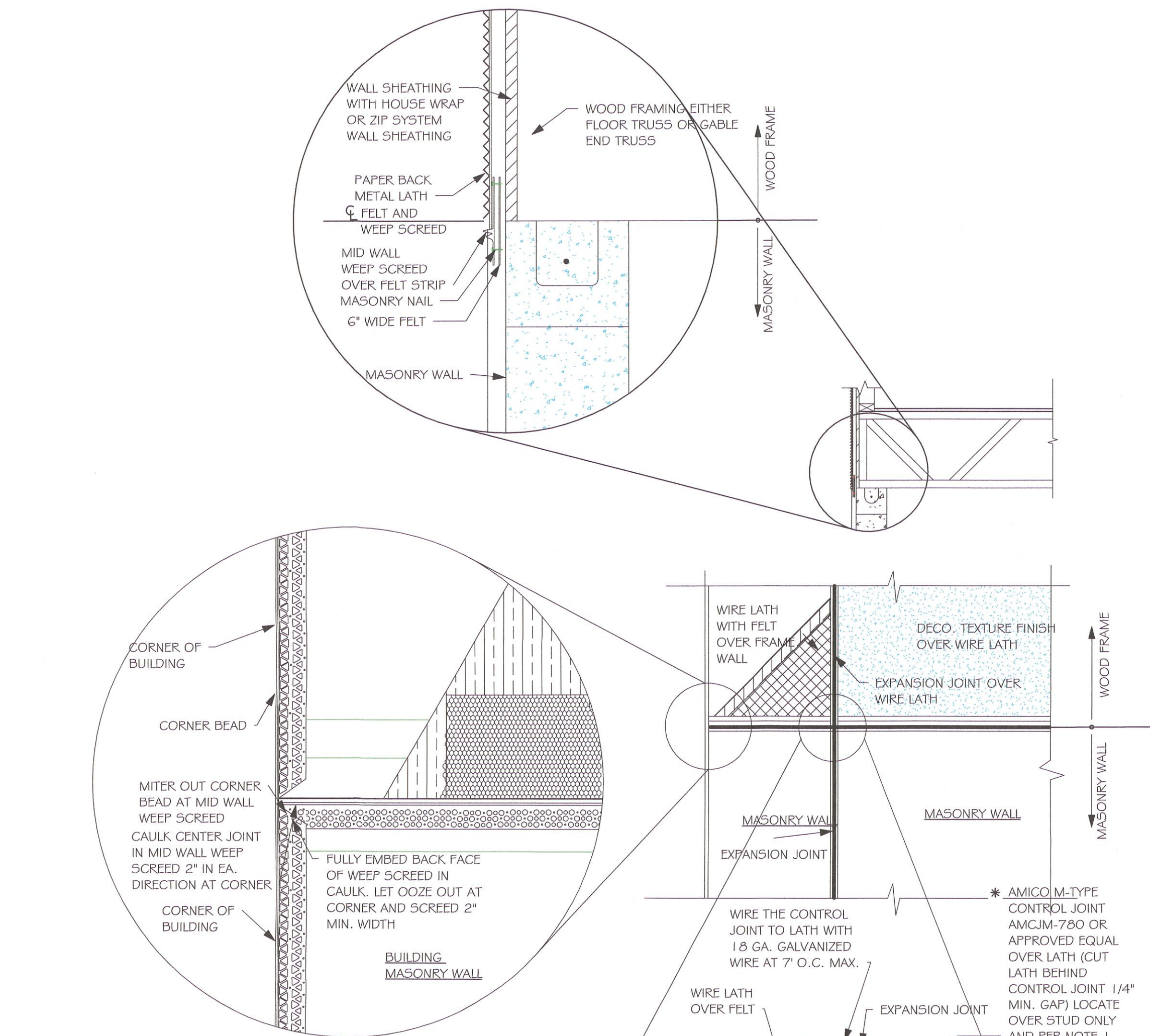
REVISED: 1 02/27/20

PLAN: ELECTRICAL

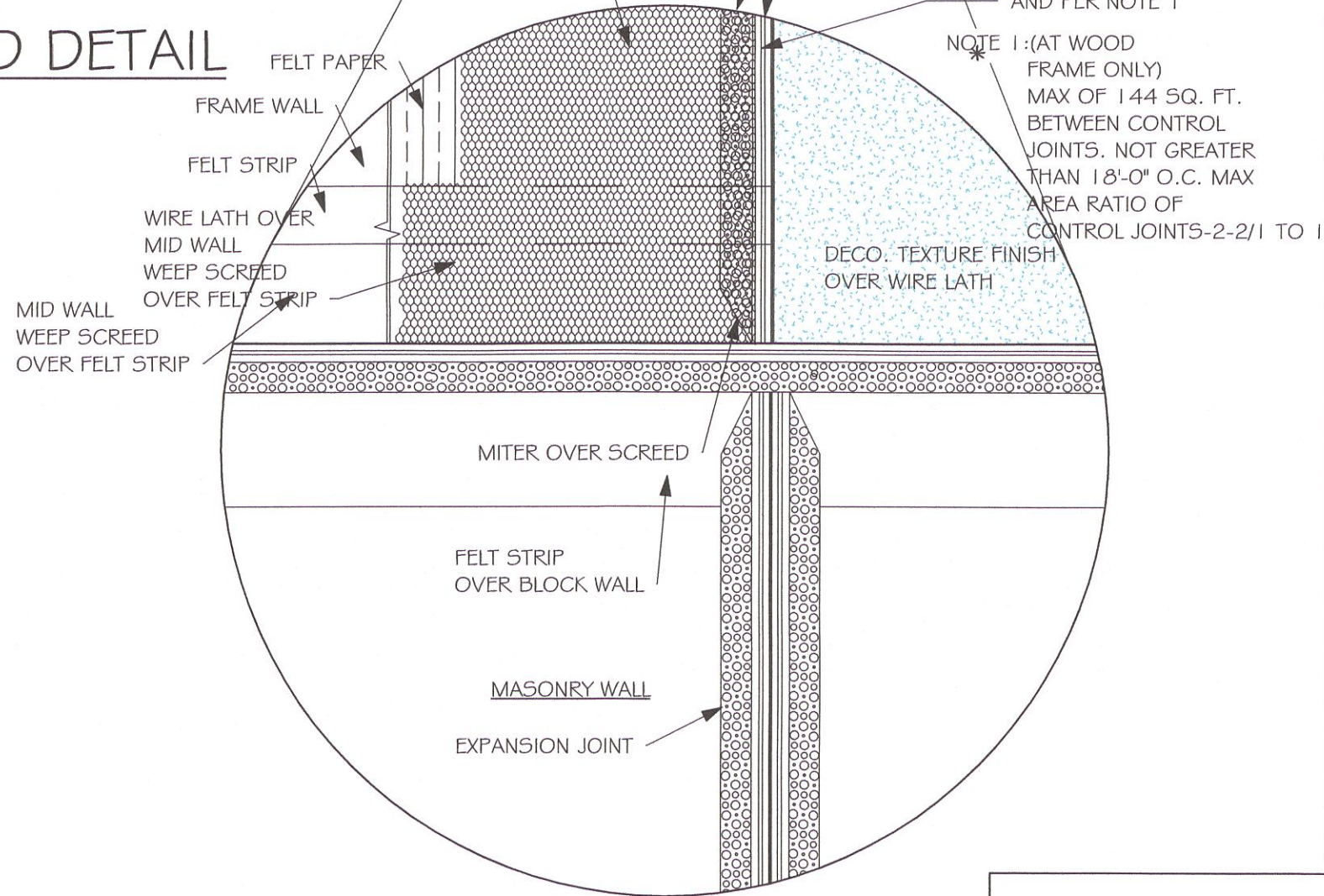
SCALE: As indicated

A-5

L:\New Data\1-Master 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A- W-LANAI MASTERED CAPE CORAL\REVIT\1499 AR W-LANAI MASTERED CAPE\1499 AR W-LANAI MASTERED CAPE.rvt

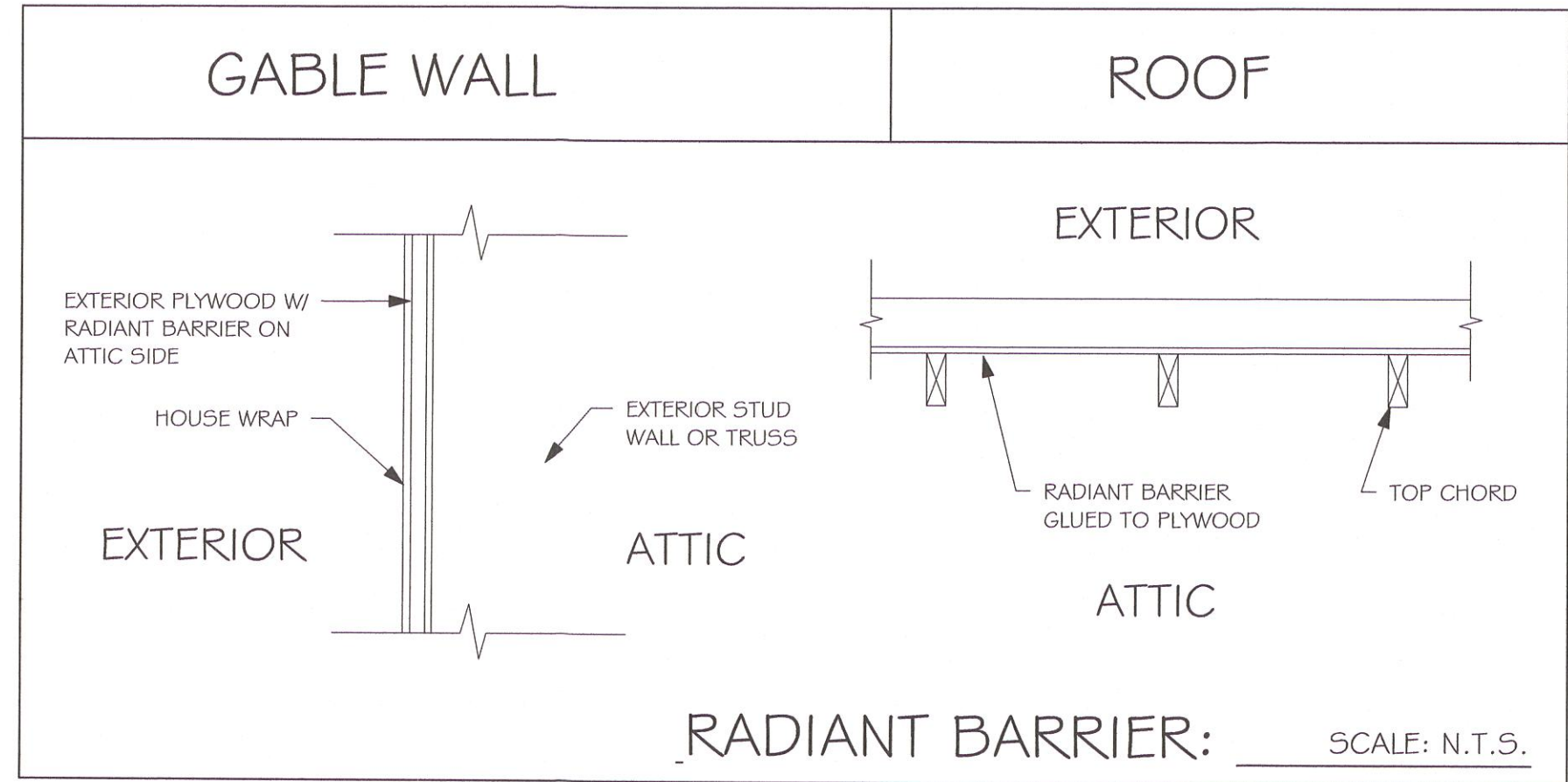


MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

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



NOTE: EXTERIOR WALLS ADJACENT TO ATTIC SPACE, INCLUDING KNEEWALLS AND GABLE END WALLS, MUST HAVE RADIANT BARRIER AND HOUSE WRAP.

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

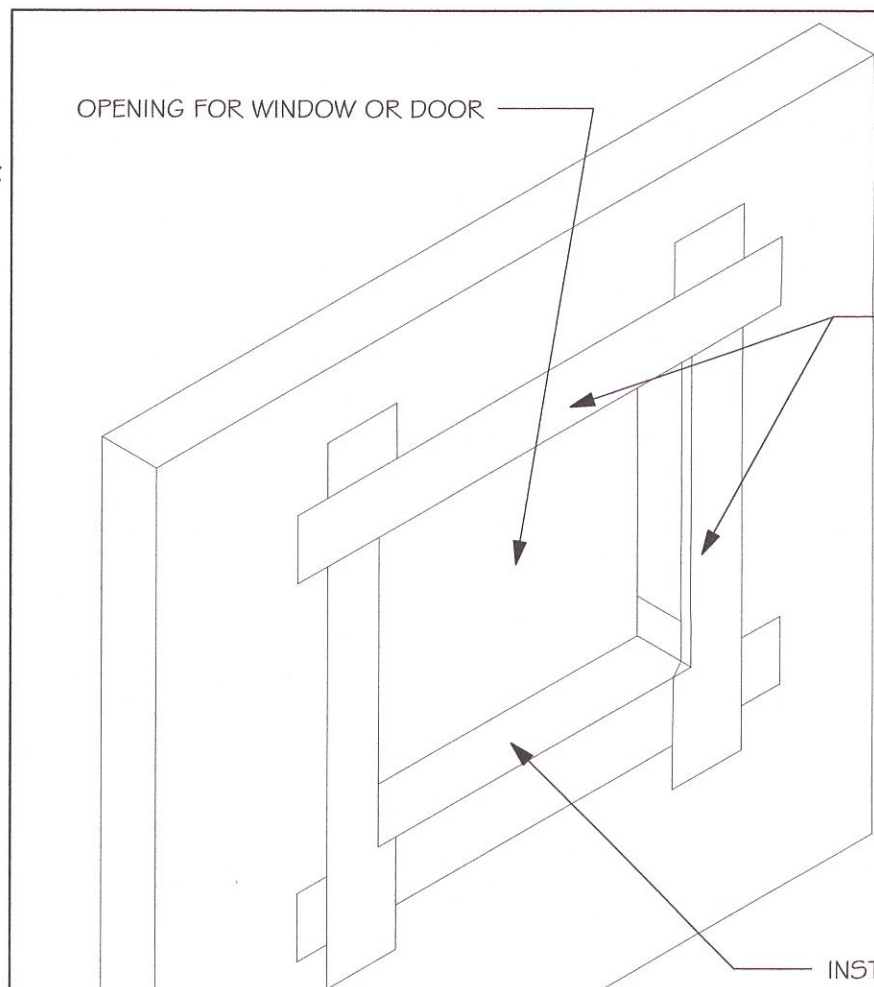
ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURER'S LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND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

MASONRY OPENING

WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH THE T NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2 1/4" MIN.

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

WOOD FRAMED OPENING- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURER'S LITERATURE OF THE ASSEMBLY BEING INSTALLED TO THE ROUGH SUBSTRATE OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF RESISTING THE APPLIED LOADS AND SHALL BE LOCATED NEAR EACH FRAME FASTENER TO MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED .



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

PAN FLASHING PER R703.4

SCALE: N.T.S.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING

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\"/>

FLASHING

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179\"/>

DRIP EDGE

DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3\"/>

4

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\")/>

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

5

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.

6

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

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

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

FOR IN-DEPTH FLASHING INSTRUCTIONS, REFER TO THE FOLLOWING PUBLICATIONS:
FMAAAMA 100
FMAAAMA 200
FMAWDMA 250
FMAAAMAWDMA 300

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

WOOD TRUSSES @ 24\"/>

DESIGNED BY DELEGATED TRUSS ENGINEER.
EMBEDDED STRAP AT EACH TRUSS PER ROOF FRAMING PLAN.
FLASHING AND DRIP EDGE PER NOTES IN TABLE 3 ON A-6

2X6 MIN. SUB FASCIA

PROVIDE VENTILATION PER R806.1

VENTED SOFFIT SHALL MEET R703.1.2.1 SEE TABLE 3 ON S-3

8X8 CONTINUOUS BOND BEAM W/ 1 #5, GROUT SOLID

SLOPE TO EXTERIOR

PRECAST CONCRETE SILL

DECO. CEMENT FINISH PER ASTM C-926

CONC. FOOTING SEE FOUNDATION PLAN FOR SIZE AND REINFORCING.

SEE ENERGY CODE FORMS FOR INSULATION R-VALUES

DRYWALL CEILING PER NOTE 9 IN TABLE 1 ON A-6

1X4 P.T. STRIP

PRECAST UNTEL SEE FRAMING PLAN WINDOW BUCKS SEE TABLE 2 ON A-6 1X4 P.T. BUCK W. BED OF CONTINUOUS CAULK UNDER

WINDOW, SEE SCHEDULE AND PLAN

PROVIDE TERMITE TREATMENT WITH \"BORA CARE\".

SILL SET IN MORTAR

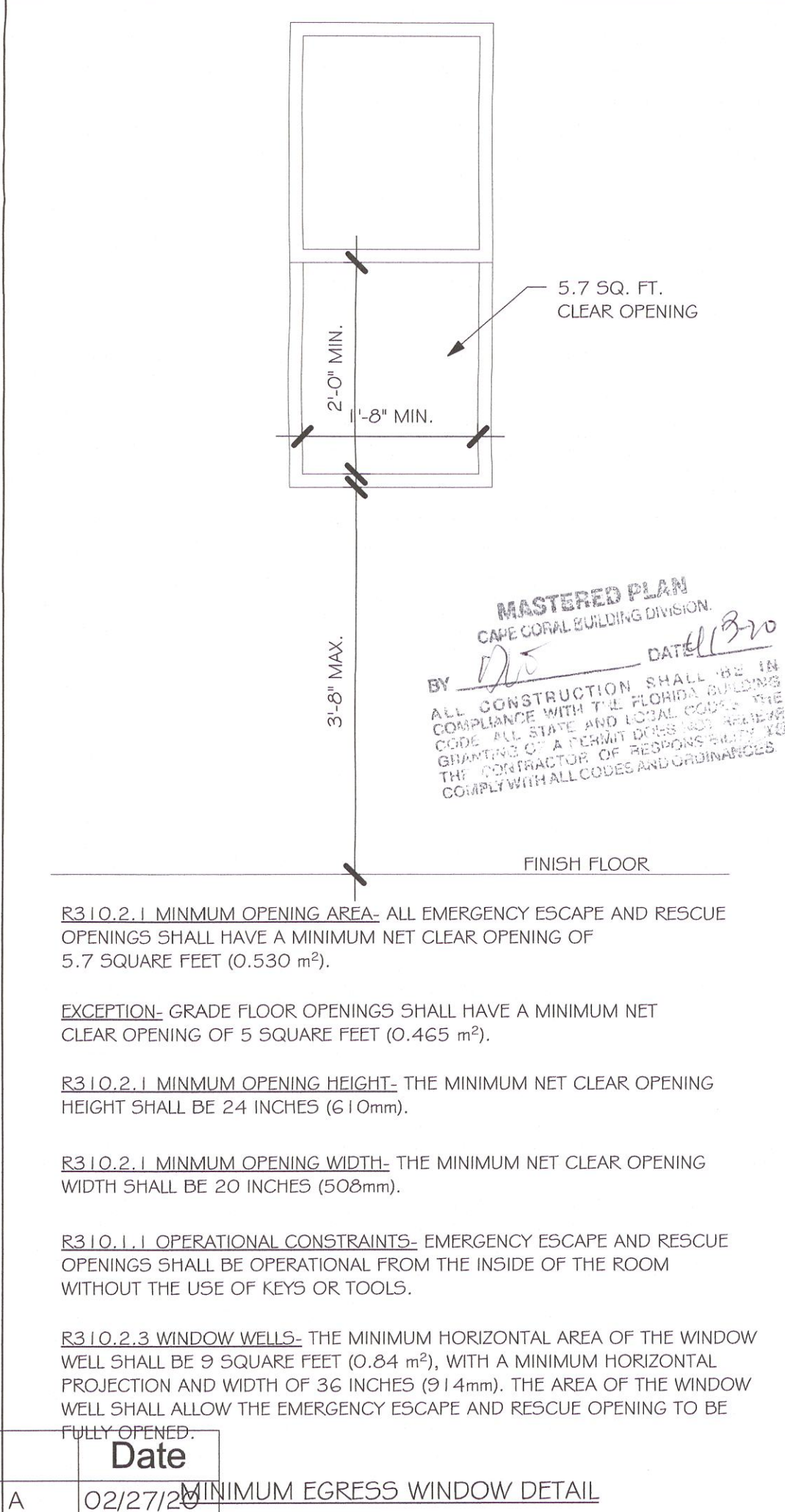
1/2\"/>

1X2 P.T. FURRING STRIPS @ 24\"/>

WOOD BASE

4\"/>

TYPICAL WALL SECTION



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

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

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

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

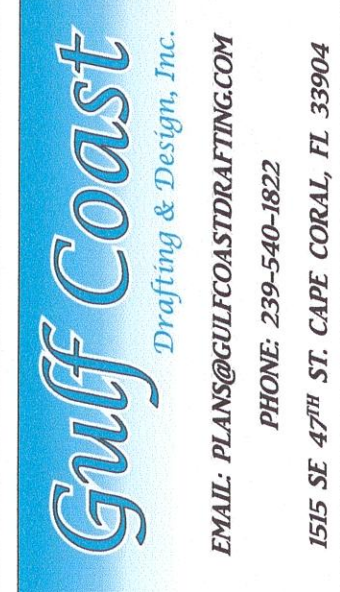
R310.1.1 OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

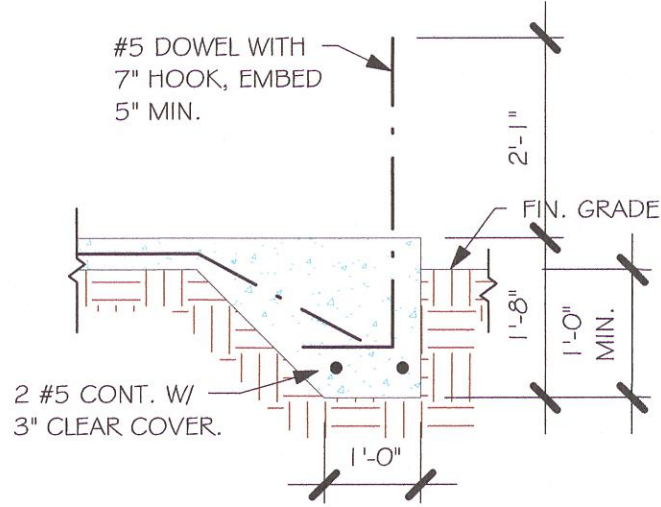
MINIMUM EGRESS WINDOW DETAIL

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

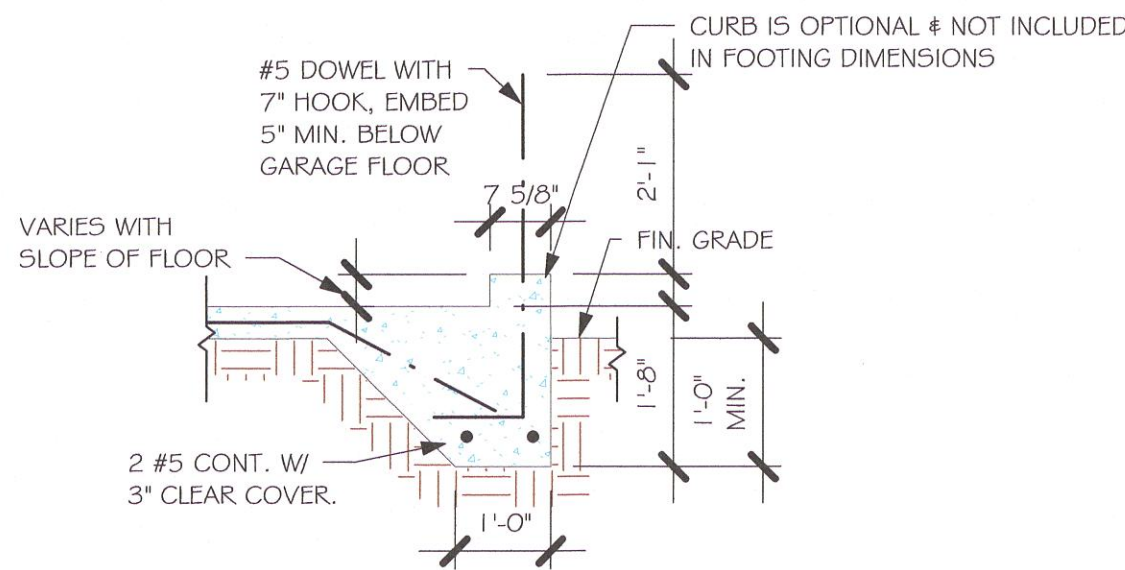


MASTERED #1499 A CAPE CORAL

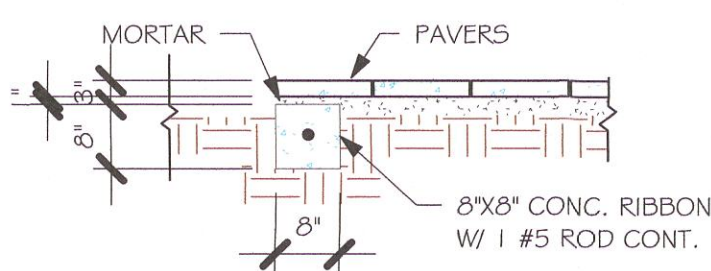
DATE:	02/19/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/20
PLAN:	SECTIONS
SCALE:	As indicated
	A-6



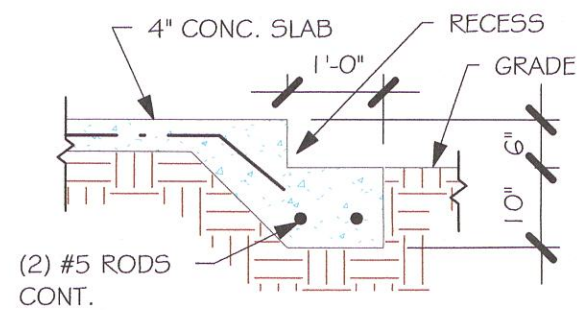
"F3" FOOTING
1/2" = 1'-0"



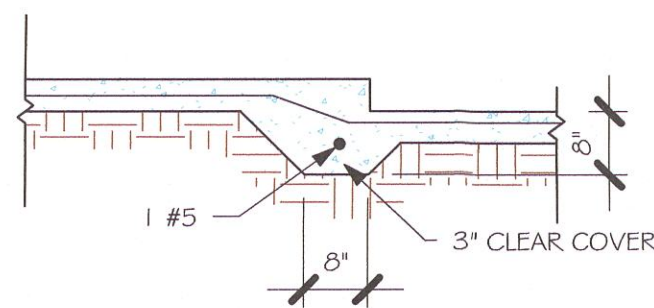
"F3" WITH CURB AT GARAGE
1/2" = 1'-0"



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



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



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

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REIN.		REMARKS
					LONG WAY	SHORT WAY	
	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	-

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE	REMARKS
	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		

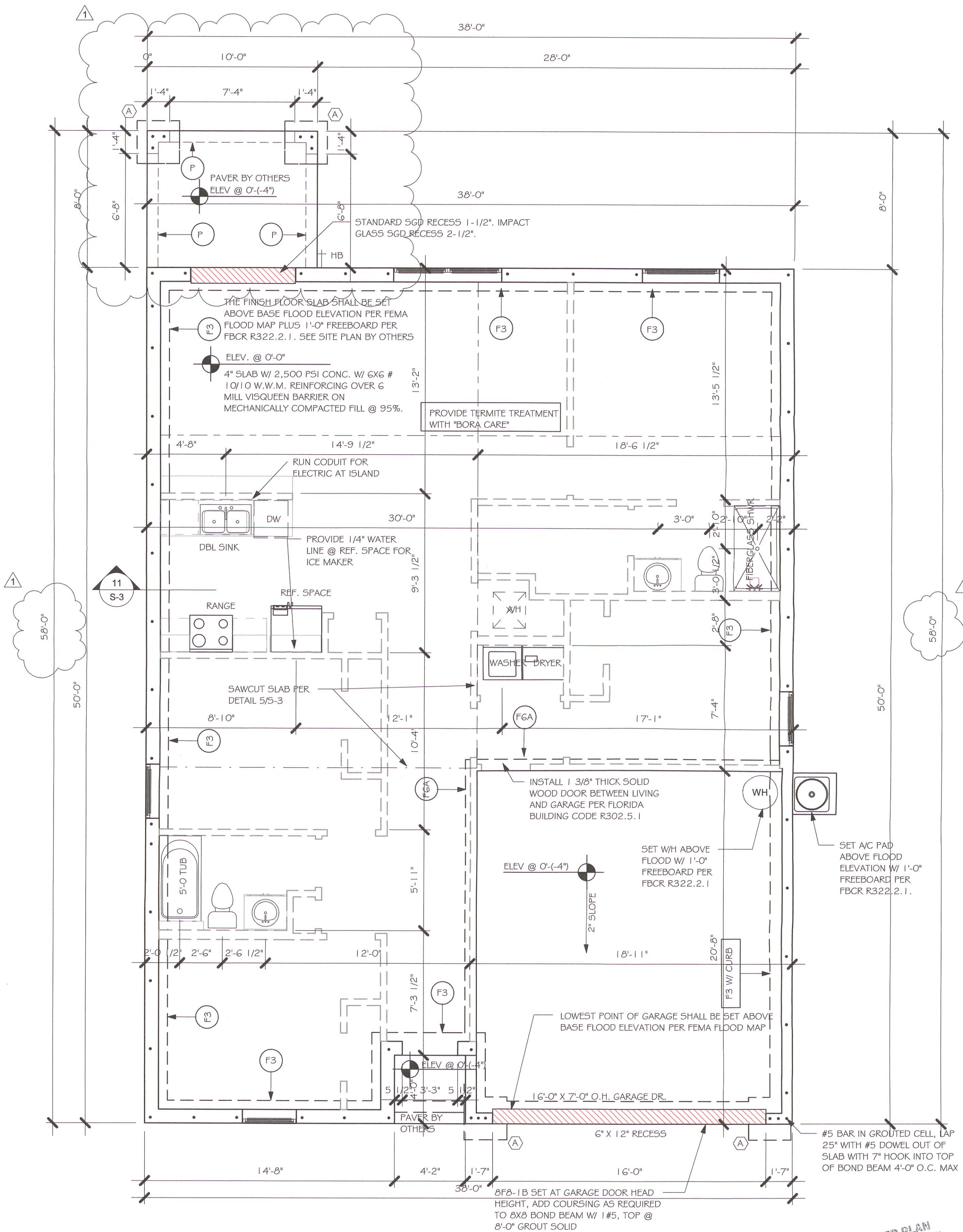
PROVIDE CORNER BARS PER 6/5-3

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

PLAN NOTES:

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

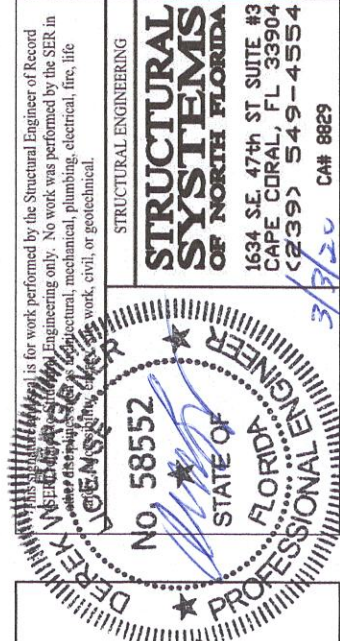


FOUNDATION

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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



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

DATE: 02/19/19

DRAWN BY: JSL

CHECKED BY:

REVISED: 02/27/20

PLAN: FOUNDATION PLAN

SCALE: As indicated

S-1

Express
HOMES

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1022
1515 SE 47th ST. CAPE CORAL, FL 33904

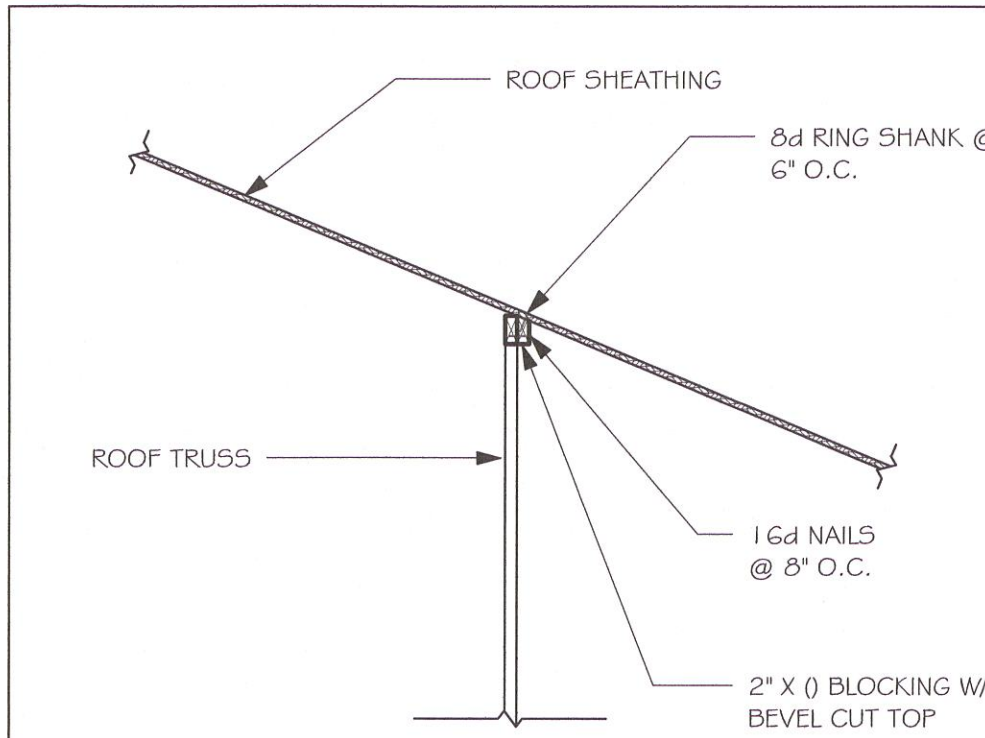
For work performed by the Structural Engineer of Record in accordance with the Florida Building Code, the Engineer shall be responsible for the design and construction of the foundation system. The Engineer shall be responsible for the design and construction of the foundation system. The Engineer shall be responsible for the design and construction of the foundation system.

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE 2/27/20
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL ORDINANCES, AND THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

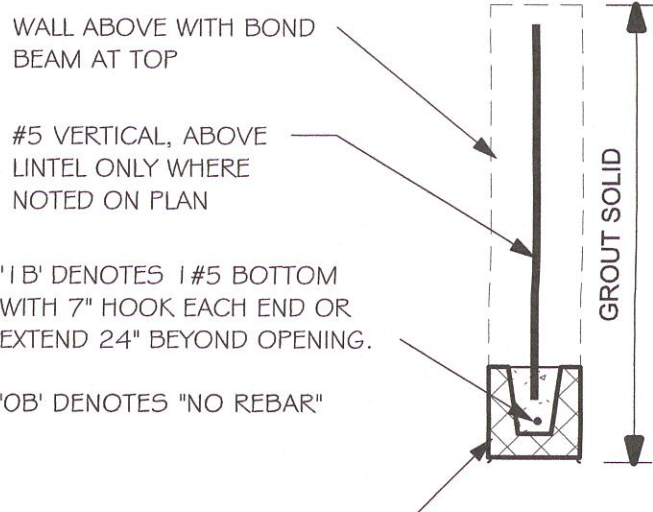
TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1450	(1) META16 TO 40	8-0, 1.48x1 1/8", EMBED 4"
1810	(1) HETA16 TO 40	9-0, 1.48x1 1/8", EMBED 4"
2120	(1) HHETA16 TO 40	10-0, 1.48x1 1/8", EMBED 4"
1875 (1 PLY)	(2) META16 TO 40	10-0, 1.48x1 1/8", EMBED 4"
1795 (2 PLY)	(2) META16 TO 40	14-0, 1.62x3 1/8", EMBED 4"
2365 (2 PLY)	(2) HETA16 TO 40	12-0, 1.62x3 1/8", EMBED 4"
2365 (2 PLY)	(2) HHETA16 TO 40	12-0, 1.62x3 1/8", EMBED 4"
3965/SYP 3330/SFP	MCT (2 PLY)	22-0, 1.48x3" ATR, EPOXY 12"
4235/SYP 3640/SFP	HTT4	18-0, 1.62x2 1/8", 5/8" ATR, EPOXY 12"
4670/SYP 4015/SFP	HTT5	26-0, 1.48x3", 5/8" ATR, EPOXY 12"
5445/SYP 5360/SFP	HTT5KT	26-0, 1.48x3", 5/8" ATR, EPOXY 12"
10690/SYP 10690/SFP	(1)HGT - 2	16-0, 1.48x3" TO GIRDER, (2)3/4" ATR, EPOXY 12"
10790/SYP 10790/SFP	(1)HGT - 3	16-0, 1.48x3" TO GIRGER, (2)3/4" ATR, EPOXY 12"

- NOTES:
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -C OF WALL.
 2. CONNECTORS ARE SIMPSON STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED 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 105-3.

R4-021020



BEVELLED BLOCKING DETAIL



PRECAST LINTEL SCHEDULE

AT SWING DOORS, USE 2" RECESS STYLE LINTEL IF NEEDED FOR ROUGH OPENING.
LINTELS BEAR 4" MIN. EACH END

PLAN NOTES:

1. ROOF TRUSS BEARING 8'-0", SEE LEGEND.
2. ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
5. 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 115-3.

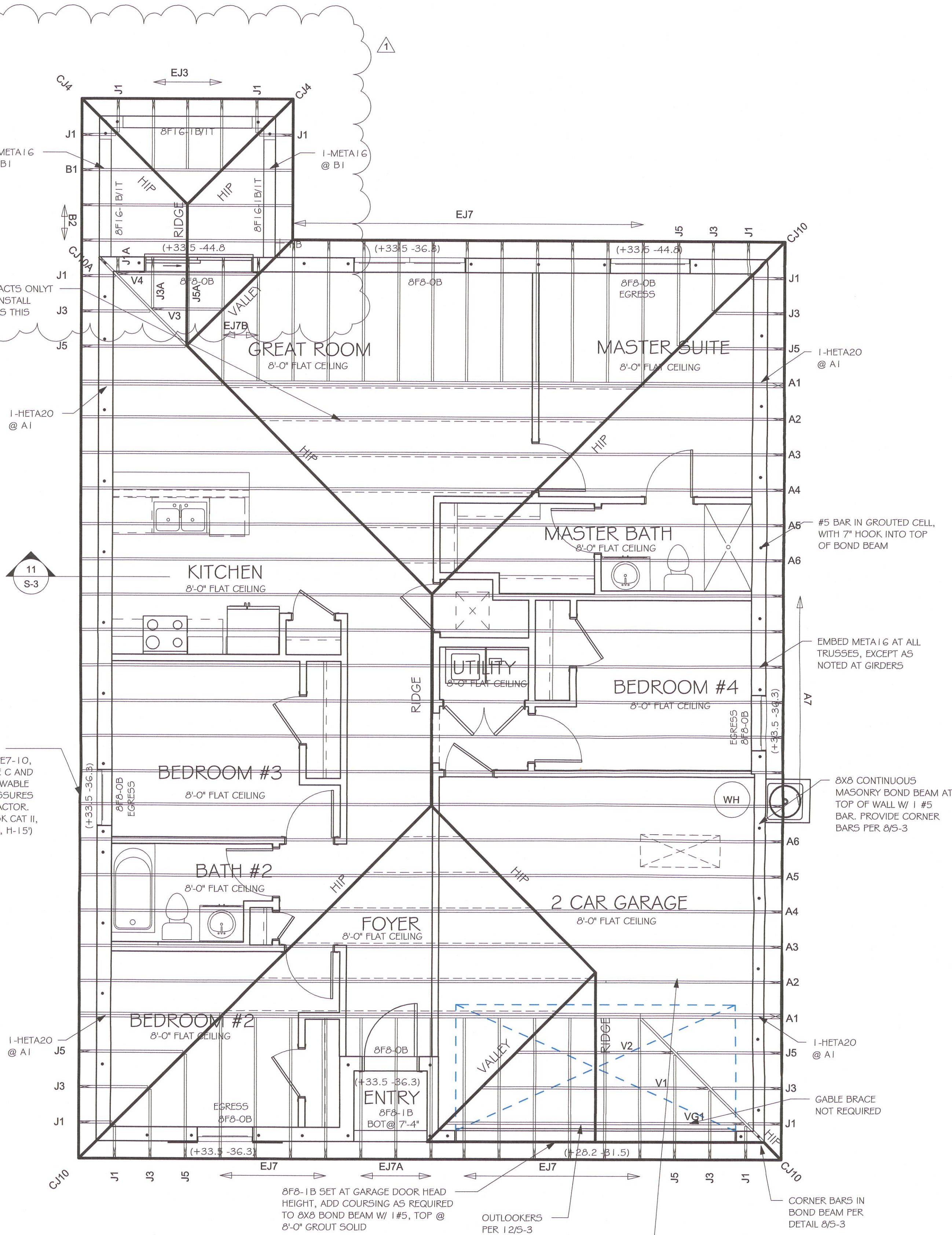
BEARING HEIGHT

= BEARING @ 8'-0"

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA JOB# 44116L DATED: 12/12/19 REVISED: NONE

WHERE ROOF SHEATHING CONTACTS ONLY THE EDGE OF ROOF TRUSSES, INSTALL BEVELLED BLOCKING PER DETAILS THIS SHEET (DR HORTON COMPANY REQUIREMENT)

(+33.5 -36.3) 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 II, ENCLOSED, kd=0.85, H=15)



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

No.	Description	Date
1	CHANGE FROM 1499 AR TO A 1499 AR W/ EXT LANAI. CHANGE STRAPPING FROM USP TO SIMPSON STRONG TIE	02/27/20

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



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

DATE:	02/19/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/20
PLAN:	ROOF FRAMING PLAN
SCALE:	As indicated
	S-2

Express
HOMES

Gulf Coast
Drafting & Design, Inc.

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

MASTERED PLAN
CAPE CORAL BUILDING DIVISION
DATE 1/22/20
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ALL SITES AND LOCAL ORDINANCES. THE CONTRACTOR OF RECORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

