

September 21, 2020

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

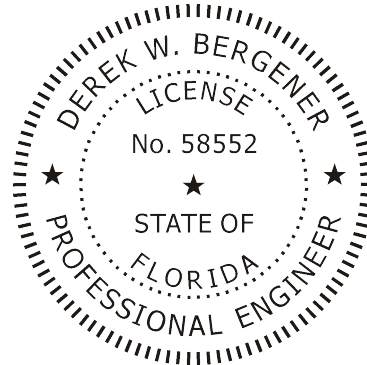
**RE:** AUTHORIZATION LETTER FOR MASTER PERMIT B20-06944  
Model 1499 A Left  
Subdivision: Gator Circle Spot Lots, Lots 43-44, Block 5690  
821 NE 43rd Lane, Cape Coral, Florida

This letter is to authorize DR Horton to obtain a building permit for the above referenced address based on Master Permit plans B20-06944.

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

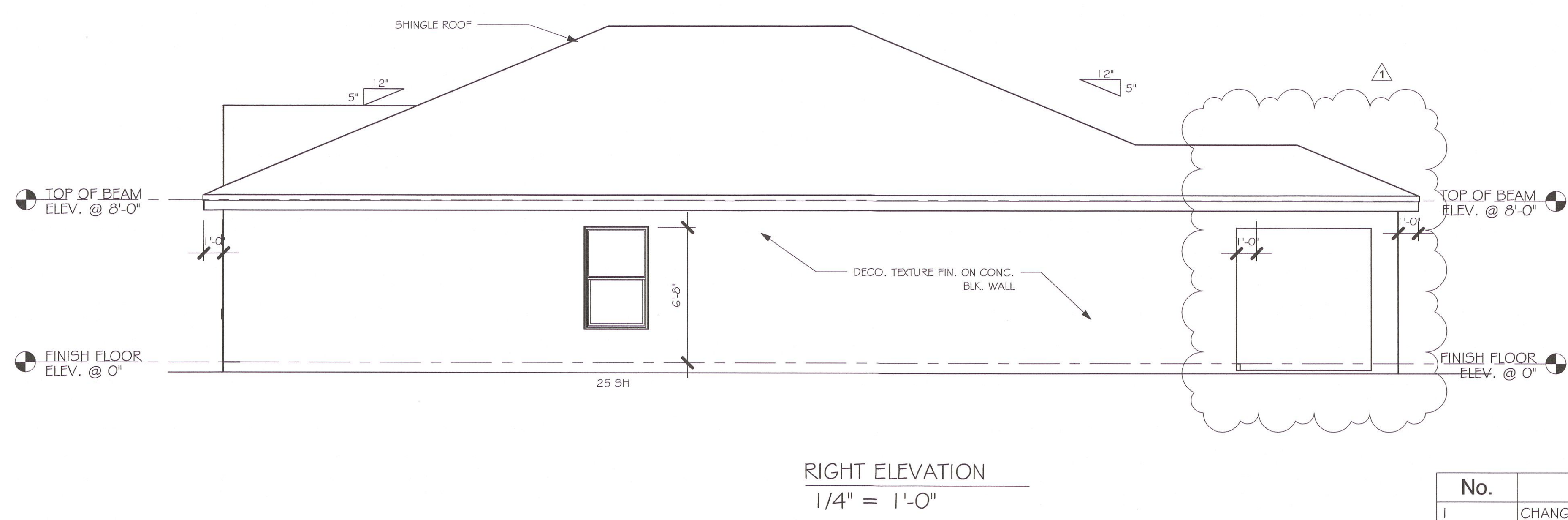
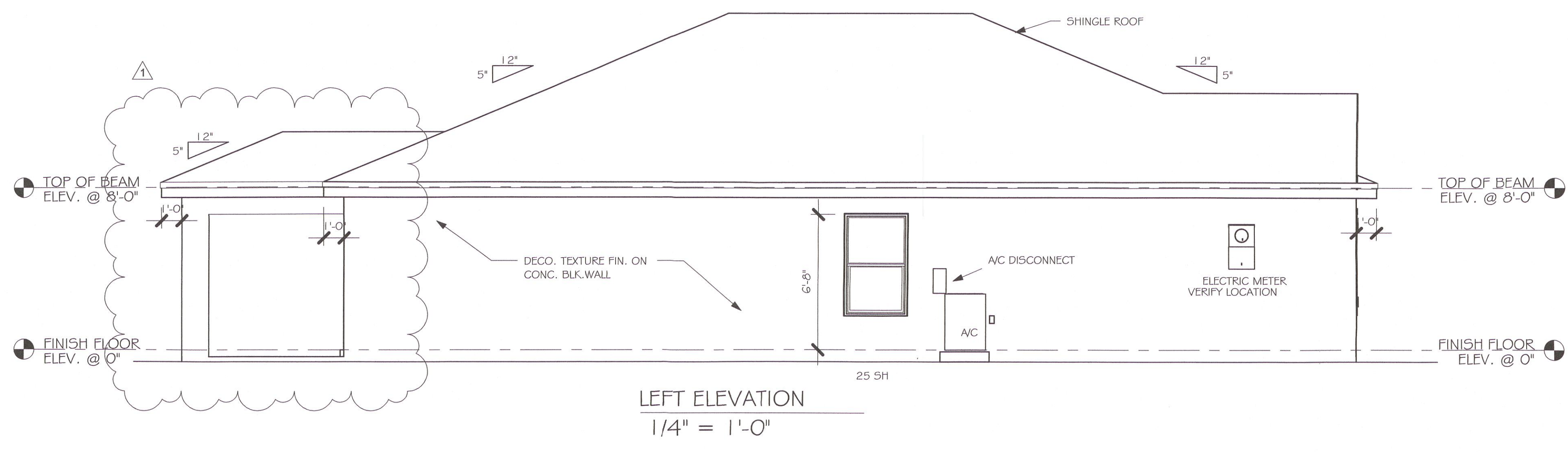
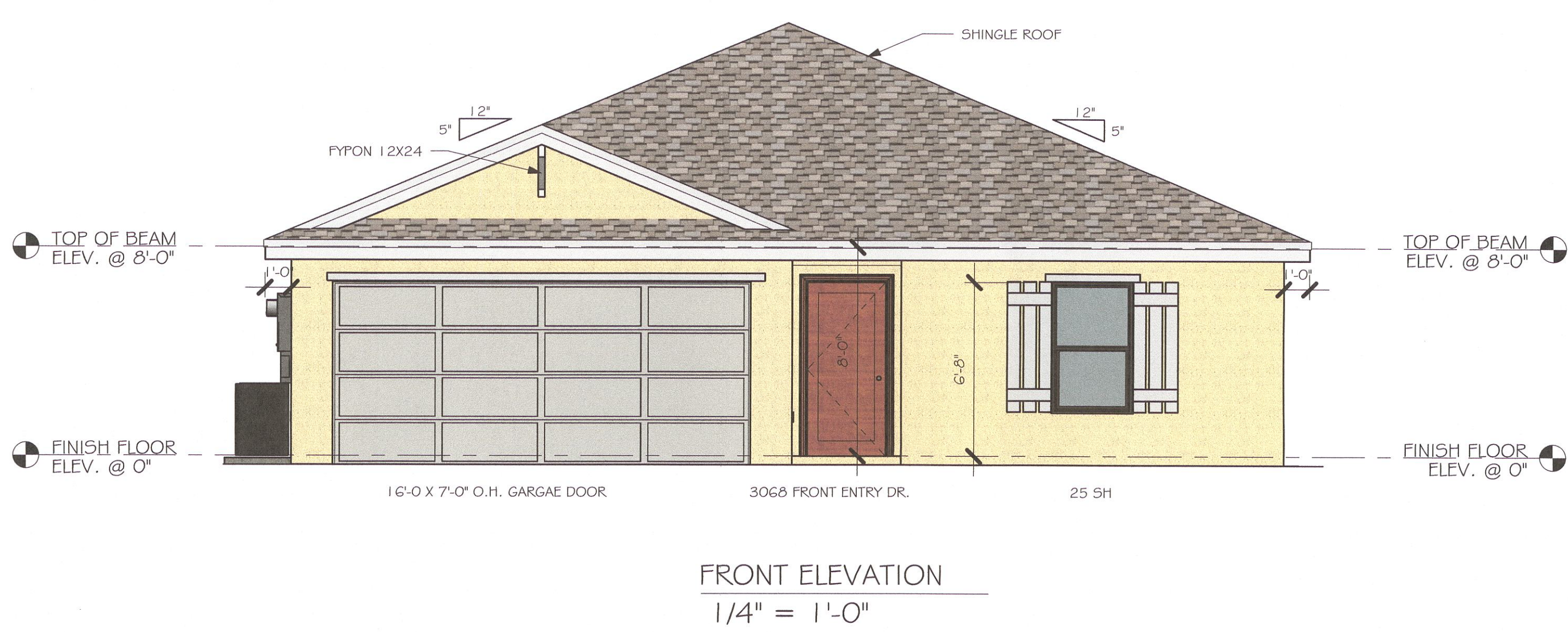
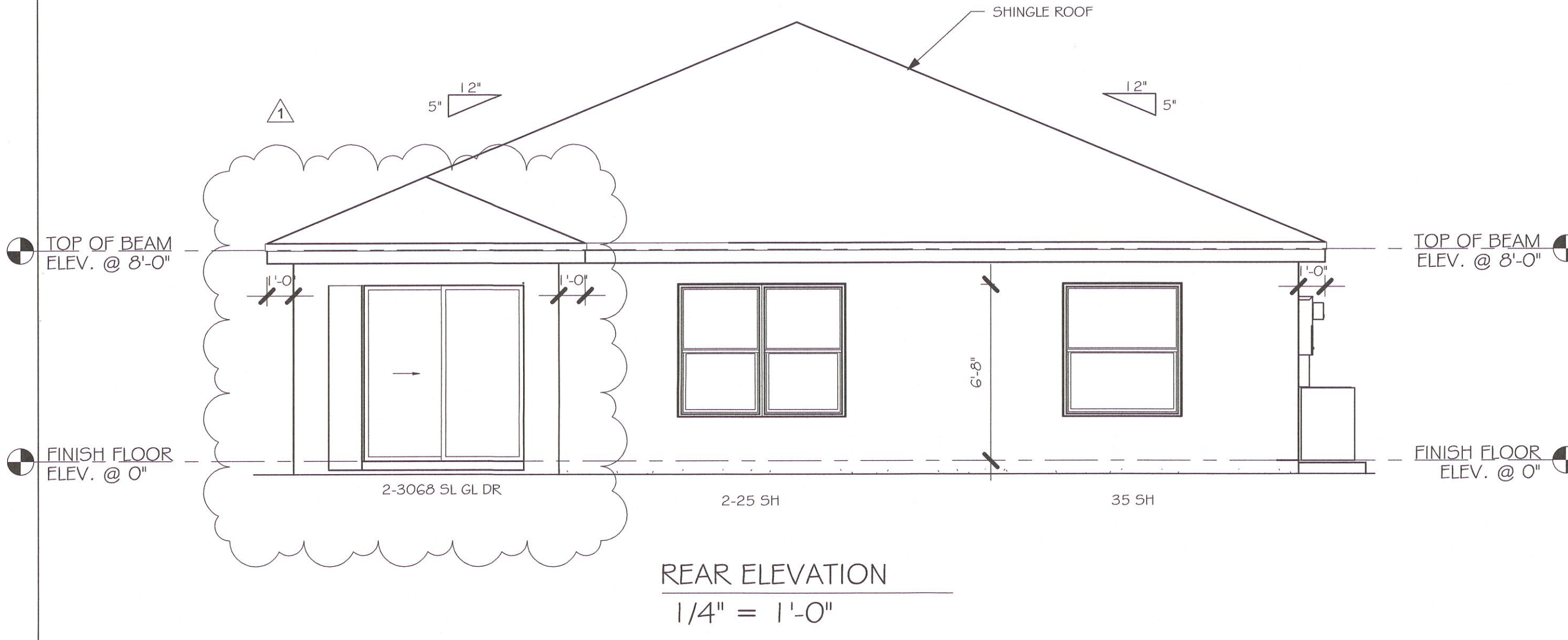
MASTERED PLAN  
CAPE CORAL BUILDING DIVISION.  
DATE 4/17/20  
BY DW  
ALL CONSTRUCTION SHALL BE IN  
COMPLIANCE WITH THE FLORIDA BUILDING  
CODE ALL STATE AND LOCAL CODES THE  
GRANTING OF A PERMIT DOES NOT RELEASE  
THE CONTRACTOR OF RESPONSIBILITY TO  
COMPLY WITH ALL CODES AND ORDINANCES







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



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

MASTERED PLAN  
CAPE CORAL BUILDING DIVISION  
DATE 4/13/20  
ALL CONSTRUCTION SHALL BE IN  
COMPLIANCE WITH THE FLORIDA BUILDING  
CODE, ALL STATE AND LOCAL ORDINANCES,  
AND THE CONTRACTOR OF RECORD SHALL BE  
RESPONSIBLE FOR OBTAINING ALL  
NECESSARY PERMITS AND APPROVALS.

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 PLAN

#1499 A CAPE CORAL

160 MPH, EXPOSURE C      GARAGE LEFT

DATE: 02/19/19

DRAWN BY: JSL

CHECKED BY:

REVISED: 1 02/27/20

PLAN: ELEVATION

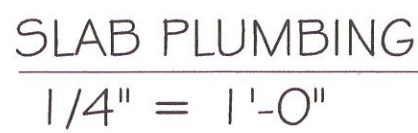
SCALE: 1/4" = 1'-0"

A-1



## 160 MPH, EXPOSURE C

A-2



No.	Description	Date
I	CHANGE FROM I 499 AL TO A I 499 AL 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 DW DATE 4/3/70

ALL CONSTRUCTION SHALL BE IN  
COMPLIANCE WITH THE FLORIDA BUILDING  
CODE, ALL STATE AND LOCAL CODES. THE  
DRAWING OF A CONTRACTOR SHALL RELIEVE  
THE CONTRACTOR OF RESPONSIBILITY TO  
COMPLY WITH ALL CODES AND ORDINANCES.



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 THAN 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

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.

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'-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

3'-2"

TOWEL BAR

4'-0"

TOILET PAPER ROLL

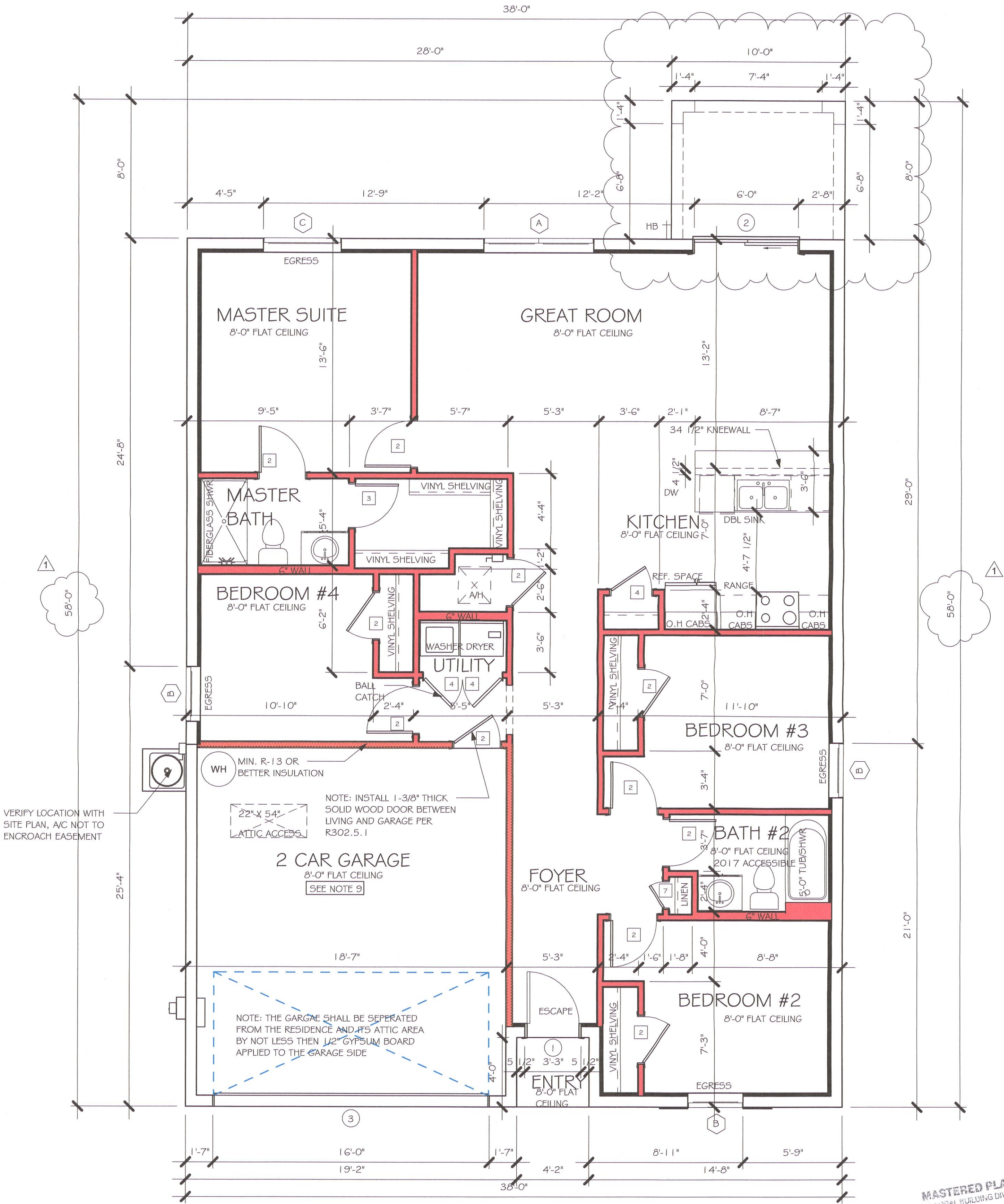
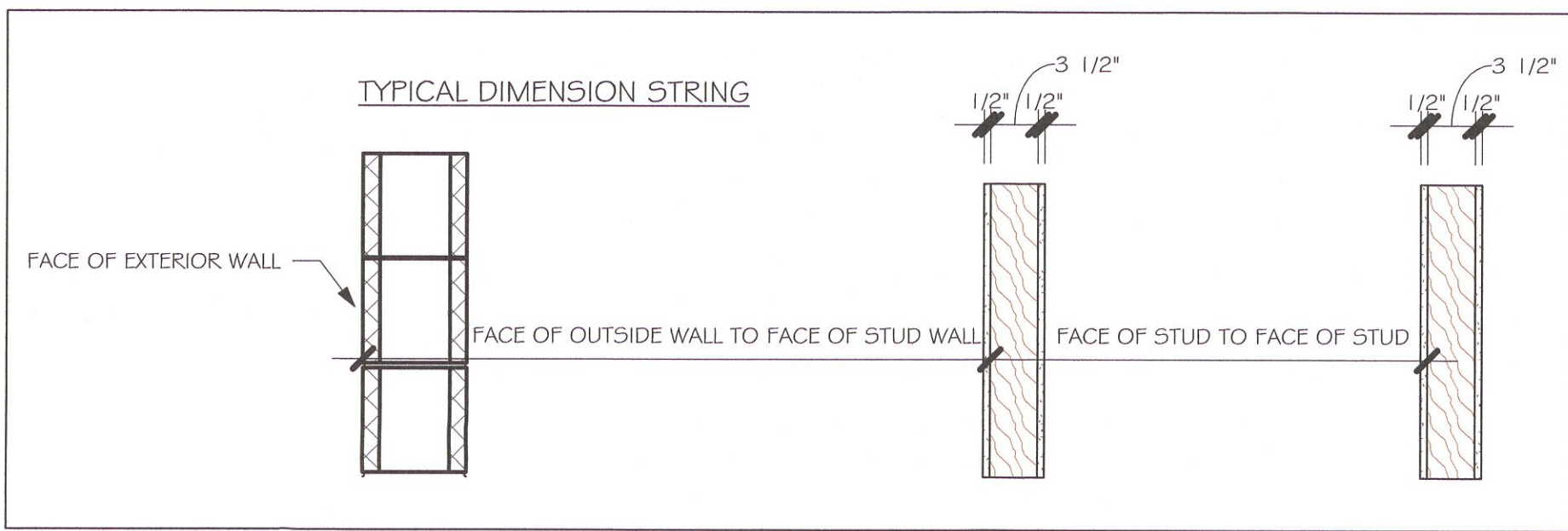
1'-0"

1'-4"

4"

MINIMUM

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

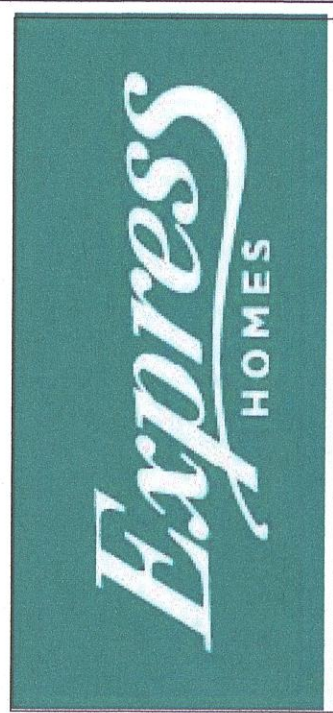


FLOOR PLAN

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AL TO A 1499 AL 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

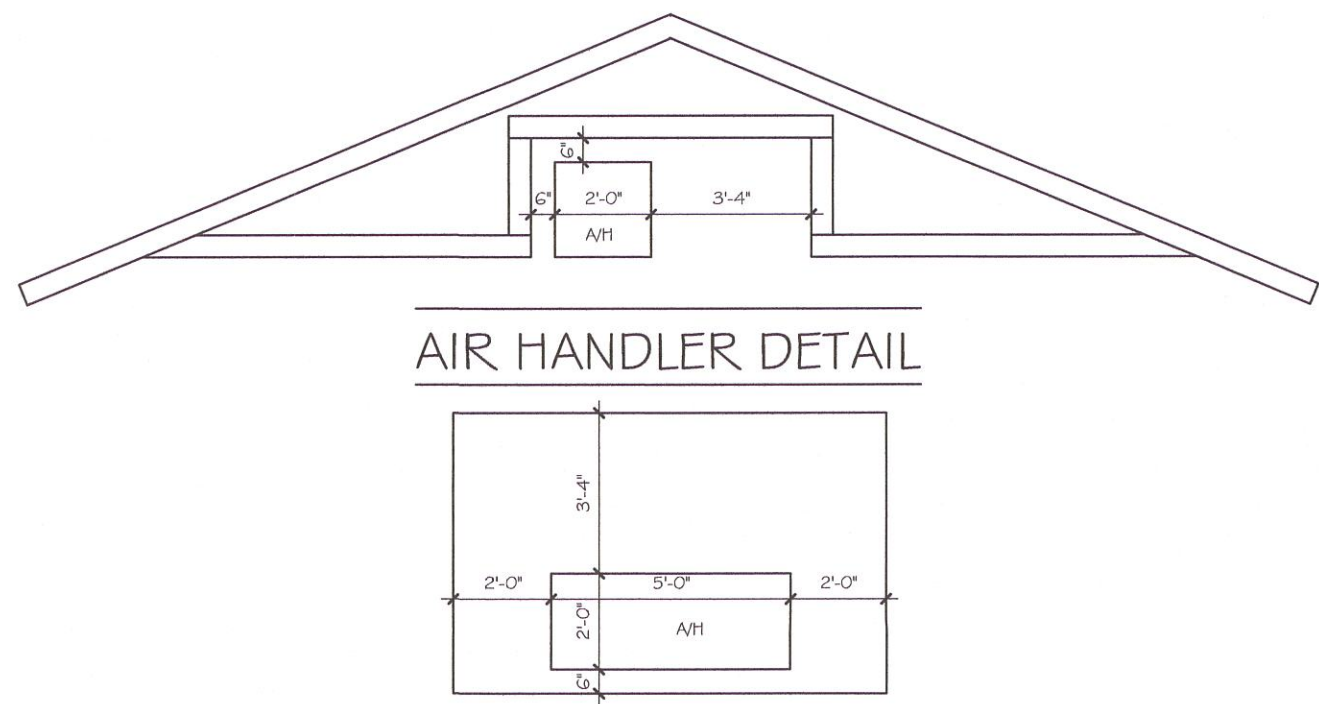


Gulf Coast Drafting & Design, Inc.  
EMAIL: PLANS@GULFCOASTDRAFTING.COM  
PHONE: 239-540-1822  
1515 SE 47th ST, CAPE CORAL, FL 33904

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

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





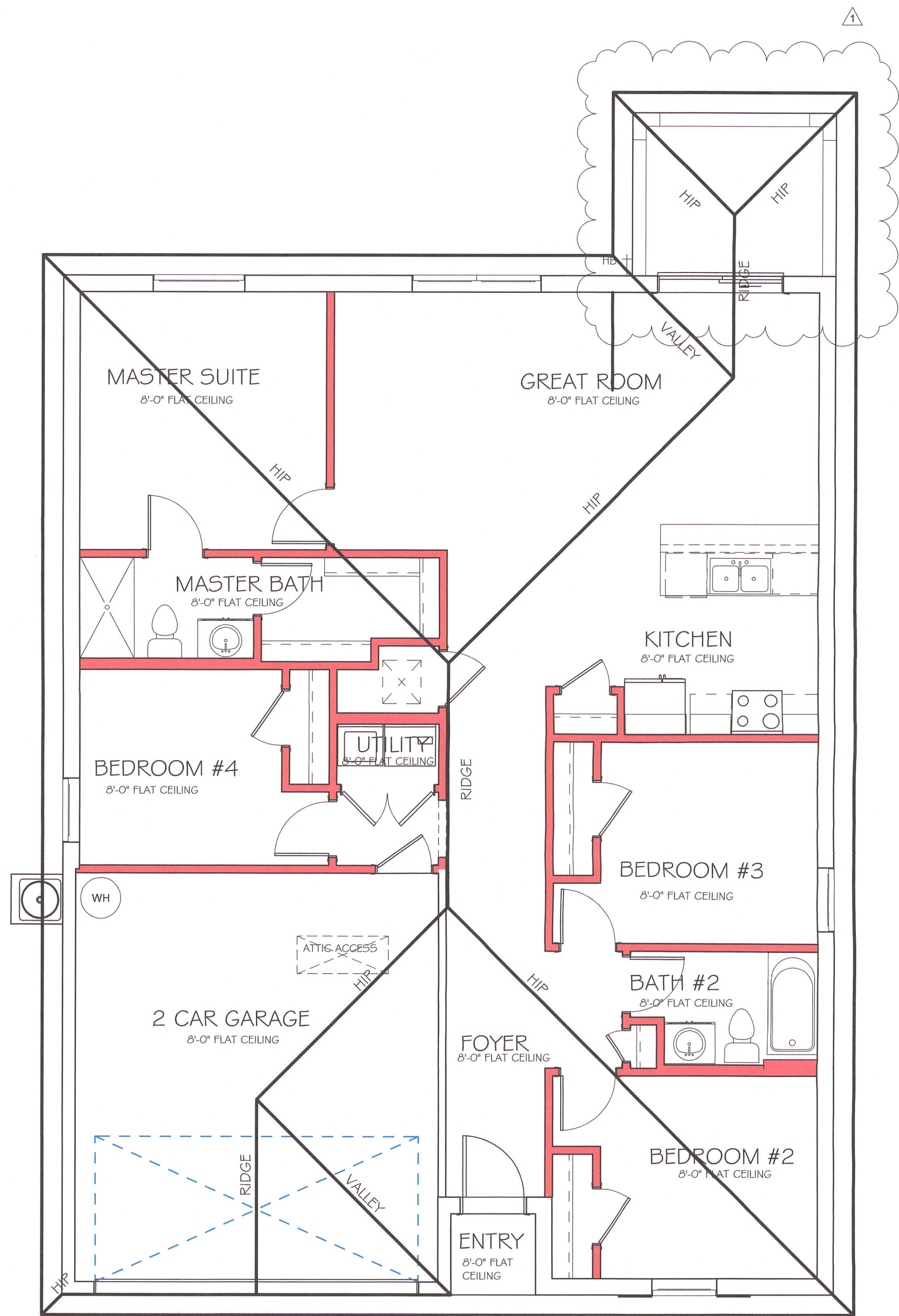
### MODEL 1499 A: ATTIC VENTILATION FBCR R806

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/50	REQ'D AIR FLOW/OF SOFFIT	QUAD 4 SOFFIT 145	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	2080.0 SQ. FT.	180.0 SQ. FT.	13.67 SQ.FT.	7.71%	8.15%	--- SQ. FT.	---	---%
			*SOFFIT ONLY* QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			ROOF VENT MODEL 32" BASE 22-3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR		

BEARING HEIGHT

= BEARING @ 8'-0"



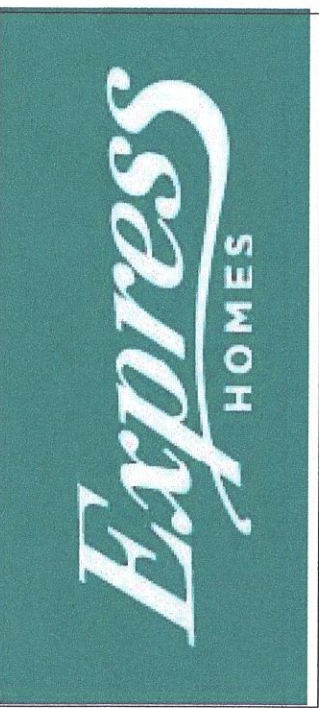
ROOF PLAN

1/4" = 1'-0"

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

MASTERED PLAN  
CAPE CORAL BUILDING DIVISION  
BY JS DATE 1/27/20  
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES, GRADING, & A "CRASH" 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



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1515 SE 47th ST. CAPE CORAL, FL 33904

MASTERED  
#1499 A CAPE CORAL

160 MPH, EXPOSURE C GARAGE LEFT

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

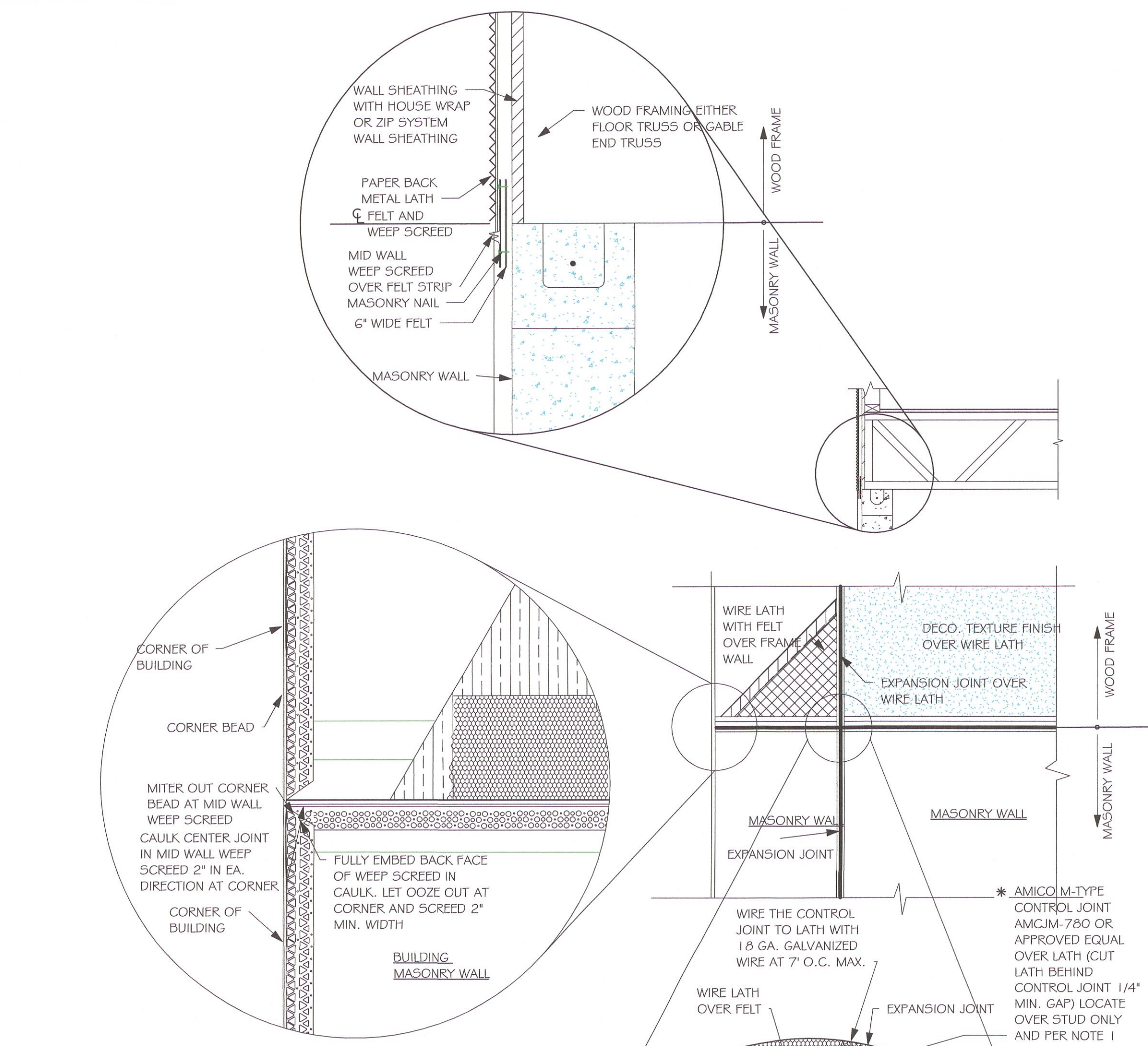
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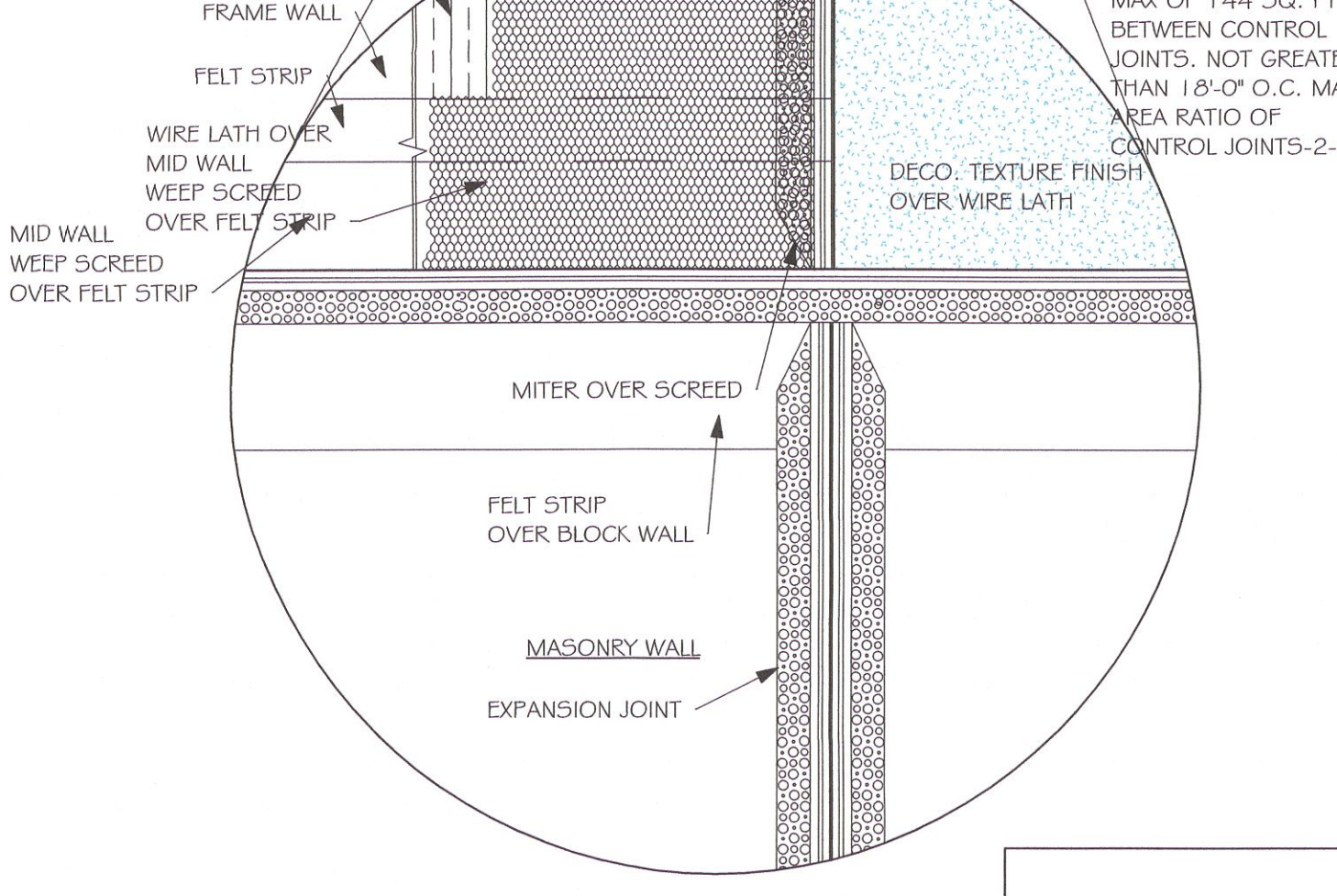




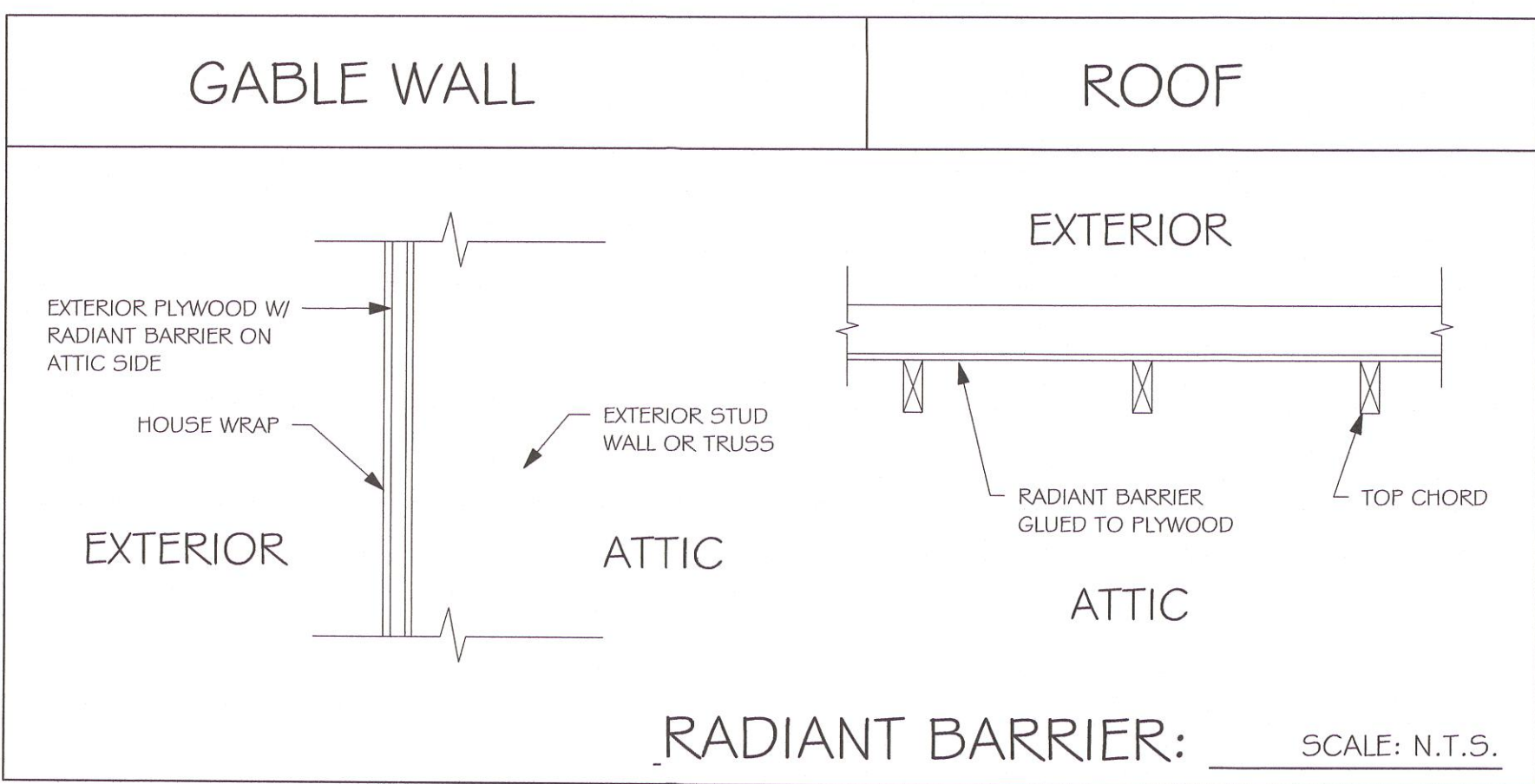
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W-LANAI\MASTERED CAPE CORAL\REVIT\1499 AL W-LANAI\MASTERED CAPE CORAL\1499 AL  
W-LANAI MASTERED CAPE CORAL



MID WALL WEEP SCREED DETAIL



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



RADIANT BARRIER: SCALE: N.T.S.  
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

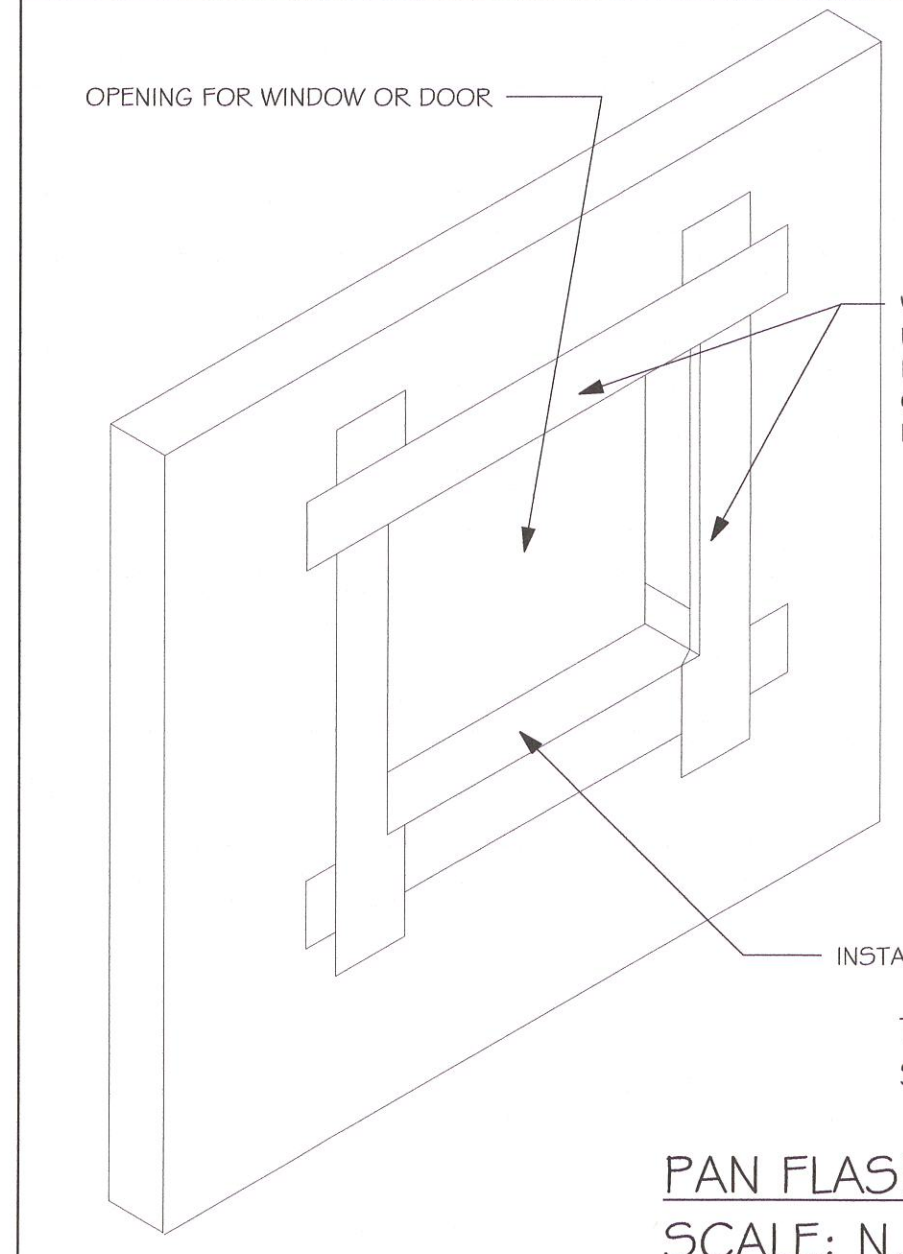
ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURER'S LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND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



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

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 FEEL 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  
FMAAAMDMA 250  
FMAAAMAMDMA 300

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 1" 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 R903.2.3.1 - 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 MANUFACTURERS 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

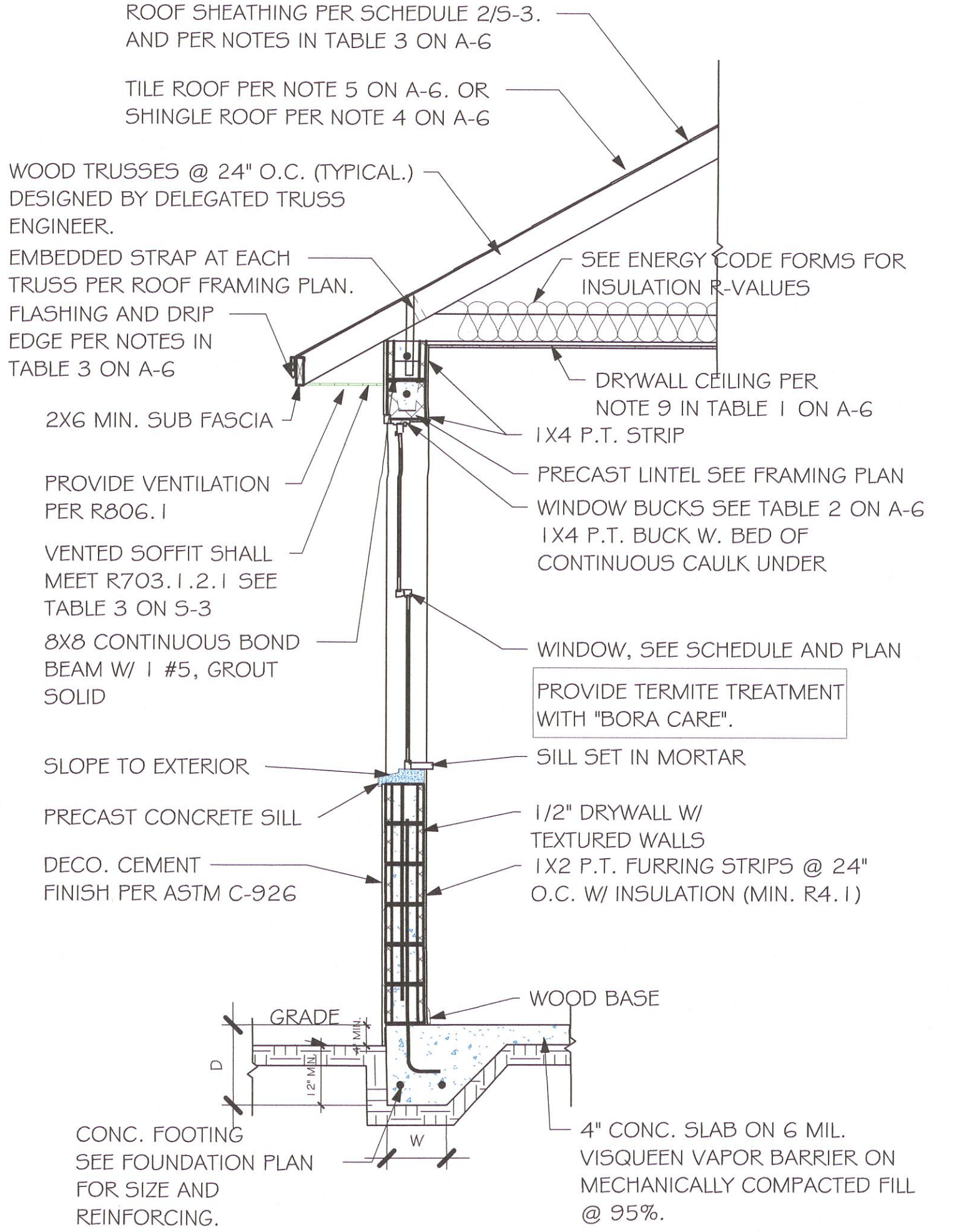
THE NAIL COMPONENT OF PLASTIC CAP NAILS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A 641, CLASS 1, OR EQUAL, AND SHALL BE CORROSION RESISTANT BY ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION OR SHALL BE MADE OF STAINLESS STEEL, NON-FERROUS METAL

CLAY AND CONCRETE ROOF TILE SPECS

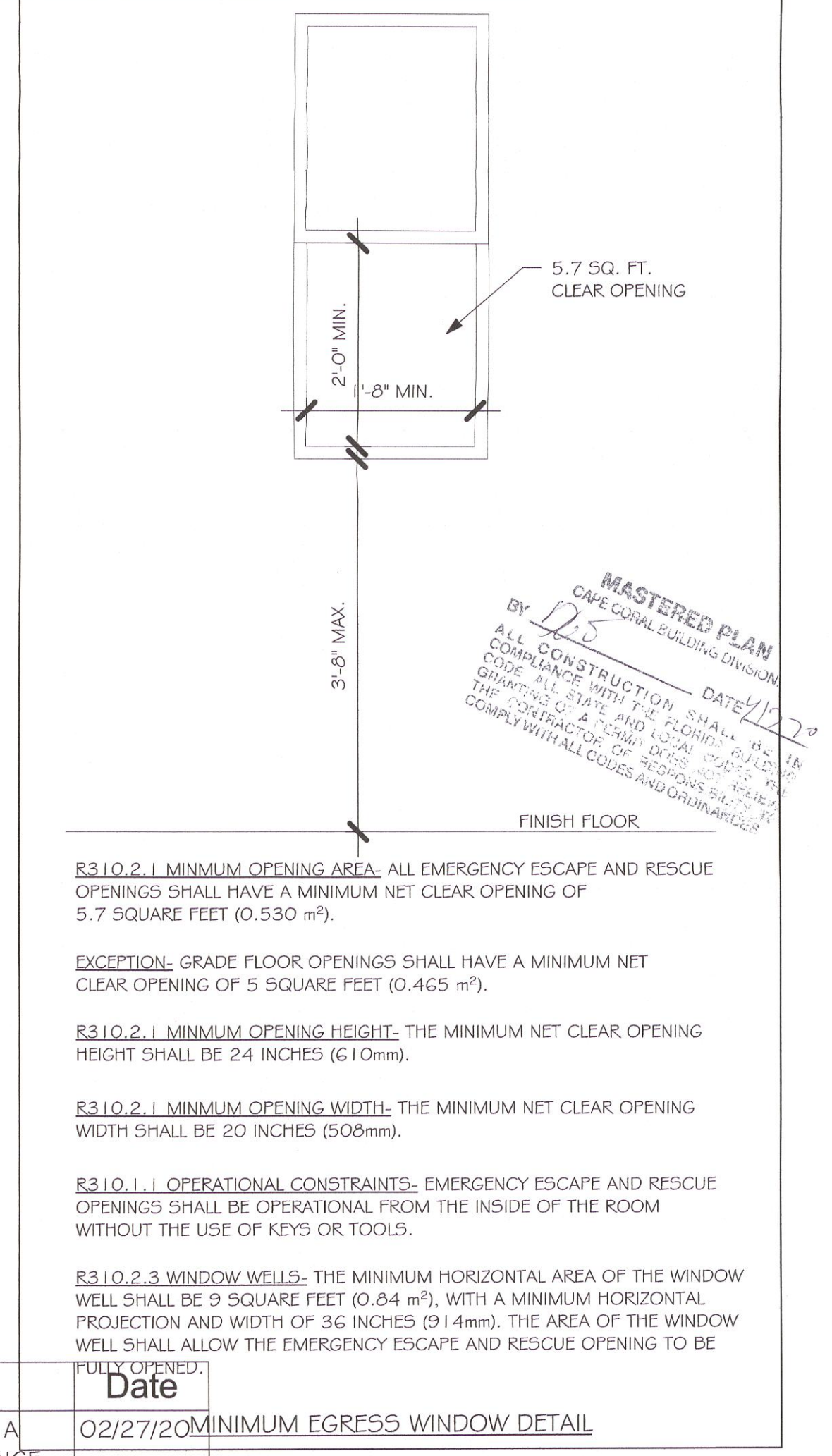
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF  
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C.  
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.  
APPLICATION SPECIFICATIONS: THE 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



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 WALLS- 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 AL TO A 1499 AL 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

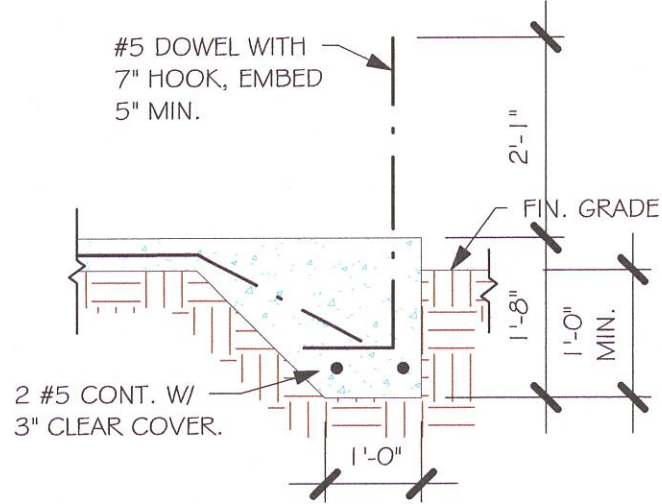
Express HOMES

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

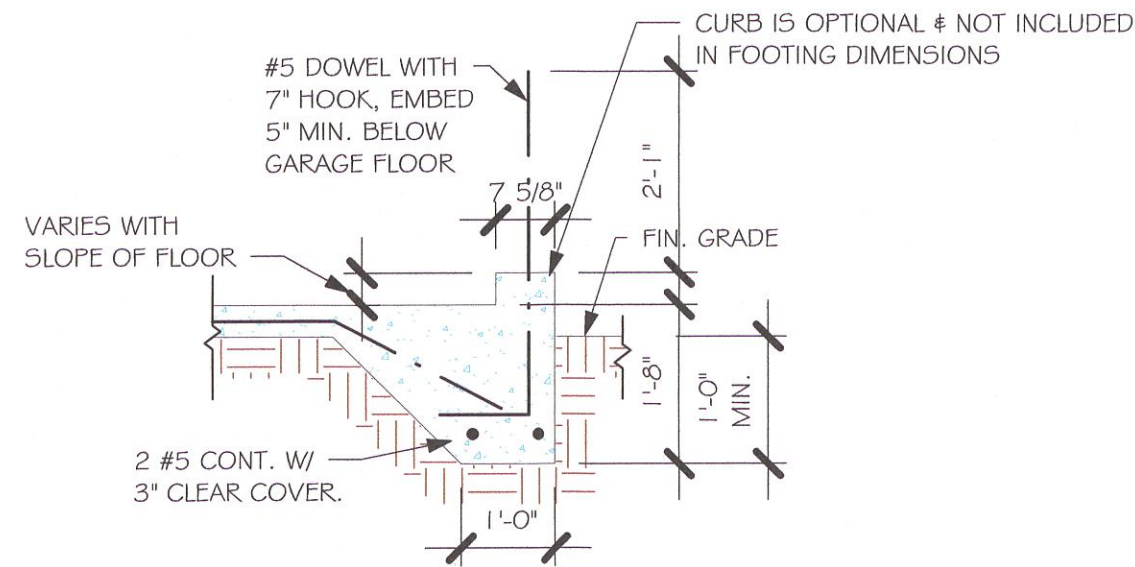
MASTERED #1499 A CAPE CORAL GARAGE LEFT 160 MPH, EXPOSURE C

DATE: 02/19/19  
DRAWN BY: JSL  
CHECKED BY:  
REVISED: 1 02/27/20  
PLAN: SECTIONS  
SCALE: As indicated  
A-6

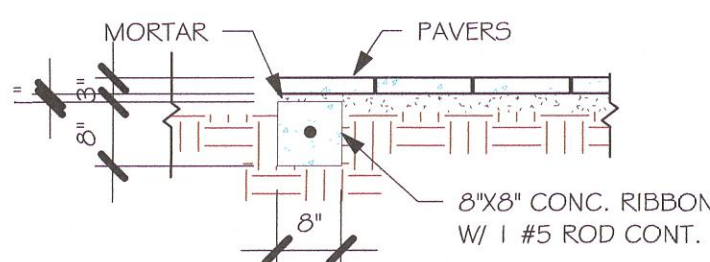




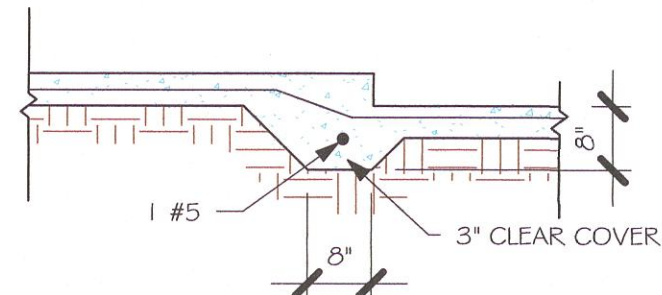
"F3" FOOTING  
1/2" = 1'-0"



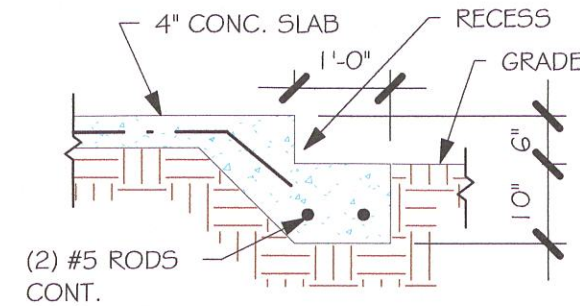
"F3" WITH CURB AT GARAGE  
1/2" = 1'-0"



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



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



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

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF.		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	
	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		

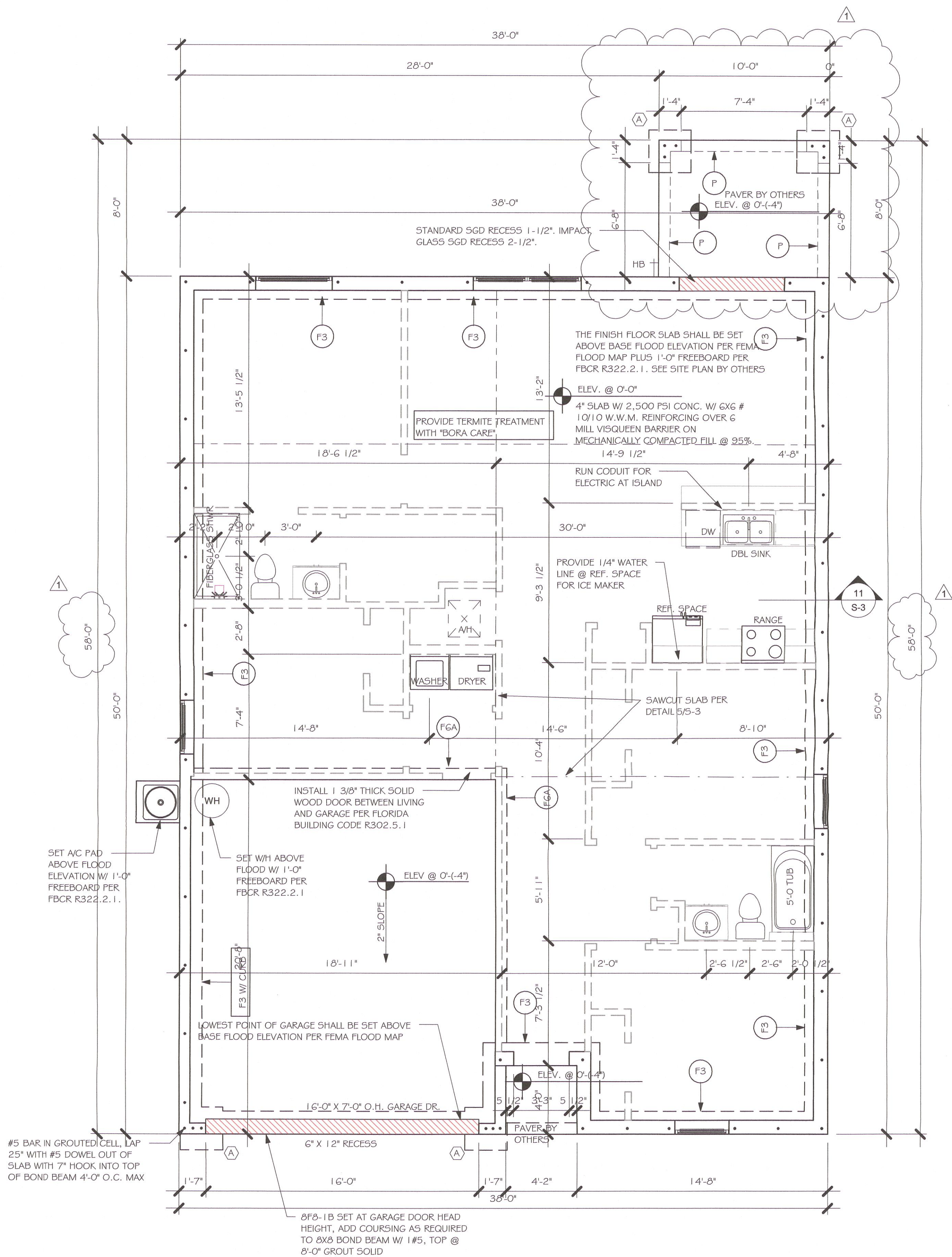
PROVIDE CORNER BARS PER G/S-3

#### FOUNDATION PLAN

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

##### PLAN NOTES:

- TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0"
- "F#" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- # DENOTES PAD FOOTING AT CONCENTRATED LOADS 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.

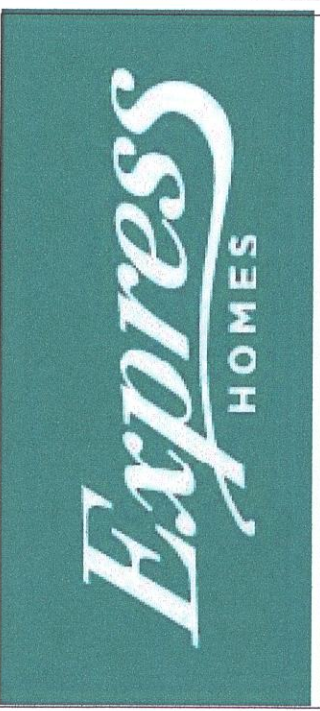


#### FOUNDATION

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AL TO A 1499 AL 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



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1515 SE 47th ST. CAPE CORAL, FL 33904



## MASTERED #1499 A CAPE CORAL

160 MPH, EXPOSURE C GARAGE LEFT

DATE:	02/19/19
DRAWN BY:	JSL
CHECKED BY:	
REVISED:	02/27/20
PLAN:	FOUNDATION PLAN
SCALE:	As indicated
	S-1



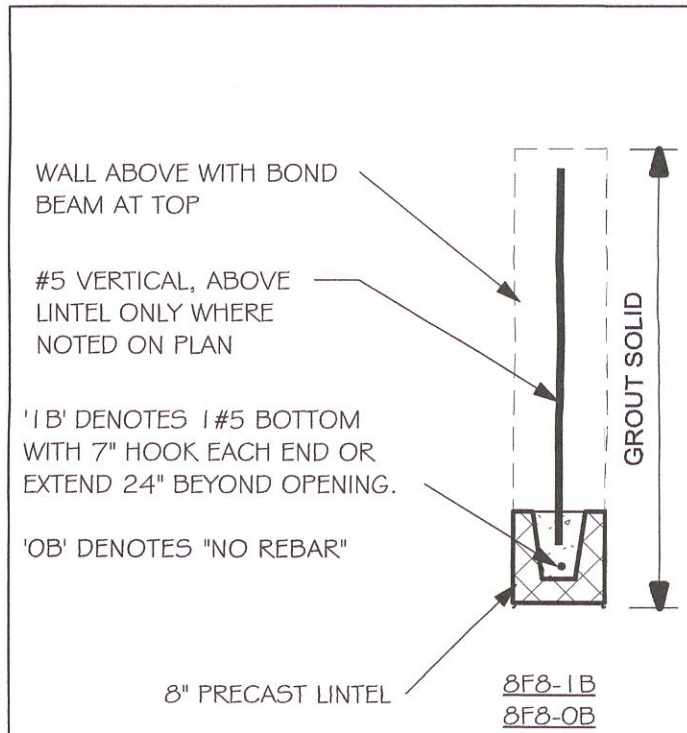
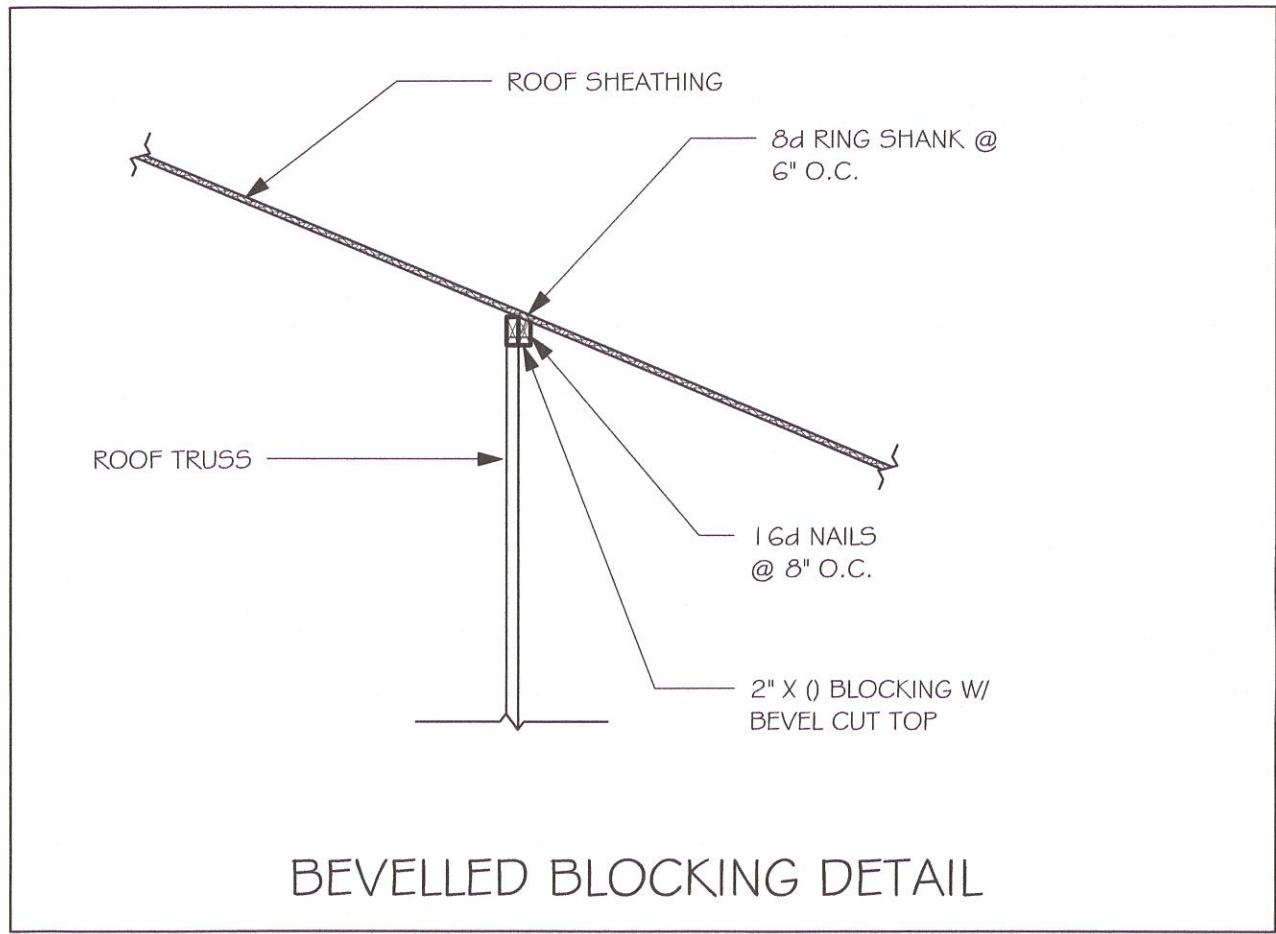
L:\0-New Data\1 -MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1499 A-  
W-LANAI MASTERED CAPE CORAL REVIT\1499 AL W LANAI MASTERED CAPE CORAL  
W-LANAI MASTERED CAPE CORAL

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1450	(1) META 1 G TO 40	8-0.148x1 1/2", EMBED 4"
1810	(1) HETA 1 G TO 40	9-0.148x1 1/2", EMBED 4"
2120	(1) HHETA 1 G TO 40	10-0.148x1 1/2", EMBED 4"
1875 (1 PLY)	(2) META 1 G TO 40	10-0.148x1 1/2", EMBED 4"
1795 (2 PLY)	(2) HETA 1 G TO 40	14-0.162x3 1/2", EMBED 4"
2365 (2 PLY)	(2) HETA 1 G TO 40	12-0.162x3 1/2", EMBED 4"
3965/5YP 3330/5PF	(2) HHETA 1 G TO 40	22-0.148x3" ATR, EPOXY 12"
4235/5YP 3640/5PF	MGT (2 PLY)	18-0.162x2 1/2" 500" ATR, EPOXY 12"
4670/5YP 4015/5PF	HIT4	26-0.148x3" 500" ATR, EPOXY 12"
5445/5YP 5360/5PF	HIT5	26-0.148x3" 500" ATR, EPOXY 12"
10690/5YP 10690/5PF	HIT5KT	16-0.148x3" TO GIRDER, (2) 3/4" ATR, EPOXY 12"
10790/5YP 10790/5PF	(1) HGT - 2	(2) 3/4" ATR, EPOXY 12"
	(1) HGT - 3	(2) 3/4" ATR, EPOXY 12"

NOTES:

- PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -C OF WALL.
- 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. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 1Q5-3.

R4-021020



#### PLAN NOTES:

- ROOF TRUSS BEARING 8'-0", SEE LEGEND.
- ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET 9-3.
- PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
- FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON 9-3.
- 8x8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
- AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/5-3.

#### BEARING HEIGHT

= BEARING @ 8'-0"

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA JOB# 441161 DATED: 12/21/19 REVISED: NONE

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENATH HABITABLE ROOM SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT

#### ROOF FRAMING PLAN

1/4" = 1'-0"

No.	Description	Date
1	CHANGE FROM 1499 AL TO A 1499 AL 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

#5 BAR IN GROUTED CELL, WITH 7" HOOK INTO TOP OF BOND BEAM

EMBED META 1 G AT ALL TRUSSES, EXCEPT AS NOTED AT GIRDERS

8x8 CONTINUOUS MASONRY BOND BEAM AT TOP OF WALL W/ 1 #5 BAR. PROVIDE CORNER BARS PER 8/5-3

GABLE BRACE NOT REQUIRED

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

8x8-1B SET AT GARAGE DOOR HEAD HEIGHT, ADD COURSING AS REQUIRED TO 8x8 BOND BEAM W/ 1 #5, TOP @ 8'-0" GROUT SOLID

OUTLOOKERS PER 12/5-3

WHERE ROOF SHEATHING CONTACTS ONLY THE EDGE OF ROOF TRUSSES, INSTALL BEVELLED BLOCKING PER DETAILS THIS SHEET (OR 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, ka=0.85, H=15')



# MASTERED #1499 A CAPE CORAL

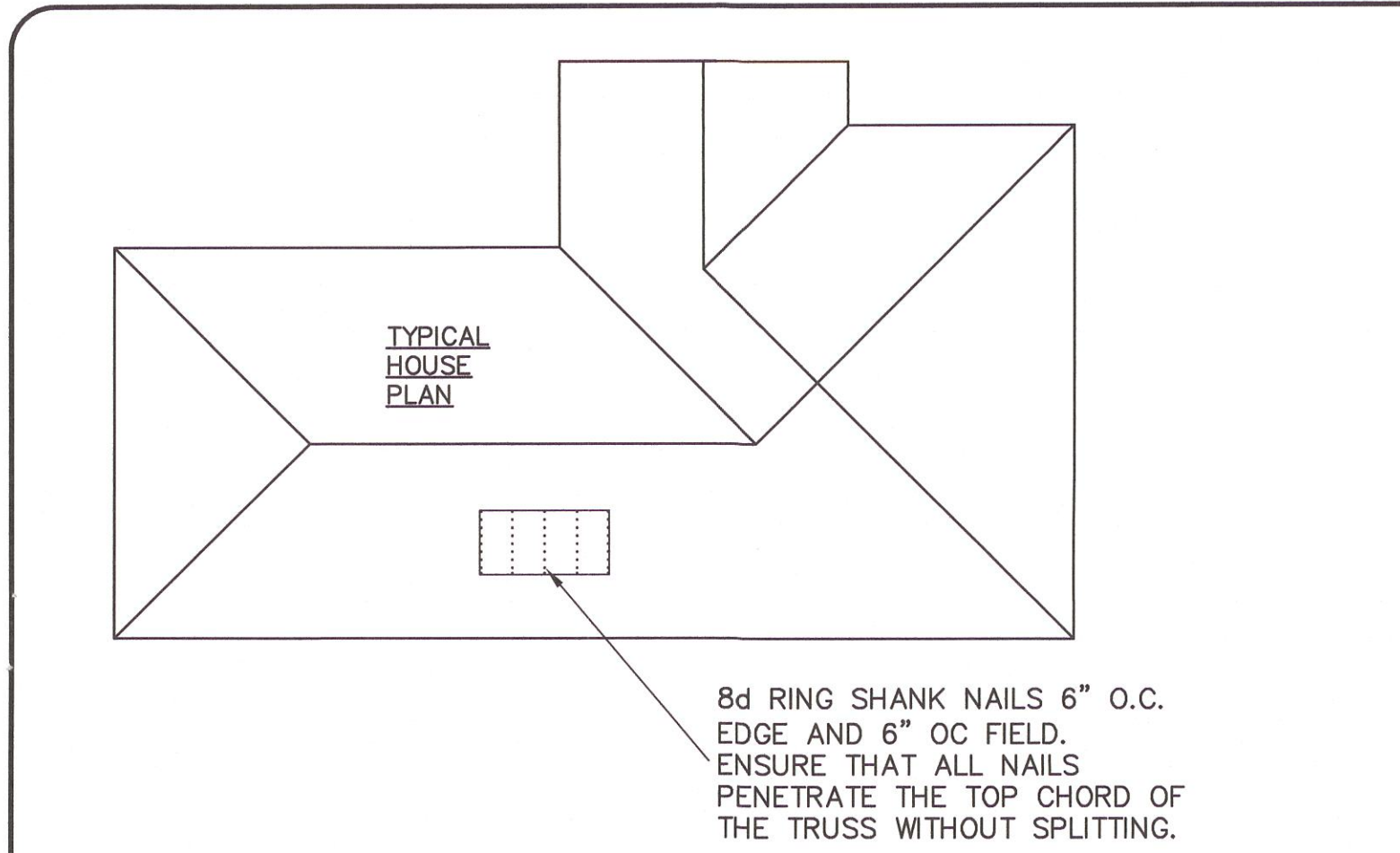
160 MPH, EXPOSURE C GARAGE LEFT

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

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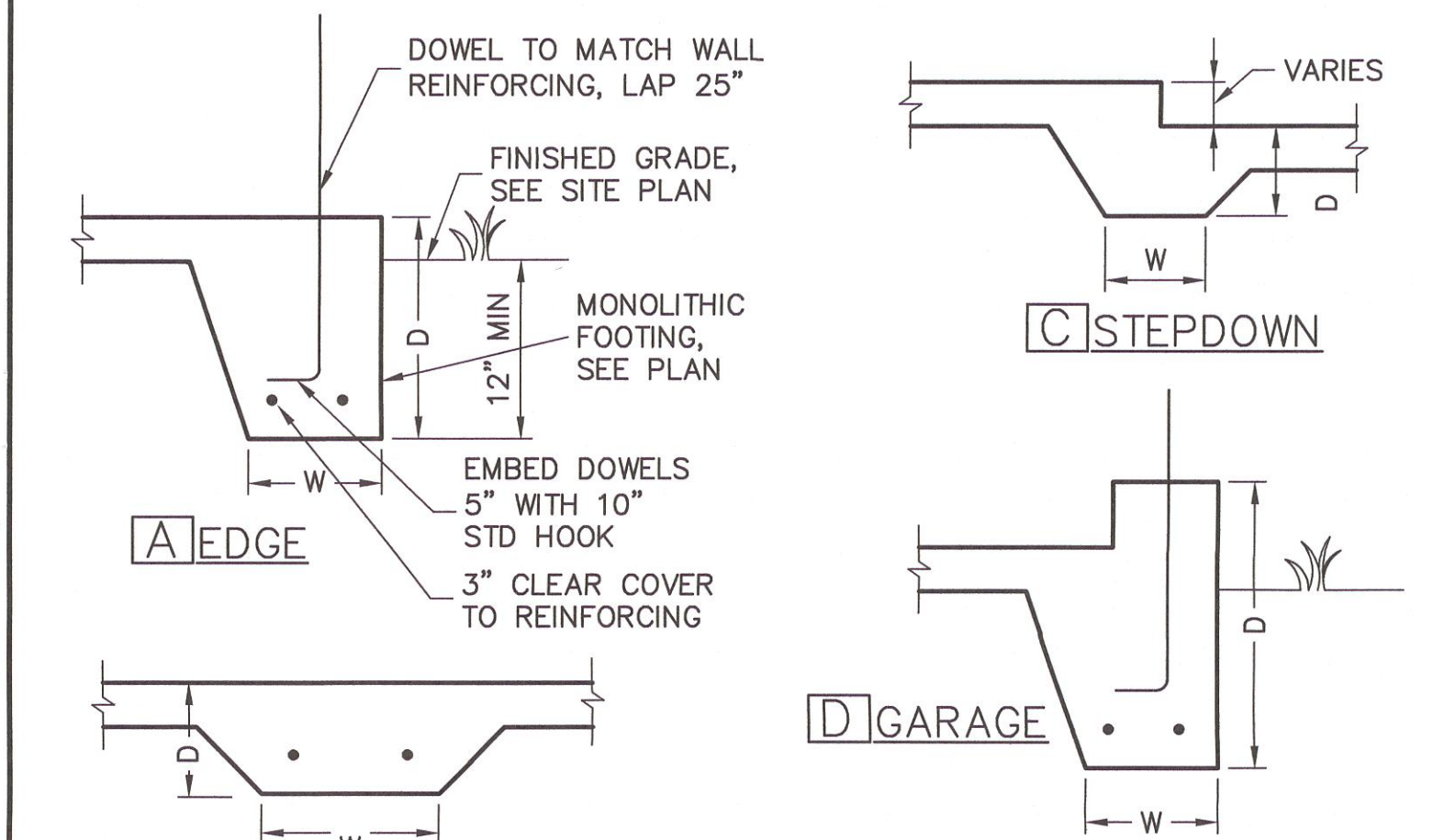
**Express**  
HOMES





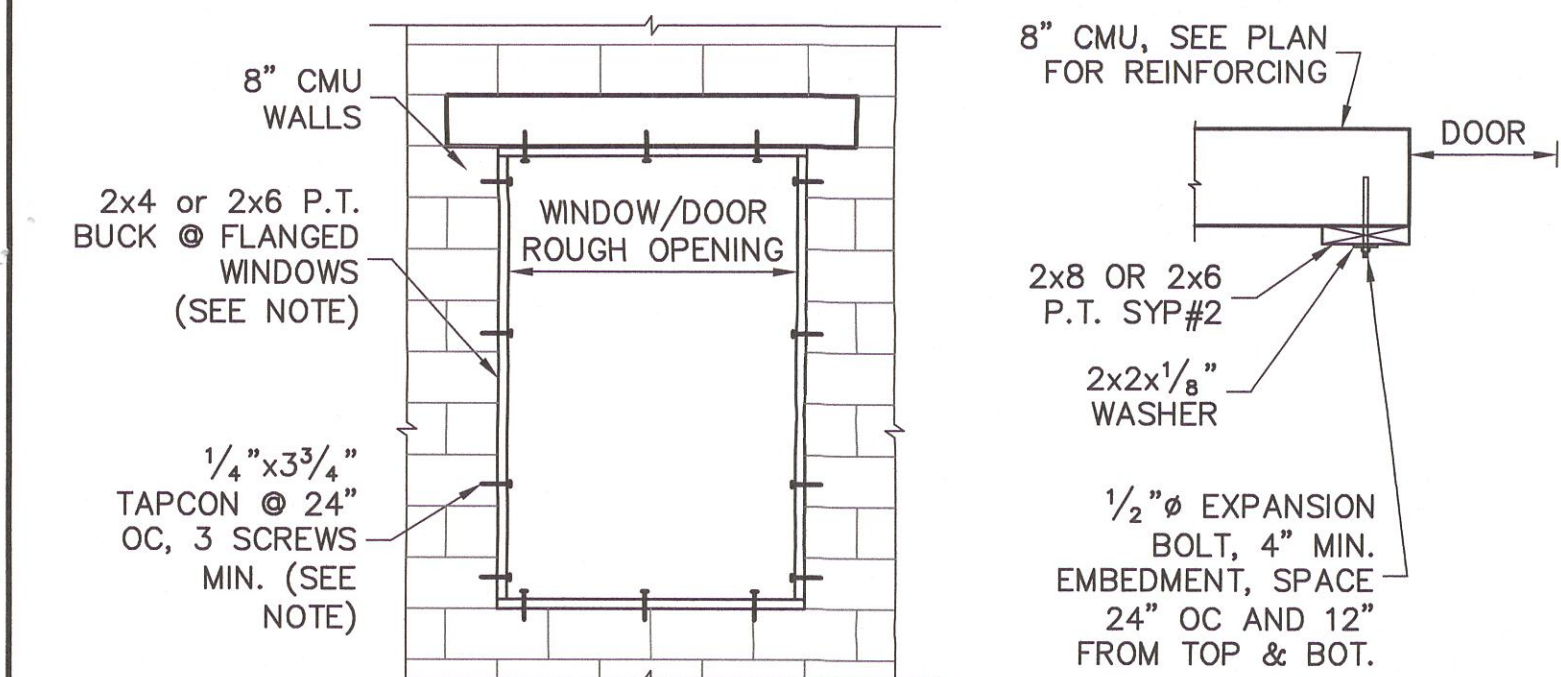
## 1 ROOF DECK NAILING PATTERN

SCALE: NTS



## 4 MONOLITHIC FOOTINGS

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



## 7 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.

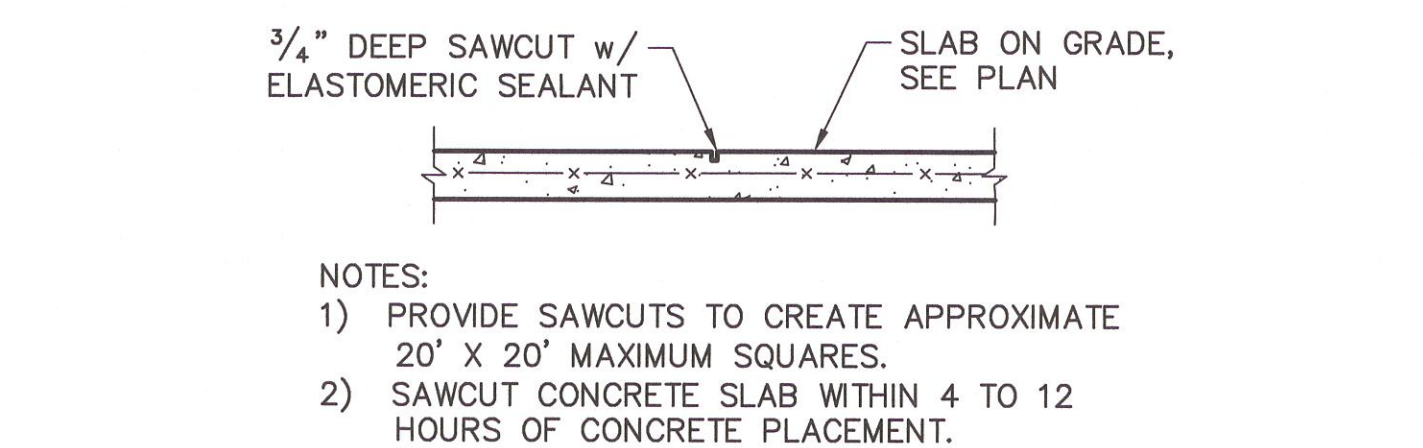
RETROFIT STRAPS TO CONCRETE/MASONRY	
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR
TO 840	1-MTSM16 or 20
TO 1045	1-HTSM16 or 20
TO 2090	2-HTSM16 or 20
TO 4300	2-LGT2
TO 3480	HTT16
TO 10530	HGT-2/3

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

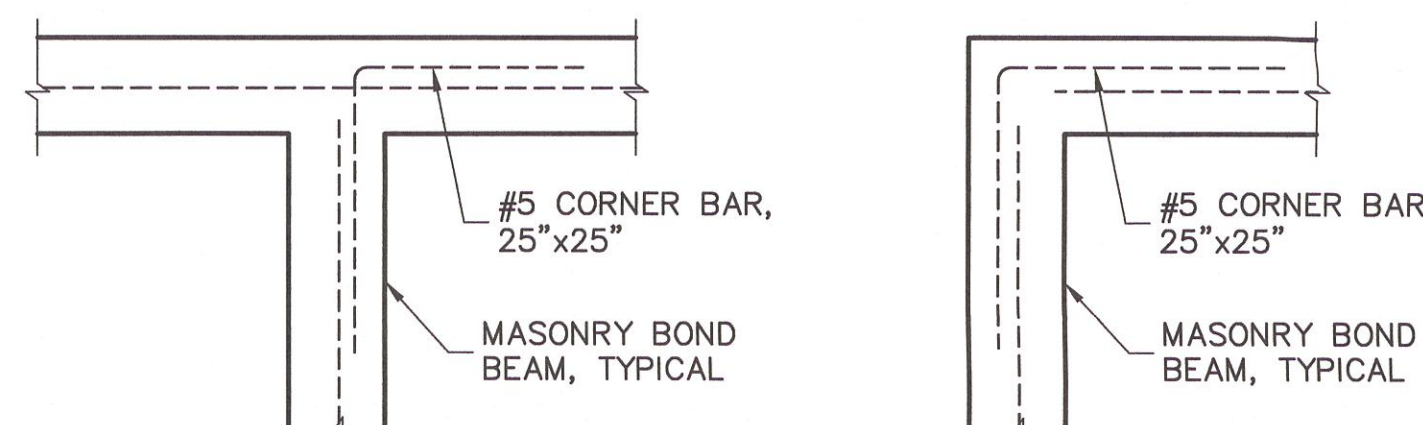
SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR 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 R803.2.3.1: 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, 5/8" 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. 3) VINYL OR ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R703.1.2.1.

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



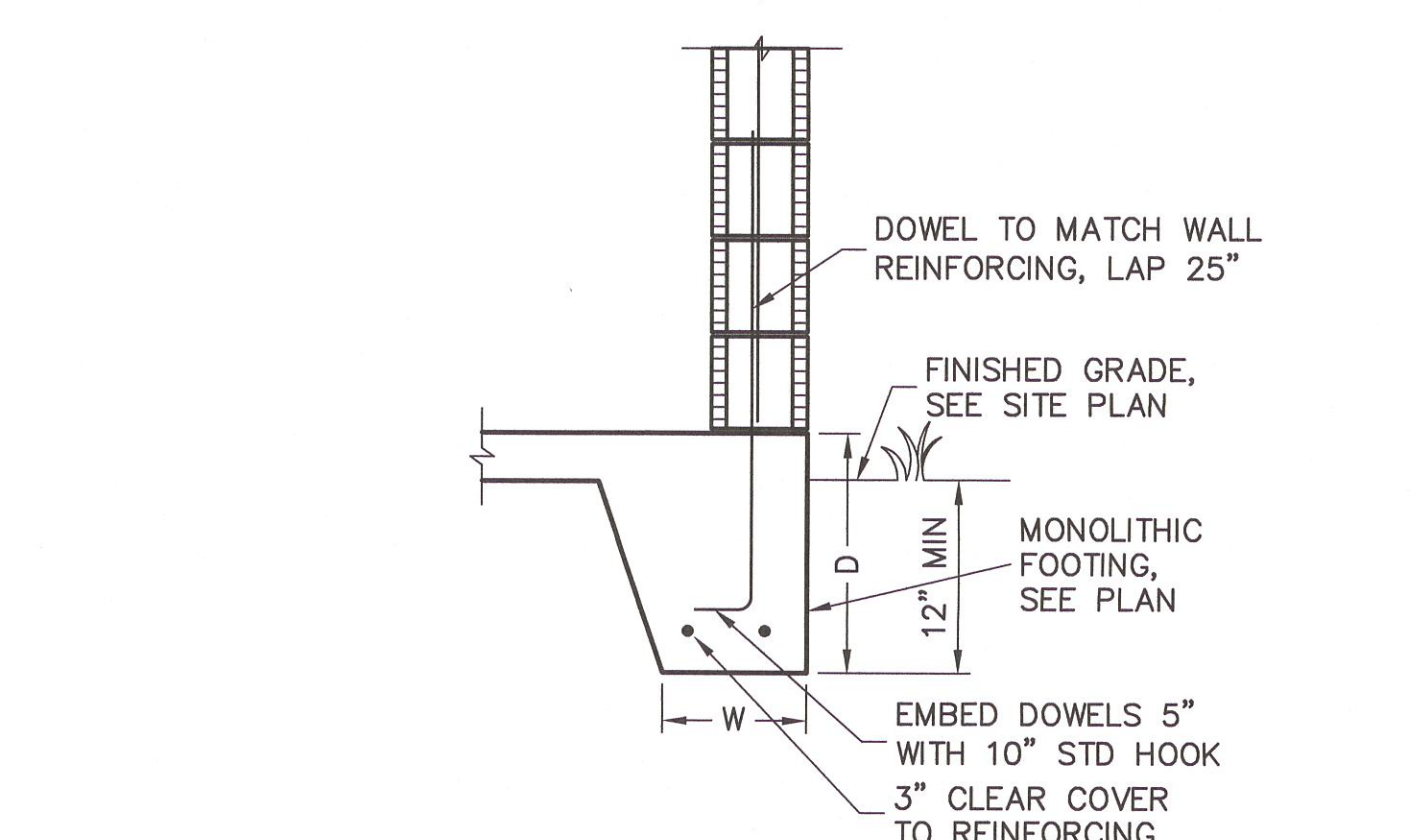
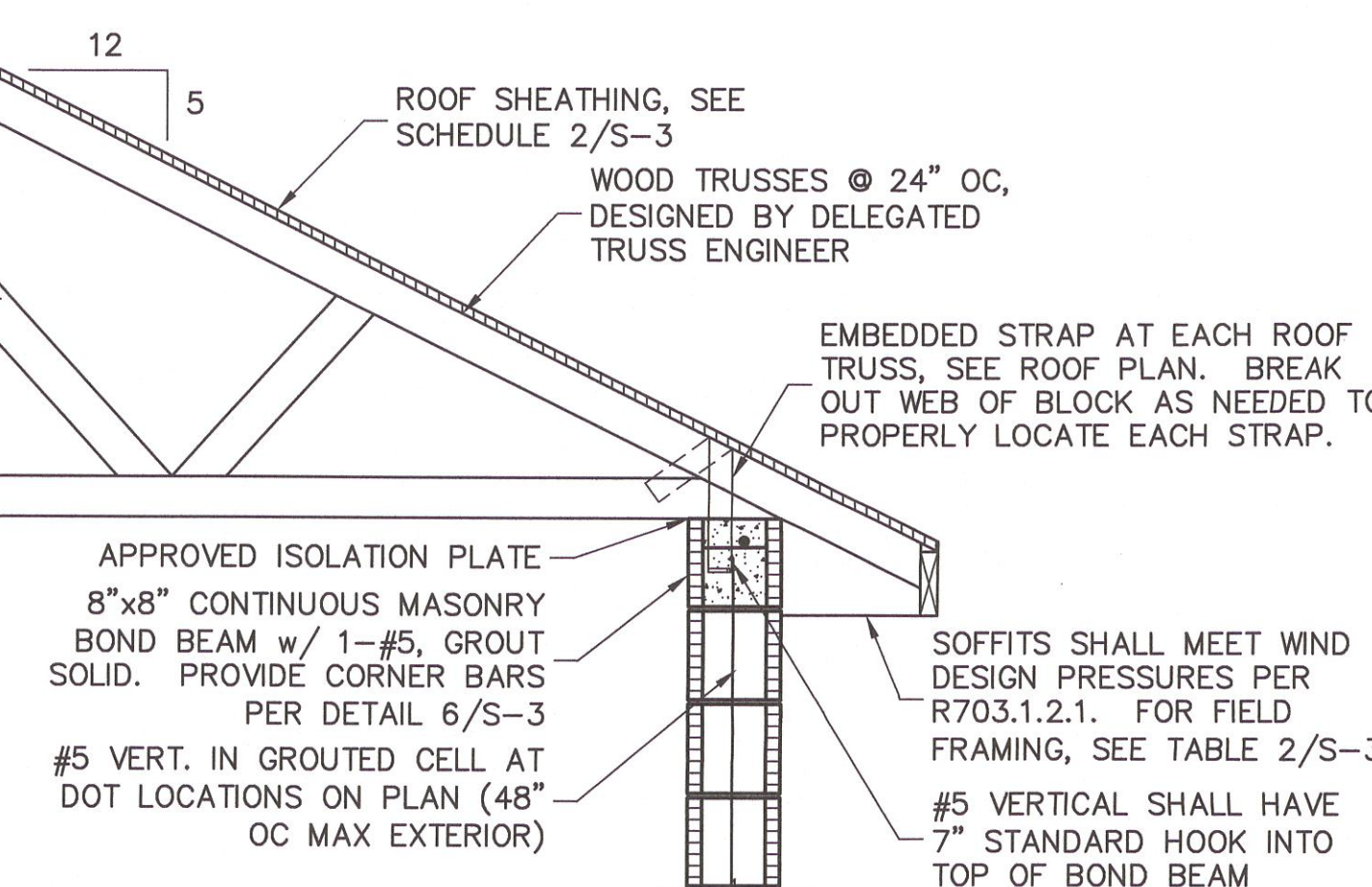
## 5 SLAB SAWCUT DETAIL

SCALE: NTS



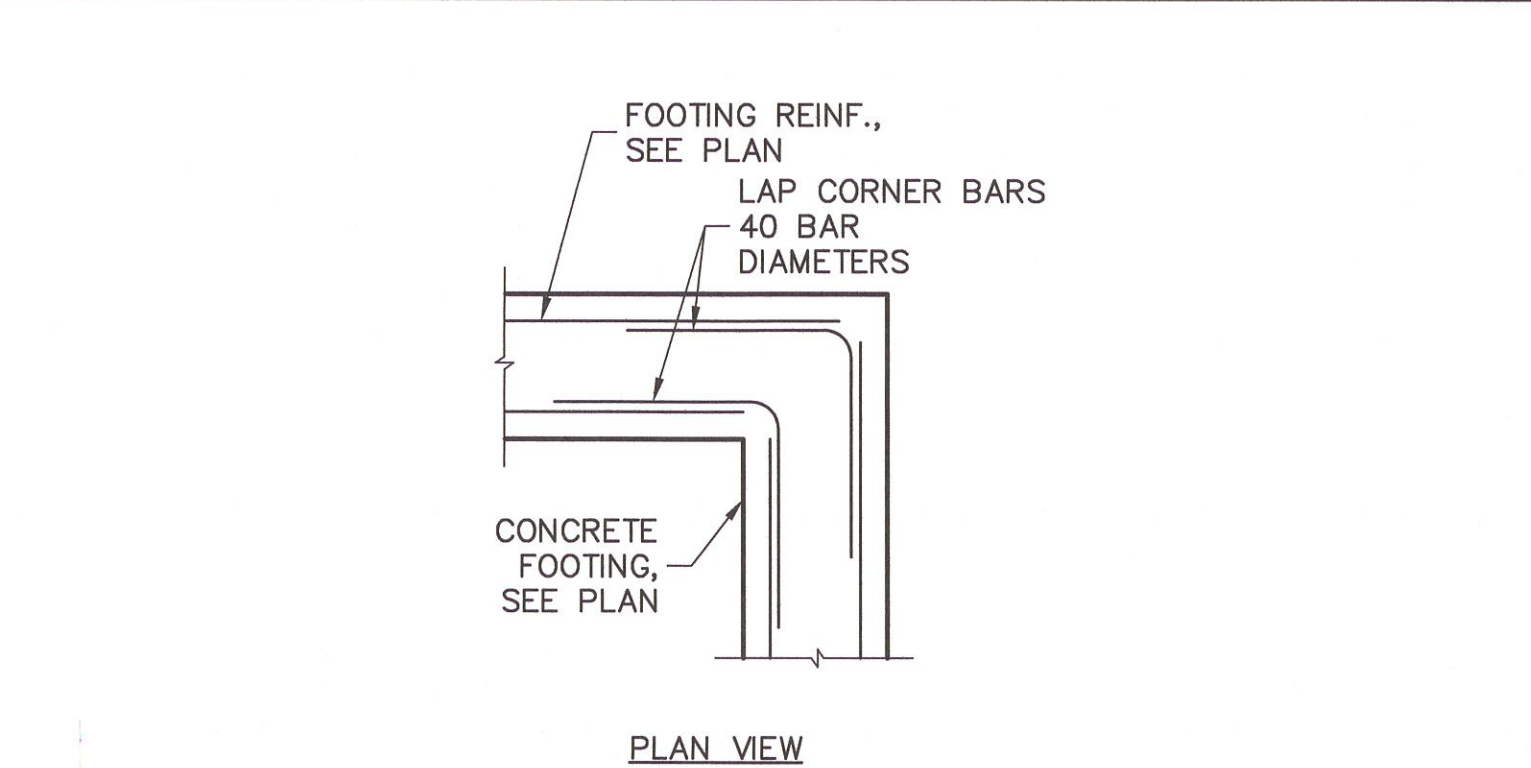
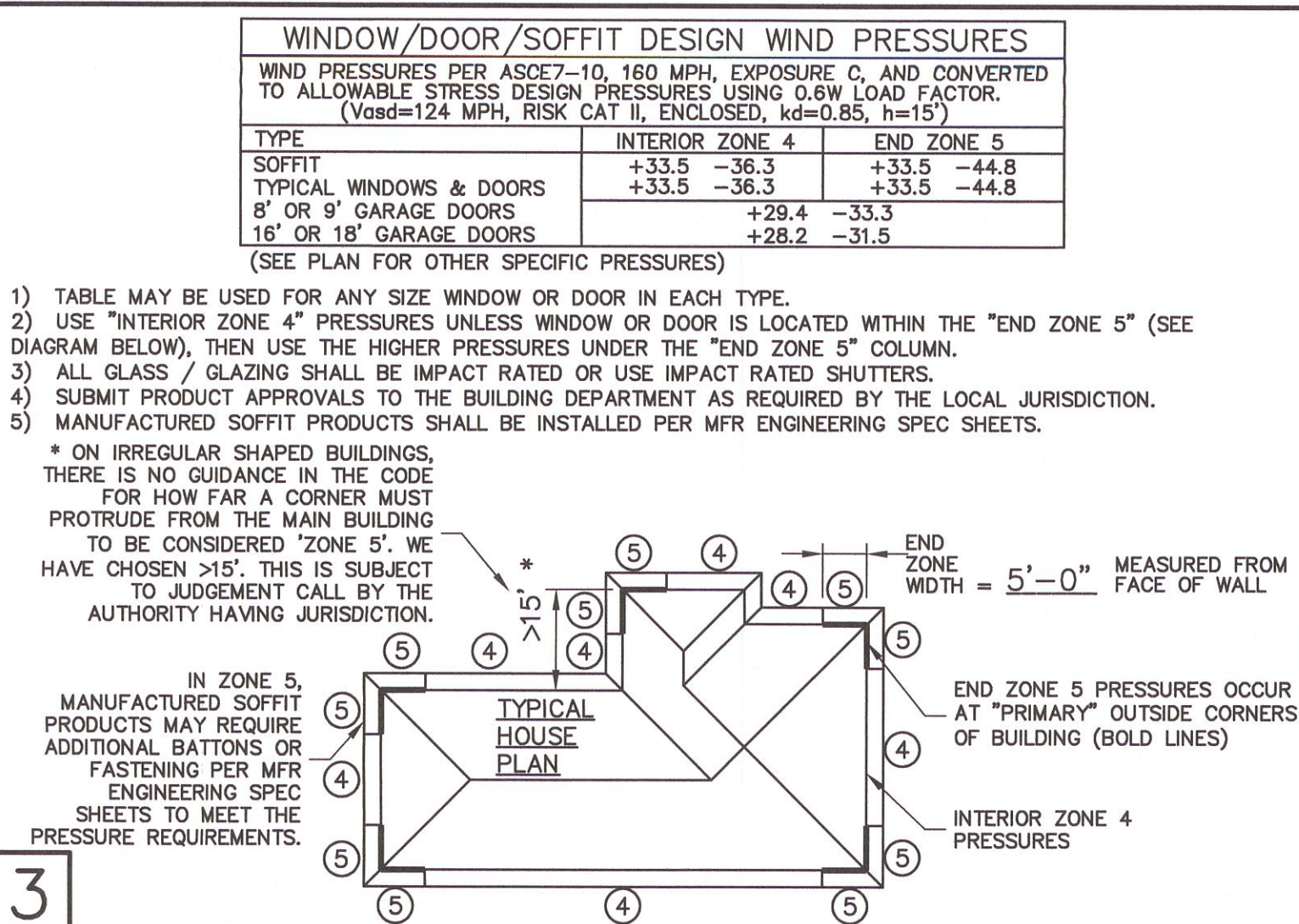
## 8 CORNER BAR DETAIL IN BOND BEAMS

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



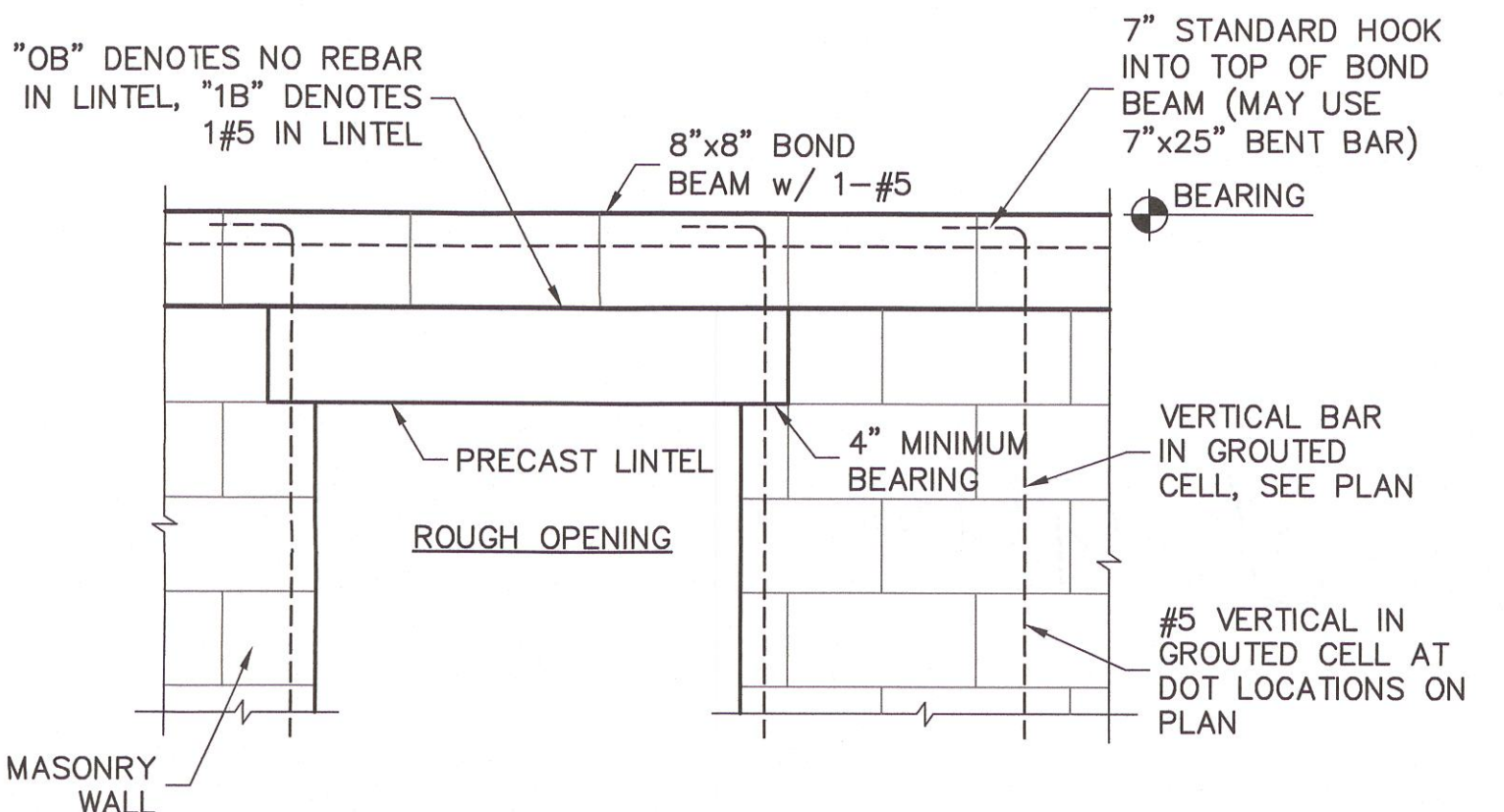
## 11 FULL HEIGHT WALL SECTION

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



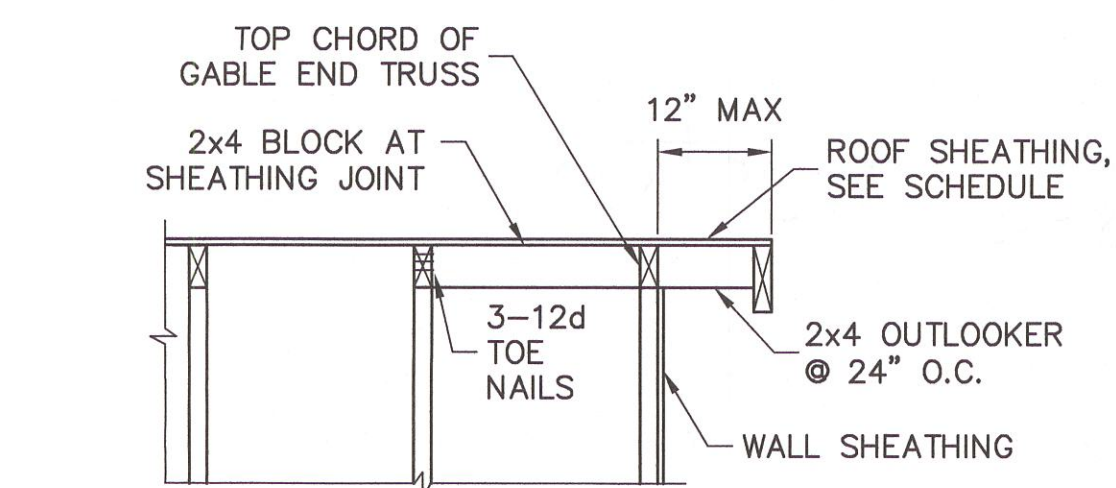
## 6 FOOTING CORNER BARS

SCALE: NTS



## 9 BOND BEAM & REINFORCING

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



THIS DETAIL ONLY USED FOR ELEVATION A

## 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 (V<sub>sd</sub> TABLE R301.2.1.3) 124 MPH  
BUILDING CATEGORY II  
IMPORTANCE FACTOR I=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<sub>c</sub> = 2500 PSI  
3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERESH:  
CONVENTIONAL SHALLOW FOOTINGS f<sub>c</sub> = 2500 PSI  
BEAMS AND COLUMNS f<sub>c</sub> = 3000 PSI  
ALL OTHER CONCRETE (U.N.O.) f<sub>c</sub> = 3000 PSI  
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:  
FOOTINGS 3"  
SLAB ON GRADE CENTERED  
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<sub>m</sub> = 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 61015-31.003 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.

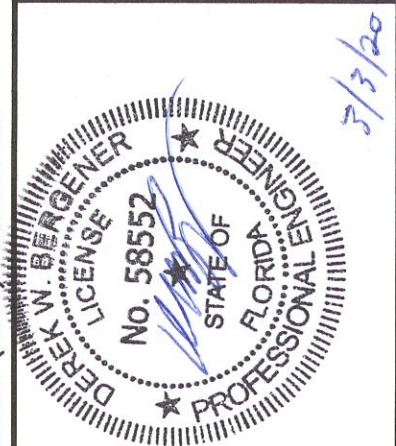
8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE 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.

REV 1 - REVISED MASTER PERMIT TO ADD LANAI AND CHANGED FROM USP STRAPPING TO SIMPSON STRONG TIE STRAPPING

REVISIONS	BY
02/27/20	DWB

STRUCTURAL ENGINEERING:  
**STRUCTURAL SYSTEMS OF NORTH FLORIDA**  
1834 E. 43rd STREET, SUITE #3  
CAPE CORAL, FL 33904  
(239) 549-4554  
CA# 8828



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

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

STRUCTURAL DETAILS  
MODEL 1499 A w/ LANAI  
MASTER PERMIT  
160 MPH, EXPOSURE C  
FLORIDA

DESIGN/DRAWN DWB/DWB
CHECKED DWB
DATE 02/07/19
SCALE VARIES
JOB NO. DR10703
SHEET

S-3