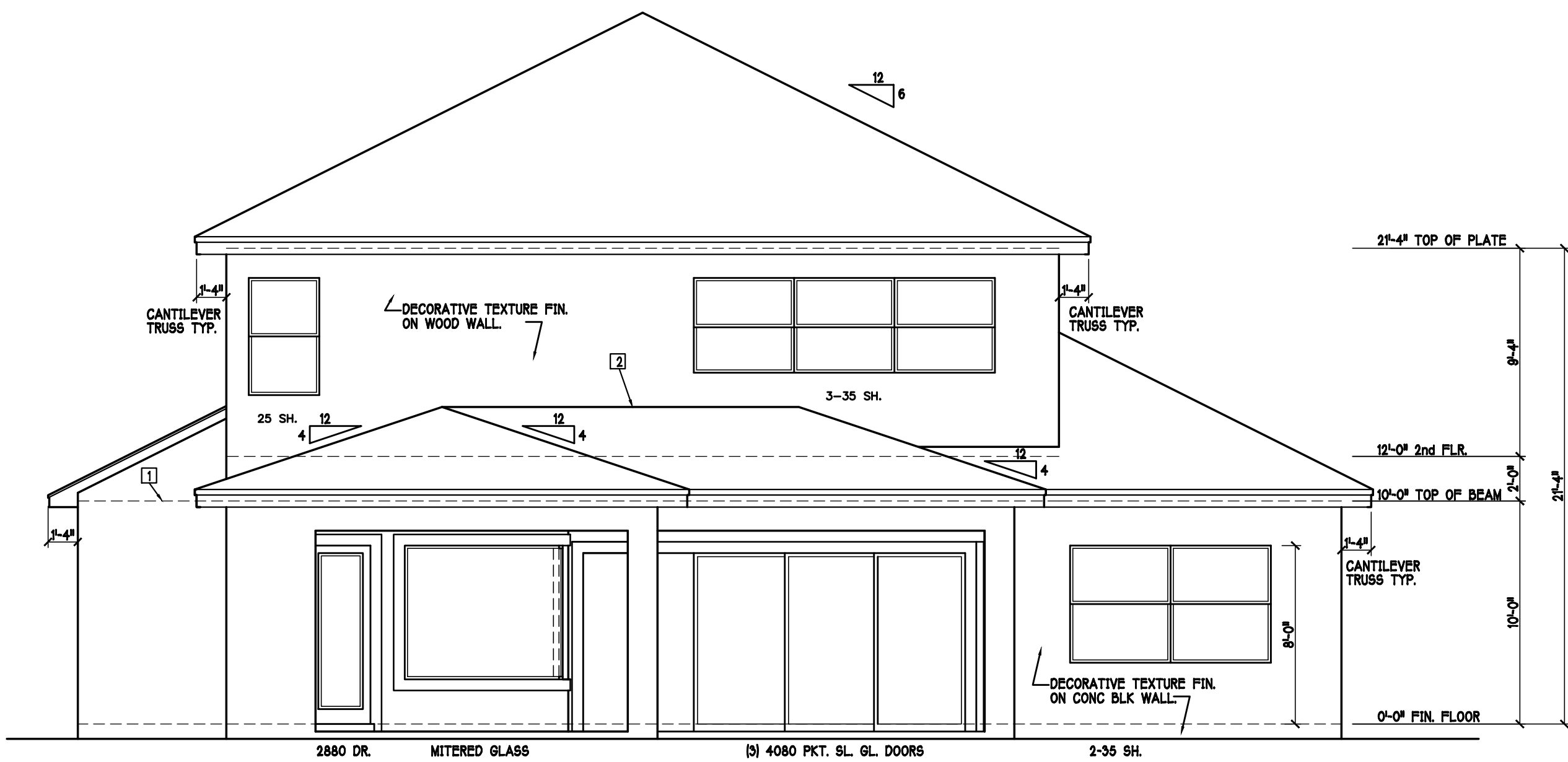
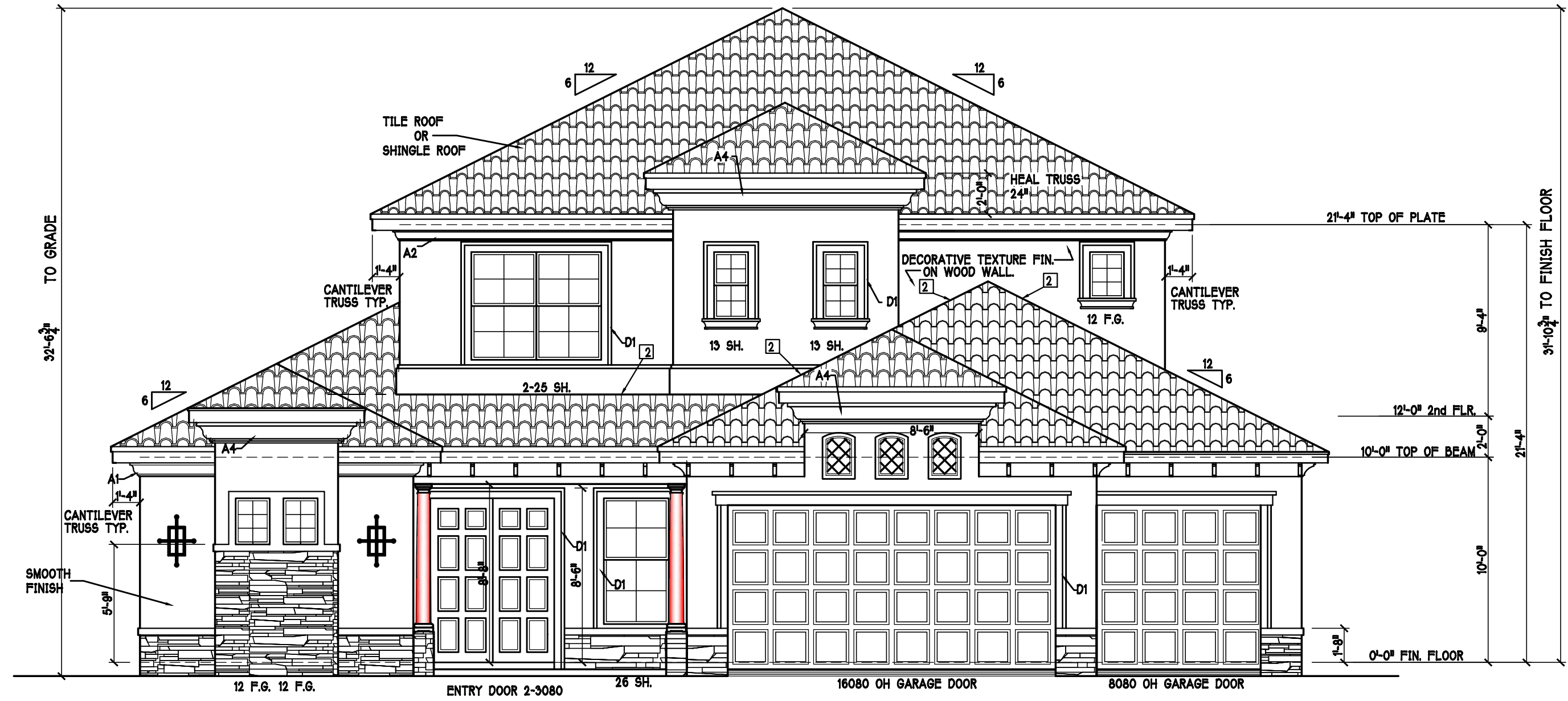


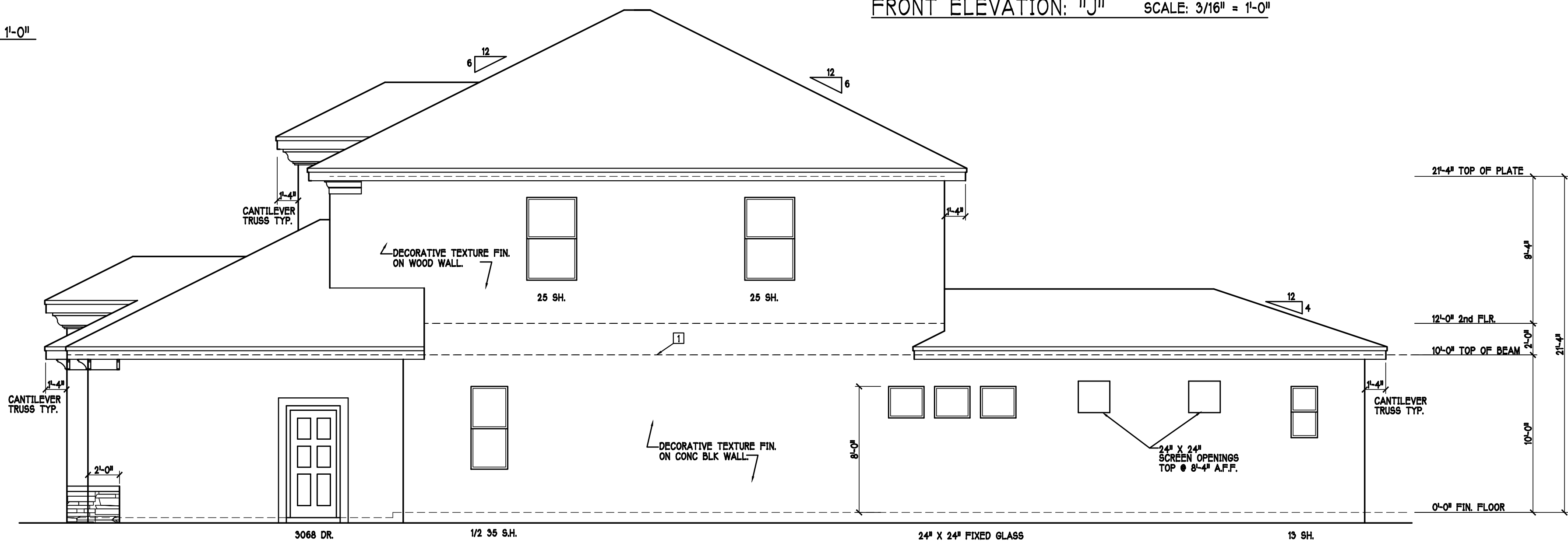


REAR ELEVATION: "J" SCALE: 3/16" = 1'-0"

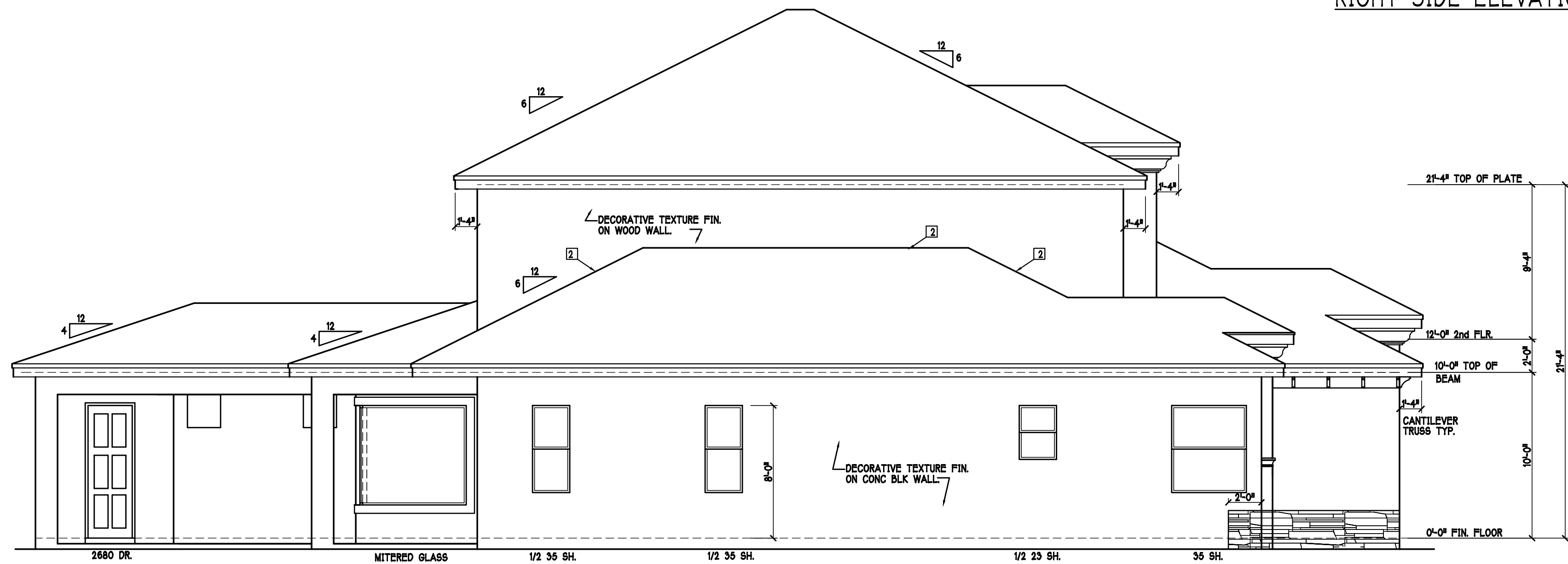


FRONT ELEVATION: "J" SCALE: 3/16" = 1'-0"

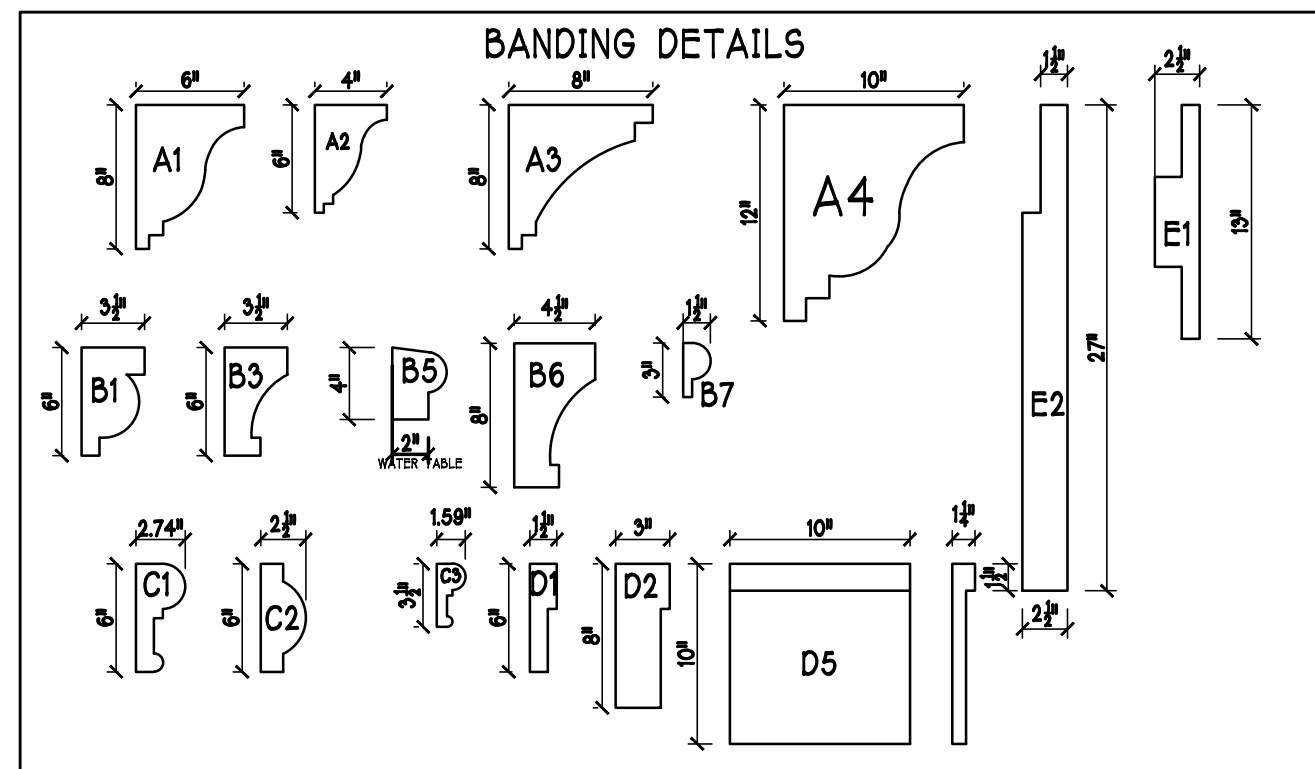
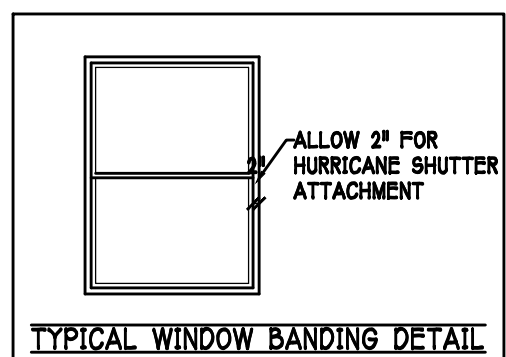
- 1) MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS
- 2) ROOF / WALL WEEP SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS



RIGHT SIDE ELEVATION: "J" SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION: "J" SCALE: 3/16" = 1'-0"



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

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STRUCTURAL DESIGN SYSTEMS
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CAPE CORAL, FL 33904
(239) 337-4334 FAX 882

LOT:	BLOCK:
SUBDIV:	
ADDRESS:	
G.C.D.#:	E.H.#:
MODEL:	UNIT 3461 3 CAR
RESIDENCE FOR:	

DATE:	04-15-19
DRAWN BY:	GCH
CHECKED BY:	JWC
REVISED:	
PLAN:	ELEVATIONS
SCALE:	3/16" = 1'-0"
SHEET#	A-1 J

FOUNDATION PLAN

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

PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) FOOTING MAY BE STEPPED DOWN TO ACCOMMODATE SLOPE IN FINISHED GRADE.
- 3) 'F#' DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 4) 'P' DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
- 5) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
- 6) ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
- 7) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
- 8) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 10/S-1.

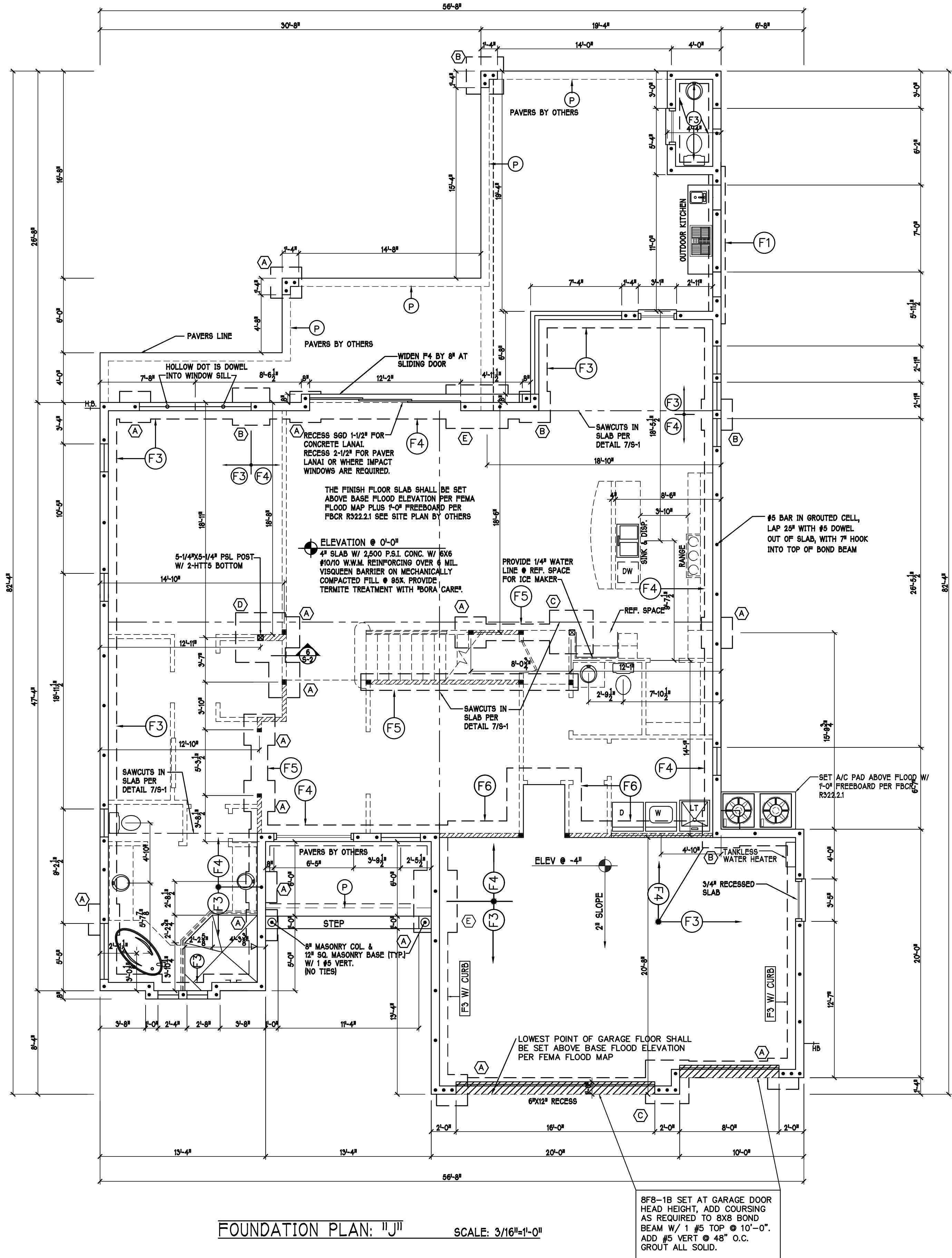
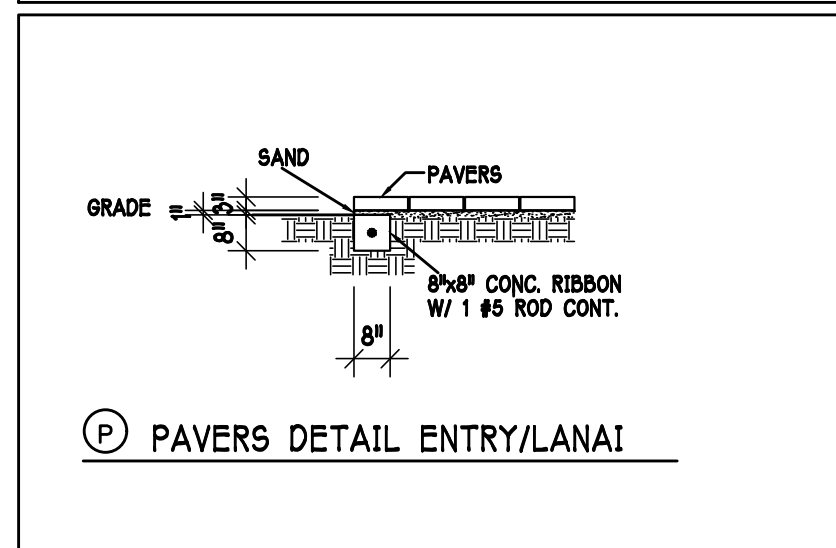
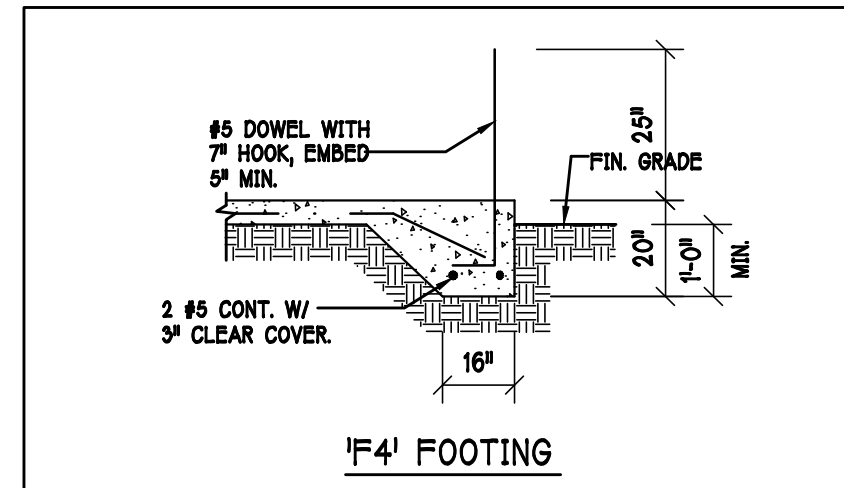
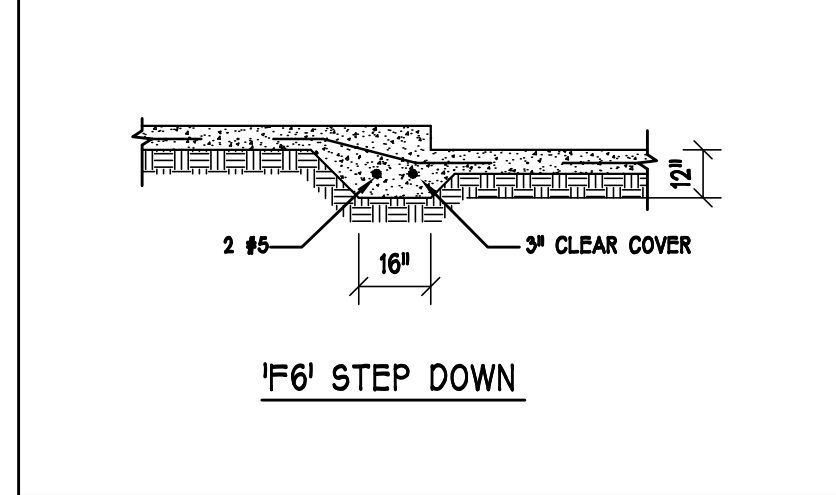
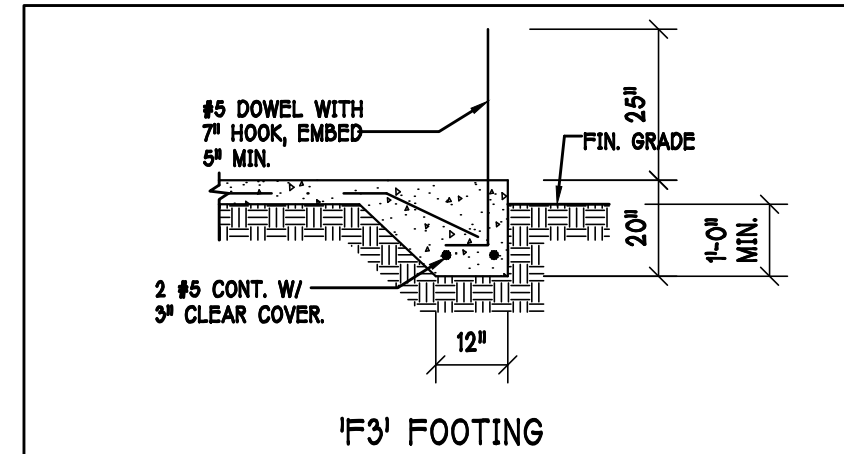
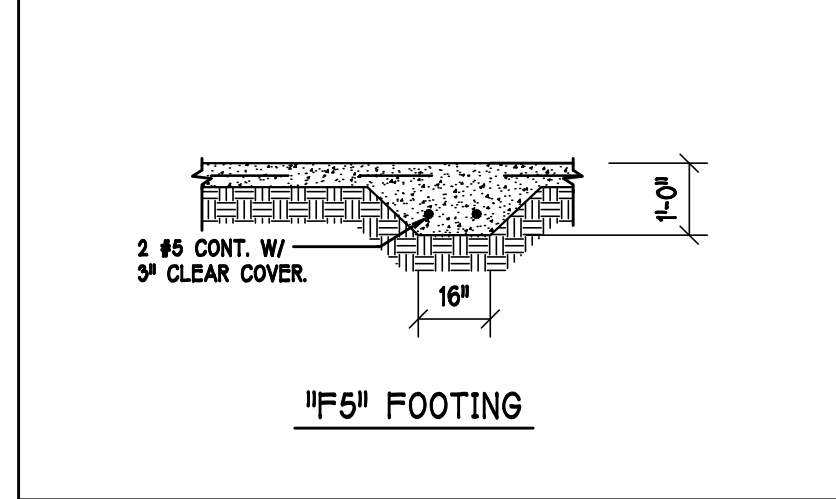
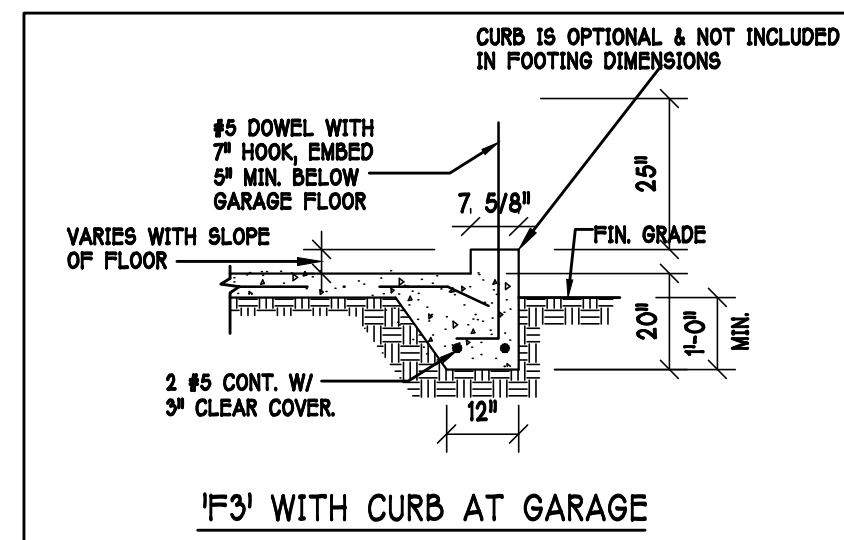
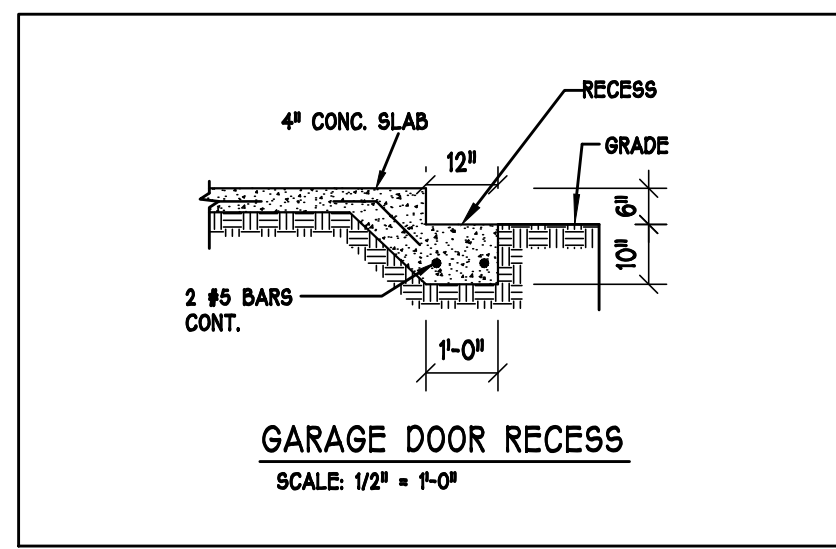
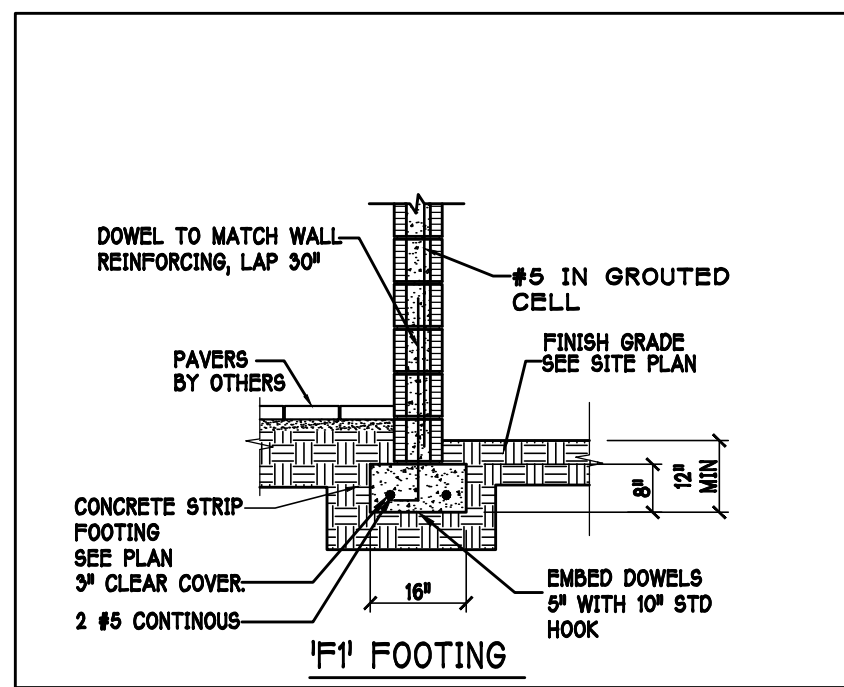
WALL FOOTING SCHEDULE

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	
TE	CONT.	0'-8"	0'-8"	1-#5	

PAD FOOTING SCHEDULE

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

NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR.



FOUNDATION PLAN: "J" SCALE: 3/16"=1'-0"

8F8-1B SET AT GARAGE DOOR HEAD HEIGHT, ADD COURSING AS REQUIRED TO 8X8 BOND BEAM W/ 1 #5 TOP @ 10'-0". ADD #5 VERT @ 48" O.C. GROUT ALL SOLID.

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Fax (239) 540-7759

STRUCTURAL ENGINEERING
AS ST. JAMES
1634 SE 47th ST. SUITE #3
CAPE CORAL, FL 33904
(239) 397-4334
CA 8823

LOT: BLOCK:
SUBDIV:
ADDRESS:
G.C.D.#: E.H.#:

MODEL: UNIT 3461 3 CAR
RESIDENCE FOR:

DATE: 04-15-19

DRAWN BY: GCH

CHECKED BY: JWC

REVISED:

PLAN: FOUNDATION

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

SHEET#

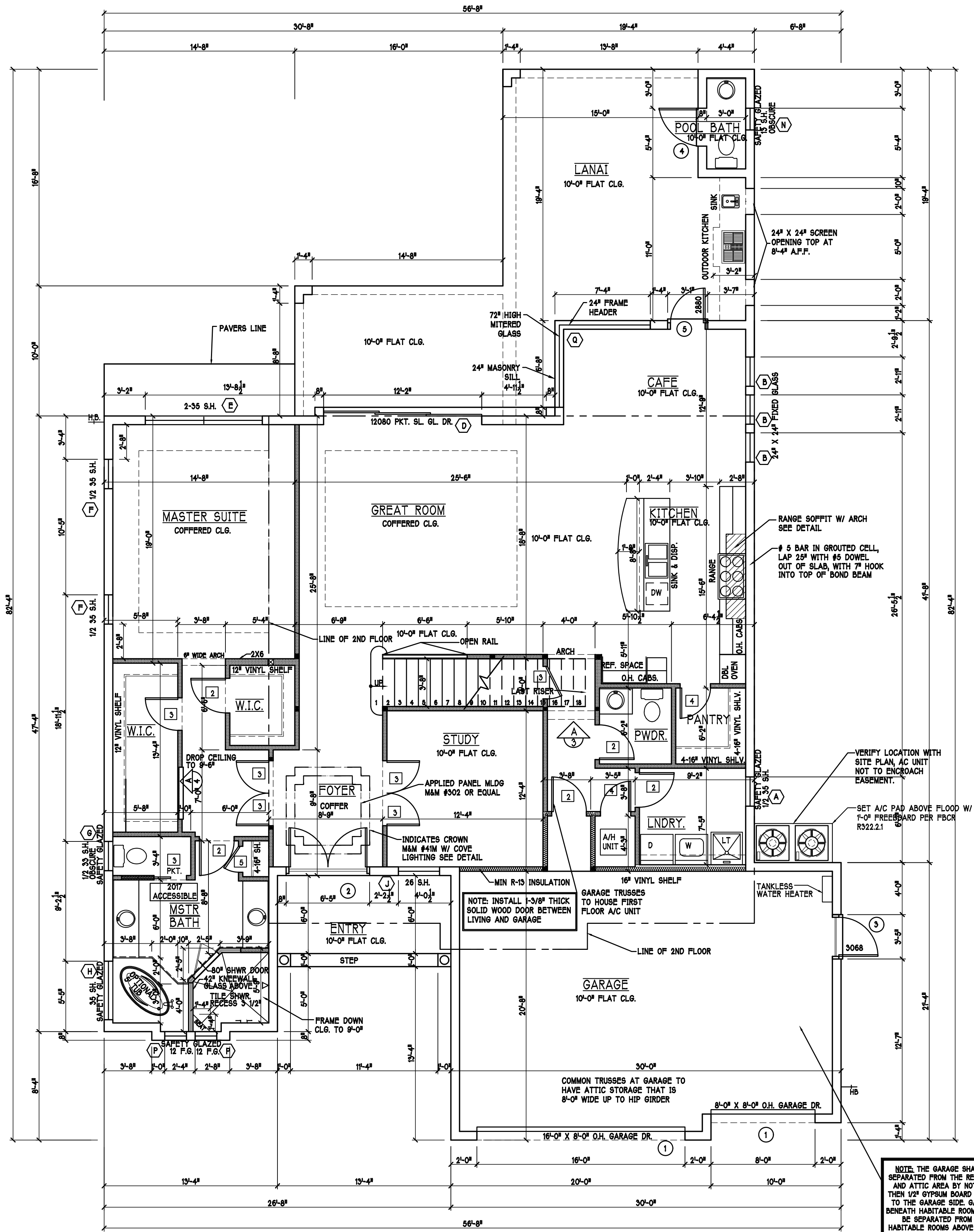
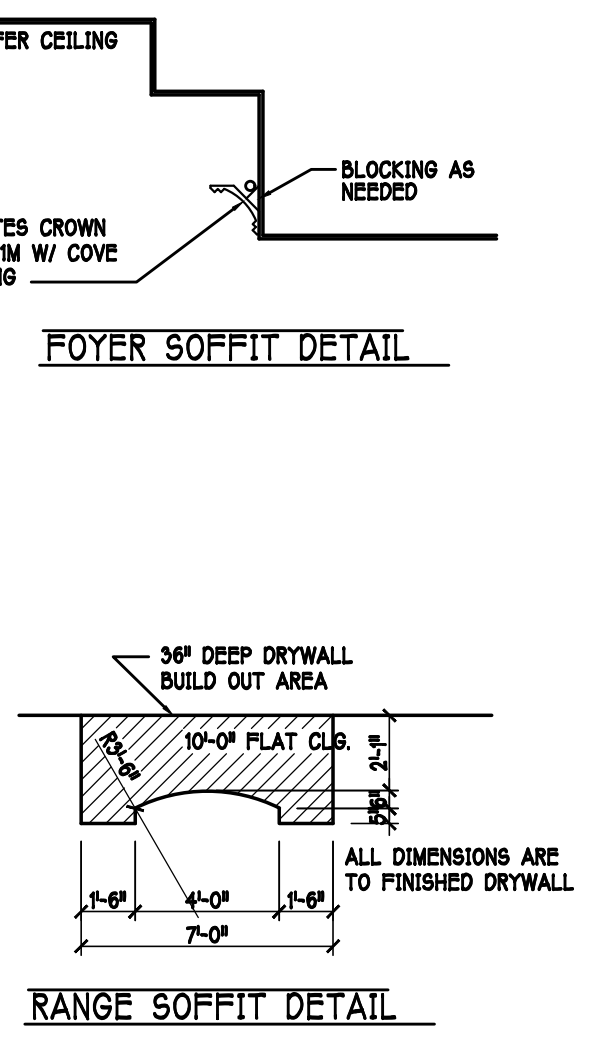
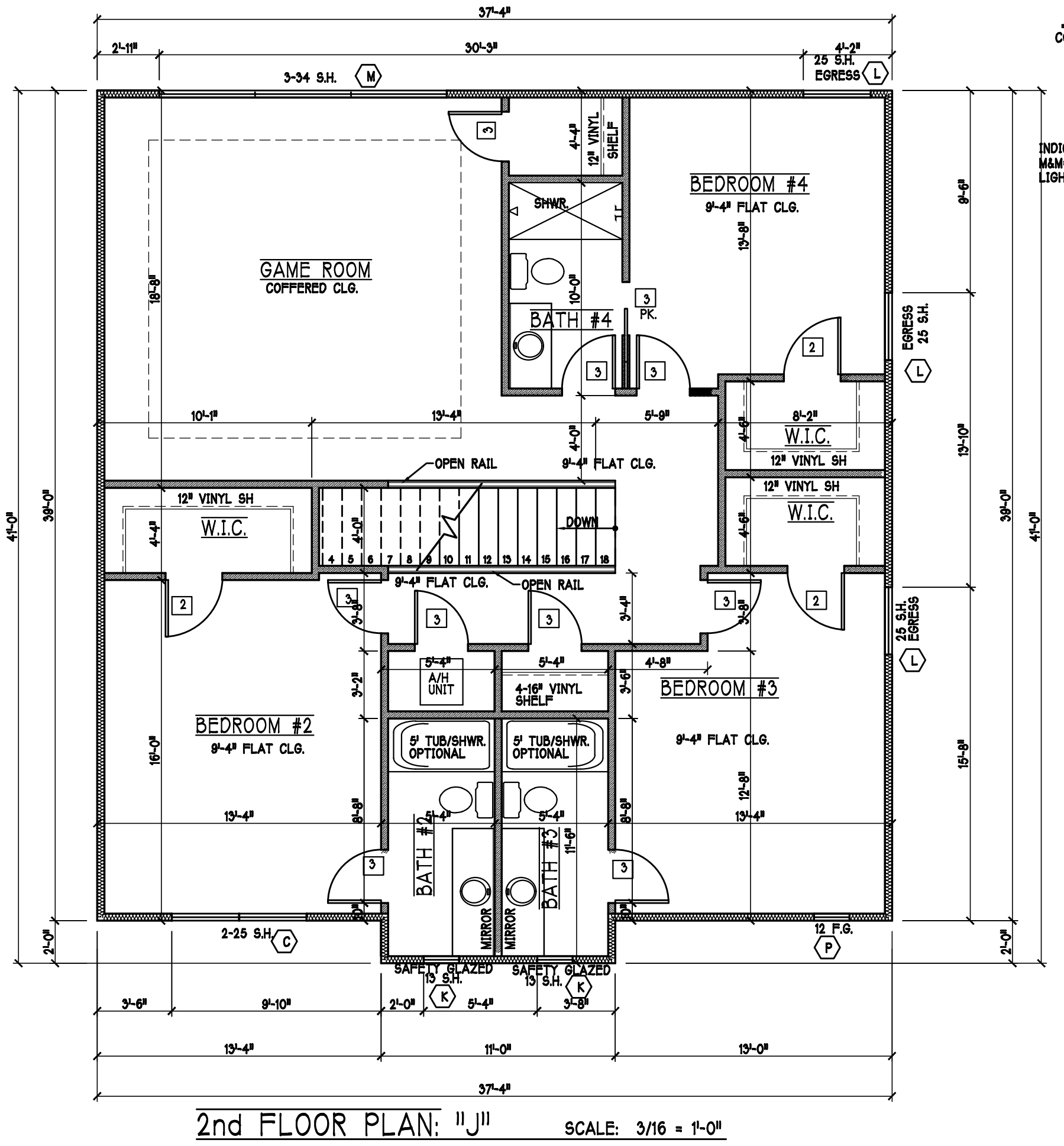
A-2 J

- 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) 2X6 KITCHEN KNEE WALL 3/4" TO TOP
 - 7) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
 - 8) 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
 - 9) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1. HEADER @ 83".
 - 10) ALL WINDOWS INSTALL 7/8" ABOVE GRADE MUST COMPLY WITH R 312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - 11) STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
 - 12) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.P.F. WITH 15" INCREMENT.

DOOR HEADERS		
8'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" POCKET	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" POCKET	HEADER HEIGHT	98 1/2" A.F.F.

CABINET BACKING		
KITCHEN	UPPER TOP @ 54", 84", 96"	BASE TOP @ 35"
	MICROWAVE @ 102"	
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 35"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

- VINYL SHELF NOTES:
- 1) ALL CLOSET SHELVES TO BE 12"
 - 2) ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.P.F. WITH 15" INCREMENT.
- STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED
- PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT DOOR. (PER FLORIDA BUILDING CODE-R308.4.2)
- NOTE: PROVIDE SAFETY GLAZING AT BATH/SHWR. SHALL COMPLY WITH R 308.4.5



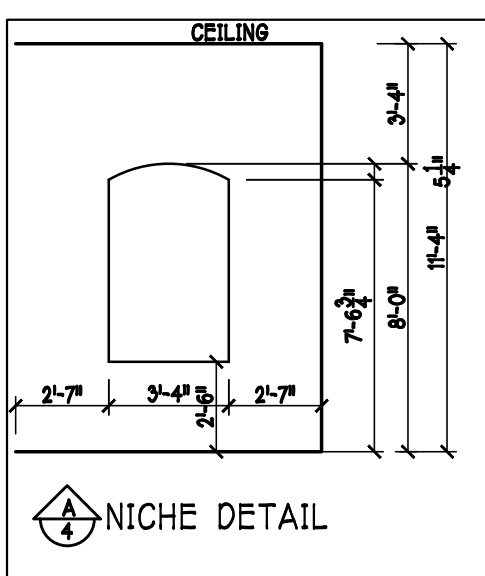
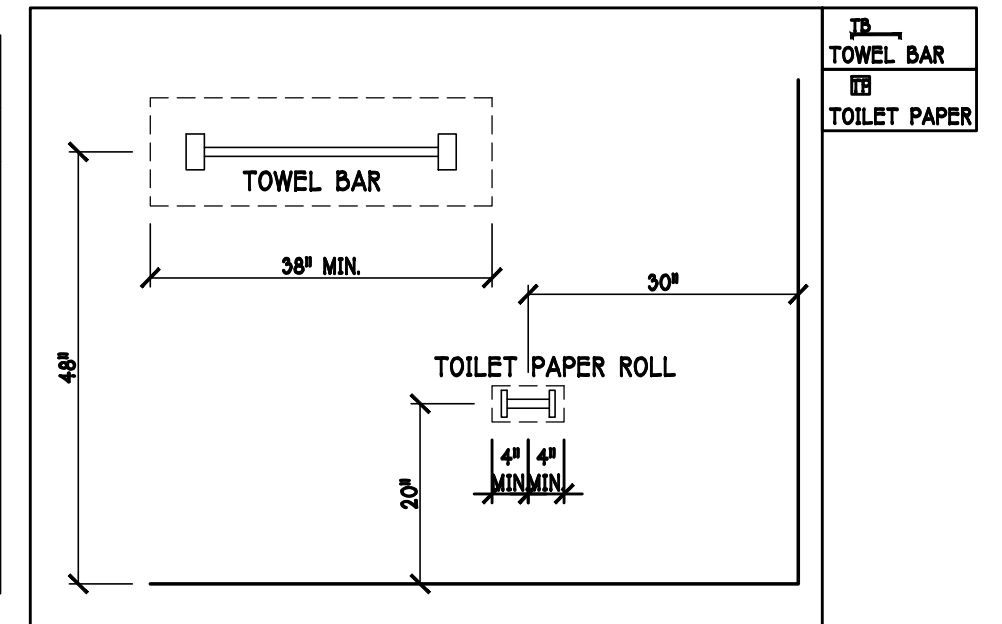
WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. Vmax=124 MPH					
MARK	SIZE CODE	PRODUCT DESCRIPTION	ZONE	WIND PRESSURE	WIND-BORNE DEBRIS PROTECTION
(A)	1/2 35	SH	4	+37.4/-40.5	SHUTTERS
(B)	F-8	24"x24"	5	+37.4/-40.5	SHUTTERS
(C)	2-25	SH	4	+37.4/-40.5	SHUTTERS
(D)	12080	PKT. SL. GL. DR.	4	+32.8/-37.1	SHUTTERS
(E)	2-35	SH	4	+37.4/-40.5	SHUTTERS
(F)	1/2 35	SH	4	+37.4/-40.5	SHUTTERS
(G)	1/2 35	SH OBSCURE	4	+37.4/-40.5	SHUTTERS
(H)	35	SH	4	+37.4/-40.5	SHUTTERS
(I)	25	SH	4	+37.4/-40.5	SHUTTERS
(J)	25	SH	4	+37.4/-40.5	SHUTTERS
(K)	3-35	SH	4	+37.4/-40.5	SHUTTERS
(L)	15	SH	4	+37.4/-40.5	SHUTTERS
(M)	15	SH	4	+37.4/-40.5	SHUTTERS
(N)	15	SH OBSCURE	4	+37.4/-40.5	SHUTTERS
(O)	8080	SL. GL. DR.	4	+32.8/-37.1	SHUTTERS
(P)	12	FIXED GLASS	4	+32.8/-37.1	SHUTTERS
(Q)	160x72"	MITERED GLASS	4	+32.8/-37.1	SHUTTERS

WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. Vmax=124 MPH					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	WIND-BORNE DEBRIS PROTECTION
(1)	OVERHEAD	GARAGE DOOR	182	96	465
(2)	SWING DOOR	DISTINCTION	77	86	4
(3)	SWING DOOR	DISTINCTION	36	80	4
(4)	SWING DOOR	DISTINCTION	30	86	4
(5)	SWING DOOR	DISTINCTION	32	86	4

GARAGE DOOR ASSUMES 2' IN ZONE 5.

INTERIOR DOOR SCHEDULE	
MARK	DOOR WIDTH
(1)	3'-0"
(2)	2'-8"
(3)	2'-6"
(4)	2'-4"
(5)	2'-0"
(6)	1'-8"
(7)	1'-6"
(8)	2'-11"

PK. = POCKET DOOR
B.F. = BI-FOLD DOOR
B.P. = BI-PASS DOOR
L.V. = LOUVERED DOOR



SQUARE FOOTAGE	
1ST FLOOR LIVING AREA	2,031
2ND FLOOR LIVING AREA	1,450
TOTAL LIVING AREA	3,481
GARAGE AREA	612
ENTRY AREA	83
LANAI AREA	563
TOTAL AREA	4,729

FRAMERS NOTES:

NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING ON STUDS SHALL NOT EXCEED 24" O.C.

NON BEARING WALLS ONLY.

NOTE: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY 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.

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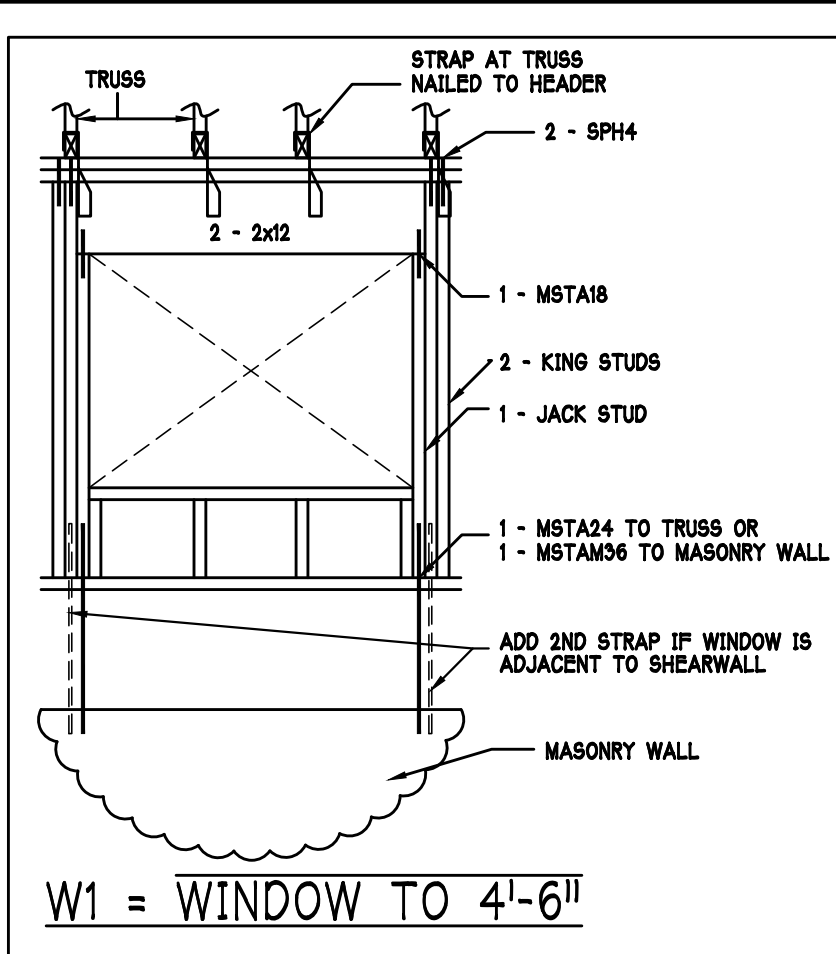
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OF NORTH FLORIDA
1604 SE 47TH ST SUITE #2
FORT MYERS, FL 33903
(239) 333-4354
CA# 8882

MODEL: UNIT 3461 3 CAR
RESIDENCE FOR:

LOT: BLOCK:
SUBDIV:
ADDRESS:
G.C.D.#: E.H.#:

DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16" = 1'-0"
SHEET# A-3 J



GUARDRAILS ARE TYPICALLY A MANUFACTURED PRODUCT AND ARE NOT DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD. THE GUARDRAIL MFR. SHALL BE RESPONSIBLE TO PROVIDE A DESIGN, INCLUDING FASTENINGS TO THE STRUCTURE, TO SATISFY CODE REQUIREMENTS.

R312.1.1 Guards required – Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 24 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height – Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, or the line connecting the leading edges of the treads.

Exceptions:

- 1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from the line connecting the leading edges of the treads.
- 2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches as measured vertically from a line connecting the leading edge of the treads.

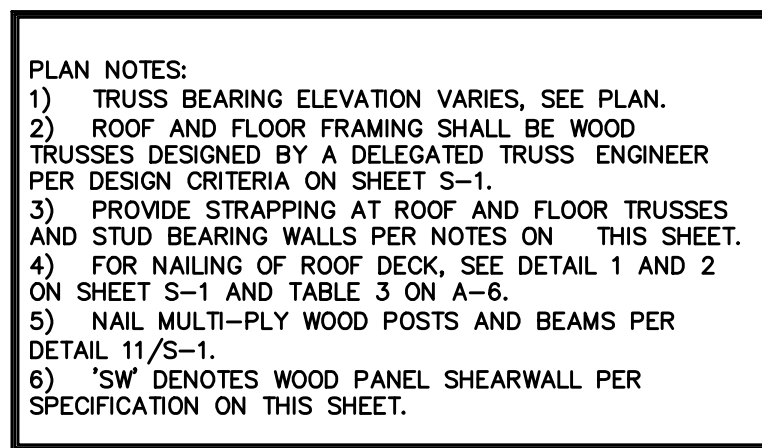
R312.1.3 Opening limitations – Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:

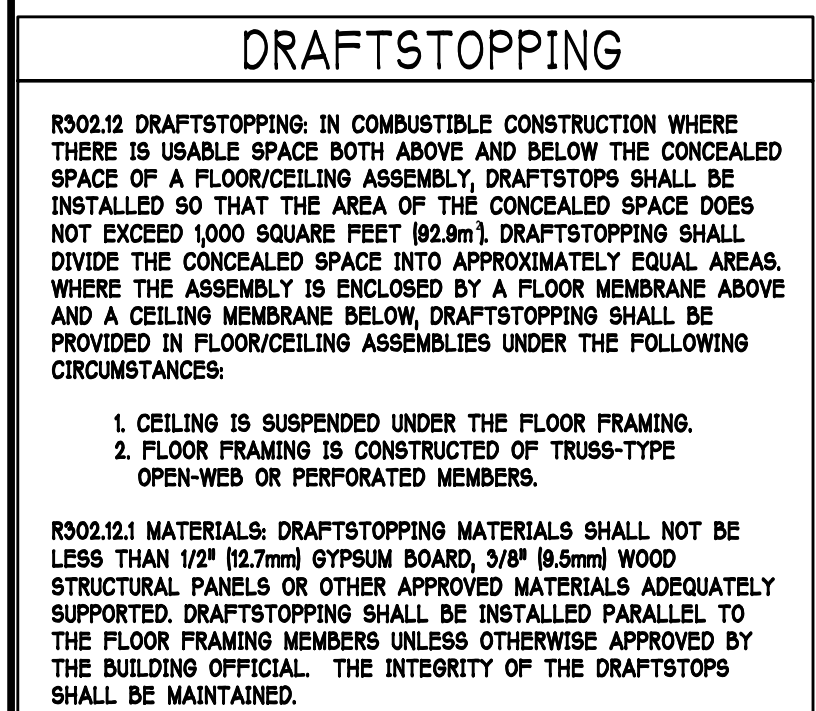
- 1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
- 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.

IBC 1607.8.1.1 Guardrail & Handrail assemblies shall be able to resist a single concentrated load of 200 pounds applied in any direction at any point along the top. In accordance w/section 4.5.1 of ASCE7.

IBC 1607.8.1.2 Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot including openings and space between rails. In accordance w/ section 4.5.1 of ASCE7.

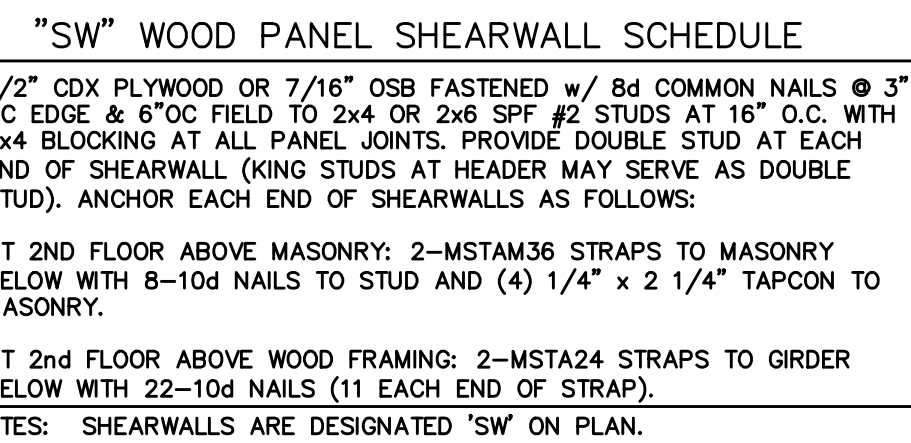


 = FRAME DOWN CLG. TO 9'-0" A.F.F.



INSTALL HTA16-18 AT ALL TRUSSES TO 1615 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	TRUSS STRAPPING TO MASONRY		
	MAX TRUSS UPLIFT ● 24" OC (LBS)	CONNECTOR	FASTENER
	1615	(1)HTA16-18	10-10dX1 1/2", EMBED 4"
	1870	(1)HTA20	10-10dX1 1/2", EMBED 4"
	2430 (1 PLY)	(2)HTA16-18	10-10dX1 1/2", EMBED 4"
	2800 (2 PLY)	(2)HTA16-18	10-10dX1 1/2", EMBED 4"
	3170 (2 PLY)	(2)HTA20	10-10dX1 1/2", EMBED 4"
	5005	HTT45	5/8"Ø ATR, EPOXY 12"

TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
INSTALL AT ALL TRUSSES TO 1005 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	MAX TRUSS UPLIFT ● 24" OC (LBS)	CONNECTOR	FASTENER
	→ 1005	(1)MTW16	12-10dx1 1/2"
	2010	(2)MTW16	12-10dx1 1/2"
	3015	(3)MTW16	12-10dx1 1/2"
	1285	(1)HTW20	24-10dx1 1/2"
	2570	(2)HTW20	24-10dx1 1/2"
	3855	(3)HTW20	24-10dx1 1/2"
	5140	(4)HTW20	24-10dx1 1/2"



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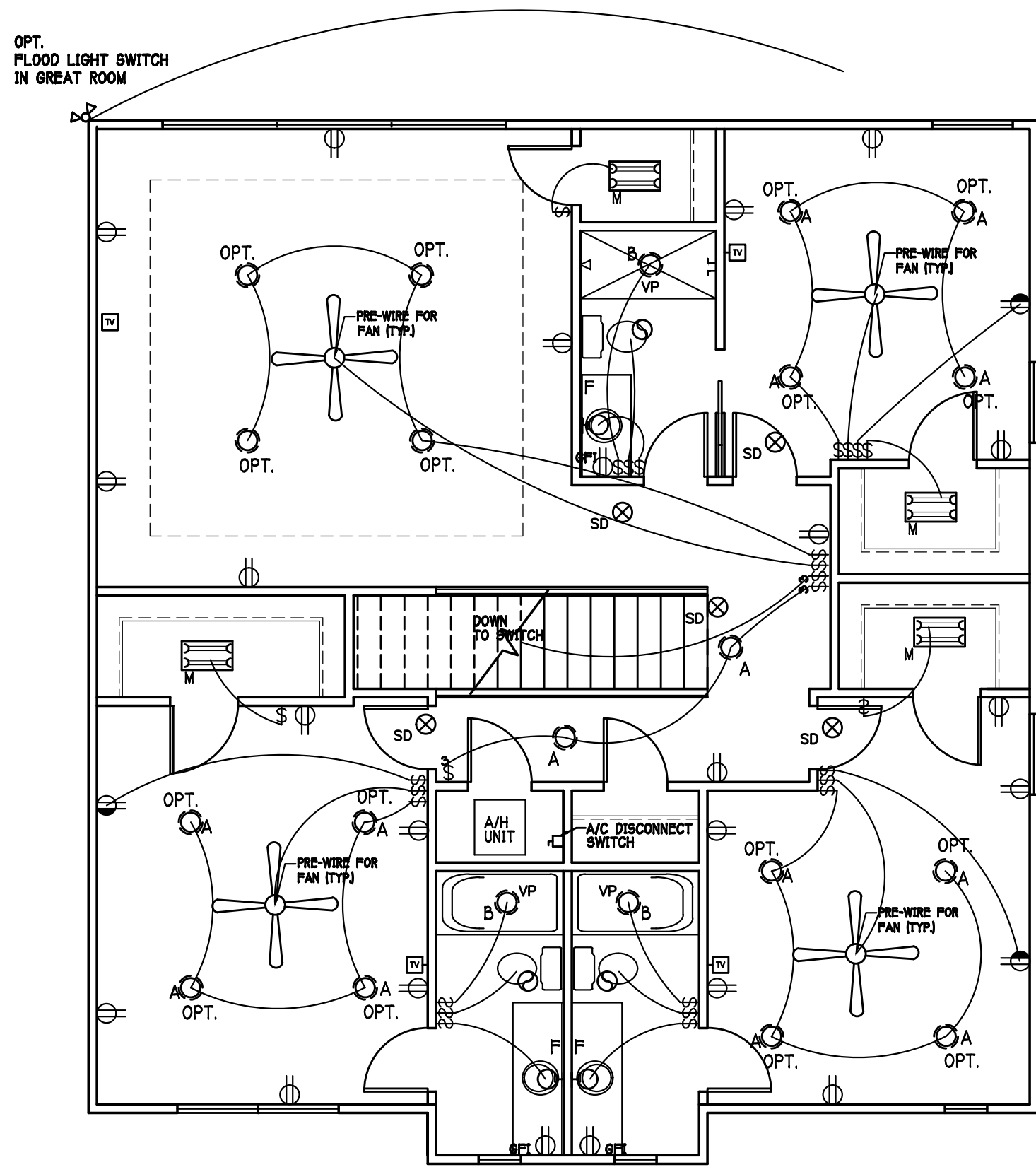
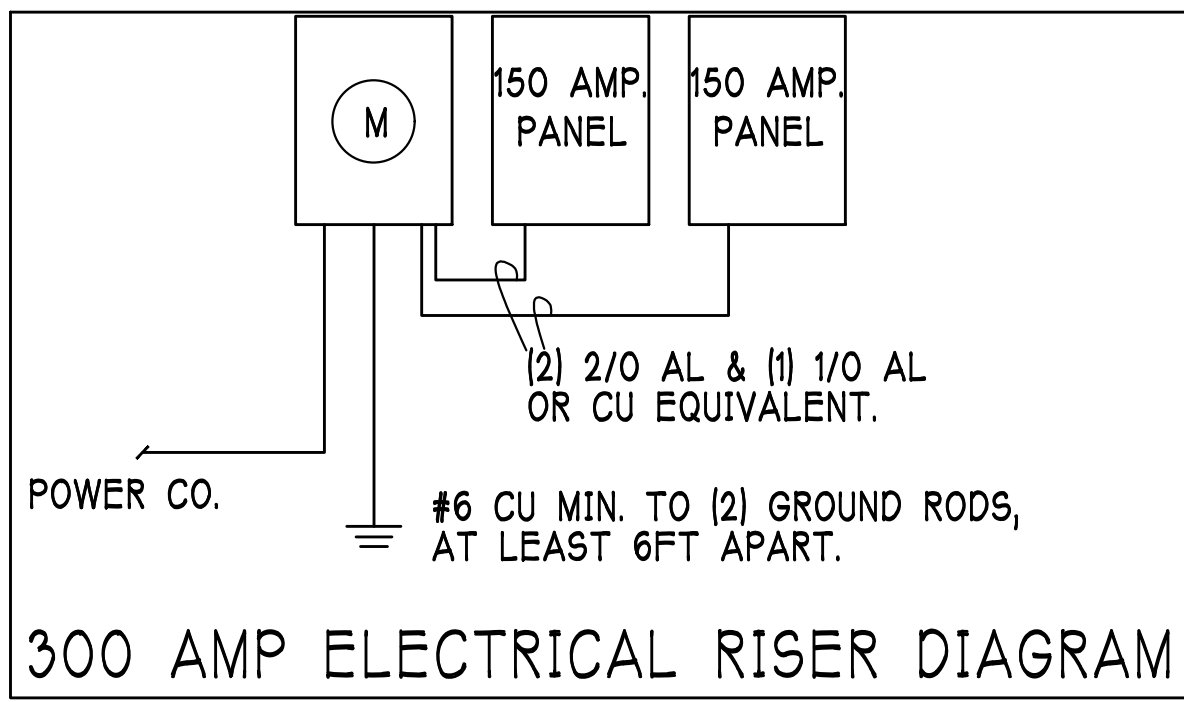
This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, and risk management.	STRUCTURAL ENGINEERING STRUCTURAL SYSTEMS OF NORTH FLORIDA 1634 SE 47th ST SUITE #3 CAPE CORRAL, FL 33504 (239) 549-4554 Call 8869
---	--

MODEL:	LOT: BLOCK :
UNIT 3461 3 CAR	SUBDIV:
RESIDENCE FOR:	ADDRESS:
	G.C.D # : E.H. # :

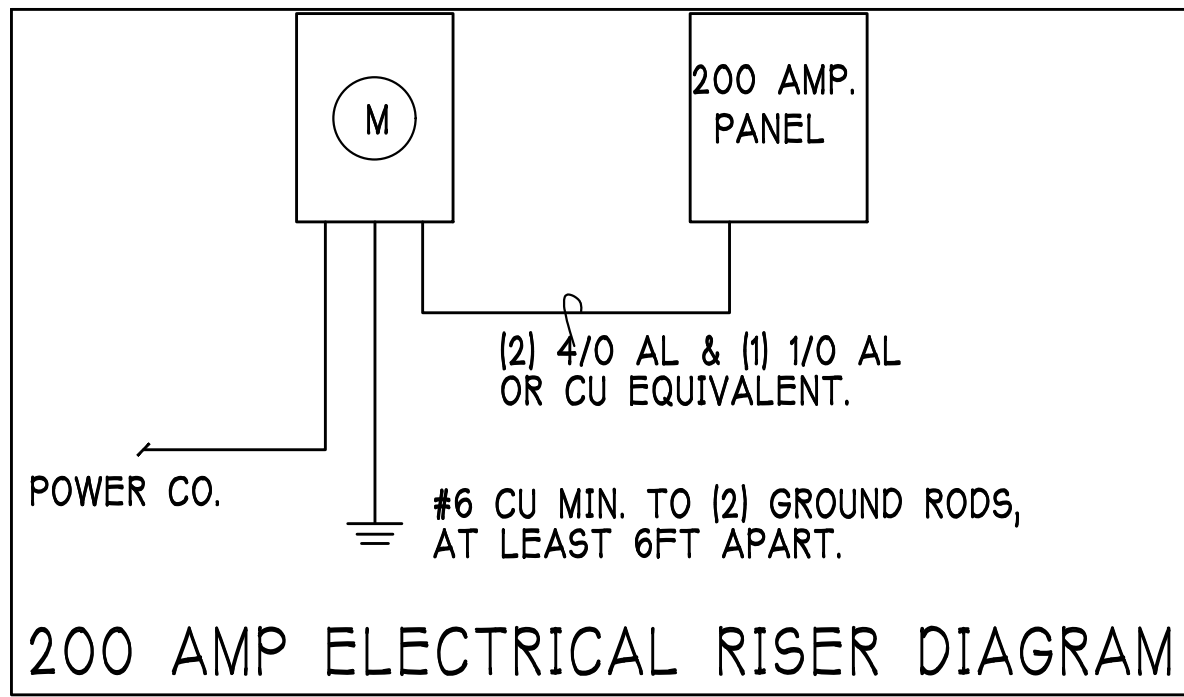
DATE:	04-15-19
DRAWN BY:	GCH
CHECKED BY:	JWC
REVISED:	
PLAN:	ROOF
SCALE:	3/16"=1'-0"
SHEET#	

A-4 J

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
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2nd FLOOR ELECTRICAL PLAN: "J" SCALE: 3/16" = 1'-0"

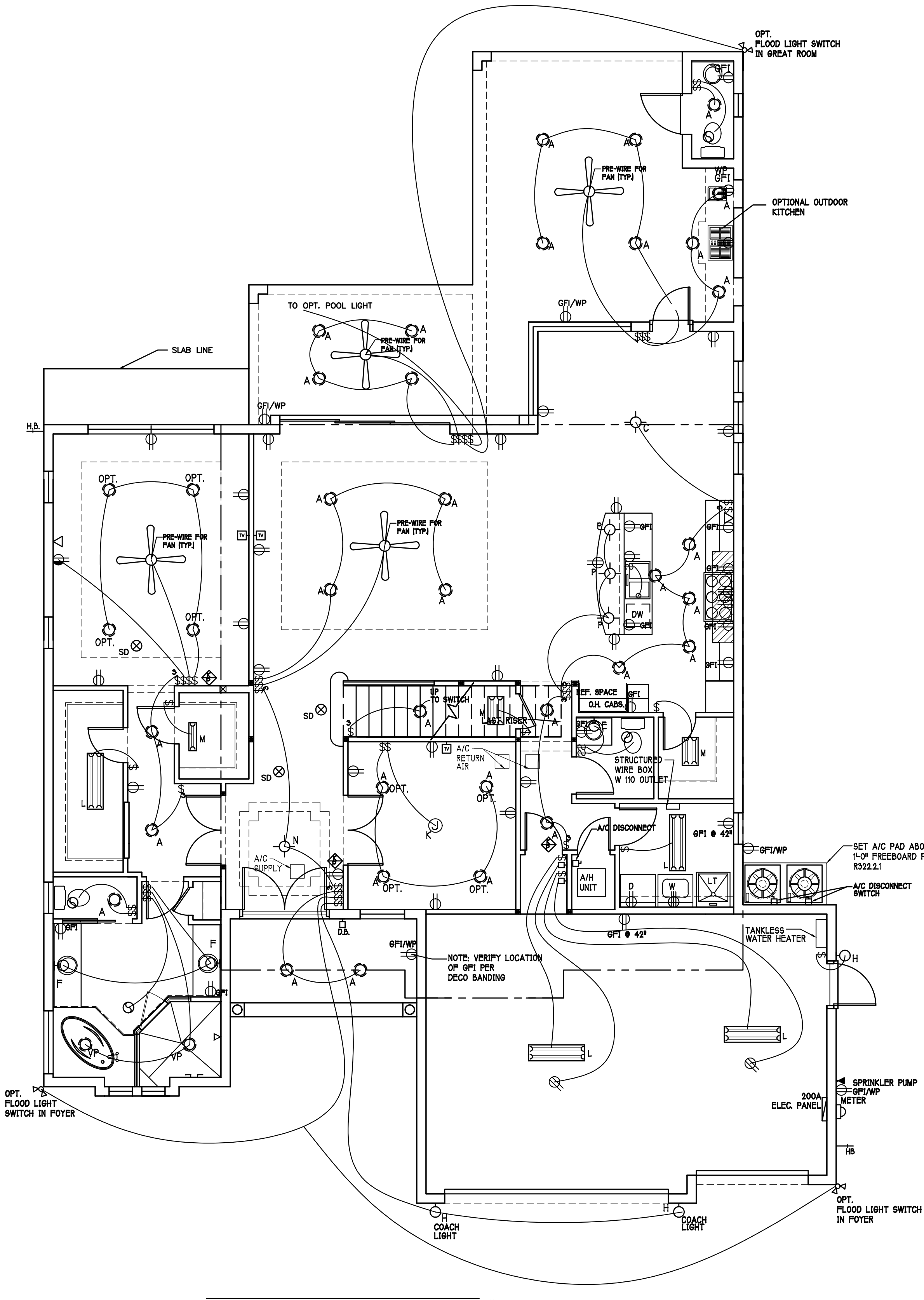


ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE @ ELEV. A.F.F.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	A/C SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A POSSIBLE-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 PURPOSES. PER RULE 8B-3.04.72
	SCD SMOKE DETECTOR
	SCD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	CLOSE TO CEILING CHANDELIER
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11
All electrical equipment to be set at or above base flood elevation.
All outlets in wet areas and all exterior outlets to be GFI's
Install Phone & T.V per contract
INSTALL ALL ELECTRICAL PER NEC 2014

ELECTRICAL PLAN 3462 "J"

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(48)	Recessed Cans	
B	(5)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(3)	36" 4 Lt	
G	(4)	NEED INFO	
H	(2)	Coach Lights	
J	(X)	Coach Lights	
K	(3)	J BOX	
L	(4)	4' Fluorescent	
M	(6)	2' Fluorescent	
N	(X)	5lt Chandelier	
O	(2)	3 Lt	
P	(4)	Pendant Light	
Q	(1)		



1st FLOOR ELECTRICAL PLAN: "J" SCALE: 3/16" = 1'-0"

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 URBERTS, AND OTHER ANGLES, FLATES, HANGERS, 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 2000 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 SITES. THE CONTRACTOR SHALL ENSURE 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 MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. TREATED WOOD REQUIREMENTS:
ALL WOOD PROPOSED FOR THE OTHER 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 CONTRACTORS 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, GUTTS, OR TIE DWINS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RASTEN PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
1/4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS, 5/8" CYCLOPS CYPRESS CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 16" O.C. EDGE AND FIELD.

ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLY SHALL BE ANCHORED TO THE MAIN WOOD FRAME REGISTERING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURERS LITERATURE. THERE SHALL BE NO TIGHTENING OF THE ANCHORING BOLTS 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 SUPPLY A BUCKER. THE BUCK MAY BE FASTENED WITH 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 DESIGN TO FASTEN ONLY TO THE WOOD BUCK AND THE WINDOW FRAME IS 6" OR GREATER, THE 2X WOOD BUCK SHALL BE FASTENED TO THE MASONRY WITH 1/4X3 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 STRUCTURAL OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF WITHSTANDING THE FULL DESIGN LOADS. THE FASTENERS SHALL BE TIGHTENED TO FASTENSTROU MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED.

ROOF SHEATHING
 SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/6 OR BETTER.
 INSTALL PANELS WITH LONG
 EDGES JOINTED PERPENDICULAR TO TRUSSES, A 1/8" AIR SPACE BETWEEN ADJACENT
 SHEETS SHALL BE MAINTAINED. INSTALL 4" CLIPS AT UNSUPPORTED PANEL EDGES.
 THE ROOF SHEATHING SHALL BE NAILED WITH 84 KING SHANK NAILS 60° C.
 16" ON CENTER, END STUDS AT 14" MAX. SPACING. THE TOP CHORD OF THE TRUSS
 WITHOUT SPLITTING KING SHANK NAILS PER RB023.21 - 0.13% NOMINAL SHANK DIAMETER.
 RING DIA. OF KING SHANKS DIAMETER, 16 TO 20 RINGS PER INCH, 0.260" DIAMETER
 16" ROUND, 4" NAIL LENGTH.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL, 079 INCHES
 THICK, 26 GAUGE AZ50 ALUM. ZINC OR GALVANIZED STEEL, 079 INCHES THICK, 26 GAUGE
 GALVANIZED STEEL. INSTALL AT ALL WALL PENETRATIONS, ROOF TO WALL JOINTS, ZIP
 SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AT
 INSTALLATION SHALL CONFORM TO SECTION RB05.2.8 TO 51.

DRIP EDGE
 SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS.
 LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1"
 BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". DRIP
 EDGE SHALL BE 1/2" MINIMUM THICKNESS. DRIP EDGE SHALL BE 1/2" MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

5. ASPHALT SHINGLE ROOF SPECS

SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing tabs and be interlocking and comply with ASTM D 225 or D2445, 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 manufacturer. Installation shall comply with the manufacturers requirements for fasteners in the given Florida wind zone, as determined by ASTM D 3681.

FASTENERS
Fasteners for asphalt shingles shall comply with ASTM F 1667, and shall be made of galvanized steel or stainless steel or aluminum with a minimum metal work of 12 gauge (0.105 inches) minimum 3/8 inch diameter head and shall be of a length to penetrate the sheathing.

The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 654, or be coated or galvanized and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, nor ferrous metal.

6.

CLAY AND CONCRETE TILE ROOF SPECS

INSTALL PERL AND STICK UNDERLAMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.

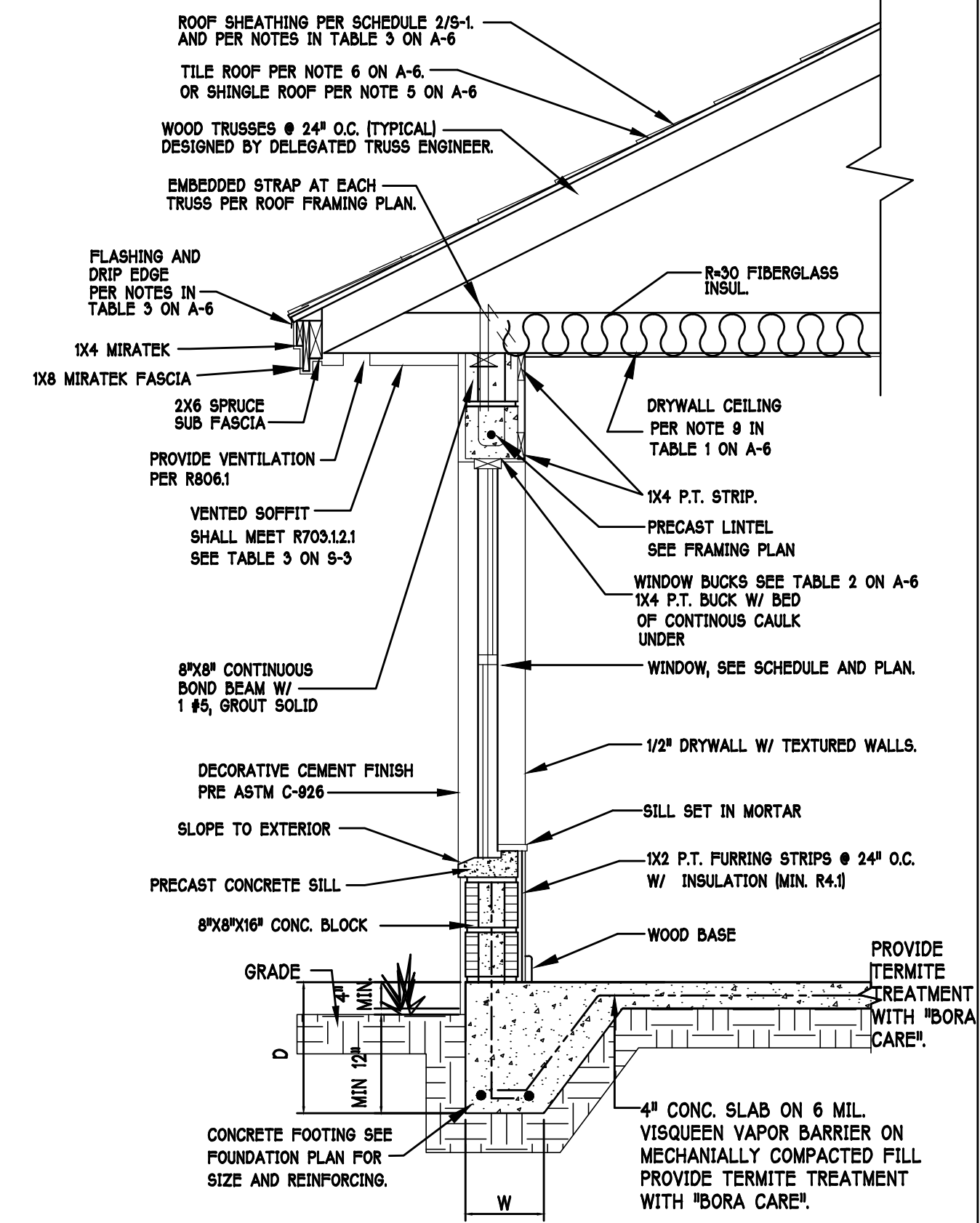
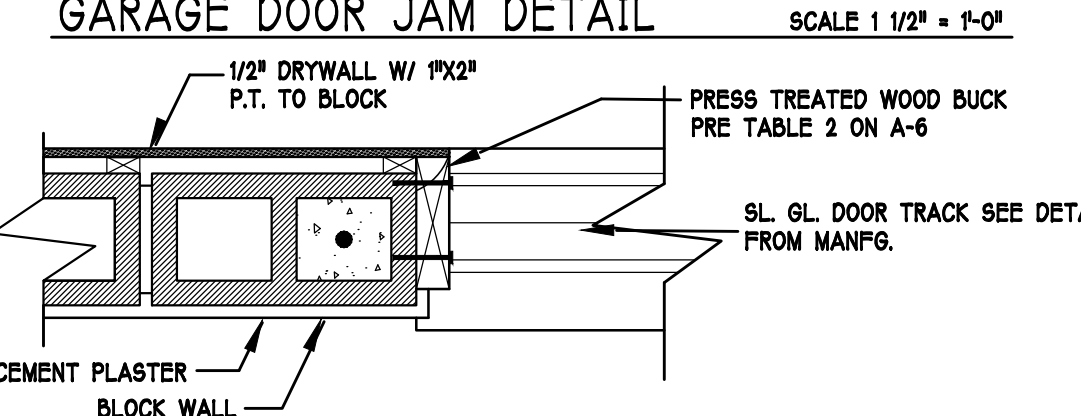
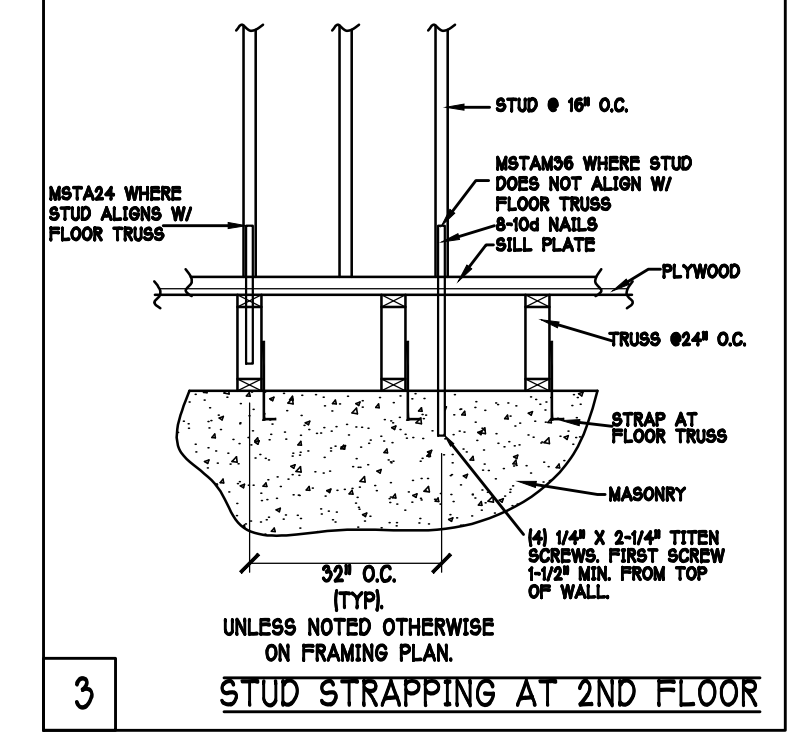
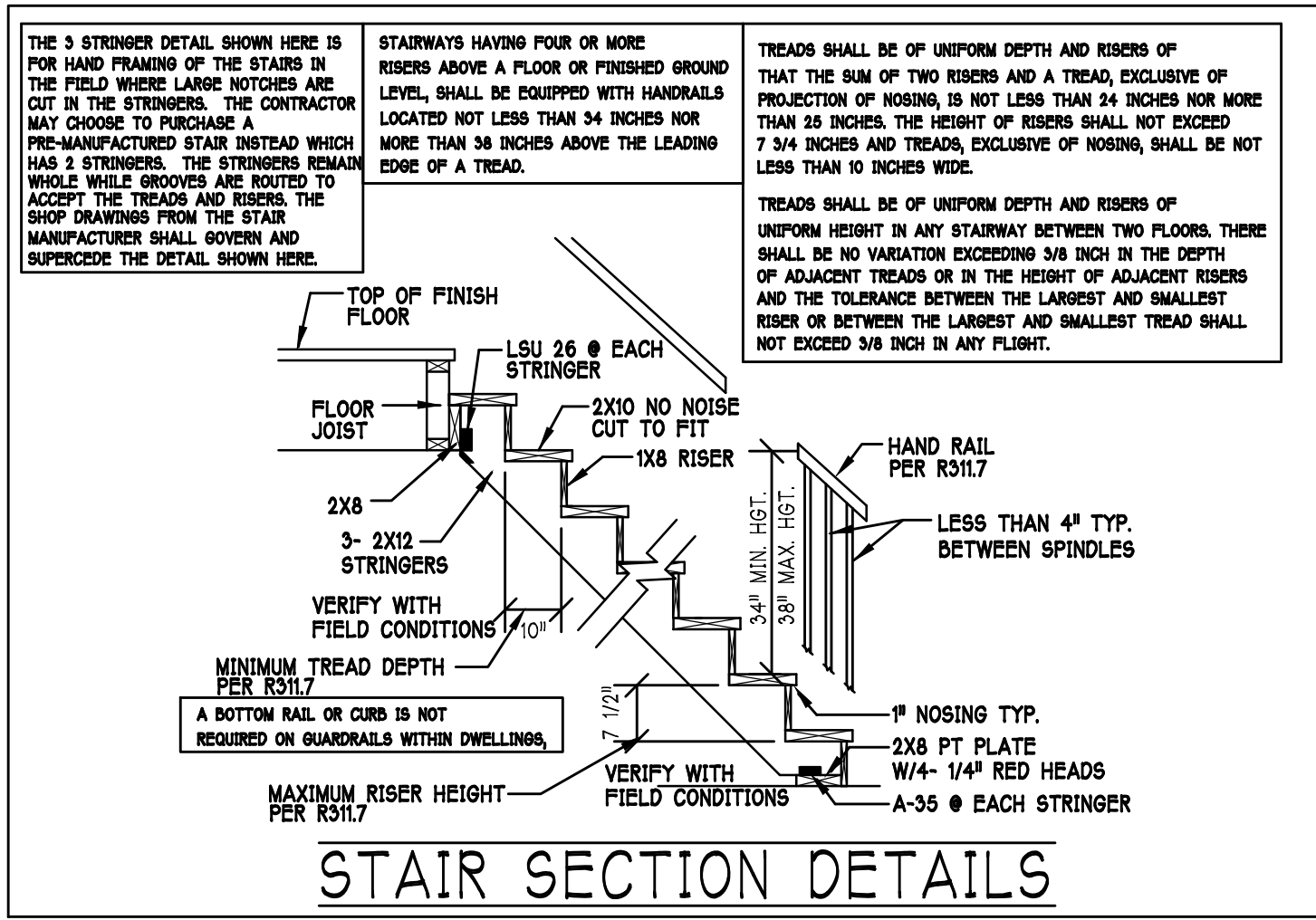
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 64-10.

MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.

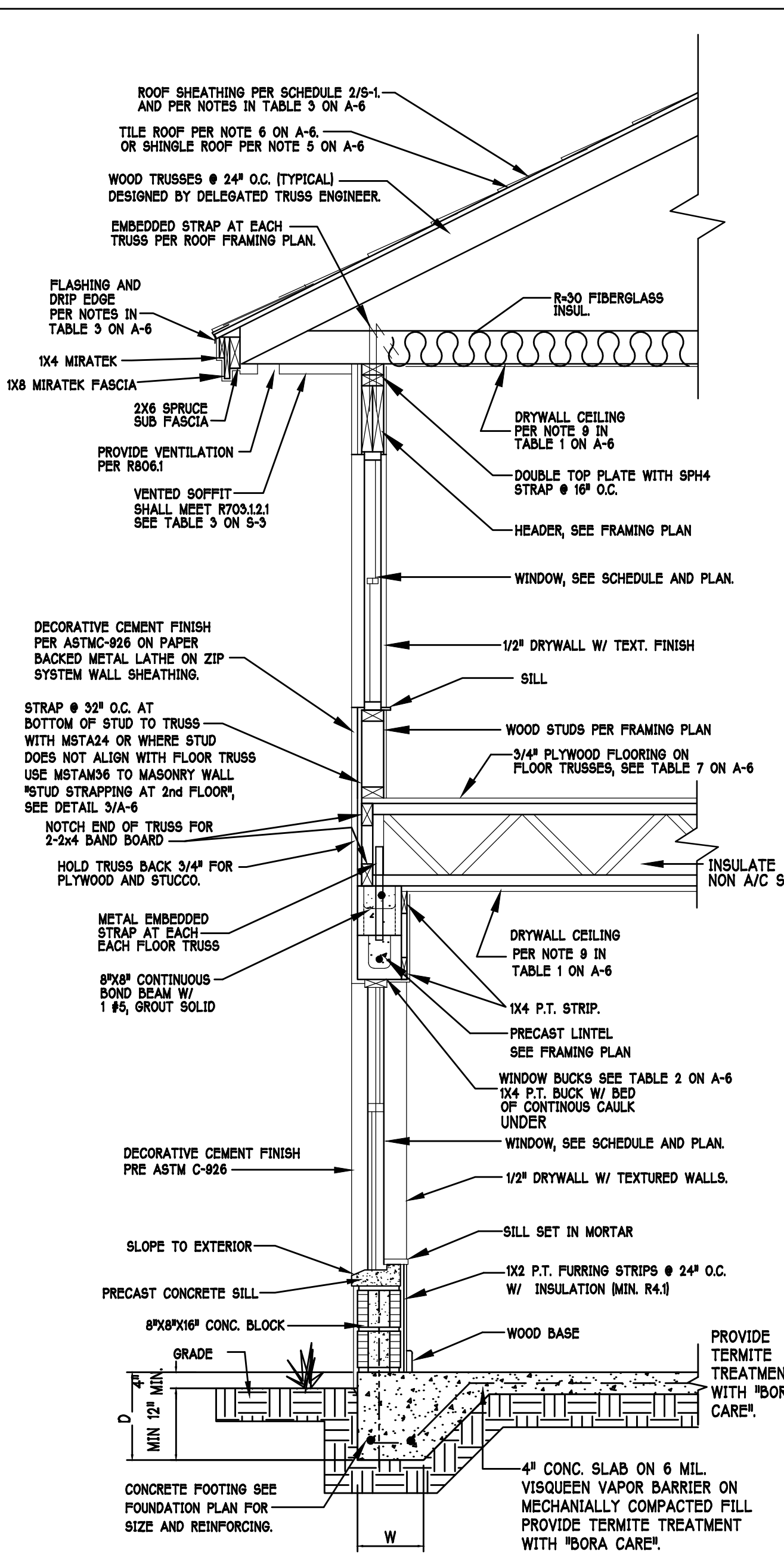
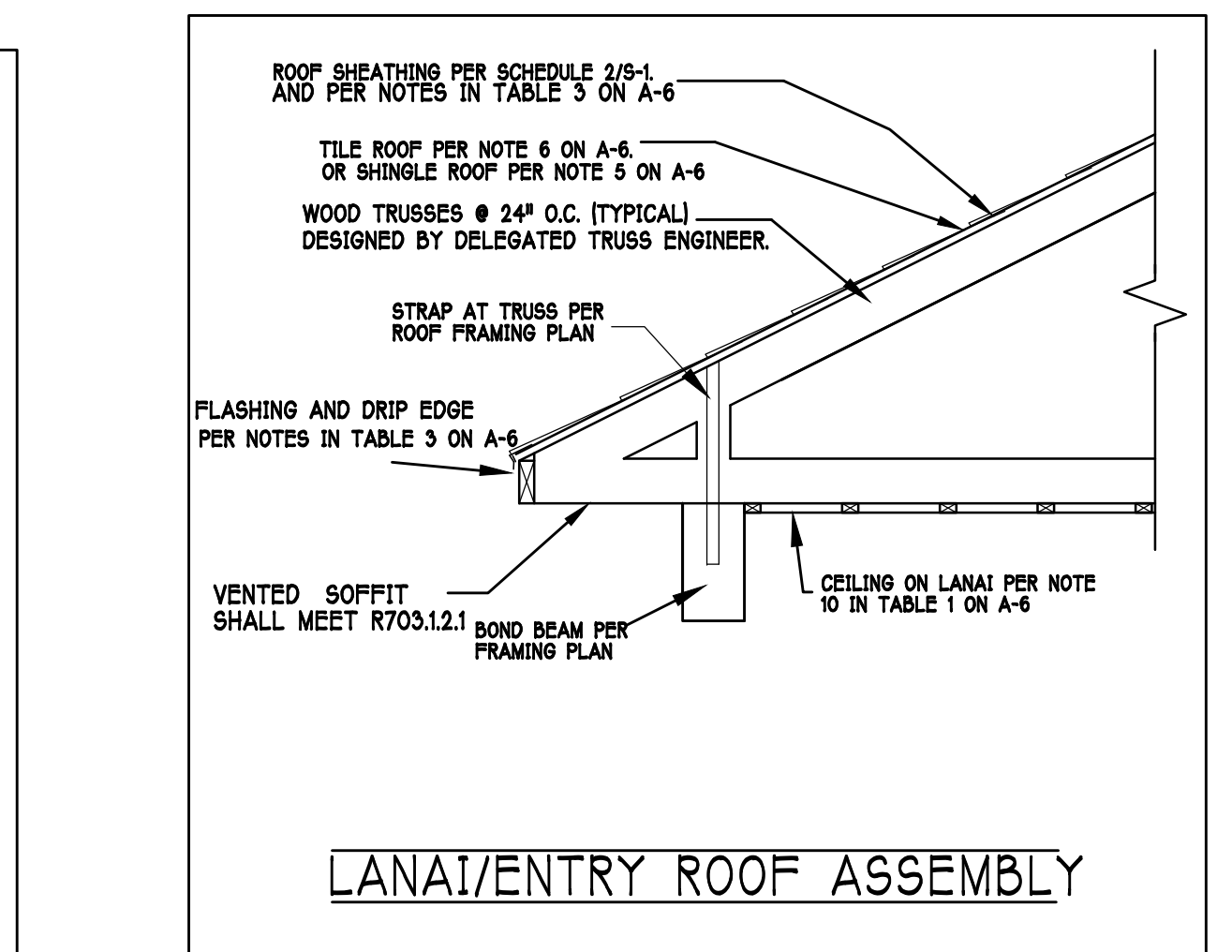
APPLICATION SPECIFICATIONS FOR THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. TILE PLACEMENT AND SPACING
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
3. AMOUNT AND PLACEMENT OF MORTAR
4. AMOUNT AND PLACEMENT OF ADHESIVE
5. TILE NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
6. UNDERLAYMENT
7. SLOPE REQUIREMENT.

8. EXTERIOR WALL SHEATHING SHALL BE ZIP® THIN ZIP SYSTEM WALL SHEATHING® MANUFACTURED BY HUBER ENGINEERED WOODS LLC. INSTALL PANELS WITH 1/8" GAP BETWEEN EDGES AND FASTEN WITH 8d COMMON NAILS @ 9" O.C. EDGE AND FIELD. IF PANELS ARE INSTALLED HORIZONTALLY, BLOCKING SHALL BE INSTALLED BEHIND PANEL JOINTS. ALL SEAMS IN THE SHEATHING SHALL BE SEALED WITH THE ZIP SYSTEM SELF ADHERING SEAM TAPE USING THE ZIP SYSTEM APPLICATOR GUN. THE USUAL TYVEK HOUSE WRAP IS NOT REQUIRED.



TYPICAL WALL SECTION



TYPICAL WALL SECTION
SCALE: N.T.S.

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
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**STRUCTURAL
SYSTEMS
OF NORTH FLORIDA**

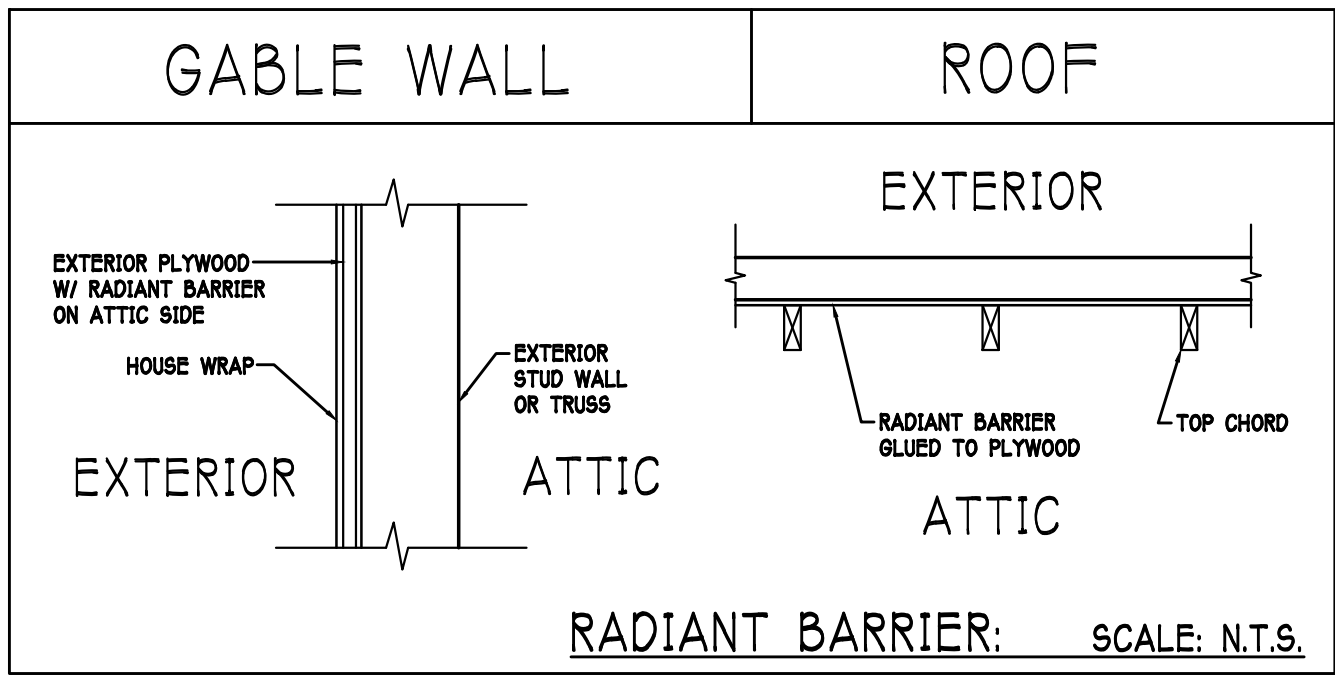
1634 SE 47th ST, SUITE #3
CORPORAL, FL 32904
(239) 549-4554

CAN 8829

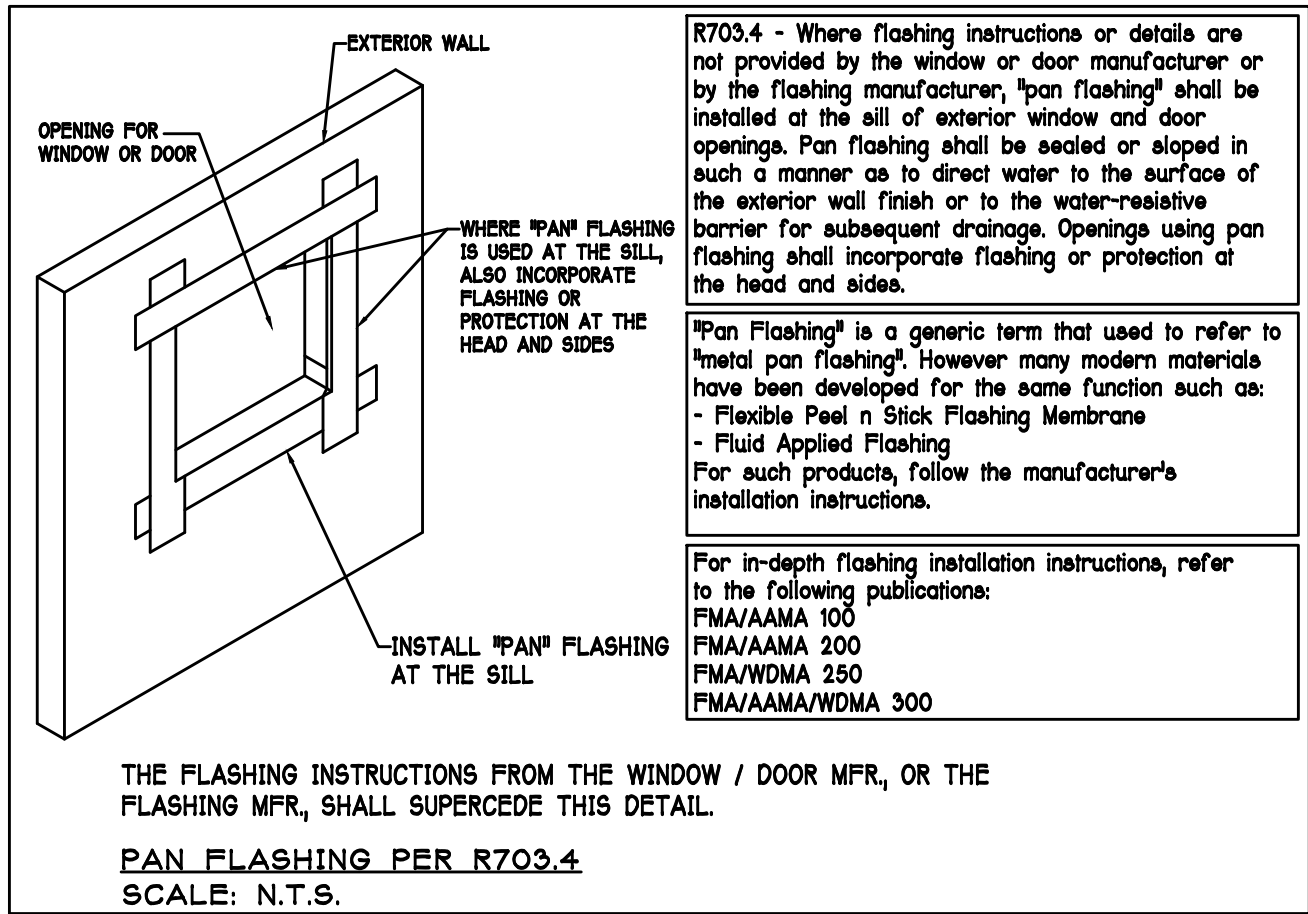
MODEL:	UNIT 3461 3 CAR	LOT:	BLOCK:
		SUBDIV:	
RESIDENCE FOR:		ADDRESS:	
		G.C.D # :	E.H. # :

DATE:	04-15-19
DRAWN BY:	GCH
CHECKED BY:	JWC
REVISED:	
PLAN:	SECTIONS
SCALE:	N.T.S.
SHEET#	

A-6 J



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



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 or protection at the head and sides.

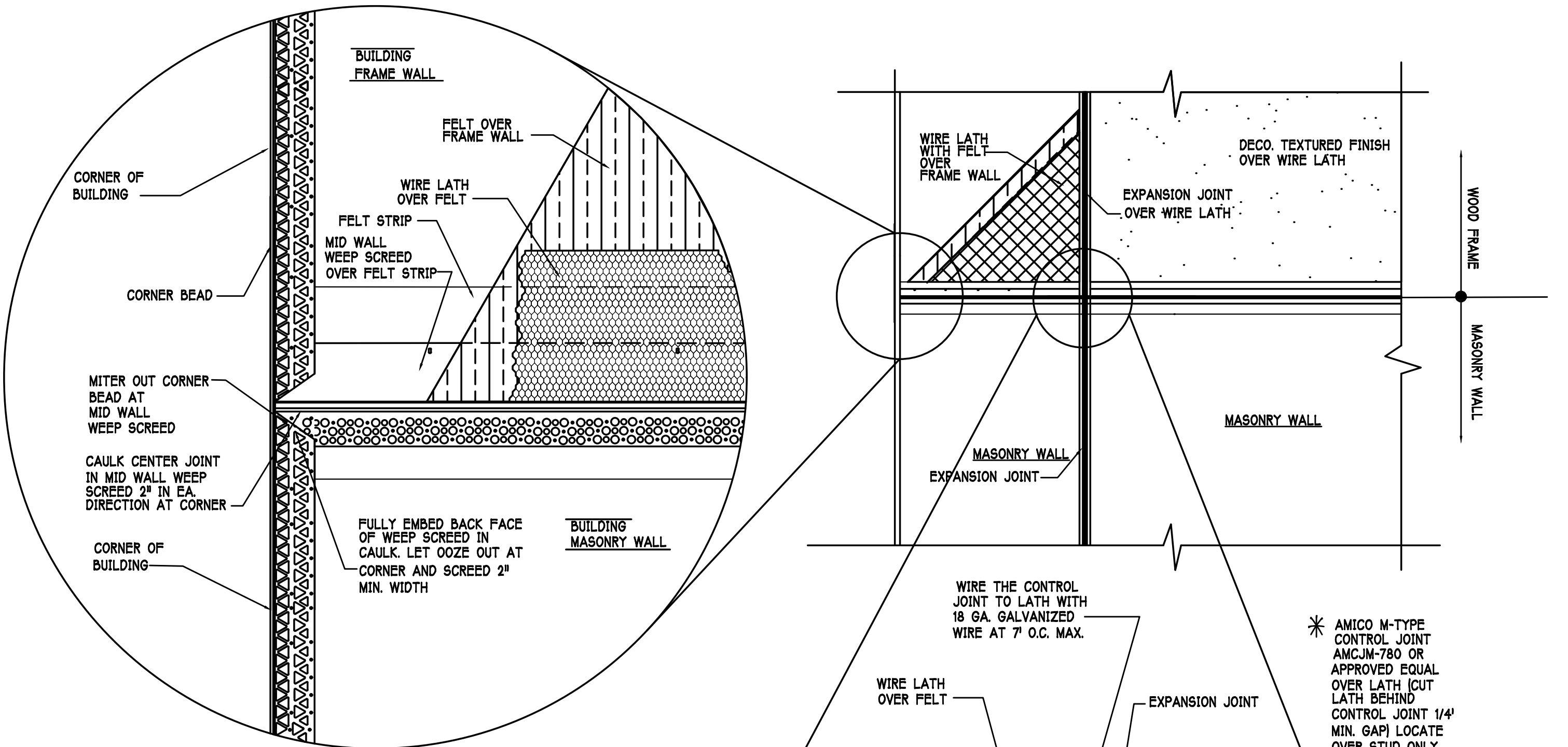
"Pan Flashing" is a generic term that is used to refer to "metal pan flashing". However many modern materials have been developed for the same function such as:

- Flexible Peel n Stick Flashing Membrane
- Fluid Applied Flashing

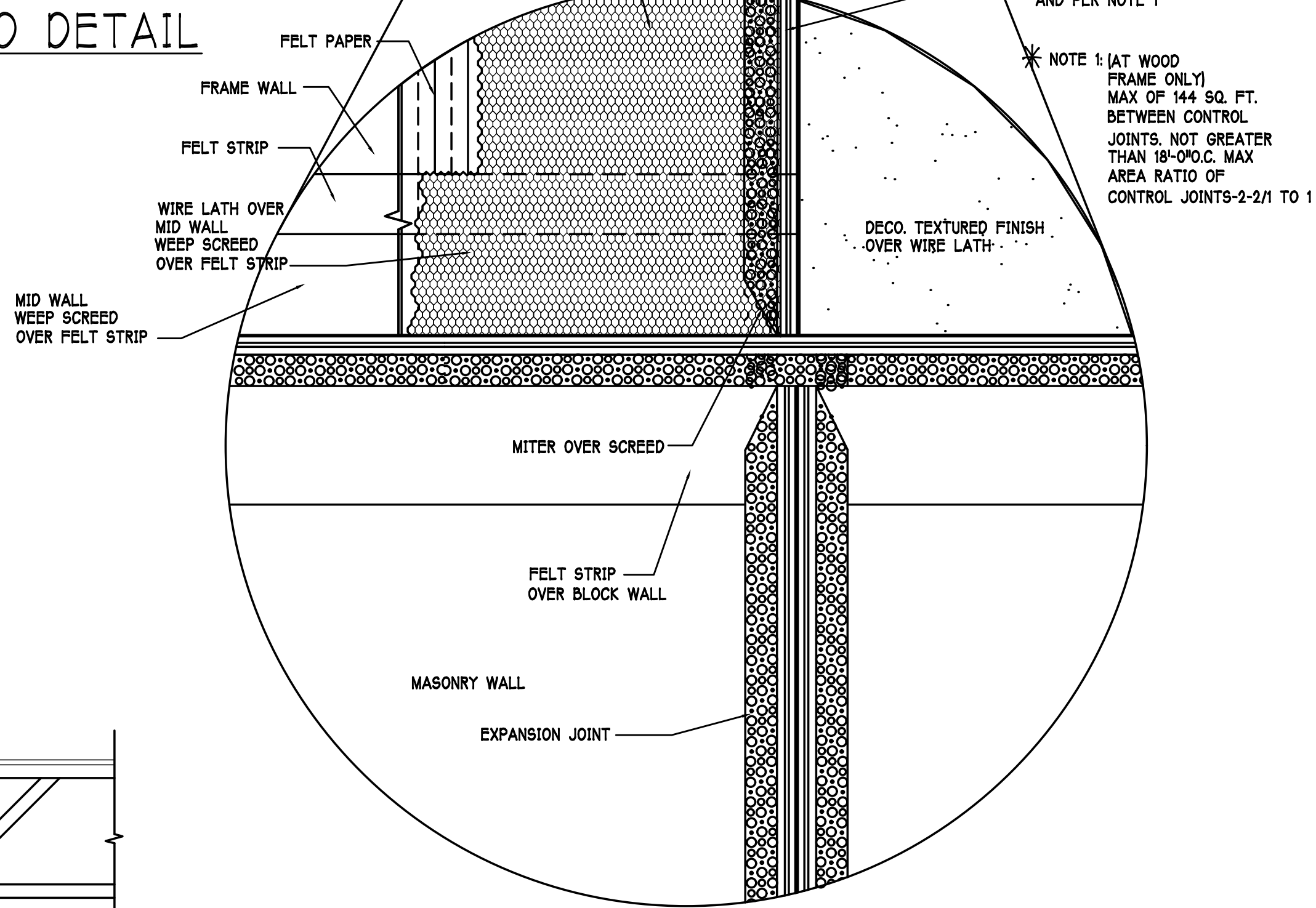
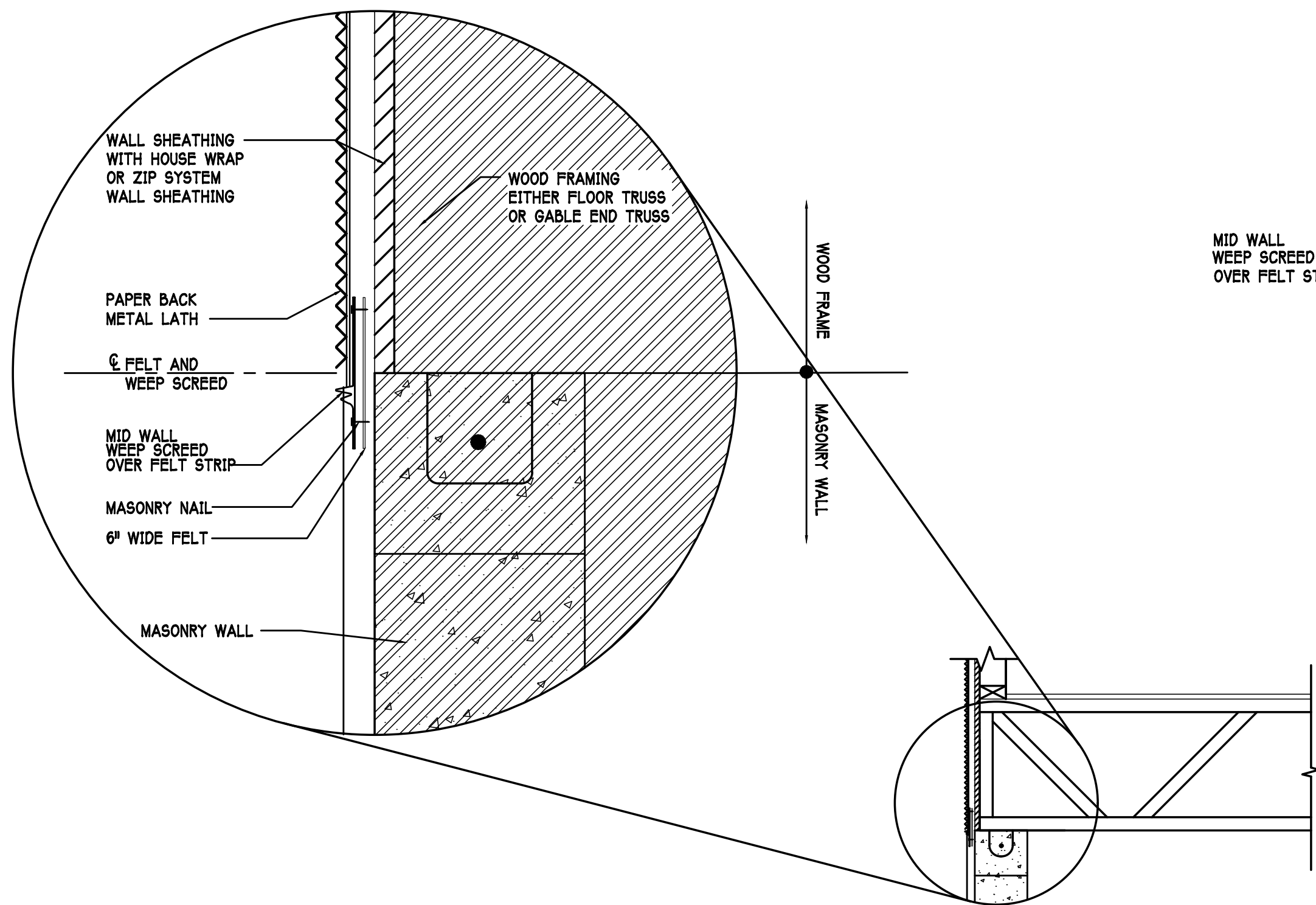
For such products, follow the manufacturer's installation instructions.

For in-depth flashing installation instructions, refer to the following publications:

- FMA/AAMA 100
- FMA/AAMA 200
- FMA/WDMA 250
- FMA/AAMA/WDMA 300

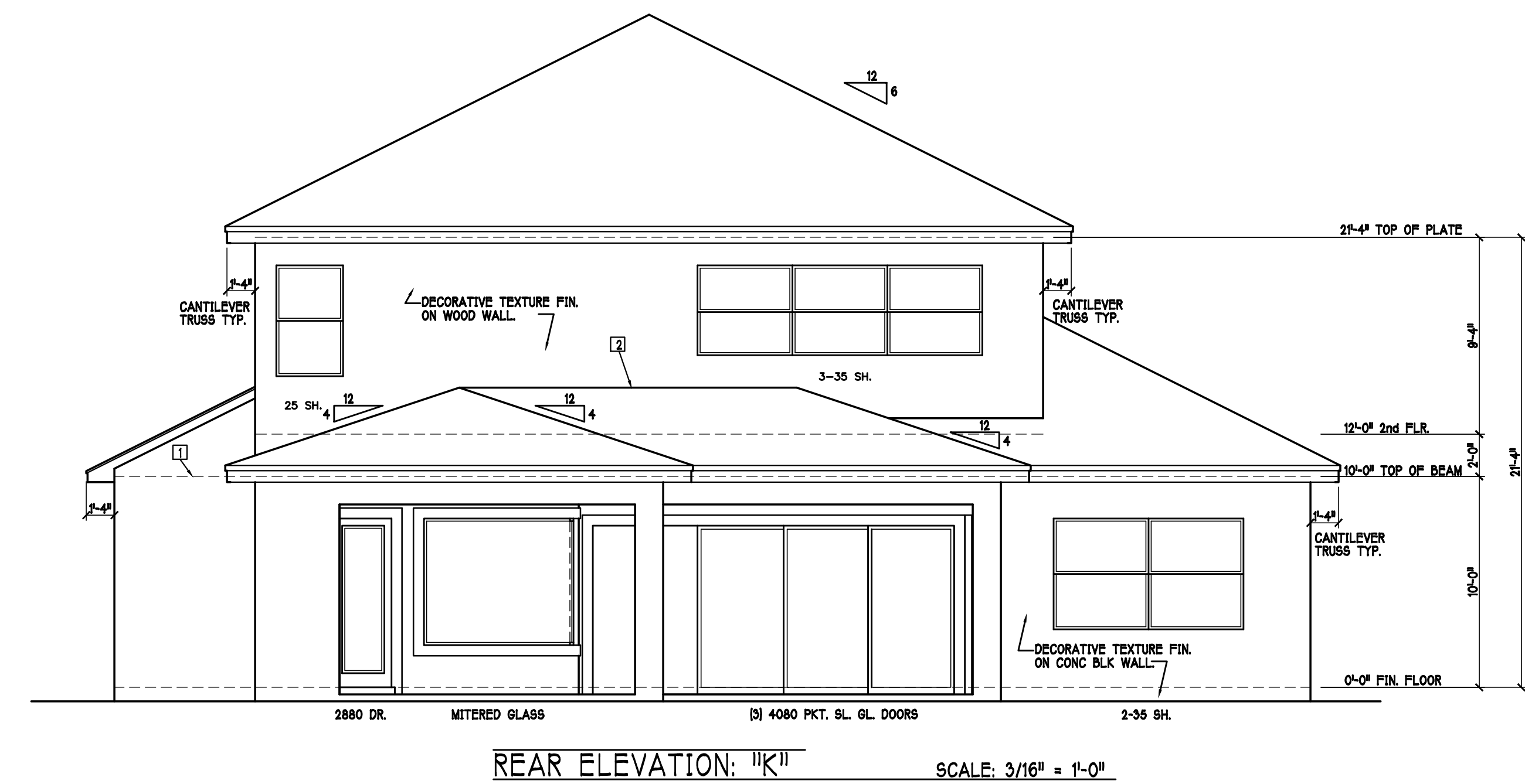


MID WALL WEEP SCREED DETAIL



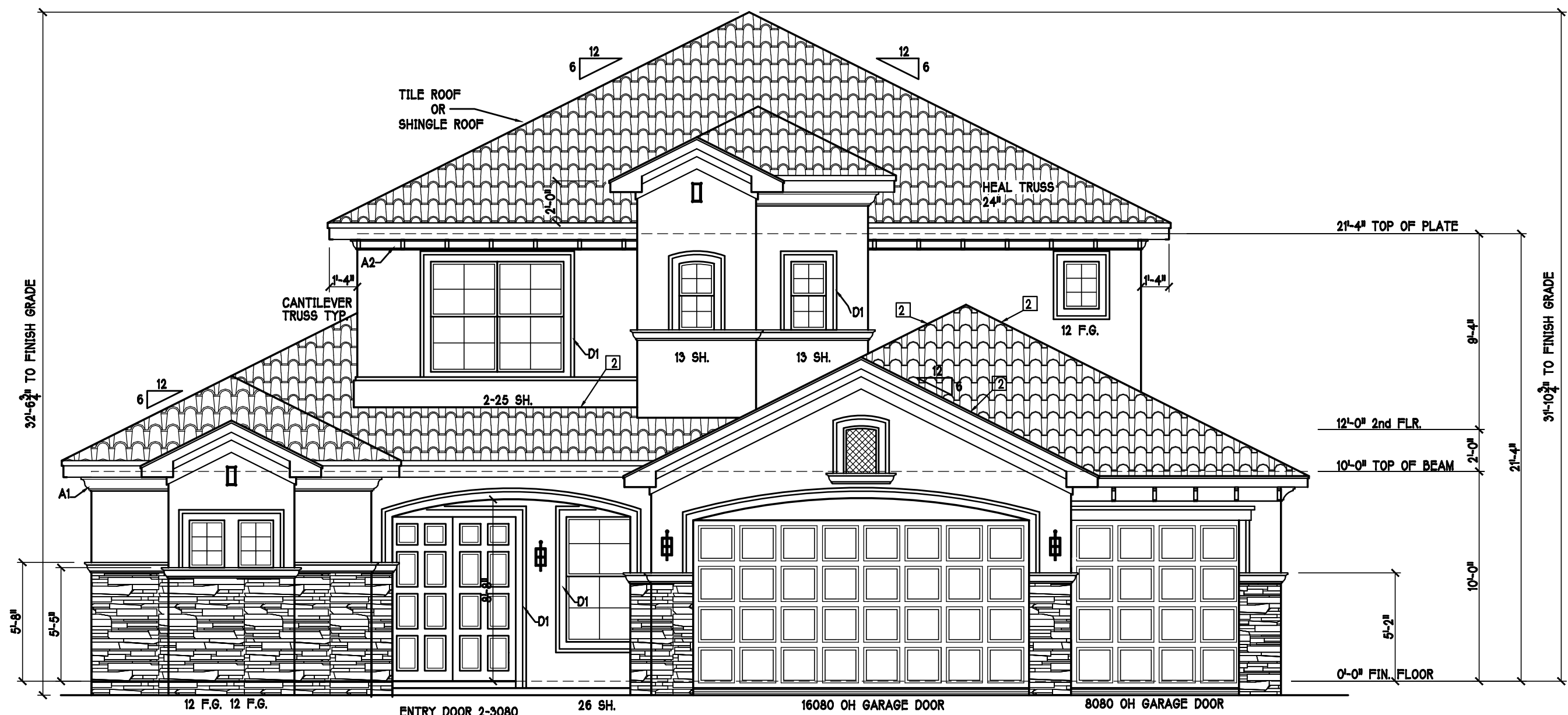
WEEP SCREED DETAIL

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



REAR ELEVATION: "K"

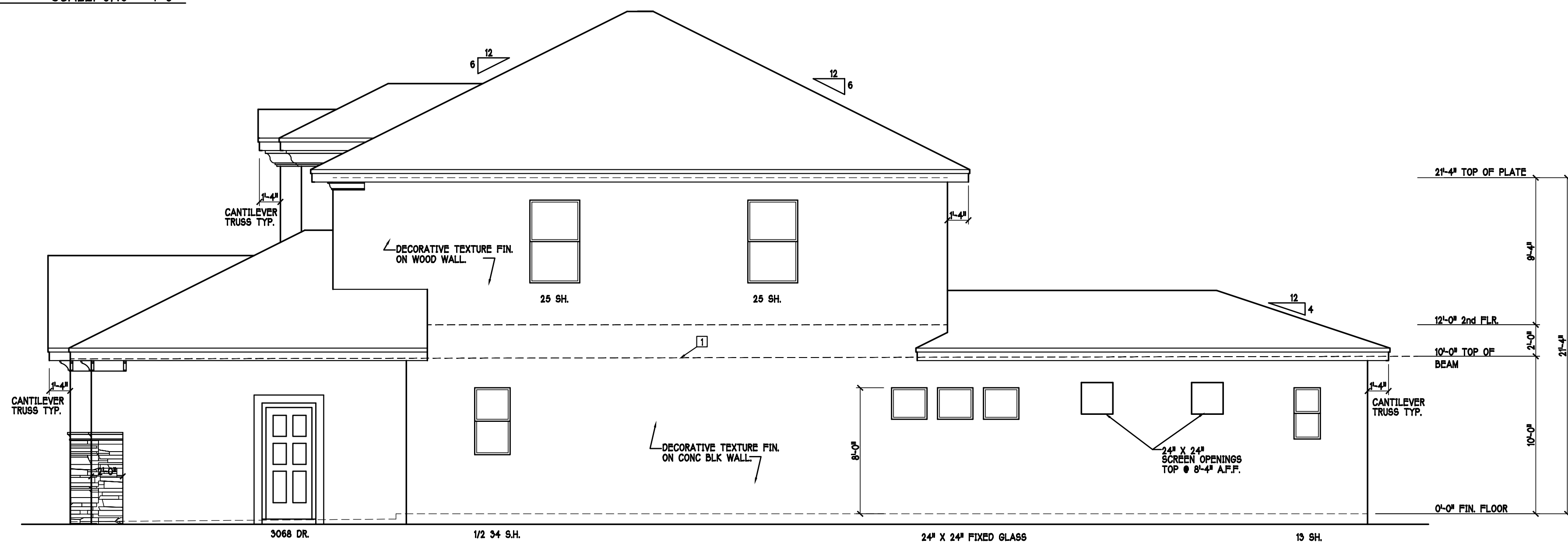
SCALE: 3/16" = 1'-0"



FRONT ELEVATION: "K"

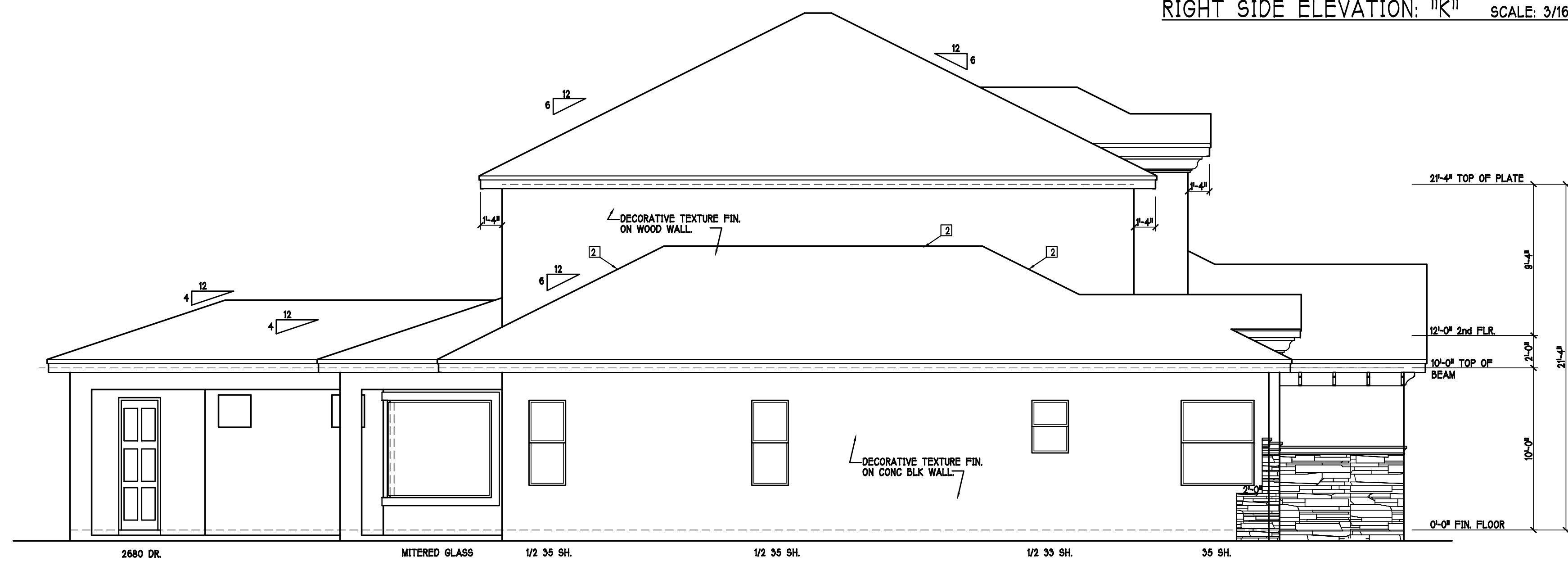
SCALE: 3/16" = 1'-0"

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



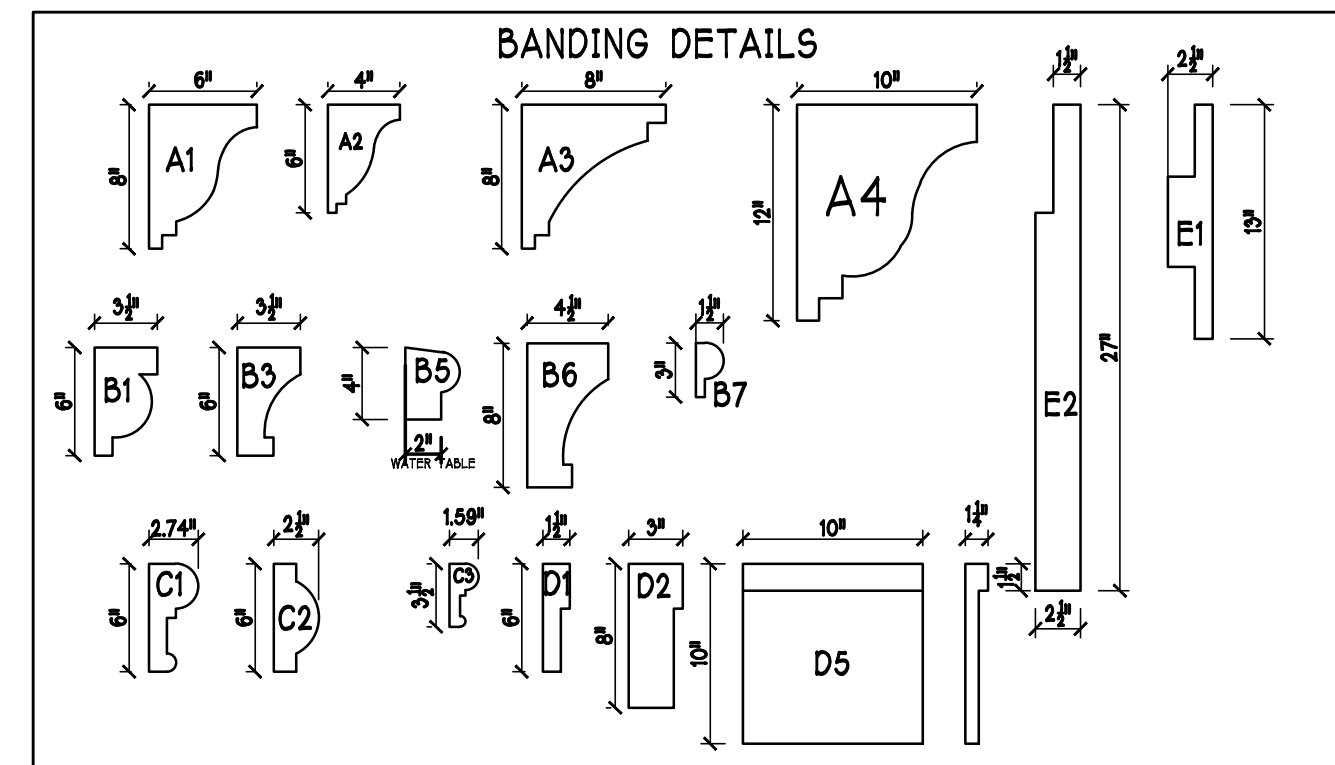
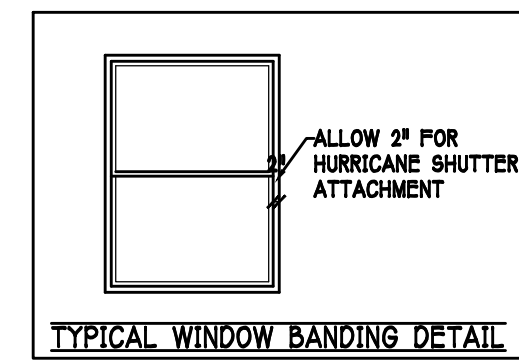
RIGHT SIDE ELEVATION: "K"

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



LEFT SIDE ELEVATION: "K"

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



FOUNDATION PLAN

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

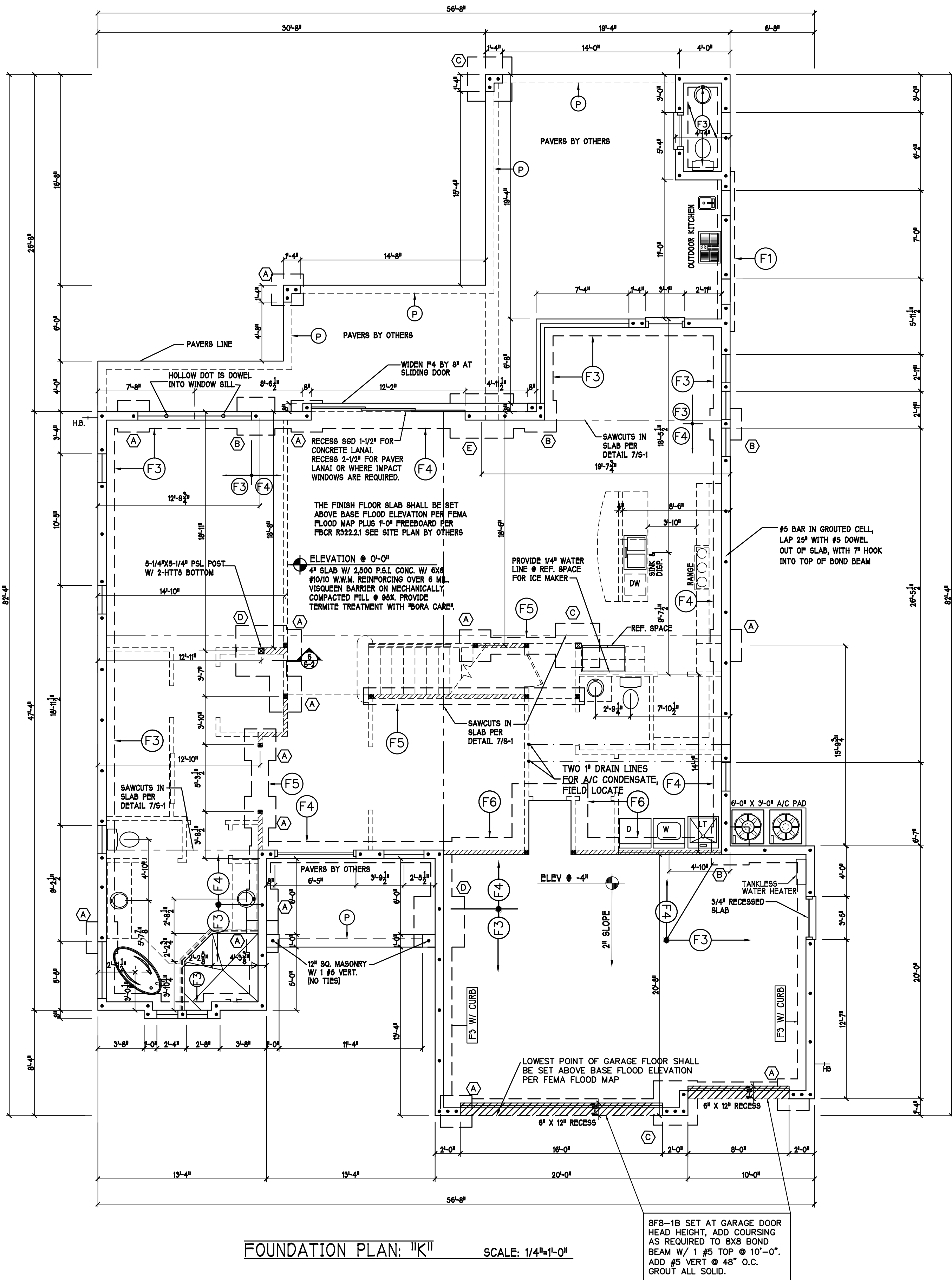
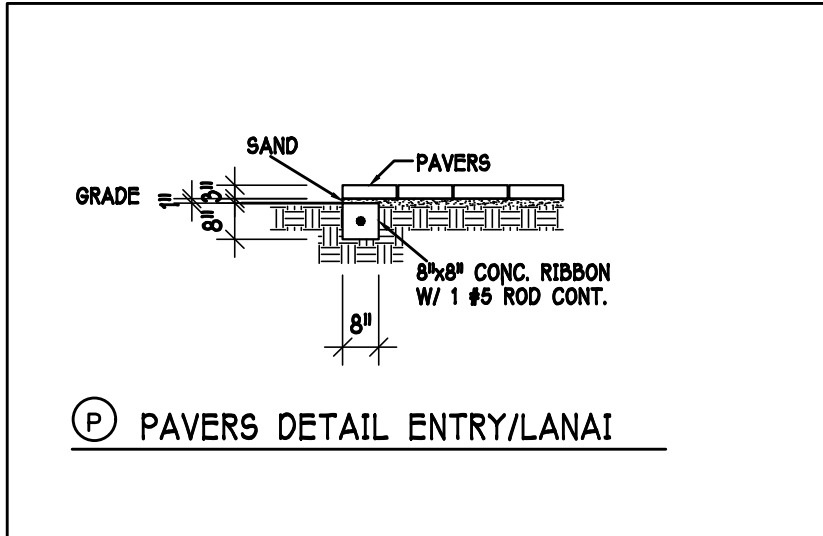
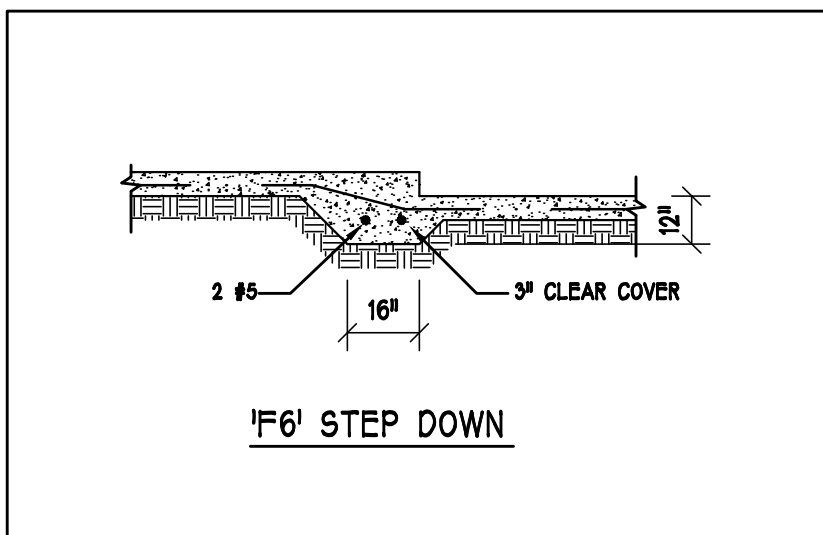
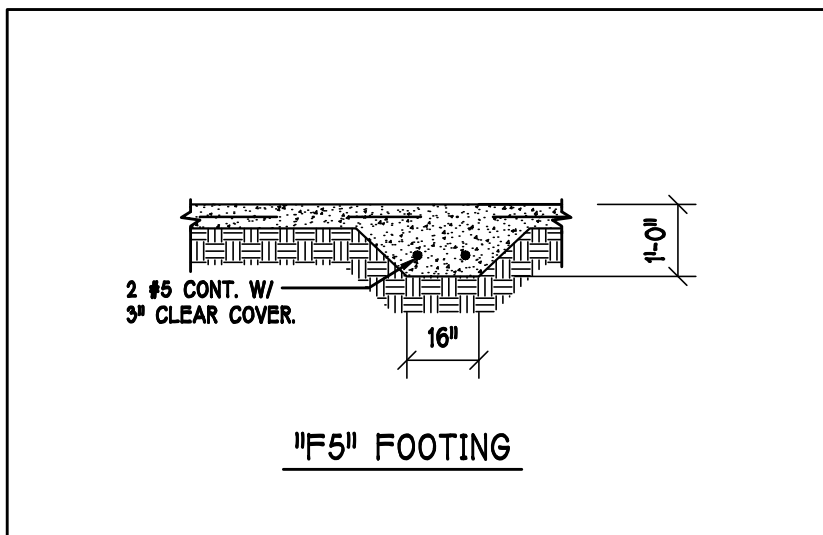
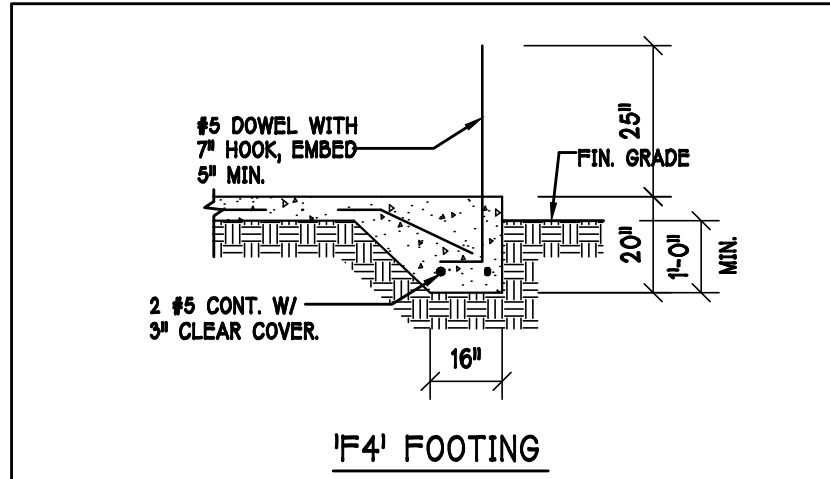
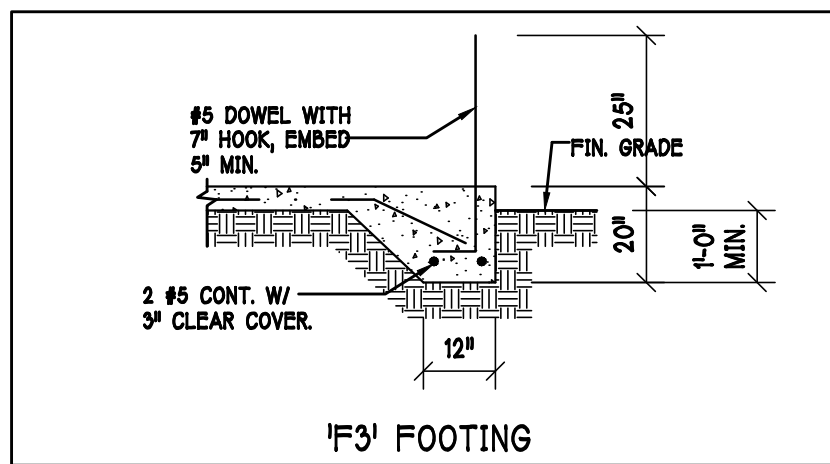
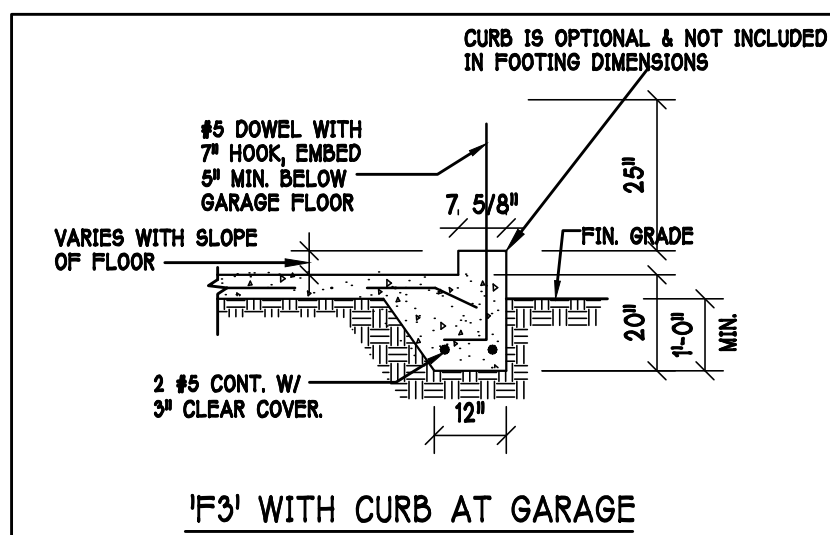
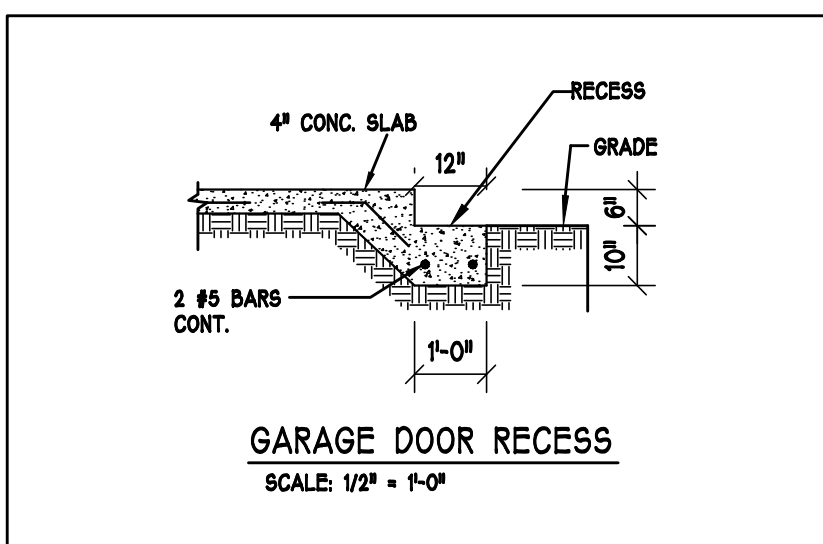
PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) FOOTING MAY BE STEPPED DOWN TO ACCOMMODATE SLOPE IN FINISHED GRADE.
- 3) "F#" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 4) "P" DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
- 5) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
- 6) ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
- 7) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
- 8) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 10/S-1.

USE	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
X	F1	CONT.	1'-4"	0'-8"	2-#5	
X	F2	CONT.	1'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
X	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
X	F6	CONT.	1'-4"	1'-0"	2-#5	
X	TE	CONT.	0'-8"	0'-8"	1-#5	

NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR.

USE	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	REMARKS
X	A	2'-6"	2'-6"	1'-0"	3-#5	3-#5
X	B	3'-0"	3'-0"	1'-0"	4-#5	4-#5
X	C	3'-6"	3'-6"	1'-0"	4-#5	4-#5
X	D	4'-0"	4'-0"	1'-2"	5-#5	5-#5
X	E	3'-6"	5'-0"	1'-2"	4-#5	6-#5



FOUNDATION PLAN: "K"

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

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
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CAPE CORAL, FL 33904
(239) 393-7650
CA 8889

MODEL: LOT: BLOCK :

SUBDIV:

ADDRESS:

G.C.D. # :

UNIT 3461 3 CAR

RESIDENCE FOR:

DATE: 04-15-19

DRAWN BY: GCH

CHECKED BY: JWC

REVISED:

PLAN: FOUNDATION

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

SHEET#

A2-K

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
- 2X6 KITCHEN KNEE WALL 3/4" TO TOP
- WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" 5A9 RESISTANT PER SEC. 702.3.5
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND 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
- INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1 HEADER @ 83°.
- ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
- STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
- ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

DOOR HEADERS

8'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" POCKET	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" POCKET	HEADER HEIGHT	88 1/2" A.F.F.

CABINET BACKING

KITCHEN	UPPER TOP @ 54", 84" 86"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 35"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

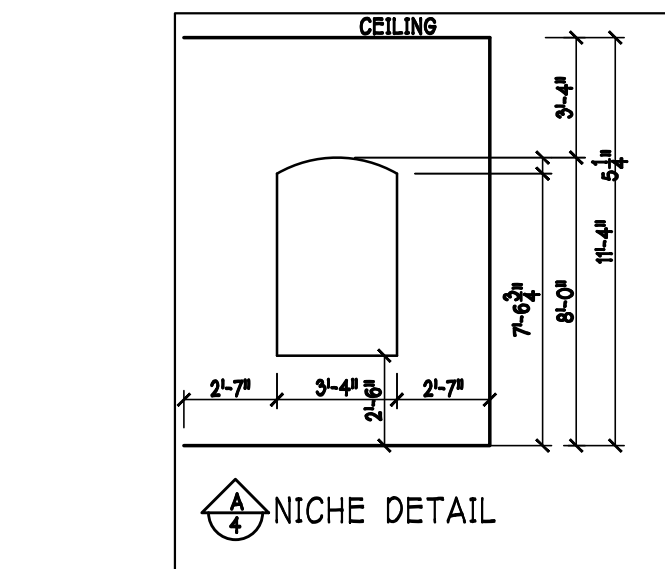
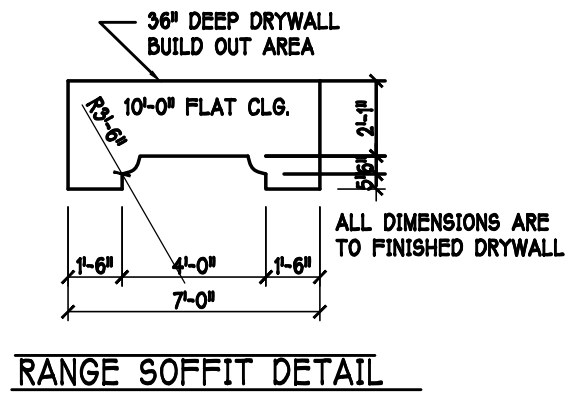
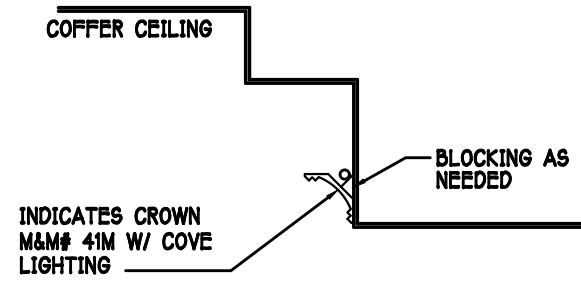
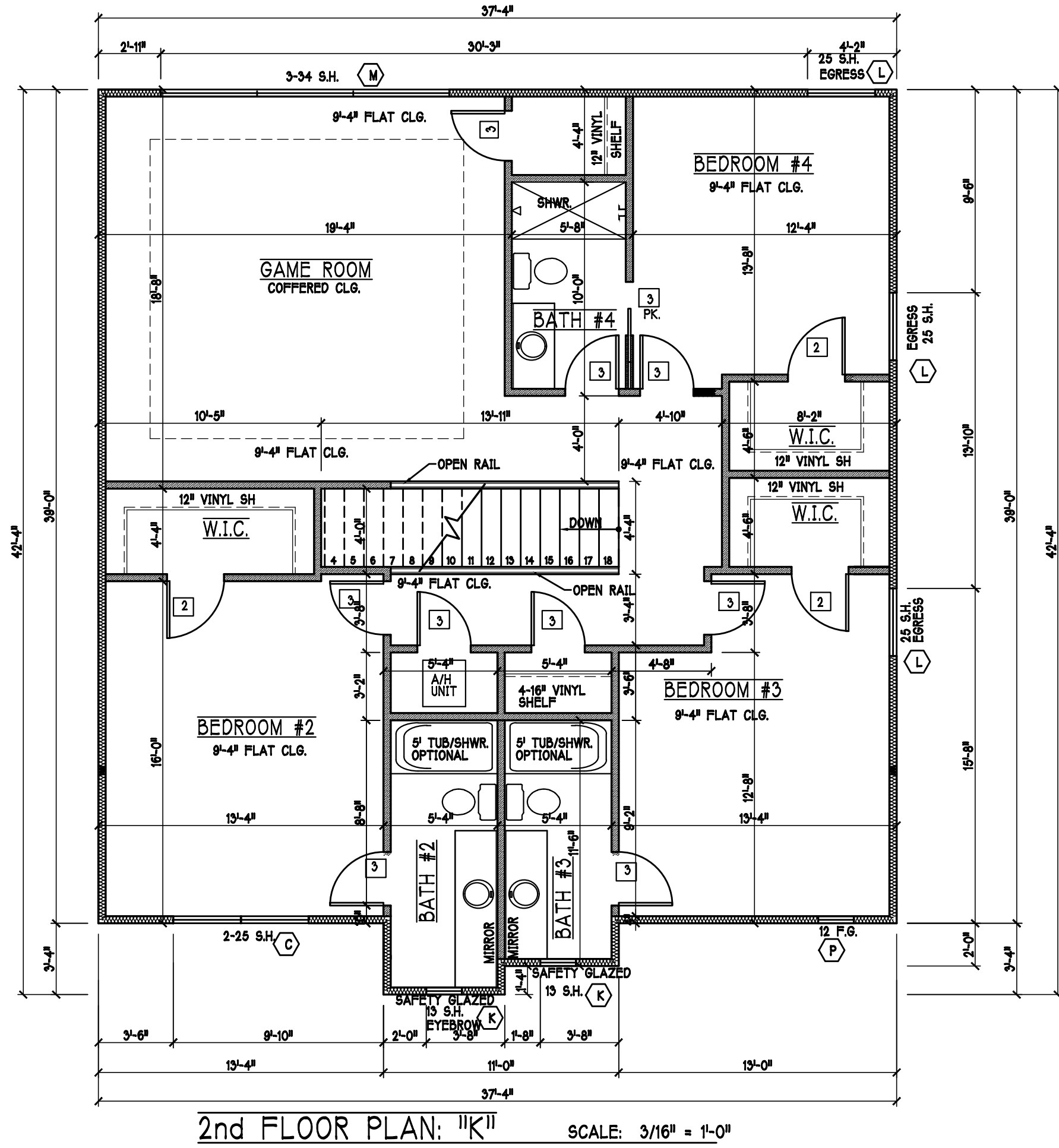
VINYL SHELF NOTES:

- ALL CLOSET SHELVES TO BE 12"
- ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED

PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT DOOR. (PER FLORIDA BUILDING CODE-R308.4.2)

NOTE: PROVIDE SAFETY GLAZING AT BATH/SHWR. SHALL COMPLY WITH R 308.4.5

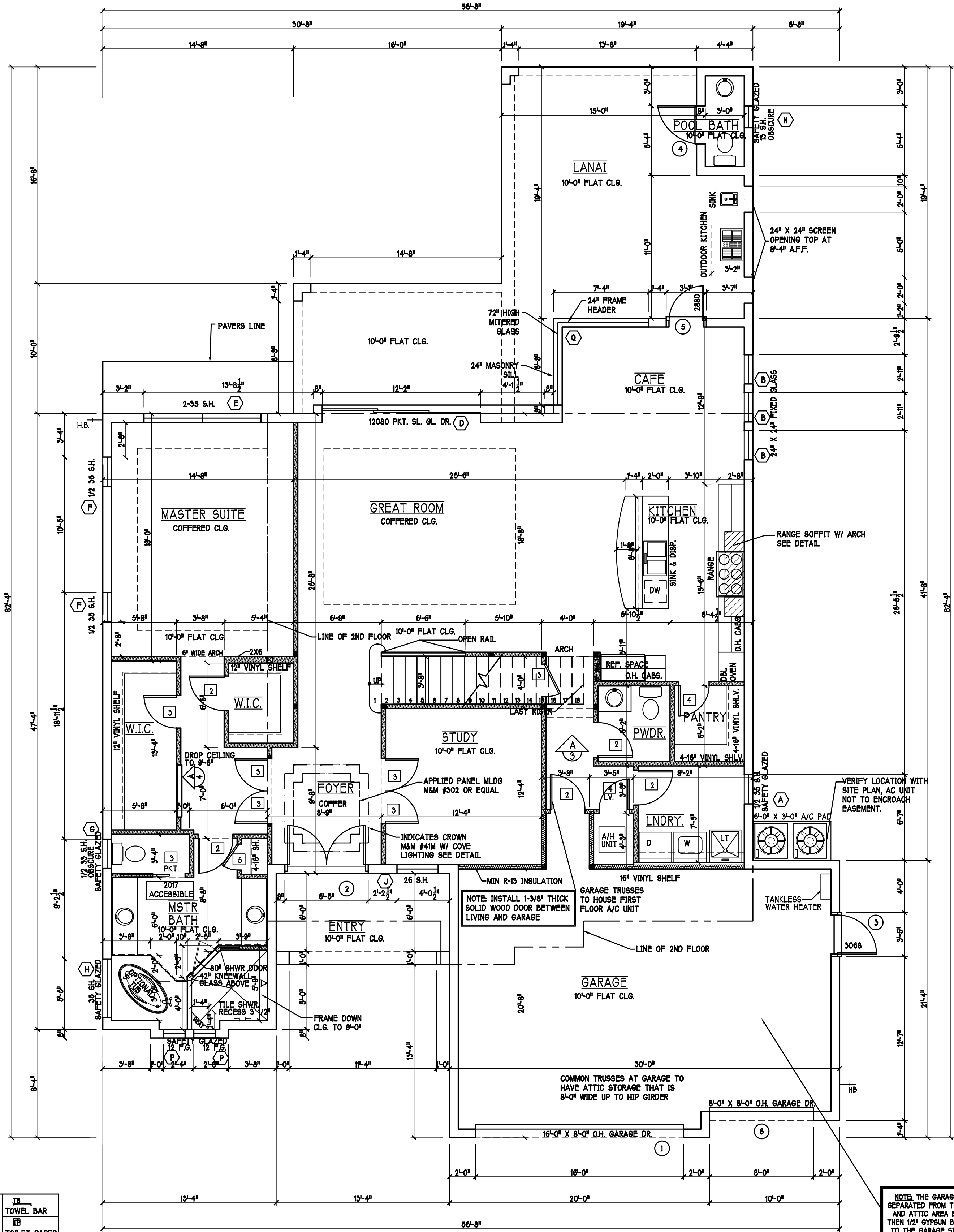
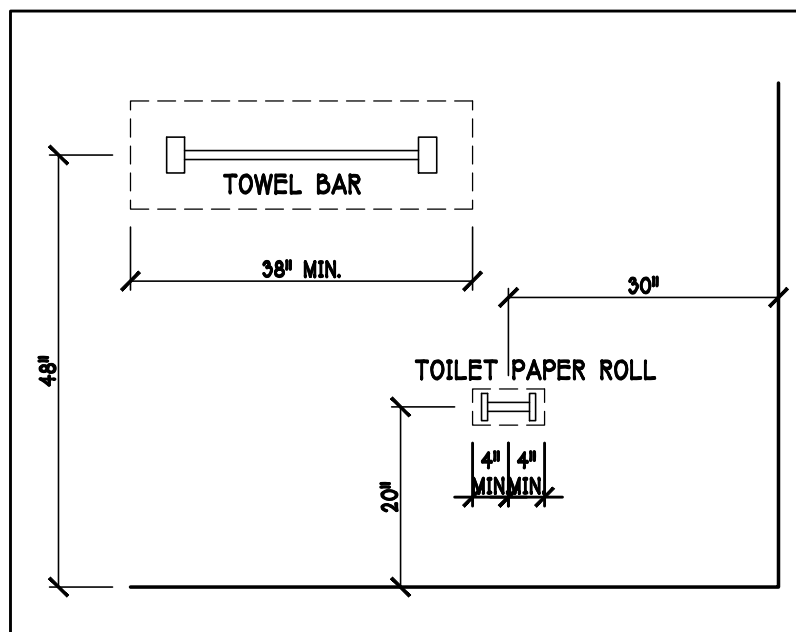


WIND PRESSURES PER ASCE7-10, 160 MPH EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR.						
V=60=124 MPH						
D.R. HORTON						
MARK	SIZE	PRODUCT DESCRIPTION	ZONE	WIND PRESSURE	WIND-BORNE DEBRIS PROTECTION	QTY
(A)	1/2 35	SH	4	+37.4/-40.5	SHUTTERS	1
(B)	F.8	24"x24"	4	+37.4/-40.5	SHUTTERS	3
(C)	2-6		5	+37.4/-50.0	SHUTTERS	1
(D)			4	+37.4/-40.5	SHUTTERS	1
(C)	12080	PKT. SL. GL. DOOR	5	+37.4/-50.0		1
(E)	2-35	SH	4	+37.4/-40.5	SHUTTERS	1
(F)	12 35	SH	4	+37.4/-40.5	SHUTTERS	2
(G)	12 35	SH	5	+37.4/-50.0	SHUTTERS	1
(H)	35	SH	5	+37.4/-40.5	SHUTTERS	1
(J)	26	SH	4	+37.4/-40.5	SHUTTERS	1
(K)			4	+37.4/-40.5	SHUTTERS	2
(L)	15	SH	5	+37.4/-50.0	SHUTTERS	3
(M)	3-35	SH	4	+37.4/-40.5	SHUTTERS	1
(N)	15	SH	5	+37.4/-50.0	SHUTTERS	1
(O)	8080	SL. GL. DOOR	4	+37.4/-40.5	SHUTTERS	1
(P)	12	FIXED GLASS	4	+37.4/-40.5	SHUTTERS	3
(Q)	160"x72"	MITERED GLASS	4	+37.4/-50.0	SHUTTERS	1
			5	+35.6/-35.1		
			5	+35.6/-35.1		

MARK	SIZE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	TABLE	ZONE	WIND PRESSURE	WIND-BORNE DEBRIS PROTECTION	QTY
(1)	OVERHEAD	GARAGE DOOR	192	86	485	4	+37.4/-40.5		1
(2)	SWING DOOR	DISTINCTION	78	86	5	4	+37.4/-40.5		1
(3)	SWING DOOR	DISTINCTION	36	80	5	4	+37.4/-40.5		1
(4)	SWING DOOR	DISTINCTION	30	86	5	4	+37.4/-40.5		1
(5)	SWING DOOR	DISTINCTION	32	86	5	4	+37.4/-40.5		1
(6)	OVERHEAD	GARAGE DOOR	96	86	485	5	+32.8/-37.2		1

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"	L.V. = LOUVERED DOOR
(5)	2'-0"	
(6)	1'-8"	
(7)	1'-6"	
(8)	2'-11"	



SQUARE FOOTAGE

1ST FLOOR LIVING AREA	2,031
2ND FLOOR LIVING AREA	1,438
TOTAL LIVING AREA	3,470
GARAGE AREA	611
ENTRY AREA	83
LANAI AREA	565
TOTAL AREA	4,757

FRAMERS NOTES:
NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING ON STUDS SHALL NOT EXCEED 24" O.C.
NON BEARING WALLS ONLY.

NOTE: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY 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.

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

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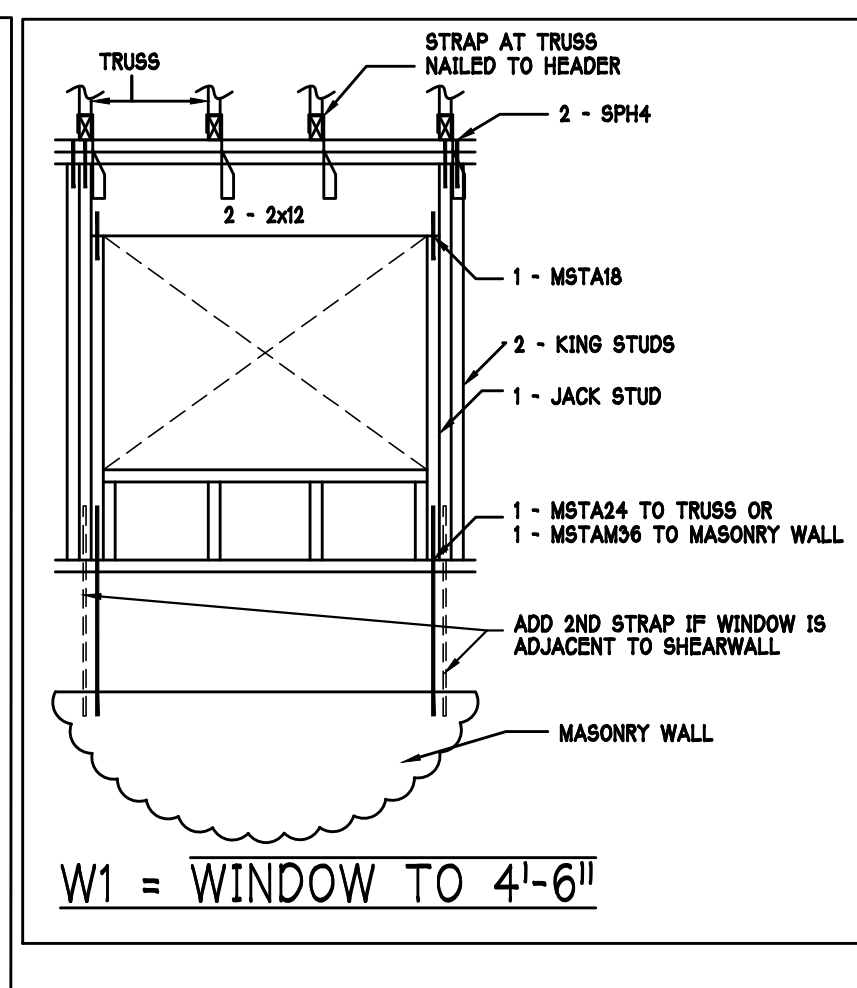
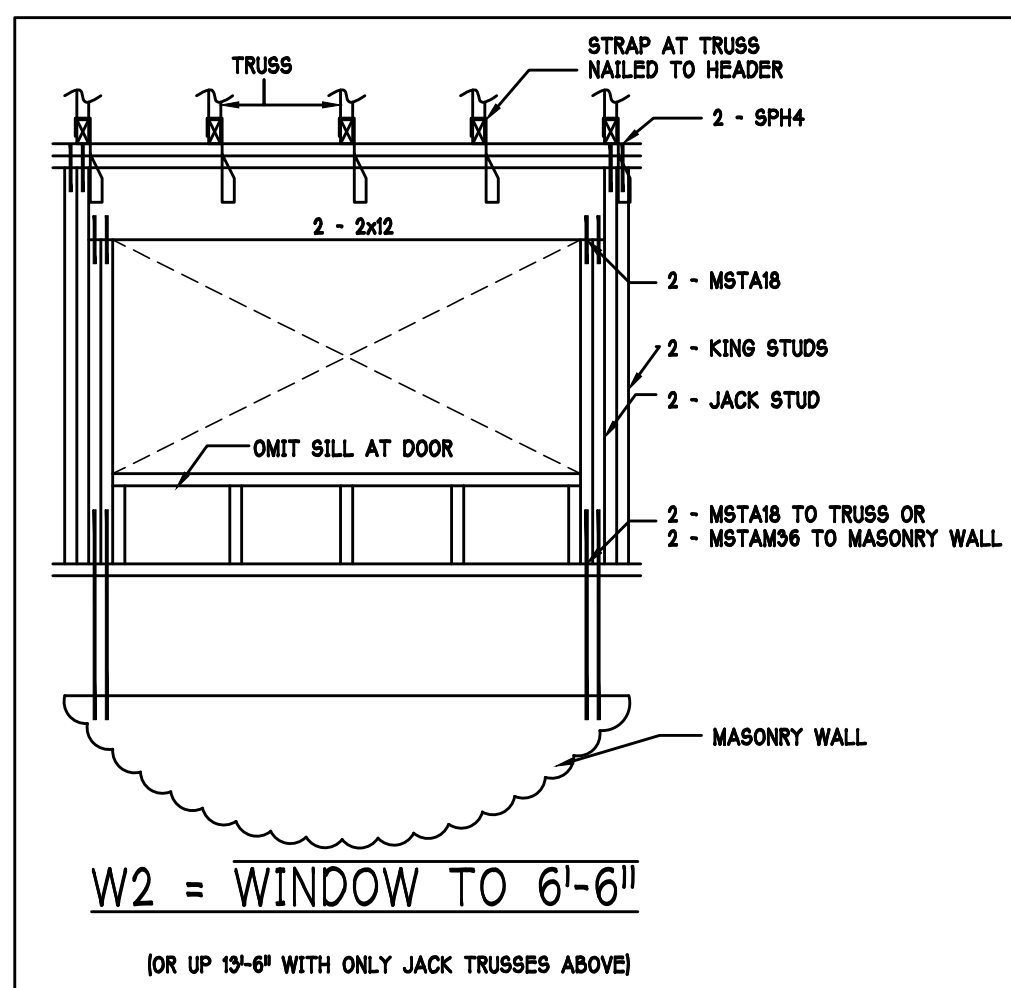
Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

STRUCTURAL
ENGINEERING
1624 SE 47th ST SUITE #3
CAPE CORAL, FL 33904
(239) 591-7759
CA# 8889

MODEL: UNIT 3461 3 CAR
RESIDENCE FOR:
LOT: BLOCK:
SUBDIV:
ADDRESS:
G.C.D.#:
E.H.#:

DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16" = 1'-0"
SHEET#

A3-K



GUARDRAILS PER FBCR 2017

GUARDRAILS ARE TYPICALLY A MANUFACTURED PRODUCT AND ARE NOT DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD. THE GUARDRAIL MFR. SHALL BE RESPONSIBLE TO PROVIDE A DESIGN, INCLUDING FASTENINGS TO THE STRUCTURE, TO SATISFY CODE REQUIREMENTS.

R312.1.1 Guards required - Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 24 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height - Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, or the line connecting the leading edges of the treads.

Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches as measured vertically from a line connecting the leading edge of the treads.

R312.1.3 Opening limitations - Required guards shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.

Exceptions:

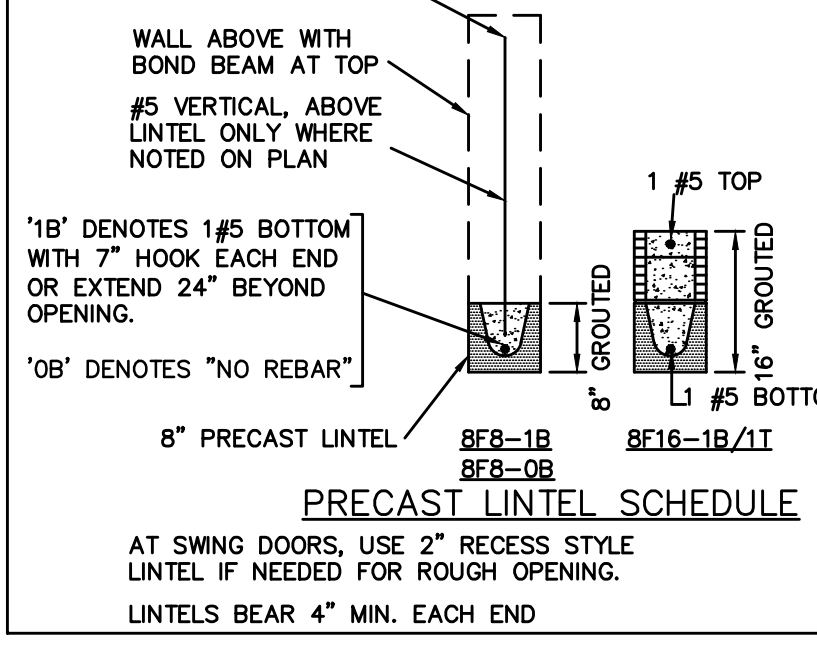
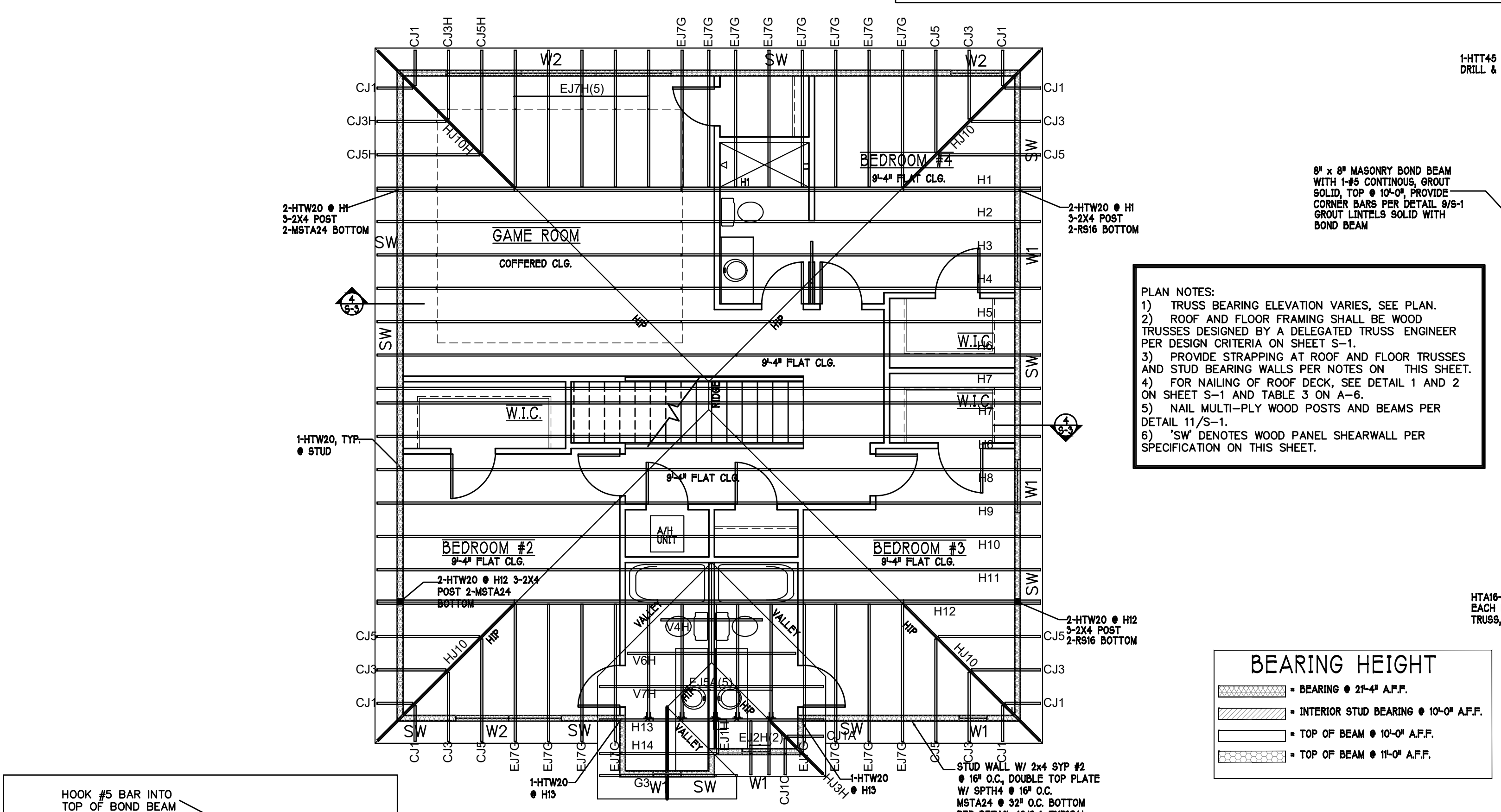
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.

FBC 1607.8.1.1 - Guardrail & Handrail assemblies shall be able to resist a single concentrated load of 200 pounds applied in any direction at any point along the top. In accordance w/section 4.5.1 of ASCE7.

FBC 1607.8.1.2 - Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot including openings and space between rails. In accordance w/ section 4.5.1 of ASCE7.

CEILING HEIGHTS AT MASTER BATH

FRAME DOWN CLG. TO 9'-0" A.F.F.



DRAFTSTOPPING

R302.12.1 DRAFTSTOPPING IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET (92.9m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" (12.7mm) GYPSUM BOARD, 3/8" (9.5mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

TRUSS STRAPPING TO MASONRY			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
1615	(1)HTA16-18	10-10dx1 1/2", EMBED 4"	
1870	(1)HTA20	10-10dx1 1/2", EMBED 4"	
2430 (1 PLY)	(2)HTA16-18	10-10dx1 1/2", EMBED 4"	
2800 (2 PLY)	(2)HTA16-18	10-10dx1 1/2", EMBED 4"	
3170 (2 PLY)	(2)HTA20	10-10dx1 1/2", EMBED 4"	
5005	HTT45	5/8" ATR, EPOXY 12"	

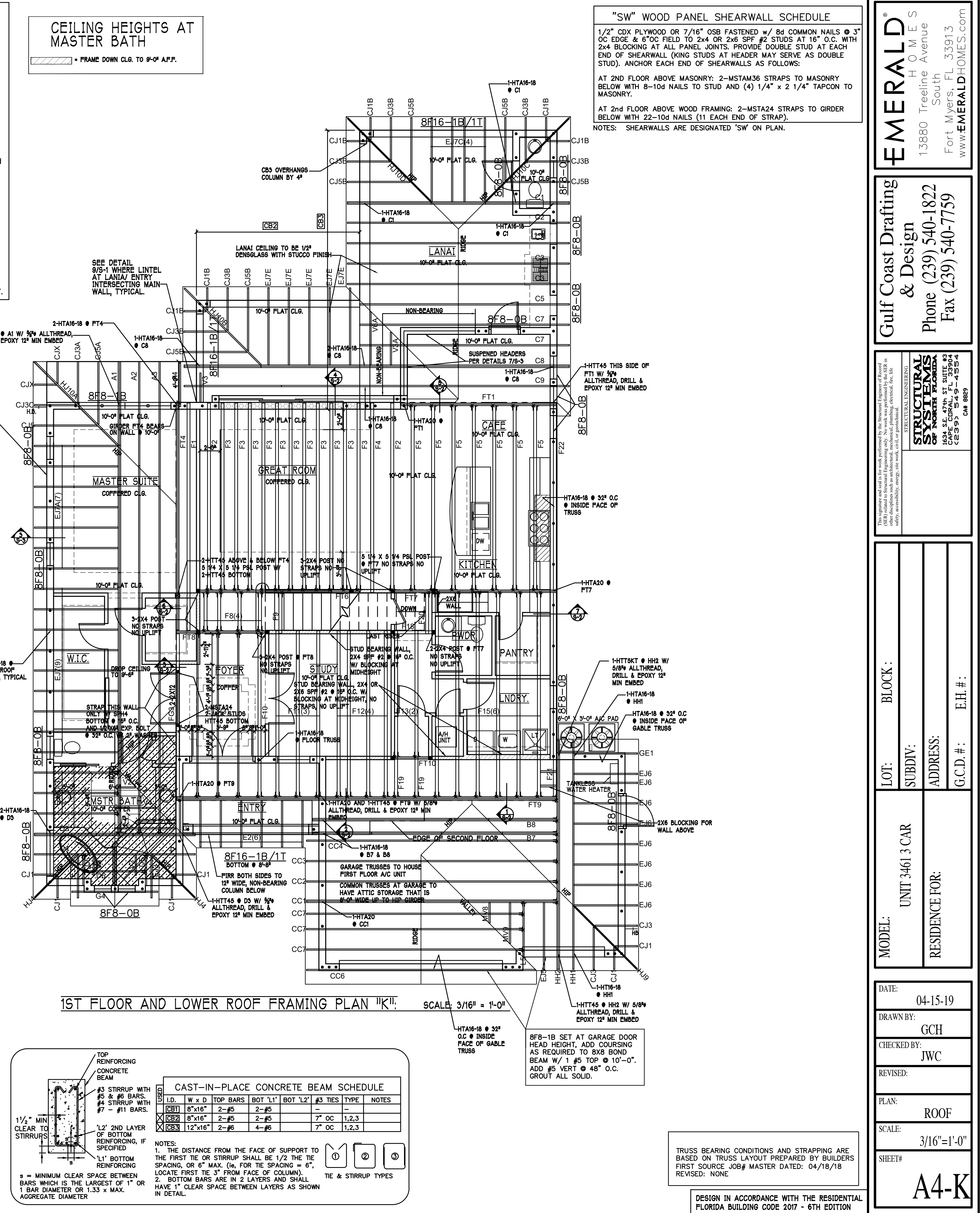
NOTES:

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/L OF WALL.
2. CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.
3. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER DETAIL 2/5-4.
4. "ATR" = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR.

TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
1005	(1)MTW16	12-10dx1 1/2"	
2010	(2)MTW16	12-10dx1 1/2"	
3015	(3)MTW16	12-10dx1 1/2"	
1285	(1)HTW20	24-10dx1 1/2"	
2570	(2)HTW20	24-10dx1 1/2"	
3855	(3)HTW20	24-10dx1 1/2"	
5140	(4)HTW20	24-10dx1 1/2"	

NOTES:

1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2. CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.



"SW" WOOD PANEL SHEARWALL SCHEDULE

1/2" CDX PLYWOOD OR 7/16" OSB FASTENED W/ 8d COMMON NAILS @ 3" OC EDGE & 6" OC FIELD TO 2x4 OR 2x6 SPF #2 STUDS AT 16" O.C. WITH 2x4 BLOCKING AT ALL PANEL JOINTS. PROVIDE DOUBLE STUD AT EACH END OF SHEARWALL (KING STUDS AT HEADER MAY SERVE AS DOUBLE STUD). ANCHOR EACH END OF SHEARWALLS AS FOLLOWS:

AT 2ND FLOOR ABOVE MASONRY: 2-MSTAM36 STRAPS TO MASONRY BELOW WITH 8-10d NAILS TO STUD AND (4) 1/4" x 2 1/4" TAPCON TO MASONRY.

AT 2nd FLOOR ABOVE WOOD FRAMING: 2-MSTA24 STRAPS TO GIRDER BELOW WITH 22-10d NAILS (11 EACH END OF STRAP).

NOTES: SHEARWALLS ARE DESIGNATED 'SW' ON PLAN.

EMERALD

H O M E S

13880 Treeline Avenue

Fort Myers, FL 33913

www.EMERALDHOMES.com

Gulf Coast Drafting & Design

Phone (239) 540-1822

Fax (239) 540-7759

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 S.E. 47th ST. SUITE #2

CA 8889

MODEL: UNIT 3461 3 CAR

RESIDENCE FOR:

DATE: 04-15-19

DRAWN BY: GCH

CHECKED BY: JWC

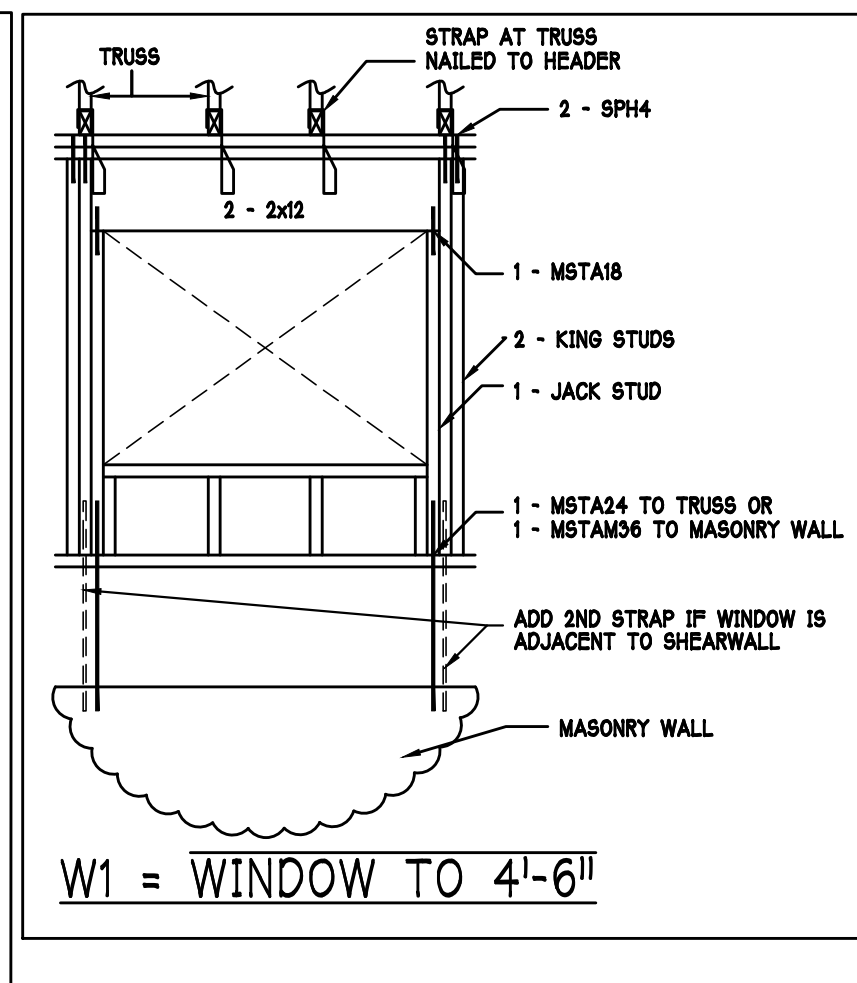
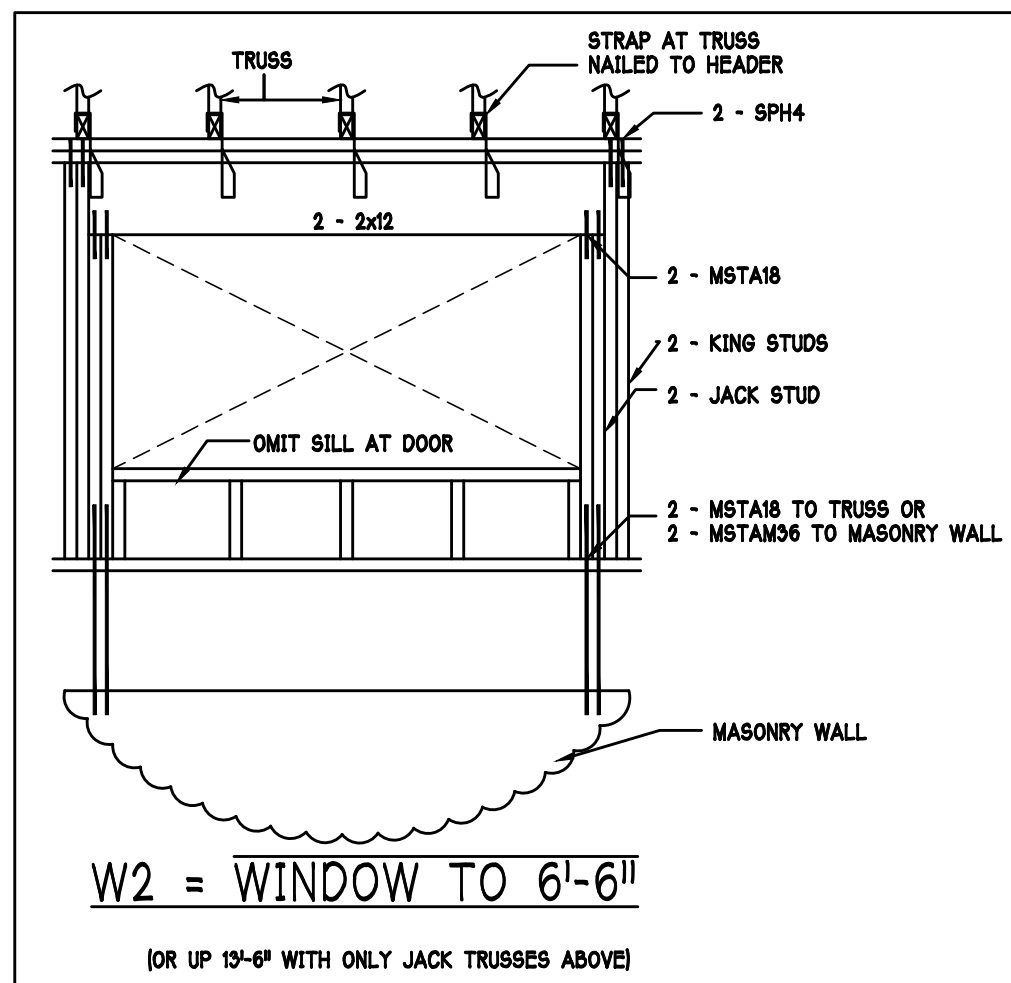
REVISID:

PLAN: ROOF

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

SHEET# A4-K

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



GUARDRAILS PER FBCR 2017

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Exceptions:

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FBC 1607.8.1.2 - Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot including openings and space between rails. In accordance w/ section 4.5.1 of ASCE7.

CEILING HEIGHTS AT MASTER BATH

• FRAME DOWN CLG. TO 9'-0" A.F.F.

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1/2" CDX PLYWOOD OR 7/16" OSB FASTENED w/ 8d COMMON NAILS @ 3" OC EDGE & 6" OC FIELD TO 2x4 OR 2x6 SPF #2 STUDS AT 16" O.C. WITH 2x4 BLOCKING AT ALL PANEL JOINTS. PROVIDE DOUBLE STUD AT EACH END OF SHEARWALL (KING STUDS AT HEADER MAY SERVE AS DOUBLE STUD). ANCHOR EACH END OF SHEARWALLS AS FOLLOWS:

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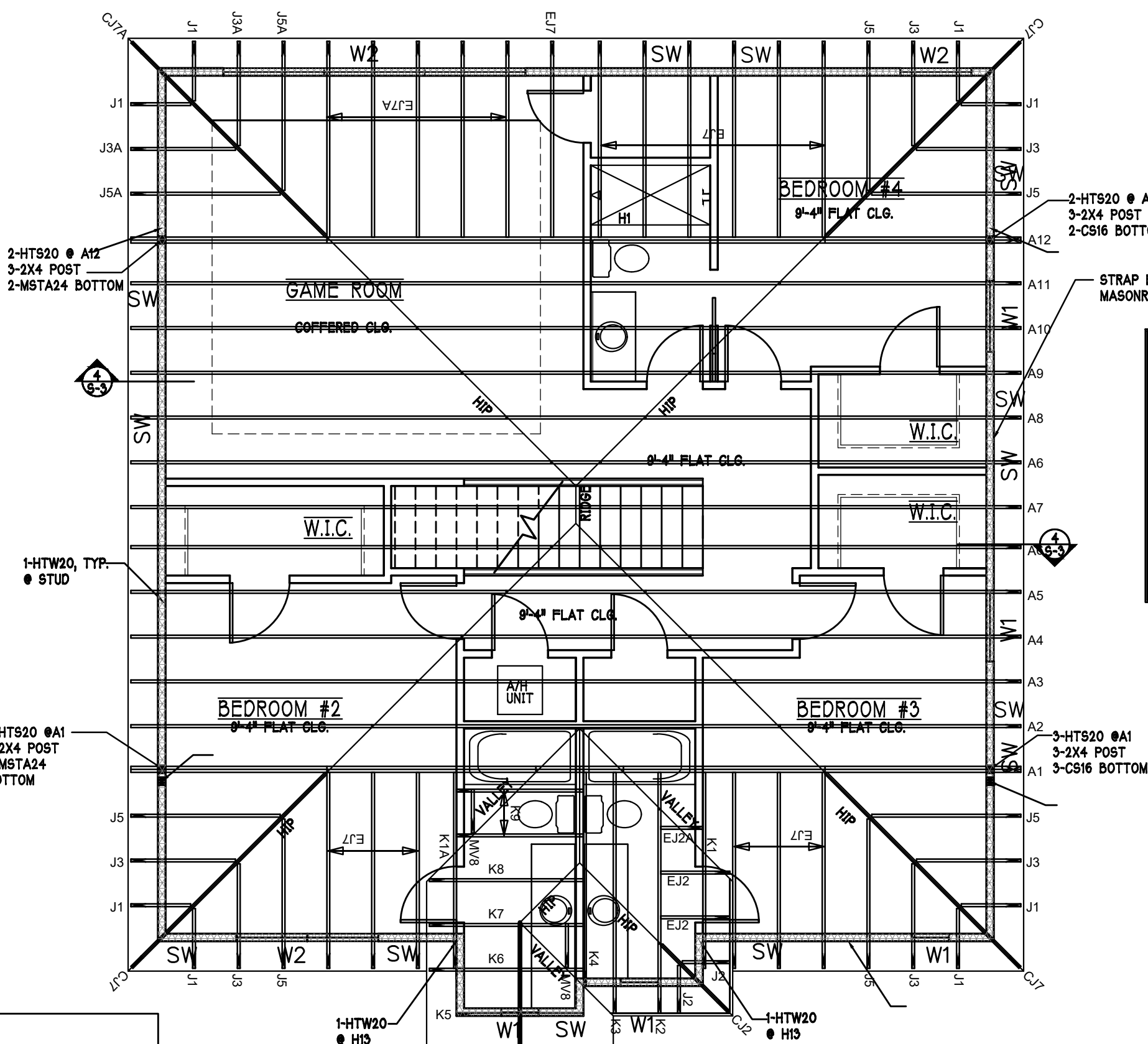
AT 2nd FLOOR ABOVE WOOD FRAMING: 2-MSTA24 STRAPS TO GIRDER BELOW WITH 22-10d NAILS (11 EACH END OF STRAP).

NOTES: SHEARWALLS ARE DESIGNATED 'SW' ON PLAN.

EMERALD
H O M E S
13880 Treeline Avenue
South
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Phone (239) 540-1822
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STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th ST. SUITE #2
FORT MYERS, FL 33901
C.E. 5537 54-5-43594
C.A. 8889



UPPER ROOF FRAMING PLAN "K". SCALE: 3/16" = 1'-0"

MODEL 3461 K: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

MARK	ATTIC	SOFFIT	SOFFIT ONLY (1/150) (NO ROOF VENTS)		WITH ROOF VENTS (1/300) (RV)	
			ATTIC AREA/150	REQD AIR FLOW OF SOFFIT	ATTIC AREA/300	QUANTITY OF MIN AIR FLOW OF SOFFIT
1st STORY	2214.4 SQ. FT.	388.5 SQ. FT.	14.76 SQ. FT.	3.78%	8.15%	-- SQ. FT. - --%
2nd STORY	1694.0 SQ. FT.	216.0 SQ. FT.	11.29 SQ. FT.	5.23%	8.15%	-- SQ. FT. - --%

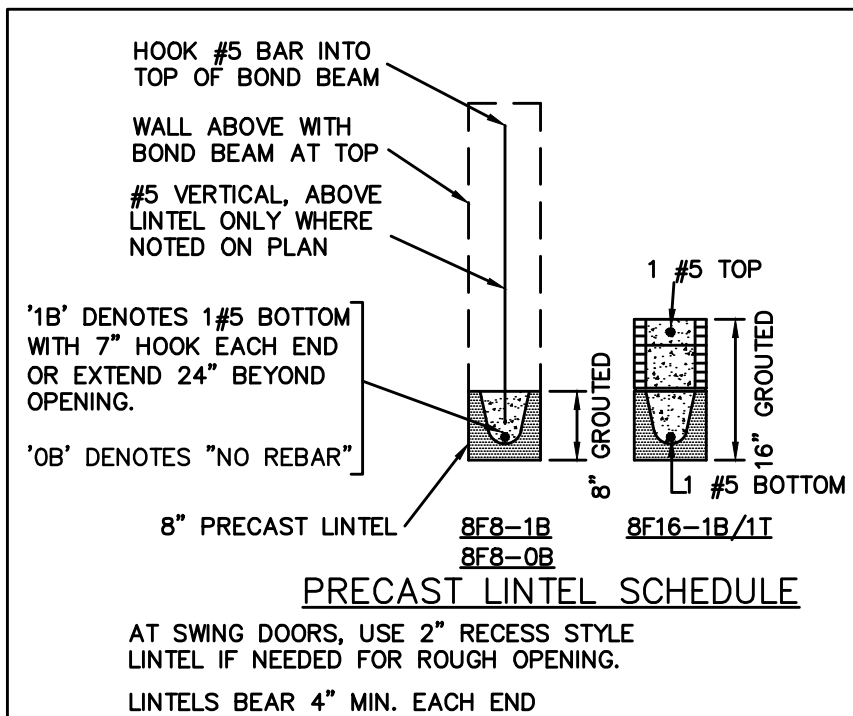
SOFFIT ONLY QUALIFIES

SOFFIT MODEL

ROOF VENT MODEL

ACM QUAD 4, FULL VENT, NARROW PATTERN, 815X FREE AIR FLOW

LOMANCO 770-D 0.87 SQ. FT. FREE AIR



DRAFTSTOPPING

R302.12.1 DRAFTSTOPPING IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET (92.9m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" (12.7mm) GYPSUM BOARD, 3/8" (9.5mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1615	(1)HTA16-18	10-10dX1 1/2", EMBED 4"
1870	(1)HTA20	10-10dX1 1/2", EMBED 4"
2430 (1 PLY)	(2)HTA16-18	10-10dX1 1/2", EMBED 4"
2800 (2 PLY)	(2)HTA16-18	10-10dX1 1/2", EMBED 4"
3170 (2 PLY)	(2)HTA20	10-10dX1 1/2", EMBED 4"
5005	HTT45	5/8" # 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/L OF WALL.
- CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP 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 DETAIL 2/S-4.
- "ATR" = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR.

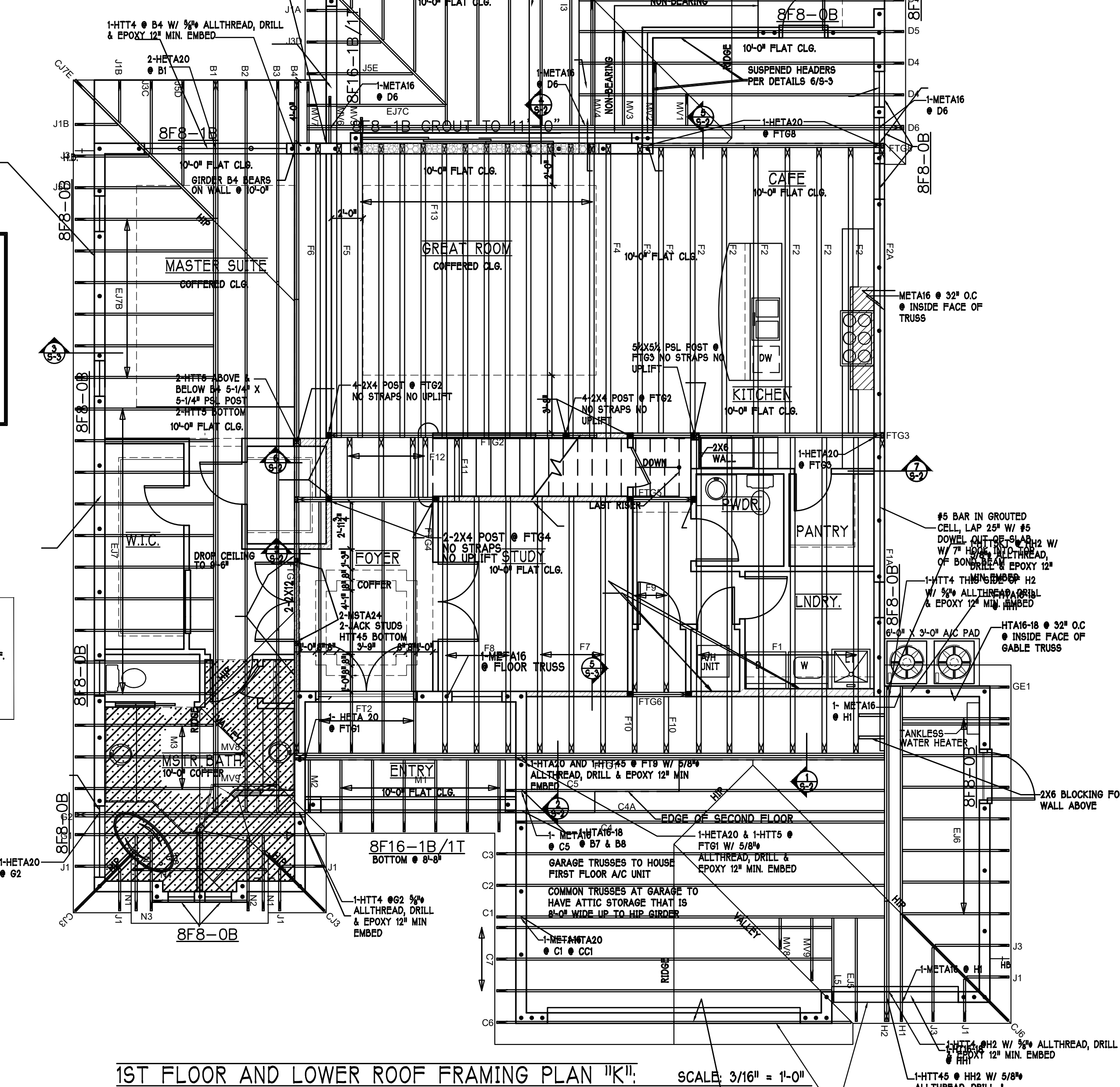
R2

TRUSS STRAPPING TO STUD WALL/WOOD BEAM		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1005	(1)MTW16	12-10dX1 1/2"
2010	(2)MTW16	12-10dX1 1/2"
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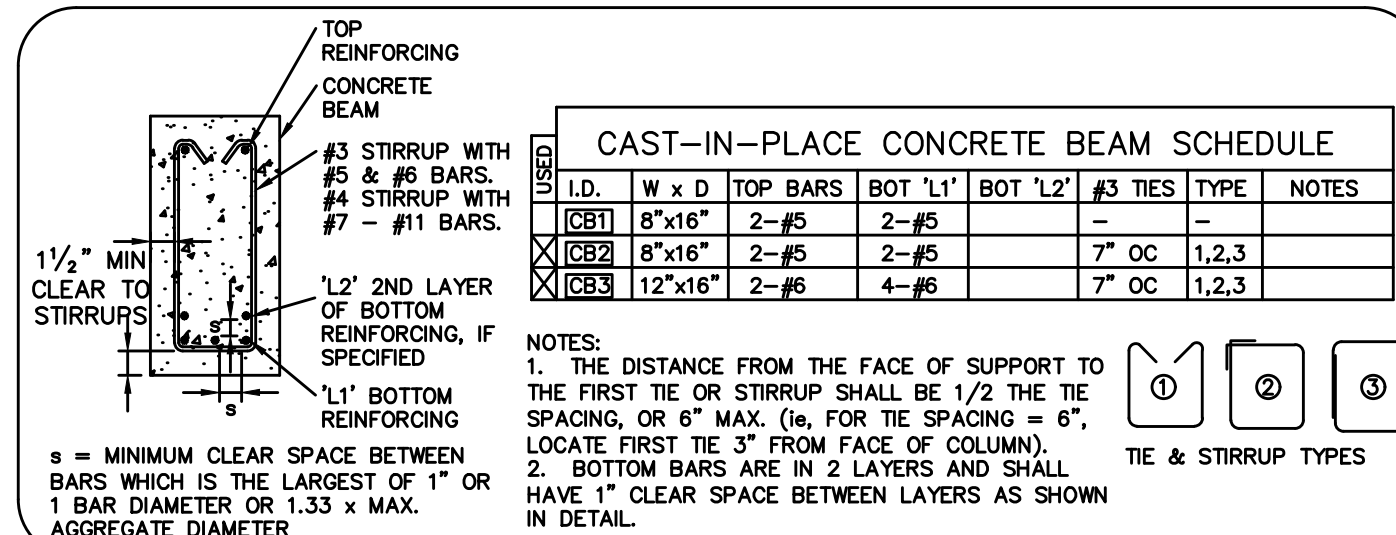
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R2



1ST FLOOR AND LOWER ROOF FRAMING PLAN "K". SCALE: 3/16" = 1'-0"



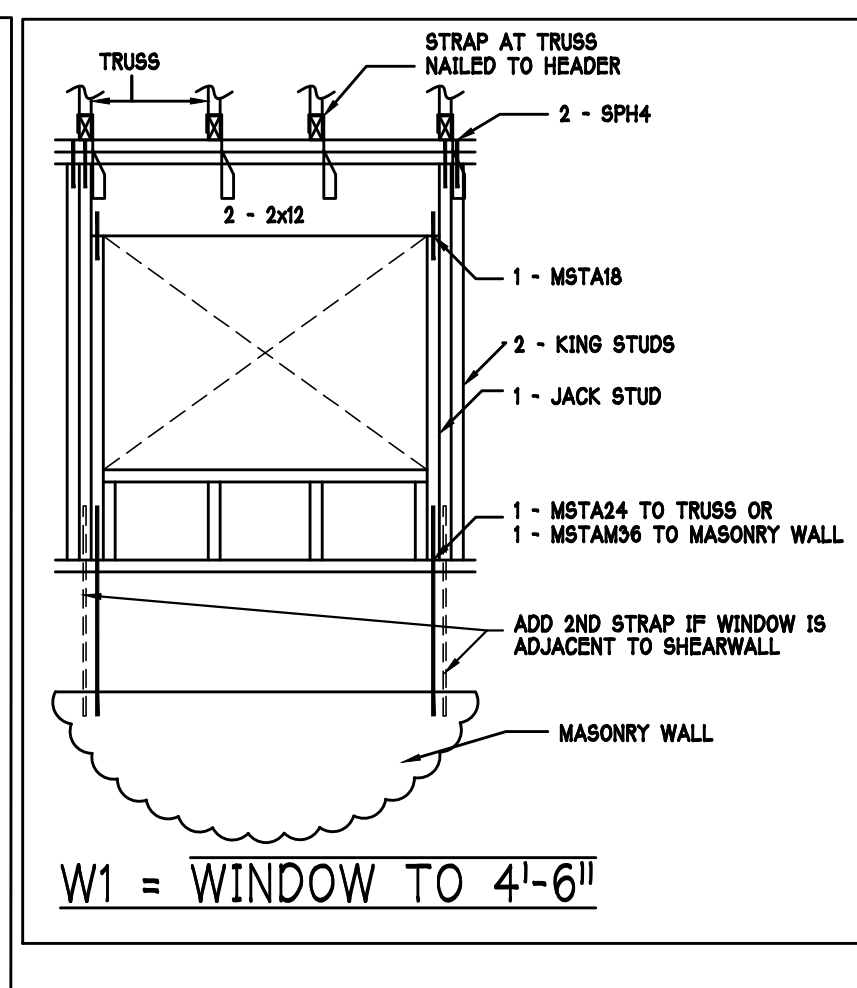
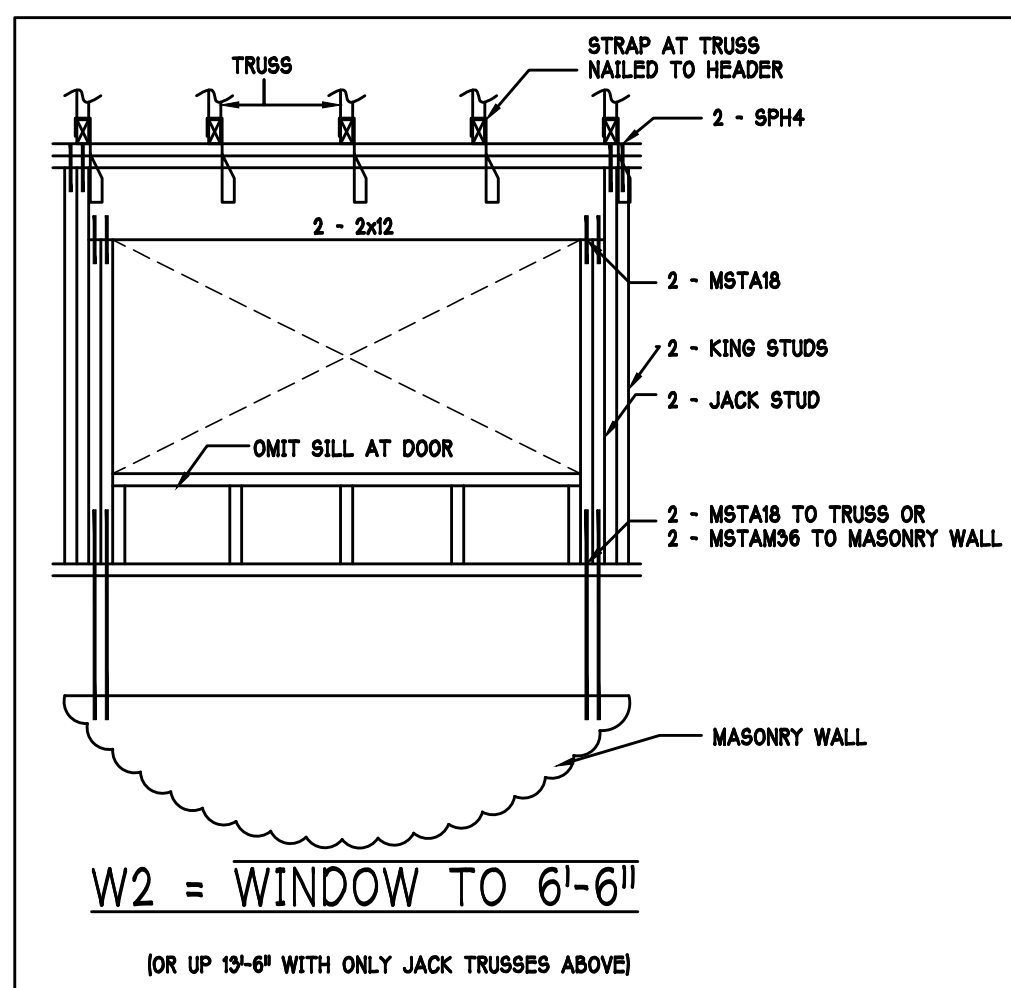
TRUSS BEARING CONDITIONS AND STRAPPING ARE BASED ON TRUSS LAYOUT PREPARED BY SCOSTA, JOB # 45160K3E DATED: 03/08/16
REVISED: 03/15/16

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

MODEL: UNIT 3461 3 CAR
RESIDENCE FOR:
LOT: BLOCK:
SUBDIV:
ADDRESS:
G.C.D.#:
E.H.#:

DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: ROOF
SCALE: 3/16"=1'-0"
SHEET#

A4-K



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- Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
- Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches as measured vertically from a line connecting the leading edge of the treads.

R312.1.3 Opening limitations - Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:

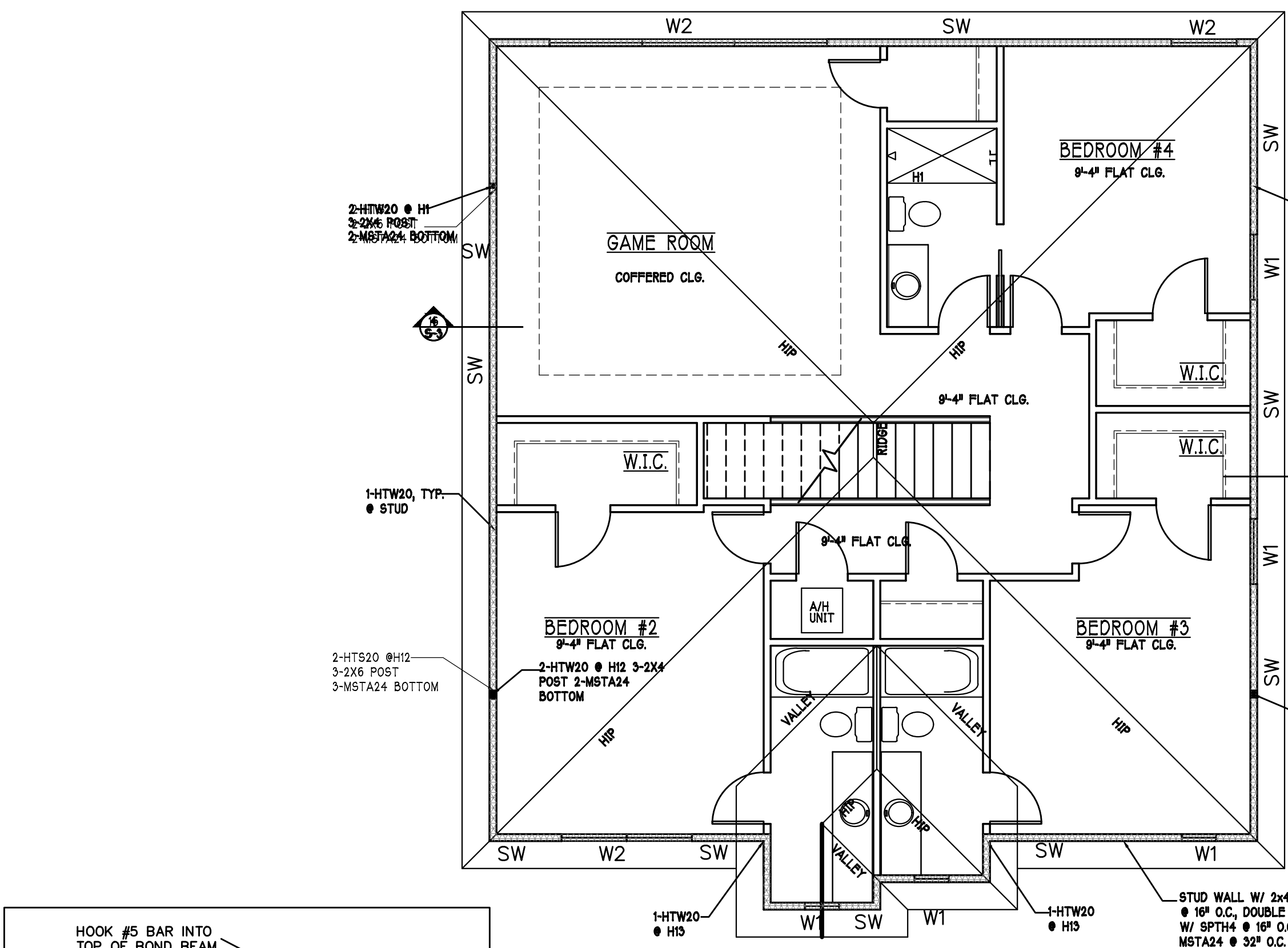
- The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
- Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.

FBC 1607.8.1.1 - Guardrail & Handrail assemblies shall be able to resist a single concentrated load of 200 pounds applied in any direction at any point along the top. In accordance w/section 4.5.1 of ASCE7.

FBC 1607.8.1.2 - Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot including openings and space between rails. In accordance w/ section 4.5.1 of ASCE7.

CEILING HEIGHTS AT MASTER BATH

FRAME DOWN CLG. TO 9'-0" A.F.F.



PLAN NOTES:

- TRUSS BEARING ELEVATION VARIES, SEE PLAN.
- ROOF AND FLOOR FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-1.
- PROVIDE STRAPPING AT ROOF AND FLOOR TRUSSES AND STUD BEARING WALLS PER NOTES ON THIS SHEET.
- FOR NAILING OF ROOF DECK, SEE DETAIL 1 AND 2 ON SHEET S-1 AND TABLE 3 ON A-6.
- NAIL MULTI-PLY WOOD POSTS AND BEAMS PER DETAIL 11/S-1.
- 'SW' DENOTES WOOD PANEL SHEARWALL PER SPECIFICATION ON THIS SHEET.

BEARING HEIGHT

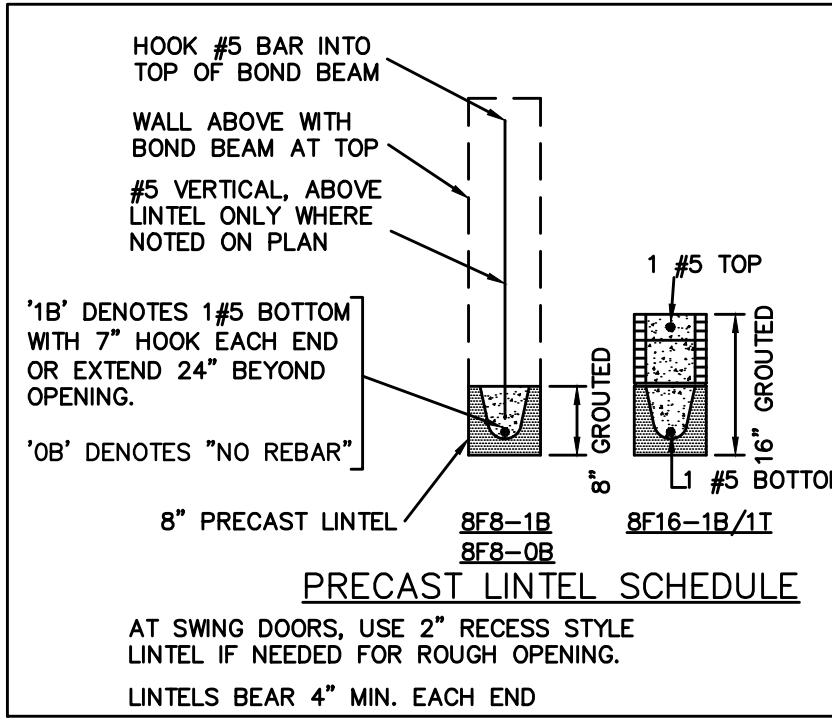
BEARING HEIGHT

- BEARING @ 21'-4" A.F.F.
- INTERIOR STUD BEARING @ 10'-0" A.F.F.
- TOP OF BEAM @ 10'-0" A.F.F.
- TOP OF BEAM @ 11'-0" A.F.F.

UPPER ROOF FRAMING PLAN "K".

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

MODEL 3461 K: ATTIC VENTILATION FBCR R806									
COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS									
		SOFFIT ONLY (1/150)			WITH ROOF VENTS (1/300)				
		(NO ROOF VENTS)			(R.V.)				
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQD AIR FLOW OF SOFFIT	ATTIC AREA/300	QUANTITY OF MIN AIR FLOW ROOF VENTS	OF SOFFIT		
1st STORY	2214.4 SQ. FT.	388.5 SQ. FT.	14.76 SQ. FT.	3.78%	TR 815X	BEARING @ 21'-4" A.F.F.	AND -	--X	
2nd STORY	1694.0 SQ. FT.	216.0 SQ. FT.	11.29 SQ. FT.	5.23%	ON 816X	SS LAYOUT @ 80' FIELD BY RAYMOND		--X	
SOFFIT ONLY QUALIFIES FOR ROOF VENTS ARE NOT REQUIRED									
		SOFFIT MODEL			ROOF VENT MODEL				
		ACM QUAD 4, FULL VENT, NARROW PATTERN, 816X FREE AIR FLOW			32" BASE, LOMANCO 770-D, 0.87 SQ. FT. FREE AIR				



DRAFTSTOPPING

R302.12 DRAFTSTOPPING IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET (92.9m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" (12.7mm) GYPSUM BOARD, 3/8" (9.5mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

TRUSS STRAPPING TO MASONRY			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
1615	(1)HTA16-18	10-10dx1 1/2", EMBED 4"	
1870	(1)HTA20	10-10dx1 1/2", EMBED 4"	
2430 (1 PLY)	(2)HTA16-18	10-10dx1 1/2", EMBED 4"	
2800 (2 PLY)	(2)HTA16-18	10-10dx1 1/2", EMBED 4"	
3170 (2 PLY)	(2)HTA20	10-10dx1 1/2", EMBED 4"	
5005	HTT45	5/8" @ ATR, EPOXY 12"	

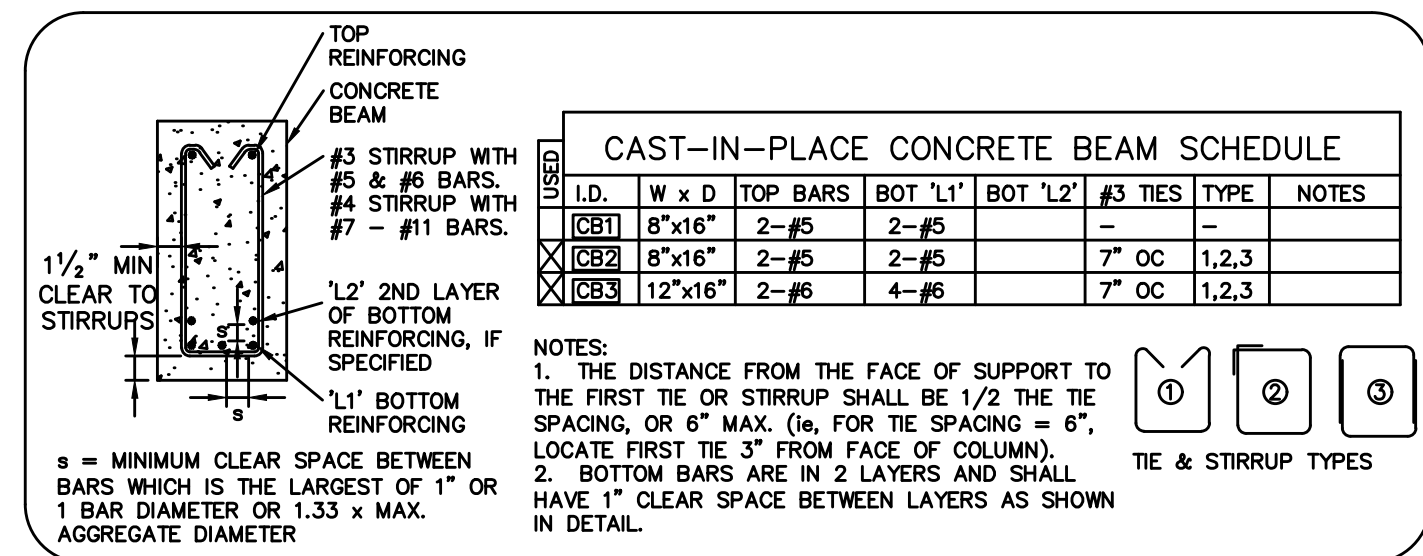
NOTES:

- 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/L OF WALL.
- CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.
- WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER DETAIL 2/S-4.
- "ATR" = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR.

TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
1005	(1)MTW16	12-10dx1 1/2"	
2010	(2)MTW16	12-10dx1 1/2"	
3015	(3)MTW16	12-10dx1 1/2"	
1285	(1)HTW20	24-10dx1 1/2"	
2570	(2)HTW20	24-10dx1 1/2"	
3855	(3)HTW20	24-10dx1 1/2"	
5140	(4)HTW20	24-10dx1 1/2"	

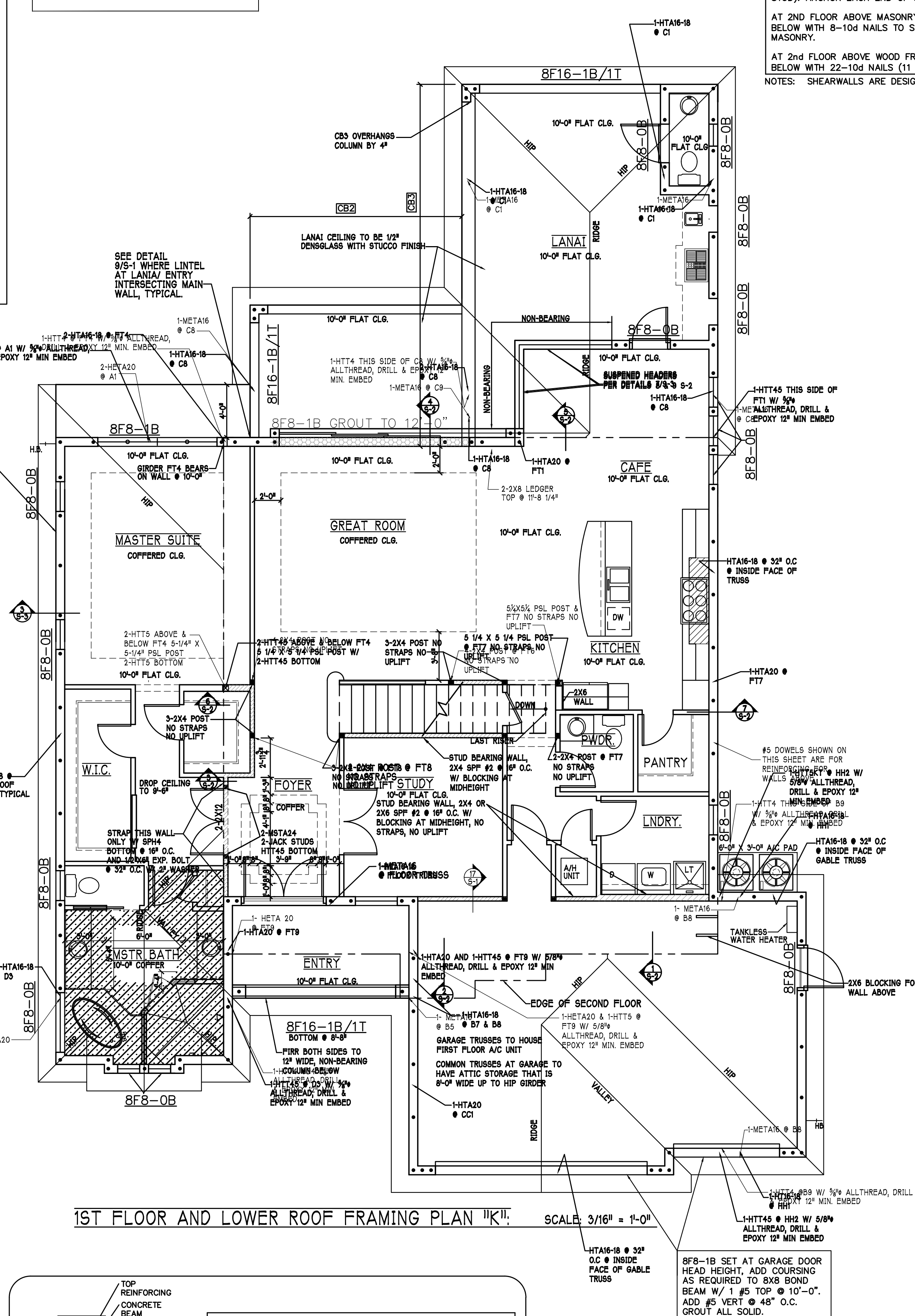
NOTES:

- 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.
- CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.



1ST FLOOR AND LOWER ROOF FRAMING PLAN "K".

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



"SW" WOOD PANEL SHEARWALL SCHEDULE

1/2" CDX PLYWOOD OR 7/16" OSB FASTENED W/ 8d COMMON NAILS @ 3" OC EDGE & 6" OC FIELD TO 2x4 OR 2x6 SPF #2 STUDS AT 16" O.C. WITH 2x4 BLOCKING AT ALL PANEL JOINTS. PROVIDE DOUBLE STUD AT EACH END OF SHEARWALL (KING STUDS AT HEADER MAY SERVE AS DOUBLE STUD). ANCHOR EACH END OF SHEARWALLS AS FOLLOWS:

AT 2ND FLOOR ABOVE MASONRY: 2-MSTAM36 STRAPS TO MASONRY BELOW WITH 8-10d NAILS TO STUD AND (4) 1/4" x 2 1/4" TAPCON TO MASONRY.

AT 2nd FLOOR ABOVE WOOD FRAMING: 2-MSTA24 STRAPS TO GIRDER BELOW WITH 22-10d NAILS (11 EACH END OF STRAP).

NOTES: SHEARWALLS ARE DESIGNATED 'SW' ON PLAN.

EMERALD
H O M E S

13880 Treeline Avenue
Fort Myers, FL 33913
www.EMERALDHOMES.com

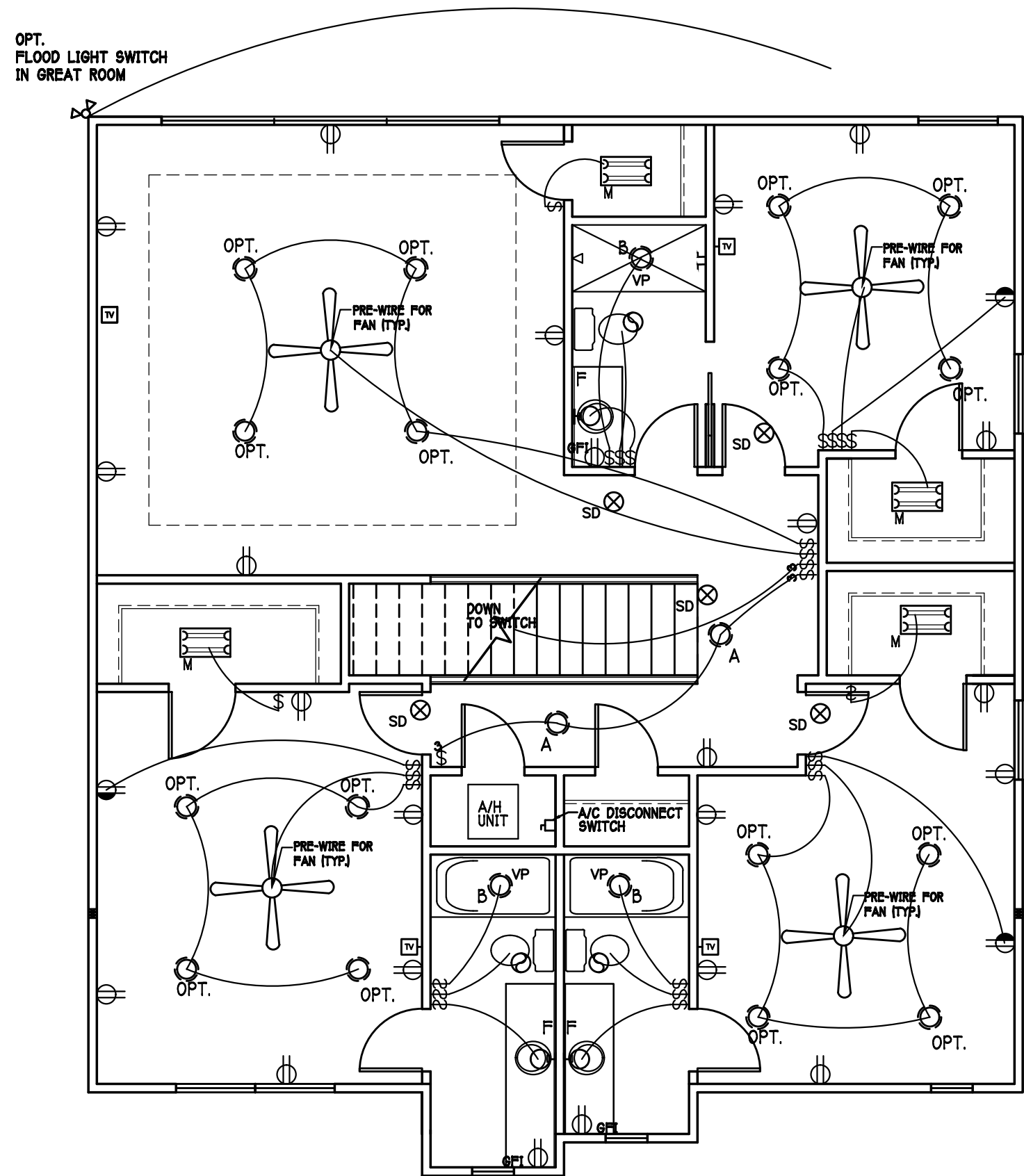
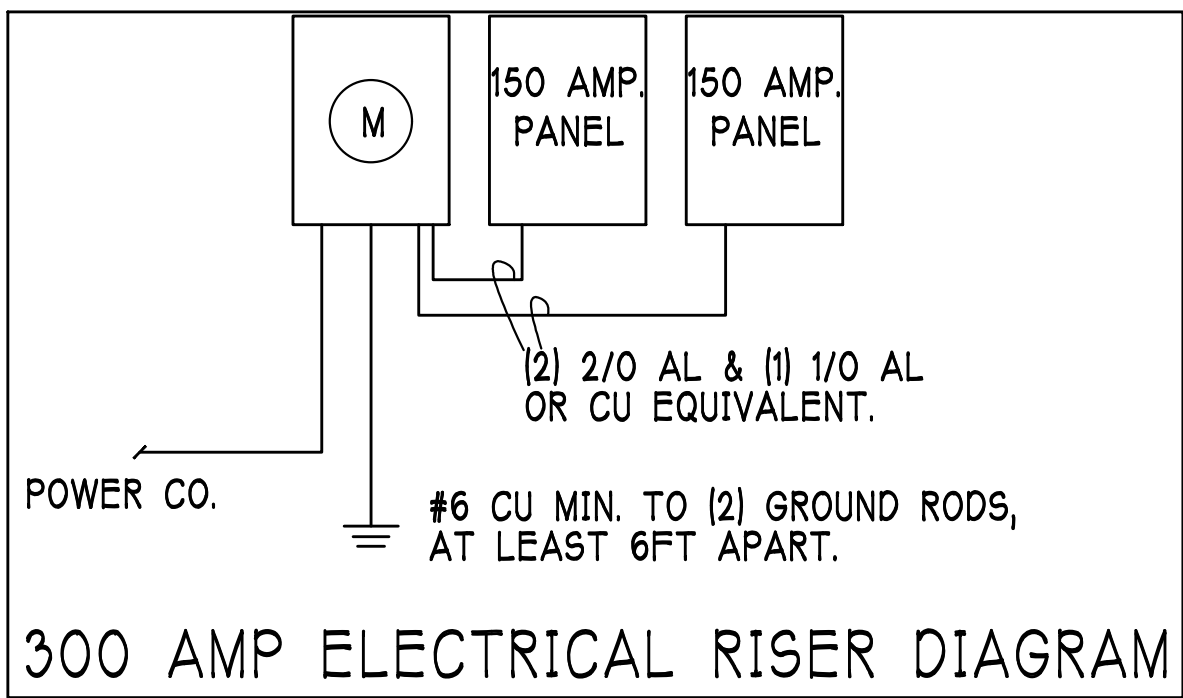
Gulf Coast Drafting & Design
Phone (239) 540-1822
Fax (239) 540-7759

STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th ST. SUITE #3
FORT MYERS, FL 33904
C.E. 5-5-15 4-13-14
C.A. 8889

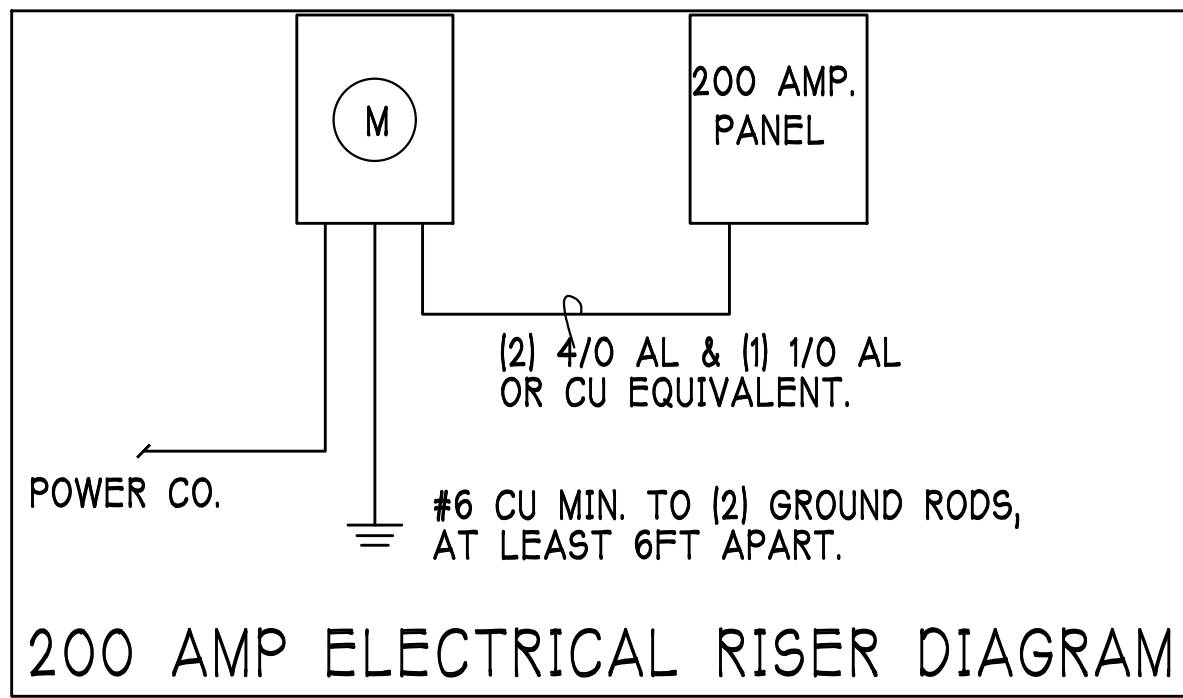
MODEL: UNIT 3461 3 CAR
RESIDENCE FOR:

DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: ROOF
SCALE: 3/16"=1'-0"
SHEET# A4-K

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



2nd FLOOR ELECTRICAL PLAN: "K" SCALE: 1/4" = 1'-0"

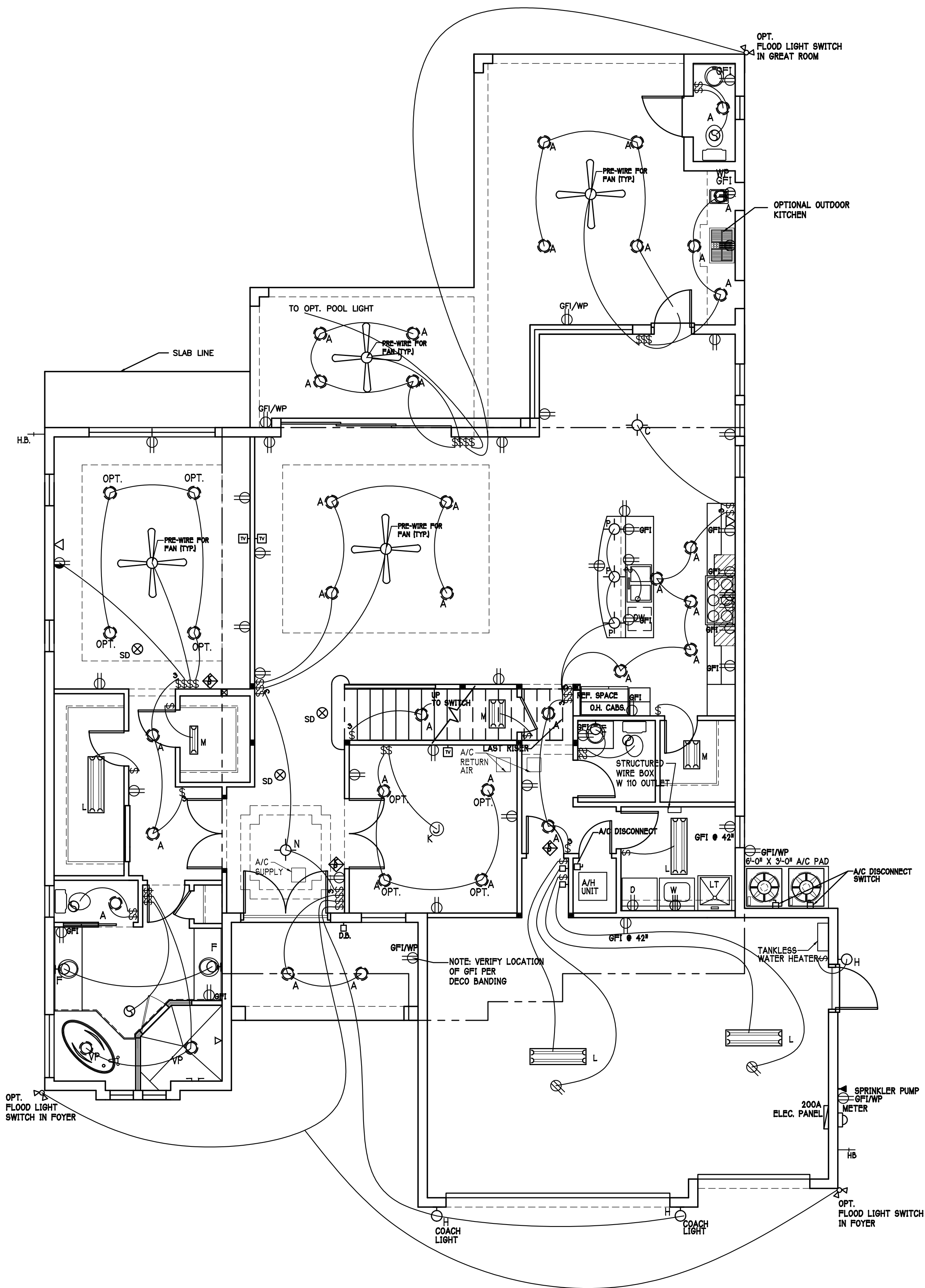


ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	230 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE @ ELEV. A.F.F.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR
	SD SMOKE DETECTOR
	SCD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	CLOSE TO CEILING CHANDELIER
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DOOR BELL
	KEYPAD
	FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

Electrical Notes:
Install Arc-Fault circuit-Interrupters & Tamper-Resistant Receptacles shall be installed in dwelling unit, per: NEC 210.12 & 408.11
All electrical equipment to be set at or above base flood elevation.
All outlets in wet areas and all exterior outlets to be GFI's
Install Phone & TV per contract .
INSTALL ALL ELECTRICAL PER NEC 2014

ELECTRICAL PLAN 3461 "K"

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(48)	Recessed Cans	
B	(5)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(3)	36" 4 Lt	
G	(4)	NEED INFO	
H	(2)	Coach Lights	
J	(X)	Coach Lights	
K	(3)	J BOX	
L	(4)	4' Fluorescent	
M	(6)	2' Fluorescent	
N	(X)	5lt Chandelier	
O	(2)	3 Lt	
P	(4)	Pendant Light	
Q	(1)		



1st FLOOR ELECTRICAL PLAN: "K" SCALE: 1/4" = 1'-0"

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 MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. TREATED WOOD REQUIREMENTS- ALL 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 CONTRACTORS 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, GUTS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1/4" STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPSOUM CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

2 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 OPENINGS WHERE WINDOW FRAME IS DESIGNED TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH 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 1/4X 3 3/4" MASONRY SCREWS @ 24" O.C. AND 6" FROM EACH END.

WOOD FRAMED OPENINGS- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURERS LITERATURE. IF 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.

3 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 1/4" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSS WITHOUT SPLITTING. RING SHANK NAILS PER R803.3.1 - 0.15" 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.

FLASHING FLASHING SHALL BE ALUMINUM ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GAGE, 2X50 ALUM ZINC OR GALVANIZED STEEL .079 INCHES THICK, 26 GAGE ZINC COATED 680. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R803.2.6 (1) TO (5).

DRIP EDGE DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2" DRIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

4 WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - A. INTERIOR BEARING WALLS SPF #2
3. TREATED WOOD REQUIREMENTS: ALL 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.
4. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
5. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISI SPECIFICATIONS.
6. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
7. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE WOOD TRUSSES AND ATTIC 100.
8. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURERS STATE OF FLORIDA REGISTERED ENGINEER.
9. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
10. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
11. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
12. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BW-76.
13. MICRO-LAMS FOR EQUAL PARALLELS (LVLs, ETC) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 26 GA. MIN. GALVANIZED STEEL FLASHING.
14. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.
15. SPACE FRAMING OF ARCHES UNDER THE BEAM SHALL BE FILL IN FRAME UNLESS NOTED OR CONSTRUCTED OTHERWISE.

5 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 D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 3 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacturer. Installation shall comply with the install code 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 of galvanized steel, aluminum or stainless steel with a minimum shank size of 12 gage (0.105 inches) with a minimum 3/8 inch diameter head and shall be 8" 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 coating with electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

6 CLAY AND CONCRETE TILE ROOF SPECS

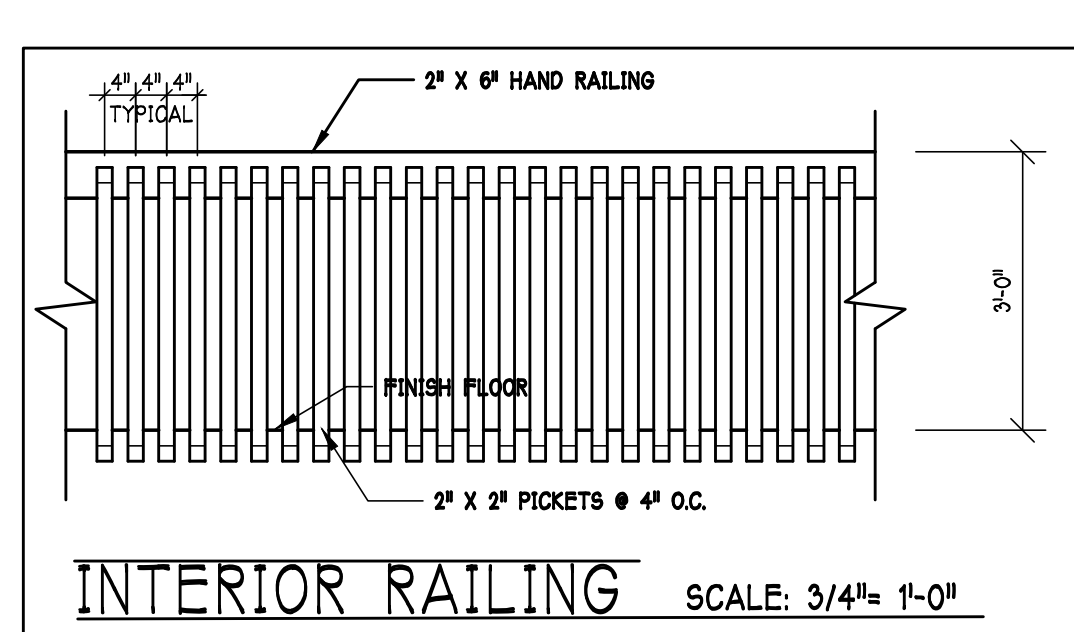
INSTALL FELT AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF. THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R803.3 P.3.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. TILE PLACEMENT AND SPACING.
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
3. AMOUNT AND PLACEMENT OF MORTAR.
4. AMOUNT AND PLACEMENT OF ADHESIVE.
5. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
6. UNDERLAYMENT.
7. SLOPE REQUIREMENT.

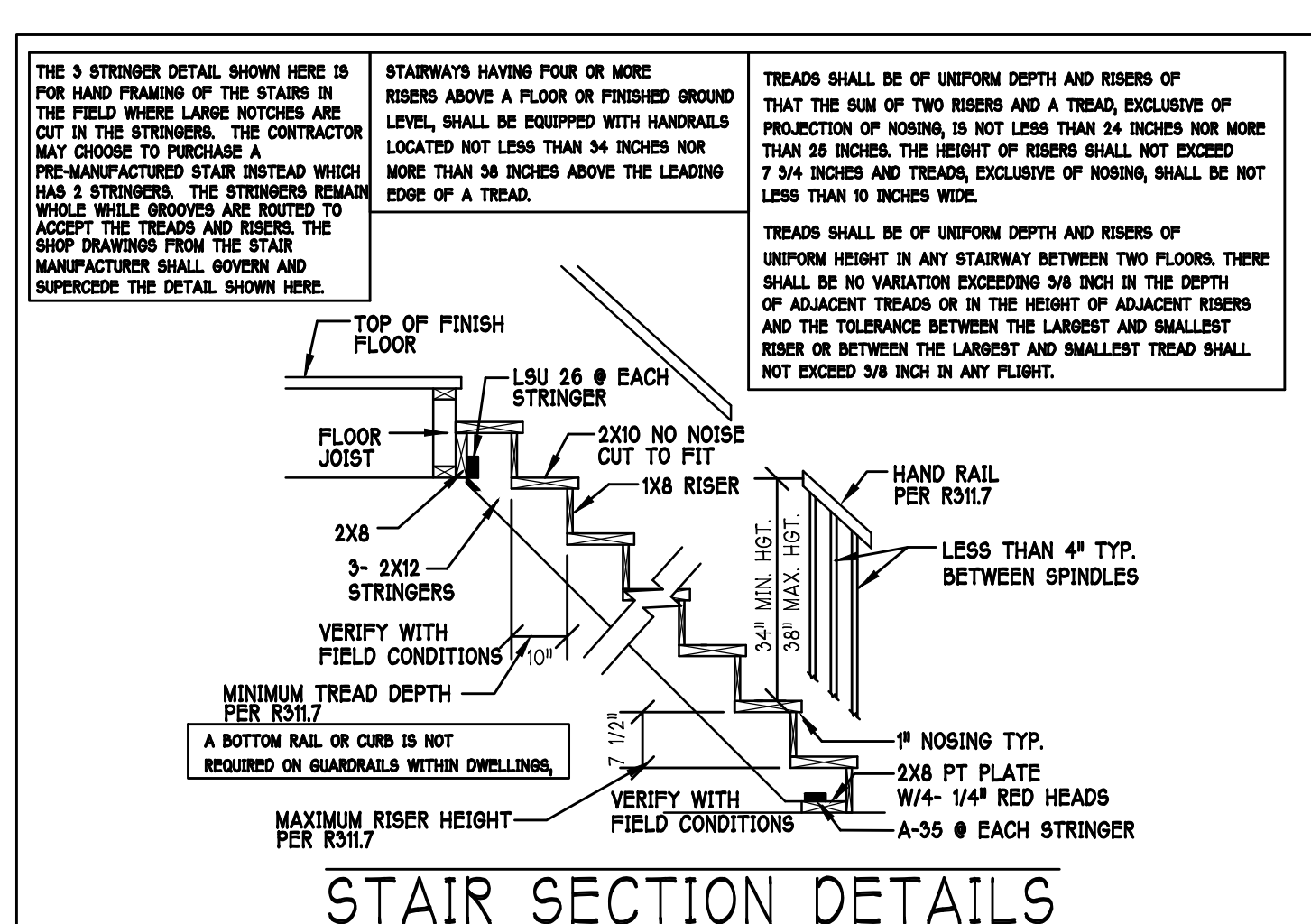
7 FLOOR SHEATHING AT 2ND FLOOR

A.P.A. RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES SPAN RATING 48/24 OR BETTER, BLUE AND NAIL W/ 10d COMMON @ 6" O.C. EDGE AND FIELD.

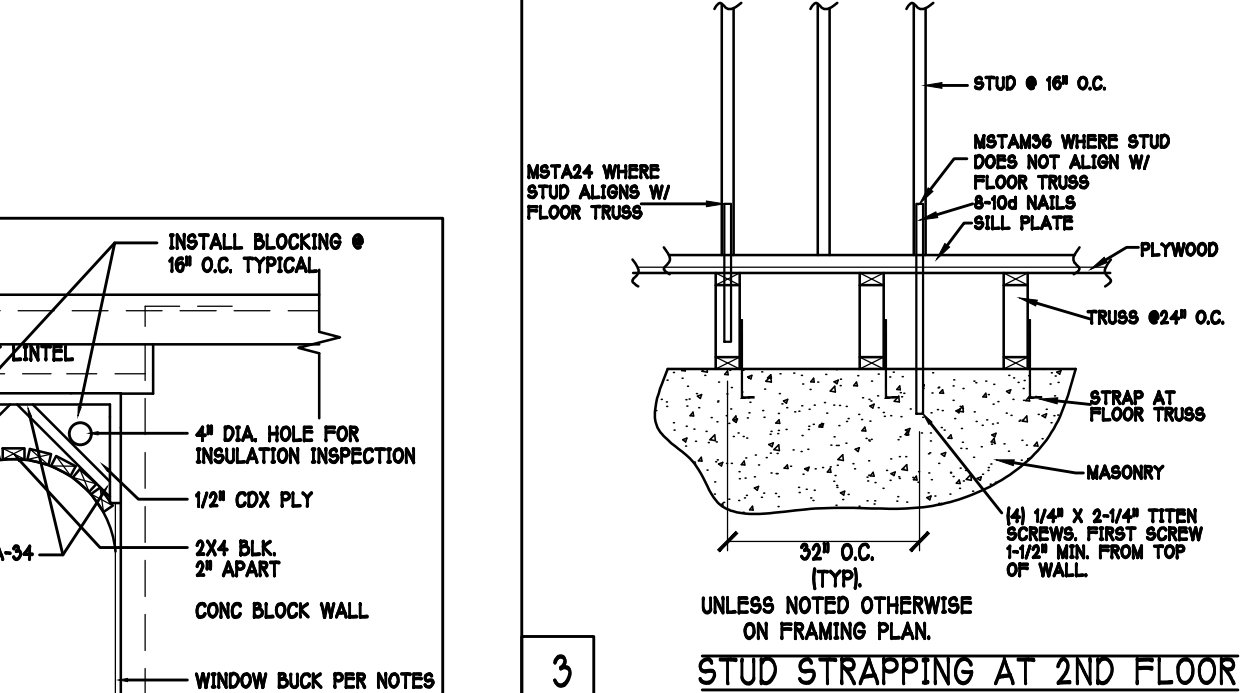
EXTERIOR WALL SHEATHING SHALL BE 7/16" THICK ZIP SYSTEM WALL SHEATHING MANUFACTURED BY HUBER ENGINEERED WOODS L.L.C. INSTALLED PANELS WITH A 1/8" GAP BETWEEN EDGES AND FASTEN WITH 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD. IF PANELS ARE INSTALLED HORIZONTALLY, BLOCKING SHALL BE INSTALLED BEHIND PANEL JOINTS. ALL SEAMS IN THE SHEATHING SHALL BE SEALED WITH THE ZIP SYSTEM SELF-ADHERING SEAM TAPE USING THE ZIP SYSTEM APPLICATOR GUN. THE USUAL TYVEK HOUSE WRAP IS NOT REQUIRED.



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



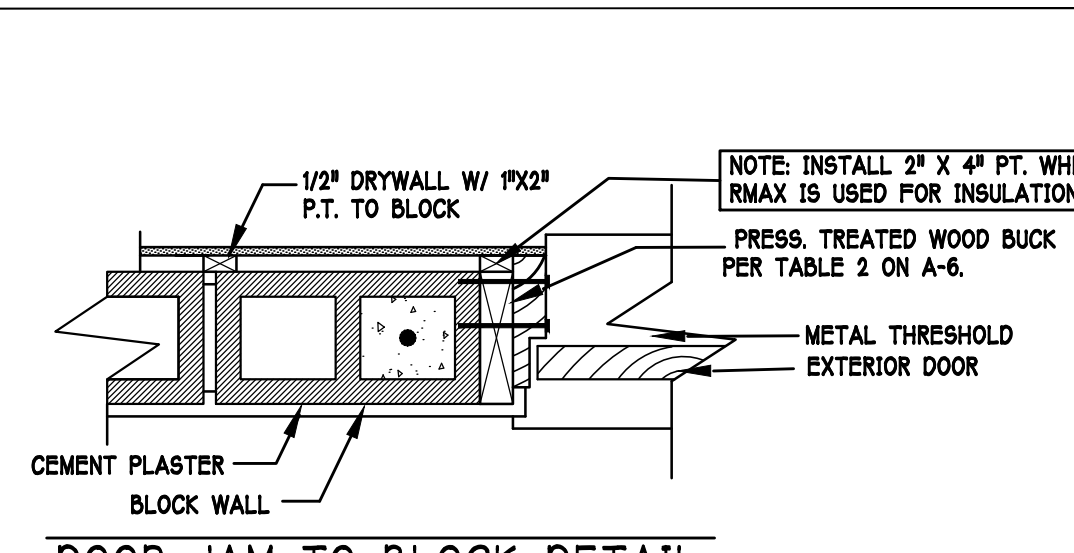
STAIR SECTION DETAILS



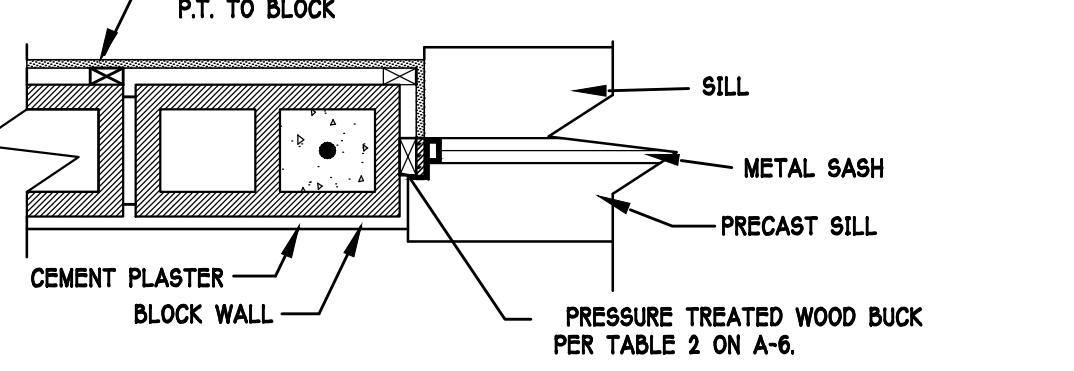
STUD STRAPPING AT 2ND FLOOR



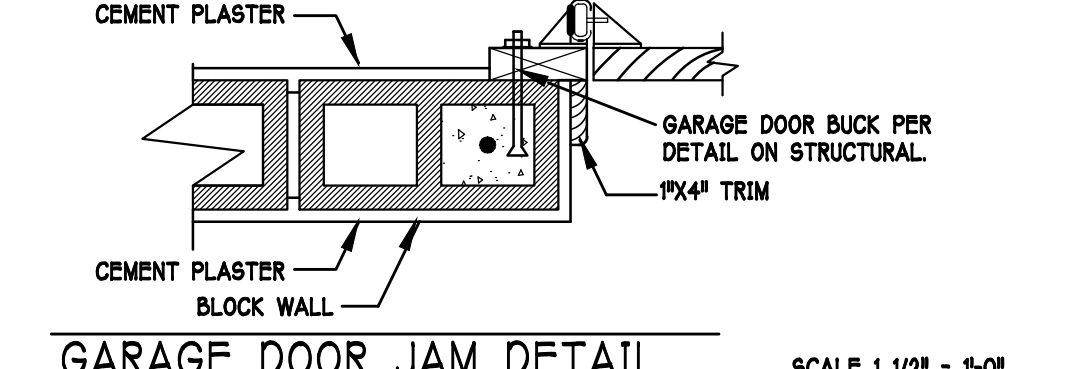
WINDOW OR DOOR ARCH SPACE FRAMING ABOVE



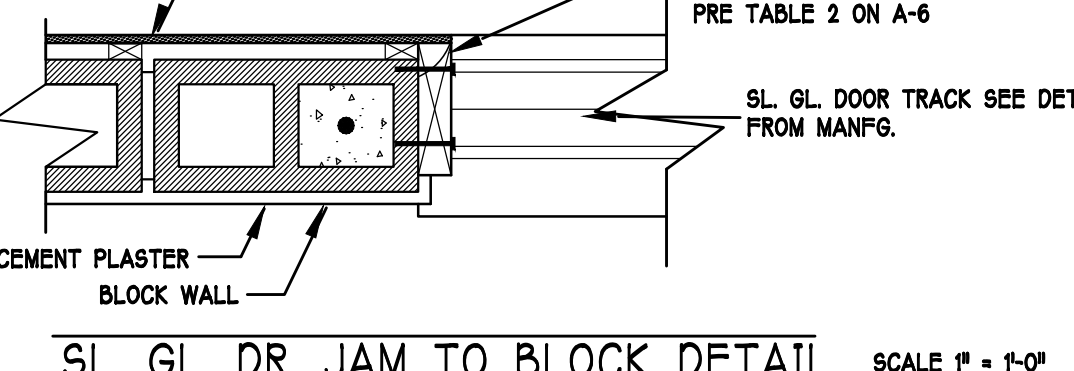
BLOCK JAM TO BLOCK DETAIL SCALE: 1" = 1'-0"



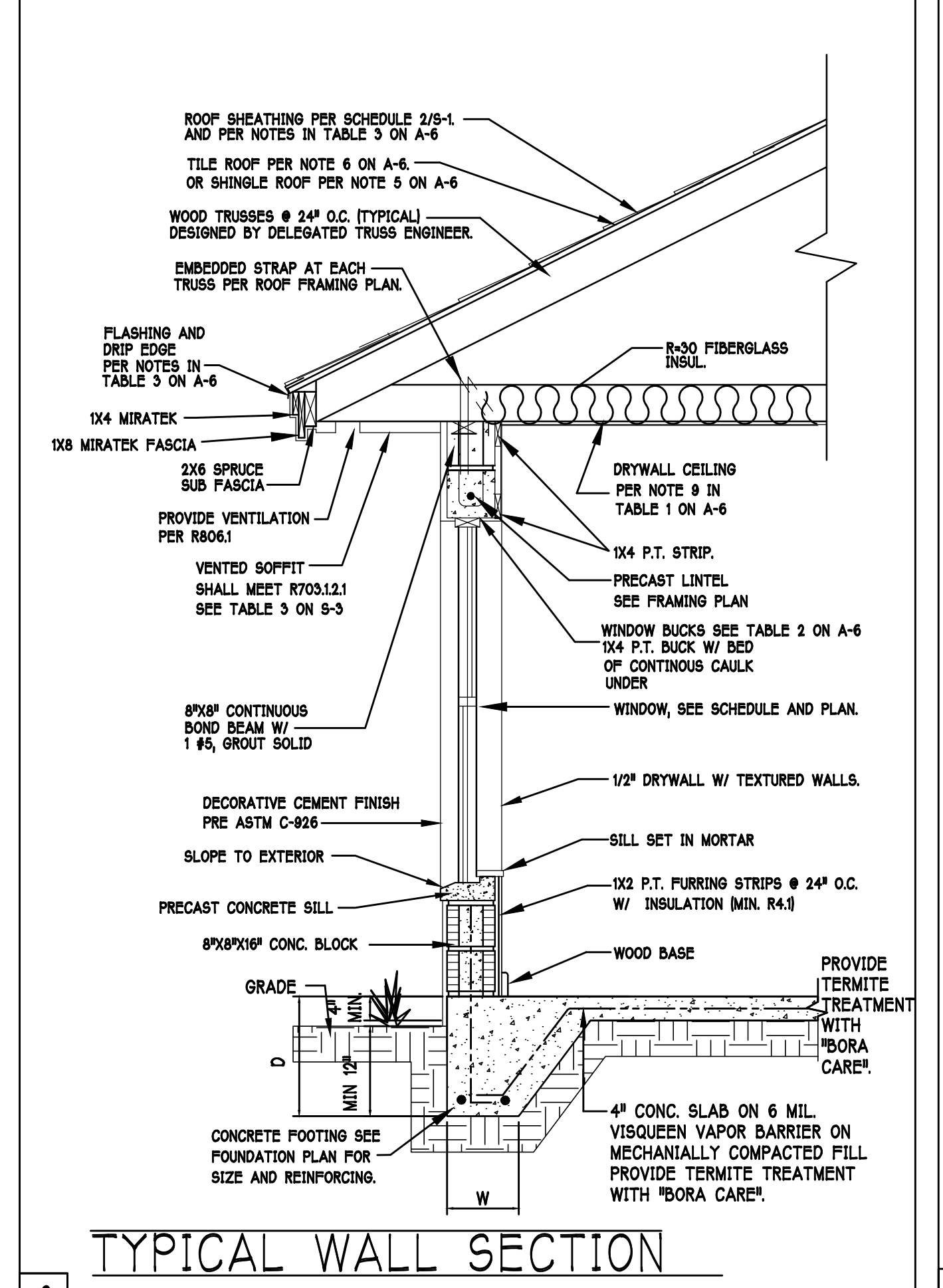
WINDOW JAM TO BLOCK DETAIL SCALE: 1" = 1'-0"



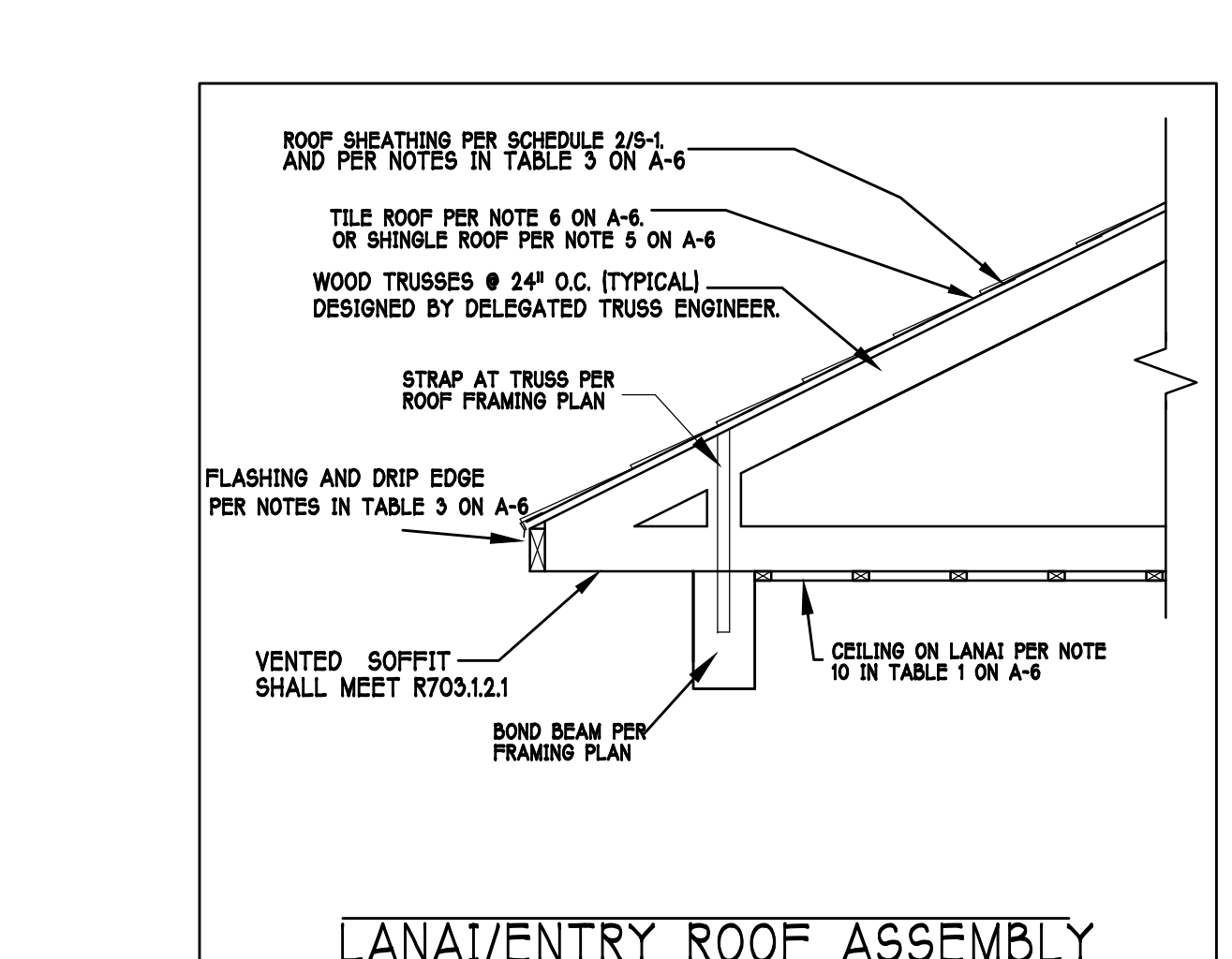
GARAGE DOOR JAM DETAIL SCALE: 1 1/2" = 1'-0"



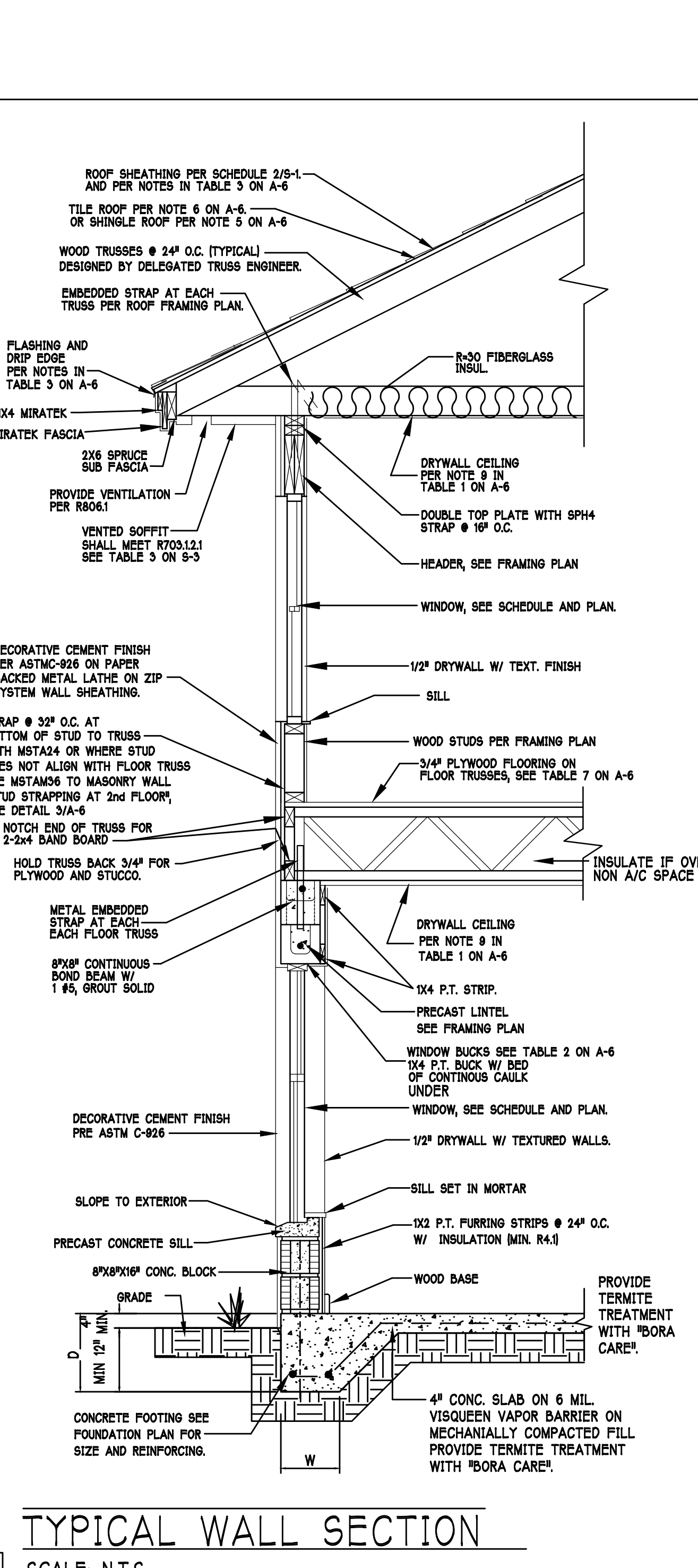
SL. GL. DR. JAM TO BLOCK DETAIL SCALE: 1" = 1'-0"



TYPICAL WALL SECTION SCALE: N.T.S.



LANAI/ENTRY ROOF ASSEMBLY



TYPICAL WALL SECTION SCALE: N.T.S.

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

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13880 Treeline Avenue
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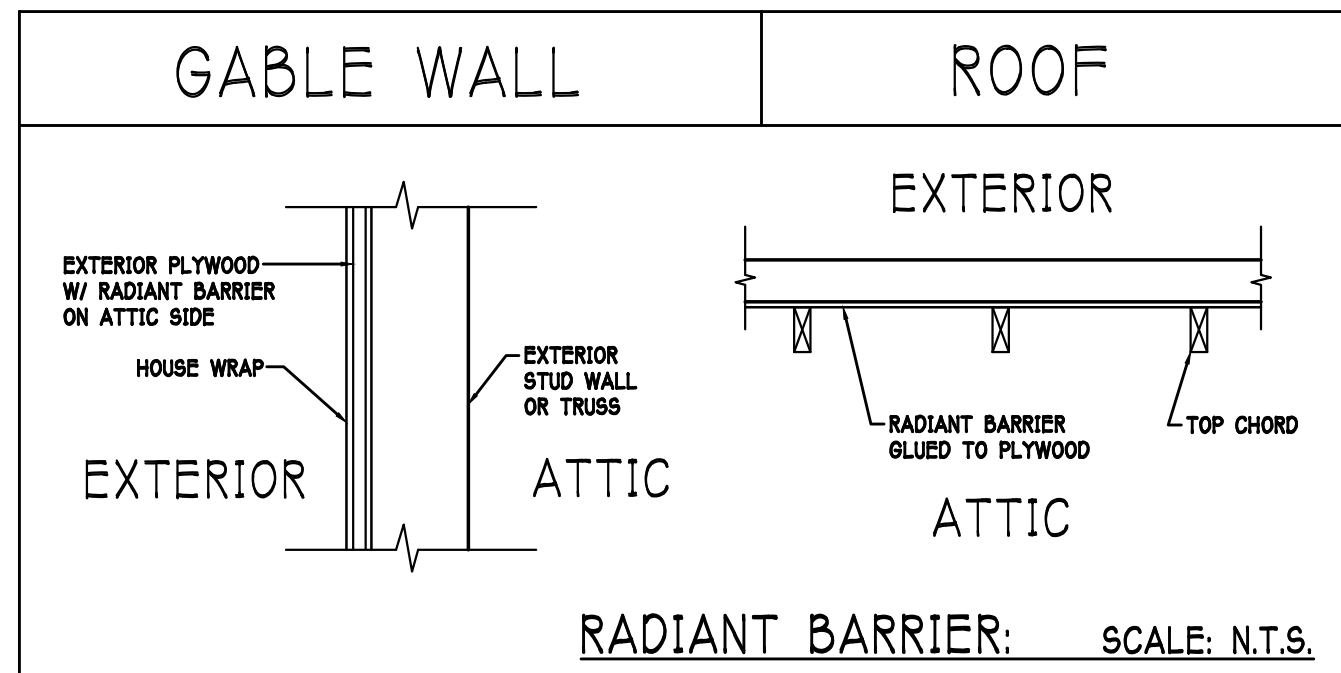
Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

STRUCTURAL
SYSTEMS
OF
FLORIDA
1624 SE. 47th ST. SUITE 103
FORT MYERS, FL 33904
C-259-9154
C-48 8829

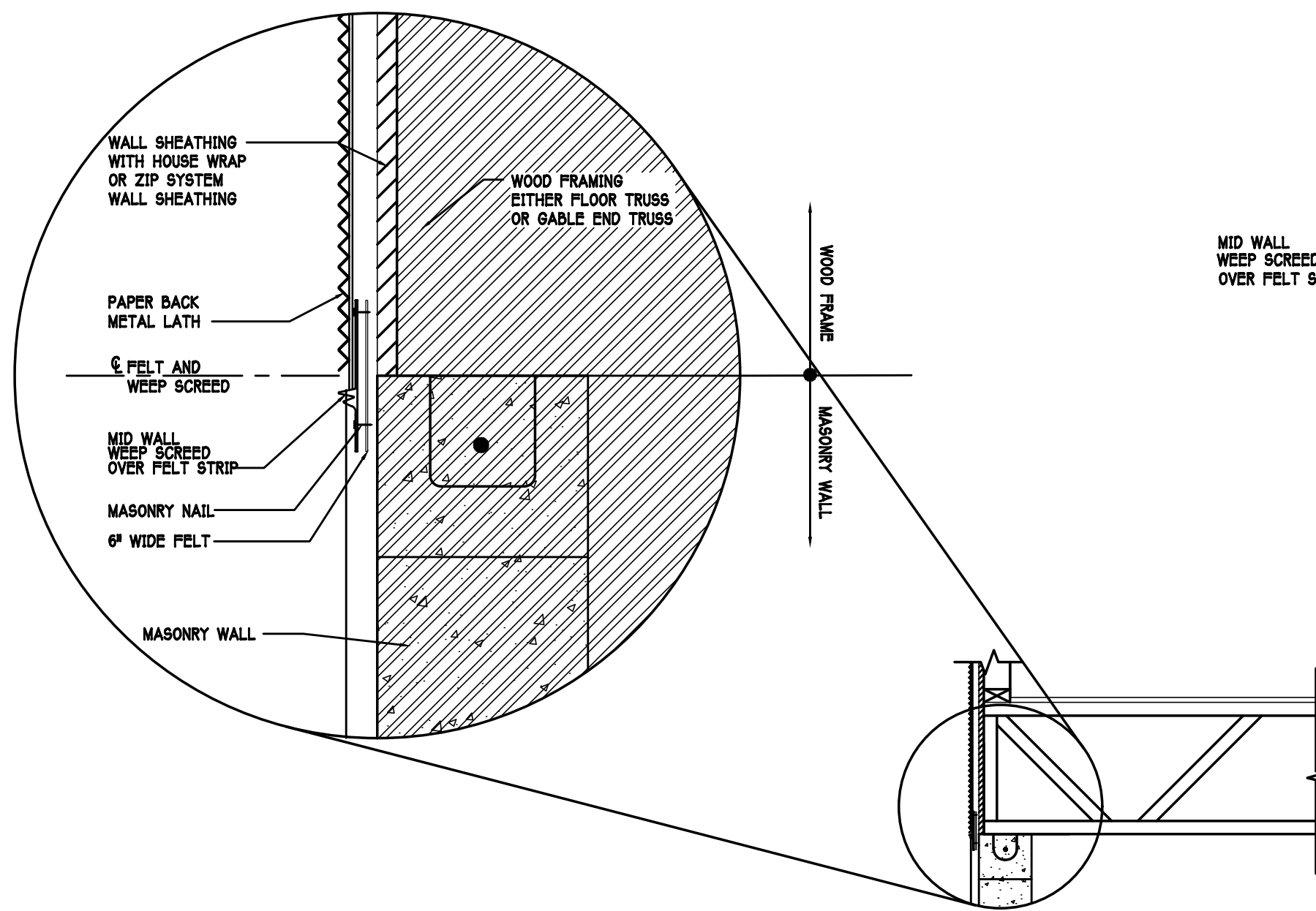
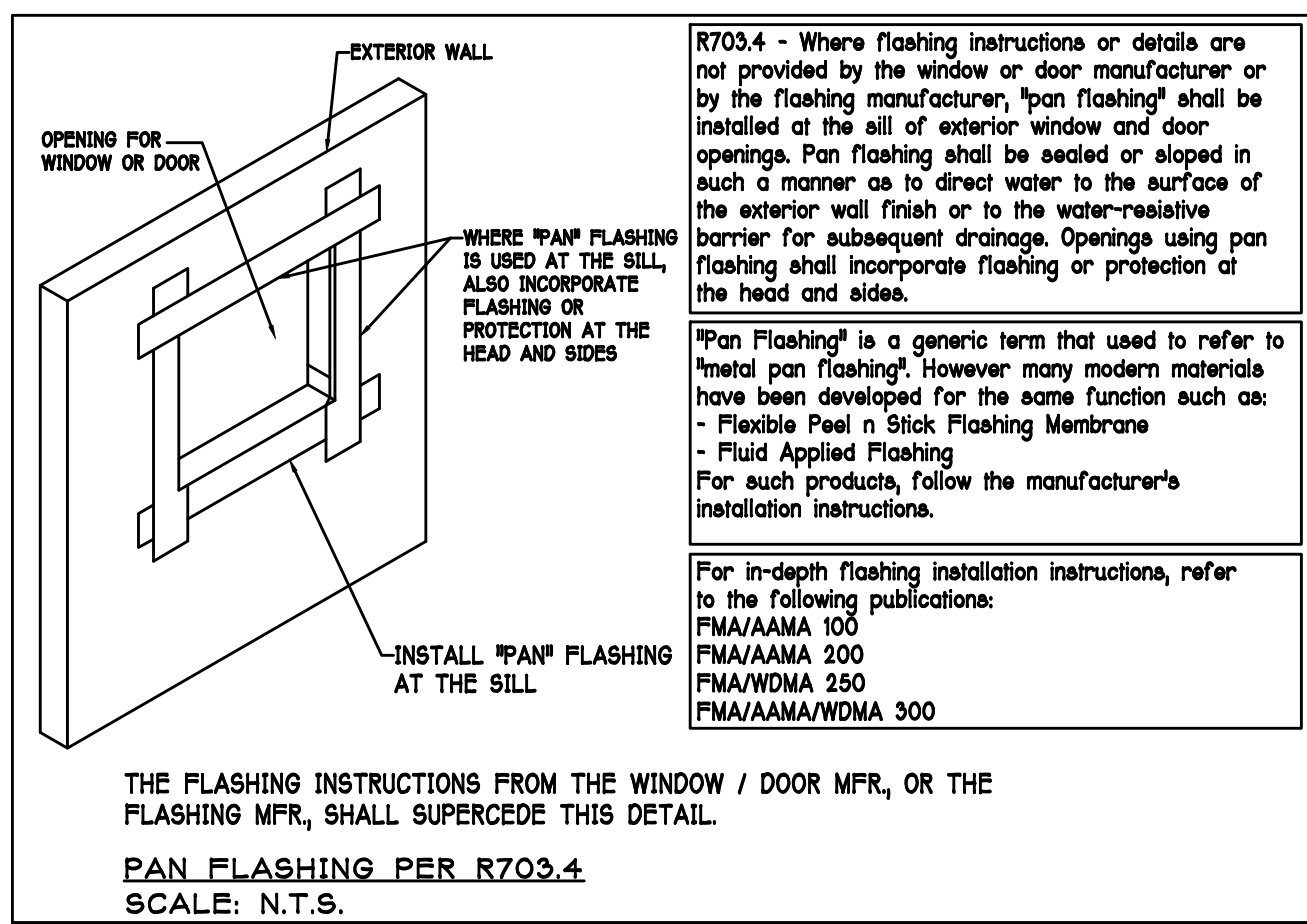
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MODEL: UNIT 3461 3 CAR
LOT: SUBDIV: ADDRESS: G.C.D.#:
BLOCK: E.H.#:
RESIDENCE FOR:

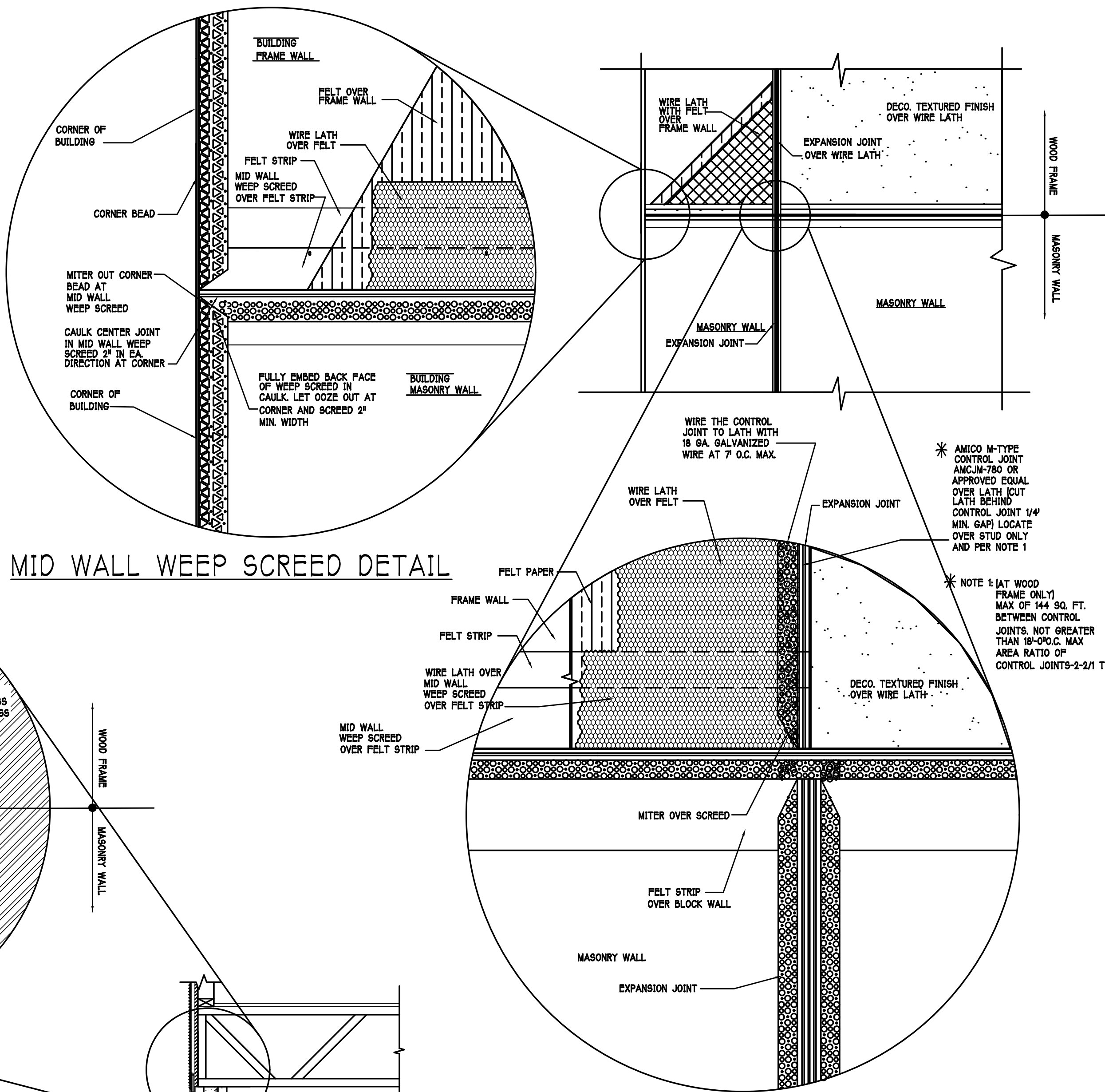
DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: SECTIONS
SCALE: N.T.S.
SHEET# A6-K



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



MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

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

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MODEL: BLOCK: LOT: SUBDIV: ADDRESS: G.C.D. #: E.H. #:

UNIT 3461 3 CAR RESIDENCE FOR:

DATE: 04-15-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: BANDING DETAILS
SCALE: N.T.S.
SHEET#

A7-K