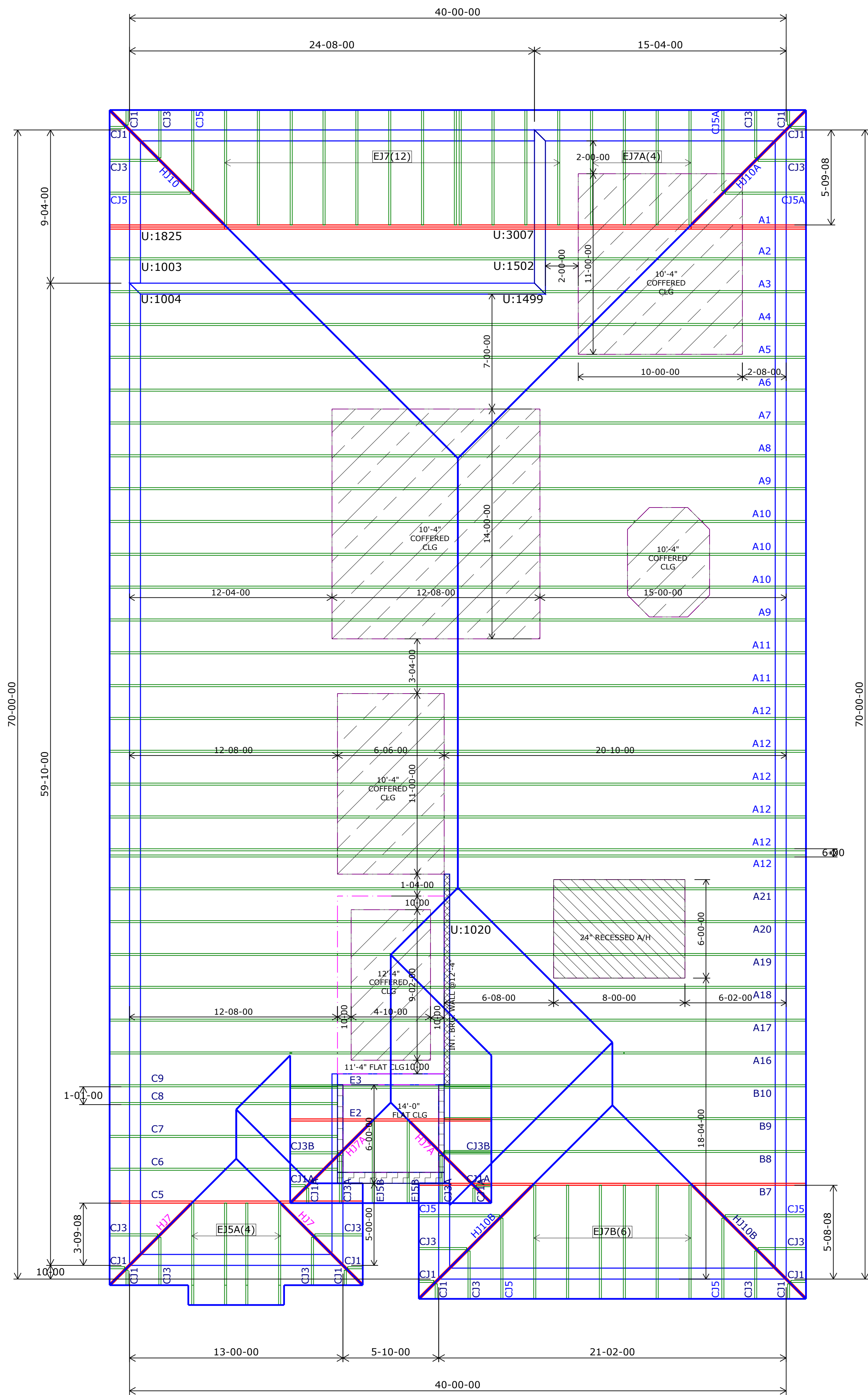


JOB No.	MASTER
DATE DRAWN	2/28/2018
DATE PRINTED	2/28/2018

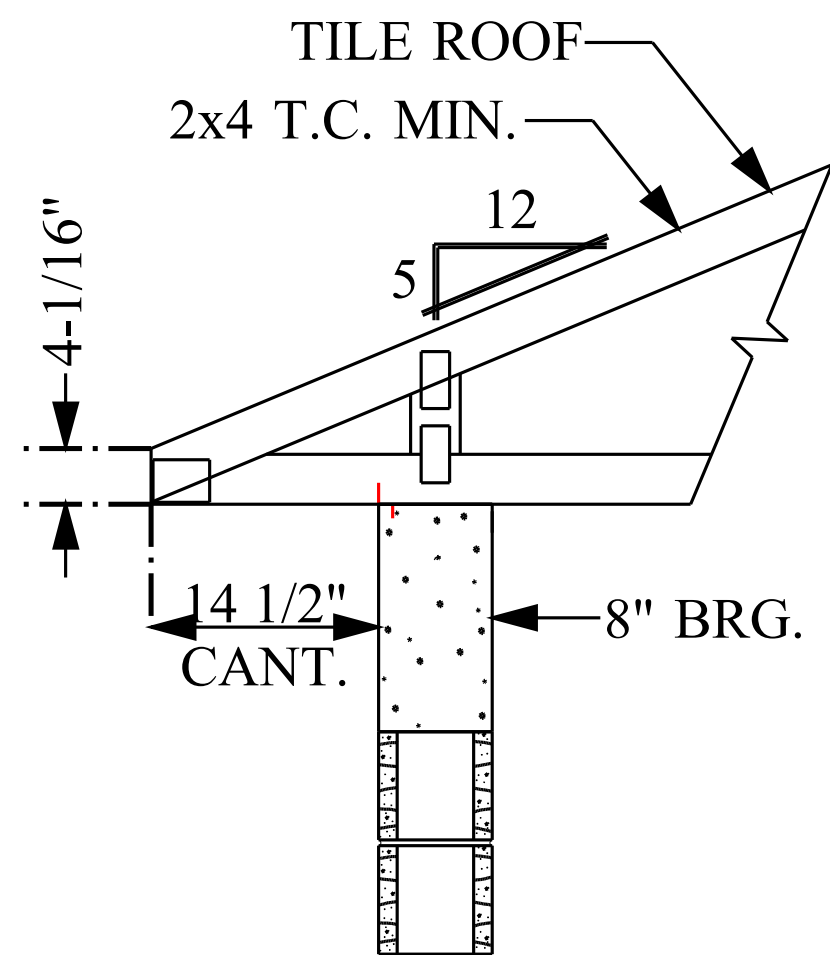


Bearing Elevation

9'-4" BEARING HEIGHT

14'-0" BEARING HEIGHT

GENERAL TRUSS ENGINEERING CRITERIA & DESIGN LOADS	
DESIGN CODE	FBC2017/TP12014
WIND CODE	MWFRS (Directional)/C-C HYBRID WIND ASCE 7-10
WIND LOAD	160 MPH
EXPOSURE CATEGORY	C
OCCUPANCY CATEGORY	II
IMPORTANCE FACTOR	1.0
WIND DURATION FACTOR	1.60
OPENING CONDITIONS	ENCLOSED
TRUSSES HAVE BEEN DESIGNED FOR A 10.0 PSF BOTTOM CHORD LIVE LOAD NONCONCURRENT WITH ANY OTHER LIVE LOADS	
TRUSS LOADING	ROOF
TCLL	20 PSF
TCDL	20 PSF
BCLL	0 PSF
BCDL	10 PSF
TOTAL	50 PSF
DURATION	1.25
TCDL / TO RESIST UPLIFT	5 PSF
BCDL / TO RESIST UPLIFT	5 PSF



TYP. ROOF TRUSS END DETAIL

N.T.S

USP ROOF AND FLOOR TRUSS HANGER SCHEDULE							
ID	QTY/R/F	QTY/F/L	MODEL	FLOOR	ROOF	UPLIFT	SYMBOL
A*	0	0	JUS24	725	895	490	 A*
A	0	0	THD26	2940	3200 / 3600	1250 / 1555	 A
B	0	0	THD28	3820	3895 / 4680	1235 / 2140	 B
C	0	0	THD26-2	2940	3600	1515 / 2175	 C
D	0	0	THD28-2	3820	4310 / 4680	1530 / 3485	 D
E	0	0	THD1H26-2	4355	5320	2155	 E
F	0	0	THD1H28-2	7460	7460	3235	 F
G	0	0	THD1H26-3	4355	5230	2155	 G
H	0	0	THD1H28-3	7460	7460	3235	 H
I	0	0	THD1H6710	9100	9100	4095	 I
J	0	0		865	1055	765	 J
K	0	0		865	1055	765	 K
L	0	0		1440	1760	1250	 L
M	0	0		1440	1760	1250	 M
N	0	0		2680	3265	960	 N
O	0	0	HJC26	2385	2980	1840	 O
P	N/A	0	THD46	2790	3410	1550	 L P
Q	N/A	0	MSH422	2245	2245	1855	 L Q
R	N/A	0	MSH44221F	2245	2245	1855	L R
S	N/A	0	MSH462	2435	2435	1855	L S

NOTE: UPLIFT VALUE FOR TH422, TH424C2, TH426 HANGERS APPLY ONLY TO FACE MOUNT INSTALTION

(1) PLY	(1) PLY	(2) PLY	(3) PLY	CORNER HIP	CORNER HIP	(1) PLY FLR. TRUSS	(1) PLY FLR. TRUSS
 JUS24	 THD26, THD28	 THD26-2, THD28-2 THD1H26-2, THD1H28-2	 THD1H26-3, THD1H28-3 THD1H28-4 SIMILAR	 HJC26	 THD46	 MSH422, MSH426 MSH44221F SIMILAR	 MSH462, MSH426 MSH44221F SIMILAR

- NOTES:
- 1) ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
 - 2) DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
 - 3) ALL REACTIONS ARE UNDER 5000 LBS. UNLESS NOTE OTHERWISE.
 - 4) ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
 - 5) FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS
 - 6) ONLY TRUSS TO TRUSS CONNECTIONS SUPPLIED W/ TRUSS PACKAGE.

CAUTION!!

DO NOT ATTEMPT TO ERECT TRUSSES
WITHOUT REFERRING TO THE ENGINEERING
DRAWINGS AND BSCI-B1 SUMMARY SHEETS.

ALL PERMANENT BRACING MUST BE IN PLACE PRIOR TO LOADING TRUSSES. (ie. SHEATHING, SHINGLES, ETC.)

ALL INTERIOR BEARING WALLS MUST BE IN PLACE PRIOR TO INSTALLING TRUSSES.

REFER TO FINAL ENGINEERING SHEETS FOR THE FOLLOWING.

1) NUMBER OF GIRDER PLIES AND NAILING SCHEDULE.

2) BEARING BLOCK REQUIREMENTS.

3) SCAB DETAILS (IF REQUIRED)

4) UPLIFT AND GRAVITY REACTIONS.

WARNING
BACK CHARGES WILL NOT BE
ACCEPTED REGARDLESS OF FAULT
WITHOUT PRIOR NOTIFICATION BY
CUSTOMER WITHIN 48 HOURS AND
INVESTIGATION BY PROBUILD.
NO EXCEPTIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OTHER THAN TRUSS TO TRUSS, GABLE SHEAR WALL, AND CONNECTIONS. TEMPORARY AND PERMANENT BRACING, AND CEILING AND ROOF DIAPHRAM CONNECTIONS.

ROOF PITCH	5/12
CEILING PITCH	FLAT
TOP CHORD SIZE	2 x 4 MIN.
BOTTOM CHORD SIZE	2 x 4 MIN.
OVERHANG LENGTH	N/A
CANTILEVER	14 1/2"
END CUT	PLUMB
FLOOR TRUSS SPACING	N/A
ROOF TRUSS SPACING	24"

BUILDER	DR Horton
PROJECT	1983 M 160 EXP C RH
MODEL	1983
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS

No.	DATE	NOTES	BY
1	09/13/17	Updated Block	D.W.

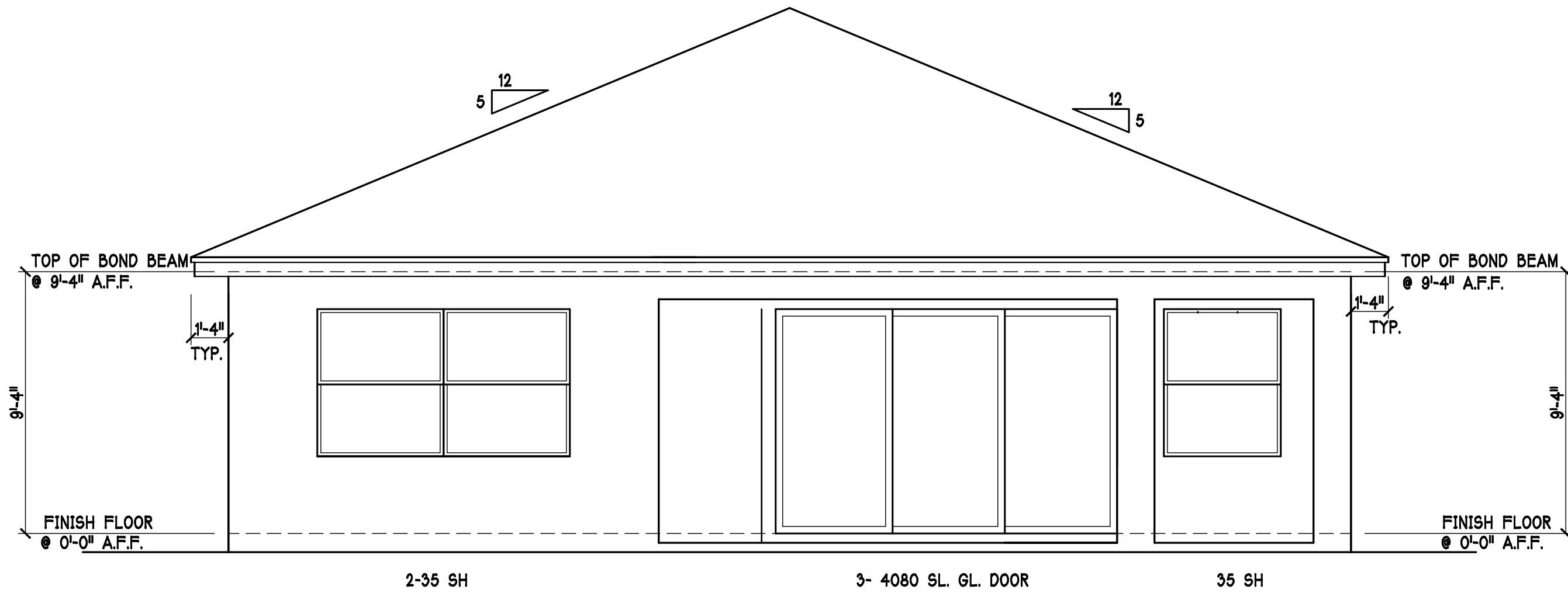
IMPORTANT

This Drawing Must Be Approved And Returned
Before Fabrication Will Begin. For Your Protection
Check All Dimensions And Conditions Prior To
Approval Of Plan.
SIGNATURE BELOW INDICATES ALL NOTES
AND DIMENSIONS HAVE BEEN ACCEPTED.

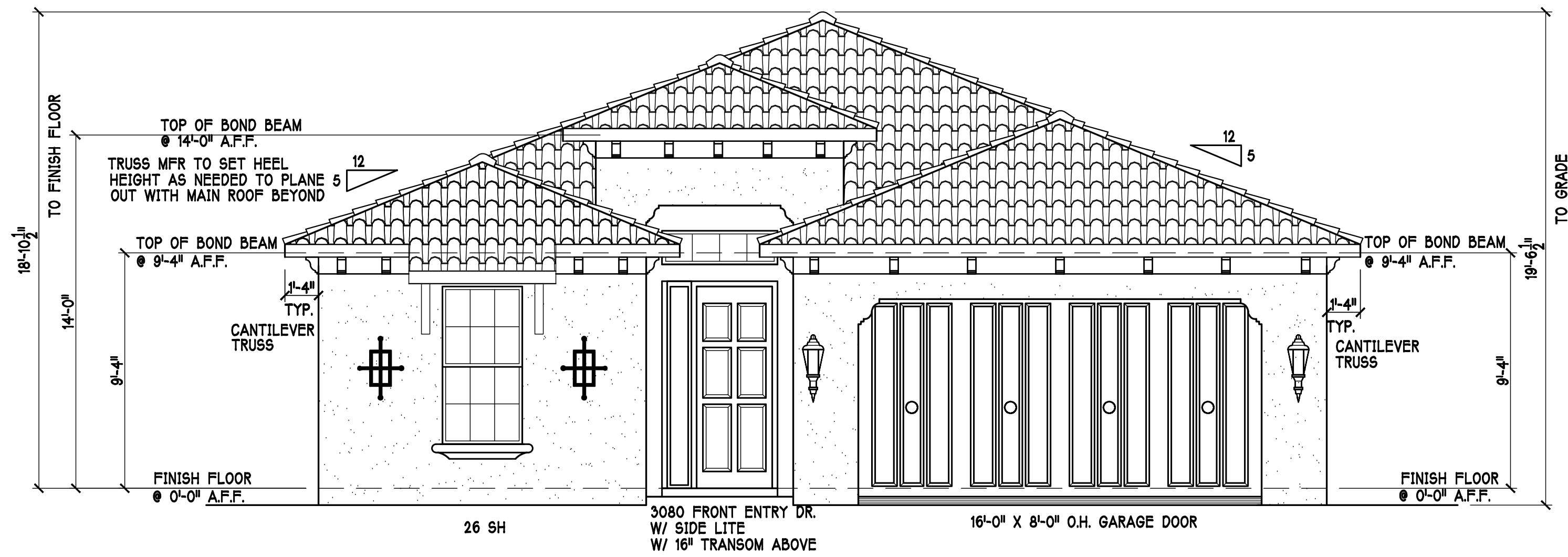
By _____ Date _____

6850 Taylor Road Punta Gorda, Fl. 33950
Phone: 941-575-2250 / Fax:941-575-0319

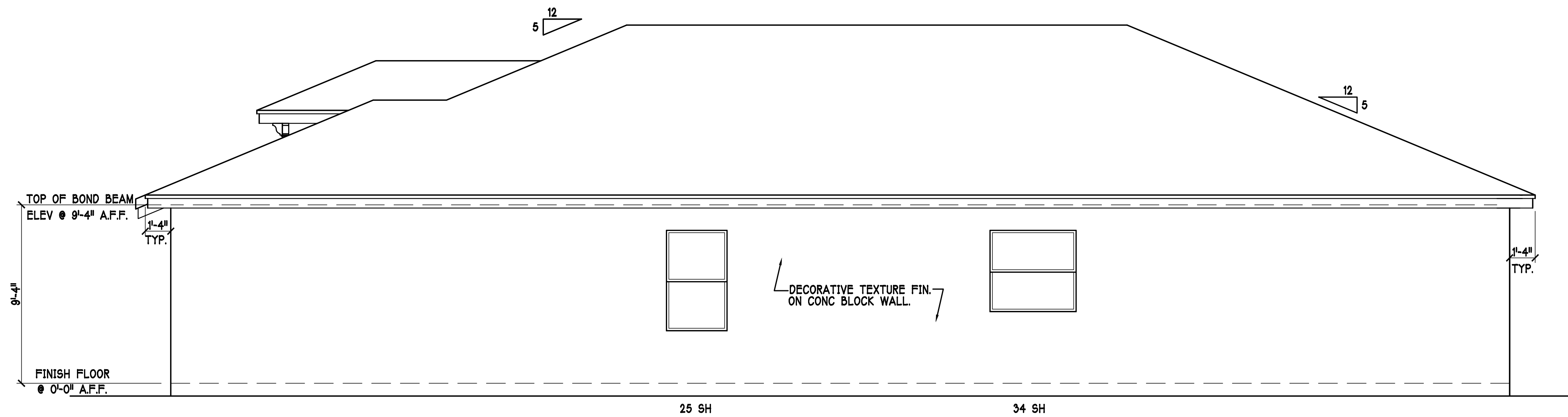




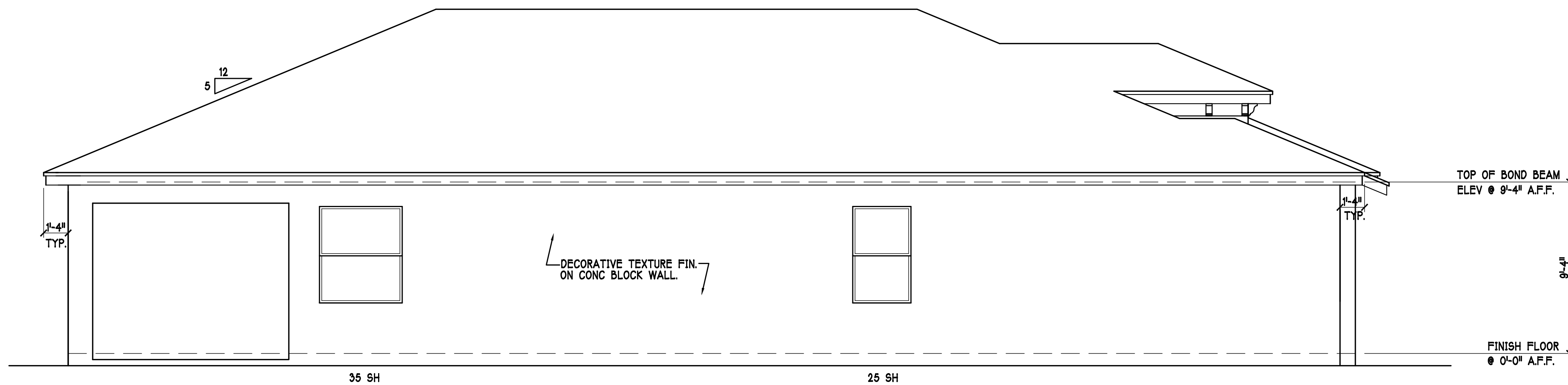
REAR ELEVATION: "M" SCALE: 1/4" = 1'-0"



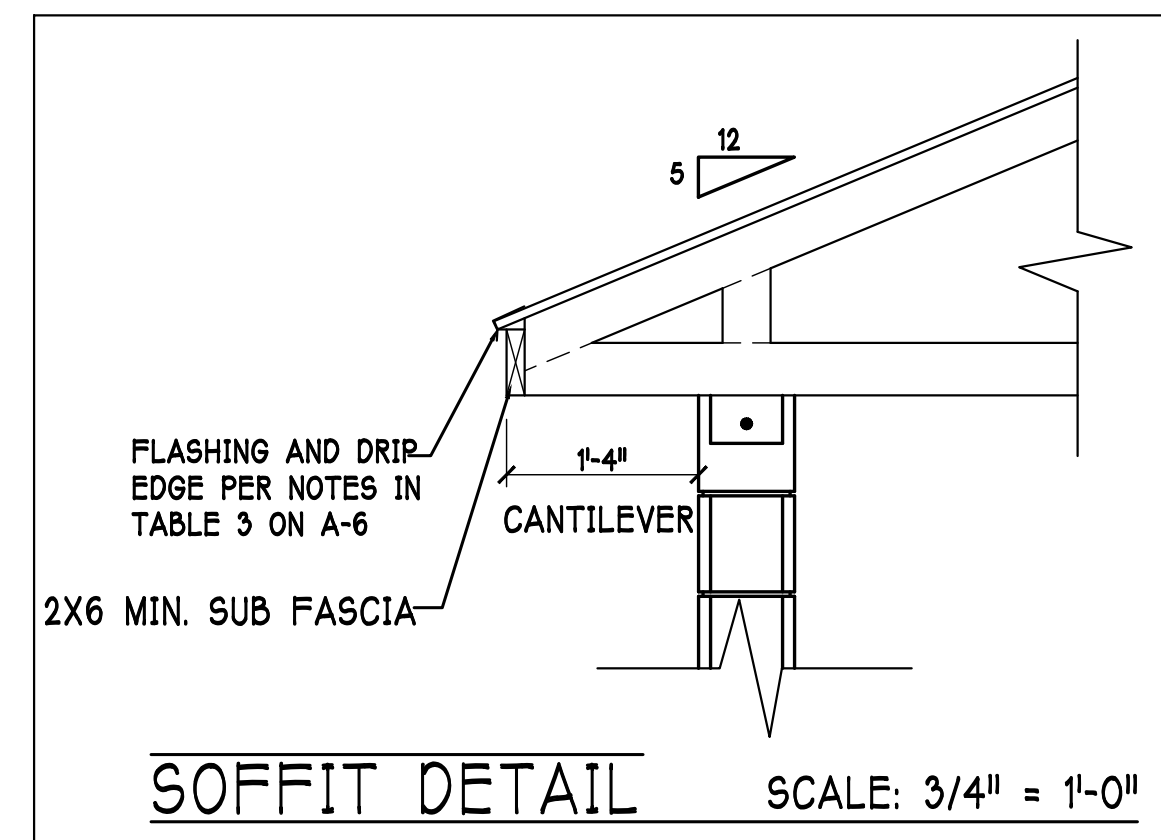
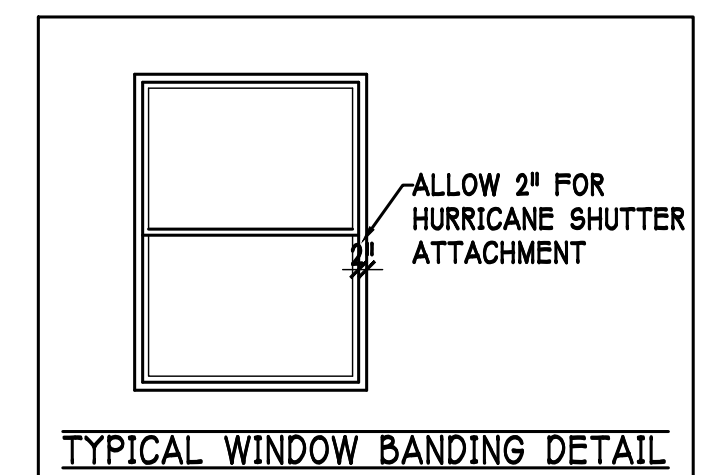
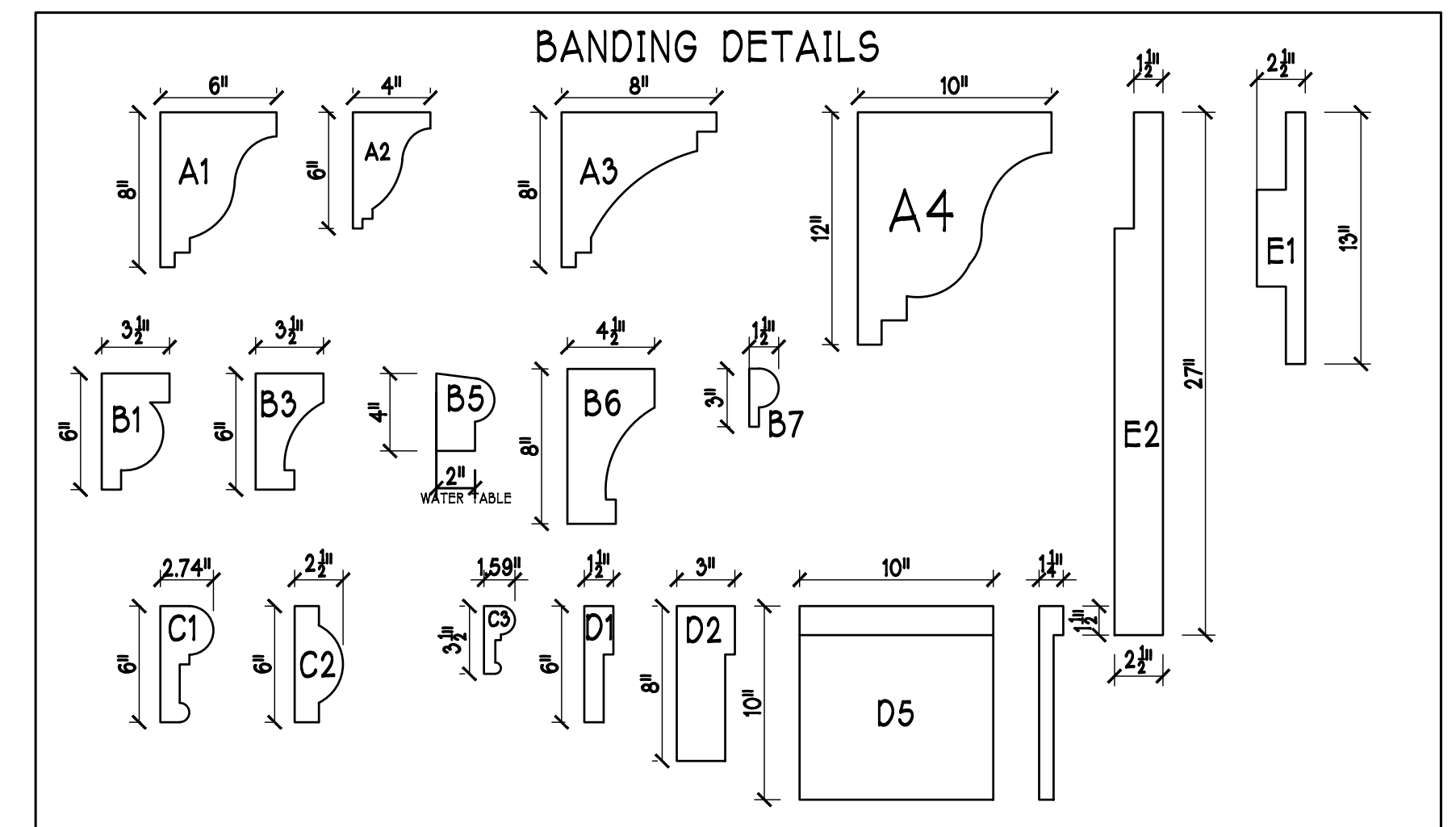
FRONT ELEVATION: "M" SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION: "M" SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION: "M" SCALE: 1/4" = 1'-0"



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

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

MODEL: UNIT 1983 - EDISON

BLOCK: TOSCANA ISLES

LOT: 354

RESIDENCE FOR: SPEC

ADDRESS: 315 TOSCAVILLA BLVD

G.C.D.#: 10158 D.R.H.#: 578360234

DATE: 3-6-18

DRAWN BY: JSL

CHECKED BY: JWC

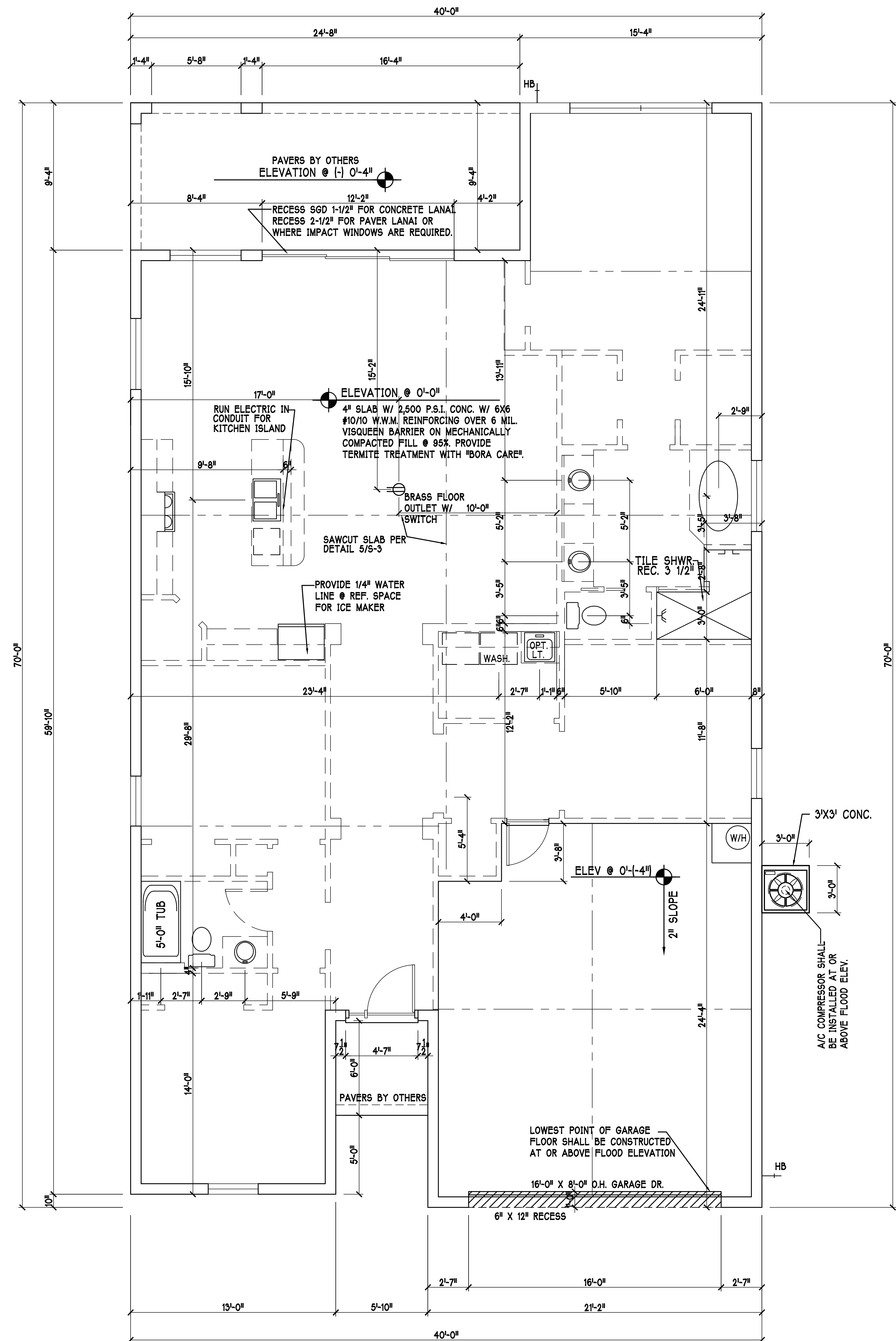
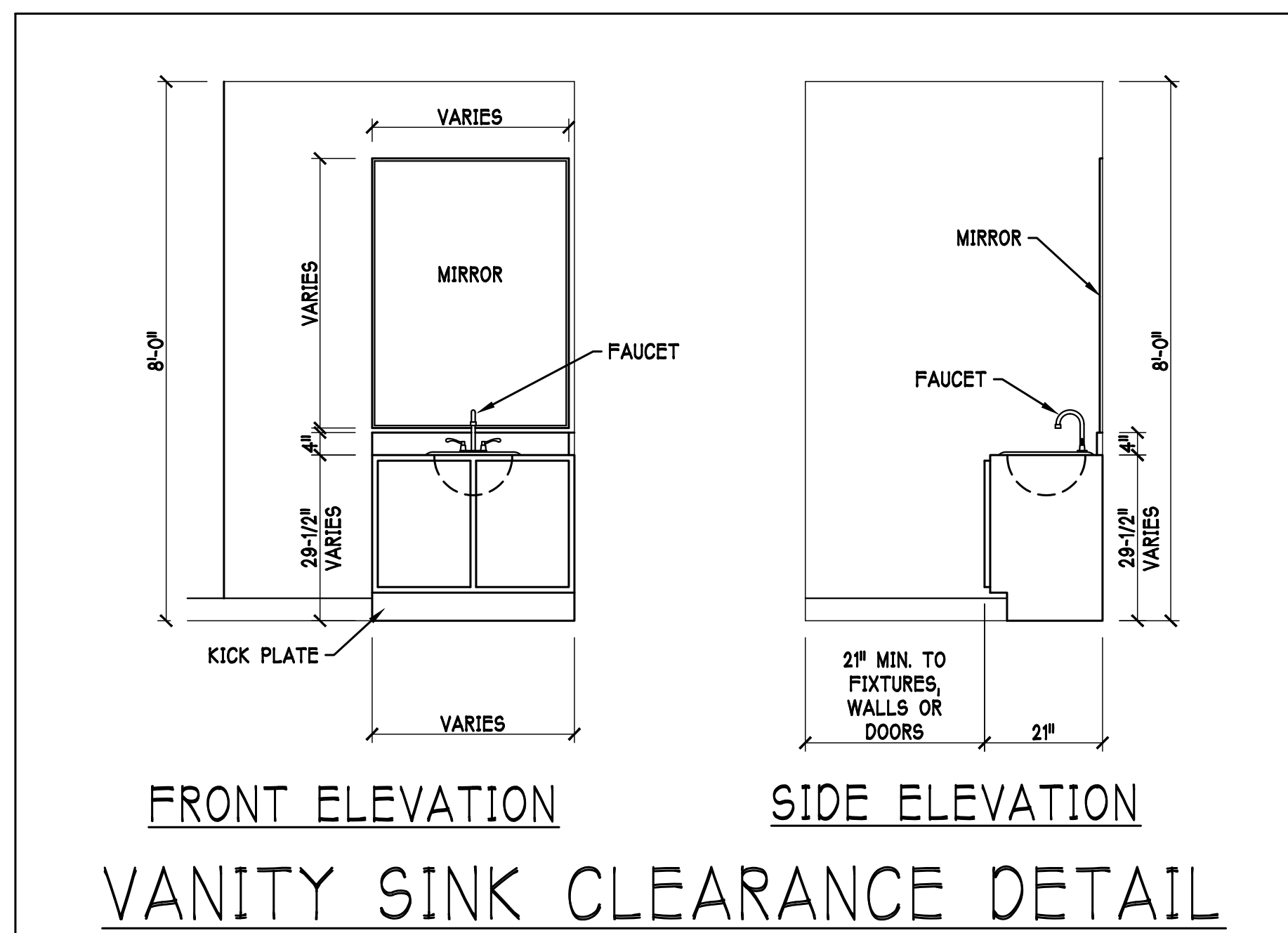
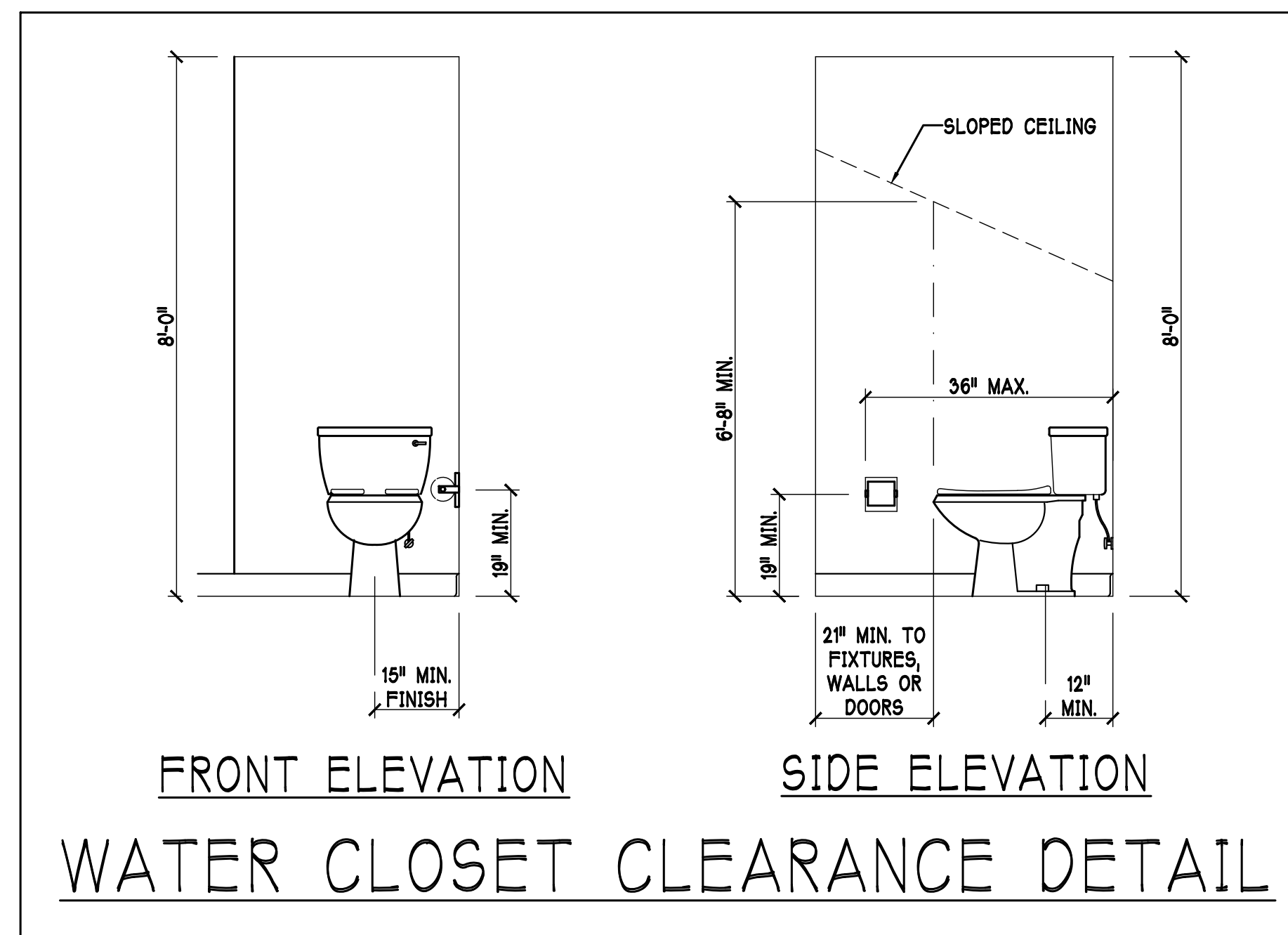
REVISID:

PLAN: ELEVATIONS

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

SHEET#

A-1M



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

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EDITION

D·R·HORTON · PHILADELPHIA
America's Builder

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

UNIT 1983 - EDISON	
RESIDENCE FOR:	ADDRESS: 315 TOSCAVILLA BLVD
SPEC	G.C.D.# : 10158 D.R.H.# : 578360234

TE: 3-6-18

AWN BY: JSL

REVIEWED BY:
JWC

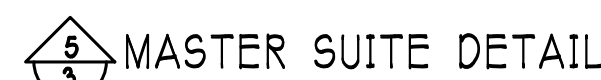
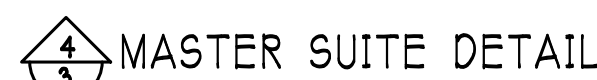
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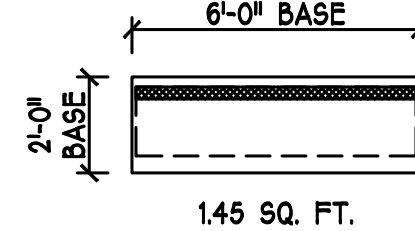
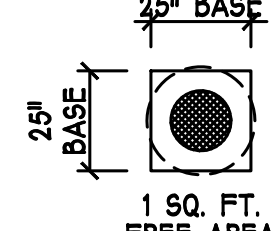
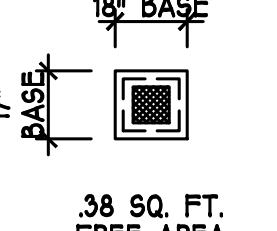
AN:
SLAB & PLUMBING

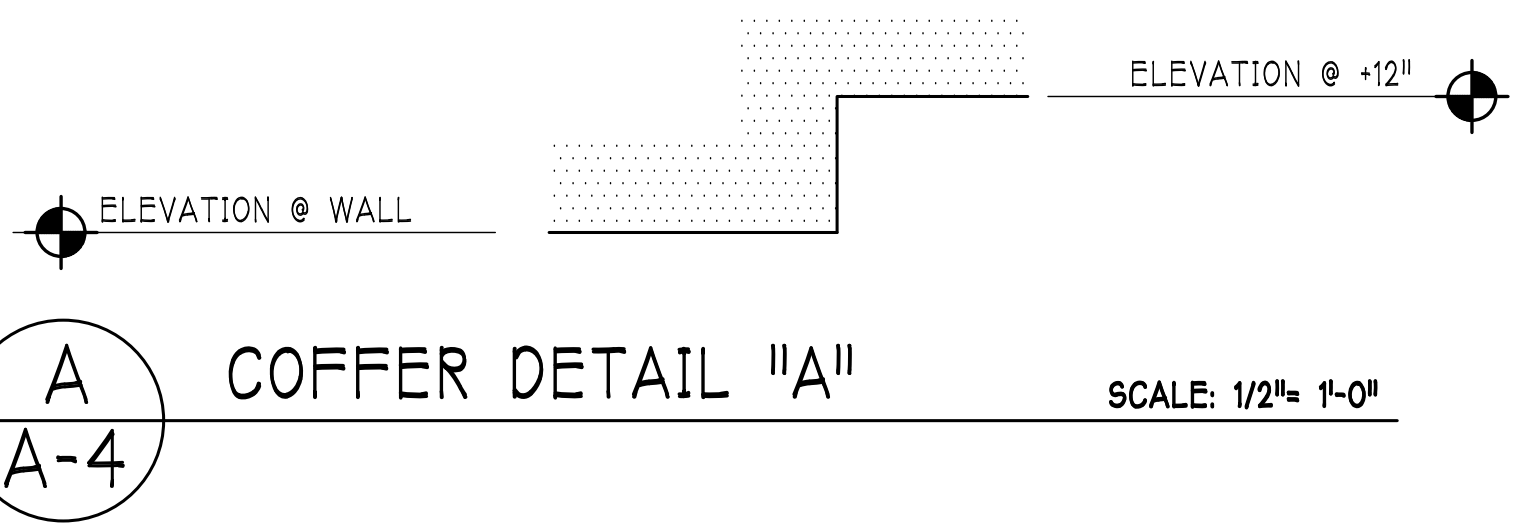
SCALE:
1/4" = 1'-0"

HEET#

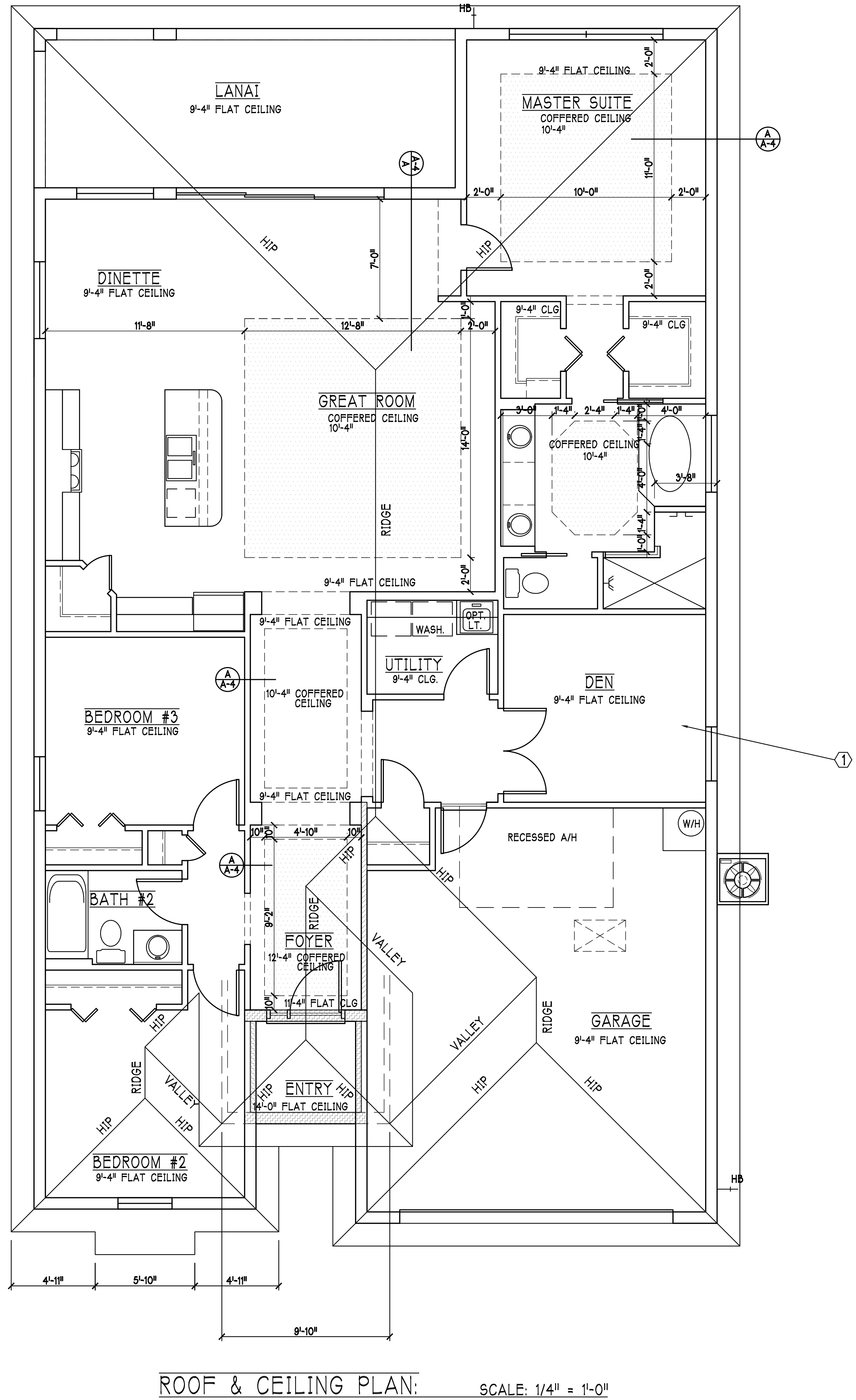
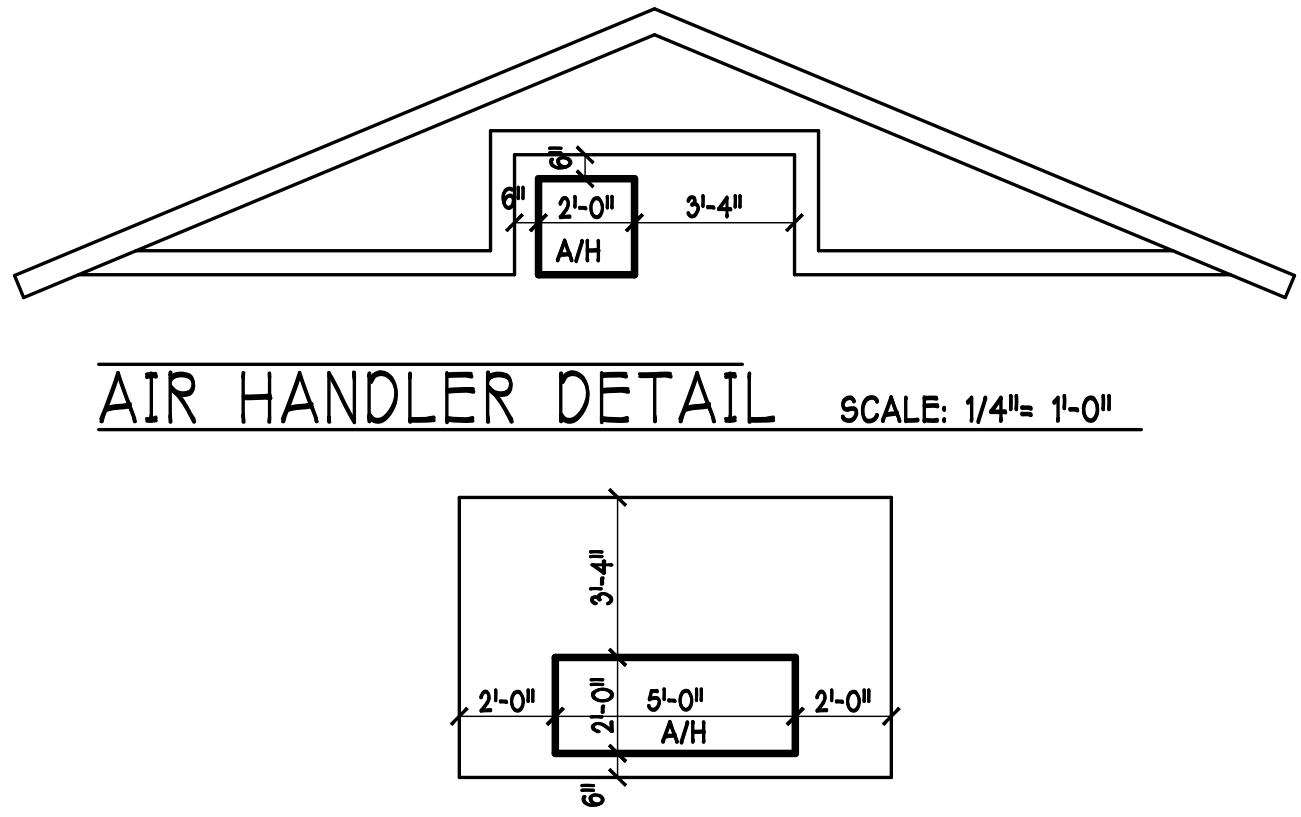
A-2M



ATTIC VENTILATION						
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V)		
ATTIC AREA (FBC R806)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/300 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)		
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents	MIN AIR FLOW OF SOFFIT
①	2755 SQ. FT.	18.4 SQ. FT.	5.8%	O.R.V. NOT USED		
		ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.		ATTIC VENTILATION CALCULATION: attic sq. ft. / 300 = vented sq. ft.		
						
OFF RIDGE EXHAUST VENT SIZES [AREA NET FREE SQUARE FEET] SCALE: 1/4"=1'-0"						



BEARING HEIGHT		INTERIOR BEARING HEIGHT	
	= BEARING @ 9'-4" A.F.F.		= BEARING @ 12'-4" A.F.F.
	= BEARING @ 14'-0" A.F.F.		



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



Gulf Coast Drafting
& Design

Phone (239) 540-1822
Fax (239) 540-7759

MODEL:	UNIT 1983 - EDISON
LOT: 354	BLOCK :
SUBDIV: TOSCANA ISLES	RESIDENCE FOR:
ADDRESS: 315 TOSCAVILLA BLVD	SPEC
G.C.D.# : 10158	D.R.H.# : 578360234

DATE: 3-6-18

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ROOF & CEILING

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

SHEET#

A-4M

	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
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 98-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/SMOKE DETECTOR)
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DB= DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

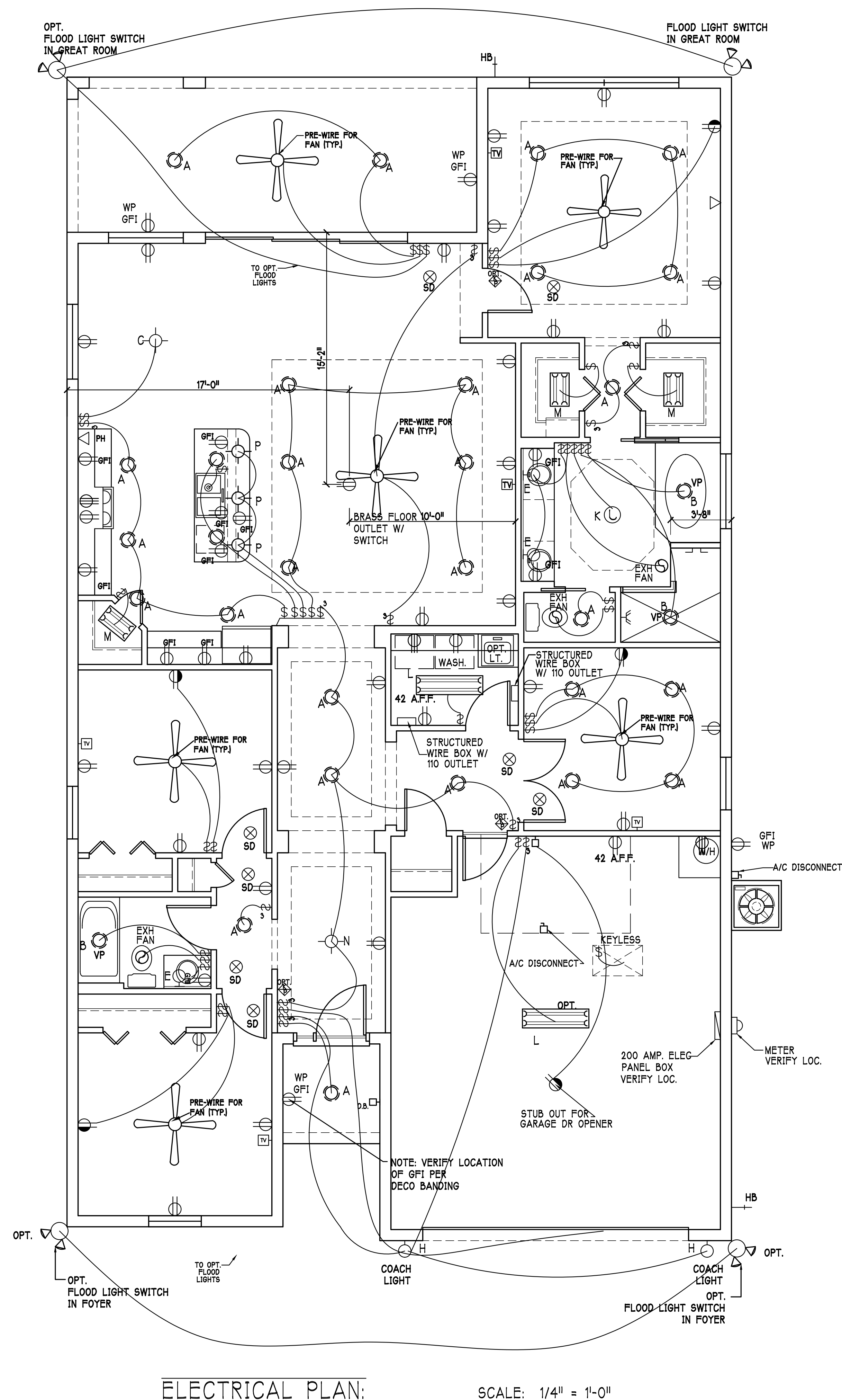
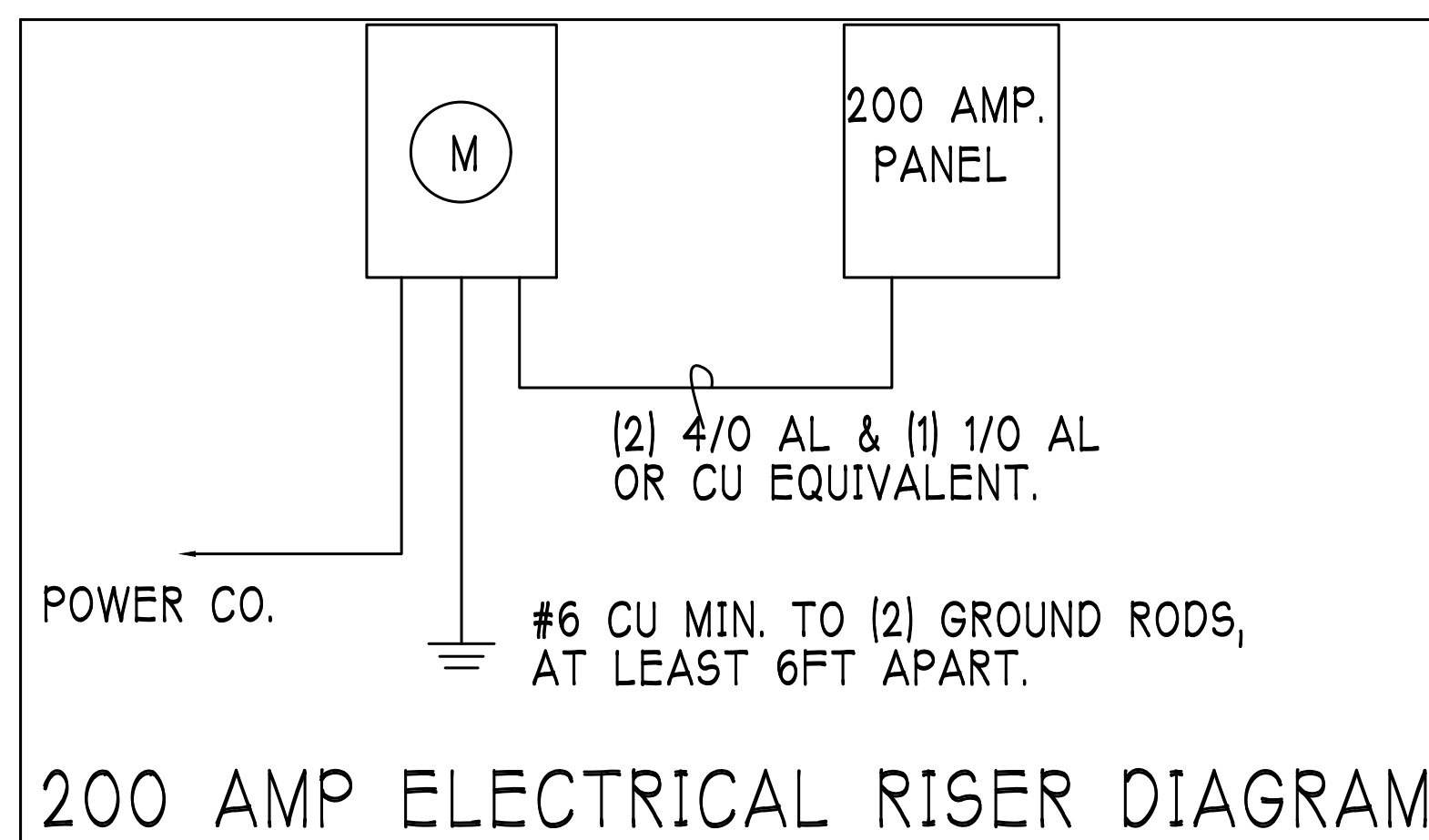
200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(27)	Recessed Cans	
B	(3)	Vapors	
C	(1)	Pendant/Nook	P4070-09
D	(X)	10" Mushrooms	P3410-30
E	(1)	24" Avalon 3 Lt	P3268-09
F	(2)	36" Avalon 4 Lt	P3269-09
G	(X)	NOT USED	NOT USED
H	(2)	Coach Lights	P5815-30
J	(X)	Coach Lights	P5683-30
K	(1)	J BOX	
L	(2)	4' Fluorescent	P7186-30
M	(2)	2' Fluorescent	P7183-30
N	(1)	5lt Chandelier	P4068-09
O	(X)	3 Lt Avalon	P3773-09
P	(3)	Pendant Light	P-5068-09

Install Arc-Fault circuit-Interrupters & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11

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
INSTALL 220V OUTLET
FOR OVEN AS REQUIRED



ELECTRICAL PLAN:

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

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

U.F.H. HURON NYSE
America's Builder

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

UNIT 1983 - EDISON

SUBDIV: TOSCANA ISLES

ADDRESS: 315 TOSCAVILL

G.C.D.#: 10158
D.R.H.#: 578360234

SPEC

DATE: 3-6-18

RAWN BY: JSL

CHECKED BY:
JWC

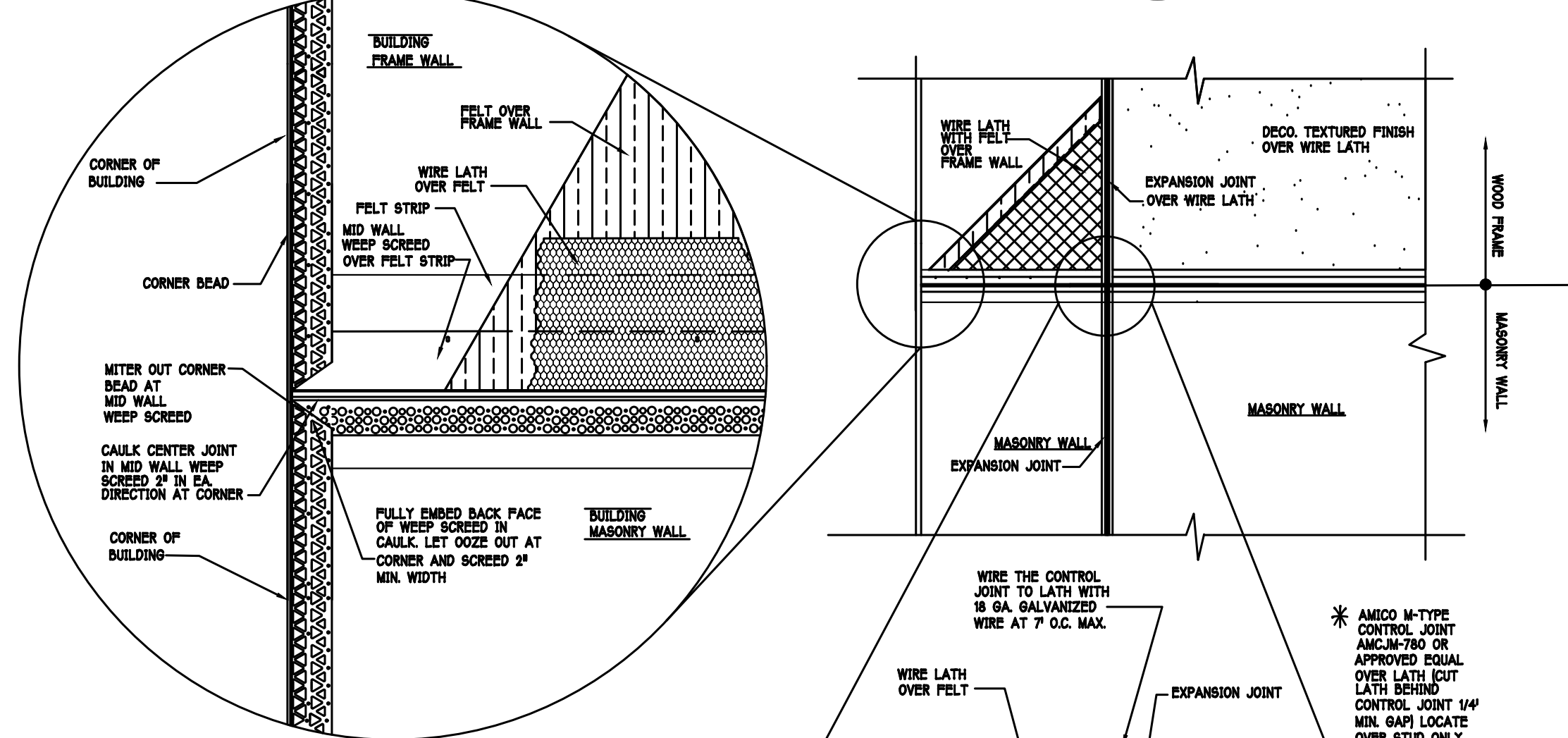
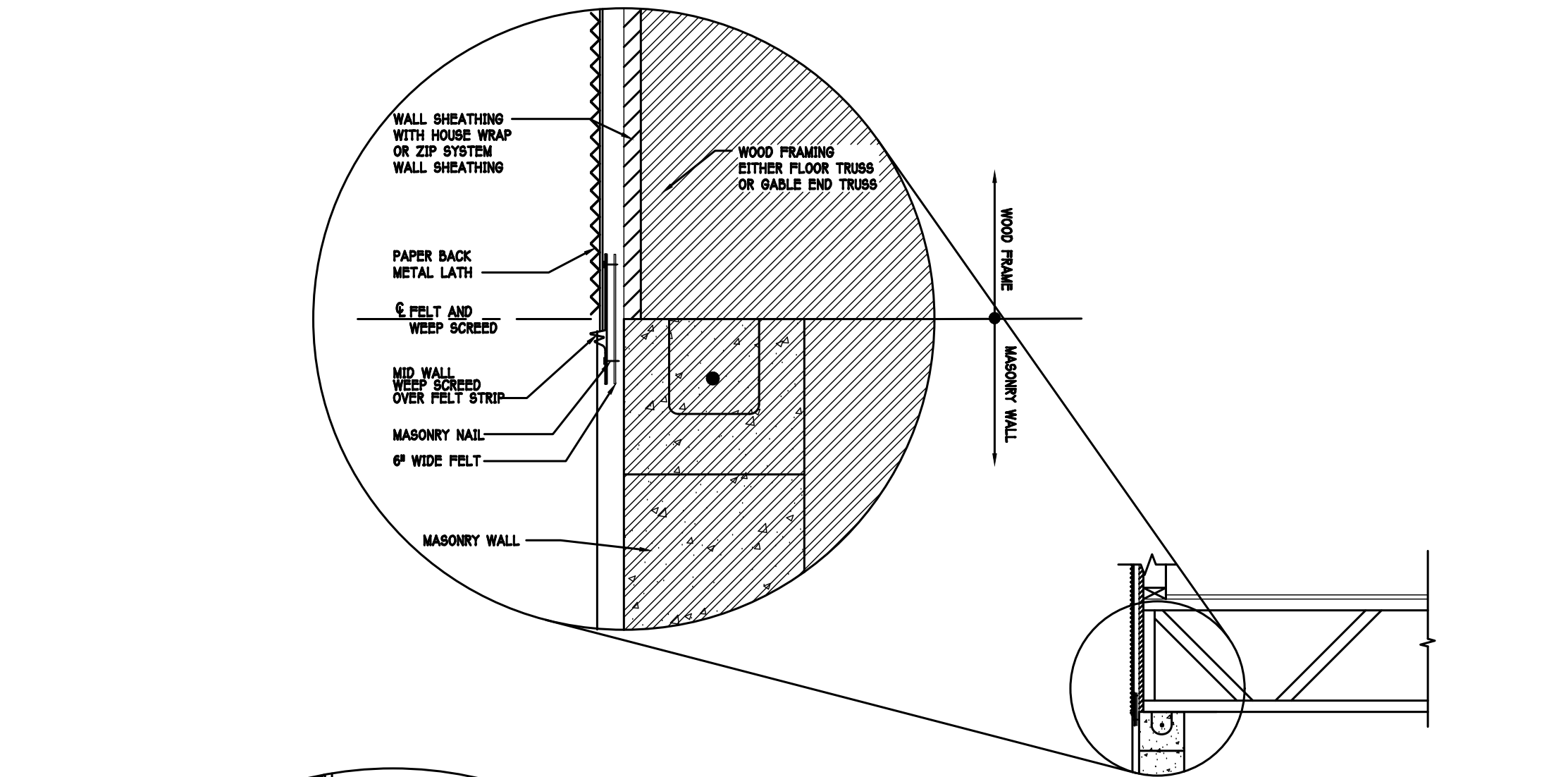
REVISED:

LAN:
ELECTRICAL

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

SHEET#

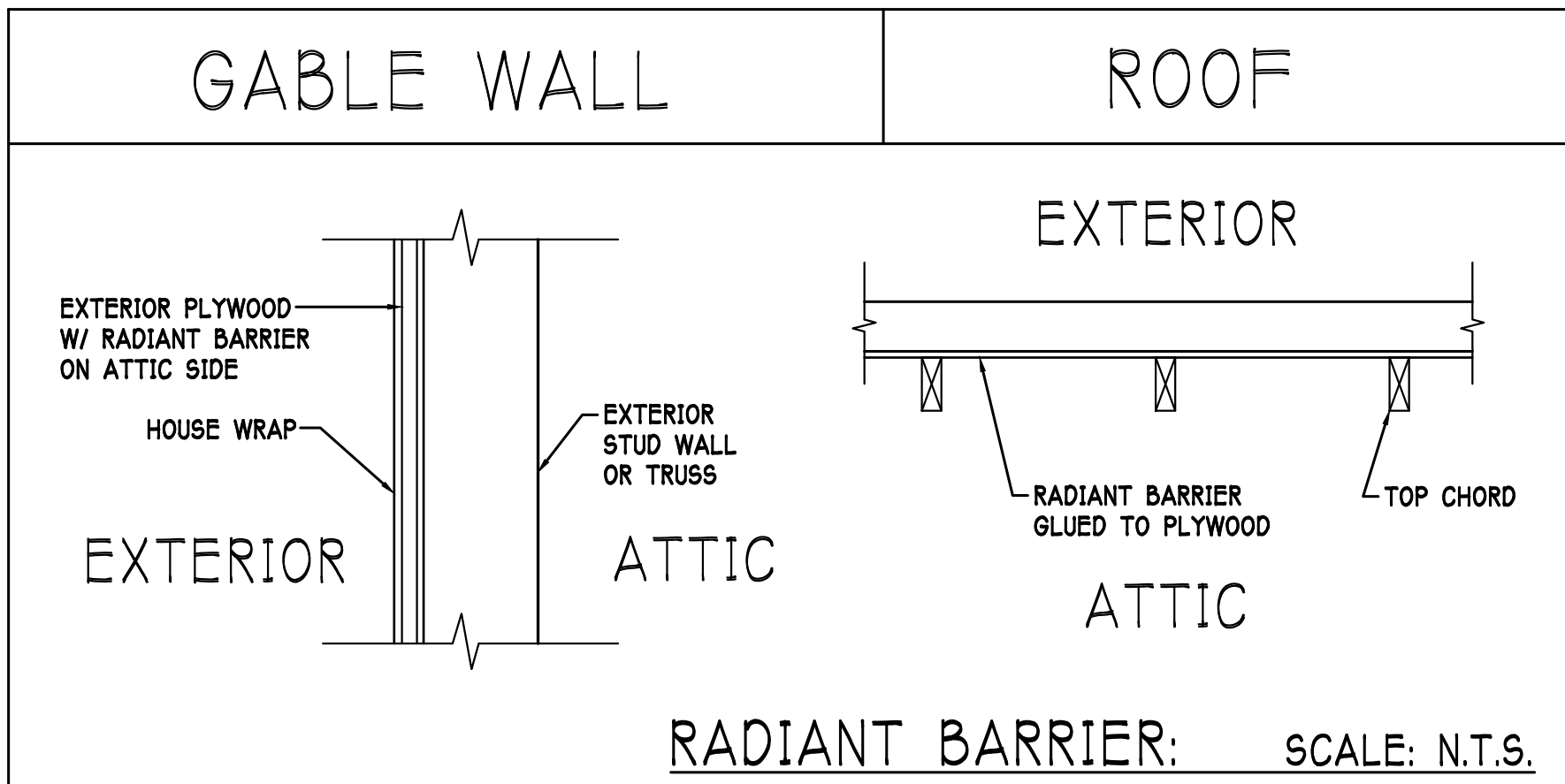
A-5M



MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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



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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

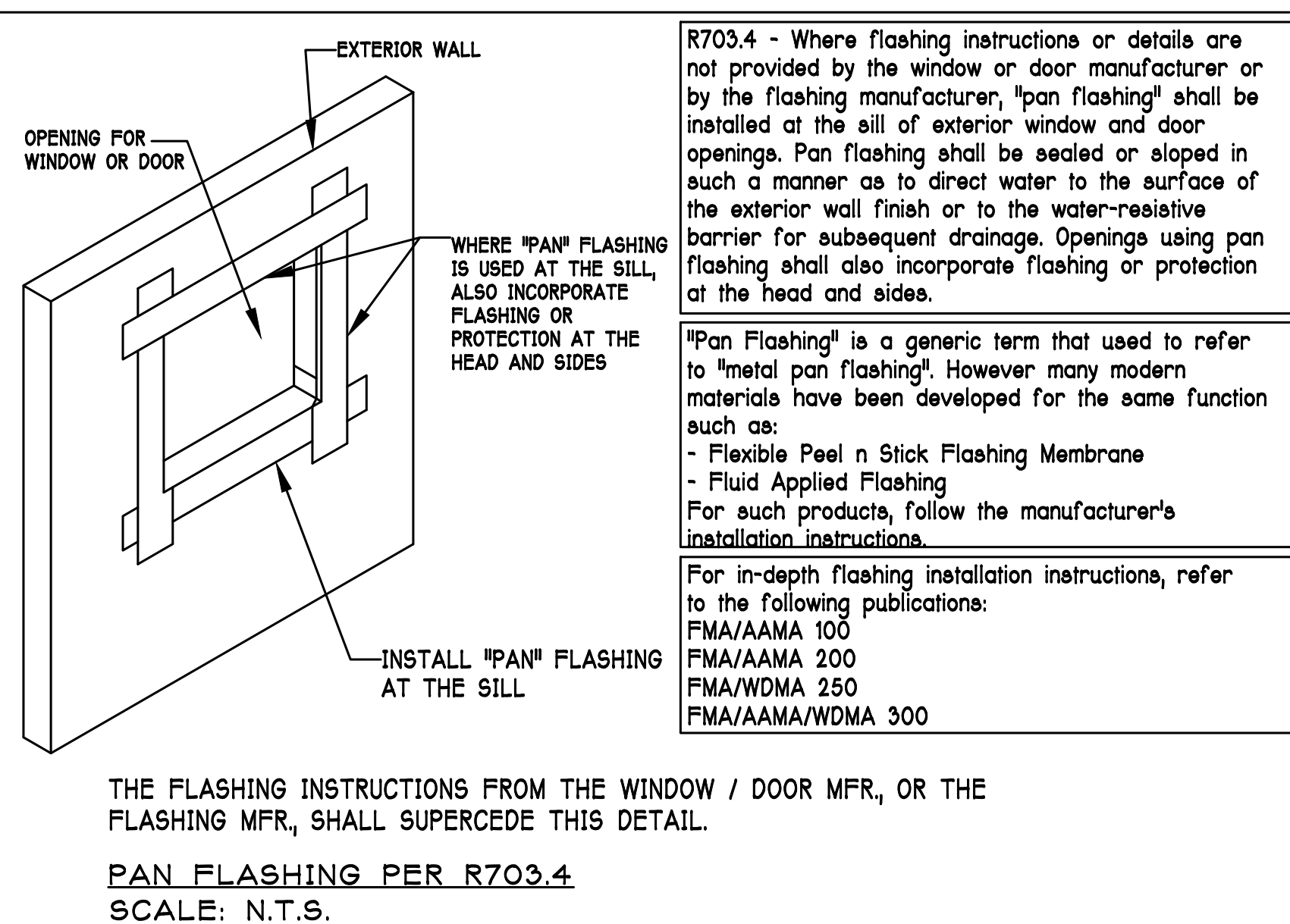
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
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 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 GYPBOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" @ EDGE AND FIELD.

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.

FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .0179 INCHES THICK, 26 GAGE AZ50 ALUM ZINC, OR GALVANIZED STEEL .0179 INCHES THICK, 26 GAGE 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).

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.



ASPHALT SHINGLE ROOF SPEC'S

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 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 the 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 of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gage (.0105 inches) with a 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 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

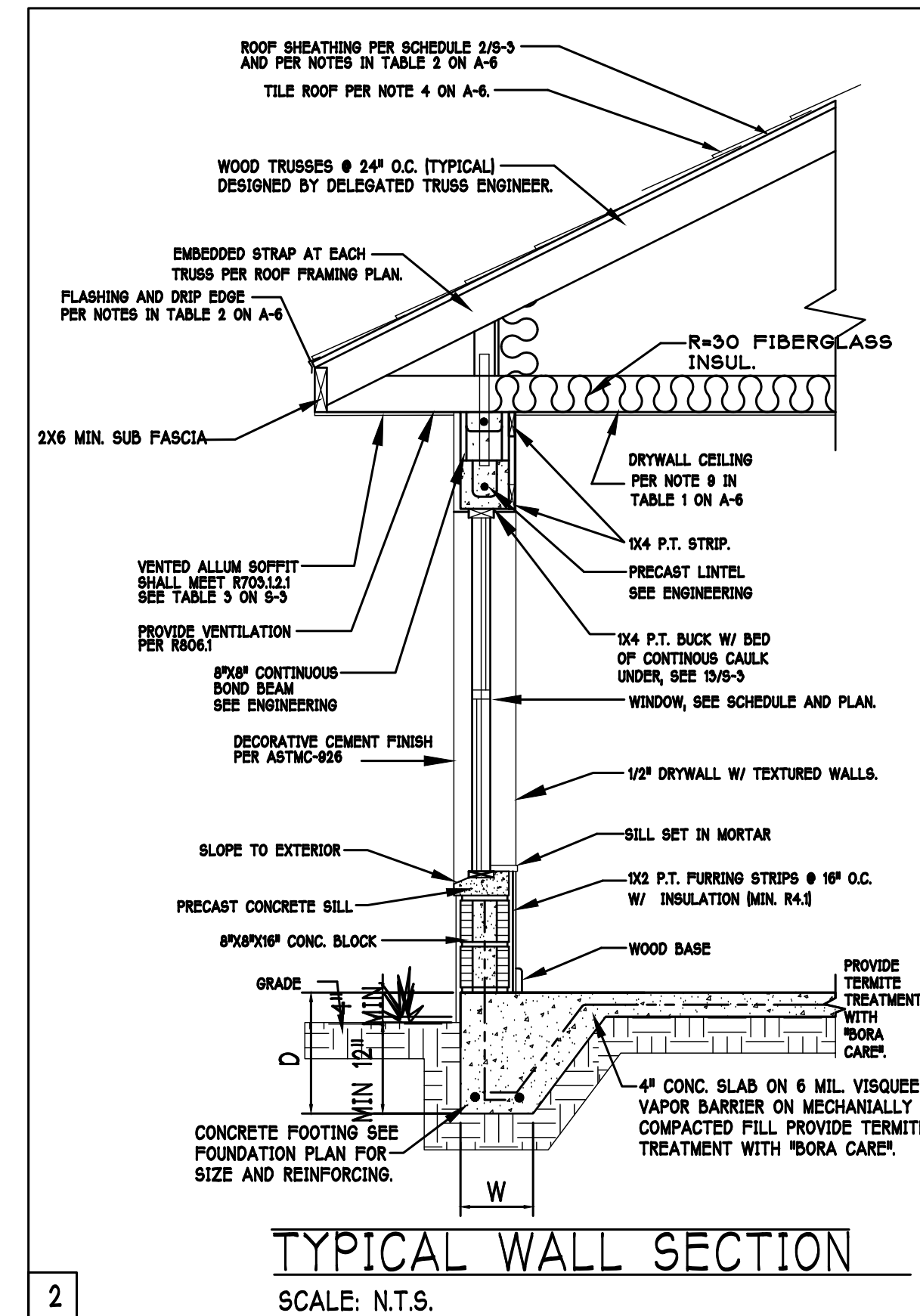
CLAY AND CONCRETE TILE ROOF SPECS

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 INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

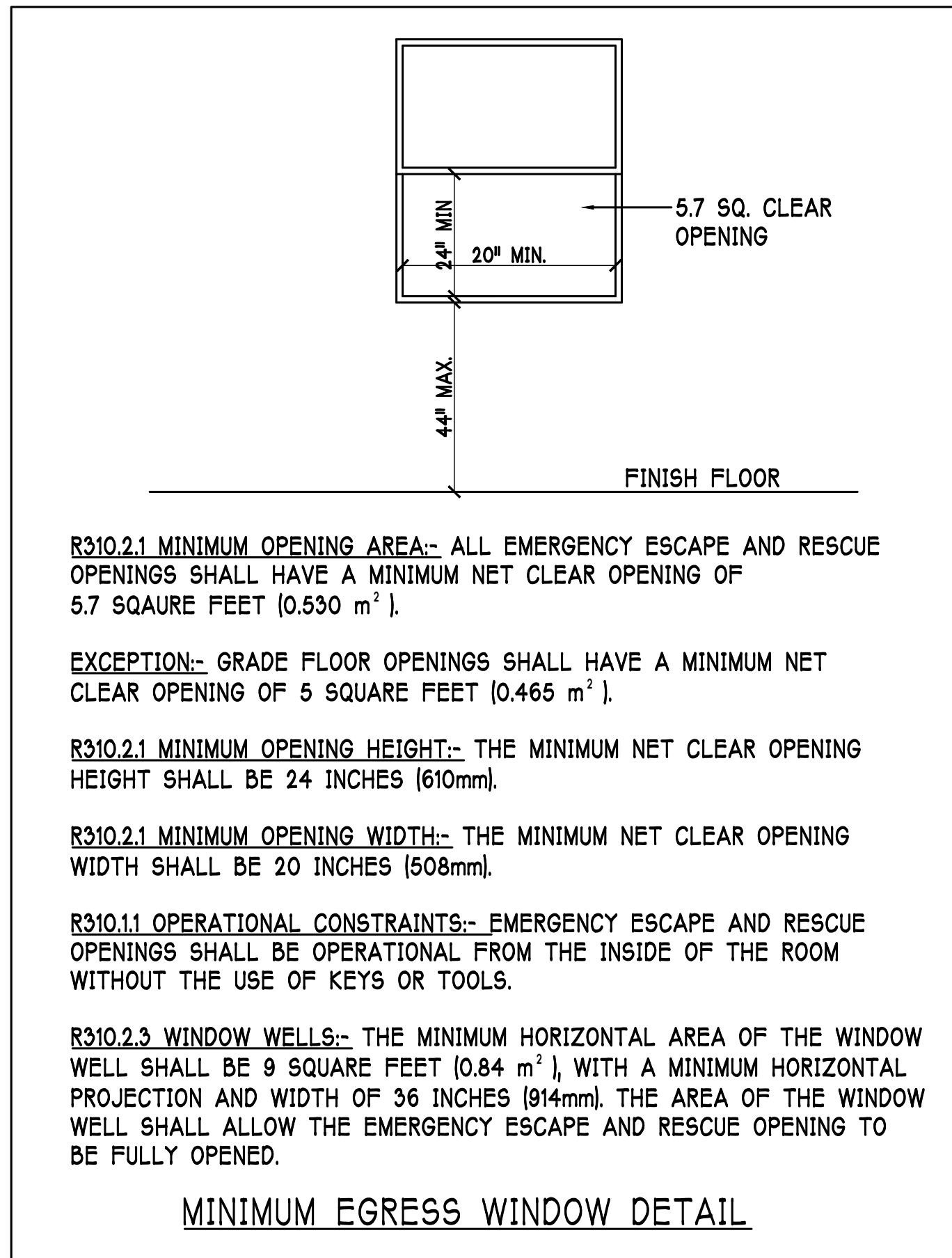
1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
3. A. AMOUNT AND PLACEMENT OF MORTAR,
4. B. AMOUNT AND PLACEMENT OF ADHESIVE,
5. C. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
6. UNDERLAYMENT
7. SLOPE REQUIREMENT.

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
SCALE: N.T.S.



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

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

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

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

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

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

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

D.R.HORTON
America's Builder

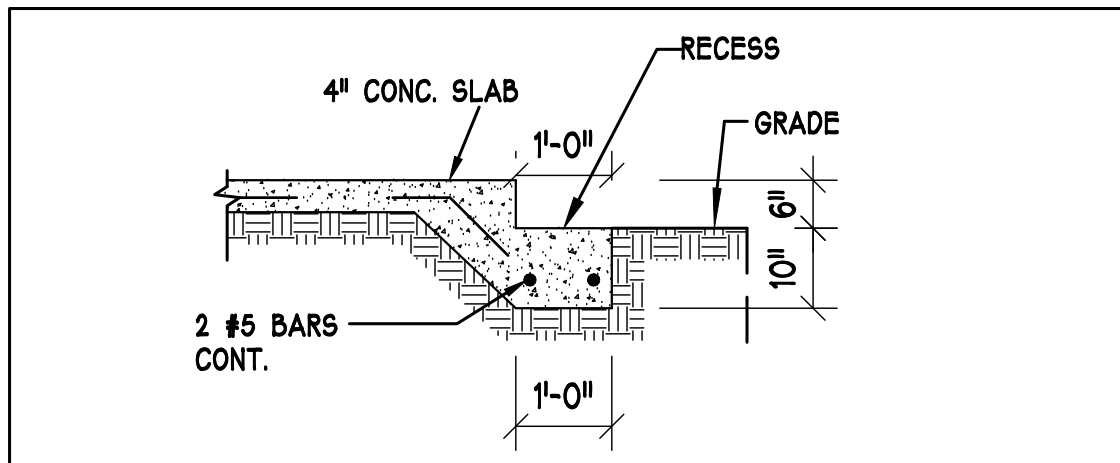
Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

MODEL: UNIT 1983 - EDISON
SUBDIV: TOSCANA ISLES
ADDRESS: 315 TOSCAVILLA BLVD
G.C.D.#: 10158 D.R.H.#: 578360234

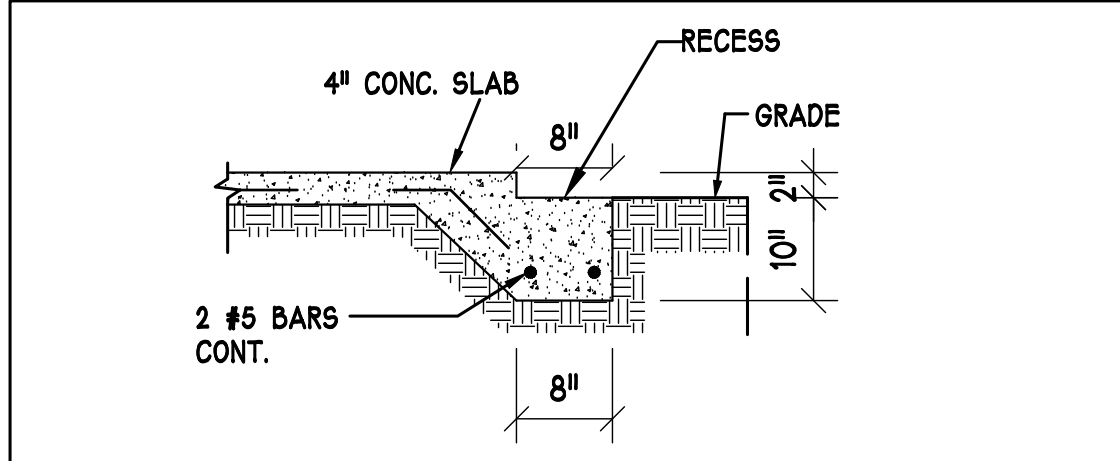
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SUBDIV: TOSCANA ISLES
ADDRESS: 315 TOSCAVILLA BLVD
G.C.D.#: 10158 D.R.H.#: 578360234

DATE: 3-6-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTION
SCALE: 1/4"=1'-0"
SHEET#

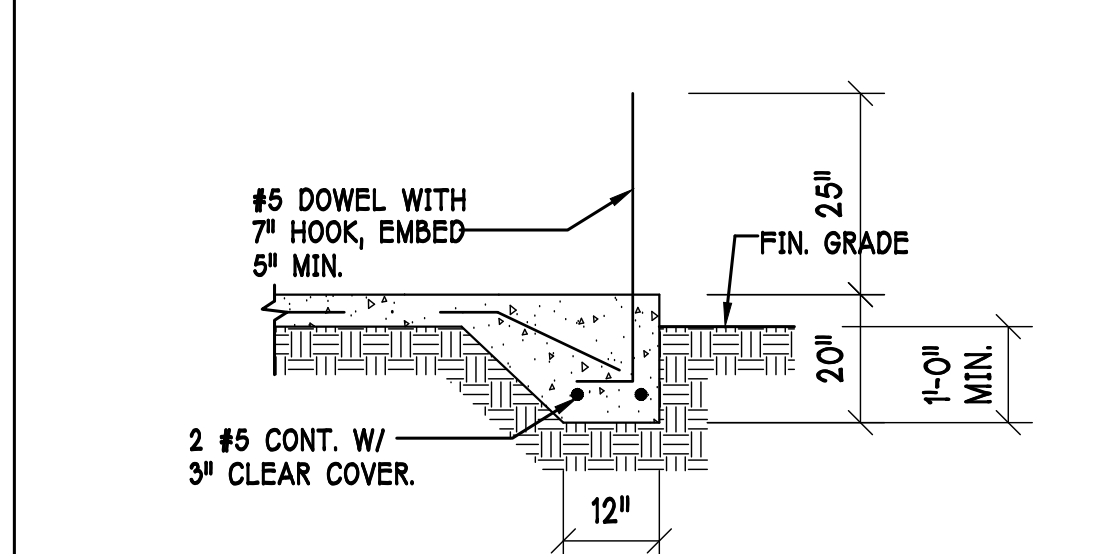
A-6M



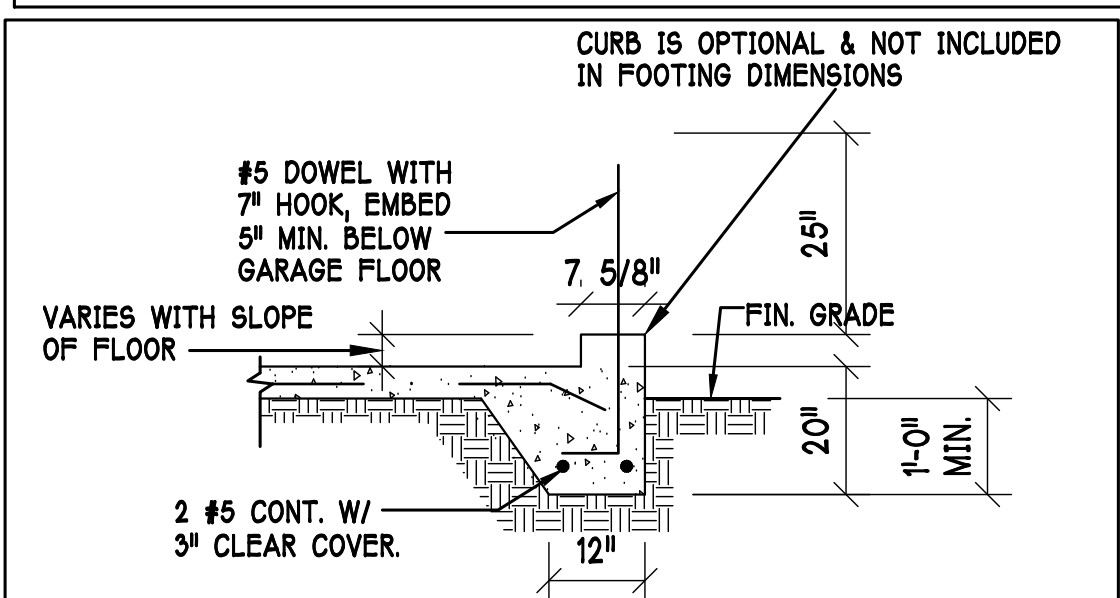
GARAGE DOOR RECESS (PAVERS)
SCALE: 1/2" = 1'-0"



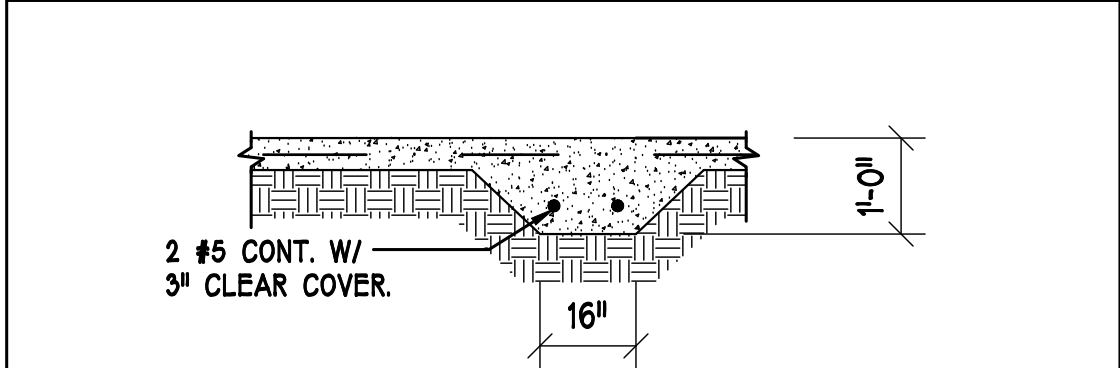
GARAGE DOOR RECESS (CONCRETE)
SCALE: 1/2" = 1'-0"



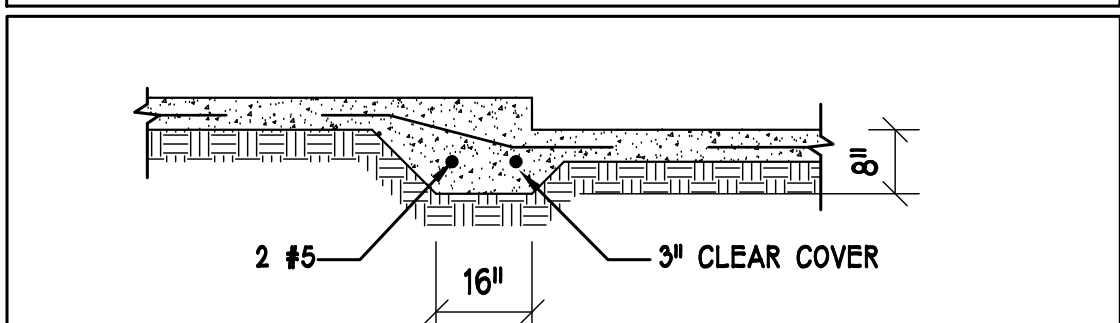
F3 FOOTING



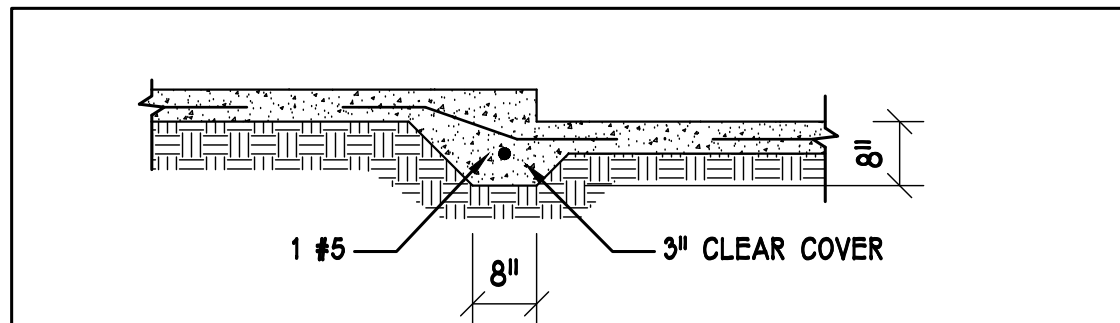
F3 WITH CURB AT GARAGE



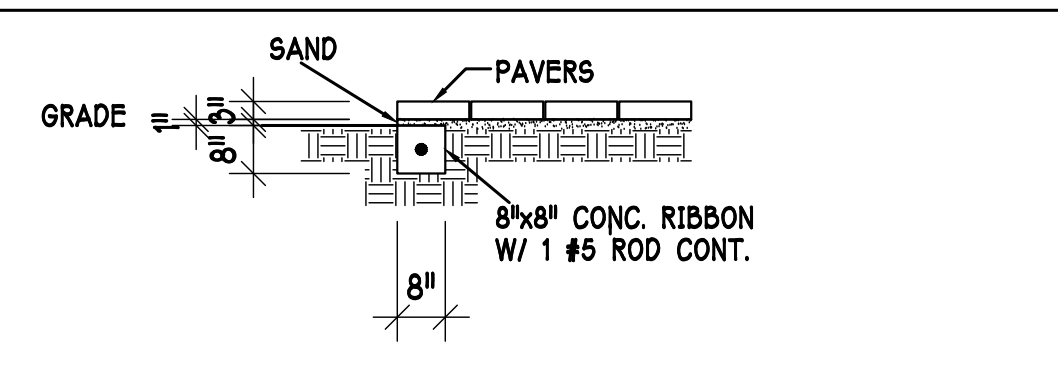
F5 FOOTING



F6 STEP DOWN



F6A STEP DOWN



P PAVERS DETAIL ENTRY/LANAI

FOUNDATION PLAN

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

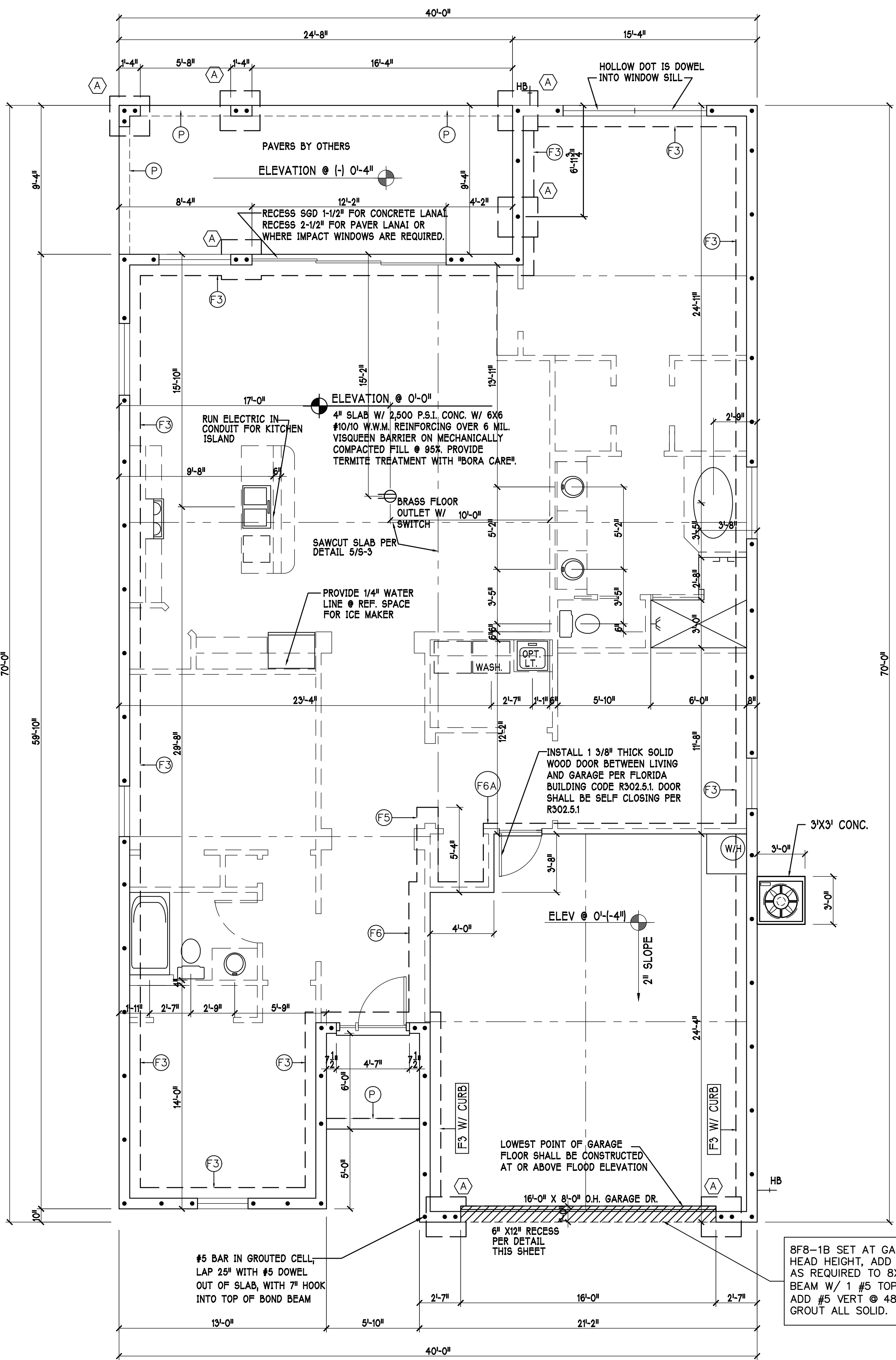
- PLAN NOTES:
- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
 - 2) 'F#' DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
 - 3) 'F#' DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
 - 4) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO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

PAD FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF.		REMARKS
					LONG WAY	SHORT WAY	
X	A	2'-6"	2'-6"	1'-0"	3-#5	3-#5	-
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	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-

WALL FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
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	F6A	CONT.	8"	8"	1-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	



FOUNDATION PLAN: "M"

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

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D.R. HOUGHTON
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& Design
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Fax (239) 540-7759

STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS
1634 SE 47th AVE, SUITE 40
CAPE CORAL, FL 33904
(239) 549-4554
CA 8823

MODEL: UNIT 1983 - EDISON
LOT: 354 BLOCK: TOSCANA ISLES
SUBDIV: TOSCANA ISLES
ADDRESS: 315 TOSCAVILLA BLVD
G.C.D.#: 10158 D.R.H.#: 578360234
RESIDENCE FOR: SPEC

DATE: 3-6-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FOUNDATION
SCALE: 1/4"=1'-0"
SHEET#

S-1 M

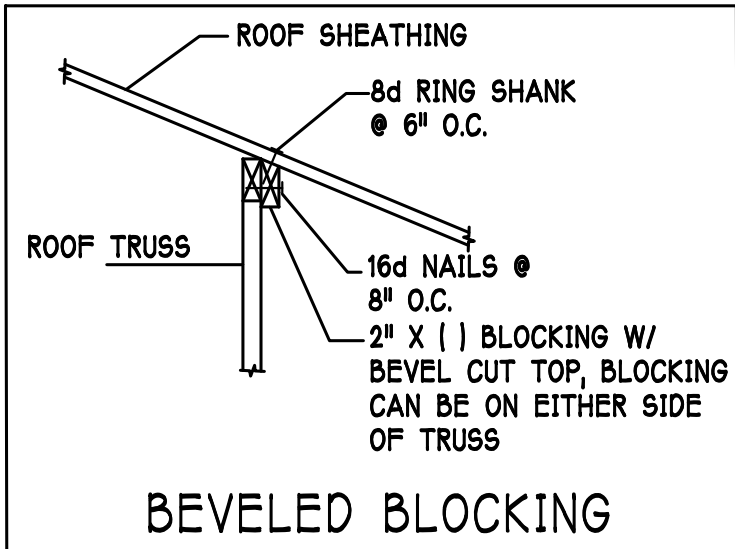
NOTES:

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"

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. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- 3) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER DETAIL 2/S-4.
- 4) 'ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.

R2



INSTALL AT ALL TRUSSES TO 1005 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	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.

R2

PLAN NOTES:

1. ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2. ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
5. [~~878-15~~] etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOV BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 2/A-6.

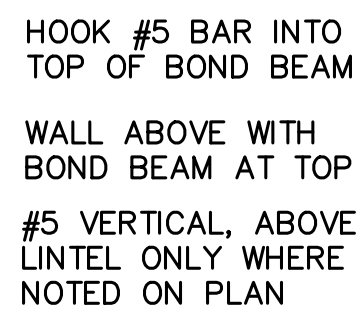


 = BEARING @ 9'-4" A.F.F.

 = BEARING @ 14'-0" A.F.F.

INTERIOR BEARING HEIGHT

 = BEARING @ 12'-4" A.F.F.



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

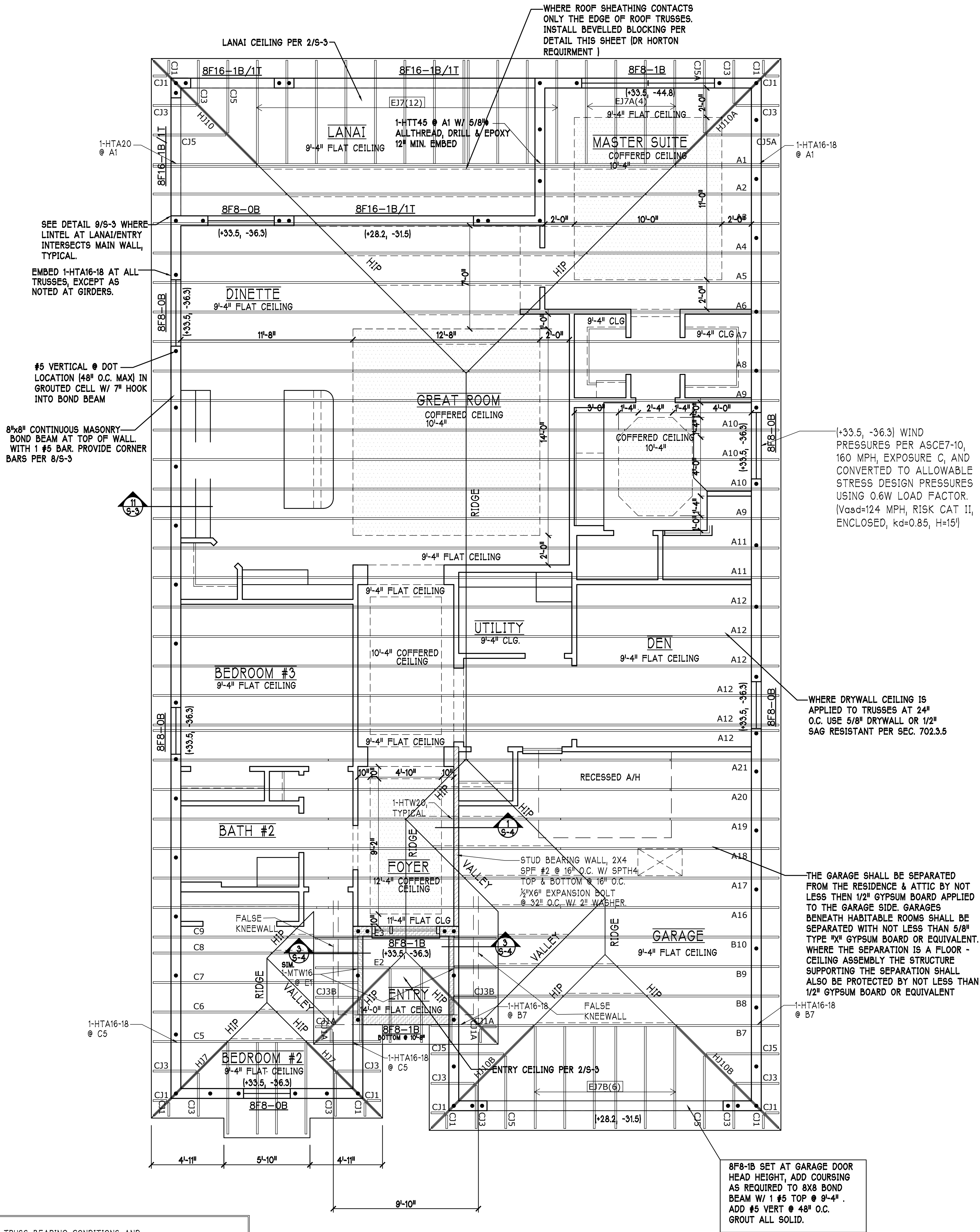
'OB' DENOTES "NO REBAR"]

8" PRECAST LINTEL /

PRECAST LINTEL SCHEDULE

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

TRUSS BEARING CONDITIONS AND
STRAPPING IS BASED
ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE,
JOB #: MASTER, DATED: 02-28-18, REVISION: 08-08-17



ROOF & CEILING PLAN:

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

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

D·R·HORTON INC.
America's Builder

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

This organization and its services are performed by the Structural Engineering Division (SER) related to Structural Engineering only. No work was performed by the other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, site work, civil, or geotechnical.

STRUCTURAL ENGINEERING STRUCTURAL SYSTEMS 1634 SE 47th, Suite #3 Fort Lauderdale, FL 33309 (954) 546-4354 CNA 9999
--

MODEL:
UNIT 1983 - EDISON
RESIDENCE FOR:
SPEC

LOT: 354 BLOCK:
SUBDIV: TOSCANA ISLES
ADDRESS: 315 TOSCAVILLA BLVD
G.C.D.#: 10158 P.R.H.#: 578360234

DATE: 3-6-18

DRAWN BY:
JSL

CHECKED BY:
JWC

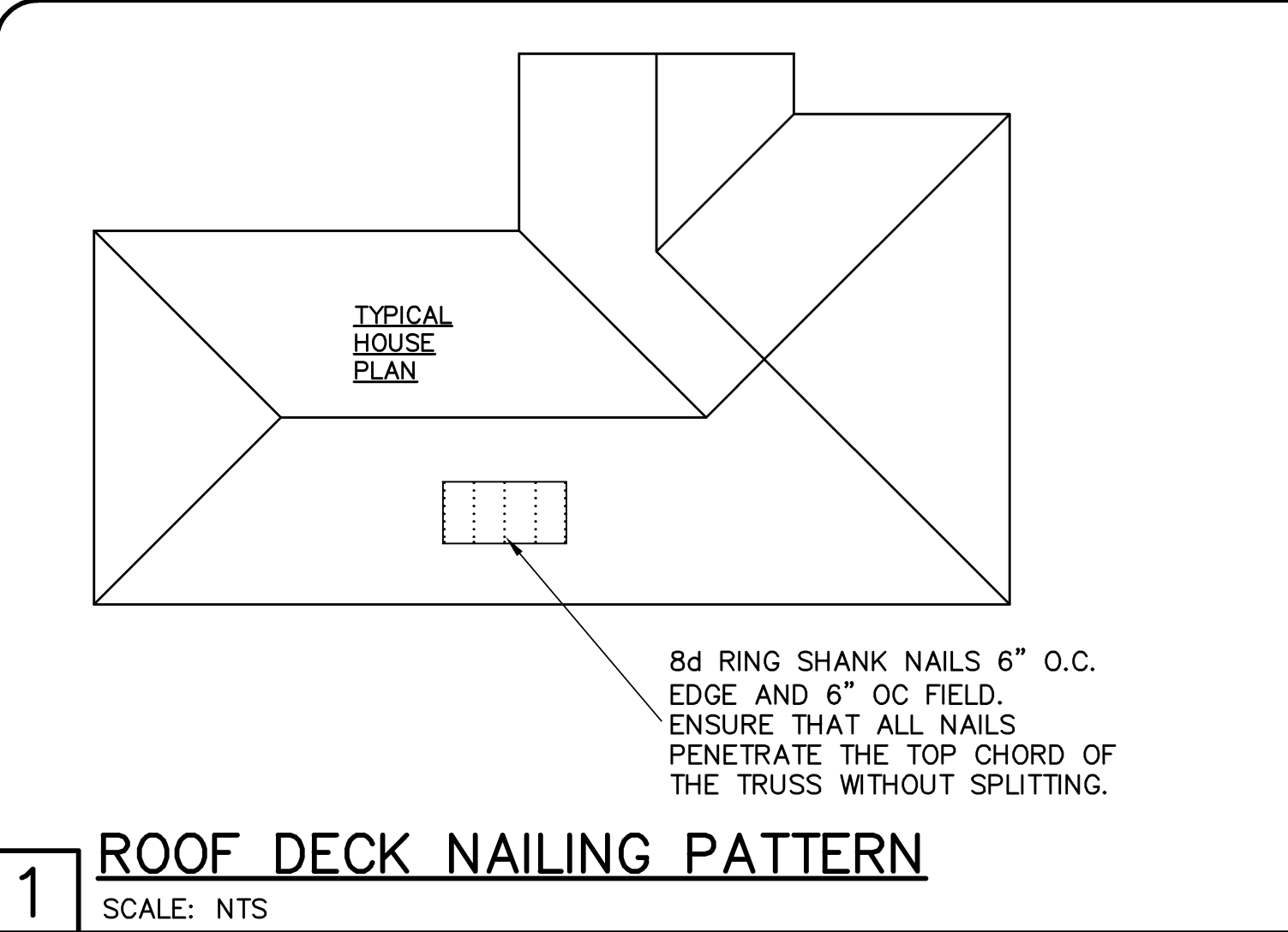
REVISÉ:

PLAN: ROOF

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

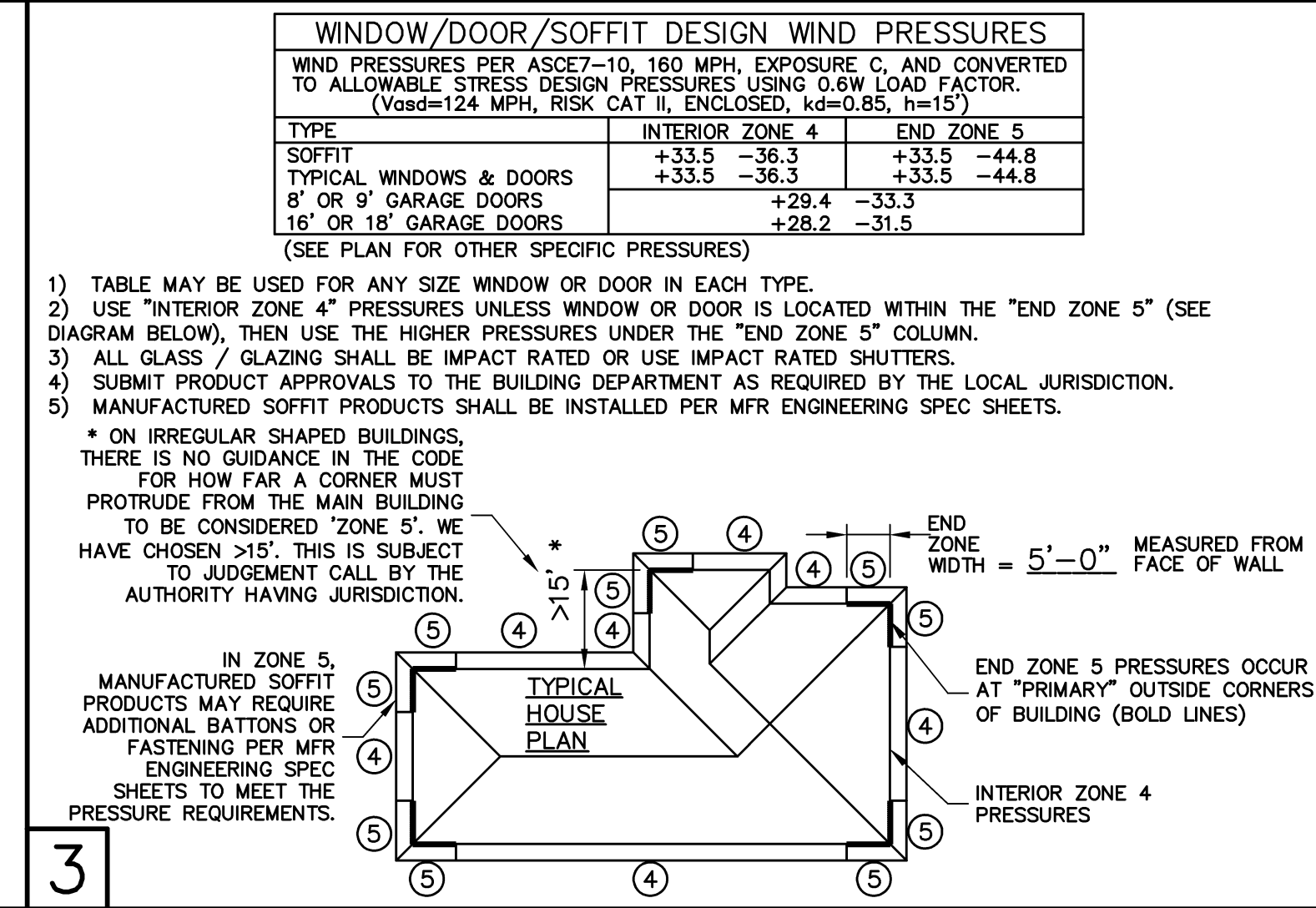
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S-2 M

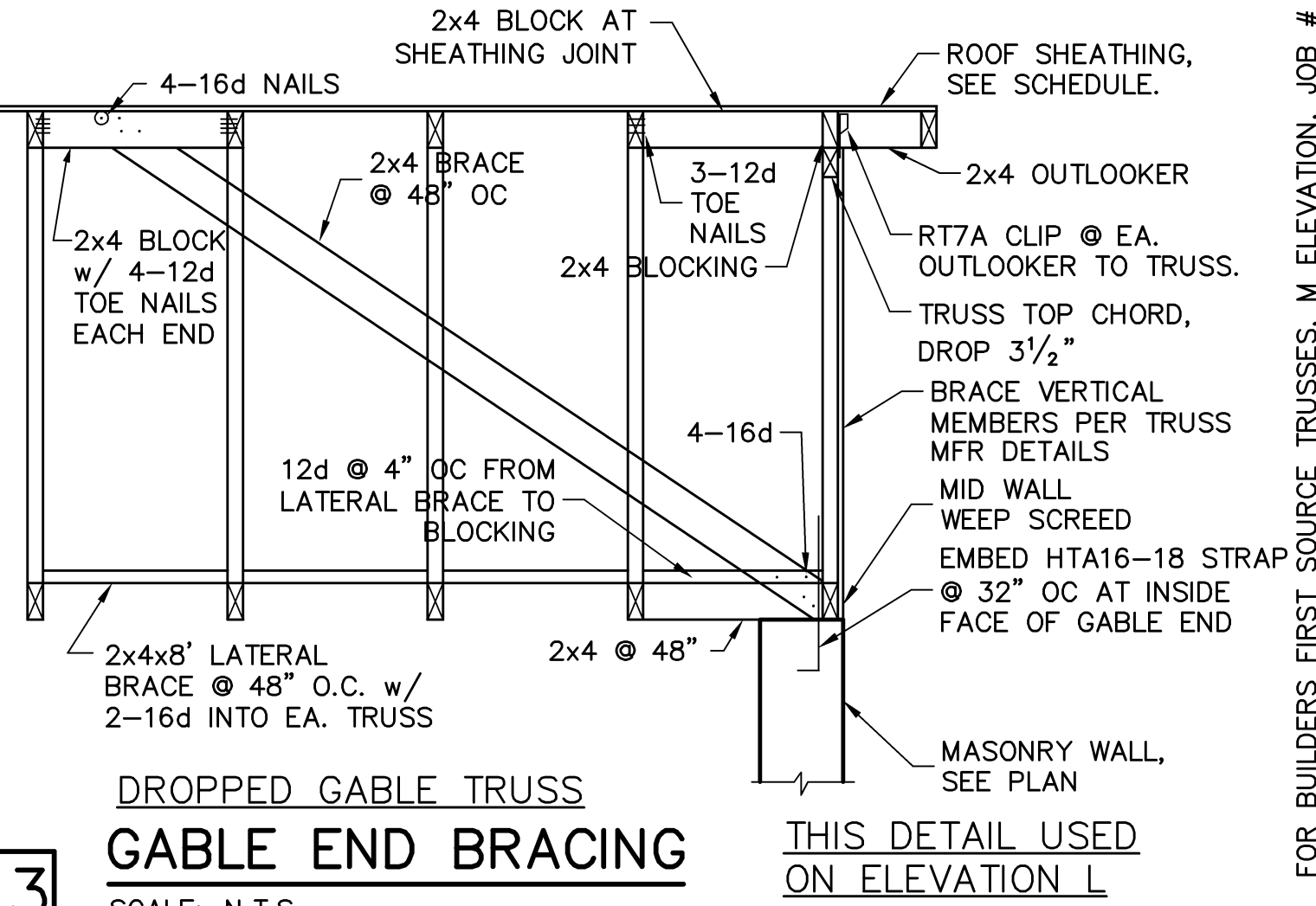
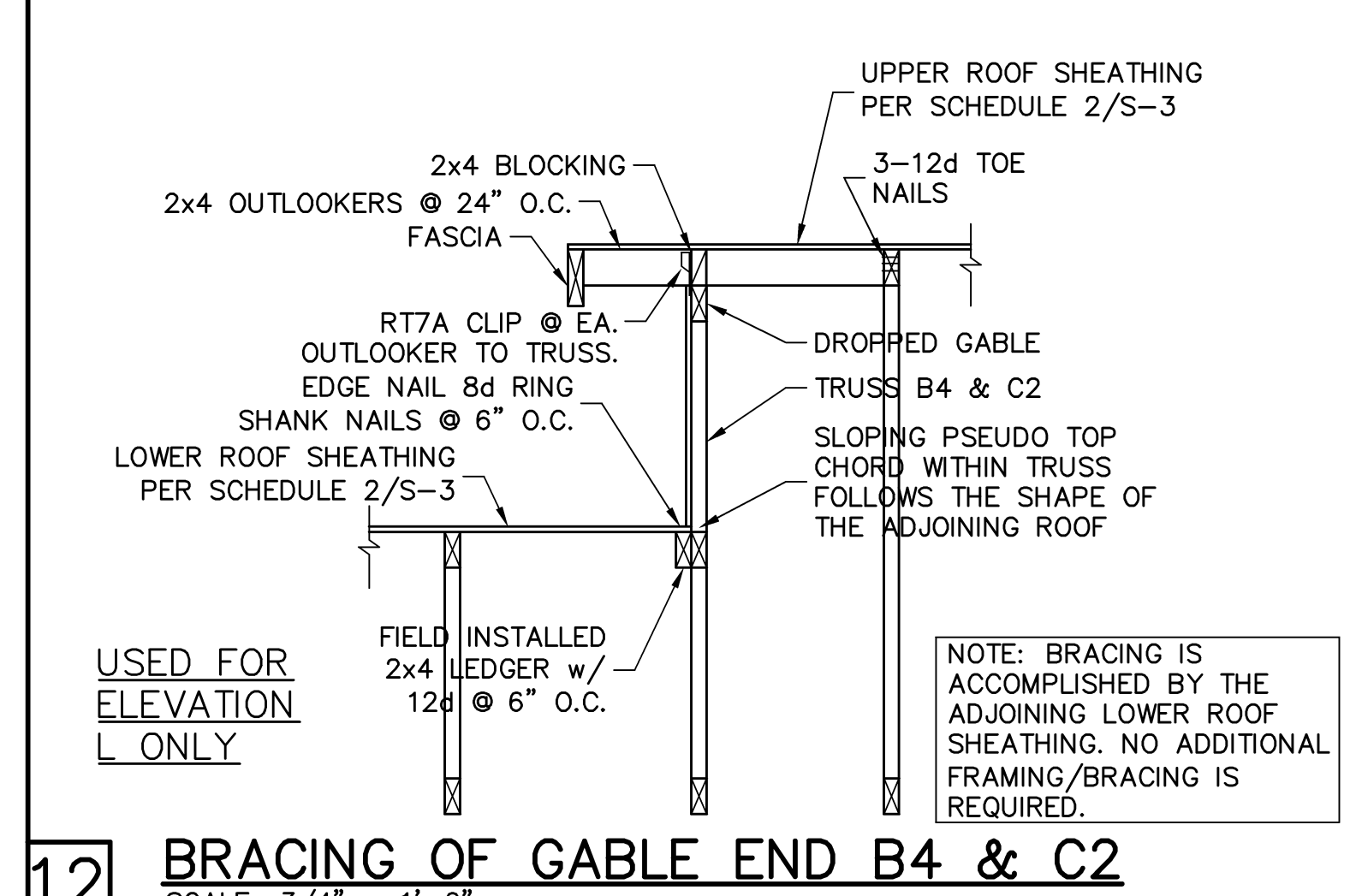
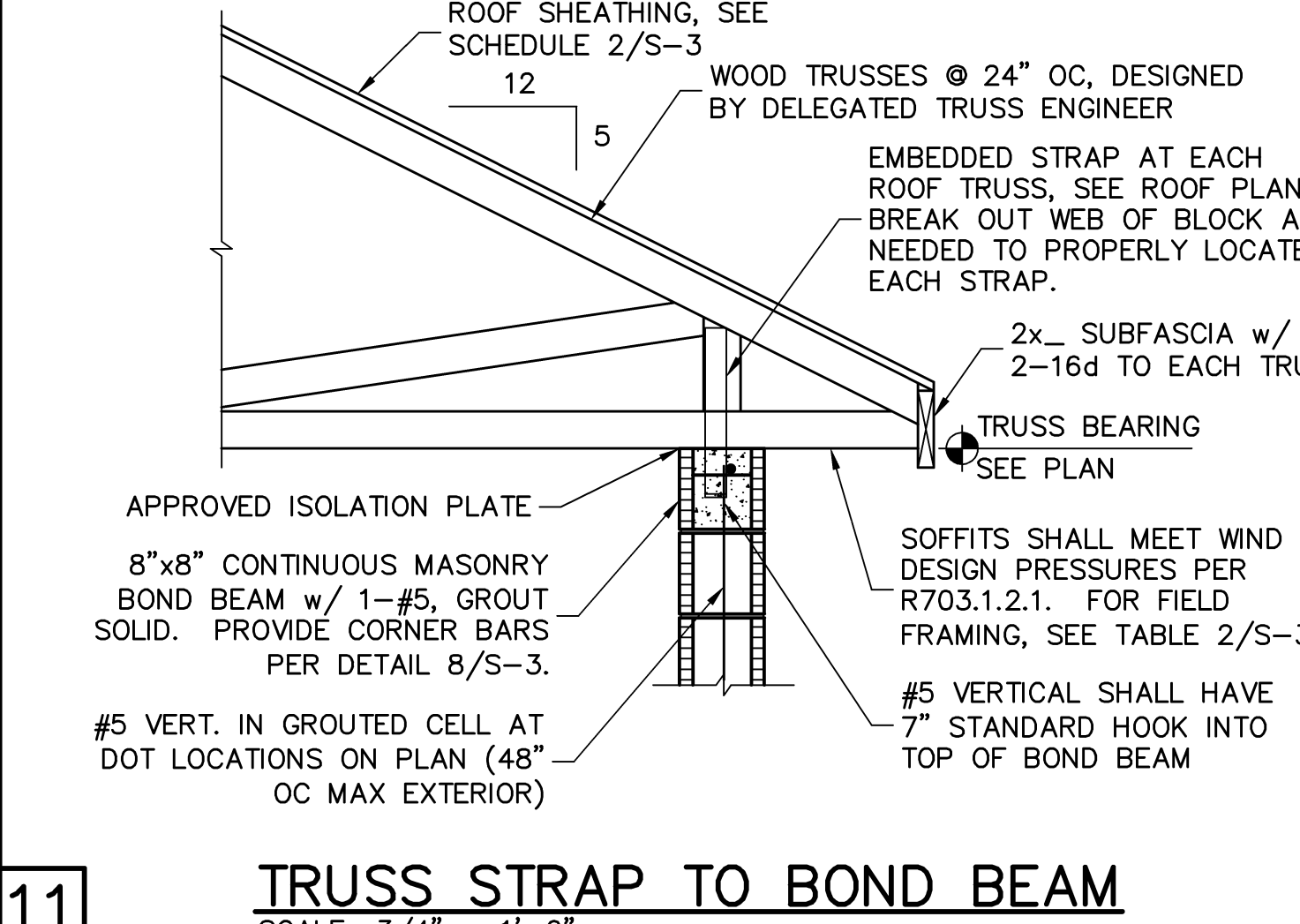
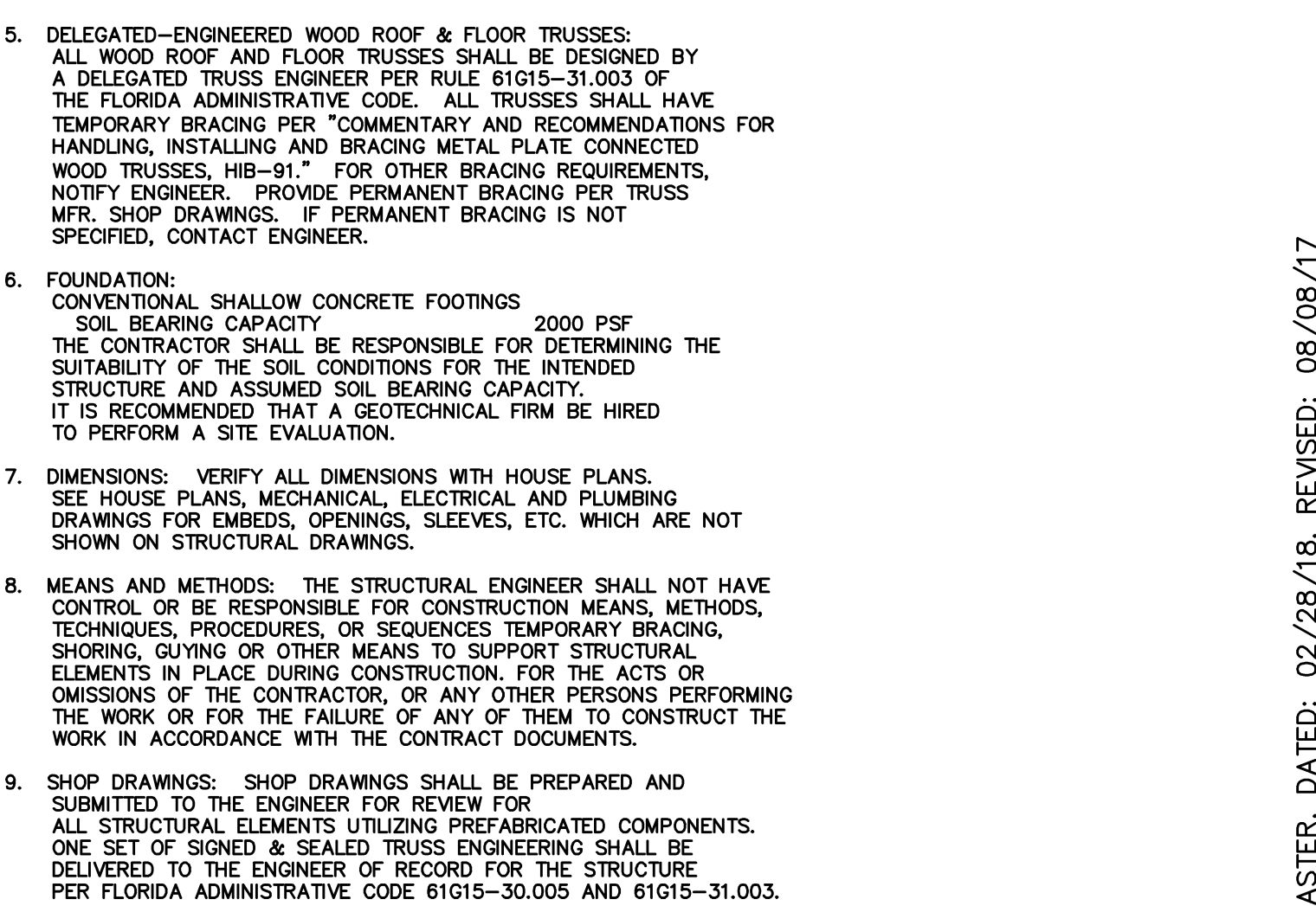
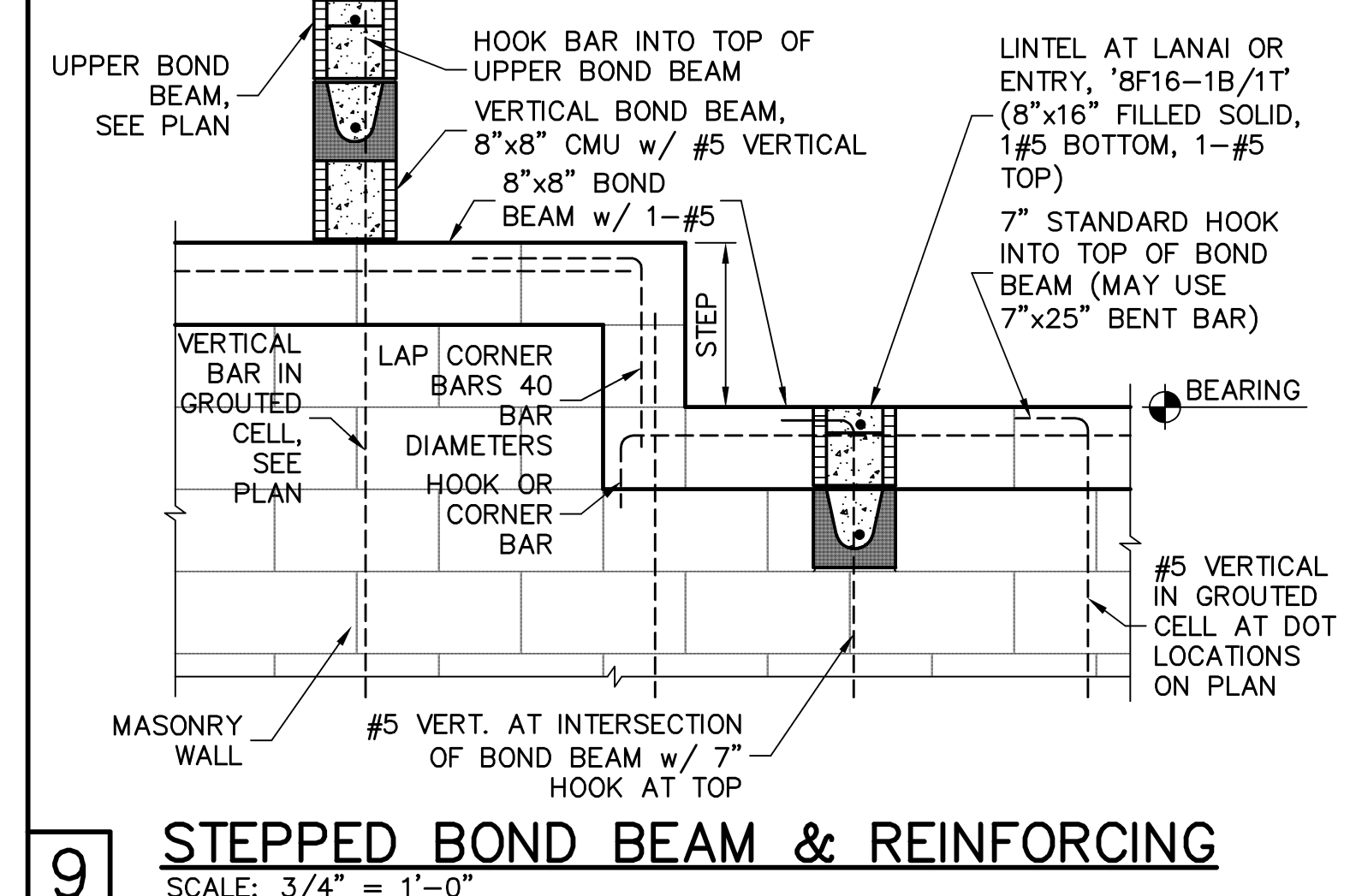
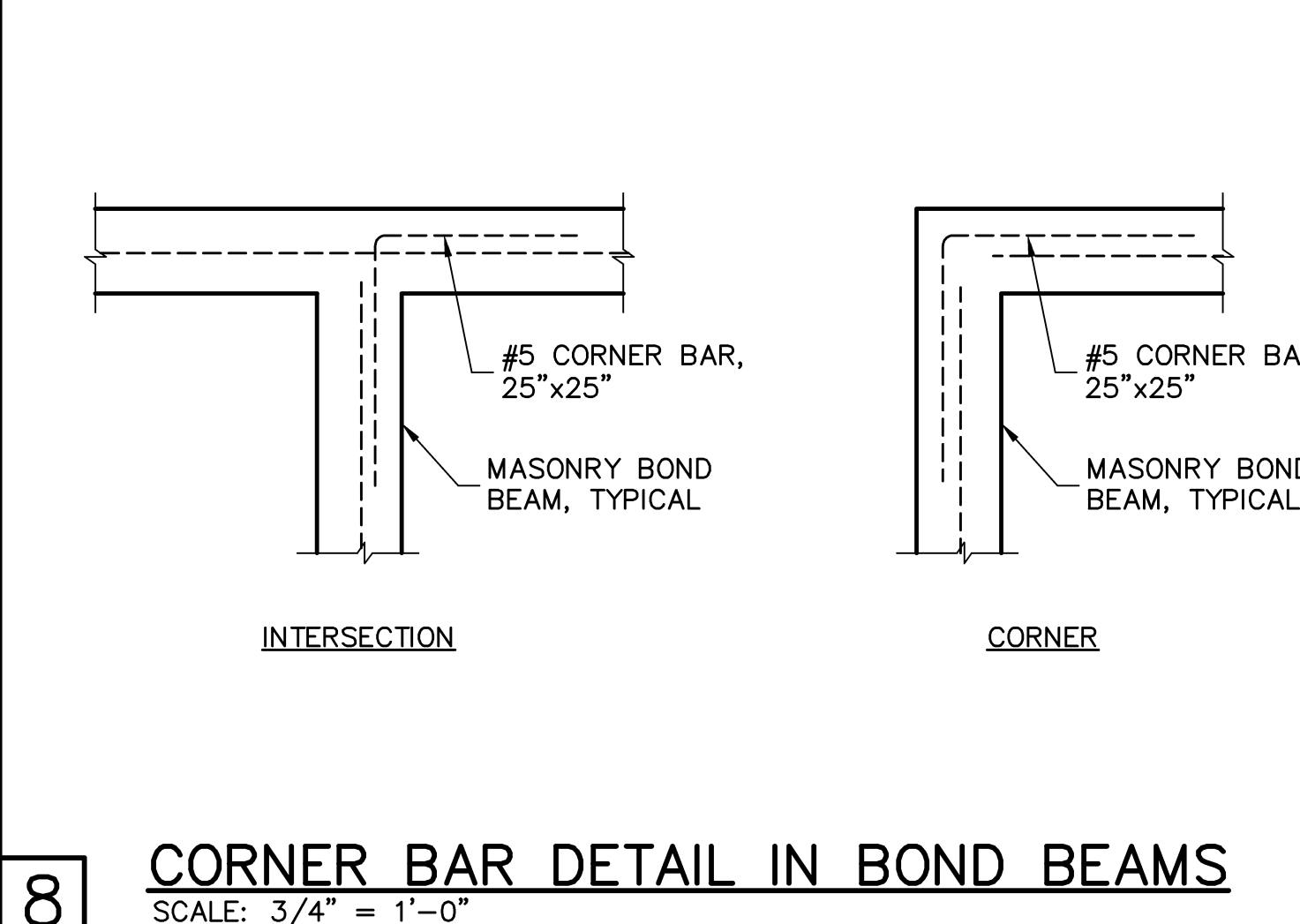
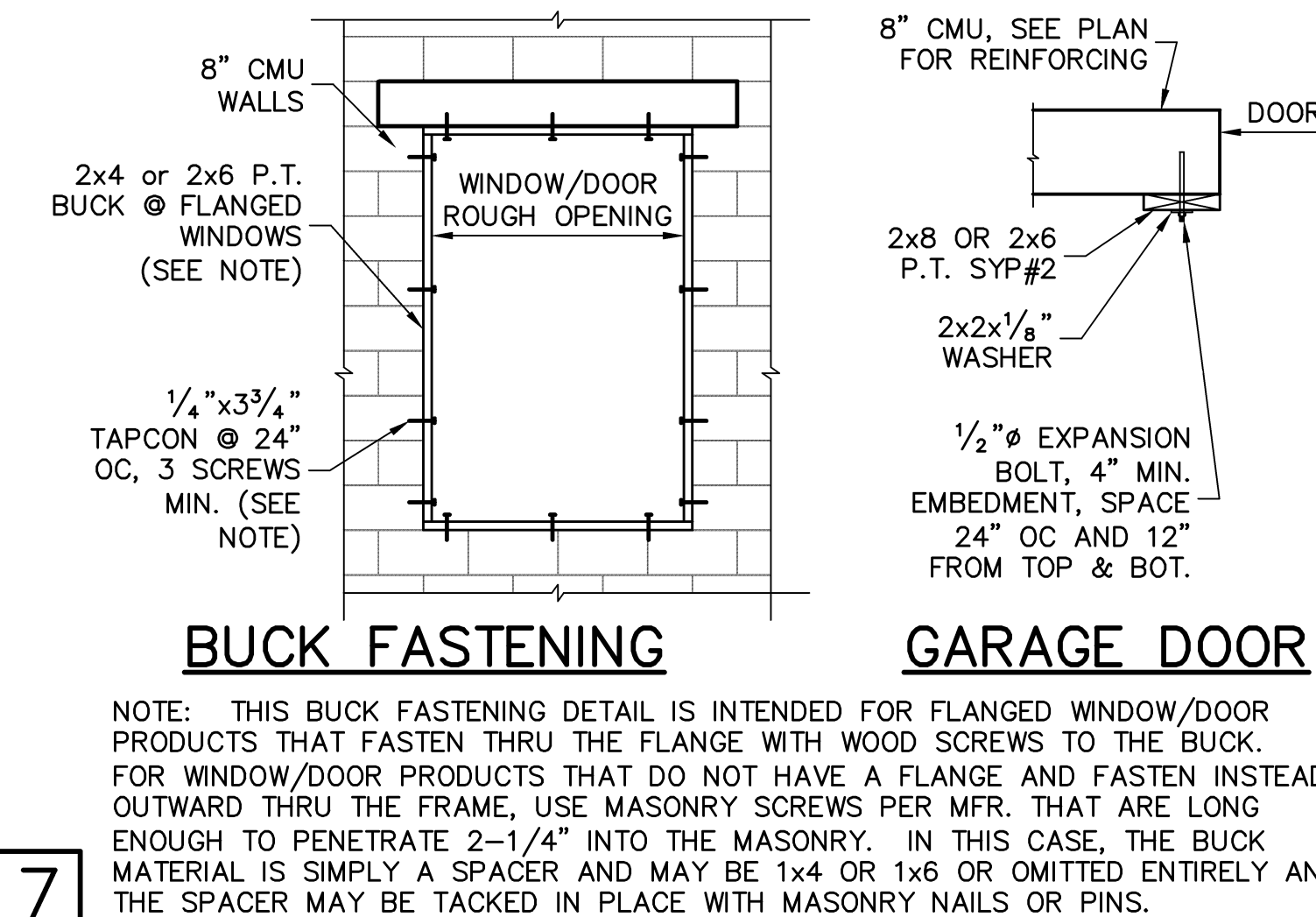
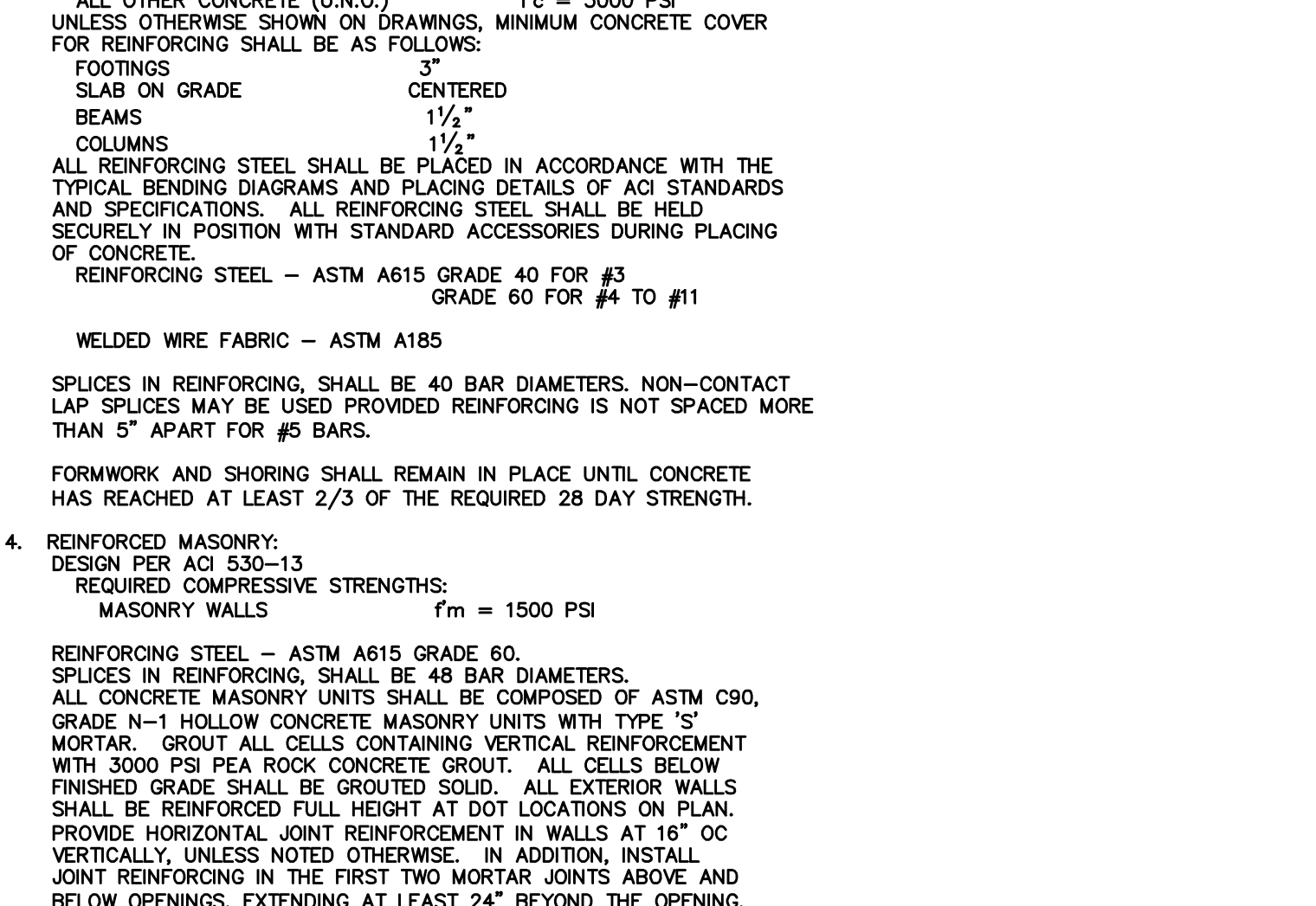
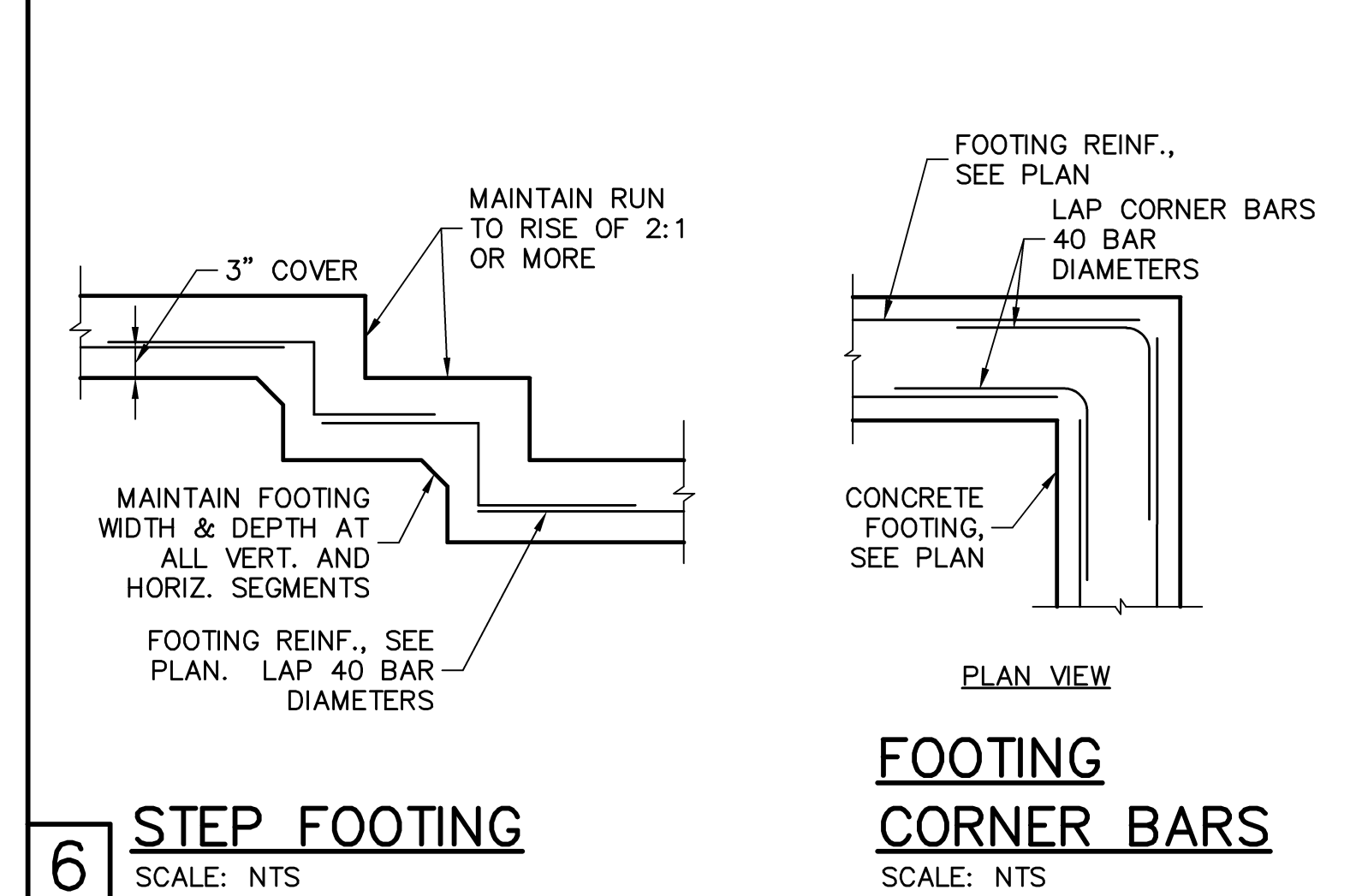
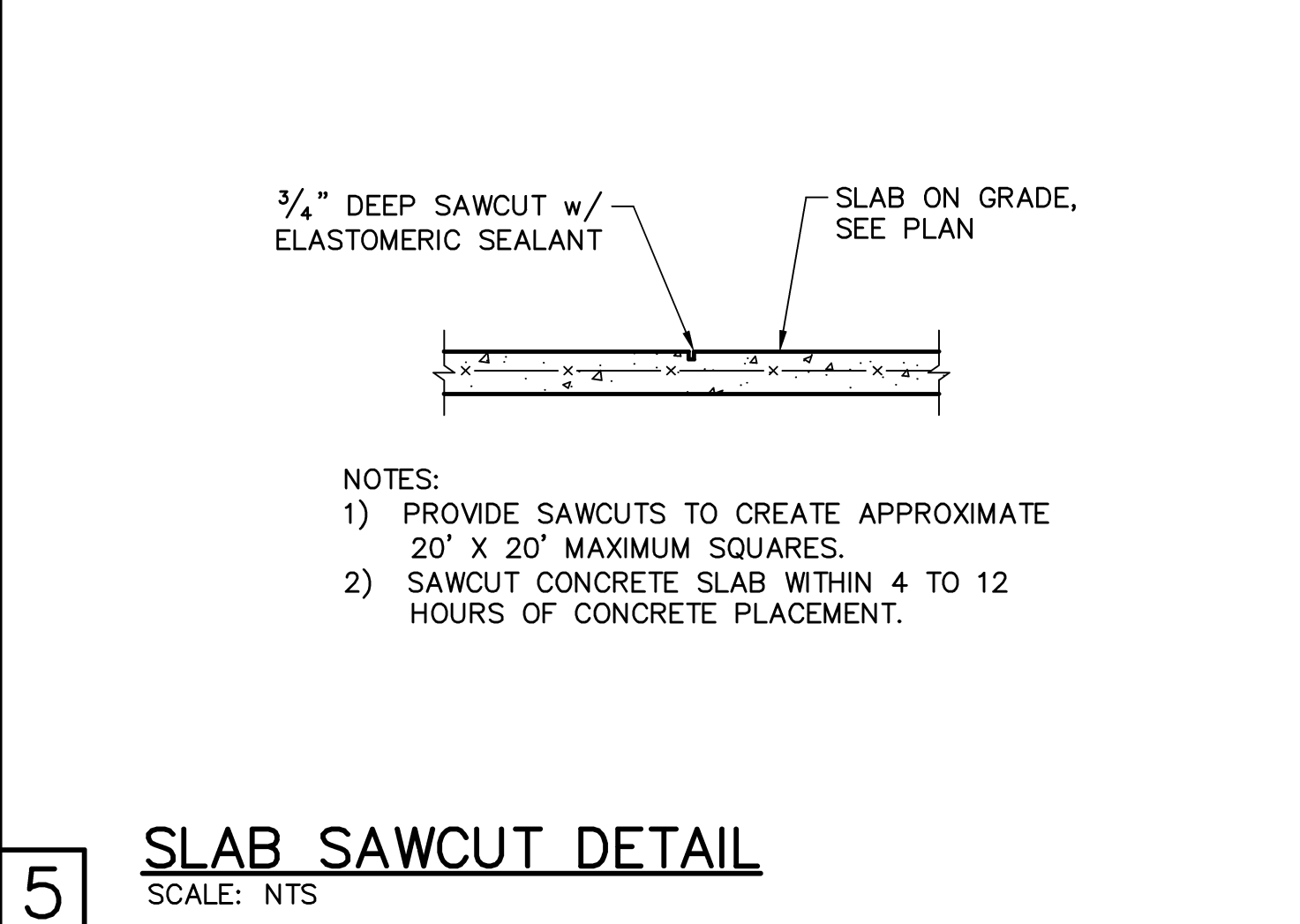
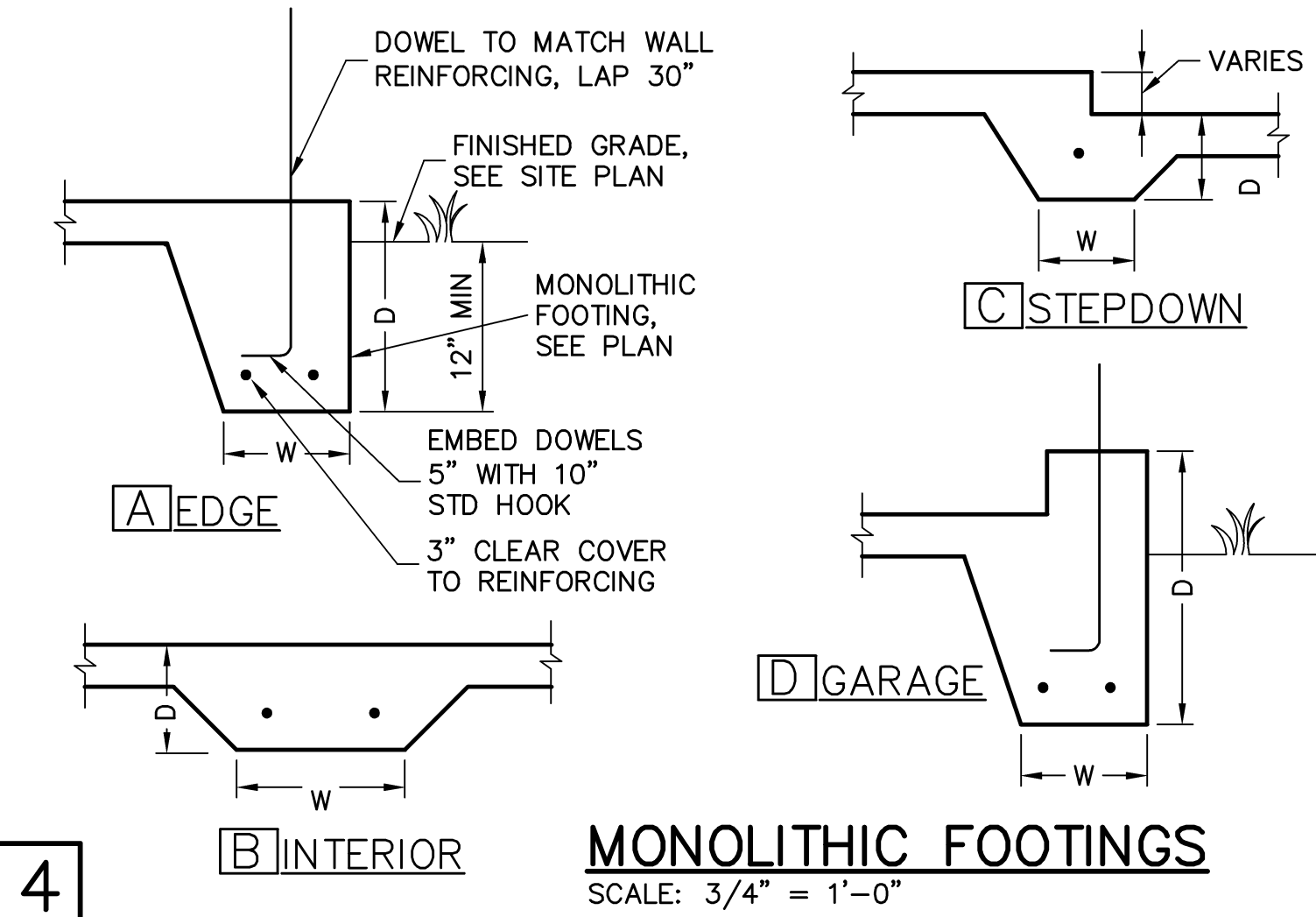


SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR 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.



- DESIGN CRITERIA:
- DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
1. FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)
CEMENT ROOF TILE DEAD LOAD 25 PSF TOTAL
SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
- DEFLECTION CRITERIA:
FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL
2. WIND LOADS:
WIND DESIGN PER ASCE7-10
BASIC WIND SPEED (ASCE7-10) 160 MPH
NOMINAL WIND SPEED (V_{asd} TABLE R301.2.1.3) 124 MPH
BUILDING CATEGORY I
IMPORTANCE FACTOR 1.00
EXPOSURE C
MEAN ROOF HEIGHT = 15 FT
ROOF PITCH 5/12
ENCLOSURE CLASS ENCLOSED
INTERNAL PRES. COEFF. +/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3.
SOFFITS - PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS.
3. REINFORCED CONCRETE:
DESIGN AS PER ACI 318-14
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON GRADE f_c = 2500 PSI
3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH. f_c = 2500 PSI
CONVENTIONAL SHALLOW FOOTINGS f_c = 3000 PSI
BEAMS AND COLUMNS f_c = 3000 PSI
ALL OTHER CONCRETE (U.N.O.) f_c = 3000 PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS 3"
SLAB ON GRADE CENTERED 1 1/2"
BEAMS 1 1/2"
COLUMNS 1 1/2"
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
REINFORCING STEEL - ASTM A615 GRADE 40 FOR #3
GRADE 60 FOR #4 TO #11
- WELDED WIRE FABRIC - ASTM A185
- SPICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.
- FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.
4. REINFORCED MASONRY:
DESIGN PER ACI 530-13
REQUIRED COMPRESSIVE STRENGTHS:
MASONRY WALLS f_m = 1500 PSI
- REINFORCING STEEL - ASTM A615 GRADE 60.
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN. PROVIDE HORIZONTAL JOINT REINFORCEMENT IN WALLS AT 16" OC VERTICALLY, UNLESS NOTED OTHERWISE. IN ADDITION, INSTALL JOINT REINFORCING IN THE FIRST TWO MORTAR JOINTS ABOVE AND BELOW OPENINGS, EXTENDING AT LEAST 24" BEYOND THE OPENING. LAP JOINT REINFORCING 6" MINIMUM.
5. DELEGATED-ENGINEERED WOOD ROOF & FLOOR TRUSSES:
ALL WOOD ROOF AND FLOOR 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, H18-91." 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 2000 PSF
SOIL BEARING CAPACITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY.
IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005 AND 61G15-31.003.



REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8629

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

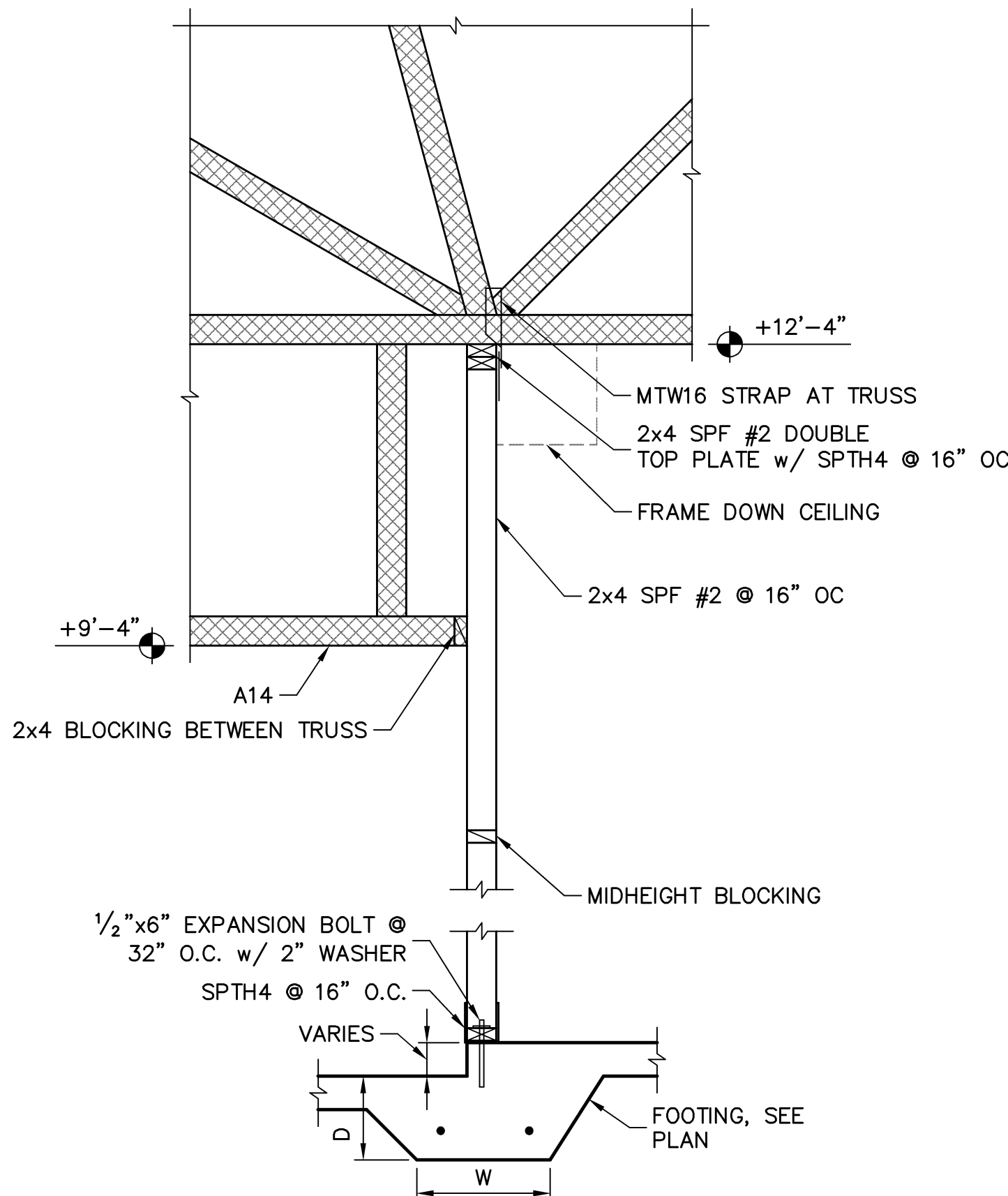
BUILDER:

STRUCTURAL DETAILS FOR MODEL 1983 M
315 TOSCANA BLVD
VENICE, FLORIDA
LOT: 354 SUBDIVISION: TOSCANA ISLES

DESIGN/DRAWN	DWB/DWB
CHECKED	DWB
DATE	03/06/18
SCALE	AS NOTED
JOB NO.	DR10158
SHEET	3 OF 4

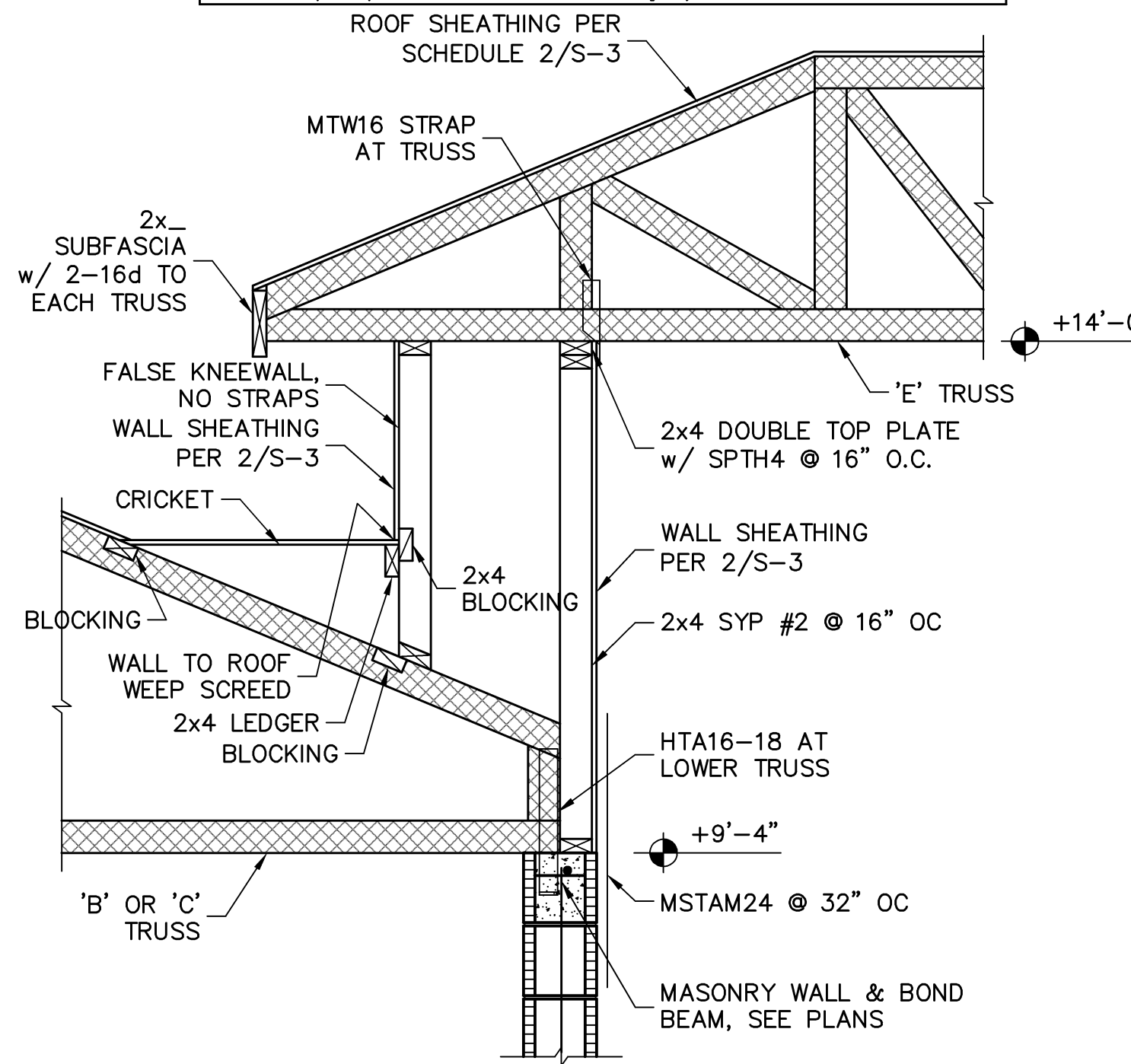
S-3

FOR BUILDERS: FIRST SOURCE TRUSSES, M. ELEVATION, JOB # MASTER, DATED: 02/28/18, REVISED: 08/08/17



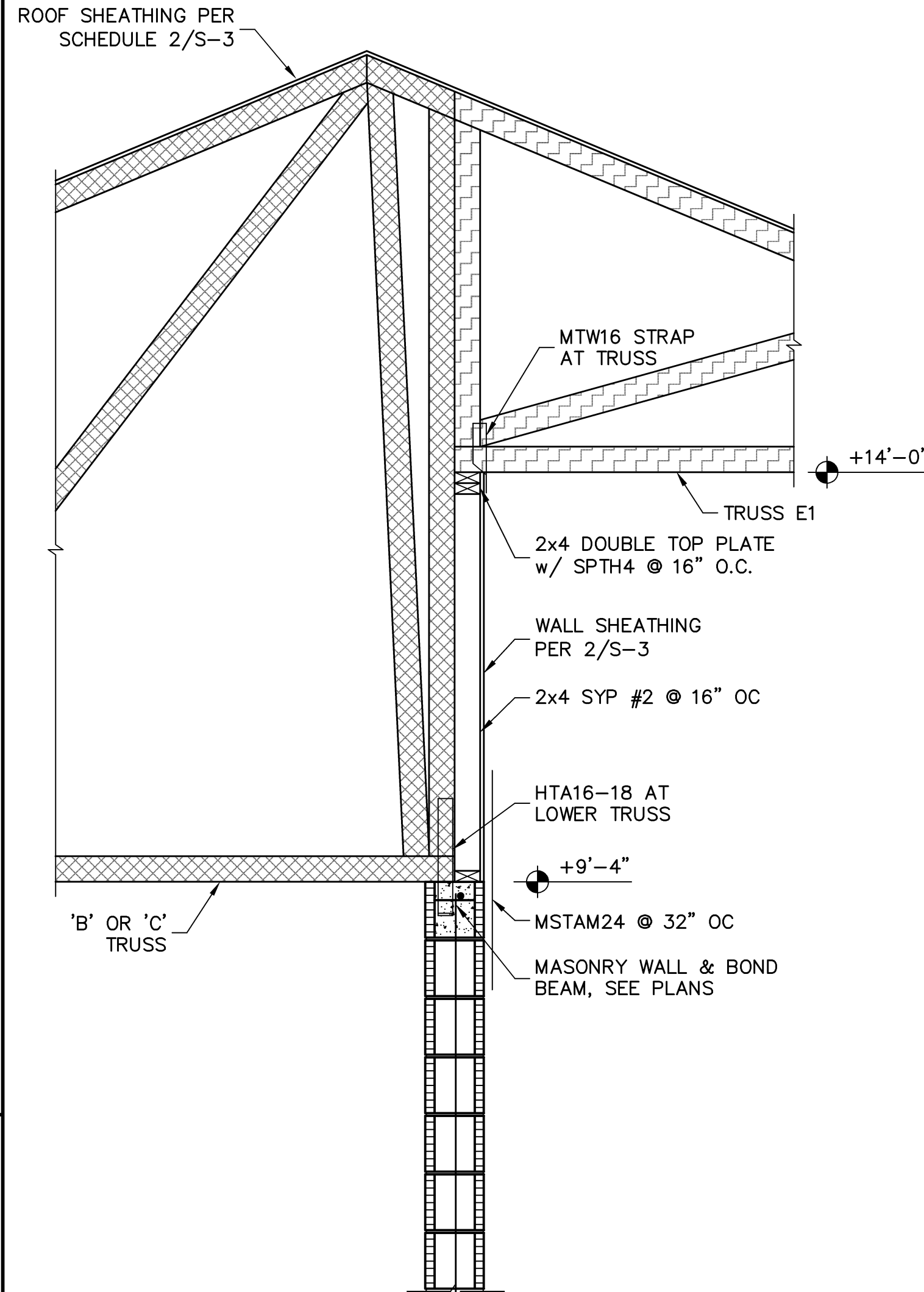
1 SECTION AT FOYER
SCALE: 3/4" = 1'-0"

At Exterior Stud Walls and Gable Ends with Wall Sheathing, apply plaster over metal lath over water resistive barrier as follows:
Plaster R703.7.2: 3-coat 7/8" thick portland cement based plaster per ASTM C926.
Metal Lath R703.7.1: Self furring paper backed 2.5lb diamond mesh metal lath per ASTM C847, G60 galvanized, fastened per ASTM C1063 with 1-1/2" long, 11 gage nails with 7/16" head (roofing nails) at 7" oc, or 1-1/2" long, 16 gage staples at 6" oc, into the framing members (ie, the nails or staples must align with and penetrate 3/4" into the framing studs).
Water Resistive Barrier (WRB) R703.7.3: Water-resistive vapor-permeable barrier with a performance at least equivalent to 2 layers of Grade D paper. The individual layers shall be installed independently. An approved house wrap may be used for the 1st layer and metal lath with approved paper backing may be the 2nd layer (Note: ZIP wall sheathing with seam tape qualifies as the first layer).



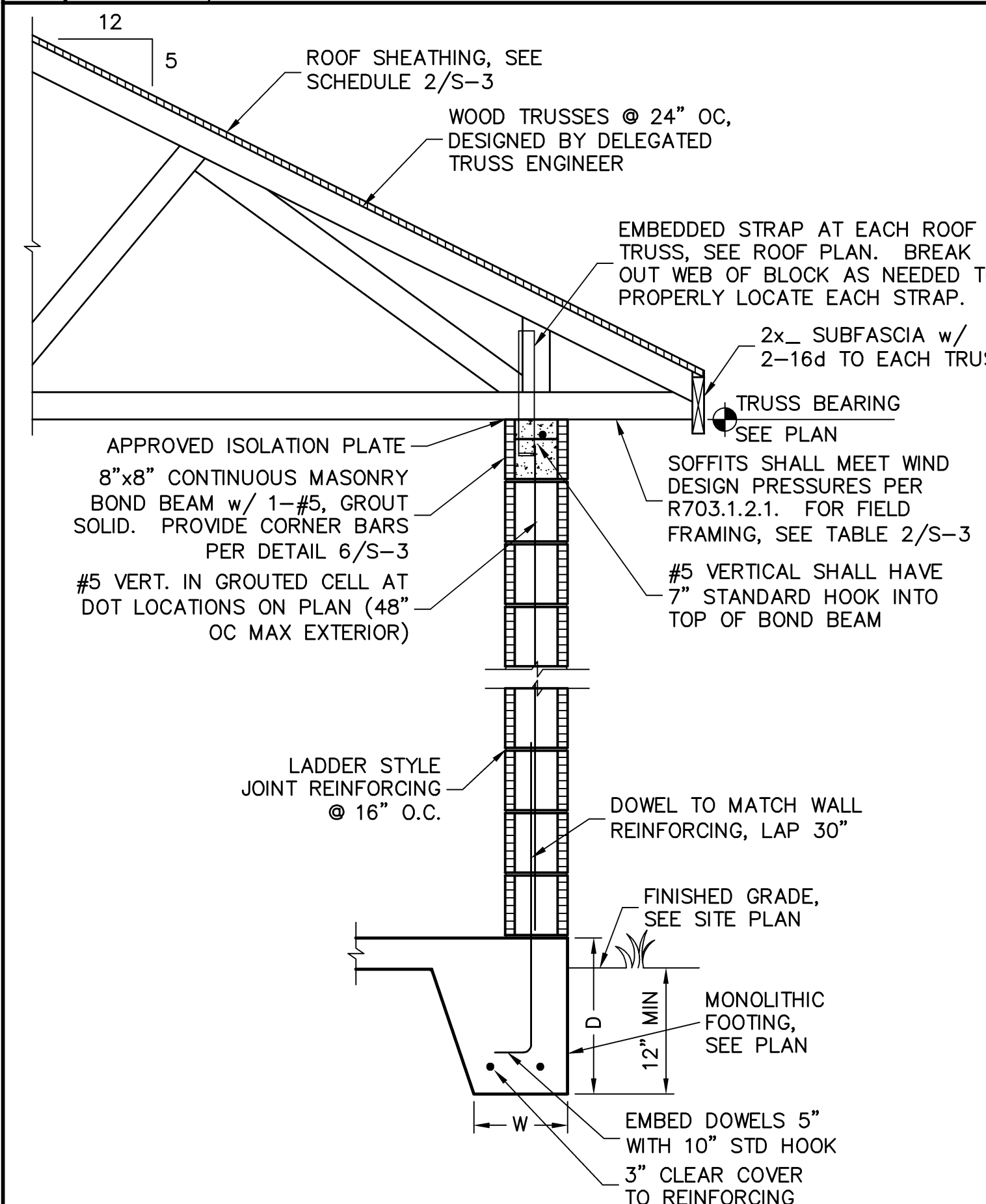
3 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0"

THIS DETAIL USED
ON ELEVATION M



2 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0"

THIS DETAIL USED
ON ELEVATION L



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

REVISIONS	BY

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1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
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D.R. HOUGHTON, P.E.
America's Builder

STRUCTURAL DETAILS FOR
MODEL 1983 M
315 TOSCAVILLA BOULEVARD
VENICE, FLORIDA
LOT: 354 SUBDIVISION: TOSCANA ISLES

DESIGN/DRAWN
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SHEET

S-4

SHEET 4 OF 4