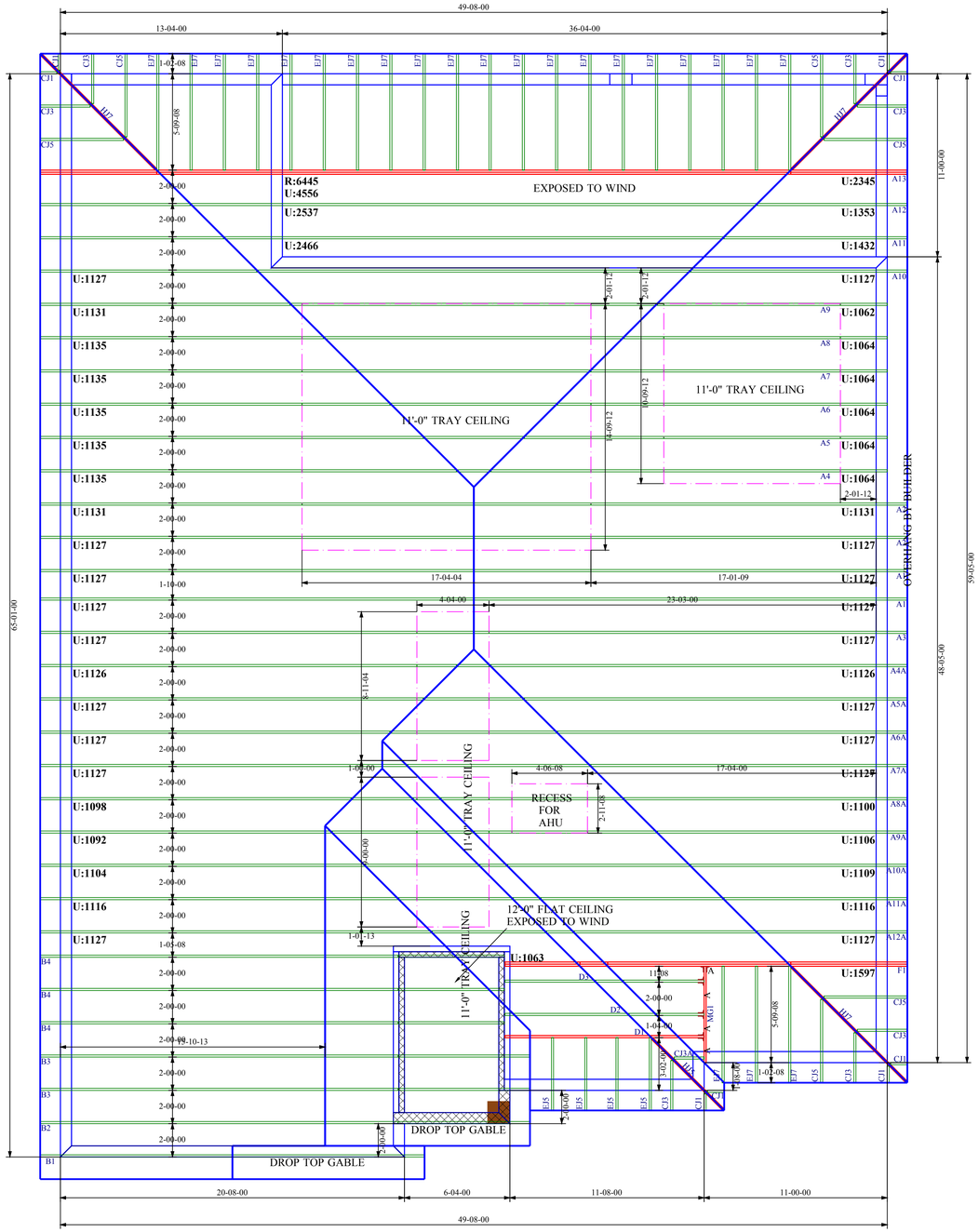
JOB No.	MASTER
DATE DRAWN	2/05/2018
DATE PRINTED	6/26/2018



GENERAL TRUSS ENGINEERING CRITERIA & DESIGN LOADS	
DESIGN CODE	FBC2017/TPI2014
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

BEARING HEIGHT SCHEDULE

10'-0" BEARING HEIGHT

12'-0" BEARING HEIGHT

TYP. ROOF TRUSS END DETAIL

N.T.S.

USP ROOF AND FLOOR TRUSS HANGER SCHEDULE

ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT	SYMBOL
A*	0	0	JUS24	725	895	490	A*
A	4	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	THDH26-2	4355	5320	2155	E
F	0	0	THDH28-2	7460	7460	3235	F
G	0	0	THDH26-3	4355	5230	2155	G
H	0	0	THDH28-3	7460	7460	3235	H
I	0	0	THDH6710	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	P
Q	N/A	0	MSH422	2245	2245	1855	Q
R	N/A	0	MSH422IF	2245	2245	1855	R
S	N/A	0	MSH426	2435	2435	1855	S

NOTE: UPLIFT VALUE FOR THA422, THAC422, THA426 HANGERS APPLY ONLY TO FACE MOUNT ISTALATION

(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 THDH26-2, THDH28-2	THDH26-3, THDH28-3 THDH28-4 SIMILAR		HJC26	THD46	MSH422, MSH426 MSH422IF 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 Builders First Source. NO EXECPTIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OTHER THAN TRUSS TO TRUSS, GABLE SHEAR WALL, AND CONNECTIONS. TEMPORAY 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	2256 L 160 C LH
MODEL	2256
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS

No.	DATE	NOTES	BY

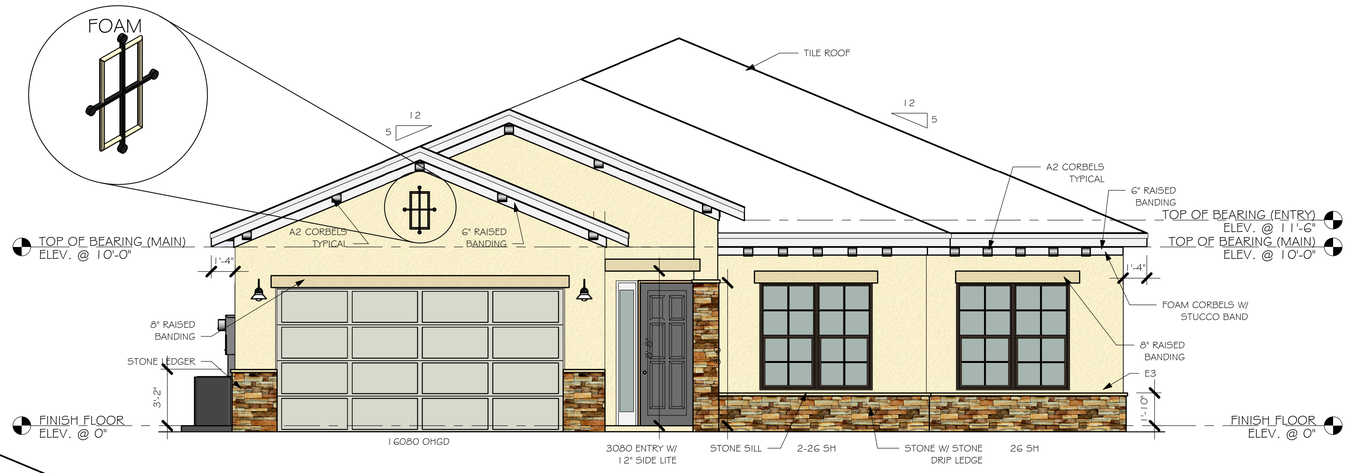
IMPORTANT

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.

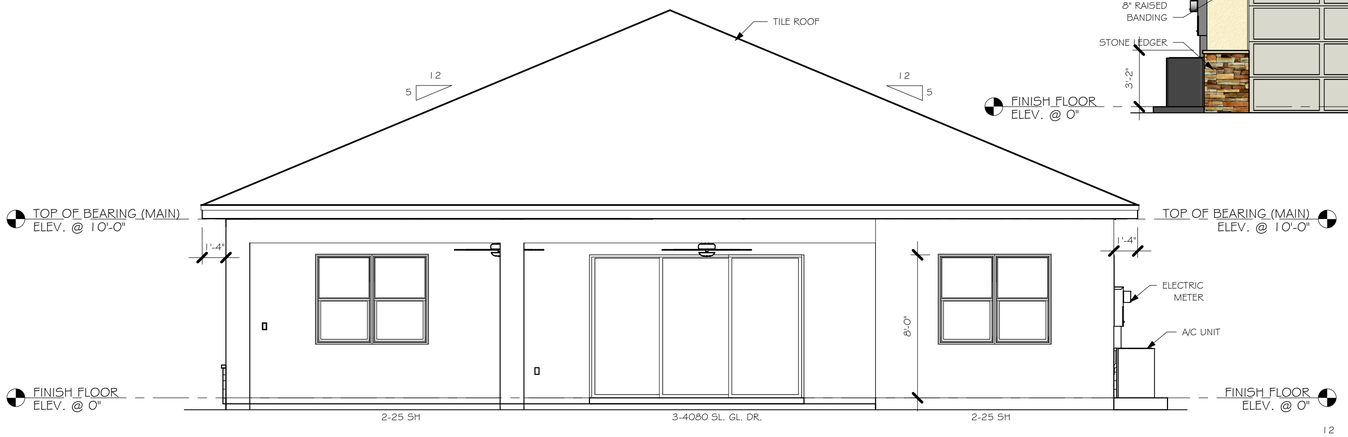
By _____ Date_____

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

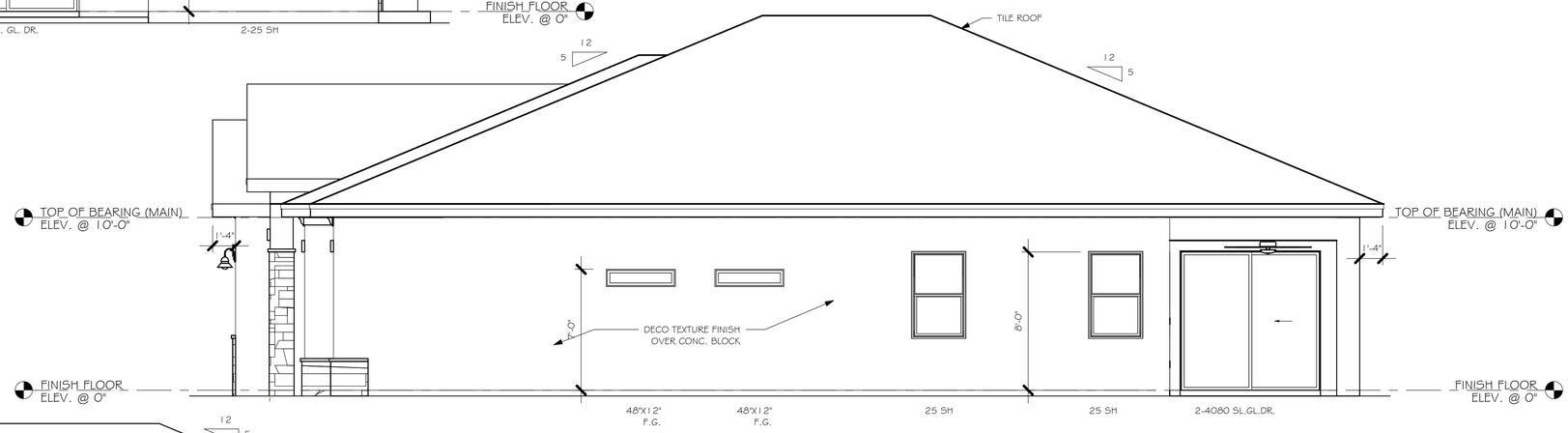
Builders FirstSource



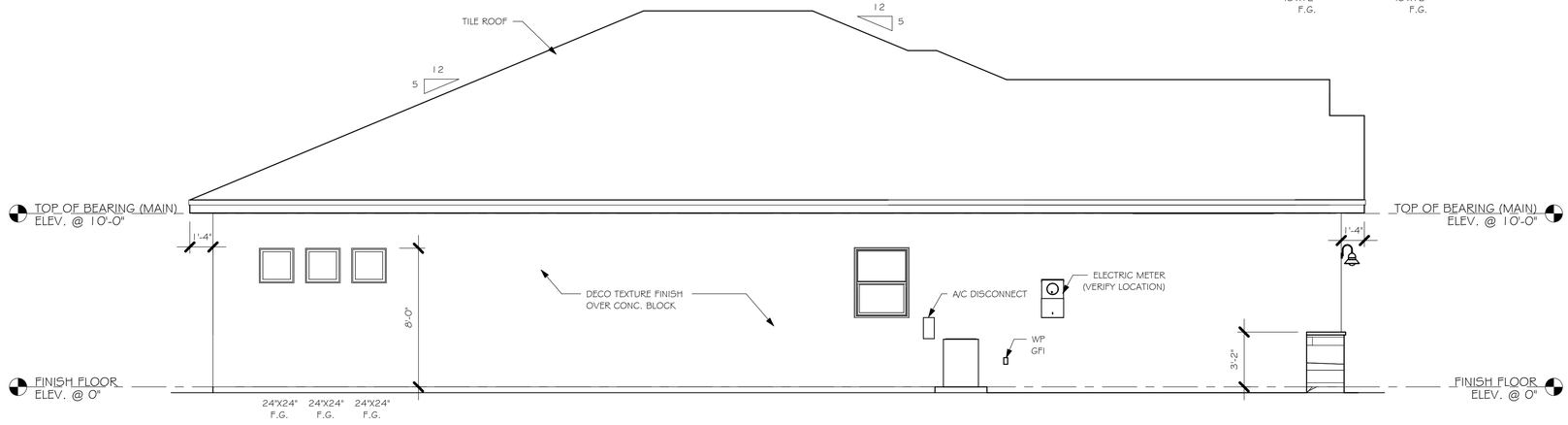
FRONT ELEVATION
1/4" = 1'-0"



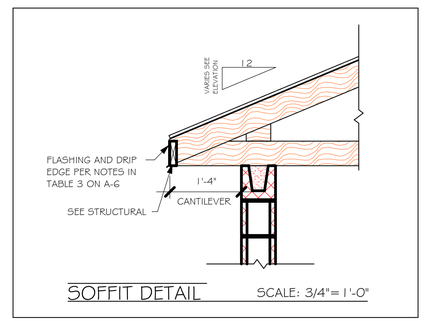
REAR ELEVATION
1/4" = 1'-0"



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



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



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

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

D·R·HORTON® RHI NYSE America's Builder

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

LOT: 255
SUBDIVISION: RIVER CLUB 60's
ADDRS: 24448 RIVERFRONT DRIVE
D.R.H. #: 5794200002

MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: ELEVATION
SCALE: As indicated

A-1

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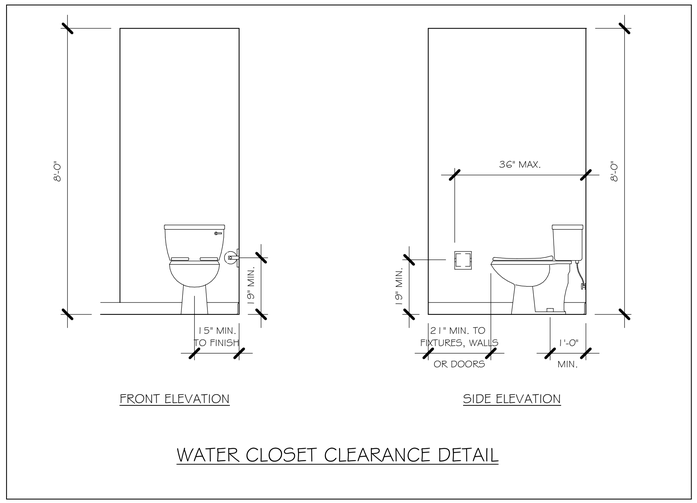
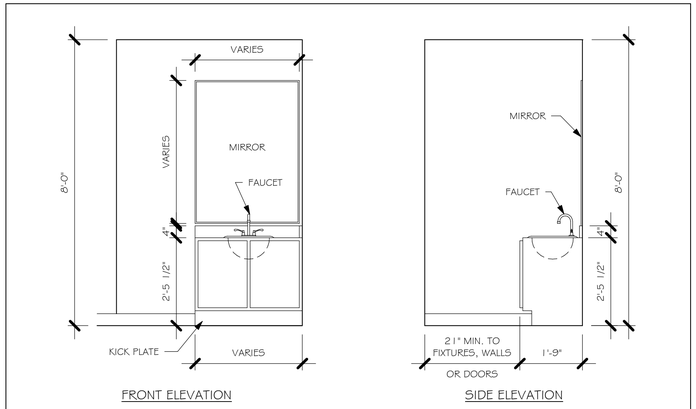
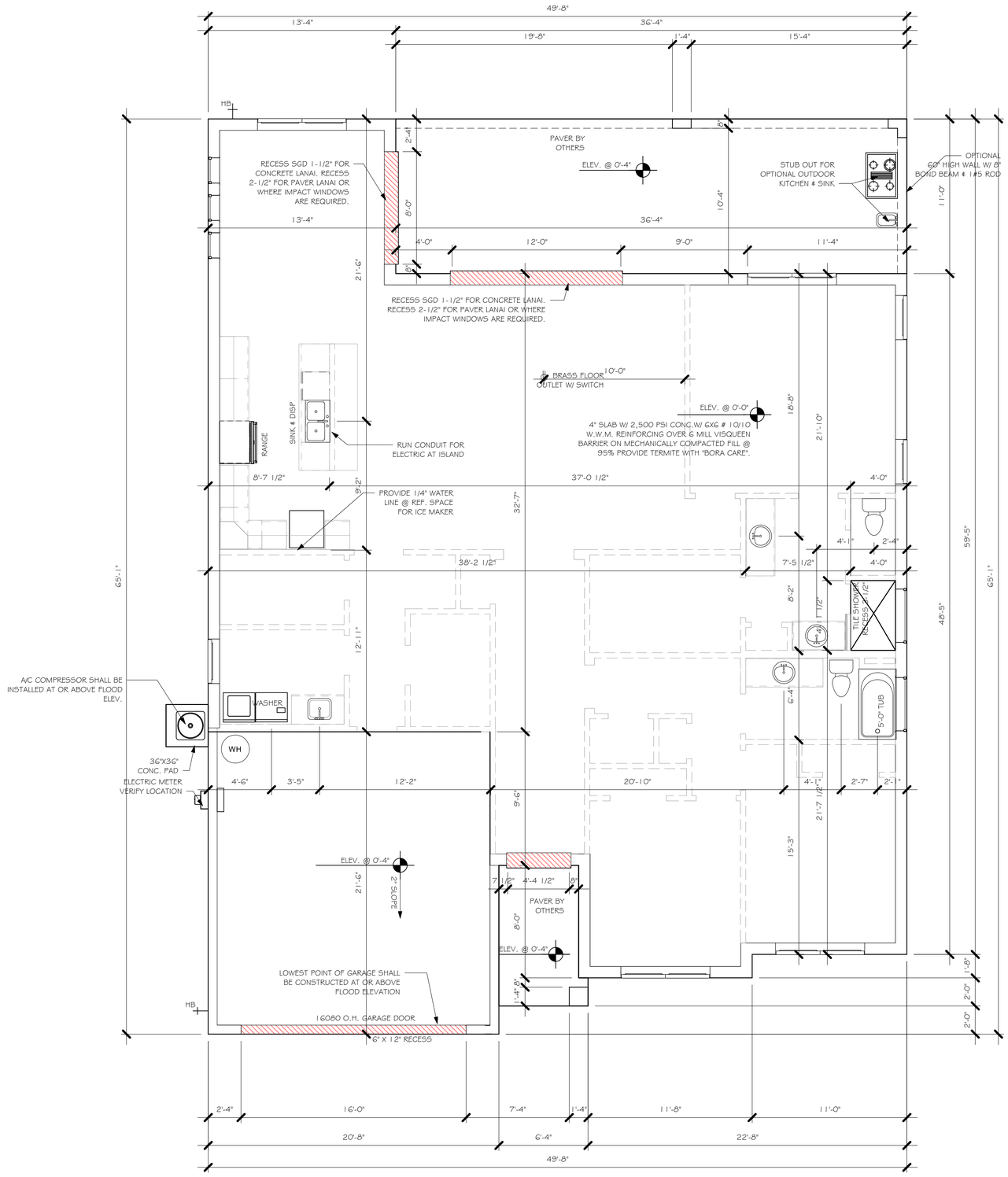


WATER CLOSET CLEARANCE DETAIL



VANITY SINK CLEARANCE DETAIL



SLAB & PLUMBING PLAN

1/4" = 1'-0"

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DHI NYSE

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PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

LOT: 255
SUBDIVISION: RIVER CLUB 60's
ADDRS: 24448 RIVERFRONT DRIVE
D.R.H. #: 579420002

MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: FOUNDATION
SCALE: As indicated

A-2

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DOOR SCHEDULE

TYPE MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS	COUNT
1	(3)-4080 SL. GL. DR.	DISTINCTION	12'-0"	8'-0"		1
2	2-4080 SL. GL. DR.	DISTINCTION	8'-0"	8'-0"		1
3	12"X96" SIDE LITE	DISTINCTION	1'-0"	8'-0"		1
4	16080 OHGD	GARAGE DOOR	16'-0"	8'-0"		1
5	3080 ENTRY	THERMA TRU	3'-0"	8'-0"		1

WINDOW SCHEDULE

MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS	Count
A	2-25 SH	MI	6'-4"	5'-3"		2
B	24"X24" FIXED GLASS	MI	2'-0"	2'-0"		3
C	25 SH	MI	3'-2"	5'-3"		2
D	2-26 SH	MI	6'-4"	6'-3"		2
F	24 SH	MI	3'-2"	4'-3"		1
G	48"X12" FIXED GLASS	MI	4'-0"	1'-0"		2

OPT IMPACT GLASS MAY BE INSTALLED IN LIEU OF SHUTTERS VERIFY W/ CONTRACT

DOOR HEADERS

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

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'-10"	

PLAN NOTES

1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS

2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.

3) PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.

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

5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE

6) KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F.

7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS

8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5

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

10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.1.5.

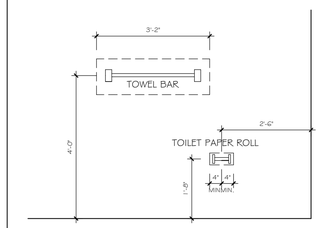
11) ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PRVENTION DEVICE

12) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.

SQUARE FOOTAGE

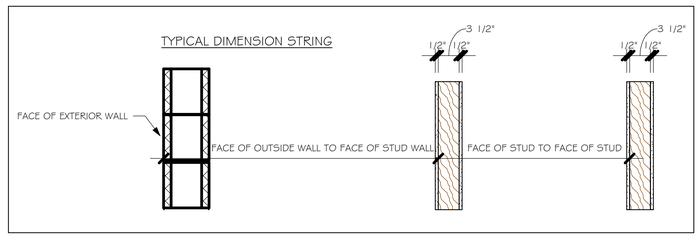
LIVING AREA	2,214
GARAGE AREA	439
LANAI AREA	400
FRONT PORCH/ ENTRY AREA	59
TOTAL SQUARE FOOTAGE	3,112

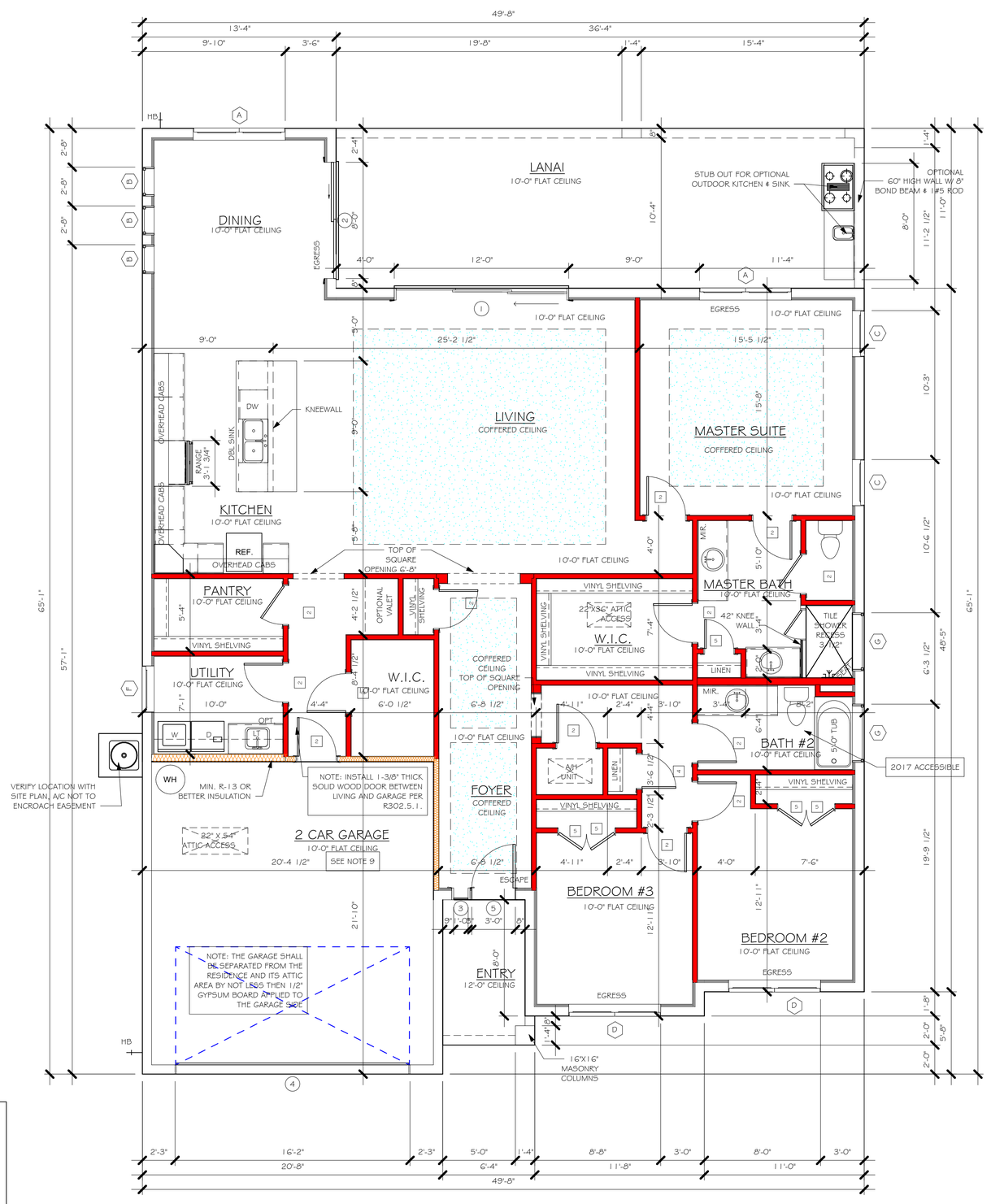
	BATHROOM NOTES
TB TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
TP TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS



CABINET BACKING

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





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

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LOT: 255
SUBDIVISION: RIVER CLUB 60's
ADDRS: 24448 RIVERFRONT DRIVE
D.R.H. #: 579420002

MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: FLOOR
SCALE: As indicated

A-3

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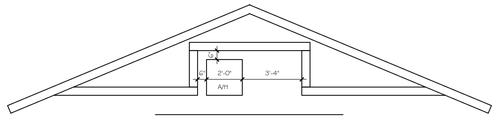
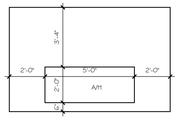


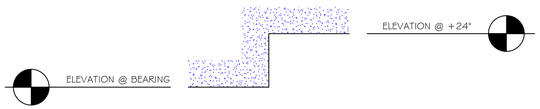
AIR HANDLER DETAIL



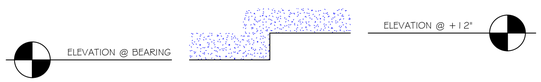
ATTIC VENTILATION

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	2256 SQ. FT.	20.92 SQ. FT.	6.62%	O.R.V. NOT USED		
		ATTIC VENTILATION CALCULATION		ATTIC VENTILATION CALCULATION		
		ATTIC SQ. FT. / 150 = VENTED SQ. FT.		ATTIC SQ. FT. / 300 = VENTED SQ. FT.		

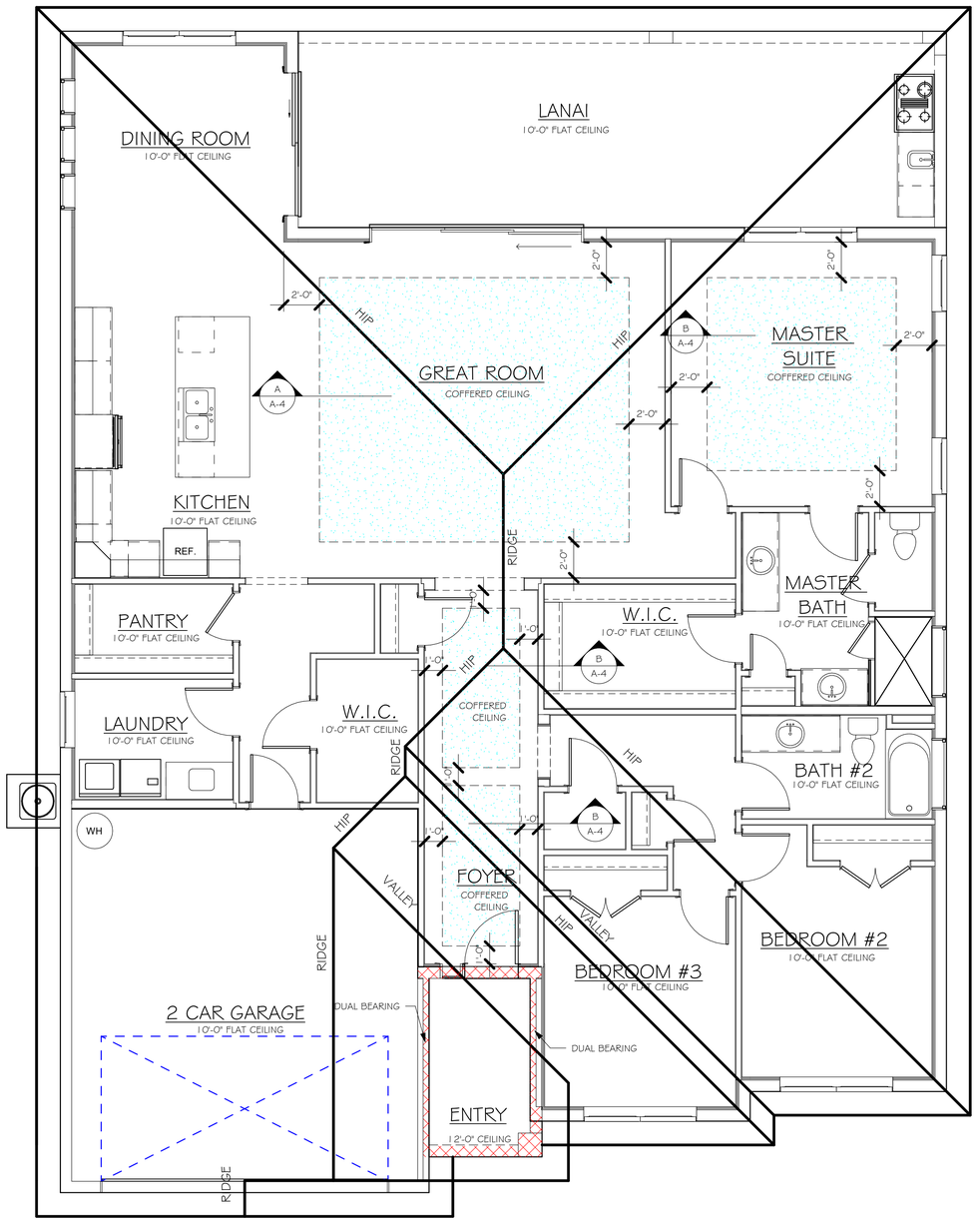
OFF RIDGE EXHAUST VENT SIZES
(AREA NET FREE SQUARE FEET)



A / A-4 COFFER DETAIL "A"
COFFER DETAIL
3/8" = 1'-0"



B / A-4 COFFER DETAIL B
3/8" = 1'-0"



ROOF & CEILING PLAN "L"
1/4" = 1'-0"

BEARING HEIGHT

= BEARING @ 10'-0"

= BEARING @ 12'-0"

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MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
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CHECKED BY: BGN
REVISED:
PLAN: ROOF
SCALE: As indicated

A-4

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ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
J	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
AFF	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
S	SINGLE POLE SWITCH
S 3	3 WAY SWITCH
S D	DIMMER SWITCH
S MS	MOTION SENSOR SWITCH
SD SCD	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PERPOSES. PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
	TELEPHONE OUTLET
TV	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
PB	PUSH BUTTON (PB) / DOOR BELL (DB)
IC	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.

ELECTRICAL NOTES:

ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.11

ALL ELECTRICAL EQUIPMENT TO BE SET AT OR ABOVE BASE FLOOD ELEVATION.

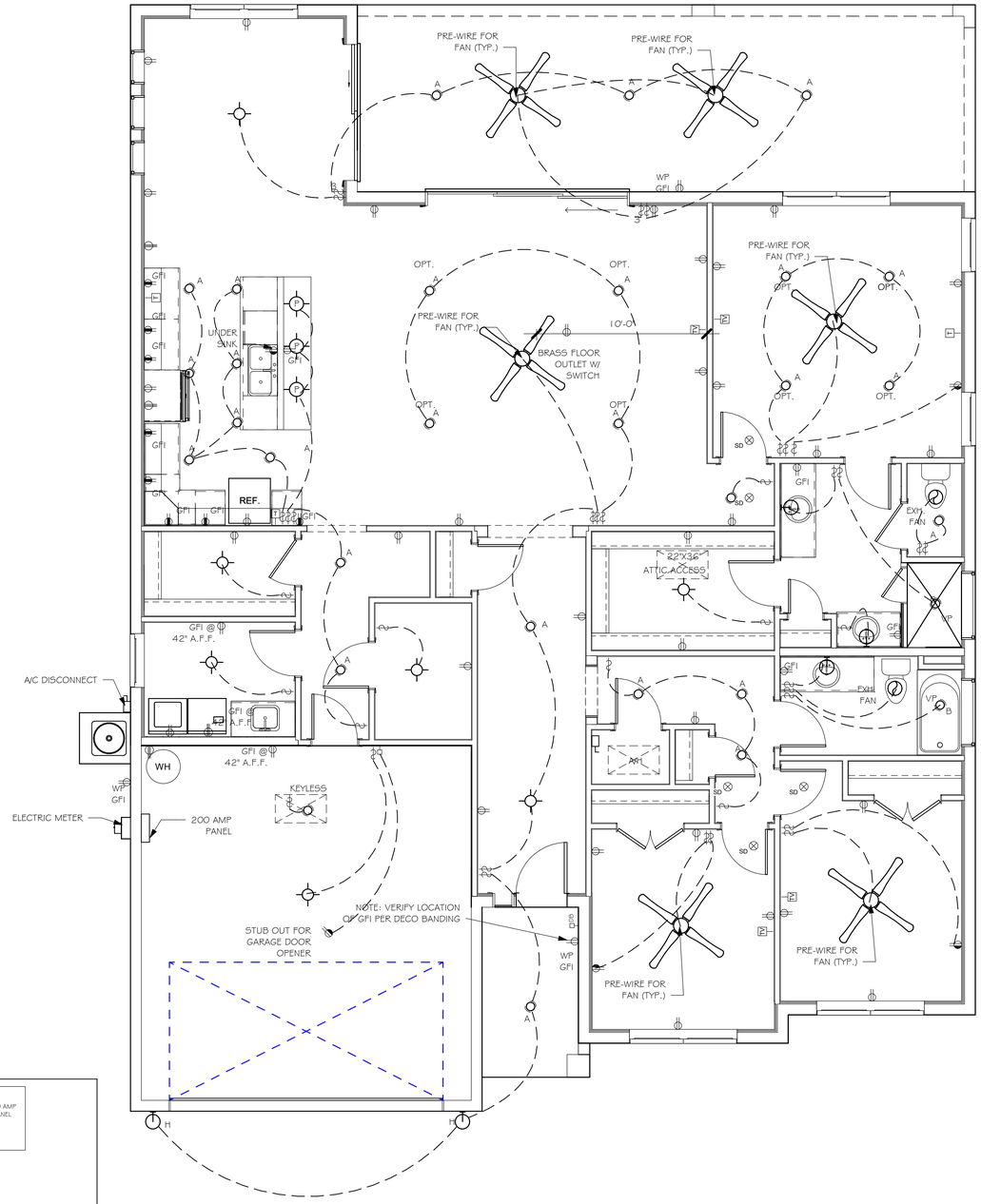
ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFIs.

INSTALL PHONE AND T.V PER CONTRACT.

INSTALL ALL ELECTRICAL PER NEC 2014

ELECTRICAL PLAN 2256 "L"

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



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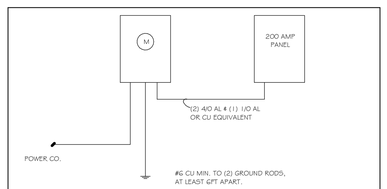
1/4" = 1'-0"



200 AMP ELECTRICAL RISER DIAGRAM

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

D·R·HORTON® America's Builder
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

LOT: 255
SUBDIVISION: RIVER CLUB 60's
ADDRS: 24448 RIVERFRONT DRIVE
D.R.H. #: 579420002

MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: ELECTRICAL
SCALE: As indicated

A-5

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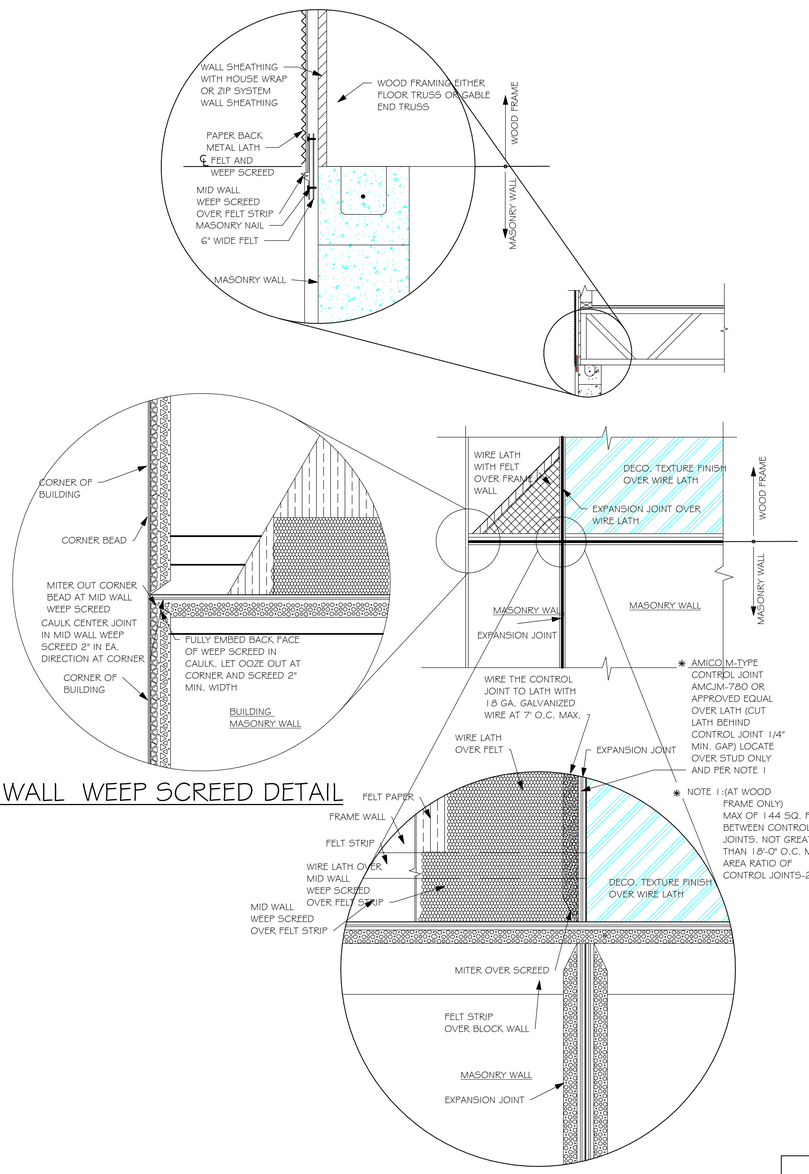


MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPENCIES 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 CONJUCTION 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.
   ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:-
   ALL TREATED WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY.
   ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
    1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

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 "H" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSSES WITHOUT SPLITTING. RING SHANK NAILS PER R803.2.3.1 - 0.113" NOMINAL SHANK DIAMETER, RING DIAMETER OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH.

FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE A250 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURES PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

DRIP EDGE
DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". 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 SELD-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462, AND SHALL BE SECURED TO THE ROOF WITH NO LESS THAN 6 FASTENERS PER SHINGLE STRIP, OR A MINIMUM OF 2 FASTENERS PER SHNGLE TAB, AND SHALL IN NO CASSE BE FASTENED WITH LESS FASTENERS THAN THAT REQUIRED BY THE MANUFACTURE. INSTALLATION SHALL COMPLY WITH MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

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

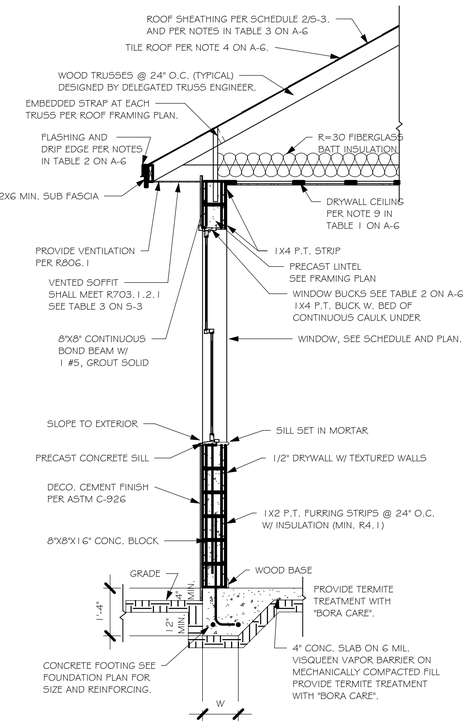
THE NAIL COMPONENT OF PLASTIC CAP NAILS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A 641, CLASS 1, OR EQUAL, AND SHALL BE CORROSION RESITANT BY ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION OR SHALL BE MADE OF STAINLESS STEEL, NON-FERROUS METAL

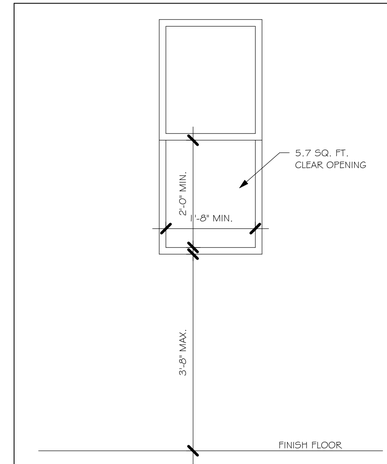
CLAY AND CONCRETE ROOF TILE SPECS

INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLLOWING:
1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
   A. AMOUNT AND PLACEMENT OF MORTART
   B. AMOUNT AND PLACEMENT OF ADHESIVE
   C. TYPE, NUMBER, SIZE AND LENGTH OF FASTENERS AND CLIPS.
3. UNDERLAYMENT
4. SLOPE REQUIREMENT.

FLOOR SHEATHNG AT 2ND FLOOR

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





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

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

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

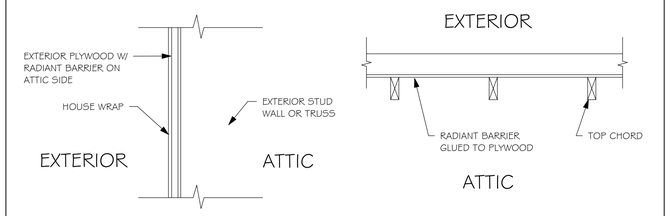
R310.2.1 MINIMUM OPENING WIDTH- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

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

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

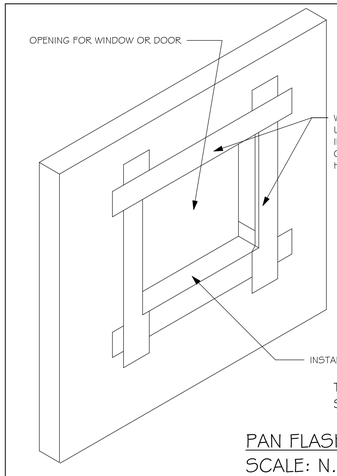
MINIMUM EGRESS WINDOW DETAIL

GABLE WALL / ROOF



RADIANT BARRIER: SCALE: N.T.S.

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



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

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

FOR IN-DEPTH FLASHING INSTRUCTIONS, REFER TO THE FOLLOWING PUBLICATIONS:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMA/WDMA 300

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

PAN FLASHING PER R703.4

SCALE: N.T.S.

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

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LOT: 255
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D.R.H. #: 579420002

MODEL # 2256 L

GCD JOB #10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: SECTIONS
SCALE: As indicated

A-6

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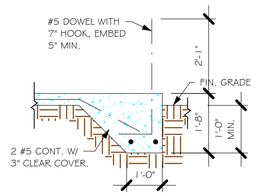
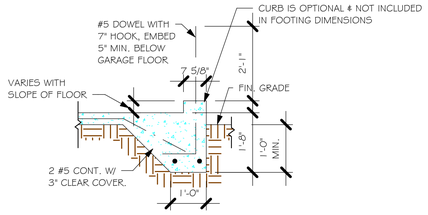
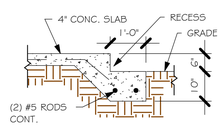


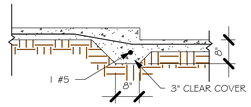
"F3" FOOTING
1/2" = 1'-0"



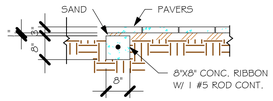
"F3" WITH CURB AT GARAGE
1/2" = 1'-0"



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



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



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

WALL FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCIN	SHAPE	
	F1	CONT.	1'-4"	0'-8"	G 2-#5		
	F2	CONT.	1'-8"	0'-10"	2-#5		
X	F3	CONT.	1'-0"	1'-8"	2-#5		ADD CURB TO GARAGE, SEE DETAIL
	F4	CONT.	1'-4"	1'-8"	2-#5		
	F5	CONT.	1'-4"	1'-0"	2-#5		
	F6	CONT.	1'-4"	1'-0"	2-#5		
X	F6A	CONT.	0'-8"	0'-8"	1-#5		
	TE	CONT.	0'-8"	0'-8"	1-#5		

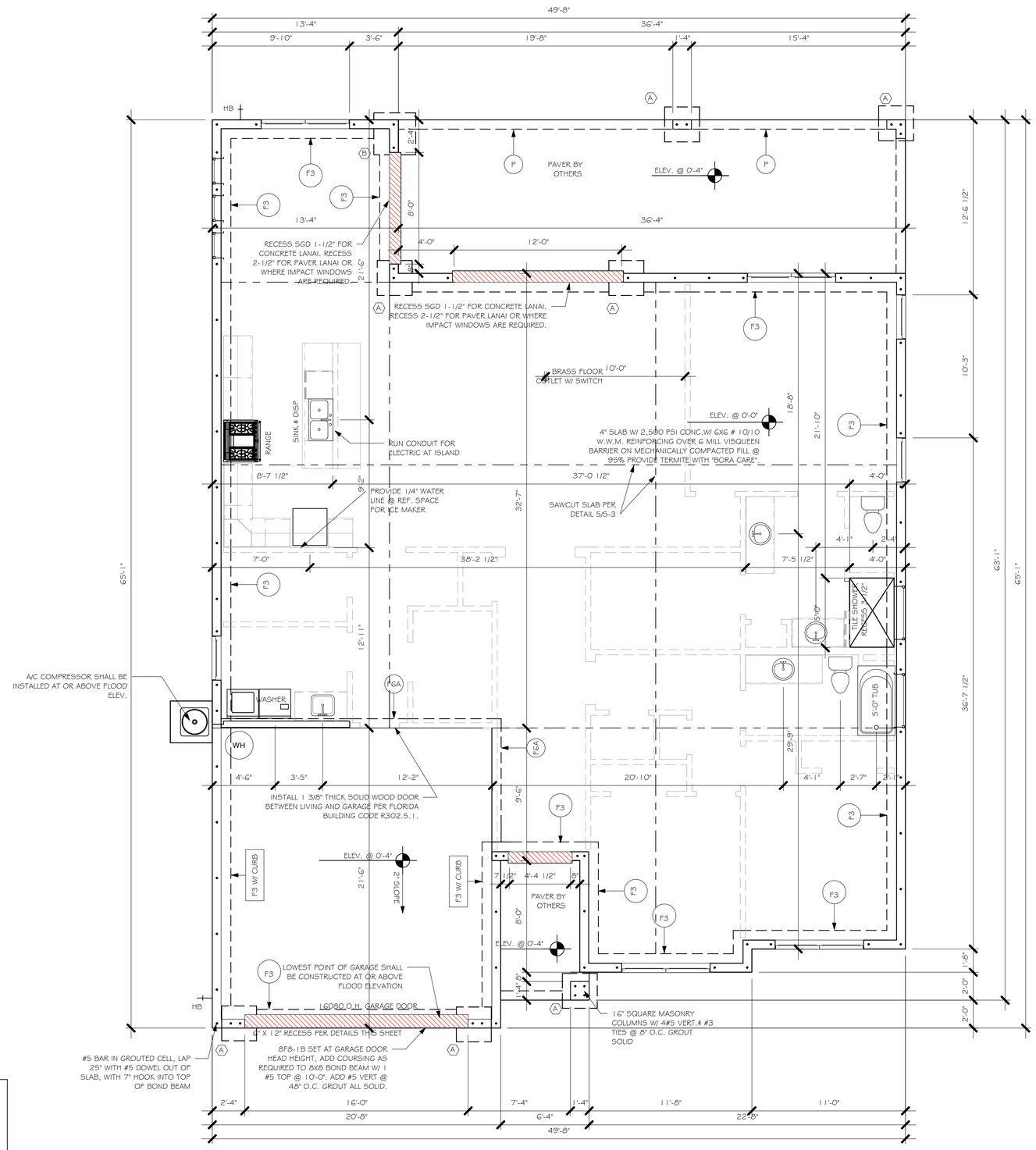
PAD FOOTING SCHEDULE

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

FOUNDATION PLAN

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

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



FOUNDATION PLAN "L"
1/4" = 1'-0"

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

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LOT: 255
SUBDIVISION: RIVER CLUB 60's
ADDRS: 24448 RIVERFRONT DRIVE
D.R.H. #: 579420002

MODEL # 2256 L
GCD JOB # 10278

DATE: 6/27/18
DRAWN BY: JSL
CHECKED BY: BGN
REVISED:
PLAN: FOUNDATION PLAN
SCALE: As indicated

S-1

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

TRUSS STRAPPING TO STUDWALL/ 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 INSTUCTIONS.

REV2

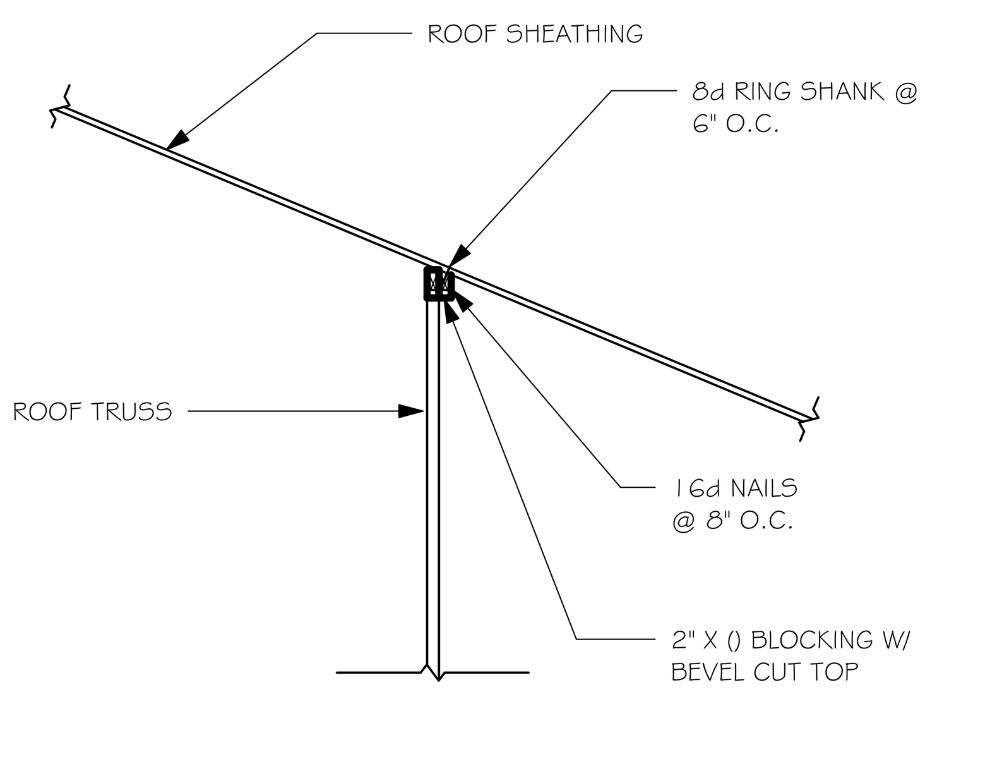
INSTALL HTA 16-18 AT ALL TRUSSES TO 1615 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1615	(1) HTA16-18	10-10dx1/2", EMBED 4"
1870	(1) HTA20	10-10dx1/2", EMBED 4"
2430 (1 PLY)	(2)HTA16- 18	10-10dx1/2", EMBED 4"
2800 (2 PLY)	(2)HTA16 -18	10-10dx1/2", EMBED 4"
3170 (2 PLY)	(2) HTA20	10-10dx 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 INSTUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/S-3.
4. ' ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.

REV2



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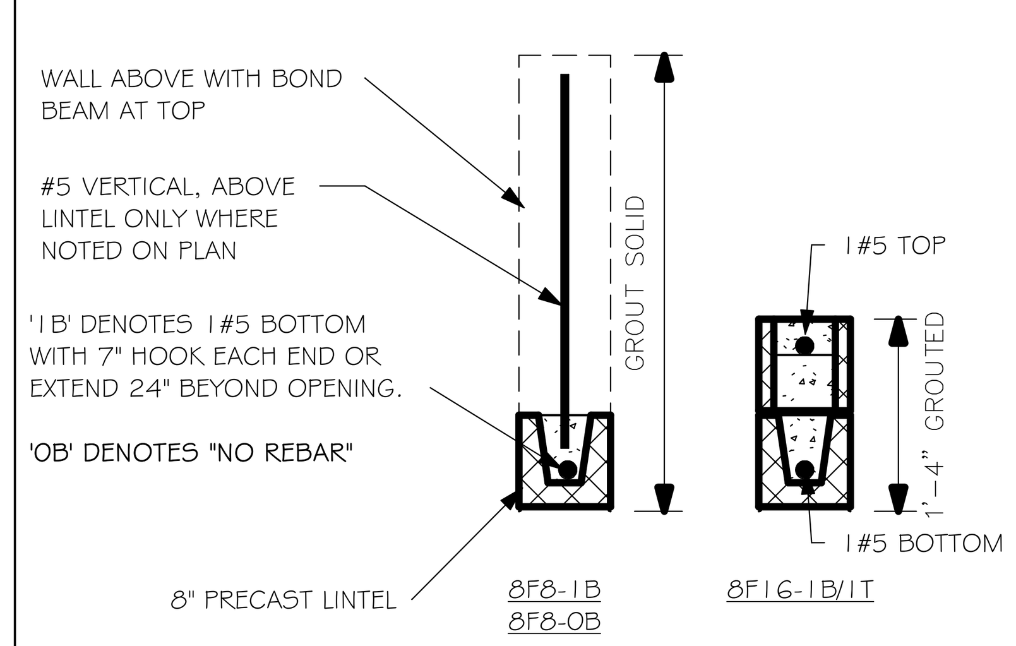


PRECAST LINTEL SCHEDULE

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

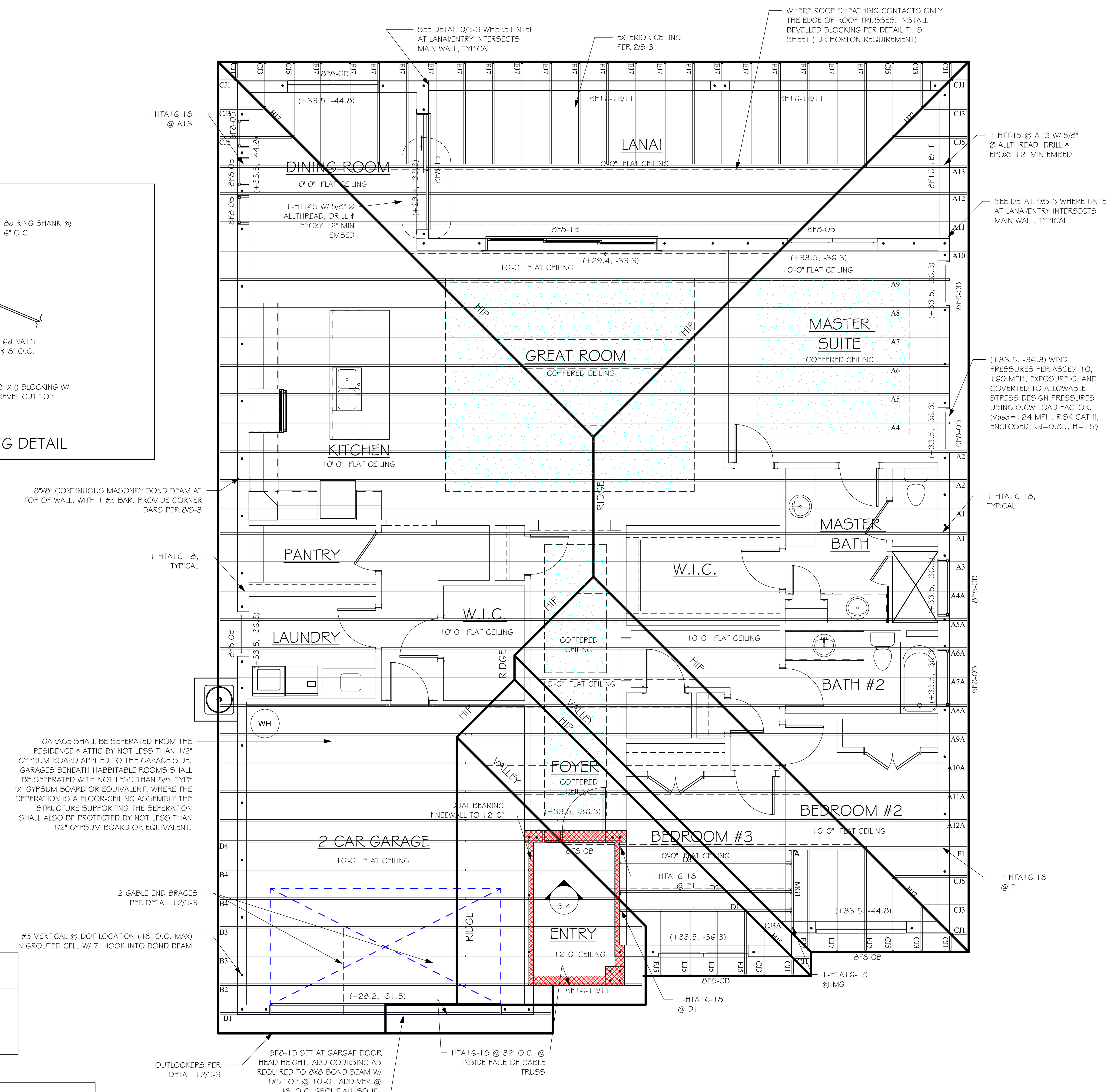
PLAN NOTES:

1. ROOF AND FLOOR TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2. ROOF AND FLOOR FRAMING SHALL BE WOOD TRUSSES DESIGNED BYA DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
5. 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/S-3.
7. "SW" DENOTES PLYWOOD SHEARWALL PER SCHEDULE THIS SHEET.

BEARING HEIGHT

(white box)	= BEARING @ 10'-0"
(red hatched box)	= BEARING @ 12'-0"

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB # MASTER DATED : 06/26/18 REVISED: NONE



ROOF FRAMING PLAN "L"

1/4" = 1'-0"

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

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D.R.H. #: 579420002

DATE: 6/27/18

DRAWN BY: JSL

CHECKED BY: BGN

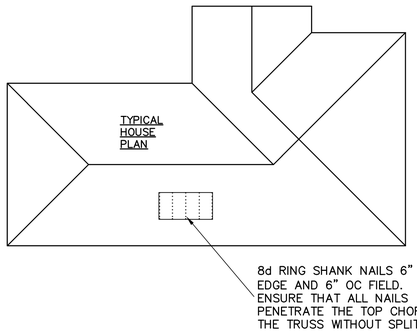
REVISED:

PLAN: ROOF FRAMING PLAN

SCALE: As indicated

S-2

Z:\MASTER\2018 BUILDERS\2018 DR HORTON\SUBDIVISIONS\RIVER CLUB 60'S\10278 LOT 255 2256 LL\REVIT\10278 LOT 255 2256 LL.rvt



1 ROOF DECK NAILING PATTERN
SCALE: NTS

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 ½" 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, ⅝" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1⅝" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) ⅜" 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.

2

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h=15')

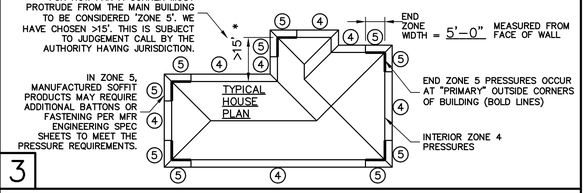
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+33.5 −36.3	+33.5 −44.8
TYPICAL WINDOWS & DOORS	+33.5 −36.3	+33.5 −44.8
8' OR 9' GARAGE DOORS	+29.4 −33.3	
16' OR 18' GARAGE DOORS	+28.2 −31.5	

(SEE PLAN FOR OTHER SPECIFIC PRESSURES)

1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.
3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.
4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION.
5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.

* ON IRREGULAR SHAPED BUILDINGS, THERE IS NO GUIDANCE IN THE CODE FOR HOW FAR A CORNER MUST PROTRUDE FROM THE MAIN BUILDING TO BE CONSIDERED 'ZONE 5'. WE HAVE CHOSEN >15'. THIS IS SUBJECT TO JUDGEMENT CALL BY THE AUTHORITY HAVING JURISDICTION.

IN ZONE 5, MANUFACTURED SOFFIT PRODUCTS MAY REQUIRE ADDITIONAL BATTONS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.



3

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/ TCLL)
   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 (Vasd TABLE R301.2.1.2.1) 124 MPH
   BUILDING CATEGORY II
   IMPORTANCE FACTOR 1.00
   EXPOSURE C
   MEAN ROOF HEIGHT = 15 FT
   ROOF PITCH 5/12
   ENCLOSURE CLASS. ENCLOSED
   INTERNAL PRES. COEFF. +/− 0.18
   WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3.
   SOFFITS – PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS.

3. REINFORCED CONCRETE:
   DESIGN AS PER ACI 318-14
   REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
   SLAB ON GRADE f'c = 2500 PSI
   3½" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH.
   CONVENTIONAL SHALLOW FOOTINGS f'c = 2500 PSI
   BEAMS AND COLUMNS f'c = 3000 PSI
   ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI
   UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   FOOTINGS 3"
   SLAB ON GRADE CENTERED
   BEAMS 1½"
   COLUMNS 1½"
   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
   SPLICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPLICES 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.
   SPLICES 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.

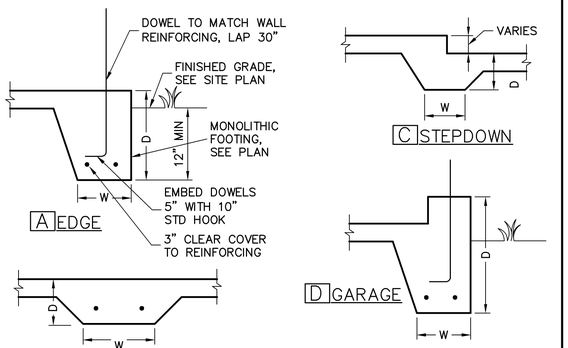
5. DELEGATED-ENGINEERED WOOD ROOF & FLOOR TRUSSES:
   ALL WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15-31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING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

6. FOUNDATION:
   CONVENTIONAL SHALLOW CONCRETE FOOTINGS
   SOIL BEARING CAPACITY 2000 PSF
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.

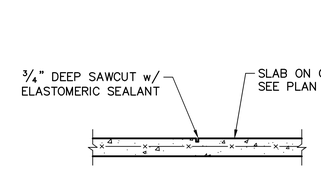
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005 AND 61G15-31.003.

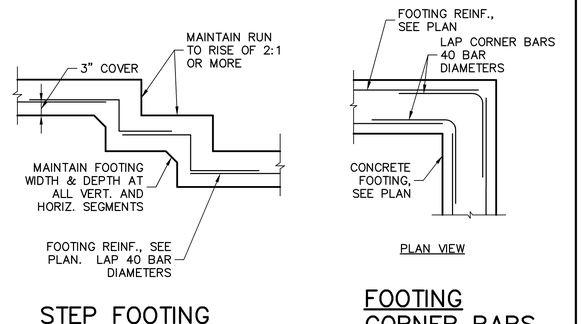


4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'-0"



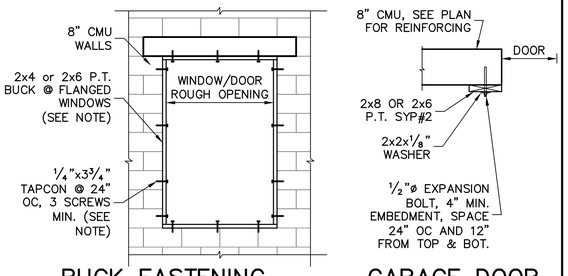
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 SLAB SAWCUT DETAIL
SCALE: NTS

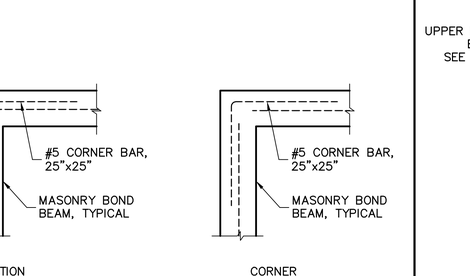


6 STEP FOOTING
SCALE: NTS

FOOTING CORNER BARS
SCALE: NTS



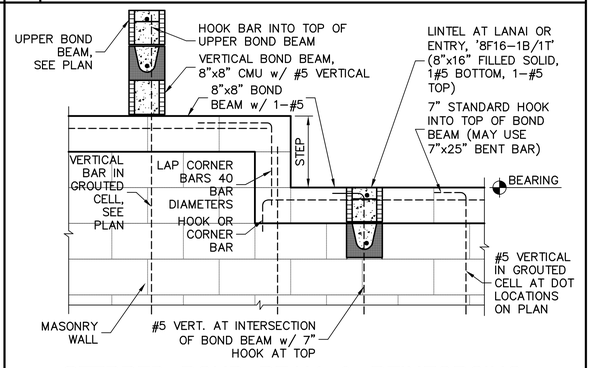
7 BUCK FASTENING



GARAGE DOOR

NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2-1/4" INTO THE MASONRY. IN THIS CASE, THE BUCK MATERIAL IS SIMPLY A SPACER AND MAY BE 1x4 OR 1x6 OR OMITTED ENTIRELY AND THE SPACER MAY BE TACKED IN PLACE WITH MASONRY NAILS OR PINS.

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



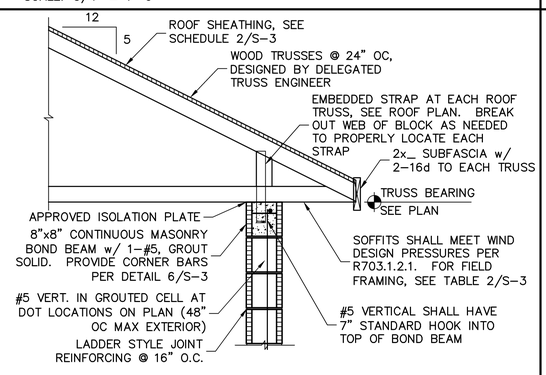
9 STEPPED BOND BEAM & REINFORCING
SCALE: 3/4" = 1'-0"

RETROFIT STRAPS TO CONCRETE/MASONRY

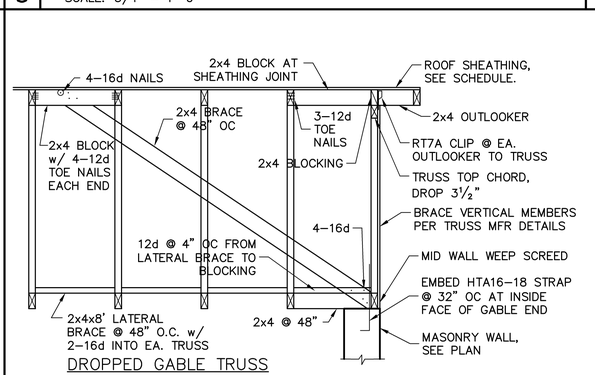
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 1145	1-HTWM16 or 20	8-10dx1½", 4-¼x2¼ CONCRETE SCREW
TO 1145	1-HTWM16 or 20	8-10dx1½", 4-¼x2¼ CONCRETE SCREW
TO 2290	2-HTWM16 or 20	8-10dx1½", 4-¼x2¼ CONCRETE SCREW
TO 4520	2-LUGT2	16-16d, 7-¼"x2¼" CONCRETE SCREW
TO 3610	HTT16	18-10d, ⅝"ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ USP SET.
TO 9790	HGT-2/3	TWO ¾"ø ALTHREAD, DRILL & EPOXY 12" EMBED WITH USP SET.

NOTES:
1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) CONNECTORS ARE USP. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.
3) CONCRETE SCREW SHALL BE WEDGE-BOLT+, TITEN, TAPCON OR EQUIVALENT.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE



11 TRUSS STRAP TO BOND BEAM
SCALE: 3/4" = 1'-0"



12 GABLE END BRACING
SCALE: N.T.S.

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).

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

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

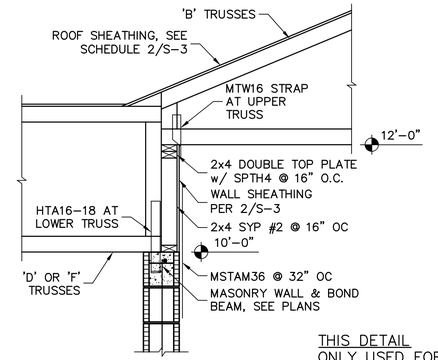
BUILDER:
D·R·HORTON RHI NYSE
America's Builder

STRUCTURAL DETAILS
MODEL 2256 L
24448 RIVERFRONT DRIVE
PORT CHARLOTTE, FLORIDA
LOT: 255 SUBDIVISION: RIVER CLUB

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH, EXPOSURE C, ELEVATION L, JOB # MASTER, DATED: 06/26/18, REVISED: NONE

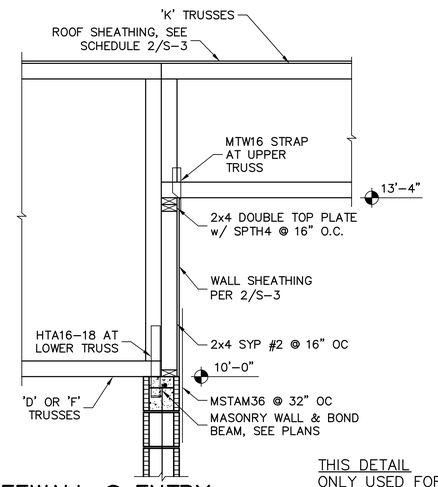
DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	07/06/18
SCALE	VARIES
JOB NO.	DR10278
SHEET	S-3

SHEET 3 OF 4



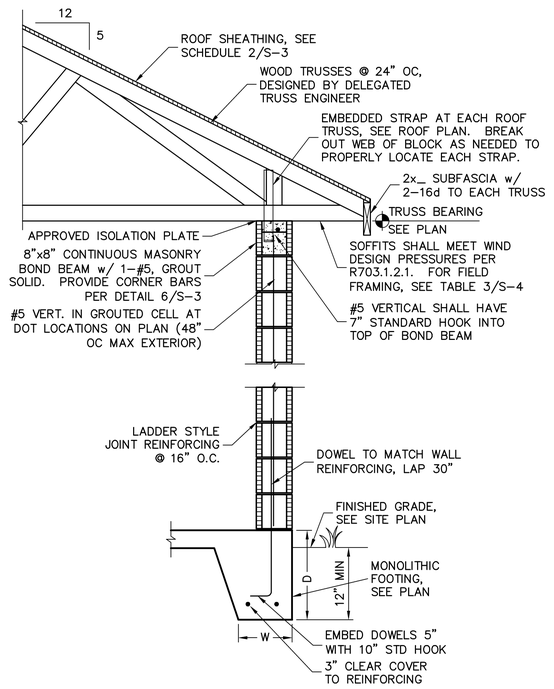
THIS DETAIL ONLY USED FOR ELEVATION L

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

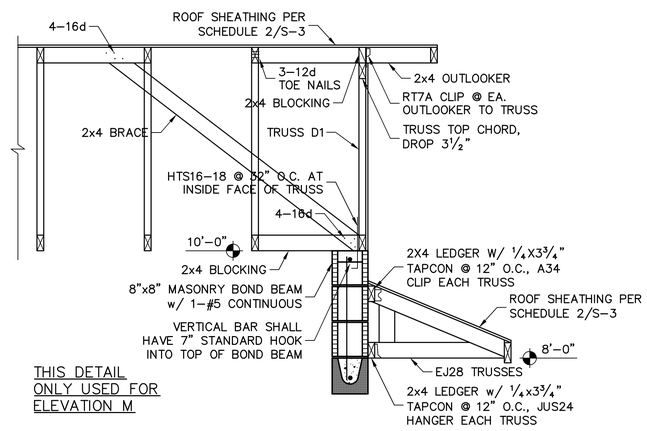


THIS DETAIL ONLY USED FOR ELEVATION M

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



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



THIS DETAIL ONLY USED FOR ELEVATION M

4 GARAGE OUTLOOKER, GABLE BRACE AND LOW ROOF DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS	BY

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FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH, EXPOSURE C, ELEVATION L, JOB # MASTER, DATED: 06/26/18, REVISED: NONE

DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	07/06/18
SCALE	VARIES
JOB NO.	DR10278
SHEET	S-4

SHEET 4 OF 4