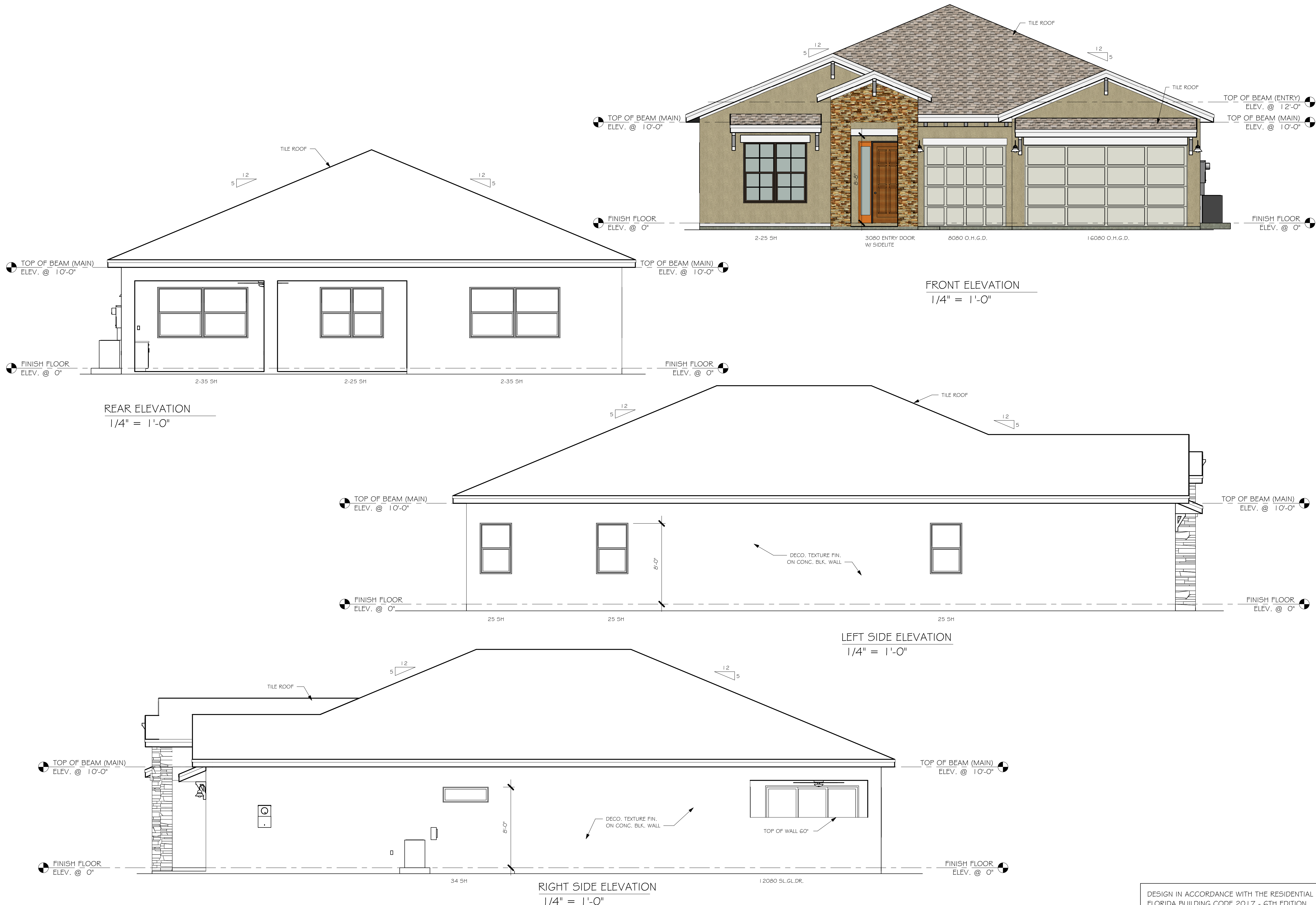


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2344 MRREVIT\10327 2344 MR.rvt



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

D.R.HORTON®

FLORIDA

REGISTERED

Drafting & Design, Inc.

America's Builder

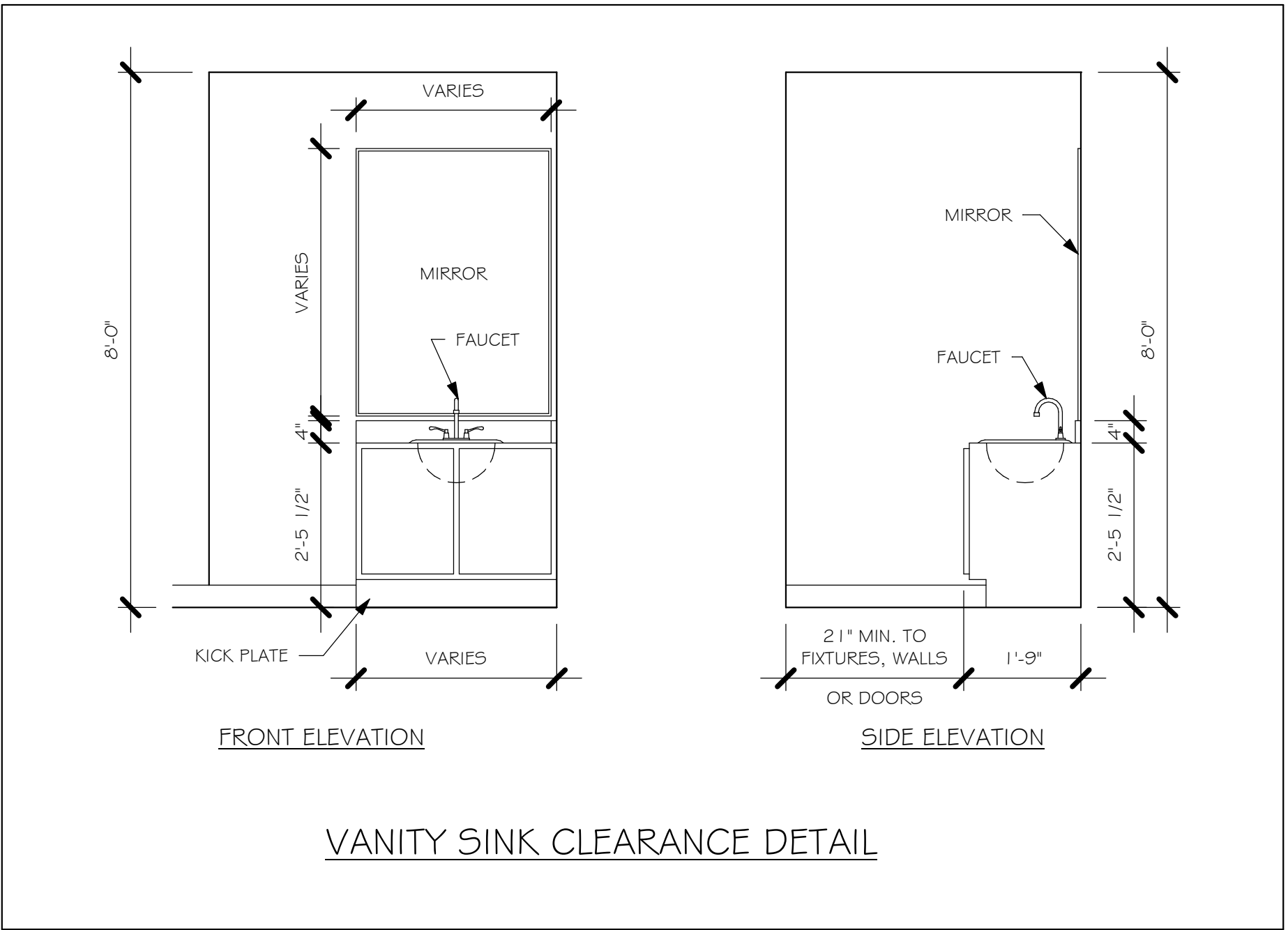
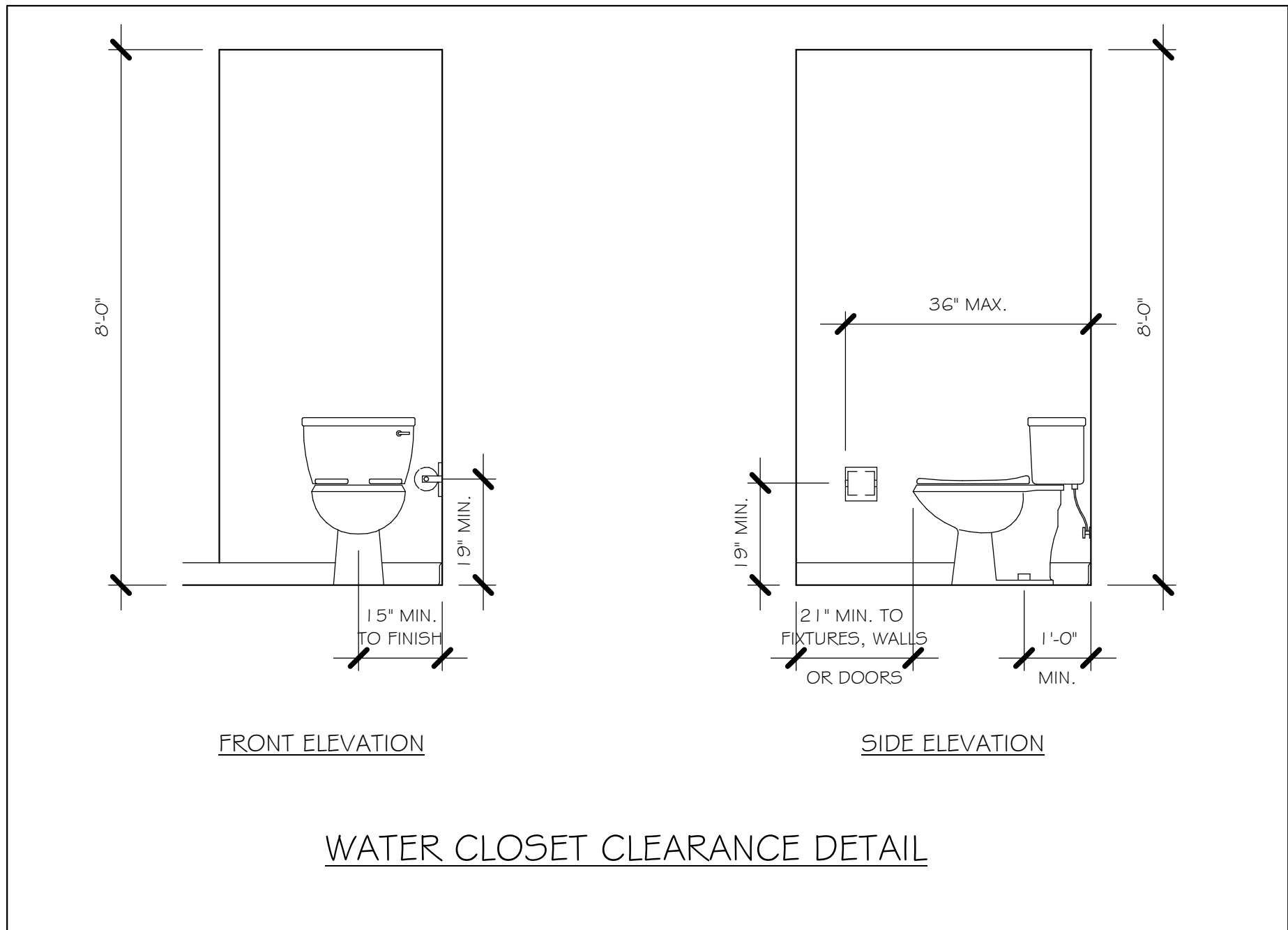
EMAIL: PLANS@GULFCOASTDRAFTING.COM

PHONE: 239-540-1823

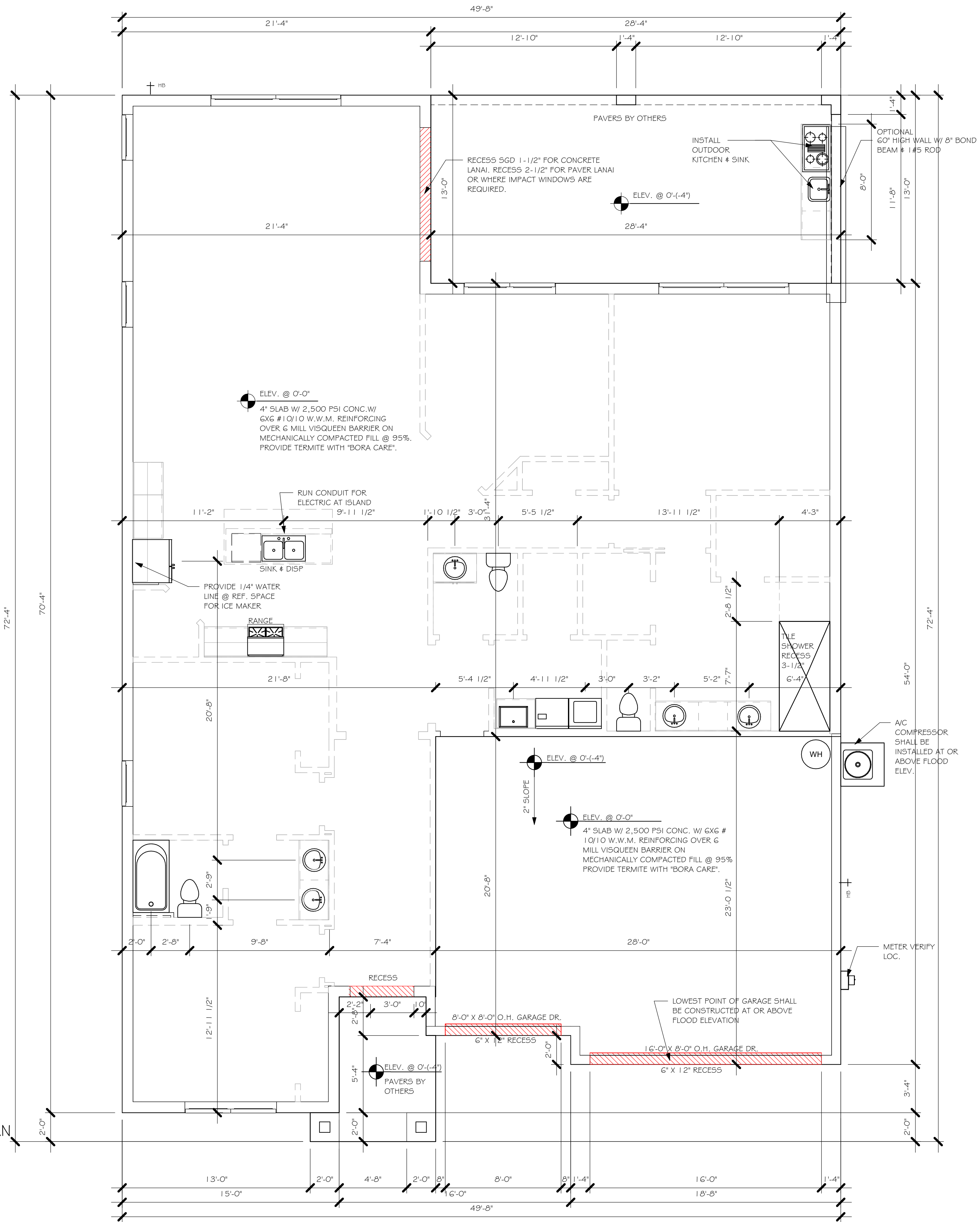
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 4	SUBDIVISION: SUNSET POINTE	MODEL # 2344 M	G.C.D. 10327	
	ADDRESS: 2845 SUNSET POINTE CIRCLE			
	D.R.H. #: 578390004			
DATE: 6/11/18		A-1		
DRAWN BY: JSL				
CHECKED BY: JWC				
REVISED:				
PLAN: ELEVATION				
SCALE: 1/4" = 1'-0"				

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2344 MRREVIT\10327 2344 MR.rvt



SLAB & PLUMBING PLAN
1/4" = 1'-0"



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D.R. HORTON
NYSE
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Gulf Coast
Drafting & Design, Inc.

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

LOT: 4	MODEL	DATE:
SUBDIVISION: SUNSET POINTE	# 2344 M	6/11/18
ADDRS: 2845 SUNSET POINTE CIRCLE		DRAWN BY: JSL
D.R.H. #: 578390004		CHECKED BY: JWC
		REVISED:
		PLAN: SLAB & PLUMBING
		SCALE: As indicated
		A-2

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 308.4.2.
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 34" TO TOP
7)	WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 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 AFFLIED 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.
10)	ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R312.2.1 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 SEPERATE PERMIT IS REQUIRED FOR GAS PIPING.
<u>VINYL SHELF NOTES:</u>	
12)	ALL CLOSET SHELVES TO BE 12" ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.

WINDOW SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COMMENTS	COUNT
A	25 SH		5'-3"	3'-2"		3
B	2-25 SH		5'-3"	6'-4"		1
C	2-26 SH		6'-3"	6'-4"		1
D	2-35 SH		5'-3"	9'-0"		2
E	54"X18" FIXED GLASS		1'-6"	4'-6"		1

SQUARE FOOTAGE	
LIVING AREA	2,344
GARAGE AREA	618
LANAI AREA	368
FRONT PORCH/ ENTRY AREA	65
TOTAL SQUARE FOOTAGE	3,395

		BATHROOM NOTES
<div style="border: 1px solid black; padding: 2px; display: inline-block;">TB</div> TOWEL BAR		ALL TUB DECKS @ 21" A.F.F.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">TP</div> TOILET PAPER		ALL BLOCKING TO BE FT IN SHOWERS

Diagram illustrating the layout of a bathroom stall, showing the placement of the Towel Bar (TB) and Toilet Paper Roll (TP) relative to the stall dimensions.

The stall dimensions are 3'-2" wide and 4'-0" high.

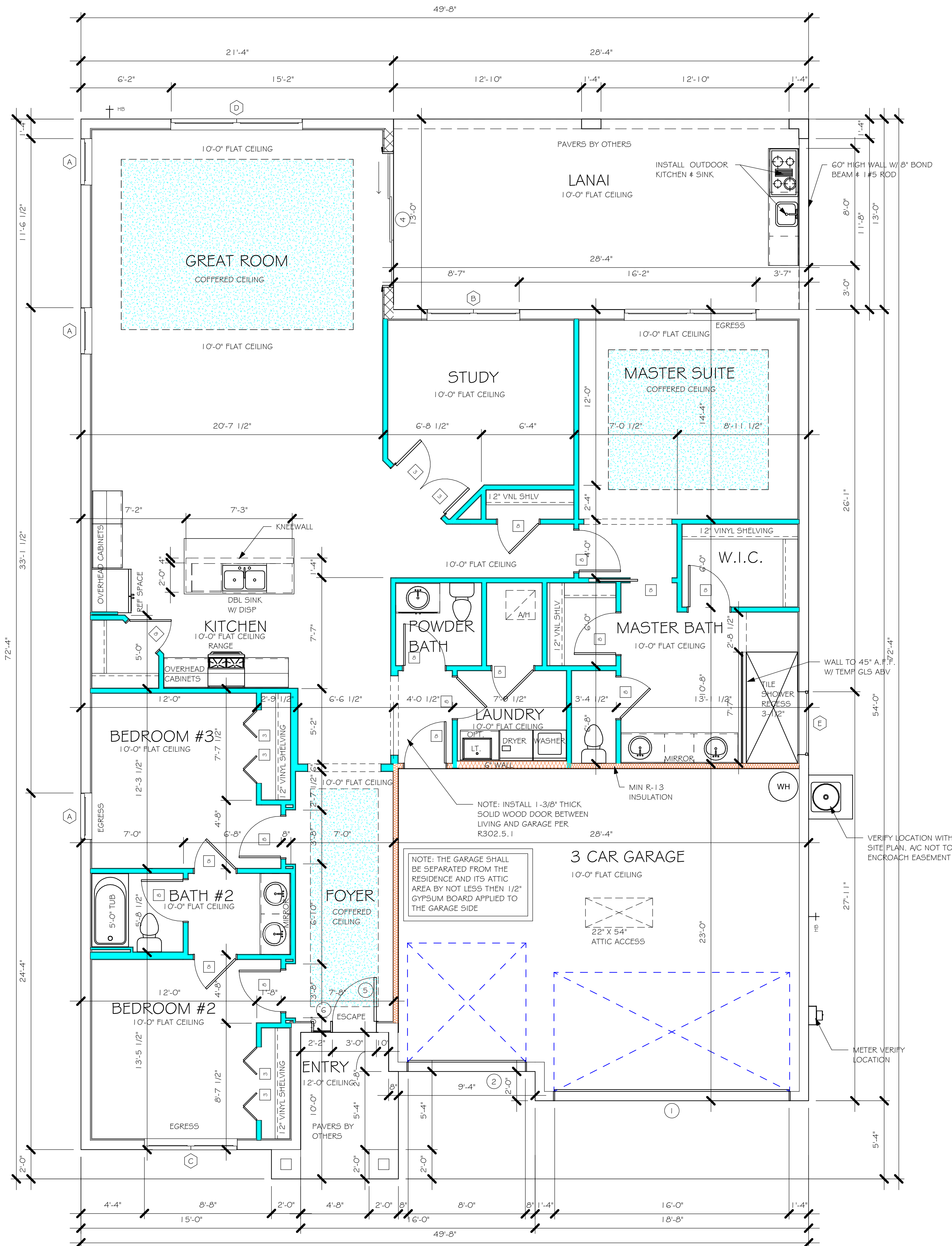
The Towel Bar (TB) is located 4'-0" from the floor and 3'-2" from the side wall.

The Toilet Paper Roll (TP) is located 2'-6" from the right wall and 1'-0" from the floor.

The Toilet Paper Roll (TP) is 1'-0" wide and 4" high.

The door is 2'-6" wide and 4" high.

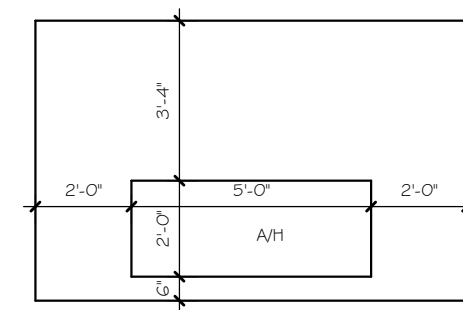
The door is labeled "MINIMUM".




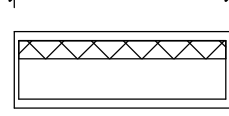
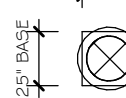

FLOOR PLAN
1/4" = 1'-0"

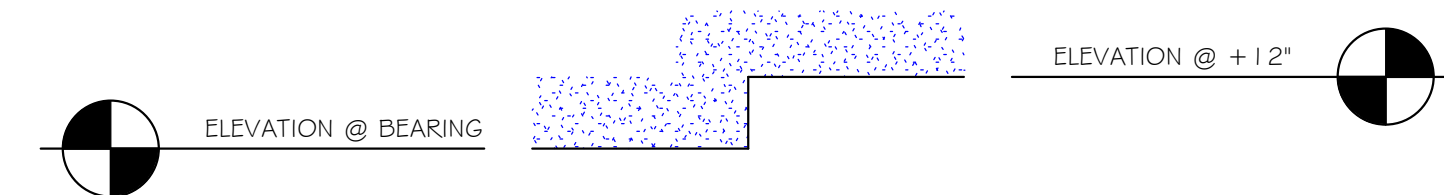
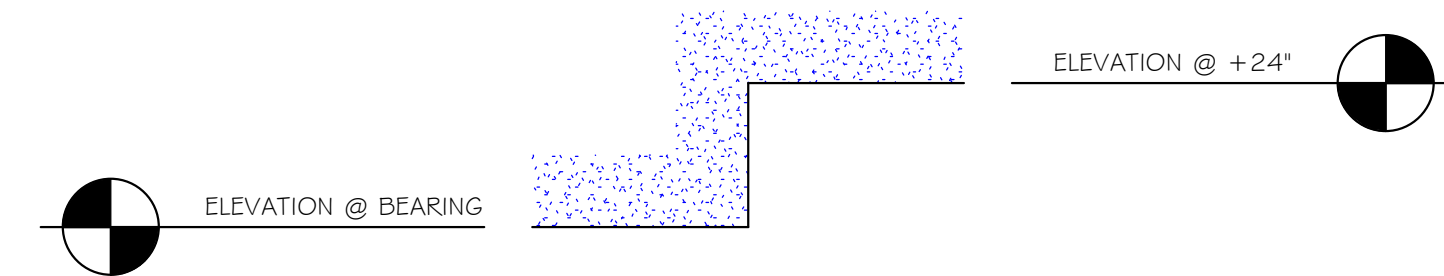
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AIR HANDLER DETAIL






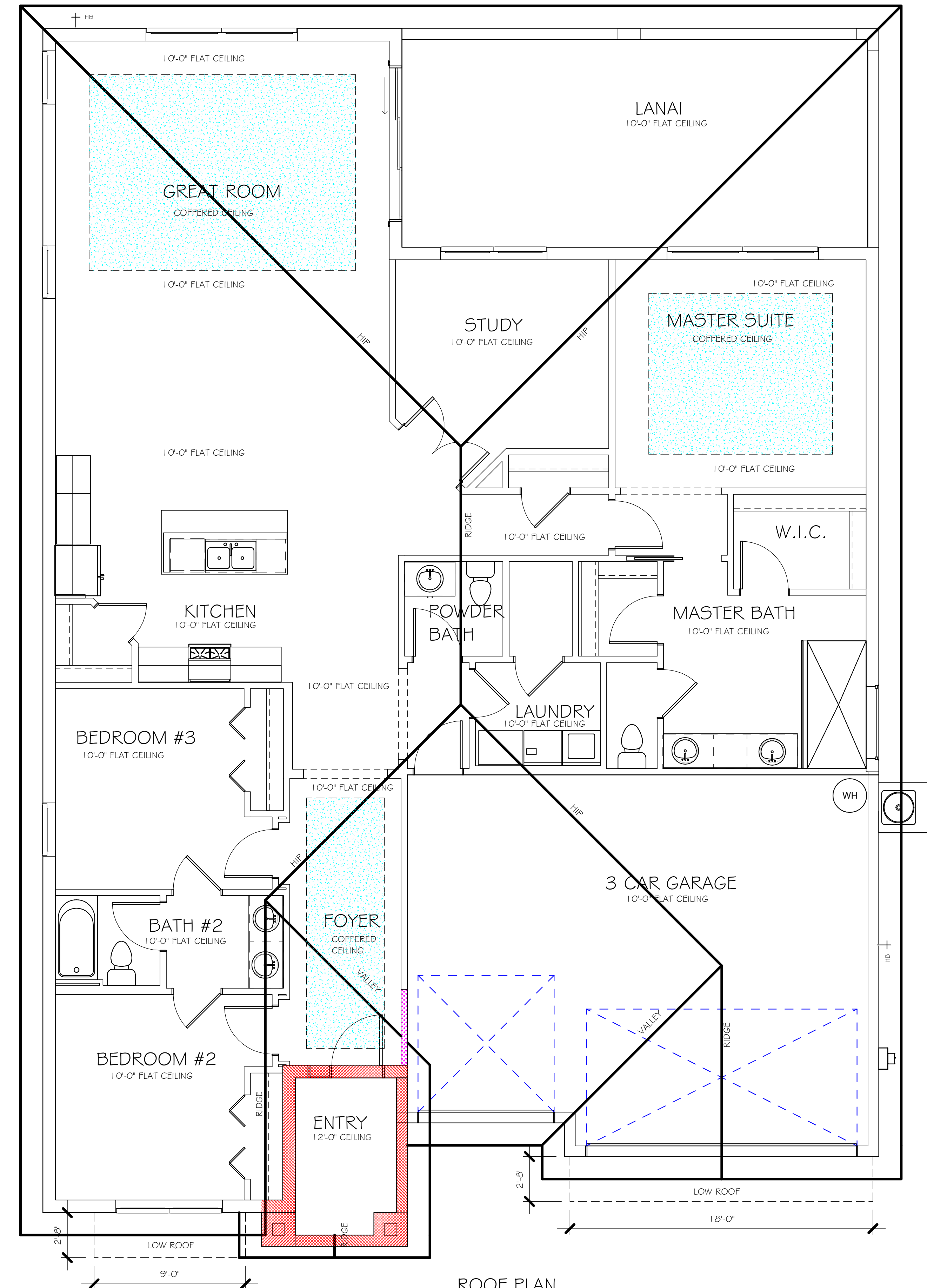
ATTIC VENTILATION

VERIFY VENTING REQUIREMENTS WITH ENERGY CALCULATIONS		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V.)	
ATTIC AREA (FBC R50G)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/300 INSTALL PER FBC R202 2 MINIMUM AREA REQUIREMENTS)	
MARK 	SQUARE FOOTAGE 2344 SQ. FT.	SOFFIT VENTS 20.90 SQ. FT.	MIN AIR FLOW OF SOFFIT 6.62 %	TOTAL VENTILATION OFF RIDGE VENTS	MIN AIR FLOW OF SOFFIT 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)					



BEARING HEIGHT

	= BEARING @ 10'-0"
	= INTERIOR BEARING @ 10'-0"
	= BEARING @ 12'-0"


































ROOF PLAN

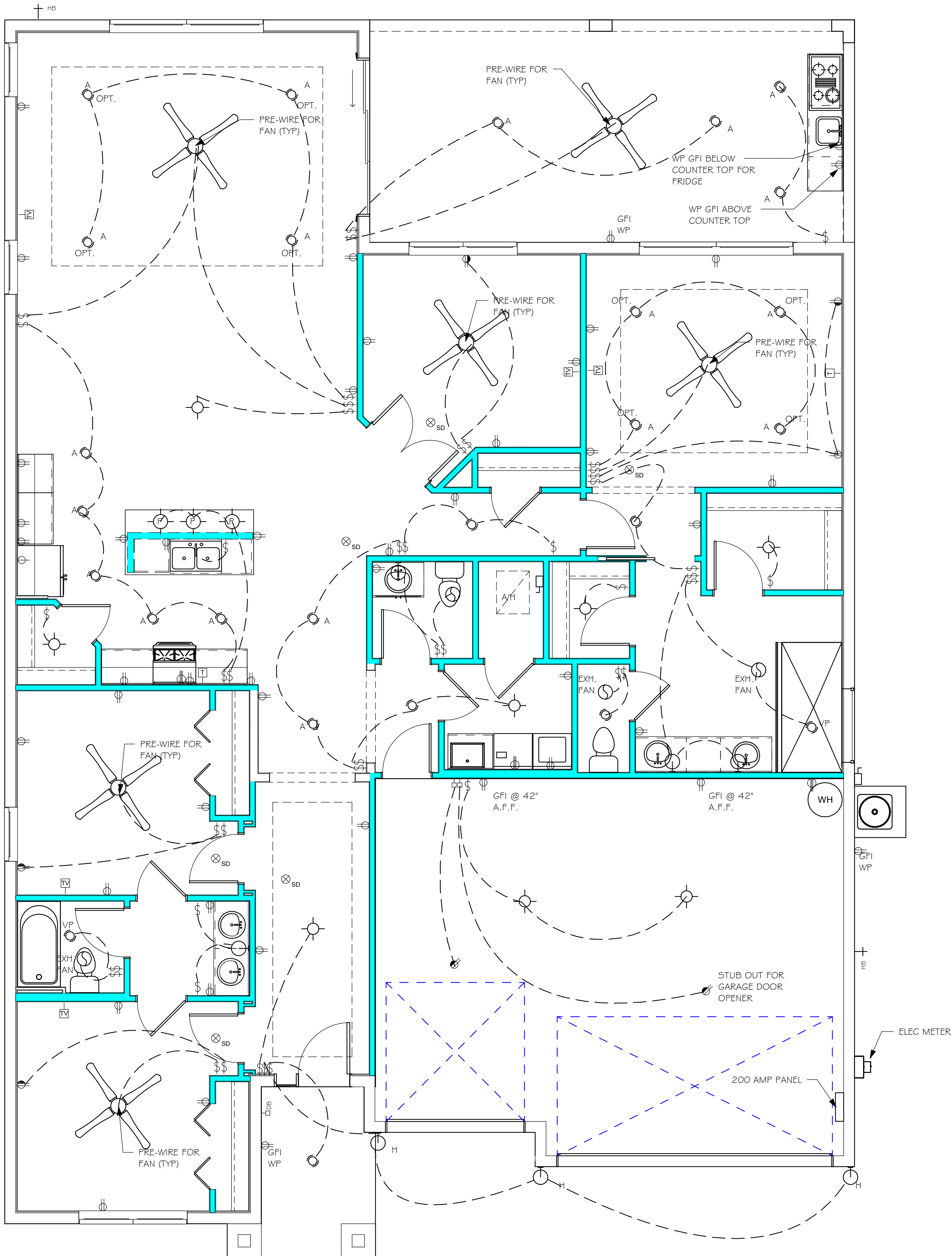
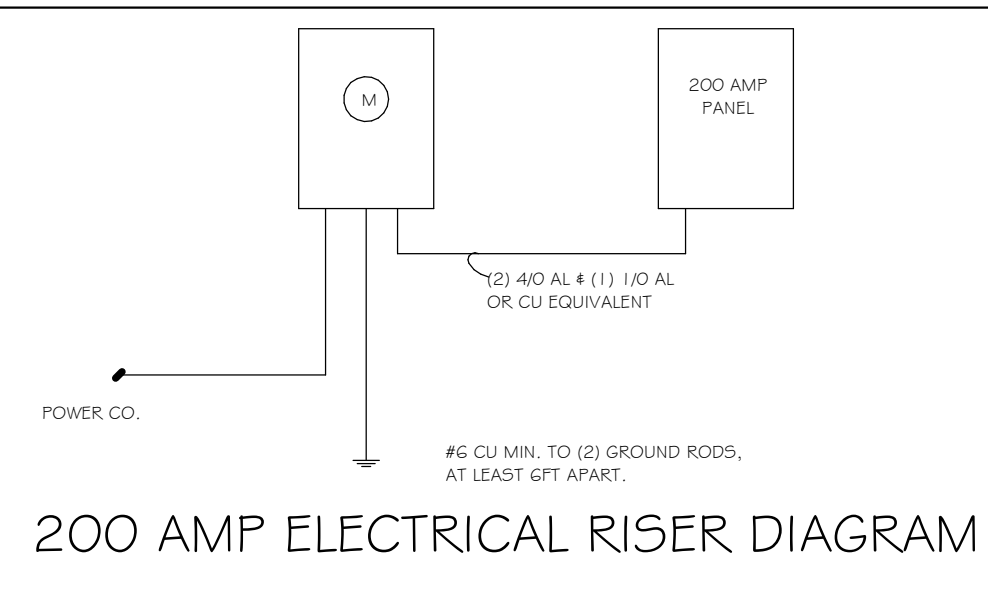
$$1/4'' = 1'-0''$$

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2344 MRREV1\10327 2344 MR.rvt

ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PERPOSES. PER RULE 9B-3.04.72
	SD (SMOKE DETECTOR)
	SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	AVC DISCONNECT
	PUSH BUTTON (PB) / DOOR BELL (DB)
	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT
NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.	
ELECTRICAL NOTES:	
ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.11	
ALL ELECTRICAL EQUIPMENT TO BE SET AT OR ABOVE BASE FLOOD ELEVATION.	
ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFPS.	
INSTALL PHONE AND T.V PER CONTRACT.	
INSTALL ALL ELECTRICAL PER NEC 2014	

ELECTRICAL PLAN 2344 M			
200 AMP SERVICE			
TAG	QUANTITY	PRODUCT	
A	(37)	(RECESSED CANS)	
B	(3)	(VAPORS)	
C	(5)	(PENDANT LIGHT	
D	(X)	(10" MUSHROOMS)	
E	(5)	(24" 3 LT)	
F	(X)	(36" 4 LT)	
G	(X)	(NOT USED)	
H	(3)	(COACH LIGHTS)	
I	(X)	(COACH LIGHTS)	
J	(1)	(J BOX)	
K	(4)	(4' FLUORESCENT)	
L	(3)	(2' FLUORESCENT)	
M	(X)	(5LT CHANDELIER)	
N	(X)	(3 LT)	
O	(X)	(PENDANT/ NOOK)	
P	(X)	(X)	
Q	(X)	(X)	



1/4" = 1'-0"

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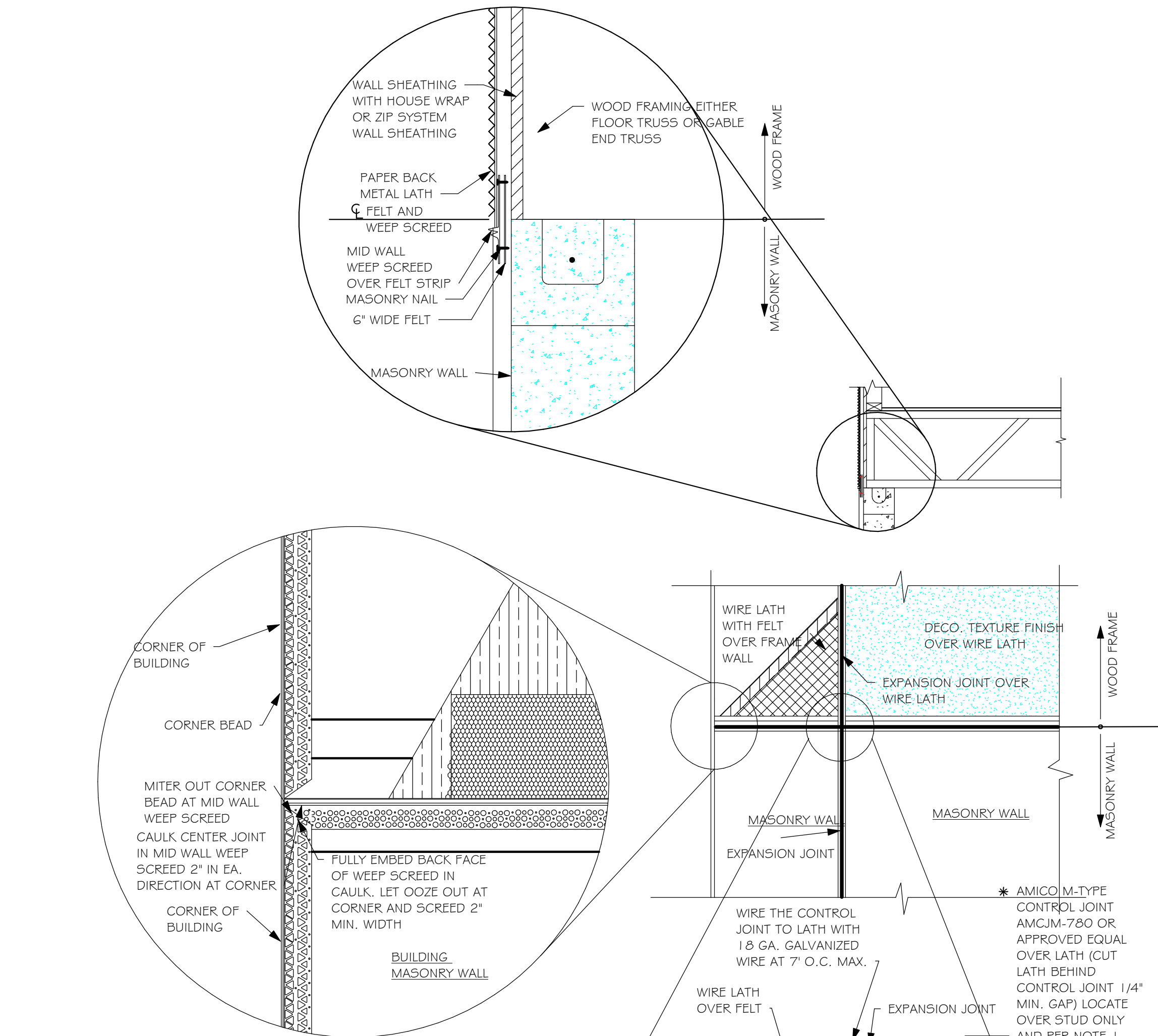
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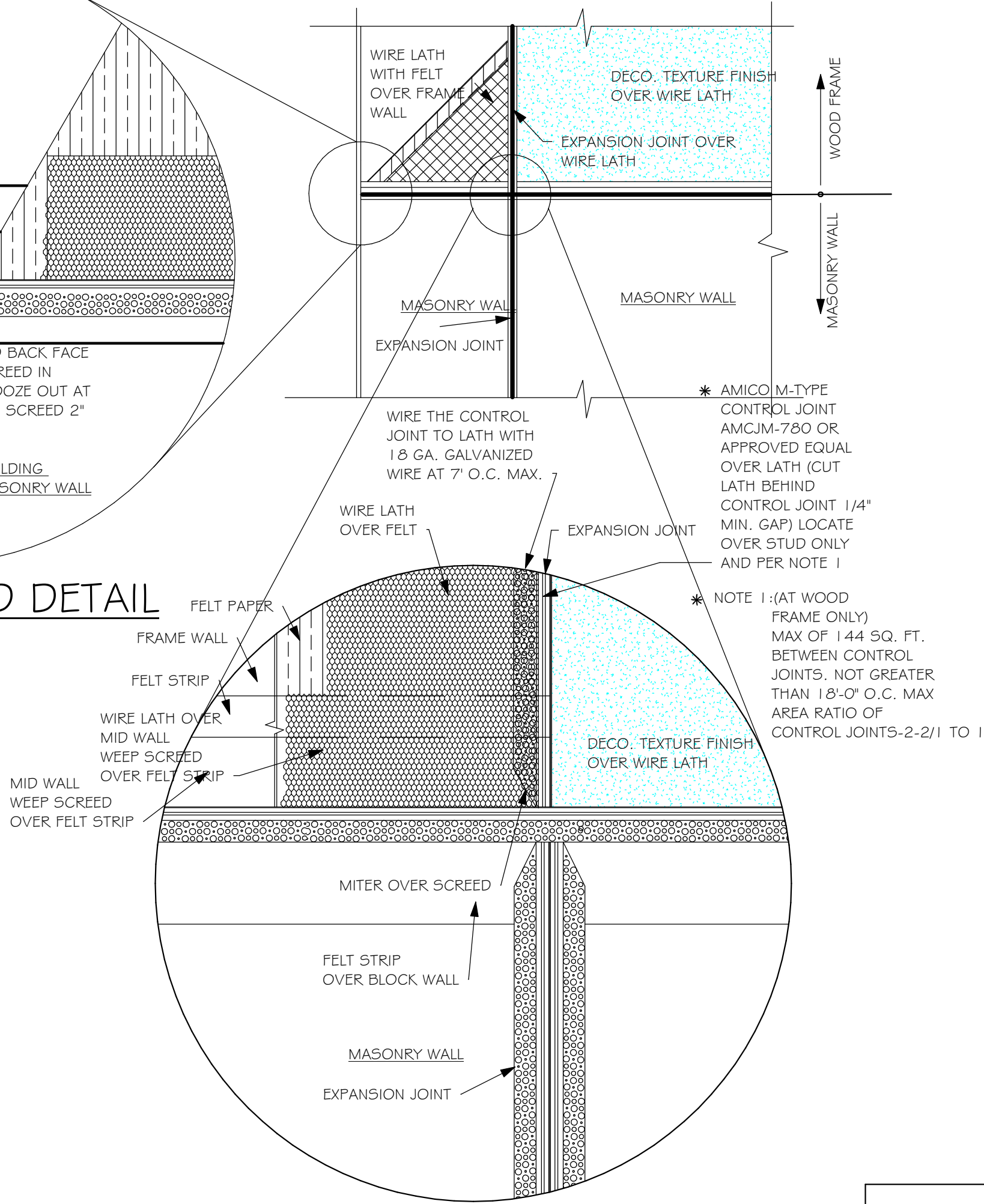
1515 SE 47th ST. CAPE CORAL, FL 33904

MODEL # 2344 M	LOT: 4	G.C.D. 10327	
	SUBDIVISION: SUNSET POINTE		
	ADDRESS: 2845 SUNSET POINTE CIRCLE		
	D.R.H. #: 578390004		
DATE: 6/11/18		A-5	
DRAWN BY: JSL			
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REVISED:			
PLAN: ELECTRICAL		As indicated	
SCALE:			

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2344 MR\REVIT\10327 2344 MR.rvt

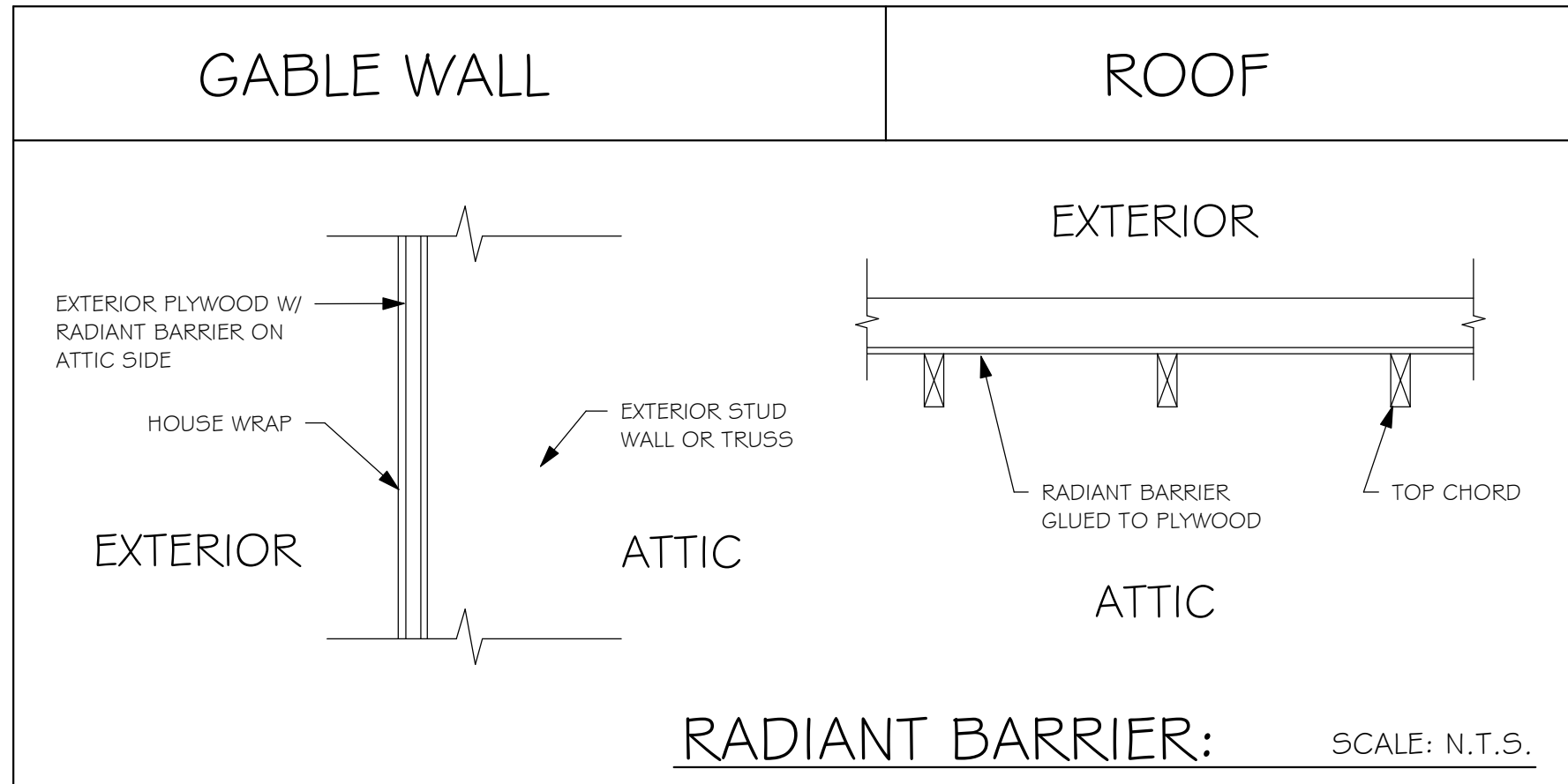


MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

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



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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:- ALL TREATED WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

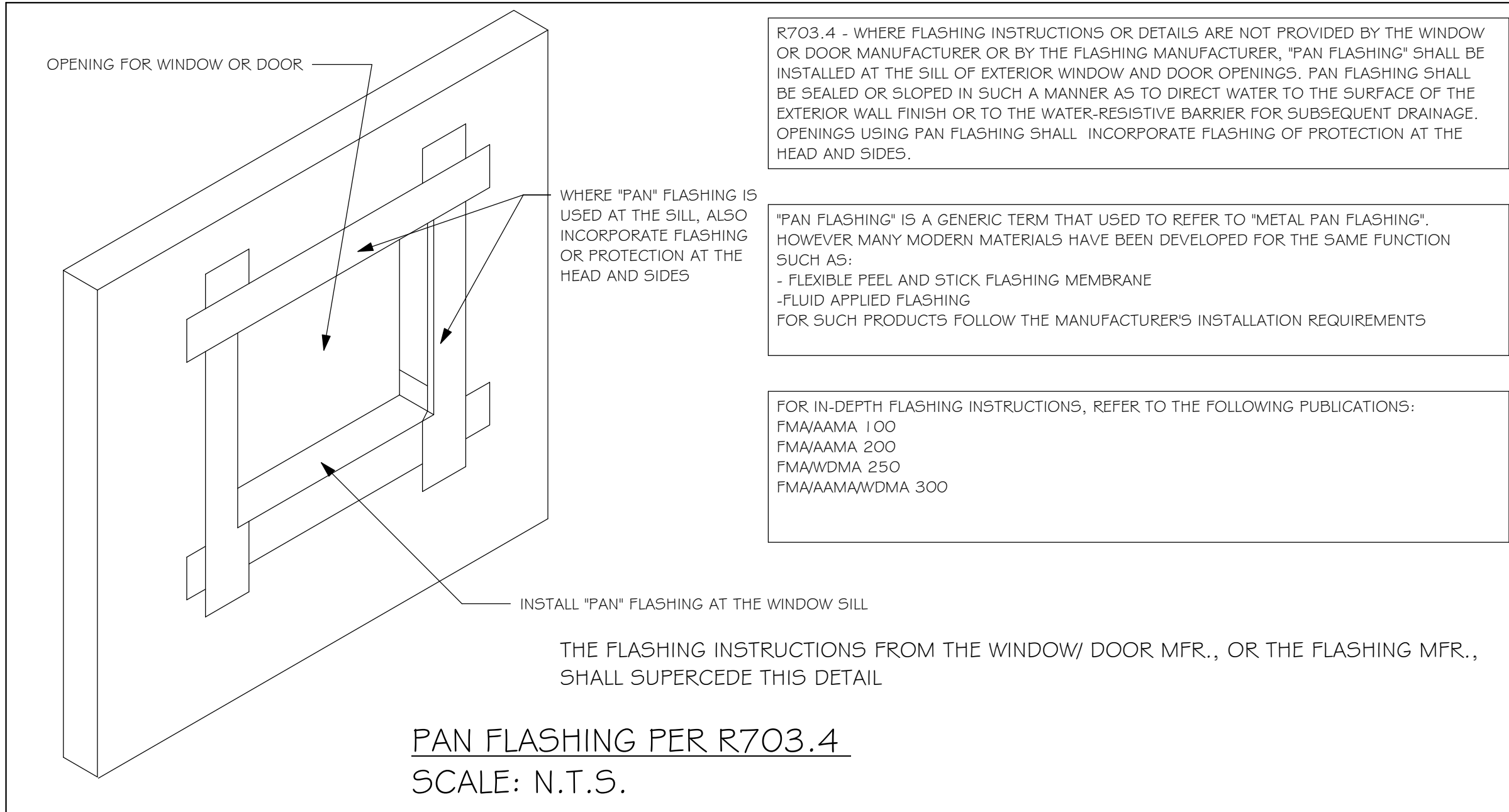
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GENERAL ROOF ASSEMBLY

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 @ 4" 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 AZ50 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

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.



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-DEEP FLASHING INSTRUCTIONS, REFER TO THE FOLLOWING PUBLICATIONS:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMAWDMA 300

ASPHALT SHINGLE ROOF SPECS

SHINGLES

15# FELT SHALL BE INSTALLED UNDER ASPHALT SHINGLES. ALL ASPHALT SHINGLES SHALL HAVE SELF-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462, AND SHALL BE SECURED TO THE ROOF WITH NO LESS THAN 6 FASTENERS PER SHINGLE STRIP, OR A MINIMUM OF 2 FASTENERS PER SHINGLE TAB, AND SHALL IN NO CASE BE FASTENED WITH LESS FASTENERS THAN THAT REQUIRED BY THE MANUFACTURE. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

FASTENERS

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

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

4

CLAY AND CONCRETE ROOF TILE SPECS

INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.

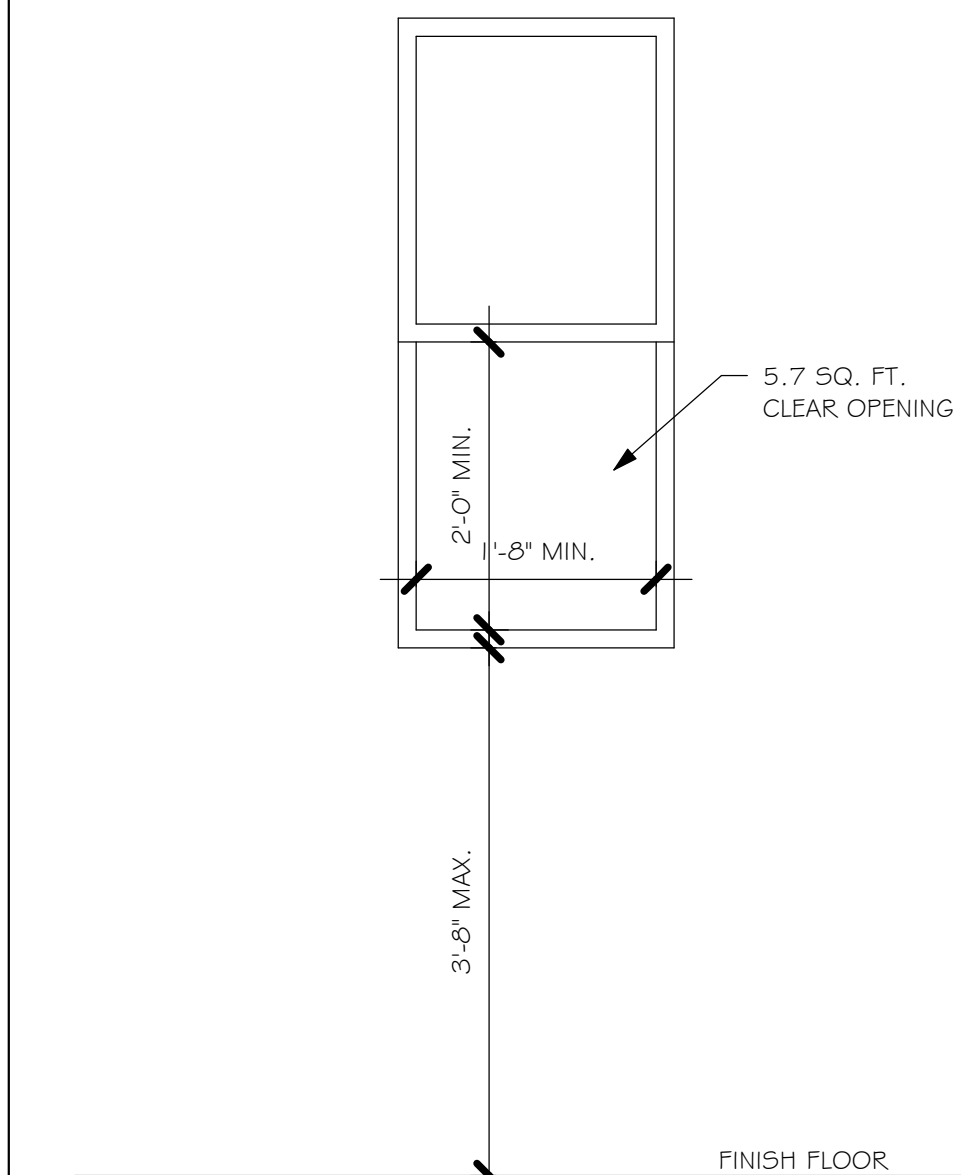
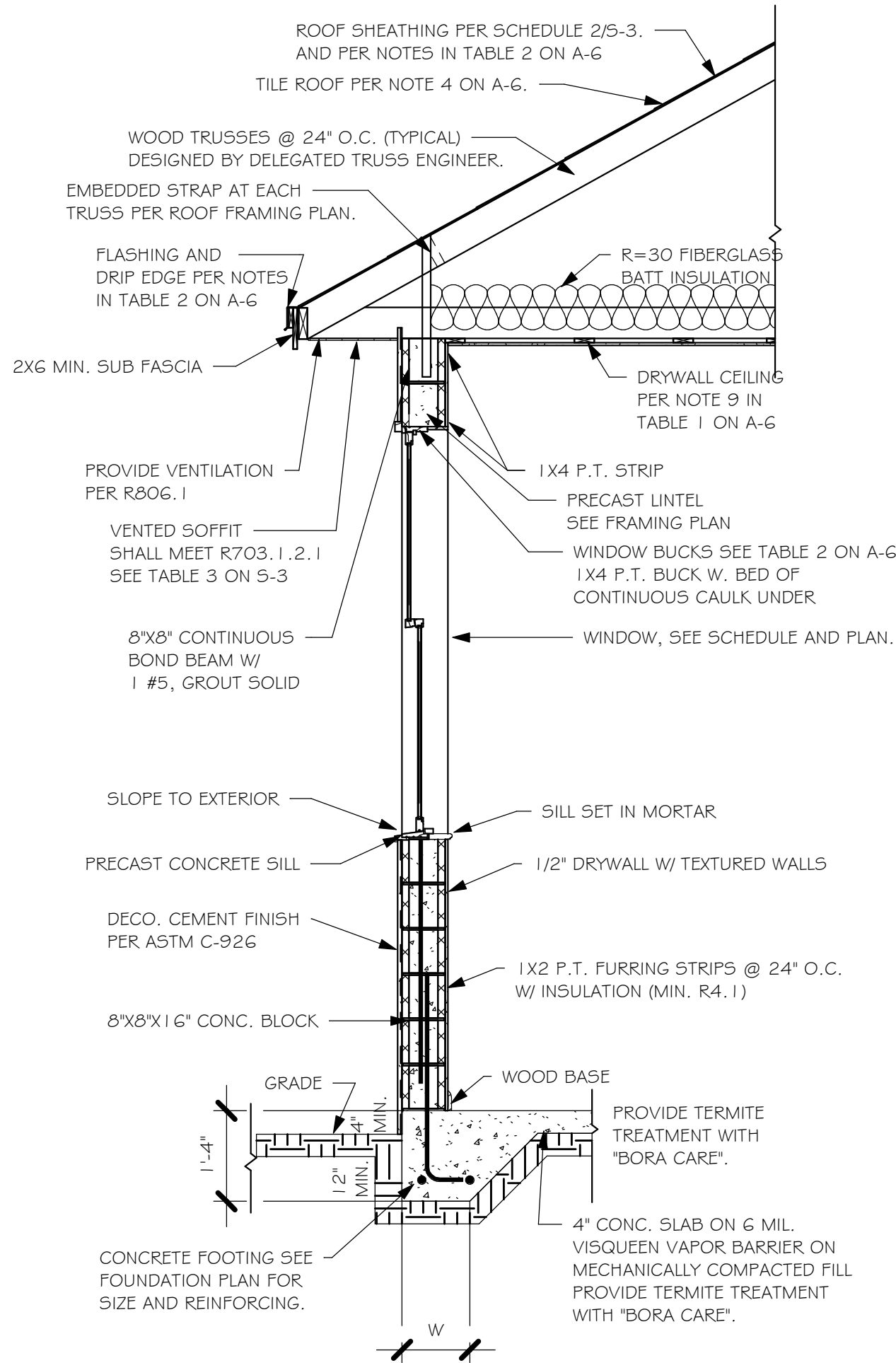
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING:

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

5

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



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 5.5 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).

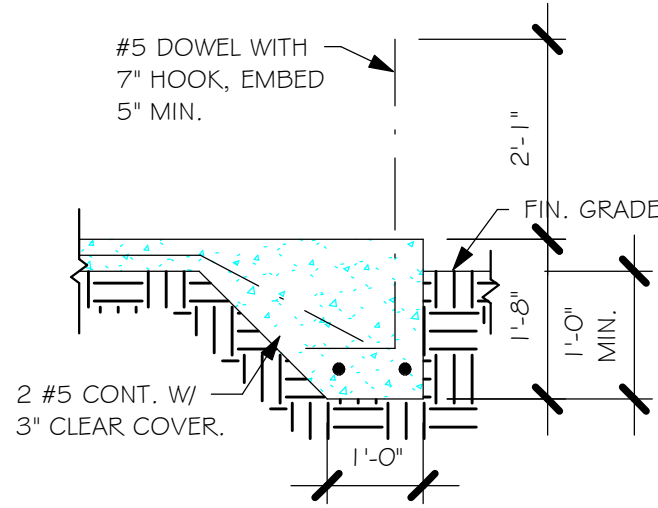
R310.1.1 OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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.

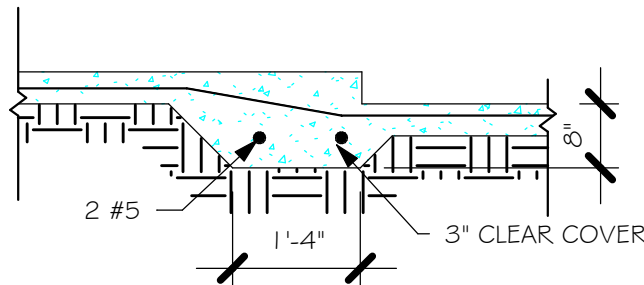
MINIMUM EGRESS WINDOW DETAIL

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

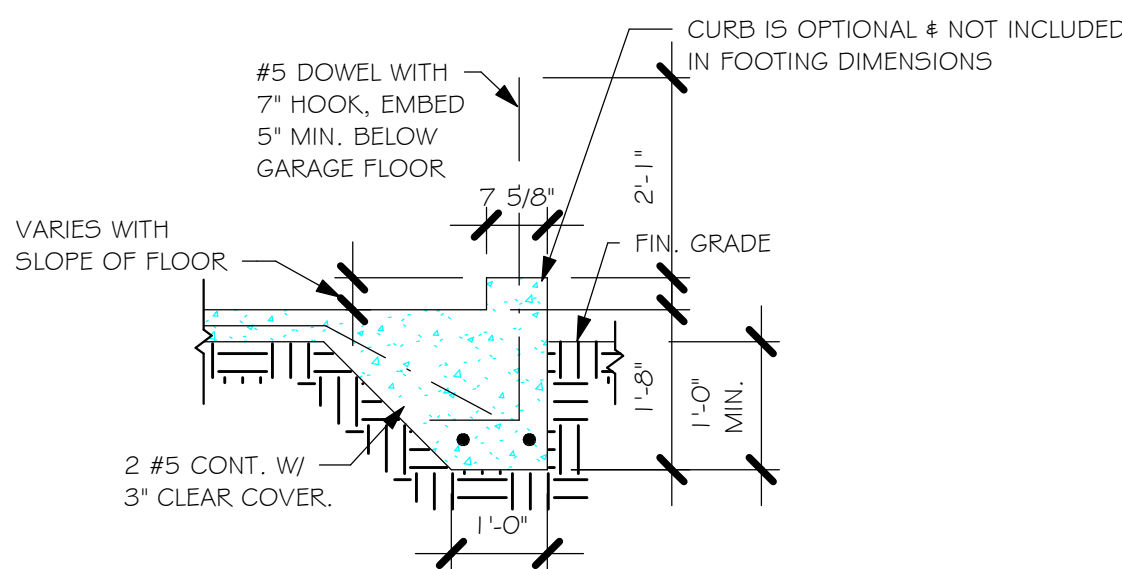
Z:\MASTER\2018 BUILDERS\2018 DR HORTON\SUBDIVISIONS\SUNSET POINTE\10327 LOT 4
2344 MRREV\10327 2344 MR.rvt



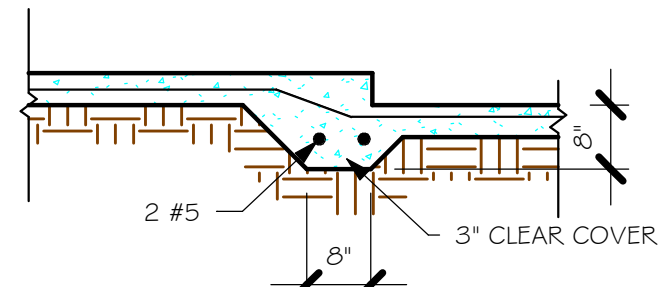
"F3" FOOTING
1/2" = 1'-0"



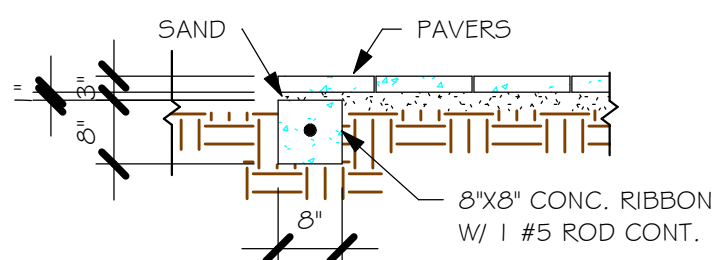
"F6" STEP DOWN
1/2" = 1'-0"



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



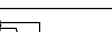







"F6A" STEP DOWN
1/2" = 1'-0"



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

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
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	F6A	CONT.	0'-8"	0'-8"	1-#5	
X	TE	CONT.	0'-8"	0'-8"	1-#5	

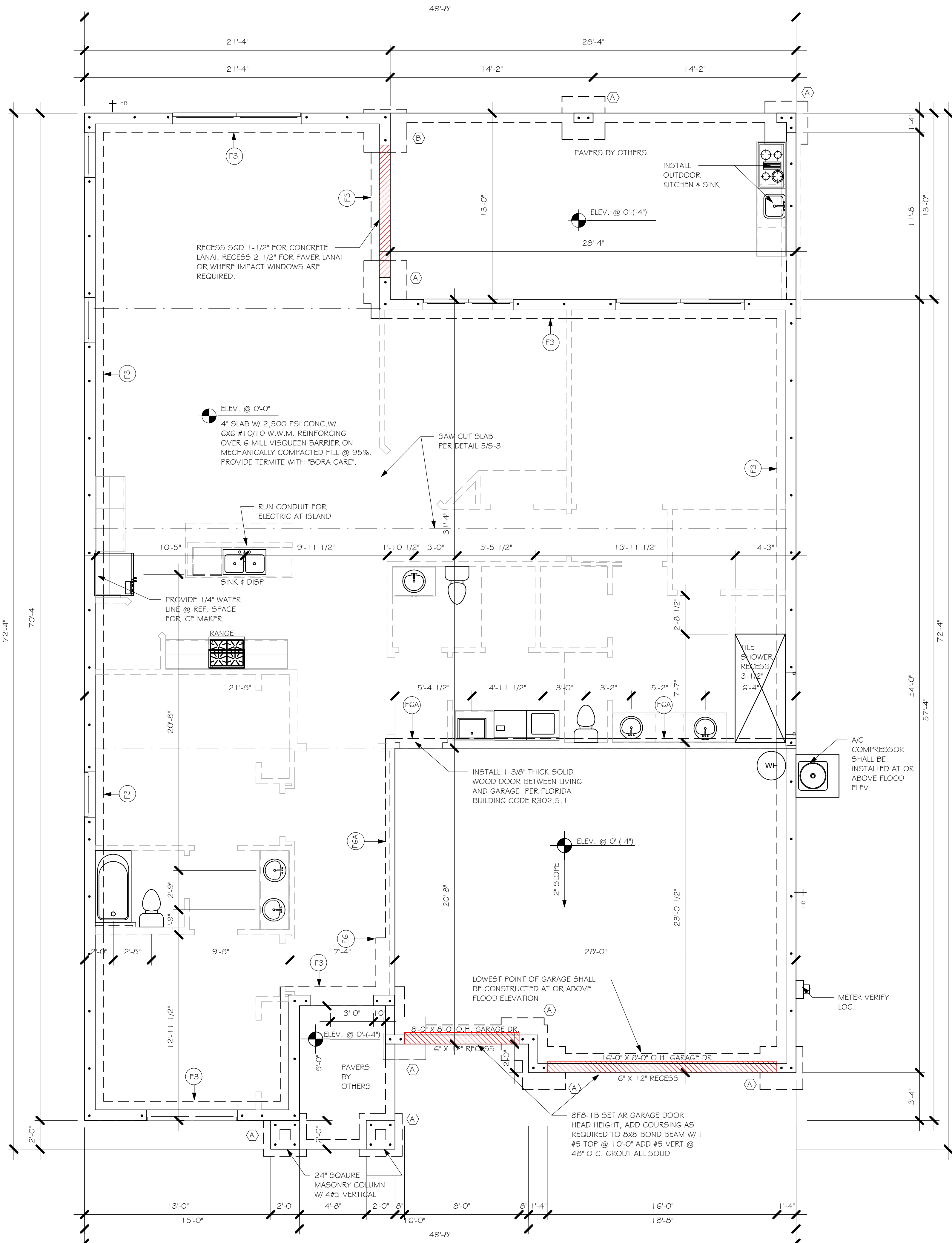
ADD CURB TO GARAGE, SEE DETAIL.

FOUNDATION PLAN

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

PLAN NOTES:

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



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

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

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 -CL OF WALL.
2.	CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP WRITING INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3.	WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 1.0/5-3.
4.	'ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.
	REV

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.

REV



TRUSS BEARING CONDITION:
STRAPPING IS BASED ON TR
PREPARED BY BUILDERS FIRS
JOB# MASTER, DATED: 01/1
NONE

$$1/4'' = 1'-0''$$

1 ROOF DECK NAILING PATTERN

4 B INTERIOR MONOLITHIC FOOTINGS
SCALE: $\frac{3}{4}" = 1'-0"$

BUCK FASTENING GARAGE DOOR

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

RETROFIT STRAPS TO CONCRETE/MASONRY			
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR		
TO 1145	1-HTWM16 or 20	8-10dx1 $\frac{1}{2}$ "	4- $\frac{1}{4}$ "x2 $\frac{1}{4}$ " CONCRETE SCREW
TO 1145	1-HTWM16 or 20	8-10dx1 $\frac{1}{2}$ "	4- $\frac{1}{4}$ "x2 $\frac{1}{4}$ " CONCRETE SCREW
TO 2290	2-HTWM16 or 20	8-10dx1 $\frac{1}{2}$ "	4- $\frac{1}{4}$ "x2 $\frac{1}{4}$ " CONCRETE SCREW
TO 4520	2-LUGT2	16-16d, 7- $\frac{1}{4}$ "	x2 $\frac{1}{2}$ " CONCRETE SCREW
TO 3610	HTT16	18-10d, $\frac{3}{8}$ "	Ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ USP SET.
TO 9790	HGT-2/3	TWO $\frac{3}{4}$ " Ø	ALLTHREAD, DRILL & EPOXY 12" EMBED WITH USP SET.

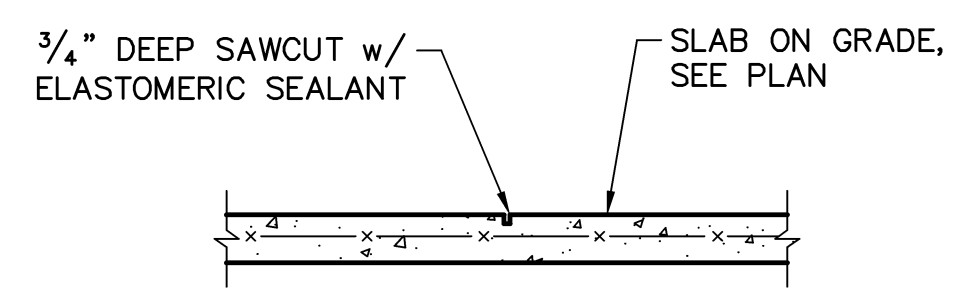
NOTES:

- 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

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, 9/8" EXTERIOR GYPBOARD CEILING, FASTEN W/8d NAILS OR 1 9/8" 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.

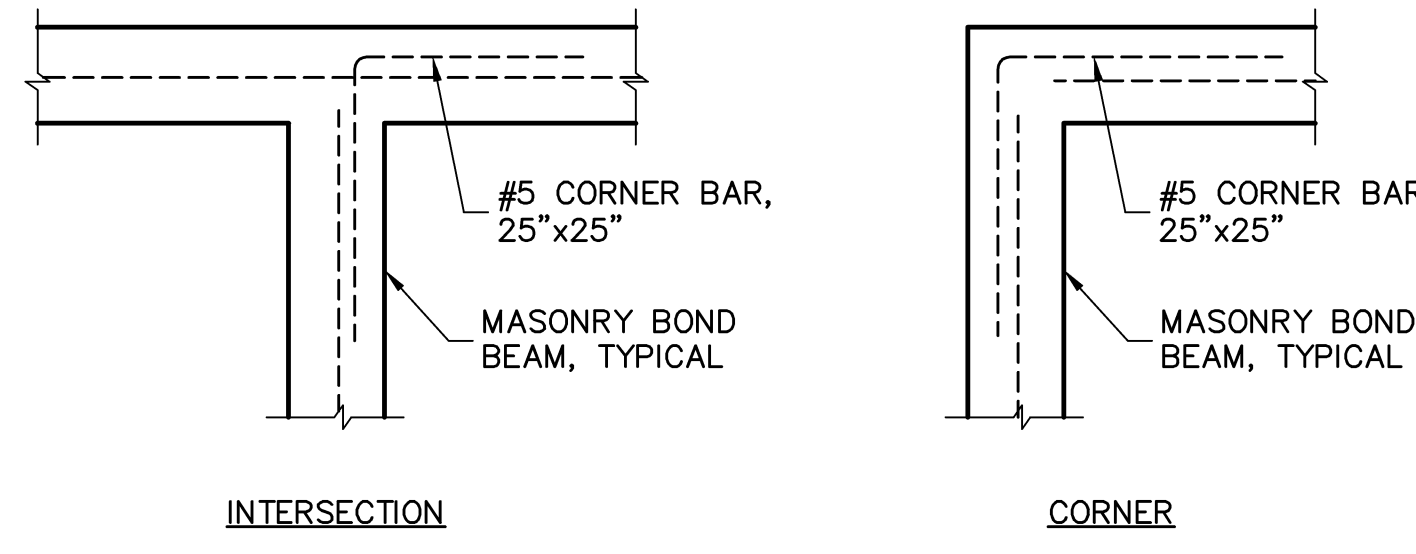
NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED
HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.



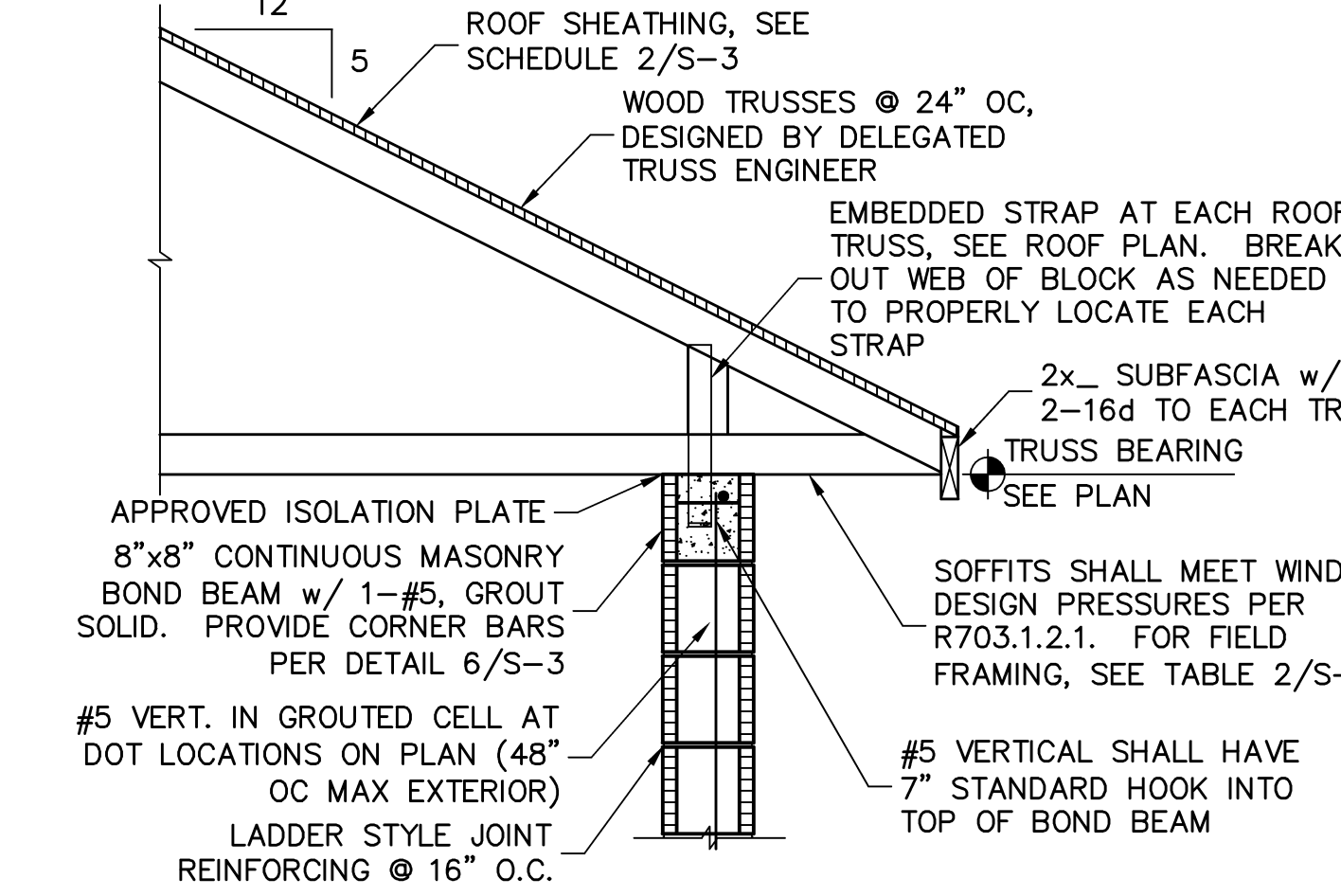
NOTES:

- 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



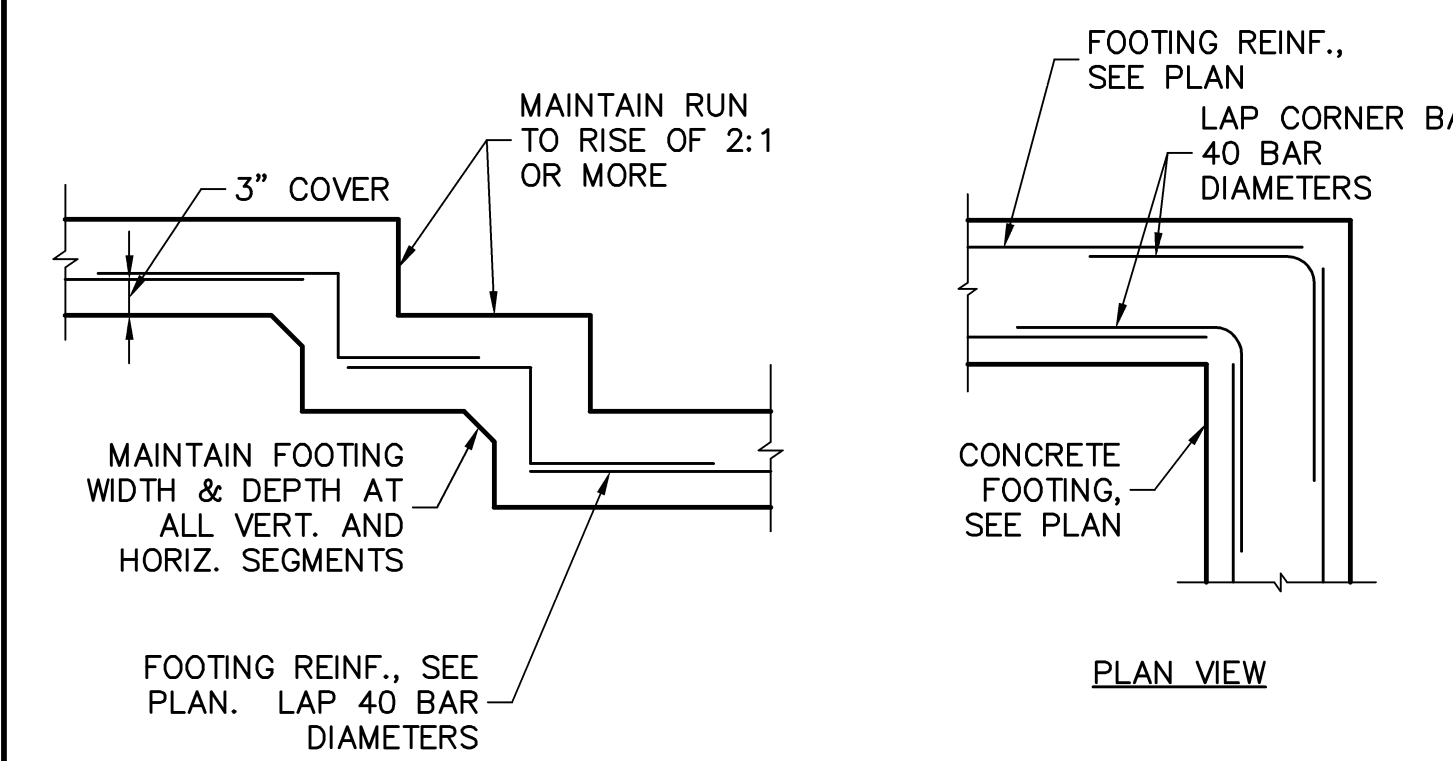
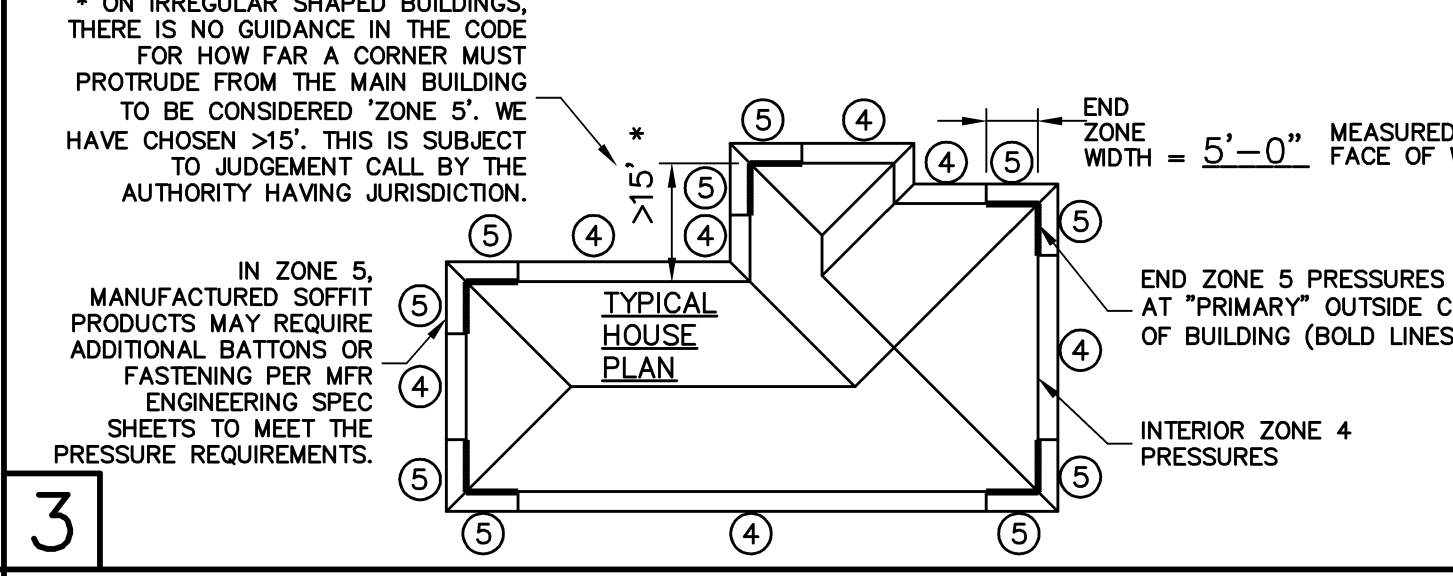
8 CORNER BAR DETAIL IN BOND BEAMS
SCALE: 3/4" = 1'-0"



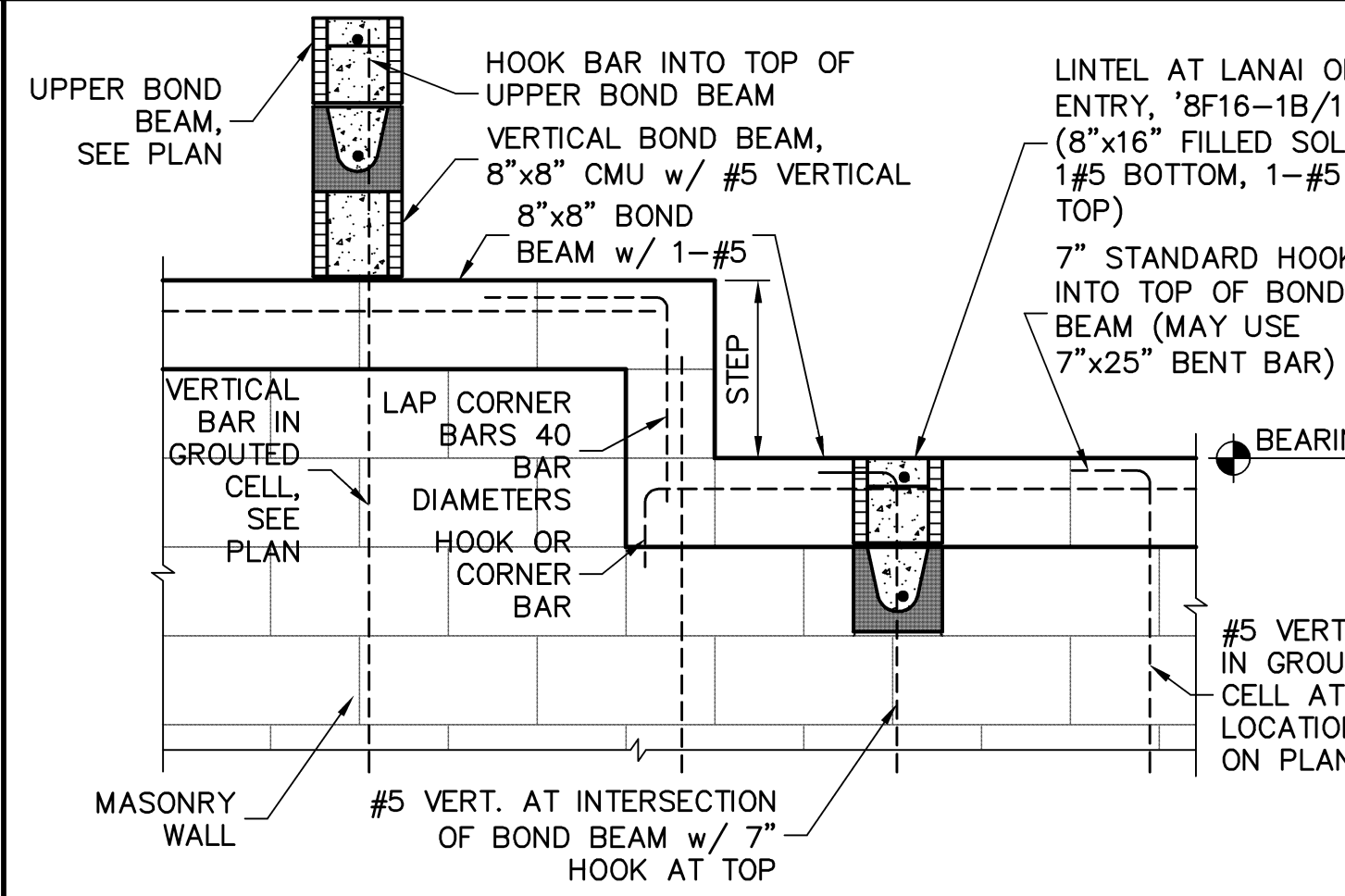
11 TRUSS STRAP TO BOND BEAM

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. (V _{wd} =124 MPH, RISK CAT II, ENCLOSED, K _d =0.85, h=15')		
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+33.9 -36.3	+33.8 -44.8
TYPICAL WINDOWS & DOORS	+33.9 -36.3	+33.9 -44.8
6' OR 9' GARAGE DOORS	+29.4 -33.3	
16' OR 18' GARAGE DOORS	+28.2 -31.5	

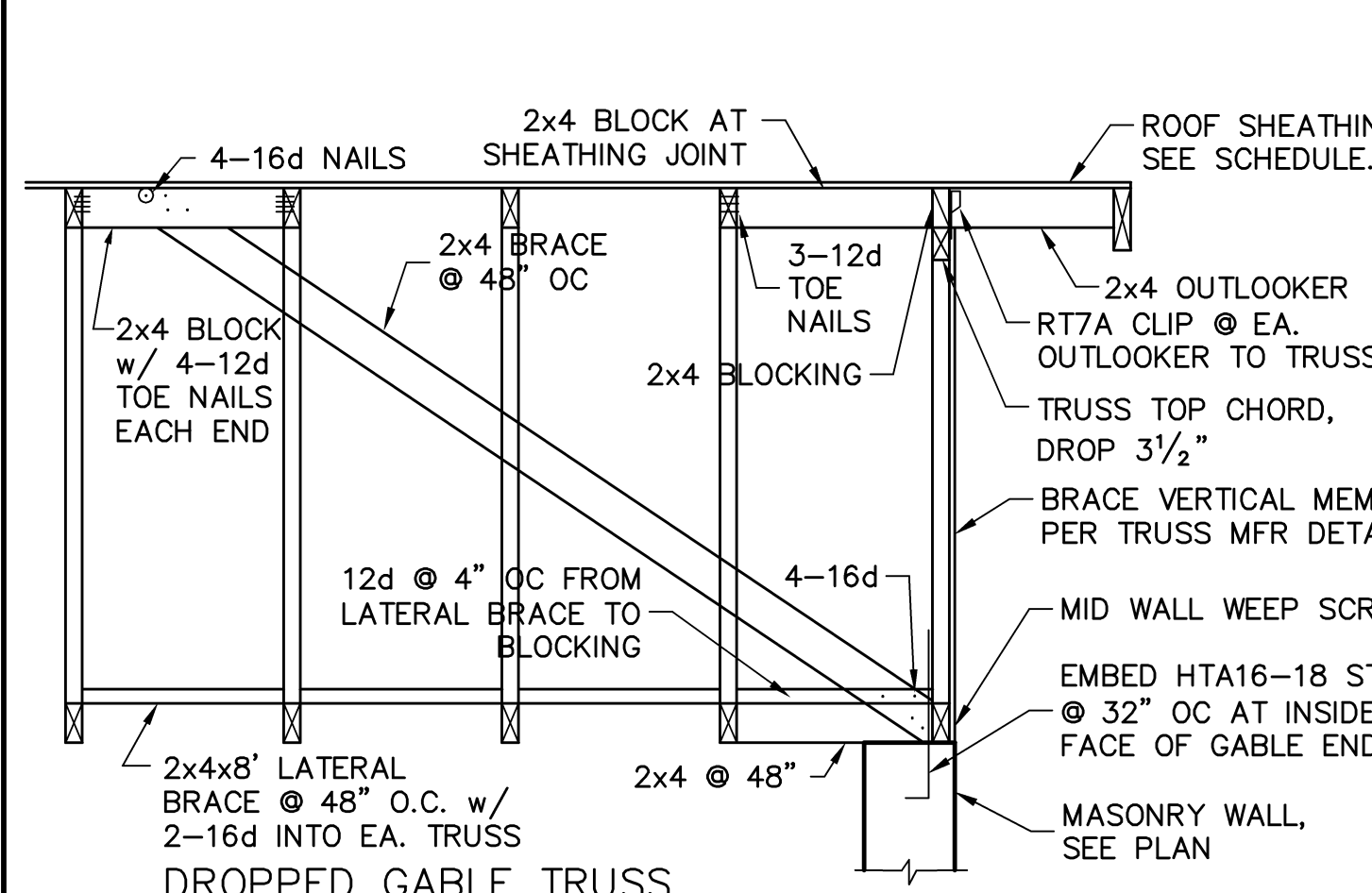
- 1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
- 2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.
- 3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT 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.



STEP FOOTING SCALE: NTS



9 STEPPED BOND BEAM & REINFORCING



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

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

1. FLOOR & ROOF UNIFORM LOADS:
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 REGION D

WIND DESIGN	
BASIC WIND SPEED (ASCE7-10)	160 MPH
NOMINAL WIND SPEED (Vasd Table R301.2.1.3)	124 MPH
BUILDING CATEGORY	II
EXPOSURE 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.	
ROOFITS - PER R703.1.2.1, ALL ROOFITS SHALL BE CAPABLE OF	
RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2)	

3. REINFORCED CONCRETE: REGION AC PER A-11.315

DESIGN PER ACI 318-14

REQUIRED COMPRESSION STRENGTH AT 28 DAYS:

SLAB ON GRADE	$f'_c = 2500$ PSI
3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w/1.4xw1.4 WWF OR FIBERMESH.	
CONVENTIONAL SHALLOW FOOTINGS	$f'_c = 2500$ PSI
BEAMS	$f'_c = 3000$ 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	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

SPLICES IN REINFORCING, SHALL BE 40

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.
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 PEAK ROOK CONCRETE GROUT. ALL CELLS BELOW
SHALL BE GROUTED. EXCEEDING 16" OC WALLS SHALL BE
SHALL BE PEAKED FULL HEIGHT AT DOT LOCATIONS ON PLAN.
PROVIDE HORIZONTAL JOINT REINFORCEMENT IN WALLS AT 16" OC
VERTICALLY, UNLESS NOTED OTHERWISE. IN ADDITION, INSTALL
VERTICAL REINFORCING AT FIRST 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 & 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, GUYS OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION FOR THE AIDS 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.

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 hygroscopic 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).

[illegible]

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

[illegible]

BUILDER:

STRUCTURAL DETAILS
MODEL 2344 L & M

2845 SUNSET POINT CIRCLE
CAPE CORAL, FLORIDA

LOT: 4 SUBDIVISION: SUNSET POINT

DESIGN/DRAWN DWB/GH
CHECKED DWB
DATE 05/30/18
SCALE VARIES
JOB NO. DR10327
SHEET

S-3

SHEET 3 OF 4

FOR BILLS	DEPS	FIRST SOURCE	TRISSES	160 MPH	EXPOSURE	ELEVATION	M	JOB #	MASTER	DATED:	01/10/18	REVISED:	NONE
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