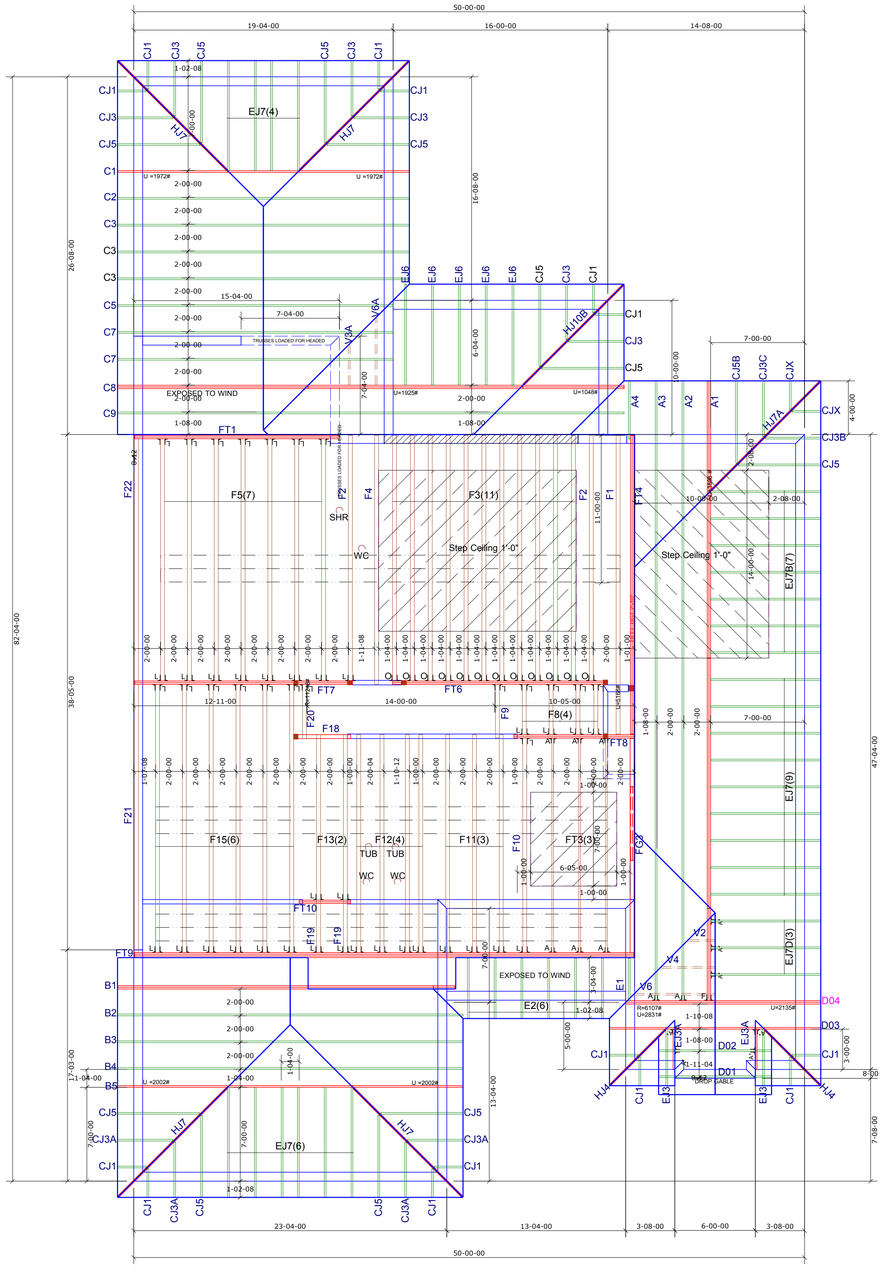
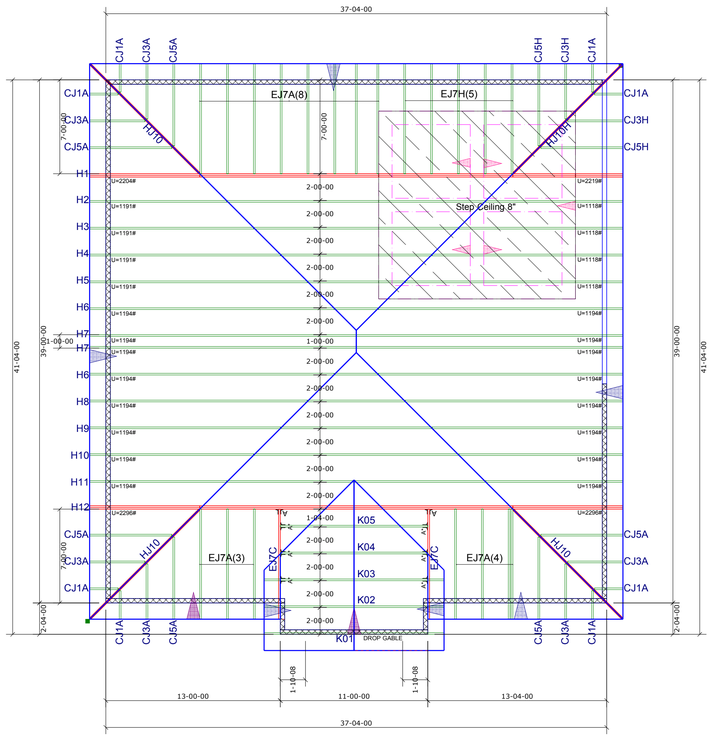
JOB No.	MASTER
DATE DRAWN	8/30/2017
DATE PRINTED	8/30/2018





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		D
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	FLOOR	ROOF
TCLL	40 PSF	20 PSF
TCDL	10 PSF	20 PSF
BCLL	0 PSF	0 PSF
BCDL	5 PSF	10 PSF
TOTAL	55 PSF	50 PSF
DURATION	1.0	1.25
TCDL / TO RESIST UPLIFT		5 PSF
BCDL / TO RESIST UPLIFT		5 PSF

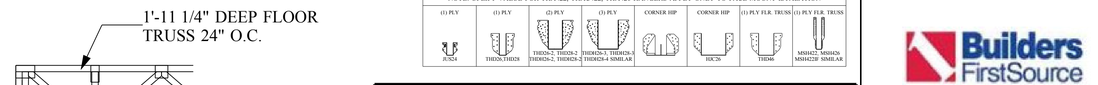
Hatch Legend
11'-0" BEARING HT.
21'-4" BEARING HT.
10'-0" BEARING HT.

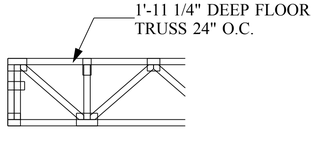
TYP. ROOF TRUSS END DETAIL
N.T.S.

USP ROOF AND FLOOR TRUSS HANGER SCHEDULE

ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT	SYMBOL
A*	13	0	JUS24	725	895	490	A*
A	4	6	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	1	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	50	THD46	2790	3410	1550	L
M	0	0		1440	1760	1250	M
N	0	0		2680	3265	960	N
O	0	12	MSH426	2435	2435	1855	O
P	N/A	0					P
Q	N/A	0	MSH422	2245	2245	1855	Q
R	N/A	0	MSH4221F	2245	2245	1855	R
S	N/A	0					S

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





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.

3/16 = 1"

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	6/12
CEILING PITCH	FLAT
TOP CHORD SIZE	2 x 4 MIN.
BOTTOM CHORD SIZE	2 x 4 MIN.
OVERHANG LENGTH	14 1/2"
CANTILEVER	N/A
END CUT	PLUMB
FLOOR TRUSS SPACING	N/A
ROOF TRUSS SPACING	24"

BUILDER	DR Horton
PROJECT	3461 F 160 D EXT LANAI LH
MODEL	3461
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS

No.	DATE	NOTES	BY

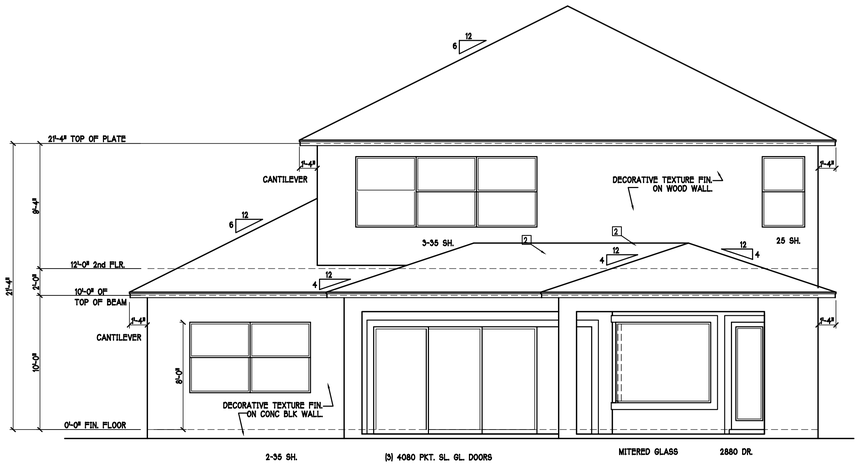
IMPORTANT

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_____

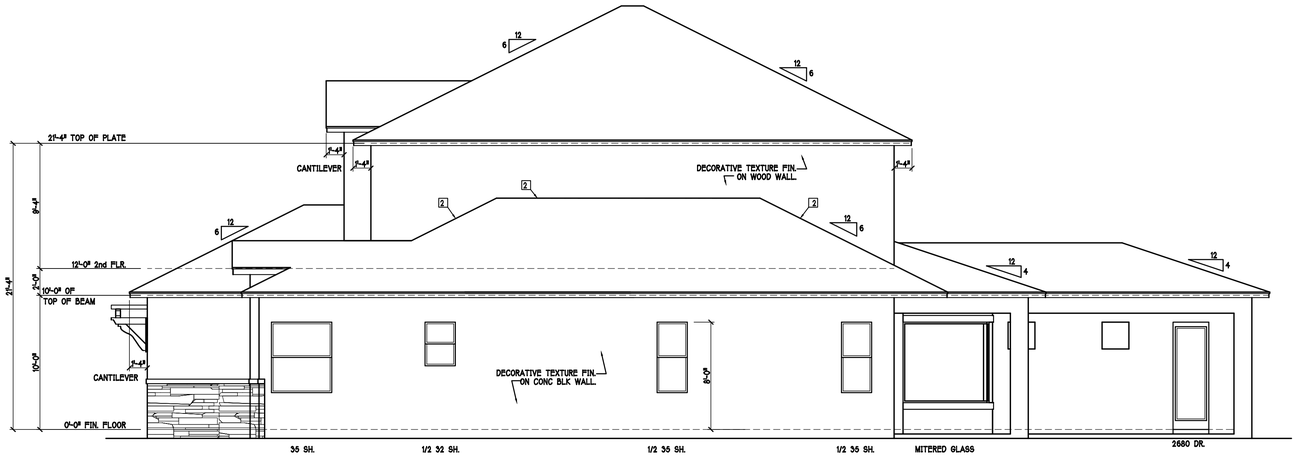
6850 Taylor Road Punta Gorda, Fl. 33950
Phone: 941-575-2250 / Fax:941-575-0319

Builders FirstSource



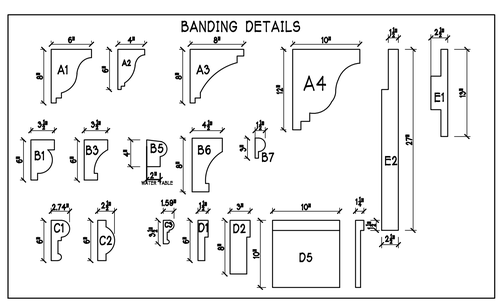
REAR ELEVATION: "F" SCALE: 3/16" = 1'-0"

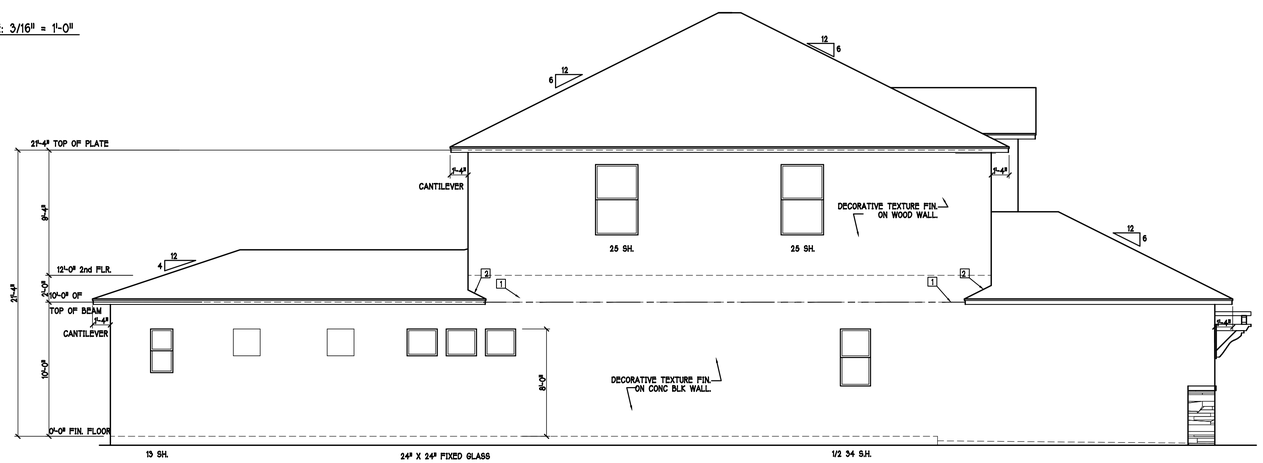
FRONT ELEVATION: "F" SCALE: 3/16" = 1'-0"



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

BANDING DETAILS

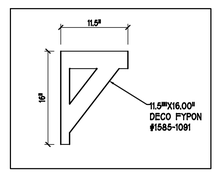


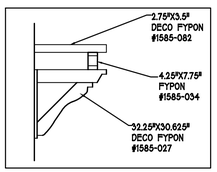


LEFT SIDE ELEVATION: "F" SCALE: 3/16" = 1'-0"

[1] MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS

[2] ROOF / WALL SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS





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

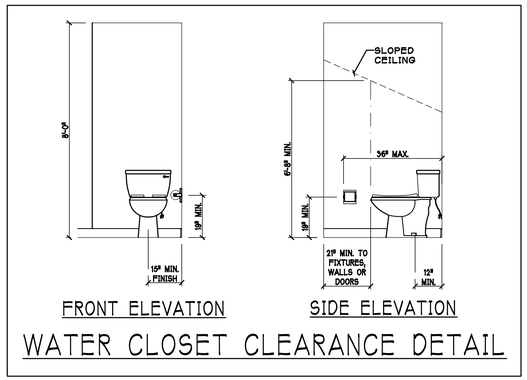
D·R·HORTON RHI America's Builder

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

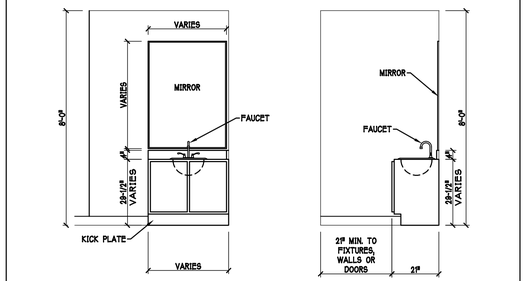
LOT: 9 BLOCK :
SUBDIV: RAILS END
ADDRESS: 8961 RAILS END COURT
G.C.D. #: 10504 D.R.H #: 577690020

MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

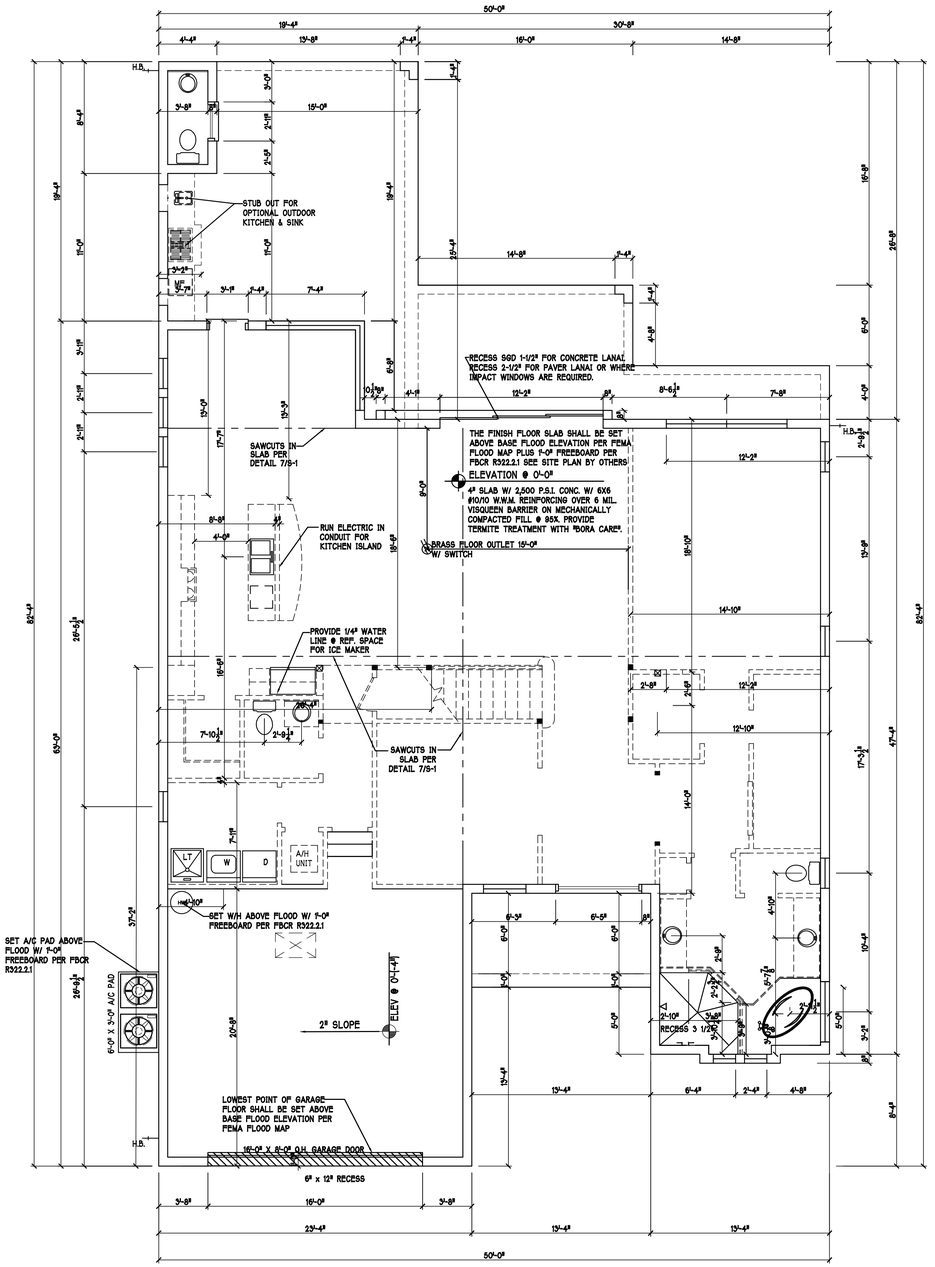
DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELEVATIONS
SCALE: 3/16" = 1'-0"
SHEET# A1-F



WATER CLOSET CLEARANCE DETAIL



VANITY SINK CLEARANCE DETAIL



SLAB & PLUMBING PLAN: SCALE: 3/16"=1'-0"

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D.R. HORTON
America's Builder

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

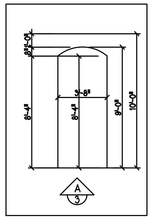
MODEL: 3461 - EXT LANAI W/ P. BATH
LOT: 9 BLOCK :
SUBDIV: RAILS END
RESIDENCE FOR: SPEC
ADDRESS: 8961 RAILS END COURT
G.C.D. # : 10504 D.R.H # : 5776900

DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SLAB & PLUMBING
SCALE: 3/16" = 1'-0"
SHEET# A2-F

D R HORTON						
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT		QTY
1	OVERHEAD	GARAGE DOOR	192	96		1
2	SWING DOOR	DISTINCTION	78	96		1
3	SWING DOOR	DISTINCTION	30	96		1
4	SWING DOOR	DISTINCTION	32	96		1

INTERIOR DOOR SCHEDULE

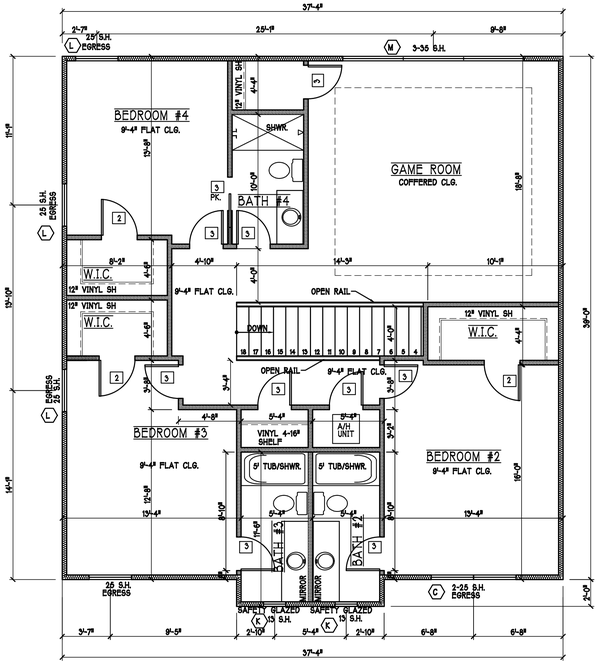
MARK	DOOR WIDTH	NOTES
1	3'-0"	PK. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	



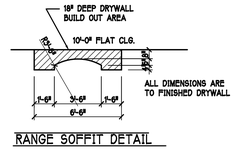
SQUARE FOOTAGE

1ST FLOOR LIVING AREA	2,035ᶠ
2ND FLOOR LIVING AREA	1,430ᶠ
TOTAL LIVING AREA	3,465ᶠ
GARAGE AREA	482ᶠ
ENTRY AREA	93ᶠ
LANAI AREA	257ᶠ
TOTAL AREA	4,297ᶠ

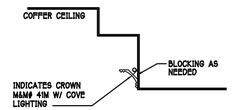
D R HORTON				
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIND-BORNE DEBRIS PROTECTION	QTY
A	1/2 3S	SH	SHUTTERS	1
B	F.G	24"X24"	SHUTTERS	3
C	2-2S	SH	SHUTTERS	1
D	12080	PKT. SL. GL. DOOR	SHUTTERS	1
E	2-3S	SH	SHUTTERS	1
F	1/2 3S	SH	SHUTTERS	2
G	1/2 3S	SH OBSCURE	SHUTTERS	1
H	3S	SH	SHUTTERS	1
J	2S	SH	SHUTTERS	1
K	1S	SH	SHUTTERS	2
L	2S	SH	SHUTTERS	4
M	3-3S	SH	SHUTTERS	1
N	1S	SH OBSCURE	SHUTTERS	1
O	160"X72"	MITERED GLASS	SHUTTERS	1
P	1S	SH	SHUTTERS	2
				23



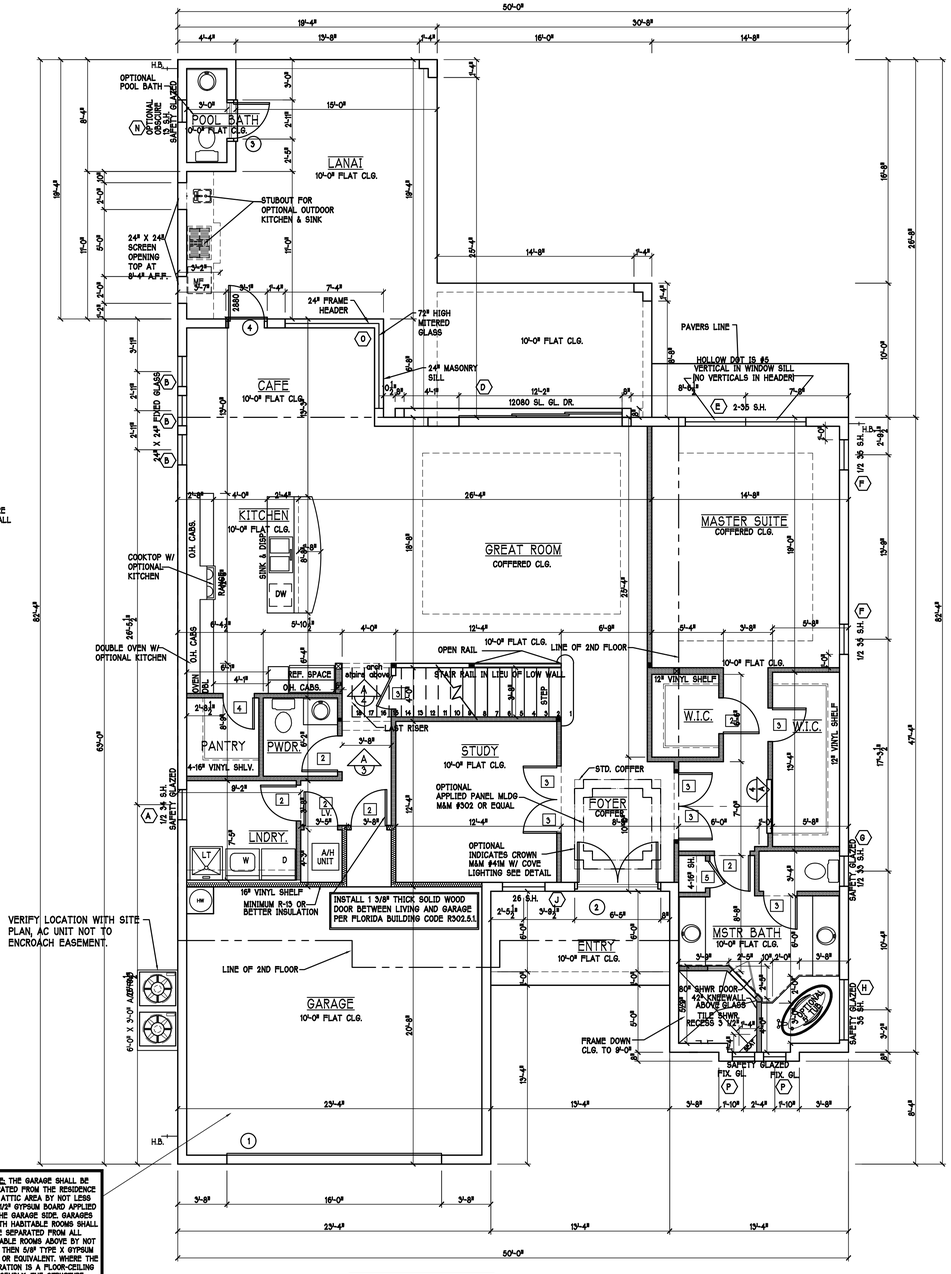
2nd FLOOR PLAN: "F" SCALE: 3/16" = 1'-0"



RANGE SOFFIT DETAIL



FOYER SOFFIT DETAIL



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

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

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

VINYL SHELF NOTES:

1) ALL CLOSET SHELVES TO BE 12"
2) ALL PANTRY & LINEN TO BE (4) 16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

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

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

CABINET BACKING

KITCHEN	UPPER TOP @ 84", 84" & 86" MICROWAVE @ 102"	BASE TOP @35"
MASTER BATH	UPPER	BASE- TOP @35"
GUEST BATH	UPPER	BASE- TOP @3"
LAUNDRY RM.	UPPER TOP @84"	BASE

BATHROOM NOTES

ALL TUB DECKS @ 21" A.F.F.
ALL BLOCKING TO BE PT IN SHOWERS

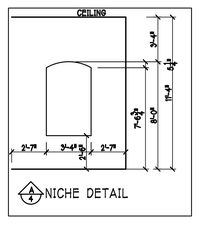
DOOR HEADERS

6'-8" BIFOLD	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.

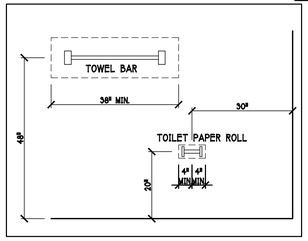
FRAMERS NOTES:

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

PLAN NOTES:
1.) SEE EXTERIOR ELEVATION SHEET FOR DETAILS OF ALTERNATE WINDOW ARRANGEMENTS, ENTRY WALKS AND ADDITIONAL WALKS.
2.) KITCHEN KNEE WALL 42 1/2" TO TOP USING 2x4 TOP PLATE.
3.) JOB MUST BE BROOM SWEPT EVERYDAY.
4.) VERIFY ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS.
5.) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE.
6.) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS.
7.) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5.



TB TOWEL BAR
TP TOILET PAPER



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G.C.D. #: 10504 D.R.H #: 577690020

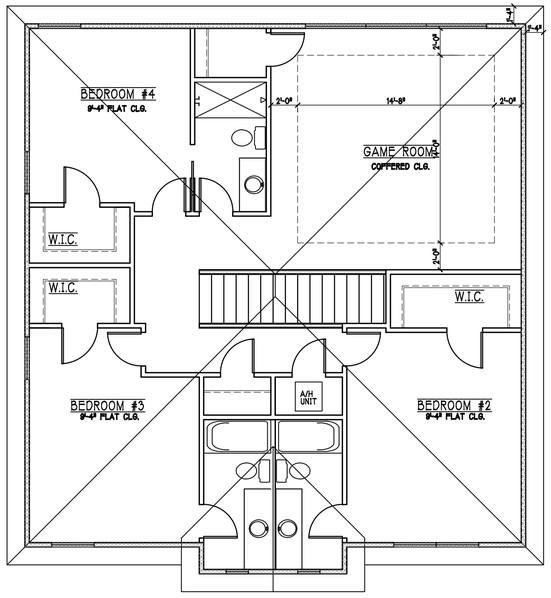
MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16" = 1'-0"
SHEET# A3-F

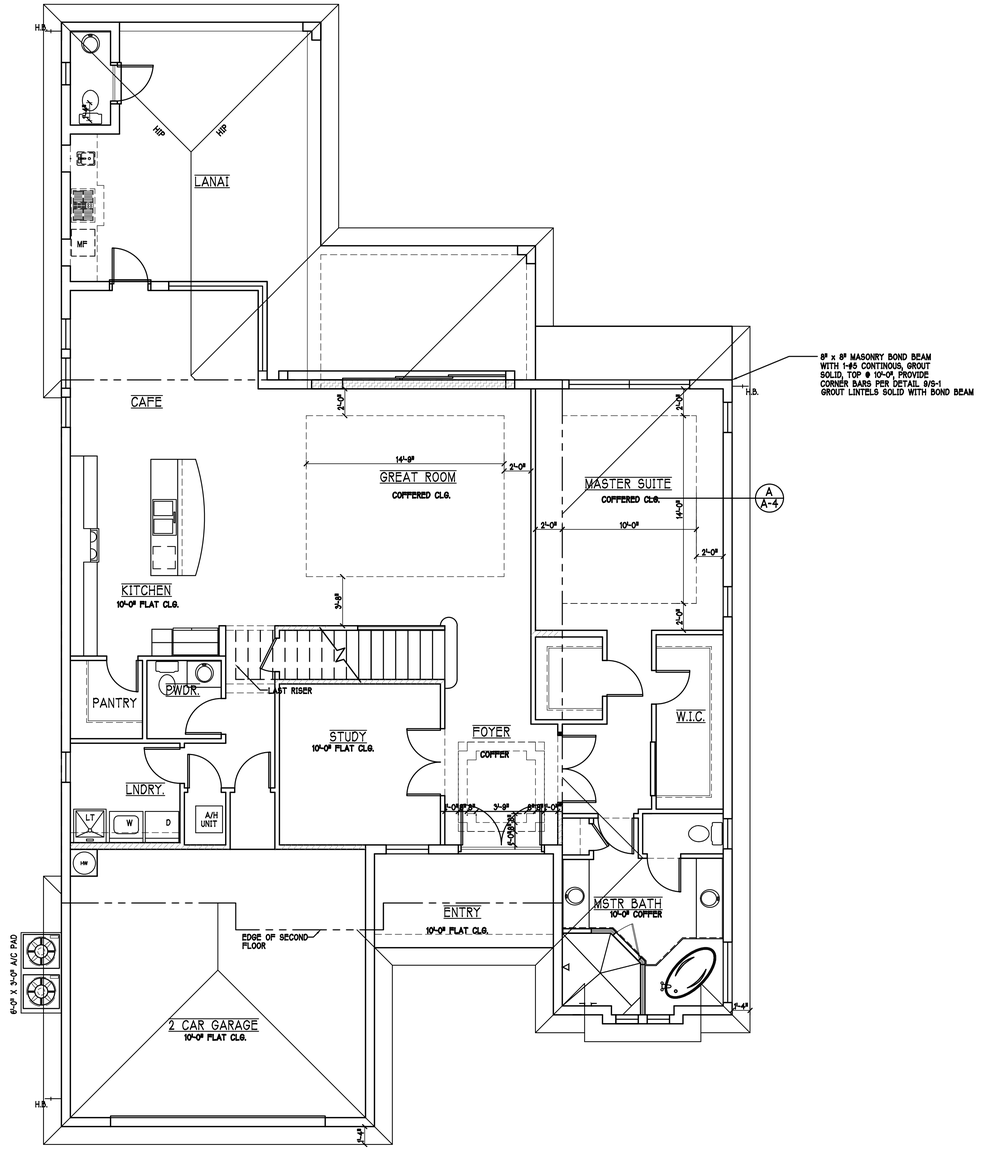
MODEL 3461 F: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

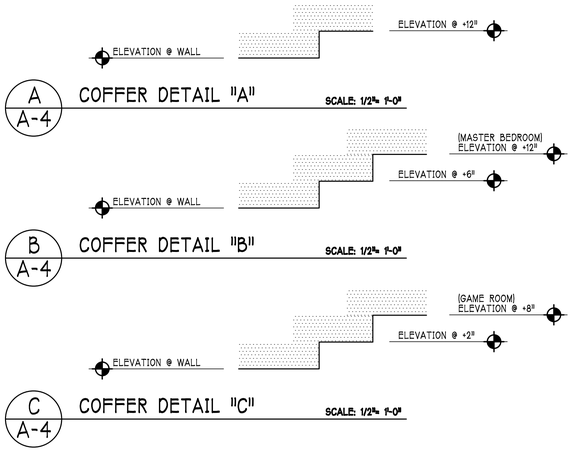
			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
AREAS (SQ. FT.)			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	2214.4 SQ. FT.	389.5 SQ. FT.	14.76 SQ. FT.	3.79%	8.15%	-.-- SQ. FT.	-	-.-%
2nd STORY	1694.0 SQ. FT.	216.0 SQ. FT.	11.29 SQ. FT.	5.23%	8.15%	-.-- SQ. FT.	-	-.-%
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			ROOF VENT MODEL 22-3/8" BASE, 32" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR		

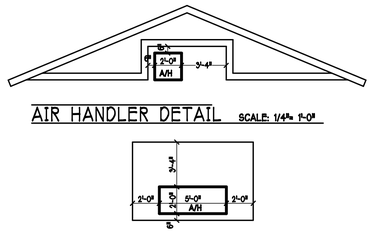


2ND FLOOR CEILING PLAN "F": SCALE: 3/16" = 1'-0"



1ST FLOOR CEILING PLAN "F": SCALE: 3/16" = 1'-0"





BEARING HEIGHT

- = BEARING @ 21'-4" A.F.F.
- = BEARING @ 10'-0" A.F.F.
- = BEARING @ 11'-0" A.F.F.
- = INTERIOR STUD BEARING @ 10'-0" A.F.F.

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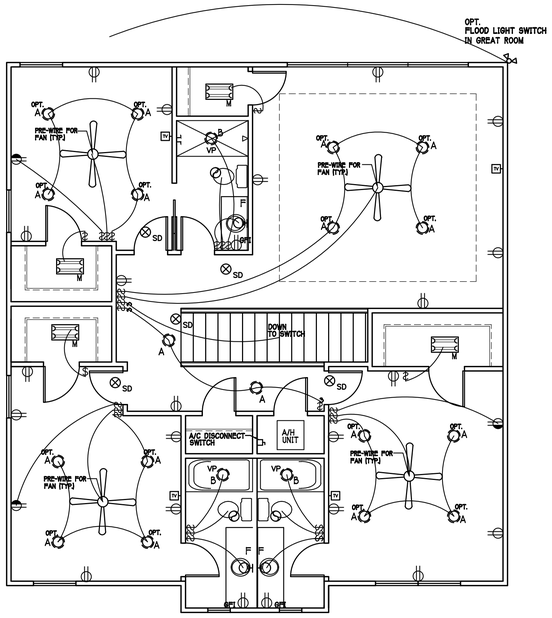
SUBDIV: RAILS END
ADDRESS: 8961 RAILS END COURT
G.C.D. # : 10504 D.R.H. # : 5776900200

MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

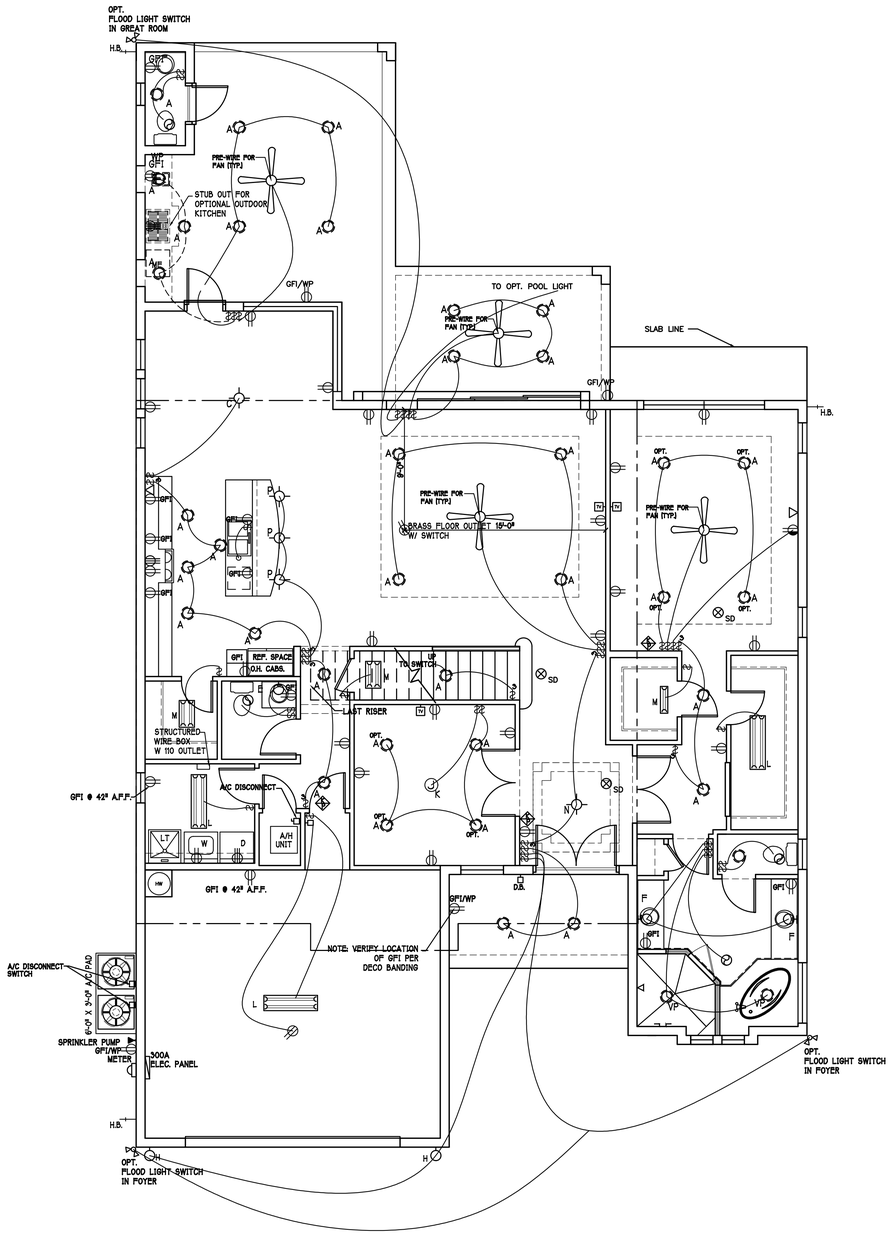
DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ROOF
SCALE: 3/16"=1'-0"
SHEET# A4-F

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
	DUPLEX RECETACLE @ ELEV. A.F.F.
T	TIMER SWITCH
GFI	GFI SWITCH
D	DIMMER SWITCH
3	3 WAY SWITCH
	SINGLE POLE SWITCH
SD	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
SCD	
	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
DB	DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT



2 nd FLOOR ELECTRICAL PLAN: SCALE: 3/16" = 1'-0"



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

Electrical Notes:

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

All electrical equipment to be set at or above base flood elevation.

All outlets in wet areas and all exterior outlets to be GFI's

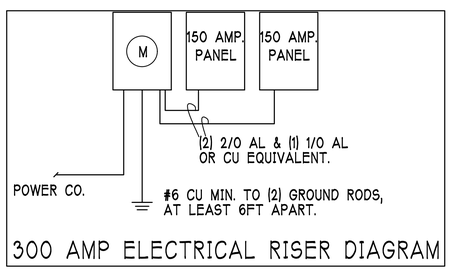
Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2014

ELECTRICAL PLAN 3461 "F"

300 Amp Service

TAG	QUANTITY	PRODUCT	
A	(32)	Recessed Cans	
B	(5)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(5)	36" 4 Lt	
G	(X)	NOT USED	
H	(2)	Coach Lights	
J	(X)	Coach Lights	
K	(X)	J BOX	
L	(4)	4' Fluorescent	
M	(6)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(1)	3 Lt	
P	(3)	Pendant Light	



300 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
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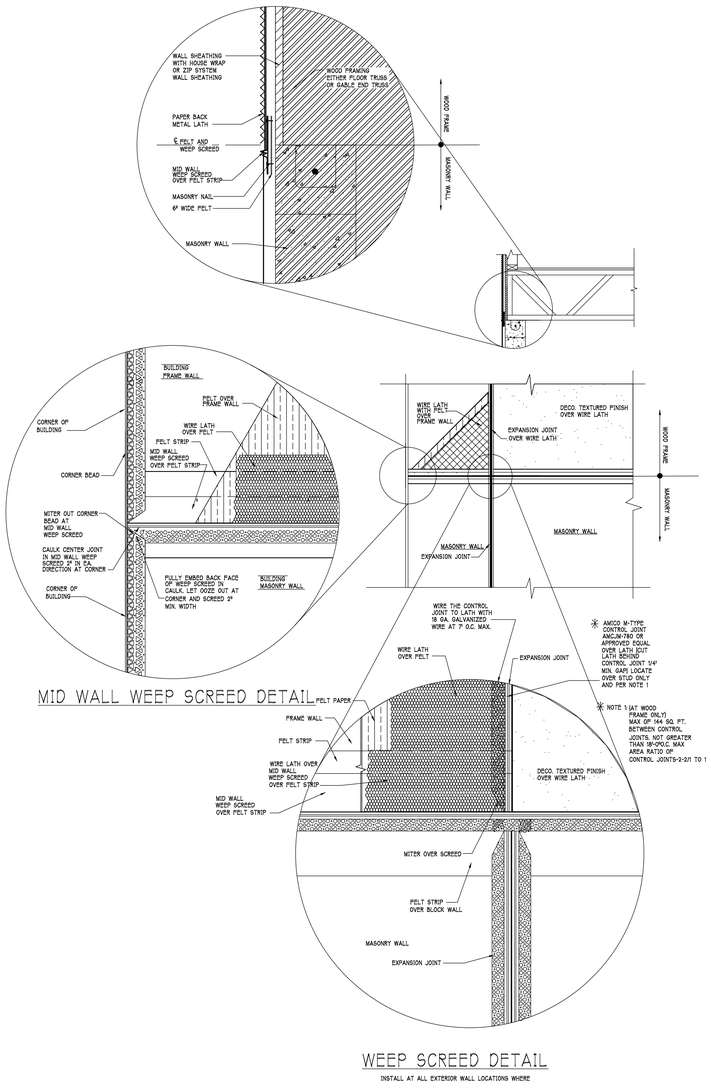
Fax (239) 540-7759

MODEL: 3461 - EXT LANAI W/ P. BATH
LOT: 9 BLOCK:
SUBDIV: RAILS END
ADDRESS: 8961 RAILS END COURT
RESIDENCE FOR: SPEC
G.C.D. #: 10504 D.R.H #: 5776900020

DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELECTRICAL
SCALE: 3/16"=1'-0"
SHEET# A5-F



1 RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. TREATED WOOD REQUIREMENTS:- ALL WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE 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" oc EDGE AND FIELD.

2 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.

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 (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.

3 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 (0.105 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.

4 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 MANUFACTURERS IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
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

TYPICAL WALL SECTION

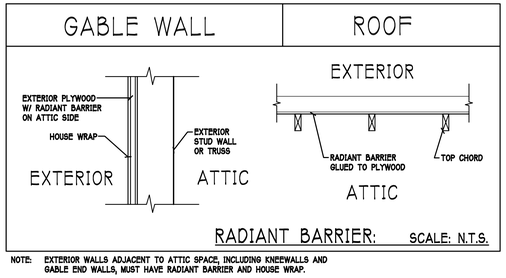
SCALE: N.T.S.

1

TYPICAL WALL SECTION

SCALE: N.T.S.

2



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.

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 m^2).

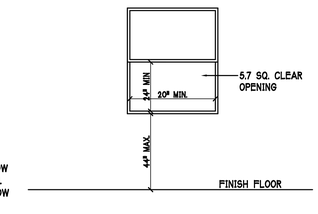
EXCEPTION:- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m^2).

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 m^2), 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

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G.C.D. #: 10504 D.R.H #: 577690020

MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTIONS
SCALE: N.T.S.
SHEET# A6-F

FOUNDATION PLAN

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

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

PAD FOOTING SCHEDULE

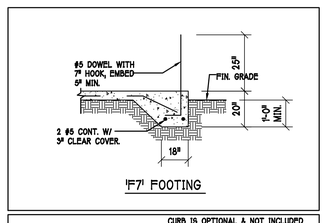
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF. LONG WAY	BOTTOM REINF. SHORT WAY	REMARKS
X	(A)	2'-6"	2'-6"	1'-0"	3-#5	3-#5	--
X	(B)	3'-0"	3'-0"	1'-0"	4-#5	4-#5	--
X	(C)	3'-6"	3'-6"	1'-0"	4-#5	4-#5	--
X	(D)	4'-0"	4'-0"	1'-2"	5-#5	5-#5	--
	(E)	5'-0"	3'-6"	1'-2"	4-#5	6-#5	--

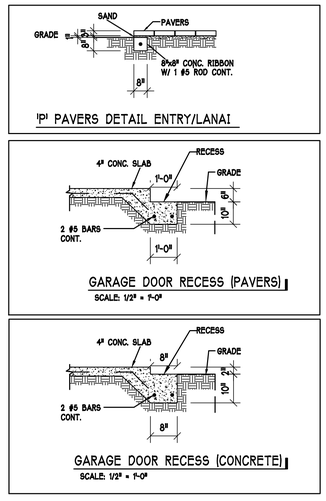
WALL FOOTING SCHEDULE

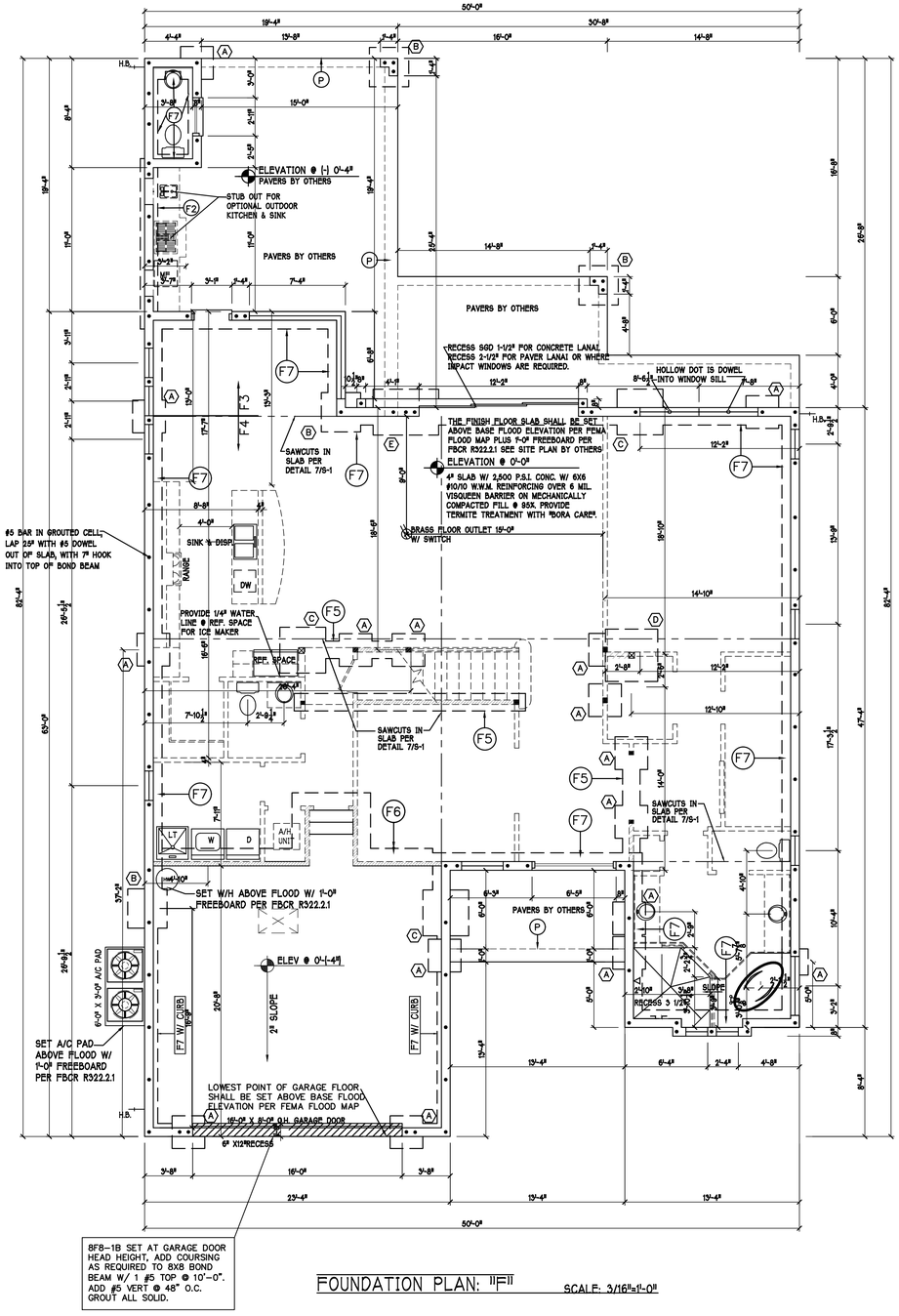
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	(F1)	CONT.	1'-4"	0'-8"	2-#5	
X	(F2)	CONT.	1'-8"	0'-10"	2-#5	
	(F3)	CONT.	1'-0"	1'-8"	2-#5	
	(F4)	CONT.	1'-4"	1'-8"	2-#5	
X	(F5)	CONT.	1'-6"	1'-0"	2-#5	
X	(F6)	CONT.	1'-6"	1'-0"	2-#5	
X	(F7)	CONT.	1'-6"	1'-8"	2-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	

18" WIDE FOOTING REQUIRED PER GEOTECH REPORT

NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR. PER 6/S-3.







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

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

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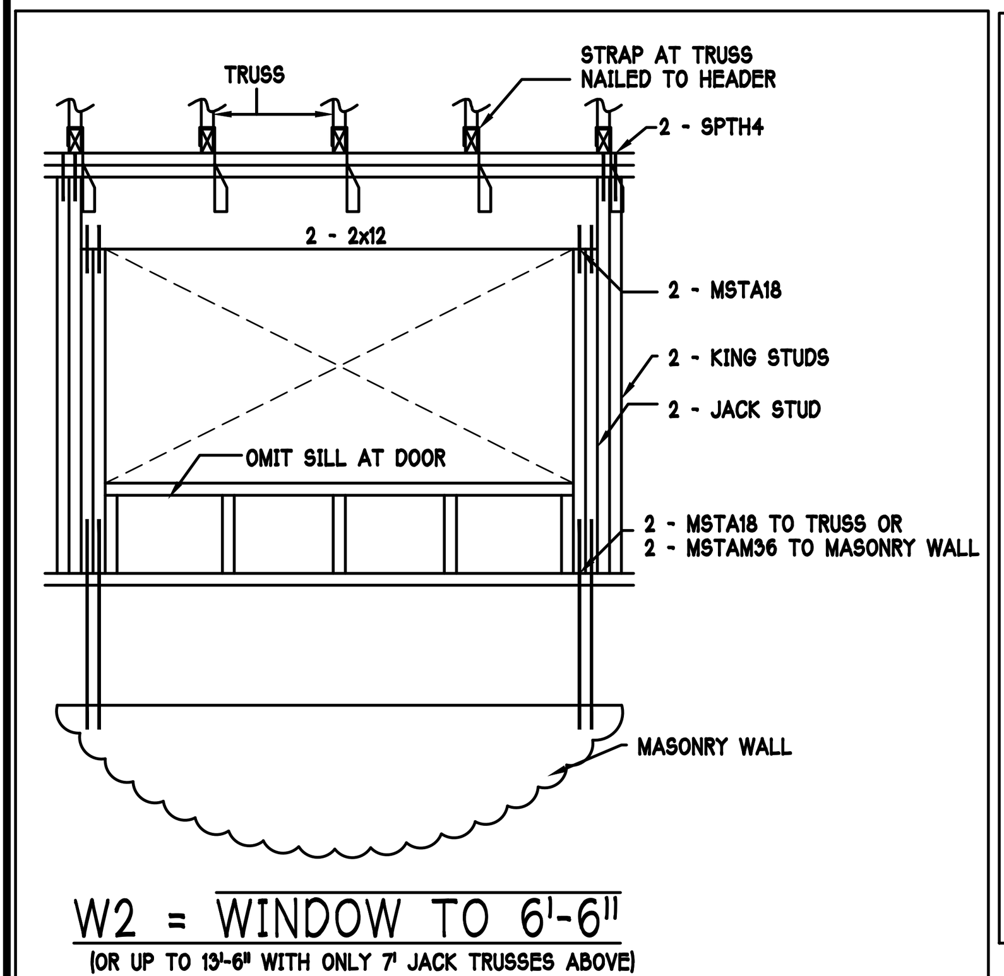
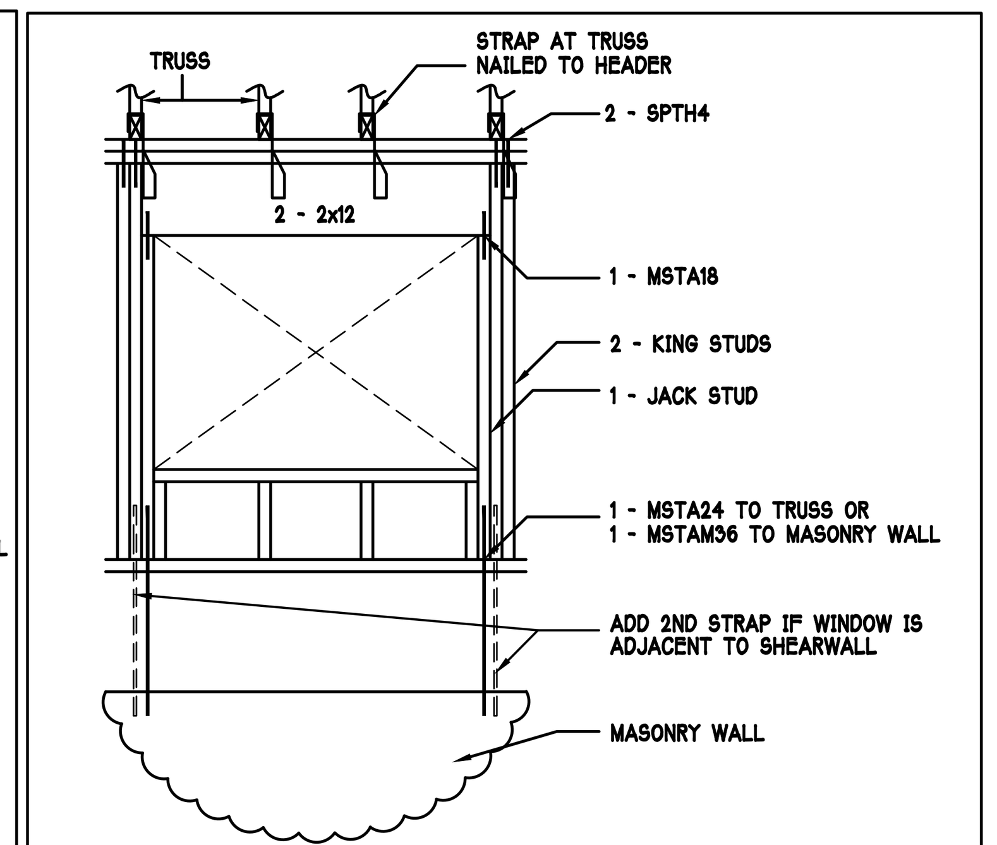
MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

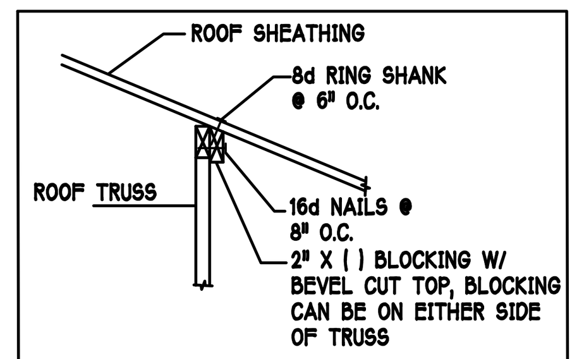
DATE: 02-12-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FOUNDATION
SCALE: 3/16"=1'-0"
SHEET# S-1 F



W2 = WINDOW TO 6'-6"
(OR UP TO 13'-6" WITH ONLY 7' JACK TRUSSES ABOVE)



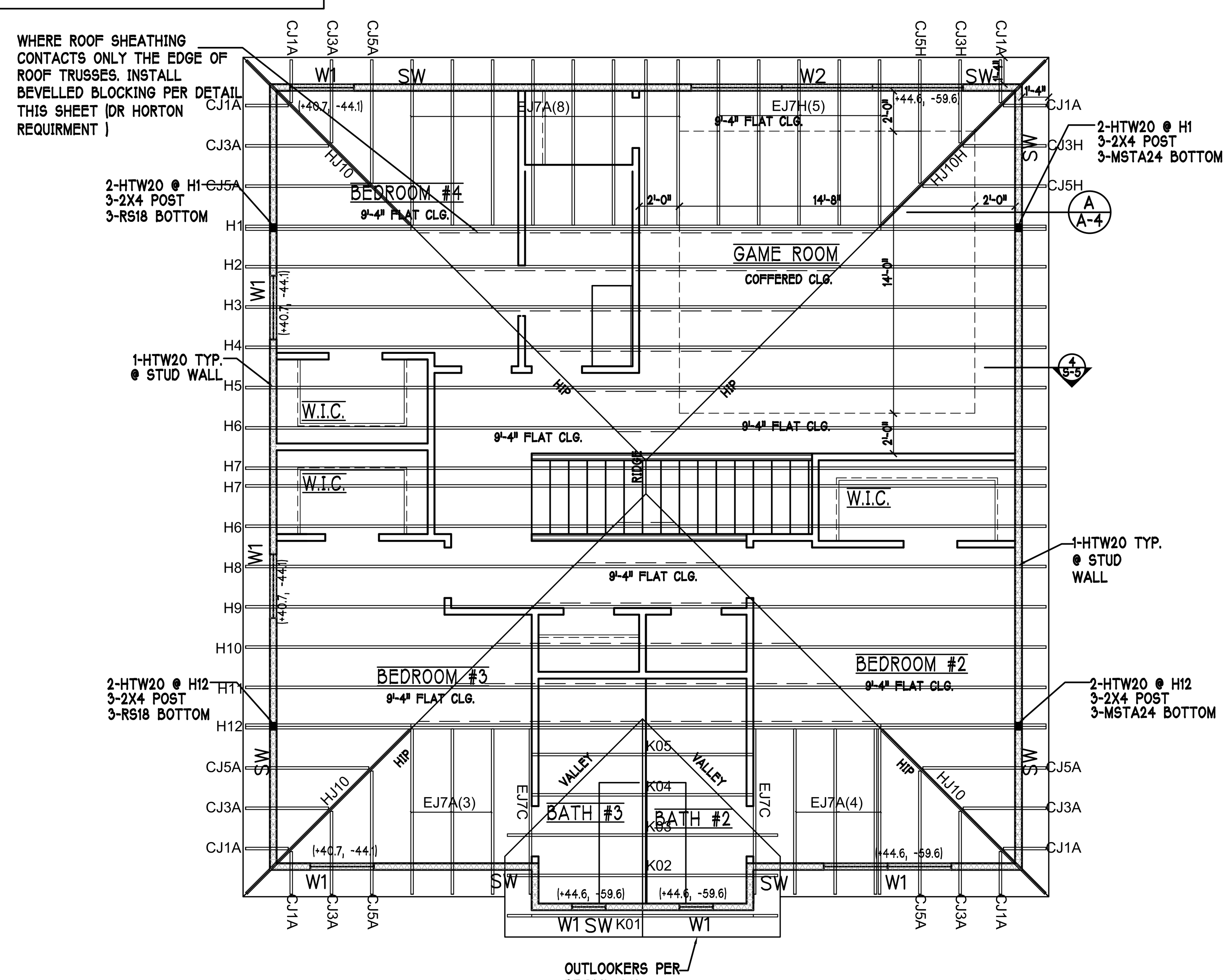
W1 = WINDOW TO 4'-6"



BEVELED BLOCKING

BEARING HEIGHT

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



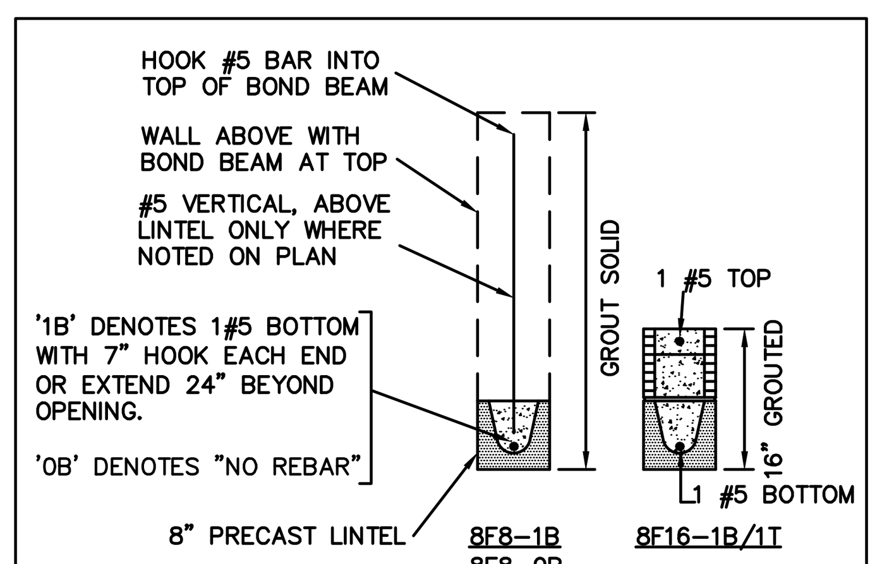
UPPER ROOF FRAMING PLAN "F": SCALE: 3/16" = 1'-0"

DRAFTSTOPPING

R302.12 DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

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

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



PRECAST LINTEL SCHEDULE

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

GUARDRAILS PER FBCR 2017

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

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

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

Exceptions:

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

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

Exceptions:

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

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

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

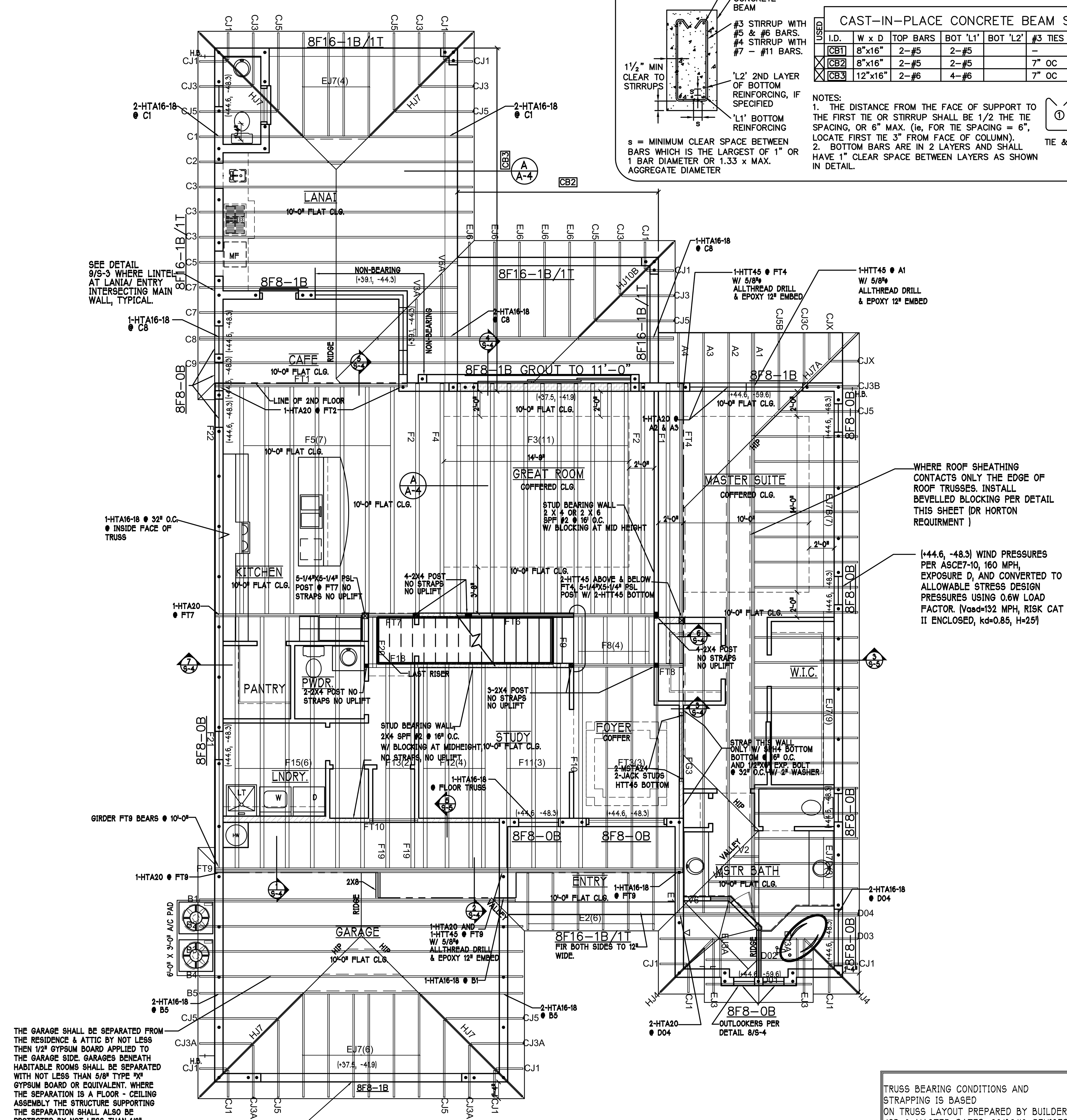
TRUSS STRAPPING TO MASONRY

INSTALL HTA16–18 AT ALL TRUSSES TO 1615 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

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. 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 12/S–3.
4) 'ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.

R2



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

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

TRUSS STRAPPING TO STUD WALL/WOOD BEAM

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

MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1005	(1)MTW16	12–10dx1 1/2"
2010	(2)MTW16	12–10dx1 1/2"
3015	(3)MTW16	12–10dx1 1/2"
1285	(1)HTW20	24–10dx1 1/2"
2570	(2)HTW20	24–10dx1 1/2"
3855	(3)HTW20	24–10dx1 1/2"
5140	(4)HTW20	24–10dx1 1/2"

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

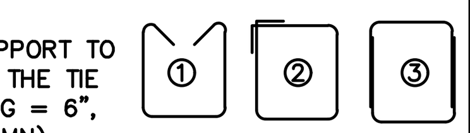
TOP REINFORCING
CONCRETE BEAM
#3 STIRRUP WITH #5 & #6 BARS. #4 STIRRUP WITH #7 – #11 BARS.
1½" MIN CLEAR TO STIRRUPS
'L2' 2ND LAYER OF BOTTOM REINFORCING, IF SPECIFIED
'L1' BOTTOM REINFORCING

s = MINIMUM CLEAR SPACE BETWEEN BARS WHICH IS THE LARGEST OF 1" OR 1 BAR DIAMETER OR 1.33 x MAX. AGGREGATE DIAMETER

CAST–IN–PLACE CONCRETE BEAM SCHEDULE

USED	I.D.	W x D	TOP BARS	BOT 'L1'	BOT 'L2'	#3 TIES	TYPE	NOTES
	CB1	8"x16"	2–#5	2–#5		–	–	
X	CB2	8"x16"	2–#5	2–#5		7" OC	1,2,3	
X	CB3	12"x16"	2–#6	4–#6		7" OC	1,2,3	

NOTES:
1. THE DISTANCE FROM THE FACE OF SUPPORT TO THE FIRST TIE OR STIRRUP SHALL BE 1/2 THE TIE SPACING, OR 6" MAX. (ie, FOR TIE SPACING = 6", LOCATE FIRST TIE 3" FROM FACE OF COLUMN).
2. BOTTOM BARS ARE IN 2 LAYERS AND SHALL HAVE 1" CLEAR SPACE BETWEEN LAYERS AS SHOWN IN DETAIL.



TIE & STIRRUP TYPES

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 08/30/18, REVISED: NONE

"SW" WOOD PANEL SHEARWALL SCHEDULE

1/2" CDX PLYWOOD OR 7/16" OSB OR ZIP SYSTEM WALL SHEATHING FASTENED w/ 8d COMMON NAILS @ 3" O.C. EDGE & 6"O.C. FIELD TO 2X4 SYP #2 OR 2X6 SPF #2 STUDS AT 16" O.C. WOTH 2X4 BLOCKING AT ALL PANEL JOINTS. PROVIDE DOUBLE STUD AT EACH END OF SHEARWALL (KING STUDS AT HEADER MAY SERVE AS DOUBLE STUD). ANCHOR EACH END OF SHEARWALLS AS FOLLOWS:

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

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

NOTES: SHEARWALLS ARE DESIGNATED 'SW' ON PLAN.

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

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

D·R·HORTON America's Builder

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

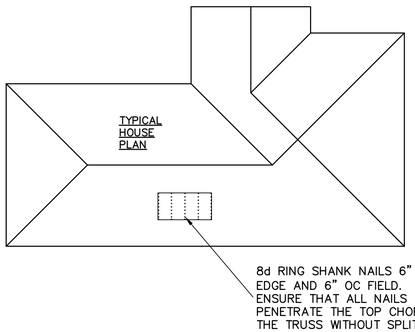
This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, site work, civil, or geotechnical.

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

LOT: 9 BLOCK:
SUBDIV: RAILS END
ADDRESS: 8961 RAILS END COURT
G.C.D. #: 10504 D.R.H #: 577690020

MODEL: 3461 - EXT LANAI W/ P. BATH
RESIDENCE FOR: SPEC

DATE:	02-12-19
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	ROOF
SCALE:	3/16"=1'-0"
SHEET#	S-2 F



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.	APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES, SPAN RATING 48/24 OR BETTER, GLUE AND NAIL W/ 10d COMMON @ 6" O.C. EDGE & FIELD
ROOF	**EXTERIOR CEILING OR 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. (RING SHANK NAILS PER R803.2.3.1: .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.

NOTE: EXAMINE ALL SECTIONS AND DETAILS FOR SPECIAL NAILING AND BLOCKING CONDITIONS SUCH AS SHEARWALLS 'SW'.

2

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7–10, 160 MPH, EXPOSURE D, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR.
(Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h=25')

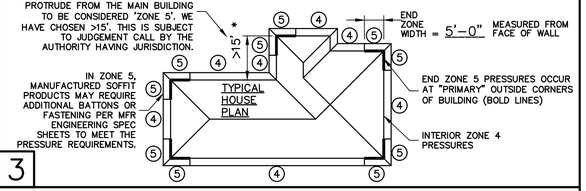
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+44.6 –48.3	+44.6 –59.6
TYPICAL WINDOWS & DOORS	+44.6 –48.3	+44.6 –59.6
8' OR 9' GARAGE DOORS	+39.1 –44.3	
16' OR 18' GARAGE DOORS	+37.5 –41.9	

(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 R301.2.1.3)	124 MPH
BUILDING CATEGORY	II
IMPORTANCE FACTOR	1.00
EXPOSURE	D
MEAN ROOF HEIGHT	= 25 FT
ROOF PITCH	4/12 & 6/12
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

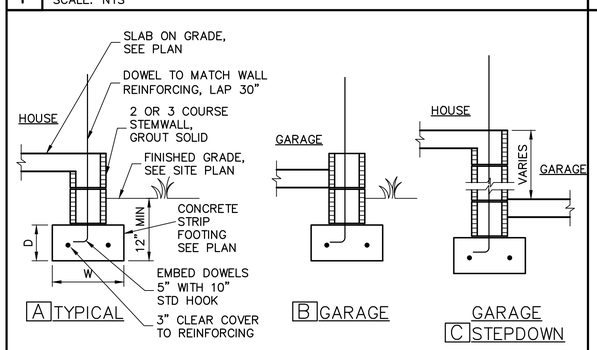
SOIL BEARING CAPACITY	1500 PSF

   SOIL BEARING CAPACITY PER GEOTECH REPORT BY UNIVERSAL ENGINEERING SCIENCES, PROJECT NUMBER: 0530.1100053.0000, DATED: 02/27/18. FOOTING SIZES HAVE BEEN INCREASED TO ACCOUNT FOR LOWER THAN NORMAL BEARING CAPACITY.

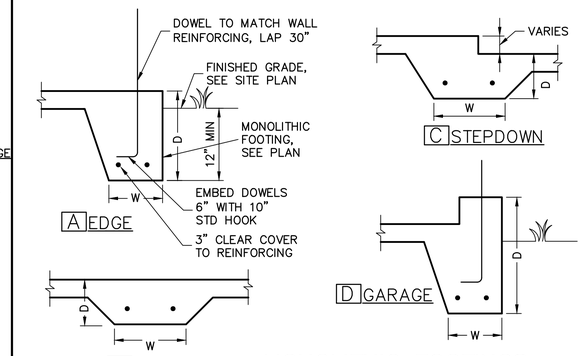
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

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.

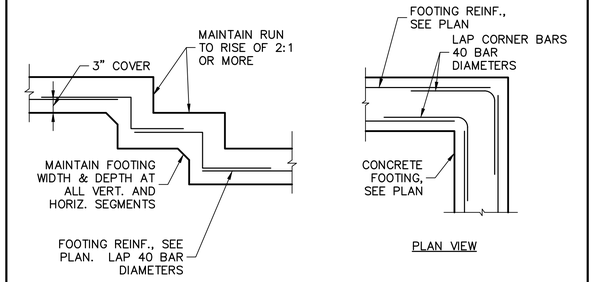
9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15–30.005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



4 STEMWALL DETAILS
SCALE: 3/4" = 1'–0"

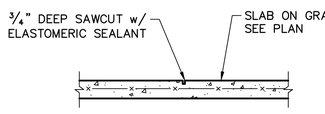


5 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'–0"



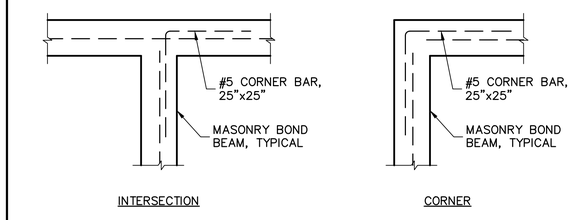
6 STEP FOOTING
SCALE: NTS

FOOTING CORNER BARS
SCALE: NTS

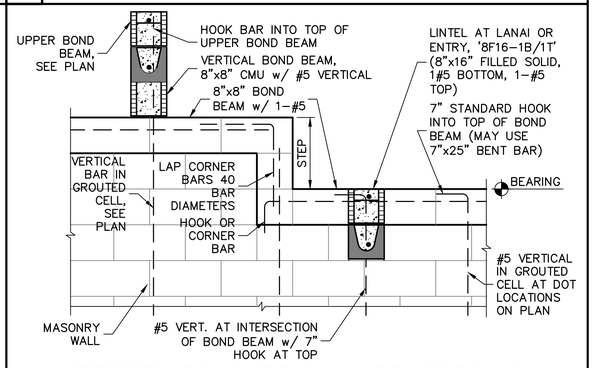


NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

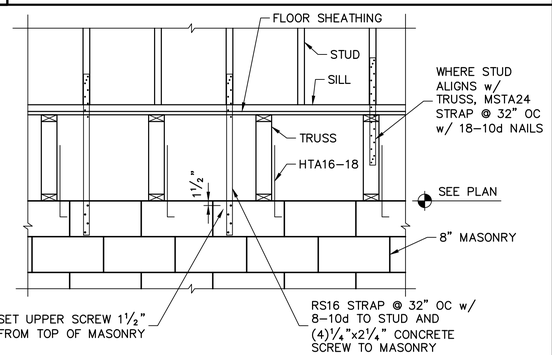
7 SLAB SAWCUT DETAIL
SCALE: NTS



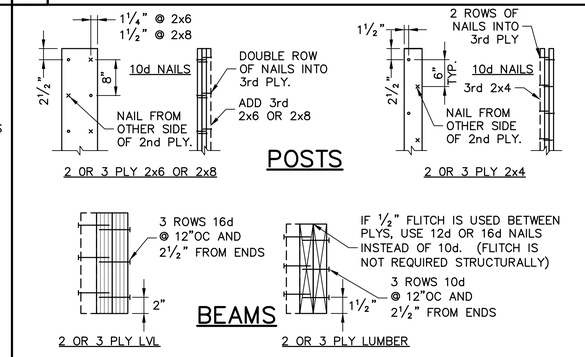
8 CORNER BAR DETAIL IN BOND BEAMS
SCALE: 3/4" = 1'–0"



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



10 STRAP UPPER STUDS TO MASONRY WALL
SCALE: 3/4" = 1'–0"



11 NAILING OF MULTI–PLY POST AND BEAMS
SCALE: NTS

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.

12 RETROFIT UPLIFT CONNECTOR SCHEDULE

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

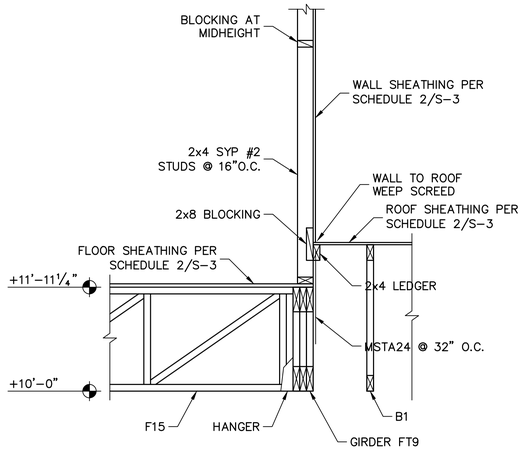
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
FOR SCOSTA TRUSS, 3 CAR GARAGE, 170 MPH, EXPOSURE B, ELEVATION J, JOB # 5785700006, DATED: 04/09/18, REVISED: NONE

EMERALD® HOMES
13880 Treeline Avenue South
Fort Myers, FL 33913
www.EMERALDHOMES.com

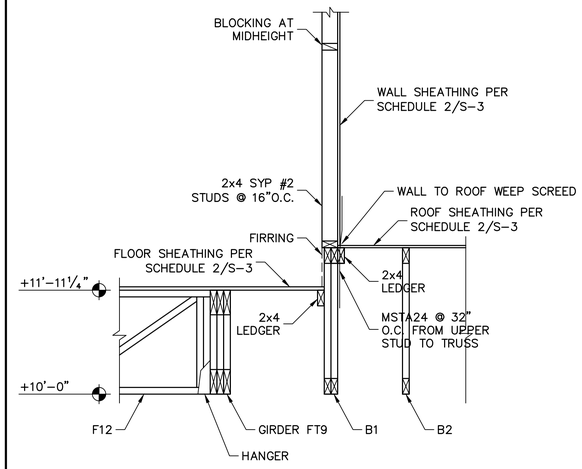
STRUCTURAL DETAILS FOR
MODEL 3461 F
2 CAR GARAGE
ADDRESS
LOT: SUBDIVISION:

DESIGN/DRAWN	DWB/DWB
CHECKED	DWB
DATE	10/29/18
SCALE	AS NOTED
JOB NO.	
SHEET	S–3

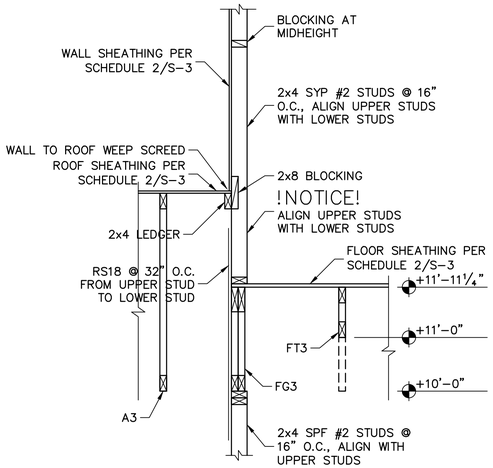
SHEET 3 OF 5



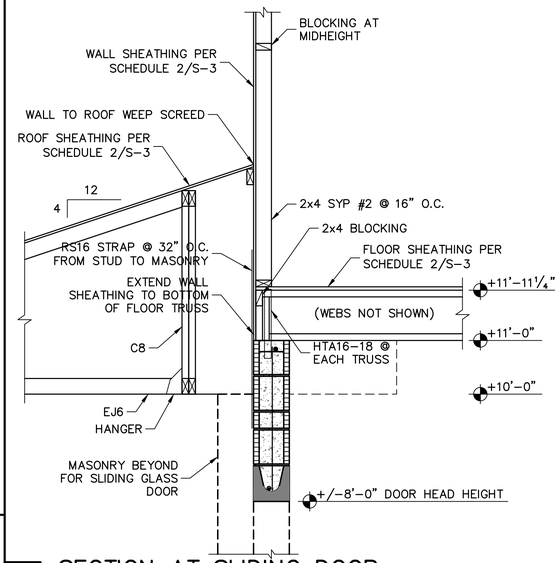
1 SECTION AT GARAGE
SCALE: 3/4" = 1'-0"



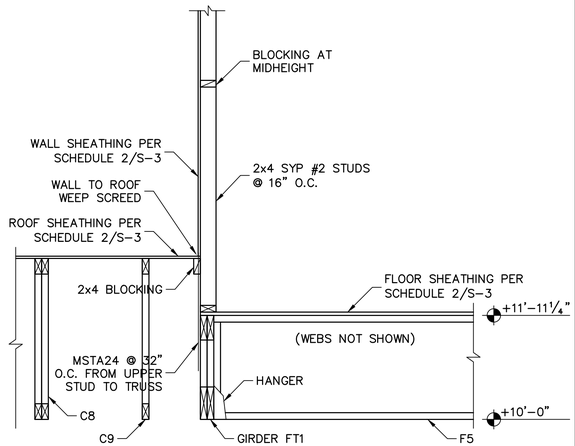
2 SECTION AT GARAGE
SCALE: 3/4" = 1'-0"



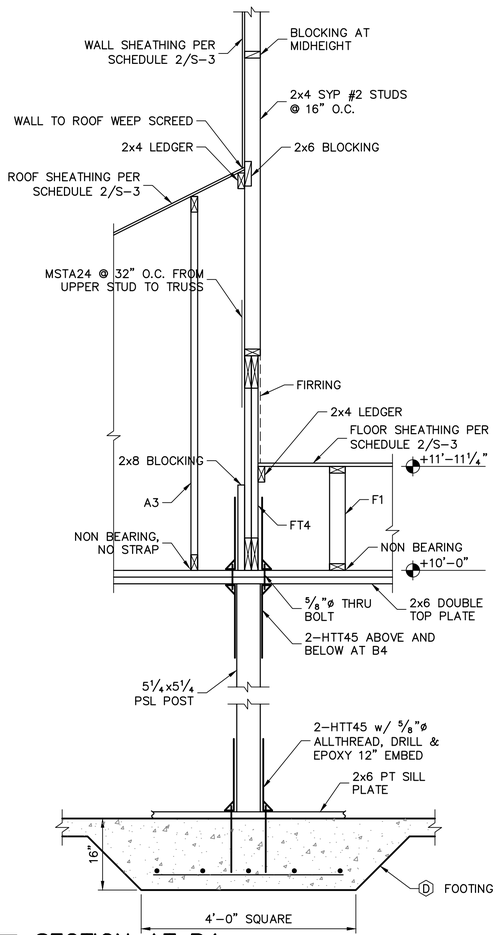
3 SECTION AT FG3
SCALE: 3/4" = 1'-0"



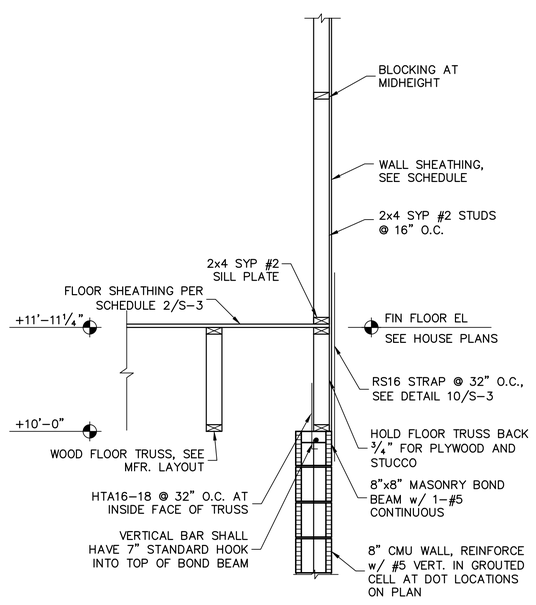
4 SECTION AT SLIDING DOOR
SCALE: 3/4" = 1'-0"



5 SECTION AT FT1
SCALE: 3/4" = 1'-0"

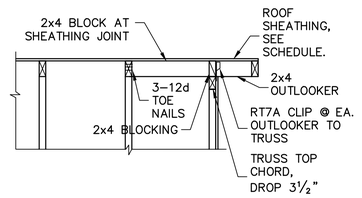


6 SECTION AT B4
SCALE: 3/4" = 1'-0"



7 2 STORY WITH FLOOR TRUSS PARALLEL
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).



THIS DETAIL ONLY USED FOR ELEVATION F

8 OUTLOOKER DETAIL
SCALE: N.T.S.

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

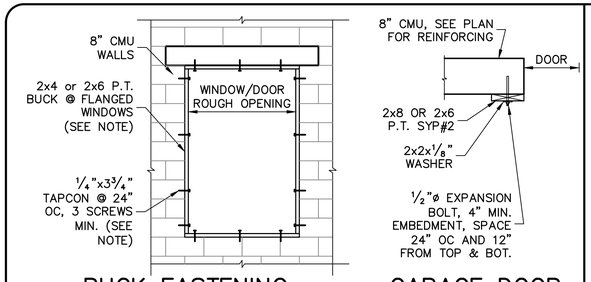
EMERALD HOMES
13880 Treeline Avenue South
Fort Myers, FL 33913
www.EMERALDHOMES.com

STRUCTURAL DETAILS FOR
MODEL 3461 F
2 CAR GARAGE
ADDRESS
LOT: SUBDIVISION:

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
FOR SCOSTA TRUSS, 3 CAR GARAGE, 170 MPH, EXPOSURE B, ELEVATION J, JOB # 578570006, DATED: 04/09/18, REVISED: NONE

DESIGN/DRAWN	DWB/DWB
CHECKED	DWB
DATE	10/29/18
SCALE	AS NOTED
JOB NO.	
SHEET	S-4

SHEET 4 OF 5

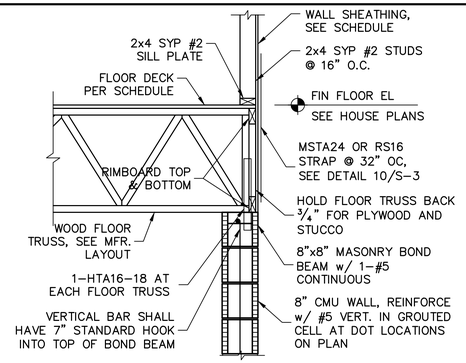


BUCK FASTENING

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.

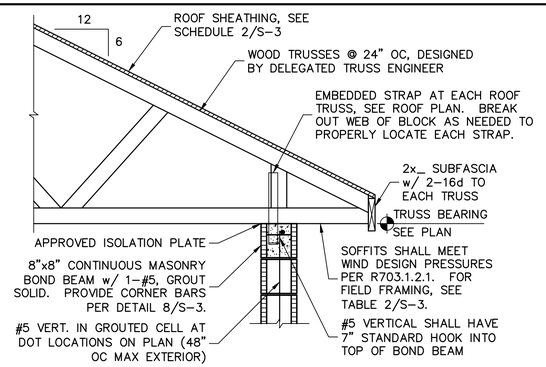
1



2 STORY WITH FLOOR TRUSS

SCALE: 3/4" = 1'–0"

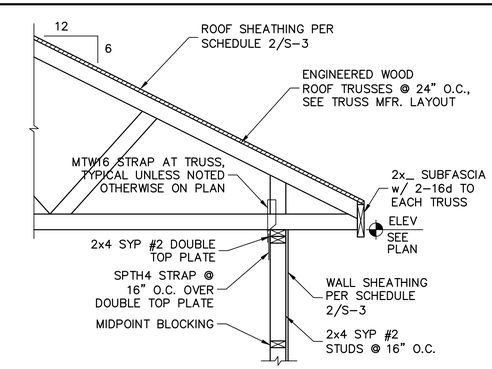
2



TRUSS STRAP TO BOND BEAM

SCALE: 3/4" = 1'–0"

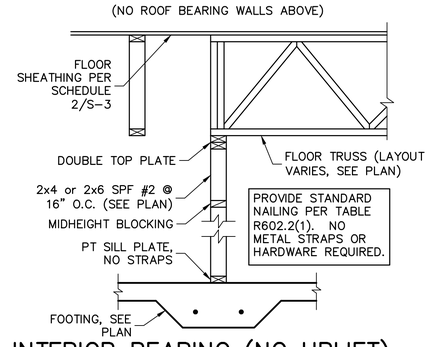
3



ROOF TRUSS ON STUD WALL

SCALE: 3/4" = 1'–0"

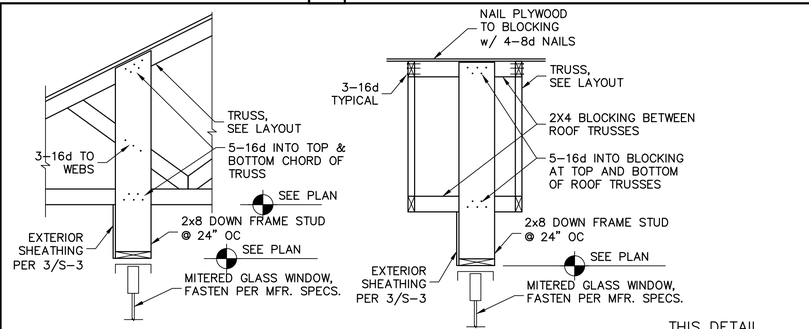
4



INTERIOR BEARING (NO UPLIFT)

SCALE: 3/4" = 1'–0"

5



TRUSS PERPENDICULAR TO WINDOW

TRUSS PARALLEL TO WINDOW

THIS DETAIL ONLY USED FOR MITERED GLASS WINDOW OPTION

SUSPENDED HEADER AT MITERED GLASS WINDOW

SCALE: 3/4" = 1'–0"

6

FOR SCOSTA TRUSS, 3 CAR GARAGE, 170 MPH, EXPOSURE B, ELEVATION J, JOB # 5785700006, DATED: 04/09/18, REVISED: NONE

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

REVISIONS	BY

STRUCTURAL ENGINEERING:

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STRUCTURAL DETAILS FOR MODEL 3461 F 2 CAR GARAGE

ADDRESS
LOT: SUBDIVISION:

DESIGN/DRAWN	DWB/DWB
CHECKED	DWB
DATE	10/29/18
SCALE	AS NOTED
JOB NO.	
SHEET	S–5

SHEET 5 OF 5