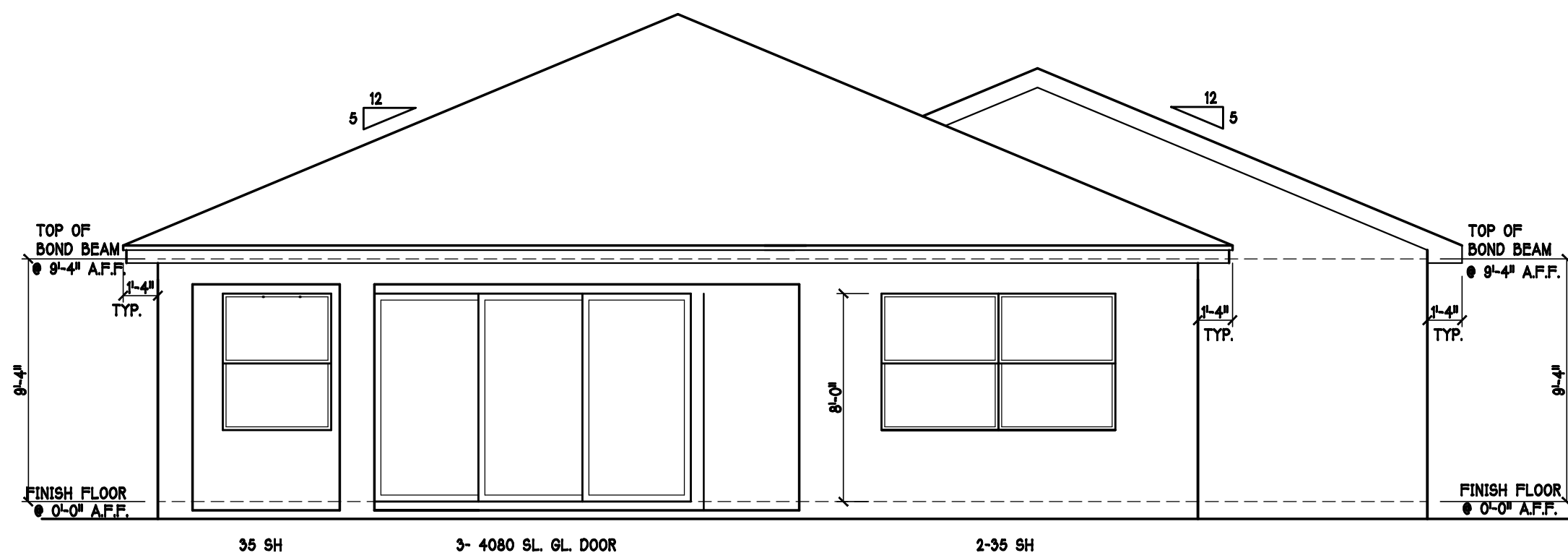
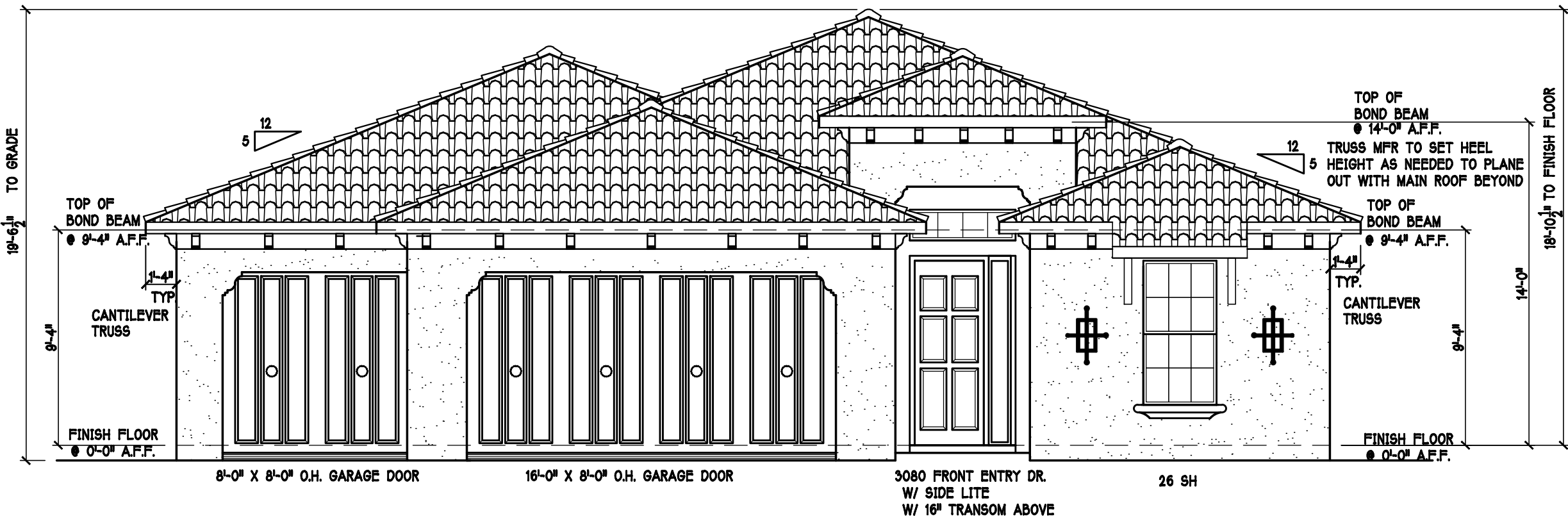
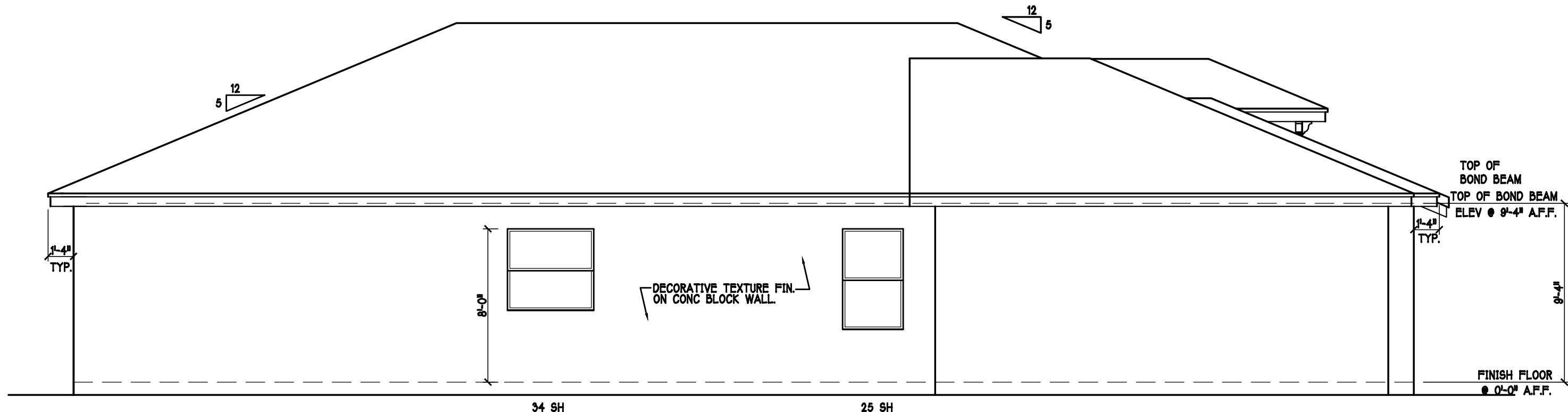




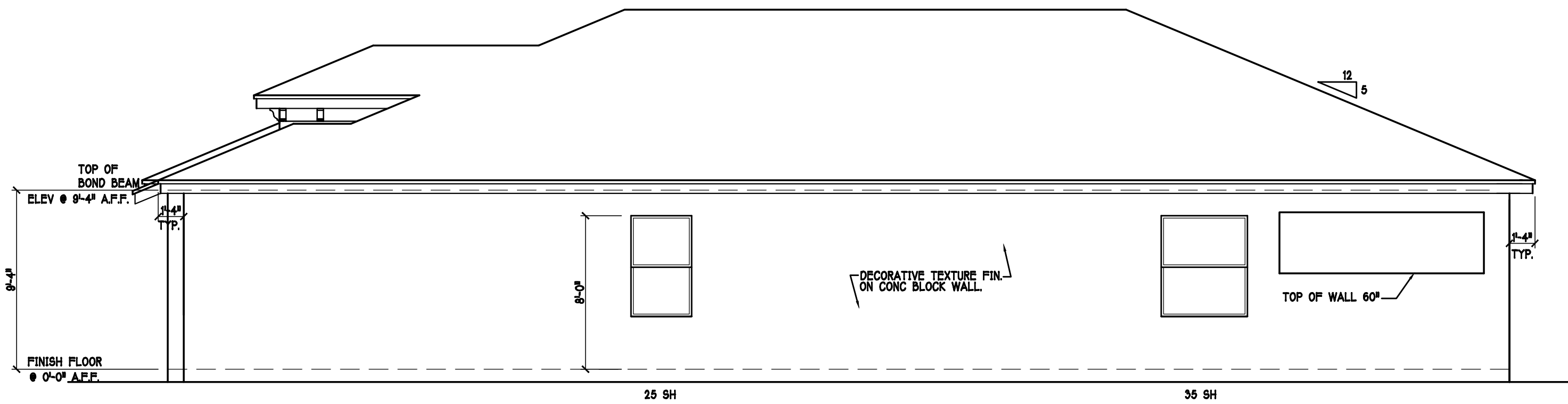
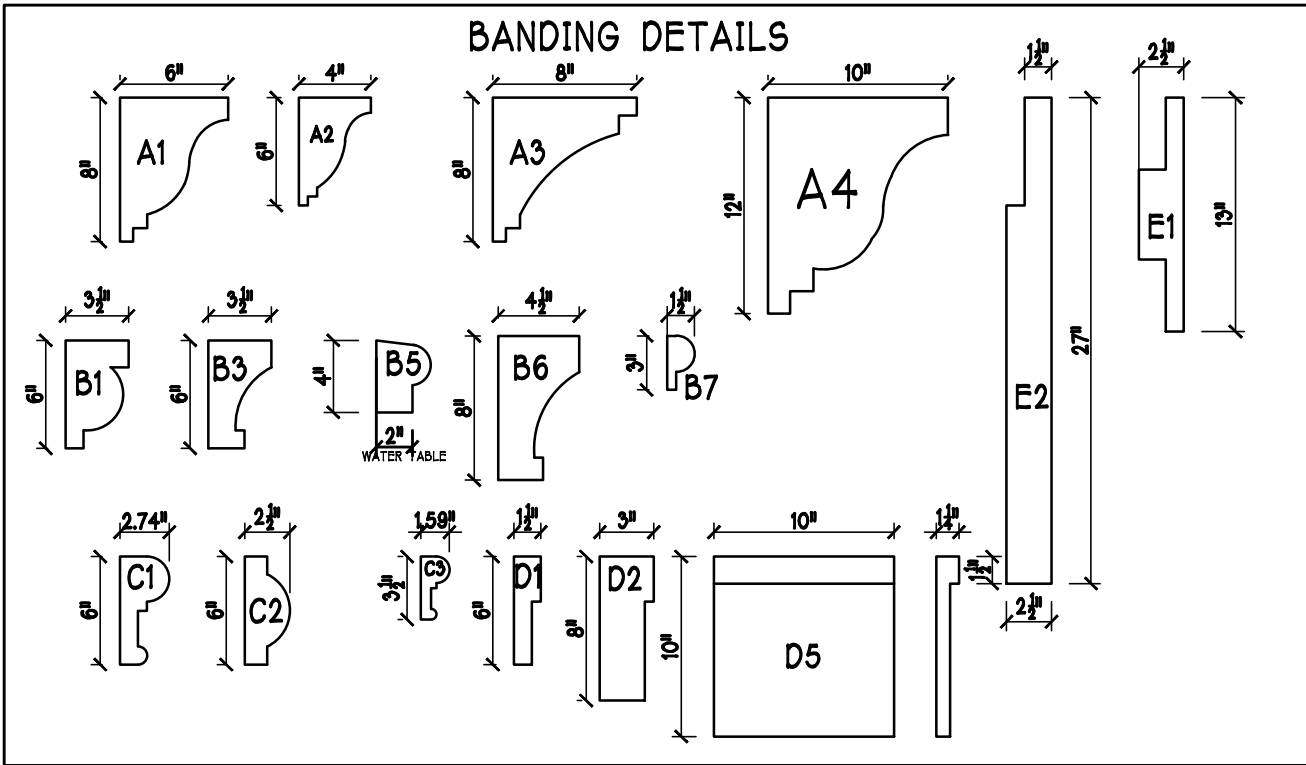
REAR ELEVATION: "M" SCALE: 3/16" = 1'-0"



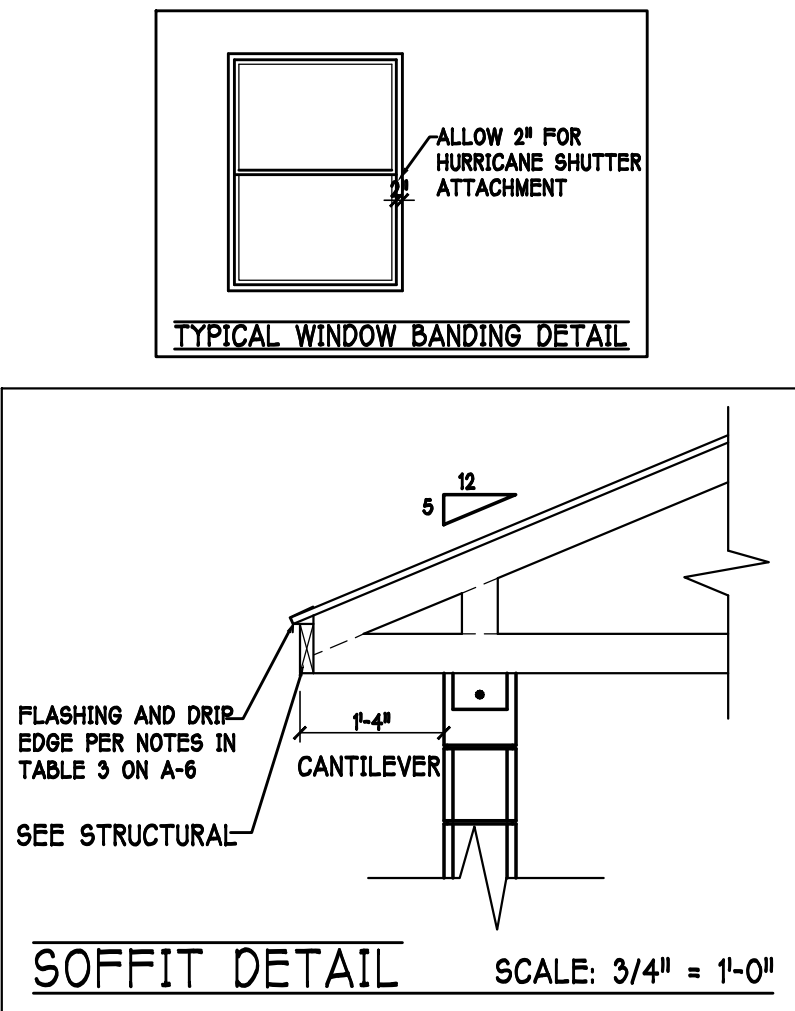
FRONT ELEVATION: "M" SCALE: 3/16" = 1'-0"



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



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



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6TH EDITION

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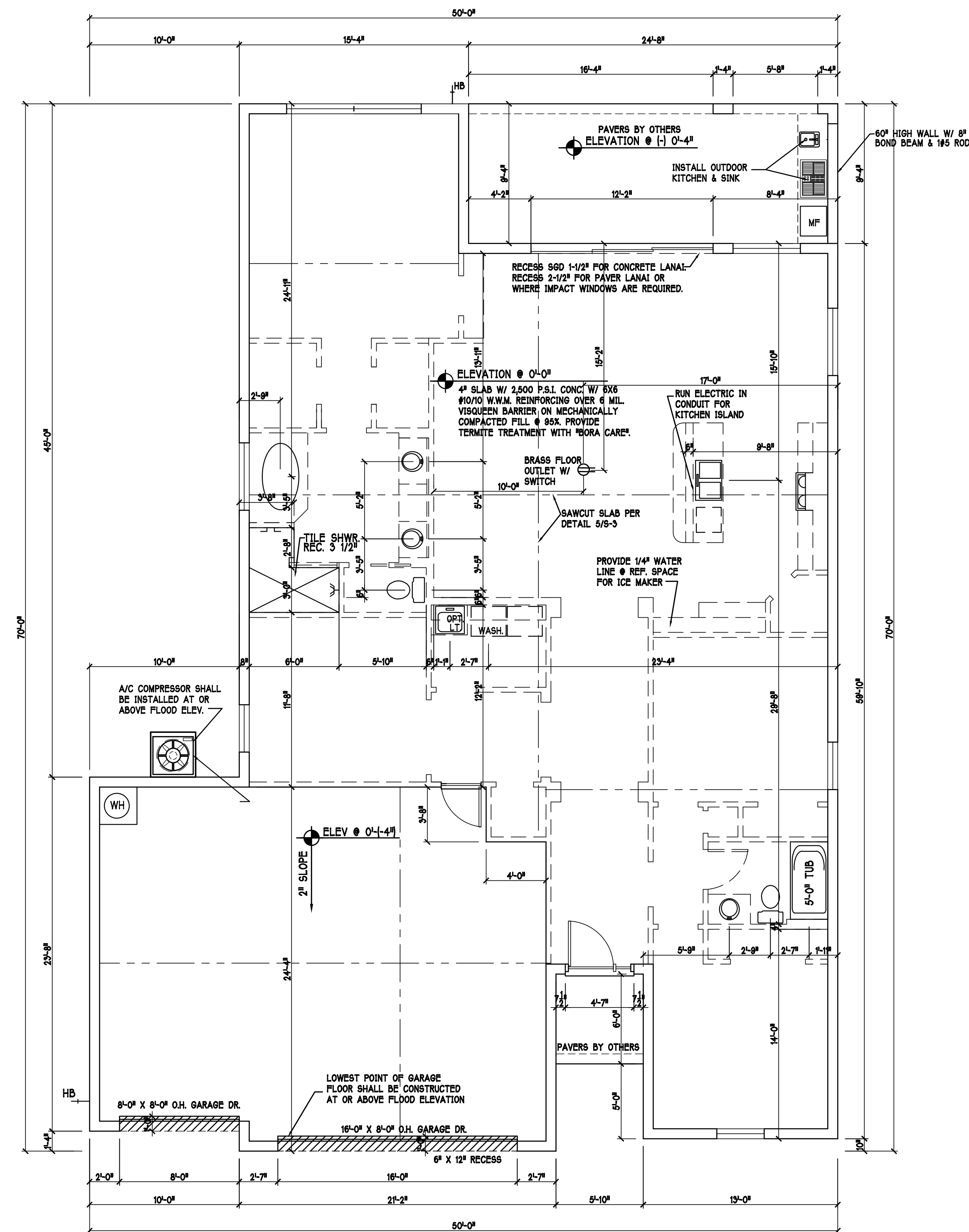
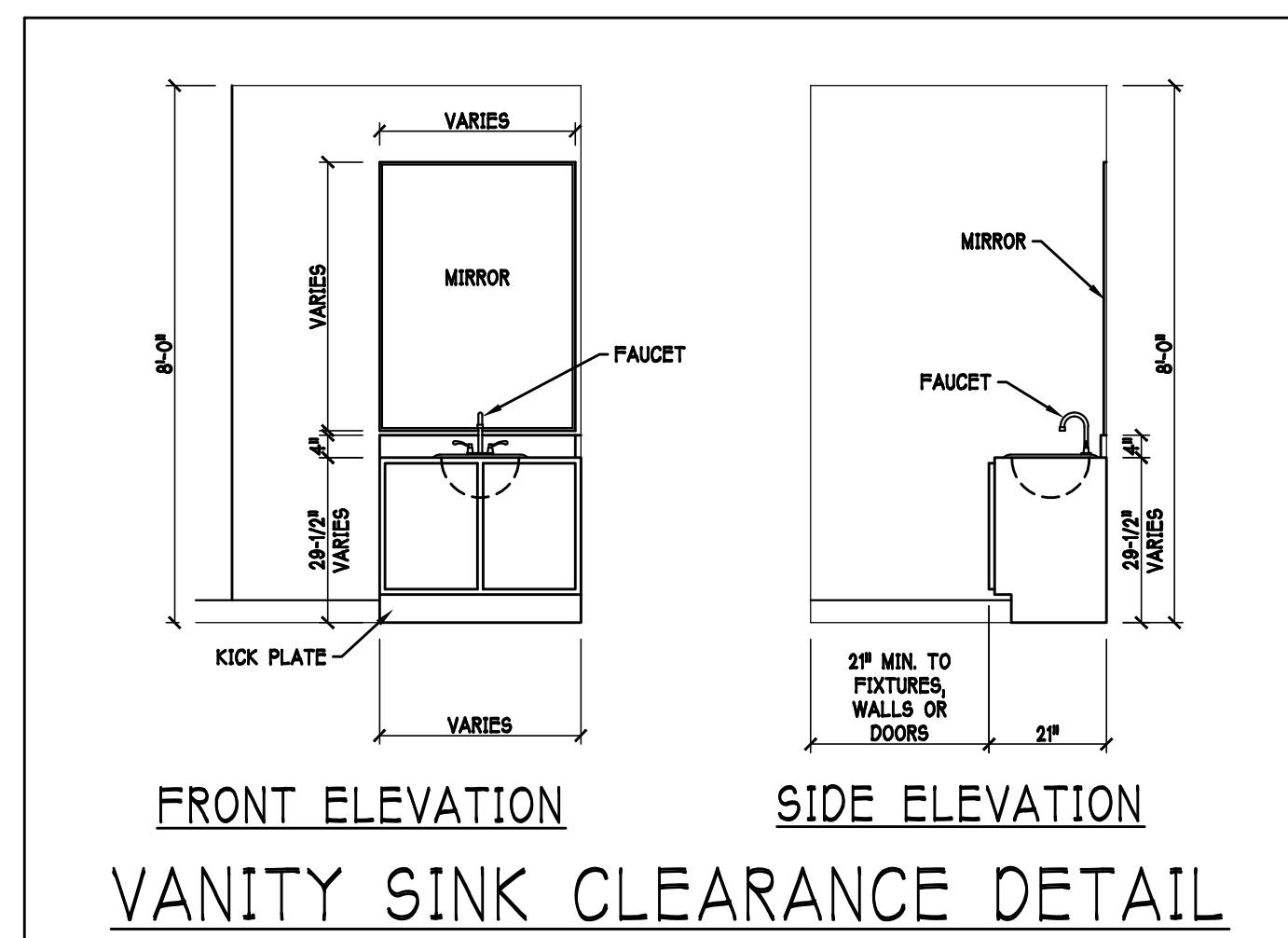
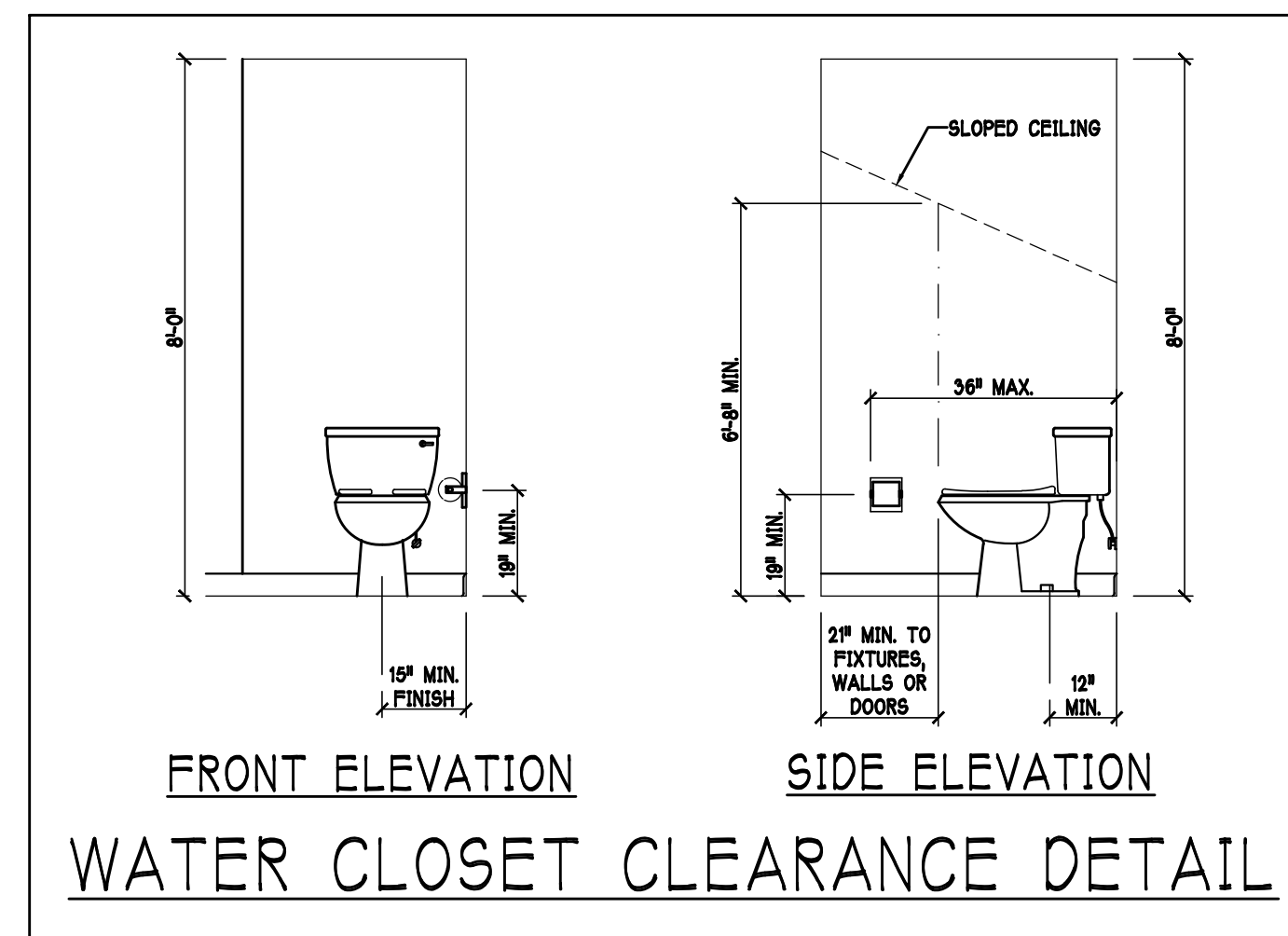
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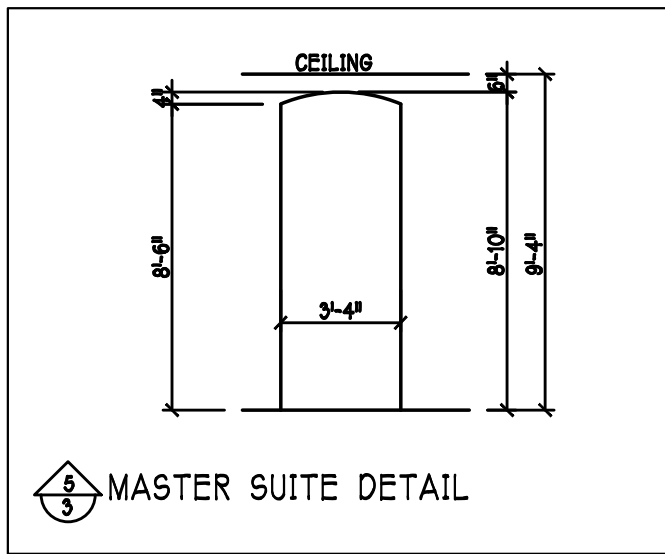
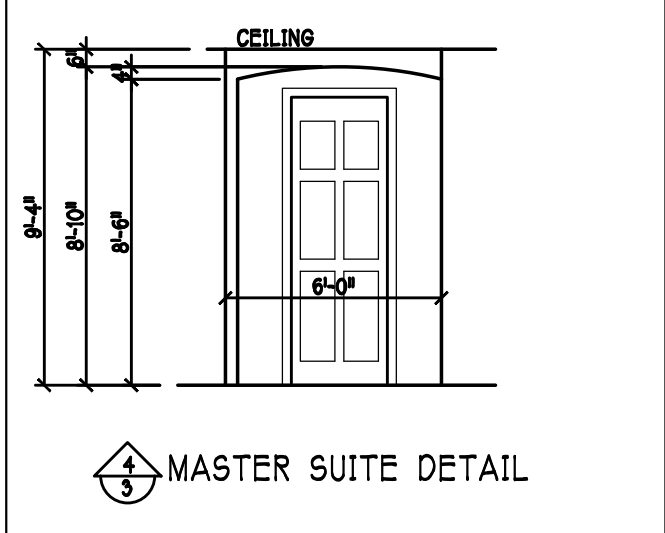
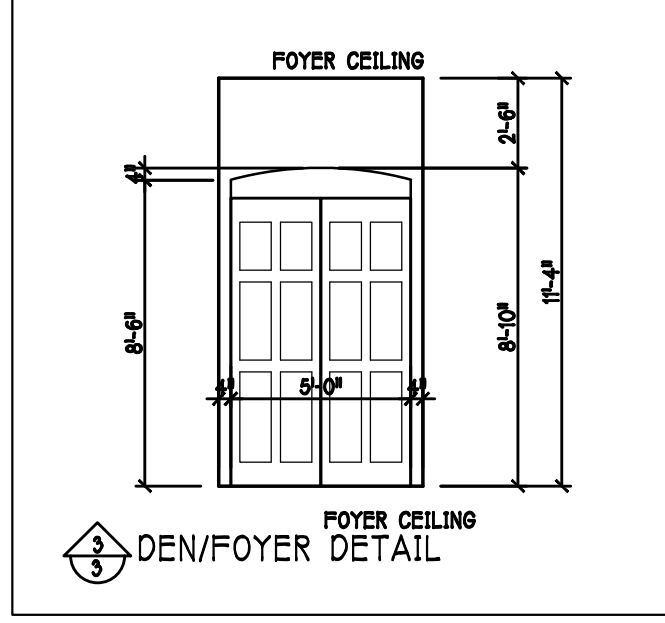
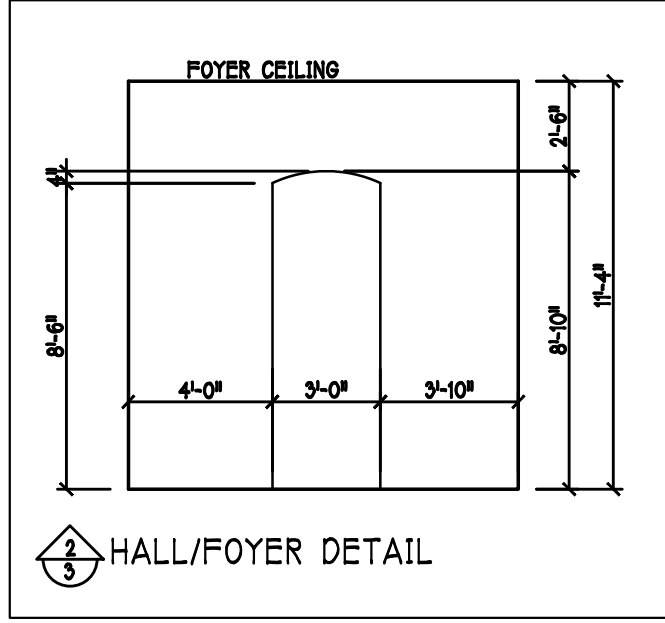
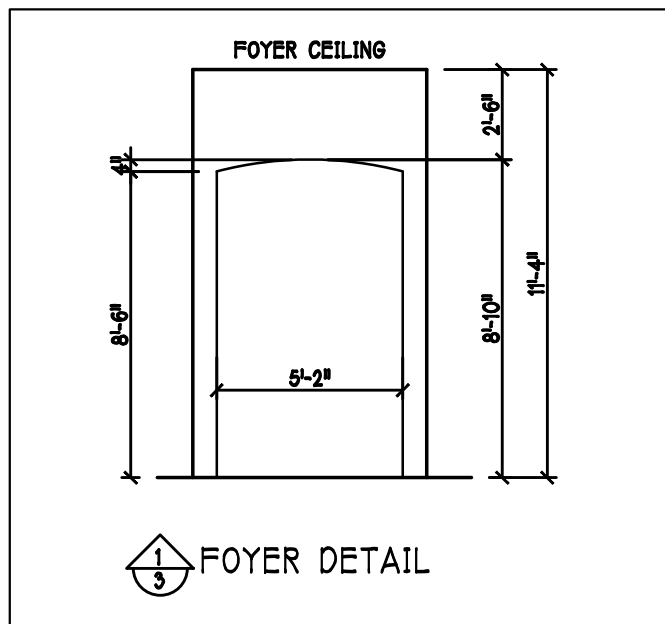
MODEL: UNIT 1983 - EDISON
RESIDENCE FOR: SPEC

LOT: 368 BLOCK: SUBDIV: TOSCANA ISLES 60's
ADDRESS: 113 VERAZA COURT
G.C.D.#: 10564 D.R.H. #: 578370142

DATE: 10-02-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELEVATIONS
SCALE: 3/16" = 1'-0"
SHEET#

A-1M





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

- PLAN NOTES**
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
 - PROVIDE SAFETY GLAZING AT BATH / SHOWER . PER FLORIDA BUILDING CODE R 308.4.5.
 - NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
 - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
 - 2X6 KITCHEN KNEE WALL 3/4" TO TOP
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.5.5
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE 'XX' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
 - INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
 - ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 302.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
 - ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14"-16" SHELVES 16" O.F.F. WITH 16" INCREMENT.

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

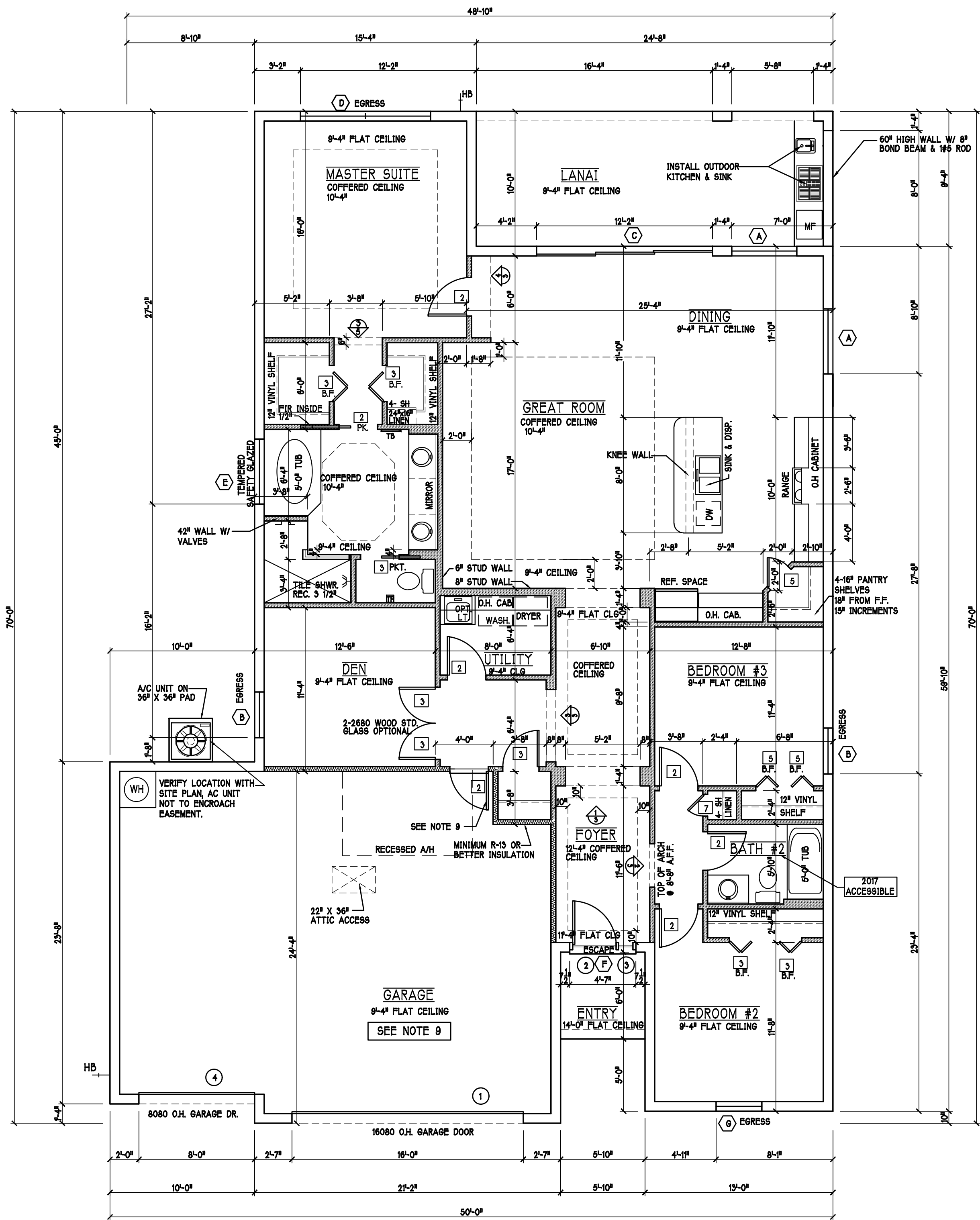
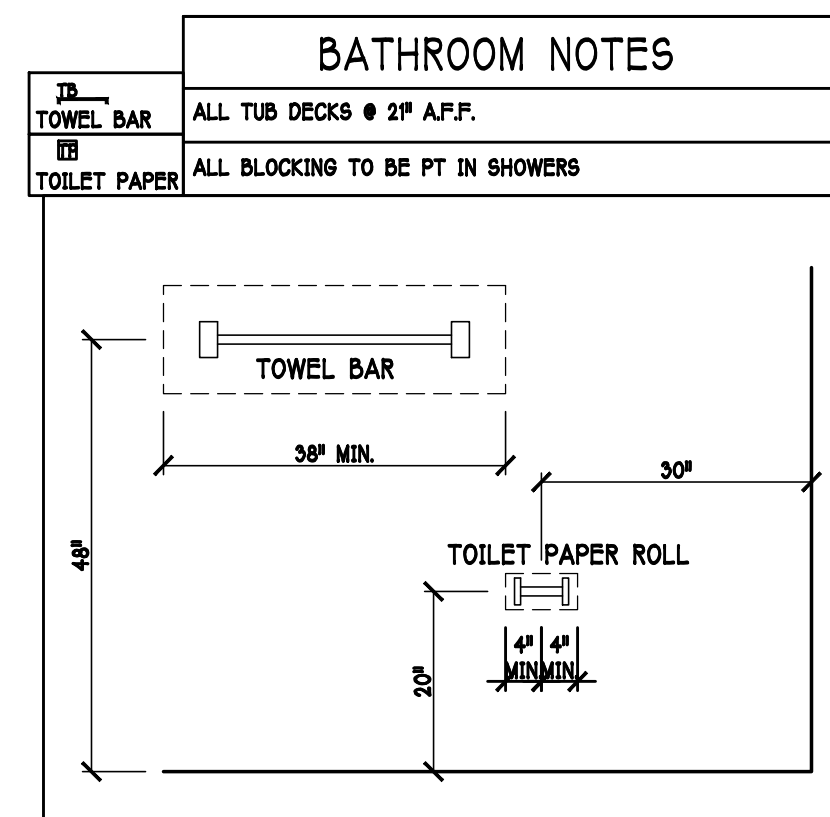
INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	

SQUARE FOOTAGE		
LIVING AREA	1983	
GARAGE AREA	743	
LANAI AREA	230	
ENTRY AREA	35	
TOTAL AREA	2,991	

D R HORTON				
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	192 86	
2	3080	ENTRY DR.	36 86	
3	SIDE LITE		12 86	
4	OVERHEAD	GARAGE DOOR	86 86	
SEE NOTE 1				4

D R HORTON				
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH HEIGHT	COMMENTS
A	35	SH	54 63	
B	25	SH	36 63	
C	3-4080	SL. GL. DR.	108 86	
D	2-35	SH	108 63	
E	3-4	SH	54 61	TEMPERED
F	68 X 16"	ADV. ENTRY DR.	55 16	ADV. ENTRY DR.
G	26	SH	38 75	
SEE NOTE 1				9

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



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

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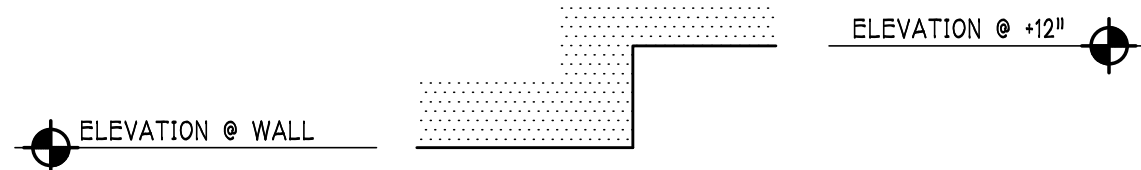
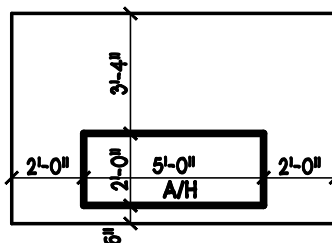
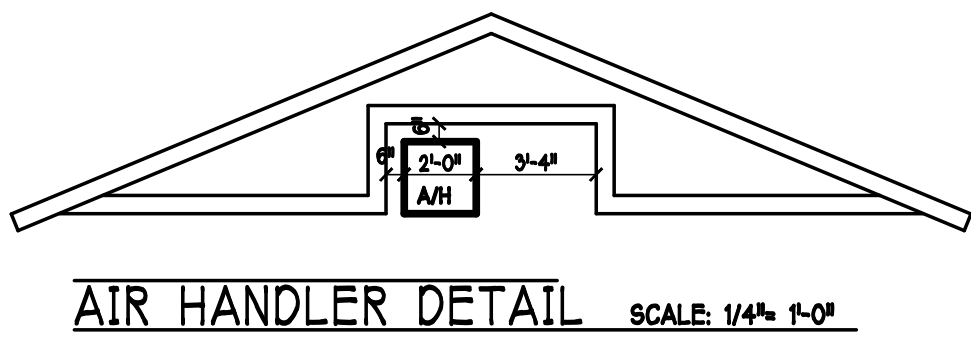
MODEL: UNIT 1983 - EDISON
RESIDENCE FOR: SPEC

LOT: 368 BLOCK :
SUBDIV: TOSCANA ISLES 60's
ADDRESS: 113 VERAZA COURT
G.C.D.# : 10564 DR.H.# : 578370142

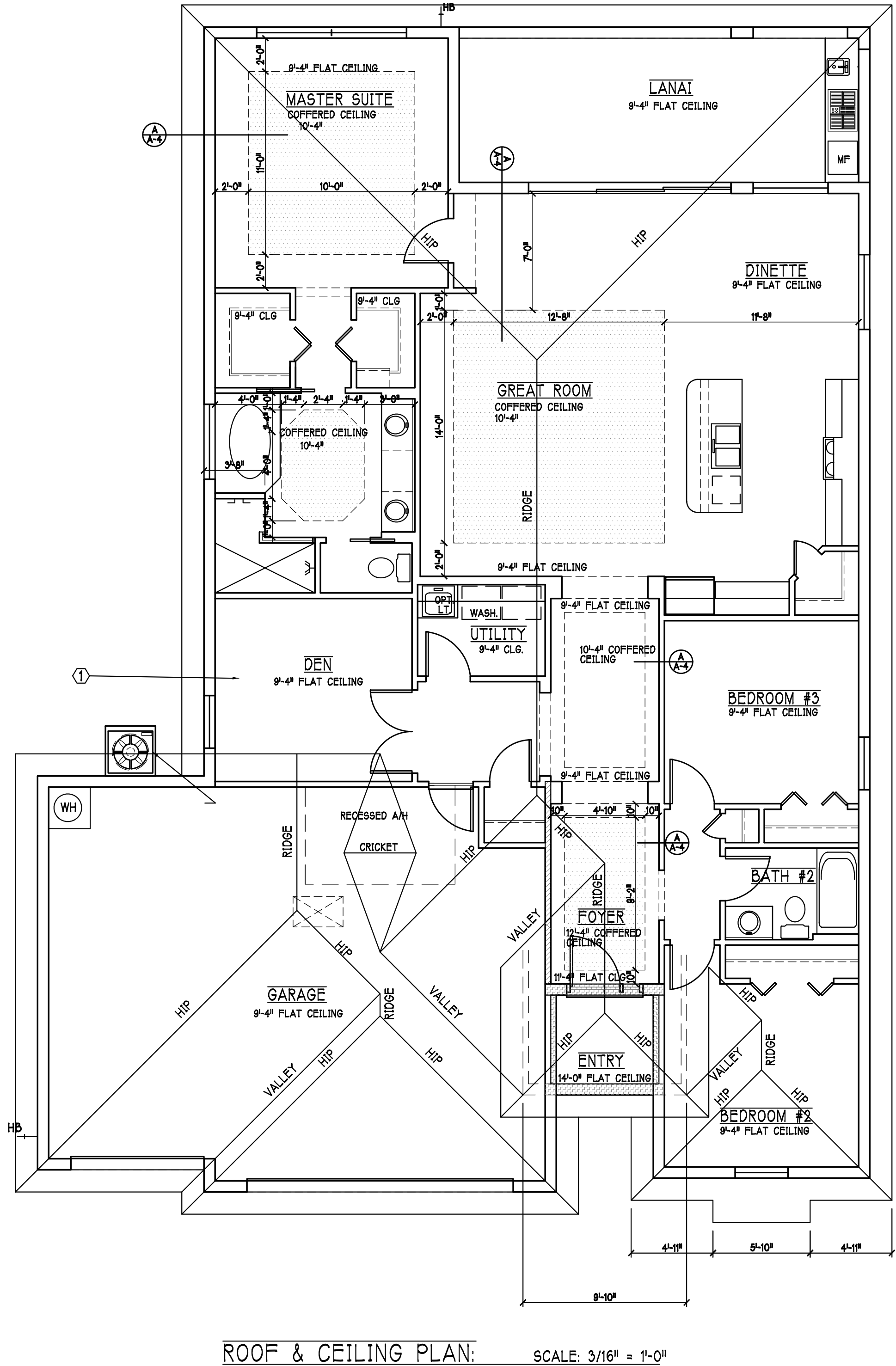
DATE: 10-02-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16"=1'-0"
SHEET#

A-3M

ATTIC VENTILATION							
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V.)			
ATTIC AREA (FBC R806)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/500 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)			
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents	MIN AIR FLOW OF SOFFIT	
①	2922 SQ. FT.	19.9 SQ. FT.	5.3%	O.R.V. NOT USED			
ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.				ATTIC VENTILATION CALCULATION: attic sq. ft. / 500 = vented sq. ft.			
145 SQ. FT. FREE AREA				1 SQ. FT. FREE AREA		38 SQ. FT. FREE AREA	
OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"							



BEARING HEIGHT		INTERIOR BEARING HEIGHT	
	= BEARING @ 8'-4" A.F.F.		= BEARING @ 12'-4" A.F.F.
	= BEARING @ 14'-0" A.F.F.		



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6TH EDITION

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MODEL:
UNIT 1983 - EDISON

LOT: 368 BLOCK :

SUBDIV: TOSCANA ISLES 60's

ADDRESS: 113 VERAZA COURT

G.C.D.# : 10564 D.R.H.# : 578370142

DATE:
10-02-18

DRAWN BY:
JSL

CHECKED BY:
JWC

REVISED:

PLAN:
ROOF & CEILING

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

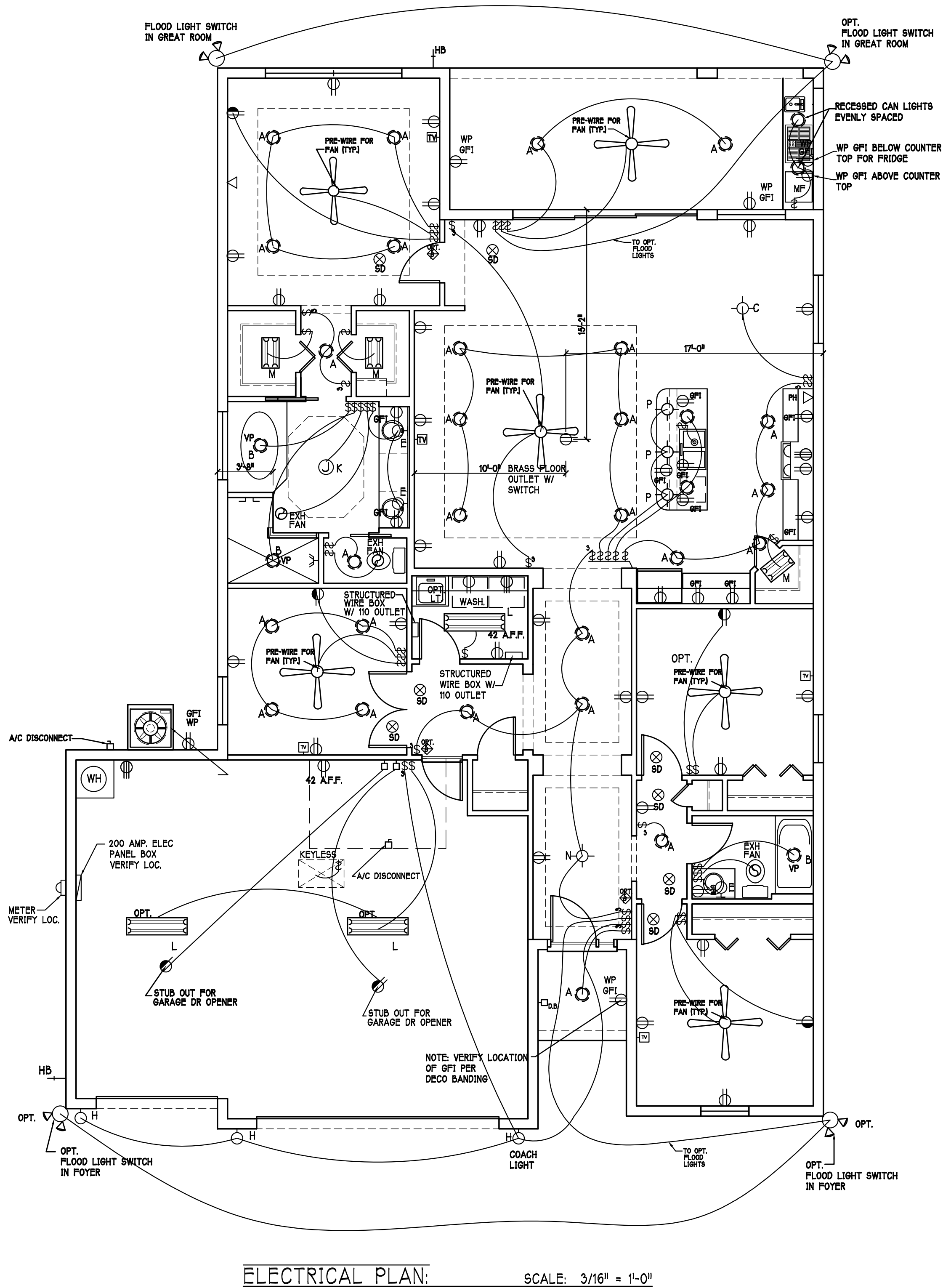
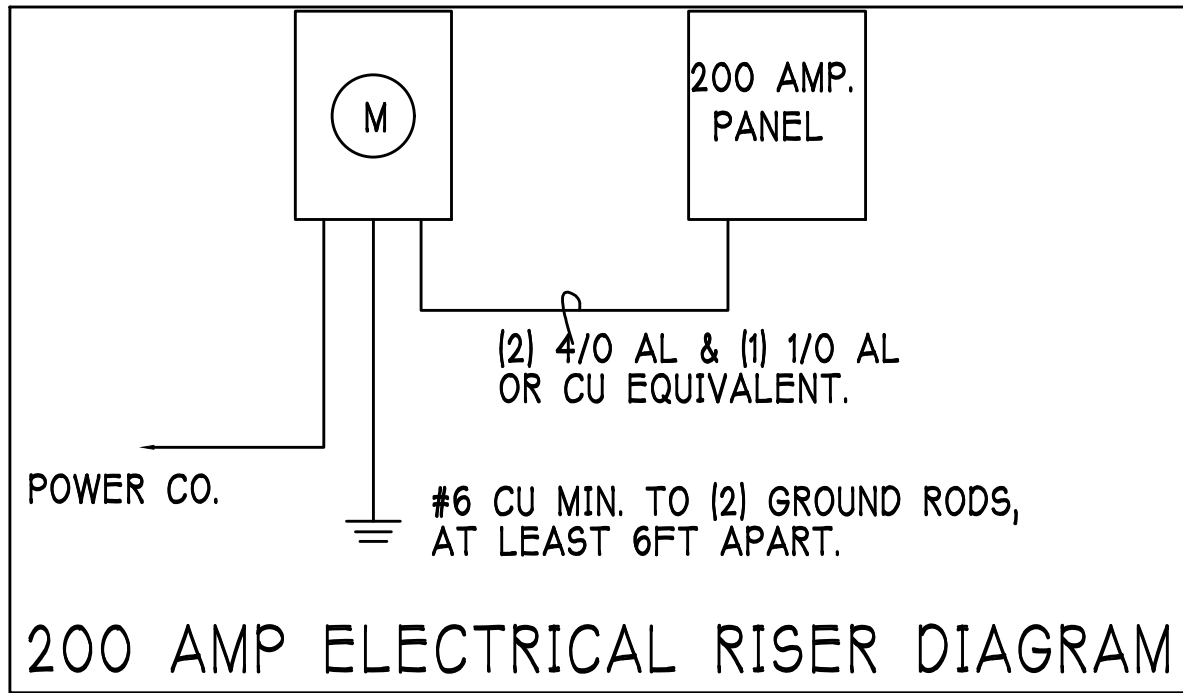
SHEET#
A-4M

RESIDENCE FOR:
SPEC

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 w/ ELEV. A.F.P.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A POSSIBLE-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 88-3.04.72
	SD SMOKE DETECTOR
	SCD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DB- DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:
Install Arc-Fault circuit-Interruptioners & Tamper-Resistant Receptacles shall be installed in dwelling unit, per NEC 310.12 & 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
INSTALL 220V OUTLET FOR OVEN AS REQUIRED

200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(39)	Recessed Cans	
B	(3)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(2)	36" 4 Lt	
G	(X)	NOT USED	
H	(2)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(2)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



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MODEL: UNIT 1983 - EDISON

LOT: 368 BLOCK : SUBDIV: TOSCANA ISLES 60's

RESIDENCE FOR: ADDRESS: 113 VERAZA COURT

G.C.D.# : 10564 D.R.H.# : 578370142

DATE: 10-02-18

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ELECTRICAL

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

SHEET#

A-5M

RESIDENTIAL SPECIFICATIONS GENERAL NOTES

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

ASPHALT SHINGLE ROOF SPECS

SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self-sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacturer. Installation shall comply with the 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 of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gauge (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 galvanized, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

CLAY AND CONCRETE TILE ROOF SPECS

INSTALL FELT AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF 800.5 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.

APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. TILE PLACEMENT AND SPACING
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE
- 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.

FLOOR SHEATHING AT 2ND FLOOR

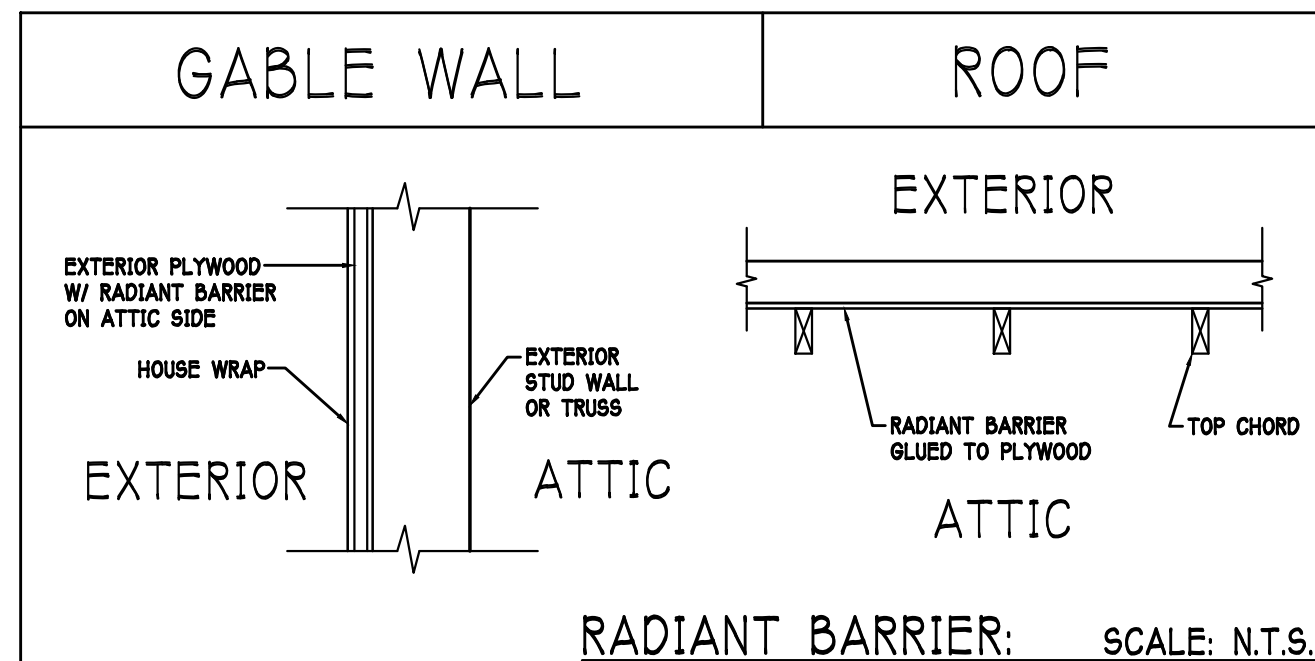
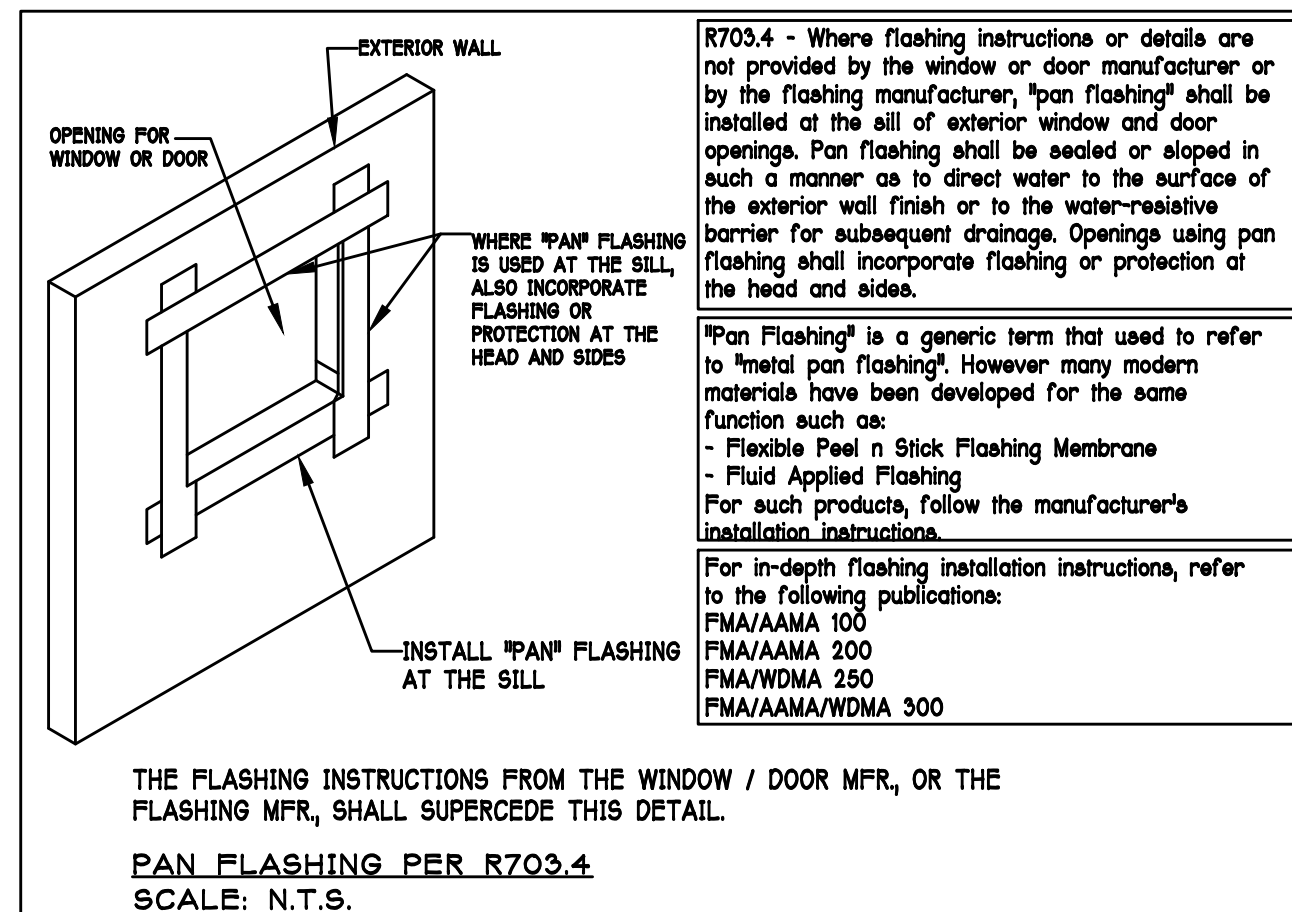
A.P.A. RATED STURD-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES
SPAN RATING 48/24 OR BETTER, GLUED AND NAILED

GENERAL ROOF ASSEMBLY

ROOF SHEATHING
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.

FLASHING
FLASHING SHALL BE ALUMINUM ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GA. AZ50 ALUM. ZINC, OR GALVANIZED STEEL .079 INCHES THICK, 26 GA. ZINC COATED GAL. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURER'S PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R805.2.8 (1 TO 5).

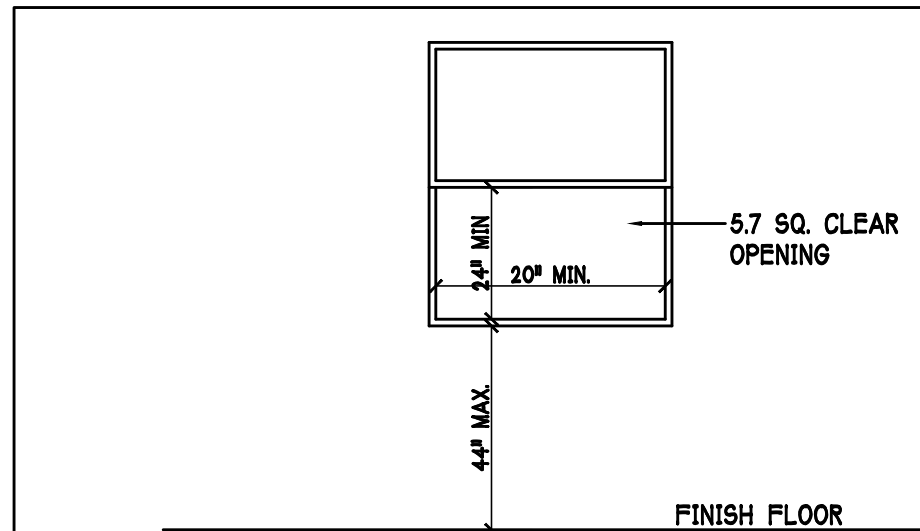
DROP EDGE
DROP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". DROP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE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



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

TYPICAL WALL SECTION

SCALE: N.T.S.



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

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

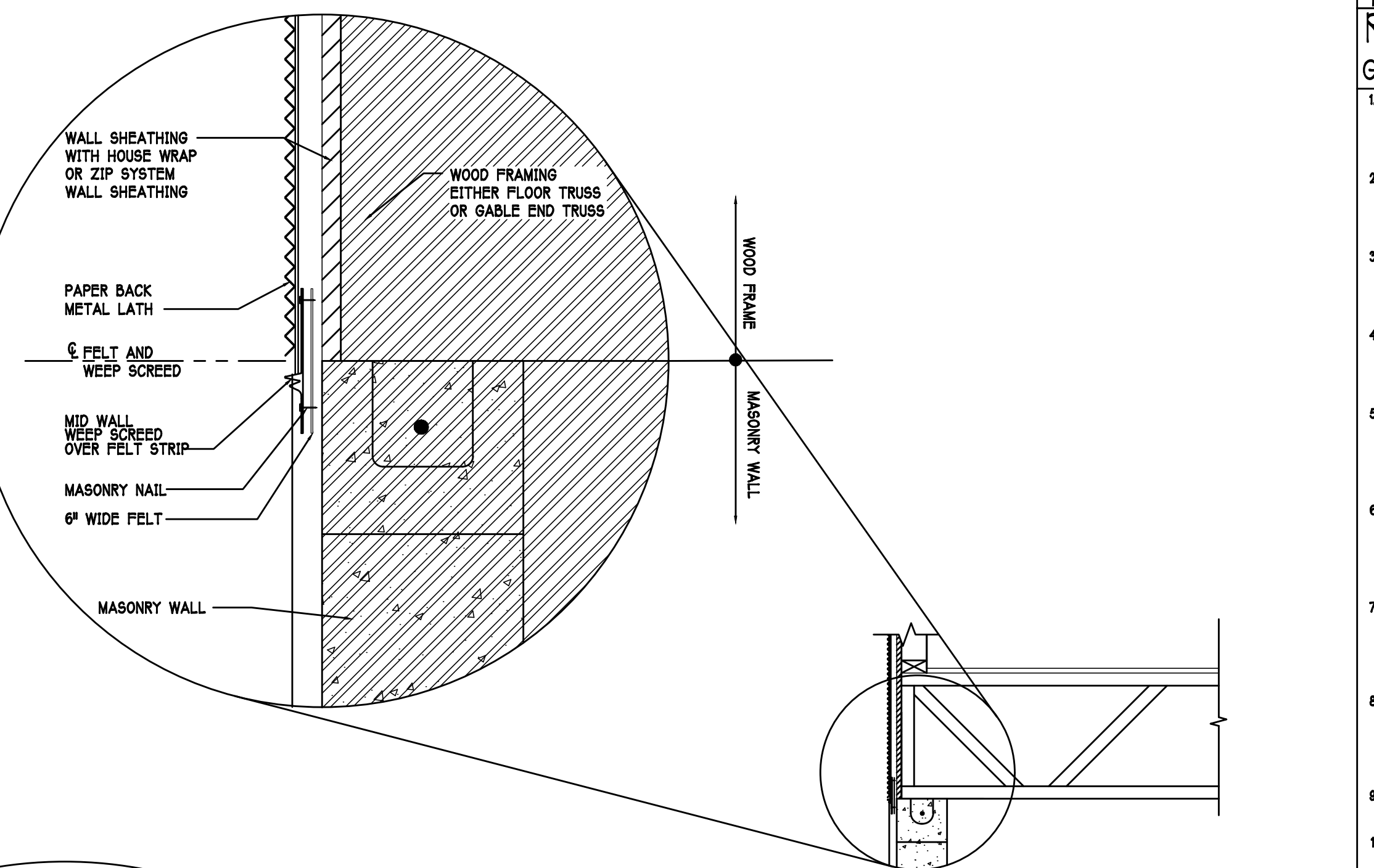
R310.2.1 MINIMUM OPENING HEIGHT:- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

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

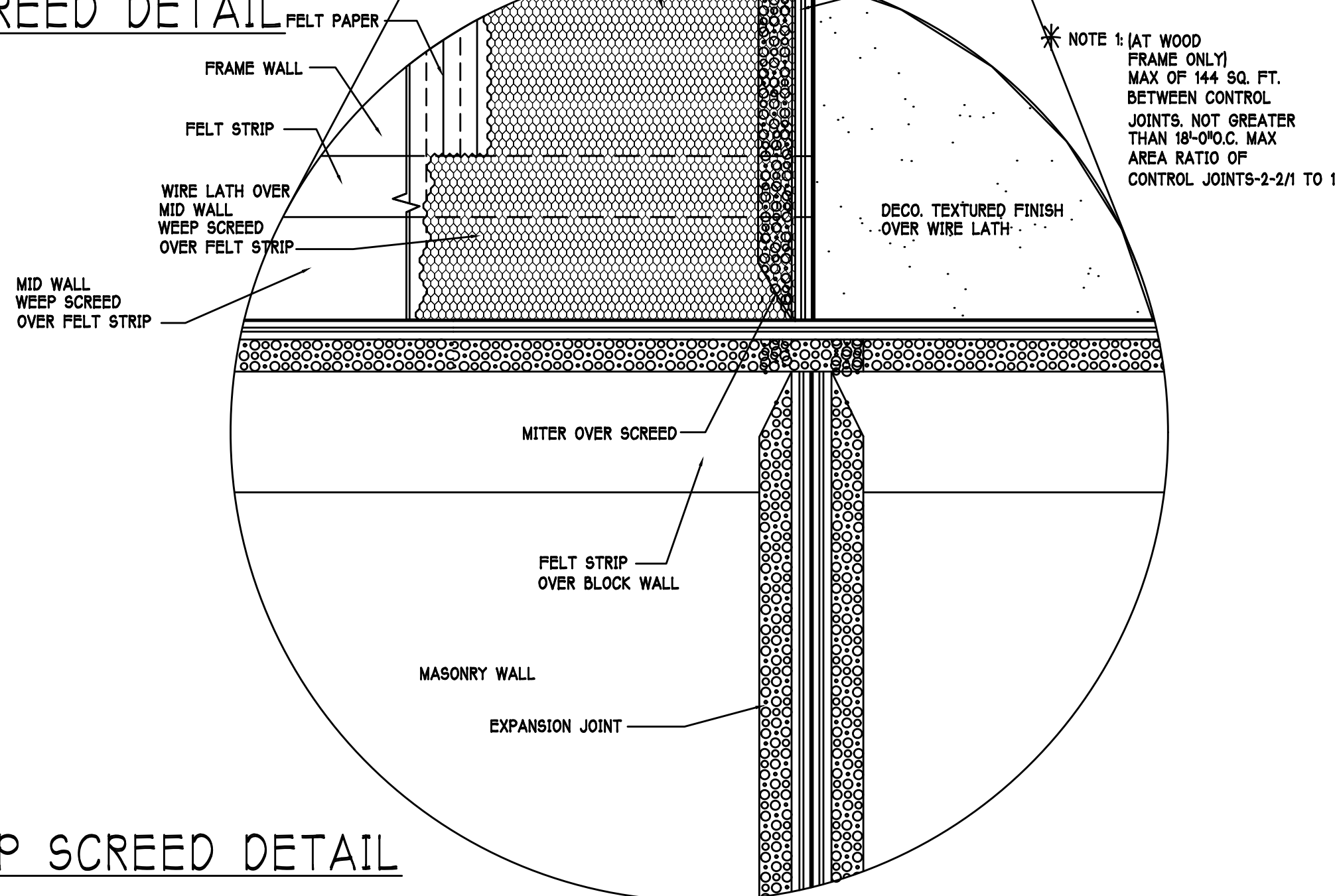
R310.1.1 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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

MINIMUM EGRESS WINDOW DETAIL



MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

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



MODEL:
UNT 1983 - EDISON

LOT: 368 BLOCK :
SUBDIV: TOSCANA ISLES 60's
ADDRESS: 113 VERAZA COURT
C C D # : 10564 D B I # : 5

DRAWN BY: JSL

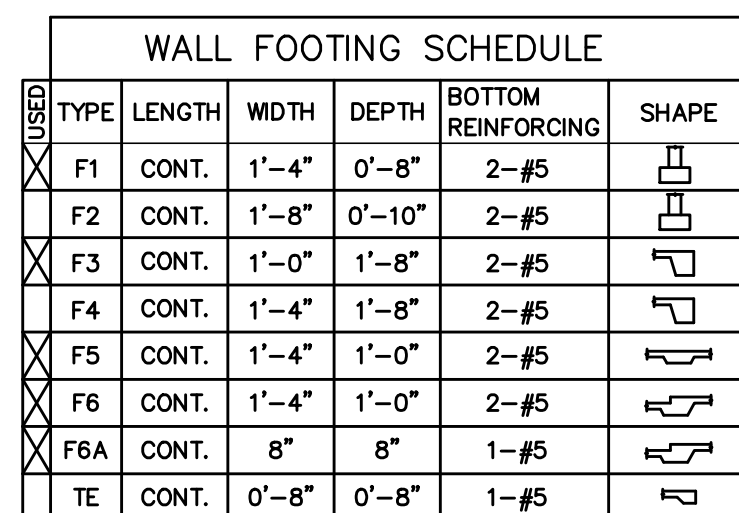
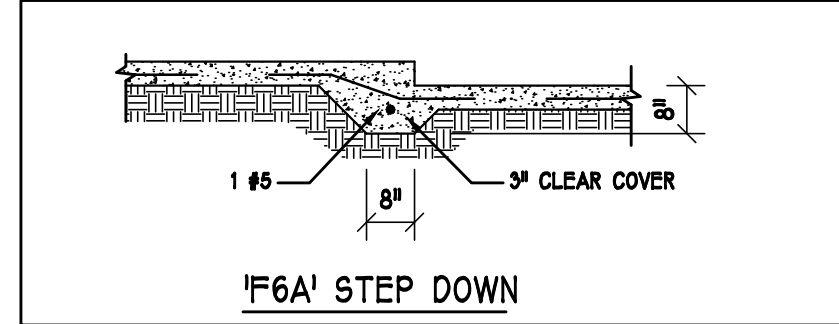
REVISÉ:

PLAN: FOUNDATION

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

SHEET#

S-1 M



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

PLAN NOTES:

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



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

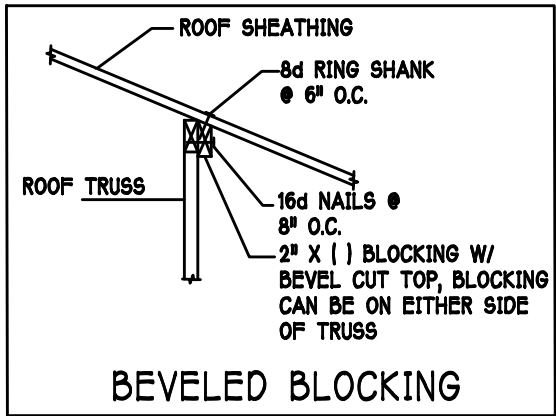
NOTES:
1) PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON C/L OF WALL.
2) CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER DETAIL 2/S-4.
4) 'ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.

R2

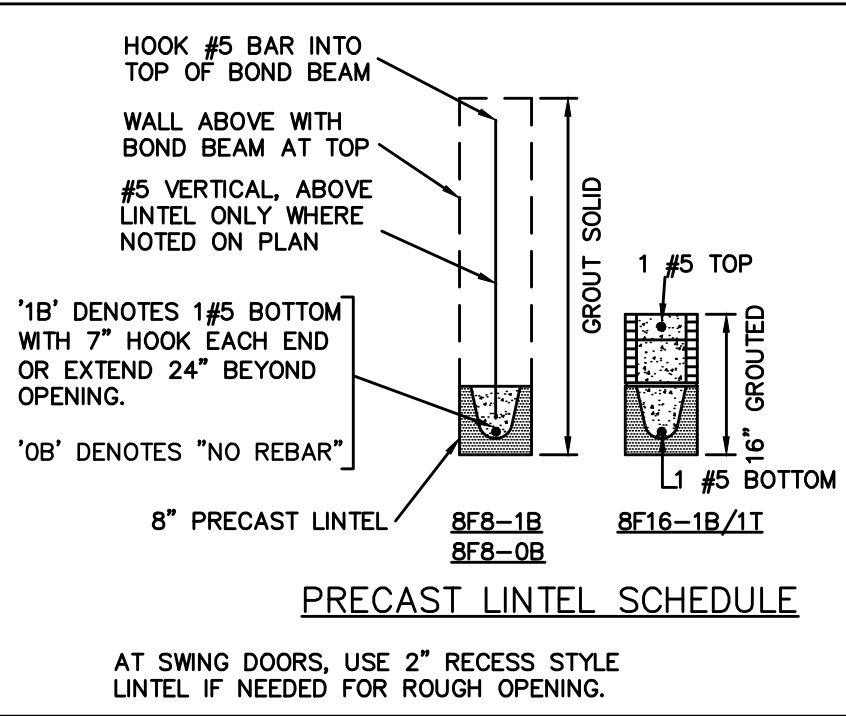
TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
1005	(1)MTW16	12-10dx1 1/2"	
2010	(2)MTW16	12-10dx1 1/2"	
3015	(3)MTW16	12-10dx1 1/2"	
1285	(1)HTW20	24-10dx1 1/2"	
2570	(2)HTW20	24-10dx1 1/2"	
3855	(3)HTW20	24-10dx1 1/2"	
5140	(4)HTW20	24-10dx1 1/2"	

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

R2



- PLAN NOTES:
1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4) FOR MAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
5) [8F8-18] etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6) AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 2/A-6.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 05-05-18, REVISION: NONE

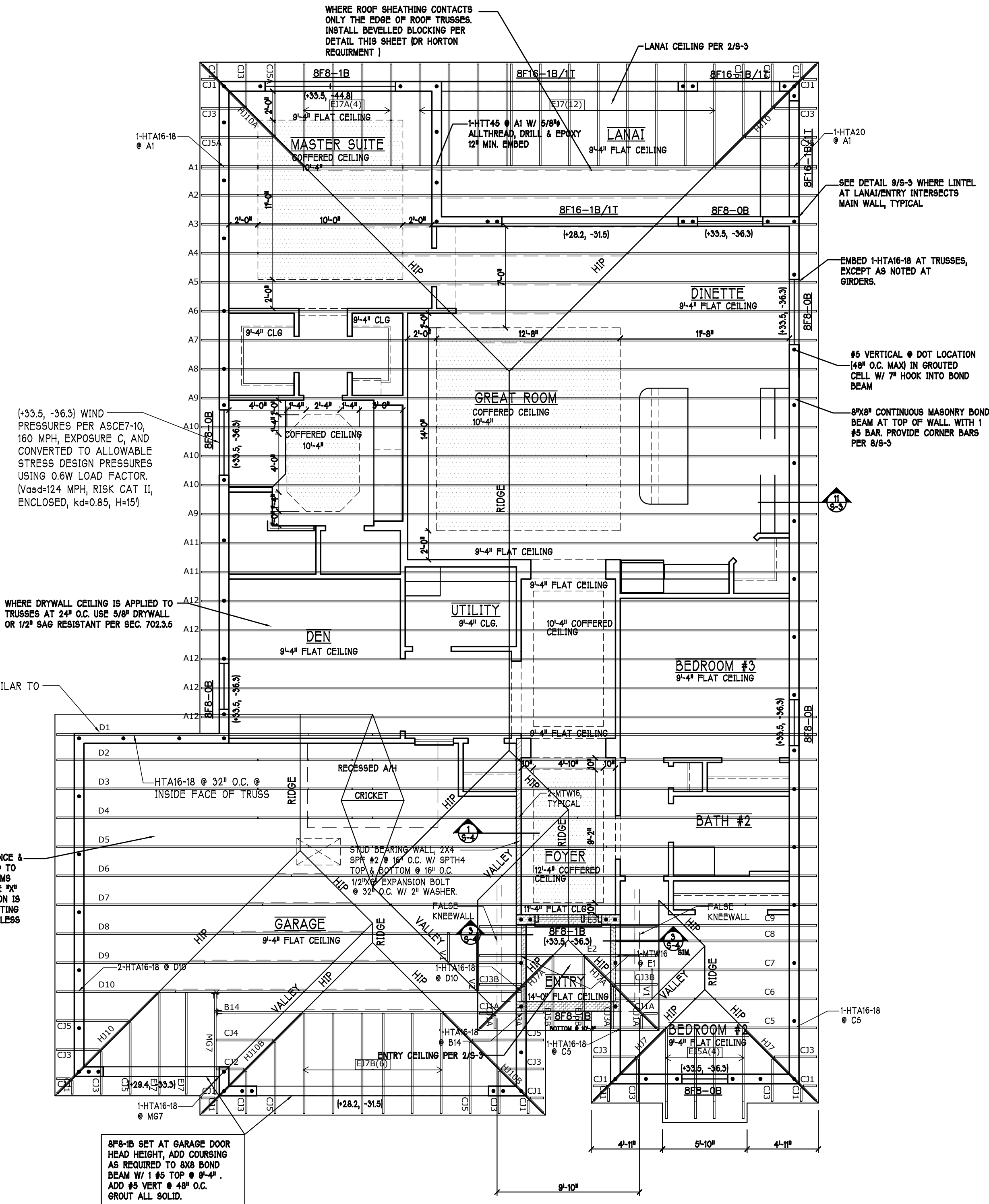
BEARING HEIGHT

- BEARING @ 9'-4" A.F.F.
- BEARING @ 14'-0" A.F.F.

INTERIOR BEARING HEIGHT

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

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



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

D.R. HORTON
America's Builder

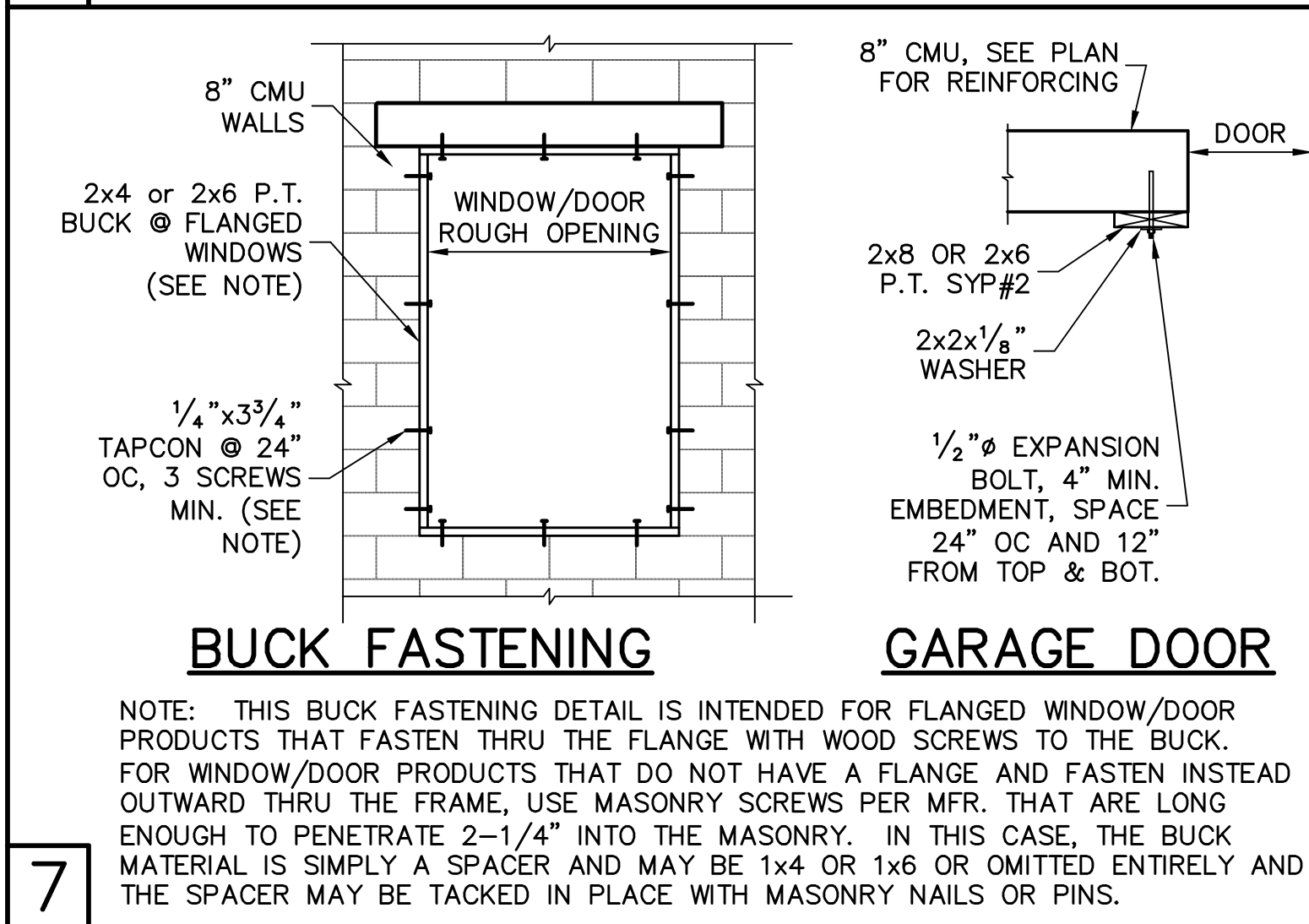
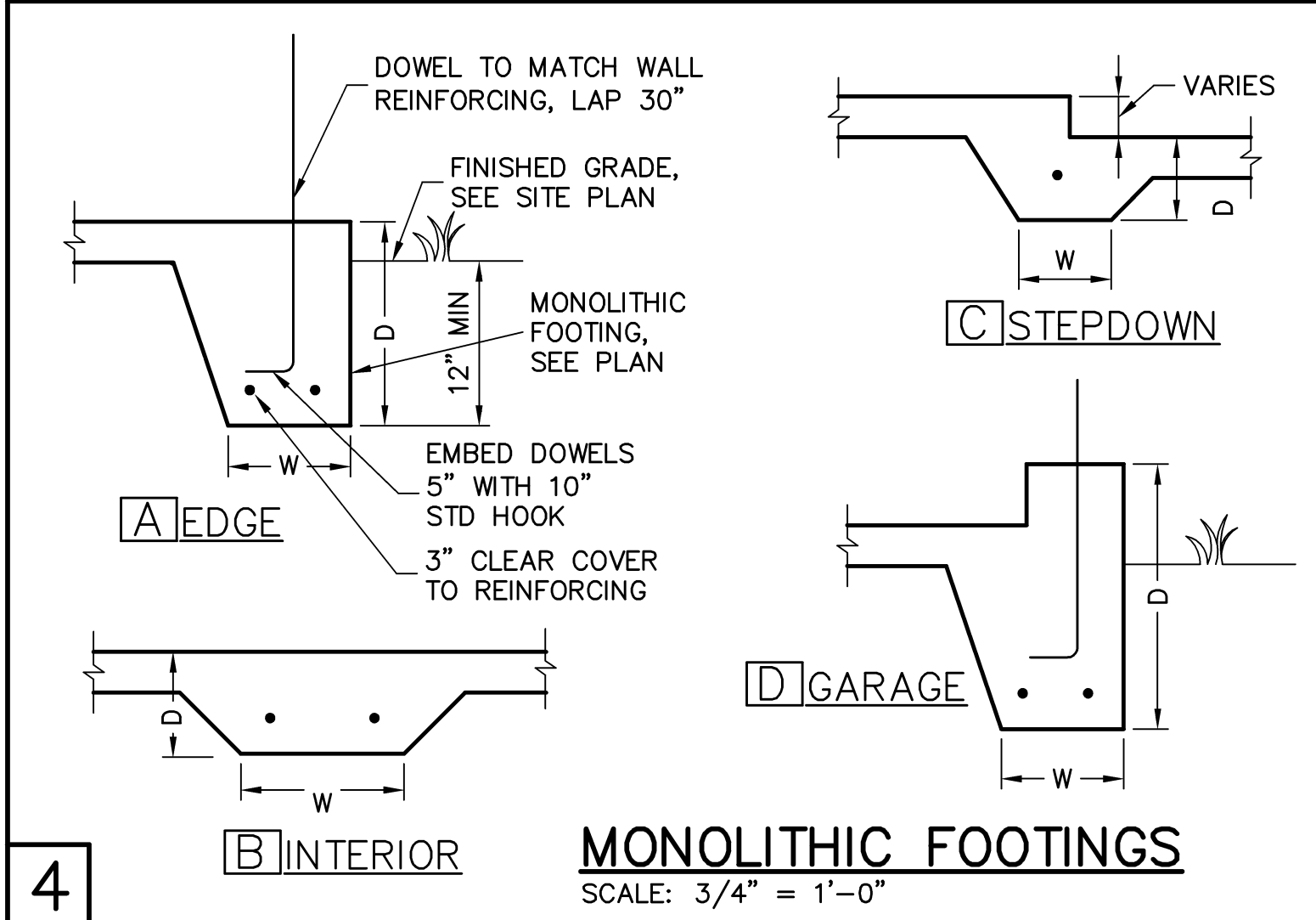
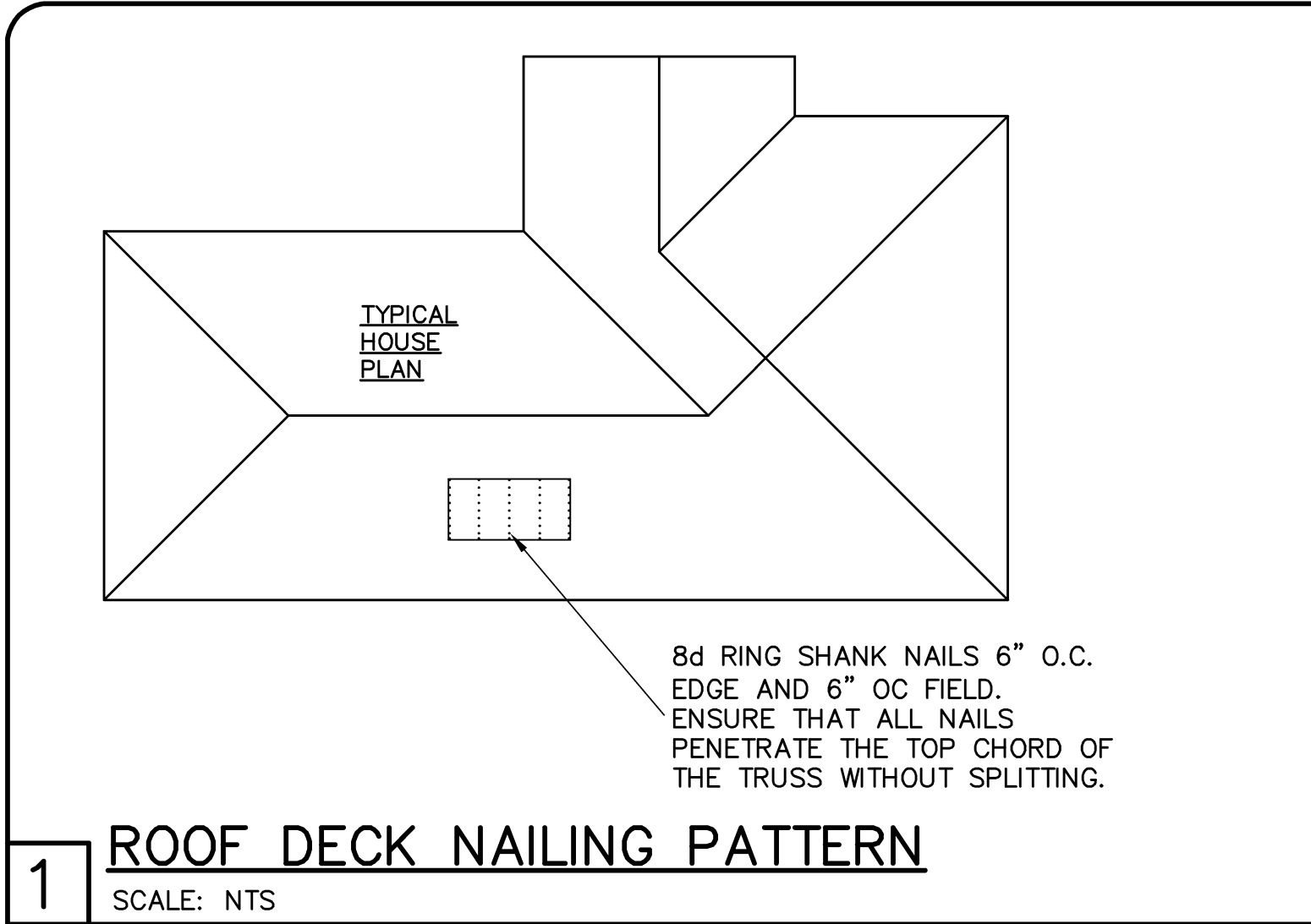
Gulf Coast Drafting
& Design
Phone (239) 540-1822
Fax (239) 540-7759

STRUCTURAL
SYSTEMS
OF FLORIDA
1634 S.E. 47th ST. SUITE #3
FORT LAUDERDALE, FL 33311
(754) 549-4354
C.A. 8869

LOT: 368	BLOCK :	MODEL:	UNIT 1983 - EDISON
SUBDIV: TOSCANA ISLES 60's			RESIDENCE FOR:
ADDRESS: 113 VERAZA COURT			DR.H.# : 57870142
G.C.D.# : 10564			SPEC

DATE:	10-02-18
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	ROOF
SCALE:	3/16"=1'-0"
SHEET#	

S-2 M



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

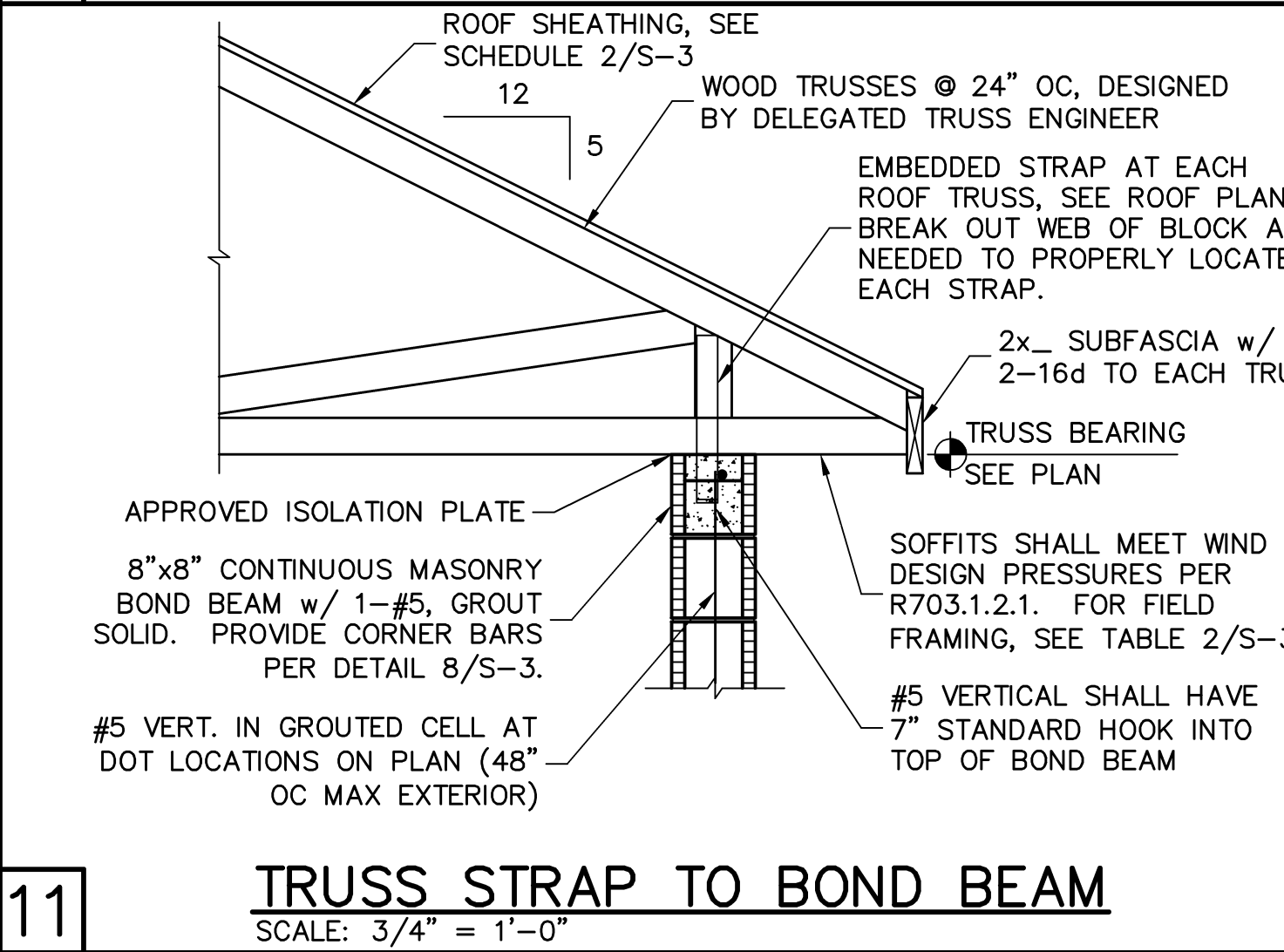
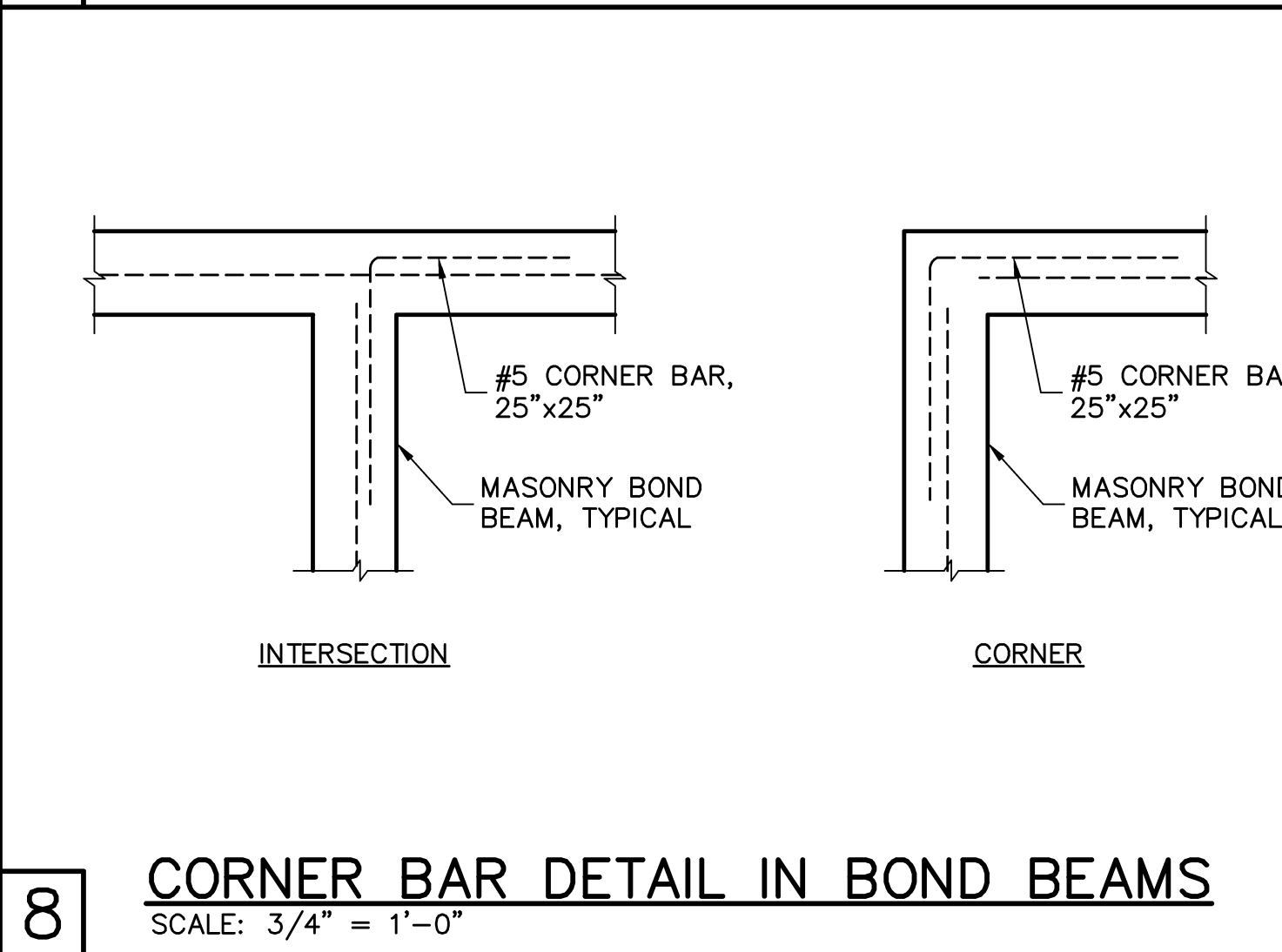
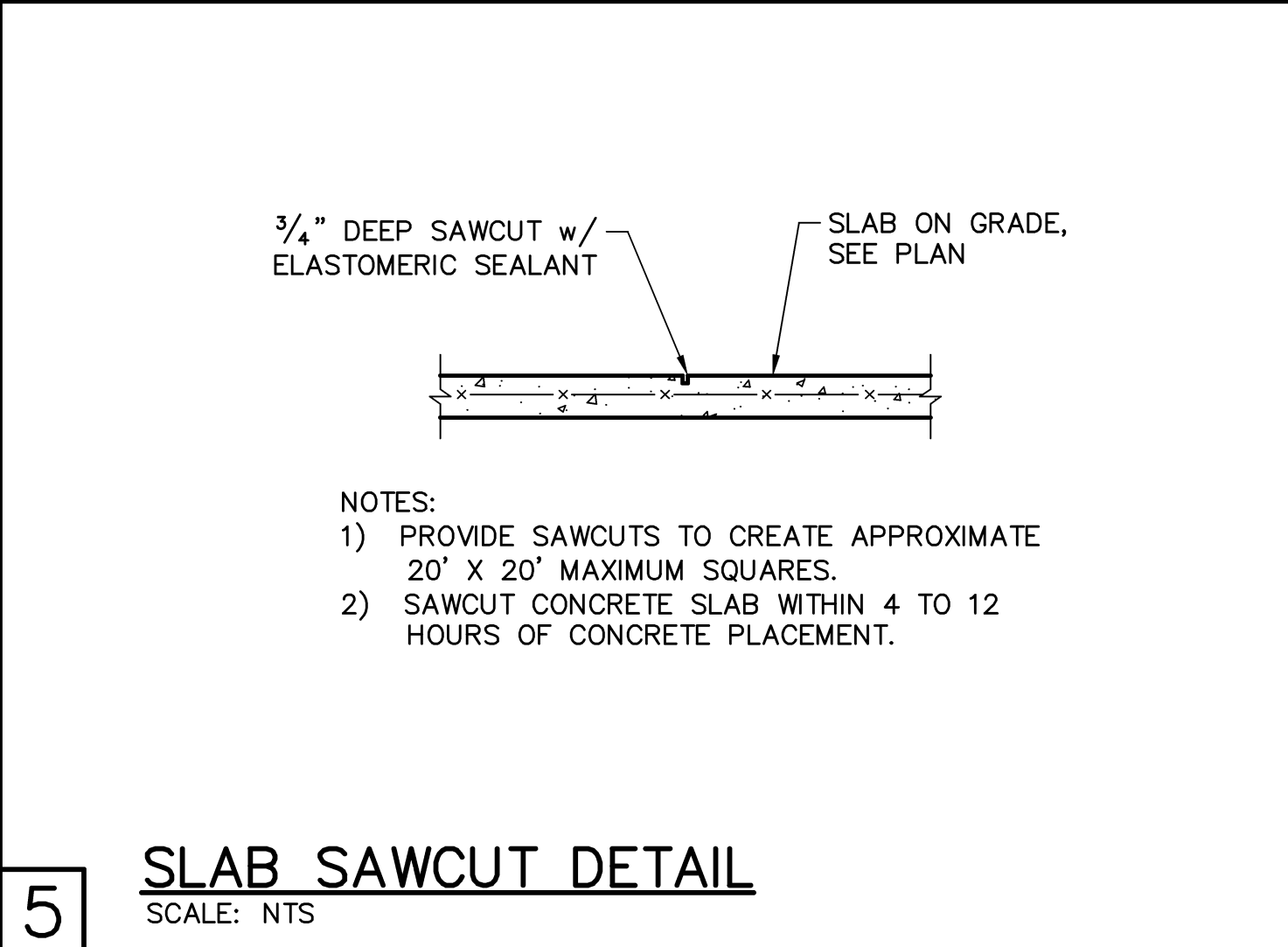
NOTES:

- 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.
- CONNECTORS ARE USP. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.
- CONCRETE SCREW SHALL BE WEDGE-BOLT+, TITEN, TAPCON OR EQUIVALENT.

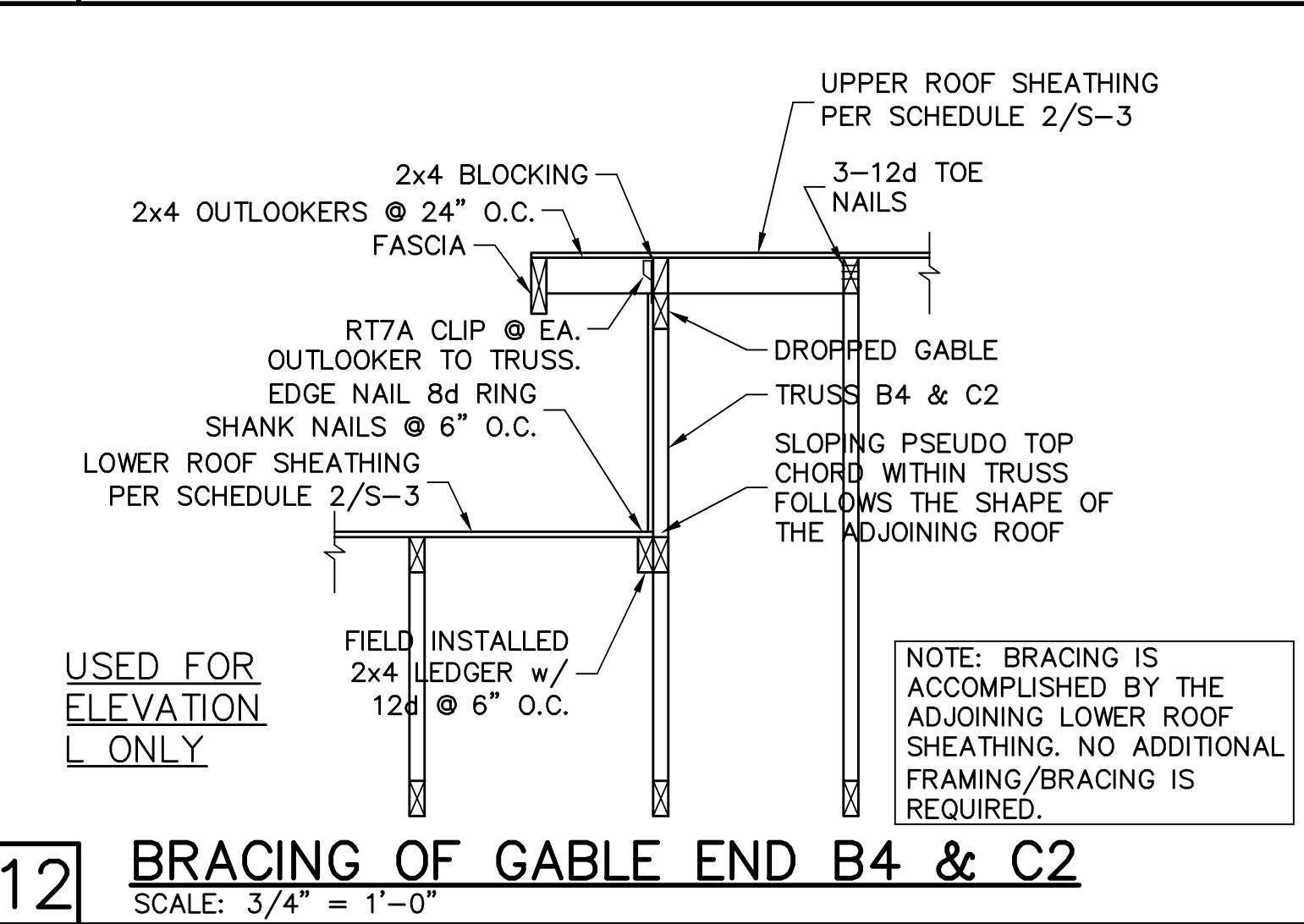
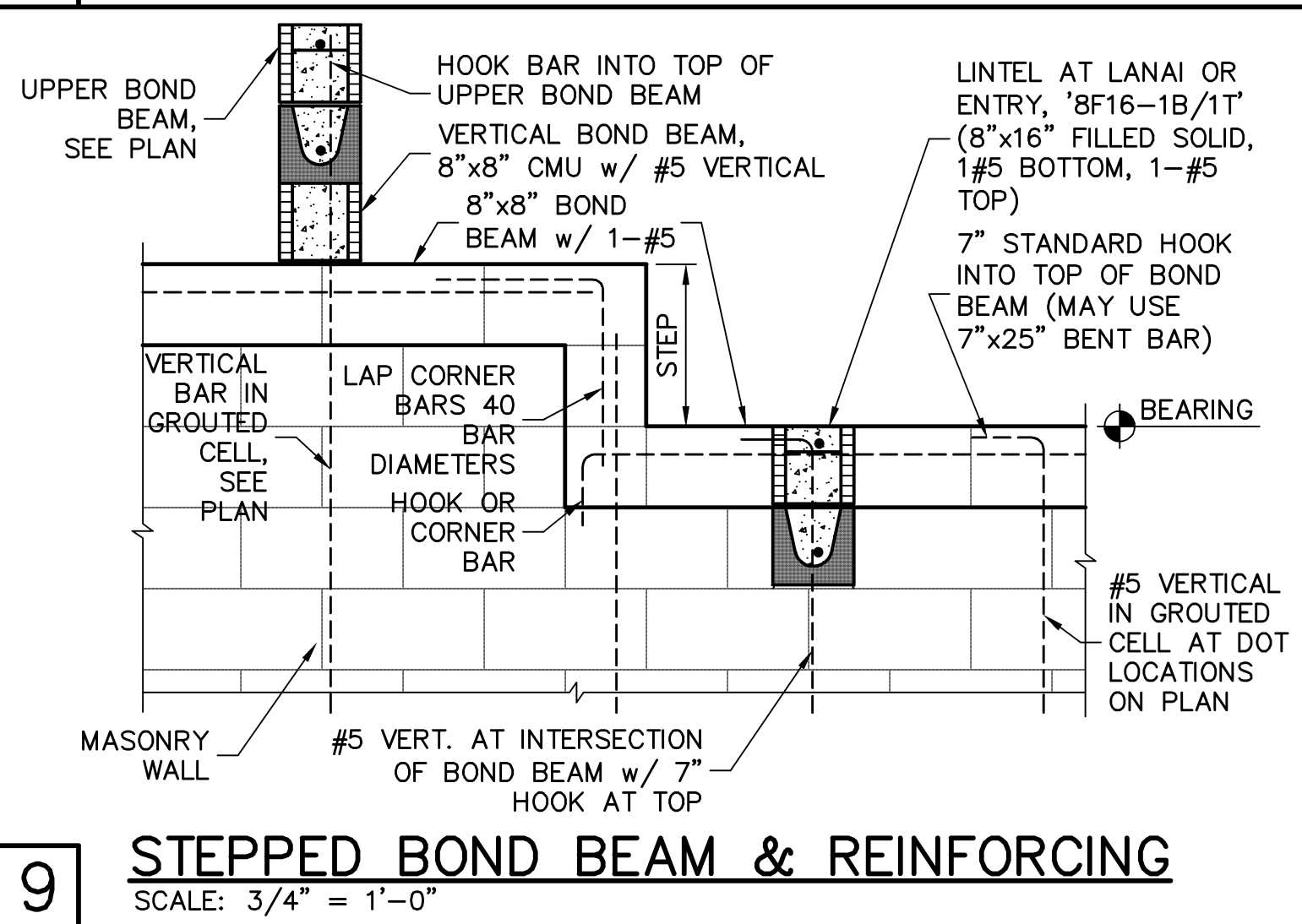
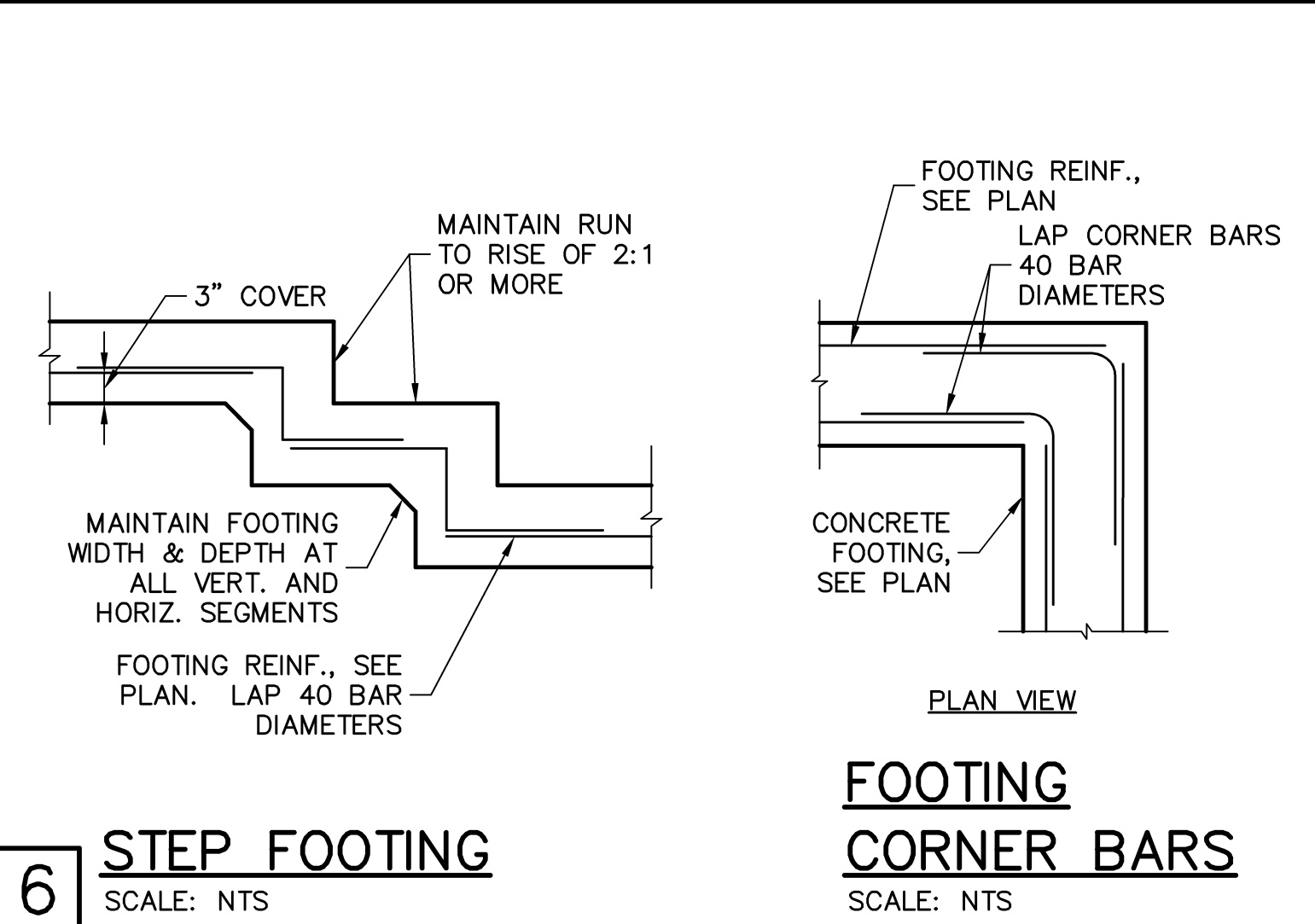
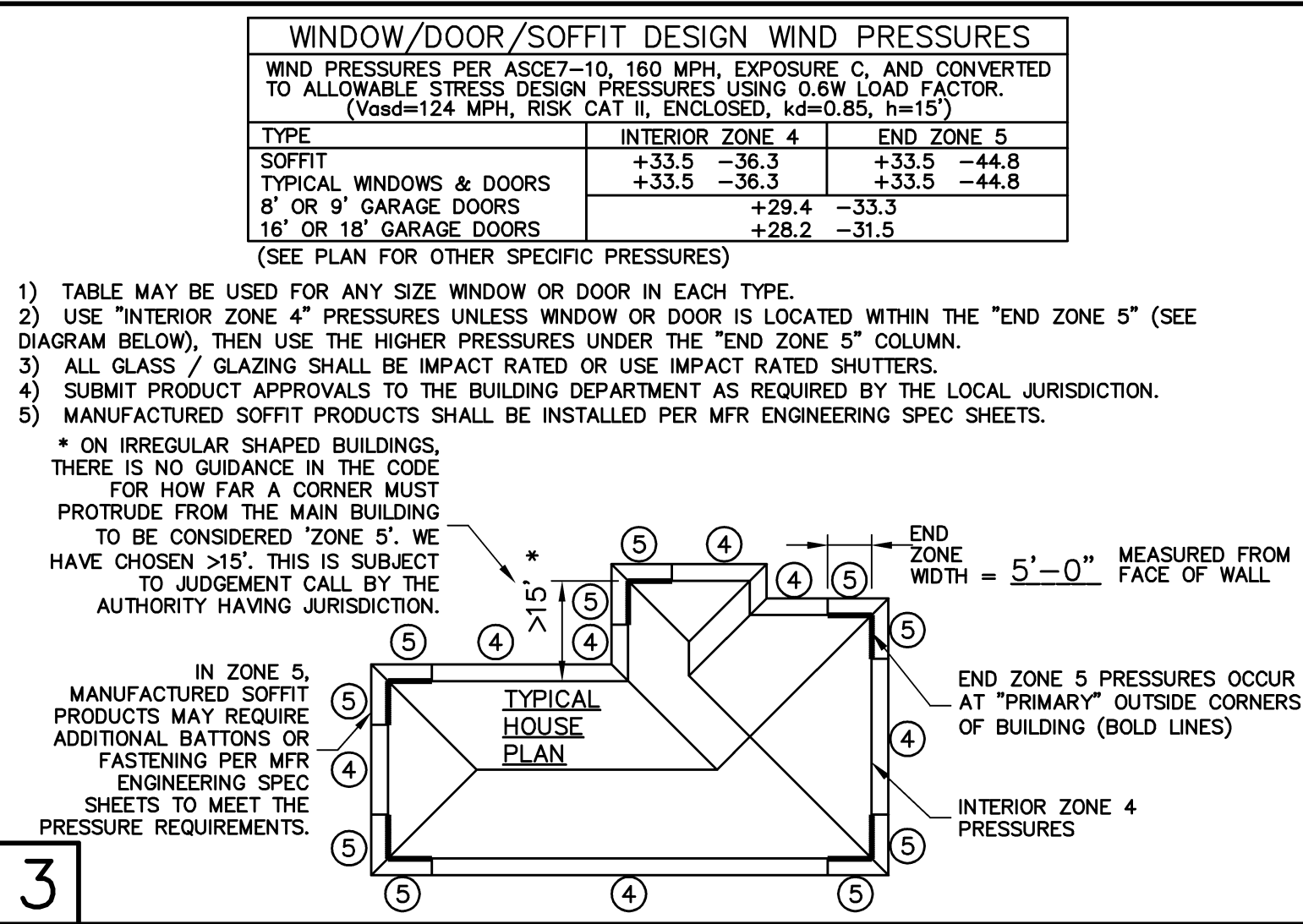
10 RETROFIT UPLIFT CONNECTOR SCHEDULE

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, 1000 DIA. 0" 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, 3/4" 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.



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



12 BRACING OF GABLE END B4 & C2
SCALE: 3/4" = 1'-0"

- DESIGN CRITERIA:
- DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL.
- FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)
CEMENT ROOF TILE DEAD LOAD 25 PSF TOTAL
SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
DEFLECTION CRITERIA:
FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL
 - WIND LOADS:
WIND DESIGN PER ASCE7-10
BASIC WIND SPEED (ASCE7-10) 160 MPH
NOMINAL WIND SPEED (V0=124 MPH, RISK CAT II, ENCLOSED, Kd=0.85, I=15) 124 MPH
BUILDING CATEGORY I
IMPORTANCE FACTOR 1.00
EXPOSURE C
MEAN ROOF HEIGHT = 15 FT
ROOF PITCH 5/12
ENCLOSURE CLASS. 1
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.
 - REINFORCED CONCRETE:
DESIGN AS PER ACI 318-14.
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON GRADE f'c = 2500 PSI
3/4" MINIMUM THICKNESS REINFORCED WITH 6x6 w/1.4xw1.4 WWF OR FIBERMESH. f'c = 2500 PSI
CONVENTIONAL SHALLOW FOOTINGS f'c = 3000 PSI
BEAMS AND COLUMNS f'c = 3000 PSI
ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS SLAB ON GRADE CENTERED 1 1/2"
BEAMS 1 1/2"
COLUMNS 1 1/2"
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
REINFORCING STEEL - ASTM A615 GRADE 40 FOR #3
GRADE 60 FOR #4 TO #11

WELDED WIRE FABRIC - ASTM A185

SPICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.

FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.
 - REINFORCED MASONRY:
DESIGN PER ACI 530-13
REQUIRED COMPRESSIVE STRENGTHS:
MASONRY WALLS f'm = 1500 PSI

REINFORCING STEEL - ASTM A615 GRADE 60.
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. 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.
 - 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 BRACING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-81." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING FOR TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.
 - FOUNDATION:
CONVENTIONAL SHALLOW CONCRETE FOOTINGS 2000 PSF SOIL BEARING CAPACITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.
 - 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.
 - 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.
 - 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.
- FOR BUILDERS FIRST SOURCE TRUSSES, M ELEVATION, 3 CAR GARAGE, JOB # MASTER, DATED: 05/03/18, REVISED: NONE

13 GABLE END BRACING
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

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

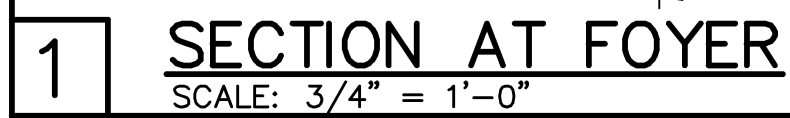
BUILDER:

D.R. HOHON *PH*
America's Builder

STRUCTURAL DETAILS FOR
MODEL 1983 M
3 CAR GARAGE
113 VERAZA COURT
VENICE, FLORIDA
LOT: 368 SUBDIVISION: TOSCANA ISLES

DESIGN/DRAWN
DWB/DWB
CHECKED
DWB
DATE
09/25/18
SCALE
AS NOTED
JOB NO.
DR10564
SHEET

S-3
SHEET 3 OF 4

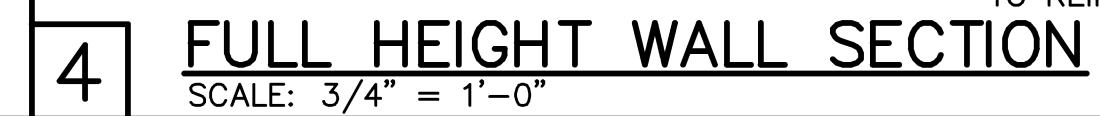


THIS DETAIL USED
ON ELEVATION M

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



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



SHEET 4 OF 4