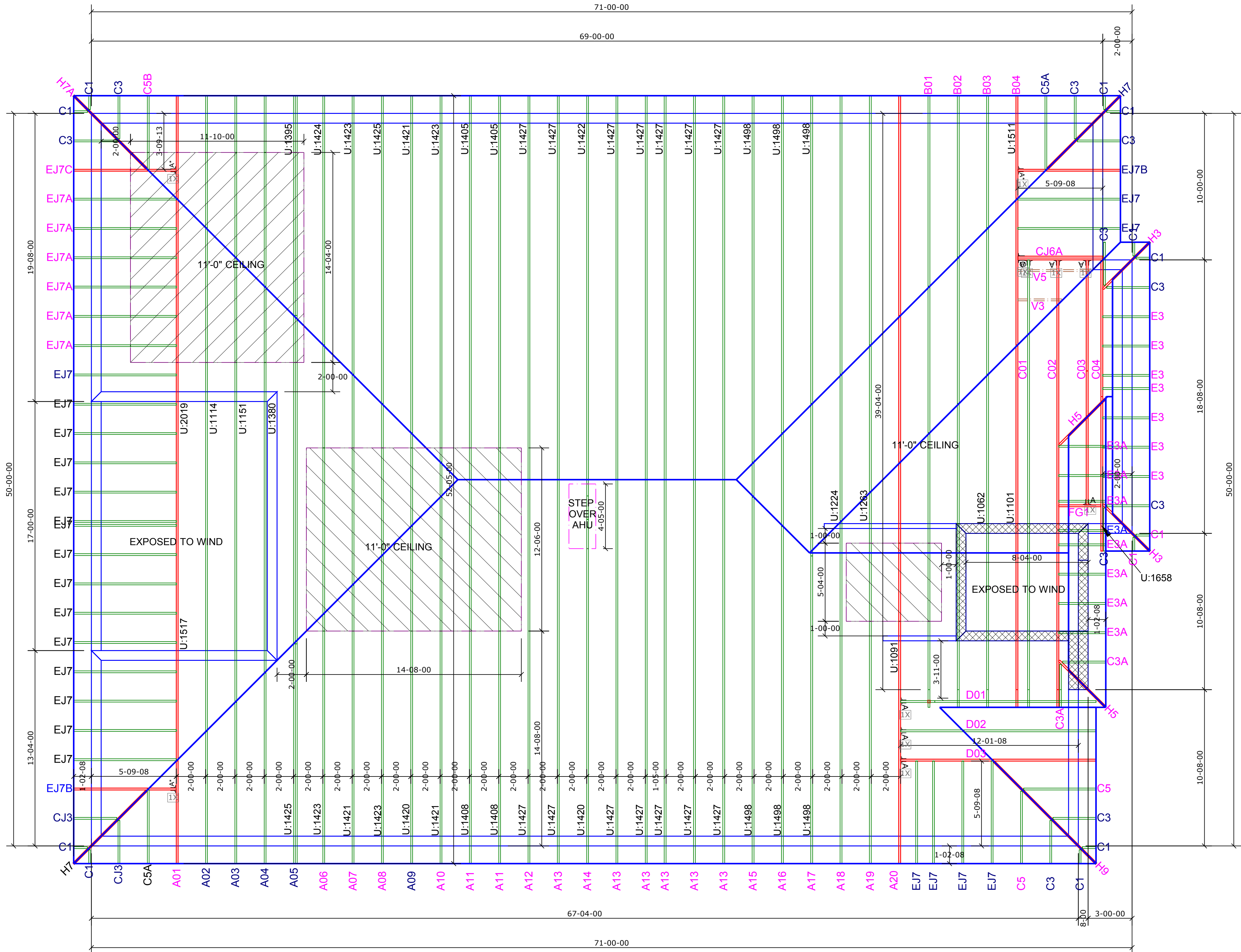
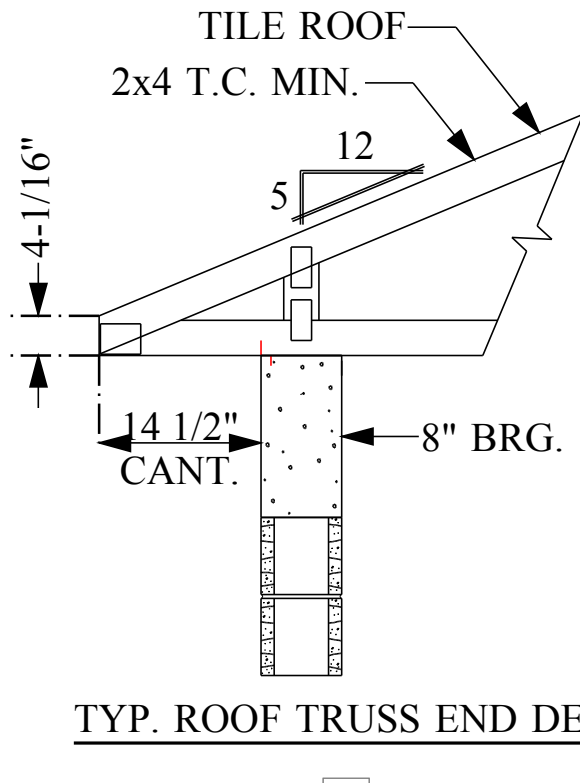


JOB No.	MASTER
DATE DRAWN	1/11/2018
DATE PRINTED	1/11/2018



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

Hatch Legend	
	10'-0" BEARING
	14'-0" BEARING



USP ROOF AND FLOOR TRUSS HANGER SCHEDULE						
ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT
A*	3	0	JUS24	725	895	490
A	7	0	THD26	2940	3200 / 3600	1250 / 1555
B	0	0	THD28	3820	3895 / 4680	1235 / 2140
C	1	0	THD26-2	2940	3600	1515 / 2175
D	0	0	THD28-2	3820	4310 / 4680	1530 / 3485
E	0	0	THDH26-2	4355	5320	2155
F	0	0	THDH28-2	7460	7460	3235
G	0	0	THDH26-3	4355	5230	2155
H	0	0	THDH28-3	7460	7460	3235
I	0	0	THDH6710	9100	9100	4095
J	0	0		865	1055	765
K	0	0		865	1055	765
L	0	0		1440	1760	1250
M	0	0		1440	1760	1250
N	0	0		2680	3265	960
O	0	0	HJC26	2385	2980	1840
P	N/A	0	THD46	2790	3410	1550
Q	N/A	0	MSH422	2245	2245	1855
R	N/A	0	MSH422IF	2245	2245	1855
S	N/A	0	MSH426	2435	2435	1855
NOTE: UPLIFT VALUE FOR THA422, THAC422, THA426 HANGERS APPLY ONLY TO FACE MOUNT INSTALATION						
(1) PLY	(1) PLY	(2) PLY	(3) PLY	CORNER HIP	CORNER HIP	(1) PLY FLR TRUSS
JUS24	THD26, THD28	THD26-2, THD28-2	THD26-3, THD28-3	CORNER HIP	CORNER HIP	THD46

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

- CAUTION!!!
- DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT REFERRING TO THE ENGINEERING DRAWINGS AND BSCI-B1 SUMMARY SHEETS.
- ALL PERMANENT BRACING MUST BE IN PLACE PRIOR TO LOADING TRUSSES. (ie. SHEATHING, SHINGLES, ETC.)
- ALL INTERIOR BEARING WALLS MUST BE IN PLACE PRIOR TO INSTALLING TRUSSES.
- REFER TO FINAL ENGINEERING SHEETS FOR THE FOLLOWING.
- 1) NUMBER OF GIRDER PLIES AND NAILING SCHEDULE.
 - 2) BEARING BLOCK REQUIREMENTS.
 - 3) SCAB DETAILS (IF REQUIRED)
 - 4) UPLIFT AND GRAVITY REACTIONS.

WARNING	BACK CHARGES WILL NOT BE ACCEPTED REGARDLESS OF FAULT WITHOUT PRIOR NOTIFICATION BY CUSTOMER WITHIN 48 HOURS AND INVESTIGATION BY PROBUILD. NO EXCEPTIONS.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OTHER THAN TRUSS TO TRUSS, GABLE SHEAR WALL, AND CONNECTIONS. TEMPORARY AND PERMANENT BRACING, AND CEILING AND ROOF DIAPHRAM CONNECTIONS.	

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

BUILDER	DR Horton
PROJECT	2540 M 160 EXP C RH
MODEL	2540
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS			
No.	DATE	NOTES	BY
1	06/07/17	Updated Block/ lumber	D.W.

IMPORTANT

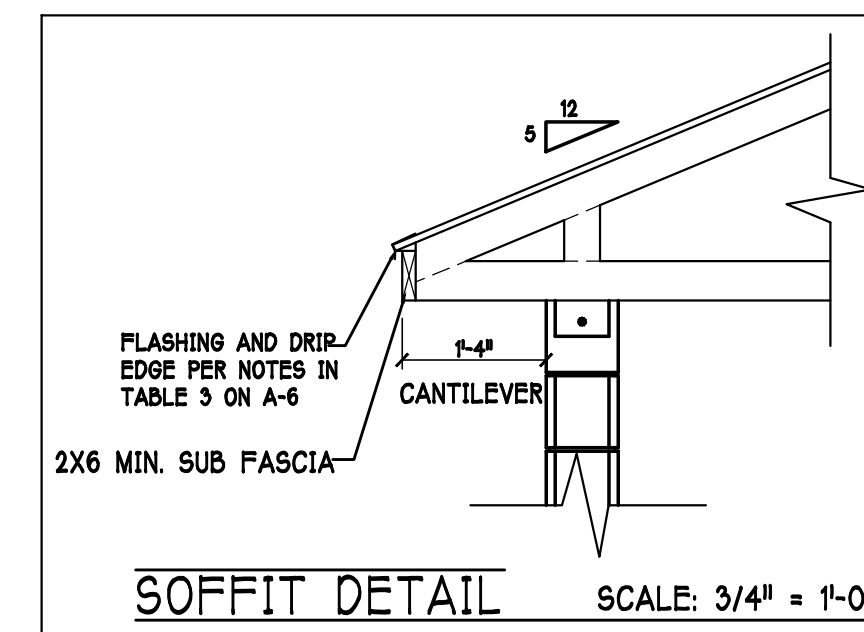
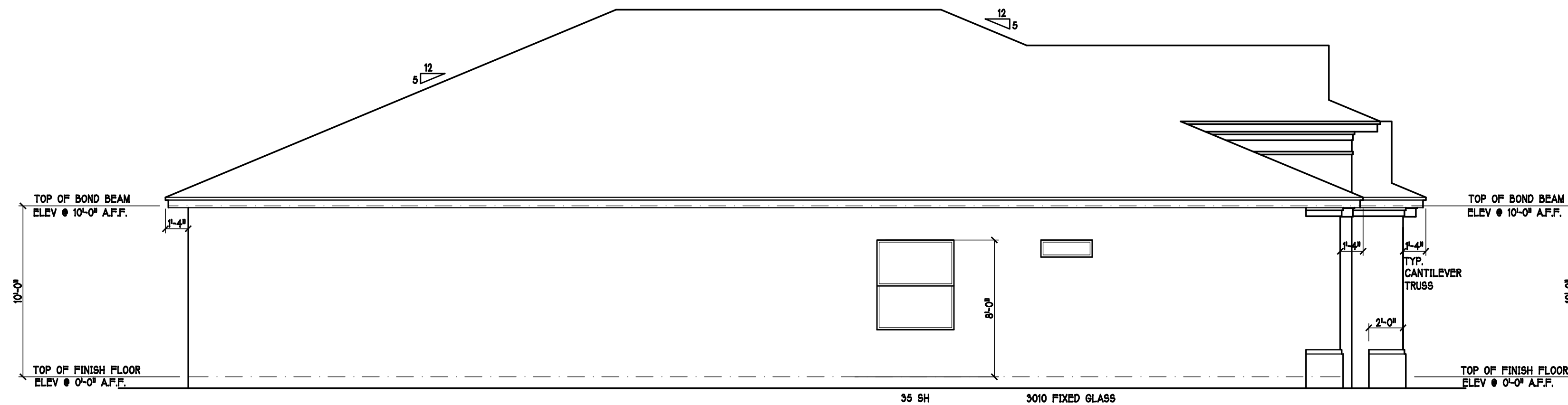
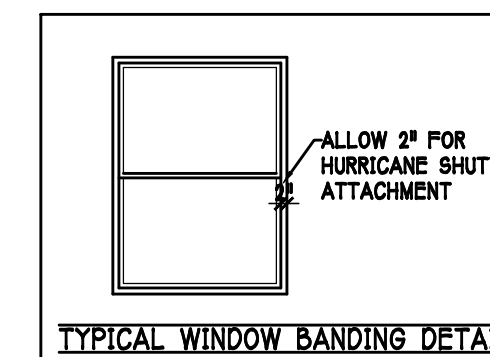
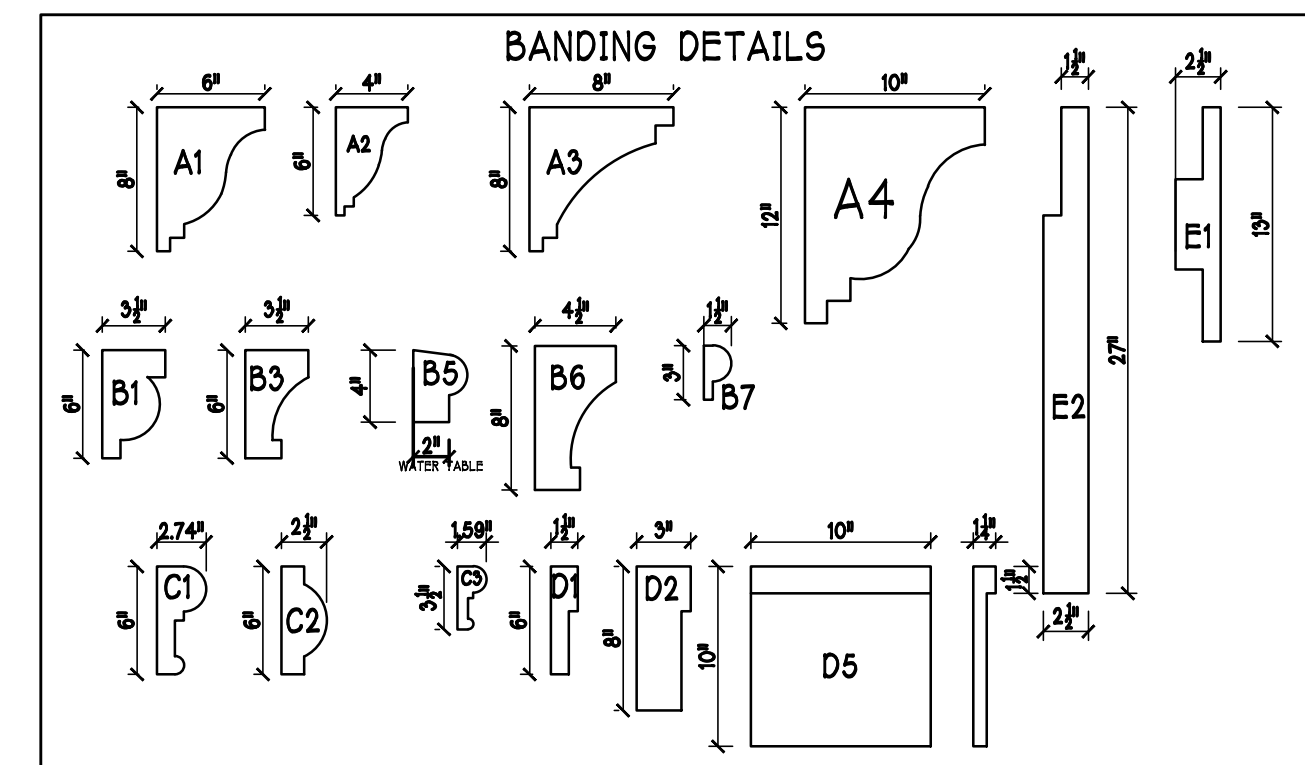
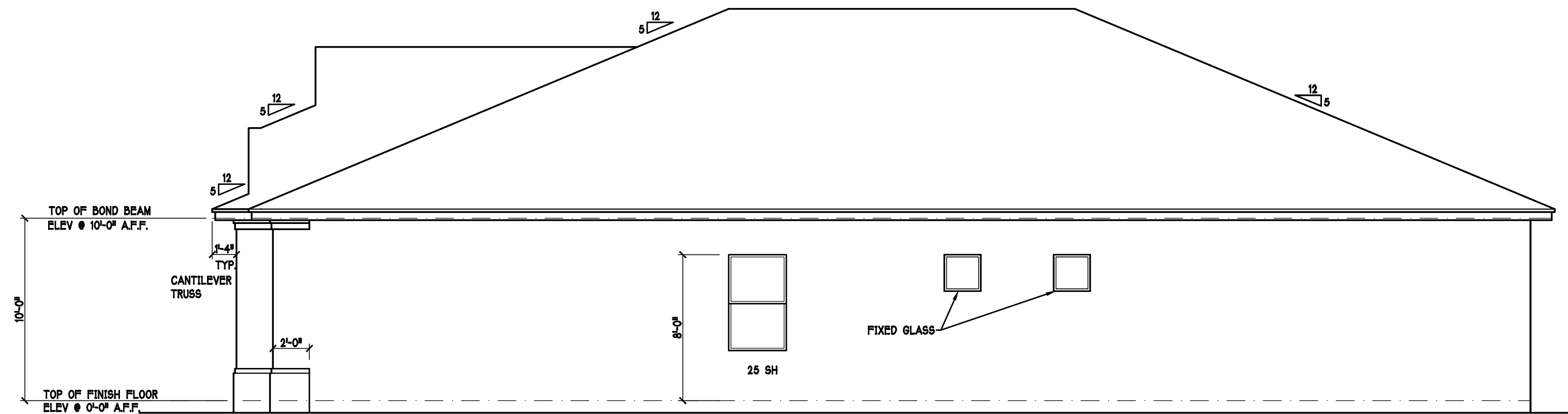
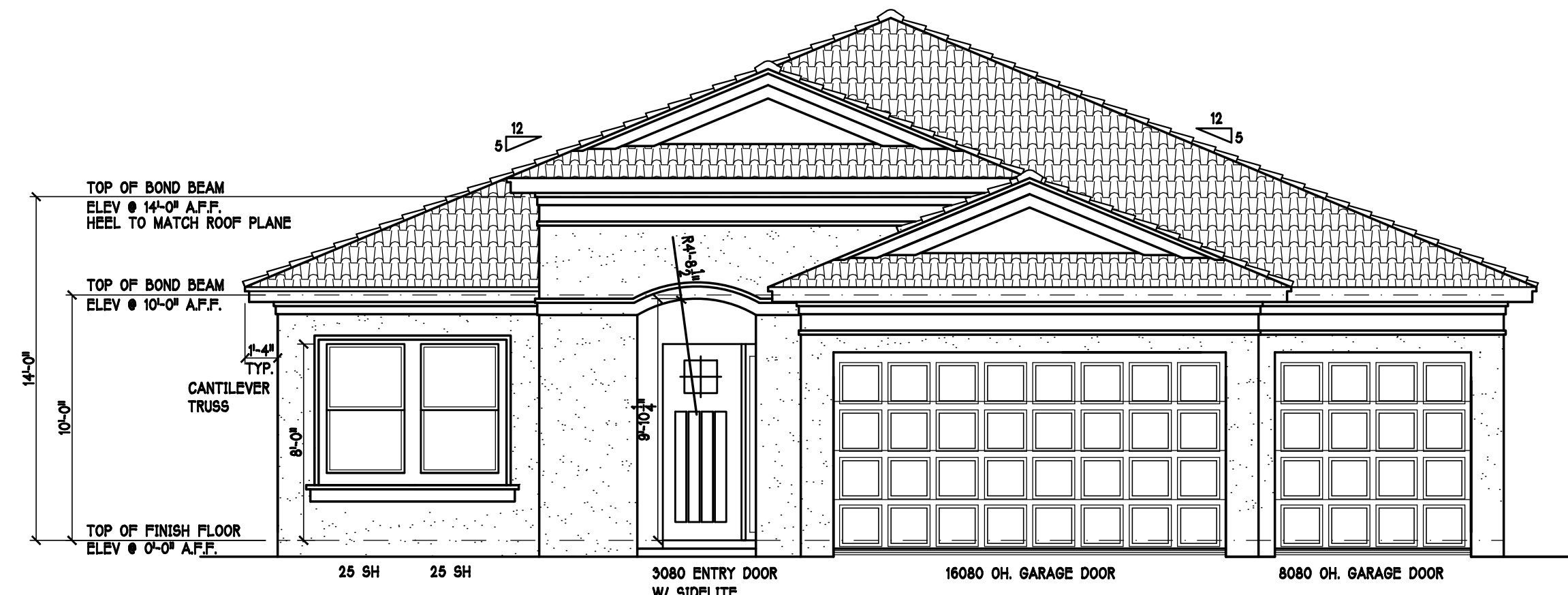
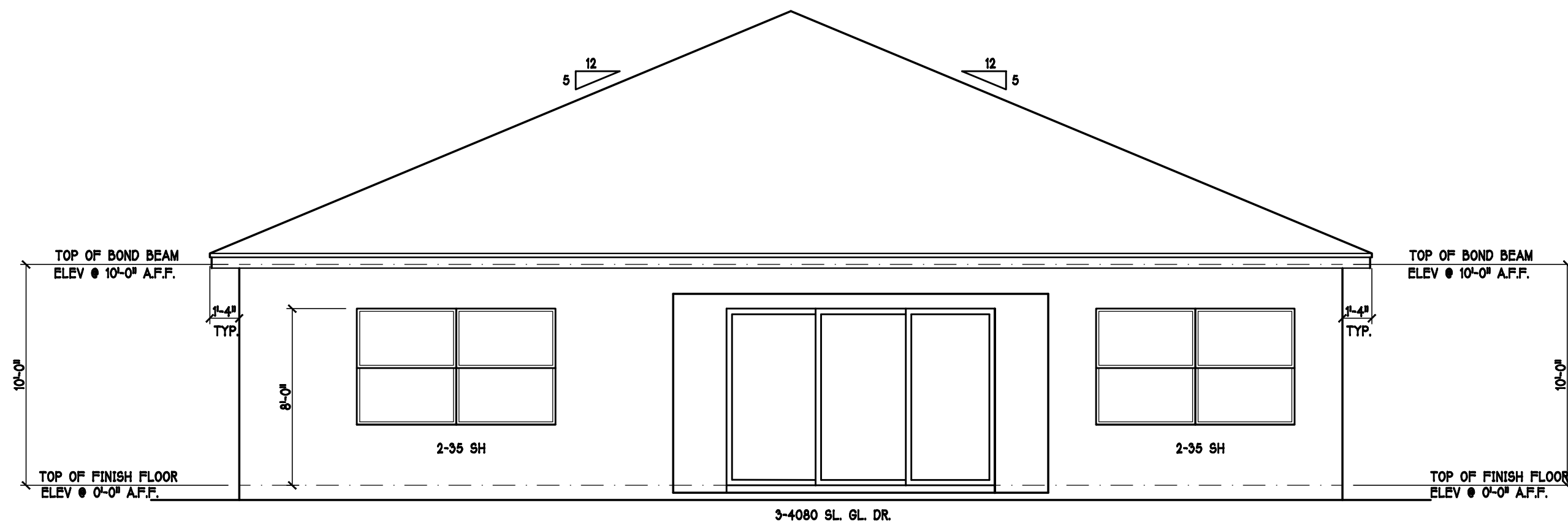
This Drawing Must Be Approved And Returned Before Fabrication Will Begin. For Your Protection Check All Dimensions And Conditions Prior To Approval Of Plan.

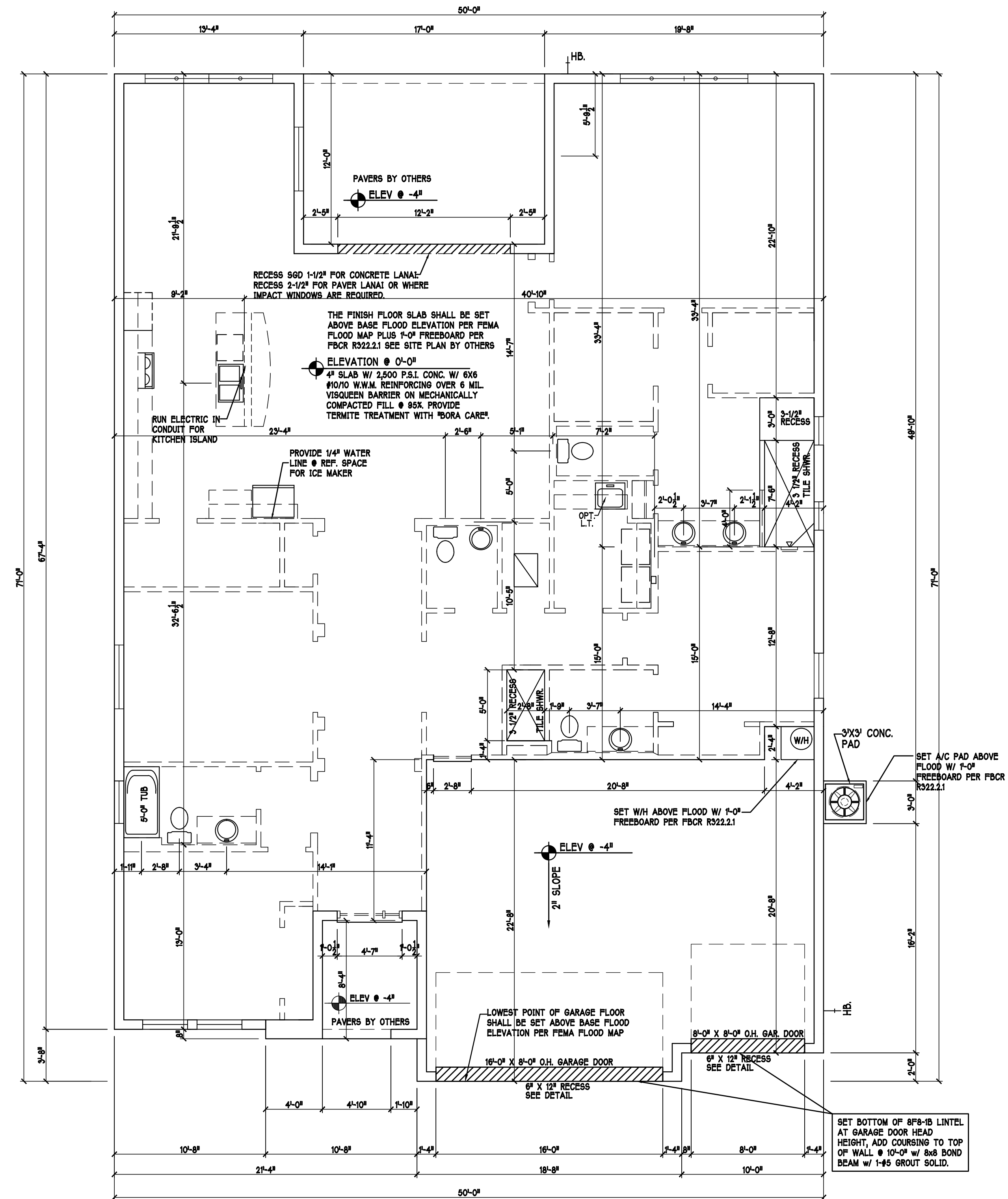
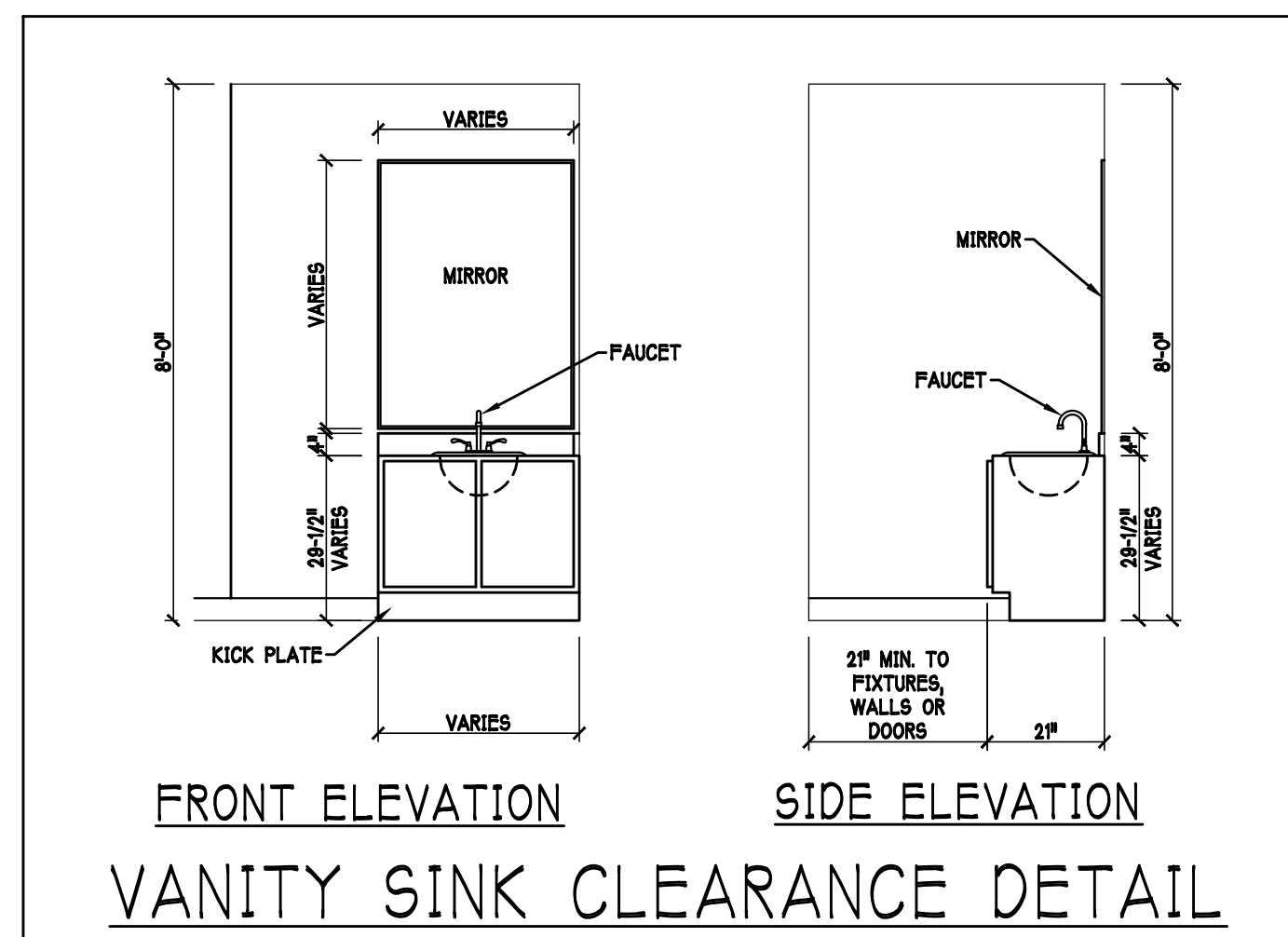
SIGNATURE BELOW INDICATES ALL NOTES AND DIMENSIONS HAVE BEEN ACCEPTED.

By _____ Date _____

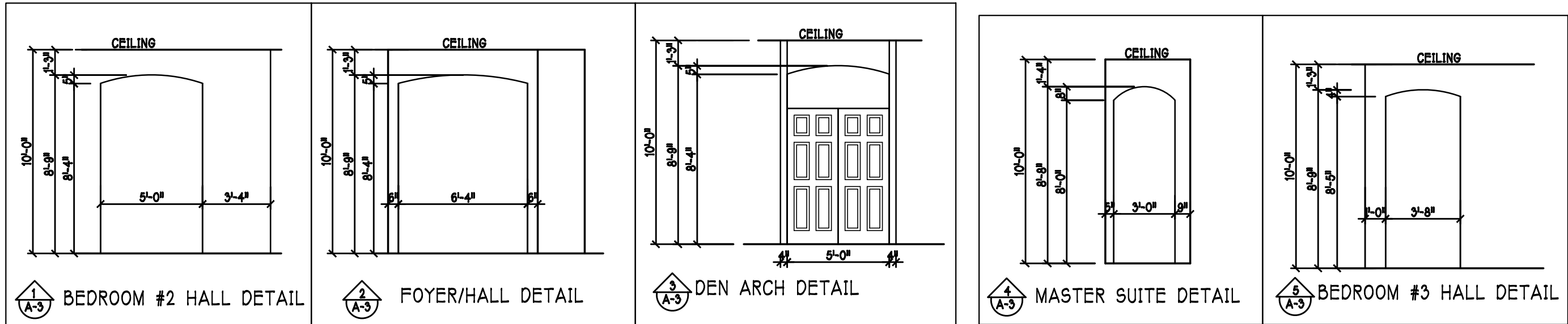
6850 Taylor Road Punta Gorda, FL 33950
Phone: 941-575-2250 / Fax:941-575-0319







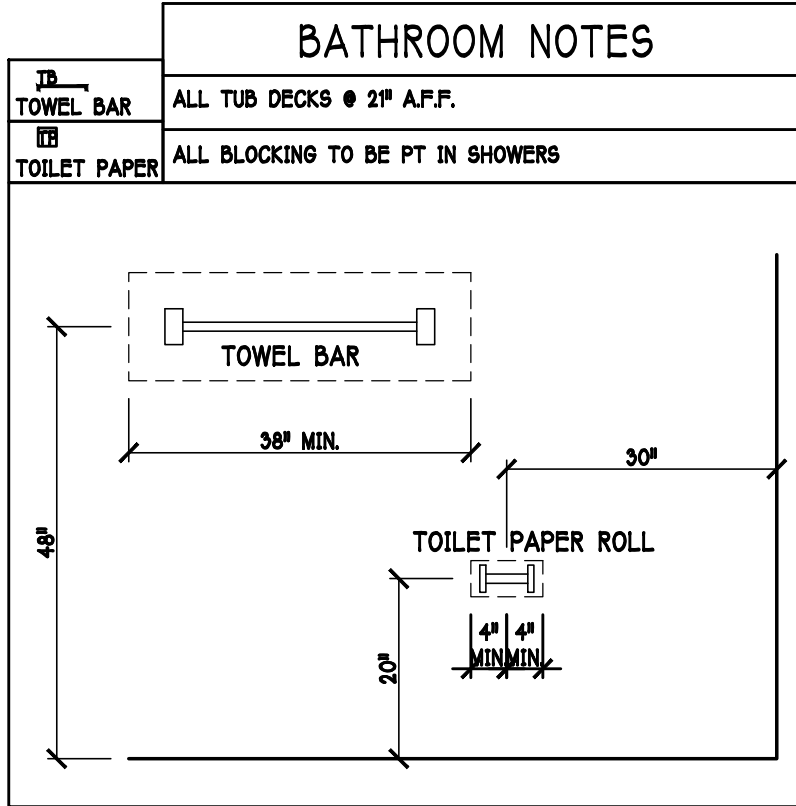
SLAB & PLUMBING PLAN: "M" SCALE: 3/16"=1'-0"



DOOR HEADERS		
6'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-0" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	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
 - KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F. W/ RAISED BAR TOP
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
 - 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
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE X® GYPSUM BOARD OR EQUIVALENT. WHERE THE 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 (4)-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

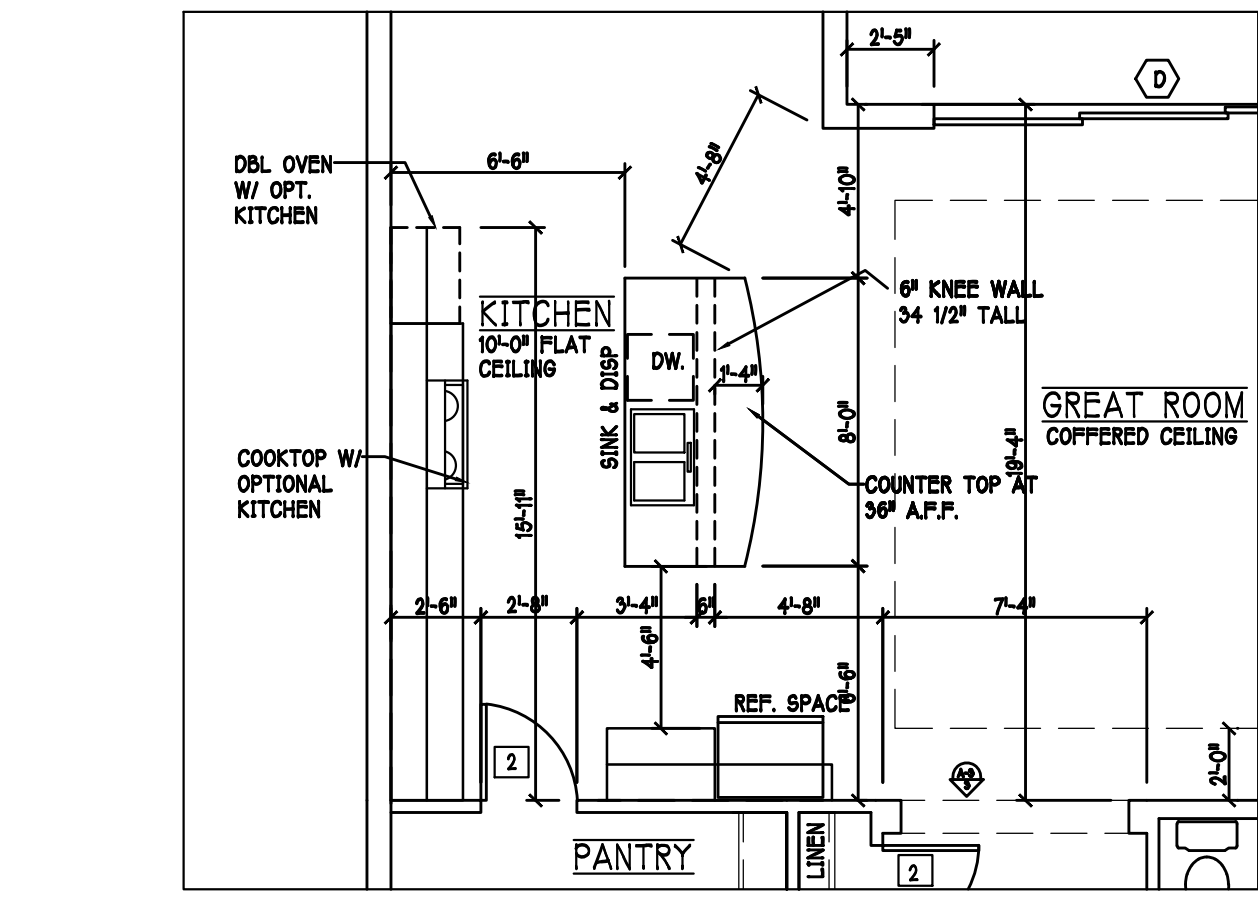
CABINET BACKING		
KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 31"
LAUNDRY RM.	UPPER TOP @ 84"	BASE



VINYL SHELF NOTES:

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

**** NOTE: ****
STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS.



ALTERNATE KITCHEN OPTION: SCALE: 3/16"=1'-0"

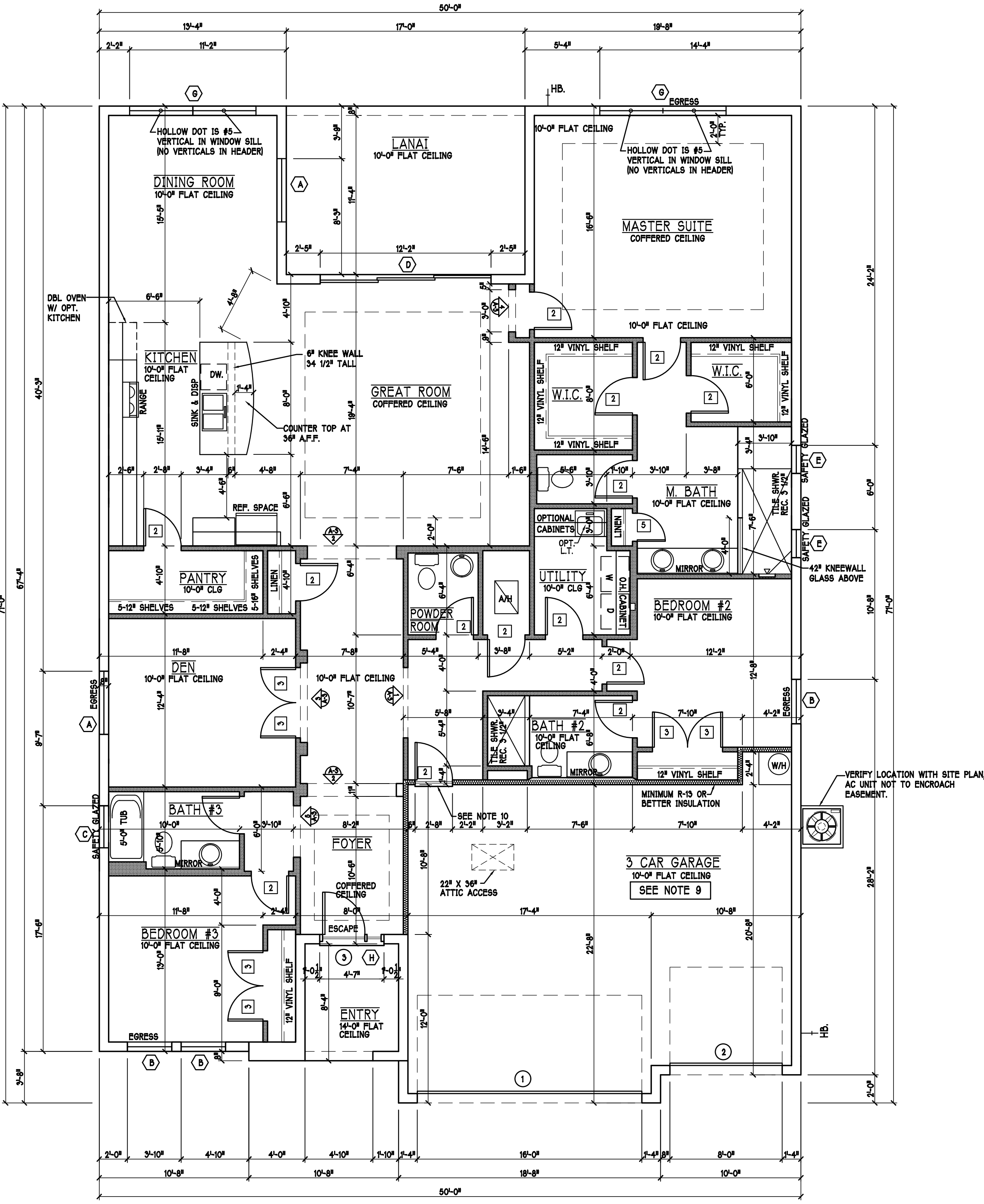
D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	86	
2	OVERHEAD	GARAGE DOOR	86	86	
3	3080	ENTRY DR.	36	86	
SEE NOTE 1					3

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35	SH	54	63	IMPACT
B	25	SH	38	63	IMPACT
C	36" X 12" F.S.		36	12	IMPACT
D	3-4080 SL. GL. DR.		146	86	IMPACT
E	24" X 24" F.S.		24	24	FIXED GLASS IMPACT
G	2-35	SH	108	63	IMPACT
H	12" X 96" SIDE LITE		12	86	IMPACT
SEE NOTE 1					13

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

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

SQUARE FOOTAGE	
LIVING AREA	2865
GARAGE AREA	632
LANAI AREA	204
ENTRY AREA	58
TOTAL AREA	3459



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

D.R.HORTON
America's Builder

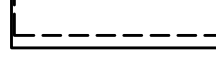
Gulf Coast Drafting & Design
Phone (239) 540-1822
Fax (239) 540-7759

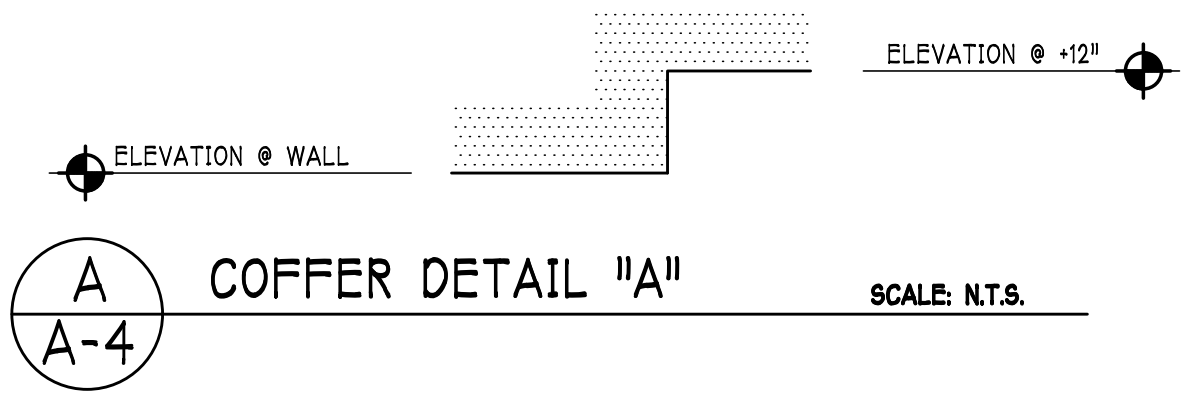
MODEL: **2540 M**
RESIDENCE FOR: SPEC

LOT: 43 BLOCK: 1
SUBDIV: MAGNOLIA II 60's
ADDRESS: 3585 AVENIDA DEL VERA
G.C.D.# : 10603 D.R.H.# : 579190043

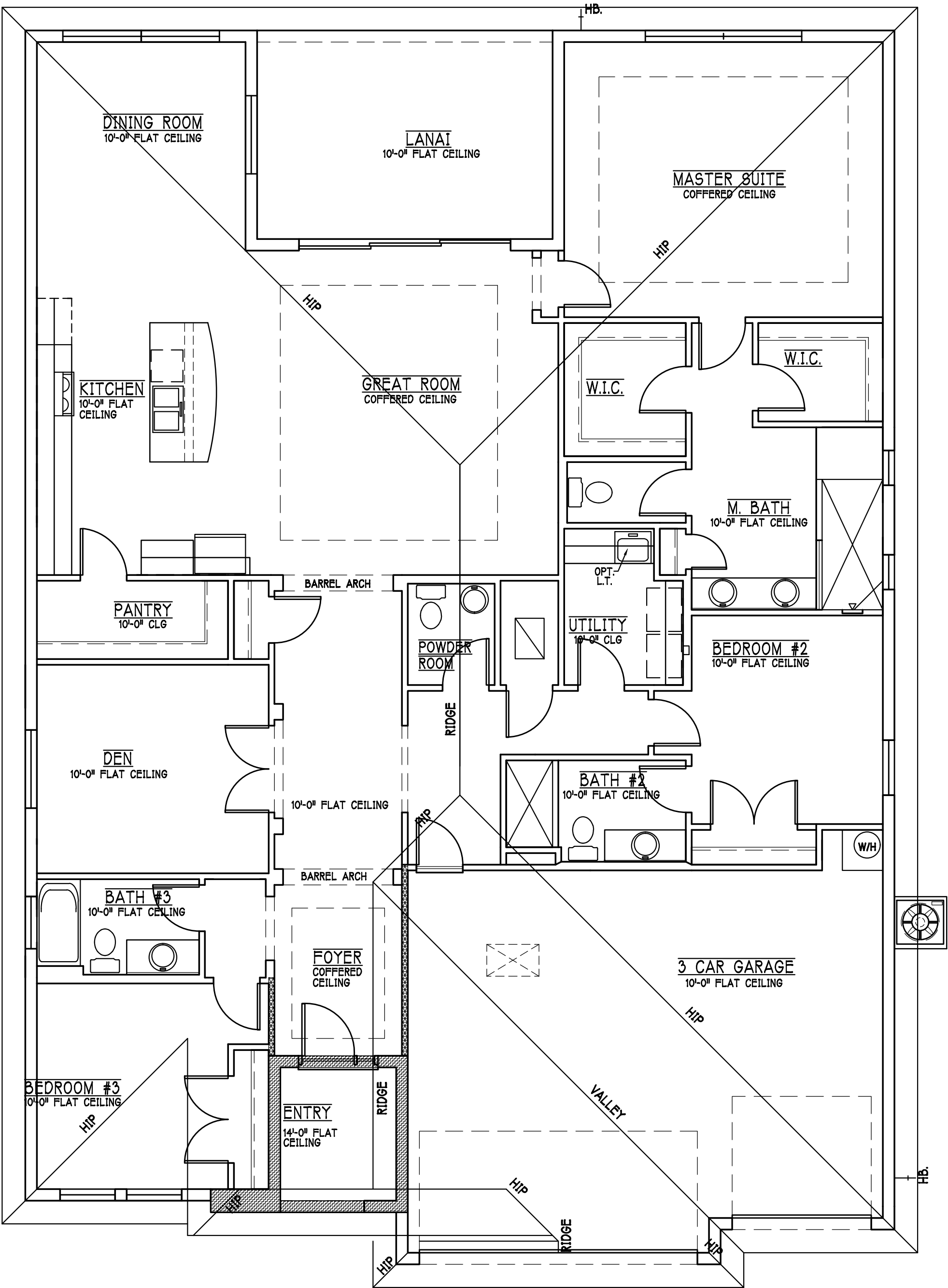
DATE: 10-25-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 2-25-19
PLAN: FLOOR
SCALE: 3/16" = 1'-0"
SHEET#

A-3 M

ATTIC VENTILATION						
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V.)		
ATTIC AREA (FBC R806)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/300 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)		
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents	MIN AIR FLOW OF SOFFIT
①	3707 SQ. FT.	24.71 SQ. FT.	7.0X	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.		
6'-0" BASE  145 SQ. FT. FREE AREA 3'-0" BASE  1 SQ. FT. FREE AREA 1'-0" BASE  38 SQ. FT. FREE AREA OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"						



BEARING HEIGHT	
	= BEARING @ 10'-0" A.F.F.
	= BEARING @ 14'-0" A.F.F.
	= INTERIOR BEARING @ 10'-0" A.F.F.



ROOF & CEILING PLAN: "M" SCALE: 3/16" = 1'-0"

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

D. R. HORTON
America's Builder

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

MODEL: 2540 M
RESIDENCE FOR: SPEC
LOT: 43 BLOCK:
SUBDIV: MAGNOLIA II 60's
ADDRESS: 3585 AVENIDA DEL VERA
G.C.D.#: 10603 D.R.H.#: 579190043

DATE: 10-25-18
DRAWN BY: JSL
CHECKED BY: JWC
REVISED: 2-25-19
PLAN: CEILING PLAN
SCALE: 3/16"=1'-0"
SHEET#

A-4 M

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 @ ELEV. A.F.F.
	TIMER SWITCH
	6P 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 8B-3.04.72
	SD SMOKE DETECTOR SD 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
	FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:

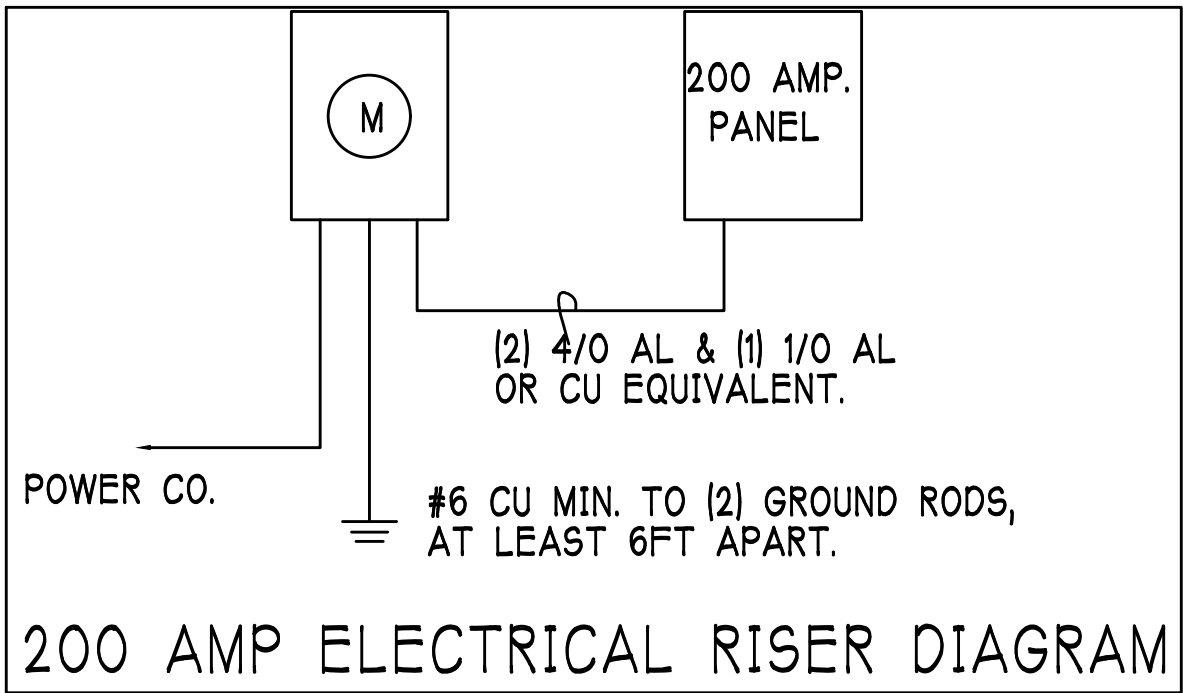
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit per NEC 210.12 & 406.11

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

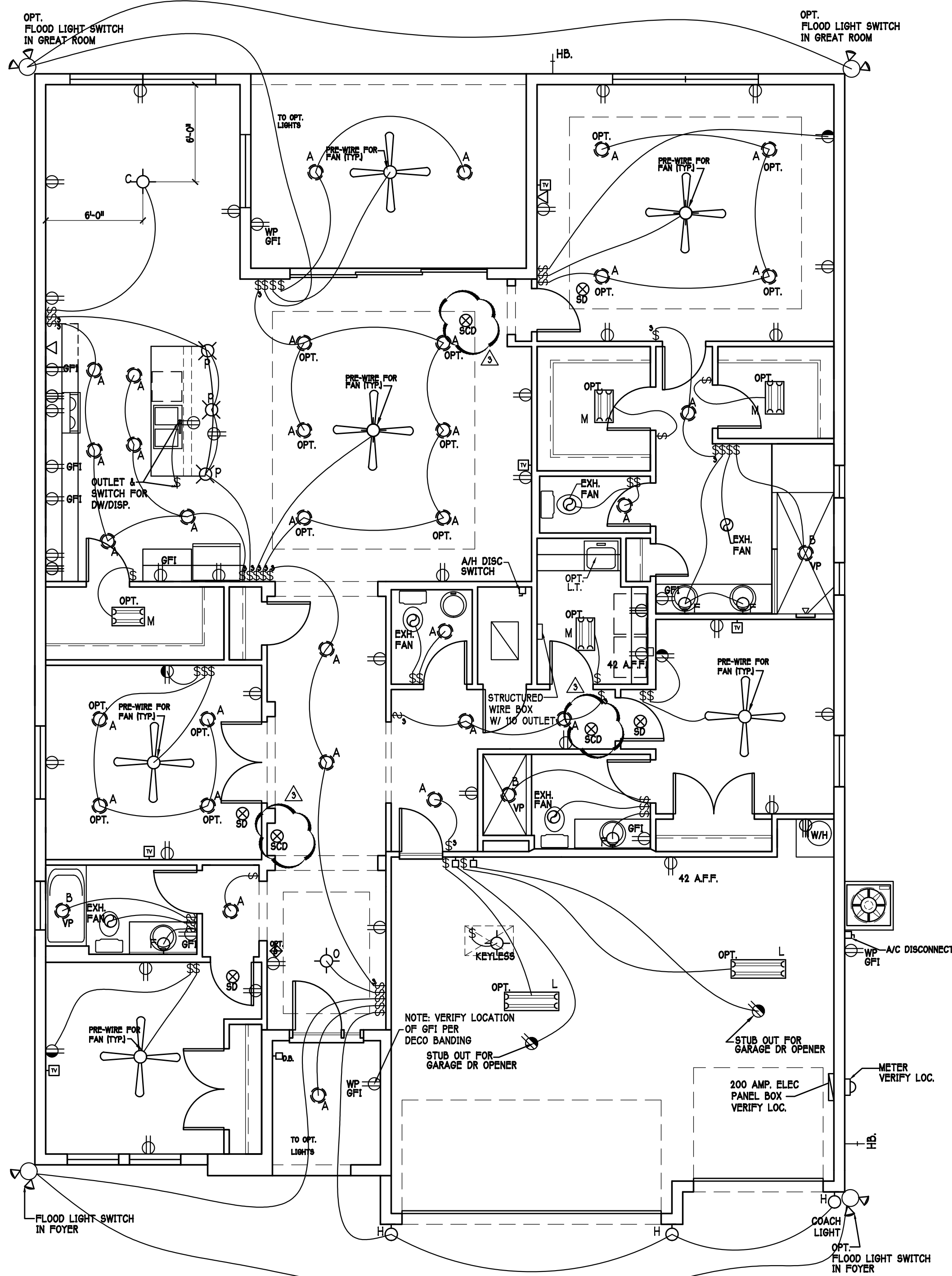
All outlets in wet areas and all exterior outlets to be GFI's

Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2014



200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(30)	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	



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

REVISIONS		
MARK	DATE	DESCRIPTION
	12-10-18	ADDED FREEBOARD NOTE TO A-2 & S-1/2344 MR
	01-28-19	MODEL CHANGE FROM 2344 MR TO 2540 MR
	02-25-19	ADDED CARBON MONOXIDE ALARMS OUTSIDE SLEEPING ROOMS.
		UPDATED STRAPPING AT A01 TRUSS 2-HTA18-18

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

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

MODEL: 2540 M

LOT: 43 BLOCK: SUBDIV: MAGNOLIA II 60's

RESIDENCE FOR: ADDRESS: 3585 AVENIDA DEL VERA

SPEC G.C.D.#: 10603 D.R.H.#: 579190043

DATE: 10-25-18

DRAWN BY: JSL

CHECKED BY: JWC

REVISED: 2-25-19

PLAN: ELECTRICAL

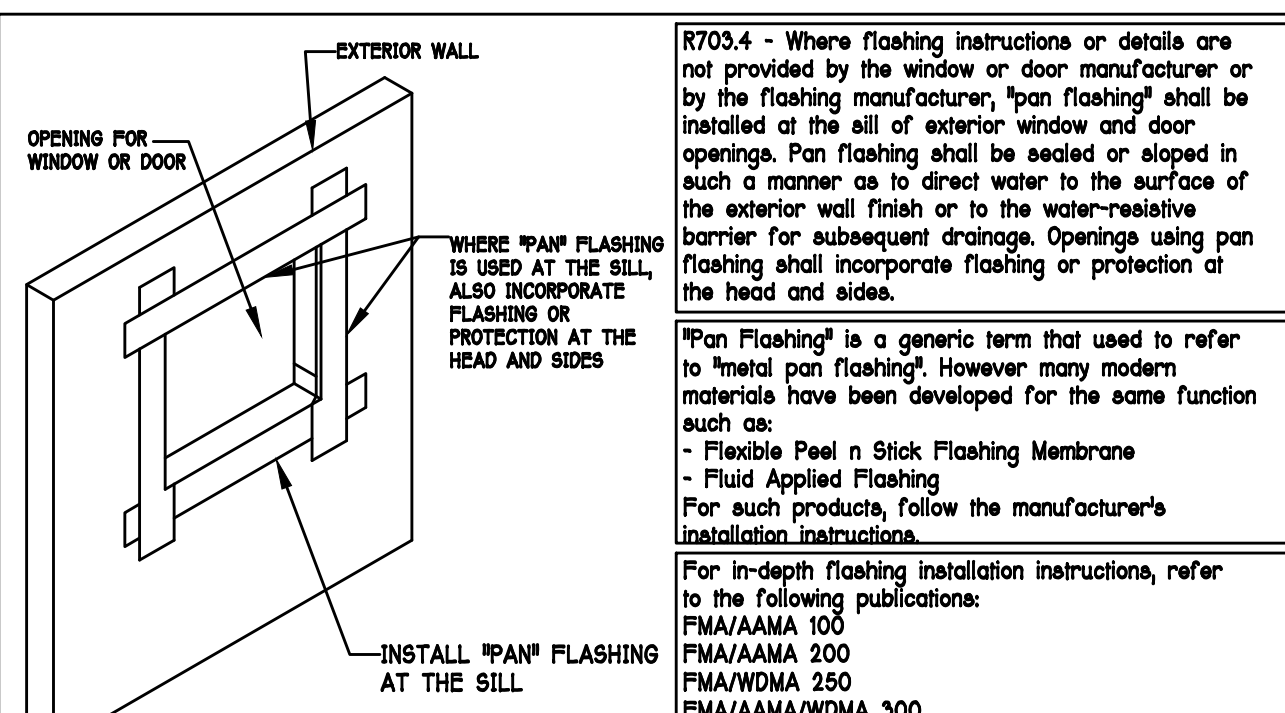
SCALE: 3/16" = 1'-0"

SHEET# A-5 M

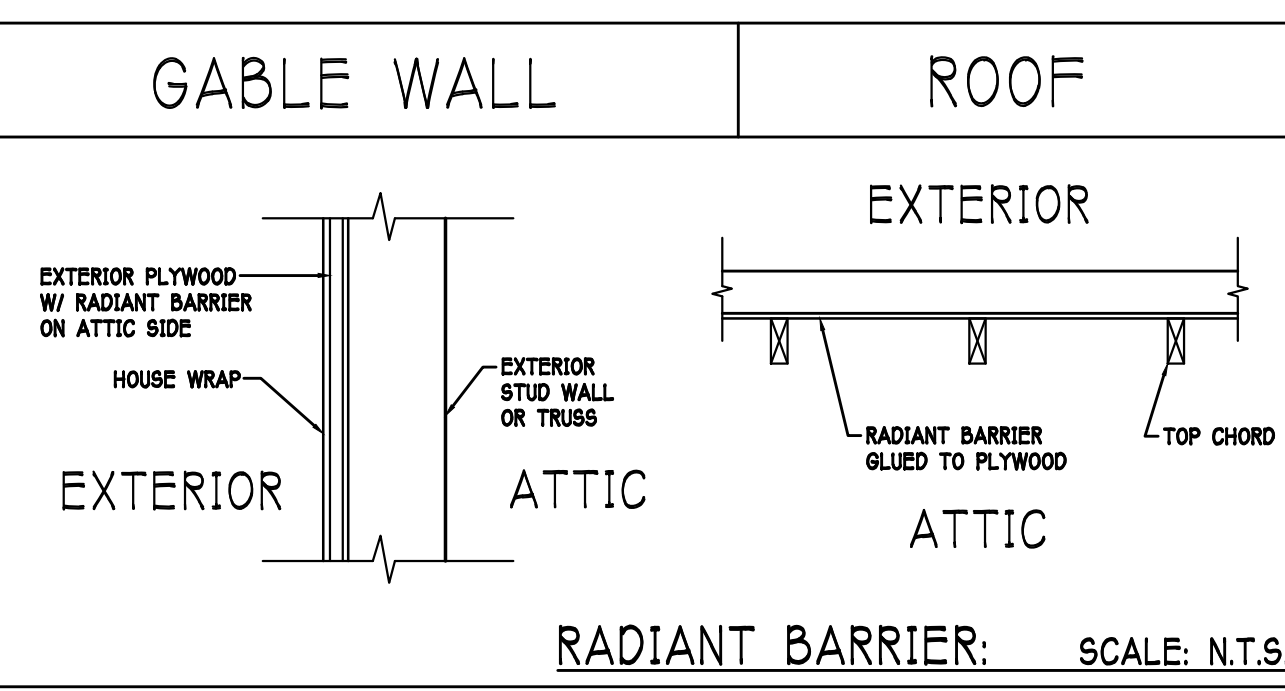
RESIDENTIAL SPECIFICATIONS
GENERAL NOTES

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, CUTS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" 5/8" RESISTANT PER SEC. 703.5.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-6d NAILS TO EACH TRUSS. 5/8" EXTERIOR SYMBARD CEILING FASTENED WITH 6d 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 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.
- FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL, .078 INCHES THICK, 26 GAUGE. 25 GA. ALUM. ZINC OR GALVANIZED STEEL, .078 INCHES THICK, 26 GAUGE. ZINC COATED 680. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURER'S PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R805.2.2 (1 TO 5).
- DRIP EDGE
DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2" DRIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.



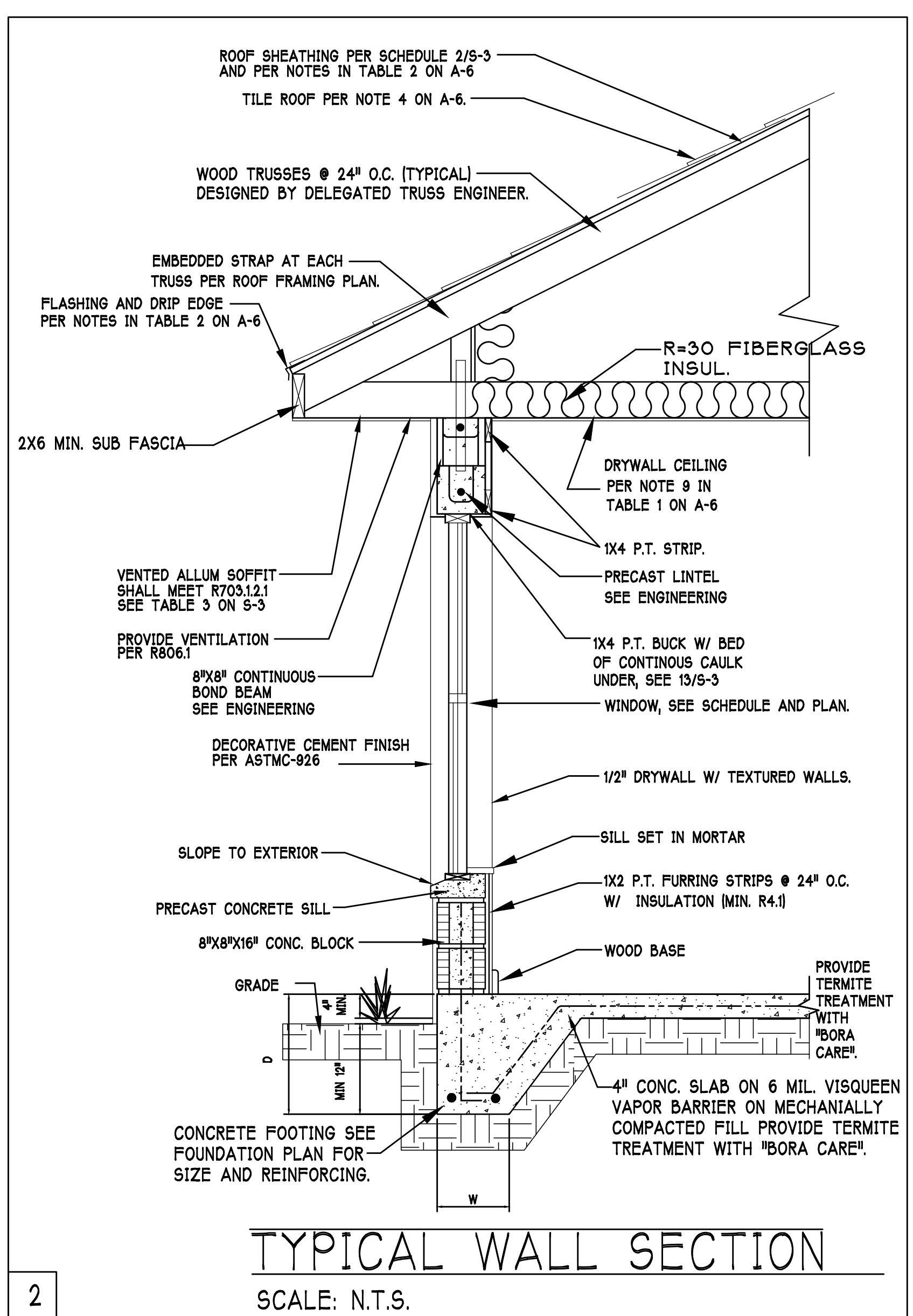
THE FLASHING INSTRUCTIONS FROM THE WINDOW / DOOR MFR, OR THE FLASHING MFR, SHALL SUPERCEDE THIS DETAIL.
PAN FLASHING PER R703.4
SCALE: N.T.S.



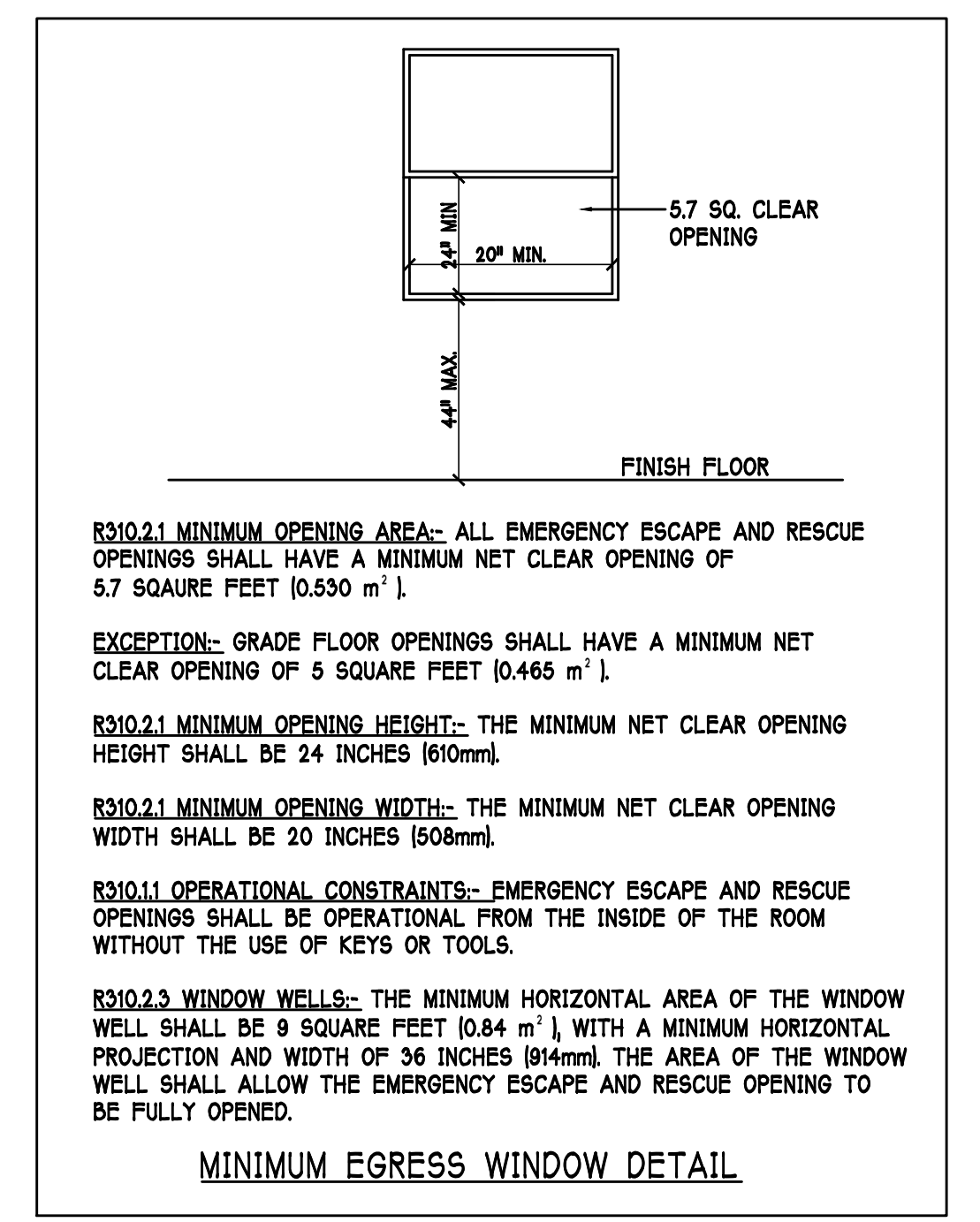
- 3
ASPHALT SHINGLE ROOF SPEC'S
- SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacturer. Installation shall comply with the manufacturer 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 (0.1015 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, Grade 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 SPEC'S
- 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 R805.3 F.B.C.
- MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. TILE PLACEMENT AND SPACING,
 2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
 3. AMOUNT AND PLACEMENT OF MORTAR,
 4. AMOUNT AND PLACEMENT OF ADHESIVE,
 5. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS,
 6. UNDERLAYMENT,
 7. SLOPE REQUIREMENT.

- 5
FLOOR SHEATHING AT 2ND FLOOR
- APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES. SPAN RATING 48/24 OR BETTER, GLUED AND NAILED



TYPICAL WALL SECTION
SCALE: N.T.S.



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

D.R. HORTON
America's Builder

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

MODEL: 2540 M

LOT: 43 BLOCK: 1

SUBDIV: MAGNOLIA II 60's

ADDRESS: 3585 AVENIDA DEL VERA

G.C.D.#: 10603 D.R.H.#: 579190043

DATE: 10-25-18

DRAWN BY: JSL

CHECKED BY: JWC

REVISED: 2-25-19

PLAN: SECTION

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

SHEET#

A-6 M

FOUNDATION PLAN

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

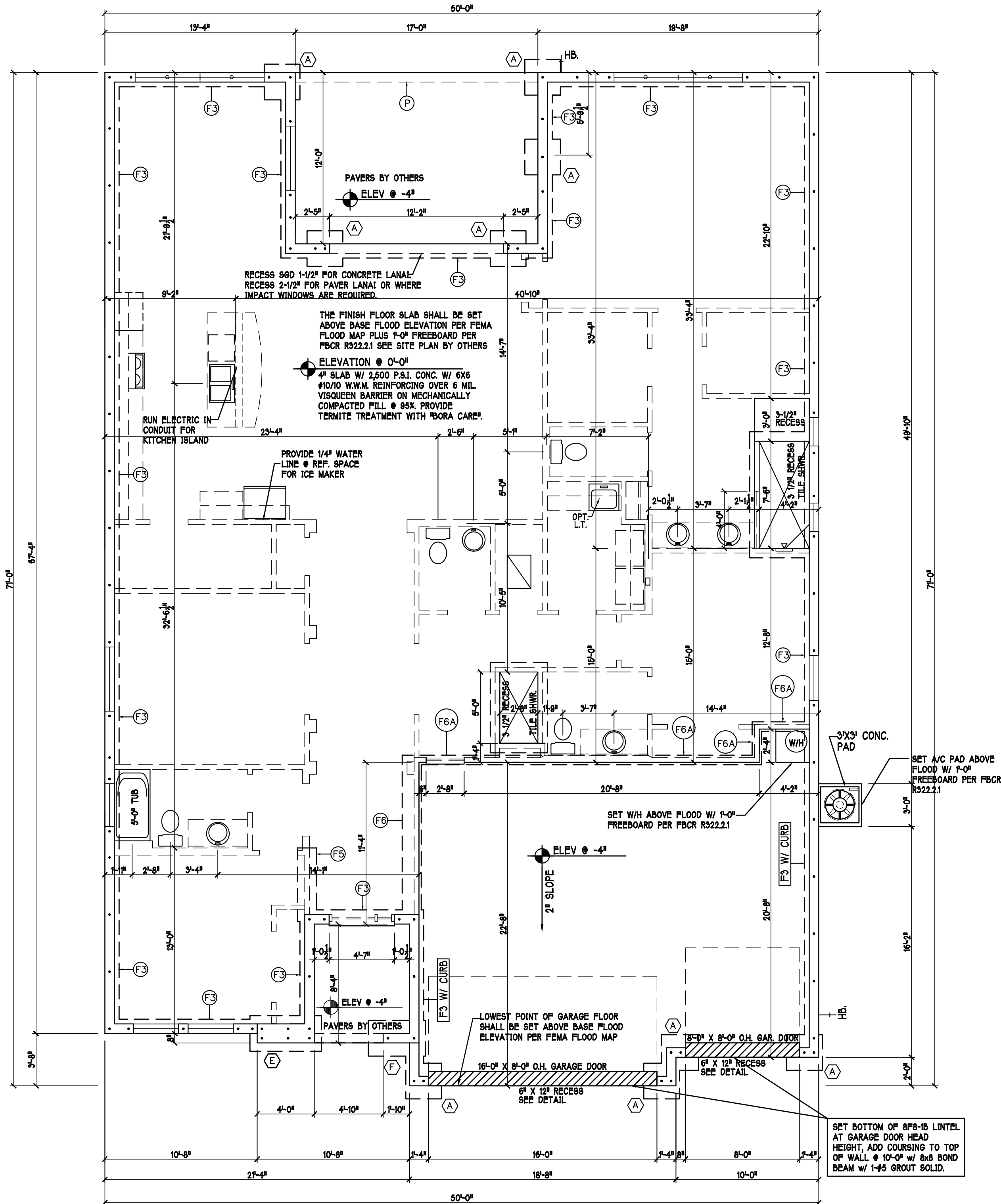
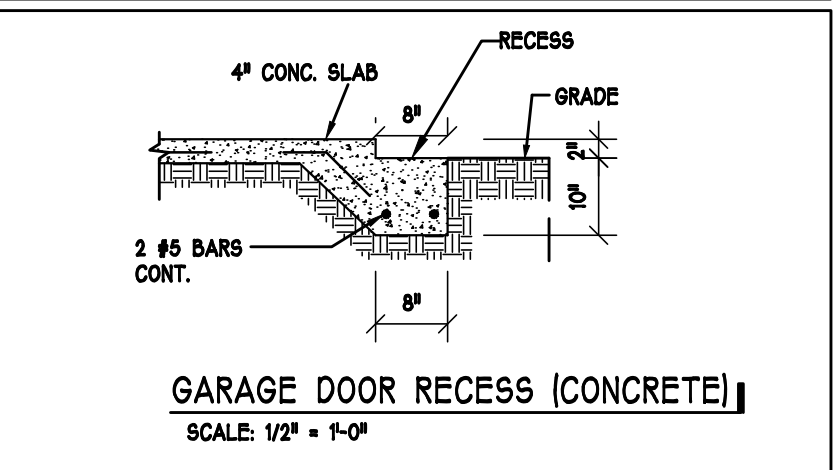
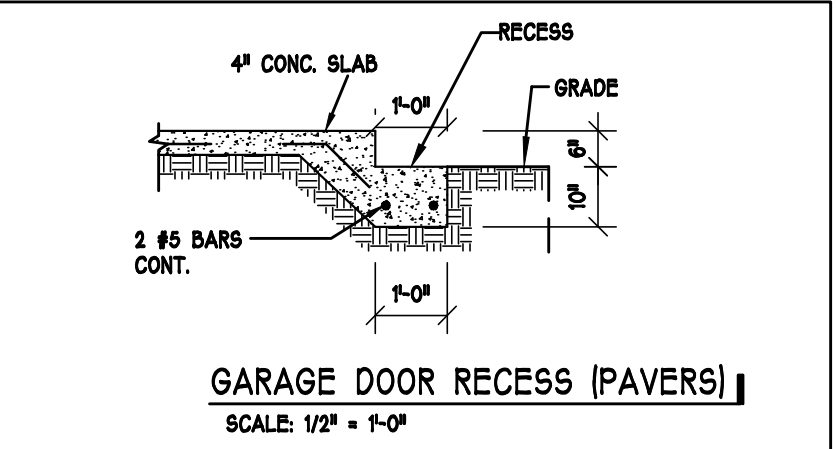
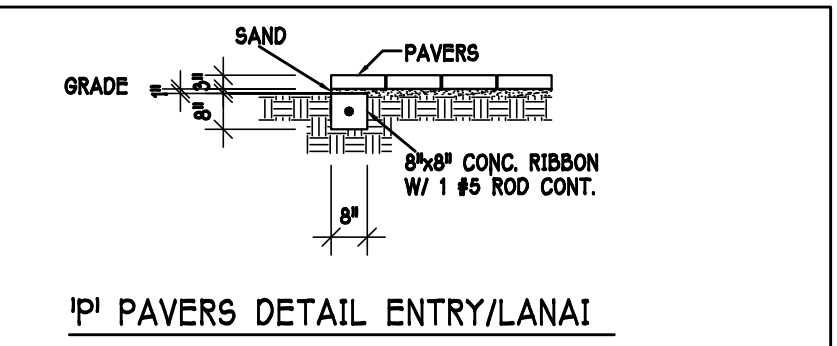
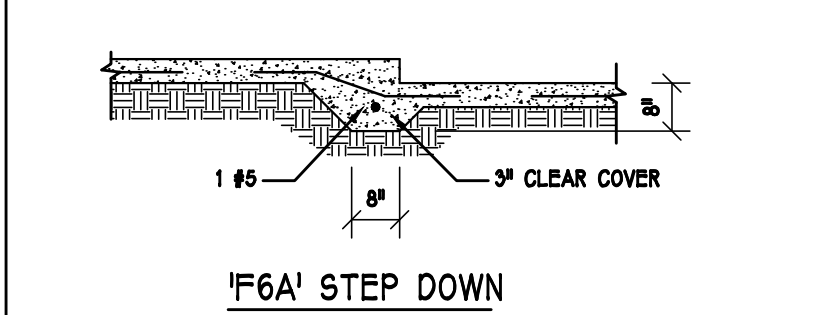
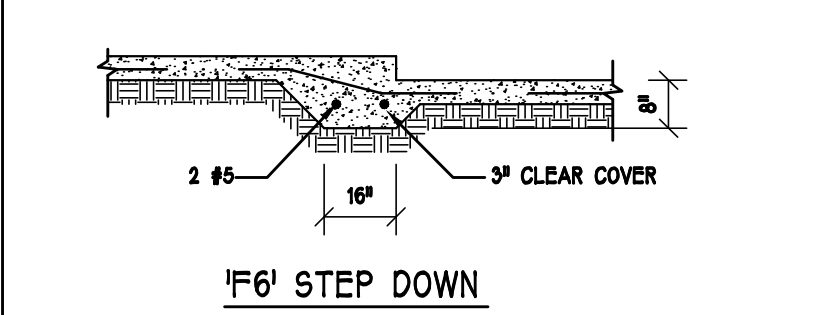
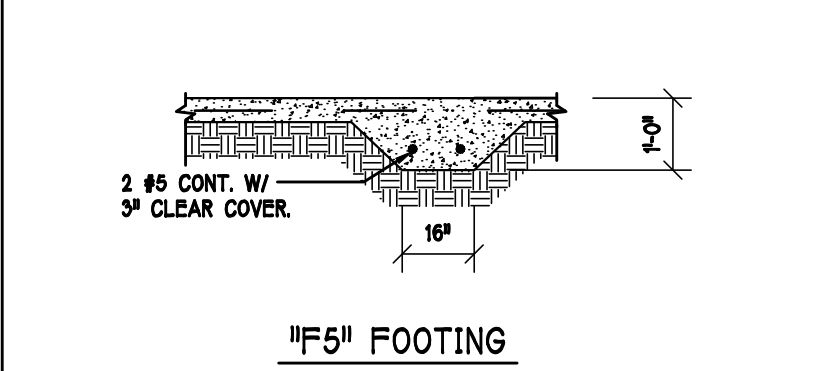
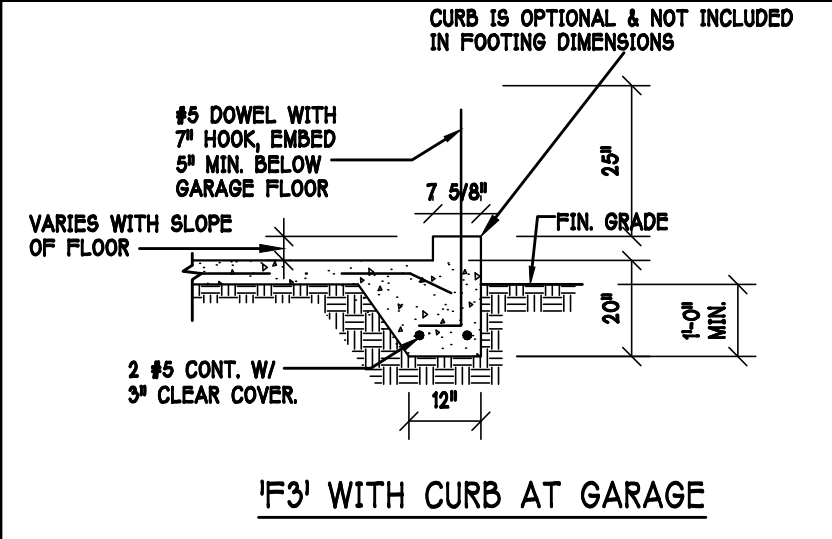
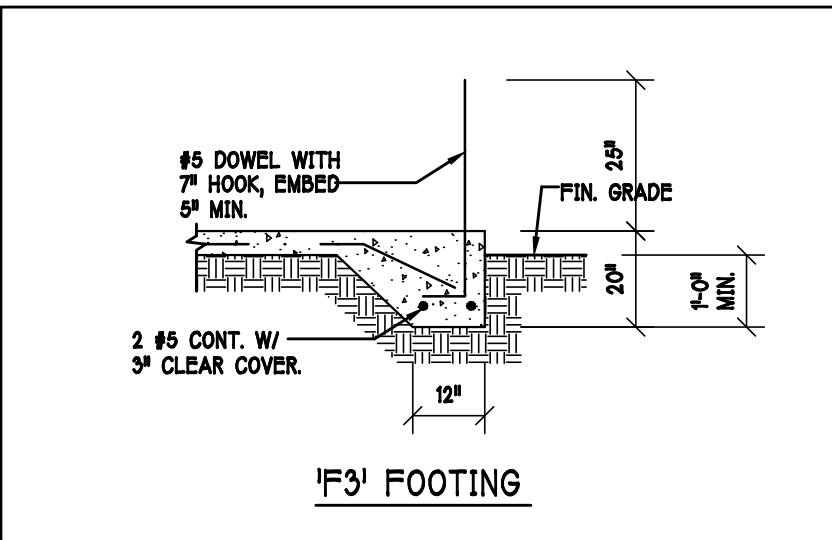
PLAN NOTES:

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

WALL FOOTING SCHEDULE					
NO	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING
	F1	CONT.	1'-4"	0'-8"	2-#5
	F2	CONT.	1'-8"	0'-10"	2-#5
	F3	CONT.	1'-0"	1'-8"	2-#5
	F4	CONT.	1'-4"	1'-8"	2-#5
	F5	CONT.	1'-4"	1'-0"	2-#5
	F6	CONT.	1'-4"	1'-0"	2-#5
	F6A	CONT.	0'-8"	0'-8"	1-#5
	TE	CONT.	0'-8"	0'-8"	1-#5

PAD FOOTING SCHEDULE						
NO	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF.	
					LONG WAY	SHORT WAY
	(A)	2'-6"	2'-6"	1'-0"	3-#5	3-#5
	(B)	3'-0"	3'-0"	1'-0"	4-#5	4-#5
	(C)	3'-6"	3'-6"	1'-0"	4-#5	4-#5
	(D)	4'-0"	4'-0"	1'-0"	5-#5	5-#5
	(E)	2'-6"	5'-0"	1'-0"	3-#5	6-#5
	(F)	2'-6"	4'-0"	1'-0"	3-#5	5-#5

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



FOUNDATION PLAN: "M"

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

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

D. HOUGHTON, P.E.
America's Builder

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

STRUCTURAL
SYSTEMS
OF NORTH FLORIDA
1634 SE 47th ST SUITE 100
FORT LAUDERDALE, FL 33316
CE 5999, PE 5999, PE 5999
CA# 8889

MODEL: 2540 M
RESIDENCE FOR: SPEC

LOT: 43 BLOCK: SUBDIV: MAGNOLIA II 60's
ADDRESS: 3585 AVENIDA DEL VERA
G.C.D.#: 10603 D.R.H.#: 579190043

DATE: 10-25-18

DRAWN BY: JSL

CHECKED BY: JWC

REVISED: 2-25-19

PLAN: FOUNDATION

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

SHEET#

S-1 M

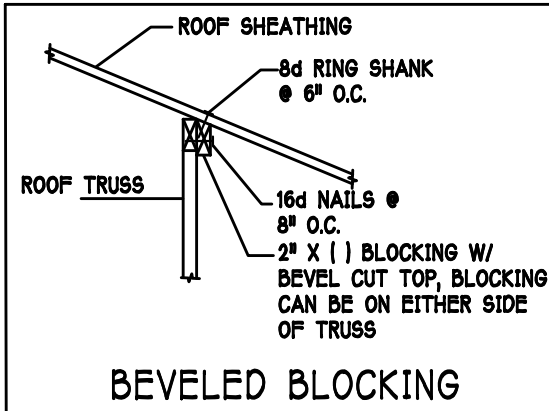
INSTALL HTA16-18 AT ALL TRUSSES TO 1615 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT ● 24" OC (LBS)	CONNECTOR	FASTENER
1615	(1)HTA16-18	10-10dx1 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 2/5-4.
- 4) 'ATR' = ALLTHREAD. DRILL AND EPOXY WITH USP EPOXY PER MFR. INSTRUCTIONS.

R2



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

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

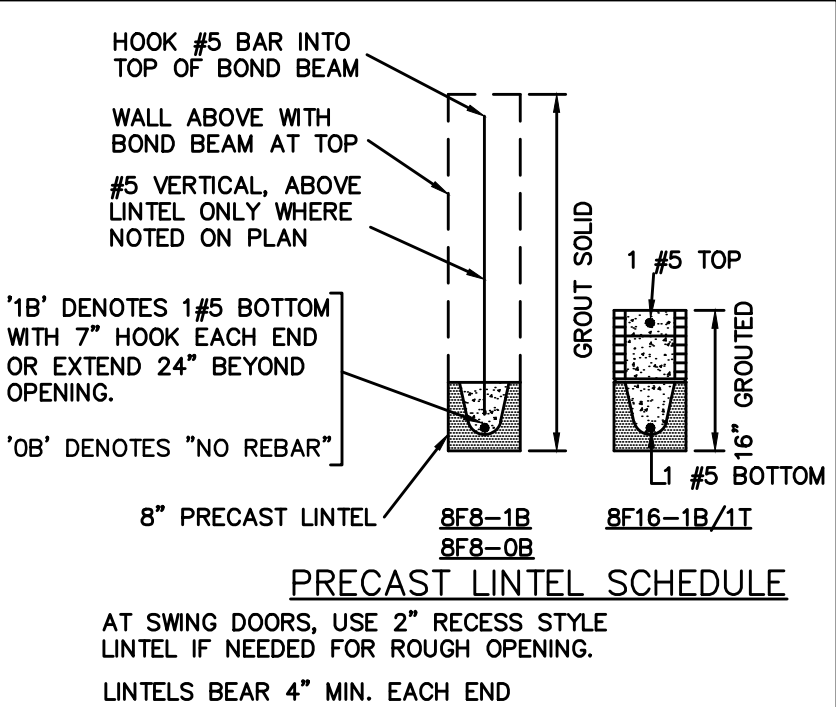
NOTES:

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

R2

PLAN NOTES:

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

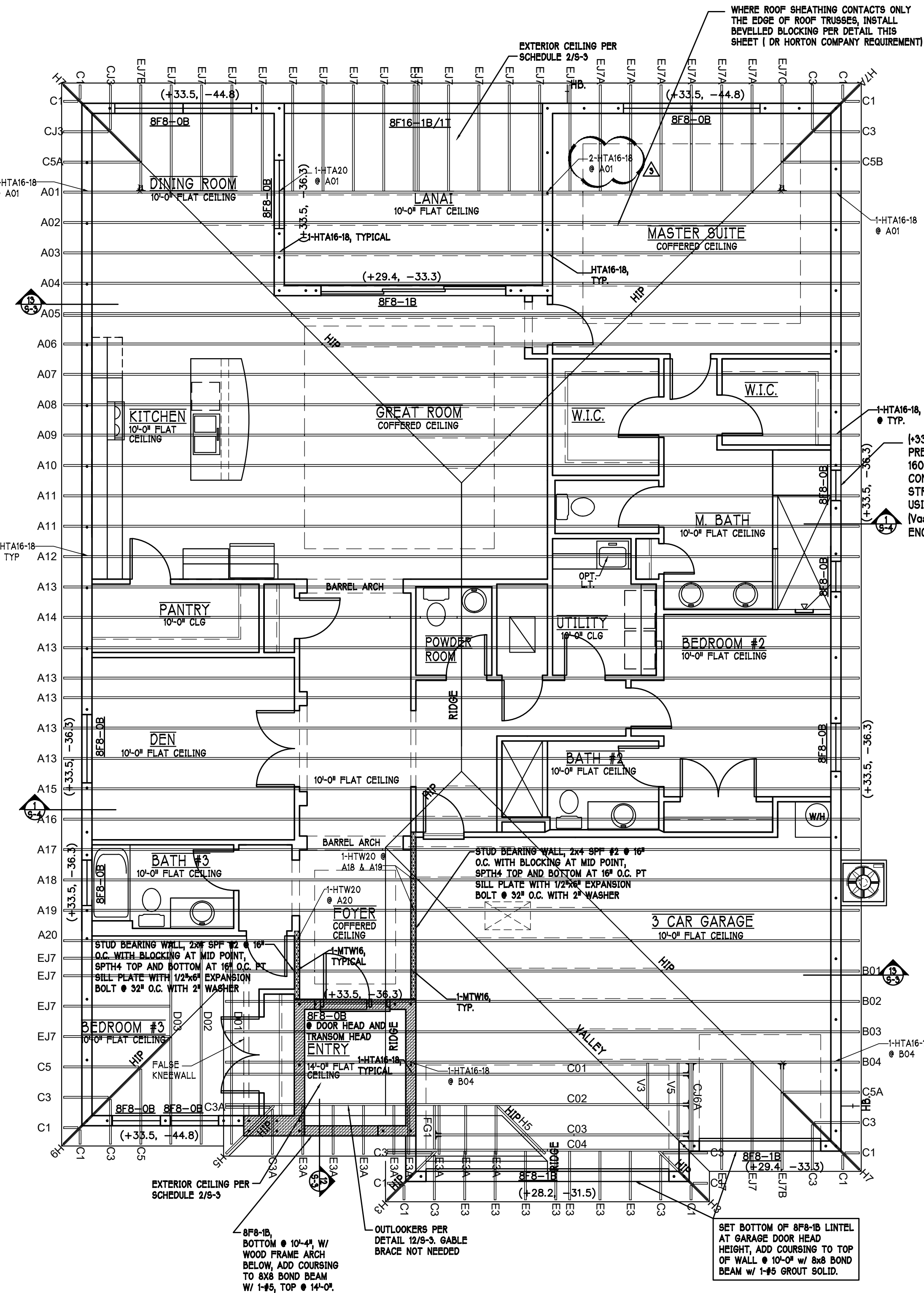


BEARING HEIGHT

BEARING ● 10'-0" A.F.F.
BEARING ● 14'-0" A.F.F.
INTERIOR BEARING ● 10'-0" A.F.F.

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 01/11/18, REVISION: 06/07/17

MARK	DATE	REVISIONS
△	12-10-18	ADDED PREBOARD NOTE TO A-2 & S-1/2344 MR
△	01-28-19	MODEL CHANGE FROM 2344 MR TO 2540 MR
△	02-25-19	ADDED CARBON MONOXIDE ALARMS OUTSIDE SLEEPING ROOMS
		UPDATED STRAPPING AT A01 TRUSS



ROOF & CEILING PLAN: "M"

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

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

D.R. HORTON
America's Builder

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

STRUCTURAL
DESIGN
1694 SE 47th ST SUITE #2
CAPE CORAL, FL 33904
(239) 540-7759
CEN 8889

MODEL: 2540 M

LOT: 43 BLOCK :
SUBDIV: MAGNOLIA II 60's
ADDRESS: 3585 AVENIDA DEL VERA
G.C.D.# : 10603 D.R.H.# : 579190043

DATE: 10-25-18

DRAWN BY: JSL

CHECKED BY: JWC

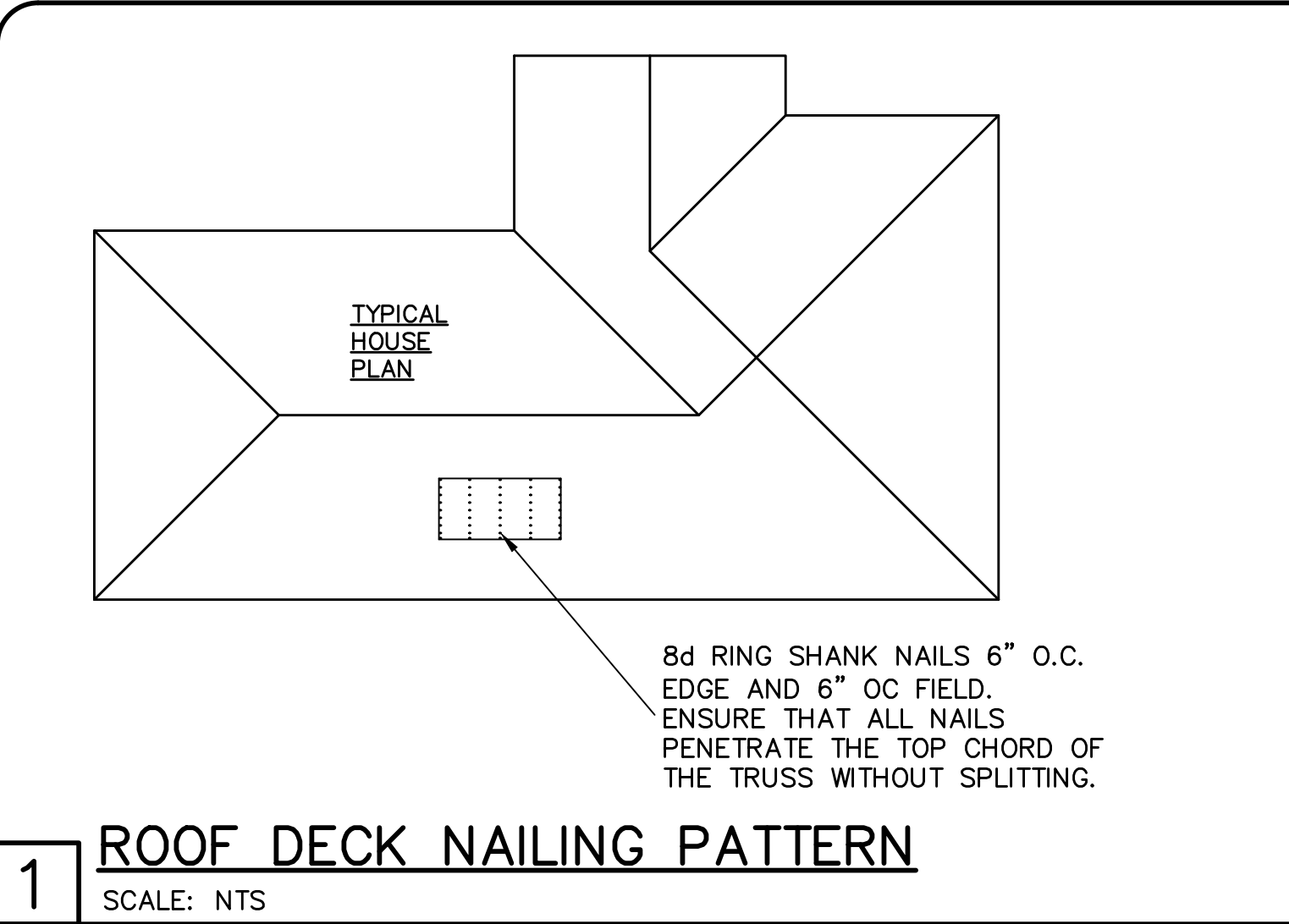
REVISED: 2-25-19

PLAN: ROOF

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

SHEET#

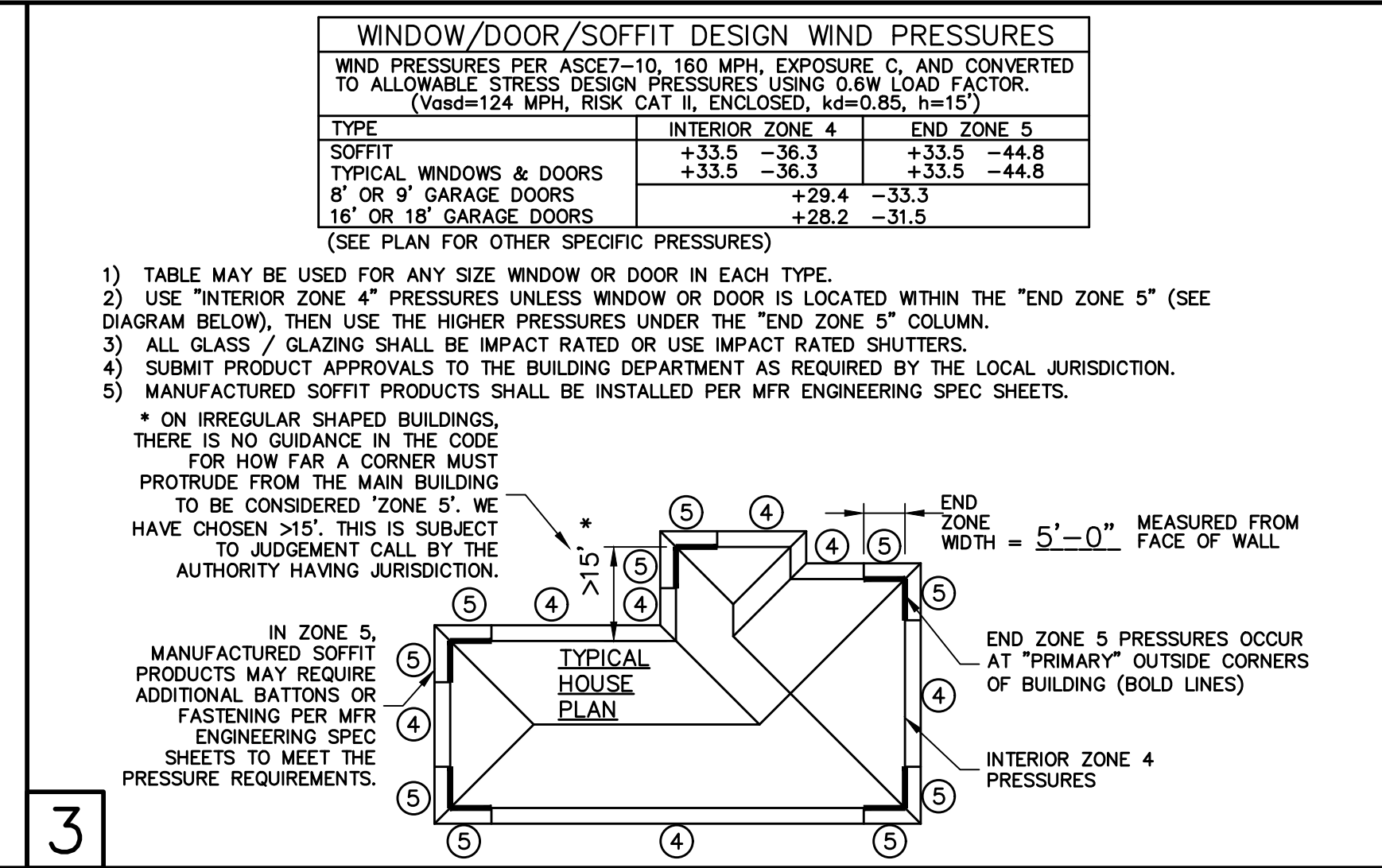
S-2 M



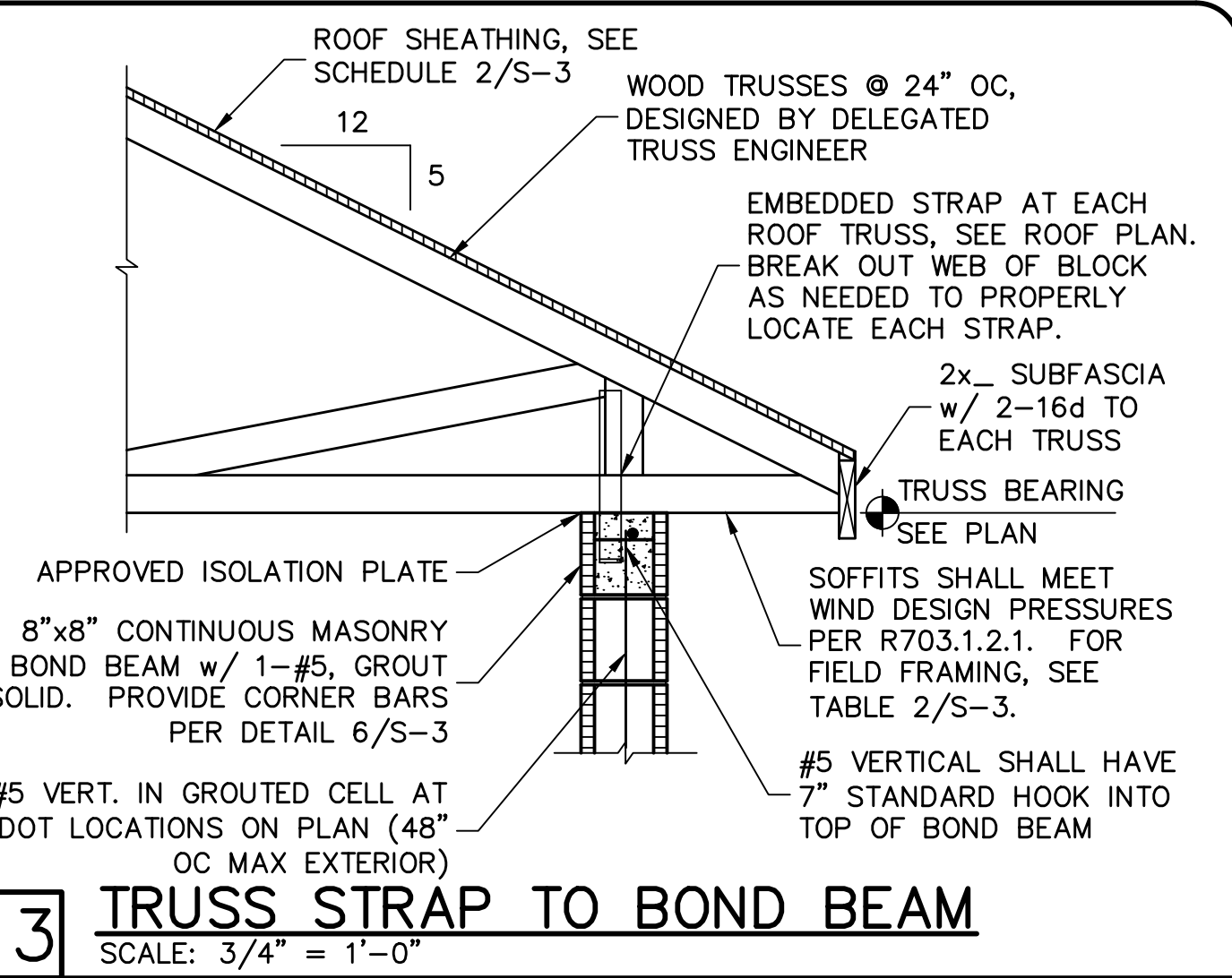
1 ROOF DECK NAILING PATTERN
SCALE: NTS

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR CEILING AND SOFFIT
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED) (RING SHANK NAILS PER R803.2.3.1: 0.113" NOMINAL SHANK DIAMETER, RING DIA. OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH)	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN W/8d NAILS OR 1 5/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED W/ 6d COMMON @ 6" OC EDGE & FIELD. 3) VINYL OR ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R703.1.2.1.

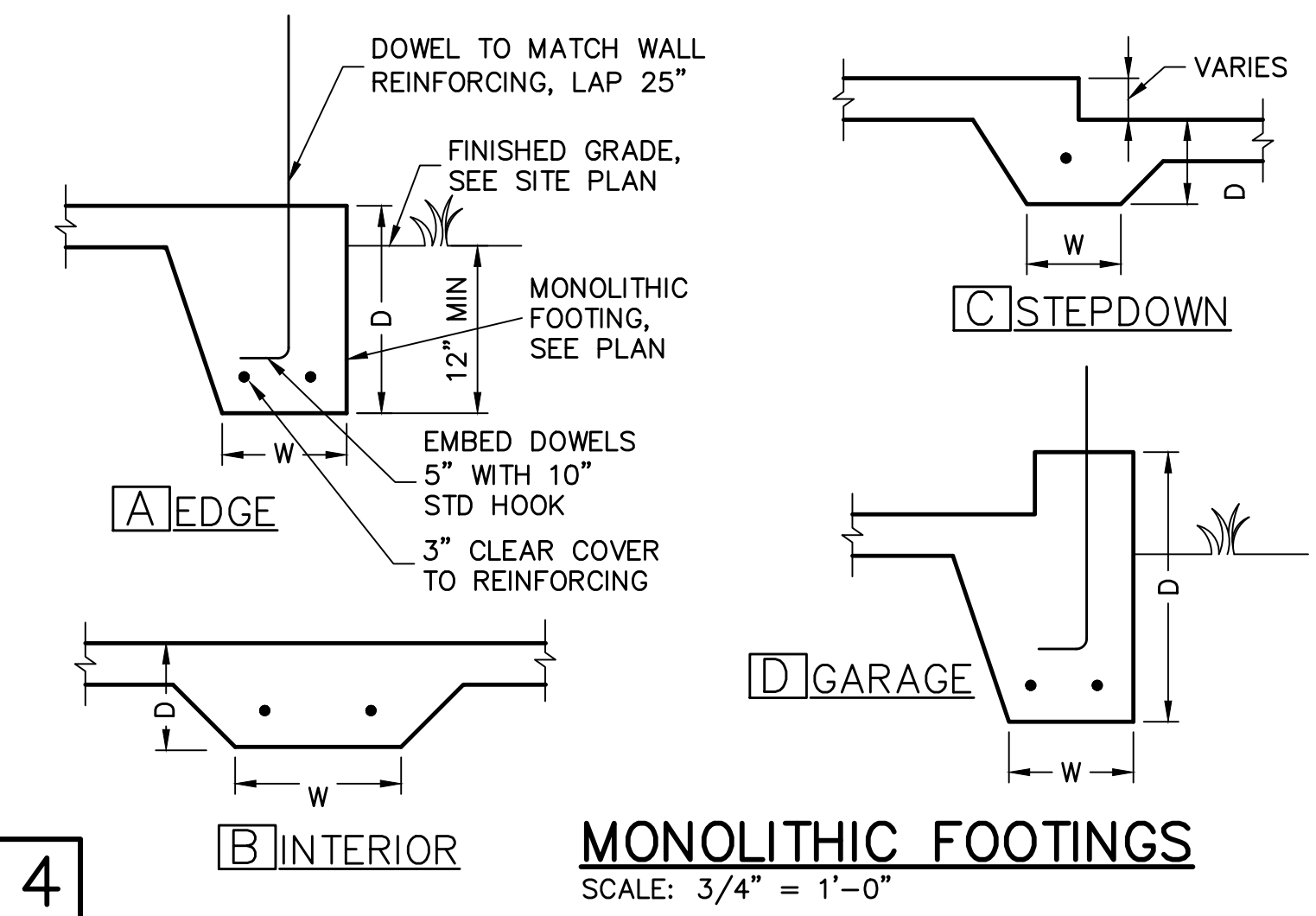
2 NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.



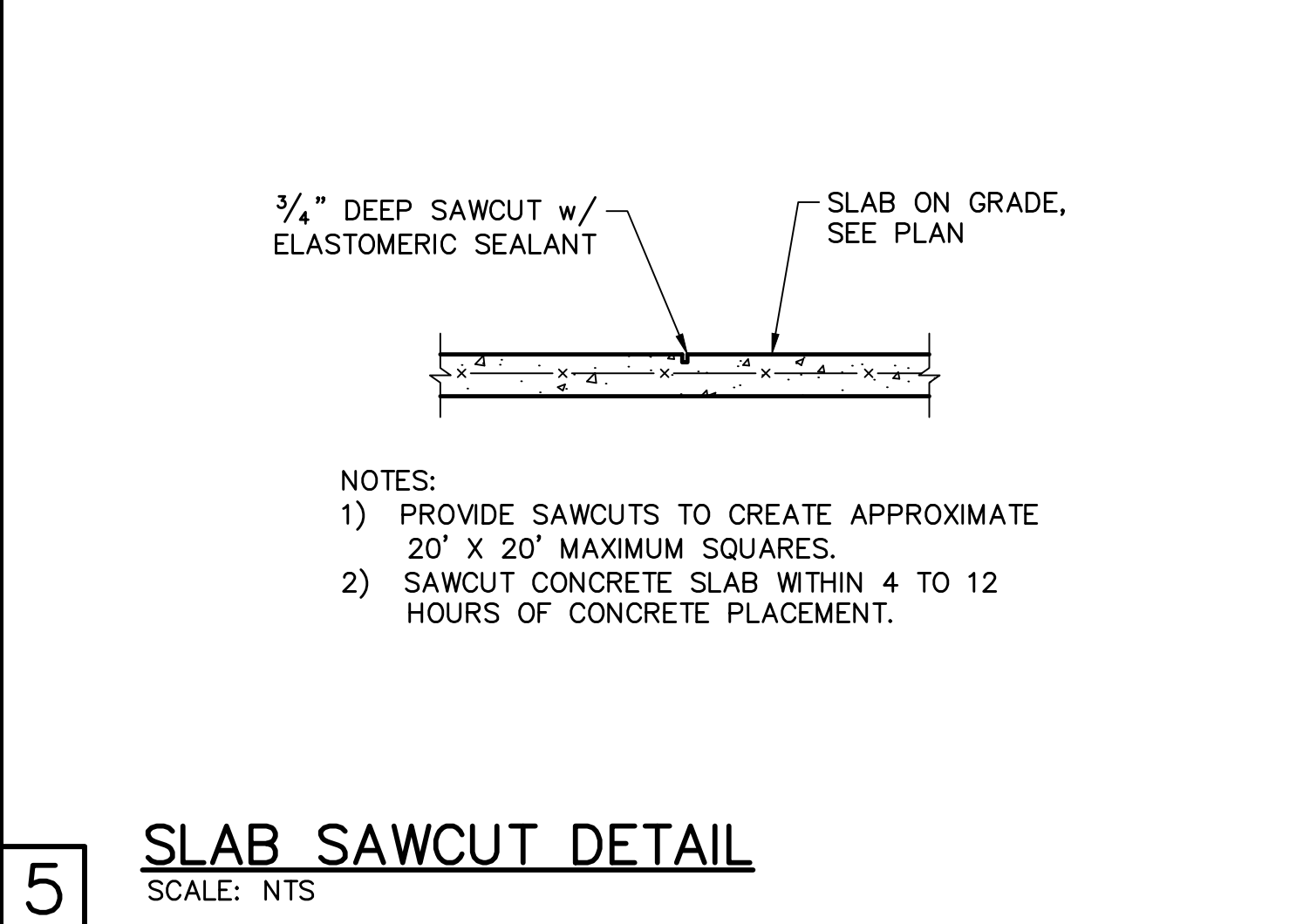
3 WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES
SCALE: 3/4" = 1'-0"



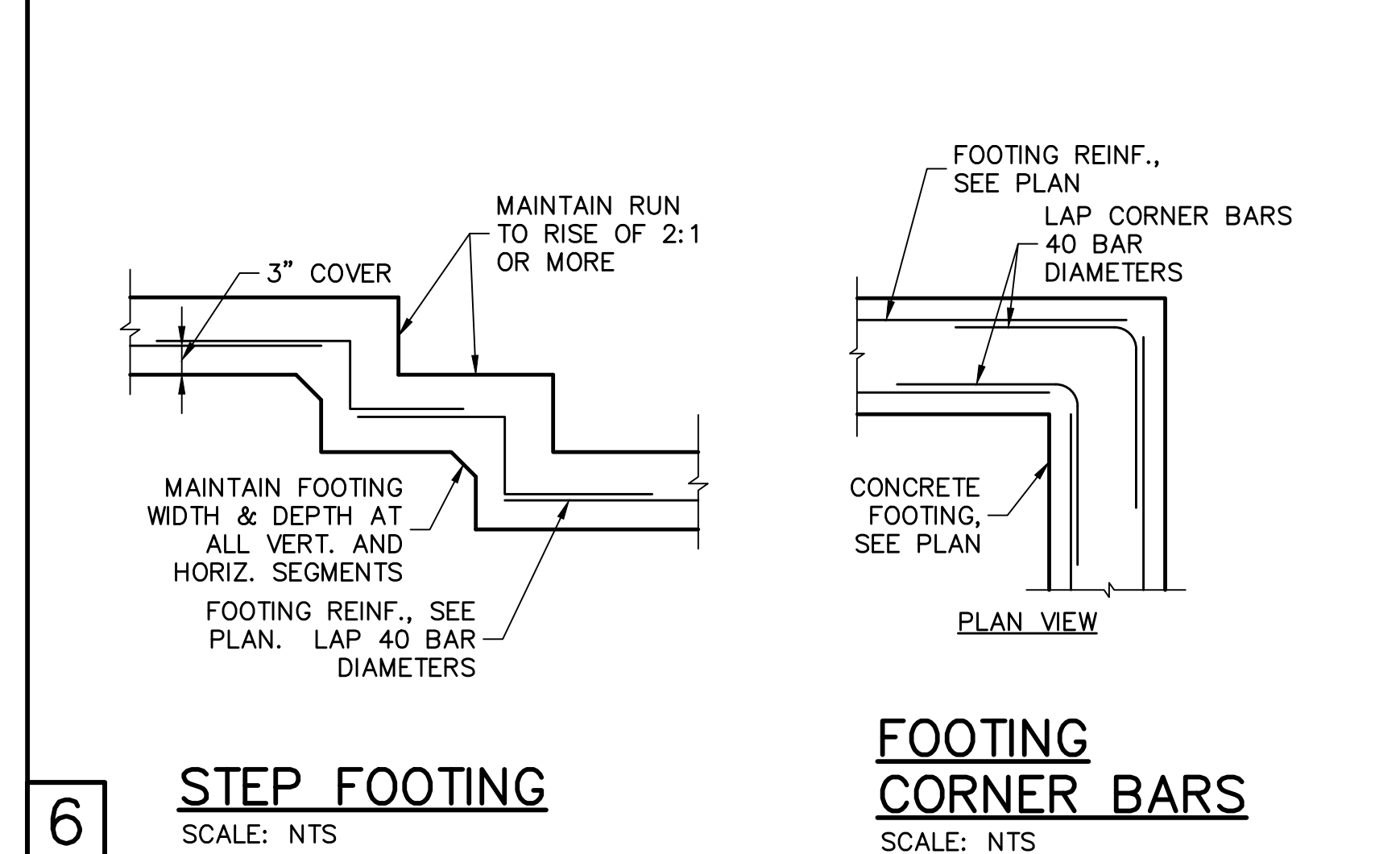
13 TRUSS STRAP TO BOND BEAM
SCALE: 3/4" = 1'-0"



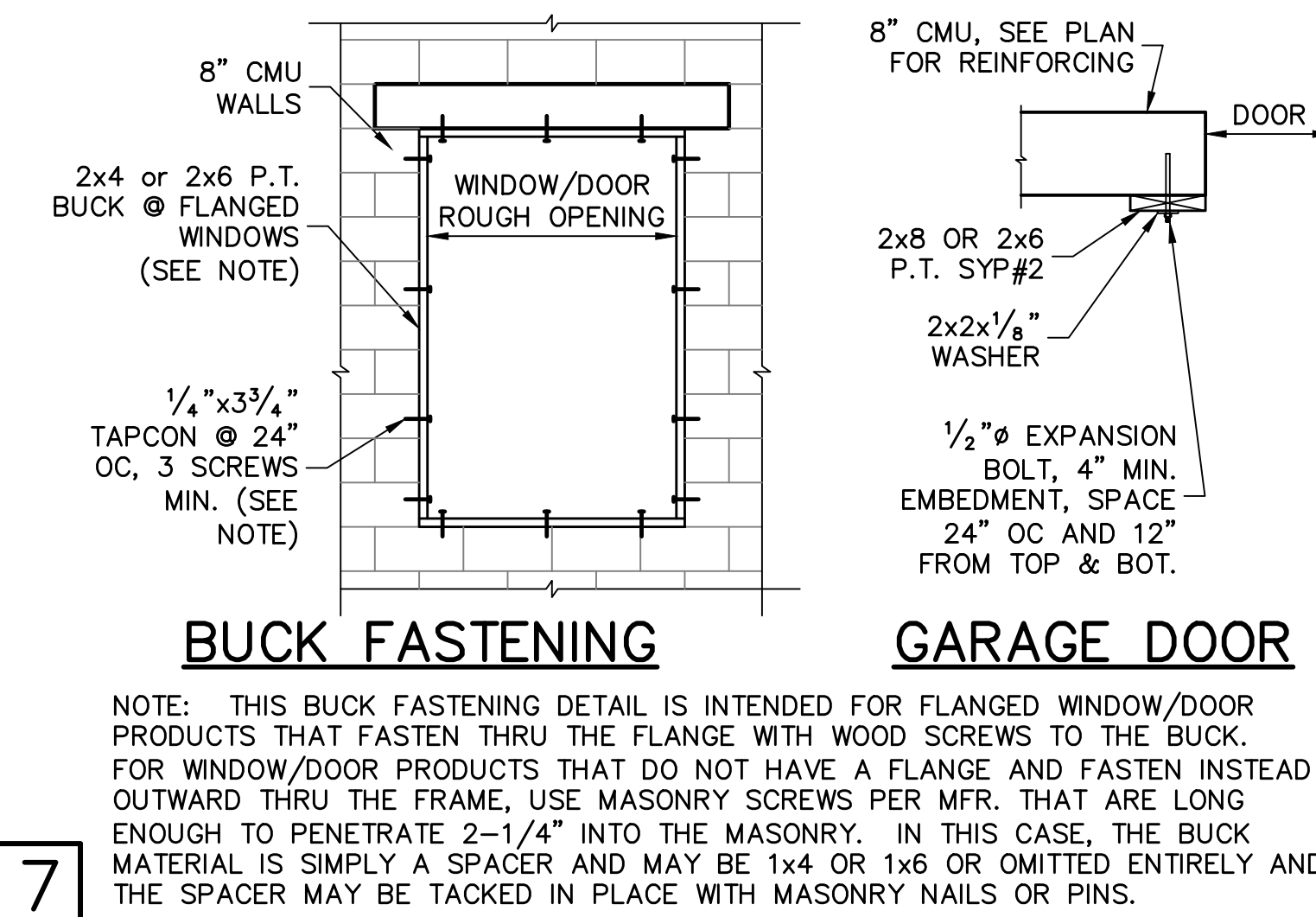
4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'-0"



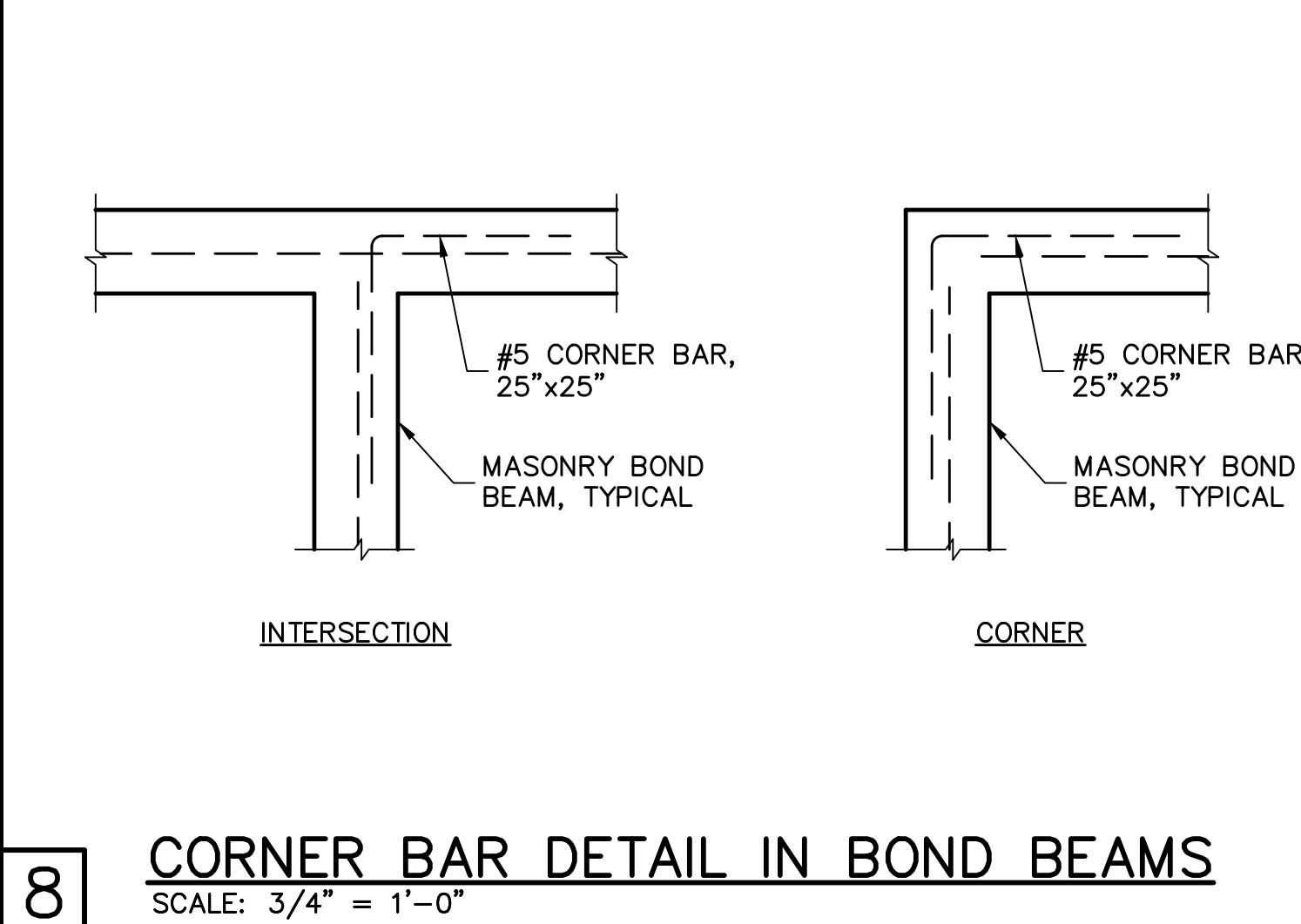
5 SLAB SAWCUT DETAIL
SCALE: NTS



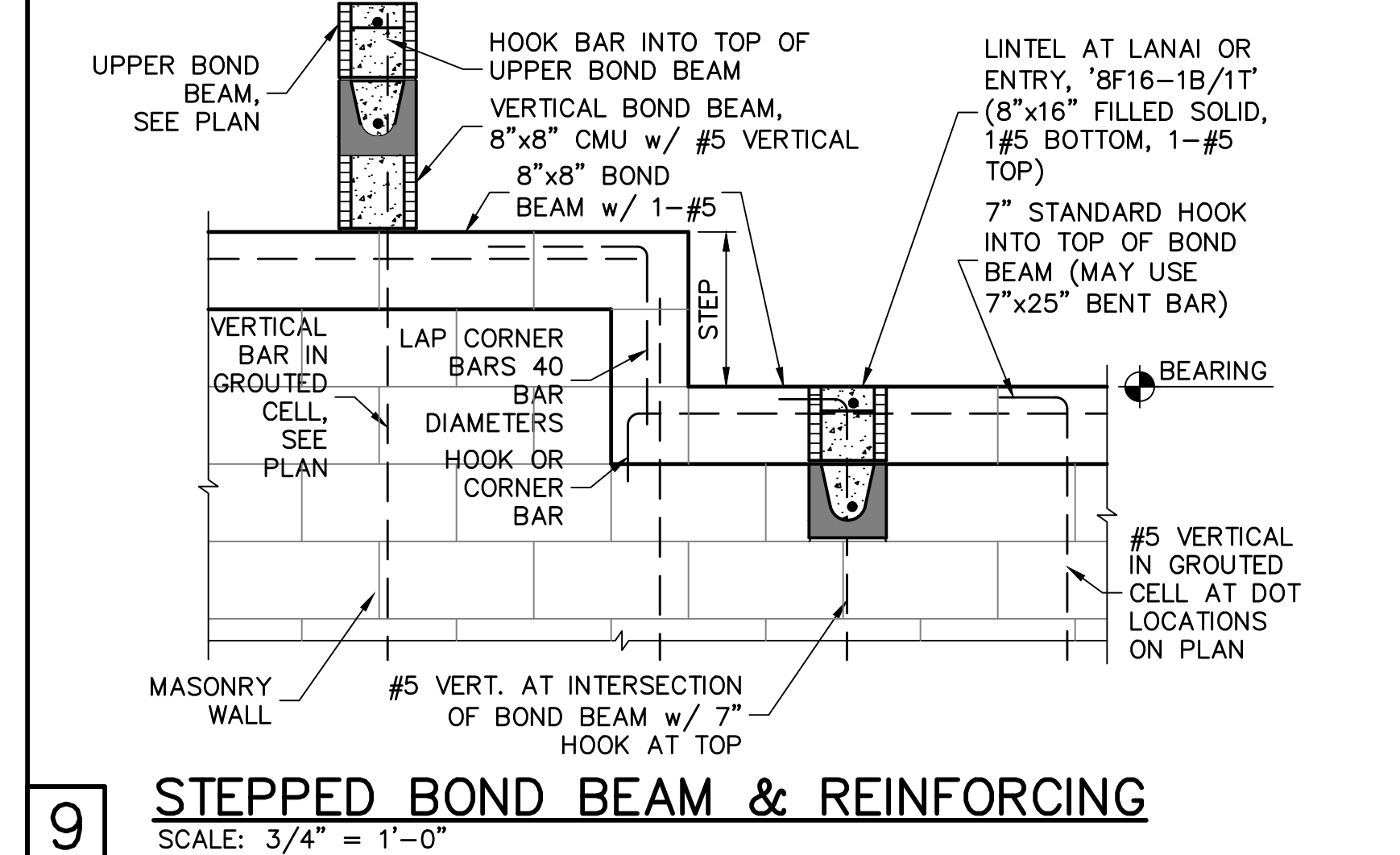
6 FOOTING CORNER BARS
SCALE: NTS



7 BUCK FASTENING
SCALE: 3/4" = 1'-0"



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

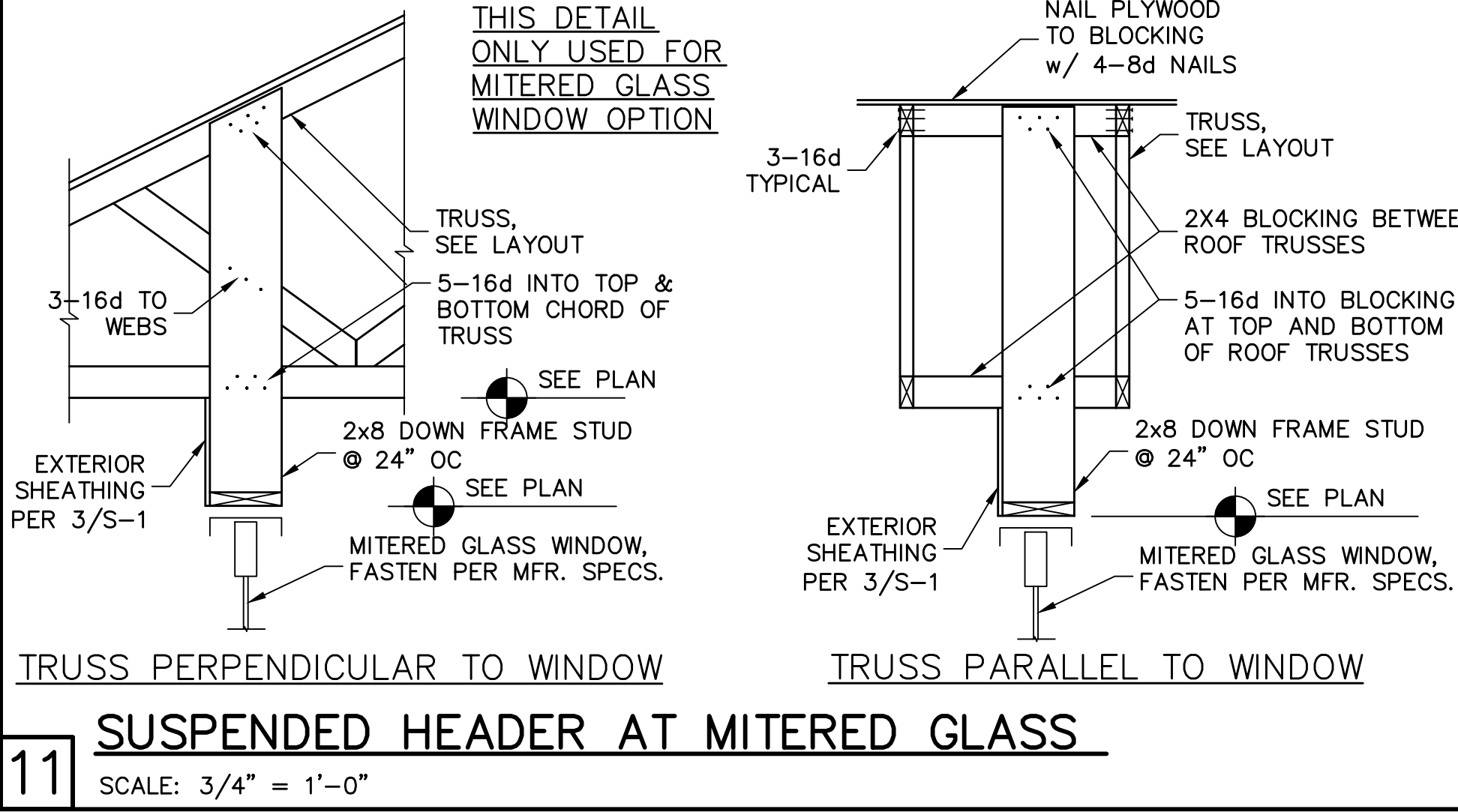


9 STEPPED BOND BEAM & REINFORCING
SCALE: 3/4" = 1'-0"

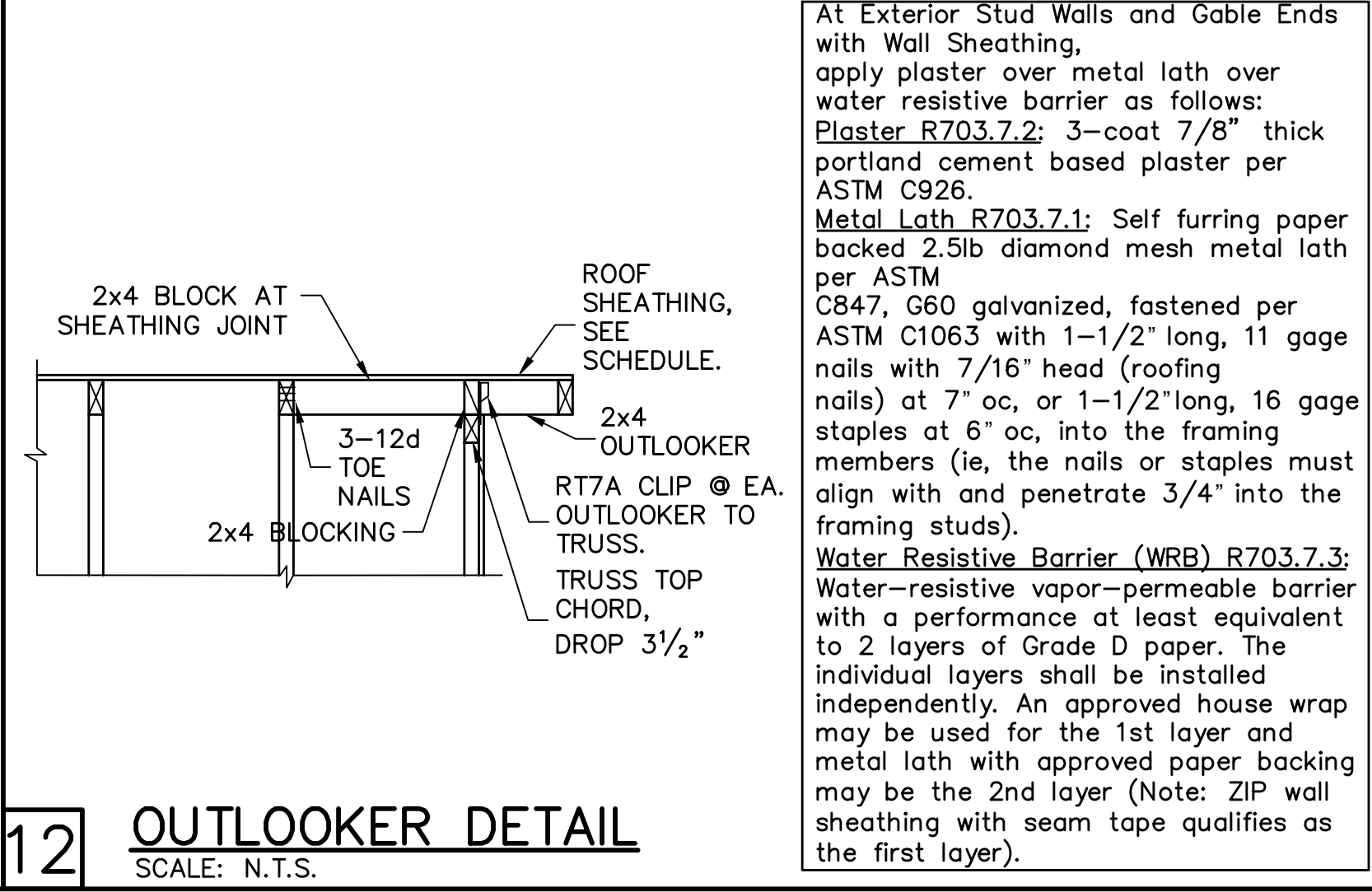
RETROFIT STRAPS TO CONCRETE/MASONRY		
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 1145	1-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4 CONCRETE SCREW
TO 1145	1-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4 CONCRETE SCREW
TO 2290	2-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4 CONCRETE SCREW
TO 4520	2-LUGT2	16-16d, 7-1/4"x2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



11 SUSPENDED HEADER AT MITERED GLASS
SCALE: 3/4" = 1'-0"



12 OUTLOOKER DETAIL
SCALE: N.T.S.

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

5. DELEGATED-ENGINEERED WOOD ROOF & FLOOR TRUSSES: 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.

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

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

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

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

REVISIONS

BY

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

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

BUILDER:
D.R. HOOTON
America's Builder
3585 AVENUE DEL VERA
LEE COUNTY, FLORIDA
LOT: 43 SUBDIVISION: MAGNOLIA LANDING

STRUCTURAL DETAILS
MODEL 2540 M
STD LANAI

DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
01/29/19
SCALE
VARIES
JOB NO.
DR10603
SHEET

S-3

SHEET 3 OF 4

FOR BUILDERS FIRST SOURCE TRUSSES, EXPOSURE C, ELEVATION M W/ STD LANAI, JOB # MASTER, DATED: 01/11/18, REVISED: 06/07/17

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 8th EDITION (2017) RESIDENTIAL

BUILDER:

D. R. HOHON • PH

America's Builder

STRUCTURAL DETAILS

MODEL 2540 M

STD LANAI

3585 AVENIDA DEL VERA
LEE COUNTY, FLORIDA
LOT: 43 SUBDIVISION: MAGNOLIA LANDING

DESIGN/DRAWN
DWB/GH

CHECKED
DWB

DATE
01/29/19

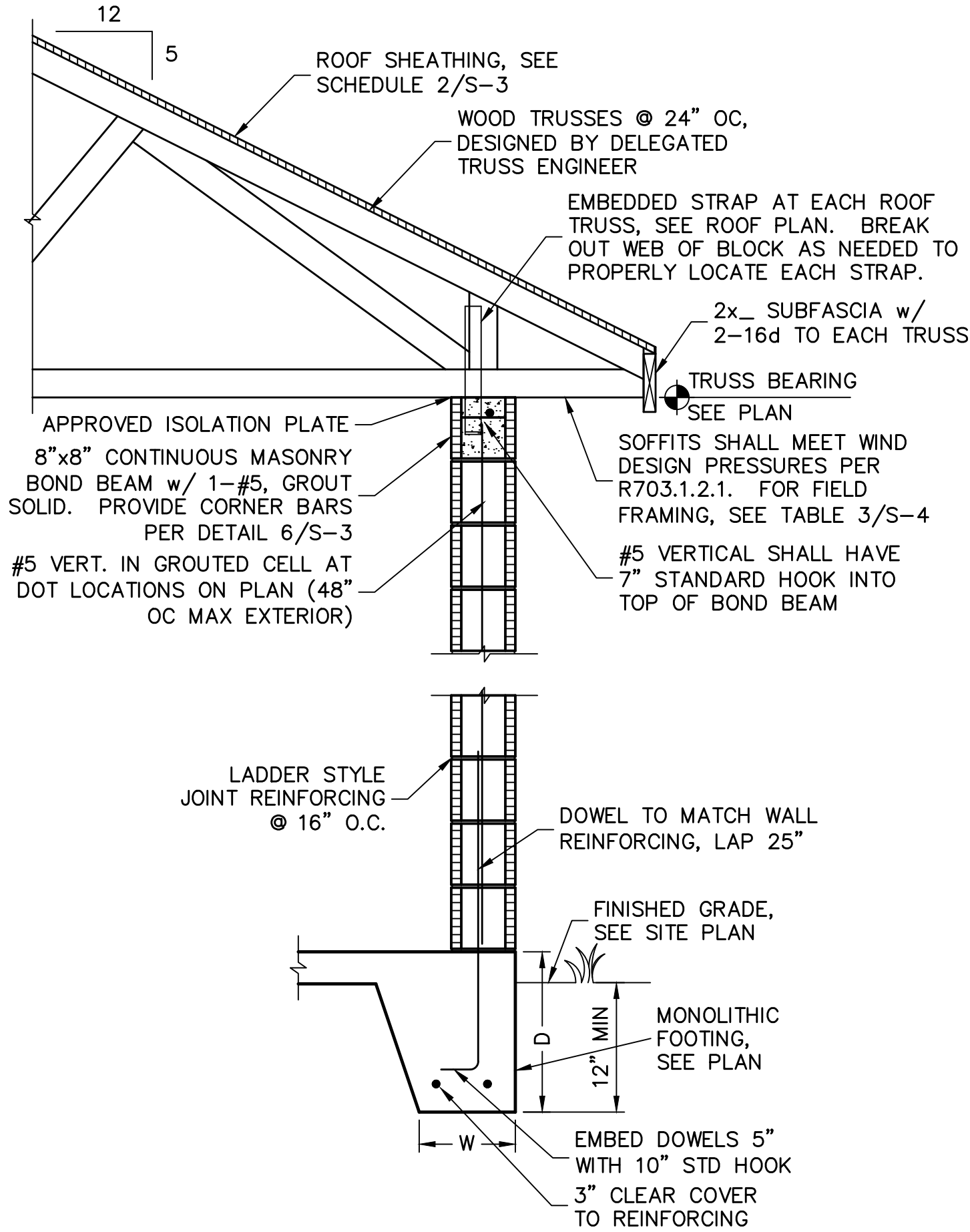
SCALE
VARIES

JOB NO.
DR10603

SHEET

S-4

SHEET 4 OF 4



1 FULL HEIGHT WALL SECTION

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

FOR BUILDERS FIRST SOURCE TRUSSES, EXPOSURE C, ELEVATION M w/ STD LANAI, JOB # MASTER, DATED: 01/11/18, REVISED: 06/07/17