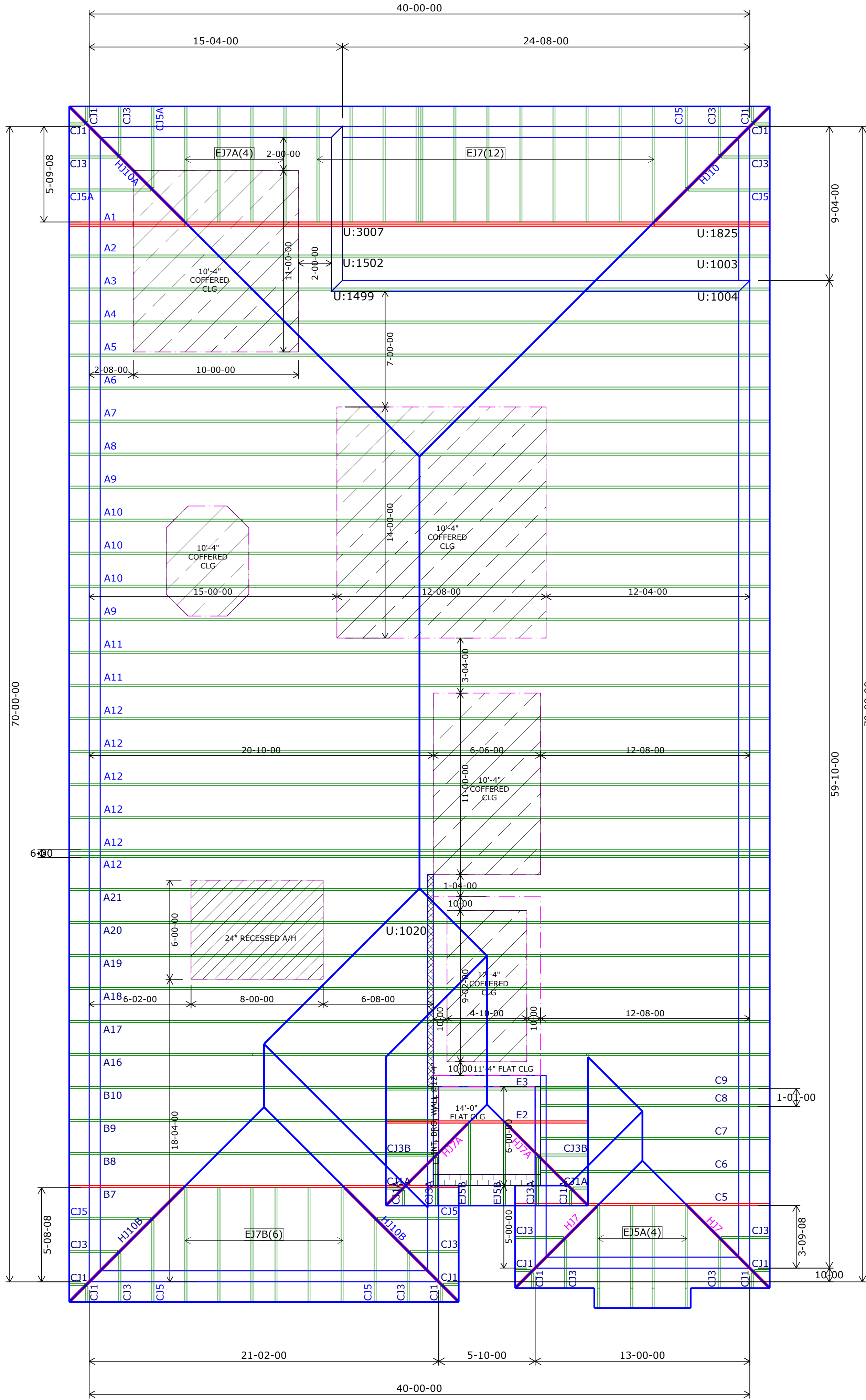


JOB No.	MASTER
DATE DRAWN	2/28/2018
DATE PRINTED	2/28/2018



Bearing Elevation

9'-4" BEARING HEIGHT

14'-0" BEARING HEIGHT

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

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.

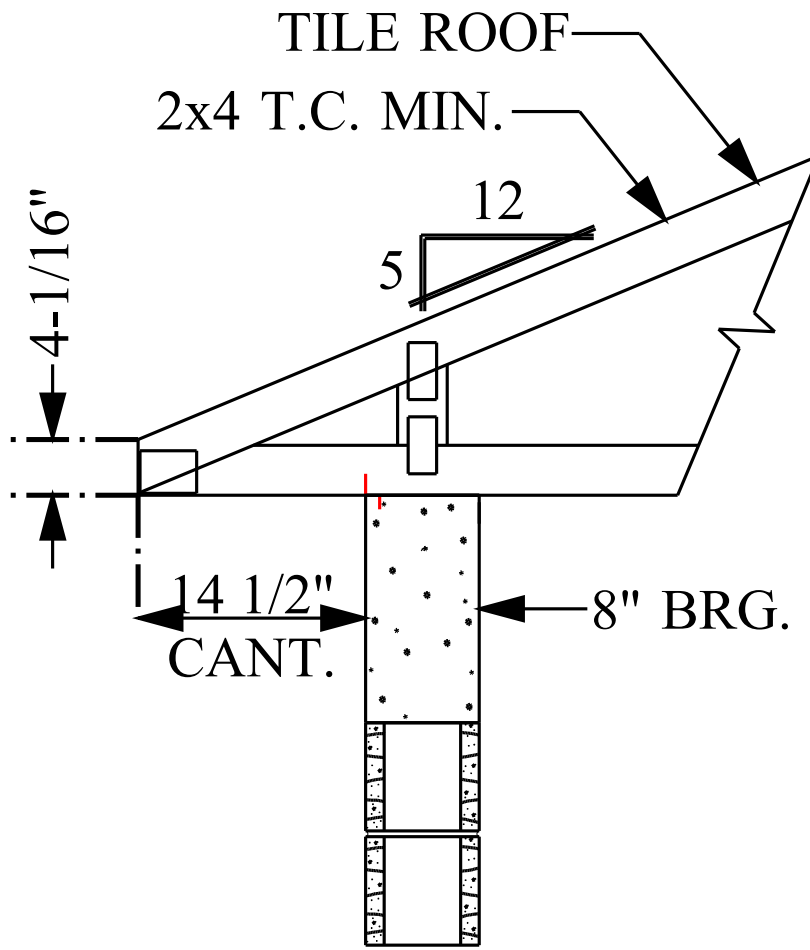
3) SCAB DETAILS (IF REQUIRED)

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 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.



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

ROOF PITCH	5/12
CEILING PITCH	FLAT
TOP CHORD SIZE	2 x 4 MIN.
BOTTOM CHORD SIZE	2 x 4 MIN.
OVERHANG LENGTH	N/A
CANTILEVER	14 1/2"
END CUT	PLUMB
FLOOR TRUSS SPACING	N/A
ROOF TRUSS SPACING	24"

BUILDER	DR Horton
PROJECT	1983 M 160 EXP C LH
MODEL	1983
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS			
No.	DATE	NOTES	BY
1	09/13/17	Updated Block	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.

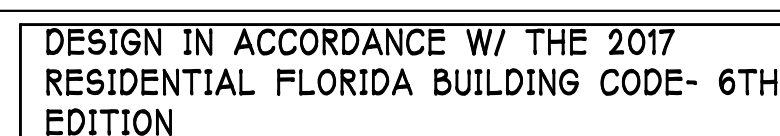
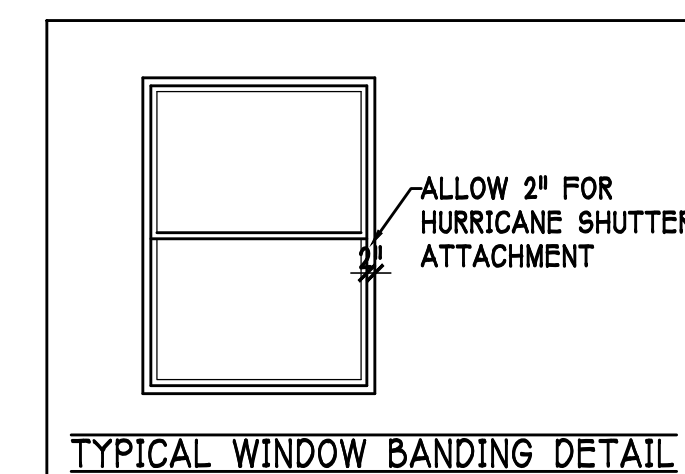
By _____ Date _____

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



USP ROOF AND FLOOR TRUSS HANGER SCHEDULE						
ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT
A*	0	0	JUS24	725	895	490
A	0	0	THD26	2940	3200 / 3600	1250 / 1555
B	0	0	THD28	3820	3895 / 4680	1235 / 2140
C	0	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

- 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.



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Fax (239) 540-7759

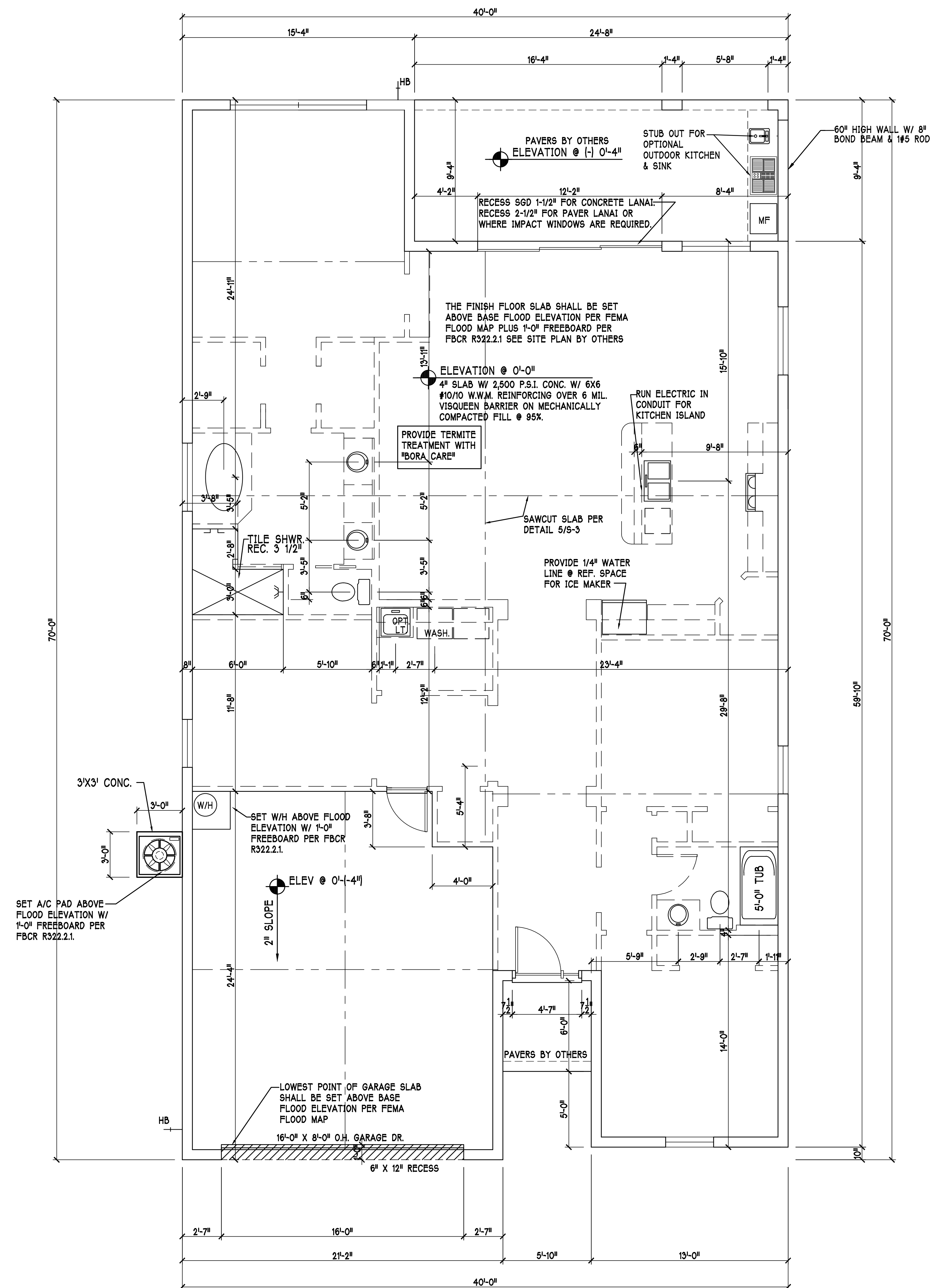
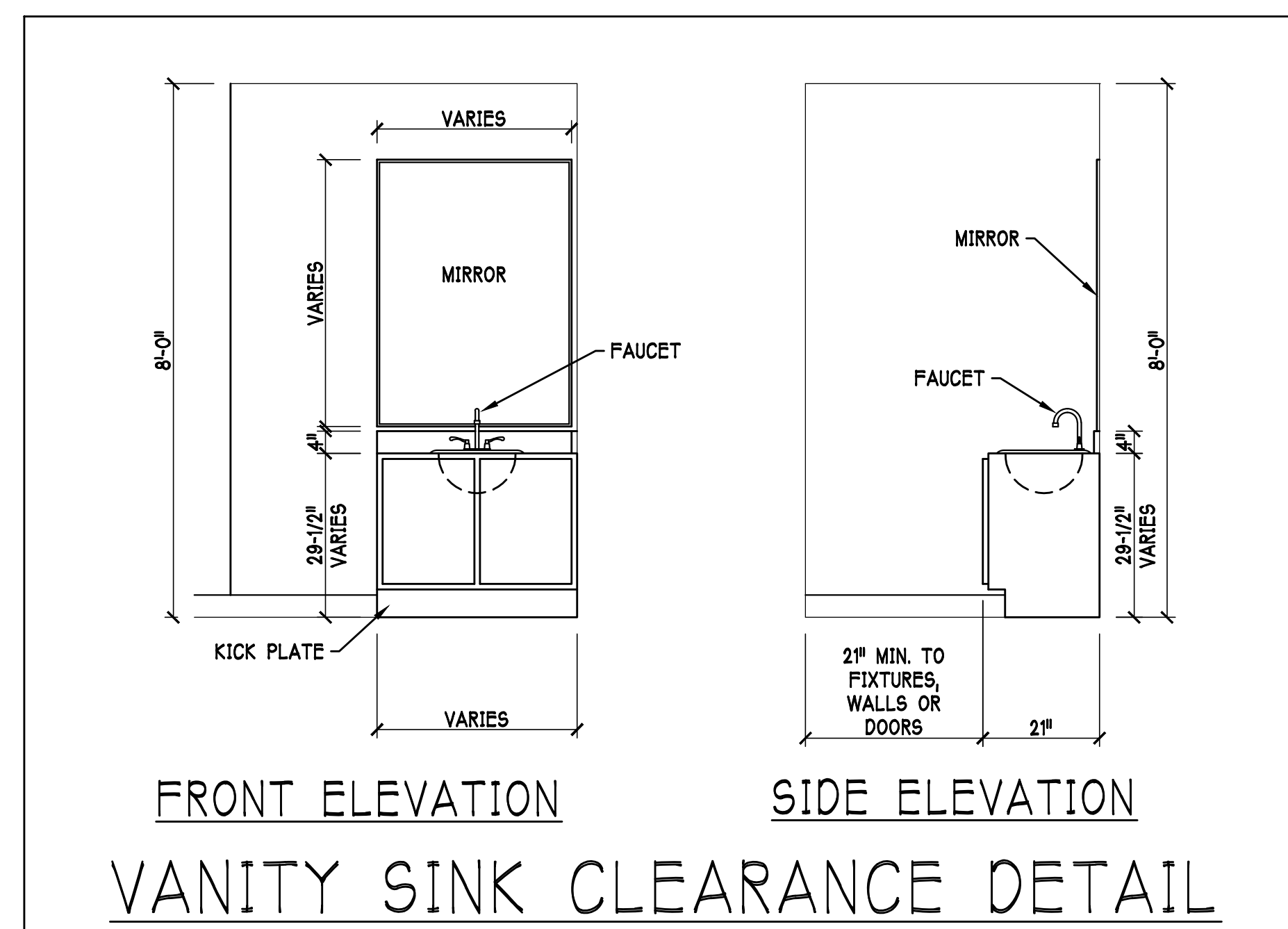
MODEL:
UNIT 1983 - EDISON
RESIDENCE FOR:
SPEC

LOT: 318 BLOCK :
SUBDIV: TOSCANA ISLES
ADDRESS: 372 TOSCAVILLA BLVD
PRR# : 578360212

DATE:	06-26-19
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	

PLAN:	ELEVATIONS
SCALE:	1/4" = 1'-0"
SHEET#	

A-1M



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MODEL.
UNIT 1983 - EDISON
RESIDENCE FOR:
SPEC

LOT: 316 BLOCK: SUBDIV: TOSCANA ISLES
ADDRESS: 372 TOSCAVILLA BLVD
G.C.D.# : 11019 D.R.H.# : 578360212

06-26-19

DRAWN BY: ISL

CHECKED BY:
JWC

REVISED:

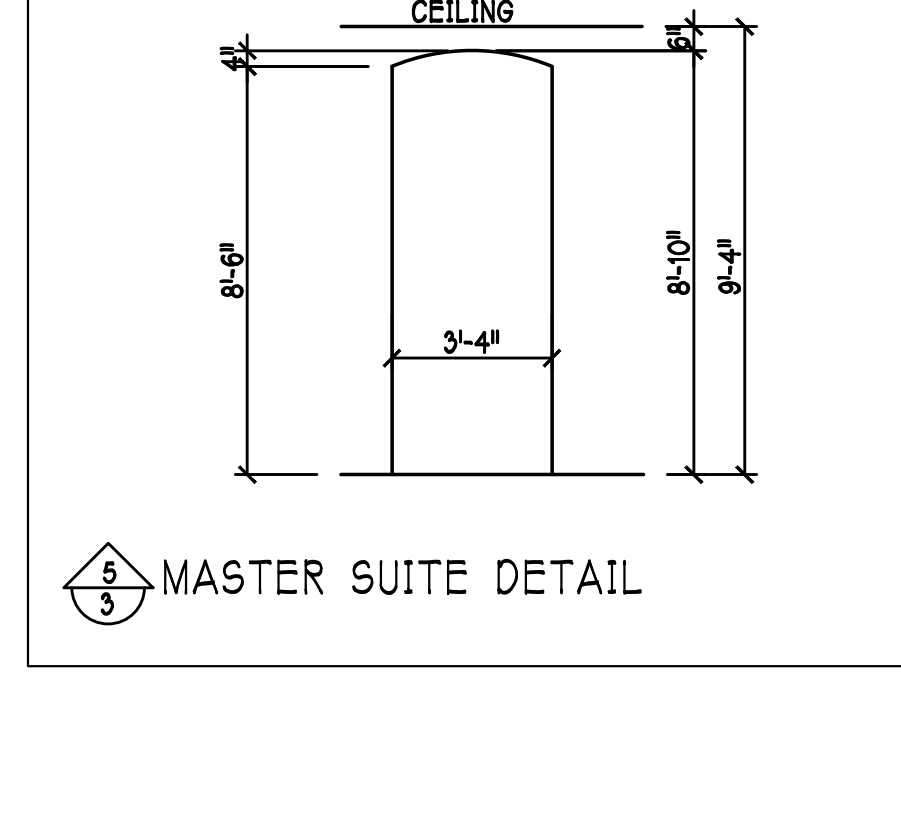
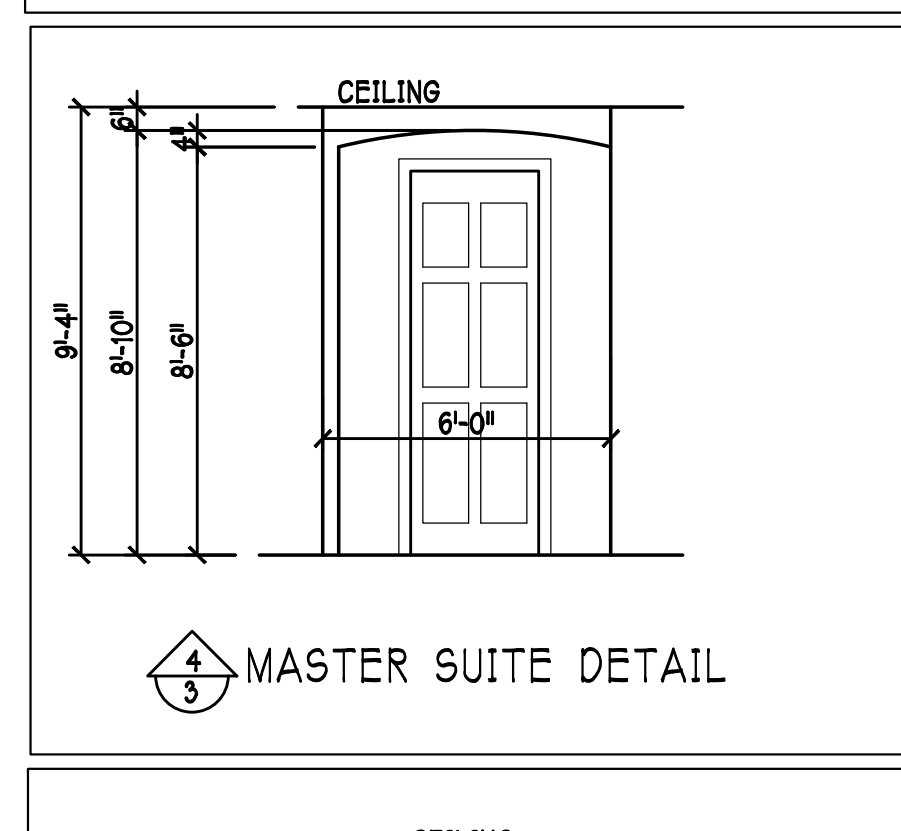
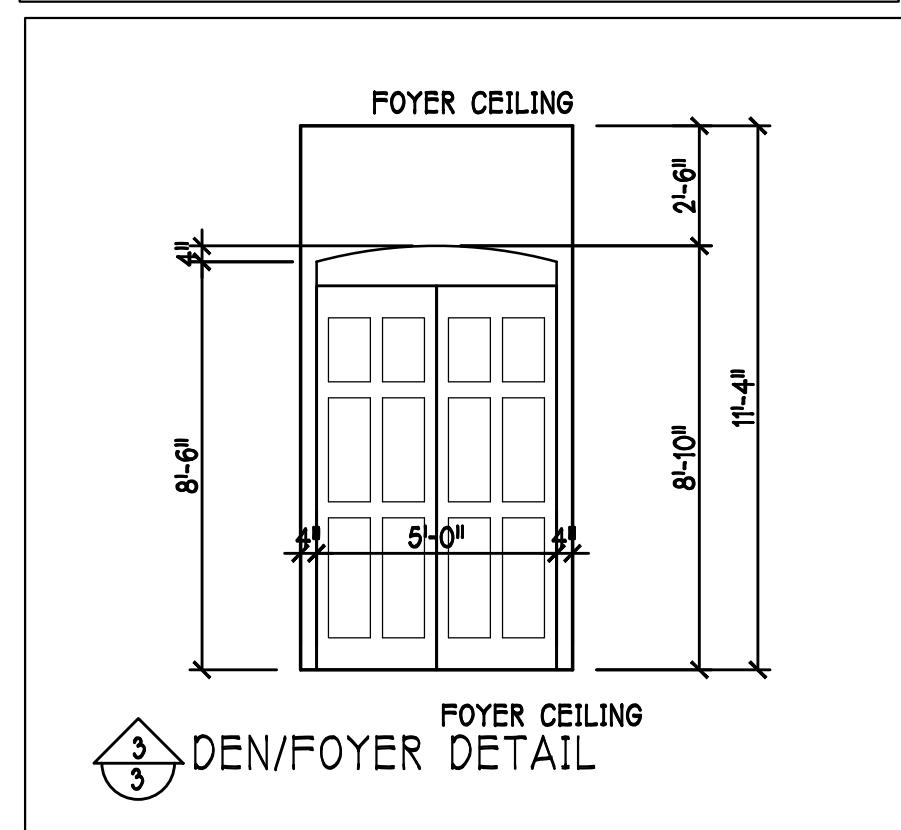
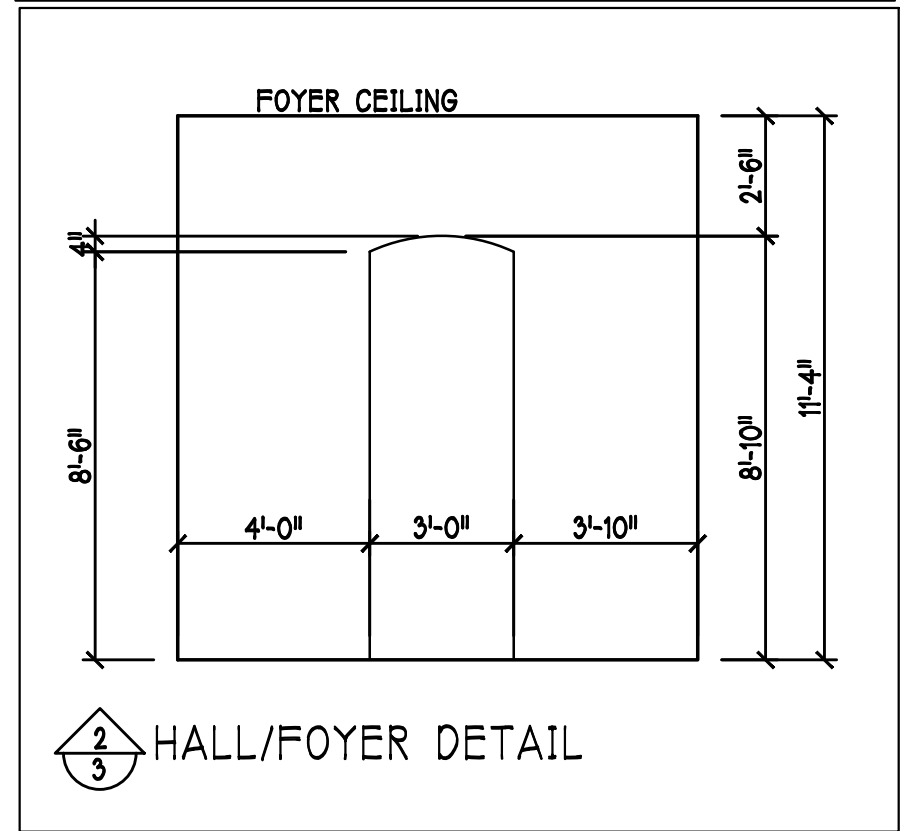
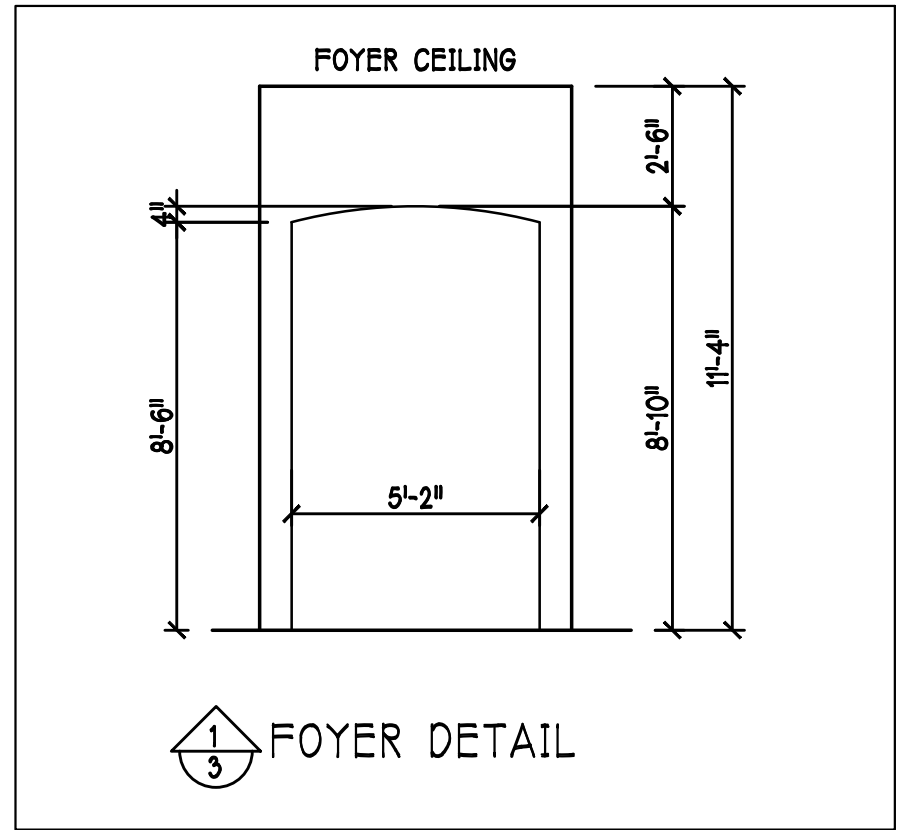
AN:
SLAB & PLUMBING

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

FEET#

A-2M

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



D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	96	
2	3080 ENTRY DR.	DISTINCTION	36	96	
3	SIDE LITE		12	96	
SEE NOTE 1					3

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35 SH		54	63	
B	25 SH		38	63	
C	3-4080 SL. GL. DR.	SL. GL. DOOR	108	96	
D	2-35 SH		108	63	
E	34 SH		54	51	TEMPERED
F	56" X 16" FIXED GL.	ABV. ENTRY DR.	55	16	ABV. ENTRY DR.
G	26 SH		38	75	
SEE NOTE 1					9

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

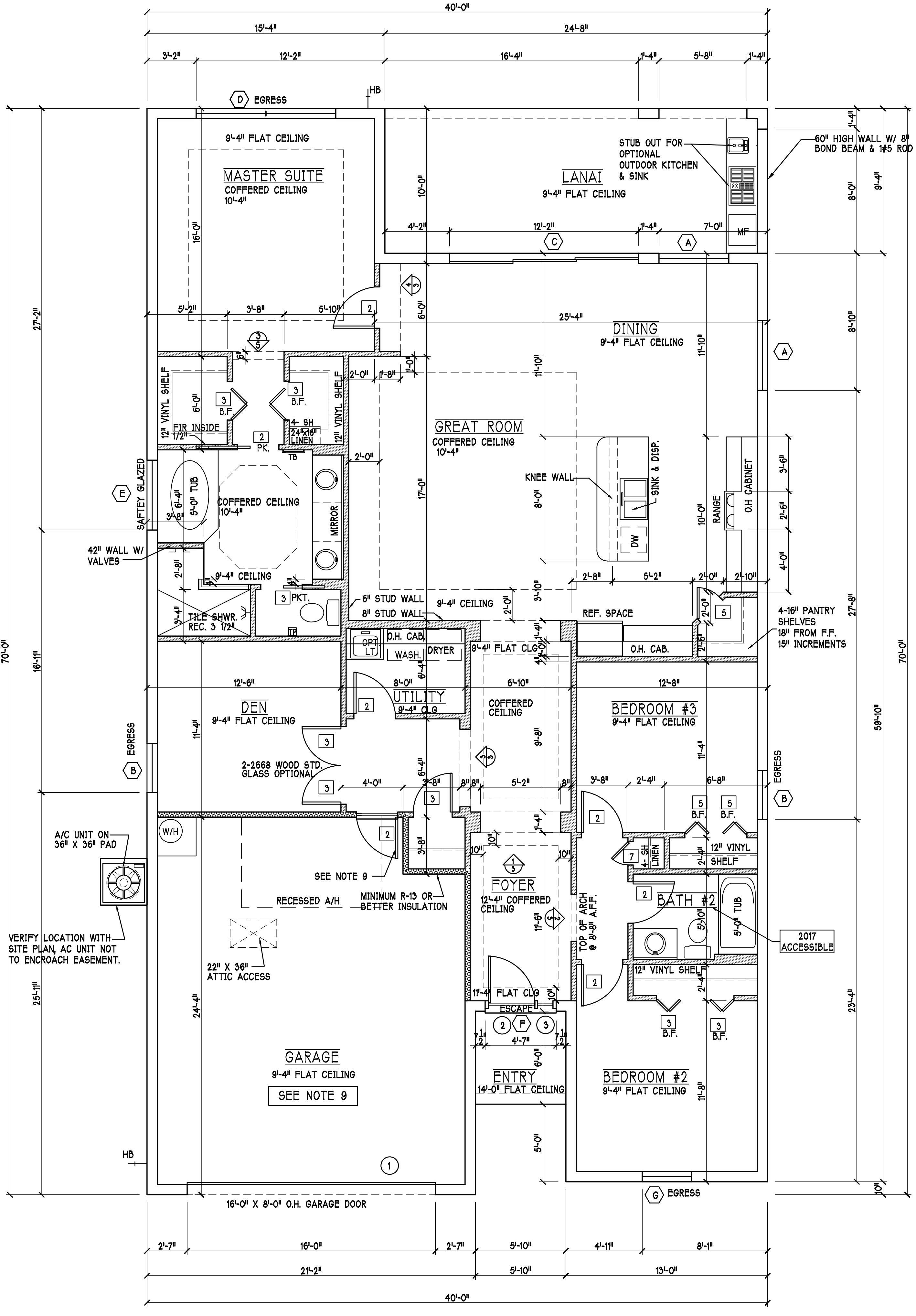
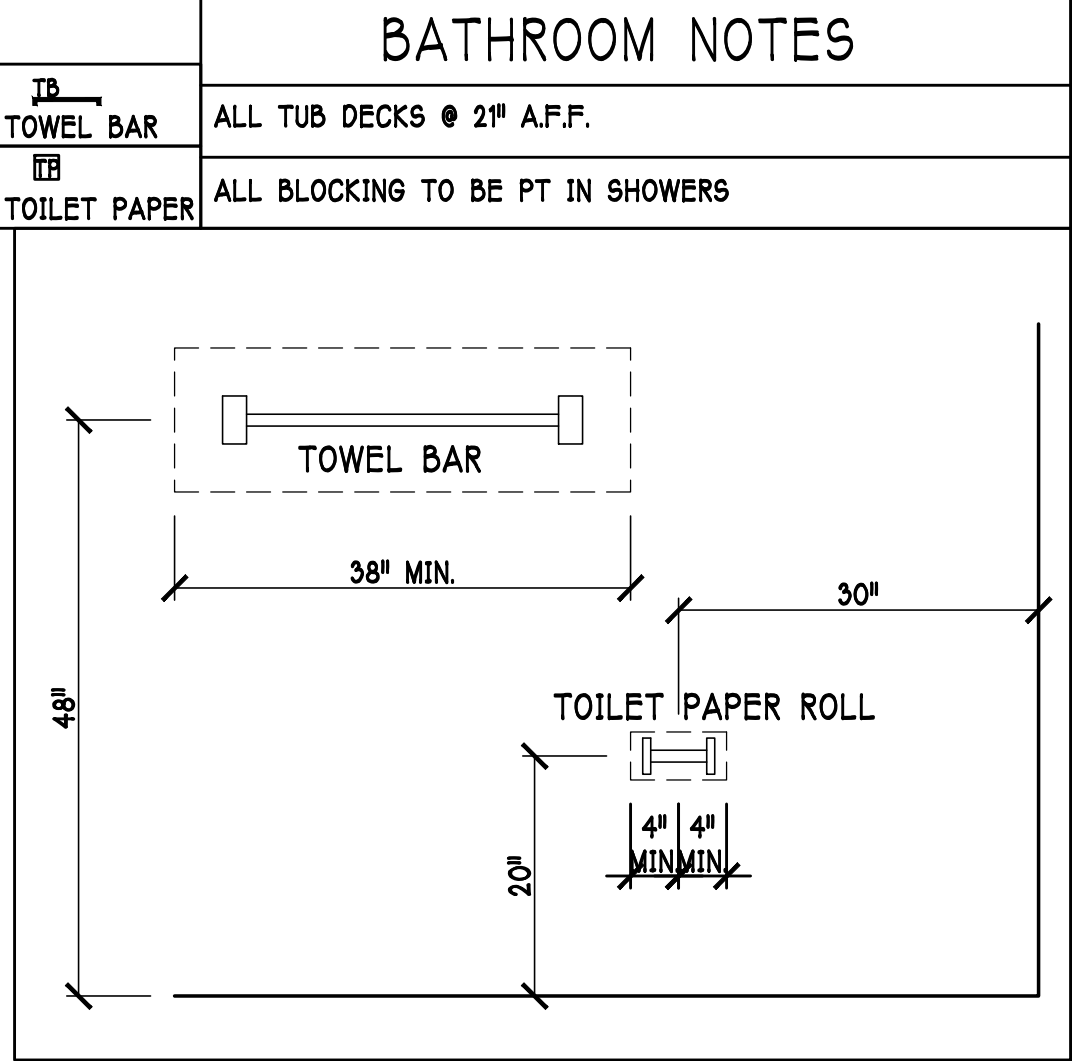
DOOR HEADERS		
8'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" POCKET	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" POCKET	HEADER HEIGHT	98 1/2" A.F.F.

- PLAN NOTES
- 1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - 2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
 - 3) PROVIDE SAFETY GLAZING AT BATH / SHOWER . PER FLORIDA BUILDING CODE R 308.4.5.
 - 4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
 - 5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
 - 6) 2X6 KITCHEN KNEE WALL 34" TO TOP
 - 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
 - 8) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
 - 9) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1 HEADER @ 83".
 - 10) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - 11) STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
 - 12) 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 @ 54", 84"X 96" MICROWAVE @ 102"	BASE TOP @35"
MASTER BATH	UPPER	BASE- TOP @35"
GUEST BATH	UPPER	BASE- TOP @35"
LAUNDRY RM.	UPPER TOP @84"	BASE

SQUARE FOOTAGE	
LIVING AREA	1,983
GARAGE AREA	507
LANAI AREA	230
ENTRY AREA	35
TOTAL AREA	2,755

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"	



1st FLOOR PLAN:

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

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

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Phone (239) 540-1822

Fax (239) 540-7759

MODEL: UNIT 1983 - EDISON

RESIDENCE FOR: SPEC

LOT: 318 BLOCK :

SUBDIV: TOSCANA ISLES

ADDRESS: 372 TOSCAVILLA BLVD

G.C.D.#: 11019 D.R.H.#: 578360212

DATE: 06-26-19

DRAWN BY: JSL

CHECKED BY: JWC

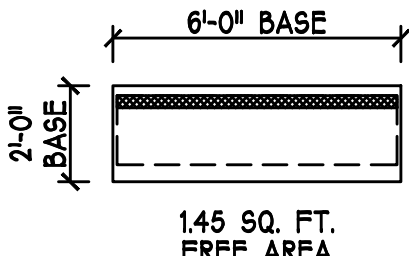
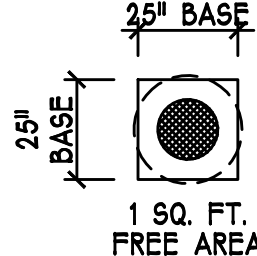
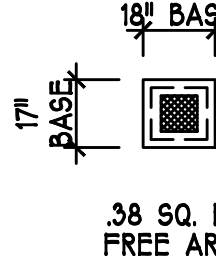
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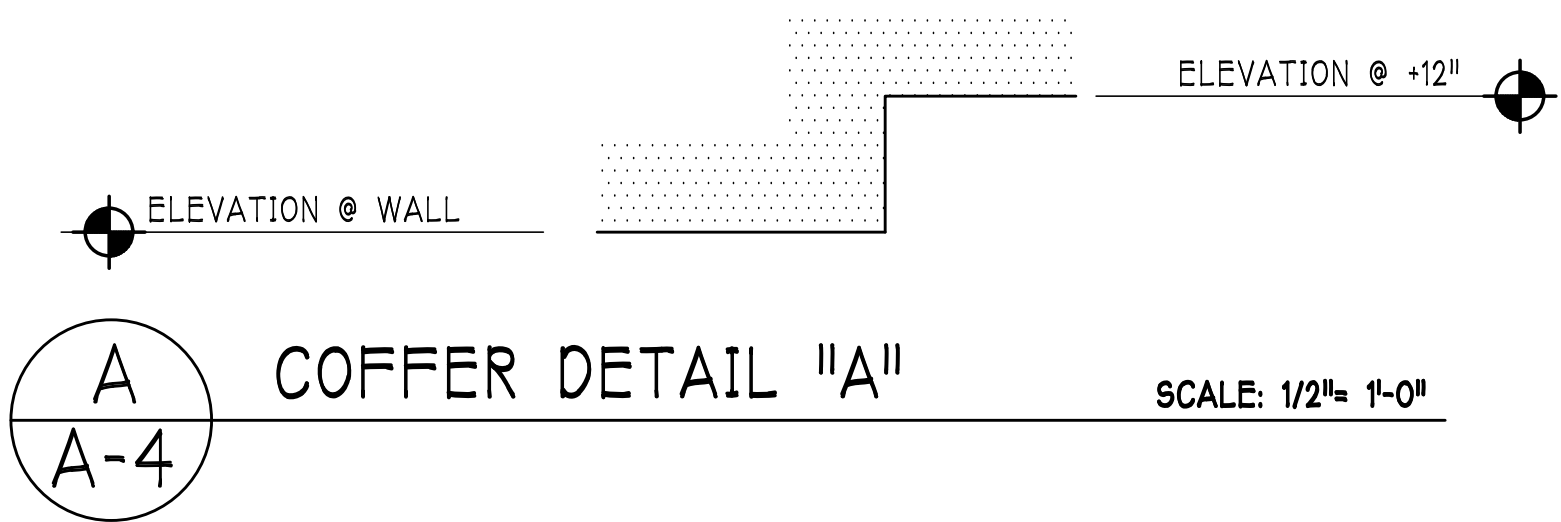
PLAN: FLOOR

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

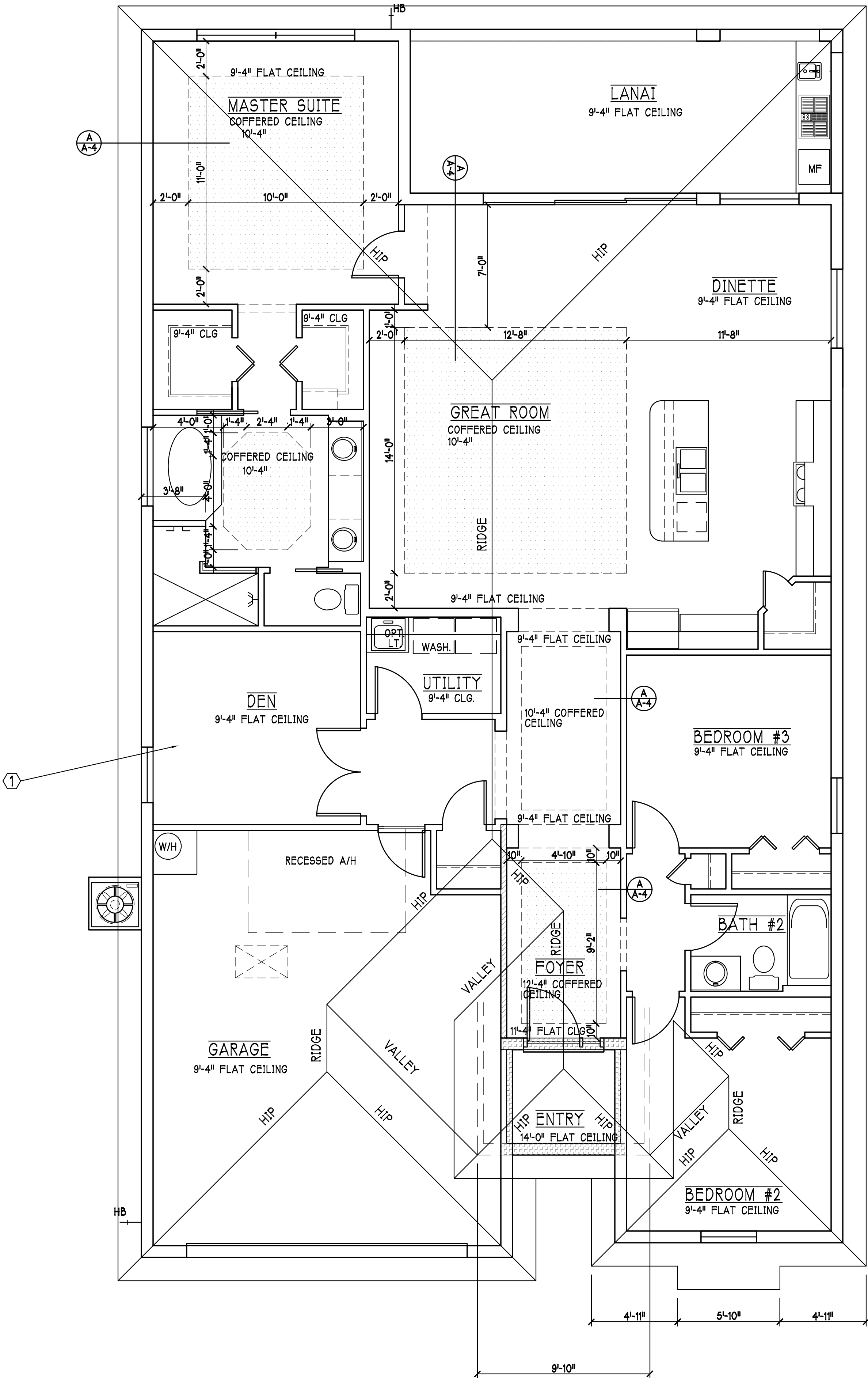
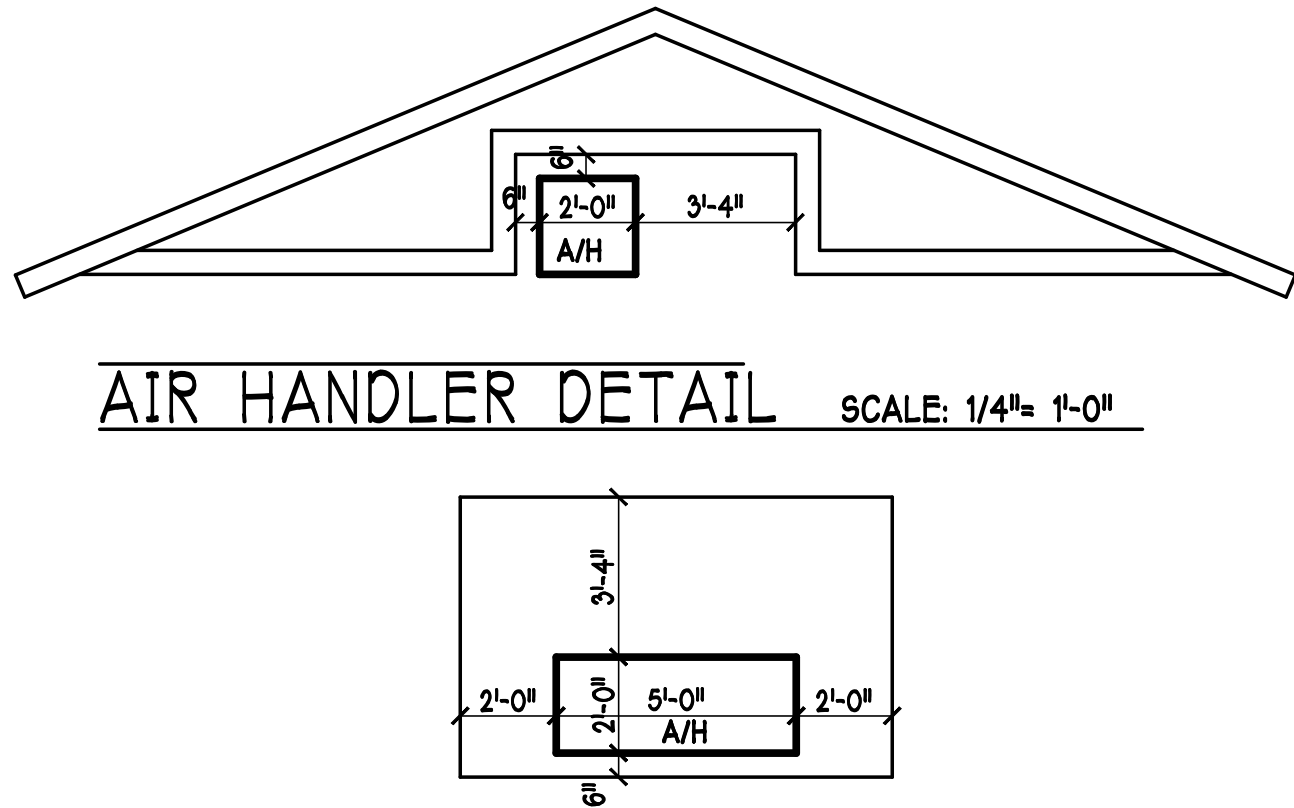
SHEET#

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 1/300 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	2755 SQ. FT.	18.4 SQ. FT.	5.8%	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.		
						
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 @ 9'-4" A.F.F.		= BEARING @ 12'-4" A.F.F.
	= BEARING @ 14'-0" A.F.F.		



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EDITION

Gulf Coast Drafting & Design

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Fax (239) 540-7759

MODEL:	UNIT 1983 - EDISON
RESIDENCE FOR:	SPEC

LOT: 318	BLOCK :
SUBDIV: TOSCANA ISLES	
ADDRESS: 372 TOSCAVILLA BLVD	
G.C.D.# : 11019	D.R.H.# : 578360212

DATE:	06-26-19
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	ROOF & CEILING
SCALE:	1/4"=1'-0"
SHEET#	A-4M

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
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 9B-3.04.72
	SD (SMOKE DETECTOR)
	SCD (CARBON MONOXIDE/SMOKE DETECTOR)
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	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 210.12 & 406.11

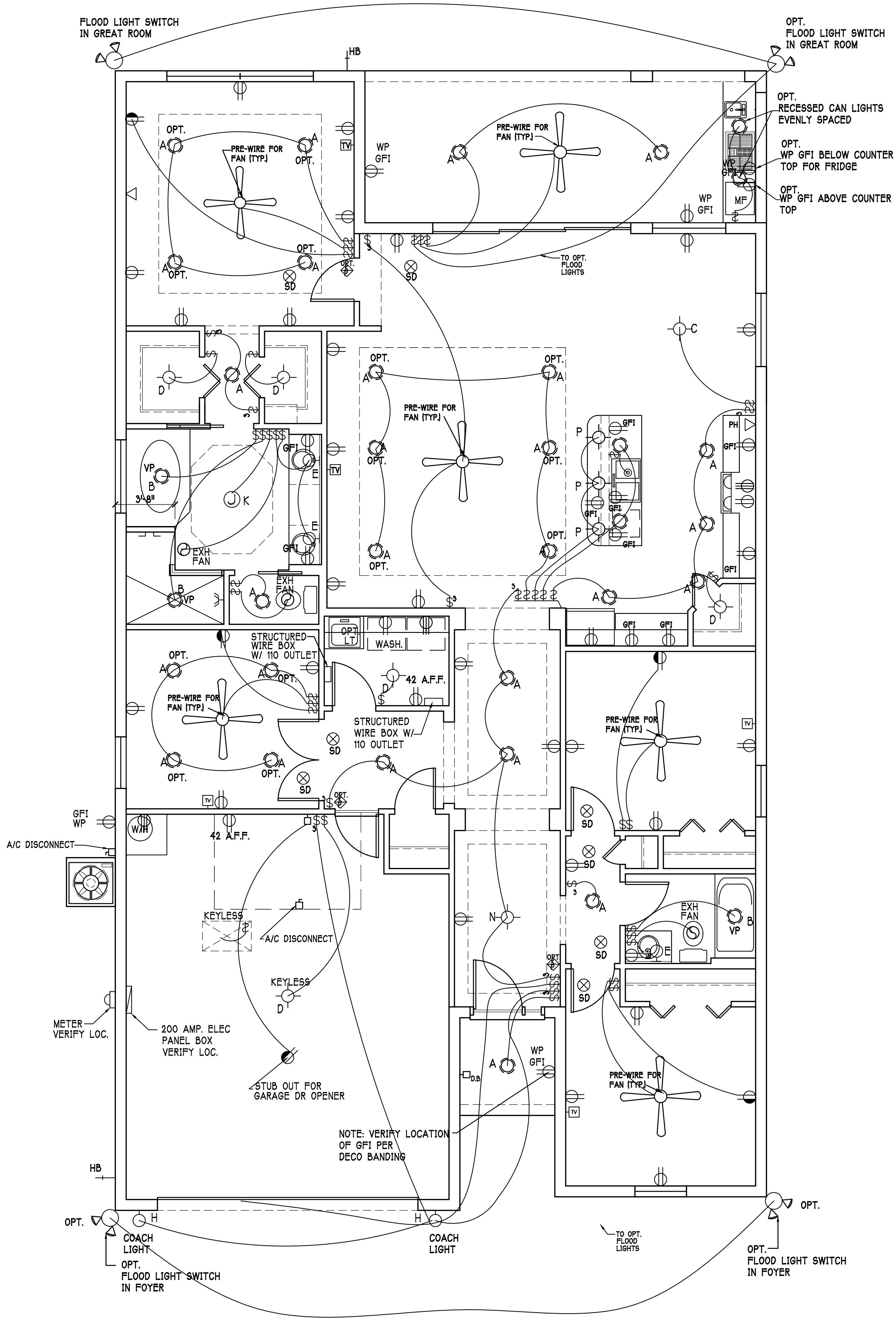
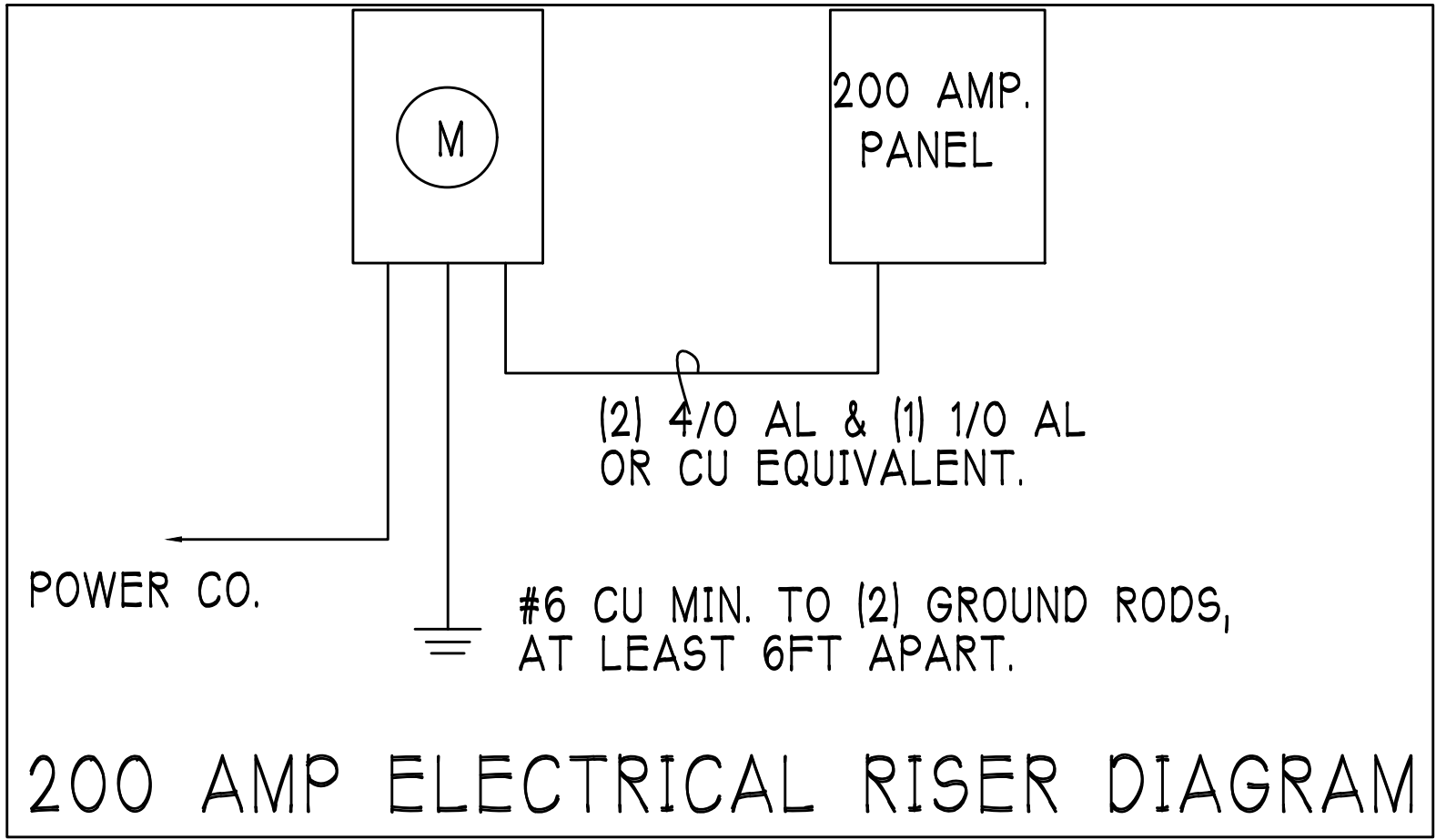
All electrical equipment to be set at or above base flood elevation.

All outlets in wet areas and all exterior outlets to be GFIs

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	(27)	Recessed Cans	
B	(3)	Vapors	
C	(1)	Pendant/Nook	
D	(5)	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	(X)	4' Fluorescent	
M	(X)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



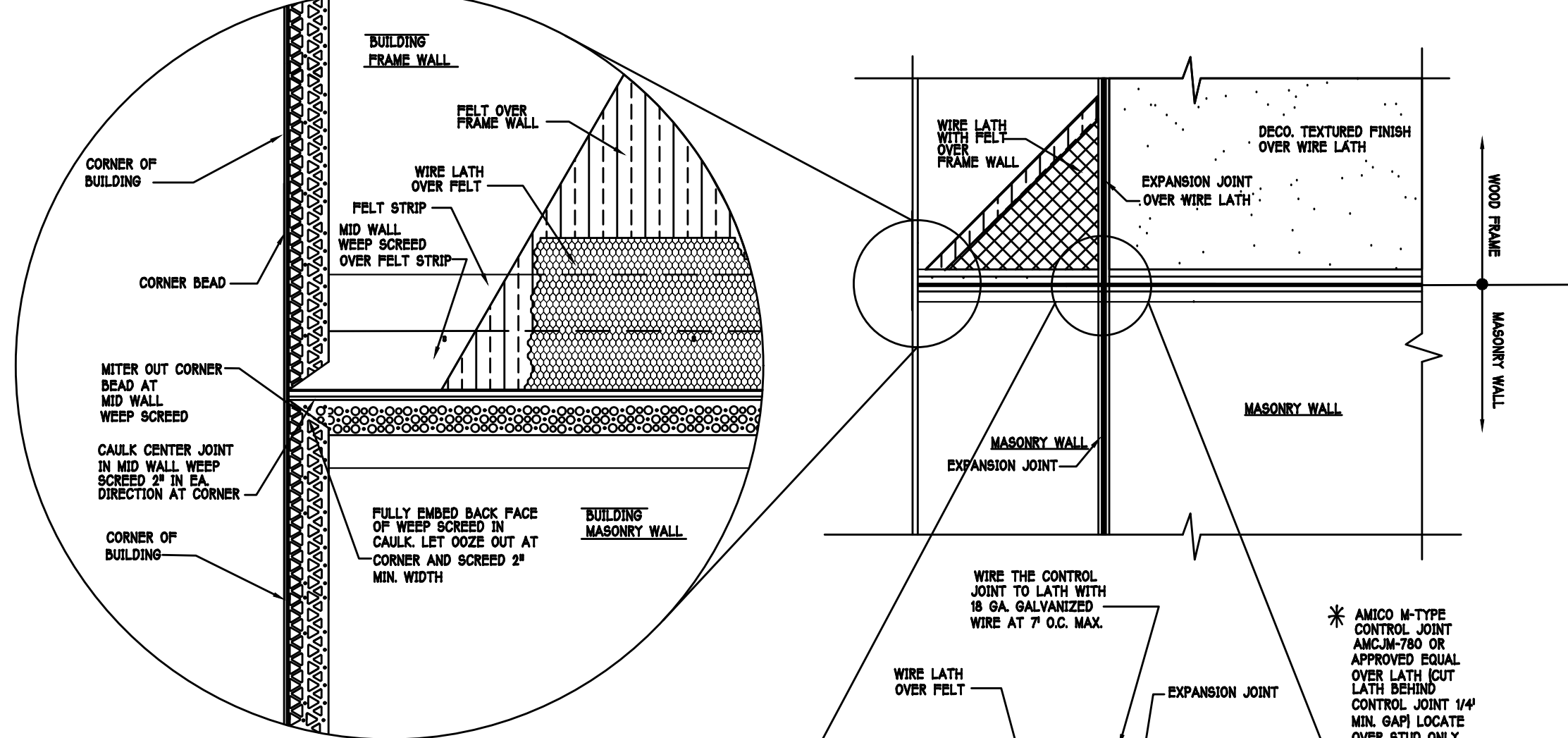
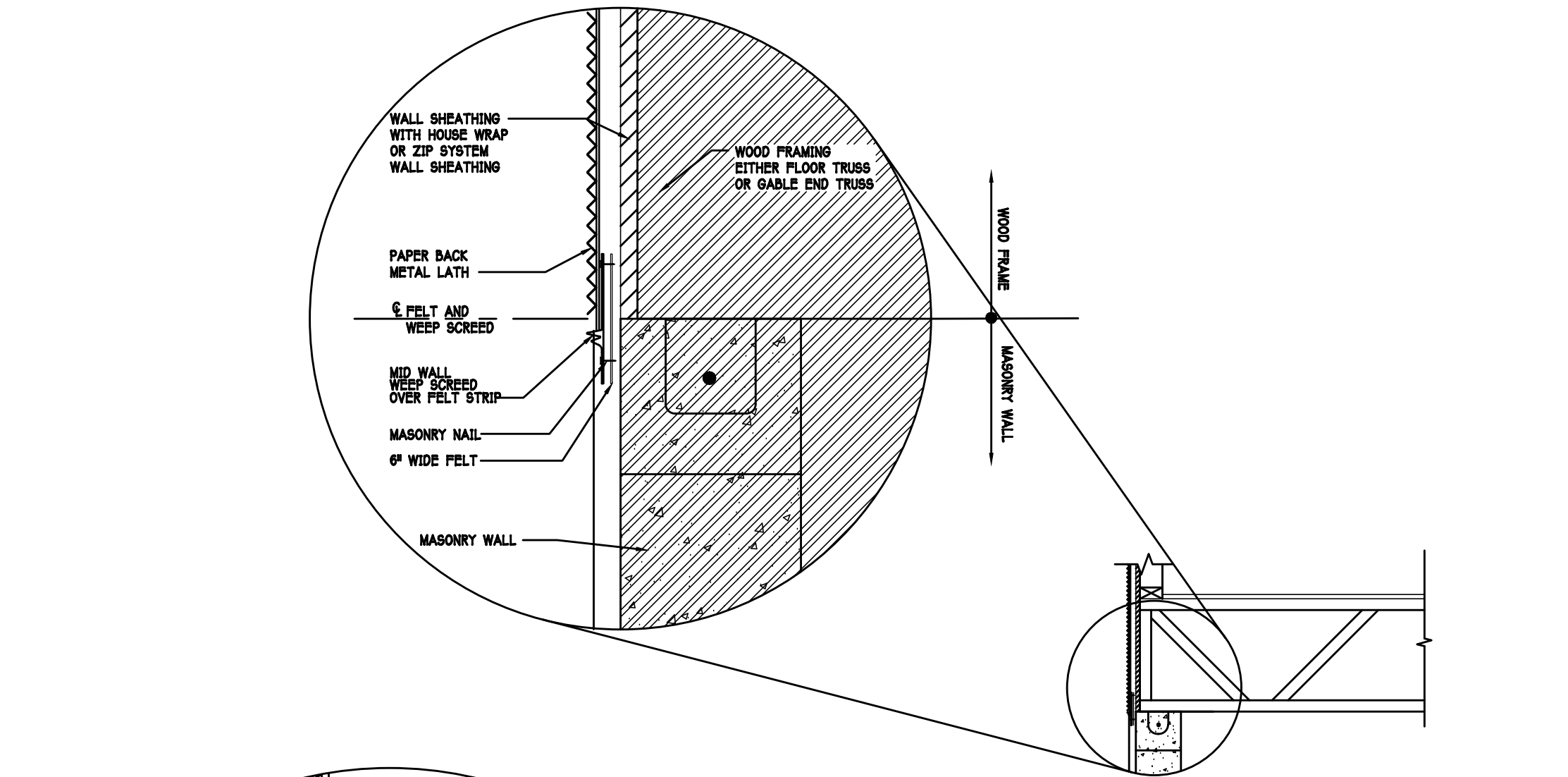
ELECTRICAL PLAN:

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

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

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Fax (239) 540-7759

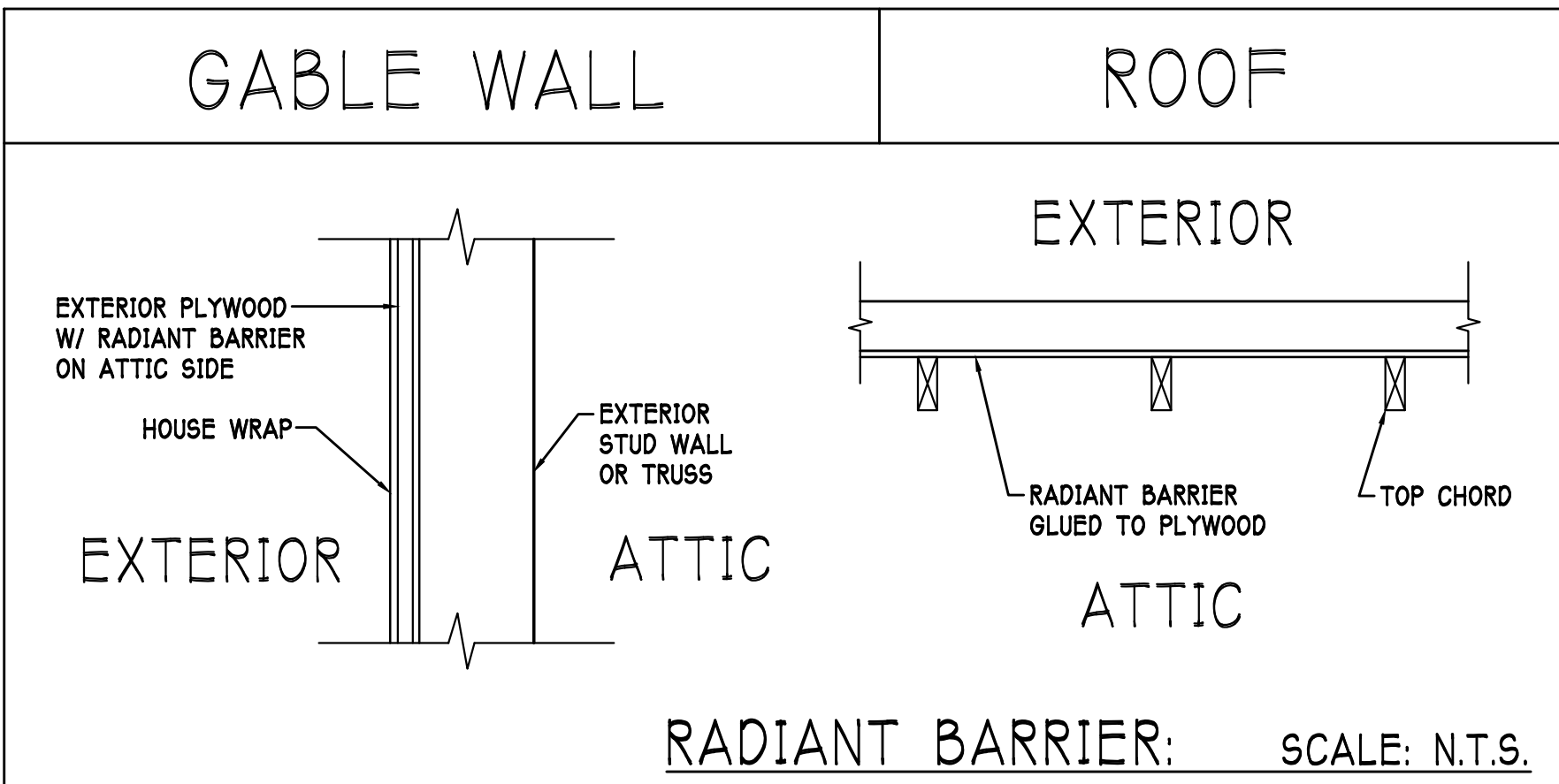
MODEL:	UNIT 1983 - EDISON	RESIDENCE FOR:	SPEC
LOT: 318	BLOCK :		
SUBDIV: TOSCANA ISLES	ADDRESS: 372 TOSCAVILLA BLVD	DR.H.#: 578360212	
	G.C.D.#: 11019		
DATE:	06-26-19		
DRAWN BY:	JSL		
CHECKED BY:	JWC		
REVISED:			
PLAN:	ELECTRICAL		
SCALE:	1/4"=1'-0"		
SHEET#	A-5M		



MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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



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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

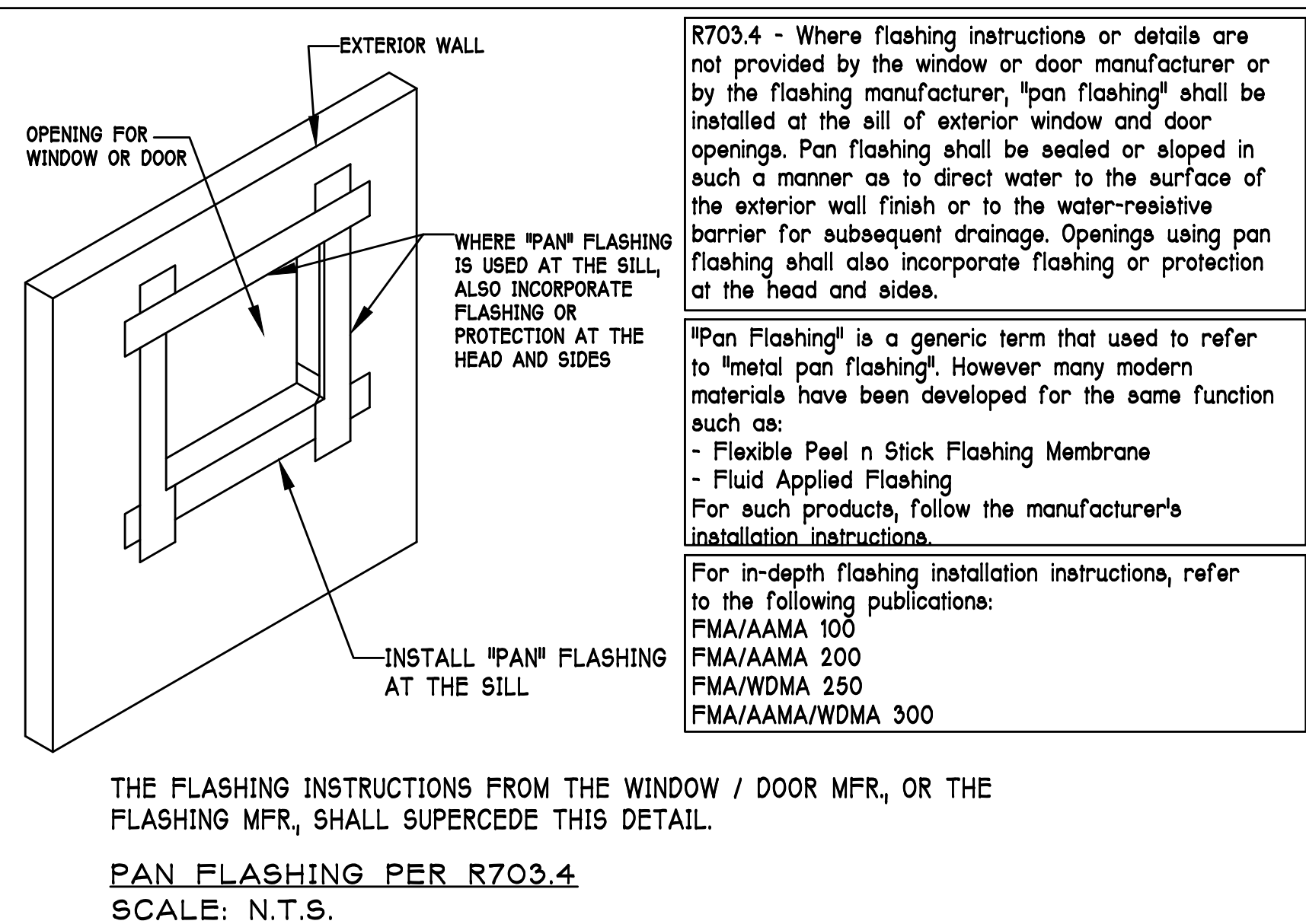
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
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.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH ONE 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 .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 R805.2.8 (1 TO 6).

D RIP EDGE
D RIP 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" D RIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE D RIP EDGE FLANGE.



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 manufacture 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 3 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.

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 R805.3 F.B.C.

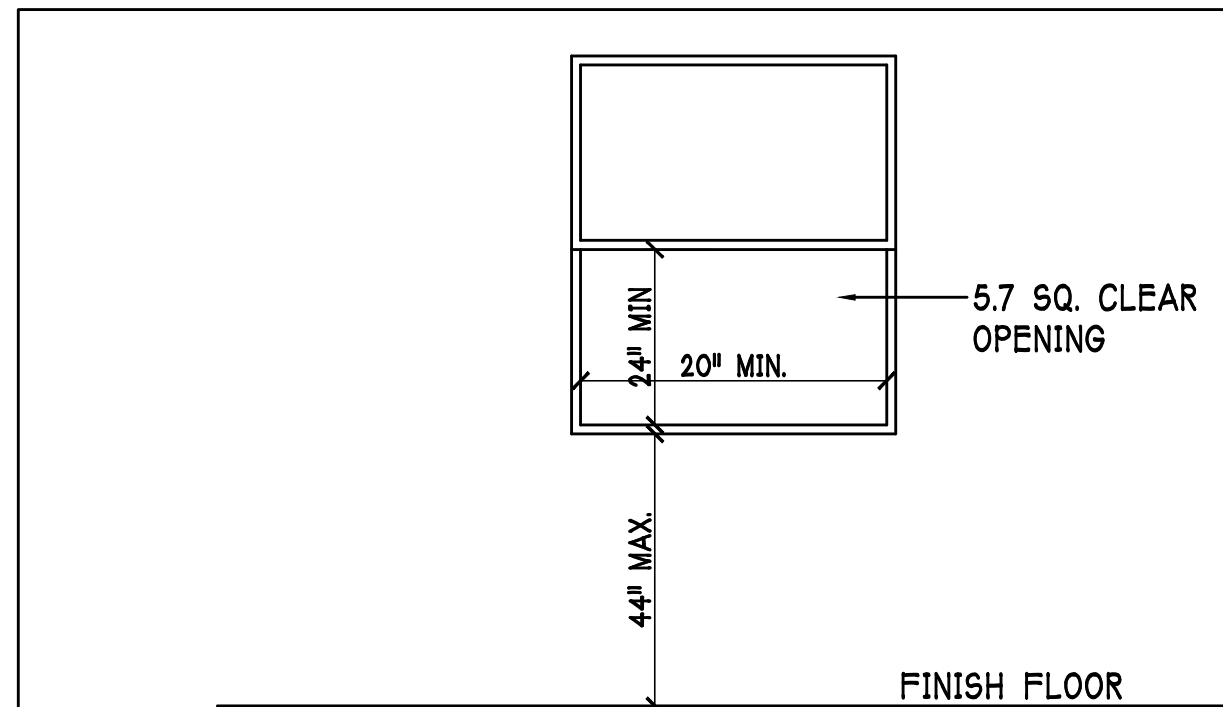
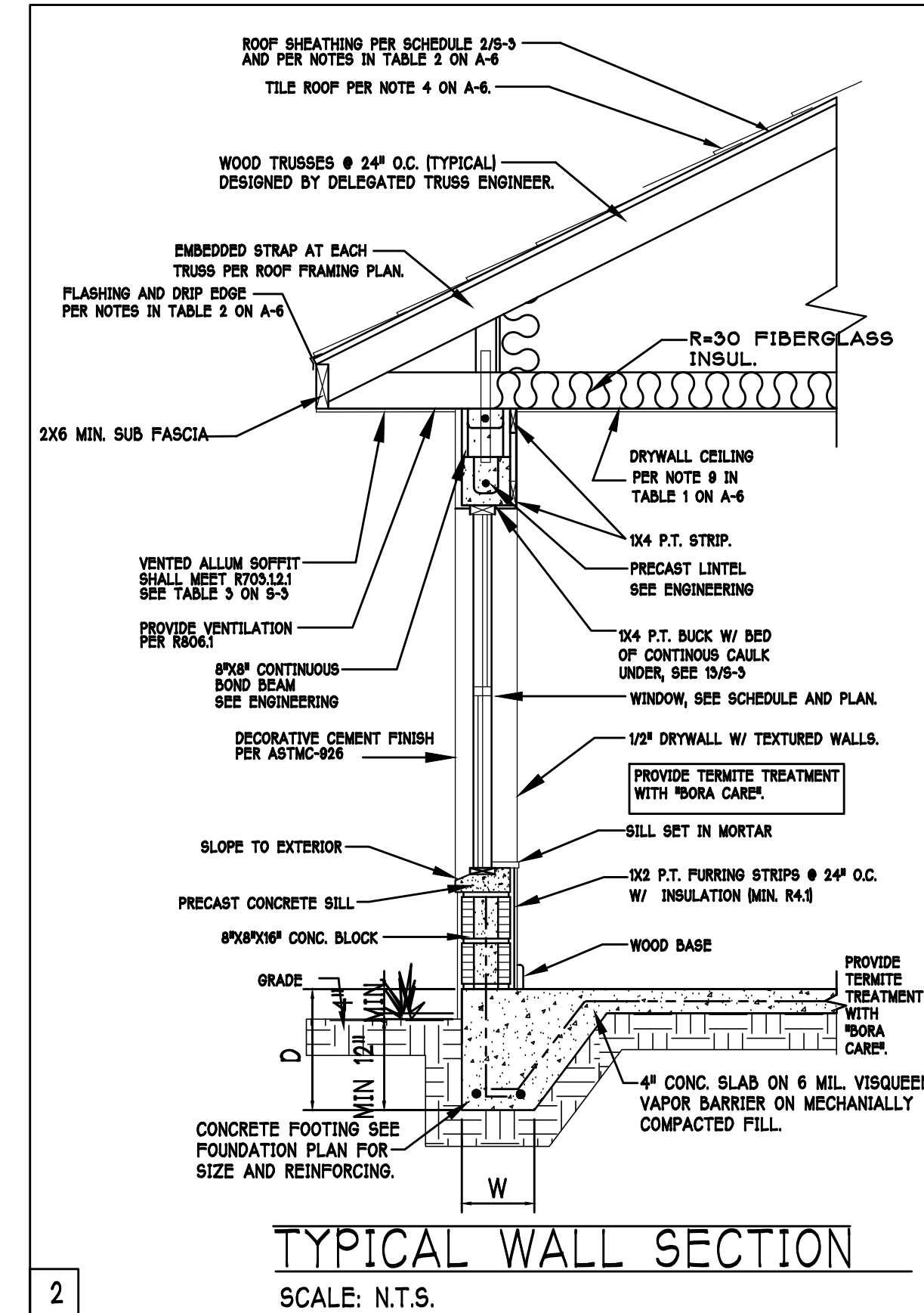
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.

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



R310.2.1 MINIMUM OPENING AREA:- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQAURE 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

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EDITION

D.R. HORTON
America's Builder

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

MODEL:
UNIT 1983 - EDISON
RESIDENCE FOR:
SPEC

LOT: 318 BLOCK :
SUBDIV: TOSCANA ISLES
ADDRESS: 372 TOSCAVILLA BLVD
G.C.D.# : 11019 D.R.H.# : 578360212

DATE: 06-26-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTION
SCALE: 1/4"=1'-0"
SHEET#

A-6M



FOUNDATION PLAN

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

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.

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
X	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
	F6	CONT.	1'-4"	1'-0"	2-#5	
X	F6A	CONT.	8"	8"	1-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	



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

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EDITION

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LISTED
America's Builder

**Gulf Coast Drafting
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Fax (239) 540-7759

only. No work was performed by the SFR in mechanical, plumbing, electrical, fire, life support, or geoscientific.

STRUCTURAL ENGINEERING

**STRUCTURAL
SYSTEMS**
OF NORTH FLORIDA

1634 S.E. 47th ST. SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554

CAP# 8829

MODEL: UNIT 1983 - EDISON
RESIDENCE FOR: SPEC

LOT: 318 BLOCK: SUBDIV: TOSCANA ISLES
ADDRESS: 372 TOSCAVILLA BLVD
G.C.D.#: 11019 D.R.H.#: 578360212

DATE: 06/06/18

RAWN BY:

CHECKED BY: _____

REVISED:

LAN:
FOUNDATION

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

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.
- 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

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"	

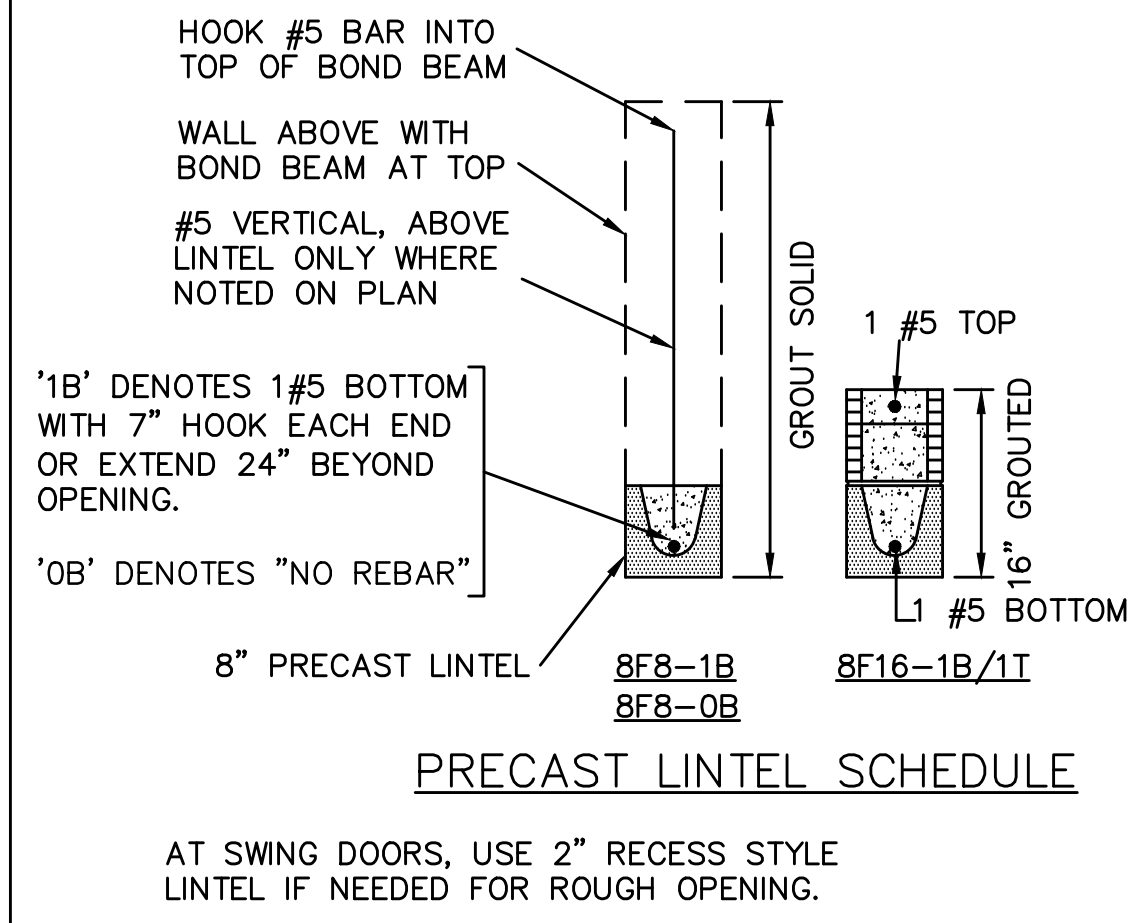
NOTES:

- 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 NAILING 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.

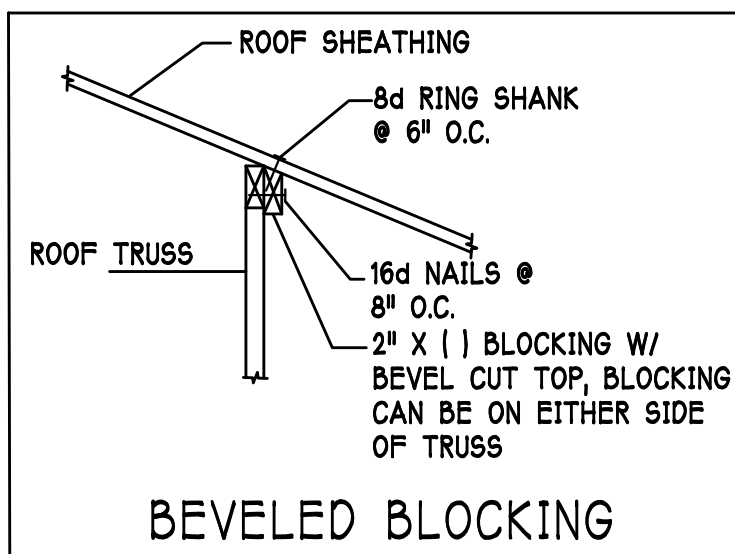


BEARING HEIGHT

[Symbol] = BEARING @ 9'-4" A.F.F.
[Symbol] = BEARING @ 14'-0" A.F.F.

INTERIOR BEARING HEIGHT

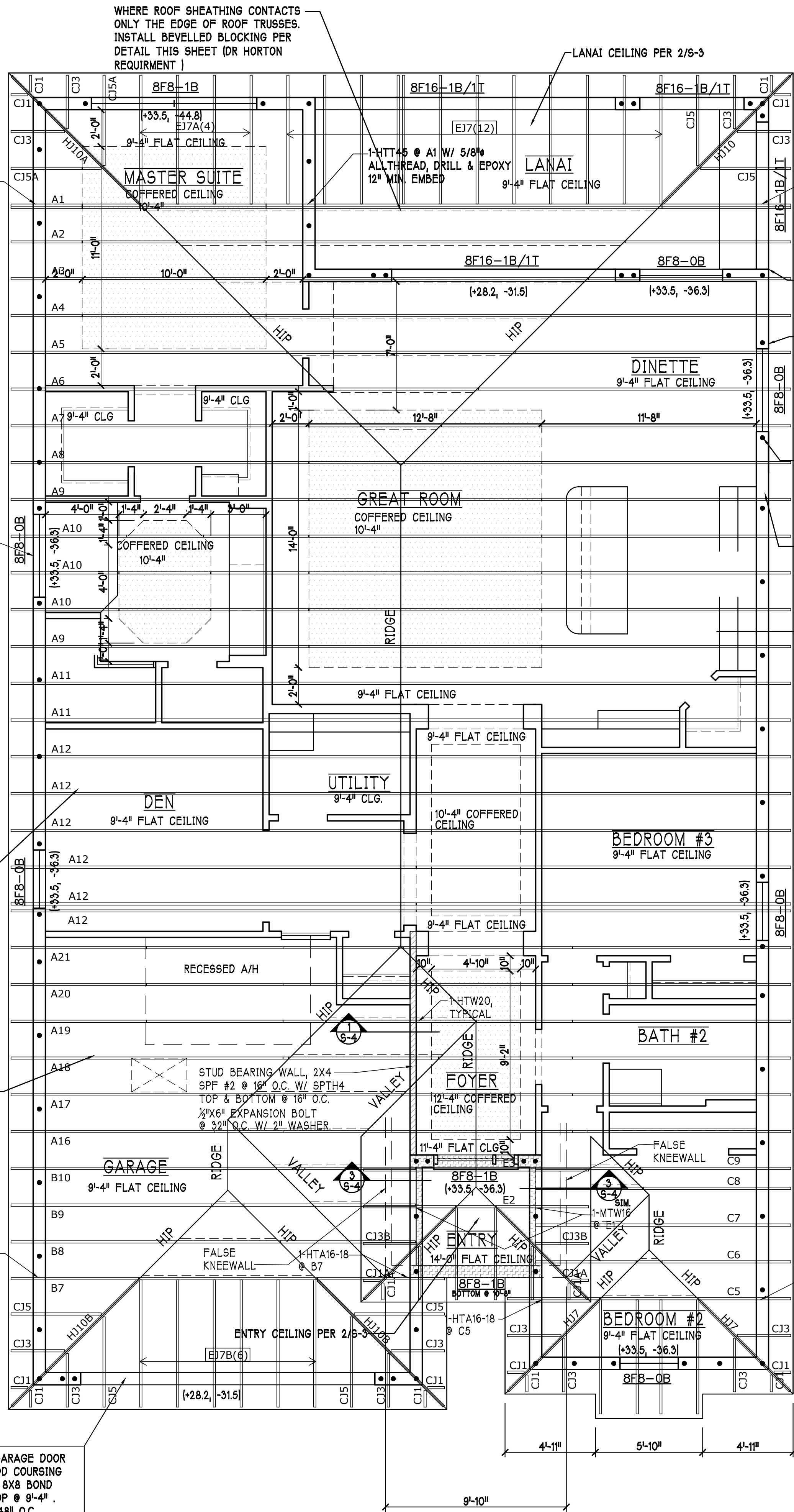
[Symbol] = BEARING @ 12'-4" A.F.F.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 02-28-18, REVISION: 09-13-17

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE 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

8F8-1B SET AT GARAGE DOOR HEAD HEIGHT, ADD COURSING AS REQUIRED TO 8x8 BOND BEAM W/ 1 #5 TOP @ 9'-4". ADD #5 VERT @ 48" O.C. GROUT ALL SOLID.



ROOF & CEILING PLAN:

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

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STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS
1834 SE 47th ST SUITE #2
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(239) 540-4554
CA 8827

MODEL: UNIT 1983 - EDISON
LOT: 318 BLOCK :
SUBDIV: TOSCANA ISLES
ADDRESS: 372 TOSCAVILLA BLVD
G.C.D.# : 11019 D.R.H.# : 578360212
RESIDENCE FOR: SPEC

DATE: 06-26-19

DRAWN BY: JSL

CHECKED BY: JWC

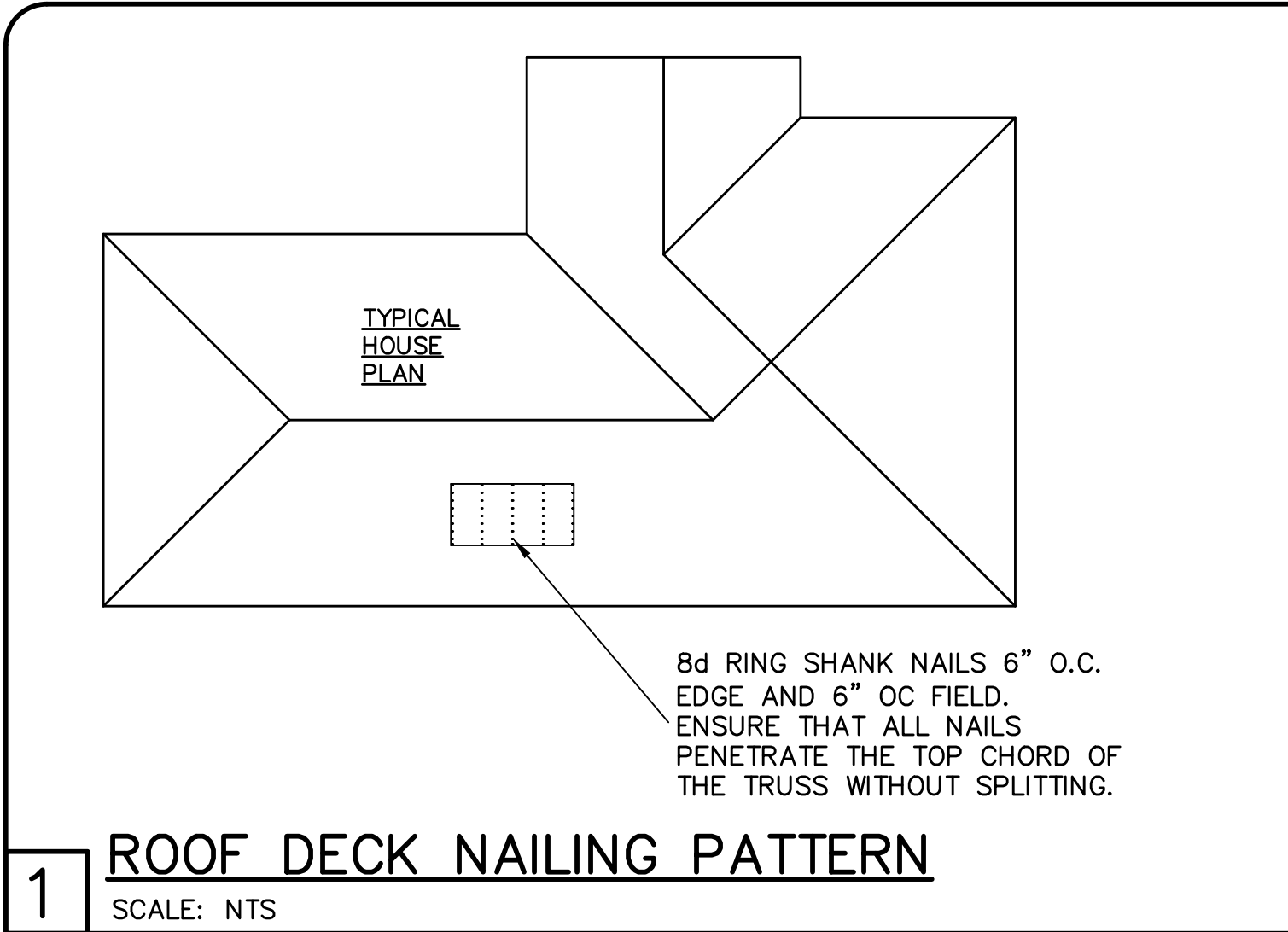
REVISED:

PLAN: ROOF

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

SHEET#

S-2 M

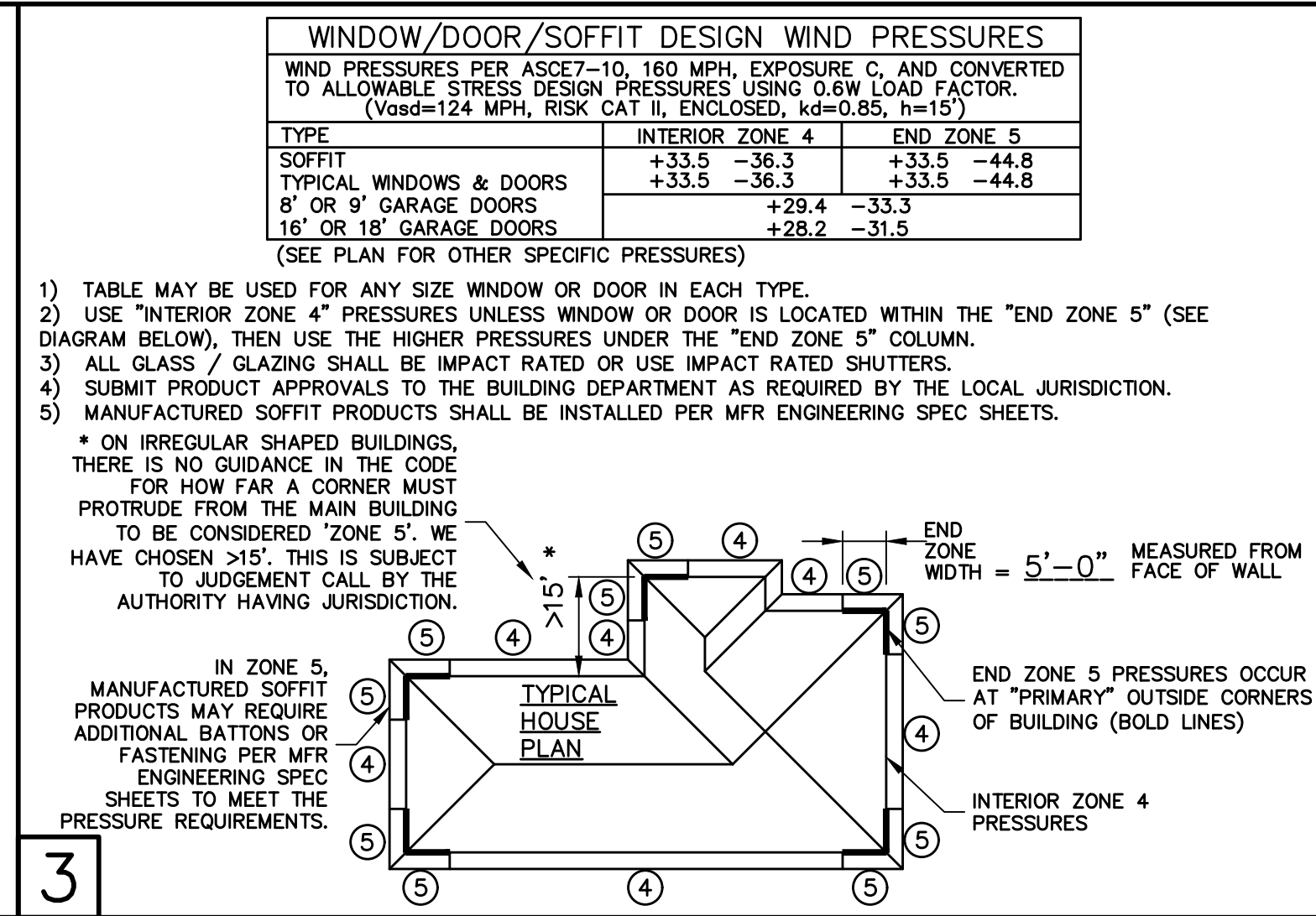


1 **ROOF DECK NAILING PATTERN**
SCALE: NTS

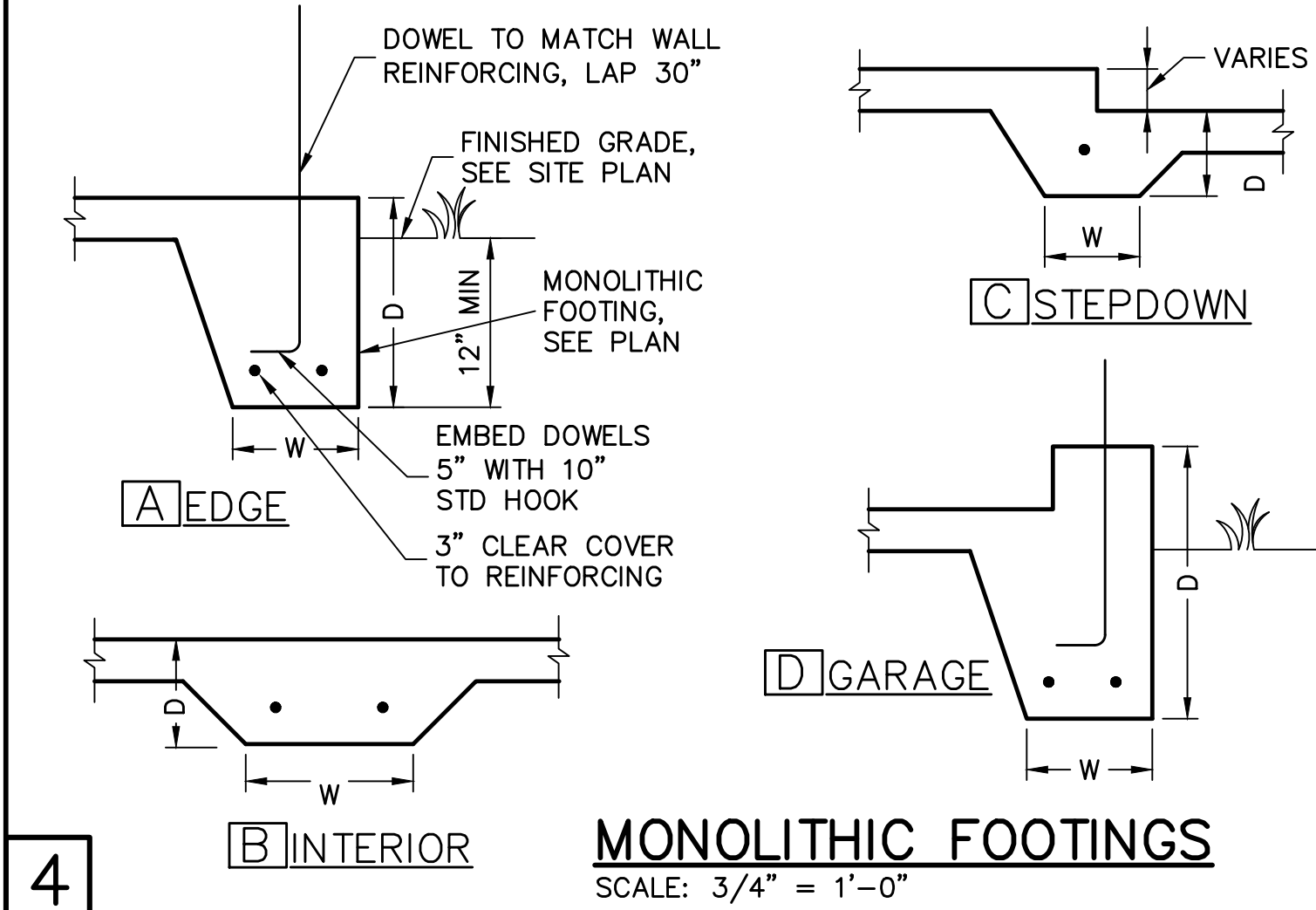
SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR 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.

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

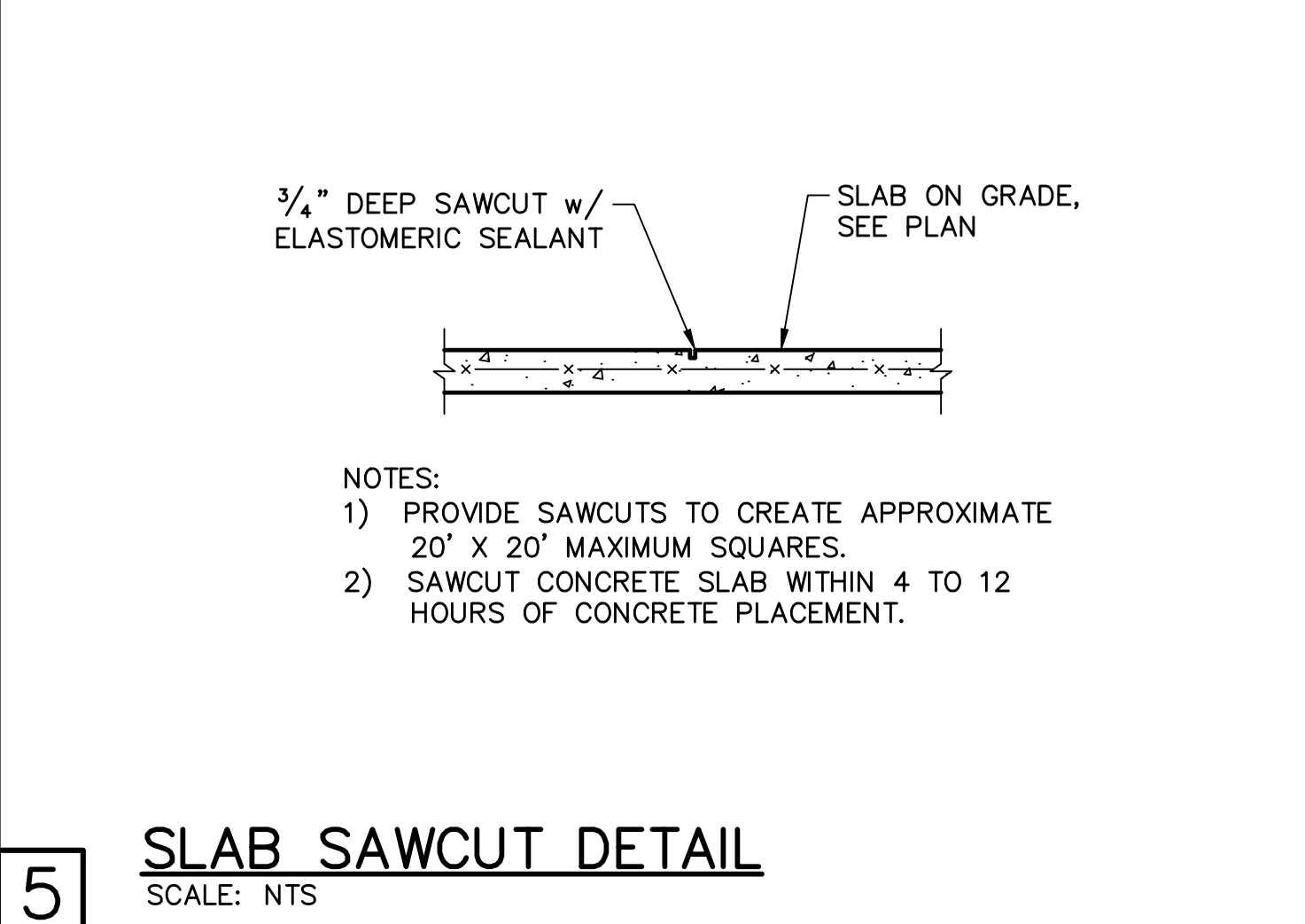
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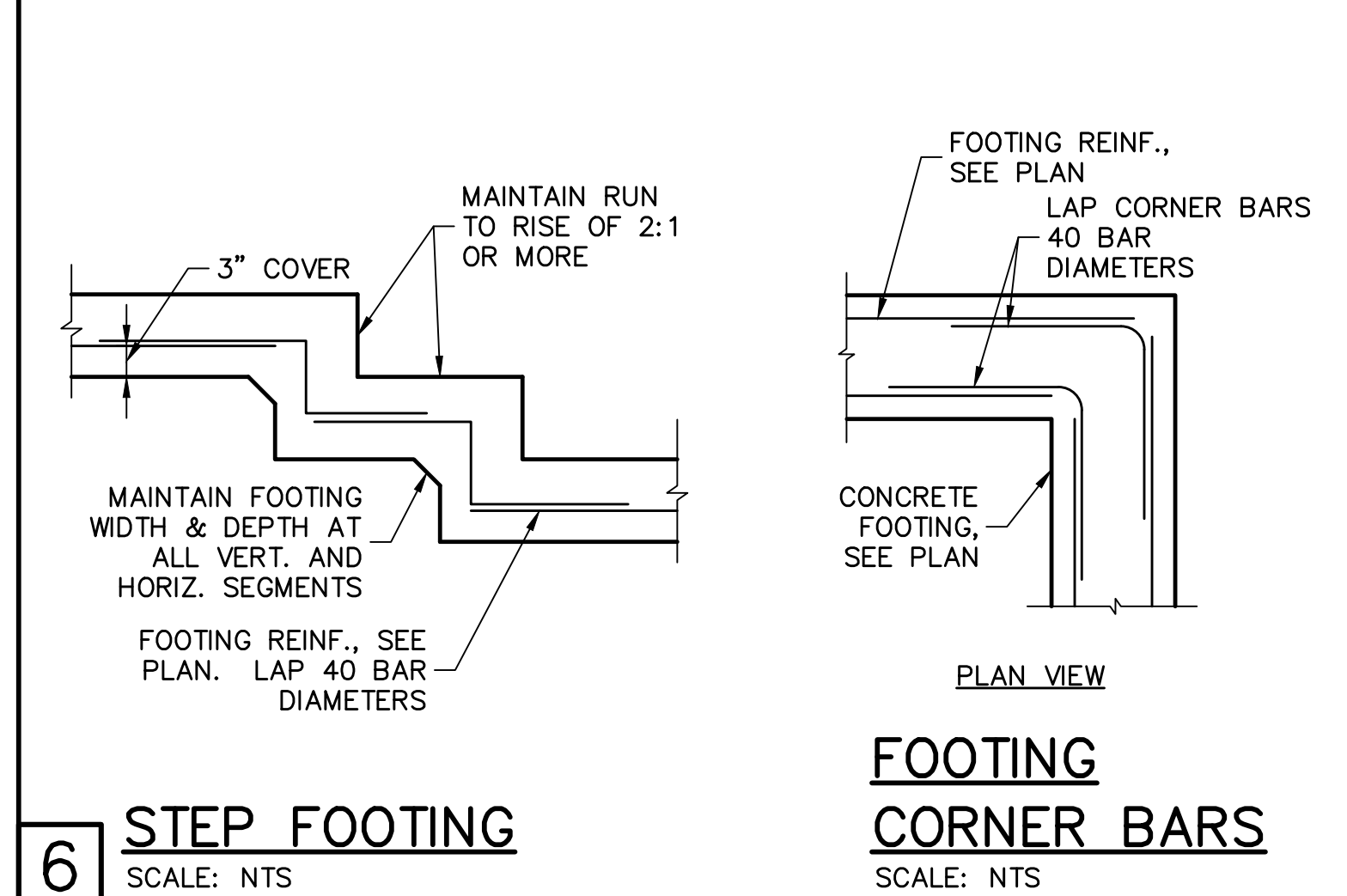
3



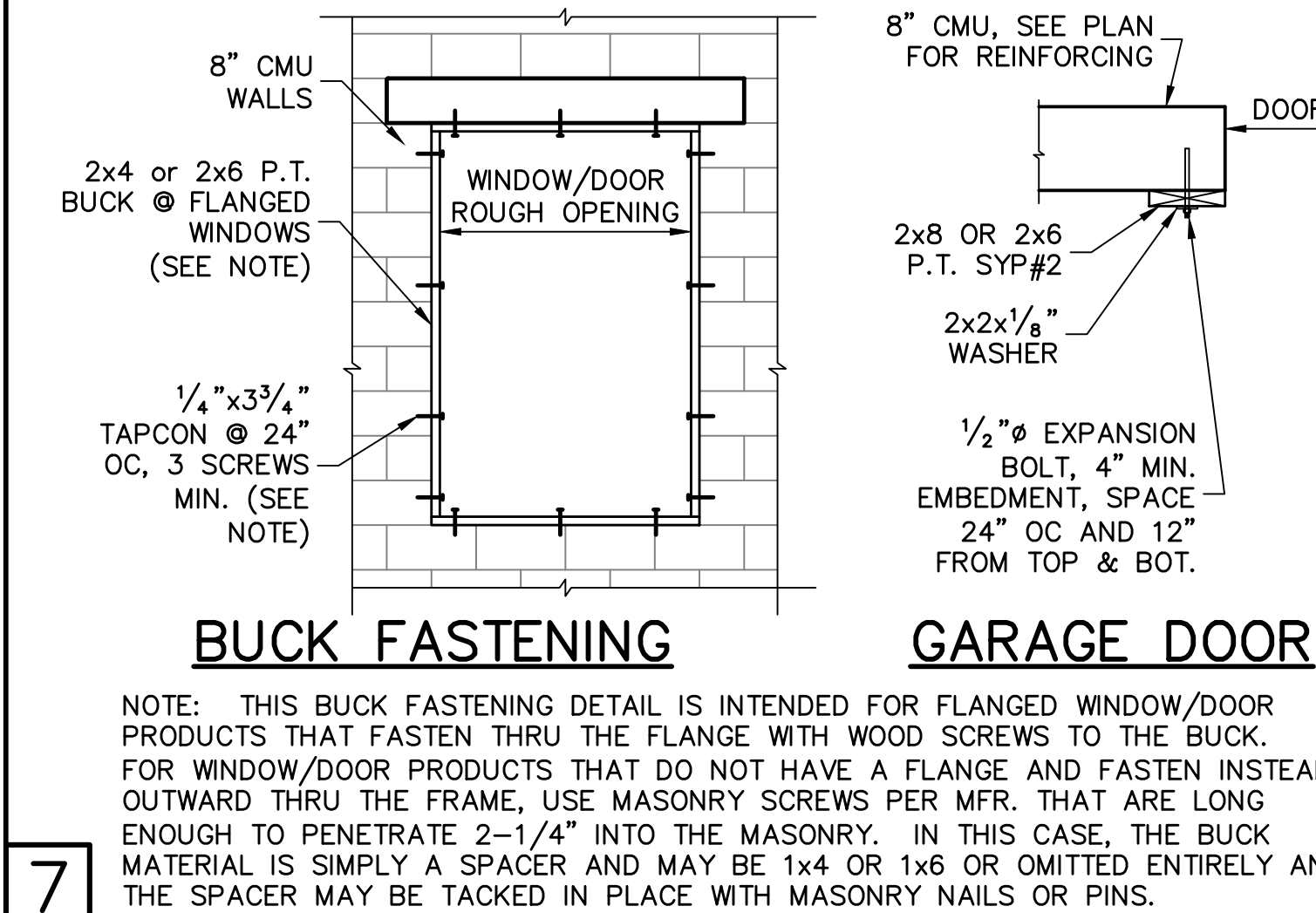
4 **MONOLITHIC FOOTINGS**
SCALE: 3/4" = 1'-0"



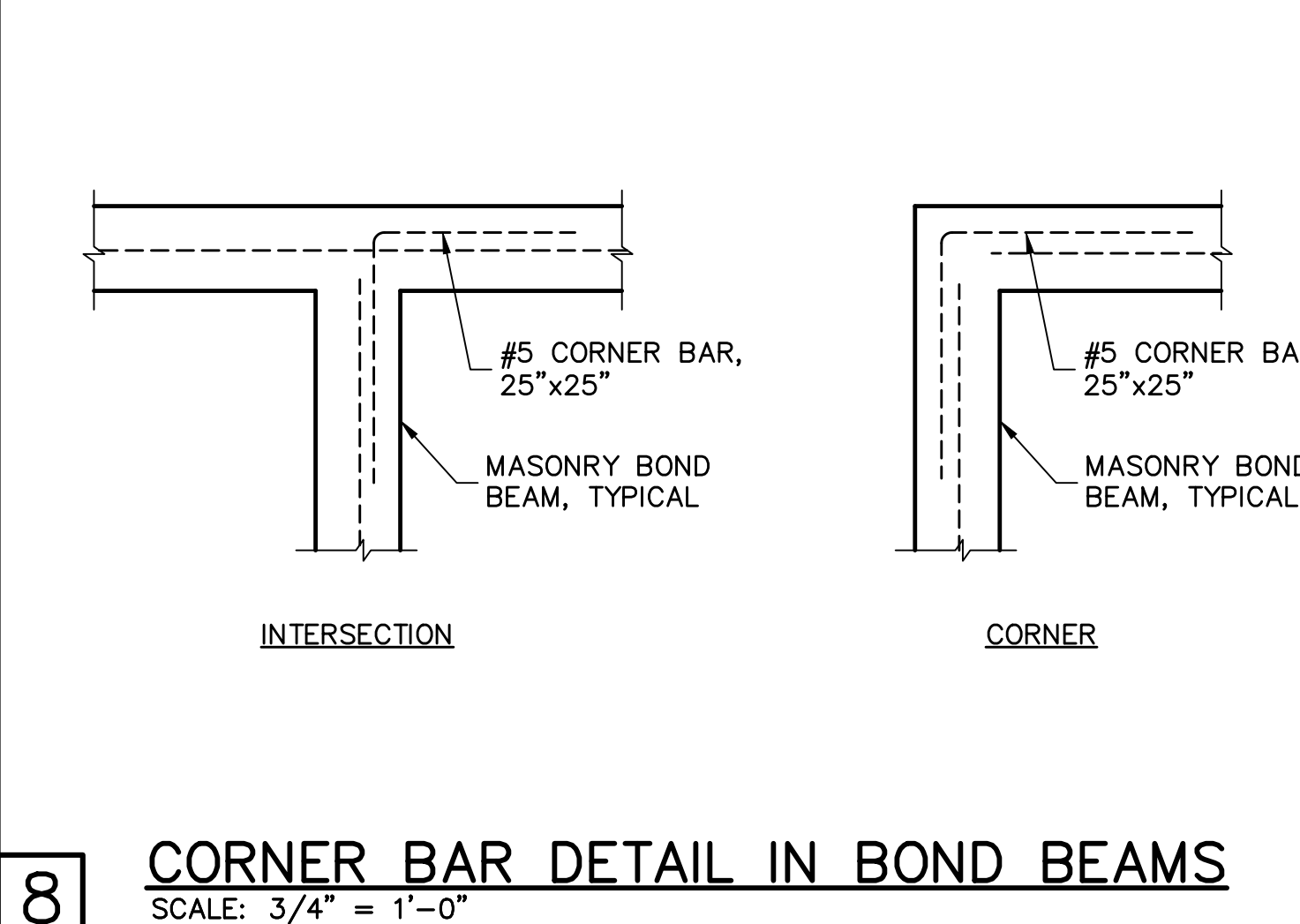
5 **SLAB SAWCUT DETAIL**
SCALE: NTS



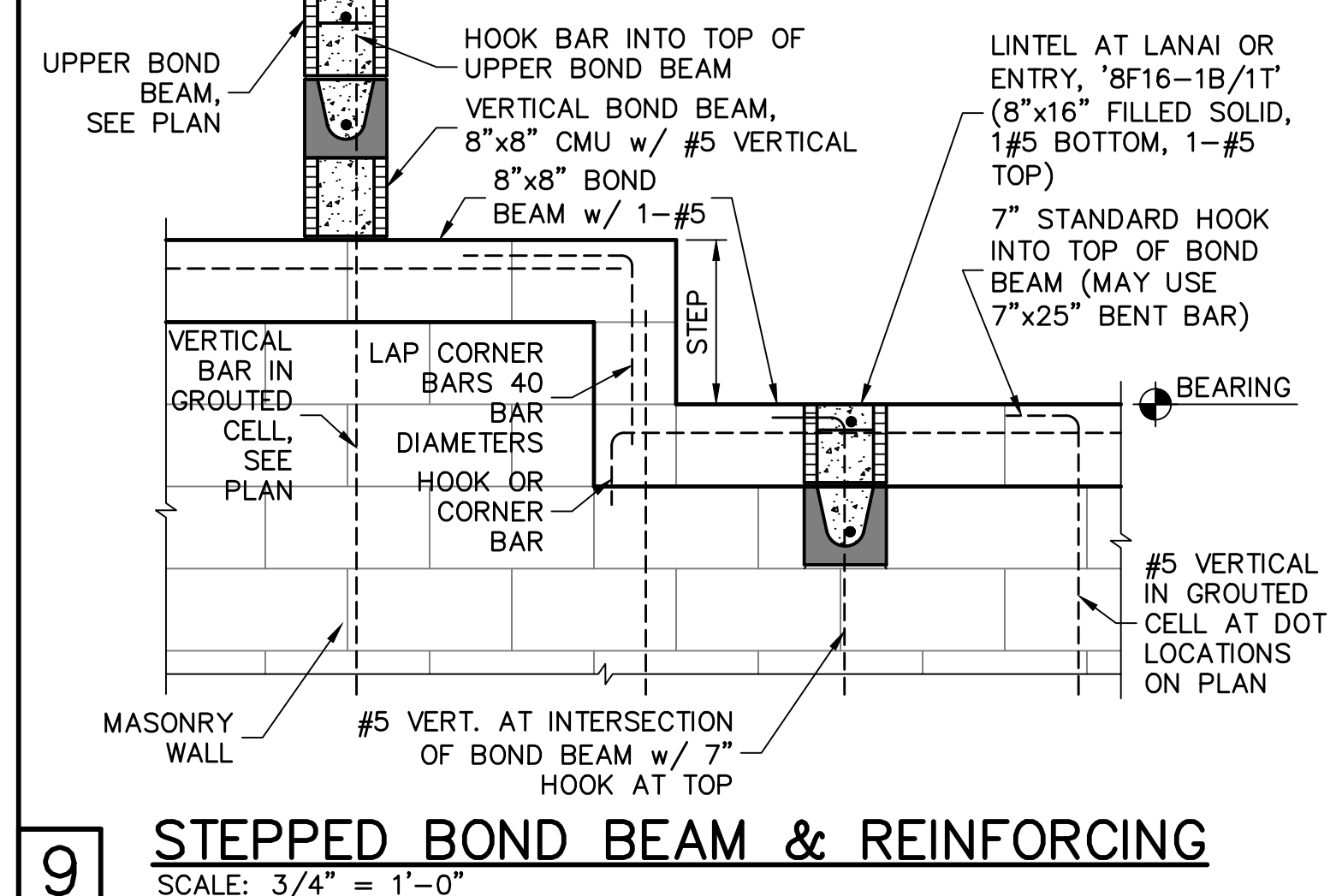
6 **FOOTING CORNER BARS**
SCALE: NTS



7 **BUCK FASTENING**



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

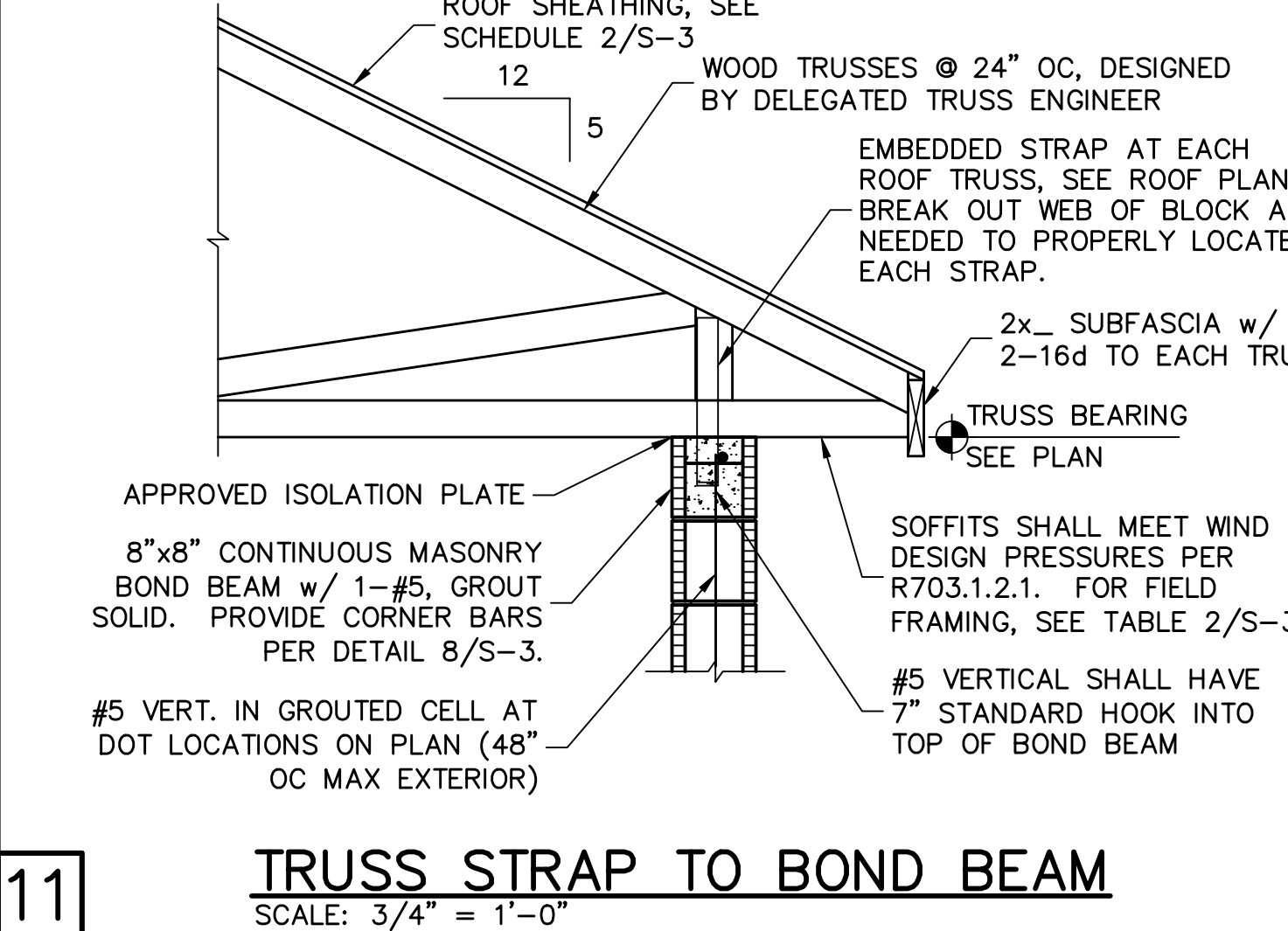


9 **STEPPED BOND BEAM & REINFORCING**
SCALE: 3/4" = 1'-0"

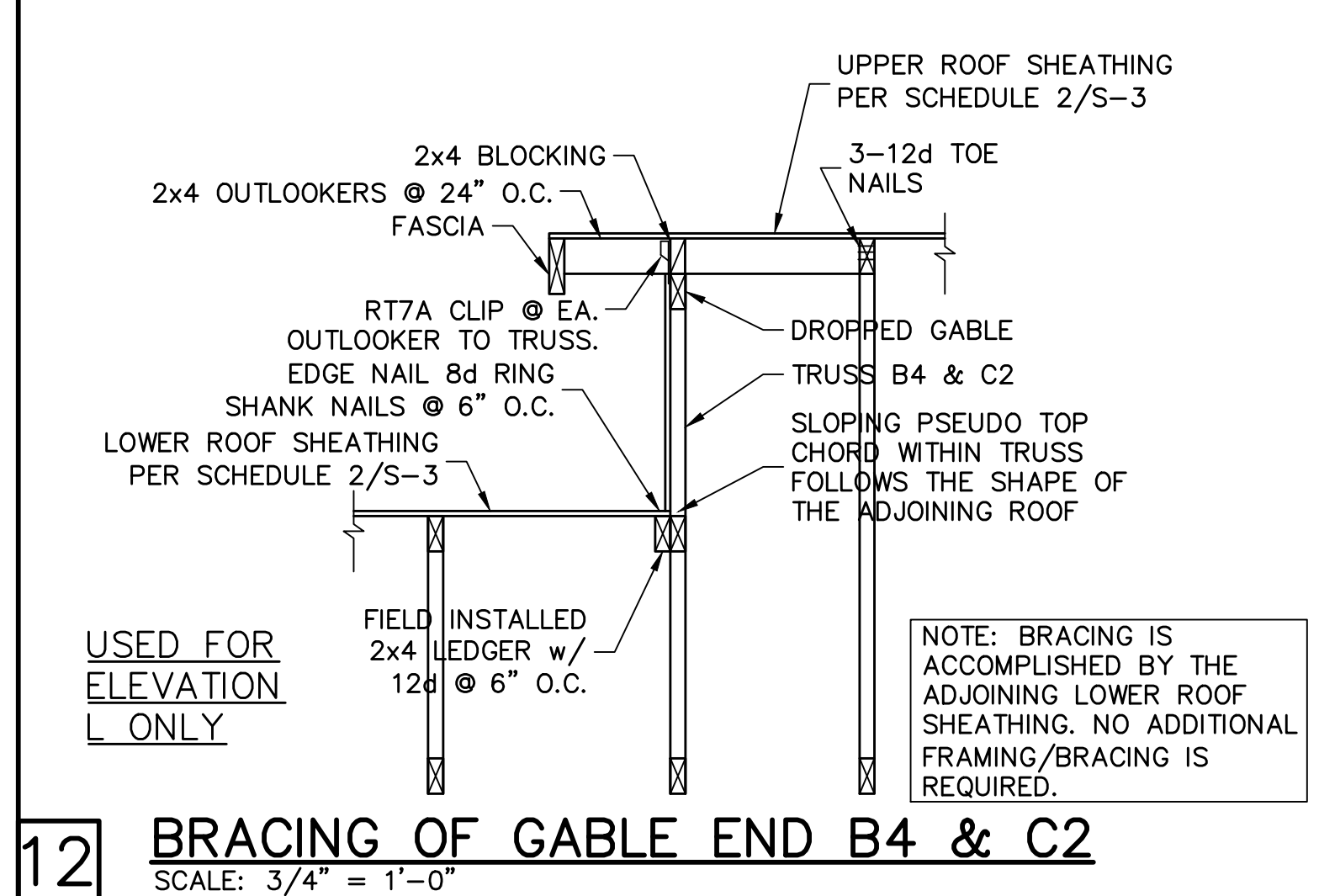
RETROFIT STRAPS TO CONCRETE/MASONRY	
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR
TO 1145	1-HTWM16 or 20
TO 1145	1-HTWM16 or 20
TO 2290	2-HTWM16 or 20
TO 4520	2-LUGT2
TO 3610	HTT16
TO 9790	HGT-2/3

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

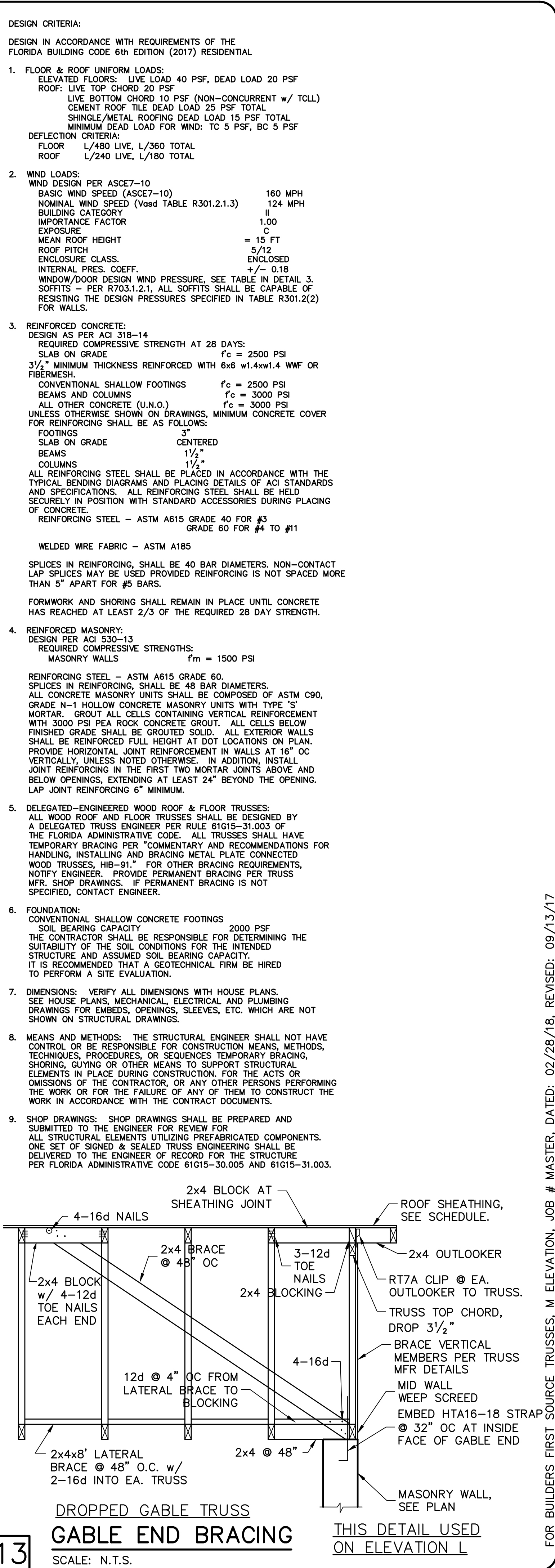
10 **RETROFIT UPLIFT CONNECTOR SCHEDULE**



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



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



13 **DROPPED GABLE TRUSS**
SCALE: N.T.S.

REVISIONS

BY

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

FOR BUILDERS FIRST SOURCE TRUSSES, M ELEVATION, JOB # MASTER, DATED: 02/28/18, REVISED: 09/13/17

DESIGN/DRAWN
DWB/DWB
CHECKED
DWB
DATE
06/20/19
SCALE
AS NOTED
JOB NO.
DR11019
SHEET

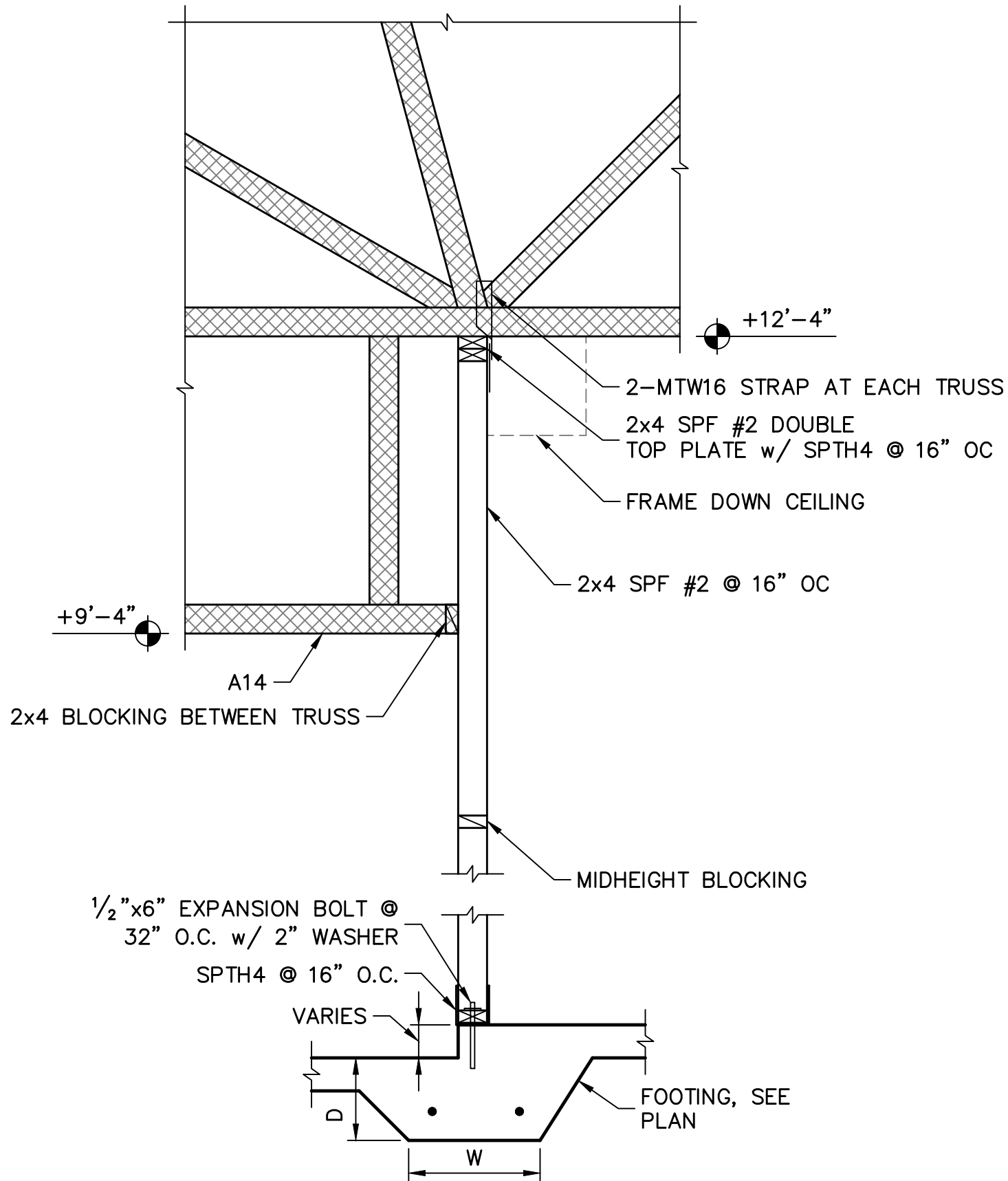
S-3

SHEET 3 OF 4

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1834 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

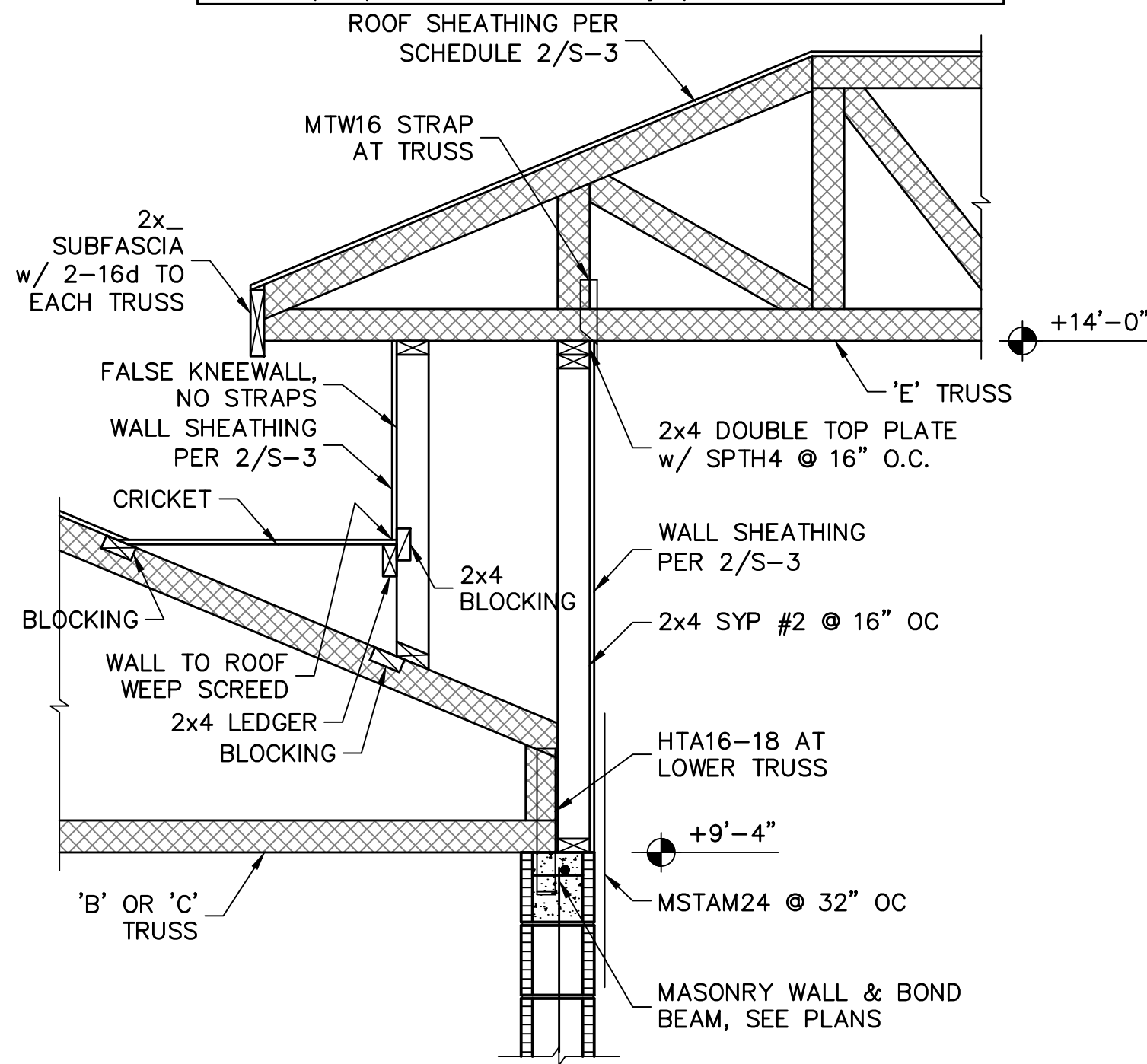
BUILDER:
D. RHORTON, INC.
America's Builder
372 TOSCAVILLA BOULEVARD
VENICE, FLORIDA
LOT: 318 SUBDIVISION: TOSCANA ISLES

STRUCTURAL DETAILS FOR
MODEL 1983 M



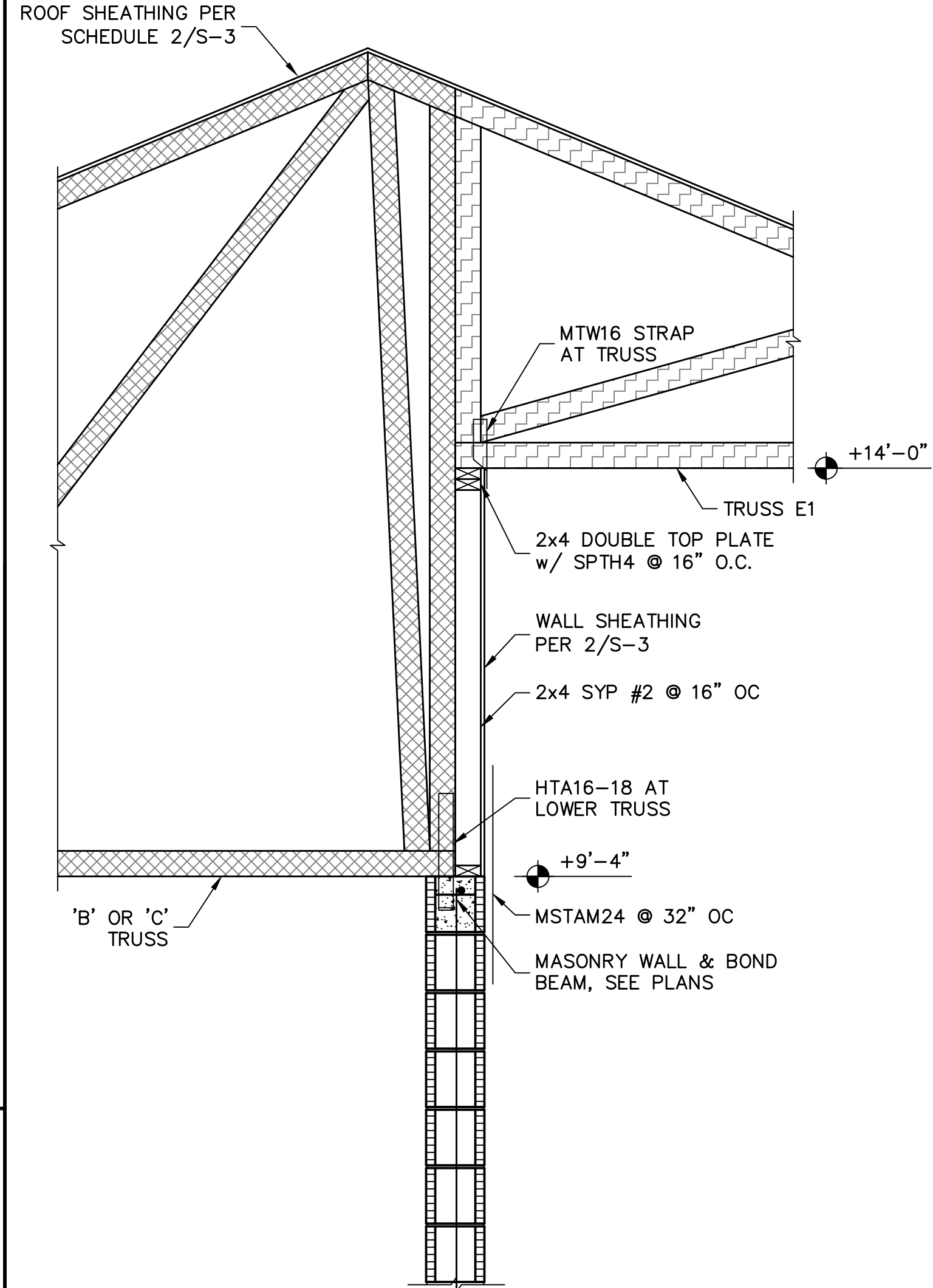
1 SECTION AT FOYER
SCALE: 3/4" = 1'-0"

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).



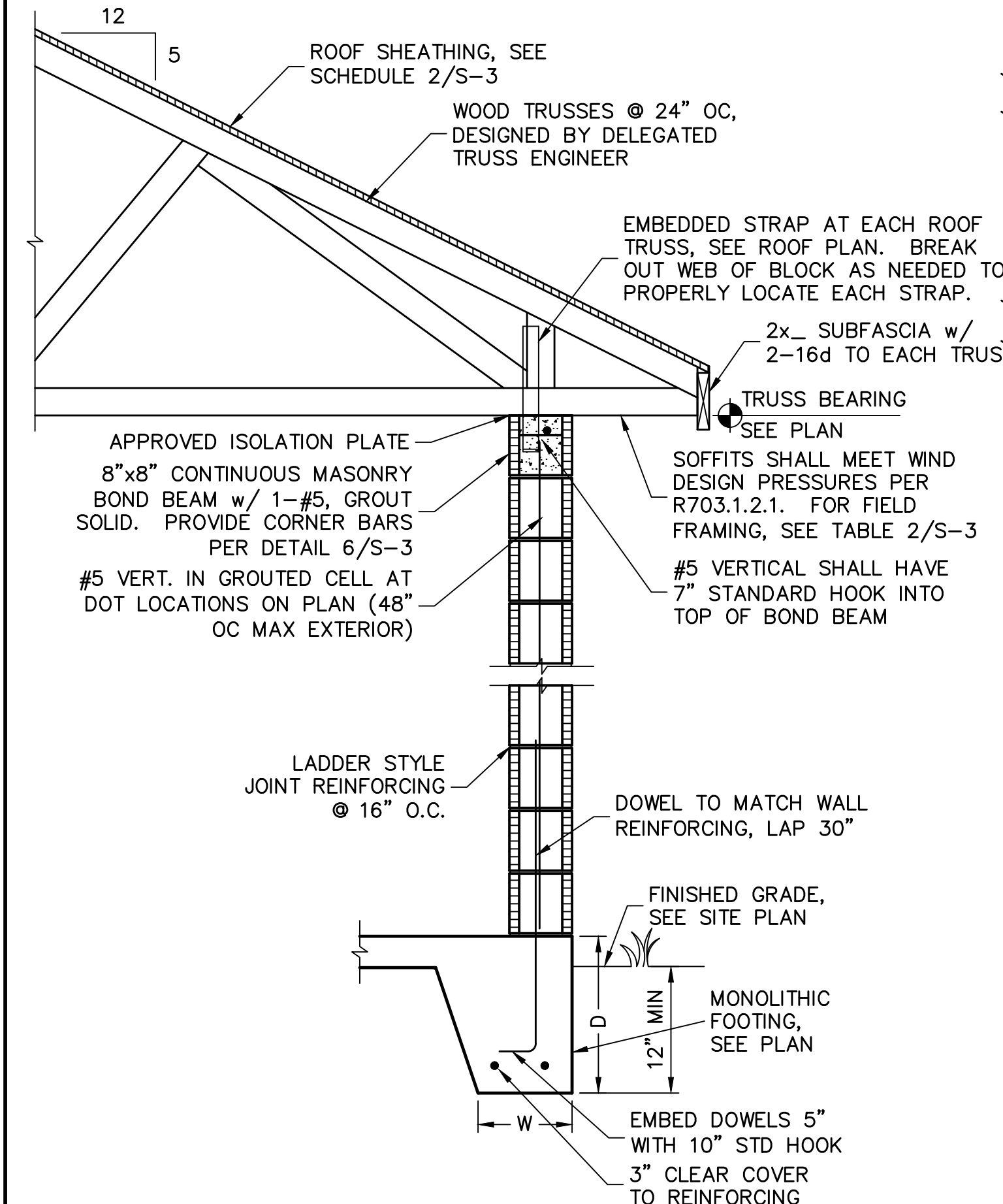
THIS DETAIL USED ON ELEVATION M

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



THIS DETAIL USED ON ELEVATION L

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



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

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:

STRUCTURAL DETAILS FOR MODEL 1983 M
 372 TOSCANA BLVD
 VENICE, FLORIDA
 LOT: 318 SUBDIVISION: TOSCANA ISLES

DESIGN/DRAWN
 DWB/DWB
 CHECKED
 DWB
 DATE
 06/20/19
 SCALE
 AS NOTED
 JOB NO.
 DR11019
 SHEET

S-4
 SHEET 4 OF 4

FOR BUILDERS FIRST SOURCE TRUSSES, M ELEVATION, JOB # MASTER, DATED: 06/28/18, REVISED: 09/13/17