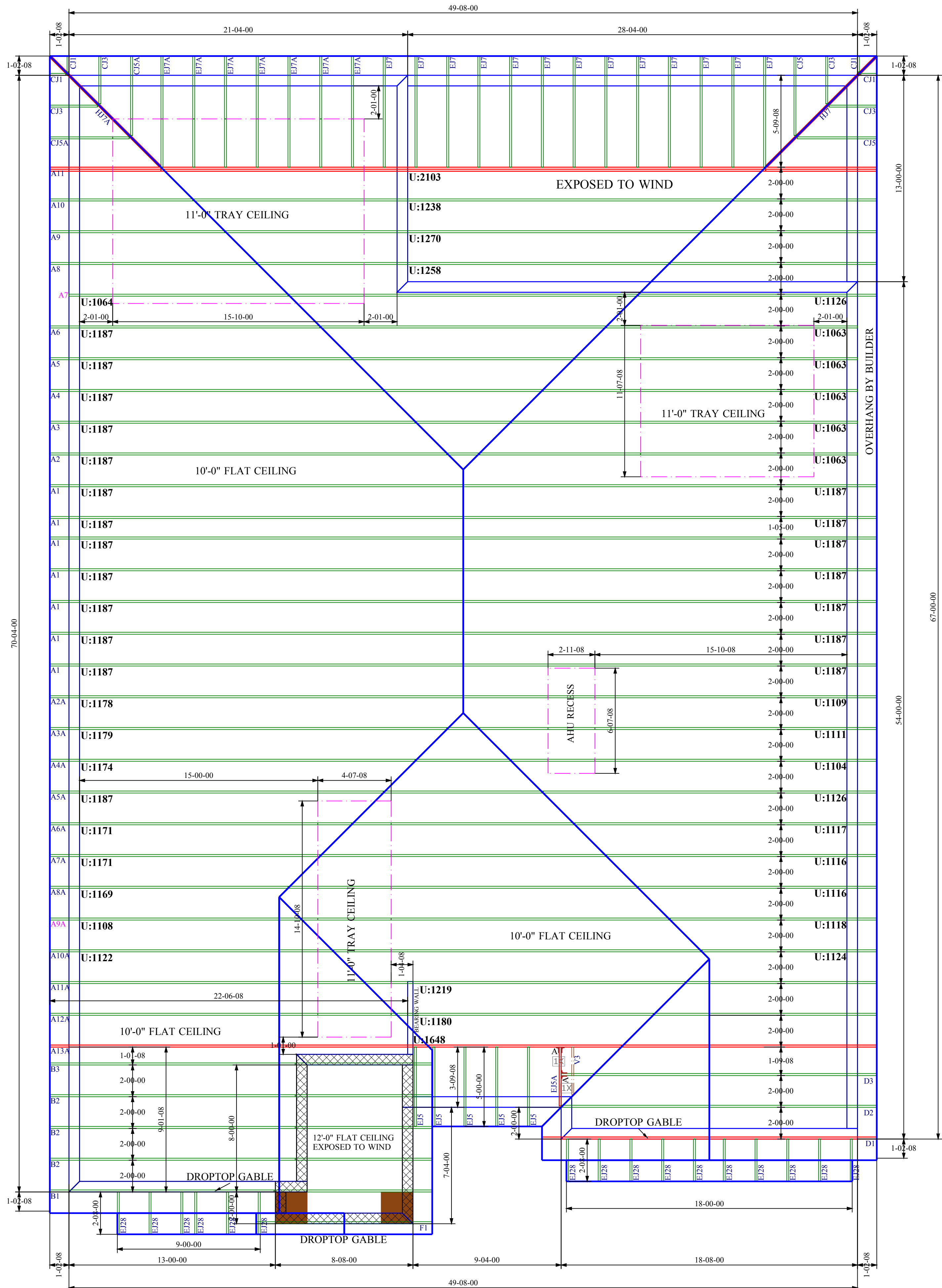


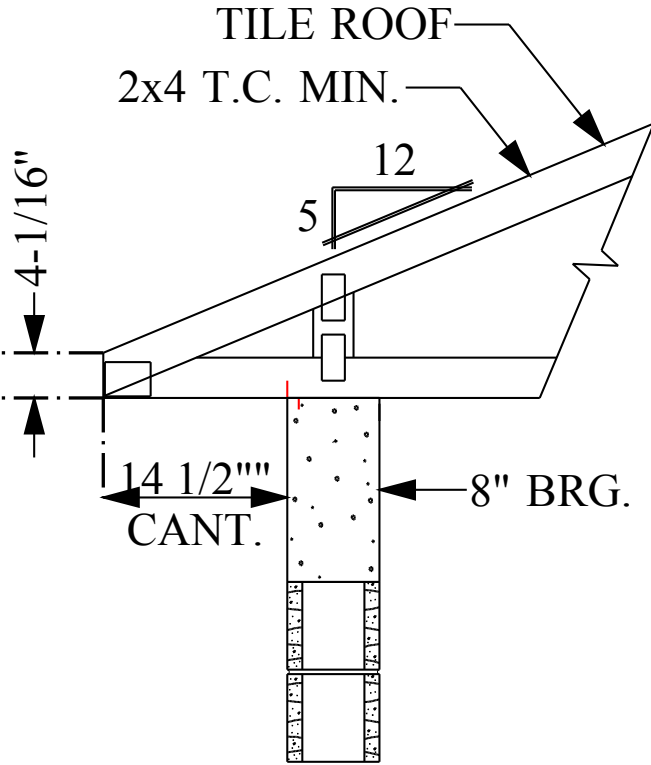
JOB No.	MASTER
DATE DRAWN	1/10/2018
DATE PRINTED	1/10/2018



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

BEARING HEIGHT SCHEDULE

	12'-0" BEARING HEIGHT
	10'-0" BEARING HEIGHT



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

USP ROOF AND FLOOR TRUSS HANGER SCHEDULE						
ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT
A*	0	0	JUS24	725	895	490
A	2	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, THA422, THA426 HANGERS APPLY ONLY TO FACE MOUNT INSTALATION						
(1) PLY	(1) PLY	(2) PLY	(3) PLY	CORNER HIP	CORNER HIP	(1) PLY PER TRUSS

- NOTES:
- ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
  - DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
  - ALL REACTIONS ARE UNDER 5000 LBS. UNLESS NOTE OTHERWISE.
  - ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
  - FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS.
  - 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.
- NUMBER OF GIRDER PLIES AND NAILING SCHEDULE.
  - BEARING BLOCK REQUIREMENTS.
  - SCAB DETAILS (IF REQUIRED)
  - 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. 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	14 1/2"
END CUT	PLUMB
FLOOR TRUSS SPACING	N/A
ROOF TRUSS SPACING	24"

BUILDER	DR Horton
PROJECT	2344 M 160 EXP C RH
MODEL	2344
ADDRESS	--
CITY, STATE	--, FL.
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS			
No.	DATE	NOTES	BY

IMPORTANT

This Drawing Must Be Approved And Returned Before Fabrication Will Begin. For Your Protection Check All Dimensions And Conditions Prior To Approval Of Plan.  
SIGNATURE BELOW INDICATES ALL NOTES AND DIMENSIONS HAVE BEEN ACCEPTED.

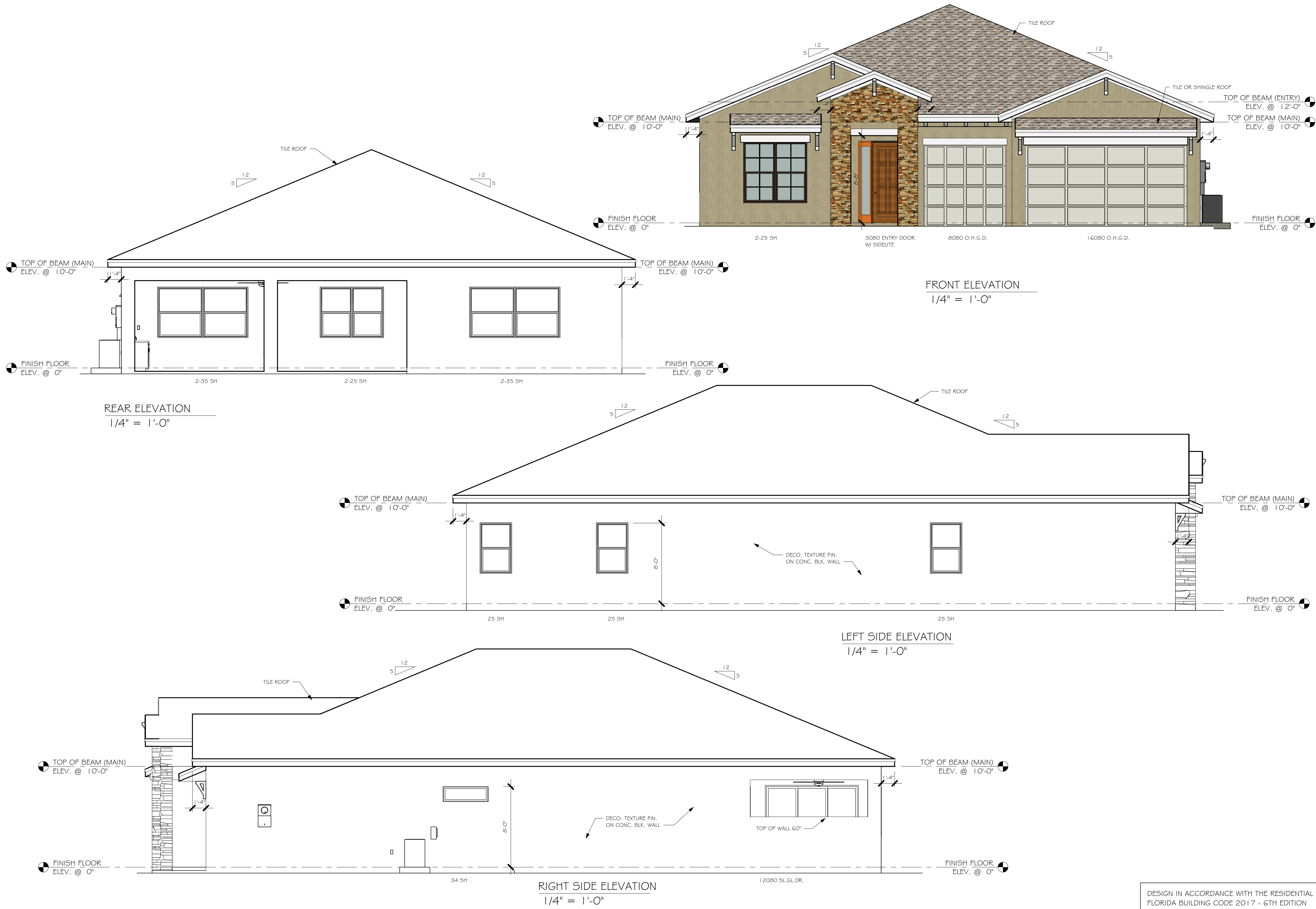
By \_\_\_\_\_ Date \_\_\_\_\_

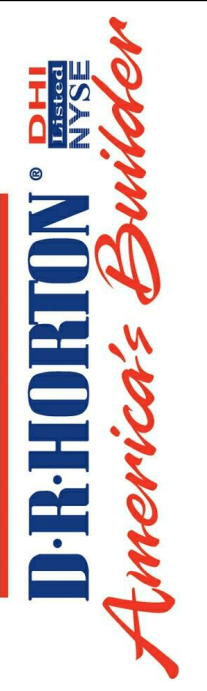
6850 Taylor Road Punta Gorda, FL 33950  
Phone: 941-575-2250 / Fax: 941-575-0319






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LOT 346 2344 MRREVIT\1058 2344 MR.rvt





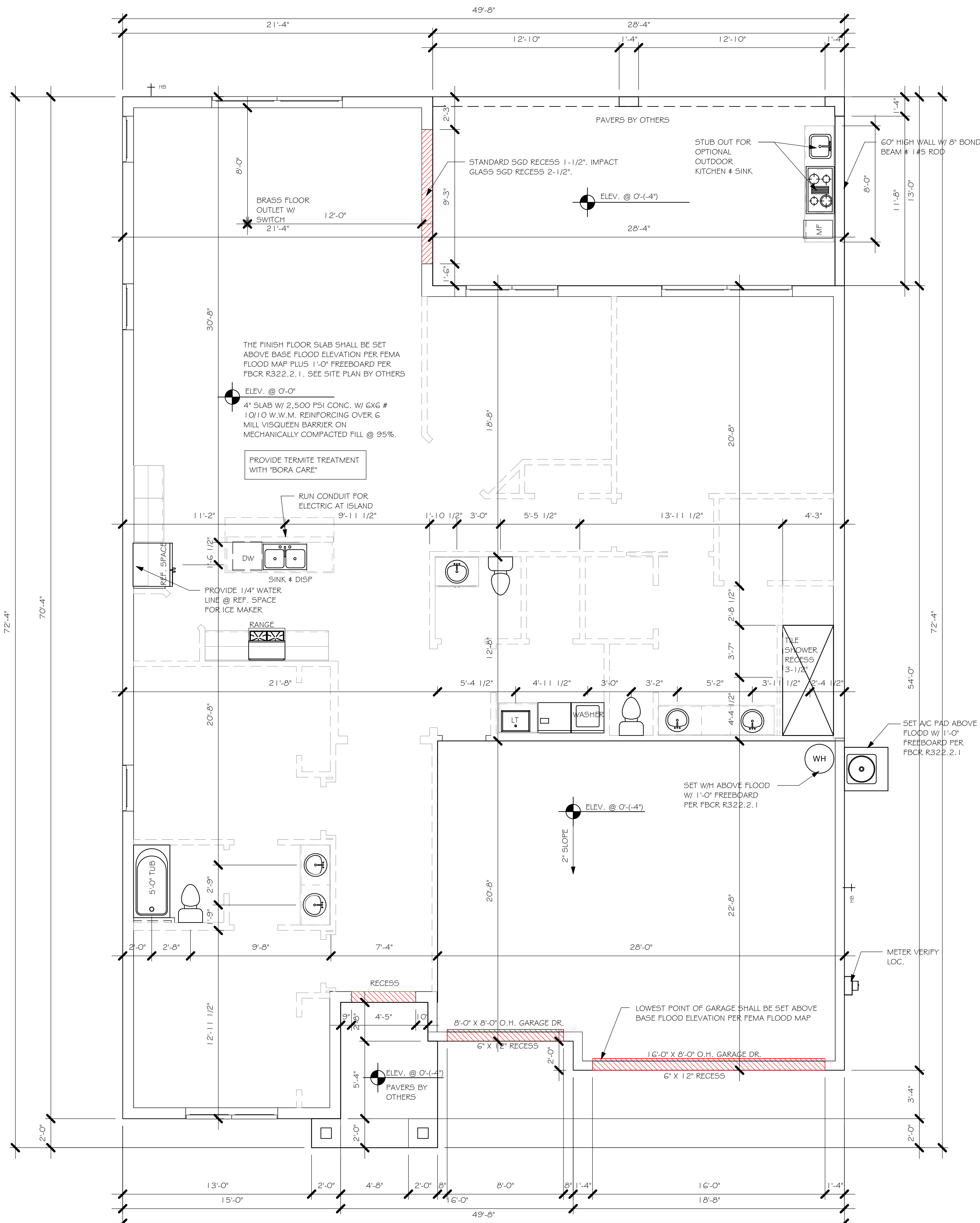
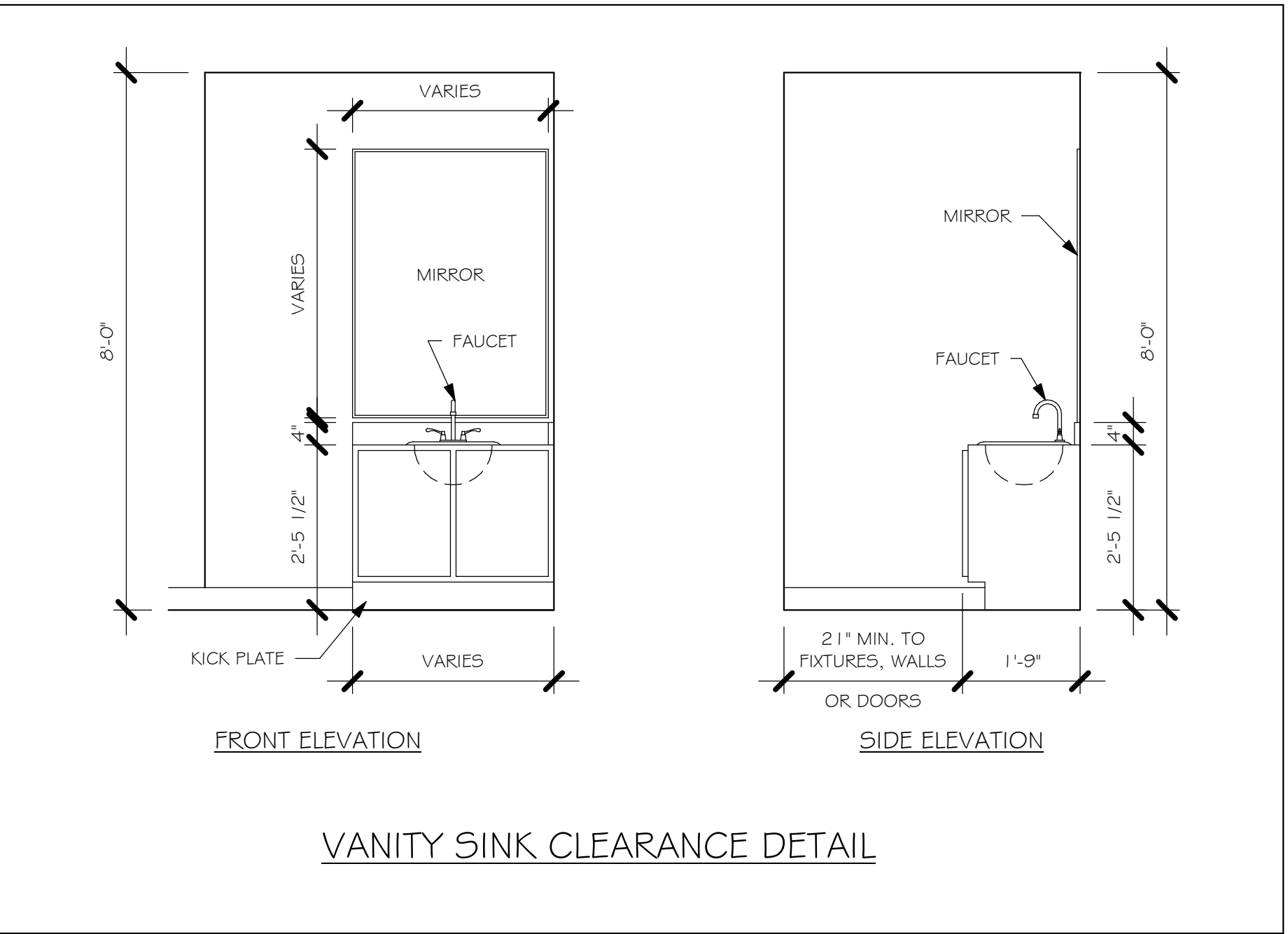
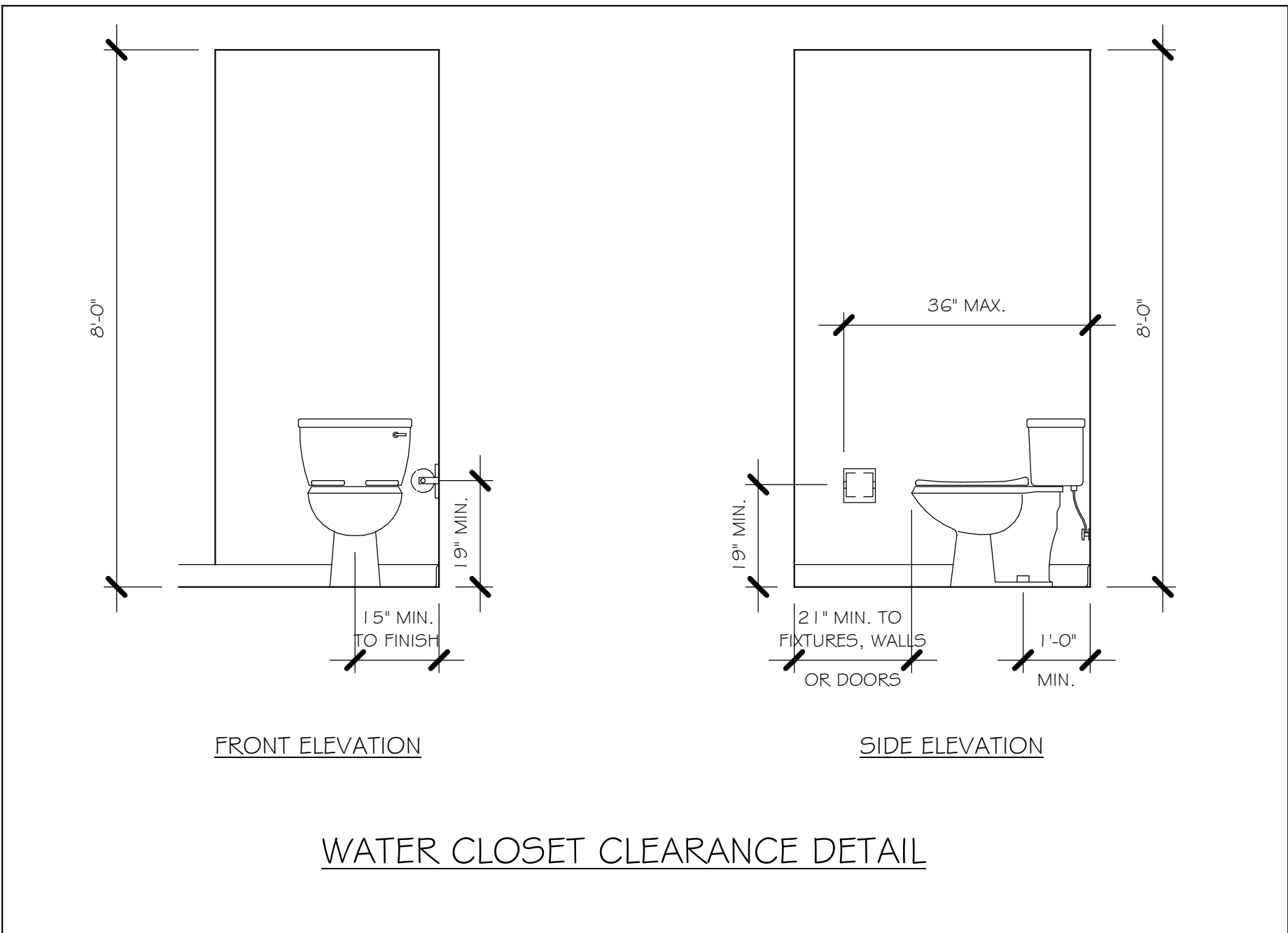
**D.R. HORTON**  
NYSE  
*America's Builder*



**Gulf Coast**  
Drafting & Design, Inc.  
EMAIL: [PLANS@GULFCOASTDRAFTING.COM](mailto:PLANS@GULFCOASTDRAFTING.COM)  
PHONE: 239-540-1823  
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 346	SUBDIVISION: TOSCANA (SLES 605)	MODEL # 2344 M	GCD JOB# 11058
ADDRESS: 283 TOSCAVILLA BLVD	D.R.H. #: 578370136		
DATE: 07/25/19		DRAWN BY: JSL	
CHECKED BY: JWC		REVISED:	
PLAN: ELEVATION		SCALE: 1/4" = 1'-0"	
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION		A-1	





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

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



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LOT 346 2344 MRREVIT\1058 2344 MR.rvt

DOOR HEADERS		
6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

PLAN NOTES

- 1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
- 2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
- 3) PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.2.
- 4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
- 5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
- 6) 2X6 KITCHEN KNEE WALL 34" TO TOP
- 7) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
- 8) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS 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.
- 10) ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
- 11) STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPERATE PERMIT IS REQUIRED FOR GAS PIPING.

VINYL SHELF NOTES:

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

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE

DOOR SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COMMENTS	COUNT
1	16080 OHGD	GARAGE DOOR	8'-0"	16'-0"		1
2	8080 OHGD	GARAGE DOOR	8'-0"	8'-0"		1
4	(3)-3080 SL. GL. DR.	DISTINCTION	8'-0"	9'-0"		1
5	3080 FRONT ENTRY 6 PANEL	DISTINCTION	8'-0"	3'-0"		1
6	14" SIDE LITE	DISTINCTION	8'-0"	1'-2"		1

WINDOW SCHEDULE

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

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

INTERIOR DOOR SCHEDULE

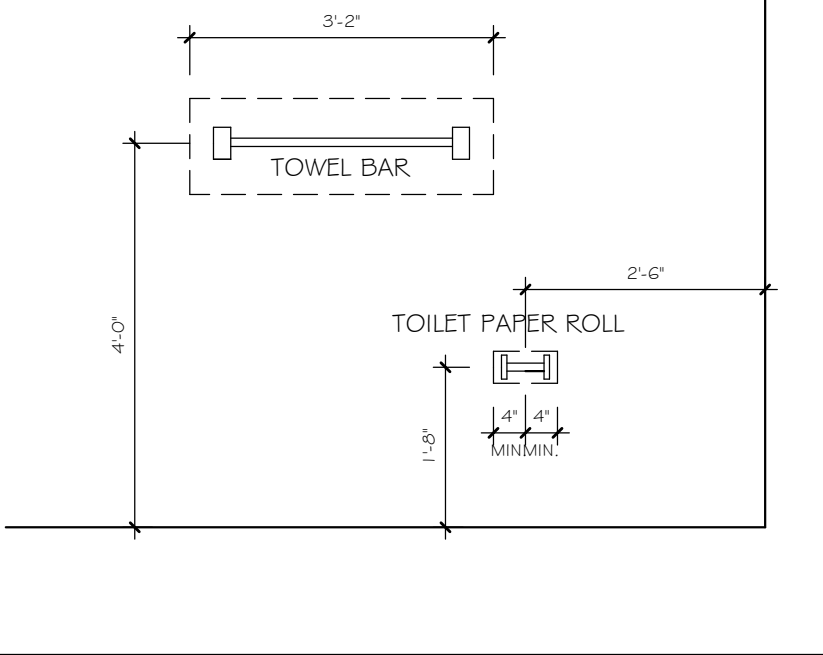
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	
5	2'-0"	L.V. = LOUVERED DOOR
6	1'-8"	
7	1'-6"	
8	2'-10"	

SQUARE FOOTAGE

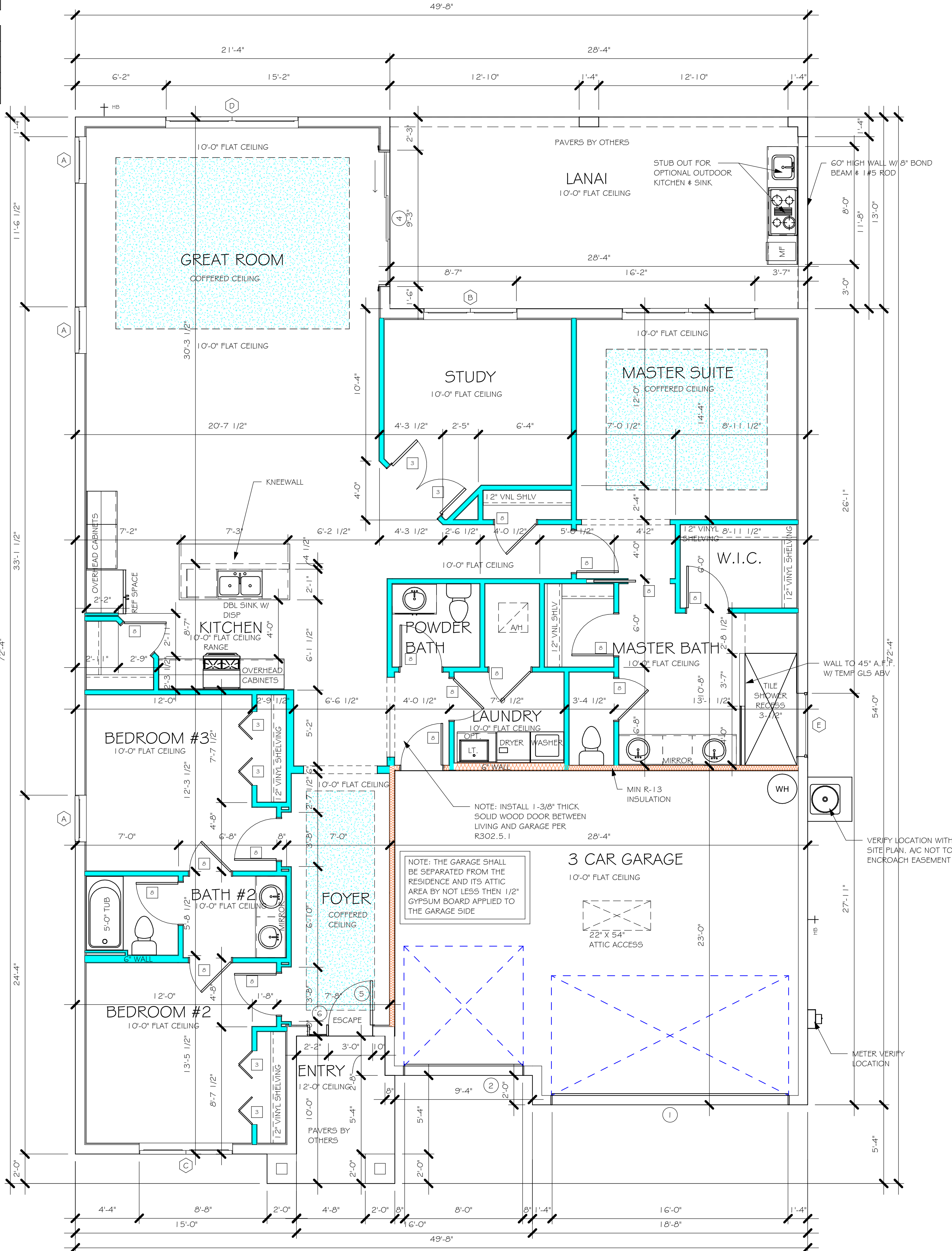
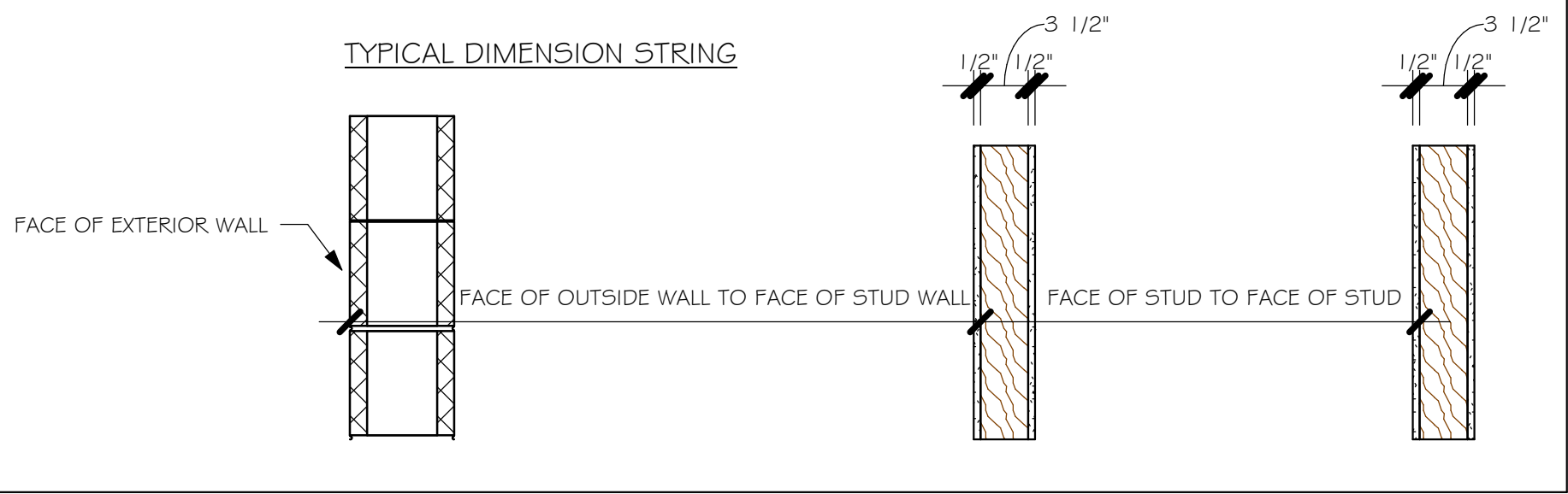
LIVING AREA	2,344
GARAGE AREA	618
LANAI AREA	368
FRONT PORCH/ ENTRY AREA	65
TOTAL SQUARE FOOTAGE	3,395

BATHROOM NOTES

TB	TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
TP	TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS



TYPICAL DIMENSION STRING



FLOOR PLAN

1/4" = 1'-0"

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

**D-R HORTON**  
NYSE  
*America's Builder*

**Gulf Coast**  
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PHONE: 239-540-1822  
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 346  
SUBDIVISION: TOSCANA (SLES 60S  
ADDRESS: 283 TOSCAVILLA BLVD  
D.R.H. #: 578370136

MODEL  
# 2344 M

DATE: 07/25/19  
DRAWN BY: JSL  
CHECKED BY: JWC  
REVISED:  
PLAN: FLOOR  
SCALE: As indicated

A-3



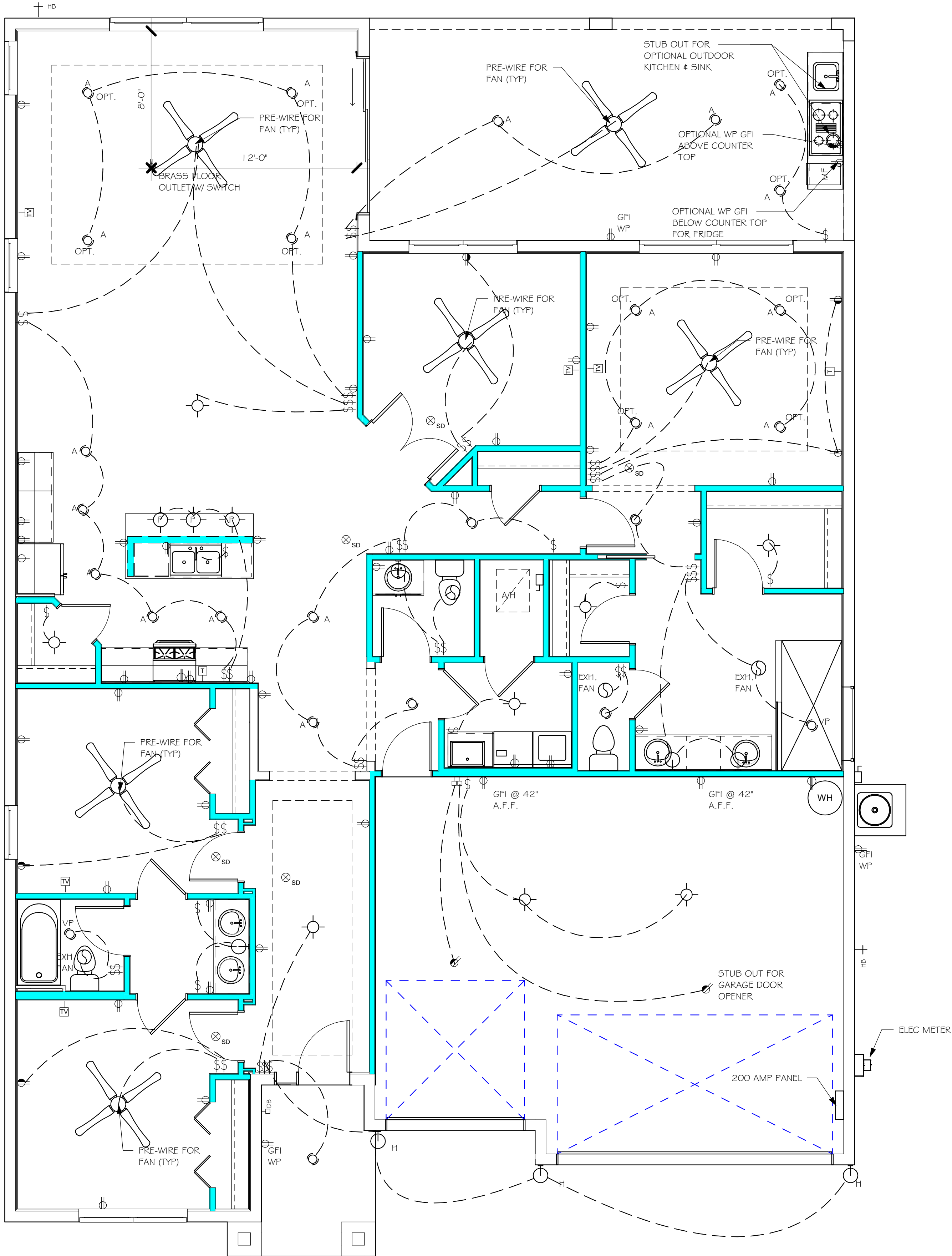
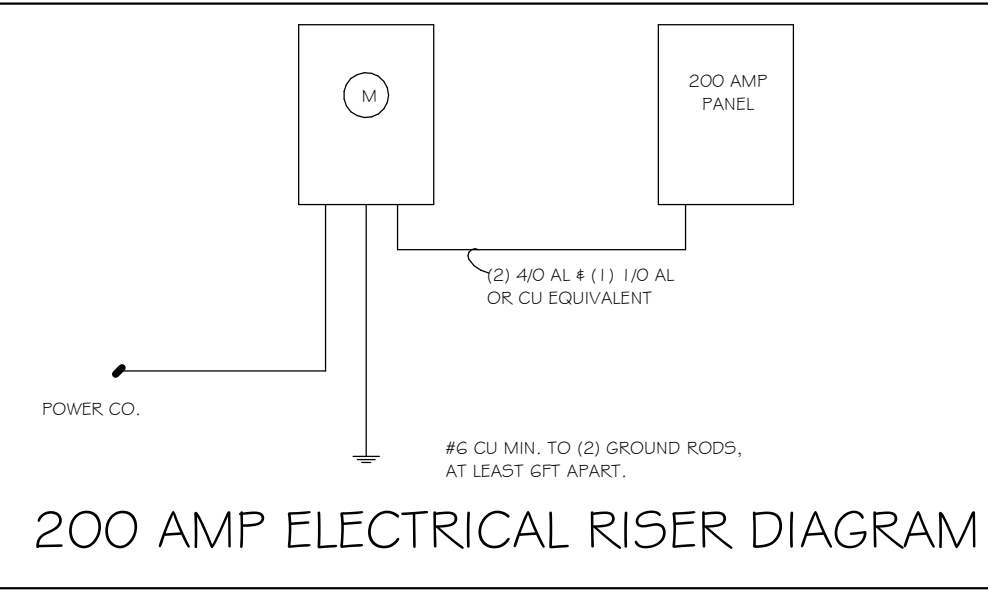




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LOT 346 2344 MRREVIT\1058 2344 MR.rvt

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

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

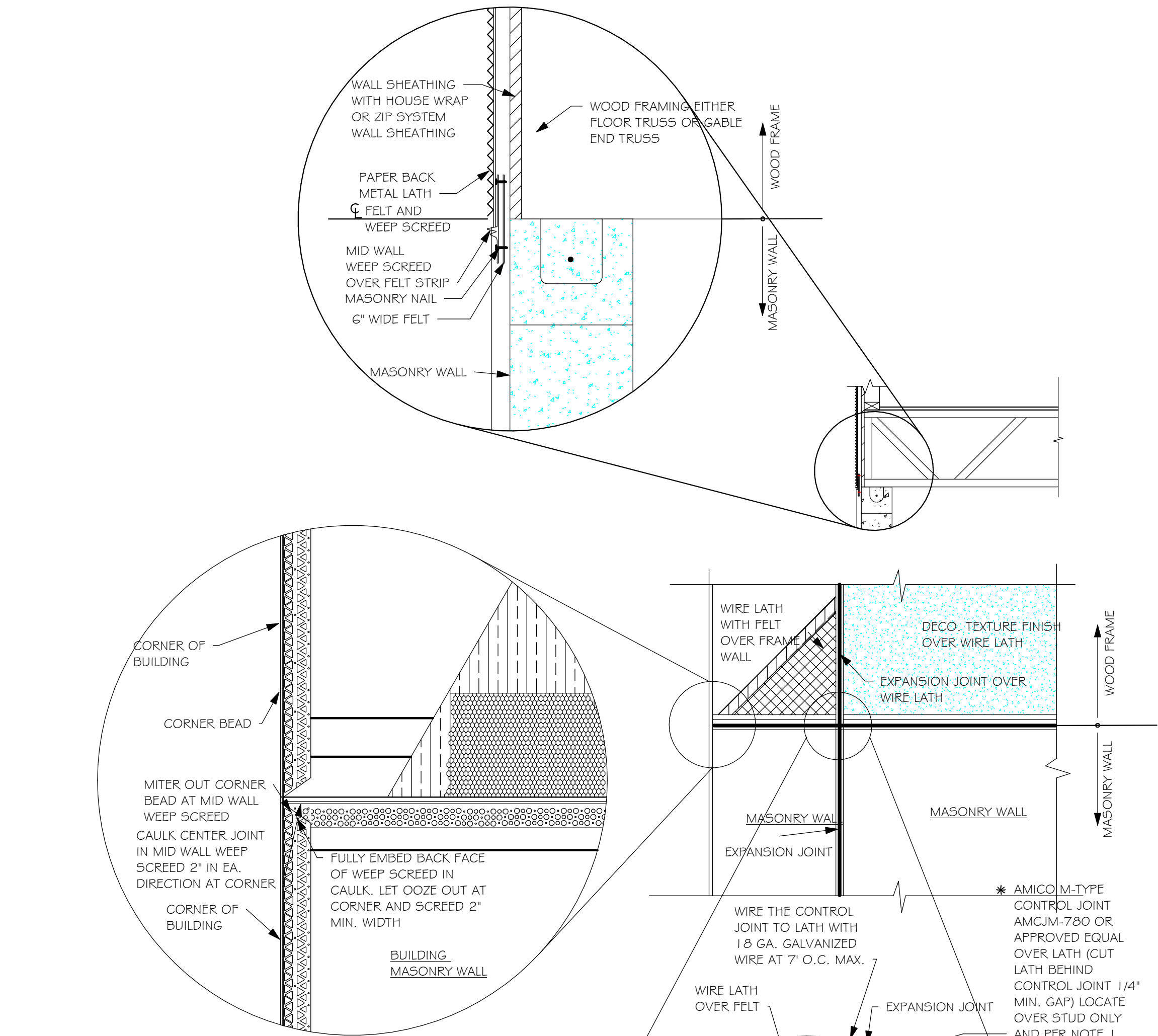


ELECTRICAL PLAN  
1/4" = 1'-0"

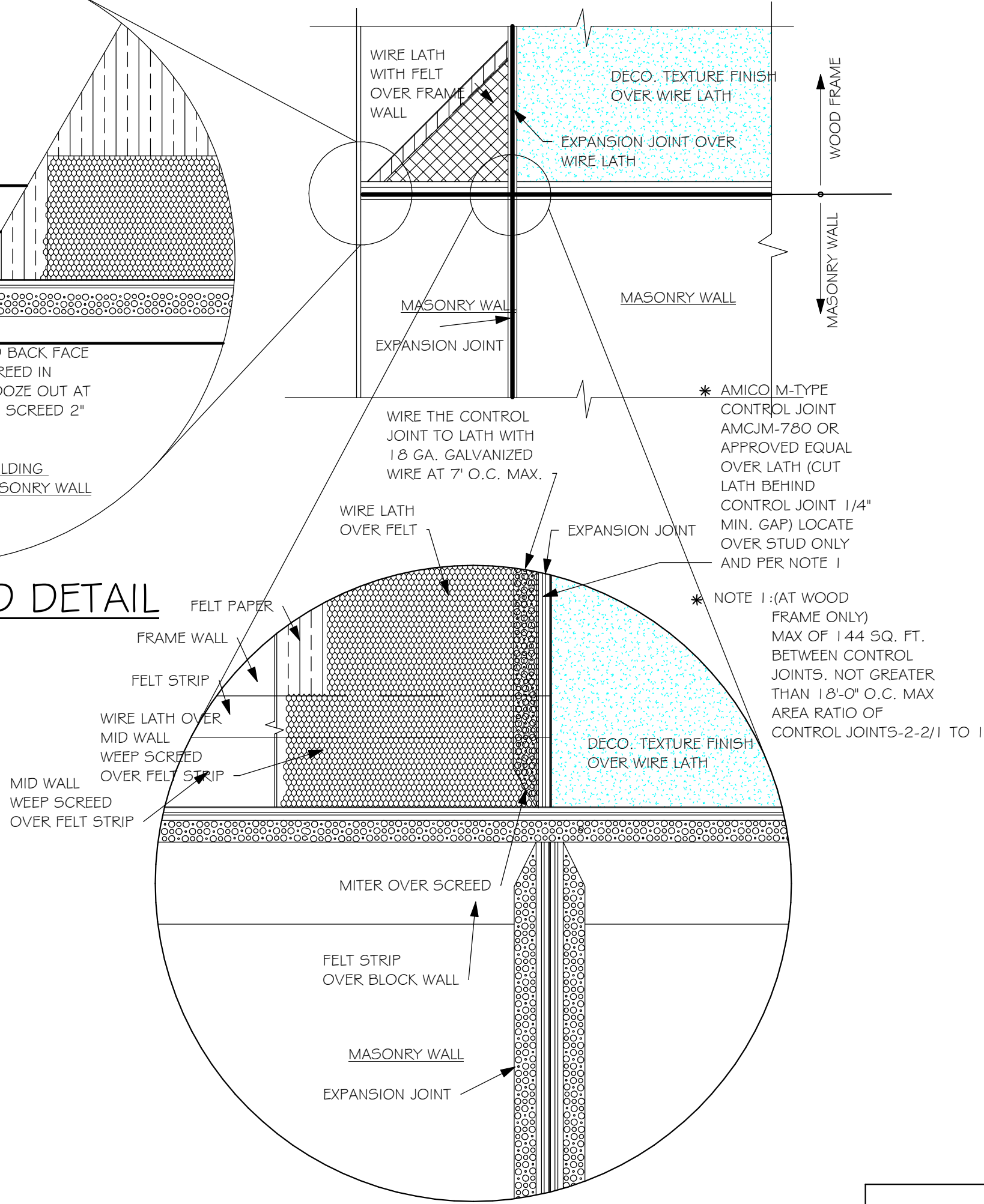
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
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LOT 346 2344 MRREVIT\1058 2344 MR.ct

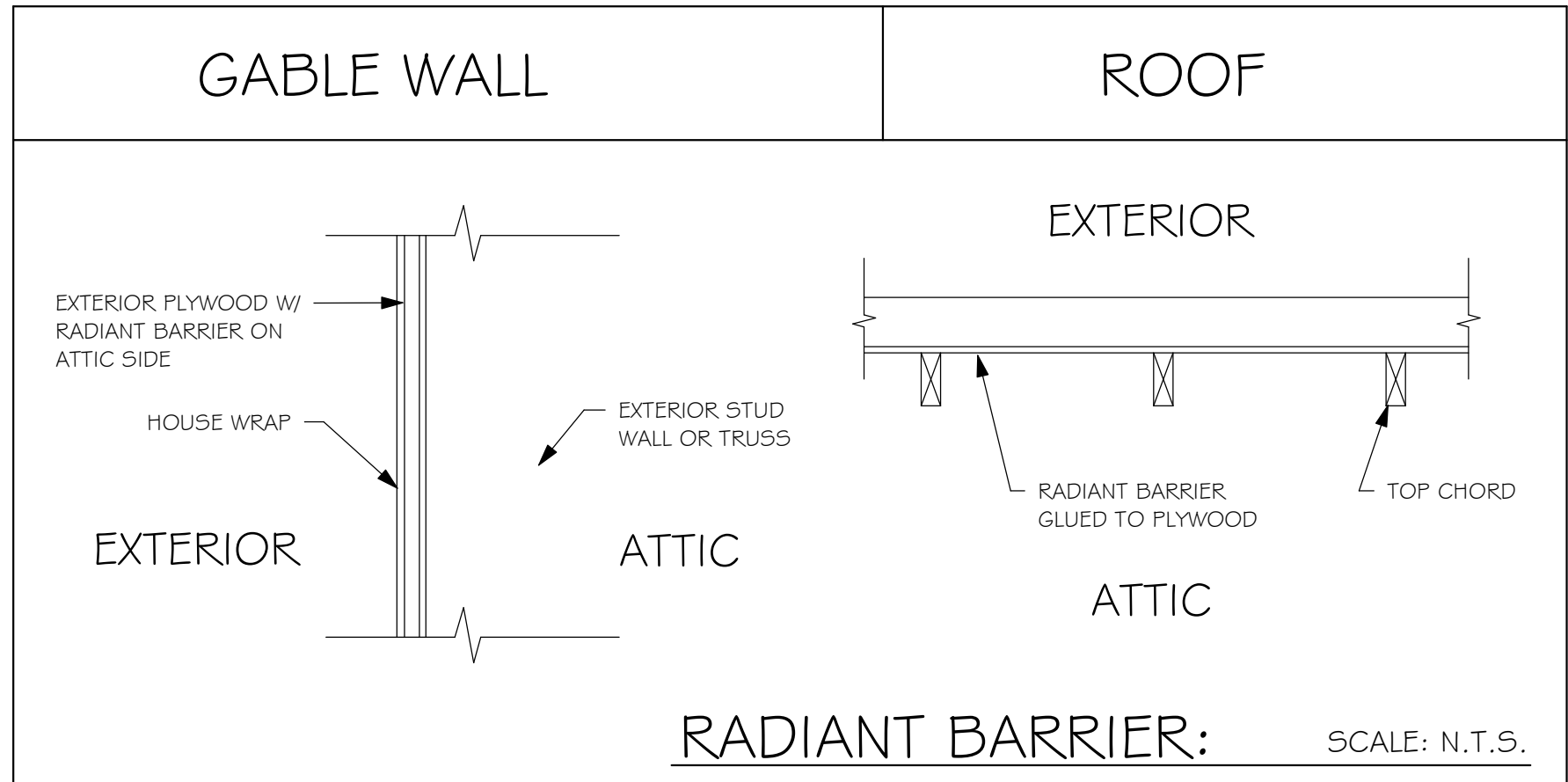


MID WALL WEEP SCREED DETAIL



WEEN SCREED DETAIL

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



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

## RESIDENTIAL SPECIFICATIONS

### GENERAL NOTES

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

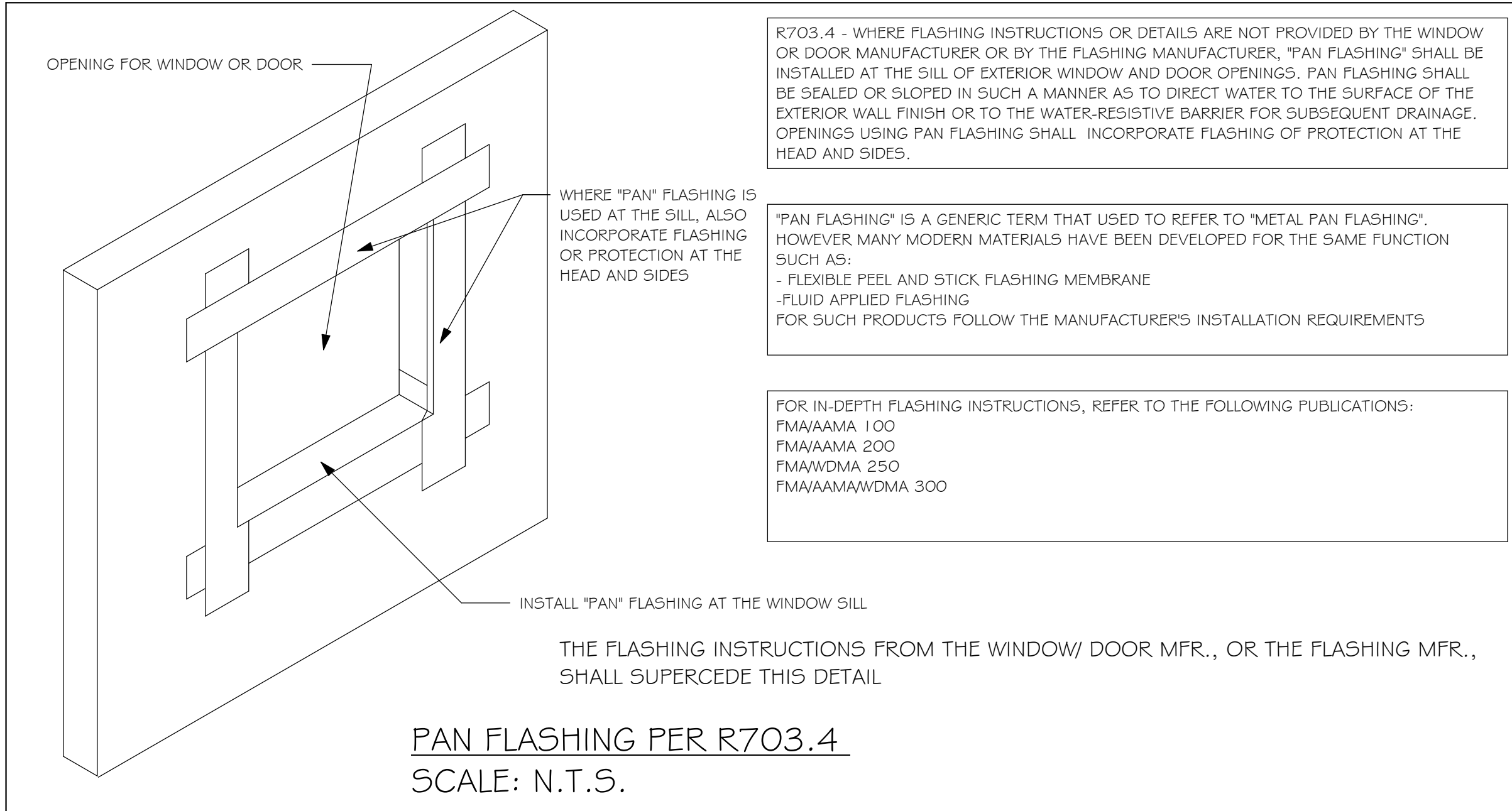
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### GENERAL ROOF ASSEMBLY

**ROOF SHEATHING**  
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL "I" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS @ 4" O.C. EDGE AND 6" O.C. FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSSES WITHOUT SPLITTING. RING SHANK NAILS PER R203.2.3.1 - 0.113" NOMINAL SHANK DIAMETER, RING DIAMETER OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH.

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

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



PAN FLASHING PER R703.4  
SCALE: N.T.S.

3

### ASPHALT SHINGLE ROOF SPECS

**SHINGLES**  
15# FELT SHALL BE INSTALLED UNDER ASPHALT SHINGLES. ALL ASPHALT SHINGLES SHALL HAVE SELF-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3452, 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 MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

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

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

4

### CLAY AND CONCRETE ROOF TILE SPECS

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

THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.

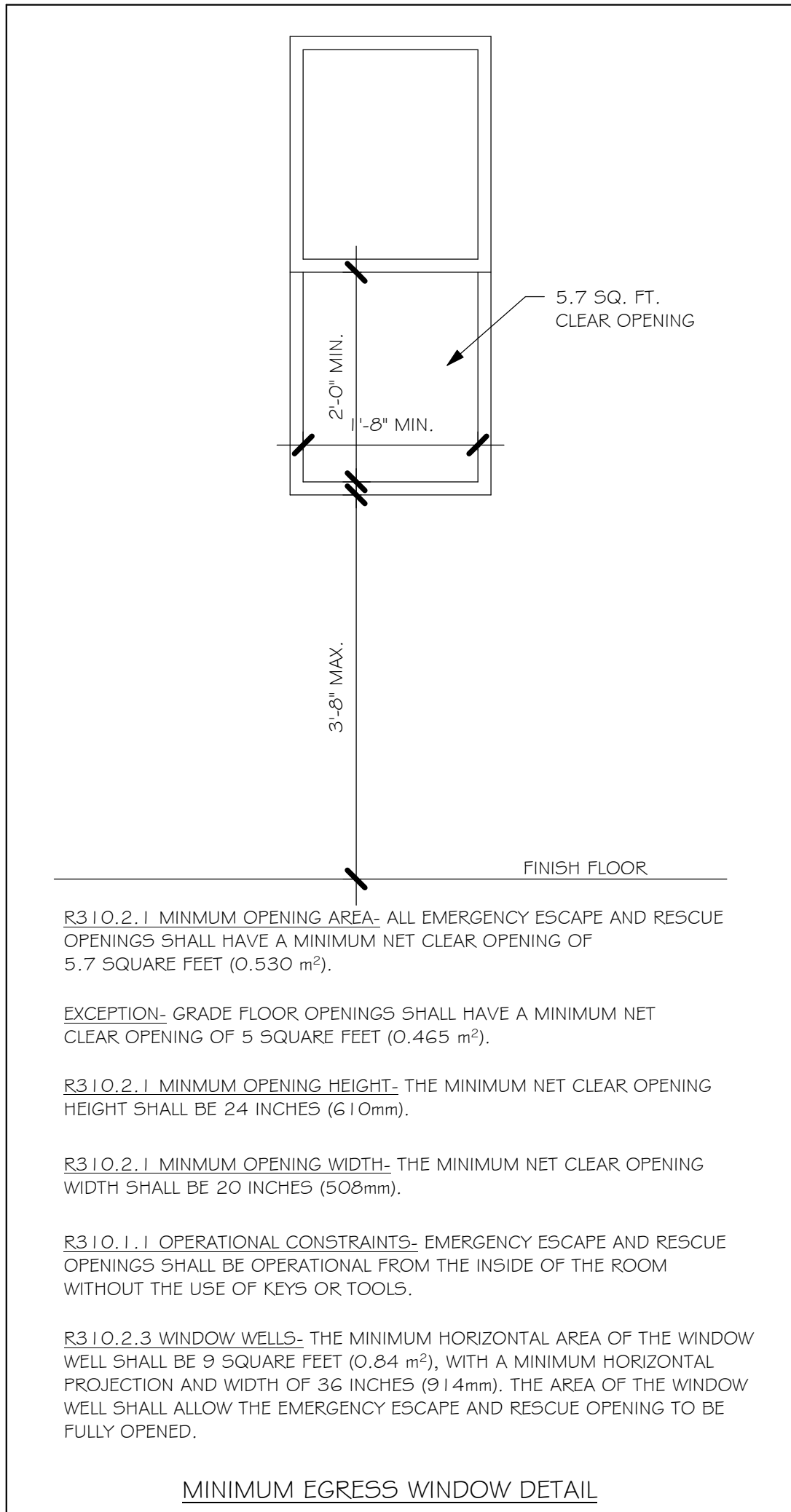
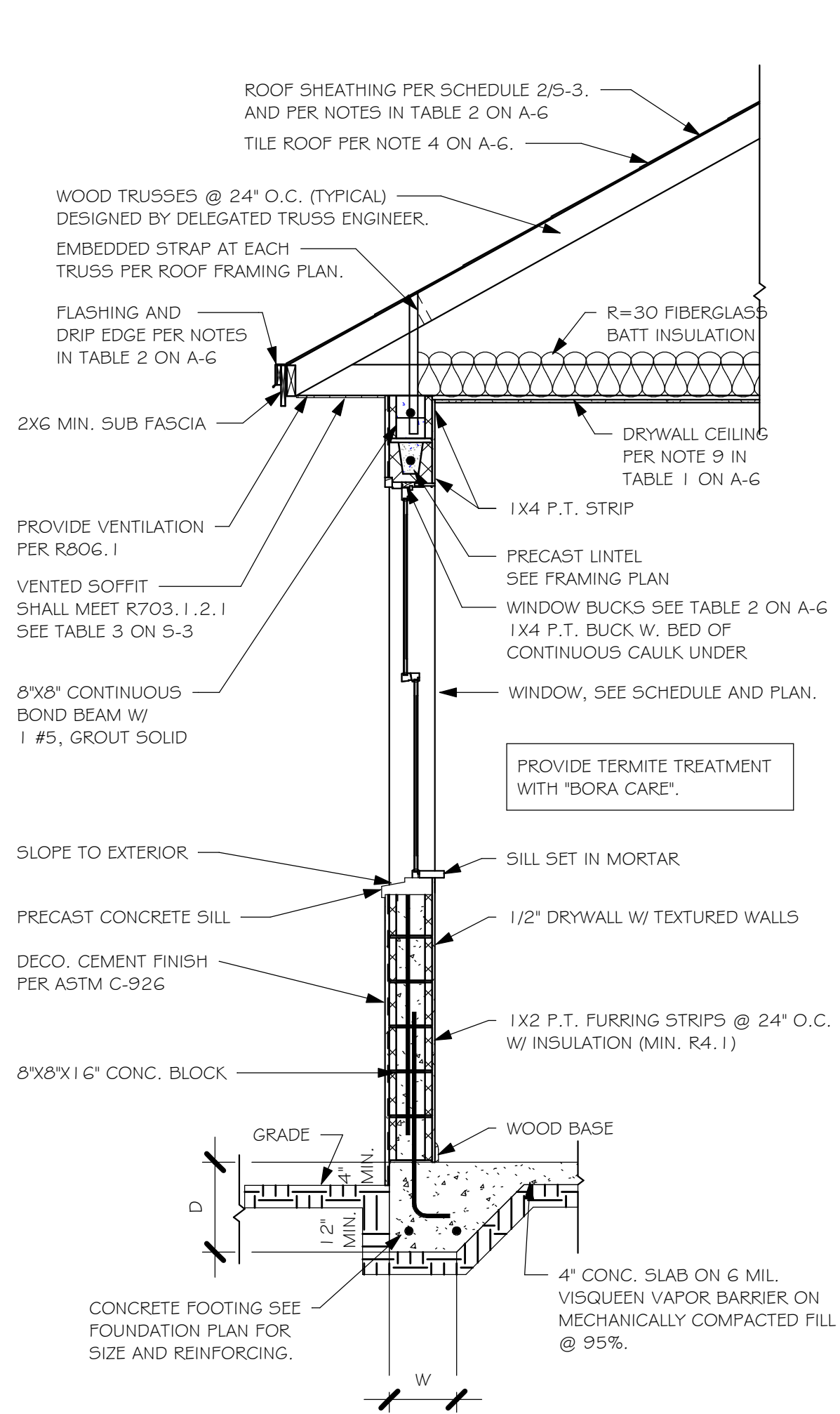
APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING:

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

5

### FLOOR SHEATHING AT 2ND FLOOR

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



MINIMUM EGRESS WINDOW DETAIL

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

**D-R HORTON**  
R.H. HORTON  
America's Builder

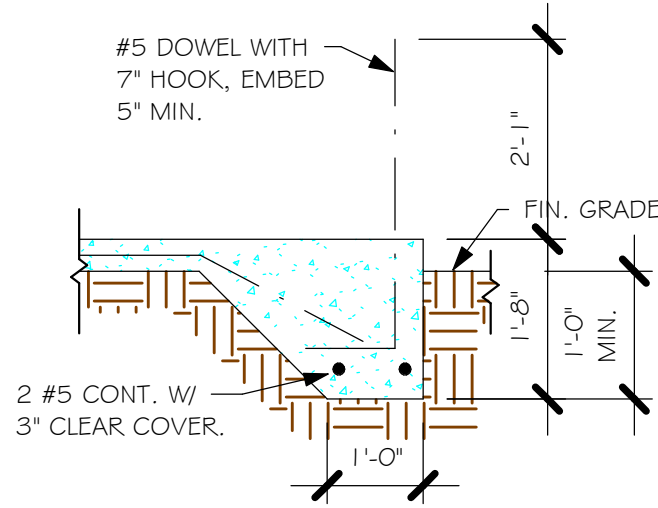
**Gulf Coast**  
Drafting & Design, Inc.

EMAIL: [PLANS@GULFCOASTDRAFTING.COM](mailto:PLANS@GULFCOASTDRAFTING.COM)  
PHONE: 239-540-1823  
1515 SE 47th ST. CAPE CORAL, FL 33904

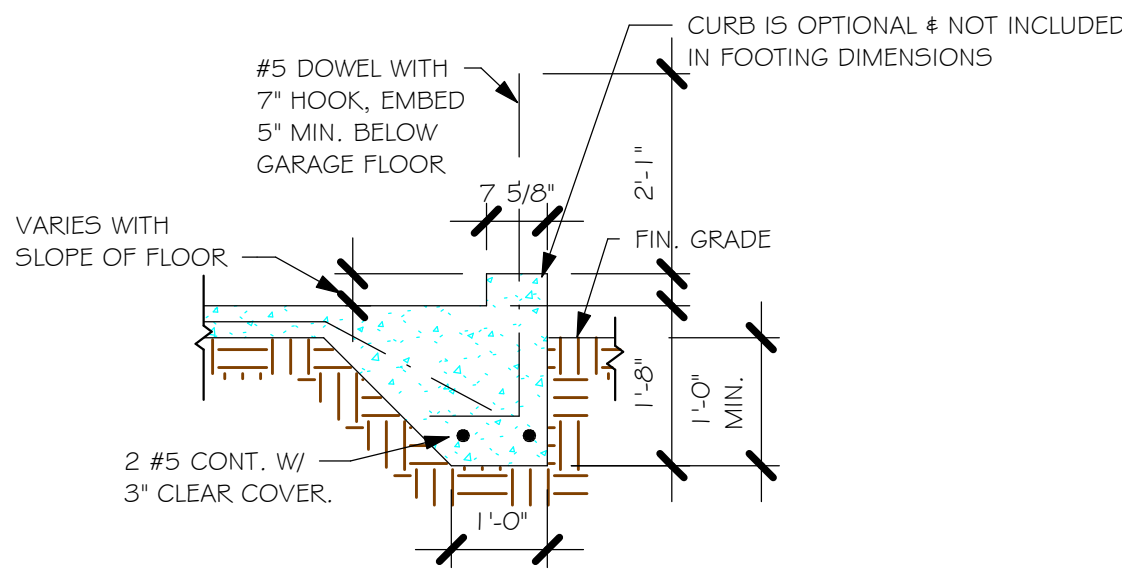
LOT: 346	MODEL	DATE:
SUBDIVISION: TOSCANA (SLES 605	# 2344 M	07/25/19
ADDRES: 283 TOSCAVILLA BLVD		DRAWN BY: JSL
D.R.H. #: 578370136		CHECKED BY: JWC
		REVISED:
		PLAN: SECTIONS
		SCALE: As indicated
		A-6



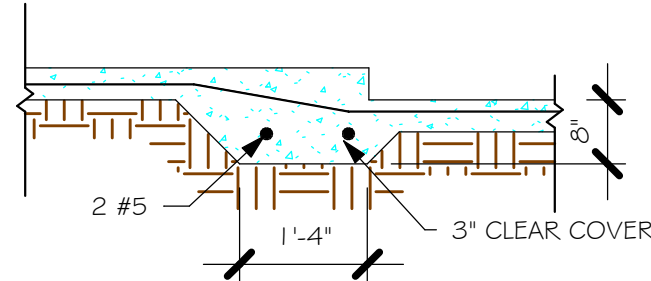
Z:\MASTER\2018 BUILDERS\2018 DR HORTON\SUBDIVISIONS\TOSCANA (SLES 605)\10058  
LOT 346 2344 MRREVIT\1058 2344 MR.rvt



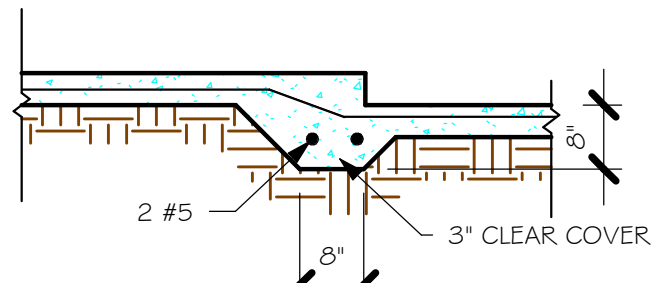
"F3" FOOTING  
1/2" = 1'-0"



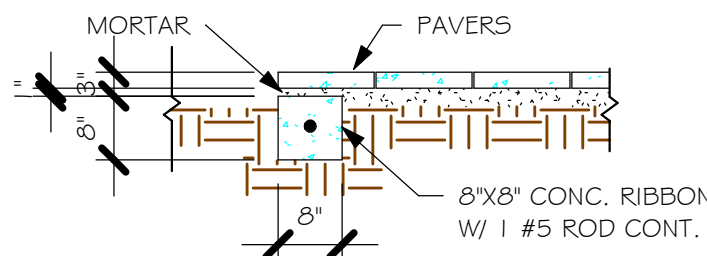
"F3" WITH CURB AT GARAGE  
1/2" = 1'-0"



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



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



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

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

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

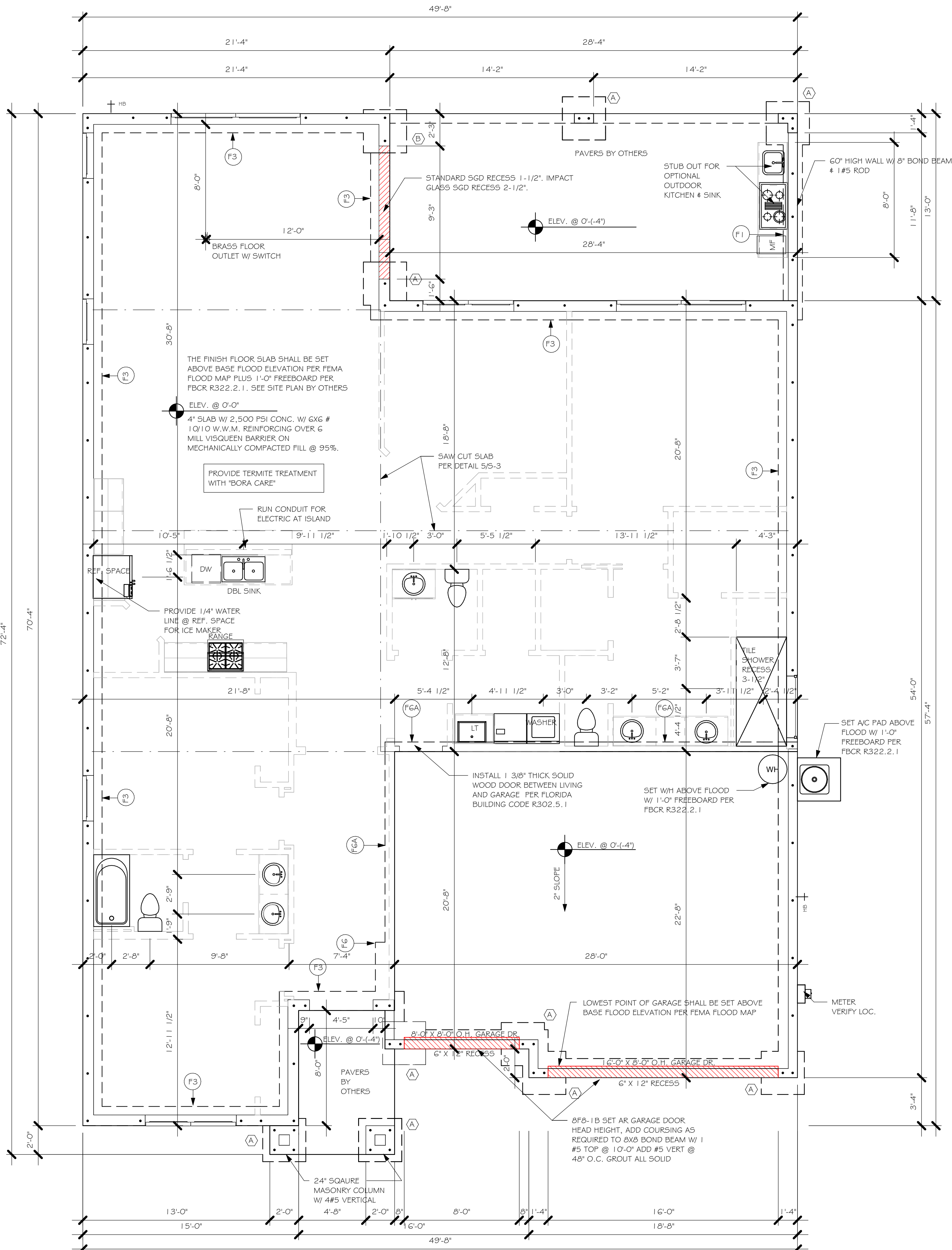
ADD CURB TO GARAGE, SEE DETAIL.

#### FOUNDATION PLAN

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

PLAN NOTES:

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



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

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



NOTES:

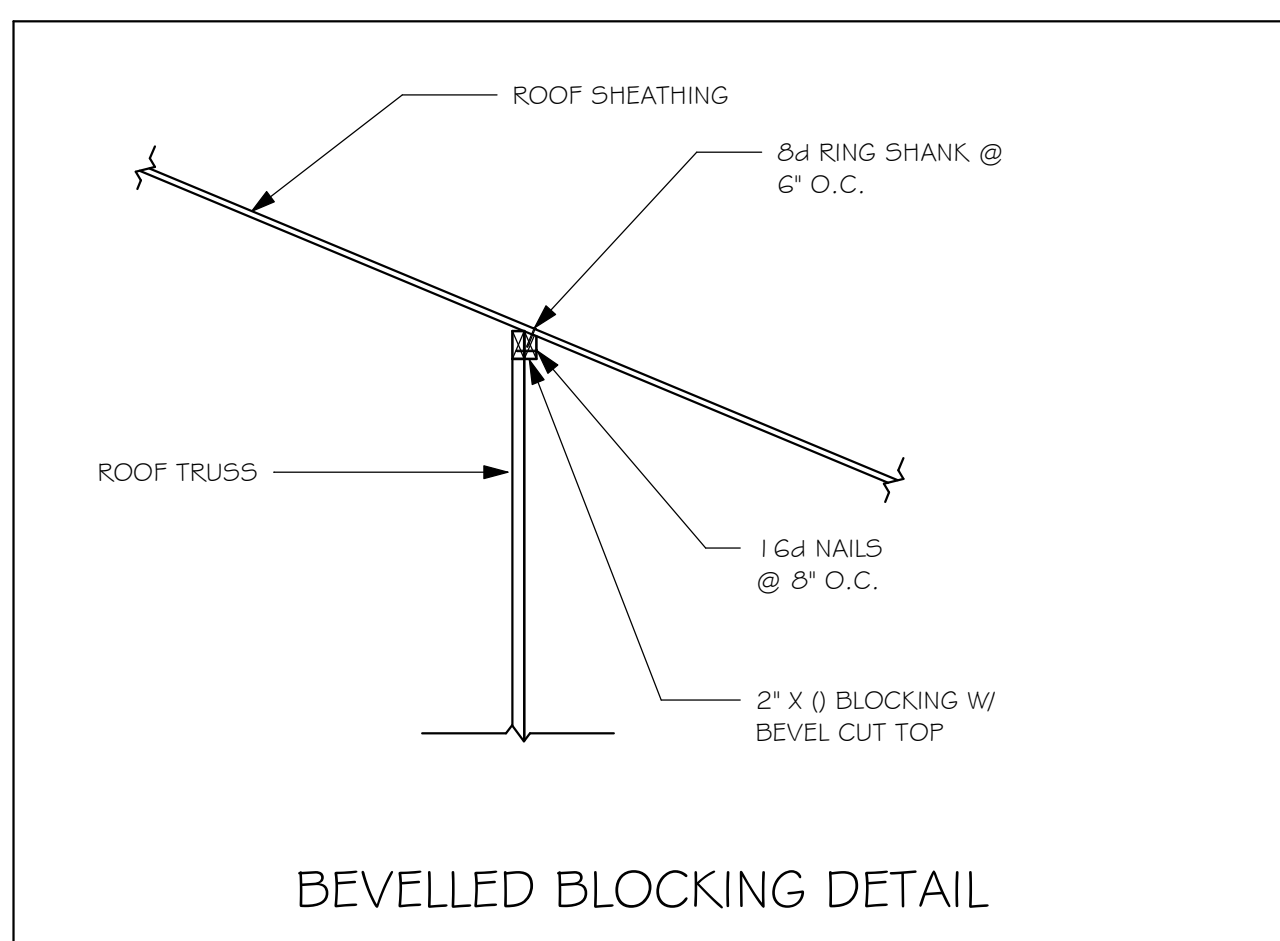
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -CL OF WALL.
2. CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP 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 1 Q15-3.
4. \* ATR = ALLTHREAD, DRILL AND EPOXY WITH USP EPOXY PER MFR, INSTRUCTIONS.

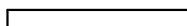


REV

NOTES:

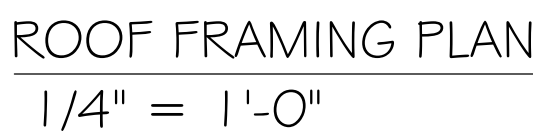
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2. CONNECTORS ARE USP STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS.

REV



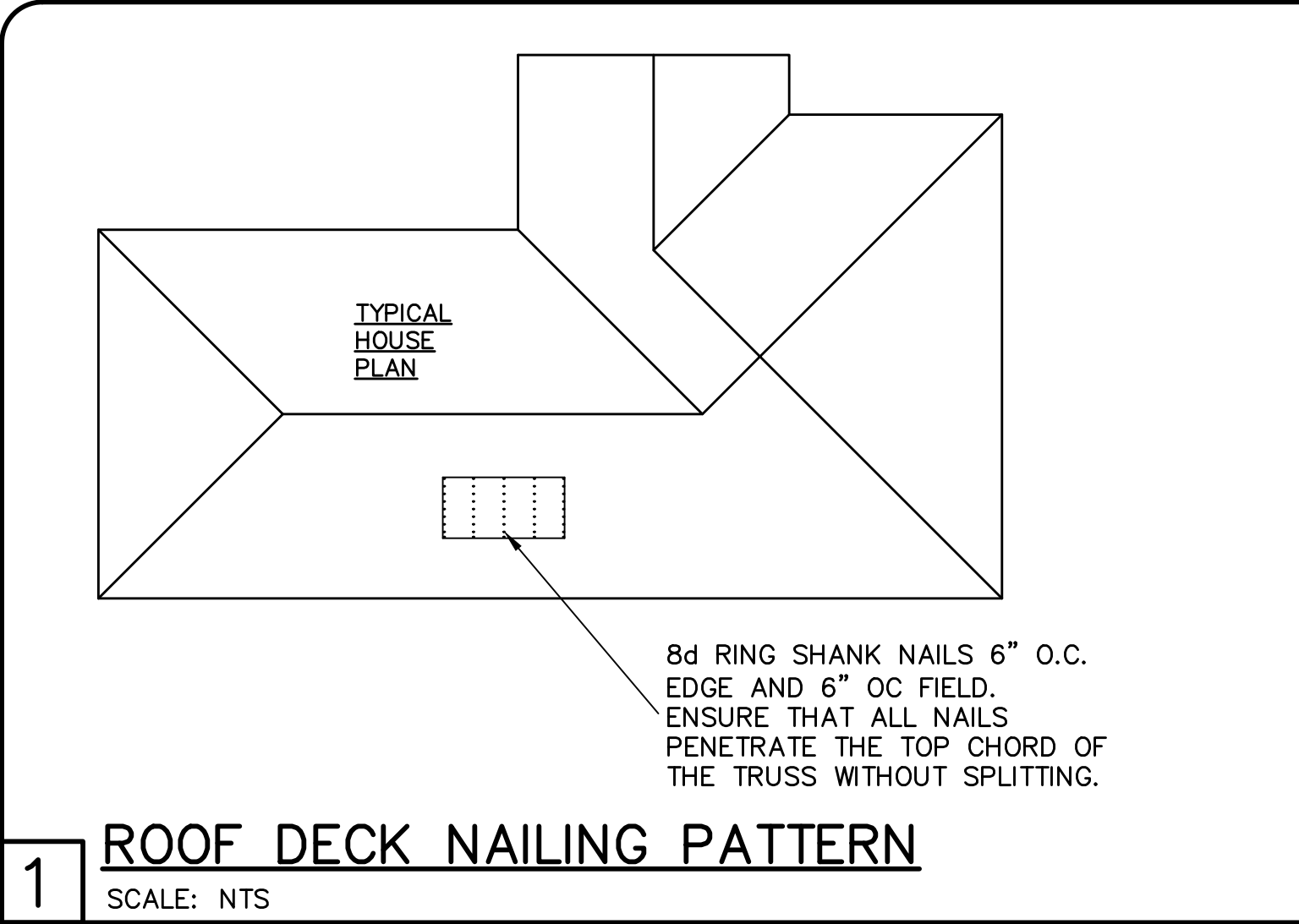
- ## BEARING HEIGHT
- |   |                             |
|---|-----------------------------|
|  | = BEARING @ 10'-0"          |
|  | = INTERIOR BEARING @ 10'-0" |
|  | = BEARING @ 12'-0"          |

8"X8" CONTINUOUS MASONRY BOND  
BEAM AT TOP OF WALL. WITH 1 #5  
BAR. PROVIDE CORNER BARS PER  
215-5



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

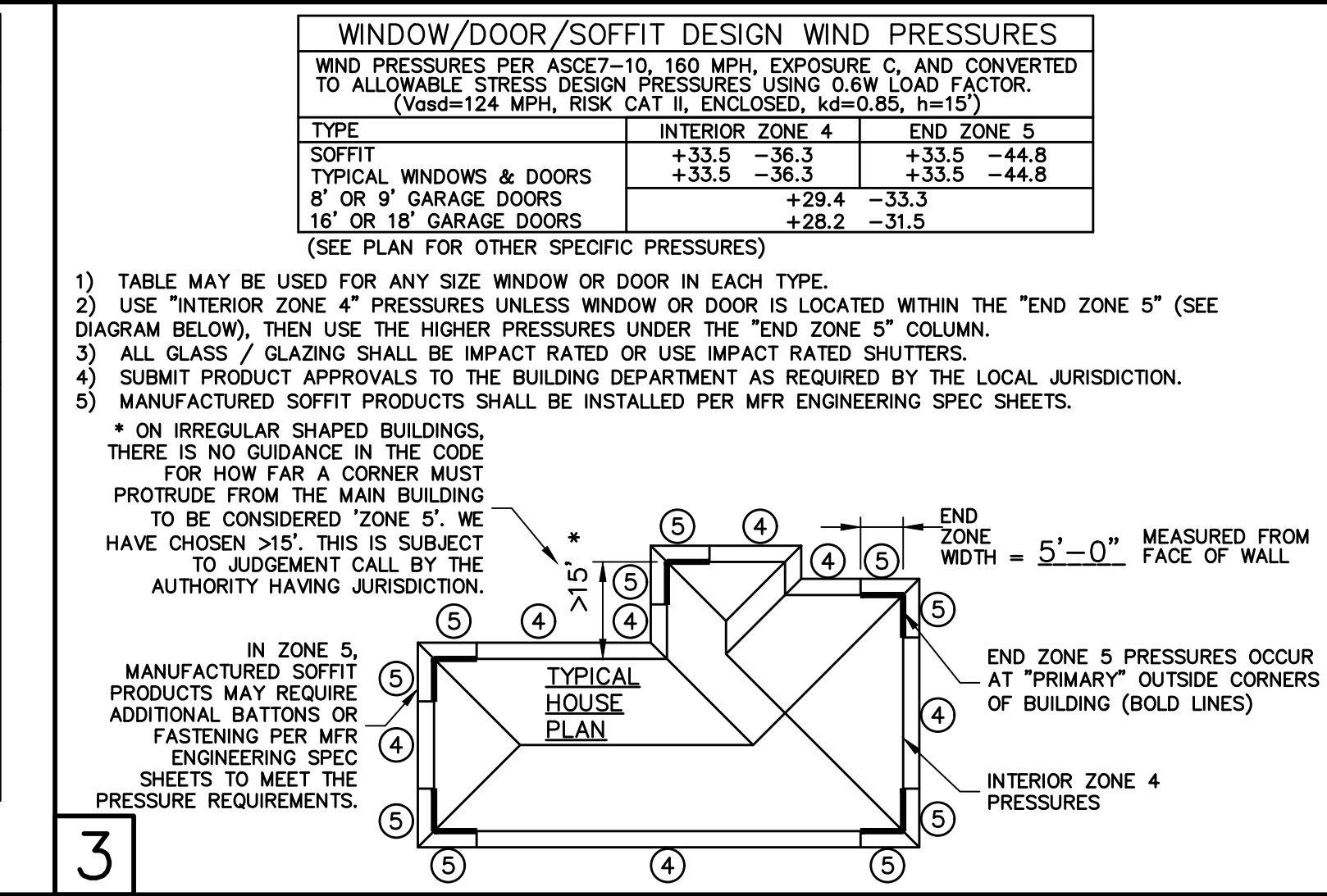




**2** **SHEATHING SCHEDULE**

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, 3/8" 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.



DESIGN CRITERIA:

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

1. FLOOR & ROOF UNIFORM LOADS:  
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF  
ROOF: LIVE TOP CHORD 20 PSF  
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ 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

2. WIND LOADS:  
WIND DESIGN PER, ASCE7-10  
BASIC WIND SPEED (ASCE7-10) 160 MPH  
NOMINAL WIND SPEED (V<sub>wd</sub> TABLE R301.2.1.3) 124 MPH  
BUILDING CATEGORY II  
IMPORTANCE FACTOR 1.00  
EXPOSURE C  
MEAN ROOF HEIGHT = 15 FT  
ROOF PITCH 5/12  
ENCLOSURE CLASS 1  
INTERNAL PRESS. COEFF. +/- 0.18  
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3.  
SOFFITS - PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS

3. REINFORCED CONCRETE:  
DESIGN AS PER ACI 318-14  
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:  
SLAB ON GRADE f<sub>c</sub> = 2500 PSI  
3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERESH.  
CONVENTIONAL SHALLOW FOOTINGS f<sub>c</sub> = 2500 PSI  
BEAMS AND COLUMNS f<sub>c</sub> = 3000 PSI  
ALL OTHER CONCRETE (U.N.O.) f<sub>c</sub> = 3000 PSI  
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:  
FOOTINGS 3" CENTERED  
SLAB ON GRADE 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.

4. REINFORCED MASONRY:  
DESIGN PER ACI 530-13  
REQUIRED COMPRESSIVE STRENGTHS:  
MASONRY WALLS f<sub>m</sub> = 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. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.

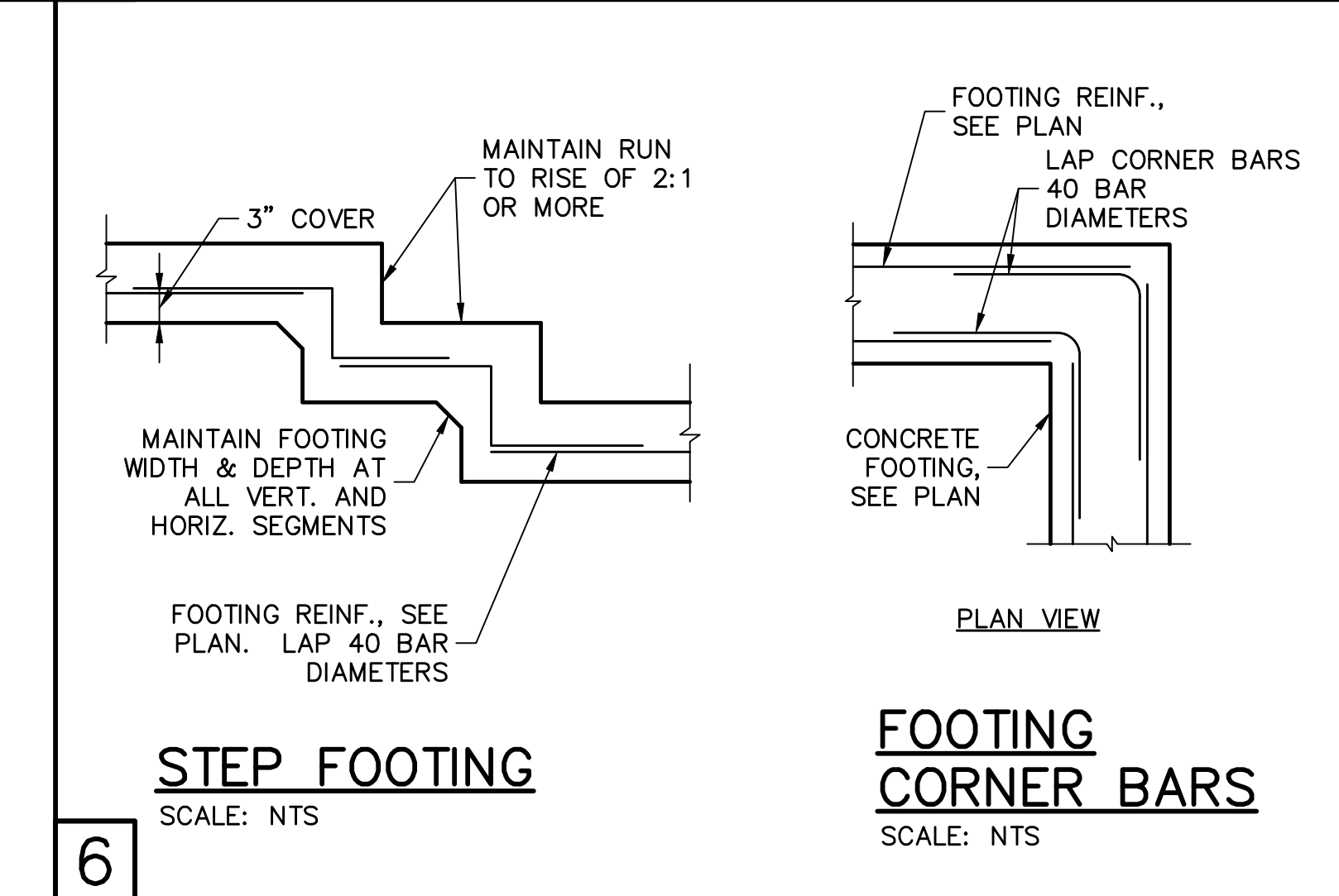
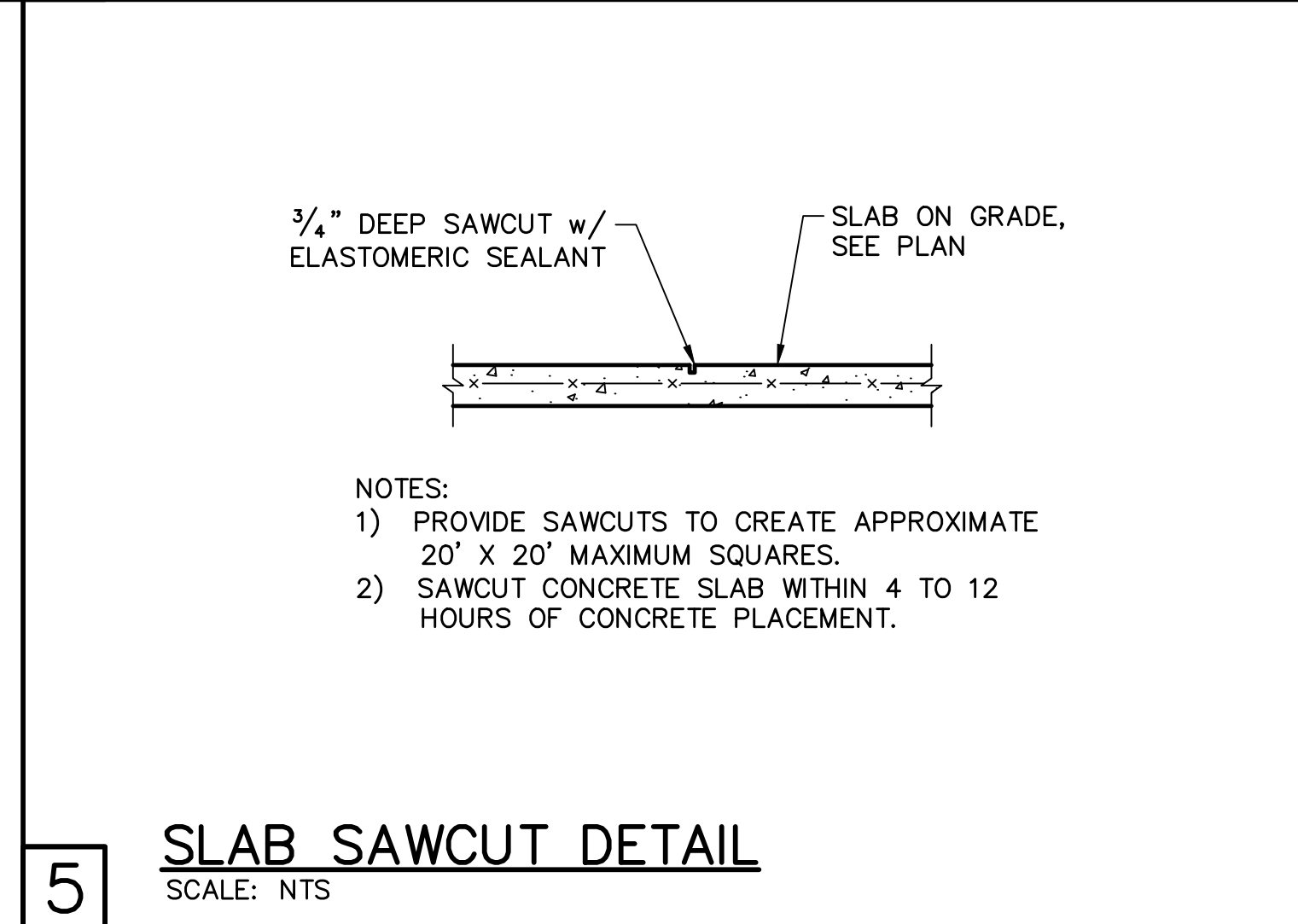
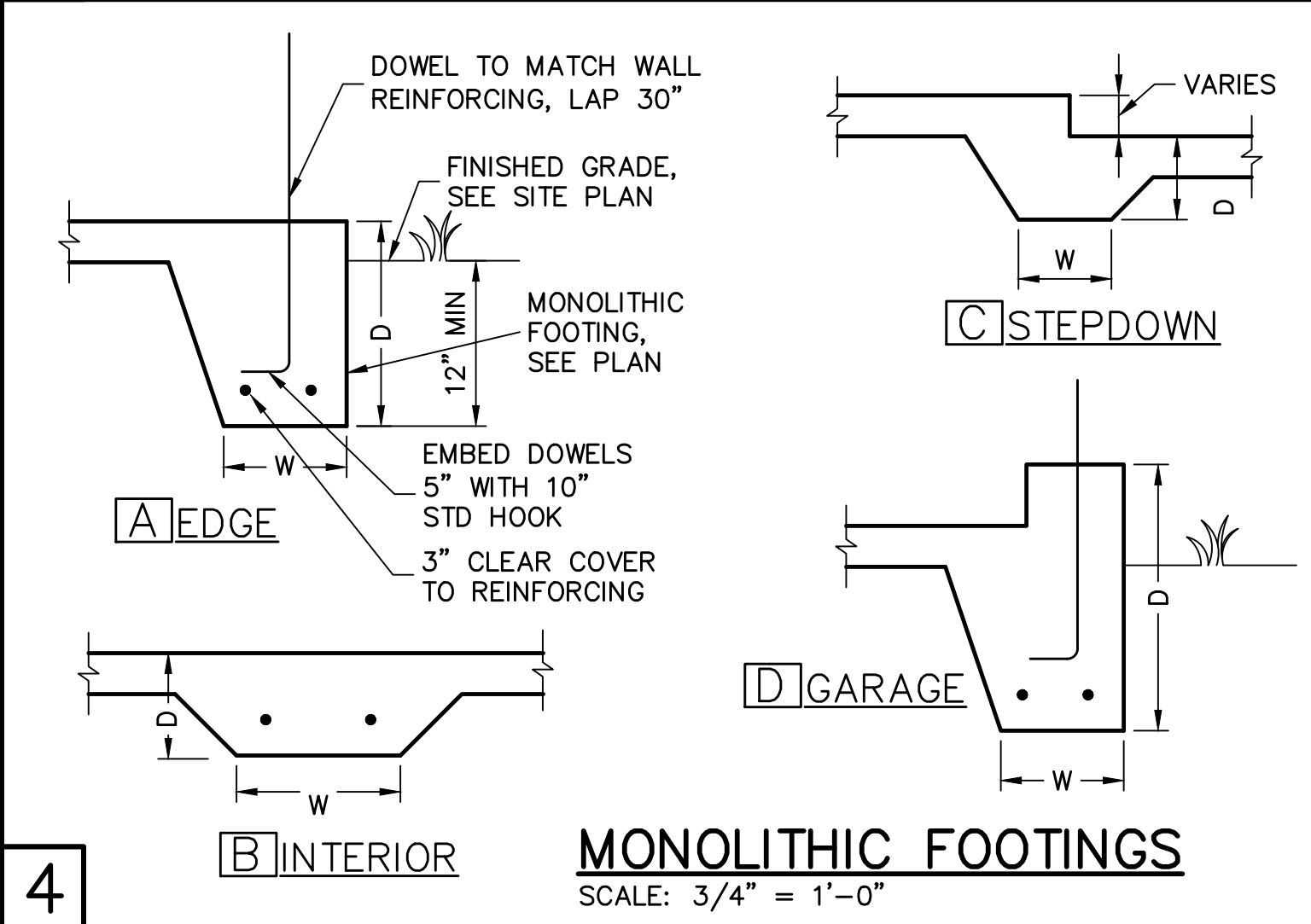
5. DELEGATED-ENGINEERED WOOD ROOF & FLOOR TRUSSES:  
ALL WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15-31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.

6. FOUNDATION:  
CONVENTIONAL SHALLOW CONCRETE FOOTINGS  
SOIL BEARING CAPACITY 2000 PSF  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY.  
IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.

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

8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, 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.

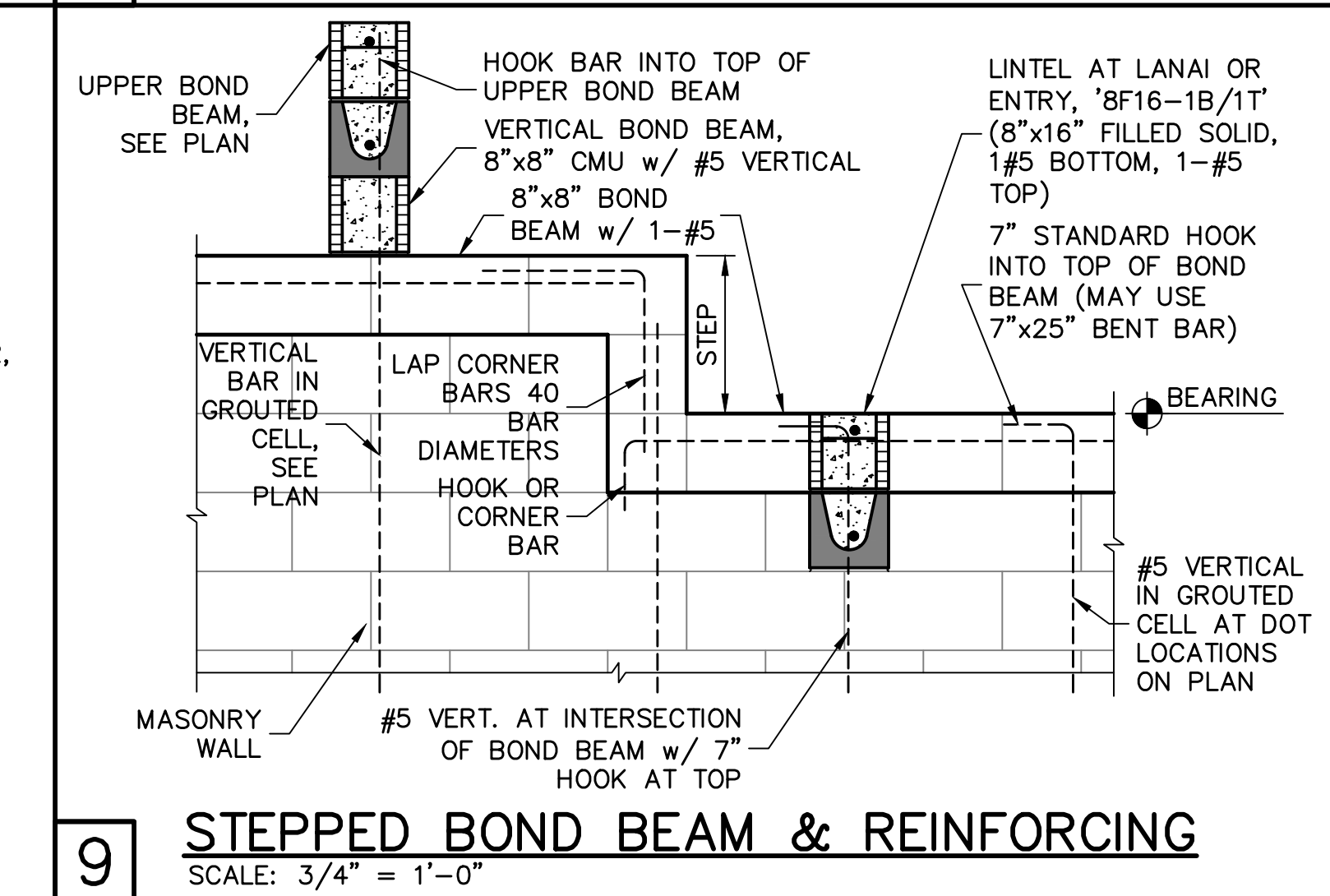
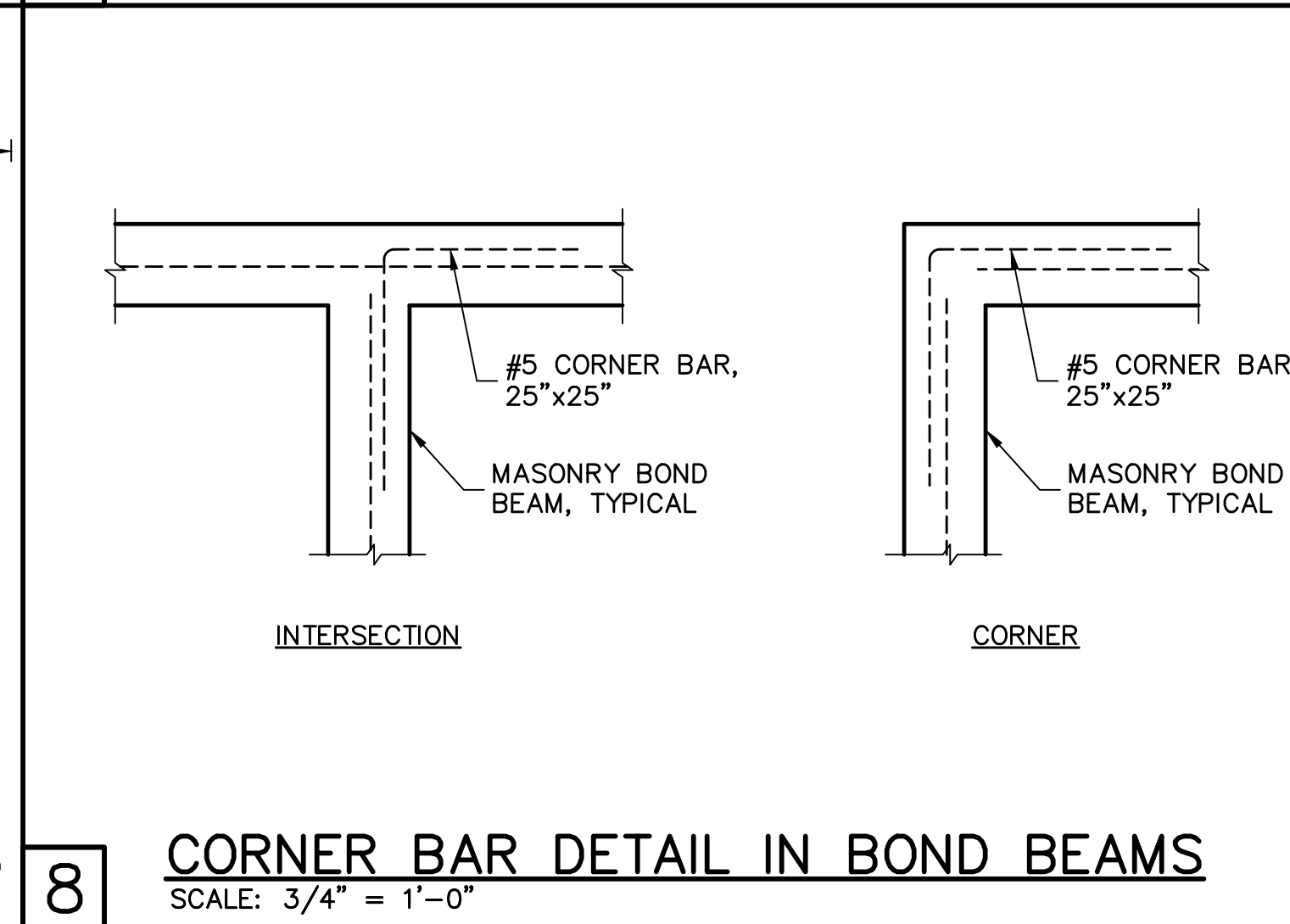
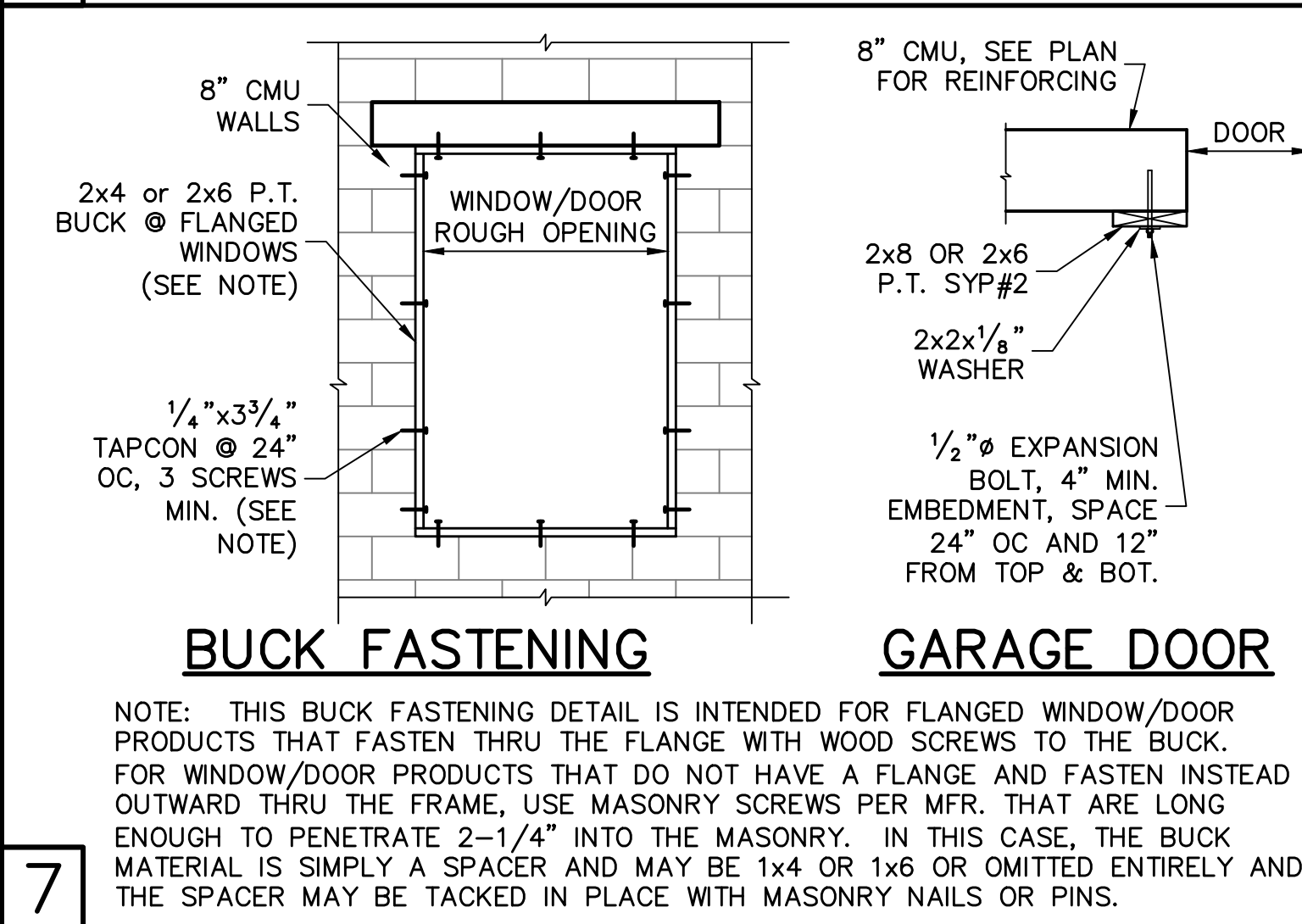
9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005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



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

BUILDER:

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH EXPOSURE C, ELEVATION M, JOB # MASTER, DATED: 01/10/18, REVISED: NONE



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

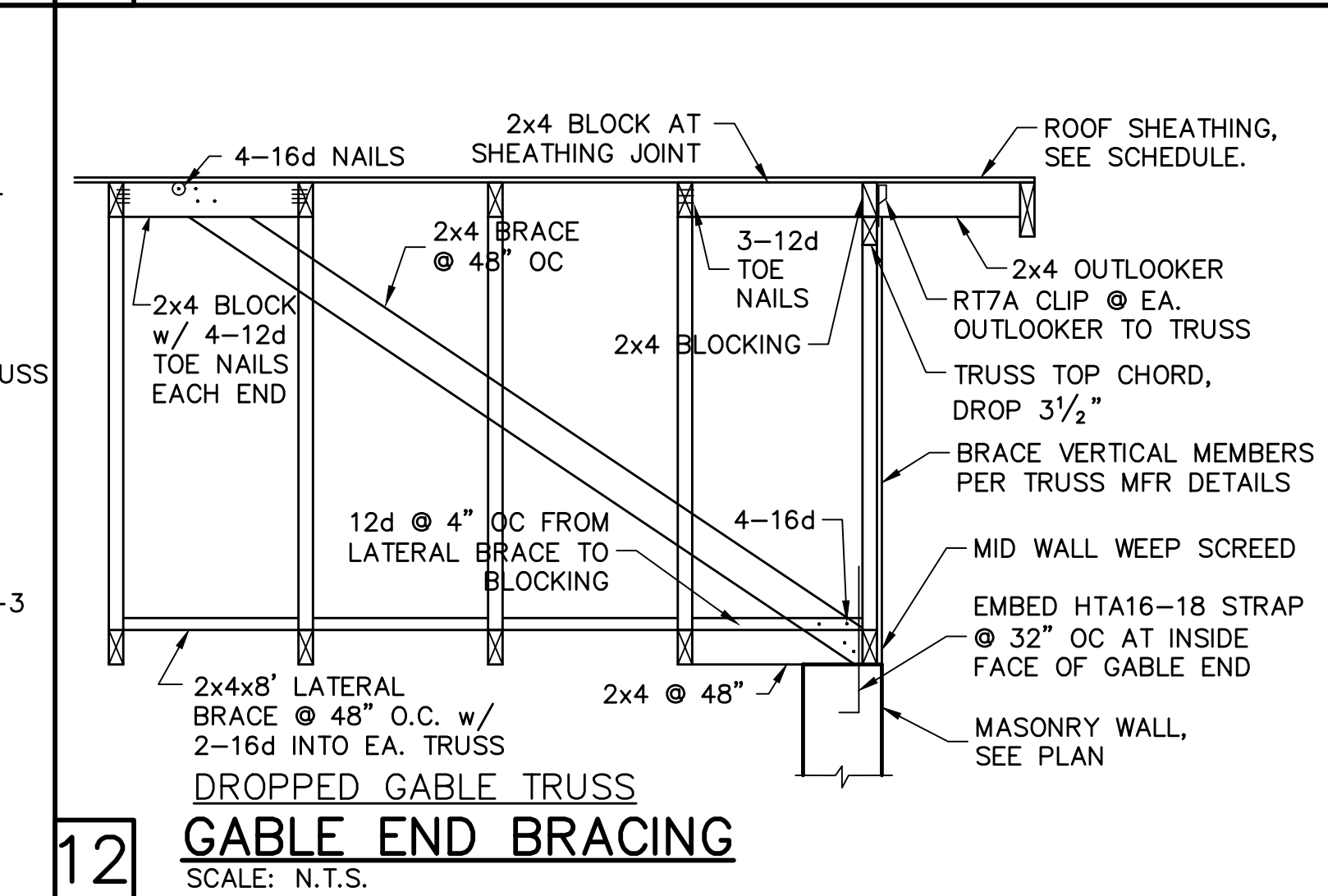
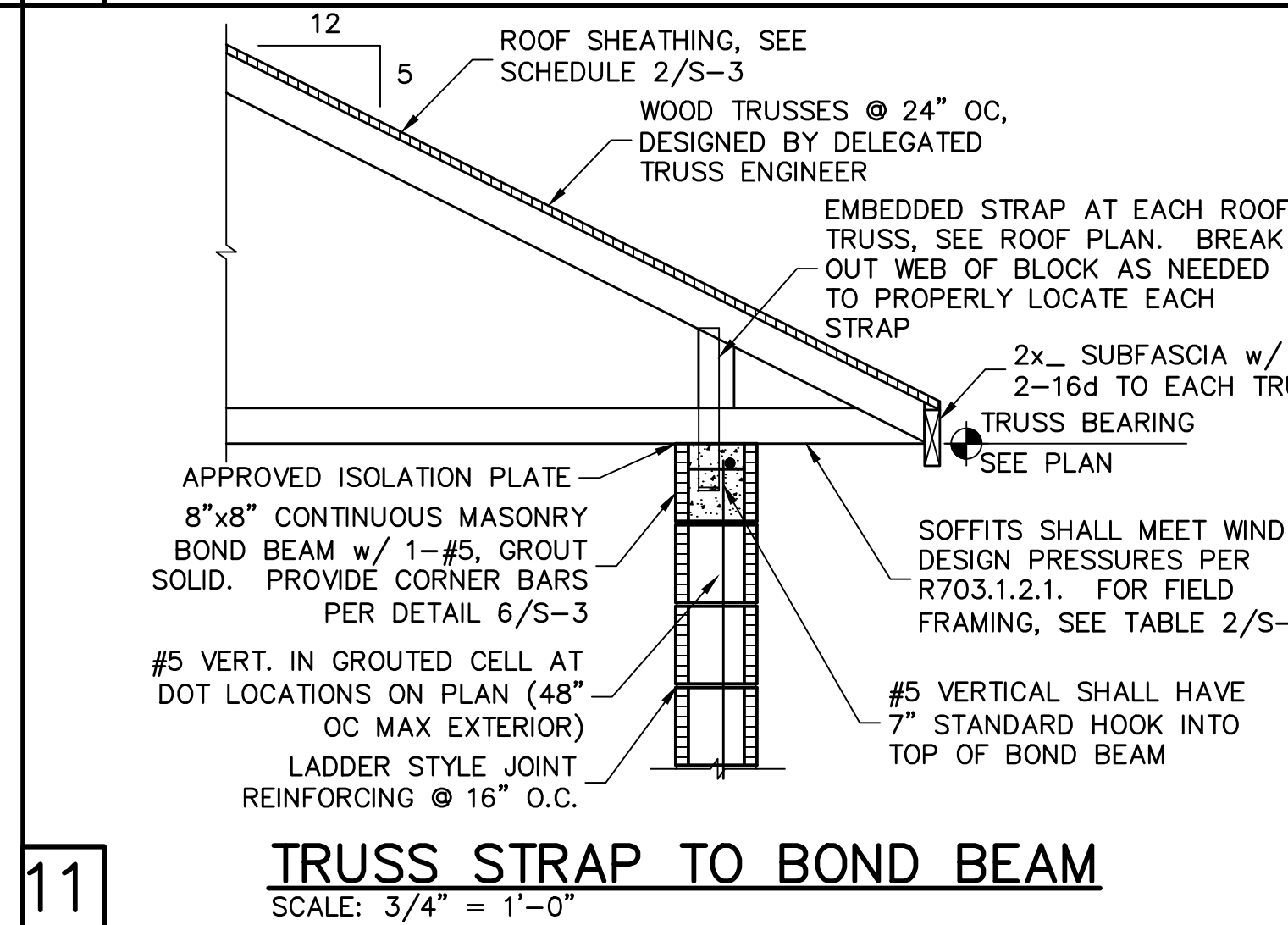
BUILDER:

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH EXPOSURE C, ELEVATION M, JOB # MASTER, DATED: 01/10/18, REVISED: NONE

**10** **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.



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).

REVISIONS

NO.	DESCRIPTION	DATE

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:

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH EXPOSURE C, ELEVATION M, JOB # MASTER, DATED: 01/10/18, REVISED: NONE

**STRUCTURAL DETAILS**  
**MODEL 2344 M**  
283 TOSCAVILLA BOULEVARD  
VENICE, FLORIDA  
LOT: 346 SUBDIVISION: TOSCANIA ISLES

DESIGN/DRAWN  
DWB/GH  
CHECKED  
DWB  
DATE  
07/29/19  
SCALE  
VARIES  
JOB NO.  
DR11058  
SHEET

S-3

SHEET 3 OF 4



[illegible]

**STRUCTURAL ENGINEERING:**

**STRUCTURAL  
SYSTEMS  
OF NORTH FLORIDA**

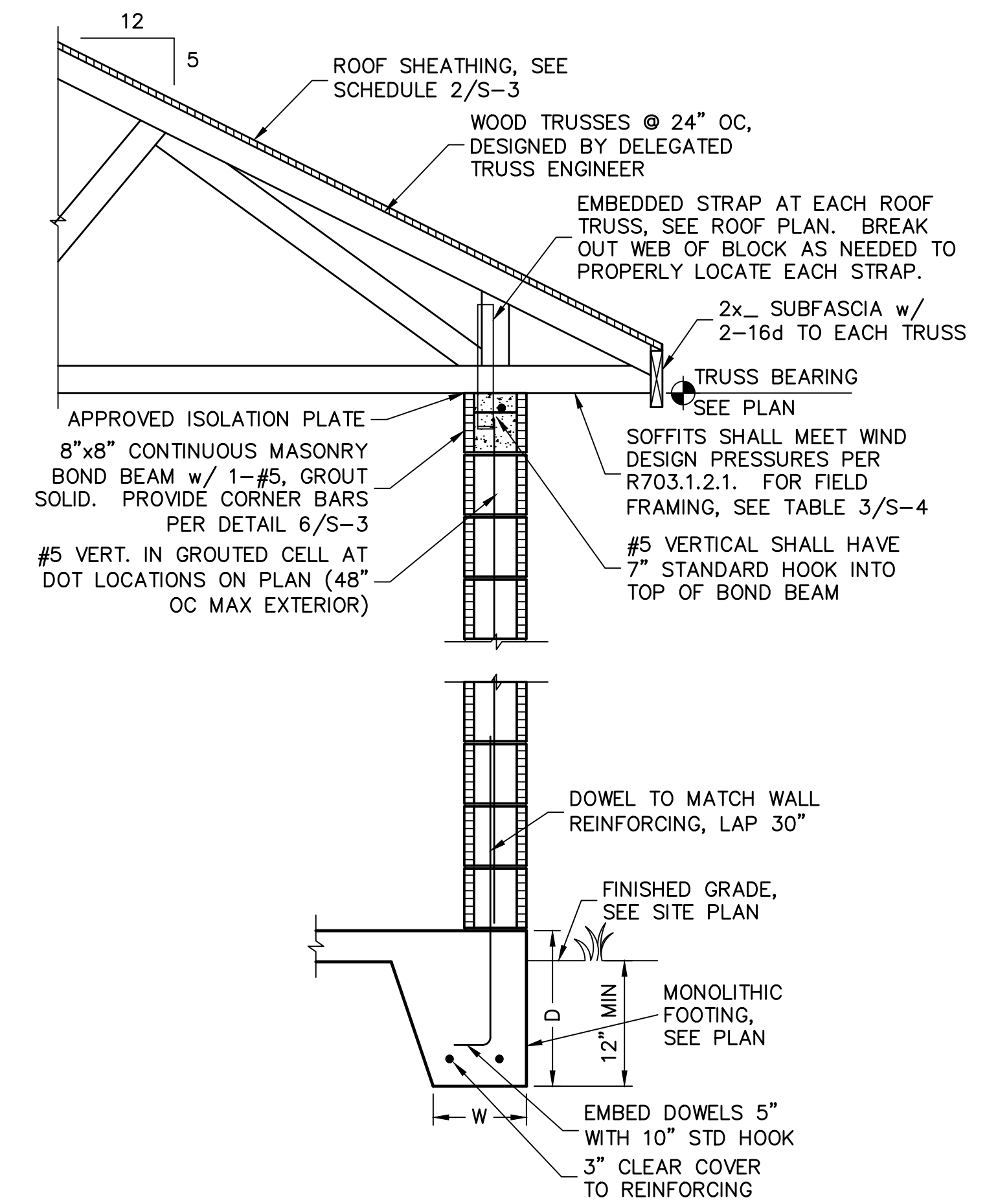
1634 S.E. 47th STREET, SUITE #3  
CAPE CORAL, FL 33904  
(239) 549-4554

CA# 8829

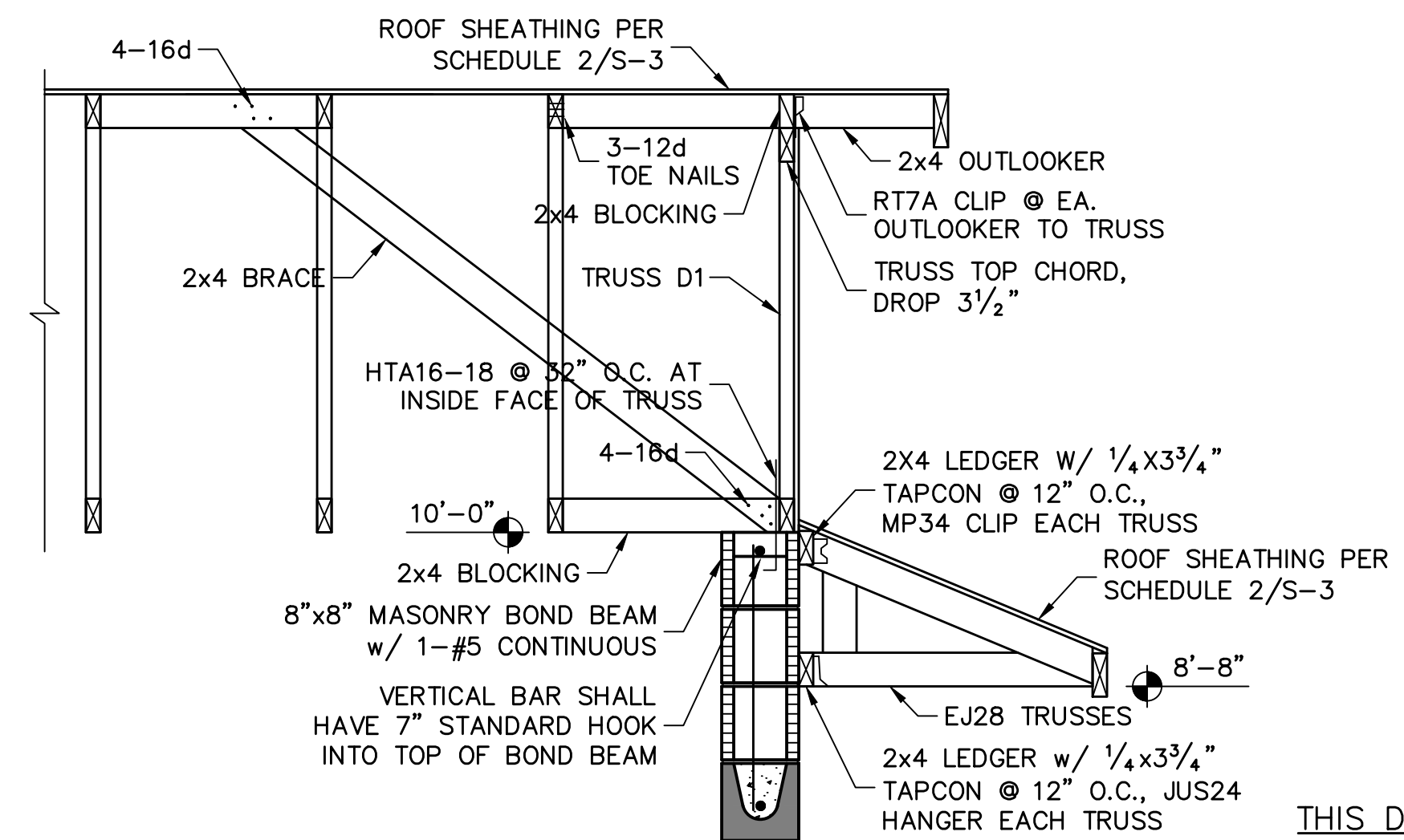
BUILDER: **D·R·HORTON · INC.**  
*America's Builder*

STRUCTURAL DETAILS  
MODEL 2344 M

DESIGN/DRAWN DWB/GH
CHECKED DWB
DATE 07/29/19
SCALE VARIES
JOB NO. DR11058
SHEET S-4
SHEET 4 OF 4



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



THIS DETAIL  
ONLY USED FOR  
ELEVATION M

**2 GARAGE OUTLOOKER, GABLE BRACE AND LOW ROOF DETAILS**  
SCALE:  $\frac{3}{4}" = 1'-0"$

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH, EXPOSURE C, ELEVATION M, JOB # MASTER, DATED: 01/10/18, REVISED: NONE

SHEET 4 OF 4