

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
Backcharges 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 Diaphragm Connections.

ROOF PITCH: 5/12
CEILING PITCH: 0/12
TOP CHORD SIZE: 2 X 4
BOTTOM CHORD SIZE: 2 X 4
OVERHANG LENGTH: .
END CUT: Plumb
CANTILEVER: 1'-2 1/2"
TRUSS SPACING: 24"
BUILDING CODE: FRC2017

BEARING HEIGHT SCHEDULE

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

BUILDER:

DR. Horton

PROJECT: 2540 M 160 EXP C
EXT LANAI LH

MODEL: 2540 M

ADDRESS: .

LOT / BLOCK: .

SUBDIVISION: .

CITY: .

DRAWN BY: D.W.

JOB # : MASTER

DATE: 02/08/18 SCALE: 1/4"=1'-0"

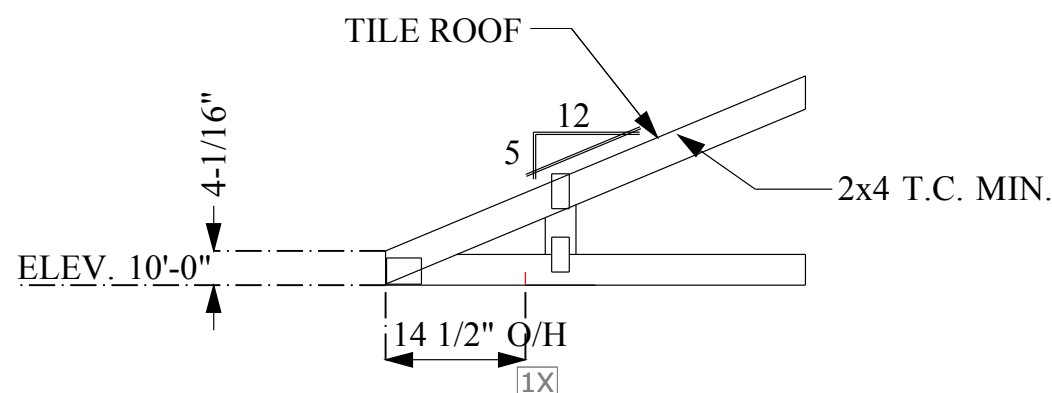
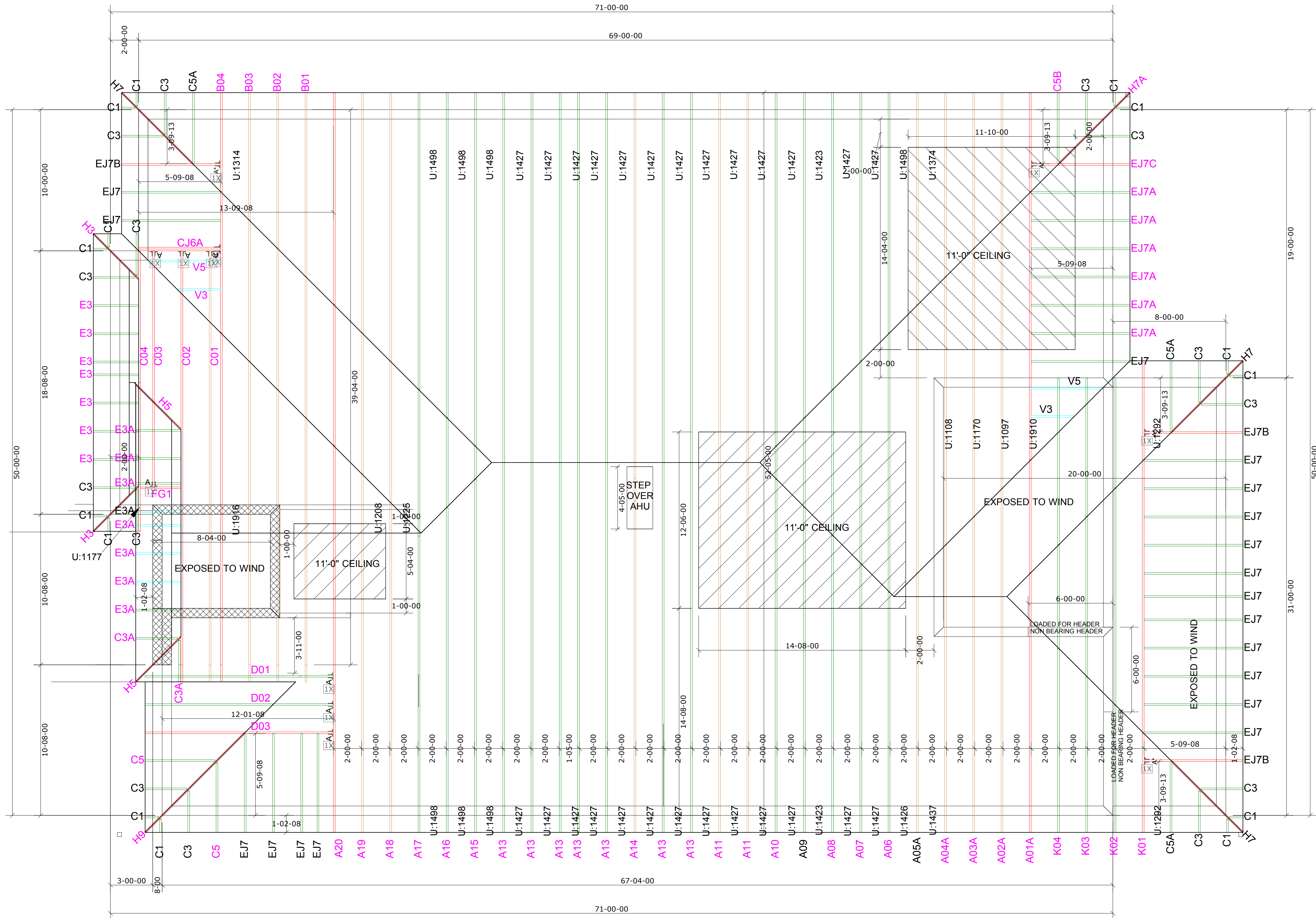
PLAN DATE: 01/09/14

REVISIONS:

- 1.
- 2.
- 3.
- 4.



4408 Airport Road
Plant City, FL 33563
Ph. (813) 305-1300
Fax (813) 305-1301



USP ROOF AND FLOOR TRUSS HANGER SCHEDULE						
ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT
A*	4	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	HIC26	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 TH4422, TH4422, TH4426 HANGERS APPLY ONLY TO FACE MOUNT INSTALATION

(1) PLY	(1) PLY	(2) PLY	(3) PLY	CORNER HIP	CORNER HIP	(1) PLY FLR TRUSS	(1) PLY FLR TRUSS
A/C/S4	THD26	THD26-2	THD26-3	HIC26	THD46	MSH422	MSH422IF

VERIFY ALL DIMENSIONS AND CEILING CONDITIONS PRIOR TO APPROVAL
SOME CEILING FRAMING REQUIRED IN FIELD BY BUILDER

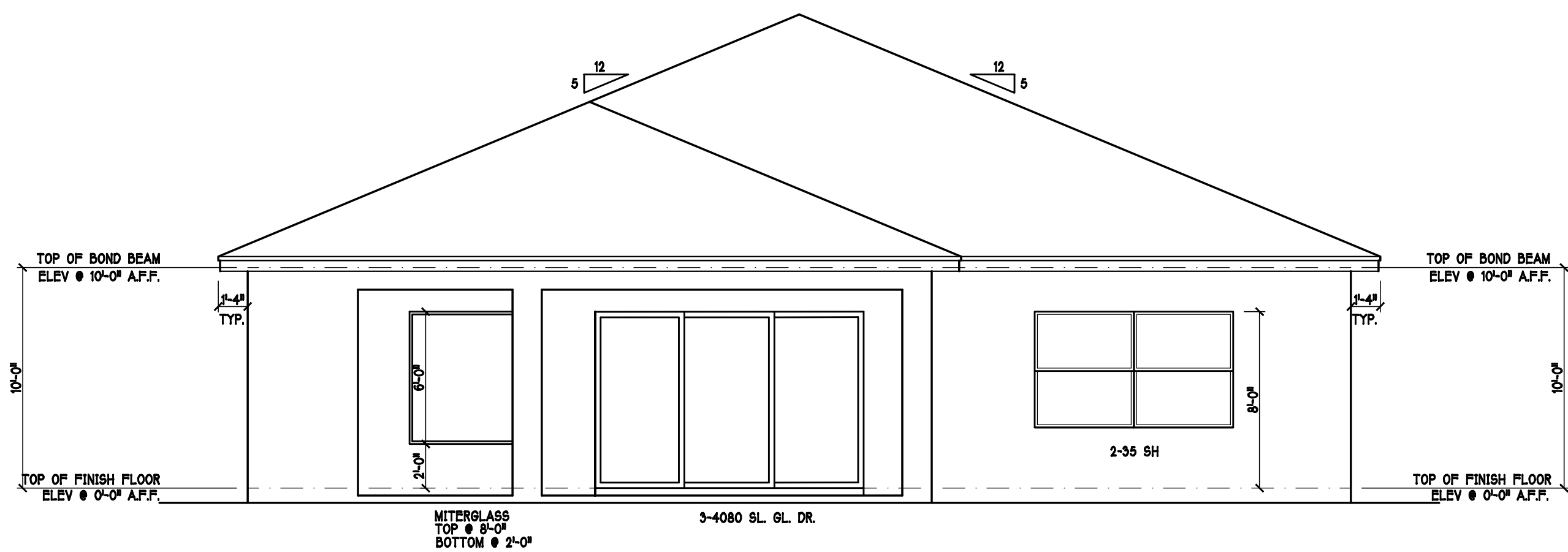
MAIN WIND FORCE RESISTING SYSTEM: G-C HYBRID WIND ASCE7-10
ENCLOSED
EXPOSURE CATEGORY C
OCCUPANCY CATEGORY II
WIND LOAD 160 MPH
WIND IMPORTANCE FACTOR 1.00
TRUSSES HAVE BEEN DESIGNED FOR A 10.0 PSF BOTTOM CHORD LIVE LOAD
NONCONCURRENT WITH ANY OTHER LIVE LOADS

ROOF LOADING		FLOOR LOADING	
TCLL:	20 PSF	TCLL:	40 PSF
TCDL:	20 PSF	TCDL:	10 PSF
BCDL:	10 PSF	BCDL:	5 PSF
TOTAL:	50 PSF	TOTAL:	55 PSF
DURATION:	1.25	DURATION:	1.00

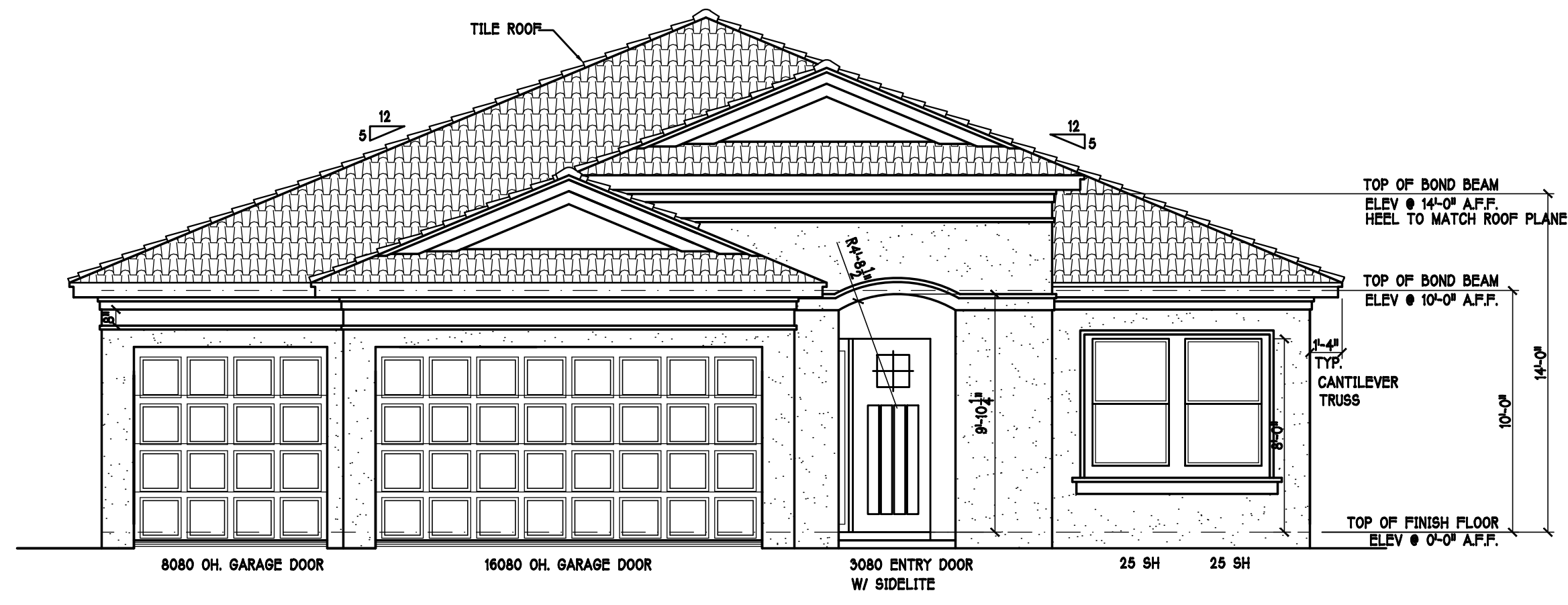
IMPORTANT

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.

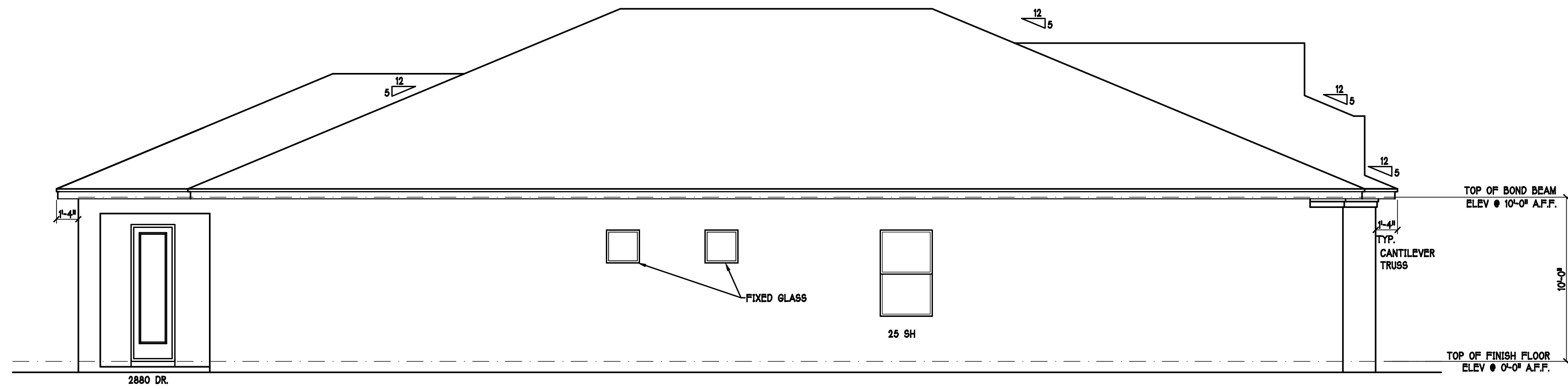
By _____ Date _____



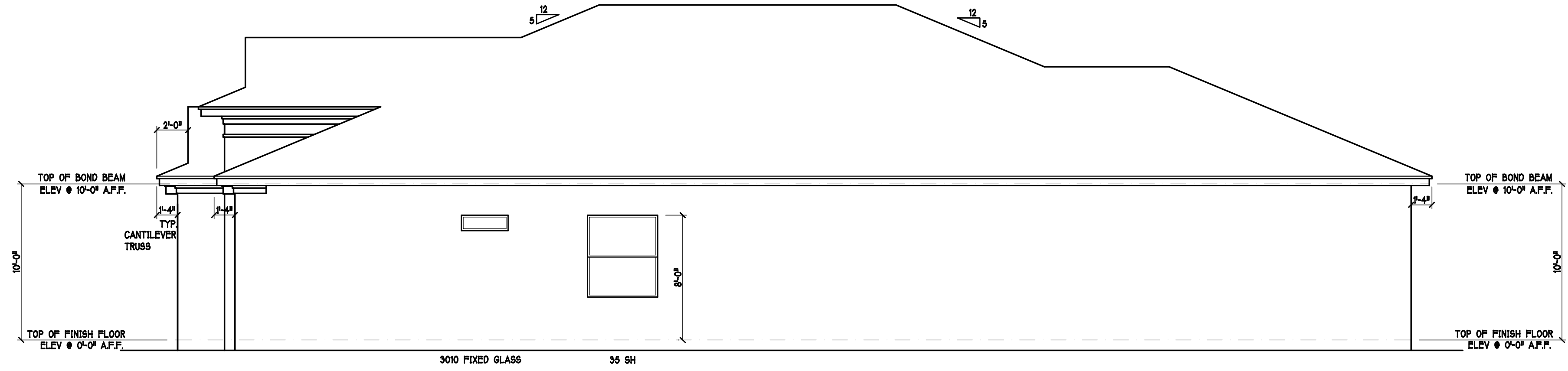
REAR ELEVATION: "M" SCALE: 3/16" = 1'-0"



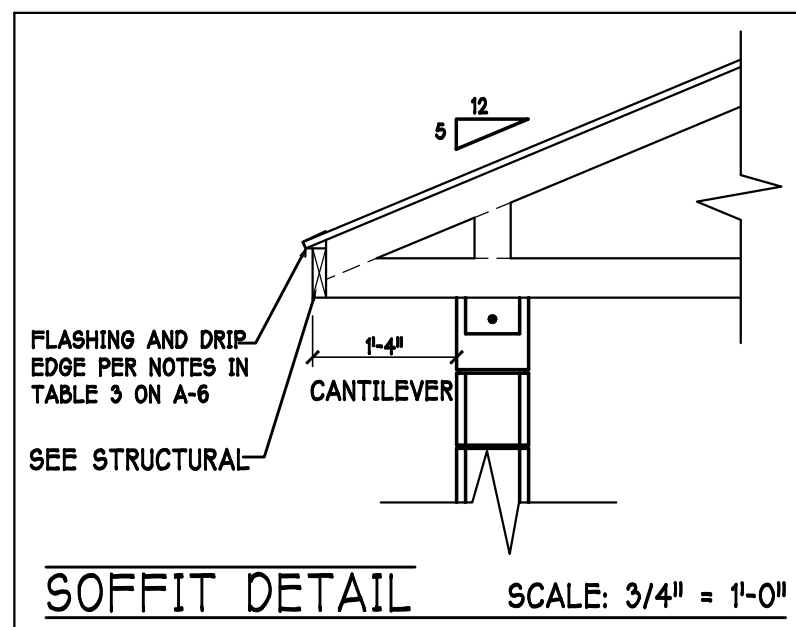
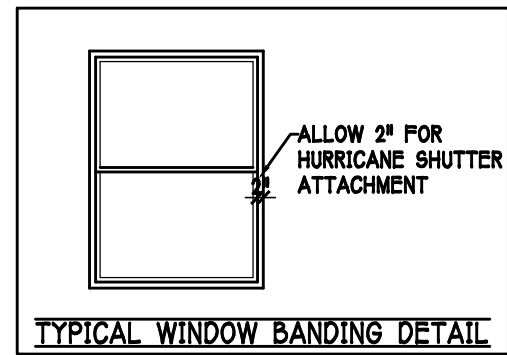
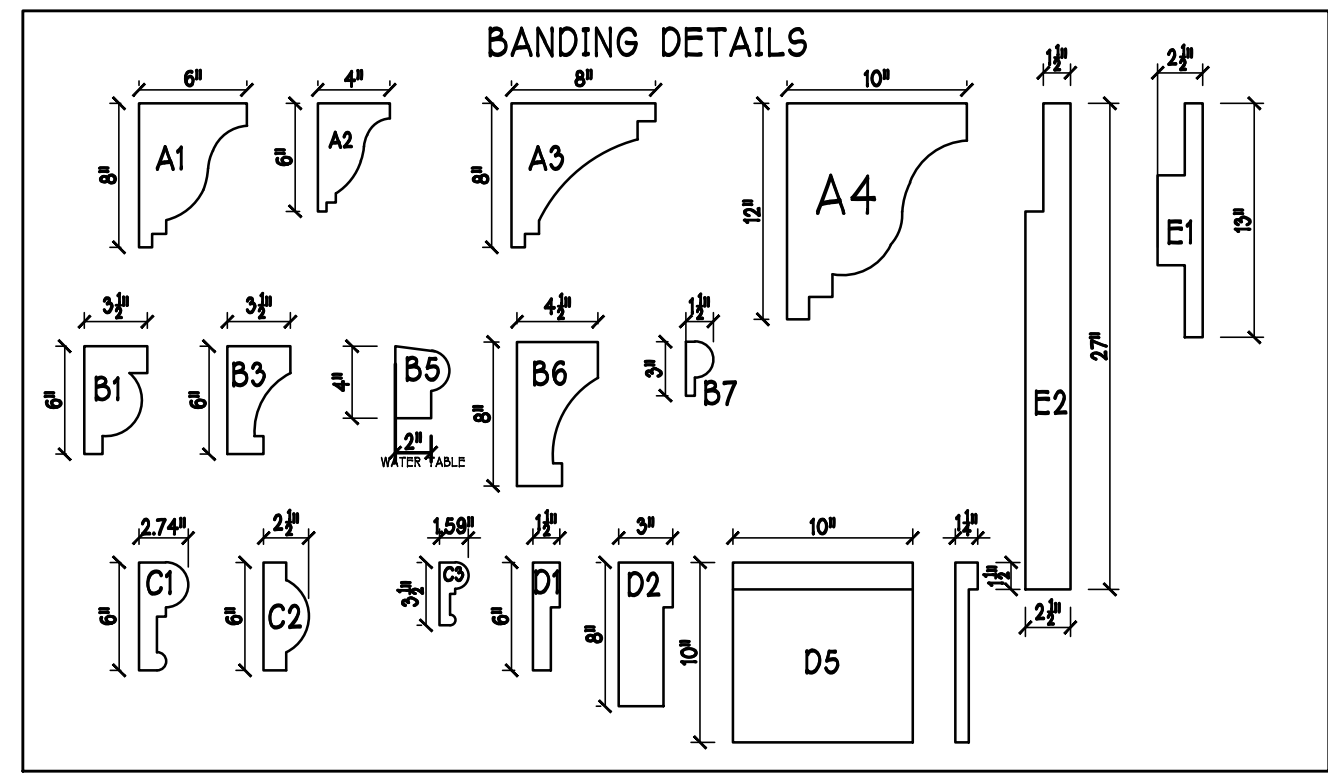
FRONT ELEVATION: "M" SCALE: 3/16" = 1'-0"



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



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



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 W/ EXT LANAI

LOT: 540 BLOCK : SUBDIV: LINDSFORD II 60s

RESIDENCE FOR: ADDRESS: 3127 ROYAL GARDENS AVE

G.C.D. #: 11350 D.R.H. #: 578930107

DATE: 11-05-19

DRAWN BY: JSL

CHECKED BY: JWC

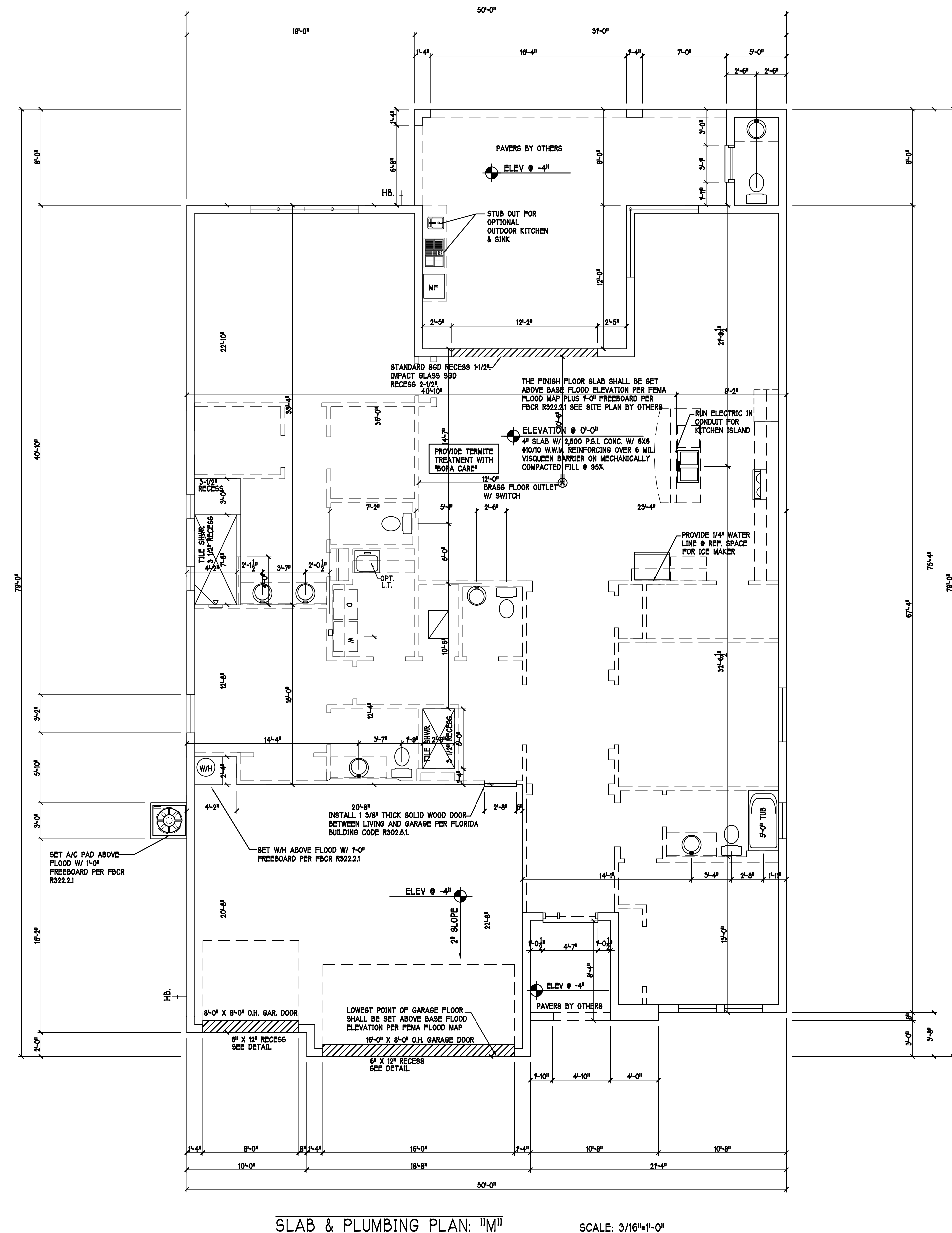
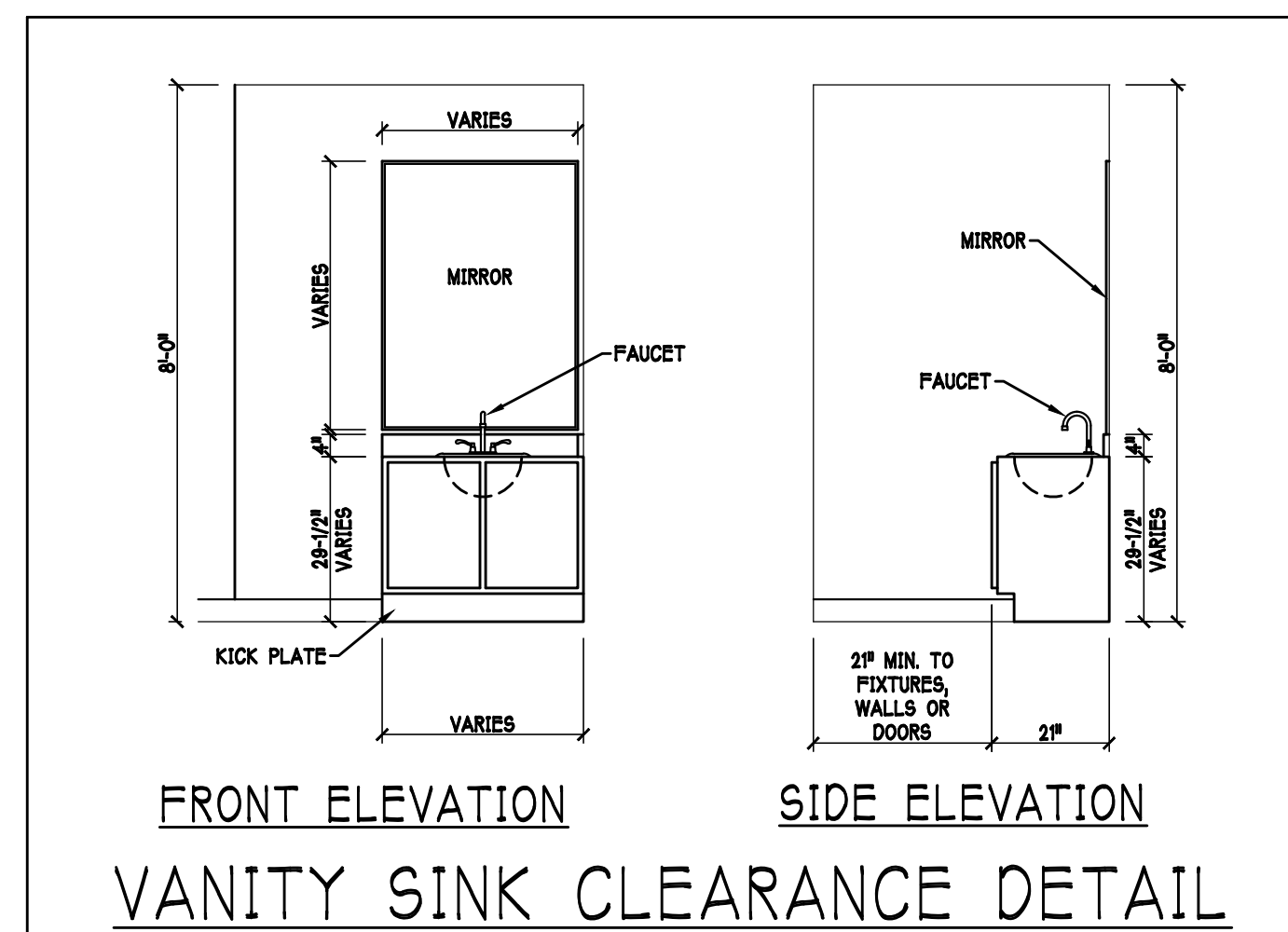
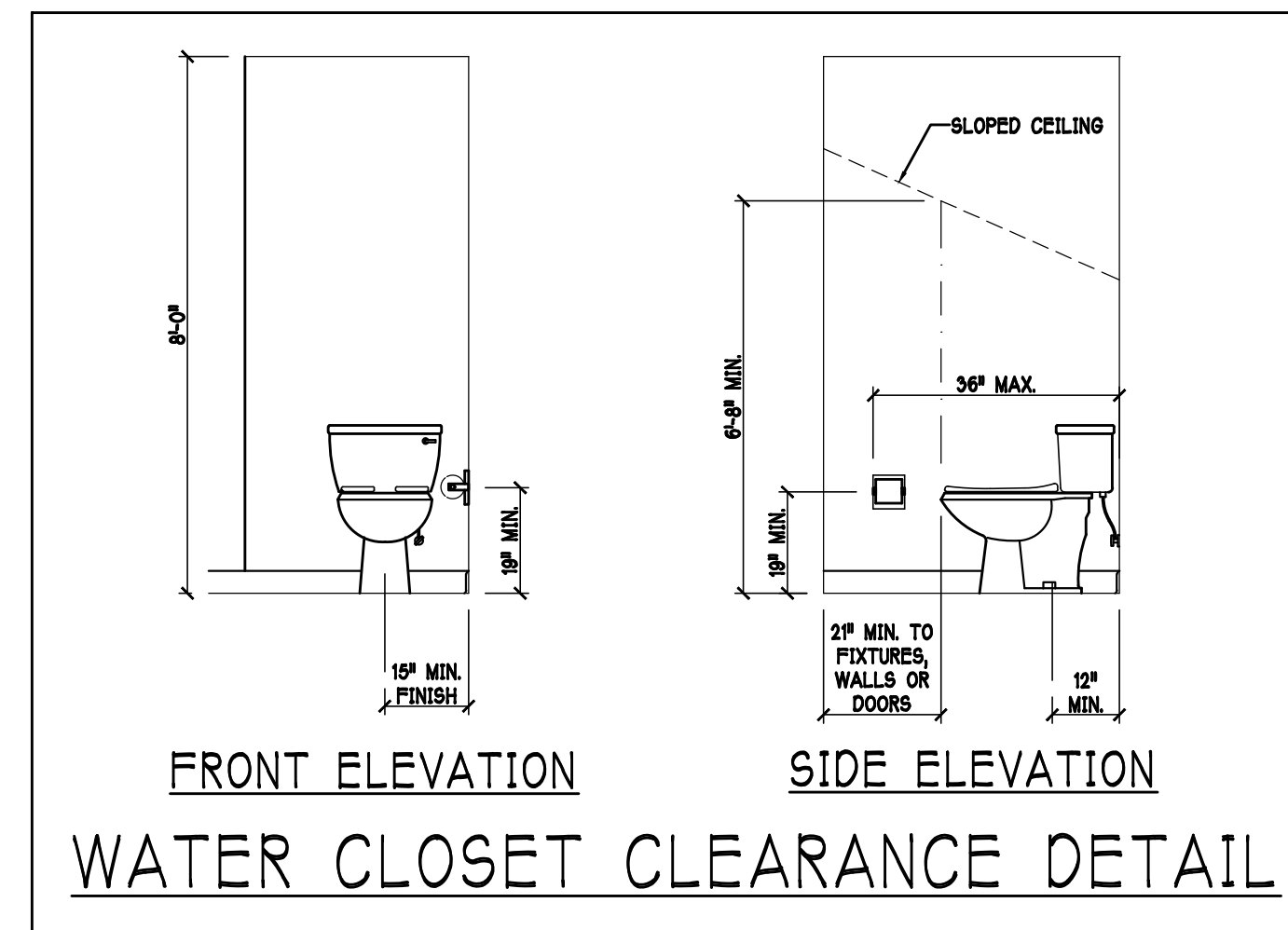
REVISED:

PLAN: ELEVATION

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

SHEET#

A-1 M



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

D.R. HORTON • PHILADELPHIA
America's Builder

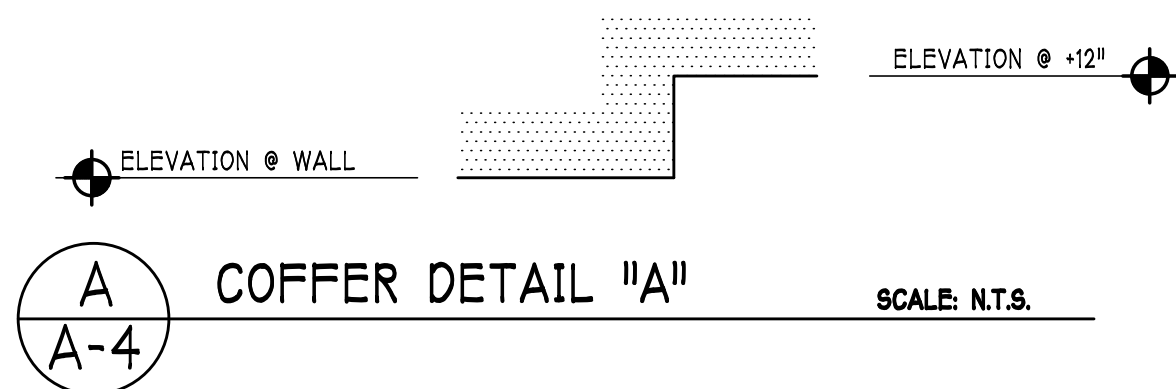
**Gulf Coast Drafting
& Design**
Phone (239) 540-1822
Fax (239) 540-7759

MODEL:	LOT: 540	BLOCK :	2540 M W/EXT LANAI
	SUBDIV: LINDSFORD II 60s		
RESIDENCE FOR:	ADDRESS: 3127 ROYAL GARDENS AVE		
SPEC	G.C.D. # :	11350	DR.H # : -578930107

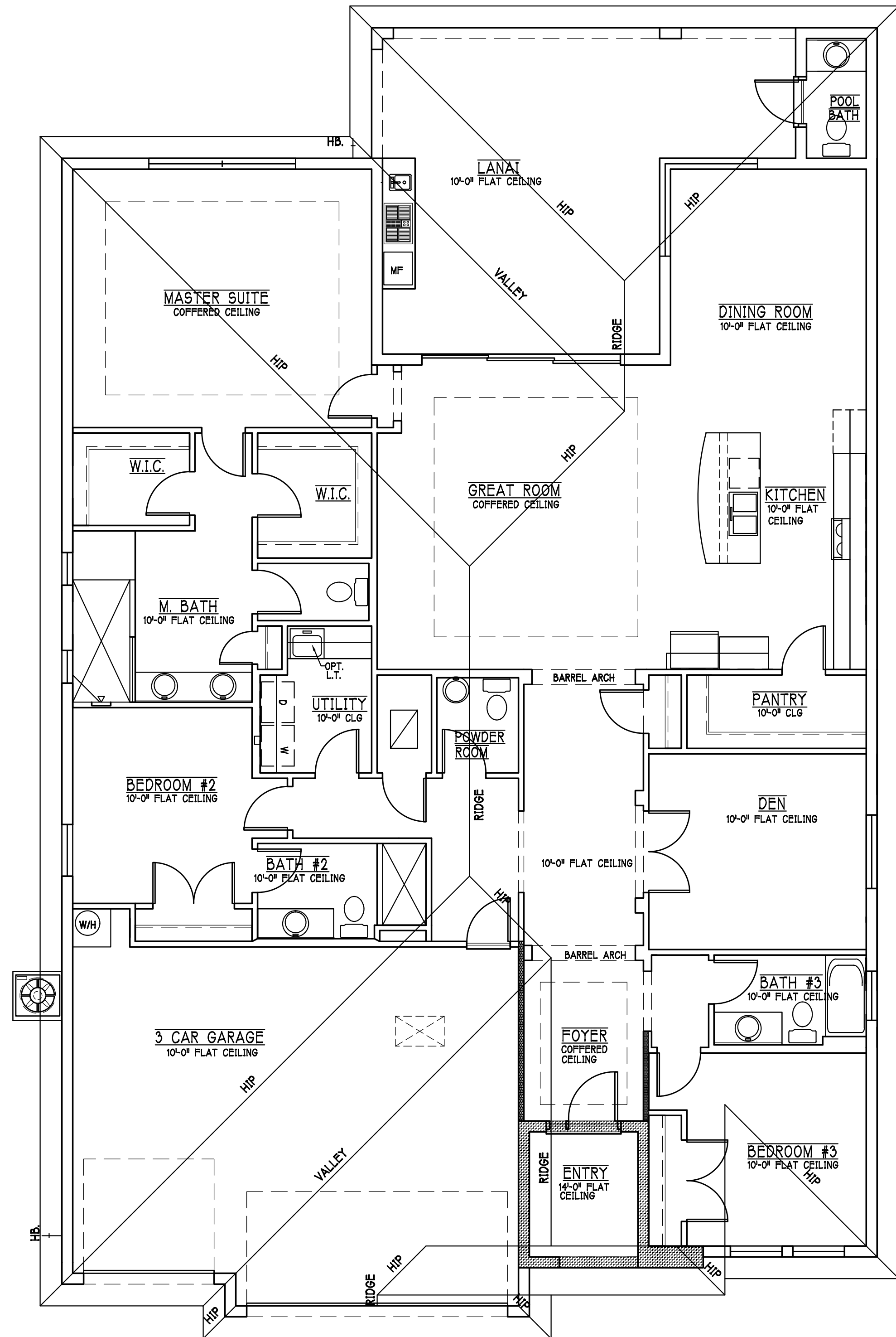
DATE:	11-05-19
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	SLAB & PLUMBING
SCALE:	3/16" = 1'-0"
SHEET#	

A-2 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 1/500 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)		
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents	MIN AIR FLOW OF SOFFIT
①	3707 SQ. FT.	24.71 SQ. FT.	7.0%	O.R.V. NOT USED		
		ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.		ATTIC VENTILATION CALCULATION: attic sq. ft. / 500 = vented sq. ft.		
6'-0" BASE 2'-0" BASE 145 SQ. FT. FREE AREA 2'-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.
	INTERIOR BEARING @ 10'-0" A.F.F.
	BEARING @ 14'-0" A.F.F.



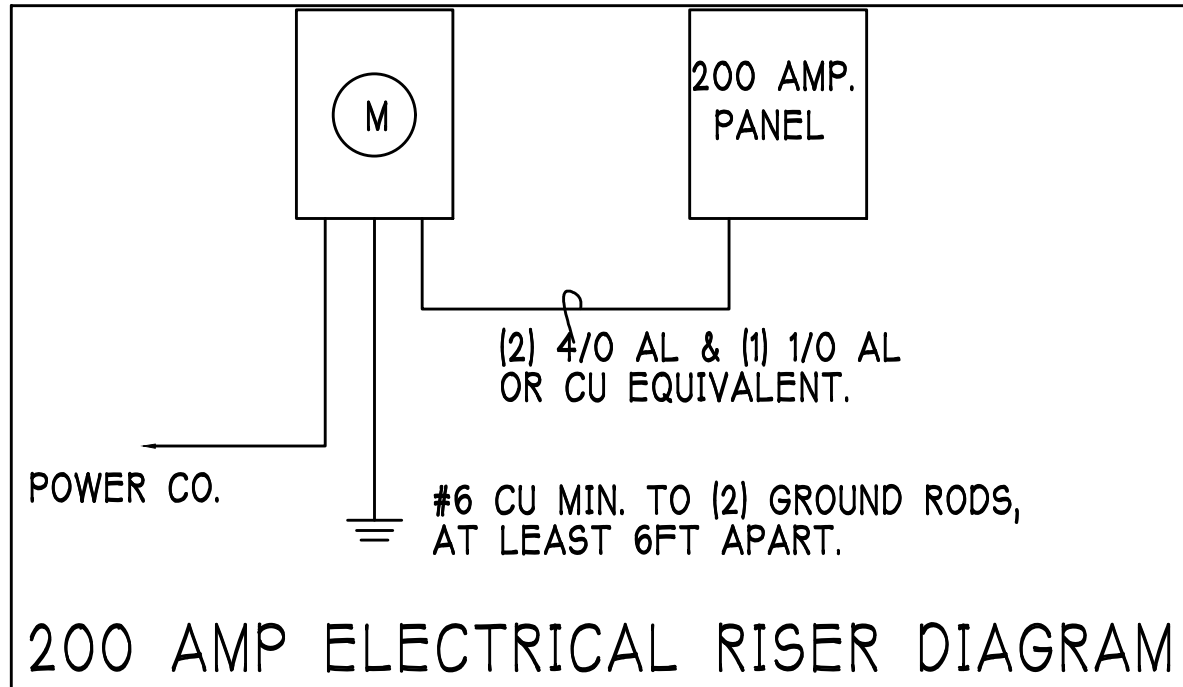
ROOF & CEILING PLAN: "M" SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

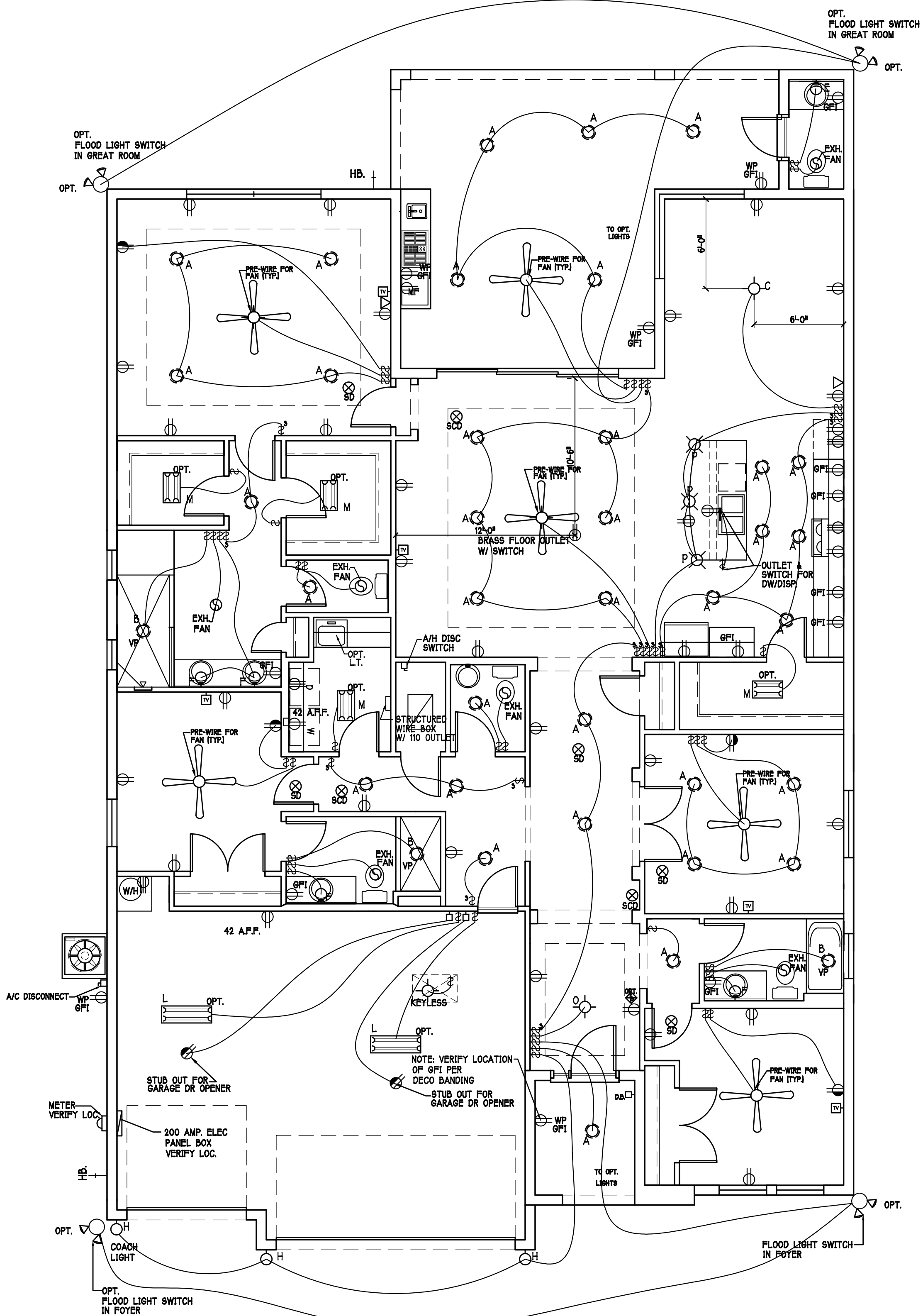
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE & ELEV. A.P.P.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC 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 6B-3.04.72 SD SMOKE DETECTOR SCD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DB- DOOR BELL
	KEYPAD
	FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

Electrical Notes:

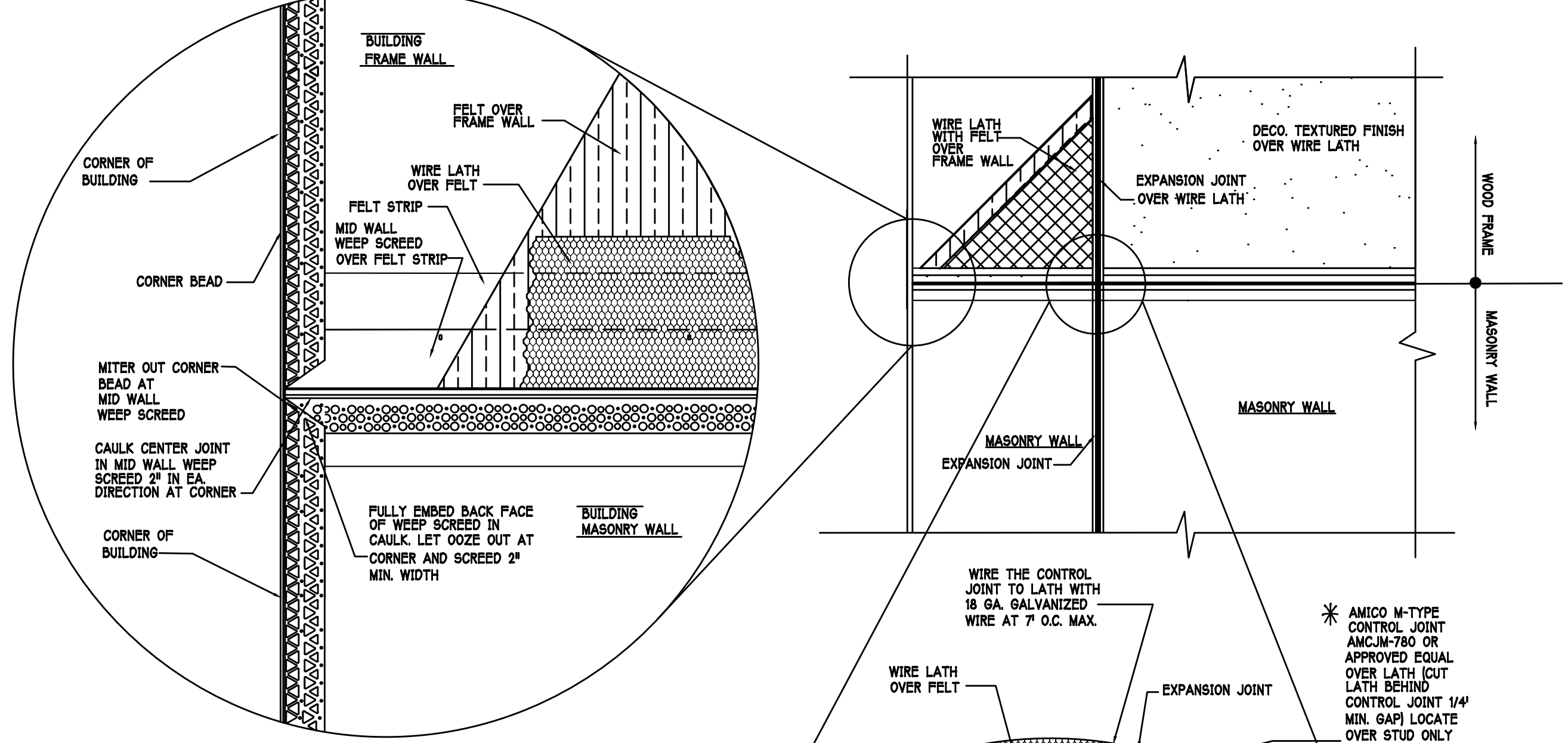
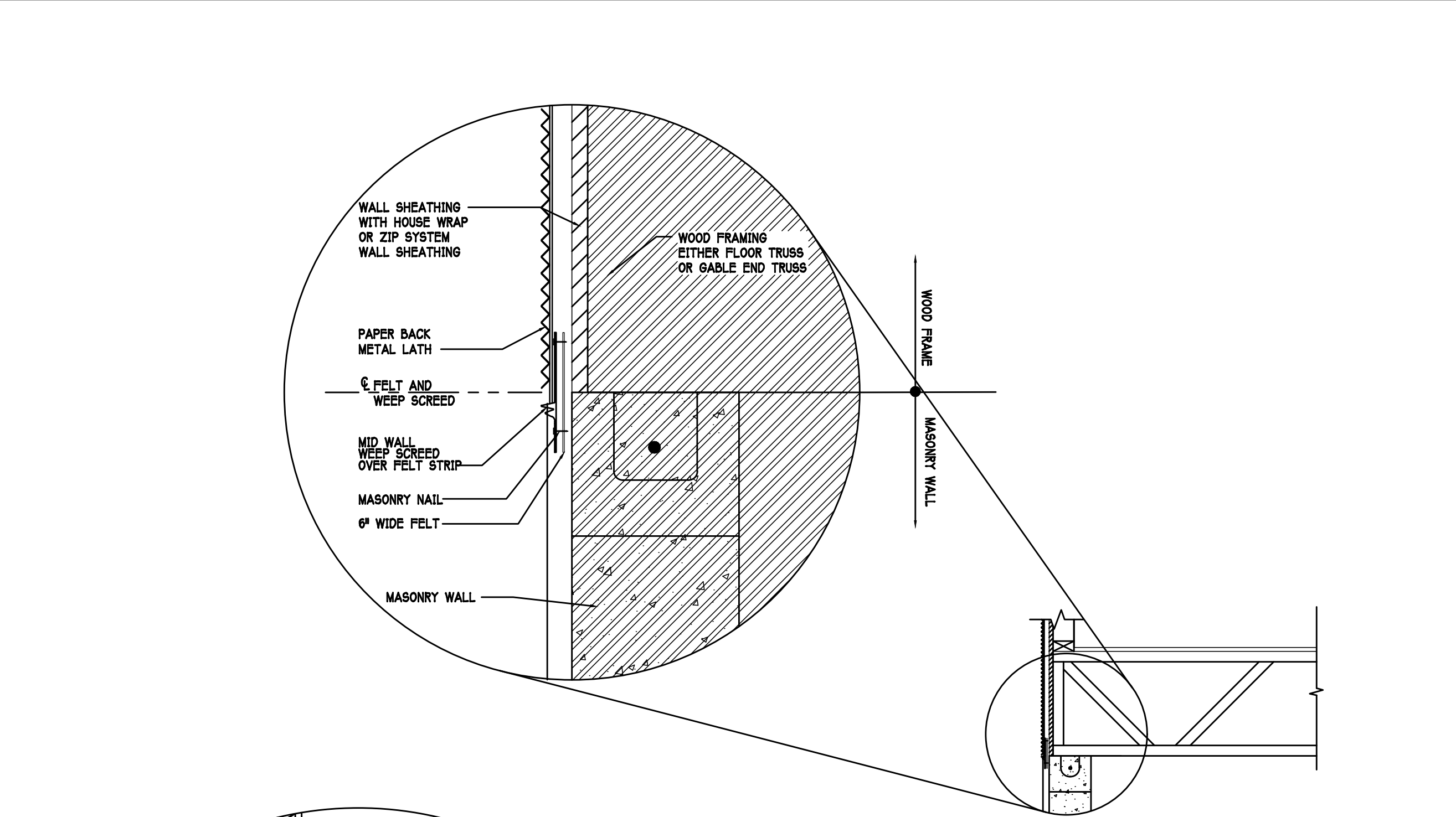
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit, per NEC 210.12 & 406.11
All electric electrical equipment and appliances to be set at or above base flood elevations plus 1'-0" freeboard.
All outlets in wet areas and all exterior outlets to be GFI's
Install Phone & T.V per contract.
INSTALL ALL ELECTRICAL PER NEC 2014



200 Amp Service				
TAG	QUANTITY	PRODUCT	PRODUCT #	
A	(31)	Flush Mounted Lt		
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"



MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

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

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .079 INCHES THICK, 26 GAGE AZ50 ALUM ZINC, OR GALVANIZED STEEL .079 INCHES THICK, 26 GAGE ZINC COATED 660. 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 5).

Drip Edge Drip edge shall be provided at all eaves and gables of shingle roofs. L&P A MINIMUM OF 2" 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" COVERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP 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 manufacturer. Installation shall comply with the manufacturer's requirements for installation in the given Florida wind zone, as determined by ASTM D 3161.

FASTENERS Fasteners for asphalt shingles shall comply with ASTM F 1667, and shall be made of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gage (0.105 inches) with a minimum 3/8 inch scanner head and shall be of 3 length to penetrate the sheathing.

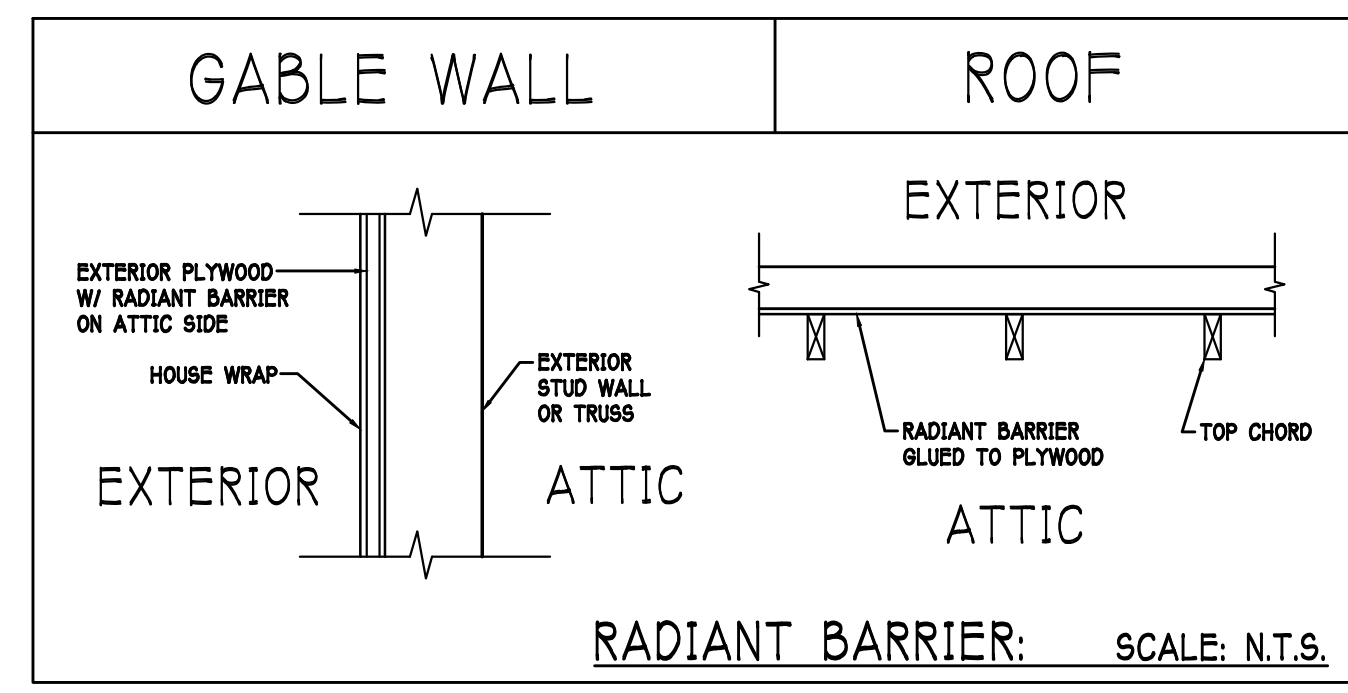
The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

CLAY AND CONCRETE TILE ROOF SPEC'S

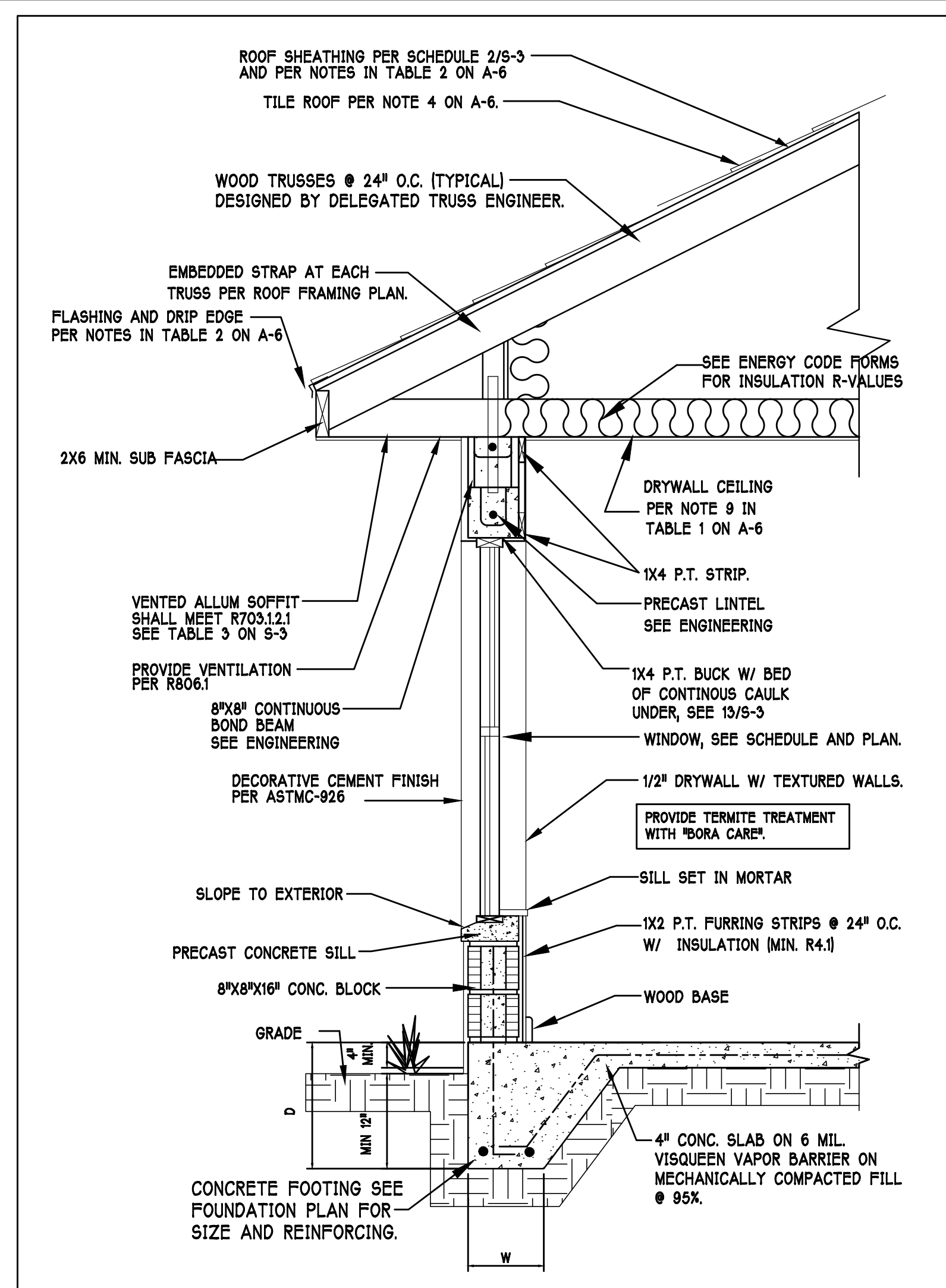
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF. THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R805.3 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 1. TILE PLACEMENT AND SPACING 2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE. 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.

FLOOR SHEATHING AT 2ND FLOOR

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

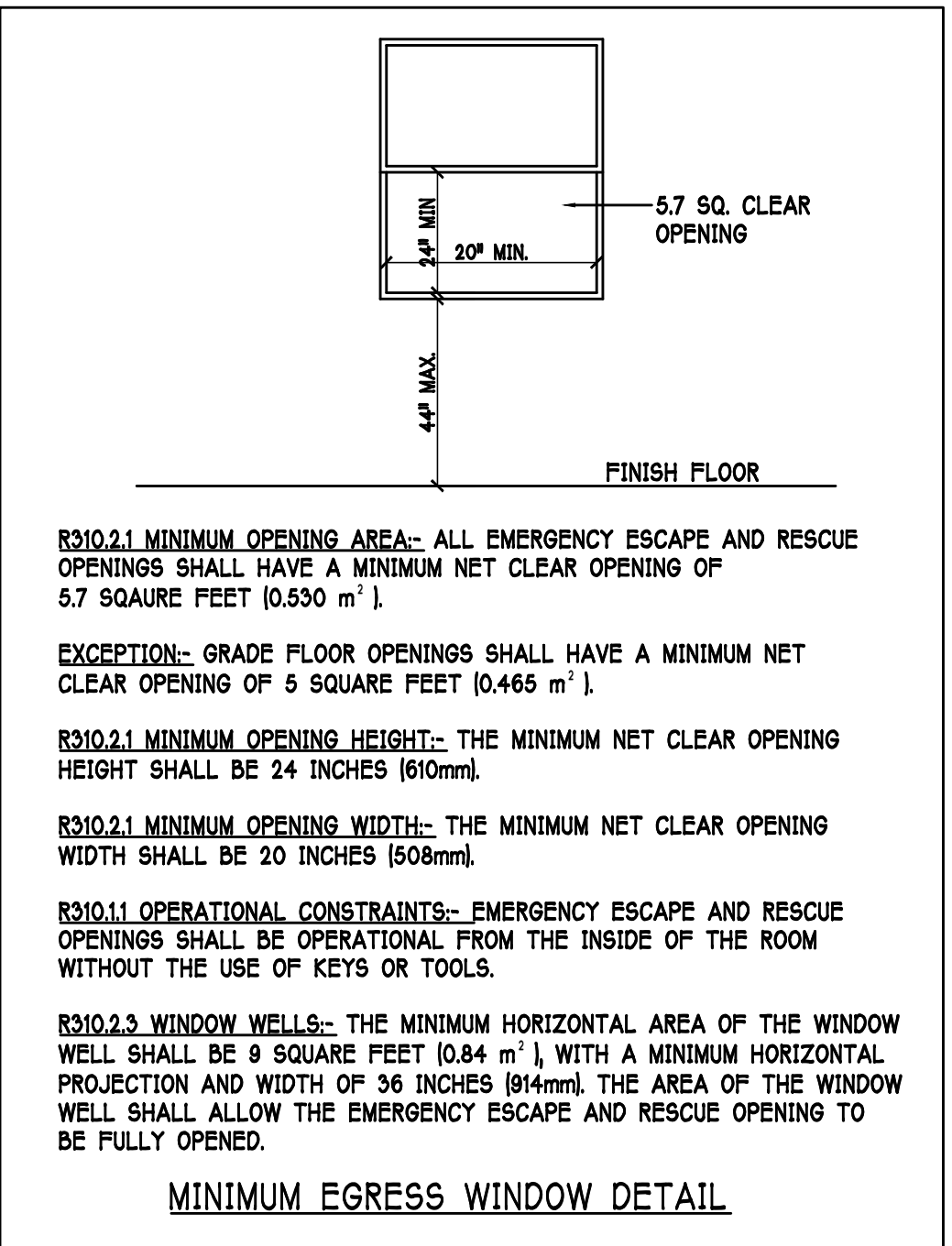
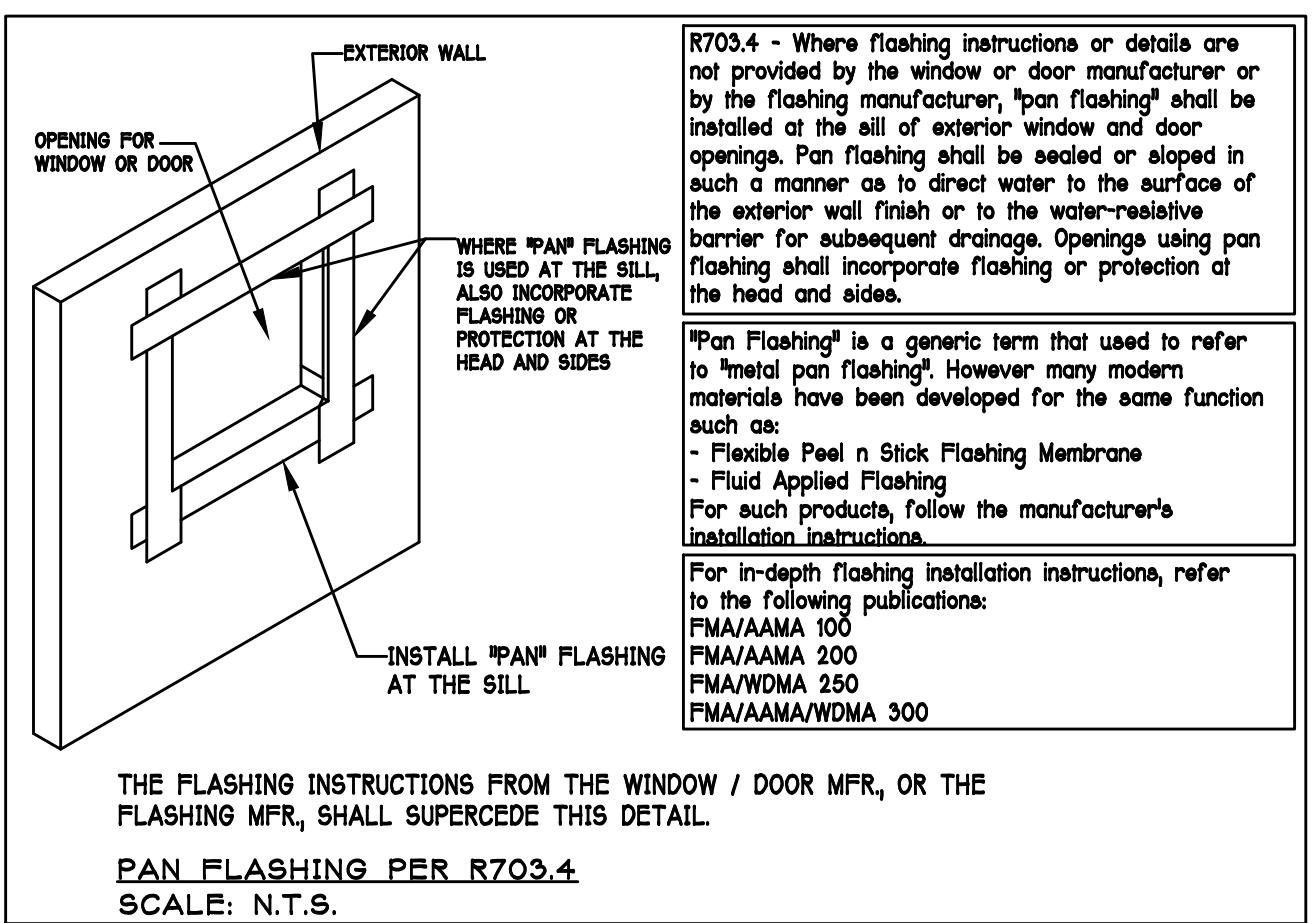


NOTE: EXTERIOR WALLS ADJACENT TO ATTIC SPACE, INCLUDING KNEEWALLS AND GABLE END WALLS, MUST HAVE RADIANT BARRIER AND HOUSE WRAP.



TYPICAL WALL SECTION

SCALE: N.T.S.



D-RHOION
America's Builder

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

MODEL: 2540 M/W/EXT LANAI
RESIDENCE FOR: SPEC

LOT: 540 BLOCK: 1
SUBDIV: LINDSFORD II 60s
ADDRESS: 3127 ROYAL GARDENS AVE
G.C.D. #: 11350 DR.H #: 578930107

DATE: 11-05-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTION
SCALE: AS NOTED
SHEET#

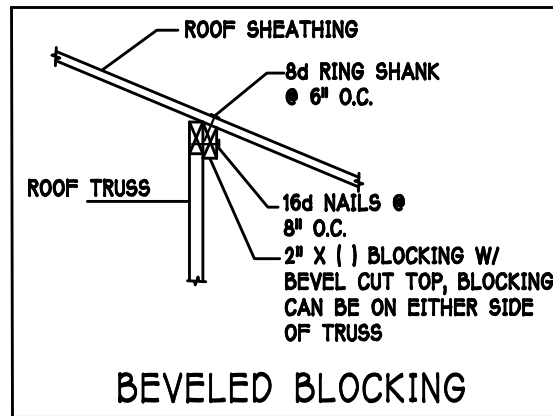
A-6 M

7) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 7/S-3.

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

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

R2



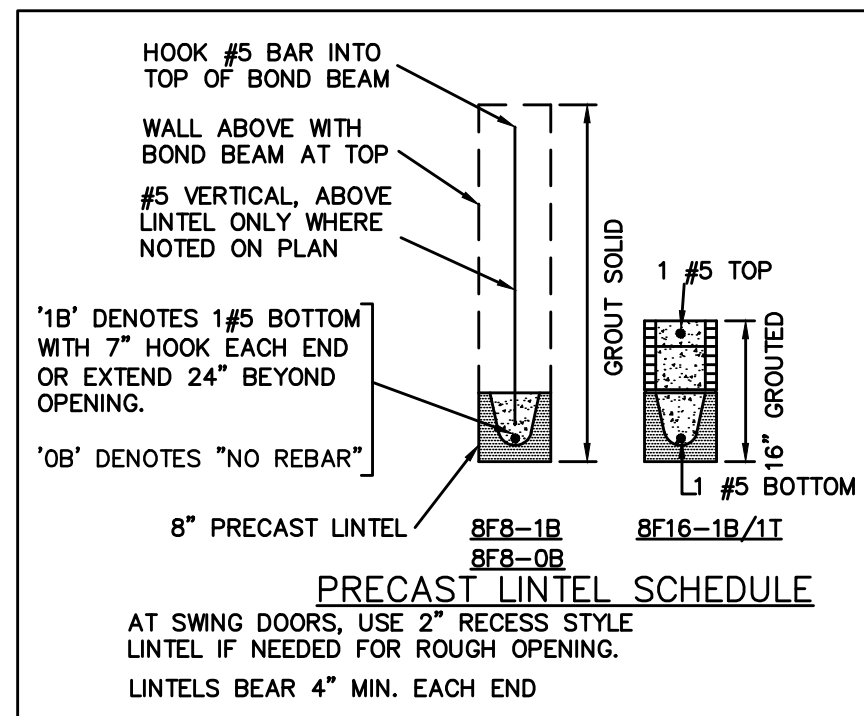
TRUSS STRAPPING TO STUD WALL/WOOD BEAM

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

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

R2

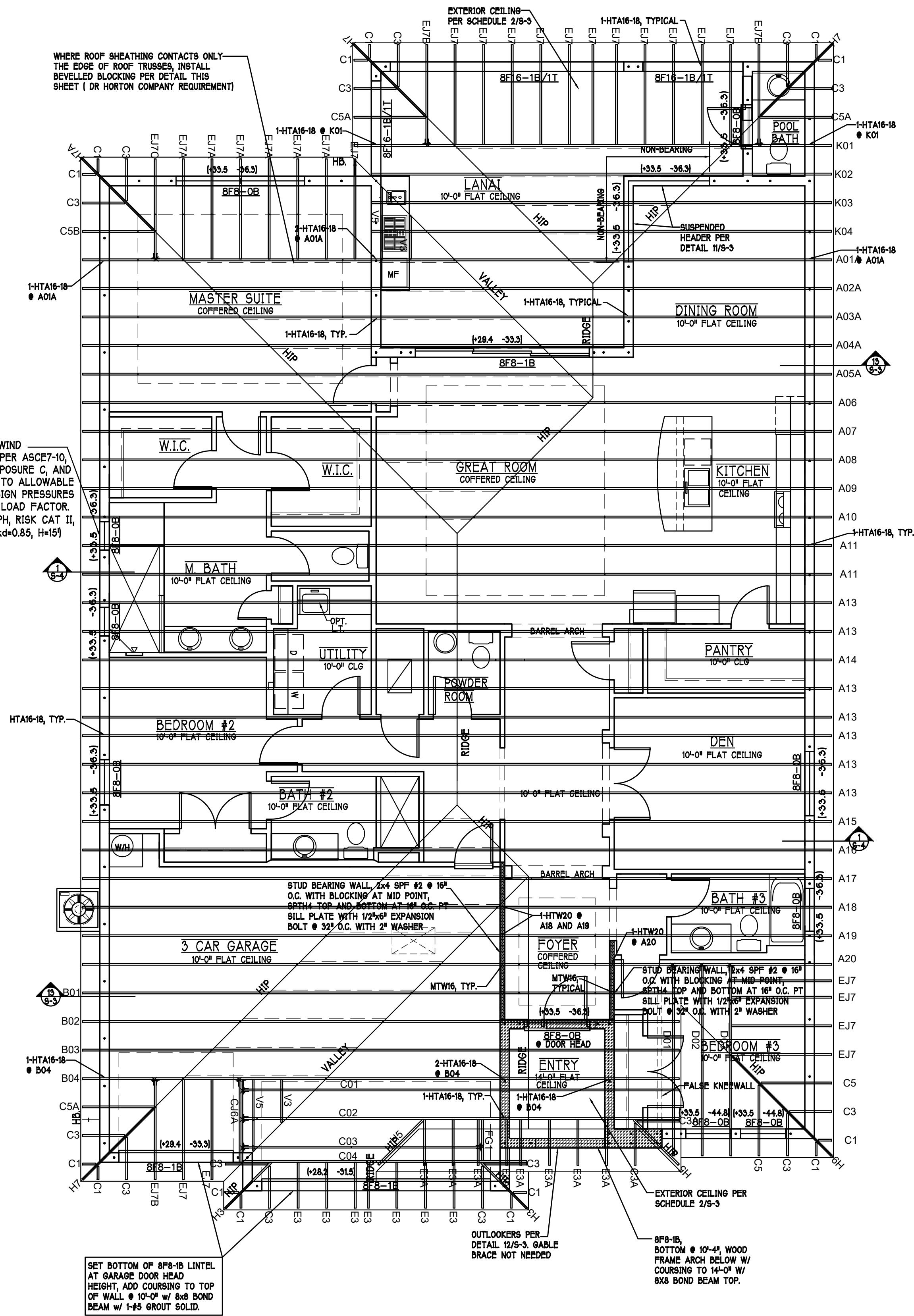
PLAN NOTES:
1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
5) (8F8-18) @ 16" OC, DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6) AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 2/A-6.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 02/08/2016, REVISION: NONE

BEARING HEIGHT

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



ROOF & CEILING PLAN: "M"

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

D.R. HORTON
America's Builder

Gulf Coast Drafting
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CAL 8889

DEREK W. BERGEN
LICENSE
No. 58552
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MODEL:
2540 M W/ EXT LANAL
RESIDENCE FOR:
SPEC

LOT: 540
BLOCK :
SUBDIV: LINDSFORD II 60s
ADDRESS: 3127 ROYAL GARDENS AVE
G.C.D. #: 11350 D.R.H #: 578930107

DATE:
11-05-19

DRAWN BY:
JSL

CHECKED BY:
JWC

REVISED:

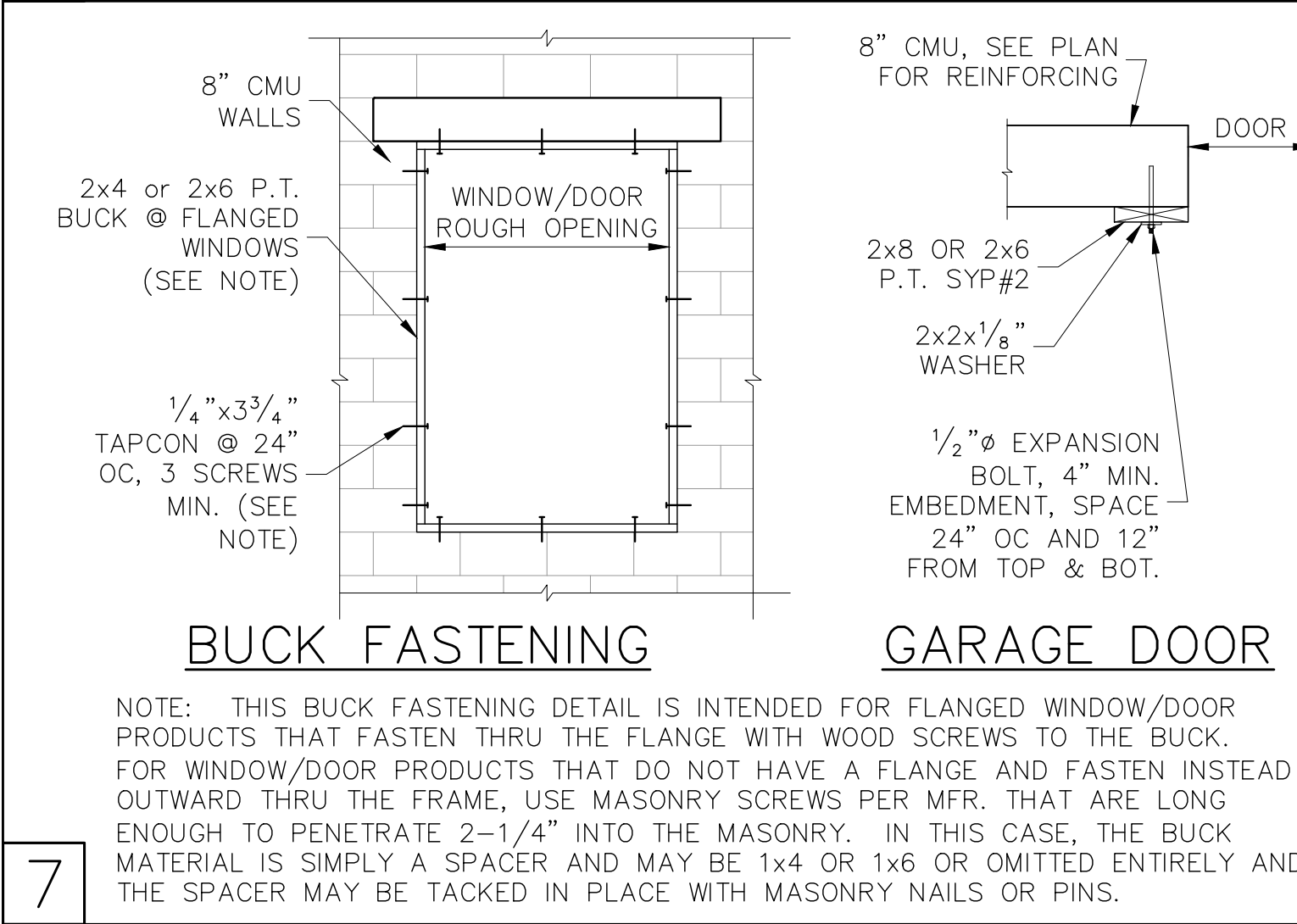
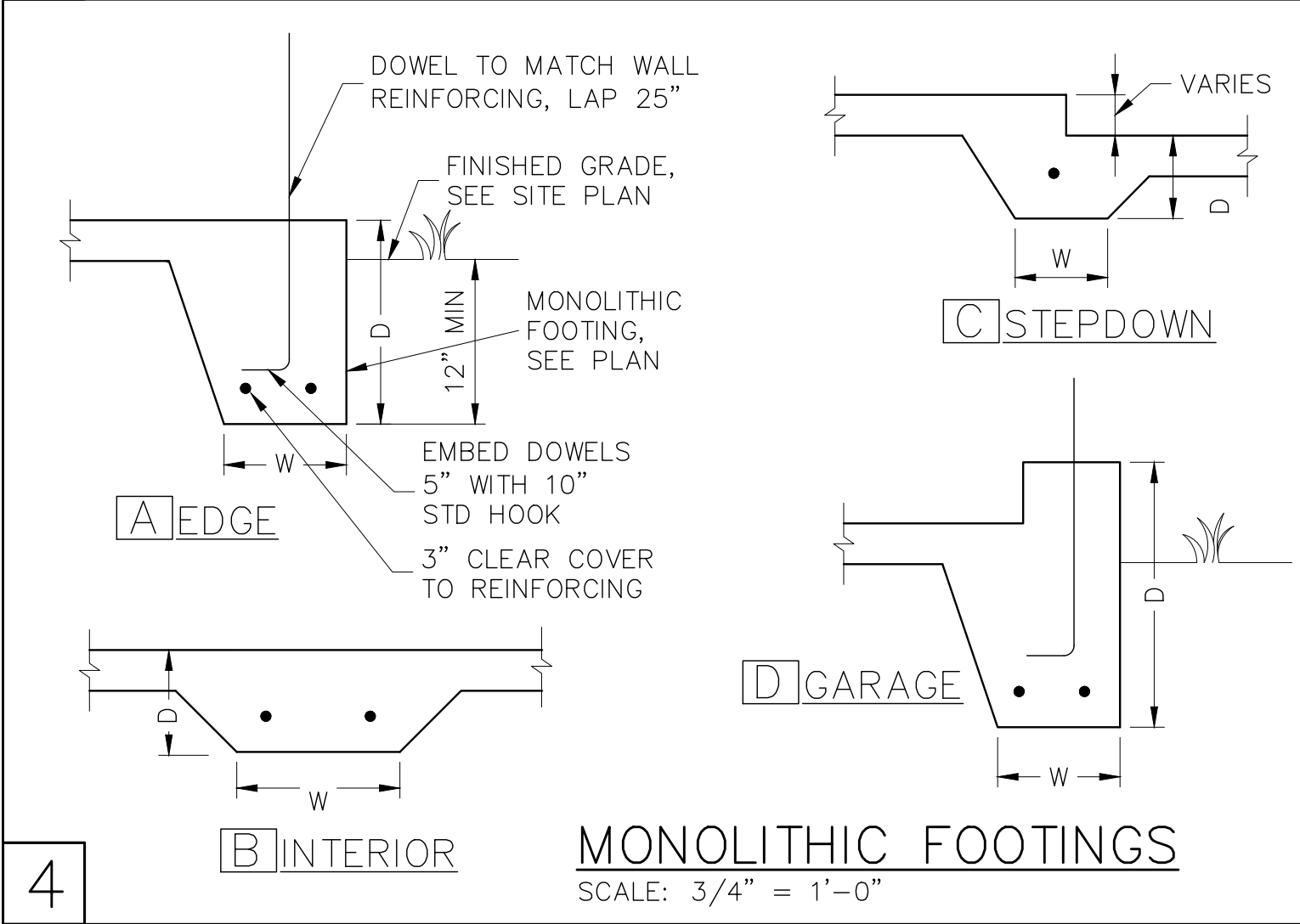
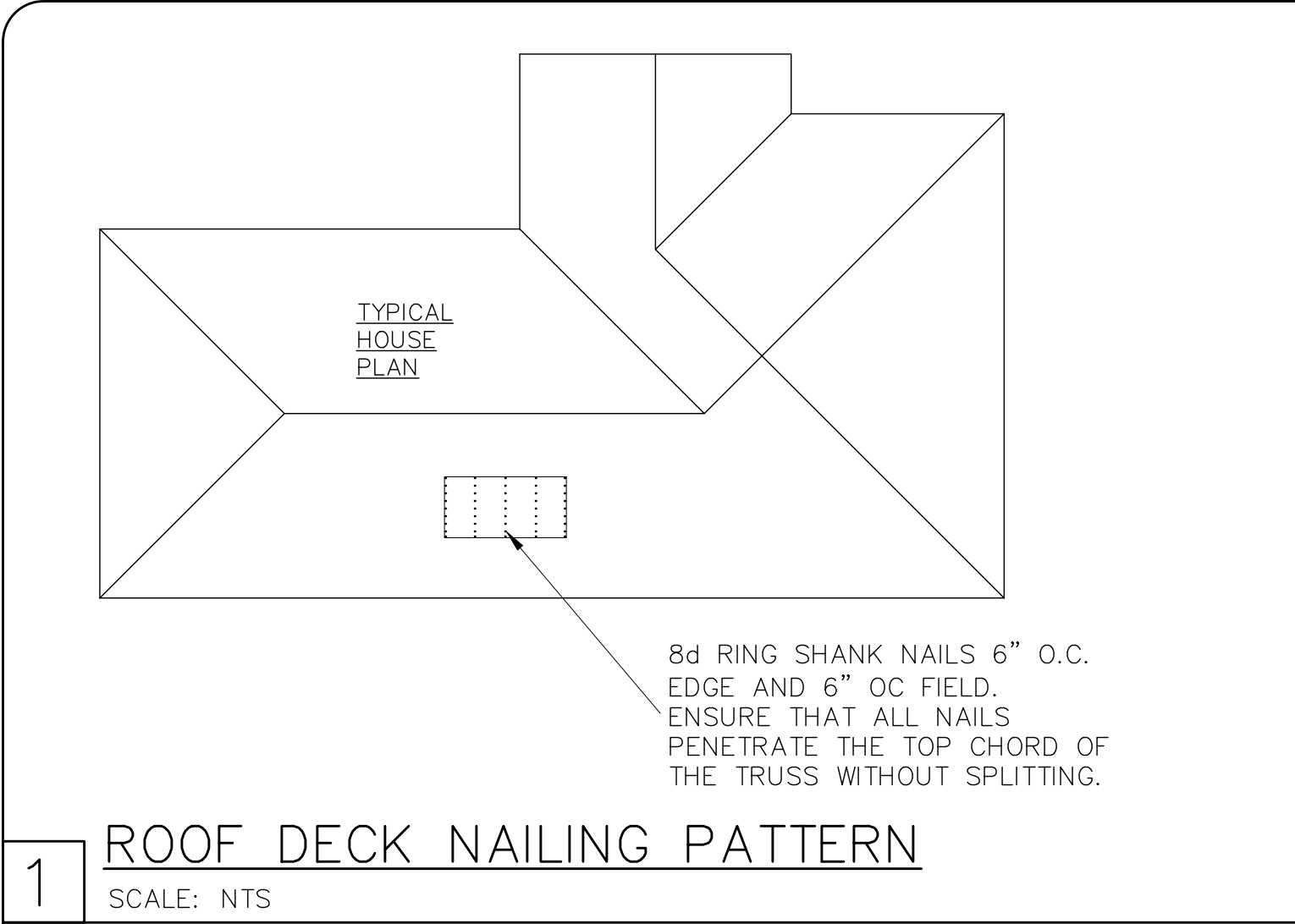
PLAN:
ROOF

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

SHEET#

S-2 M

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



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	18-10d, 5/8" Ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ USP SET.	
TO 9790	HGT-2/3	TWO 3/4" Ø ALTHREAD, DRILL & EPOXY 12" EMBED WITH USP SET.	

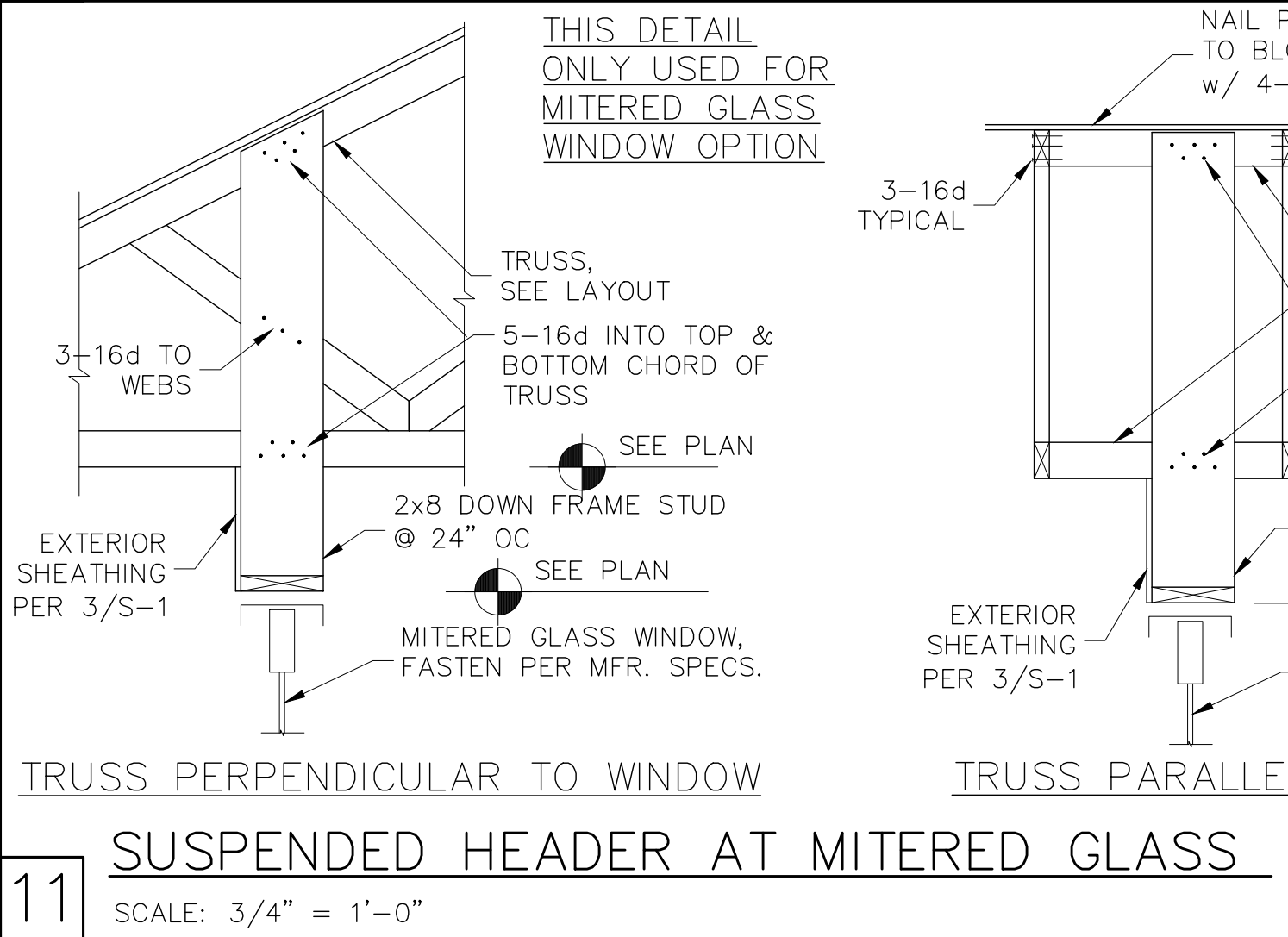
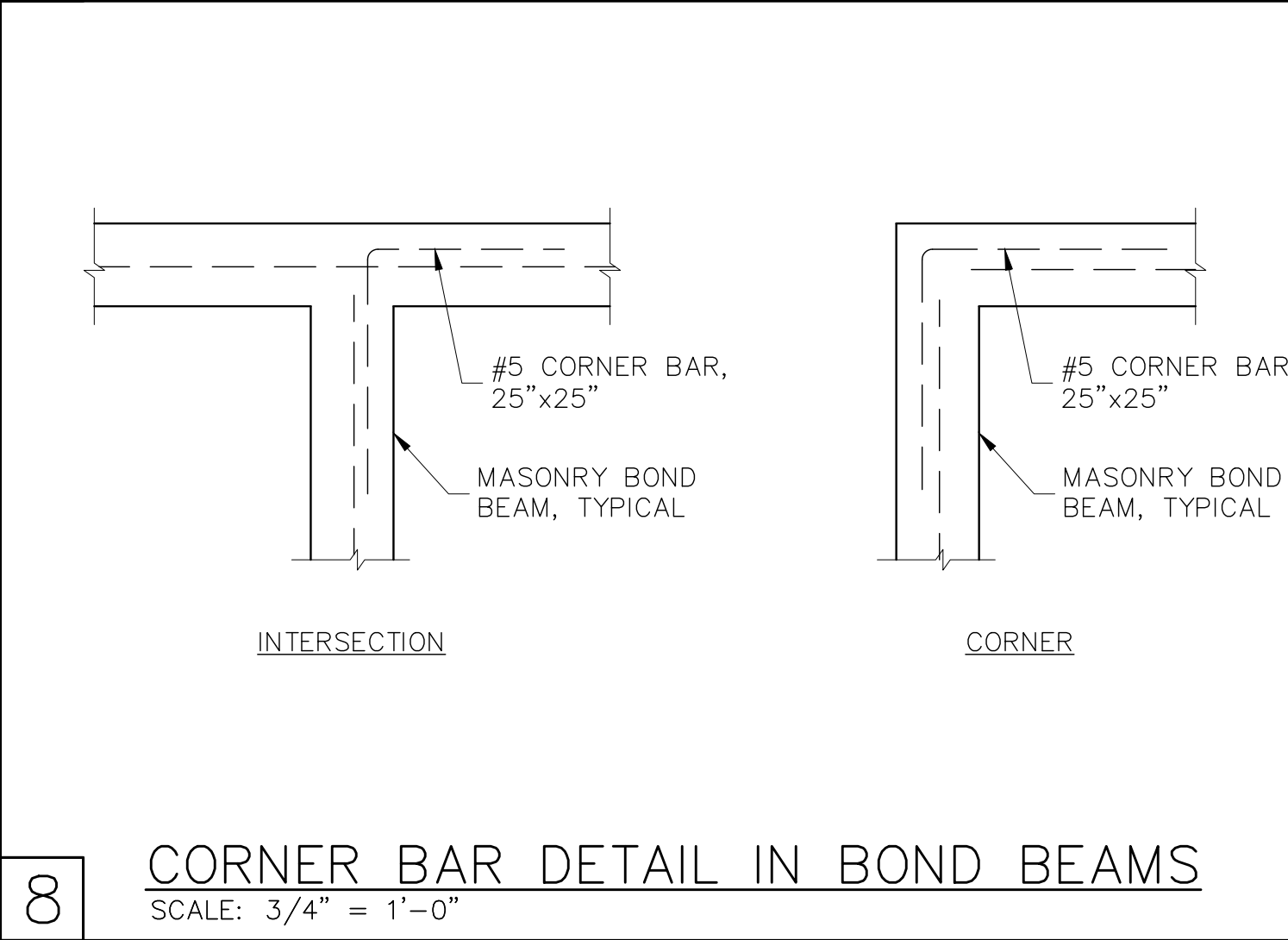
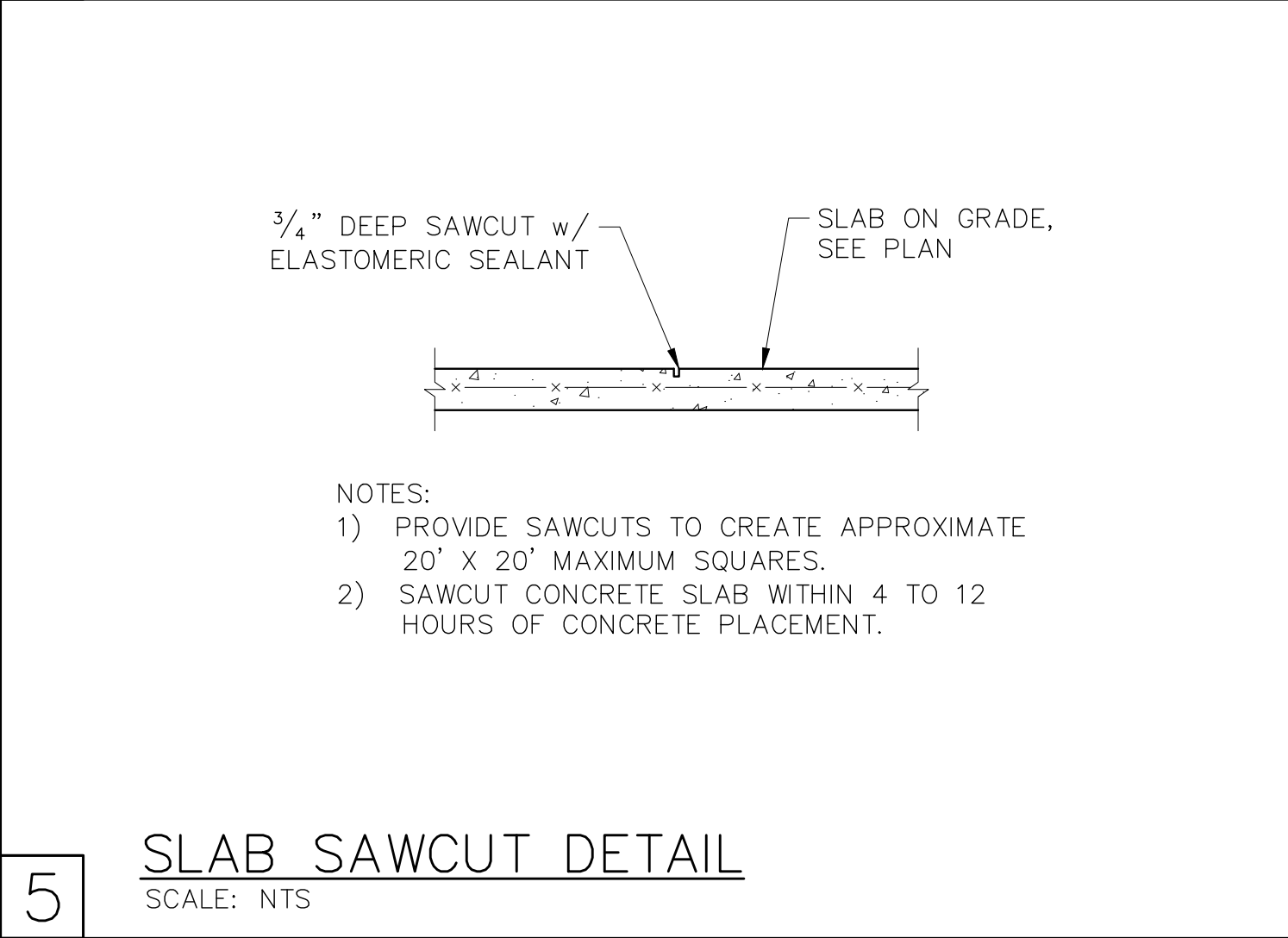
NOTES:

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

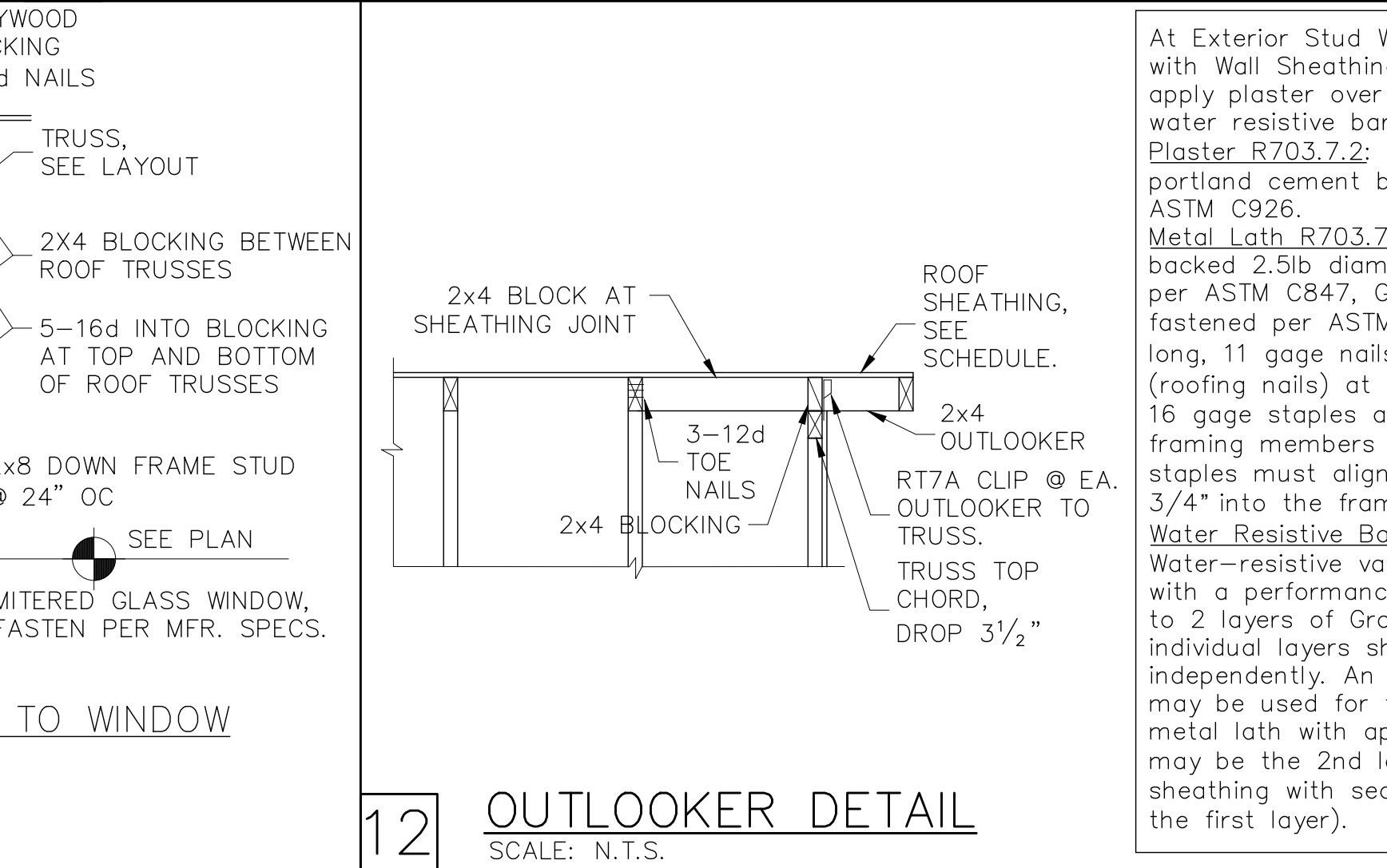
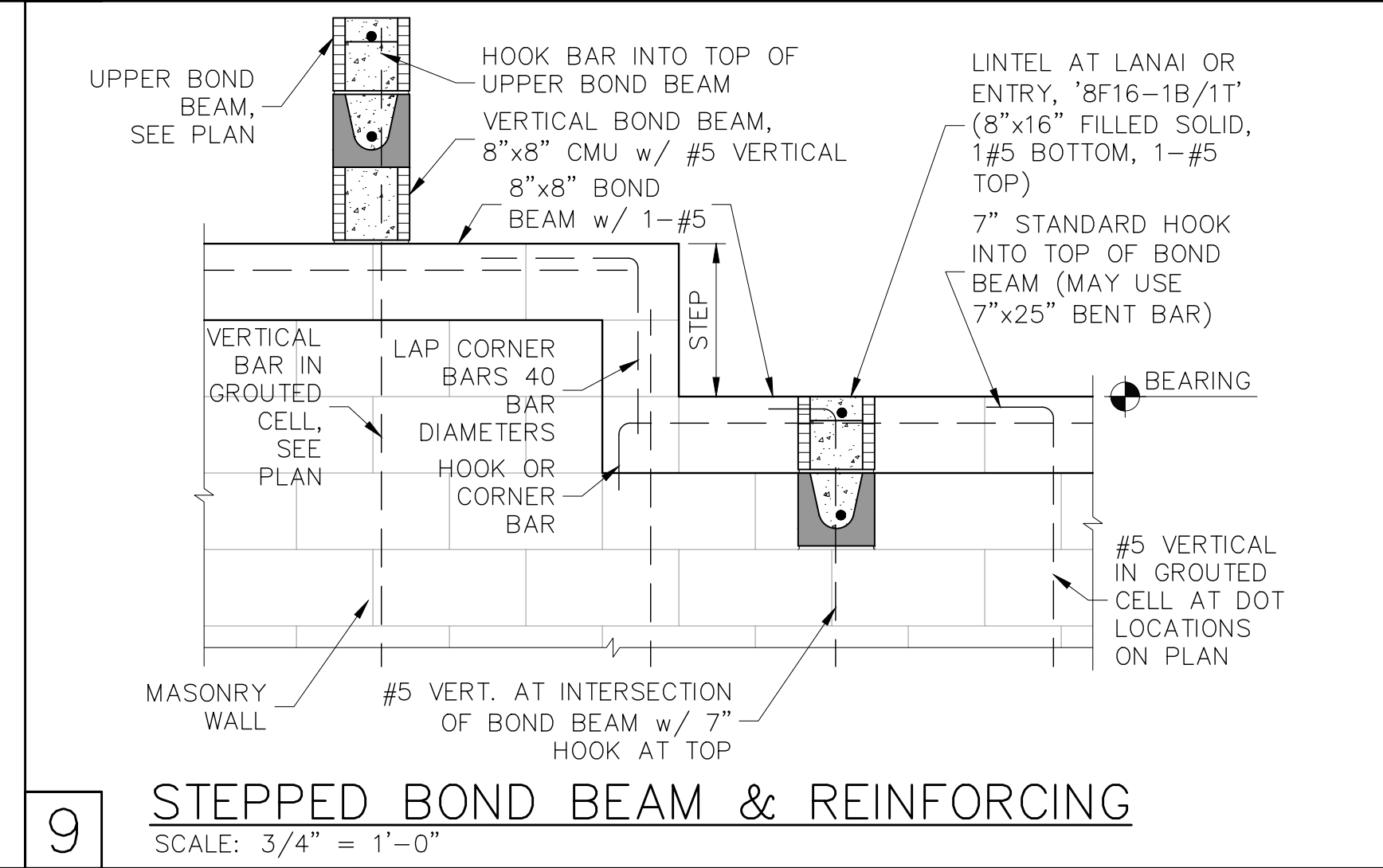
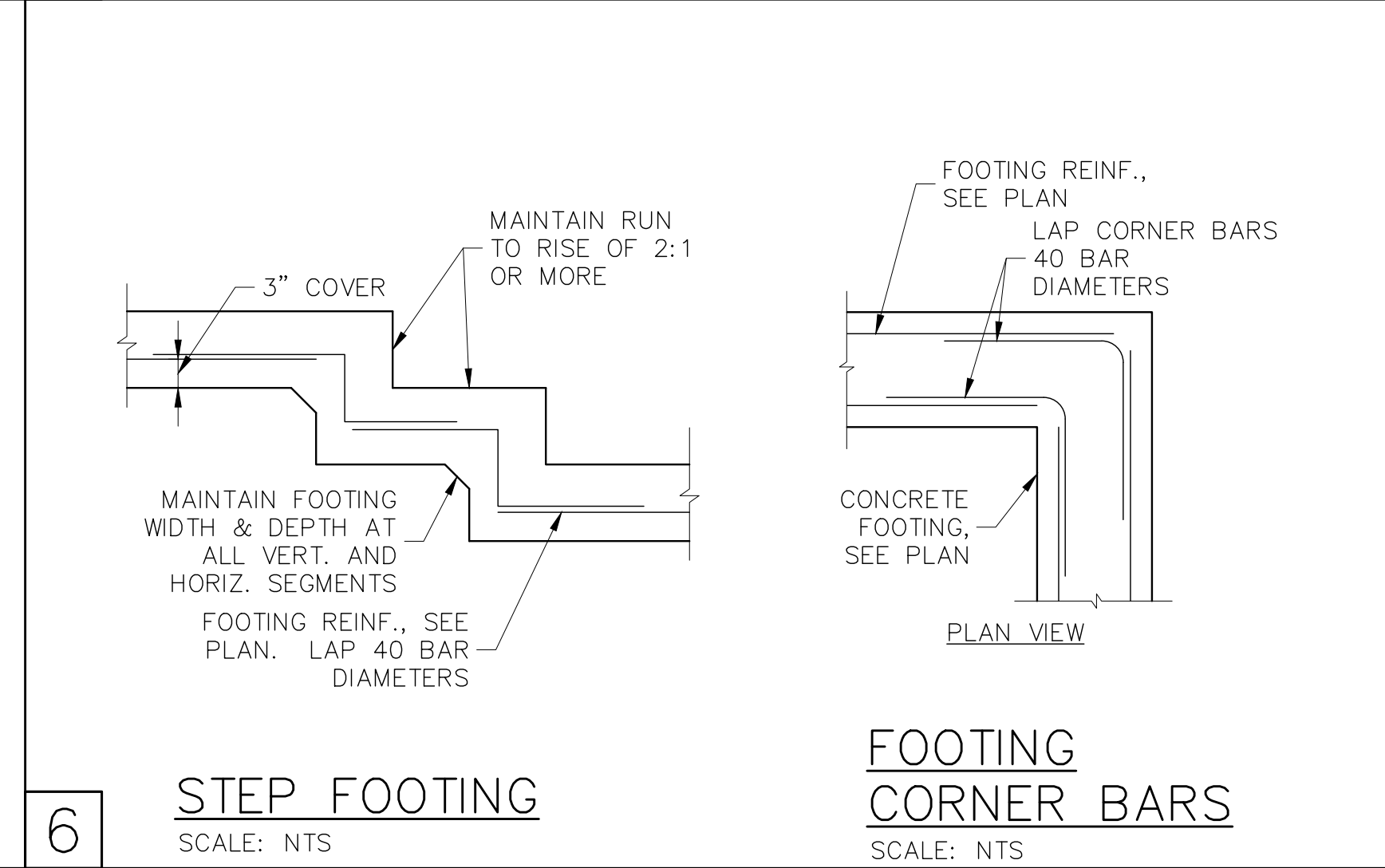
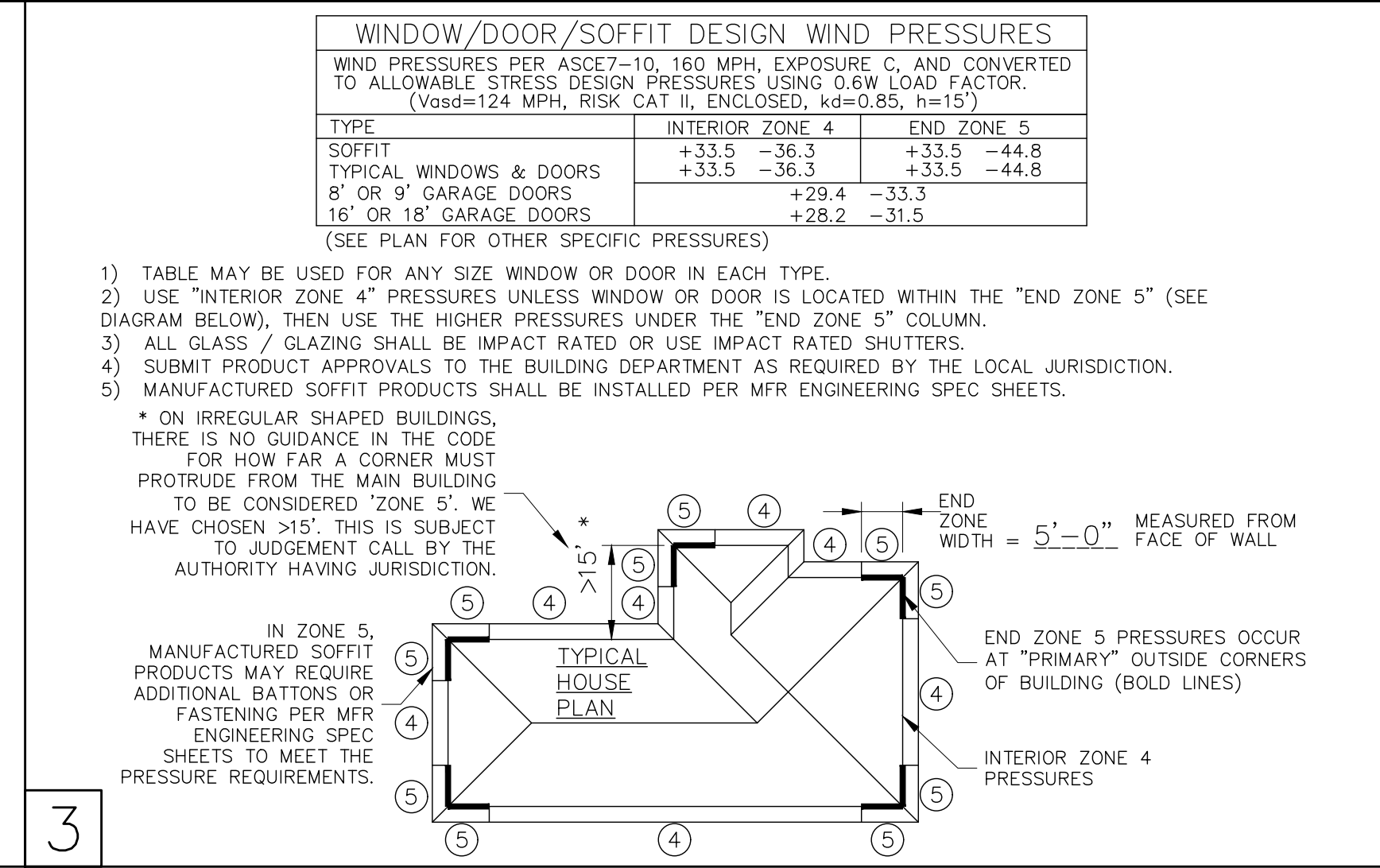
10 RETROFIT UPLIFT CONNECTOR SCHEDULE

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR CEILING AND SOFFIT
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED) (RING SHANK NAILS PER R803.2.3.1: 0.113" NOMINAL SHANK DIAMETER, 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.

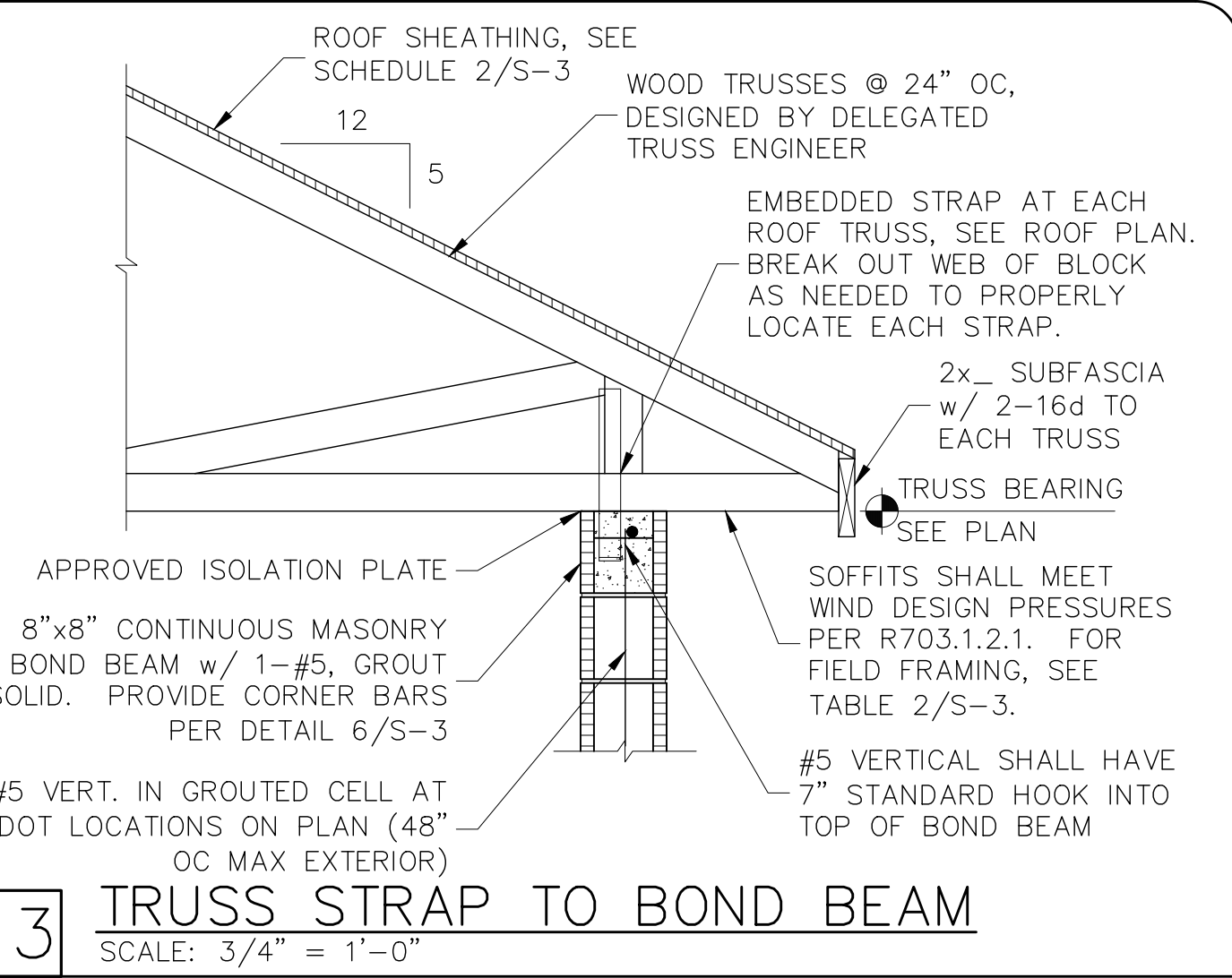
NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.



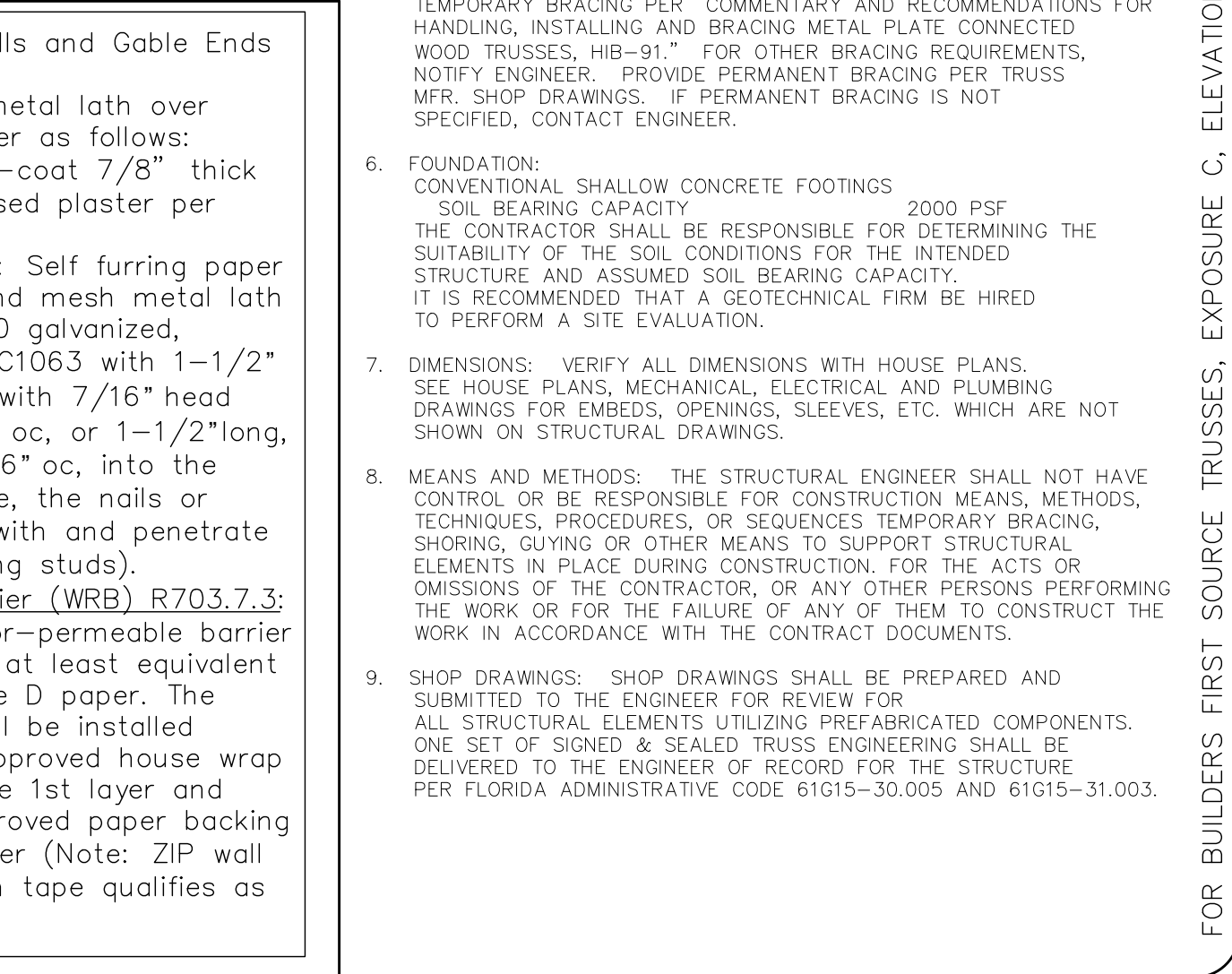
11 SUSPENDED HEADER AT MITERED GLASS



12 OUTLOOKER DETAIL



DESIGN CRITERIA:	
DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL	
1. FLOOR & ROOF UNIFORM LOADS:	
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF	
ROOF: LIVE TOP CHORD 20 PSF	
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT W/ TCLL)	
CEMENT ROOF TILE DEAD LOAD 25 PSF TOTAL	
SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL	
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF	
DEFLECTION CRITERIA:	
FLOOR L/480 LIVE, L/360 TOTAL	
ROOF L/240 LIVE, L/180 TOTAL	
2. WIND LOADS:	
WIND DESIGN PER, ASCE7-10	
BASIC WIND SPEED (ASCE7-10)	160 MPH
NOMINAL WIND SPEED (Vosd 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	ENCLOSED
INTERNAL PRES. COEFF.	+/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3.	
SOFFITS - PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS.	
3. REINFORCED CONCRETE:	
DESIGN AS PER ACI 318-14	
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:	
SLAB ON GRADE	f'c = 2500 PSI
3/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERESH.	
CONVENTIONAL SHALLOW FOOTINGS	f'c = 2500 PSI
BEAMS AND COLUMNS	f'c = 3000 PSI
ALL OTHER CONCRETE (U.N.O.)	f'c = 3000 PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:	
FOOTINGS	3"
SLAB ON GRADE	CENTERED
BEAMS	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'm = 1500 PSI
REINFORCING STEEL - ASTM A615 GRADE 60.	
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.	
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. 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.	



13 TRUSS STRAP TO BOND BEAM

REVISIONS

BY

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STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 SE 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA # 8829

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

Derek W. Berger
No. 58552
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BUILDER:

D.R. HOUGHTON
America's Builder

STRUCTURAL DETAILS

MODEL 2540 M

EXT LANAI

3127 ROYAL GARDENS AVENUE
FORT MYERS, FLORIDA
LOT: 540 SUBDIVISION: LINDSFORD

DESIGN/DRAWN

DWB/GH

CHECKED

DWB

DATE

11/08/19

SCALE

VARIES

JOB NO.

DR11350

SHEET

S-3

SHEET 3 OF 4

FOR BUILDERS FIRST SOURCE TRUSSES, EXPOSURE C, ELEVATION M w/ EXT LANAI, #B MASTER, DATED: 02/08/18, REVISED: NONE

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

Derek W. BERGENER

LICENSE No. 58552

STATE OF FLORIDA

PROFESSIONAL ENGINEER

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

BUILDER:

D.R. HOHON • P.E.

America's Builder

STRUCTURAL DETAILS

MODEL 2540 M

EXT LANAI

3127 ROYAL GARDENS AVENUE
FORT MYERS, FLORIDA
LOT: 540 SUBDIVISION: LINDSFORD

DESIGN/DRAWN
DWB /GH

CHECKED
DWB

DATE
11/08/19

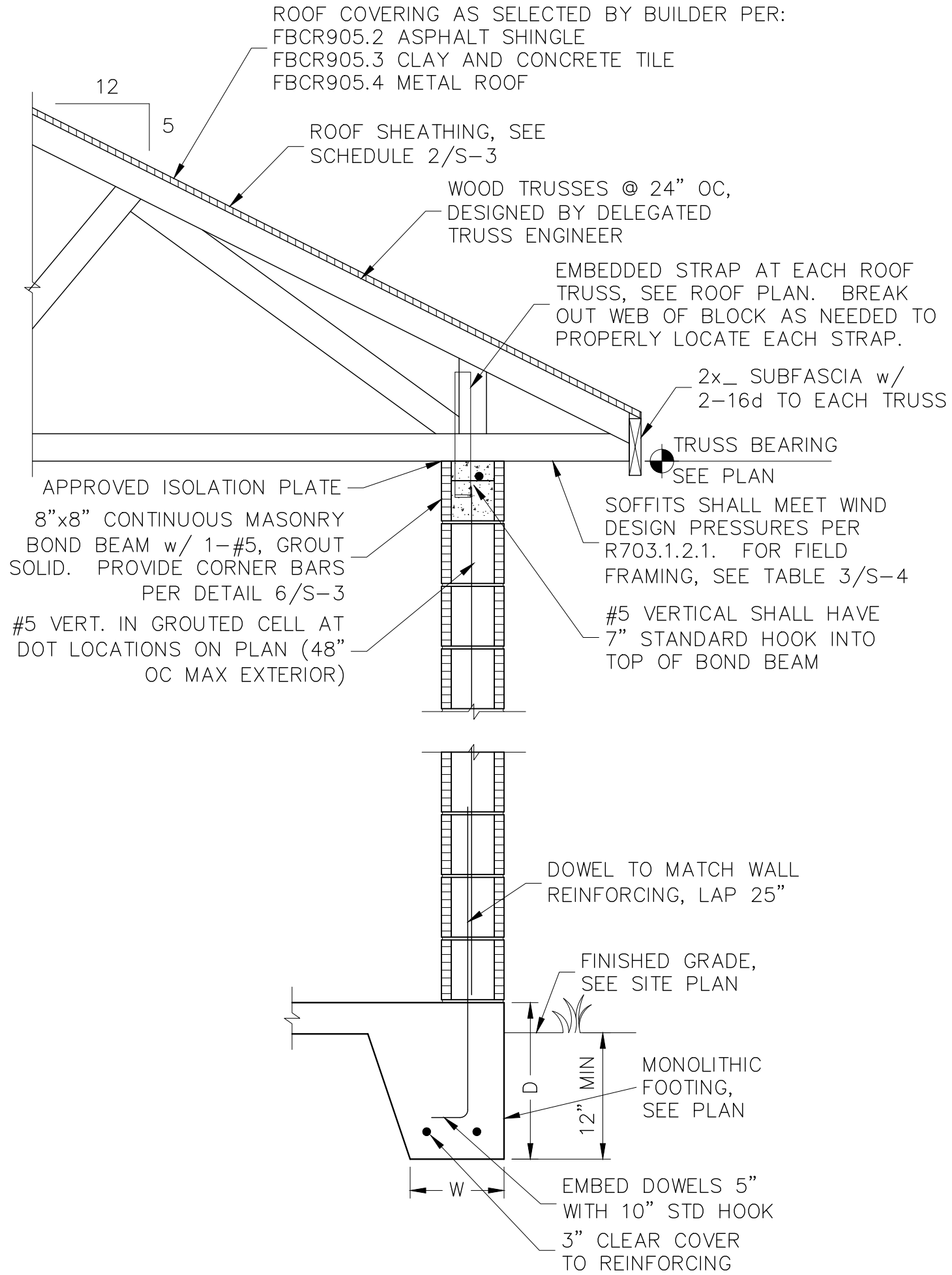
SCALE
VARIES

JOB NO.
DR11350

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/ EXT LANAI, JOB # MASTER, DATED: 02/08/18, REVISED: NONE