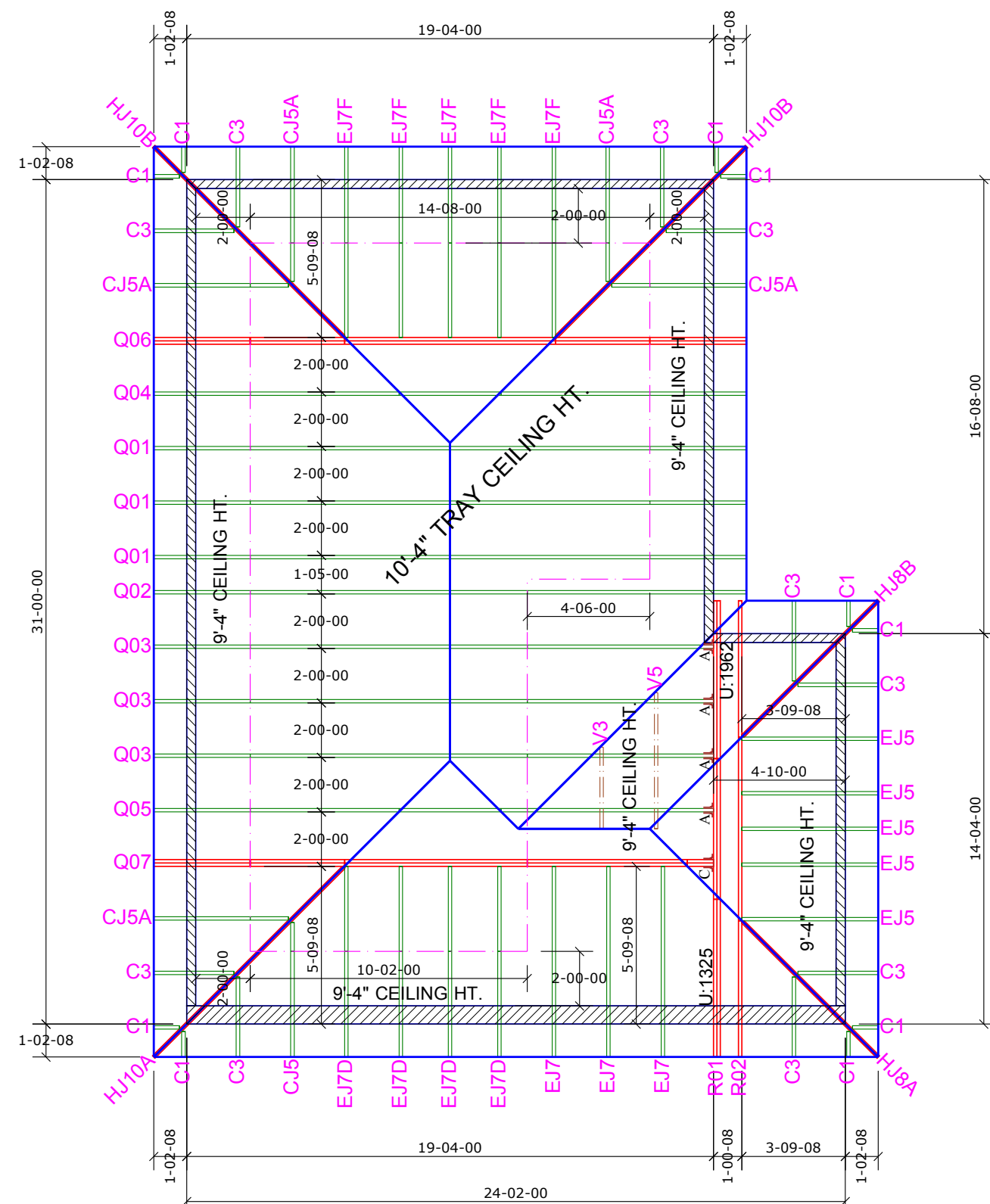
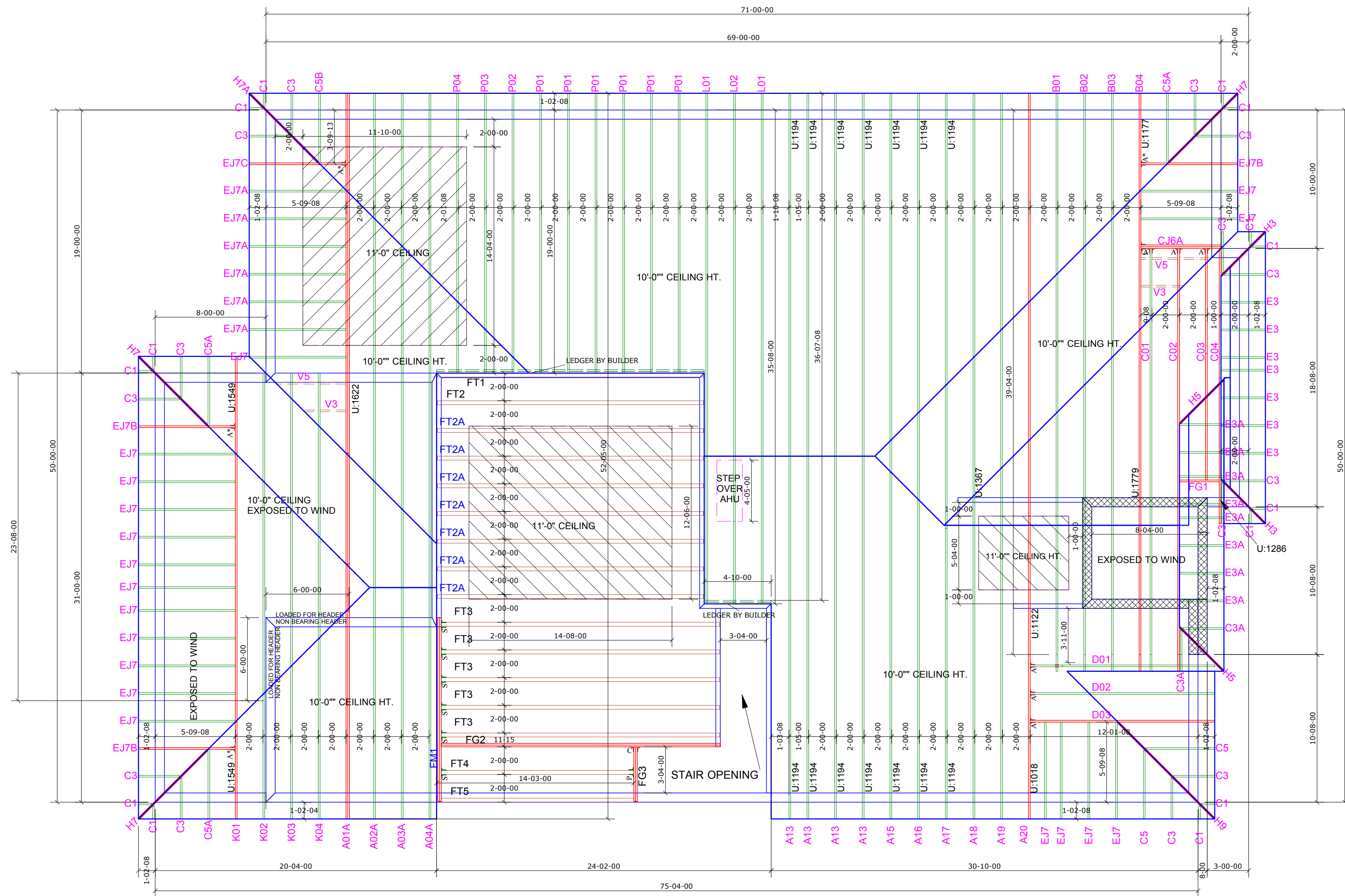
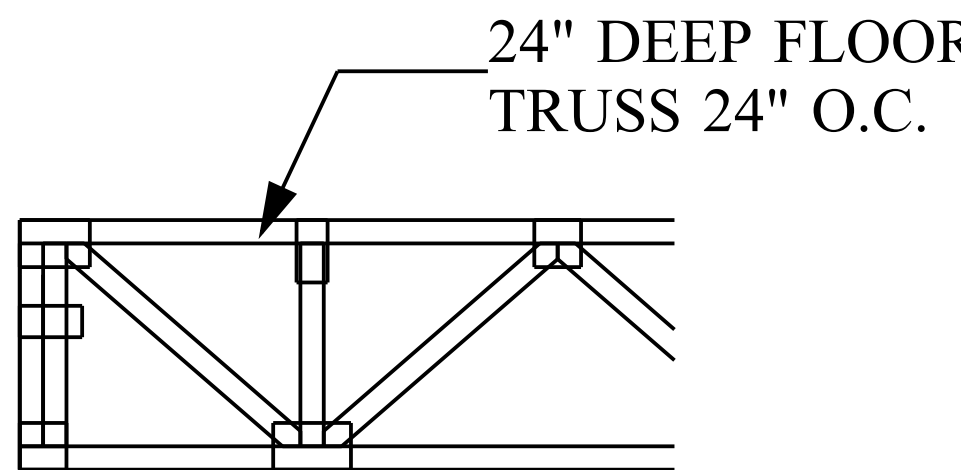


JOB No.	MASTER
DATE DRAWN	1/11/2018
DATE PRINTED	1/11/2018



Hatch Legend	
	21'-4" BEARING
	10'-0" BEARING
	14'-0" BEARING



GENERAL TRUSS ENGINEERING CRITERIA & DESIGN LOADS	
DESIGN CODE	FBC2018/TPI2014
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 EXECEPTIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OTHER THAN TRUSS TO TRUSS, GABLE SHEAR WALL, AND CONNECTIONS. TEMPORARY AND PERMANENT BRACING, AND CEILING AND ROOF DIAPHRAM CONNECTIONS.

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

BUILDER	DR Horton
PROJECT	3148 M 160 EXP C RH
MODEL	3148 M
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 _____

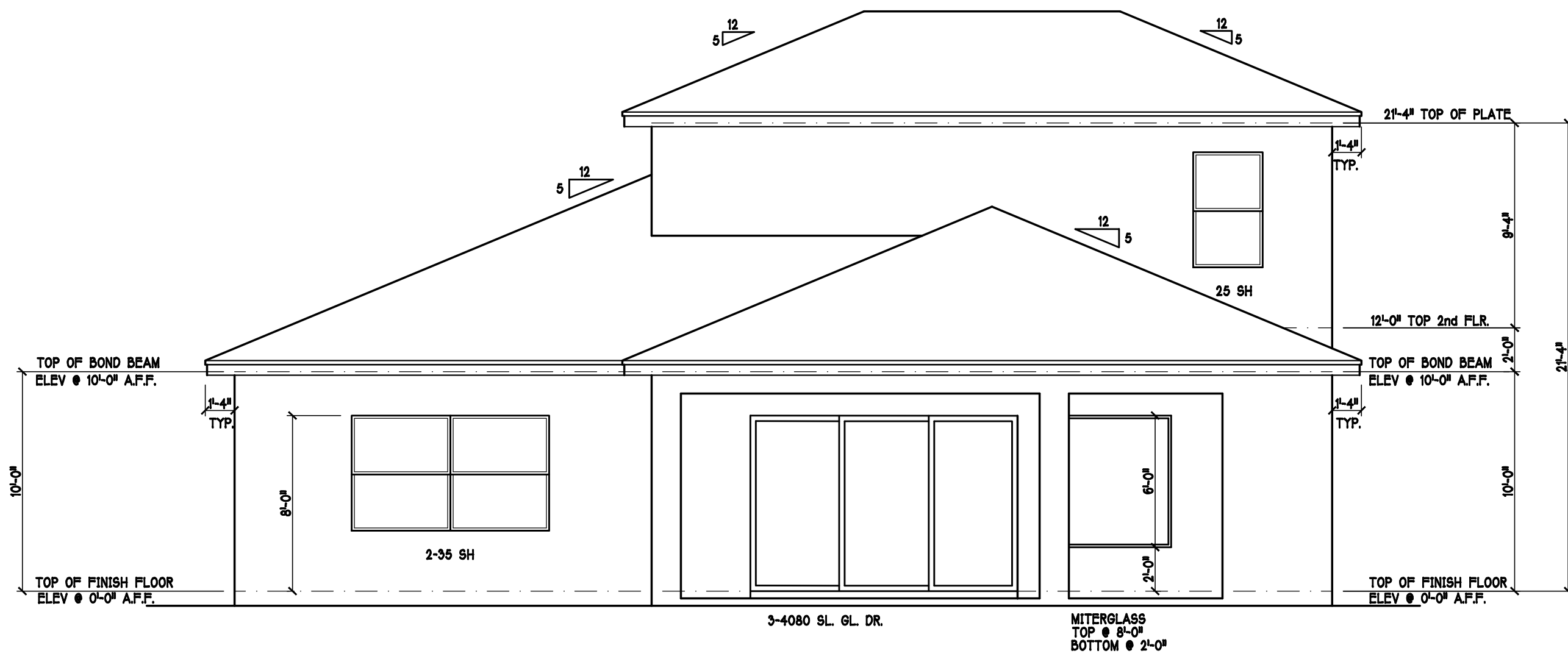
6850 Taylor Road Punta Gorda, Fl. 33950
Phone: 941-575-2250 / Fax:941-575-0319

USP ROOF AND FLOOR TRUSS HANGER SCHEDULE							
ID	QTY/RF	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT	SYMBOL
A*	4	0	JUS24	725	895	490	A*
A	10	0	THD26	2940	3200 / 3600	1250 / 1555	A
B	0	0	THD28	3820	3895 / 4680	1235 / 2140	B
C	2	1	THD26-2	2940	3600	1515 / 2175	C
D	0	0	THD28-2	3820	4310 / 4680	1530 / 3485	D
E	0	0	THDH26-2	4355	5320	2155	E
F	0	0	THDH28-2	7460	7460	3235	F
G	0	0	THDH26-3	4355	5230	2155	G
H	0	0	THDH28-3	7460	7460	3235	H
I	0	0	THDH16710	9100	9100	4095	I
J	0	0		865	1055	765	J
K	0	0		865	1055	765	K
L	0	0		1440	1760	1250	L
M	0	0		1440	1760	1250	M
N	0	0		2680	3265	960	N
O	0	0	HUC26	2385	2980	1840	O
P	N/A	1	THD46	2790	3410	1550	P
Q	N/A	0	MSH422	2245	2245	1855	Q
R	N/A	0	MSH4221F	2245	2245	1855	R
S	N/A	6	MSH426	2435	2435	1855	S

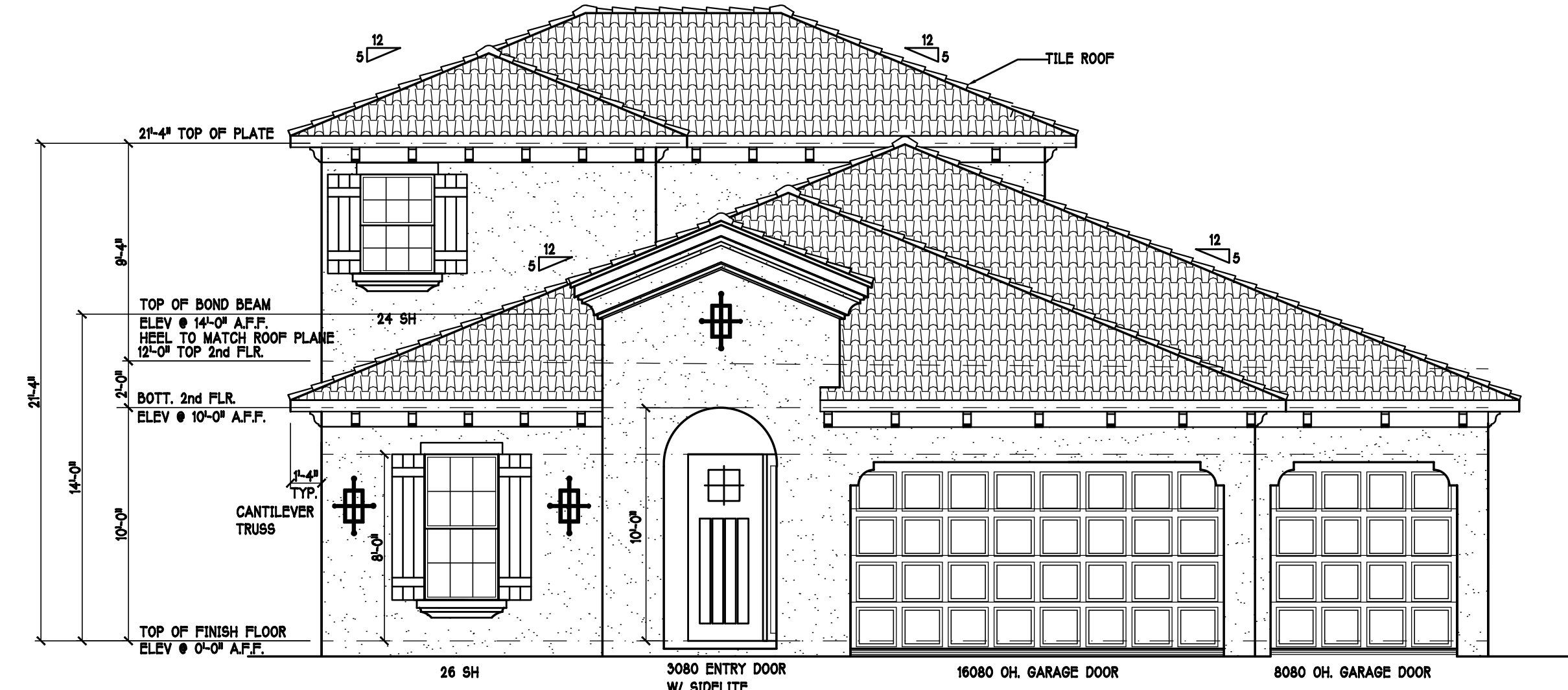
NOTE: UPLIFT VALUE FOR TH422, TH442, TH420 HANGERS APPLY ONE-TWO PACE MOUNT INSTALLATION								
(1) PLY	(1) PLY	(2) PLY	(3) PLY	CORNER HIP	CORNER HIP	(1) PLY FLR. TRUSS	(1) PLY FLR. TRUSS	
TH424	TH206, TH208	TH262, TH282, TH426, TH428	TH426-3, TH428-3, TH429-4, TH430-4 SIMILAR	TH426, TH428	TH426	TH446	TH446	TH446, TH448, TH450, TH452, TH454, TH456, TH458, TH460, TH462, TH464, TH466, TH468, TH470, TH472, TH474, TH476, TH478, TH480, TH482, TH484, TH486, TH488, TH490, TH492, TH494, TH496, TH498, TH500

NOTES:

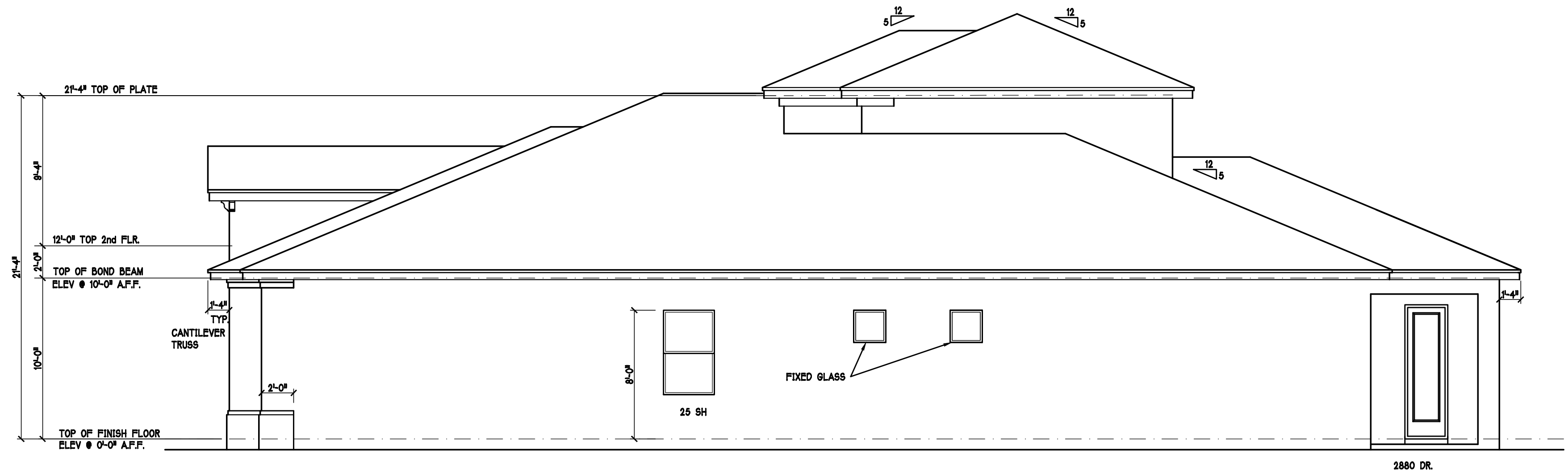
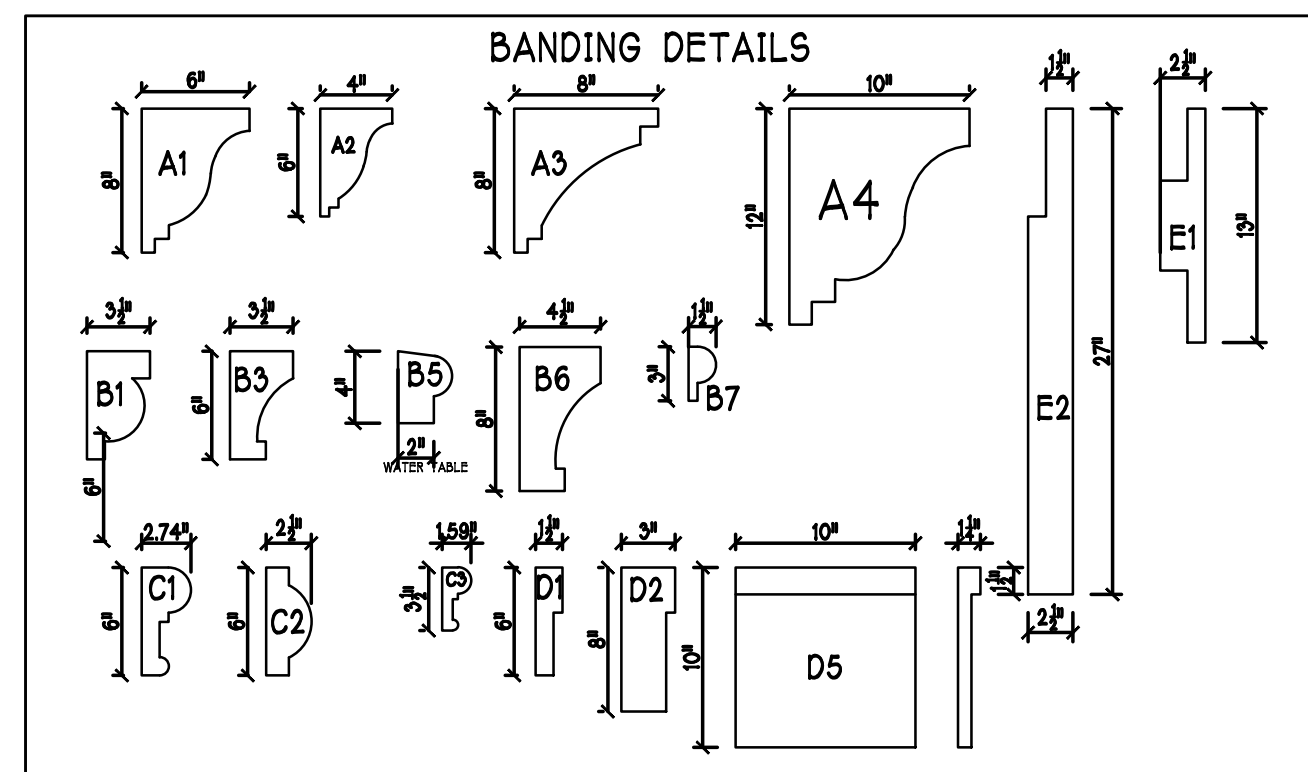
- 1) ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
- 2) DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
- 3) ALL REACTIONS ARE UNDER 5000 LBS. UNLESS NOTE OTHERWISE.
- 4) ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
- 5) FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS
- 6) ONLY TRUSS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



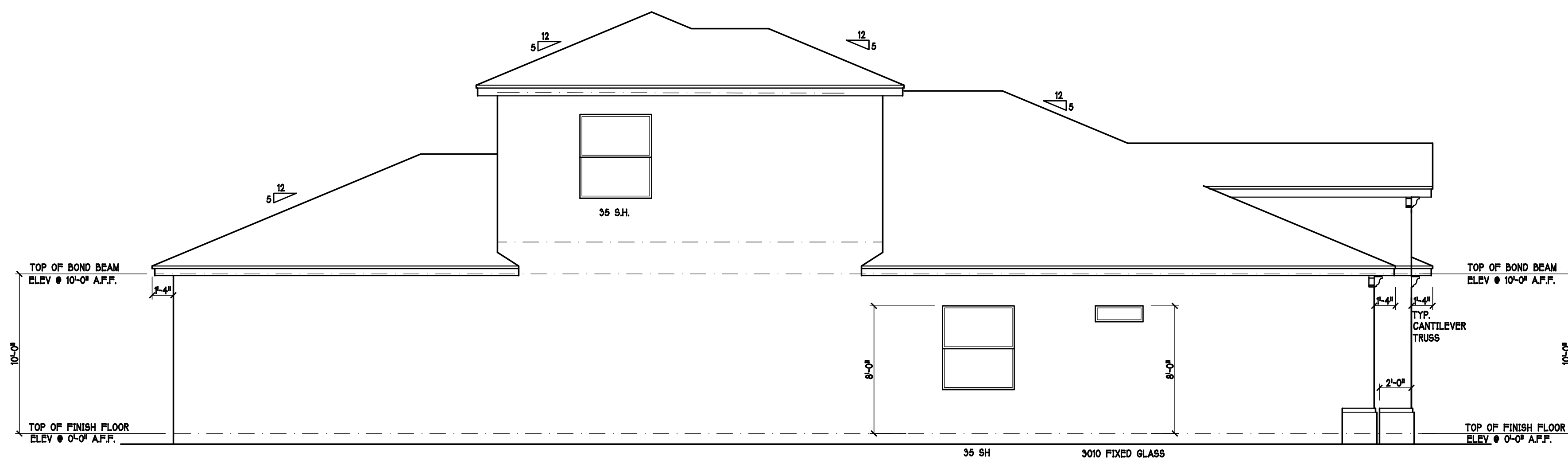
REAR ELEVATION: "L" SCALE: 3/16" = 1'-0"



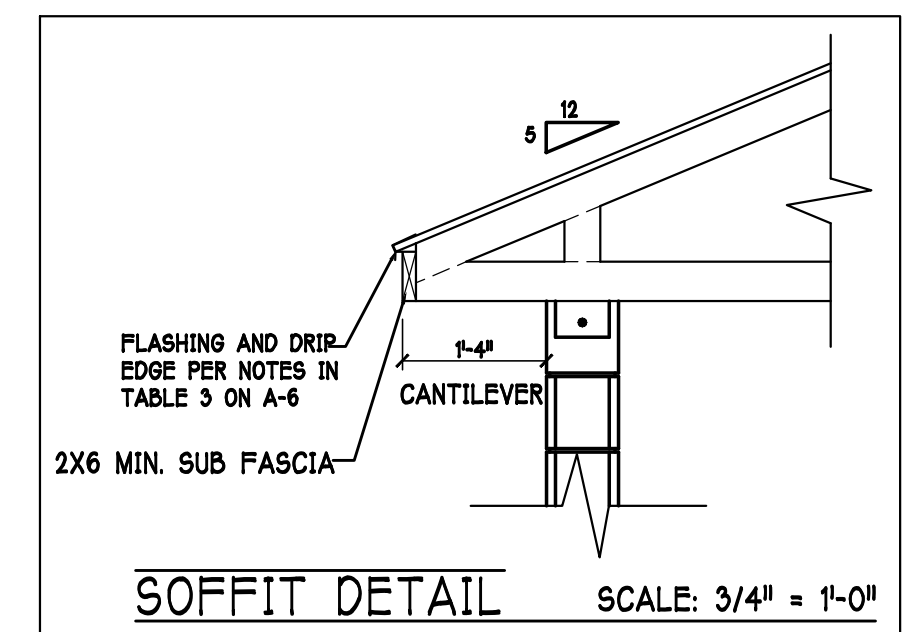
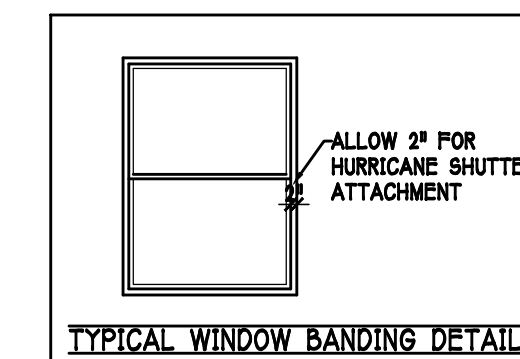
FRONT ELEVATION: "L" SCALE: 3/16" = 1'-0"

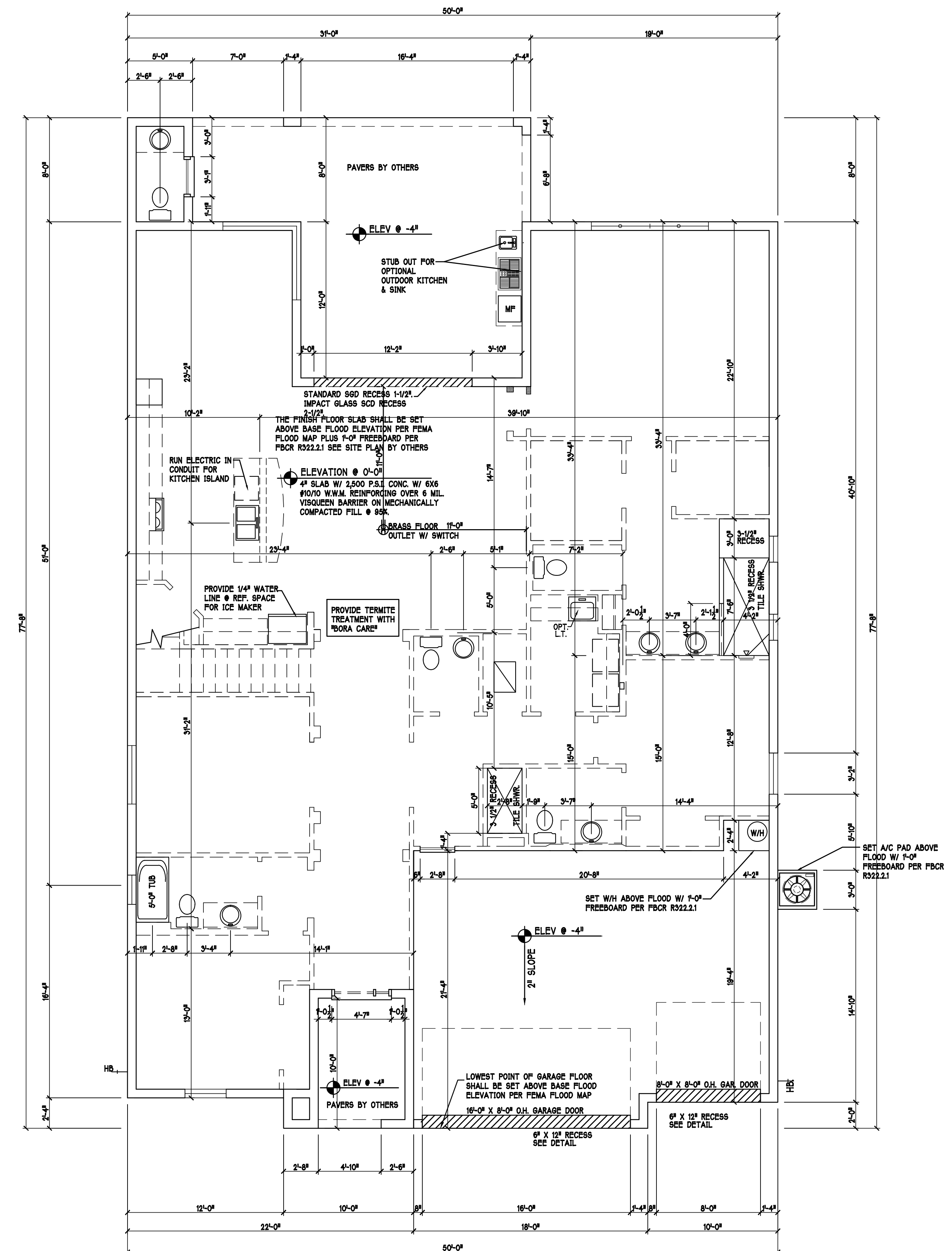
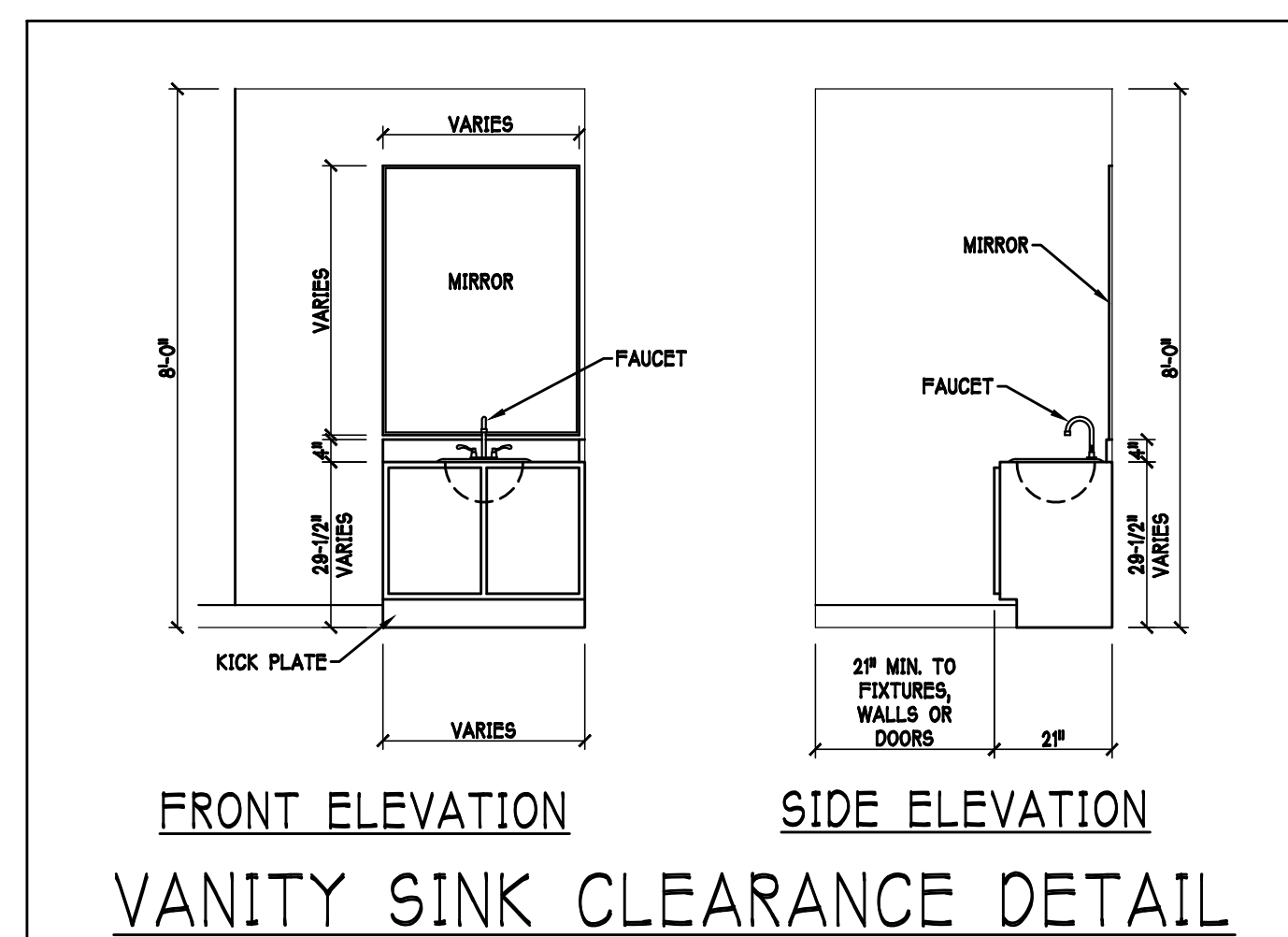
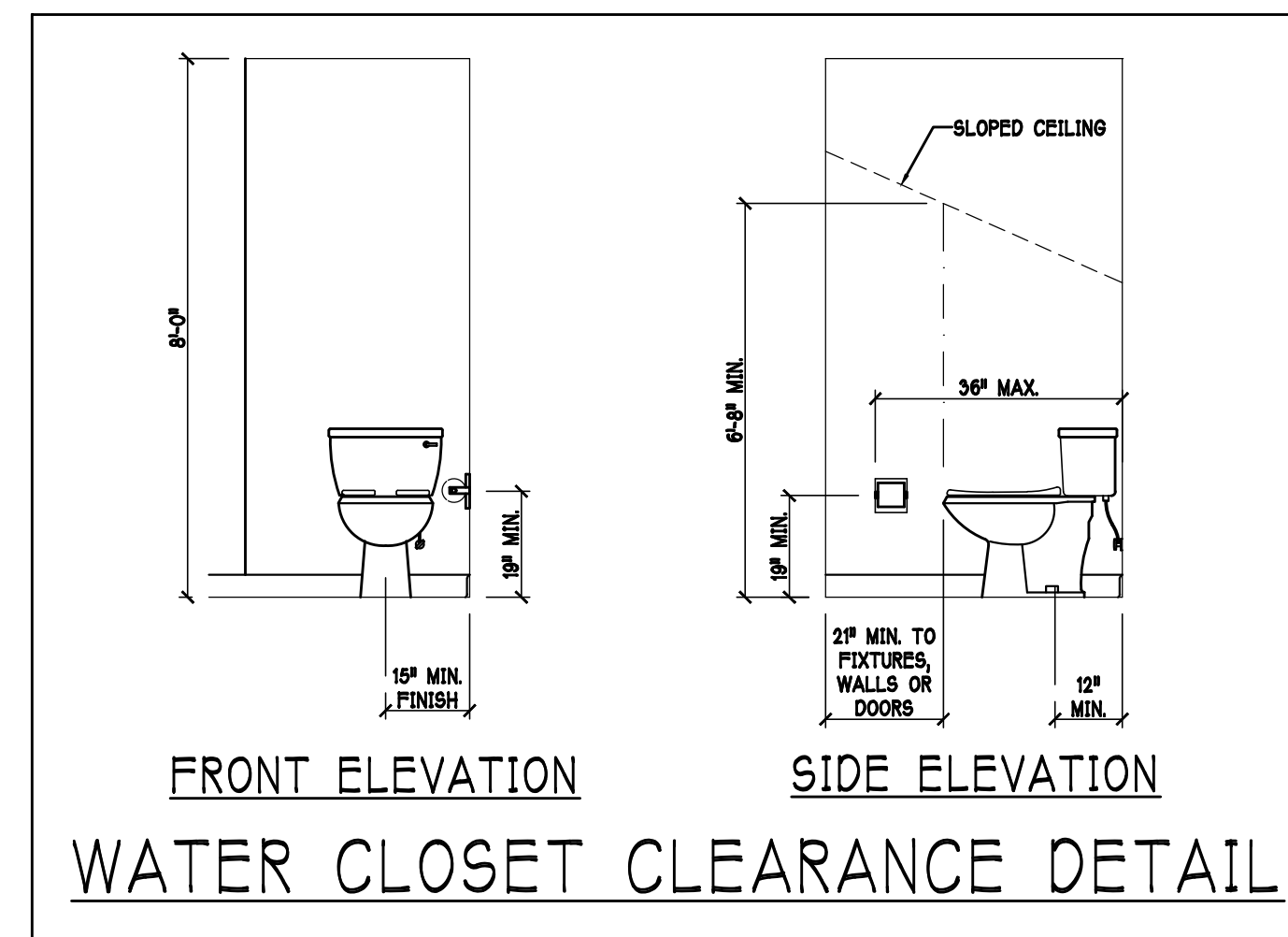


RIGHT ELEVATION: "L" SCALE: 3/16" = 1'-0"



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





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

D·R·HORTON NYSE LISTED
America's Builder

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

MODEL: 3148 L
RESIDENCE FOR:
SPEC

LOT: 541 BLOCK :
SUBDIV: LINDSFORD II 60s
ADDRESS: 3123 ROYAL GARDENS AVE
G.C.D. JOB #: 11351 D.R.H #: 578930108

DATE: 11-10-19

DRAWN BY:
JSL

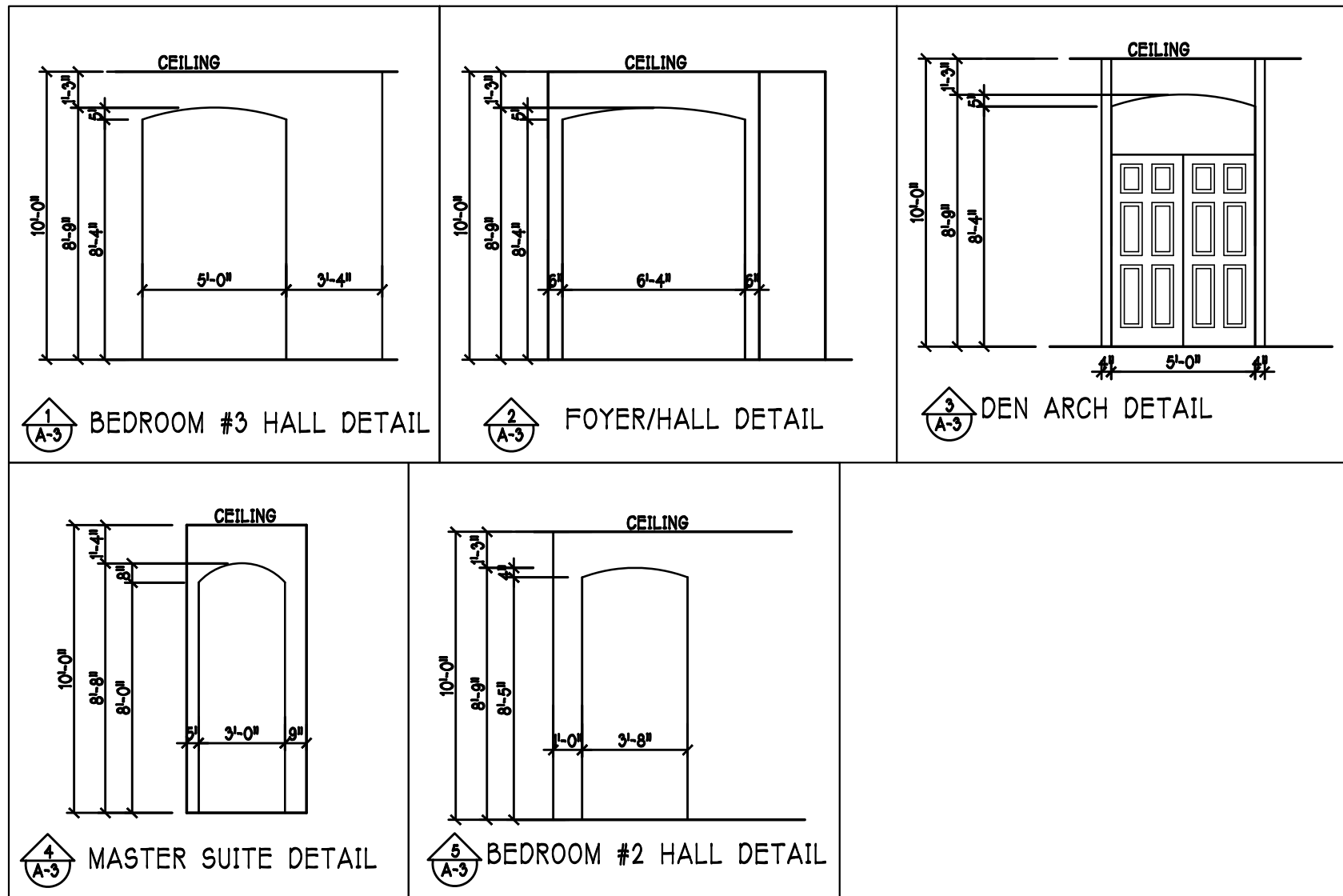
CHECKED BY:
JWC

REVISED:

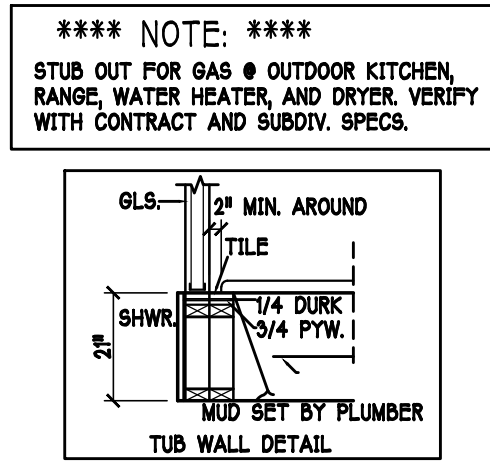
PLAN:
SLAB & PLUMBING

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

SHEET#



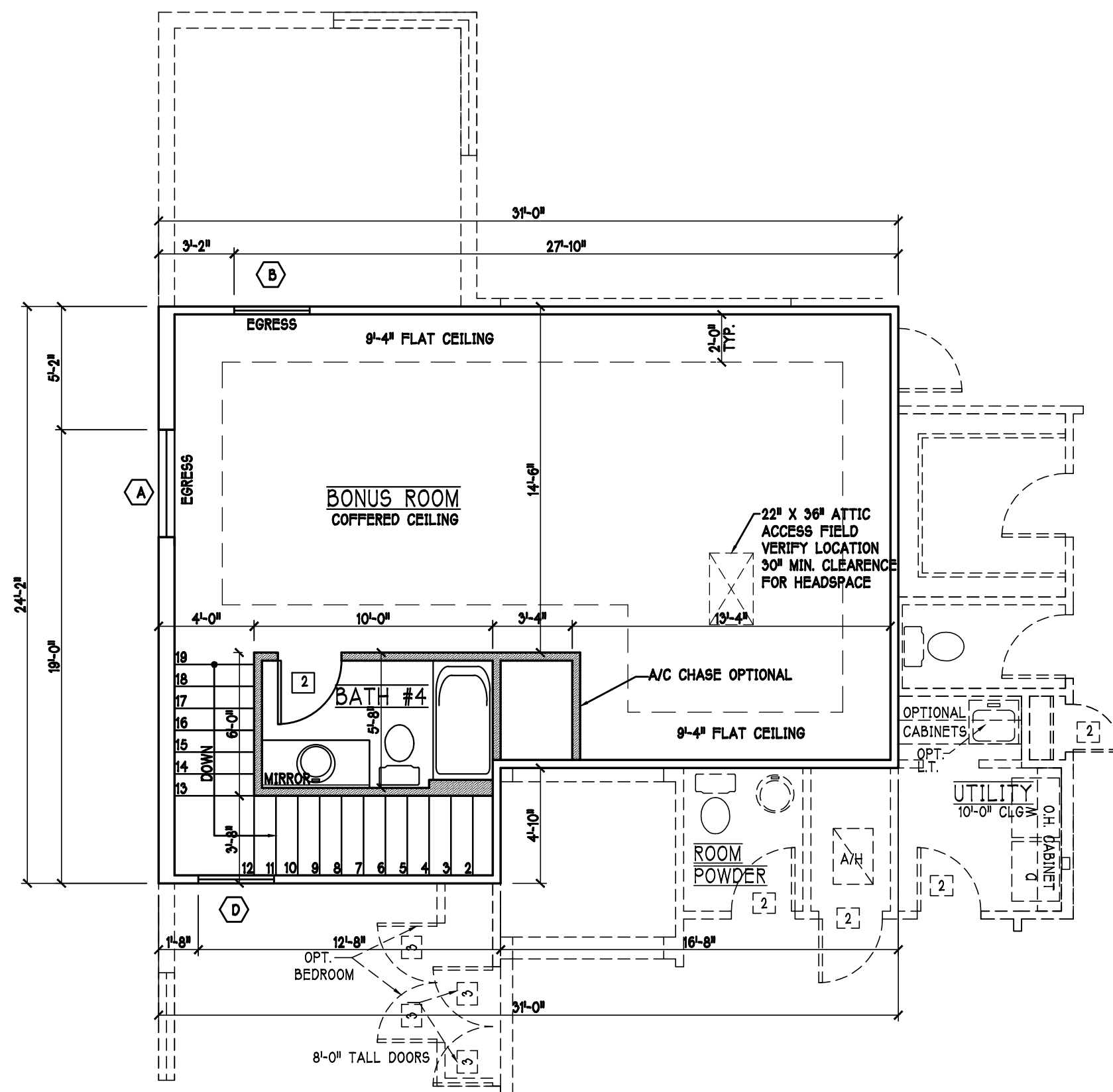
INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	



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	88 1/2" A.F.F.

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

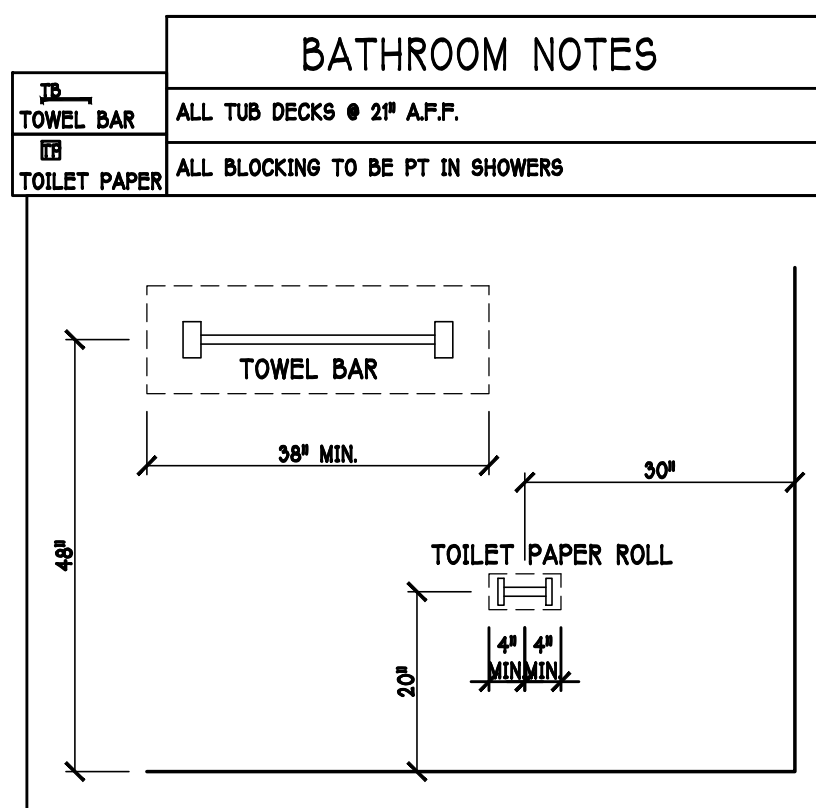
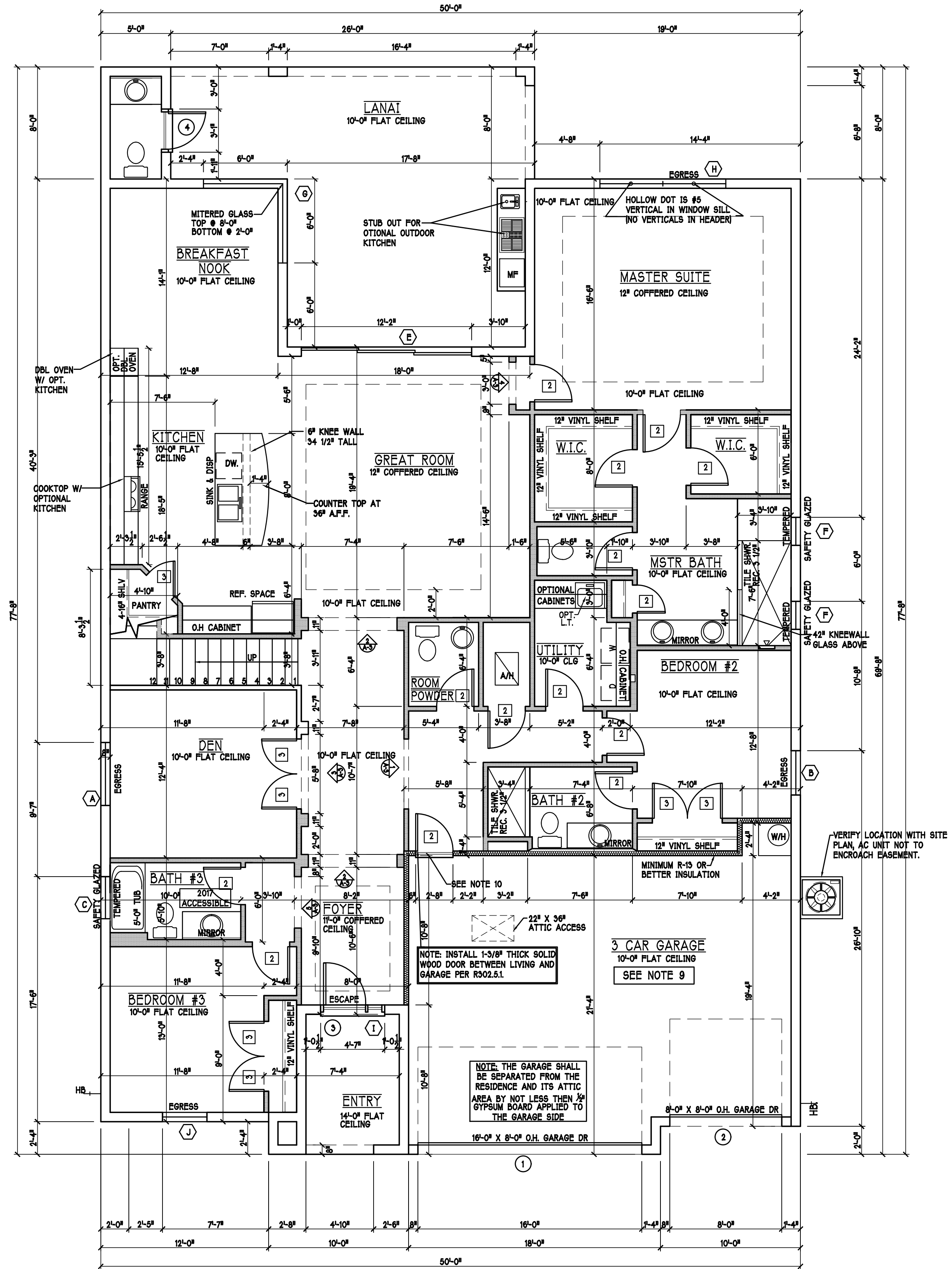
- PLAN NOTES**
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
 - PROVIDE SAFETY GLAZING AT BATH / SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
 - NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
 - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
 - KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F. W/ RAISED BAR TOP
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.3.5
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
 - INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
 - ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - STUB OUT FOR GAS & OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
 - ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.



D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35 SH		54	63	
B	25 SH		38	63	
C	56P X 12" F.S.		36	12	
D	24 SH		38	51	TEMPERED
E	3-4080	POCKET SL. GL. DR.	144	96	
F	2'-0" X 2'-0"		24	24	FIXED GLASS
G	72" X 72"		72	72	MITERED GLASS
H	2-36 SH		108	63	
I	12" X 48" SIDE LITE		12	96	
J	26 SH		38	76	
SEE NOTE 1					13

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	96	
2	OVERHEAD	GARAGE DOOR	96	96	
3	3080 ENTRY DR.	DISTINCTION	36	96	
4	2880 ENTRY DR.	DISTINCTION	32	96	
SEE NOTE 1					4

SQUARE FOOTAGE	
1ST FL. LIVING AREA	2554
2ND FL. LIVING AREA	594
TOTAL LIVING AREA	3148
GARAGE AREA	594
LANAI AREA	452
ENTRY AREA	67
TOTAL AREA	4261



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

MODEL: 3148 L

LOT: 541 BLOCK :

SUBDIV: LINDSFORD II 60s

ADDRESS: 3123 ROYAL GARDENS AVE

G.C.D. JOB #: 11351 D.R.H.# : 578930108

DATE: 11-10-19

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: FLOOR

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

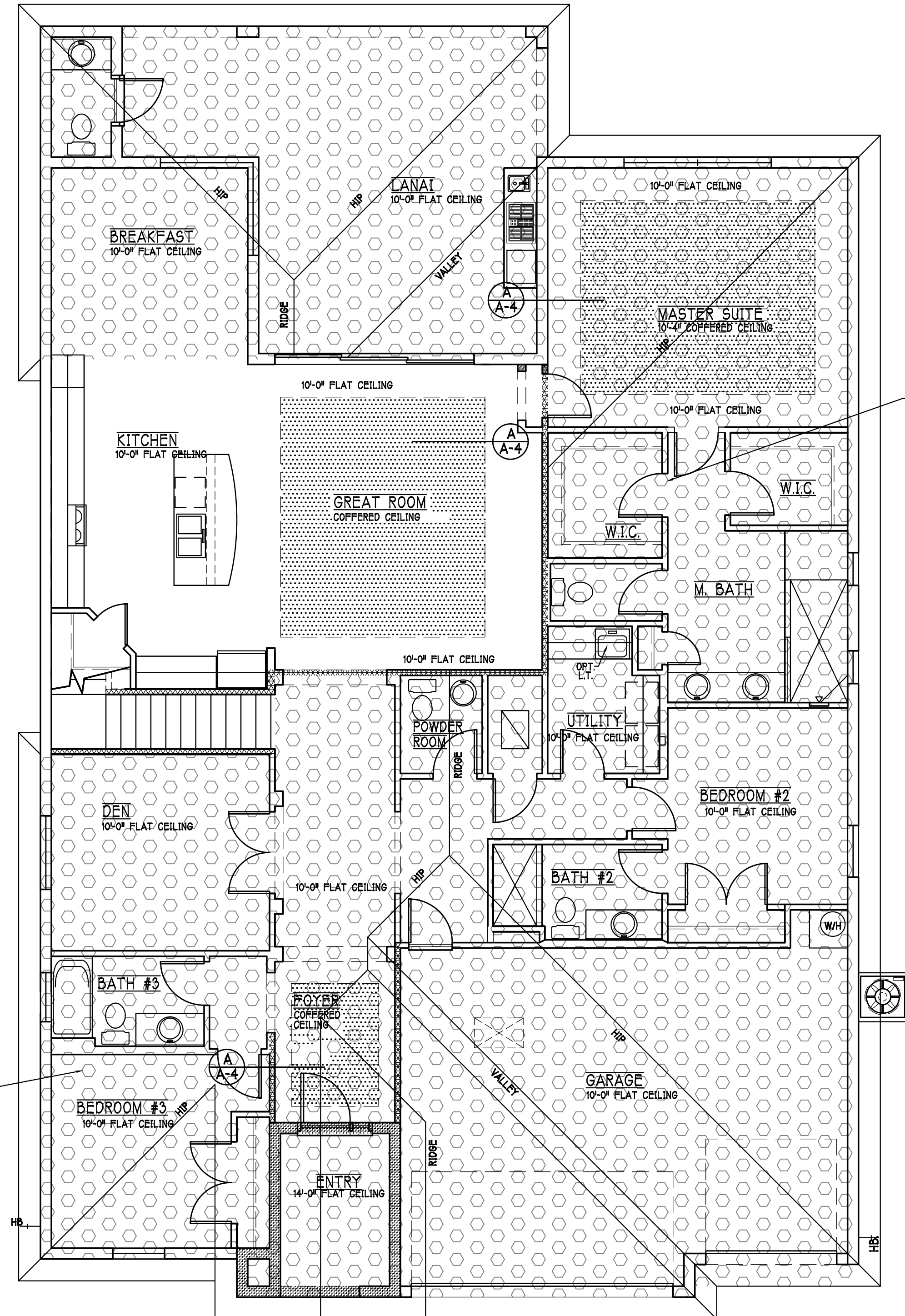
SHEET#

A-3 L

RESIDENCE FOR: SPEC

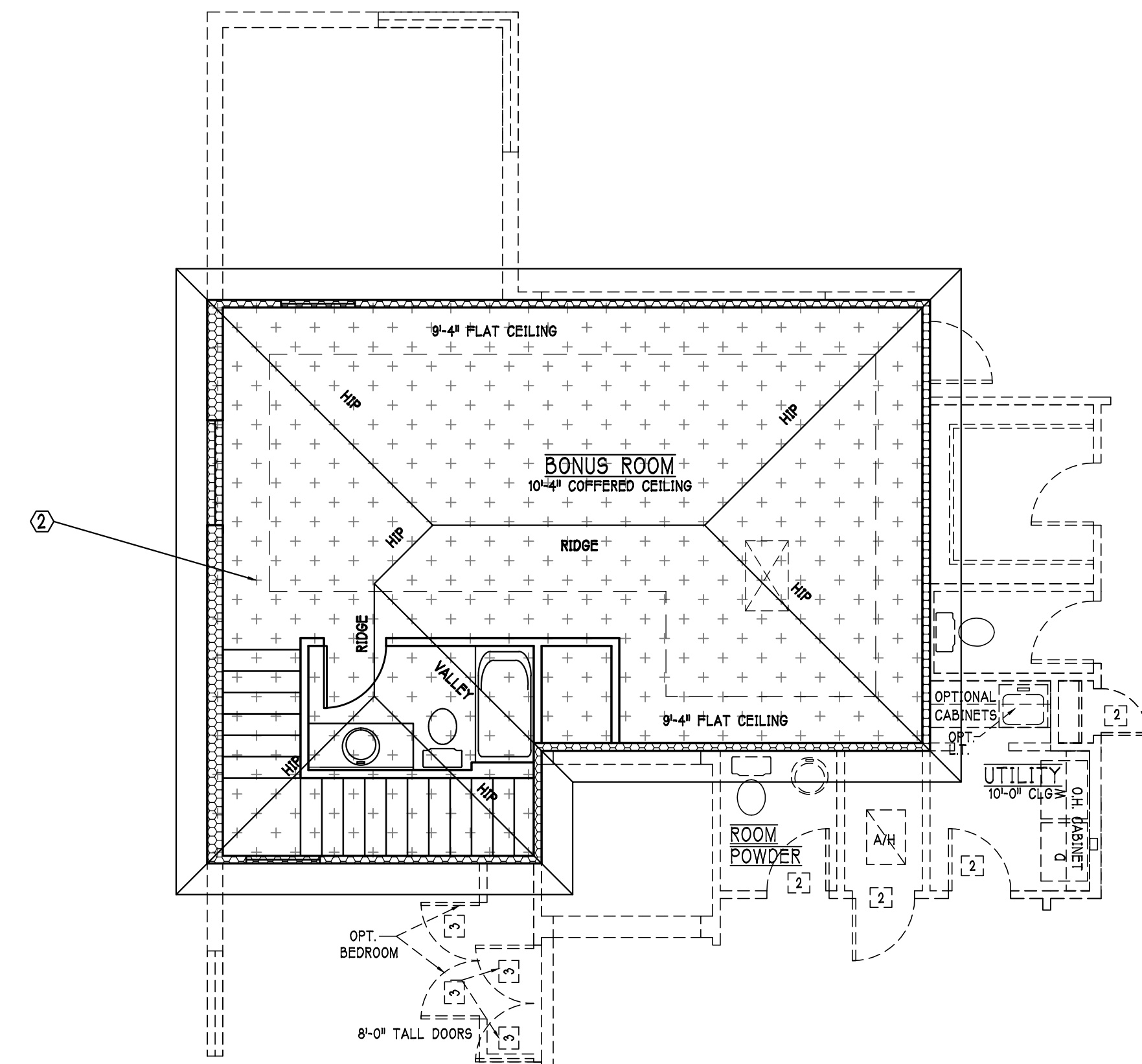
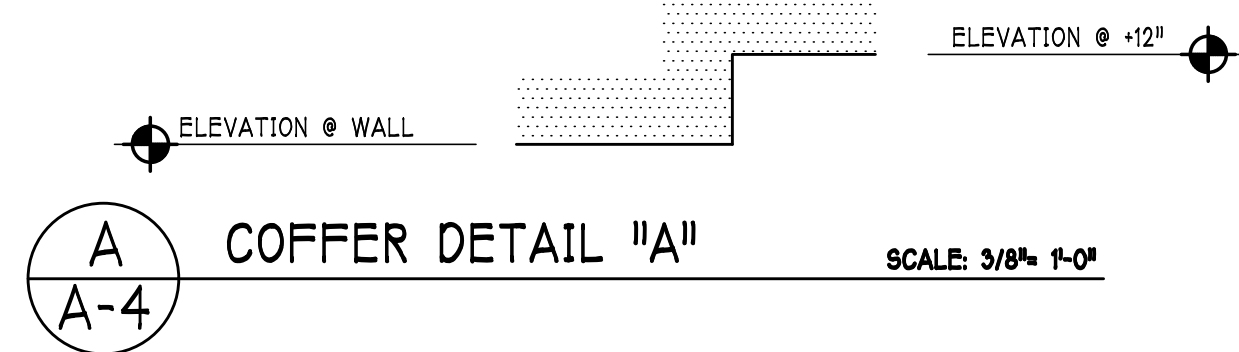
DESIGN IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE- 6TH EDITION

NOTICE!



1st FLOOR ROOF & CEILING PLAN: "L"

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



2ND FLOOR ROOF & CEILING PLAN "L"

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

ATTIC VENTILATION

verify venting requirements with energy calculations				WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS	
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	3026.9 SQ. FT.	20.17 SQ. FT.	6.1X	O.R.V NOT USED			
②	668.6 SQ. FT.	4.4 SQ. FT.	3.2X	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 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"							

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 POSSIBLE-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 8B-3.04.72 SD SMOKE DETECTOR SD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED 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:

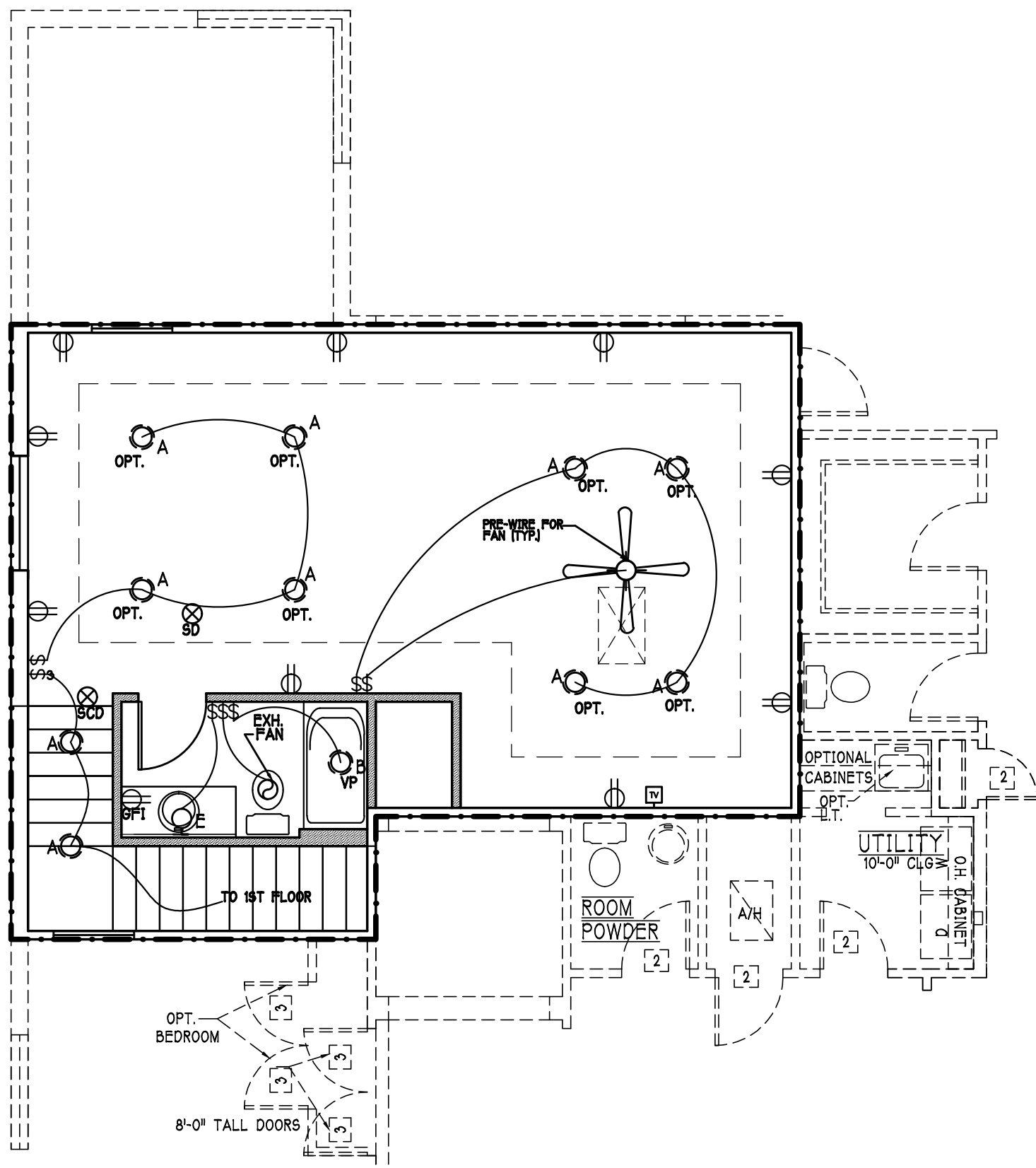
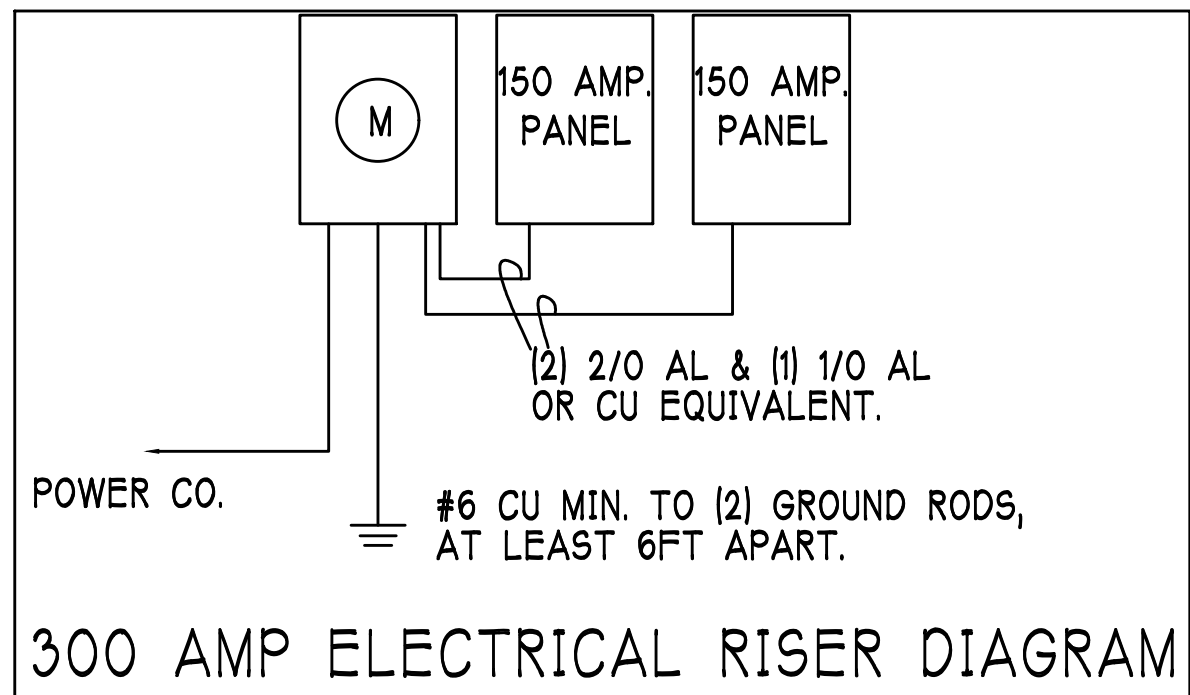
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit per NEC 210.12 & 406.11

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

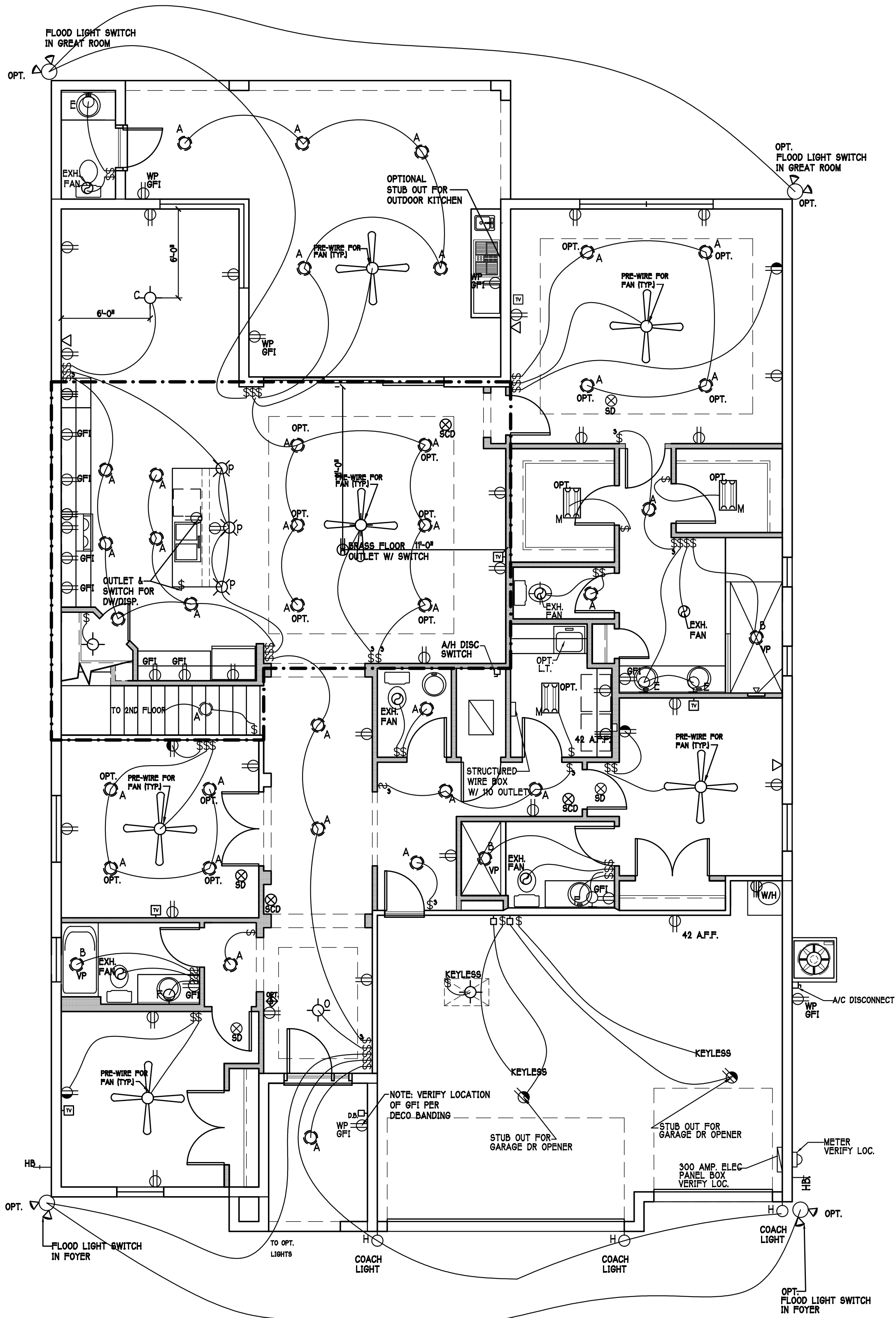


2ND FLOOR ELECTRICAL PLAN: "L" II

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

ELECTRICAL PLAN

300 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(29)	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	(3)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(X)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



1ST FLOOR ELECTRICAL PLAN: "L" II

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

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

D.R. HOUGHTON
America's Builder

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

MODEL: 3148 L

LOT: 541 BLOCK: SUBDIV: LINDSFORD II 60s

ADDRESS: 3123 ROYAL GARDENS AVE
G.C.D. JOB #: 11351 D.R.H.#: 578930108

RESIDENCE FOR: SPEC

DATE: 11-10-19

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ELECTRICAL

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

SHEET#

A-5 L

1	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, JACK BOLTS, ANCHORS, SLEEVES, SLIP JOINTS, 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 BEARING CAPACITY OF 3,000 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, CONNECTIONS 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:-
a. TO WOOD IN CONTACT WITH SOIL SHALL BE PROTECTED, PRESURE TREATED, OR NATURALLY RESISTANT TO DECAY.
b. TO WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MAINTAIN ERECTION PROCEDURES AND SEQUENCES TO ENSURE STABILITY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION, THIS INCLUDES THE NECESSARY SHORING, SHOOTING, TEMPORARY BRACING, GYPS, OR THE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SB Gypsum RESISTANT PER SEC. 702.3.3
10. LAMIN CLAYS & COVERED ENTRY CEILINGS
a. L4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYP DRYWALL FASTENED WITH 4d NAILS OR 1-1/2" DRYWALL

2	GENERAL ROOF ASSEMBL
---	----------------------

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

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .0179 INCHES THICK, 26 GAGE AZ50 ALUM ZINC, OR GALVANIZED STEEL .0170 INCHES THICK, 26 GAGE ZINC COATED 690, 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).

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.

3 ASPHALT SHINGLE ROOF SPEC'S

SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacture. Installation shall comply with the 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 of galvanized steel, stainless steel or aluminum with a minimum shank size of 12 gage (0.105 inches) with a minimum 3/8" diameter head and shall be of a length to penetrate the sheathing.

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

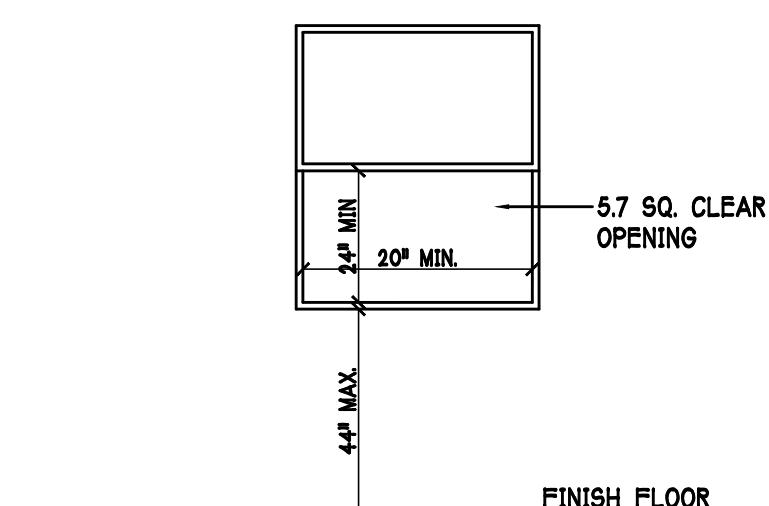
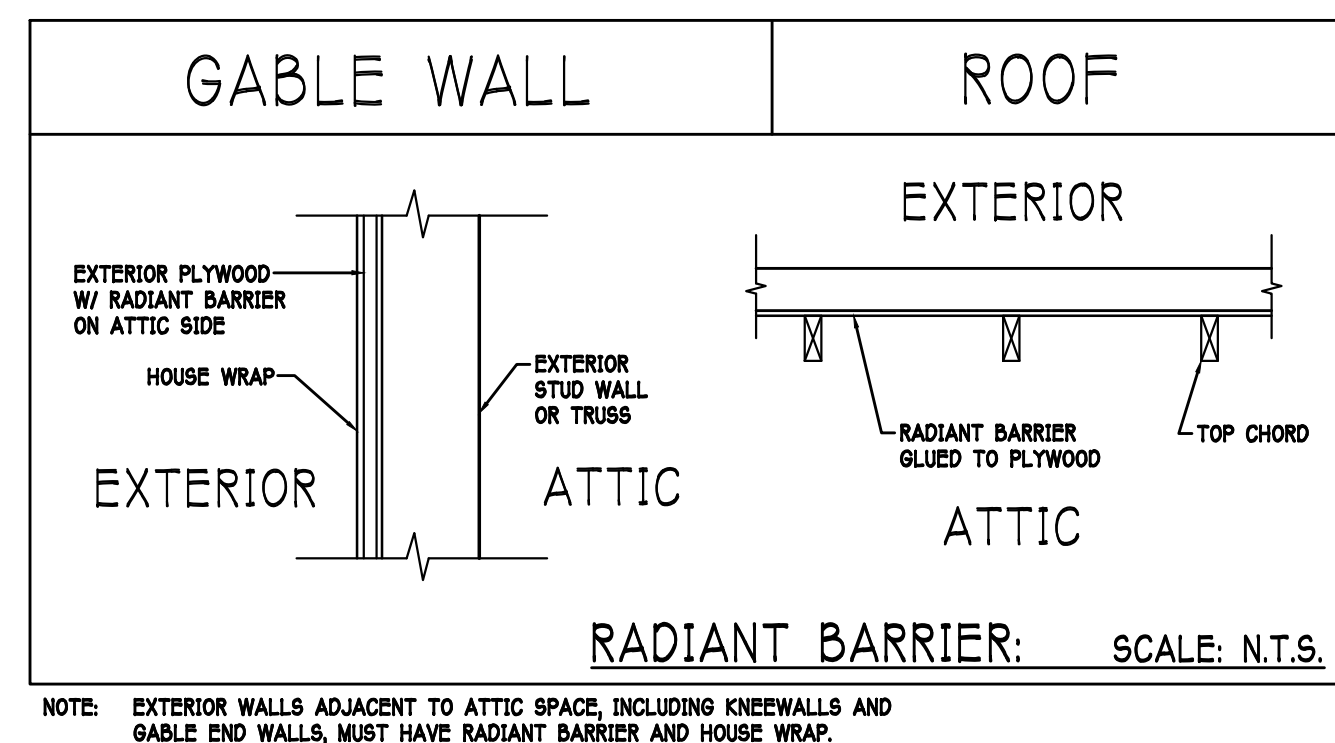
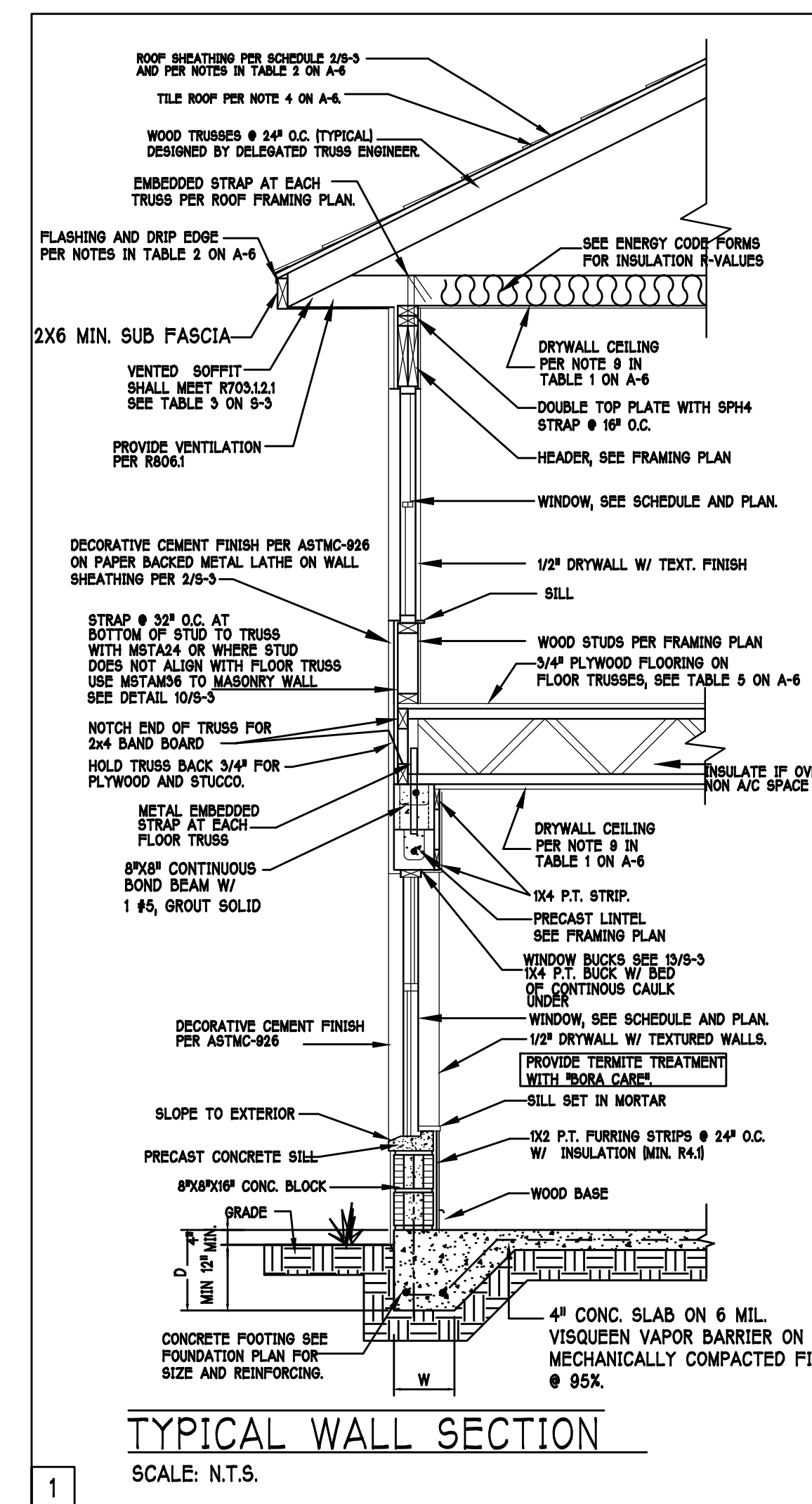
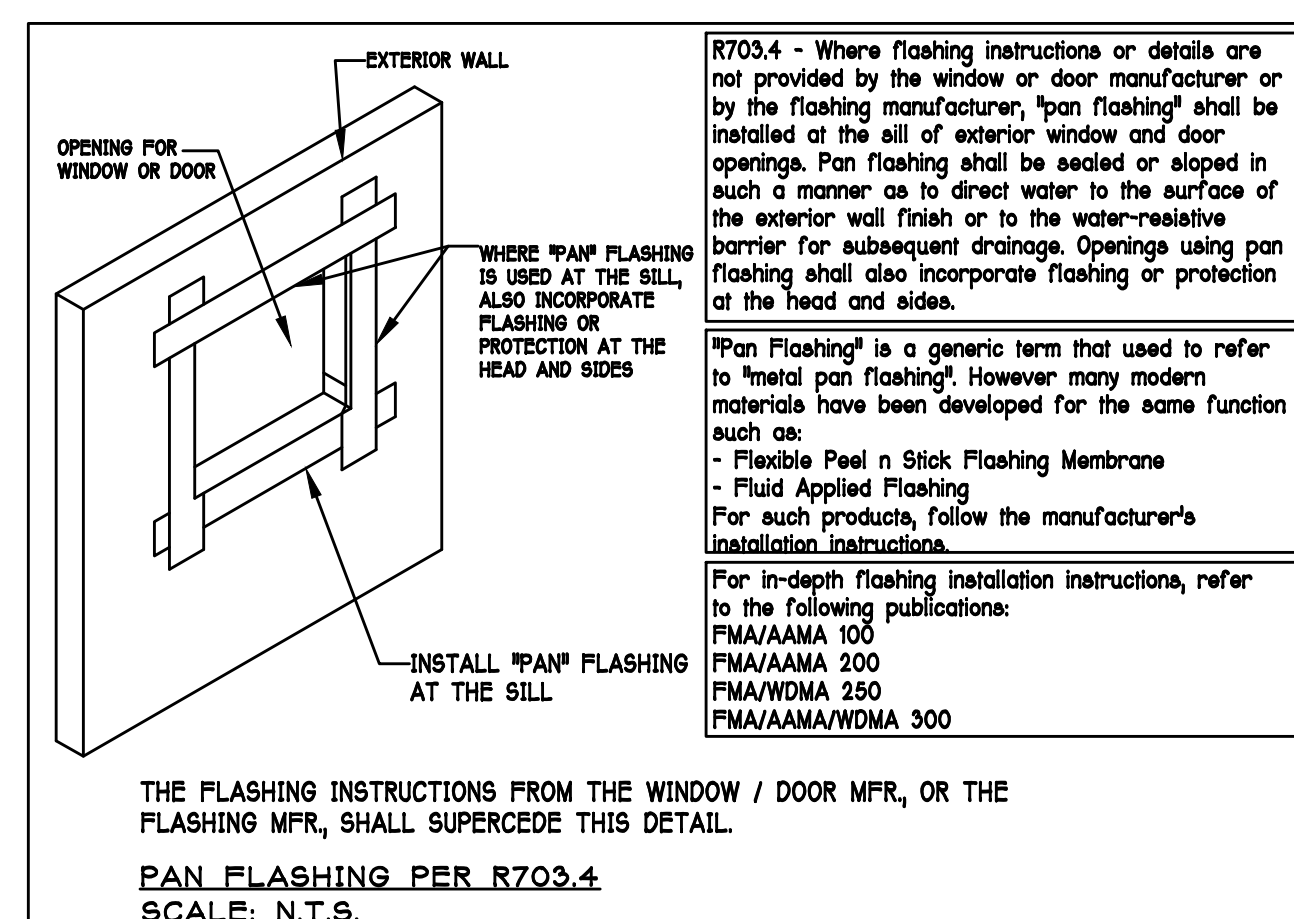
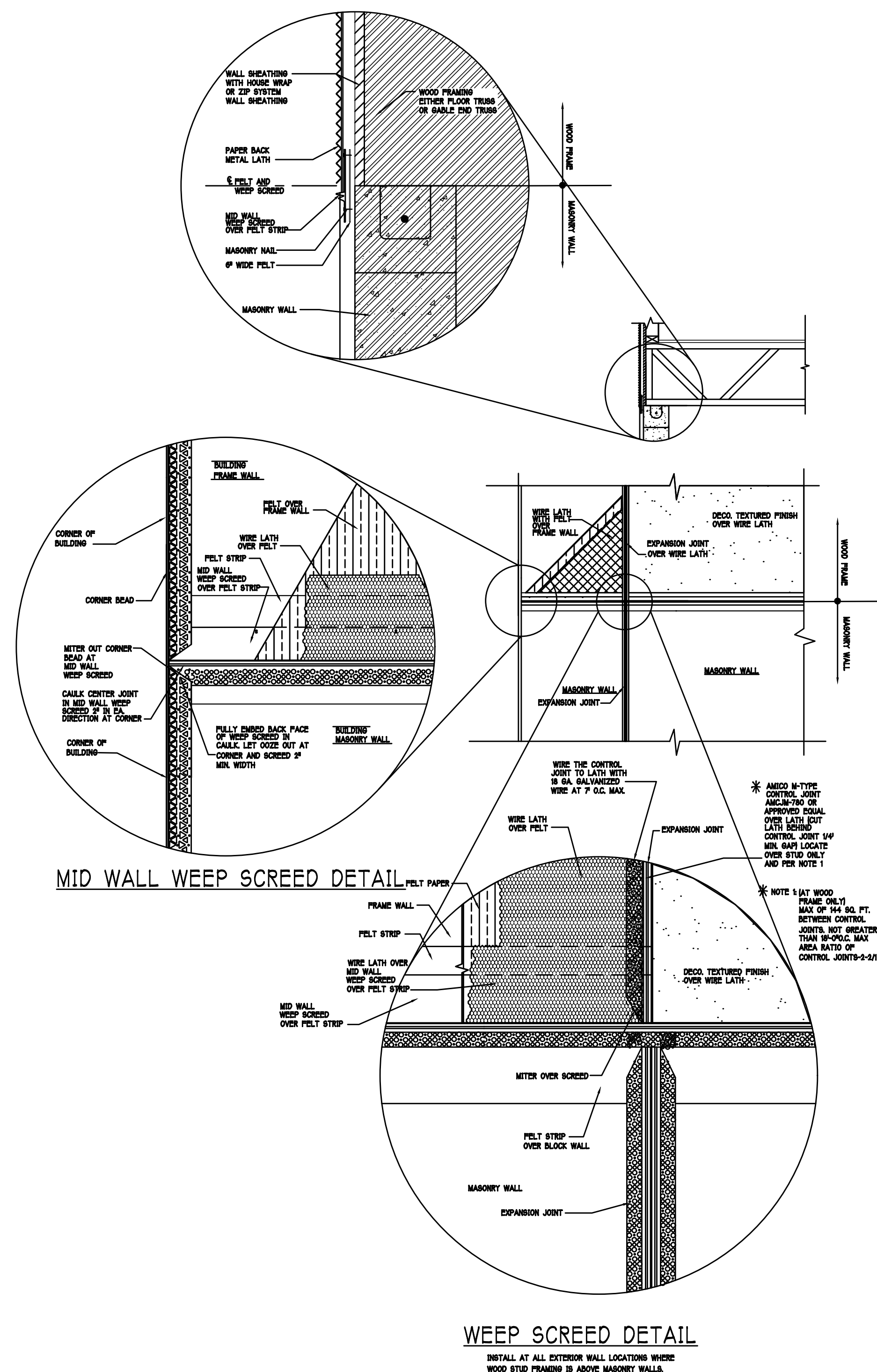
4	CLAY AND CONCRETE TILE ROOF SPECS
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INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: 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.

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



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).

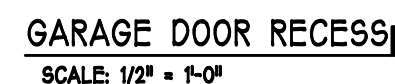
R310.2.1 MINIMUM OPENING HEIGHT:- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

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.

R310.2.2 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



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

PLAN NOTES:

- PLAN NOTES:
- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
 - 2) FF DENOTES FINISHES WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
 - 3) FD DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
 - 4) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING BOND BARS.
 - 5) 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 1/S-5.

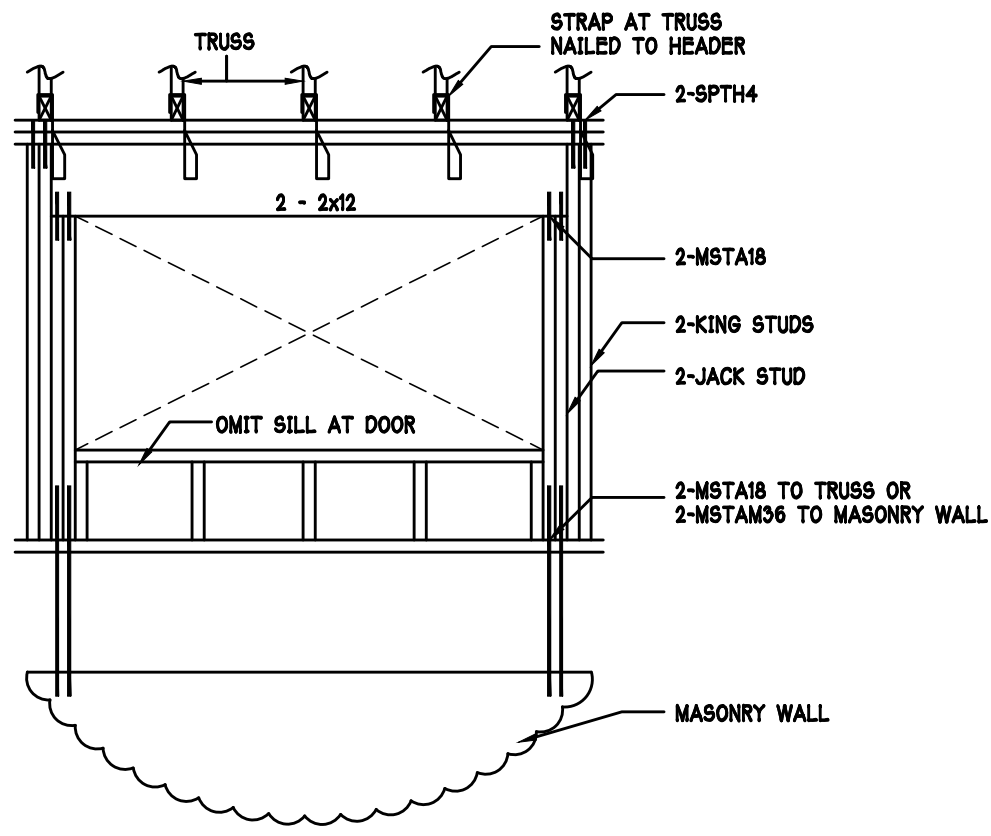


WALL FOOTING SCHEDULE						
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	0'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
X	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-8"	2-#5	
X	F6	CONT.	1'-4"	1'-0"	2-#5	
X	F6A	CONT.	8"	8"	1-#5	
	TE	CONT.	0'-8"	0'-8"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

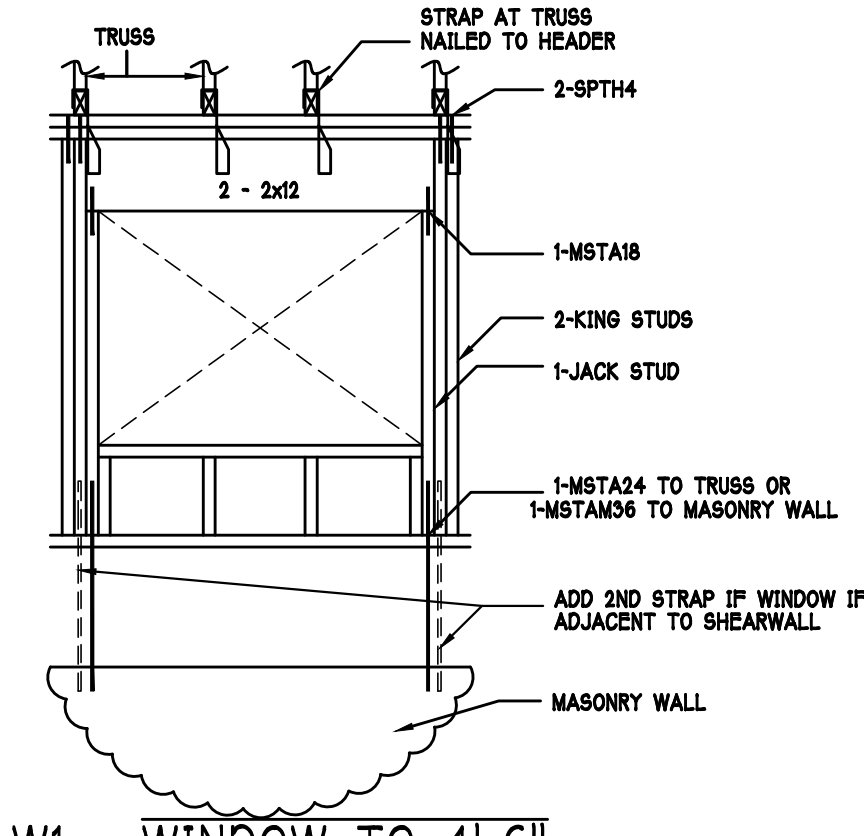
ADD CURB TO
GARAGE, SEE
DETAIL



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



W2 = WINDOW TO 6'-6"
(OR UP TO 8'-0" WITH ONLY 7 JACK TRUSSES ABOVE)



W1 = WINDOW TO 4'-6"

GUARDRAILS PER FBCR 2017

GUARDRAILS ARE TYPICALLY A MANUFACTURED PRODUCT AND ARE NOT DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD. THE GUARDRAIL MFR. SHALL BE RESPONSIBLE TO PROVIDE A DESIGN, INCLUDING FASTENINGS TO THE STRUCTURE, TO SATISFY CODE REQUIREMENTS.

R312.1.1 Guards required - Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 24 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

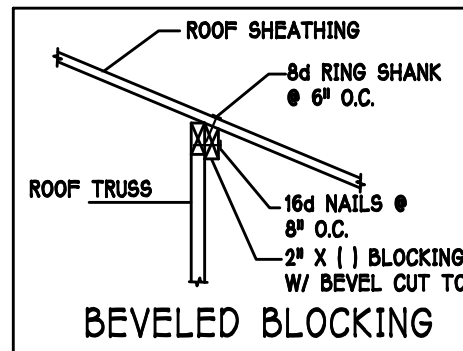
R312.1.2 Height - Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, or the line connecting the leading edges of the treads.

Exceptions:
1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches as measured vertically from a line connecting the leading edge of the treads.
R312.1.3 Opening limitations - Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.
FBC 1607.8.1.1 - Guardrail & Handrail assemblies shall be able to resist a single concentrated load of 200 pounds applied in any direction at any point along the top. In accordance w/section 4.5.1 of ASCE7.
FBC 1607.8.1.2 - Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot including openings and space between rails. In accordance w/ section 4.5.1 of ASCE7.

PLAN NOTES:

- 1) ROOF AND FLOOR TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
- 2) ROOF AND FLOOR 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 AND FLOOR DECK, SEE 1 AND 2 ON S-3.
- 5) (SFS-18) etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
- 6) AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL S-5.
- 7) "SW" DENOTES PLYWOOD SHEARWALL PER SCHEDULE THIS SHEET.



"SW" WOOD PANEL SHEARWALL SCHEDULE

1/2" CDX PLYWOOD OR 7/16" OSB OR ZIP SYSTEM WALL SHEATHING FASTENED w/ 8d COMMON NAILS @ 3" O.C. EDGE & 6" O.C. FIELD TO 2X4 SYP #2 OR 2X6 SPF #2 STUDS AT 16" O.C. WITH 2X4 BLOCKING AT ALL PANEL JOINTS. PROVIDE DOUBLE STUD AT EACH END OF SHEARWALL (KING STUDS AT HEADER MAY SERVE AS DOUBLE STUD). ANCHOR EACH END OF SHEARWALLS AS FOLLOWS:

AT 2ND FLOOR ABOVE MASONRY: 2-MSTAM36 STRAPS TO MASONRY BELOW WITH 8-10d NAILS TO STUD AND (4) 1/4" X 2 1/4" TAPCON TO MASONRY.

AT 2ND FLOOR ABOVE WOOD FRAMING: 2-MSTA24 STRAPS TO GIRDER BELOW WITH 22-10d NAILS (11 EACH END OF STRAP).

NOTES: SHEARWALLS ARE DESIGNATED 'SW' 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"	

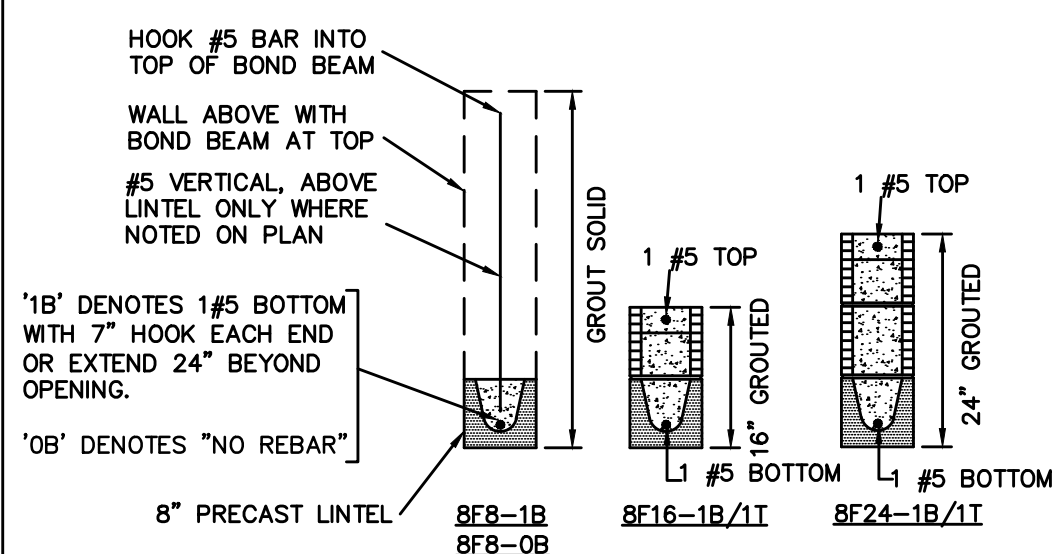
NOTES:

- 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/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.

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.



PRECAST LINTEL SCHEDULE

AT SWING DOORS, USE 2" RECESS STYLE LINTEL IF NEEDED FOR ROUGH OPENING.
LINTELS BEAR 4" MIN. EACH END

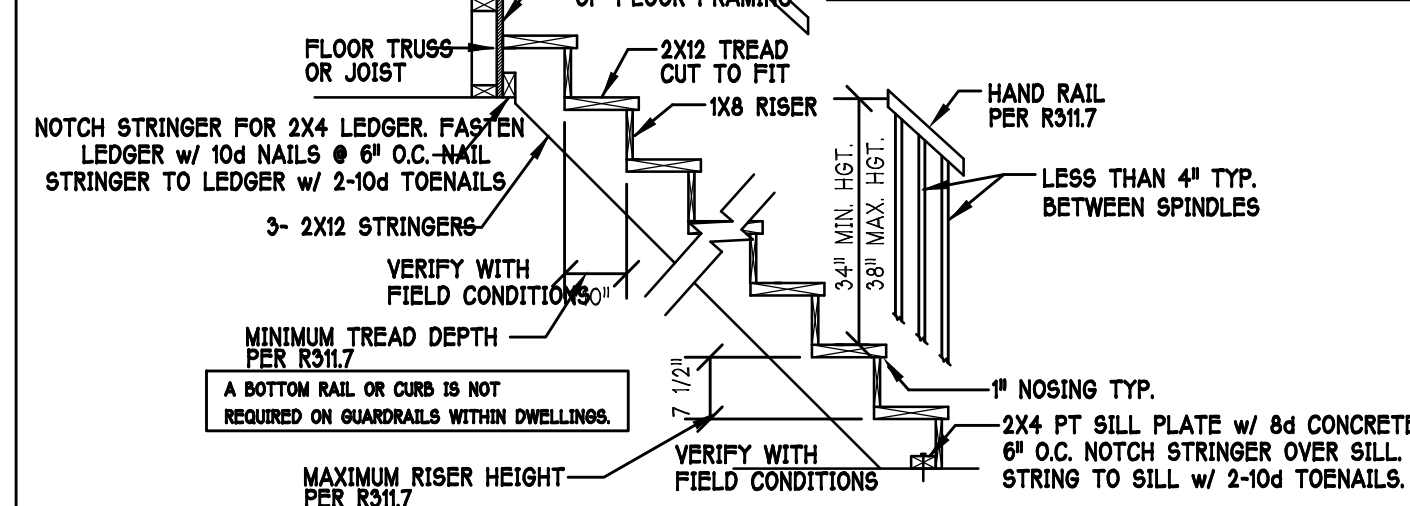
DRAFTSTOPPING

R302.13 DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET (92.9m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- 1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- 2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" (12.7mm) GYPSUM BOARD, 3/8" (9.5mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

THE 3 STRINGER DETAIL SHOWN HERE IS FOR HAND FRAMING OF THE STAIRS IN THE FIELD WHERE LARGE NOTCHES ARE CUT IN THE STRINGERS. THE CONTRACTOR MAY CHOOSE TO PURCHASE A PRE-MANUFACTURED STAIR INSTEAD WHICH HAS 3 STRINGERS. THE STRINGERS REMAIN WHOLE WHILE GROOVES ARE ROUTED TO ACCEPT THE TREADS AND RISERS. THE SHOP DRAWINGS FROM THE STAIR MANUFACTURER SHALL GOVERN AND SUPERSEDE THE DETAIL SHOWN HERE.



STAIR SECTION DETAILS

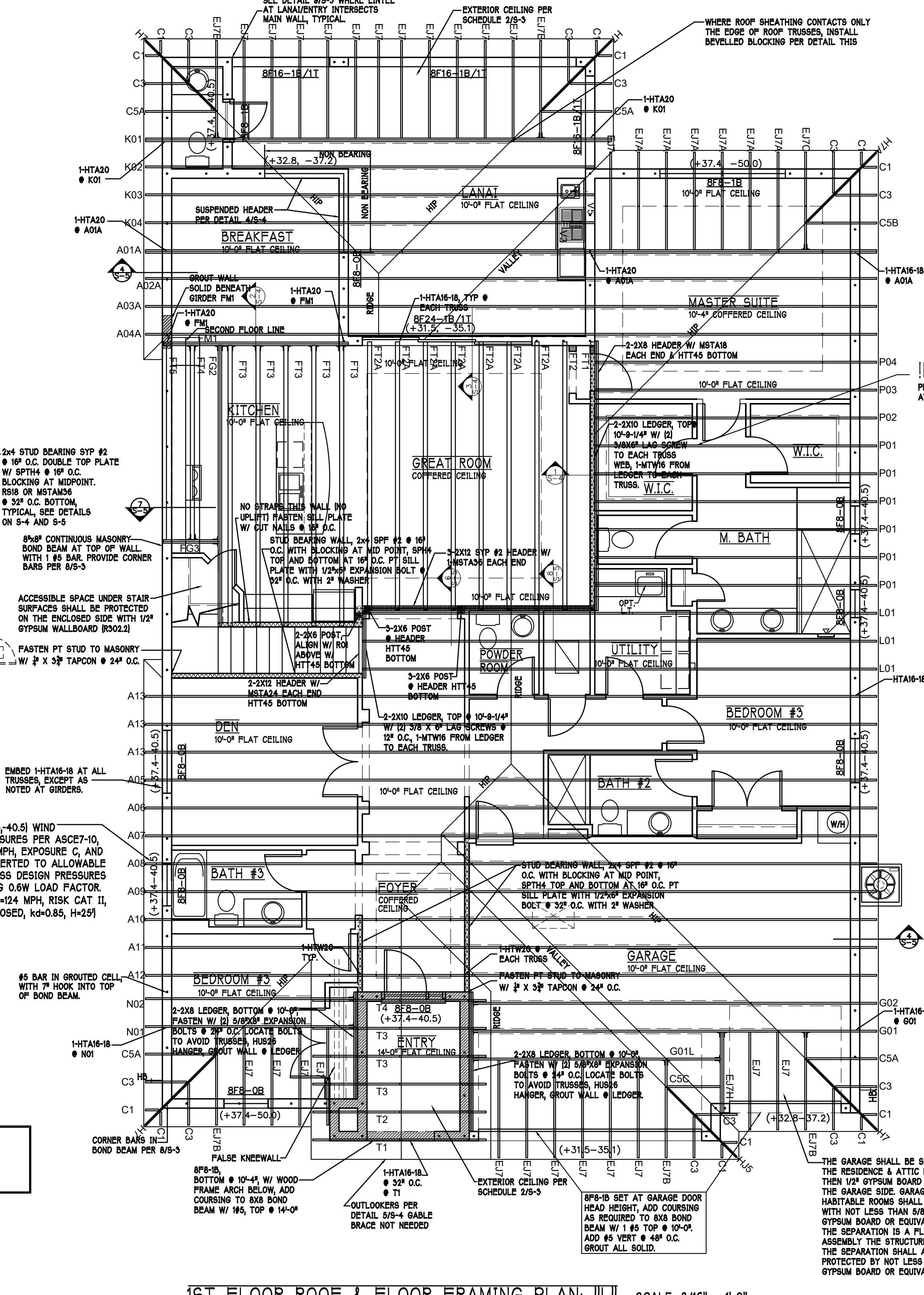
TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE JOB #: MASTER DATED: 01/11/18 REVISION: NONE

BEARING HEIGHT

- BEARING @ 10'-0" A.F.F.
- BEARING @ 10'-0" A.F.F.
- BEARING @ 14'-0" A.F.F.
- BEARING @ 21'-4" A.F.F.

2ND FLOOR ROOF & FRAMING PLAN "L". SCALE: 3/16" = 1'-0"

2ND FLOOR ROOF & FRAMING PLAN "L". SCALE: 3/16" = 1'-0"



1ST FLOOR ROOF & FLOOR FRAMING PLAN: "L" SCALE: 3/16" = 1'-0"

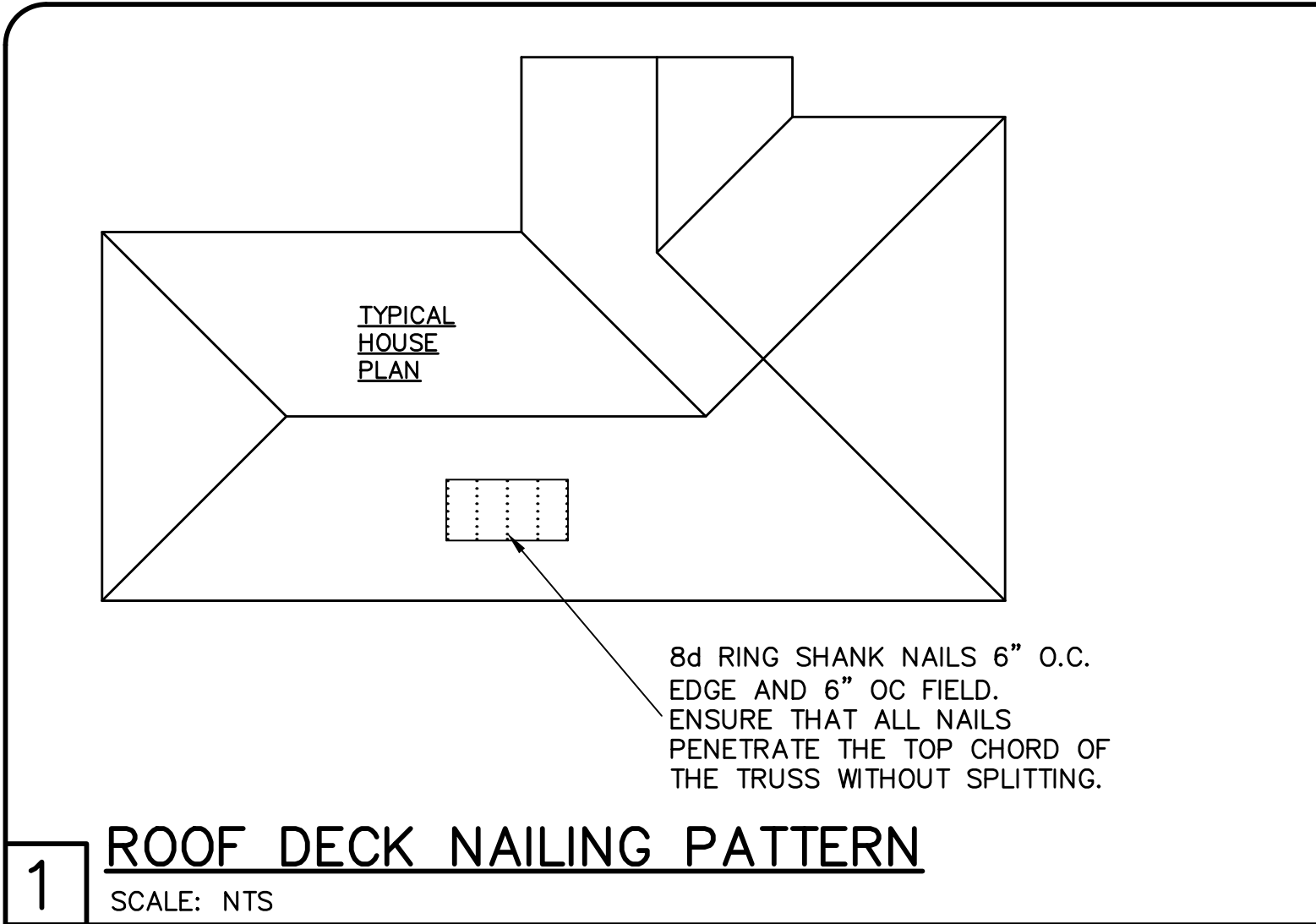
DESIGN IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE- 6TH EDITION

D.R. HOBSON, INC.
America's Builder

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

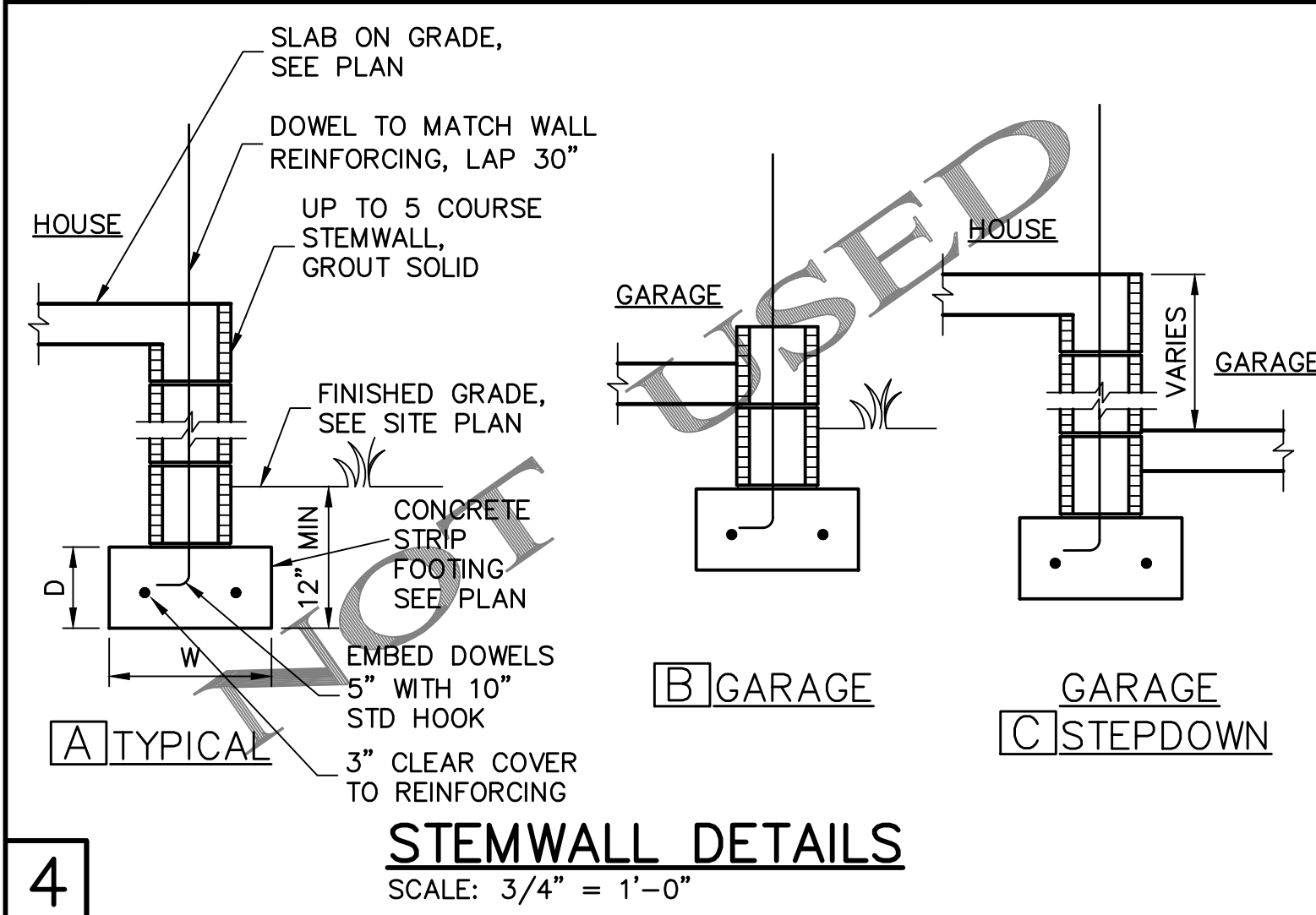
STRUCTURAL
1604 S.E. 17th ST. SUITE 100
FORT MYERS, FL 33901
CALL 888.239.5400

MODEL: 3148 L
SUBDIV: LINDSFORD II 60s
ADDRESS: 3122 ROYAL GARDENS AVE
G.C.D. JOB #: 11351 DR.H # : 578930108
DATE: 11-10-19
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ROOF
SCALE: 3/16"=1'-0"
SHEET# S-2L

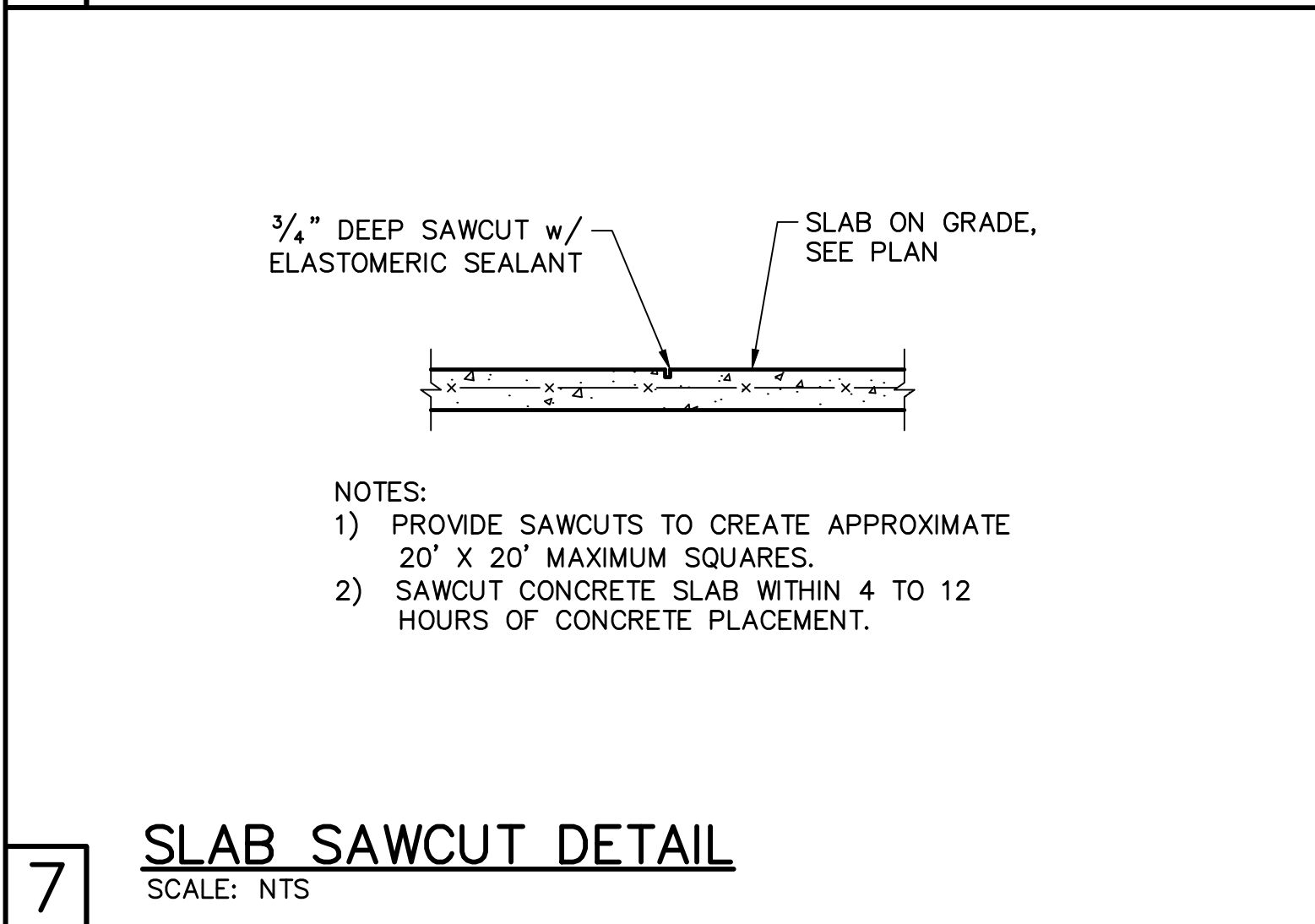


8d RING SHANK NAILS 6" O.C. EDGE AND 6" OC FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSS WITHOUT SPLITTING.

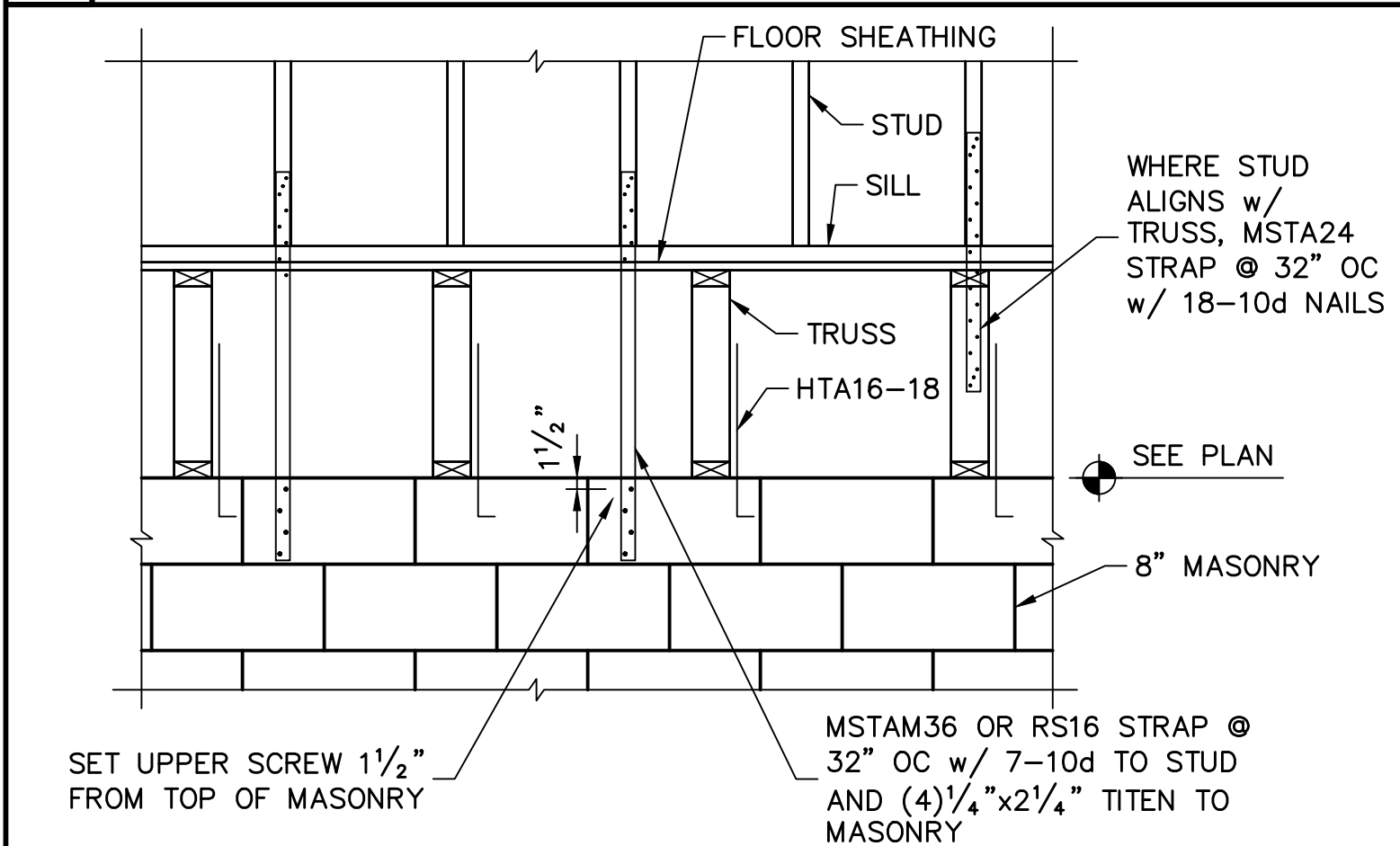
1 **ROOF DECK NAILING PATTERN**
SCALE: NTS



4 **STEMWALL DETAILS**
SCALE: 3/4" = 1'-0"



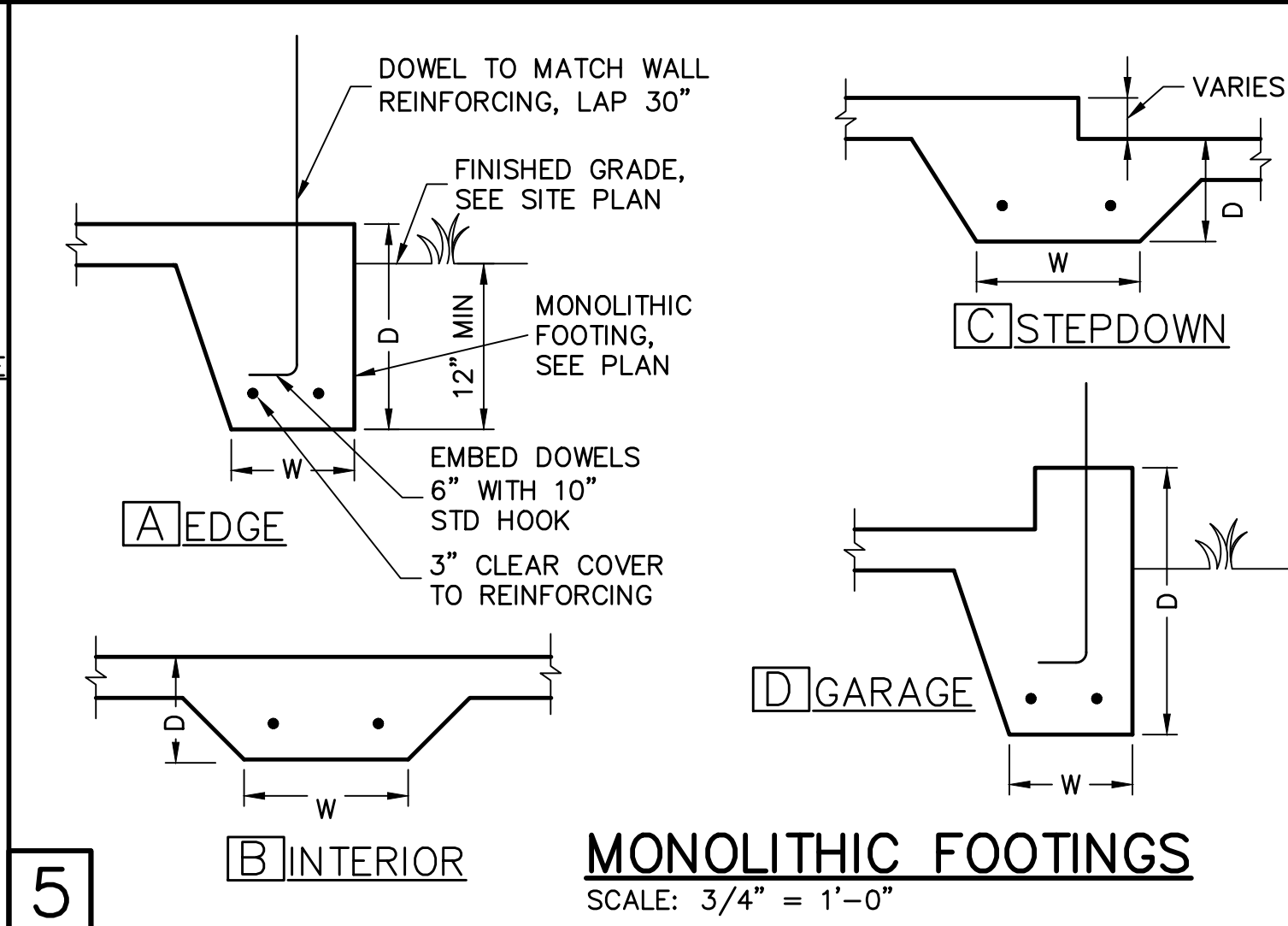
7 **SLAB SAWCUT DETAIL**
SCALE: NTS



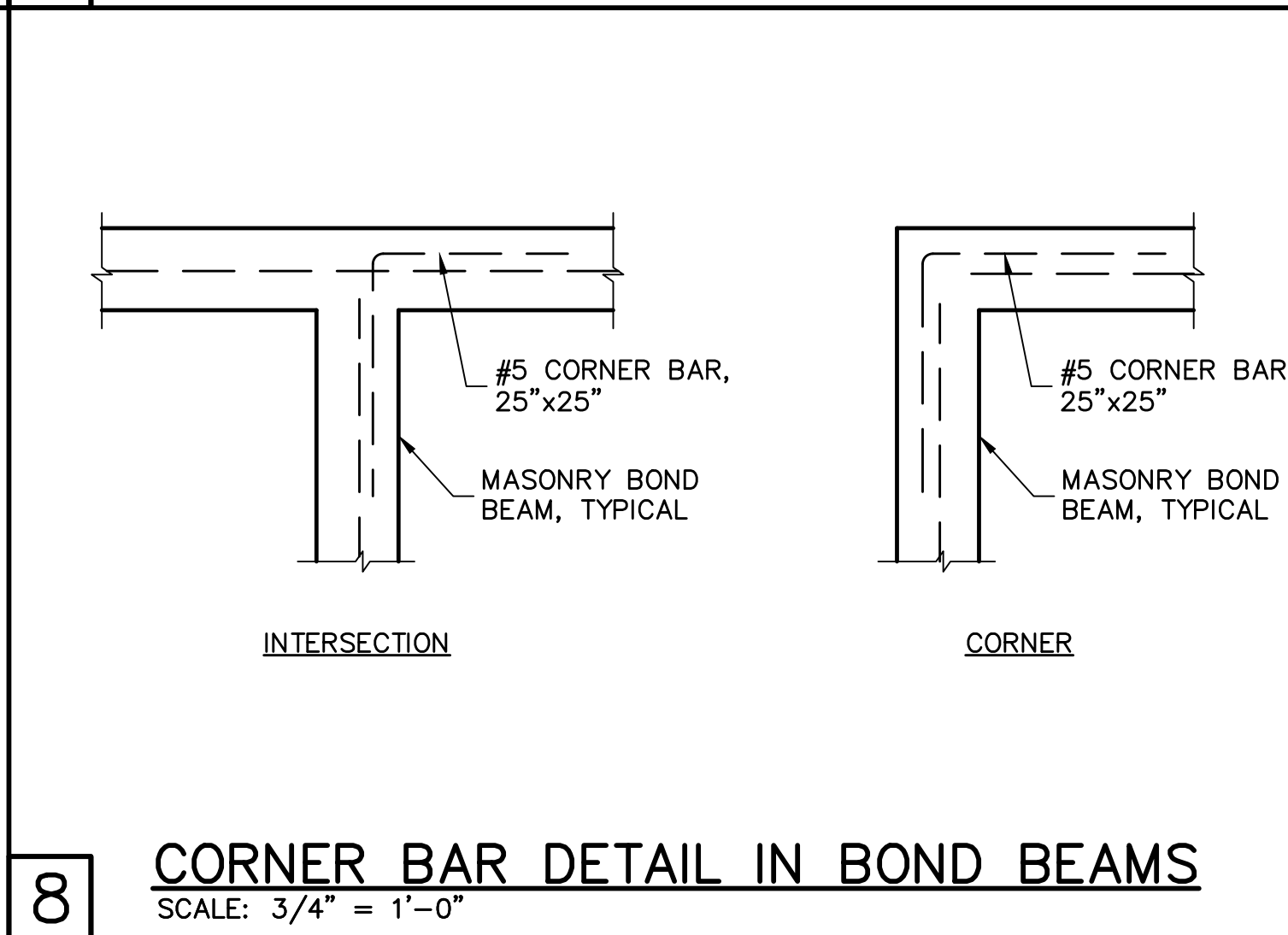
10 **STRAP UPPER STUDS TO MASONRY WALL**
SCALE: 3/4" = 1'-0"

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.	APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES, SPAN RATING 48/24 OR BETTER, GLUE AND NAIL W/ 10d COMMON @ 6" O.C. EDGE & FIELD
ROOF	EXTERIOR CEILING OR 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.	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.
(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)	
NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.	
NOTE: EXAMINE ALL SECTIONS AND DETAILS FOR SPECIAL NAILING AND BLOCKING CONDITIONS SUCH AS SHEARWALLS "SW".	

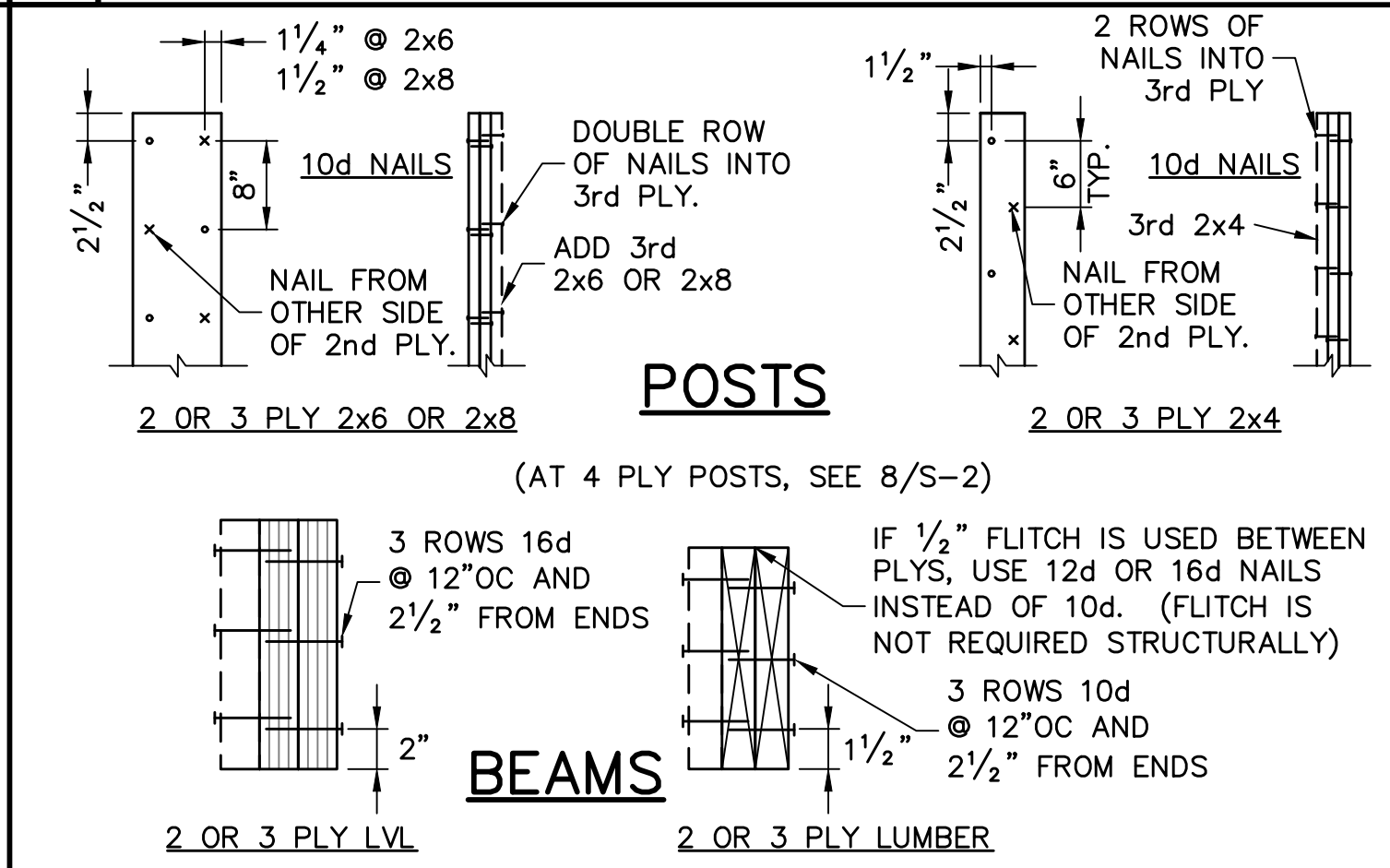
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5 **MONOLITHIC FOOTINGS**
SCALE: 3/4" = 1'-0"



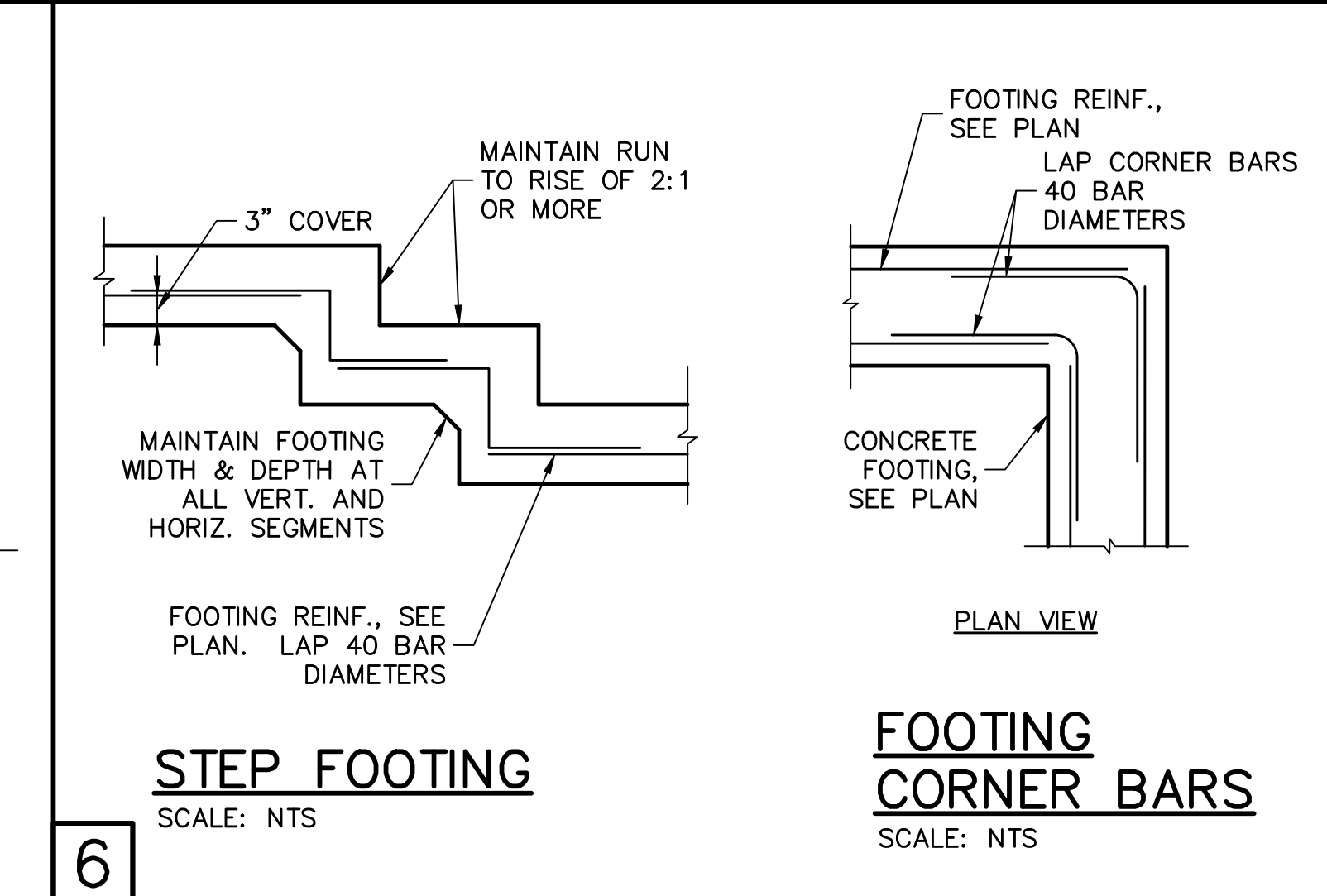
8 **CORNER BAR DETAIL IN BOND BEAMS**
SCALE: 3/4" = 1'-0"



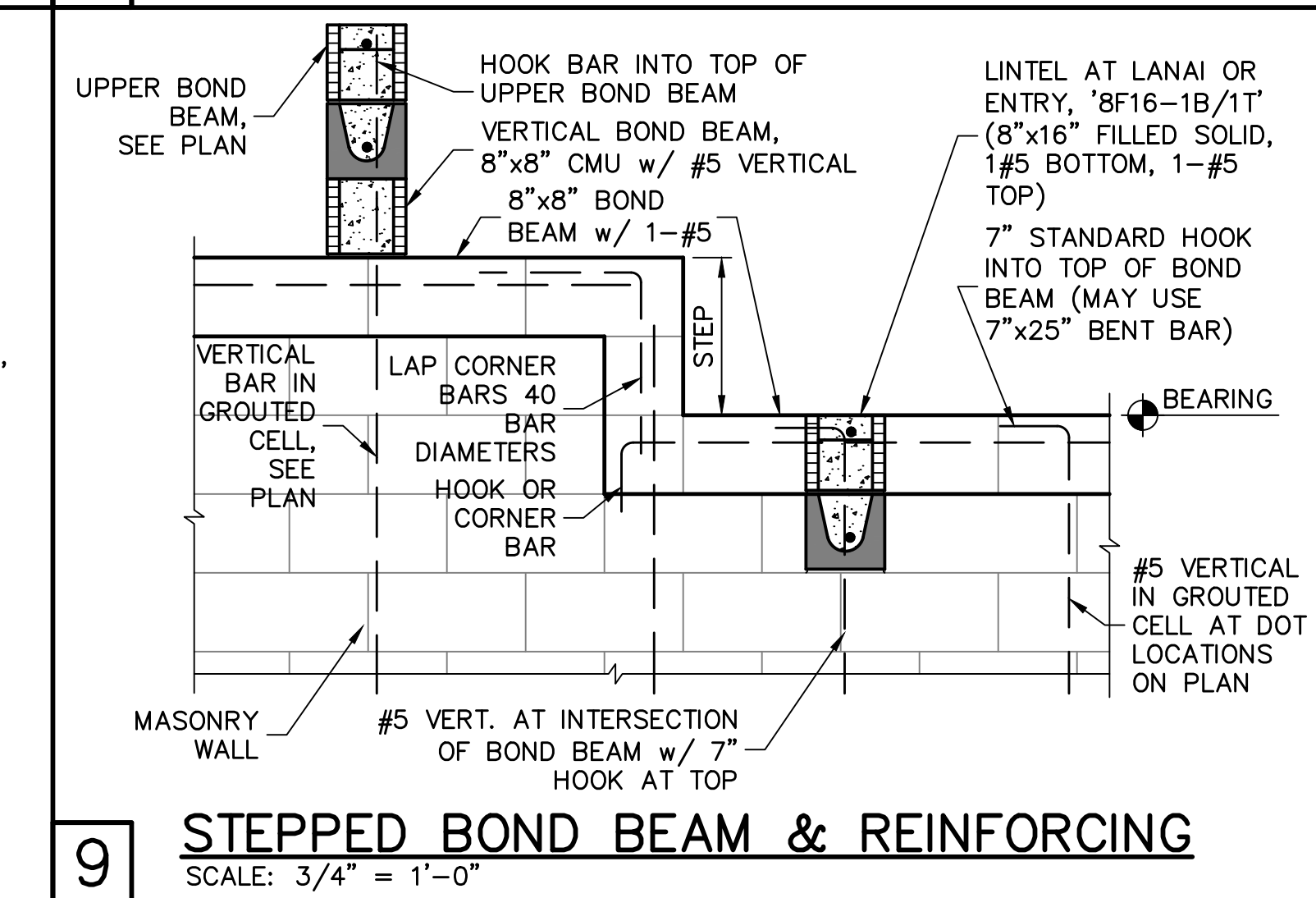
11 **NAILING OF MULTI-PLY POST AND BEAMS**
SCALE: NTS

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES			
WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vgstd=124 MPH, RISK CAT II, ENCLOSED, Kd=0.85, I=25)			
TYPE	INTERIOR ZONE 4	END ZONE 5	
SOFFIT	+37.4 -40.5	+37.4	-50.0
TYPICAL WINDOWS & DOORS	+37.4 -40.5	+37.4	-50.0
8' OR 9' GARAGE DOORS		+32.8	-37.2
16' OR 18' GARAGE DOORS		+31.5	-35.1
(SEE PLAN FOR OTHER SPECIFIC PRESSURES)			
1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE. 2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN. 3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS. 4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION. 5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.			
* THERE IS NO GUIDANCE IN THE CODE FOR HOW FAR A CORNER MUST PROTRUDE FROM THE MAIN BUILDING TO BE CONSIDERED "ZONE 5" ON IRREGULAR SHAPED BUILDINGS. THIS IS SUBJECT TO JUDGEMENT CALL BY THE AUTHORITY HAVING JURISDICTION.			
IN ZONE 5, MANUFACTURED SOFFIT PRODUCTS MAY REQUIRE ADDITIONAL BATTENS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.			

3



6 **STEP FOOTING**
SCALE: NTS



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

RETROFIT STRAPS TO CONCRETE/MASONRY		
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 1145	1-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" CONCRETE SCREW
TO 1145	1-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" CONCRETE SCREW
TO 2290	2-HTWM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" CONCRETE SCREW
TO 4520	2-LUGT2	16-16d, 7-1/4"x2 1/4" CONCRETE SCREW
TO 3610	HTT16	18-10d, 3/8" ALLTHREAD, DRILL & EPOXY 10" EMBED W/ USP SET.
TO 9790	HGT-2/3	TWO 3/4" ALLTHREAD, DRILL & EPOXY 12" EMBED WITH USP SET.
NOTES: 1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE. 2) CONNECTORS ARE USP. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH USP PRINTED INSTRUCTIONS. 3) CONCRETE SCREW SHALL BE WEDGE-BOLT+, TITEN, TAPCON OR EQUIVALENT.		

12 **RETROFIT UPLIFT CONNECTOR SCHEDULE**

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 (Vgstd TABLE R301.2.1.2.1) 124 MPH
BUILDING CATEGORY II
IMPORTANCE FACTOR 1.00
EXPOSURE C
MEAN ROOF HEIGHT = 25 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 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH.
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 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'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 2000 PSF
SOIL BEARING CAPACITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY.
IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.

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

FOR BUILDERS FIRST SOURCE TRUSSES, L. ELEVATION, JOB # 3148 L, DATED: 01/11/18, REVISED: NONE

REVISIONS BY

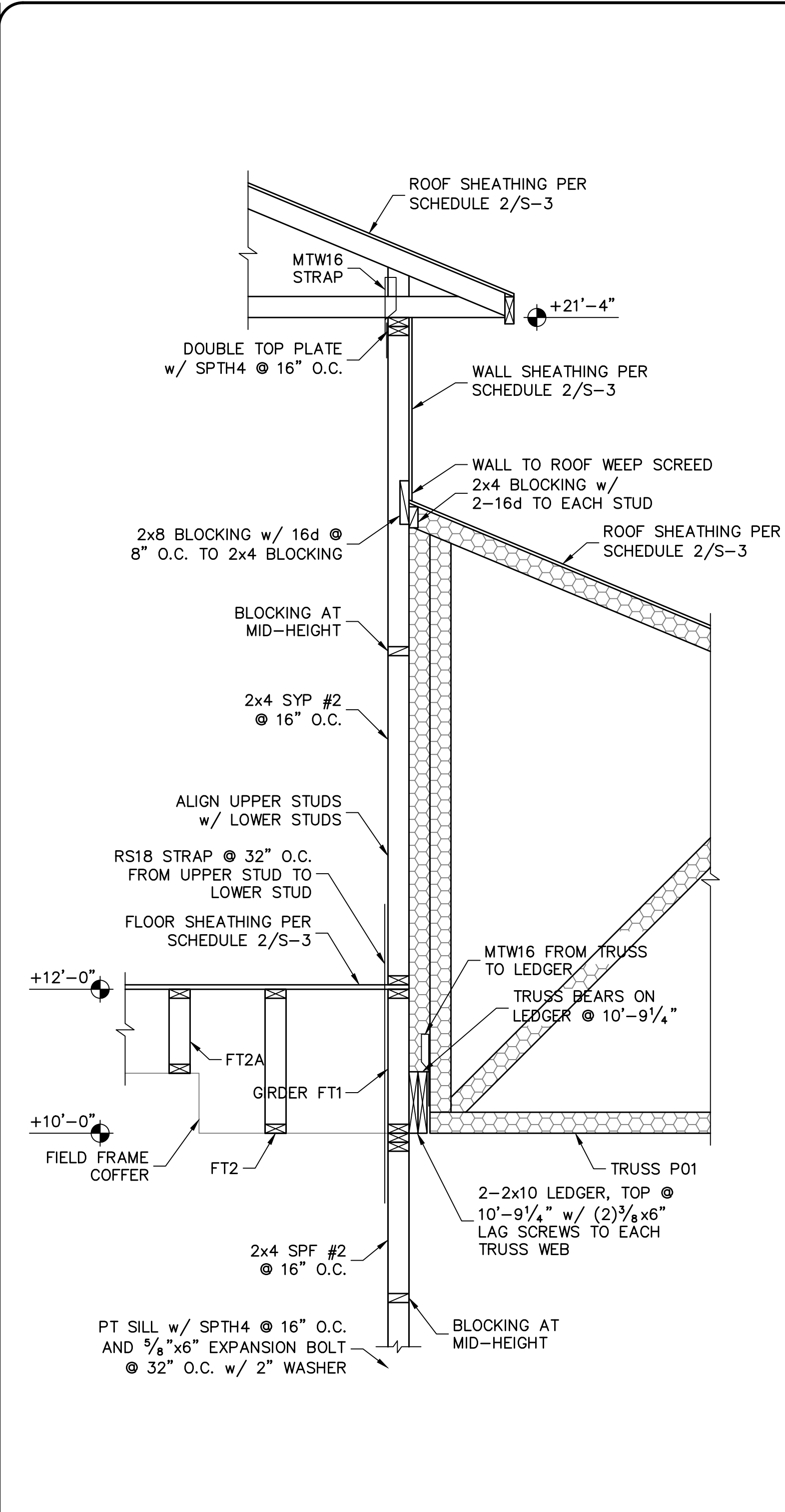
STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA # 8829

BUILDER:
D.R. HORTON
America's Builder

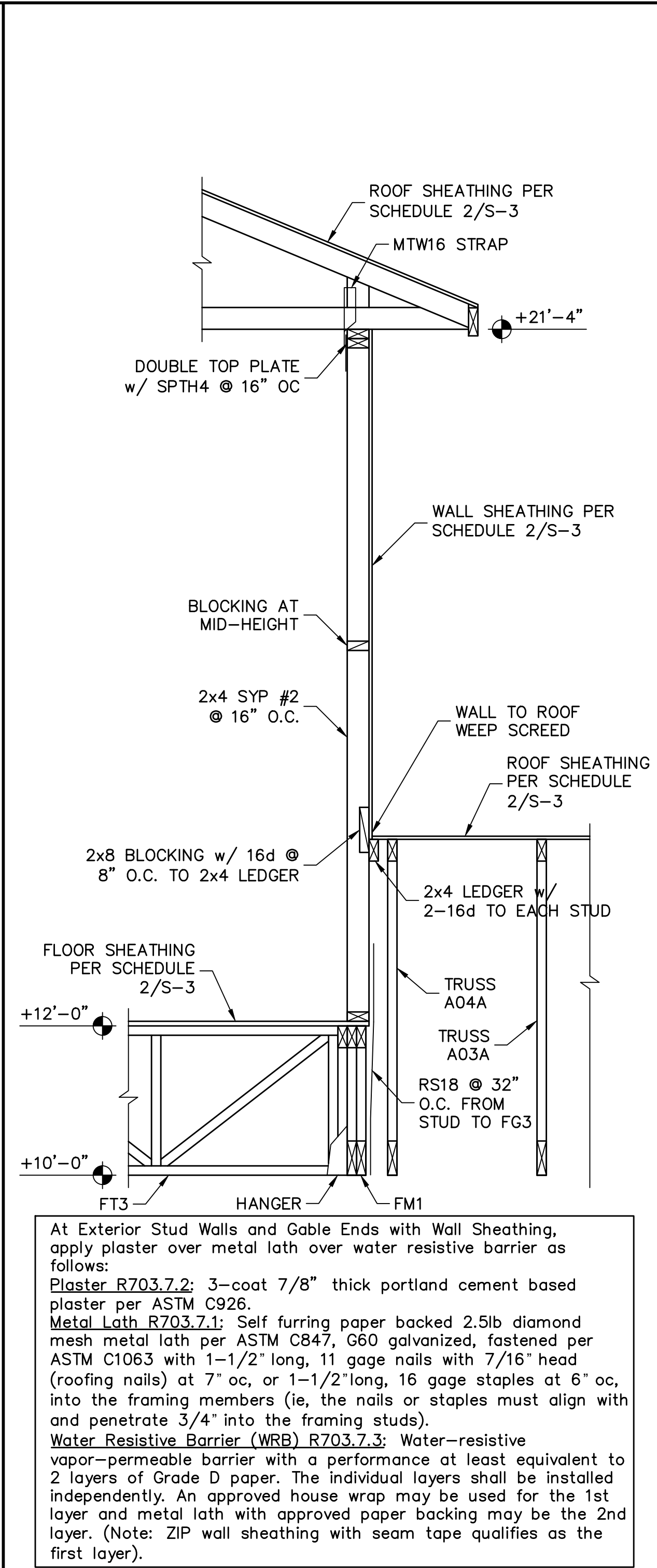
STRUCTURAL DETAILS FOR
MODEL 3148 L
3123 ROYAL GARDENS AVENUE
FORT MYERS, FLORIDA
LOT: 541 SUBDIVISION: LINDSFORD

DESIGN/DRAWN
DWB/DWB
CHECKED
DWB
DATE
11/08/19
SCALE
AS NOTED
JOB NO.
DR11351
SHEET

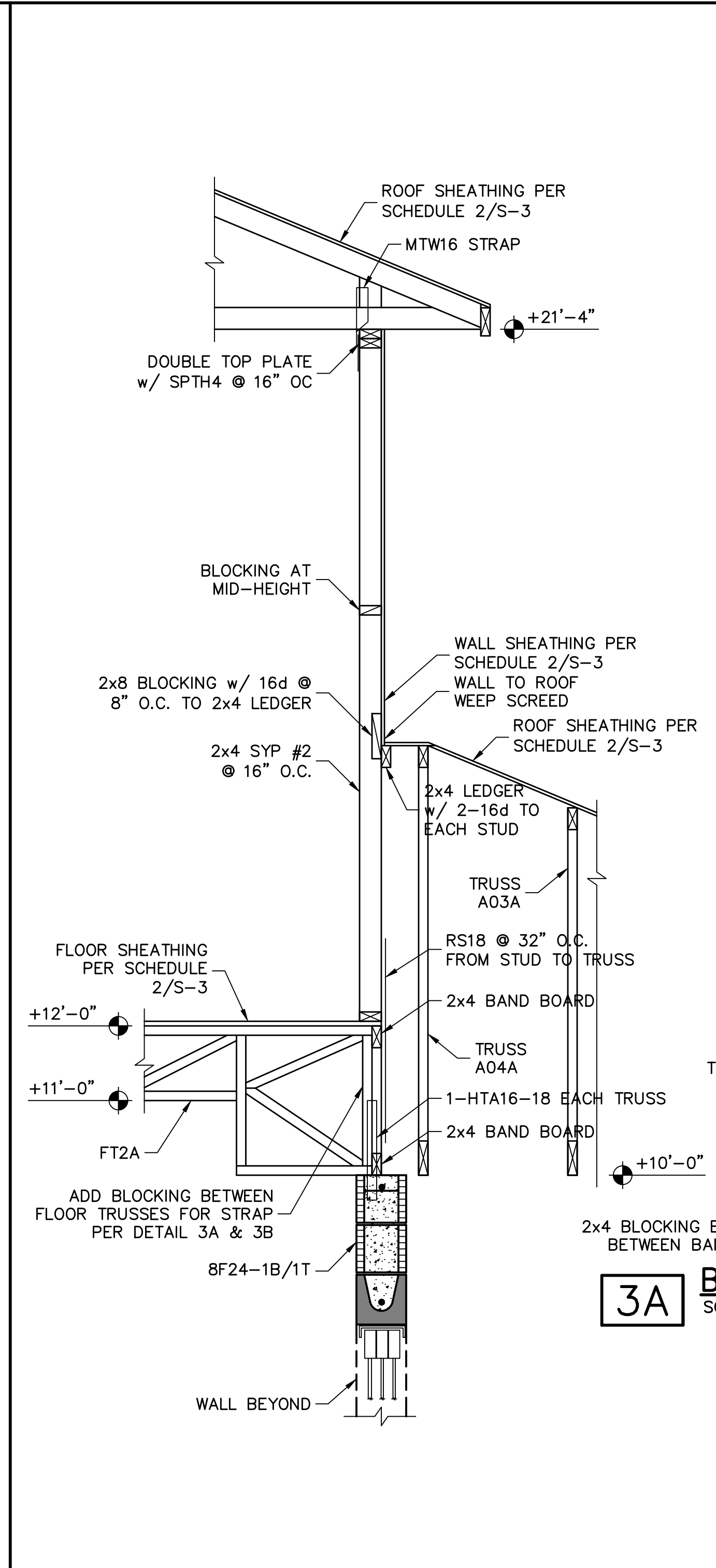
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SHEET 3 OF 5



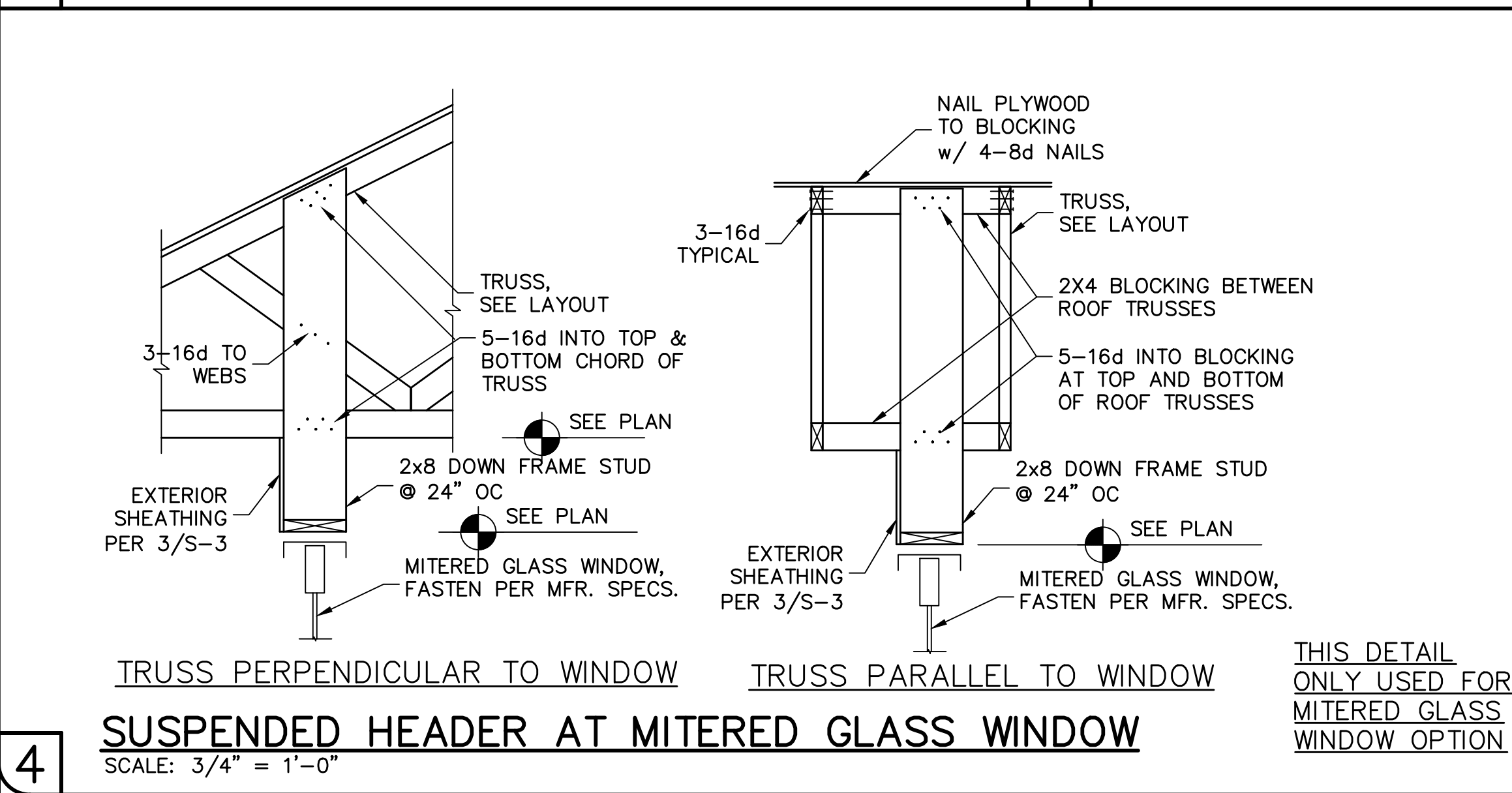
1 SECTION AT FT1
SCALE: 3/4" = 1'-0"



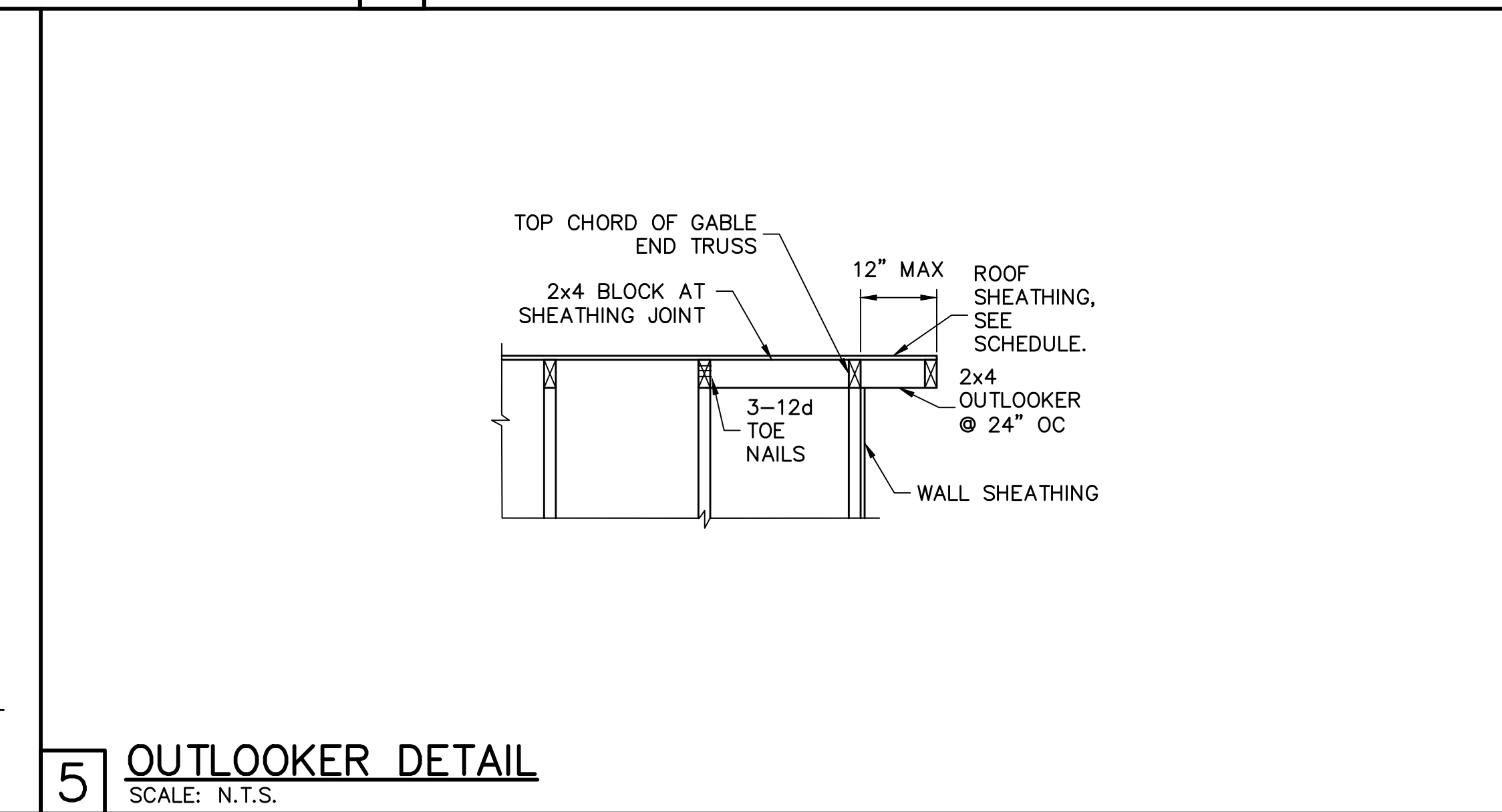
2 SECTION AT FM1
SCALE: 3/4" = 1'-0"



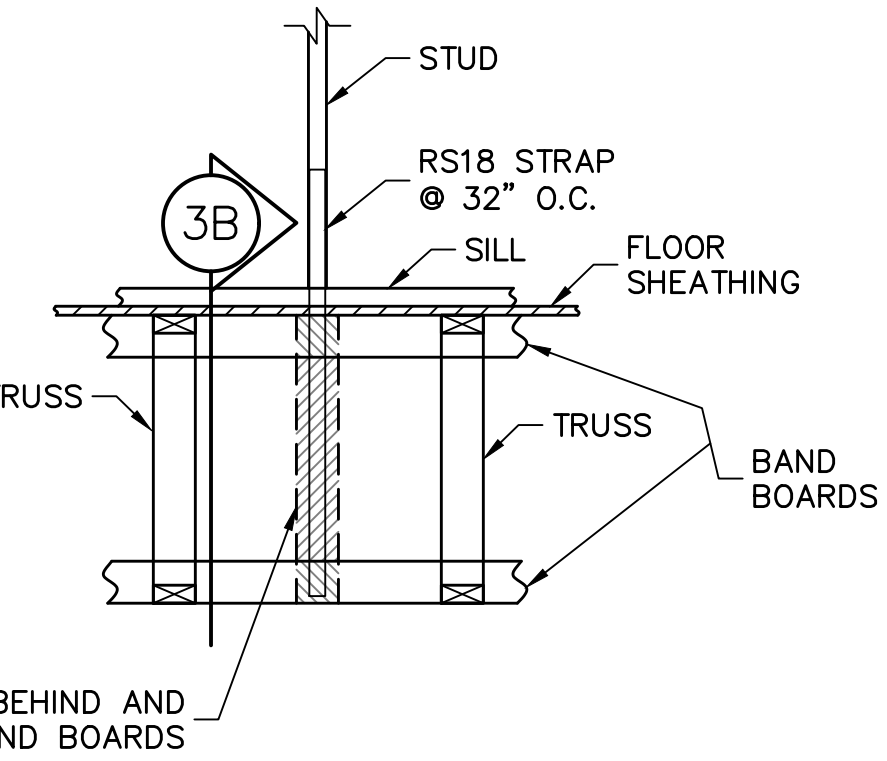
3 SECTION AT TRUSS FT2A
SCALE: 3/4" = 1'-0"



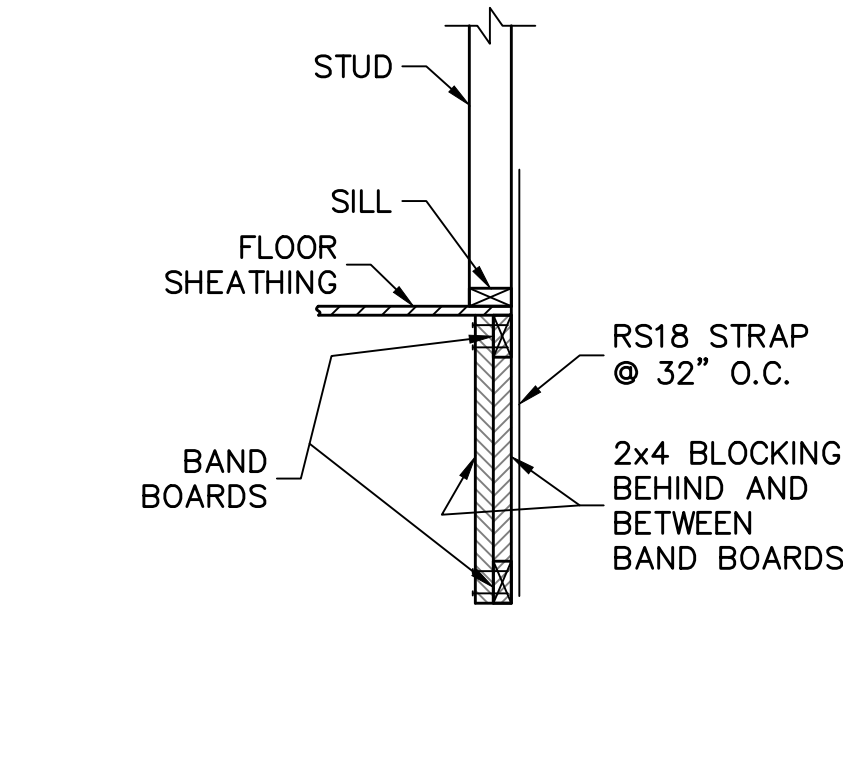
4 SUSPENDED HEADER AT MITERED GLASS WINDOW
SCALE: 3/4" = 1'-0"



5 OUTLOOKER DETAIL
SCALE: N.T.S.



3A BLOCKING DETAIL AT STRAPS
SCALE: 3/4" = 1'-0"



3B BLOCKING DETAIL AT STRAPS
SCALE: 3/4" = 1'-0"

FOR BUILDERS FIRST SOURCE TRUSSES, L ELEVATION, JOB # 3148 L, DATED: 01/11/18, REVISED: NONE

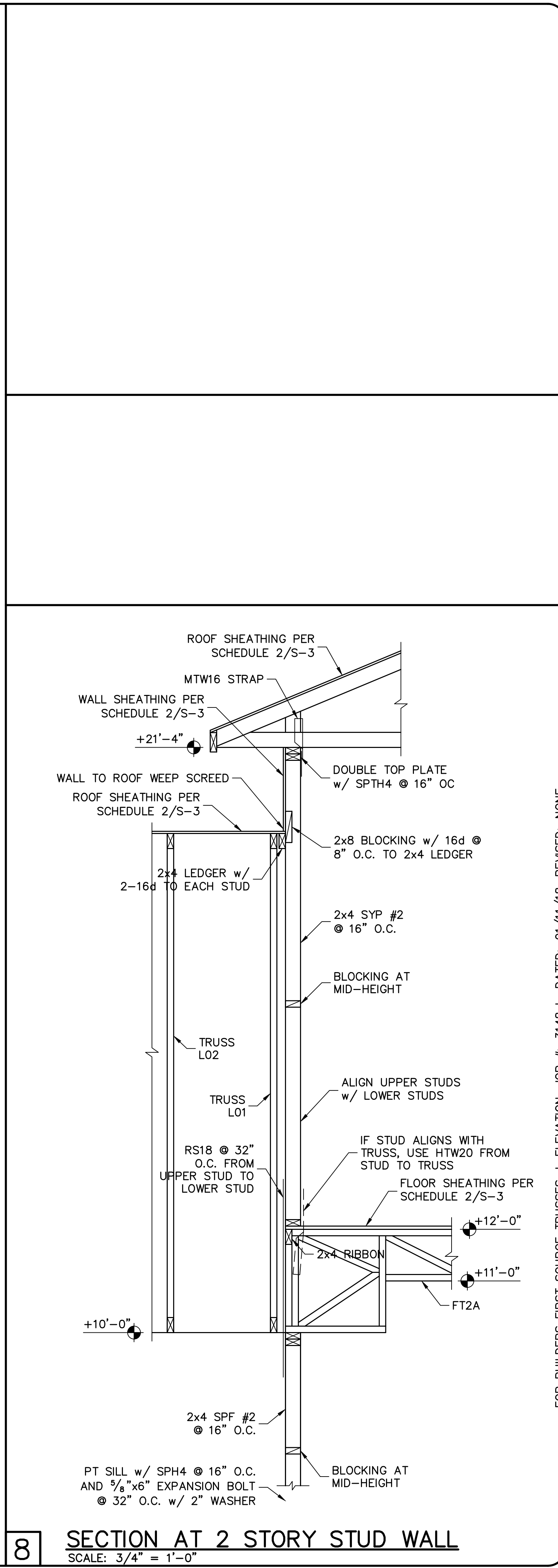
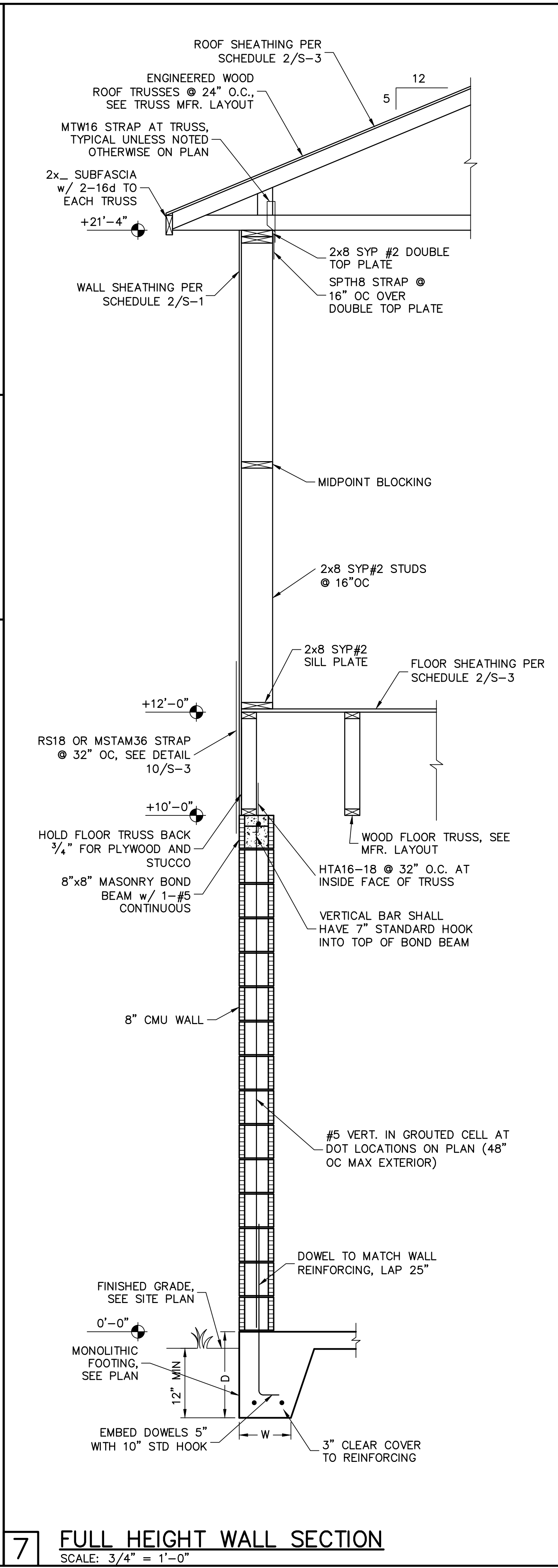
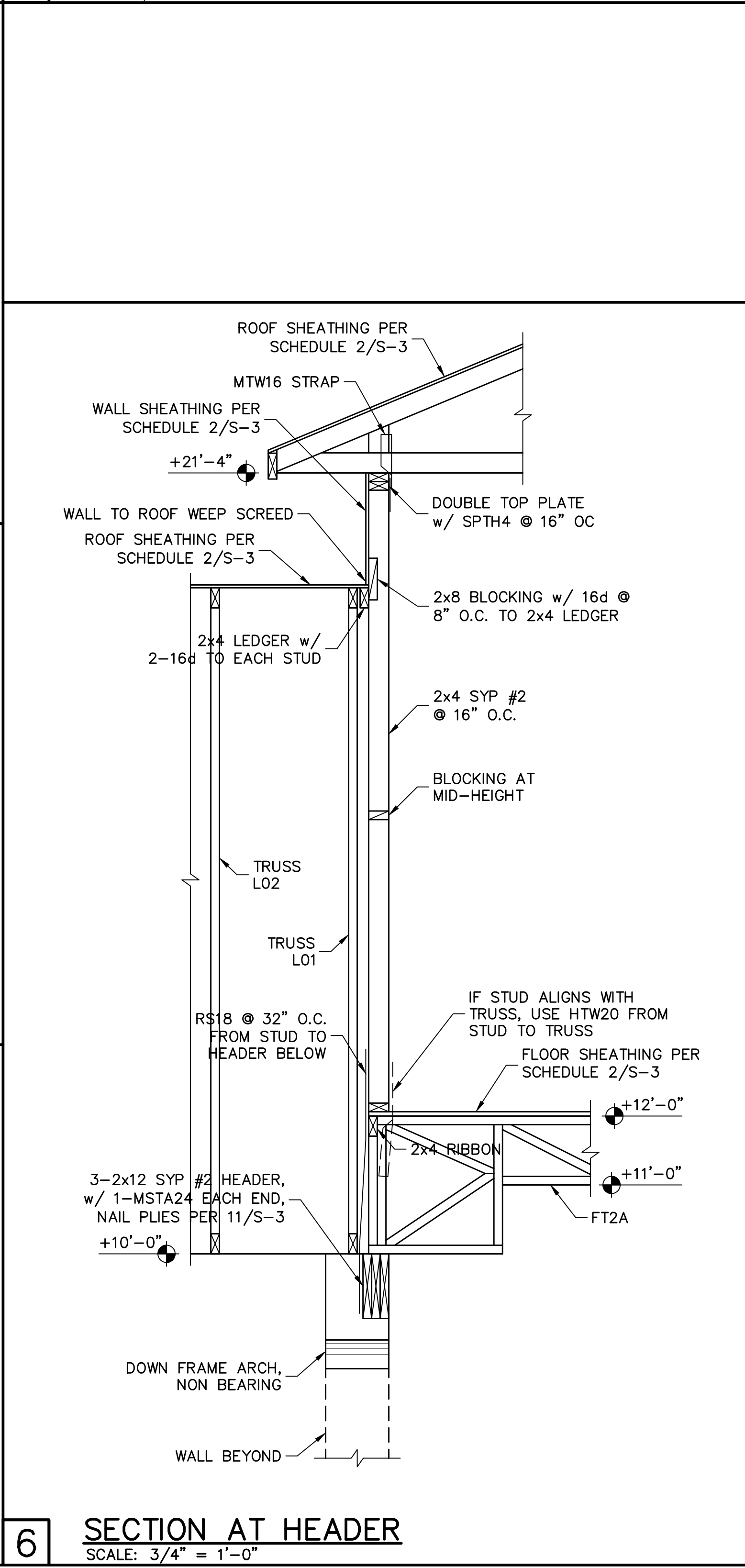
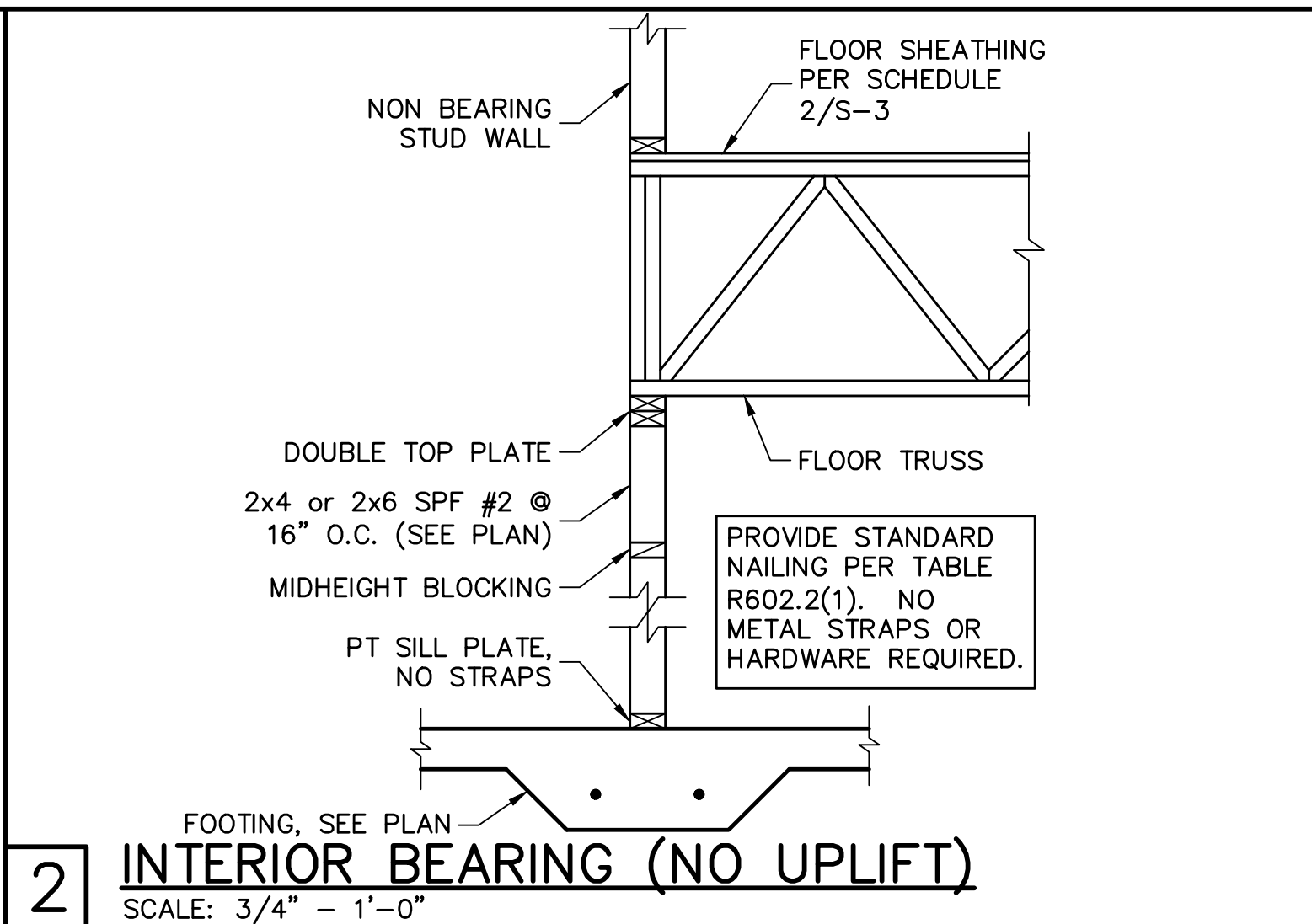
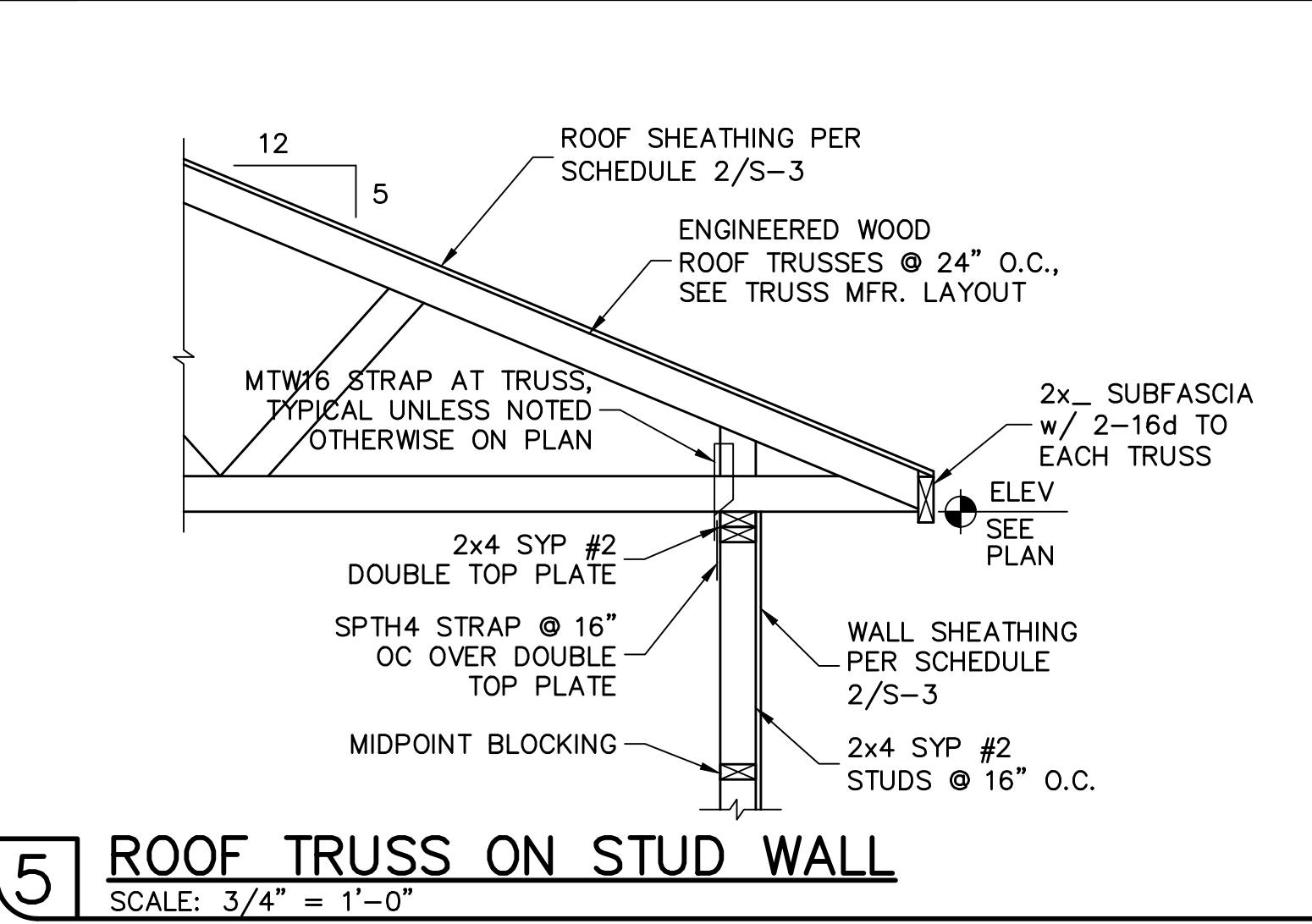
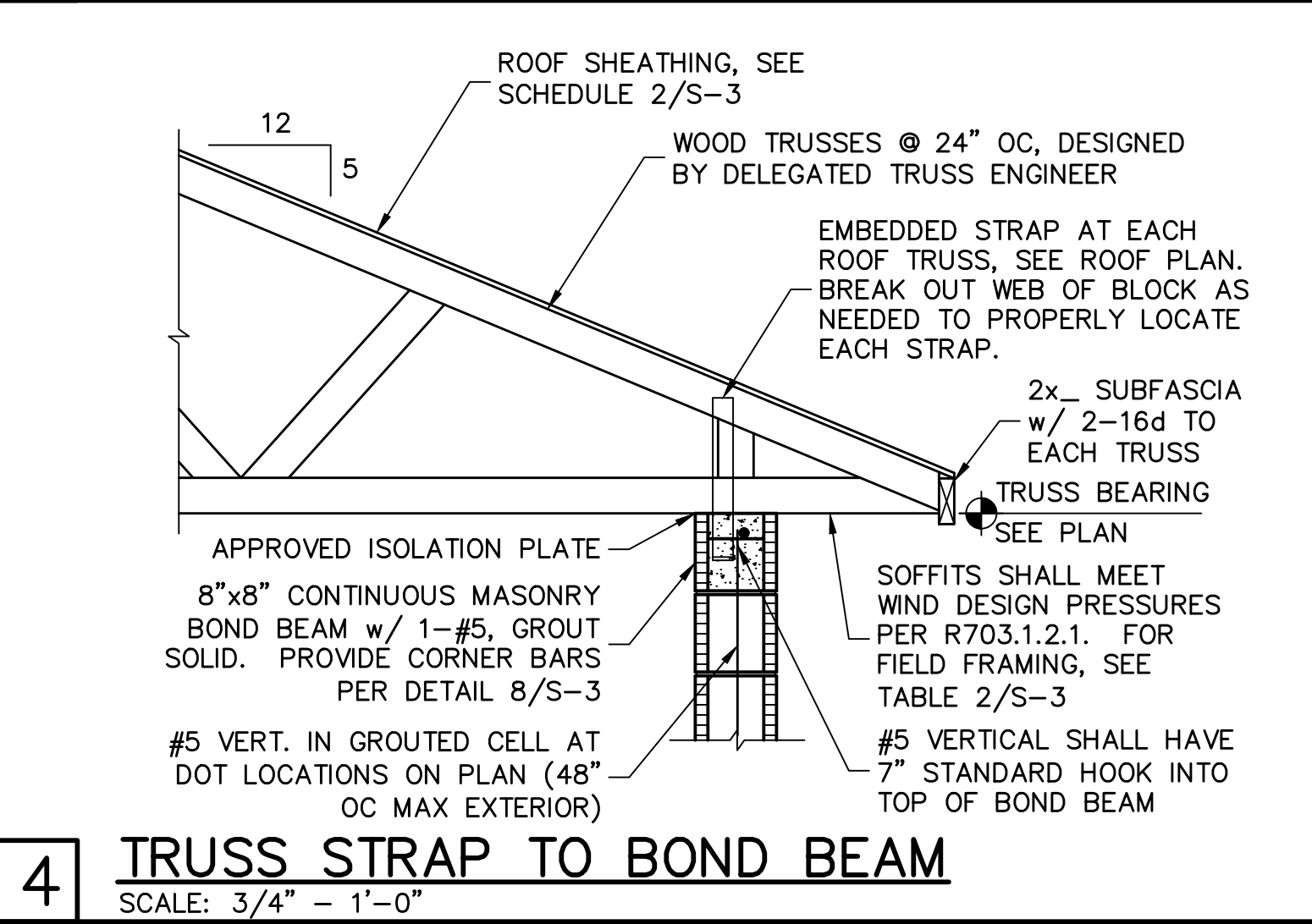
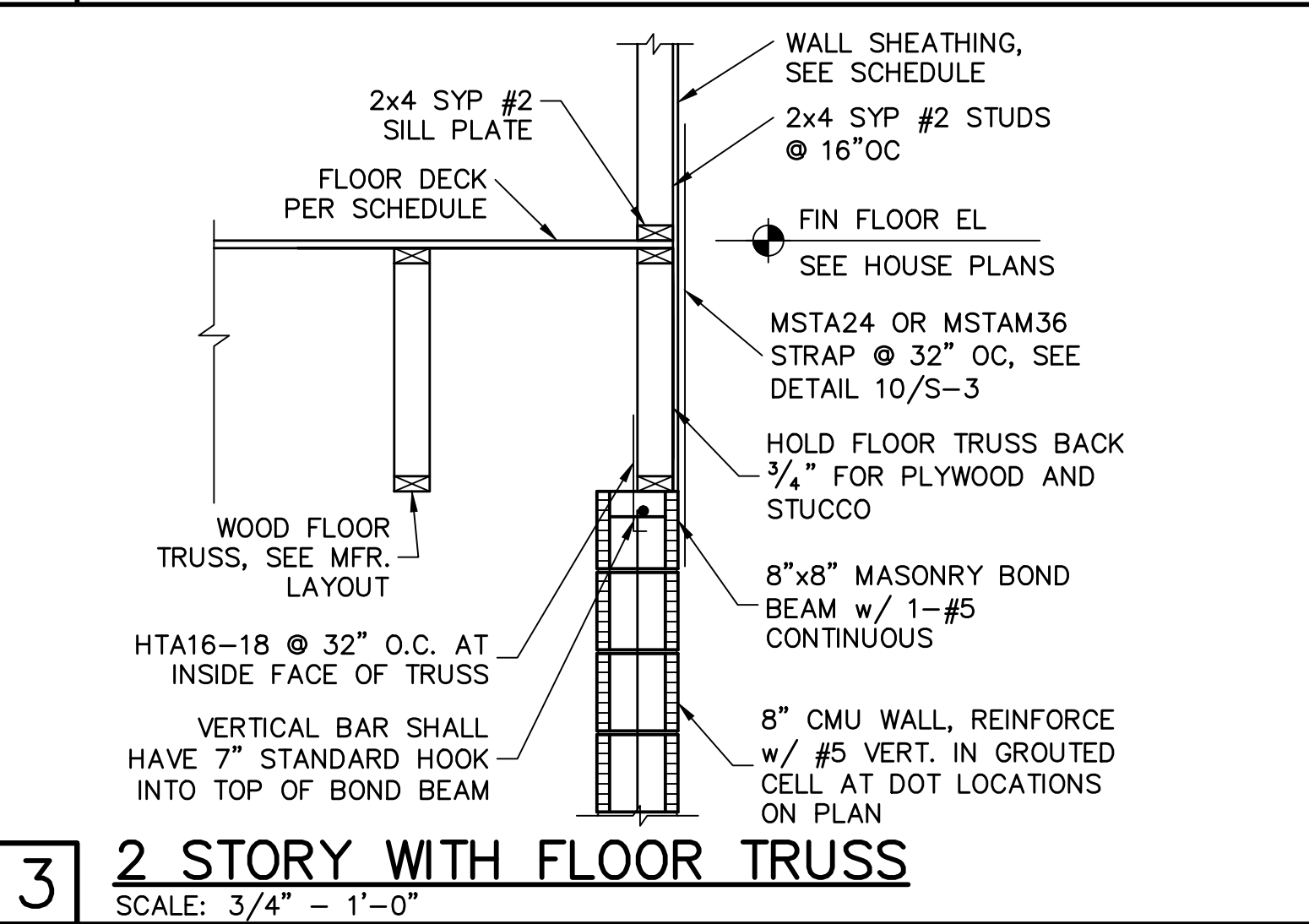
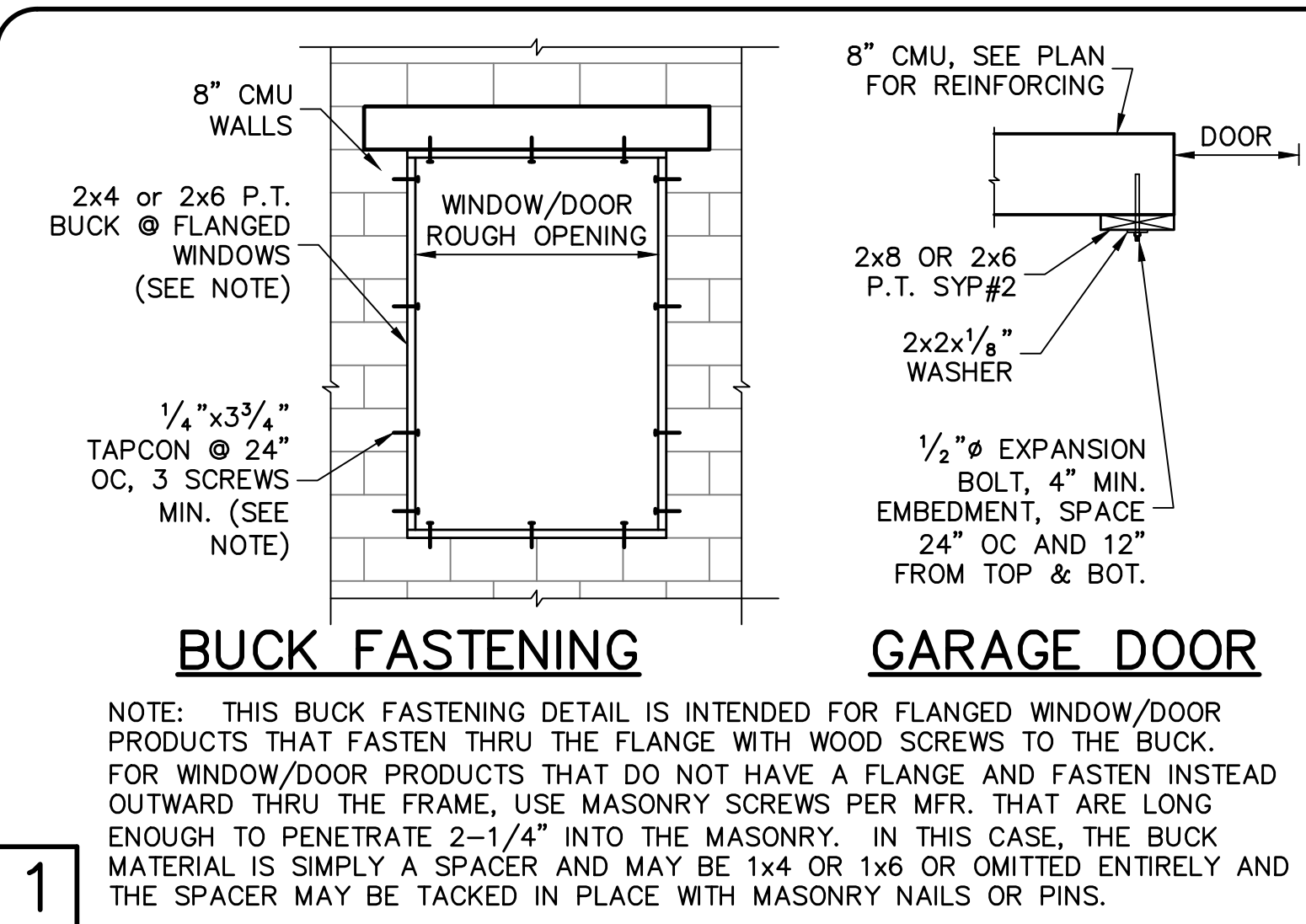
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LOT: 541 SUBDIVISION: LINDSFORD

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SHEET	
S-4	
SHEET 4 OF 5	



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STRUCTURAL SYSTEMS OF NORTH FLORIDA
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DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL

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