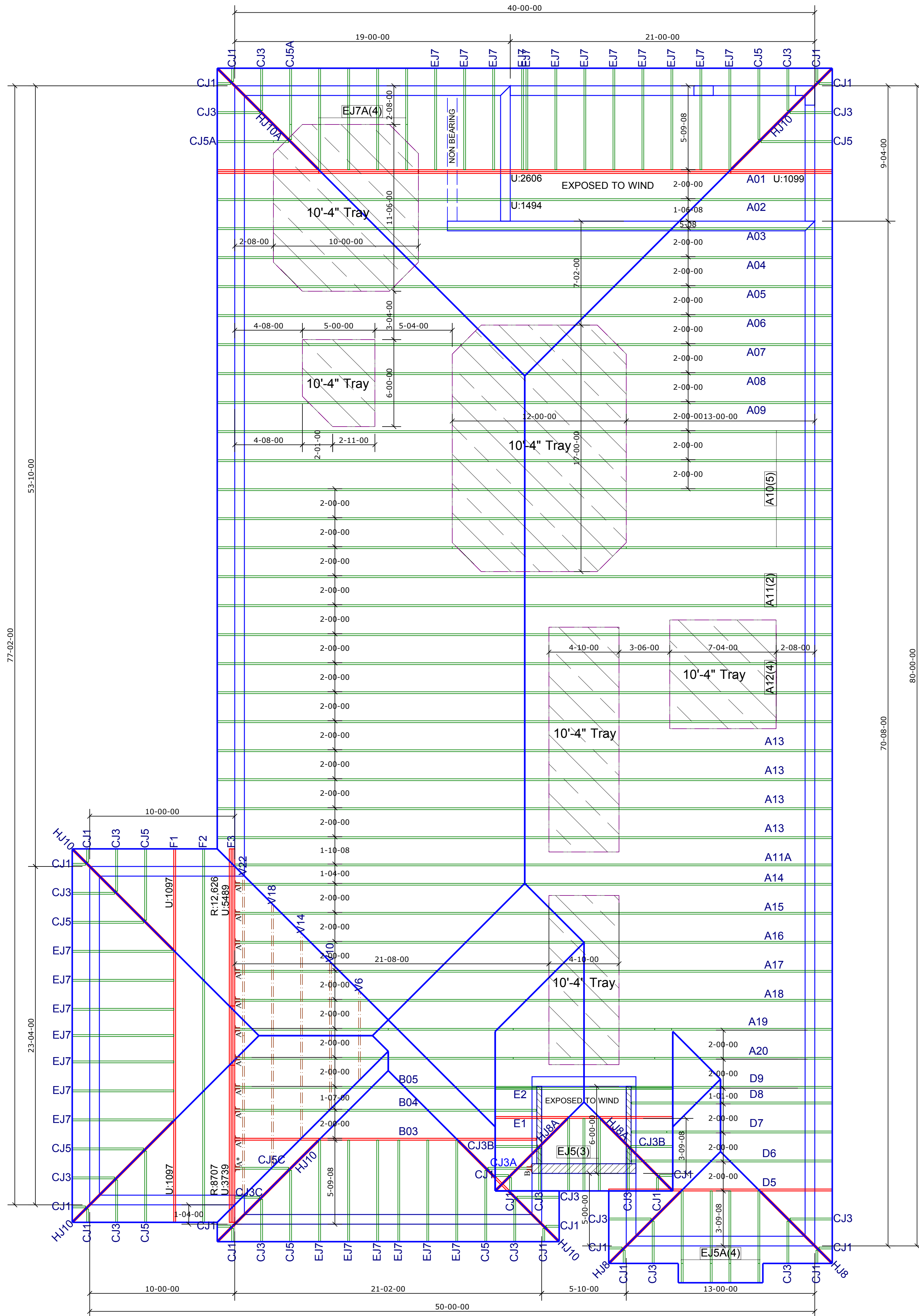


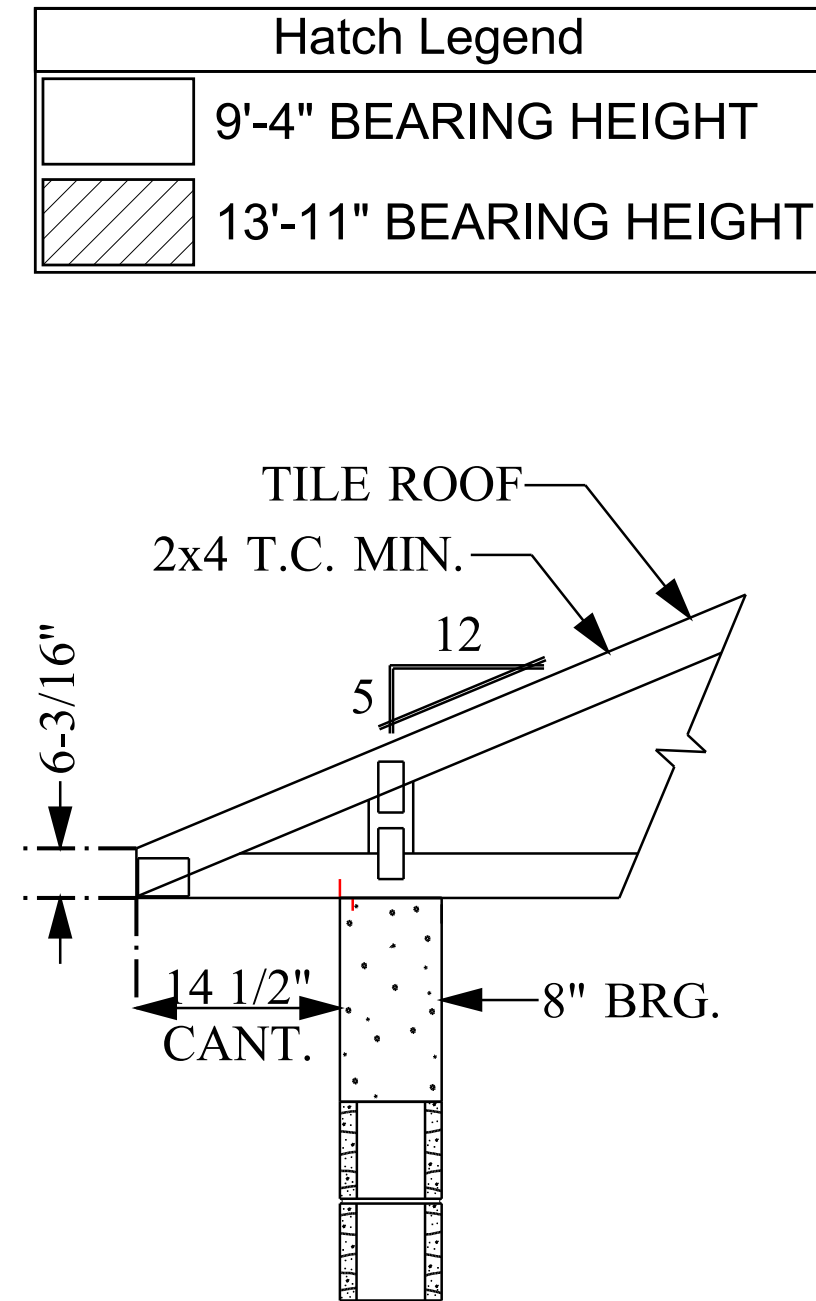
JOB No.	MASTER
DATE DRAWN	12/13/2019
DATE PRINTED	12/13/2019



Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Derek Bergener, PE 58552
1634 SE 47th Street #3
Cape Coral, FL 33904

This document has been reviewed for conformance with the design intent of the structure and specified design criteria.

☒ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit



TYP. ROOF TRUSS END DETAIL

N.T.S.

GENERAL TRUSS ENGINEERING CRITERIA & DESIGN LOADS	
DESIGN CODE	FBC2017/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 Builders First Source.
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	14 1/2"
END CUT	PLUMB
FLOOR TRUSS SPACING	N/A
ROOF TRUSS SPACING	24"

BUILDER	DR Horton
PROJECT	2225 M 160 C 3-CAR LH
MODEL	2225
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



SIMPSON CONNECTOR SCHEDULE

ROOF TRUSS

FLOOR TRUSS

QTY	ID	MODEL	ROOF	UPLIFT	SYMBOL	QTY	ID	MODEL	FLOOR	UPLIFT	SYMBOL
1	A	HU26	895	490	1A*	0	A	LU324	895	490	1A*
0	A	HTU26	3200 / 3600	1250 / 1555	1A*	0	A	HTU26	3200 / 3600	1250 / 1555	1A*
0	H	HTU28	3895 / 4680	1235 / 1240	1A*	0	B	HTU28	3895 / 4680	1235 / 1240	1A*
0	C	HTU26-2	3600	1515 / 2175	1A*	0	C	HTU26-2	3600	1515 / 2175	1A*
0	D	HTU28-2	4310 / 4680	1530 / 3485	1A*	0	D	HTU28-2	4310 / 4680	1530 / 3485	1A*
0	E	HGUS26-2	5350	2155	1A*	0	E	HGUS26-2	5320	2155	1A*
0	F	HGUS28-2	7460	3235	1A*	0	F	HGUS28-2	7460	3235	1A*
0	G	HGUS26-3	5230	2155	1A*	0	G	HGUS26-3	5230	2155	1A*
0	H	HGUS28-3	7460	3235	1A*	0	H	HGUS28-3	7460	3235	1A*
0	I	HGUS210-4	9100	4095	1 A	0	J	HGUS210-4	9100	4095	1 A
1	B	SPECIAL	895	490		0	L	HLHS46	2790	1550	1A*
ACCESSORIES						0	M	THA422	1415 / 2245	N/A	1A*
3x8 NAIL ON PLATES						0	N	THA422	1415 / 2245	N/A	1A*
SEAT PLATES						0	O	THA426	2435 / 2245	N/A	1A*

ACCESSORIES					ACCESSORIES						
3x8 NAIL ON PLATES					SEAT PLATES						
SCREWS			BOLTS			SCREWS			BOLTS		
QTY	MODEL		QTY	MODEL		QTY	MODEL		QTY	MODEL	
	SDS 1/4" x 3"			1/2" x 8" CARR. BOLTS			SDS 1/4" x 3"			1/2" x 8" CARR. BOLTS	
	SDS 1/4" x 4-1/2"			1/2" WASHERS			SDS 1/4" x 4-1/2"			1/2" WASHERS	
	SDS 1/4" x 6"			1/2" NUTS			SDS 1/4" x 6"			1/2" NUTS	
A	3	HTU28 1 RLY TYP.	C	3	HTU26-2 2 RLY TYP.	H	3	HLHS46 FLOOR TYP.			

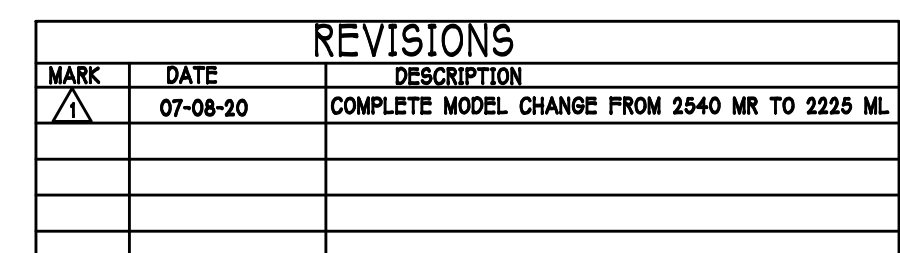
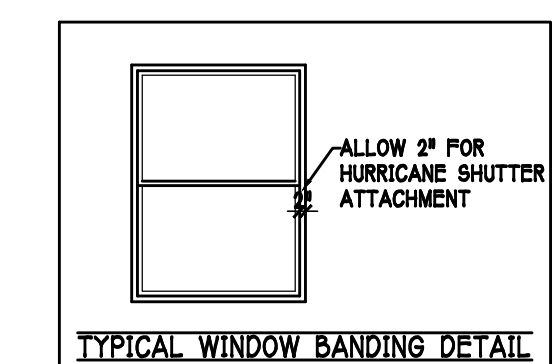
MISCELLANEOUS

ROOF TRUSS

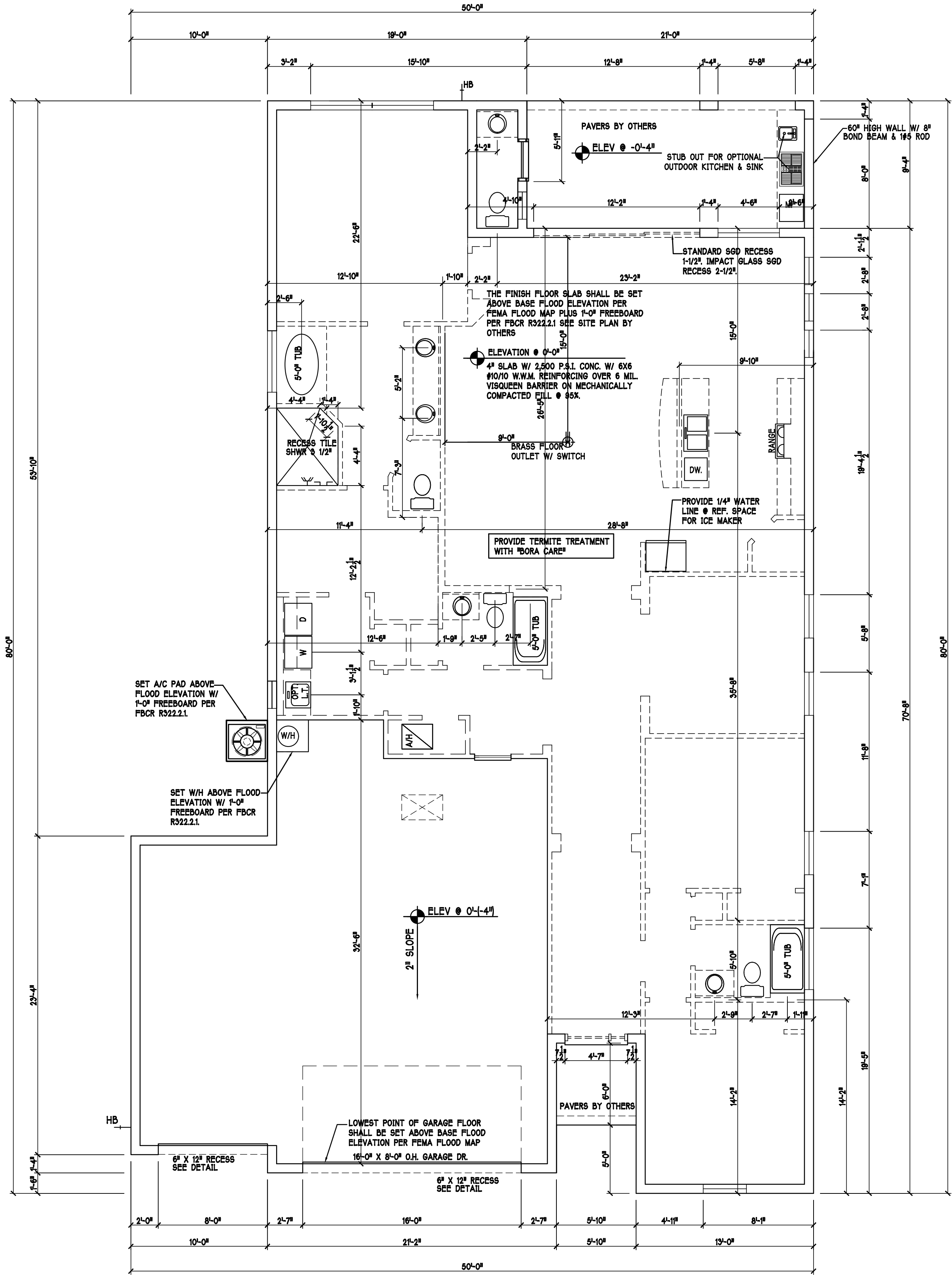
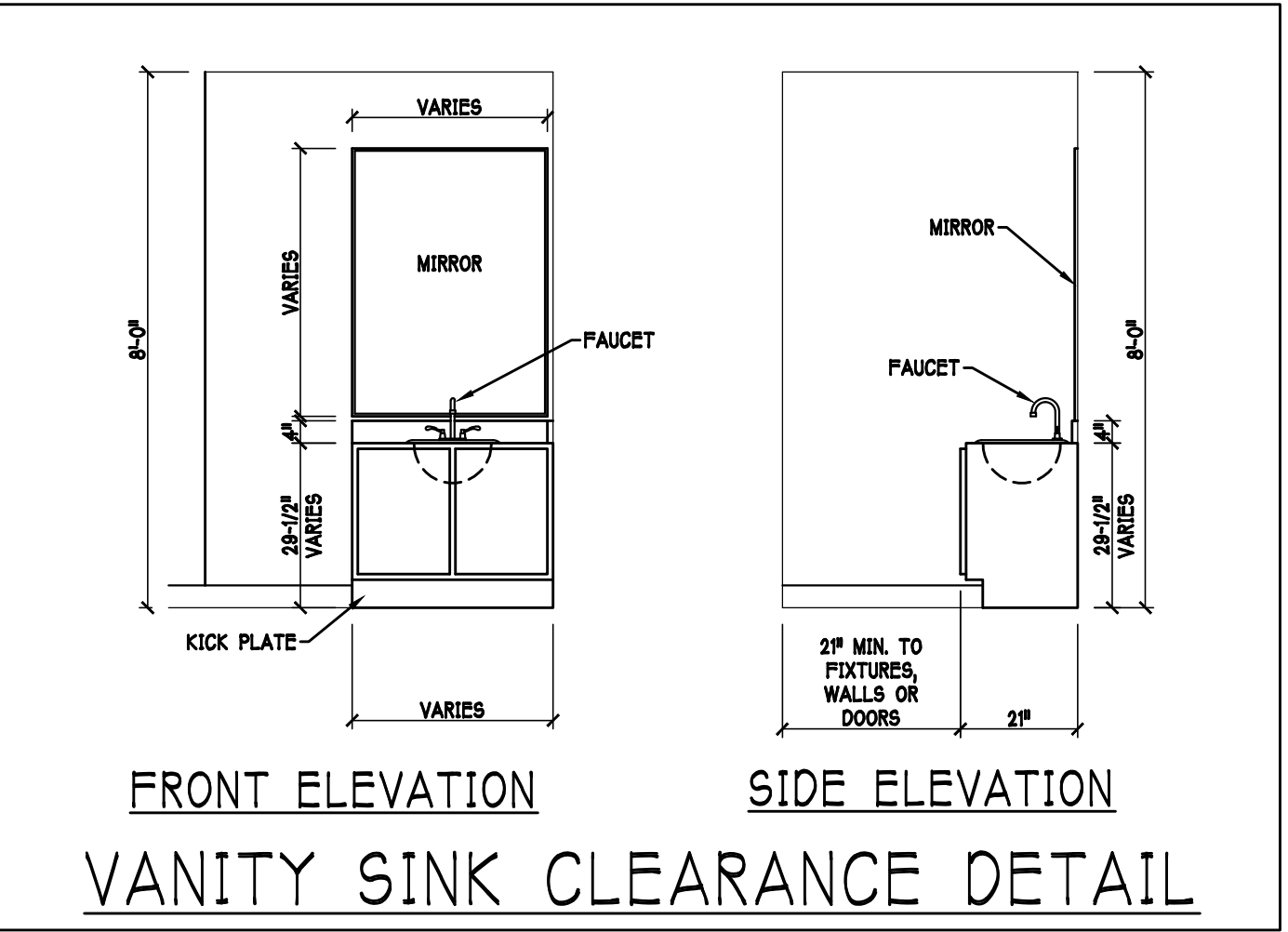
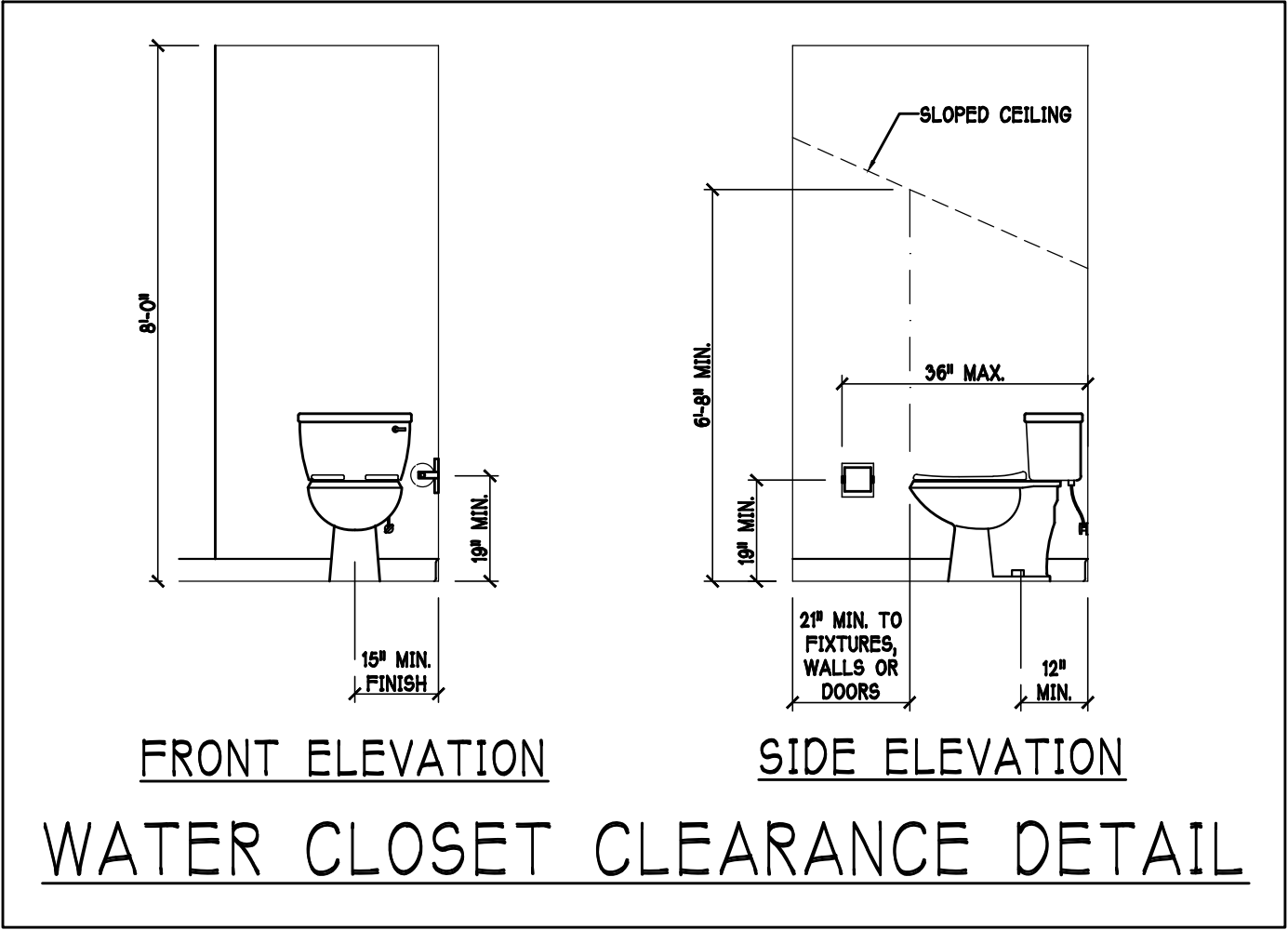
FLOOR TRUSS

QTY	MODEL				QTY	MODEL			
-----	-------	--	--	--	-----	-------	--	--	--

- 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.



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



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

REVISIONS		
MARK	DATE	DESCRIPTION
△	07-08-20	COMPLETE MODEL CHANGE FROM 2540 MR TO 2225 ML

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

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

LOT:	MODEL:	UNIT 2225	RESIDENCE FOR: SPEC
BLOCK :	SUBDIV:		
ADDRESS:	G.C.D.#:	D.R.H.#:	

DATE: 03-17-20

DRAWN BY: JSL

CHECKED BY: JWC

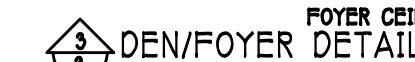
REVISED: 07-08-20

PLAN: SLAB & PLUMBING

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

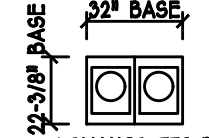
SHEET#

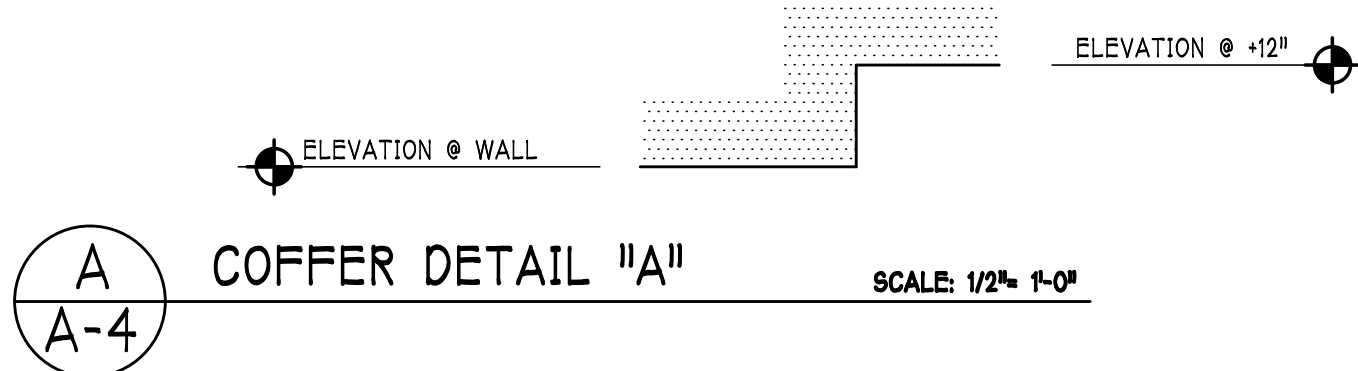
A-2M

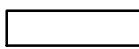


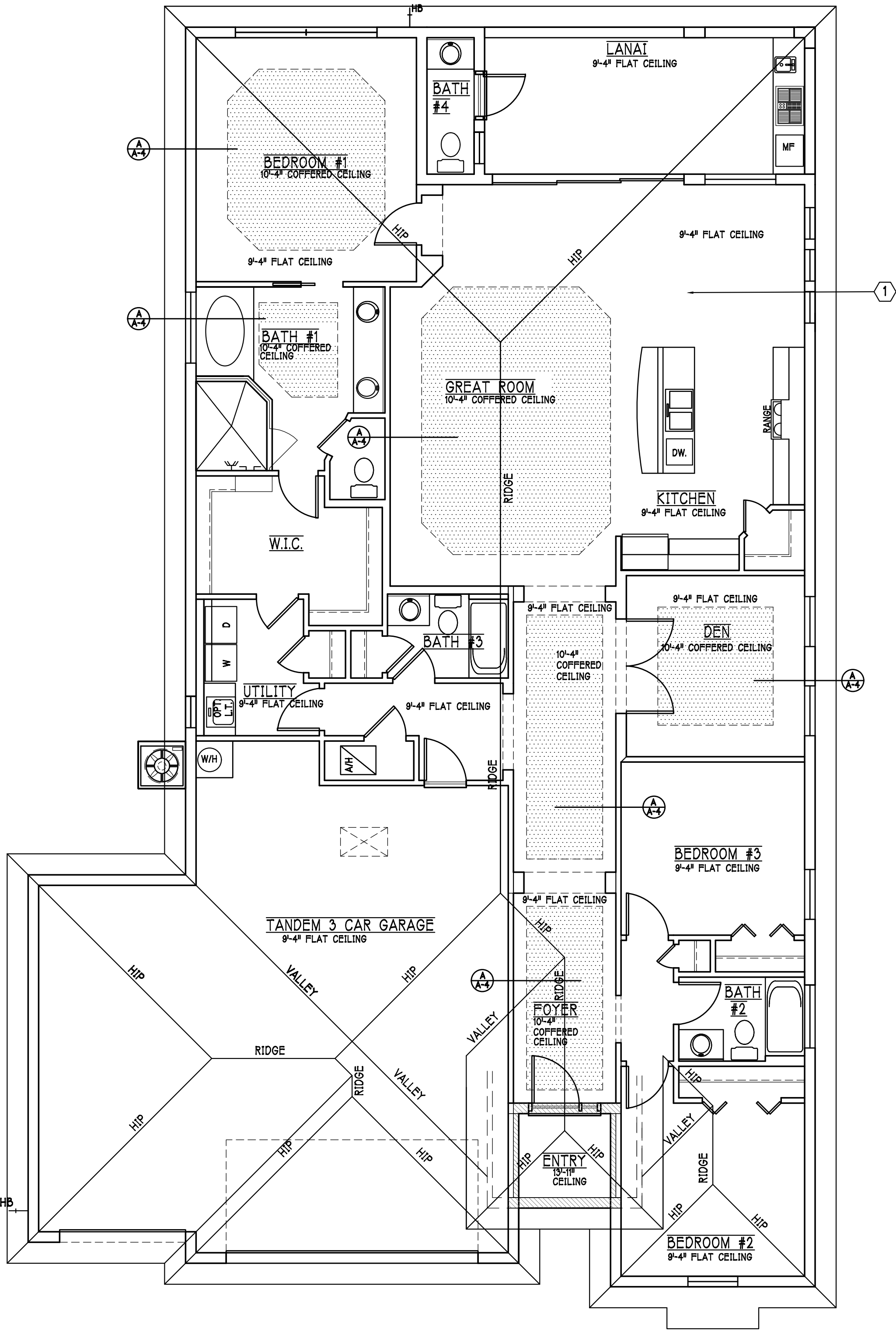
DESIGN IN ACCORDANCE W/ THE 2017 RESIDENTIAL
FLORIDA BUILDING CODE- 6TH EDITION

A-3M

MODEL 2225 M: ATTIC VENTILATION FBCR R806								
COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS								
AREAS (SQ. FT.)			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW QUAD 4 OF SOFFIT	SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	3443.4 SQ. FT.	304.3 SQ. FT.	22.96 SQ. FT.	7.55%	8.15%	-- SQ. FT.	-	--%
SOFFIT ONLY* QUALIFIES			ROOF VENTS ARE NOT REQUIRED					
SOFFIT MODEL			ROOF VENT MODEL					
ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			 LOMANCO 770-D 0.97 SQ. FT. FREE AIR					



BEARING HEIGHTS	
	= BEARING @ 9'-4" A.F.F.
	= BEARING @ 13'-11"



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

REVISIONS		
MARK	DATE	DESCRIPTION
A	07-08-20	COMPLETE MODEL CHANGE FROM 2240 MR TO 2225 M.

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



Gulf Coast Drafting
& Design

Phone (239) 540-1822
Fax (239) 540-7759

MODEL:
UNIT 2225

RESIDENCE FOR:
SPEC

LOT:

SUBDIV:

ADDRESS:

G.C.D.#:

DATE:
03-17-20

DRAWN BY:
JSL

CHECKED BY:
JWC

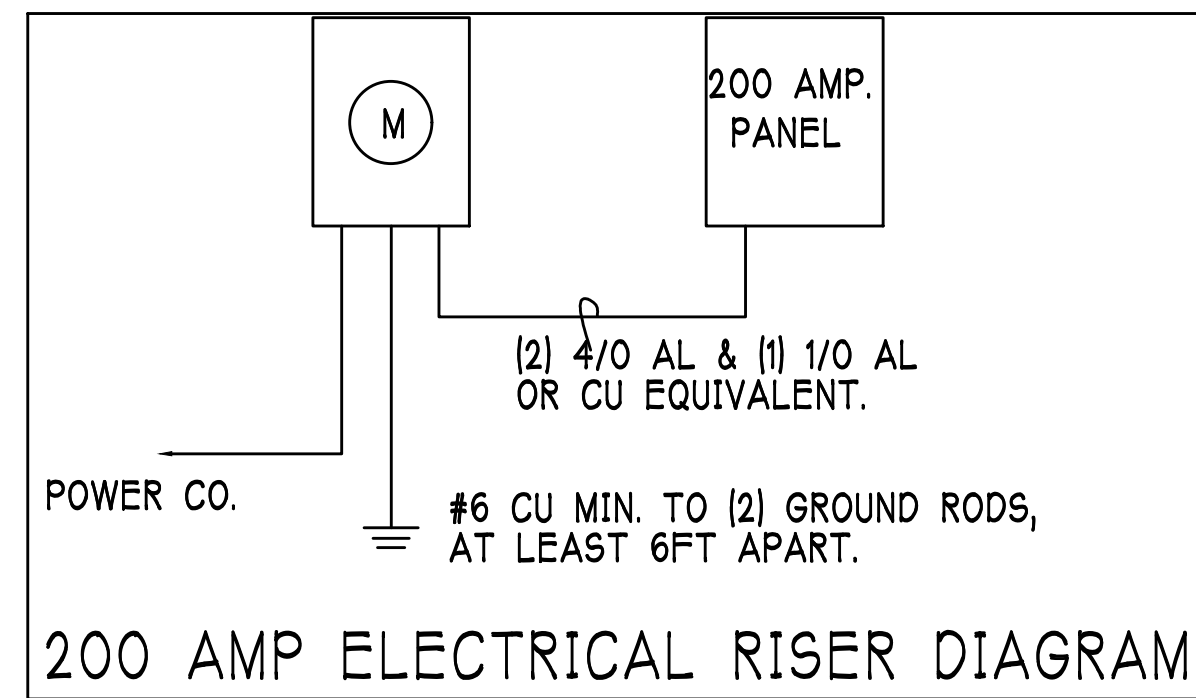
REVISED:
07-08-20

PLAN:
ROOF & CEILING

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

SHEET#
A-4M

200 Amp Service		
TAG	QUANTITY	PRODUCT
A	(25)	Flush Mounted Lt
B	(4)	Vapors
C	(1)	Pendant/Nook
D	(X)	10" Mushrooms
E	(3)	24" 3 LT
F	(2)	36" 4 LT
G	(X)	NOT USED
H	(3)	Coach Lights
J	(X)	Coach Lights
K	(X)	J BOX
L	(4)	4' Fluorescent
M	(3)	2' Fluorescent
N	(X)	5lt Chandelier
O	(1)	3 LT
P	(3)	Pendant Light



	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	250 V RECEPTACLE OUTLET
	4-POLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	2-POLE SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE 0-150V 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 INSTALLED WITHIN 10 FEET OF EACH ROOM FOR SLEEPING PURPOSES. FHS RULE 40-20-06-07-20 SMOKE DETECTOR SCD CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION 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
	DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

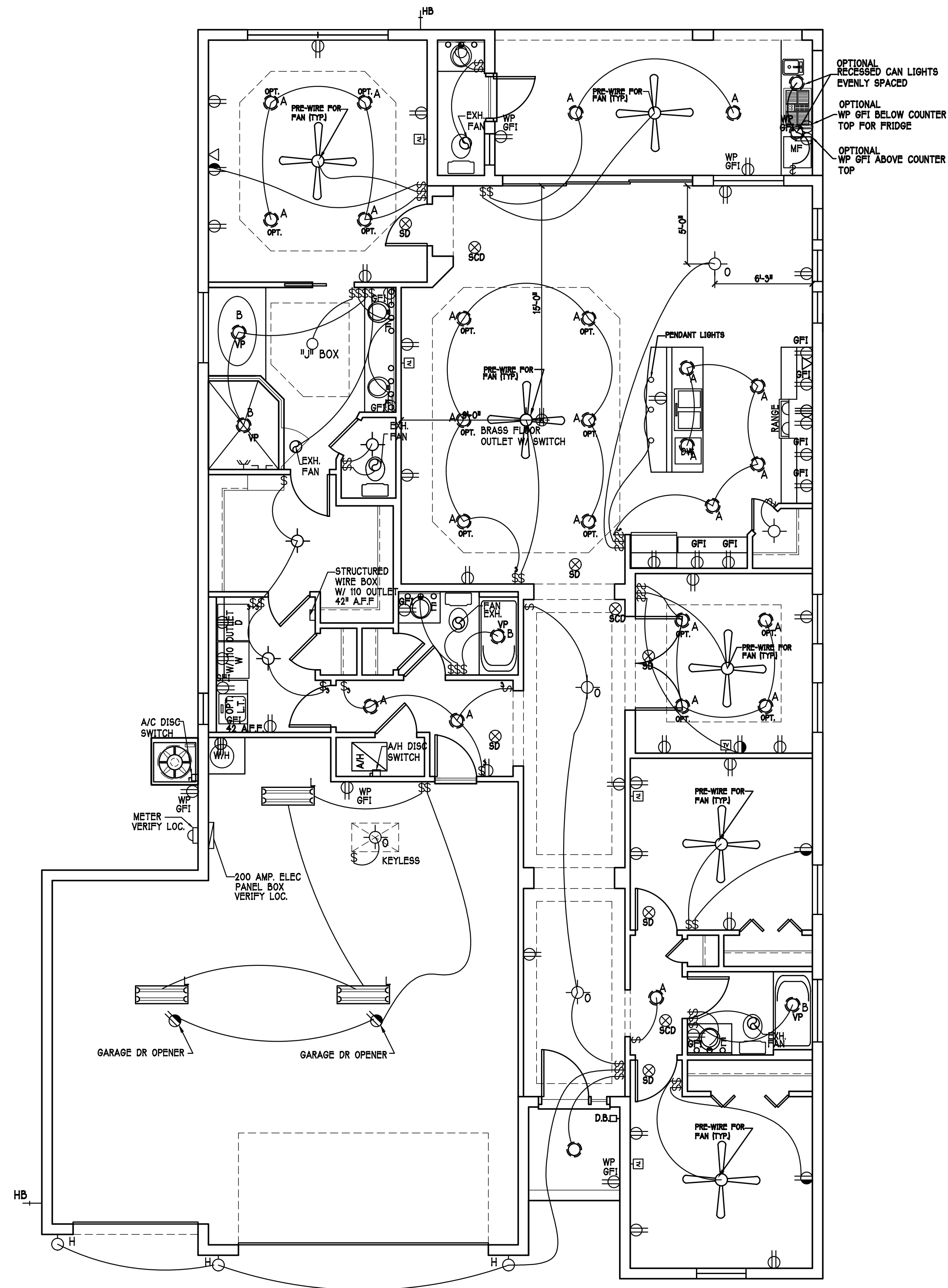
Install Arc-Fault circuit-Interrupters & Tamper-Resistant Receptacles
shall be installed in dwelling unit. per NEC 210.12 & 406.11

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



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

REVISIONS		
MARK	DATE	DESCRIPTION
1	07-08-20	COMPLETE MODEL CHANGE FROM 2540 MR TO 2225 ML

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

LOT:	BLOCK:	MODEL:	UNIT 2225
SUBDIV:			
ADDRESS:			
G.C.D.#:	D.R.H.#:	RESIDENCE FOR:	
		SPEC	

DATE:	03-17-20
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	07-08-20
PLAN:	ELECTRICAL
SCALE:	3/16"=1'-0"
SHEET#	

A-5 M

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

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

GENERAL ROOF ASSEMBLY

ROOF SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.

FLASHING 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 680. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURER'S PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

D RIP EDGE D RIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPRED A MINIMUM OF 1" @ 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 FLASHING.

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 2232 or D2466, 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 (0.106 inches) with a minimum 3/8 inch diameter head and shall be of 1/2 inch length to penetrate the sheathing.

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

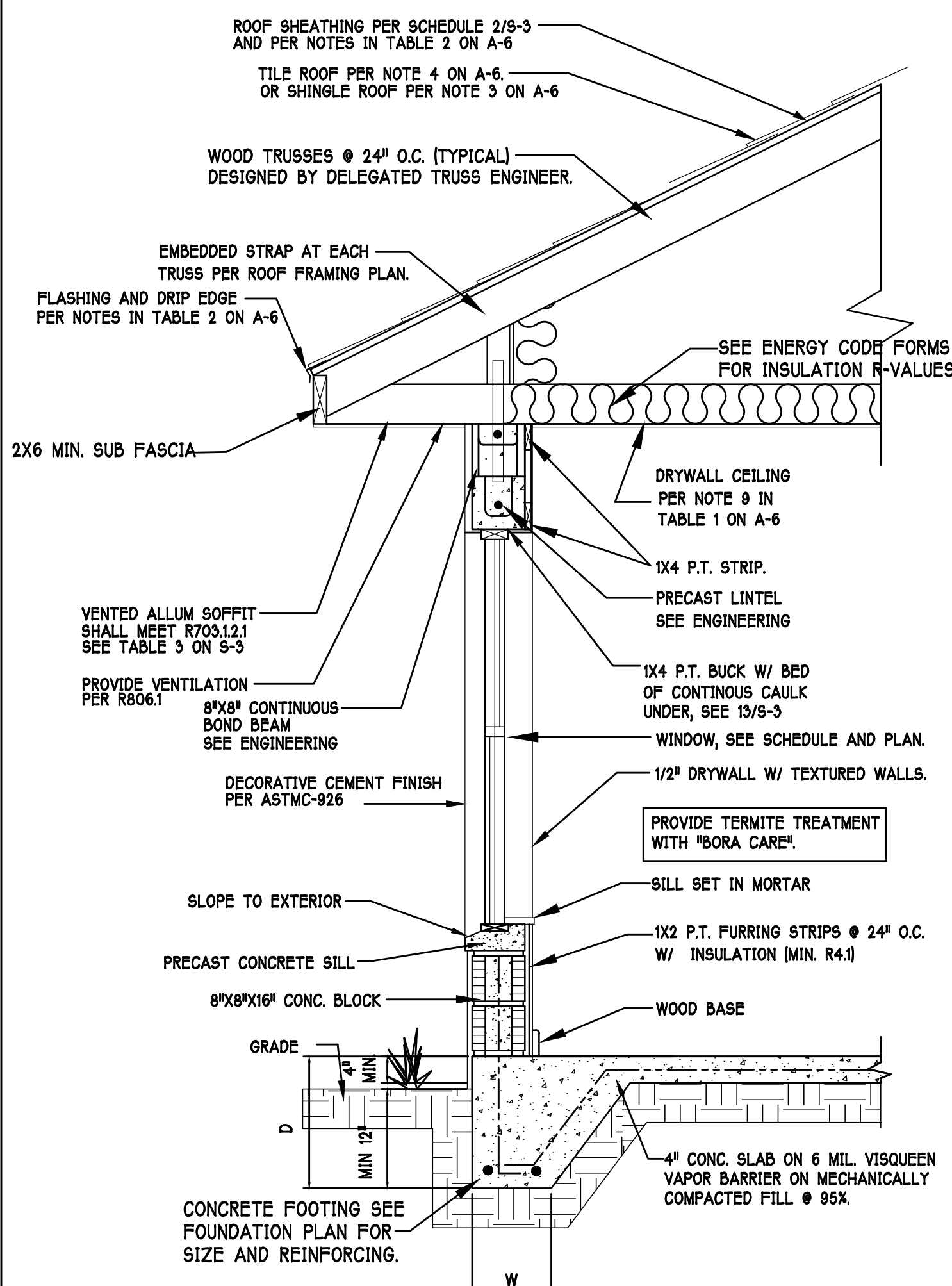
CLAY AND CONCRETE TILE ROOF SPECS

INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF. THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.C. MARKING. EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK. APPLICATION SPECIFICATIONS THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

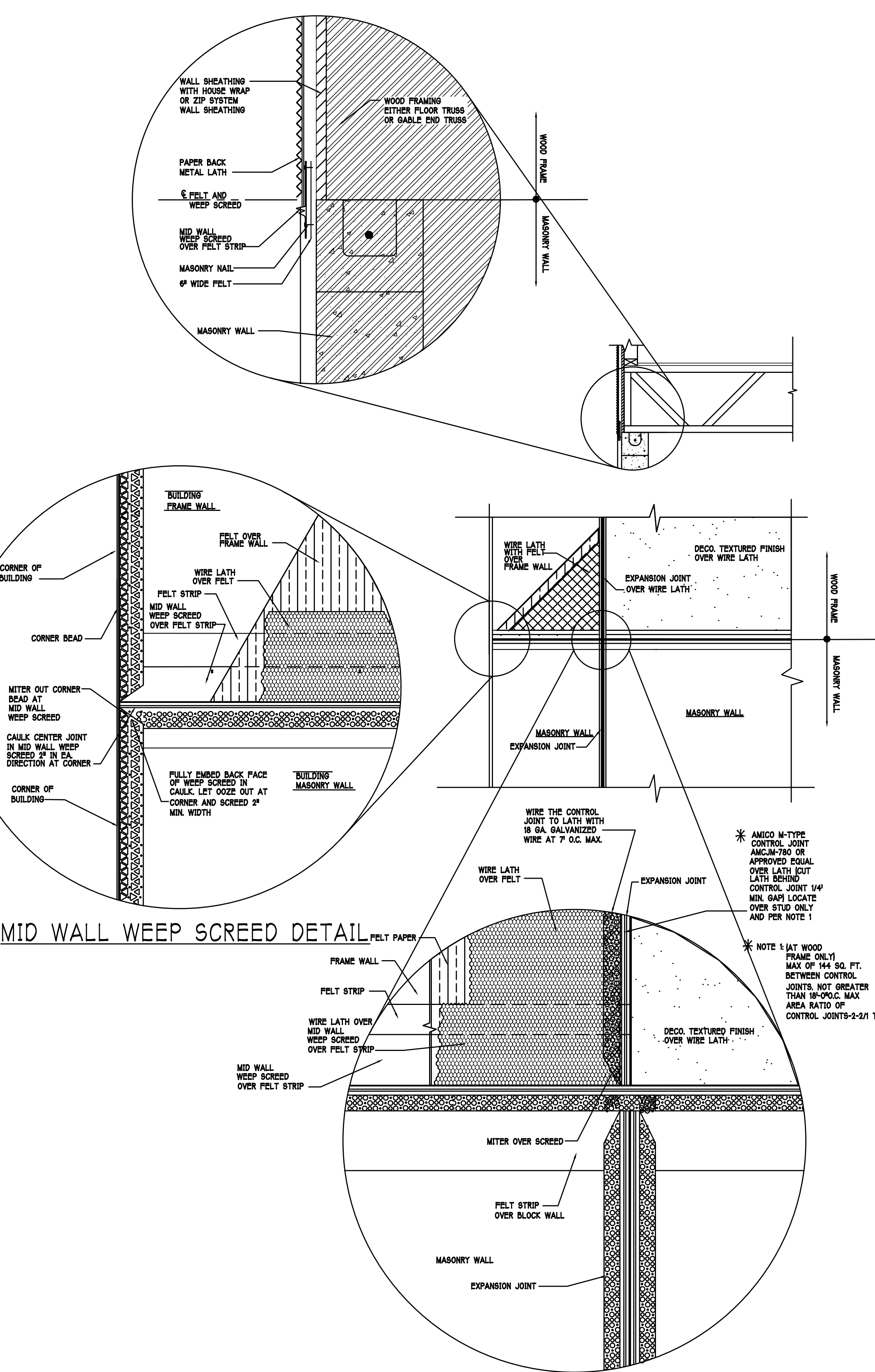
1. TILE PLACEMENT AND SPACING.
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
3. AMOUNT AND PLACEMENT OF MORTAR.
4. AMOUNT AND PLACEMENT OF ADHESIVE.
5. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
6. UNDERLAYMENT.
7. SLOPE REQUIREMENT.

FLOOR SHEATHING AT 2ND FLOOR

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

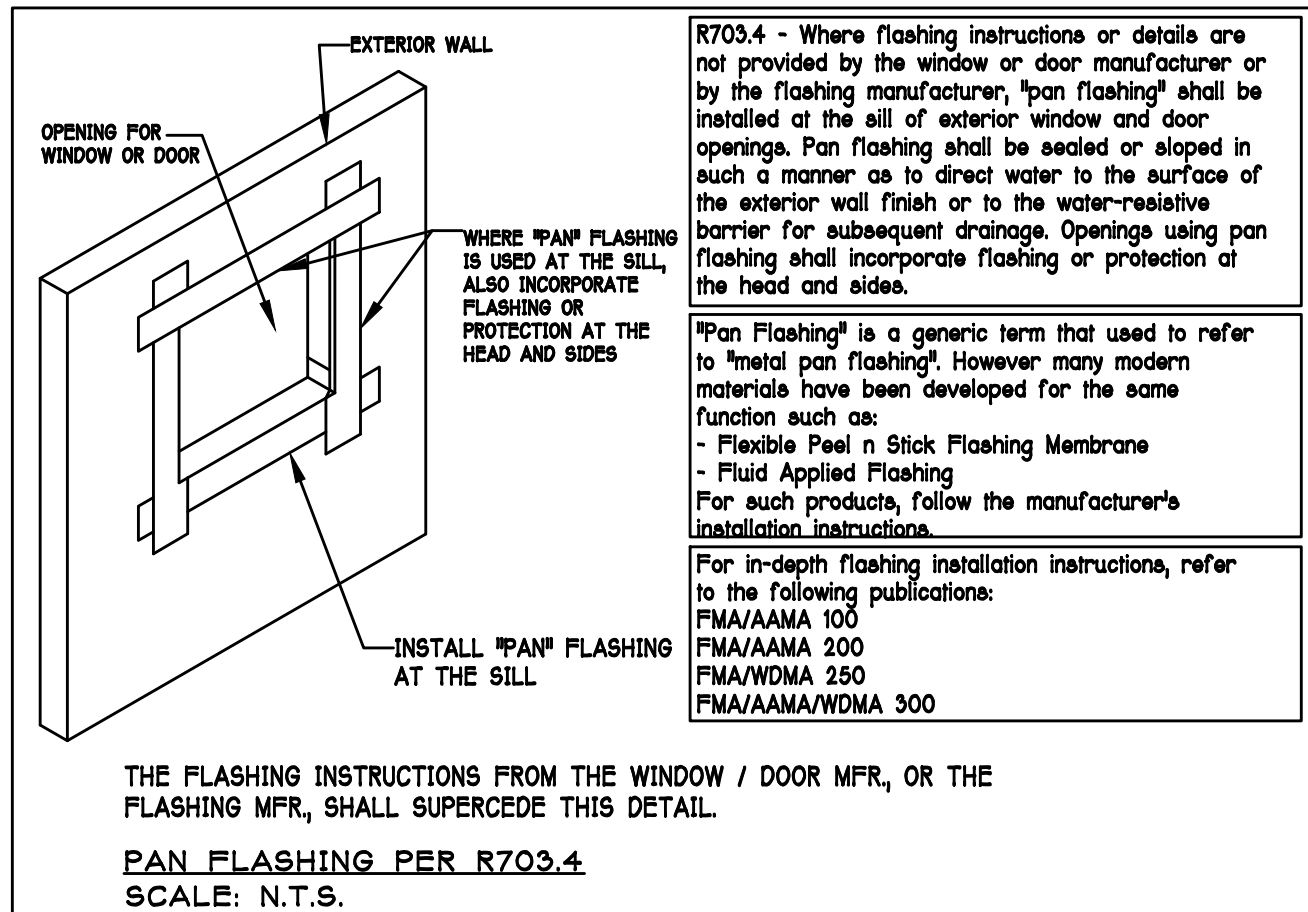


2

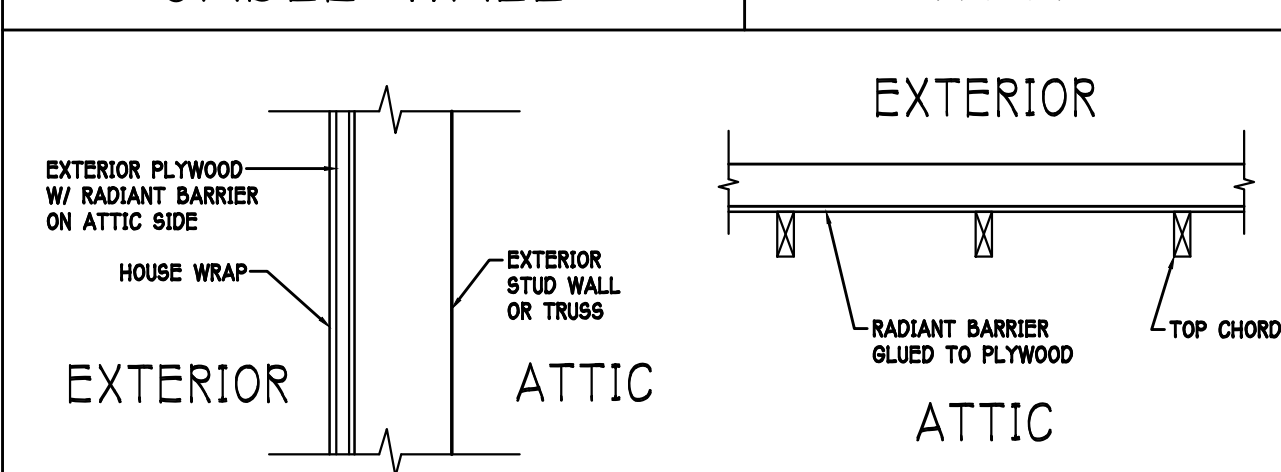


WEEP SCREED DETAIL

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

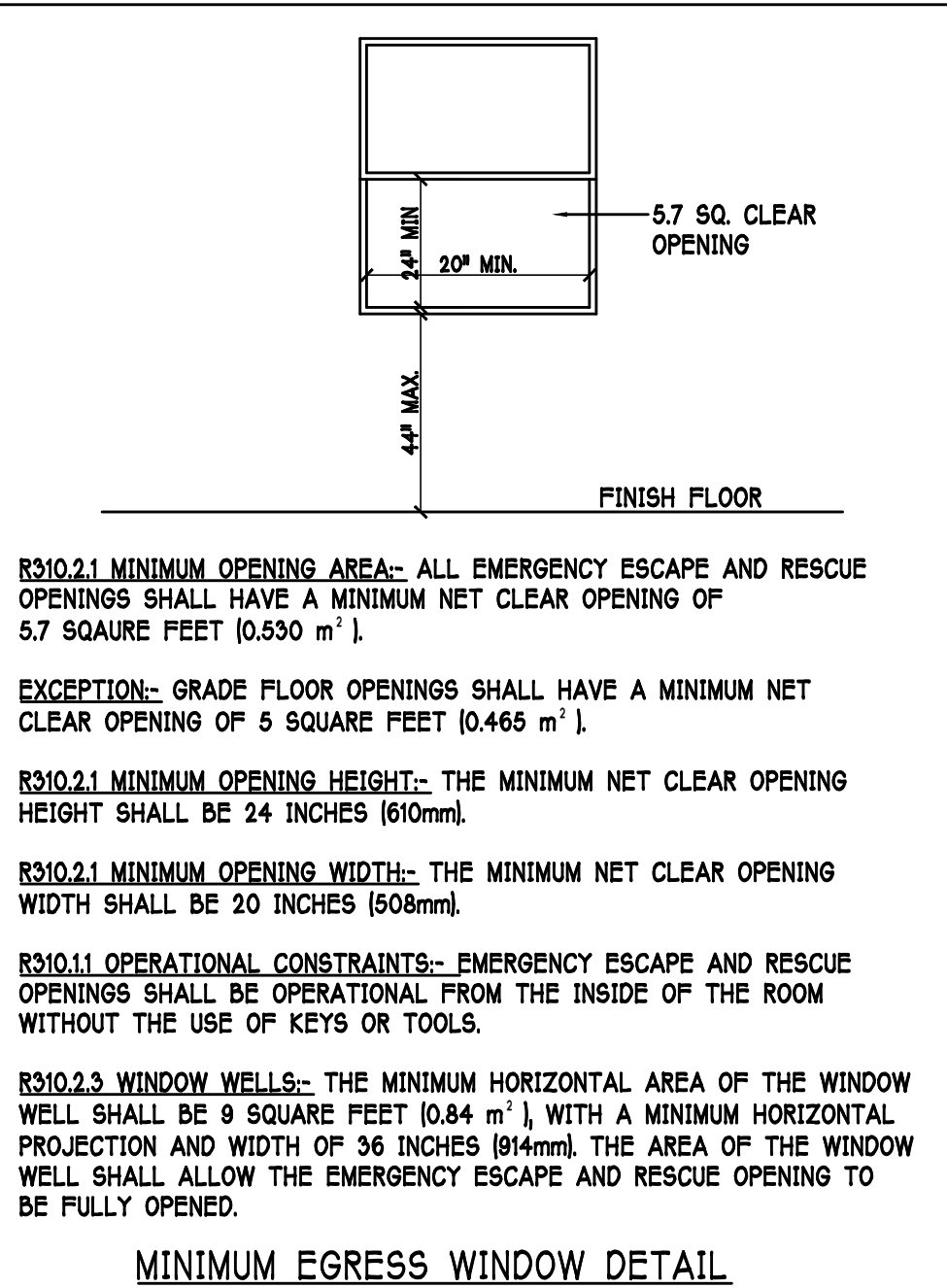


GABLE WALL ROOF



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

REVISIONS		
MARK	DATE	DESCRIPTION
Δ	07-08-20	COMPLETE MODEL CHANGE FROM 2540 MR TO 2225 ML



R310.2.1 MINIMUM OPENING AREA:- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m²).

EXCEPTION:- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m²).

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

R310.2.1 MINIMUM OPENING WIDTH:- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

R310.1.1 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

R310.2.3 WINDOW WELLS:- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 m²), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914mm). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

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

DR-HOHN
America's Builder

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

MODEL: UNIT 2225
RESIDENCE FOR: SPEC

LOT: BLOCK: SUBDIV: ADDRESS: G.C.D.#: DR.H.#:

DATE: 03-17-20

DRAWN BY: JSL

CHECKED BY: JWC

REVISED: 07-08-20

PLAN: SECTION

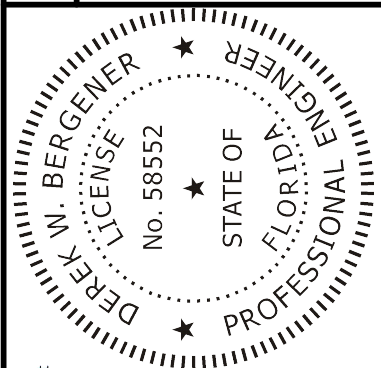
SCALE: 3/16"=1'-0"

SHEET#

A-6M

REVISIONS	BY
07/16/20	GCH

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



FOR BUILDERS FIRST SOURCE TRUSS, 160 MPH, EXPOSURE C, M ELEVATION, 3 CAR, JOB # MASTER, DATE DRAWN: 12/13/19, DATE PRINTED: 12/13/19, REVISED: NONE
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

BUILDER:

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

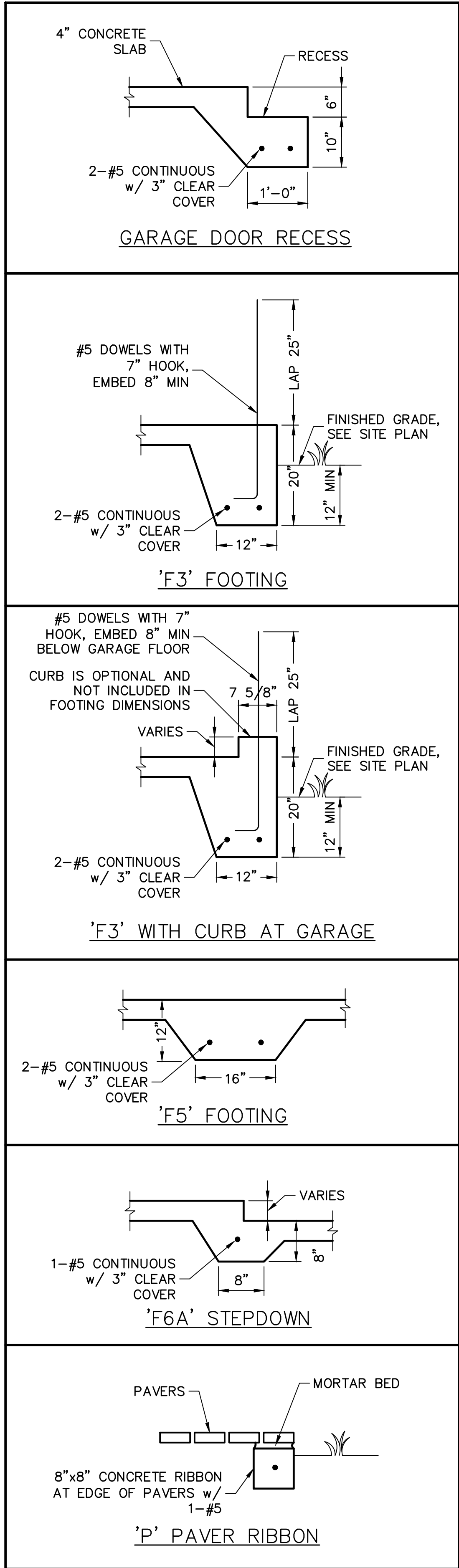
MODEL 2225 M
18117 EVERSON MILES CIRCLE
NORTH FORT MYERS, FLORIDA
LOT: 162 BLOCK: J
SUBDIVISION: BRIGHTWATER 60s

DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
03/17/20
SCALE
VARIES

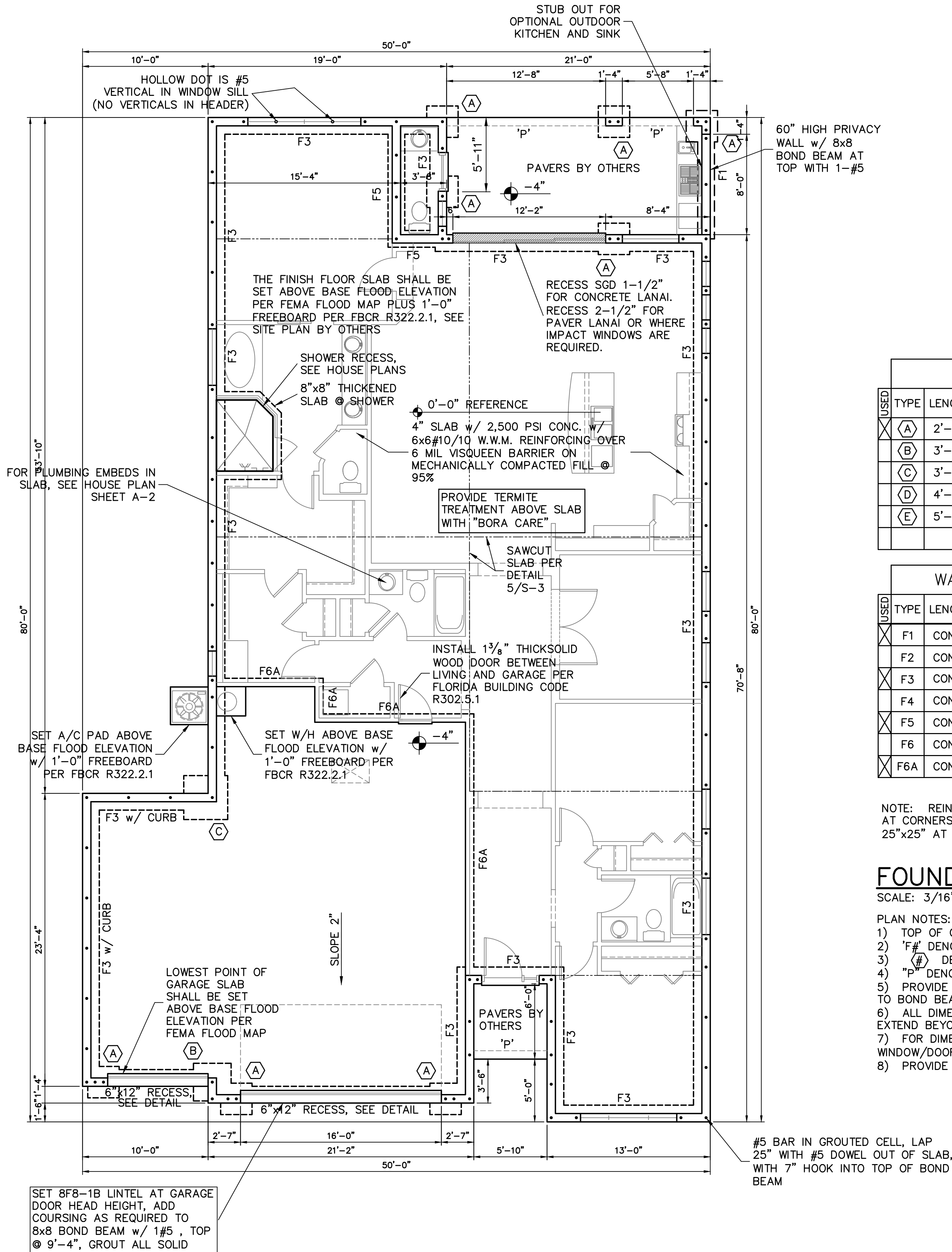
DR 11483
SHEET

S-1

SHEET 1 OF 4



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



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

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

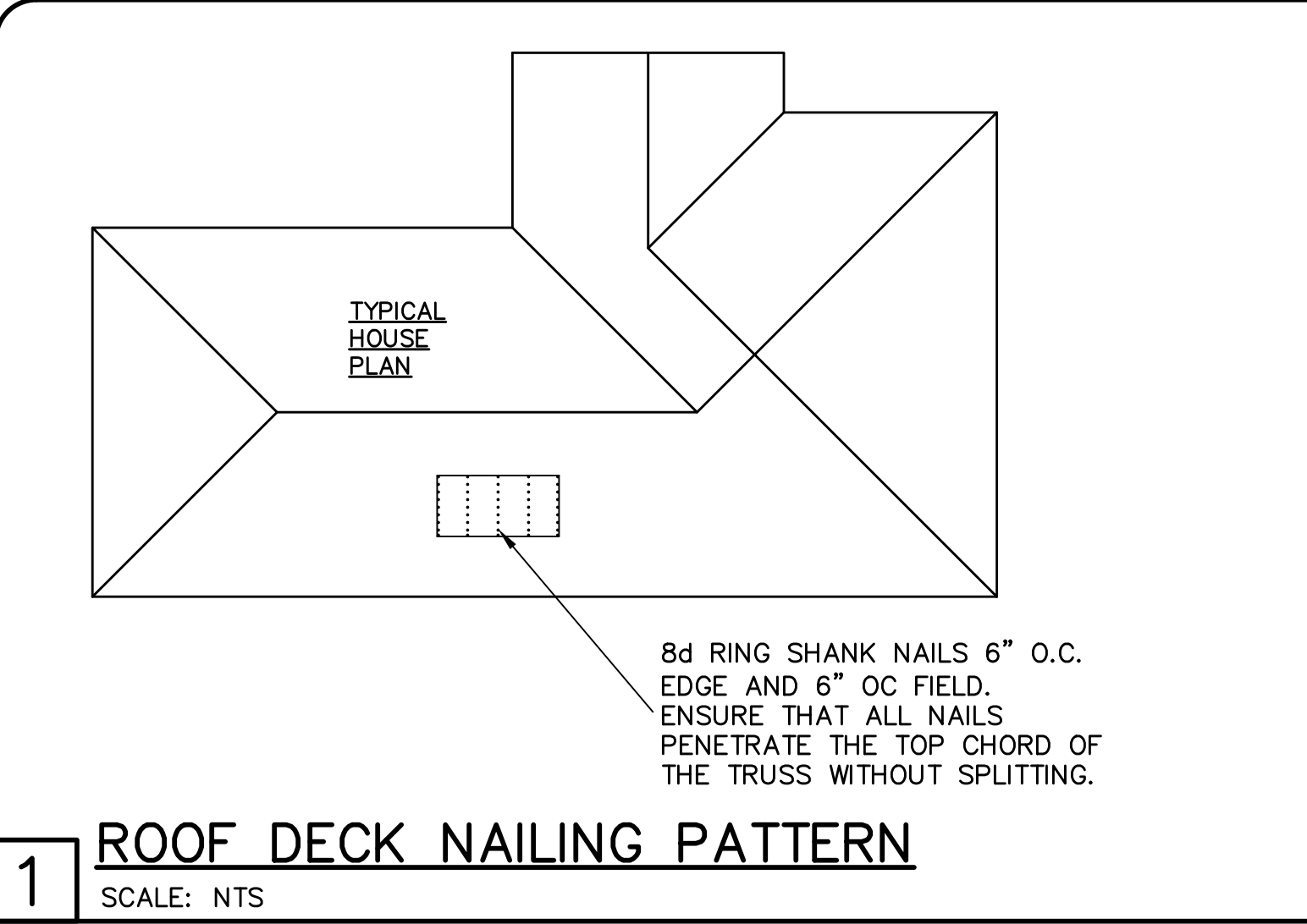
NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR PER DETAIL 6/S-3.

FOUNDATION PLAN

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

PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) 'F# DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 3) (A) DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
- 4) 'P' DENOTES 8"x8" CONCRETE RIBBON w/ 1-#5 BAR AT EDGE OF PAVERS.
- 5) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
- 6) ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
- 7) FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
- 8) PROVIDE PRESSURE TREATED BUCKS AT WINDOWS / DOORS PER DETAIL 7/S-3.

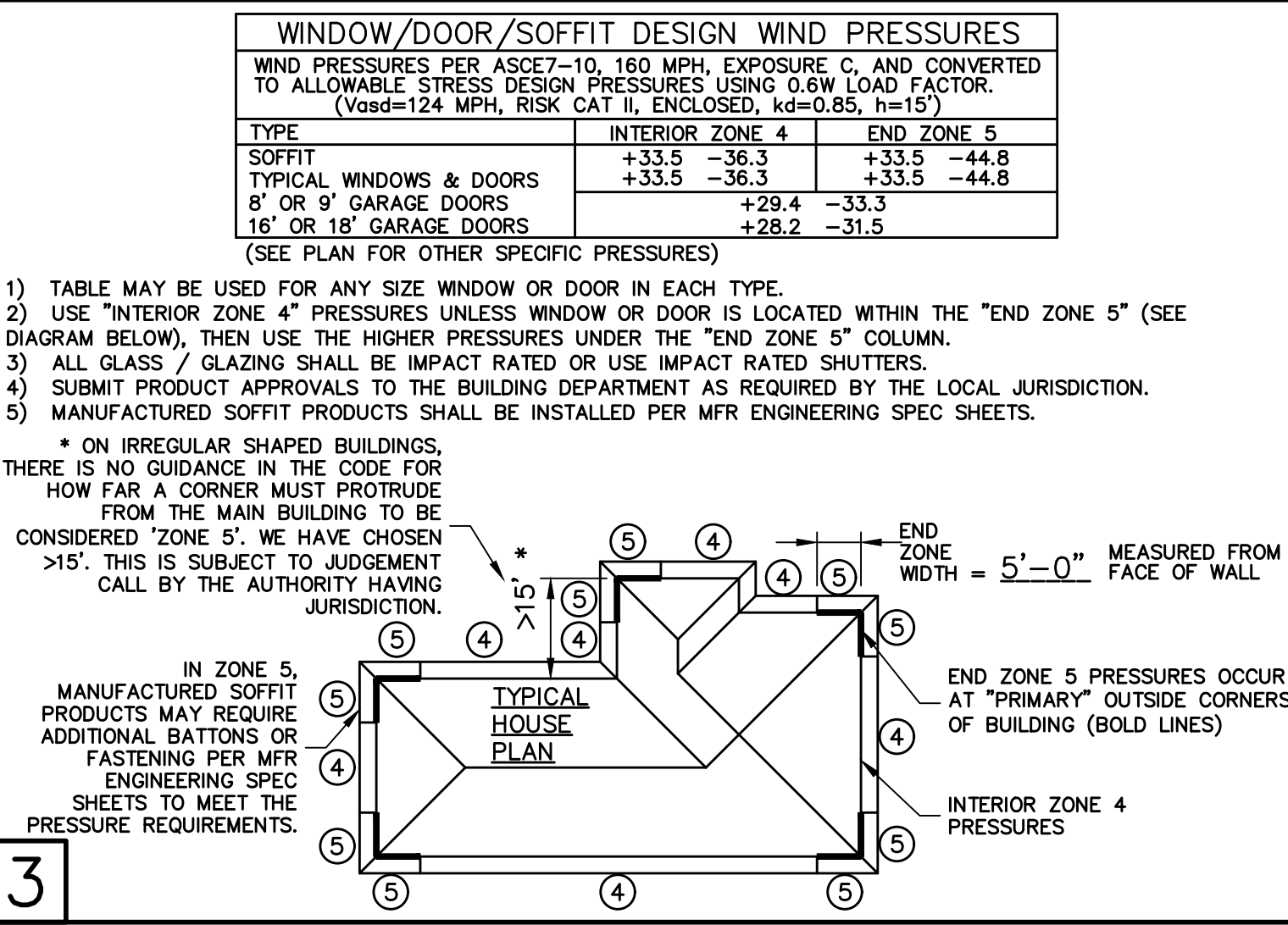


1 ROOF DECK NAILING PATTERN

SCALE: NTS

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR CEILING AND SOFFIT
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED) (RING SHANK NAILS PER R803.2.3.1: 0.113" NOMINAL SHANK DIAMETER, RING DIA. OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH)	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 3/4" 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.

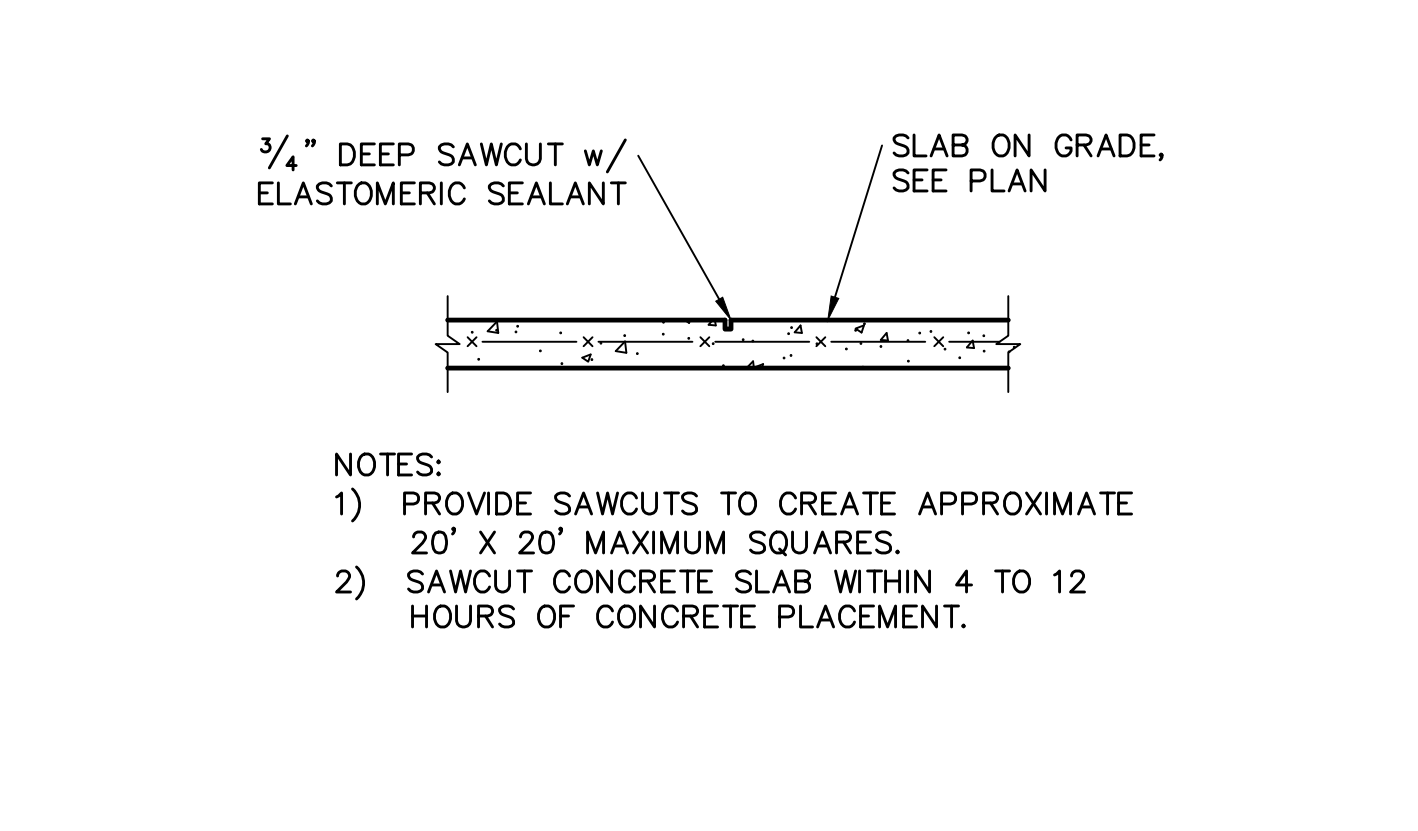


3

RETROFIT STRAPS TO CONCRETE/MASONRY	
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR
TO 840	1-MTSM16 or 20
TO 1045	1-HTSM16 or 20
TO 2090	2-HTSM16 or 20
TO 4300	2-LGT2
TO 3480	HTT16
TO 10530	HGT-2/3

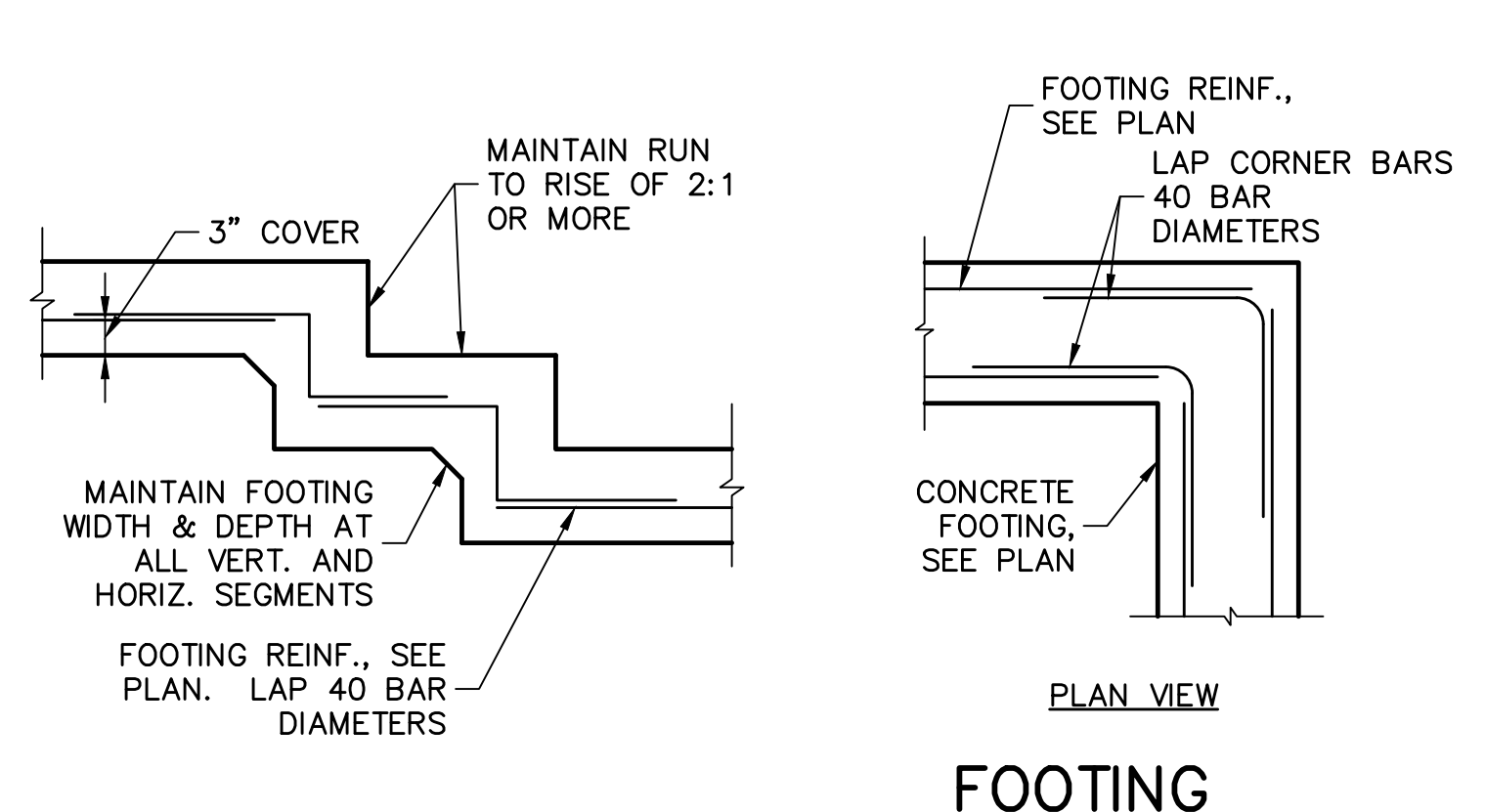
NOTES:
1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

4



5 SLAB SAWCUT DETAIL

SCALE: NTS

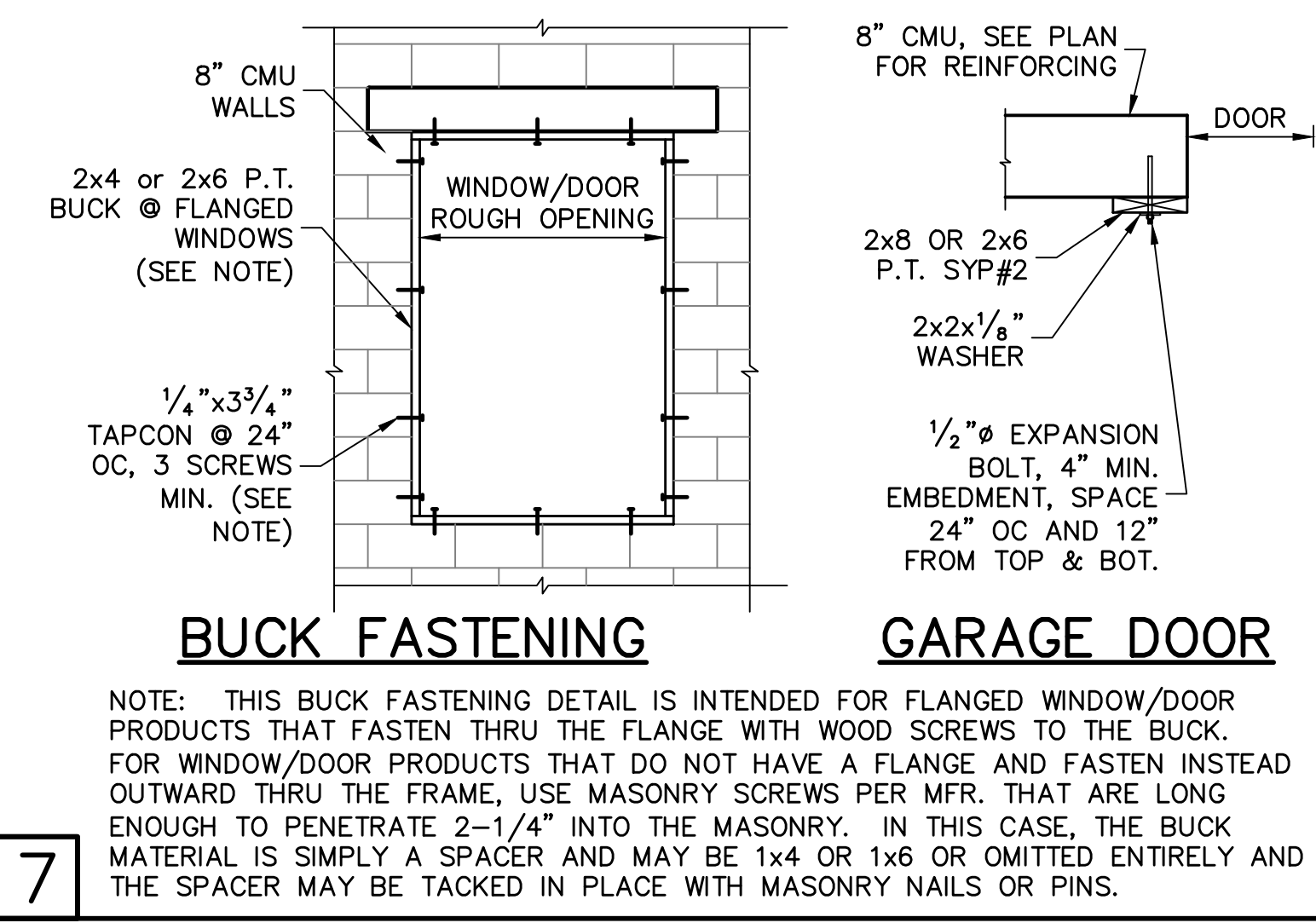


6 STEP FOOTING

SCALE: NTS

FOOTING CORNER BARS

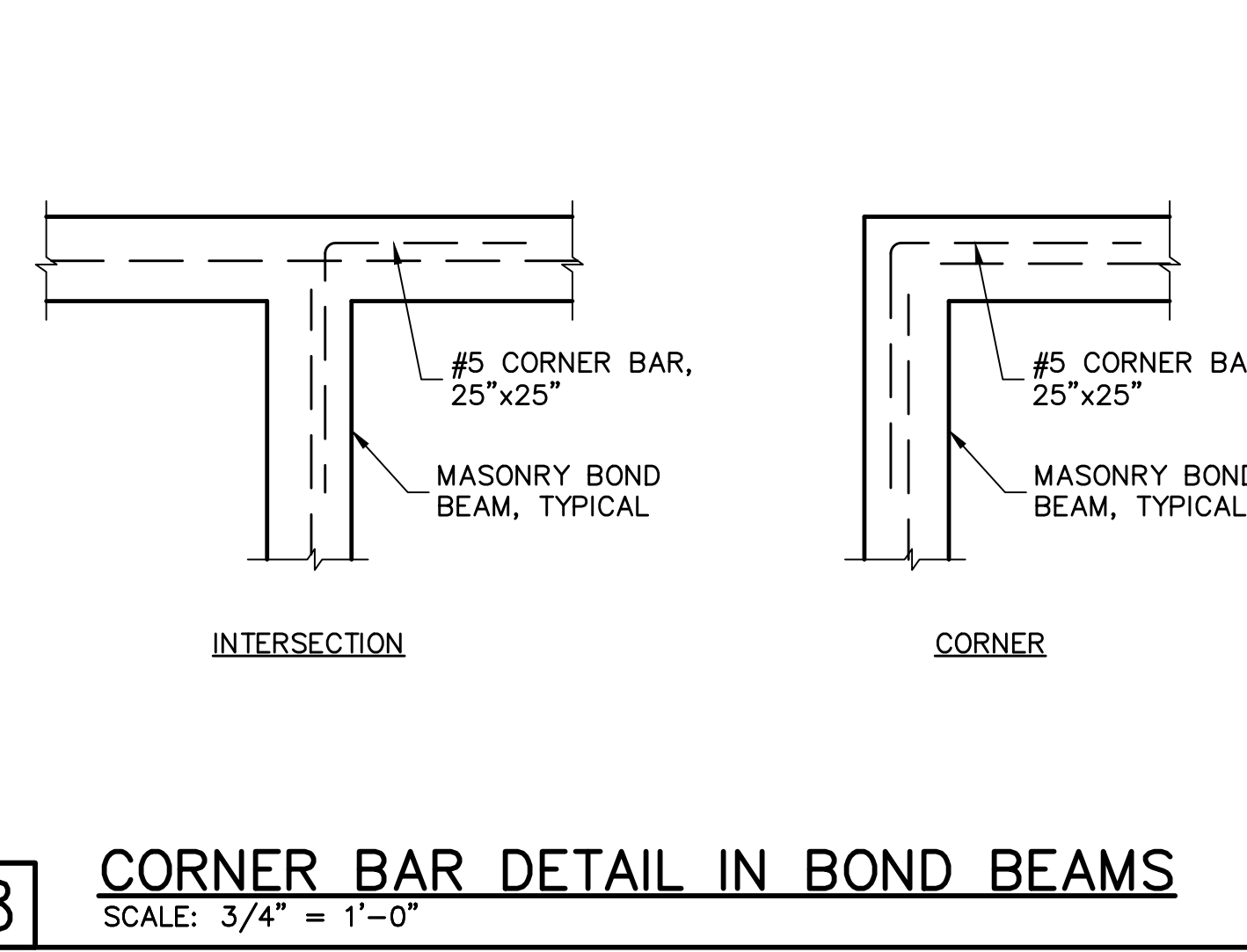
SCALE: NTS



7

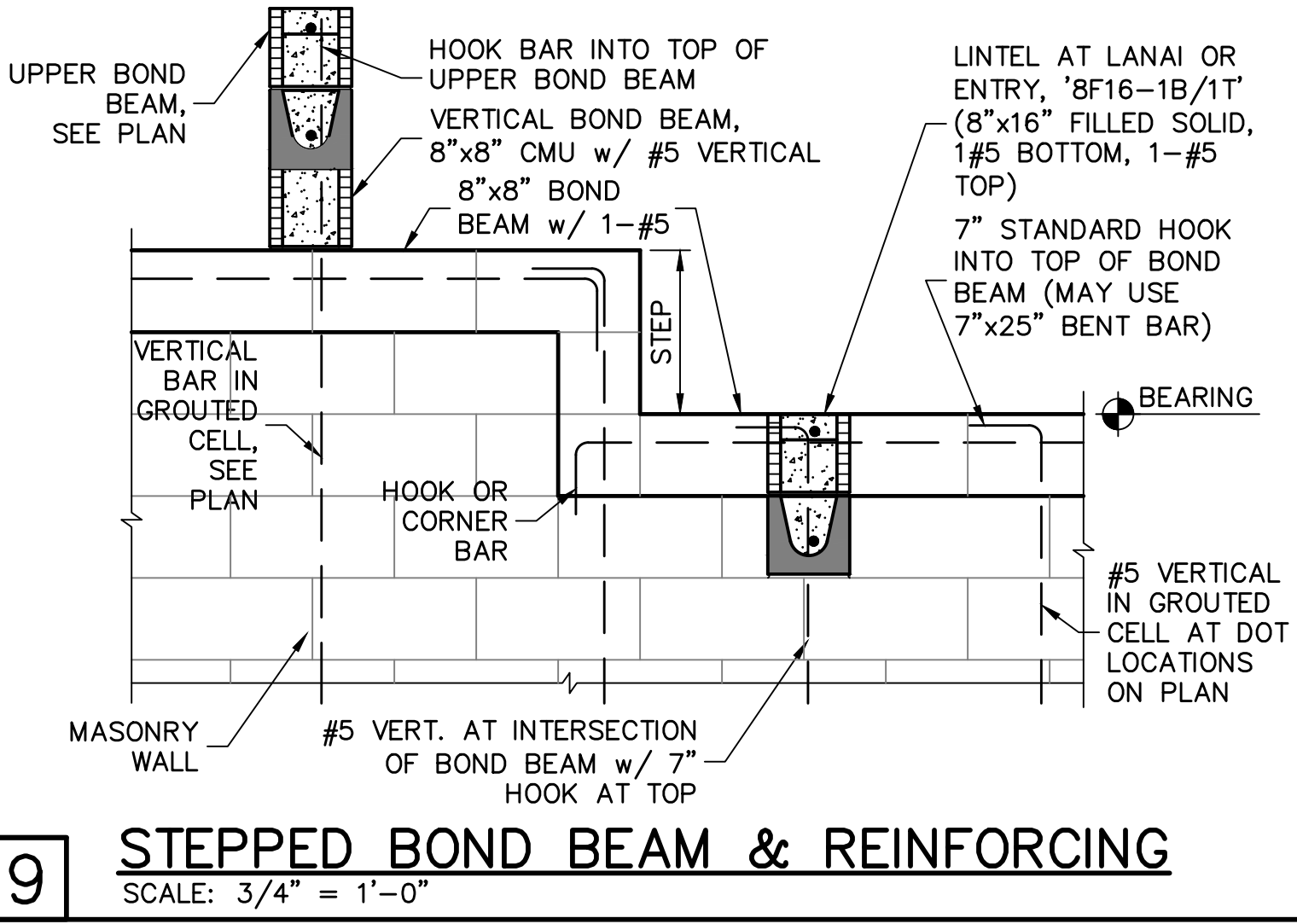
GARAGE DOOR

SCALE: NTS



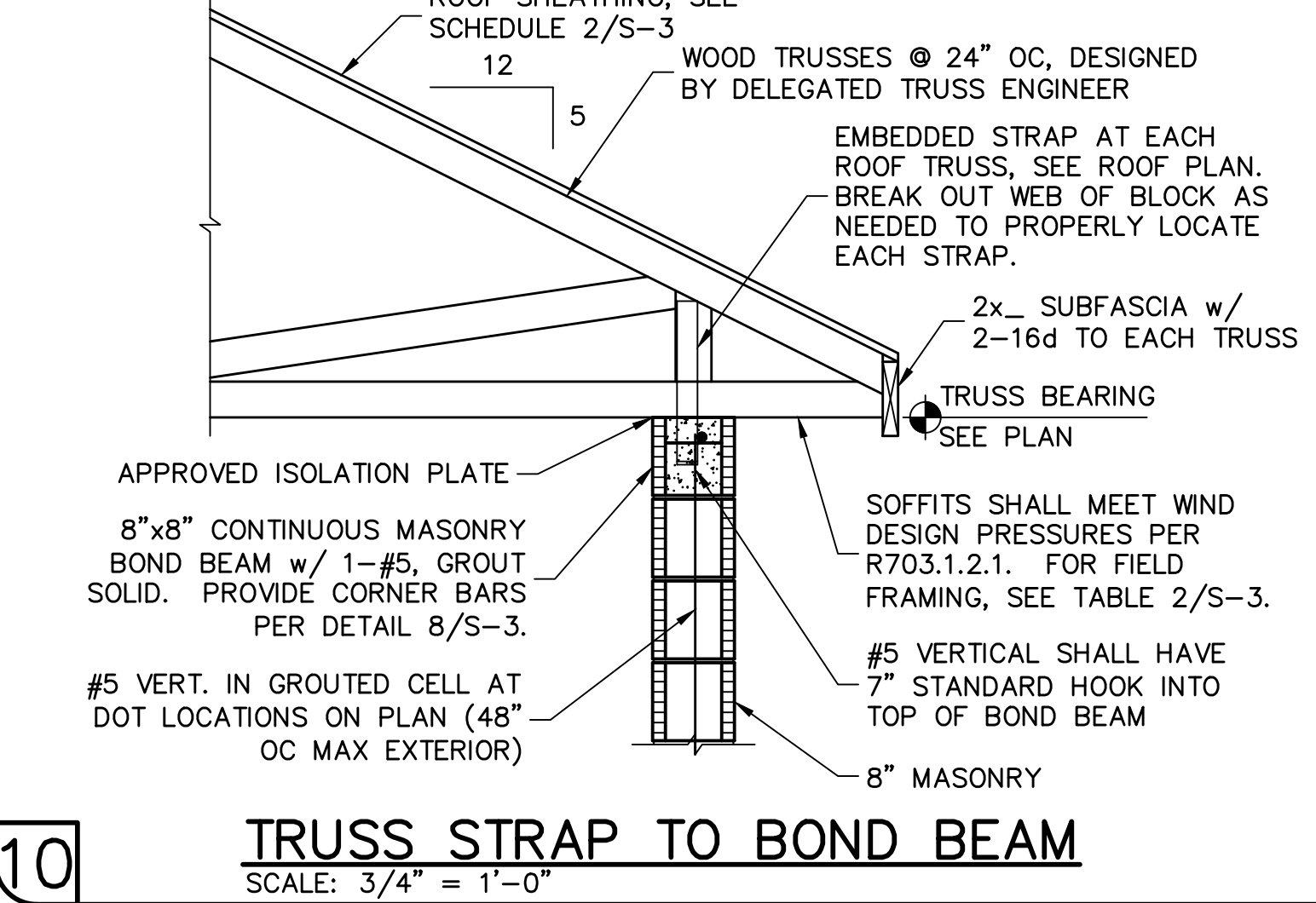
8 CORNER BAR DETAIL IN BOND BEAMS

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



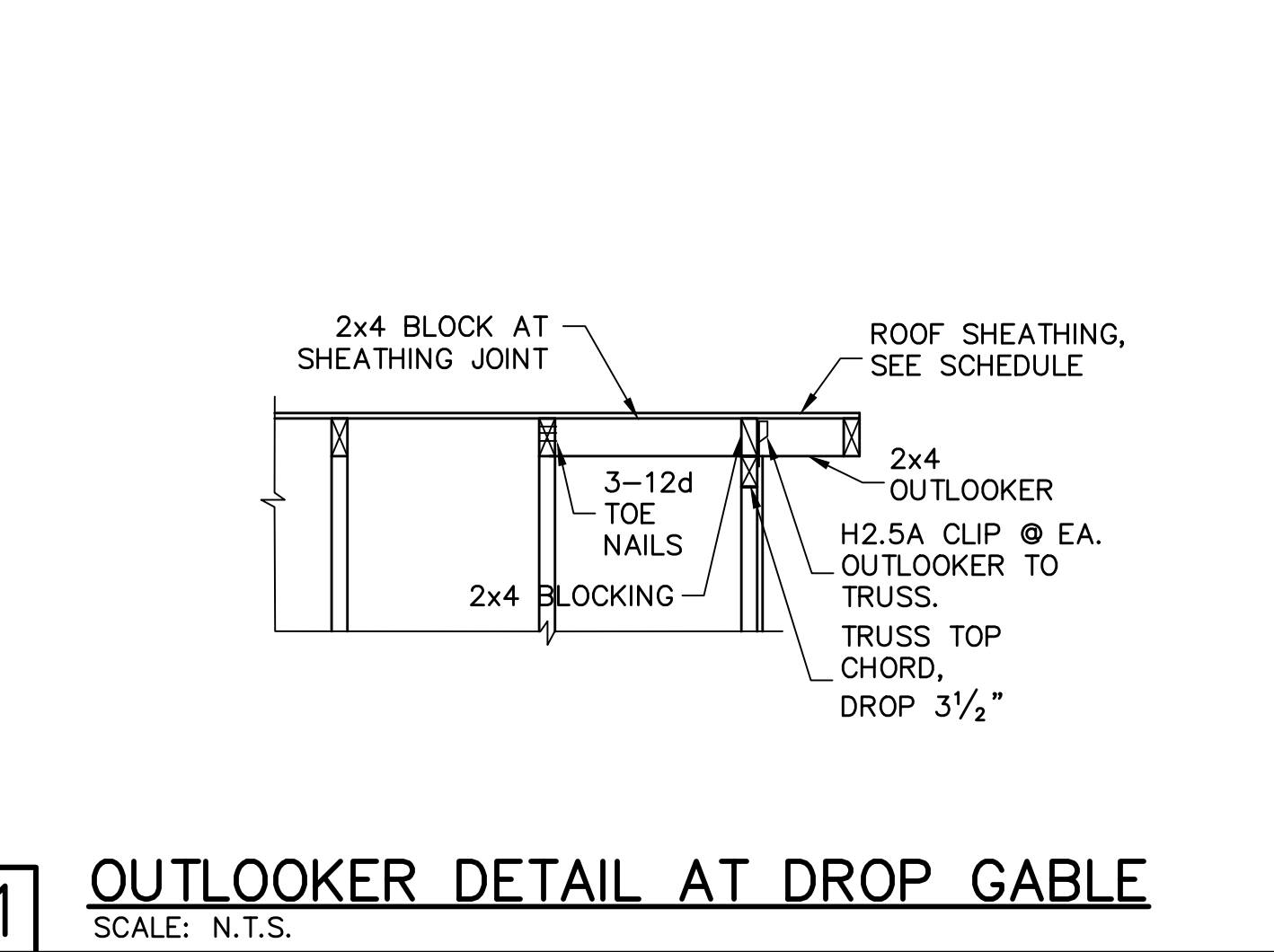
9 STEPPED BOND BEAM & REINFORCING

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



10 TRUSS STRAP TO BOND BEAM

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



11 OUTLOOKER DETAIL AT DROP GABLE

SCALE: N.T.S.

DESIGN CRITERIA:

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

1. FLOOR & ROOF UNIFORM LOADS:
FLOORS: LIVE LOAD 40 PSF, DEAD LOAD: SLAB ON GRADE
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:
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 (Vasd 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 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
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 60 FOR #3 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.

REVISIONS

BY

07/16/20

GCH

STRUCTURAL ENGINEERING:

STRUCTURAL SYSTEMS OF NORTH FLORIDA

1634 SE. 47th STREET, SUITE #3

CAPE CORAL, FL 33904

(239) 549-4454

CA# 8829

DESIGN/DRAWN

DWB/GH

CHECKED

DWB

DATE

03/17/20

SCALE

VARIES

DR 11483

SHEET

S-3

SHEET 3 OF 4

FOR BUILDERS FIRST SOURCE TRUSS, 160 MPH, EXPOSURE C, M ELEVATION, 3 CAR, JOB # MASTER, DATE DRAWN: 12/13/19, DATE PRINTED: 12/13/19, REVISED: NONE
DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

[illegible]

A circular professional engineer seal for Deek W. Bergener. The outer ring contains the text "DEEK W. BERGENER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. The inner circle contains the text "LICENSE" on the left, "No. 58552" in the center, and "STATE OF FLORIDA" on the right, also separated by three stars.

BUILDER:

D·R·HORTON · RHI
NYSE
America's Builder

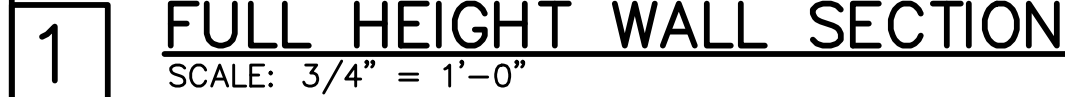
MODEL 2225 M
18117 EVERSON MILES CIRCLE
NORTH FORT MYERS, FLORIDA
LOT: 62 BLOCK: J
SUBDIVISION: BRIGHTWATER 60s

DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
03/17/20
SCALE
VARIES

DR 11483
SHEET

S-4

SHEET 4 OF 4



FOR BUILDERS FIRST SOURCE TRUSS, 160 MPH, EXPOSURE C, M ELEVATION, 3 CAR, JOB # MASTER, DATE DRAWN: 12/13/19, DATE PRINTED: 12/13/19, REVISED: NONE