

JOB No.	MASTER
DATE DRAWN	1/29/2018
DATE PRINTED	1/29/2018

Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Raul Reyes, PE 88925
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

GENERAL TRUSS ENGINEERING CRITERIA & DESIGN LOADS	
DESIGN CODE	FBC2017/TP12014
WIND CODE	MWFRS (Directional)/C-C HYBRID WIND ASCE 7-10
WIND LOAD	170 MPH
EXPOSURE CATEGORY	B
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 EXCEPTIONS.
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
FLOOR FINISH	5/8" PLANK

BOTTOM CHOKER SIZE	2 X 4 MIN.

OVERHANG LENGTH	N/A
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CANTILEVER	14 1/2"
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END CUT	PLUMB
---------	-------

FLOOR TRUSS SPACING	N/A
---------------------	-----

BUILDER	DR Horton
PROJECT	2540 E 170 B EXT LANAI LH
MODEL	2540
ADDRESS	--
CITY, STATE	--
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

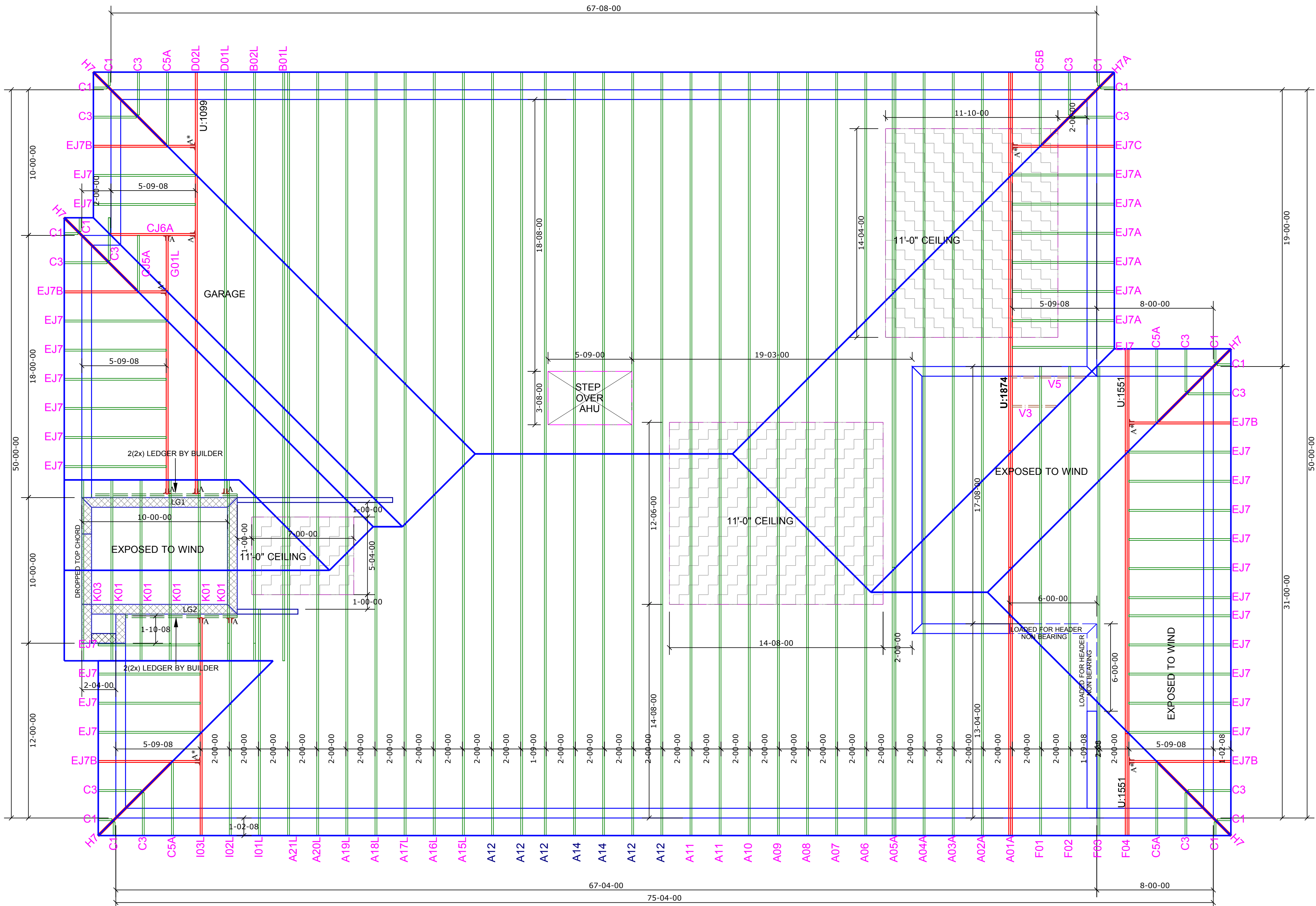
REVISIONS			
No.	DATE	NOTES	BY

IMPORTANT

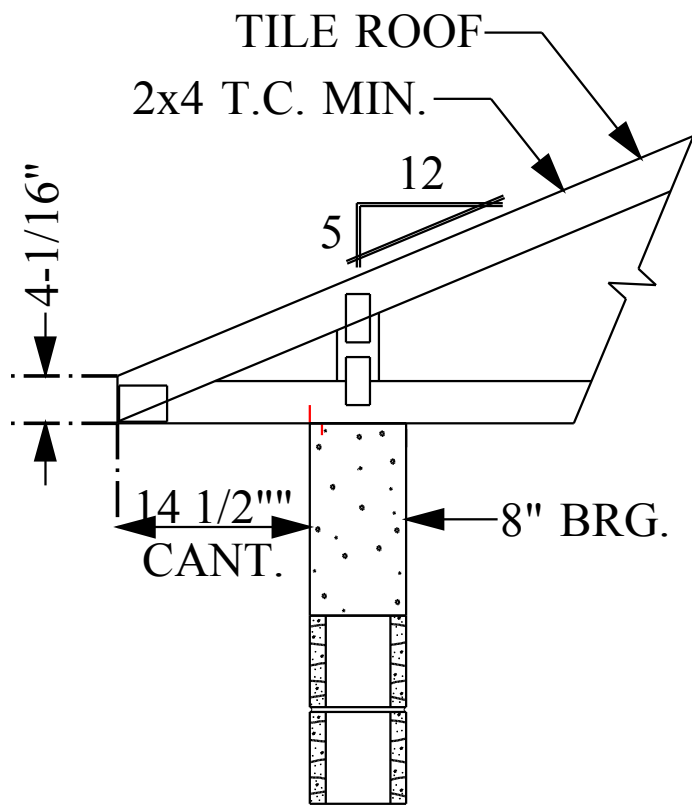
This Drawing Must Be Approved And Returned
Before Fabrication Will Begin. For Your Protection
Check All Dimensions And Conditions Prior To
Approval Of Plan.
SIGNATURE BELOW INDICATES ALL NOTES
AND DIMENSIONS HAVE BEEN ACCEPTED.

By _____ Date _____

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



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



TYP. ROOF TRUSS END DETAIL

N.T.S.

SIMPSON CONNECTOR SCHEDULE SCHEDULE

ROOF TRUSS

FLOOR TRUSS

QTY	ID	MODEL	895	490	UPFLIFT	SYMBOL	QTY	ID	MODEL	895	490	UPFLIFT	SYMBOL
6	A*	LSU24				14"	0	A*	LSU24	895			14"
							0	A	HTU26	3200 / 3600	1250 / 1555		14"
7	A	HTU26	3200 / 3600	1250 / 1555		14"	0	B	HTU28	3885 / 4680	1235 / 2140		14"
0	B	HTU28	3885 / 4680	1235 / 2140		14"	0	C	HTU28-2	3600	1515 / 2175		14"
0	C	HTU28-2	3600	1515 / 2175		14"	0	D	HTU28-3	4310 / 4680	1530 / 2485		14"
0	D	HTU28-3	4310 / 4680	1530 / 2485		14"	0	E	HGUS26-2	5200	2155		14"
0	E	HGUS26-2	5200	2155		14"	0	F	HGUS26-2	5260	3235		14"
0	F	HGUS26-2	5260	3235		14"	0	G	HGUS26-3	7620	2155		14"
0	G	HGUS26-3	7620	2155		14"	0	H	HGUS26-3	7620	3205		14"
0	H	HGUS26-3	7620	3235		14"	0	I	HGUS21D-1	9100	4055		1 1/2"
0	J	HGUS21D-4	7450	4095		1 1/2"	0	L	JHU546	2790	1590		1 1/2"
0	K	SPECIAL					0	M	TH4422	1415 / 2245	N/A		24"
							0	N	TH4422	1415 / 2245	N/A		24"
							0	N	TH4426	2435 / 2245	N/A		24"

ACCESSORIES

ACCESSORIES

3x8 NAIL ON PLATES

3x8 NAIL ON PLATES

SEAT PLATES

SEAT PLATES

SCREWS		BOLTS		SCREWS		BOLTS		
QTY	ID	MODEL	QTY	ID	MODEL	QTY	ID	MODEL
		SDS 14" x 3"			1/2" x 8" CARB. BOLTS			SDS 14" x 3"
		SDS 14" x 4 1/2"			1 1/2" WASHERS			SDS 14" x 3"
					1 1/2" NUTS			SDS 14" x 4 1/2"
A	3	HTU26 1 PLY TYP	C	3	HTU26-2 2 PLY TYP	L	3	JHU546 FLOOR TYP

MISCELLANEOUS

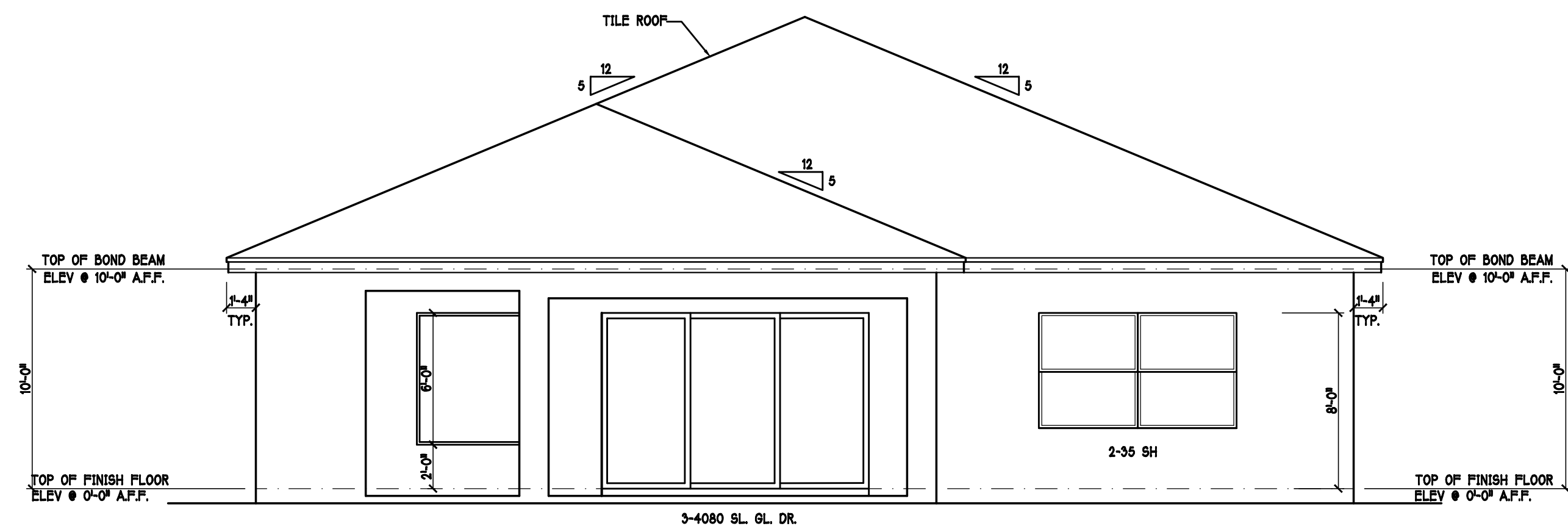
ROOF TRUSS

FLOOR TRUSS

QTY	MODEL	QTY	MODEL
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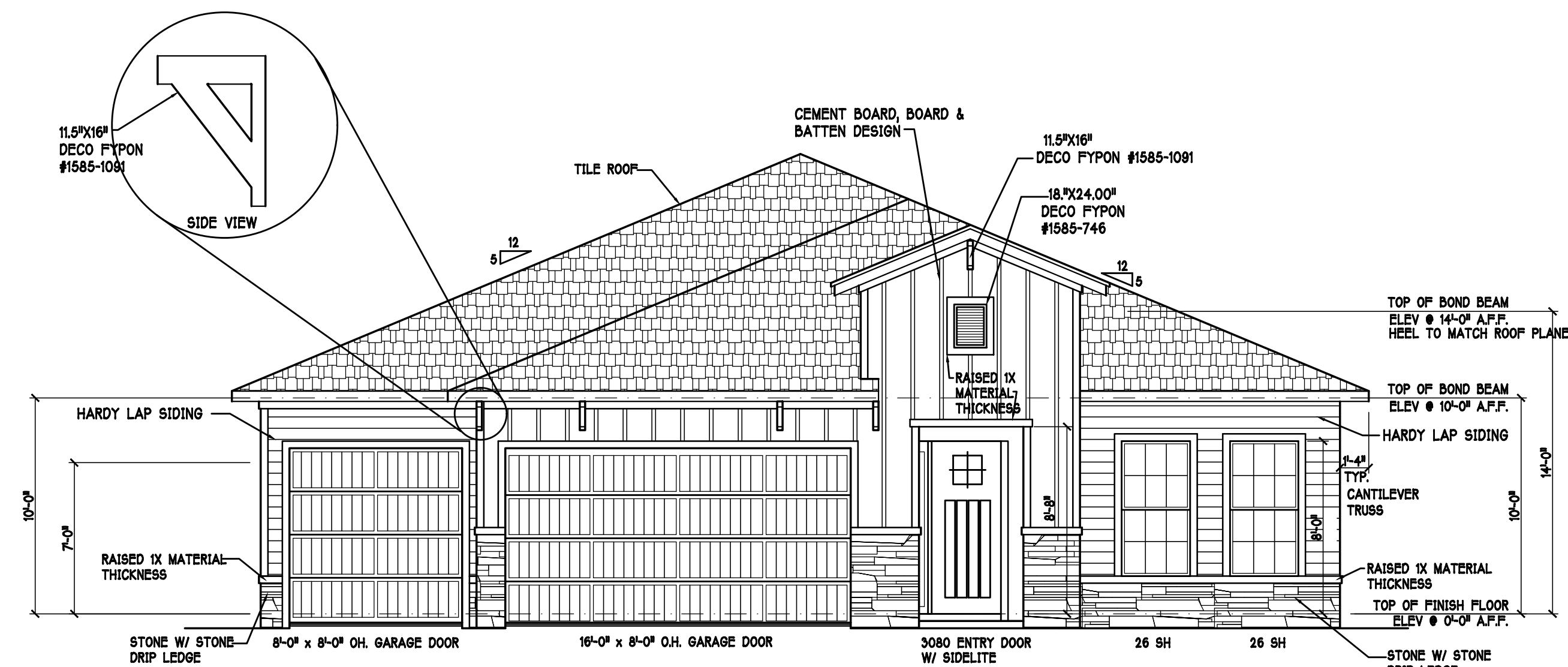
NOTES:

- 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.



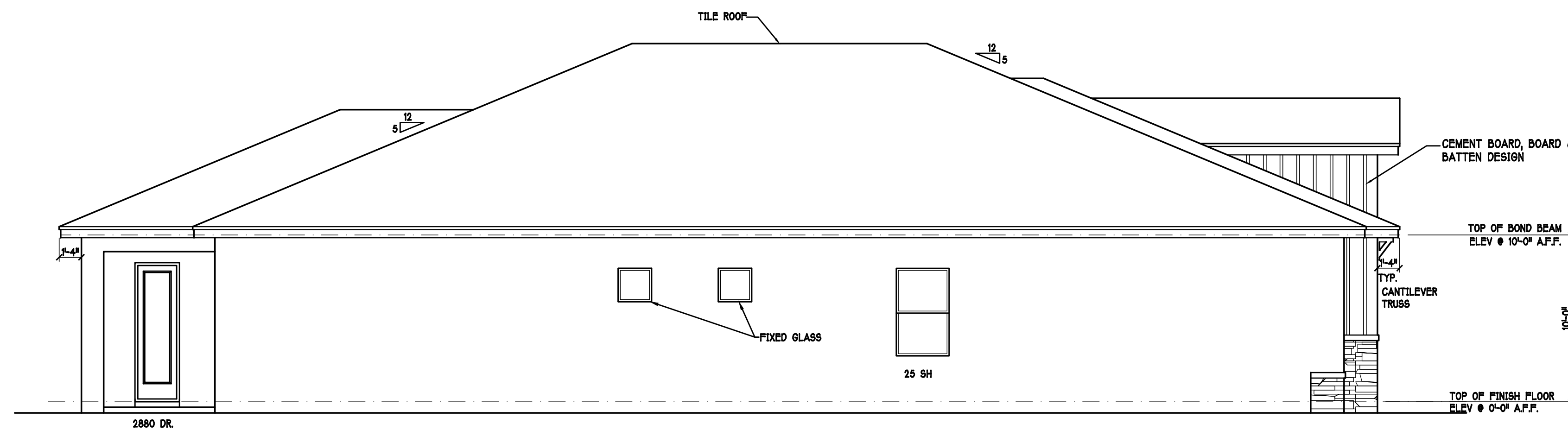
REAR ELEVATION: "E"

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



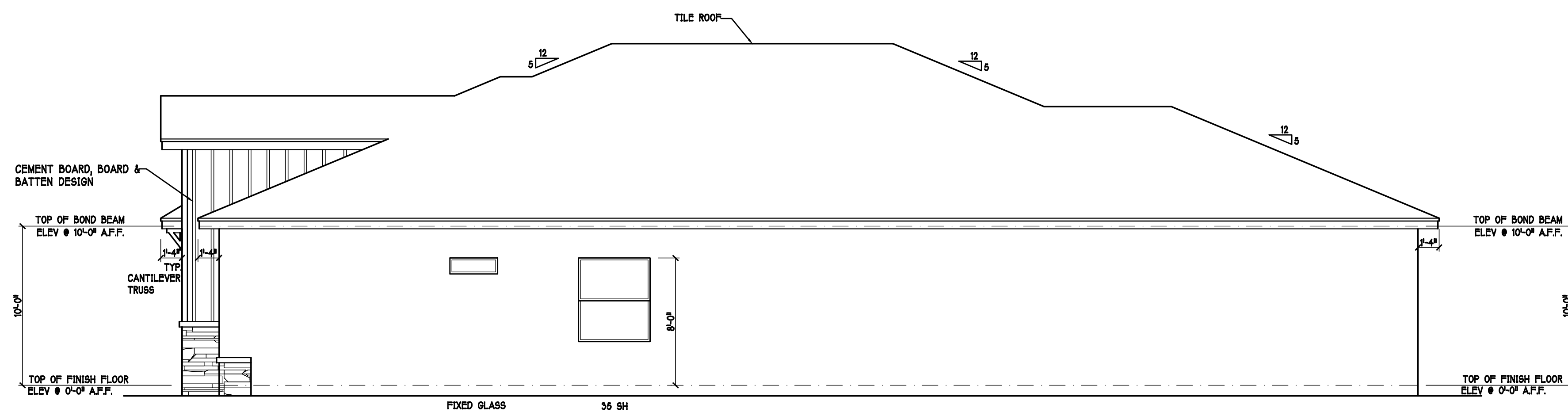
FRONT ELEVATION: "E"

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



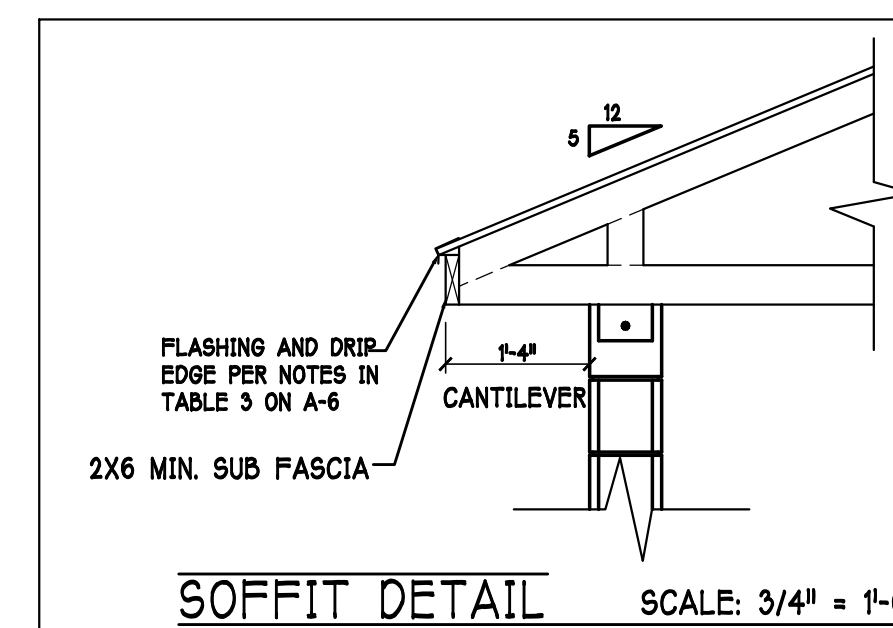
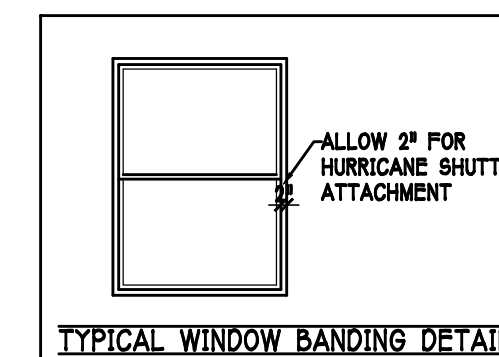
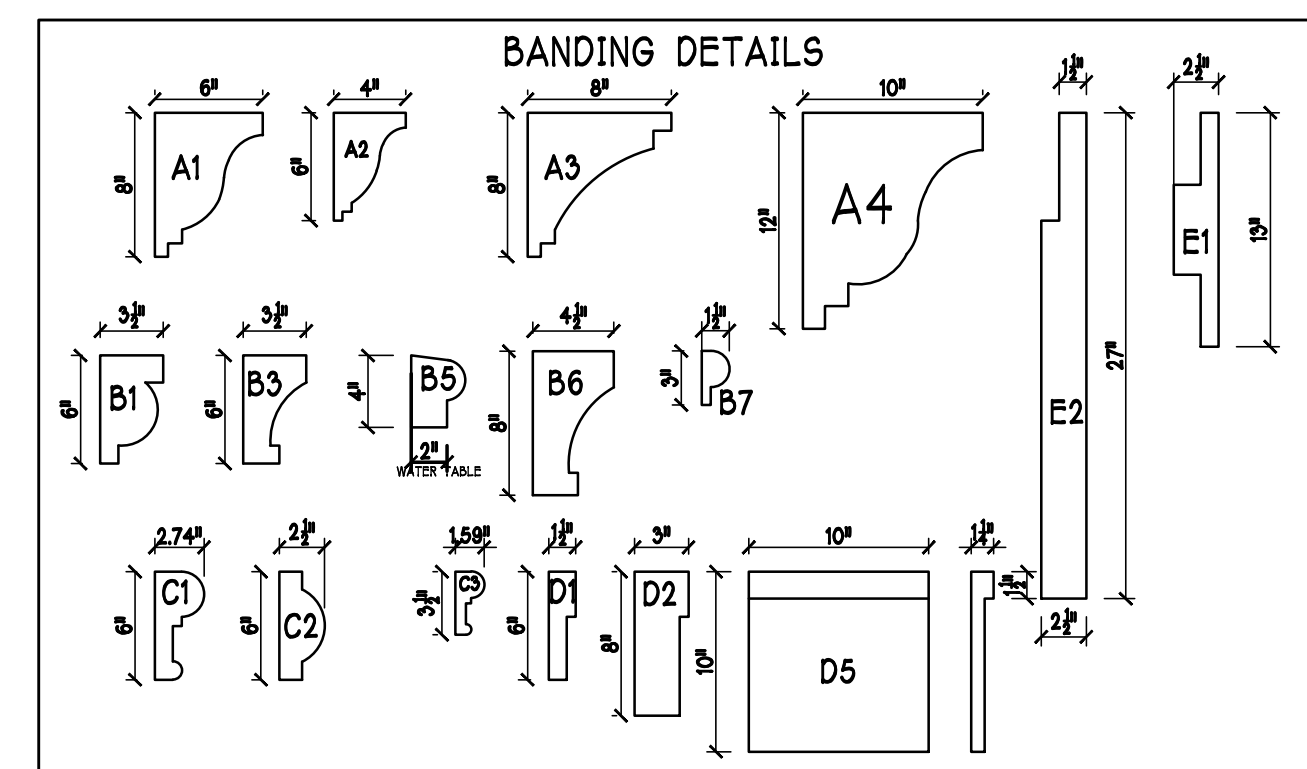
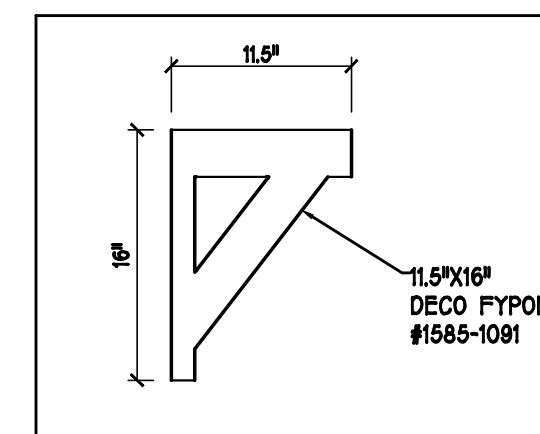
LEFT ELEVATION: "E"

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



RIGHT ELEVATION: "E"

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



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

D.R. HOBAN
America's Builder

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-546-1822
1515 SE 47th ST. CORAL GABLES, FL 33134

MODEL: 2540 E

RESIDENCE FOR:

SPEC

LOT: 7 BLOCK: 7

SUBDIV: NAPLES RESERVE III 64s

ADDRESS: 14720 KELSON CIRCLE

G.C.D. #: 11978 D.R.H. #: 579540007

DATE: 10-06-2020

DRAWN BY: JSL

CHECKED BY: JWC

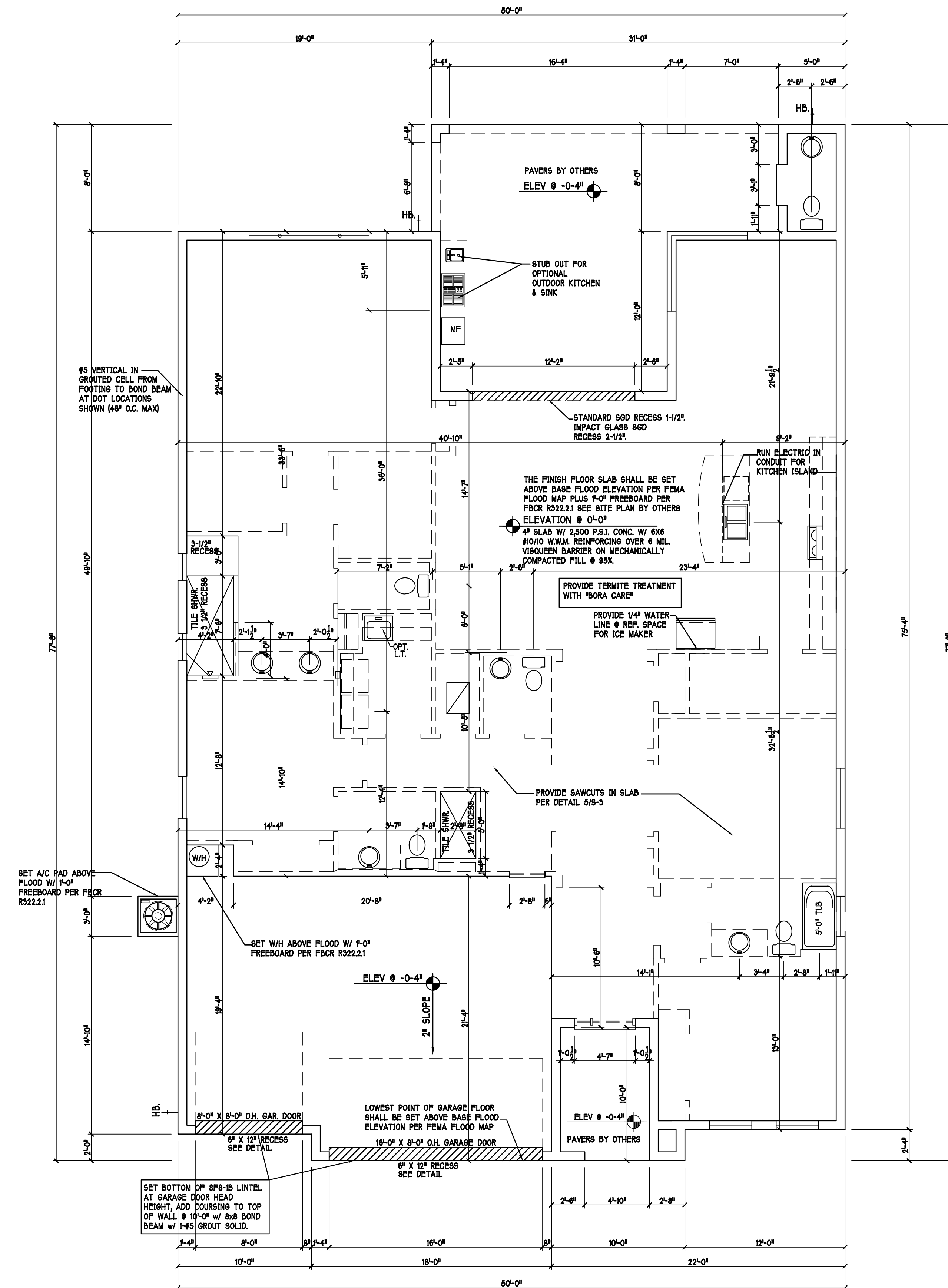
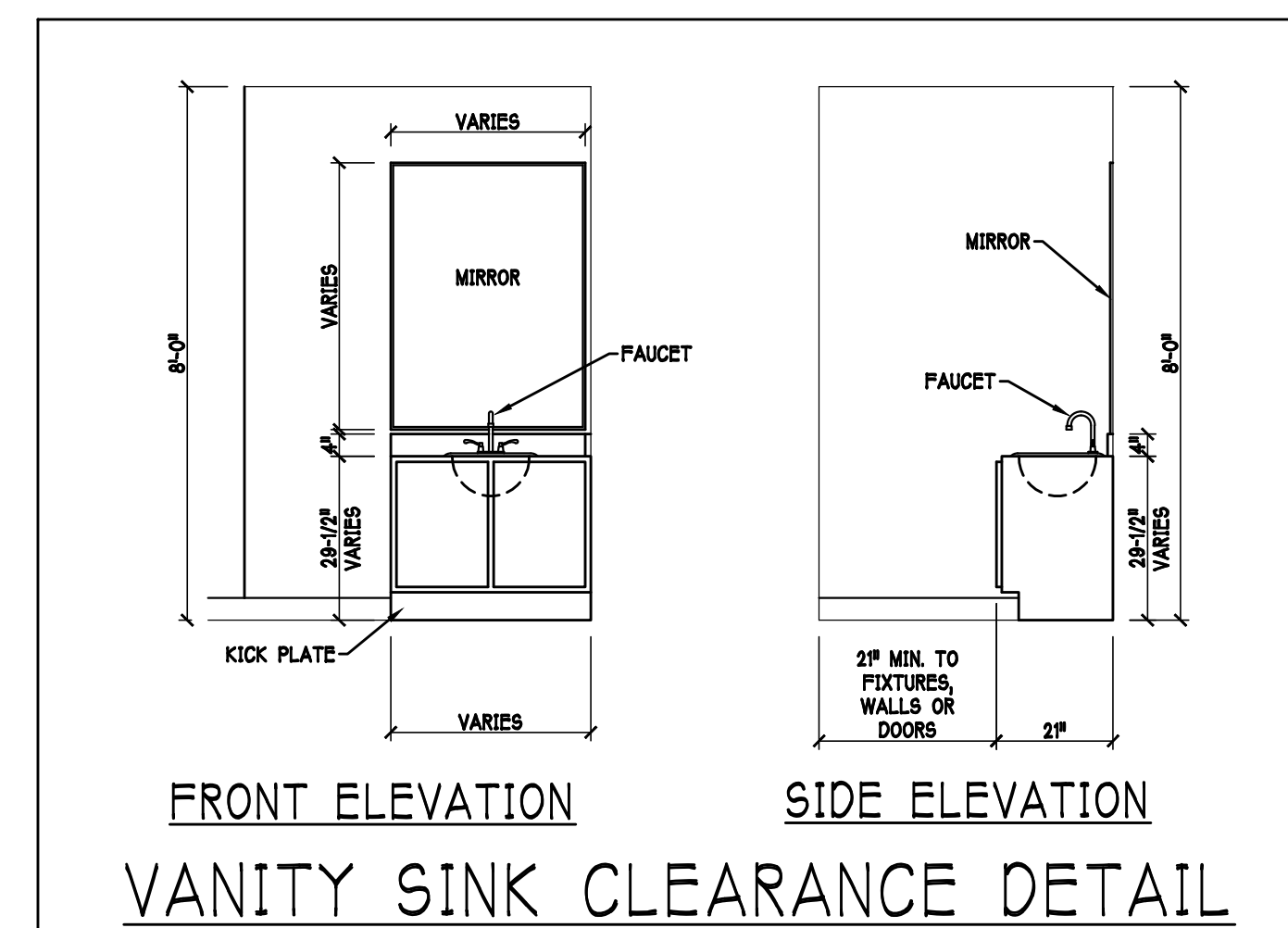
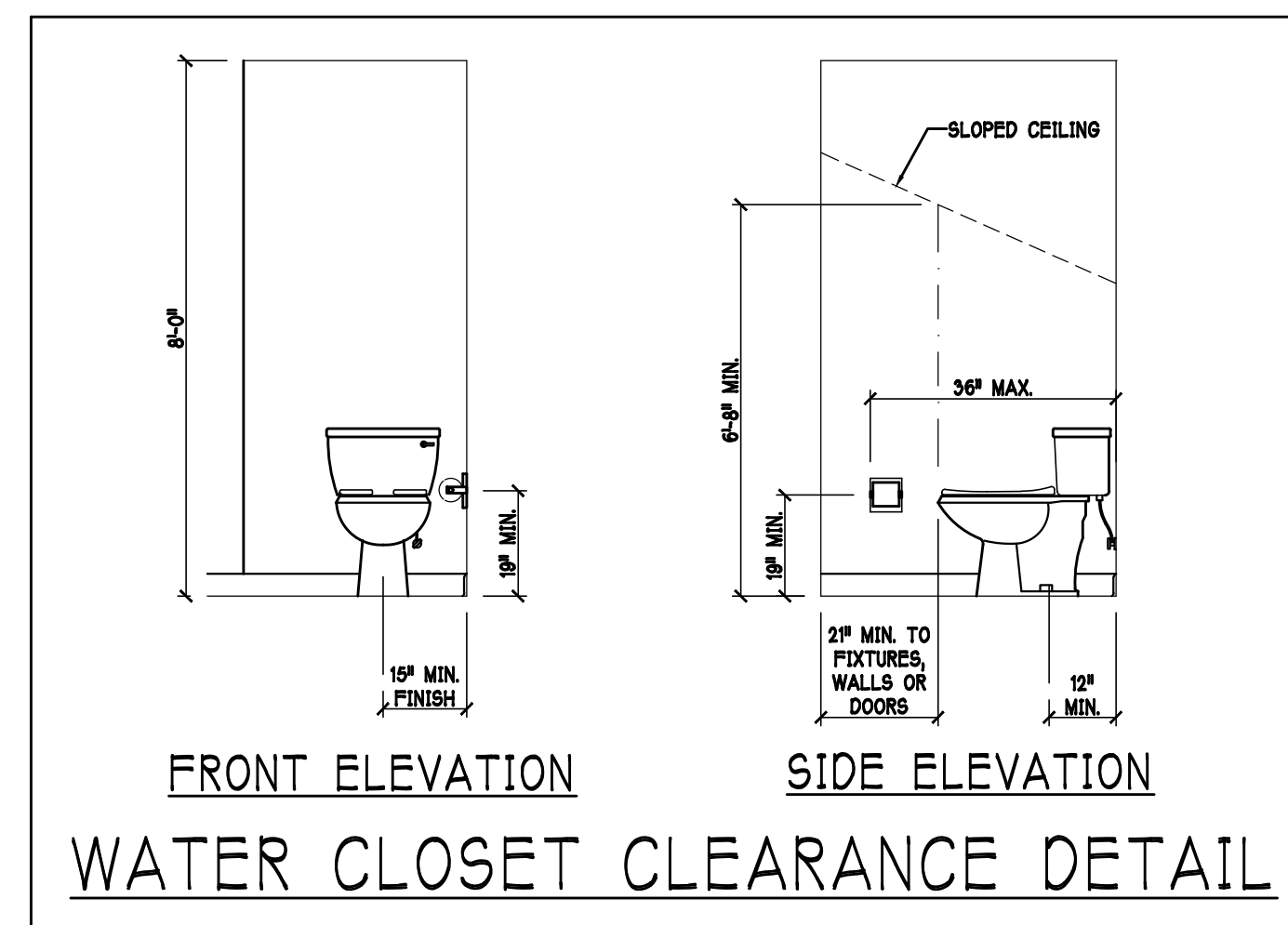
REVISED:

PLAN: ELEVATION

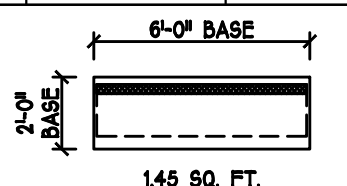
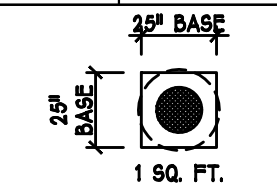
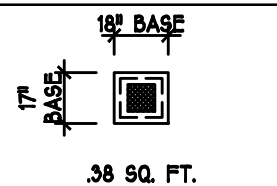
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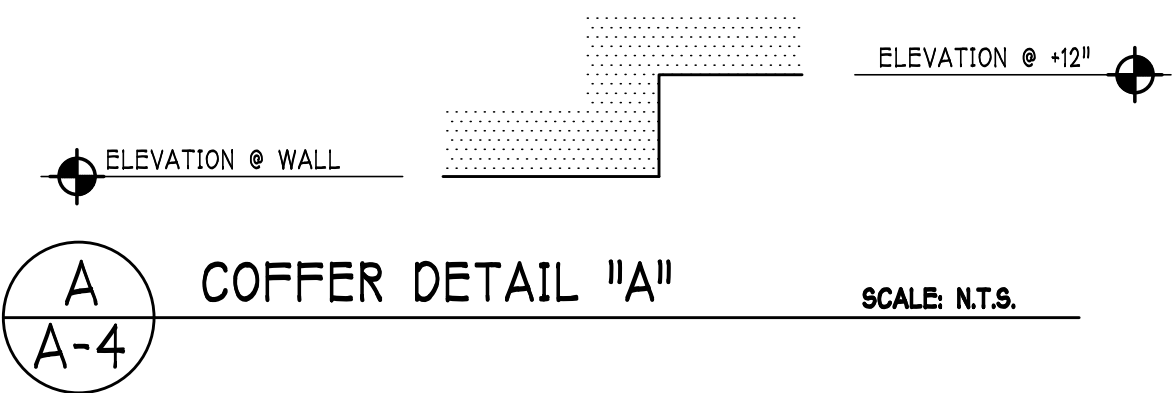
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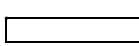
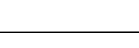
A-1 E

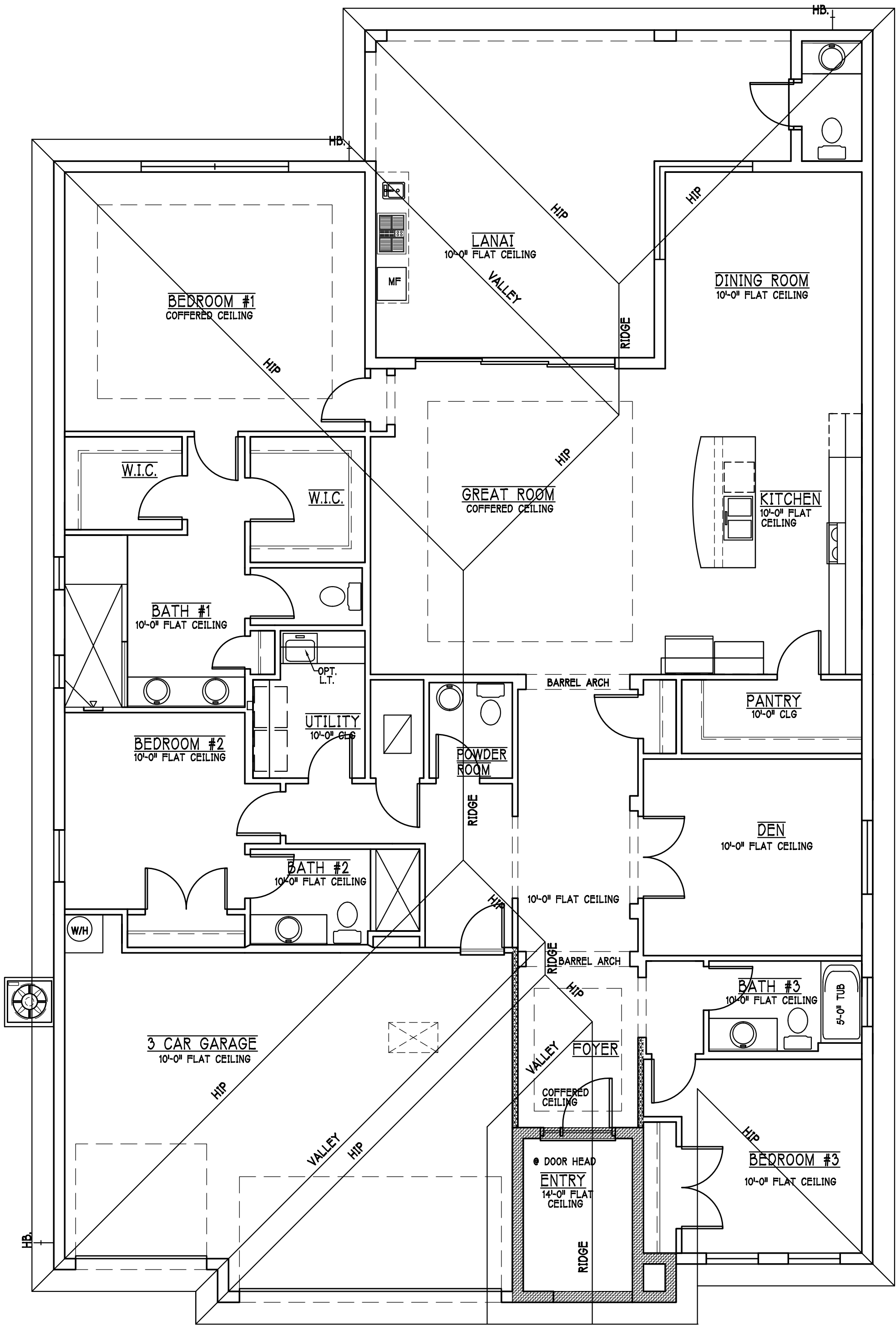


DESIGN IN ACCORDANCE W/ THE 2017
FLORIDA BUILDING CODE- 6TH EDITION

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	sffit vents	MIN AIR FLOW OF SFFIT	total ventilation	MIN AIR FLOW OF SFFIT
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.	
					
					
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"
	= BEARING @ 14'-0" A.F.F.



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MODEL: 2540 E
RESIDENCE FOR: SPEC

LOT: 7 BLOCK: SUBDIV: NAPLES RESERVE III 64s
ADDRESS: 14720 KELSON CIRCLE
G.C.D. #: 11978 D.R.H. #: 579540007

DATE: 10-06-2020

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: CEILING PLAN

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

SHEET#

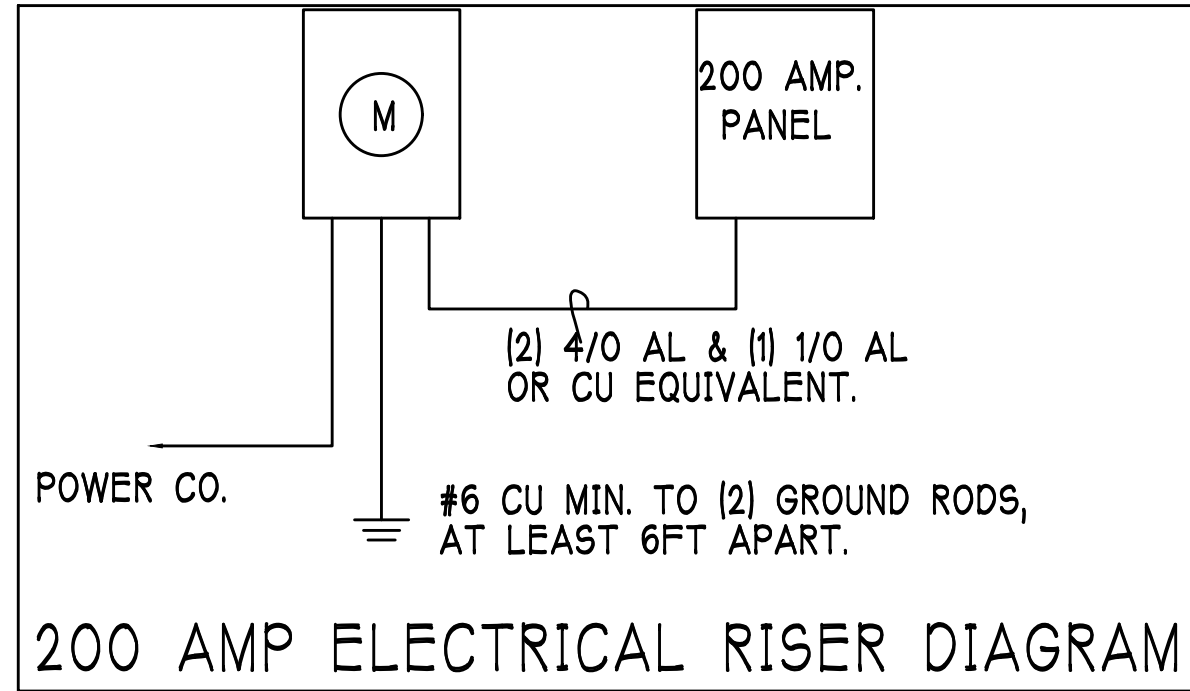
A-4 E

ELECTRICAL LEGEND

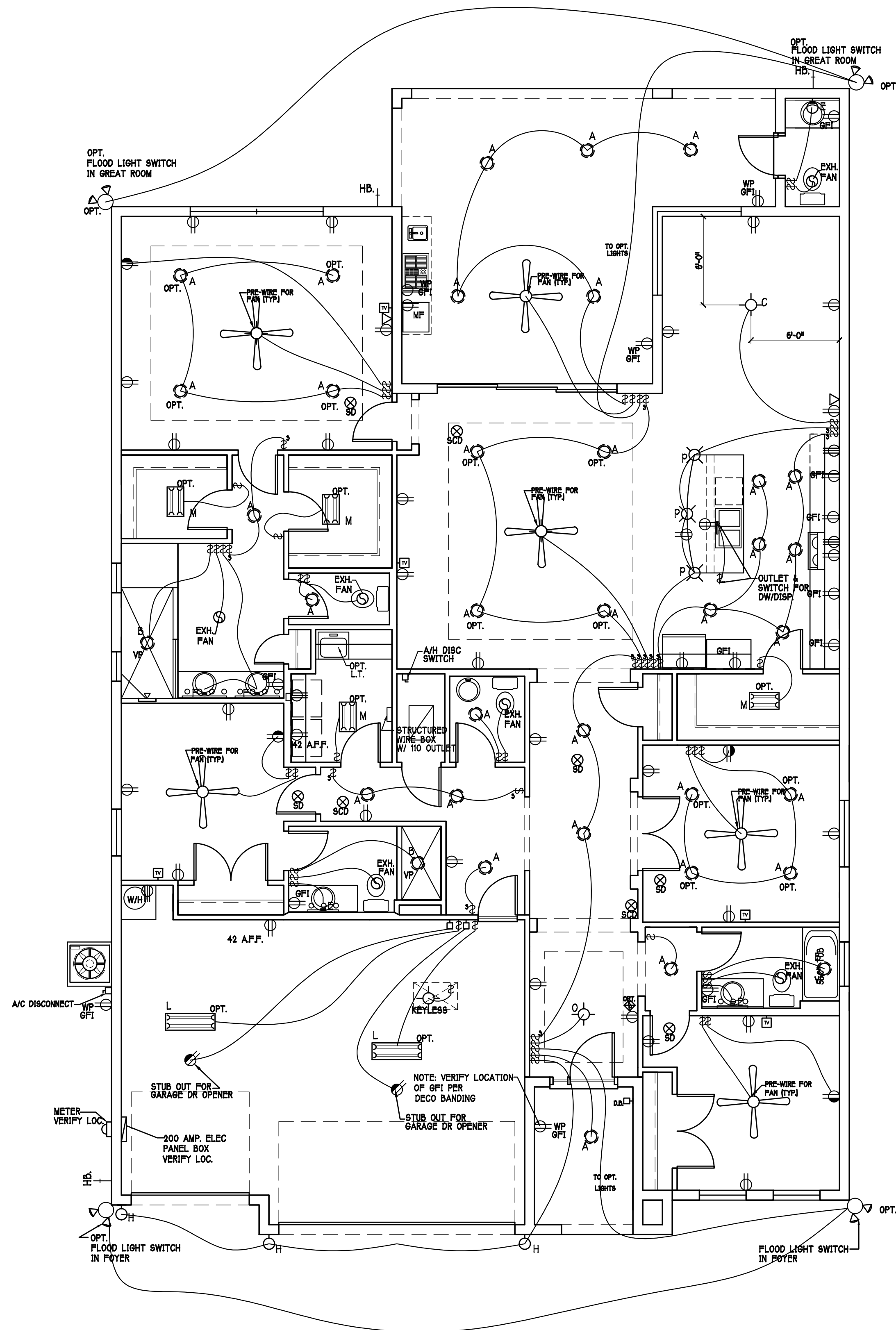
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE w/ ELEV. A.F.P.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC 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-304.72, 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
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:

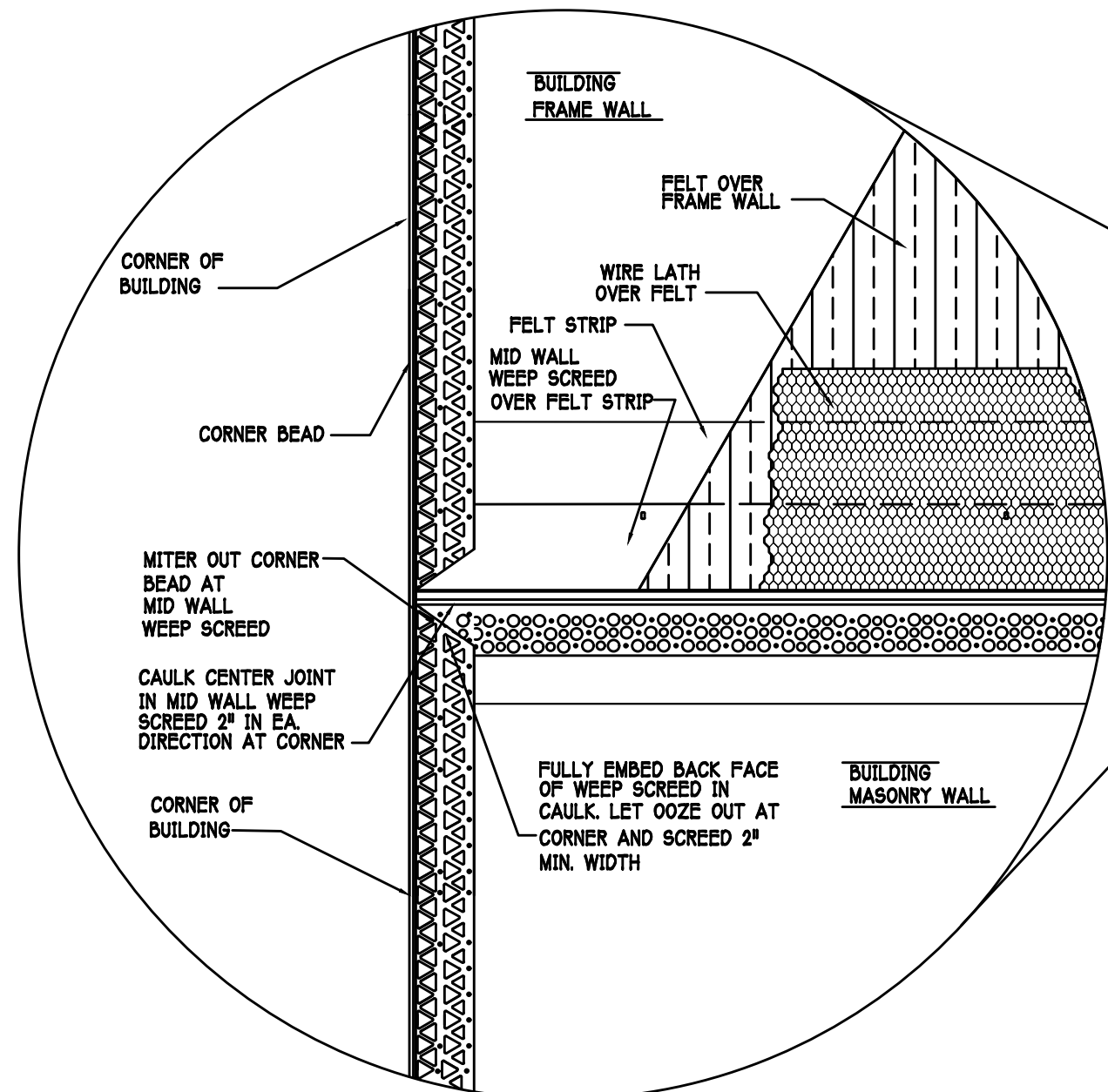
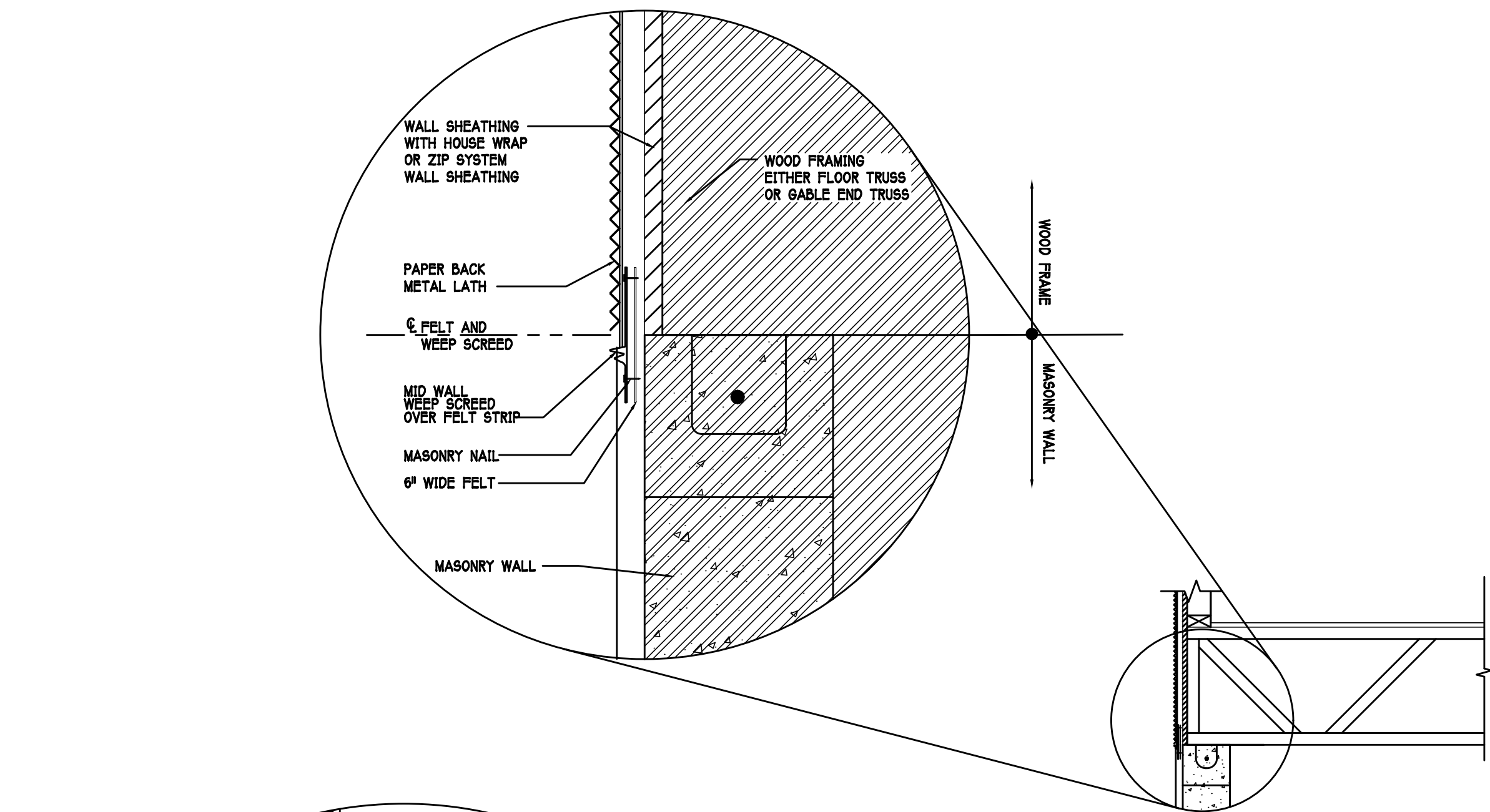
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit, per NEC 210.12 & 406.11
All electric, electrical equipment and appliances to be set at or above base flood elevations plus 1'-0" freeboard.
All outlets in wet areas and all exterior outlets to be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



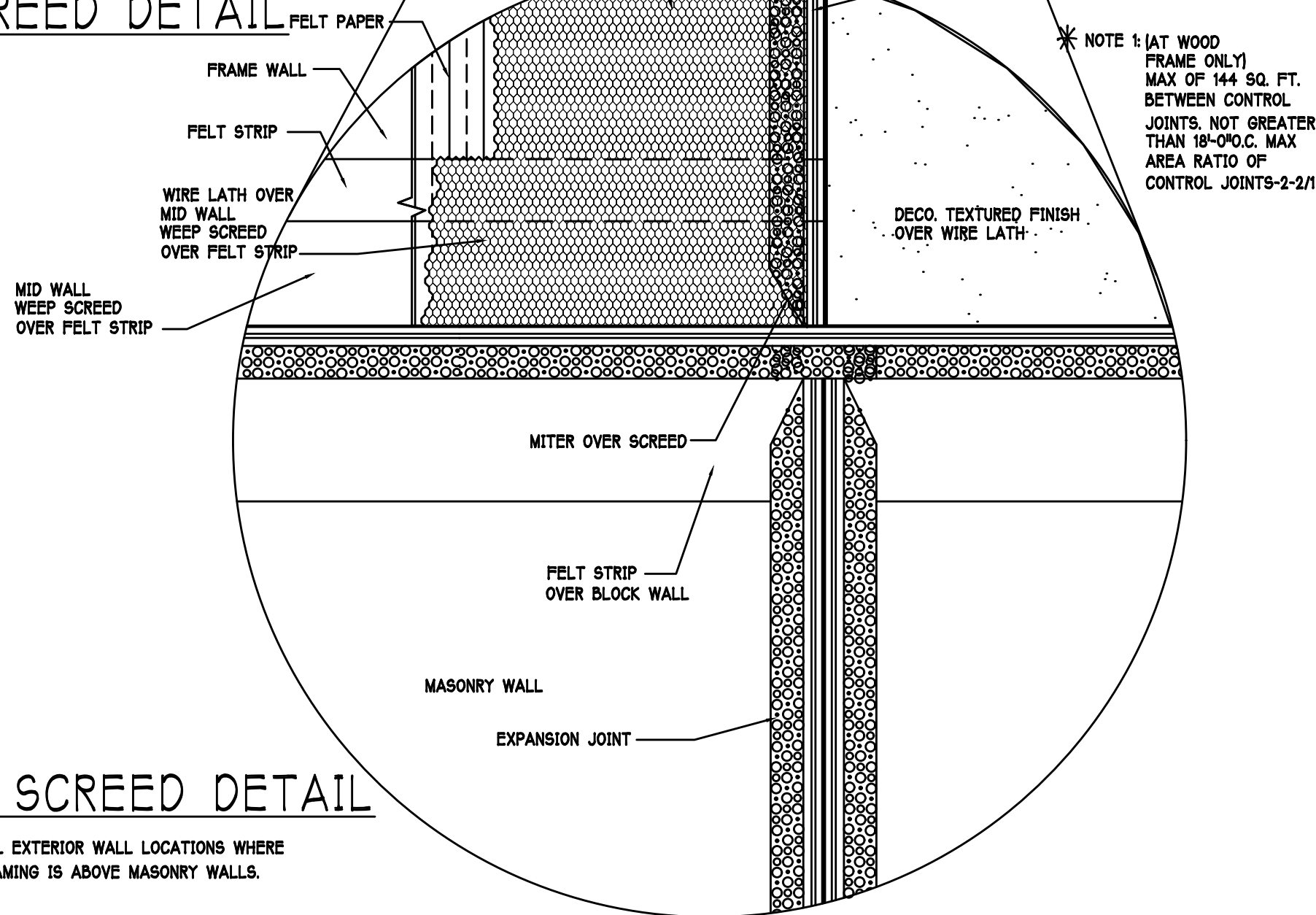
200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(31)	Flush Mounted Lt	
B	(3)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(2)	24" 3 Lt	
F	(2)	36" 4 Lt	
G	(X)	NOT USED	
H	(4)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(2)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



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



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

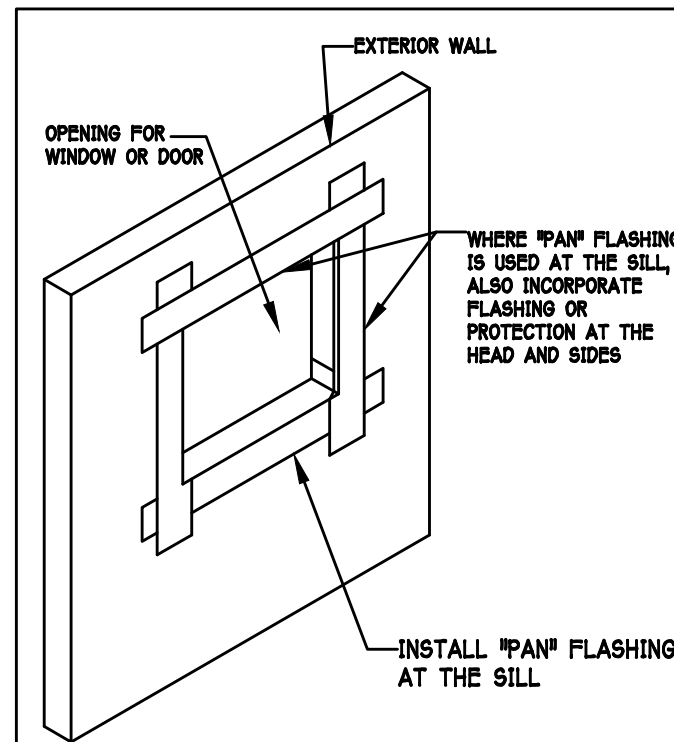
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL 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 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, BUTTS, 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. 702.5.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPSUM BOARD 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 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 GAO. 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 8).

DROP EDGE Drip 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". Drip edge shall be fastened at no more than 4" centers. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DROP EDGE FLANGE.



R703.4 - Where flashing instructions or details are not provided by the window or door manufacturer or by the flashing manufacturer, 'pan flashing' shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

'Pan Flashing' is a generic term that is used to refer to 'metal pan flashing'. However many modern materials have been developed for the same function such as:

- Flexible Peel n Stick Flashing Membrane
- Fluid Applied Flashing

For such products, follow the manufacturer's installation instructions.

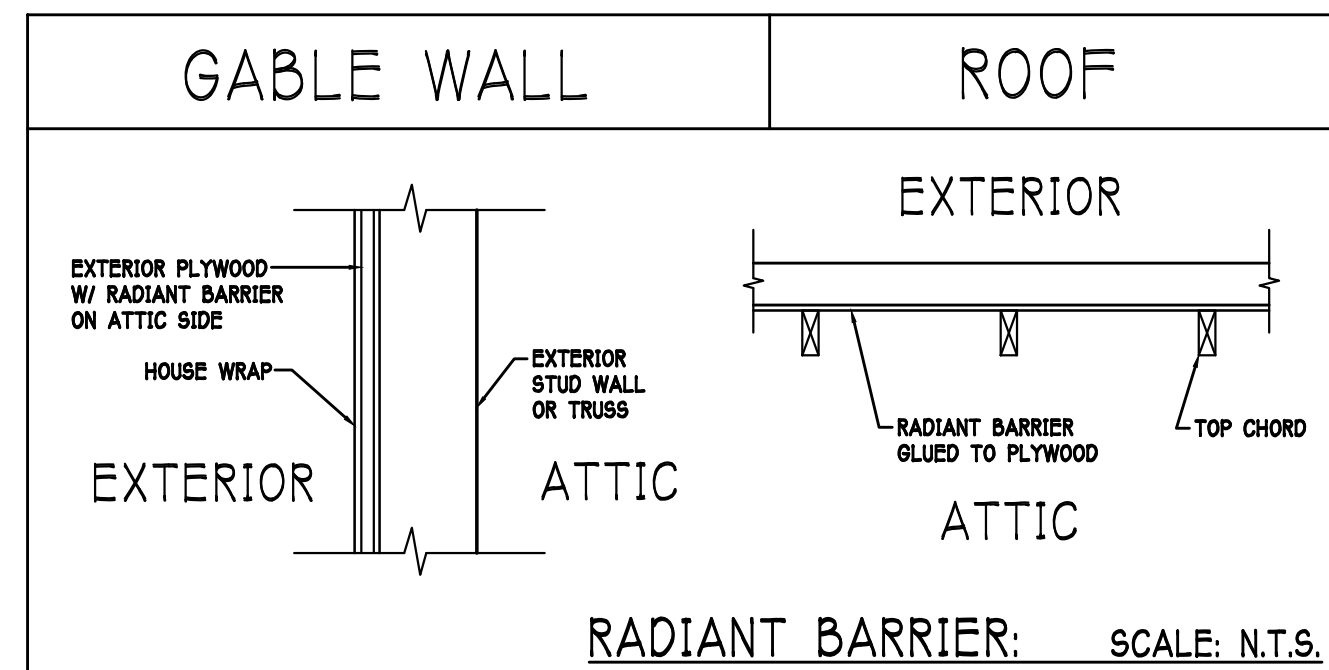
For in-depth flashing installation instructions, refer to the following publications:

- FMA/AAMA 100
- FMA/AAMA 200
- FMA/WDMA 250
- FMA/AAMA/WDMA 300

THE FLASHING INSTRUCTIONS FROM THE WINDOW / DOOR MFR, OR THE FLASHING MFR, SHALL SUPERCEDE THIS DETAIL.

PAN FLASHING PER R703.4

SCALE: N.T.S.



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

ASPHALT SHINGLE ROOF SPECS

SHINGLES 15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self-sealing strips or be interlocking and comply with ASTM D 225 or D2460, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 3 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 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.B.C.

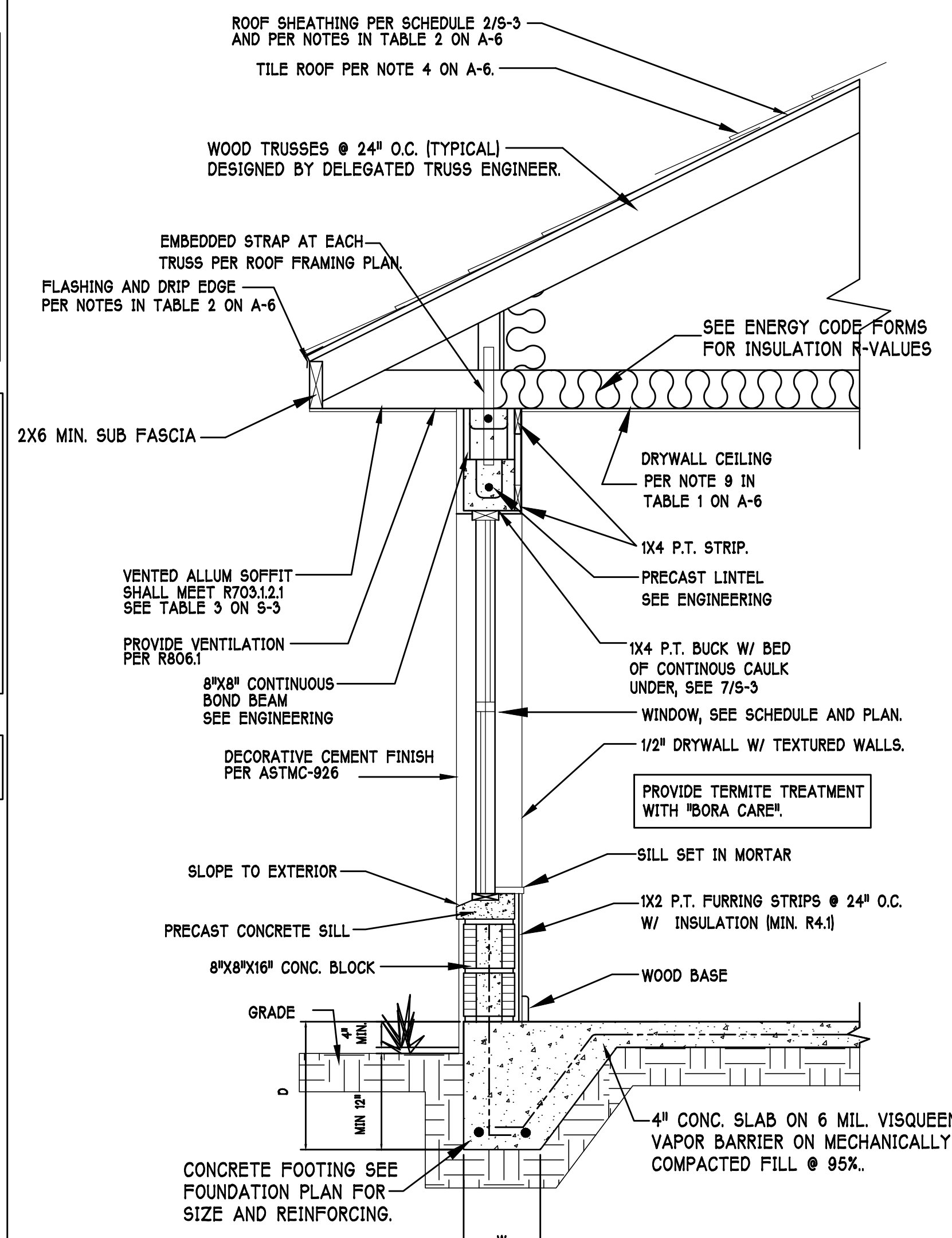
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.

APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

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

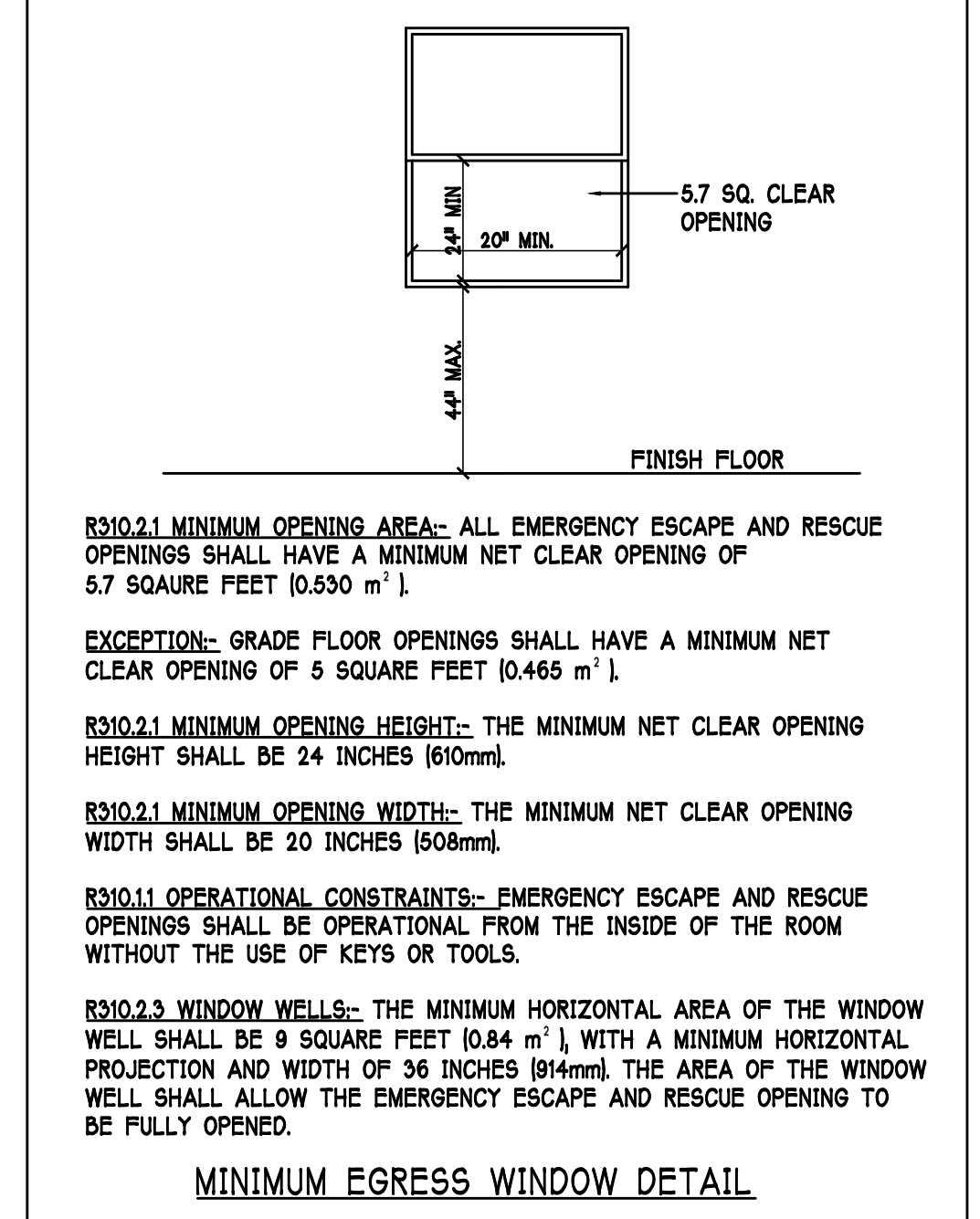
FLOOR SHEATHING AT 2ND FLOOR

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



TYPICAL WALL SECTION

SCALE: N.T.S.



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].

R310.11 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

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

MINIMUM EGRESS WINDOW DETAIL

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

D.R.HORTON
America's Builder

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

MODEL: 2540 E
RESIDENCE FOR: SPEC

LOT: 7 BLOCK: 1
SUBDIV: NAPLES RESERVE III 64s
ADDRESS: 14720 KELSON CIRCLE
G.C.D. #: 11978 D.R.H. #: 579540007

DATE: 10-06-2020
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTION
SCALE: 3/16" = 1'-0"
SHEET#

A-6 E

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

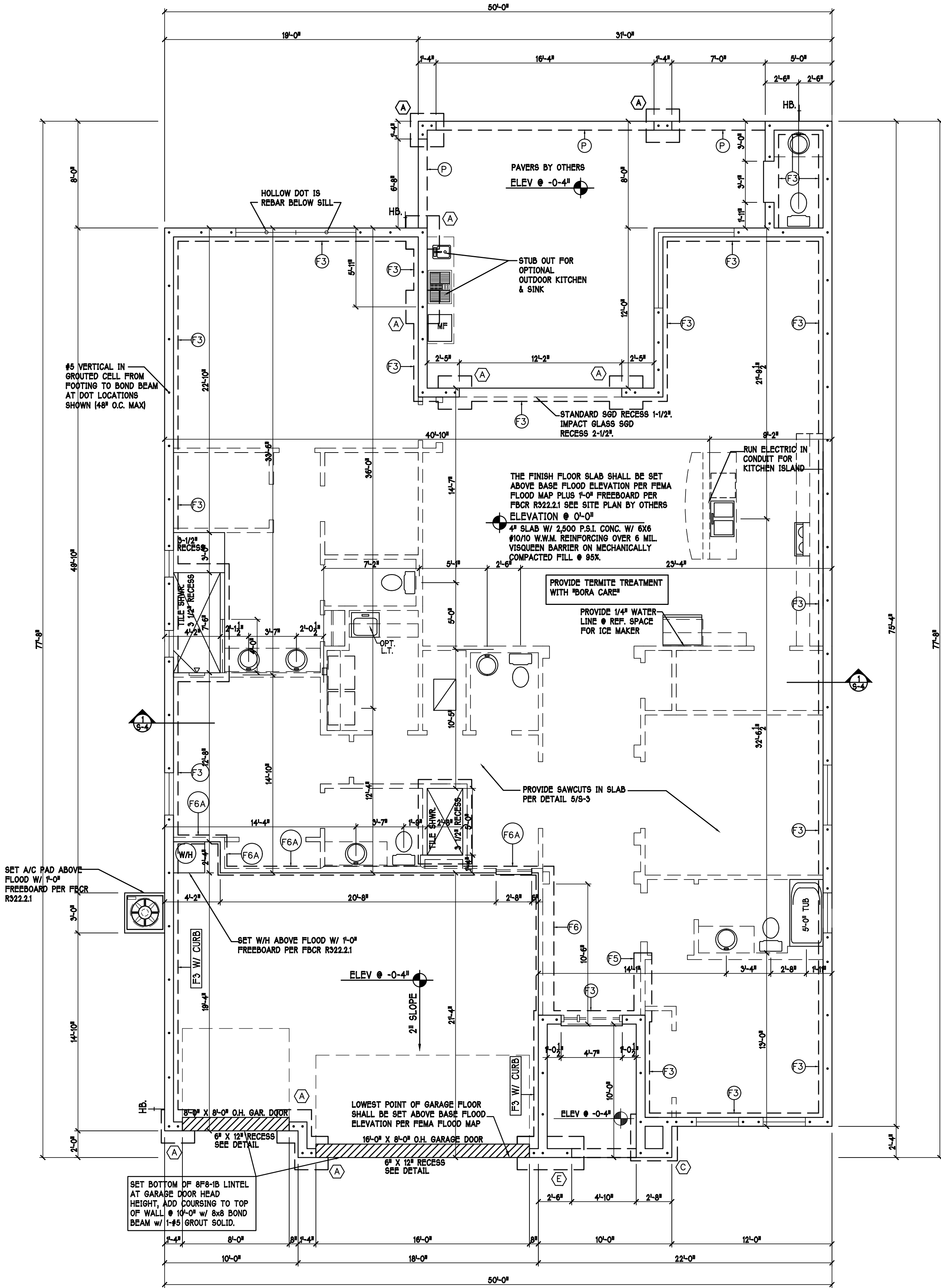
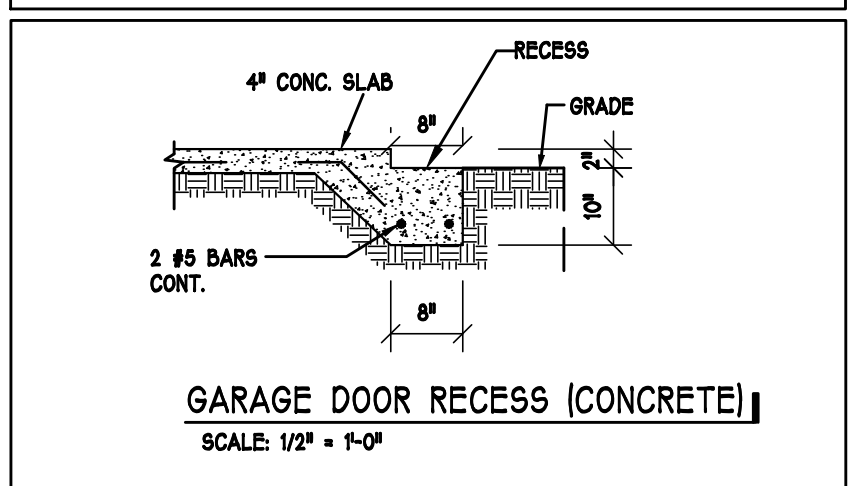
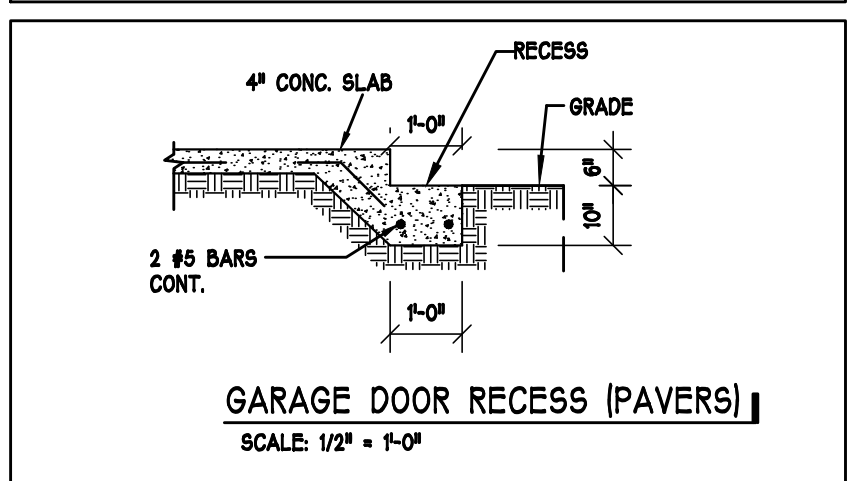
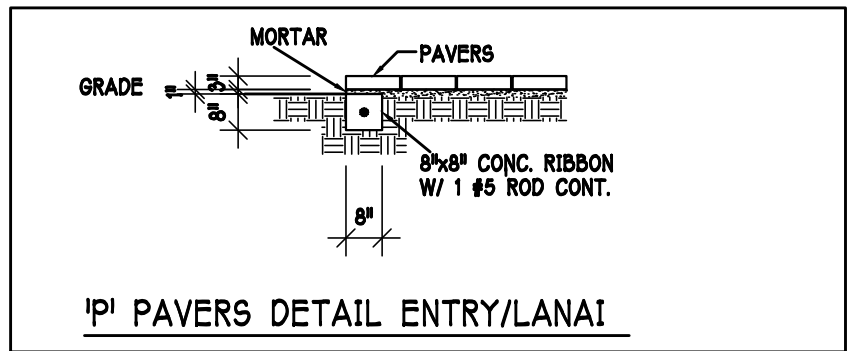
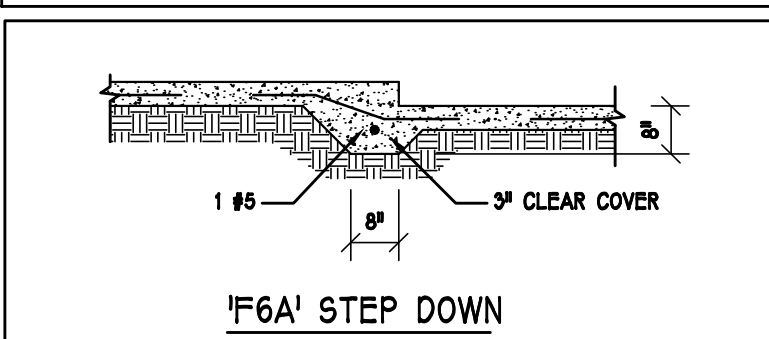
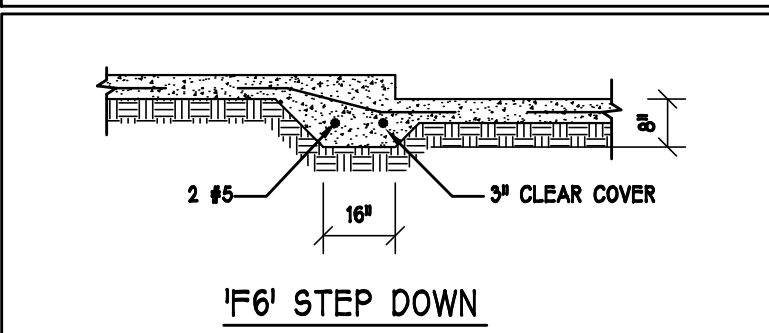
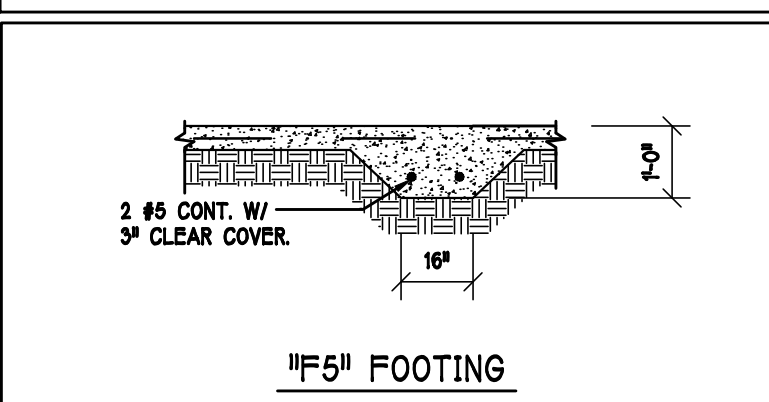
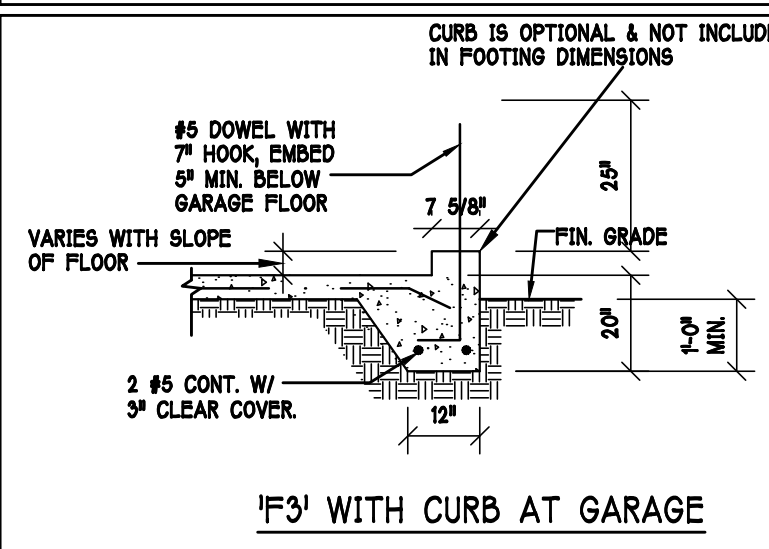
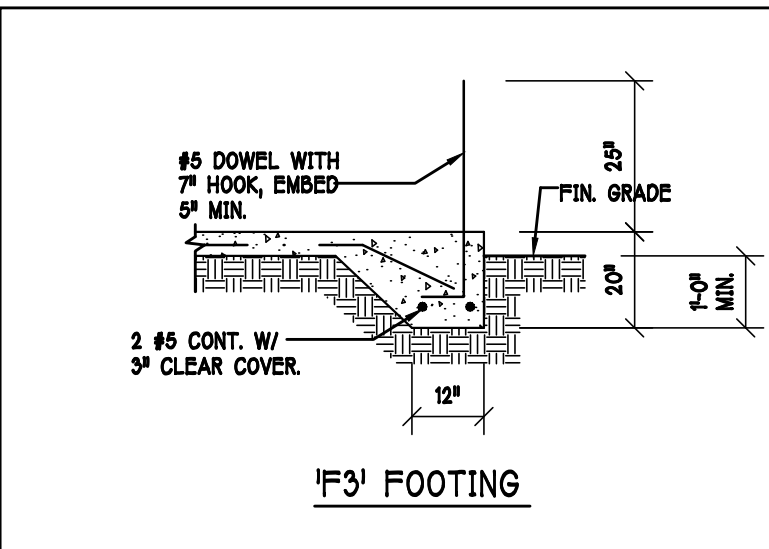
WALL FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
F1	CONT.	1'-4"	0'-8"	2-#5	
F2	CONT.	1'-8"	0'-10"	2-#5	
F3	CONT.	1'-0"	1'-8"	2-#5	
F4	CONT.	1'-4"	1'-8"	2-#5	
F5	CONT.	1'-4"	1'-0"	2-#5	
F6	CONT.	1'-4"	1'-0"	2-#5	
F6A	CONT.	0'-8"	0'-8"	1-#5	
TE	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, SEE 6/S-3.

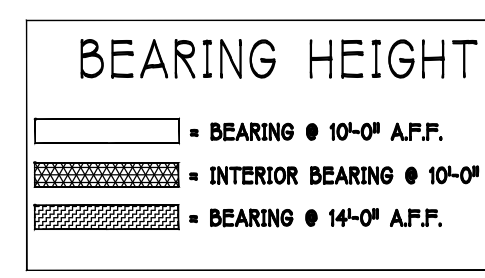
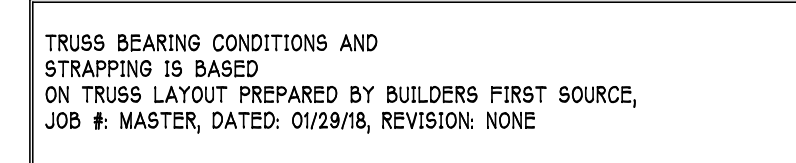
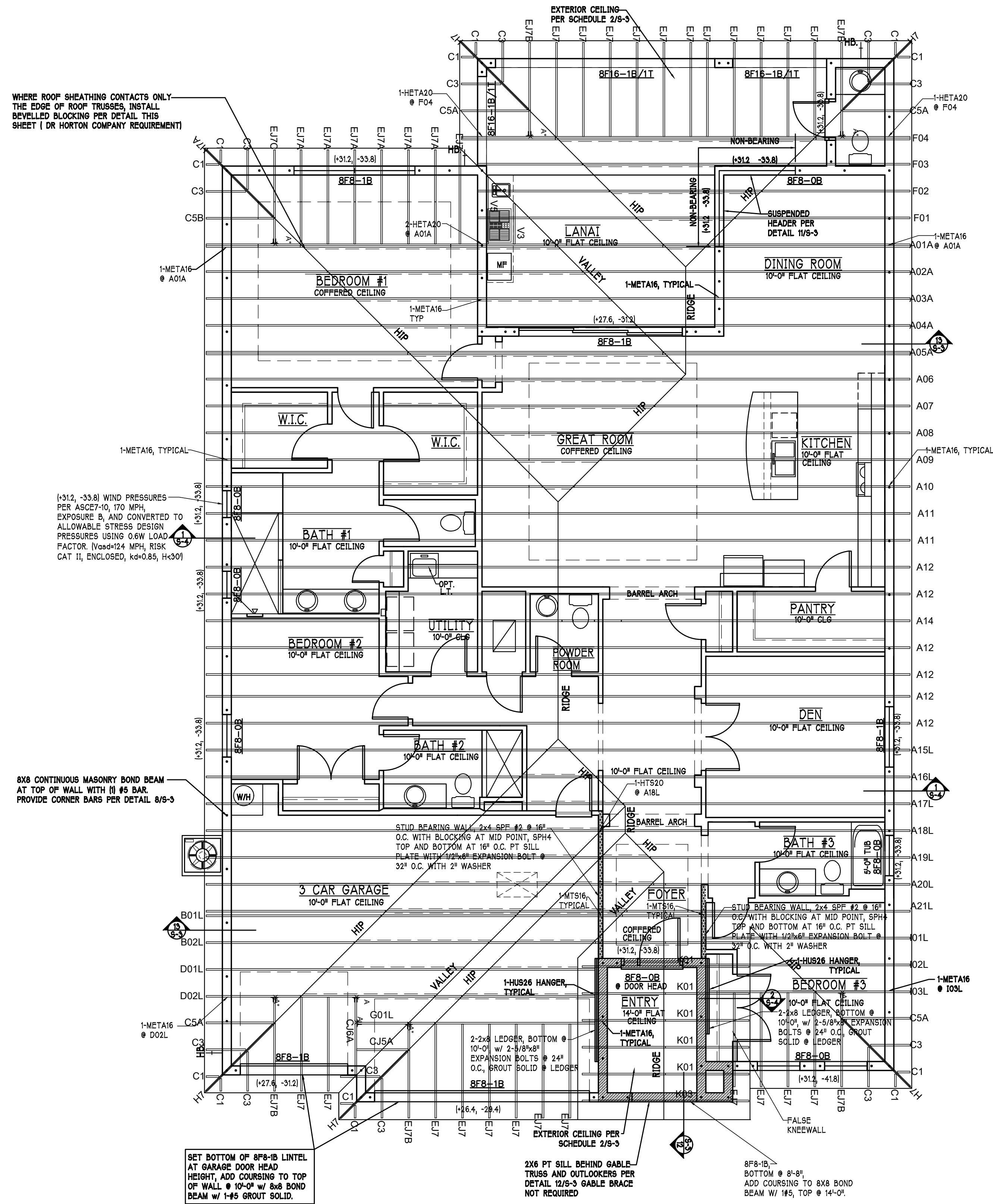
PAD FOOTING SCHEDULE

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



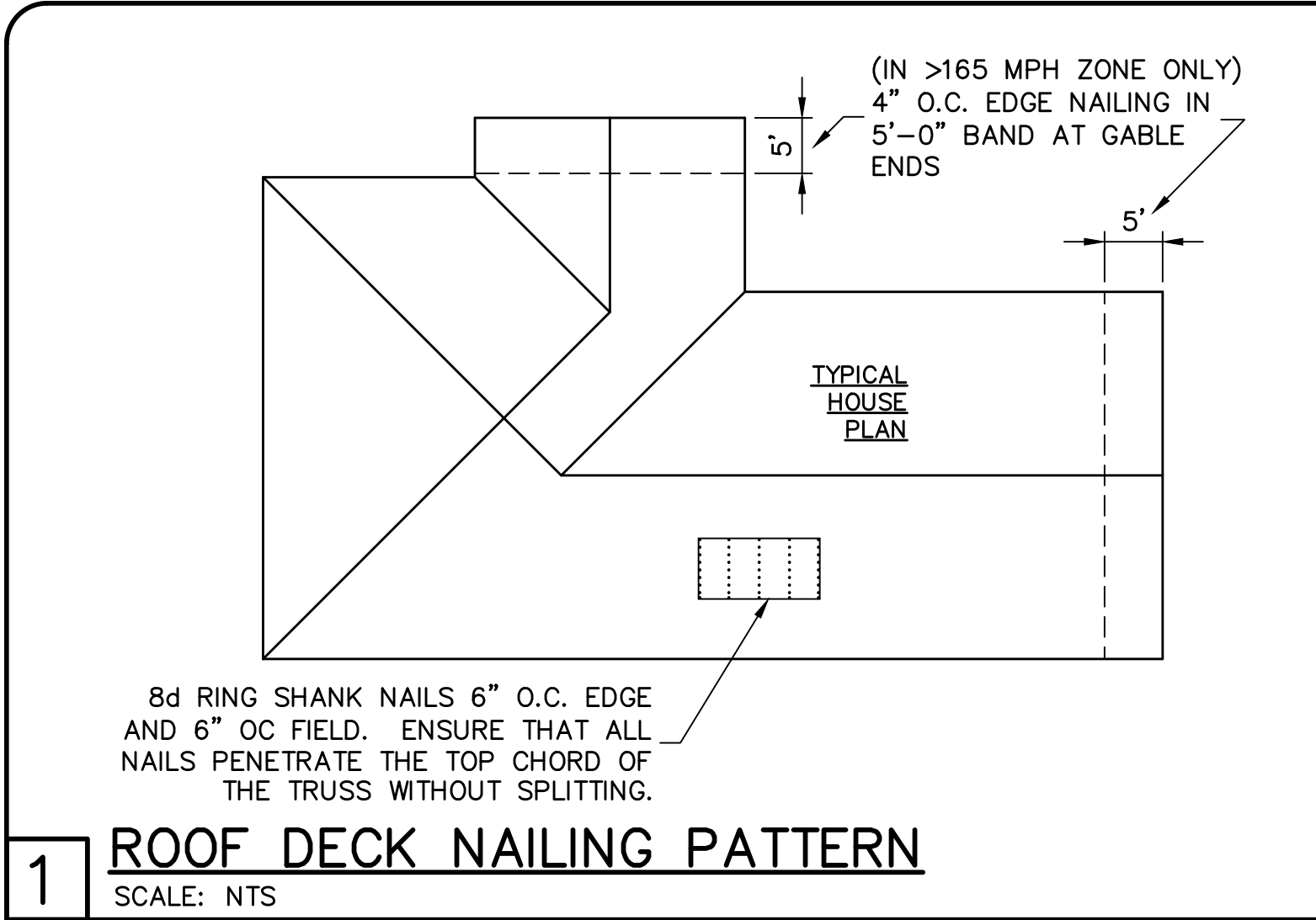
This item has been digitally signed by Raul Reyes on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be validated on any electronic copies.

TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
INSTALL AT ALL TRUSSES TO 840 LB UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
	850	(1)MTS16 to 20	(14) 10dx1-1/2"
	1700	(2)MTS16 to 20	(14) 10dx1-1/2"
	2550	(3)MTS16 to 20	(14) 10dx1-1/2"
	1125	(1)HTS20 to 30	(24) 10dx1-1/2"
	2250	(2)HTS20 to 30	(24) 10dx1-1/2"
	3375	(3)HTS20 to 30	(24) 10dx1-1/2"
	4500	(4)HTS20 to 30	(24) 10dx1-1/2"



ROOF FRAMING PLAN: "E" SCALE: 3/16" = 1'-0"

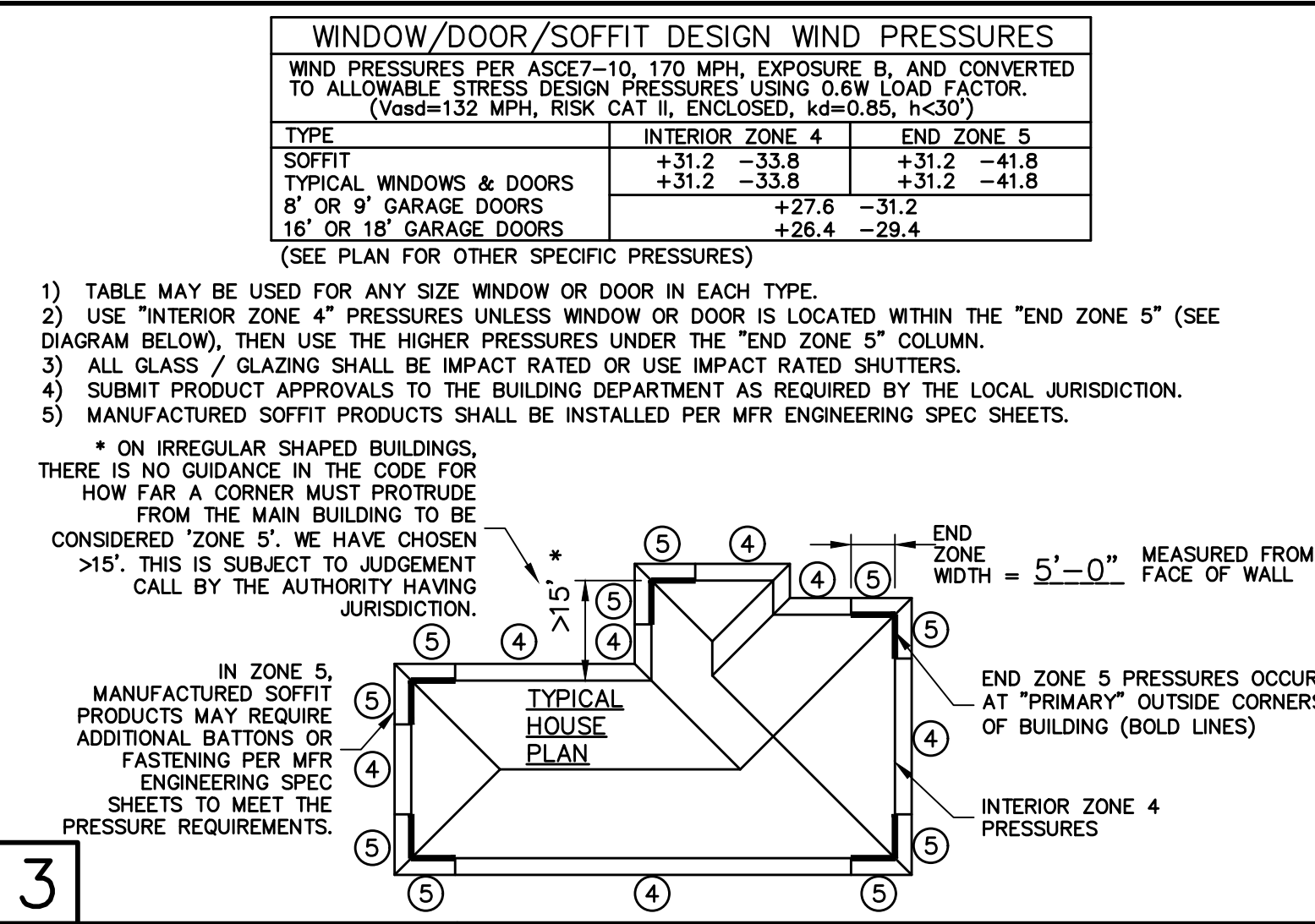
DATE:		10-06-2020	
DRAWN BY:		JSL	
CHECKED BY:		JWC	
REVISED:			
PLAN:		ROOF	
SCALE:		3/16" = 1'-0"	
SHEET#		S-2 E	
LOT: 7	BLOCK :	MODEL: 2540 E	
SUBDIV: NAPLES RESERVE III 64s		RESIDENCE FOR:	
ADDRESS: 14720 KELSON CIRCLE		SPEC	
G.C.D. # : 11978		D.R.H. # : 579540007	



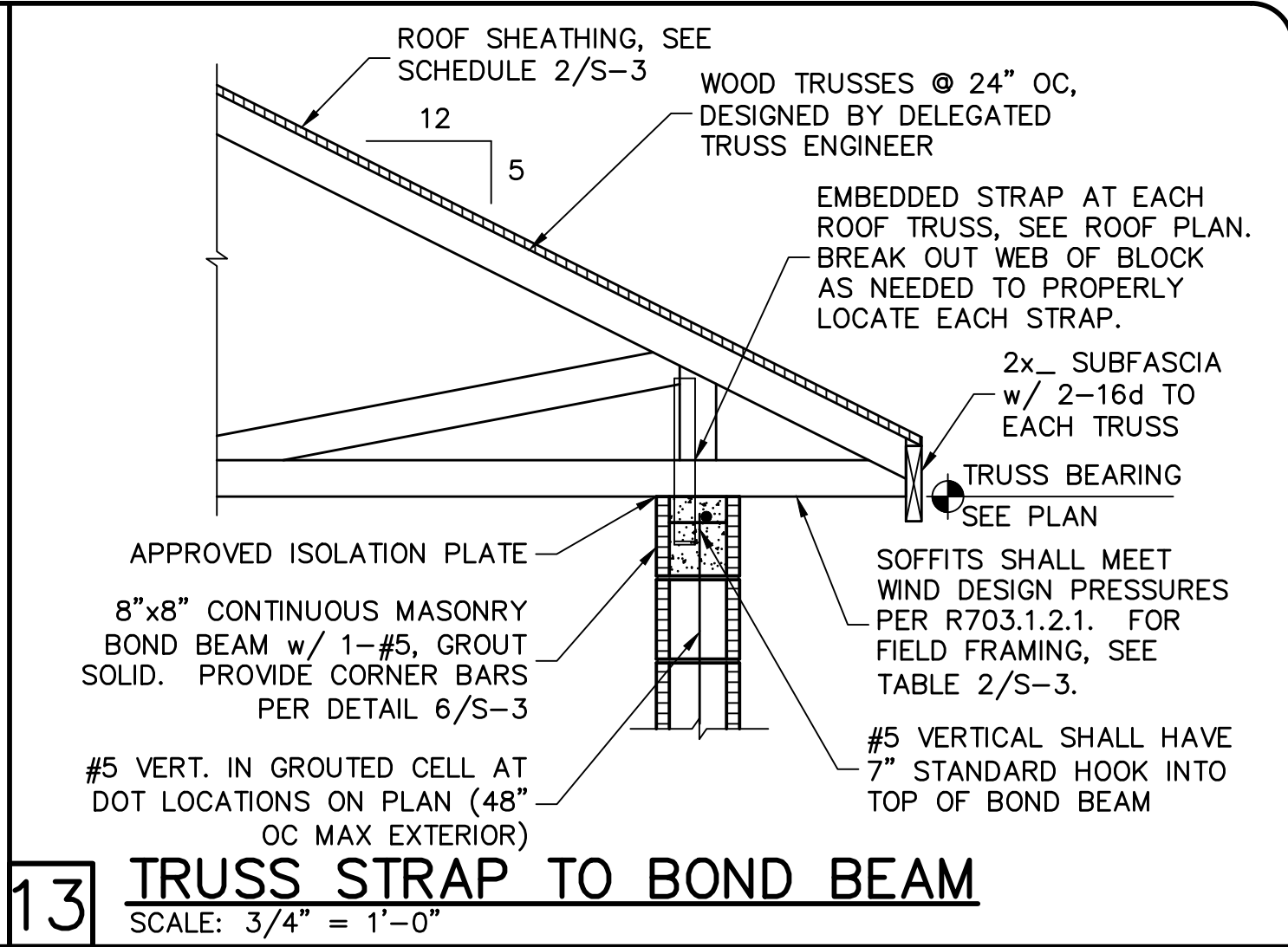
1 ROOF DECK NAILING PATTERN
SCALE: NTS

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	N/A
ROOF	EXTERIOR CEILING AND SOFFIT
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED) (RING SHANK NAILS PER R803.2.3.1: 0.113" NOMINAL SHANK DIAMETER, RING DIA. OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH)	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN W/8d NAILS OR 1 5/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED W/ 6d COMMON @ 6" OC EDGE & FIELD. 3) VINYL OR ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R703.1.2.1.
NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.	

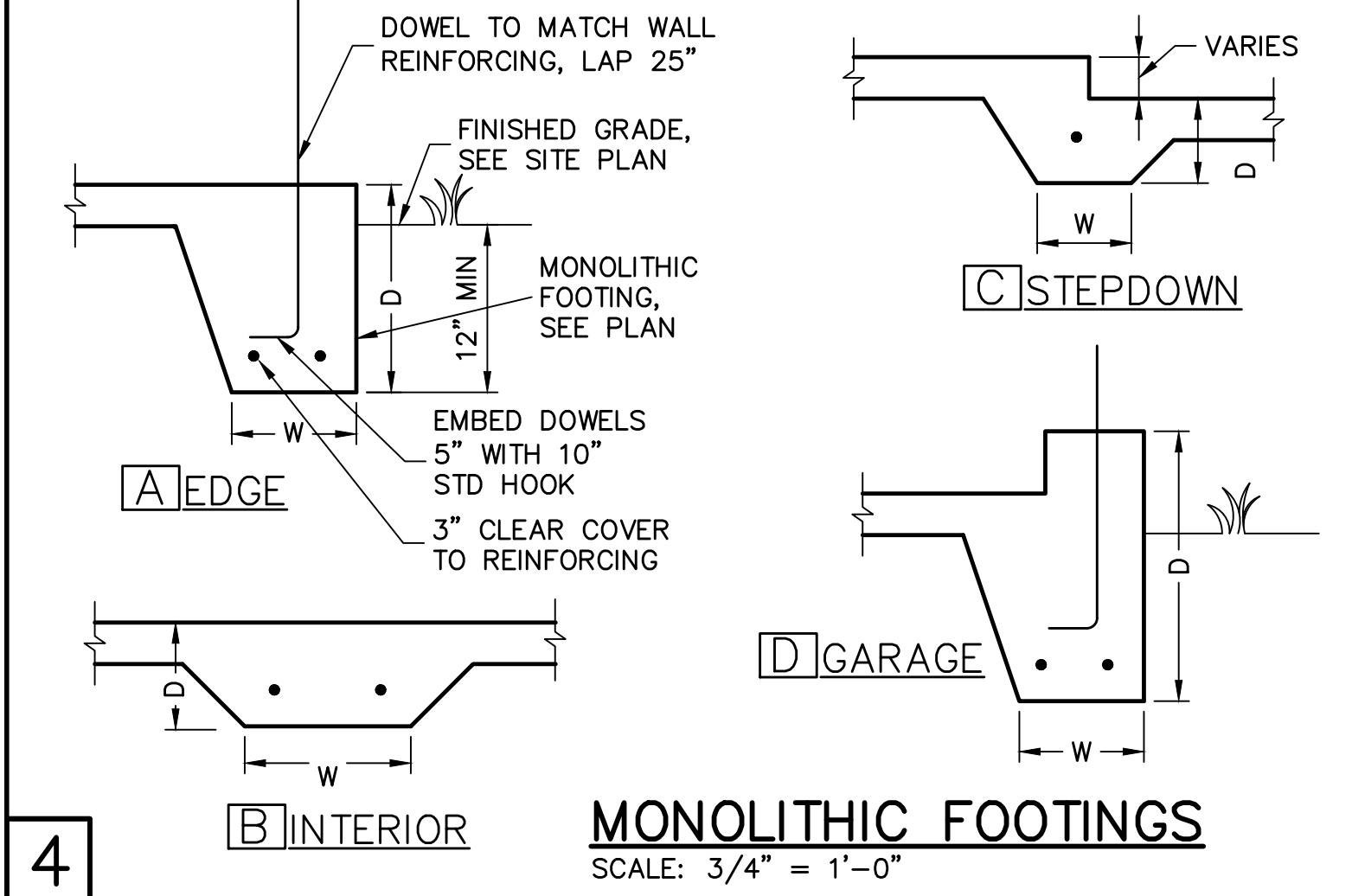
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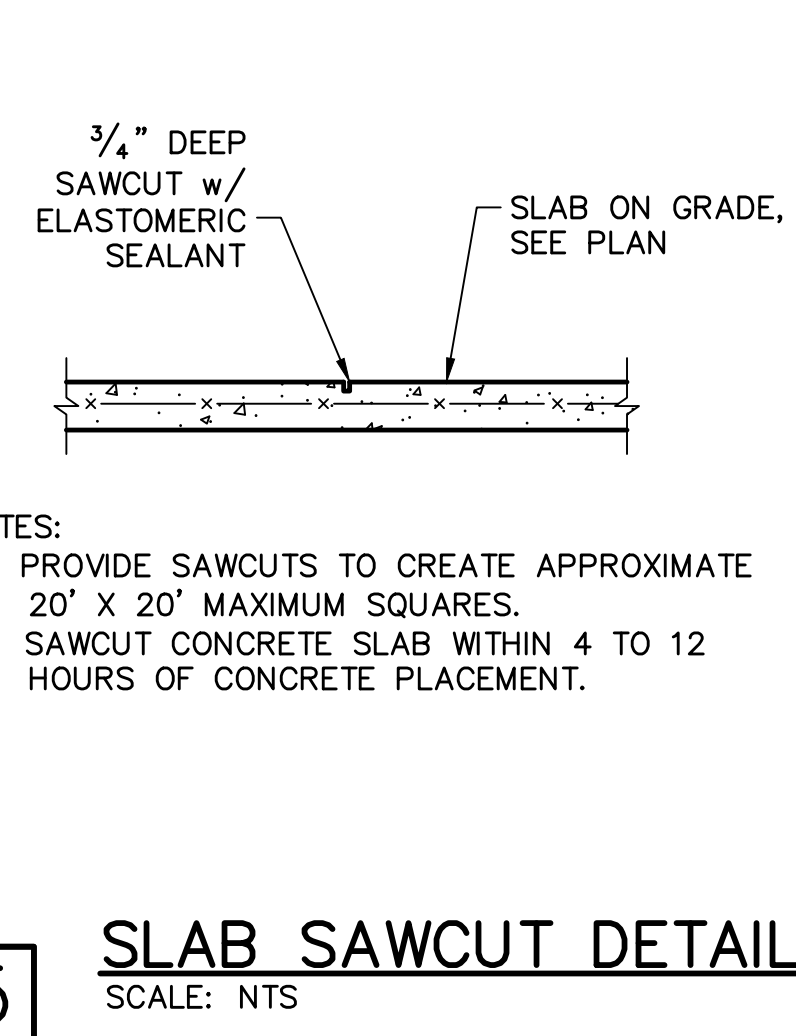
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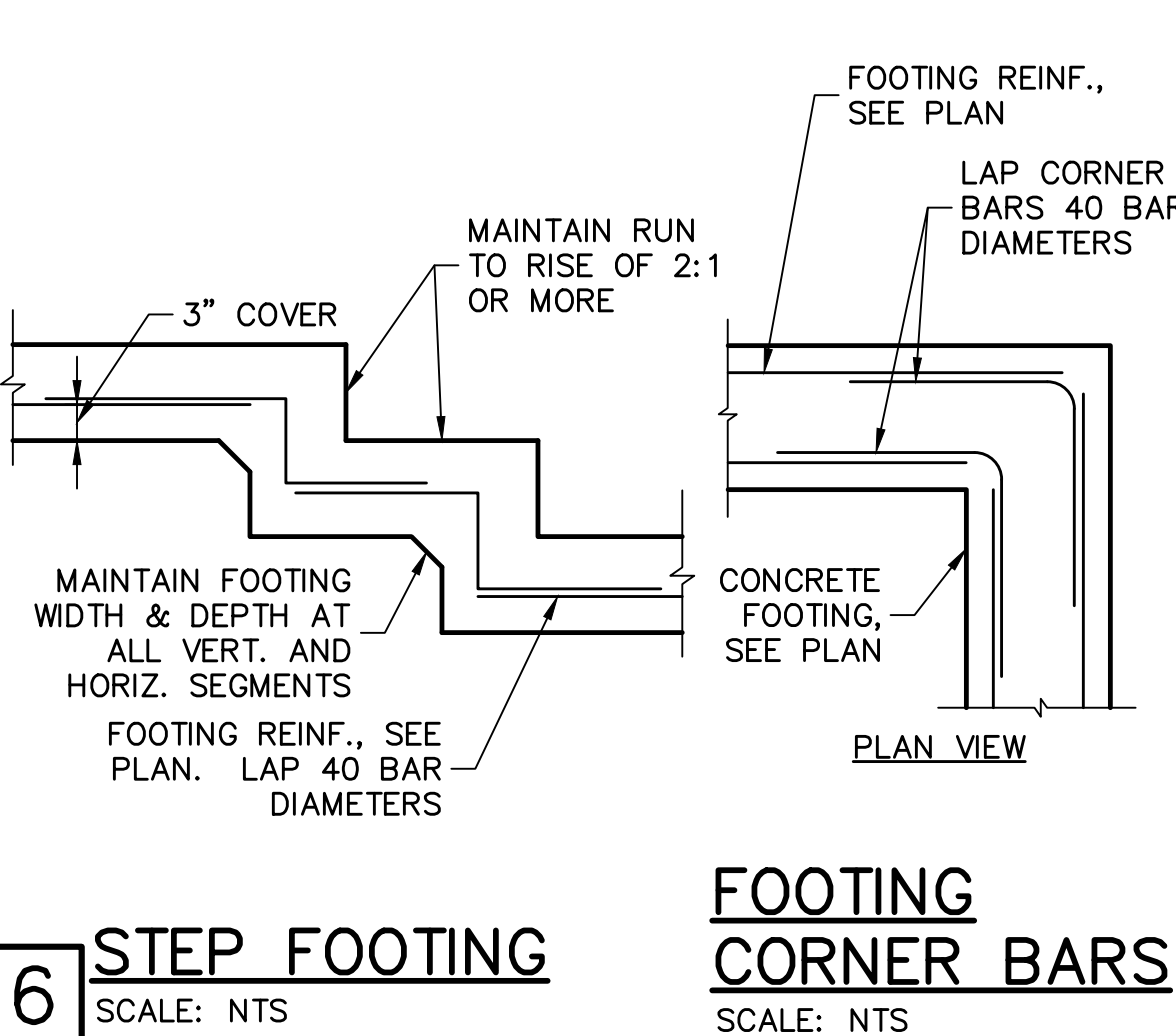
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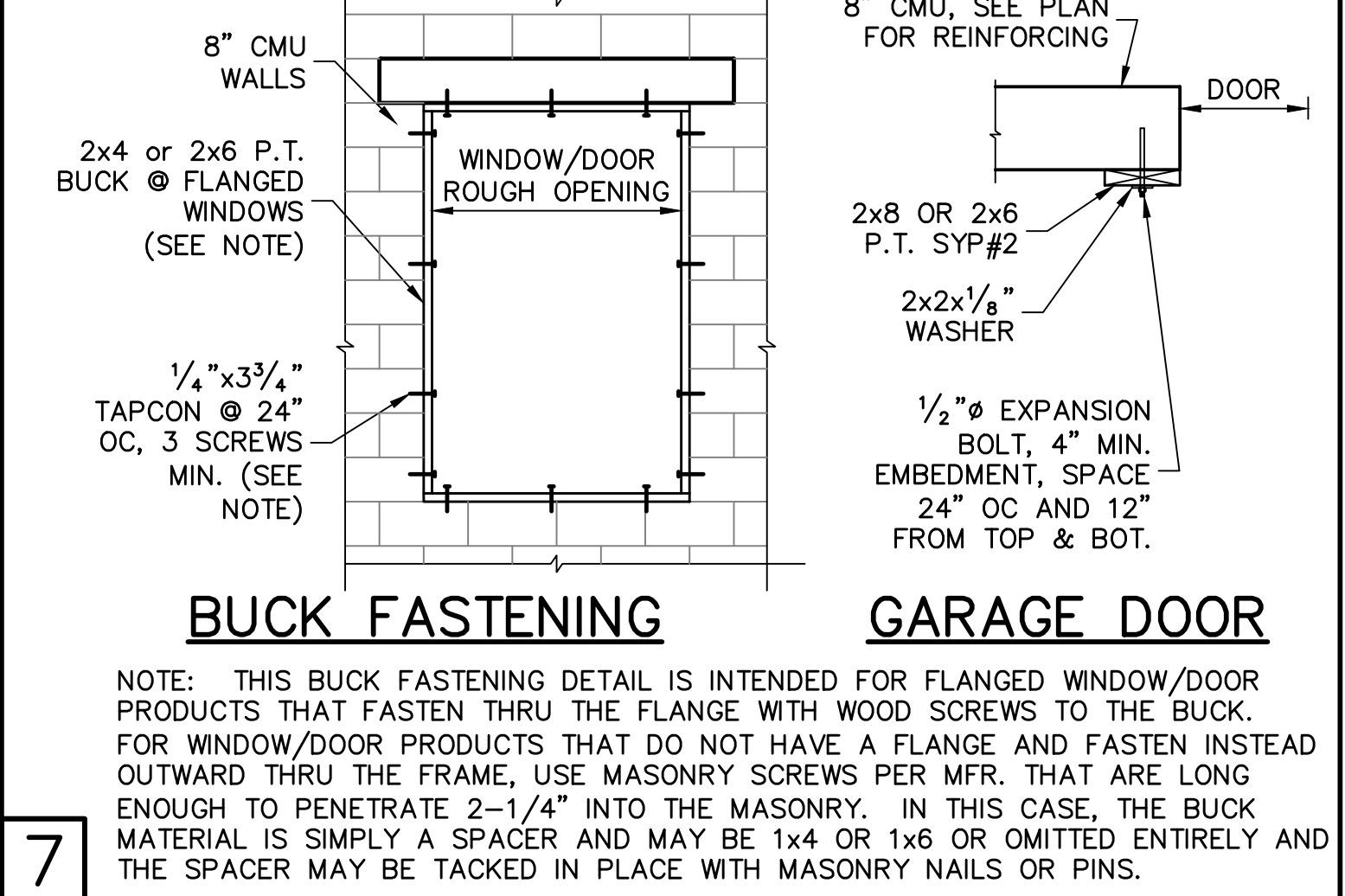
4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'-0"



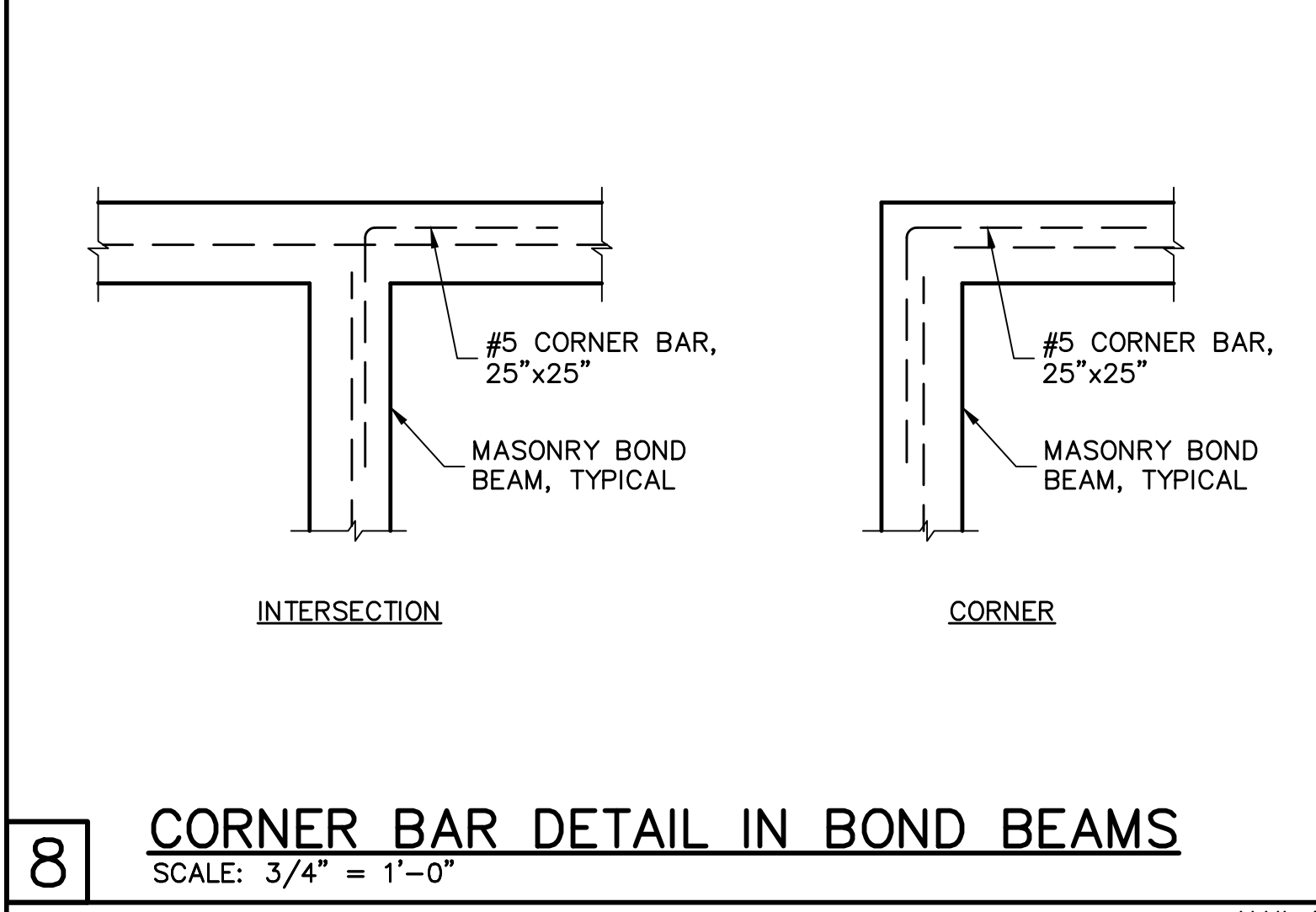
5 SLAB SAWCUT DETAIL
SCALE: NTS



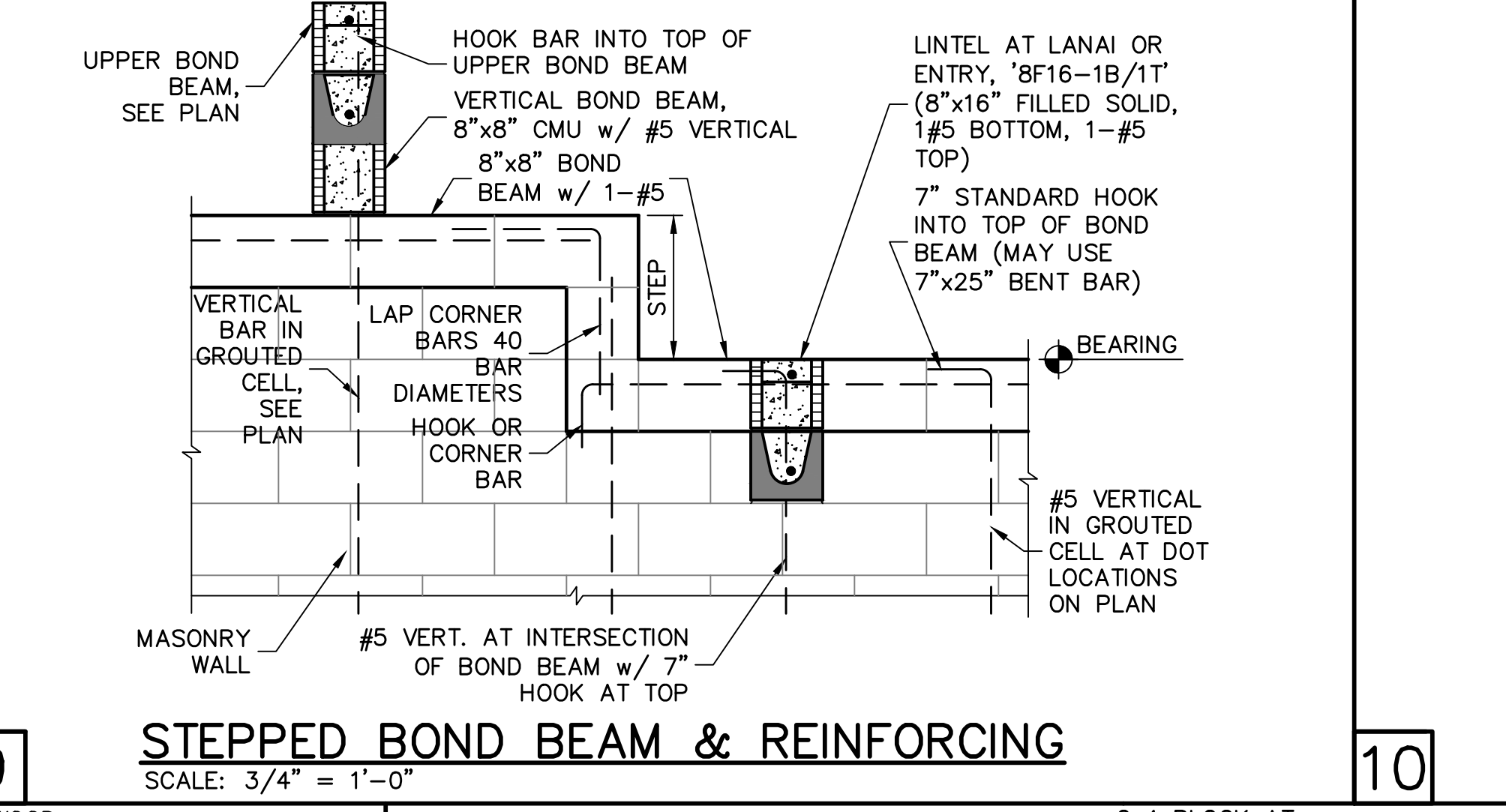
6 STEP FOOTING
SCALE: NTS



7 BUCK FASTENING
GARAGE DOOR
SCALE: NTS



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

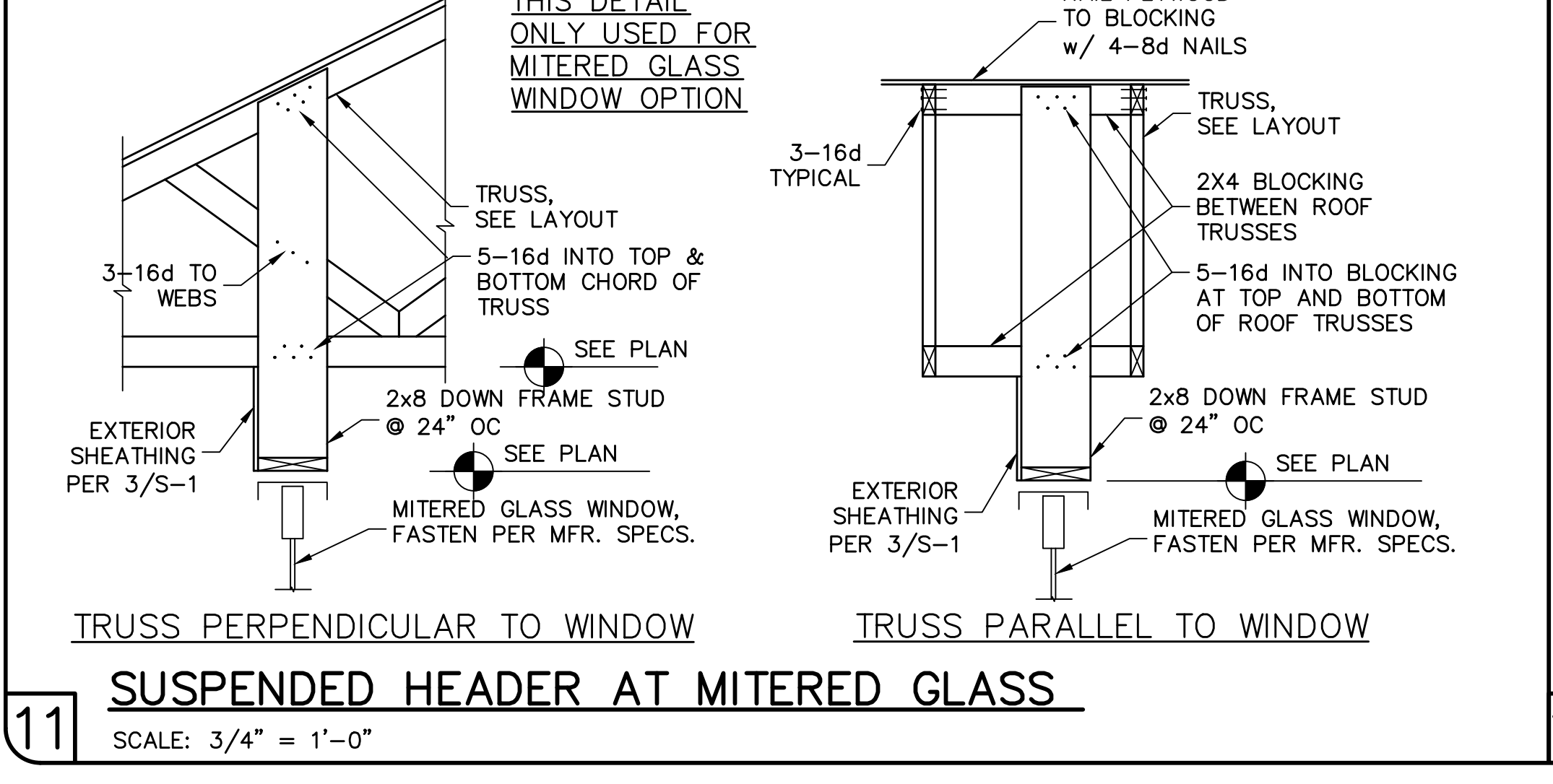


9 STEPPED BOND BEAM & REINFORCING
SCALE: 3/4" = 1'-0"

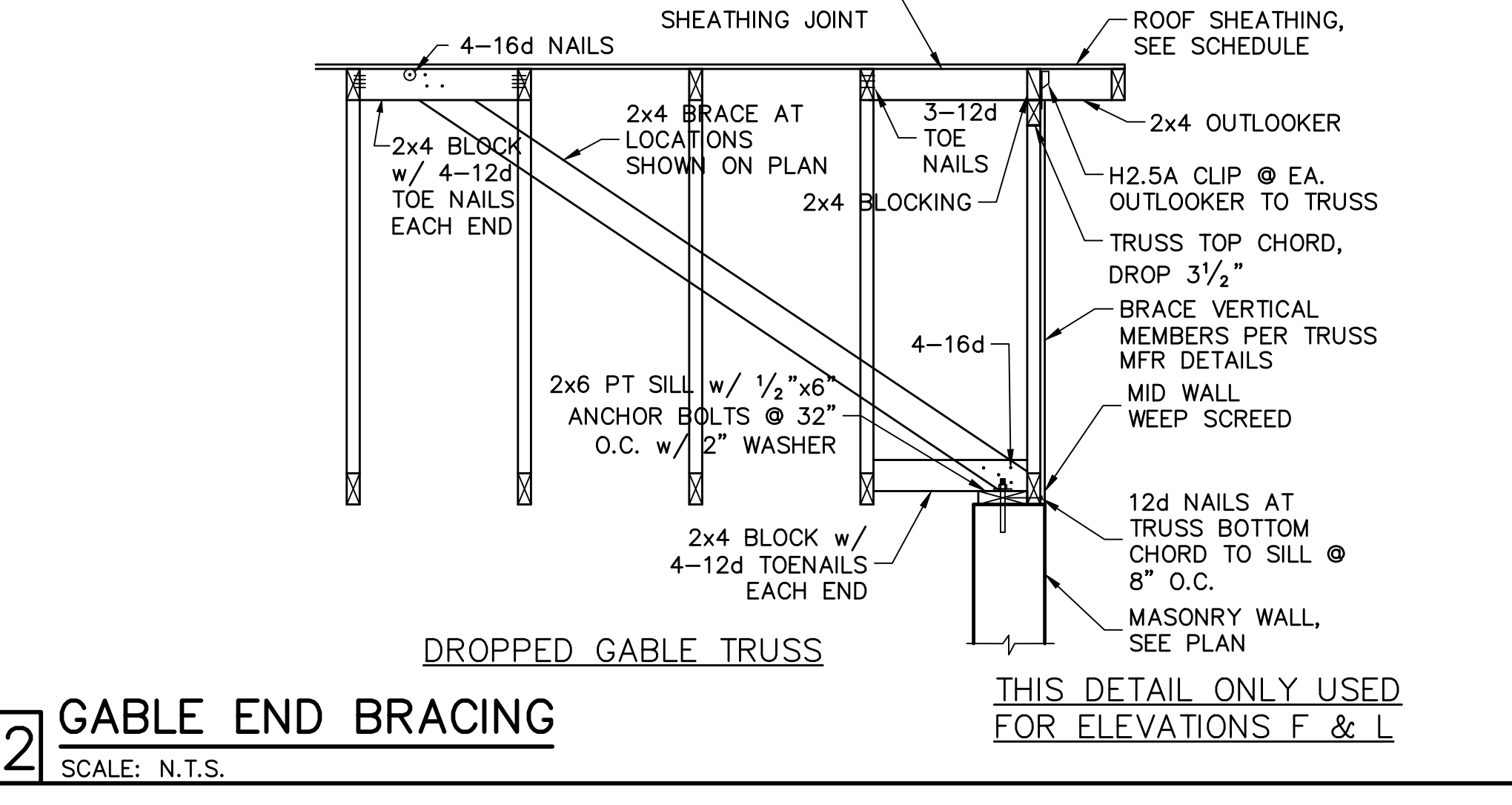
RETROFIT STRAPS TO CONCRETE/MASONRY	
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR
TO 840	1-MTSM16 or 20
TO 1045	1-HTSM16 or 20
TO 2090	2-HTSM16 or 20
TO 4300	2-LGT2 HTT16
TO 3480	
TO 10530	HGT-2/3

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.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE



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



12 GABLE END BRACING
SCALE: N.T.S.

At Exterior Stud Walls and Gable Ends with Wall Sheathing, apply plaster over metal lath over water resistive barrier as follows: Plaster R703.7.2: 3-coat 7/8" thick portland cement based plaster per ASTM C926. Metal Lath R703.7.1: Self furring paper backed 2.5lb diamond mesh metal lath per ASTM C847, G60 galvanized, fastened per ASTM C1063 with 1-1/2" long, 11 gage nails with 7/16" head (roofing nails) at 7" oc, or 1-1/2" long, 16 gage staples at 6" oc, into the framing members (ie, the nails or staples must align with and penetrate 3/4" into the framing studs). Water Resistive Barrier (WRB) R703.7.3: Water-resistive vapor-permeable barrier with a performance at least equivalent to 2 layers of Grade D paper. The individual layers shall be installed independently. An approved house wrap may be used for the 1st layer and metal lath with approved paper backing may be the 2nd layer (Note: ZIP wall sheathing with seam tape qualifies as the first layer).

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) 170 MPH
NOMINAL WIND SPEED (Vasd TABLE R301.2.1.3) 132 MPH
BUILDING CATEGORY II
IMPORTANCE FACTOR 1.00
EXPOSURE B
MEAN ROOF HEIGHT < 30 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
3/4" 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.D.) f'c = 3000 PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS 3" CENTERED
SLAB ON GRADE 1 1/2"
BEAMS 1 1/2"
COLUMNS 1 1/2"
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
REINFORCING STEEL - ASTM A615 GRADE 60 FOR #3 GRADE 60 FOR #4 TO #11
WELDED WIRE FABRIC - ASTM A185
SPICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPLICES 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 & 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
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.

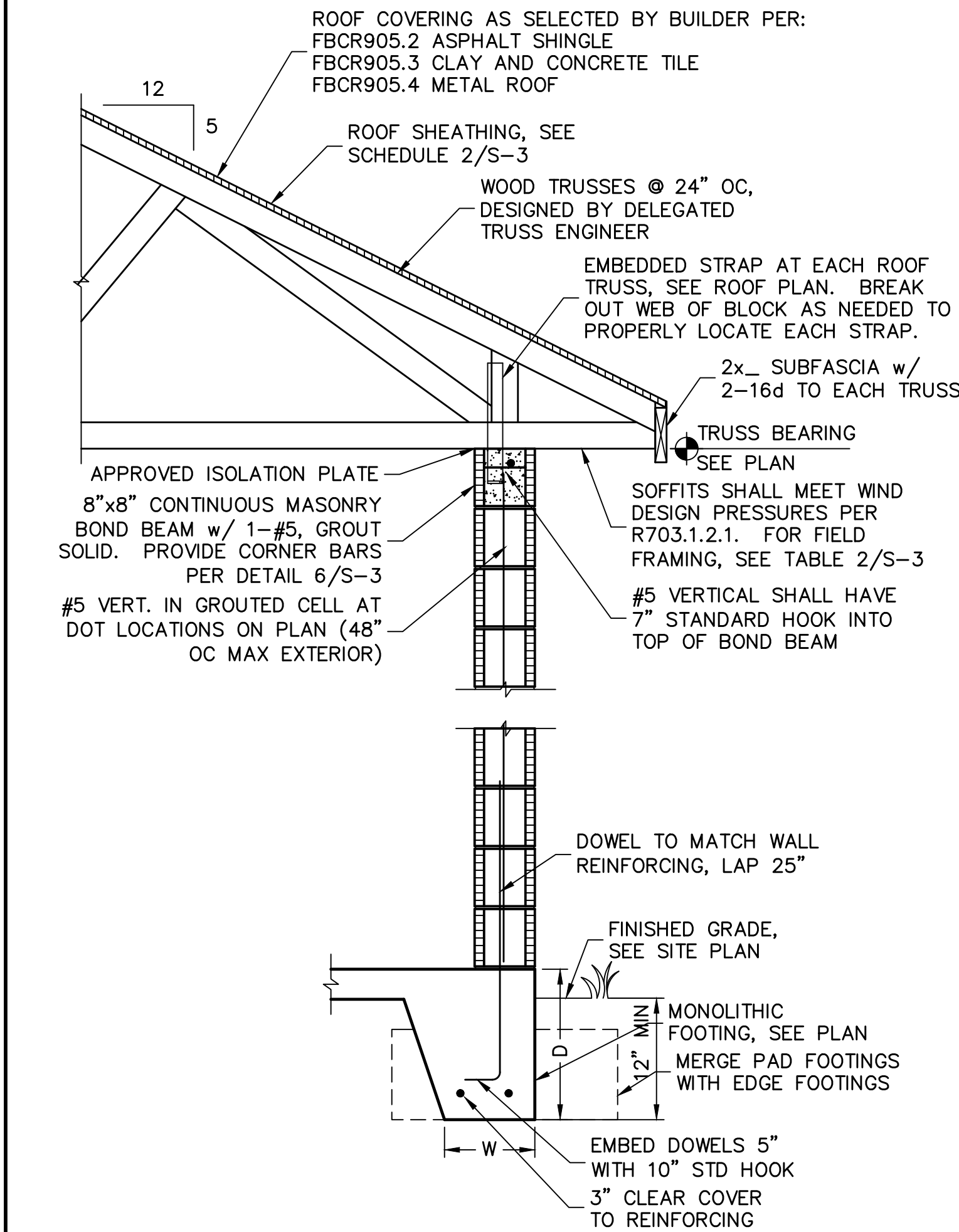
9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005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

REVISIONS BY

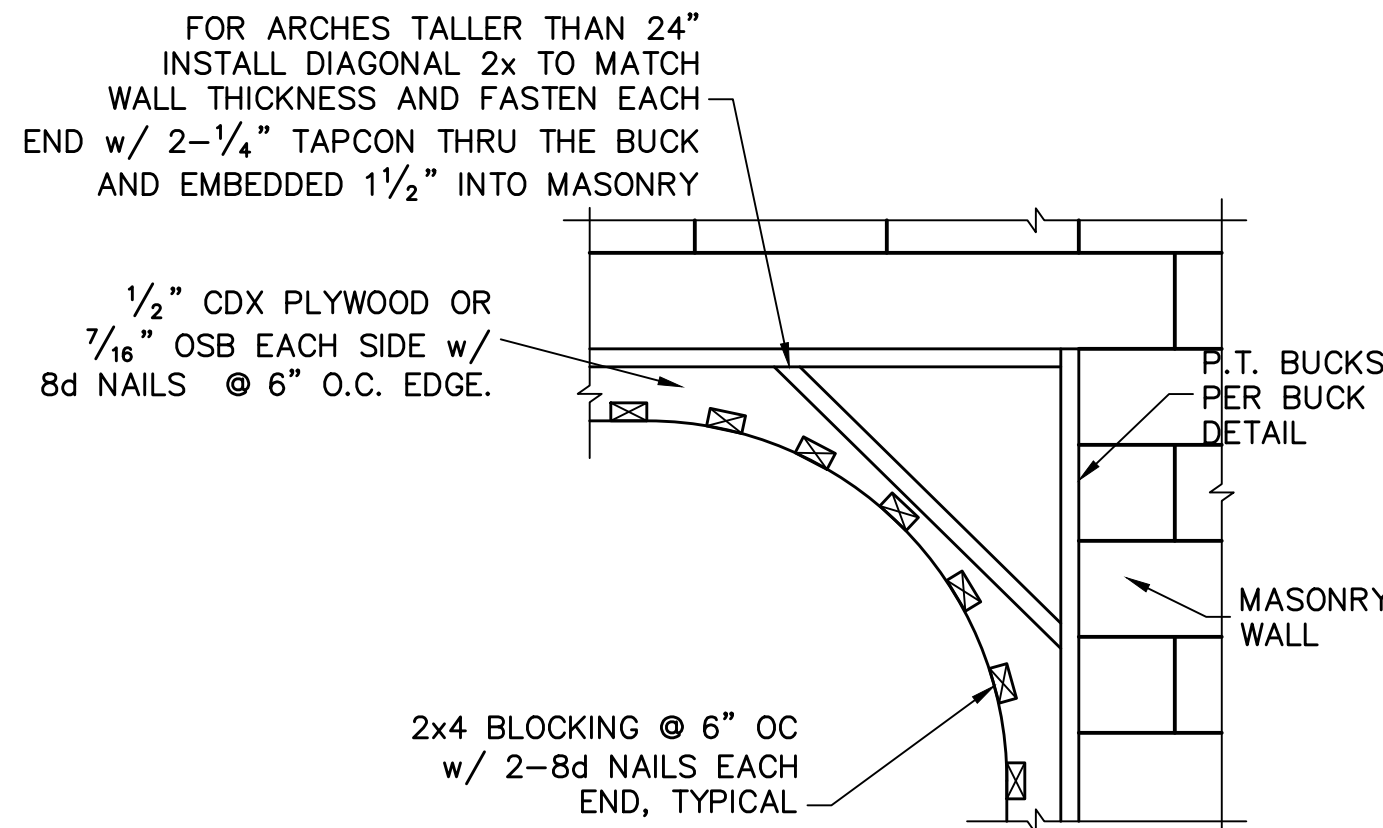
STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL
BUILDER:
D.R. HOHON
America's Builder
14720 KELSON CIRCLE
NAPLES, FLORIDA 34109
SUBDIVISION: NAPLES RESERVE III 64s
LOT: 7 BLOCK:

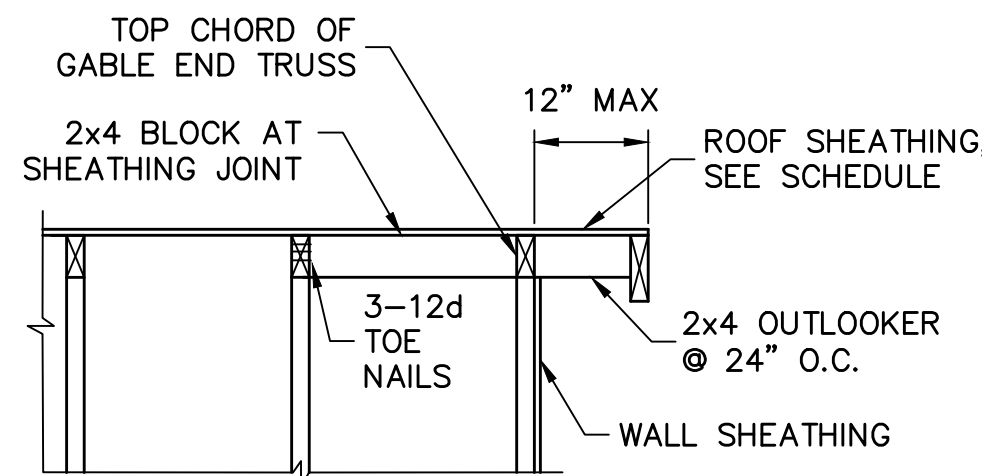
DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
10/7/20
SCALE
VARIES
JOB NO.
DR 11978
SHEET
S-3
SHEET 3 OF 4



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

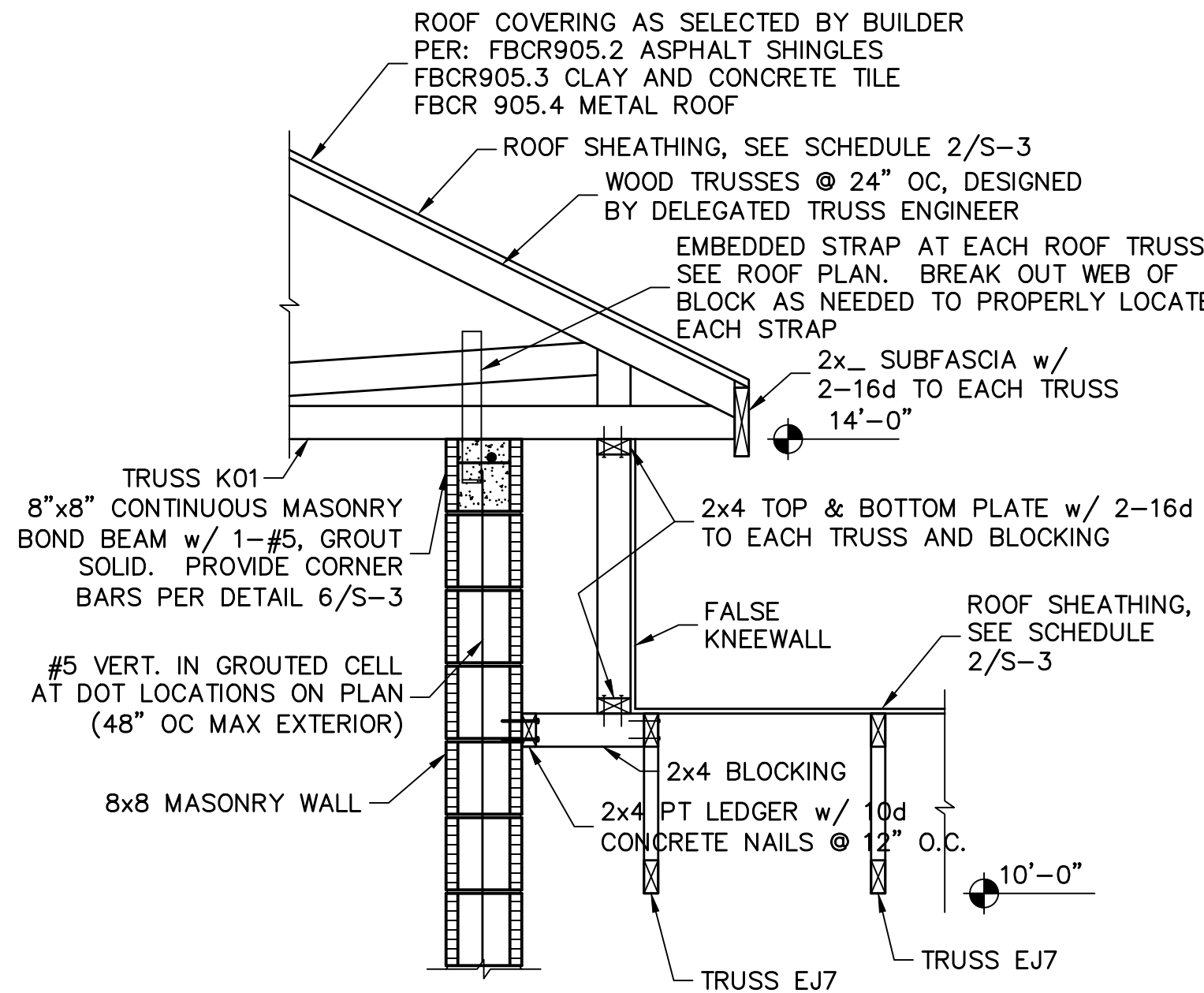


3 WOOD FRAMED ARCH
SCALE: 3/4" = 1'-0"

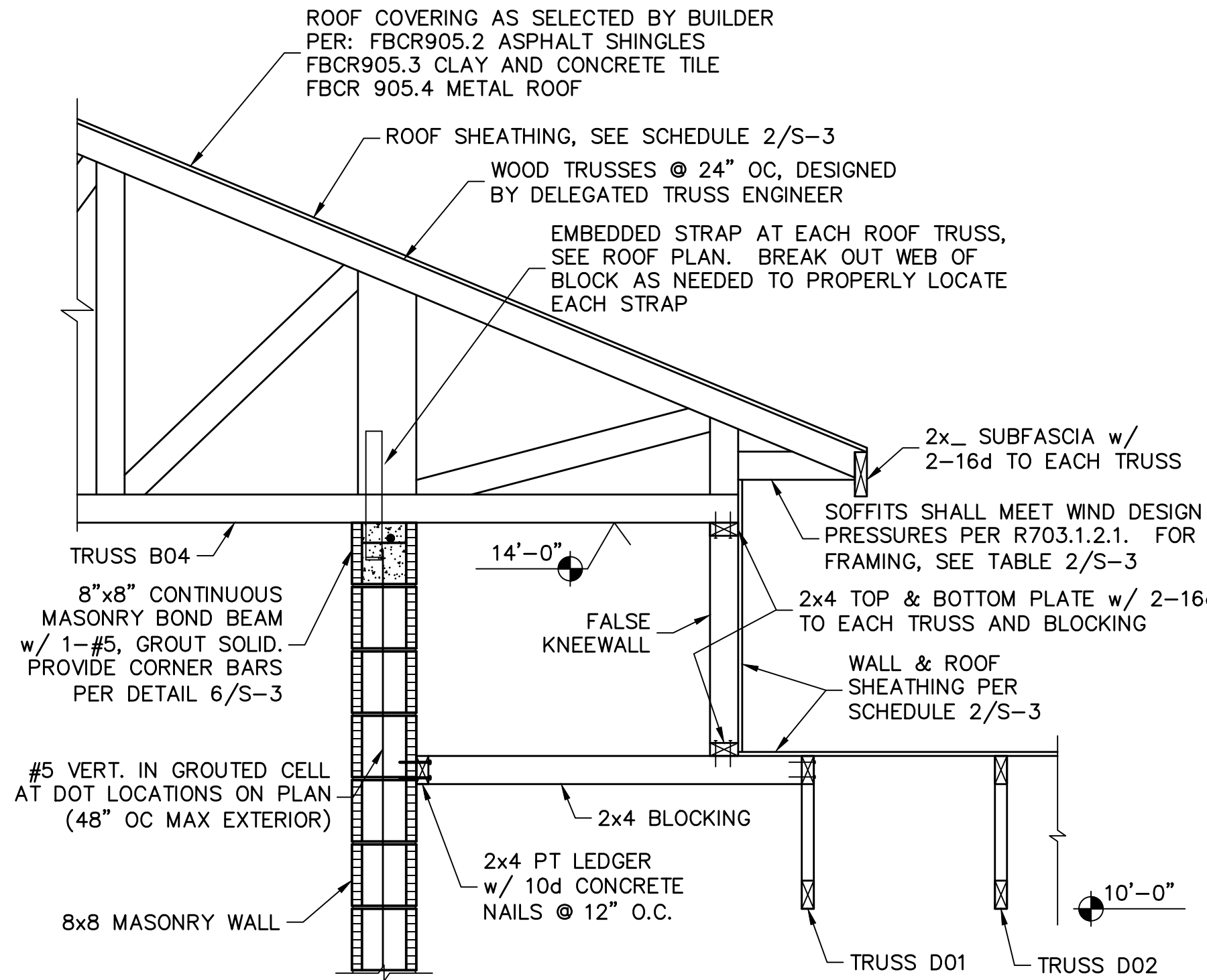


THIS DETAIL ONLY USED FOR ELEVATION M

5 OUTLOOKER DETAIL
SCALE: N.T.S.



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

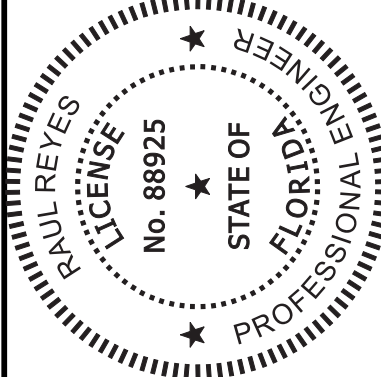


4 FALSE KNEEWALL AT ENTRY
SCALE: 3/4" = 1'-0"

At Exterior Stud Walls and Gable Ends with Wall Sheathing, apply plaster over metal lath over water resistive barrier as follows:
Plaster R703.7.2: 3-coat 7/8" thick portland cement based plaster per ASTM C926.
Metal Lath R703.7.1: Self furring paper backed 2.5lb diamond mesh metal lath per ASTM C847, G60 galvanized, fastened per ASTM C1063 with 1-1/2" long, 11 gage nails with 7/16" head (roofing nails) at 7" oc, or 1-1/2" long, 16 gage staples at 6" oc, into the framing members (ie, the nails or staples must align with and penetrate 3/4" into the framing studs).
Water Resistive Barrier (WRB) R703.7.3: Water-resistive vapor-permeable barrier with a performance at least equivalent to 2 layers of Grade D paper. The individual layers shall be installed independently. An approved house wrap may be used for the 1st layer and metal lath with approved paper backing may be the 2nd layer (Note: ZIP wall sheathing with seam tape qualifies as the first layer).

REVISIONS	BY

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1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8629



D.R. HOHON
America's Builder

STRUCTURAL DETAILS
MODEL 2540 E
EXT LANAI
14720 KELSON CIRCLE
NAPLES, FLORIDA 34109
LOT: 7 BLOCK: SUBDIVISION: NAPLES RESERVE III 64s

DESIGN/DRAWN
DWB/GH
CHECKED
DWB
DATE
10/7/20
SCALE
VARIES
JOB NO.
DR 11978
SHEET

S-4
SHEET 4 OF 4

FOR BUILDERS FIRST SOURCE TRUSSES, 170 MPH, EXPOSURE B, ELEVATION E w/ EXT LANAI, JOB # 2540, MASTER, DATED: 01/29/18, REVISED: NONE