

JOB No.	MASTER
DATE DRAWN	2/8/2018
DATE PRINTED	2/9/2021

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	FBC2020/TP12014
WIND CODE	MWFRS (Directional)/C-C HYBRID WIND ASCE 7-16
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 FirstSource.
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
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	2540 M EXT. LAN. LH
MODEL	2540
ADDRESS	--
CITY, STATE	--
LOT	--
COUNTY	--
DRAWN BY	D.W.
ENG. BY	D.W.

REVISIONS			
No.	DATE	NOTES	BY
1	2/9/2021	Change code to FBC2020/TPI2014	D.W.

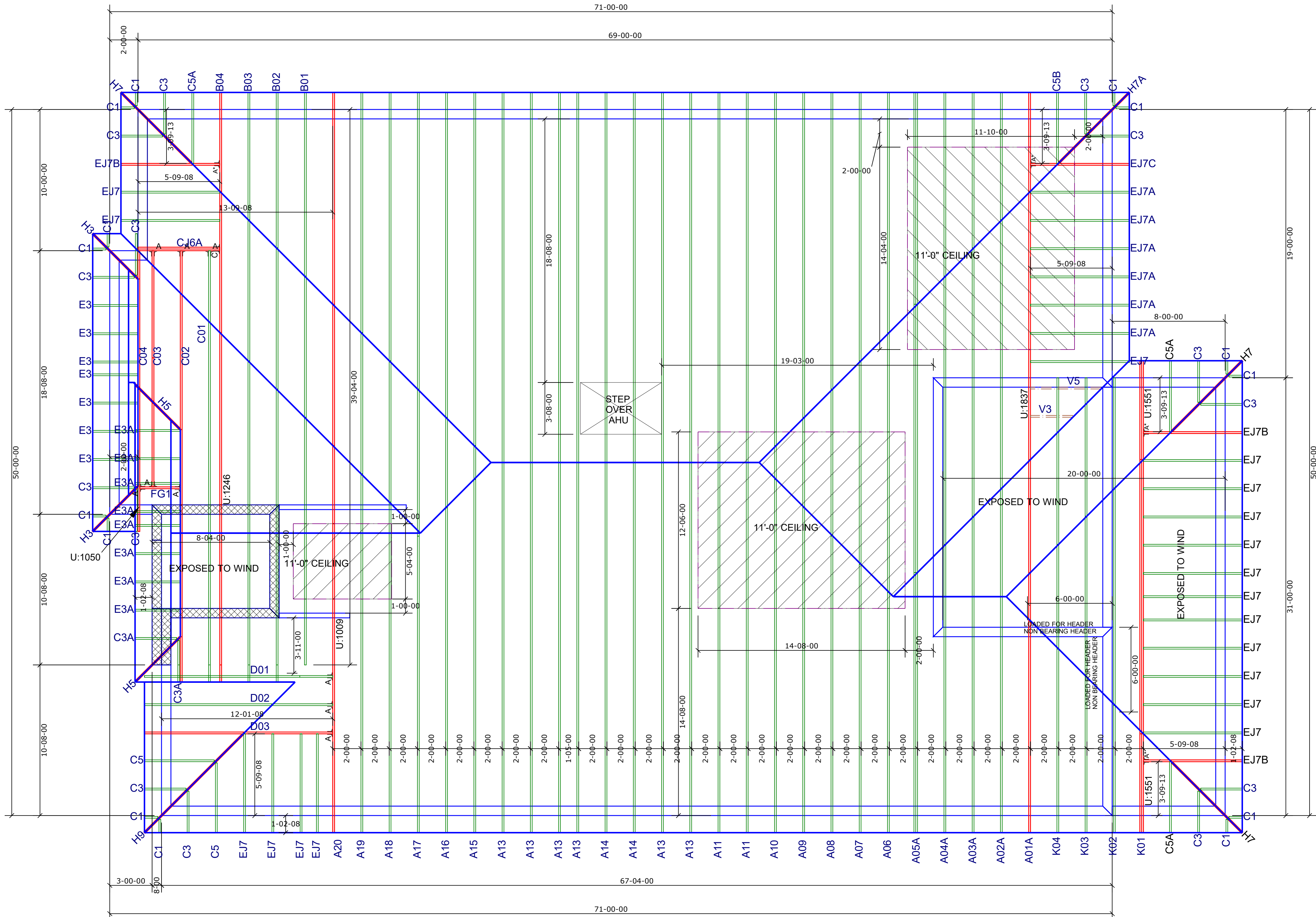
IMPORTANT

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



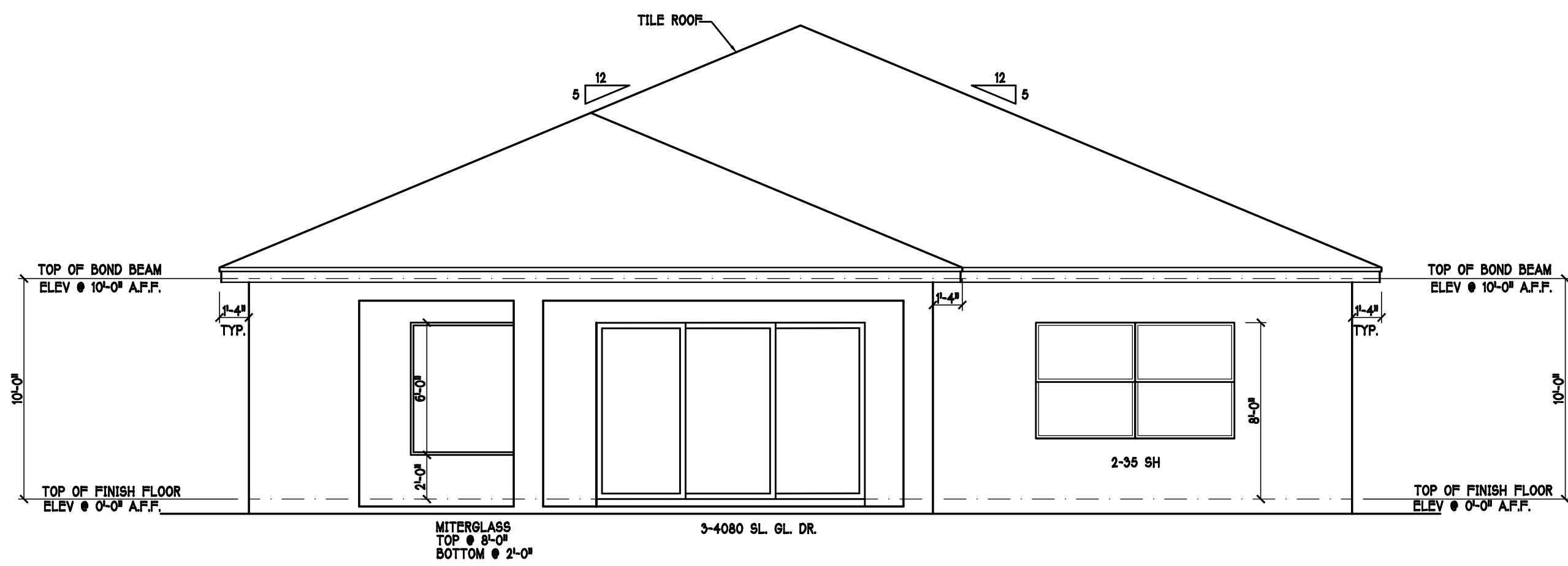
SIMPSON ROOF AND FLOOR TRUSS HANGER SCHEDULE							
ID	QTY/RFT	QTY/FL	MODEL	FLOOR	ROOF	UPLIFT	SYMBOL
A	4	0	LUS24	725	895	490	LA*
A	9	0	HTU26	2940	3200 / 3600	1250 / 1555	LA
B	0	0	HTU28	3820	3895 / 4680	1235 / 2140	LB
C	1	0	HTU26-2	2940	3600	1515 / 2175	LC
D	0	0	HTU28-2	3820	4310 / 4680	1530 / 3485	LD
E	0	0	HGUS26-2	4355	5320	2155	LE
F	0	0	HGUS28-2	7460	7460	3235	LF
G	0	0	HGUS26-3	4355	5230	2155	LG
H	0	0	HGUS28-3	7460	7460	3235	LH
I	0	0	HGUS210-4	9100	9100	4095	LI
J	0	0	SUL26	865	1055	765	LJ
K	0	0	SUR26	865	1055	765	LK
L	0	0	SUR210	1440	1760	1250	LL
M	0	0	SUR210	1440	1760	1250	LM
N	0	0	THJA26	2680	3265	960	LN
O	0	0	HCU26	2385	2980	1840	LO
P	N/A	0	HHUS46	2790	3410	1550	LP
Q	N/A	0	THA422	2245	2245	1855	LQ
R	N/A	0	THA422	2245	2245	1855	LR
S	N/A	0	THA426	2435	2435	1855	LS

NOTE: UPLIFT VALUE FOR THA422, THA426, THA426 HANGERS APPLY ONLY TO FACE MOUNT INSTALLATION

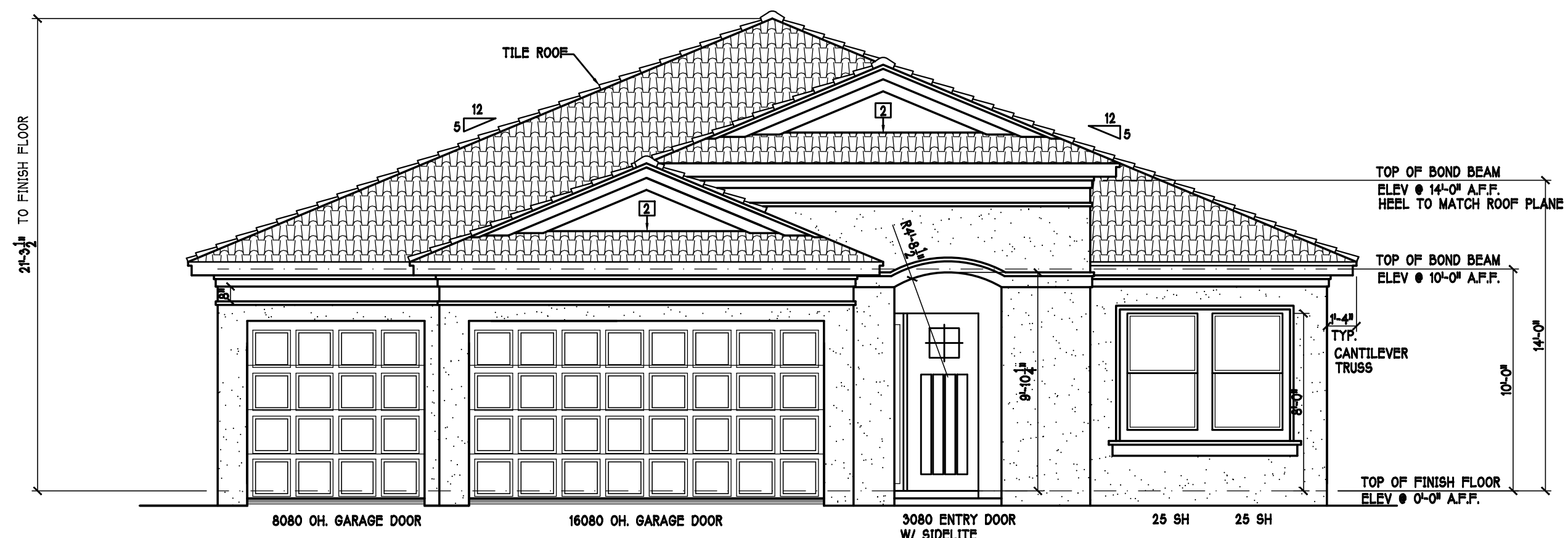
(1) PLY	(2) PLY	(3) PLY	CORNER HJP	CORNER HJP	(1) PLY FLR. TRUSS	(1) PLY FLR. TRUSS
LUS24	HTU26, HTU28	HTU26-2, HTU28-2	HGUS26-3, HGUS28-3 SIMILAR	HCU26	HHUS46	THA422, THA426, THA426 SIMILAR

NOTES:

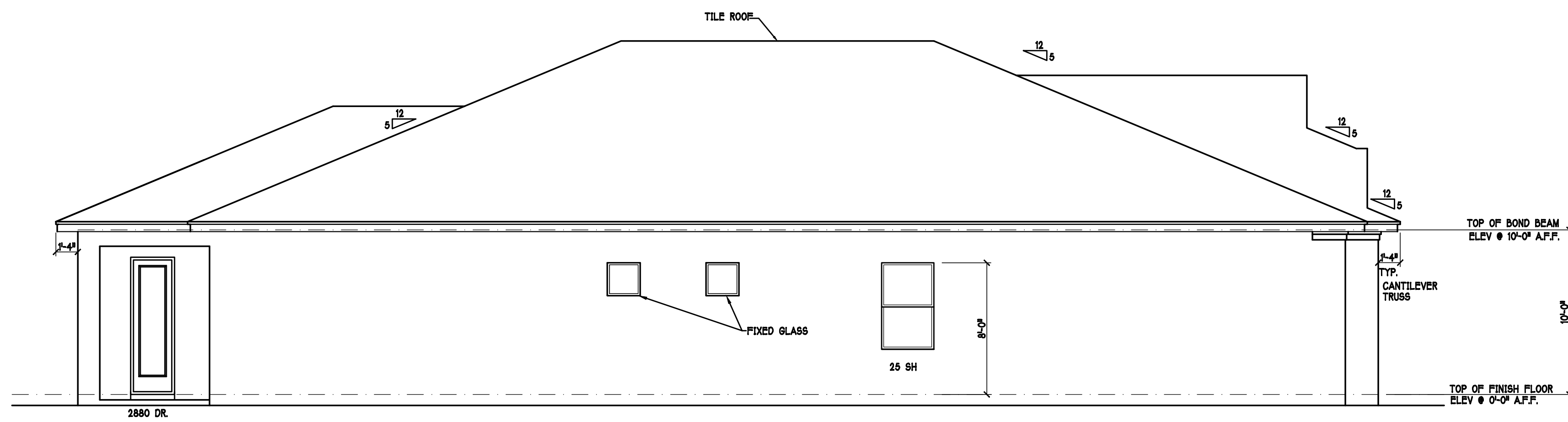
- 1) ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
- 2) DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
- 3) ALL REACTIONS ARE UNDER 5000 LBS. UNLESS NOTE OTHERWISE.
- 4) ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
- 5) FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS.
- 6) ONLY TRUSS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



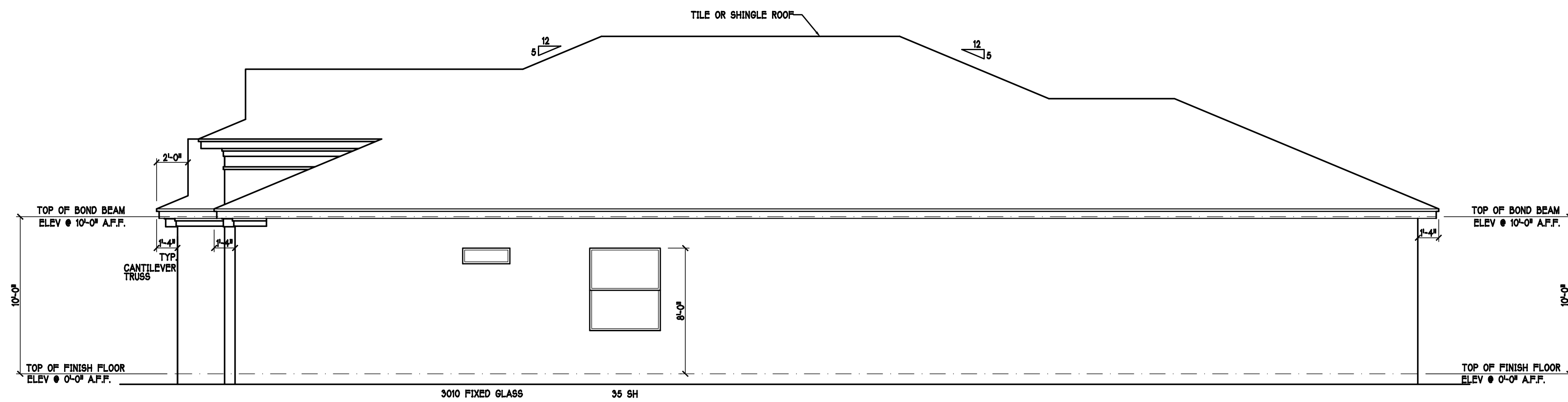
REAR ELEVATION: "M" SCALE: 3/16" = 1'-0"



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

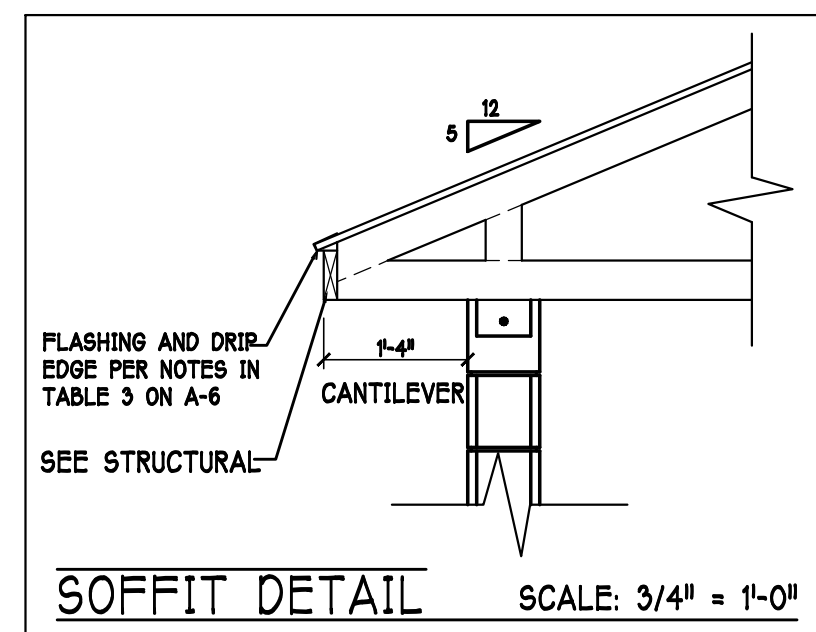
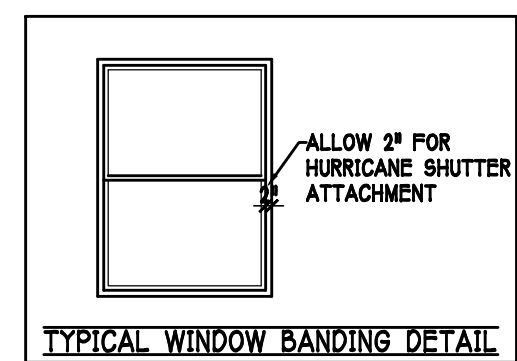
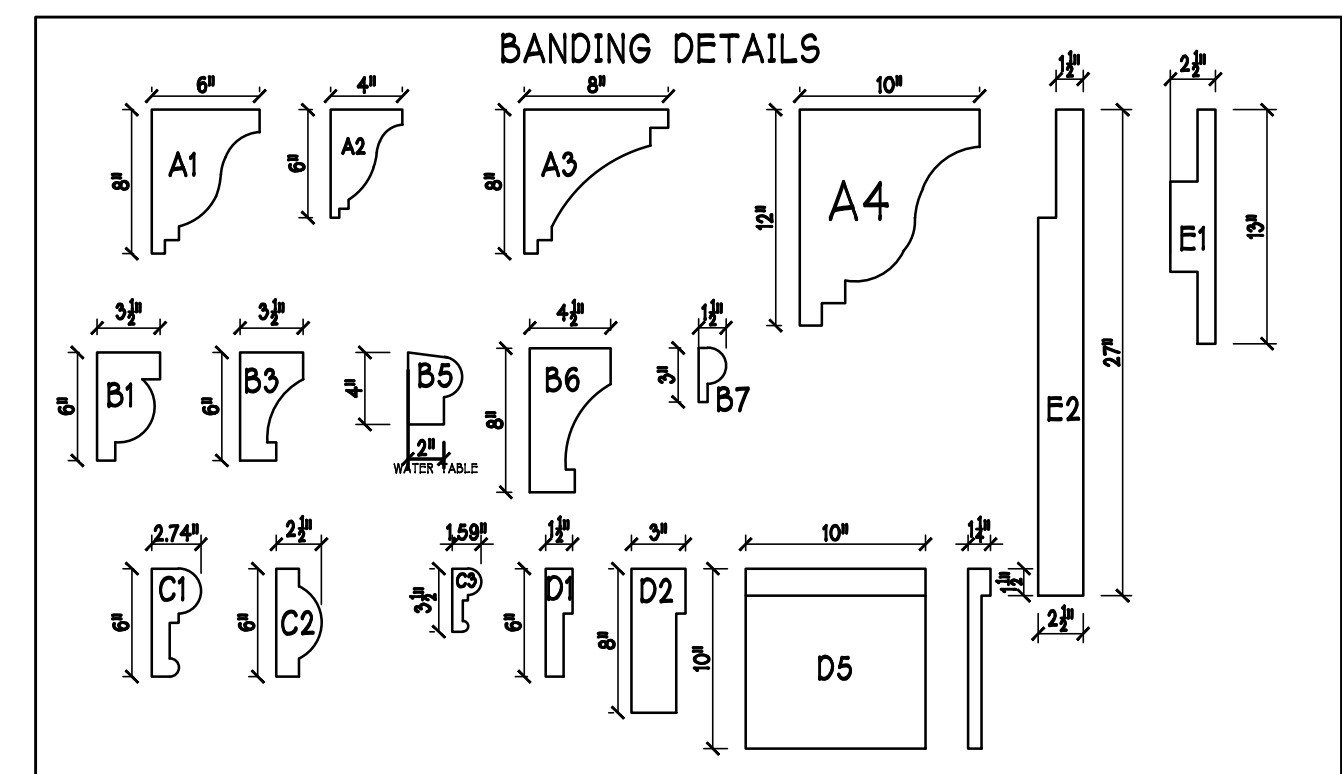


LEFT ELEVATION: "M" SCALE: 3/16" = 1'-0"



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

- 1 MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS
- 2 ROOF / WALL WEEP SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS



DESIGN IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE- 7TH EDITION

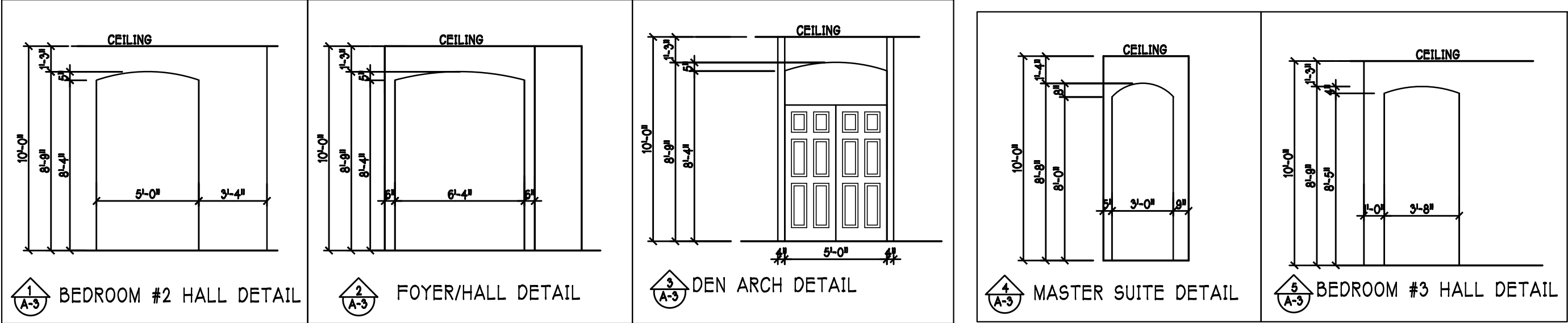
D-R-HORTON
America's Builder

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

MODEL: 2540 M W/ EXT LANAI
LOT: 514 BLOCK :
SUBDIV: LINDSFORD II 60s
ADDRESS: 2936 ROYAL GARDENS AVE
RESIDENCE FOR:
G.C.D. #: 12490 D.R.H. #: 578930087 SPEC

DATE: 03-03-21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELEVATION
SCALE: 3/16" = 1'-0"
SHEET#

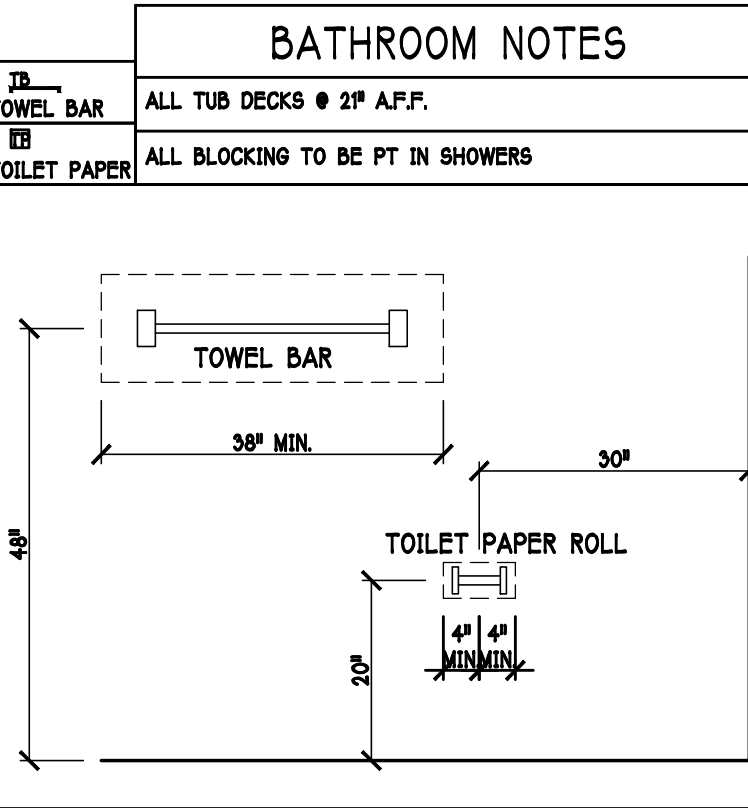
A-1 M



DOOR HEADERS		
6'-8" BIFOLD	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.

- PLAN NOTES**
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - PROVIDE SAFETY GLAZING WITHIN 2'4" 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 2'4" O.C. (NON BEARING WALLS ONLY)
 - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
 - KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 3'4 1/4" OR 4'2 1/2" A.F.F. W/ RAISED BAR TOP VERIFY W/ BUILDER
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 2'4" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 1702.3.5
 - 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 1/2" 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 R502.5.1.
 - ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.1 MIN 2'4" 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 14-16" SHELVES 18" O.P.F. WITH 15" INCREMENT.
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OP ABOVE FLOOD PLUS 1'-0" FREEBOARD.

CABINET BACKING		
KITCHEN	UPPER TOP @ 8'4"	BASE TOP @ 8'5"
MASTER BATH	UPPER	BASE TOP @ 8'3"
GUEST BATH	UPPER	BASE TOP @ 8'3"
LAUNDRY RM.	UPPER TOP @ 8'4"	BASE

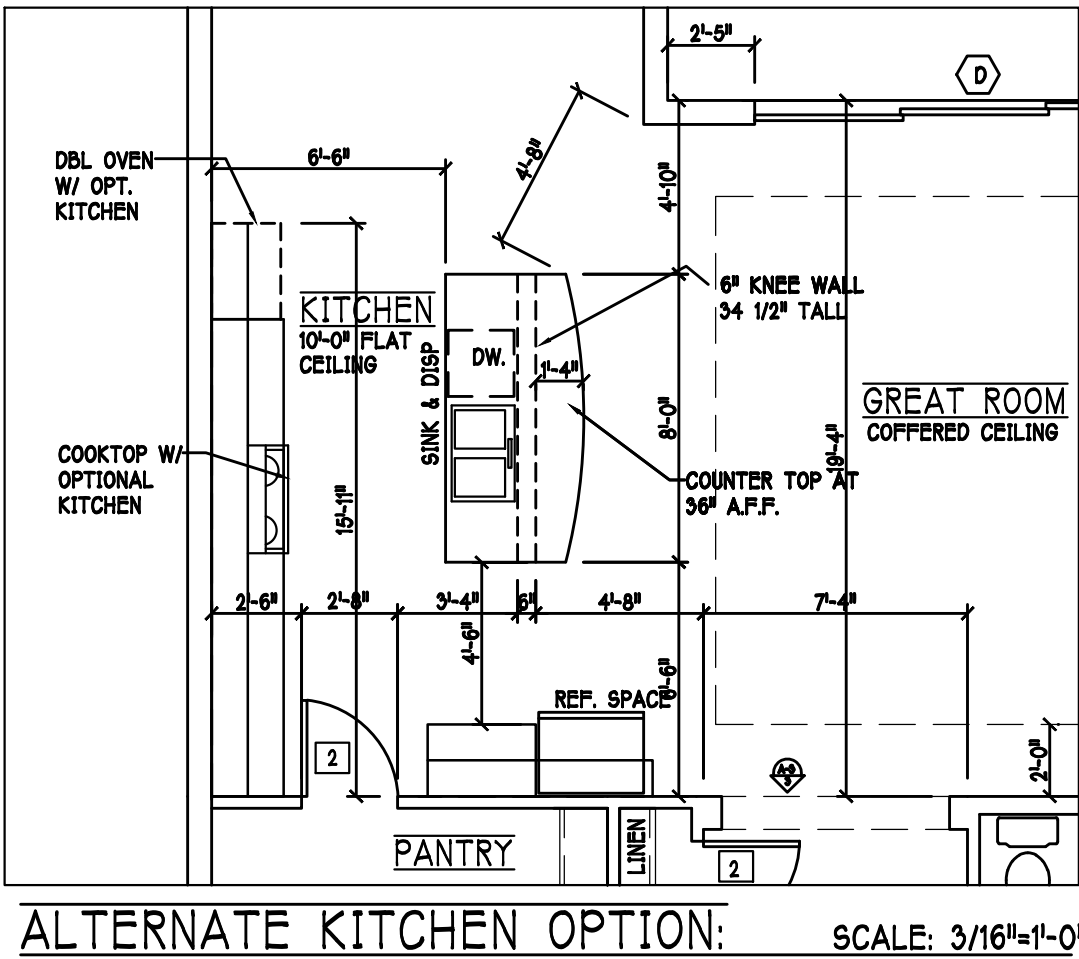


VINYL SHELF NOTES:

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

**** NOTE: ****

STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS.



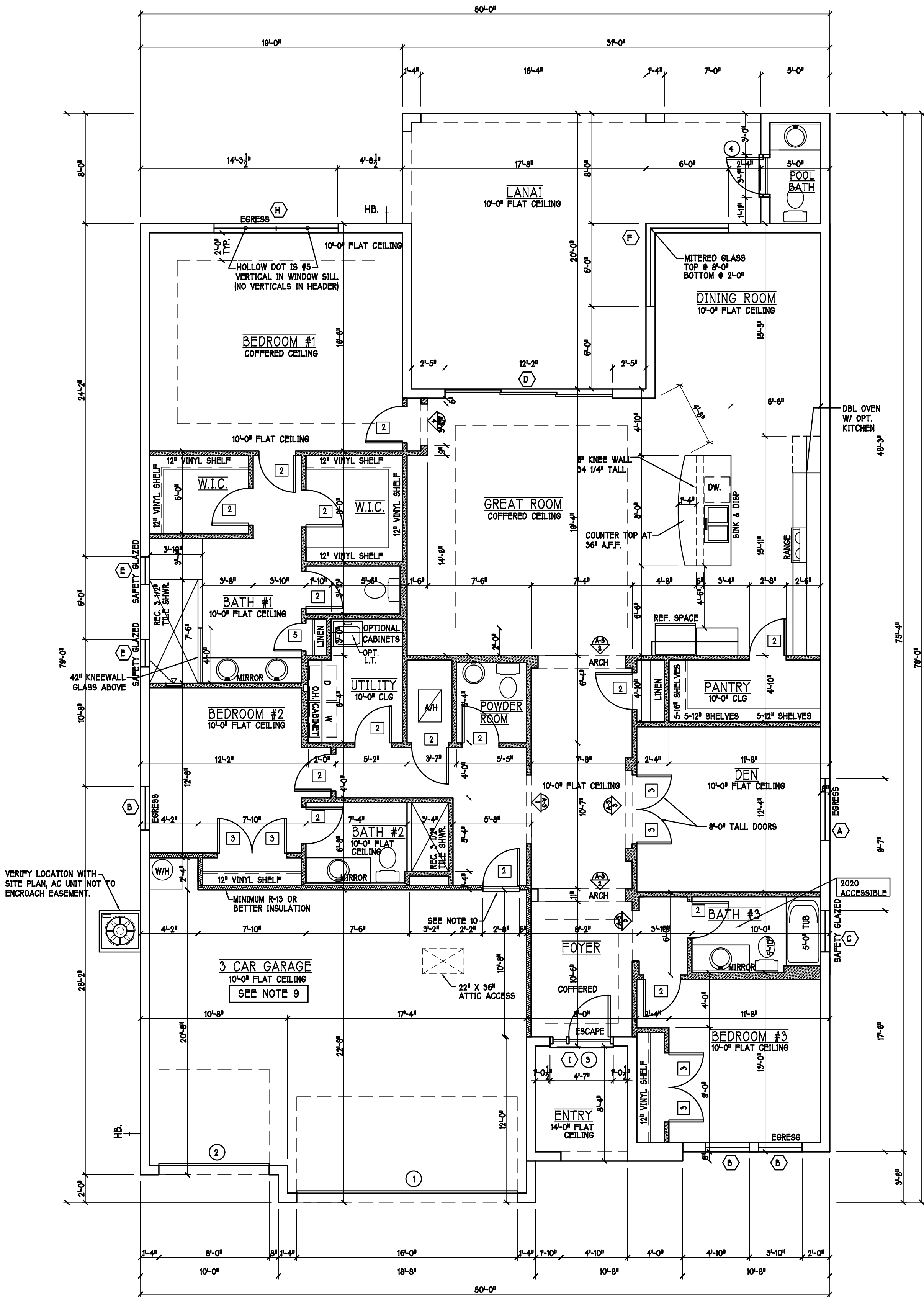
D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	96	
2	OVERHEAD	GARAGE DOOR	96	96	
3	3080	ENTRY DR.	36	96	
4	2880	ENTRY DR.	32	96	
SEE NOTE 1					4

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35	SH	54	63	
B	25	SH	38	63	
C	36" X 12"	P.B.	36	12	
D	3-4080	SL. GL. DR.	146	96	
E	44" X 24"	P.B.	24	24	FIXED GLASS
F	72" X 72"	MITERED GLASS	72	72	TOP @ 8'-0" BOTTOM @ 2'-0"
H	2-35	SH	108	63	
I	12" X 86"	SIDE LITE	12	86	
SEE NOTE 1					11

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

SQUARE FOOTAGE	
LIVING AREA	2563
GARAGE AREA	632
LANAI AREA	482
ENTRY AREA	58
TOTAL AREA	3705

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



FLOOR PLAN 1/8" SCALE: 3/16"=1'-0"

DESIGN IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE- 7TH EDITION

Gulf Coast Drafting & Design

Phone (239) 540-1822

Fax (239) 540-7759

MODEL: 2540 M W/ EXT LANAI

RESIDENCE FOR: SPEC

LOT: 514 BLOCK: 1

SUBDIV: LINDSFORD II 60s

ADDRESS: 2936 ROYAL GARDENS AVE

G.C.D. #: 12490 D.R.H. #: 578930087

DATE: 03-03-21

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

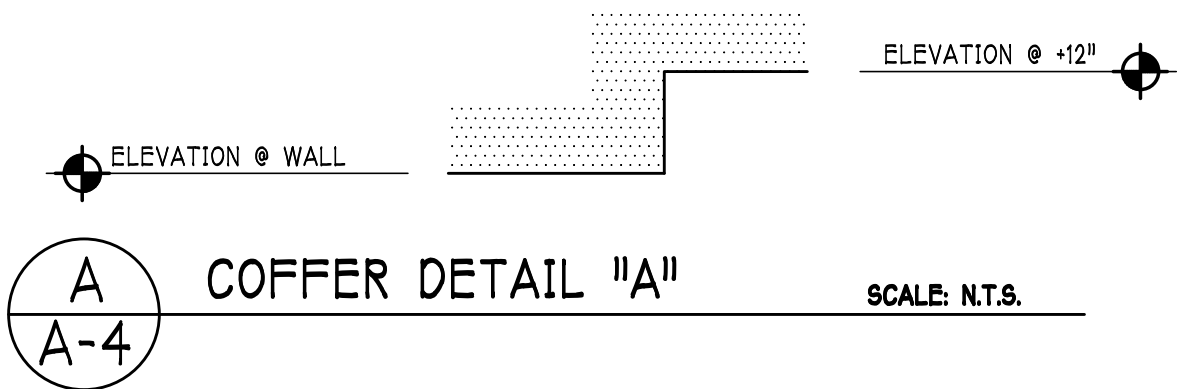
PLAN: FLOOR

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

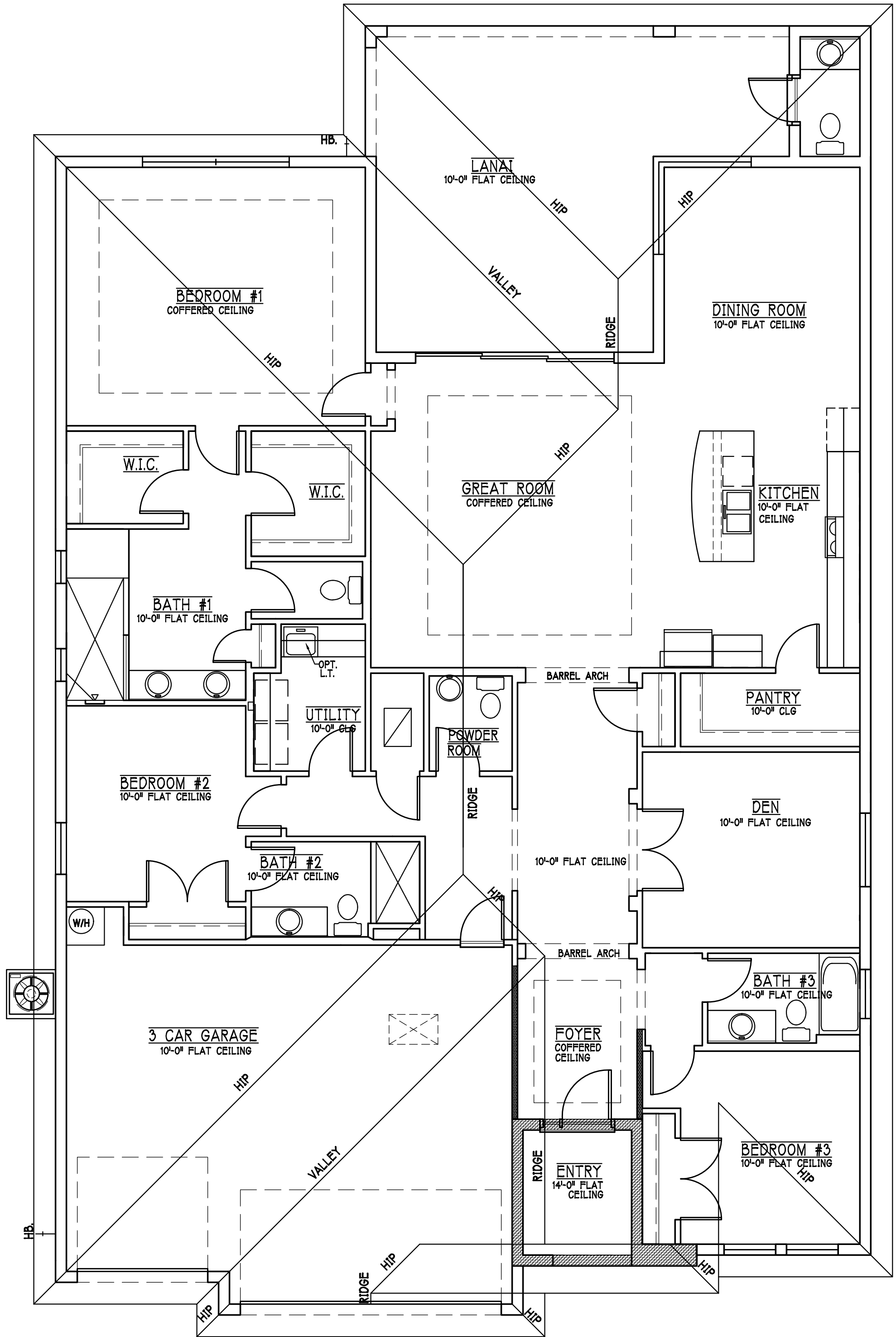
SHEET#

A-3 M

ATTIC VENTILATION					
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V.)	
ATTIC AREA (FBC R806)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/500 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)	
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents MIN AIR FLOW OF SOFFIT
①	3707 SQ. FT.	2471 SQ. FT.	7.0X	O.R.V. NOT USED	
		ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.		ATTIC VENTILATION CALCULATION: attic sq. ft. / 500 = vented sq. ft.	
6'-0" BASE 2'-0" BASE 1'-0" BASE 145 SQ. FT. FREE AREA 3'-0" BASE 2'-0" BASE 1'-0" BASE 1 SQ. FT. FREE AREA 18" BASE 1'-0" BASE 1'-0" BASE 36 SQ. FT. FREE AREA OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"					

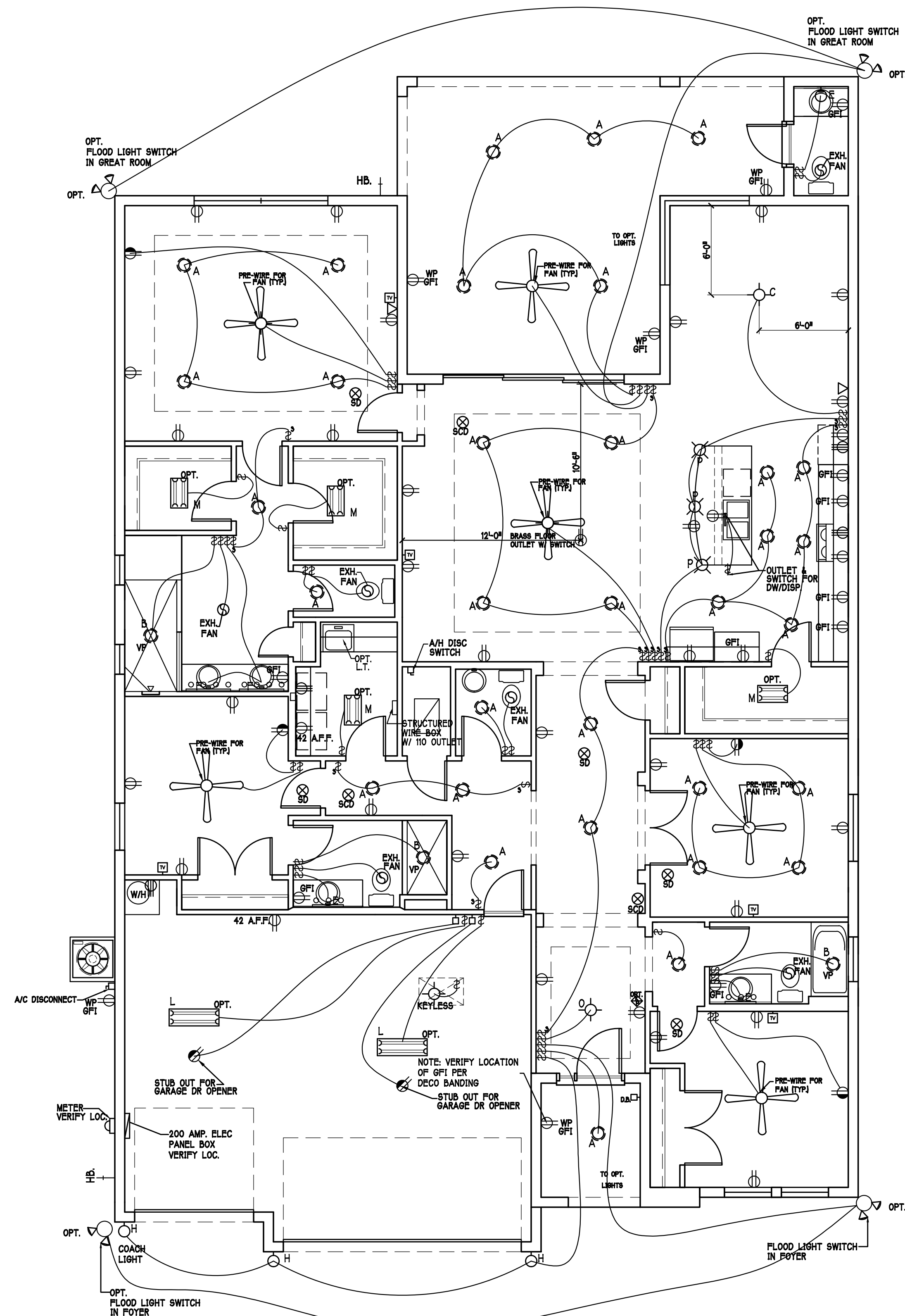
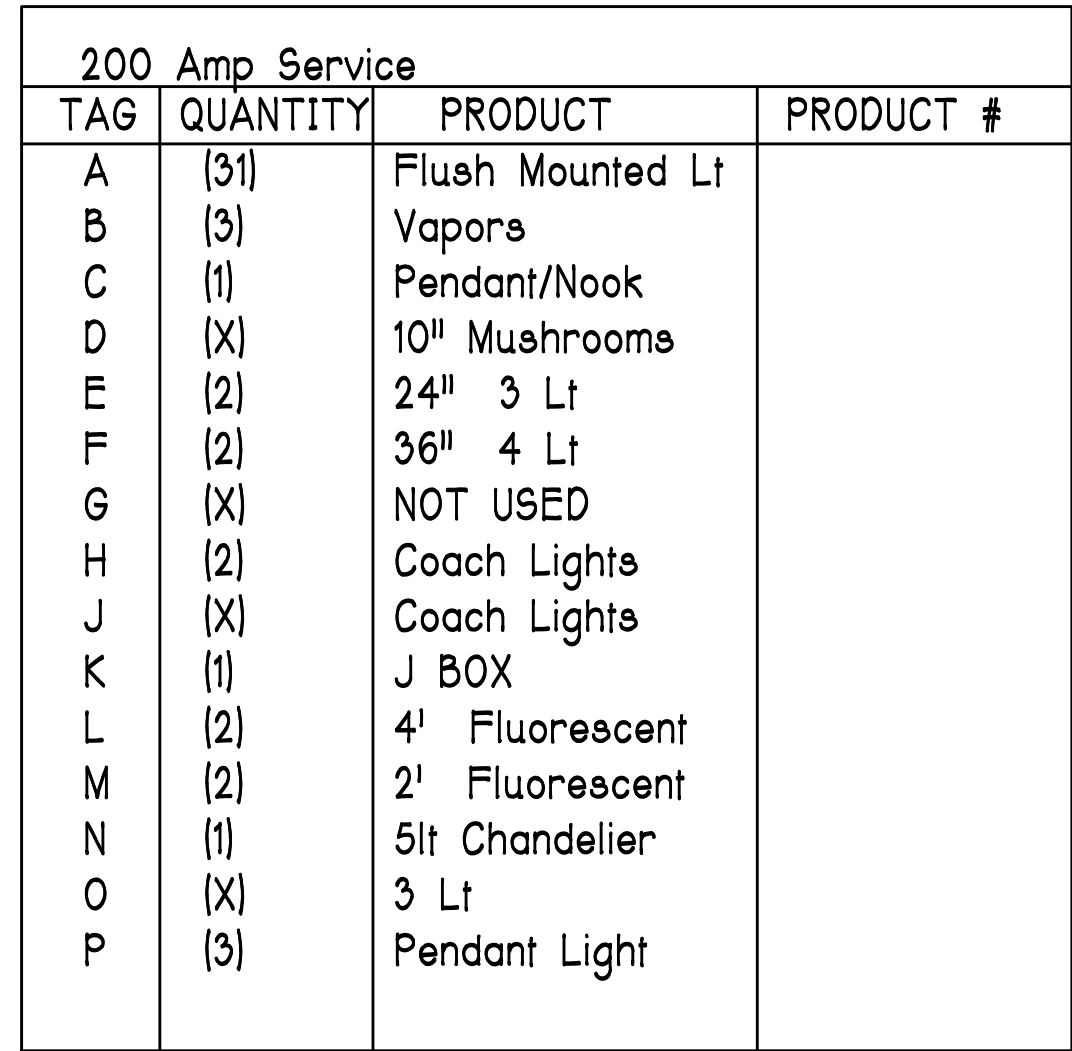
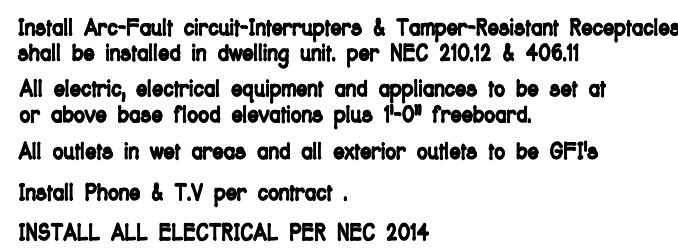


BEARING HEIGHT	
	• BEARING @ 10'-0" A.F.F.
	• INTERIOR BEARING @ 10'-0" A.F.F.
	• BEARING @ 14'-0" A.F.F.



ROOF & CEILING PLAN: "M"

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



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

GENERAL NOTES

- 2 GENERAL ROOF ASSEMBLY
- ROOF SHEATHING FBCR TABLE R603.2.2
1. 1/2" MIN. ADDED SHEATHING, EXPOSURE 1, SPAN RATING 40/20 OR BETTER.
2. INSTALL PANELS WITH LONG
3. DIMENSION PLACING PERPENDICULAR TO TRUSSES, A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.
4. SHEET STURAL.
- FLASHING
- FLASHING SHALL BE ALUMINUM, ALUMINUM ZIP COATED STEEL .079 INCHES THICK, OR .030 ALUM. ZIN. OR GALVANIZED STEEL .079 INCHES THICK, 26 GAUGE ZIP COATED 680. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AN INSTALLATION SHALL CONFORM TO SECTION R603.2.8 TO 5).
- DRIP EDGE
1. Drip edge shall be PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS.
2. 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 1/2" MIN. WIDE.
3. A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

3	
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ASPHALT SHINGLE ROOF SPEC'S

SHINGLES
304 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 D2462, 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

The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of aluminum with a minimum shank size of 12 gauge 0.105 inches with a minimum 3/8 inch diameter head and shall be of a length to penetrate the sheathing.

4	
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CLAY AND CONCRETE TILE ROOF SPECS

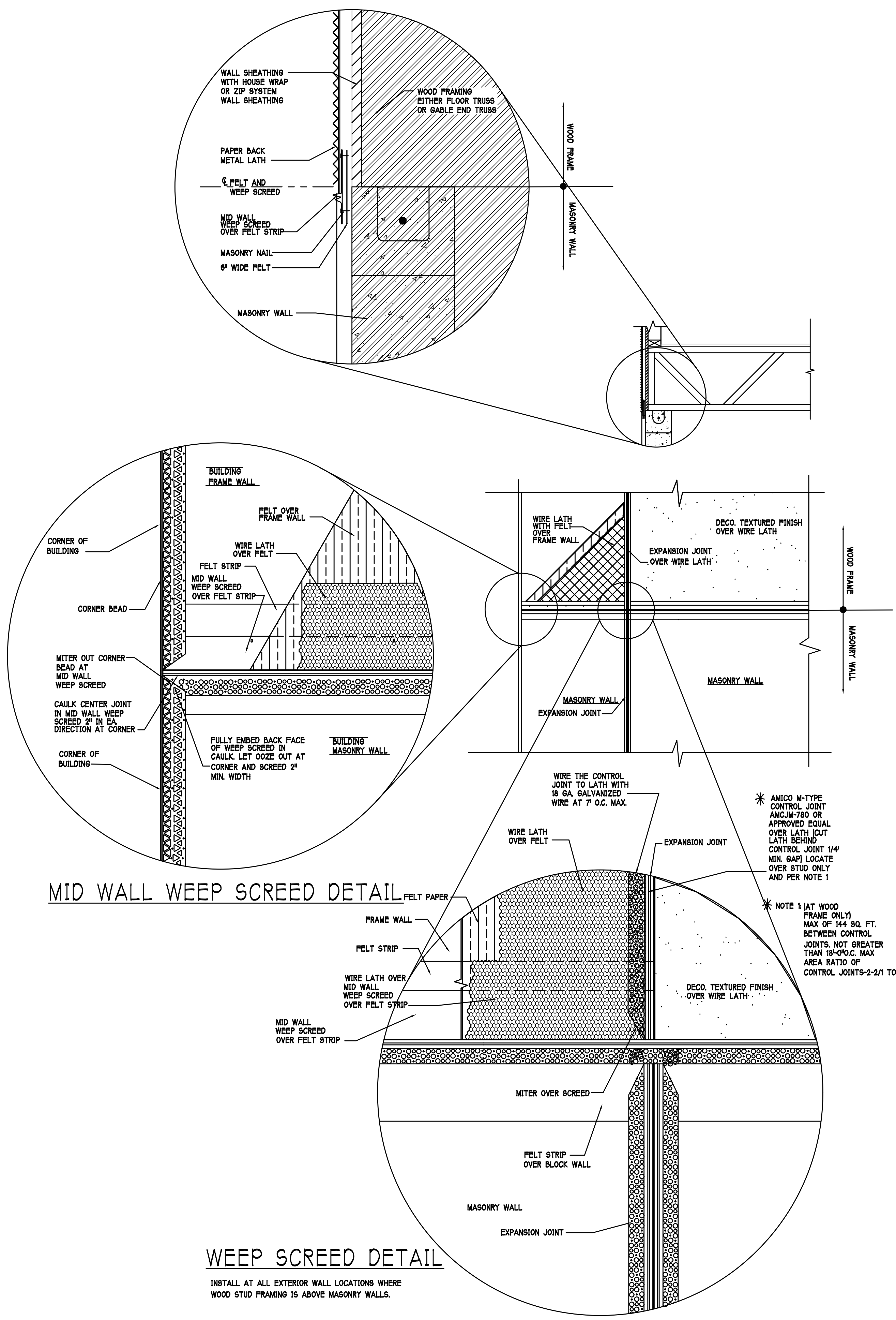
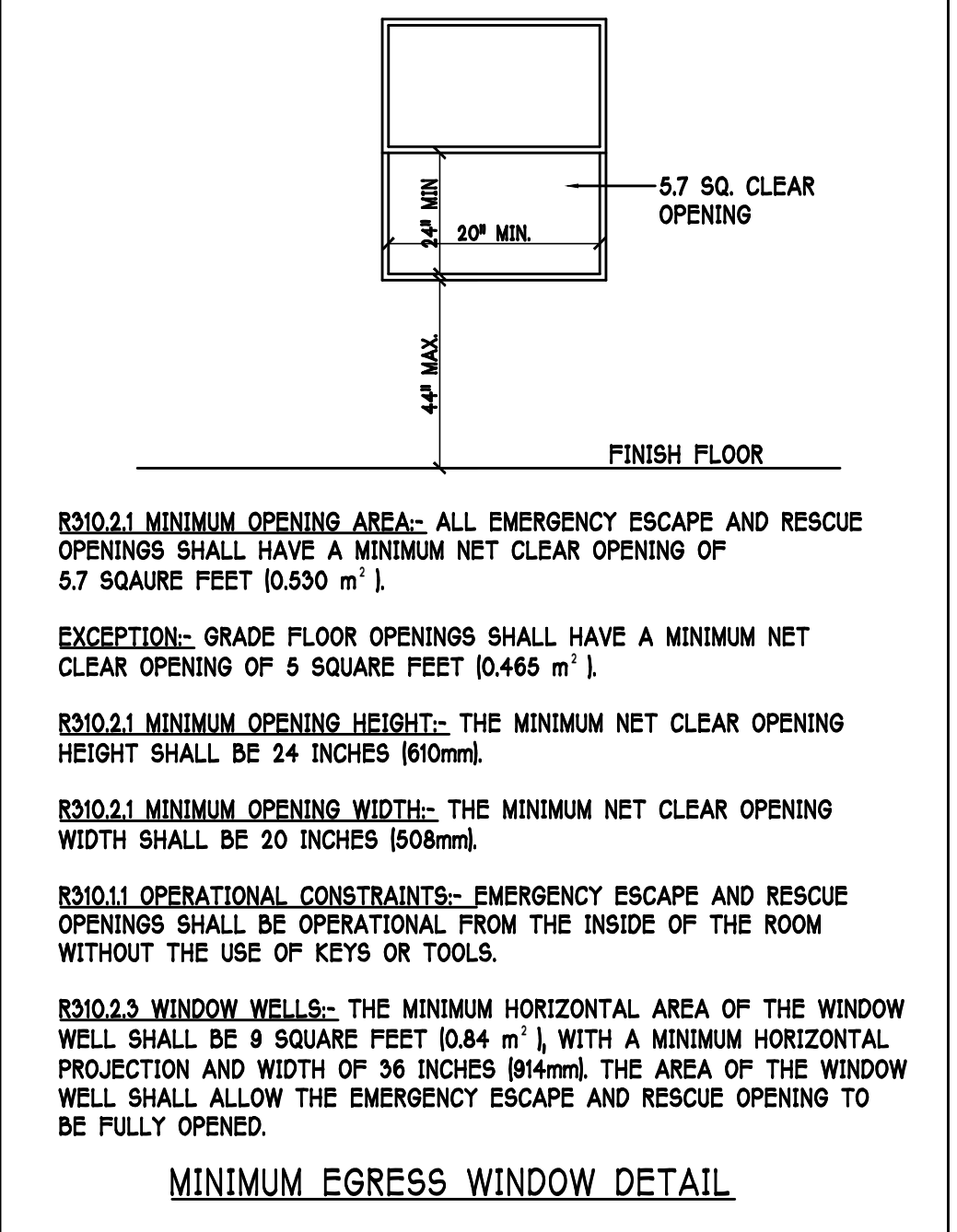
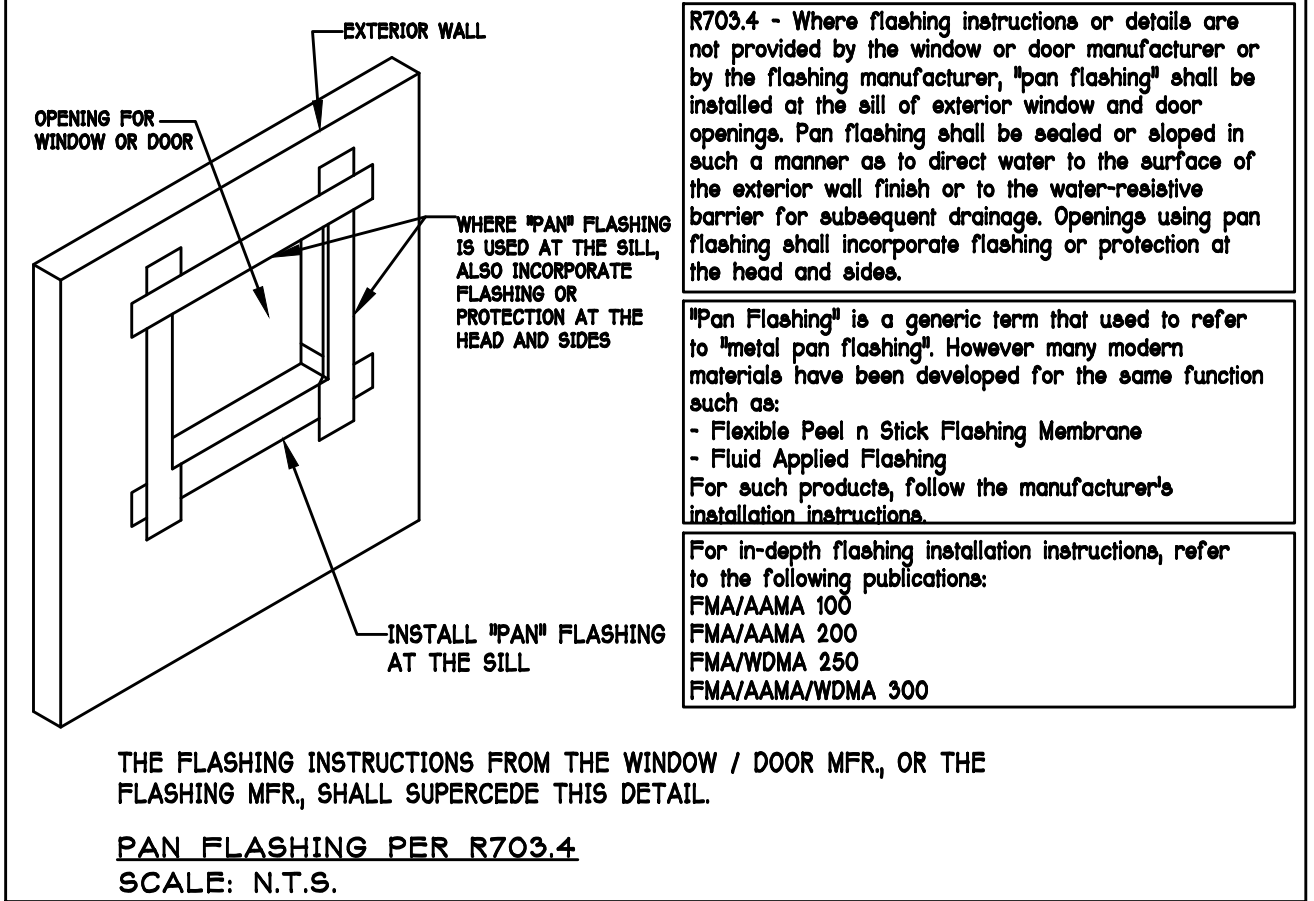
INSTALL FEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.

THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF RM053 F.B.C.

MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.

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

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



TYPICAL WALL SECTION

SCALF: NTS

D.R. HORTON • RPH
NYS
America's Builder

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

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

LOT: 514 BLOCK:
SUBDIV: LINDSFORD II 60s
ADDRESS: 2936 ROYAL GARDENS AVE
G.C.D. #: 12490 D.R.H #: 578930087

DATE:	03-03-21
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	SECTION
SCALE:	AS NOTED
SHEET#	

A-6 M

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.

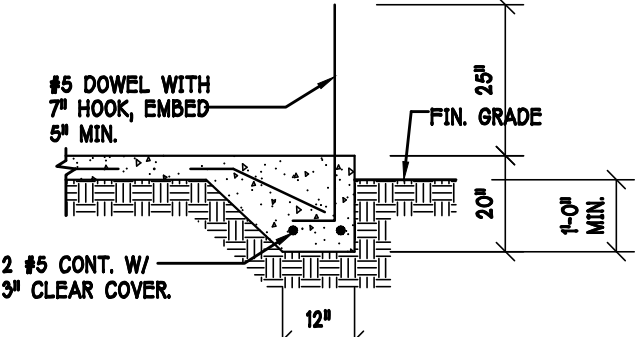
WALL FOOTING SCHEDULE

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	

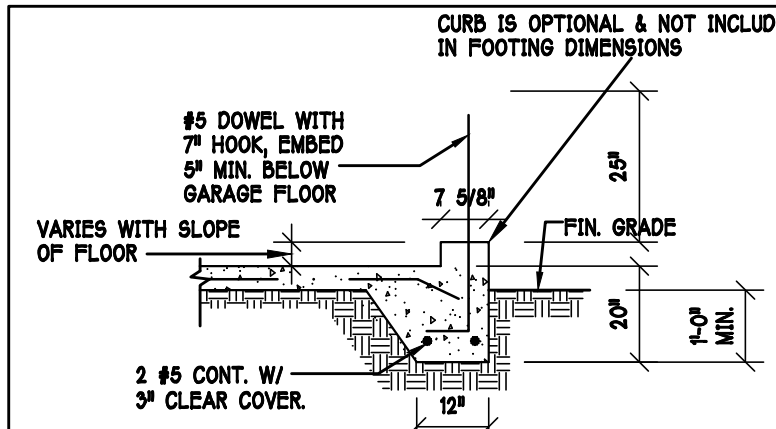
PAD FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	REMARKS
(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'-0"	5-#5 5-#5	-
(E)	2'-6"	5'-0"	1'-0"	3-#5 6-#5	-
(F)	2'-6"	4'-0"	1'-0"	3-#5 5-#5	-

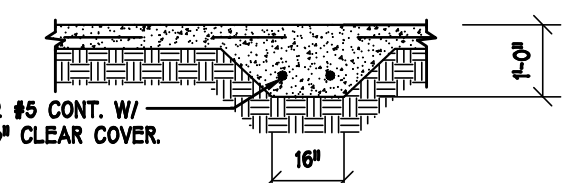
NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR, SEE 6/S-3.



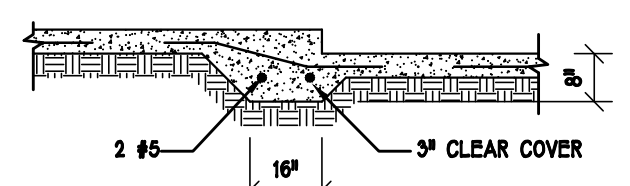
F3 FOOTING



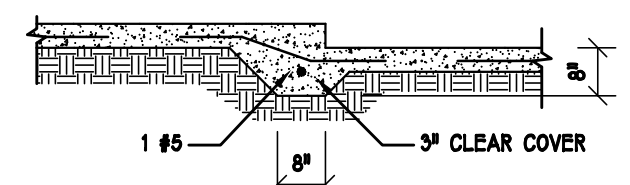
F3 WITH CURB AT GARAGE



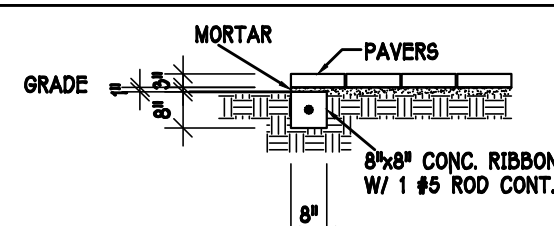
F5 FOOTING



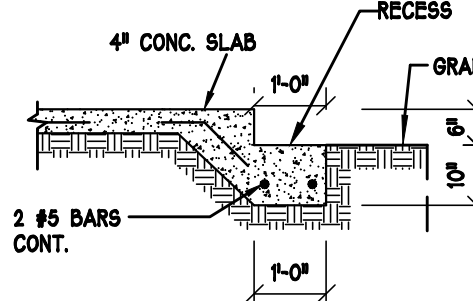
F6 STEP DOWN



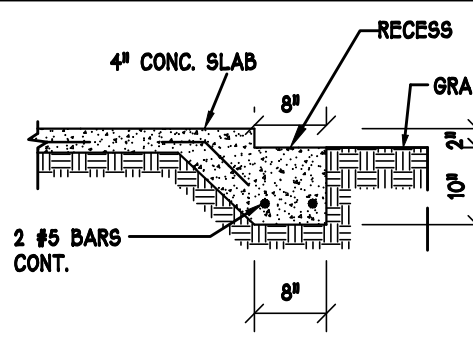
F6A STEP DOWN



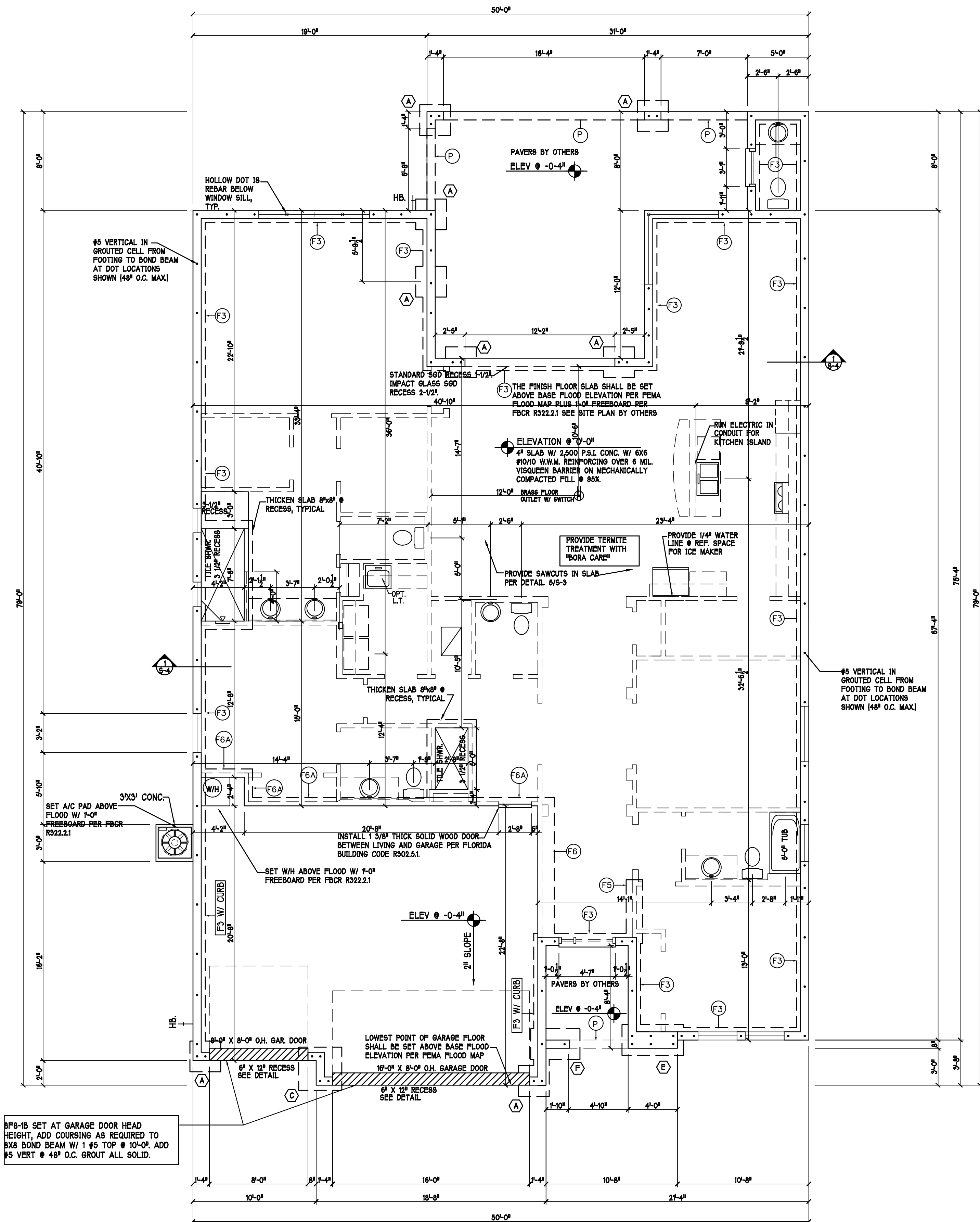
P PAVERS DETAIL ENTRY/LANAI



GARAGE DOOR RECESS (PAVERS)



GARAGE DOOR RECESS (CONCRETE)



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MODEL:
2540 M W/ EXT LANAI

LOT: 514 BLOCK:
SUBDIV: LINDSFORD II 60s
ADDRESS: 2936 ROYAL GARDENS AVE
G.C.D. #: 12490 D.R.H. #: 578930087

DATE:
03-03-21
DRAWN BY:
JSL
CHECKED BY:
JWC
REVISED:

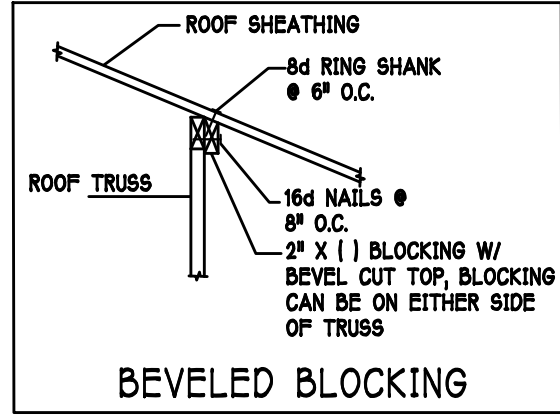
PLAN:
FOUNDATION
SCALE:
3/16" = 1'-0"
SHEET#
S-1 M

DESIGN IN ACCORDANCE W/ THE 2020
FLORIDA BUILDING CODE- 7TH EDITION

TRUSS STRAPPING TO MASONRY			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
INSTALL METAL16 AT ALL TRUSSES TO 1450 lb UPLIFT.	(1) MET16 TO 40	(8) 0.148x1-1/2", EMBED 4"	
1875 (1 PLY)	(1) HMET16 TO 40	(10) 0.148x1-1/2", EMBED 4"	
1795 (2 PLY)	(2) MET16 TO 40	(10) 0.148x1-1/2", EMBED 4"	
2365 (2 PLY)	(2) MET16 TO 40	(14) 0.162x3-1/2", EMBED 4"	
2365 (2 PLY)	(2) HMET12 TO 40	(12) 0.162x3-1/2", EMBED 4"	
3965/SYP 3330/SPF	MGT (2 PLY)	(22) 0.148x3" 5/8" ATR, EPOXY 12"	
4235/SYP 3640/SPF	HTT4	(18) 0.162x2-1/2", 5/8" ATR, EPOXY 12"	
4670/SYP 4015/SPF	HTT5	(26) 0.148x3" 5/8" ATR, EPOXY 12"	
5445/SYP 5360/SPF	HTT5KT	(26) SD#10x2-1/2, 5/8" ATR, EPOXY 18"	
10690/SYP 10690/SPF	(1) HGT-2	(26) 0.148x3" TO GIRDER,	
10790/SYP 10790/SPF	(1) HGT-3	(2) 3/4" ATR, EPOXY 12"	
		(16) 0.148x3" TO GIRDER,	
		(2) 3/4" 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 @ OF WALL.
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 2/S-4.

SIMPSON CATALOG C-C- 2019

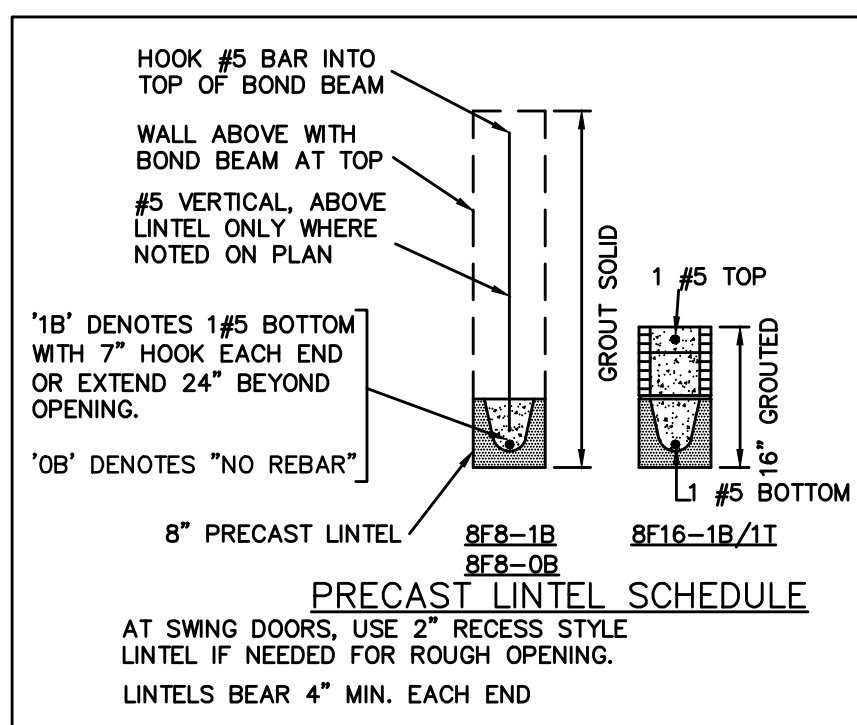


TRUSS STRAPPING TO STUD WALL/WOOD BEAM			
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER	
INSTALL AT ALL TRUSSES TO 840 lb UPLIFT.	(1) MTS16 TO 20	(14) 10dx1-1/2"	
1700	(2) MTS16 TO 20	(14) 10dx1-1/2"	
2550	(3) MTS16 TO 20	(14) 10dx1-1/2"	
1125	(1) HTS20 TO 30	(24) 10dx1-1/2"	
2250	(2) HTS20 TO 30	(24) 10dx1-1/2"	
3375	(3) HTS20 TO 30	(24) 10dx1-1/2"	
4500	(4) HTS20 TO 30	(24) 10dx1-1/2"	

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 SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

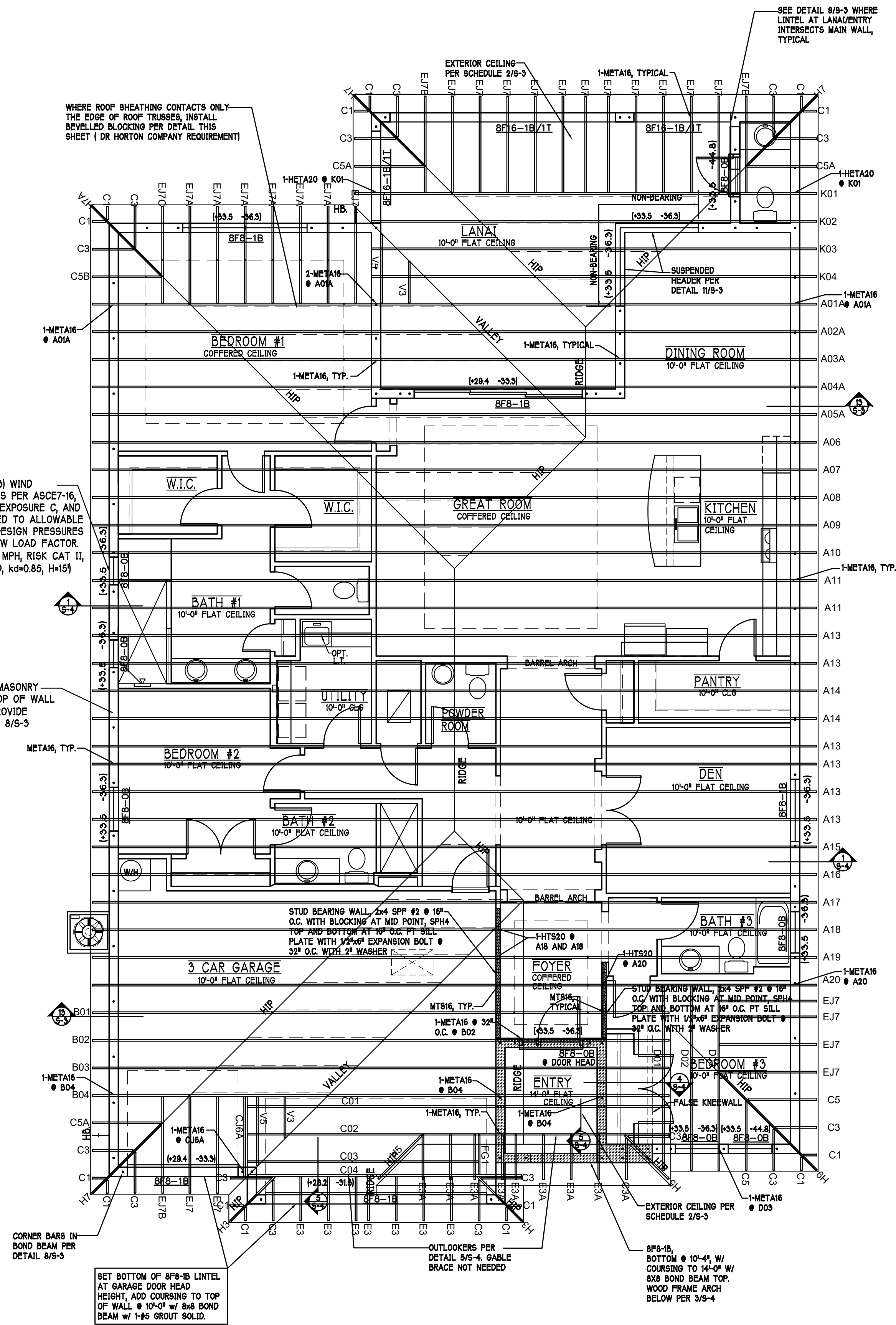
SIMPSON CATALOG C-C- 2019

- PLAN NOTES:
- 1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
 - 2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
 - 3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
 - 4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
 - 5) [8F8-B] @6, 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 1/S-3.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY BUILDERS FIRST SOURCE, JOB #: MASTER, DATED: 02/02/2018, REVISION: 02/09/21

BEARING HEIGHT	
	BEARING @ 10'-0" A.F.F.
	INTERIOR BEARING @ 10'-0" A.F.F.
	BEARING @ 14'-0" A.F.F.



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

DESIGN IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE- 7TH EDITION

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

LOT: 514 BLOCK :
SUBDIV: LINDSFORD II 60s
ADDRESS: 2936 ROYAL GARDENS AVE
G.C.D. #: 12490 D.R.H. #: 578930087

DATE: 03-03-21

DRAWN BY: JSL

CHECKED BY: JWC

REVISED:

PLAN: ROOF

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

SHEET#

S-2 M

TABLE R803.2.3.1 - NAIL SPACING BASED ON SPECIFIC GRAVITY OF RAFTER/TRUSS: ALL TRUSS TOP CHORDS AND FIELD ROOF FRAMING SHALL BE SOUTHERN PINE, SPECIFIC GRAVITY=0.55 (EXCEEDS SG=0.42 AND 0.49 OF TABLE R803.2.3.1).

ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSS WITHOUT SPLITTING.

TYPICAL HOUSE PLAN

EDGE NAIL TO BLOCKING AT RIDGE/VALLEY/HIP

STAGGER JOINTS AT SHEATHING PANELS

EDGE NAIL TO FACIA BOARD

NAIL SPACING (TABLE R803.2.3.1) WIND SPEED / EXPOSURE

NAIL TYPE (SECTION R803.2.3.1) 19/32 SHEATHING

1 NAILING OF ROOF SHEATHING

SCALE: NTS

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

EDGE

INTERIOR

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

4 MONOLITHIC FOOTINGS

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

INTERSECTION

CORNER

#5 CORNER BAR, 25"x25"

MASONRY BOND BEAM, TYPICAL

8 CORNER BAR DETAIL IN BOND BEAMS

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

THIS DETAIL ONLY USED FOR MITERED GLASS WINDOW OPTION

TRUSS PERPENDICULAR TO WINDOW

TRUSS PARALLEL TO WINDOW

TRUSS, SEE LAYOUT

3-16d TO WEBS

5-16d INTO TOP & BOTTOM CHORD OF TRUSS

2x8 DOWN FRAME STUD @ 24" OC

MITERED GLASS WINDOW, FASTEN PER MFR. SPECS.

EXTERIOR SHEATHING PER 3/S-1

TRUSS, SEE LAYOUT

2x4 BLOCKING BETWEEN ROOF TRUSSES

5-16d INTO BLOCKING AT TOP AND BOTTOM OF ROOF TRUSSES

2x8 DOWN FRAME STUD @ 24" OC

MITERED GLASS WINDOW, FASTEN PER MFR. SPECS.

EXTERIOR SHEATHING PER 3/S-1

NAIL PLYWOOD TO BLOCKING w/ 4-8d NAILS

11 SUSPENDED HEADER AT MITERED GLASS

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

SHEATHING SCHEDULE

EXTERIOR STUD WALL

FLOOR

N/A

EXTERIOR CEILING

ROOF - PER FBCR TABLE 803.2.2

19/32 CLASS A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20. FASTEN WITH RING SHANK NAILS PER DETAIL 1/S-3

(WHEN ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED)

1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 3/4" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1 1/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD.

2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD.

SOFFIT

ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R704.

2 NOTE: EXTERIOR CEILINGS SPECIFIED ABOVE MEET THE DESIGN WIND PRESSURES PER R703.1.2

SCALE: NTS

3/4" DEEP SAWCUT w/ ELASTOMERIC SEALANT

SLAB ON GRADE, SEE PLAN

NOTES:

1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.

2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

3" COVER

MAINTAIN RUN TO RISE OF 2:1 OR MORE

MAINTAIN FOOTING WIDTH & DEPTH AT ALL VERT. AND HORIZ. SEGMENTS

FOOTING REINF., SEE PLAN. LAP 40 BAR DIAMETERS

PLAN VIEW

FOOTING CORNER BARS

SCALE: NTS

5 SLAB SAWCUT DETAIL

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

UPPER BOND BEAM, SEE PLAN

HOOK BAR INTO TOP OF UPPER BOND BEAM

VERTICAL BOND BEAM, 8"x8" CMU w/ #5 VERTICAL

8"x8" BOND BEAM w/ 1-#5

7" STANDARD HOOK INTO TOP OF BOND BEAM (MAY USE 7"x25" BENT BAR)

BEARING

VERTICAL BAR IN GROUDED CELL, SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

HOOK OR CORNER BAR

MASONRY WALL

#5 VERT. AT INTERSECTION OF BOND BEAM w/ 7" HOOK AT TOP

#5 VERTICAL IN GROUDED CELL AT DOT LOCATIONS ON PLAN

9 STEPPED BOND BEAM & REINFORCING

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

2x4 BLOCK AT SHEATHING JOINT

4-16d NAILS

2x4 BRACE AT LOCATIONS SHOWN ON PLAN

3-12d TOE NAILS

2x4 BLOCKING

H2.5A CLIP @ EA. OUTLOOKER TO TRUSS

TRUSS TOP CHORD, DROP 3 1/2"

BRACE VERTICAL MEMBERS PER TRUSS MFR DETAILS

MID WALL WEEP SCREED

12d NAILS AT TRUSS BOTTOM CHORD TO SILL @ 8" O.C.

MASONRY WALL, SEE PLAN

2x4 BLOCK w/ 4-12d TOENAILS EACH END

2x6 PT SILL w/ 1/2"x6" ANCHOR BOLTS @ 32" O.C. w/ 2" WASHER

12 GABLE END BRACING

SCALE: N.T.S.

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7-16, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vwsd=124 MPH, RISK CAT II, ENCLOSED, Kd=0.85, h=15')

TYPE

INTERIOR ZONE 4

END ZONE 5

SOFFIT (10 SQ. FT.)

WINDOWS & DOORS (10 SQ. FT.)

16" OR 18" GARAGE DOORS

(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.

* ON IRREGULAR SHAPED BUILDINGS, THERE IS NO GUIDANCE IN THE CODE FOR HOW FAR A CORNER MUST PROTRUDE FROM THE MAIN BUILDING TO BE CONSIDERED "ZONE 5". WE HAVE CHOSEN "15". 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.

END ZONE 5 PRESSURES OCCUR AT "PRIMARY" OUTSIDE CORNERS OF BUILDING (BOLD LINES)

INTERIOR ZONE 4 PRESSURES

END ZONE WIDTH = 4'-0" MEASURED FROM FACE OF WALL (FIG R301.2(7))

TYPICAL HOUSE PLAN

3

8" CMU WALLS

2x4 or 2x6 P.T. BUCK @ FLANGED WINDOWS (SEE NOTE)

1/4"x3 3/4" TAPCON @ 24" OC, 3 SCREWS MIN. (SEE NOTE)

8" CMU, SEE PLAN FOR REINFORCING

DOOR

2x8 OR 2x6 P.T. SYP#2

2x2x1/8" WASHER

1/2" EXPANSION BOLT, 4" MIN. EMBEDMENT, SPACE 24" OC AND 12" FROM TOP & BOT.

BUCK FASTENING

SCALE: NTS

7 FOOTING CORNER BARS

SCALE: NTS

RETROFIT STRAPS TO CONCRETE/MASONRY		
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1-MTSM16 or 20	7-10dx1 1/2", 4-1/4"x2 1/4" TITEN
TO 1045	1-HTSM16 or 20	8-10dx1 1/2", 4-1/4"x2 1/4" TITEN
TO 2090	2-HTSM16 or 20	8-10dx1 1/2", 4-1/4"x2 1/4" TITEN
TO 4300	2-LGT2	16-16d, 7-1/4"x2 1/4" TITEN
TO 3480	HTT16	18-16d, 5/8" ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530	HGT-2/3	TWO 3/4" ALLTHREAD, DRILL & EPOXY 12" EMBED WITH SIMPSON 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 SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE

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).

THIS DETAIL ONLY USED FOR ELEVATIONS E & L

SCALE: N.T.S.

ROOF SHEATHING, SEE SCHEDULE 2/S-3

WOOD TRUSSES @ 24" OC, DESIGNED BY DELEGATED TRUSS ENGINEER

EMBEDDED STRAP AT EACH ROOF TRUSS. SEE ROOF PLAN. BREAK OUT WEB OF BLOCK AS NEEDED TO PROPERLY LOCATE EACH STRAP.

2x SUBFASCIA w/ 2-16d TO EACH TRUSS

TRUSS BEARING

SEE PLAN

APPROVED ISOLATION PLATE

8"x8" CONTINUOUS MASONRY BOND BEAM w/ 1-#5, GROUT SOLID. PROVIDE CORNER BARS PER DETAIL 8/S-3

ALUMINUM SOFFITS SHALL MEET WIND DESIGN PRESSURES PER R704 INSTALLED PER MFR. SPECS.

#5 VERTICAL SHALL HAVE 7" STANDARD HOOK INTO TOP OF BOND BEAM

#5 VERT. IN GROUDED CELL AT DOT LOCATIONS ON PLAN (48" OC MAX EXTERIOR)

13 TRUSS STRAP TO BOND BEAM

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

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

1. FLOOR & ROOF UNIFORM LOADS:

ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF

ROOF: LIVE TOP CHORD 20 PSF

LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TCLL)

CEMENT ROOF TILE DEAD LOAD 25 PSF TOTAL

SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL

MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF

DEFLECTION CRITERIA:

FLOOR L/480 LIVE, L/360 TOTAL

ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:

WIND DESIGN PER, ASCE7-16

BASIC WIND SPEED (ASCE7-16) 160 MPH

NOMINAL WIND SPEED (Vwsd TABLE R301.2.1.3) 124 MPH

BUILDING CATEGORY I

IMPORTANCE FACTOR	1.00
EXPOSURE	C
MEAN ROOF HEIGHT	= 15 FT
ROOF PITCH	5/12
ENCLOSURE CLASS	1
INTERNAL PRES. COEFF.	+/- 0.18

WINDWALL DESIGN WIND PRESSURE PER TABLE R301.2(2), R301.2(3) AND R301.2(4). SEE DETAIL ON S-3.

SOFFITS - PER R704, ALL SOFFITS & THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS USING 10 SQ. FT.

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 WFR 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 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 TMS 402/602-18

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 TRUSSES:

ALL WOOD ROOF 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, QUAYING 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.

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH, EXPOSURE C, MODEL 2540, ELEVATION M w/ EXT LANAI, JOB # MASTER, DATED: 02/08/18, REVISED: 02/09/21

DESIGN/DRAWN DWB/GH

CHECKED DWB

DATE 03/04/21

SCALE VARIES

JOB NO. DR12490

SHEET

S-3

SHEET 3 OF 4

REVISIONS

BY

STRUCTURAL ENGINEERING:

STRUCTURAL SYSTEMS

1634 SE 47th STREET, SUITE #3

ORLANDO, FL 32839

CA# 8829

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

BUILDER:

D-R-HORTON

2936 ROYAL GARDENS AVENUE

FORT MYERS, FLORIDA

LOT: 514 SUBDIVISION: LINDSFORD II

STRUCTURAL DETAILS

MODEL 2540 M

EXT LANAI

DESIGN/DATE

03/04/21

SCALE

VARIES

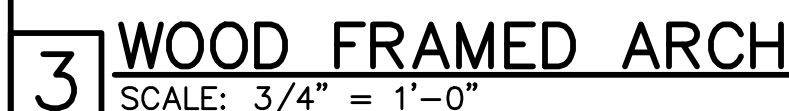
JOB NO.

DR12490

SHEET

S-3

SHEET 3 OF 4

[illegible]

STRUCTURAL ENGINEERING:

**STRUCTURAL
SYSTEMS**
OF NORTH FLORIDA

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

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL

BUILDER:

BUILDER:

D·R·HORTON · PHI
NYSE

America's Builder

STRUCTURAL DETAILS
MODEL 2540 M
EXT LANAI
2936 ROYAL GARDENS AVENUE
FORT MYERS, FLORIDA
LOT: 514 SUBDIVISION: LINDSFORD II

DESIGN/DRAWN
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03/04/21
SCALE
VARIES
JOB NO.
DR12490
SHEET

S-4

SHEET 4 OF 4

FOR BUILDERS FIRST SOURCE TRUSSES, 160 MPH, EXPOSURE C, MODEL 2540, ELEVATION M w/ EXT LANAI, JOB # MASTER, DATED: 02/08/18, REVISED: 02/09/21