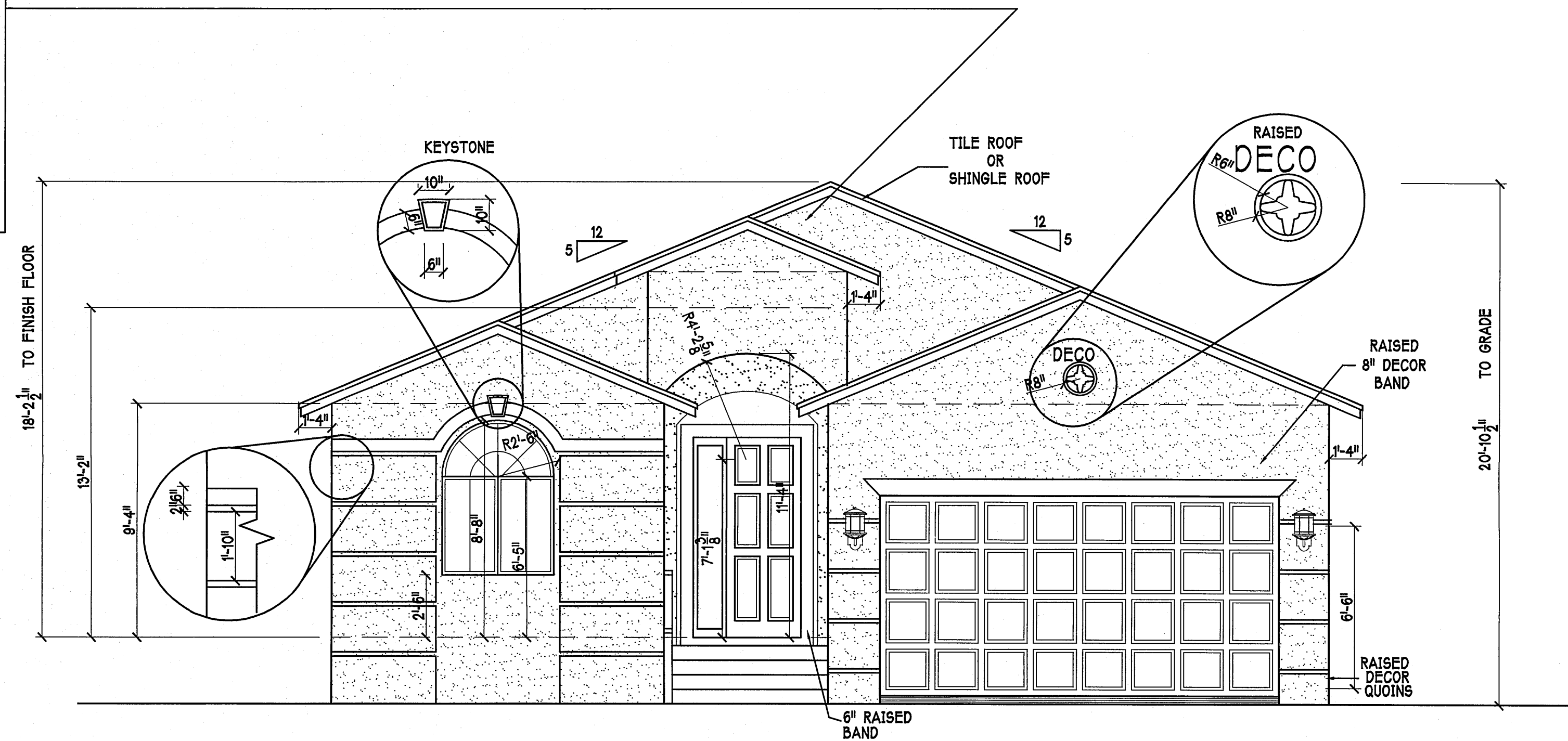


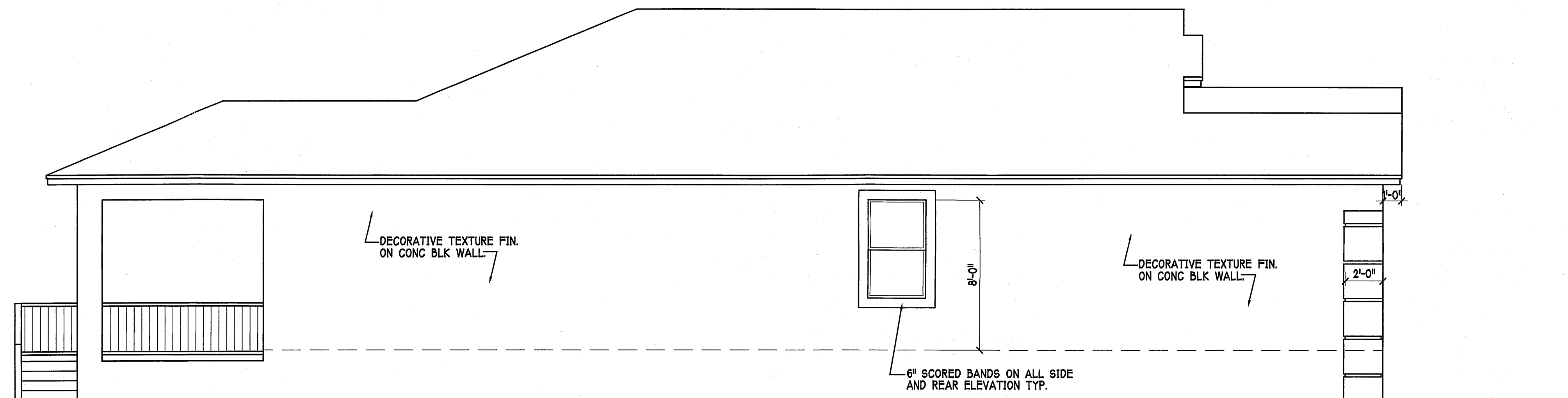
REAR ELEVATION: "B"

SCALE: AS NOTED



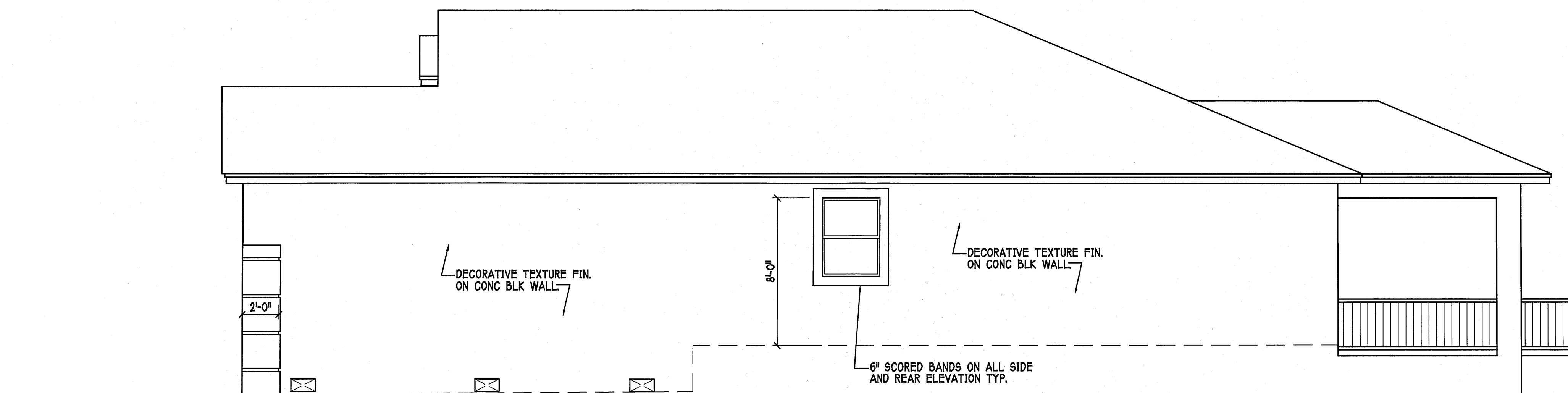
FRONT ELEVATION: "B"

SCALE: AS NOTED



LEFT SIDE ELEVATION: "B"

SCALE: AS NOTED



RIGHT SIDE ELEVATION: "B"

SCALE: AS NOTED

7-22-10	ADD SCORED BANDS ON SIDE AND REAR
7-22-10	CHANGE S.G.D. TO 8080
8-30-10	UPDATE ELECTRICAL
9-13-11	REVISED KITCHEN

DESIGN IN ACCORDANCE WITH
THE FLORIDA BUILDING CODE 2010

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

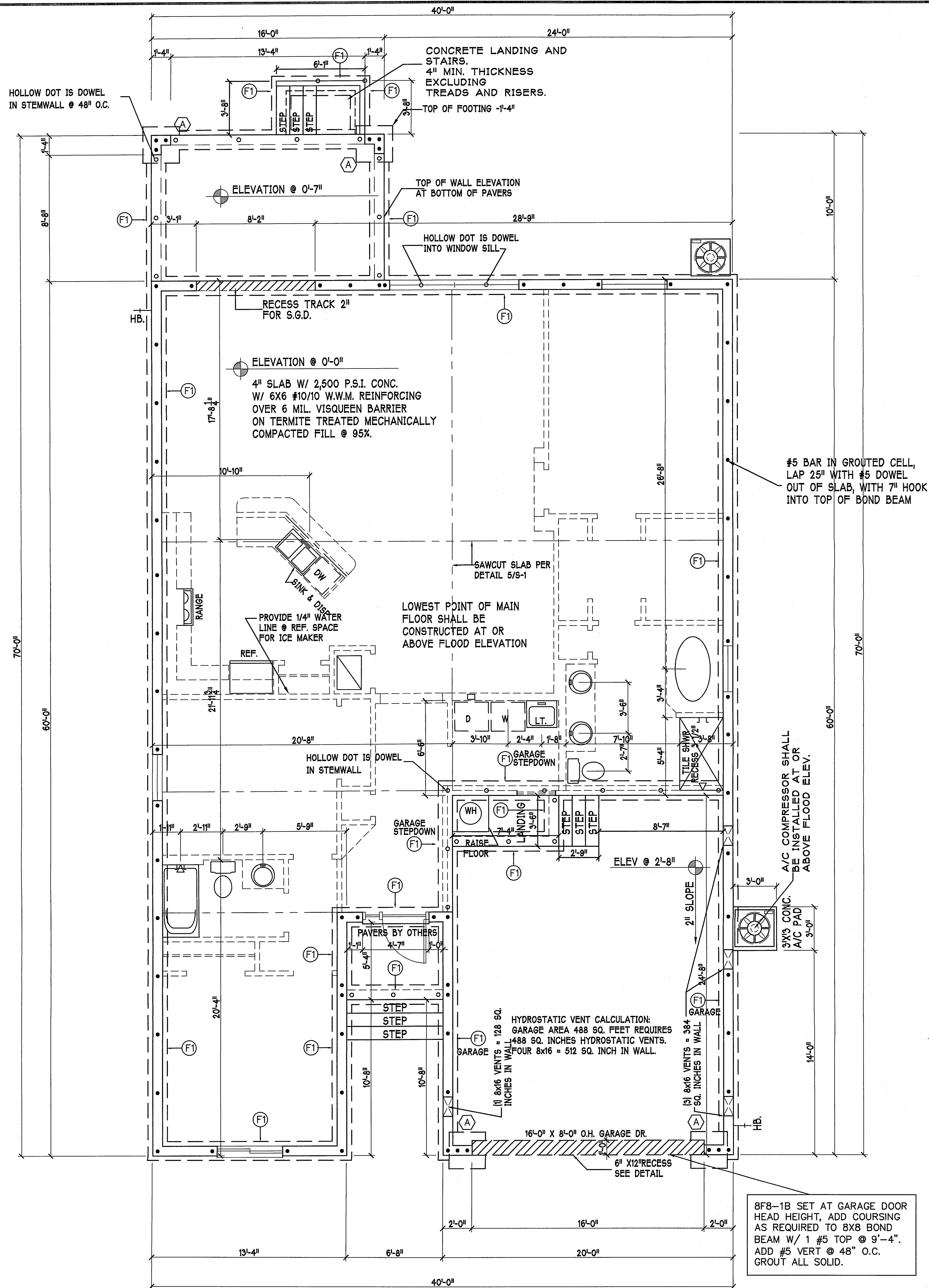
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DEREK J. GERBER P.E.
OCT 18 2012
FL PE #58552

MODEL: UNIT 1804
RESIDENCE FOR: SPEC
LOT: 71
SUBDIV: BANYAN BAY
ADDRESS: 8072 BAYAN BREEZE WAY
G.C.D. JOB #: DR-2826

DATE: 10-17-12
DRAWN BY: JWC
CHECKED BY: JWC
REVISOR:
PLAN: ELEVATIONS
SCALE: 1/4" = 1'-0"
SHEET#

A1-B

D.R. HORTON
America's Builder



STAIRWAYS HAVING FOUR OR MORE RISERS ABOVE A FLOOR OR FINISHED GROUND LEVEL, SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF A TREAD.

TREADS SHALL BE OF UNIFORM DEPTH AND RISERS OF THAT THE SUM OF TWO RISERS AND A TREAD, EXCLUSIVE OF PROJECTION OF NOSING, IS NOT LESS THAN 24 INCHES NOR MORE THAN 25 INCHES. THE HEIGHT OF RISERS SHALL NOT EXCEED 7 3/4 INCHES AND TREADS, EXCLUSIVE OF NOSING, SHALL BE NOT LESS THAN 9 INCHES WIDE.

TREADS SHALL BE OF UNIFORM DEPTH AND RISERS OF UNIFORM HEIGHT IN ANY STAIRWAY BETWEEN TWO FLOORS. THERE SHALL BE NO VARIATION EXCEEDING 3/16 INCH IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS AND THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT.

CONCRETE LANDING AND STAIRS. 4" MIN. THICKNESS EXCLUDING TREADS AND RISERS.

HAND RAIL

LESS THAN 4" TYP. BETWEEN SPINDLES

PAVERS

MIN. HGT. 36" MAX. HGT. 42"

7 1/2" GRADE

REAR STAIR DETAIL

FOUNDATION PLAN

SCALE: 1/4" = 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) 'F# 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-1 AND TABLE 2 ON A-6.

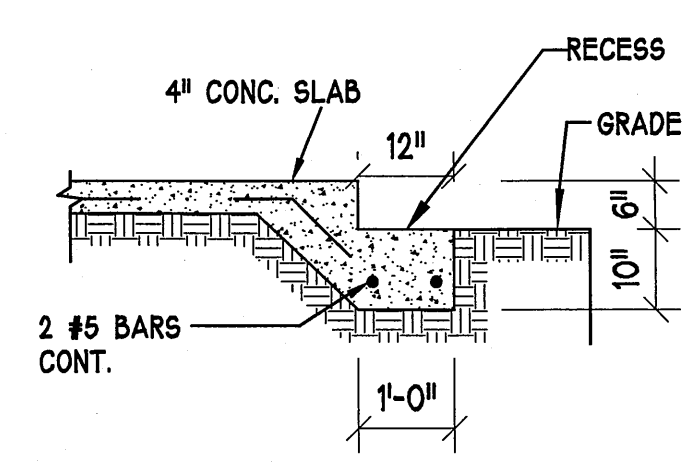
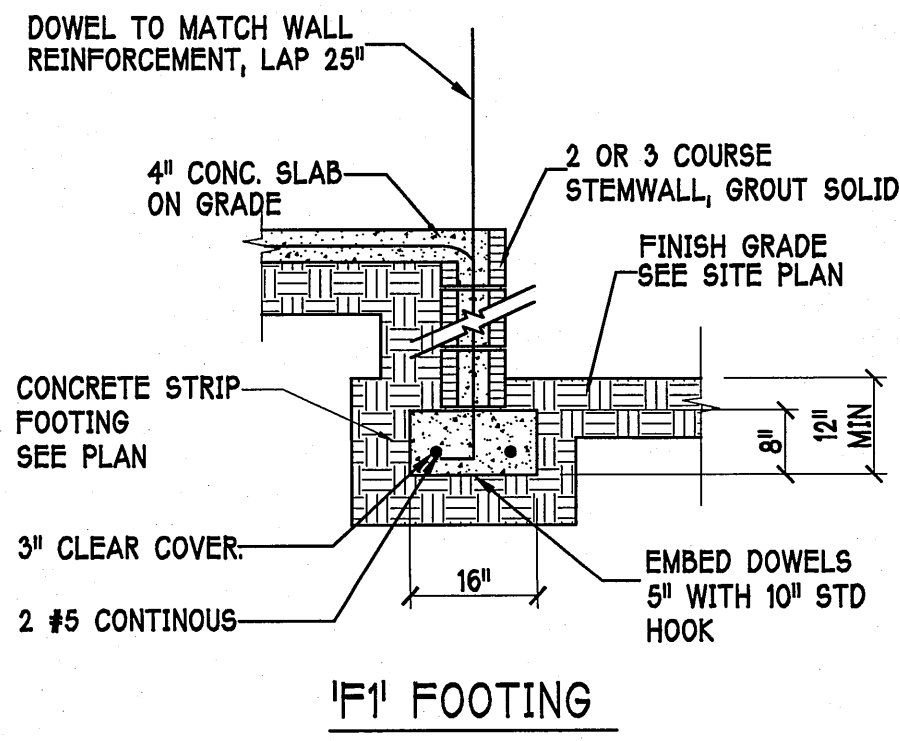
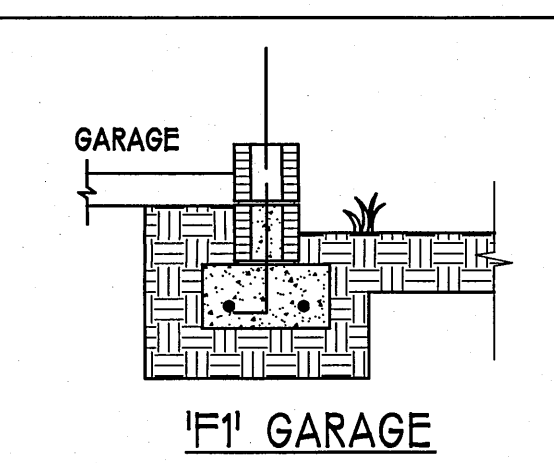
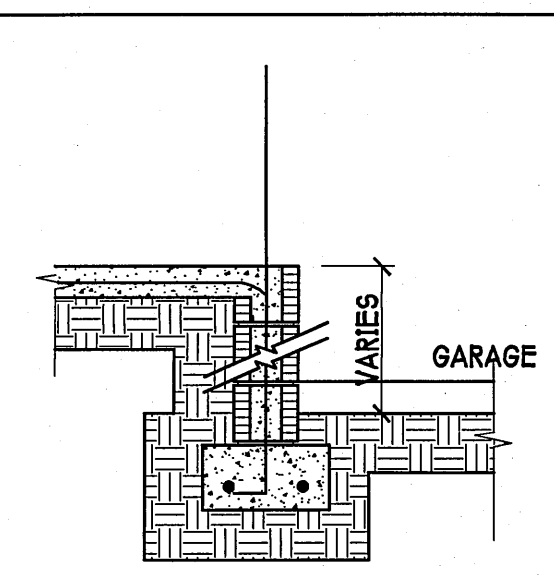
PAD FOOTING SCHEDULE

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'-2"	5-#5	5-#5	-
X	E	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-

WALL FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE	REF.
X	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		
	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.



RECESS @ GARAGE DOOR

SCALE: 1/2" = 1'-0"

FOUNDATION PLAN: "B&C"

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

DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010

D.R. HORTON
America's Builder

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

STRUCTURAL
ENGINEERING
P.E.
OCT 18 2012
FL PE #68552

LOT: 71
SUBDIV: BANYAN BAY
ADDRESS: 8072 BAYAN BREEZE WAY
G.C.D. JOB #: DR-2826

MODEL: UNIT 1804
RESIDENCE FOR: SPEC

DATE: 10-17-12

DRAWN BY: JWC

CHECKED BY: JWC

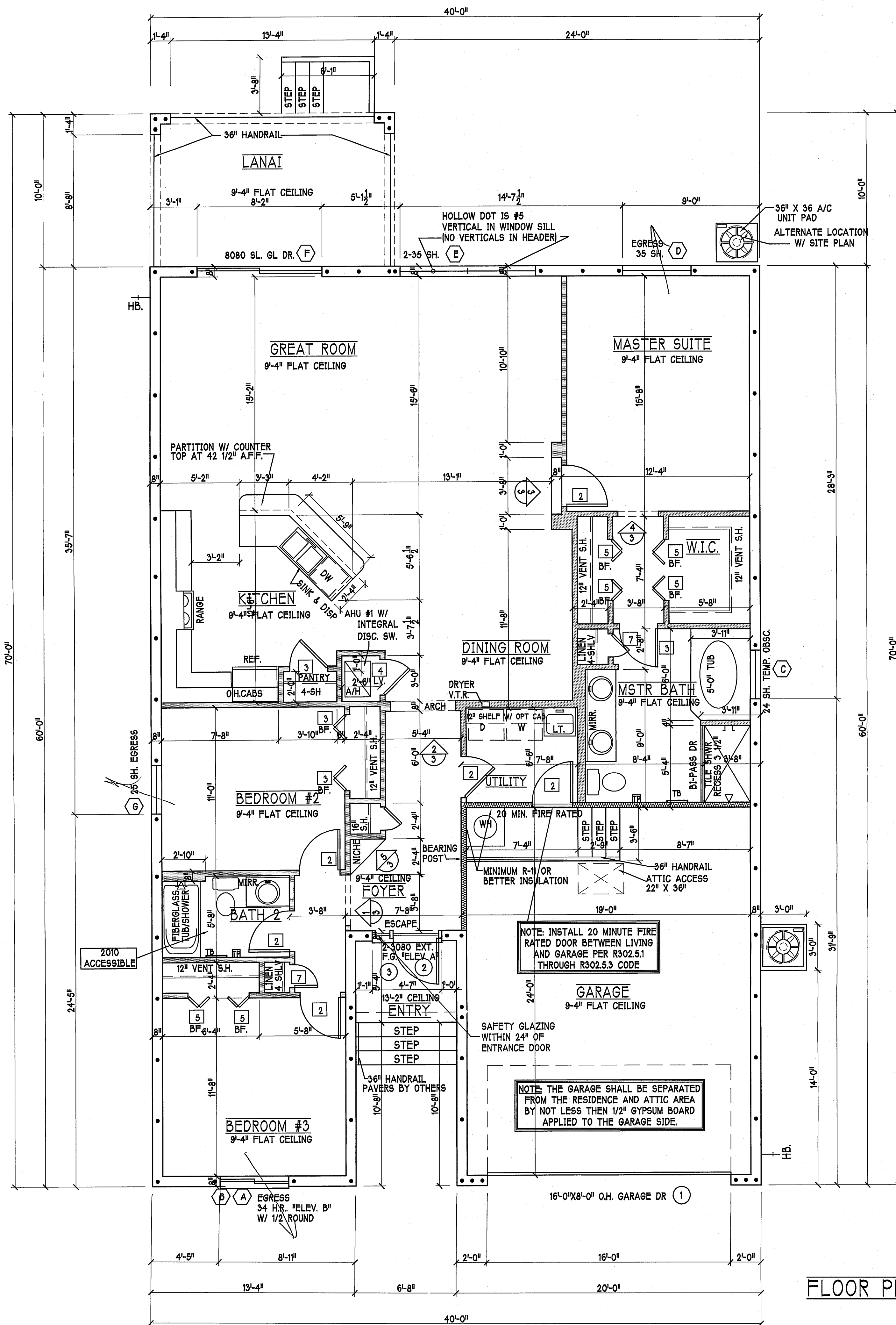
REVISED:

PLAN: FOUNDATION

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

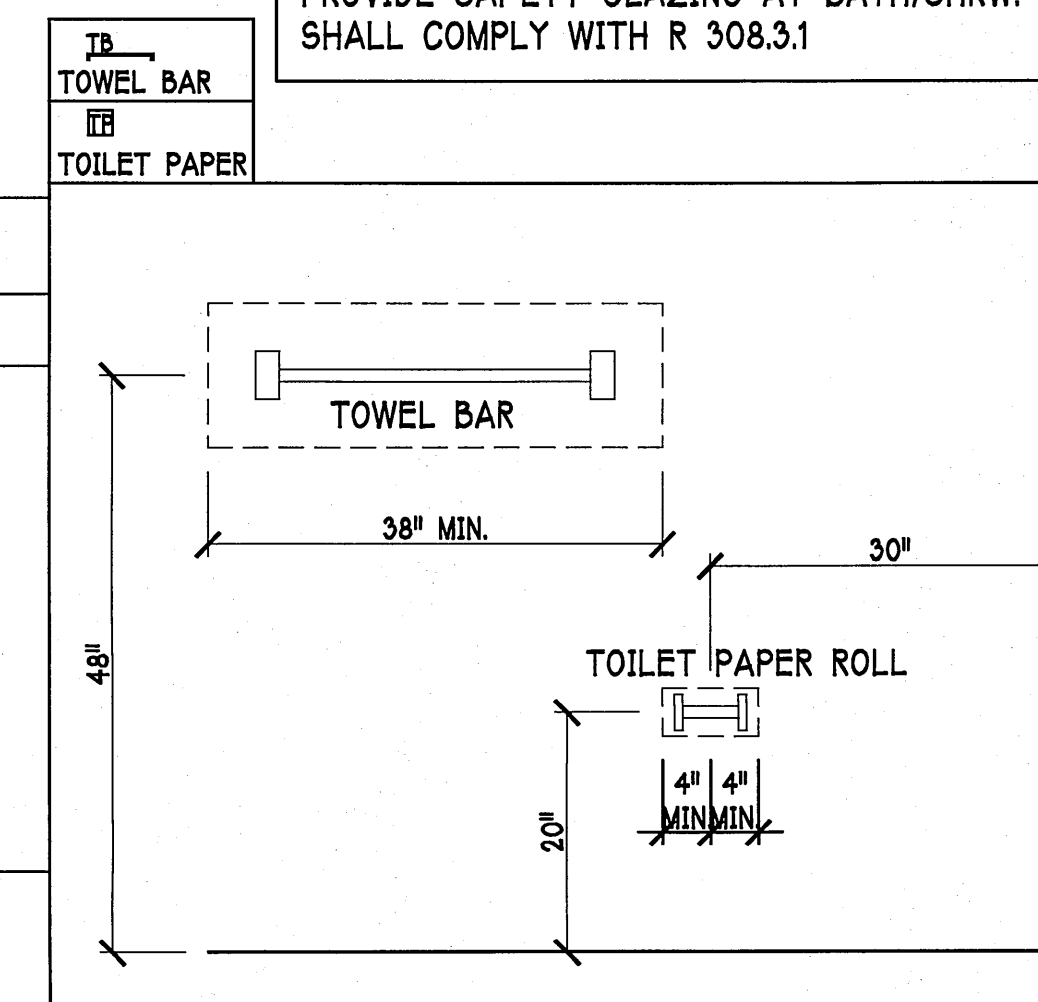
SHEET#

A2-B&C



FLOOR PLAN: "B&C" SCALE: 1/4"=1'-0"

MARK	DOOR WIDTH	NOTES
1	3'-0"	PK. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	LV. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	

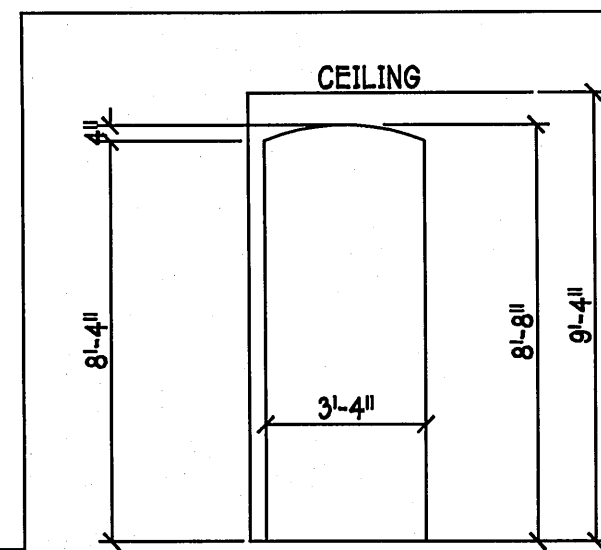


SQUARE FOOTAGE	
TOTAL LIVING AREA	1804'
GARAGE AREA	488'
ENTRY AREA	37'
LANAI AREA	160'
TOTAL AREA	2,489'

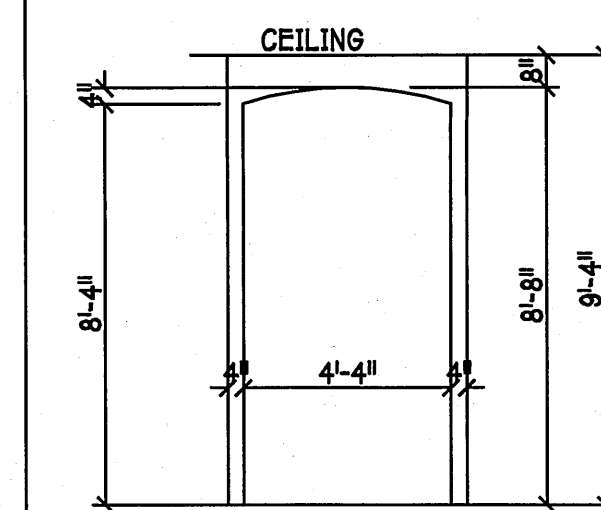
**** NOTE: ****
STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACT AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.

PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT DOOR.
(PER FLORIDA BUILDING CODE-R308.3.1)

NOTE:
PROVIDE SAFETY GLAZING AT BATH/SHRW. SHALL COMPLY WITH R 308.3.1

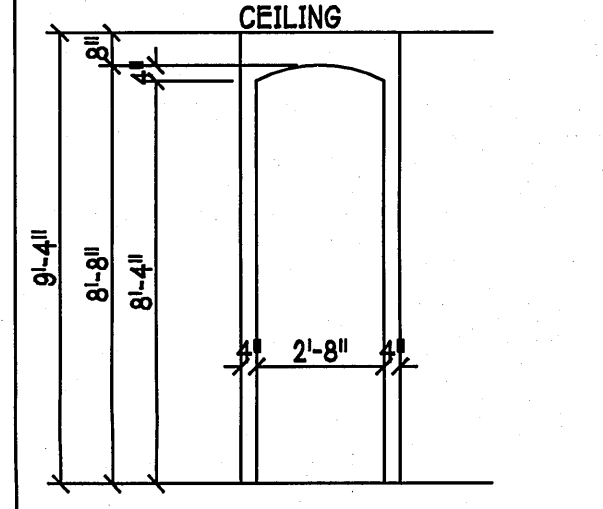


GUEST HALL DETAIL

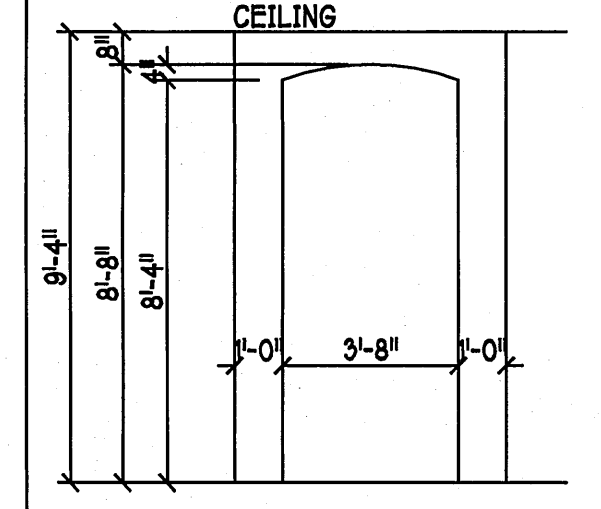


DINING/FOYER DETAIL

NICHE



MASTER SUITE DETAIL



MASTER SUITE DETAIL

WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE B, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. V ₅₀ =124 MPH							
D R HORTON							
MARK	SIZE CODE	PRODUCT DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	ZONE	WIND PRESSURE	QTY
1	OVERHEAD	GARAGE DOOR	192	96	4&5	+38.9/-43.3	1
2	SWING DOOR		36	96	4	+46.1/-50.0	1
3	12" SIDE LITE		12	96	4	+46.1/-50.0	1
					5	+46.1/-61.7	

WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE B, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR.
 $V_{50}=124$ MPH

FRAMERS NOTES:
NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING ON STUDS SHALL NOT EXCEED 24" O.C.
NON BEARING WALLS ONLY.

- PLAN NOTES:
- SEE EXTERIOR ELEVATION SHEET FOR DETAILS OF ALTERNATE WINDOW ARRANGEMENTS, ENTRY WALKS AND ADDITIONAL WALKS.
 - KITCHEN KNEE WALL 42 1/2" TO TOP USING 2x4 TOP PLATE.
 - MEDICINE CABINETS OPENING 14x18 TOP OF OPENING @ 72" / 5" OFF WALL.
 - JOB MUST BE BROOM SWEEP EVERYDAY.
 - VERIFY ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS.
 - PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE.
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS.
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5.

CABINET BACKING		
KITCHEN	UPPER TOP @ 54", 84" & 96"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 35"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

BATHROOM NOTES		
ALL TUB DECKS @ 2" A.F.F.		
ALL BLOCKING TO BE PT IN SHOWERS		
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	98 1/2" A.F.F.

VINYL SHELF NOTES:
1) ALL CLOSET SHELVES TO BE 12"
2) ALL PANTRY & LINEN TO BE (4) 16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010

D.R. HORTON
America's Builder

Gulf Coast Drafting & Design
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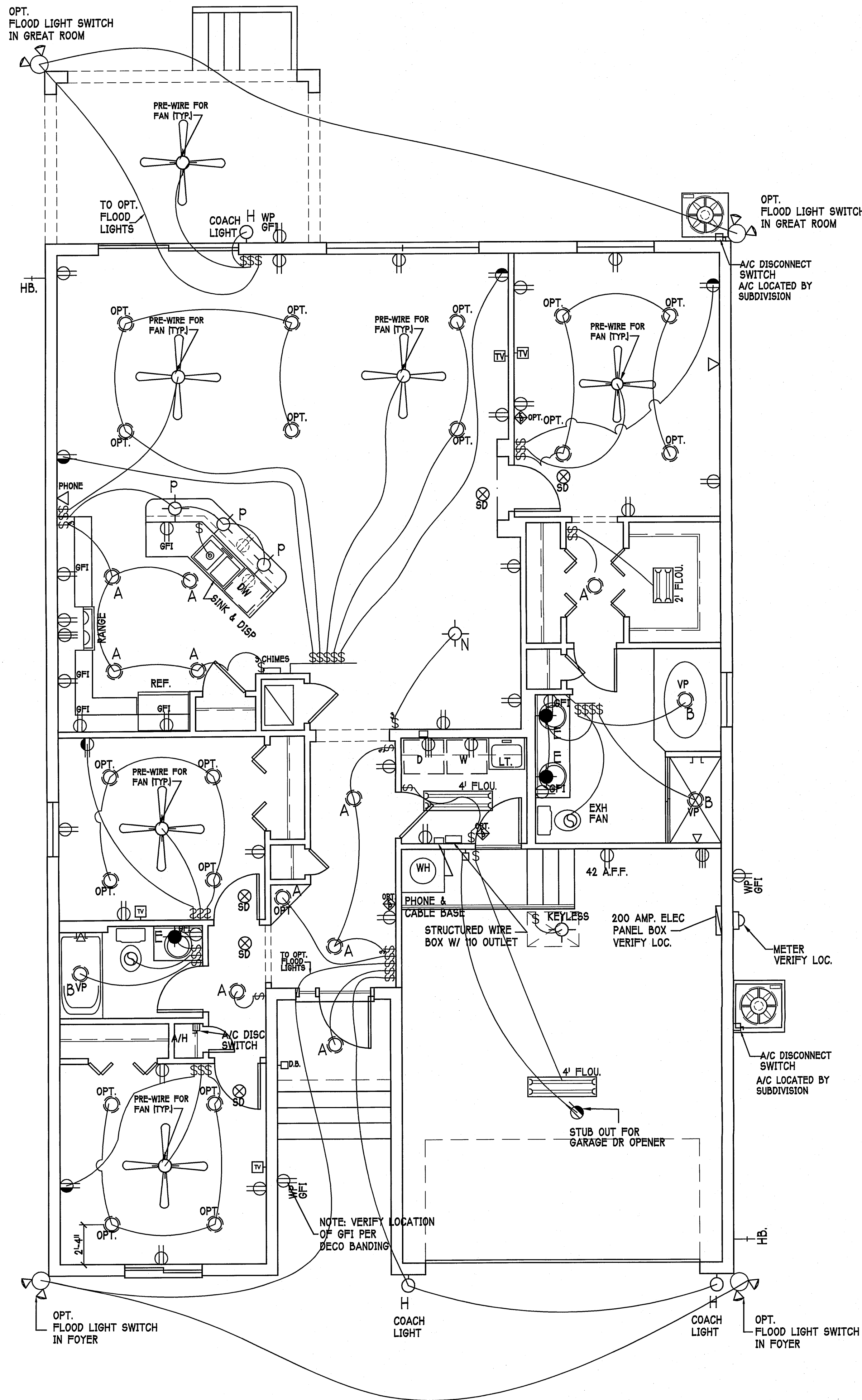
STRUCTURAL SYSTEMS
1634 SE 47th ST SUITE #3
CAPE CORRAL, FL 33904
TEL 941-595-9544
FAX 941-595-9544

MODEL: UNIT 1804
RESIDENCE FOR: SPEC

LOT: 71
SUBDIV: BANYAN BAY
ADDRESS: 8072 BAYAN BREEZE WAY
G.C.D. JOB #: DR-2826

DATE: 10-17-12
DRAWN BY: JWC
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 1/4" = 1'-0"
SHEET#

A3-B&C



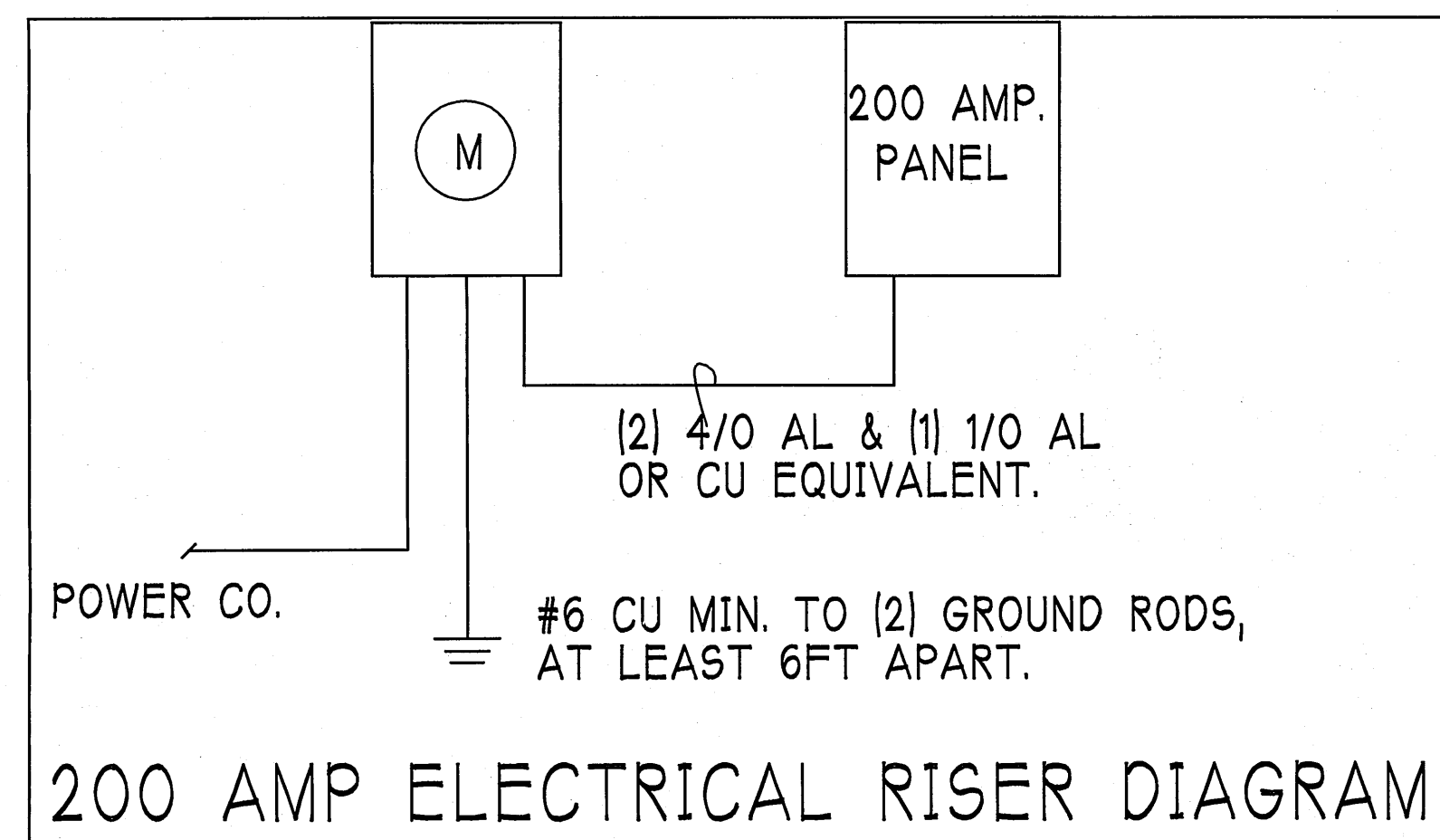
FLOOR ELECTRICAL PLAN: "B&C" SCALE: 1/4" = 1'-0"

OPTIONAL SANDOVAL ONLY

2 R66 CABLE
2 CAT6E INTERNET
ALL BEDROOMS, STUDY AND STANDER TV AREAS

ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE @ ELEV. A.F.F.
	TIMER SWITCH
	6PI 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 PERPOSES. PER RULE 8B-3.04.72
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED 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



OPTIONAL ELECTRICAL PLAN 1804 "B"

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(29)	Recessed Cans	
B	(3)	Vapors	
C	(X)	Pendant/Nook	P4070-09
D	(X)	10" Mushrooms	P3410-30
E	(3)	24" Avalon 3 Lt	P3268-09
F	(X)	36" Avalon 4 Lt	P3269-09
G	(X)	NOT USED	NOT USED
H	(3)	Coach Lights	P5815-30
J	(X)	Coach Lights	P5683-30
K	(X)	J BOX	
L	(2)	4' Fluorescent	P7186-30
M	(1)	2' Fluorescent	P7183-30
N	(1)	5lt Chandelier	P4068-09
O	(X)	3 Lt Avalon	P3773-09
P	(3)	Pendant Light	P-5068-09

Electrical Notes:
 Install Arc-Fault circuit-Interruptions & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11
 All electrical equipment to be set at or above base flood elevation.
 All outlets in wet areas and all exterior outlets to be GFI's
 Install Phone & T.V per contract .
 INSTALL ALL ELECTRICAL PER NEC 2008

THIS DOCUMENT IS UNCLASSIFIED
 DATE 10-17-12 BY JWC
 REVIEWED BY JWC
 PLAN: ELECTRICAL
 SCALE: 1/4"=1'-0"
 SHEET#

Reviewed by: LMR

DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010

D.R. HORTON
America's Builder

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

LOT: 71 BLOCK :
 SUBDIV: BANYAN BAY
 ADDRESS: 8072 BAYAN BREEZE WAY
 G.C.D. JOB #: DR-2826

MODEL: UNIT 1804
 RESIDENCE FOR: SPEC

A5-B&C

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.

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 DESIGN 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, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
1X4 STRIPPLING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPBOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" oc EDGE AND FIELD.

ANCHORAGE REQUIREMENTS:- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURERS LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND APPROVED BY THE BUILDING DESIGN ENGINEER.

MASONRY OPENING
WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH T NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2 1/4" MIN.

WHERE WINDOW FRAME IS DESIGNED TO FASTEN ONLY TO THE WOOD BUCK
(IE, FLANGED FRAME WITH WOOD SCREWS) THE BUCKS SHALL BE 2X WOOD WITH
STRUCTURAL FASTENING TO THE MASONRY WITH 1/4X 3 3/4 MASONRY SCREWS
@ 24" OC AND 6" FROM EACH END.

WOOD FRAMED OPENING:- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURERS LITERATURE OF THE ASSEMBLY BEING INSTALLED TO THE ROUGH SUBSTRATE OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF RESISTING THE APPLIED LOADS AND SHALL BE LOCATED NEAR EACH FRAME FASTENER TO MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED.

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 "H" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 16 D NAIL SPACING SHALL @6" O.C. EDGE AND FIELD. ENSURE THAT ALL NAIL BEHIND THE TOP OF THE TRUSS. NAIL SCHEDULE SHALL BE 16 D NAILS PER RB032.5 - 0.13" NOMINAL SHEATHING RING DIA. OF 0.012" OVER NAIL DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .0179 INCHES THICK, 26 GAGE AZ50 ALUM ZINC, OR GALVANIZED STEEL .0179 INCHES THICK, 26 GAGE ZINC COATED 680, FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

DRIP 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" 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 DRIP EDGE FLANGE.

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

2. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - A. INTERIOR BEARING WALLS SPF #2
 - B. RAFTERS, JOISTS, HEADERS AND BEAMS SYP #2.EXTERIOR BEARING WALLS,
3. 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, PRESSURE TREATED.
4. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
5. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
6. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
7. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE WOOD TRUSSES AND ATTIC 100.
8. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
9. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
10. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
11. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
12. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWY-76.
13. MICRO-LAMS [OR EQUAL PARALAMS, LVL'S, ETC] SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 26 GA., MIN., GALVANIZED STEEL FLASHING.
14. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.
15. SPACE FRAMING OF ARCHES UNDER TIE BEAM SHALL BE FILL IN FRAME UNLESS NOTED OR CONSTRUCTED OTHERWISE.

SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacture. Installation shall comply with the manufactures requirements for installation in the given Florida wind zone, as determined by ASTM D 3161.

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

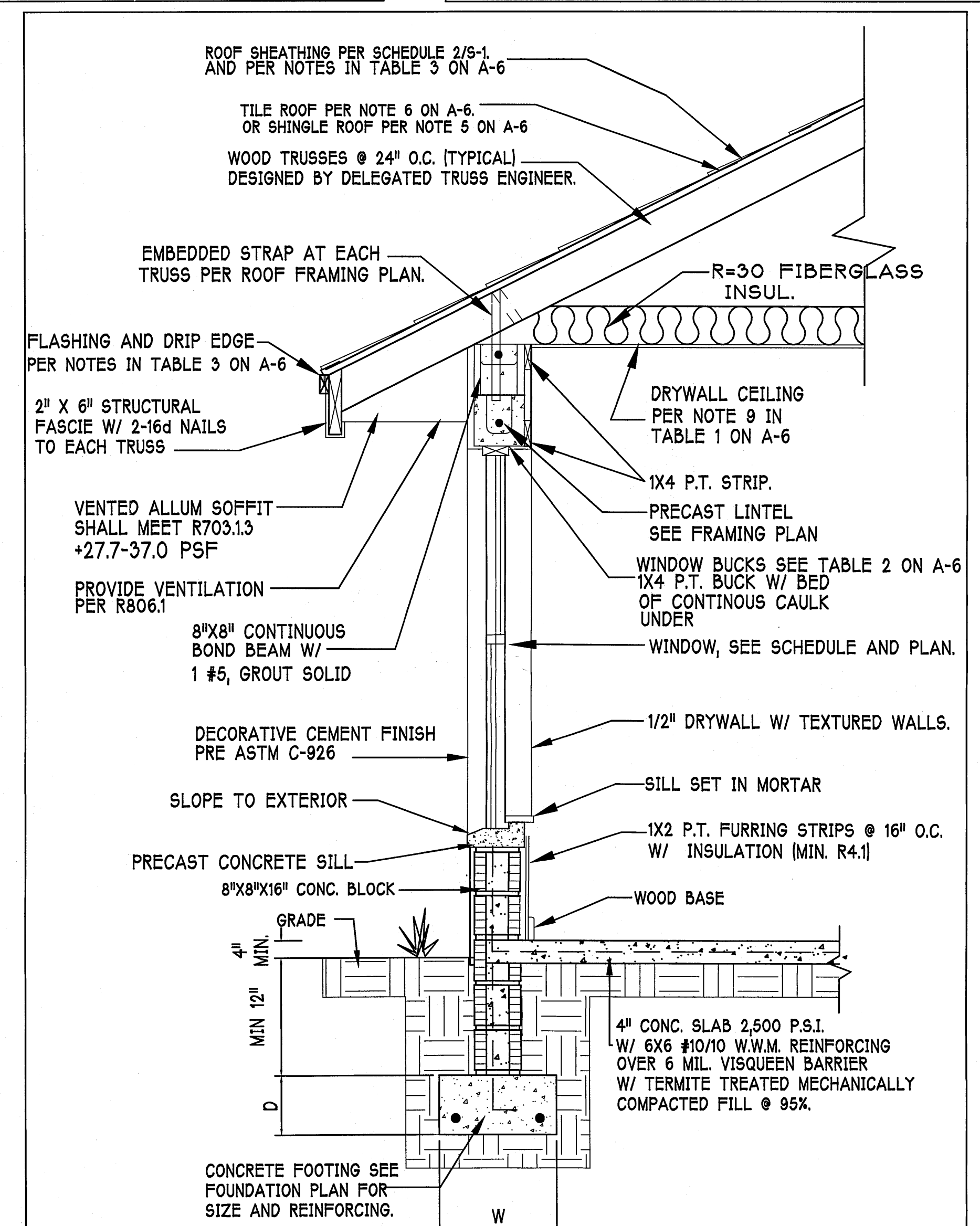
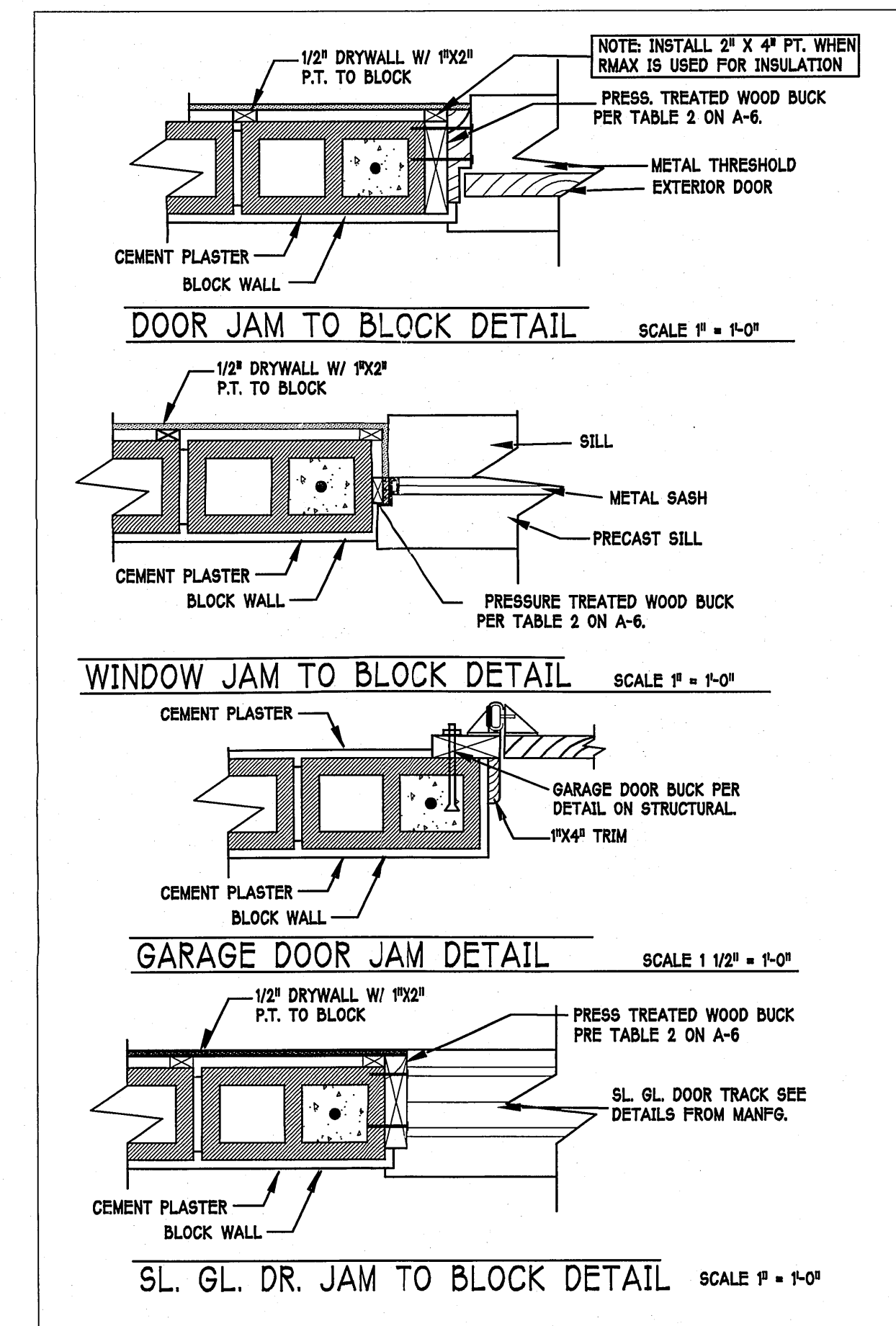
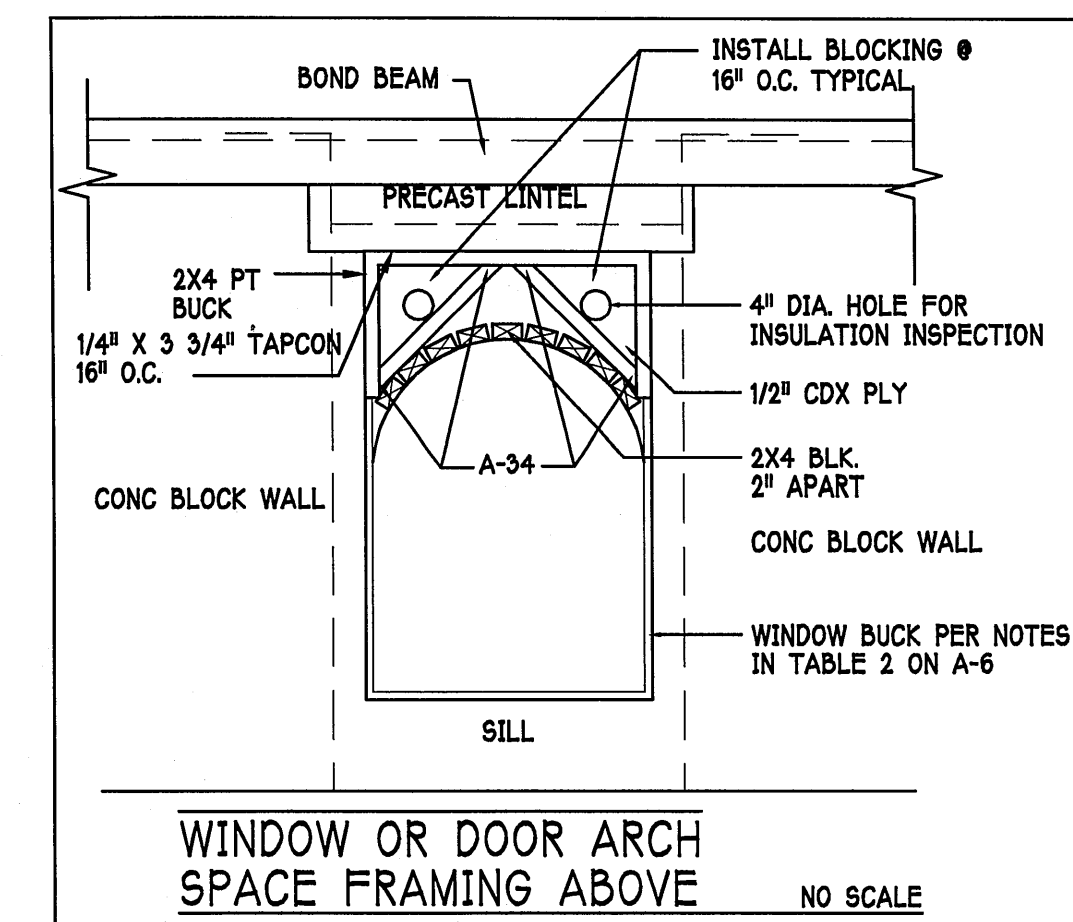
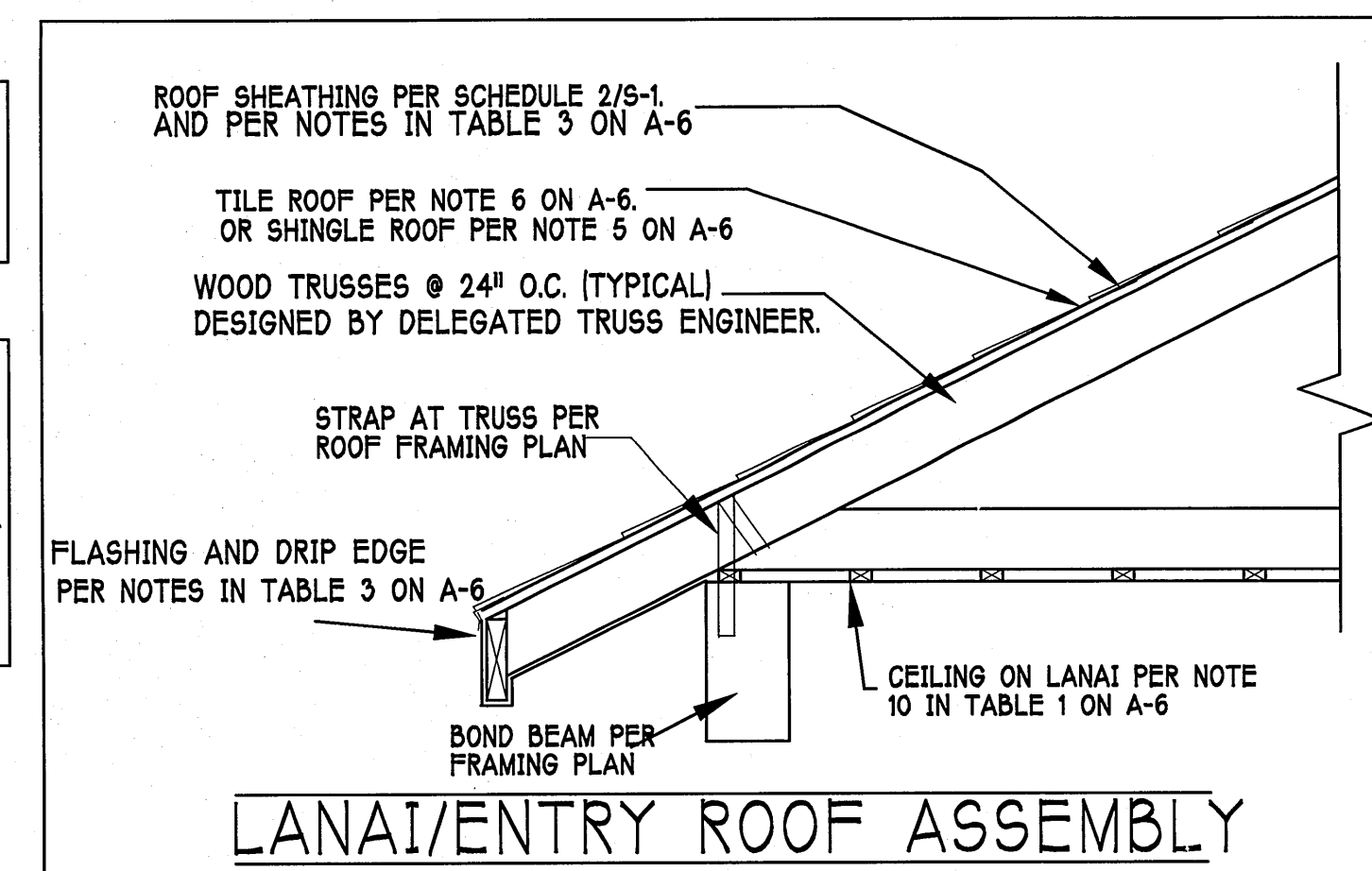
The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

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:

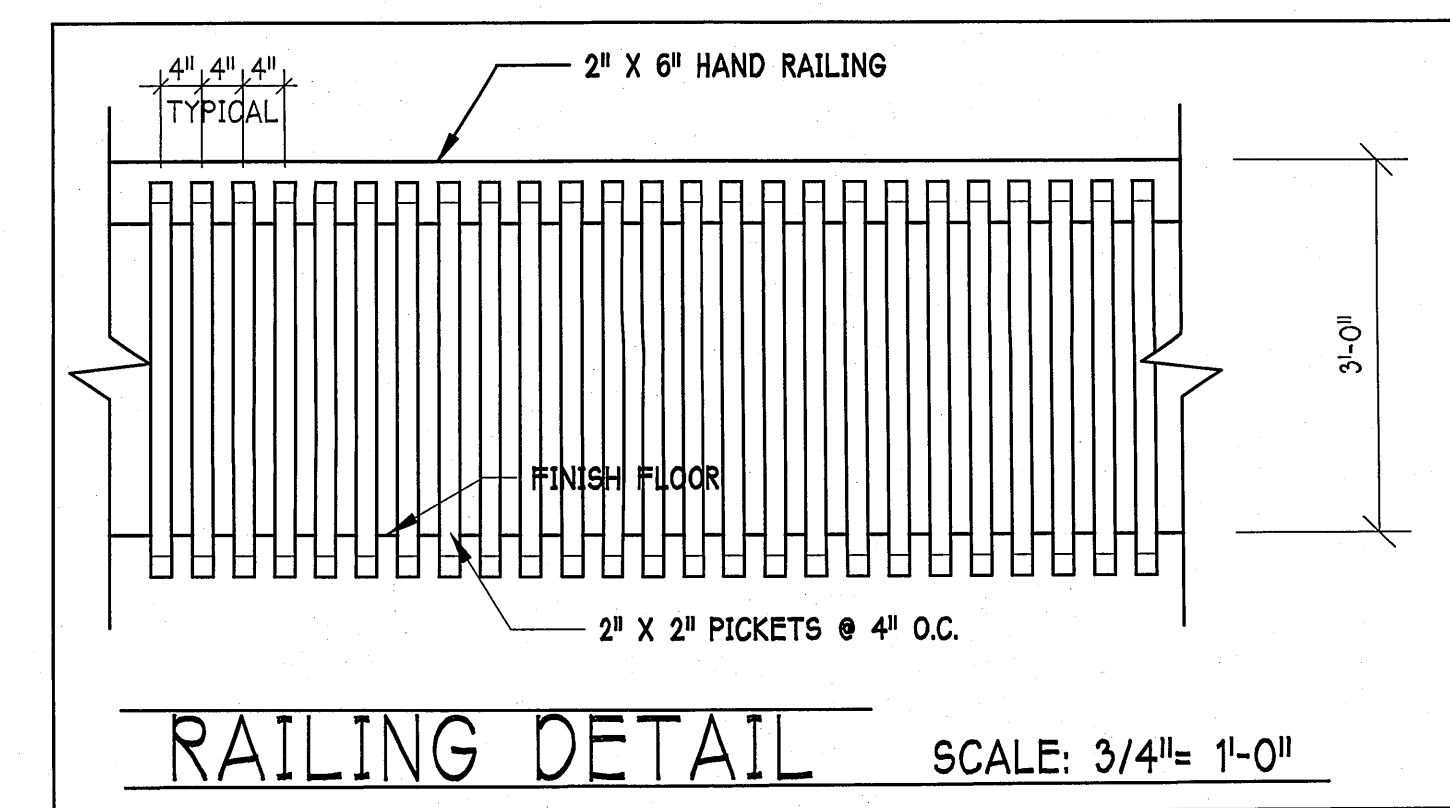
1. TILE PLACEMENT AND SPACING
2. ATTACHMENT SYSTEM NECESSARY TO
COMPLY WITH CURRENT WIND CODE.
- A. AMOUNT AND PLACEMENT OF MORTAR
- B. AMOUNT AND PLACEMENT OF ADHESIVE;
- C. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
3. UNDERLAYMENT
4. SLOPE REQUIREMENT.

A.P.A. RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES
SPAN RATING 48/24 OR BETTER, GLUE AND NAIL W/
10d COMMON @ 6" O.C. EDGE AND FIELD.

SHALL BE 7/16" THICK ZIP SYSTEM WALL SHEATHING/ MANUFACTURED BY HUBER ENGINEERED WOODS LLC. INSTALL PANELS WITH A 1/8" GAP BETWEEN EDGES AND FASTEN WITH 8d COMMON NAILS @ 6" o.c. EDGE AND FIELD. IF PANELS ARE INSTALLED HORIZONTALLY, BLOCKING SHALL BE INSTALLED BEHIND PANEL JOINTS. ALL SEAMS IN THE SHEATHING SHALL BE SEALED WITH THE ZIP SYSTEM SELF ADHERING SEAM TAPE USING THE ZIP SYSTEM APPLICATOR GUN. THE USUAL TYVEK HOUSE WRAP IS NOT REQUIRED.

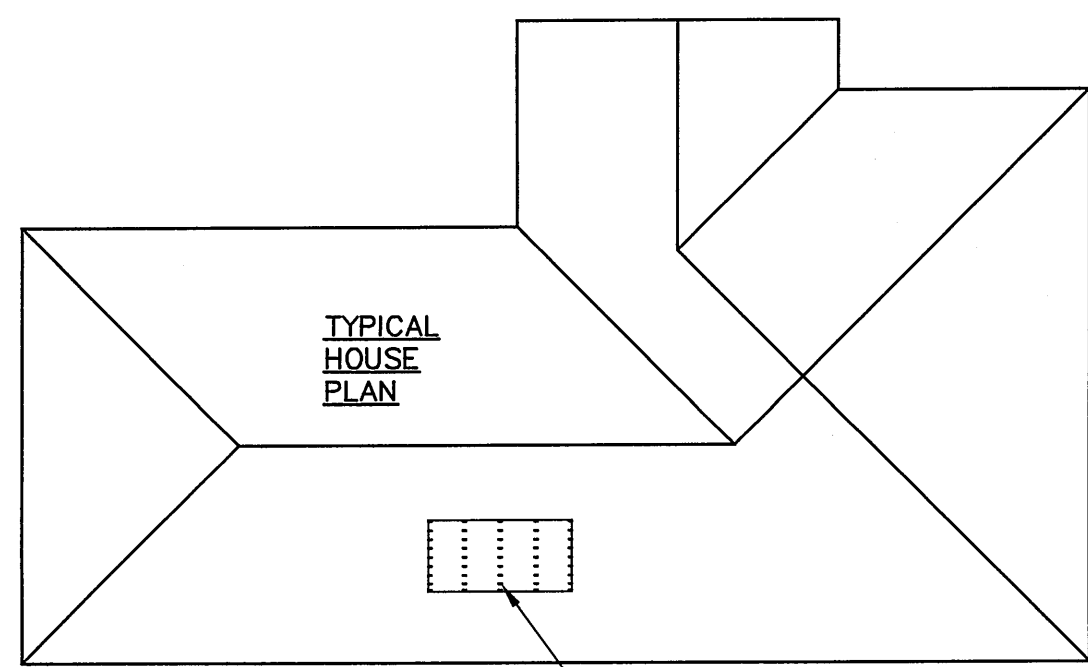


SCALE: $3/4'' = 1'-0''$



MODEL:	LOT: 71	BLOCK:	
	UNIT 1804		
	SUBDIV: BANYAN BAY		
RESIDENCE FOR:	ADDRESS: 8072 BAYAN BREEZE WAY		
SPEC	G.C.D. JOB #: DR-2826		

DATE:	10-17-12
DRAWN BY:	JWC
CHECKED BY:	JWC
REVISED:	
PLAN:	SECTIONS
SCALE:	AS NOTED
SHEET#	A-6



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

ROOF DECK NAILING PATTERN

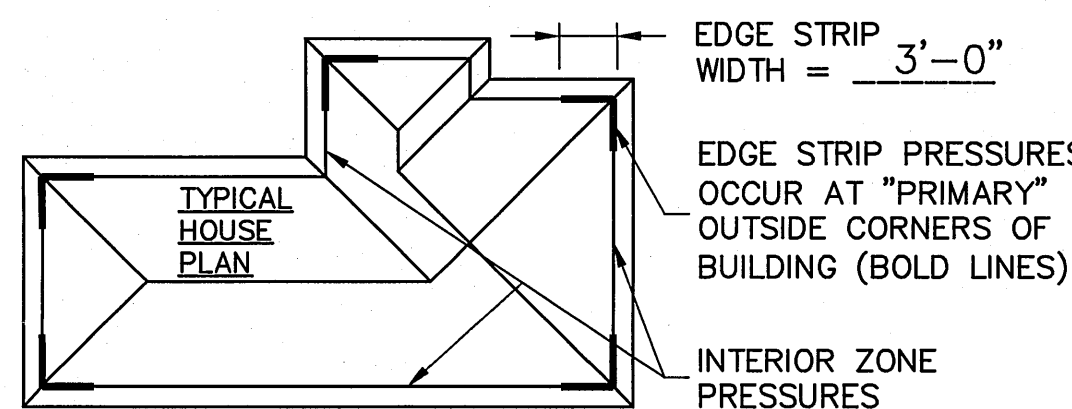
SCALE: NTS

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
N/A	N/A
ROOF	LANAI / ENTRY CEILING
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER (HIGHER NUMBERS INDICATE BETTER SPAN RATING). THE USUAL CHOICE IS 15/32" CDX PLYWOOD OR 7/16" OSB, WITH THE REQUIRED APA GRADE MARKING. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. <small>(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)</small>	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1 1/2" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD. 3) WIRE LATHE AND 1/2" STUCCO. FASTEN WIRE LATHE WITH GALVANIZED STAPLES BY Senco OR EQUIV., 1" CROWN, 1" LONG, SPACED 4" OC.

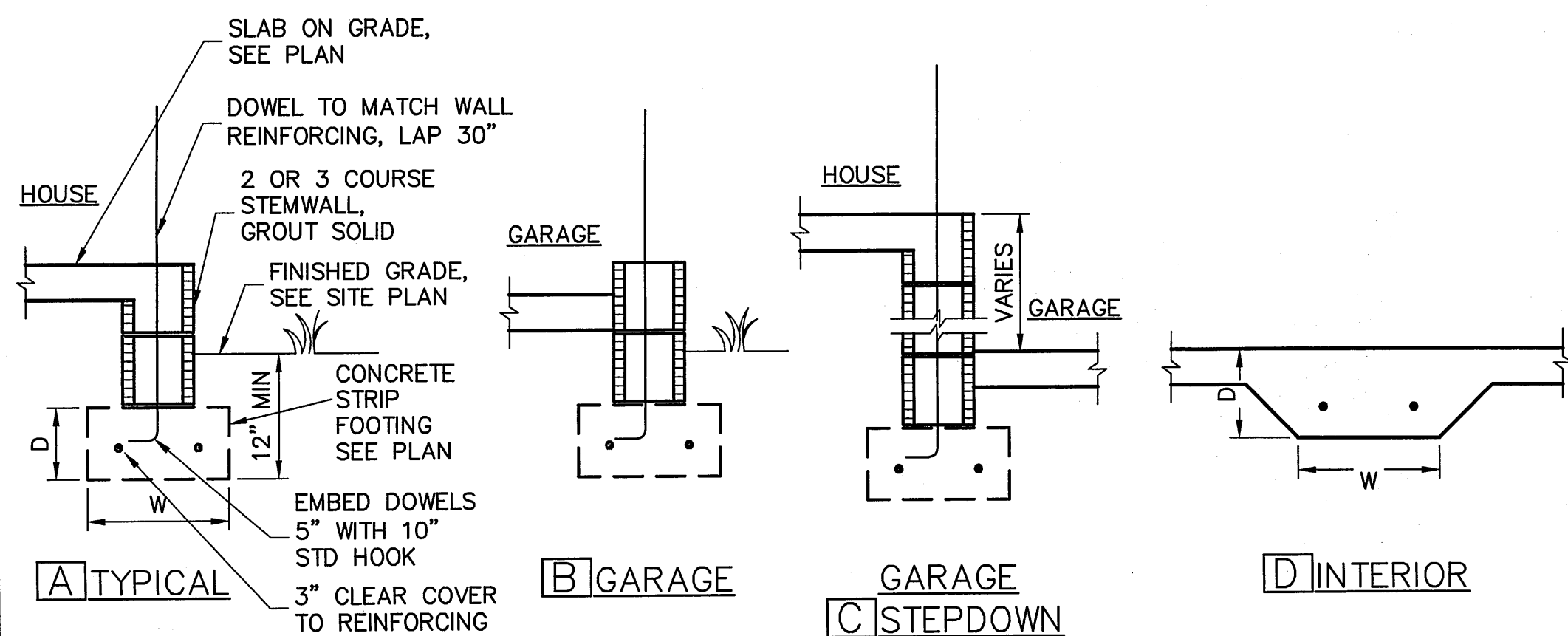
NOTE: EXTERIOR CEILINGS AND SOFFITS SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.3.

WINDOW & DOOR DESIGN WIND PRESSURES		
WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE B, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h<30')		
TYPE	INTERIOR ZONE 4	EDGE STRIP 5
TYPICAL WINDOWS & DOORS	+27.7 -30.0	+27.7 -37.0
8' OR 9' GARAGE DOORS	+24.3 -27.5	
16' OR 18' GARAGE DOORS	+23.3 -26.0	

- TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
- USE "INTERIOR ZONE" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "EDGE STRIP" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "EDGE STRIP" COLUMN.
- ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.
- PRODUCT APPROVALS MUST BE ON FILE WITH THE BUILDING DEPARTMENT.

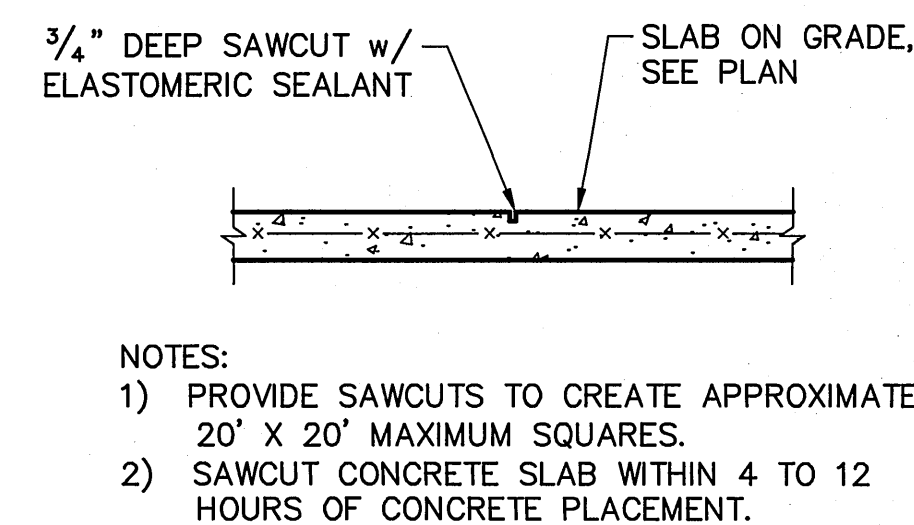


3



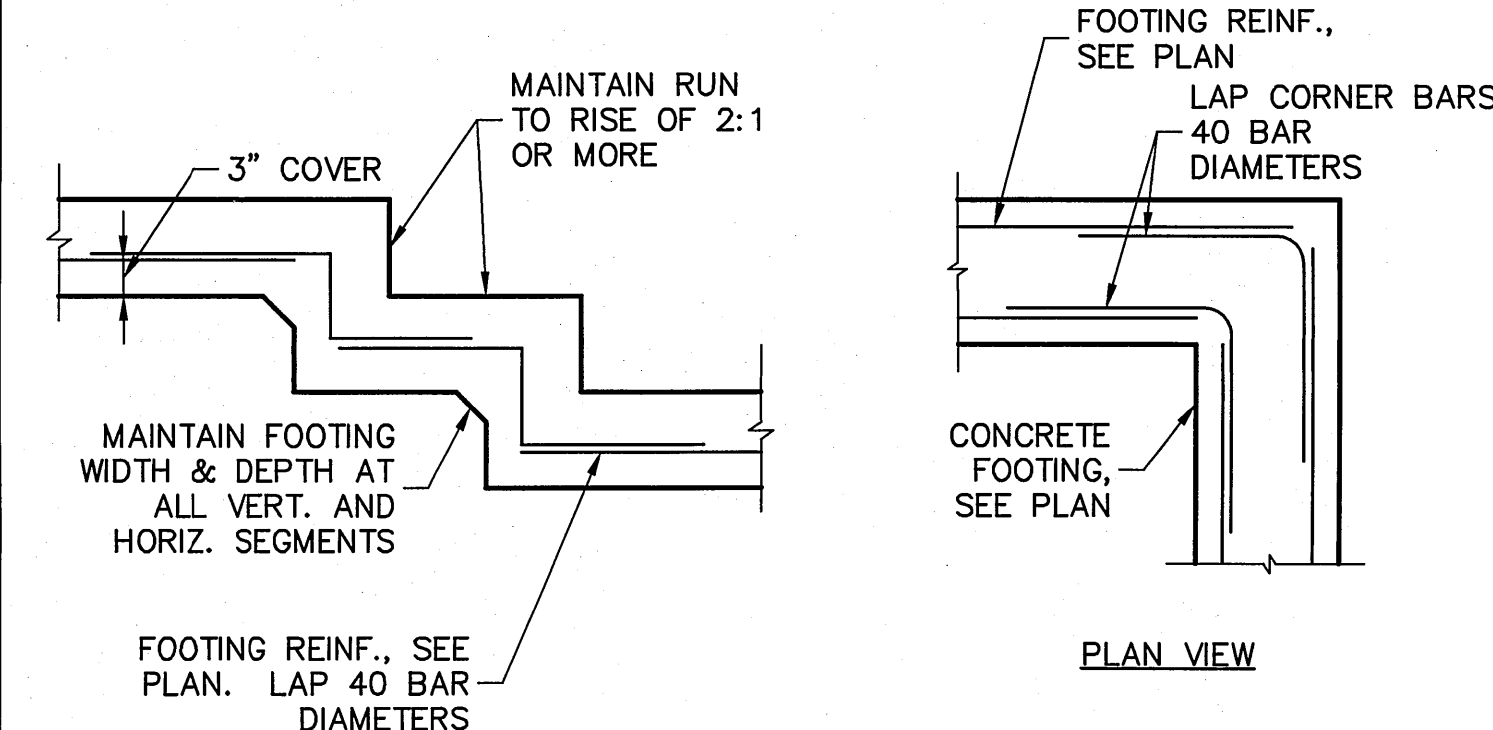
FOOTING DETAILS

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



SLAB SAWCUT DETAIL

SCALE: NTS

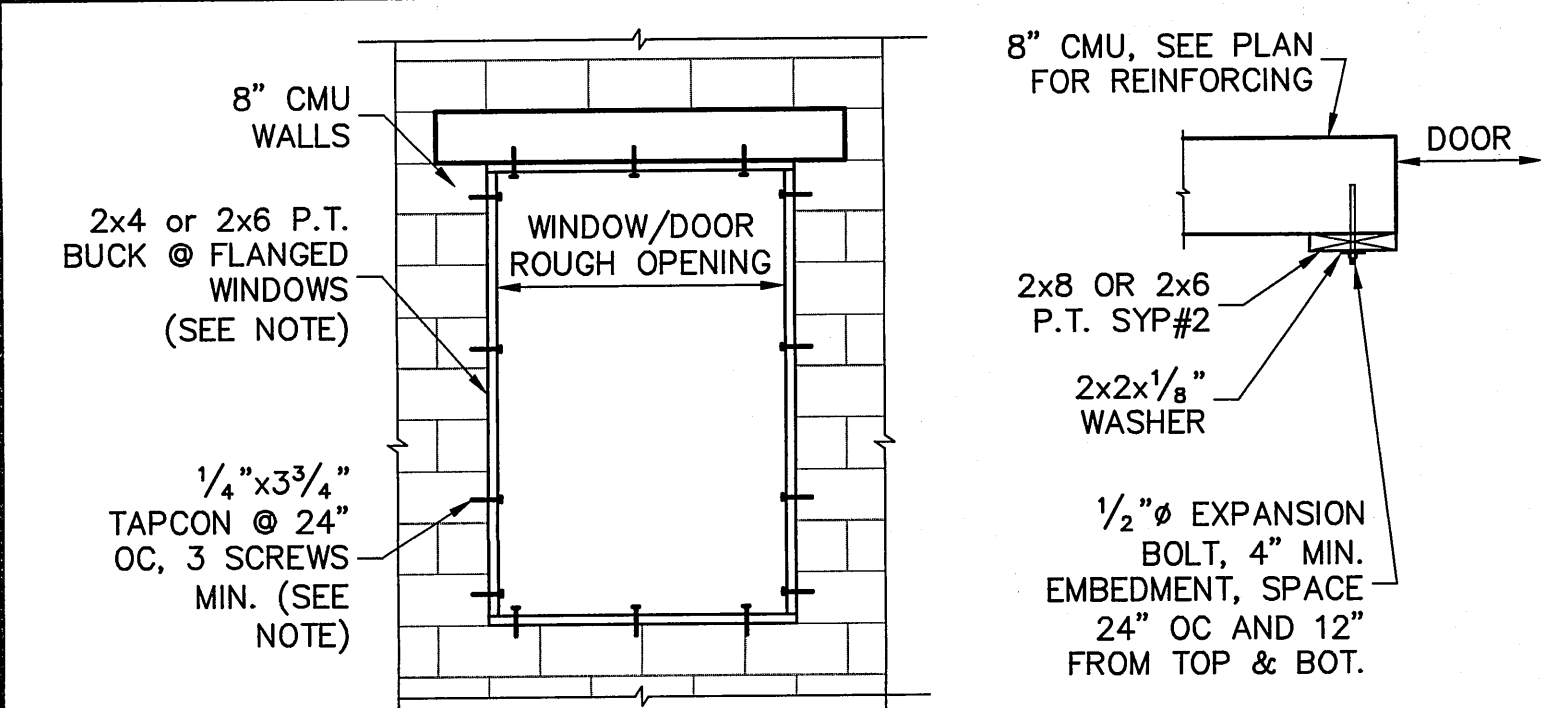


STEP FOOTING

SCALE: NTS

FOOTING CORNER BARS

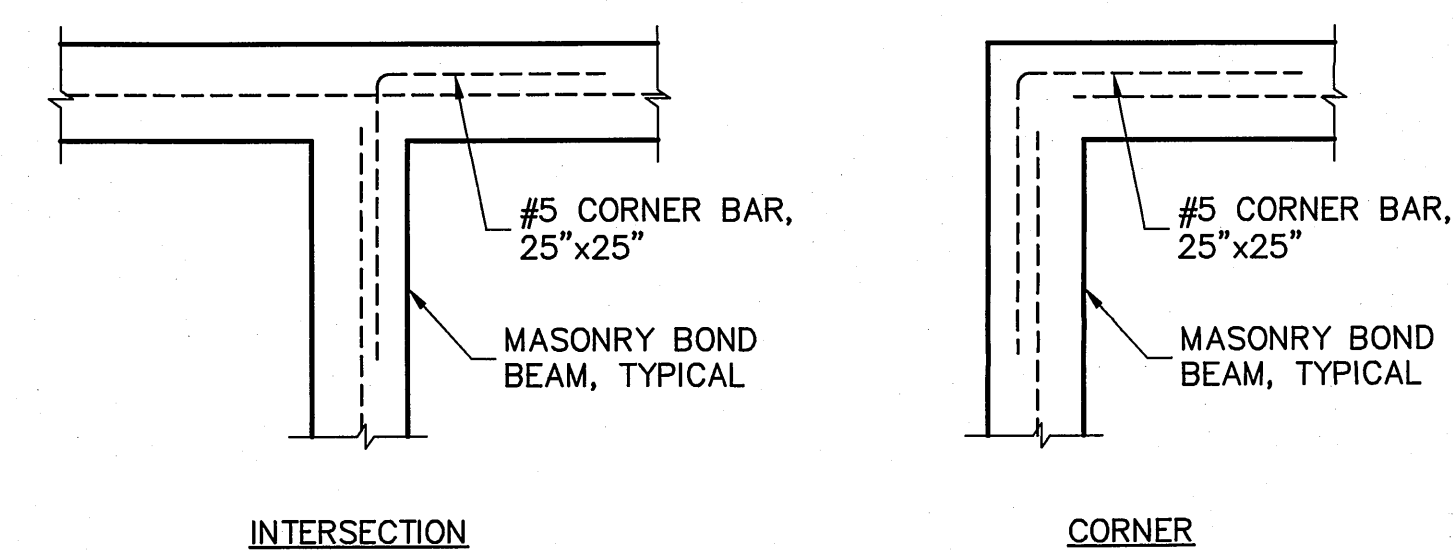
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BUCK FASTENING

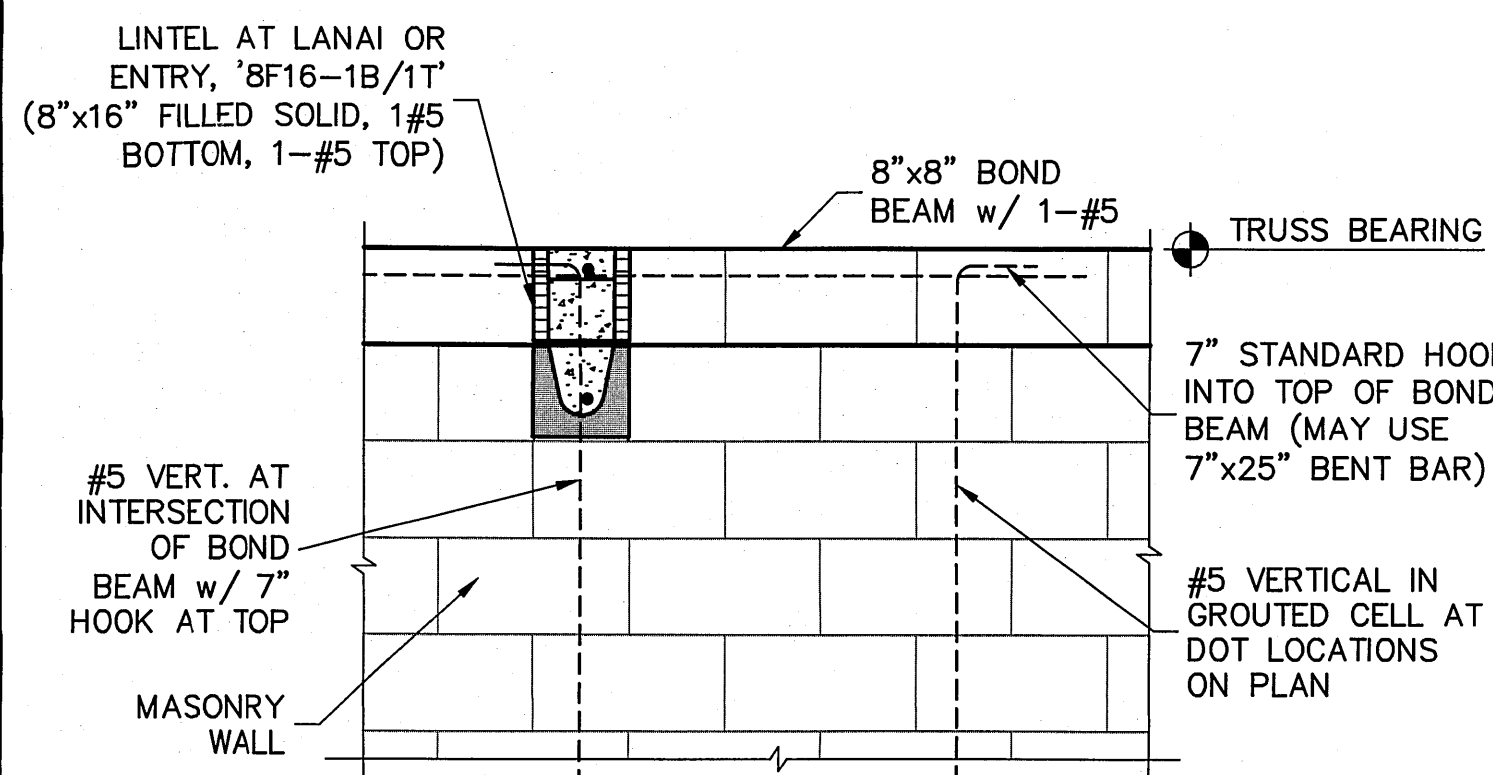
GARAGE DOOR

NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2-1/4" INTO THE MASONRY. IN THIS CASE, THE BUCK MATERIAL IS SIMPLY A SPACER AND MAY BE 1x4 OR 1x6 OR OMITTED ENTIRELY AND THE SPACER MAY BE TACKED IN PLACE WITH MASONRY NAILS OR PINS.



CORNER BAR DETAIL IN BOND BEAMS

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



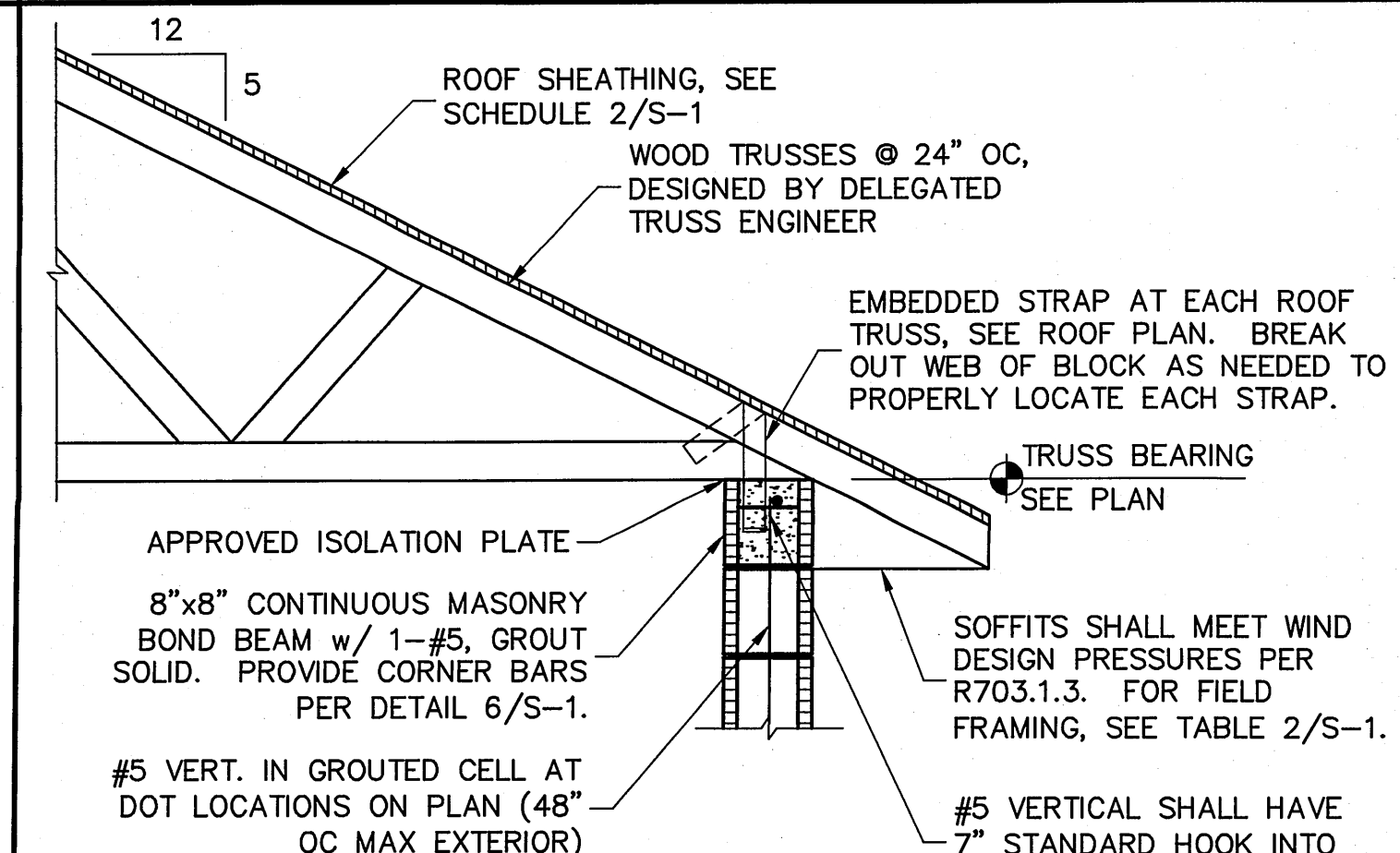
BOND BEAM REINFORCING DETAIL

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

RETROFIT STRAPS TO CONCRETE/MASONRY		
TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1-MTSM16 or 20	7-10dx1 1/2", 4-1/4x2 1/4" TITEN
TO 1045	1-HTSM16 or 20	8-10dx1 1/2", 4-1/4x2 1/4" TITEN
TO 2090	2-HTSM16 or 20	8-10dx1 1/2", 4-1/4x2 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.

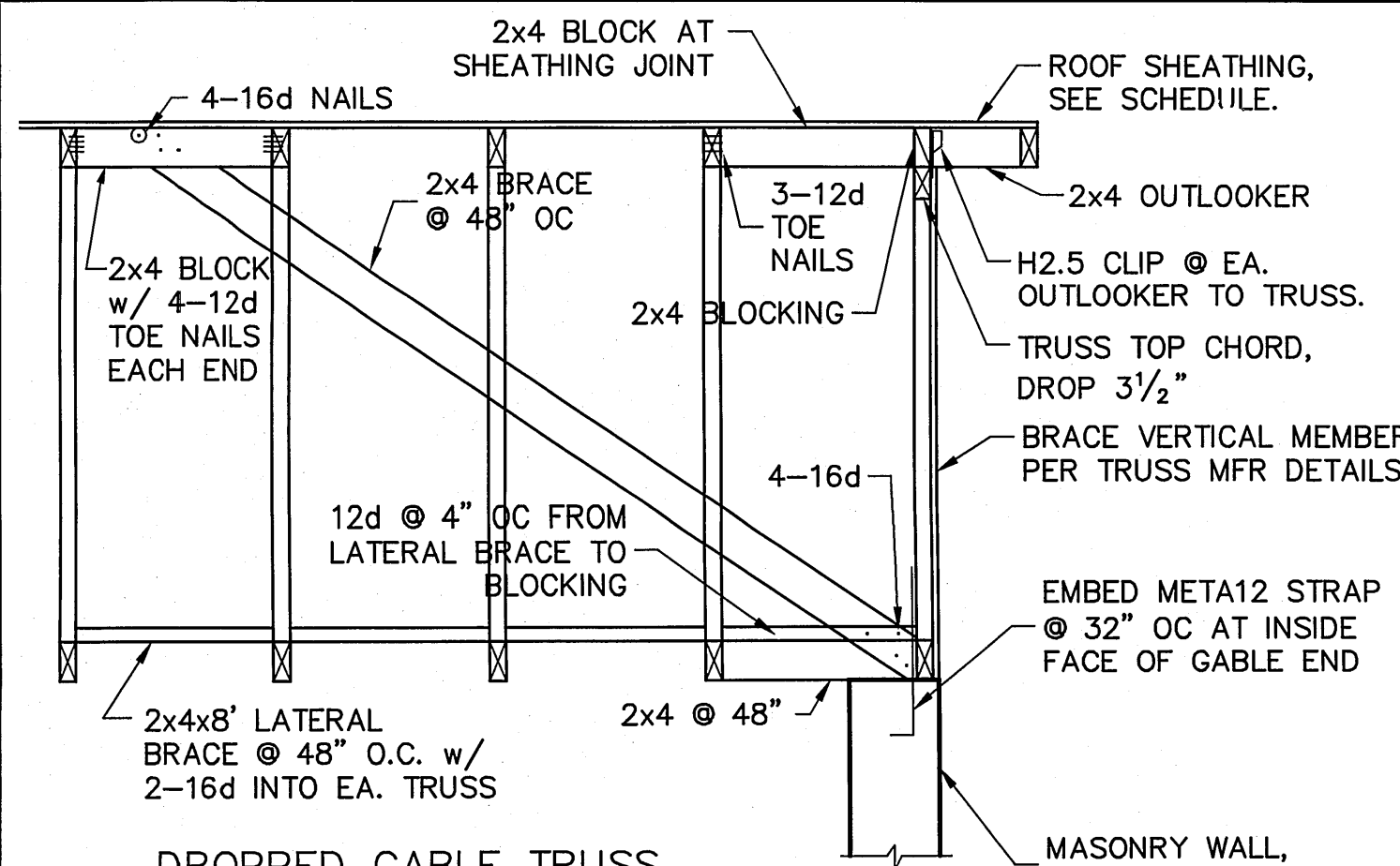
NOTES:
1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE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

RETROFIT UPLIFT CONNECTOR SCHEDULE



TRUSS STRAP TO BOND BEAM

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



DROPPED GABLE TRUSS GABLE END BRACING

SCALE: N.T.S.

NOT USED FOR ELEVATION A

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 2010 - RESIDENTIAL.

- 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
- 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 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 R703.1.3, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS. PER R616.4, SOFFIT TESTING SHALL USE ASCE7 DESIGN PRESSURES USING 0.6W LOAD FACTOR.
- REINFORCED CONCRETE:
DESIGN AS PER ACI 318-08
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 40 FOR #3
GRADE 60 FOR #4 TO #11
WELDED WIRE FABRIC - ASTM A185
SPLICES 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.

- REINFORCED MASONRY:
DESIGN PER ACI 530-08
REQUIRED COMPRESSIVE STRENGTHS:
MASONRY WALLS f'm = 1500 PSI
REINFORCING STEEL - ASTM A615 GRADE 60.
SPLICES 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. PROVIDE HORIZONTAL JOINT REINFORCEMENT IN WALLS AT 16" OC VERTICALLY, UNLESS NOTED OTHERWISE. IN ADDITION, INSTALL JOINT REINFORCING IN THE FIRST TWO MORTAR JOINTS ABOVE AND BELOW OPENINGS, EXTENDING AT LEAST 24" BEYOND THE OPENING. LAP JOINT REINFORCING 6" MINIMUM.

- 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.

- FOUNDATION:
CONVENTIONAL SHALLOW CONCRETE FOOTINGS 2000 PSF SOIL BEARING CAPACITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.
- 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.
- 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.
- 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 SOUTHERN TRUSS

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 SE. 47TH STREET, SUITE #2
CAPE CORAL, FL 33904
(239) 549-4554
CA # 8829

DEREK BERGEN P.E.
OCT 18 2012
FL PE #88552

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2010
BUILDER:
D-R HOHON
America's Builder

STRUCTURAL DETAILS
MODEL 1804 B
8072 BANYAN BREEZE WAY
FORT MYERS, FLORIDA
LOT: 71 SUBDIVISION: BANTAN BAY

DESIGN/DRAWN
DWB/DWB
CHECKED
DWB
DATE
10/17/12
SCALE
VARIES
JOB NO.
DR2826
SHEET
S-1
SHEET 1 OF 1