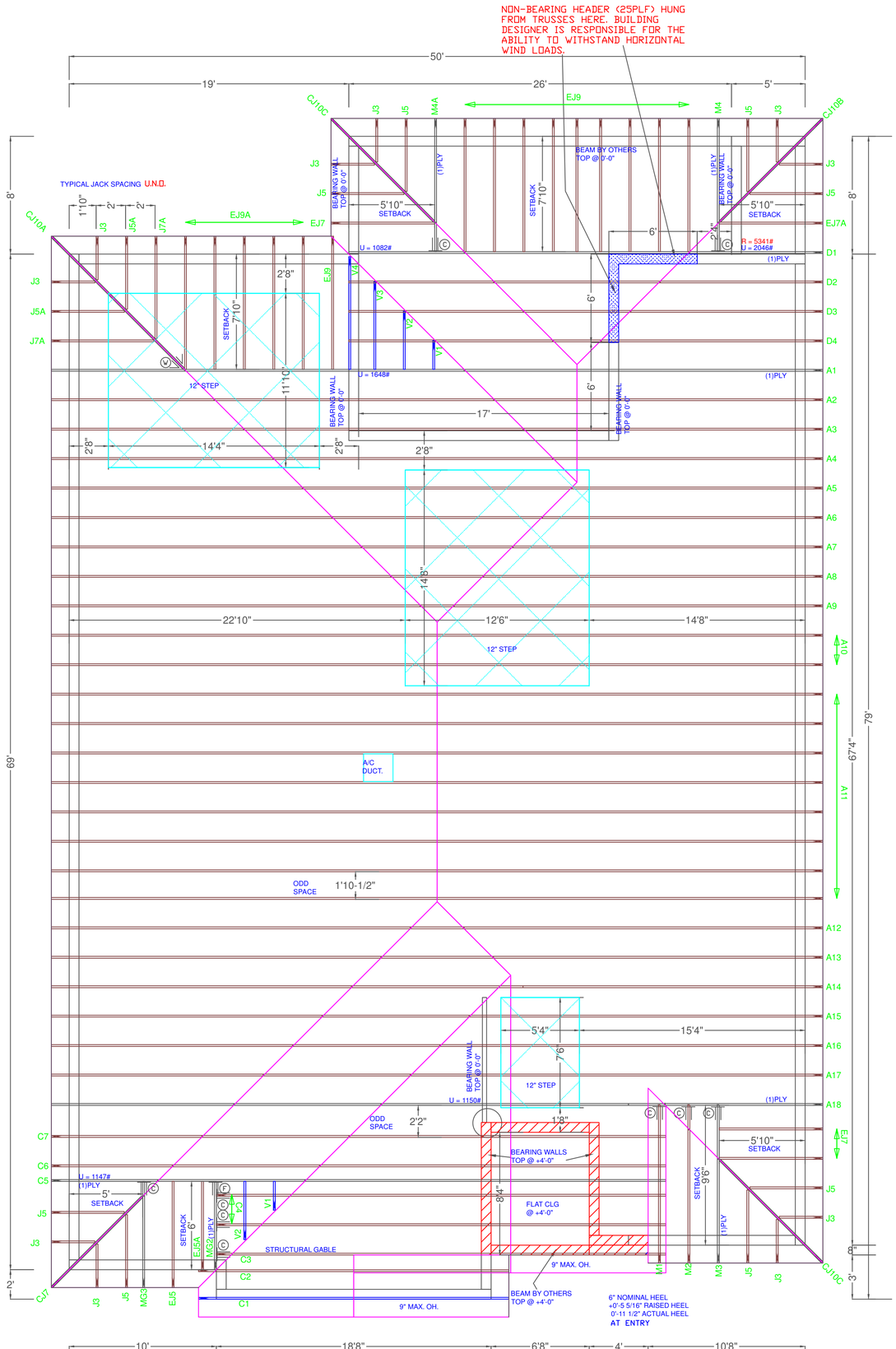
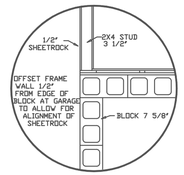


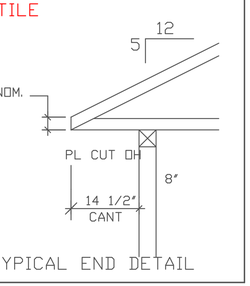


DESIGN CRITERIA

LANAI AND ENTRY WALLS ARE DESIGNED AND CONSTRUCTED PER CRITERIA SHOWN

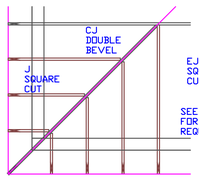
TOP CHORD LIVE LOAD	20
TOP CHORD DEAD LOAD	20
BOTTOM CHORD LIVE LOAD NON-CONCURRENT	10#
BOTTOM CHORD DEAD LOAD	10
TOTAL LOAD	50
DURATION FACTOR	1.25
WIND DESIGN SPEED (MPH)	160
ASCE 7-16 CAT II EXP C MWFRS	
CLOSED FBC 2020	
MAX. WALL HT FOR WIND LOAD	14'-0"

TILE



TYPICAL END DETAIL

TYPICAL JACK CUTS



UNLESS NOTED

REACTION VALUES ARE UNDER 5000#

UPLIFT VALUES ARE UNDER 1000#

ALL TRUSSES 24"o.c. UNLESS NOTED OTHERWISE

*********CAUTION*********

DO NOT ATTEMPT TO ERECT TRUSSES WITH-OUT REFERRING TO THE ENGINEERING DWGS.

IT IS NECESSARY TO REFER TO THE ENGINEERING DRAWINGS FOR NUMBER OF MEMBERS, BEARING LOCATION, ORIENTATION AND WEB BRACING

REFER TO WTCA/TPI BSCI-B1 SUMMARY SHEET FOR HANDLING METHODS & TEMPORARY BRACING, WHICH IS ALWAYS REQUIRED

BEARING HEIGHTS BASED ON PLANS PROVIDED TO SCOSTA CORP. '+/-' BEARING DIFFERENCES SHOWN ARE CRITICAL. IF ANY HEIGHTS DEVIATE - INFORM SCOSTA CORP.

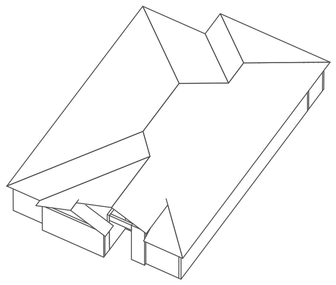
BEARING WALL & BEAM HEIGHTS

10'-0" A.F.F.	0'-0"	ELEV.
14'-0" A.F.F.	+4'-0"	ELEV.
		ELEV.
		ELEV.
		ELEV.
		ELEV.
		ELEV.

TYPICAL HANGER SCHEDULE

C	SIMPSON HUS 26	M	SIMPSON HGUS 28-3
F	SIMPSON HUS 28	N	SIMPSON HHUS 48
H	SIMPSON HGUS 28	P	SIMPSON LUS 24
I	SIMPSON HGUS 28-2	B	SIMPSON THA 422
W	SIMPSON THJA26	X	

HANGER VALUES HAVE BEEN BASED ON 16D COMMON NAILS EXCEPT THE FOLLOWING
LUS24 - 10D COMMON THJA26 - 10D x 1-1/2



*******ATTENTION*******

APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION CAN BEGIN. VERIFY DIMENSIONS, PITCHES, OVERHANGS, ELEVATIONS, CEILING & BEARING CONDITIONS. SCOSTA CORPORATION IS RESPONSIBLE FOR ACCURACY IN ACCORDANCE WITH PLANS AND/OR INFORMATION PROVIDED BY CUSTOMER, WITH ANY DEVIATIONS NOTED HEREIN. CUSTOMER IS RESPONSIBLE TO VERIFY ACCURACY OF INFORMATION AND PLANS PROVIDED TO SCOSTA CORPORATION, AND TO VERIFY CONFORMANCE TO FIELD CONDITIONS, AND/OR OWNER CHANGES. TRUSSES WILL BE BUILT IN ACCORDANCE WITH THE APPROVED LAYOUT.

APPROVED BY: _____

DATE: _____ REQUESTED DELIVERY DATE: _____

JOBSITE CONTACT NAME: _____

PHONE #: _____

E-MAIL: _____

WARNING: THE CONFIGURATION AND LENGTH OF THESE TRUSSES IS SUCH THAT EXTREME CAUTION MUST BE EXERCISED DURING HANDLING AND INSTULLATION TO PREVENT DAMAGE. REFER TO BSCI-B1 FOR BRACING RECOMMENDATIONS. WE RECOMMEND SEEKING THE ADVICE OF AND SUPERVISION BY A LOCAL PROFESSIONAL ENGINEER. APPROVAL OF THIS LAYOUT ACKNOWLEDGES THE ABOVE RECOMMENDATIONS.

SCOSTA CORP.

WOOD, STEEL OR TIMBER ROOF & FLOOR TRUSSES

3670 COMMERCE CENTER DRIVE
SEBRING, FL 33870
(863) 385-8242

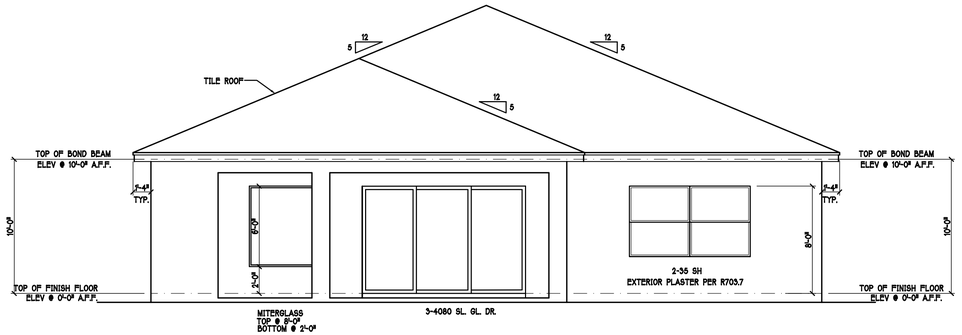
SCALE:	DATE:	REVISED BY:	DRAWN BY:
1/4"=1'-0"	04/22/21		KCD

JOB ADDRESS: 2540 F W/EXT LANAI
GARAGE LEFT
LEE/COLLIER/CHARLOTTE/SARASOTA

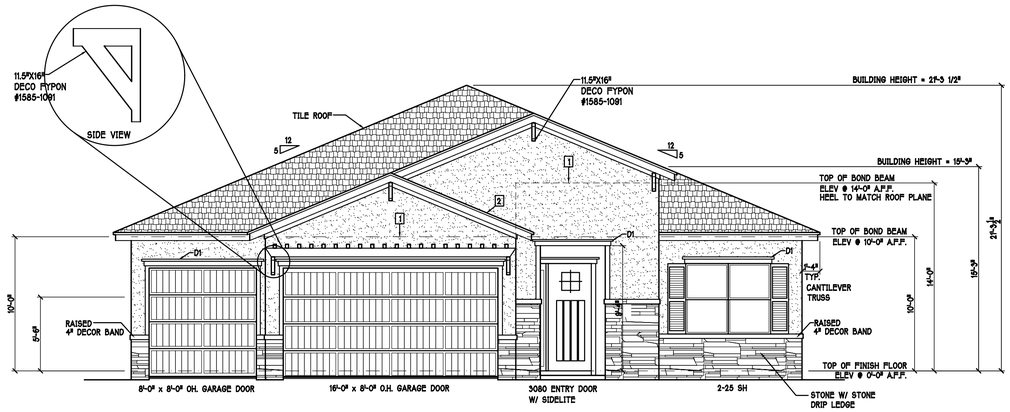
1 OF 1

CUSTOMER: D.R. HORTON

JOB #: DR2540FL



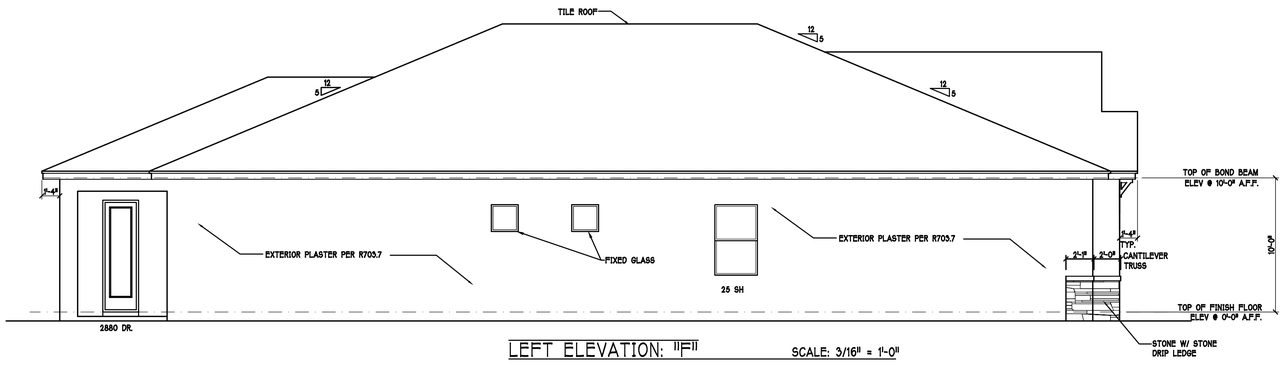
REAR ELEVATION: "F" SCALE: 3/16" = 1'-0"



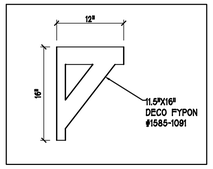
FRONT ELEVATION: "F" SCALE: 3/16" = 1'-0"

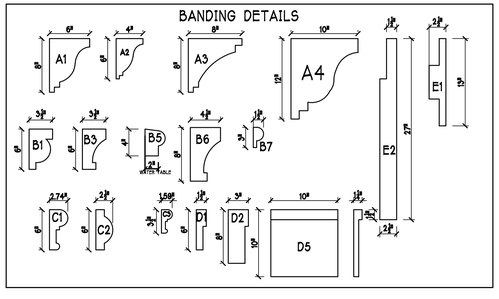
[1] MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MFG. INSTRUCTIONS

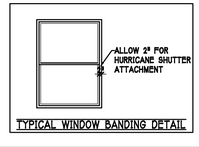
[2] ROOF / WALL WEEP SCREED INSTALL STRICTLY PER MFG. INSTRUCTIONS



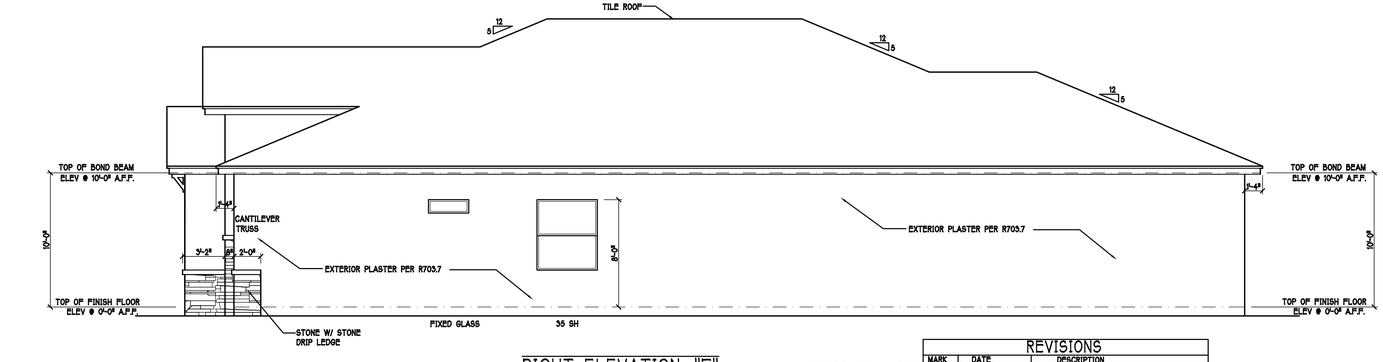
LEFT ELEVATION: "F" SCALE: 3/16" = 1'-0"



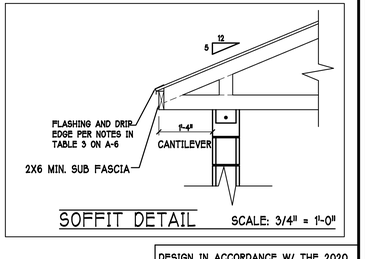




TYPICAL WINDOW BANDING DETAIL



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



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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

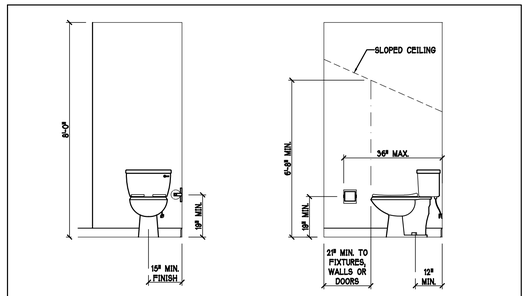
D·R·HORTON
America's Builder

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

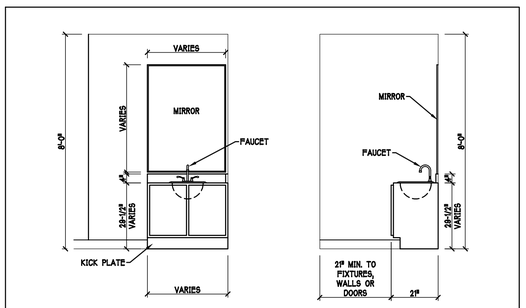
MODEL: 2540 F
RESIDENCE FOR: SPEC

LOT: 393 BLOCK :
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPTIVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 5793401110

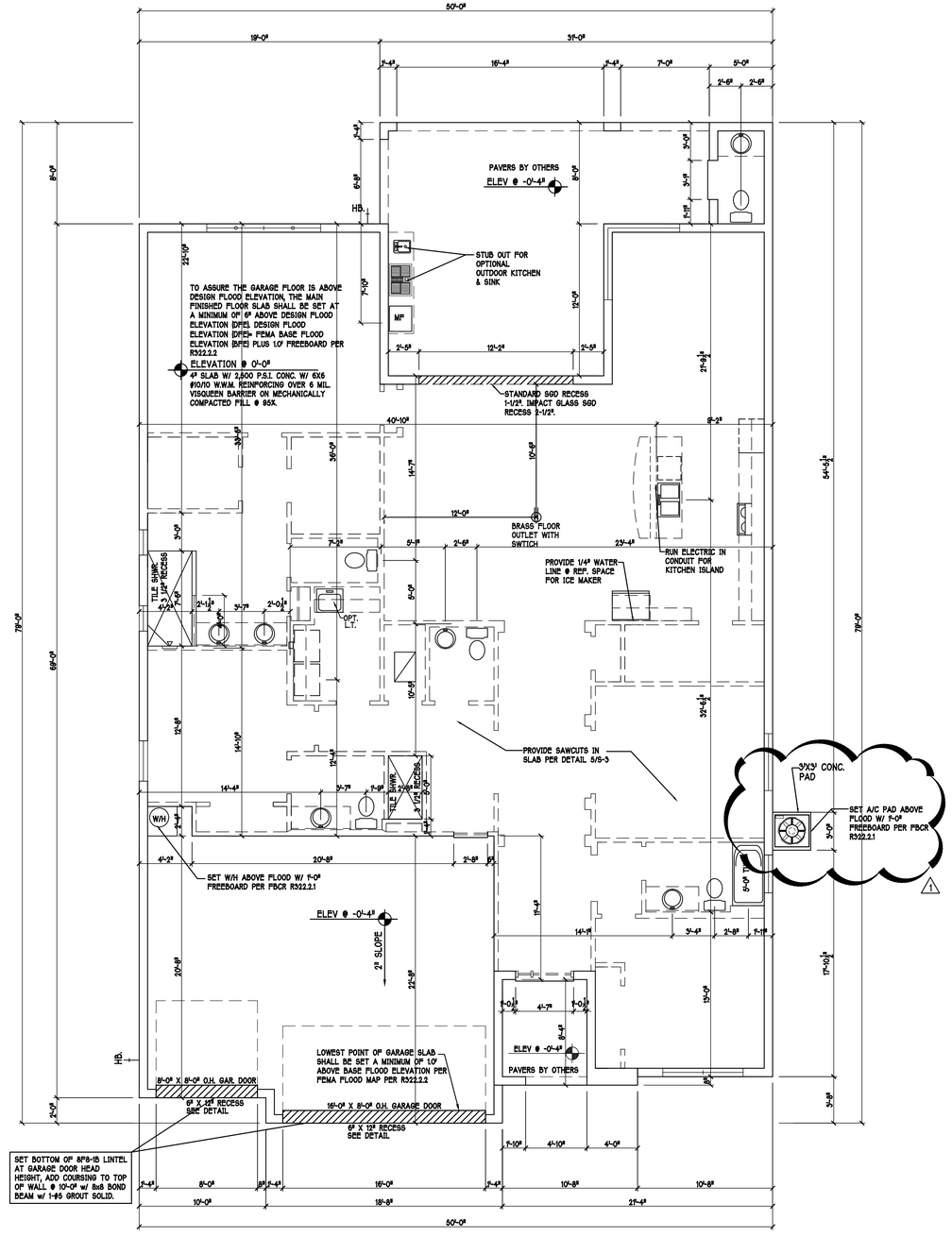
DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: ELEVATION
SCALE: 3/16" = 1'-0"
SHEET# A-1 F



WATER CLOSET CLEARANCE DETAIL



VANITY SINK CLEARANCE DETAIL



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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

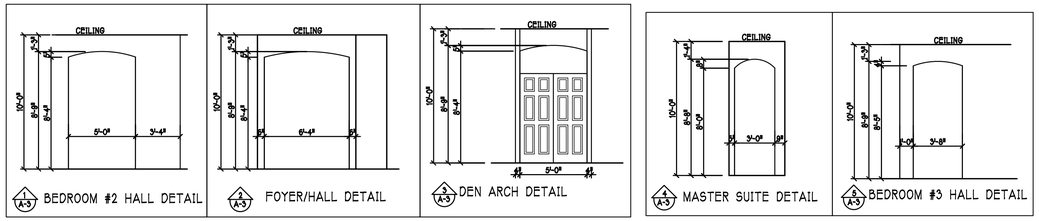
D·R·HORTON RHI HOME
America's Builder

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

MODEL: 2540 F
RESIDENCE FOR: SPEC

LOT: 393 BLOCK :
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPTIVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 5793401 10

DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: SLAB & PLUMBING
SCALE: 3/16" = 1'-0"
SHEET# A-2 F



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.

PLAN NOTES

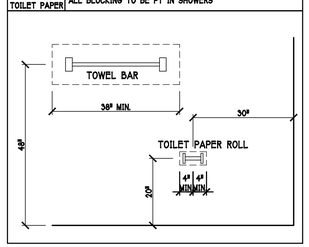
1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
3) PROVIDE SAFETY GLAZING AT BATH / SHOWER . PER FLORIDA BUILDING CODE R 308.4.5.
4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
6) KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 41 1/2" A.F.F. W/ RAISED BAR TOP
7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
8) 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
9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
11) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.2.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
12) 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.
13) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.
14) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

CABINET BACKING

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

BATHROOM NOTES

TB TOWEL BAR	ALL TUB DECKS @ 21" A.F.F.
TP TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS

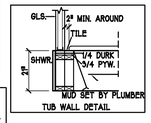


VINYL SHELF NOTES:

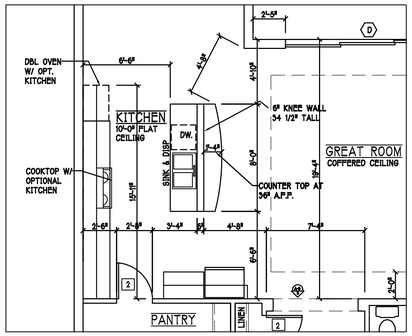
1) ALL CLOSET SHELVES TO BE 12"
2) ALL PANTRY & LINEN TO BE (4) 16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

**** NOTE: ****

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



TUB WALL DETAIL



ALTERNATE KITCHEN OPTION: SCALE: 3/16"=1'-0"

D R HORTON

MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS	QTY
1	OVERHEAD	GARAGE DOOR	192	96		1
2	OVERHEAD	GARAGE DOOR	96	96		1
3	3080 ENTRY DR.	DISTINCTION	36	96		1
4	2880 ENTRY DR.	DISTINCTION	32	96		1
	SEE NOTE 1					4

D R HORTON

MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS	QTY
A	35 SH		54	63		1
B	25 SH		38	63		1
C	36" X 12" F.G.		36	12		1
D	3-4080 SL. GL. DR.	SL. GL. DOOR	146	96		1
E	24" X 24" F.G.		24	24	FIXED GLASS	2
F	72" X 72"	MITERED GLASS	72	72	TOP @ 81-0" BOTTOM @ 2'-0"	1
G	2-25 SH		76	63		1
H	2-35 SH		108	63		1
I	92" X 80" SIDE LITE		12	96	IMPACT	1
	SEE NOTE 1					10

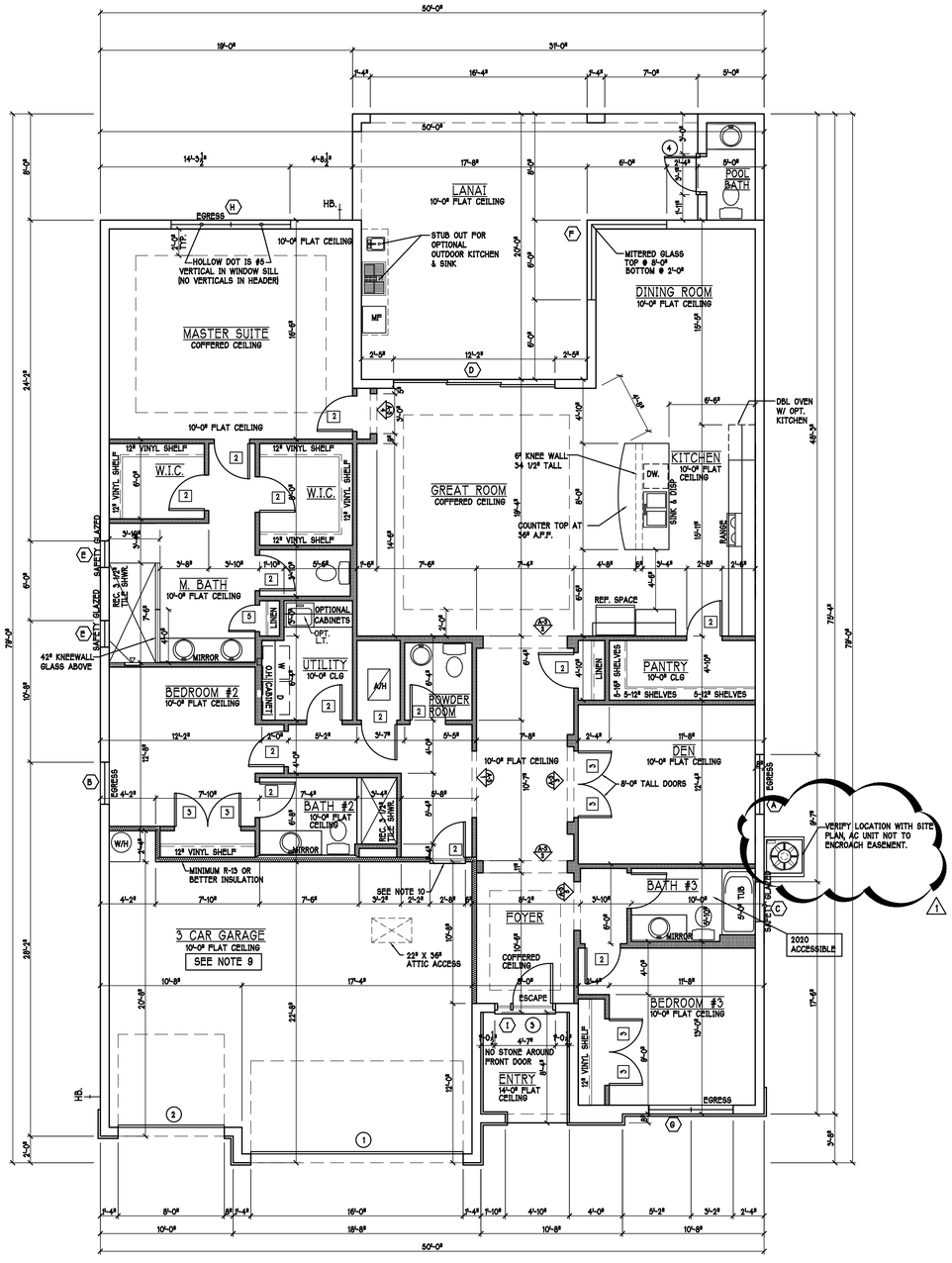
OPT IMPACT GLASS MAY BE INSTALLED IN LIEU OF SHUTTERS VERIFY W/ CONTRACT

INTERIOR DOOR SCHEDULE

MARK	DOOR WIDTH	
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"	
5	2'-0"	
6	1'-8"	
7	1'-6"	

SQUARE FOOTAGE

LIVING AREA	2565
GARAGE AREA	632
POOL BATH	37
LANAI AREA	451
ENTRY AREA	58
TOTAL AREA	3743



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

REVISIONS

MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

D·R·HORTON America's Builder
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-3822
1515 SE 47TH ST. CAPE CORAL, FL 33904

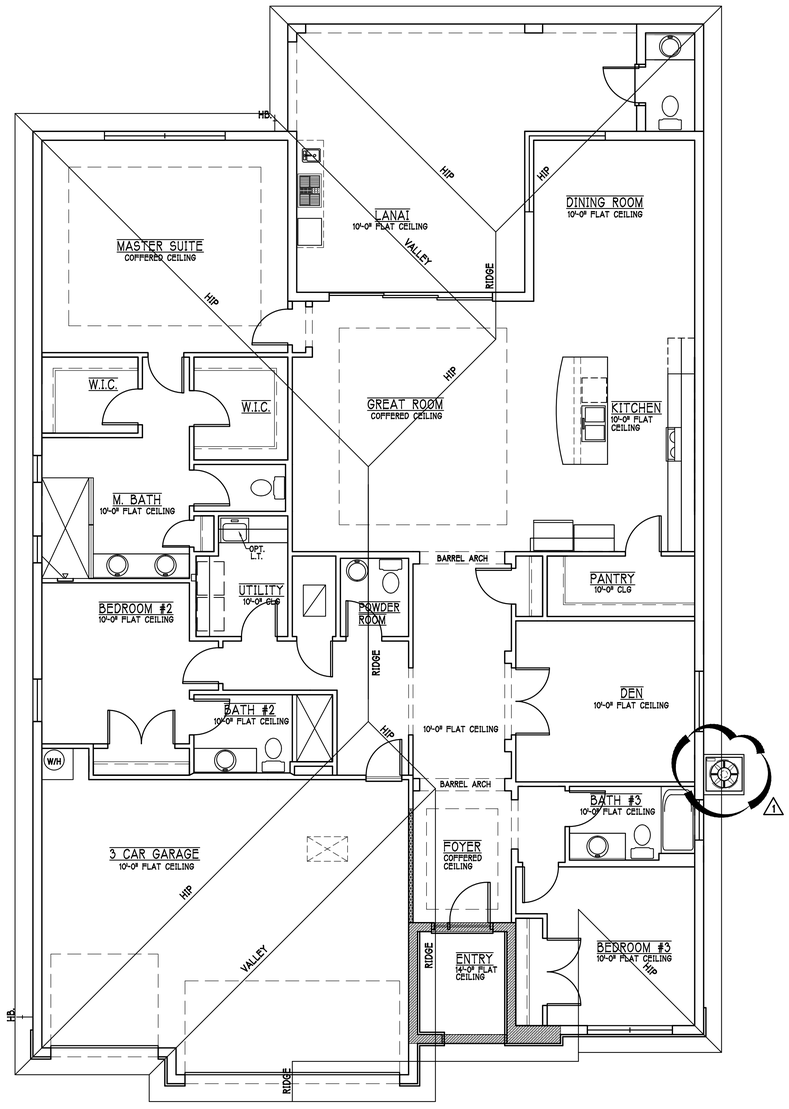
MODEL: 2540 F
RESIDENCE FOR: SPEC
LOT: 393 BLOCK :
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPTIVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 5793401110

DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: FLOOR
SCALE: 3/16" = 1'-0"
SHEET# A-3 F

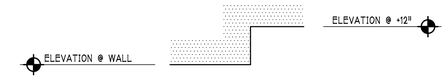
MODEL 2540 F: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
AREAS (SQ. FT.)			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	4058.0 SQ. FT.	351.1 SQ. FT.	27.05 SQ. FT.	7.70%	8.15%	-.-- SQ. FT.	-	-.-%
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			ROOF VENT MODEL 12" BASE 23-3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR		



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



A / A-4 COFFER DETAIL "A" SCALE: N.T.S.

BEARING HEIGHT

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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

DESIGN IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE- 7TH 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 F
RESIDENCE FOR: SPEC

LOT: 393 BLOCK :
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPITVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 579340110

DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: CEILING PLAN
SCALE: 3/16"=1'-0"
SHEET# A-4 F

ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
J	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECETACLE @ ELEV. A.F.F.
T	TIMER SWITCH
GFI	GFI SWITCH
D	DIMMER SWITCH
3	3 WAY SWITCH
	SINGLE POLE SWITCH
SD	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 69-3.04.72 SD SMOKE DETECTOR SCD ICARBON MONOXIDE/SMOKE DETECTOR
SCD	
	TELEPHONE OUTLET
TV	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
PB	PUSH BUTTON
	DB= DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:

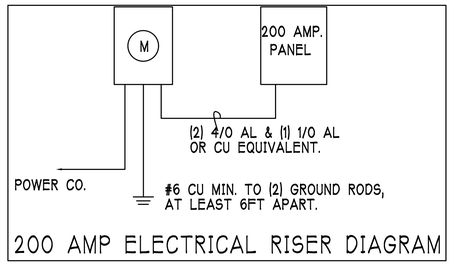
Install Arc-Fault circuit-interrupters & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 406.11

All electric, electrical equipment and appliances to be set at or above base flood elevations plus 1'-0" freeboard.

All outlets in wet areas and all exterior outlets to be GFI's

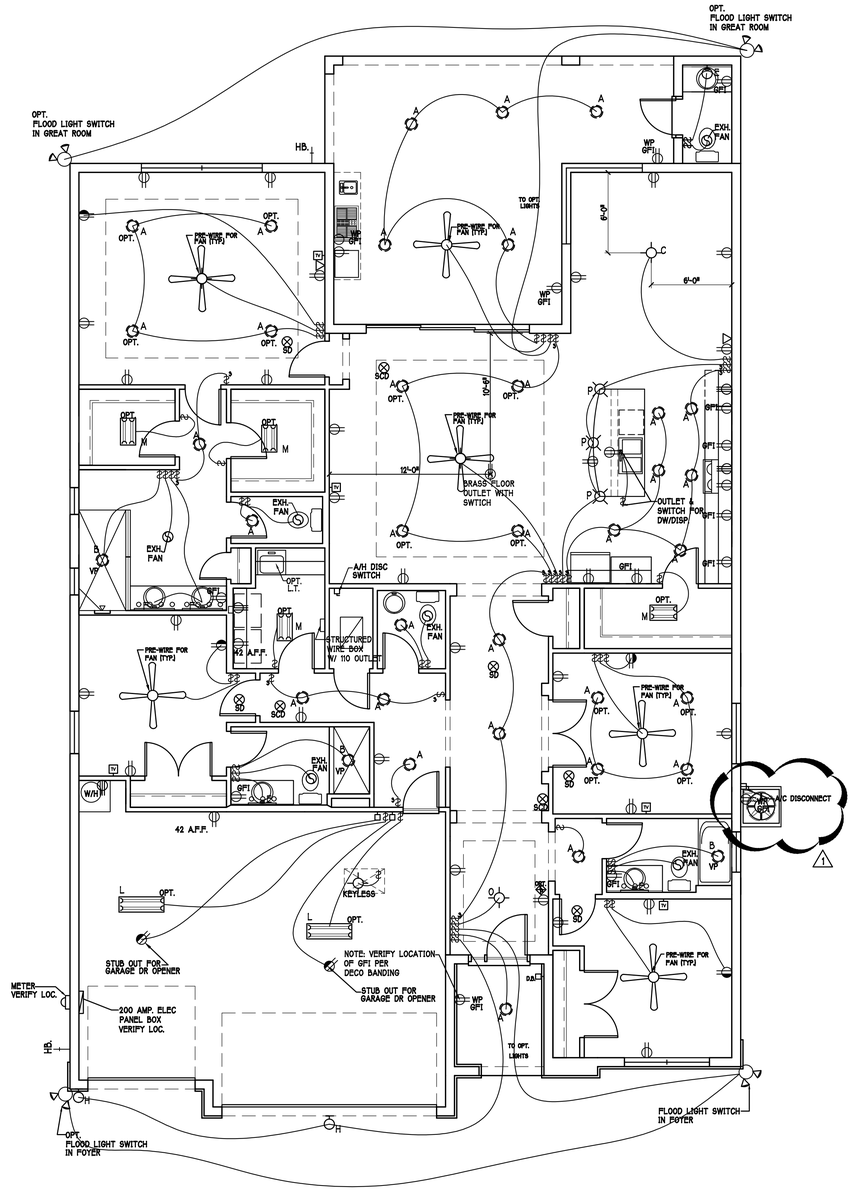
Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2014



200 AMP ELECTRICAL RISER DIAGRAM

200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(31)	Flush Mounted Lt	
B	(3)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(2)	36" 4 Lt	
G	(X)	NOT USED	
H	(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	



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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

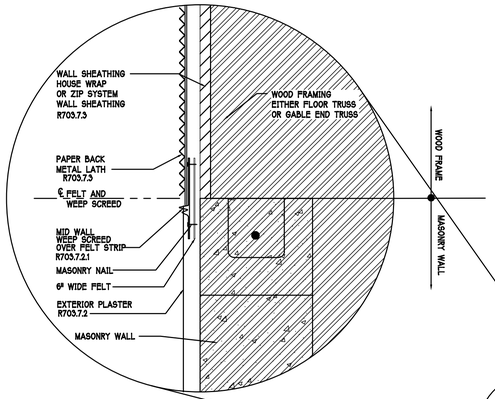
D·R·HORTON BUILDER
America's Builder

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

MODEL: 2540 F
RESIDENCE FOR: SPEC

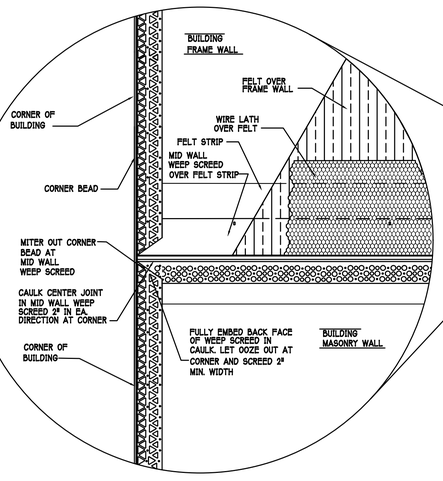
LOT: 393 BLOCK: -
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPTIVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 5793440110

DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: ELECTRICAL
SCALE: 3/16" = 1'-0"
SHEET# A-5 F

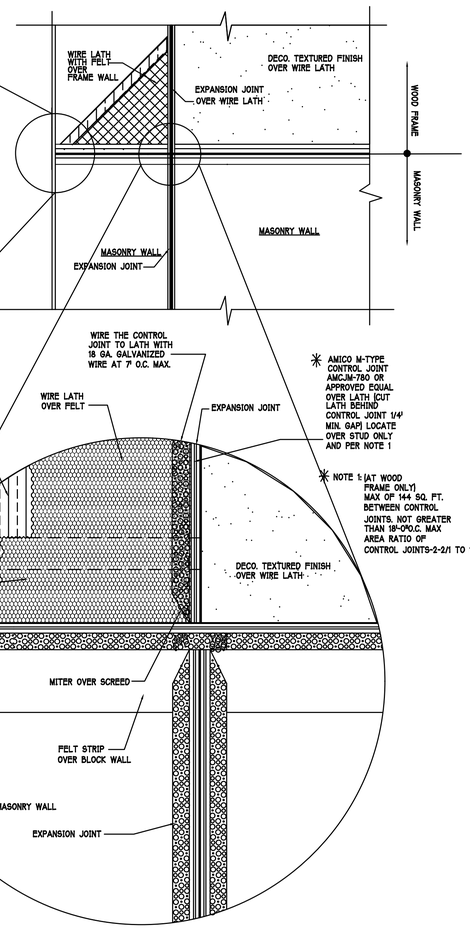


R703.7 EXTERIOR PLASTER

ASTM C926 AND ASTM C1063



MID WALL WEEP SCREED DETAIL



WEEP SCREED DETAIL

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

1 RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, 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, 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" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS
    1X4 STRIPPING @ 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.

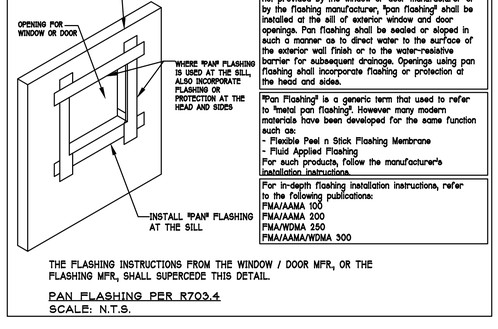
2 GENERAL ROOF ASSEMBLY

ROOF SHEATHING FIBER TABLE 803.2.2.

SHALL BE 19/32 APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 40/20 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL H-H CLIPS AT UNSUPPORTED PANEL EDGES. SEE STRUCTURAL.

FLASHING
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 G90. 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 1/2" 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 DRIP 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-resistive 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 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.

3 ASPHALT SHINGLE ROOF SPEC'S

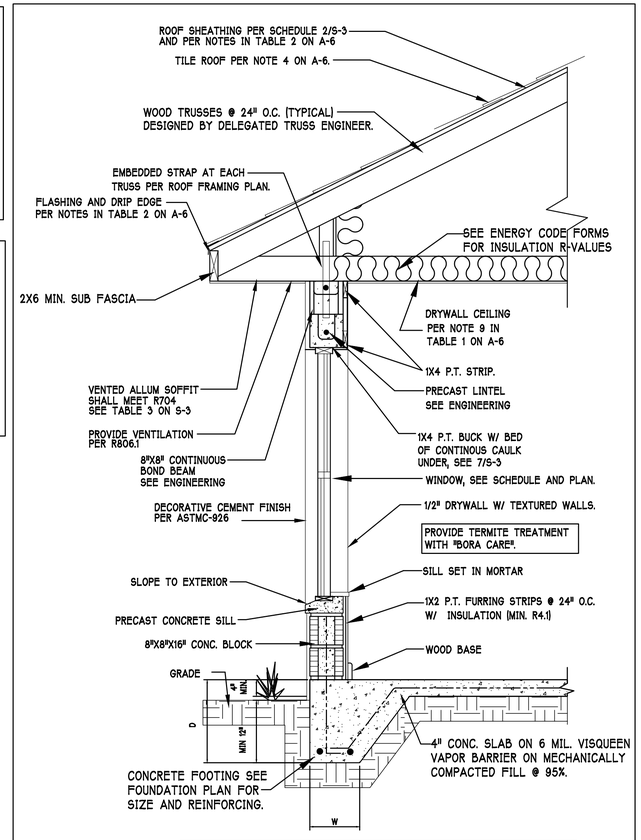
SHINGLES
30# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 225 or D3462, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacture. Installation shall comply with the manufacturer 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.

4 CLAY AND CONCRETE TILE ROOF SPECS

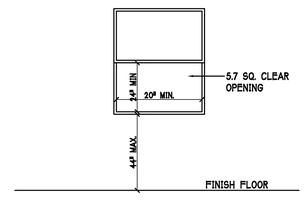
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE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



TYPICAL WALL SECTION

SCALE: N.T.S.

2



R310.2.1 MINIMUM OPENING AREA:- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQAURE FEET (0.530 m^2).

EXCEPTION:- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m^2).

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

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

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

R310.2.3 WINDOW WELLS:- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 m^2), 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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

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America's Builder

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1515 SE 47TH ST. CAPE CORAL, FL 33904

MODEL: 2540 F
RESIDENCE FOR: SPEC
LOT: 393 BLOCK:
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28093 CAPTIVA SHELL LOOP
G.C.D.#: 12582 D.R.H.#: 5793401 10

DATE: 06-07-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED: 1 09-22-21
PLAN: SECTION
SCALE: 3/16" = 1'-0"
SHEET# A-6 F

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) ⟨#⟩ 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.

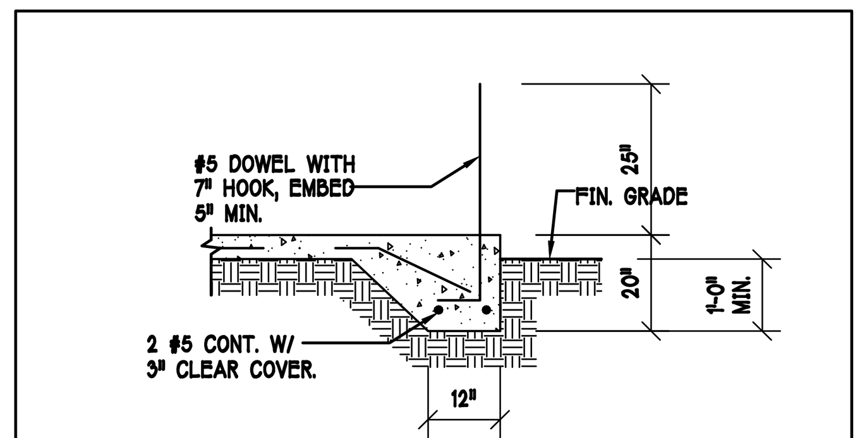
WALL FOOTING SCHEDULE

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

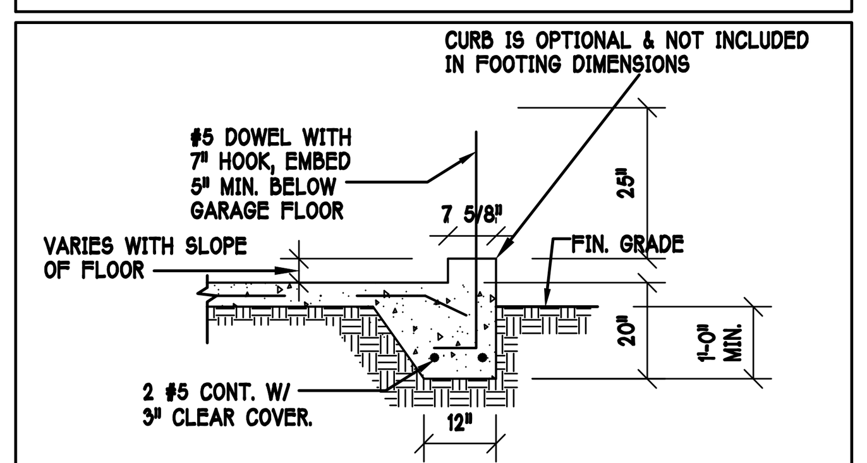
NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25"x25" AT EACH LONGITUDINAL BAR, SEE 6/S–3.

PAD FOOTING SCHEDULE

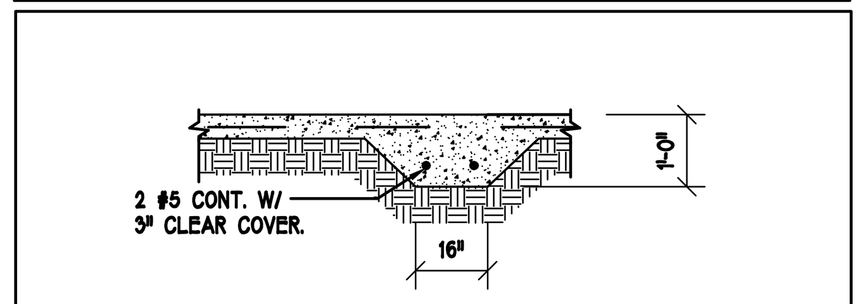
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF. LONG WAY	BOTTOM REINF. SHORT WAY	REMARKS
X	A	2'–6"	2'–6"	1'–0"	3–#5	3–#5	–
	B	3'–0"	3'–0"	1'–0"	4–#5	4–#5	–
	C	3'–6"	3'–6"	1'–0"	4–#5	4–#5	–
	D	4'–0"	4'–0"	1'–0"	5–#5	5–#5	–
X	E	2'–6"	5'–0"	1'–0"	3–#5	6–#5	–
X	F	2'–6"	4'–0"	1'–0"	3–#5	5–#5	–



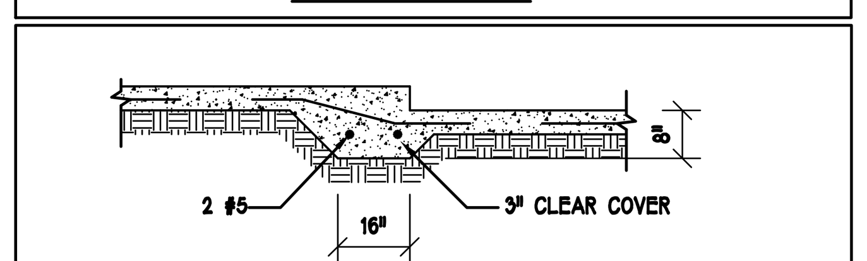
'F3' FOOTING



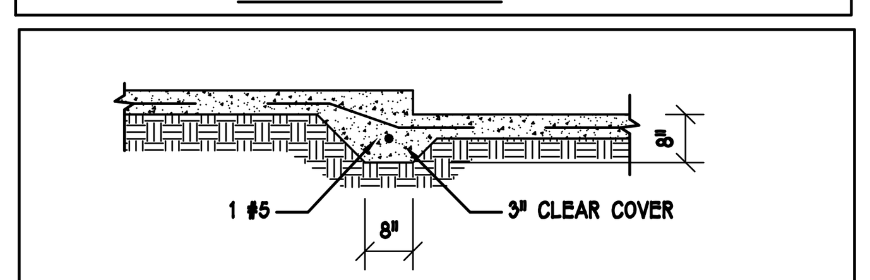
'F3' WITH CURB AT GARAGE



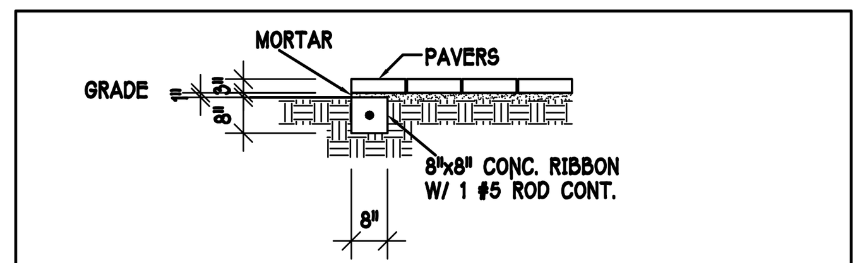
"F5" FOOTING



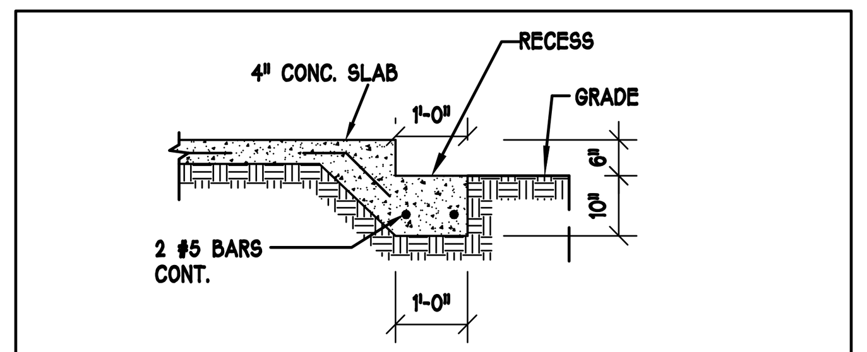
'F6' STEP DOWN



'F6A' STEP DOWN

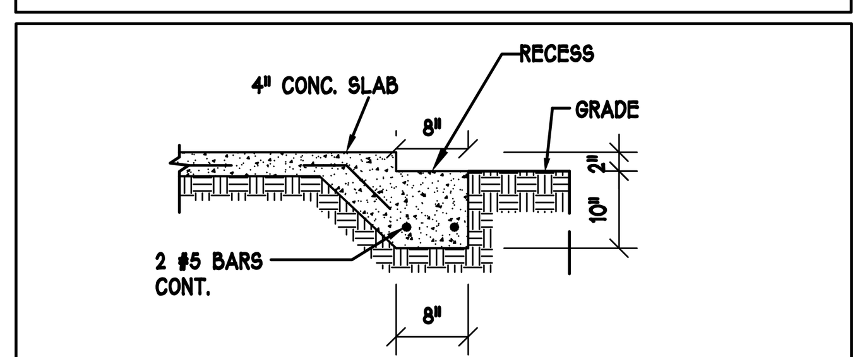


'P' PAVERS DETAIL ENTRY/LANAI



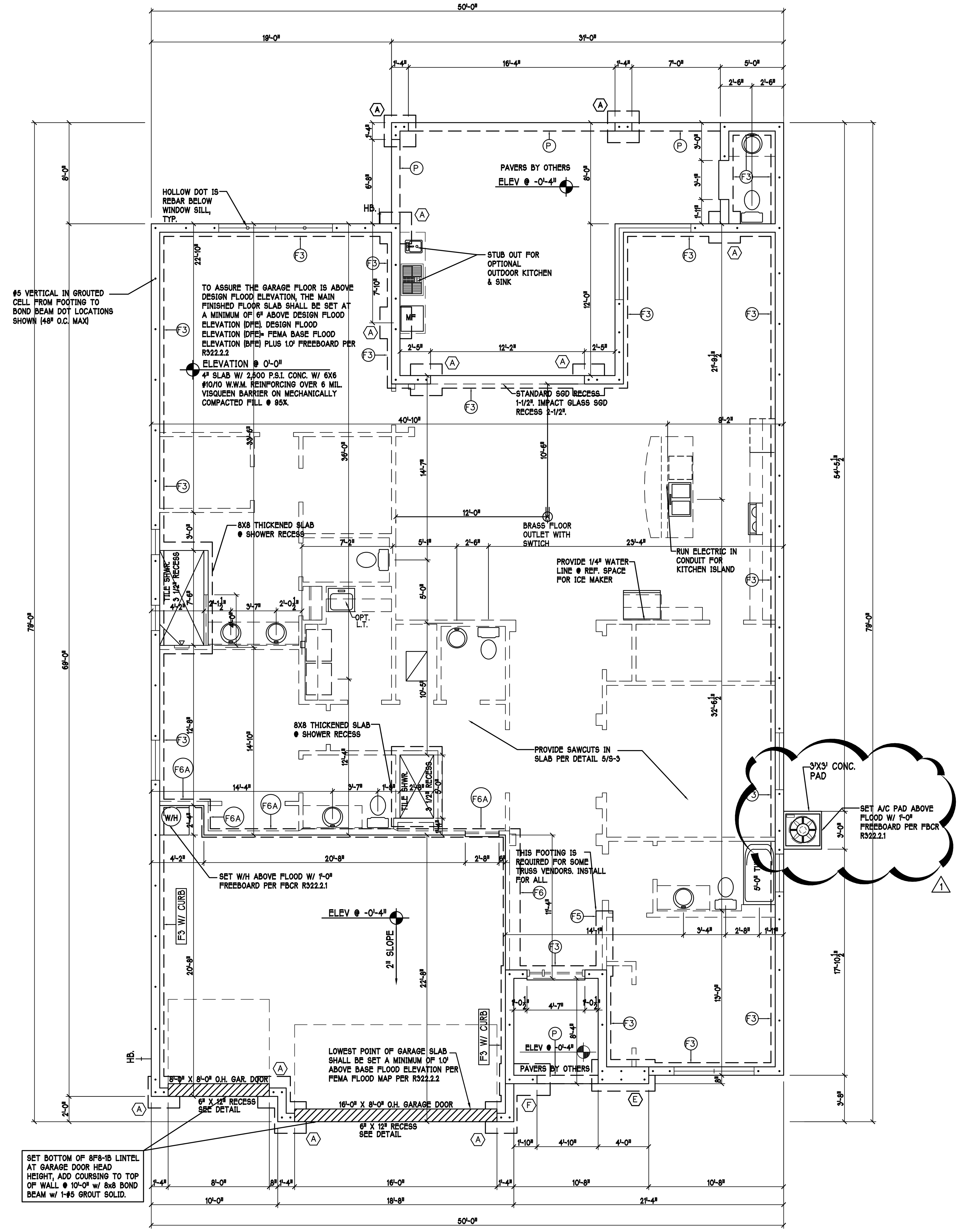
GARAGE DOOR RECESS (PAVERS)

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



GARAGE DOOR RECESS (CONCRETE)

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



FOUNDATION PLAN: "F"

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

REVISIONS

MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

D·R·HORTON® America's Builder

Gulf Coast Drafting & Design, Inc.
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1515 SE 47TH ST. CAPE CORAL, FL 33904

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STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS OF NORTH FLORIDA
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MODEL: 2540 F

RESIDENCE FOR: SPEC

LOT: 393 BLOCK :

SUBDIV: SEASONS BONITA 60s

ADDRESS: 28093 CAPTIVA SHELL LOOP

G.C.D.#: 12582 D.R.H.#: 579340110

DATE: 06-07-21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED: 1 09-22-21

PLAN: FOUNDATION

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

SHEET# S-1 F

TRUSS STRAPPING TO MASONRY

INSTALL META16 AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR Valid lengths x/x/x	FASTENERS
1450 (1 PLY)	(1)META16/18/20	(8) 0.148x1-1/2", EMBED 4"
1810 (1 PLY)	(1)HETA16/20	(9) 0.148x1-1/2", EMBED 4"
1875 (1 PLY)	(2)META16/18/20	(10) 0.148x1-1/2", EMBED 4"
1920 (1 PLY)	(2)HETA16/20	(10) 0.148x1-1/2", EMBED 4"
2120 (1 PLY)	(1)HHETA16/20	(10) 0.148x1-1/2", EMBED 4"
1795 (2 or 3 PLY)	(2)META16/18/20	(14) 0.162x3-1/2", EMBED 4"
2365 (2 or 3 PLY)	(2)HETA16/20	(12) 0.162x3-1/2", EMBED 4"
3965/DF/SP (2 PLY)	MGT	(22) 0.148X3" ATR, EPOXY 12"
3000/DF/SP (1 PLY 2x4)	HTT4	(18) 0.148x1-1/2", 5/8" ATR, EPOXY 12"
4455/DF/SP (1 PLY 2x6)	HTT4	(18) SD#10x1-1/2", 5/8" ATR, EPOXY 12"
4235/DF/SP (2 PLY 2x4)	HTT4	(18) 0.162x2-1/2", 5/8" ATR, EPOXY 12"
4555/DF/SP (1 PLY 2x6)	HTT5	(26) SD#10x1-1/2", 5/8" ATR, EPOXY 12"
4670/DF/SP (2 PLY 2x4)	HTT5	(26) 0.148X3", 5/8" ATR, EPOXY 12"
5445/DF/SP (2 PLY 2x4)	HTT5KT	(26) SD#10x2-1/2, 5/8" ATR, EPOXY 18"
10690/DF/SP (2 PLY)	(1)HGT-2	(16) 0.148x3", (2) 3/4" ATR, EPOXY 12"
10790/SYP (3 PLY)	(1)HGT-3	(16) 0.148x3", (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) ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
3) 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.
4) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/S-3 PER UPLIFT IN TRUSS ENGINEERING.

SIMPSON CATALOG C-C-2019

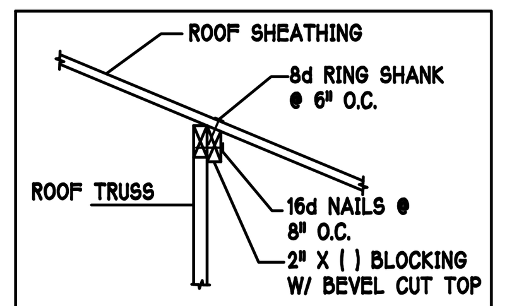
TRUSS STRAPPING TO STUD WALL/WOOD BEAM

INSTALL AT ALL TRUSSES TO 850 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

MAX TRUSS UPLIFT (LBS)	STRAP(S) Valid lengths x/x/x	FASTENERS
850 1700 2550	(1)MTS16/20/30 (2)MTS16/20/30 (3)MTS16/20/30	(14) 0.148x1-1/2" or 3" EACH STRAP
1125 2250 3375 4500	(1)HTS20/24/30 (2)HTS20/24/30 (3)HTS20/24/30 (4)HTS20/24/30	(24) 0.148x1-1/2" OR (20) 0.148x3" EACH STRAP

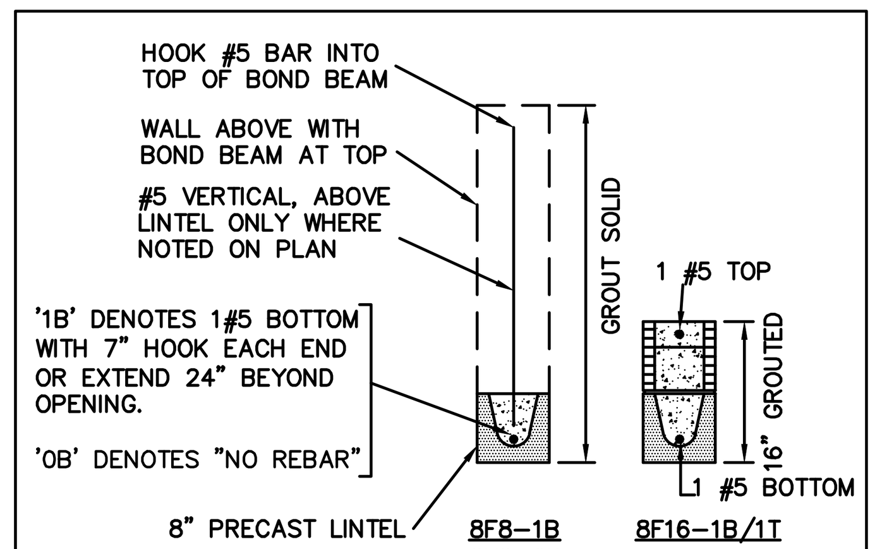
NOTES:
1) PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED ON PLAN.
3) 1-1/2" NAIL SHALL BE USED IN 1 PLY LUMBER, 2 PLY LUMBER IS REQUIRED FOR 3" NAILS.
4) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

SIMPSON CATALOG C-C-2019



BEVELED BLOCKING

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) 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6) AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 13/S-3.



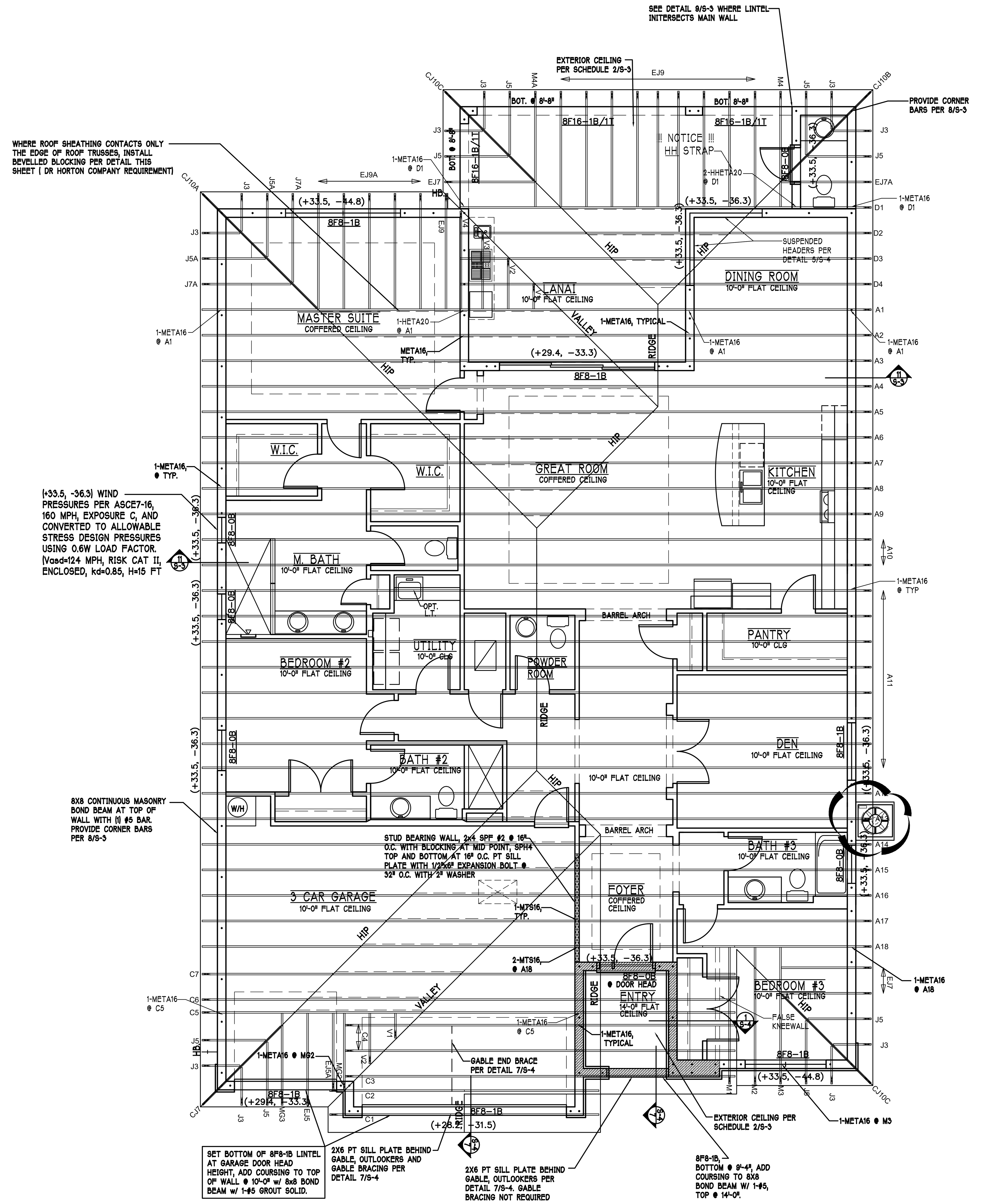
PRECAST LINTEL SCHEDULE

AT SWING DOORS, USE 2" RECESS STYLE LINTEL IF NEEDED FOR ROUGH OPENING.

LINTELS BEAR 4" MIN. EACH END

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

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA CORP, JOB #: DR2540FL, DATED: 04/22/21, REVISION: NONE



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

REVISIONS		
MARK	DATE	DESCRIPTION
1	09-22-21	MOVED MECHANICAL EQUIPMENT TO OPPOSITE SIDE OF HOUSE

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

This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, site work, civil, or geotechnical.

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

MODEL: 2540 F

RESIDENCE FOR: SPEC

LOT: 393 BLOCK :

SUBDIV: SEASONS BONITA 60s

ADDRESS: 28093 CAPTIVA SHELL LOOP

G.C.D.#: 12582 D.R.H.#: 579340110

DATE: 06-07-21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED: 1 09-22-21

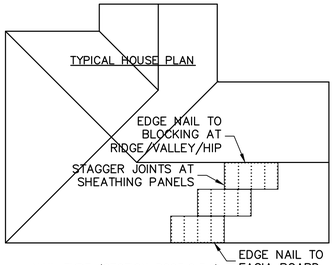
PLAN: ROOF

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

SHEET# S-2 F

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.



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

160/B, 160/C, 170/B	170/C
NAIL SPACING: 6" O.C. EDGE 6" O.C. FIELD	NAIL SPACING: 4" O.C. EDGE 4" O.C. FIELD

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

2½" x 0.131" RING SHANK OR 3" x 0.120" RING SHANK (PER ASTM F1667 RSRS–03 & 04)

1 NAILING OF ROOF SHEATHING
SCALE: NTS

SHEATHING SCHEDULE

EXTERIOR STUD WALL

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.

NOTE: SHEARWALLS 'SW', IF NOTED ON PLAN, MAY HAVE OTHER REQUIREMENTS.

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)

FLOOR

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

EXTERIOR CEILING

1) 1x4 STRIPPING @ 16"OC w/ 2–8d NAILS TO EACH TRUSS, ⅜" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1⅝" DRYWALL SCREWS @ 6"OC EDGE & FIELD.
2) ⅜" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD.

SOFFIT

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

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

2

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. (Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h=15', λ=1.21)

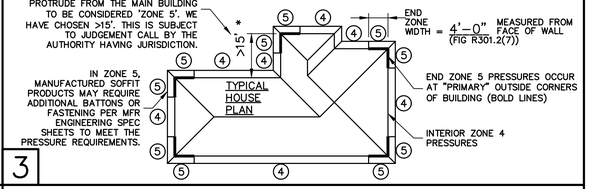
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+33.5 –36.3	+33.5 –44.8
TYPICAL WINDOWS & DOORS	+33.5 –36.3	+33.5 –44.8
8' OR 9' GARAGE DOORS	+29.4 –33.3	
16' OR 18' GARAGE DOORS	+28.2 –31.5	

(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 BATTONS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.



3

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 (Vasd TABLE R301.2.1.3)	124 MPH
BUILDING CATEGORY	II
IMPORTANCE FACTOR	1.00
EXPOSURE	C
MEAN ROOF HEIGHT	= 15 FT
HEIGHT & EXPOSURE COEFFICIENT λ TABLE R301.2(3)	= 1.21
ROOF PITCH	5/12
ENCLOSURE CLASS.	ENCLOSED
INTERNAL PRES. COEFF.	+/– 0.18

   WINDOW/DOOR DESIGN WIND PRESSURE PER TABLE R301.2(2), R301.2(3) AND R301.2(4). SEE DETAIL 3/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
   3½" 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	1½"
COLUMNS	1½"

   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.

4. REINFORCED MASONRY:
   DESIGN PER TMS 402/602–16
   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.

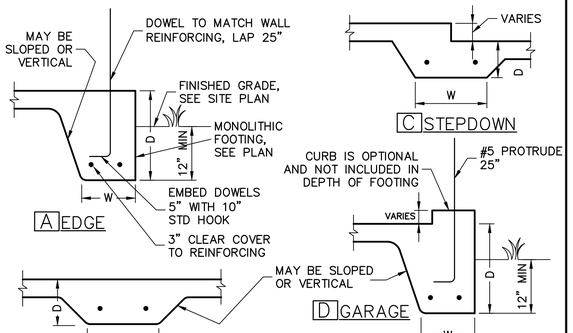
5. DELEGATED–ENGINEERED WOOD ROOF & FLOOR TRUSSES:
   ALL WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15–31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB–91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.

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

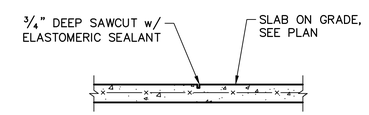
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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

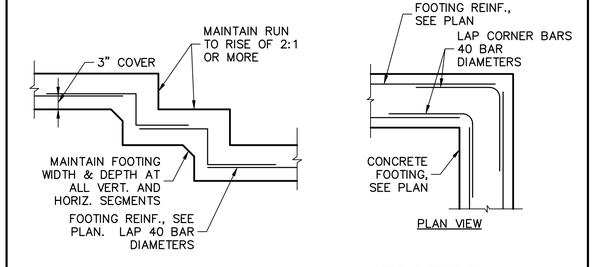


4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'–0"



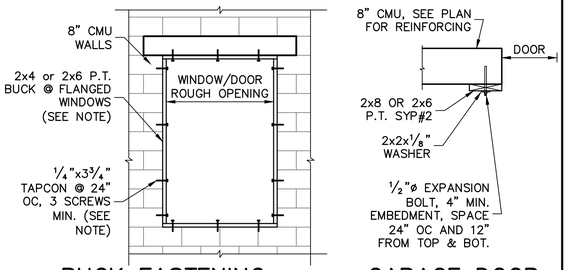
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 SLAB SAWCUT DETAIL
SCALE: NTS



6 STEP FOOTING
SCALE: NTS

FOOTING CORNER BARS
SCALE: NTS

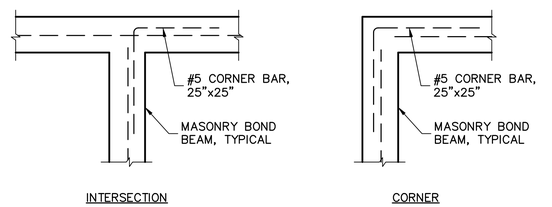


BUCK FASTENING

GARAGE DOOR

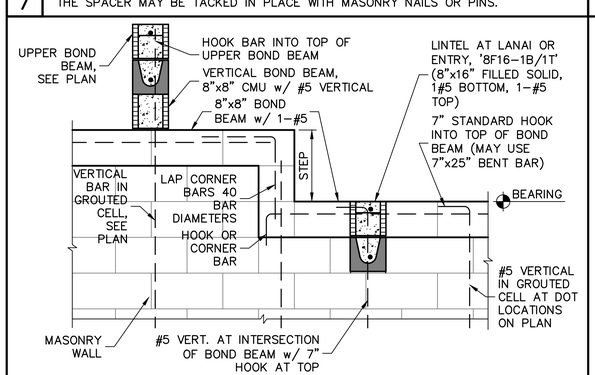
NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2–1/4" INTO 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.

7



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

11 FULL HEIGHT WALL SECTION
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	7–10dx1½", 4–¼x2¼ TITEN
TO 1045	1–HTSM16 or 20	8–10dx1½", 4–¼x2¼ TITEN
TO 2090	2–HTSM16 or 20	8–10dx1½", 4–¼x2¼ TITEN
TO 4300	2–LGT2	16–16d, 7–¼"x2¼" TITEN
TO 3480	HTT16	18–16d, ⅝"ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530	HGT–2/3	TWO ¾"ø ALTHREAD, 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

FBC R703.7 EXTERIOR PLASTER

ASTM C926 AND ASTM C1063

THE CODE SECTIONS REFERENCED BELOW ARE FOR SUMMARY PURPOSES. SEE THE FLORIDA BUILDING CODE AND THE ASTM STANDARDS FOR FULL DESCRIPTIONS AND REQUIREMENTS.

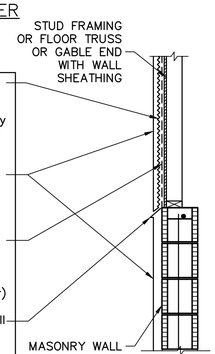
R703.7.1 Lath; Where required by the wall framing type, install metal lath per ASTM C1063 or non metallic lath per ASTM C1787. Use self furring lath as required by the ASTM spec. Use paper backed lath as required per Water Resistive Barrier specs.

R703.7.2 Plaster; Install portland cement based plaster and number of coats per ASTM C926 and thickness per Table R702.1(1).

R703.7.3 Water Resistive Barriers; Install water resistive barriers per R703.2 and water resistive vapor–permeable barrier over stud walls. (Note: ZIP wall sheathing with seam tape qualifies as the first layer)

R703.7.2.1 Weep Screed; Weep screed shall be installed at the bottom edge of all exterior wood stud framed walls (including gable end trusses) receiving lath and plaster.

Note: Exterior Stud Walls includes Gable End Trusses or Floor Trusses with Wall Sheathing.



EXTERIOR WALL WITH PLASTER
THICKNESSES ARE EXAGGERATED FOR DRAWING PURPOSES

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 7th EDITION (2020) RESIDENTIAL

BUILDER:

D·R·HORTON America's Builder

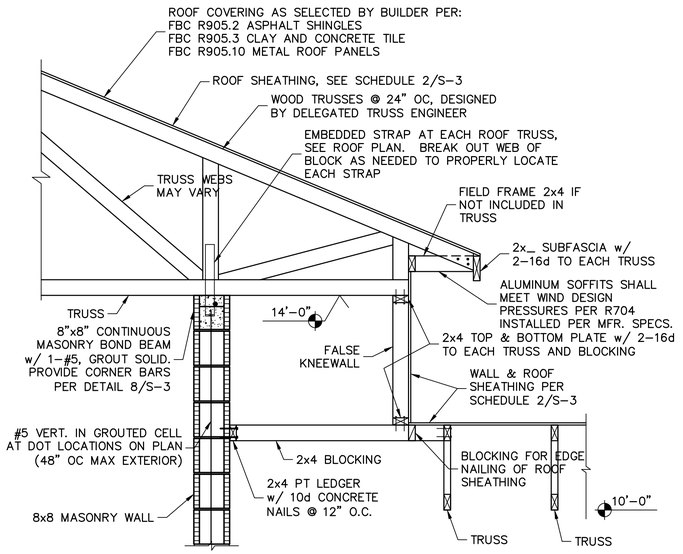
STRUCTURAL DETAILS MODEL 2540 F EXT LANAI

28093 CAPTIVA SHELL LOOP
BONITA SPRINGS, FLORIDA 34135
LOT: 393 SUBDIVISION: SEASONS BONITA

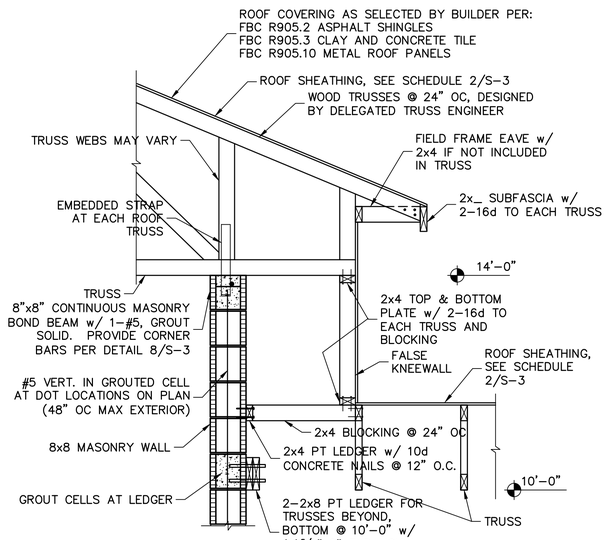
FOR SCOSTA, 160 MPH, EXPOSURE C, ELEVATION F w/EXT LANAI, JOB # DR2540FL, DATED: 04/22/21, REVISED: NONE

DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	06/14/21
SCALE	VARIES
JOB NO.	DR 12582
SHEET	S–3

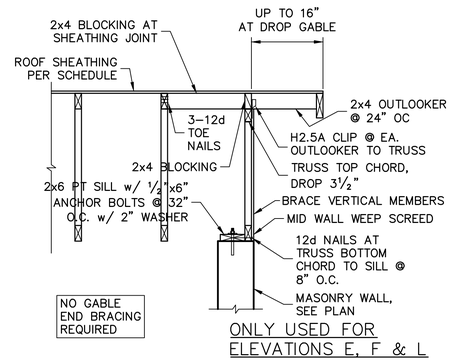
SHEET 3 OF 4



1 FALSE KNEEWALL AT ENTRY ONLY USED FOR ELEVATIONS F & M
SCALE: 3/4" = 1'-0"

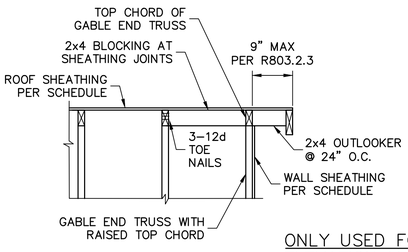


2 FALSE KNEEWALL AT ENTRY ONLY USED FOR ELEVATION E & L
SCALE: 3/4" = 1'-0"



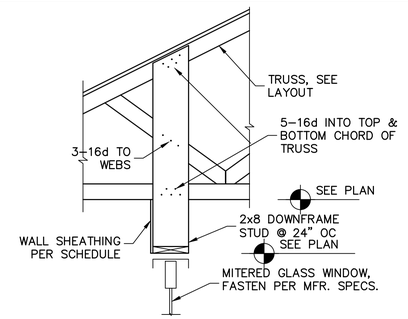
ONLY USED FOR ELEVATIONS E, F & L

3 OUTLOOKER DETAIL AT DROP GABLE
SCALE: N.T.S.



ONLY USED FOR ELEVATION M

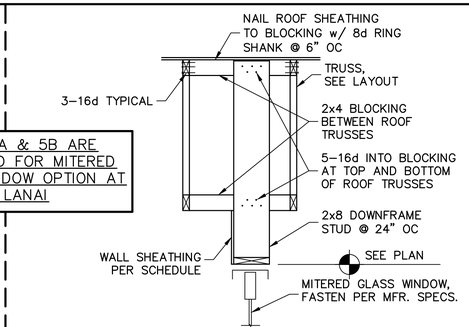
4 OUTLOOKER DETAIL AT RAISED GABLE
SCALE: N.T.S.



TRUSS PERPENDICULAR TO WINDOW

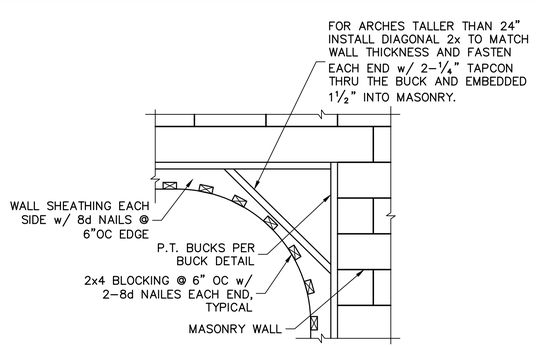
DETAILS 5A & 5B ARE ONLY USED FOR MITERED GLASS WINDOW OPTION AT EXTENDED LANAI

5A SUSPENDED HEADER AT MITERED GLASS
SCALE: 3/4" = 1'-0"

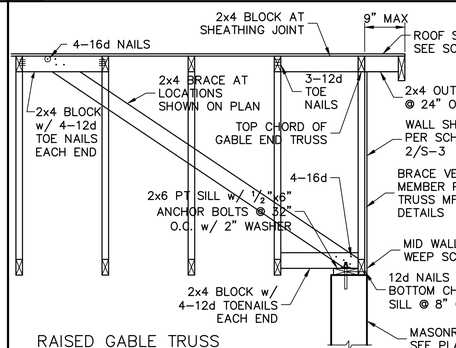


TRUSS PARALLEL TO WINDOW

5B SUSPENDED HEADER AT MITERED GLASS
SCALE: 3/4" = 1'-0"



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



RAISED GABLE TRUSS

ONLY USED FOR ELEVATION F

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

FOR SCOSTA, 160 MPH, EXPOSURE C, ELEVATION F w/EXT LANAI, JOB # DR2540FL, DATED: 04/22/21, REVISED: NONE

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

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
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BUILDER:
D·R·HORTON America's Builder

STRUCTURAL DETAILS
MODEL 2540 F
EXT LANAI
28093 CAPTIVA SHELL LOOP
BONITA SPRINGS, FLORIDA 34135
LOT: 393 SUBDIVISION: SEASONS BONITA

DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	06/14/21
SCALE	VARIES
JOB NO.	DR 12582
SHEET	S-4

SHEET 4 OF 4