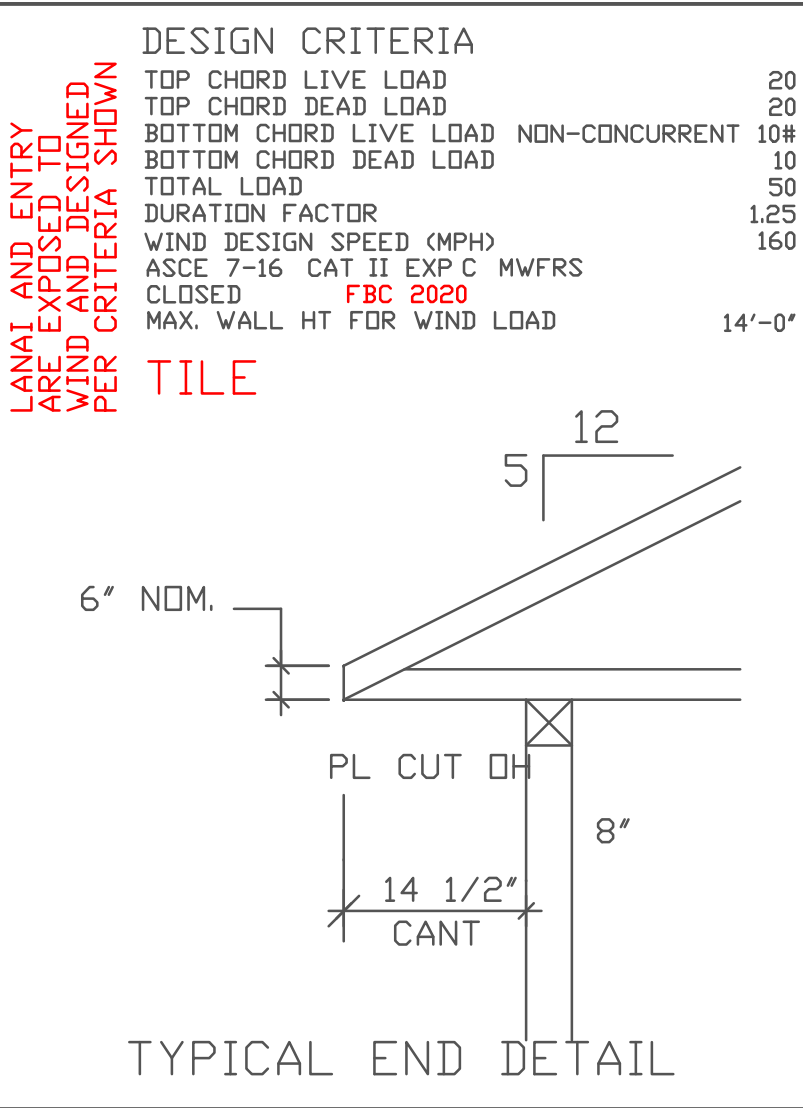
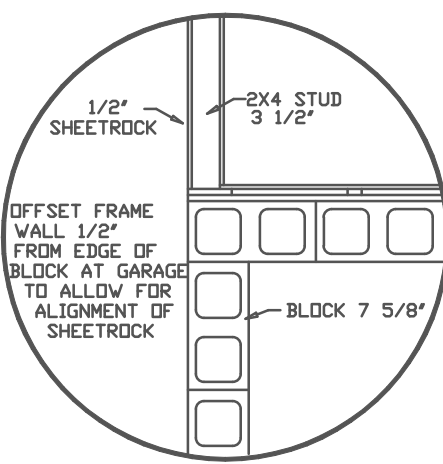
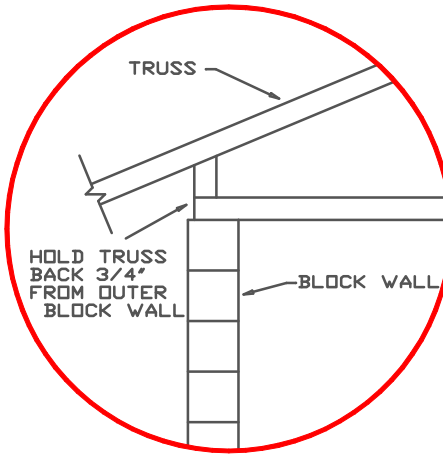
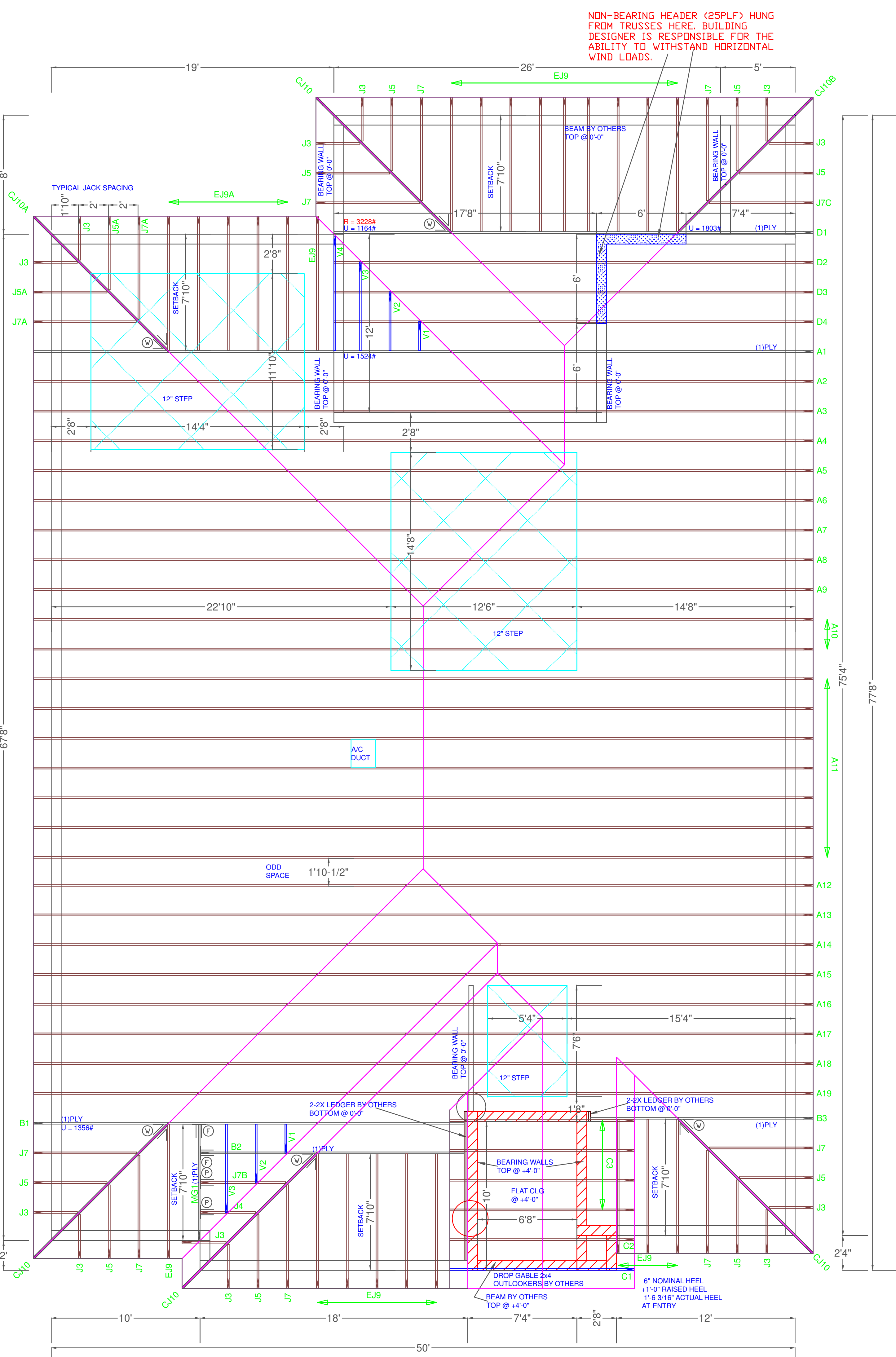


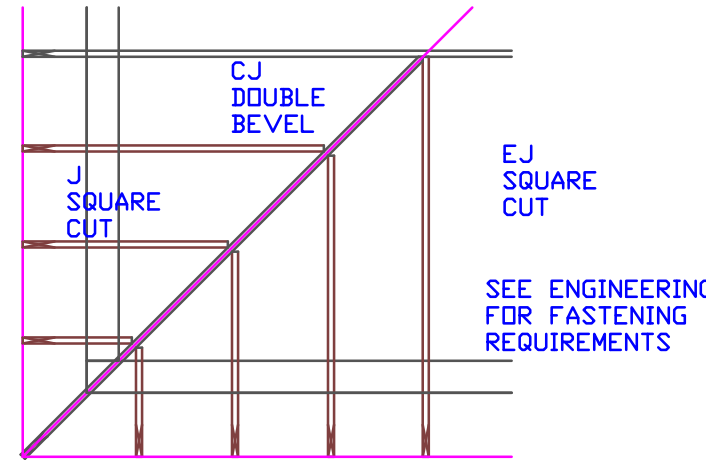


****UNLESS NOTED****

REACTION VALUES ARE UNDER 5000#

UPLIFT VALUES ARE UNDER 1000#

TYPICAL JACK CUTS



ALL TRUSSES 24"o.c. UNLESS NOTED OTHERWISE

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

DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT 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: _____

JOB SITE CONTACT NAME: _____

PHONE #: _____

E-MAIL: _____

SCOSTA CORP.

WOOD, STEEL OR TIMBER
ROOF & FLOOR TRUSSES

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

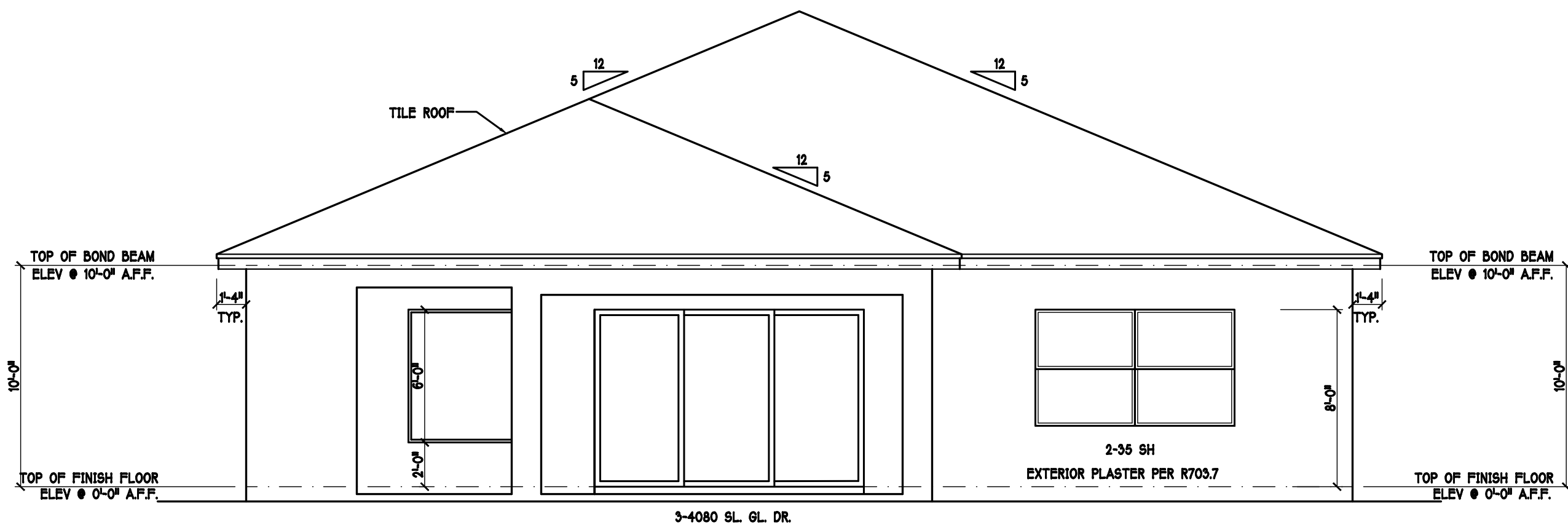
SCALE: 1/4"=1'-0" DATE: 05/12/21 REVISED BY: _____ DRAWN BY: KCD

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

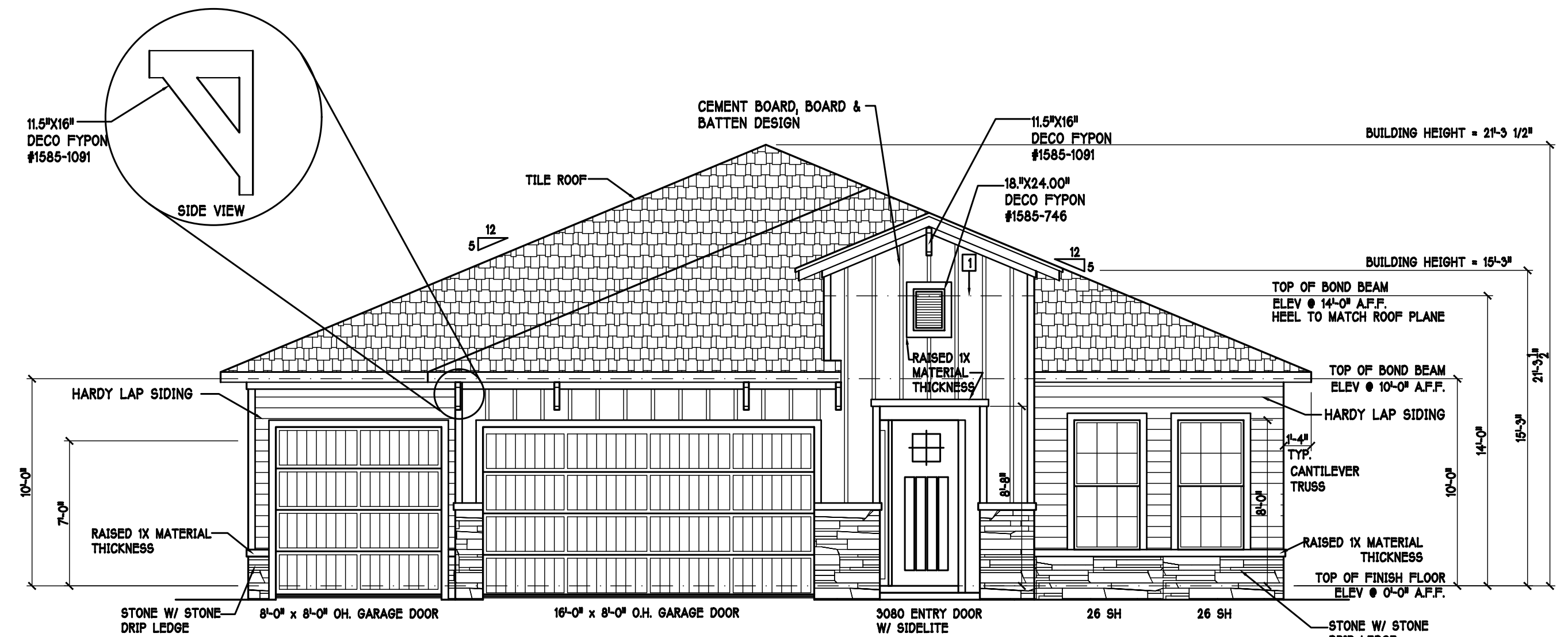
CUSTOMER: D.R. HORTON JOB # DR2540LL

1 of 1

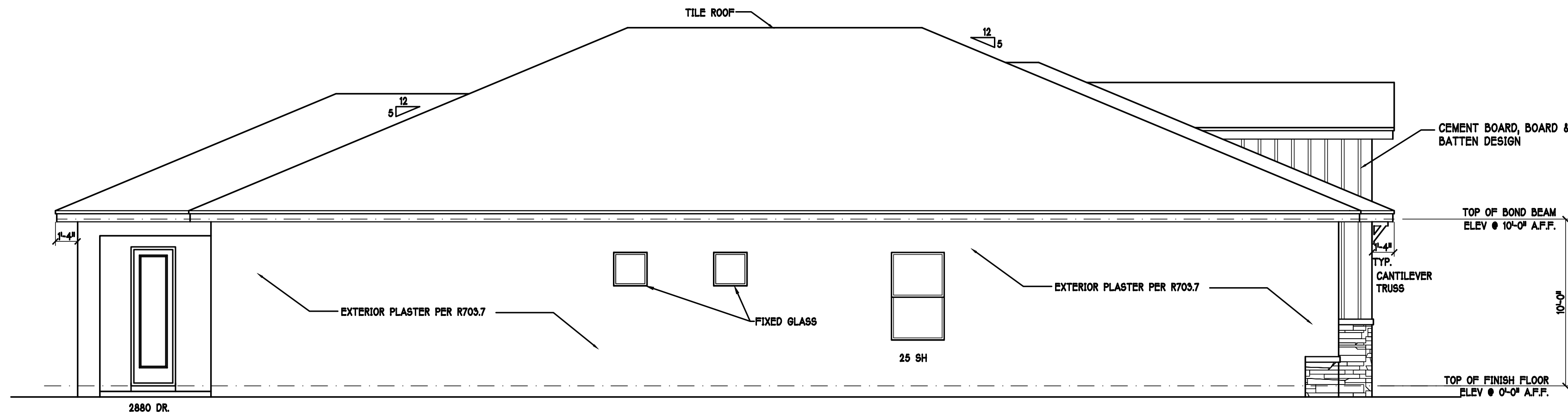
WARNING: THE CONFIGURATION AND LENGTH OF THESE TRUSSES IS SUCH THAT EXTREME CAUTION MUST BE EXERCISED DURING HANDLING AND INSTALLATION TO PREVENT DAMAGE. REFER TO BCSI-B1 FOR RECOMMENDATIONS. WE RECOMMEND SEEKING THE ADVICE OF AND SUPERVISION BY A LOCAL PROFESSIONAL ENGINEER. APPROVAL OF THIS LAYOUT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



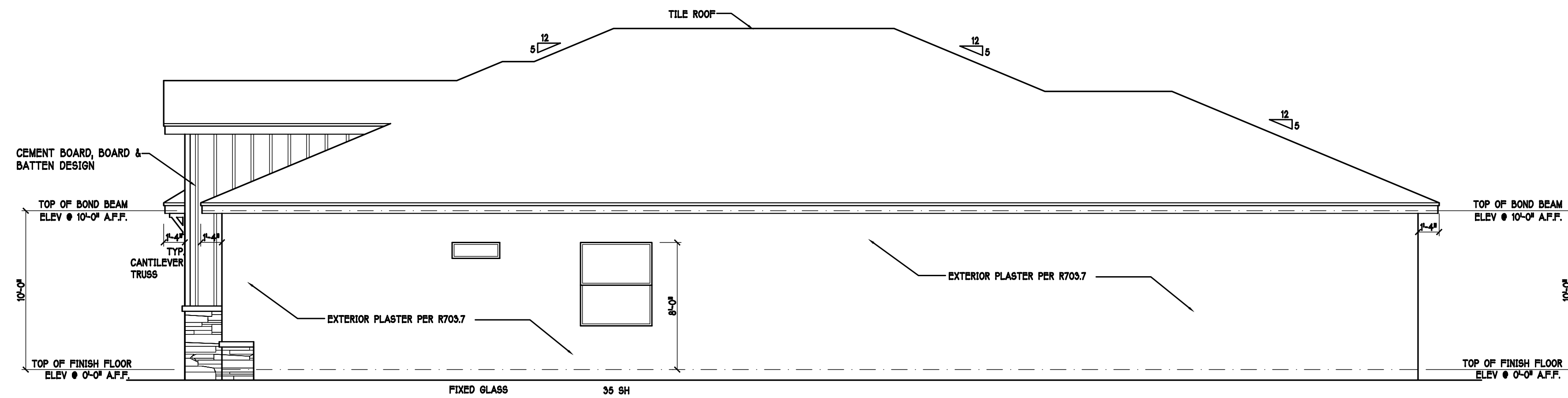
REAR ELEVATION: "E" SCALE: 3/16" = 1'-0"



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



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

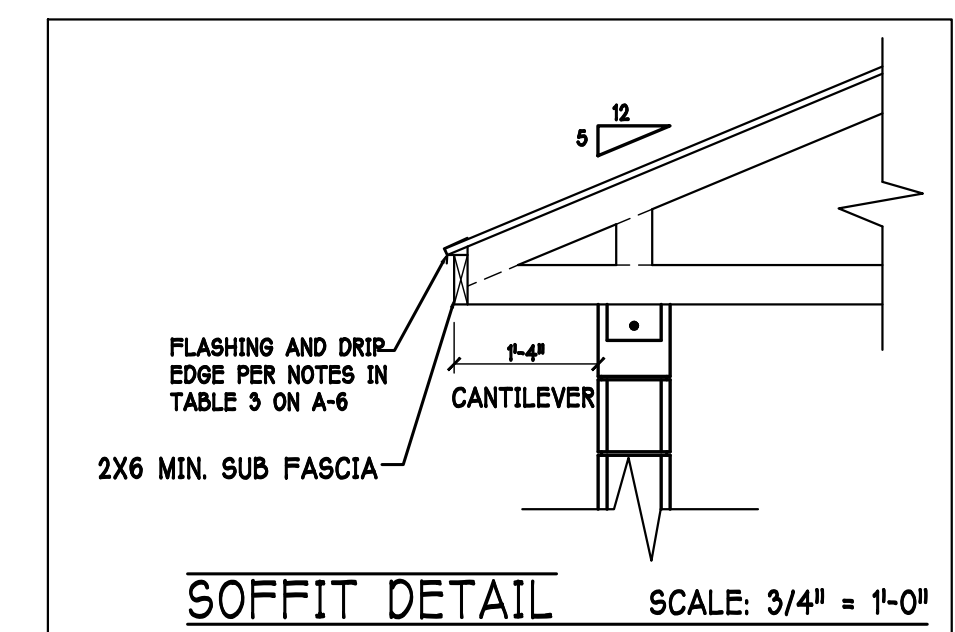
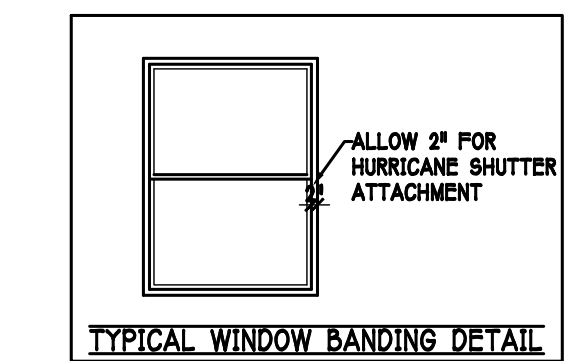
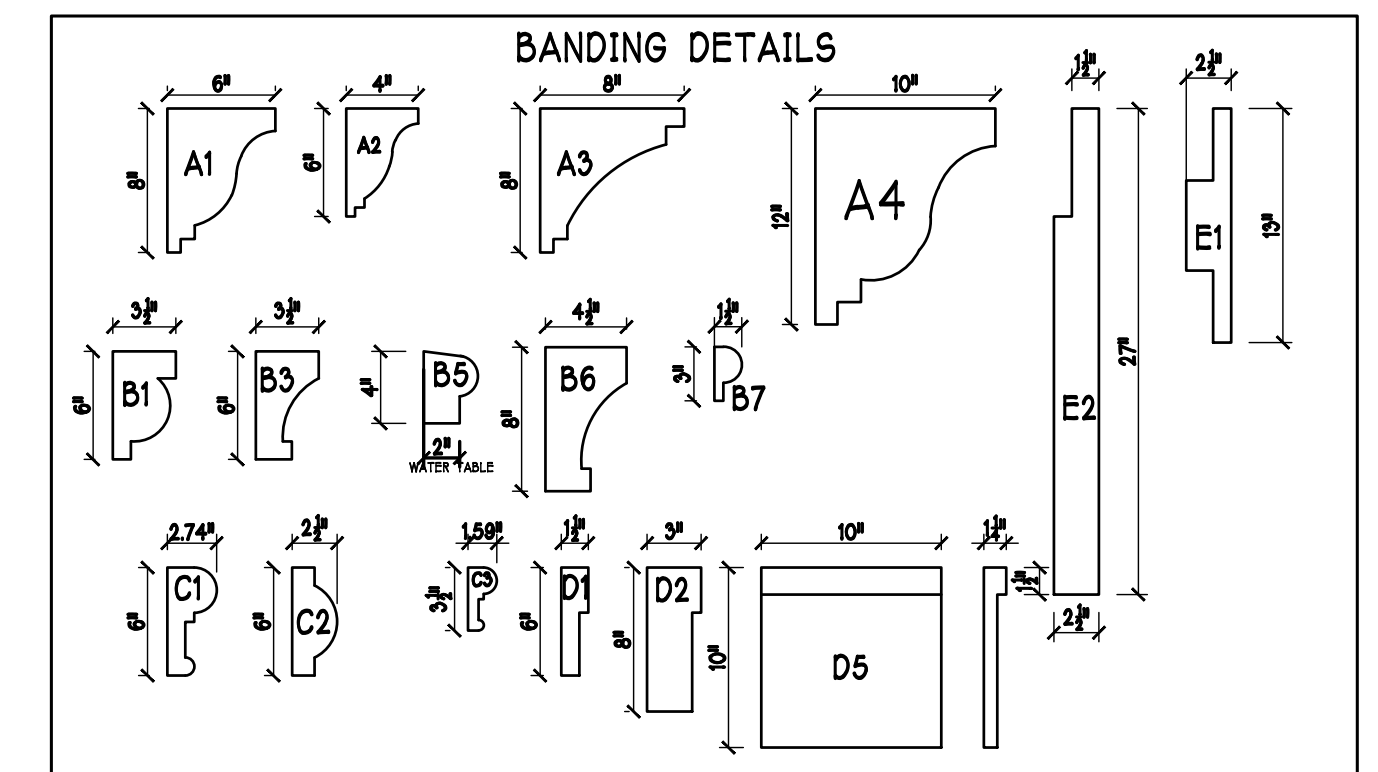
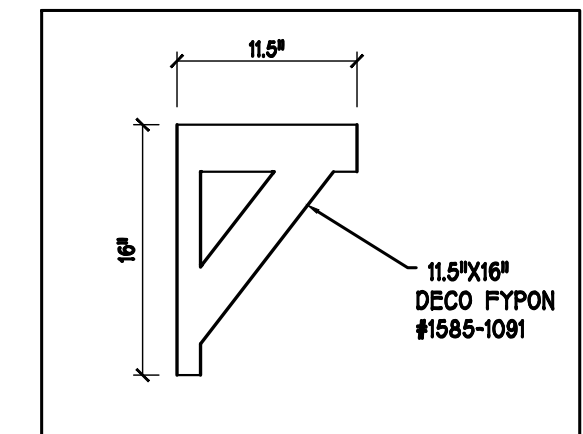


RIGHT ELEVATION: "E" SCALE: 3/16" = 1'-0"

FLORIDA BUILDING CODE 7TH EDITION

OCCUPANCY: FBC 310.5 RESIDENTIAL GROUP R-3 CONSTRUCTION TYPE: V-B FIRE RESISTANCE RATING 0 HOURS, NOT SPRINKLED CODES TO BE USED BY OTHER DESIGN PROFESSIONALS AND LICENSED CONTRACTORS: 2020 FLORIDA BUILDING CODE, 7TH EDITION; RESIDENTIAL; ACCESSIBILITY; ENERGY CONSERVATION; PLUMBING; MECHANICAL; AND FUEL GAS, ELECTRICAL IS CONTAINED BY REFERENCE WITHIN FBC RESIDENTIAL CHAPTER 34: NFPA 70-17 NATIONAL ELECTRICAL CODE.

- MID-WALL WEEP SCREED AT WOOD-MASONRY INTERFACE. INSTALL STRICTLY PER MF6. INSTRUCTIONS
- ROOF / WALL WEEP SCREED INSTALL STRICTLY PER MF6. INSTRUCTIONS



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

D.R. HODON
America's Builder

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-546-1822
1915 SE 47th ST. CAPE CORAL, FL 33904

MODEL: 2540 E

RESIDENCE FOR: SPEC

LOT: 368 BLOCK: SEASONS BONITA 60s
SUBDIV: SEASONS BONITA 60s
ADDRESS: 28169 CAPTIVA SHELL LOOP
G.C.D.#: 13294 D.R.H.#: 579340152

DATE: 08-25-21

DRAWN BY: CWL

CHECKED BY: JWC

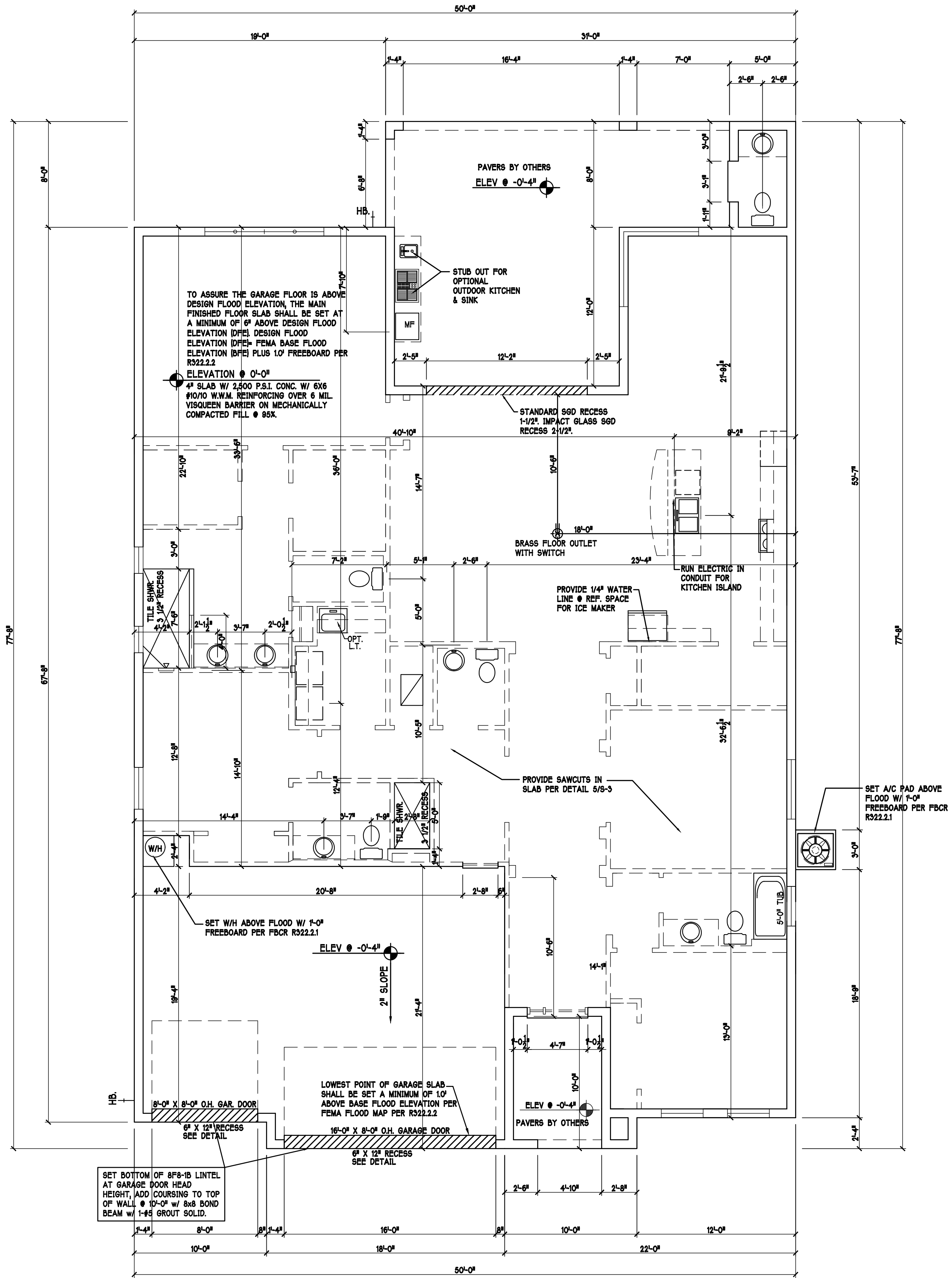
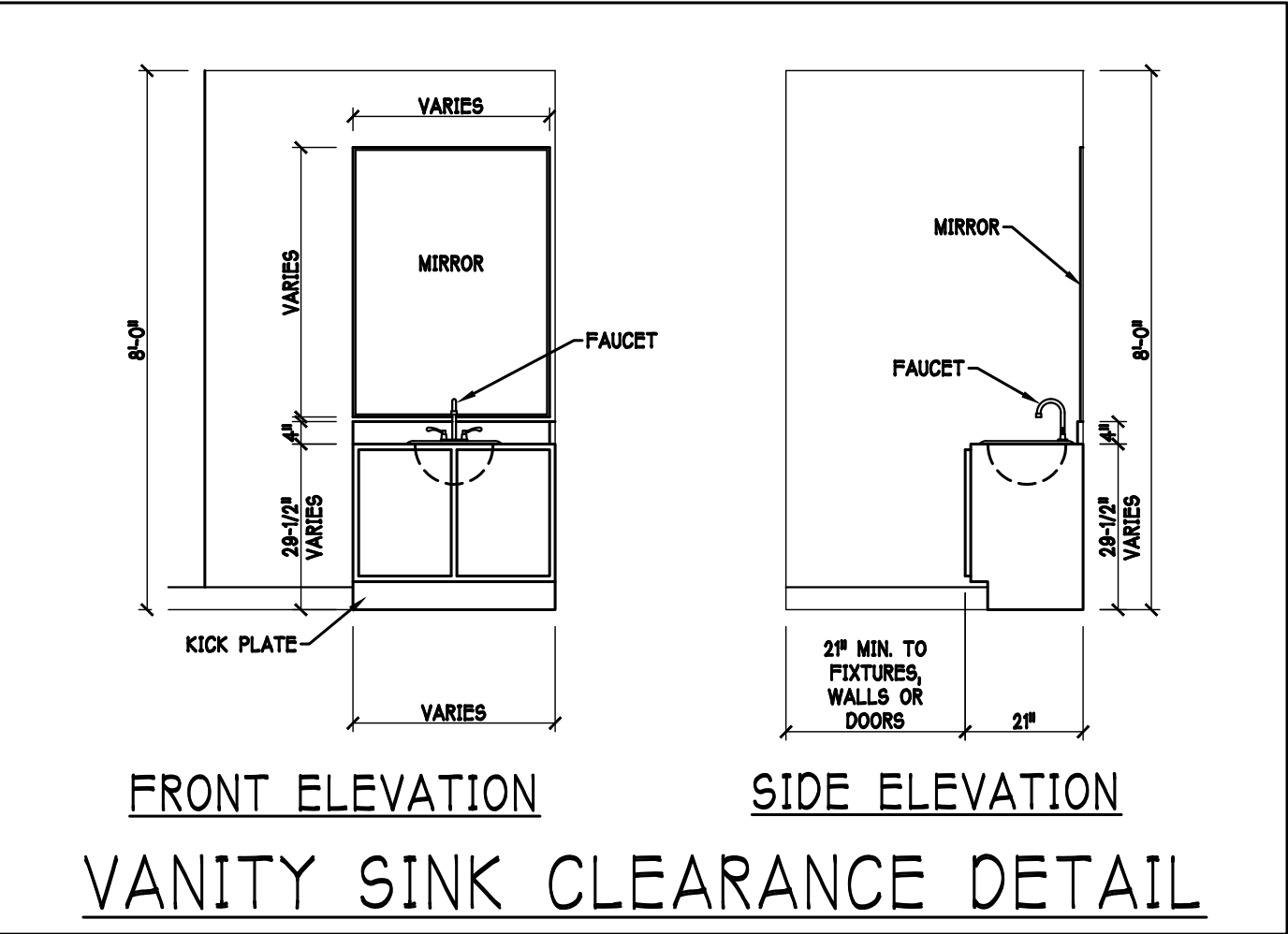
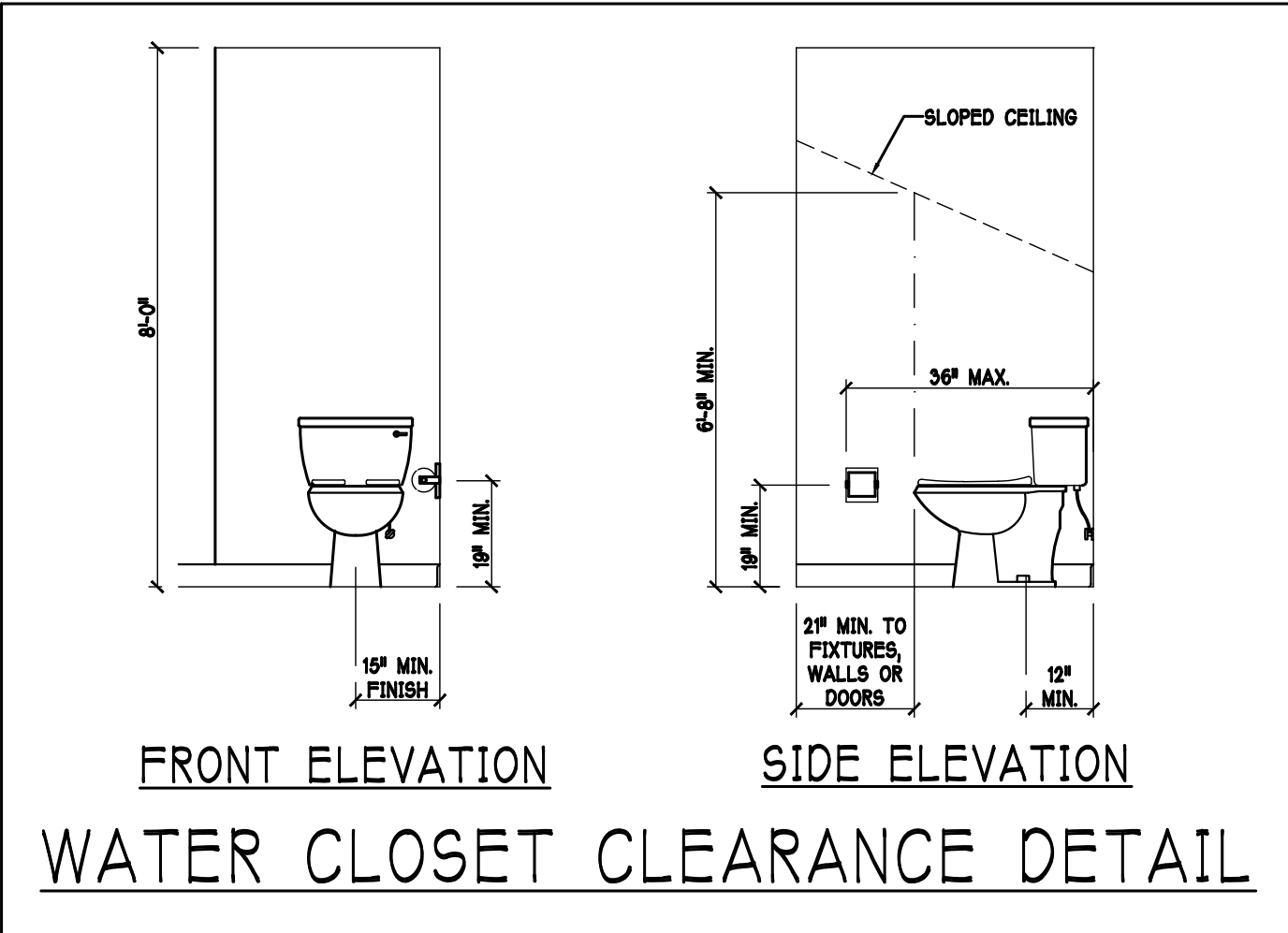
REVISED:

PLAN: ELEVATION

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

SHEET#

A-1 E



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

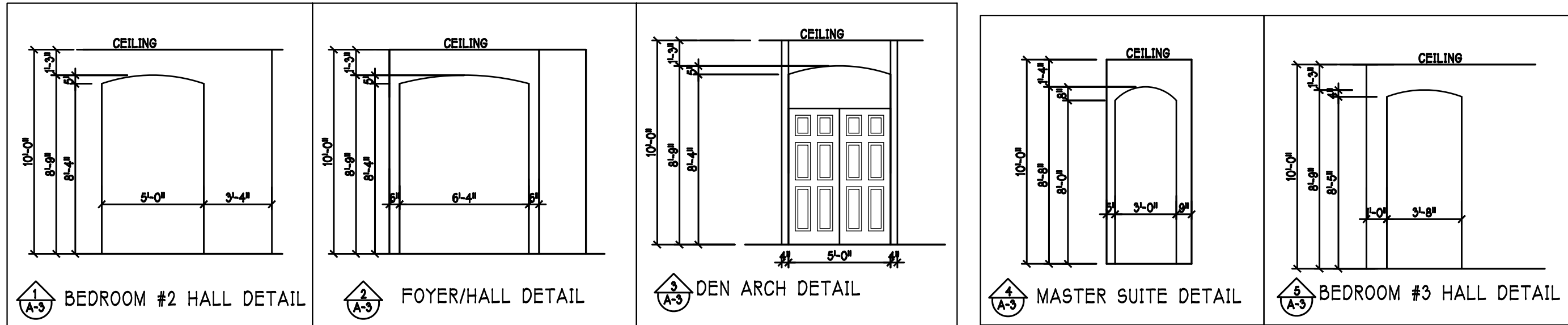


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1515 SE 17TH ST. CAPE CORAL, FL 33904

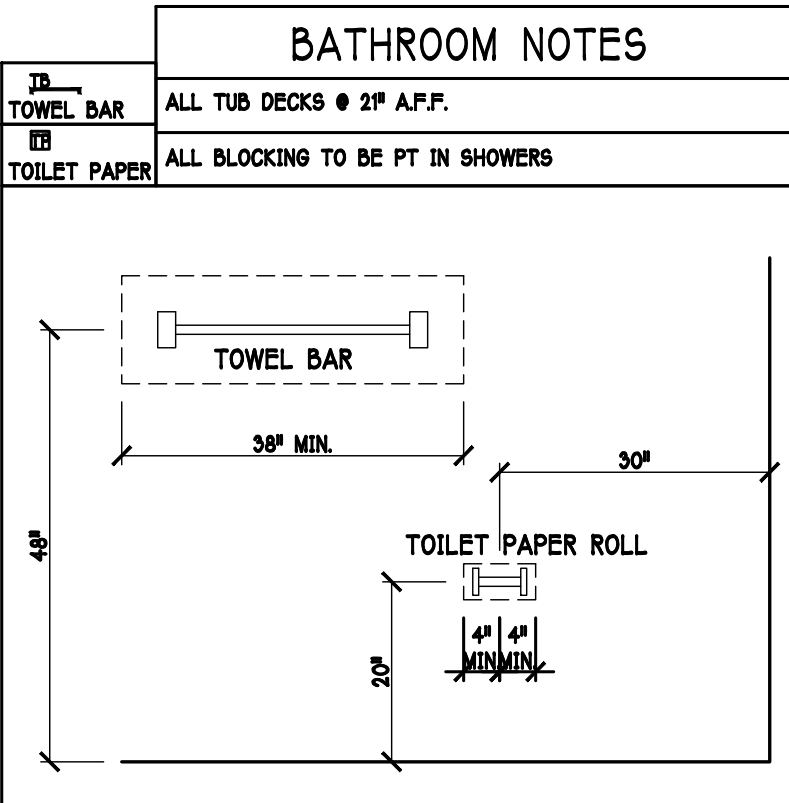
LOT: 368	BLOCK :	MODEL: 2540 E	RESIDENCE FOR: SPEC
SUBDIV: SEASONS BONITA 66s		ADDRESS: 28169 CAPTIVA SHELL LOOP	
G.C.D.#: 13294		D.R.H. #: 579340152	
DATE: 08-25-21			
DRAWN BY: CWL			
CHECKED BY: JWC			
REVISED:			
PLAN: SLAB & PLUMBING			
SCALE: 3/16" = 1'-0"			
SHEET#			
A-2 E			



DOOR HEADERS		
6'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-0" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	88 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 508.4.2.
 - 3) PROVIDE SAFETY GLAZING AT BATH / SHOWER PER FLORIDA BUILDING CODE R 508.4.5.
 - 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. 8702.3.5
 - 9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 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 R502.5.1.
 - 11) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 512.2.1 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 14-16" 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.

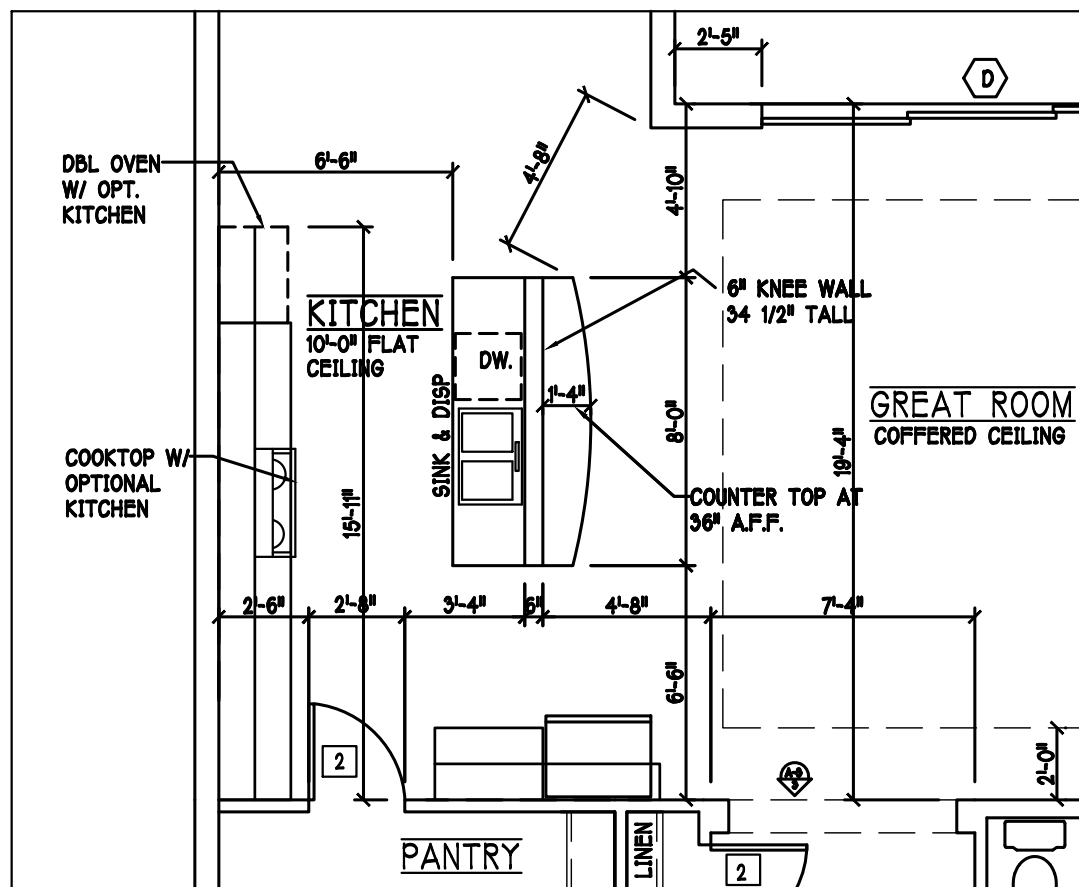
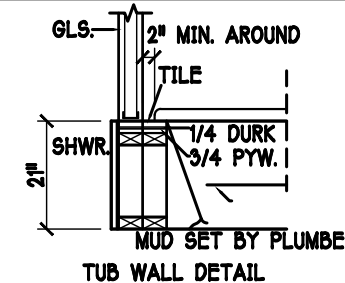
CABINET BACKING		
KITCHEN	UPPER TOP @ 84"	BASE TOP @ 30"
MASTER BATH	UPPER	BASE- TOP @ 30"
GUEST BATH	UPPER	BASE- TOP @ 30"
LAUNDRY RM.	UPPER TOP @ 84"	BASE



VINYL SHELF NOTES:

- 1) ALL CLOSET SHELVES TO BE 12"
- 2) ALL PANTRY & LINEN TO BE 14" 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.



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

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

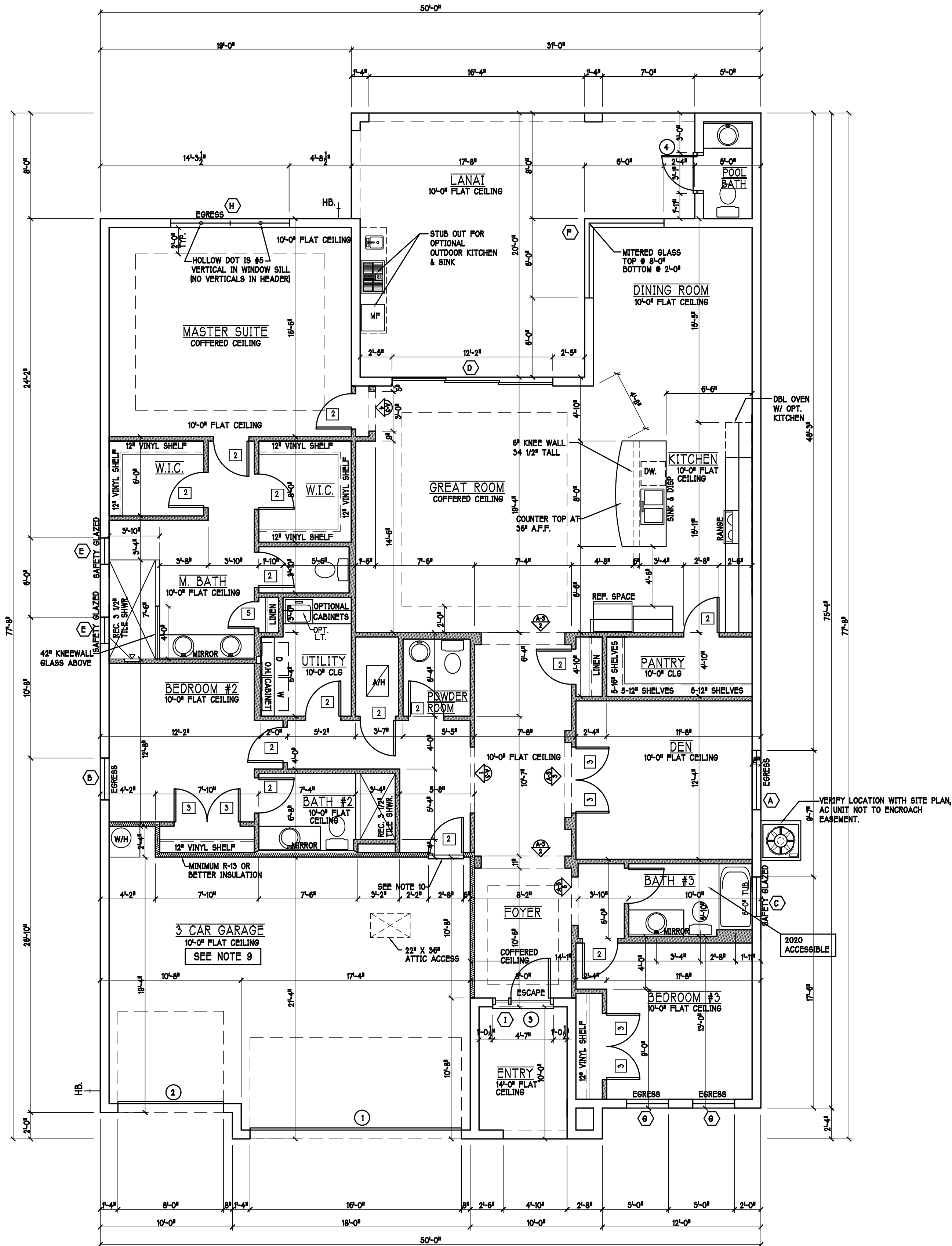
D R HORTON				
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH HEIGHT	COMMENTS
A	35 SH		54 63	IMPACT
B	25 SH		38 63	IMPACT
C	36" X 12" F.S.		36 12	IMPACT
D	3-4080 SL. GL. DR.	SL. GL. DR.	146 96	IMPACT
E	24" X 24" F.S.		24 24	IMPACT FIXED GLASS
F	72" X 72" MITERED GLASS		72 72	TOP @ 8'-0" BOTTOM @ 2'-0"
G	26 SH		38 75	IMPACT
H	2-35 SH		108 63	IMPACT
I	12" X 86" SIDE LITE		12 96	IMPACT
SEE NOTE 1				11

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

SQUARE FOOTAGE	
LIVING AREA	2565
GARAGE AREA	594
POOL BATH	57
LANAI AREA	451
ENTRY AREA	75
TOTAL AREA	3720

INTERIOR DOOR SCHEDULE	
MARK	DOOR WIDTH
1	3'-0"
2	2'-8"
3	2'-6"
4	2'-4"
5	2'-0"
6	1'-8"
7	1'-6"

PK. = POCKET DOOR
B.F. = BI-FOLD DOOR
B.P. = BI-PASS DOOR



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

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

D.R.HORTON
America's Builder

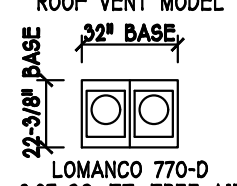
Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

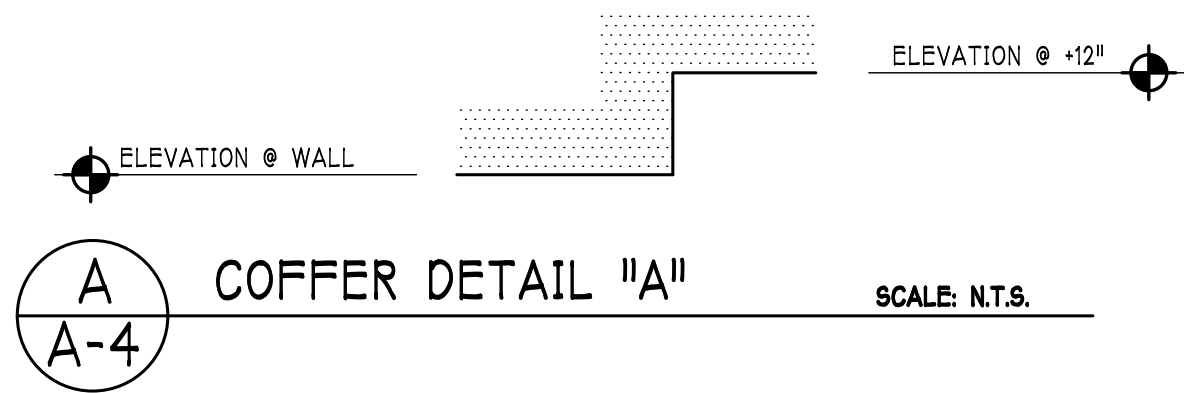
MODEL: **2540 E**
RESIDENCE FOR: **SPEC**

LOT: 368 BLOCK: **SEASONS BONITA 60s**
SUBDIV: **SEASONS BONITA 60s**
ADDRESS: **28169 CAPTIVA SHELL LOOP**
G.C.D.#: 13294 D.R.H. #: 570340152

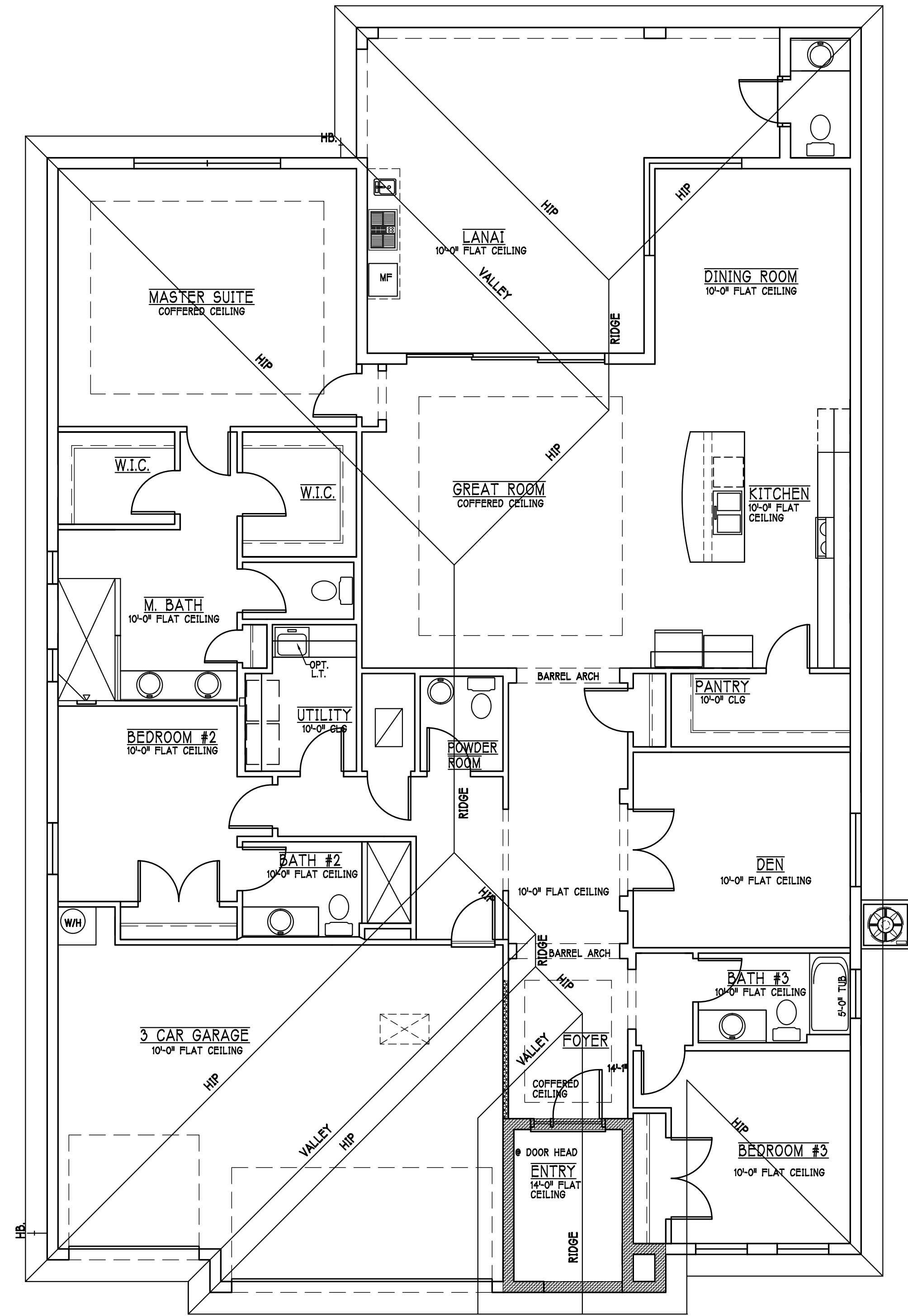
DATE: **08-25-21**
DRAWN BY: **CWL**
CHECKED BY: **JWC**
REVISED:
PLAN: **FLOOR**
SCALE: **3/16" = 1'-0"**
SHEET#

A-3 E

MODEL 2540 E: ATTIC VENTILATION FBCR R806								
COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS								
AREAS (SQ. FT.)		SOFFIT ONLY (1/150) (NO ROOF VENTS)				WITH ROOF VENTS (1/300) (R.V.)		
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	4030.9 SQ. FT.	347.6 SQ. FT.	26.87 SQ. FT.	7.73%	8.15%	--- SQ. FT.	-	--X
			"SOFFIT ONLY" QUALIFIES			ROOF VENTS ARE NOT REQUIRED		
			SOFFIT MODEL			ROOF VENT MODEL		
			ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			 LOWANCO 770-D 0.87 SQ. FT. FREE AIR		



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



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

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

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America's Builder

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PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

MODEL: **2540 E**

RESIDENCE FOR: **SPEC**

LOT: 368 BLOCK: **SEASONS BONITA 60s**

SUBDIV: **SEASONS BONITA 60s**

ADDRESS: **28169 CAPTIVA SHELL LOOP**

G.C.D.#: 13294 D.R.H. #: 579340152

DATE: **08-25-21**

DRAWN BY: **CWL**

CHECKED BY: **JWC**

REVISED:

PLAN: **CEILING PLAN**

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

SHEET#

A-4 E

ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE @ ELEV. A.F.F.
	TIMER SWITCH
	OPT SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A POSSIBLE-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 65-3.04.72
	SD SMOKE DETECTOR
	SCD (CARBON MONOXIDE/SMOKE DETECTOR
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DB= DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

Electrical Notes:

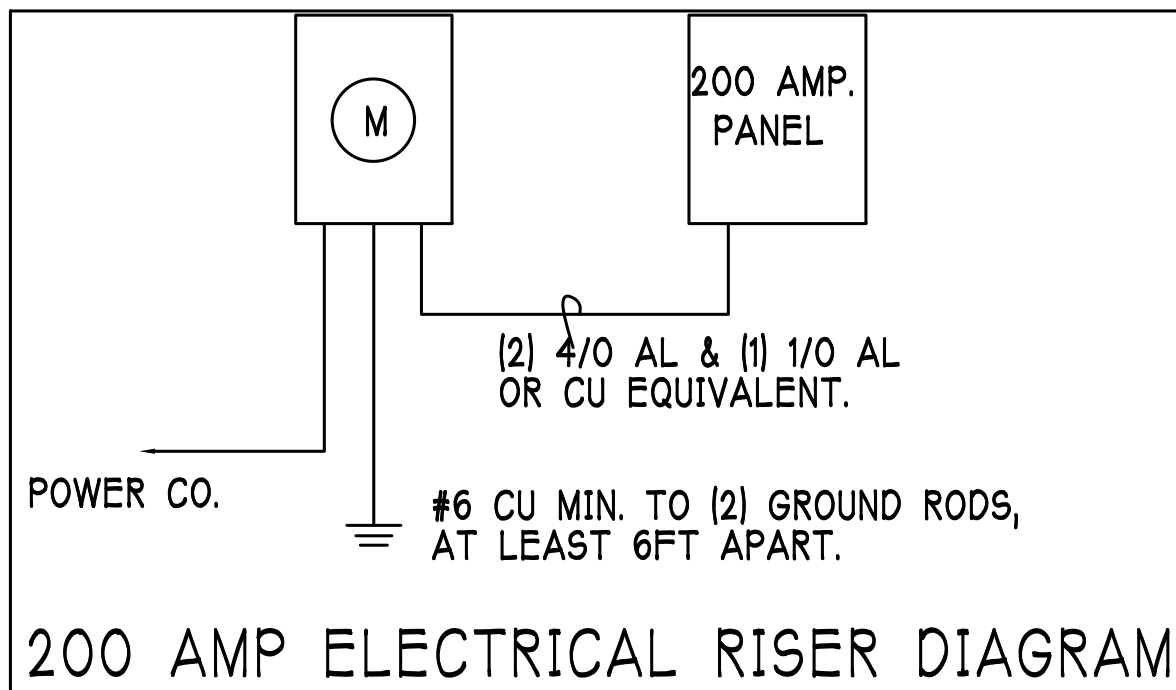
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit per NEC 210.12 & 406.11

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

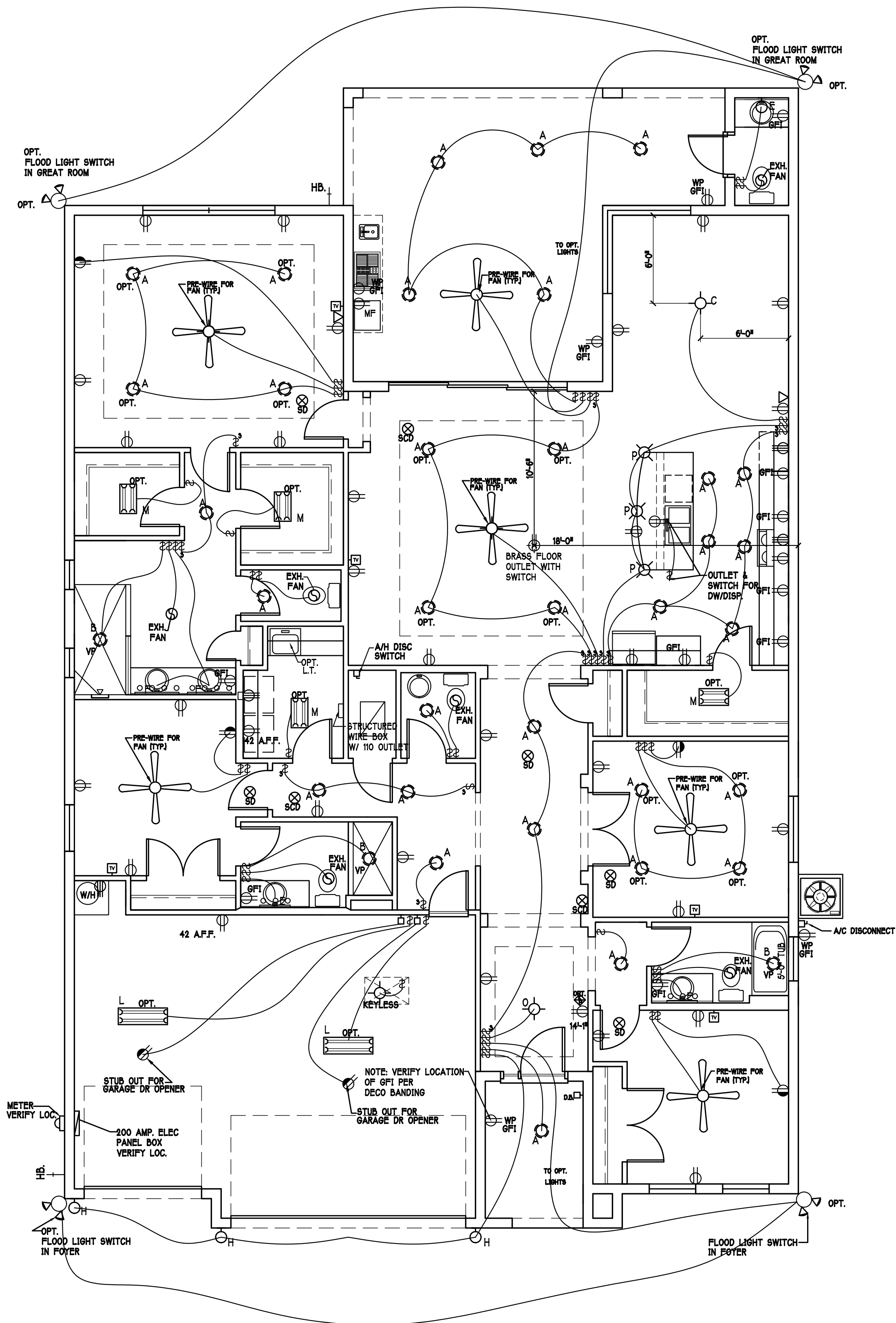
All outlets in wet areas and all exterior outlets to be GFI's

Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2017

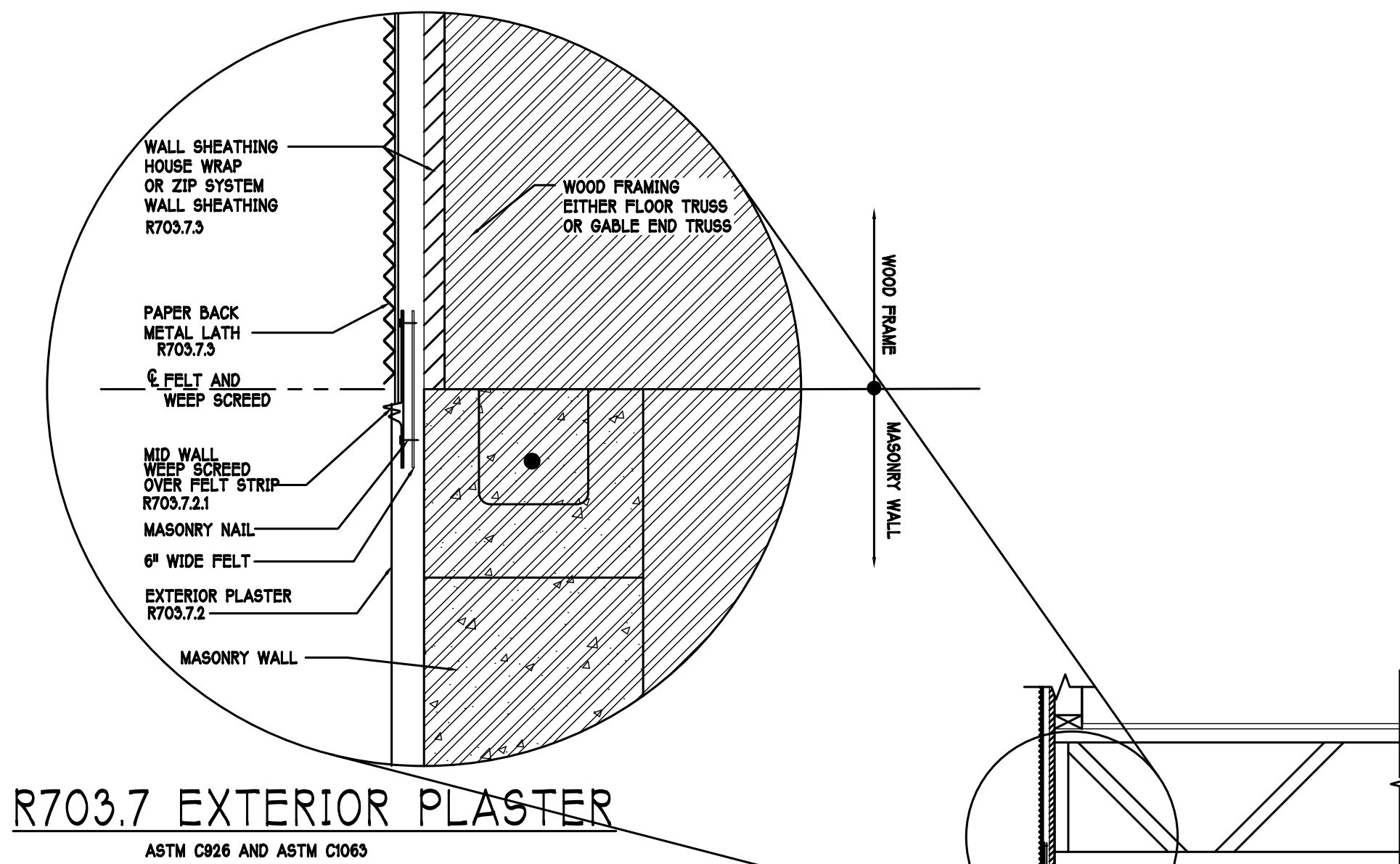


200 Amp Service			
TAG	QUANTITY	PRODUCT	
A	(31)	Flush Mounted Lt	
B	(3)	Vapors	
C	(1)	Pendant/Nook	
D	(X)	10" Mushrooms	
E	(1)	24" 3 Lt	
F	(2)	36" 4 Lt	
G	(X)	NOT USED	
H	(4)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(2)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P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



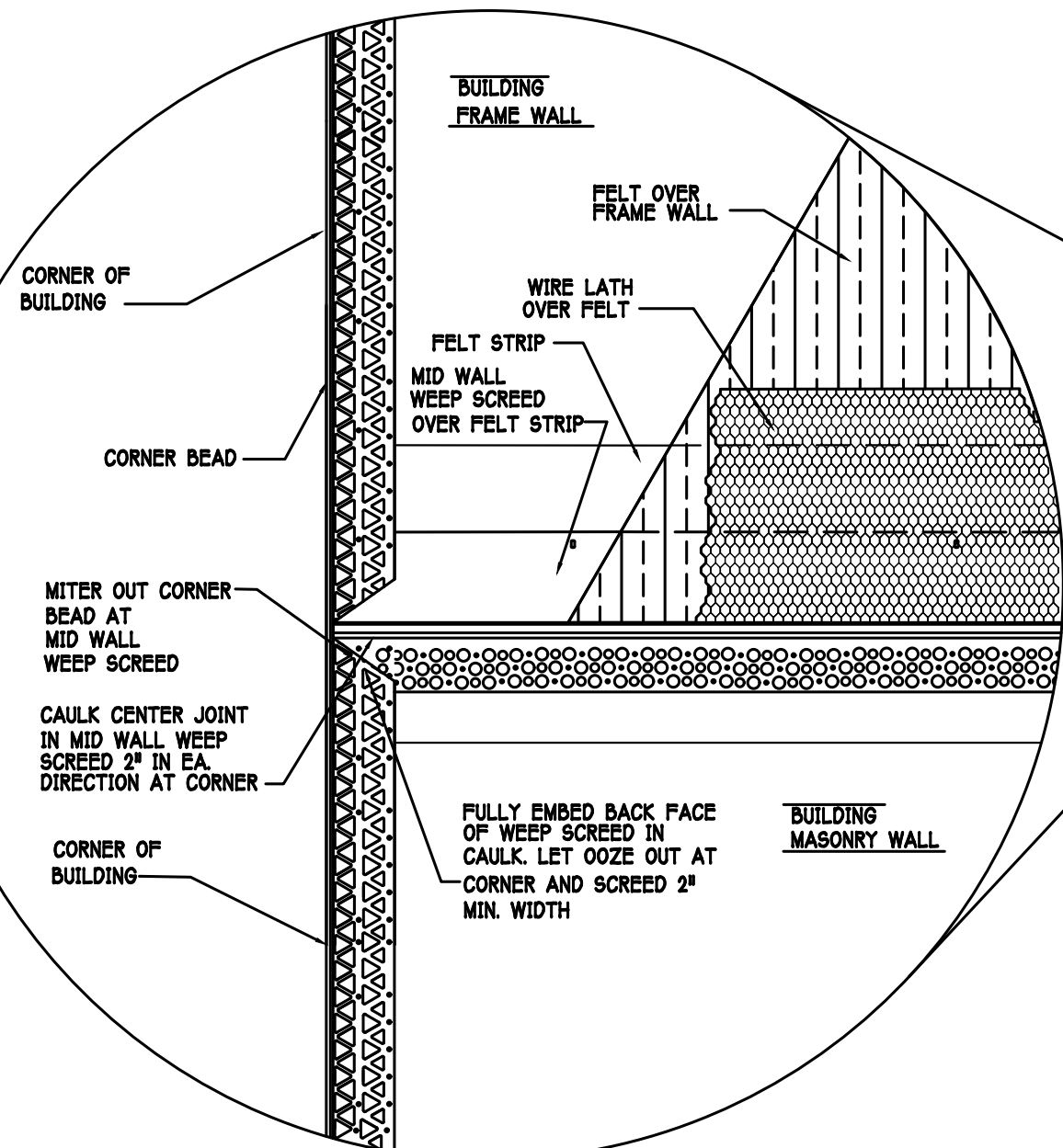
SCALE: 3/16"=1'-0"

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

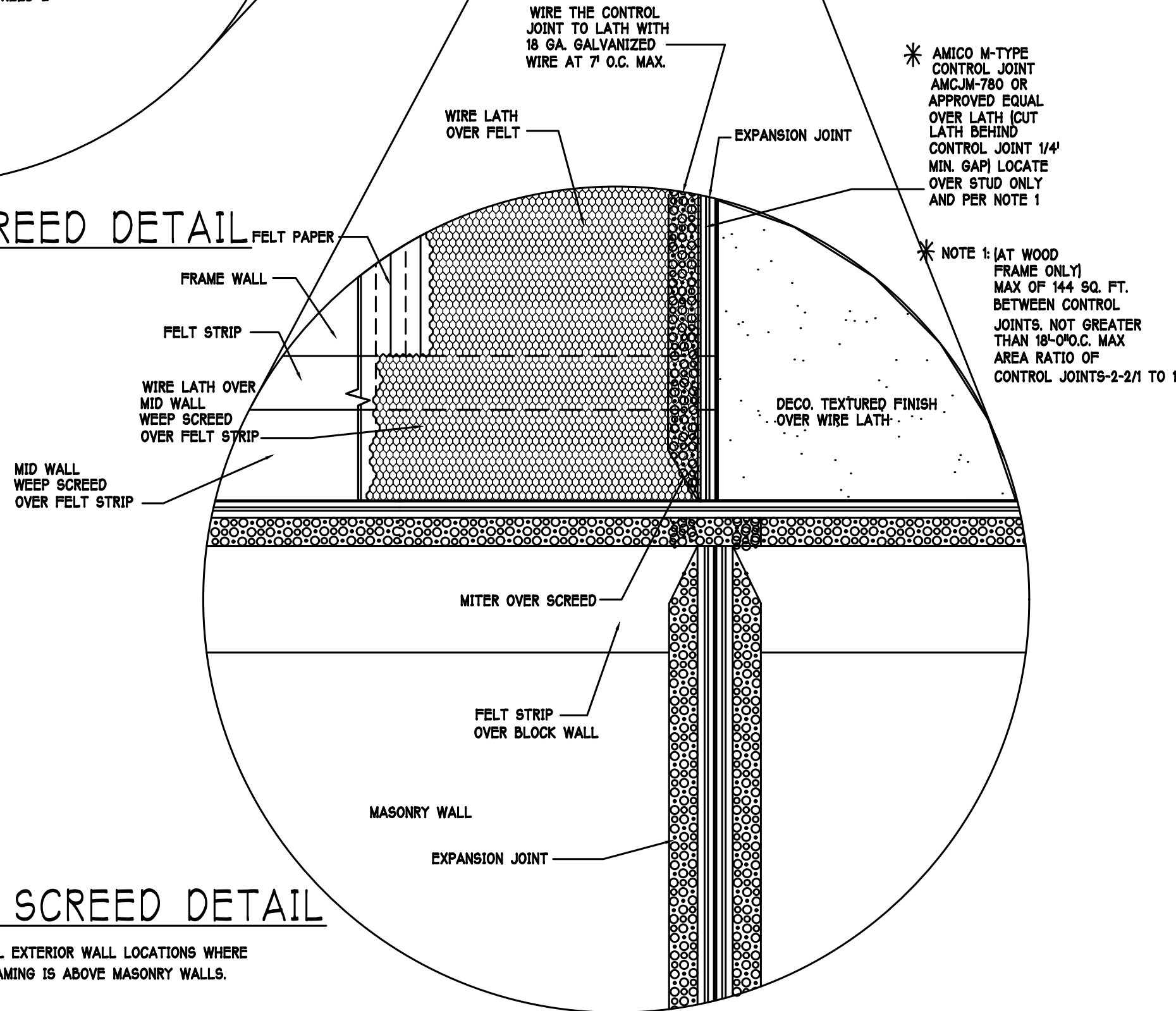


R703.7 EXTERIOR PLASTER

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.

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

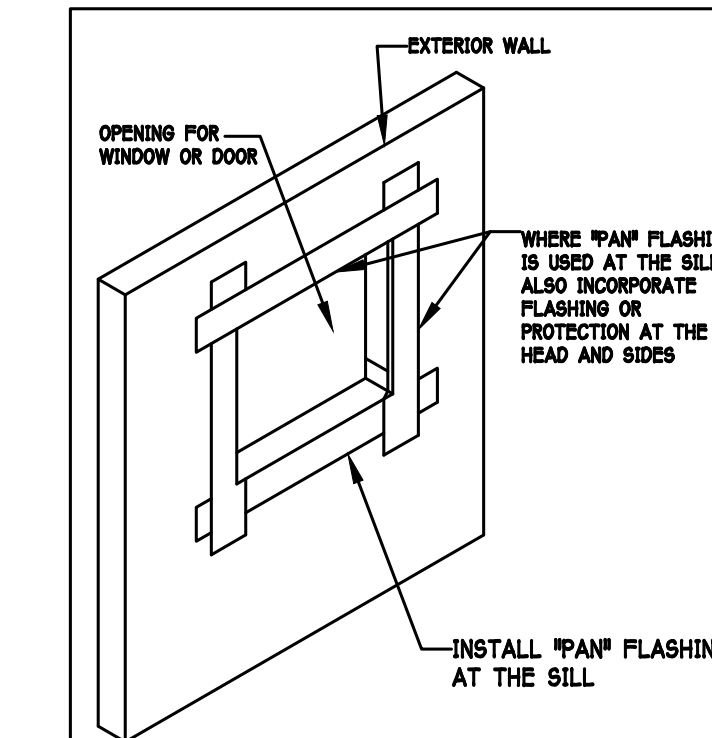
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL 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, PRESURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUTS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" 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 GYPSOBOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 8" oc. EDGE AND FIELD.

GENERAL ROOF ASSEMBLY

ROOF SHEATHING PER TABLE 803.2.2. SHALL BE 1/2" 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 1/4" CLIPS AT UNSUPPORTED PANEL EDGES. SEE STRUCTURAL.

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .0179 INCHES THICK, 26 GAGE. ALUM. ZINC OR GALVANIZED STEEL .0179 INCHES THICK, 26 GAGE. ZINC COATED 80. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R803.2.8 (1 TO 6).

DROP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS. LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". Drip edge shall be fastened at NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DROP EDGE FLANGE.



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.

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 sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.

"Pan Flashing" is a generic term that 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 in-depth flashing installation instructions, refer to the following publications:

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

ASPHALT SHINGLE ROOF SPECS

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 manufacturer. 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 gauge (0.0105 inches) with a minimum 3/8 inch diameter head and shall be of 5 length to penetrate the sheathing.

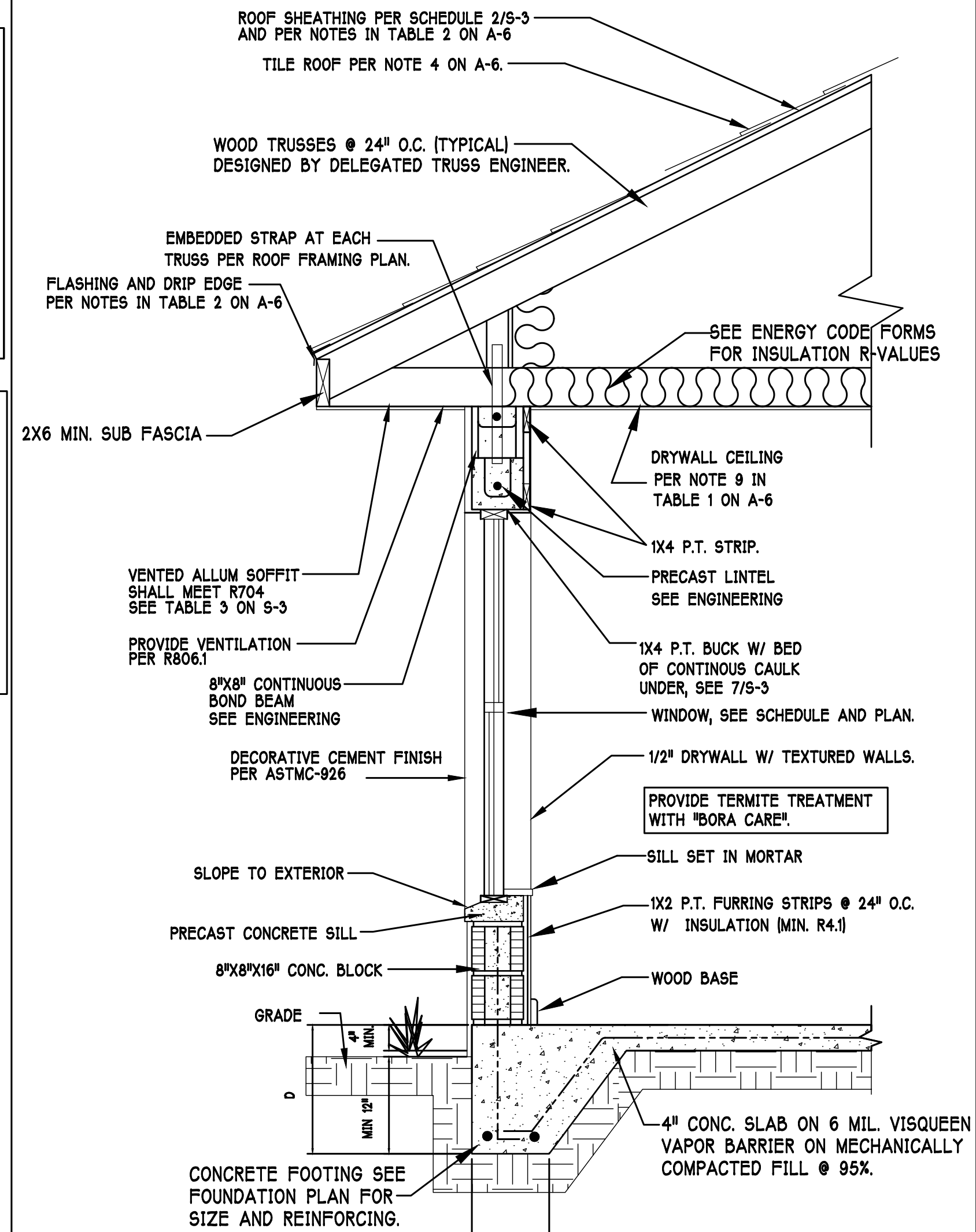
The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

CLAY AND CONCRETE TILE ROOF SPECS

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

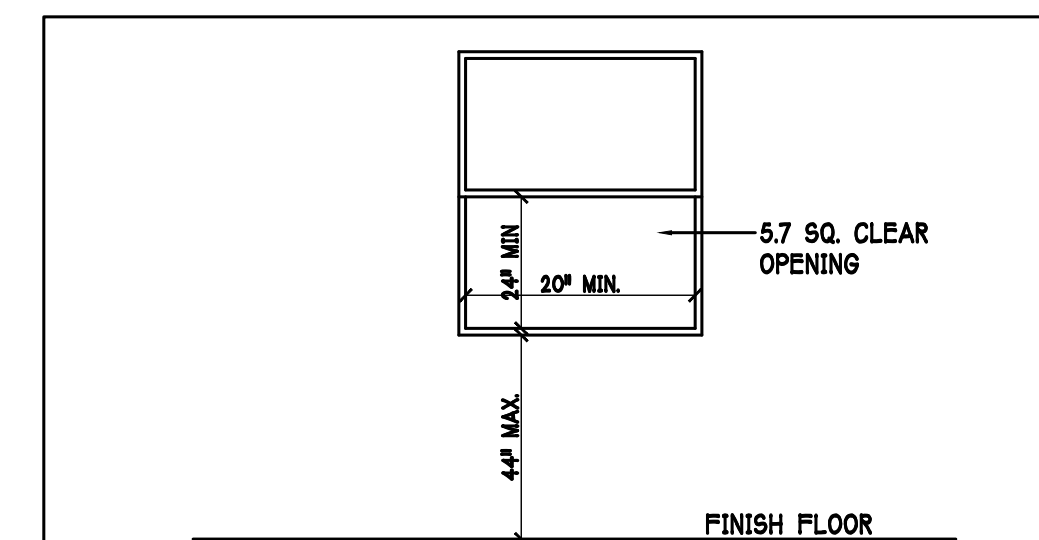
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R803.3 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT 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

SCALE: N.T.S.



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

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

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

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

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

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

MINIMUM EGRESS WINDOW DETAIL

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

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PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

MODEL: **2540 E**
RESIDENCE FOR: **SPC**

LOT: 368
BLOCK: **SEASONS BONITA 60s**
SUBDIV: **28169 CAPTIVA SHELL LOOP**
ADDRESS: **G.C.D.#: 13294 D.R.H. #: 579340152**

DATE: **08-25-21**

DRAWN BY: **CWL**

CHECKED BY: **JWC**

REVISED:

PLAN: **SECTION**

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

SHEET#

A-6 E

FOUNDATION PLAN

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

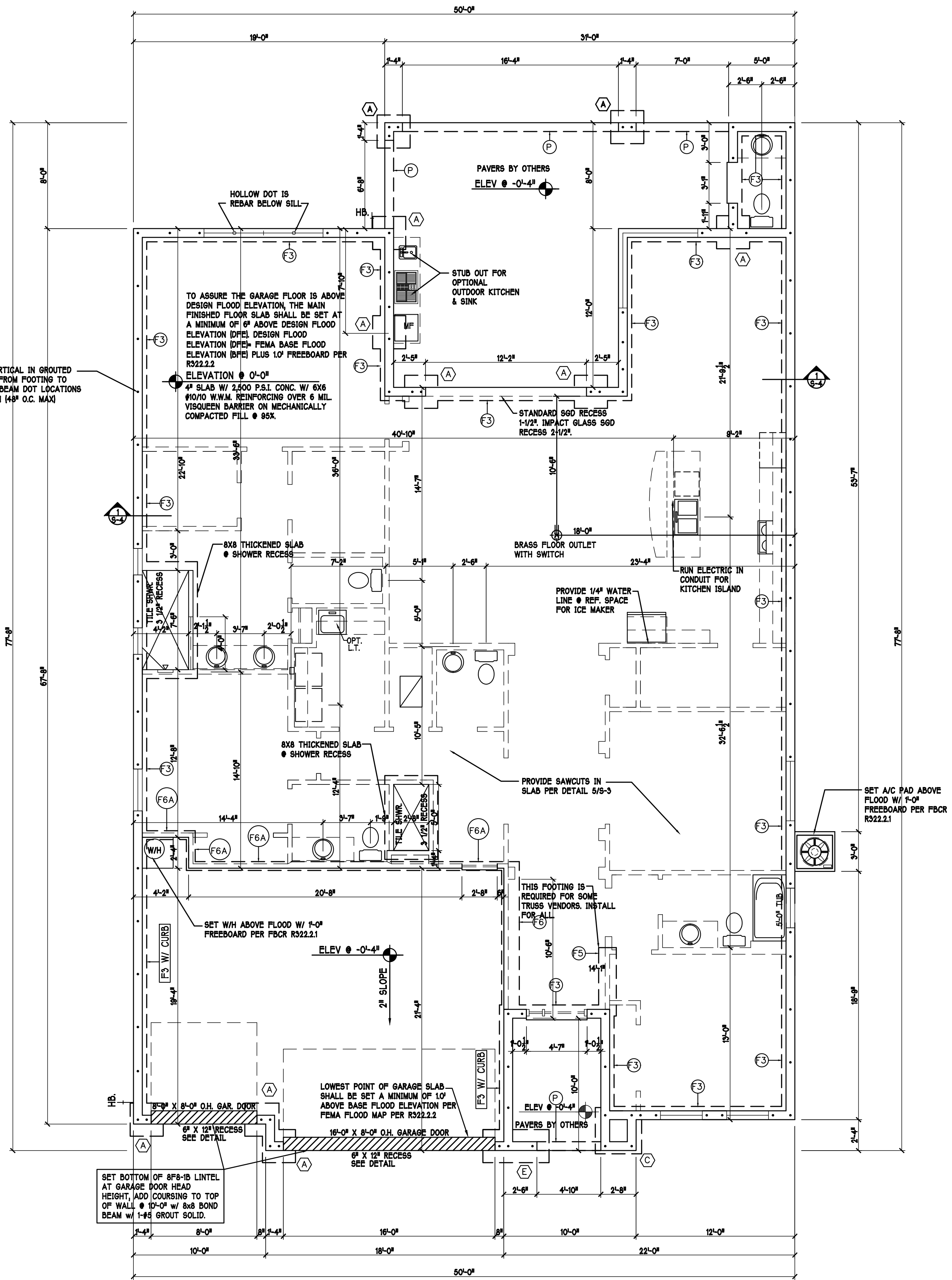
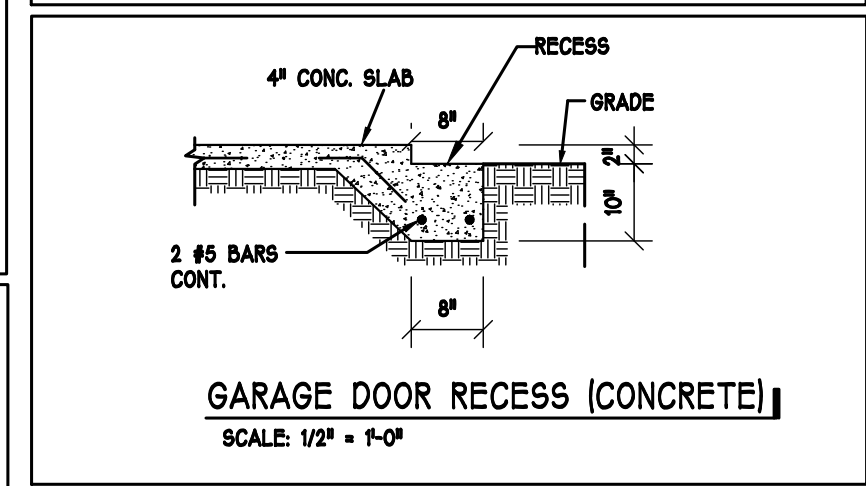
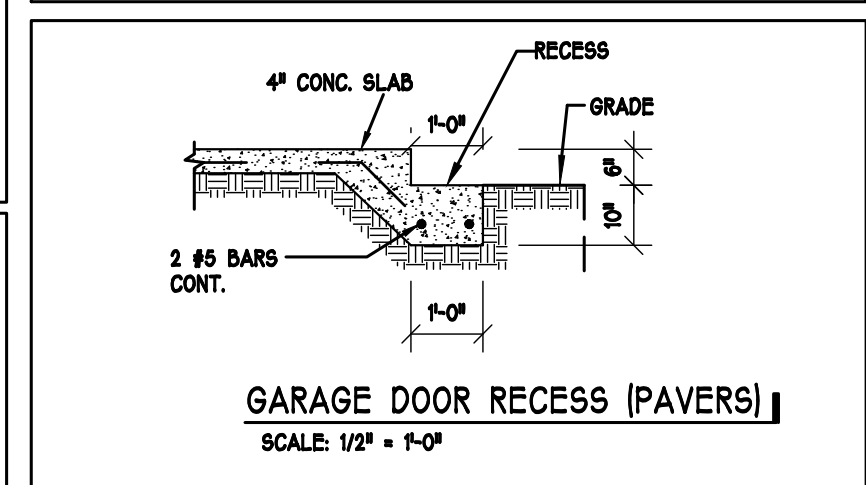
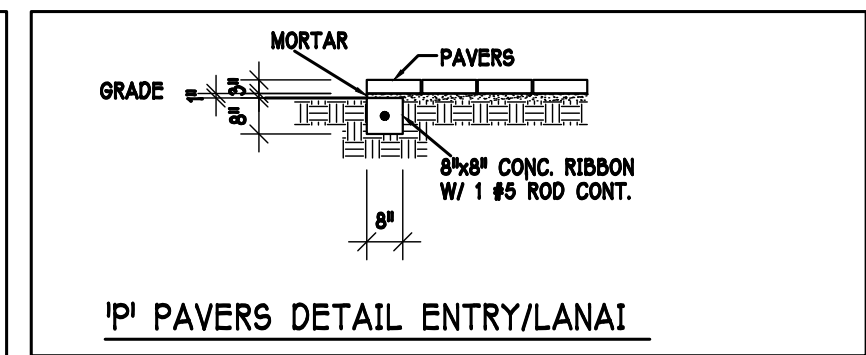
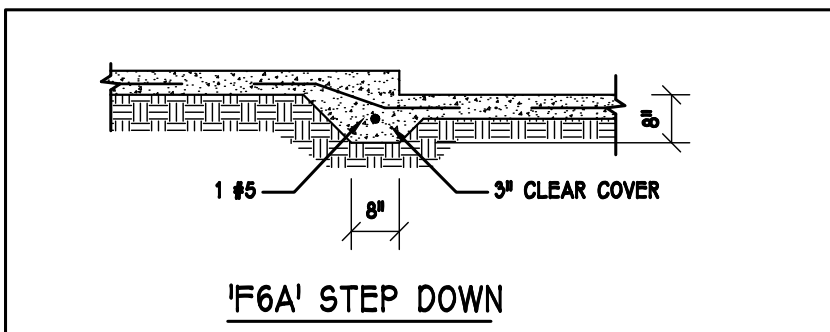
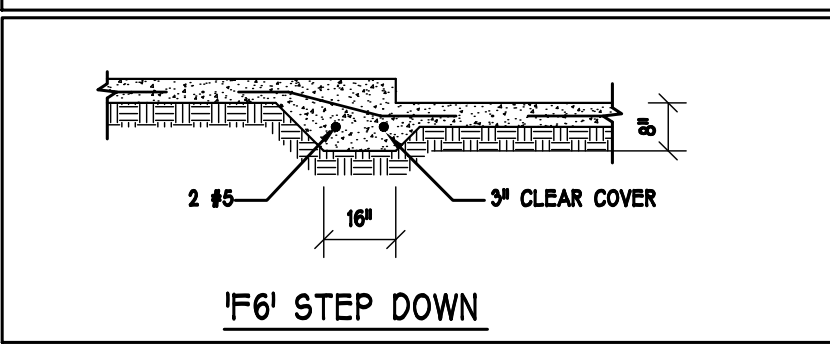
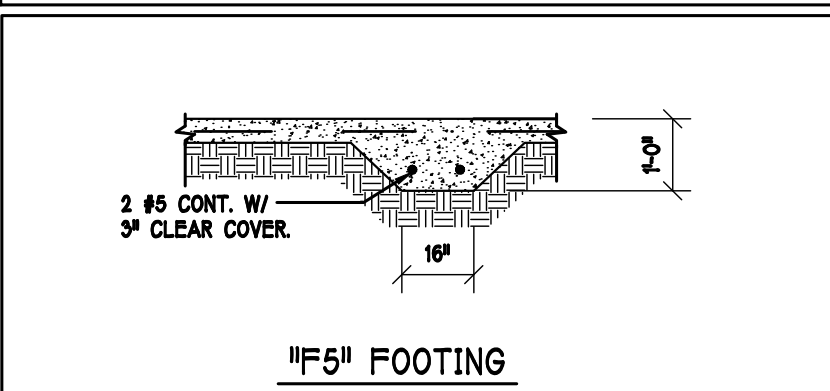
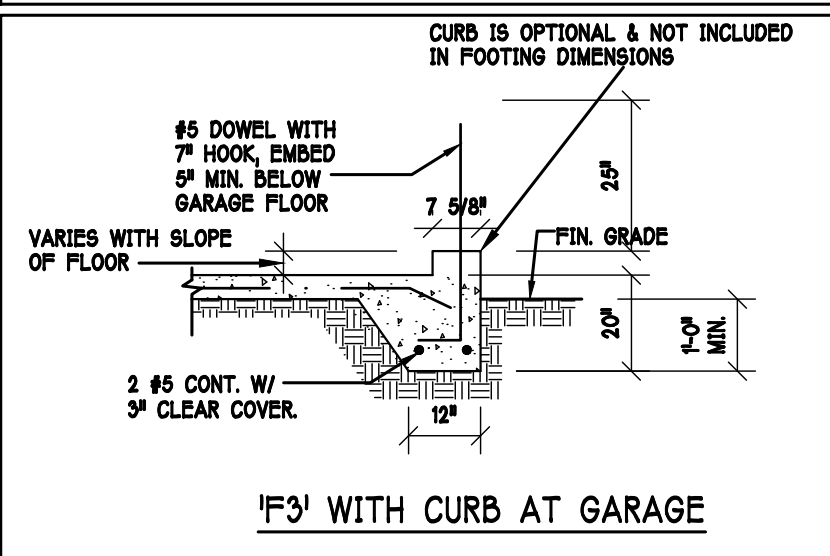
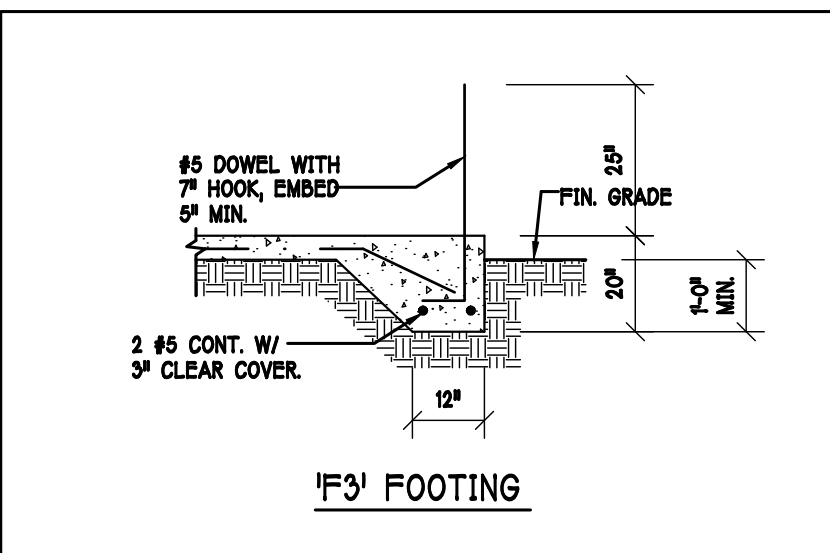
PLAN NOTES:

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

WALL FOOTING SCHEDULE					
QTY	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING
	F1	CONT.	1'-4"	0'-8"	2-#5
	F2	CONT.	1'-8"	0'-10"	2-#5
	F3	CONT.	1'-0"	1'-8"	2-#5
	F4	CONT.	1'-4"	1'-8"	2-#5
	F5	CONT.	1'-4"	1'-0"	2-#5
	F6	CONT.	1'-4"	1'-0"	2-#5
	F6A	CONT.	0'-8"	0'-8"	1-#5
	TE	CONT.	0'-8"	0'-8"	1-#5

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

PAD FOOTING SCHEDULE						
QTY	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF. LONG WAY	BOTTOM REINF. SHORT WAY
	(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



FOUNDATION PLAN: 11E11 SCALE: 3/16"=1'-0"

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

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STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS
OF NORTH FLORIDA
1634 S.E. 47TH ST. SUITE 404
CAPE CORAL, FL 33904
CA# 8889

MODEL: **2540 E**
RESIDENCE FOR: SPEC

LOT: 368 BLOCK: SUBDIV: SEASONS BONITA 60s
ADDRESS: 28169 CAPTIVA SHELL LOOP
G.C.D.#: 13294 D.R.H.#: 579340152

DATE: 08-25-21
DRAWN BY: CWL
CHECKED BY: JWC
REVISED:

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

S-1 E

TRUSS STRAPPING TO MASONRY			
	MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR Valid lengths x/x/x	FASTENERS
INSTALL META16 AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	1450 (1 PLY)	(1)META16/18/20	(8) 0.148x1-1/2", EMBED 4"
	1810 (1 PLY)	(1)META16/20	(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)META16/20	(10) 0.148x1-1/2", EMBED 4"
	2120 (1 PLY)	(1)HETA16/20	(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)META16/20	(12) 0.162x3-1/2", EMBED 4"
	5965/DF/SP (2 PLY)	MET	(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)	HTTSKT	(26) SD#10x2-1/2", 5/8" ATR, EPOXY 18"
FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	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 C 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.

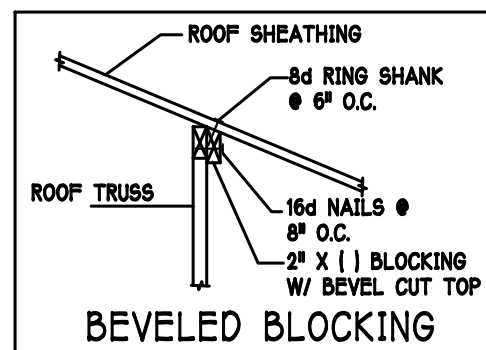
SIMPSON CATALOG C-C-2019

TRUSS STRAPPING TO STUD WALL/WOOD BEAM

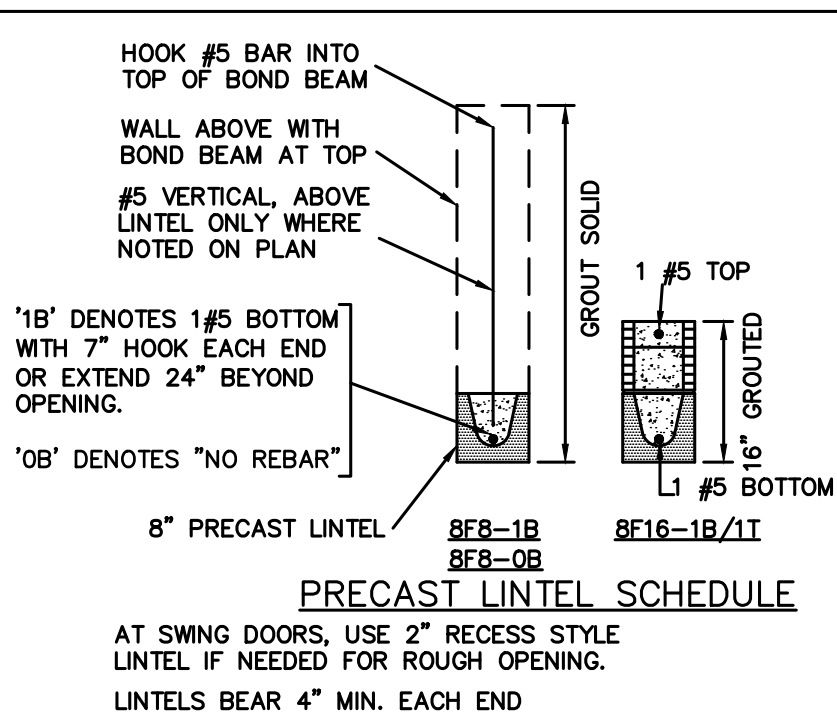
	MAX TRUSS UPLIFT (LBS)	STRAP(S) Valid lengths x/x/x	FASTENERS
INSTALL AT ALL TRUSSES TO 850 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	850	(1)MTS16/20/30	(14) 0.148x1-1/2" or 3" EACH STRAP
	1700	(2)MTS16/20/30	
	2550	(3)MTS16/20/30	
	1125	(1)HTS20/24/30	(24) 0.148x1-1/2" OR
	2250	(2)HTS20/24/30	
	3375	(3)HTS20/24/30	(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



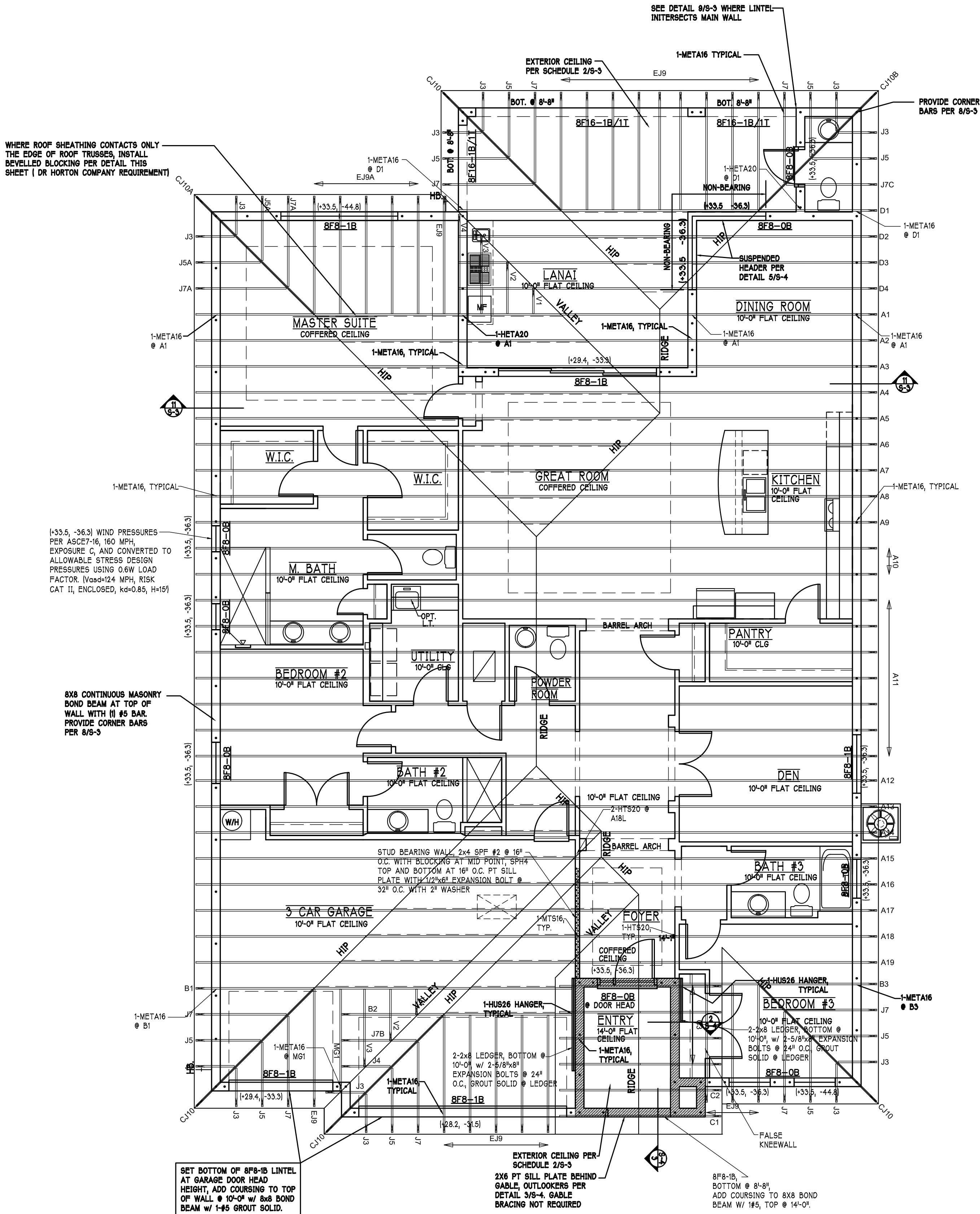
- PLAN NOTES:
- 1) ROOF TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
 - 2) ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
 - 3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
 - 4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON S-3.
 - 5) (8F8-1B) 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 11/S-3.



TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA CORP. JOB # DR2540LL, DATED: 05/25/21, REVISION: NONE

BEARING HEIGHT

	= BEARING @ 10'-0\"/>
	= INTERIOR BEARING @ 10'-0\"/>
	= BEARING @ 14'-0\"/>



ROOF FRAMING PLAN: "E"

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

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

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THIS AGREEMENT AND SEAL ARE FOR WORK EXCLUSIVELY FOR THE SIGNATURE FIGURE OF RECORD (SFR) ISSUED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. NO WORK WAS PERFORMED BY THE SFR IN THE FIELD. THE SFR IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE SFR IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE SFR IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

MODEL: 2540 E
RESIDENCE FOR: SPEC

LOT: 368 BLOCK: SUBDIV: SEASONS BONITA 60s
ADDRESS: 28169 CAPTIVA SHELL LOOP
G.C.D.#: 13294 D.R.H.#: 579340152

DATE: 08-25-21

DRAWN BY: CWL

CHECKED BY: JWC

REVISED:

PLAN: ROOF

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

SHEET#

S-2 E

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

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
2 1/2" 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

MAY BE SLOPED OR VERTICAL

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

CURB IS OPTIONAL AND NOT INCLUDED IN DEPTH OF FOOTING

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

VARIES

W

D

12" MIN

#5 PROTRUDE 25"

VARIES

W

D

12" MIN

MAY BE SLOPED OR VERTICAL

A

EDGE

B

INTERIOR

C

STEPDOWN

D

GARAGE

MONOLITHIC FOOTINGS

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

4

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

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

2x2x1/8" WASHER

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

DOOR

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.

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)

LINEEL AT LANAI OR ENTRY, 8"16-18"11" (8"x16" FILLED SOLID, 1#5 BOTTOM, 1-#5 TOP)

BEARING

VERTICAL BAR IN GROUTED CELL, SEE PLAN

LAP CORNER BARS 40 DIAMETERS

HOOK OR CORNER BAR

STEP

#5 VERTICAL IN GROUTED CELL AT DOT LOCATIONS ON PLAN

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

MASONRY WALL

9

STEPPED BOND BEAM & REINFORCING

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

SHEATHING SCHEDULE	
EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	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, 3/8" 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.	
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)	

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

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.

5

SLAB SAWCUT DETAIL

SCALE: NTS

#5 CORNER BAR, 25"x25"

MASONRY BOND BEAM, TYPICAL

INTERSECTION

CORNER

8

CORNER BAR DETAIL IN BOND BEAMS

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 HTT16	16-16d, 7-1/4"x2 1/4" TITEN
TO 3480		18-16d, 7/8"Ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET. TWO 3/4"Ø ALTHREAD, DRILL & EPOXY 12" EMBED WITH SIMPSON SET.
TO 10530	HGT-2/3	

NOTES:

1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.

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

10

RETROFIT UPLIFT CONNECTOR SCHEDULE

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, W=15')

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 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" COVER

MAINTAIN RUN TO RISE OF 2:1 OR MORE

FOOTING REINF., SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

CONCRETE FOOTING, SEE PLAN

PLAN VIEW

FOOTING CORNER BARS

SCALE: NTS

6

STEP FOOTING

SCALE: NTS

ROOF COVERING AS SELECTED BY BUILDER PER: FBC R905.2 ASPHALT SHINGLE FBC R905.3 CLAY AND CONCRETE TILE FBC R905.10 METAL ROOF PANELS

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

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

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

DOWEL TO MATCH WALL REINFORCING, LAP 25"

FINISHED GRADE, SEE SITE PLAN

MONOLITHIC FOOTING, SEE PLAN

MERGE PAD FOOTINGS WITH EDGE FOOTINGS

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

11

FULL HEIGHT WALL SECTION

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

DESIGN CRITERIA:

STRUCTURAL ENGINEERING PER: FLORIDA BUILDING CODE 7th EDITION (2020) RESIDENTIAL Occupancy: FBC 310.5 Residential Group R-3 Construction Type: V-B (fire resistance rating 0 hours, not sprinkled)

Codes to be used by other design professionals and licensed contractors: 2020 Florida Building Code, 7th Edition; Residential; Accessibility; Energy Conservation; Plumbing; Mechanical; and Fuel Gas. Electrical is contained by reference within FBC Residential Chapter 34: NFPA 70-17 National Electrical Code.

1. FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)
CEMENT ROOF TILE DEAD LOAD 28 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 DESIGN PER ASCE7-16
BASIC WIND SPEED (ASCE7-16) 160 MPH
NOMINAL WIND SPEED (Vwsd TABLE R301.2.1.3) 124 MPH
BUILDING CATEGORY II
IMPORTANCE FACTOR C = 1.00
EXPOSURE C
MEAN ROOF HEIGHT = 15 FT
HEIGHT & EXPOSURE COEFFICIENT A TABLE R301.2(3) = 1.21
ROOF PITCH 5/12 ENCLOSED
ENCLOSURE CLASS. +/- 0.18
INTERNAL PRES. COEFF. +/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE PER TABLE R301.2(2), R301.2(3) AND R301.2(4). SEE DETAIL 1/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 PER ACI 318-14
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON GRADE f'c = 2500 PSI
3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH.
CONVENTIONAL SHALLOW FOOTINGS f'c = 2500 PSI
BEAMS AND COLUMNS f'c = 3000 PSI
ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS 3"
SLAB ON GRADE CENTERED 1 1/2"
BEAMS 1 1/2"
COLUMNS 1 1/2"
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
REINFORCING STEEL – ASTM A615 GRADE 40 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 402/602-16
REQUIRED COMPRESSIVE STRENGTHS:
MASONRY WALLS f'm = 1500 PSI
REINFORCING STEEL – ASTM A615 GRADE 60.
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.

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

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

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

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

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

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 framing (including wall studs, gable end trusses and floor trusses) receiving lath and plaster.

STUD FRAMING OR FLOOR TRUSS OR GABLE END WITH WALL SHEATHING

FASTEN PER PLAN

MASONRY WALL

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 #2
CAPE CORAL, FL 33904
(239) 549-4554
CA # 8829

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

BUILDER:

D.R.HORTON, INC.

America's Builder

STRUCTURAL DETAILS

MODEL 2540 E

EXT LANAI

28169 CAPTIVA SHELL LOOP
BONITA SPRINGS, FLORIDA 34135
LOT: 368 SUBDIVISION: SEASONS BONITA

DESIGN/DRAWN DWB/GH

CHECKED DWB

DATE 09/15/21

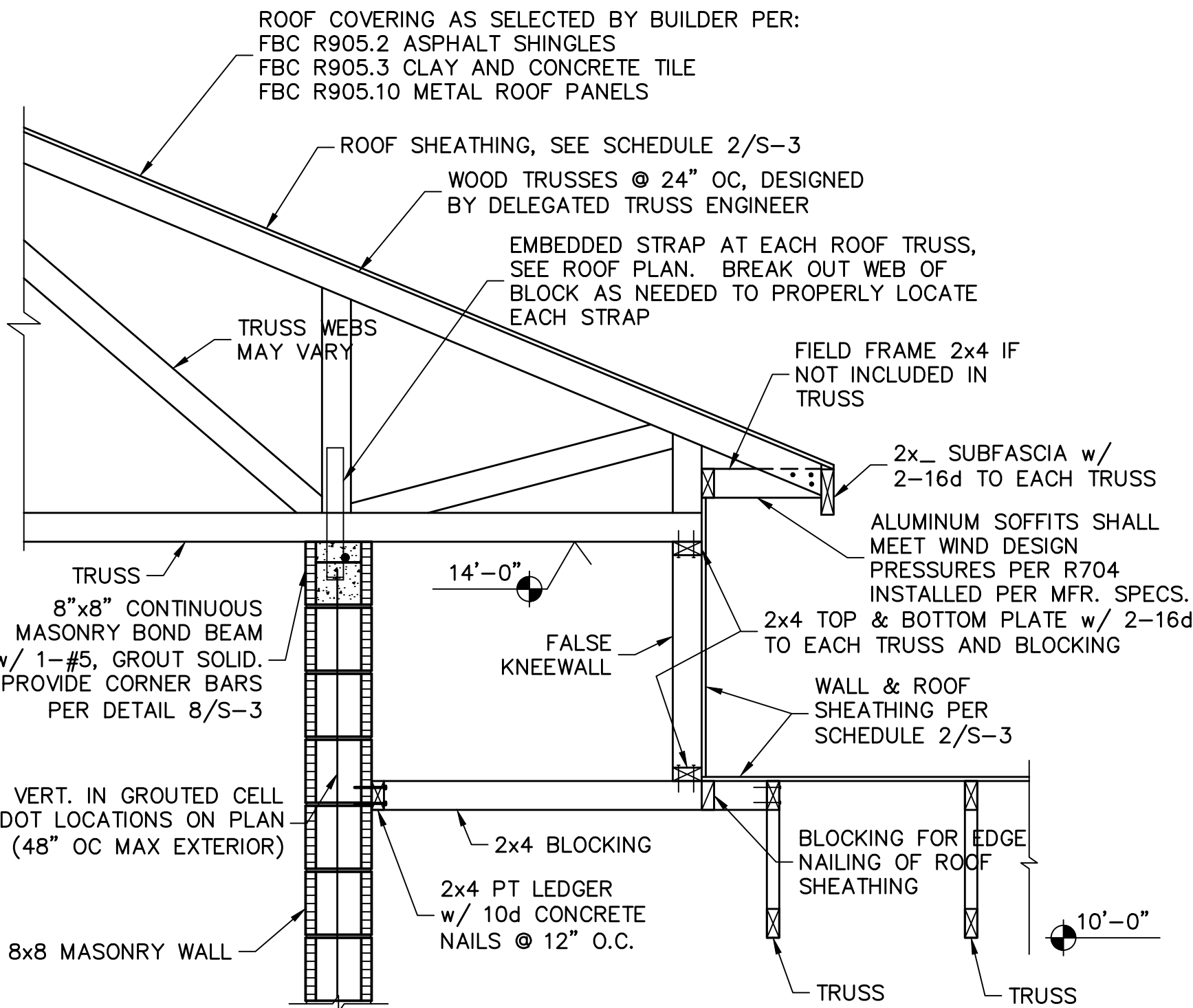
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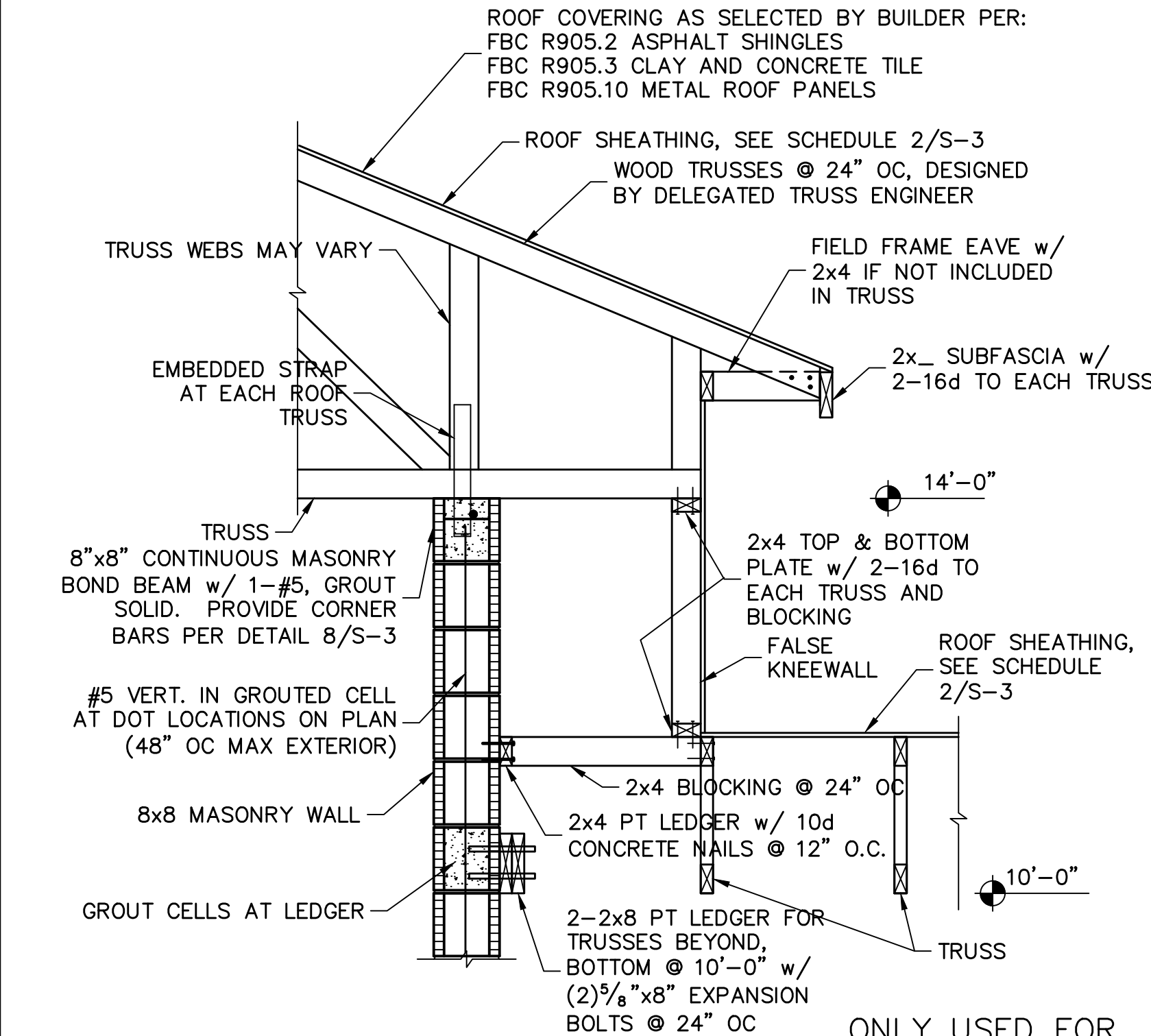
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S-3

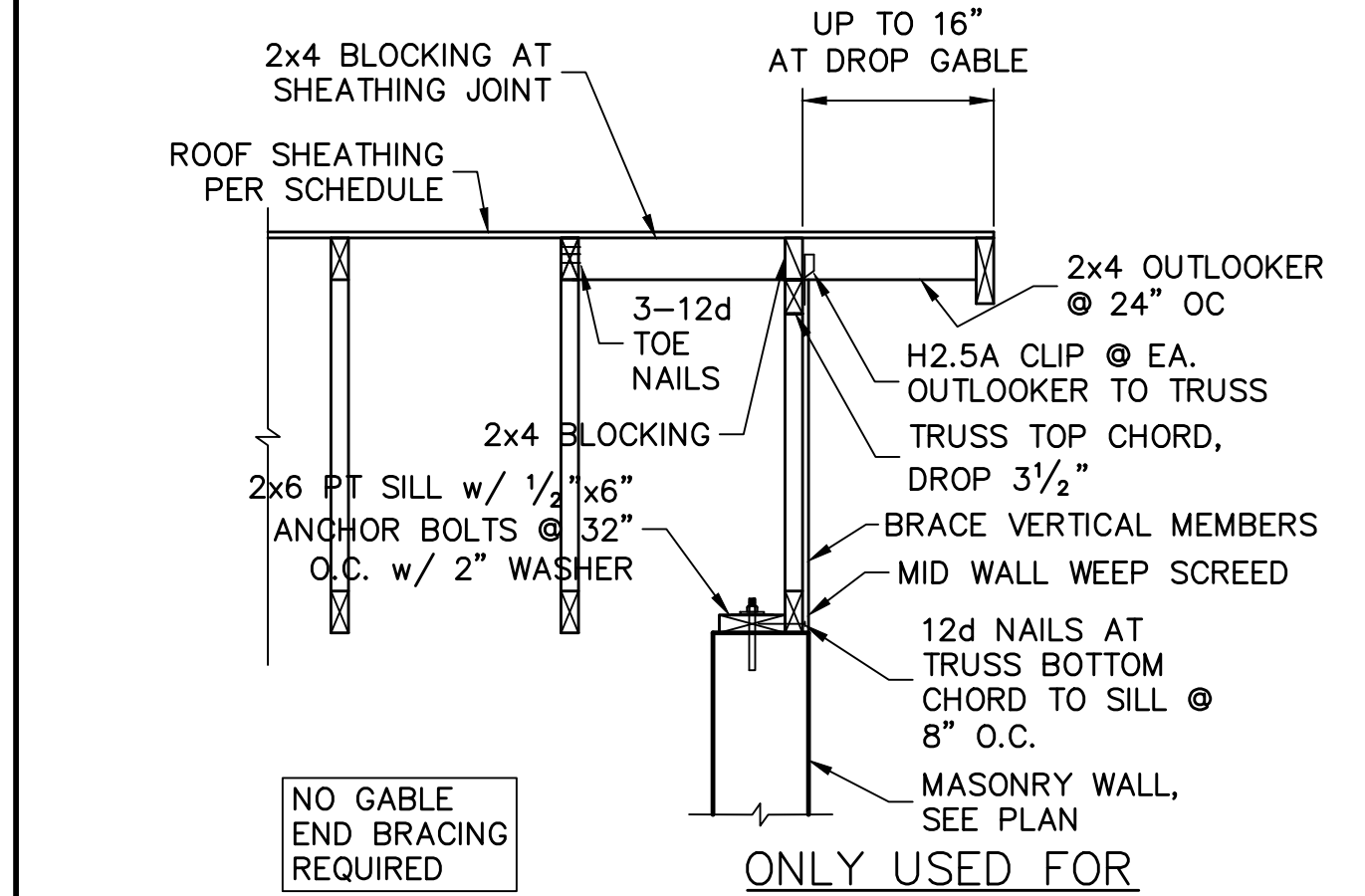
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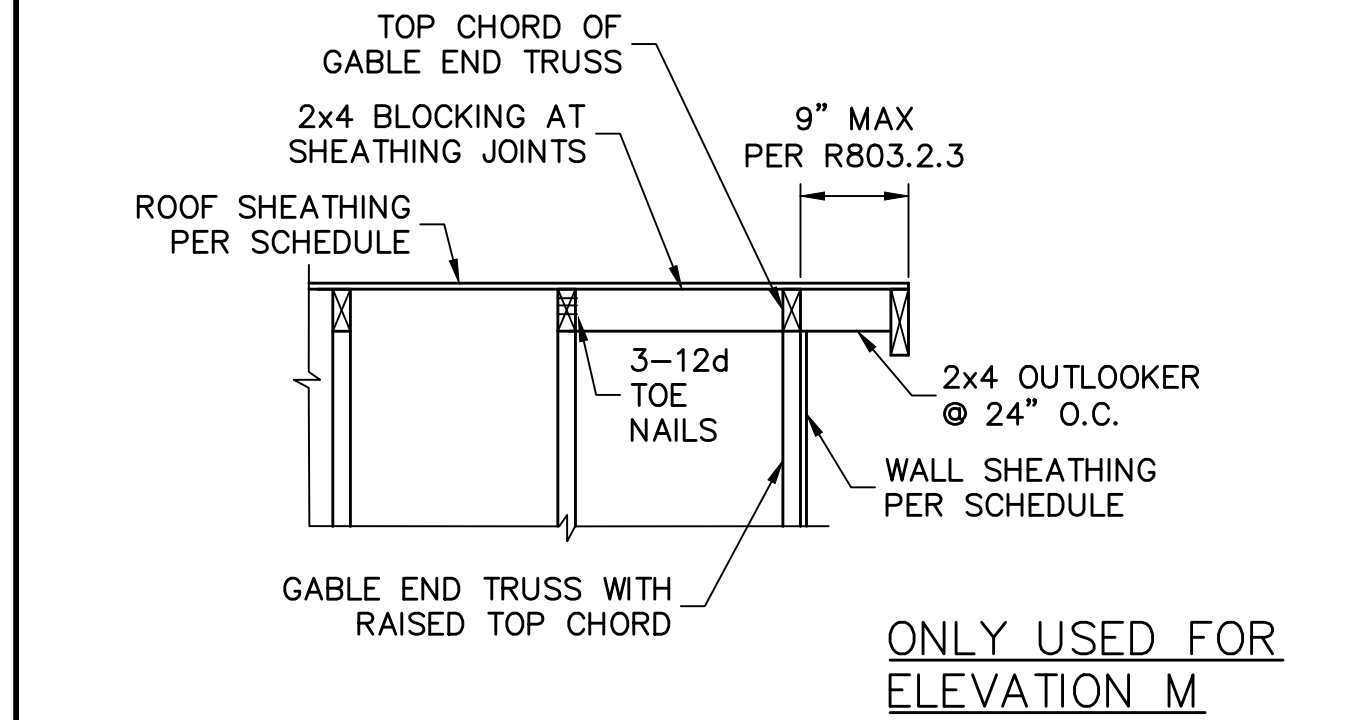
1 FALSE KNEEWALL AT ENTRY ONLY USED FOR ELEVATIONS F & M
SCALE: 3/4" = 1'-0"



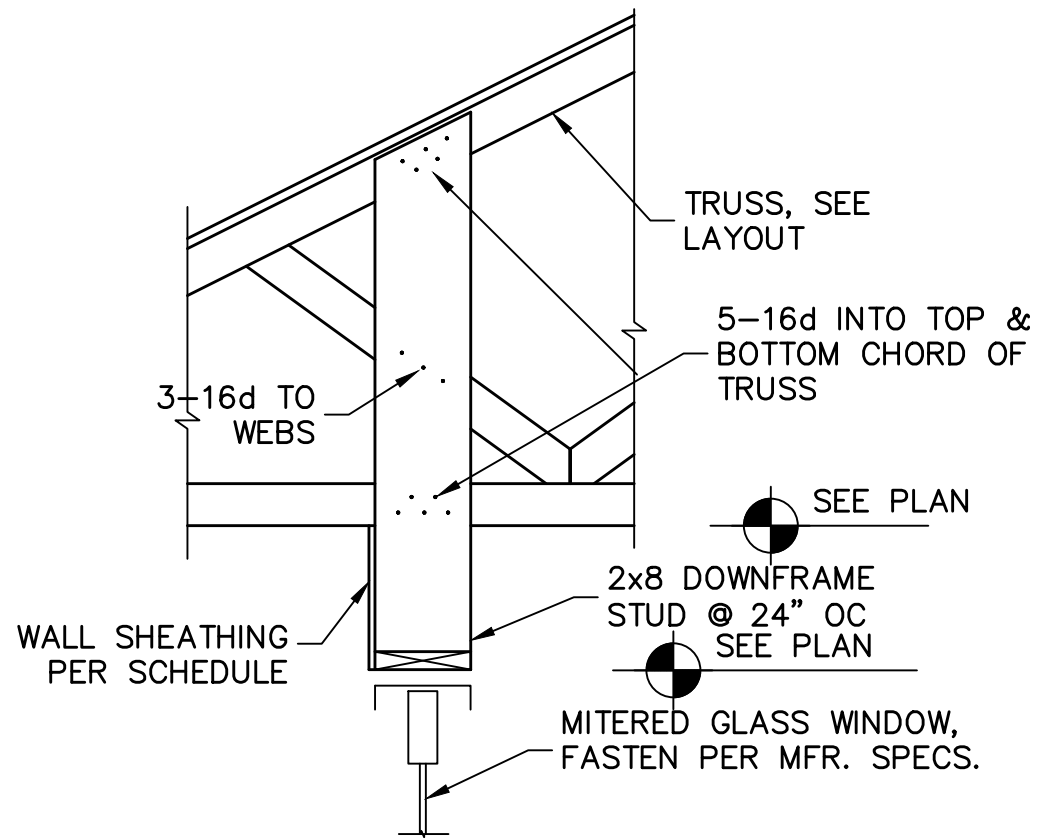
2 FALSE KNEEWALL AT ENTRY ONLY USED FOR ELEVATION E & L
SCALE: 3/4" = 1'-0"



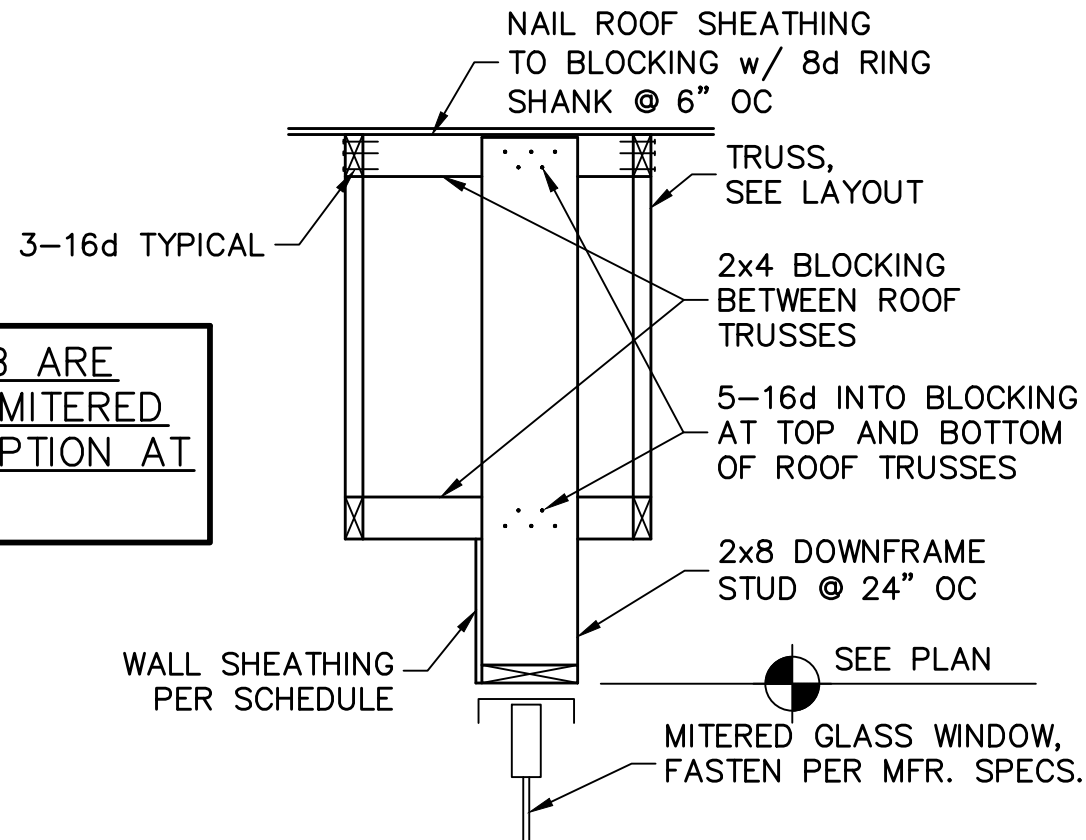
3 OUTLOOKER DETAIL AT DROP GABLE
SCALE: N.T.S.



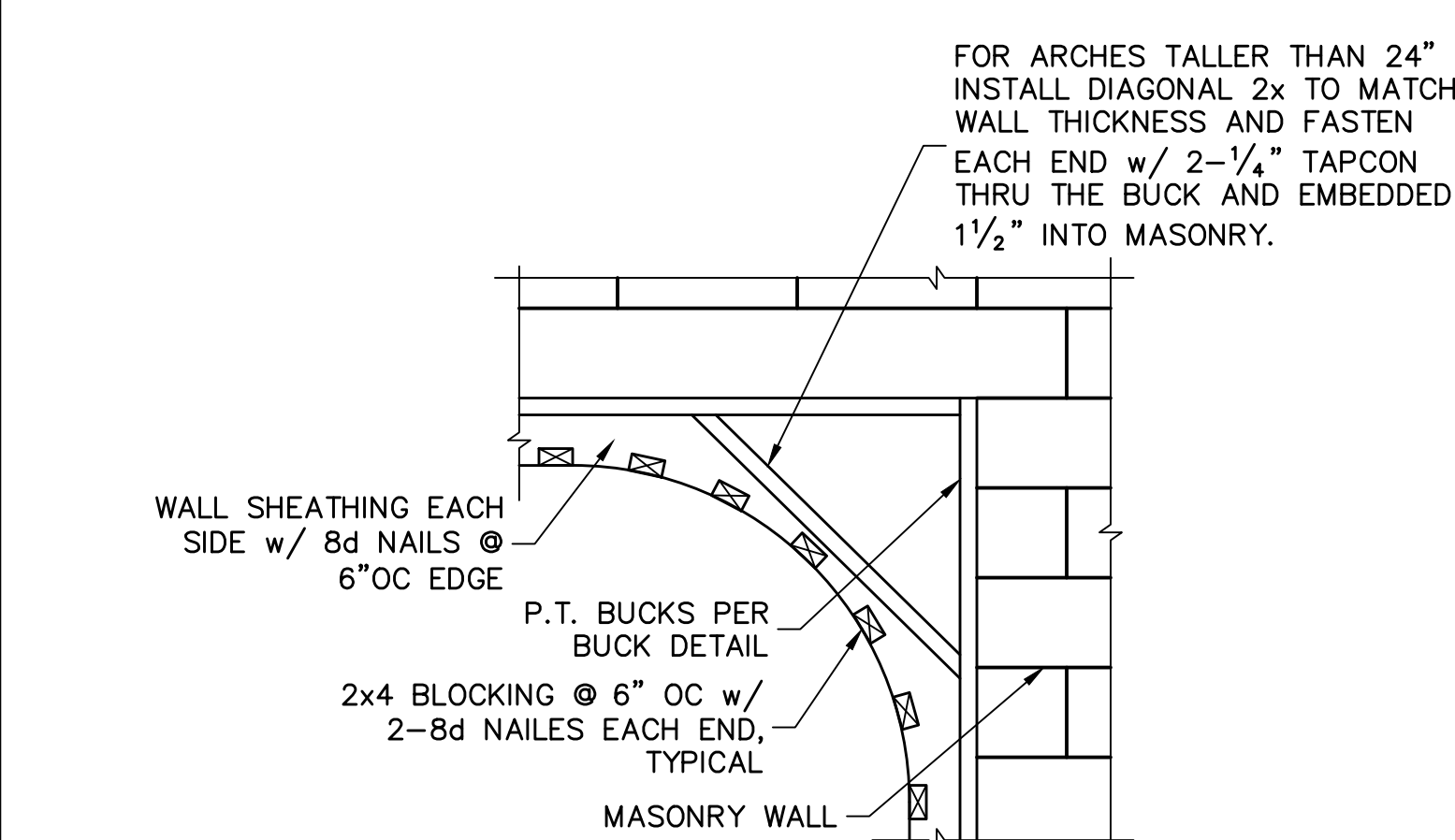
4 OUTLOOKER DETAIL AT RAISED GABLE
SCALE: N.T.S.



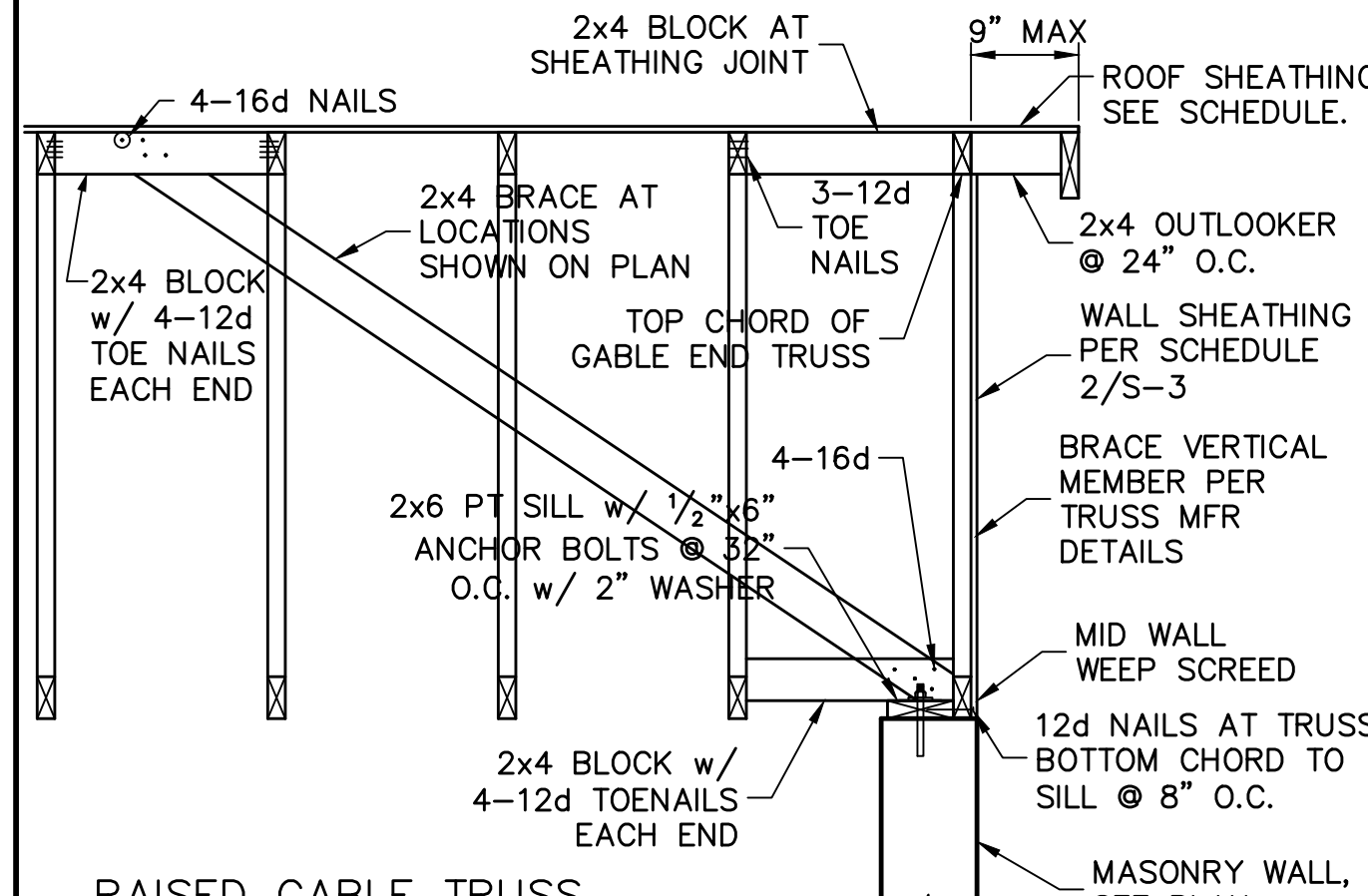
5A SUSPENDED HEADER AT MITERED GLASS
SCALE: 3/4" = 1'-0"



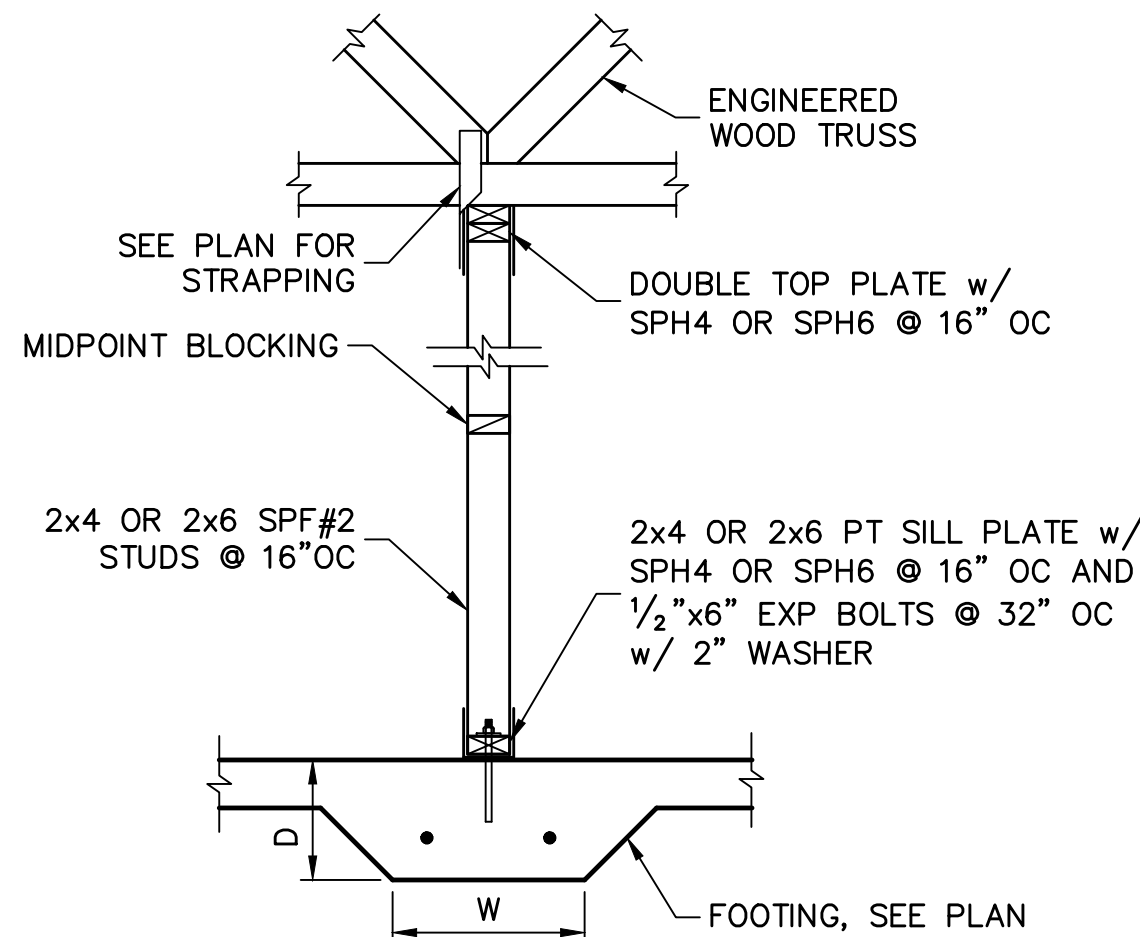
5B SUSPENDED HEADER AT MITERED GLASS
SCALE: 3/4" = 1'-0"



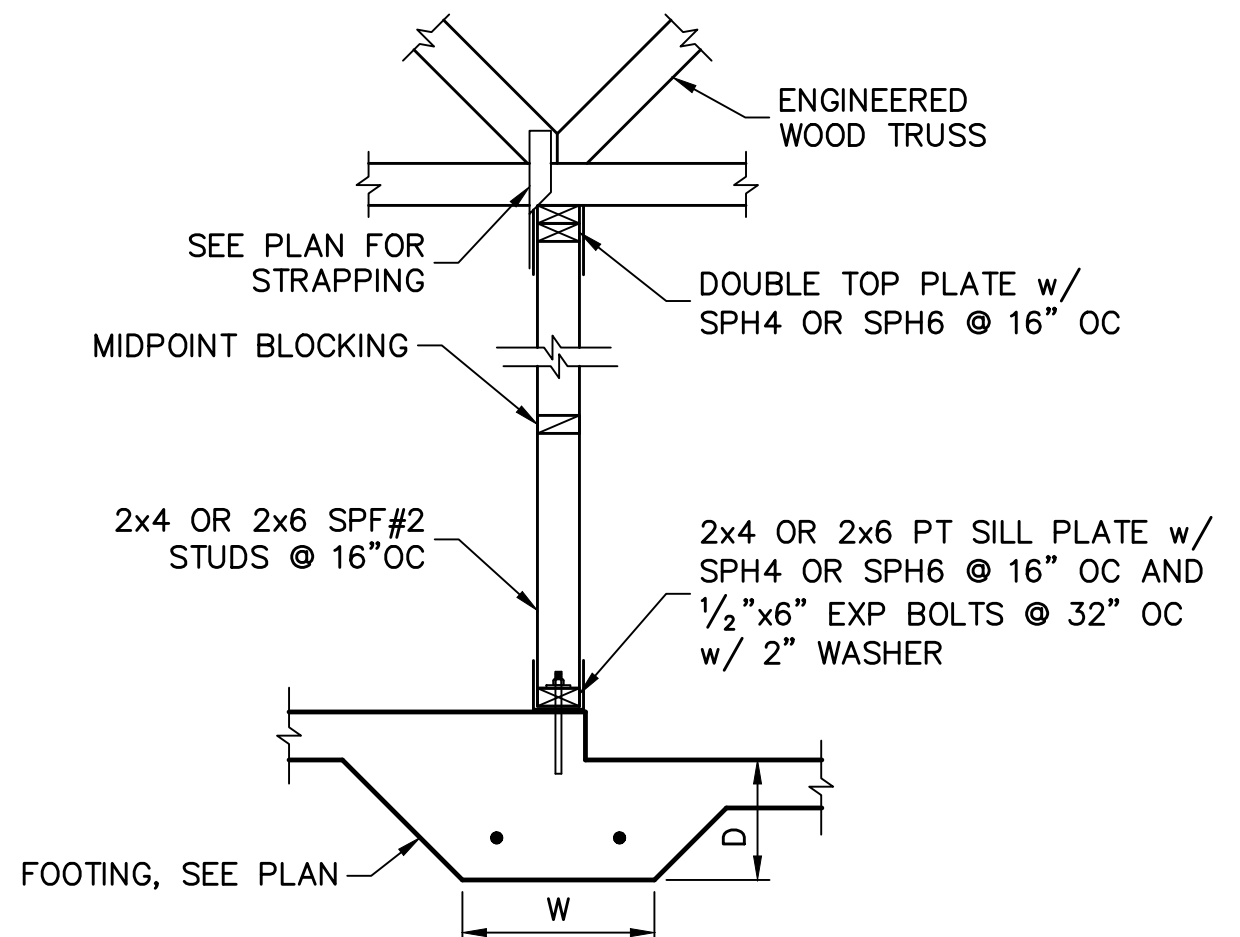
6 WOOD FRAMED ARCH
SCALE: 3/4" = 1'-0"



7 GABLE END BRACING ONLY USED FOR ELEVATION F
SCALE: N.T.S.



8 INTERIOR STUD BEARING WALL
SCALE: 3/4" = 1'-0"



INTERIOR STUD BEARING WALL @ GARAGE
SCALE: 3/4" = 1'-0"

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SHEET 4 OF 4