



Community Development Department

18400 Murdock Circle, Port Charlotte, FL 33948
Building Phone: 941.743.1201 | Building Fax: 941.764.4907
Zoning Phone: 941.743.1964 | Zoning Fax: 941.743.1598
BuildingSvcs@CharlotteCountyFL.gov
www.CharlotteCountyFL.gov

For Office Use Only

Permit Number

20 _____

Application Date

CSR Initials _____

ONE AND TWO FAMILY DWELLING DATA SUMMARY SHEET

Florida Building Code 7th Edition (2020)

OWNER'S NAME: D. R. Horton, Inc CONTRACTOR'S NAME: D. R. Horton, Inc

PROJECT ADDRESS: 9661 MIAMI CIR PORT CHARLOTTE 33981
Number & Street City, State, & Zipcode

Applicable Codes: Building, Mechanical, Plumbing, Accessibility, & Energy Codes - 7th Edition (2020) Florida Building Code, Residential Volume. Electrical Code - NFPA 70 & NEC 2017

Manufacturer's Product Approvals

Doors: See Attached Overhead Doors: See Attached Windows: See Attached

Mitered Glass: See Attached Roof Coverings: See Attached **Protection of Openings:**

Soffit: See Attached Siding: See Attached Shutters: See Attached

Method of Design per Florida Building Code (FBC) R301:

☒ Florida Building Code, 7th Ed (2020) ☐ ICC 600 ☐ Other: _____

Designer's Name: Structural Systems of N. Florida Inc.

Design Data (Risk Category II):

Basic Wind Speed (Vult) 160 mph (Figure R301.2(4))

Nominal Design Wind Speed (Vasd) 124 m.p.h. Flood Design Data N/A Final Floor Elevation See Site Plan

Exposure Category Section (R301.2.1.4) ☐ B ☒ C ☐ D Soil Design Load-Bearing Value 2000 PSF

Structural Forces (Section R301.4 / 301.5 / 3601.6)

Floor Design: Live Load 40 p.s.f. Dead Load Slab on Grade p.s.f.

Roof Design: Live Load 20 p.s.f. Dead Load TC=20 BC=10 p.s.f. Roof Slope 5:12

Window and Door Wind Pressure Design Loading:

Mean roof height 15 ft
Windows +33.5/-44.8 p.s.f. Doors +33.5/-44.8 p.s.f. Garage Doors +29.4/-33.3 p.s.f.

Components and Cladding Design Pressures: HIP ROOF

Zone 1: 24.9/-44.8 p.s.f. Zone 2: +24.9/-61.7 p.s.f. Zone 3: +24.9/-61.7 p.s.f. Zone 4: 33.5/-36.3 p.s.f. Zone 5: 33.5/-44.8 p.s.f.

Area Tabulation:

TOTAL (Sq. Ft.): 2,973

Living (Sq. Ft.) 2,196 Garage (Sq. Ft.) 446 Lanai (Sq. Ft.) 210

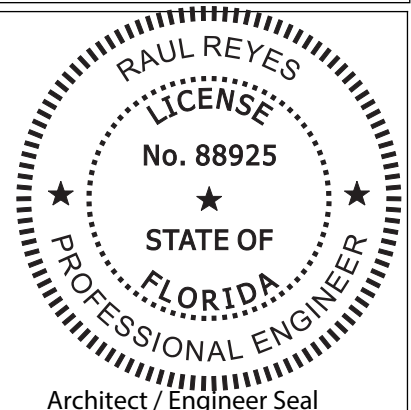
Entry (Sq. Ft.) 121 Storage (Sq. Ft.) _____ Other (Sq. Ft.) _____

I certify to the best of my knowledge and belief that these plans and specifications have been designed to comply with the structural portion of the Building Code for wind, flood and gravity loads as amended and enforced by the permitting jurisdiction.

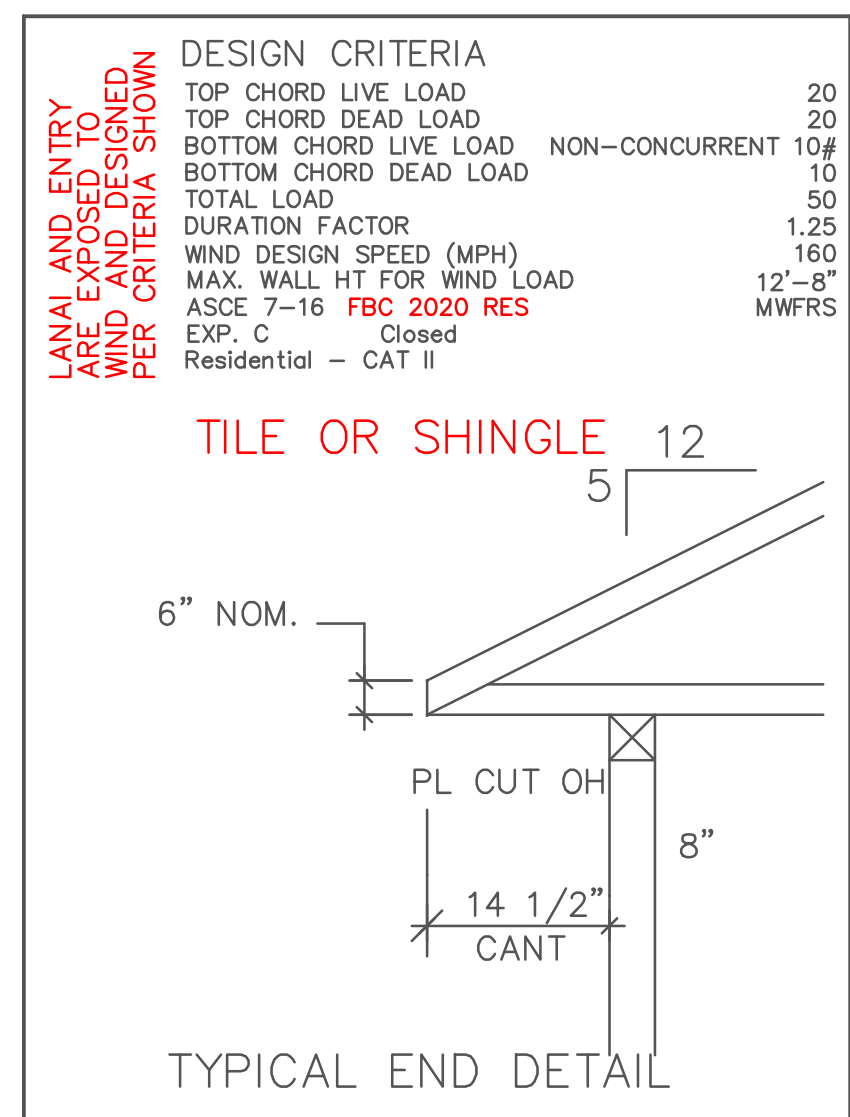
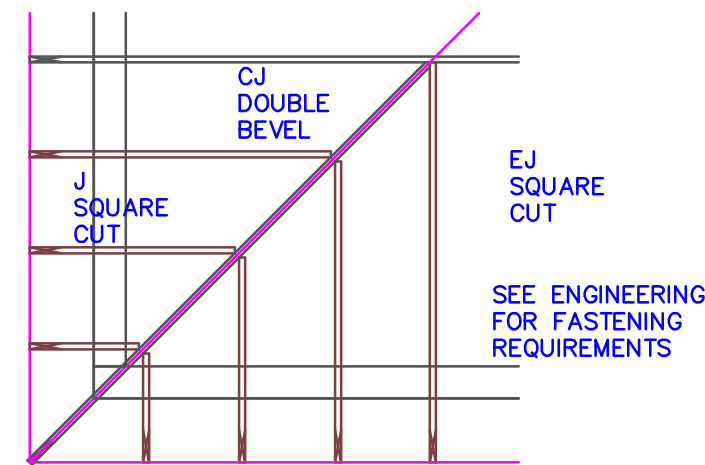
Signature: _____ Date: _____

Designer's Printed Name: _____

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



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

9'-4" A.F.F.		0'-0"	ELEV.
12'-8" A.F.F.		+3'-4"	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:

SCOSTA CORP.

WOOD, STEEL OR TIMBER
ROOF & FLOOR TRUSSES

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

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

12/21/20

REVISÉ BY:

DRAWN BY:
K.JC

JOB ADDRESS:

07 ELEV A /

100	
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1

97 ELEV A/
RAGE RIGHT

1.

100

E/COLLIER/CHA

OF

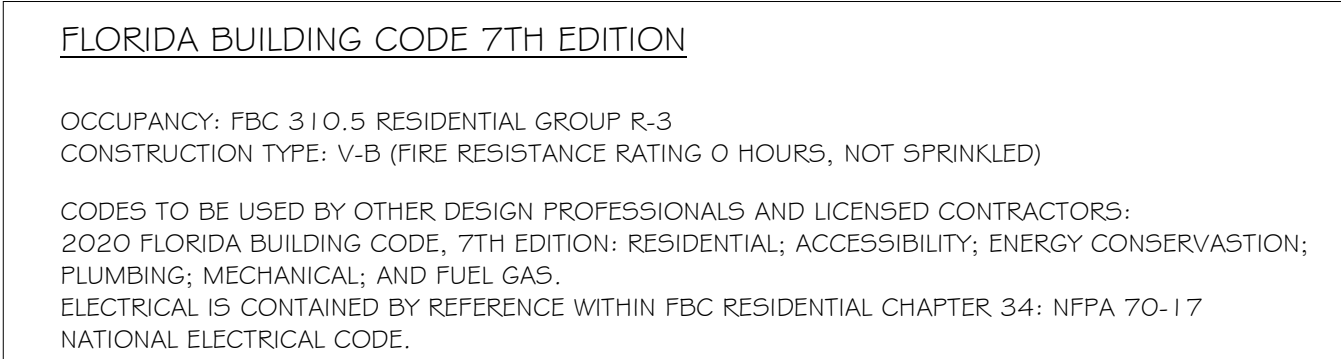
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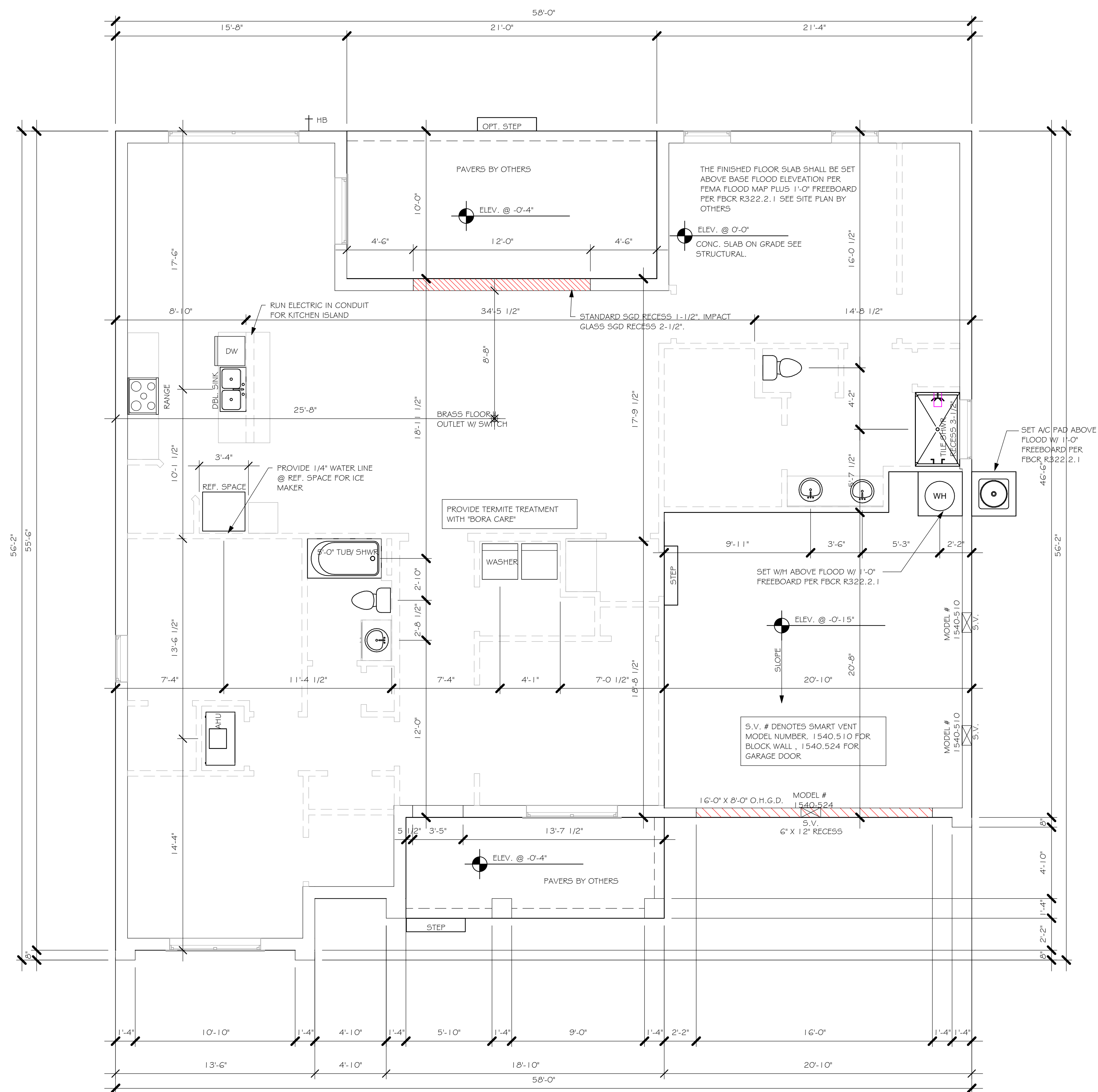
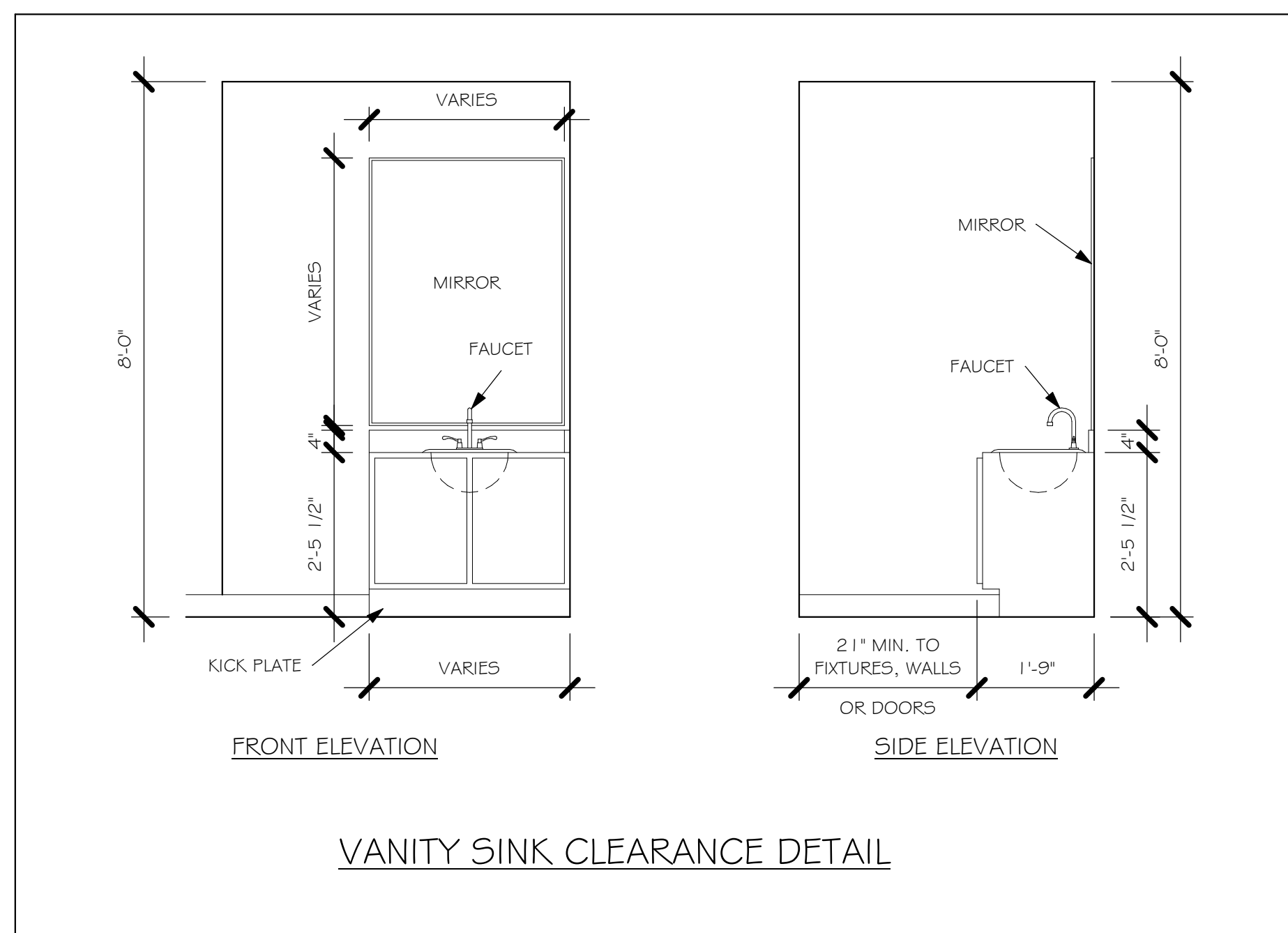
D.R. HOLLAND

TON

R219

114





SLAB & PLUMBING PLAN "A"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2020- 7TH EDITION

L:\O-New Data\1 - MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\GULF COVE SPOT LOTS\13505 LOT 6 BLK 4364 2197 ARREVIT\13505 2197 AR.vrt

DOOR SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	WIDTH	HEIGHT	COMMENTS	QTY

1	16080 OHGD		16'-0"	8'-0"		1
2	3080 ENTRY		3'-0"	8'-0"		1
3	(3)-4080 5L. GL. DR.		12'-0"	8'-0"		1

WINDOW SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	COMMENTS	HEIGHT	WIDTH	QTY

A	2-25 SH			5'-3"	6'-4"	1
B	2-26 SH			6'-4"	6'-4"	1
C	48" X 16"	FIXED GLASS		1'-6"	4'-2"	1
D	25 SH			5'-5"	3'-4"	3
E	2-35 SH			5'-3"	9'-0"	1
F	35 SH			5'-5"	4'-8"	1

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

SQUARE FOOTAGE

ENTRY AREA	121 SF
LANAI AREA	210 SF
GARAGE AREA	446 SF
LIVING AREA	2196 SF
TOTAL AREA	2973 SF

INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-10"	B.F. = BI-FOLD DOOR
3	2'-8"	
4	2'-6"	B.P. = BI-PASS DOOR
5	2'-4"	L.V. = LOUVERED DOOR
6	2'-0"	
7	1'-8"	
8	1'-6"	

DOOR HEADERS

6'-8" BI-FOLD	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.

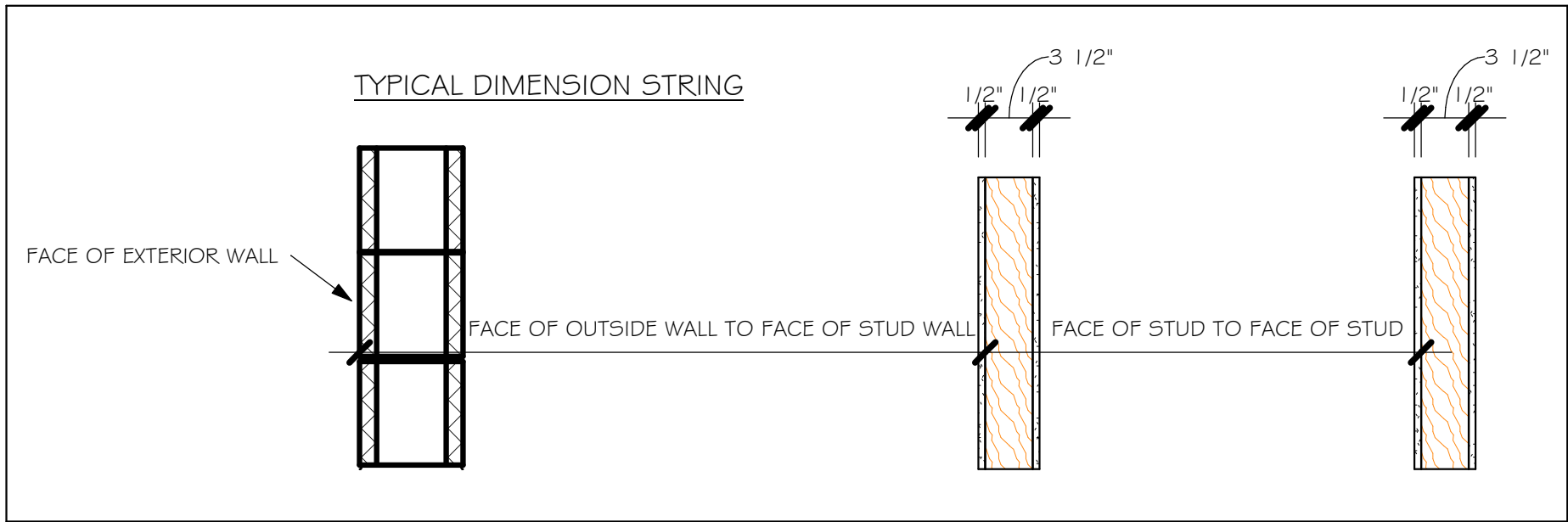
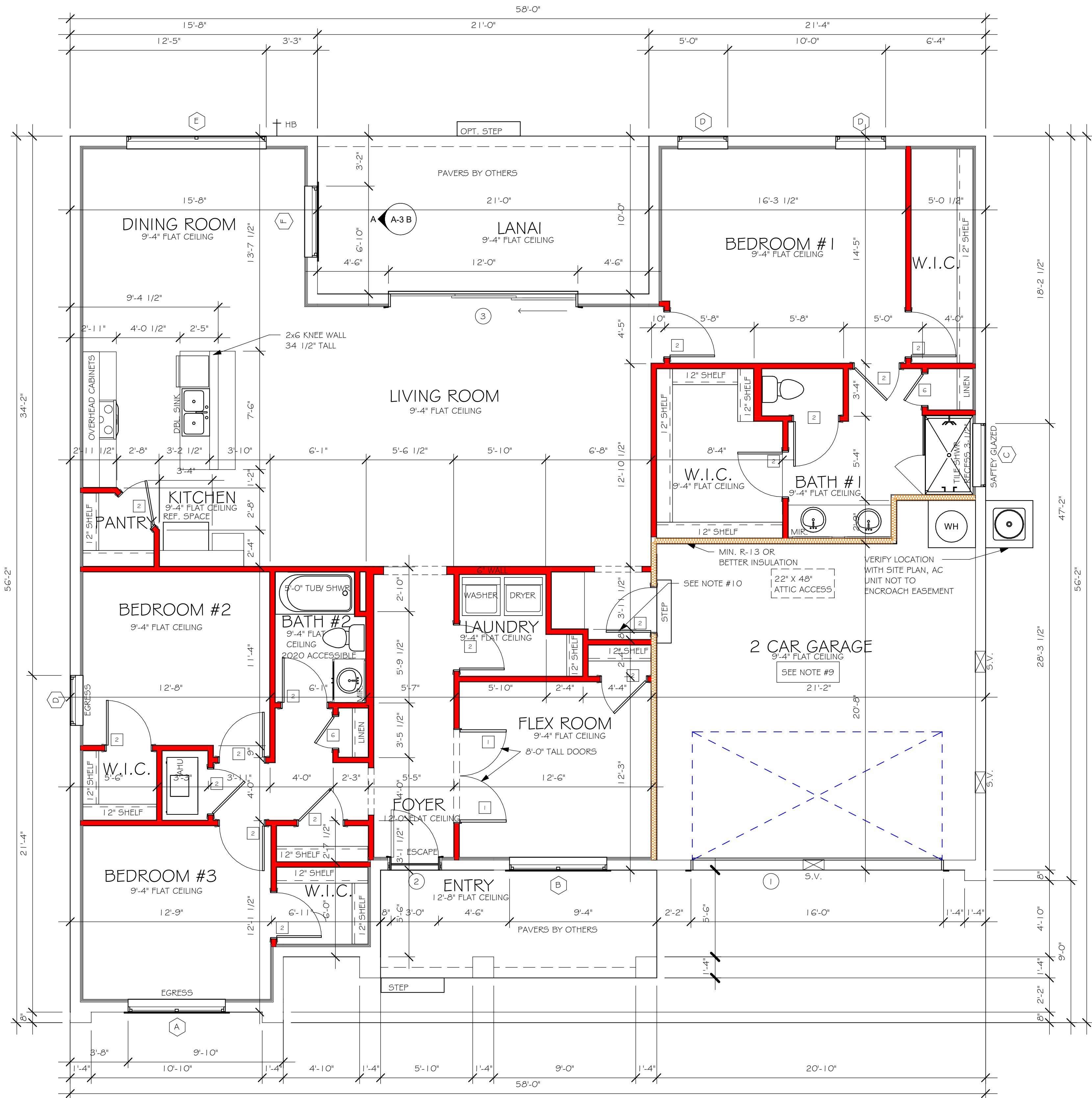
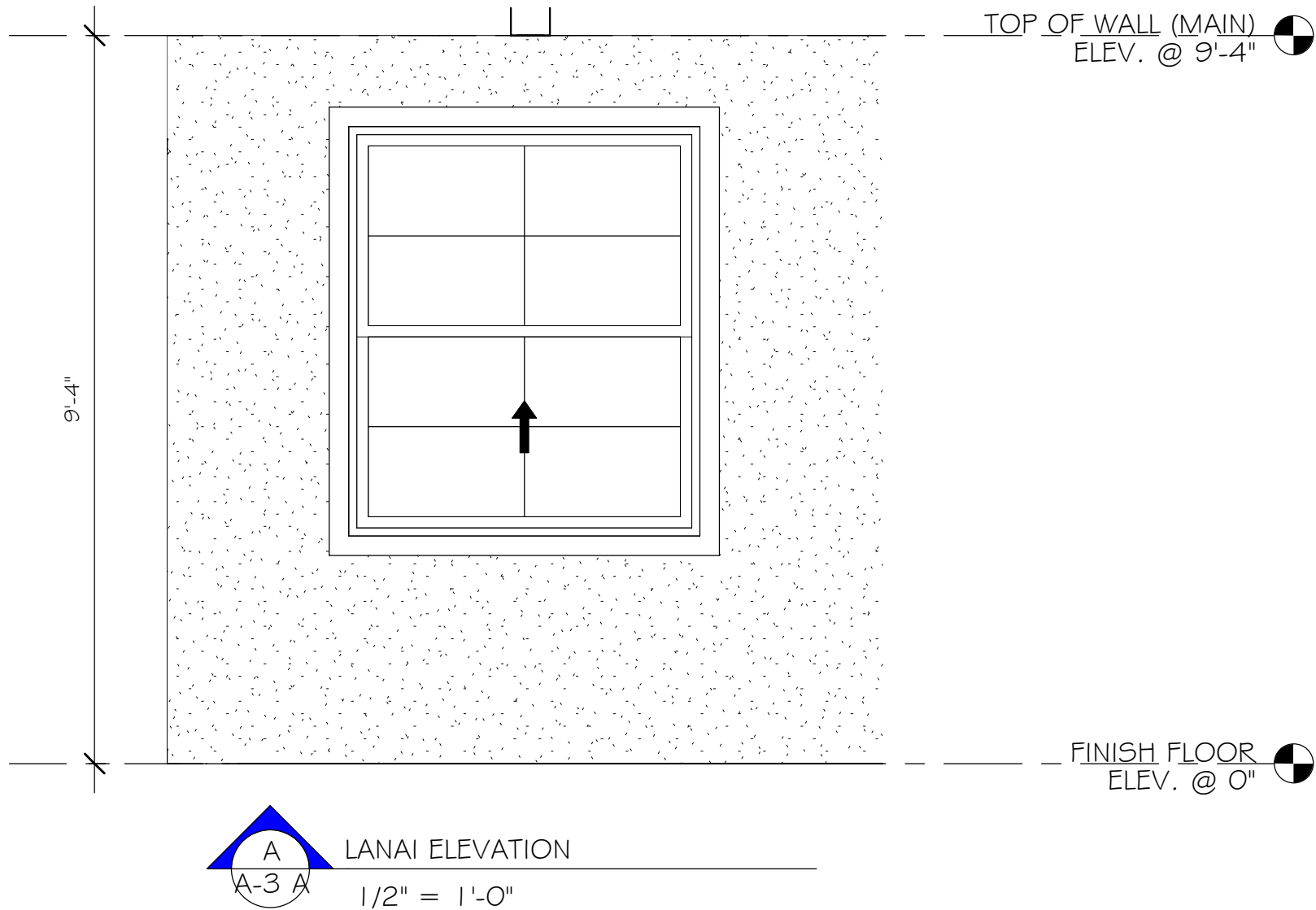
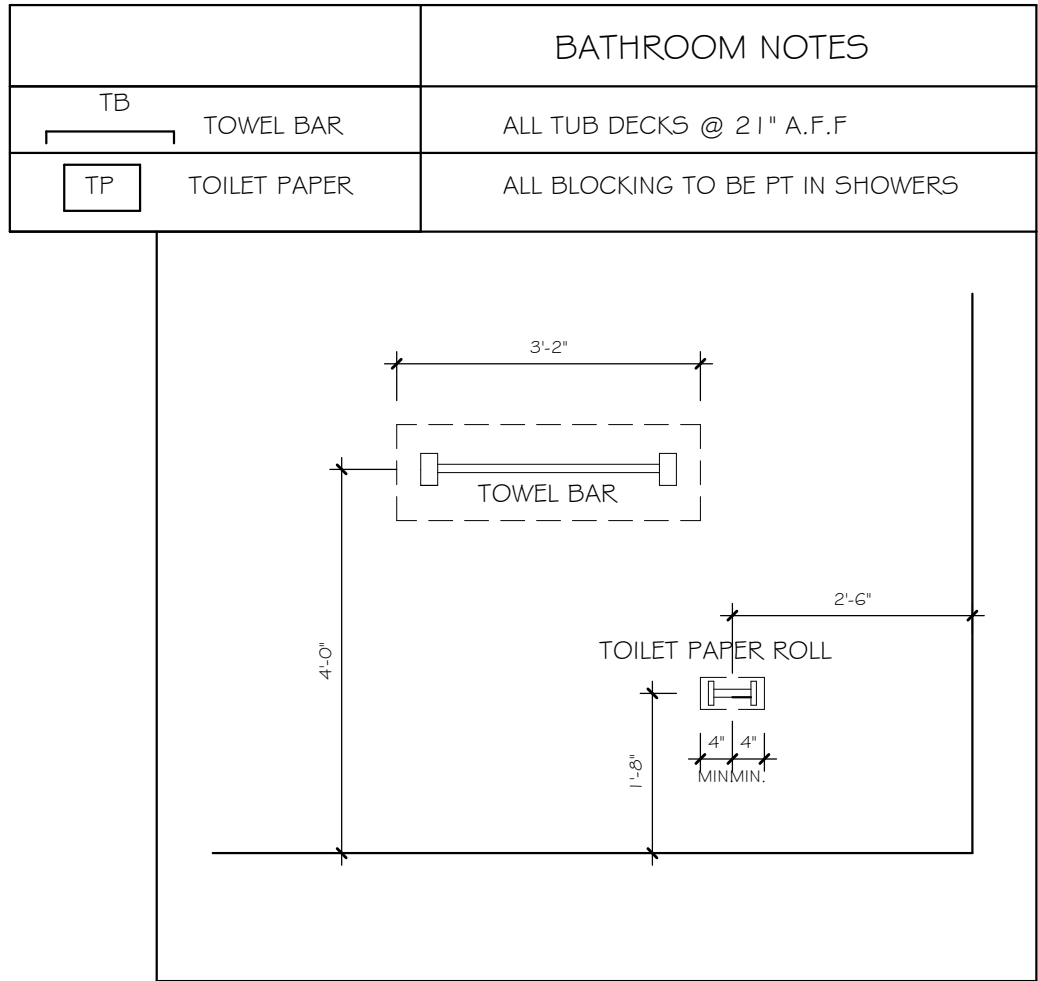
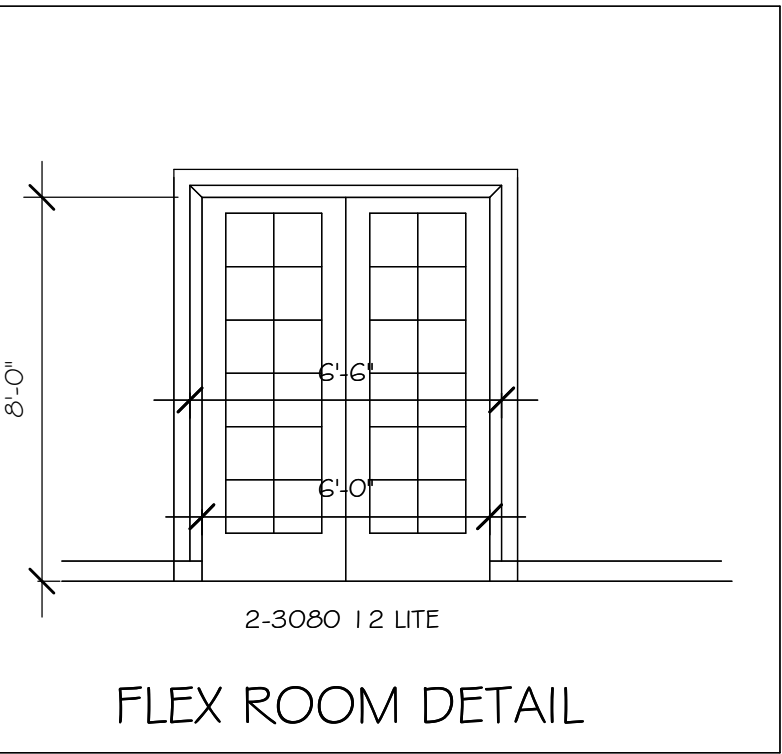
PLAN NOTES

- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
- PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R.308.4.2.
- PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R.308.4.5.
- NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
- PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
- KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
- INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
- WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" 5AG RESISTANT PER SEC. R702.3.5
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "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" GYPSOM BOARD OR EQUIVALENT
- INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.
- ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R312.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
- ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.
- 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 @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE

FLEX ROOM DETAIL



FLOOR PLAN "A"
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020- 7TH EDITION

D-R HORTON
NYSE
America's Builder

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-8223
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 6
BLOCK: 4364
SUBDIVISION: SOUTH GULF COVE
ADDRESS: 9661 MIAMI CIRCLE
D.R.H. #: 579660095

MODEL
2197
GCD JOB # 13505

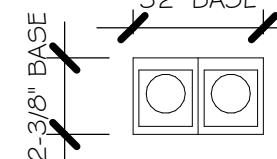
DATE: 10/06/21
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: As indicated

A-3 A


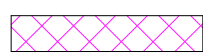
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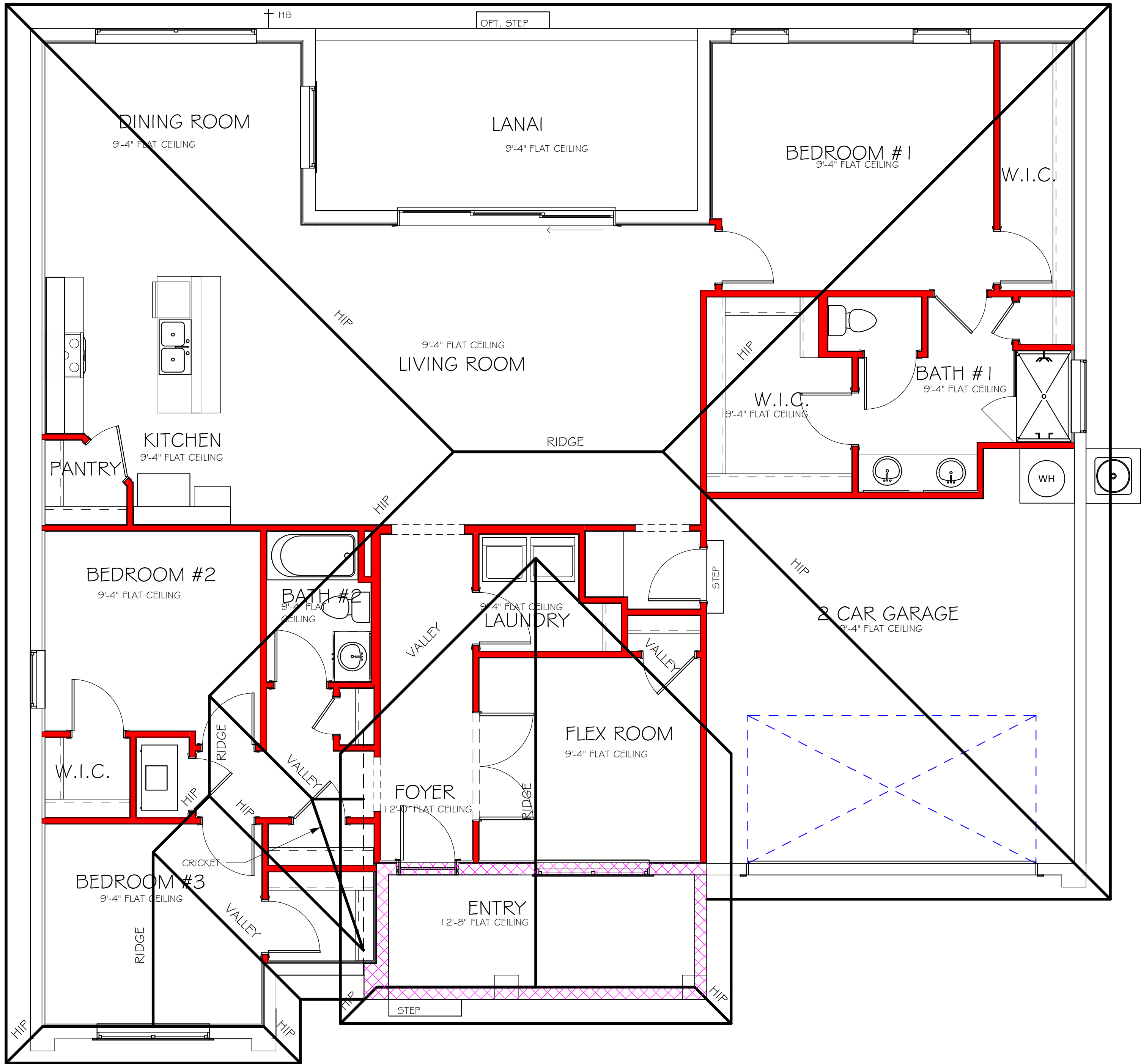
MODEL 2197 A: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

AREAS (SQ. FT.)			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA(150)	REQD AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA(300)	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	3267.1 SQ. FT.	313.3 SQ. FT.	21.9 SQ. FT.	6.99%	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 32" BASE  LOMANCO 770-D 0.97 SQ. FT. FREE AIR		

WALL HEIGHT

	= MAIN WALL @ 9'-4"
	= ENTRY WALL @ 12'-8"

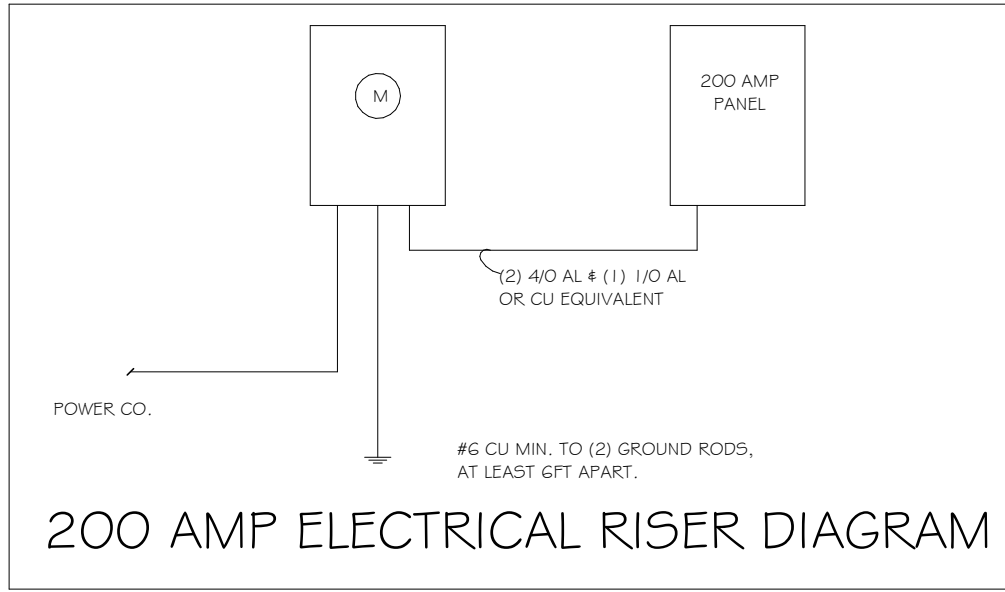


ROOF PLAN "A"
1/4" = 1'-0"

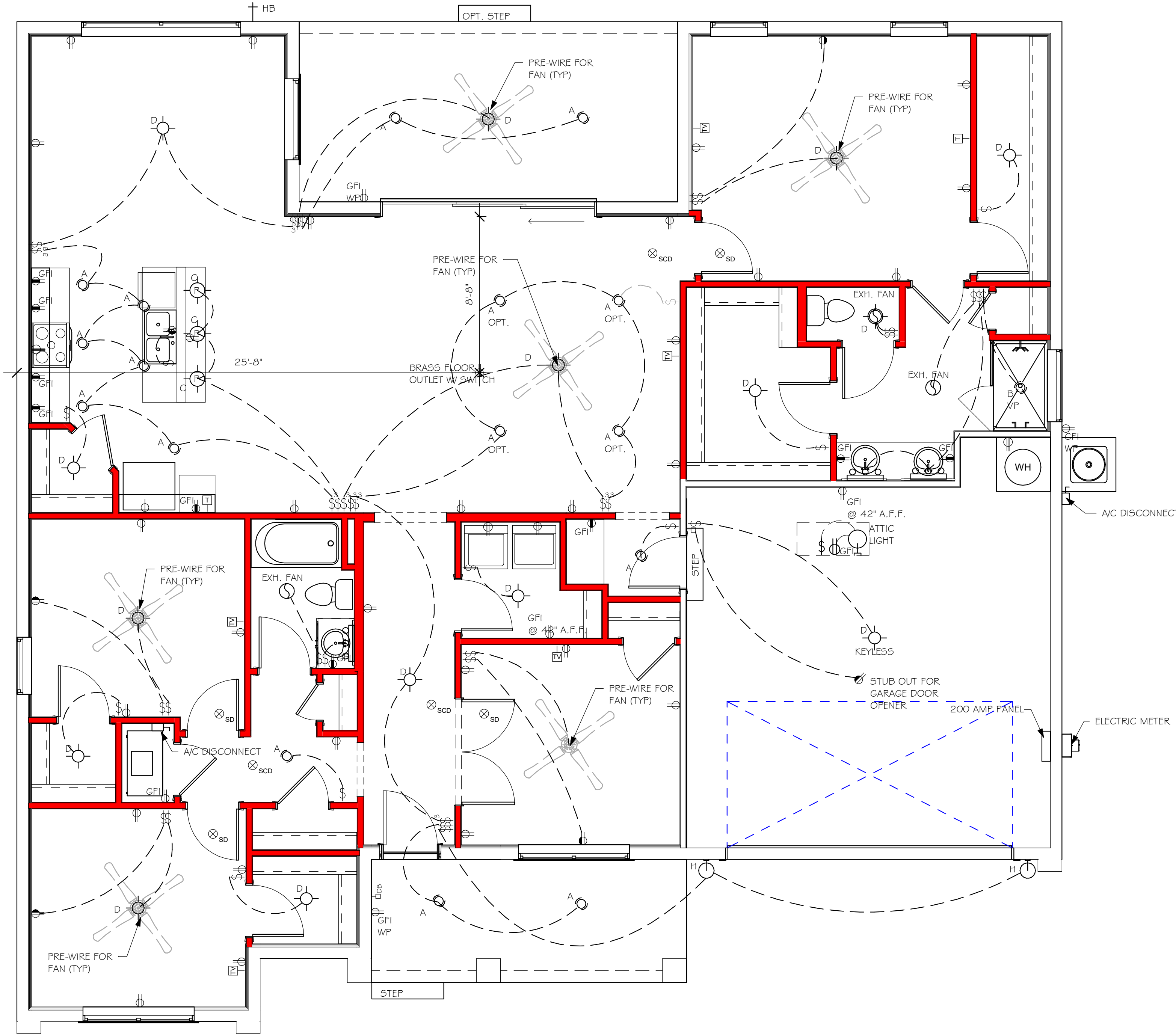
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
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ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	AGDC 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 9B-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 (PB) / DOOR BELL (DB)
	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT
NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.	
ELECTRICAL NOTES:	
ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER NEC 210.12 AND 405.11	
ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT OR ABOVE BASIC FLOOD ELEVATIONS PLUS 1'-0" FREEBOARD.	
ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFI'S.	
INSTALL PHONE AND T.V PER CONTRACT.	
INSTALL ALL ELECTRICAL PER NEC 201.7	



LIGHTING SCHEDULE		
200 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(17)	(FLUSH MOUNTED LT)
B	(1)	(VAPORS)
C	(3)	(PENDANT LIGHT
D	(14)	(10" MUSHROOMS)
E	(3)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	(COACH LIGHTS)
J	(1)	(J BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(SLT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



ELECTRICAL PLAN "A"
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2020- 7TH EDITION

LOT: 6BLOCK: 43&4

SUBDIVISION: SOUTH GULF COVE

ADDRES: 9661 MIAMI CIRCLE

D.R.H. #: 579660095

MODEL
2197

GCD JOB # 13505

DATE:
10/06/21

DRAWN BY:
JSL

CHECKED BY:
JWC

REVISED:

PLAN:
ELECTRICAL

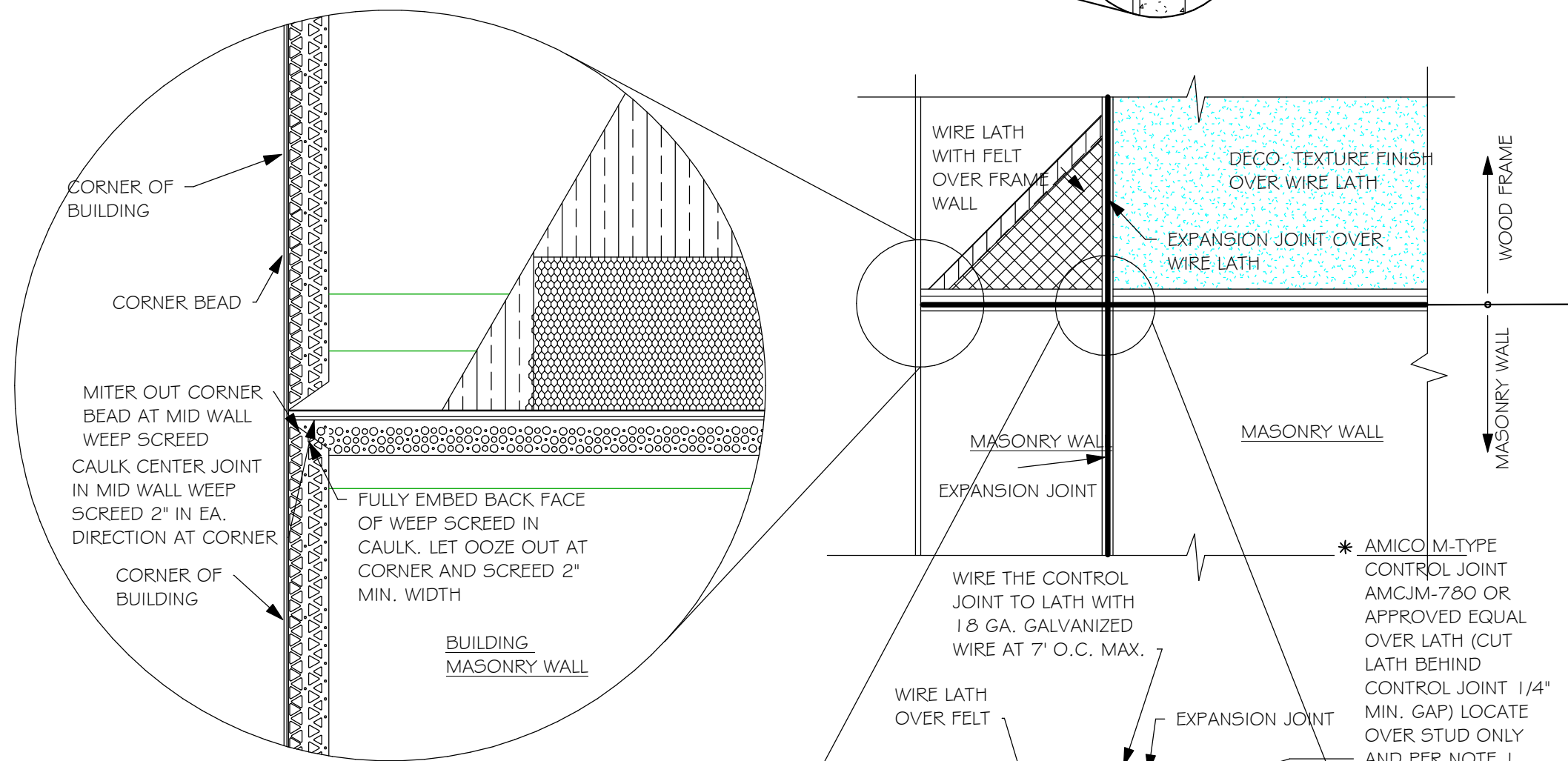
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As indicated

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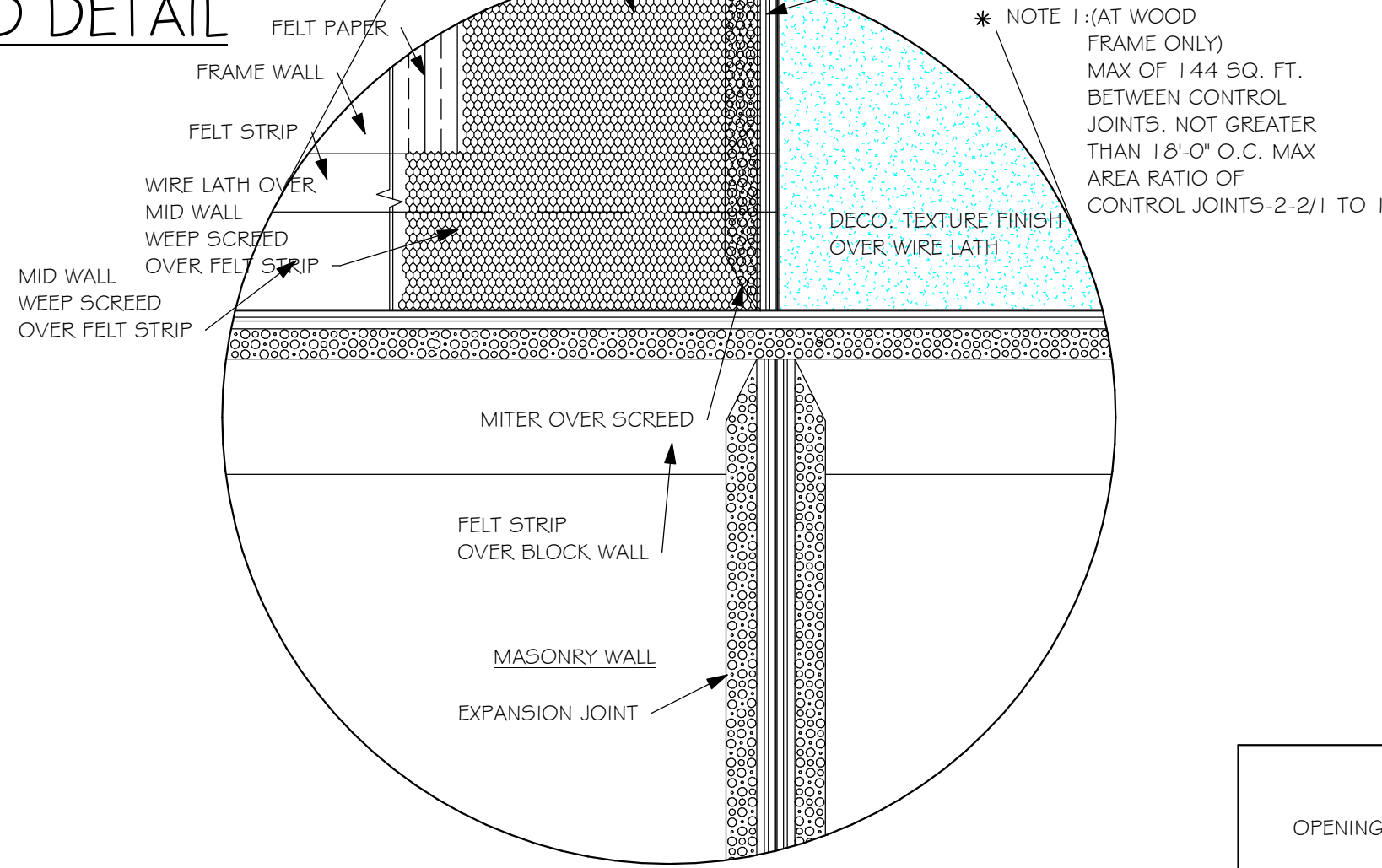
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R703.7 EXTERIOR PLASTER

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. FOR REQUIRED SOILD BEARING, SEE STRUCTURAL. 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 MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:-
ALL TREATED 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 GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

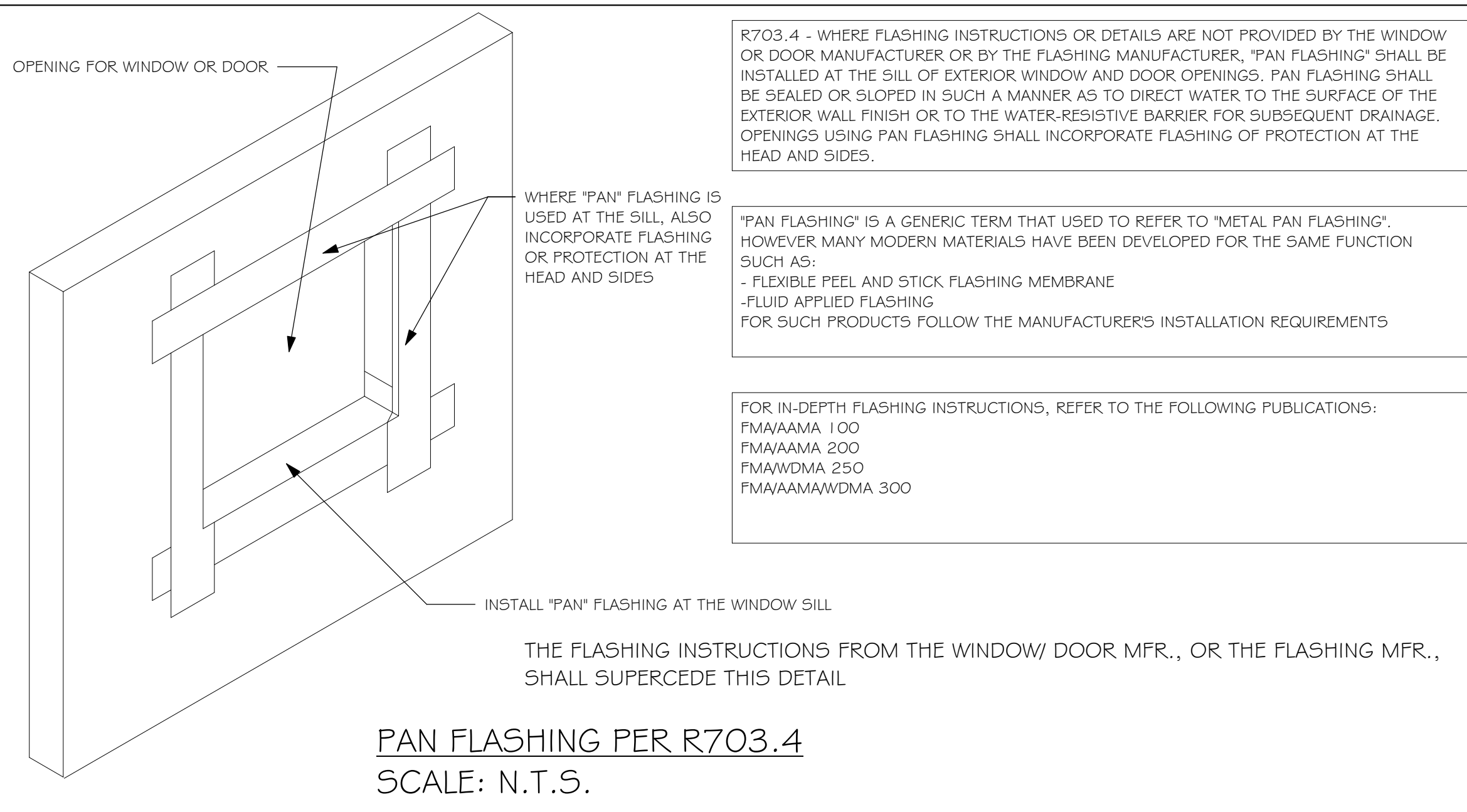
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GENERAL ROOF ASSEMBLY

ROOF SHEATHING FBOR 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 "H" CLIPS AT UNSUPPORTED PANEL EDGES. FOR FASTENING, SEE STRUCTURAL.

FLASHING
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE AZ50 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE 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 SHINGLES 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.



PAN FLASHING PER R703.4

SCALE: N.T.S.

3

ASPHALT SHINGLE ROOF SPECS

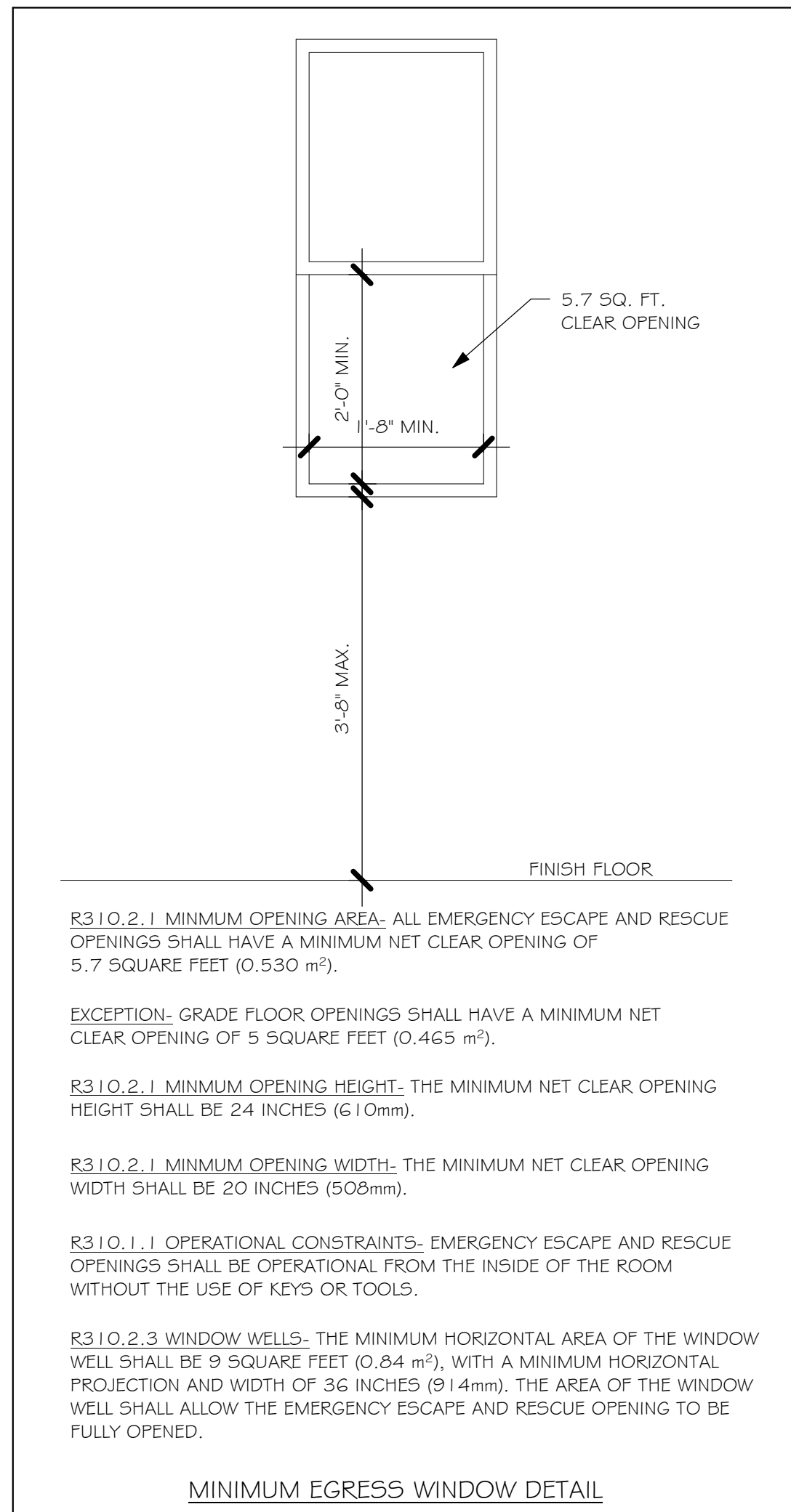
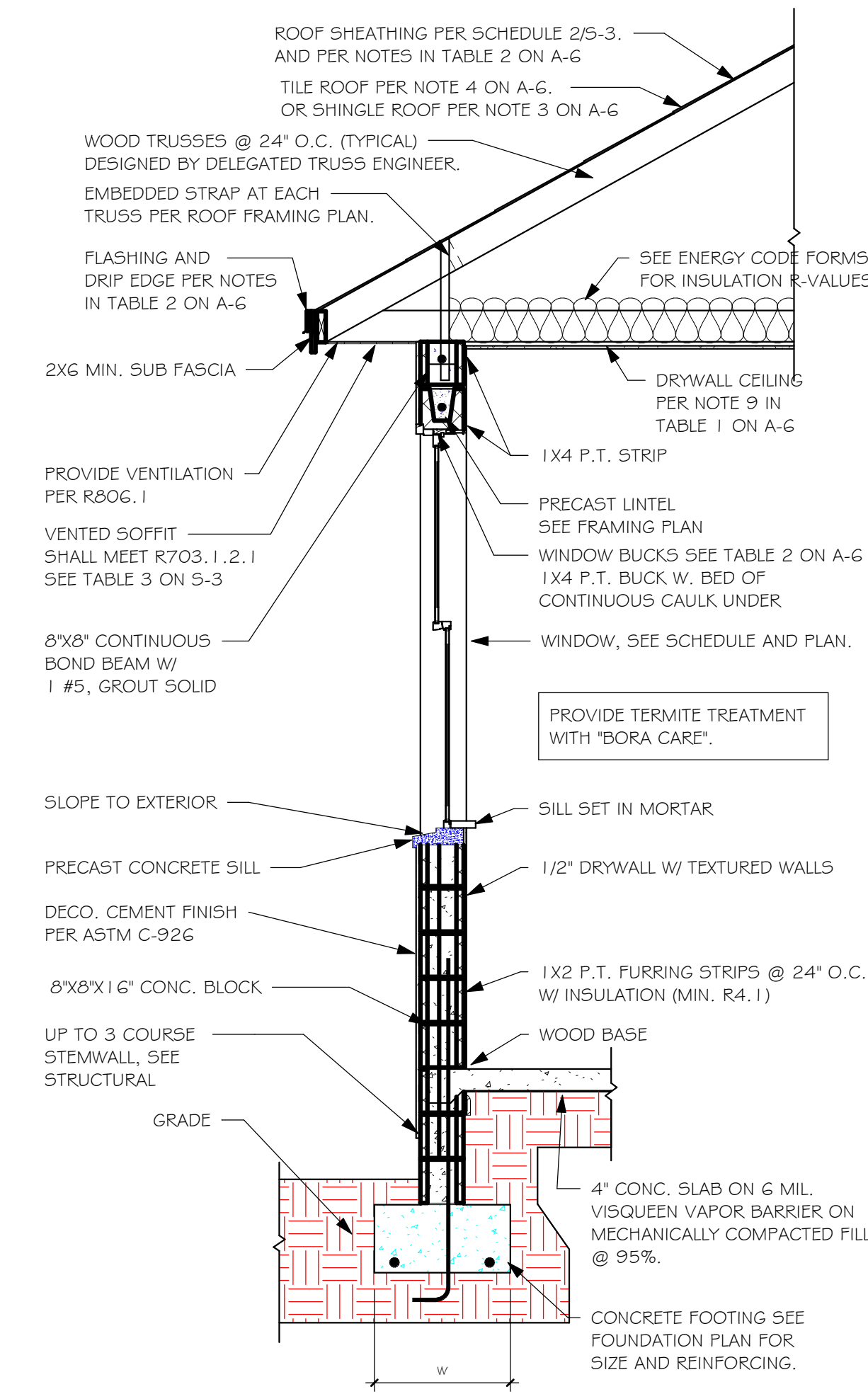
SHINGLES

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 D 3452. FOR FASTENING, SEE STRUCTURAL. INSTALLATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

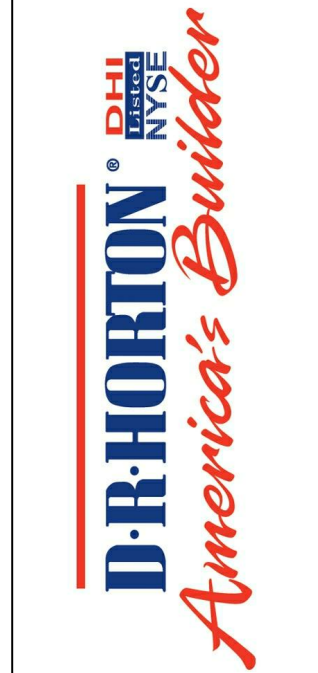
4

CLAY AND CONCRETE ROOF TILE 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 MANUFACTURERS IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED 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.



DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2020- 7TH EDITION



LOT: 6	BLOCK: 43&4
SUBDIVISION: SOUTH GULF COVE	
ADDRES: 9661 MIAMI CIRCLE	
D.R.H. #: 579660095	

MODEL 2197	GCD JOB # 13505
DATE: 1/06/21	
DRAWN BY: JSL	
CHECKED BY: JWC	
REVISED:	
PLAN: SECTIONS	
SCALE: As indicated	
A-6	

L:\O-New Data\1 - MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\GULF COVE SPOT LOTS\13505 LOT 8 BLK 4384 2197 ARREV\13505 2197 AR.vrt

FOUNDATION PLAN

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

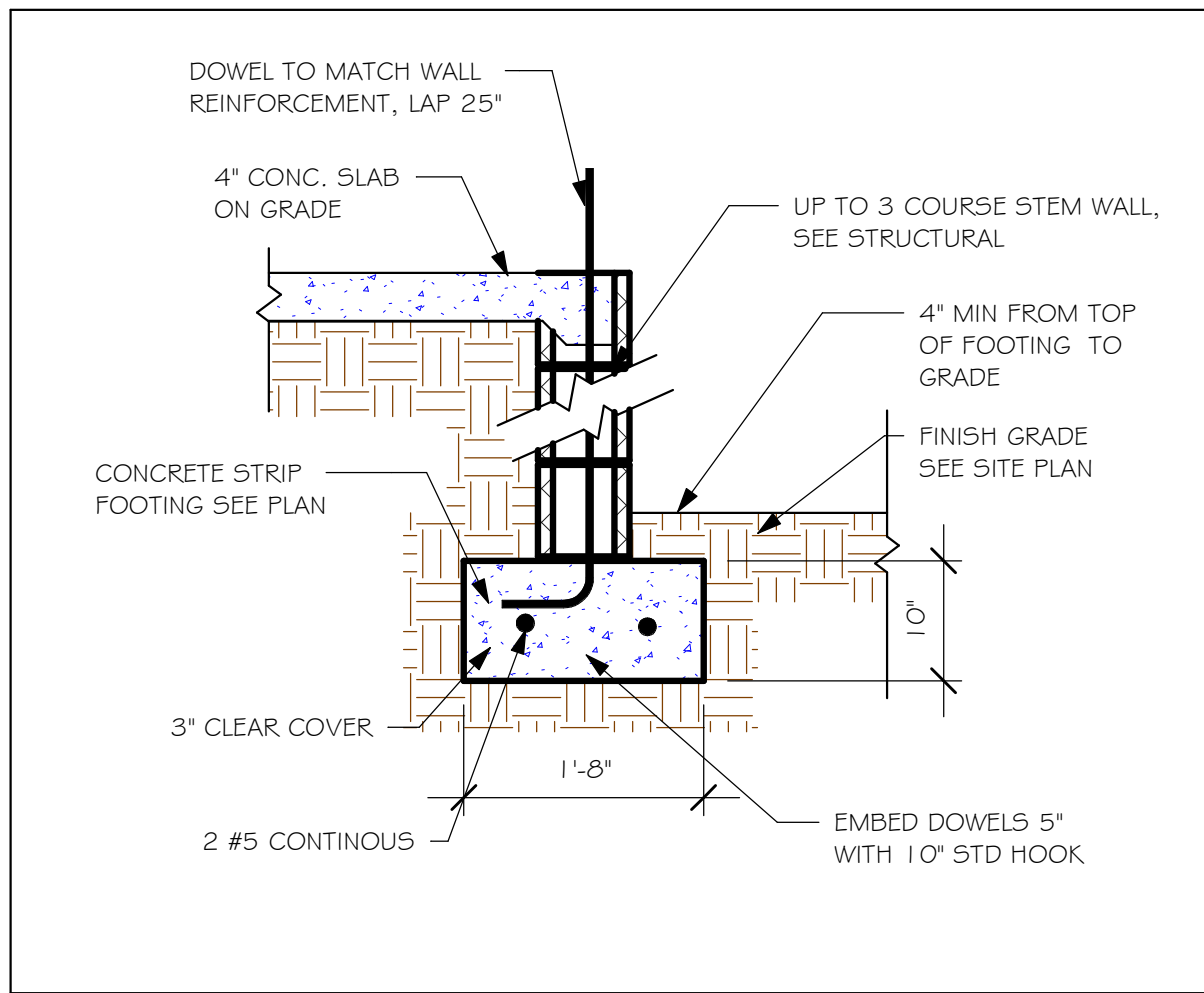
PAD FOOTING SCHEDULE

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

WALL FOOTING SCHEDULE

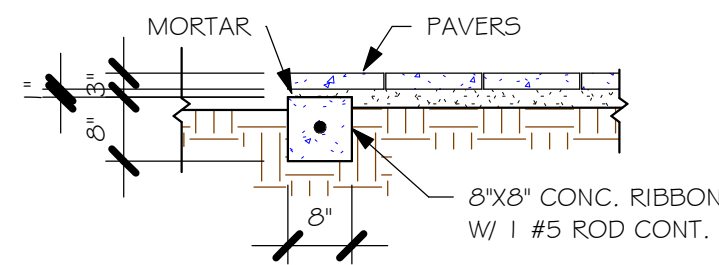
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE	
X	F1	CONT.	1'-4"	0'-8"	2-#5		
X	F2	CONT.	1'-8"	0'-10"	2-#5		
X	F3	CONT.	1'-0"	1'-8"	2-#5		
X	F4	CONT.	1'-4"	1'-8"	2-#5		
X	F5	CONT.	1'-4"	1'-0"	2-#5		
X	F6	CONT.	1'-4"	1'-0"	2-#5		
X	F6A	CONT.	0'-8"	0'-8"	1-#5		
X	TE	CONT.	0'-8"	0'-8"	1-#5		

PROVIDE CORNER BARS IN FOOTING PER 6/S-3

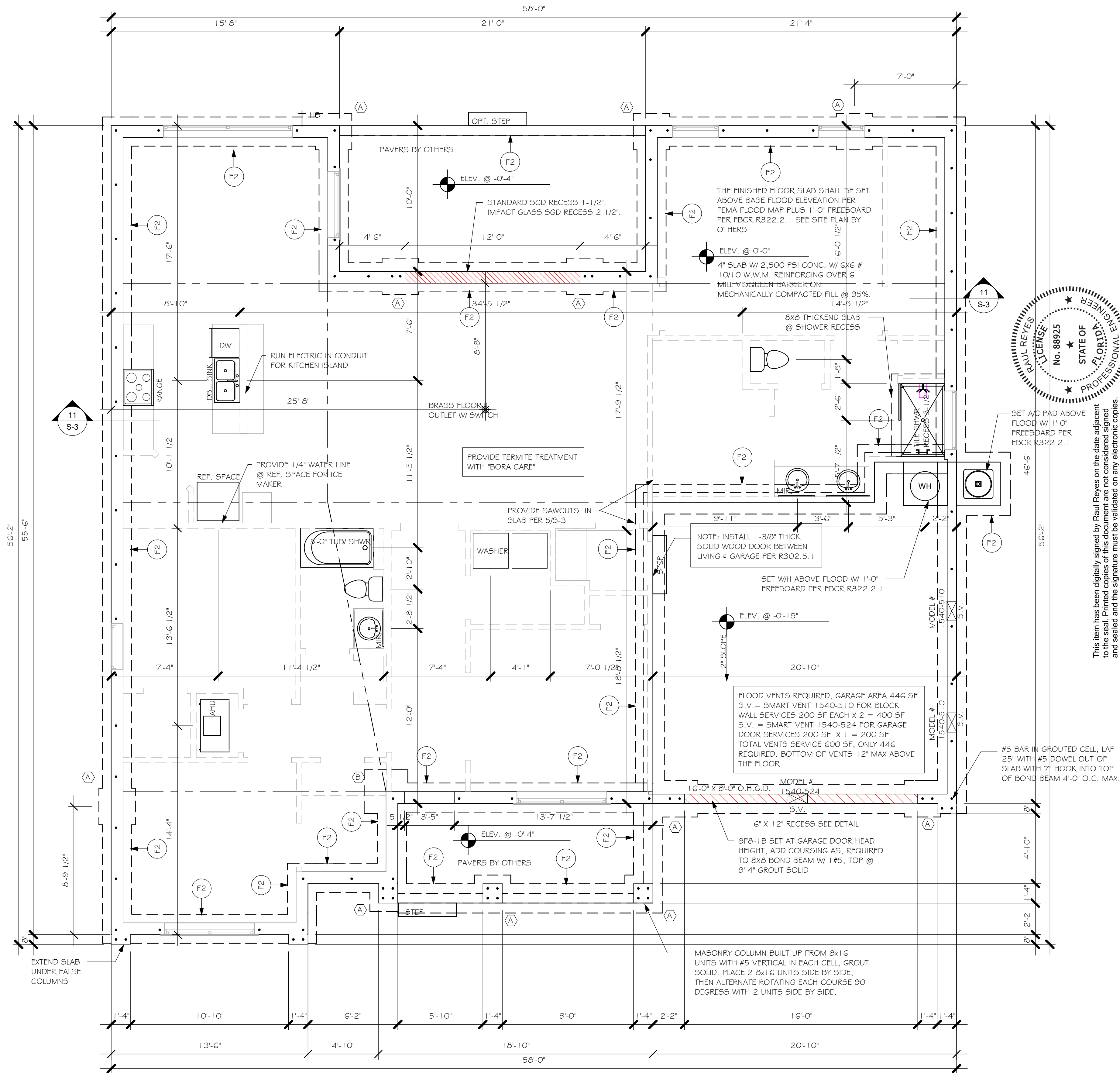


NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BAR 25" X 25" AT EACH LONGITUDINAL BAR.

'F2' FOOTING
3/4" = 1'-0"



"P" PAVERS DETAIL
1/2" = 1'-0"



FOUNDATION PLAN "A"
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2020- 7TH EDITION

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\GULF COVE SPOT LOTS\13505 LOT 6 BLK 43&4 2197 ARREV\13505 2197 AR.rvt

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT (LBS)	STRAP/ANCHOR <i>Valid lengths x/n</i>	FASTENER
1450 (1 PLY) 1810 (1 PLY) 1875 (1 PLY) 1920 (1 PLY) 2120 (1 PLY) 1795 (2 OR 3 PLY) 2365 (2 OR 3 PLY) 3965 /DF /SP (2 PLY) 3000 /DF /SP (1 PLY 2x4) 4455 /DF /SP (1 PLY 2x6) 4235 /DF /SP (2 PLY 2x4) 4555 /DF /SP (1 PLY 2x6) 4670 /DF /SP (2 PLY 2x4) 5445 /DF /SP (2 PLY 2x4) 10690 /DF /SP (2 PLY) 10790 /SYP (3PLY)	(1) META1 G/18/20 (1) META1 G/20 (2) META1 G/18/20 (2) META1 G/20 (2) HHETA1 G/20 (2) META1 G/18/20 (2) META1 G/20 HTT4 HTT4 HTT4 HTT5 HTT5 HTT5 HTT5KT (1)HGT - 2 (1)HGT - 3	(8) 0.148x1-1/2", EMBED 4" (9) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (10) 0.148x1-1/2", EMBED 4" (14) 0.162x3-1/2", EMBED 4" (12) 0.162x3-1/2", EMBED 4" (22) 0.148x3" ATR, EPOXY 12" (18) 0.148x1-1/2", 5/8" ATR, EPOXY 12" (18) 5D#10x1-1/2", 5/8" ATR, EPOXY 12" (18) 0.162x2-1/2", 5/8" ATR, EPOXY 12" (26) 5D#10x1-1/2", 5/8" ATR, EPOXY 12" (26) 0.148x3", 5/8" ATR, EPOXY 12" (26) 5D#10x2-1/2", 5/8" ATR, EPOXY 18" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12" (16) 0.148x3", (2) 3/4" ATR, EPOXY 12"

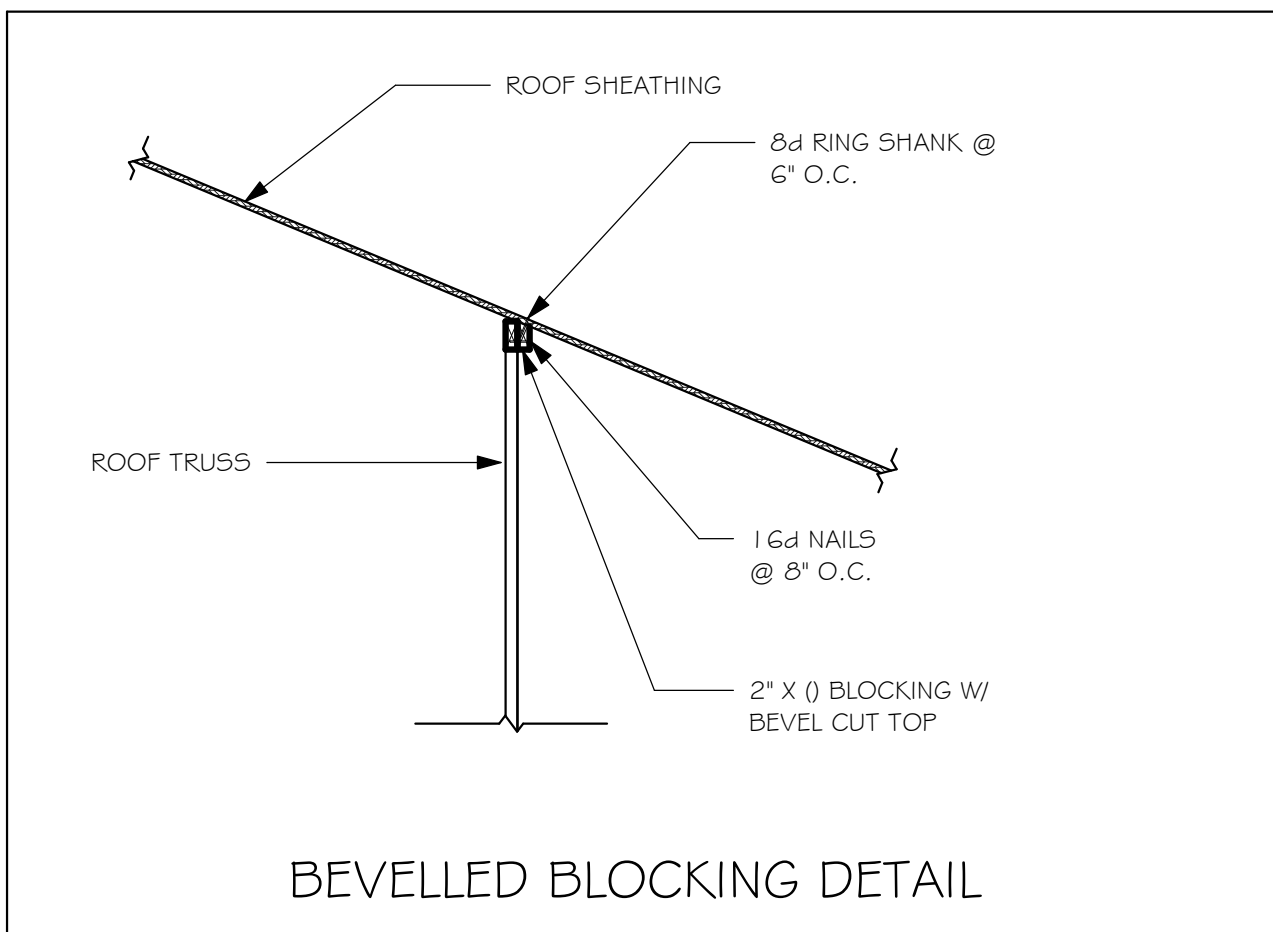
- NOTES:
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON CENTERLINE OF WALL.
 2. ANY OF THE VALID LENGTHS SHOWN MAY BE USED IN PLACE OF THE LENGTH SPECIFIED 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 1 Q/5-3. PER UPLIFT IN TRUSS ENGINEERING.

SIMPSON CATALOG C-C- 2019

TRUSS STRAPPING TO STUDWALL/ WOOD BEAM		
MAX TRUSS UPLIFT (LBS)	STRAP(S) <i>Valid lengths x/n</i>	FASTENER
850 1700 2550	(1) MT51 G/20/30 (2) MT51 G/20/30 (3) MT51 G/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.

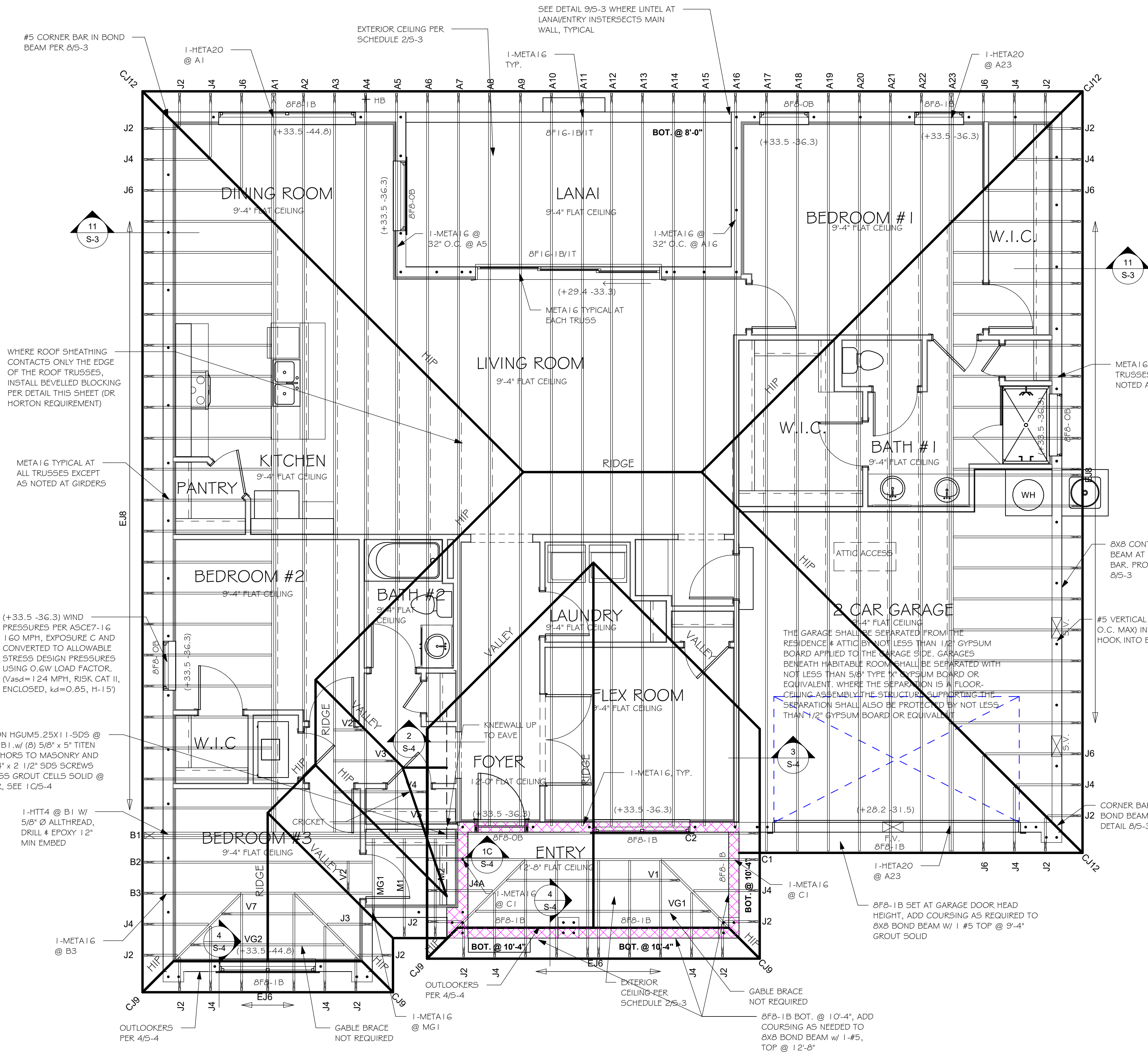
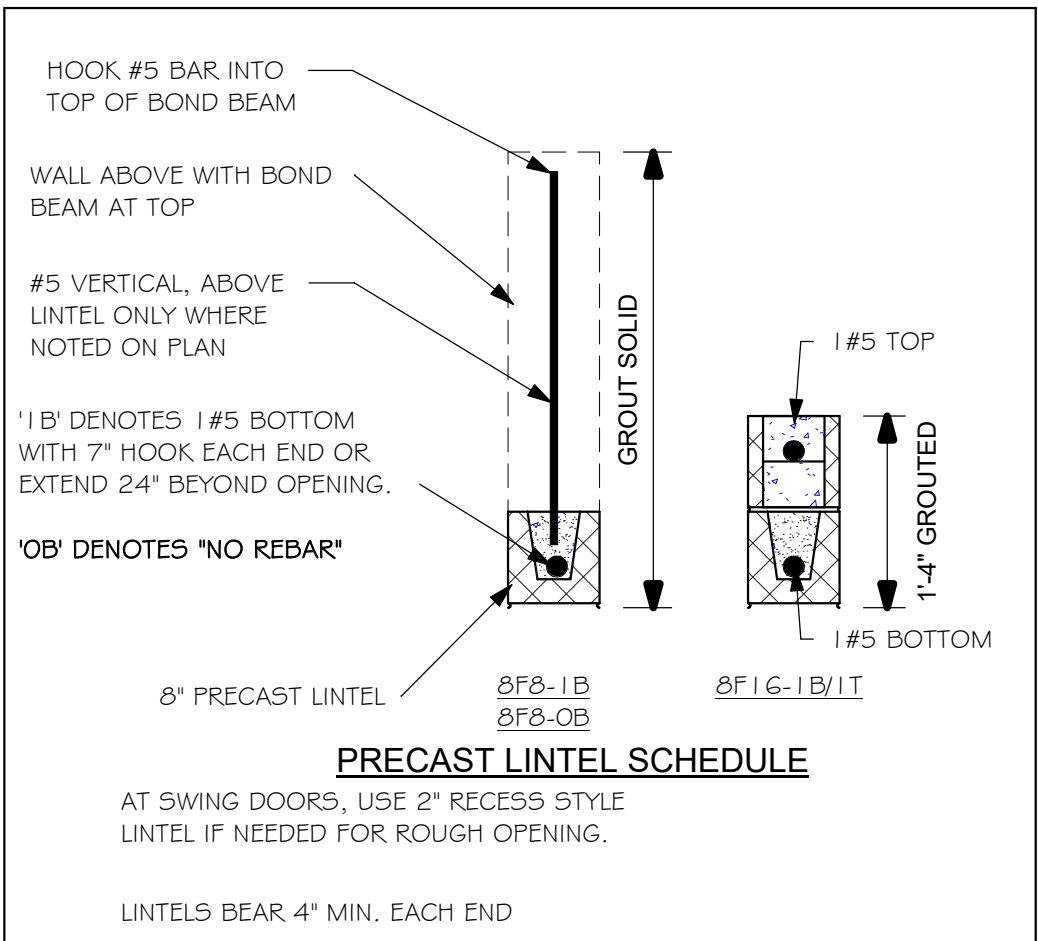
SIMPSON CATALOG C-C- 2019



BEVELLED BLOCKING DETAIL

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PERPARED BY SCOSTA JOB# DR2197 DATED: 1/2/1/20 REVISED: NONE

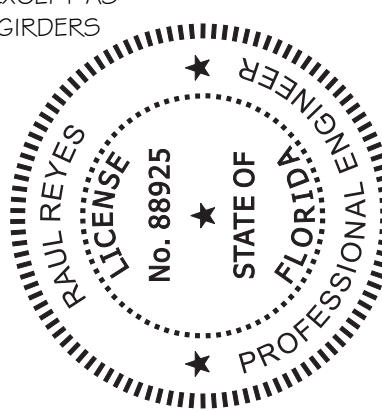
WALL HEIGHT	
	= MAIN WALL @ 9'-4"
	= ENTRY WALL @ 12'-8"



ROOF FRAMING PLAN "A"
1/4" = 1'-0"

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 1 I/5-3.



Gulf Coast
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STRUCTURAL DESIGNER
STRUCTURAL SYSTEMS OF NORTH FLORIDA
DAN E. COOPER, P.E.
FL 0000000000
CE2990 549-4254
CA# 8889

LOT: 6	BLOCK: 43&4
SUBDIVISION: SOUTH GULF COVE	
ADDRES: 9661 MIAMI CIRCLE	
D.R.H. #: 579660095	
MODEL	
2197	
GCD JOB # 13505	

DATE:	10/06/21
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	ROOF FRAMING PLAN
SCALE:	As indicated

S-2 A

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020- 7TH EDITION

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 RSR5-03 & 04)	

1

NAILING OF ROOF SHEATHING

SCALE: NTS

SLAB ON GRADE, SEE PLAN

HOUSE

DOWEL TO MATCH WALL REINFORCING, LAP 25"

UP TO 3 COURSE STEMWALL, GROUT SOLID

FINISHED GRADE, SEE SITE PLAN

8" MIN.

CONCRETE STRIP FOOTING SEE PLAN

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

A TYPICAL

B GARAGE

C GARAGE STEPDOWN

4

STEMWALL DETAILS

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

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)

WINDOW/DOOR ROUGH OPENING

8" CMU, SEE PLAN FOR REINFORCING

DOOR

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.

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)

BEARING

VERTICAL BAR IN GROUTED CELL, SEE PLAN

LAP CORNER BARS 40 BAR DIAMETERS

HOOK OR CORNER BAR

7"x25" BENT BAR

#5 VERTICAL IN GROUTED CELL AT DOT LOCATIONS ON PLAN

MASONRY WALL

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

STEP

LINTEL AT LANAI OR ENTRY, '8F16-1B/11" (8"x16" FILLED SOLID, 1#5 BOTTOM, 1-#5 TOP)

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 5/8" 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.

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

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.
TO 10530	HGT-2/3	TWO 3/4"Ø ALLTHREAD, DRILL & EPOXY 12" EMBED WITH SIMPSON SET.

NOTES:

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

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

10

RETROFIT UPLIFT CONNECTOR SCHEDULE

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

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

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: FBCR 905.2 ASPHALT SHINGLES FBCR 905.3 CLAY AND CONCRETE TILE FBCR 905.10 METAL ROOF PANELS

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)

SOFFITS SHALL MEET WIND DESIGN PRESSURES PER R703.1.2.1. FOR FIELD FRAMING, SEE TABLE 2/S-3

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

DOWEL TO MATCH WALL REINFORCING, LAP 25"

SLAB ON GRADE, SEE PLAN

HOUSE

UP TO 3 COURSE STEMWALL, GROUT SOLID

FINISHED GRADE, SEE SITE PLAN

8" MIN.

CONCRETE STRIP FOOTING SEE PLAN

EMBED DOWELS 5" WITH 10" STD HOOK

3" CLEAR COVER TO REINFORCING

11

FULL HEIGHT WALL SECTION

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

DESIGN CRITERIA:

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 1.00

EXPOSURE C

MEAN ROOF HEIGHT = 15 FT

HEIGHT & EXPOSURE COEFFICIENT A 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 2/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 40 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 SE. 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

America's Builder

STRUCTURAL DETAILS

MODEL 2197 A 2 CAR

9661 MIAMI CIRCLE
PORT CHARLOTTE, FLORIDA
LOT: 8 BLOCK: 4384
SUBDIVISION: SOUTH GULF COVE

DESIGN/DRAWN DWB/GH

CHECKED DWB

DATE 10/07/21

SCALE VARIES

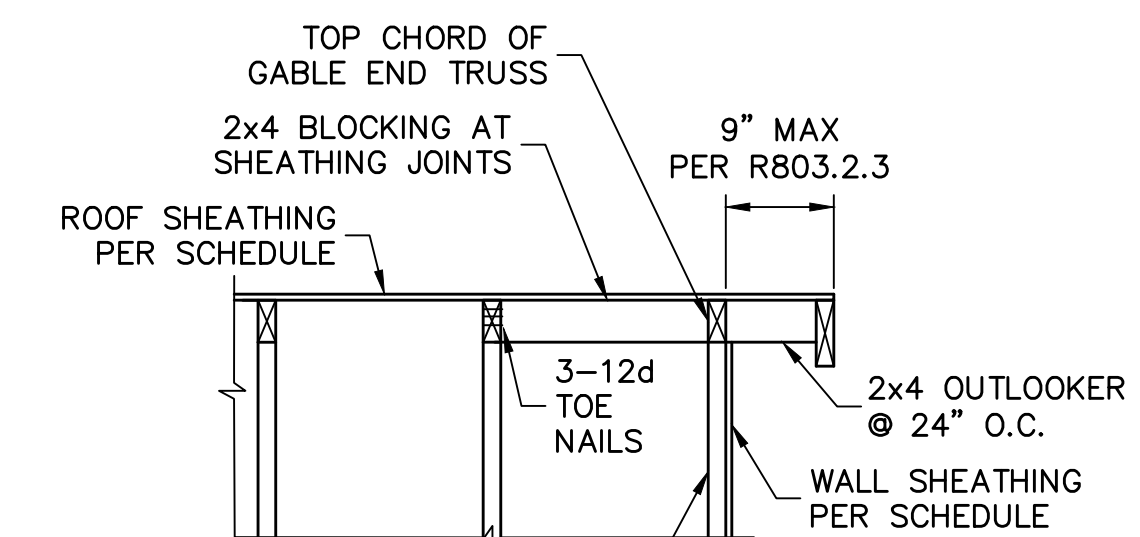
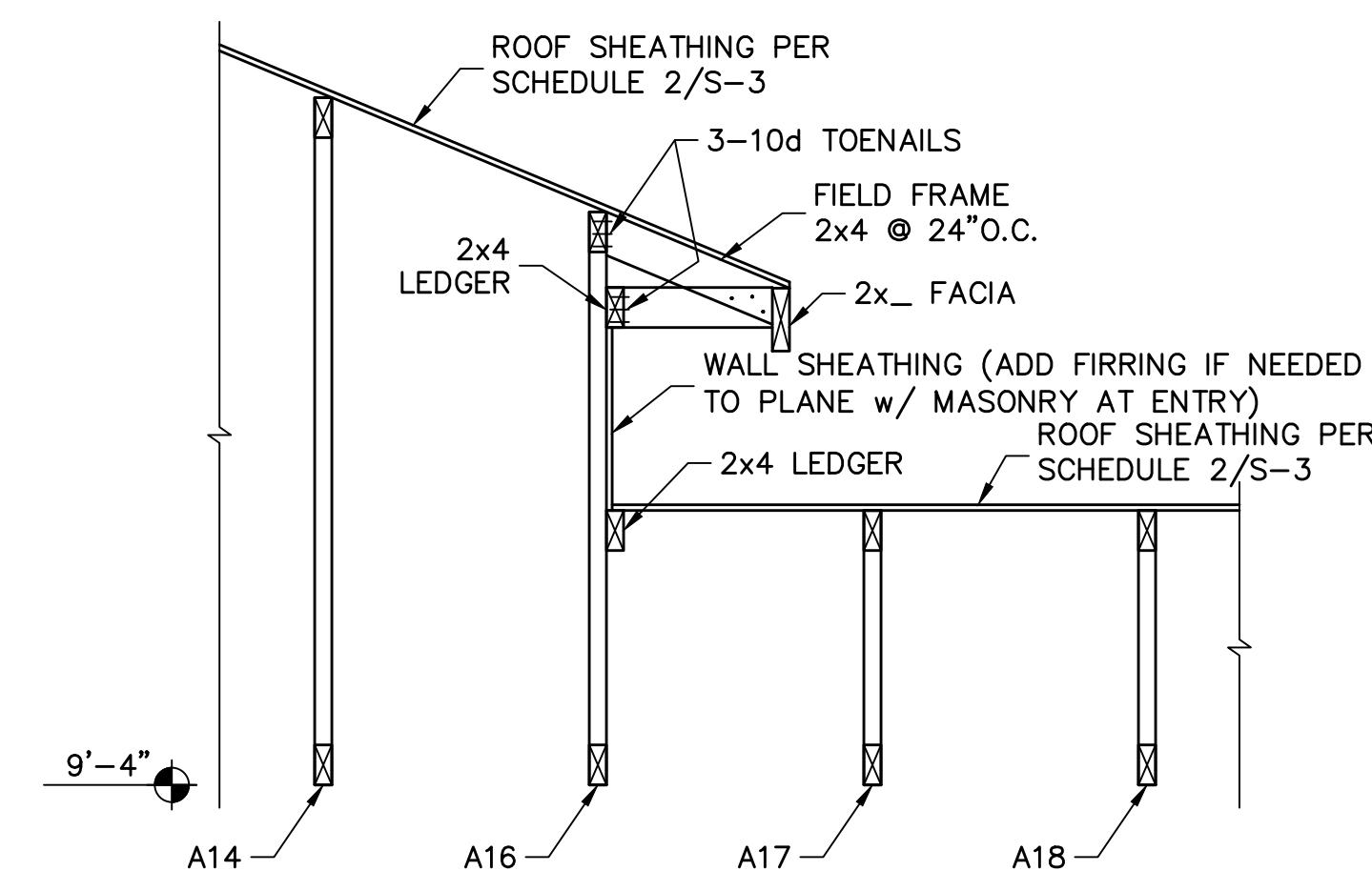
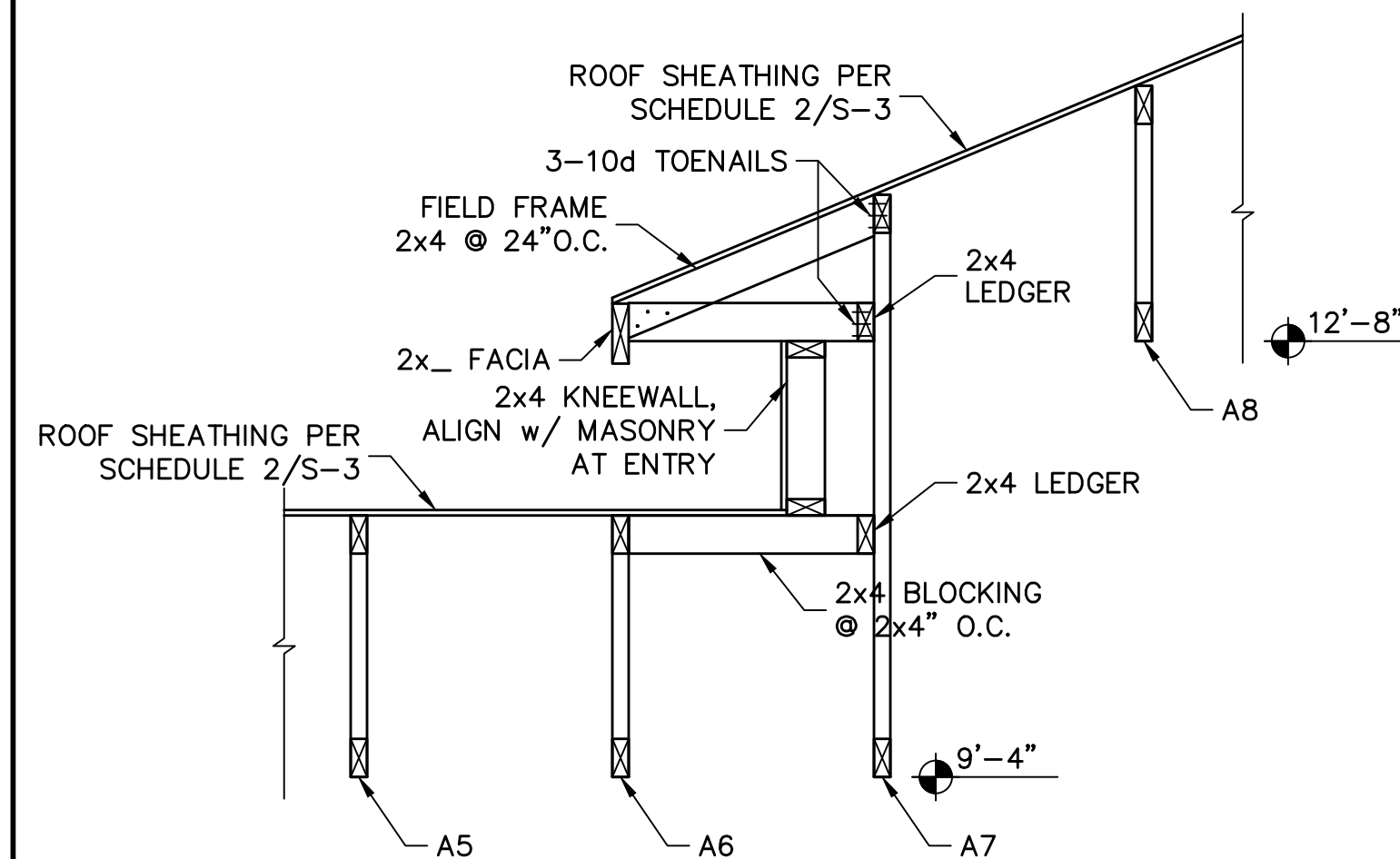
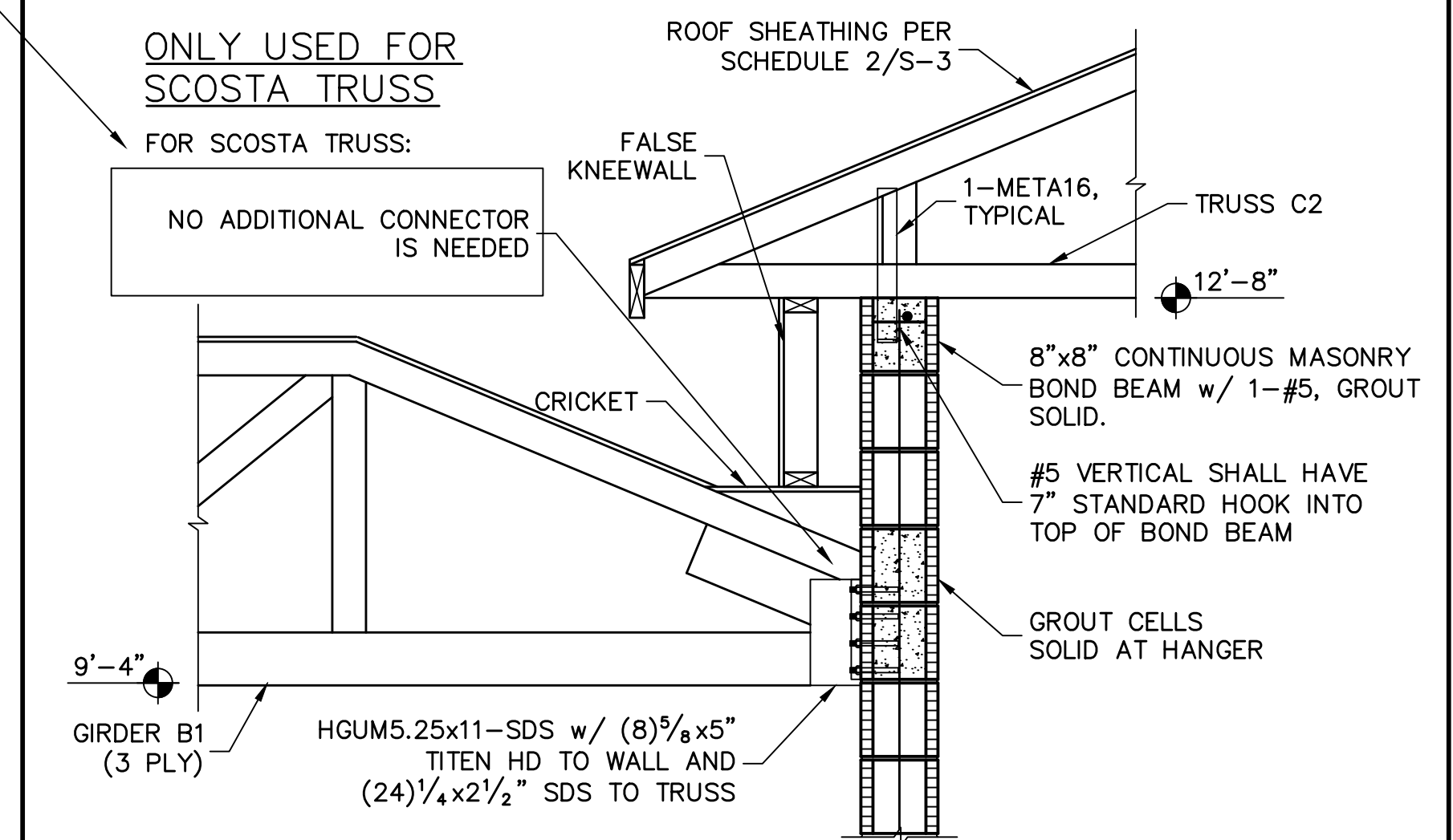
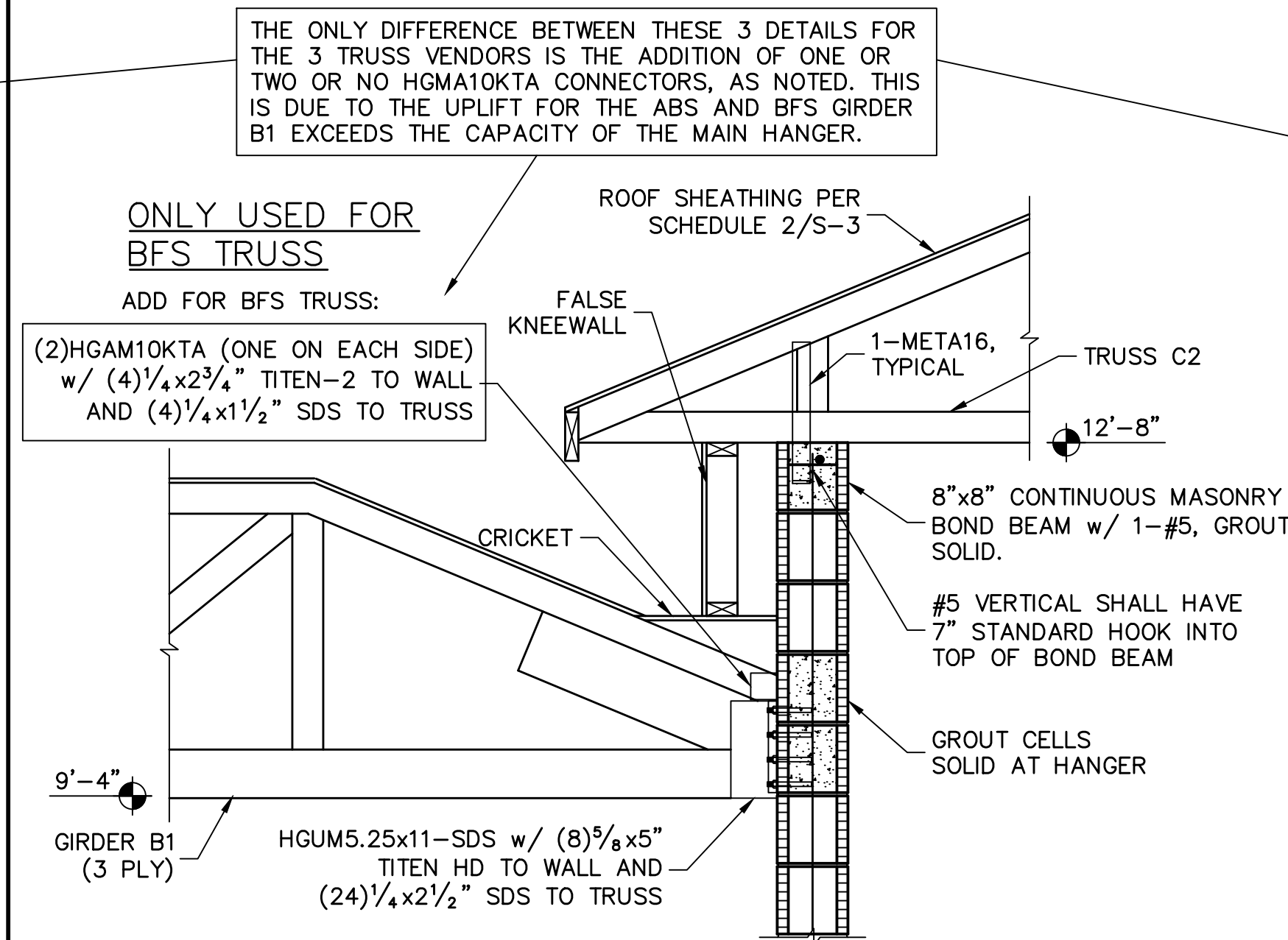
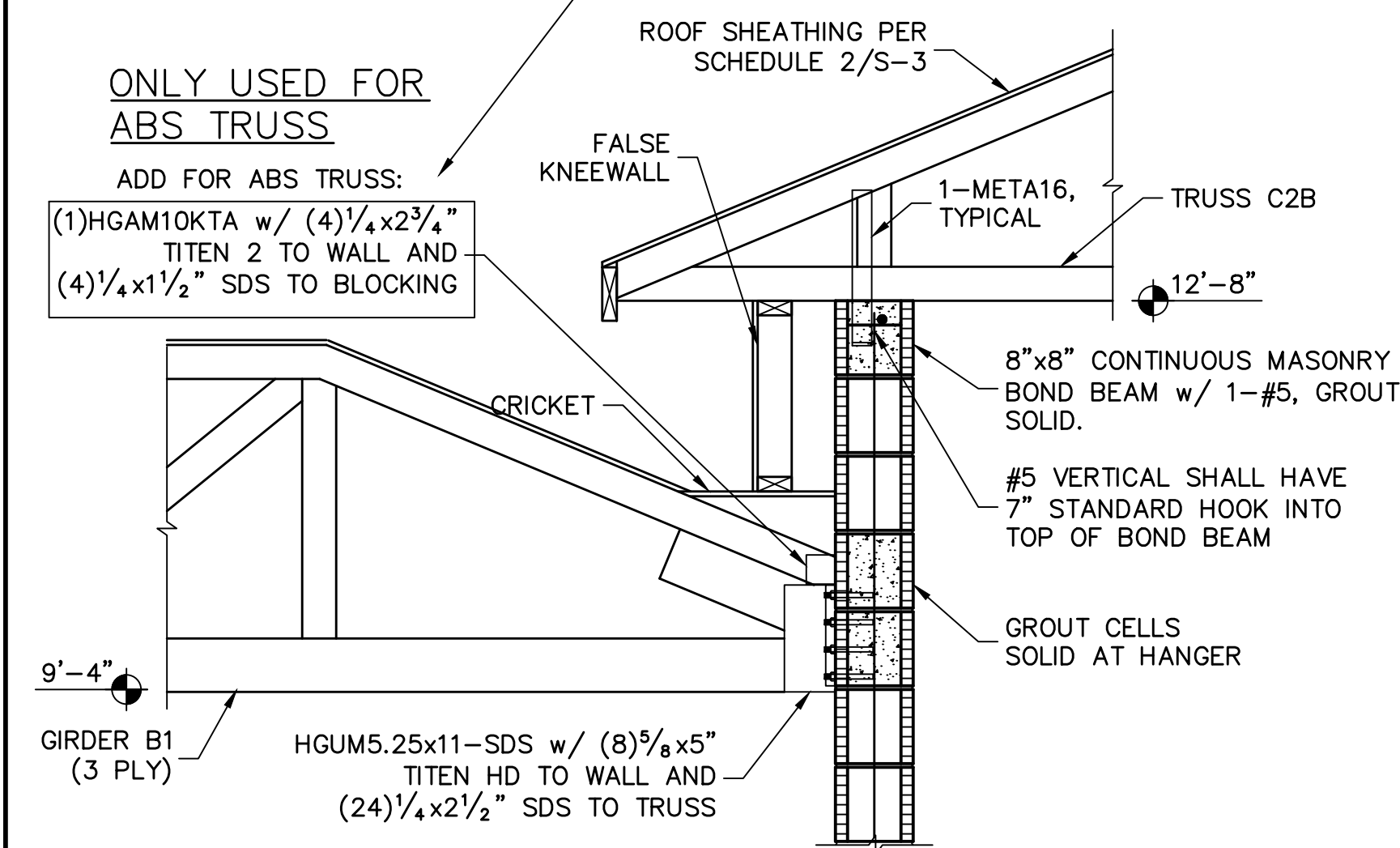
JOB NO. DR 13505

SHEET

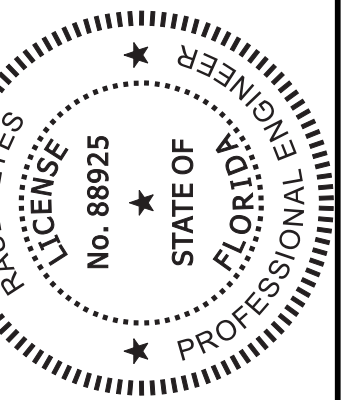
S-3

SHEET 3 OF 4

FOR SCOSTA, 160 MPH, EXPOSURE C, ELEVATION A w/ 2 CAR GARAGE, JOB # DR2197, DATED: 12/21/20, REVISED: NONE

[illegible]

**STRUCTURAL
SYSTEMS
OF NORTH FLORIDA**
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
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America's Broker

STRUCTURAL DETAILS
MODEL 2197 A 2 CAR
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CHECKED DWB
DATE 10/07/21
SCALE VARIES
JOB NO. DR 13505
SHEET

S-4

SHEET 4 OF 4

FOR SCUSIA, 160 MPH, EXPOSURE C, ELEVATION A W/ Z CAR GARAGE, JOB # DR2197, DATED: 12/21/20, REVISED: NONE