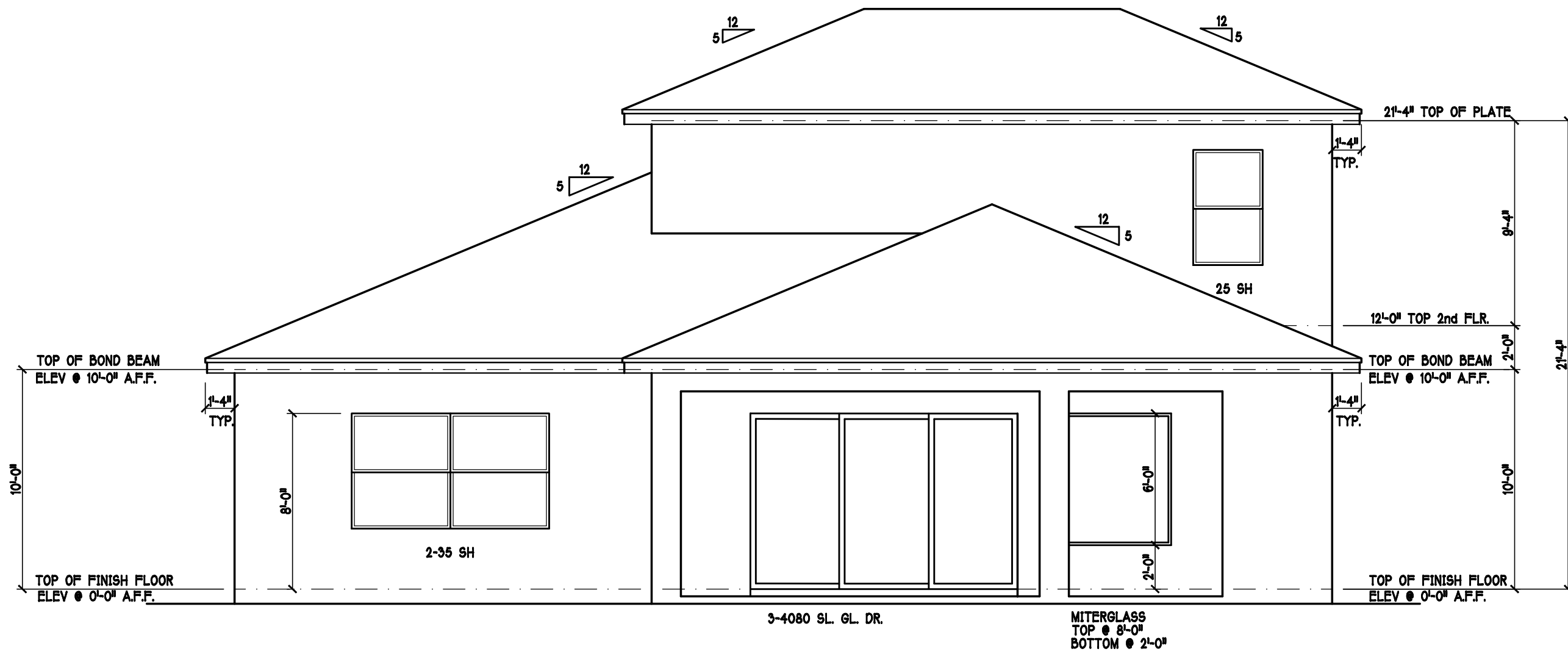
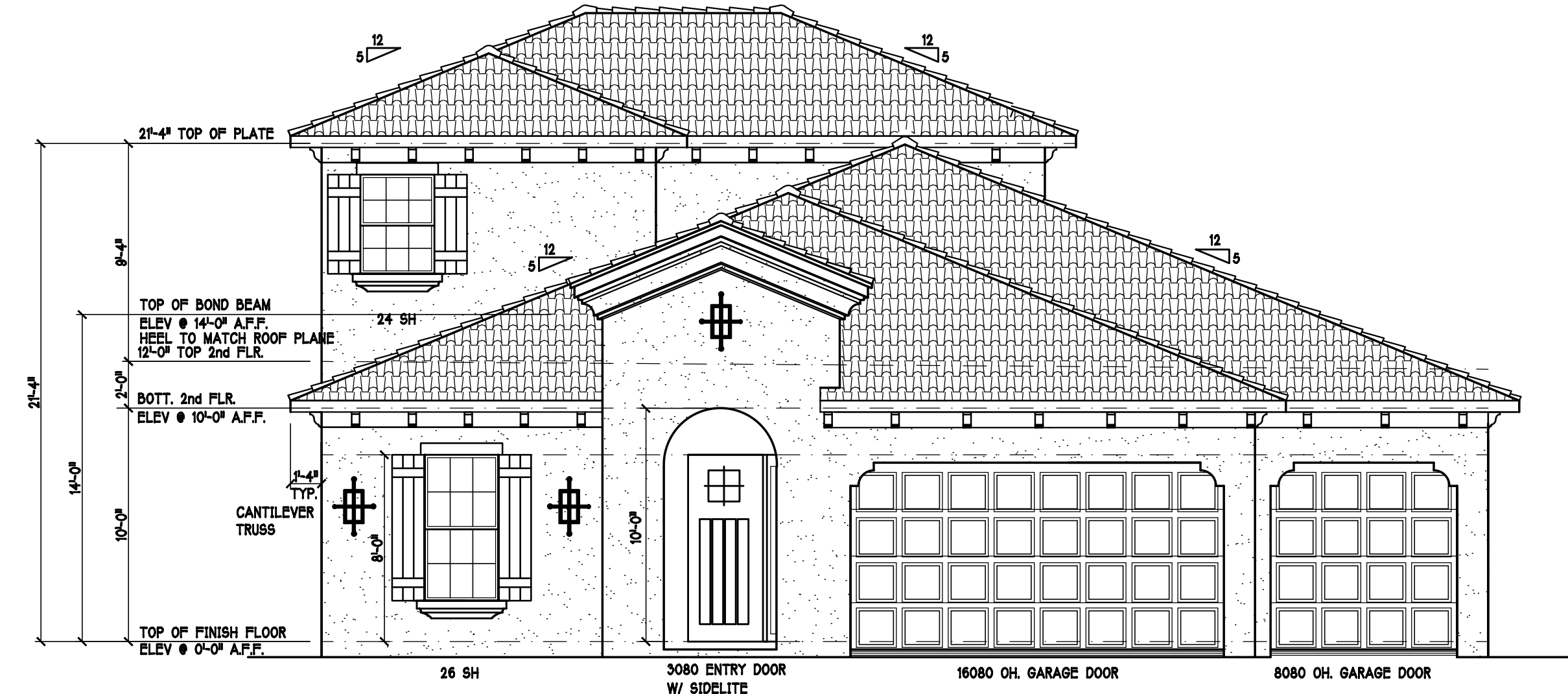
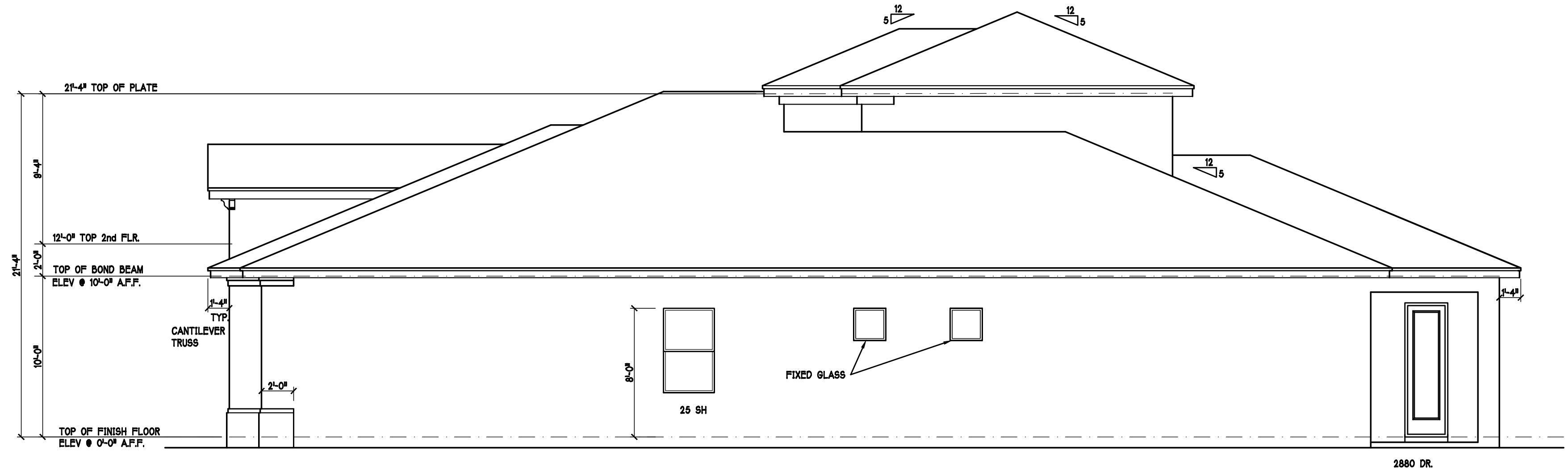
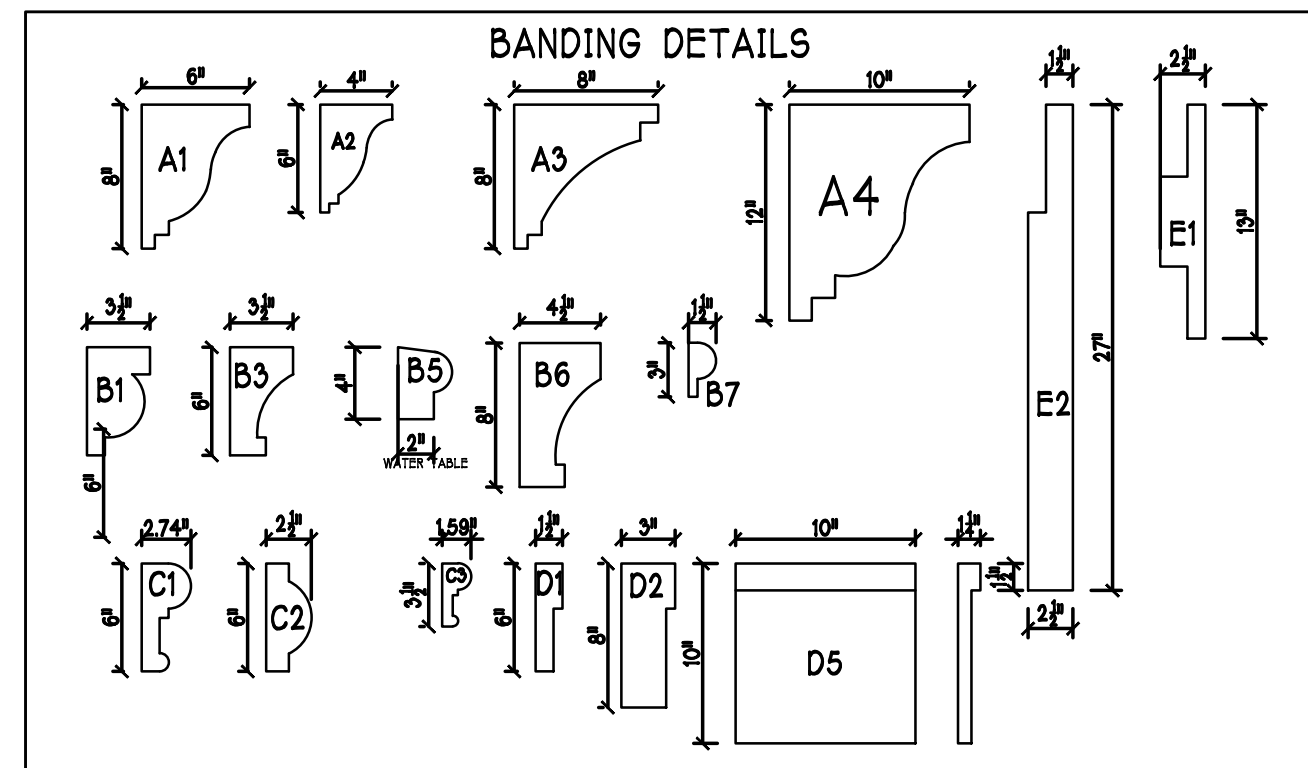




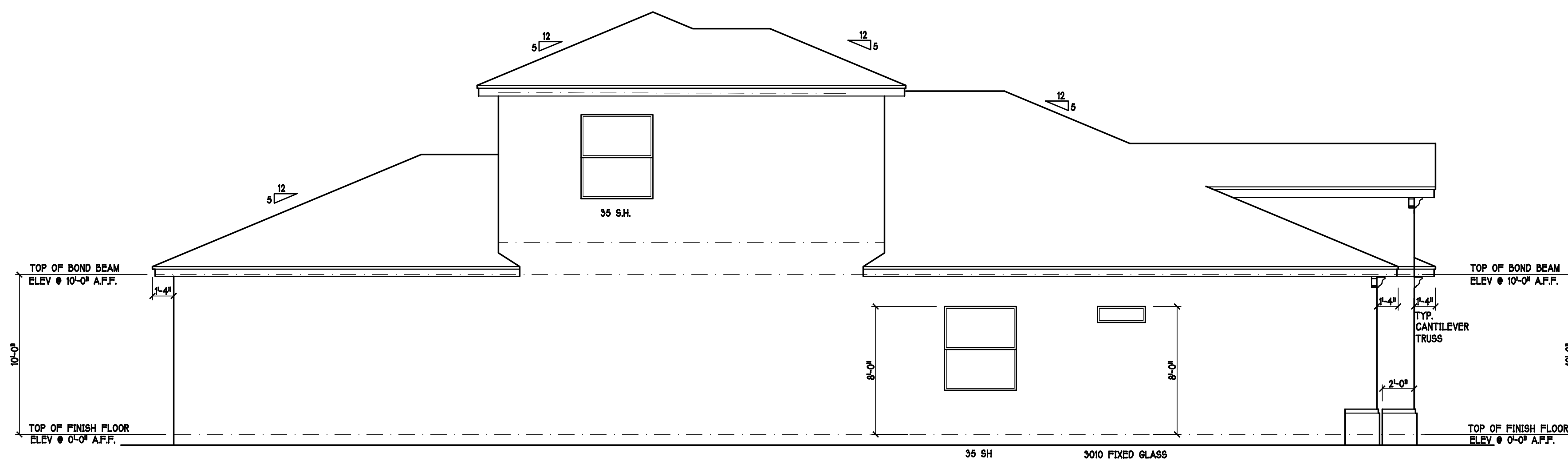
REAR ELEVATION: "L" SCALE: 3/16" = 1'-0"



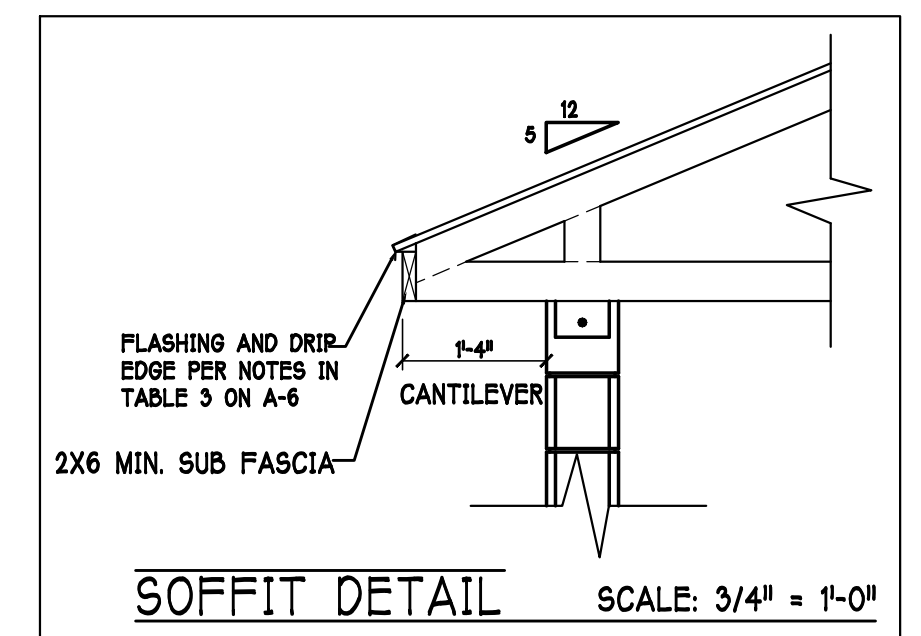
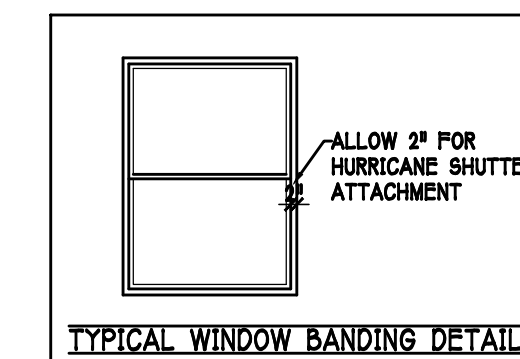
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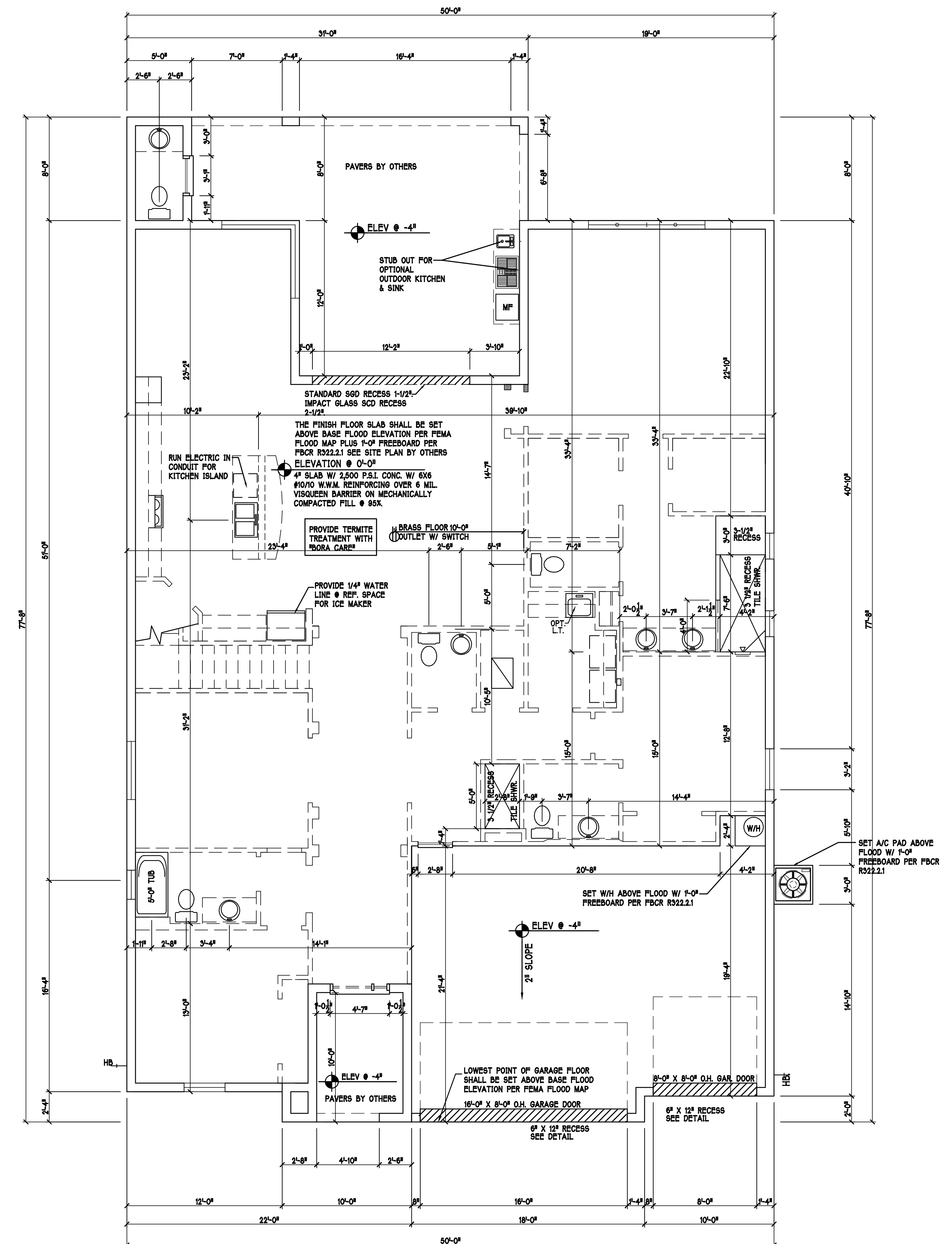
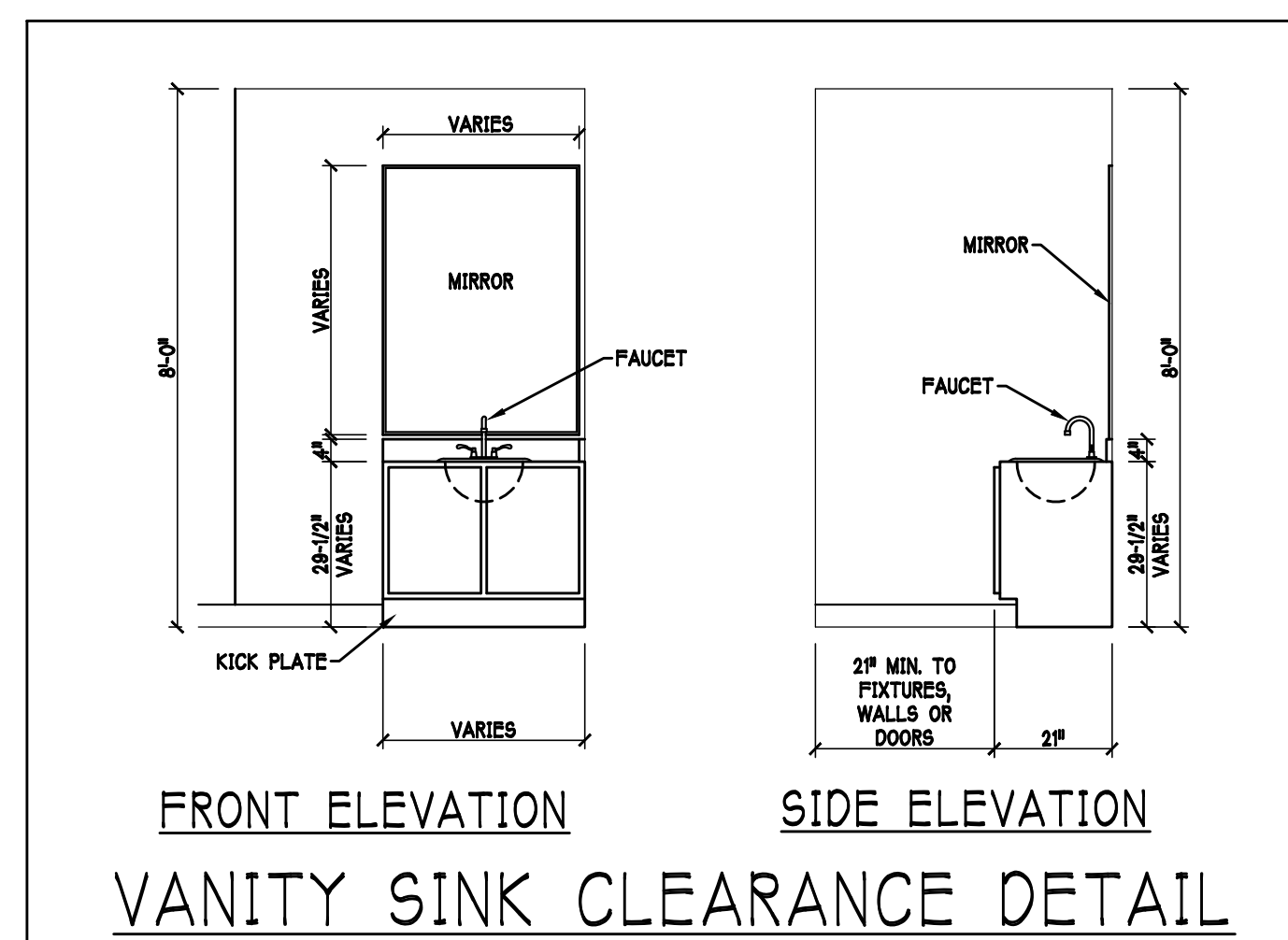
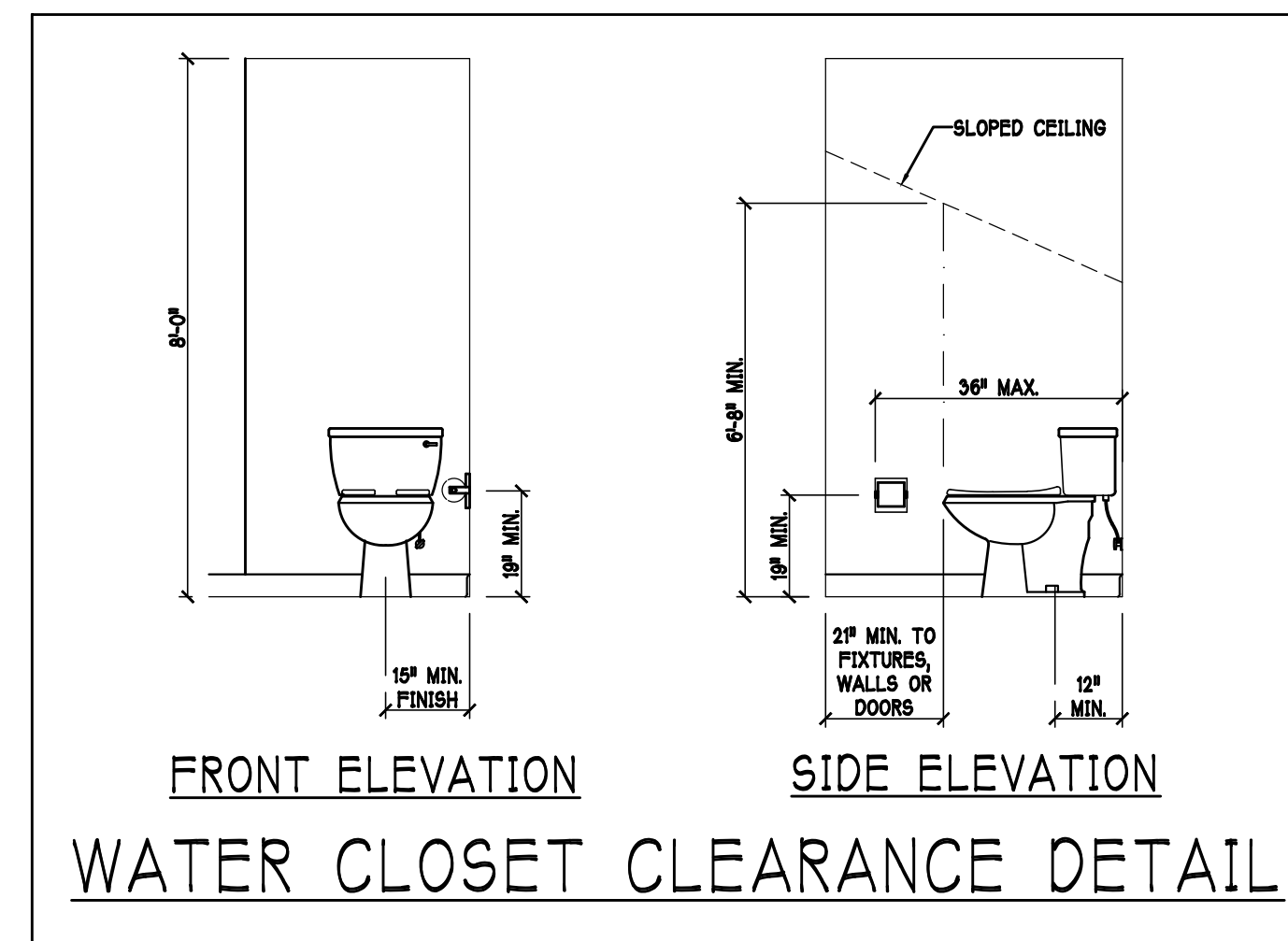


RIGHT ELEVATION: "L" SCALE: 3/16" = 1'-0"



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





SLAB & PLUMBING PLAN: "L"

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

DESIGN IN ACCORDANCE W/ THE 2017
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MODEL: 3148 L

RESIDENCE FOR:
SPEC

LOT: BLOCK:

SUBDIV:

ADDRESS:

G.C.D. JOB #: D.R.H.#:

DATE: 10-12-19

DRAWN BY:
GCH

CHECKED BY:
JWC

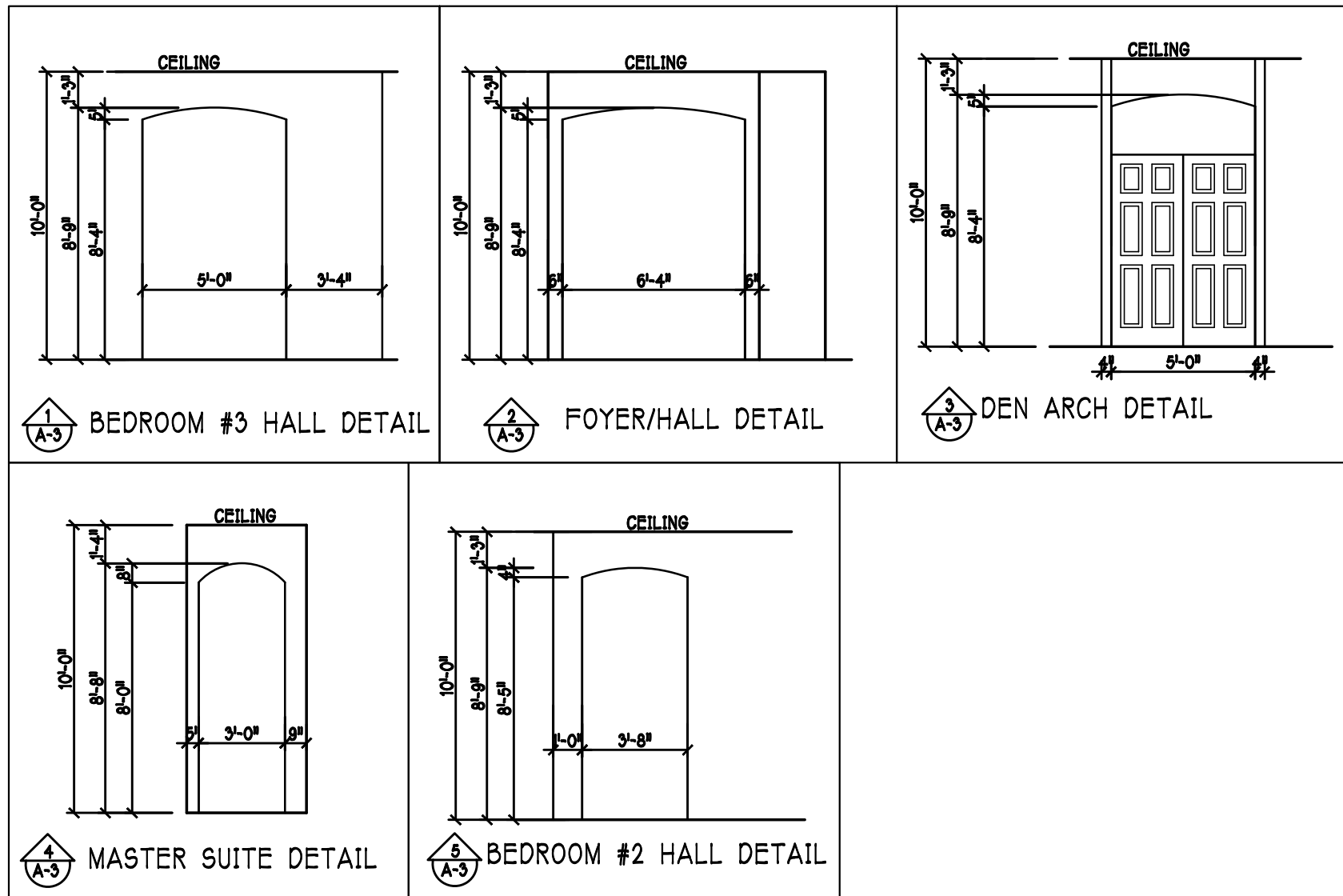
REVISED:

PLAN:
SLAB & PLUMBING

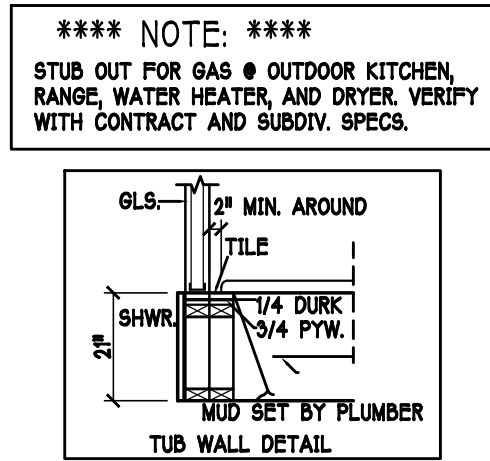
SCALE:
3/16"=1'-0"

SHEET#

A-2 L



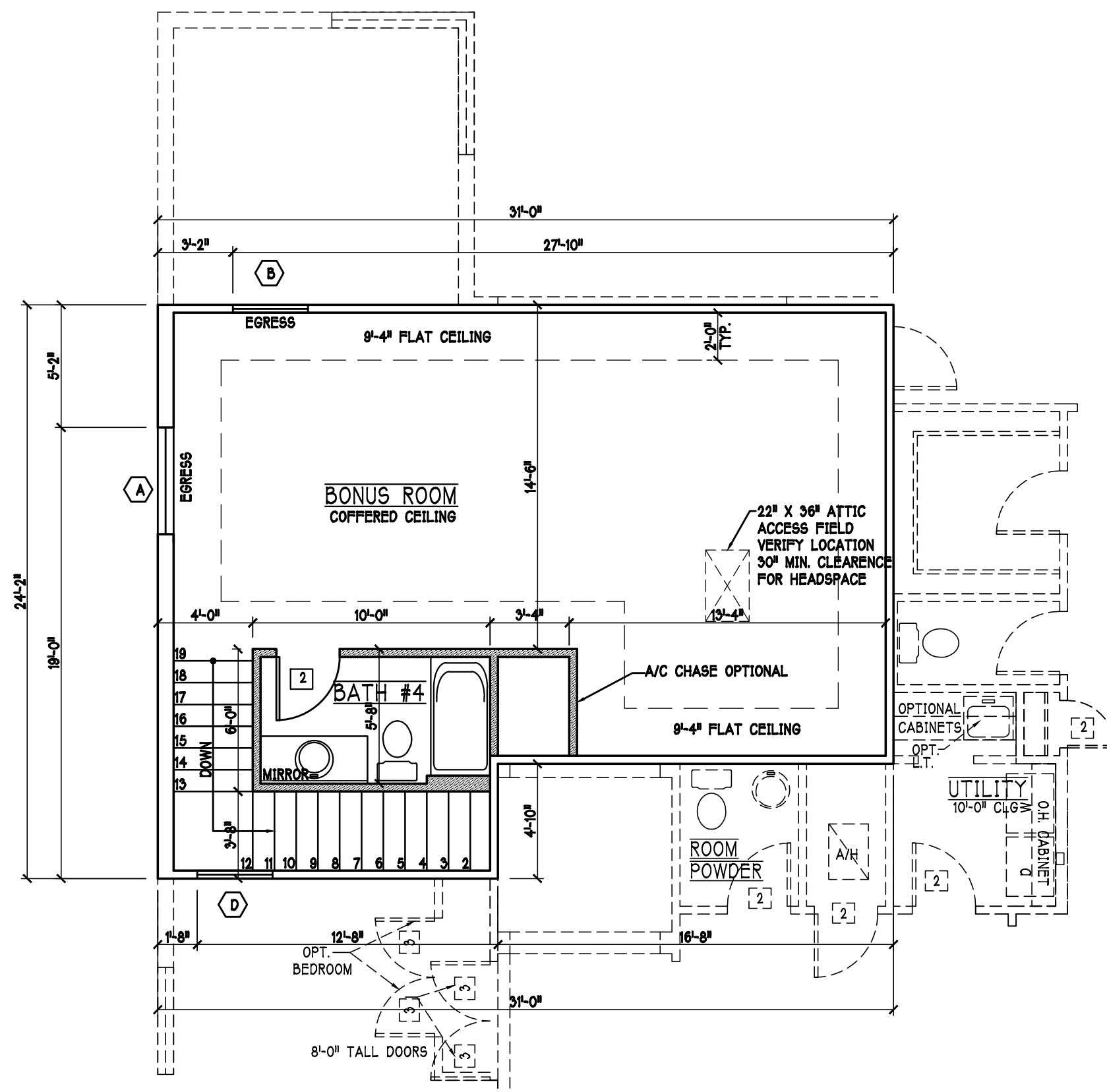
INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	L.V. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	



DOOR HEADERS		
6'-8" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	88 1/2" A.F.F.

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

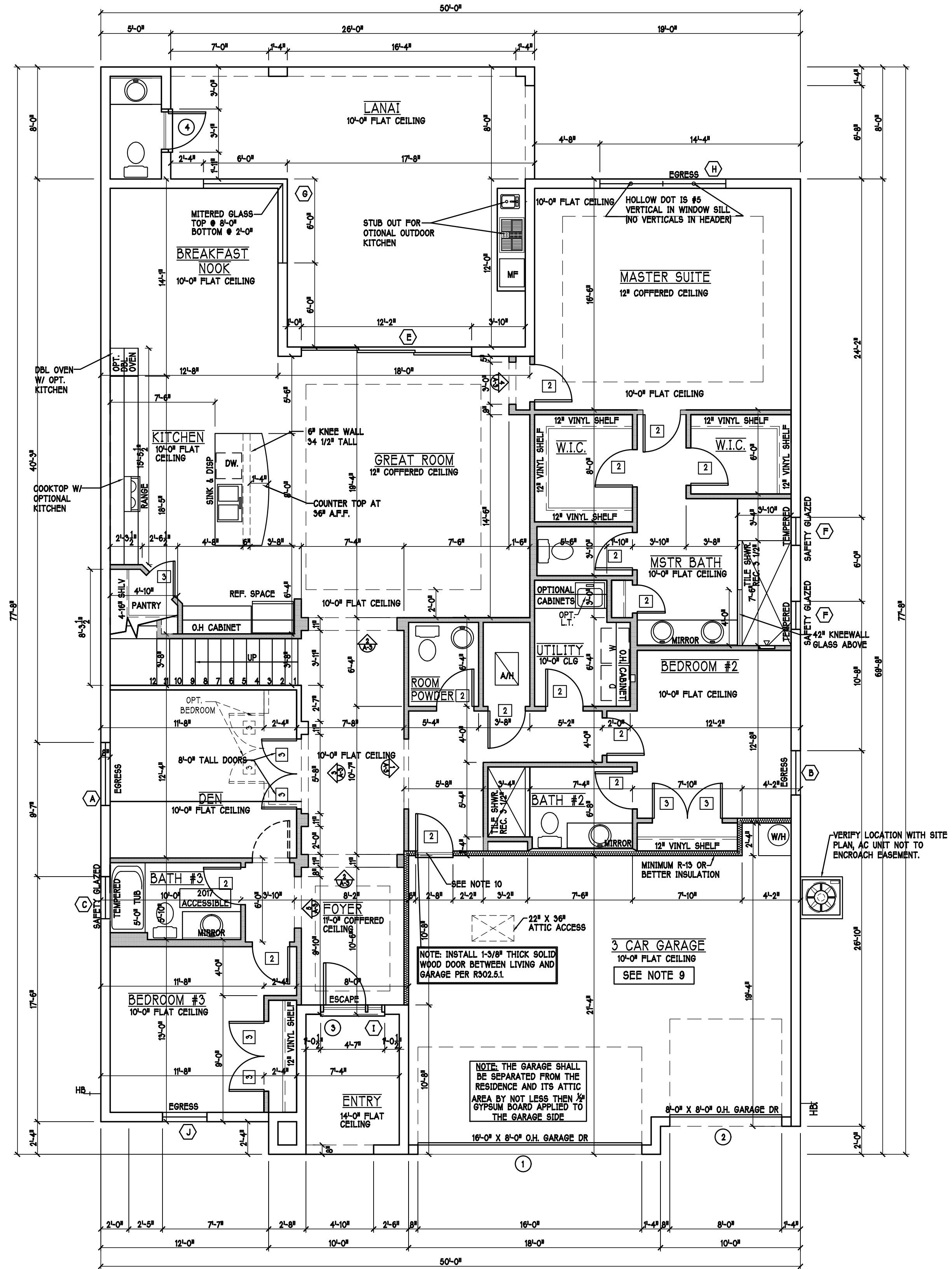
- PLAN NOTES**
- VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
 - PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
 - PROVIDE SAFETY GLAZING AT BATH / SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
 - NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD 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 @ 41 1/2" A.F.F. W/ RAISED BAR TOP
 - INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
 - WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.3.5
 - 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" GYPSUM BOARD OR EQUIVALENT
 - INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
 - ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 312.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
 - STUB OUT FOR GAS & OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
 - ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-18" SHELVES 18" O.F.F. WITH 15" INCREMENT.
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.



D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35 SH		54	63	
B	25 SH		38	63	
C	56P X 12" F.S.		36	12	
D	24 SH		38	51	TEMPERED
E	3-4080	POCKET SL. GL. DOOR	144	96	
F	2'-0" X 2'-0"		24	24	FIXED GLASS
G	72" X 72"		72	72	MITERED GLASS
H	2-36 SH		108	63	
I	12" X 48" SIDE LITE		12	96	
J	26 SH		38	76	
SEE NOTE 1					13

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

SQUARE FOOTAGE	
1ST FL. LIVING AREA	2554
2ND FL. LIVING AREA	594
TOTAL LIVING AREA	3148
GARAGE AREA	594
LANAI AREA	452
ENTRY AREA	67
TOTAL AREA	4261



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DRAWN BY:

CHECKED BY:

REVISED:

PLAN:

SCALE:

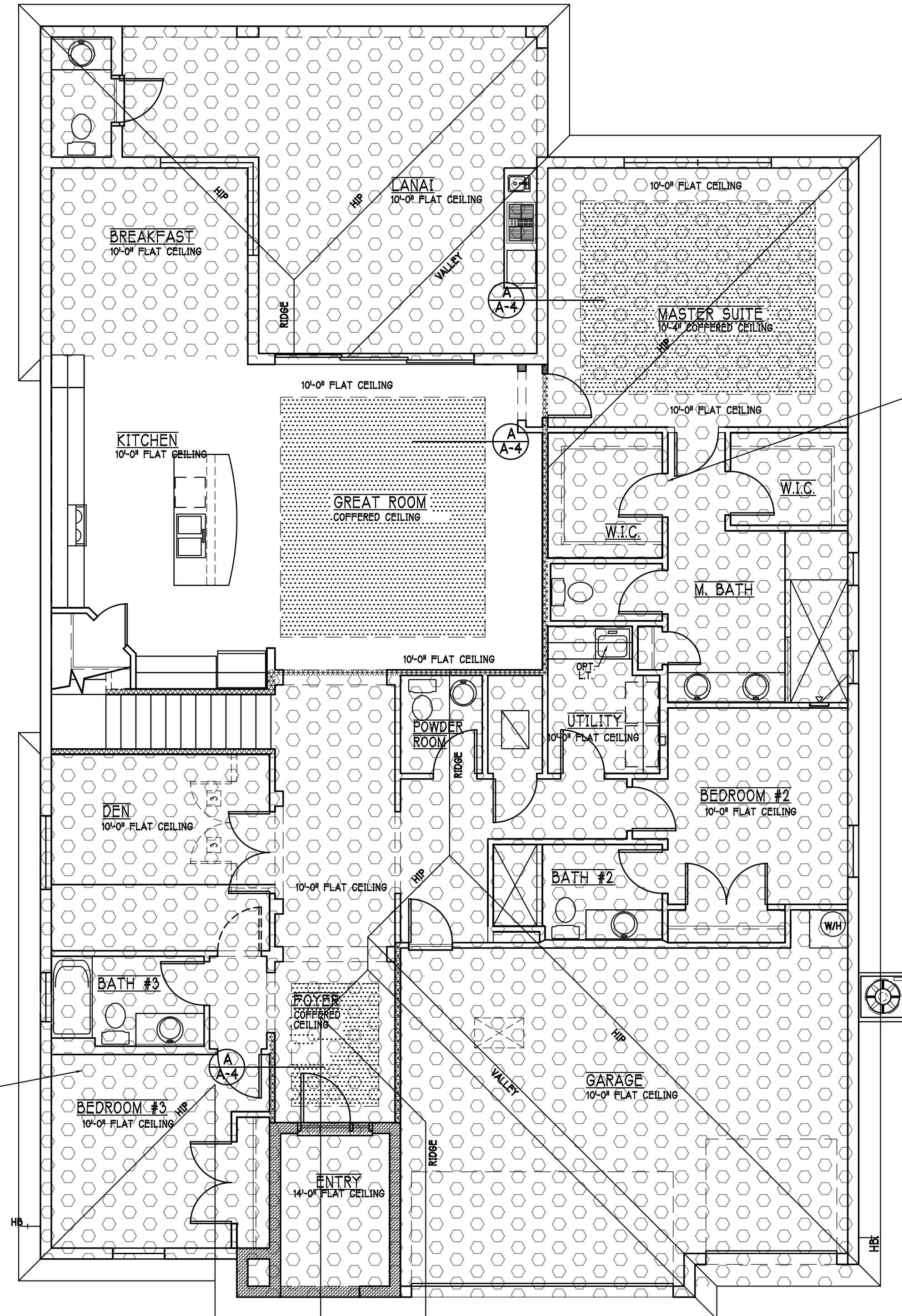
3/16" = 1'-0"

SHEET#

A-3 L

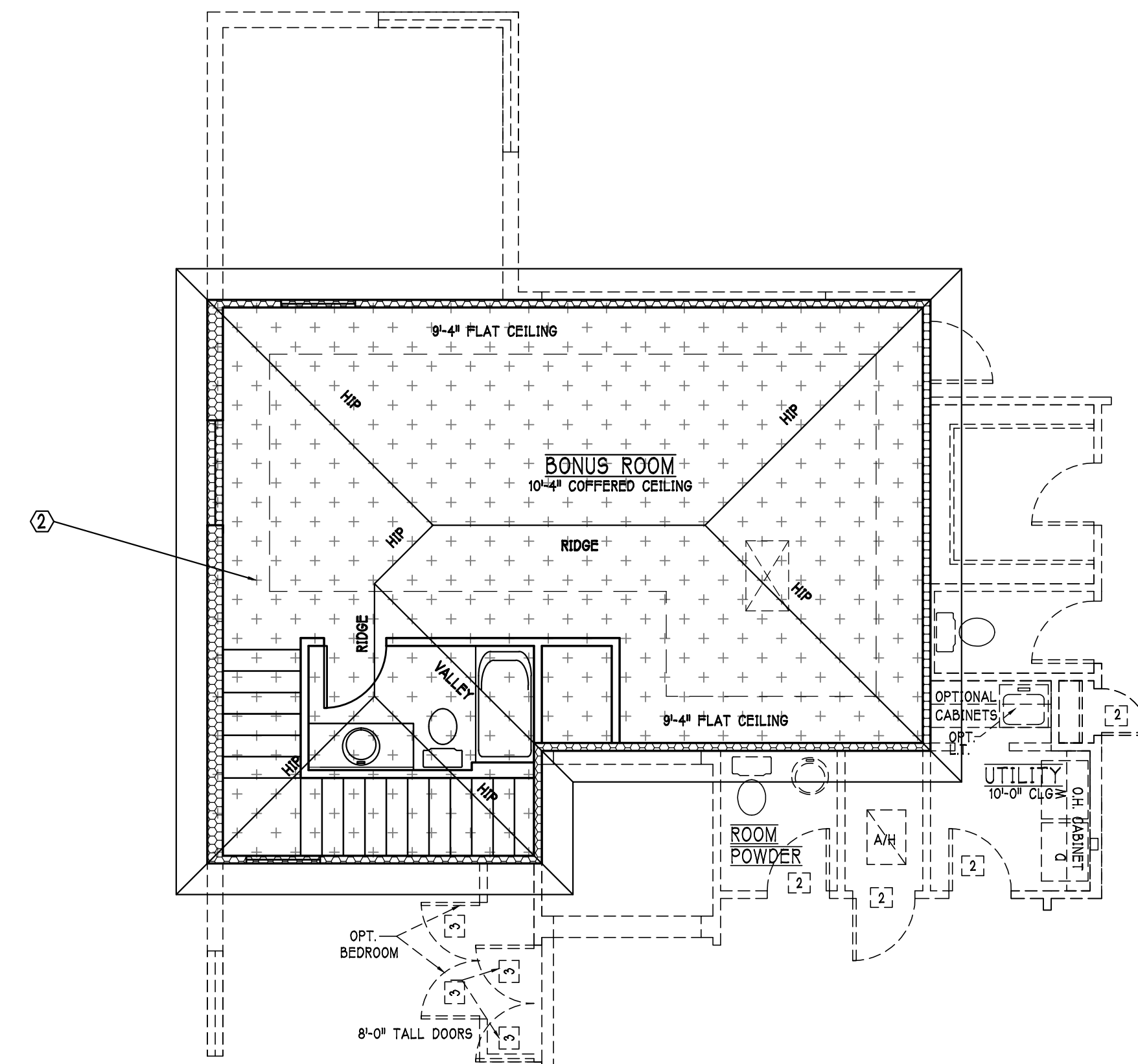
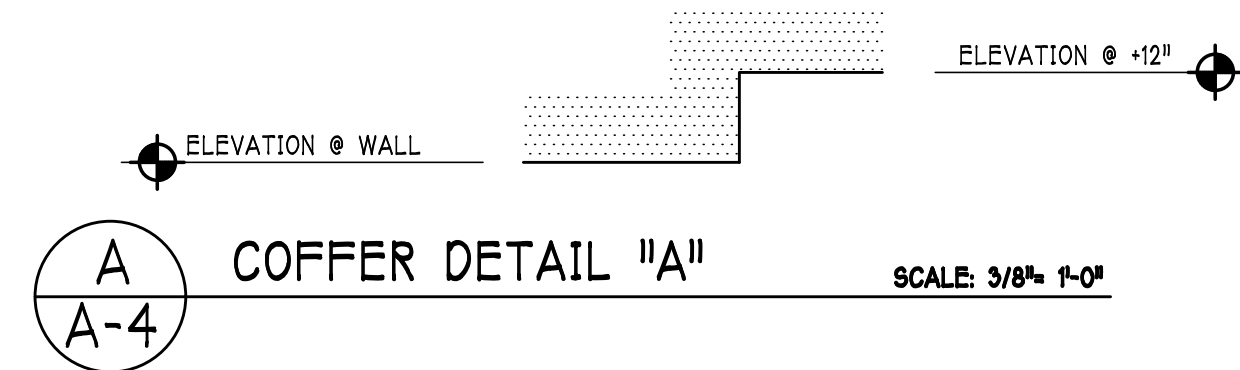
DESIGN IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE- 6TH EDITION

NOTICE!



1st FLOOR ROOF & CEILING PLAN: "L"

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



2ND FLOOR ROOF & CEILING PLAN "L"

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

ATTIC VENTILATION

verify venting requirements with energy calculations				WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS	
ATTIC AREA (FBC R806)				VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/300 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)	
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents	MIN AIR FLOW OF SOFFIT	
①	3026.9 SQ. FT.	20.17 SQ. FT.	6.1X	O.R.V NOT USED			
②	668.6 SQ. FT.	4.4 SQ. FT.	3.2X	O.R.V NOT USED			
ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.				ATTIC VENTILATION CALCULATION: attic sq. ft. / 300 = vented sq. ft.			
6'-0" BASE 145 SQ. FT. FREE AREA 2'-0" BASE 1 SQ. FT. FREE AREA 1'-0" BASE 38 SQ. FT. FREE AREA OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"							

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
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	SD 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 88-3.04.72 SD SMOKE DETECTOR SD 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:

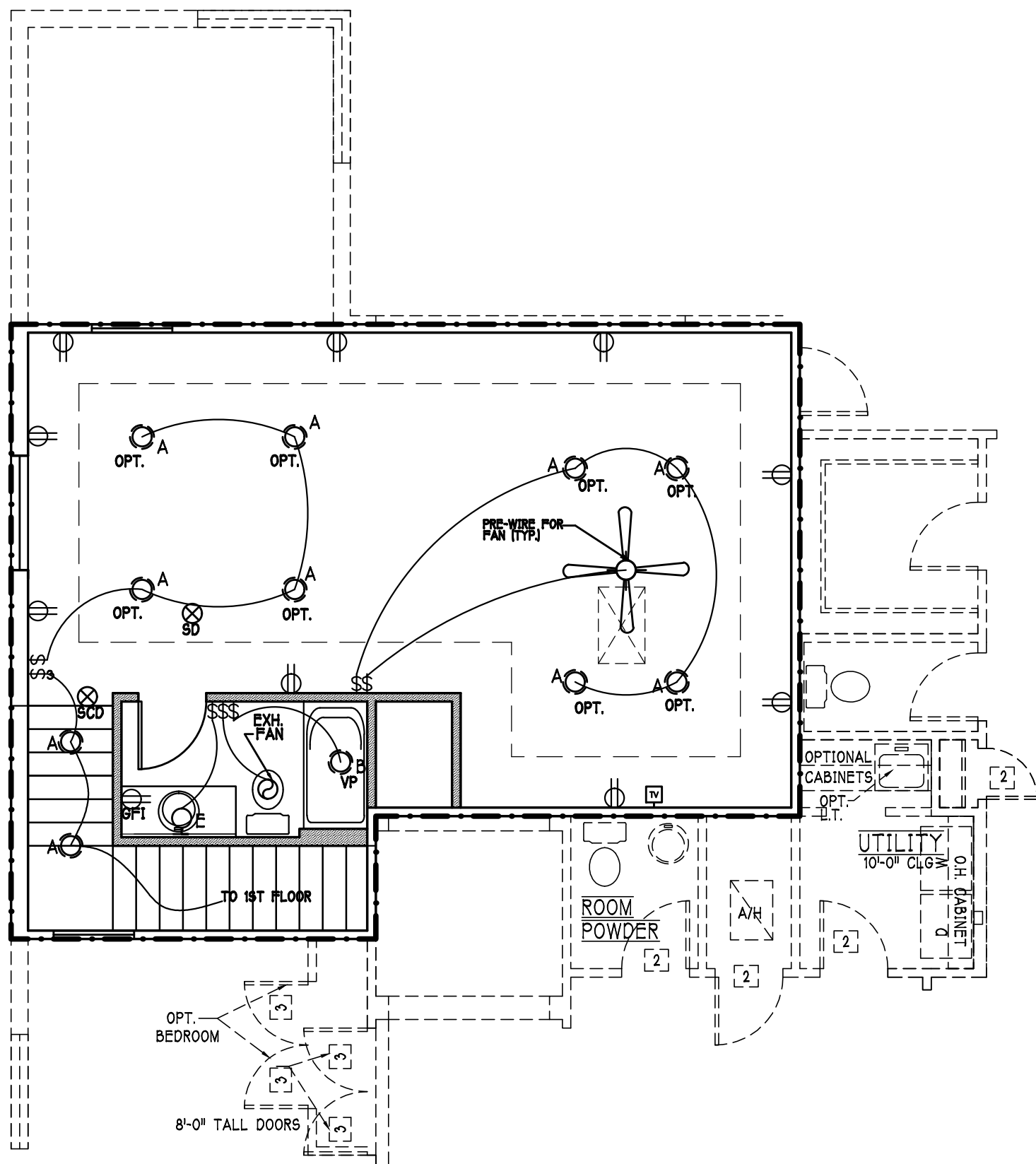
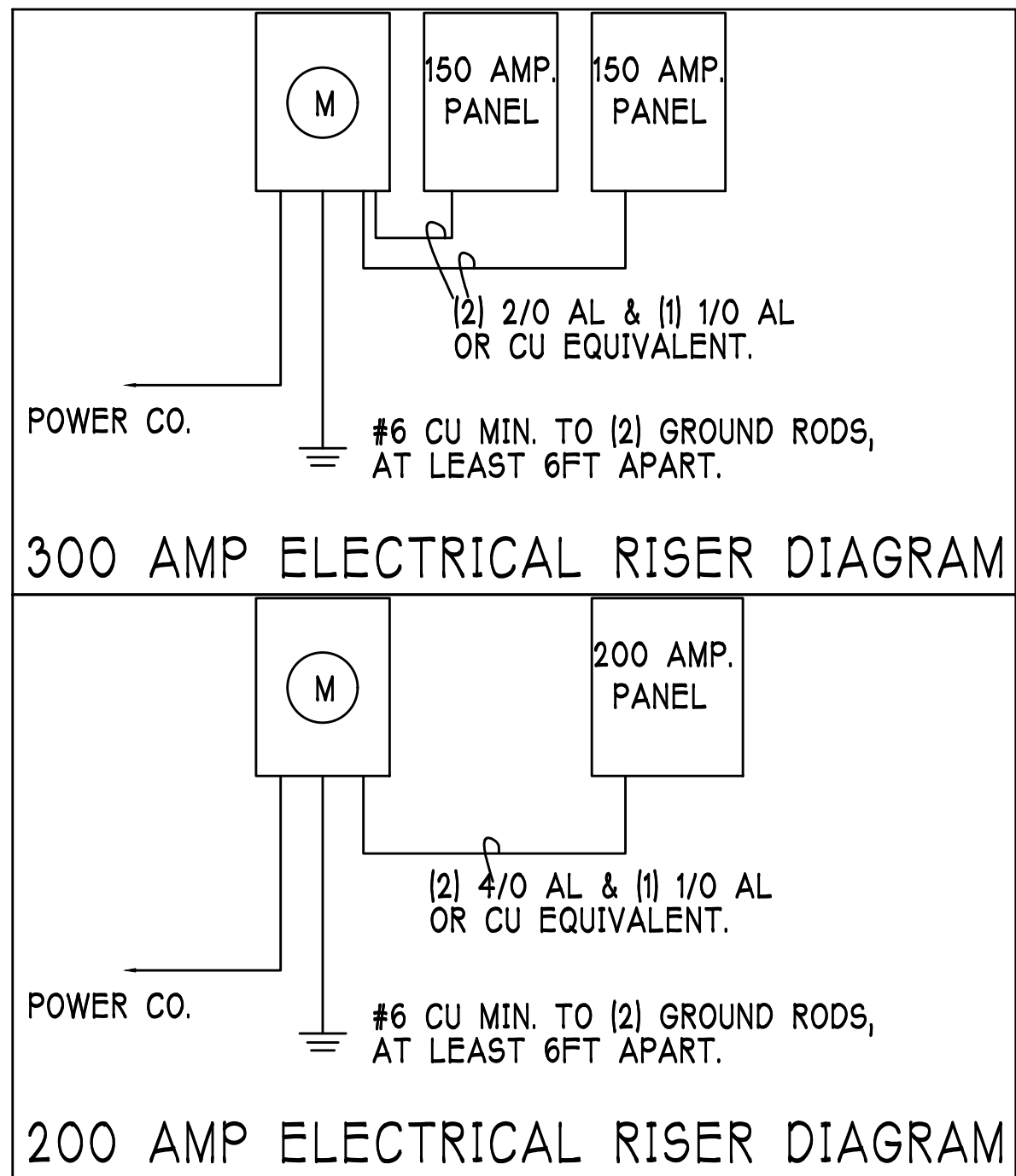
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit per NEC 2012 & 406.11.

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

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

Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2014

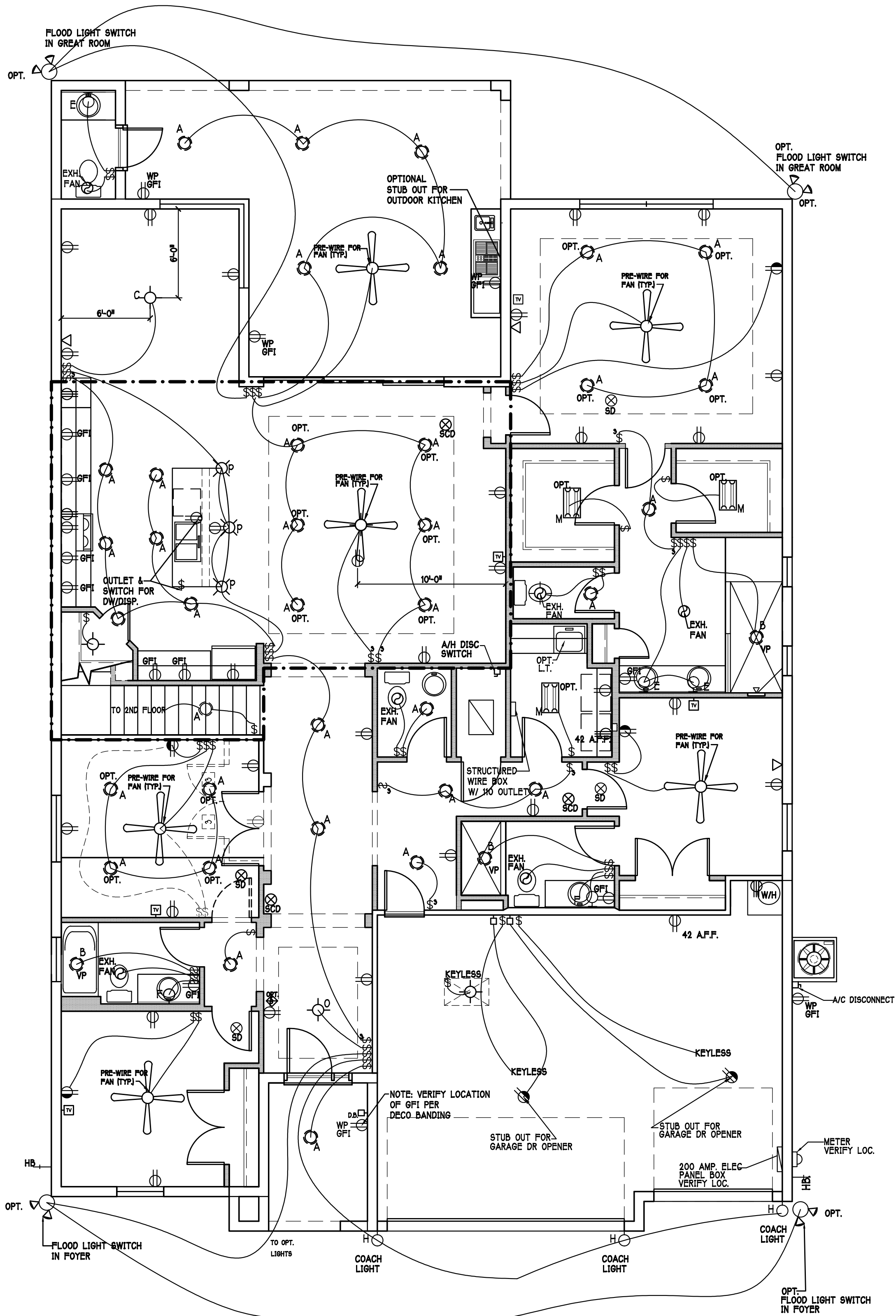


2ND FLOOR ELECTRICAL PLAN: "L"

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

OPTIONAL ELECTRICAL PLAN

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(29)	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	(3)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(X)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



1ST FLOOR ELECTRICAL PLAN: "L"

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

DESIGN IN ACCORDANCE W/ THE 2017
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D.R. HOUGHTON
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MODEL: 3148 L

RESIDENCE FOR: SPEC

LOT: BLOCK: SUBDIV: ADDRESS: G.C.D. JOB #: D.R.H.#:

DATE: 10-12-19

DRAWN BY: GCH

CHECKED BY: JWC

REVISED:

PLAN: ELECTRICAL

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

SHEET#

A-5 L

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUPPORT ALL DISCREPANCIES BY REVISED 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 DETAIL LOCATED 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. UNLESS 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. ANY FASTENER SUBSTITUTION SHALL 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 CONTRACTORS 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" S4G RESISTANT PER SEC. 702.3.5
10. LANA1 CEILINGS & COVERED ENTRY CEILINGS
IXA STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPOCREM CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

ROOF SHEATHING

SHALL BE A PATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER.

INSTALL PANELS WITH LONG

DIRECTION PLACED PERPENDICULAR TO TRUSSES, A 1/8" SPACE BETWEEN ADJACENT

SHEETS SHALL BE MAINTAINED. INSTALL .4" CLIPS AT UNSUPPORTED PANEL EDGES.

FLASHING

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL .078 INCHES

THICK, 26 GAUGE A250 ALUM ZINC, OR GALVANIZED STEEL .078 INCHES THICK, 26 GAUGE

ZINC COATED 680 FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP

SYSTEM SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING

AND INSTALLATION SHALL CONFORM TO SECTION R805.2.1.5.

DRIP EDGE

DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLE ROOFS.

FLASH 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 PASTED TO THE SHEATHING WITH A MINIMUM OF 1/2" OF FLASHING

AND A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

SHINGLES

Shingles shall be installed under asphalt shingles. All asphalt shingles shall have self sealing strips or be interlocking and comply with ASTM D 226 or D4042, and shall be secured to the roof deck with fasteners having a minimum tensile strength of 3 fasteners per square foot. And shall in no case be fastened through the waterproofing membrane.

Installation shall comply with the manufacturer's requirements for installation in the given Florida wind zone, as determined by ASTM D 7092.

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 diameter of 1/8 inch. The length of the fastener 3/8 inch diameter head and shaft be long enough 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 zinc dip coating, galvanneal or other approved method of stainless steel, non ferrous metal.

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

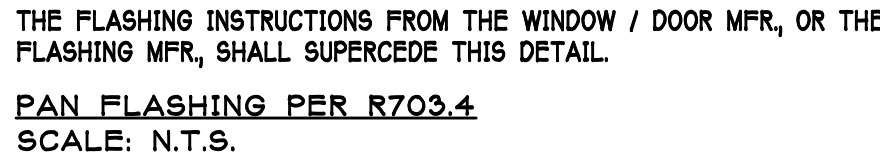
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE DIMENSIONS OF ROOF TILE MANUFACTURERS MARKING. EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.

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 CRACK RESERVE
5. TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS.
6. UNDERLAYMENT
7. SLOPE REQUIREMENT.



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



R3010.21 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).

R3010.21 MINIMUM OPENING HEIGHT:- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

R3010.21 MINIMUM OPENING WIDTH:- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

R3010.11 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

R3010.23 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.



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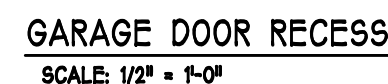
MODEL: 3148 L

LOT: BLOCK: SUBDIV.

DATE:	10-12-19
DRAWN BY:	GCH
CHECKED BY:	JWC
REVISED:	
PLAN:	AS NOTED
SCALE:	N.T.S.
SHEET#	

A-6 L

RESIDENCE FOR:
SPEC



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

PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) FF DENOTES FINISHES WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 3) FD DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
- 4) PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING BOND BARS.
- 5) 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 1/S-5.

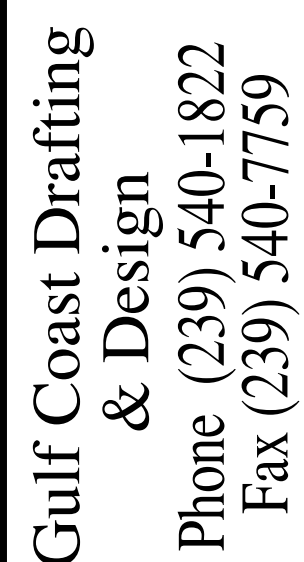


WALL FOOTING SCHEDULE						
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
X	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
X	F6	CONT.	1'-4"	1'-0"	2-#5	
	F6A	CONT.	8"	8"	1-#5	
	TE	CONT.	0'-8"	0'-8"	1-#5	

ADD CURB TO
GARAGE, SEE
DETAIL



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MODEL: 3148 M

RESIDENCE FOR:

2

LOT: BLOCK:
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PLAN:

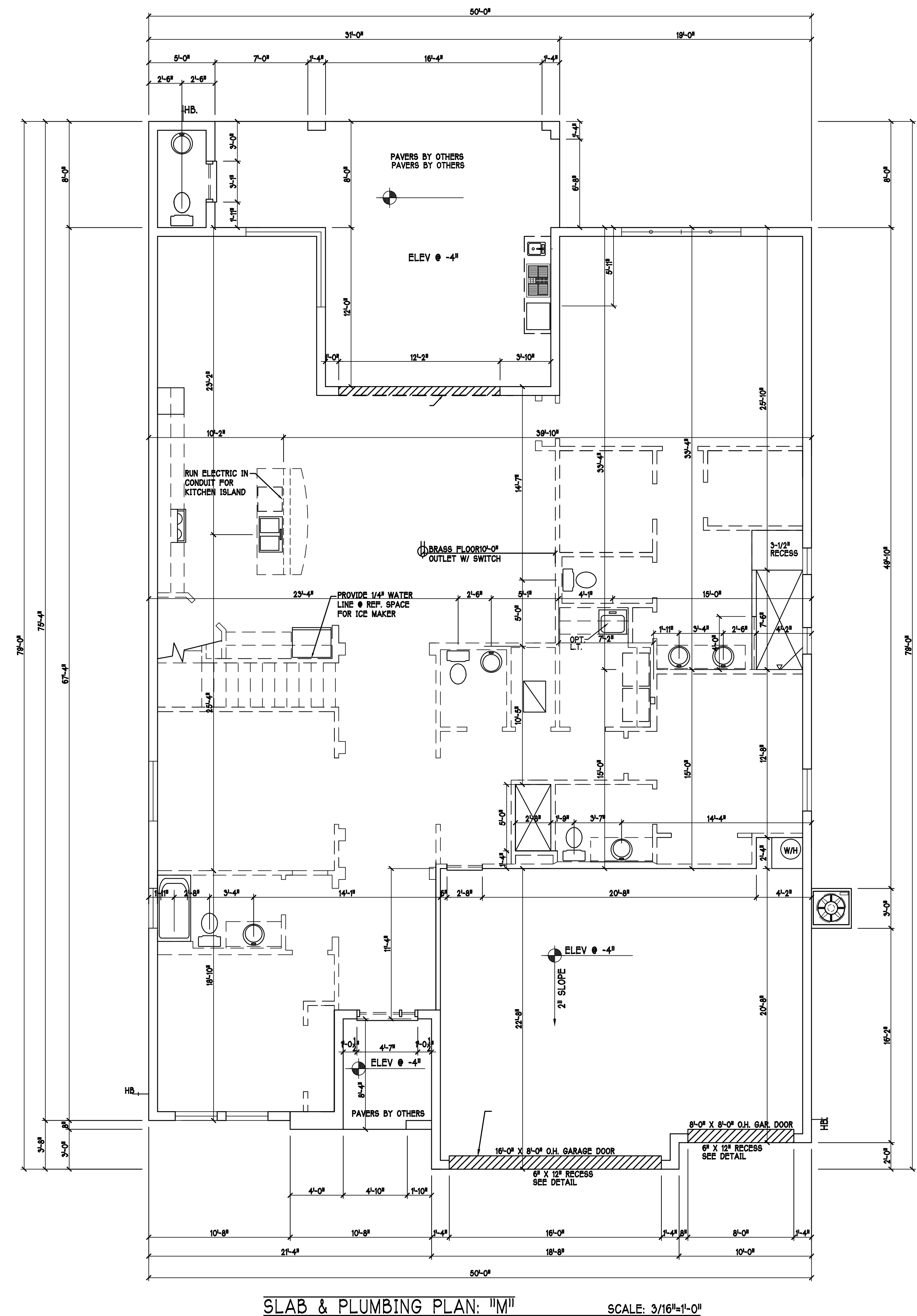
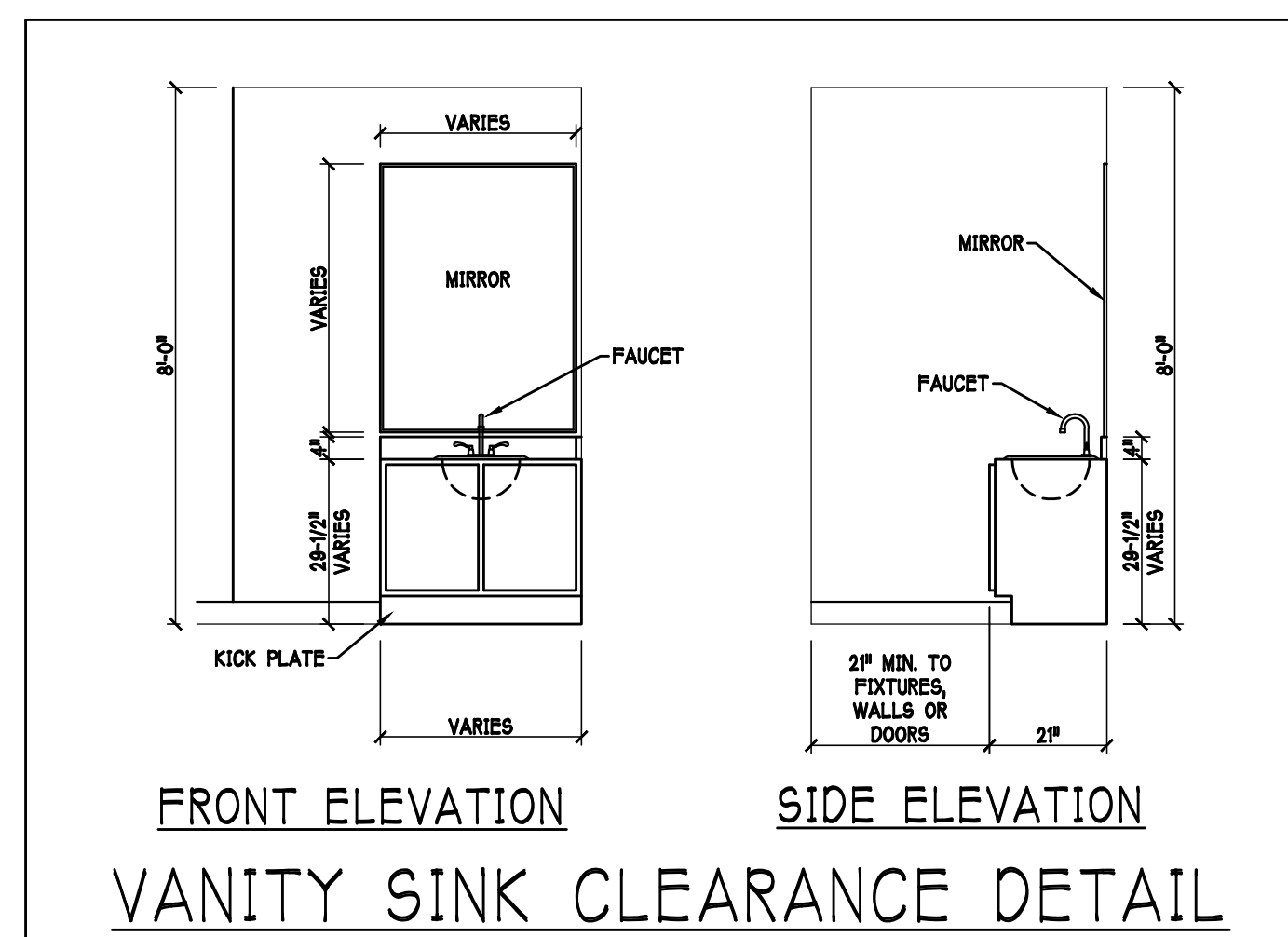
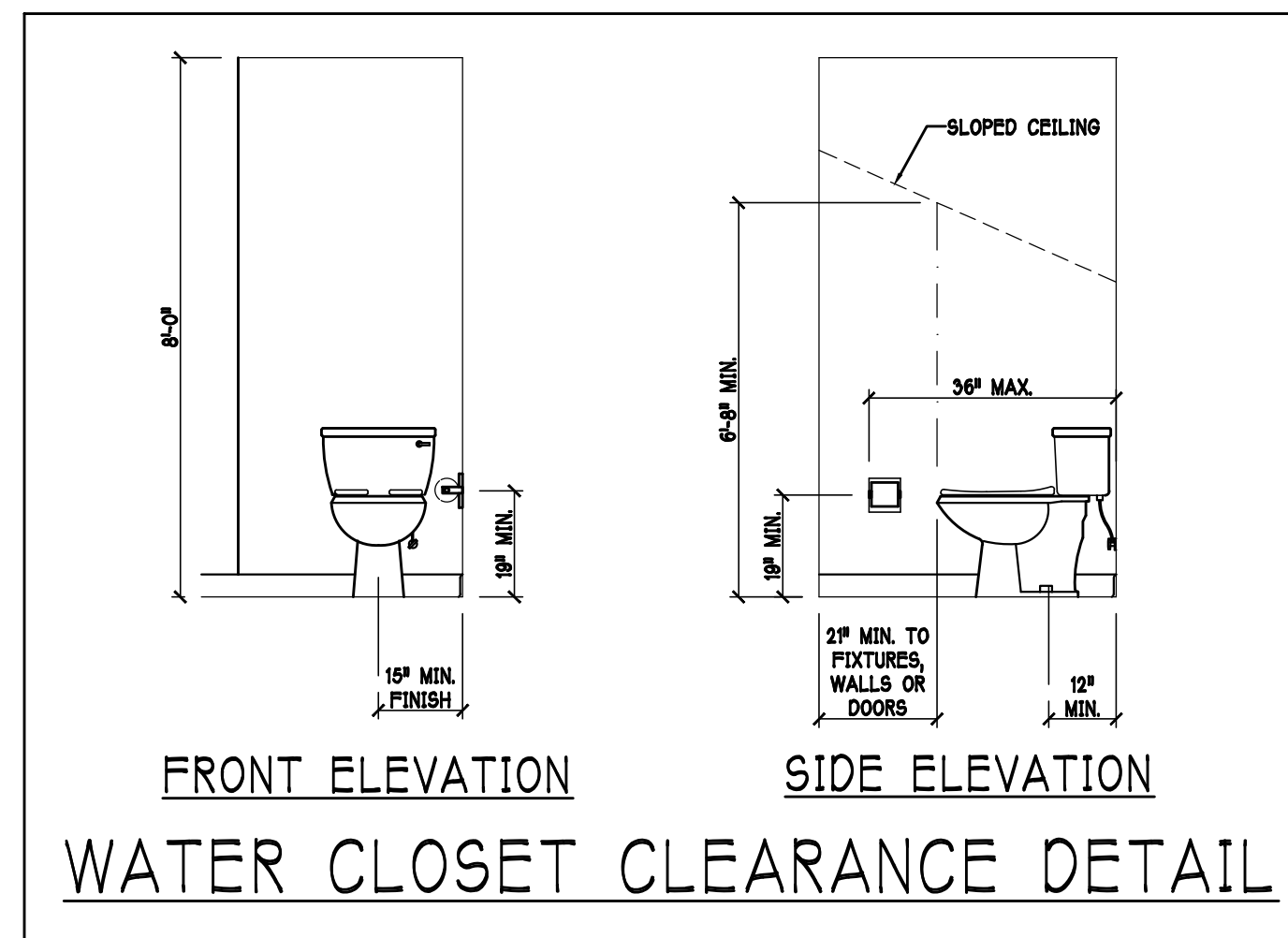
ELEVATION

SCALE:

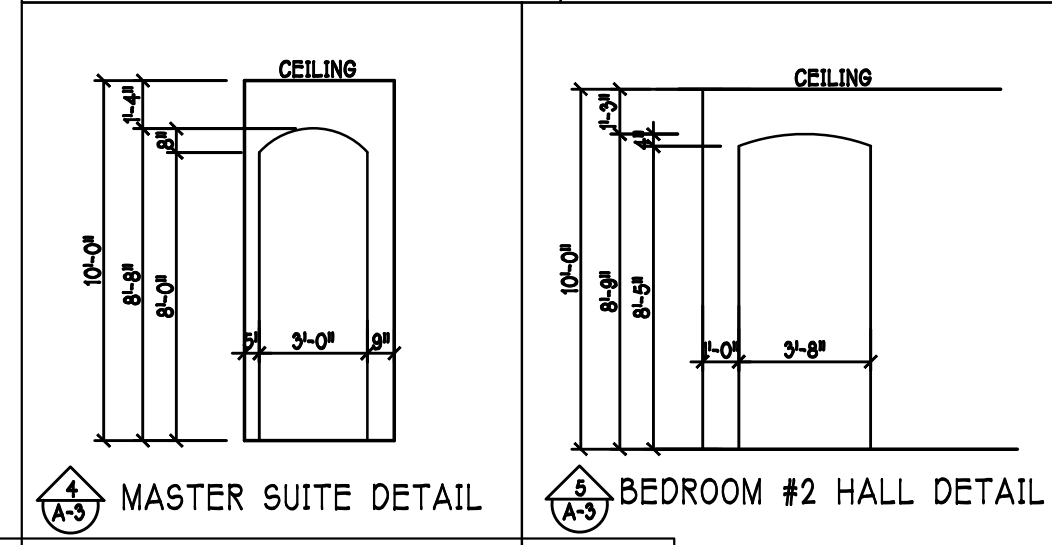
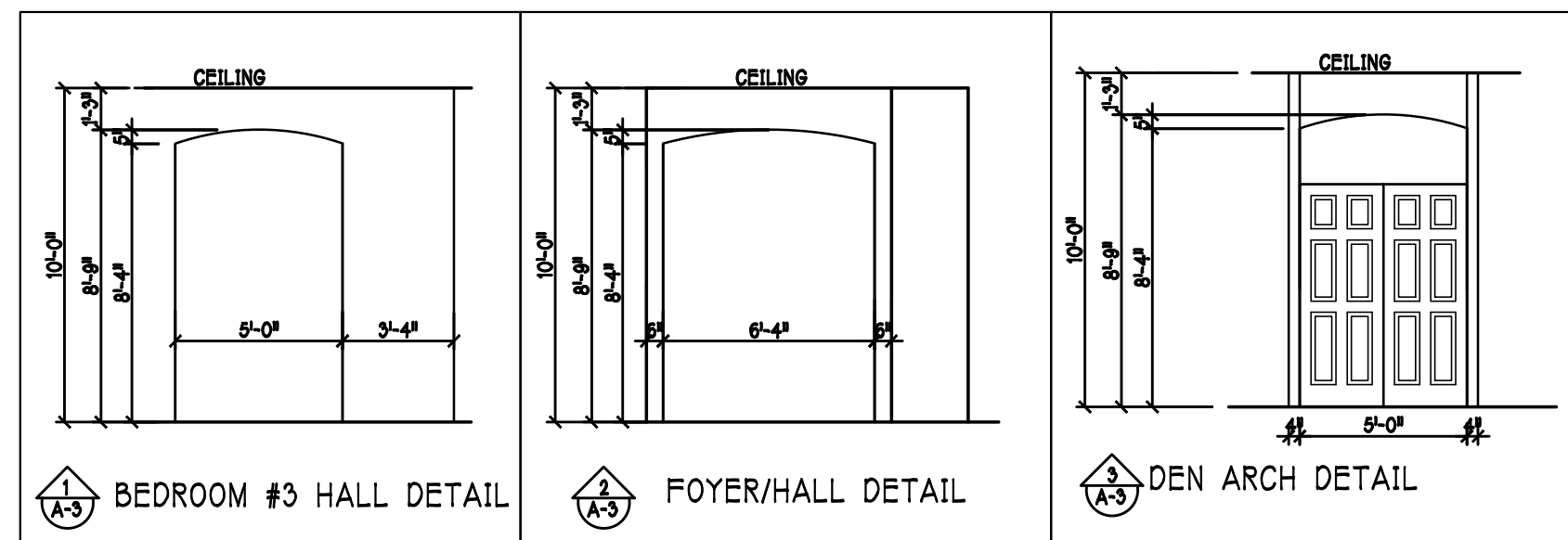
3/16" = 1' 0"

5/10 -1 -0
SHEET#

A-1 M

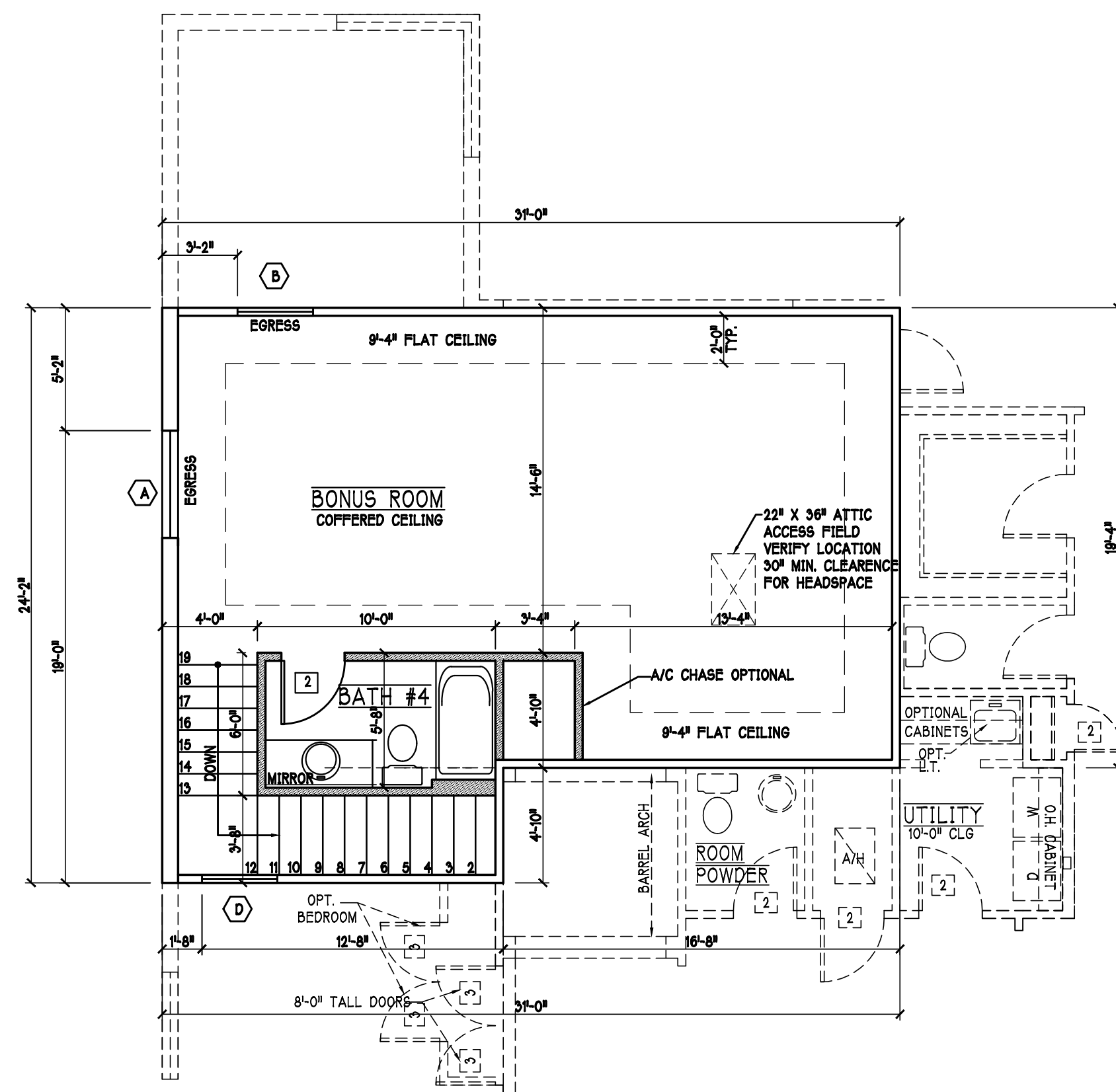


DESIGN IN ACCORDANCE W/ THE 2017
FLORIDA BUILDING CODE- 6TH EDITION



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 @ 41 1/2" A.F.F. W/ RAISED BAR TOP
- INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
- WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" S&G RESISTANT PER SEC. 702.3.5
- 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" GYPSUM BOARD OR EQUIVALENT
- INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1
- ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 302.5.1 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
- STUB OUT FOR GAS @ OUTDOOR KITCHEN, RANGE, WATER HEATER, AND DRYER. VERIFY WITH CONTRACTOR AND SUBDIV. SPECS. A SEPARATE PERMIT IS REQUIRED FOR GAS PIPING.
- ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE 14-16" SHELVES 18" O.C. WITH 16" INCREMENT.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.



D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	35 SH		54	63	
B	25 SH		38	63	
C	36" X 12" F.G.		36	12	
D	24 SH		38	51	TEMPERED
E	3-4080	POCKET SL. GL. DOOR	144	86	
F	2'-0" X 2'-0"		24	24	FIXED GLASS
G	72" X 72"		72	72	MITERED GLASS
H	2-36 SH		108	63	
I	12" X 96" SIDE LITE		12	96	
					14

SEE NOTE 1

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

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	182	86	
2	OVERHEAD	GARAGE DOOR	86	86	
3	3080	ENTRY DR.	36	86	
4	2880	ENTRY DR.	32	86	
					4

SEE NOTE 1

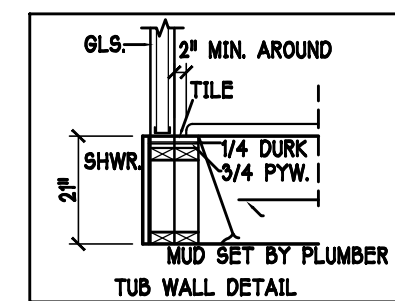
SQUARE FOOTAGE

1ST FL LIVING AREA	2554
2ND FL LIVING AREA	584
TOTAL LIVING AREA	3148
GARAGE AREA	632
LANAI AREA	452
ENTRY AREA	68
TOTAL AREA	4300

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

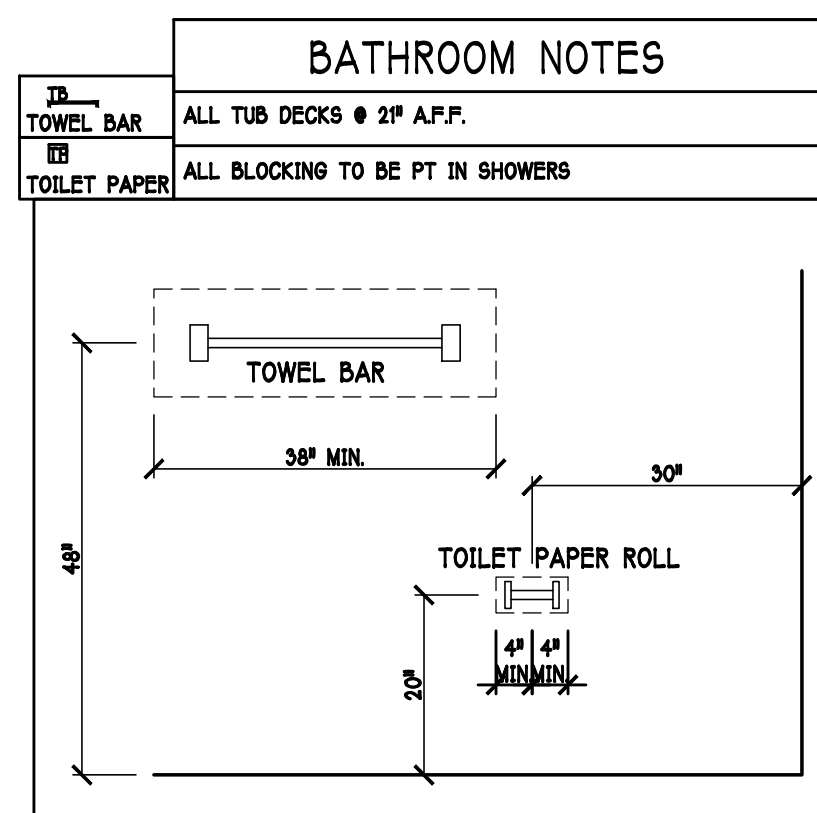
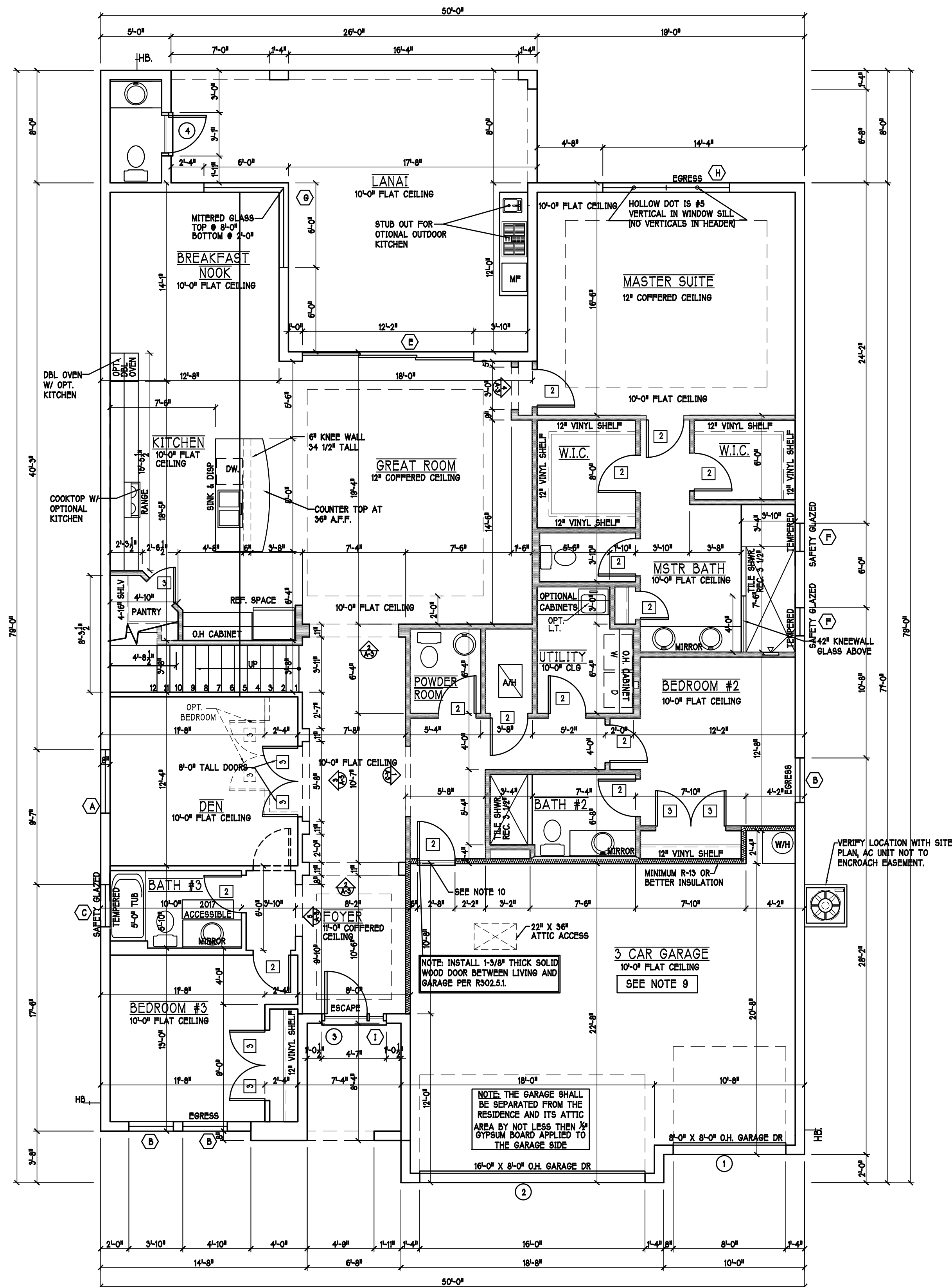
**** NOTE: ****

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



DOOR HEADERS		
6'-8" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	86 1/2" A.F.F.

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



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America's Builder

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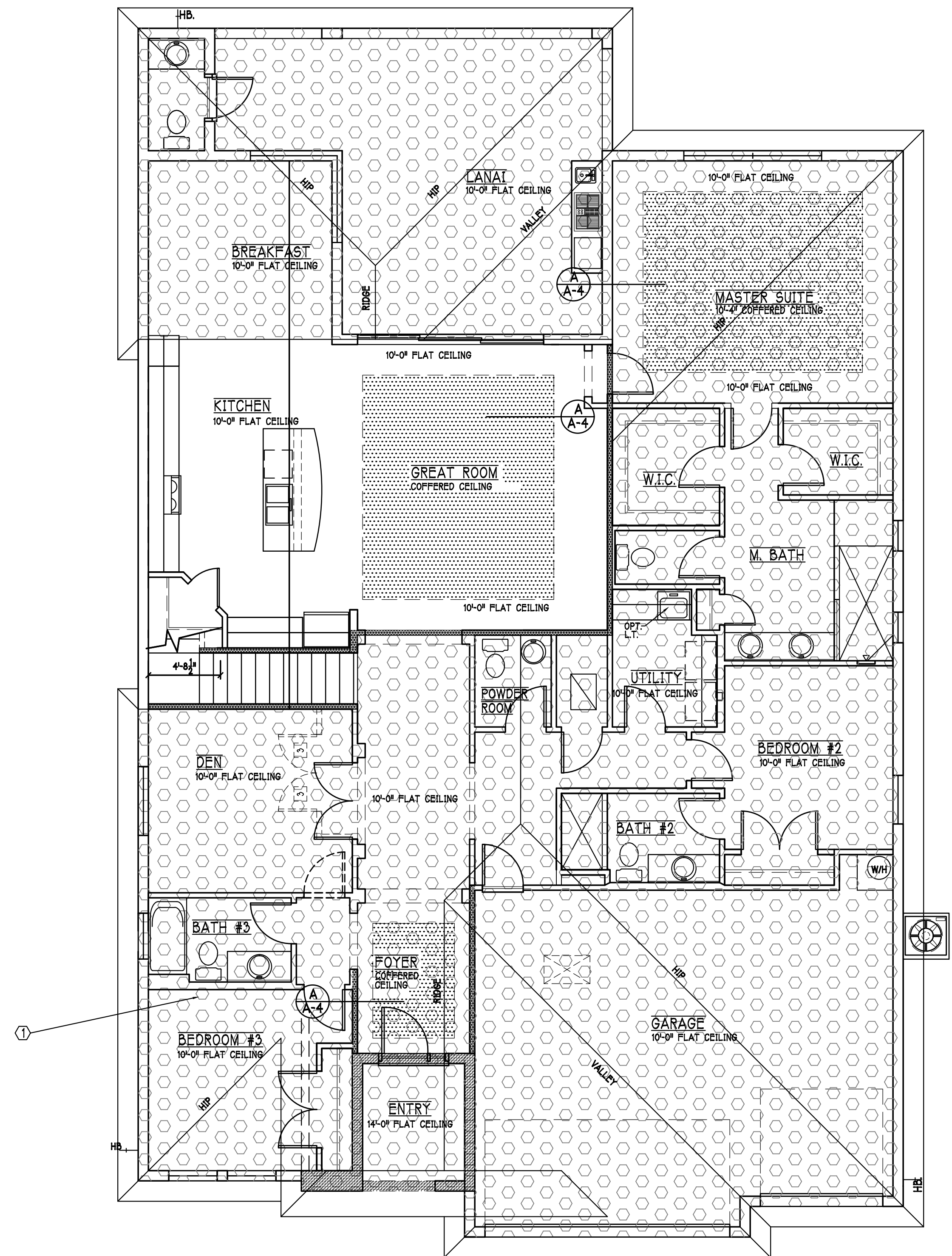
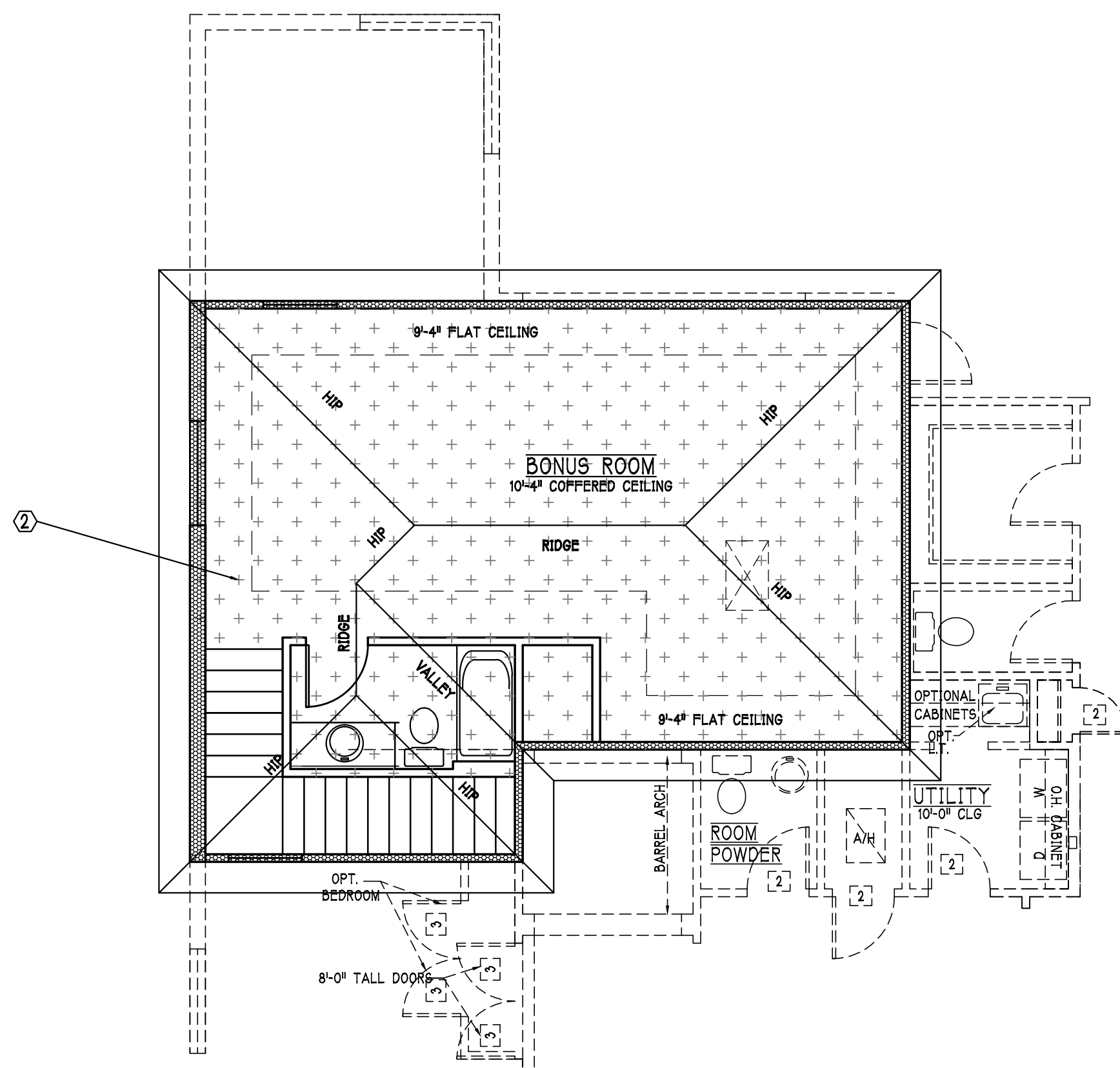
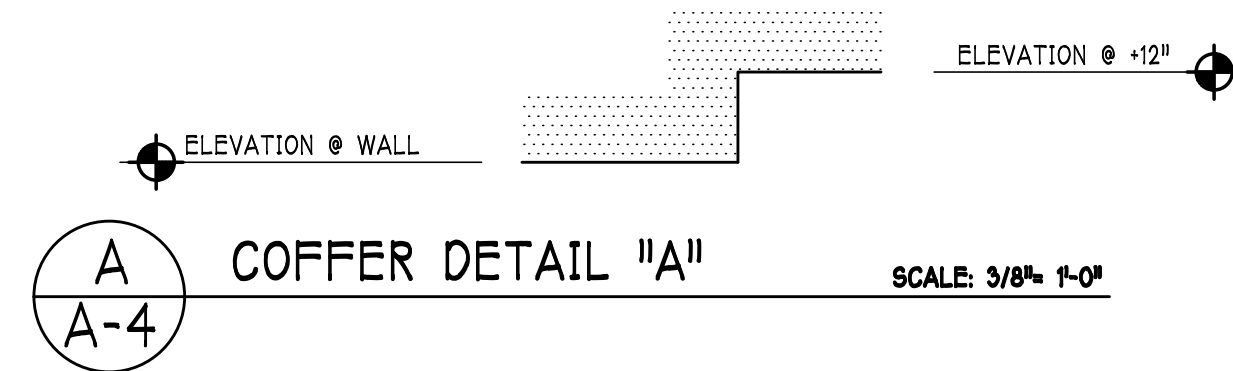
MODEL: 3148 M
RESIDENCE FOR: SPEC

LOT: BLOCK: SUBDIV: ADDRESS: G.C.D. JOB # : D.R.H. # :

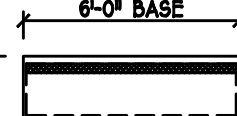
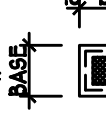
DATE: 10-12-19
DRAWN BY: GCH
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16"=1'-0"
SHEET#

A-3 M

DESIGN IN ACCORDANCE W/ THE 2017 FLORIDA BUILDING CODE- 6TH EDITION



BEARING HEIGHT			
	BEARING @ 10'-0" A.F.F.		
	INTERIOR BEARING @ 10'-0" A.F.F.		
	BEARING @ 14'-0" A.F.F.		
	BEARING @ 21'-4" A.F.F.		

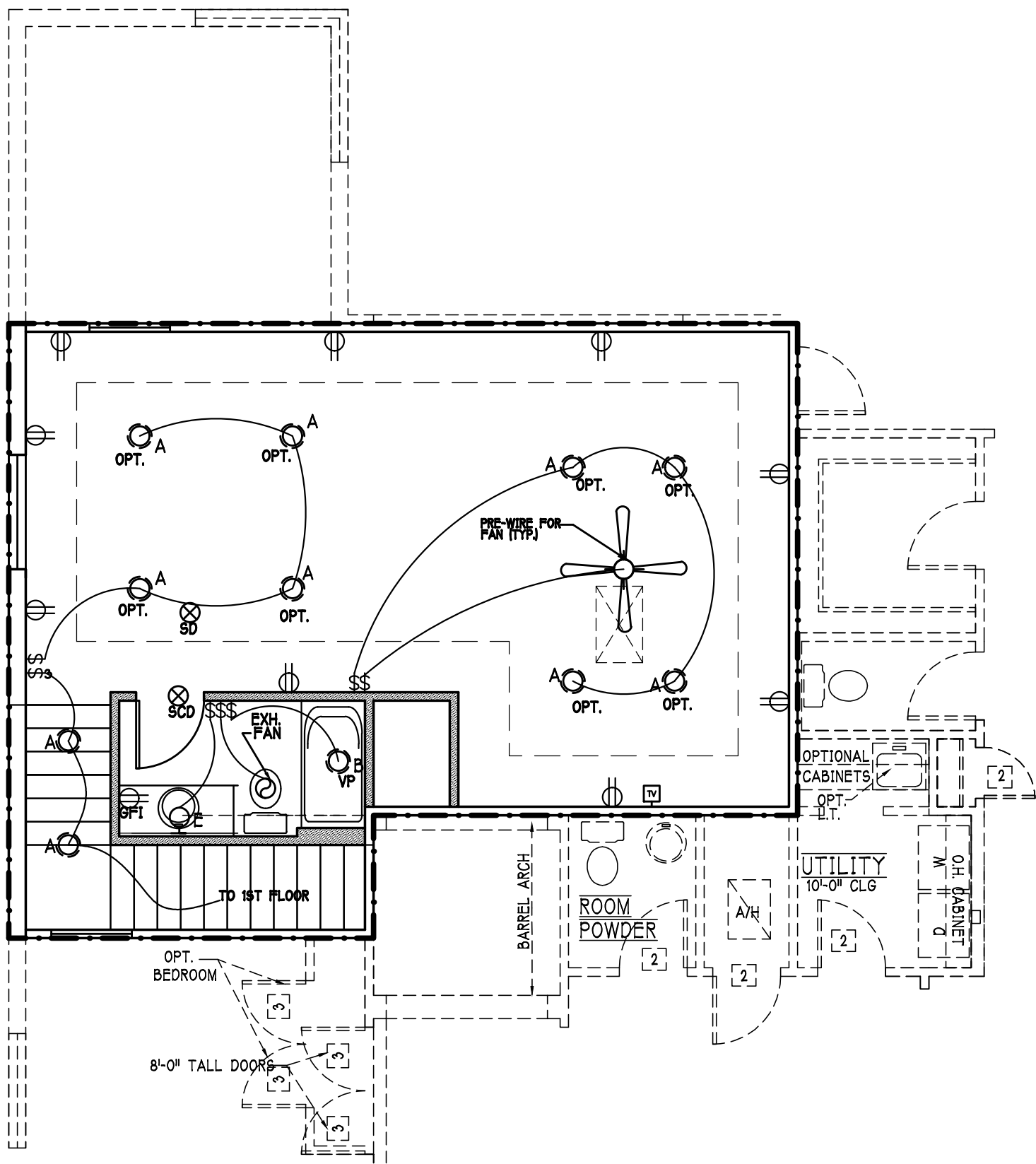
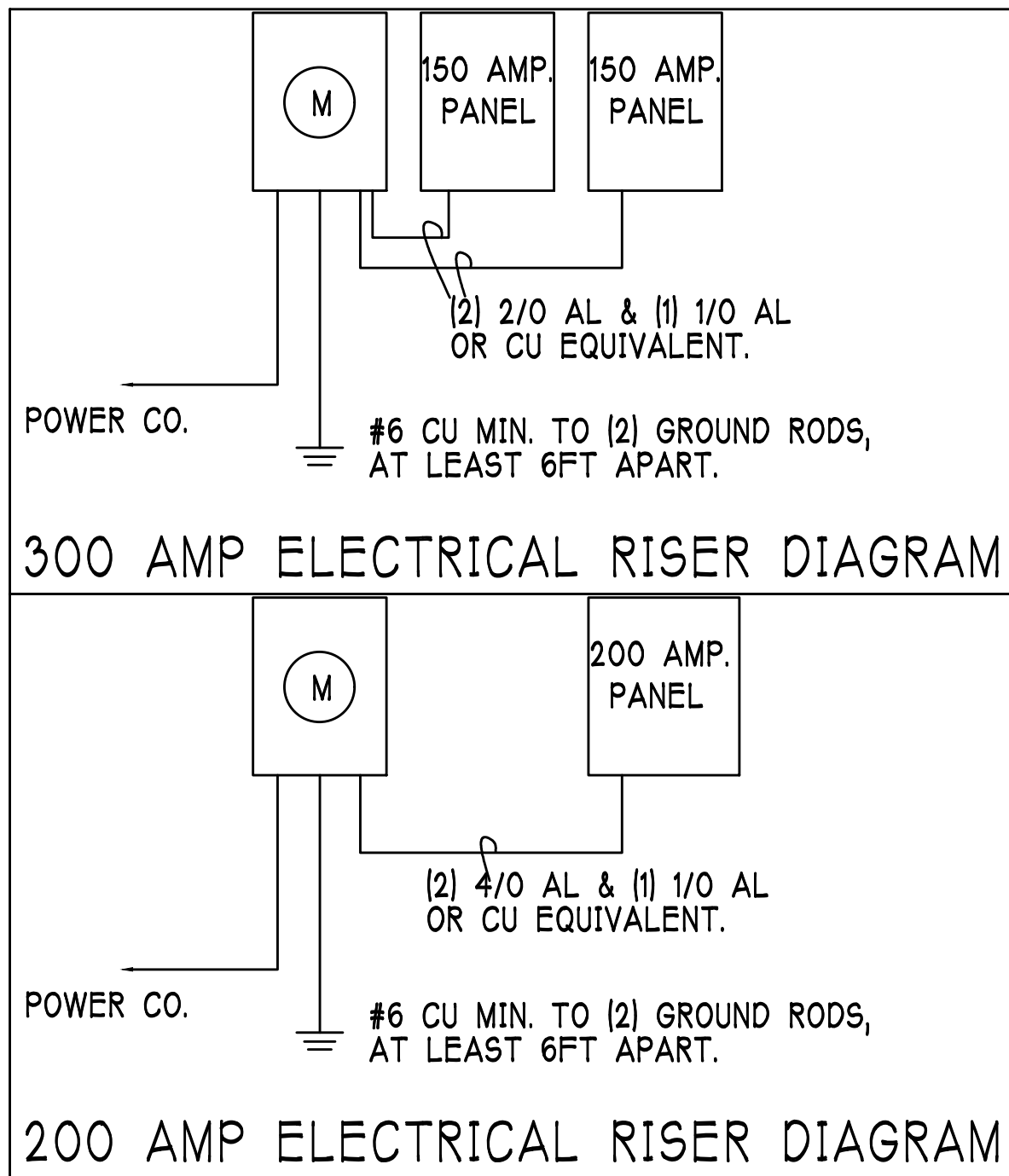
ATTIC VENTILATION					
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS	
ATTIC AREA (FBC R806)		VENTILATION REQUIRED (ATTIC AREA 1/150)		VENTILATION REQUIRED (ATTIC AREA 1/300 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)	
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	off ridge vents
①	3026.9 SQ. FT.	20.17 SQ. FT.	6.1%	O.R.V NOT USED	MIN AIR FLOW OF SOFFIT
②	668.6 SQ. FT.	4.4 SQ. FT.	3.2%	O.R.V NOT USED	
ATTIC VENTILATION CALCULATION attic sq. ft. / 150 = vented sq. ft.			ATTIC VENTILATION CALCULATION attic sq. ft. / 300 = vented sq. ft.		
6" OF BASE  2" OF BASE 145 SQ. FT. FREE AREA 2 1/2" OF BASE  2 1/2" OF BASE 1 SQ. FT. FREE AREA 1 1/2" OF BASE  1 1/2" OF BASE 38 SQ. FT. FREE AREA OFF RIDGE EXHAUST VENT SIZES (AREA NET FROM SQUARE FEET) SCALE: 1/4"=1'-0"					

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
	6PF SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 605.0472 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

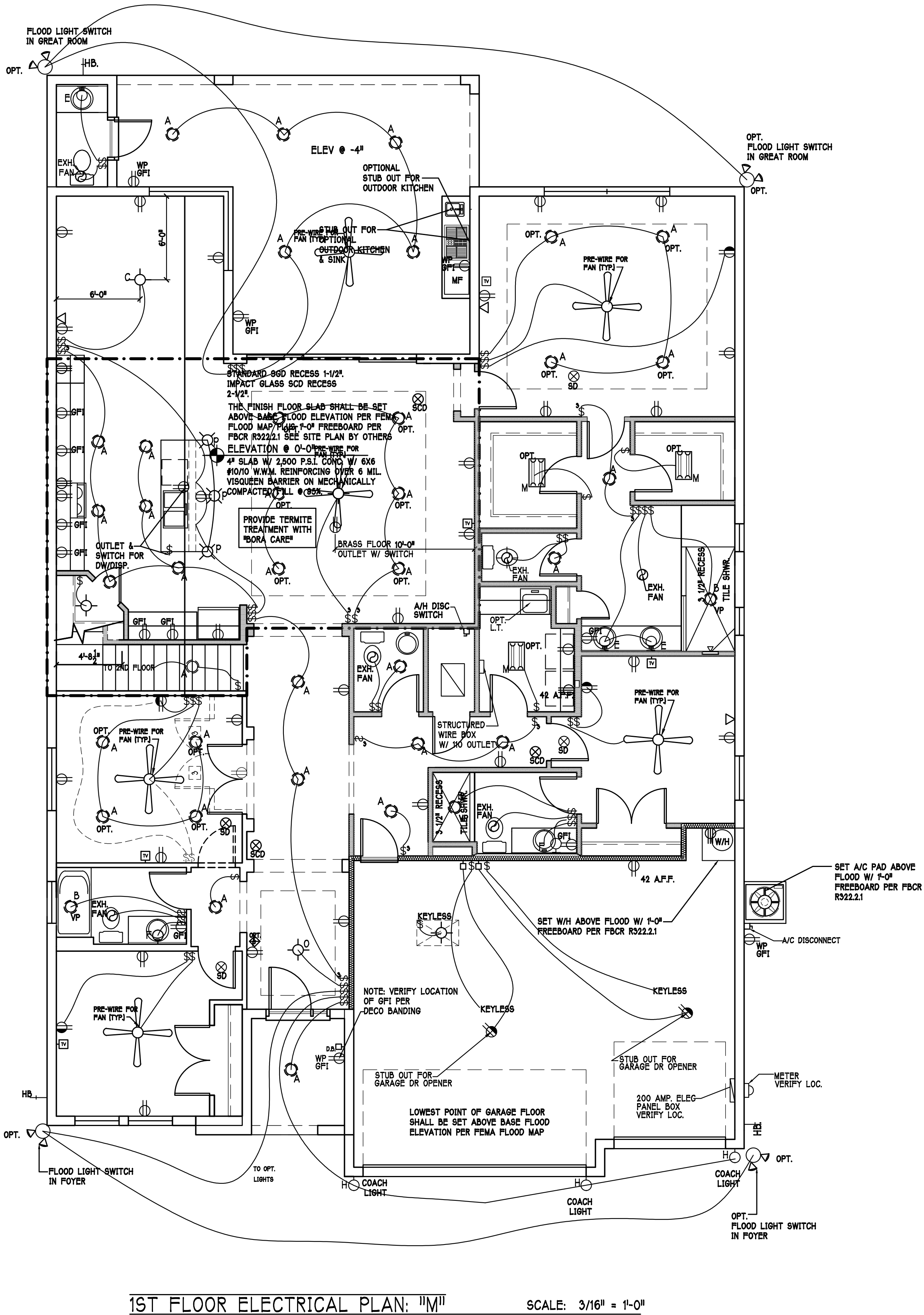
Electrical Notes:

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 2014



OPTIONAL ELECTRICAL PLAN

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(39)	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	(3)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(X)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



DESIGN IN ACCORDANCE W/ THE 2017
FLORIDA BUILDING CODE- 6TH EDITION

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America's Builder

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

MODEL: 3148 M
RESIDENCE FOR: SPEC

LOT: BLOCK :
SUBDIV: ADDRESS:
G.C.D. JOB #: D.R.H.#:

DATE: 10-12-19

DRAWN BY: GCH

CHECKED BY: JWC

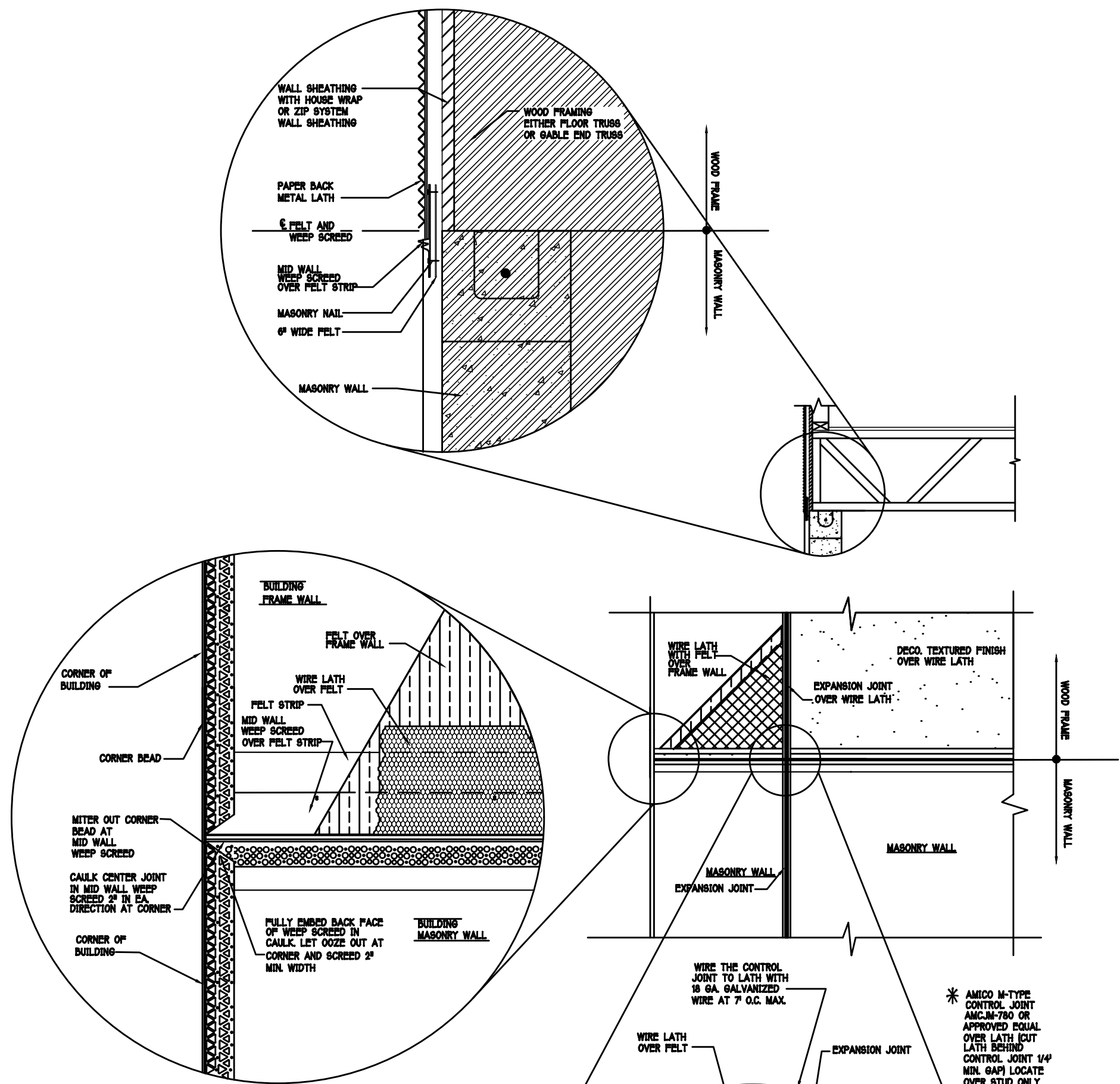
REVISED:

PLAN: ELECTRICAL

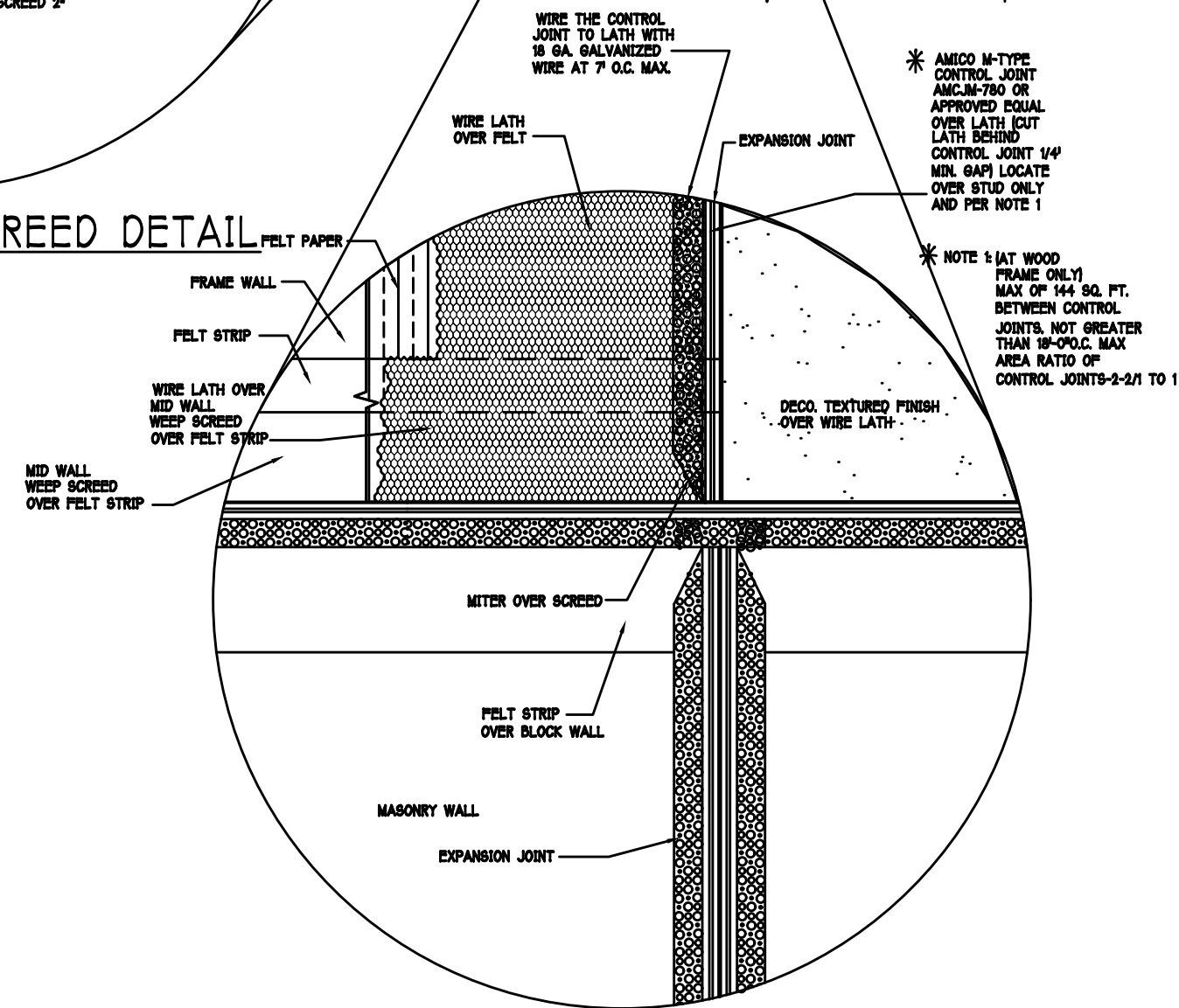
SCALE: 3/16"=1'-0"

SHEET#

A-5 M



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 MANUFACTURERS SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. TREATED WOOD REQUIREMENTS:- ALL WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS 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 BRACINGS, GUTS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24\"/>

GENERAL ROOF ASSEMBLY

ROOF SHEATHING
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8\"/>

ASPHALT SHINGLE ROOF SPECS

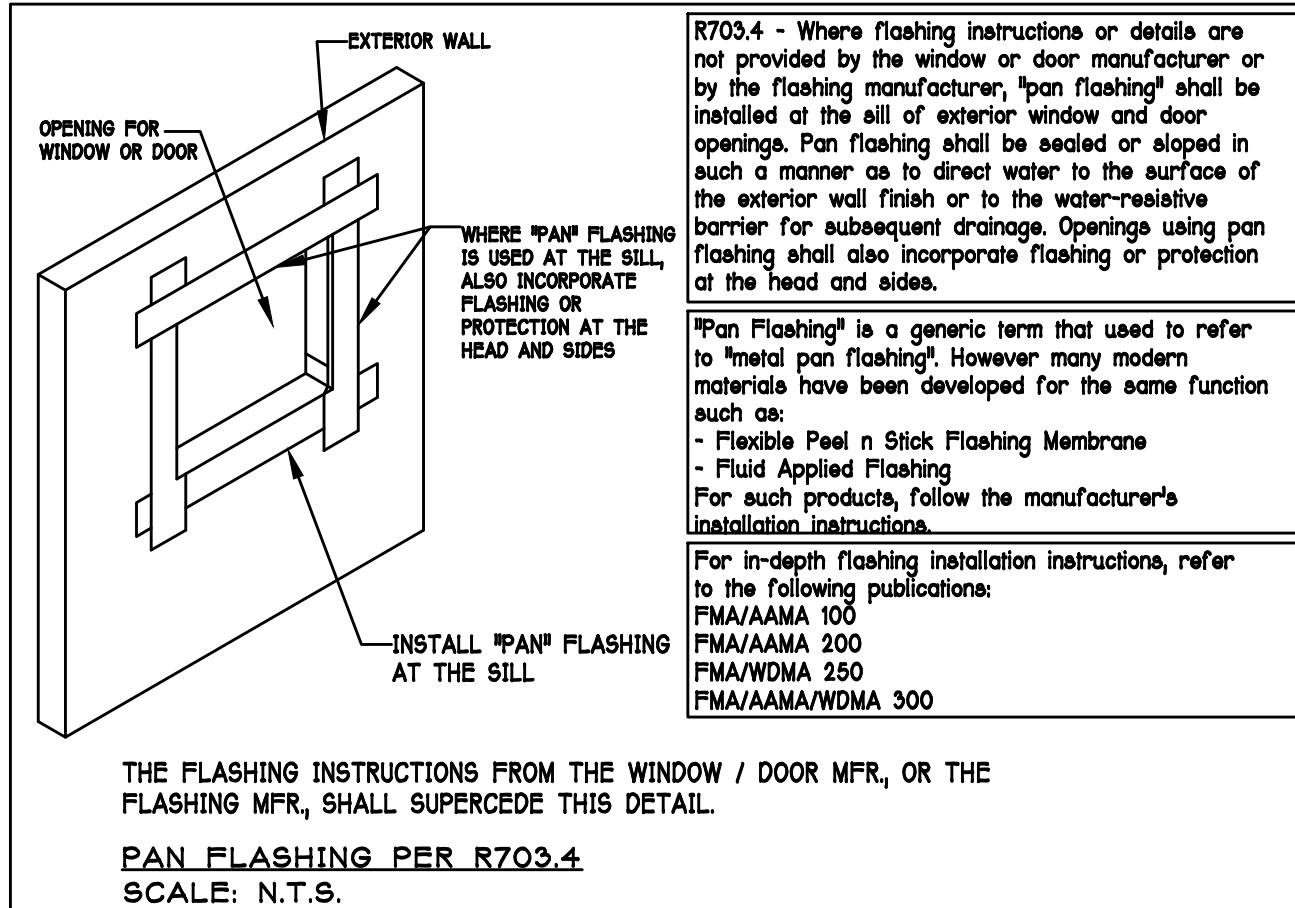
SHINGLES
15# felt shall be installed under asphalt shingles. All asphalt shingles shall have self sealing edges or be interlocking and comply with ASTM D 225 or D3465, and shall be secured to the roof with no less than 6 fasteners per shingle strip, or a minimum of 2 fasteners per shingle tab. And shall in no case be fastened with less fasteners than that required by the manufacturer. Installation shall comply with the manufacturers 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 (0.105 inches) with a minimum 3/8 inch diameter head and shall be of a length to penetrate the sheathing.
The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by coating electro galvanization, mechanical galvanization, hot dipped galvanization or shall be made of stainless steel, non ferrous metal.

CLAY AND CONCRETE TILE ROOF SPECS

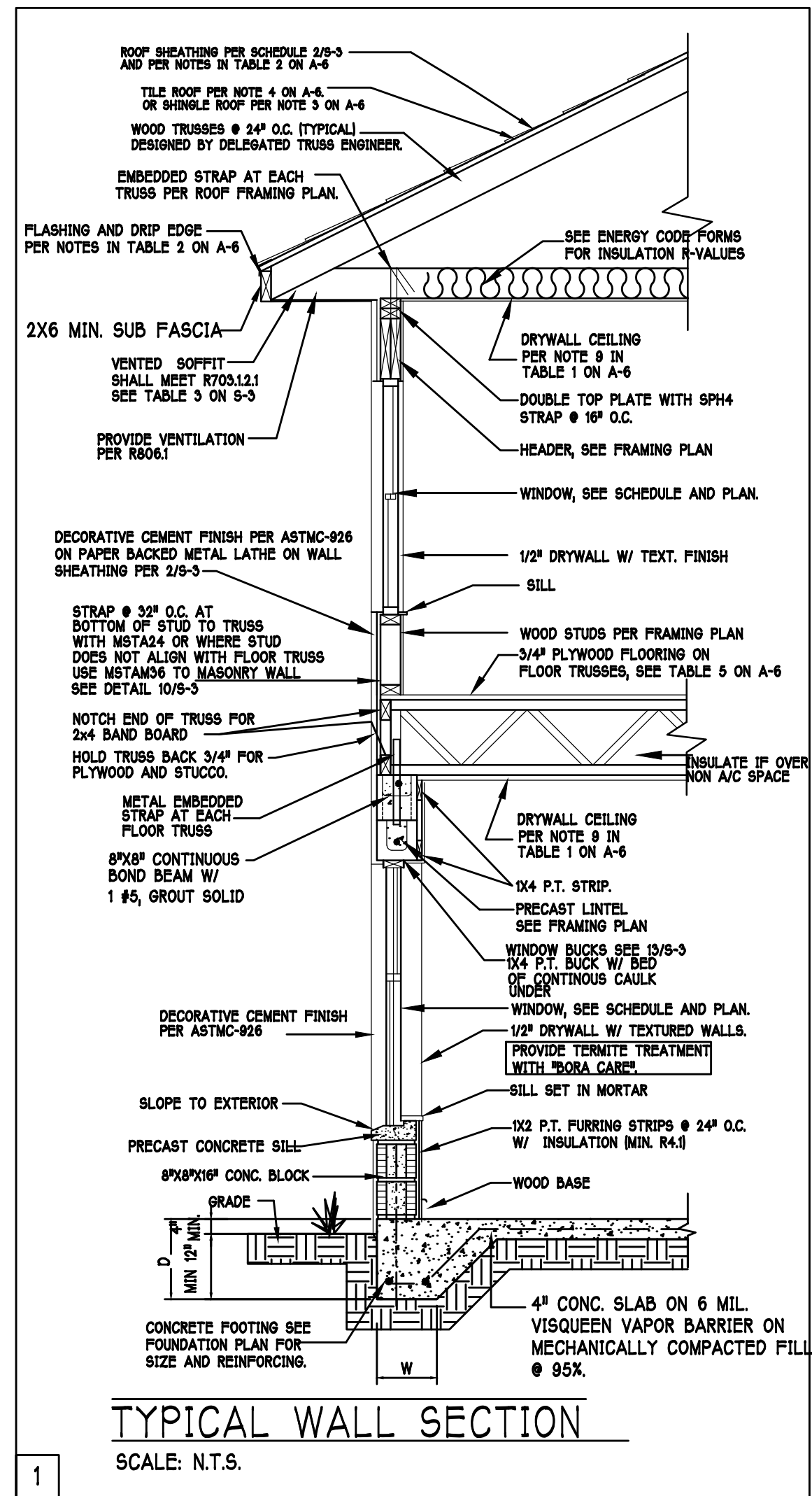
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 P.E.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE 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,
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.

FLOOR SHEATHING AT 2ND FLOOR

APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES SPAN RATING 48/24 OR BETTER, GLUED AND NAILED

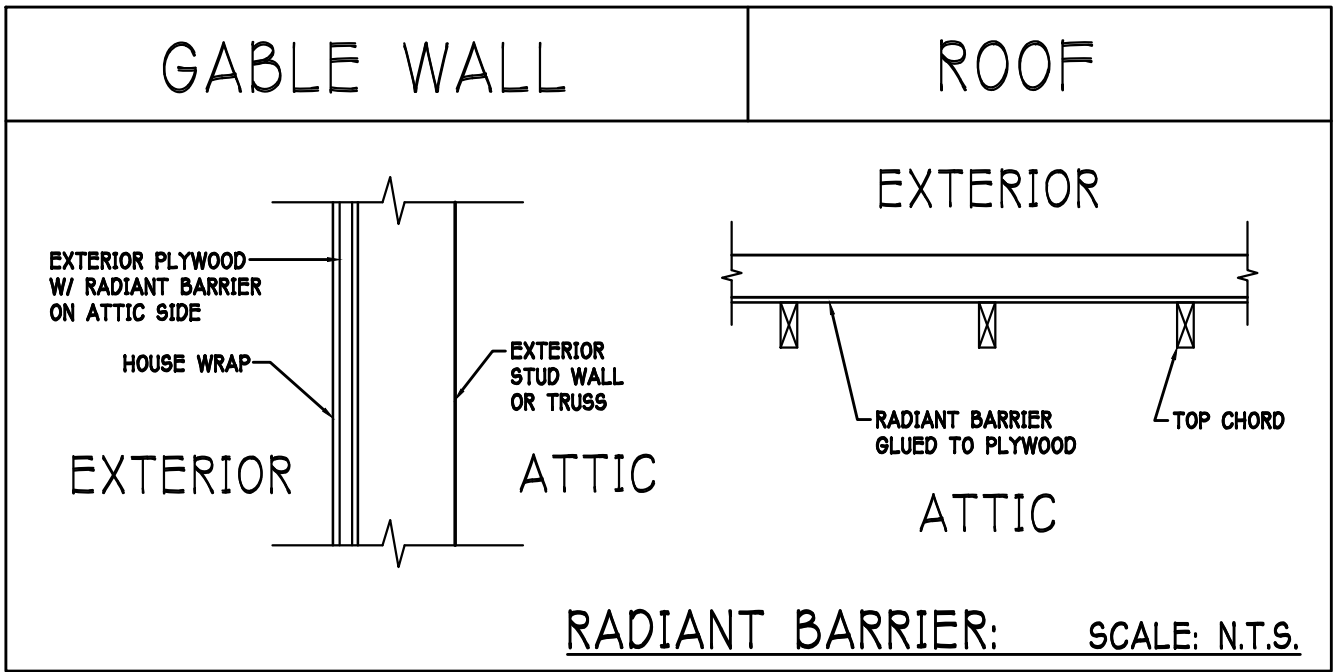


R703.4 - Where flashing instructions or details are not provided by the window or door manufacturer or by the flashing manufacturer, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage. Openings using pan flashing shall also incorporate flashing or protection at the head and sides.
Pan Flashing is a generic term that used to refer to metal pan flashing. However many modern materials have been developed for the same function such as:
- Flexible Peel n Stick Flashing Membrane
- Fluid Applied Flashing
For such products, follow the manufacturer's installation instructions.
For in-depth flashing installation instructions, refer to the following publications:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMA/WDMA 300



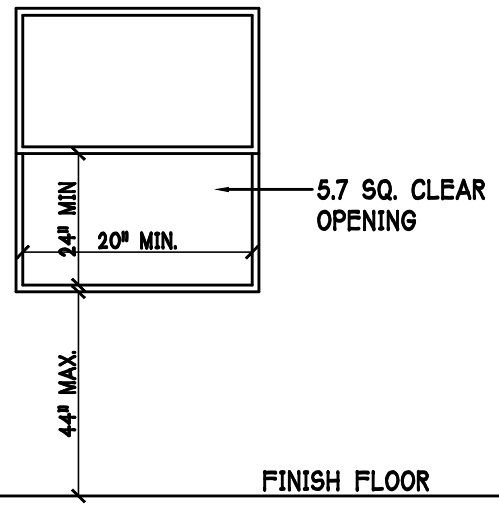
TYPICAL WALL SECTION

SCALE: N.T.S.



NOTE: EXTERIOR WALLS ADJACENT TO ATTIC SPACE, INCLUDING KNEEWALLS AND GABLE END WALLS, MUST HAVE RADIANT BARRIER AND HOUSE WRAP.

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).
R310.1.1 OPERATIONAL CONSTRAINTS:- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
R310.2.3 WINDOW WELLS:- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 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

Gulf Coast Drafting & Design

Phone (239) 540-1822

Fax (239) 540-7759

MODEL: 3148 M

RESIDENCE FOR: SPEC

LOT: BLOCK: DRH#:

STUDIV: ADDRESS: G.C.D. JOB #:

DATE: 10-12-19

DRAWN BY: GCH

CHECKED BY: JWC

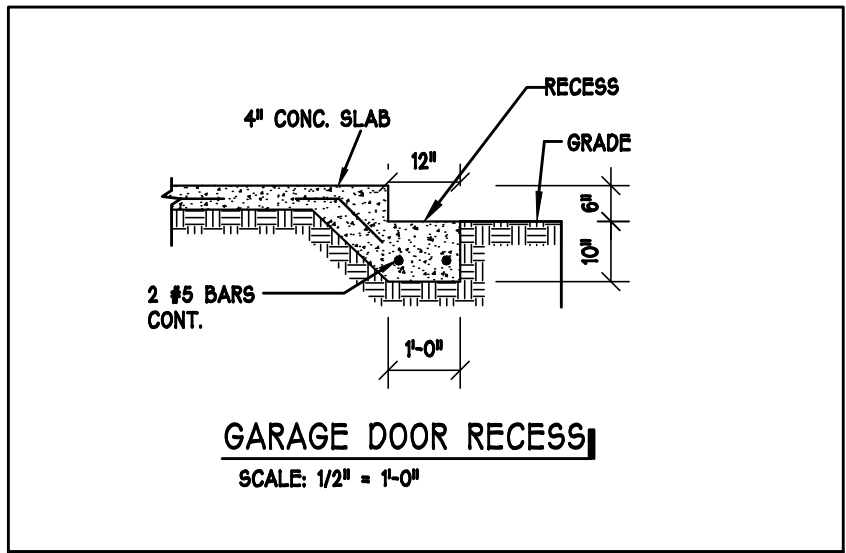
REVISID:

PLAN: AS NOTED

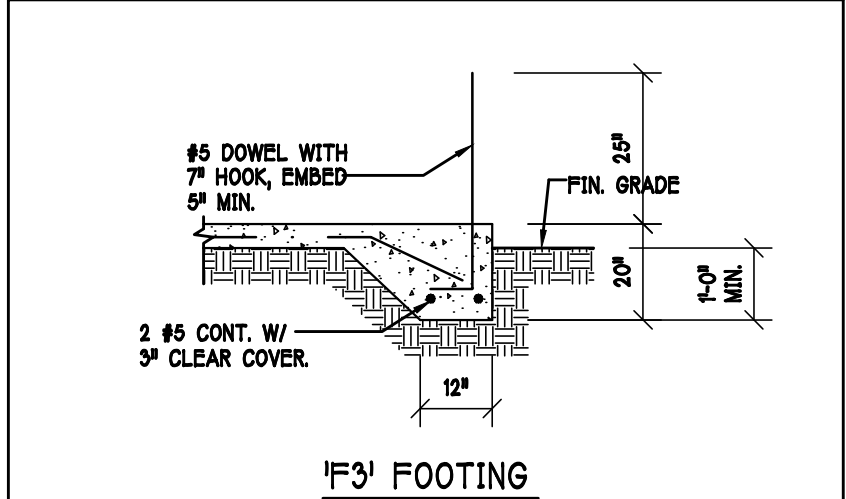
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SHEET#

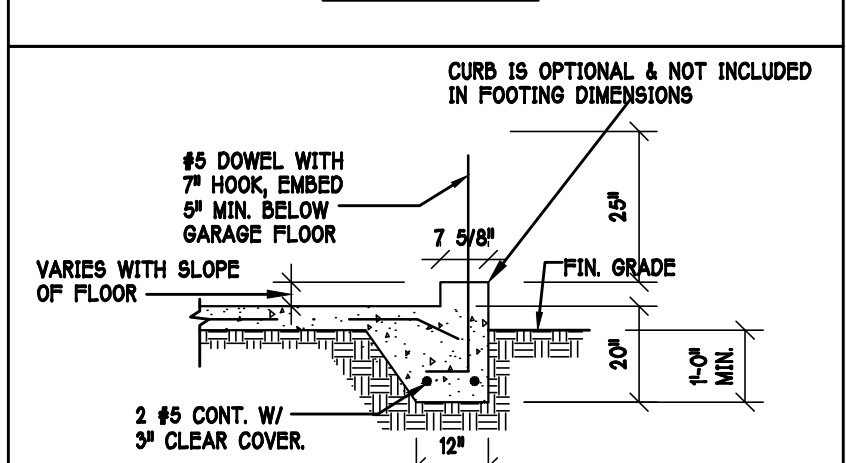
A-6 M



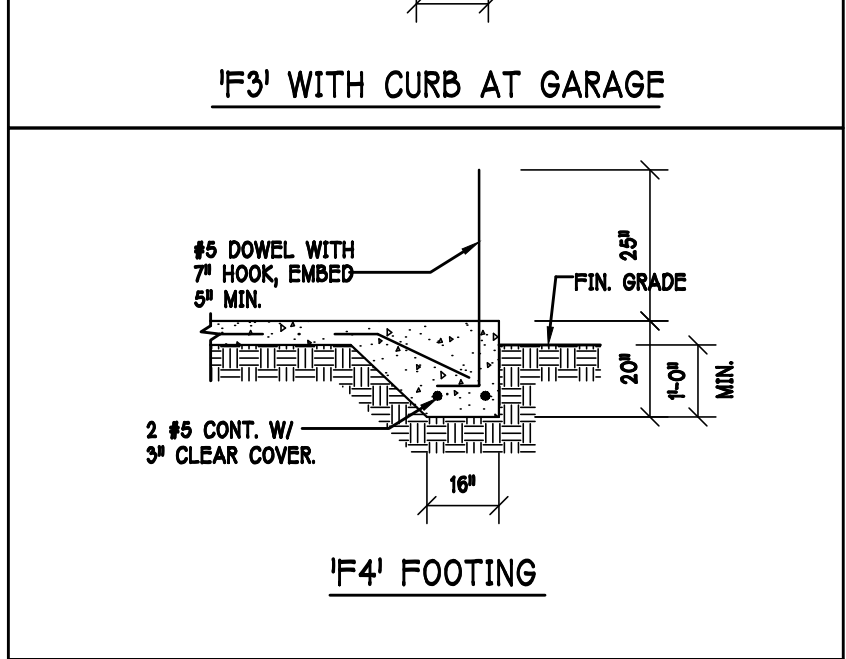
GARAGE DOOR RECESS
SCALE: 1/2" = 1'-0"



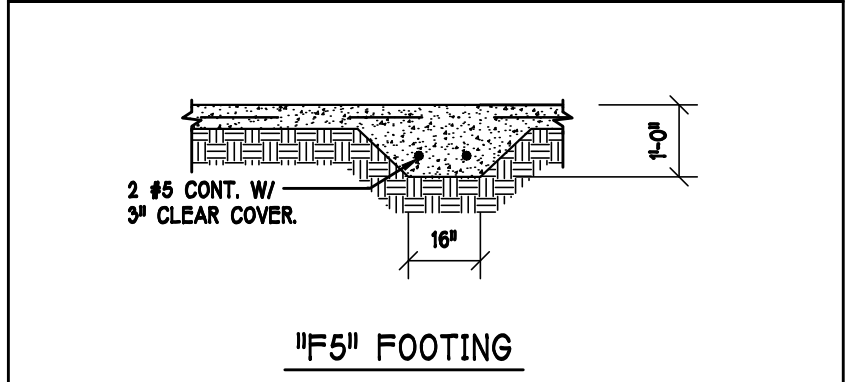
F3' FOOTING



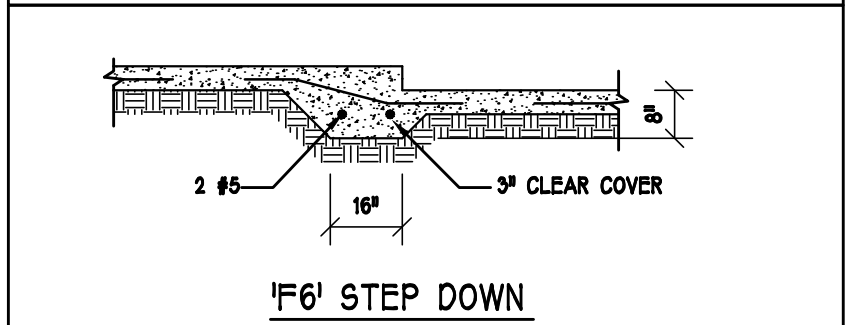
F3' WITH CURB AT GARAGE



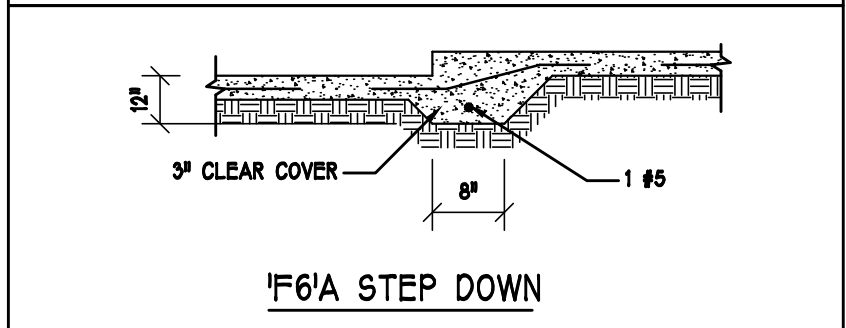
F4' FOOTING



F5' FOOTING



F6' STEP DOWN



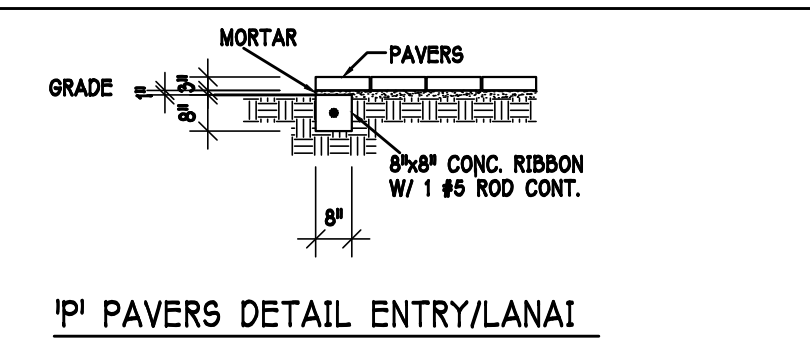
F6'A STEP DOWN

FOUNDATION PLAN

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

PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) F3' DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 3) F4' 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 1/S-5.



1' P PAVERS DETAIL ENTRY/LANAI

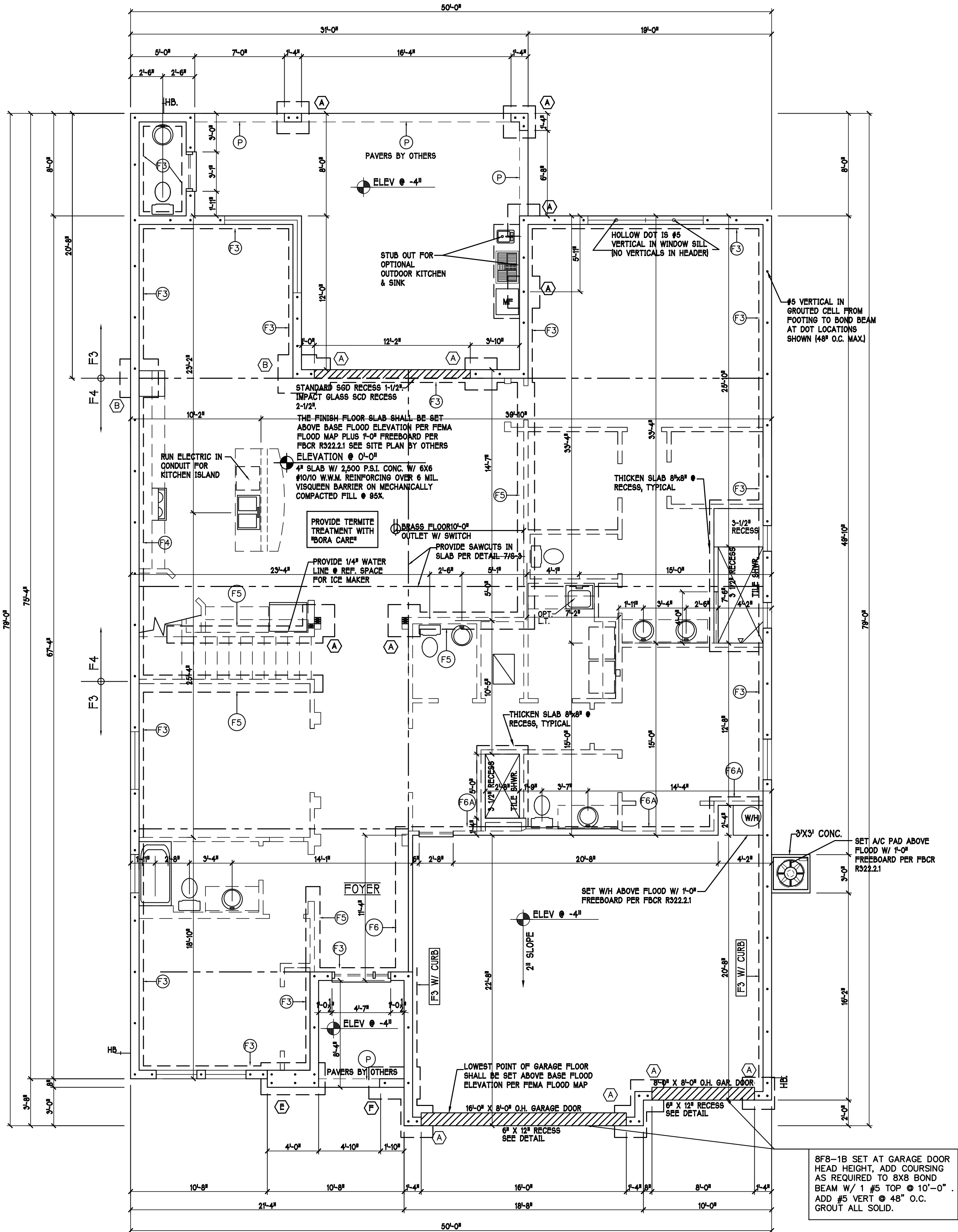
PAD FOOTING SCHEDULE

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'-0"	5-#5	5-#5	-
X	(E)	2'-6"	5'-0"	1'-0"	3-#5	6-#5	-
X	(F)	2'-6"	4'-0"	1'-0"	3-#5	5-#5	-

WALL FOOTING SCHEDULE

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

ADD CURB TO GARAGE, SEE DETAIL



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

DESIGN IN ACCORDANCE W/ THE 2017
FLORIDA BUILDING CODE- 6TH EDITION

D.R. HORTON
America's Builder

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& Design
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STRUCTURAL
SYSTEMS
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INC.
1000 W. GULF BLVD., SUITE 100
FORT MYERS, FL 33904
(239) 549-4554
GCM 002

MODEL: 3148 M
RESIDENCE FOR: SPEC

LOT: BLOCK:
SUBDIV:
ADDRESS:
G.C.D. JOB #: DR.H #:

DATE: 10-12-19

DRAWN BY: GCH

CHECKED BY: JWC

REVISED:

PLAN: FOUNDATION

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

SHEET#

S-1 M

S-2 M