

DESIGN IN ACCORDANCE W/ THE 2014  
RESIDENTIAL FLORIDA BUILDING CODE- 5TH  
EDITION

Gulf Coast Drafting & Design

Phone (239) 540-1822

Fax (239) 540-7759

LOT: 75	BLOCK :	MODEL:	UNIT 1983 - EDISON
SUBDIV: BARRINGTON COVE		RESIDENCE FOR:	
ADDRESS: 16274 ABERDEEN WAY		SPEC	
G.C.D.# : 9136		D.R.H.# : 578140075	

DATE: 1-13-16

DRAWN BY: BGN

CHECKED BY: JWC

REVISED:

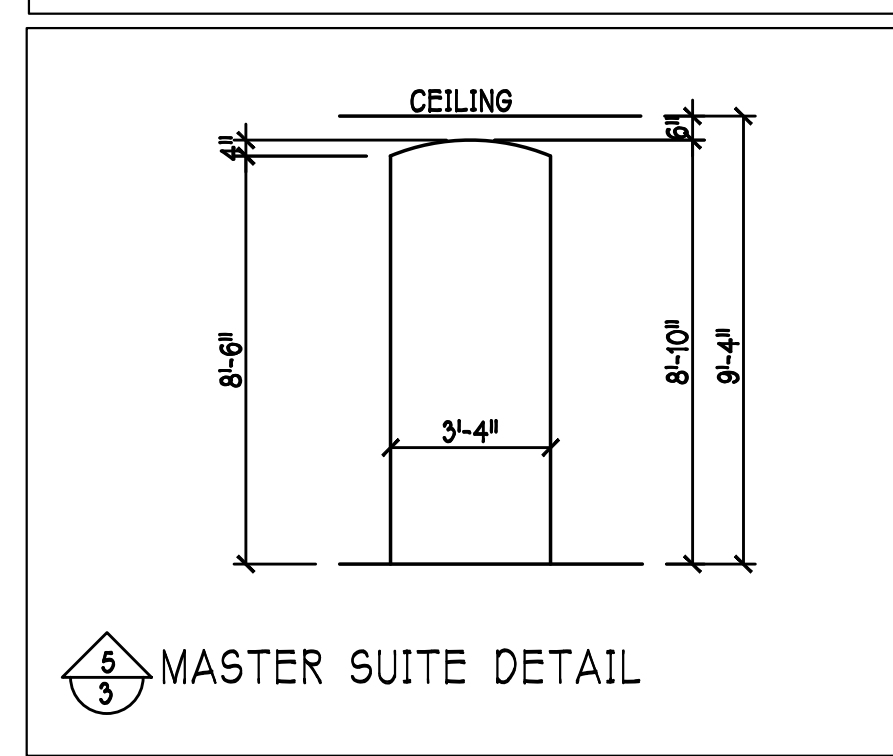
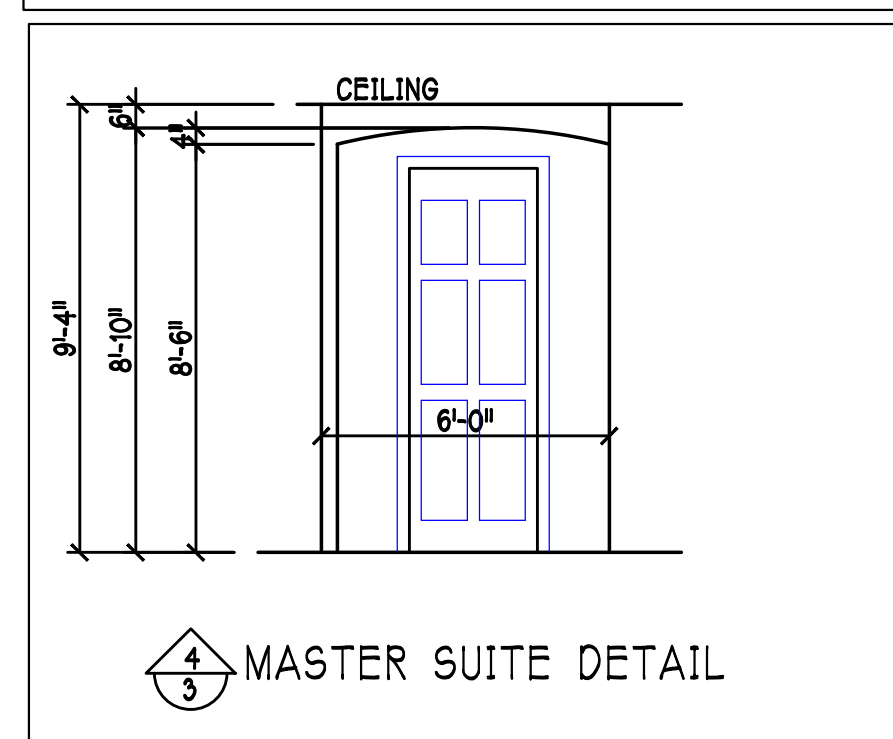
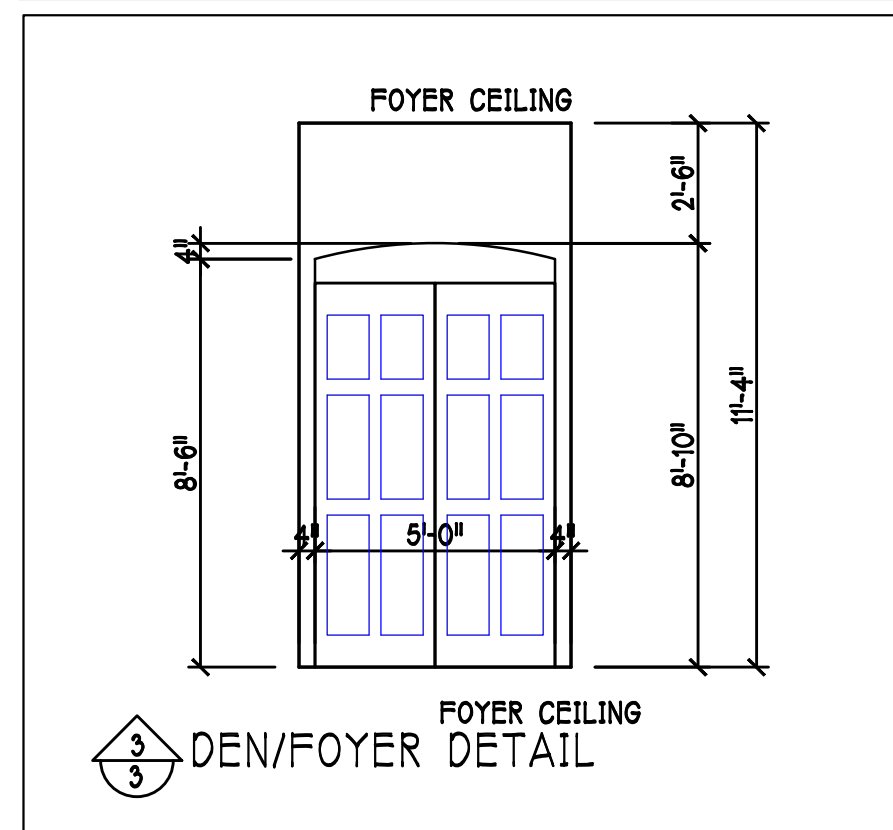
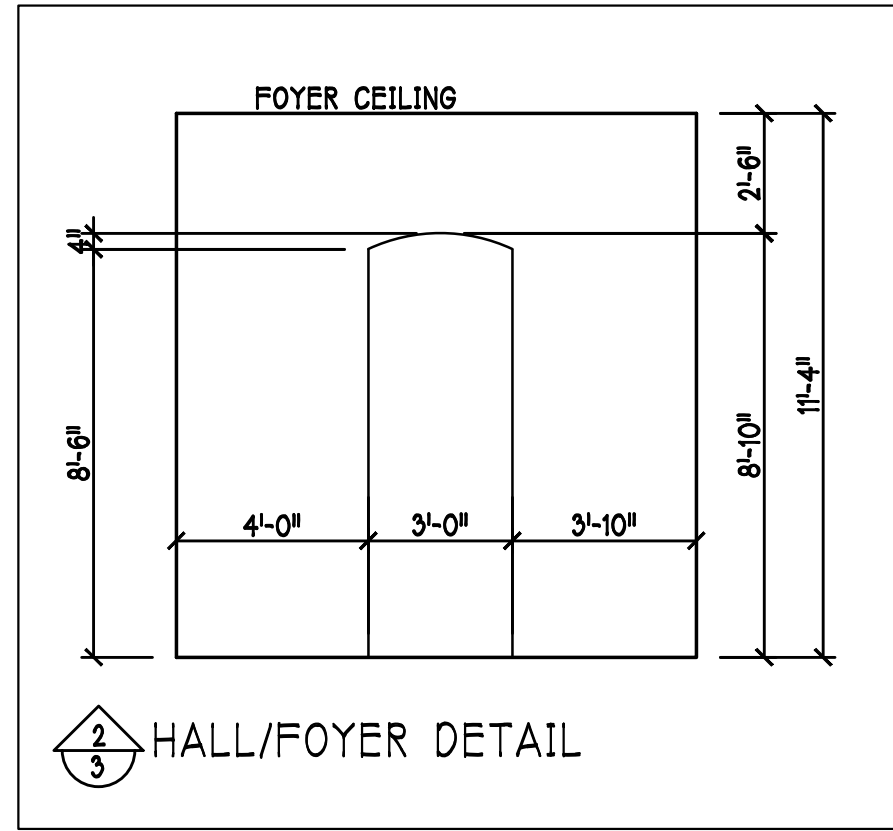
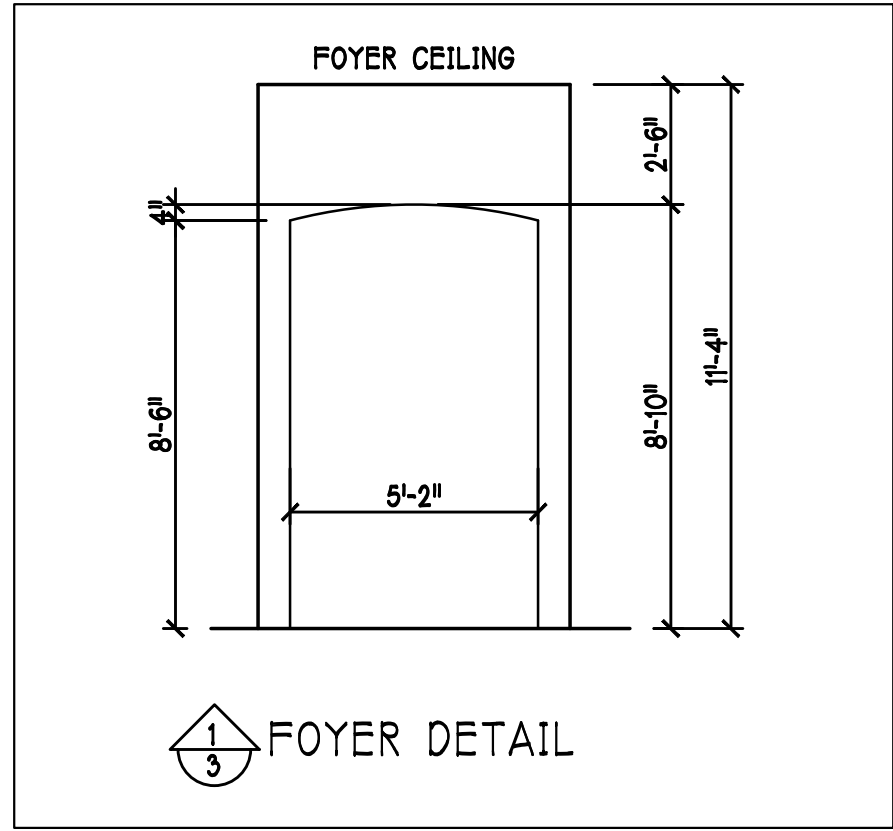
PLAN: SLAB & PLUMBING

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

SHEET#

A-2L





D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	COMMENTS
1	OVERHEAD	GARAGE DOOR	192	96	
2	3080 ENTRY DR.	DISTINCTION	36	96	
3	SIDE LITE		12	96	
SEE NOTE 1					3

D R HORTON					
MARK	SIZE CODE	PRODUCT DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	COMMENTS
A	35 SH		54	63	
B	25 SH		38	63	
C	3-4080 SL. GL. DR.	SL. GL. DOOR	108	96	
D	2-35 SH		108	63	
E	34 SH		54	51	TEMPERED
F	2-26 SH		76	51	
SEE NOTE 1					8

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

DOOR HEADERS		
8'-0" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" POCKET	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" POCKET	HEADER HEIGHT	98 1/2" A.F.F.

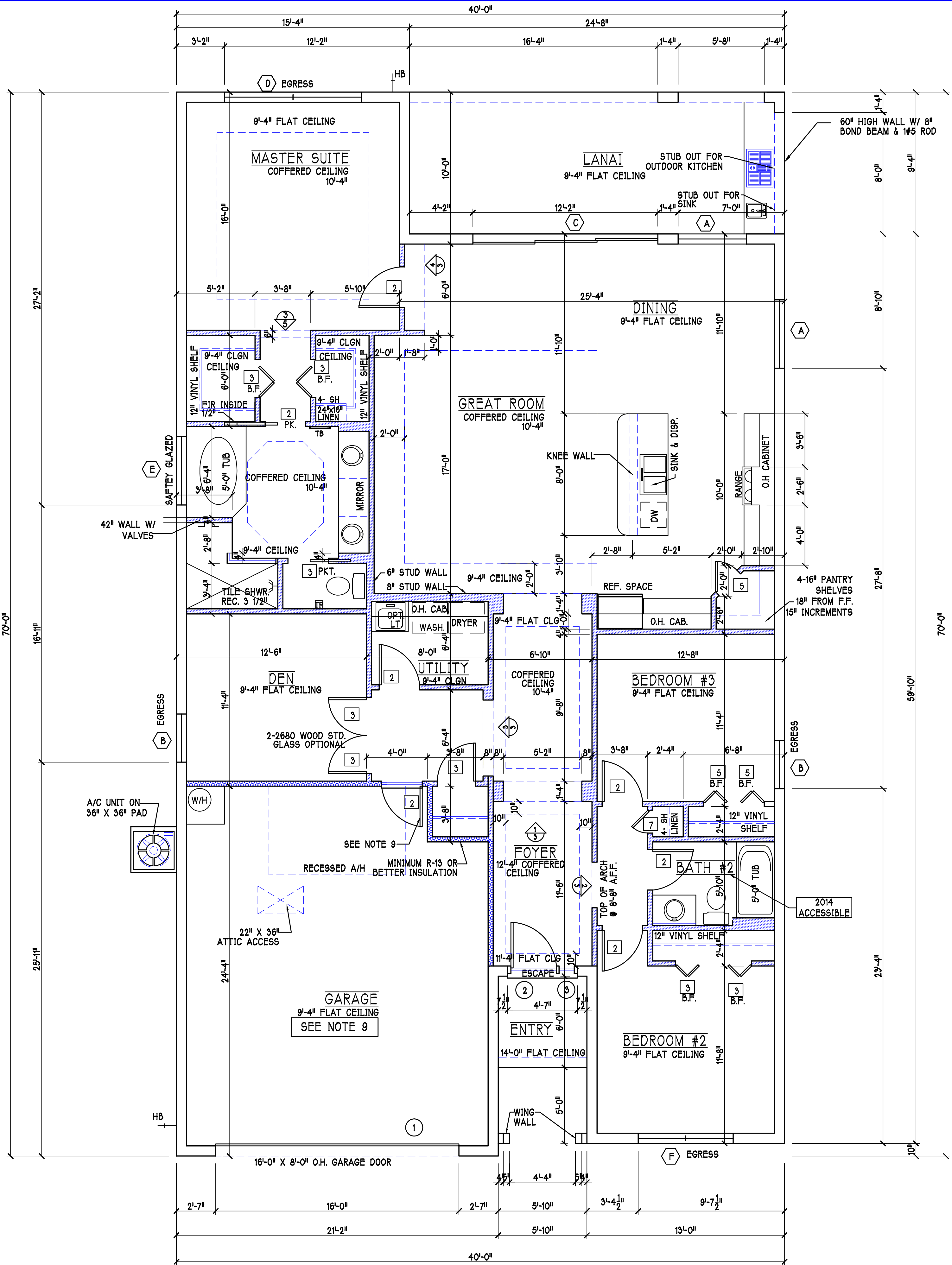
- PLAN NOTES
- 1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
  - 2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.3.1
  - 3) PROVIDE SAFETY GLAZING AT BATH / SHOWER . PER FLORIDA BUILDING CODE R 308.3.1
  - 4) NON BEARING INTERIOR FRAME WALLS SHALL BE 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) 2X6 KITCHEN KNEE WALL 34" TO TOP
  - 7) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES AT 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
  - 8) 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
  - 9) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1 HEADER @ 83". DOOR SHALL BE SELF CLOSING R302.5.1
  - 10) ALL WINDOWS INSTALL 72" ABOVE GRADE MUST COMPLY WITH R 612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PREVENTION DEVICE
  - 11) 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.
  - 12) ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. WITH 15" INCREMENT.

CABINET BACKING		
KITCHEN	UPPER TOP @ 54", 84" & 96" MICROWAVE @ 102"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE- TOP @ 35"
GUEST BATH	UPPER	BASE- TOP @ 31"
LAUNDRY RM.	UPPER TOP @ 84"	BASE

SQUARE FOOTAGE		
LIVING AREA	-----	1983
GARAGE AREA	-----	507
LANAI AREA	-----	230
ENTRY AREA	-----	35
TOTAL AREA	-----	2,755

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"	LV. = LOUVERED DOOR
5	2'-0"	
6	1'-8"	
7	1'-6"	

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



1st FLOOR PLAN: SCALE: 1/4" = 1'-0"

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MODEL: UNIT 1983 - EDISON

RESIDENCE FOR: SPEC

LOT: 75 BLOCK : SUBDIV: BARRINGTON COVE

ADDRESS: 16274 ABERDEEN WAY

G.C.D.# : 9136 D.R.H.# : 578140075

DATE: 1-13-16

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PLAN: FLOOR

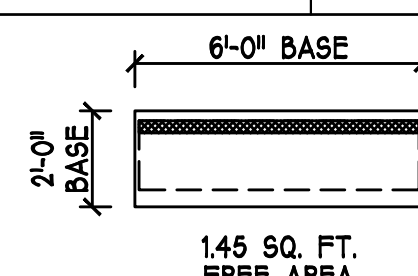
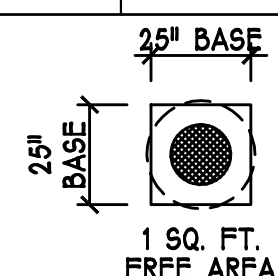
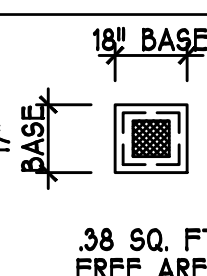
SCALE: 1/4"=1'-0"

SHEET#

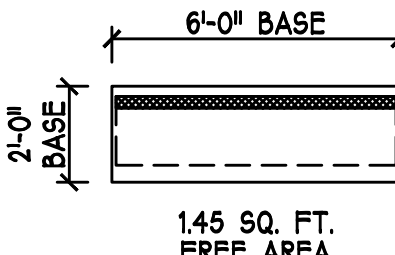
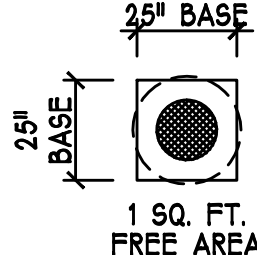
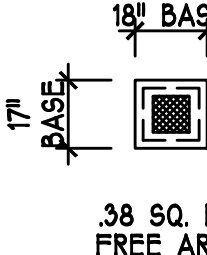
A-3L

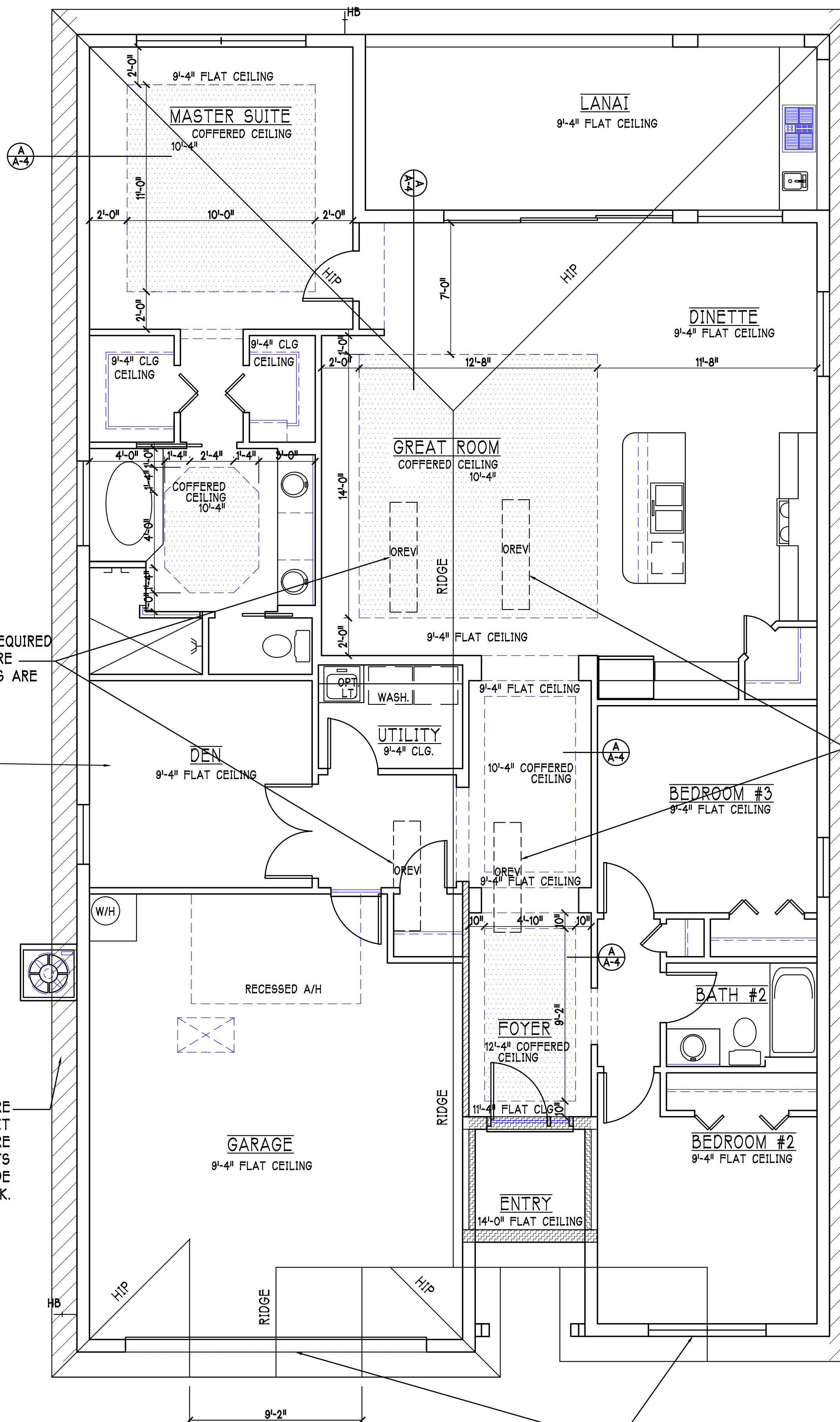


SOFFIT VENTS AROUND FULL PERIMETER  
NO FIRE RATED SOFFITS

ATTIC VENTILATION					
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V)	
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	2755 SQ. FT.	18.4 SQ. FT.	6.6%	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.	
					
OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"					

SOFFIT VENTS ALONG FRONT & REAR ONLY  
WITH FIRE RATED SOFFITS, BOTH SIDES OF HOUSE.

ATTIC VENTILATION						
verify venting requirements with energy calculations		WITHOUT OFF RIDGE VENTS		WITH OFF RIDGE VENTS (O.R.V)		
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	2755 SQ. FT.	DOES NOT QUALIFY		9.2 SQ. FT.	4.6 SQ. FT.	5.3%
		ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.		ATTIC VENTILATION CALCULATION: attic sq. ft. / 300 = vented sq. ft.		
						
OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"						



ROOF VENTS REQUIRED ONLY WHEN FIRE RATED SOFFITS ARE USED.

USE 1 HOUR FIRE RATED SOFFIT ONLY WHERE EAVE PROJECTS INTO A 5'-0" SIDE SET BACK.

ROOF VENTS REQUIRED ONLY WHEN FIRE RATED SOFFITS ARE USED.

USE 1 HOUR FIRE RATED SOFFIT ONLY WHERE EAVE PROJECTS INTO A 5'-0" SIDE SET BACK.

WHERE 1 HOUR FIRE RATED SOFFITS ARE USED ALONG THE SIDES OF THE HOUSE, DRILL (3/16") DIAMETER HOLES IN EACH PIECE OF BLOCKING (FOR AIR FLOW)

ROOF & CEILING PLAN:

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






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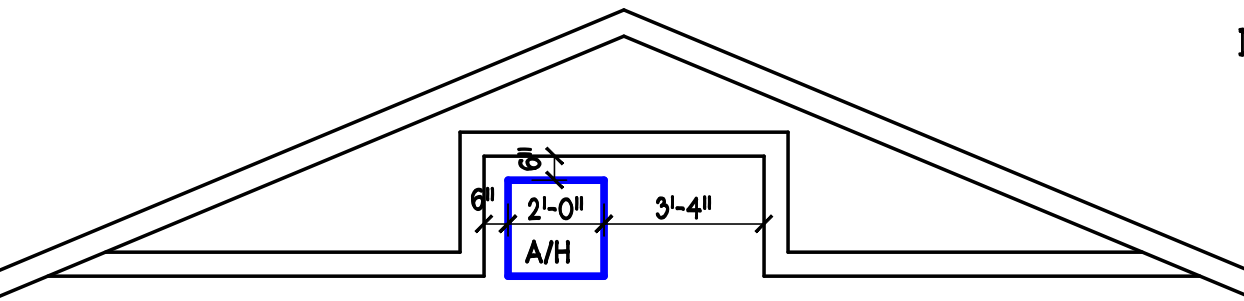
ELEVATION @ WALL

ELEVATION @ +12"

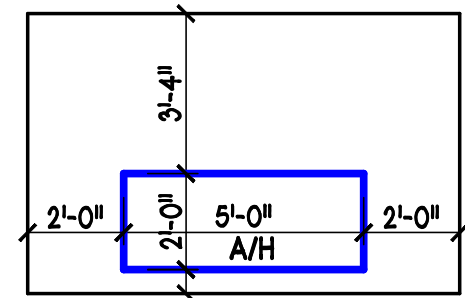
A  
A-4 COFFER DETAIL "A" SCALE: 1/2"= 1'-0"

BEARING HEIGHT

	INTERIOR BEARING HEIGHT
	
	



AIR HANDLER DETAIL SCALE: 1/4"= 1'-0"

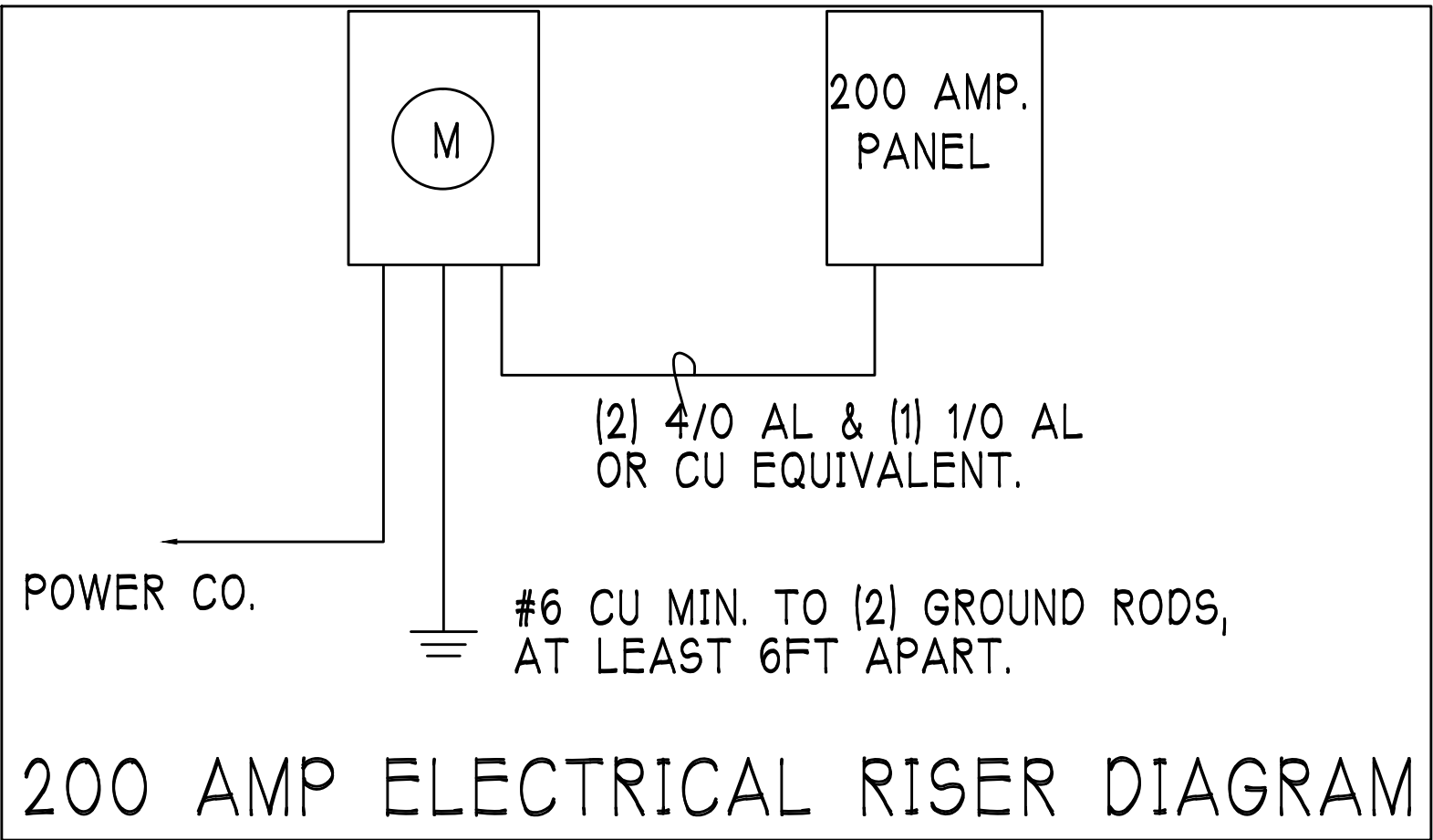




ELECTRICAL LEGEND

	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
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PERPOSES. PER RULE 9B-3.0472
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	RECESSED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON
	DB= DOOR BELL
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(39)	Recessed Cans	
B	(3)	Vapors	
C	(1)	Pendant/Nook	P4070-09
D	(X)	10" Mushrooms	P3410-30
E	(1)	24" Avalon 3 Lt	P3268-09
F	(2)	36" Avalon 4 Lt	P3269-09
G	(X)	NOT USED	NOT USED
H	(2)	Coach Lights	P5815-30
J	(X)	Coach Lights	P5683-30
K	(1)	J BOX	
L	(2)	4' Fluorescent	P7186-30
M	(2)	2' Fluorescent	P7183-30
N	(1)	5lt Chandelier	P4068-09
O	(X)	3 Lt Avalon	P3773-09
P	(3)	Pendant Light	P-5068-09



Electrical Notes:

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

All electrical equipment to be set at or above base flood elevation.

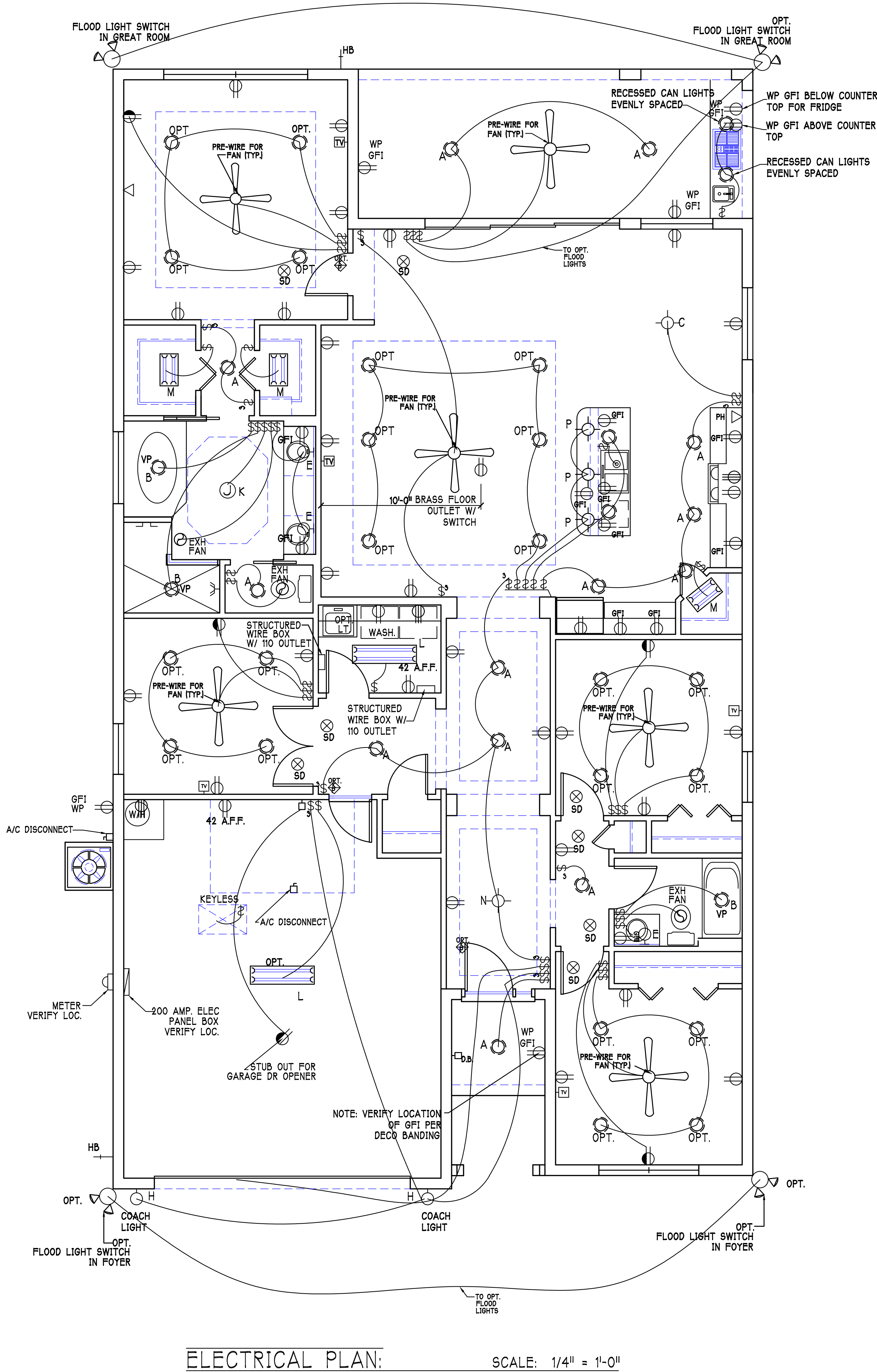
All outlets in wet areas and all exterior outlets to be GFIs

Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2011

INSTALL 220V OUTLET

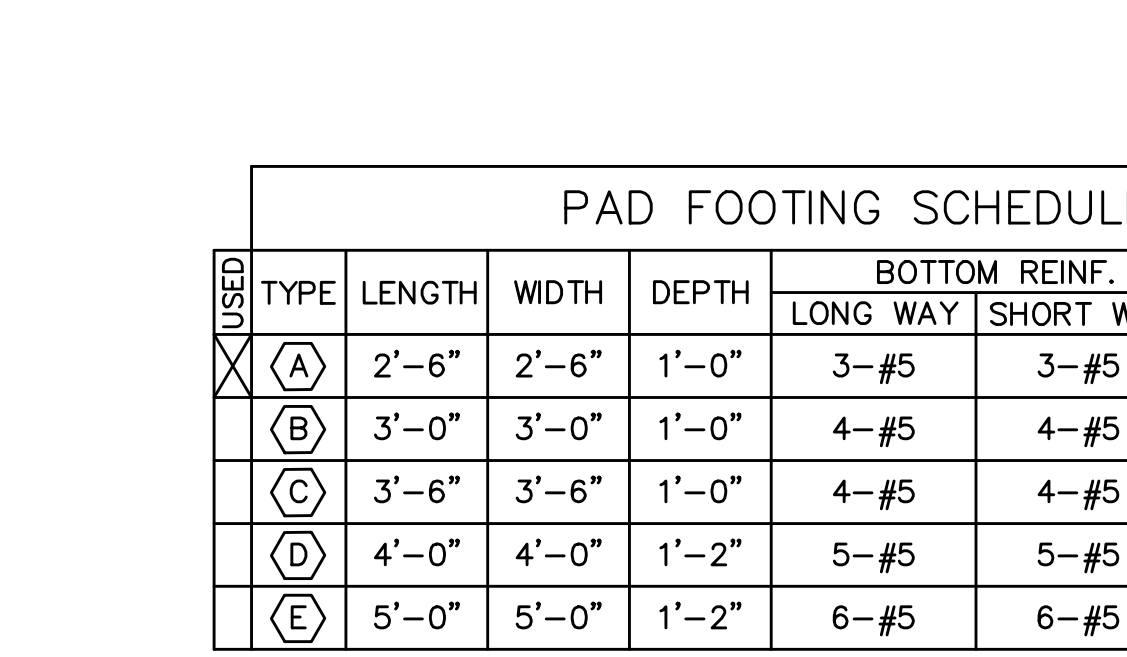
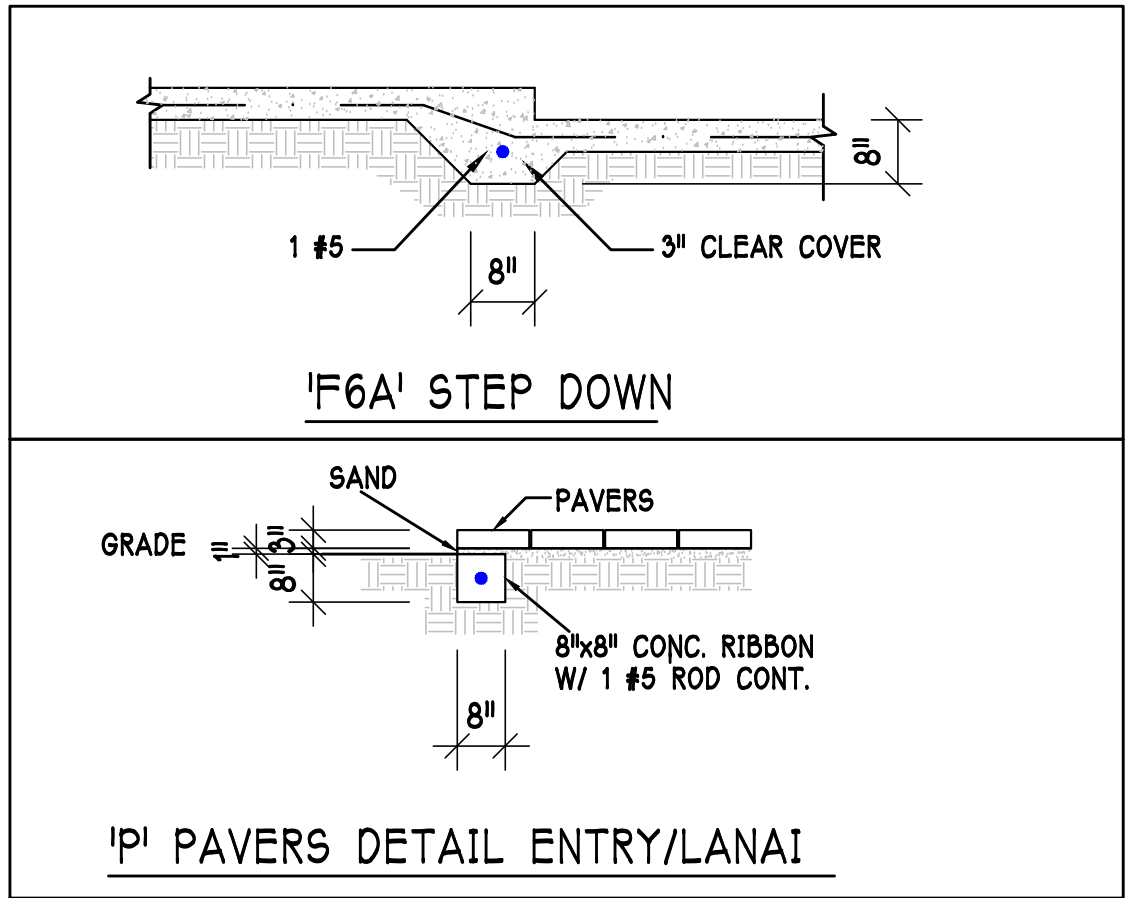
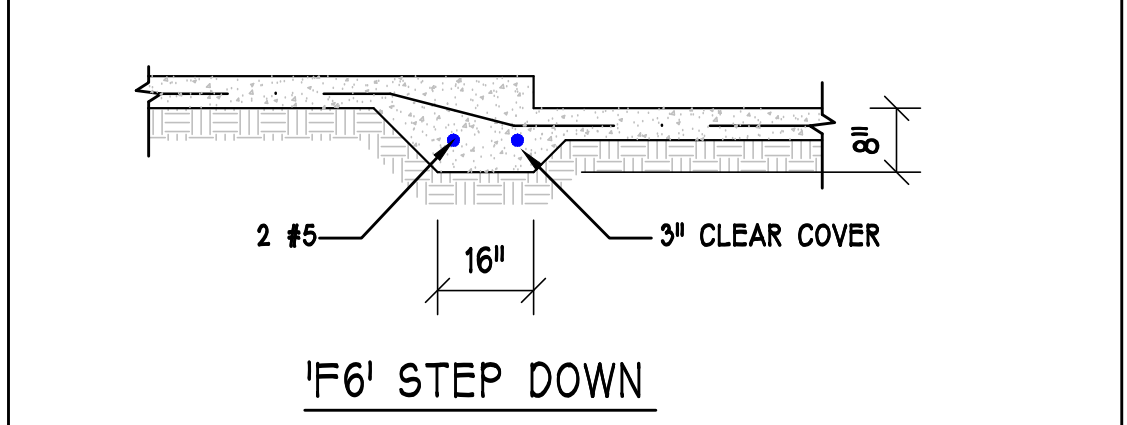
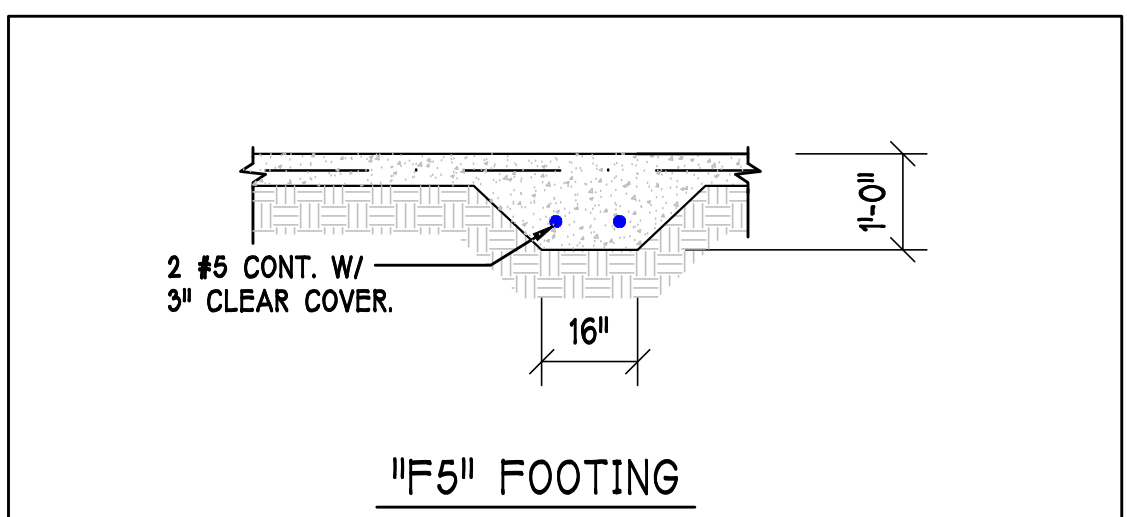
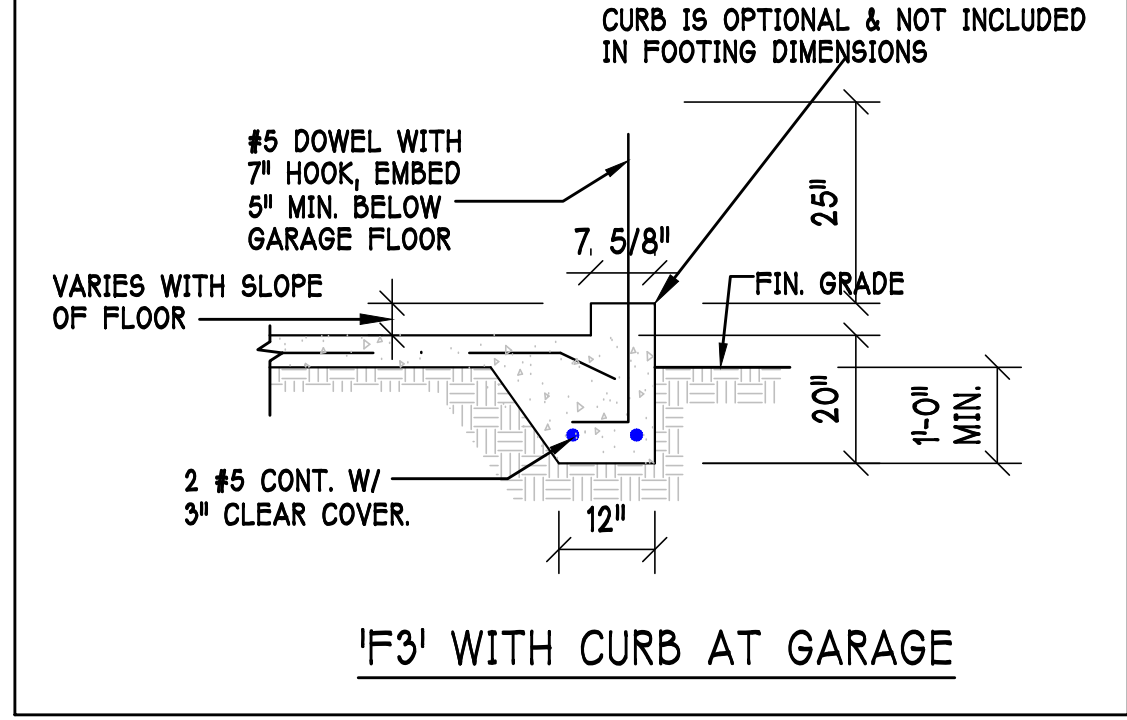
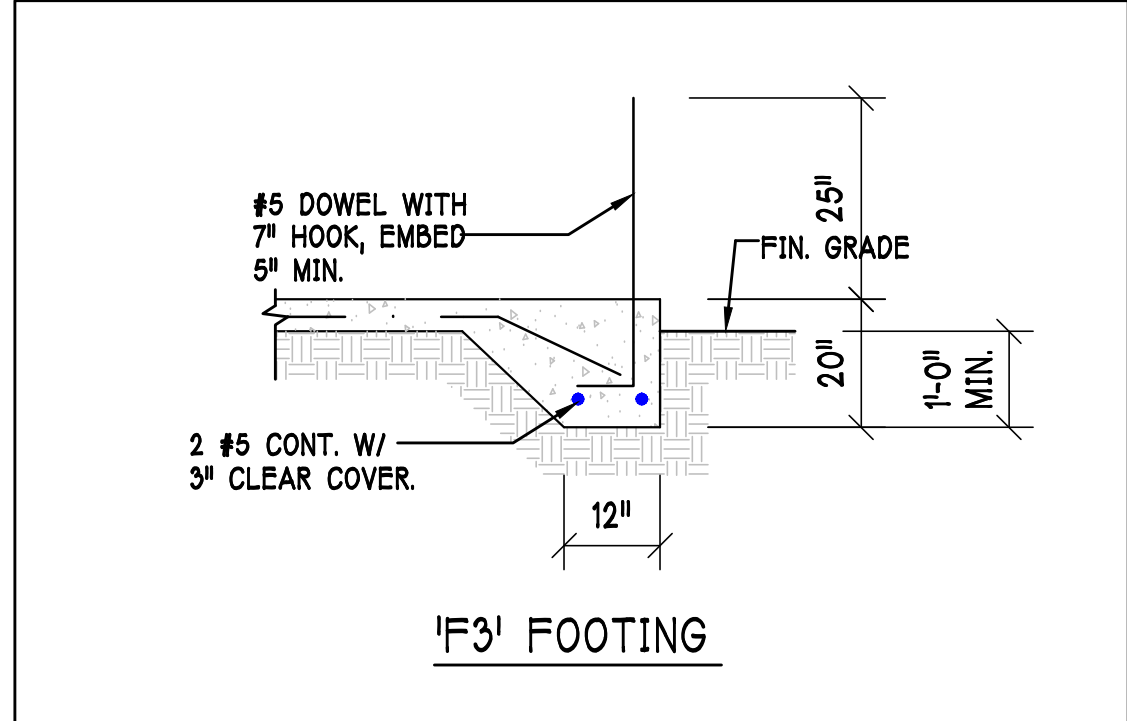
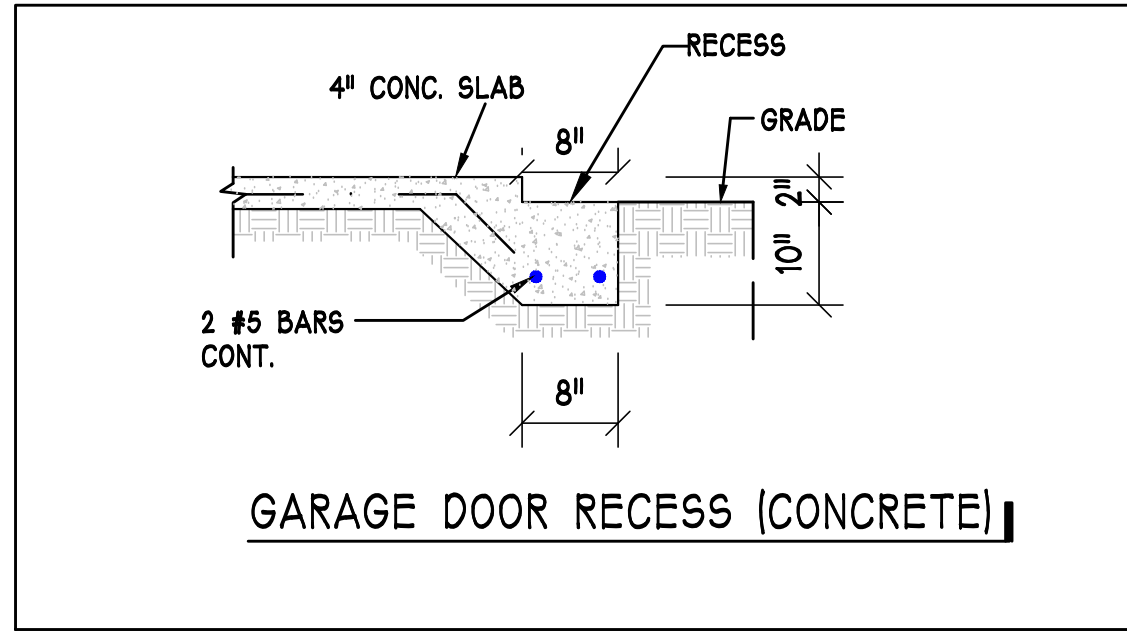
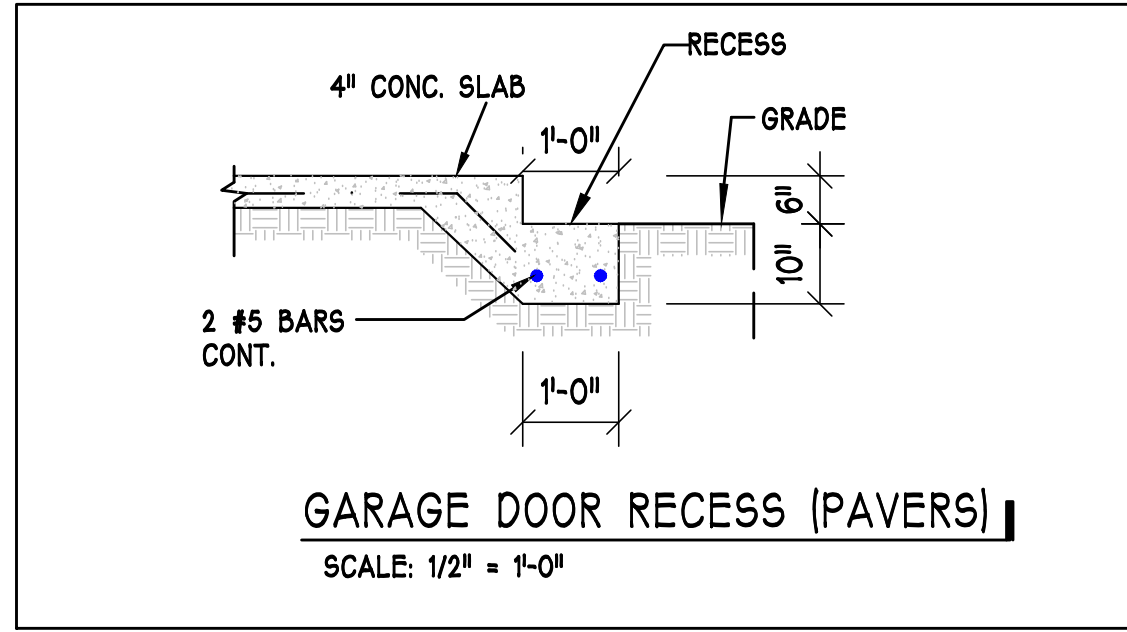
FOR OVEN AS REQUIRED













A-6L





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

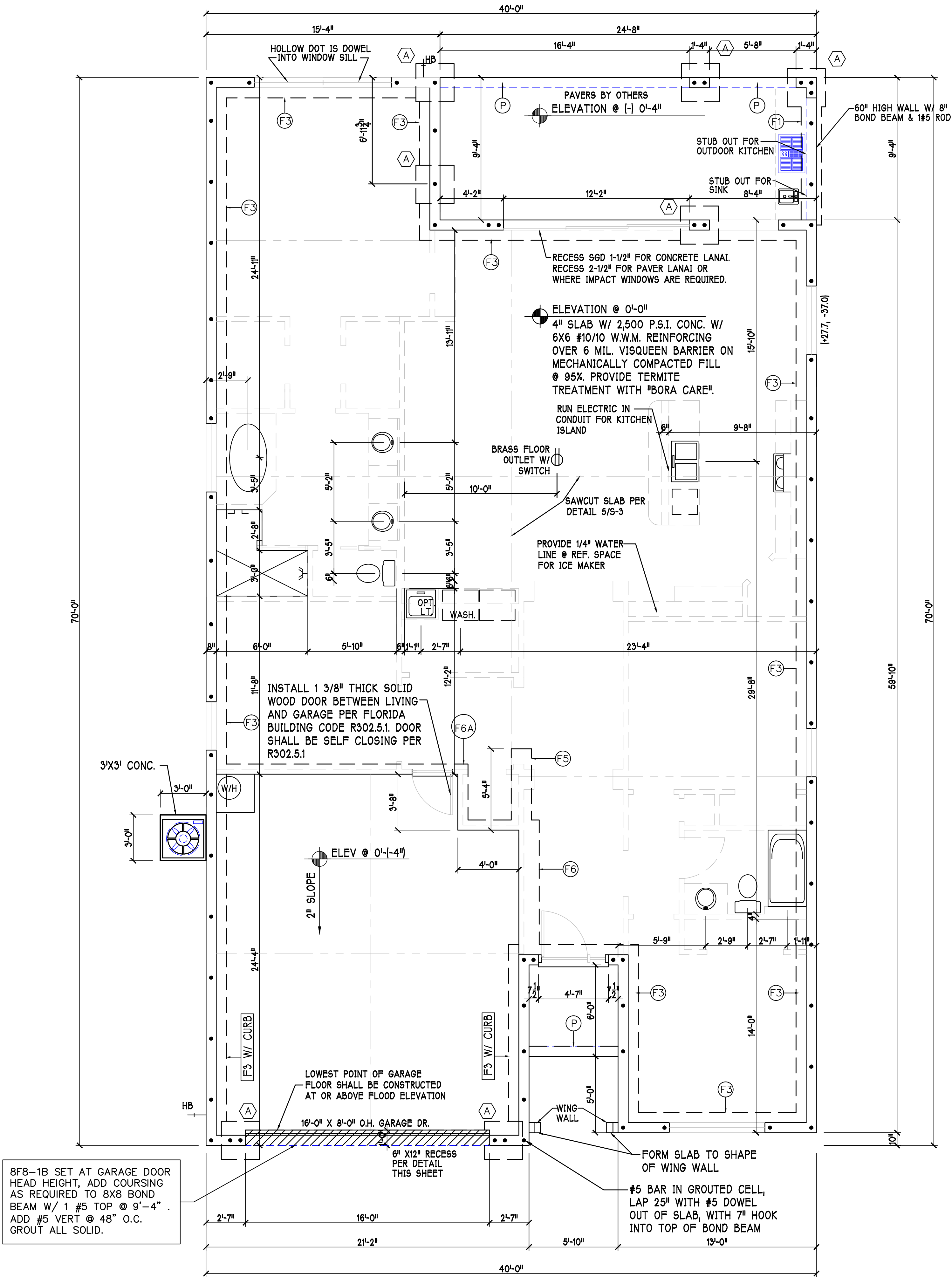
WALL FOOTING SCHEDULE						
USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
X	F1	CONT.	1'-4"	0'-8"	2-#5	
X	F2	CONT.	1'-8"	0'-10"	2-#5	
X	F3	CONT.	1'-0"	1'-8"	2-#5	
X	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
X	F6	CONT.	1'-4"	1'-0"	2-#5	
X	F6A	CONT.	8"	8"	1-#5	
X	TE	CONT.	0'-8"	0'-8"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

## FOUNDATION PLAN

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

### PLAN NOTES:

- 1) TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0".
- 2) 'F#' DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
- 3) (#) 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.



8F8-1B SET AT GARAGE DOOR HEAD HEIGHT, ADD COURSE AS REQUIRED TO 8X8 BOND BEAM W/ 1 #5 TOP @ 9'-4". ADD #5 VERT @ 48" O.C. GROUT ALL SOLID.

FOUNDATION PLAN: 'L'

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

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America's Builder

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STRUCTURAL SYSTEMS & NORTH FLORIDA  
CAPESIDE, FL 33904  
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C# 885

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RESIDENCE FOR: SPEC

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DATE: 1-13-16

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REVISED:

PLAN: FOUNDATION

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

SHEET#

**S-1 L**



INSTALL META16 AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	TRUSS STRAPPING TO MASONRY		
	MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
	1450	(1)META16 TO 40	9-10dx1-8", EMBED 4"
	1810	(1)HETA16 TO 40	10-10dx1-8", EMBED 4"
	2235	(1)HETA16 TO 40	12-10dx1-8", EMBED 4"
	1985 (1 PLY)	(2)META12 TO 40	12-10dx1-8", EMBED 4"
	1900 (2 PLY)	(2)META12 TO 40	14-16d, EMBED 4"
	2500 (2 PLY)	(2)HETA12 TO 40	14-16d, EMBED 4"
	2500 (2 PLY)	(2)HETA12 TO 22	14-16d, EMBED 4"

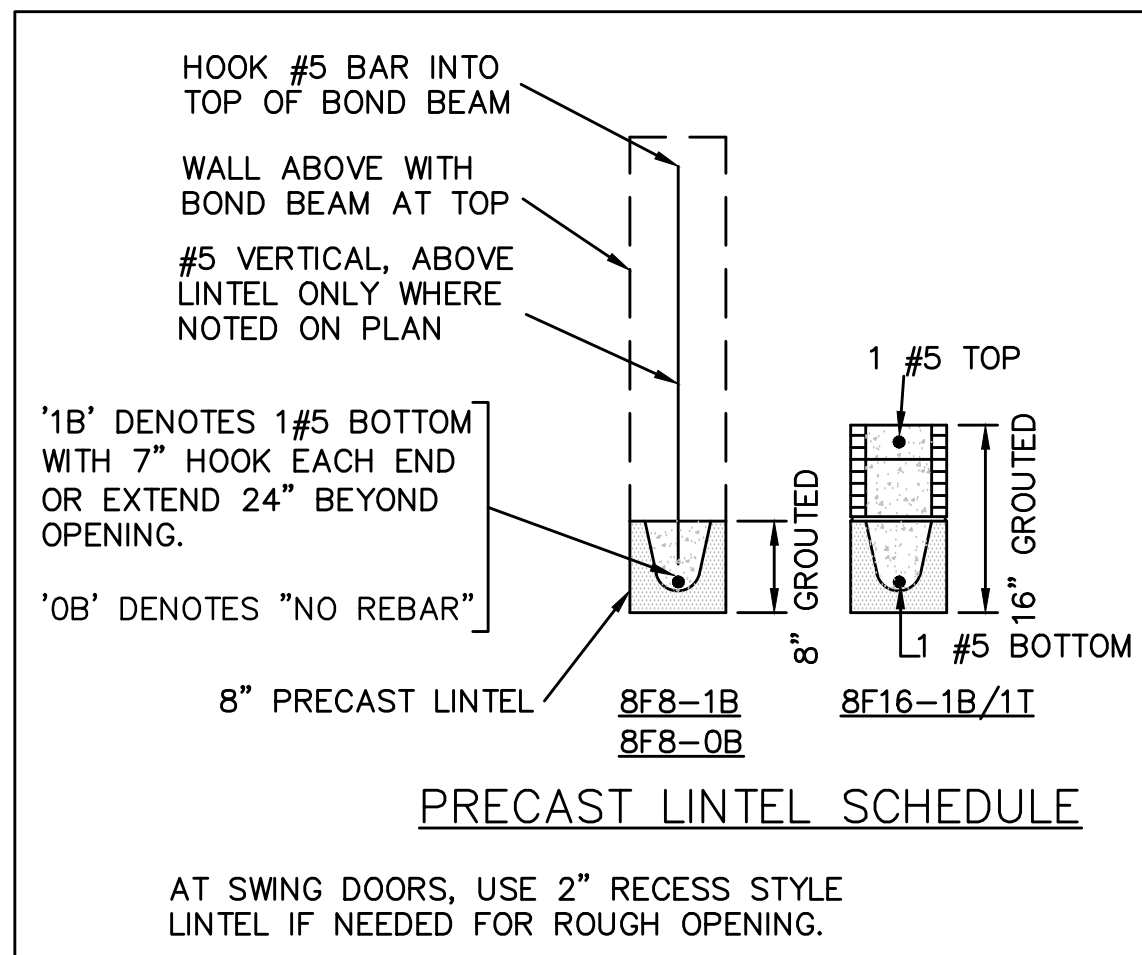
NOTES:  
1) PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -C OF WALL.  
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.  
3) WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/S-3.

REV 2

INSTALL AT ALL TRUSSES TO 840 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.	TRUSS STRAPPING TO STUD WALL/WOOD BEAM		
	MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
	840	(1)MTS12 TO 20	14-10dx1-8"
	1680	(2)MTS12 TO 20	14-10dx1-8"
	2520	(3)MTS12 TO 20	14-10dx1-8"
	1450	(1)HTS20 TO 30	24-10dx1-8"
	2800	(2)HTS20 TO 30	24-10dx1-8"
	4350	(3)HTS20 TO 30	24-10dx1-8"
	5800	(4)HTS20 TO 30	24-10dx1-8"

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

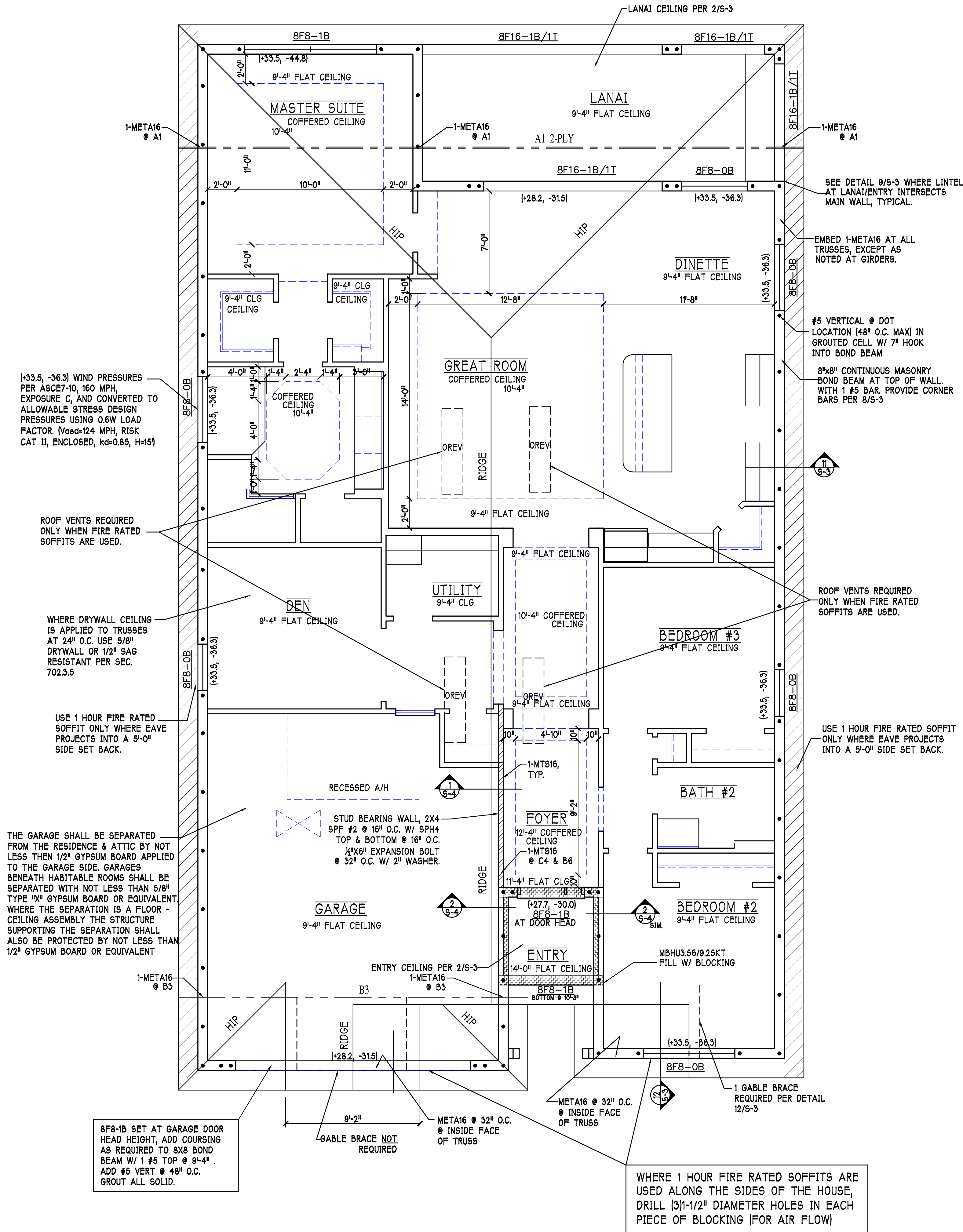
REV 2



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 5-3.  
3) PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.  
4) FOR NAILING OF ROOF DECK, SEE 1 AND 2 ON 5-3.  
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 2/A-6.

BEARING HEIGHT		INTERIOR BEARING HEIGHT	
	= BEARING @ 9'-4" A.F.F.		= BEARING @ 12'-4" A.F.F.
	= BEARING @ 14'-0" A.F.F.		

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY RAYMOND, JOB #: 13101031M1, DATED: 11/19/2013, REVISED: 12/30/2013



ROOF & CEILING PLAN:

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

DESIGN IN ACCORDANCE W/ THE 2014  
RESIDENTIAL FLORIDA BUILDING CODE- 5TH  
EDITION

**D. R. HOUDON, P.E.**  
*America's Builder*

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

STRUCTURAL  
SYSTEMS  
OF  
FLORIDA  
1634 S.E. 47th ST. SUITE #2  
CAESAR, FL 33504  
TEL: 352-245-1234  
FAX: 352-245-1234  
C.A.B. 8889

MODEL:  
UNIT 1983 - EDISON  
RESIDENCE FOR: SPEC

LOT: 75  
SUBDIV: BARRINGTON COVE  
ADDRESS: 16274 ABERDEEN WAY  
G.C.D.#: 9136 D.R.H.#: 578140075

DATE:  
1-13-16

DRAWN BY:  
BGN

CHECKED BY:  
JWC

REVISED:

PLAN:  
ROOF

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

SHEET#

**S-2L**