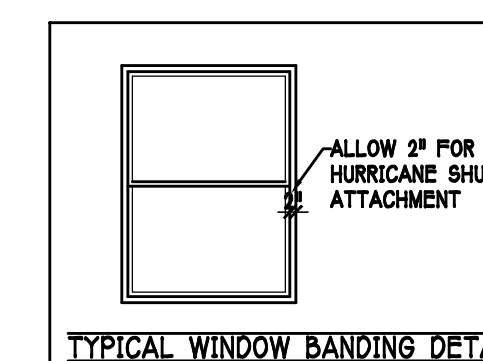
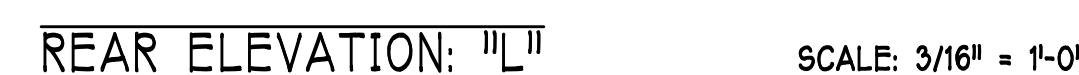
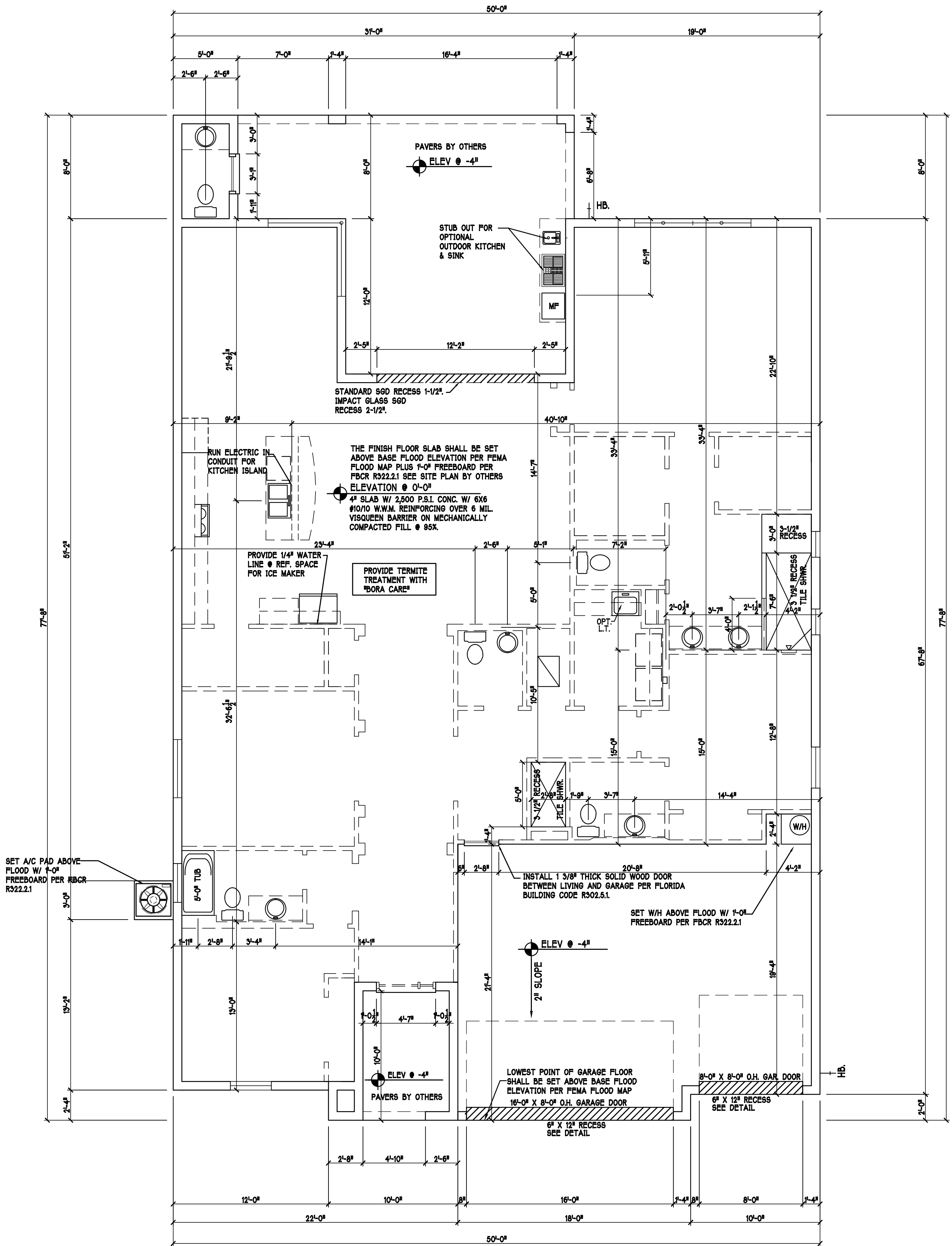
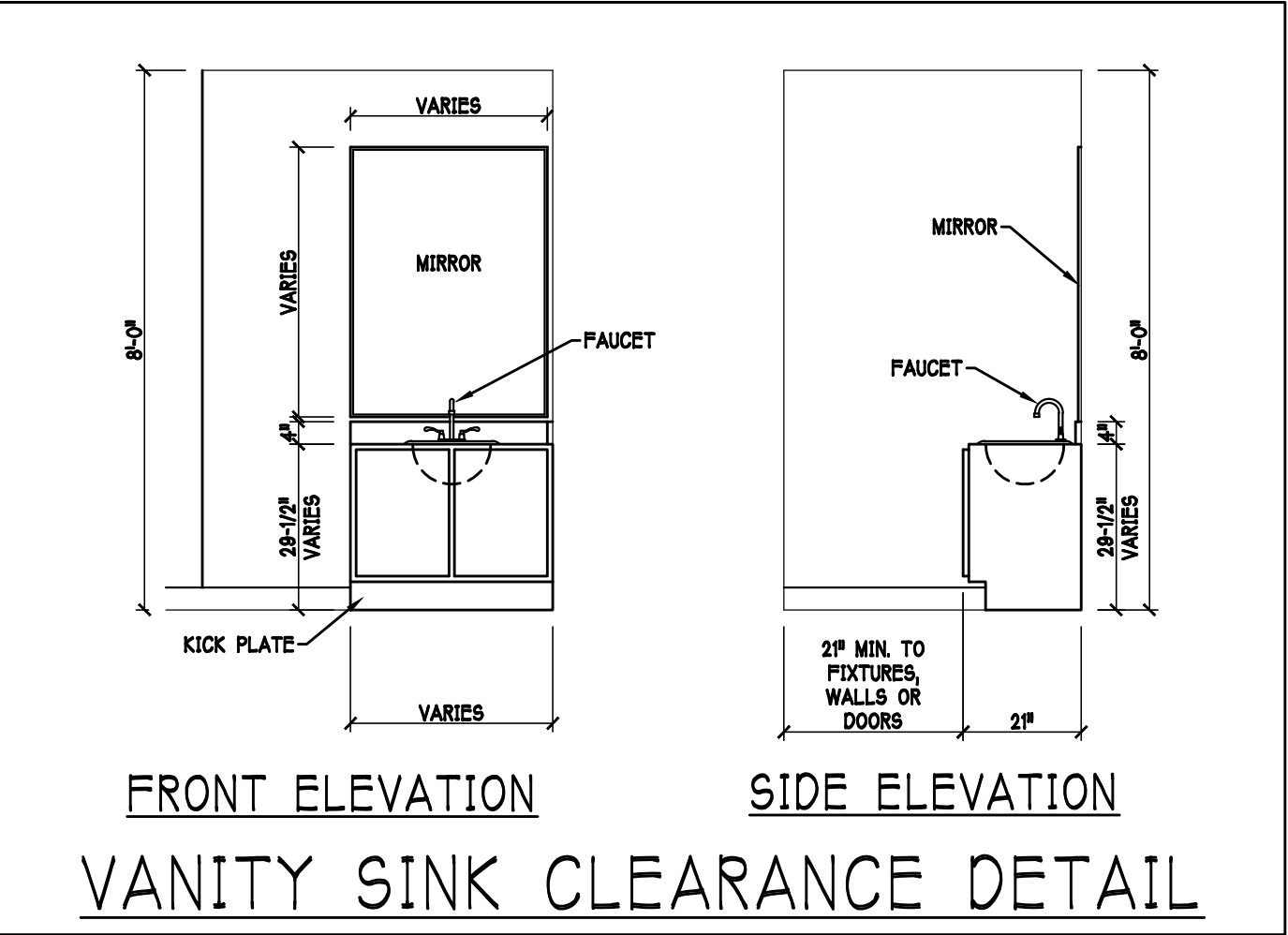
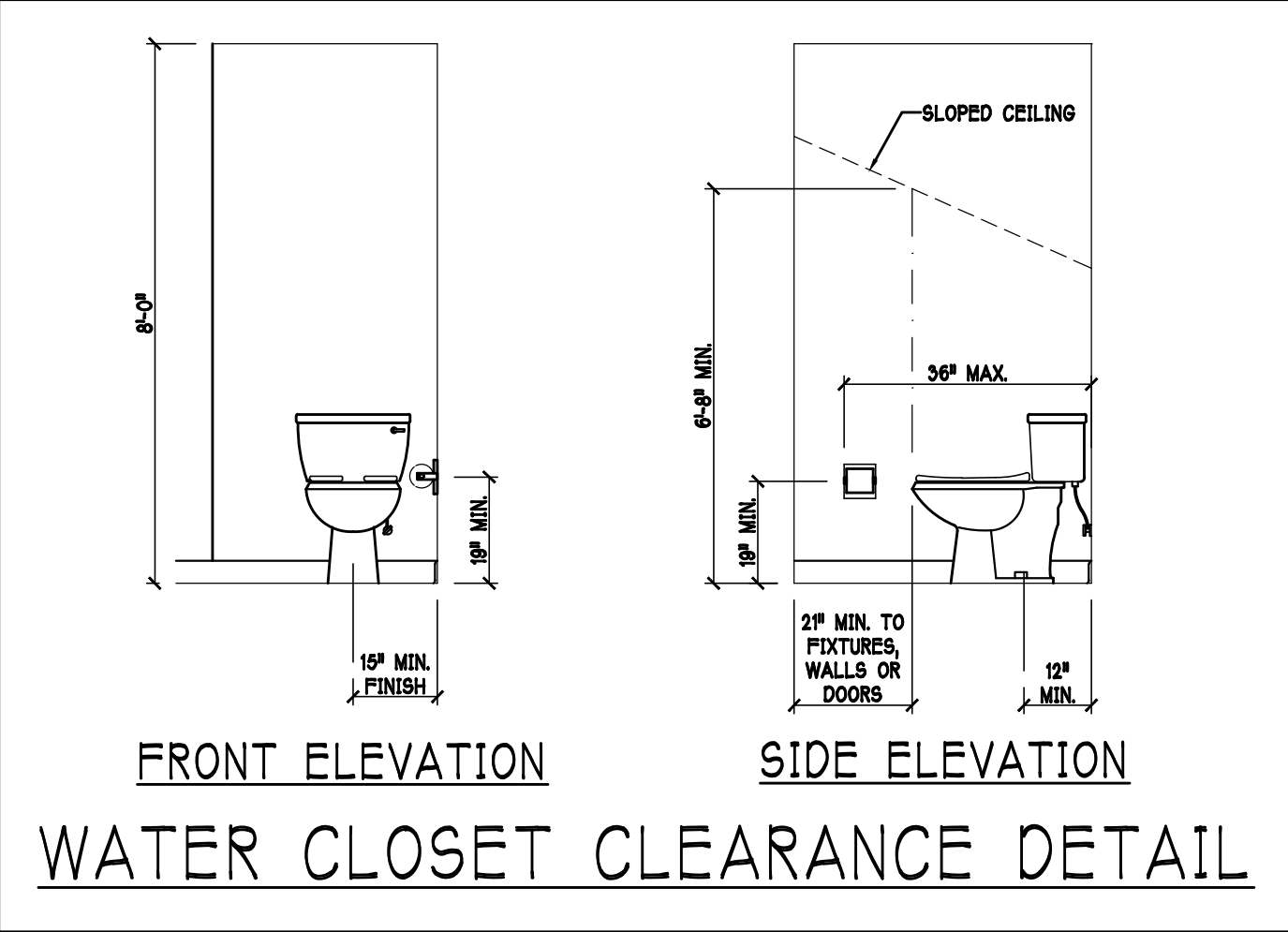


DATE:		9-09-19	
DRAWN BY:		GCH	
CHECKED BY:		JWC	
REVISED:			
PLAN:		ELEVATION	
SCALE:		3/16" = 1'-0"	
SHEET#		A-1 L	

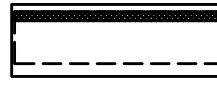


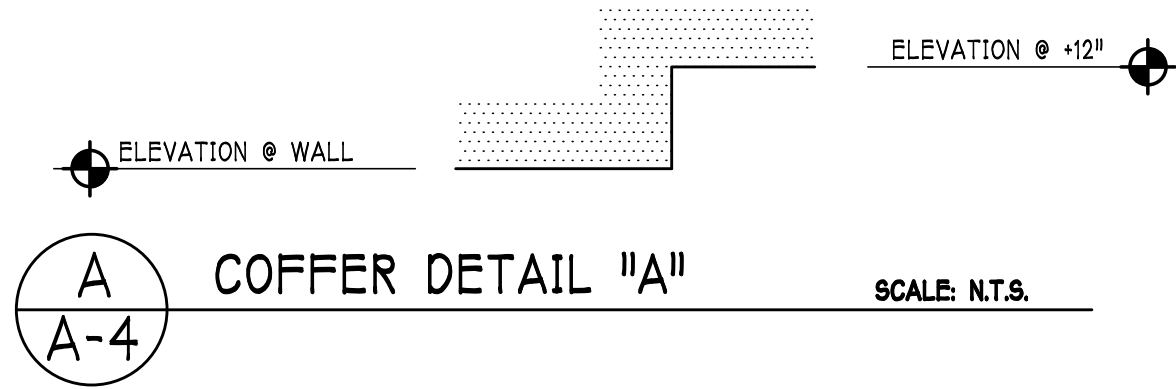
SLAB & PLUMBING PLAN: "L" SCALE: 3/16"=1'-0"

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

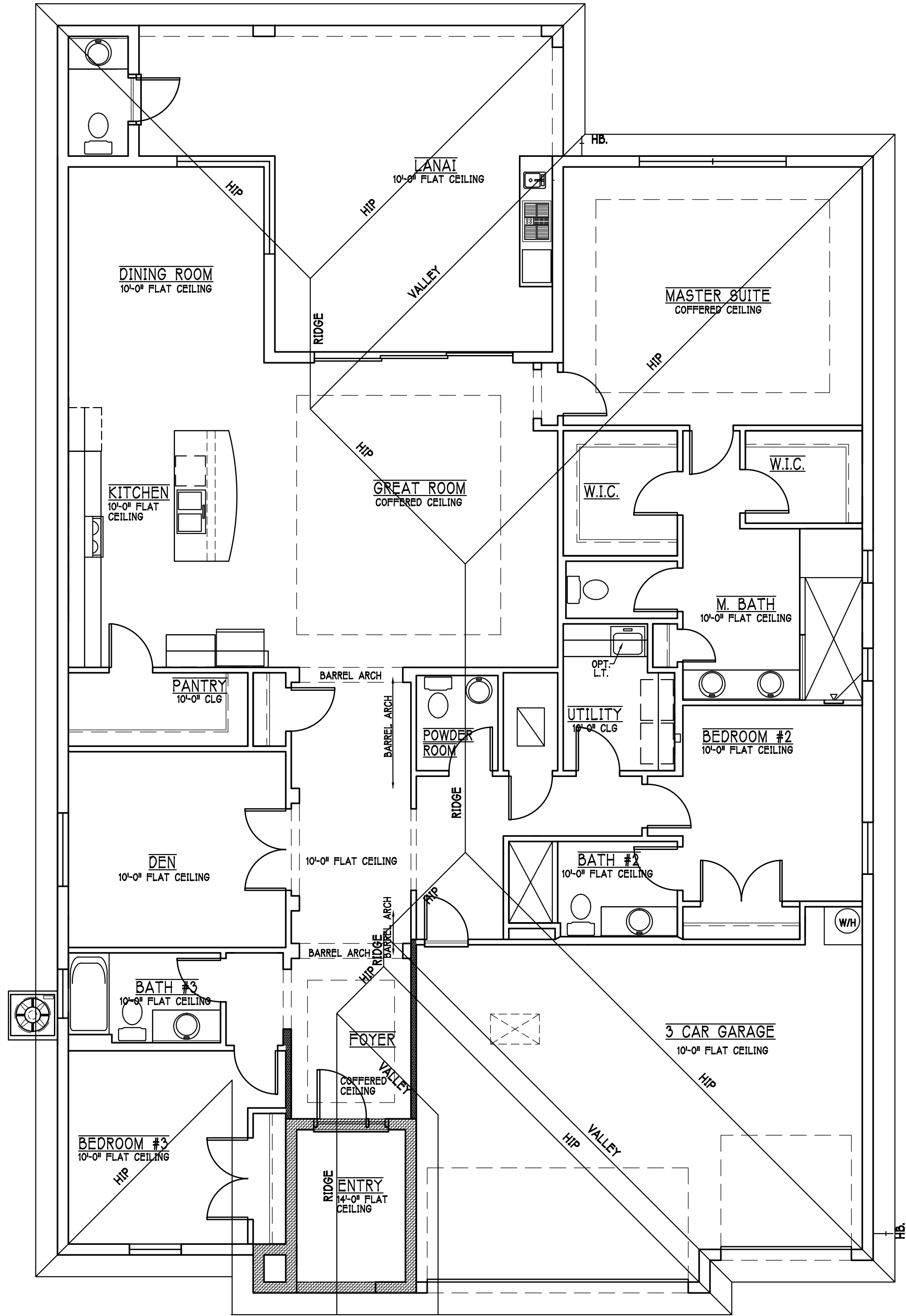
MODEL:	2540 L W/EXT LANAI
LOT: 336	BLOCK :
SUBDIV: RIVER CLUB 60s	ADDRESS: 24191 RIVERFRONT DR
G.C.D. # : 11170	D.R.H. # : 579420054
DATE:	9-09-19
DRAWN BY:	GCH
CHECKED BY:	JWC
REVISD:	
PLAN:	SLAB & PLUMBING
SCALE:	3/16" = 1'-0"
SHEET#	A-2L



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 1/500 INSTALL PER FBC R806.2 MINIMUM AREA REQUIREMENTS)	
mark	square footage	soffit vents	MIN AIR FLOW OF SOFFIT	total ventilation	MIN AIR FLOW OF SOFFIT
①	3707 SQ. FT.	24.71 SQ. FT.	7.0%	O.R.V. NOT USED	
		ATTIC VENTILATION CALCULATION: attic sq. ft. / 150 = vented sq. ft.		ATTIC VENTILATION CALCULATION: attic sq. ft. / 500 = vented sq. ft.	
6'-0" BASE 2'-0" BASE  145 SQ. FT. FREE AREA 2'-0" BASE 2'-0" BASE  150 SQ. FT. FREE AREA 3'-0" BASE 1'-0" BASE  36 SQ. FT. FREE AREA					
OFF RIDGE EXHAUST VENT SIZES (AREA NET FREE SQUARE FEET) SCALE: 1/4"=1'-0"					



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



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



D-R-HOUGHTON
America's Builder

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

MODEL:
2540 L W/EXT LANAI

LOT: 336 BLOCK :

SUBDIV: RIVER CLUB 60s

ADDRESS: 2419 RIVERFRONT DR

G.C.D. # : 11170 D.R.H # : 579420054

DATE:
9-09-19

DRAWN BY:
GCH

CHECKED BY:
JWC

REVISD:

PLAN:
CEILING PLAN

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

SHEET#
A-4L

RESIDENCE FOR:

SPEC

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.P.F.
	TIMER SWITCH
	GFI SWITCH
	DIMMER SWITCH
	3 WAY SWITCH
	SINGLE POLE SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A POSSIBLE-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 68-3.04(7) SD (SMOKE DETECTOR) SD CARBON MONOXIDE/SMOKE DETECTOR
	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

Electrical Notes:

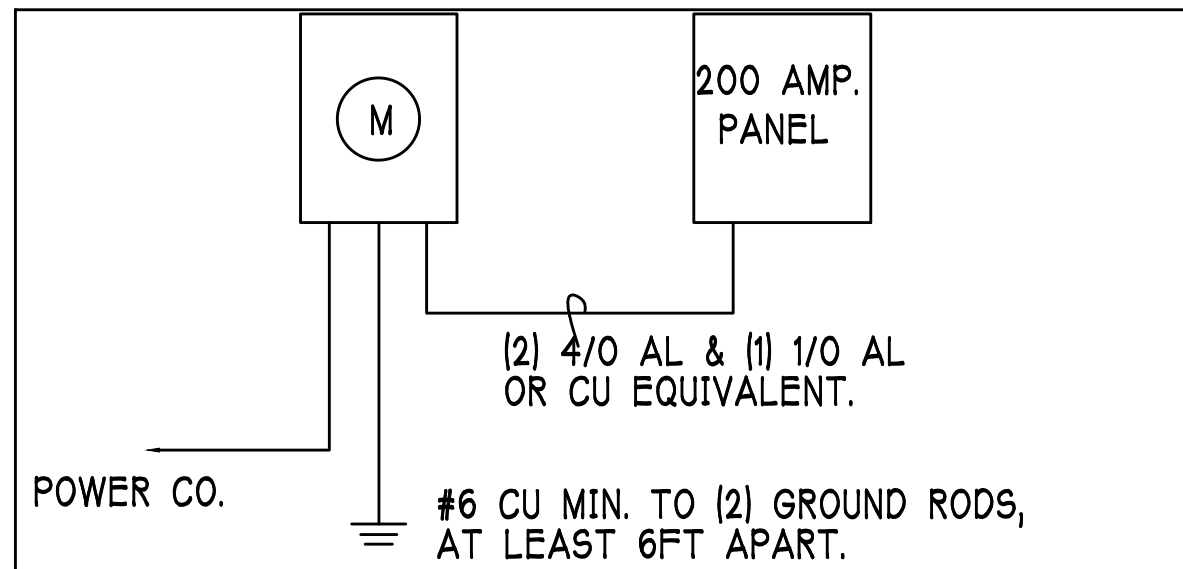
Install Arc-Fault circuit-Interruption & Tamper-Resistant Receptacles shall be installed in dwelling unit. per NEC 210.12 & 408.11

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

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

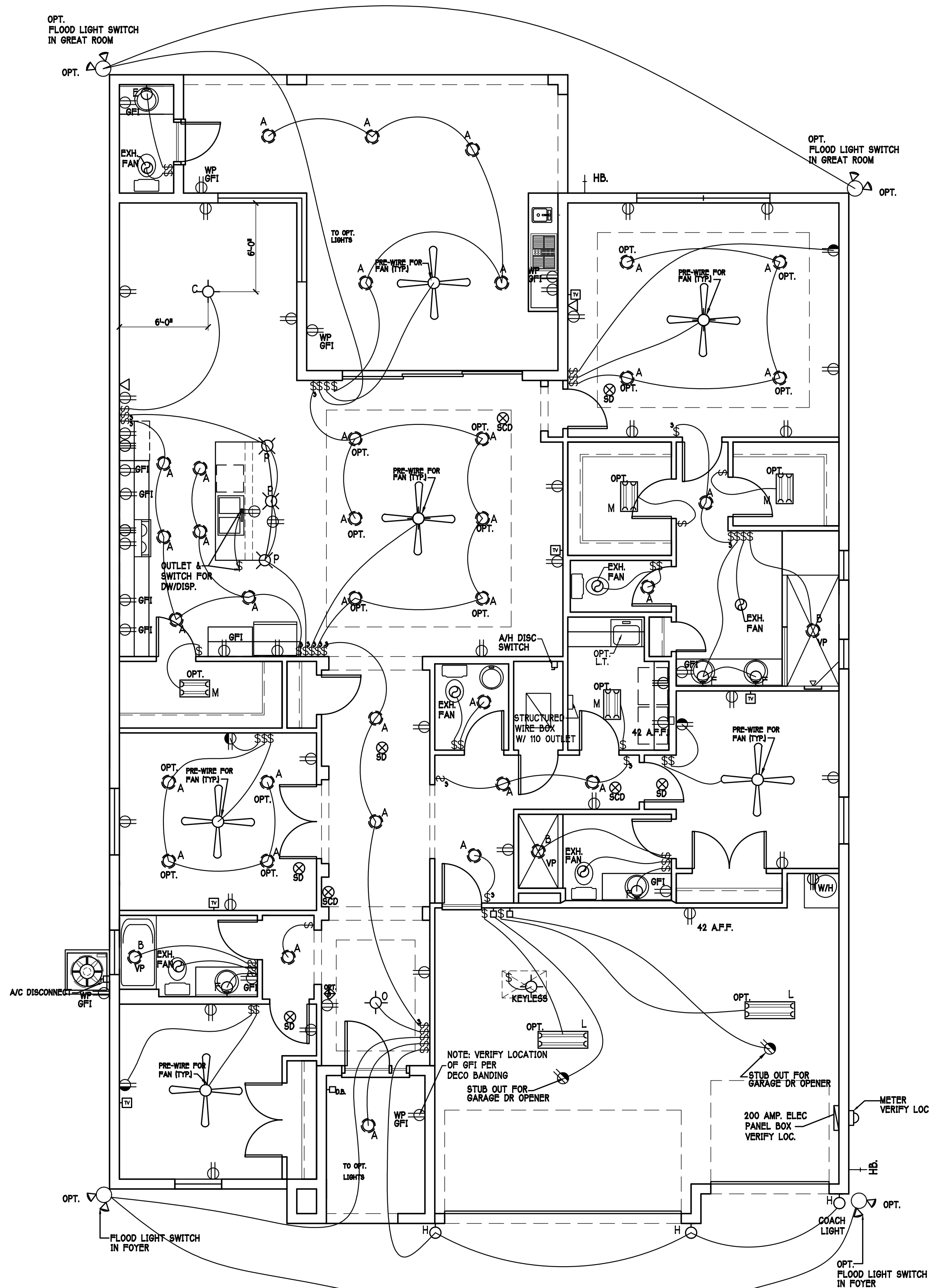
Install Phone & T.V per contract .

INSTALL ALL ELECTRICAL PER NEC 2014



200 AMP ELECTRICAL RISER DIAGRAM

200 Amp Service			
TAG	QUANTITY	PRODUCT	PRODUCT #
A	(31)	Recessed Cans	
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	(2)	Coach Lights	
J	(X)	Coach Lights	
K	(1)	J BOX	
L	(2)	4' Fluorescent	
M	(2)	2' Fluorescent	
N	(1)	5lt Chandelier	
O	(X)	3 Lt	
P	(3)	Pendant Light	



ELECTRICAL PLAN: 11L1 SCALE: 3/16" = 1'-0"

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.5.5
- LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYPSOBOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 16" O.C. EDGE AND FIELD.

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" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED. INSTALL 1/4" CLIPS AT UNSUPPORTED PANEL EDGES.

FLASHING SHALL BE ALUMINUM ALUMINUM ZINC COATED STEEL .0179 INCHES THICK, 26 GAUGE ALUMINUM ZINC OR GALVANIZED STEEL .0178 INCHES THICK, 26 GAUGE ZINC COATED 880. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE 22 SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R903.2.8 (I TO G).

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

ASPHALT SHINGLE ROOF SPECS

SHINGLES 15# 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 D2462, 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 10.05 inches with a minimum 3/16 inch diameter head and shall be of 5" length to penetrate the sheathing.

The nail component of plastic cap nails shall meet or exceed the requirements of ASTM A 641, Class 1, or equal, and shall be corrosion resistant by cooling 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 F.B.C.

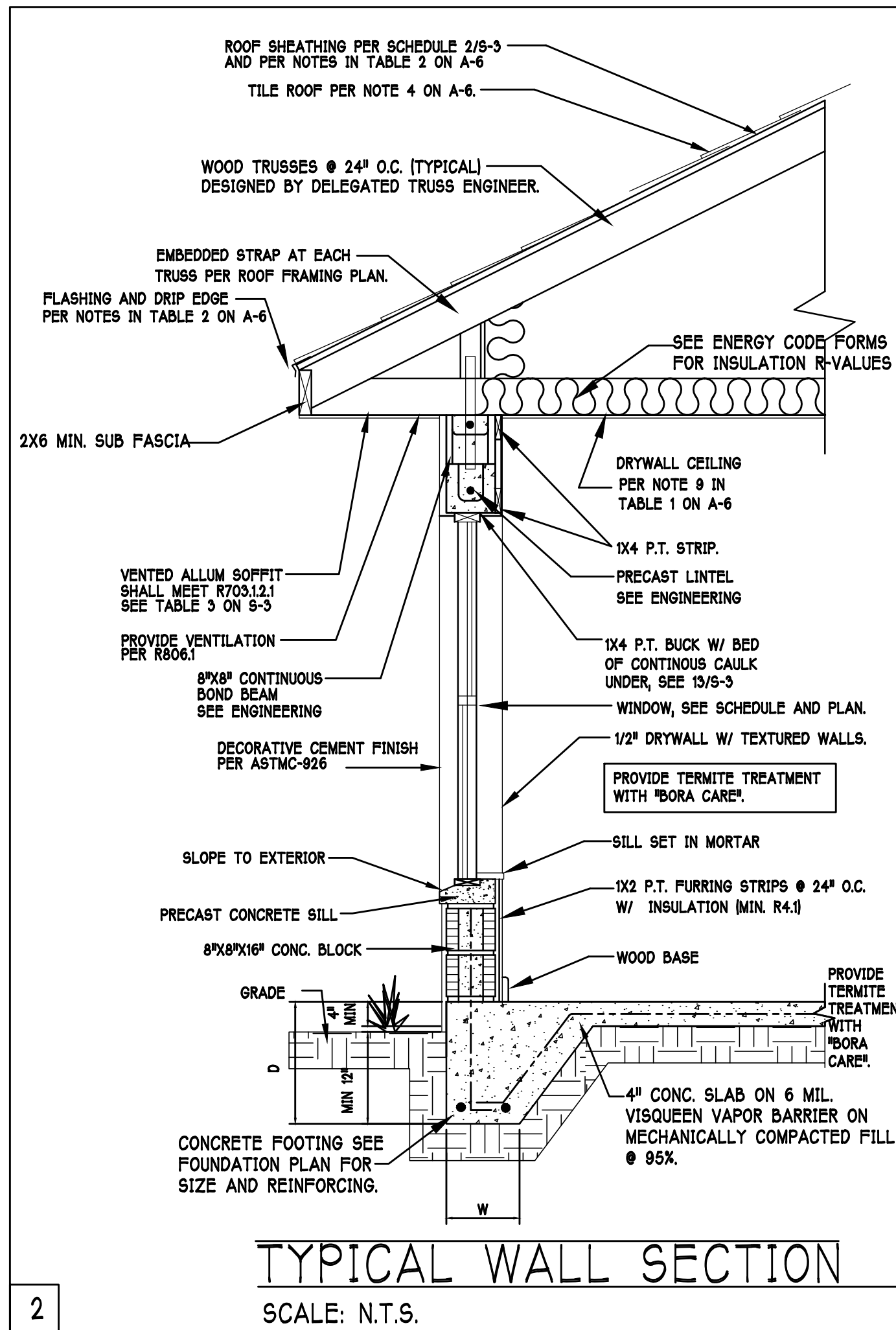
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK.

APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- TILE PLACEMENT AND SPACING
- ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
- AMOUNT AND PLACEMENT OF MORTAR
- AMOUNT AND PLACEMENT OF ADHESIVE
- TYPE, NUMBER, SIZE, AND LENGTH OF FASTENERS AND CLIPS
- UNDERLAYMENT
- SLOPE REQUIREMENT.

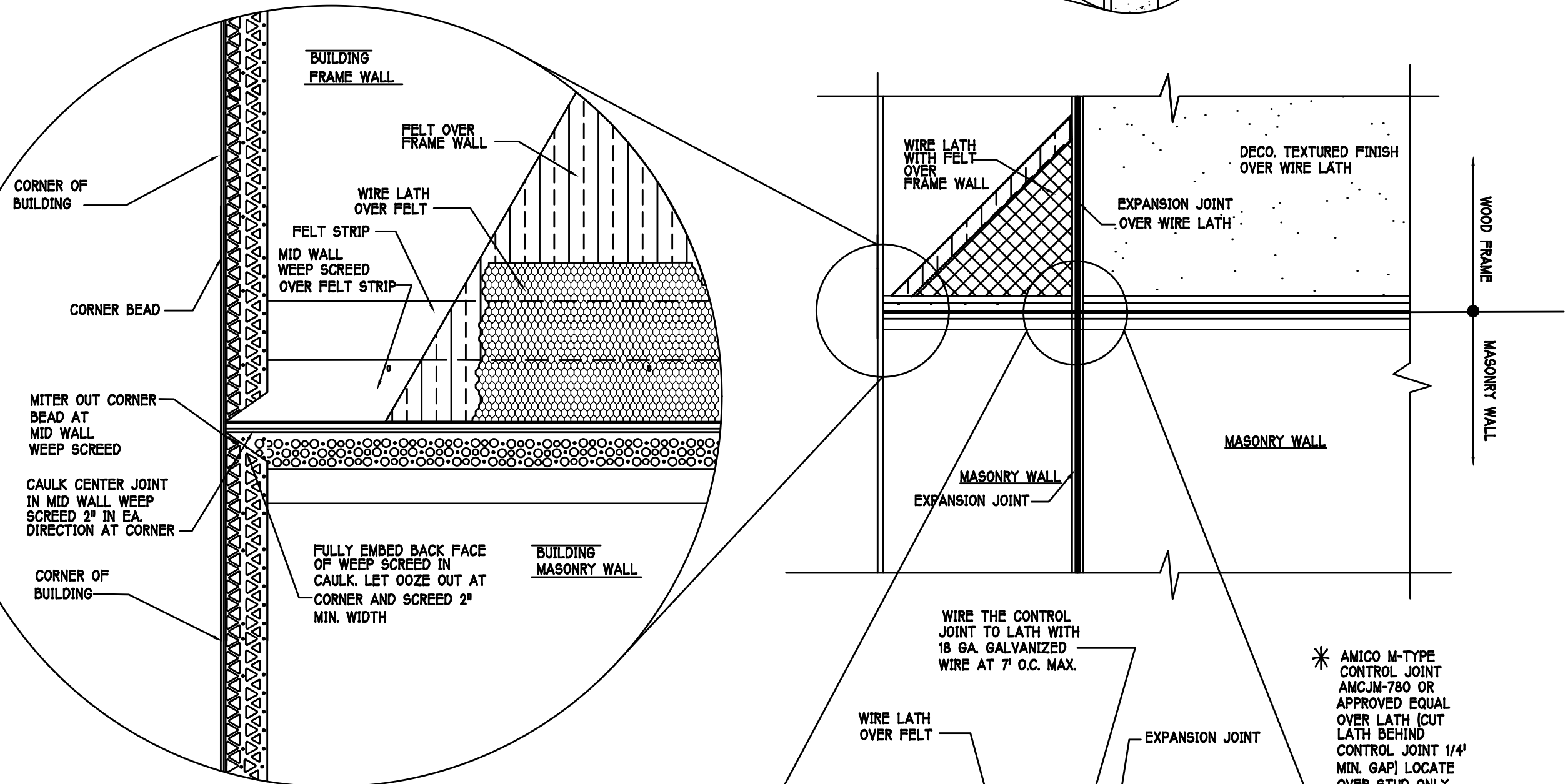
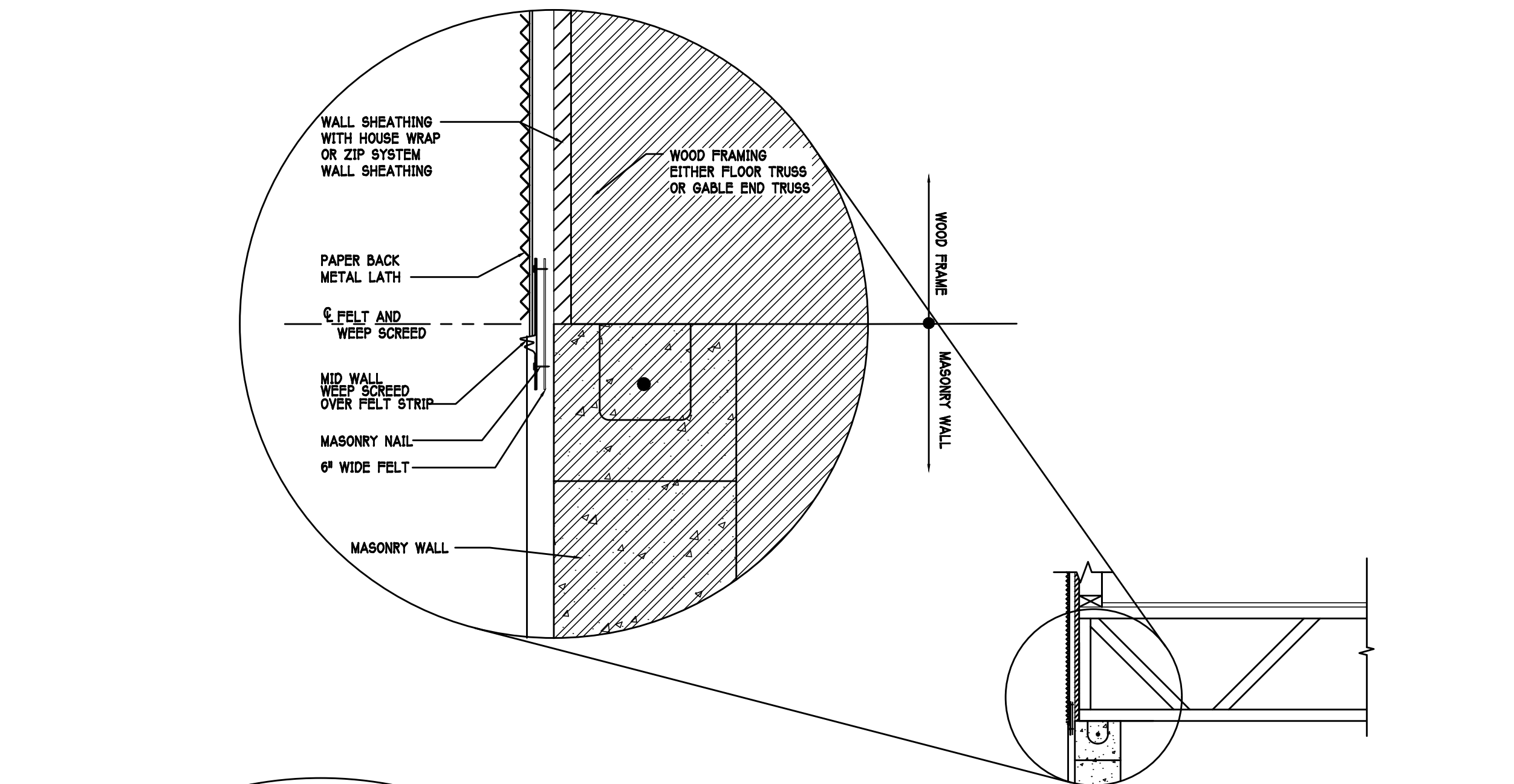
FLOOR SHEATHING AT 2ND FLOOR

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



TYPICAL WALL SECTION

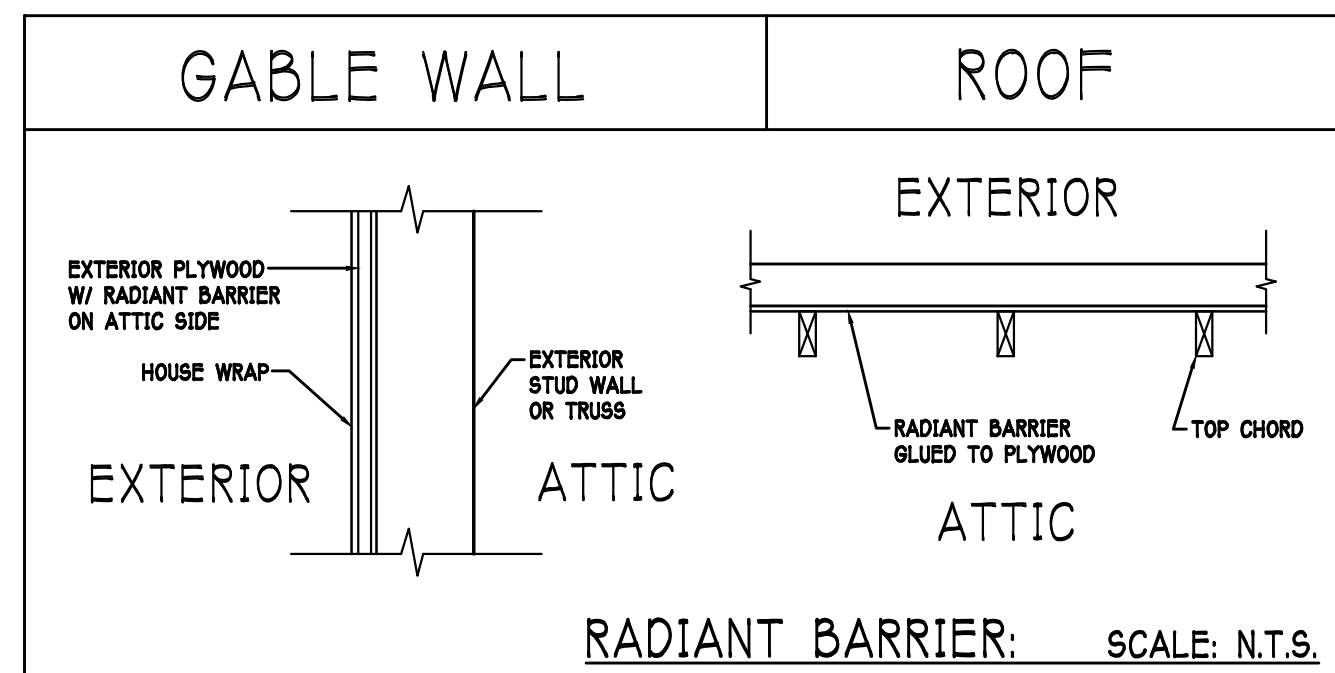
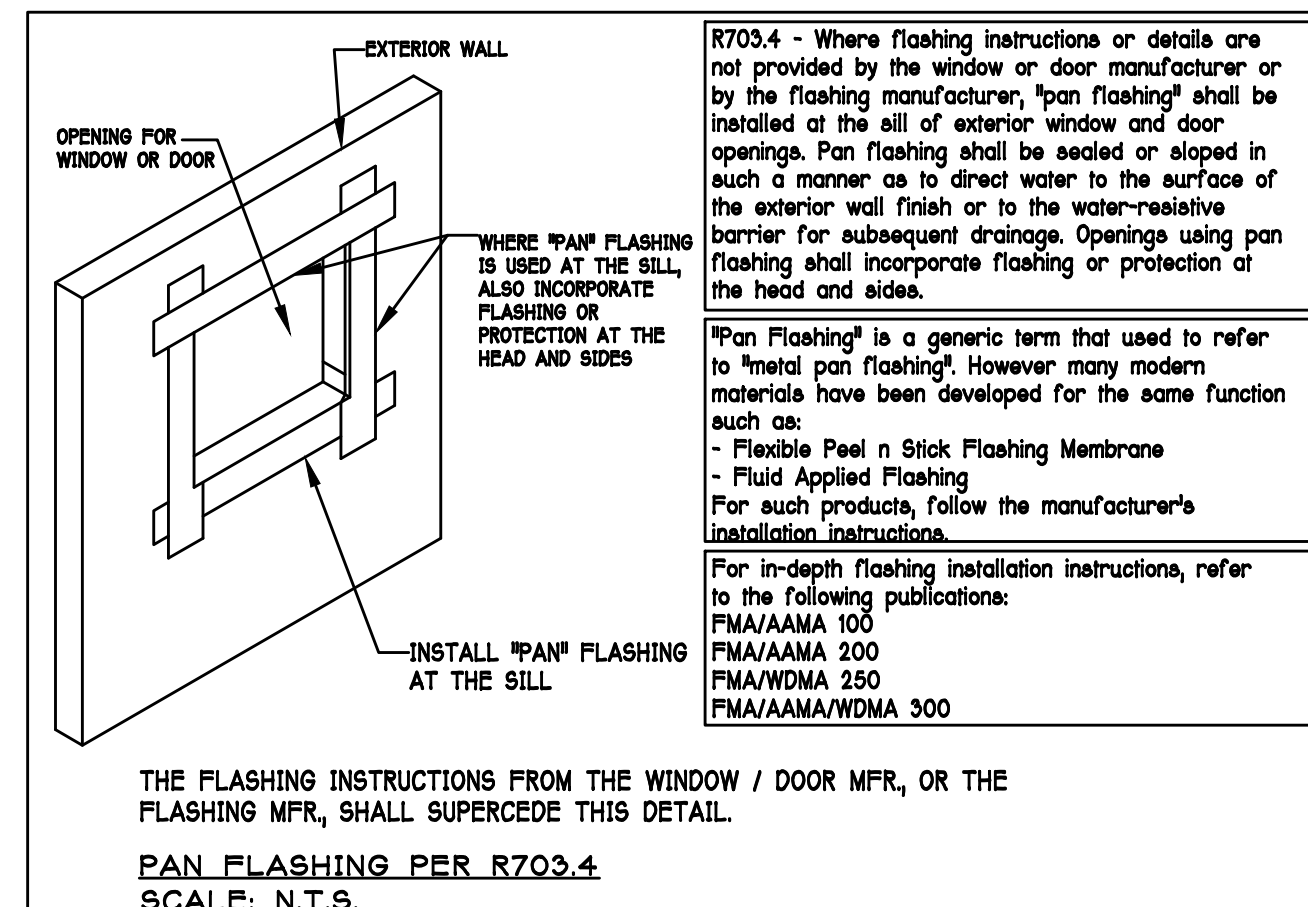
SCALE: N.T.S.



MID WALL WEEP SCREED DETAIL

WEEP SCREED DETAIL

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



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

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