

# 2945 AVALON W/ BONUS (A)

## DREAM FINDERS HOMES

LOT: 0095, TALICHET

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REVISION SCHEDULE - STARTS			
NO.	DATE	DESCRIPTION	BY
①	08-11-23	-LOT SPECIFIC PLAN PER ORDER RECEIVED (07-20-23) STANDARD OPTIONS: -WRAP AROUND KITCHEN EXTENSION -ENLARGED ISLAND -PRE-PLUMB L.T. SINK AT LAUNDRY ROOM -12080 HID. S.G.D. @ LANAI -GOURM. KIT. (C-TOP W/ MICRO, OVEN) -EXTENDED BONUS W/ BR. 546 (2ND FLOOR)	RH
		CUSTOM OPTIONS: -ELECTRICAL LAYOUT -OVERHEAD RAINFALL SHD. @ MASTER BATH	
①	08-15-23	-APPLIED TRUSSES FROM HART-0036 (DJ TRUSS)	AC
②	09-05-23	-ADDED (2) P.W. PENDANT LIGHTS @ KIT. ISLAND PER C.O.L. REC'D (09-01-23)	DAL

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LA: 08-24-23 BY: LK

REVISIONS: 06-24-23 BY: LK

CODE 2020

COVER SHEET

2945 AVALON W/ BONUS

DREAM FINDERS HOMES

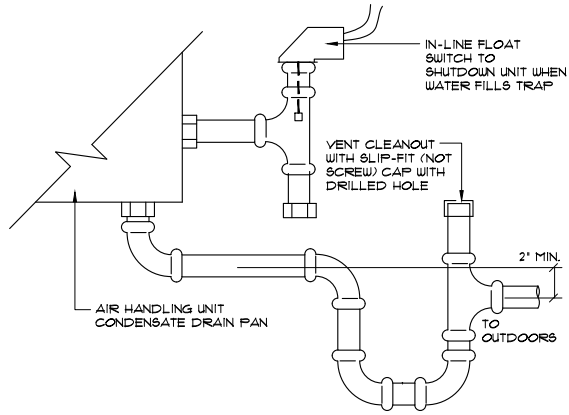
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**DREAM FINDERS**  
 THE MAKERS OF A QUALITY HOME

DATE	07-26-16
SCALE	AS NOTED
DRAWN JR	RDC
JOB	2945
SHEET	00A
OF	26 SHEETS



**CONDENSATE LINE DETAIL**  
N.T.S.

**NOTE:**  
STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN

**NOTE:**  
ALL CONDENSATE DRAIN LINES SHALL BE PVC AND INSTALLED WITH A "P" TRAP AT THE UNIT WITH A MINIMUM DEPTH OF 2".

**FOUNDATION NOTES**

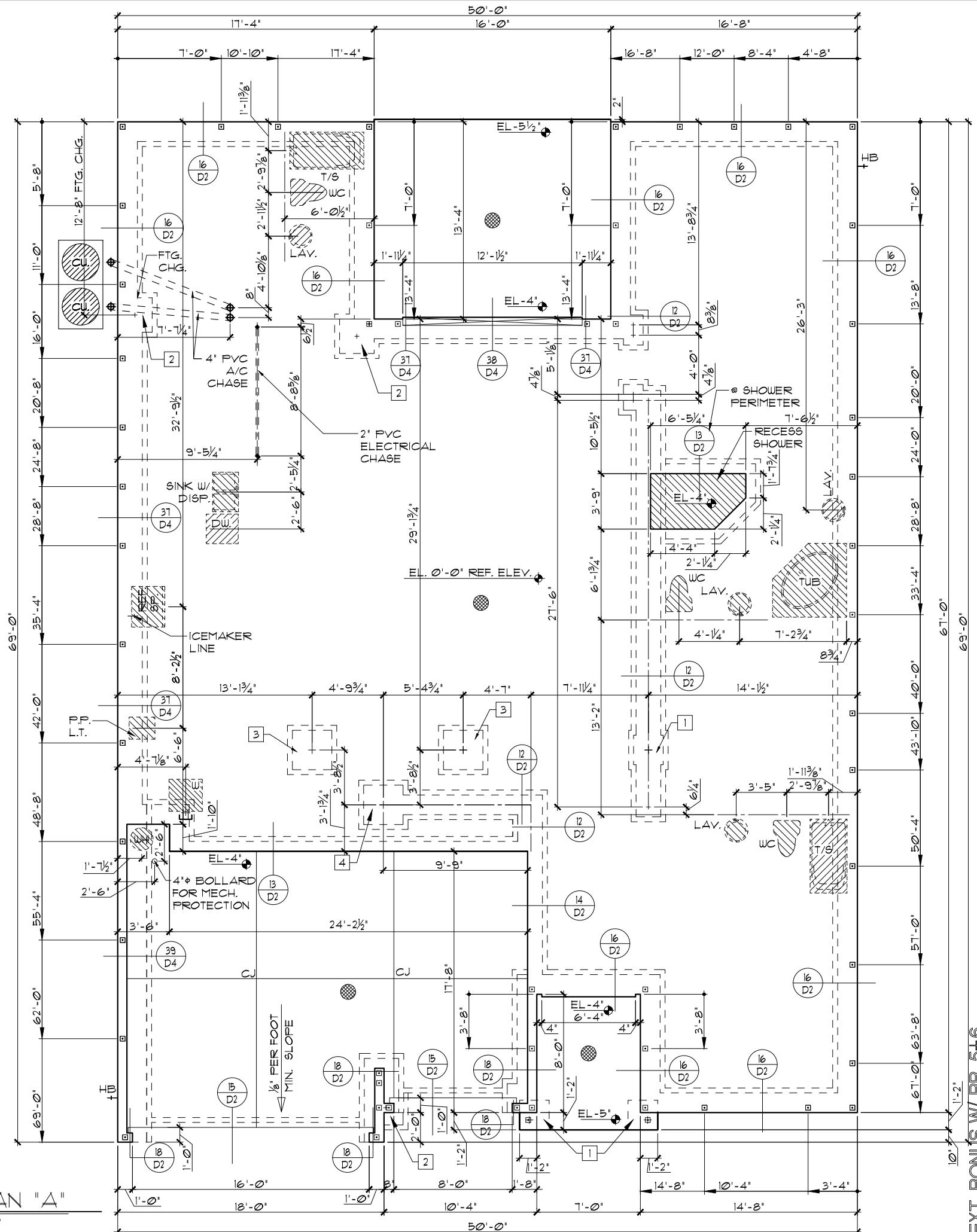
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILLED CELL REINFORCED W/ CONC. & (1) #5 REBAR, GRADE 60
- DENOTES FILLED CELL REINFORCED W/ CONC. & (2) #5 REBAR, GRADE 60
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY AND ALL DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION
- WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO EXTERIOR WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
- DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 3 1/2" THICK W/ 6x6 10/10 GAUGE REINFORCING MAT. W/ MINIMUM 1" COVER TERMITES TREATED SOIL W/ .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WVF SHALL BE PLACED IN THE MIDDLE TO UPPER 1/3 OF THE SLAB AND SUPPORTED BY APPROVED SLAB BOLSTERS. \*\*\*NOTE: FIBERMESH REINFORCEMENT MAY BE USED AS AN ALTERNATE TO WIRE MESH.
- PAVERS MAY BE USED ILO CONCRETE IN PATIO, PORCH, DRIVEWAYS AND WALKWAYS. DELETE SLAB IN AREAS PAVERS ARE USED.
- NOT USED
- IN LIEU OF TERMITES TREATING THE SOIL, TERMITICIDE MAY BE USED AS AN ALTERNATIVE.
- NOT USED

**FOOTING PAD SCHEDULE**

- |   |                                      |
|---|--------------------------------------|
| 1 | 24" X 24" X 12" W/ (2) #5'S EACH WAY |
| 2 | 28" X 28" X 12" W/ (3) #5'S EACH WAY |
| 3 | 30" X 30" X 12" W/ (3) #5'S EACH WAY |
| 4 | 36" X 36" X 12" W/ (3) #5'S EACH WAY |
| 5 | 42" X 42" X 12" W/ (3) #5'S EACH WAY |
| 6 | 48" X 48" X 12" W/ (4) #5'S EACH WAY |
| C | FOOTING CHANGE / TRANSITION          |

**FOUNDATION PLAN "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



EXT. BONUS W/ BR. 5+6

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LOT: 0095, TALICHET PH.2

DATE 07-26-16

SCALE AS NOTED

DRAWN JR & RDC

JOB 2945

SHEET

01A.5

OF 26 SHEETS

REVISIONS 06-24-23

BY: LK

LA: 06-24-23

BY: LK

CERTIFIED BY:

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DREAM FINDERS

THE MAKER OF A QUALITY HOME

FOUNDATION PLAN

2945 AVALON W/ BONUS

DREAM FINDERS HOMES

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DREAM FINDERS

THE MAKER OF A QUALITY HOME

FOUNDATION PLAN

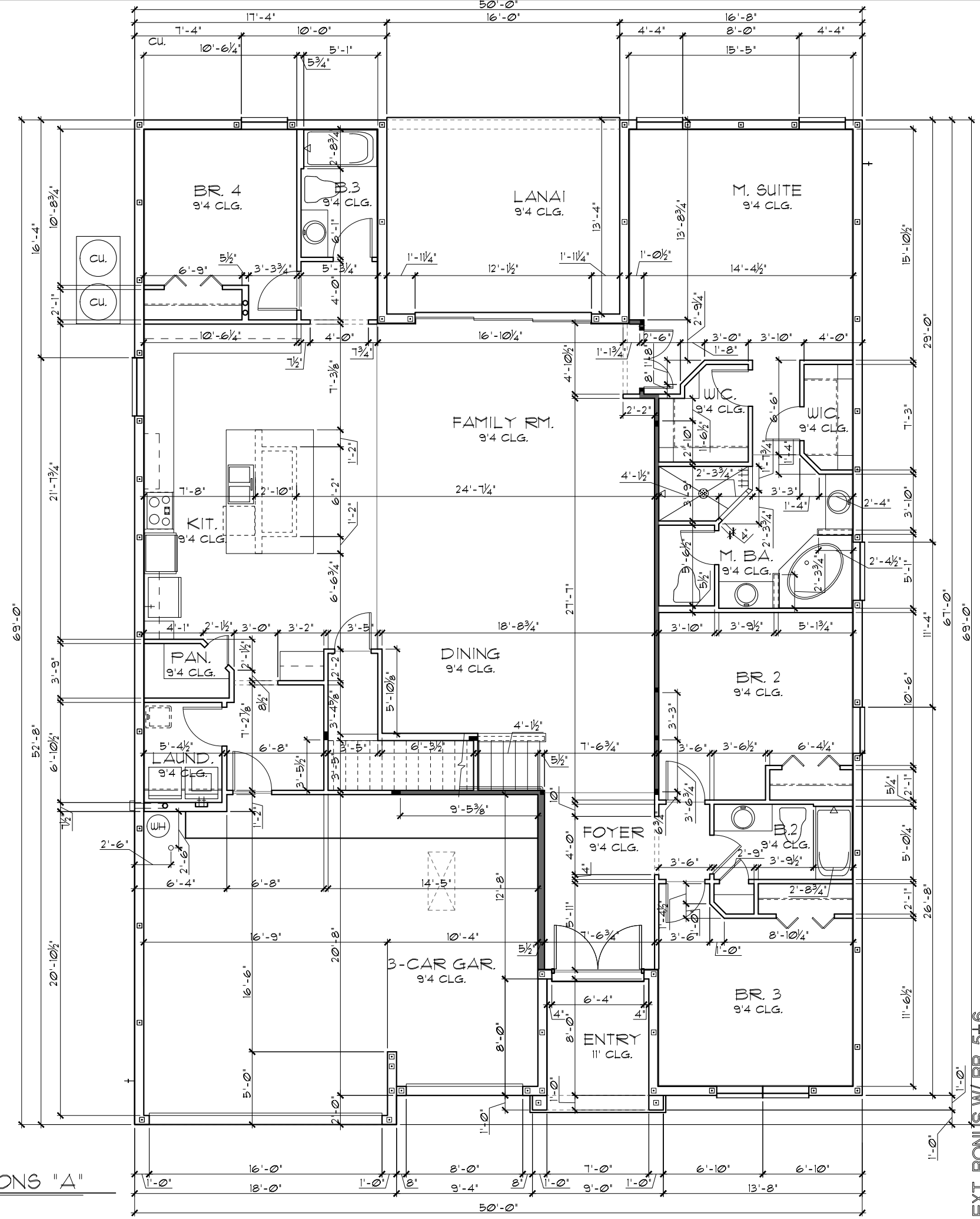
2945 AVALON W/ BONUS

DREAM FINDERS HOMES

TABULATION	
UPPER LIVING	1,481 SF.
LOWER LIVING	2,510 SF.
TOTAL LIVING	3,991 SF.
GARAGE	606 SF.
ENTRY	65 SF.
LANAI	213 SF.
TOTAL UNDER ROOF	4,815 SF.

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" UNLESS NOTED OTHERWISE.
  - ALL INTERIOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.
  - NOT USED

**FLOOR PLAN W/ DIMENSIONS "A"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**EXT. BONUS W/ BR. 5+6**

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 1TH EDITION. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICHARD J. WIND, R.A. ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

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**2945 AVALON W/ BONUS**  
**DREAM FINDERS HOMES**

DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 02A.5  
 OF 26 SHEETS

**DREAM FINDERS**  
 THE MAKERS OF A QUALITY HOME

**FLOOR PLAN W/ DIMENSIONS**

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**LA: 06-24-23** **BY: LK**

### LOAD INFORMATION

PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	1 P/SF
CEILINGS	3 P/SF
MECH/ELEC	5 P/SF
PARTITIONS	5 P/SF
TOTAL	20 P/SF

**ROOF:** SHEATHING 5 P/SF  
STRUCTURE 1 P/SF  
CEILINGS 3 P/SF  
MECH/ELEC 5 P/SF  
TOTAL 20 P/SF

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR:	40 P/SF
ATTIC WITHOUT STORAGE:	10 P/SF
ATTIC WITH LIMITED STORAGE:	20 P/SF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 P/SF
SLEEPING ROOMS:	30 P/SF
ROOMS OTHER THAN SLEEPING:	40 P/SF
STAIR LIVE LOAD:	40 P/SF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (P/SF)  
TRIBUTARY LOADED AREA (SQ. FT.)  
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

### WIND INFORMATION

PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: -140 MPH
- RISK CATEGORY: II
- BUILDING WIND EXPOSURE: B
- INTERNAL PRESSURE: +/- .18, INCLUDED COEFFICIENT: IN NOTE #5
- COMPONENT / CLADDING: SEE PLAN DESIGN WIND PRESSURE:

+ .XXX	DESIGN WIND PRESSURE IAW FLA
- .XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

- ### GENERAL NOTES
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXT. WALL
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - NOT USED
  - |  |   |
|--|---|
|  | DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.  |
|  | DENOTES CONC. BLOCK WALL HGT. @ 11'-0" AFF. |
- REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
  - ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 + 1307.3.1
  - ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.  
ALL INTER. SECOND FLOOR CEILINGS AT 8'-0" UNLESS NOTED OTHERWISE.

### POST SCHEDULE

1	DBL. STUD POST
2	TRPL. STUD POST
3	3 1/2" X 3 1/2" PARALLAM OR VERSALAM
4	3 1/2" X 5 1/4" PARALLAM OR VERSALAM
5	3 1/2" X 1" PARALLAM OR 3 1/2" X 1 1/4" VERSALAM
6	5 1/2" X 5 1/2" PARALLAM OR VERSALAM
7	5 1/2" X 1" PARALLAM OR 5 1/2" X 1 1/4" VERSALAM
8	1 X 1 PARALLAM (ONLY)

- STUDS TO BE SFF-STUD GRADE OR BETTER.
- VERSALAM TO BE LVL 1.8E 2650 Fb MIN.
- PARALLAM TO BE PSL 1.8E 2400 Fb MIN.

NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2020, 7TH ED.

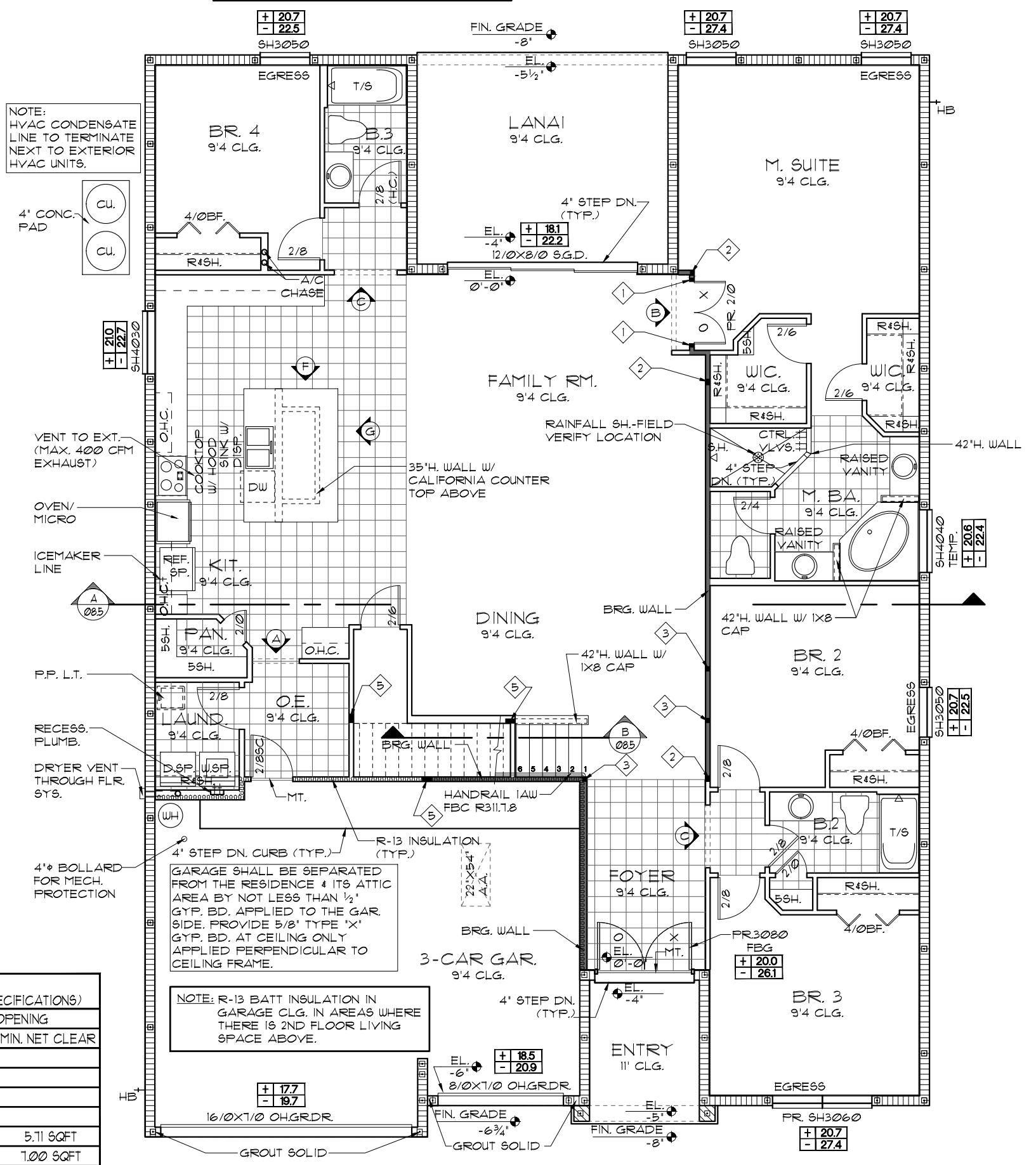
### WINDOW SCHEDULE

(ROUGH OPENINGS ARE APPROXIMATE ONLY, REFER TO WINDOW SPECIFICATIONS)

WINDOW- FIN (SINGLE HUNG)	ROUGH OPENING		EGRESS OPENING	
	FRAME	BLOCK	OPENING H' X W'	MIN. NET CLEAR
SH2030	24' X 36'			
SH2040	24' X 48'			
SH3030	36' X 36'			
SH3040	36' X 48'			
SH3050	36' X 60'		26.62' X 30.81'	5.71 SQFT
SH3060	36' X 72'		32.62' X 30.81'	7.00 SQFT
SH4040	48' X 48'			
SH4050	48' X 60'		26.62' X 42.81'	7.93 SQFT
SH4060	48' X 72'		32.62' X 42.81'	9.71 SQFT

NOTE: HVAC CONDENSATE LINE TO TERMINATE NEXT TO EXTERIOR HVAC UNITS.

NOTE: STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN



FLOOR PLAN W/ NOTES "A"  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O. - VERIFY WITH COLOR SHEET.

EXT. BONUS W/ BR. 5+6

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LA: 06-24-23 BY: LK

REVISIONS 06-24-23 BY: LK

CODE 2020

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0095, TALICHET PH.2

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2945 AVALON W/ BONUS

FLOOR PLAN W/ NOTES

DREAM FINDERS HOMES

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DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

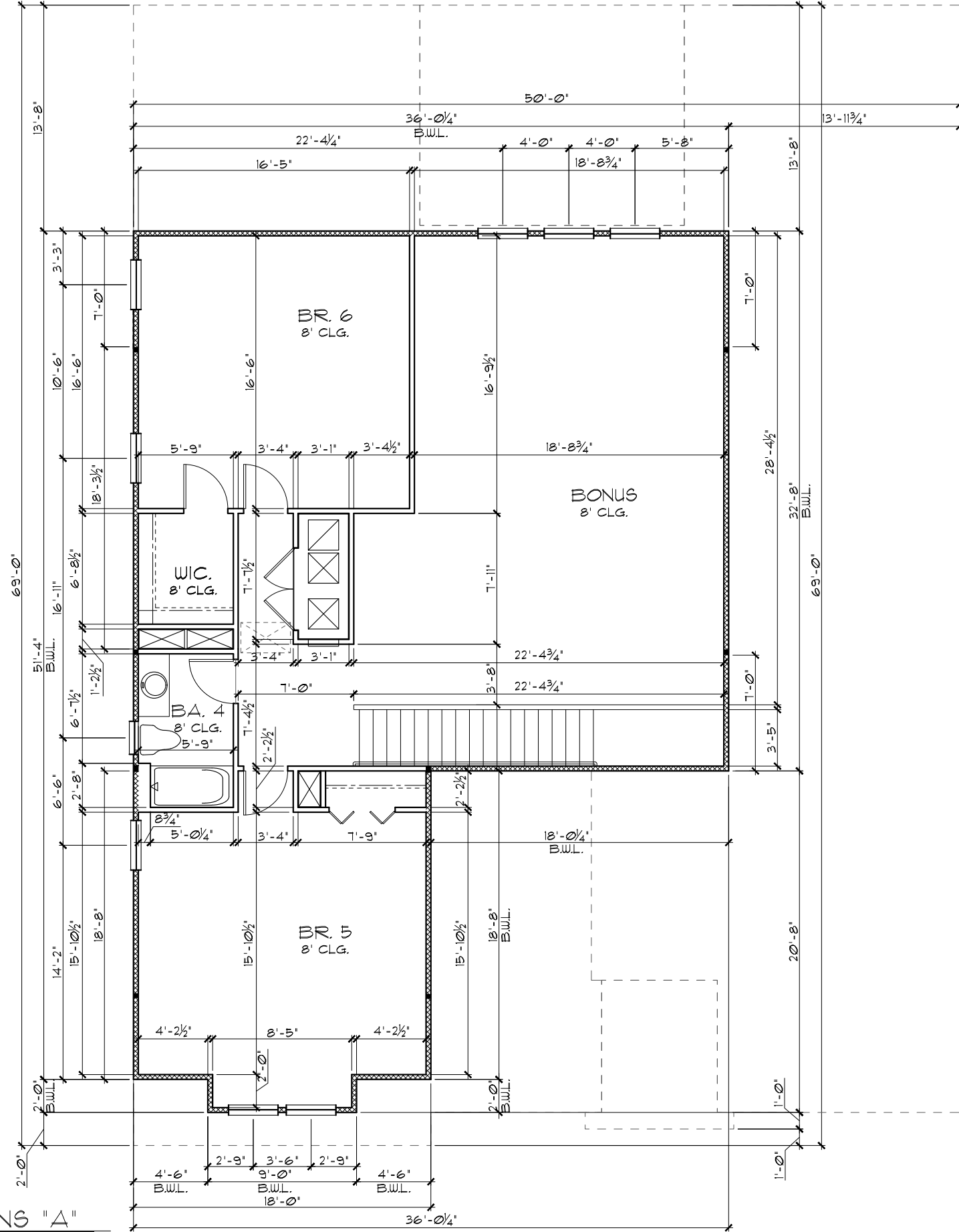
DATE 07-26-16  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB 2945  
SHEET 03A.5 OF 26 SHEETS

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
5. ALL INTERIOR CEILINGS AT 8'-0" UNLESS NOTED OTHERWISE.
6. NOT USED

UPPER FLOOR PLAN W/ DIMENSIONS "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 04A.5  
 OF 26 SHEETS

2945 AVALON W/ BONUS  
 DREAM FINDERS HOMES

UPPER FLOOR PLAN  
 W/ DIMENSIONS



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LA: 06-24-23 BY: LK

### LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

**DEAD LOADS**

FLOOR: STRUCTURE	-----	1 PSF
CEILING	-----	3 PSF
MECH/ELEC	-----	5 PSF
PARTITIONS	-----	5 PSF
<b>TOTAL</b>	-----	<b>20 PSF</b>

**ROOF:** SHEATHING ----- 5 PSF  
STRUCTURE ----- 1 PSF  
CEILING ----- 3 PSF  
MECH/ELEC ----- 5 PSF  
**TOTAL** ----- **20 PSF**

**FLOOR LIVE LOADS**

RESIDENTIAL FLOOR:	-----	40 PSF
ATTIC WITHOUT STORAGE:	-----	10 PSF
ATTIC WITH LIMITED STORAGE:	-----	20 PSF
GUARDRAILS & HANDRAILS:	-----	200 LBS
GUARDRAILS IN-FLL COMP.:	-----	50 PSF
SLEEPING ROOMS:	-----	30 PSF
ROOMS OTHER THAN SLEEPING:	-----	40 PSF
STAIR LIVE LOAD:	-----	40 PSF

**ROOF LIVE LOADS**

MINIMUM ROOF LIVE LOAD (PSF)  
TRIBUTARY LOADED AREA (SQ. FT.)  
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

### WIND INFORMATION

PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

- BASIC WIND SPEED: ----- 140 MPH
- RISK CATEGORY: ----- II
- WIND EXPOSURE: ----- B
- INTERNAL PRESSURE: ----- +/- .18, INCLUDED COEFFICIENT: IN NOTE #5
- COMPONENT / CLADDING: ----- SEE PLAN DESIGN WIND PRESSURE

<b>+ XXX</b>	DESIGN WIND PRESSURE 1AW FLA
<b>- XXX</b>	RESIDENTIAL CODE, SECTION R301

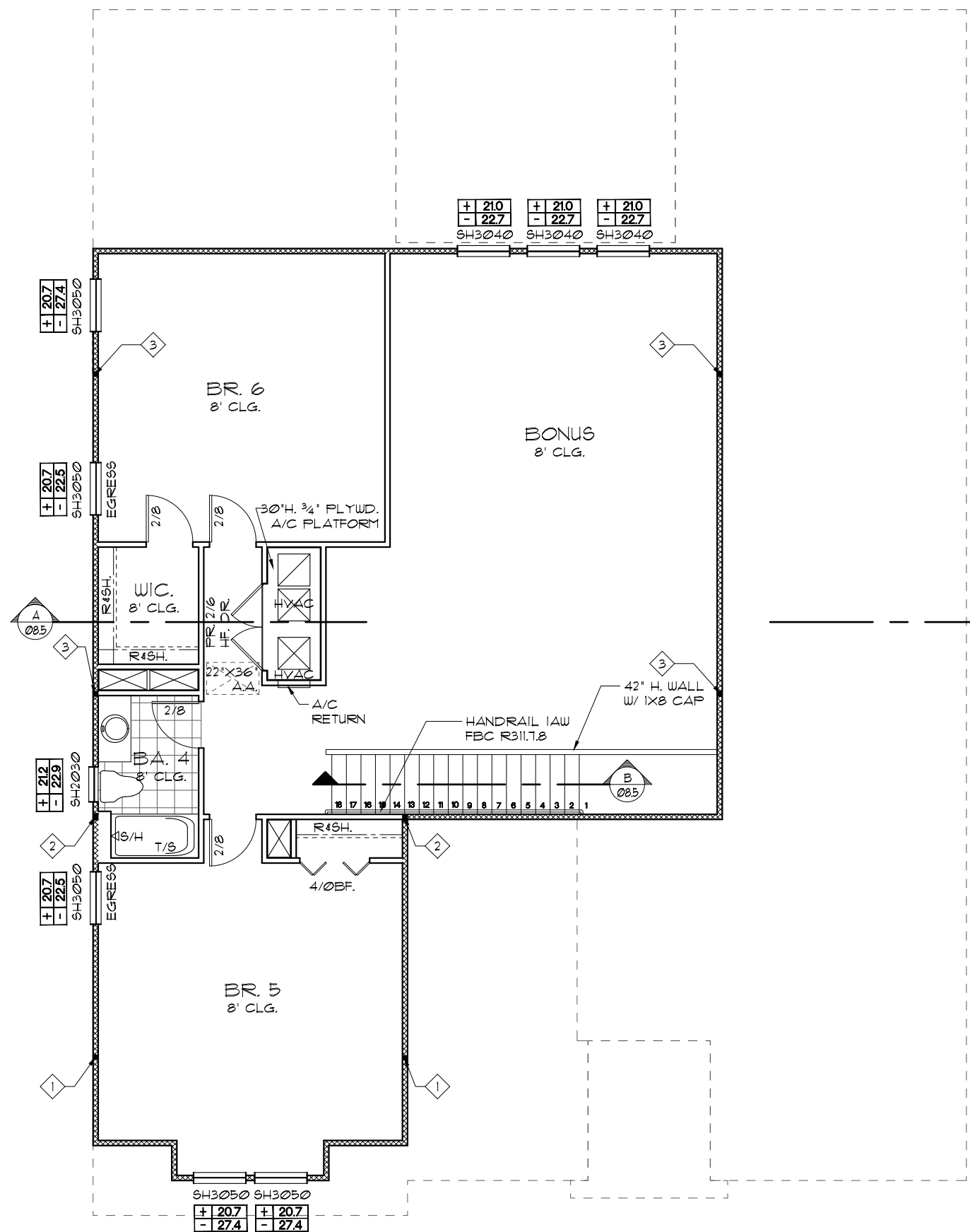
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

- ### GENERAL NOTES
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXT. WALL.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - NOT USED
  - ALL 2ND. FLR. INTERIOR CEILING AT **8'-0"** UNLESS NOTED OTHERWISE.
  - DENOTES EXT. LOAD BRG. WALL HGT. @ **8'-0" A.F.F.**
  - REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS

### POST SCHEDULE

1	DBL. STUD POST
2	TRPL. STUD POST
3	3 1/2 X 3 1/2 PARALLAM OR VERSALAM
4	3 1/2 X 5 1/4 PARALLAM OR VERSALAM
5	3 1/2 X 7 PARALLAM OR 3 1/2 X 7 1/4 VERSALAM
6	5 1/2 X 5 1/2 PARALLAM OR VERSALAM
7	5 1/2 X 7 PARALLAM OR 5 1/2 X 7 1/4 VERSALAM
8	7 X 7 PARALLAM (ONLY)

- STUDS TO BE SFF-STUD GRADE OR BETTER.
- VERSALAM TO BE LVL 1.8E 2650 Fb MIN.
- PARALLAM TO BE PSL 1.8E 2400 Fb MIN.



**UPPER FLOOR PLAN W/ NOTES "A"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: **6'-8" U.N.O.** - VERIFY WITH COLOR SHEET.

**EXT. BONUS W/ BR. 5+6**

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**DREAM FINDERS HOMES**  
 DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
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 SHEET **05A.5**  
 OF 26 SHEETS

**UPPER FLOOR PLAN**  
**W/ NOTES**  
 DREAM FINDERS  
 THE MARK OF A QUALITY HOME  
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 RWIND@RDCFLA.COM  
 4301 VINELAND RD.  
 SUITE E-1  
 ORLANDO, FL 32811  
 INFO@RDCFLA.COM  
 407-930-1111

BY: LK

REVISIONS 06-24-23

CODE 2020

LA: 06-24-23

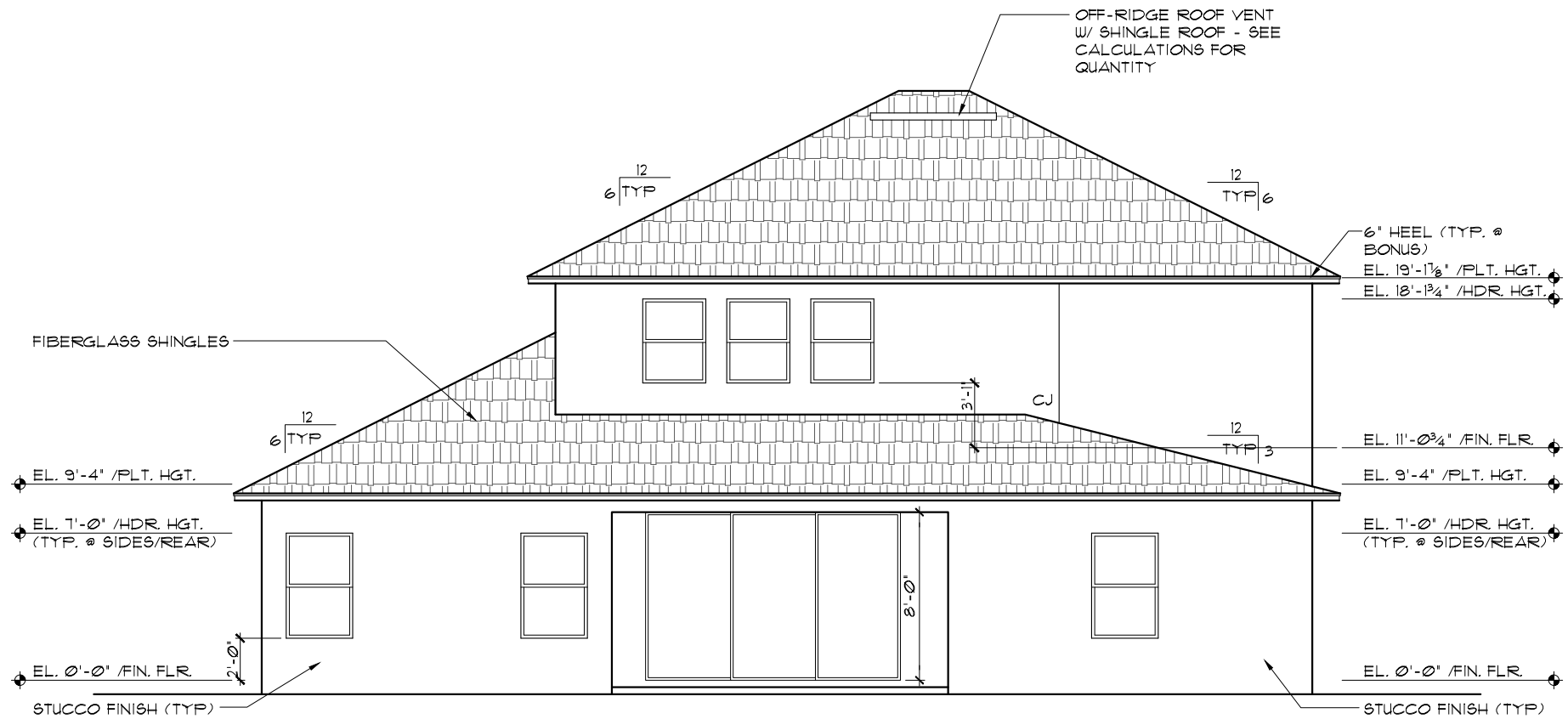
**EXTERIOR FINISH NOTES**

1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 11TH EDITION, FBCR 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.1.2 OF THE 11TH EDITION, FBCR 2020
3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 11TH EDITION, FBCR 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.1.3 OF THE 11TH EDITION, FBCR 2020
5. 'ZIP SYSTEMS' WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



**FRONT ELEVATION "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



**REAR ELEVATION "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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**EXT. BONUS W/ BR. 5+6**

**LOT: 0095, TALICHET PH.2**

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**REVISIONS 06-24-23**

**BY: LK**

**CODE 2020**

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**DREAM FINDERS**  
 THE MAKERS OF A QUALITY HOME

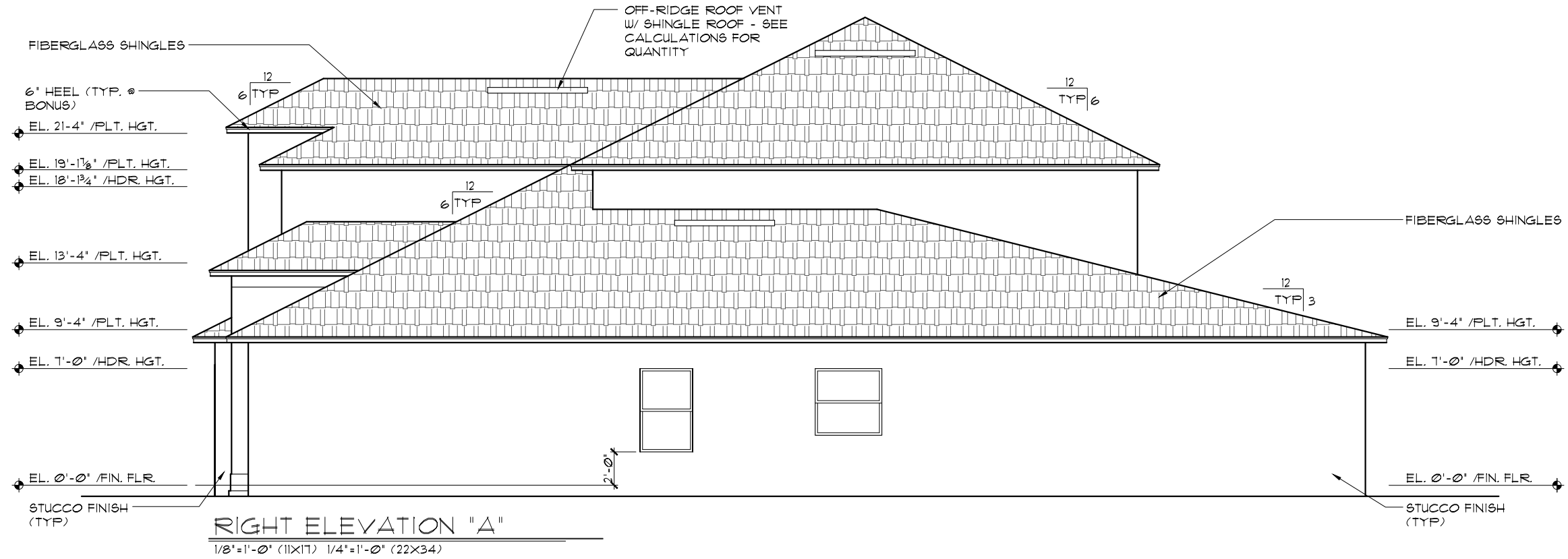
**EXTERIOR ELEVATION**  
**FRONT AND REAR**

**2945 AVALON W/ BONUS**  
**DREAM FINDERS HOMES**

DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET  
**06A.5**  
 OF 26 SHEETS

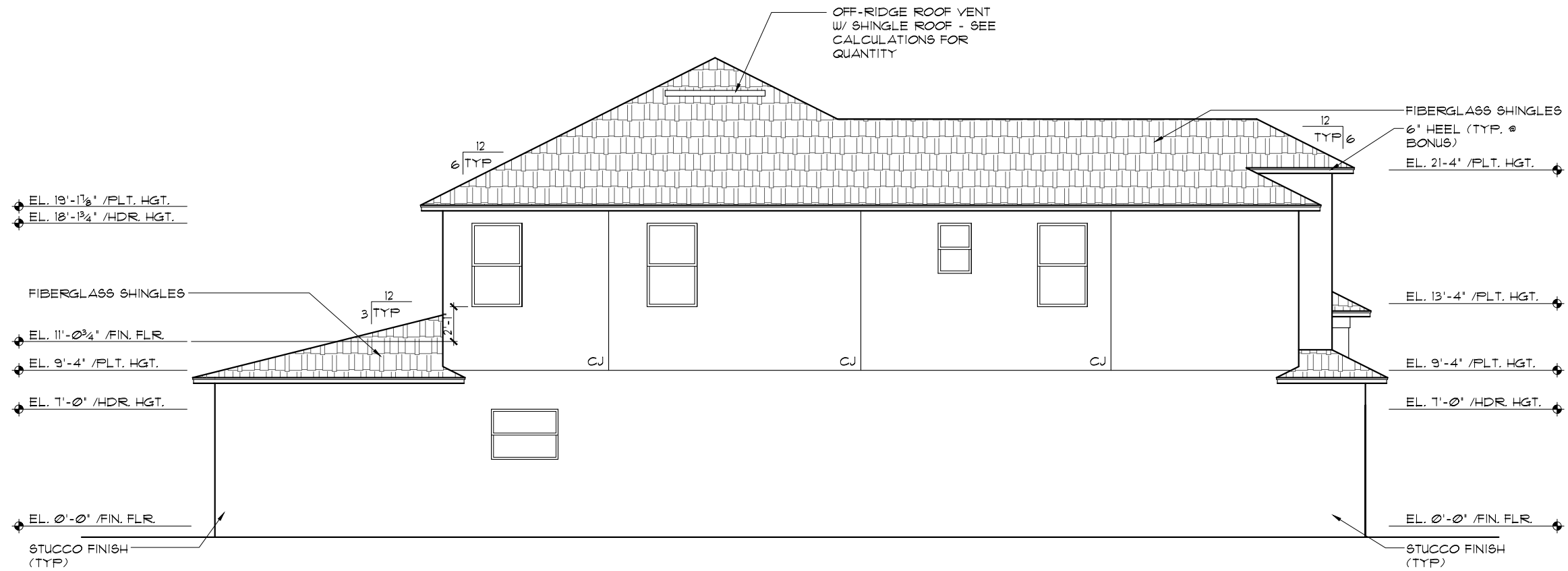
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**RIGHT ELEVATION "A"**

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)



**LEFT ELEVATION "A"**

1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

EXT. BONUS W/ BR. 5+6  
 LOT: 0095, TALICHET PH.2  
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 THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 11TH EDITION  
 BY: LK  
 REVISIONS 06-24-23  
 CODE 2020  
 LA: 06-24-23  
 BY: LK

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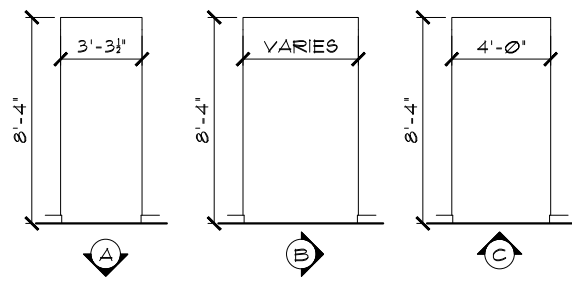
**DREAM FINDERS**  
 THE MAKERS OF A QUALITY HOME

EXTERIOR ELEVATION  
 LEFT AND RIGHT

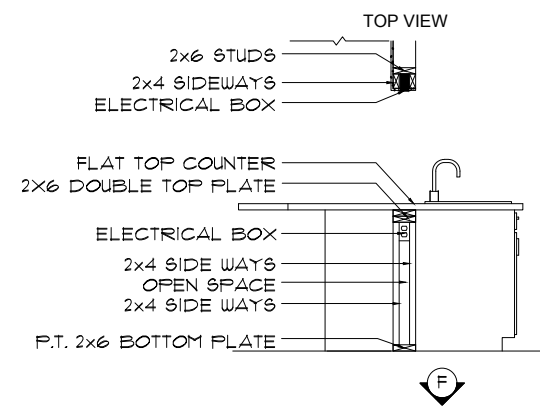
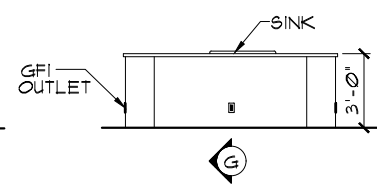
2945 AVALON W/ BONUS  
 DREAM FINDERS HOMES

DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET  
**07A.5**  
 OF 26 SHEETS

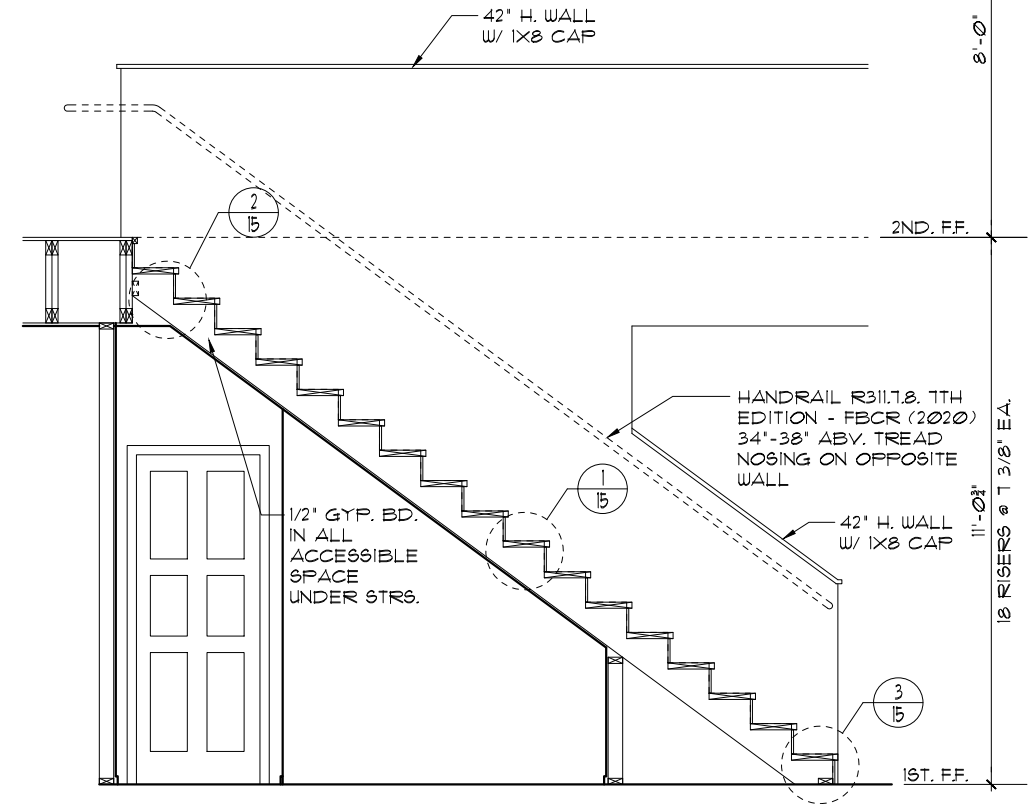




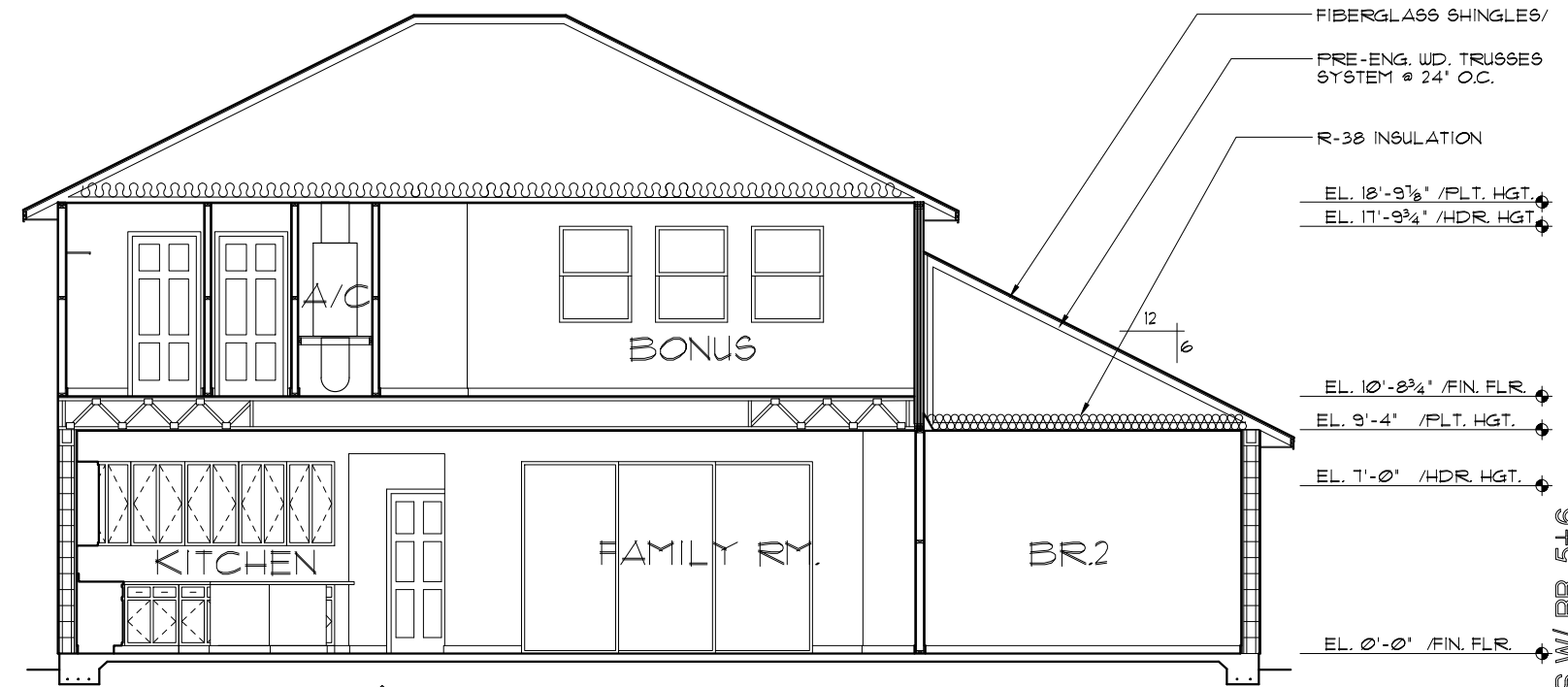
**INTERIOR ELEVATIONS**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)  
 (THIS ELEV. ONLY)



**STAIR SECTION**  
 1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



**CROSS SECTION**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXT. BONUS W/ BR. 5+6

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2945 AVALON W/ BONUS  
 DREAM FINDERS HOMES

DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 08.5  
 OF 26 SHEETS

Interior Elevations and Cross Section

DREAM FINDERS  
 THE MAKERS OF A QUALITY HOME

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**MECHANICAL/ELECTRICAL NOTES**

PER 11th ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:  
A) CONSTRUCTION AND SEALING, AND  
B) SECTION M1601 PER THE FBCR 2020 11th ED.

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 11th EDITION.

4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNITS- FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.11, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL\* TO BE USED ON THIS JOB TO BE:  
BRK: SMOKE-9120B, C/O- SC9120B  
KIDDE: SMOKE-21007581, C/O 21006377-N

7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11th ED. P220.17

8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11th ED.

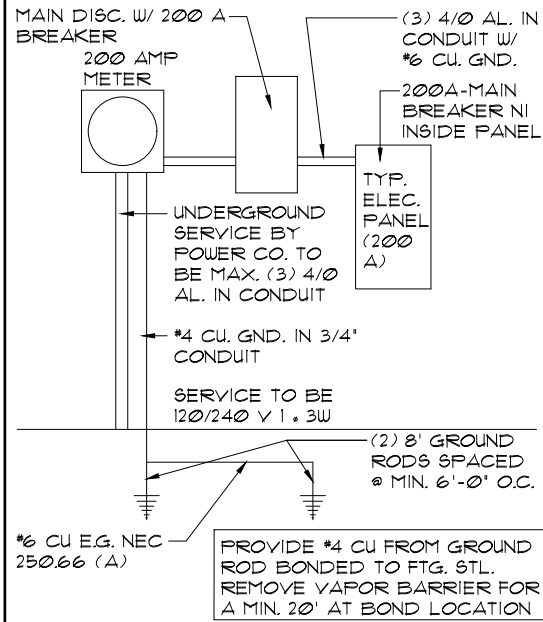
9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **25'-0" MAXIMUM**. THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. PER FBCR 2020, 11th ED. M1502.3

10.) FEEDER CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 2% AT DESIGN LOAD. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 3% AT DESIGN LOAD.

**ELECTRICAL LEGEND**

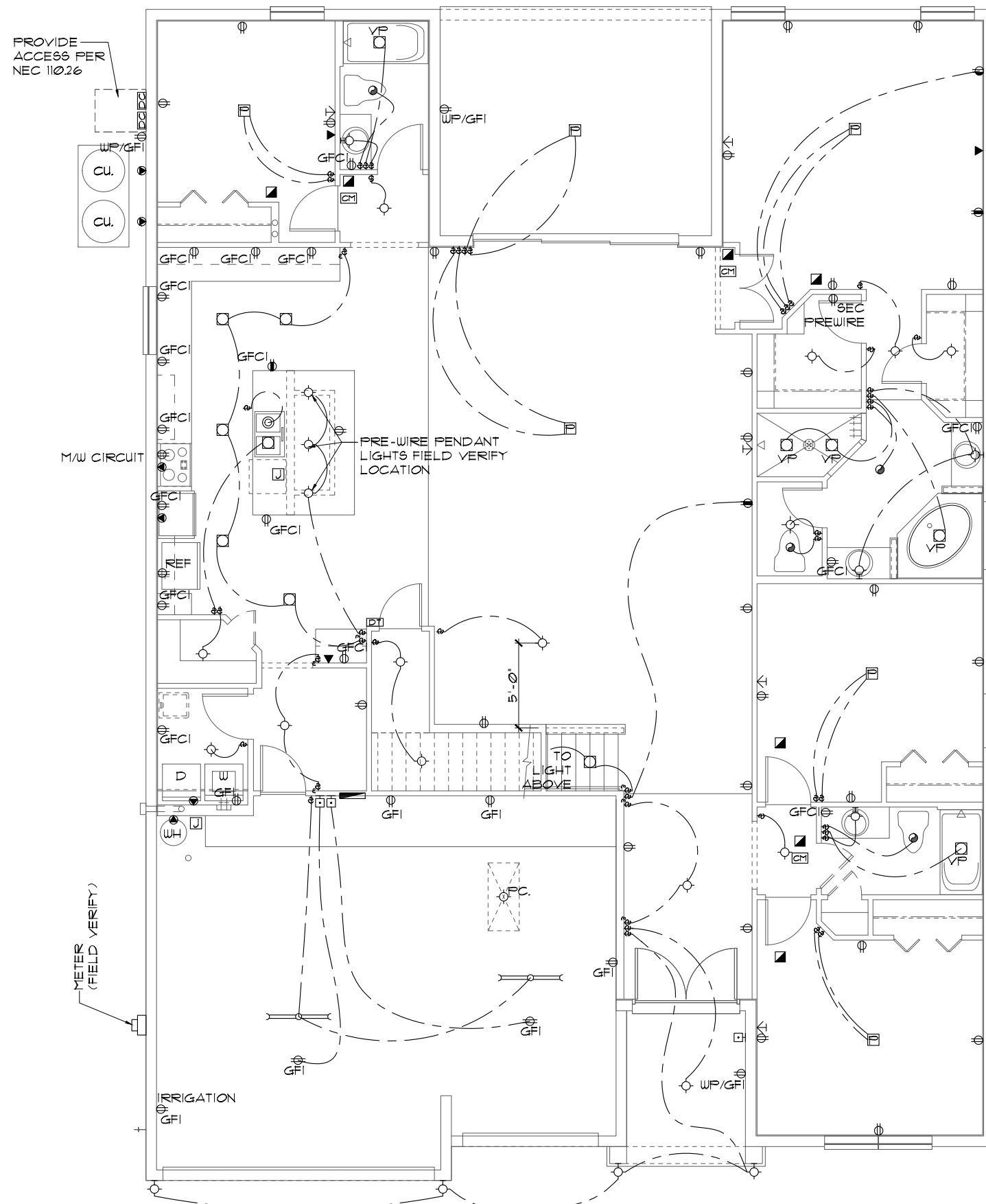
⊞	SINGLE POLE SWITCH	◀	OUTLET, TV/CABLE
⊞	THREE WAY SWITCH	◀	OUTLET, PHONE
⊞	OUTLET 110-115	◻	INTERCOM
⊞	OUT. 110-115, SPLIT WIRED	◻	CHIMES
⊞	OUT. 110-115, W/ USB	◻	SMOKE DETECTOR
⊞	OUT. 110-115, CLG. MOUNT.	◻	CARBON MONOXIDE
⊞	OUT. 110-115, FLR. MOUNT.	◻	PUSH BUTTON
⊞	SPCL. PURPOSE 220-240	◻	EXHAUST FAN
⊞	LIGHT FIXT., CLG. MTD.	◻	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXT., WALL MTD.	◻	DISPOSAL
⊞	LIGHT FIXT., RECESSED	◻	ELECTRICAL PANEL
⊞	LIGHT FIXT., REC. ADJUST.	◻	CEILING FAN, PREWIRE
⊞	LIGHT FIXT., PULL CHAIN	◻	CEILING FAN, INSTALL
⊞	LIGHT FIXT., FLUORESCENT	◻	ELECT. JUNCTION BOX
⊞	LIGHT FIXT., EXT. FLOODS	◻	THERMOSTAT
⊞	LIGHT FIXT., EMERG. EXIT	◻	DISCONNECT SWITCH
⊞	LIGHT FIXT., EXIT/BACKUP	◻	ELEC. POWER METER

**NOTE:**  
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.



**ELECTRICAL RISER DIAGRAM**  
N.T.S.  
**NOTE:**  
EC TO VERIFY AFC W/ UTIL. PRIOR TO ORDERING GEAR TO ENSURE CORRECT AIC RATING

**NOTE:**  
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET  
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET



**ELECTRICAL PLAN "A"**  
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXT. BONUS W/ BR. 5+6

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**LOT: 0095, TALICHET PH.2**

DATE 07-26-16

SCALE AS NOTED

DRAWN JR & RDC

JOB 2945

SHEET 09A.5 OF 26 SHEETS

**2945 AVALON W/ BONUS**  
**DREAM FINDERS HOMES**

**ELECTRICAL PLAN**

**DREAM FINDERS**  
THE MAKERS OF A QUALITY HOME

**CODE 2020**  
REVISIONS 06-24-23

By: LK

Certified By:  
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**MECHANICAL/ELECTRICAL NOTES**

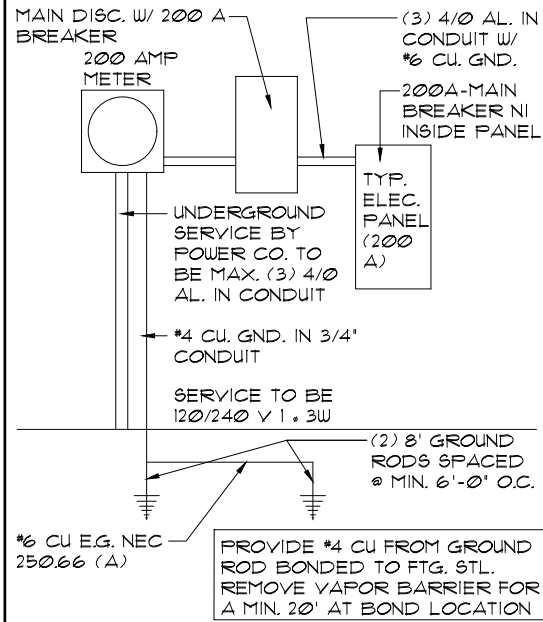
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**ELECTRICAL LEGEND**

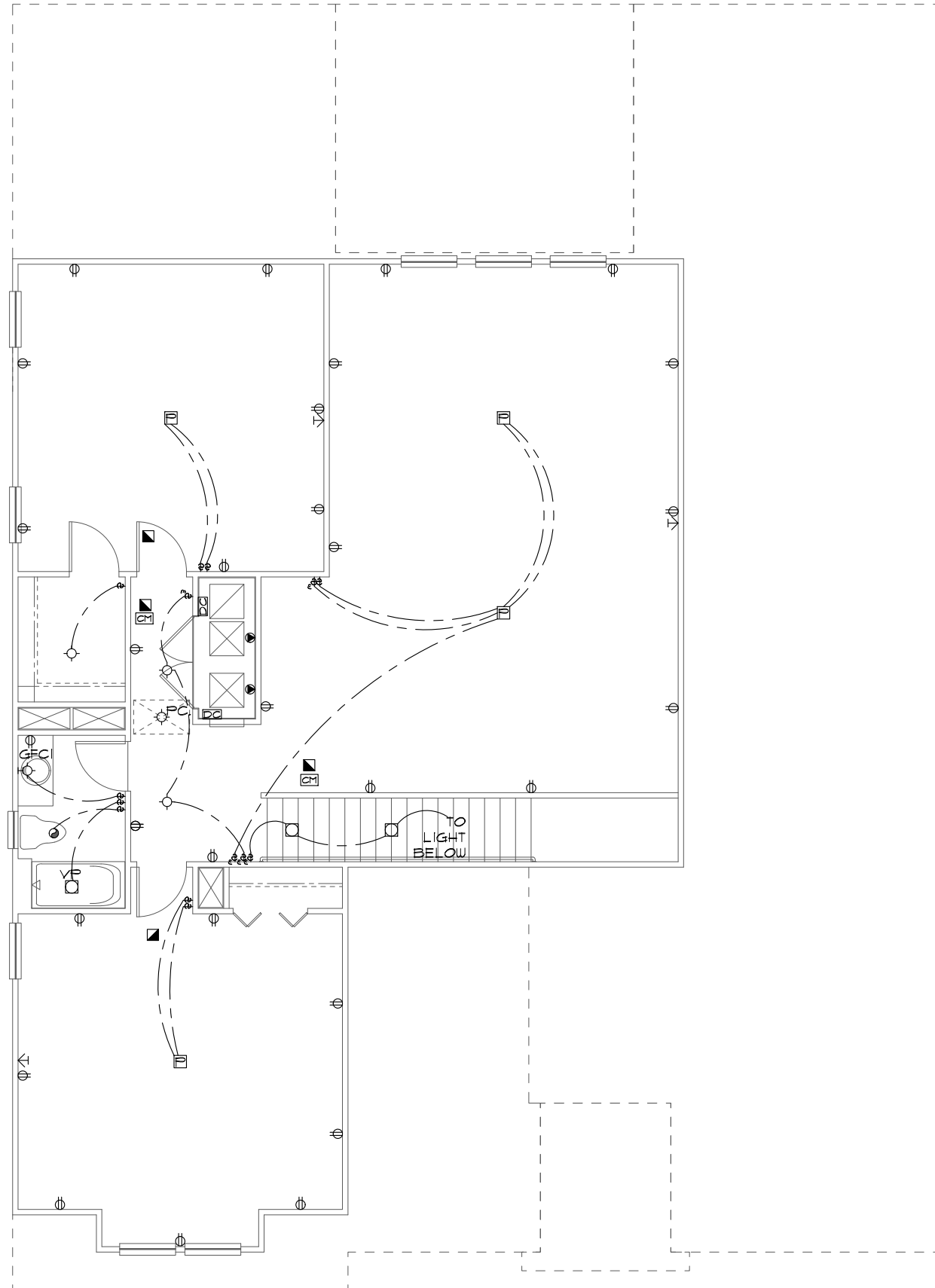
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**ELECTRICAL RISER DIAGRAM**  
N.T.S.  
**NOTE:**  
EC TO VERIFY AFCI W/ UTIL. PRIOR TO ORDERING GEAR TO ENSURE CORRECT AIC RATING

**NOTE:**  
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- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET



**UPPER ELECTRICAL PLAN "A"**

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXT. BONUS W/ BR. 5+6

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LOT: 0095, TALICHET PH.2

DATE 07-26-16

SCALE AS NOTED

DRAWN JR & RDC

JOB 2945

SHEET 10A.5

OF 26 SHEETS

CODE 2020 REVISIONS 06-24-23 BY: LK

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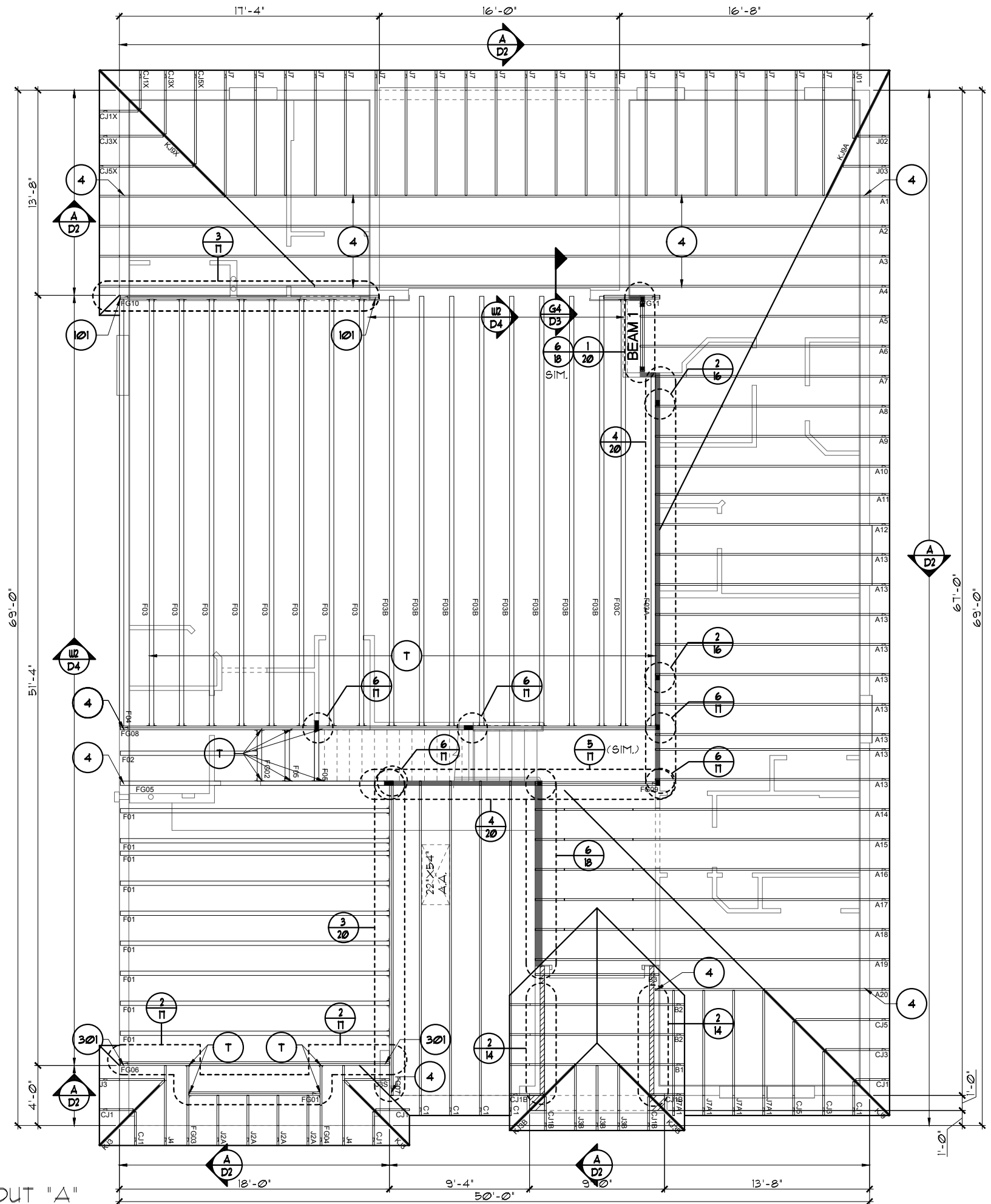
Certified By: RICHARD WIND, P.E. 4301 VINELAND RD E-1 ORLANDO, FL 32811 PHONE: 407-930-1111 RWIN@RDCFLA.COM

DREAM FINDERS

UPPER ELECTRICAL PLAN

2945 AVALON W/ BONUS DREAM FINDERS HOMES

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**BEAM SCHEDULE**

BEAM 1: (2) 2X8'S W/ 1/2" PLYWD. FLITCH PLATE

BEAM 2: NOT USED

**ATTIC VENTILATION CALCULATIONS**

PER FBC 2020, 11TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{3,394\text{S.F.}}{300} = 11.31\text{S.F.}$  NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 4.85S.F.  
 PROVIDED W/OFF RIDGE VENTS: 5 VENTS @ .97S.F./VENT.  
 (TILE: O'HAGIN MODEL 'S' (.85S.F.), SHINGLE: LOMANCO T10-D)

LOWER PORTION VENTILATION TOTAL: 21.84S.F.  
 PROVIDED W/OFFITS @ EAVE: 251L.F. @ 0.087S.F. VENTING/L.F.

UPPER PORTION PERCENTAGE: 43%  
 LOWER PORTION PERCENTAGE: 57%

- NOTES**
- TYPICAL ROOF GABLE OVERHANG TO BE 9" UNLESS OTHERWISE NOTED.
  - TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
  - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IAW THE 2020 11TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING IAW FBCR R303.2
  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
  - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BC91.1.
  - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
  - TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3  
 OR  
 SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.1.1

**TRUSS LAYOUT "A"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0095, TALICHET PH.2  
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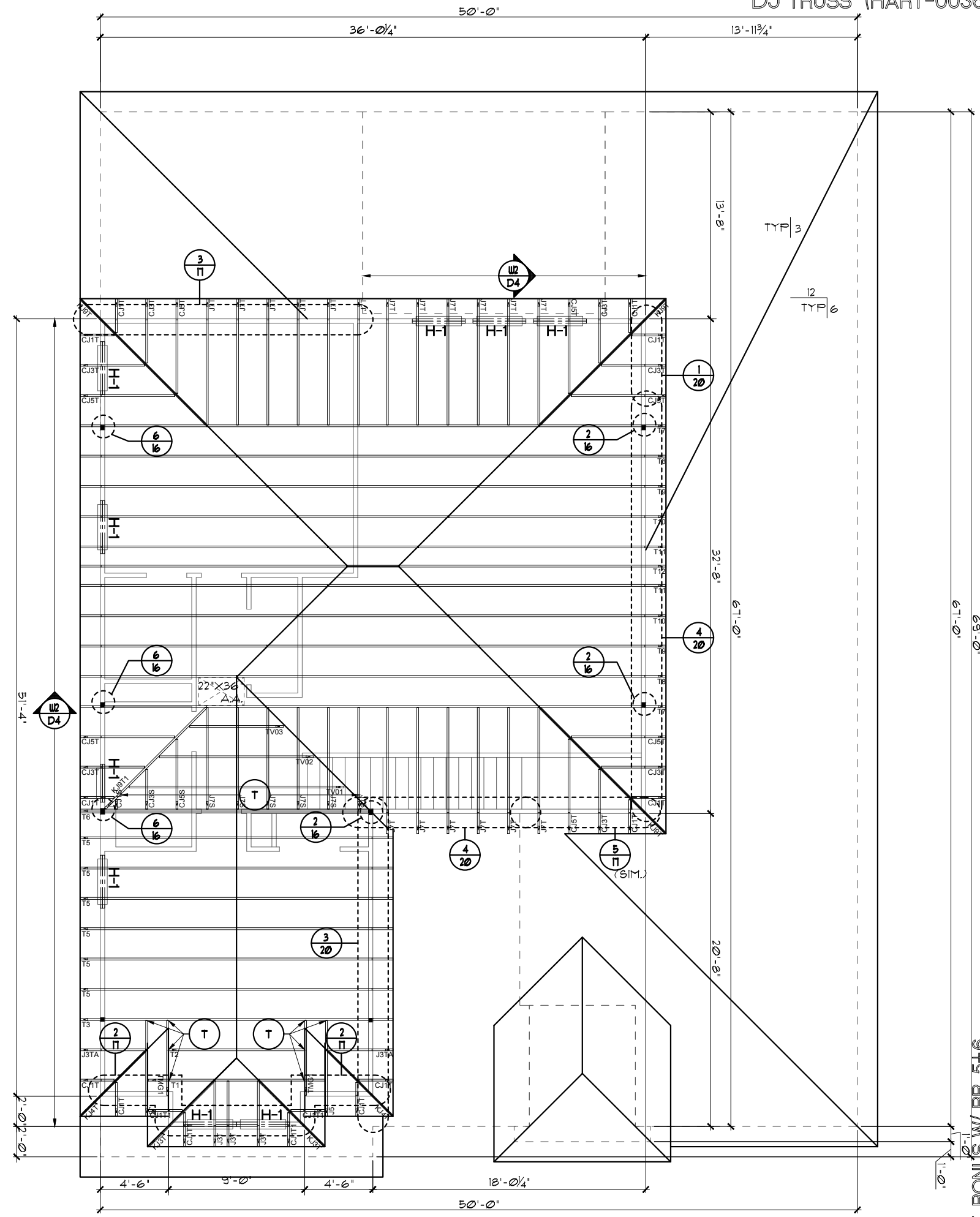
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DREAM FINDER'S  
 THE MAKER OF A QUALITY HOME

TRUSS LAYOUT

2945 AVALON W/ BONUS  
 DREAM FINDER'S HOMES

DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 11A.5 OF 26 SHEETS



**HEADER SCHEDULE**

**H-1:** (2) 2X8'S W/ 1/2" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

- NOTES**
1. TYPICAL ROOF GABLE OVERHANG TO BE 9' UNLESS OTHERWISE NOTED.
  2. TYPICAL ROOF EAVES OVERHANG TO BE 16' UNLESS OTHERWISE NOTED.
  3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IAW THE 2020 11TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING IAW FBCR R303.2
  4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
  5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCS1.1.
  6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
  7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.3.3  
OR  
SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R305.1.1

**UPPER TRUSS LAYOUT "A"**  
 1/8" = 1'-0" (11X17) 1/4" = 1'-0" (22X34)

EXT. BONUS W/ BR. 5+6

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SHEET 12A5 OF 26 SHEETS



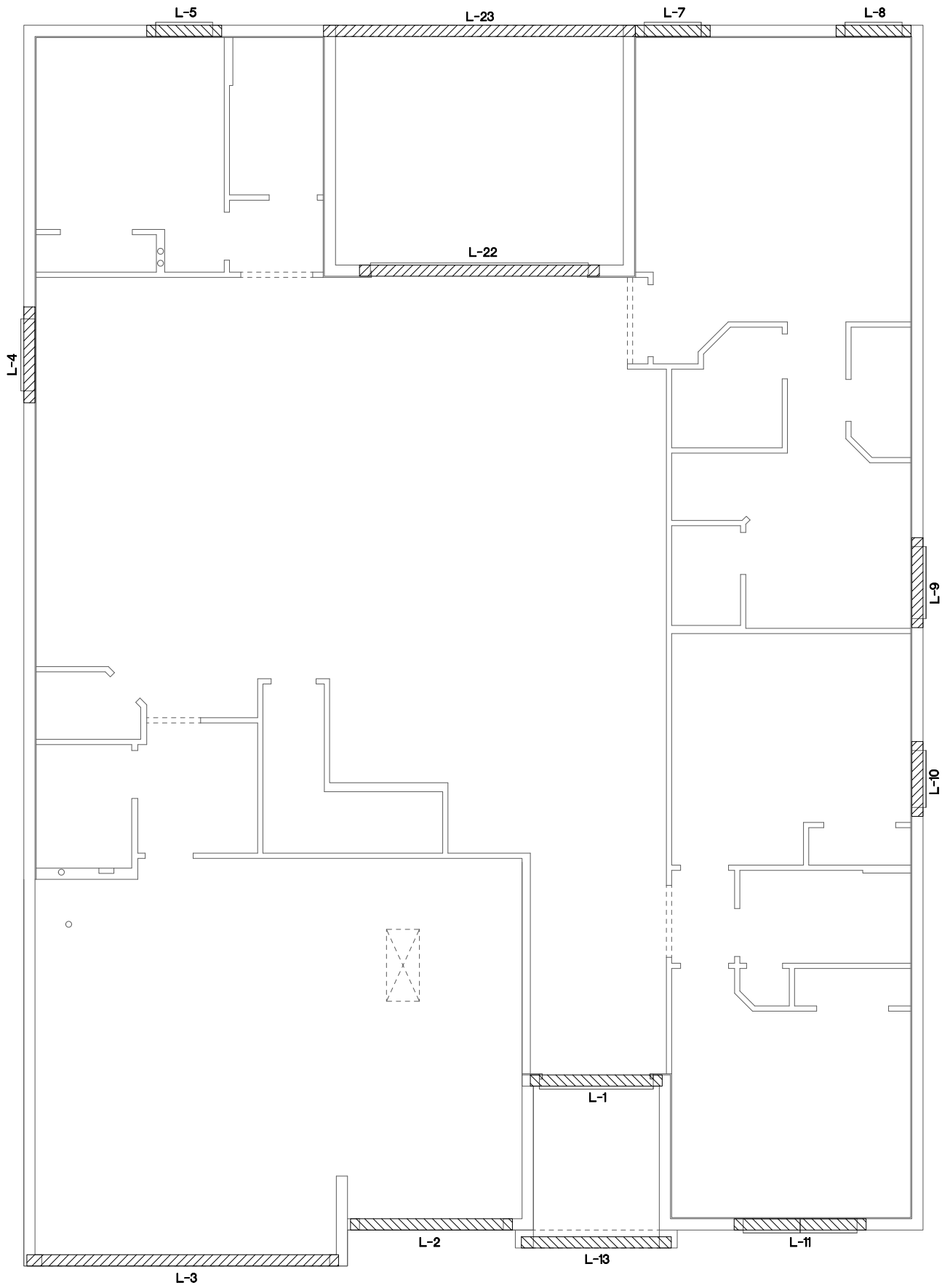
2945 AVALON W/ BONUS  
 DREAM FINDERS HOMES

UPPER TRUSS LAYOUT

**NOTE:**  
 1. LINTEL DEPTH(S) ARE RELATIVE TO FINISHED FLOOR, CONTRACTOR IS ALLOWED A VARIANCE IN DEPTH OF PLUS/MINUS 4"

CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L 1	7'-6"	8F12-0B/1T	FRONT DOOR
L 2	9'-4"	8F32-0B/1T	GARAGE DOOR SEE NOTE #1
L 3	17'-4"	8F32-1B/1T	GARAGE DOOR SEE NOTE #1
L 4	5'-4"	8F28-0B/1T	SH4030
L 5	4'-6"	8F28-0B/1T	SH3050
L 6	NOT USED		
L 7	4'-6"	8F28-0B/1T	SH3050
L 8	4'-6"	8F28-0B/1T	SH3050
L 9	5'-4"	8F28-0B/1T	SH4040 TEMP.
L 10	4'-6"	8F28-0B/1T	SH3050
L 11	7'-6"	8F20-0B/1T	FR. SH3060
L 13	8'-4"	8F12-0B/1T	ENTRY
L 22	13'-4"	8F16-0B/1T	12/0X8/0 S.G.D.
L 23	17'-4"	8F16-1B/1T	REAR LANAI

**PRE CAST LINTEL LAYOUT "A"**  
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



EXT. BONUS W/ BR. 5+6

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 OF 26 SHEETS

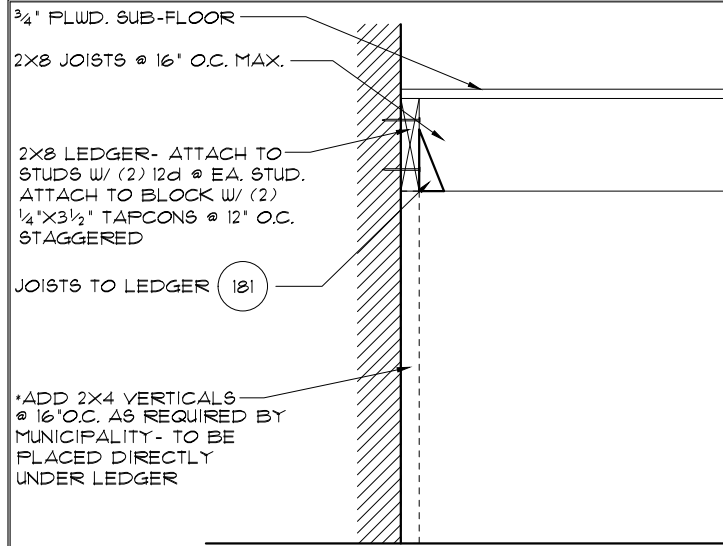
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 PRE CAST  
 LINTEL LAYOUT "A"



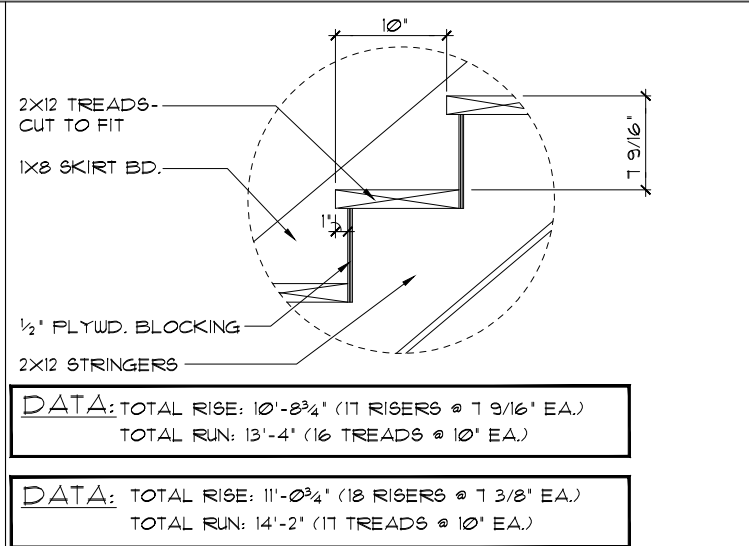
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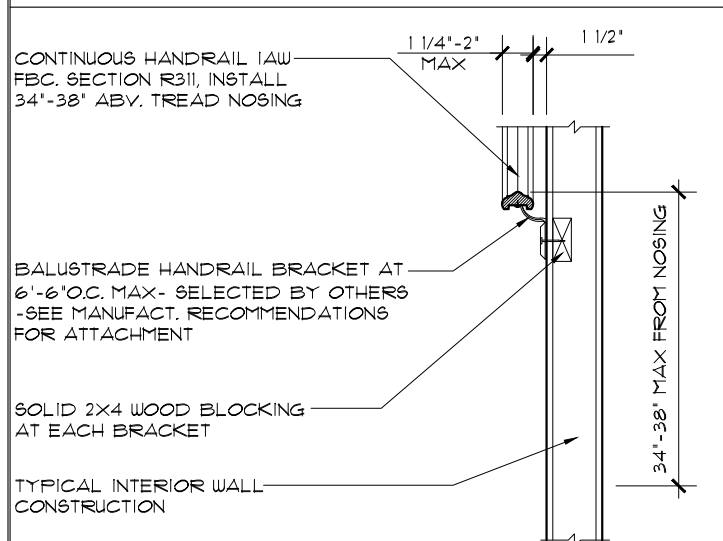




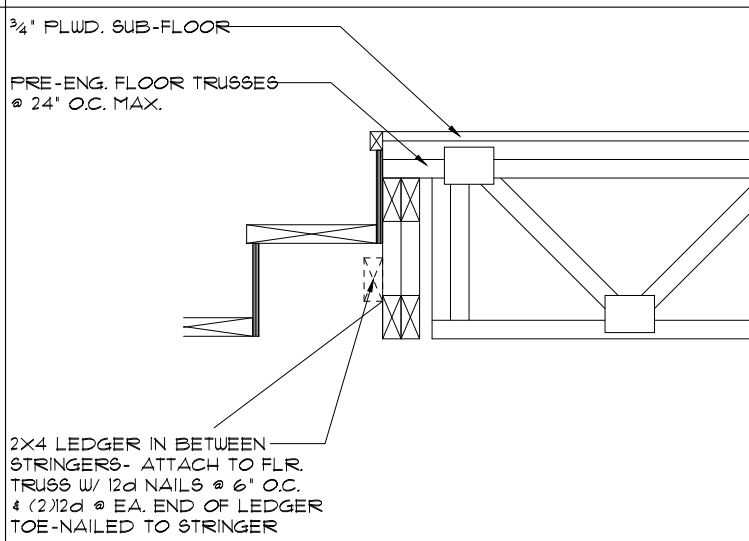
4 TYP. STAIR CONNECT.  
15 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34") PLATFORM FRAMING



1 STAIR DETAIL  
15 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34") STAIR DATA

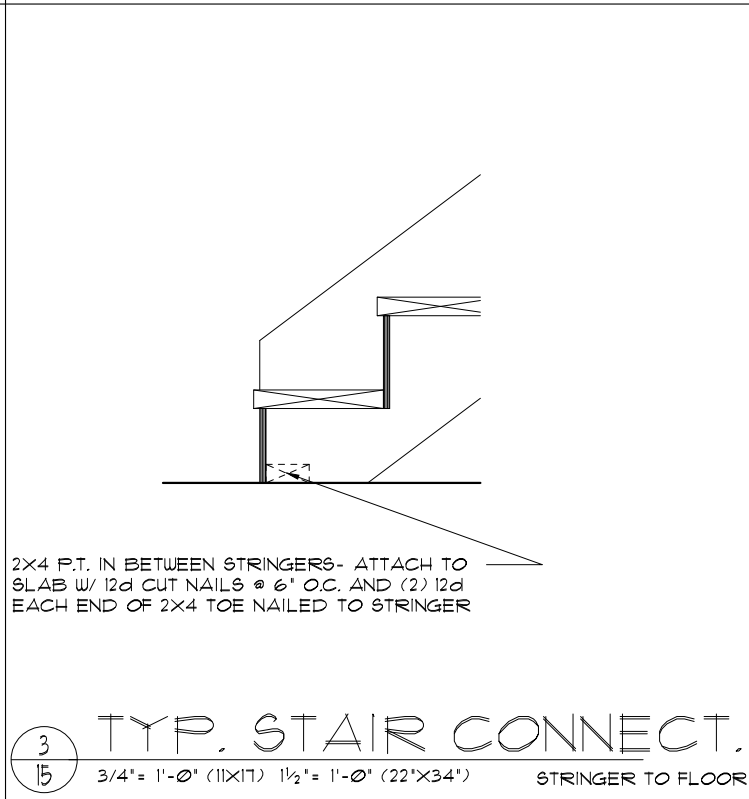


5 TYP. HANDRAIL DET.  
15 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34")



2 TYP. STAIR CONNECT.  
15 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34") STRINGER TO FLOOR TRUSS

NOTES:  
STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 11TH EDITION SECTION R311.7  
MAX. HGT. OF RISER TO BE 7 3/8", WITH THE GREATEST RISER HEIGHT NOT EXCEEDING THE SMALLEST BY MORE THAN 3/8".  
MIN. DEPTH OF TREAD TO BE NO LESS THAN 10", WITH THE GREATEST TREAD DEPTH NOT EXCEEDING THE SMALLEST BY MORE THAN 3/8".  
WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION.  
WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.  
THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER BY MORE THAN 3/8".  
CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT NEED TO BE WITHIN 3/8" OF THE RECTANGULAR TREAD DEPTH.  
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.  
34"-38" HANDRAIL HGT. MEASURED FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE.  
HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.  
ALL FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, SILICON BRONZE, STAINLESS, OR EQUAL IN CORROSION RESISTANCE. THIS APPLIES TO ALL ITEMS LESS THAN 1/2" IN THICKNESS OR DIAMETER (INCLUDING NAILS AND SCREWS)



3 TYP. STAIR CONNECT.  
15 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22"X34") STRINGER TO FLOOR

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		USP		MAX. UPLIFT	LAT. LDS. FI / F2
	DESCRIPTION	FASTENERS PER CONNECTOR	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	ETA20	14-10d	1,810	65 / 960
22	H10A	RFT: 9-10d x 1 1/2" PLT: 9-10d x 1 1/2"	RT16	RFT: 9-10d x 1 1/2" PLT: 9-10d	1,140	590/285
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H1	RFT / TRS: 4-8d	RT20	RFT / TRS: 9-10d	985	400 / N/A
26	H25	PLT / STD: 10-8d	RTT	PLT / STD: 13-10d	415	150 / 150
35	A35F	RFT: 5-8d / PLT: 5-8d	RTT	RFT: 5-8d / PLT: 5-8d	440	440 / N/A
37	MTS12	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MPAIF	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
39	MTS16	14-10d	MTW16	14-10d	1,000	N/A
43	LSTA12	BLK: (4) 1/4" x 2 1/4" T.C. TRUSS: (7) 10d	LSTA12	BLK: (4) 1/4" x 2 1/4" T.C. TRUSS: (7) 10d	860	N/A
44	HGA10	10-10d	N/A	N/A	905	N/A
45	ST18	RFT / 4-SDS 1/4" x 1 1/2"	N/A	N/A	500	840/675
47	LSTA24	PLT / 4-SDS 1/4" x 3"	N/A	N/A	1,200	N/A
71	MSTA36	14-16d	ST18	14-16d	1,295	N/A
72	MSTC66	18-10d	LSTA24	18-10d	2,135	N/A
79	SFI	26-10d	MSTA36	26-10d	5,495	N/A
80	SF2	64-16d SINKERS	N/A	N/A	535	560 / 260
81	SFH468	STD: 6-10d / PLT: 4-10d	SPT22	STD: 4-10d / PLT: 4-10d	605	560 / 260
86	ECCLL/RQ-SDS2.5	STD: 6-10d / PLT: 6-10d	SPT224	STD: 6-10d / PLT: 6-10d	885	N/A
88	CBSQ88	12-10d x 1 1/2"	TP46,48	12-10d x 1 1/2"	1,2835 5: 1840	N/A
89	CB66	1/4" x 2 1/2" STRONG DRIVE SDS H.D. CON. SCREWS	N/A	N/A	3,975	N/A
90	ABU66	12 SDS 1/4x2"	PA8X8	4-10d	2,300	985
91	CBSQ66	(2) 3/8" BOLTS	PAU66	12-16d	2,240	N/A
92	ABU44	14 SDS 1/4x2"	PAU44	12-16d	3,190	N/A
93	AC6 (MAX)	12-16d	PBS66	24-16d	2,200	N/A
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	28-16d	HTW20	20-10d	1,815	1,070
99	A35	20-10d	HTW20	20-10d	1,450	N/A
101	HTT4	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	MPAI	H: 6-8dx1 1/2" / P: 6-8dx1 1/2"	440	440 / N/A
102	HTT5	3/8" BOLT / 18-16d x 2 1/2"	N/A	N/A	3,640	N/A
103	VGTR/L	3/8" BOLT / 26-10d	N/A	N/A	4,275	N/A
104	HDU8-SDS2.5	32-SDS 1/4" x 3" / (2) 3/8" BLT	N/A	N/A	3,990	N/A
105	HD7B	7/8" BLT / 20-SDS 1/4" x 2 1/2"	N/A	N/A	5,020	N/A
181	HUS26	7/8"-3-3/4"	N/A	N/A	6,645	N/A
184	HUC28-2	20-16d	THD26	H: 20-16d / J: 10-10d	1,550	N/A
212	HUC410	H: 14-16d / J: 4-10d	N/A	N/A	1,085	N/A
213	HSUR/L410	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	N/A	N/A	1,810	N/A
214	HUC412	BLOCK: 20-16d JOIST: 6-16d	N/A	N/A	1,300	N/A
215	HGUS210-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	1,895	N/A
216	HUCS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	2,120	N/A
217	HUS212-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
219	MBHA412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	HUS212-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
231	MBHA3.56/16	H: 1-ATR 3/4 x 8 TOP & FACE JOIST: 18-10d	NFM35X12U	H: 1-1/2" J-BOLT J: 5-1/2" BOLTS	3,145	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM35X16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x BOLTS	3,450	N/A
241	LGT2	HDR: (2) 3/4" x 8" JOIST: 18-10d	NFM35X16U	HDR: MIN. 1/2" x J-BOLTS JOIST: (5) 1/2" x BOLTS	3,450	N/A
242	LGT3	30-16d-sinker	LUGT2	32-10d	2,000	1015 / 440
243	LGT4-SDS3	G: (12) SDS 1/4" x 2 1/2"	N/A	W: (4) 3/8" x 5" TITEN	2,365	N/A
301	MGT	G: (16) SDS 1/4" x 3"	N/A	W: (4) 3/8" x 5" TITEN HD	2,365	N/A
302	HGT-2 or 3	(1) 3/4" BLTS./GIR: 22-10d	N/A	N/A	3,965	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 8-10d	USC63	LTL: 3/4" BLTS./GIR: 8-16d	6,485	N/A
305	FGTR (2-PLY)	LTL: 3/4" BLTS./GIR: 16-10d	N/A	N/A	9,250	N/A
401	SUR/L414	TRUSS: 36 SDS 1/2" x 3" WALL: (4) 1/2" x 5" TITEN HD	N/A	N/A	9,400	N/A
501A	LSU26	FACE: 18-16d/JST: 8-16d	N/A	N/A	1,700	N/A
501B	LSU28	6-10d - 5-10dx1 1/2"	N/A	N/A	535	N/A
501C	LSU210	10-10d - 5-10dx1 1/2"	N/A	N/A	535	N/A
502A	LSU26	10-10d - 7-10dx1 1/2"	N/A	N/A	875	N/A
502B	LSU28	6-10d - 5-10dx1 1/2"	N/A	N/A	535	N/A
502C	LSU210	9-10d - 5-10dx1 1/2"	N/A	N/A	450	N/A
503	HRC22	9-10d - 7-10dx1 1/2"	N/A	N/A	785	N/A
504	VPA2	6-10dx1 1/2" - 2-10dx1 1/2"	N/A	N/A	290	N/A
505	HCP2	8-10d - 2-10dx1 1/2"	N/A	N/A	295	375/250
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

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DREAM FINDERS  
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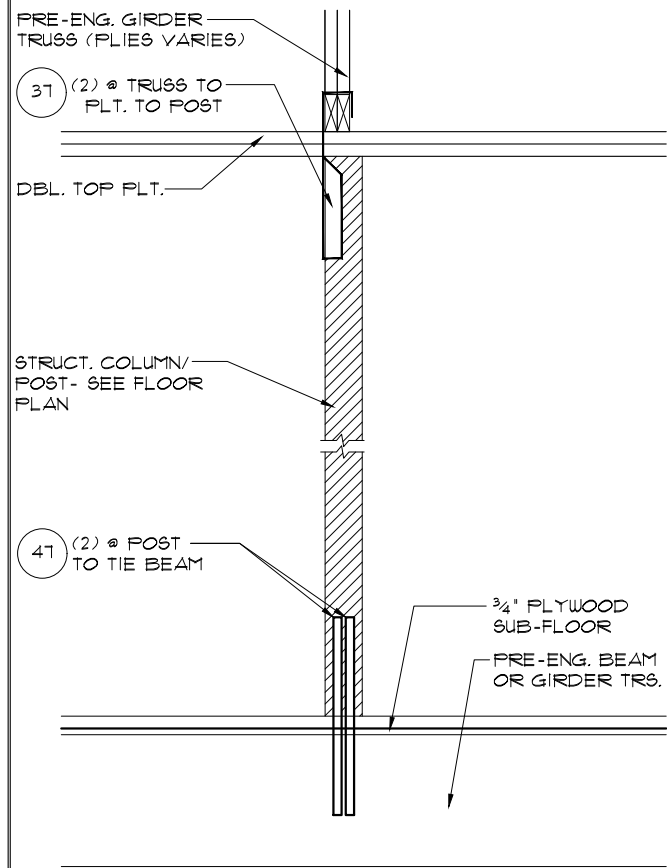
STAIR DATA/  
CONNECTOR SCHEDULE

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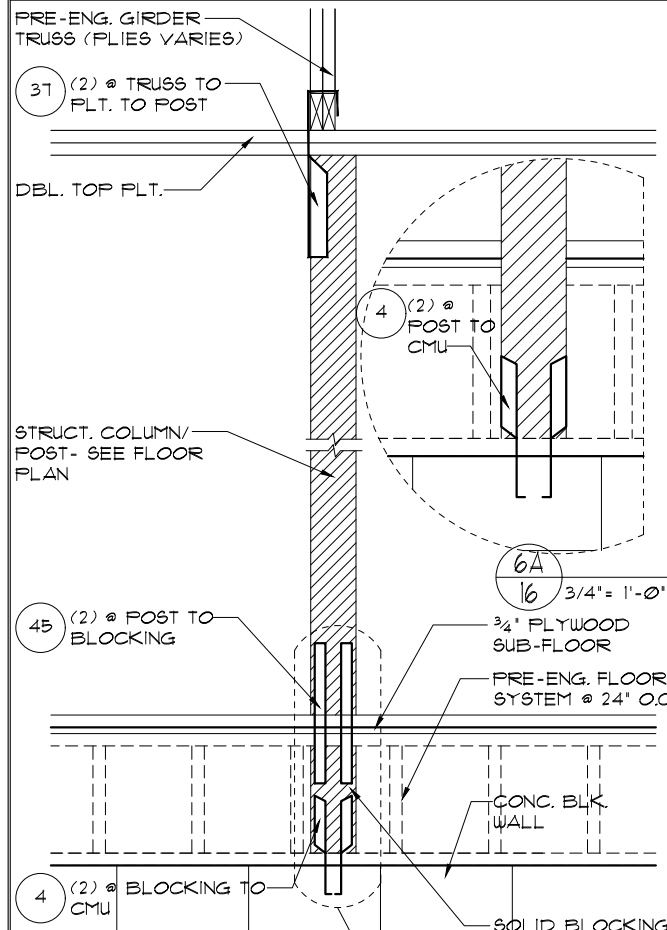
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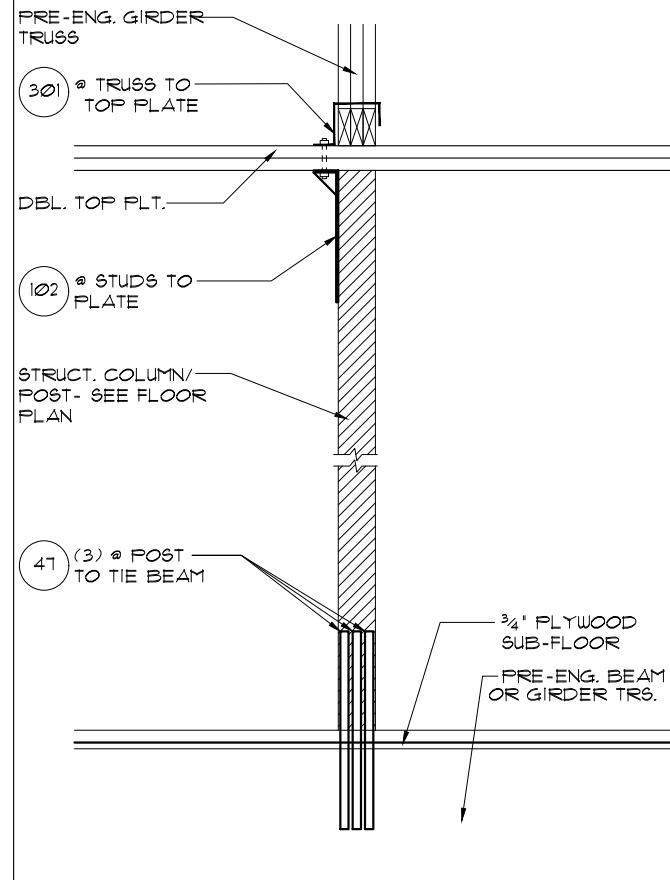




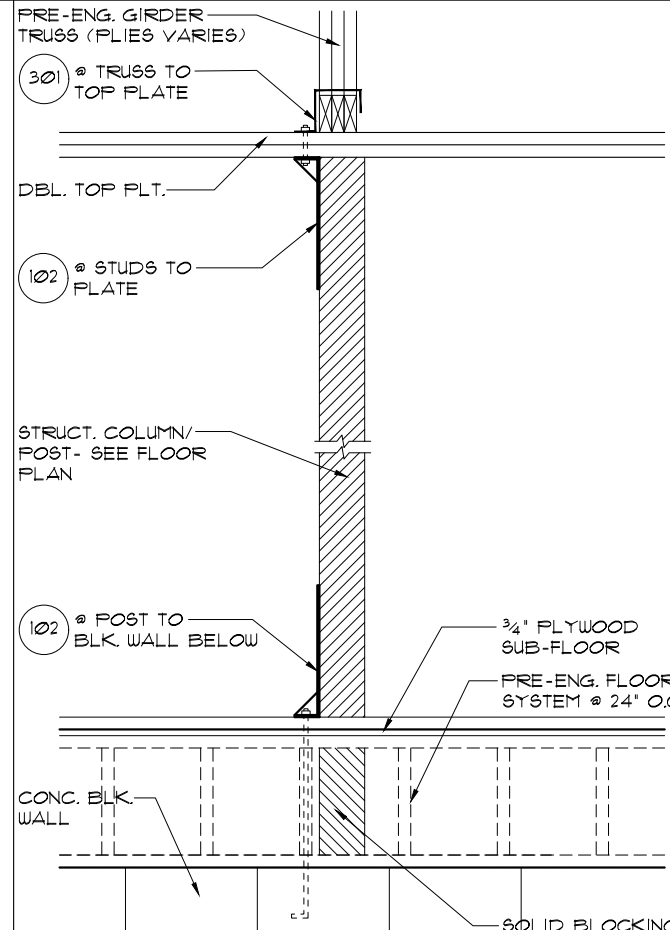
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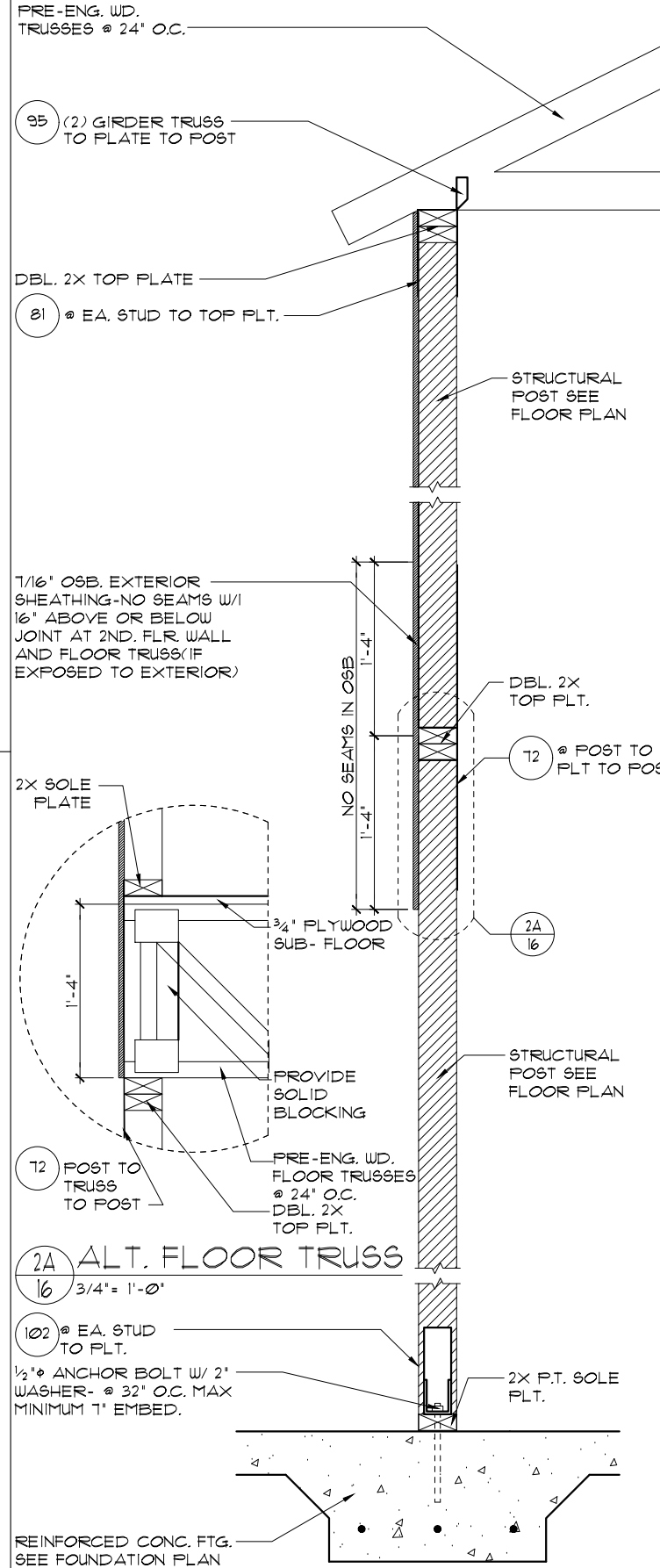
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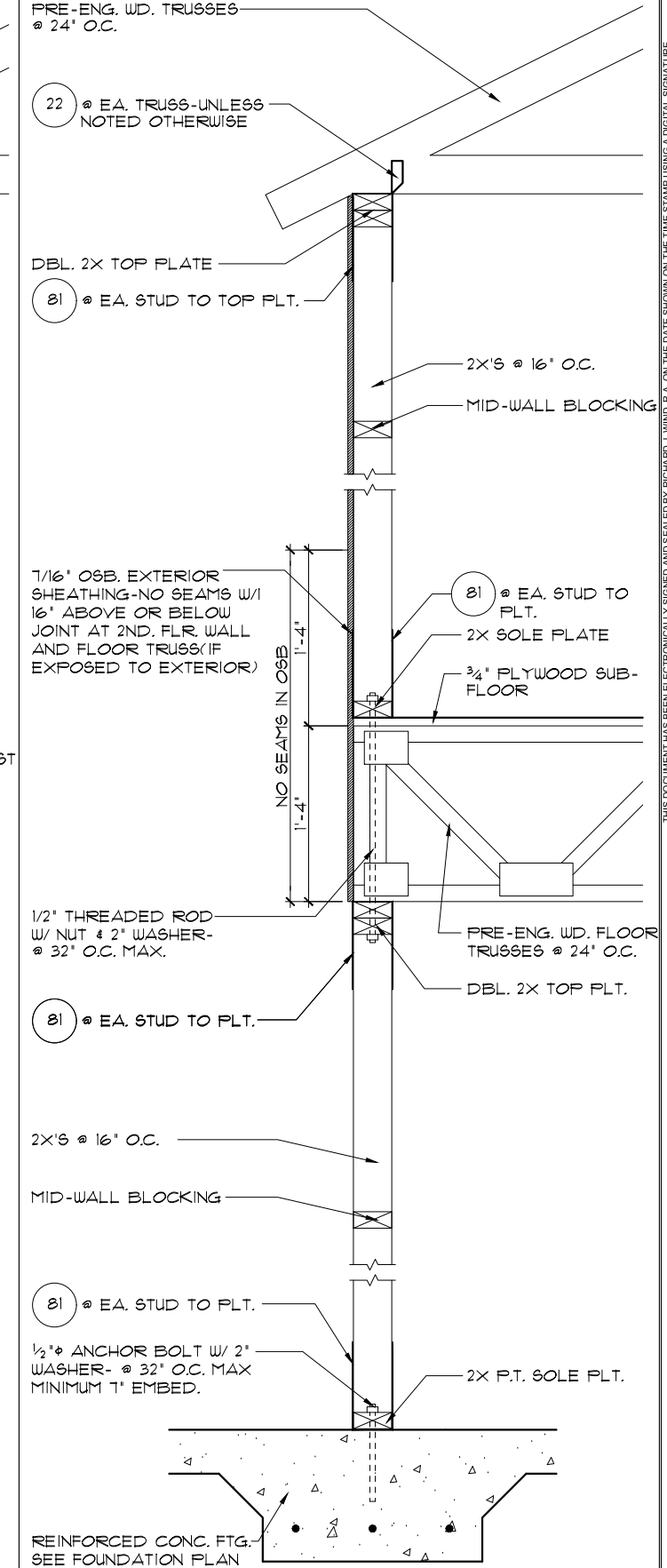
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**4** DETAIL  
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**2** DETAIL  
3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



**1** DETAIL  
3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

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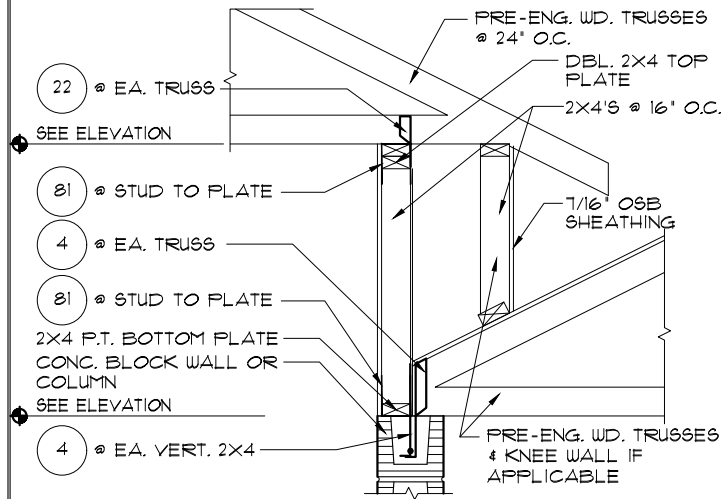
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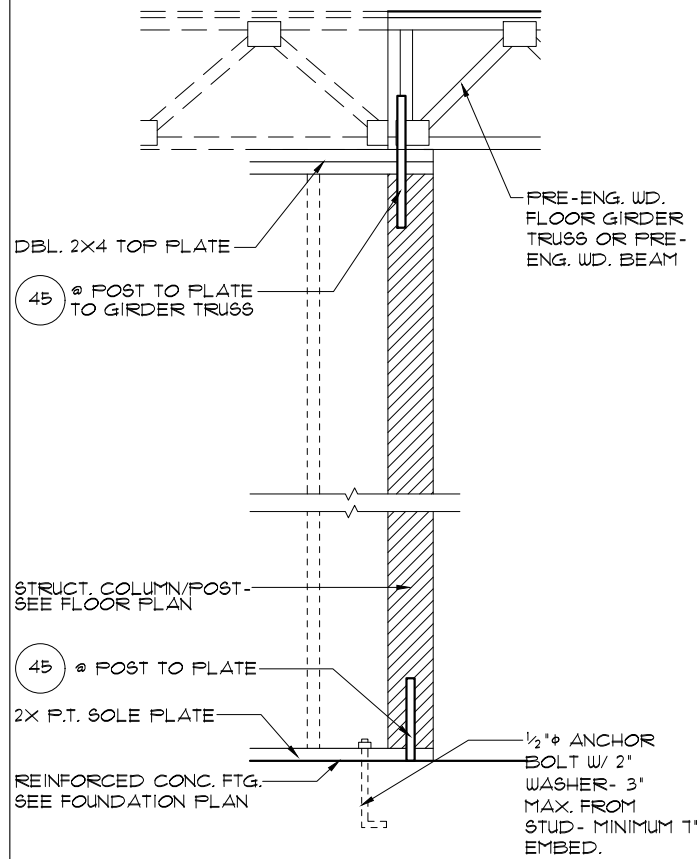
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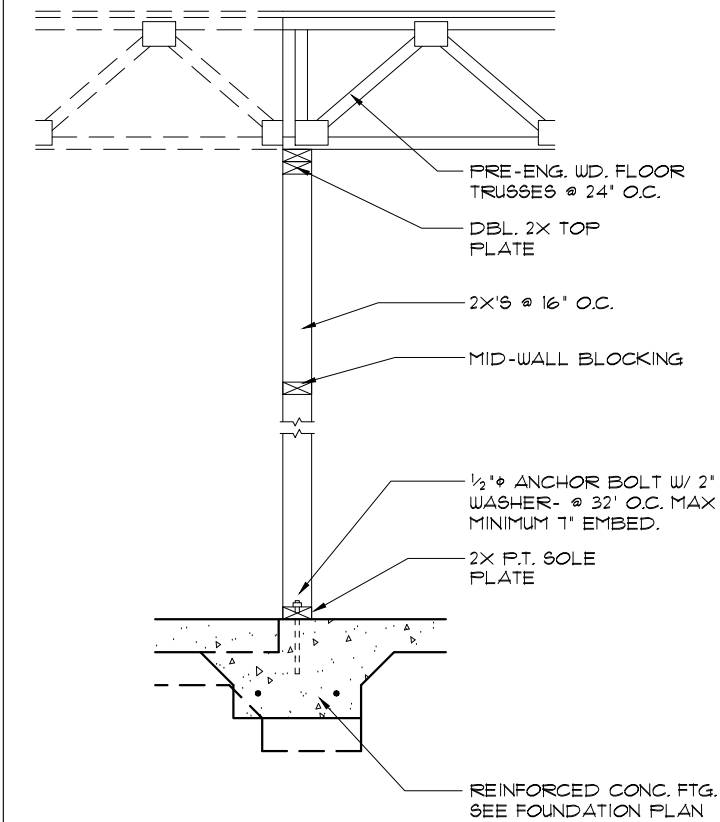
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SHEET 16  
OF 26 SHEETS



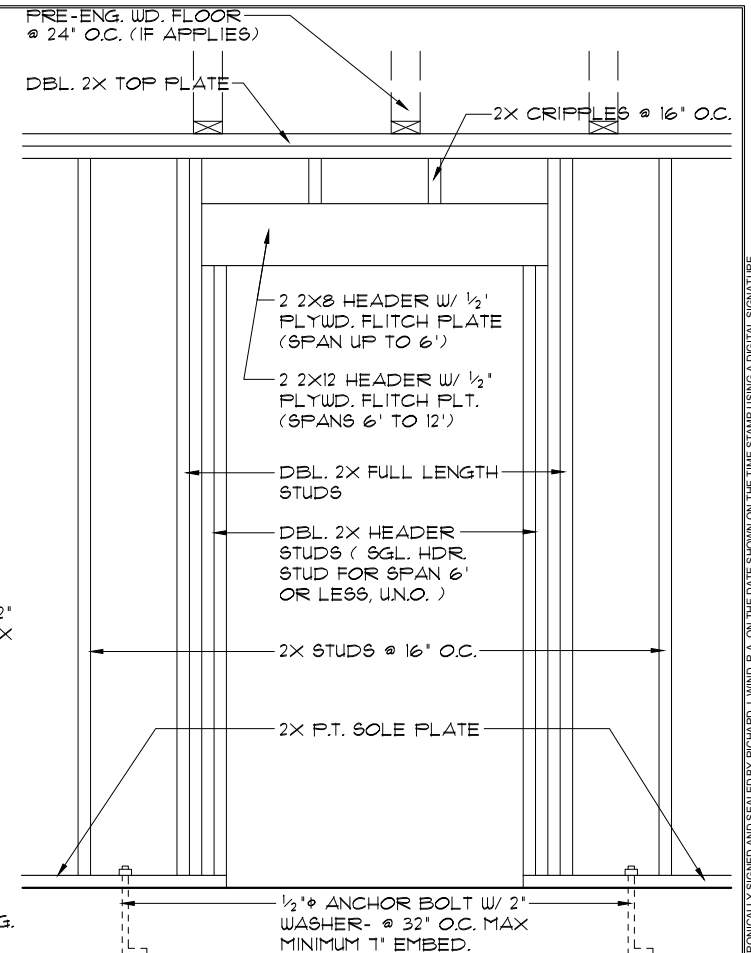
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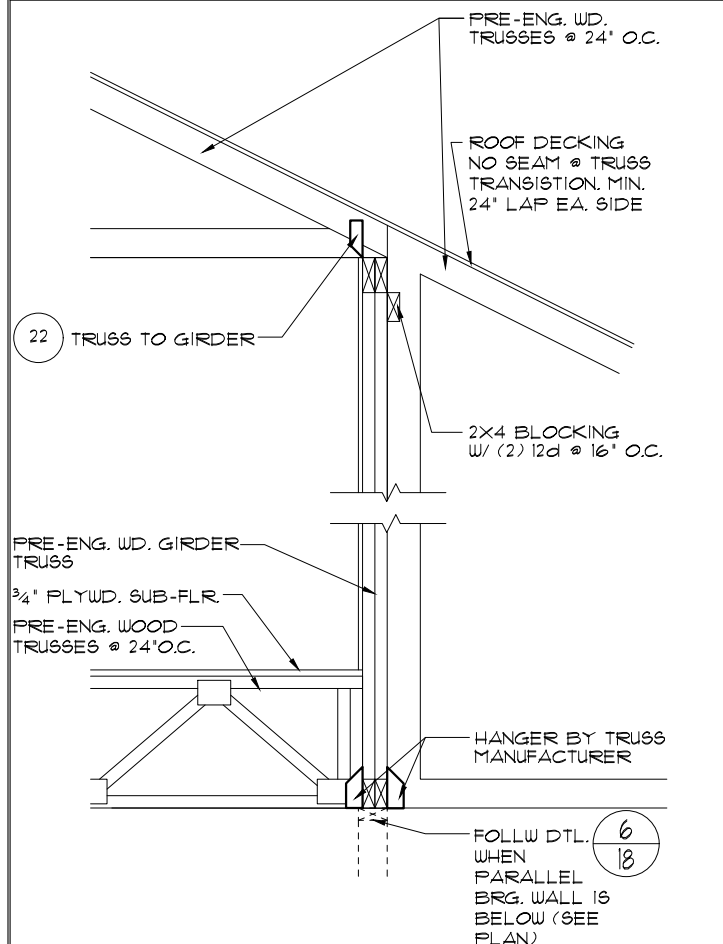
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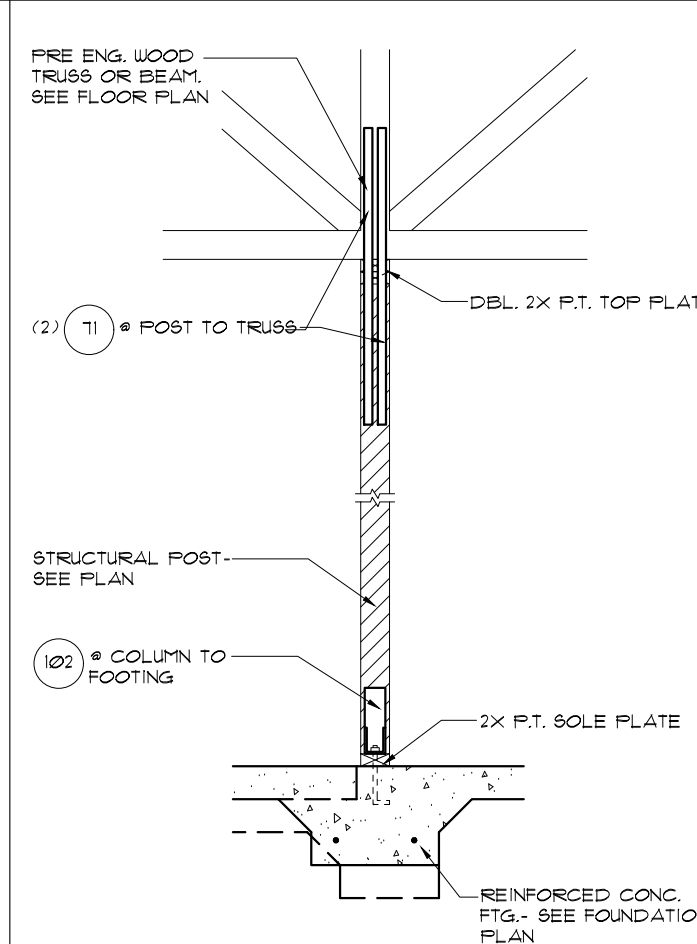
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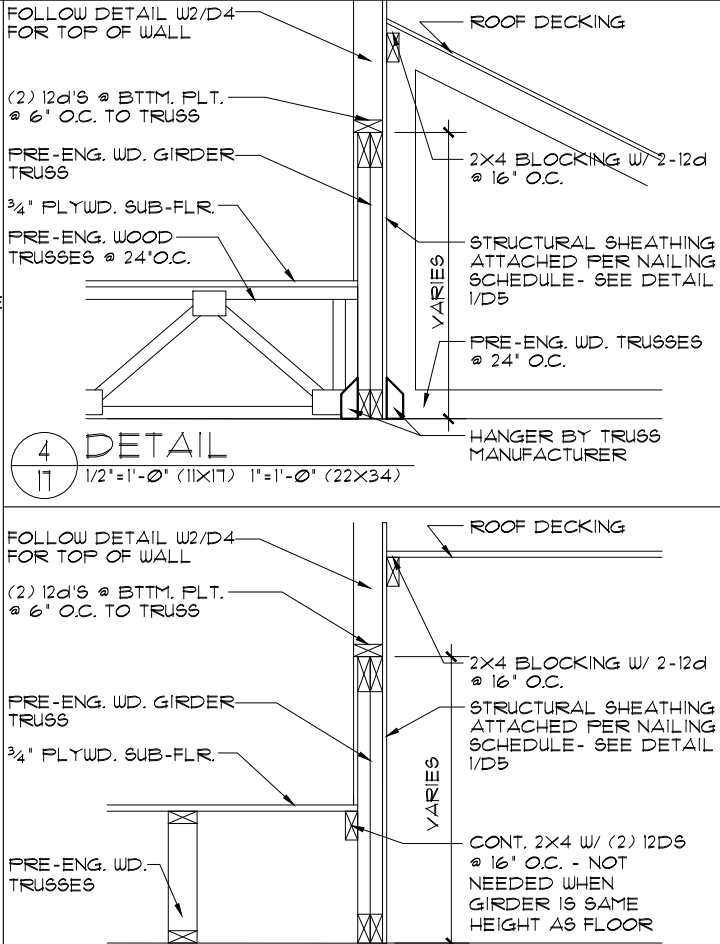
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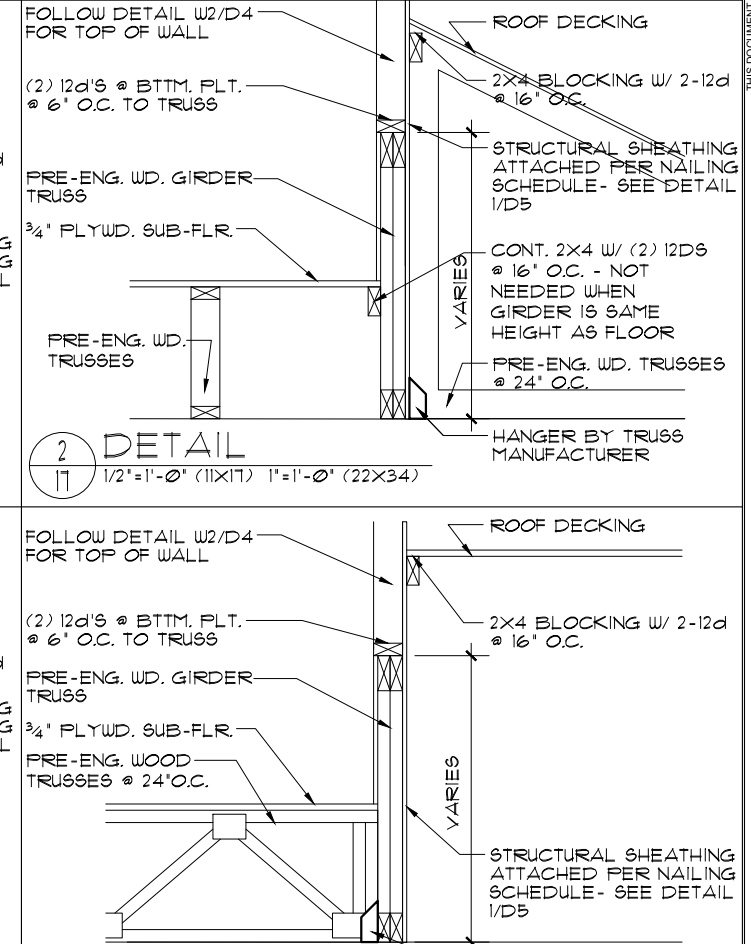
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**7** DETAIL (BEARING POST W/ HIGH UPLIFT)  
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**5** DETAIL  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**3** DETAIL  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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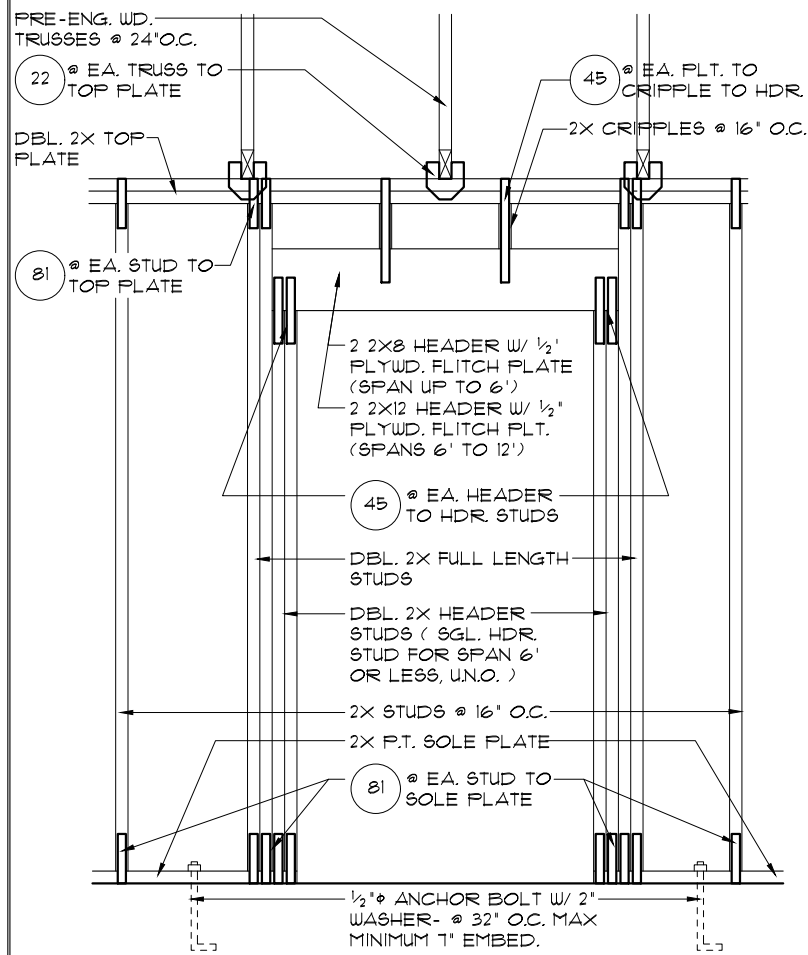
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 2945 AVALON W/ BONUS  
 DREAM FINDERS HOMES

**STRUCTURAL DETAILS**  
 DREAM FINDERS HOMES  
 THE MAKER OF A QUALITY HOME

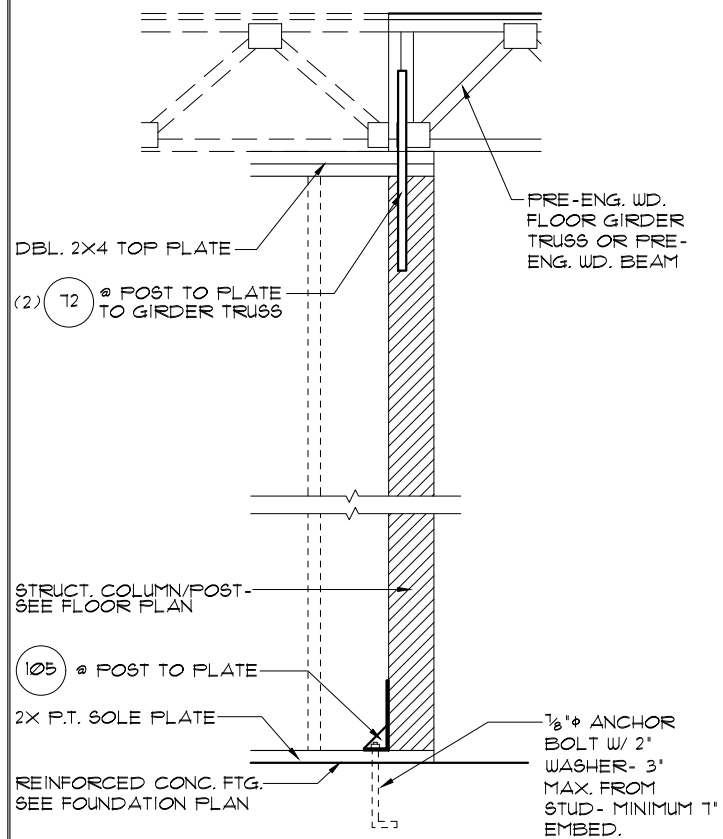
Certified By:  
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 RWIN@RDCFLA.COM

CODE 2020 REVISIONS 06-24-23 BY: LK

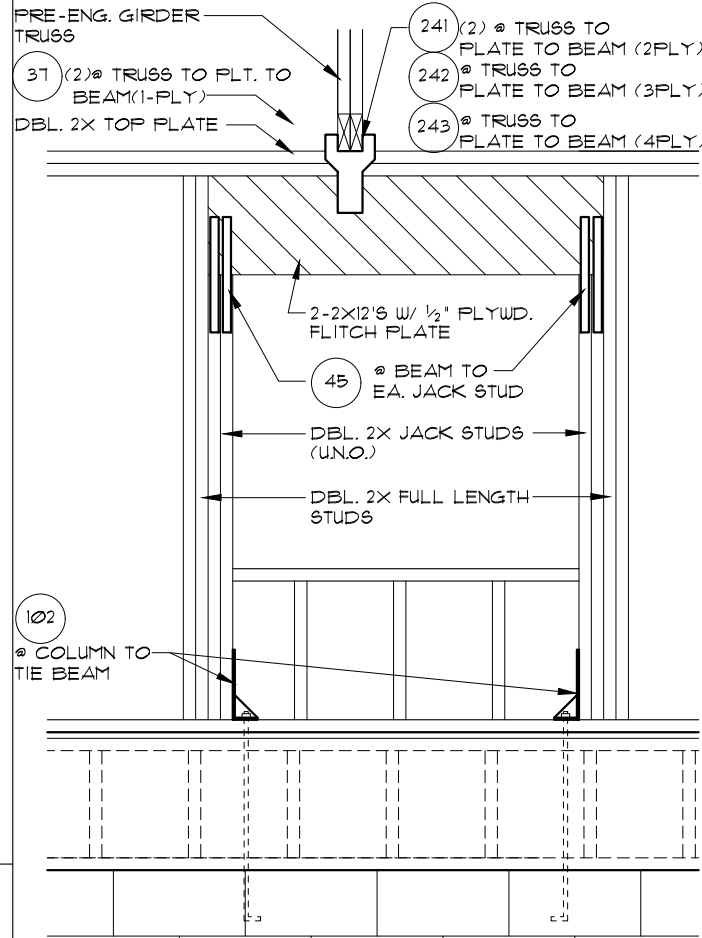
DATE 07-26-16  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 17 OF 26 SHEETS



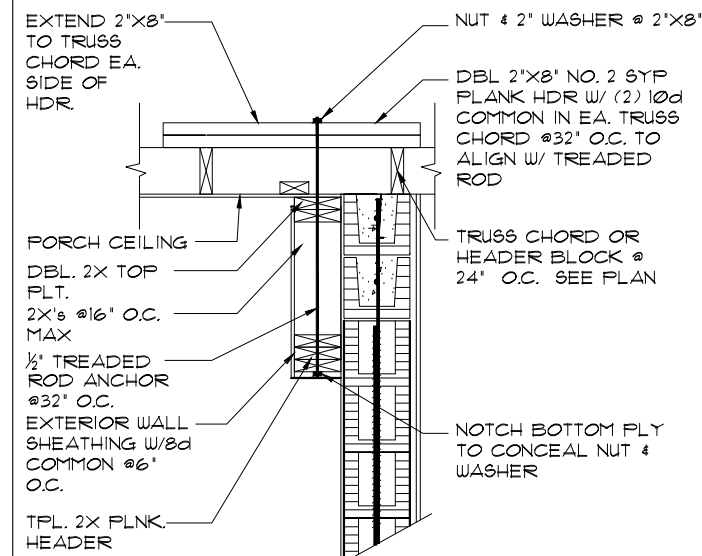
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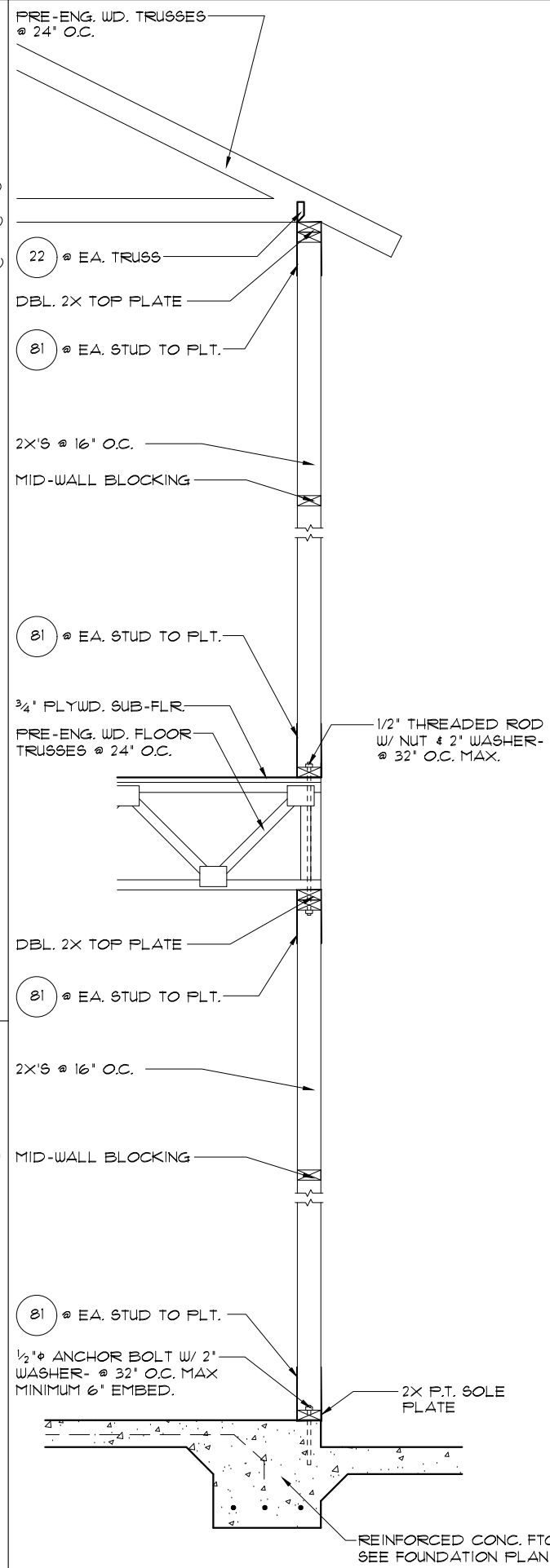
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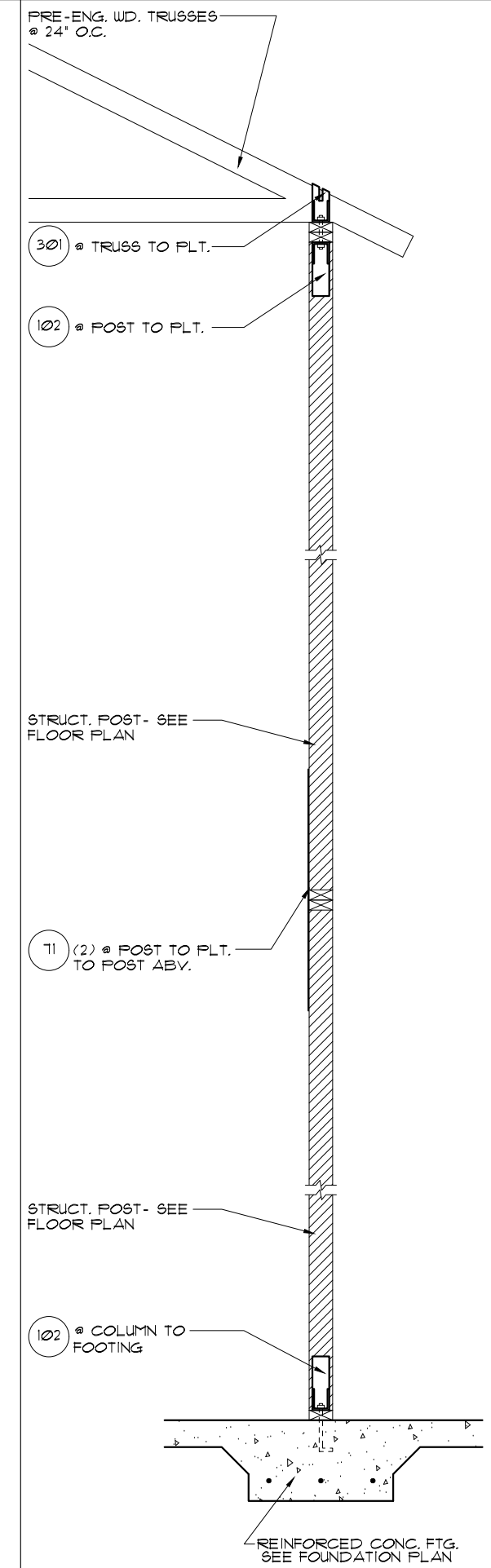
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3 BOX HDR DETAIL  
 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



2 DETAIL  
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



1 DETAIL  
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 11TH EDITION.

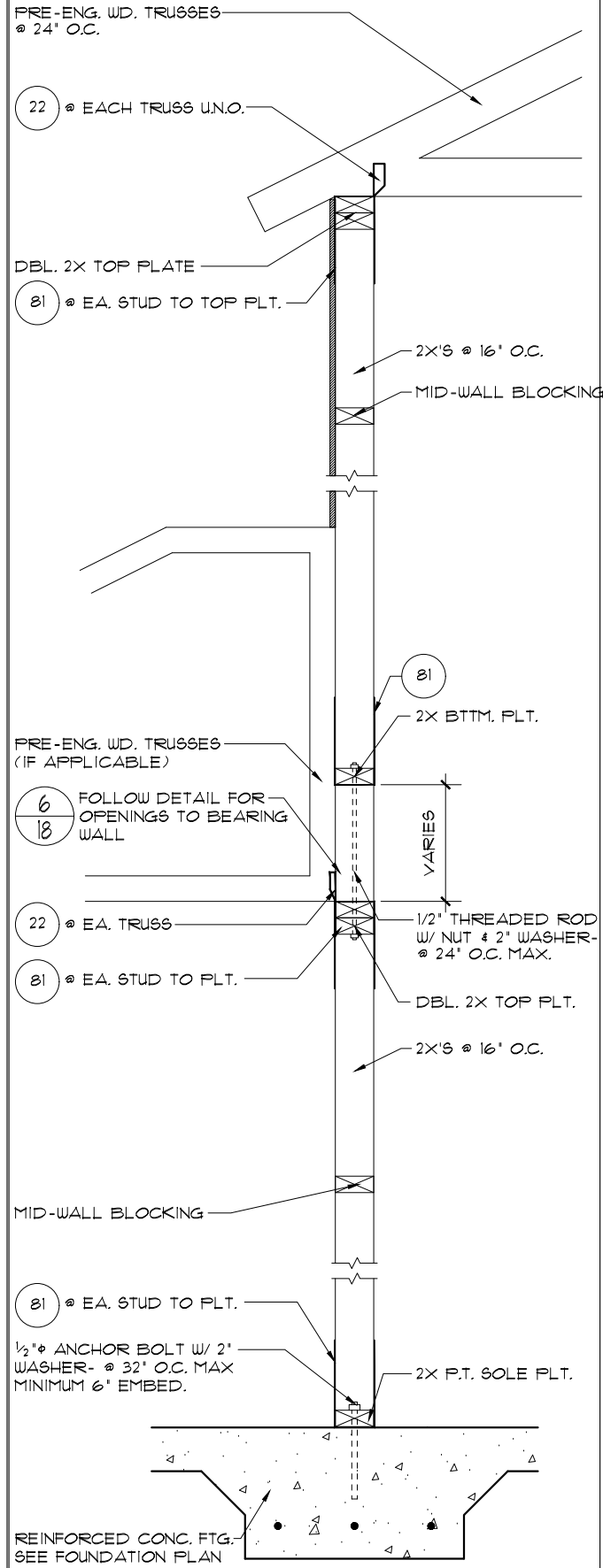
CODE 2020 REVISIONS 06-24-23 BY: LK

Certified By: RICHARD WIND, R.A. 4301 VINELAND RD. E-1 ORLANDO, FL 32811 PHONE: 407-930-1111 RWIN@RDCFLA.COM

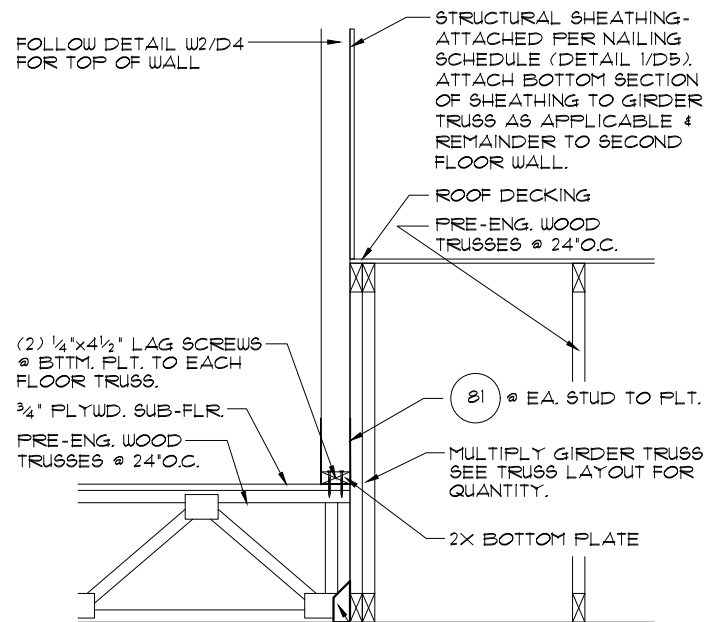
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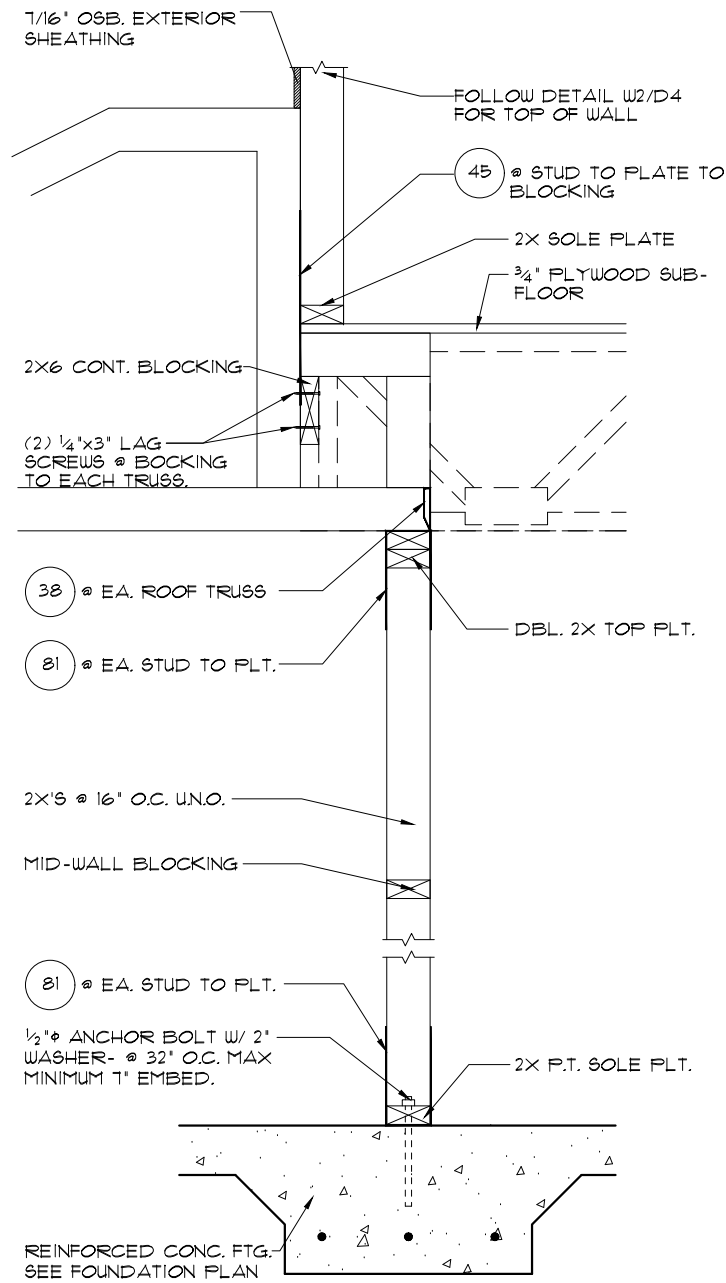
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 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB 2945  
 SHEET 18 OF 26 SHEETS



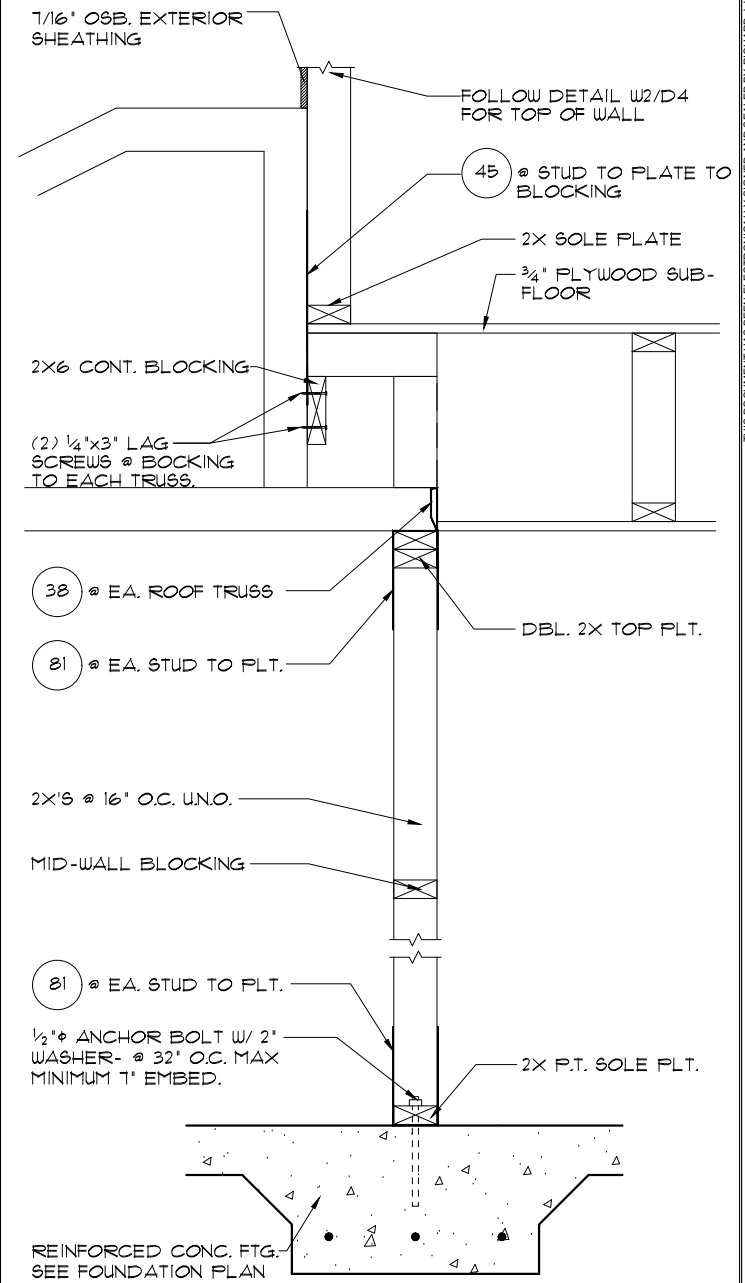
4  
20  
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3  
20  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2  
20  
3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



1  
20  
3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 1TH EDITION. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICHARD J. WIND, R.A. ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

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REVISIONS 06-24-23  
BY: LK

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DATE 07-26-16  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB 2945  
SHEET 20  
OF 26 SHEETS

2945 AVALON W/ BONUS  
DREAM FINDERS HOMES

STRUCTURAL DETAILS

DREAM FINDERS  
THE MAKER OF A QUALITY HOME

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## STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 17TH EDITION, FBGR 2020 (WIND LOAD @ 140 MPH.)
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBGR SECTION R301
- ALL FLOOR SLABS TO BE OF 2500 PSI CONC. PLANT MIX MIN. 3/2" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530/ASCE 5/TMS 402 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE 'M' OR 'S', GROUT - 2500 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE #5'S GRADE 60, W/ MIN. LAP OF 25". USE 'L' BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 1' O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @ 8" O.C. WITH 5d NAILS
- UPLIFT CONNECTORS TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.

10. EPOXY ANCHOR ALTERNATIVE:  
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS. THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
1/2"	3/4"	1'
5/8"	7/8"	1'
3/4"	1"	8"
7/8"	1 1/8"	9"

AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.

11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

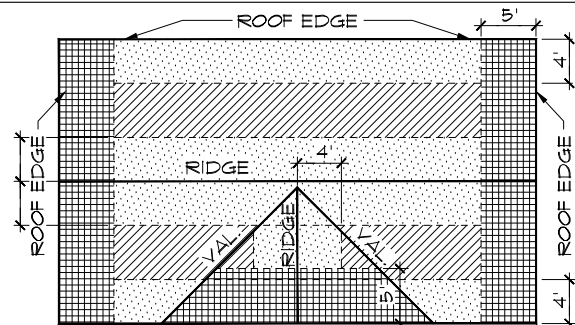
## WOOD STRUCTURAL NOTES

- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4'. STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL. SPLICING IS PERMITTED IN DOUBLE TOP PLATE ABOVE STUDS.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN - DOUBLE PLATE 12" O.C. OUTSIDE SPLICE ZONE (SEE NOTE 3)  
- DOUBLE STUDS @ 12" O.C.  
- DOUBLE OR TRIPLE HEADER @ 6" O.C. @ EDGE @ 12" O.C. INTERMEDIATE.  
- HEADER TO STUD @ 4" O.C. EA. HEADER MEMBER.  
- STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU FLT. OR (2) 16d EA. SIDE TOE NAILED TO FLT.
- 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 1/16" OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.  
- ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB OR 1/2" CDX PLYWOOD. NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

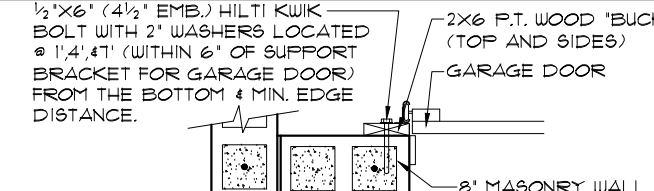
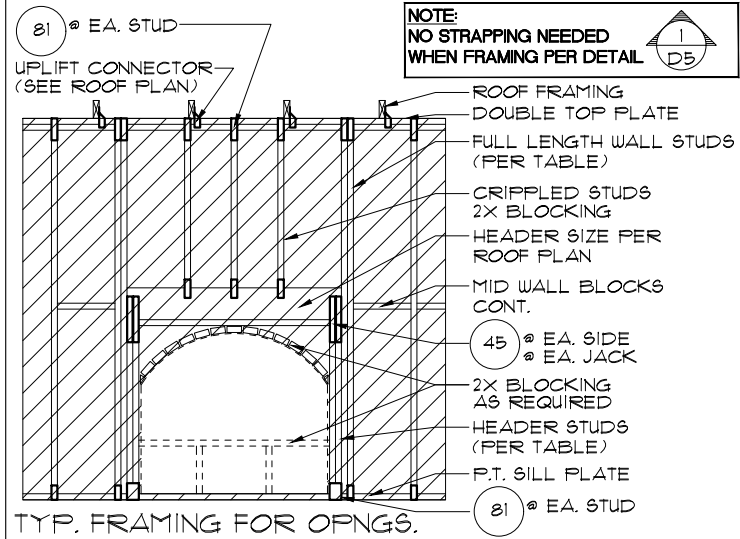
18. ALL EXTERIOR FRAME WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS @ 16" O.C. MIN. UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.

## FIELD REPAIR NOTES

- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USF MTW16 OR HC10 OR SIMPSON MTS16 W/ (4) 1/4" X 2 1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 800 LBS (USE (2) MTS16 FOR UPLIFTS LESS THAN 1720 LBS). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBSTITUTION
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. X 1' LONG WEDGE ANCHORS (REDHEADS).
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. X 6" DEEP HOLE FILLED W/ UNITEX PROFOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION:  
UP TO 1/8" - NO REPAIR NECESSARY  
1/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED  
1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF PLUMBING PIPES/ DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3' AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3' FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE
- EXTERIOR CMU COLUMN HEIGHT LOWER THAN REQ'D.:  
- FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS LESS THAN 6" LOWER THAN REQ'D., CONTRACTOR SHALL INSTALL 2X P.T. BLKG. AS REQ'D. TO FILL GAP, W/ 1/2" Ø THRU-BOLT DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED. META STRAP TO BE REPLACED WITH M5TAM24. IF HOLDDOWN SPECIFIED IS DIFFERENT THAN META, CONTACT E.O.R FOR SUB.  
- FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS 6" OR GREATER THAN REQ'D., CONTRACTOR SHALL INSTALL GROUT FILLED CMU OR C.I.P. CONC. (2000PSI MIN.) W/ #5 VERT. @ 12" O.C. DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED.



ZONE:	8d NAILS @ 6' O.C. EDGES AND 6' O.C. FIELD
ZONE:	8d NAILS @ 6' O.C. EDGES AND 6' O.C. FIELD
ZONE:	8d NAILS @ 4' O.C. EDGES AND 6' O.C. FIELD

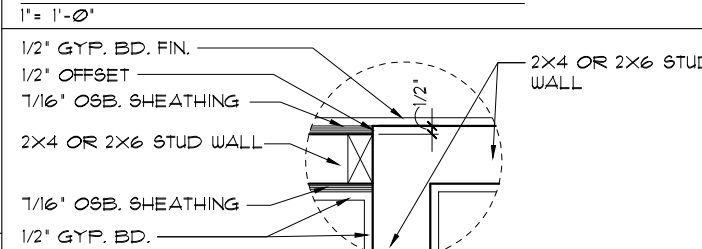


- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL 'ACI' DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO 'BUCK'

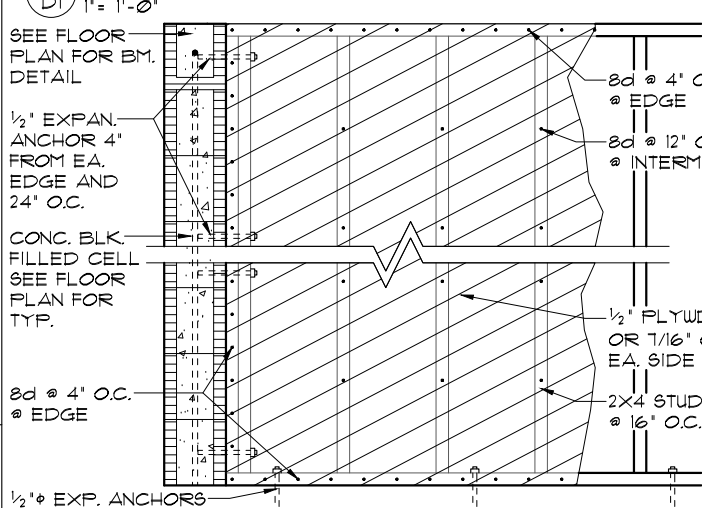
- 1) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

- THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
- THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 17TH EDITION
- DOOR SIZE, TYPE AND GLAZING
- TRACK SIZE AND FASTENER DETAILS.
- TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
- REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

## GARAGE BUCK DETAIL



## DETAIL @ CONN. TO REG. WALL

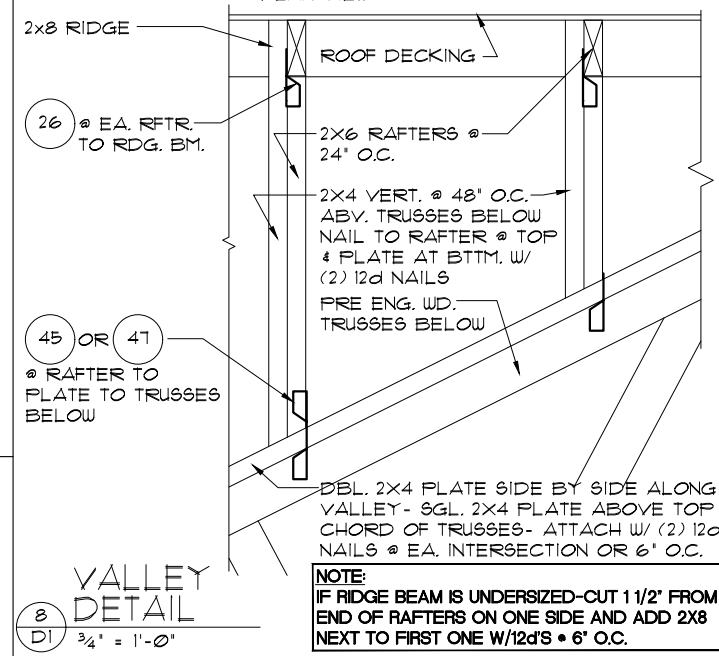
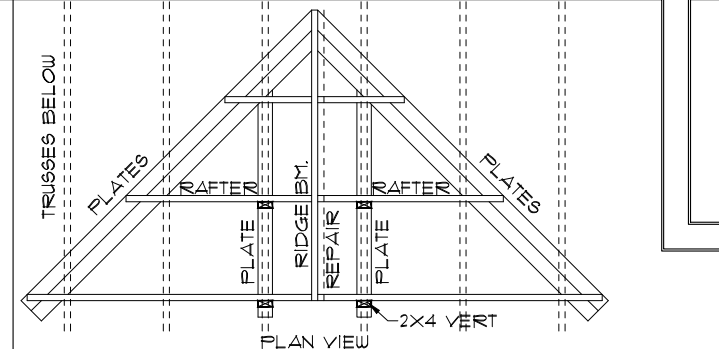


## SHEAR WALL DETAIL

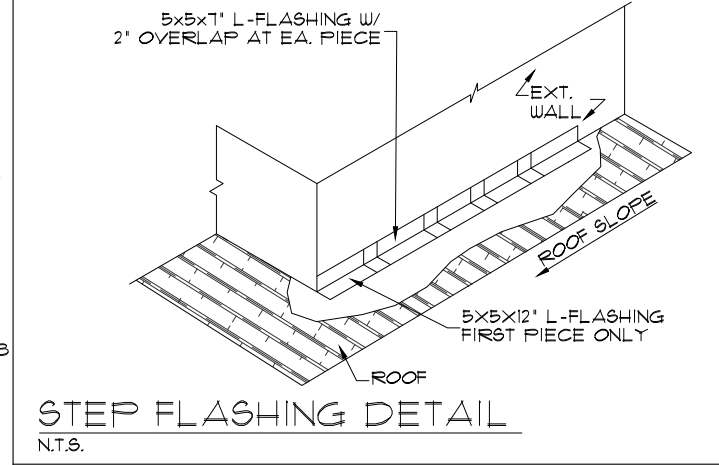
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

## MIN. WALL AND HEADER REQUIREMENTS

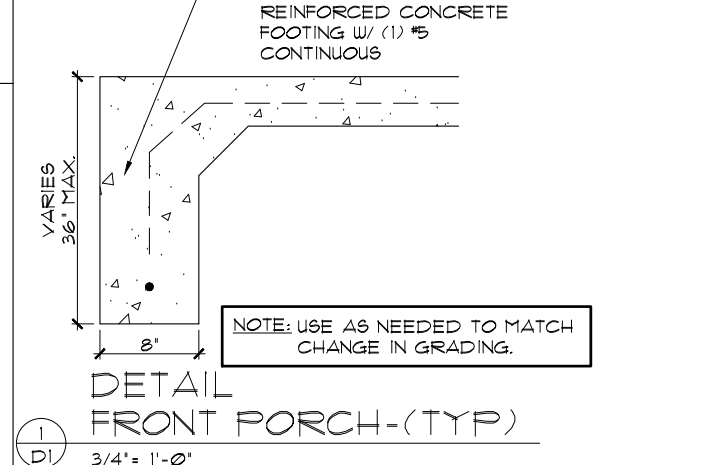
UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS	1	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
GREATER THAN 10'	2	NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
		2	2	3	4	5	5



## STEP FLASHING DETAIL



## DETAIL FRONT PORCH-(TYP)



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**RDC**

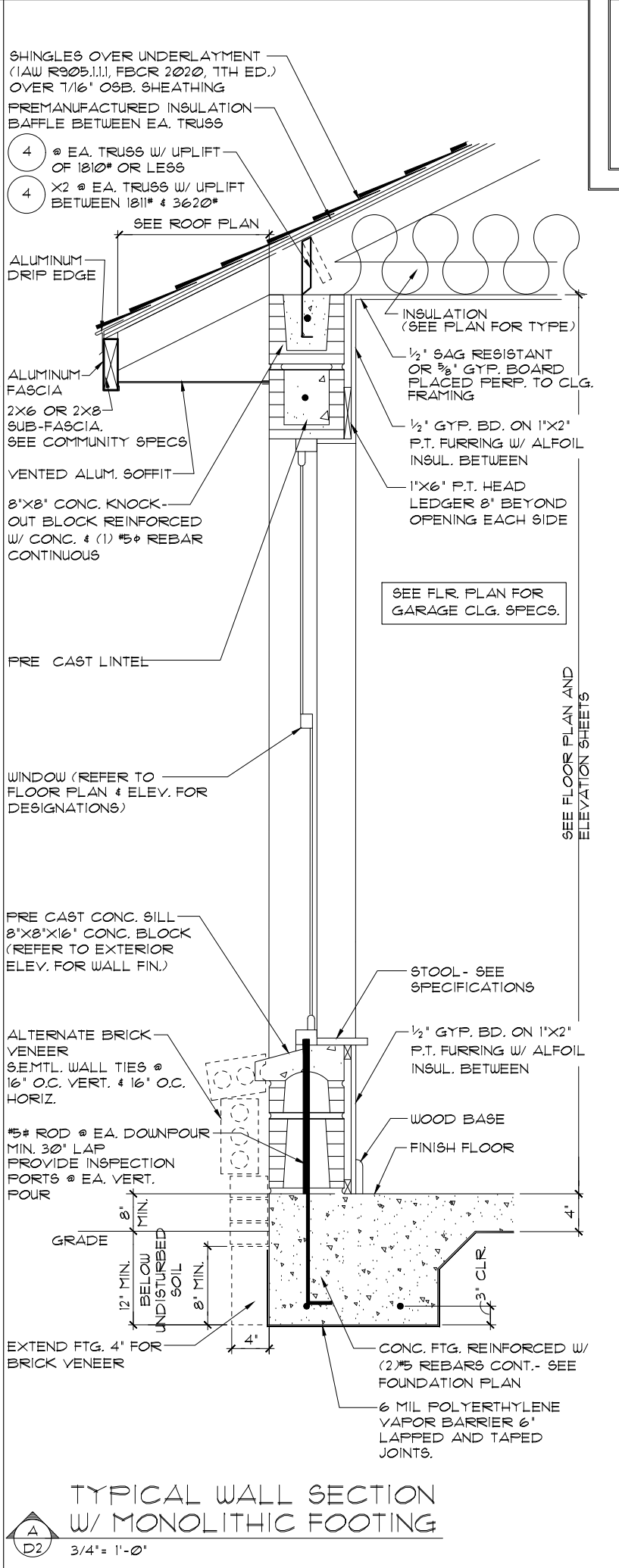
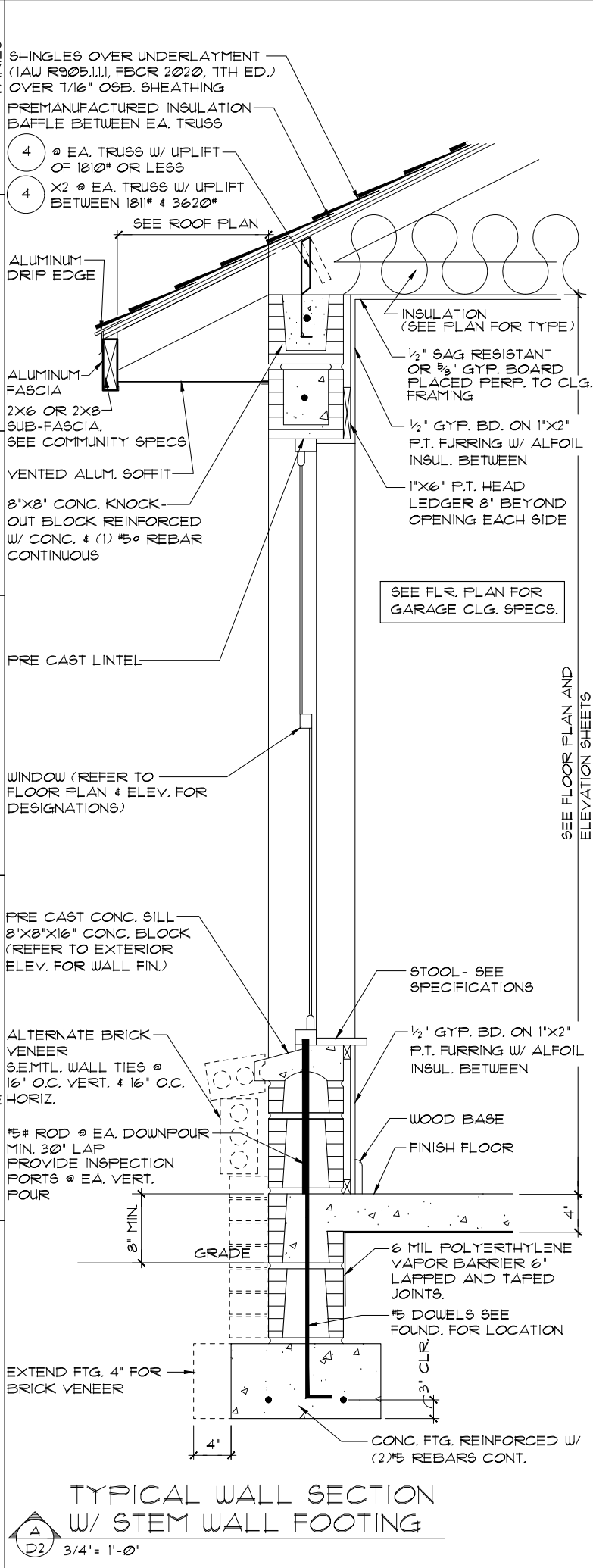
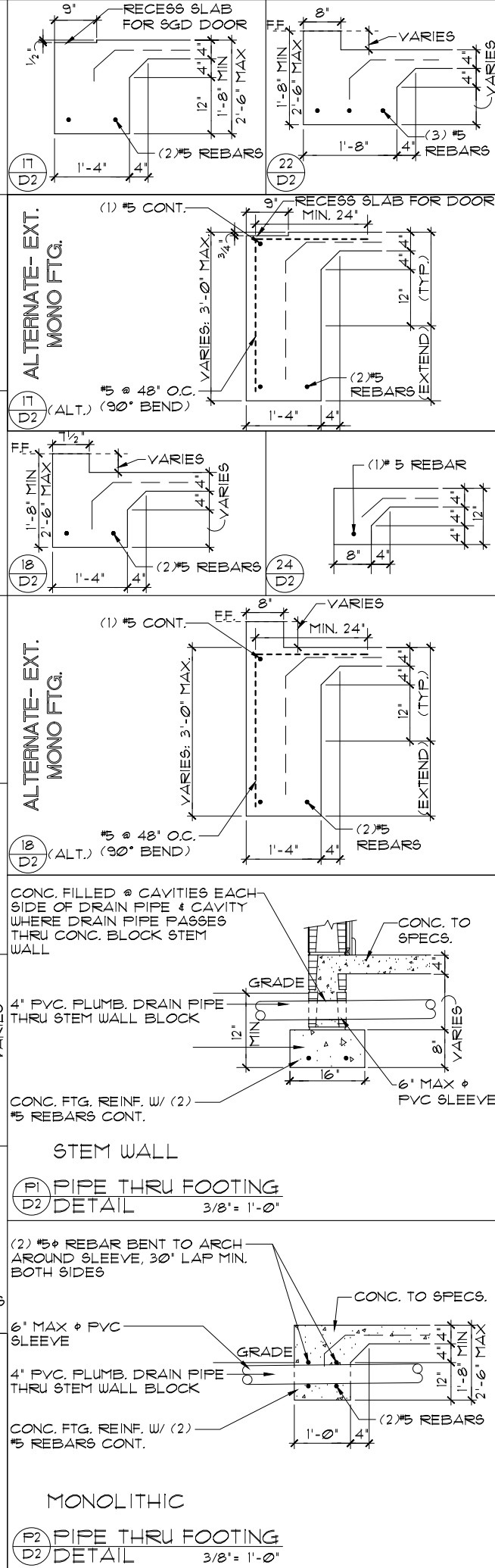
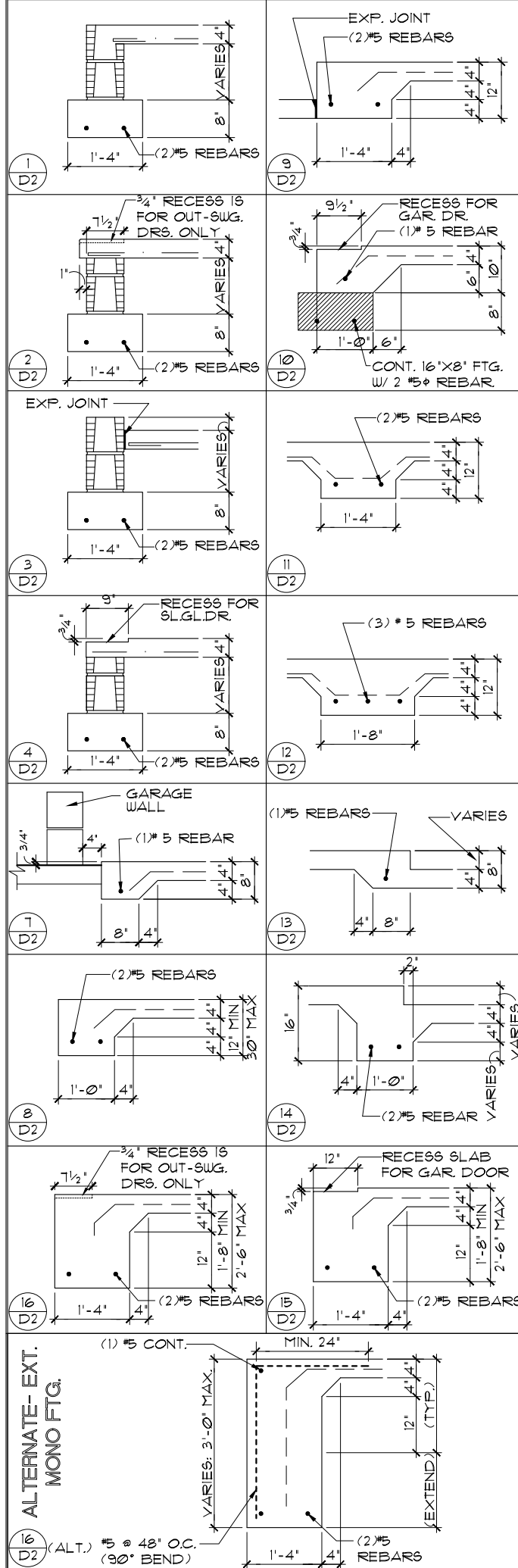
**DREAM FINDERS**  
THE MAKERS OF A QUALITY SEAL

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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS  
SHINGLE-STD. GRADE-PLUMB-CMU

DATE 04-18-17  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB  
SHEET  
OF SHEETS



**STANDARD DETAILS**  
**SHINGLE-STD. GRADE-PLUMB-CMU**

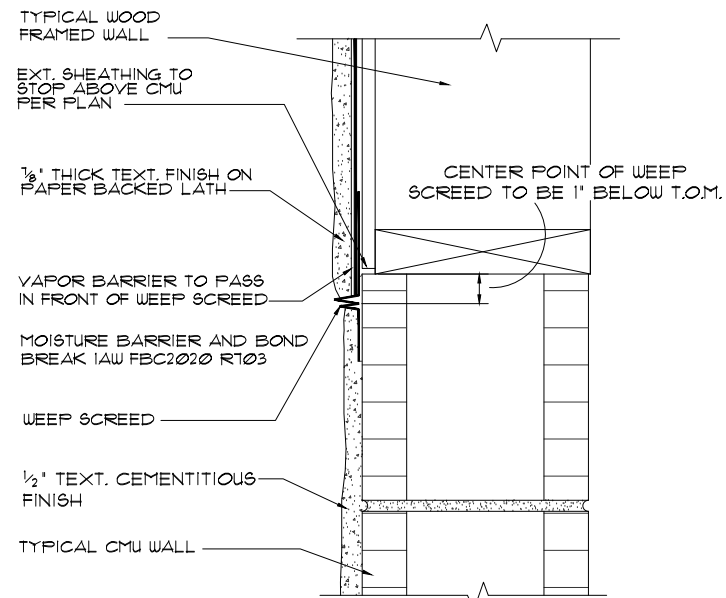
DATE 04-18-17  
 SCALE AS NOTED  
 DRAWN JR & RDC  
 JOB  
 SHEET  
**D2**  
 OF SHEETS

**DREAM FINDERS**  
 THE MAKER OF A QUALITY MARK

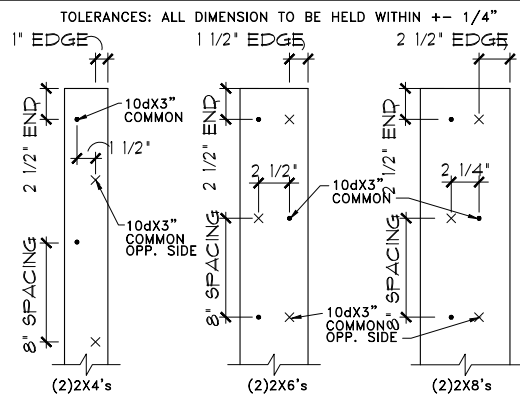
**Certified By:**  
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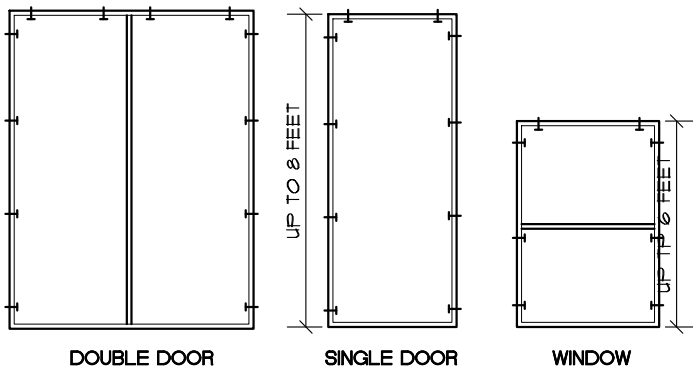
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**A FLASHING DETAIL**  
D3 N.T.S. W/ EXT. STUCCO FINISH



**B 2X BUILT-UP STUD COLUMN DETAILS**  
1 1/2" = 1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

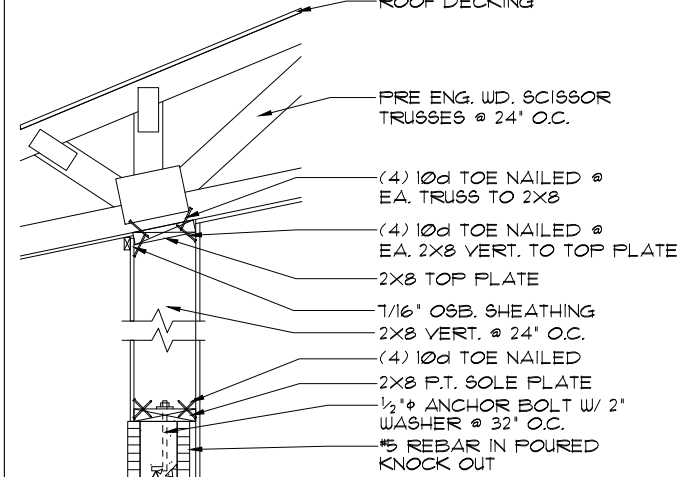
**BUCK ATTACHMENT DATA**

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN FINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS W/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

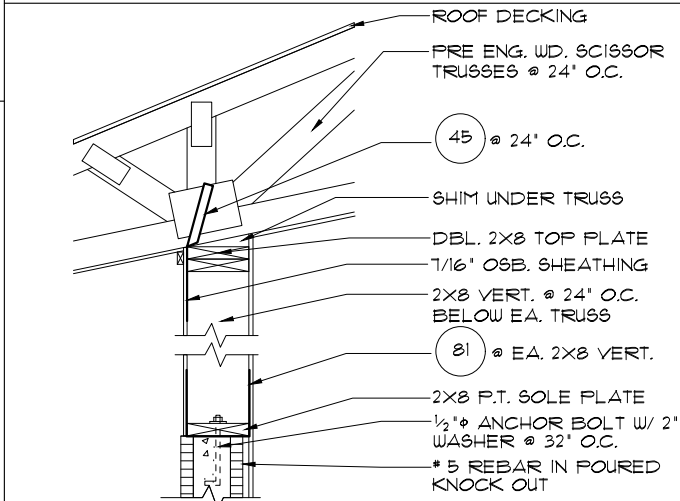
USE MIN. 2 1/4" T-NAILS W/ 1x BUCK. USE MIN. 1/4" x 3" TAPCONS W/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

**NOTE**

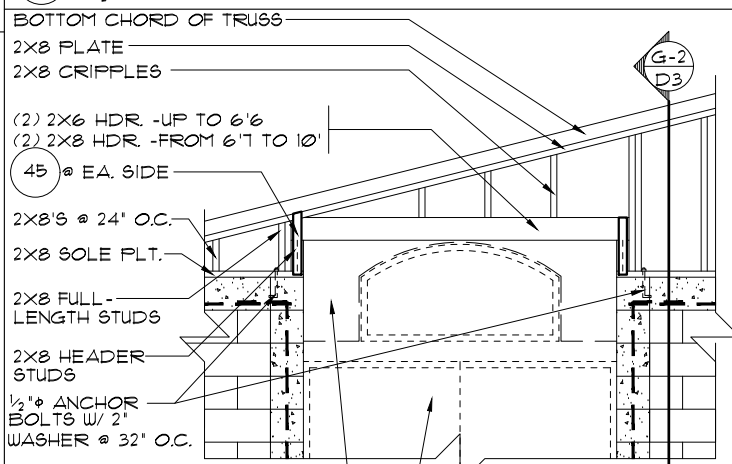
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3' FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" x 1 3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



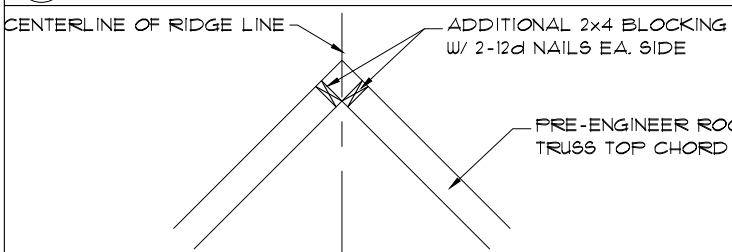
**G-6 NON-BEARING**  
D3 1 1/2" = 1'-0"



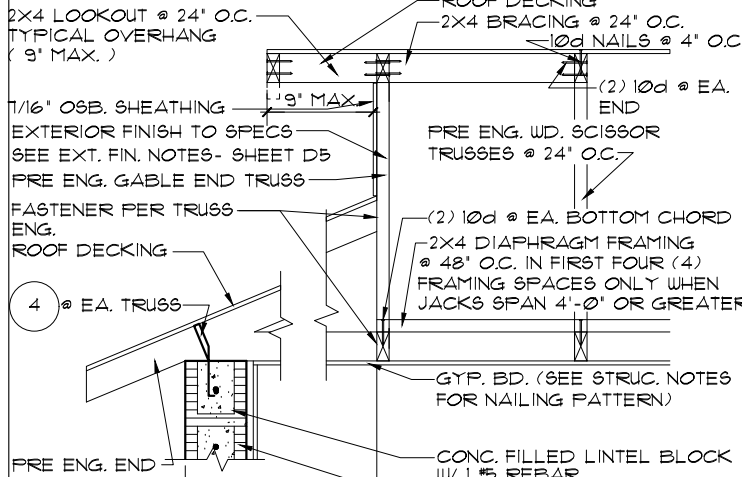
**G-1 BEARING**  
D3 1 1/2" = 1'-0"



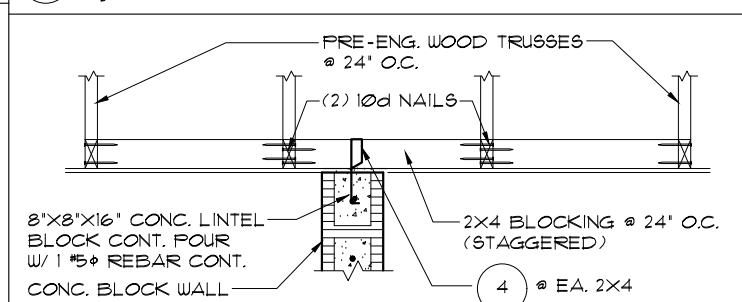
**B GABLE END**  
D3 1 1/2" = 1'-0"



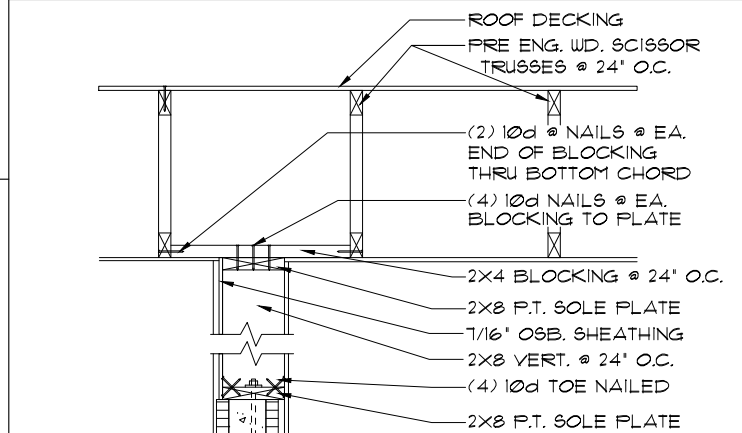
**2 RIDGE DETAIL**  
D3 N.T.S.



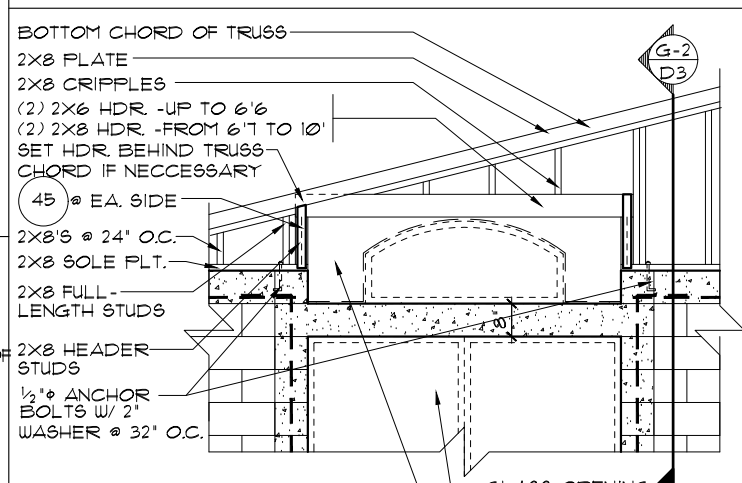
**G-3 GABLE END**  
D3 1 1/2" = 1'-0"



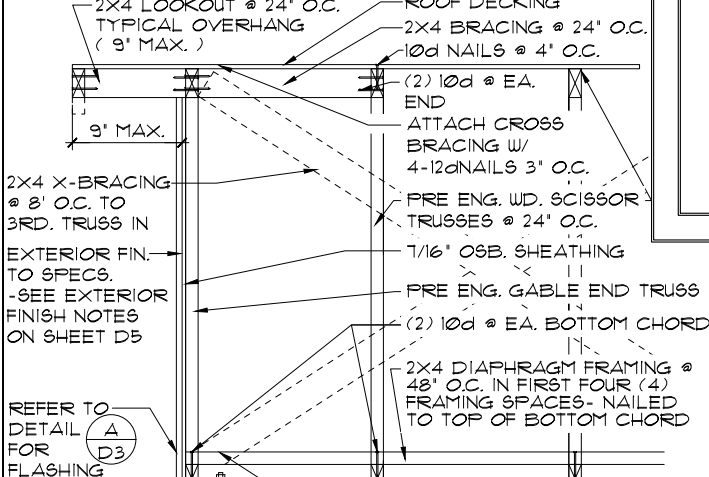
**G-4 DETAIL**  
D3 1 1/2" = 1'-0"



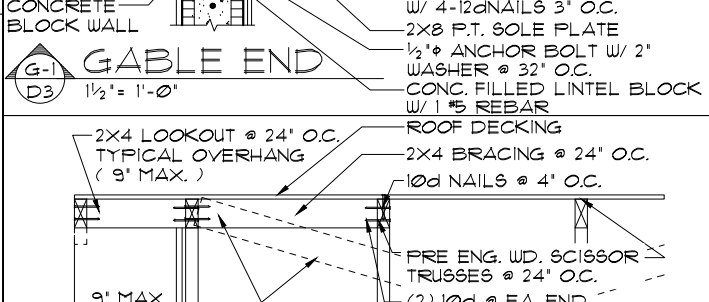
**G-5 GABLE END**  
D3 1 1/2" = 1'-0"



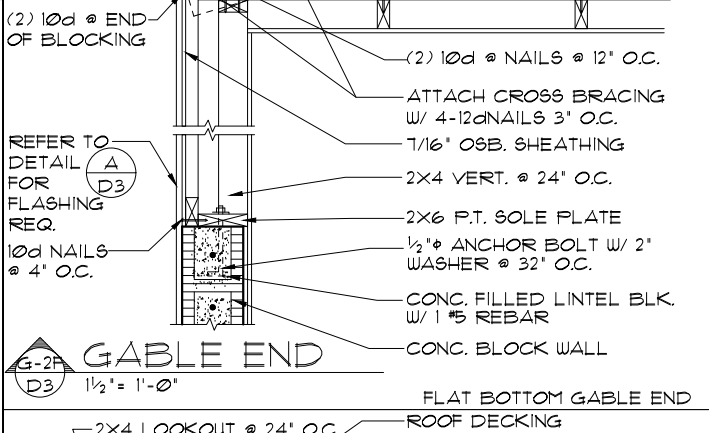
**CB DETAIL**  
D3 1 1/2" = 1'-0"



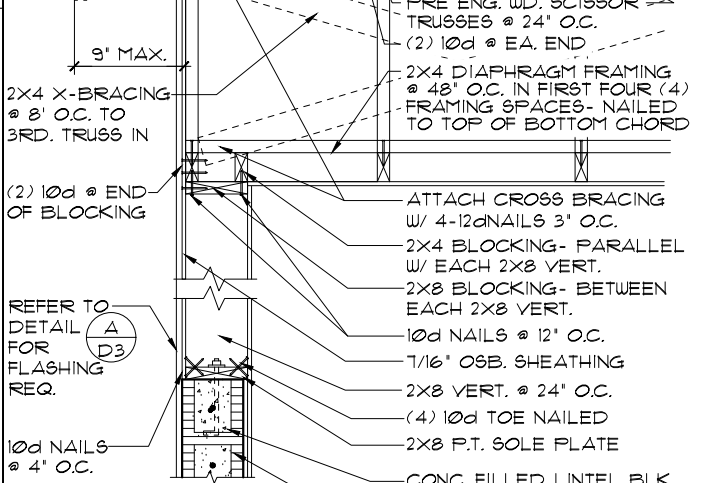
**G-1 GABLE END**  
D3 1 1/2" = 1'-0"



**G-2 GABLE END**  
D3 1 1/2" = 1'-0"



**G-2 GABLE END**  
D3 1 1/2" = 1'-0"



**G-2 GABLE END**  
D3 1 1/2" = 1'-0"

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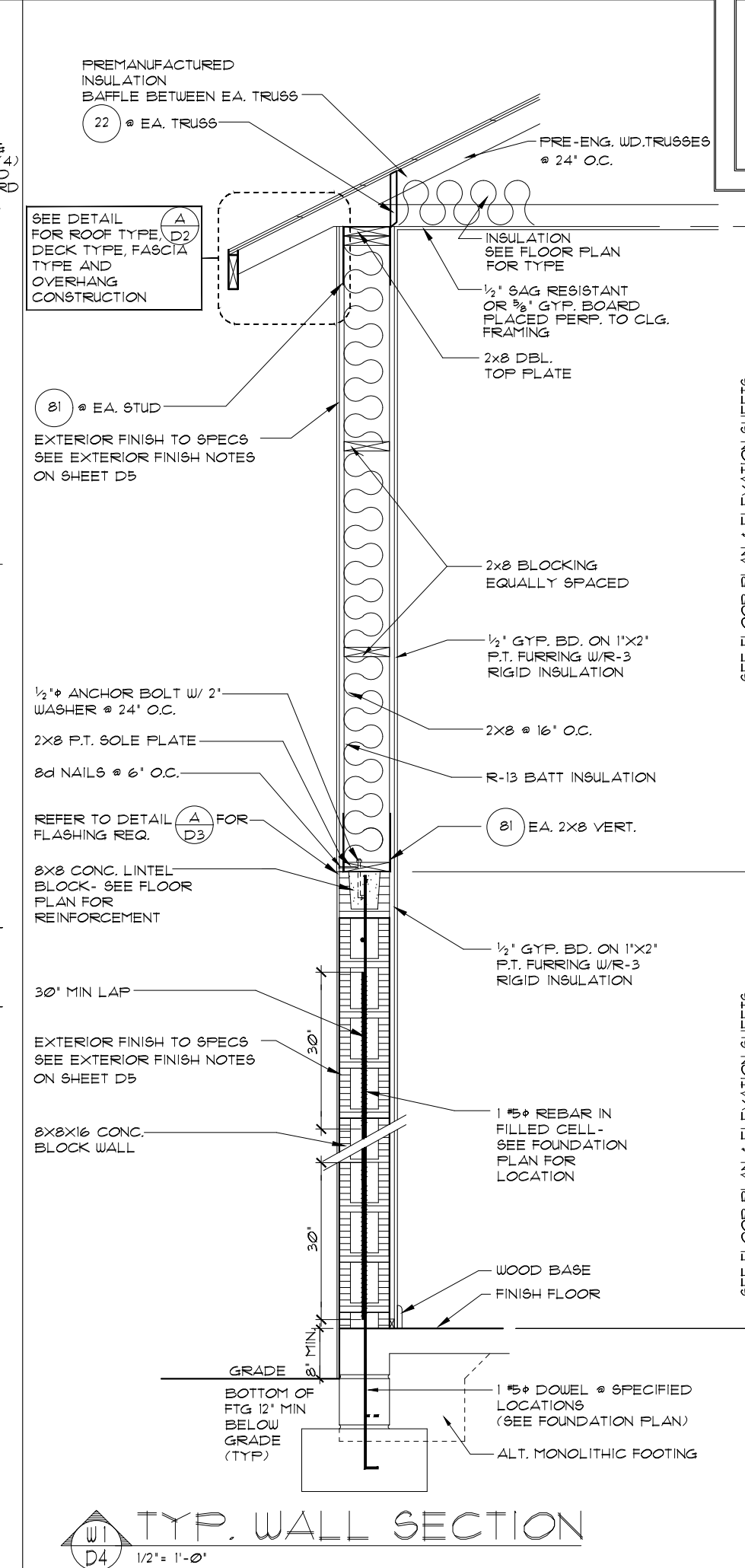
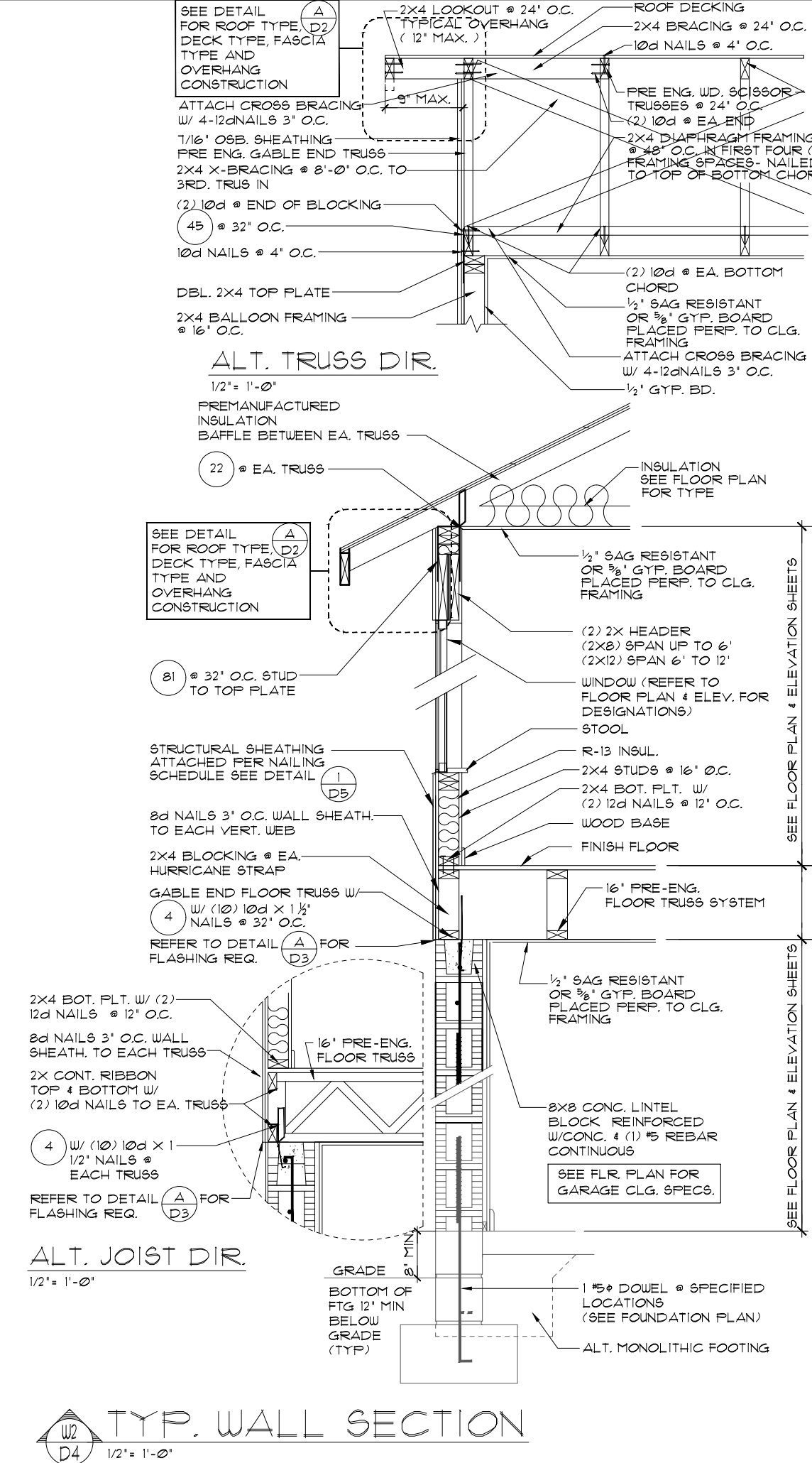
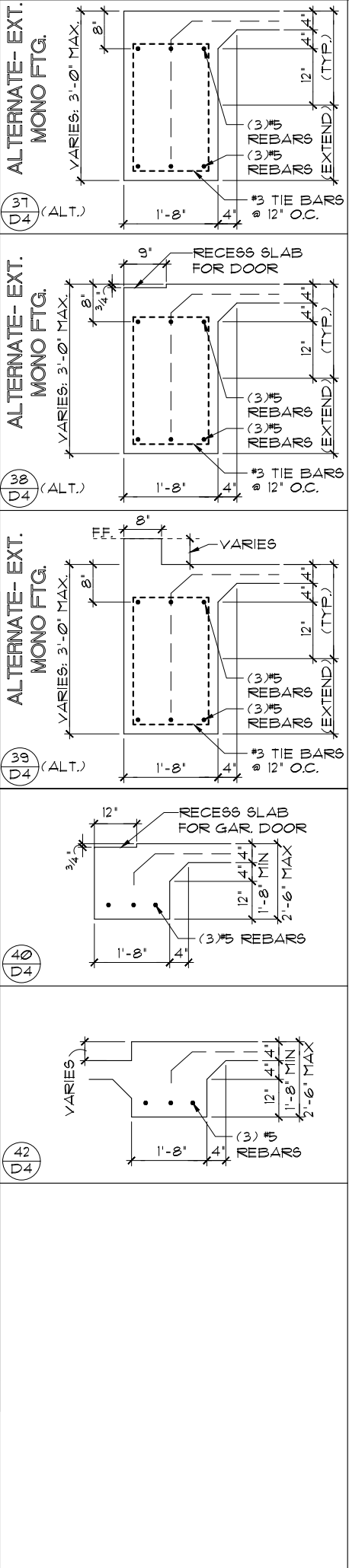
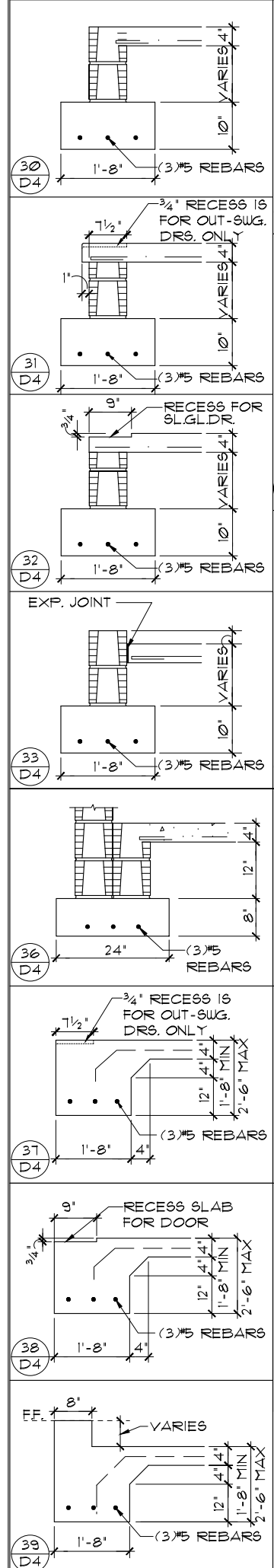
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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS  
SHINGLE-STD. GRADE-PLUMB-CMU

DATE 04-18-17  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB  
SHEET  
D3  
OF SHEETS



SEE FLOOR PLAN & ELEVATION SHEETS

SEE FLOOR PLAN & ELEVATION SHEETS

SEE FLOOR PLAN & ELEVATION SHEETS

**STANDARD DETAILS**  
SHINGLE-STD. GRADE-PLUMB-CMU

**TYPICAL STRUCTURAL DETAILS**  
(2 STORY)

**DREAM FINDERS**  
THE MAKER OF A QUALITY MARK

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DATE 04-18-17  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB  
SHEET D4  
OF SHEETS

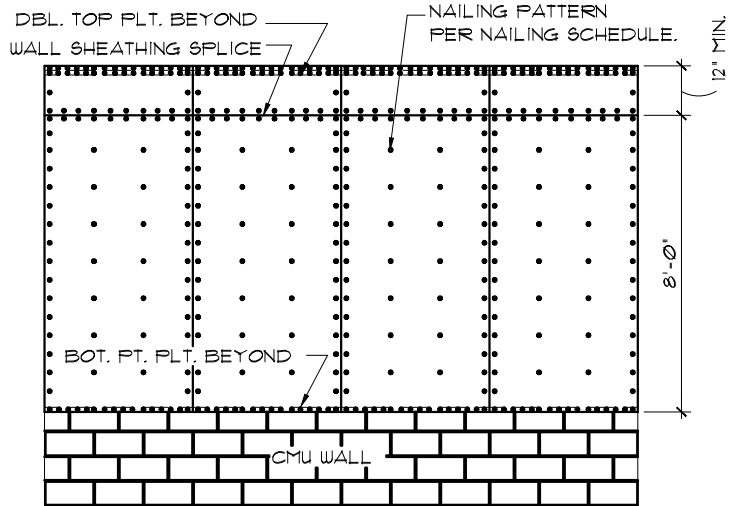
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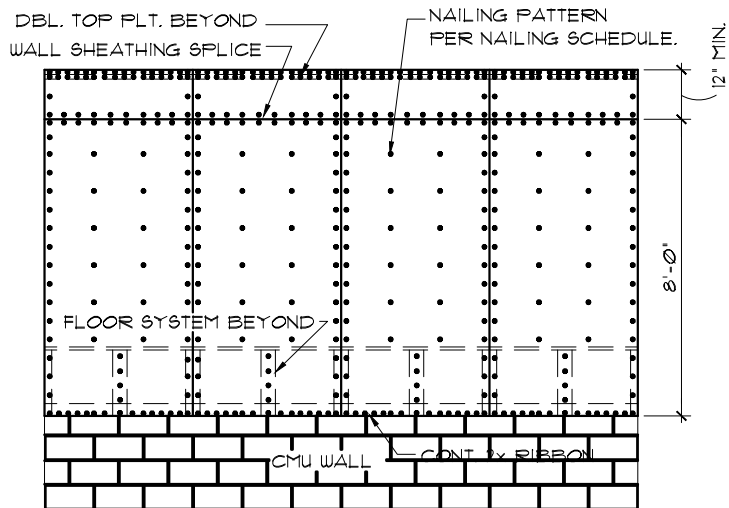
**NOTE:**  
 1/2" PLYWOOD OR 1/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS. SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM FLT. TO T.O.M.

**NAILING SCHEDULE:**

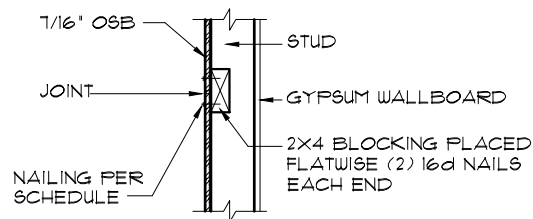
(2) ROWS @ 3' O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



**A SHEATHING ELEV. BALLOON FRAMING** N.T.S.

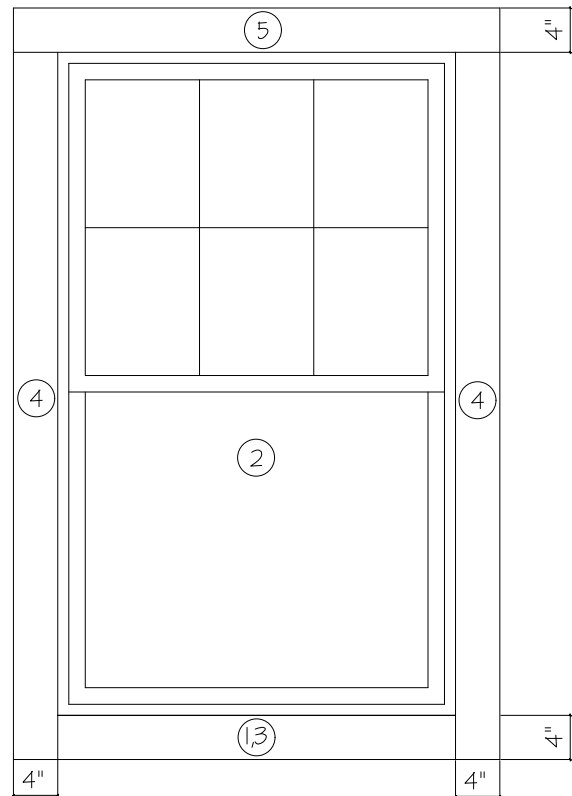


**B SHEATHING ELEV. 2-STORY FRAMING** N.T.S.



**C SHEATHING BLOCKING @ HORIZONTAL JOINTS** N.T.S.

**1 SHEATHING UPLIFT DETAILS** N.T.S.



**INSTALLATION NOTES:**

- THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD AND SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
- CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNG) TO AVOID "BOWED OUT" INSTALLATION.
- APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
- PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
- INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1". KEEP WINDOW LOCKED UNTIL ALL SIDES ARE SECURED.
- CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
- CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
- INSULATE AROUND PERIMETER WITH BATT TYPE INSULATION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
- FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
- CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

**FLASHING SEQUENCING:**

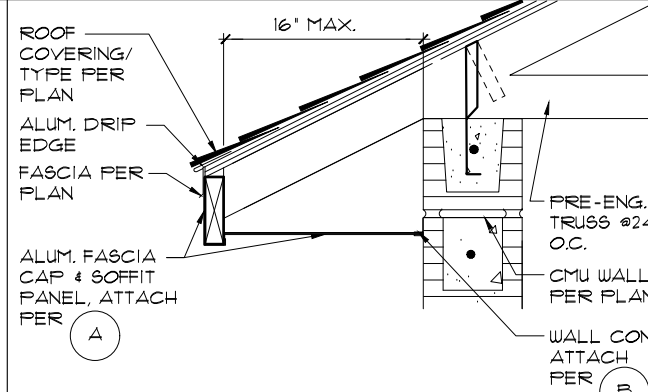
- APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
- SET WINDOW UNIT.
- APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
- APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
- APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

**NOTE:**  
 SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

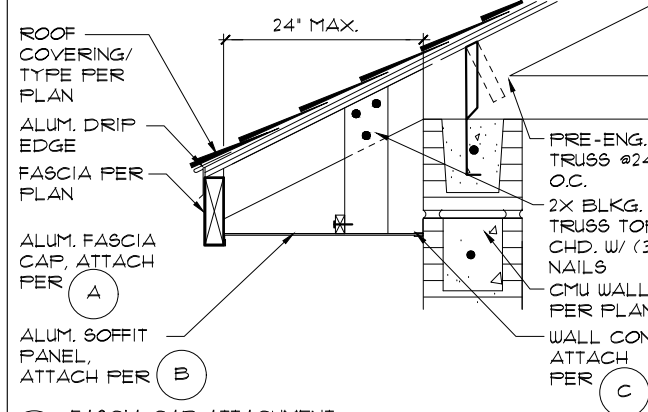
**IMPORTANT:**

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES. DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE UNDER WARRANTY IF EXPOSED TO MURIATIC ACID. DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING. ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

**2 WINDOW FLASHING DETAIL** N.T.S.



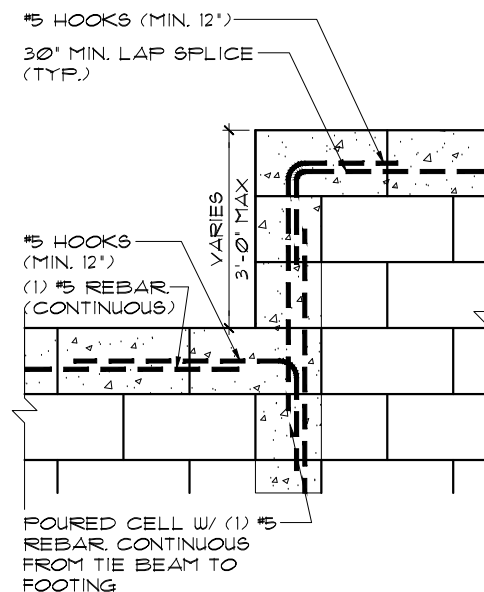
- A FASCIA CAP ATTACHMENT @EAVE:**  
 (1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.  
**PANEL ATTACHMENT @EAVE:**  
 (1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.
- B F-CHANNEL ATTACHMENT @WALL:**  
 (1) 14GA. 5/8" LONG T NAIL OR 3GA. MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



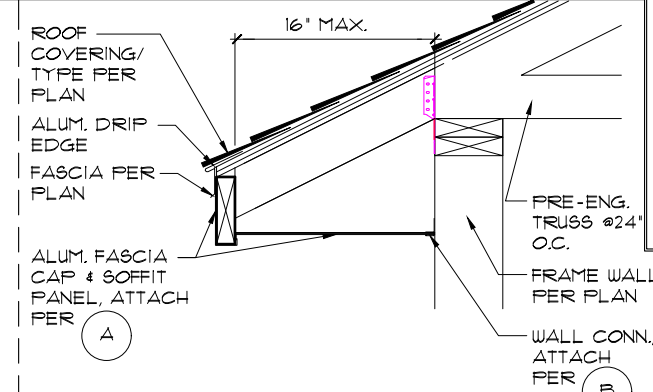
- A FASCIA CAP ATTACHMENT:**  
 (1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.
- B PANEL ATTACHMENT @CENTER:**  
 (1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X 0.012" NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
- PANEL ATTACHMENT @EAVE:**  
 (1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.
- C F-CHANNEL ATTACHMENT @WALL:**  
 (1) 14GA. 5/8" LONG T NAIL OR 3GA. MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.

**3 SOFFIT DETAILS**

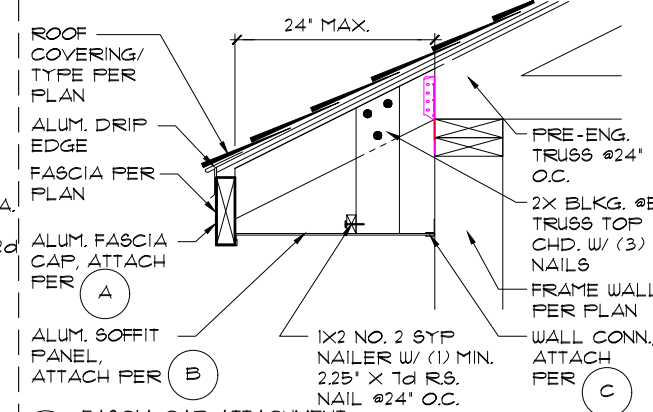
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**4 STEP DOWN BOND BEAM** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



- A FASCIA CAP ATTACHMENT @EAVE:**  
 (1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.  
**PANEL ATTACHMENT @EAVE:**  
 (1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.
- B F-CHANNEL ATTACHMENT:**  
 (1) MIN. 3/8" HEAD DIA. NAIL, MIN. 1.25" EMBED. @24" O.C.



- A FASCIA CAP ATTACHMENT:**  
 (1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.
- B PANEL ATTACHMENT @CENTER:**  
 (1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X 0.012" NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
- PANEL ATTACHMENT @EAVE:**  
 (1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.
- C F-CHANNEL ATTACHMENT @WALL:**  
 (3) 18GA. 1/4" CROWN X 1" LEG STAPLES IN DIAMOND PATTERN @16" O.C.

**NOTE:**  
 -SOFFIT DETAILS ARE DESIGNED IAW PRODUCT MANUFACTURER SPECIFICATIONS (FL#12194.1)

**EXTERIOR FINISH NOTES**

- LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR 2020
- PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR 2020
- WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR 2020
- WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR 2020
- 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
- STUCCO APPLICATION MUST BE IAW R103.7.4 OF THE 11TH EDITION, FBCR 2020
- UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 11TH EDITION, FBCR 2020

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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS  
 SHINGLE-STD. GRADE-PLUMB-CMU

DATE 04-18-17  
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 SHEET  
**D5**  
 OF SHEETS