



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: L. Chinama, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Dream Finders House Plan Approval – Talichet Subdivision
DATE: October 15, 2020

Dream Finders homebuilders has submitted a package of house designs for review in compliance with the Town’s architectural standards for new subdivisions. There are three aspects to the required review. The first compliance review is to ascertain whether the house is properly placed on the lot. The second compliance review is to determine whether the house meets the minimum design requirements of Section 4.06.03; and the third compliance review is to determine compliance with the design diversity requirements of Section 4.06.02 for new subdivisions. This last review is required as the Talichet Development includes more than six lots.

Six individual house plans encompassing five different models or variations on models were submitted for approval. The Town’s approval process for compliance with design standards requires the design be approved by the Howey-in-the-Hills Planning Board. This is the process for homes built in Venezia South where the Planning Board reviewed the set of standard models which could then be permitted without further review by the Planning Board. Planning Board review was only required when additional models were proposed. These designs were reviewed for compliance with all three compliance factors. The applicant submitted two additional designs, the Sweetwater (Winkey Groves) and Montego (Winkey Groves) for evaluation but are not currently proposed for model construction. These plans were reviewed for individual unit design and for compliance with the minimum requirements for porches and recessed garages.

For initial model construction, the applicant has submitted designs for six lots with five of the models being variations on the Avalon model. The models and lots identified include:

- | | |
|-----------------|-------------------|
| 413 Amola Way | Avalon A |
| 611 Avila Place | Montego A |
| 615 Avila Place | Avalon B |
| 639 Avila Place | Avalon with bonus |
| 659 Avila Place | Avalon C |
| 663 Avila Place | Avalon with bonus |

Review Part 1 Setback Compliance: A review of the plot plans documented that the placement of the homes on site in all instances met or exceeded the minimum setback requirements. Please note that the plot plan for 413 Amola Way identified the proposed building as Avalon with Bonus while the plans submitted are for Avalon A. The applicant should verify that the plot plan and house plan are in agreement.

Review Part 2 House Design Compliance: Section 4.06.03 sets out specific requirements for individual houses as follows:

4.06.03 *Single Family Residential Development Architectural Plans*

At the time of Final Plan submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

- A. Roof plan: Residential homes shall have variations in roof lines and use dormers, wide eaves, and other architectural elements to add interest and sustainability.
- B. Wall materials and color options: See Section 4.06.02(B)(1) above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.
- C. Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. Primary facades shall incorporate a minimum of four (4) architectural details and secondary facades shall incorporate a minimum of two (2) architectural details. These include, but are not limited to:
 - 1. Windows
 - 2. Shutters
 - 3. Porches
 - 4. Decorative elements
 - 5. Doors
 - 6. Columns
 - 7. Window boxes
 - 8. Porticos
 - 9. Cupolas
 - 10. Chimneys
 - 11. Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
 - 12. Other elements approved by the Town

In addition to these design requirements, Section 4.06.02 lists acceptable materials for roof and wall components. Each house plan was reviewed for compliance with these requirements. (The Avalon models have been approved for the Venezia South project,

but have been reviewed here to verify the application of these designs still meets code requirements.) The results were as follows:

413 Amola Way: Complies with the design requirements. (Painting specifications documenting multiple colors for base, accent and trim colors were supplied.)

611 Avila Place: Complies with design requirements. (Stone finish qualifies as the second color.)

615 Avila Place: Complies with design requirements.

639 Avila Place: Because this unit is located on a corner lot, the second street side is considered a primary façade and requires a minimum of four design elements. The applicant submitted supplemental information documenting the addition of one additional design element to the second primary façade and the intent to include added landscaping as the fourth design element.

659 Avila Place: Complies with design requirements.

663 Avila Place: Complies with design requirements.

Review Part 2 Additional House Designs. Two additional models have been provided but are not currently proposed for model construction. These units were evaluated for compliance with the design criteria cited above and the front and rear facades for both units were found to be in compliance with the code requirements. As with any of the designs, application of one of these designs on a corner property will create a second primary façade and require additional enhancement from the submitted design to upgrade the second primary façade.

Review Part 3 Subdivision Development Standards: Section 4.06.02 includes design standards that are applicable to this review. This section reads as follows:

4.06.02 Residential Developments

In order to promote architectural character, the Town shall require new housing developments to offer a variety of architectural styles and elevations. These regulations promote both diversity in the exterior elevations of neighboring homes, as well as individual character in the design of each residence.

1. For new single-family residential developments or infill single family development with six (6) or more adjacent lots:
 1. The same house model may not be used more than three times within a single block face. For purposes of this requirement, a different house model is a different floor plan, not the same floor plan flipped in a different direction and not the same floor plan with a different exterior treatment. When less than ten (10%) percent of the lots in a subdivision

- remain to be developed, the Planning Board may approve a home design to be used more than three times within a single block face. This option is intended to provide some flexibility in finishing the subdivision development while maintaining diversity in building design.
2. Front porches shall be a required component on at least one quarter of the house models offered in a development. These porches shall be at least 6 feet deep and 10 feet wide.
 - a. Front porches may encroach into the front setback up to five (5) feet in Single Family Residential and Medium Density Residential developments.
 - b. Front porches may be screened, provided that the screen is located behind the railings.
 3. Recessed garages or side entry garages shall be a required component on at least one quarter of the house models offered in a development. To be considered recessed, the garage shall be set back a minimum of ten (10) feet from the main building face, or five (5) feet if the house has a front porch.
2. For all new residential development
 1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, Hardie board siding, brick, stone, stucco, approved vinyl siding, or similar material.
 2. Residential roofs shall be wood, synthetic, or fiberglass shingles or tile. Metal roofs may be permitted if determined to be an integral feature of a recognized architectural style. Eaves are an important component of the roof design; they not only provide architectural character, but they help to protect building walls and reduce cooling costs.
 3. Fencing or decorative walls in residential front yards shall be a maximum of three (3) feet tall. Fencing in side and rear yards shall be a maximum of six (6) feet tall. Fences shall be wood, vinyl, wrought iron, or aluminum that is designed to resemble wrought iron. The architectural style and color of walls shall match the primary dwelling unit. Fences shall be erected so that the finished side is towards adjacent lots or the public right-of-way. Chain link fencing is permitted along the sides and rear lot lines of residential lots that back up to either a lake or wetland. Residential development in Agricultural and Rural Estates zoning districts may also propose special purpose fencing in conjunction with farm animals and horses.
 4. Perimeter fences or walls are permitted around a residential development up to a maximum of six (6) feet, provided that the fence and/or wall has architectural features compatible with the neighborhood. Fences and walls shall also include details such as banding, capping, columns (which may be up to 8 feet tall), and other elements to add interest. To enhance design, perimeter fences and walls are required to incorporate landscaping with breaks in the fence or wall (or change in direction). Perimeter fences shall be wrought iron, or aluminum that is designed to resemble wrought iron. Perimeter walls shall be faced with stucco, brick, or stone or a combination of those materials.

The seven models submitted for the Talichet project were evaluated for compliance with the requirement to have 25% of the units offer a front porch measuring at least 60 square feet and 25% of the models having a side entry or recessed garage. The Sweetwater and Montego (Winsey Groves) model each provide a recessed garage, and each provide an option for a front porch meeting the minimum 60 square foot area. Based on seven total models, the units with recessed garages and added porches meet the 25% requirement.

Staff Recommendation:

Staff recommends approval of the package of models as meeting the minimum requirements for individual unit design and the overall requirements for units offering front porches and recessed garages. As each model is presented for permitting, the application will need to be reviewed to verify compliance with the setback requirements and for compliance with the spacing requirements between the same unit designs. (See Section 4.02.01 1 above.) Staff also notes that the permitting of any model on a corner property will require a design modification to fully implement the minimum requirements for the second primary façade. Finally, staff notes that units with front porches meeting the minimum requirements have the option of placing the porch up to five feet into the required front yard without the necessity for variance action.

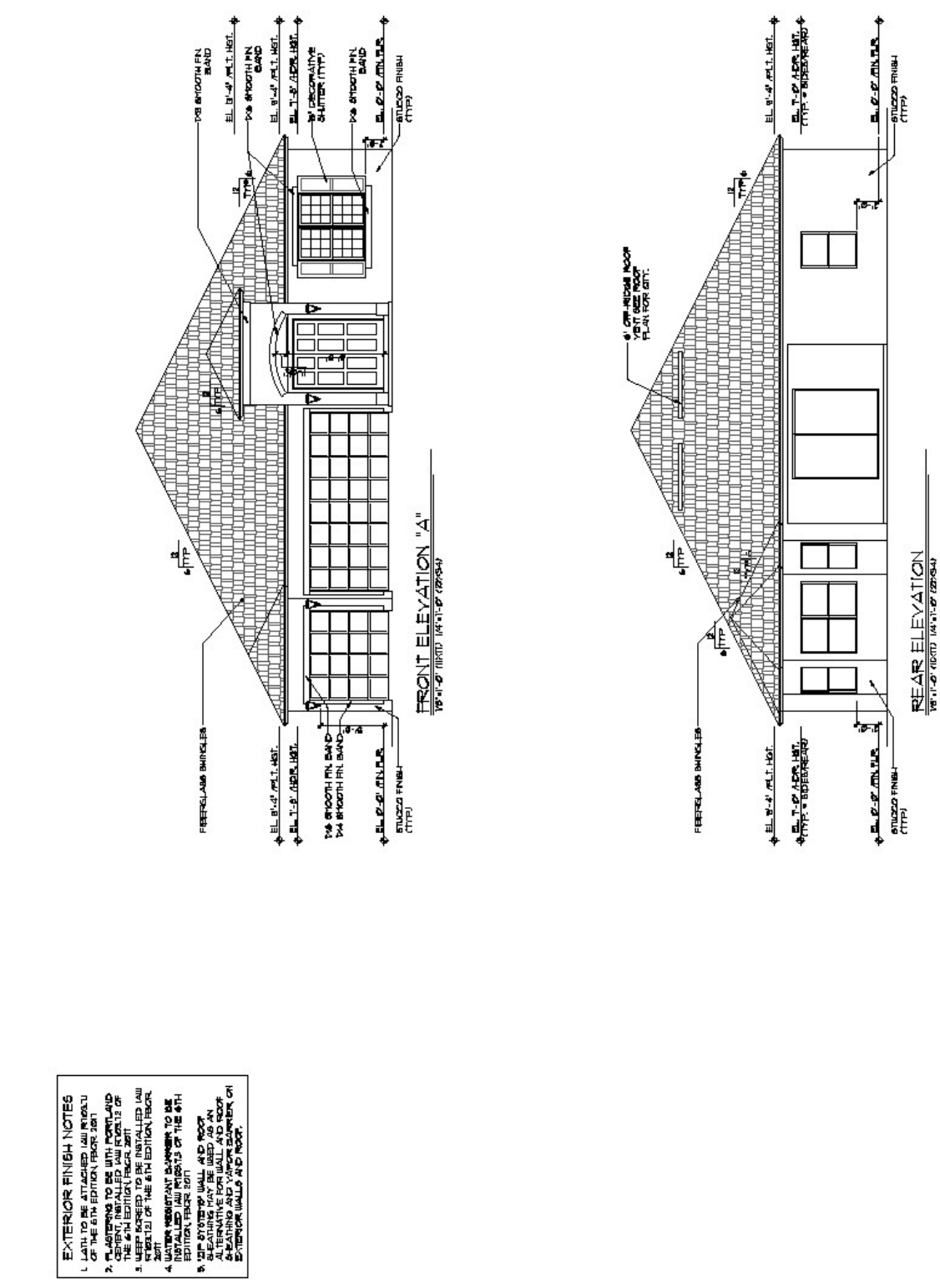
The following graphics show the front façade designs and basic floor plans for each of the models submitted in the following order:

- Avalon A
- Avalon B
- Avalon C
- Avalon Bonus
- Montego A
- Montego Winsey Groves
- Sweetwater Winsey Groves

2510 AVALON		DREAM FINDERS HOMES
EXTERIOR ELEVATIONS		DREAM FINDERS
FRONT AND REAR		
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	
DATE: 04/10/10	SCALE: AS SHOWN	

LOT: 0018, TALENT

THE DRAWING IS PROVIDED TO THE CLIENT FOR THEIR USE ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE CLIENT'S USE OF THIS DRAWING.



- EXTERIOR FINISH NOTES**
1. WALLS TO BE ATTACHED WITH ANCHORS TO THE 6TH EDITION TRUSS JOIST.
 2. FLASHINGS TO BE WITH PORTLAND CEMENT, INSTALLED WITH FURDIZ OF THE 6TH EDITION TRUSS JOIST.
 3. WATER RESISTANT BARRIER TO BE INSTALLED OVER THE 6TH EDITION TRUSS JOIST.
 4. WATER RESISTANT BARRIER TO BE INSTALLED OVER THE 6TH EDITION TRUSS JOIST.
 5. 1/2" SYSTEM WALL AND ROOF CEILING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF CEILING OVER THE 6TH EDITION TRUSS JOIST.

LOAD INFORMATION

PER 2018 FLORIDA RESIDENTIAL CODE

DEAD LOADS	1 PSF
FLOOR STRUCTURE	3 PSF
MECH/ELEC	3 PSF
CEILING	3 PSF
PARTITION	5 PSF
TOTAL	10 PSF
ROOF	1 PSF
STRUCTURE	1 PSF
CEILING	3 PSF
MECH/ELEC	3 PSF
TOTAL	8 PSF
FLOOR FINISHES	20 PSF
RESIDENTIAL M. COV.	40 PSF
ATTIC WITHOUT STORAGE	10 PSF
ATTIC WITH LIMITED STORAGE	20 PSF
CEILING	3 PSF
MECH/ELEC	3 PSF
STAIRS	30 PSF
SLEEPING ROOMS	30 PSF
ROOFING OTHER THAN SLEEPING	40 PSF
STAIR LIVE LOAD	40 PSF
ROOF LIVE LOADS	40 PSF

PER 2018 FLORIDA RESIDENTIAL CODE

ROOF WIND	0	10	15	20
WIND	0	10	15	20
SEMI-ENCLOSURE	0	10	15	20
ENCLOSURE	0	10	15	20
WIND RESISTANCE FACTOR	1	1	1	1

WIND INFORMATION

- PER 6TH EDITION SOUTH FLORIDA BUILDING CODE
1. BASIC WIND SPEED - 140 MPH
 2. WIND IMPORTANCE FACTOR - 1.0
 3. BUILDING CATEGORY - 1
 4. EXPOSURE CATEGORY - 1
 5. INTERNAL PRESSURE COEFFICIENT - 0.0
 6. COMPONENT / CLADDING COEFFICIENT - SEE PLAN
 7. DESIGN WIND PRESSURE (AS PLANNED)
 8. DESIGN WIND RESISTION (AS PLANNED)
- NOTE: DESIGN WIND PRESSURE AND RESISTION TO BE REPRODUCED PRESENT TO SUPPLIER FOR CLARIFICATION.

GENERAL NOTES

1. PROVIDE REVERSE HOT & COLD WATER WITH DRAIN & WARMER BRACE.
 2. VENT DRYER THRU EXT. WALL.
 3. PROVIDE COLD WATER LINE FOR CATCHER BOWL & REFR. SPACE.
 4. DO NOT SCALE EXISTING CONSTRUCTION TO BE REPRODUCED PRESENT TO SUPPLIER FOR CLARIFICATION.
- NOTE: NOT USED

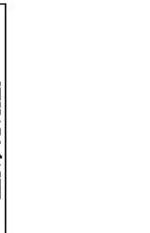
WINDOW SCHEDULE

WINDOW (SINGLE HUNG)	ROUGH BLOCK	OPENS	W/ W/ NET CLEAR
B-0070	24" X 36"		
B-0070	24" X 48"		
B-0070	36" X 36"		
B-0070	36" X 48"		
B-0070	48" X 36"		
B-0070	48" X 48"		
B-0070	48" X 60"		
B-0070	60" X 60"		
B-0070	60" X 72"		
B-0070	72" X 72"		

NOTE: DOOR FINISH TO MATCH INTERIOR WALL FINISH. SEE NOTE 'A'.

NOTE: ALL INTERIOR DOORS ON THIS PLAN TO BE OPENING INTO CORRIDOR WITH 20 MIN. FIRE RATING.

NOTE: DOOR FINISH TO MATCH INTERIOR WALL FINISH. SEE NOTE 'A'.



NOTES:
1. ALL INTERIOR DOORS ON THIS PLAN TO BE OPENING INTO CORRIDOR WITH 20 MIN. FIRE RATING.

FLOOR PLAN W/ NOTES 'A'

18' x 20' NORTH 106-31-07 128524

FLOOR PLAN W/ NOTES

18' x 20' NORTH 106-31-07 128524

2ND AVAALON

DREAM FINDERS HOMES

CSA30

DATE	10/11/2018
PROJECT	2ND AVAALON
DRAWN BY	10/11/2018
SCALE	1/8" = 1'-0"

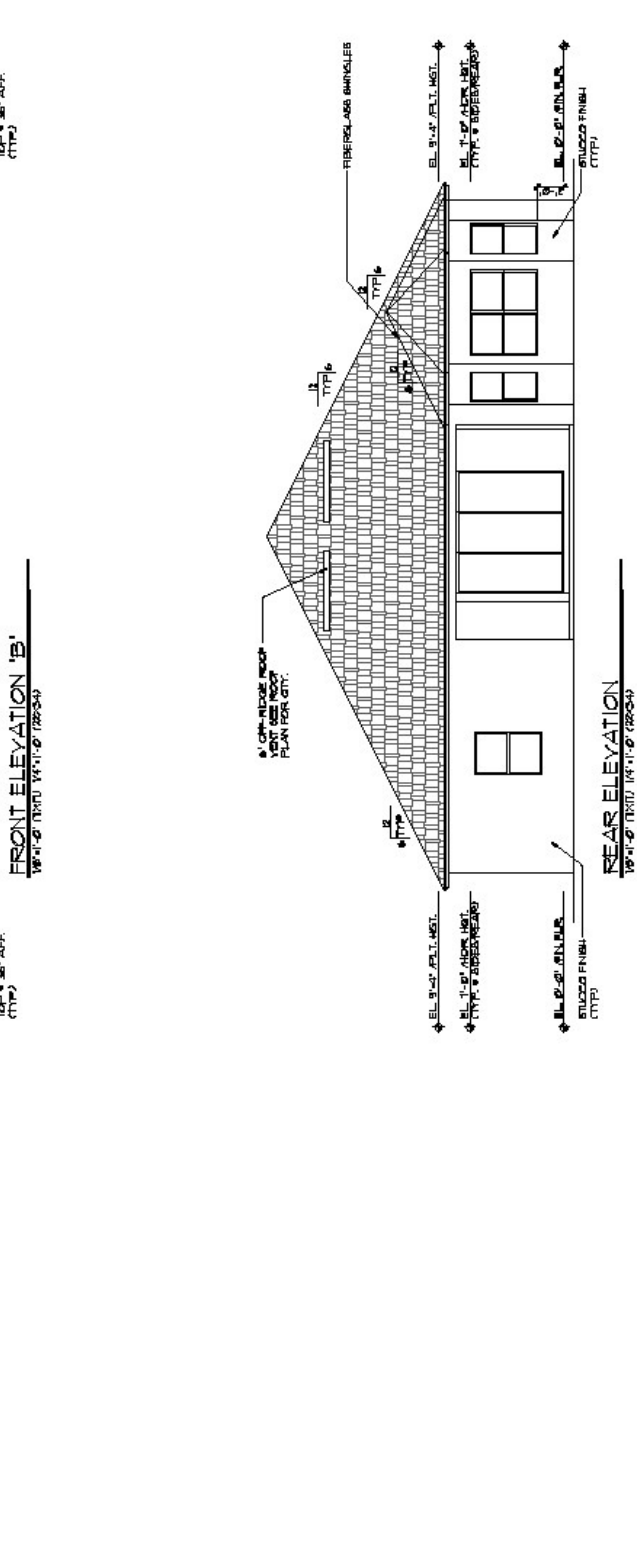
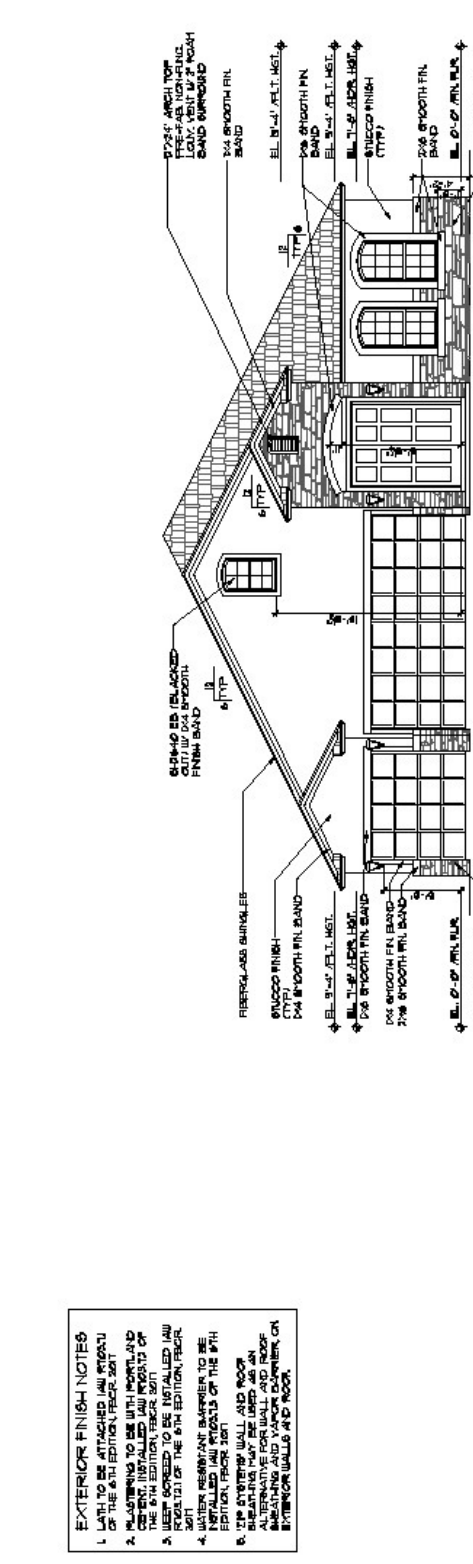
LOT 008, TACKETT

18' x 20' NORTH 106-31-07 128524

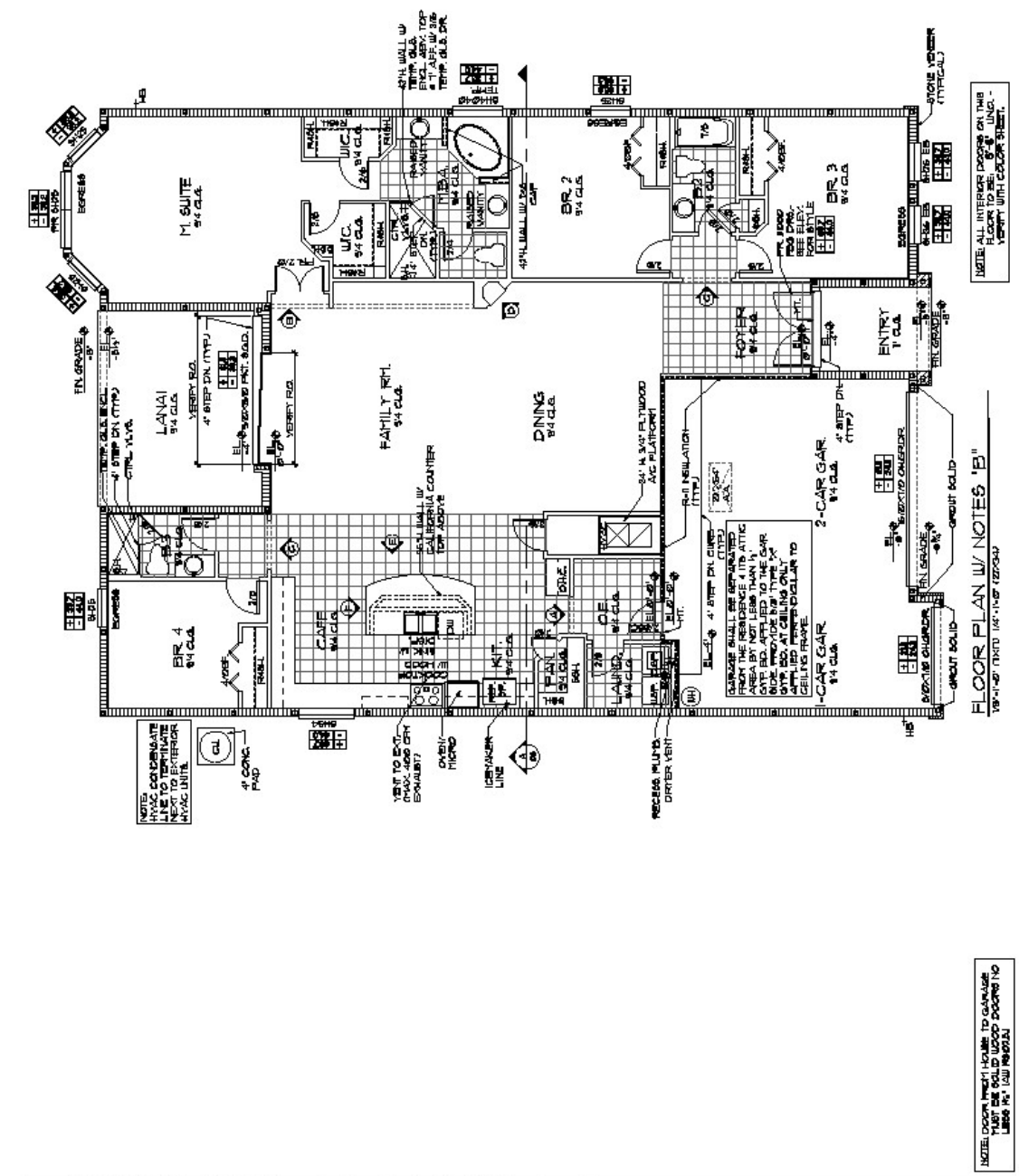
18' x 20' NORTH 106-31-07 128524

		2810 AVALON DREAM FINDER'S HOMES	
EXTERIOR ELEVATIONS FRONT AND REAR		DATE: 08-21-17 SCALE: AS SHOWN	LOT: 0028 TALLECH SHEET: 0480 JOB: 17-0000

ALL DRAWINGS ARE TO BE REVIEWED TO VERIFY ALL FINISHES PER THE HORIZONTAL DIMENSIONAL DOCS AND FINISHES.
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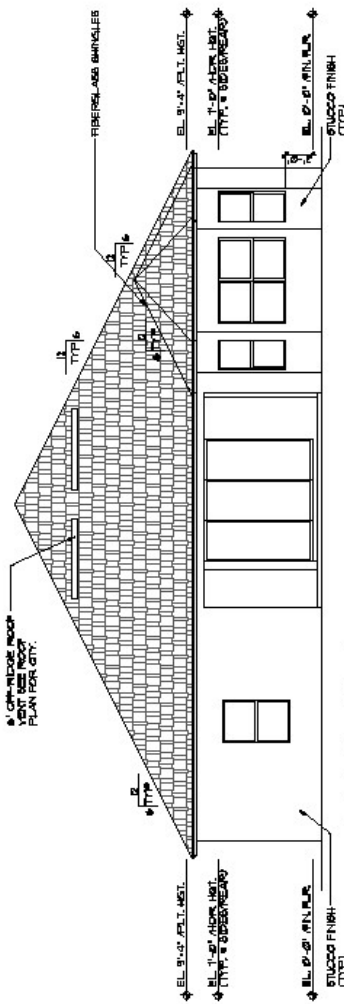
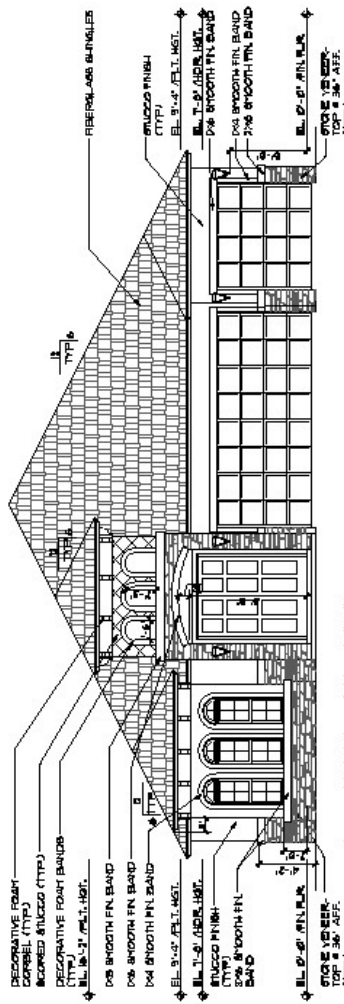


- EXTERIOR FINISH NOTES:**
1. WALLS TO BE STUCCOED AND FINISHED PER THE 6TH EDITION, REAR 301.
 2. MATERIALS TO BE USED WITH PORTLAND CEMENT, INSTALLED AND FINISHED PER THE 6TH EDITION, REAR 301.
 3. ROOFING TO BE INSTALLED AND FINISHED PER THE 6TH EDITION, REAR 301.
 4. WATER RESISTANT BARRIER TO BE INSTALLED AND FINISHED PER THE 6TH EDITION, REAR 301.
 5. THE EXTERIOR WALL AND ROOF BARRIER MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF BARRIER ON EXTERIOR WALLS AND ROOF.



LOAD INFORMATION	
PER 2010 FLORIDA RESIDENTIAL CODE	
DEAD LOADS	1 PSF
FLOOR STRUCTURE	5 PSF
ROOF STRUCTURE	5 PSF
ROOF FINISHES	5 PSF
ROOF FURNITURE	20 PSF
TOTAL	20 PSF
ROOF: BRICK	15 PSF
ROOF: CONCRETE	15 PSF
ROOF: CELLS	5 PSF
ROOF: MECHANICAL	5 PSF
TOTAL	20 PSF
RESIDENTIAL FLOOR	
ATTIC WITH UNLIMITED STORAGE	10 PSF
ATTIC WITH LIMITED STORAGE	20 PSF
CEILING WITH UNLIMITED STORAGE	10 PSF
CEILING WITH LIMITED STORAGE	20 PSF
SLEEPING PORCHES	10 PSF
ROOFS OTHER THAN SLEEPING	10 PSF
STAIR LIVE LOAD	40 PSF
ROOF LIVE LOAD	40 PSF
WIND INFORMATION	
PER 6TH EDITION 2010 FLORIDA BUILDING CODE	
1. BASIC WIND SPEED	140 MPH
2. WIND PROTECTION FACTOR	1.0
3. BUILDING CATEGORY	II
4. INTERNAL PRESSURE	±0.18, INCLUDING COMPONENT / CLADDING
5. COMPONENT / CLADDING DESIGN WIND PRESSURE	SEE PLAN
GENERAL NOTES	
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN & BARRIER SPACE.	
2. VENT OVER THE UNIT WALL.	
3. PROVIDE COLD WATER LINE FOR BATHROOM LINE & VENT SPACE.	
4. DO NOT SCALE CEILING CONSTRUCTION TO BE REPORTED PROBABLY TO SUPERVISOR FOR CLARIFICATION.	
5. NOT USED	
6. DELIMITED COVE	
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS	
8. REFER TO DETAIL SHEETS FOR FINISHING REQUIREMENTS AT ALL WOOD TO FABRICATOR INTERFACES	
9. AND/OR THE COORDINATOR UNIT TO 8. AS PER CODES THROU 1. (S) (1)	
10. ALL INTERIOR FLOOR CEILING AT 8'-0" UNLESS NOTED OTHERWISE	
11. ALL INTERIOR FLOOR CEILING AT 8'-0" UNLESS NOTED OTHERWISE	

- EXTERIOR FINISH NOTES**
1. LANTIS TO BE ATTACHED AND SCALED TO THE 4TH EDITION REAR 2017.
 2. MATERIALS TO BE USED WITH PORTLAND CEMENT INSTALLATION METHODS OF THE 5TH EDITION, REAR 2017.
 3. MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE 5TH EDITION, REAR 2017.
 4. WATER RESISTANT BARRIER TO BE INSTALLED OVER ALL SURFACES OF THE 5TH EDITION, REAR 2017.
 5. THE EXTERIOR WALL AND ROOF FINISHES MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF FINISHES FOR WALLS AND ROOF EXTERIOR WALLS AND ROOF.



LOT: 0008 TALCHET
1/8" = 1'-0" (TYP) (2017) (2023-24)

DATE: 08-21-17
SCALE: AS SHOWN
DRAWN BY: J. H. H. H.
JOB: 17-0008
SHEET: 0400

2810 AVALON
DREAM FINDERS HOMES

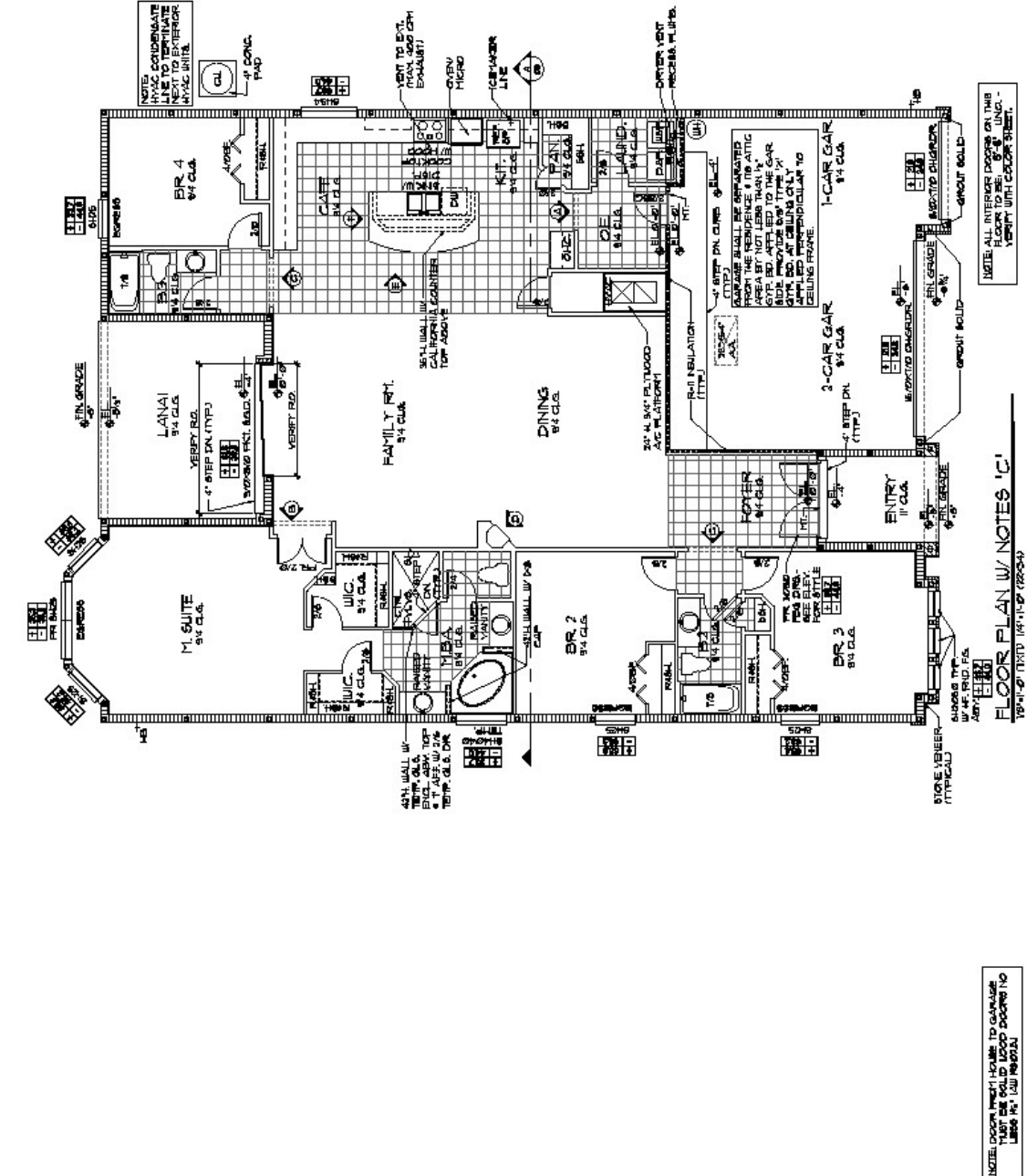
EXTERIOR ELEVATIONS
FRONT AND REAR

DREAM FINDERS
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1111
WWW.DREAMFINDERSHOMES.COM

PROFESSIONAL ARCHITECT
JAMES H. HARRIS, AIA
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.755.1111
WWW.DREAMFINDERSHOMES.COM

1/8" = 1'-0" (TYP) (2017) (2023-24)

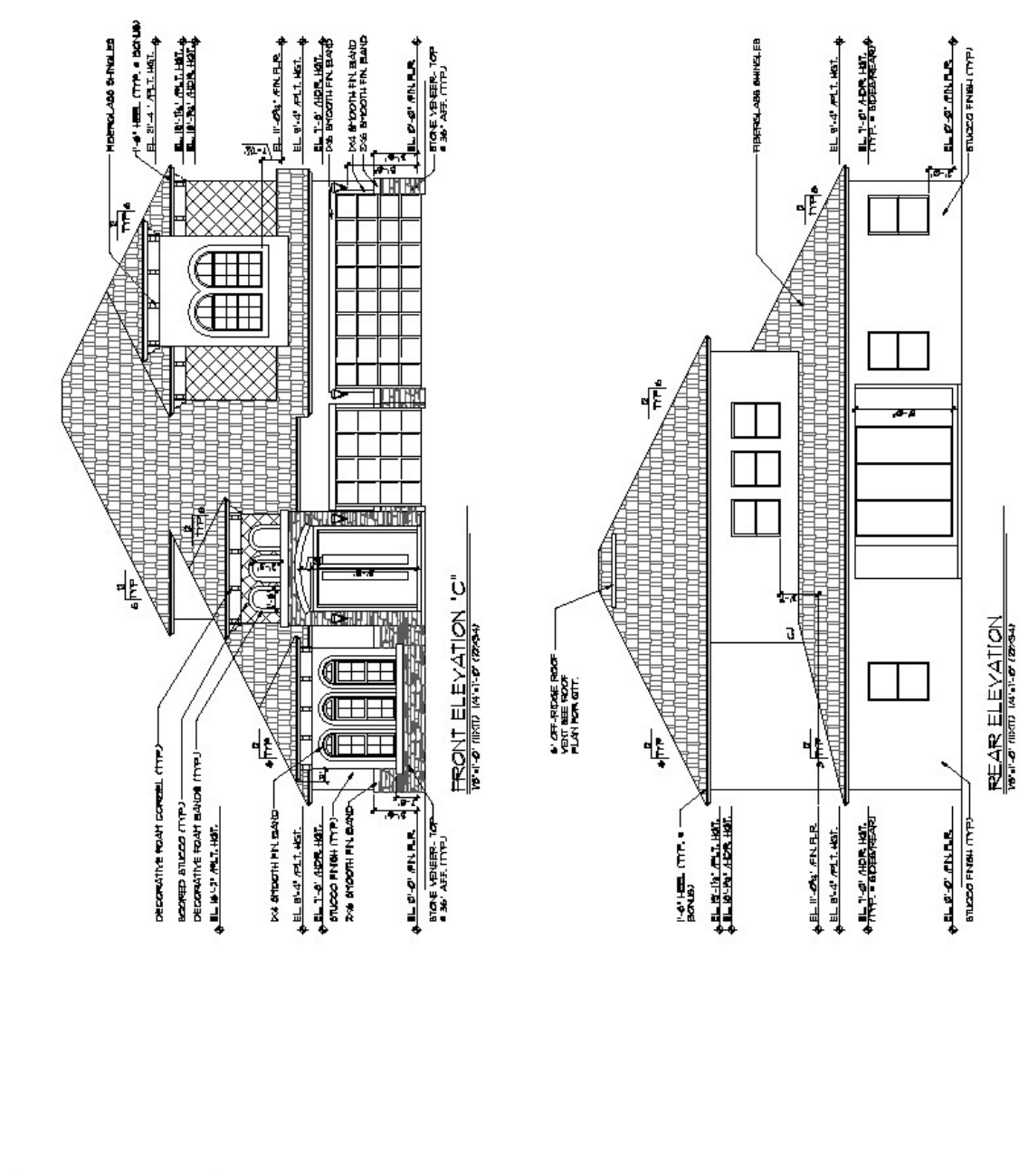
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LOAD INFORMATION
 PER 2018 FLORIDA RESIDENTIAL CODE
 DEAD LOADS: FLOOR STRUCTURE 1 PSF, CEILING 5 PSF, MECH/ELEC 5 PSF, PARTITION 20 PSF, TOTAL 31 PSF
 ROOF: STRUCTURE 1 PSF, CEILING 5 PSF, MECH/ELEC 5 PSF, TOTAL 11 PSF
RESIDENTIAL FLOOR: 40 PSF
ATTIC WITH LIMITED STORAGE: 10 PSF
GLAZED BALCONY: 20 PSF
SLEEPING ROOMS: 30 PSF
STAIR LIVE LOAD: 40 PSF
DECK LIVE LOAD: 60 PSF
WIND INFORMATION
 PER 6TH EDITION 2018 FLORIDA BUILDING CODE
 1. BASIC WIND SPEED: 140 MPH
 2. WIND IMPORTANCE FACTOR: 1.0
 3. BUILDING CATEGORY: II
 4. INTERNAL PRESSURE: +/- 0.55, INCLUDED COMPONENT: N, NOTE: SEE PLAN
 5. COMPONENT / CLADDING: DECK AND PRESSURE: DECK AND PRESSURE
GENERAL NOTES
 1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN & WARMER SPACE.
 2. VENT DRYER THRU EXT. WALL.
 3. PROVIDE COLD WATER LINE FOR BETWEEN LINE & FRESH SPACE.
 4. DO NOT SCALE CEILING CONSTRUCTION. ALL CEILING CONSTRUCTION SHALL BE REPORTED PROPERLY TO SUPERVISOR FOR CLARIFICATION.
 5. NOT USED.
 6. EXPOSED CONCRETE WALL, 4 FT. x 8 FT. WALL, 8 FT. x 8 FT. WALL.
 7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS.
 8. REFER TO DETAIL SHEETS FOR FINISHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 9. AND/OR THE CONCRETE UNIT TO B.L.B. PER CODES THRU'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 10. ALL FLOOR FINISH FLOOR CEILING AT 3'-2" UNLESS NOTED OTHERWISE.
 11. ALL INTERIOR FLOOR CEILING AT 8'-0" UNLESS NOTED OTHERWISE.

NOTE: ALL INTERIOR DOORS ON THIS PLAN ARE TO BE 1-1/2" MIN. THICK UNLESS NOTED OTHERWISE.

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW SECTION 6.01 OF THE 6TH EDITION, FLOOR 2001
 2. PLASTERING TO BE WITH MORTAR AND POLYMER FIBER REINFORCED PORTLAND CEMENT (MORTAR) OF THE 6TH EDITION, FLOOR 2001
 3. MESH CORRODED TO BE INSTALLED IAW SECTION 6.01 OF THE 6TH EDITION, FLOOR 2001
 4. WATER RESISTANT BARRIER TO BE INSTALLED IAW SECTION 6.01 OF THE 6TH EDITION, FLOOR 2001
 5. THE STRIP WALL AND ROOF ALTERNATIVE FOR WALL AND ROOF BREATHING AND VAPOR BARRIER ON EXTERIOR WALLS AND ROOF



LOT: 0017, TALLENT
 100% STRUCTURE IS PROVIDED TO UNITS AND FINISHES PER THE HORIZONTAL MEASUREMENTS AND FINISHES

EXTERIOR ELEVATION
FRONT AND REAR

DREAM FINDERS HOMES

2945 AVALON W/ BONUS

DREAM FINDERS
 A DIVISION OF LARSEN

ERDC
 100% STRUCTURE IS PROVIDED TO UNITS AND FINISHES PER THE HORIZONTAL MEASUREMENTS AND FINISHES

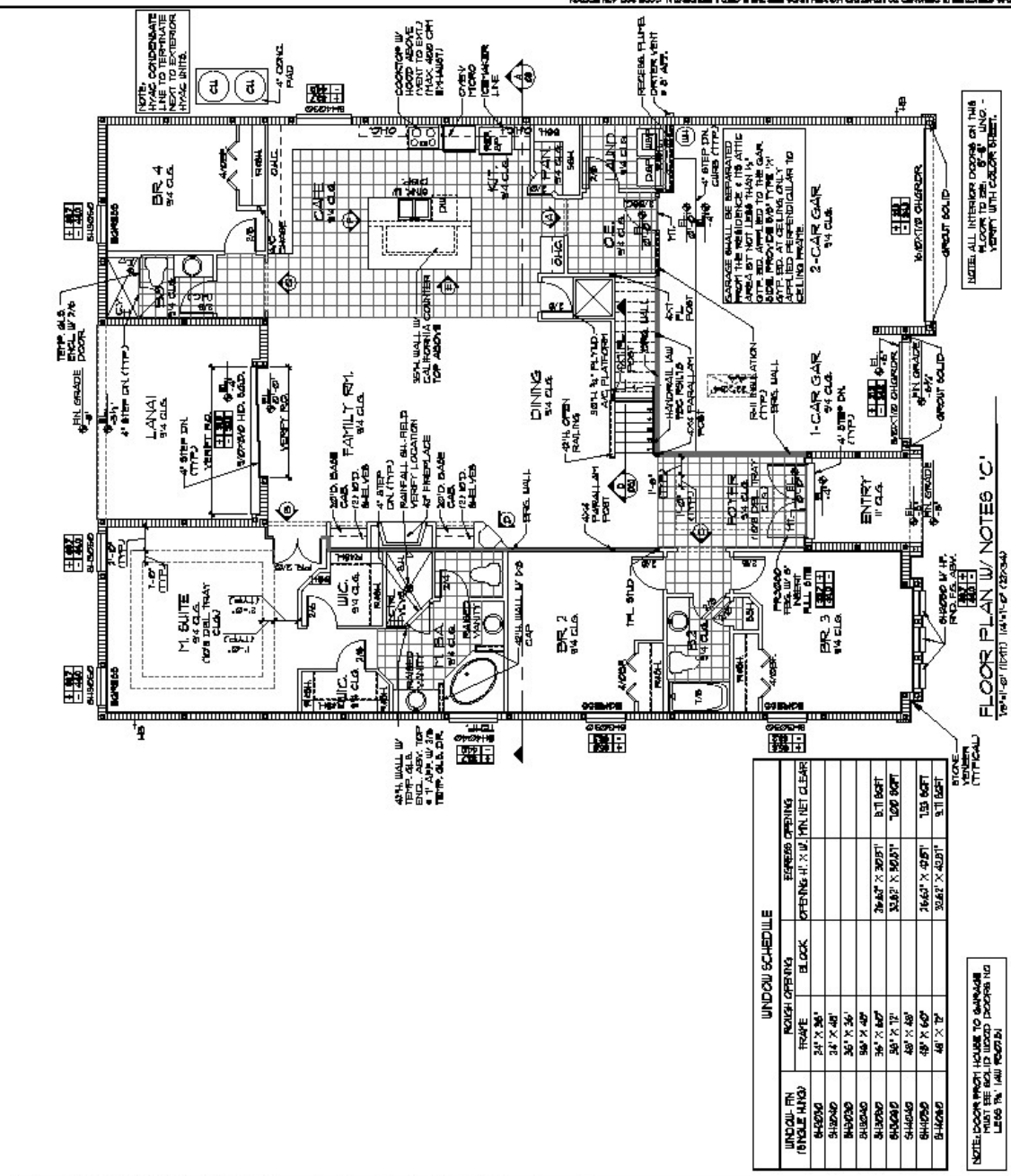
0605
 100% STRUCTURE IS PROVIDED TO UNITS AND FINISHES PER THE HORIZONTAL MEASUREMENTS AND FINISHES

DATE: 07/14/2011
SCALE: AS SHOWN
PROJECT: 2945 AVALON W/ BONUS
LOT: 0017, TALLENT

REVISIONS

DATE **DESCRIPTION**

07/14/2011 100% STRUCTURE IS PROVIDED TO UNITS AND FINISHES PER THE HORIZONTAL MEASUREMENTS AND FINISHES



NOTE: ALL INTERIOR DOORS ON THIS PLAN TO BE SOLID CORE WITH CORE BOARD.

FLOOR PLAN W/ NOTES 'C'
 TYPICAL (SEE SECTION C-C)

WINDOW SCHEDULE

WINDOW (SINGLE HX)	FRAME	BLOCK	OPENING H. X W. FIN. NET CLEAR
W-1000	34" X 36"		34" X 36"
W-1001	34" X 48"		34" X 48"
W-1002	36" X 36"		36" X 36"
W-1003	36" X 48"		36" X 48"
W-1004	36" X 60"		36" X 60"
W-1005	36" X 72"		36" X 72"
W-1006	48" X 48"		48" X 48"
W-1007	48" X 60"		48" X 60"
W-1008	48" X 72"		48" X 72"

NOTE: DOOR FROM HOUSE TO GARAGE MUST BE SOLID CORE DOOR TO LEAK PROOF.

LOAD INFORMATION

PER 6TH EDITION, 2011 FLORIDA BUILDING CODE

DEAD LOAD	1 PSF
FLOOR STRUCTURE	5 PSF
CEILING	5 PSF
ROOF	20 PSF
ROOF STRUCTURE	5 PSF
CEILING	5 PSF
ROOF TOTAL	30 PSF
FLOOR TOTAL	10 PSF
ATTIC WITH LIMITED STORAGE	10 PSF
ATTIC WITH STORAGE	20 PSF
GLAZED WALLS	20 PSF
GLAZED WALLS WITH WIND LOAD	40 PSF
BLEEPING ROOMS	10 PSF
STAIR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	10 PSF
ROOF TOTAL	30 PSF
REINFORCED CONCRETE SLAB	15 PSF
REINFORCED CONCRETE WALL	15 PSF
REINFORCED CONCRETE COLUMN	15 PSF

WIND INFORMATION

PER 6TH EDITION, 2011 FLORIDA BUILDING CODE

- BASIC WIND SPEED: 140 MPH
- BUILDING CATEGORY: II
- WIND PROTECTION FACTOR: 1.0
- INTERNAL PRESSURE: 0.18, INCLUDED COMPONENT / CLADDING: N (NOTE TO DESIGNER AND PRESSURE) - SEE PLAN
- DESIGN WIND PRESSURE: 14.5 PSF
- DESIGN WIND SPEED: 140 MPH

NOTE: DESIGN PRESSURES BASED ON 10 MINUTE RETURN PERIOD WIND SPEED.

GENERAL NOTES

- PROVIDE REBAR HOT & COLD WATER WITH DRAIN & WARMER BRACE.
- VENT CRACKER THROUGH WALL.
- DO NOT USE COLD WATER LINE FOR CRACKER LINE IN THIS SPACE.
- DO NOT SCALE BRUSH CONSTRUCTION TO BE REPORTED PROBABLY TO SUPERVISOR FOR CLARIFICATION.
- NOT USED
- DESIGNER COPY TO SITE WALL, ROOF & EXTERIOR WALL.
- DESIGNER COPY TO EXTERIOR WALL FINISH OPERATIONS.
- REFER TO DETAIL SHEETS FOR EXTERIOR WALL FINISH OPERATIONS.
- REFER TO DETAIL SHEETS FOR M-JOINTS.
- REFER TO DETAIL SHEETS FOR M-JOINTS.
- ANCHOR THE CONCRETE UNIT TO B.G. PER CODES 1809 & 1813.
- ALL INTERIOR FLOOR BEAMS AT EXTERIOR WALLS TO BE FINISHED AT EXTERIOR FINISH LEVEL.

LOT: 0024 TALLECHET

2273 MONTEGO

DREAM FINDERS HOMES

EXTENSION AND REAR

FRONT AND REAR

DREAM FINDERS

Prepared by: [Logo]

DATE: 08/10/2010

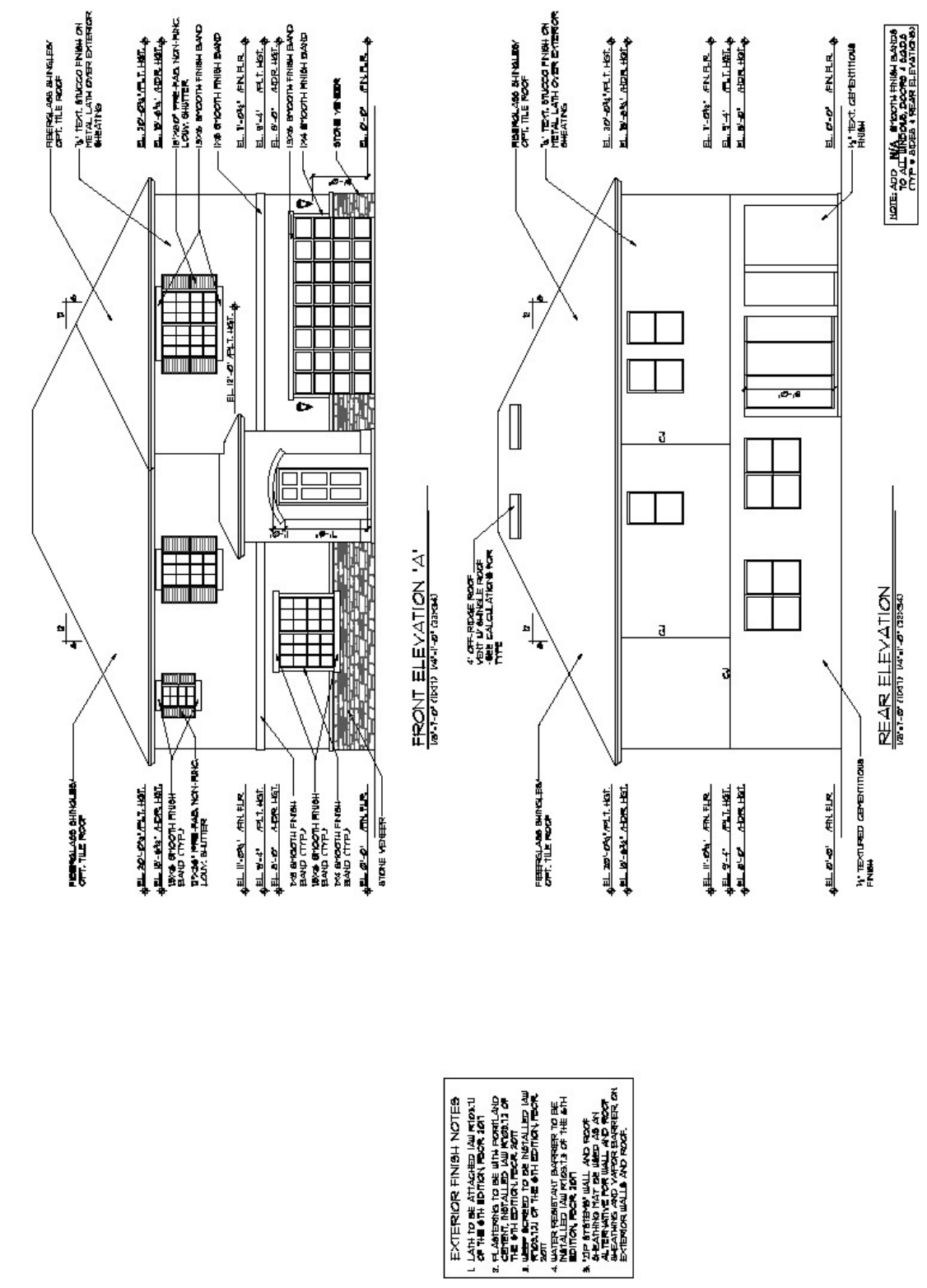
SCALE: AS SHOWN

DATE: 08/10/2010

PROJECT: 06A0

DATE: 08/10/2010

THIS DRAWING IS SUBJECT TO ANY CHANGES THAT MAY BE MADE BY THE ARCHITECT OR HIS REPRESENTATIVE. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY OTHER SOURCE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY OTHER SOURCE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY OTHER SOURCE.

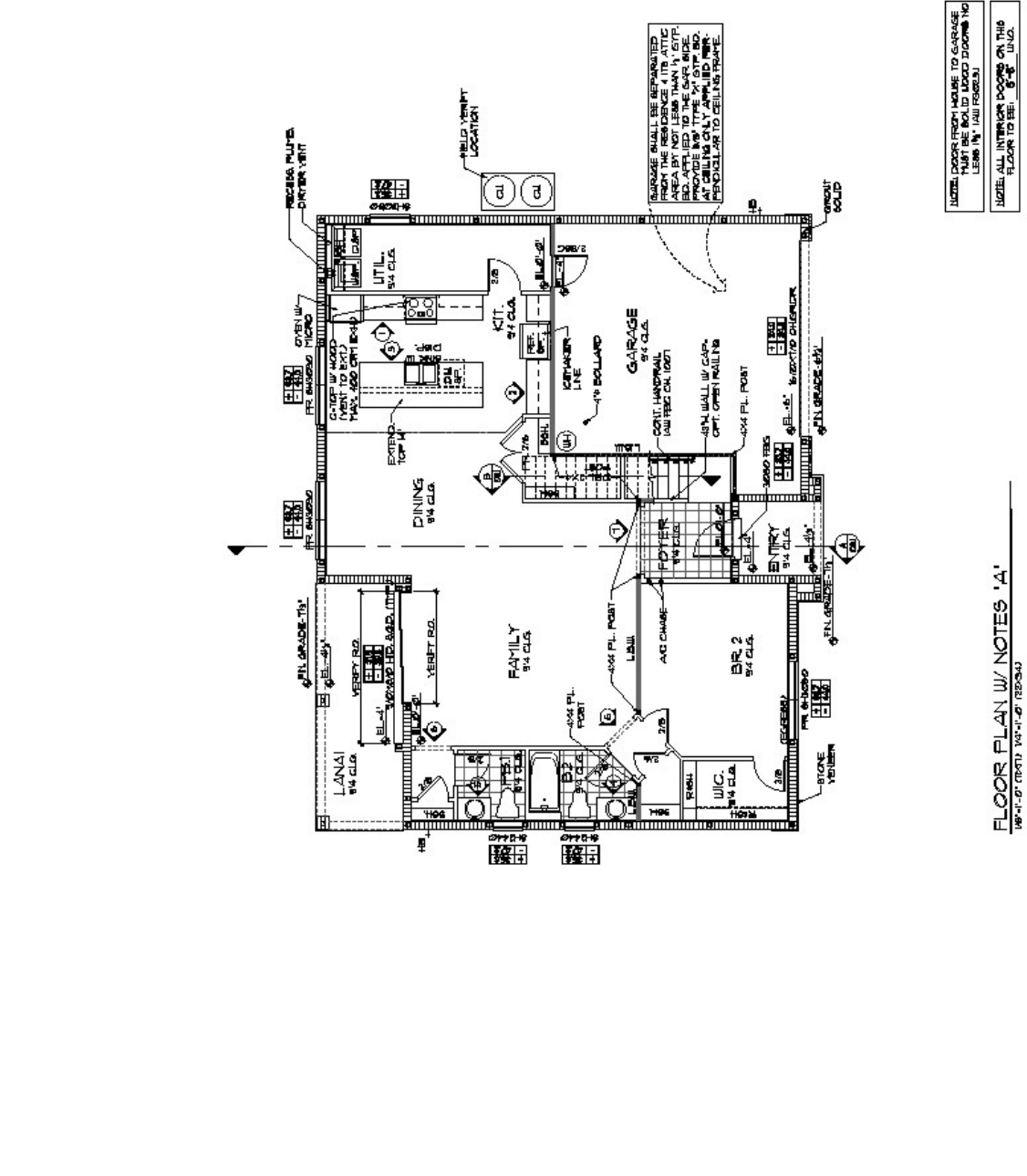


EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED (AW K10X1) OF THE 6TH EDITION PER 2007.
2. PLASTERING TO BE WITH PORTLAND CEMENT FINISH OF THE 6TH EDITION PER 2007.
3. WATER RESISTANT BARRIER TO BE INSTALLED (AW K10X13) OF THE 6TH EDITION PER 2007.
4. WATER RESISTANT BARRIER TO BE INSTALLED (AW K10X13) OF THE 6TH EDITION PER 2007.
5. ZIP STRIP(S) WALL AND ROOF TO BE INSTALLED (AW K10X14) ALTERNATIVE FOR WALL AND ROOF WEATHERING AND VAPOR BARRIER ON EXTERIOR WALLS AND ROOF.

NOTE: ADD 1/2\"/>

LOT 0024 TALLECH 186-17-27 (PART) 184-11-17 (REB-3A)		DATE: 08-14-2010 DRAWN BY: [blank] CHECKED BY: [blank]
3273 MONTEGO DREAM FINDERS HOMES		PROJECT NO: [blank] SHEET NO: [blank]
FLOOR PLAN W/ NOTES		
DREAM FINDERS HOMES 186-17-27 (PART) 184-11-17 (REB-3A) ORLANDO, FL 32808 PHONE: 407-946-4000 FAX: 407-946-4001 WWW.DREAMFINDERSHOMES.COM		



LOAD INFORMATION
PER 2010 FLORIDA RESIDENTIAL CODE

DEAD LOADS	1 PSF
FLOOR STRUCTURE	3 PSF
CEILING	5 PSF
RECELLED	5 PSF
PARTITIONS	5 PSF
TOTAL	20 PSF
ROOF	1 PSF
STRUCTURE	3 PSF
CEILING	5 PSF
RECELLED	5 PSF
TOTAL	20 PSF
FLOOR FINISHES	40 PSF
ATTIC WITHOUT STORAGE	10 PSF
ATTIC WITH LIMITED STORAGE	20 PSF
CLIMBER WALLS	10 PSF
CLIMBER WALLS WITH STORAGE	20 PSF
SLEEPING ROOMS	30 PSF
ROOMS OTHER THAN SLEEPING	40 PSF
STAIR LIVE LOAD	40 PSF
ROOF LIVE LOAD	40 PSF

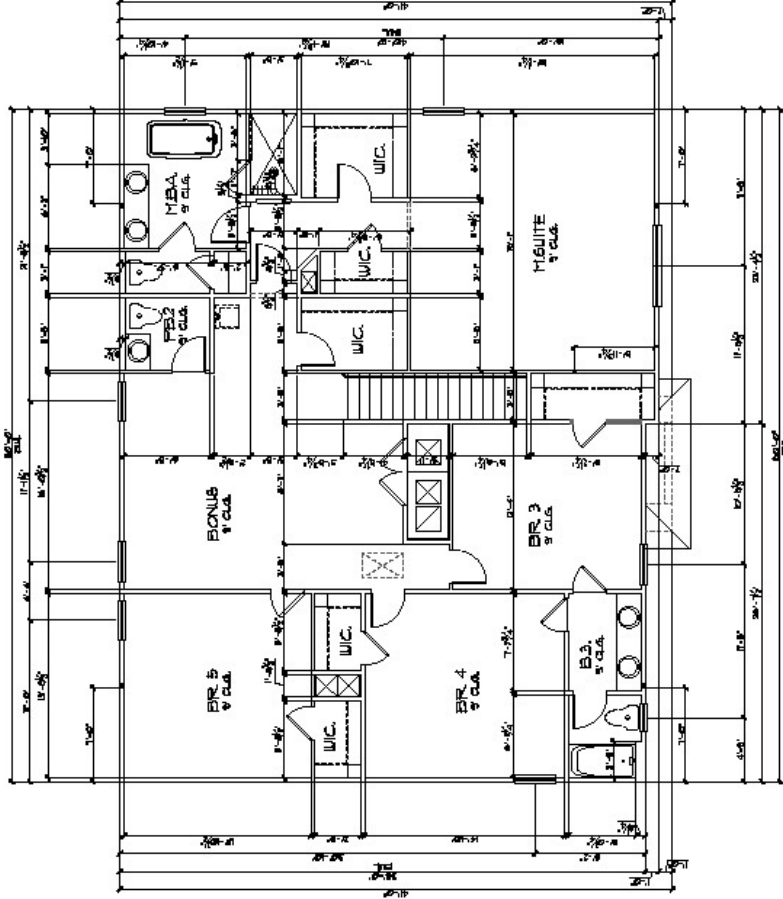
WIND INFORMATION
PER 8TH EDITION 2010 FLORIDA BUILDING CODE
WIND SPEED CATEGORY: 40 MPH
1. BASIC WIND SPEED: 40 MPH
2. WIND IMPORTANCE FACTOR: 1.0
3. BUILDING CATEGORY: B
4. INTERNAL PRESSURE: ±0.18, INCLUDED
5. COMPONENT / CLADDING: SEE PLAN
6. DESIGN WIND PRESSURE: SEE PLAN
NOTE: DESIGN WIND PRESSURE BASED ON BASIC WIND SPEED AT 10' NOT ULTIMATE WIND SPEED.

- GENERAL NOTES**
- PROVIDE RECESS HOT & COLD WATER WITH DRAIN & WARMER BRACE.
 - VENT CENTER 1/4" IN WALL.
 - PROVIDE COLD WATER LINE FOR ICE MAKER WITH 1/2" VENT SPACE.
 - DO NOT SCALE DESIGN CONSTRUCTION. VERIFY ALL DIMENSIONS AND CONDITIONS. ONLY ANY DISCREPANCIES OR ERRORS TO BE REPORTED IMMEDIATELY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY ELECTRICAL ENGINEER AND APPLICABLE COUNTY CODES.
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NOTE: RECESS HOT & COLD WATER WITH DRAIN & WARMER BRACE.
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DO NOT SCALE DESIGN CONSTRUCTION. VERIFY ALL DIMENSIONS AND CONDITIONS. ONLY ANY DISCREPANCIES OR ERRORS TO BE REPORTED IMMEDIATELY TO SUPERVISOR FOR CLARIFICATION.
MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY ELECTRICAL ENGINEER AND APPLICABLE COUNTY CODES.

FLOOR PLAN W/ NOTES 'A'
186-17-27 (PART) 184-11-17 (REB-3A)

		DREAM FINDERS HOMES 3273 MONTEGO UPPER FLOOR PLAN DIMENSIONS	
DATE: 04-10-10 SCALE: AS SHOWN	SHEET: 04A0 OF: 04A0	© Copyright 2010 by DREAM FINDERS HOMES, INC. All rights reserved. This document is the property of DREAM FINDERS HOMES, INC. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DREAM FINDERS HOMES, INC.	



UPPER FLOOR PLAN W/ DIMENSIONS 'A'
 10-11-07 (REV) 10-11-07 (REV) 04

- NOTE:**
 1. BRACKETED WALL LINE REFER TO DETAILS ON SHEET 'A'00
- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. EXISTING LOCAL (MUNICIPAL) CONSTRUCTION DIMENSIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS TO BE REPORTED FROM CITY TO SUBMITTALS FOR CLARIFICATION.
 3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL OTHER DIMS FROM THE REAR OF PLAN.

MONTEGO



FRONT ELEVATION 'D'



FRONT ELEVATION 'E'

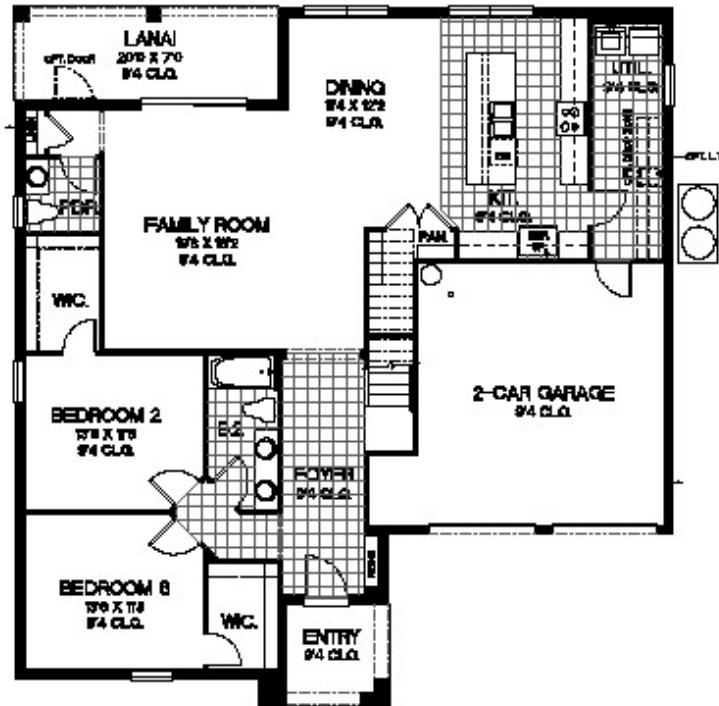


FRONT ELEVATION 'F'

WINCEY GROVES

MONTEGO

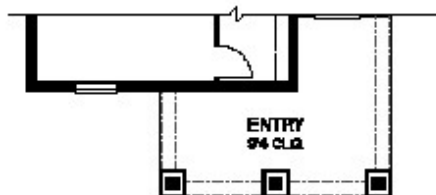
WINCEY GROVES



ELEVATION D



ELEVATION E FRONT PORCH



ELEVATION F FRONT PORCH

MONTEGO

TABULATION	
LOWER LIVING	1705
UPPER LIVING	1962
TOTAL LIVING	3,667
GARAGE	483
ENTRY	68
LANAI	140
TOTAL UNDER ROOF	4,293

SWEETWATER



FRONT ELEVATION 'D'



FRONT ELEVATION 'E'

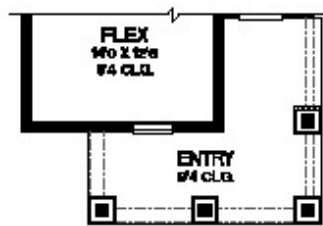
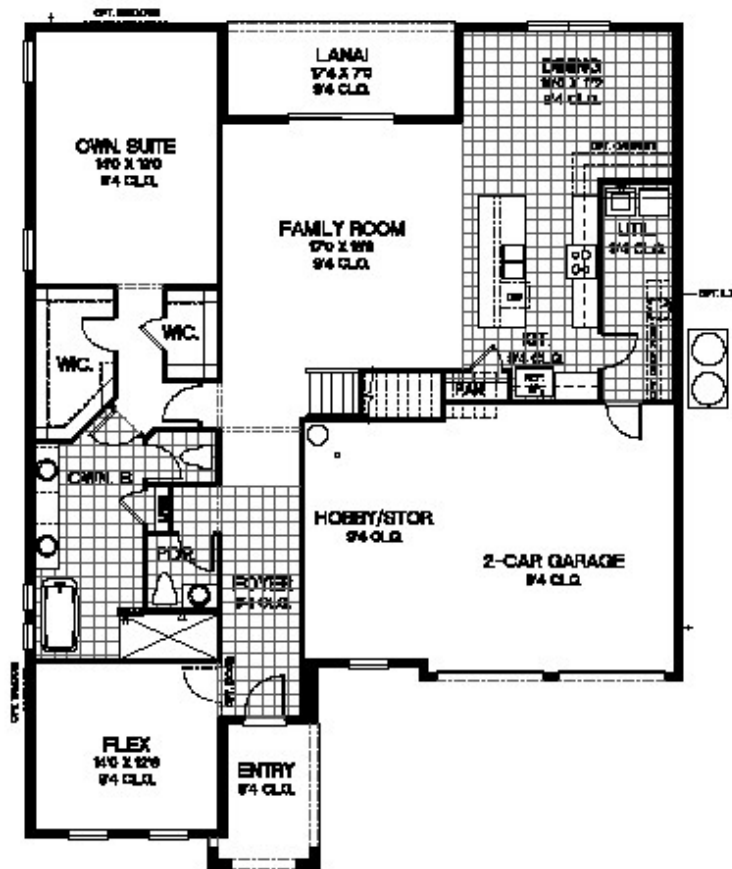


FRONT ELEVATION 'F'

WINCEY GROVES

SWEETWATER

WINCEY GROVES



ELEVATION F FRONT PORCH

SWEETWATER

TABULATION	
LOWER LIVING	1,897
UPPER LIVING	2,448
TOTAL LIVING	4,443
GARAGE	581
ENTRY	80
LANAI	121
TOTAL UNDER ROOF	5,225