



ARCHITECTURAL REVIEW BOARD

5058 WIMBERLEY
December 2022

PREPARED FOR:



5058 WIMBERLEY A

DREAM FINDERS HOMES



THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 1TH EDITION

LOT SPECIFIC INFORMATION

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	00
OF	0 SHEETS

5058 WIMBERLEY

DREAM FINDERS HOMES

COVER SHEET



4301 VINELAND RD.
SUITE E-1
ORLANDO, FL 32811
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Certified By:
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PHONE: 403-880-1111
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CODE 2020

REVISIONS 02-11-22

BY: DH

LA: 02-11-22

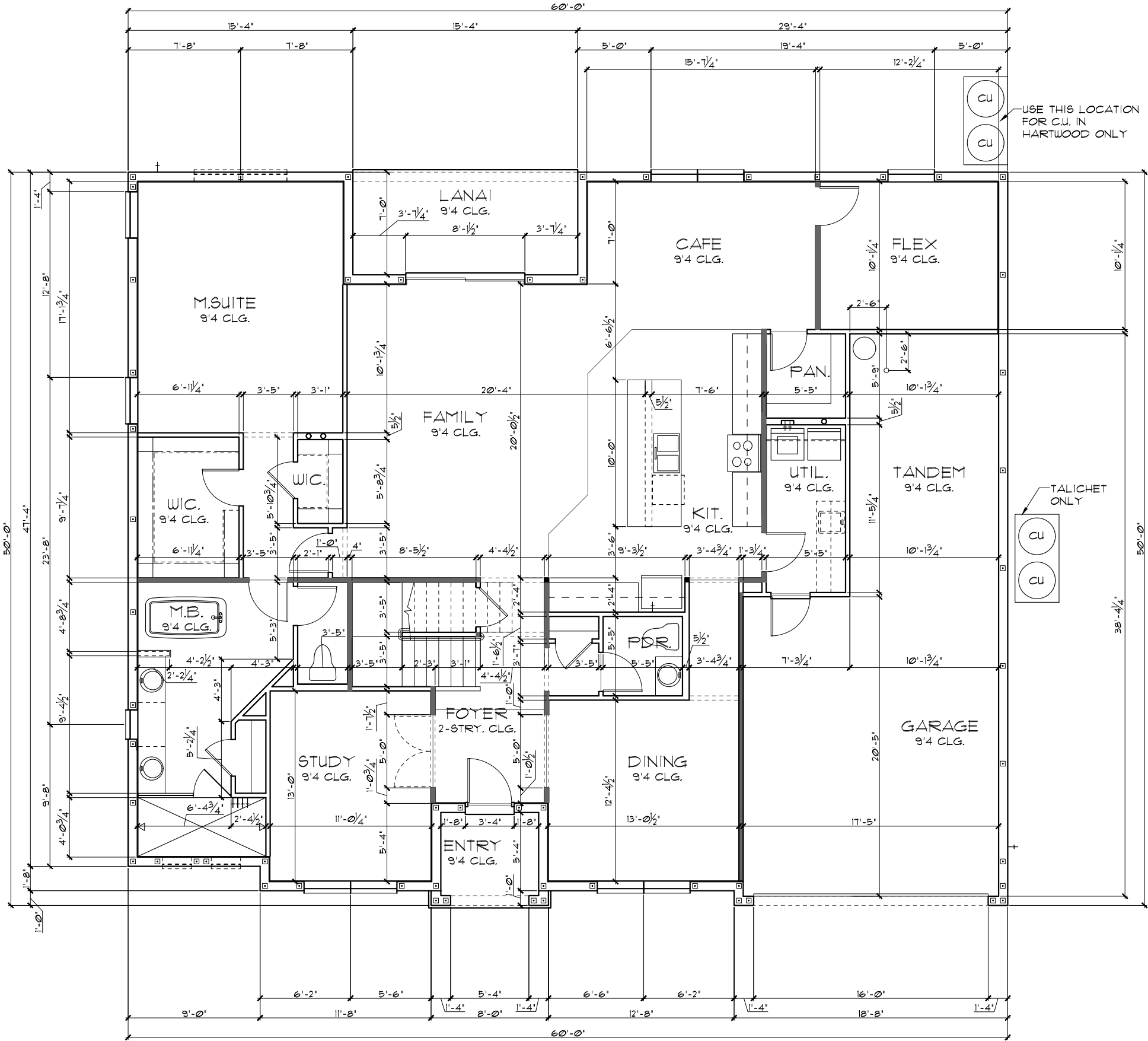
BY: DH

TABULATION	
UPPER LIVING	2,925 SF.
LOWER LIVING	2,221 SF.
TOTAL LIVING	5,152 SF.
GARAGE	513 SF.
ENTRY	44 SF.
LANAI	107 SF.
TOTAL UNDER ROOF	5,876 SF.

- 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 1/2" UNLESS NOTED OTHERWISE.
 4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
 5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "A"

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



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5058 WIMBERLEY

DREAM FINDERS HOMES

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SHEET

02A.0

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DREAM FINDERS

THE MAKERS OF A QUALITY HOME

FLOOR PLAN W/ DIMENSIONS

LOAD INFORMATION		
PER 2020 FLORIDA RESIDENTIAL CODE		
DEAD LOADS		
FLOOR: STRUCTURE	-----	1 P3F
CEILINGS	-----	3 P3F
MECH/ELEC	-----	5 P3F
PARTITIONS	-----	5 P3F
TOTAL	-----	20 P3F
ROOF: LIVE LOADS		
ROOF: SHEATHING	-----	5 P3F
STRUCTURE	-----	1 P3F
CEILINGS	-----	3 P3F
MECH/ELEC	-----	5 P3F
TOTAL	-----	20 P3F
FLOOR LIVE LOADS		
RESIDENTIAL FLOOR:	-----	40 P3F
ATTIC WITHOUT STORAGE:	-----	10 P3F
ATTIC WITH LIMITED STORAGE:	-----	20 P3F
GUARDRAILS & HANDRAILS:	-----	200 LBS
GUARDRAILS IN-FLL COMP.:	-----	50 P3F
SLEEPING ROOMS:	-----	30 P3F
ROOMS OTHER THAN SLEEPING:	-----	40 P3F
STAIR LIVE LOAD:	-----	40 P3F
ROOF LIVE LOADS		
MINIMUM ROOF LIVE LOAD (P3F)		
TRIBUTARY LOADED AREA (SQ. FT.)		
FOR ANY STRUCTURAL MEMBER		
ROOF SLOPE	0-200	201-600
0:12 < 4:12	20	16
≥ 4:12 < 12:12	16	14
≥ 12:12	12	12

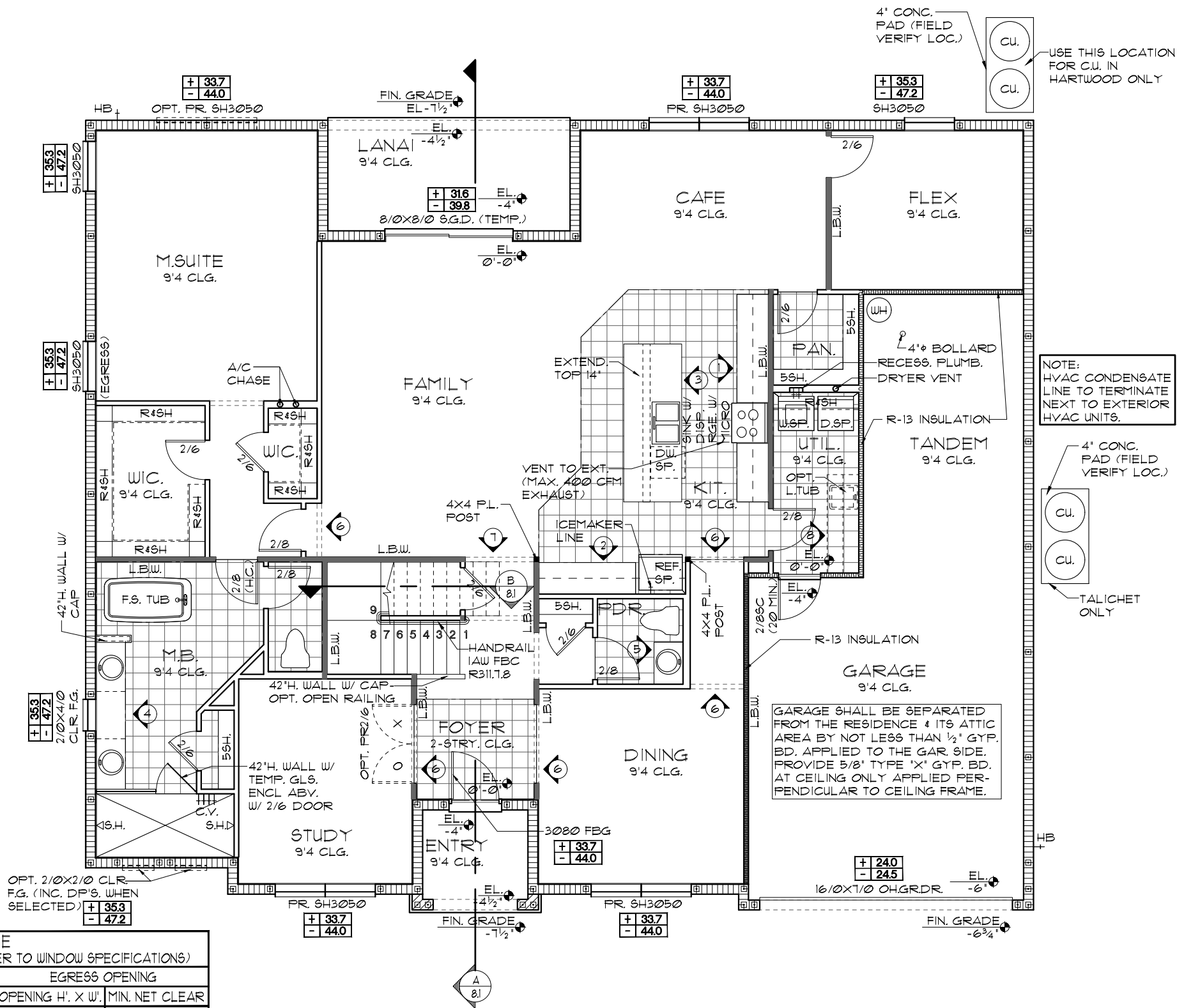
WIND INFORMATION		
PER 1TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE		
1. BASIC WIND SPEED:	-----	140 MPH
2. WIND IMPORTANCE FACTOR:	-----	N/A
3. BUILDING CATEGORY:	-----	B
4. INTERNAL PRESSURE:	-----	+/- .18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING:	-----	SEE PLAN DESIGN WIND 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		
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.		
2. VENT DRYER THRU EXTER. WALL @ FLOOR TRUSS LEVEL		
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.		
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.		
5. NOT USED		
6.	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.	
	DENOTES CONC. BLOCK WALL HGT. @ 12'-0" AFF.	
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS		
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES		
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 & 1307.3.1		
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.		
ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.		

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

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" UNO. - VERIFY WITH COLOR SHEET.		
NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2020, 1TH 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 30.87'	5.71 SQFT
SH3060	36" X 72"		32.62' X 30.87'	7.00 SQFT
SH4040	48" X 48"			
SH4050	48" X 60"		26.62' X 42.87'	7.93 SQFT
SH4060	48" X 72"		32.62' X 42.87'	9.11 SQFT



FLOOR PLAN W/ NOTES "A"

LA: 02-11-22

BY: DH

REVISIONS

02-11-22

BY: DH

CODE 2020

REVISIONS

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BY: DH

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LOT SPECIFIC INFORMATION

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5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 5058

SHEET 03A.0

OF 0 SHEETS

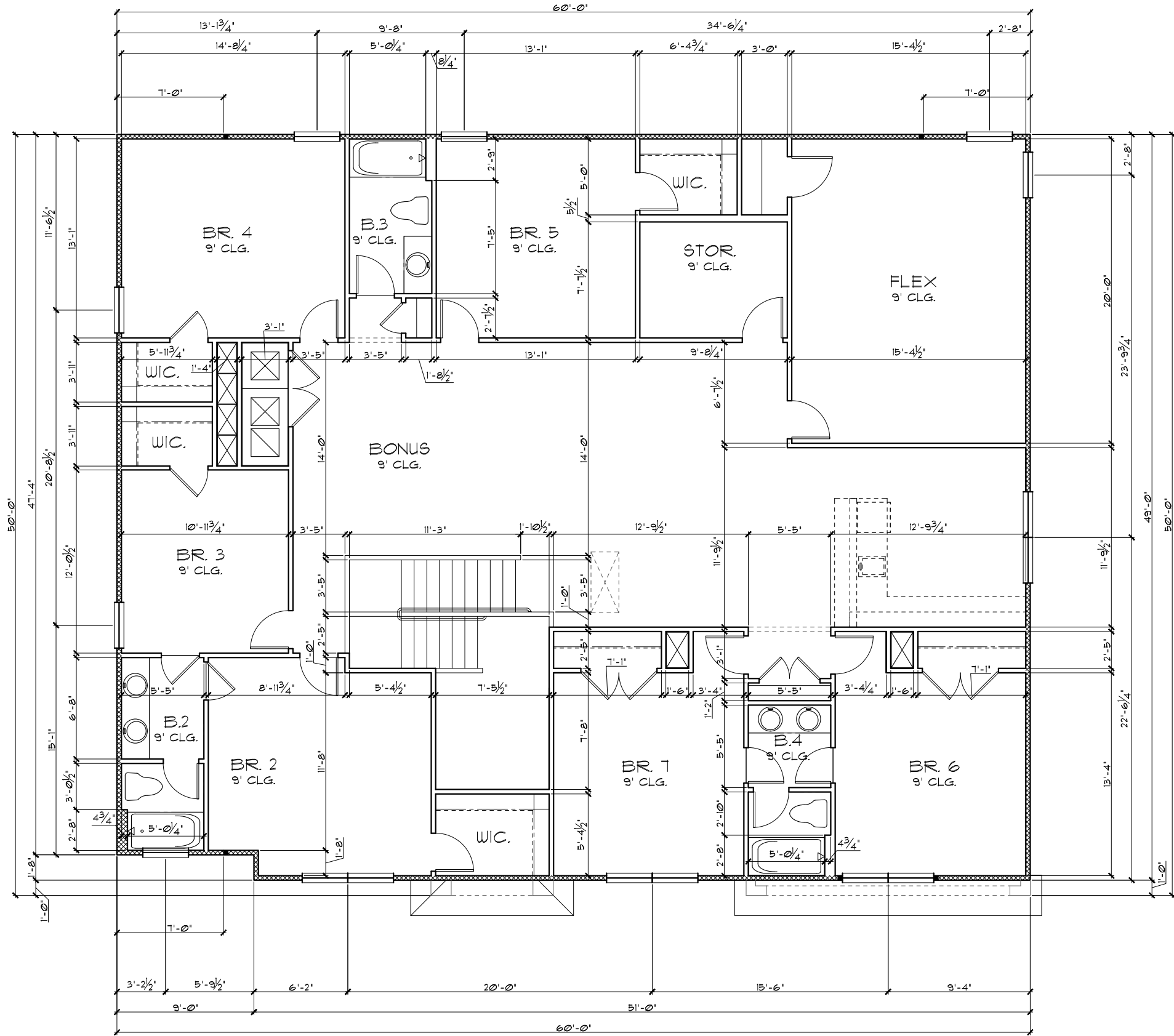
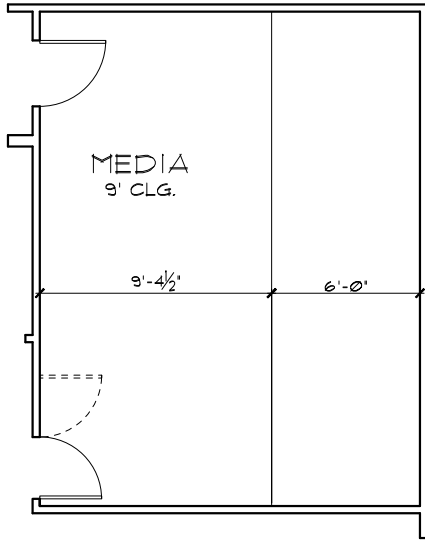
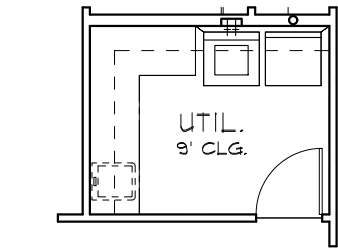
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DREAM FINDERS THE MAKERS OF A QUALITY HOME

- UPPER FLOOR PLAN W/ DIMENSIONS "A"

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

$$1/8'' = 1' - 0'' \quad (11 \times 17) \quad 1/4'' = 1' - 0'' \quad (22 \times 34)$$


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

LOT SPECIFIC INFORMATION

REVISIONS: 02-11-22	BY: DH
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20 not open from
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DREAM FINDERS
THE MARK OF A QUALITY HOME

UPPER FLOOR PLAN W/ DIMENSIONS

5058 WIMBERLEY
DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB	5058
-----	------

SHEET
04A.0

OF 0 SHEETS

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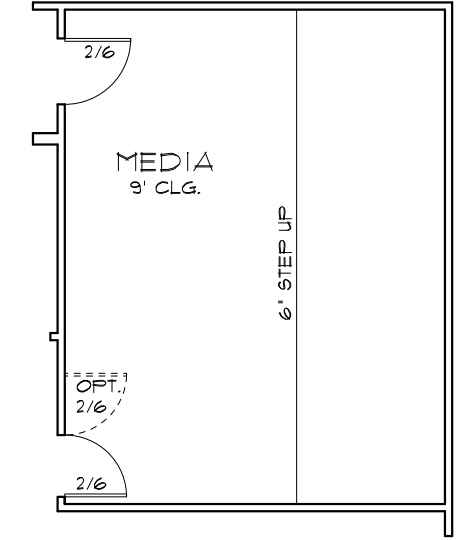
BY: DH

BY: DH

LOAD INFORMATION			
PER 2020 FLORIDA RESIDENTIAL CODE			
DEAD LOADS			
FLOOR: STRUCTURE	-----	1	Psf
CEILINGS	-----	3	Psf
MECH/ELEC	-----	5	Psf
PARTITIONS	-----	5	Psf
TOTAL	-----	20	Psf
ROOF: LIVE LOADS			
ROOF: SHEATHING	-----	5	Psf
STRUCTURE	-----	1	Psf
CEILINGS	-----	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-FLR 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

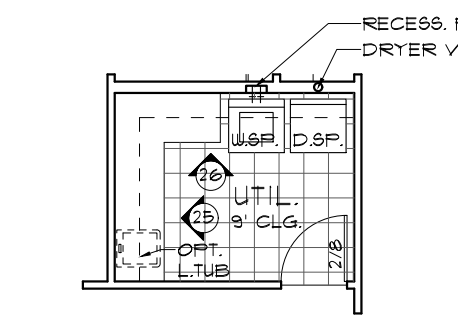
WIND INFORMATION	
PER 17TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE	
1. BASIC WIND SPEED:	----- 140 MPH
2. RISK CATEGORY:	----- II
3. WIND EXPOSURE:	----- B
4. INTERNAL PRESSURE COEFFICIENT:	----- +/- .18, INCLUDED IN NOTE #5
5. COMPONENT / CLADDING:	----- SEE PLAN DESIGN WIND PRESSURE:
+ XXX	DESIGN WIND PRESSURE 1AW FLA
- XXX	RESIDENTIAL CODE, SECTION R301
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.	

GENERAL NOTES	
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.	
2. VENT DRYER THRU EXT. WALL OR ROOF	
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.	
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.	
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES	
6. ALL 2ND. FLR. INTERIOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.	
7.  DENOTES EXT. LOAD BRG. WALL HGT. @ 9'-0" A.F.F.	
8. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS	



MEDIA OPT.

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

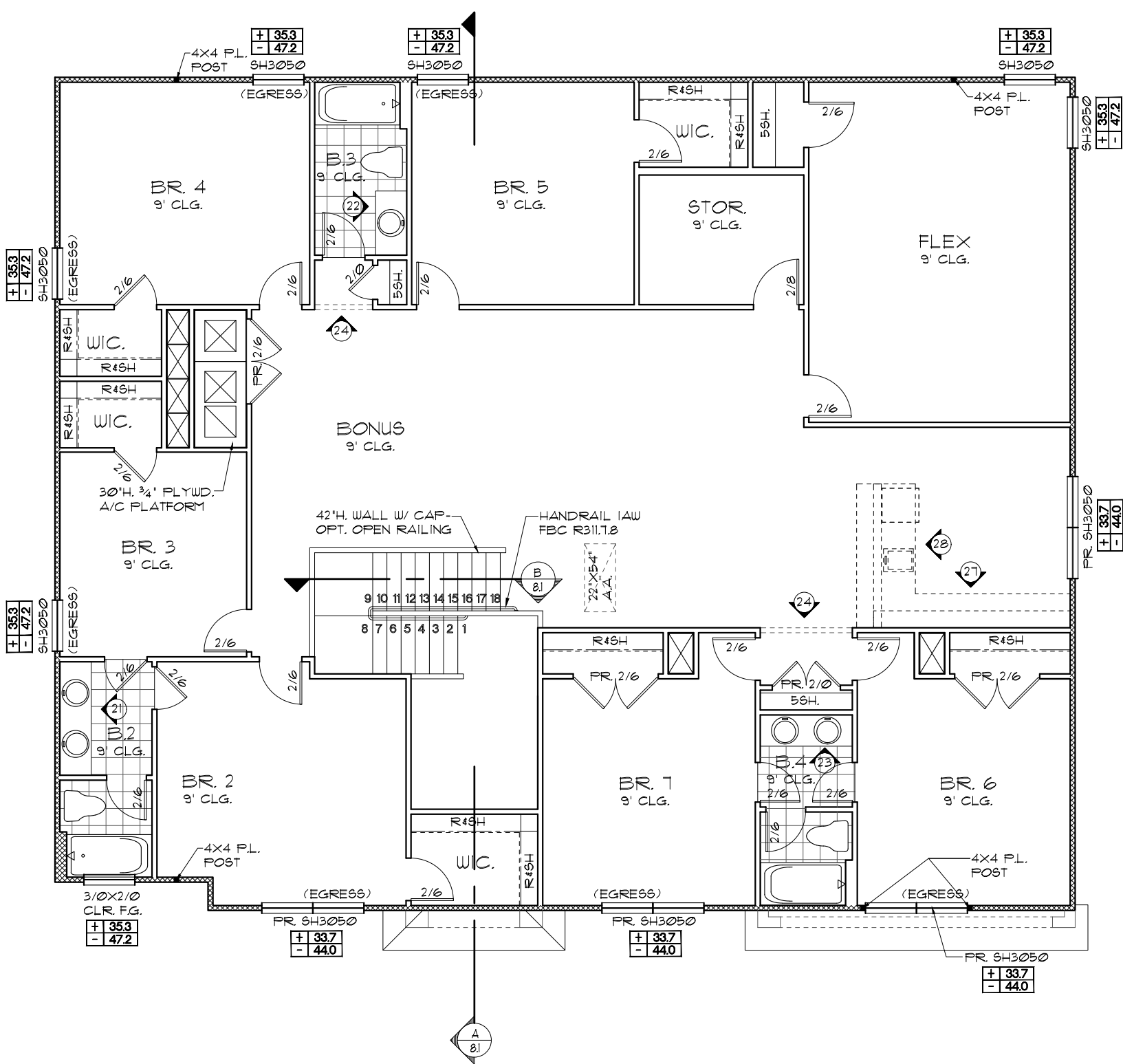


UTILITY OPT.

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

UPPER FLOOR PLAN W/ NOTES "A"

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



LA: 02-11-22 BY: DH

REVISIONS 02-11-22

CODE 2020

BY: DH

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 17TH EDITION

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5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 5058

SHEET 05A.0

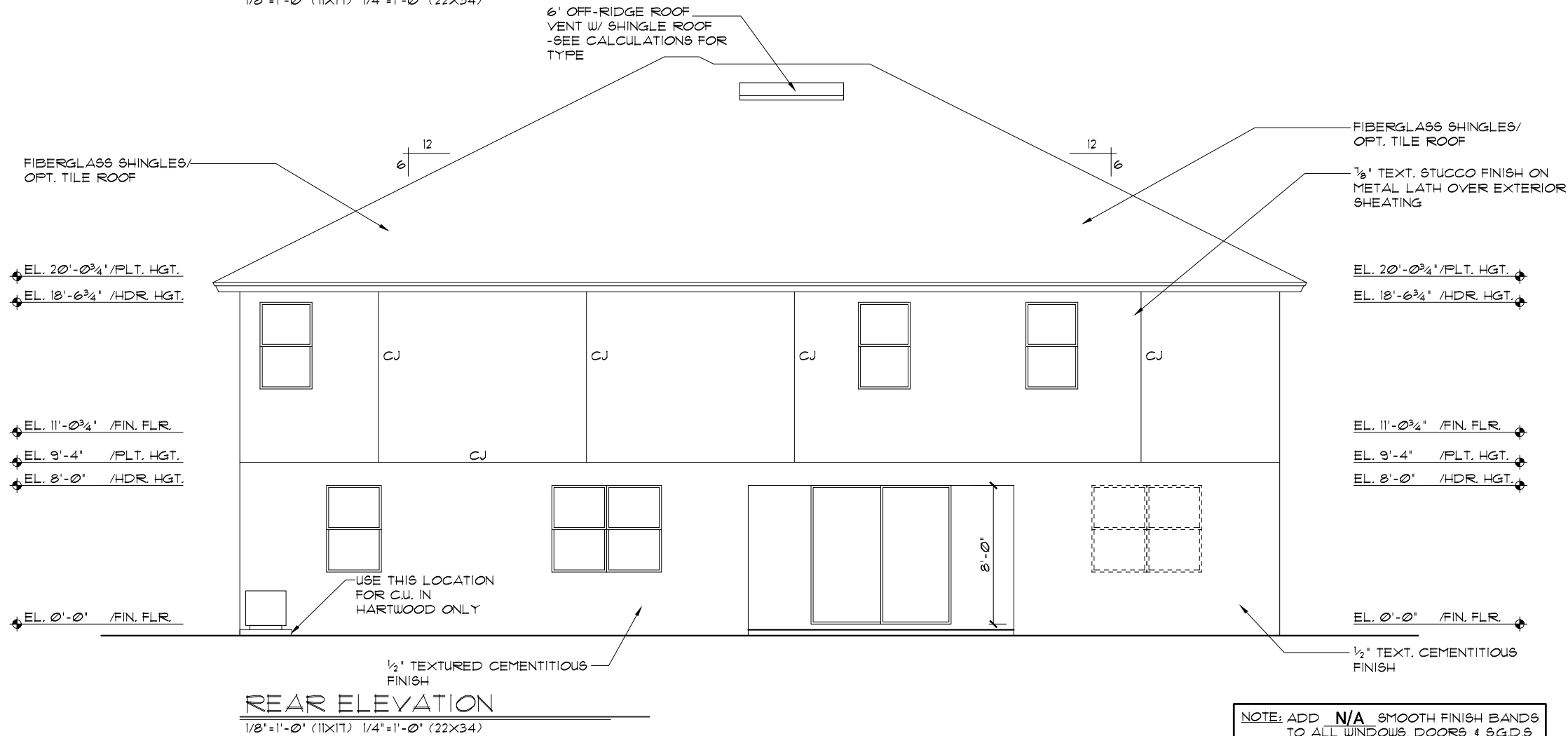
OF 0 SHEETS

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DREAM FINDERS
THE MAKERS OF A QUALITY HOME

- 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 R103.1.3 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.



NOTE: ADD N/A SMOOTH FINISH BANDS
TO ALL WINDOWS, DOORS & S.G.D.S
(TYP @ SIDES & REAR ELEVATIONS)

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

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REVISIONS 02-11-22 BY: DH

EXTERIOR ELEVATION

FRONT AND REAR

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 5058

SHEET 06A.0

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DATE 02-28-20

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DRAWN RDC

JOB 5058

SHEET 06A.0

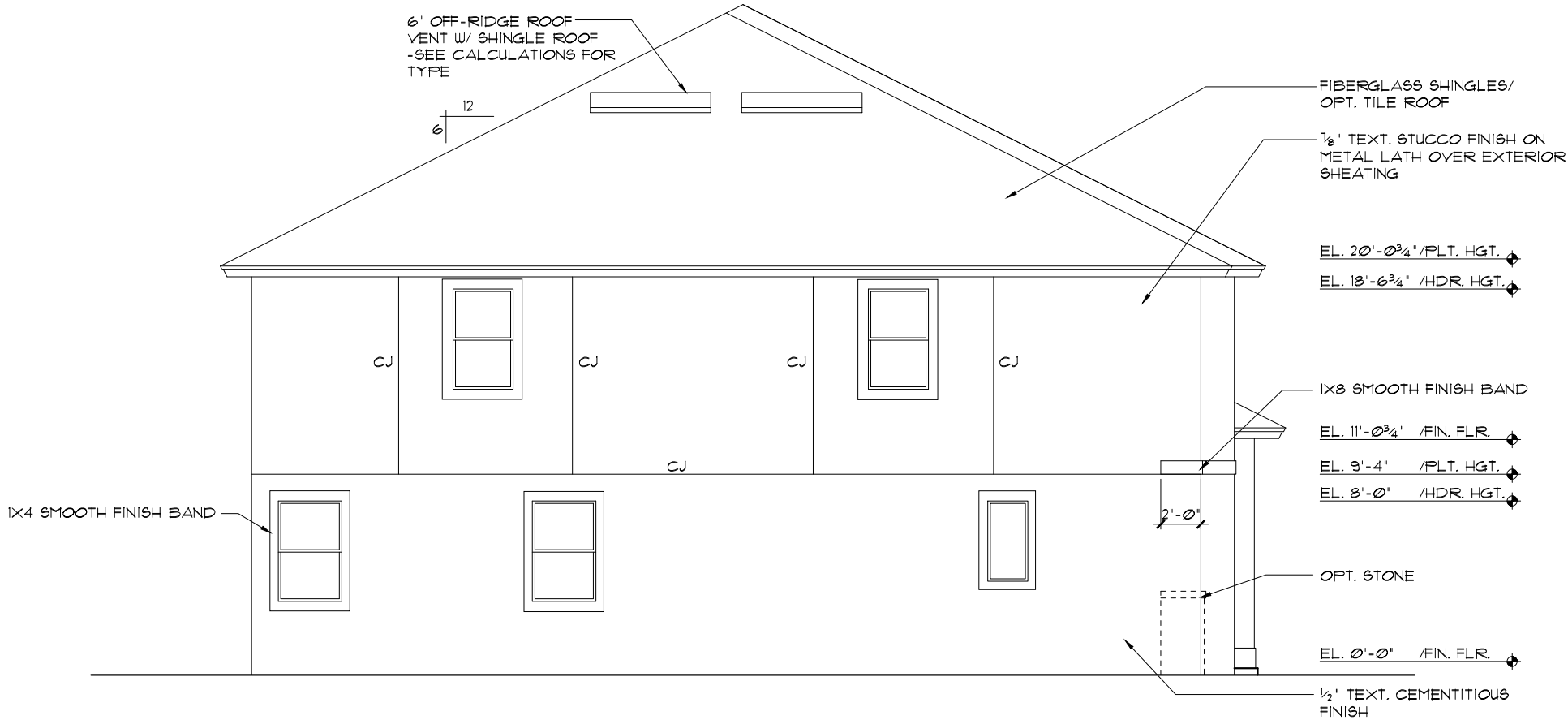
- EXTERIOR FINISH NOTES
1. LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR, 2020

2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.7.2 OF THE 11TH EDITION, FBCR, 2020

3. WEEP SCREED TO BE INSTALLED IAW R103.7.2.1 OF THE 11TH EDITION, FBCR, 2020

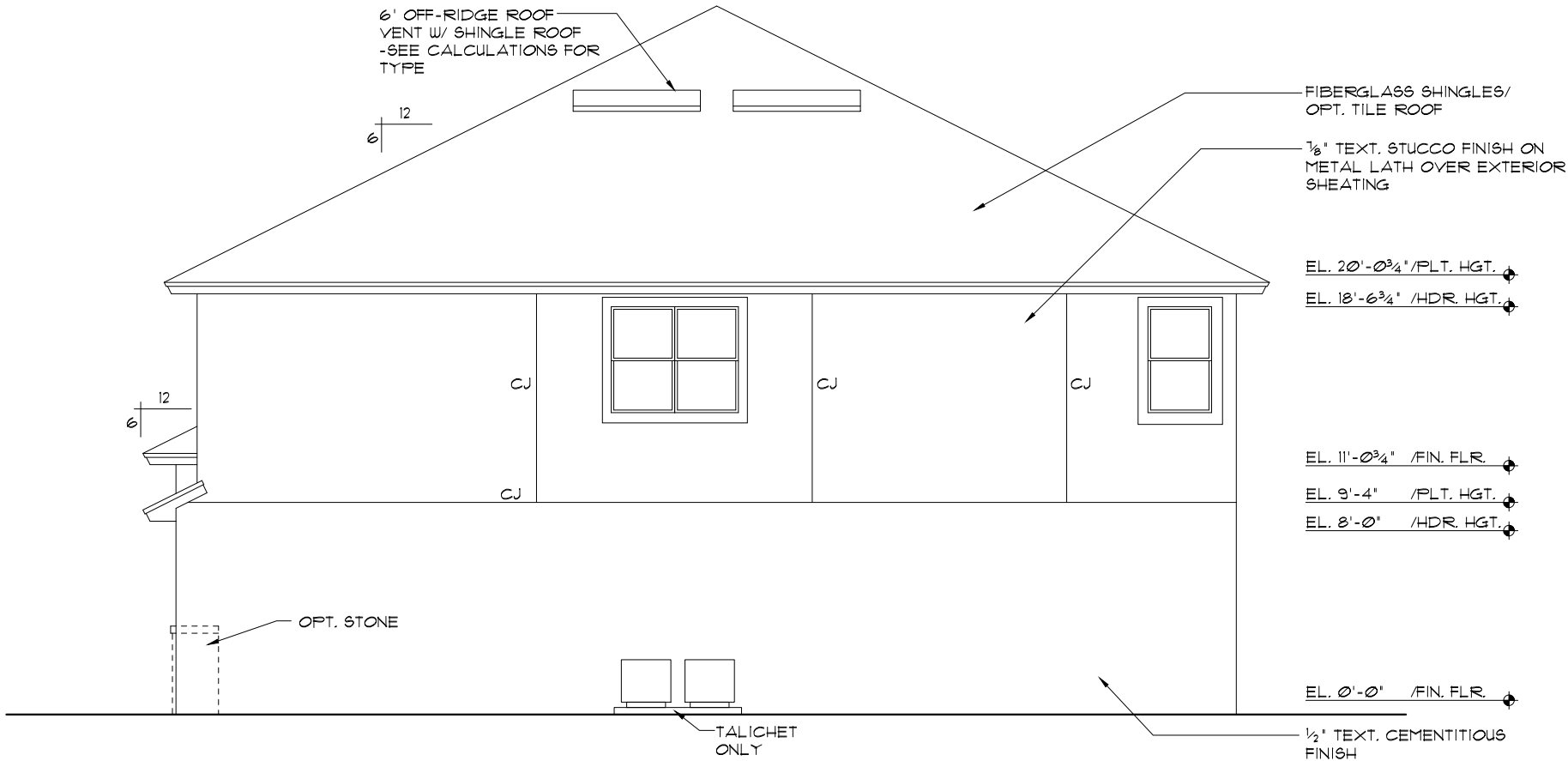
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.7.3 OF THE 11TH EDITION, FBCR, 2020

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.



LEFT ELEVATION "A"

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



RIGHT ELEVATION "A"

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

NOTE: ADD N/A SMOOTH FINISH BANDS
TO ALL WINDOWS, DOORS & S.G.D.S
(TYP @ SIDES & REAR ELEVATIONS)

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5058 WIMBERLEY

5058

07A.0

OF 0 SHEETS

EXTERIOR ELEVATION
LEFT AND RIGHT

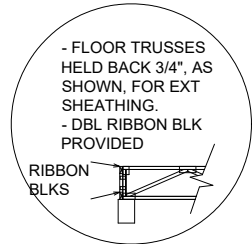
5058 WIMBERLEY

DREAM FINDERS HOMES

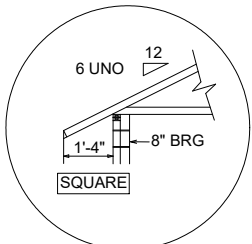
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DREAM FINDERS
THE MAKERS OF A QUALITY HOME



FLOOR DBL RIBBON
BLK DETAIL
IX



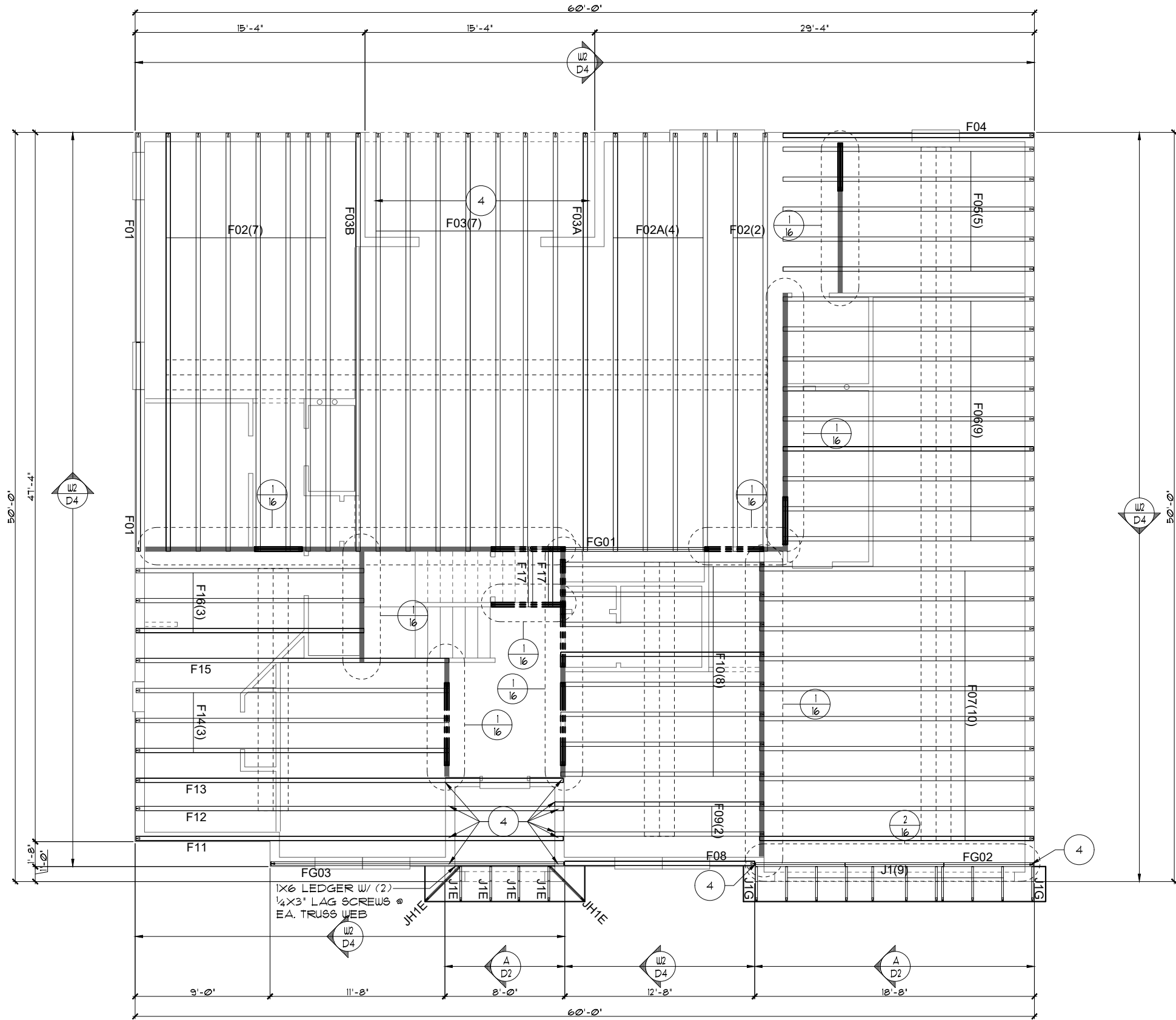
O/H DETAIL
IX

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 IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE.
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 BC51.1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH ED. R305.3
OR
SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH ED. R305.1.1

TRUSS LAYOUT "A"

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



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: $\frac{29258\text{F.}}{300} = \underline{9753\text{F}}$ NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 4358F
PROVIDED W/OFF RIDGE VENTS: **5** VENTS @ .878F. /VENT.
(TILE: O'HAGIN MODEL 'S' (.855F.), SHINGLE: LOMANCO 110-D (4'=.798F., 6'=.819F.)
LOWER PORTION VENTILATION TOTAL: 19149F
PROVIDED W/OFFITS @ EAVE: **280LF.** @ 0.0878F VENTING/L.F.

UPPER PORTION PERCENTAGE: 45%
LOWER PORTION PERCENTAGE: 55%

BEAM SCHEDULE

BEAM 1: (2) 2X12'S W/ 1/2" PLYWD. FLITCH PLATE
BEAM 2: (2) PLY 1-3/4"X12" LVL
BEAM 3: (3) PLY 1-3/4"X12" LVL

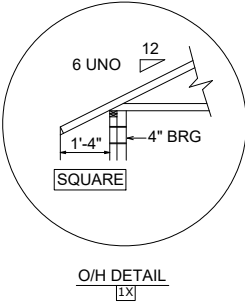
HEADER SCHEDULE

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.
H-2: (2) 2X12'S W/ 1/2" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. PROVIDE (2) JACK & (2) BYPASS STUDS EA. END W/ ST-18 & SPH6 EA. STUD & A.B. W/ 6"

NOTE: FOR WALL WIDTHS GREATER THAN 3-1/2", REFER TO BOX HEADER DETAIL 6/ D1 FOR PROPER INSTALLATION OF HEADER

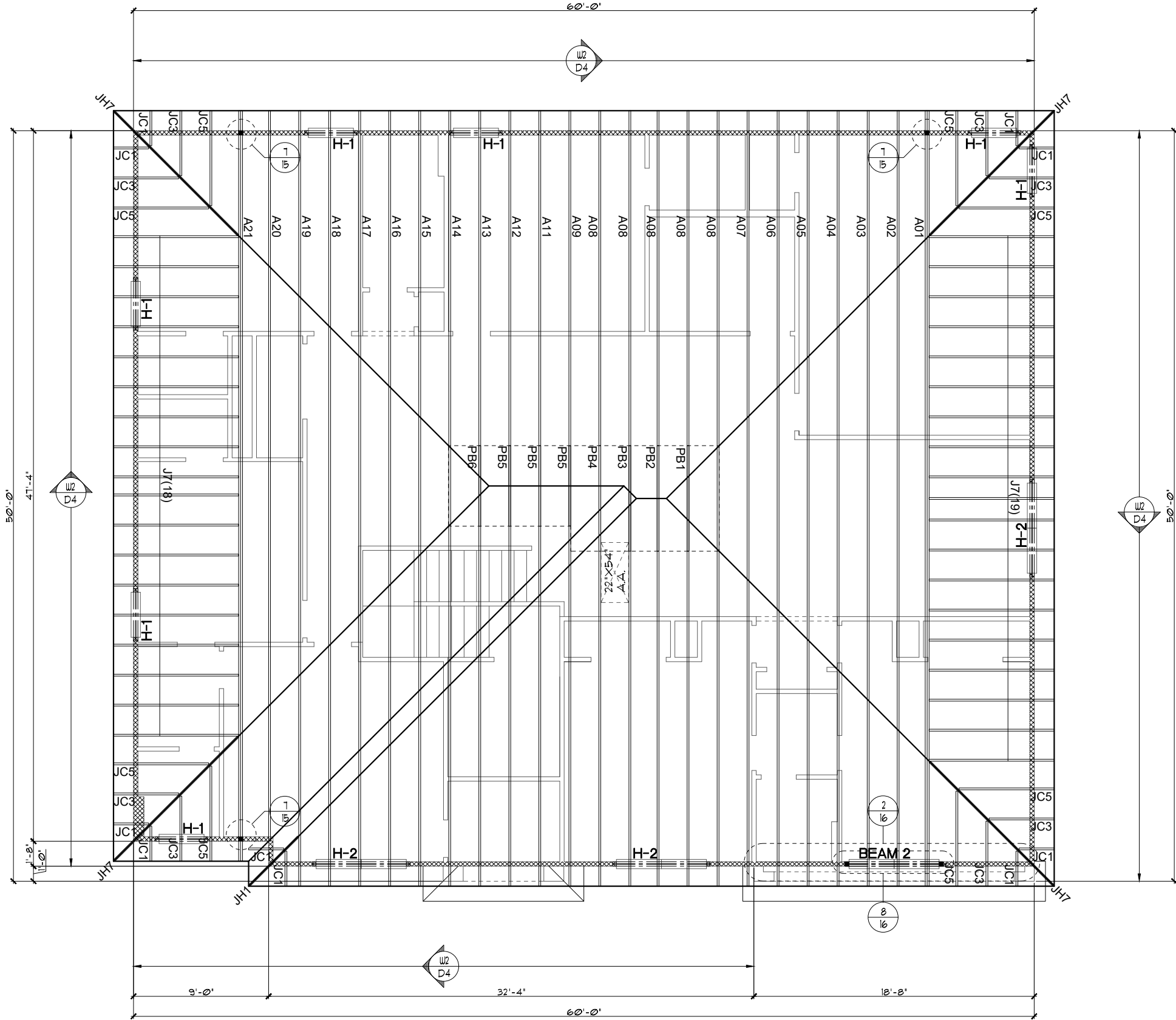
NOTES

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 IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE.
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 BC51 I.
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 ED. R305.3
OR
SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH ED. R305.1.1



UPPER TRUSS LAYOUT "A"

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



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

LOT SPECIFIC INFORMATION

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DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058
SHEET 12A.0
OF 0 SHEETS

5058 WIMBERLEY
DREAM FINDERS HOMES



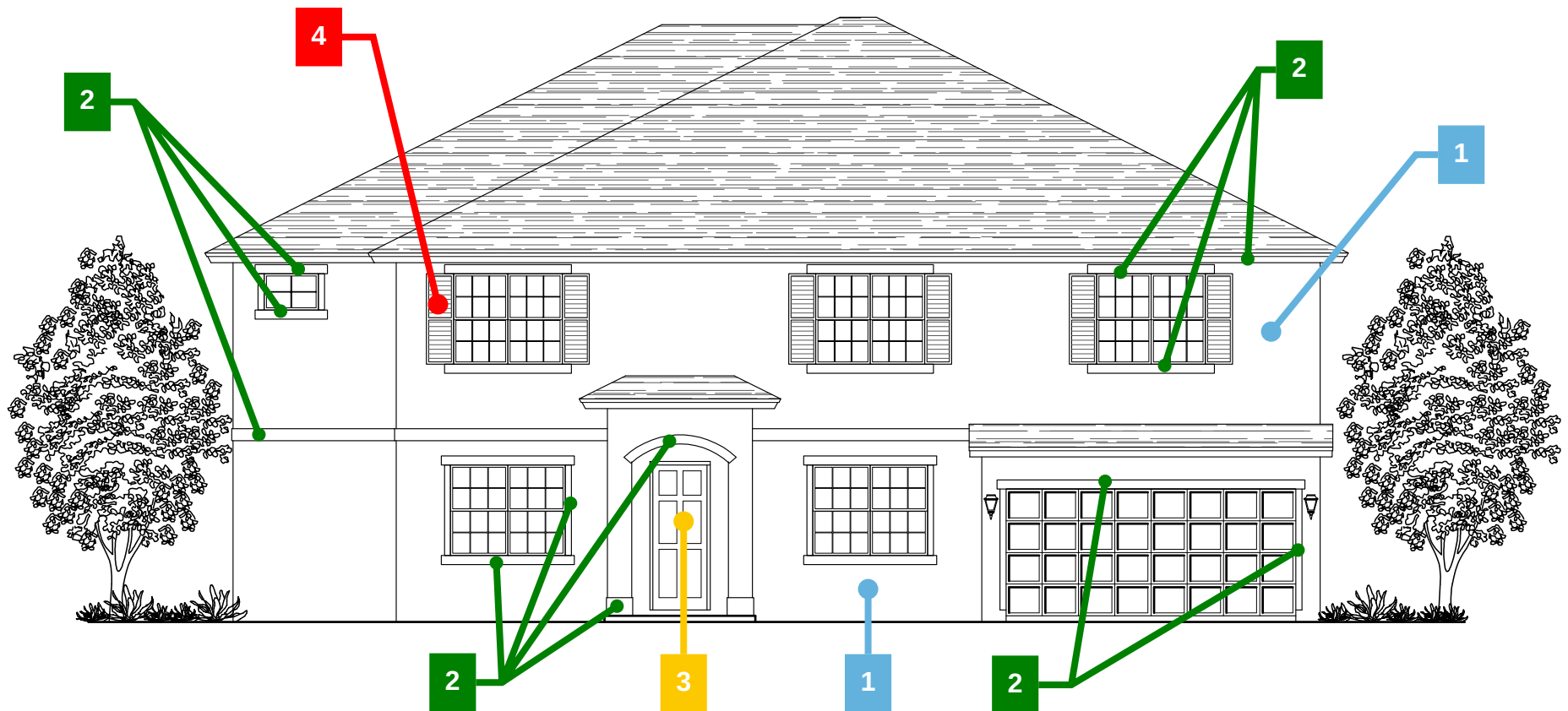
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REVISIONS 02-11-22 BY: DH

LA 02-11-22 BY: DH



Color 1: Body
Color 2: Trim
Color 3: Door
Color 4: Shutter/ Accent



DREAM FINDERS HOMES

WIMBERLEY

ELEVATION A