

3273 MONTEGO (C)

DREAM FINDERS HOMES

LOT: 0001, TALICHET

SHEET INDEX: 'C'

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- 01C.0 FOUNDATION PLAN 'C'
- 02C.0 FLOOR PLAN W/ DIMENSIONS 'C'
- 03C.0 FLOOR PLAN W/ NOTES 'C'
- 04C.0 UPPER FLOOR PLAN W/ DIMENSIONS 'C'
- 05C.0 UPPER FLOOR PLAN W/ NOTES 'C'
- 06C.0 EXT. ELEV. 'C'-FRONT AND REAR
- 07C.0 EXT. ELEV. 'C'-LEFT AND RIGHT
- 08.0 INTERIOR ELEVATIONS
- 08.1 STAIR SECTION/ CROSS SECTION
- 09C.0 ELECTRICAL PLAN
- 10C.0 UPPER ELECTRICAL PLAN
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- D5 TYPICAL STRUCTURAL DETAILS

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	08-17-20	-THIS PLAN WAS DERIVED FROM THE 3213 MONTEGO (ARDMORE RESERVE) 20-05-06	DAL
		-CREATED NEW PLANS FOR TALICHET REMOVING GAS SERVICE	
1	09-28-20	-REDUCED KITCHEN ISLAND 6" ON EACH END	DAL
		-FLIPPED A/C CLOSET UPSTAIRS	
		-ADDED RETURN AIR @ A/C CLOSET	
2	12-31-20	-UPDATED ALL CODE REFERENCED TO FBCR 2020, 1TH EDITION AND NEC 2017	RH
3	01-15-21	-REDUCED SLAB DEPTH SPEC FROM 4' TO 3 1/2'	RH
4	02-09-21	-CHANGED RECESSED CAN @ FOYER TO DISC/FLUSH MOUNT. FIXTURE	DE
5	05-18-21	-ADDED SIDE-LOAD GARAGE OPTION TO PLAN	DH
		-ADDED 8/0X8/0 HIDDEN S.G.D. OPTION TO PLAN	
6	06-07-21	-ADDED ALTERNATE C.U. LOC. FOR HART. COMM.	RP
7	09-07-21	-TRUSSES APPLIED TO BA-1 FROM NEW VENDOR	RW
8	02-10-22	-ADDED C.U. NOTE TO FOUNDATION & NOTES PLAN	DH
		-RELOCATED C.U. 10'-0" FROM DRYER VENT	

START REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	03-17-22	-LOT SPECIFIC PLAN PER ORDER RECEIVED (03-09-22)	DAL
		STANDARD OPTIONS:	
		-GOURMET KIT. (OVEN/MICRO, C-TOP W/ HOOD)	
		-9080 HID. S.G.D. @ LANAI	
		-P.P. SINK @ WETBAR	
		CUSTOM OPTIONS:	
		-ELECTRICAL LAYOUT	
		-RAINFALL SH. @ M.B. SHWR	
1	04-12-22	-VERIFIED TRUSSES FROM MASTER	DAL
		REF# M20-2168-3 (DJ TRUSS)	

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

LOT: 0001, TALICHET

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REVISIONS 02-10-22

BY: DH

LA: 02-10-22

BY: DH

00 OF 26 SHEETS

SHEET

3273

JOB

DRAWN

RDC

SCALE

AS NOTED

DATE

02-28-20

COVER SHEET

3273 MONTEGO

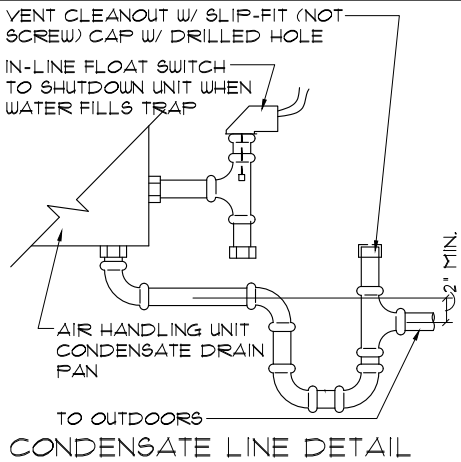
DREAM FINDERS HOMES



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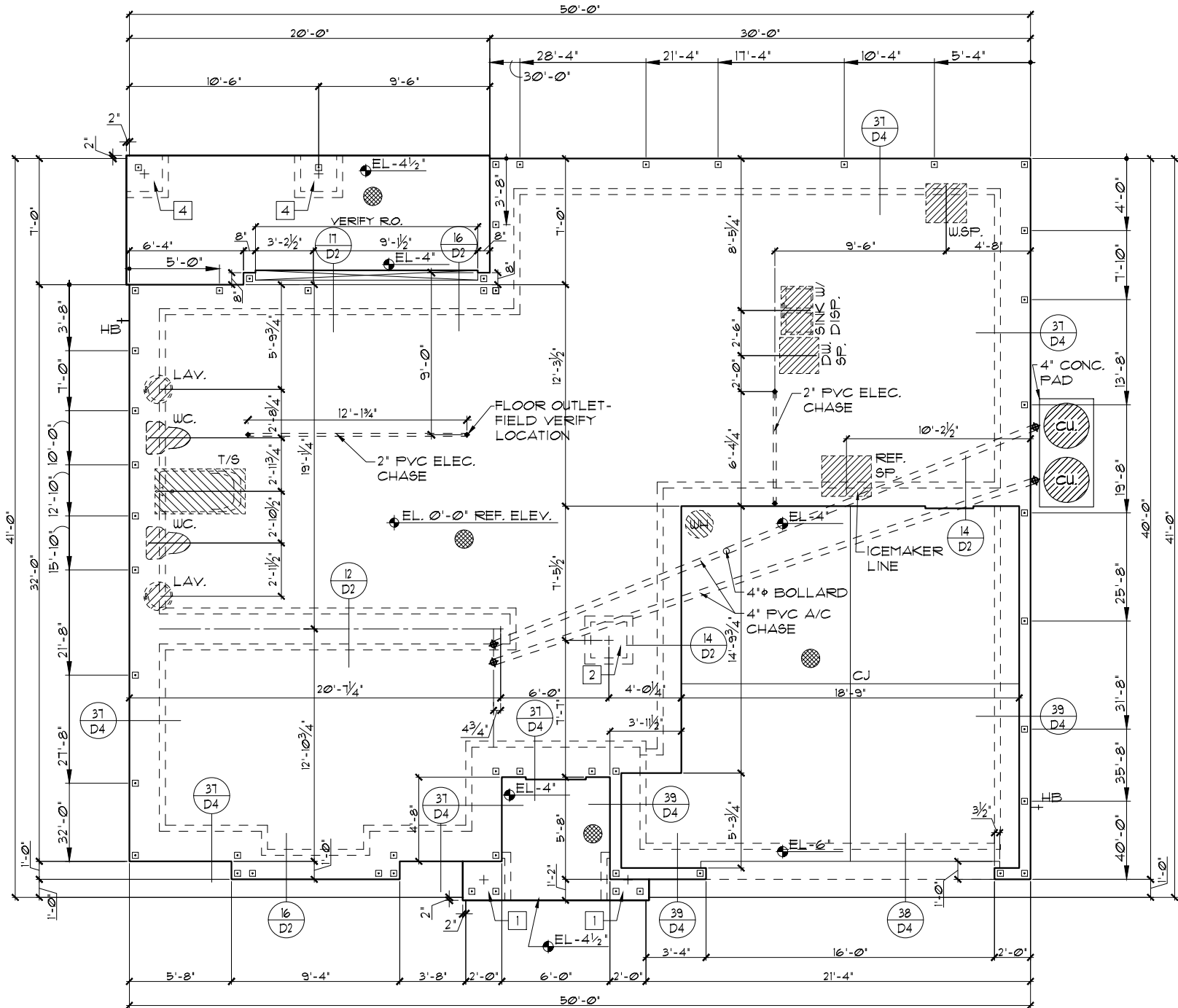
NOTE:
STANDARD C.U. LOCATION SHOWN.
CAN BE RELOCATED PER PLOT PLAN



N.T.S.
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

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. □ DENOTES FILLED CELL REINFORCED W/ CONC. & (1) #5 REBAR, GRADE 60
 3. ■ DENOTES FILLED CELL REINFORCED W/ CONC. & (2) #5 REBAR, GRADE 60
 4. 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
 5. 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
 6. ● DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 3½" THICK W/ 6X6 10/10 GAUGE REINFORCING MAT. W/ MINIMUM 1" COVER. TERMITE TREATED SOIL W/ .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF 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.
 7. PAVERS MAY BE USED ILO CONCRETE IN PATIO, PORCH, DRIVEWAYS AND WALKWAYS. DELETE SLAB IN AREAS PAVERS ARE USED.
 8. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 9. IN LIEU OF TERMITE TREATING THE SOIL, TERMICIDE MAY BE USED AS AN ALTERNATIVE.
10. NOT USED



FOOTING PAD SCHEDULE

1	24' X 24' X 12" W/ (3) #5'S EACH WAY	5	36' X 36' X 18" W/ (5) #5'S EACH WAY
2	30' X 30' X 12" W/ (4) #5'S EACH WAY	6	30' X 30' X 20" W/ (4) #5'S EACH WAY
3	36' X 36' X 12" W/ (5) #5'S EACH WAY	C	FOOTING CHANGE / TRANSITION
4	32' X 32' X 16" W/ (4) #5'S EACH WAY		

FOUNDATION PLAN "C"

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 1TH EDITION

LOT: 0001, TALICHET

CODE 2020

REVISIONS 02-10-22

BY: DH

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FOUNDATION PLAN

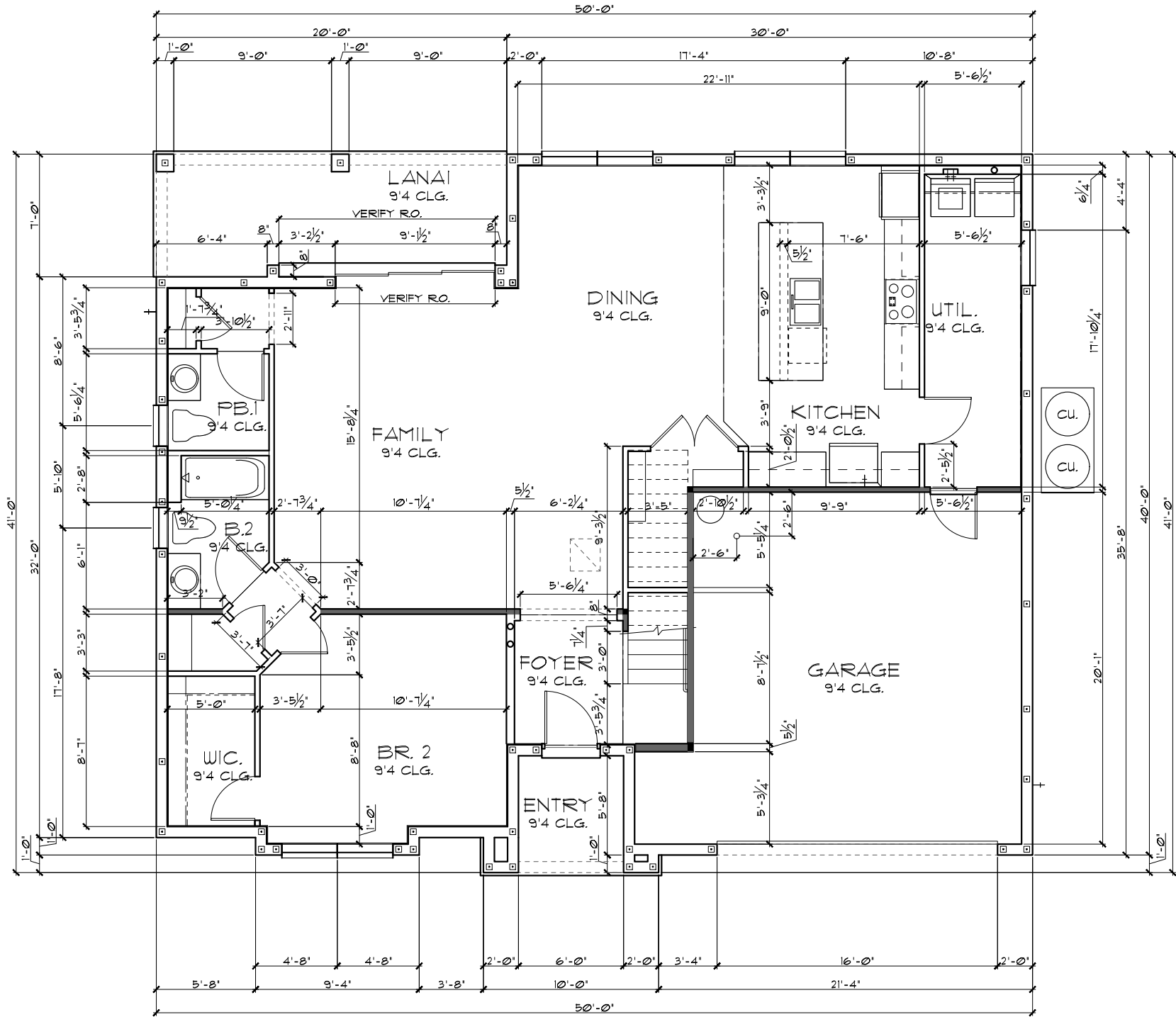
3273 MONTEGO
DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	01C.0
OF	26 SHEETS

TABULATION	
UPPER LIVING	1,897 SF.
LOWER LIVING	1,385 SF.
TOTAL LIVING	3,282 SF.
GARAGE	426 SF.
ENTRY	46 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,894 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 1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.
- ALL INTERIOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.
- PULL ALL DIMENSIONS FROM THE REAR OF PLAN.



FLOOR PLAN W/ DIMENSIONS "C"

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

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SHEET
02C.0
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3273 MONTEGO
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FLOOR PLAN W/ DIMENSIONS



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LA: 02-10-22

BY: DH

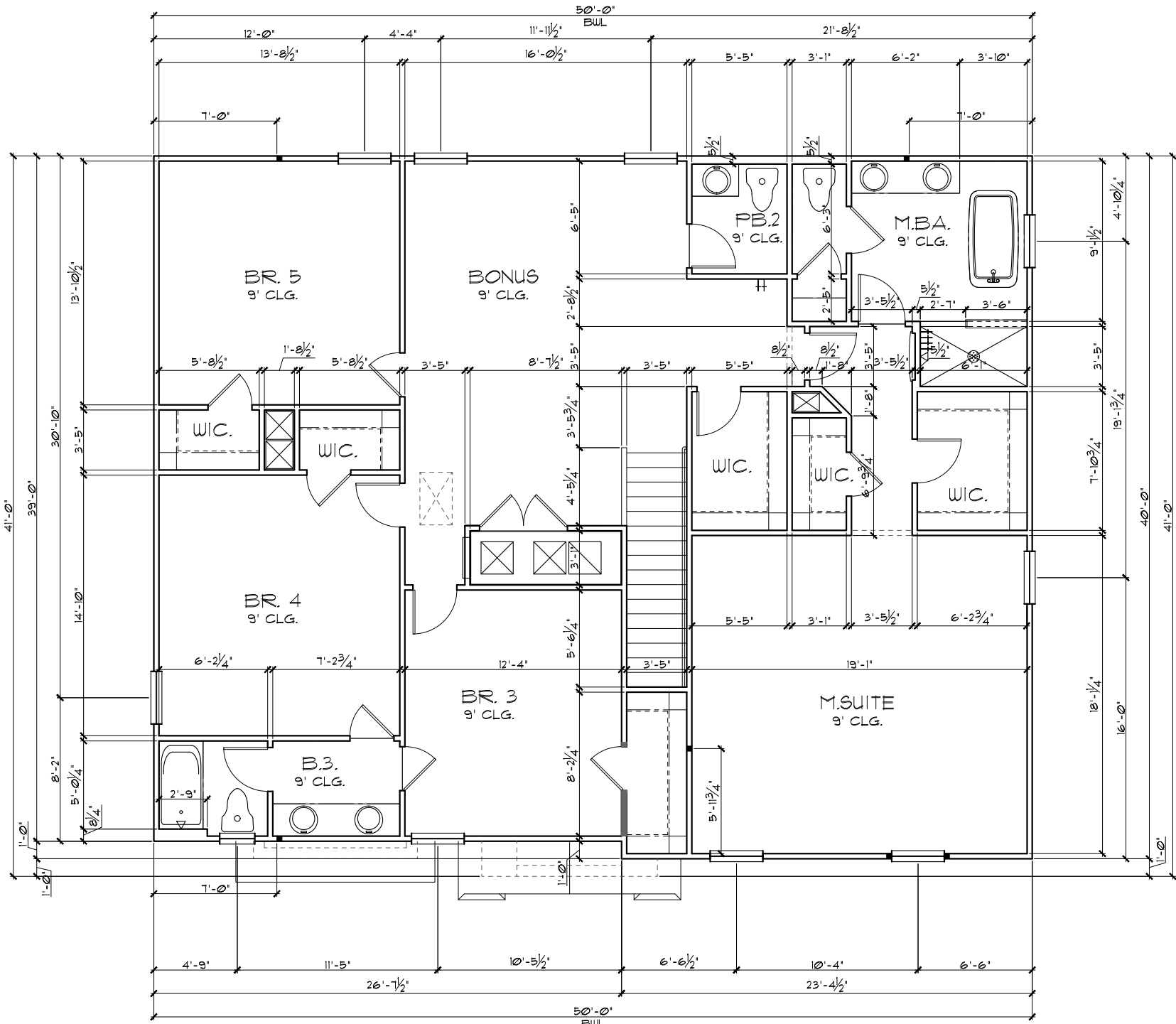
NOTE:
BWL = BRACED WALL LINE. REFER
TO DETAILS ON SHEET 12C.0

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.

UPPER FLOOR PLAN W/ DIMENSIONS "C"

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



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SHEET
04C.0
OF 26 SHEETS

3273 MONTEGO
DREAM FINDERS HOMES

UPPER FLOOR PLAN W/
DIMENSIONS



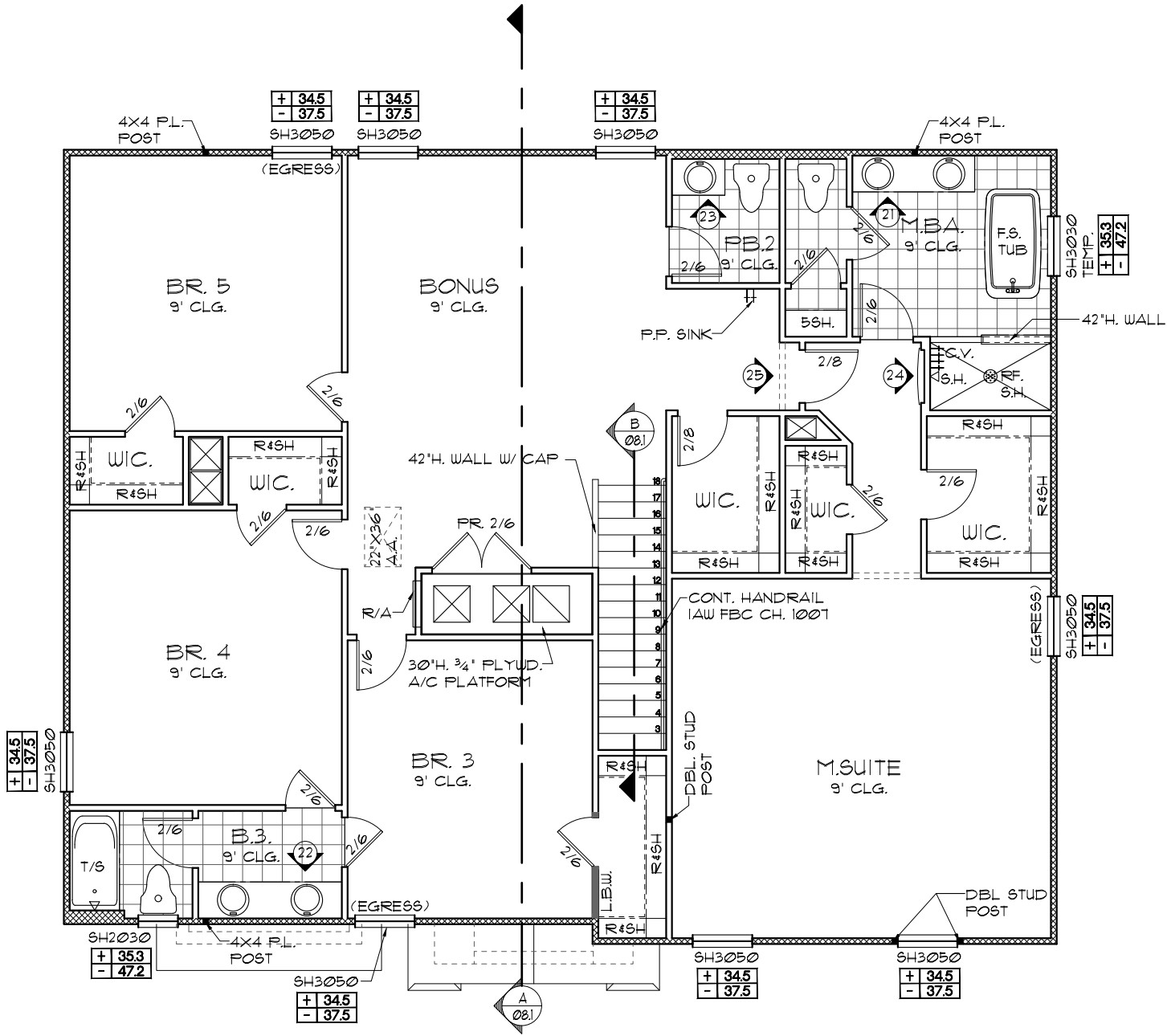
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LA: 02-10-22 BY: DH

LOAD INFORMATION		
PER 1TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE		
DEAD LOADS		
FLOOR: STRUCTURE	-----	1 PSF
CEILINGS	-----	3 PSF
MECH/ELEC	-----	5 PSF
PARTITIONS	-----	5 PSF
TOTAL	-----	20 PSF
ROOF: SHEATHING		
STRUCTURE	-----	5 PSF
CEILINGS	-----	1 PSF
MECH/ELEC	-----	3 PSF
TOTAL	-----	5 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
≥ 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 WIND EXPOSURE:	-----	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 EXT. 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.	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	



UPPER FLOOR PLAN W/ NOTES "C"

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

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

REVISIONS 02-10-22

CODE 2020

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DREAM FINDERS

THE MAKER OF A QUALITY HOME

UPPER FLOOR

PLAN W/ NOTES

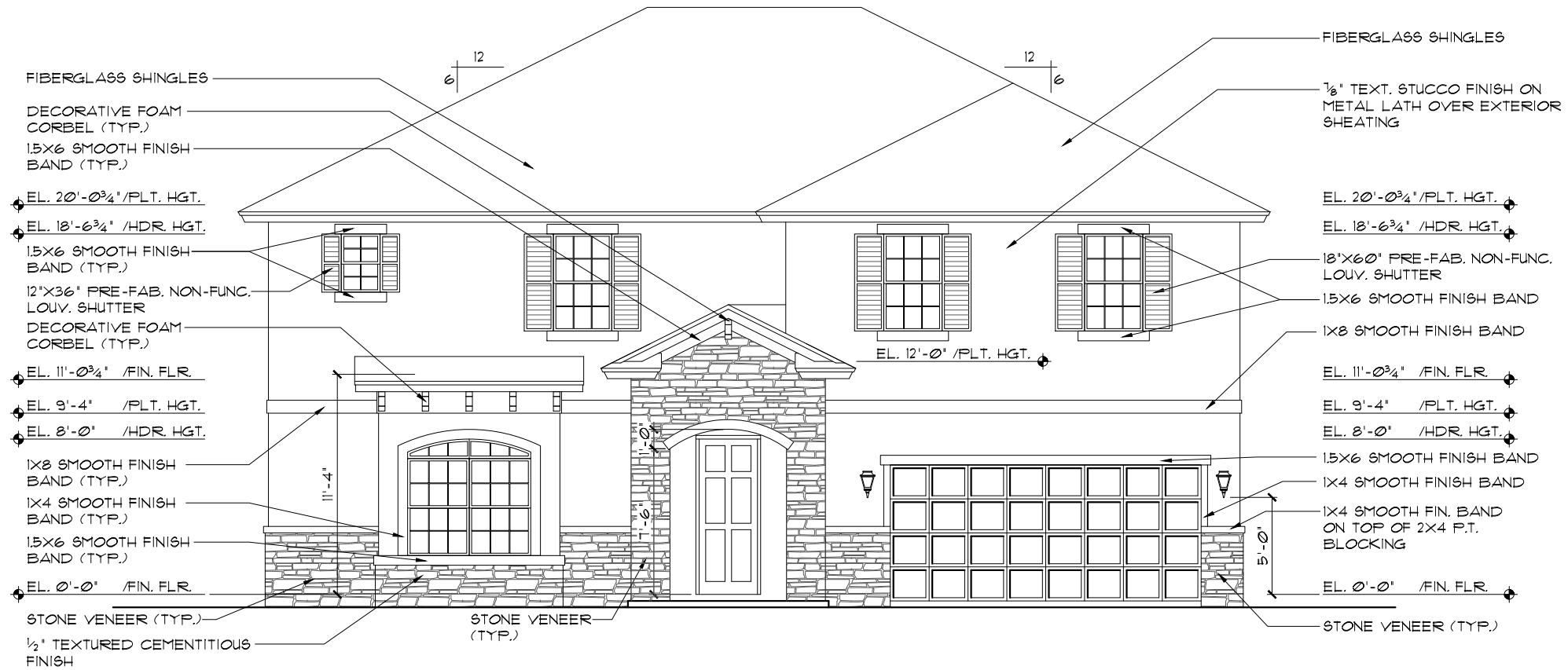
3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
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SHEET	05C.0
OF	26 SHEETS

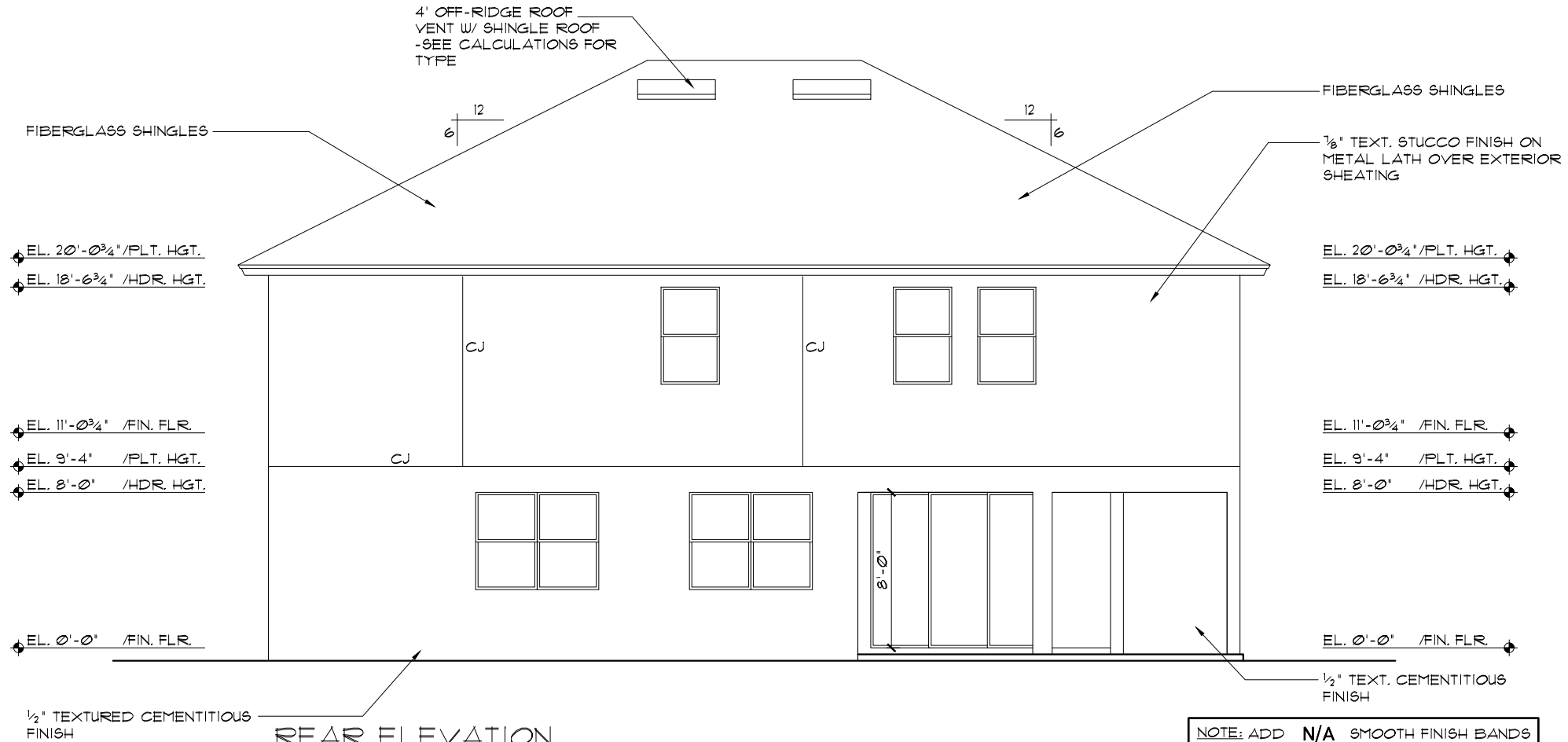
EXTERIOR FINISH NOTES

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 "C"

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



REAR ELEVATION

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)

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

LOT: 0001, TALICHET

CODE 2020

REVISIONS 02-10-22

BY: DH

LA: 02-10-22

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3273 MONTEGO
DREAM FINDERS HOMES

EXTERIOR ELEVATION
FRONT AND REAR

DREAM FINDERS
THE MAKERS OF A QUALITY HOME

RDC

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DATE 02-28-20

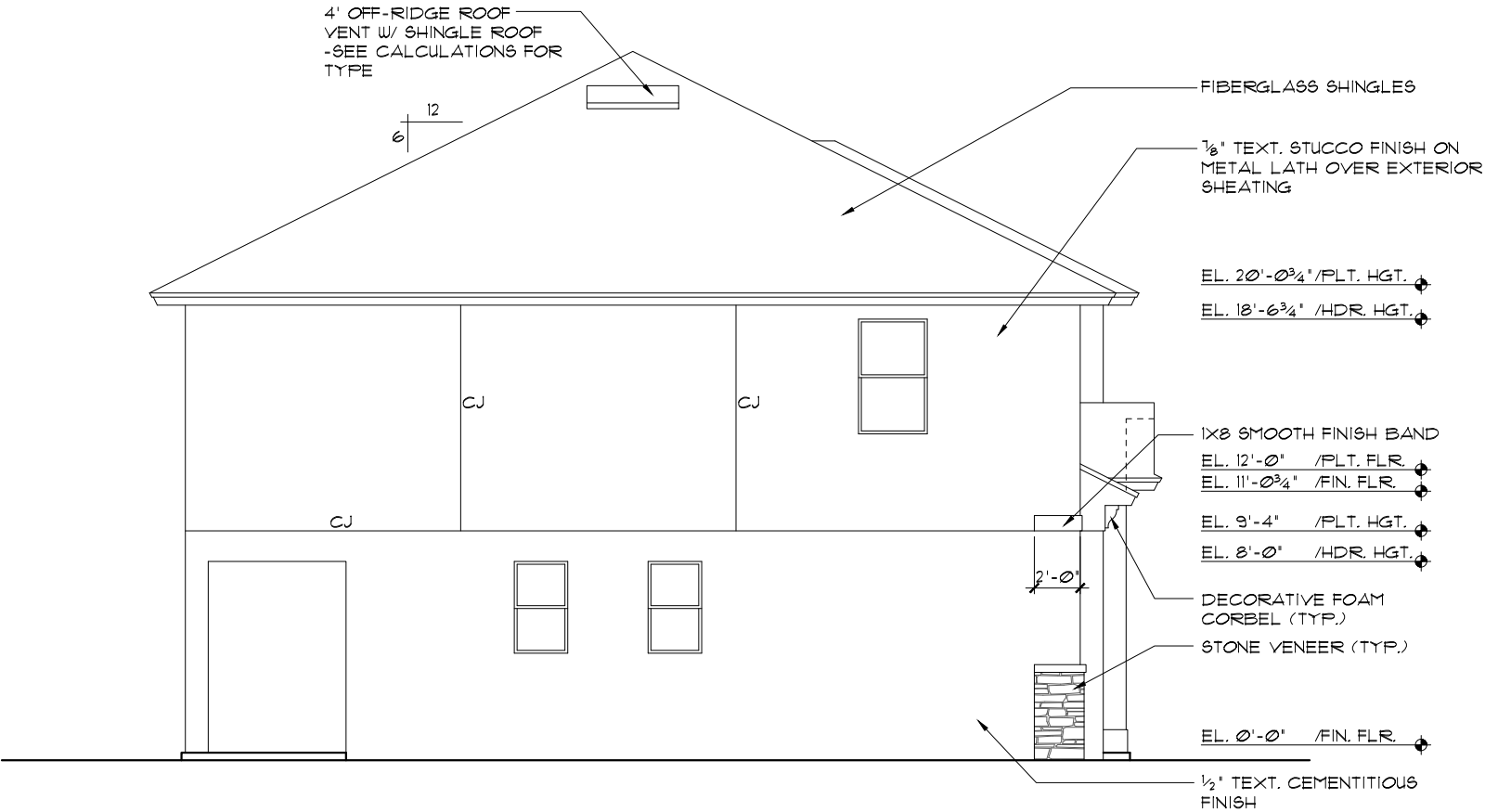
SCALE AS NOTED

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JOB 3273

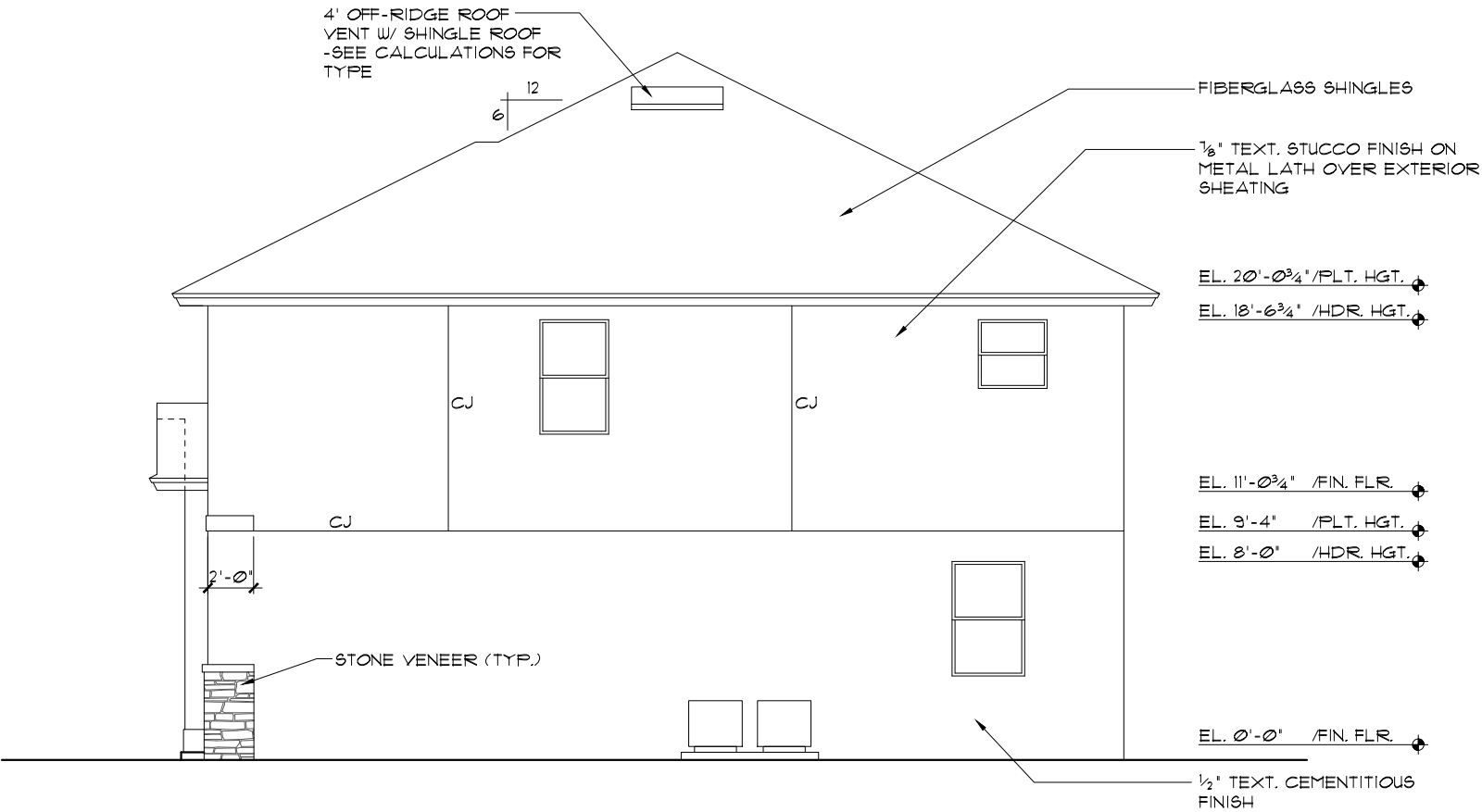
SHEET

06C.0
OF 26 SHEETS



LEFT ELEVATION "C"

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



RIGHT ELEVATION "C"

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)

- 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.

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DREAM FINDERS
THE MAKER OF A QUALITY HOME

EXTERIOR ELEVATION
LEFT AND RIGHT

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

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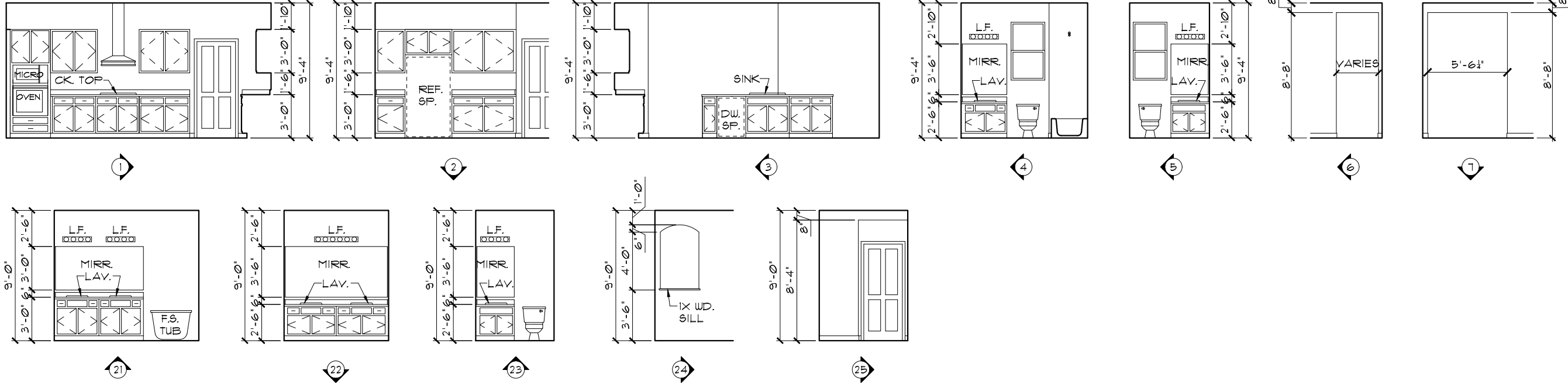
JOB 3273

SHEET

07C.0
OF 26 SHEETS

INTERIOR ELEVATIONS

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



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SHEET	08.0
OF	26 SHEETS

3273 MONTEGO

DREAM FINDERS HOMES

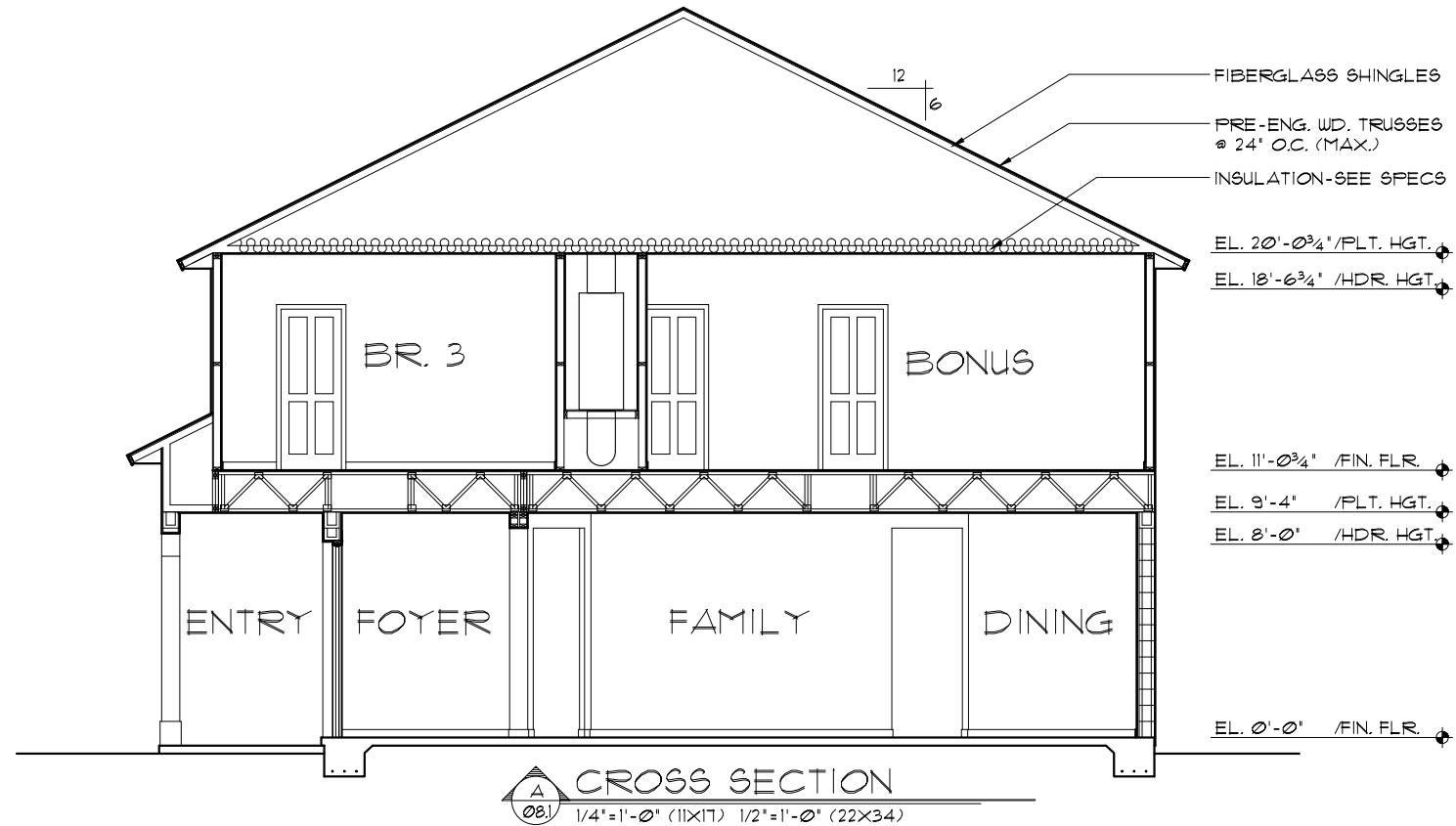
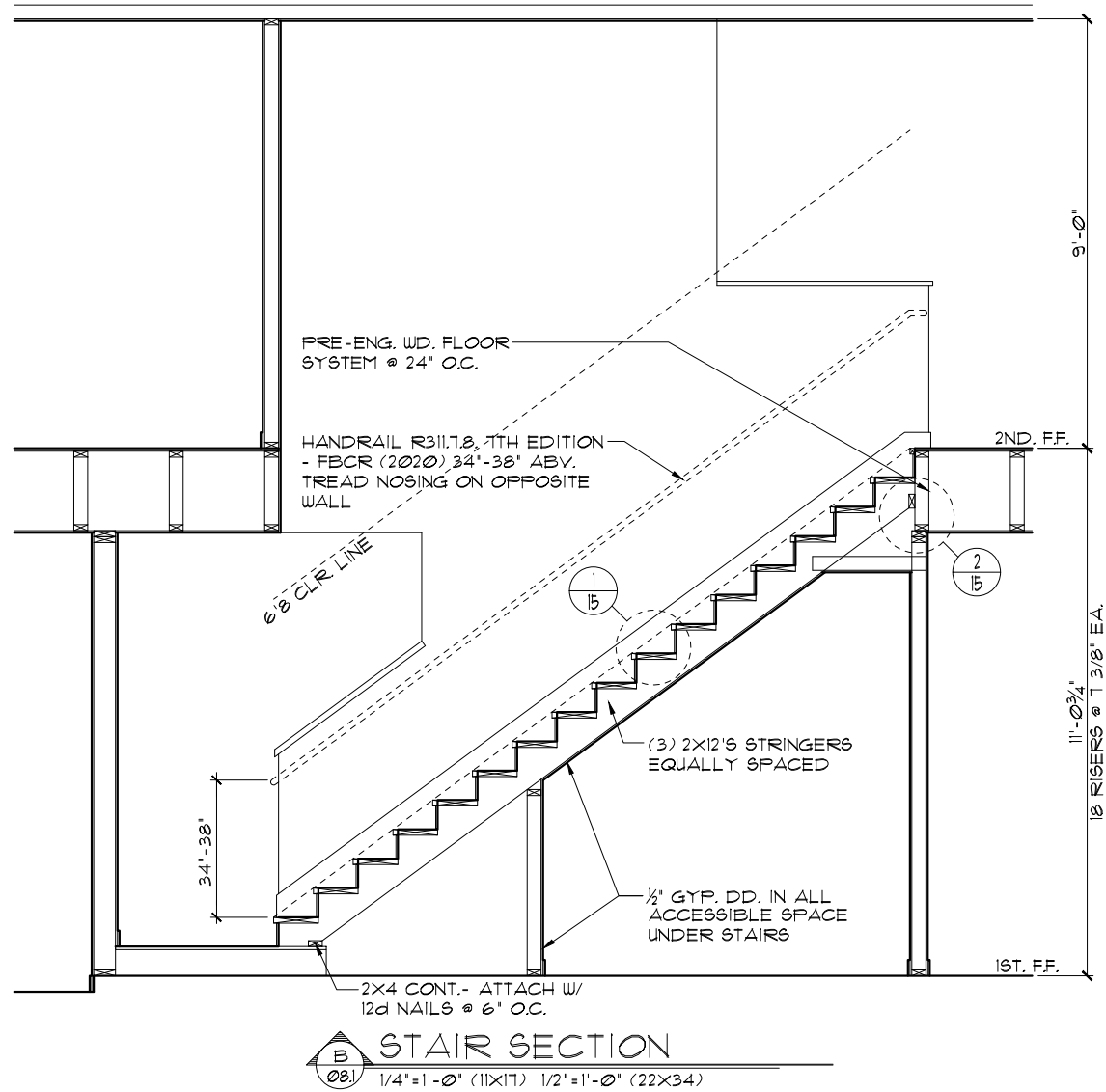
**DREAM FINDERS**
THE MAKER OF A QUALITY HOME

INTERIOR ELEVATIONS

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

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CROSS SECTION/ STAIR SECTION

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

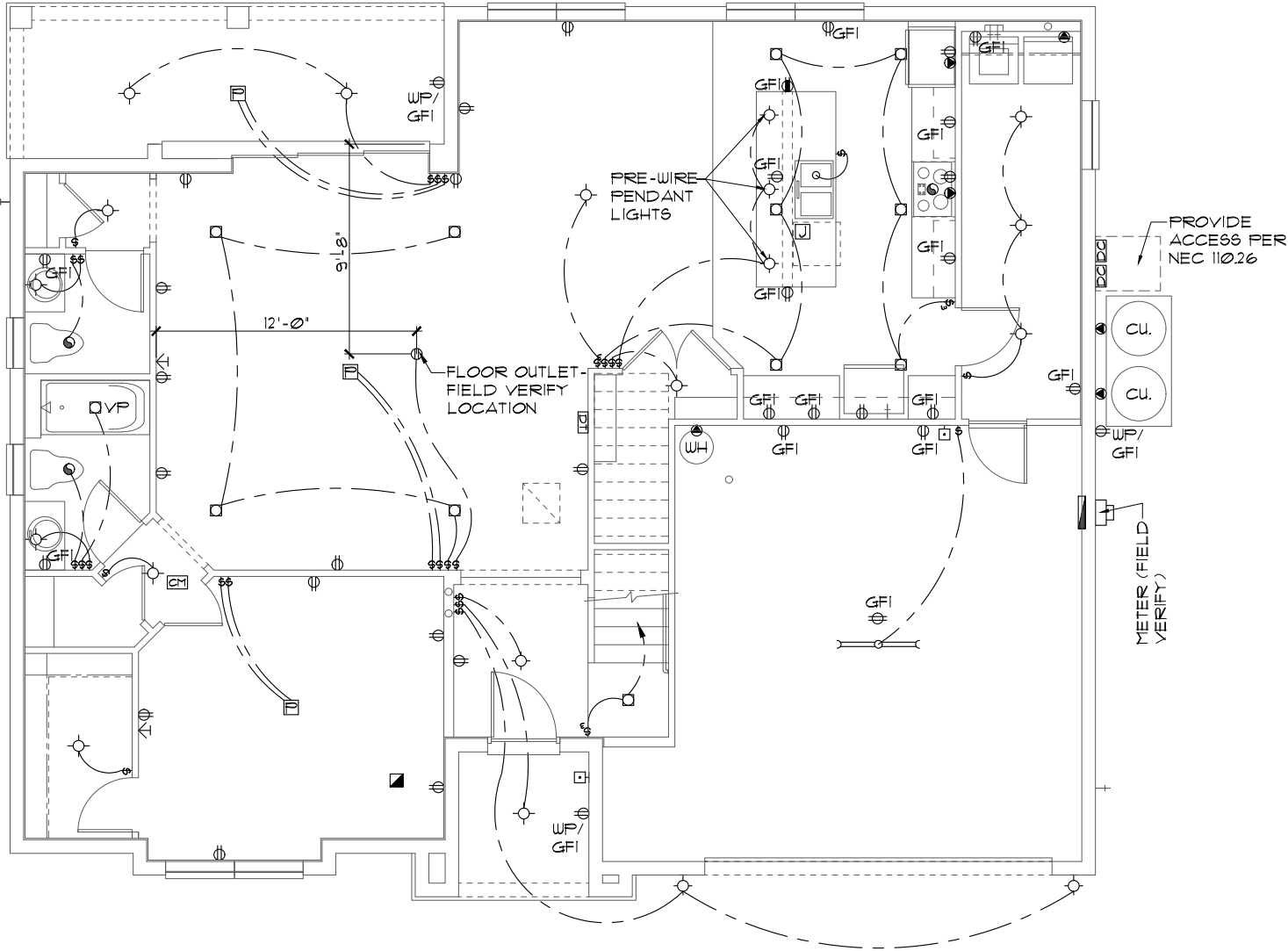
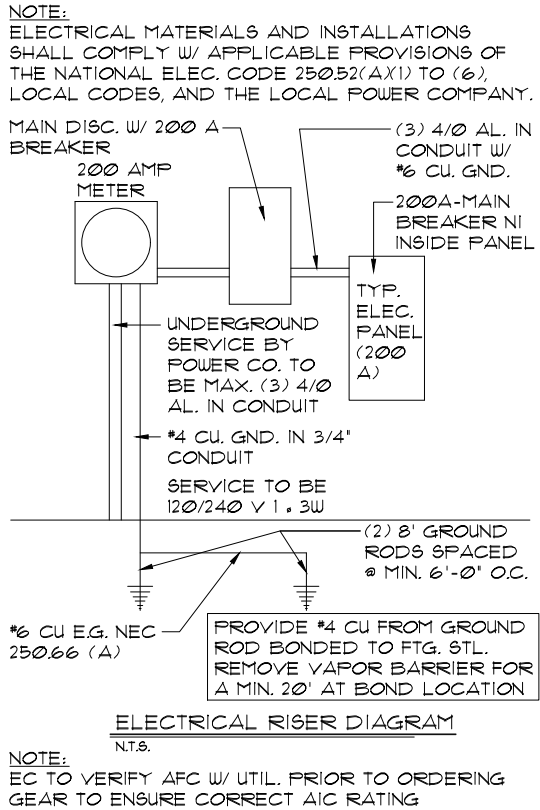
SHEET

08.1
OF 26 SHEETS

MECHANICAL/GENERAL NOTES

PER 7TH 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 7TH 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 7TH 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, 7TH ED. F2801.1
- 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, 7TH ED.
- 9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **18'-0" MAXIMUM**. THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS PER FBCR 2020, 7TH ED. M1502.3



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

- 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 LEGEND							
ⓘ	SINGLE POLE SWITCH	⊙	LIGHT FIXT. WALL MTD.	◀	OUTLET, TV/CABLE	⊙	DISPOSAL
Ⓢ	THREE WAY SWITCH	□	LIGHT FIXT. RECESSED	◀	OUTLET, PHONE	▢	ELECTRICAL PANEL
⓪	OUTLET 110-115	⓪	LIGHT FIXT. REC. ADJUST.	◻	INTERCOM	⓪	CEILING FAN, PREWIRE
⓪	OUT. 110-115, SPLIT WIRED	⓪	LIGHT FIXT. FULL CHAIN	⓪	CHIMES	⓪	CEILING FAN, INSTALL
⓪	OUT. 110-115, W/ USB	⓪	LIGHT FIXT. FLUORESCENT	⓪	SMOKE DETECTOR	⓪	ELECT. JUNCTION BOX
⓪	OUT. 110-115, CLG. MOUNT.	⓪	LIGHT FIXT. EXT. FLOODS	⓪	CARBON MONOXIDE	⓪	THERMOSTAT
⓪	OUT. 110-115, FLR. MOUNT.	⓪	LIGHT FIXT. EMERG. EXIT	⓪	PUSH BUTTON	⓪	DISCONNECT SWITCH
⓪	SPCL. PURPOSE 220-240	⓪	LIGHT FIXT. EXIT/BACKUP	⓪	EXHAUST FAN	⓪	ELEC. POWER METER
⓪	LIGHT FIXT. CLG. MTD.			⓪	EX. FAN/LIGHT COMBO		

MECHANICAL/GENERAL 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.

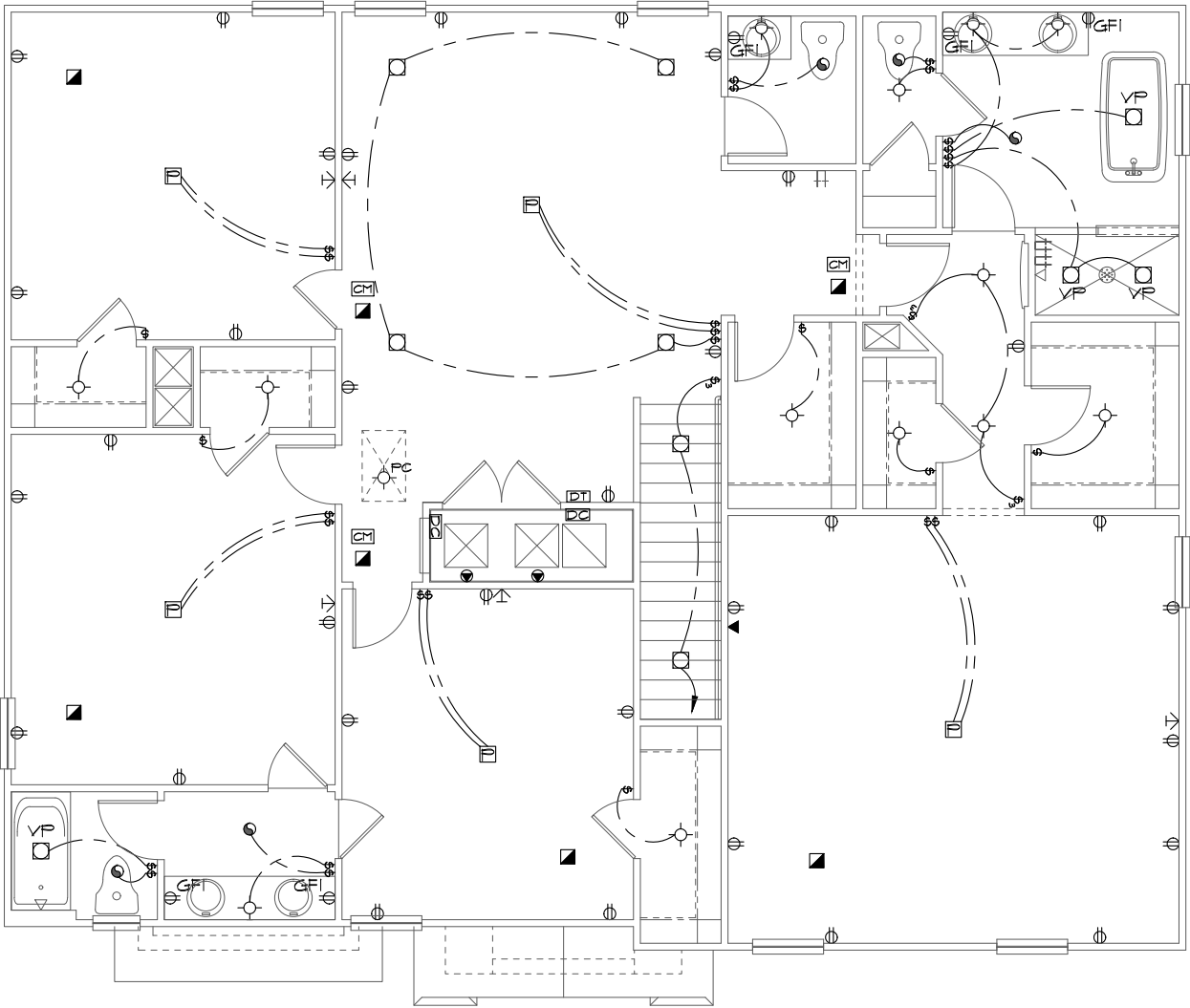
6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL* TO BE USED ON THIS JOB TO BE:
BK: 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. F2801.1

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: **18'-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

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
Ⓢ	9PCL. 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. FULL CHAIN	🌀 CEILING FAN, INSTALL
Ⓢ	LIGHT FIXT.FLUORESCENT	🔌 ELEC. JUNCTION BOX
Ⓢ	LIGHT FIXT. EXT. FLOODS	🔌 THERMOSTAT
EXIT	LIGHT FIXT. EMERG. EXIT	🔌 DISCONNECT SWITCH
Ⓢ	LIGHT FIXT. EXIT/BACKUP	🔌 ELEC. POWER METER

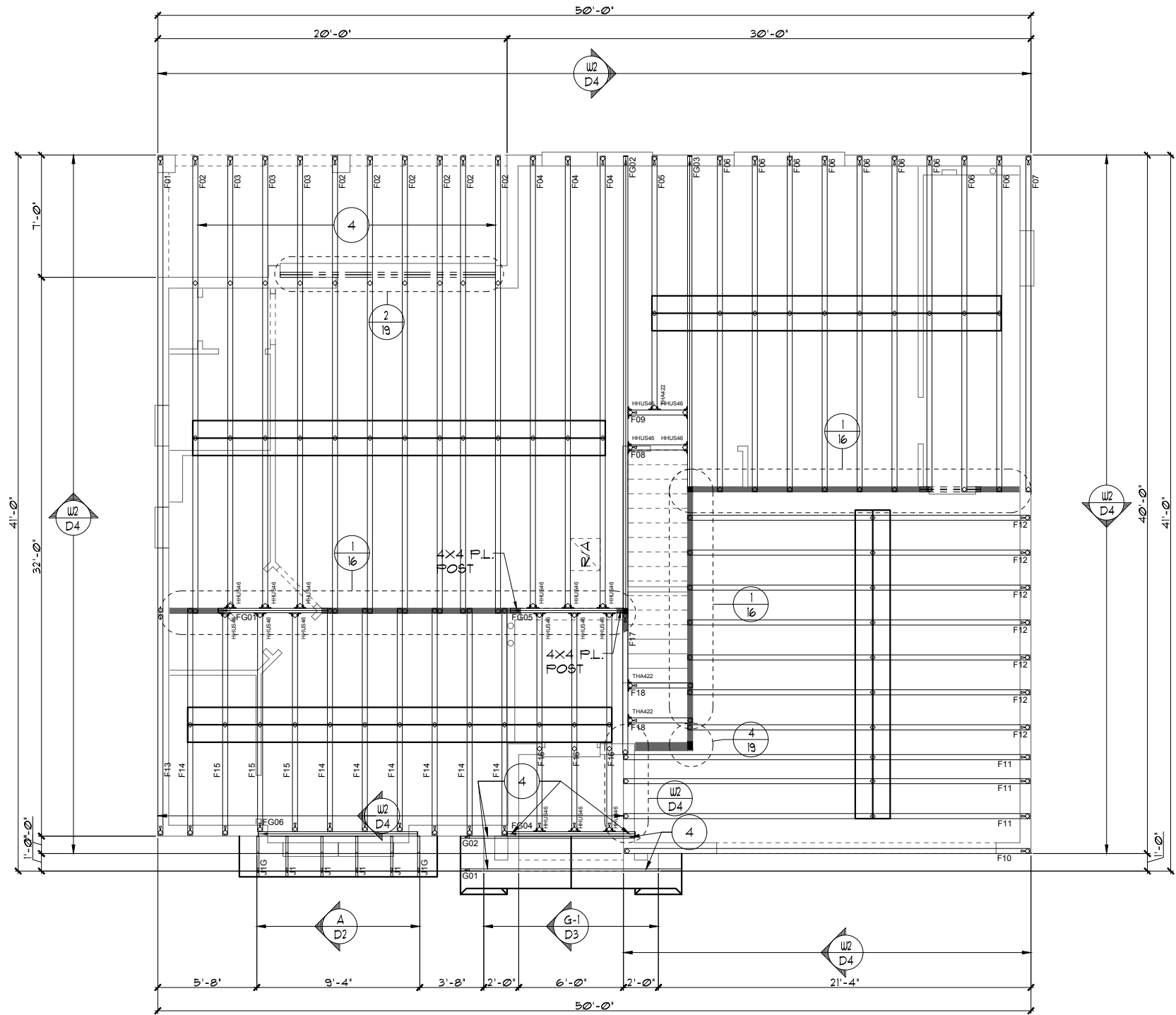


UPPER ELECTRICAL PLAN "C"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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

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 PRE-
VENT 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 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
EDITION R305.3.3
OR
SHINGLE ROOF: UNDERLAYMENT TO BE
INSTALLED IAW FBCR 2020, 11TH EDITION
R305.1.1.

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



ATTIC VENTILATION CALCULATIONS

PER FBCR 2020 1TH 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: $\frac{19745\text{F.}}{300} = \underline{6.585\text{F.}}$ NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.48F.
PROVIDED W/OFF RIDGE VENTS: 4 VENTS @ .859F. /VENT.
(TILE: O'HAGIN MODEL 'S', SHINGLE: LOMANCO T70-D - OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL: 15.839F.
PROVIDED W/OFFITS @ EAVE: 182LF. @ 0.0879F VENTING/L.F.

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

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

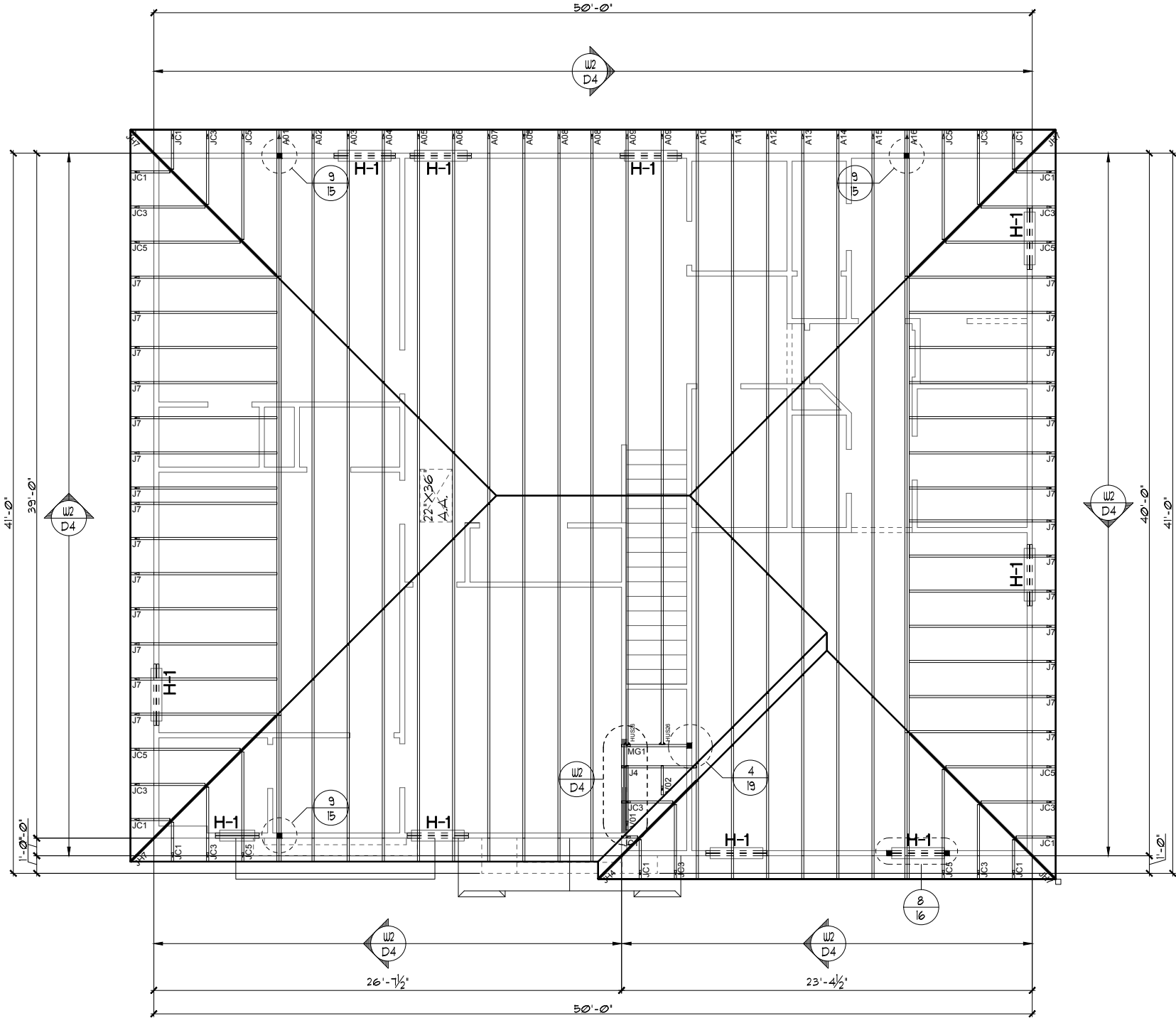
H-1: (2) 2X8'S W/ 1/2" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

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 1TH 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 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, 1TH EDITION R305.3.3
OR
SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 1TH EDITION R305.1.1.1.

UPPER TRUSS LAYOUT "C"

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



LOT: 0001, TALICHET

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 12C.0
OF 26 SHEETS

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

REVISIONS 02-10-22 CODE 2020 BY: DH

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RDC
DREAM FINDERS
THE MAKERS OF A QUALITY HOME

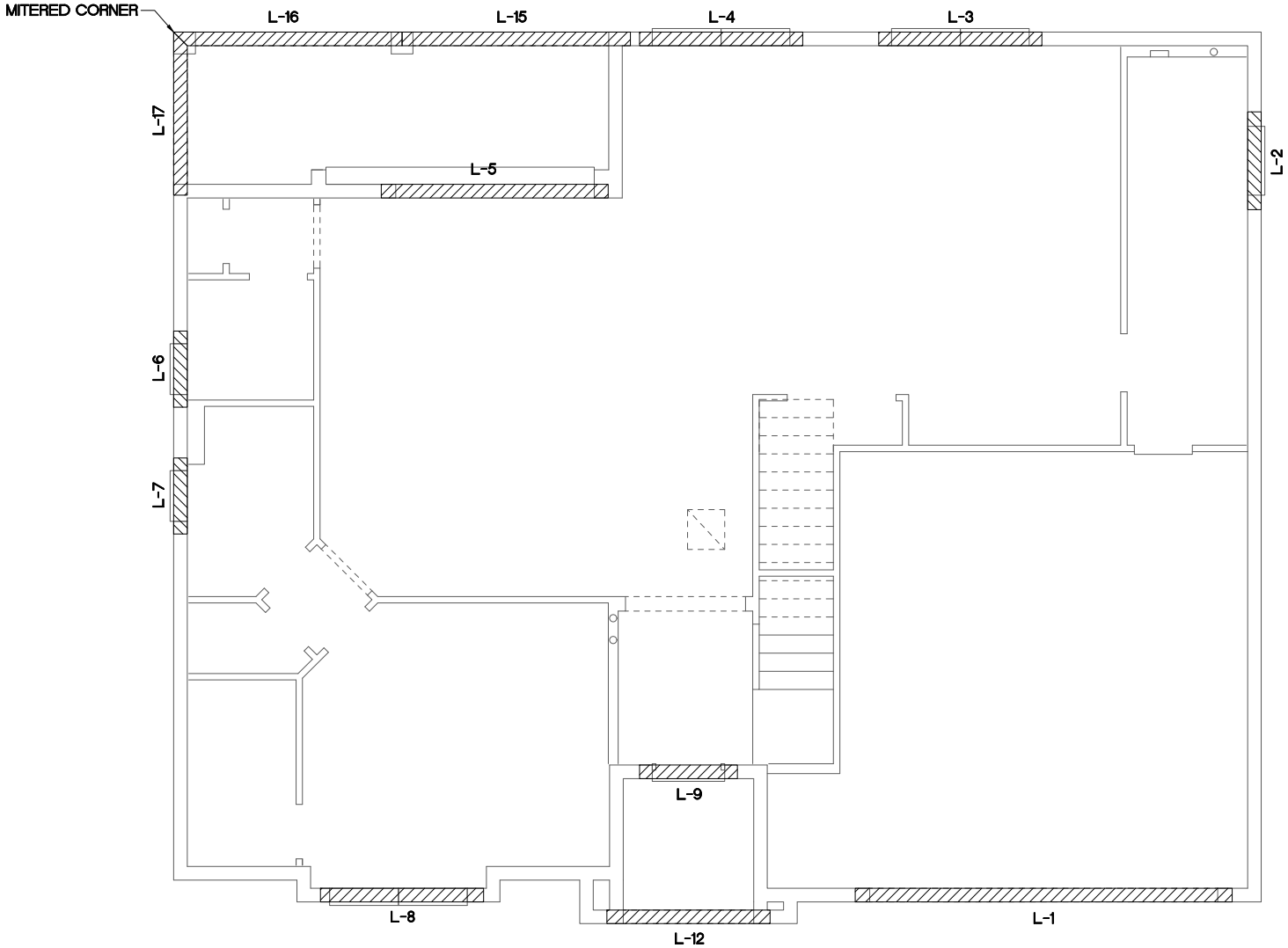
UPPER TRUSS
LAYOUT

3273 MONTEGO
DREAM FINDERS HOMES

NOTE:

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

CAST CRETE / LOTS / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	2F34-1B/1T	GARAGE DOOR SEE NOTE #1
L-2	4'-6"	2F16-0B/1T	SH3050
L-3	7'-6"	2F16-0B/1T	FR SH3050
L-4	7'-6"	2F16-0B/1T	FR SH3050
L-5	10'-6"	2F16-0B/1T	9/0X8/0 HID. S.G.D.
L-6	3'-6"	2F16-0B/1T	SH2440
L-7	3'-6"	2F16-0B/1T	SH2440
L-8	7'-6"	2F16-0B/1T	FR SH3050
L-9	4'-6"	2RF12-0B/1T	3080 ENTRY DOOR
L-10			
L-11			
L-12			
L-13			
L-14			
L-15	10'-6"	2F16-1B/1T	LANAI
L-16	10'-6"	2F16-1B/1T	LANAI
L-17	7'-6"	2F16-1B/1T	LANAI
L-18			
L-19			
L-20			
L-21			
L-22			
L-23			
L-24			
L-25			
L-26			
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L-30			
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			



PRE CAST LINTEL LAYOUT "C"

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 7TH EDITION

LOT: 0001, TALICHET

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CODE 2020

REVISIONS 02-10-22

BY: DH

LA: 02-10-22 BY: DH

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 13C.0
OF 26 SHEETS

3273 MONTEGO
DREAM FINDERS HOMES

PRE CAST
LINTEL LAYOUT

DREAM FINDERS
THE MAKER OF A QUALITY HOME

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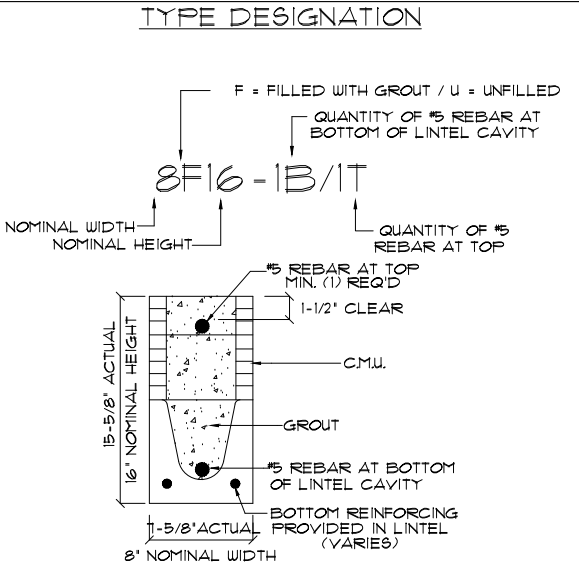
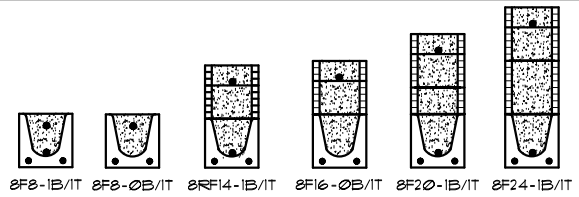


SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS											
		GRAVITY									
LENGTH \ TYPE		8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F36-0B	8F40-0B	8F44-0B
2'-10" (34')	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	13400	14864
3'-6" (42')	PRECAST	2302	3138	3371	4689	6001	7315	8630	9941	11252	12563
4'-0" (48')	PRECAST	2029	3166	4473	6039	7526	9004	10472	11936	13400	14864
4'-6" (54')	PRECAST	1651	2646	4473	6039	7526	9004	10472	11936	13400	14864
5'-4" (64')	PRECAST	1184	1781	1913	2651	3403	4149	4896	5644	6391	7139
5'-10" (70')	PRECAST	972	1223	1301	1809	2311	2816	3336	3860	4384	4908
6'-6" (78')	PRECAST	937	1459	2464	4144	5458	6772	8086	9400	10714	12028
7'-6" (90')	PRECAST	767	1255	2101	3336	5260	7184	9108	11032	12956	14880
9'-4" (112')	PRECAST	973	1029	1675	2385	3839	5596	7353	9110	10867	12624
10'-6" (126')	PRECAST	456	768	1212	1818	2544	3469	4395	5321	6247	7173
11'-4" (136')	PRECAST	445	658	1025	1514	2081	2714	3350	3986	4622	5258
12'-0" (144')	PRECAST	414	598	935	1365	1854	2355	2856	3357	3858	4359
13'-4" (160')	PRECAST	362	545	864	1254	1639	2074	2509	2944	3379	3814
14'-0" (168')	PRECAST	338	505	824	1224	1609	2044	2479	2914	3349	3784
14'-8" (176')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
15'-4" (184')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
17'-4" (208')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
19'-4" (232')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
21'-4" (256')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
22'-0" (264')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
24'-0" (288')	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
		GRAVITY									
LENGTH \ TYPE		8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B
4'-4" (52')	PRECAST	1489	1921	3053	2882	3584	4329	5084	5839	6594	7349
4'-6" (54')	PRECAST	1351	1449	2182	2114	3600	4481	5375	6269	7163	8057
5'-8" (68')	PRECAST	785	832	1602	1500	2058	2566	3075	3584	4093	4602
5'-10" (70')	PRECAST	735	779	1500	1449	1924	2400	2876	3352	3828	4304
6'-8" (80')	PRECAST	822	907	1671	2933	4100	5267	6434	7601	8768	9935
7'-6" (90')	PRECAST	665	761	1371	2252	3133	4014	4895	5776	6657	7538
9'-8" (116')	PRECAST	371	420	834	1253	1700	2147	2594	3041	3488	3935

8" PRECAST & PRESTRESSED U-LINTELS											
		UPLIFT									
LENGTH \ TYPE		8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT	8P16-IT
2'-10" (34')	PRECAST	2721	2721	2721	2721	2721	2721	2721	2721	2721	2721
3'-6" (42')	PRECAST	2165	2165	2165	2165	2165	2165	2165	2165	2165	2165
4'-0" (48')	PRECAST	1878	1878	1878	1878	1878	1878	1878	1878	1878	1878
4'-6" (54')	PRECAST	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660
5'-4" (64')	PRECAST	1393	1393	1393	1393	1393	1393	1393	1393	1393	1393
5'-10" (70')	PRECAST	1172	1172	1172	1172	1172	1172	1172	1172	1172	1172
6'-6" (78')	PRECAST	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041
7'-6" (90')	PRECAST	920	920	920	920	920	920	920	920	920	920
9'-4" (112')	PRECAST	801	801	801	801	801	801	801	801	801	801
10'-6" (126')	PRECAST	716	716	716	716	716	716	716	716	716	716
11'-4" (136')	PRECAST	666	666	666	666	666	666	666	666	666	666
12'-0" (144')	PRECAST	607	607	607	607	607	607	607	607	607	607
13'-4" (160')	PRECAST	500	500	500	500	500	500	500	500	500	500
14'-0" (168')	PRECAST	458	458	458	458	458	458	458	458	458	458
14'-8" (176')	PRESTRESSED	243	243	243	243	243	243	243	243	243	243
15'-4" (184')	PRESTRESSED	228	228	228	228	228	228	228	228	228	228
17'-4" (208')	PRESTRESSED	188	188	188	188	188	188	188	188	188	188
19'-4" (232')	PRESTRESSED	165	165	165	165	165	165	165	165	165	165
21'-4" (256')	PRESTRESSED	145	145	145	145	145	145	145	145	145	145
22'-0" (264')	PRESTRESSED	131	131	131	131	131	131	131	131	131	131
24'-0" (288')	PRESTRESSED	121	121	121	121	121	121	121	121	121	121

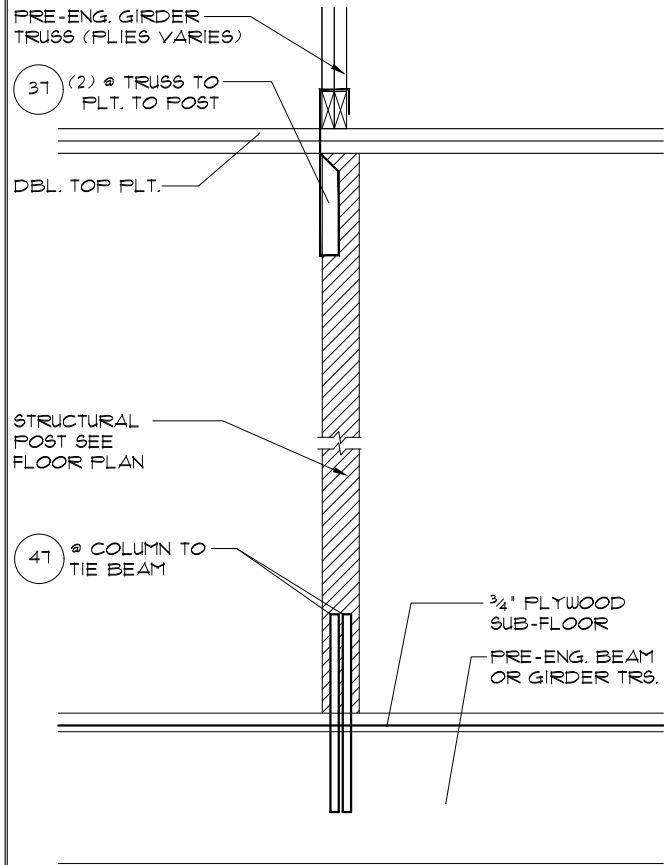


- MATERIALS**
1. f'c precast lintels = 3500 psi.
 2. f'c prestressed lintels = 6000 psi.
 3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
 4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 6. Prestressing strand per ASTM A416 grade 270 low relaxation.
 7. 1/32 wire per ASTM A510.
 8. Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
1. Provide full mortar head and bed joints.
 2. Shore filled lintels as required.
 3. Installation of lintel must comply with the architectural and/or structural drawings.
 4. Lintels are manufactured with 5-1/2' long notches at the ends to accommodate vertical cell reinforcing and grouting.
 5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8' meet or exceed L/180.
 6. Bottom field added rebar to be located at the bottom of the lintel cavity.
 7. 1/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

- SAFE LOAD TABLE NOTES**
1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6'-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
 2. N.R. = Not Rated.
 3. Safe loads are total superimposed allowable load on the section specified.
 4. Safe loads based on grade 40 or grade 60 field rebar.
 5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
 6. One #1 rebar may be substituted for two #5 rebars in 8" lintels only.
 7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
 8. For composite lintel heights not shown, use safe load from next lower height.
 9. All safe loads in units of pounds per linear foot.

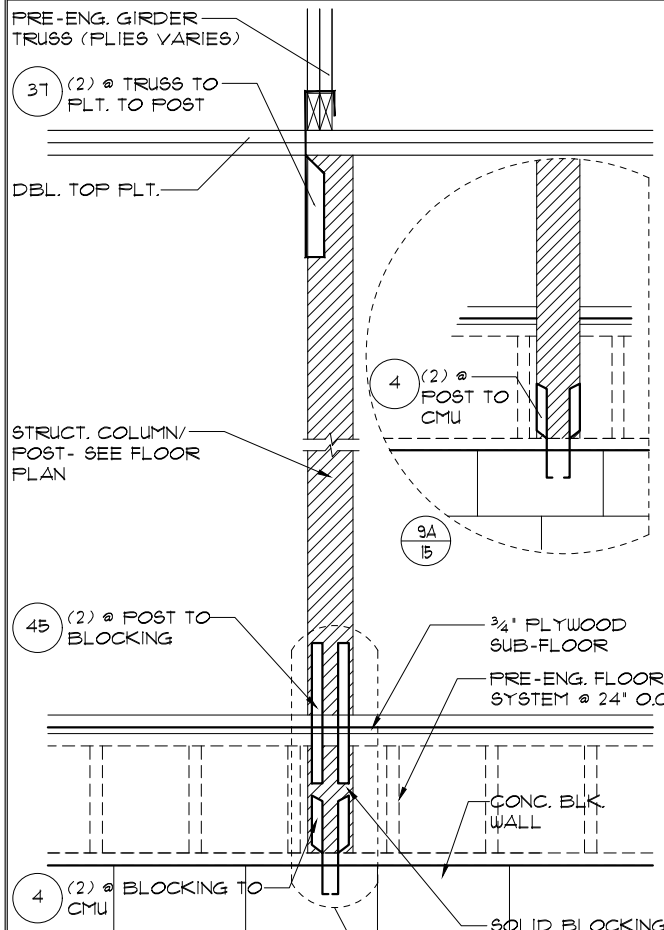
8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
		UPLIFT									
LENGTH \ TYPE		8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT	8R16-IT
4'-4" (52')	PRECAST	1244	1244	1244	1244	1244	1244	1244	1244	1244	1244
4'-6" (54')	PRECAST	1192	1192	1192	1192	1192	1192	1192	1192	1192	1192
5'-8" (68')	PRECAST	924	924	924	924	924	924	924	924	924	924
5'-10" (70')	PRECAST	896	896	896	896	896	896	896	896	896	896
6'-8" (80')	PRECAST	718	718	718	718	718	718	718	718	718	718
7'-6" (90')	PRECAST	688	688	688	688	688	688	688	688	688	688
9'-8" (116')	PRECAST	533	533	533	533	533	533	533	533	533	533

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 1½"	ETA20	14-10d	1,810	65 / 960
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	RT16	RFT: 8-8d x 1 1/2" PLT: 8-8d	990	585/525
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	RT20	RFT / TRS: 9-10d PLT / STD: 13-10d	985	400 / N/A
26	H25	RFT:5-8d / PLT: 5-8d	RT7	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	MP34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	MPAIF	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
37	MTS12	14-10d	MTW12	14-10d	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
39	MTSM16	BLK: (4)¼"x2¼" T.C. TRUSS: (7) 10d	MTW16	BLK: (4)¼"x2¼" T.C. TRUSS: (7) 10d	860	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	SPT22	STD:4-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	SPT224	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH46.8	12-10d x 1½"	TP46.8	12-10d x 1½"	885	N/A
88	CB8Q88	12 SDS 1/4X2"			3,975	N/A
89	CB66	(2) ⅝" BOLTS	PA8X8	4-10d	2,300	985
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
91	CB8Q66	14 SDS 1/4X2"			3,190	N/A
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PB866	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PB844	24-16d	1,815	1,070
95	HTS20	20-10d	HTW20	20-10d	1,450	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	MPA1	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
101	HTT4	⅝" BOLT/ 18-16dx2½"	N/A	N/A	3,640	N/A
102	HTT5	⅝" BOLT/ 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS ¼"X3"/(2) ⅝" BLT	N/A	N/A	3,990	N/A
104	HDU8-9DS2.5	7/8" BLT/20-9DS ¼"x2½"	N/A	N/A	5,020	N/A
105	HD1B	7/8"-3-3/4"	N/A	N/A	6,645	N/A
110	HCF2	12-10d x 1½"	HHCF2	20-10d x 1½"	520	260 / N/A
167	HHU846	H:14-16d/J:6-16d	THD46	H:8-18d/J:12-10d	1,550	N/A
168	U46	H:8-10d/J:4-10d	SUH46	H:8-16d/J:4-16d	710	N/A
181	HUS26	20-16d	THD26	H:20-16d/J:10-10d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	N/A	N/A	1,085	N/A
212	HUC410	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	N/A	N/A	1,810	N/A
213	HSUR/L410	BLOCK: 20-16d JOIST : 6-16d	N/A	BLOCK: N/A JOIST : N/A	1,300	N/A
214	HUC412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	1,895	N/A
215	HGU8210-2	HDR:46-16d/JST:10-16d	EHU8210-2	HDR:40-16d/JST:16-10d	2,720	N/A
216	HUC9412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	HUS212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾X8 TOP4FACE JOIST: 18-10d	NFM35X12U	H:1-½" J-BOLT J:5-½" BOLTS	3,145	N/A
231	MBHA3.56/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"øxJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"øxJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
241	LGT2	30-16d-sinker	LUGT2	32-10d	2,000	1015 / 440
242	LGT3	G: (12) SDS ¼":X2½"	N/A	W: (4) ⅝"X5" TITEN	2,365	N/A
243	LGT4-9DS3	G: (16) SDS ¼":X3"	N/A	W: (4) ⅝"X5" TITEN HD	2,365	N/A
301	MG7	(1) ¾"BLTS/GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL:¾"BLTS/GIR: 8-10d	USC63	LTL:¾"BLTS/GIR: 8-16d	6,485	N/A
303	HGT-4	LTL:¾"BLTS/GIR: 16-10d	N/A	N/A	9,250	N/A
305	FGTR (2-PLY)	TRUSS: 36 SDS ½"x3" WALL:(4)½"x5" TITEN HD	N/A	N/A	9,400	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	N/A	N/A	1,700	N/A
501A	L8U26	6-10d - 5-10dx1½	N/A	N/A	535	N/A
501B	L8SU28	10-10d - 5-10dx1½	N/A	N/A	535	N/A
501C	L8SU210	10-10d - 7-10dx1½	N/A	N/A	875	N/A
502A	L8U26	6-10d - 5-10dx1½	N/A	N/A	535	N/A
502B	L8SU28	9-10d - 5-10dx1½	N/A	N/A	450	N/A
502C	L8SU210	9-10d - 7-10dx1½	N/A	N/A	785	N/A
503	HRC22	6-10dx1½ - 2-10dx1½	N/A	N/A	290	N/A
504	VPA2	8-10d - 2-10dx1½	N/A	N/A	295	375/250
505	HCF2	6-10dx1½ - 6-10dx1½	N/A	N/A	645	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					



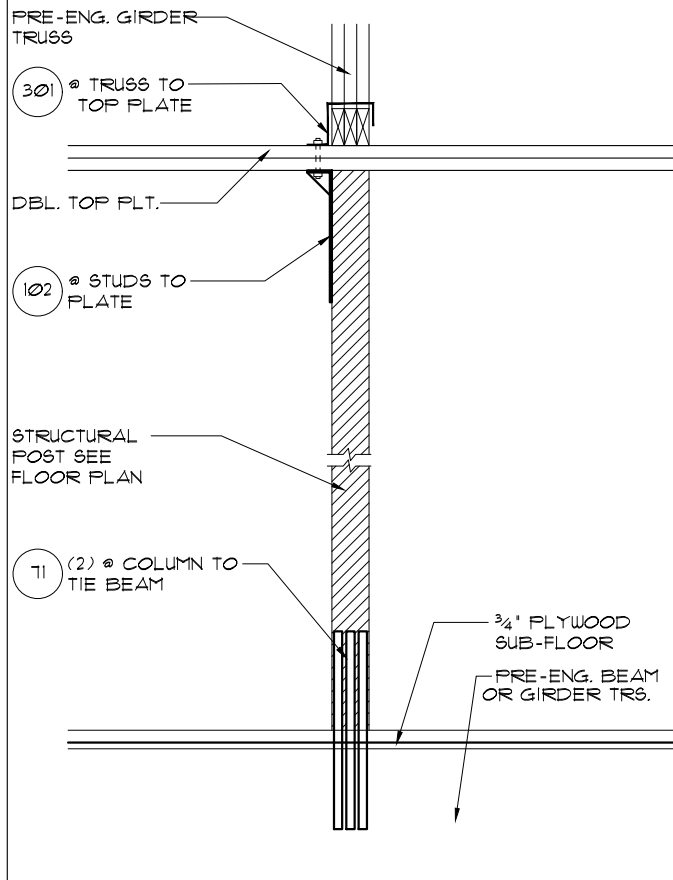
8 DETAIL

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



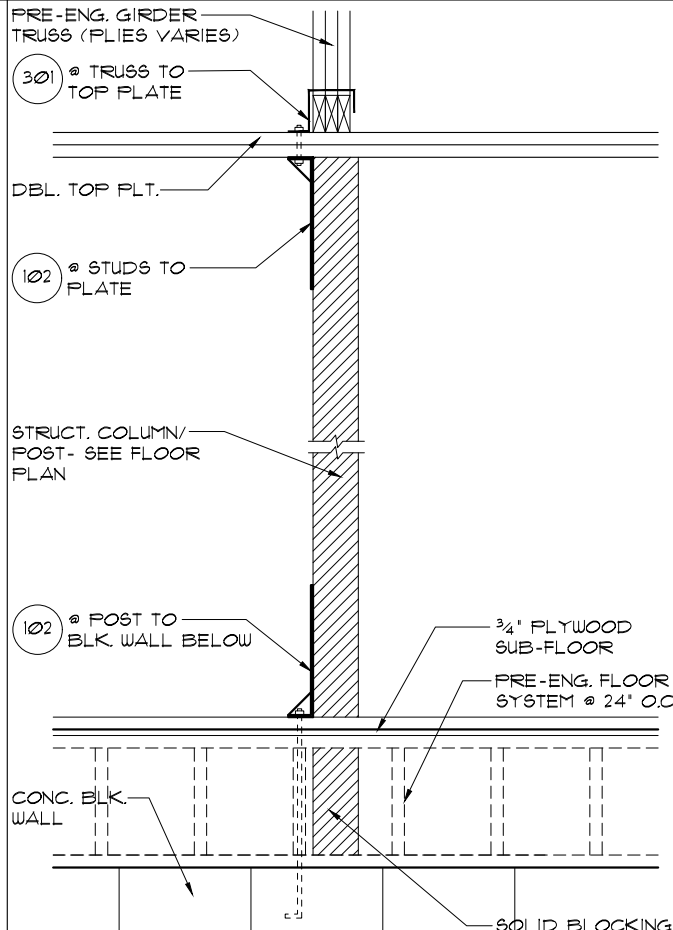
9 DETAIL

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



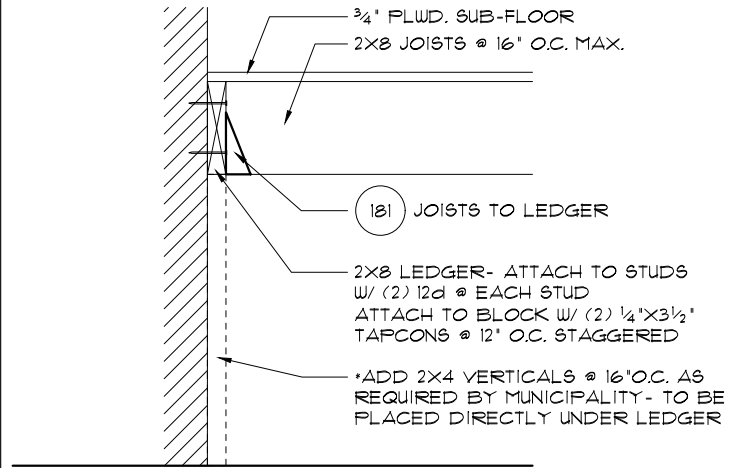
6 DETAIL

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



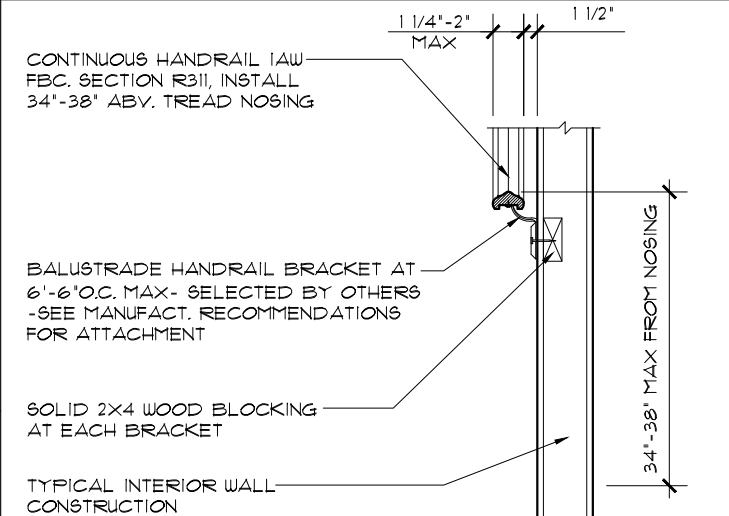
7 DETAIL

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



4 TYP. STAIR CONNECT.

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



5 TYP. HANDRAIL DET.

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

NOTES:

STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 11TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE 7 1/2", 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.

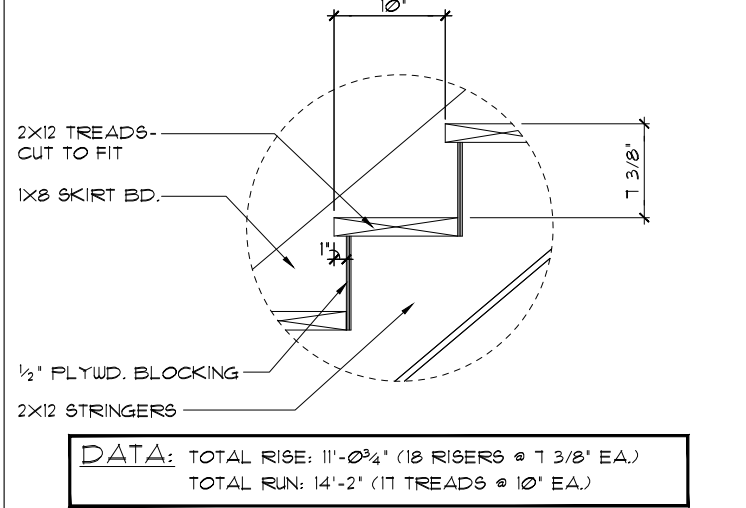
R312.1.3 OPENING LIMITATIONS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:

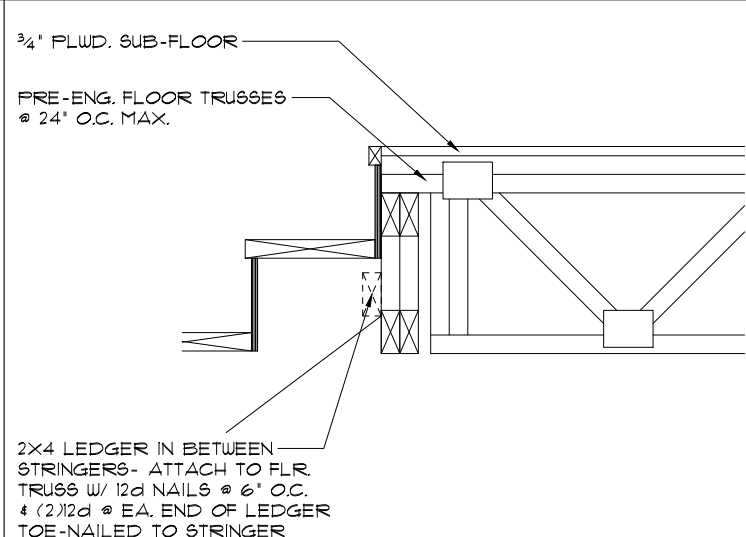
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES (111 MM) IN DIAMETER.



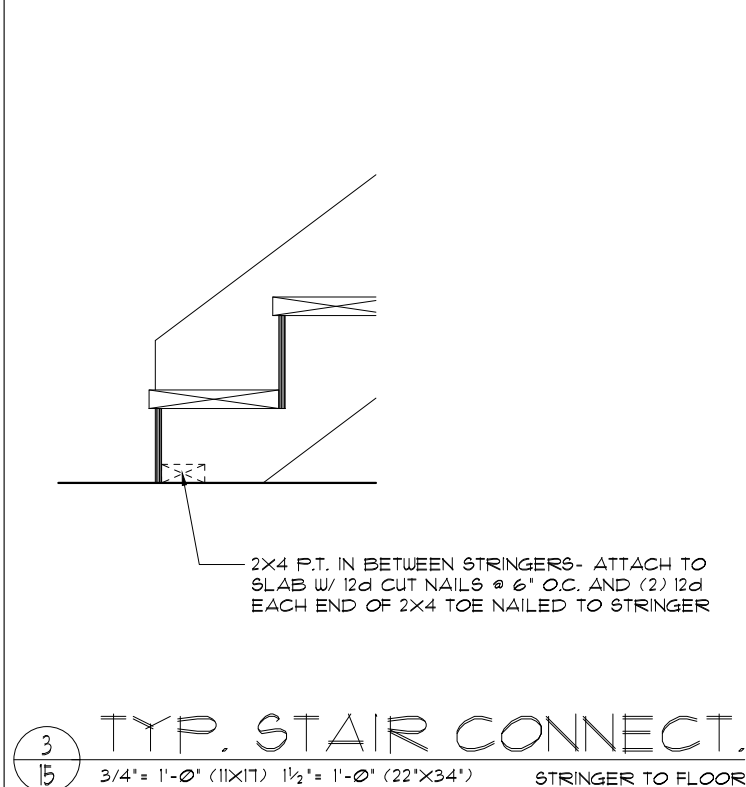
1 STAIR DETAIL

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



2 TYP. STAIR CONNECT.

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



3 TYP. STAIR CONNECT.

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

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

LOT: 0001, TALICHET

CODE 2020

LA: 02-10-22 BY: DH

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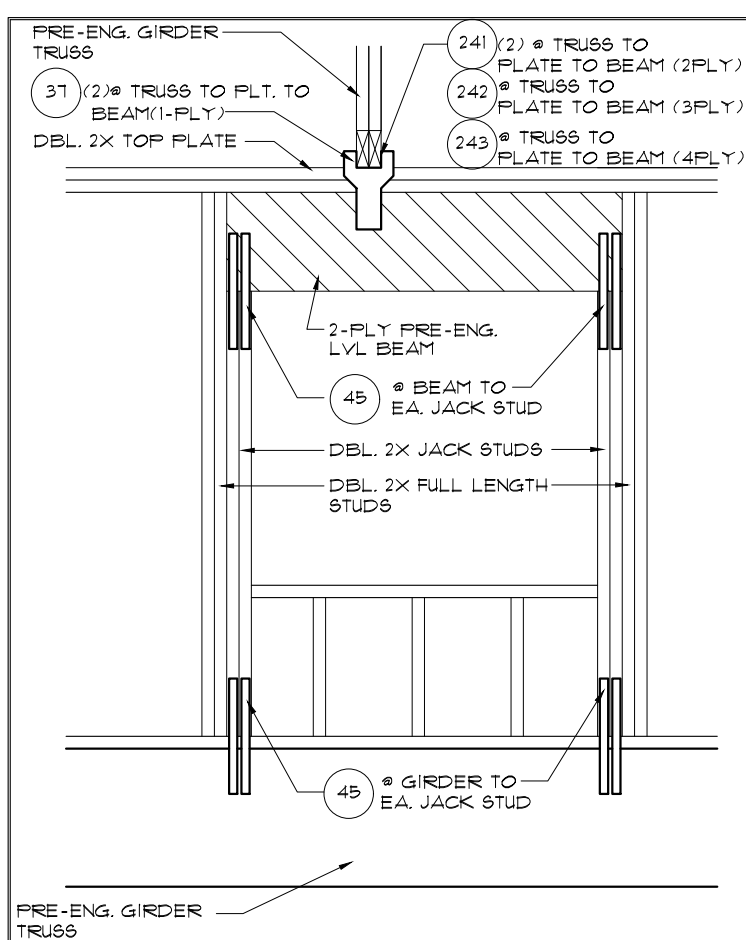


DREAM FINDERS
THE MAKERS OF A QUALITY HOME

STAIR DATA/
TYPICAL DETAILS

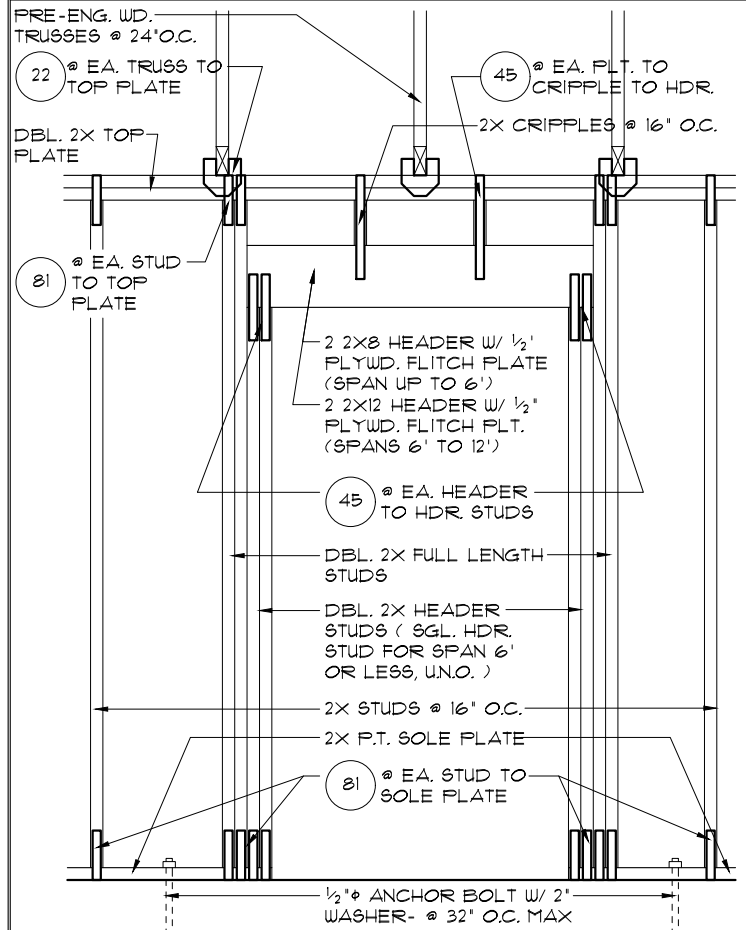
3273 MONTEGO
DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 15
OF 26 SHEETS



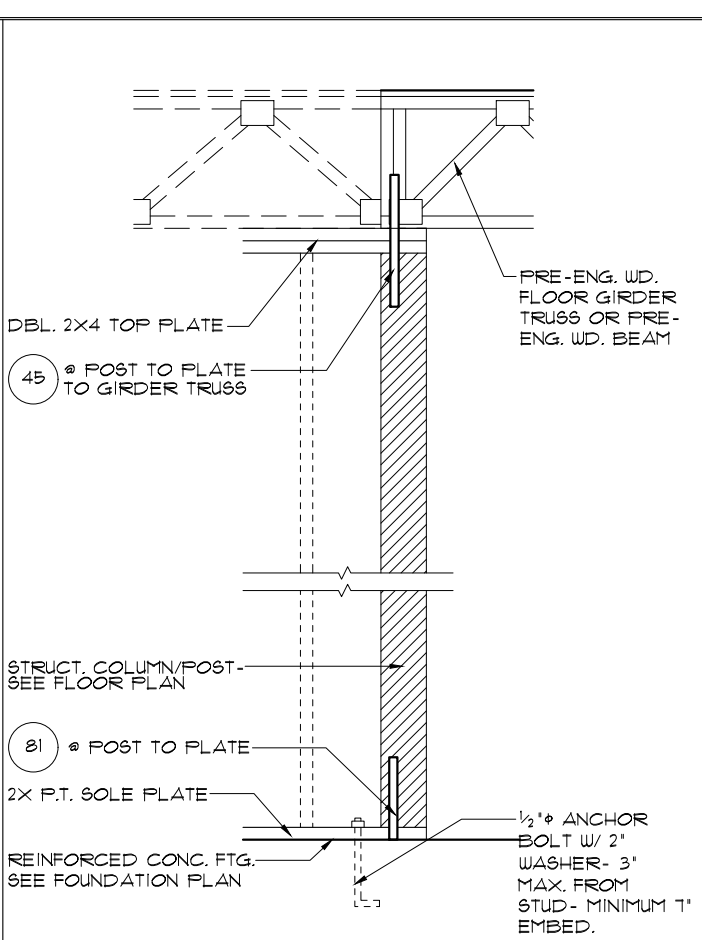
8 DETAIL

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



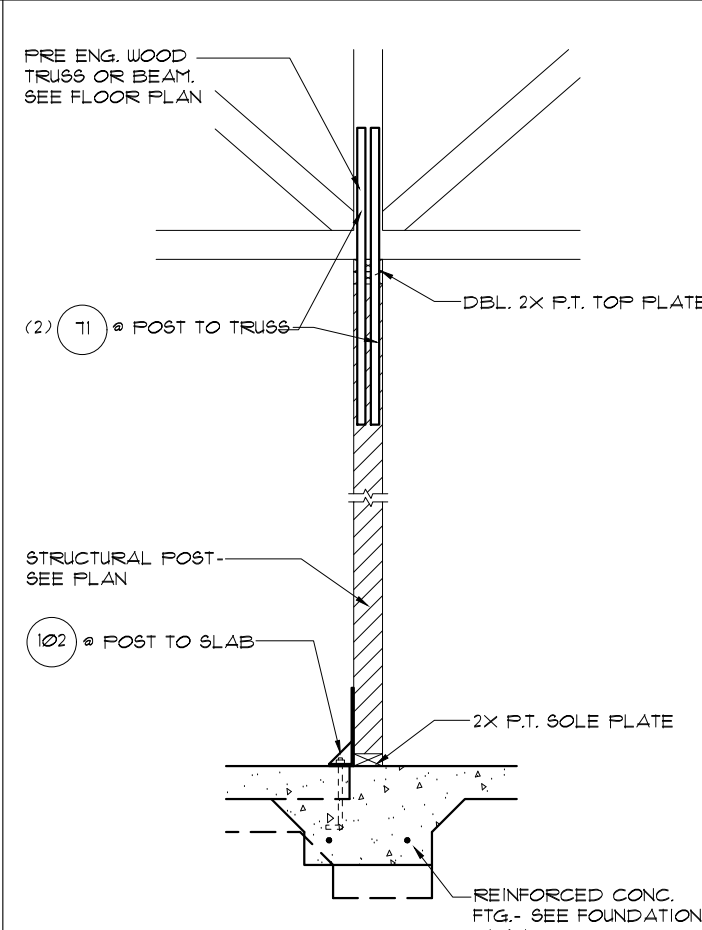
9 DETAIL (BRG. W/ UPLIFT)

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



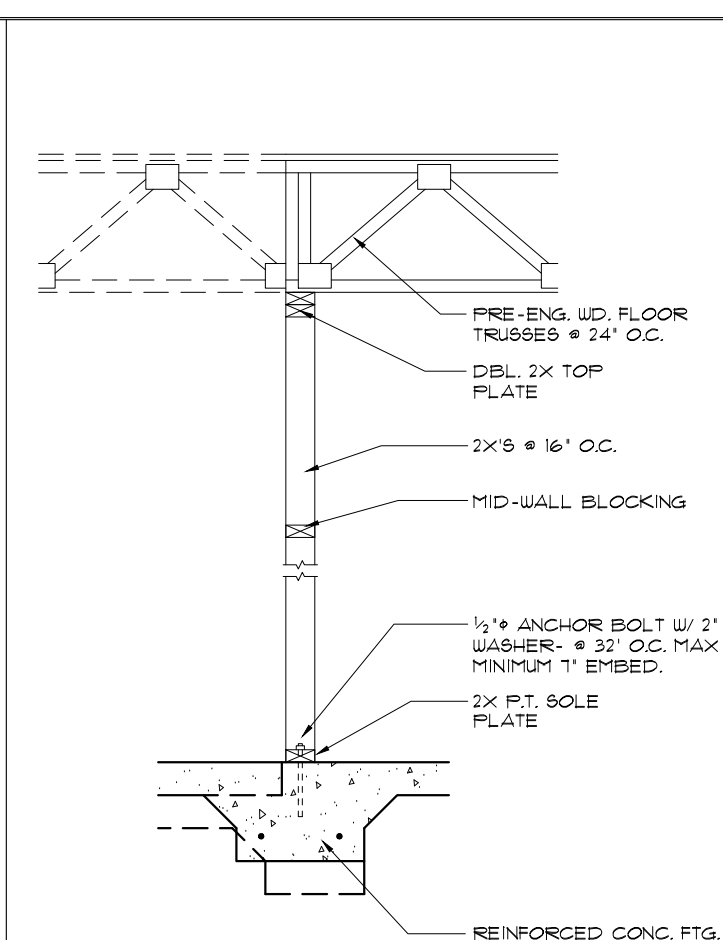
6 DETAIL

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



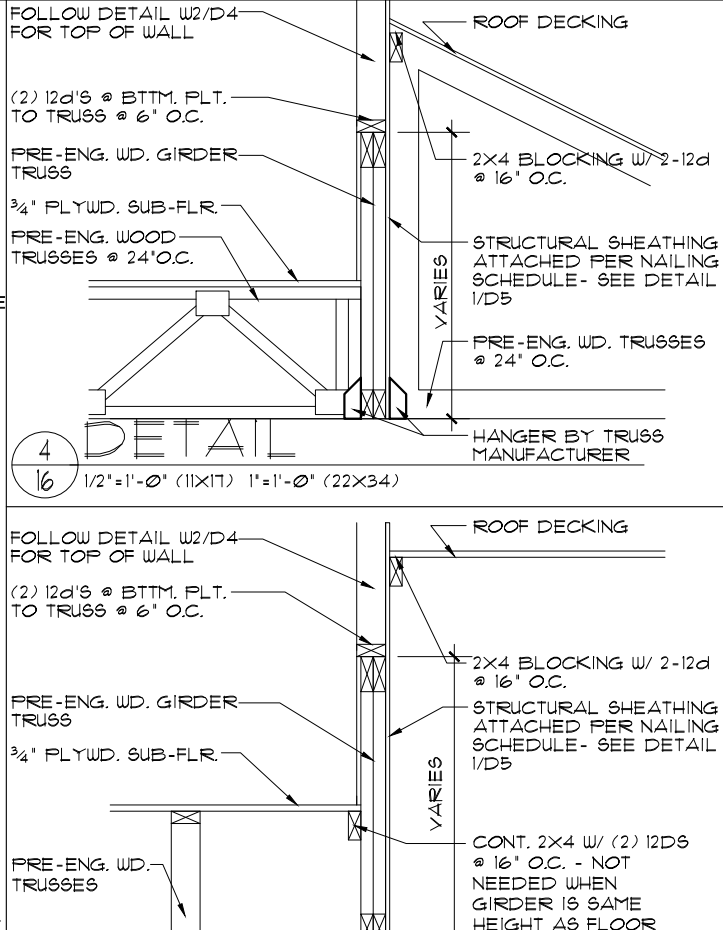
7 DETAIL (BEARING POST W/ HIGH UPLIFT)

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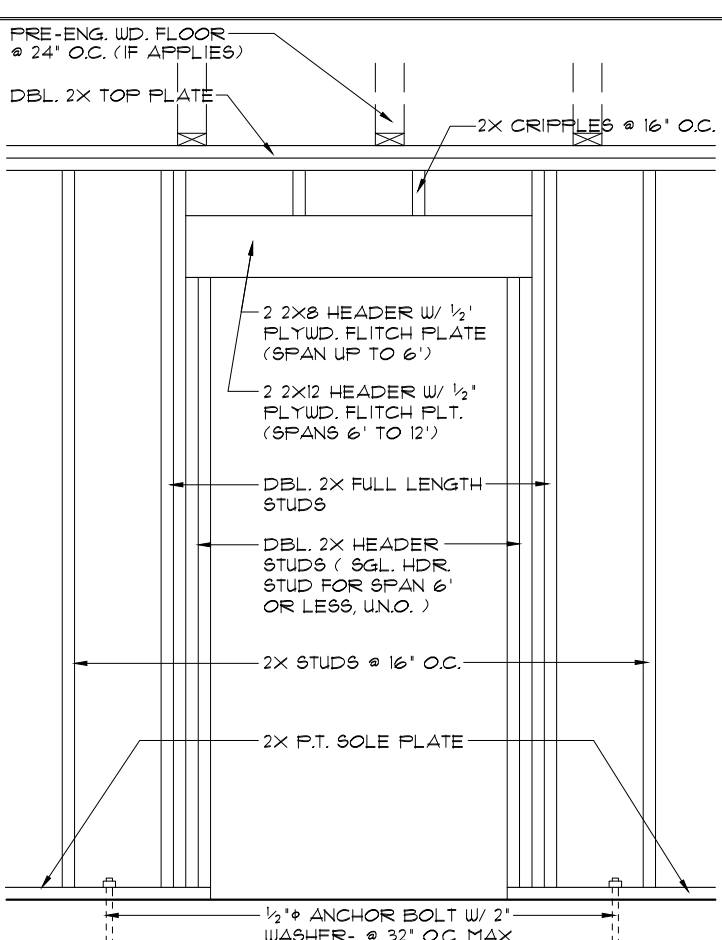
1 DETAIL (BRG. W/O UPLIFT)

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



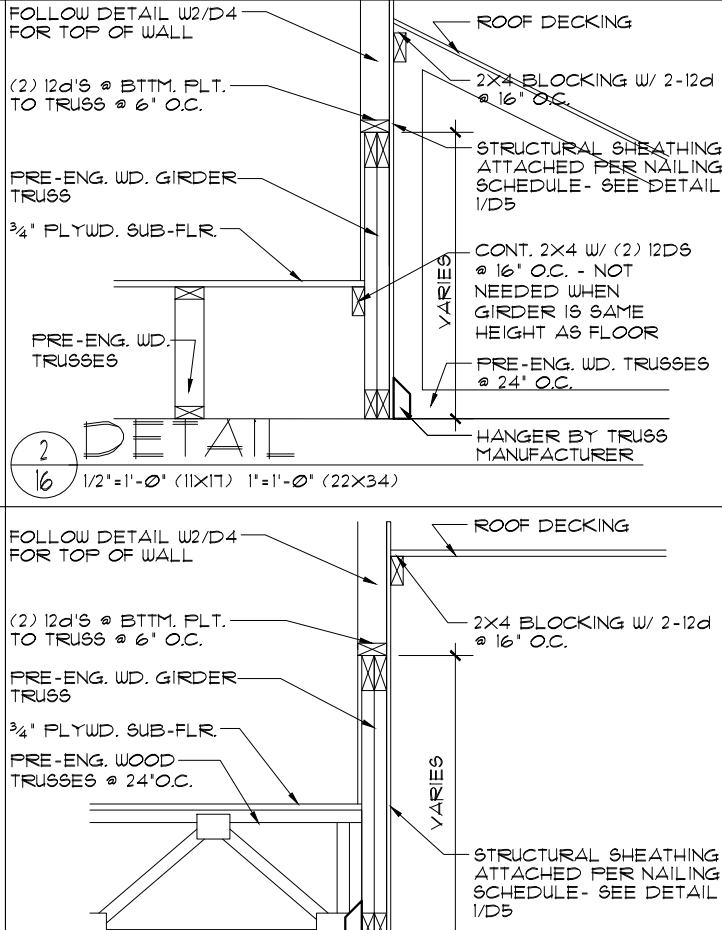
4 DETAIL

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



2 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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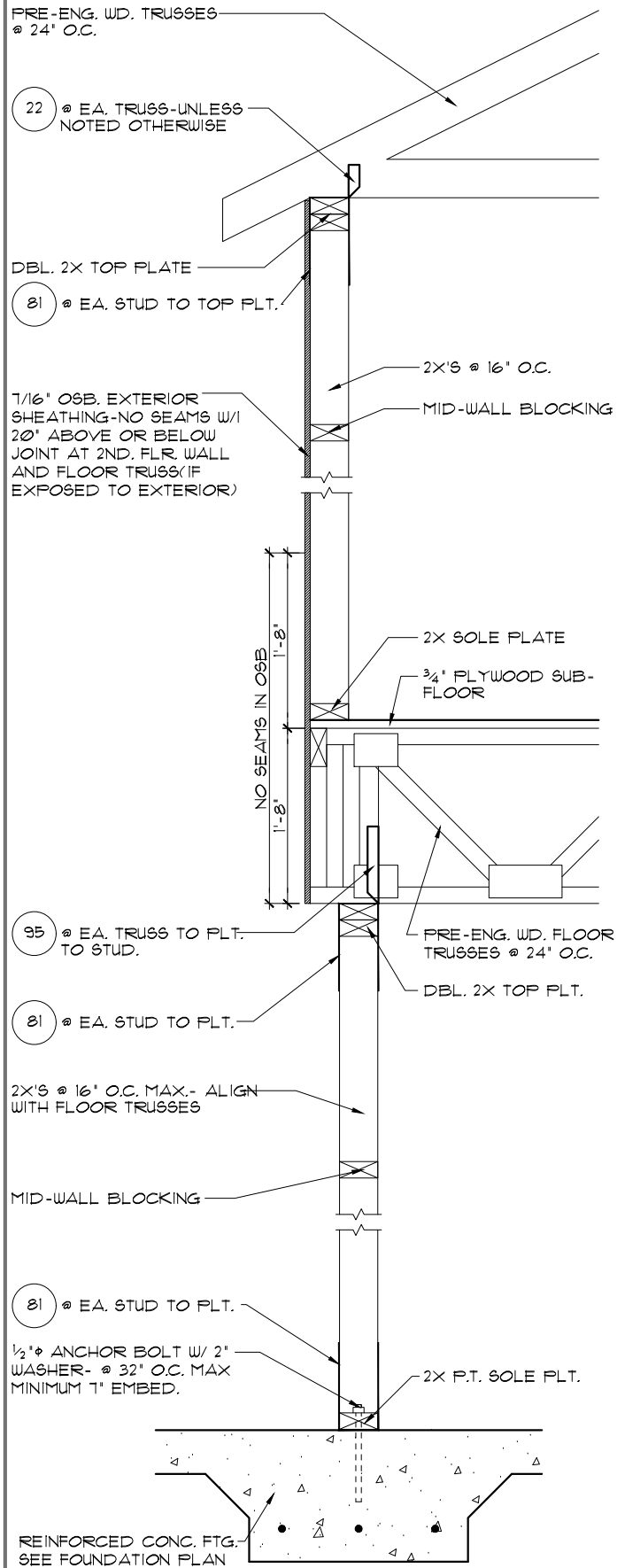
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DREAM FINDERS
THE MAKERS OF A QUALITY HOME

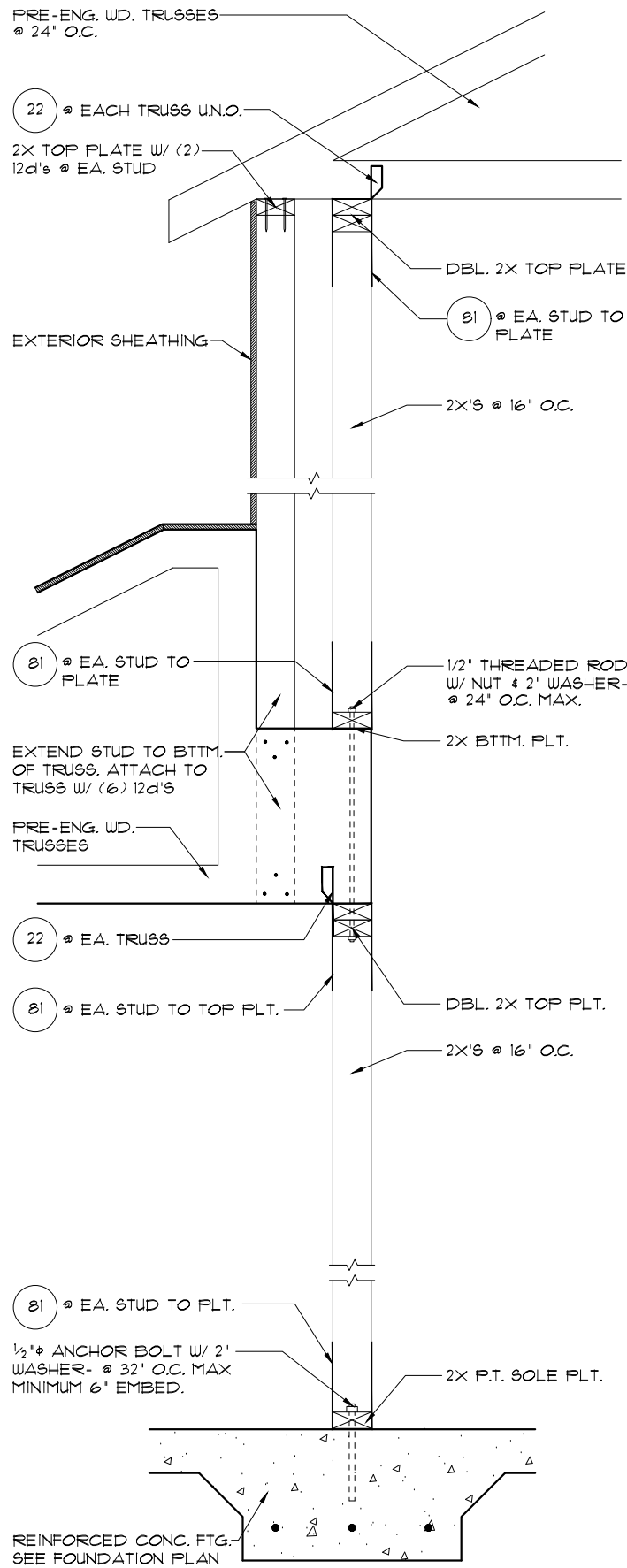
TYPICAL DETAILS

3273 MONTEGO
DREAM FINDERS HOMES

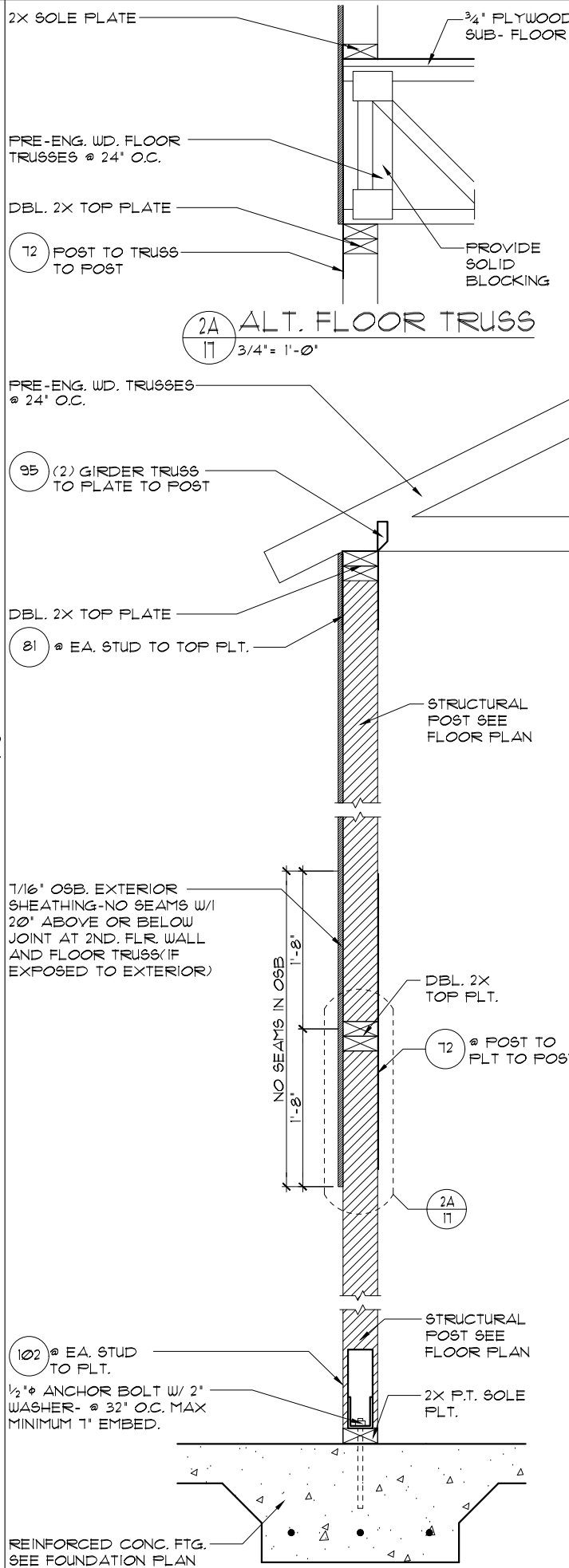
DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 16
OF 26 SHEETS



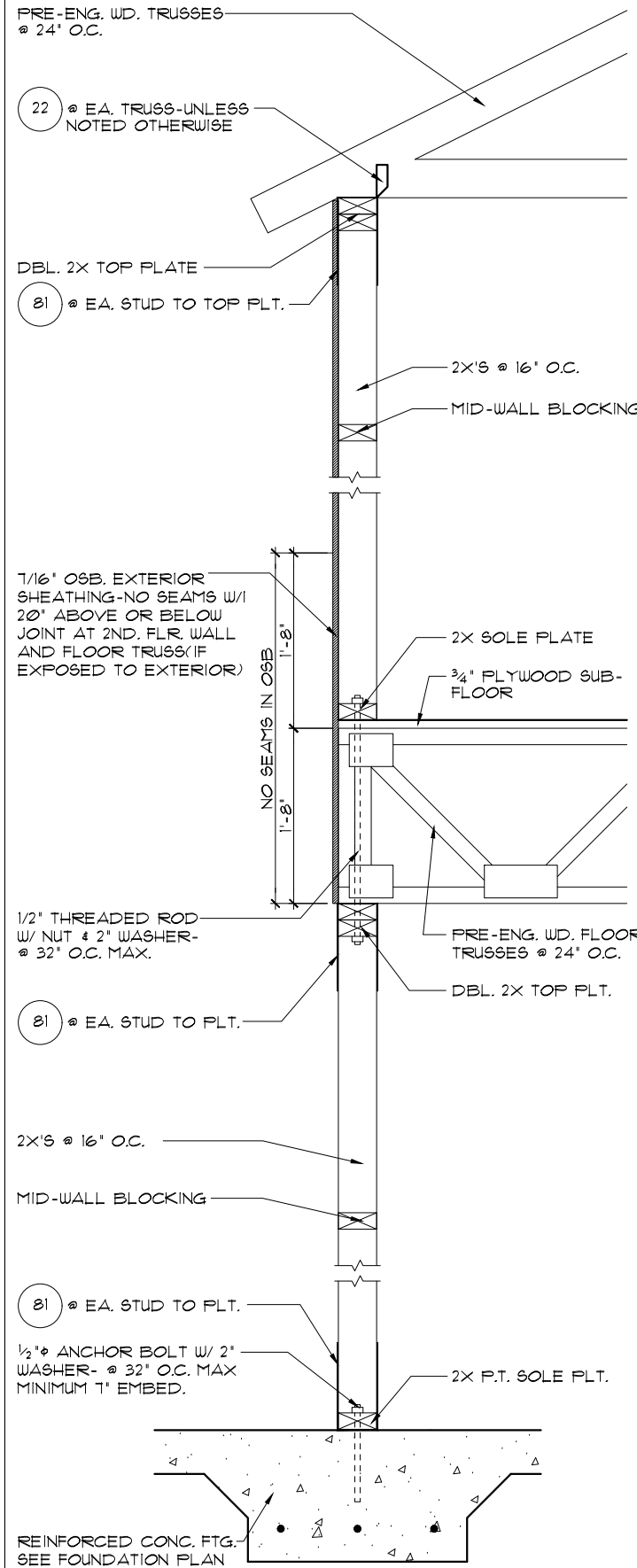
4 **DETAIL**
 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



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



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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DATE 02-28-20
 SCALE AS NOTED
 DRAWN RDC
 JOB 3273
 SHEET
 17
 OF 26 SHEETS

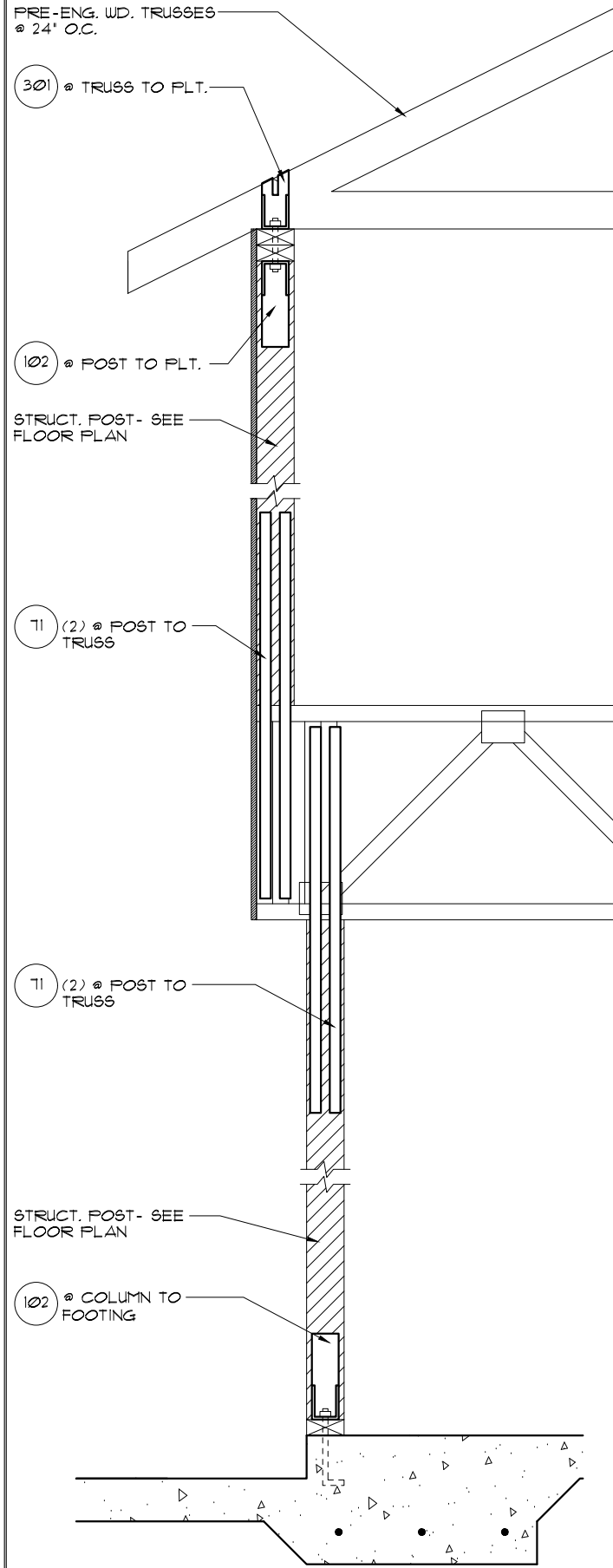
3273 MONTEGO
 DREAM FINDERS HOMES

TYPICAL DETAILS



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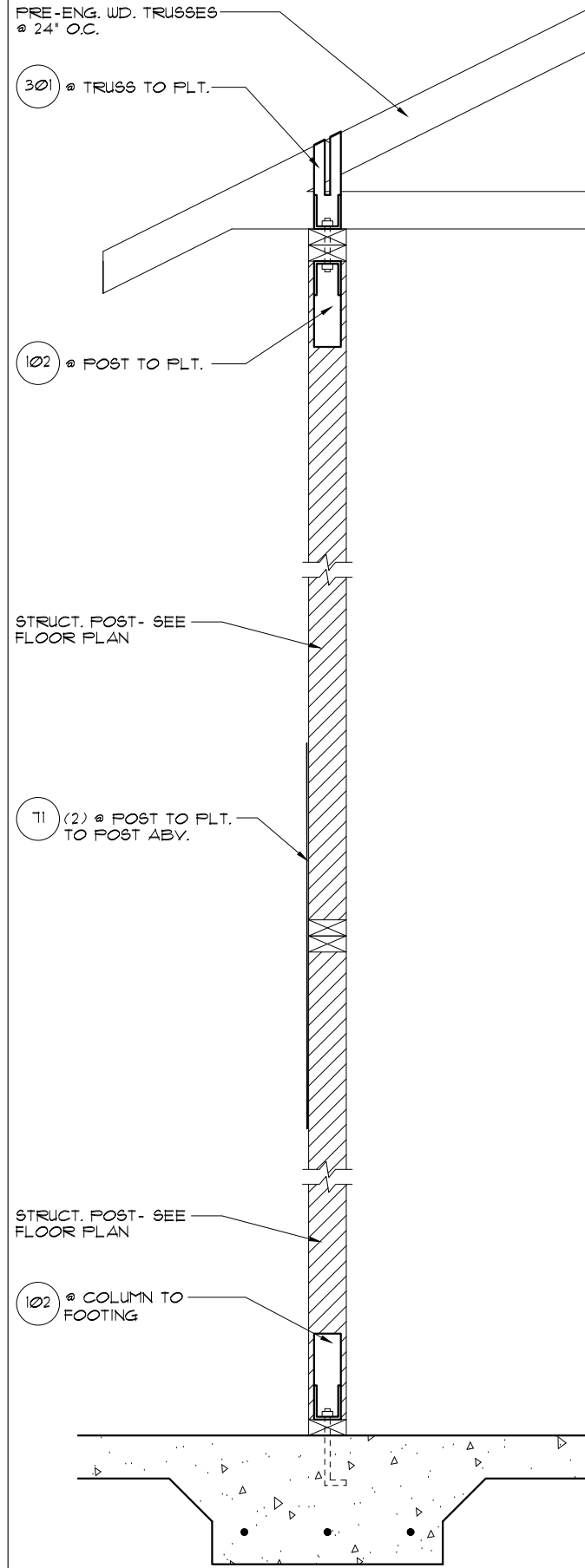
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4
18

DETAIL

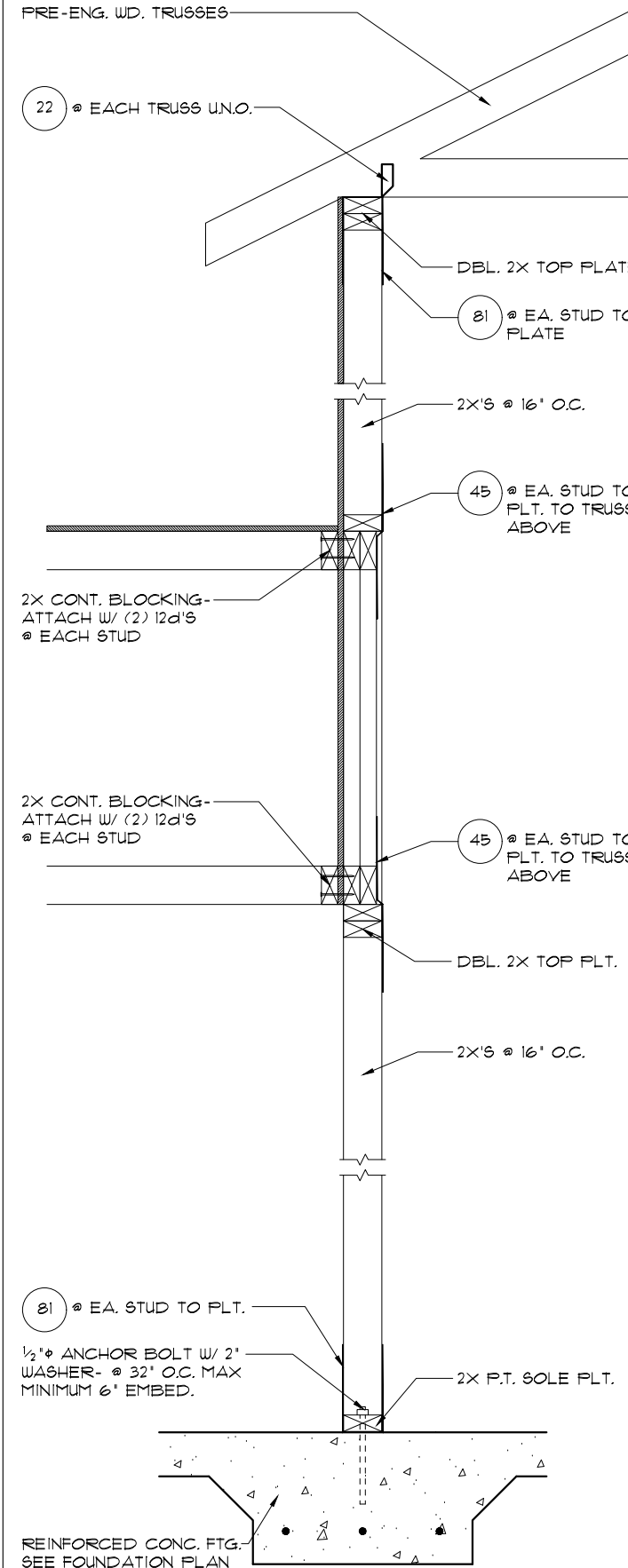
1/2" = 1'-0" (11X17) 1" = 1'-0" (22"X34")



3
18

DETAIL

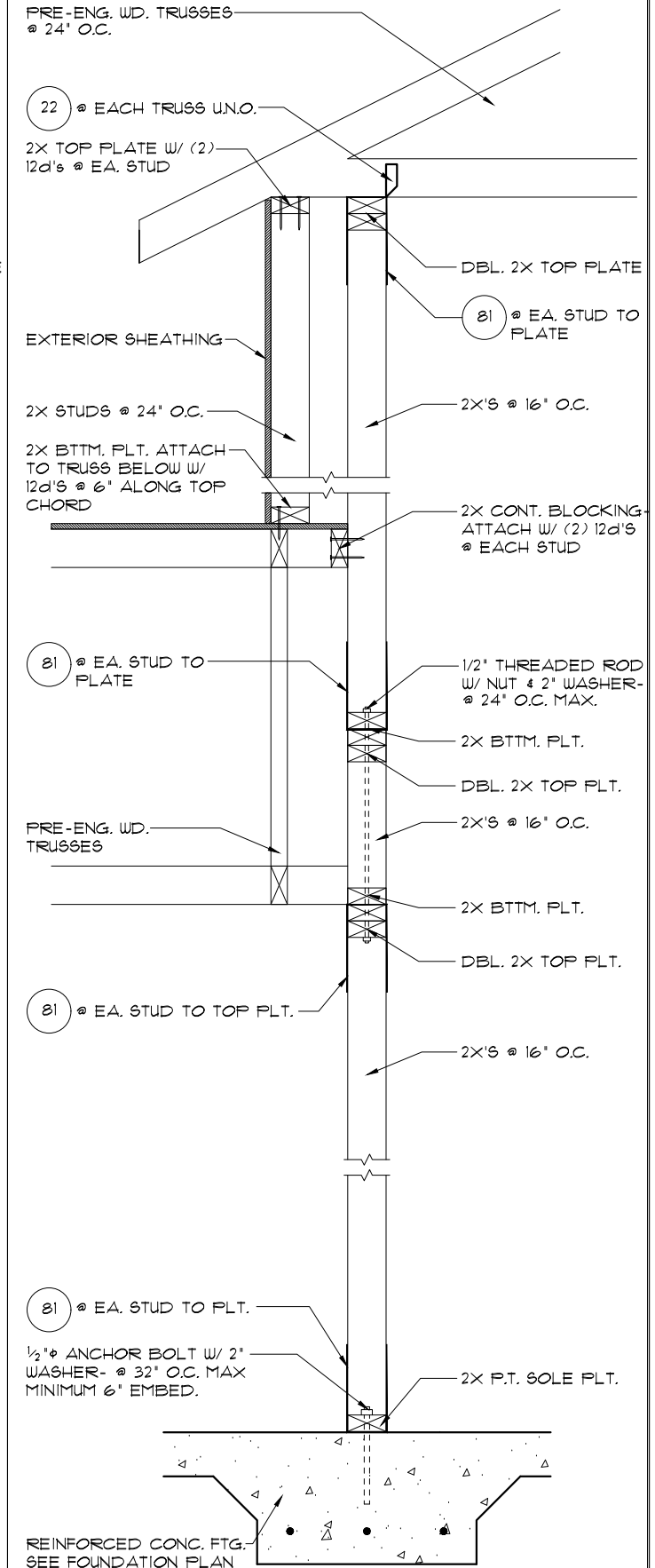
1/2" = 1'-0" (11X17) 1" = 1'-0" (22"X34")



2
18

DETAIL

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



1
18

DETAIL

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

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

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CODE 2020

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BY: DH

LA: 02-10-22

BY: DH

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DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 18

OF 26 SHEETS

3273 MONTEGO

DREAM FINDERS HOMES

TYPICAL DETAILS

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DREAM FINDERS THE MAKERS OF A QUALITY HOME

STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 1TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2500 PSI CONC. PLANT MIX MIN. 3½" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530/ ASCE 5/TMS 402 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE 'M' OR 'S', GROUT - 2500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. 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"
8. 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
9. UPLIFT CONNECTOR'S 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
½"	¾"	1"
5⁄8"	1 ⅛"	1"
¾"	1 1⁄8"	8"
7⁄8"	1 ½"	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

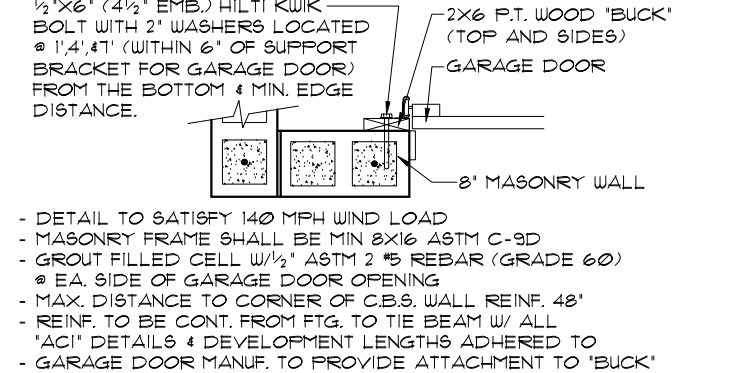
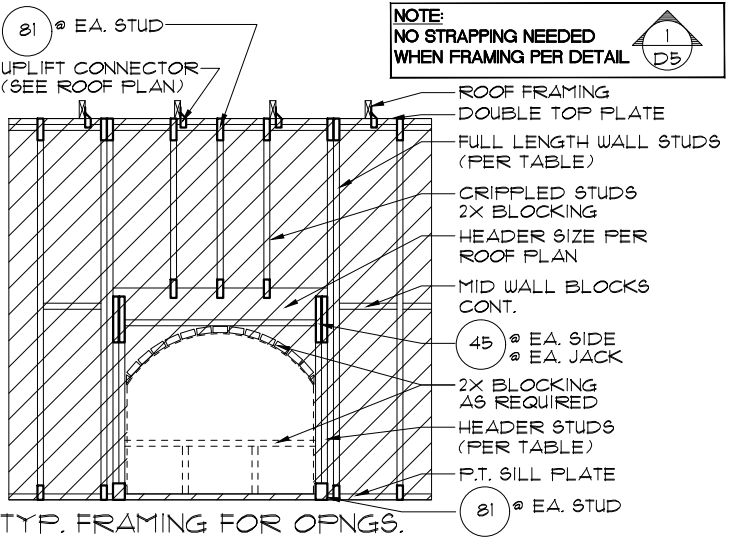
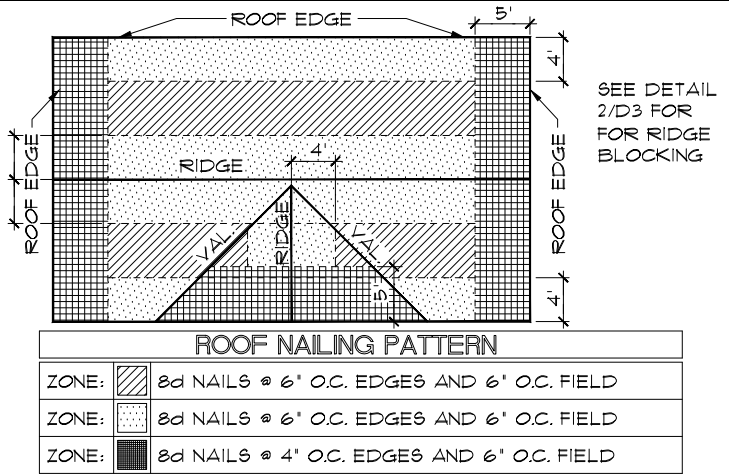
WOOD STRUCTURAL NOTES

1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE **SPF** (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4'. STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C., UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL. SPLICING IS PERMITTED IN DOUBLE TOP PLATE ABOVE STUDS.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. 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 PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
11. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 7/16" 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.
12. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
13. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
14. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
15. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
16. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
17. 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.

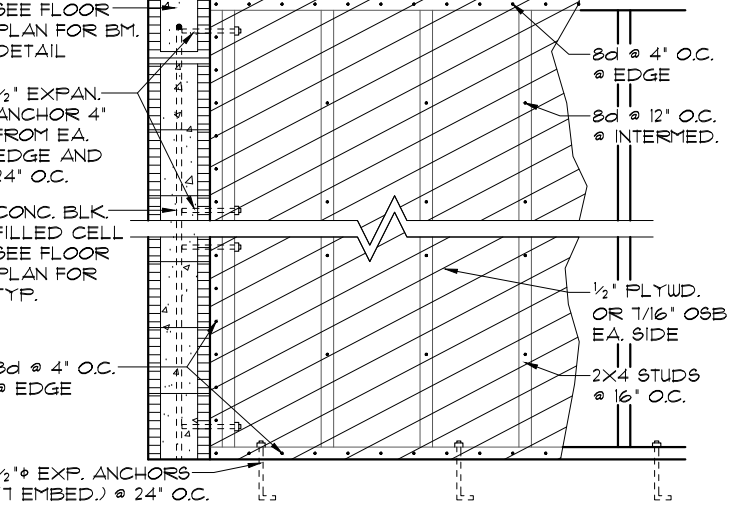
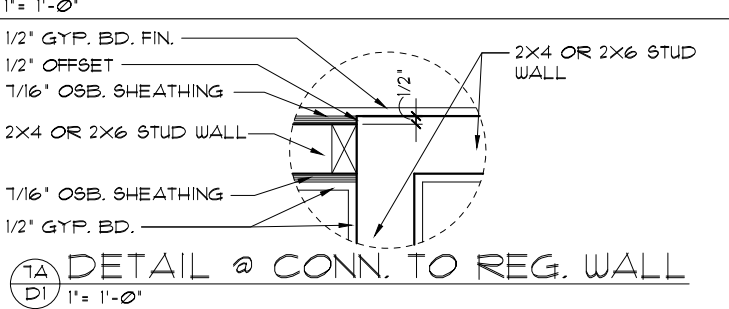
FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USF MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) ¼" X 2¼" TAPCONS TO BOND BEAM AND (1) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 800 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720*). 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
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 1" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
UP TO ⅞" - NO REPAIR NECESSARY
⅞" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
1¼"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. 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
6. 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 M5AM24. 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.



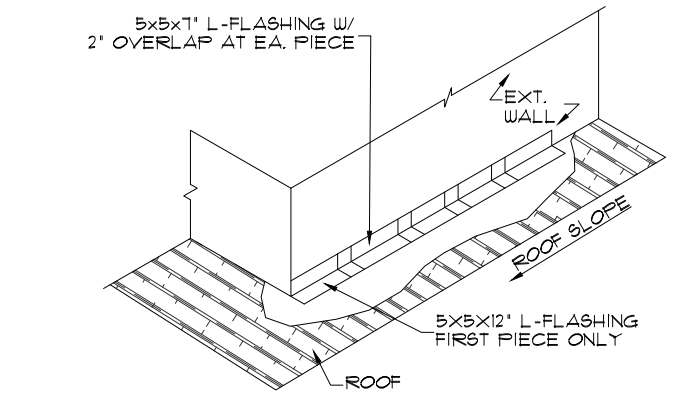
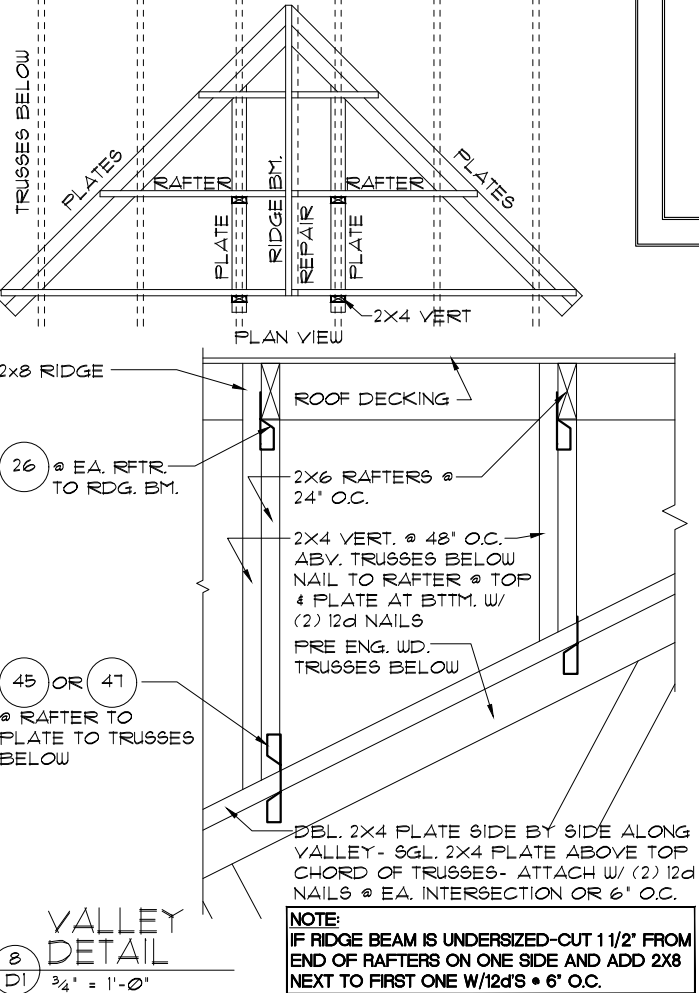
- 1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
- A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
 - B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 1TH EDITION
 - C.) DOOR SIZE, TYPE AND GLAZING
 - D.) TRACK SIZE AND FASTENER DETAILS.
 - E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
 - F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL



MIN. WALL AND HEADER REQUIREMENTS

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



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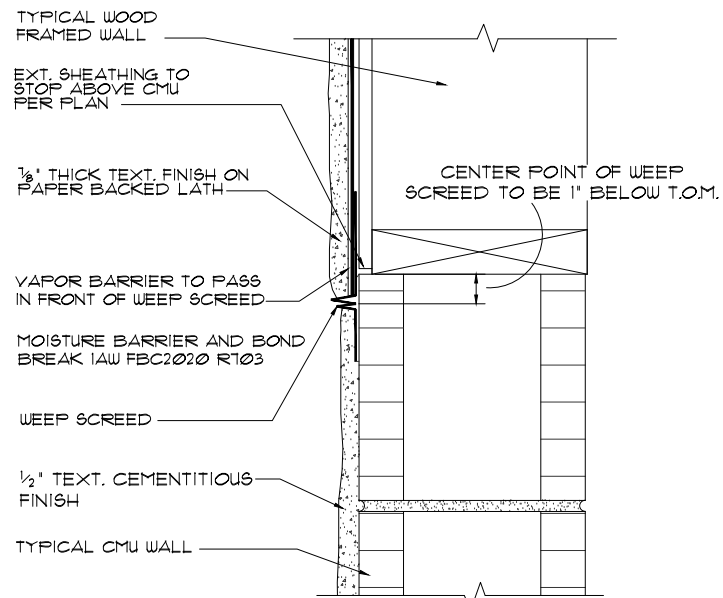


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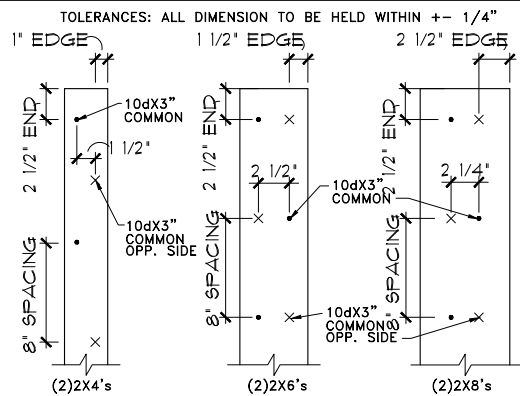
STANDARD DETAILS

DETAILS TYPE "C"

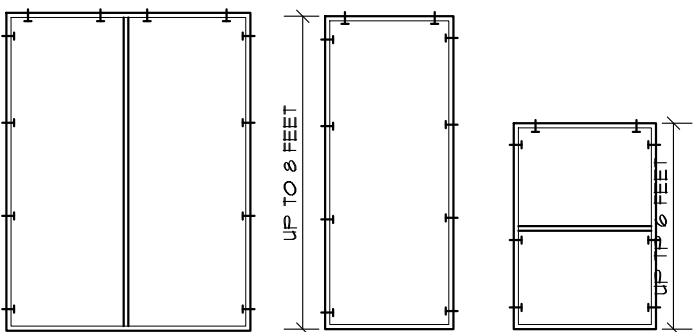
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SCALE	AS NOTED
DRAWN	JR & RDC
JOB	
SHEET	D1
OF	SHEETS



FLASHING DETAIL
N.T.S.



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



DOUBLE DOOR SINGLE DOOR WINDOW

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

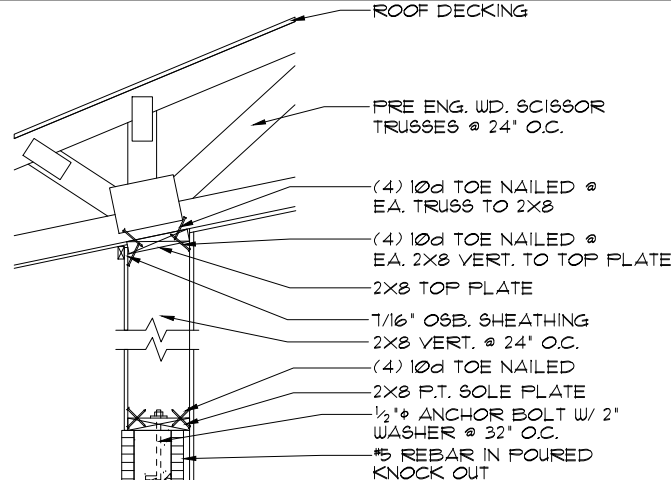
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE 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.

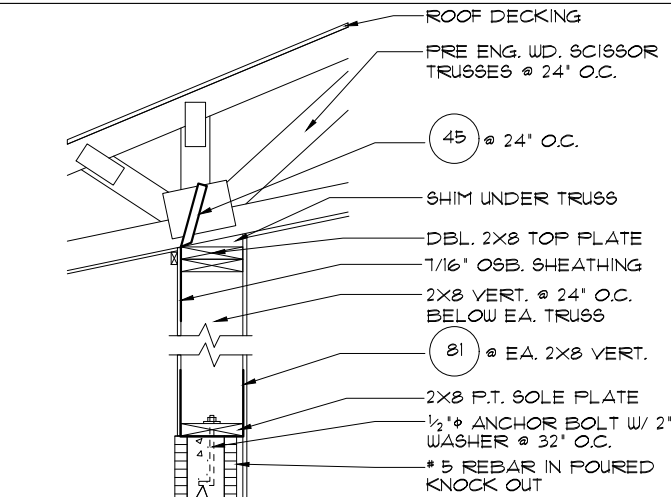
USE MIN. 2 1/4" T-NAILS w/ 1x BUCK. USE MIN. 1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

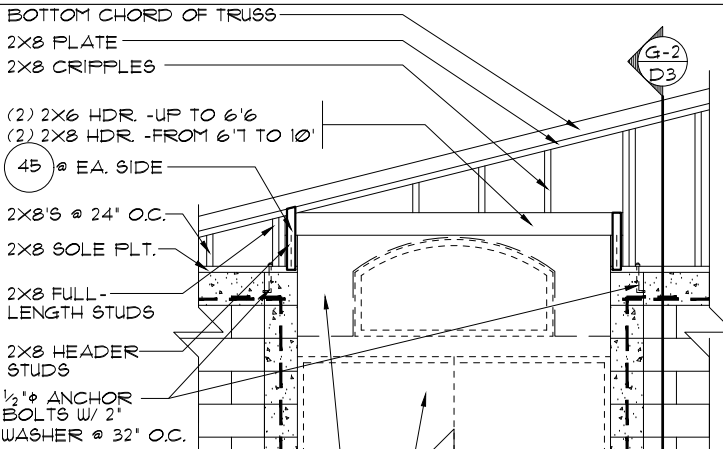
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" x 1 3/4" TAPCONS w/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



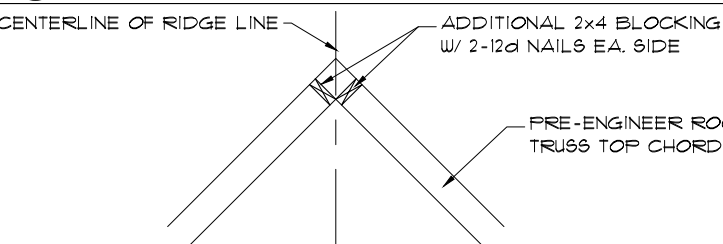
NON-BEARING
1 1/2" = 1'-0"



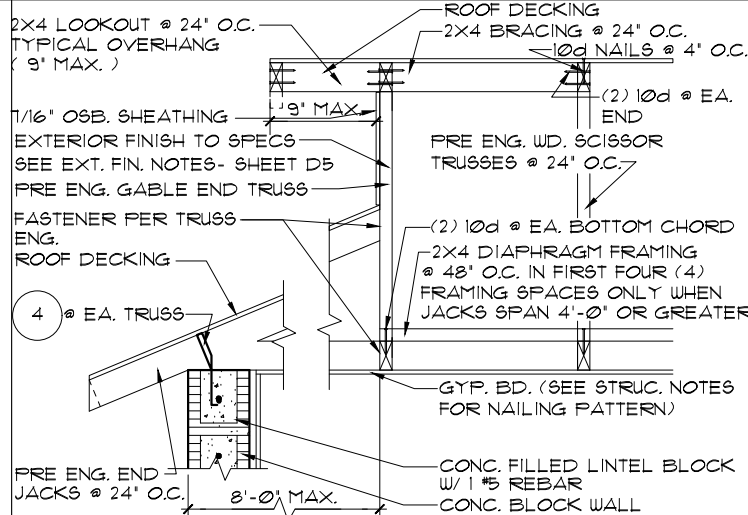
BEARING
1 1/2" = 1'-0"



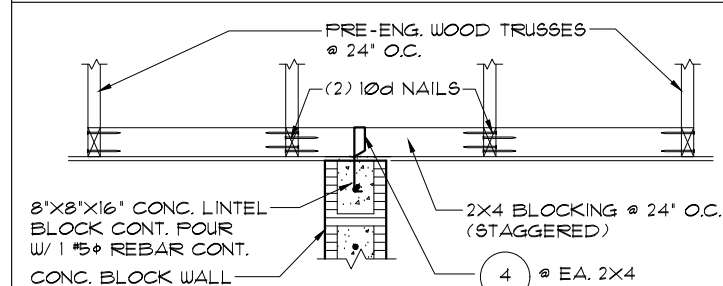
GABLE END
1 1/2" = 1'-0"



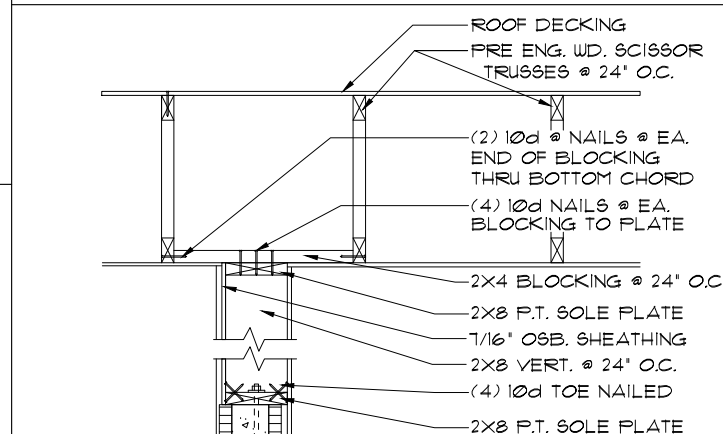
RIDGE DETAIL
N.T.S.



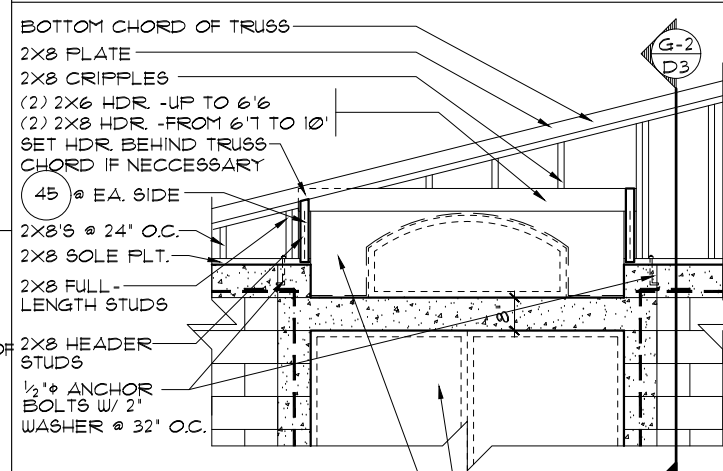
GABLE END
1 1/2" = 1'-0"



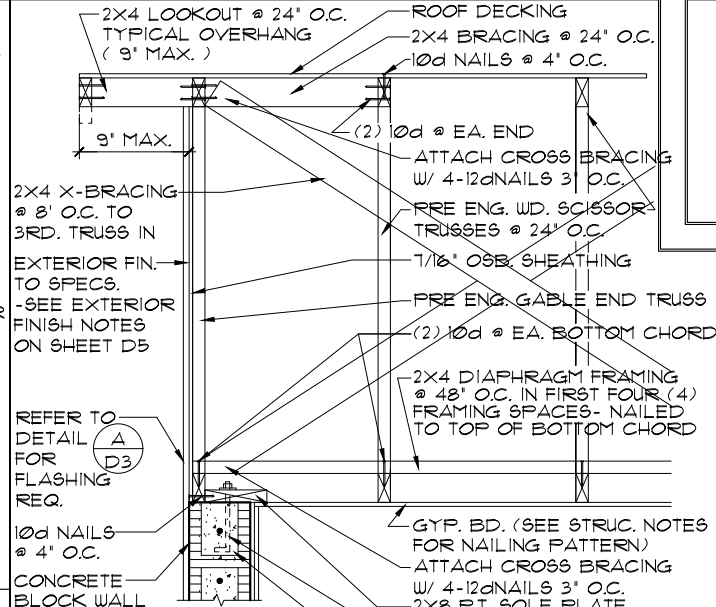
DETAIL
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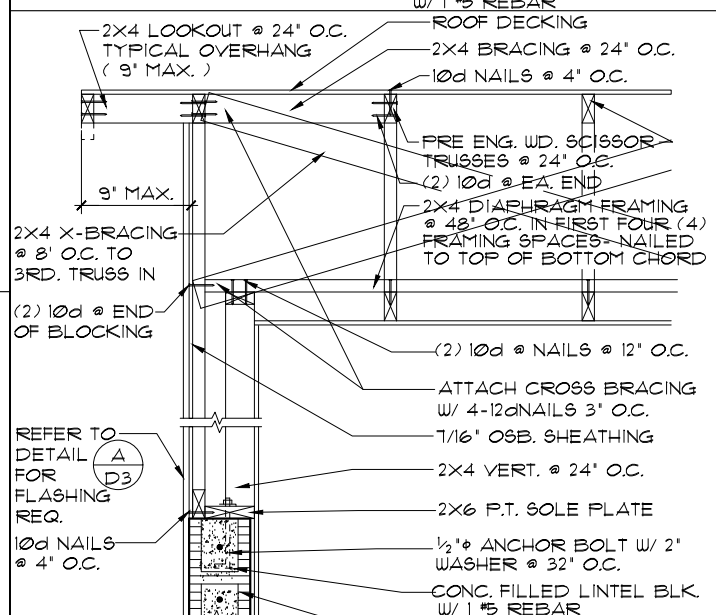
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1 1/2" = 1'-0"



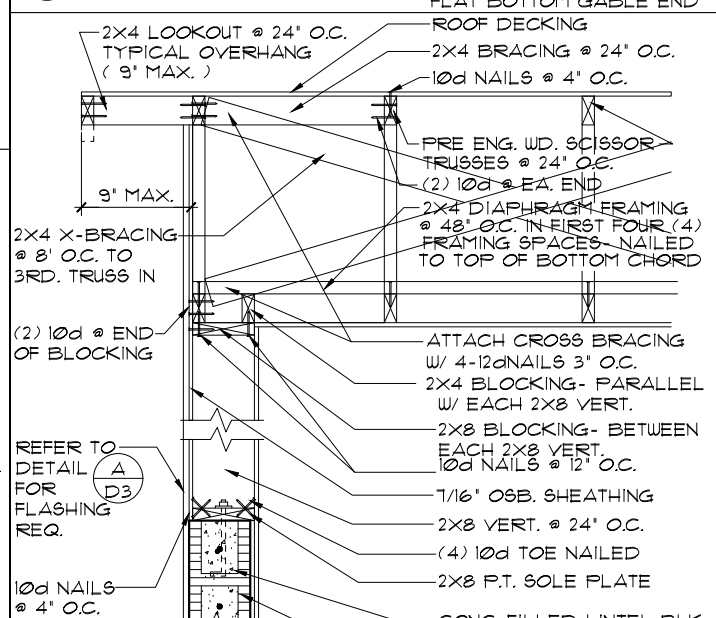
DETAIL
1 1/2" = 1'-0"



GABLE END
1 1/2" = 1'-0"



GABLE END
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GABLE END
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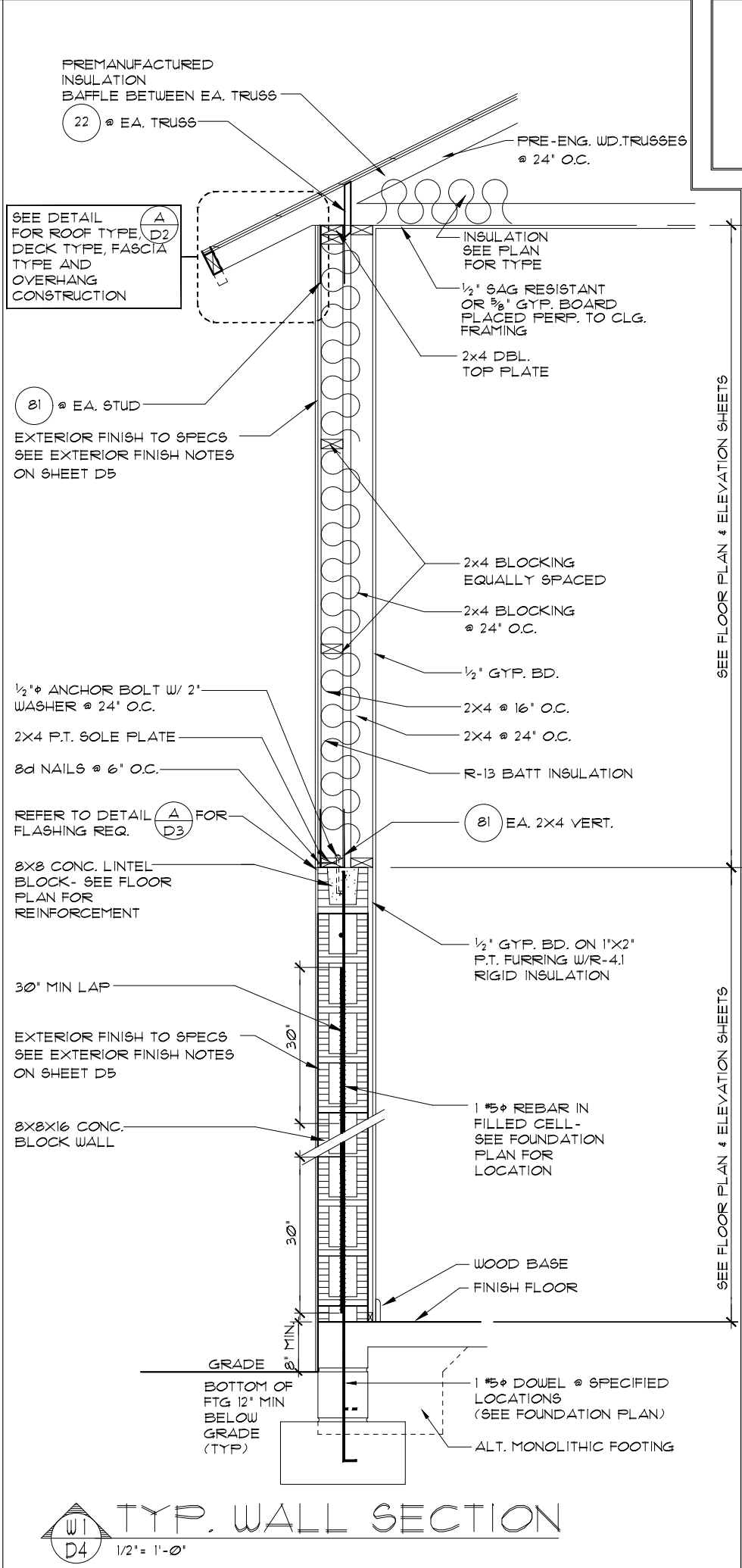
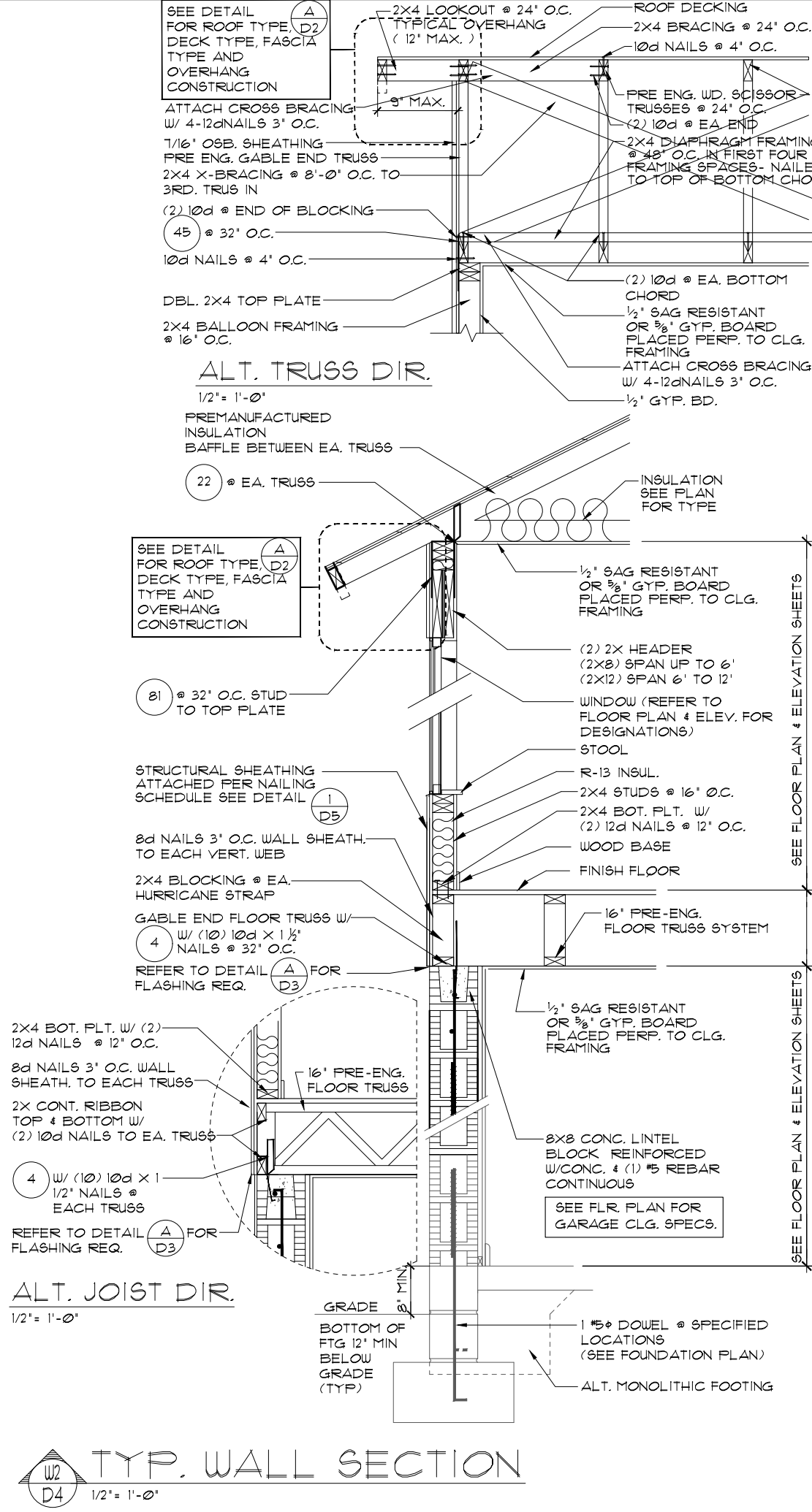
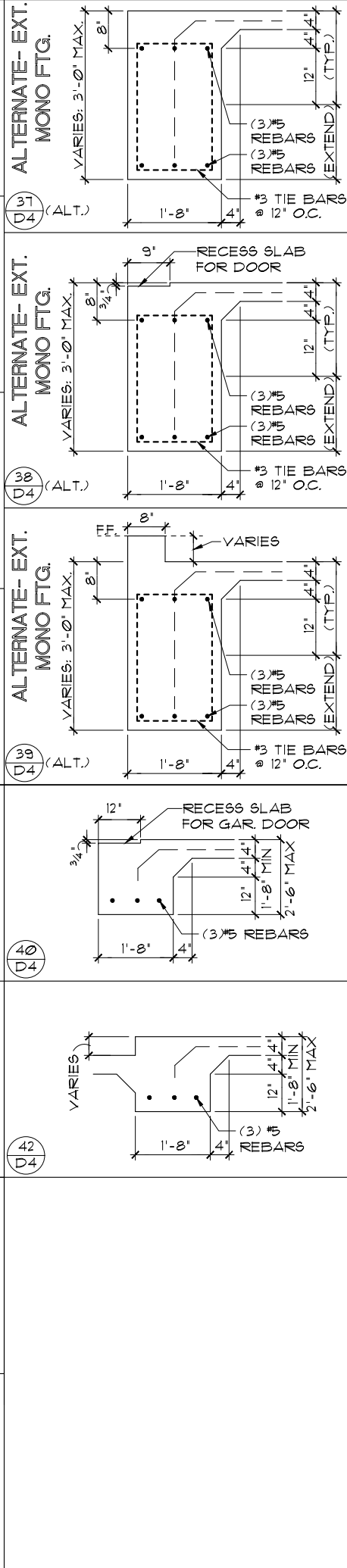
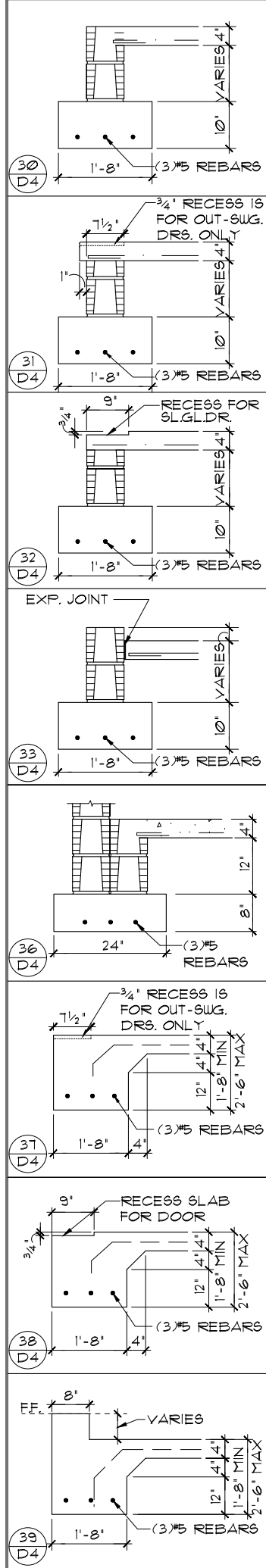
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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS
DETAILS TYPE "C"

DATE 04-18-11
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET
D3
OF SHEETS



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DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

SHEET

D4

OF SHEETS

STANDARD DETAILS

DETAILS TYPE "C"

TYPICAL STRUCTURAL DETAILS

(2 STORY)

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DREAM FINDERS

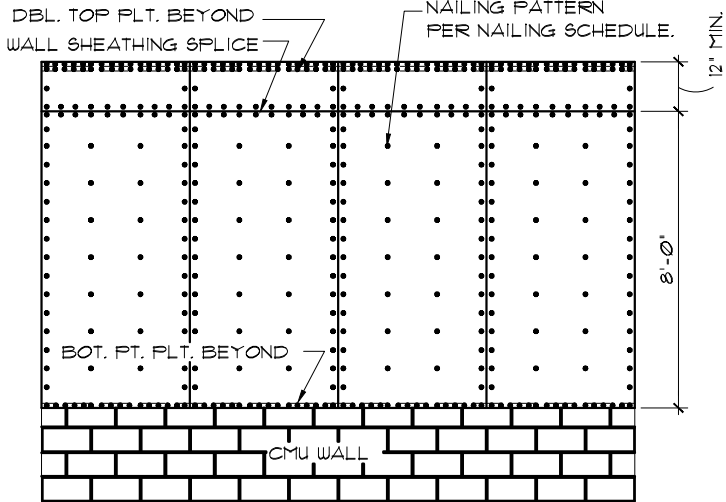
THE MAKERS OF A QUALITY HOME

NOTE:

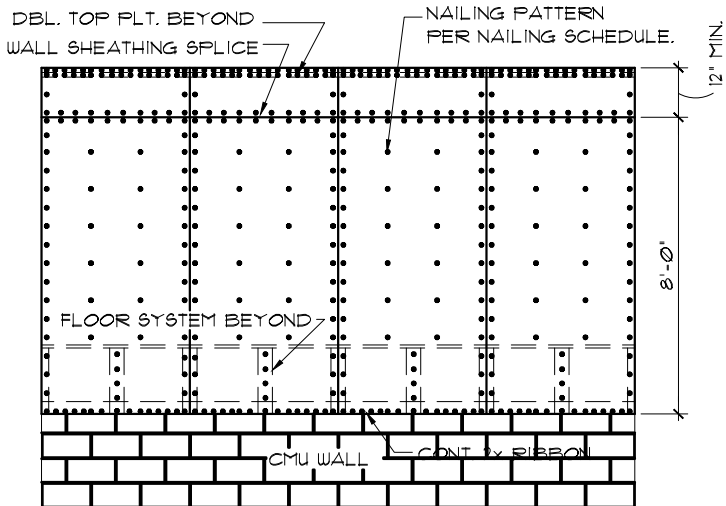
1/2" PLYWOOD OR 1/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM FLT. TO T.O.M.

NAILING SCHEDULE:

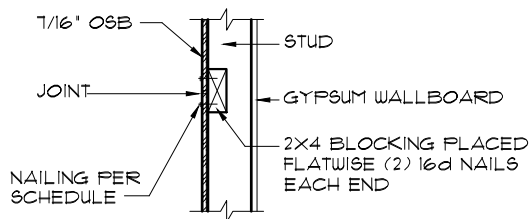
(2) ROWS @ 3' O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6' O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

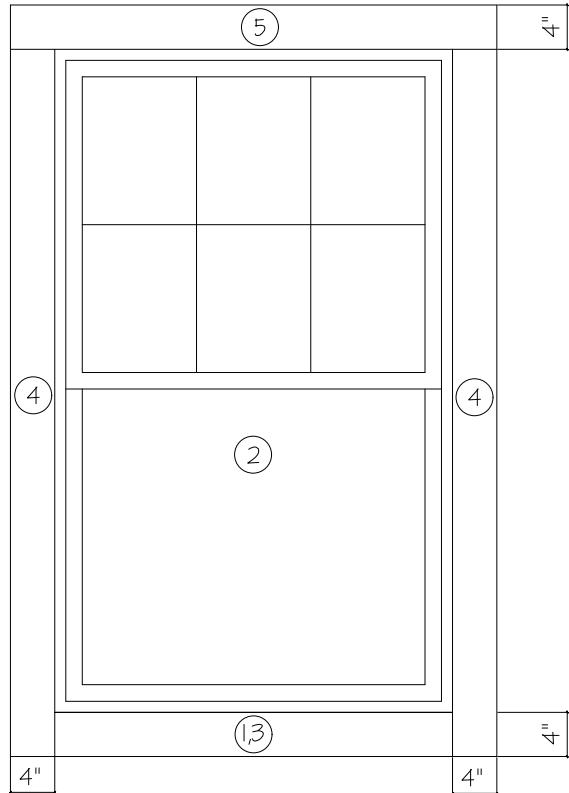


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



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

1 D5 SHEATHING UPLIFT DETAILS N.T.S.



INSTALLATION NOTES:

1. 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.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNG) TO AVOID "BOWED OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. 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.
5. 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.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSULATION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

FLASHING SEQUENCING:

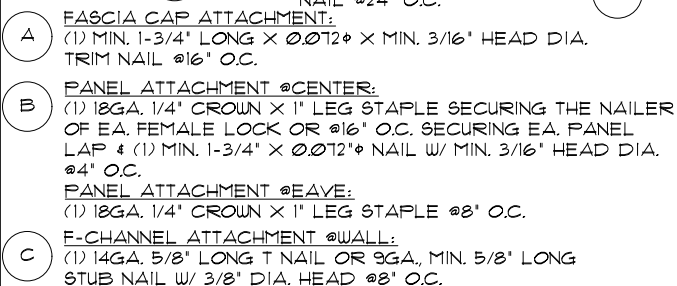
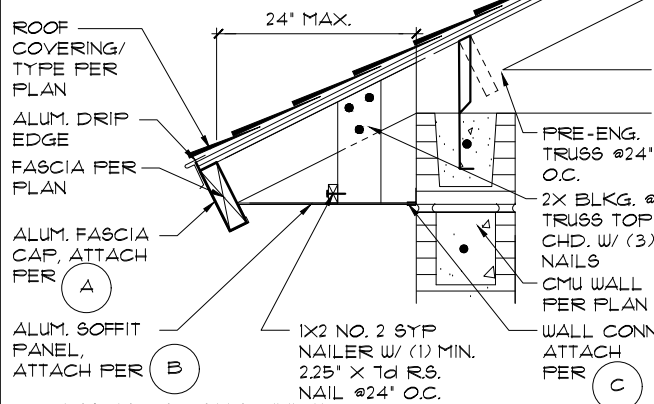
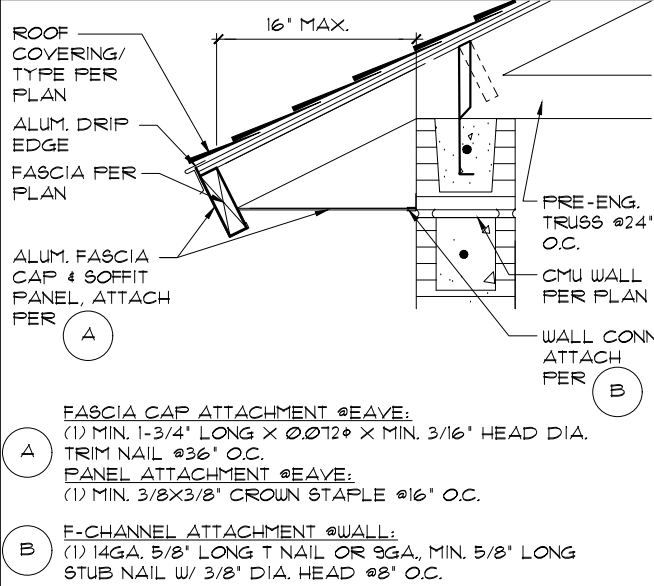
1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

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

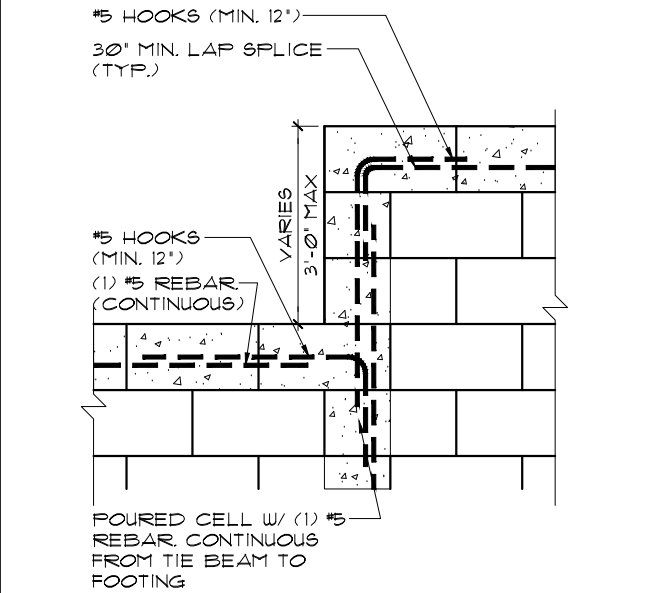
IMPORTANT:

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.

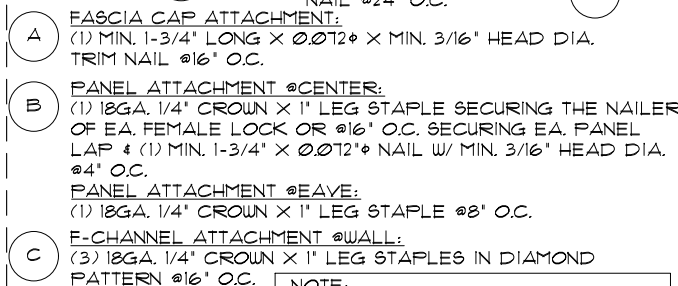
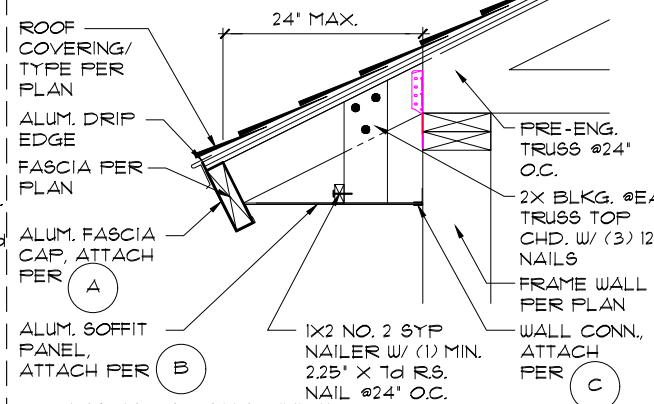
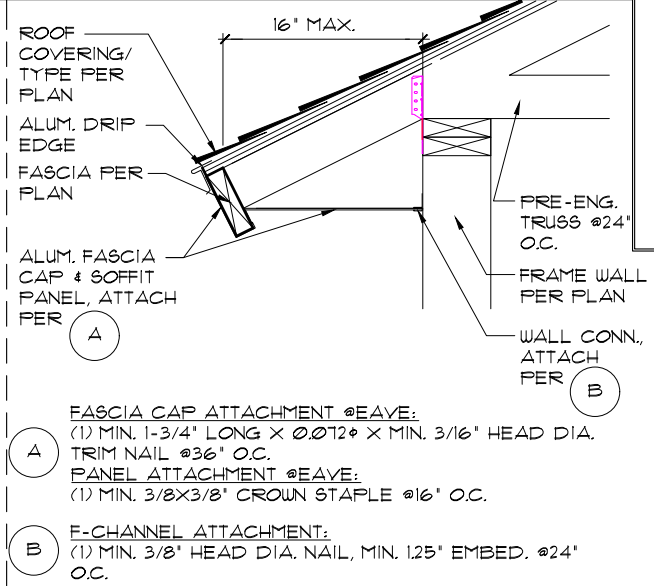
2 D5 WINDOW FLASHING DETAIL N.T.S.



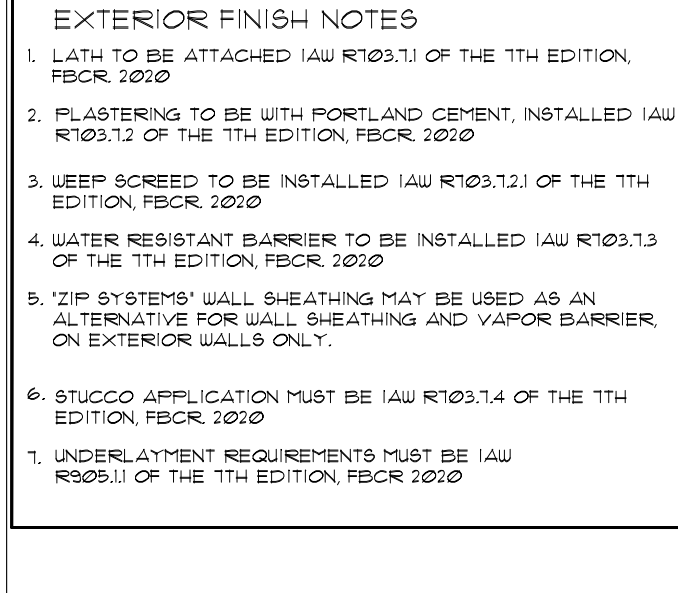
3 D5 SOFFIT DETAILS 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



4 D5 STEP DOWN BOND BEAM 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3 D5 SOFFIT DETAILS 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



4 D5 STEP DOWN BOND BEAM 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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 SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
6. STUCCO APPLICATION MUST BE IAW R103.7.4 OF THE 11TH EDITION, FBCR 2020
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 11TH EDITION, FBCR 2020

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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

SHEET

D5
OF SHEETS