

3273 MONTEGO (B)

DREAM FINDERS HOMES

LOT: 0029, TALICHET

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
6	06-07-21	-ADDED 8/0X8/0 HIDDEN S.G.D. OPTION TO PLAN	RP
7	09-07-21	-TRUSSES APPLIED TO BA-1 FROM NEW VENDOR	RW

SHEET INDEX: 'B'

00	COVER SHEET
01B.0	FOUNDATION PLAN
02B.0	FLOOR PLAN W/ DIMENSIONS
03B.0	FLOOR PLAN W/ NOTES
04B.0	UPPER FLOOR PLAN W/ DIM.
05B.0	UPPER FLOOR PLAN W/ NOTES
06B.0	EXTERIOR ELEV. - FRONT & REAR
07B.0	EXT. ELEV. - LEFT AND RIGHT
08.0	INTERIOR ELEVATIONS
08.1	STAIR SECTION/ CROSS SECTION
09B.0	ELECTRICAL PLAN
10B.0	UPPER ELECTRICAL PLAN
11B.0	TRUSS LAYOUT
12B.0	UPPER TRUSS LAYOUT
13B.0	PRE CAST LINTEL LAYOUT
14	PRE CAST LINTEL DATA/ CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
19	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

ADDRESS IDENTIFICATION NOTE (REF. FBC R319.1):

CONTRACTOR TO ENSURE THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM).

CODE SUMMARY/ BUILDING DATA:

CONSTRUCTION TYPE:  
TYPE: V (UNPROTECTED, UNSPRINKLED)

BUILDING HEIGHT:  
BUILDING HEIGHT: 30'-0" +/-

CODE REQUIREMENTS:  
THE PROPOSED WORK DEPICTED ON THESE CONSTRUCTION DOCUMENTS, ARE IN COMPLIANCE WITH THE ADOPTED CODES OF THE JURISDICTION OF AUTHORITY, INCLUDING:  
- 2020 FLORIDA BUILDING CODE-RESIDENTIAL (1TH EDITION)

WIND SPEED DESIGN:  
WIND SPEED DESIGN (IF REQUIRED) SHALL BE FOR 140 MPH.

START REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	01-18-22	-LOT SPECIFIC PLAN PER ORDER RECEIVED (12-08-21)	RH
		STANDARD OPTIONS:	
		-9080 HID. S.G.D. @ LANAI	
		-GOURM. KIT. (C-TOP W/ HOOD, OVEN/MICRO)	
		-P.P. SINK @ BONUS RM.	
		CUSTOM OPTIONS:	
		-ELECTRICAL LAYOUT	
		-RAINFALL SH. @ M.B. SHWR.	
1	06-08-22	-APPLIED TRUSSES FROM HART 0047 (DJ TRUSS)	RP
2	06-29-22	-FINAL PUBLISHED	RH

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

LOT: 0029, TALICHET

CODE 2020

REVISIONS 09-07-21

BY: RW

BY: RP

LA: 10-18-21



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Date: 2022.07.08 14:36:53 -04'00'

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DREAM FINDERS

THE MAKER OF A QUALITY HOME

COVER SHEET

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

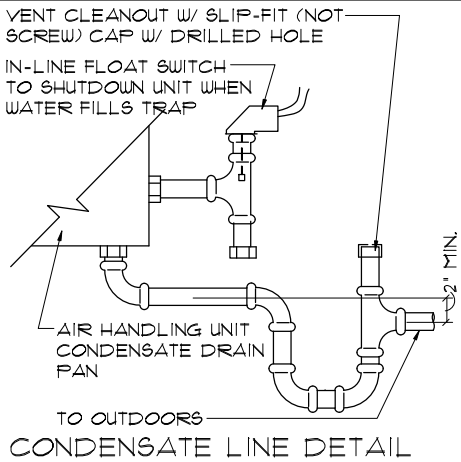
SHEET

00

OF 26 SHEETS

NOTE:

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



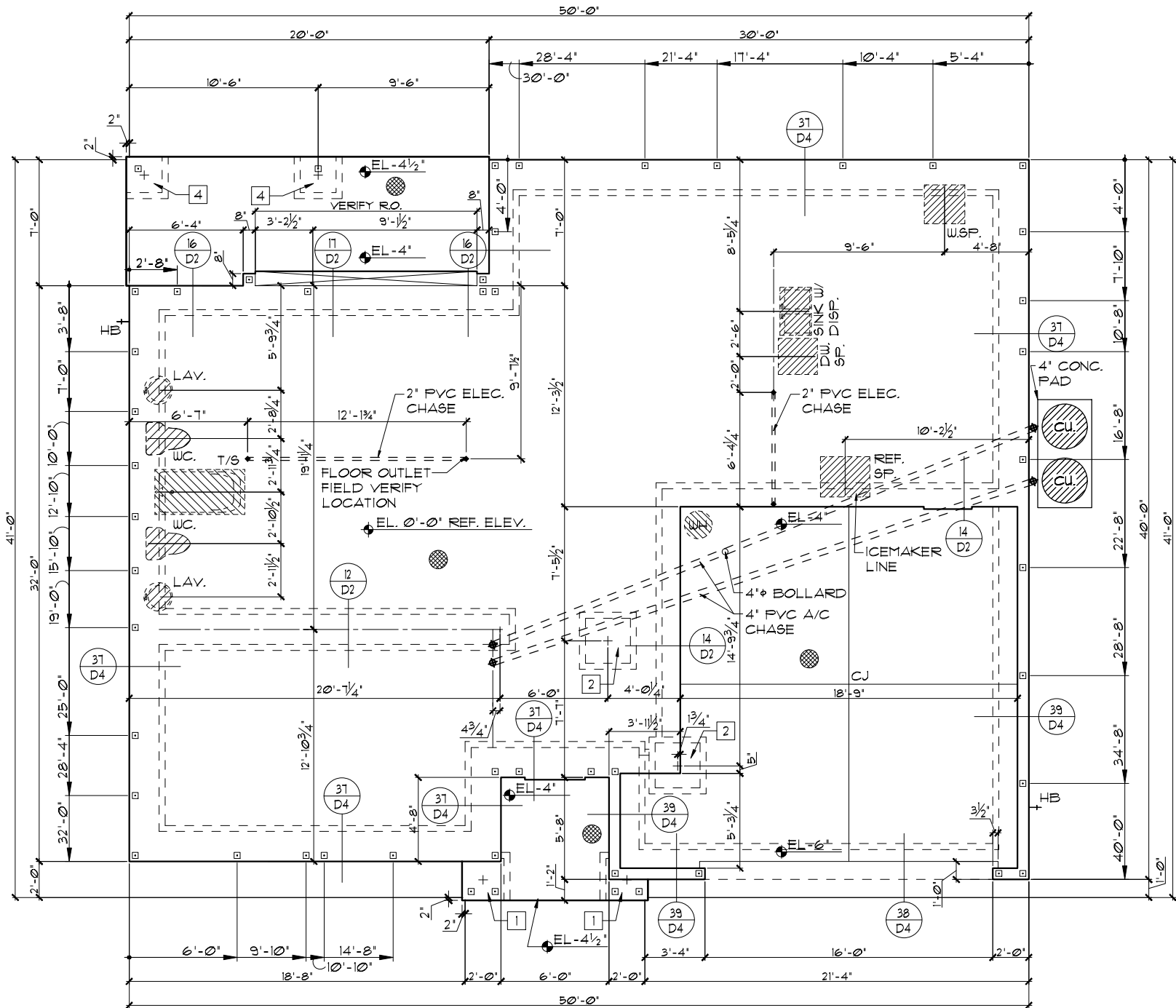
N.T.S.

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., 3 1/2" 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 "B"

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: 0029, TALICHET

CODE 2020

REVISIONS 09-07-21

BY: RW

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BY: RP

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

3273 MONTEGO  
DREAM FINDERS HOMES

FOUNDATION PLAN



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TABULATION	
UPPER LIVING -----	1,897 SF.
LOWER LIVING -----	1,376 SF.
TOTAL LIVING -----	3,273 SF.
GARAGE -----	426 SF.
ENTRY -----	46 SF.
LANAI -----	140 SF.
TOTAL UNDER ROOF -----	3,885 SF.

- GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.

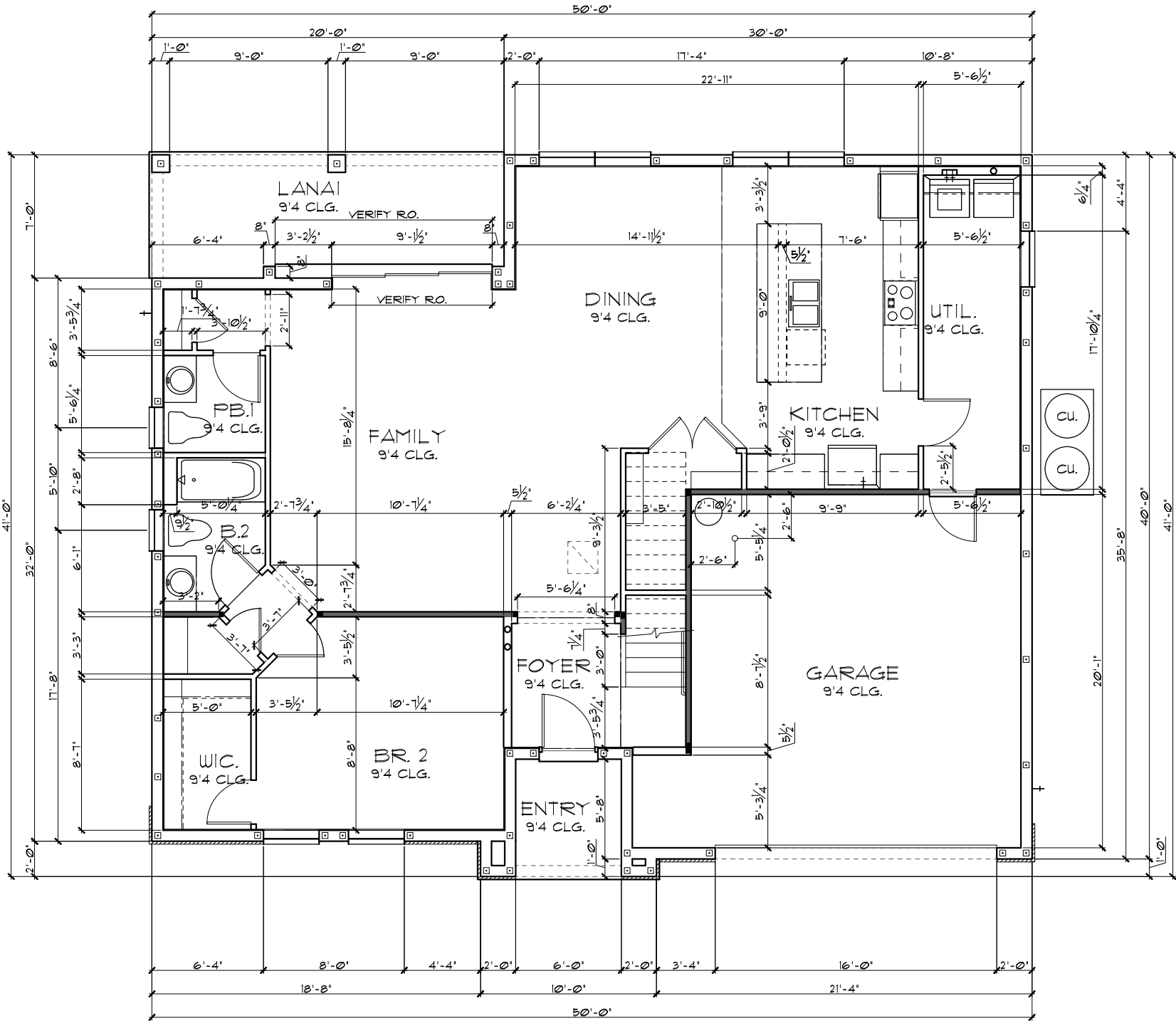
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.

3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" UNLESS NOTED OTHERWISE.

4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" UNLESS NOTED OTHERWISE.

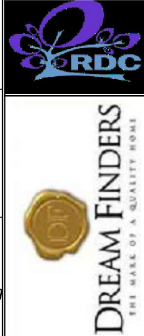
5. ALL INTERIOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.

6. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.



FLOOR PLAN W/ DIMENSIONS "B"

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

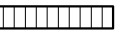



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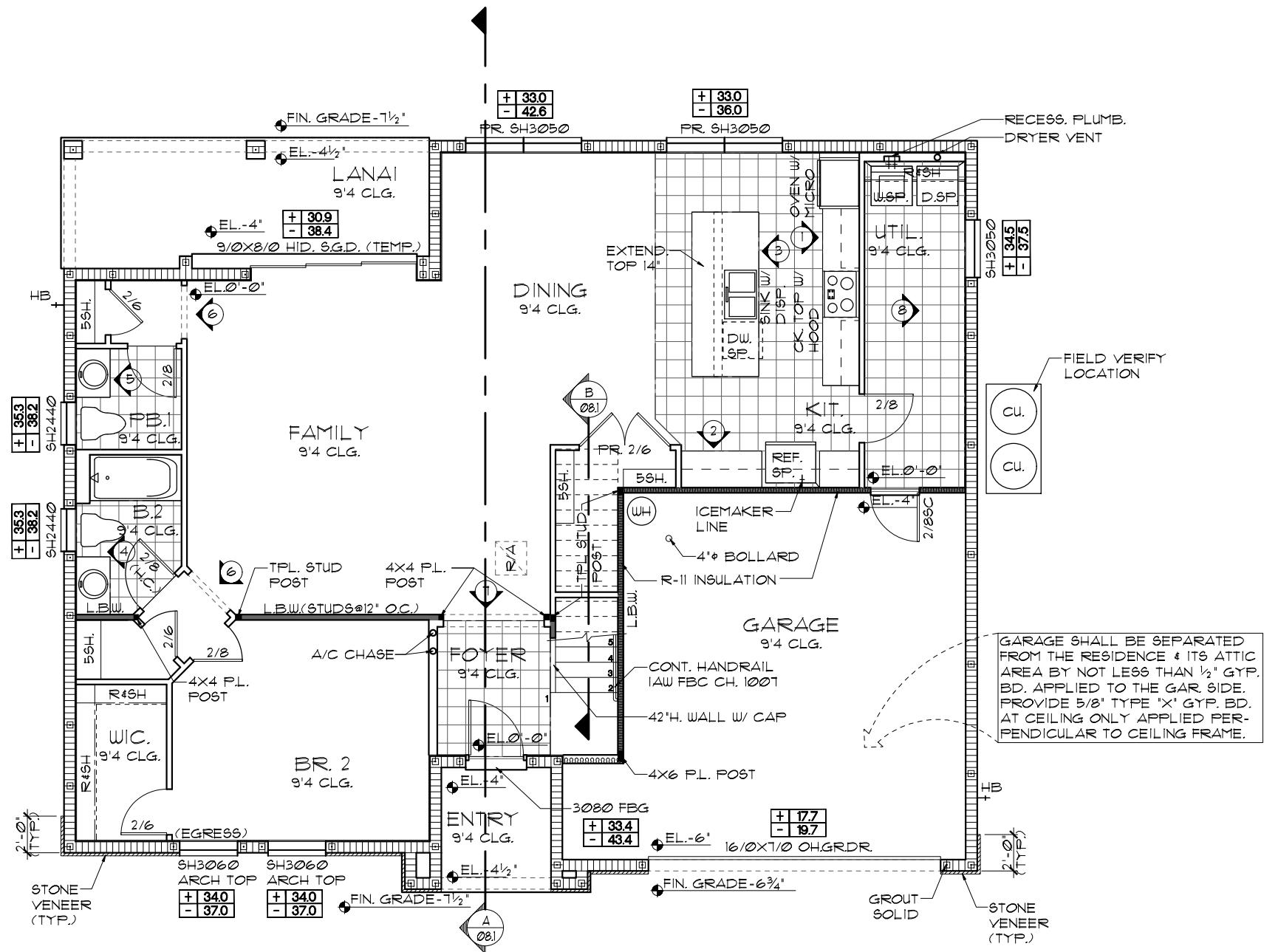
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LOAD INFORMATION		
PER 2020 FLORIDA RESIDENTIAL CODE		
DEAD LOADS		
FLOOR: STRUCTURE	-----	1 P&F
CEILINGS	-----	3 P&F
MECH/ELEC	-----	5 P&F
PARTITIONS	-----	5 P&F
TOTAL	-----	20 P&F
ROOF: SHEATHING	-----	5 P&F
STRUCTURE	-----	1 P&F
CEILINGS	-----	3 P&F
MECH/ELEC	-----	5 P&F
TOTAL	-----	20 P&F
FLOOR LIVE LOADS		
RESIDENTIAL FLOOR:	-----	40 P&F
ATTIC WITHOUT STORAGE:	-----	10 P&F
ATTIC WITH LIMITED STORAGE:	-----	20 P&F
GUARDRAILS & HANDRAILS:	-----	200 LBS
GUARDRAILS IN-FLL COMP.:	-----	50 P&F
SLEEPING ROOMS:	-----	30 P&F
ROOMS OTHER THAN SLEEPING:	-----	40 P&F
STAIR LIVE LOAD:	-----	40 P&F
ROOF LIVE LOADS		
MINIMUM ROOF LIVE LOAD (P&F)		
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. RISK CATEGORY:	-----	II
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 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. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.		
6.  DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.		
 DENOTES CONC. BLOCK WALL HGT. @ N/A		
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:	
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2017, 6TH ED.	
NOTE:	
ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O.	



FLOOR PLAN W/ NOTES "B"

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

Digitally signed by Maria Ferreira Date: 2022.07.08 14:37:55 -04'00'

LOT: 0029, TALICHET

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 03B.0 OF 26 SHEETS

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

LOT: 0029, TALICHET

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 03B.0 OF 26 SHEETS

BY: RP

REVISIONS 09-07-21

CODE 2020

BY: RW

BY: RP

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DREAM FINDERS THE MAKERS OF A QUALITY HOME

FLOOR PLAN W/ NOTES

3273 MONTEGO

DREAM FINDERS HOMES



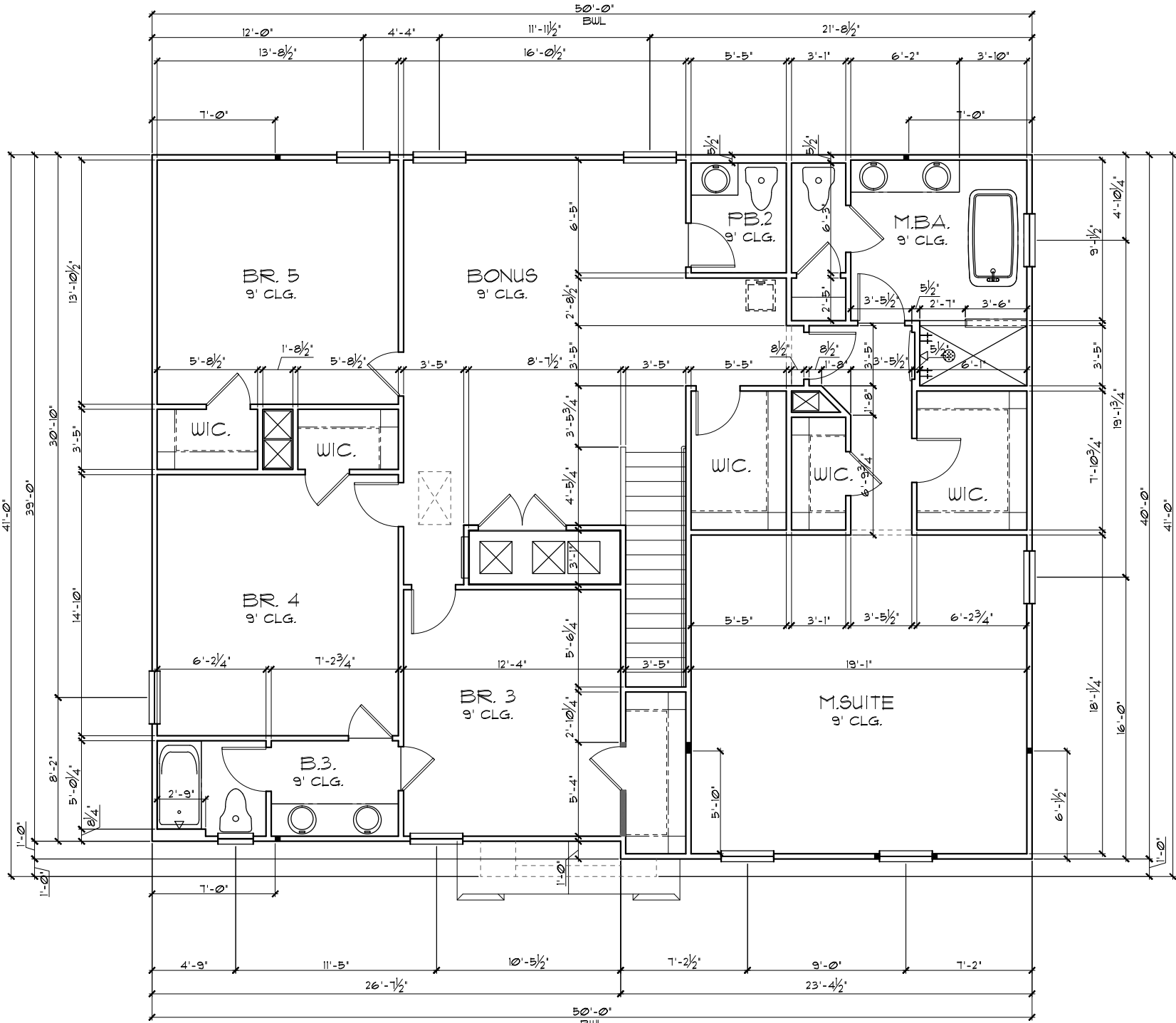
NOTE:  
BWL = BRACED WALL LINE. REFER  
TO DETAILS ON SHEET 12B.0

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 "B"

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



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REVISIONS 09-07-21

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UPPER FLOOR PLAN W/  
DIMENSIONS

3273 MONTEGO  
DREAM FINDERS HOMES

DATE 02-28-20  
SCALE AS NOTED  
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SHEET  
04B.0  
OF 26 SHEETS

LA: 10-15-21


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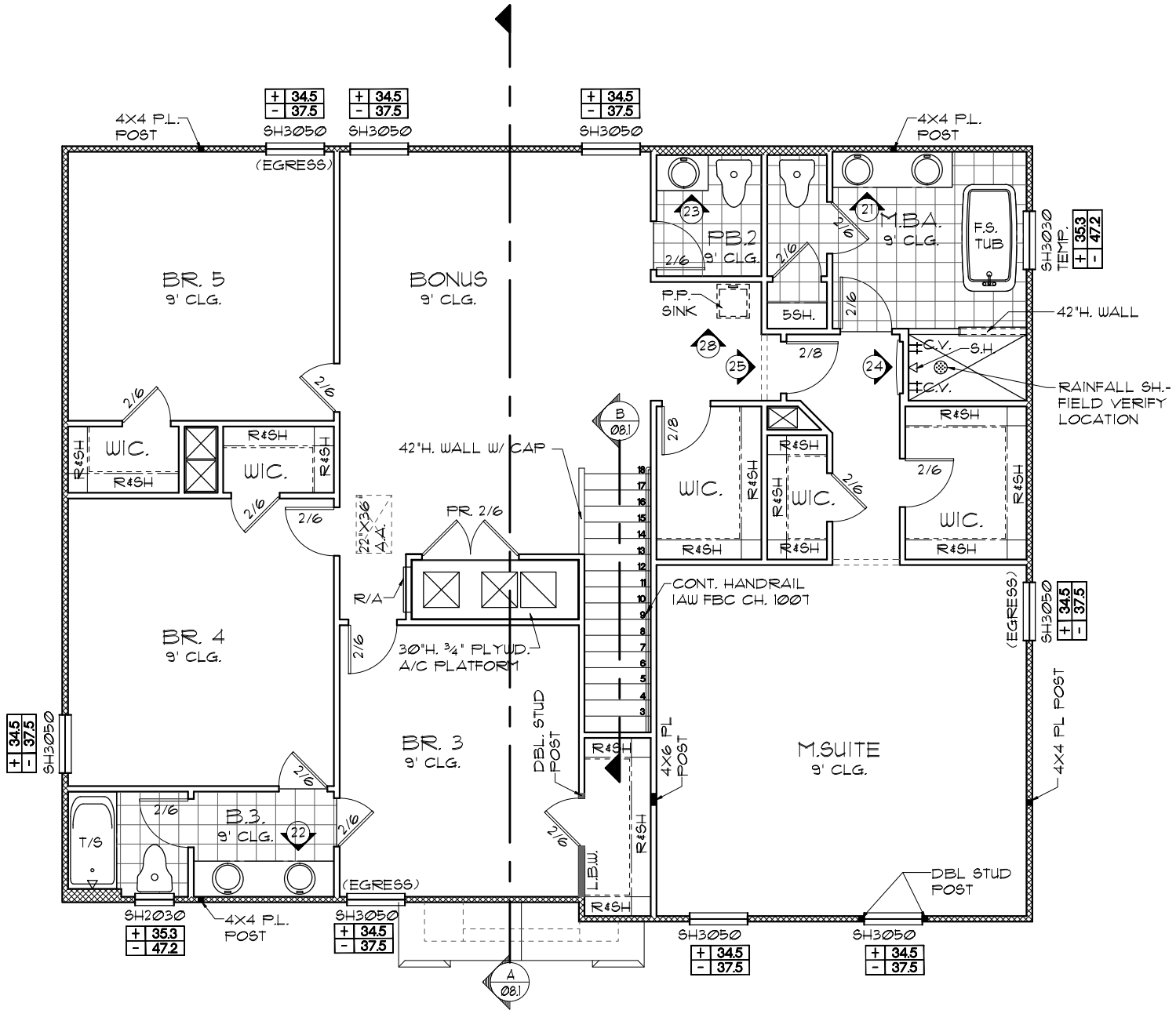
LOAD INFORMATION		
PER 1TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE		
DEAD LOADS		
FLOOR: STRUCTURE	-----	1 PSF
CEILING	-----	3 PSF
MECH/ELEC	-----	5 PSF
PARTITIONS	-----	5 PSF
TOTAL	-----	20 PSF
ROOF: SHEATHING		
STRUCTURE	-----	5 PSF
CEILING	-----	1 PSF
MECH/ELEC	-----	3 PSF
TOTAL	-----	5 PSF
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
0-12 < 4:12	20	16
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WIND INFORMATION		
PER 1TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE		
1. BASIC WIND SPEED:	-----	140 MPH
2. RISK CATEGORY:	-----	II
3. BUILDING WIND EXPOSURE:	-----	B
4. INTERNAL PRESSURE	-----	+/- .18, INCLUDED
COEFFICIENT:	-----	IN NOTE #5
5. COMPONENT / CLADDING	-----	SEE PLAN
DESIGN WIND PRESSURE:	-----	SEE PLAN
DESIGN WIND PRESSURE 1AW FLA	-----	SEE PLAN
RESIDENTIAL CODE, SECTION R301	-----	SEE PLAN
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 "B"

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



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

LOT: 0029, TALICHET

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

REVISIONS 09-07-21

BY: RW

CODE 2020

UPPER FLOOR PLAN W/ NOTES

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 05B.0

OF 26 SHEETS

LA: 10-15-21

BY: RP

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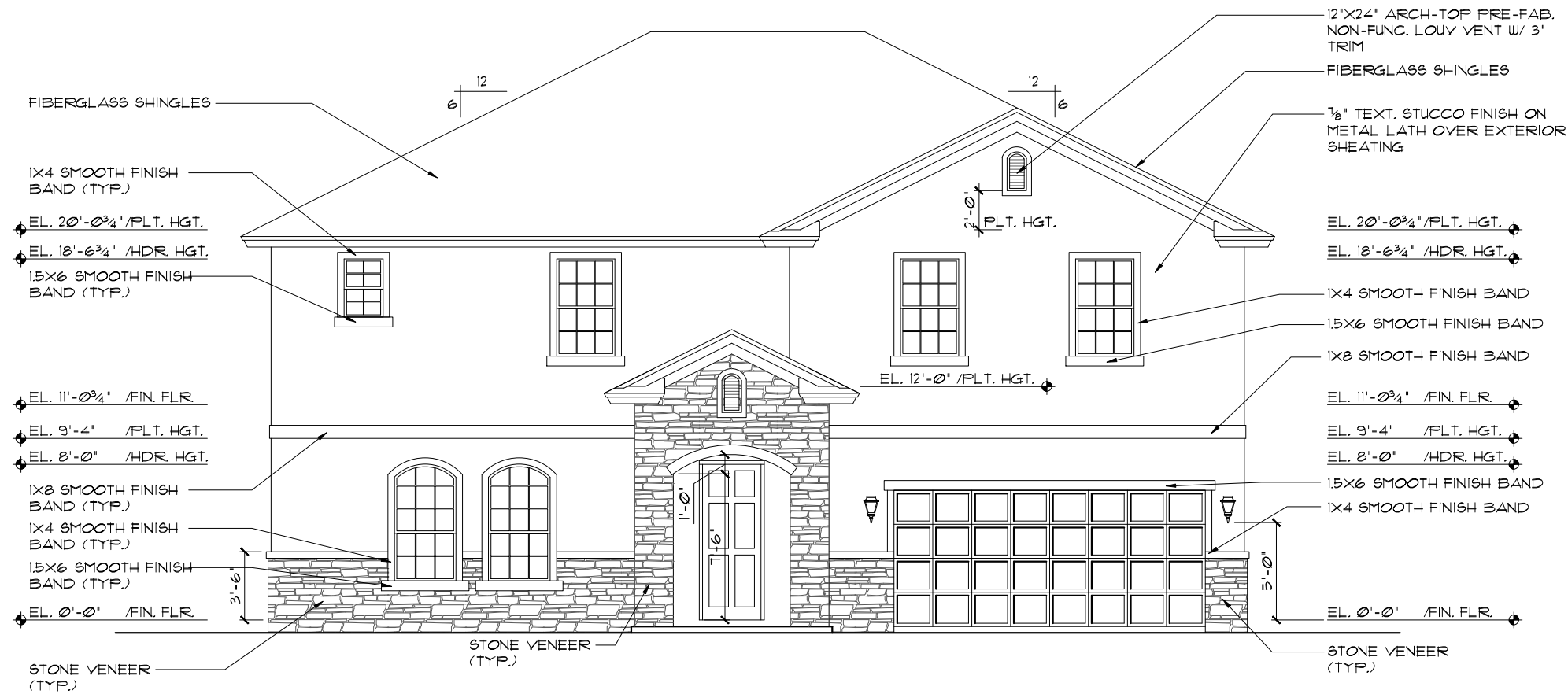
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RDC

DREAM FINDERS

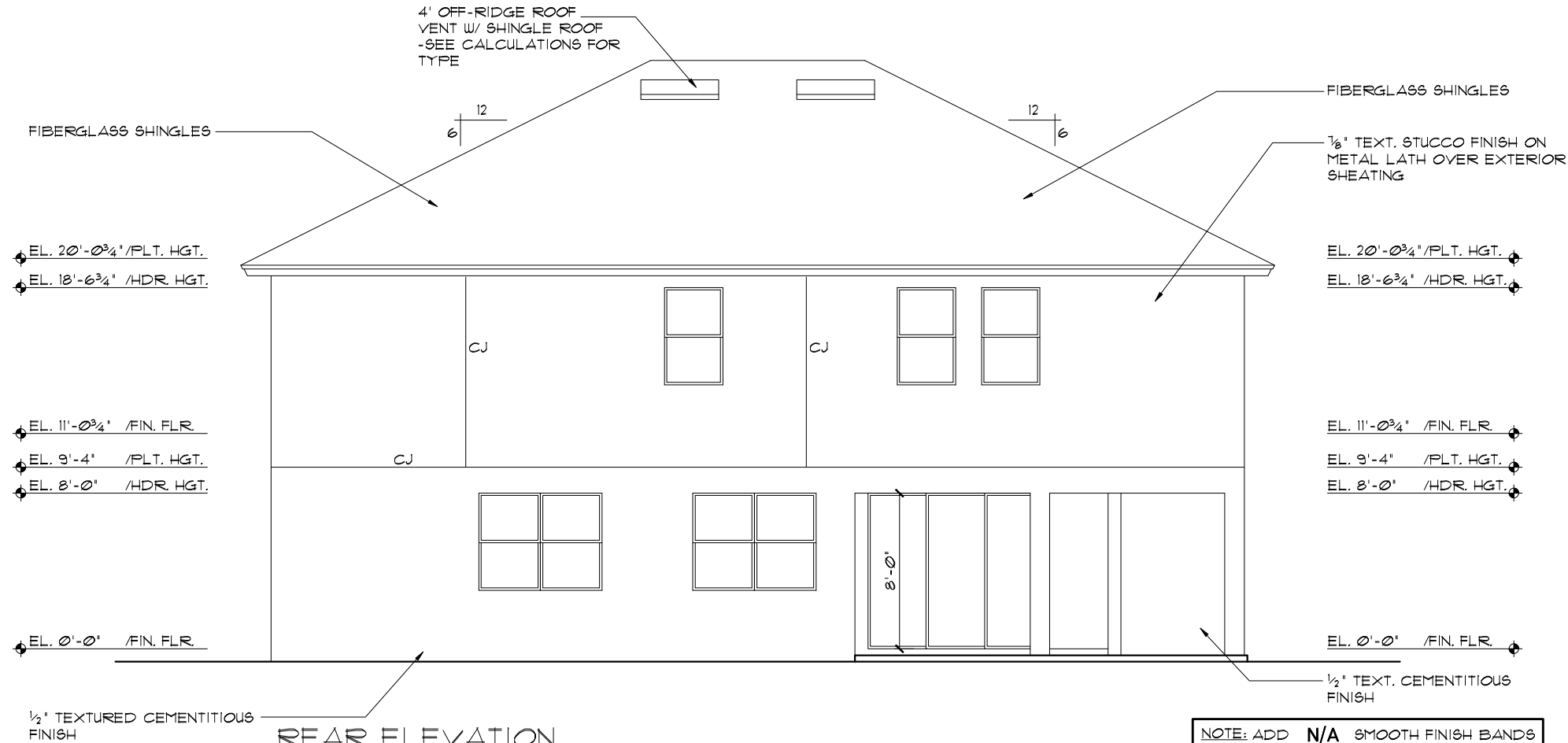
THE MAKER OF A QUALITY HOME

- 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.



**FRONT ELEVATION "B"**

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: 0029, TALICHET

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 06B.0 OF 26 SHEETS

EXTERIOR ELEVATION FRONT AND REAR

3273 MONTEGO

DREAM FINDERS HOMES

BY: RW

REVISIONS 09-07-21

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LA: 10-15-21

BY: RP

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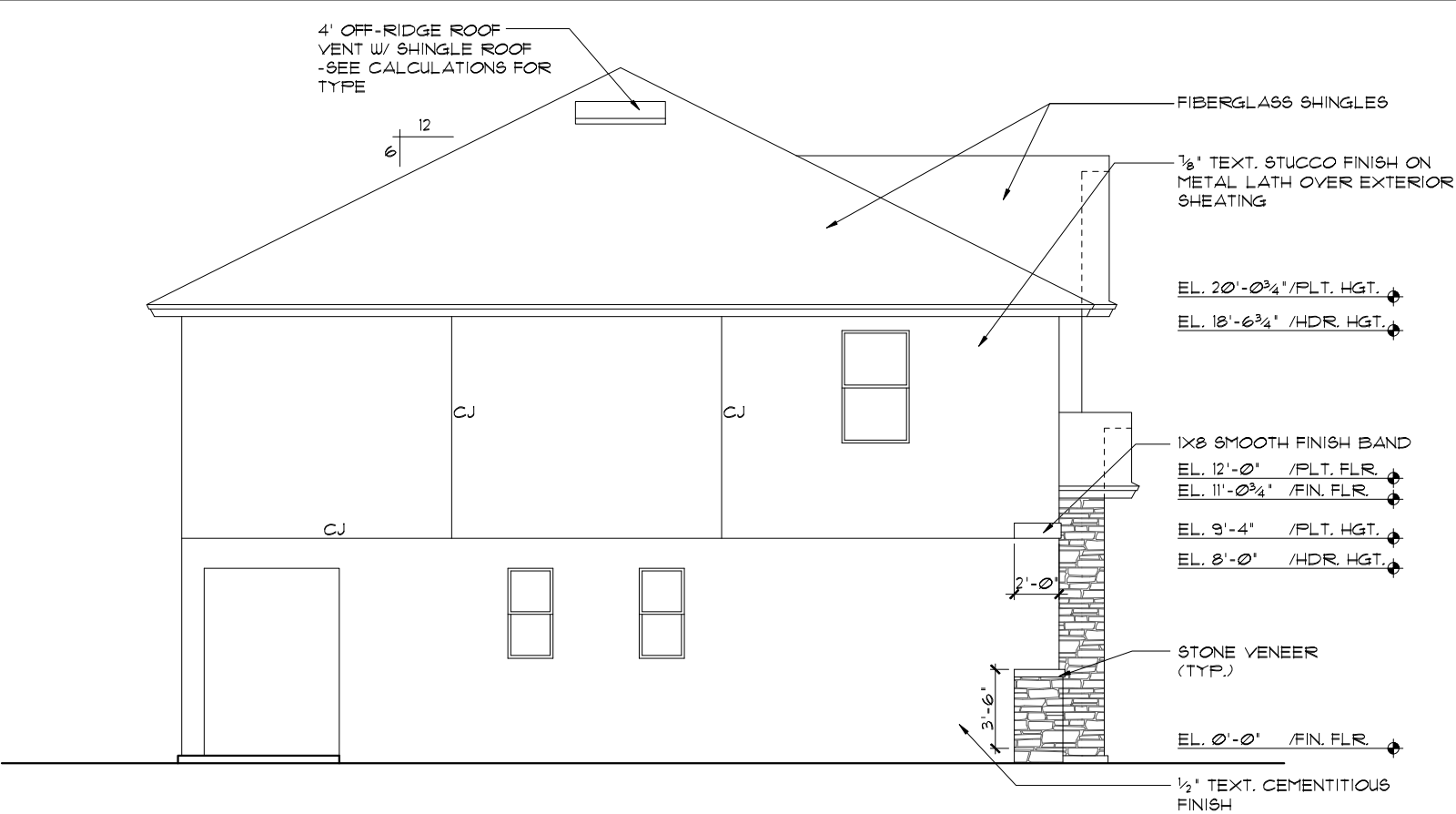
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RDC

DREAM FINDERS

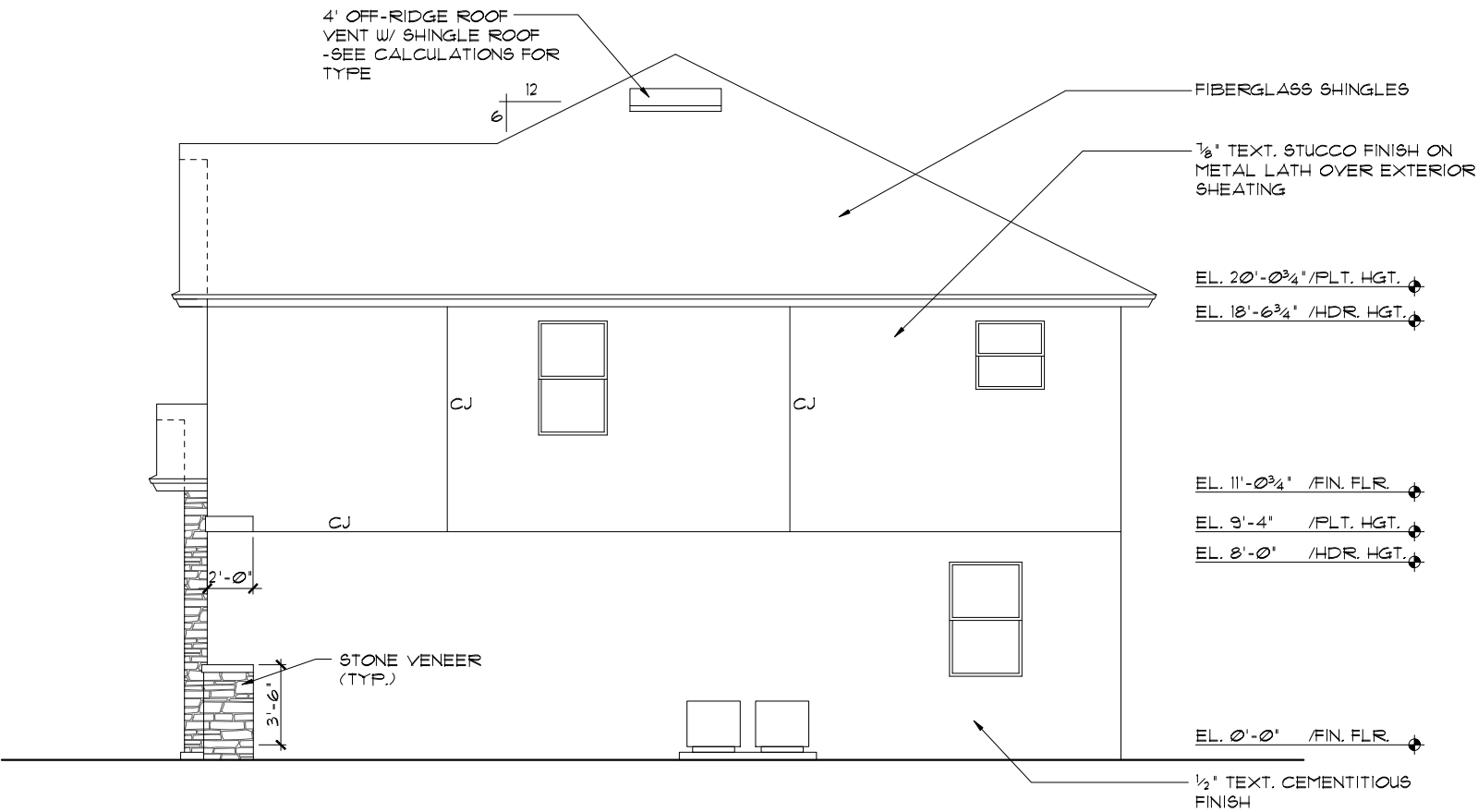
THE MAKER OF A QUALITY HOME

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LEFT ELEVATION "B"

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



RIGHT ELEVATION "B"

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 R103.1.1 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.

LA: 10-15-21  
BY: RP

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Date: 2022.07.08 14:41:24 -04'00'

LA: 10-15-21  
BY: RP

REVISIONS 09-07-21

BY: RW

CODE 2020

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

LOT: 0029, TALICHET

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DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

EXTERIOR ELEVATION  
LEFT AND RIGHT

3273 MONTEGO  
DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

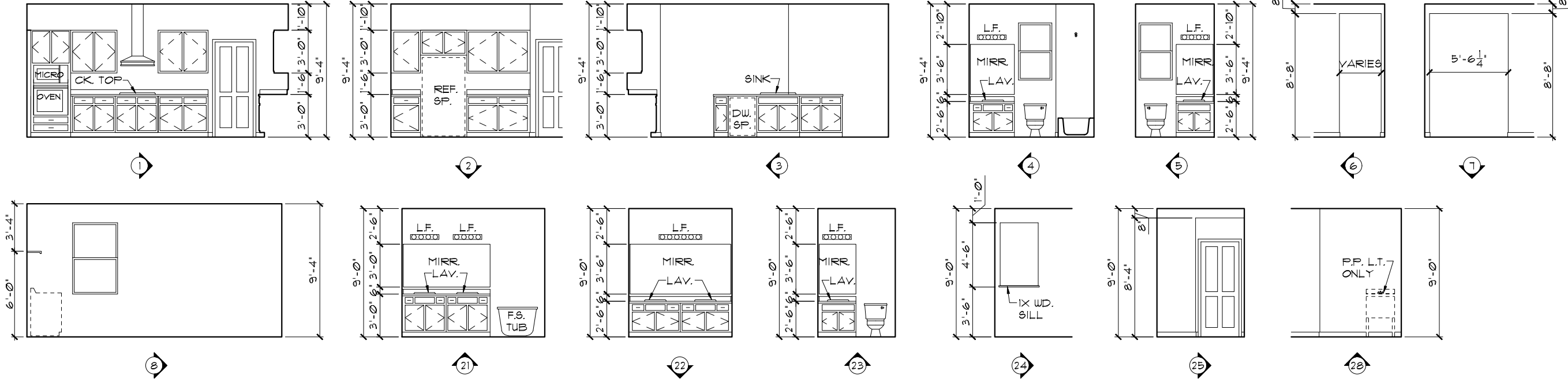
JOB 3273

SHEET 07B.0  
OF 26 SHEETS



INTERIOR ELEVATIONS

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: 0029, TALICHET

CODE 2020

REVISIONS 09-07-21

BY: RW

LA: 10-15-21

BY: RP

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DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	08.0
OF	26 SHEETS

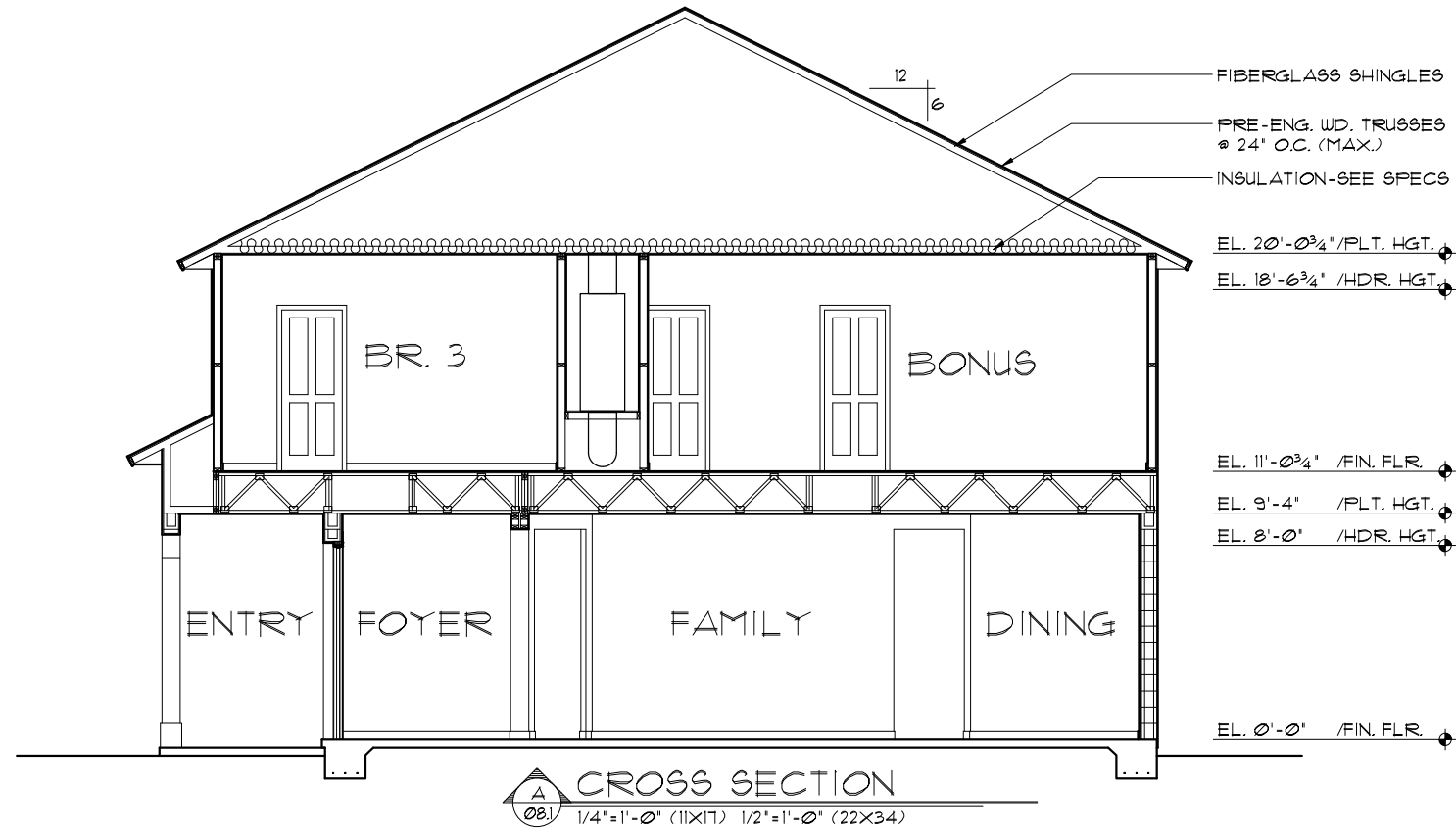
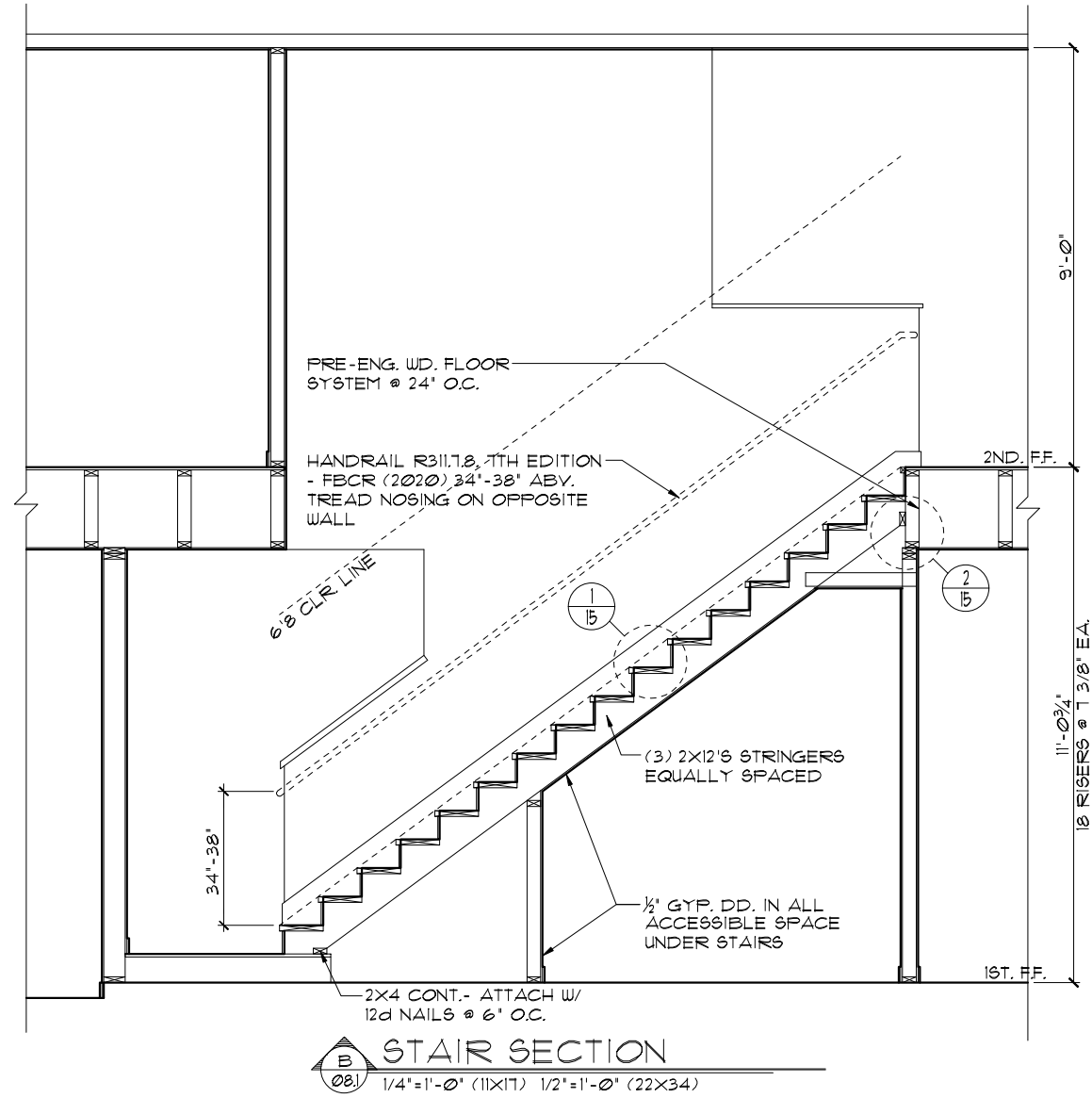
3273 MONTEGO  
DREAM FINDERS HOMES



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14:41:39 -04'00'





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

LOT: 0029, TALICHET

CODE 2020

REVISIONS 09-07-21

BY: RW

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08.1  
OF 26 SHEETS

SHEET 3273

DRAWN RDC

SCALE AS NOTED

DATE 02-28-20

3273 MONTEGO  
DREAM FINDERS HOMES

CROSS SECTION/ STAIR SECTION

DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

RDC

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LA: 10-16-21

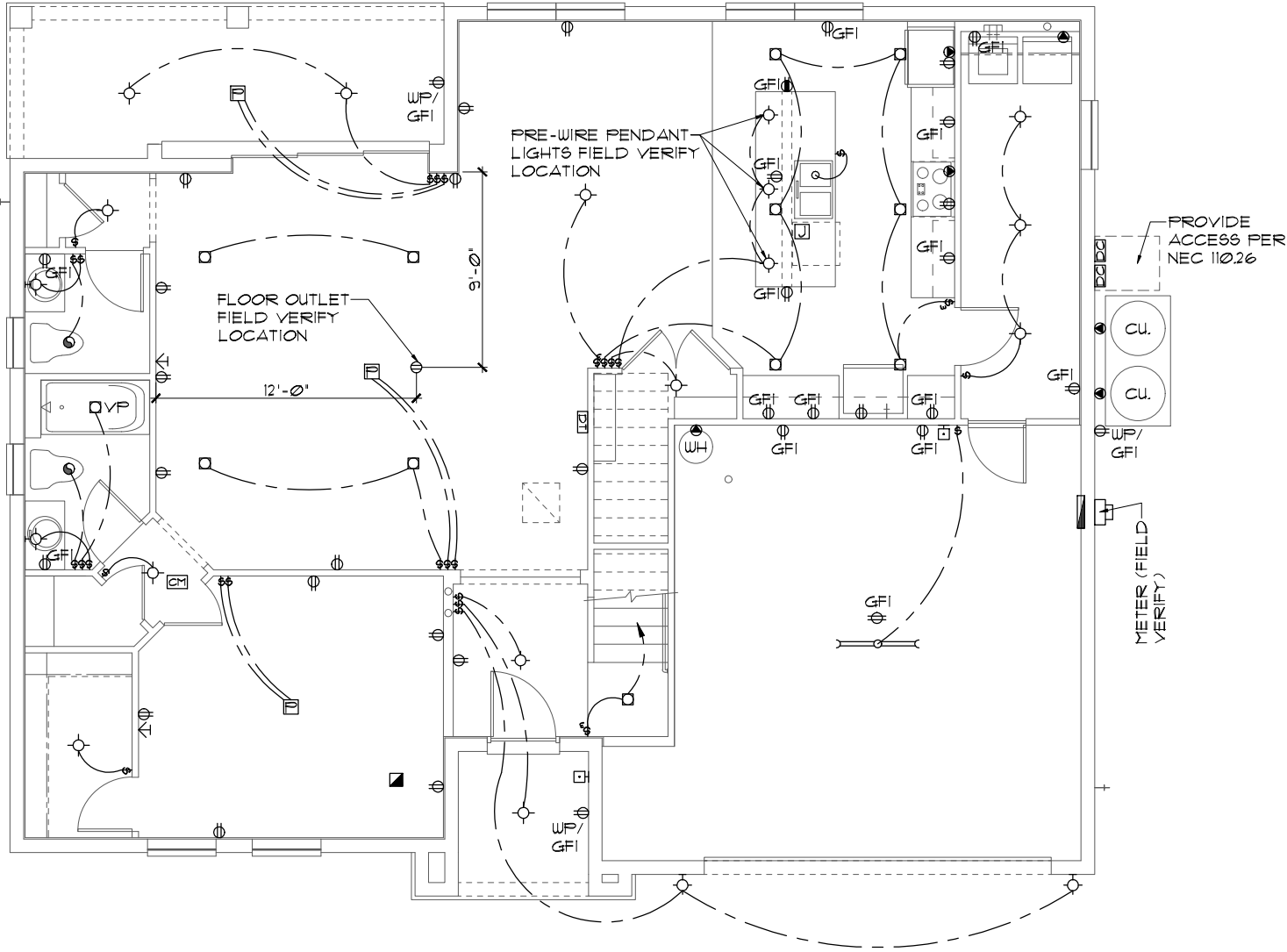
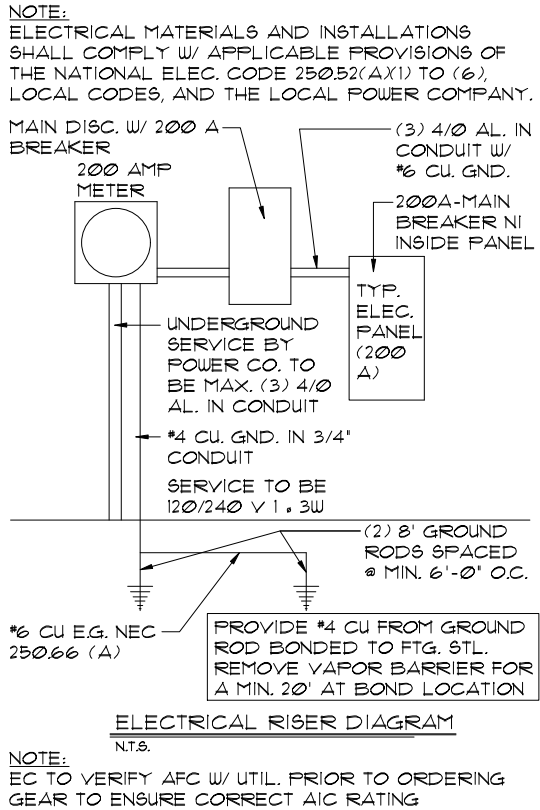
BY: RP



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Date: 2022.07.08 14:41:52 -04'00'

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:  
**BRK: SMOKE-9120B, C/O- SC9120B**  
**KIDDE: SMOKE-21007581, C/O 21006377-N**
- 7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 11TH ED. 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 PLAN "B"  
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
⊕	OUTLET 110-115	◻	LIGHT FIXT. REC. ADJUST.	◻	INTERCOM	◻	CEILING FAN, PREWIRE
⊕	OUT. 110-115, 5PLIT WIRED	☼	LIGHT FIXT. FULL CHAIN	◻	CHIMES	◻	CEILING FAN, INSTALL
⊕	OUT. 110-115, W/ USB	☼	LIGHT FIXT.FLUORESCENT	◻	SMOKE DETECTOR	◻	ELECT. JUNCTION BOX
⊕	OUT. 110-115, CLG. MOUNT.	☼	LIGHT FIXT., EXT. FLOODS	◻	CARBON MONOXIDE	◻	THERMOSTAT
⊕	OUT. 110-115, FLR. MOUNT.	☼	LIGHT FIXT., EMERG. EXIT	◻	PUSH BUTTON	◻	DISCONNECT SWITCH
⊕	SPCL. PURPOSE 220-240	☼	LIGHT FIXT., EXIT/BACKUP	⊕	EXHAUST FAN	◻	ELEC. POWER METER
☼	LIGHT FIXT., CLG. MTD.			⊕	EX. FAN/LIGHT COMBO		

1A: 10-15-21

BY: RP

REVISIONS: 09-07-21

BY: RW

CODE 2020

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

LOT: 0029, TALICHET

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Date: 2022.07.08 14:42:08 -04'00'

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DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

ELECTRICAL PLAN

3273 MONTEGO  
DREAM FINDERS HOMES

DATE 02-28-20  
SCALE AS NOTED  
DRAWN RDC  
JOB 3273  
SHEET 09B.0 OF 26 SHEETS

**MECHANICAL/GENERAL NOTES**  
PER 11TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

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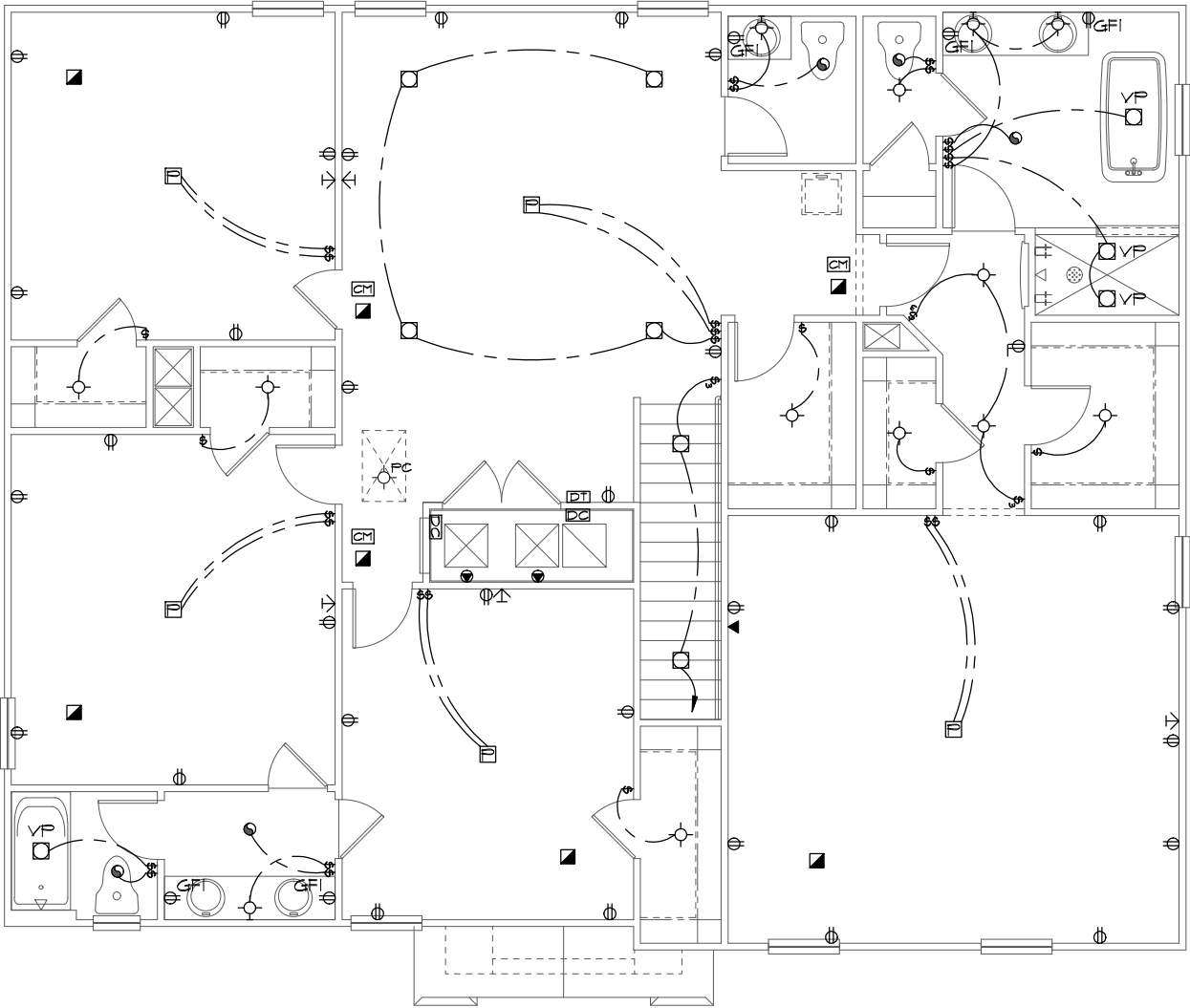
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**KIDDE: SMOKE-21007581, C/O 21006377-N**

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ELECTRICAL LEGEND		
Ⓢ	SINGLE POLE SWITCH	⏏ OUTLET, TV/CABLE
Ⓢ	THREE WAY SWITCH	☎ OUTLET, PHONE
Ⓢ	OUTLET 110-115	☎ INTERCOM
Ⓢ	OUT. 110-115, SPLIT WIRED	🔊 CHIMES
Ⓢ	OUT. 110-115, W/ USB	🔦 SMOKE DETECTOR
Ⓢ	OUT. 110-115, CLG. MOUNT.	☠ CARBON MONOXIDE
Ⓢ	OUT. 110-115, FLR. MOUNT.	🔴 PUSH BUTTON
Ⓢ	SPCL. PURPOSE 220-240	🌀 EXHAUST FAN
Ⓢ	LIGHT FIXT., CLG. MTD.	🌀 EX. FAN/LIGHT COMBO
Ⓢ	LIGHT FIXT., WALL MTD.	🌀 DISPOSAL
Ⓢ	LIGHT FIXT., RECESSED	🔌 ELECTRICAL PANEL
Ⓢ	LIGHT FIXT., REC. ADJUST.	🌀 CEILING FAN, PREWIRE
Ⓢ	LIGHT FIXT., 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 "B"

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

LA: 10-15-21

BY: RP

STATE OF FLORIDA  
JULY 1992  
AR 9372

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

REVISIONS 09-07-21

BY: RW

CODE 2020

REVISIONS 09-07-21

UPPER ELECTRICAL PLAN

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC


JOB 3273

SHEET 10B.0 OF 26 SHEETS

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DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

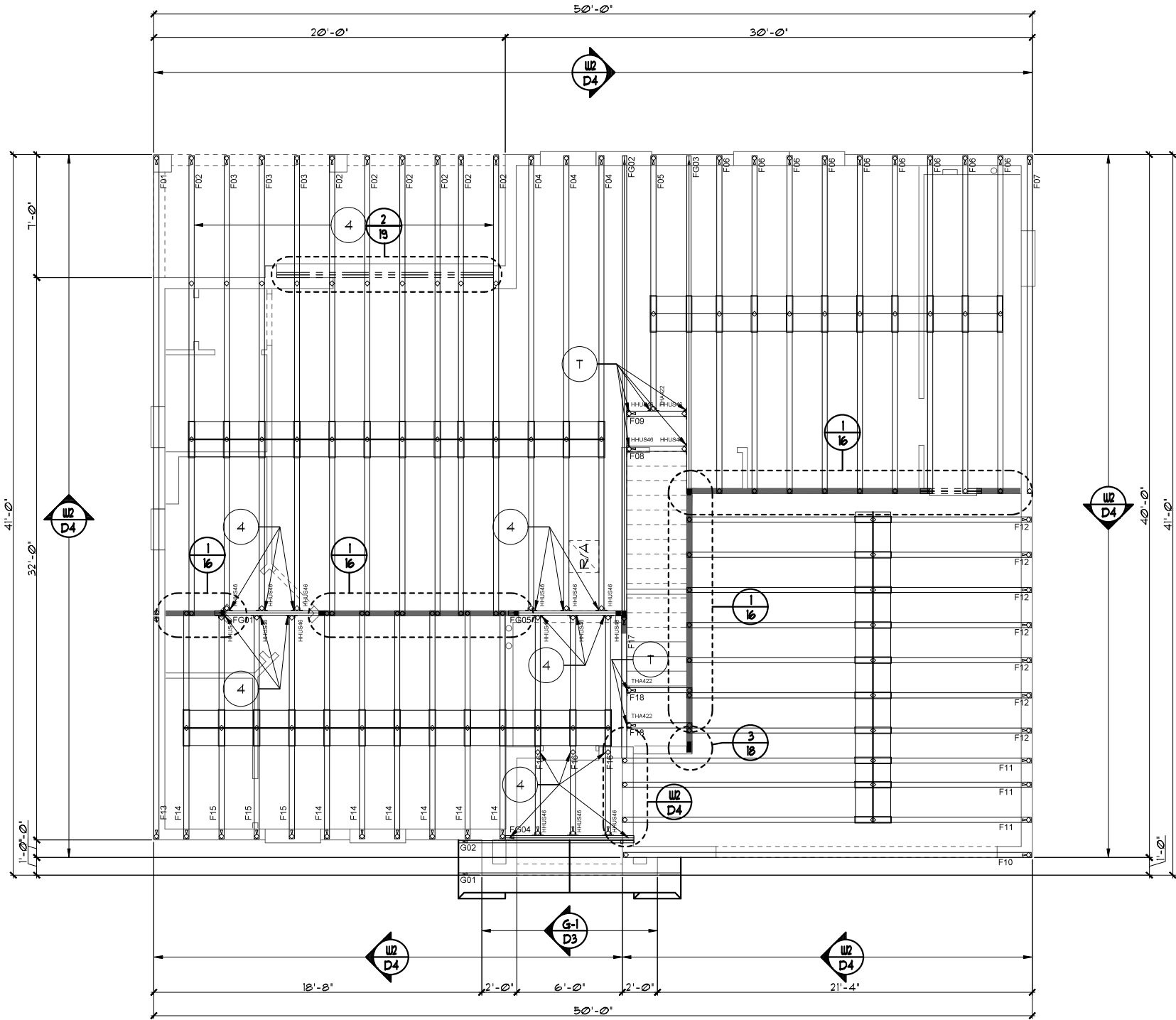


NOTES

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.

TRUSS LAYOUT "B"

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





Digitally signed by  
Maria Ferreira  
Date: 2022.07.08  
14:42:49 -04'00'

BY: RP

REVISIONS 09-07-21

CODE 2020

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UPPER TRUSS  
LAYOUT

3273 MONTEGO  
DREAM FINDERS HOMES

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

### ATTIC VENTILATION CALCULATIONS

PER FBCR 2020 11TH EDITION R806: 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:  $\frac{19745\text{F.}}{300} = \underline{6585\text{F.}}$  NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 348F.  
PROVIDED W/OFF RIDGE VENTS: 4 VENTS @ .859F. /VENT.  
(TILE: O'HAGIN MODEL 'S', SHINGLE: LOMANCO T10-D - OR MILLENNIUM METAL)  
LOWER PORTION VENTILATION TOTAL: 13578F.  
PROVIDED W/SOFFITS @ EAVE: 156L.F. @ 0.0878F 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

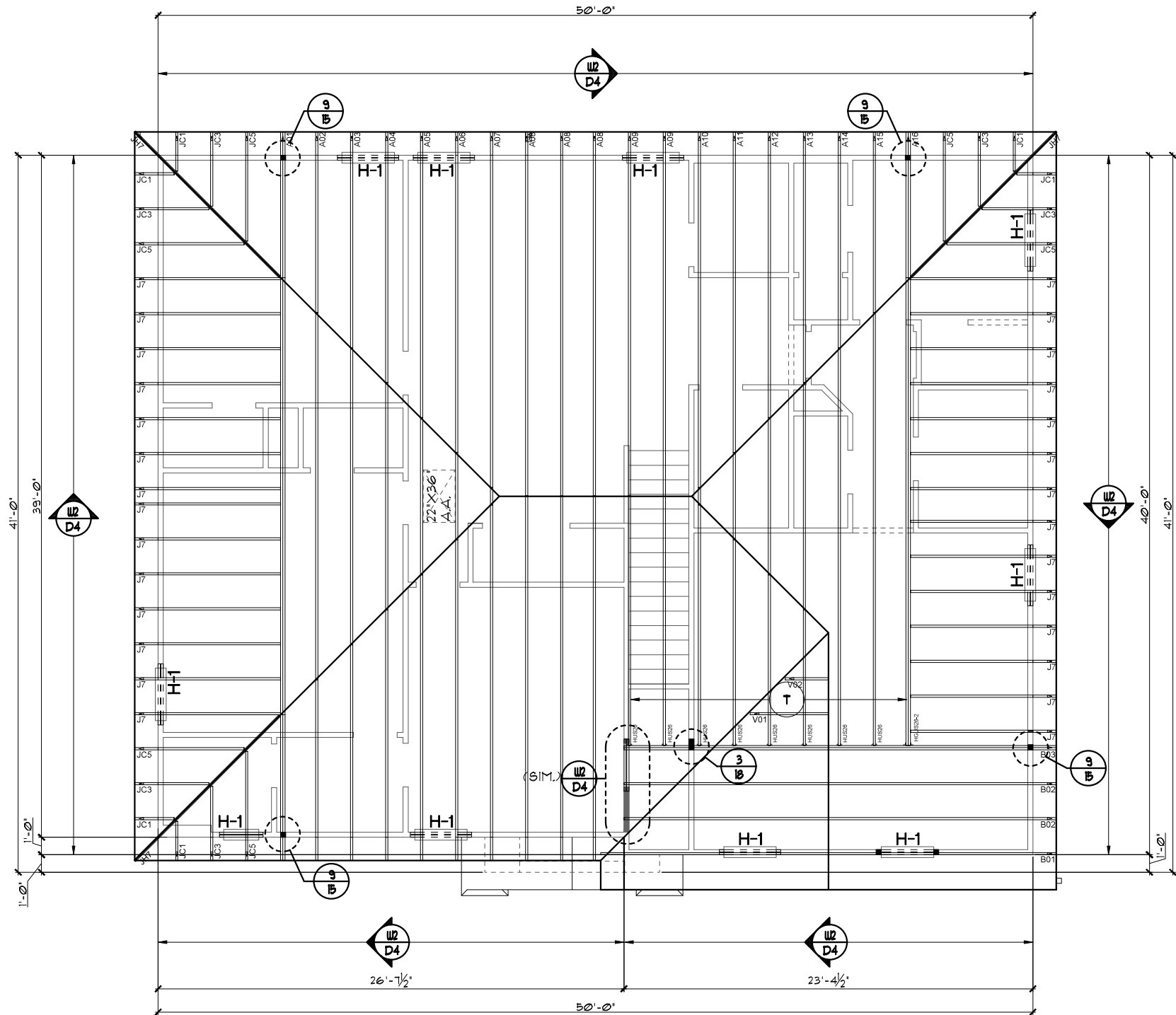
**H-1:** (2) 2X8'S W/ 1/2" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

### 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 11TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING IAW FBCR R903.2
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, 11TH EDITION R905.3.3  
OR  
SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 11TH EDITION R905.1.1.1.

### UPPER TRUSS LAYOUT "B"

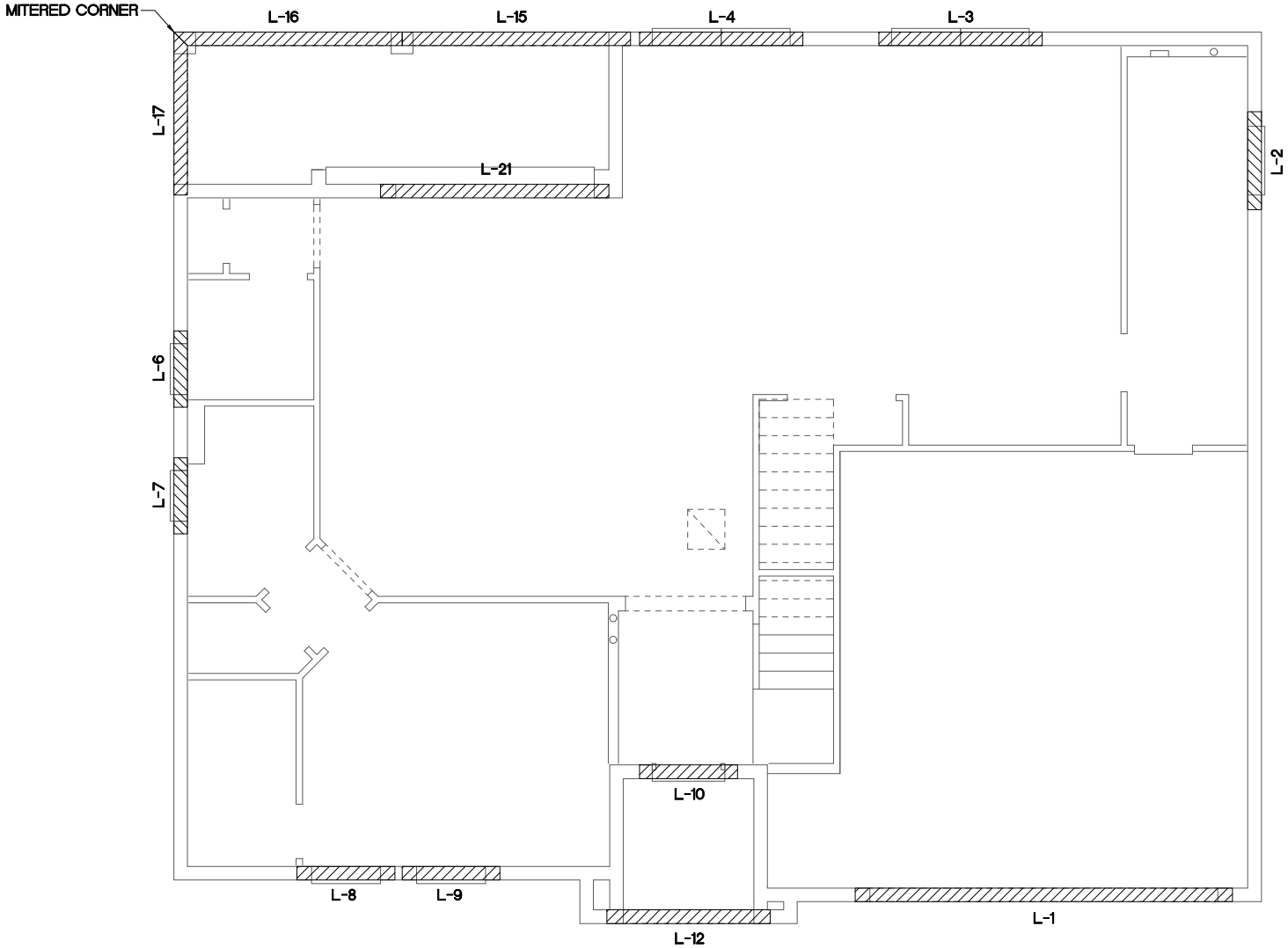
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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/IT	GARAGE DOOR SEE NOTE #1
L-2	4'-6"	2F16-0B/IT	SH3050
L-3	7'-6"	2F16-0B/IT	FR SH3050
L-4	7'-6"	2F16-0B/IT	FR SH3050
L-5			
L-6	3'-6"	2F16-0B/IT	SH2440
L-7	3'-6"	2F16-0B/IT	SH2440
L-8	4'-6"	2F16-0B/IT	SH3060 ARCH TOP
L-9	4'-6"	2F16-0B/IT	SH3060 ARCH TOP
L-10	4'-6"	2RF12-0B/IT	3080 ENTRY DOOR
L-11			
L-12	7'-6"	2F8-0B/IT	FRONT ENTRY
L-13			
L-14			
L-15	10'-6"	2F16-1B/IT	LANAI
L-16	10'-6"	2F16-1B/IT	LANAI
L-17	7'-6"	2F16-1B/IT	LANAI
L-18			
L-19			
L-20			
L-21	10'-6"	2F16-0B/IT	3/0X3/0 HID. S.G.D.
L-22			
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
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 "B"

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: 0029, TALICHET

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CODE 2020

REVISIONS 09-07-21

BY: RW

LA: 10-15-21

BY: RP

DATE 02-28-20  
SCALE AS NOTED  
DRAWN RDC  
JOB 3273  
SHEET 13B.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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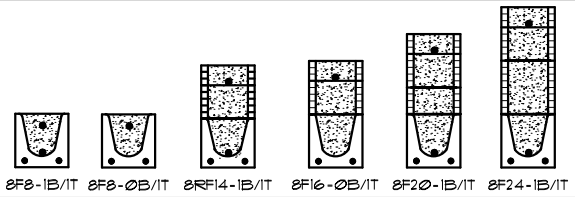
SAFE LOAD TABLES  
FOR GRAVITY, UPLIFT & LATERAL LOADS

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	4609	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	2170	4027	6039	7526	9004	10472	11936	13400	14864
6'-6" (78')	PRECAST	937	1223	1301	1809	2311	2826	3336	3846	4356	4866
7'-6" (90')	PRECAST	767	1665	2809	5051	6296	7540	8784	10028	11272	12516
9'-4" (112')	PRECAST	973	1000	1059	1474	1889	2304	2721	3137	3554	3971
10'-6" (126')	PRECAST	456	1459	2464	4144	5458	6772	8086	9400	10714	12028
11'-4" (136')	PRECAST	445	1255	1201	1363	1446	1529	1612	1695	1778	1861
12'-0" (144')	PRECAST	414	1255	1201	1363	1446	1529	1612	1695	1778	1861
13'-4" (160')	PRECAST	362	1223	1201	1363	1446	1529	1612	1695	1778	1861
14'-0" (168')	PRECAST	338	1223	1201	1363	1446	1529	1612	1695	1778	1861
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

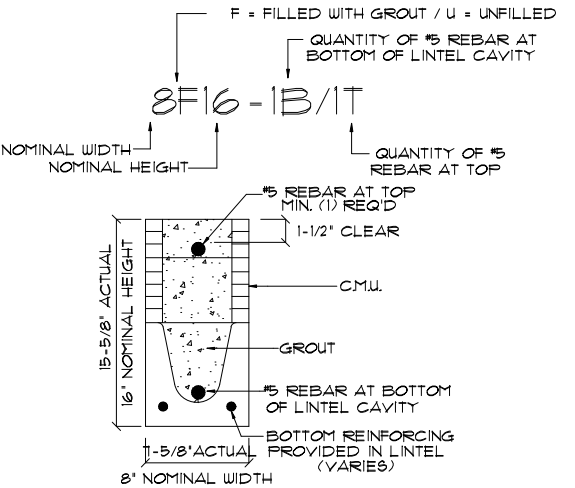
8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
		GRAVITY									
LENGTH	TYPE	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B	8R16-0B
4'-4" (52')	PRECAST	1489	1981	3053	2982	3584	4329	5094	6080	6880	7880
4'-6" (54')	PRECAST	1351	1981	3053	2982	3584	4329	5094	6080	6880	7880
5'-8" (68')	PRECAST	785	1981	3053	2982	3584	4329	5094	6080	6880	7880
5'-10" (70')	PRECAST	735	1981	3053	2982	3584	4329	5094	6080	6880	7880
6'-8" (80')	PRECAST	822	1981	3053	2982	3584	4329	5094	6080	6880	7880
7'-6" (90')	PRECAST	665	1981	3053	2982	3584	4329	5094	6080	6880	7880
9'-8" (116')	PRECAST	371	1981	3053	2982	3584	4329	5094	6080	6880	7880

8" PRECAST & PRESTRESSED U-LINTELS											
		UPLIFT									
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T
2'-10" (34')	PRECAST	2721	2878	4101	5332	6563	7794	9025	10256	11487	12718
3'-6" (42')	PRECAST	2165	2165	2289	3260	4231	5202	6173	7144	8115	9086
4'-0" (48')	PRECAST	1678	1678	1802	2773	3744	4715	5686	6657	7628	8599
4'-6" (54')	PRECAST	1660	1660	1802	2773	3744	4715	5686	6657	7628	8599
5'-4" (64')	PRECAST	1393	1431	1509	2050	2610	3170	3730	4290	4850	5410
5'-10" (70')	PRECAST	1272	1351	1430	1950	2509	3068	3627	4186	4745	5304
6'-6" (78')	PRECAST	1041	1082	1164	1684	2204	2724	3244	3764	4284	4804
7'-6" (90')	PRECAST	920	1019	1101	1621	2141	2661	3181	3701	4221	4741
9'-4" (112')	PRECAST	801	859	917	1437	1957	2477	2997	3517	4037	4557
10'-6" (126')	PRECAST	716	774	832	1352	1872	2392	2912	3432	3952	4472
11'-4" (136')	PRECAST	666	724	782	1292	1812	2332	2852	3372	3892	4412
12'-0" (144')	PRECAST	607	665	723	1232	1752	2272	2792	3312	3832	4352
13'-4" (160')	PRECAST	500	558	616	1172	1692	2212	2732	3252	3772	4292
14'-0" (168')	PRECAST	450	508	566	1112	1632	2152	2672	3192	3712	4232
14'-8" (176')	PRESTRESSED	243	295	347	891	124	857	990	NR	NR	NR
15'-4" (184')	PRESTRESSED	228	278	328	831	118	801	934	NR	NR	NR
17'-4" (208')	PRESTRESSED	186	236	286	771	112	741	874	NR	NR	NR
19'-4" (232')	PRESTRESSED	165	215	265	711	106	681	814	NR	NR	NR
21'-4" (256')	PRESTRESSED	145	195	245	651	100	621	754	NR	NR	NR
22'-0" (264')	PRESTRESSED	131	181	231	591	94	561	694	NR	NR	NR
24'-0" (288')	PRESTRESSED	124	174	224	531	88	501	634	NR	NR	NR

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

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

SAFE LOAD TABLE NOTES

- 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.
- N.R. = Not Rated.
- Safe loads are total superimposed allowable load on the section specified.
- Safe loads based on grade 40 or grade 60 field rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
- One #1 rebar may be substituted for two #5 rebars in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at a-away from the face of support.
- For composite lintel heights not shown, use safe load from next lower height.
- All safe loads in units of pounds per linear foot.

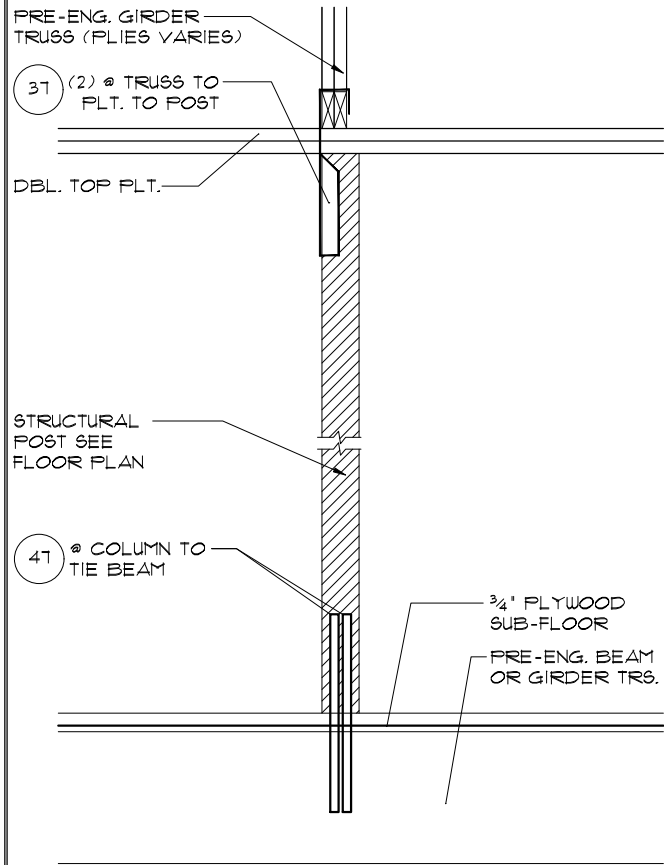
8" PRECAST W/ 2" RECESS DOOR U-LINTELS											
		UPLIFT									
LENGTH	TYPE	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T	8R16-1T
4'-4" (52')	PRECAST	1244	1513	2413	3260	412	4967	5825	6683	7541	8399
4'-6" (54')	PRECAST	1192	1459	2311	3121	3931	4756	5571	6396	7221	8046
5'-8" (68')	PRECAST	924	1172	1795	2423	3055	3689	4323	4957	5591	6225
5'-10" (70')	PRECAST	896	1138	1742	2352	2965	3591	4217	4843	5469	6095
6'-8" (80')	PRECAST	718	882	1513	2042	2571	3101	3631	4161	4691	5221
7'-6" (90')	PRECAST	688	849	1302	1762	2225	2690	3151	3611	4071	4531
9'-8" (116')	PRECAST	533	621	1009	1369	1728	2088	2447	2807	3167	3527

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CONNECTOR SCHEDULE

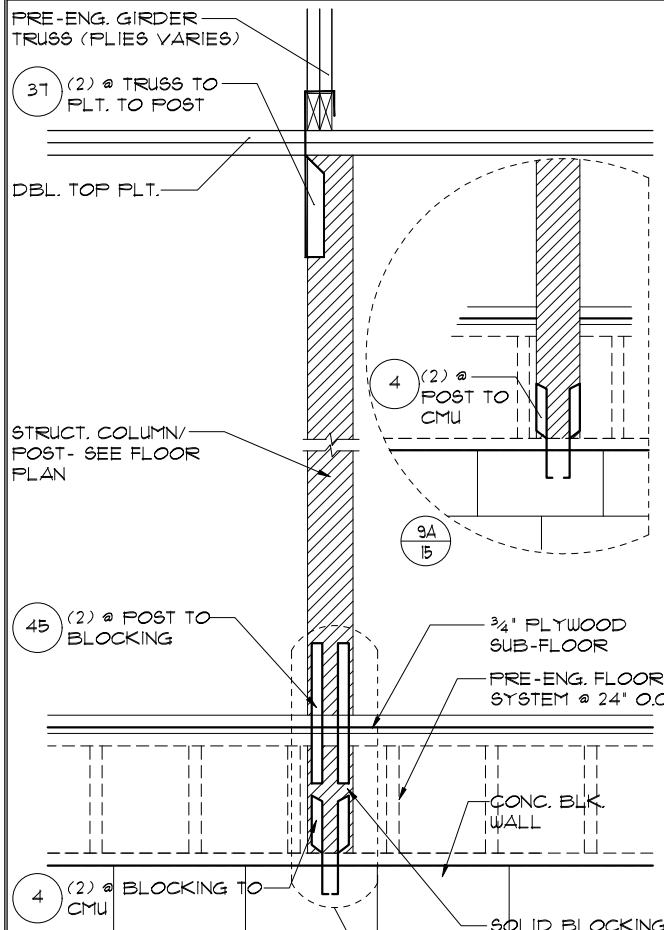
CONNECT. TYPE	SIMPSON		USP		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1½"	ETA20	14-10d	1,810	65 / 960
22	H10A	RFT: 8-8d x 1 1/2'	RT16	RFT: 8-8d x 1½'	990	585/525
		PLT: 8-8d x 1 1/2'		PLT: 8-8d		
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	RT20	RFT / TRS: 9-10d	985	400 / N/A
		PLT / STD: 10-8d		PLT / STD: 13-10d		
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	CB5Q88	12 SDS 1/4X2"			3975	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	CB5Q66	14 SDS 1/4X2"			3,190	N/A
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PB566	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PB544	24-16d	1,815	1,070
95	HT520	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-SDS¼"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	HHU546	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	HU526	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	HU5412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	1,895	N/A
215	HGU5210-2	HDR:46-16d/JST:10-16d	EHU5210-2	HDR:40-16d/JST:16-10d	2,720	N/A
216	HUC5412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	HU5412	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	3,240	N/A
217	HU5212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	HU5212-2	BLOCK: 10-¼"x1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾"x8 TOP FACE	NFM35X12U	H:1-½" J-BOLT	3,145	N/A
		JOIST: 18-10d		J:5-½" BOLTS		
231	MBHA3.56/16	HDR : (2) ¾"φ x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"xEX-J-BOLTS JOIST : (5) ½"φ BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"φ x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"xEX-J-BOLTS JOIST : (5) ½"φ 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-SDS3	G: (16) SDS ¼":X3"	N/A	W: (4) ⅝"x5" TITEN HD	2,365	N/A
301	MGT	(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	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
501B	LSU28	10-10d - 5-10dX1½	N/A	N/A	535	N/A
501C	LSU210	10-10d - 7-10dX1½	N/A	N/A	875	N/A
502A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
502B	LSU28	9-10d - 5-10dX1½	N/A	N/A	450	N/A
502C	LSU210	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					





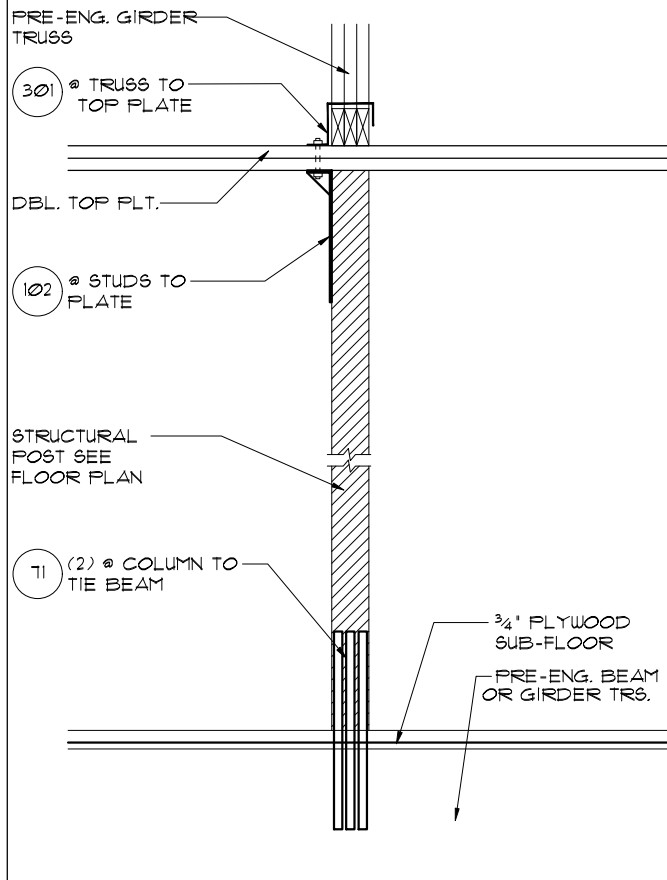
## 8 DETAIL

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



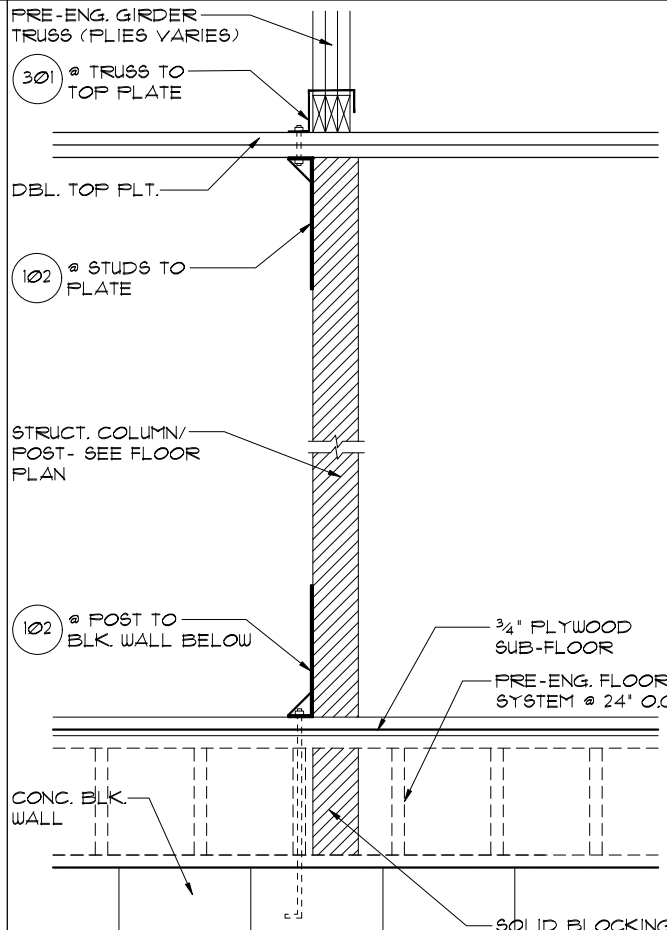
## 9 DETAIL

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



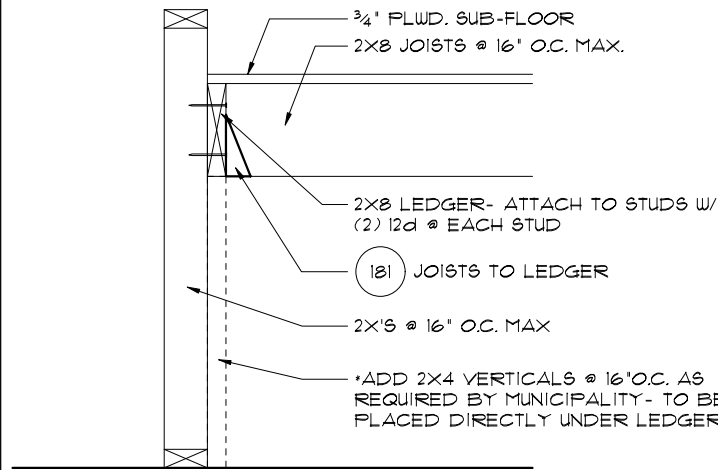
## 6 DETAIL

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



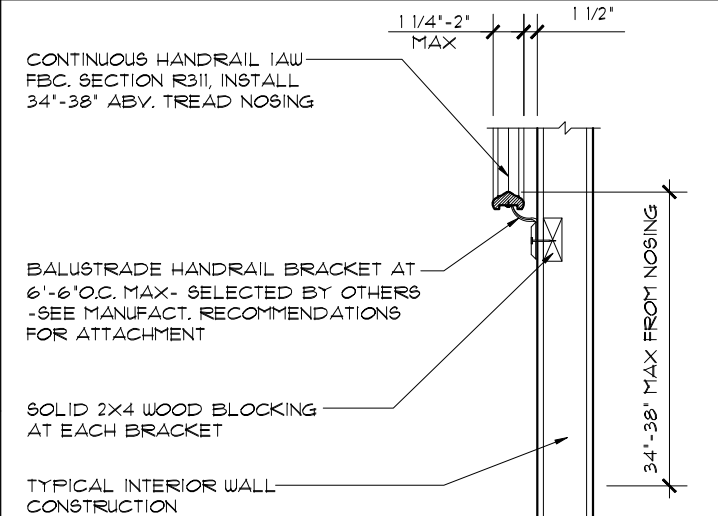
## 7 DETAIL

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



## 4 TYP. STAIR CONNECT. PLATFORM FRAMING

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



## 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.

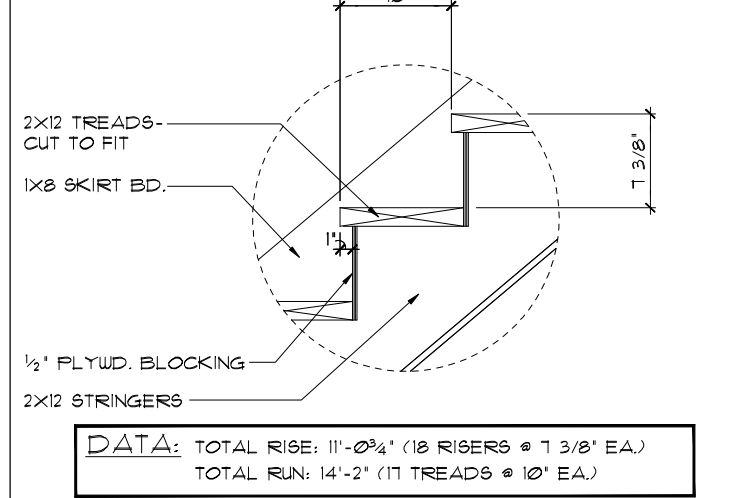
R312.13 OPENING LIMITATIONS.

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:

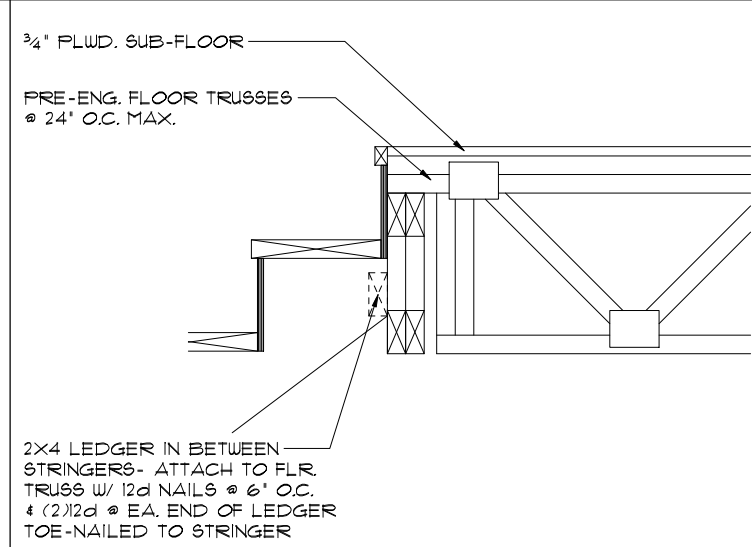
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

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.



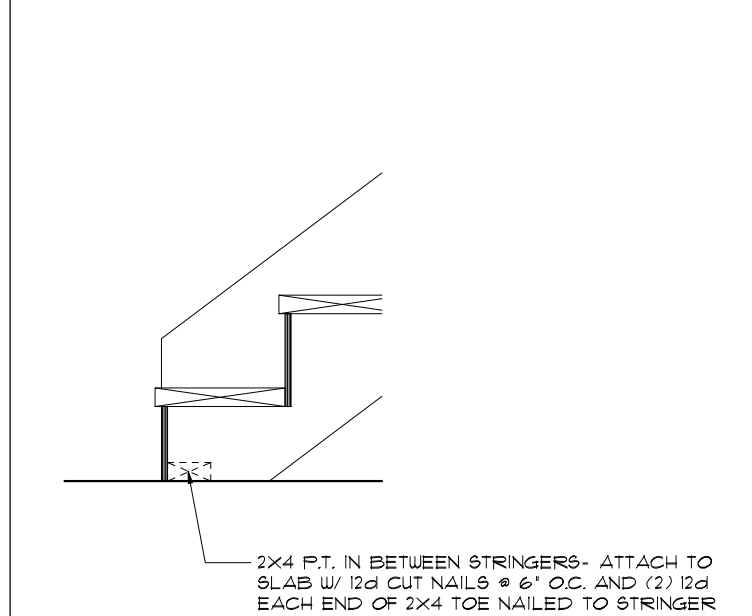
## 1 STAIR DETAIL

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



## 2 TYP. STAIR CONNECT. STRINGER TO FLOOR TRUSS

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



## 3 TYP. STAIR CONNECT. STRINGER TO FLOOR

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

Digitally signed by Maria Ferreira  
Date: 2022.07.08 14:43:53 -04'00'

1A: 10-16-21

BY: RP

REVISIONS 09-07-21

BY: RW

CODE 2020

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

LOT: 0029, TALICHET

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 15 OF 26 SHEETS

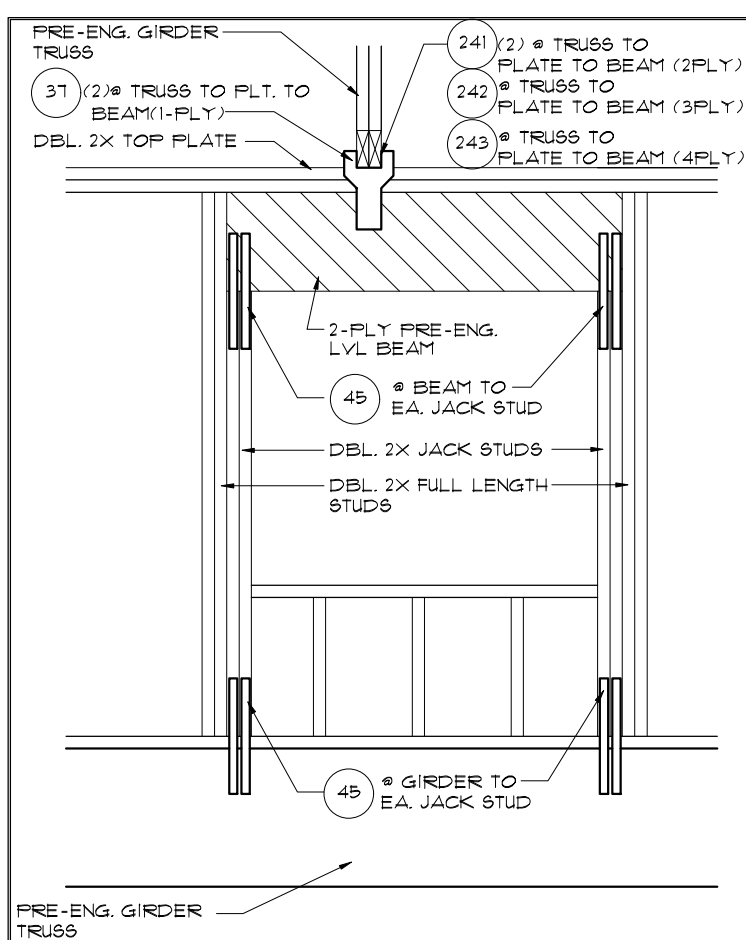
Certified By:  
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DREAM FINDERS  
THE MAKERS OF A QUALITY HOME

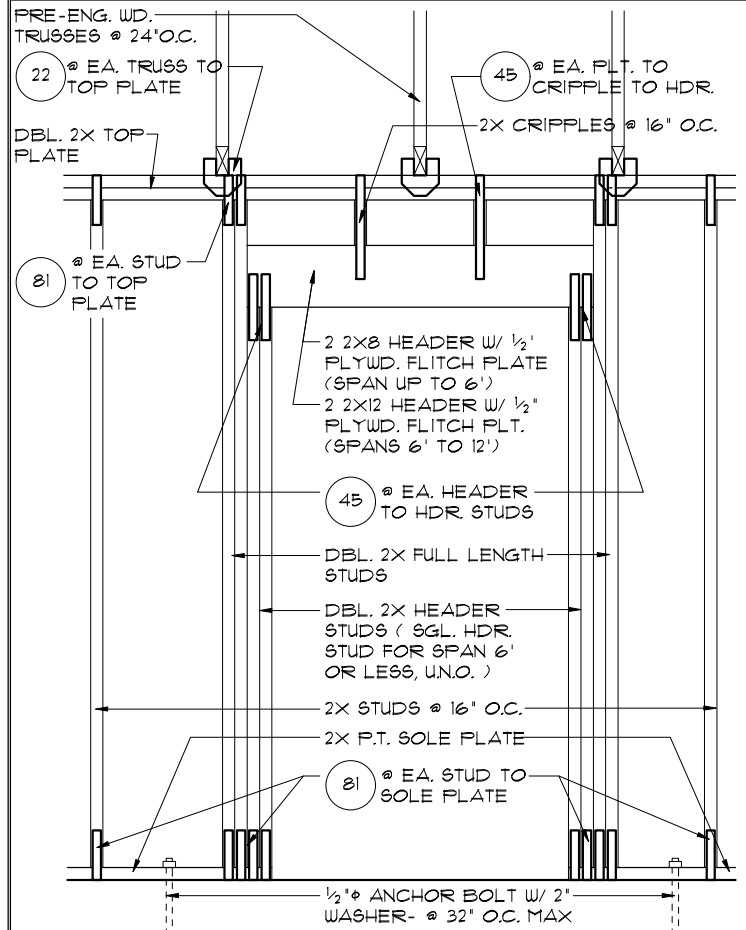
STAIR DATA/  
TYPICAL DETAILS

3273 MONTEGO  
DREAM FINDERS HOMES



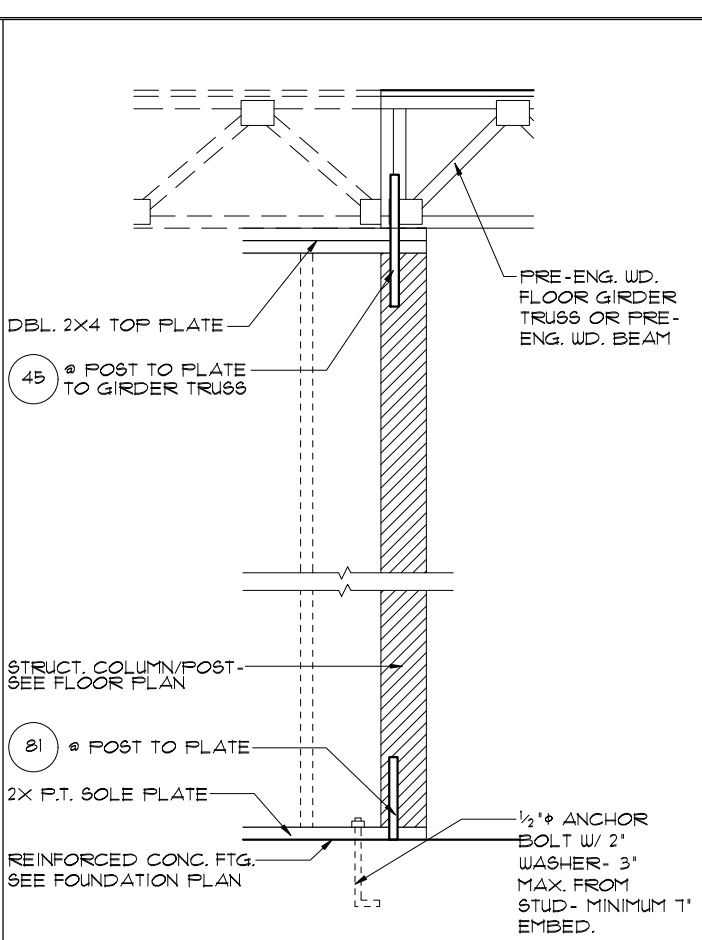
## 8 DETAIL

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



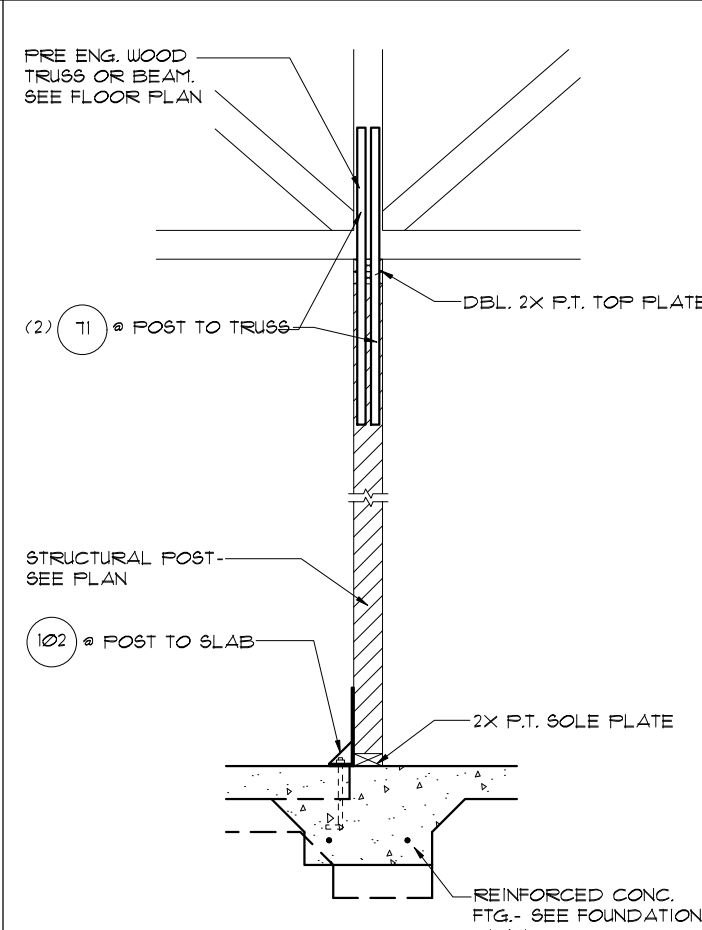
## 9 DETAIL (BRG. W/ UPLIFT)

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



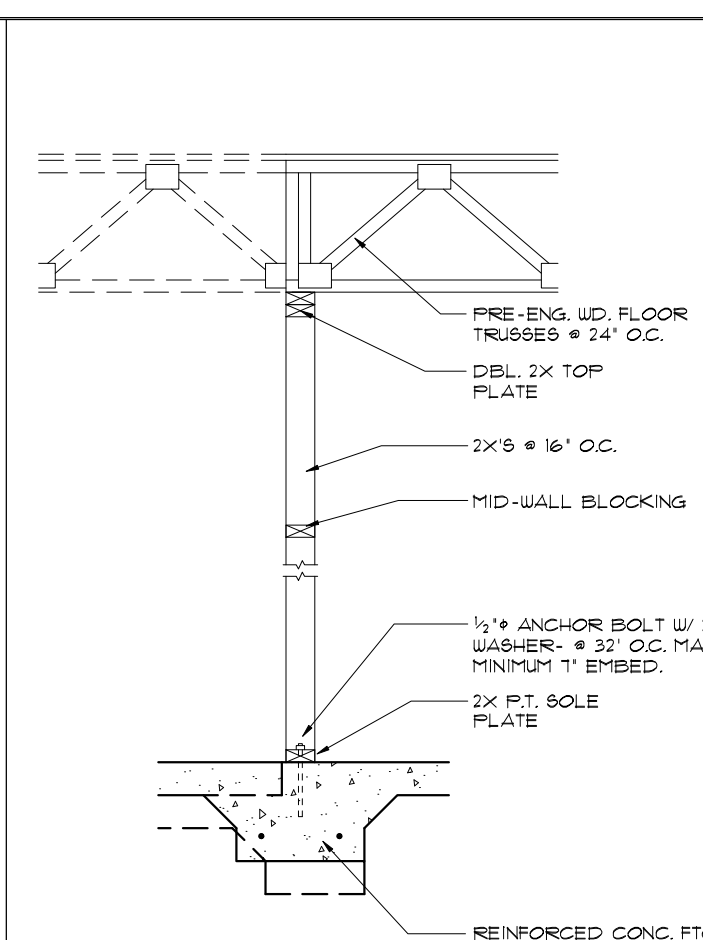
## 6 DETAIL

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



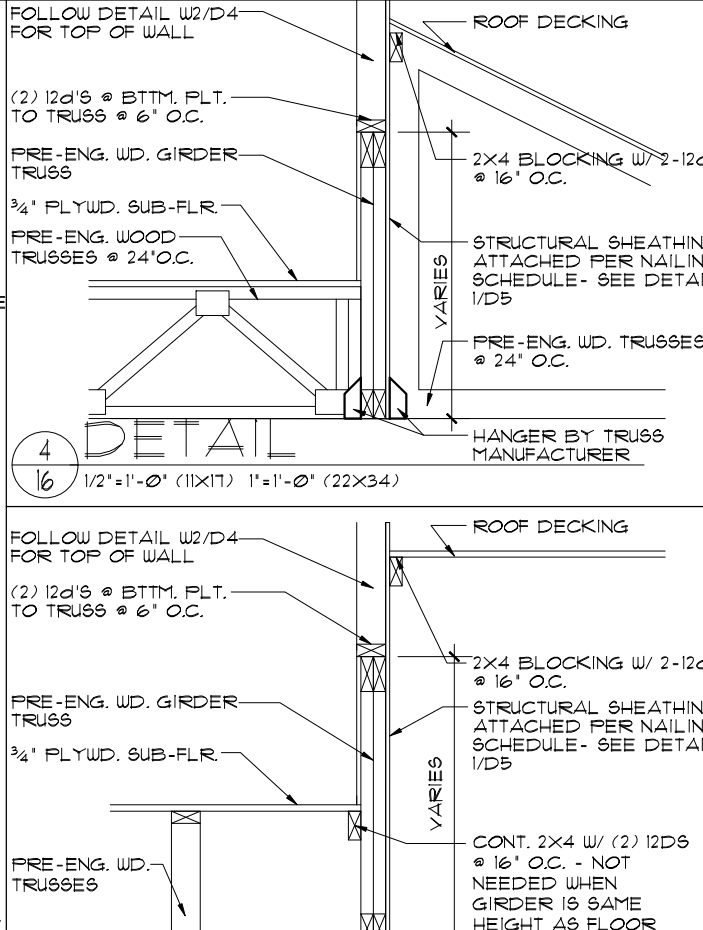
## 7 DETAIL (BEARING POST W/ HIGH UPLIFT)

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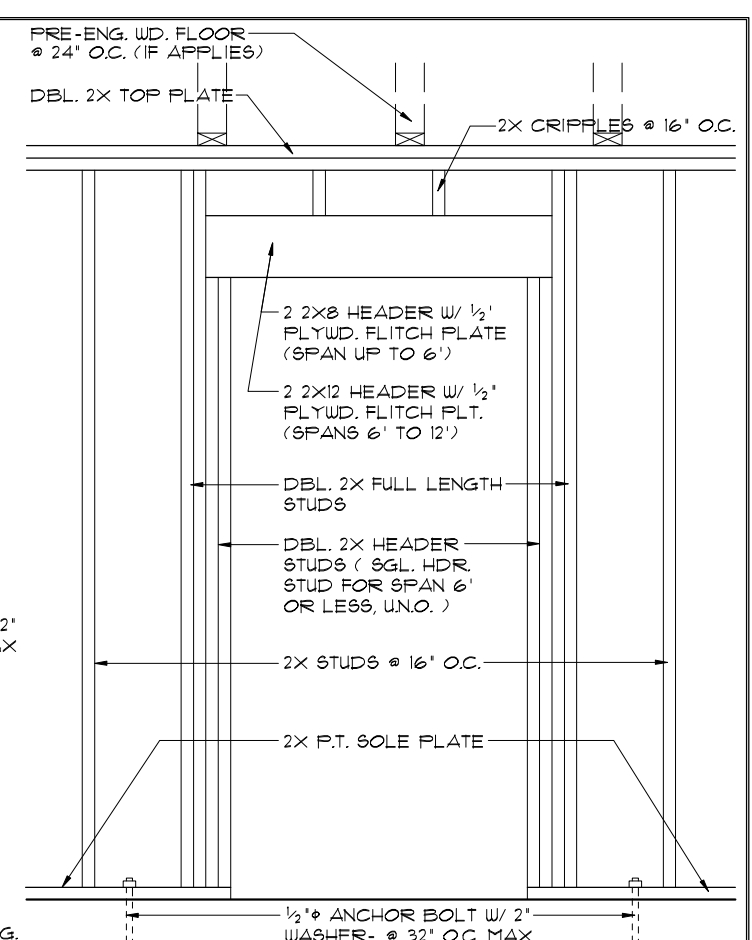
## 1 DETAIL (BRG. W/O UPLIFT)

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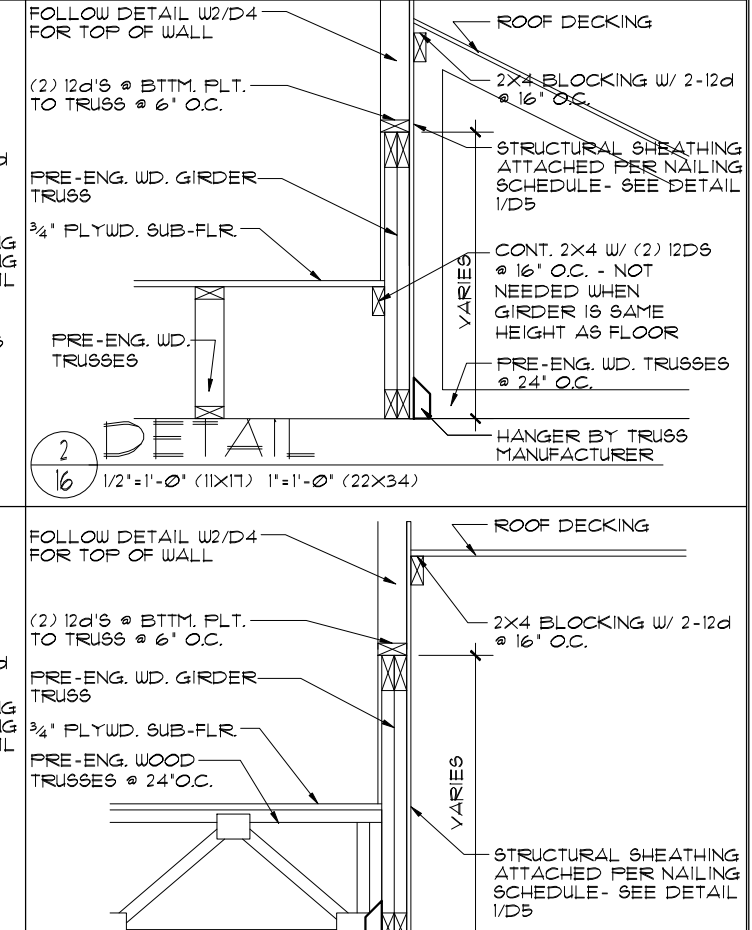
## 4 DETAIL

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)

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

LOT: 0029, TALICHET

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET 16 OF 26 SHEETS

3273 MONTEGO

DREAM FINDERS HOMES

Typical Details

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RDC

DREAM FINDERS

THE MAKERS OF A QUALITY HOME

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LA: 10-15-21

BY: RP

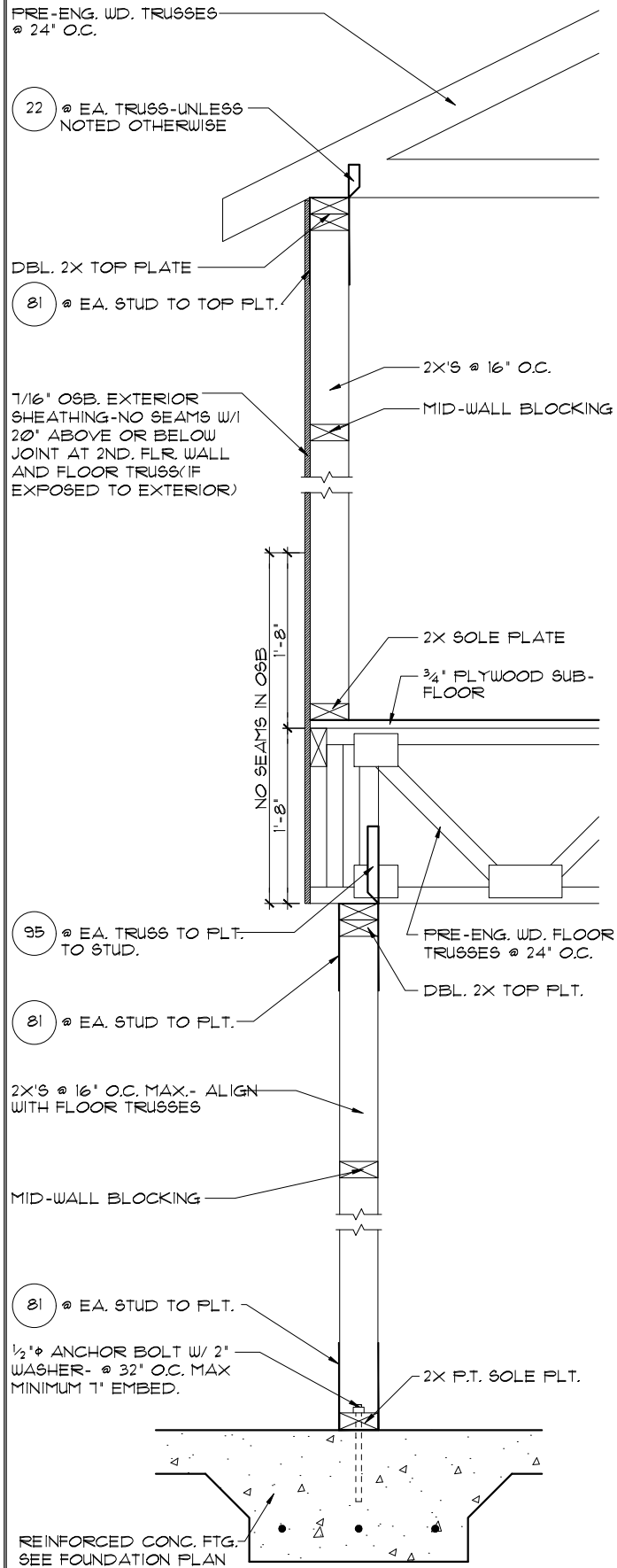
REVISIONS 09-07-21

BY: RW

CODE 2020

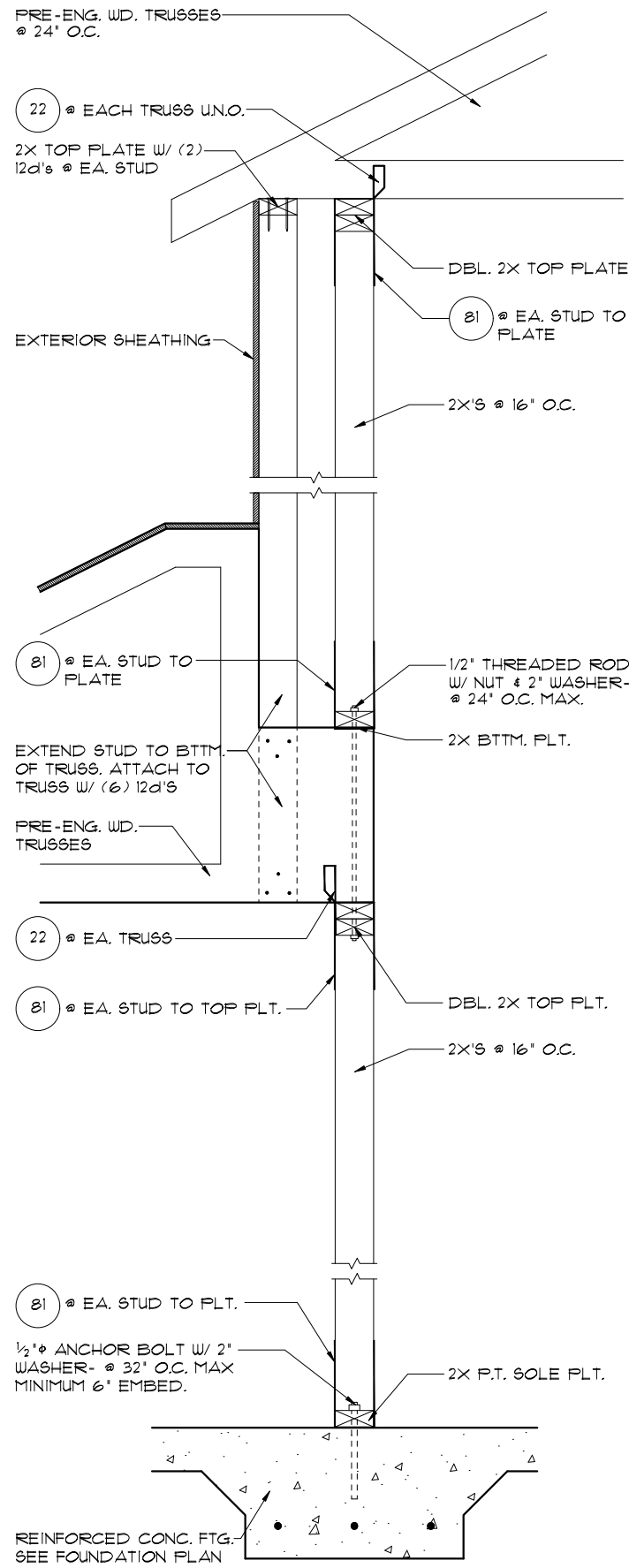
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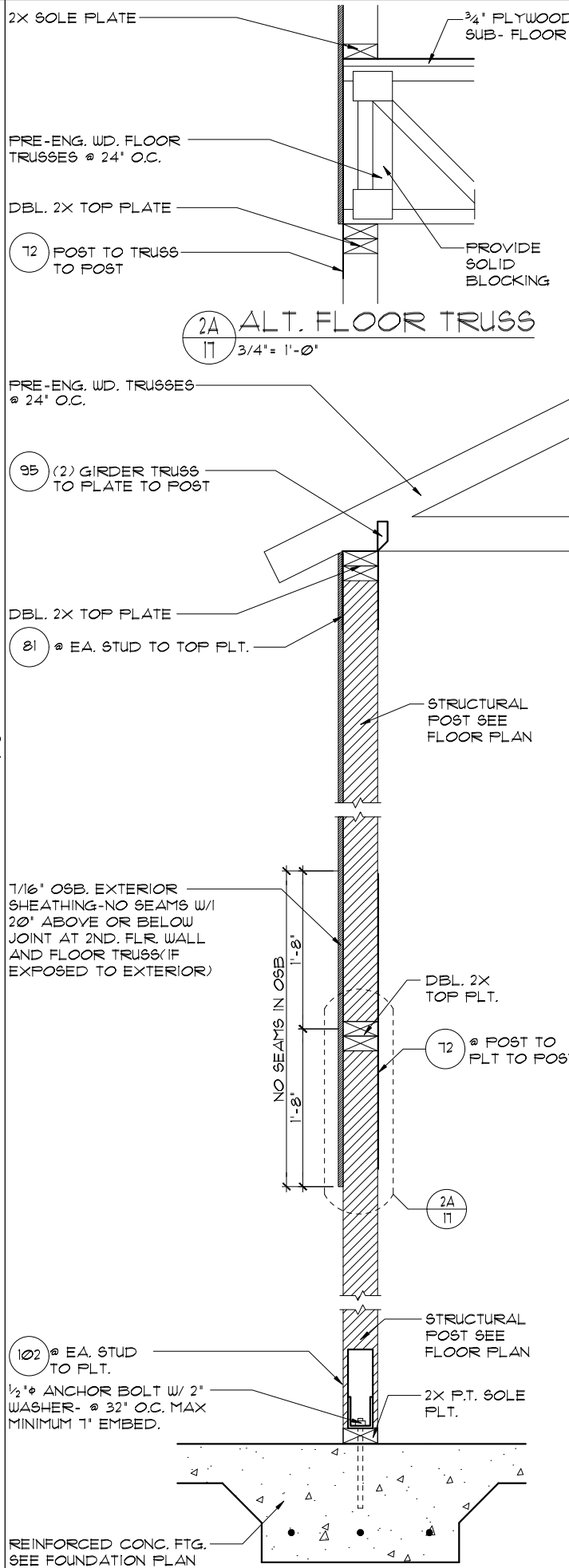
4  
17 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

DETAIL



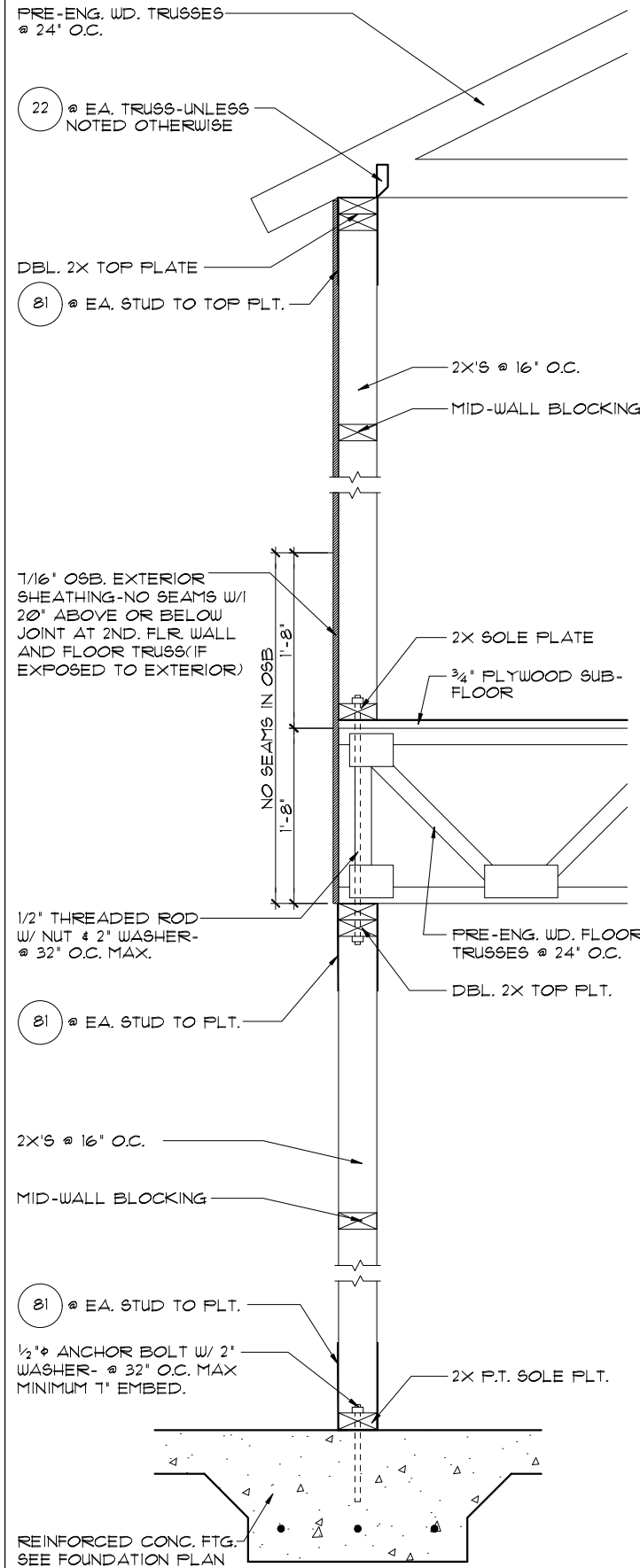
3  
17 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

DETAIL



2  
17 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

DETAIL



1  
17 3/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

DETAIL

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

LOT: 0029, TALICHET

CODE 2020

REVISIONS 09-07-21

BY: RW

BY: RP

Digitally signed by Maria Ferreira  
Date: 2022.07.08 14:44:29 -04'00'

Certified By:  
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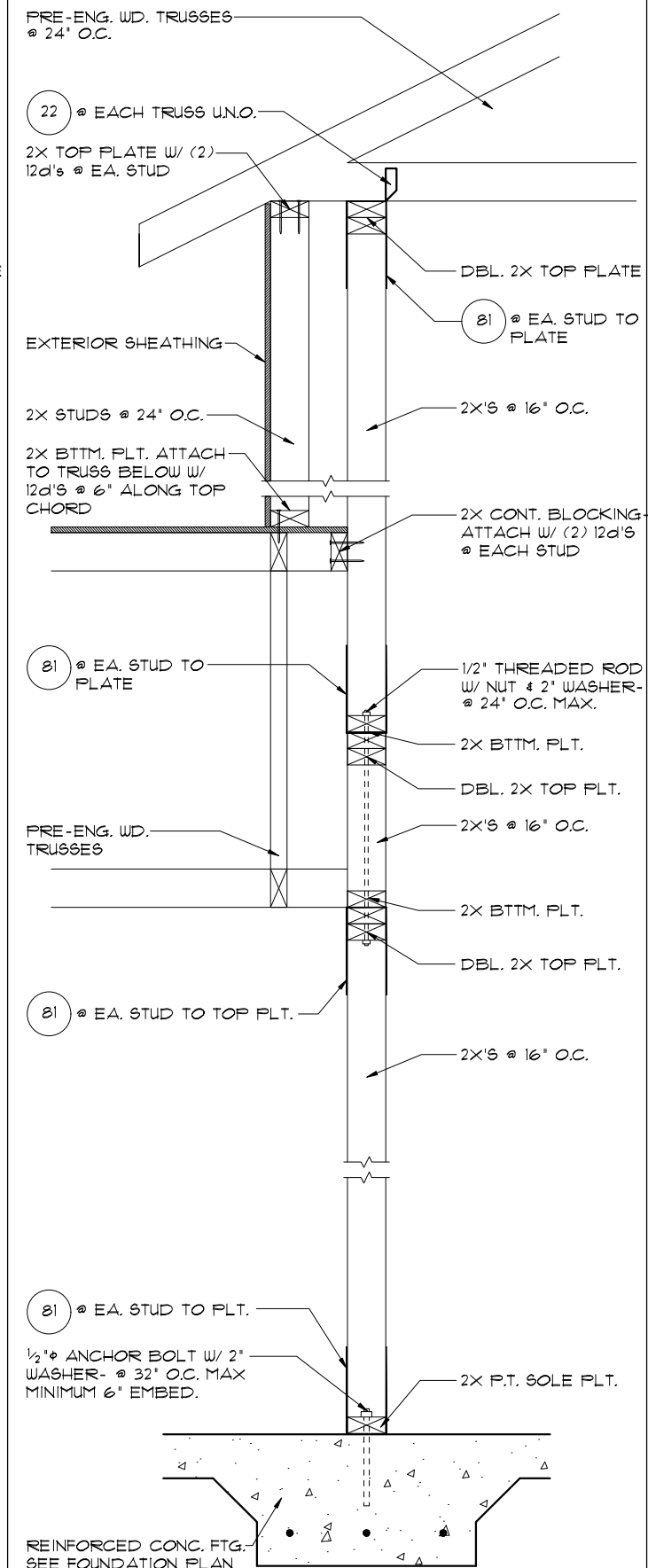
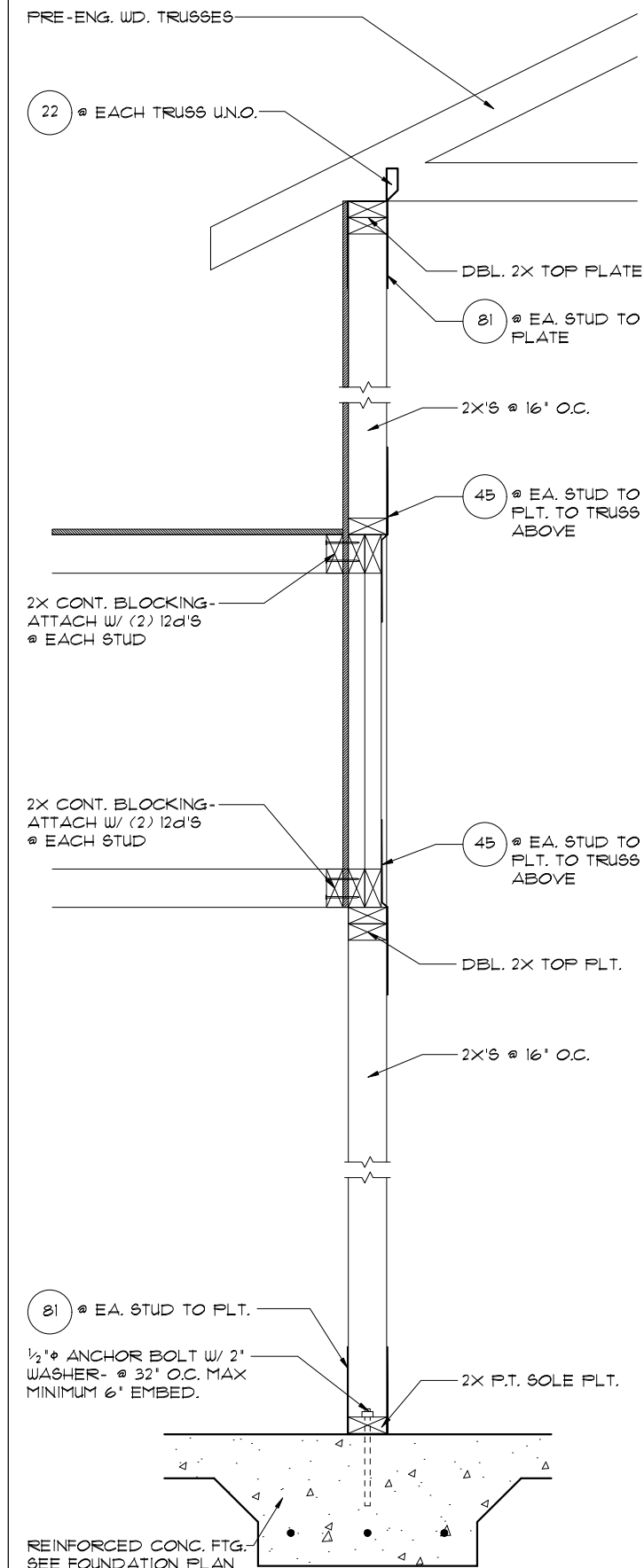
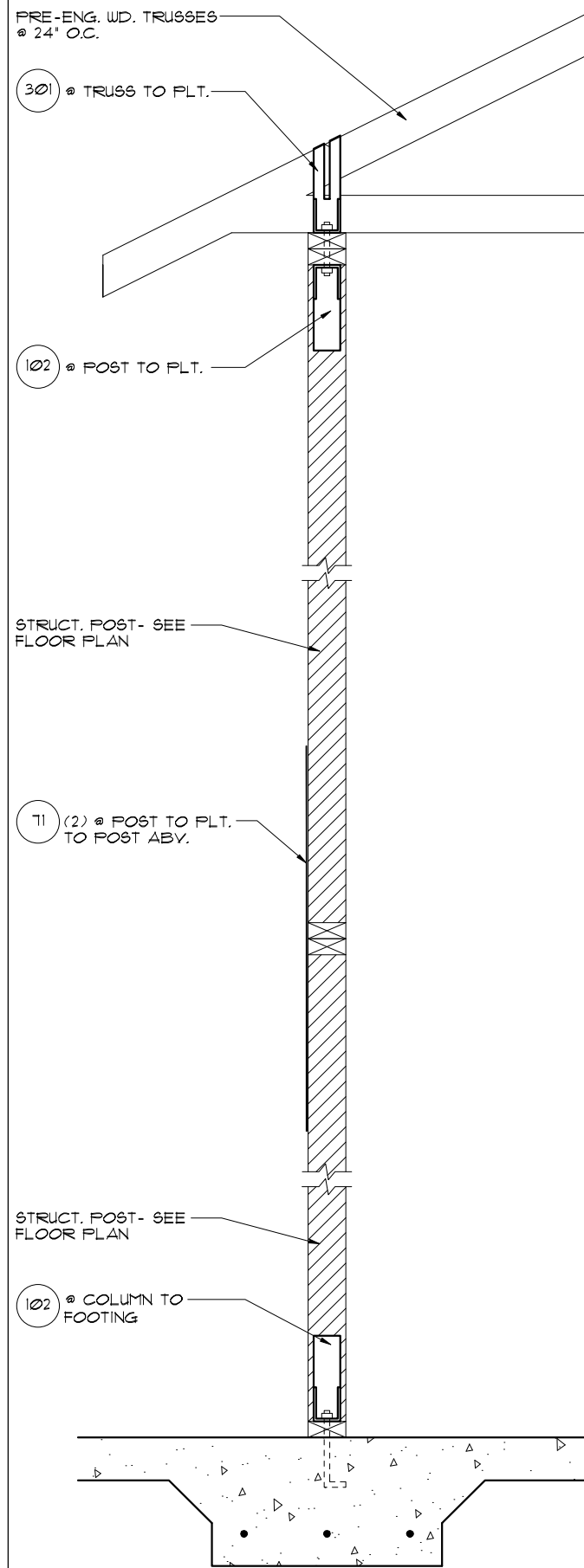
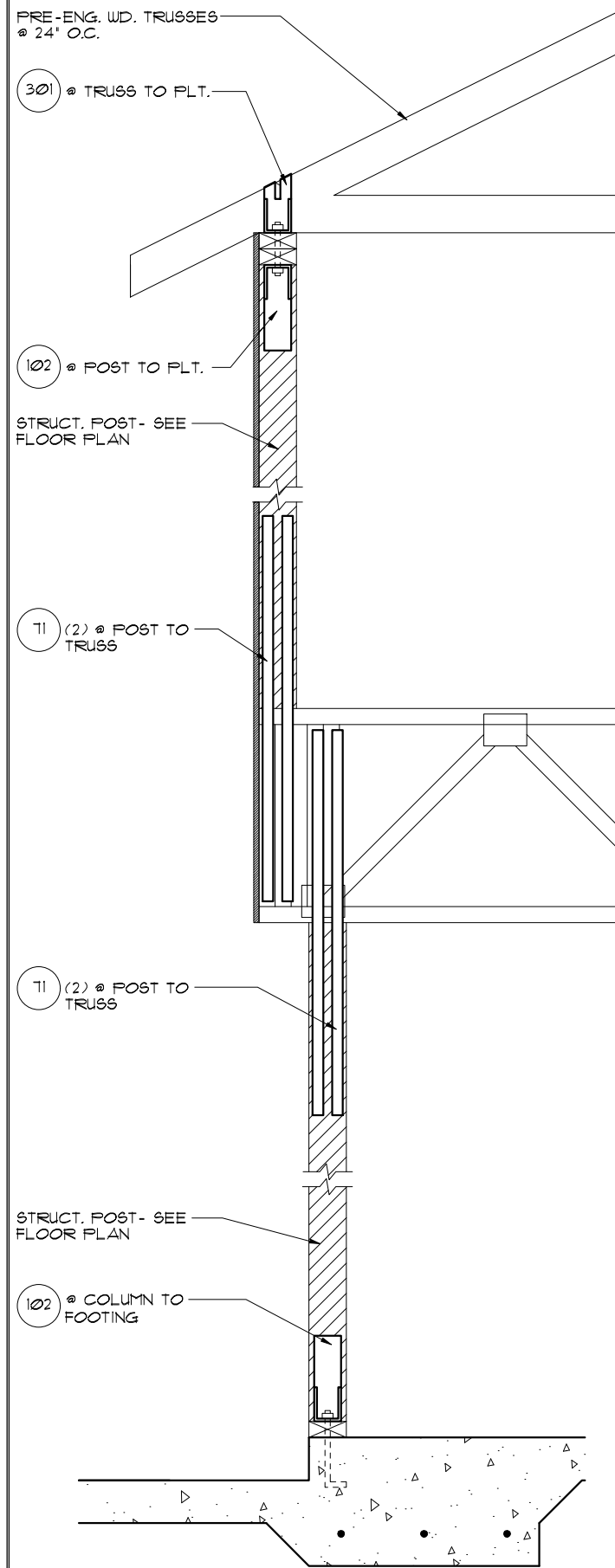
**RDC**  
 DREAM FINDERS  
 THE MAKERS OF A QUALITY HOME

TYPICAL DETAILS

3273 MONTEGO  
 DREAM FINDERS HOMES

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







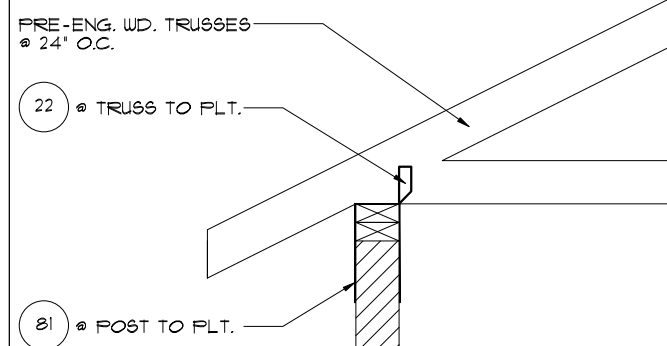
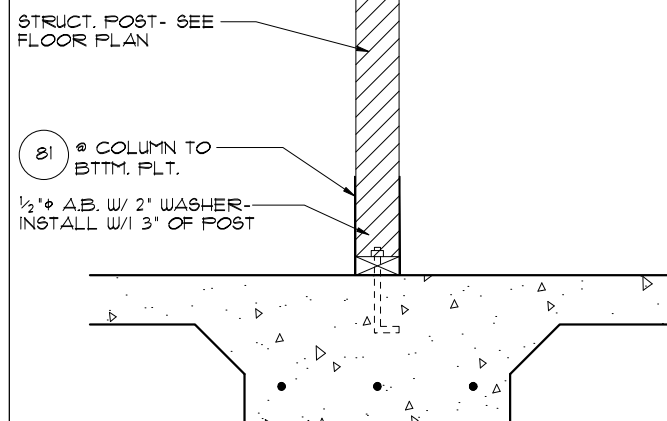
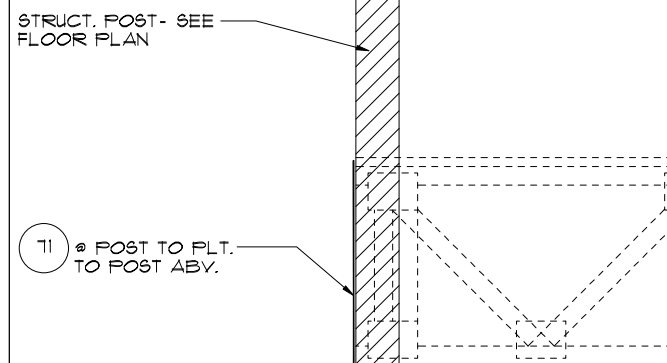


Diagram showing the elevation view of exterior sheathing and blocking. The diagram includes the following labels and dimensions:

- EXTERIOR SHEATHING SEE DETAIL W2/D4
- 45 @ EACH STUD TO PLATE TO 2X6 BLOCKING
- FOLLOW DETAIL W2/D4 FOR TOP OF WALL CONNECTIONS
- 2X4'S @ 16" O.C.
- 2X6 BLOCKING IN BETWEEN TRUSSES- NAIL W/ (2) 12d'S ON EACH END
- 3/4" PLYWD. SUB-FLOOR
- PRE-ENG WD. TRUSSES @ 24' O.C.



2 BOX HDR DETAIL  
19 3/4" = 1'-0" (11X17) 1 1/2" = 1'-0" (22X34)

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"              | 7"              |
| 5⁄8"        | 1"              | 7"              |
| ¾"          | 1"              | 8"              |
| 7⁄8"        | 1½"             | 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

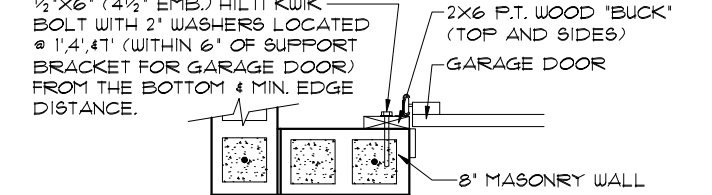
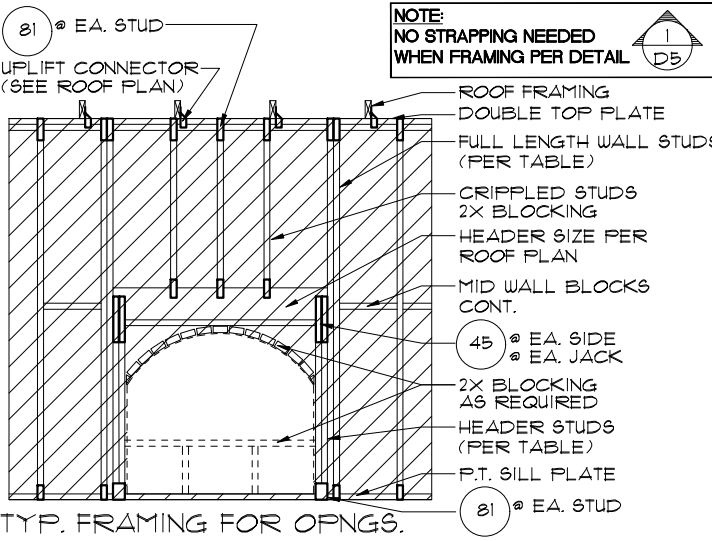
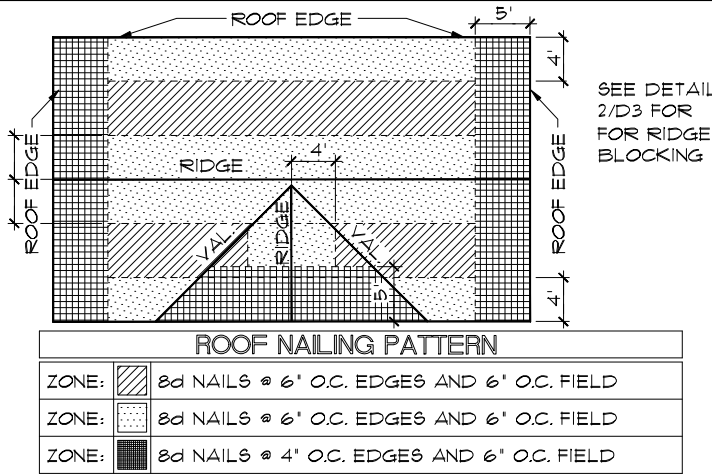
WOOD STRUCTURAL NOTES

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.

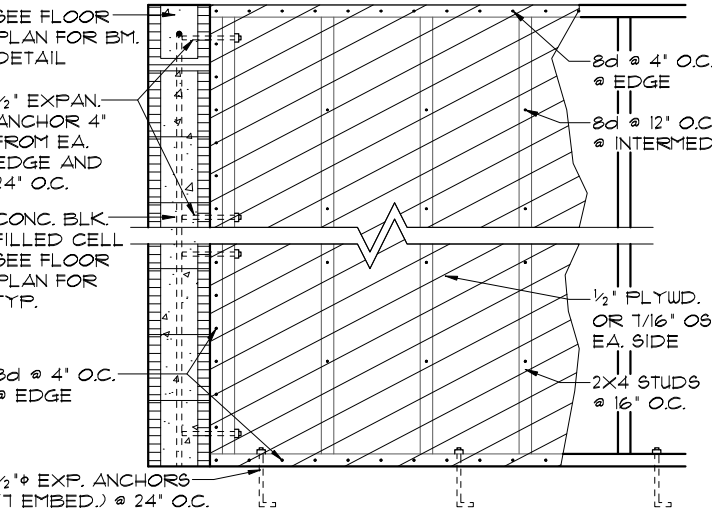
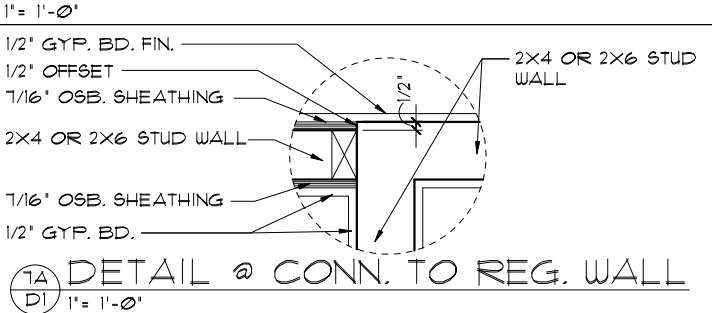
FIELD REPAIR NOTES

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 (7) 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 ½" - NO REPAIR NECESSARY  
½" 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) MT92 @ 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. BLK.G. AS REQ'D. TO FILL GAP, W/ 1/2" Ø THRU-BOLT DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED. META STRAP TO BE REPLACED WITH M5TAM24. IE, 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.



- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL 'ACI' DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO 'BUCK'
- 1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
- 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)

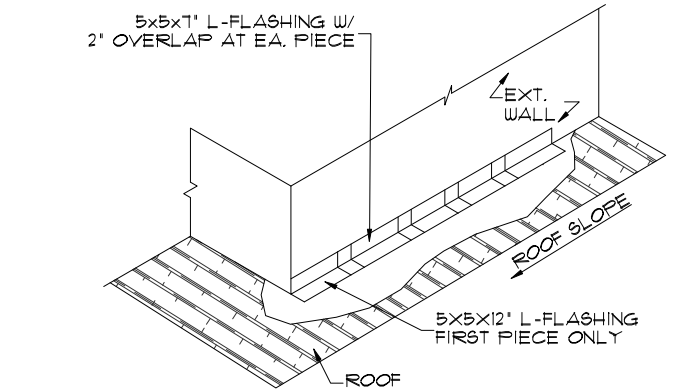
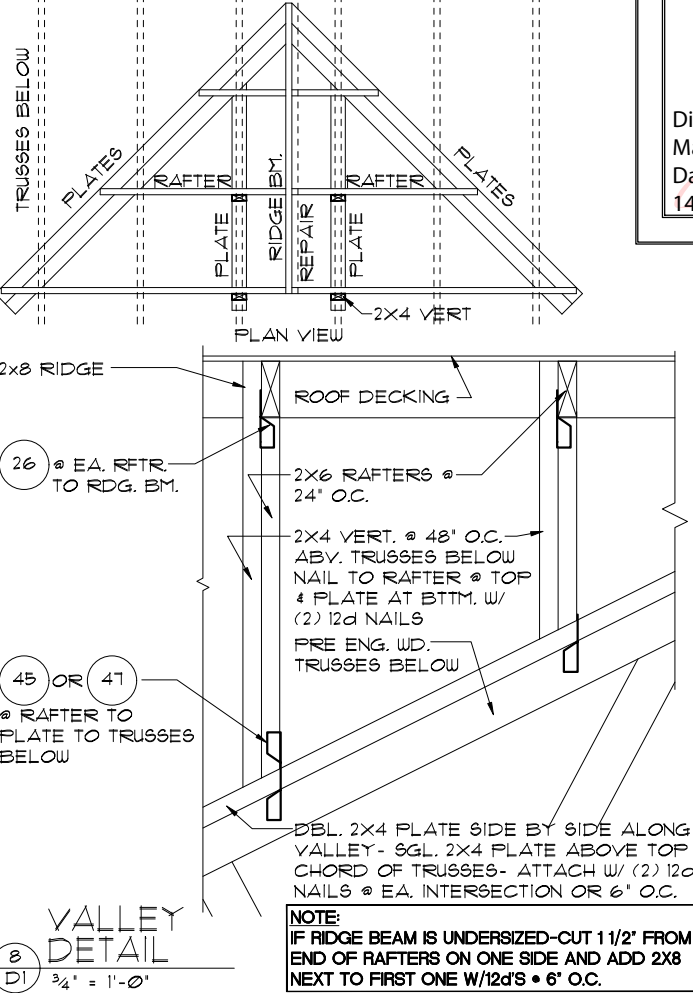
GARAGE BUCK DETAIL



- NOTED AS SHEAR WALL ON PLANS

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



STEP FLASHING DETAIL

N.T.S.



Digitally signed by Maria Ferreira Date: 2022.07.08 14:45:37 -04'00'

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TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

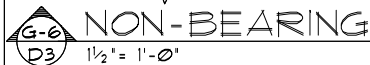
DATE 04-18-17  
SCALE AS NOTED  
DRAWN JR & RDC  
JOB  
SHEET  
D1  
OF SHEETS







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.



(D3) N.T.S.



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(D3)  $1\frac{1}{2}'' = 1'' - \emptyset''$

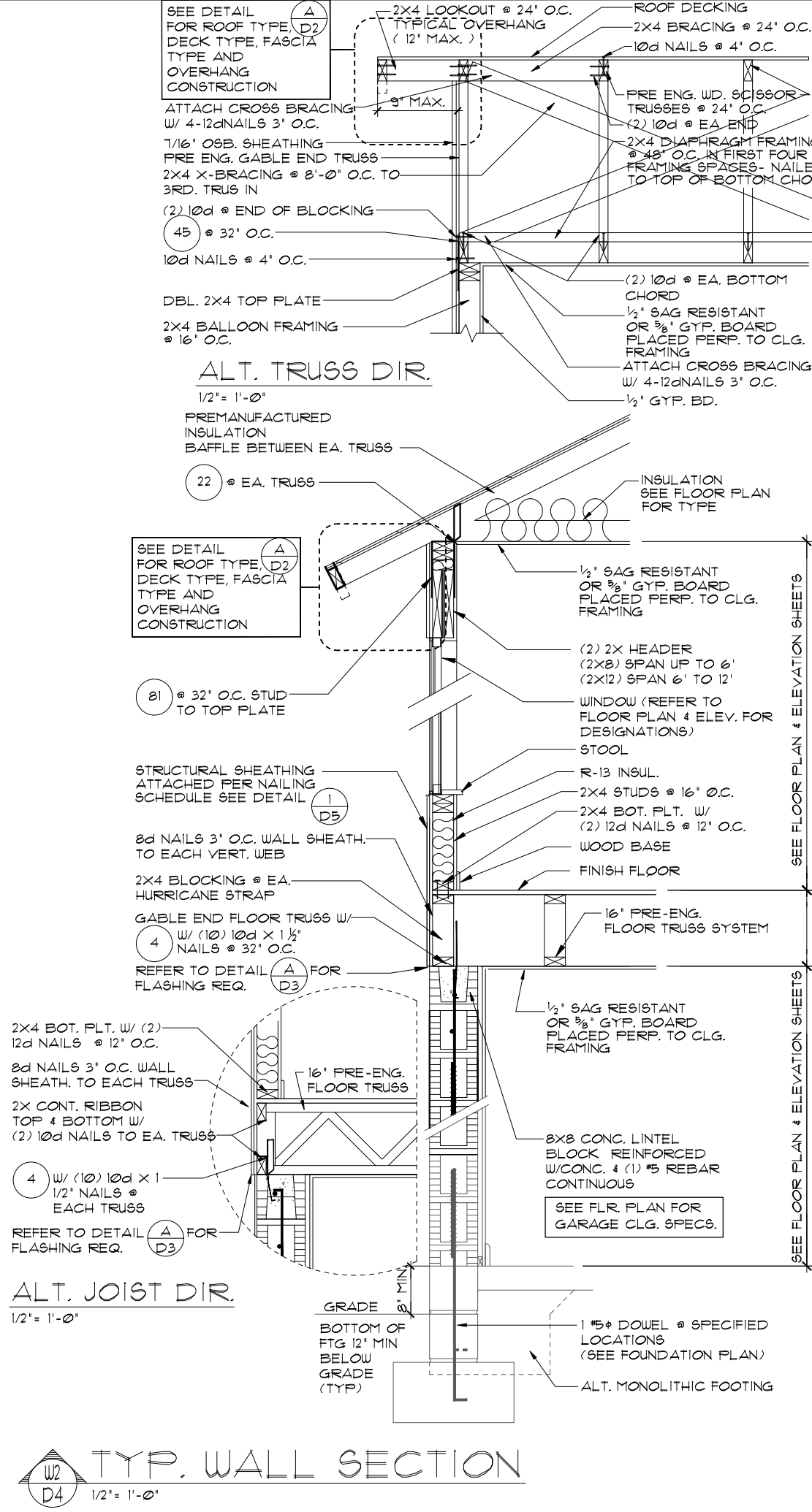
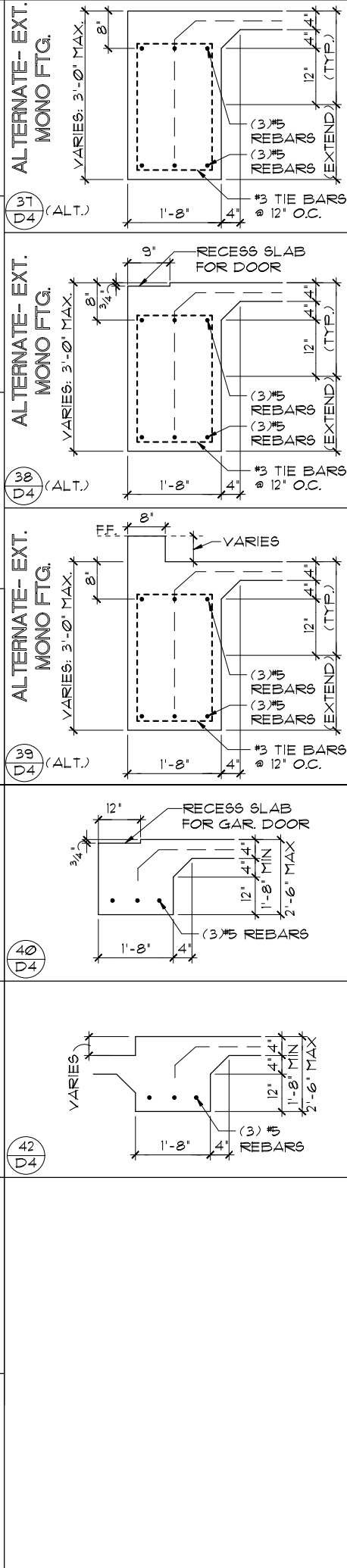
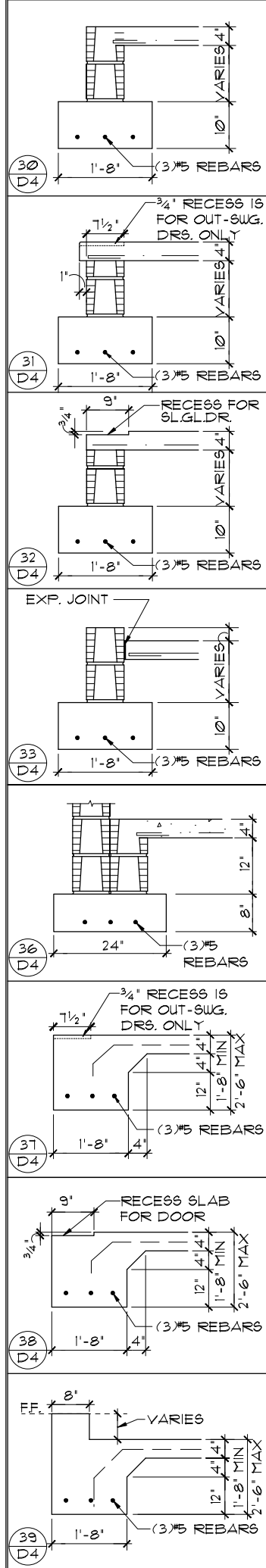


DATE 04-18-11  
SCALE AS NOTED  
DRAWN JR & RDO  
JOB  
SHEET  
D3  
OF SHEETS

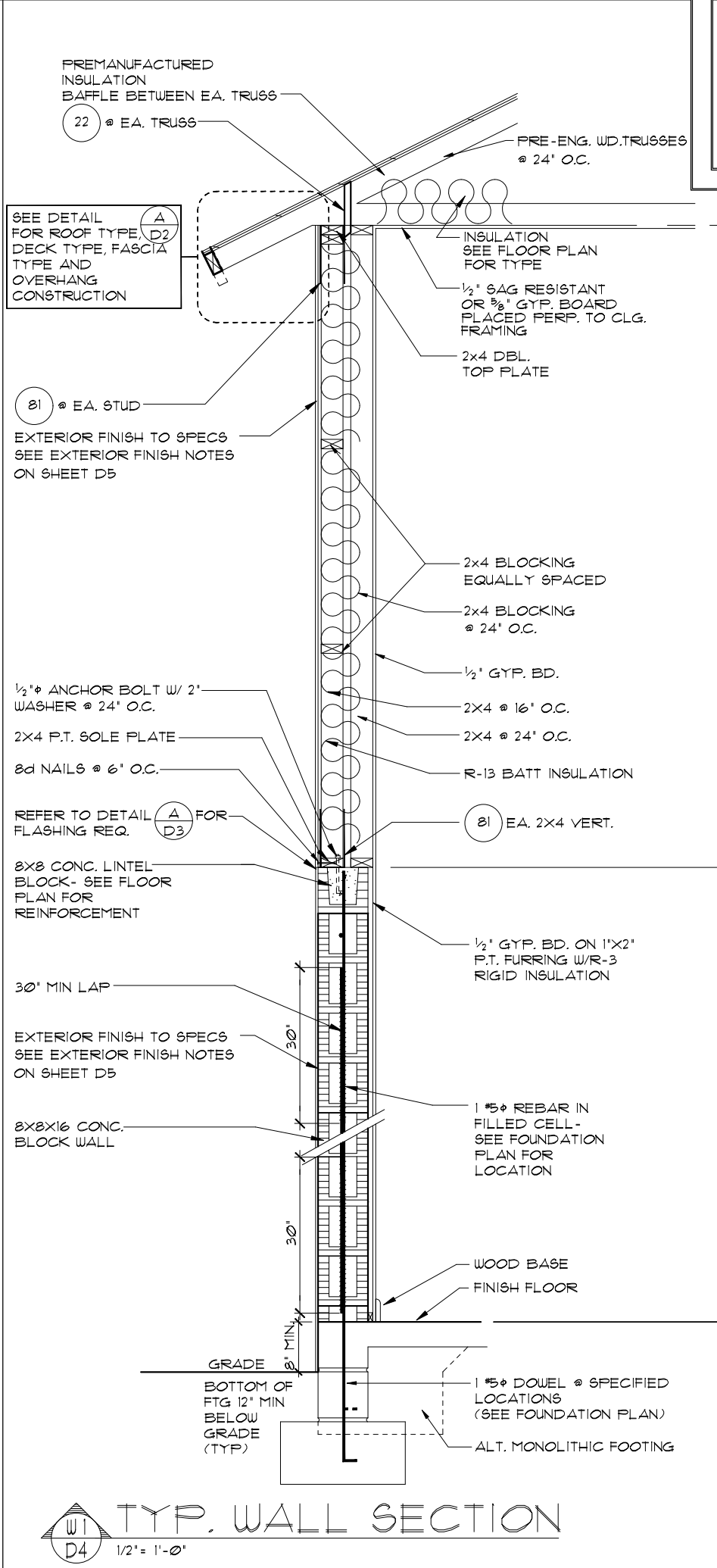
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W2 D4 1/2" = 1'-0" TYP. WALL SECTION



W1 D4 1/2" = 1'-0" TYP. WALL SECTION

Digitally signed by Maria Ferreira

Date: 2022.07.08 14:46:50 -04'00'

Certified By: MARIA FERREIRA, RA. 4301 VINELAND RD E-1 SUITE E-1 ORLANDO, FL 32811 INFO@RDCFLA.COM

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DREAM FINDERS THE MAKER OF A QUALITY PRINT

TYPICAL STRUCTURAL DETAILS (2 STORY)

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

SHEET D4 OF SHEETS

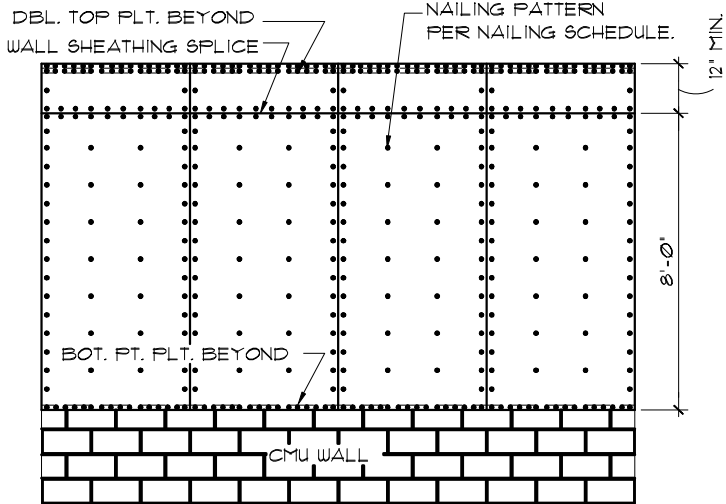
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**NOTE:**

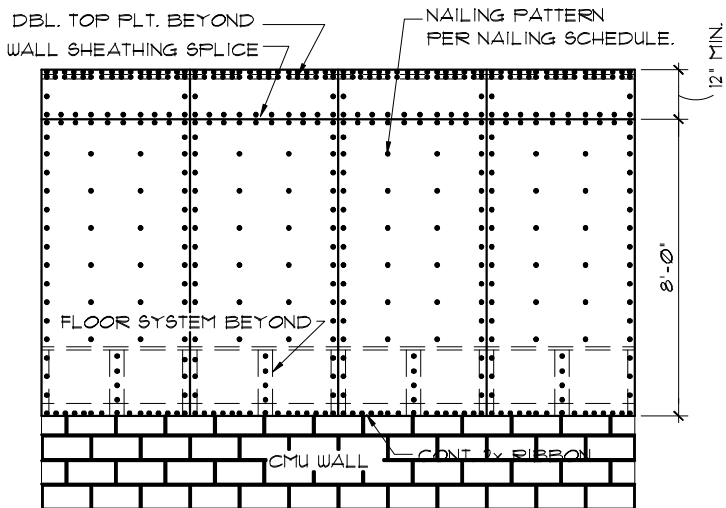
1/2" PLYWOOD OR 1/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM FLT. TO T.O.M.

**NAILING SCHEDULE:**

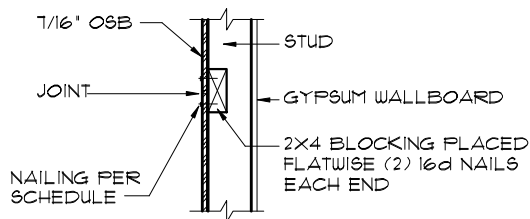
(2) ROWS @ 3' O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6' O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

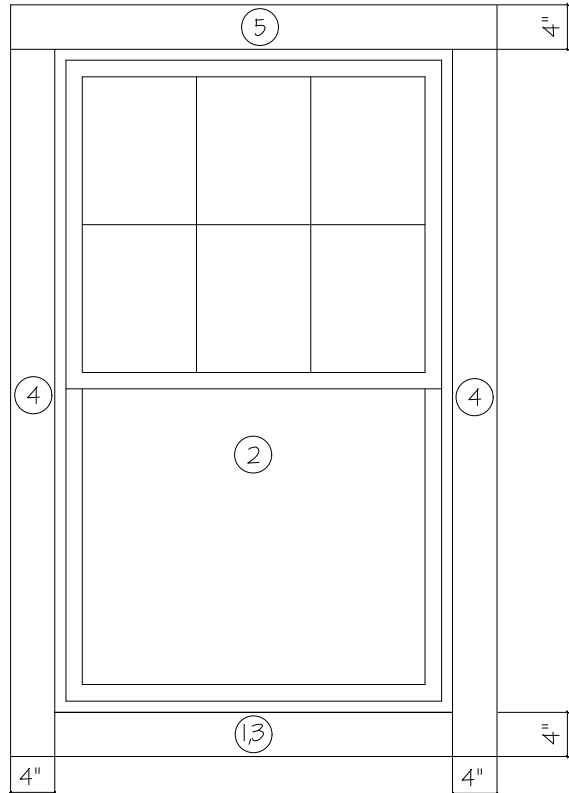


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



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

1 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:**

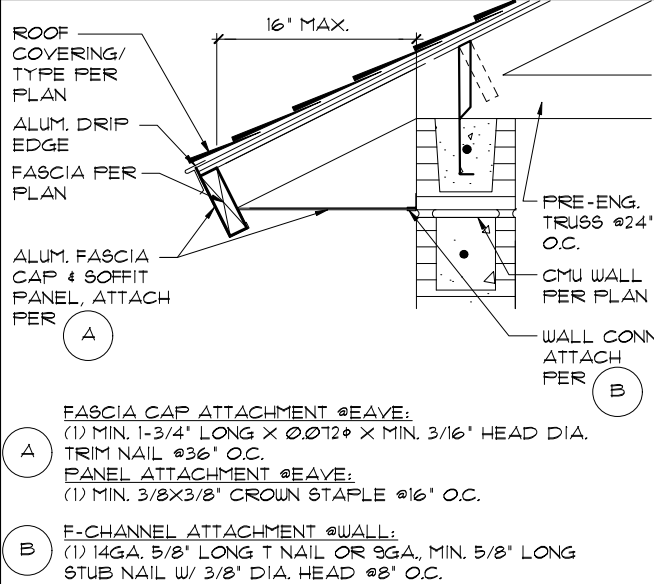
1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

**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.

**FASCIA CAP ATTACHMENT @ EAVE:**

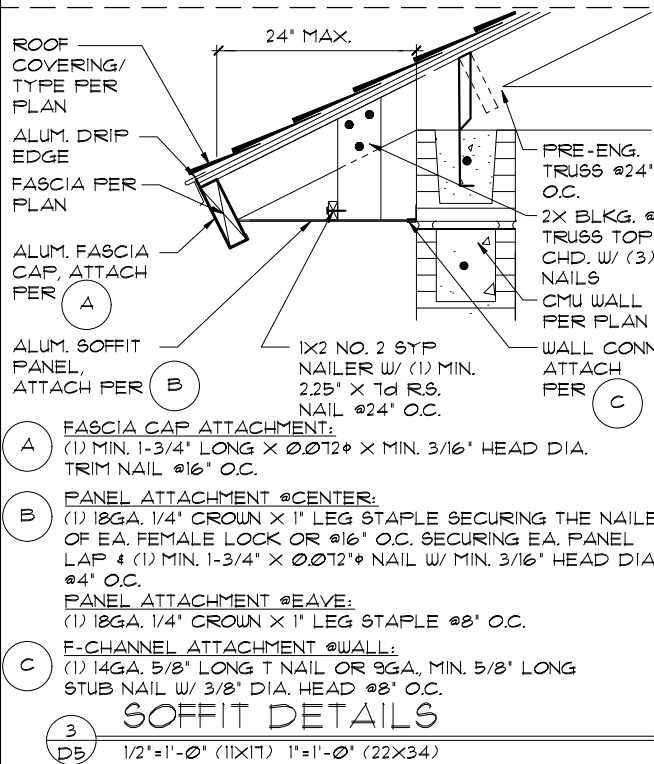
(1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.

**PANEL ATTACHMENT @ EAVE:**

(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

**F-CHANNEL ATTACHMENT @ WALL:**

(1) 14GA. 5/8" LONG T NAIL OR 3GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.

**FASCIA CAP ATTACHMENT:**

(1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

**PANEL ATTACHMENT @ CENTER:**

(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X 0.012" NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.

**PANEL ATTACHMENT @ EAVE:**

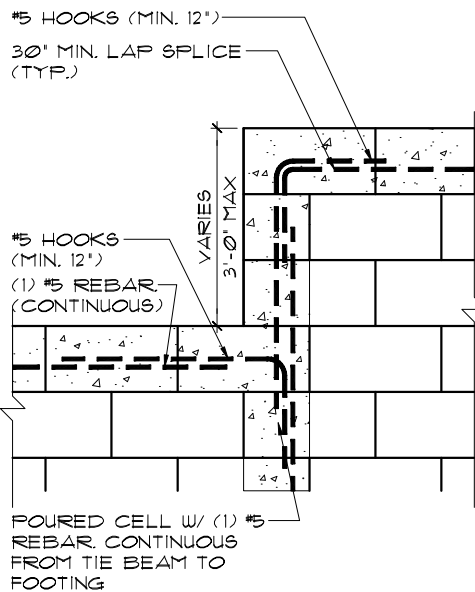
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

**F-CHANNEL ATTACHMENT @ WALL:**

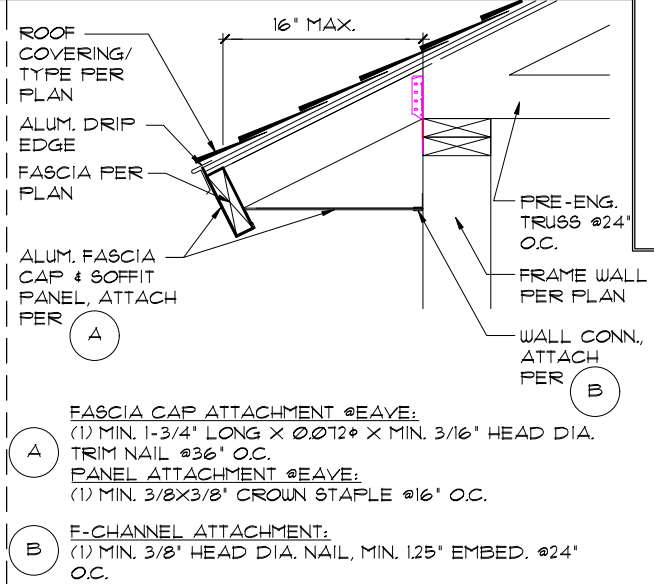
(1) 14GA. 5/8" LONG T NAIL OR 3GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.

**SOFFIT DETAILS**

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



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

**FASCIA CAP ATTACHMENT @ EAVE:**

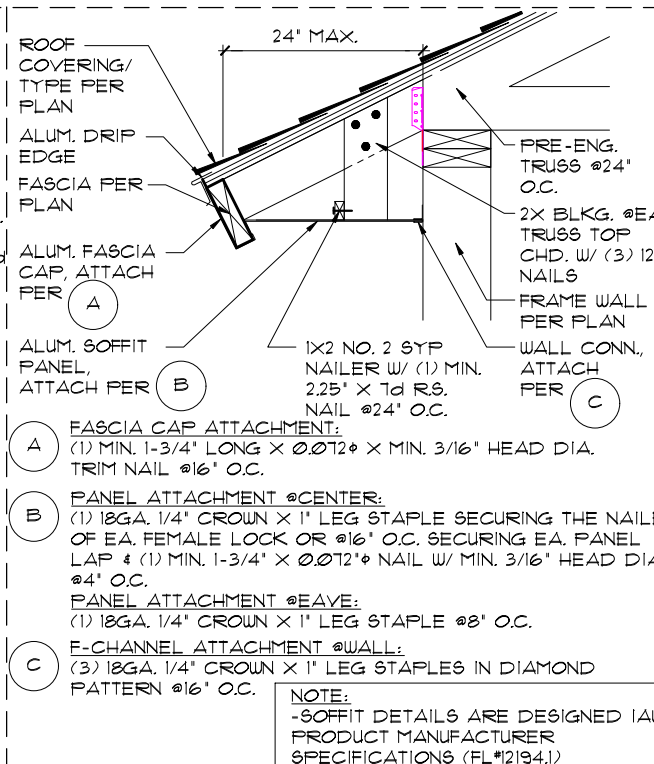
(1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.

**PANEL ATTACHMENT @ EAVE:**

(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

**F-CHANNEL ATTACHMENT:**

(1) MIN. 3/8" HEAD DIA. NAIL, MIN. 1.25" EMBED. @24" O.C.

**FASCIA CAP ATTACHMENT:**

(1) MIN. 1-3/4" LONG X 0.012" X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

**PANEL ATTACHMENT @ CENTER:**

(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X 0.012" NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.

**PANEL ATTACHMENT @ EAVE:**

(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

**F-CHANNEL ATTACHMENT @ WALL:**

(3) 18GA. 1/4" CROWN X 1" LEG STAPLES IN DIAMOND PATTERN @16" O.C.

**NOTE:**

-SOFFIT DETAILS ARE DESIGNED IAW PRODUCT MANUFACTURER SPECIFICATIONS (FL\*12194.1)

**EXTERIOR FINISH NOTES**

1. LATH TO BE ATTACHED IAW R103.7.1 OF THE 11TH EDITION, FBCR 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.12 OF THE 11TH EDITION, FBCR 2020
3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 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 SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
6. STUCCO APPLICATION MUST BE IAW R103.1.4 OF THE 11TH EDITION, FBCR 2020
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 11TH EDITION, FBCR 2020



Digitally signed by  
Maria Ferreira  
Date: 2022.07.08  
14:47:13 -04'00'

Certified By:  
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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

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