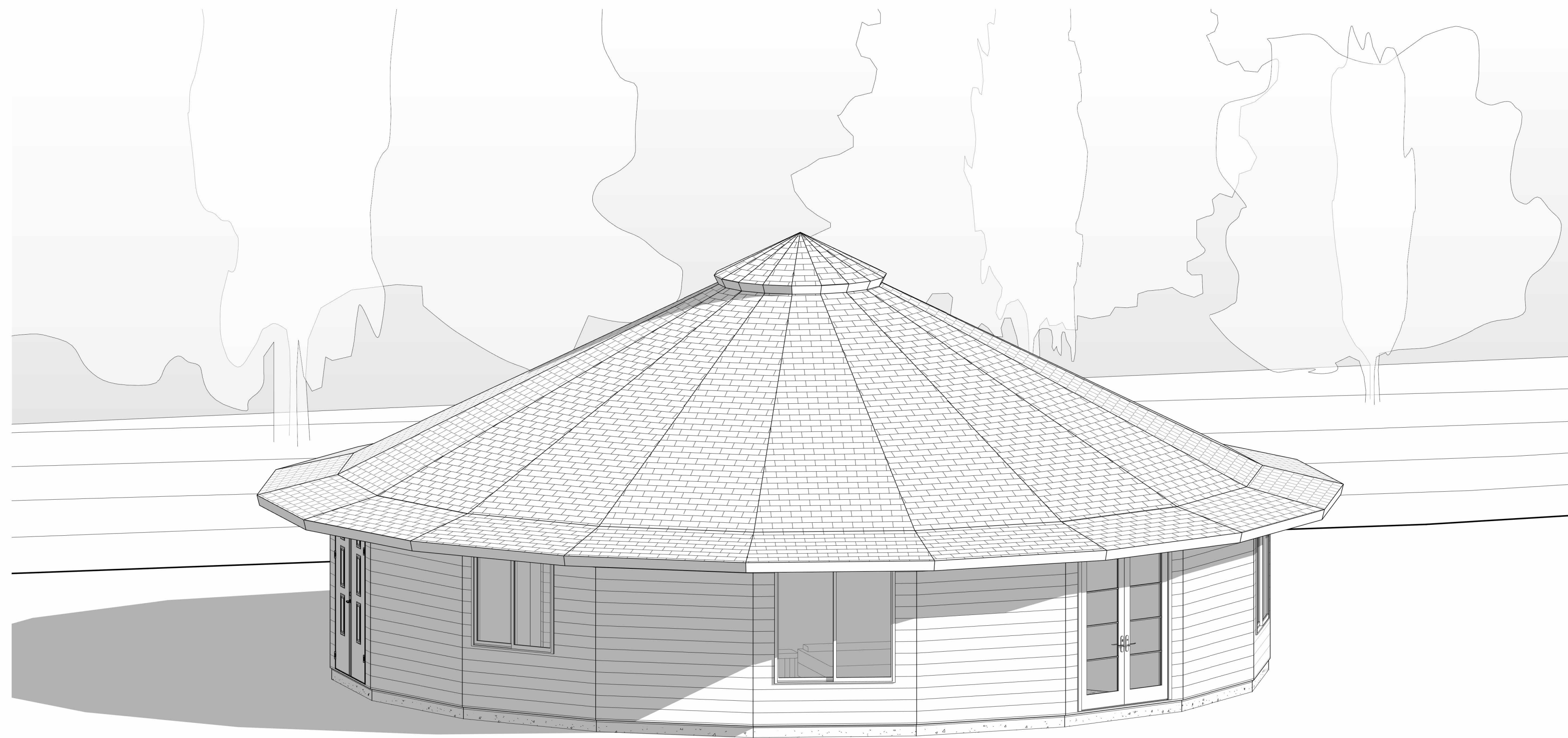




# Jessica Alvarez

Backus Rd & West Lake ave - Palm Harbor, FL 34684



**deltec  
homes**



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001	Notes
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0	Initial Plan	8/8/2023
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Jessica Alvarez

1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
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Drafter	TH

Cover

000

Scale

Deltec Homes Construction Manual:



Instructional Videos:



Floor Truss Installation



Floor sheathing Installation



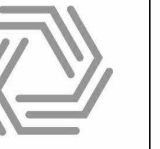
Wall Panel Assembly



Roof System Assembly

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**DESIGN CRITERIA**

**APPLICABLE CODES**

2020 FLORIDA RESIDENTIAL CODE  
2020 FLORIDA BUILDING CODE

**1. DEAD LOADS**

A. ROOF 20 P.S.F.  
B. FLOOR 15 P.S.F.

**2. LIVE LOADS**

A. ROOF 30 P.S.F.  
B. FLOOR 40 P.S.F.

**3. SNOW LOADS**

A. GROUND SNOW LOAD (P<sub>g</sub>) 0 P.S.F.  
B. FLAT ROOF SNOW LOAD (P<sub>f</sub>) 0 P.S.F.

**4. WIND LOADS**

A. DESIGN WIND SPEED  
a. V<sub>ULT</sub> 180 MPH  
b. V<sub>50</sub> 145 MPH  
B. EXPOSURE CATEGORY C  
C. WIND LOAD IMPORTANCE FACTOR 1.0  
D. BUILDING CLASSIFICATION ENCLOSED

**5. SEISMIC LOADS**

A. SEISMIC DESIGN CATEGORY: C

**A. General Structural Notes**

- The information contained in the structural drawings applies only to the structural design elements associated with the Deltec Homes, Inc. furnished components. This includes the primary structural elements responsible for resisting the lateral and gravity loads as specified by the governing model building code.
  - The general contractor must confirm that existing conditions are compatible with assumptions stated in the production of this design document. Deltec Homes, Inc. must be contacted immediately in the event of any discrepancies.
  - The general contractor is solely responsible for the installation and erection of temporary shoring and/or bracing during the construction process.
  - The mechanical, electrical, and plumbing contractors shall coordinate required wall openings with the general contractor.
  - All roof or floor penetrations shall be coordinated with the general contractor. Additional framing shall be furnished and installed by the general contractor.
  - Deltec Homes, Inc. is not responsible for inspection or quality control of the erected structure beyond the factory manufactured components.
  - The foundation for this structure is to be designed by other qualified professionals.
  - The structural design includes components by Deltec only. Unless otherwise noted, additions to the structure by others shall be designed by qualified persons and shall not impart additional loads to the Deltec structure.
  - Foundation components to be designed & supplied by others. Foundation system information shown is a minimum requirement only and must be verified by qualified persons.
  - Square footage of rooms shown is approximate floor area only. (closets, tubs, cabinets, etc. Are included in this figure.)
- B. Factory Built Wall Panels**
- All wall studs are SPF no. 2 or better.
  - Studs are 2x4 or 2x6 @ 16" or 24" O.C.
  - Bottom plates are P.T.S.Y.P. for slab-on-grades construction, SPF no. 2 or better for all other foundations (unless noted otherwise).
  - Drainable house wrap is used for weather-resistant barriers on all standard panels unless noted otherwise.
  - Siding options are pre-installed unless noted otherwise. On non-round structures with loose shipped siding, boards are random length. Therefore, as in routine construction, there will be some butt joints on certain lap runs, arch top, or circle top windows are not trimmed out at the factory. Siding and trim at the area of the arch will be shipped loose to be installed on-site by others.
  - Windows installed in production will be trimmed out for homes that have siding installed at the factory. When only cdx sheathing for walls is specified, or only rough openings for windows are designated (with siding option), window trim is not a standard component. This trim may be purchased as an option. Extension jambs are not included unless otherwise specified.
  - R-5 thermal shield (optional): 1" foam pre-applied to wall panels unless prohibited by local codes or limited by construction needs.
  - Airlock (optional): self-expanding foam gasket installed at the perimeter of all factory-installed plywood sheathing
- C. Floor System (if required)**
- Trusses shall be temporarily braced as required during construction to prevent collapse. The builder is responsible for the design and installation of this bracing. Information regarding temporary truss bracing can be obtained from the "Wood Truss Council of America BCSI-B1 Guide for Handling, Installing, Restraining, and Bracing of Wood Trusses".
  - Truss members shall be permanently braced with "l-braces", continuous linear braces, and diagonals as indicated on the sealed truss designs and truss layout drawings, or as required by the "Wood Truss Council of America BCSI-B1 Guide for Handling, Installing, Restraining, and Bracing of Wood Trusses".
  - Pre-manufactured wood truss top chords shall be fully sheathed and bottom chords shall have rigid ceilings or lateral bracing applied, unless otherwise indicated by the sealed truss designs.
  - Trusses designed as required by site-specific loading conditions.
  - Precut 5/8" CDX plywood sheathing underlayment provided by Deltec supported by web-tec open web floor trusses at 24" O.C. maximum.
  - Required second layer of 5/8" sheathing not provided by Deltec.
  - Trusses are SYP no. 1 or better.
  - Structural steel floor plates with assembly hardware provided by Deltec.
  - Structural steel pipe floor pole assembly with hardware provided by Deltec (as required).
- D. Roof System**
- Trusses shall be temporarily braced as required during construction to prevent collapse. The builder is responsible for the design and installation of this bracing. Information regarding temporary truss bracing can be obtained from the "Wood Truss Council of America BCSI-B1 Guide for Handling, Installing, Restraining, and Bracing of Wood Trusses".
  - Do not remove erection jig until sheathing is fully installed!** See the construction manual for details.
  - Truss members shall be permanently braced with "l-braces", continuous linear braces, and diagonals as indicated on the sealed truss designs and truss layout drawings, or as required by the "Wood Truss Council of America BCSI-B1 Guide for Handling, Installing, Restraining, and Bracing of Wood Trusses".
  - Pre-manufactured wood truss top chords shall be fully sheathed, and bottom chords shall have rigid ceilings or lateral bracing applied unless otherwise indicated by the sealed truss designs.
  - Trusses designed as required by site-specific loading conditions.
  - Precut 3/4" CDX plywood sheathing, provided by Deltec.
  - Trusses are SYP no. 1 or better.
  - Roofing underlayment and button cap nails, if required, provided by Deltec, unless included in the optional classic metal roof package.
  - Structural steel compression ring and tension collar with high strength assembly bolts provided by Deltec. (Second tension collar as required by design)
- E. Assembly Hardware**
- Nails for CDX precut plywood floor and roof sheathing and general framing purposes are not included as part of the standard package due to wide regional variations in installation techniques. Deltec recommends 0.131" x 2.5" (8d) ring shank nails for sheathing and 0.131" x 3.25" (16d) nails for general framing. Hot dipped galvanized fasteners are required for exterior deck applications or any application in contact with preservative-treated lumber.

**Structural Specifications**

1	Model	Round - 1600
2	Foundation	Slab
3	Number of Levels	1
4	Roof Overhang	3' - 9"
5	Additional Struc. Requirements	Highwind/Seismic
6	Wall Height - Level 1	9ft
7	Wall Thickness	2x6
8	R-5 Thermal Shield	No
9	Air Block	No
10	Insulated Header	No
11	Wood Ceiling	No
12	FrameGuard	Yes
13	Siding - Level 1	Fiber Cement
14	Roof Finish	None
15	2nd Sill Plate - Level 1	No
16	Delkote - Level 1	Factory Machine Finish

**Gross Building Area**

Level	Area Type	Area
Level 1	Gross Building Area	1678 SF
Grand total		1678 SF

**Room Schedule**

Room	Area
Heated Level 1	
Bath #2	97 SF
Bedroom #2	209 SF
Bedroom Suite	262 SF
En Suite	122 SF
Entry	97 SF
Kitchen/Dining	364 SF
Laundry	36 SF
Living Area	297 SF
Office	118 SF
W.I.C.	42 SF
Heated	1645 SF
Total Square Footage	1645 SF

**Exterior Finish Schedule**

Location	Material	Finish	Color
Siding	Fiber Cement	Textured	TBD
Corner Trim	Engineered Wood	Textured	TBD
Window Trim	Engineered Wood	Textured	TBD
Soffit	Engineered Wood	Textured	TBD
Fascia	Engineered Wood	Textured	TBD

No.	Description	Date
Pre	New Sketch	7/17/2023
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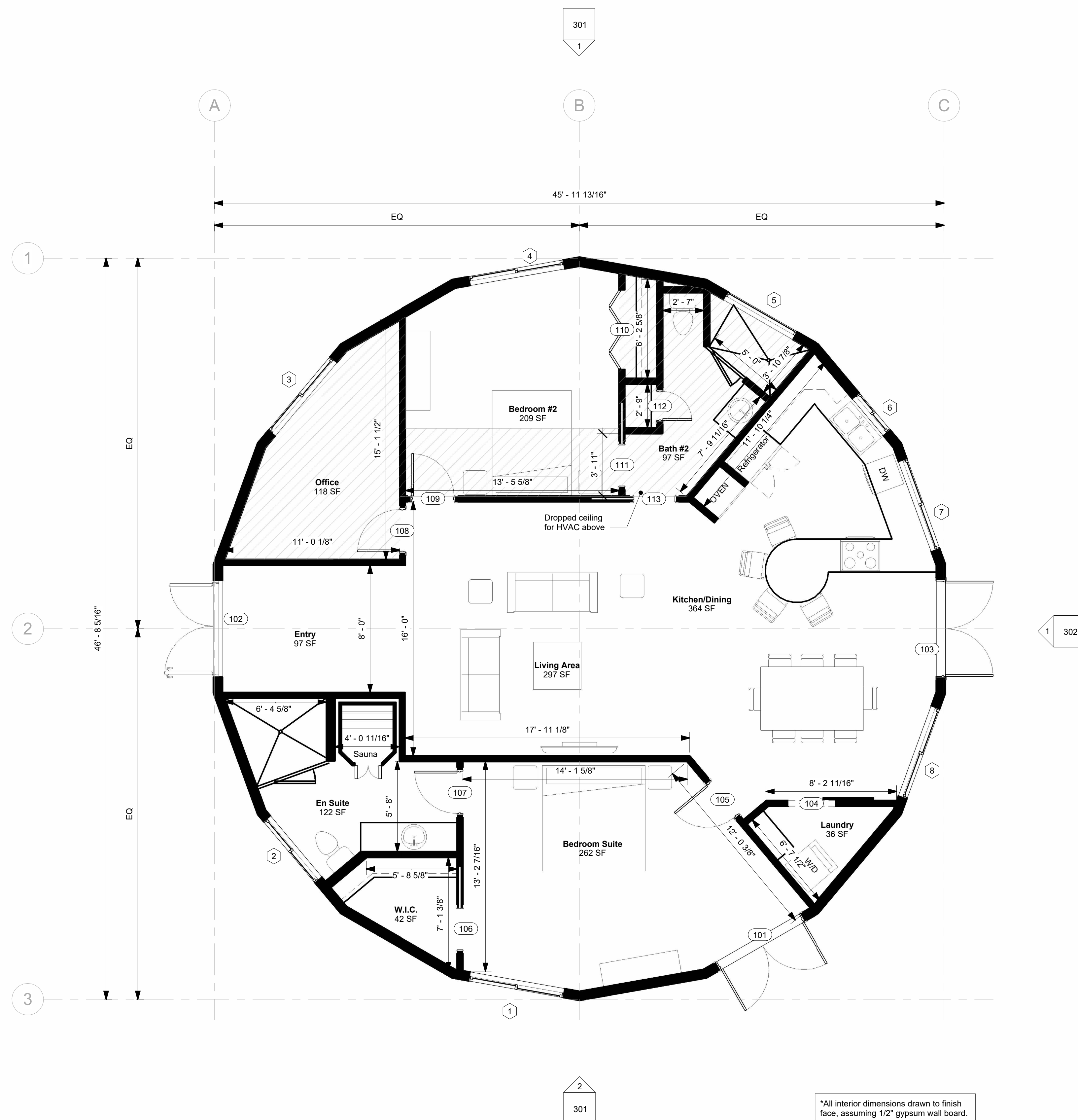
1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

Notes

001

Scale



1 First Floor - Architectural  
1/4" = 1'-0"

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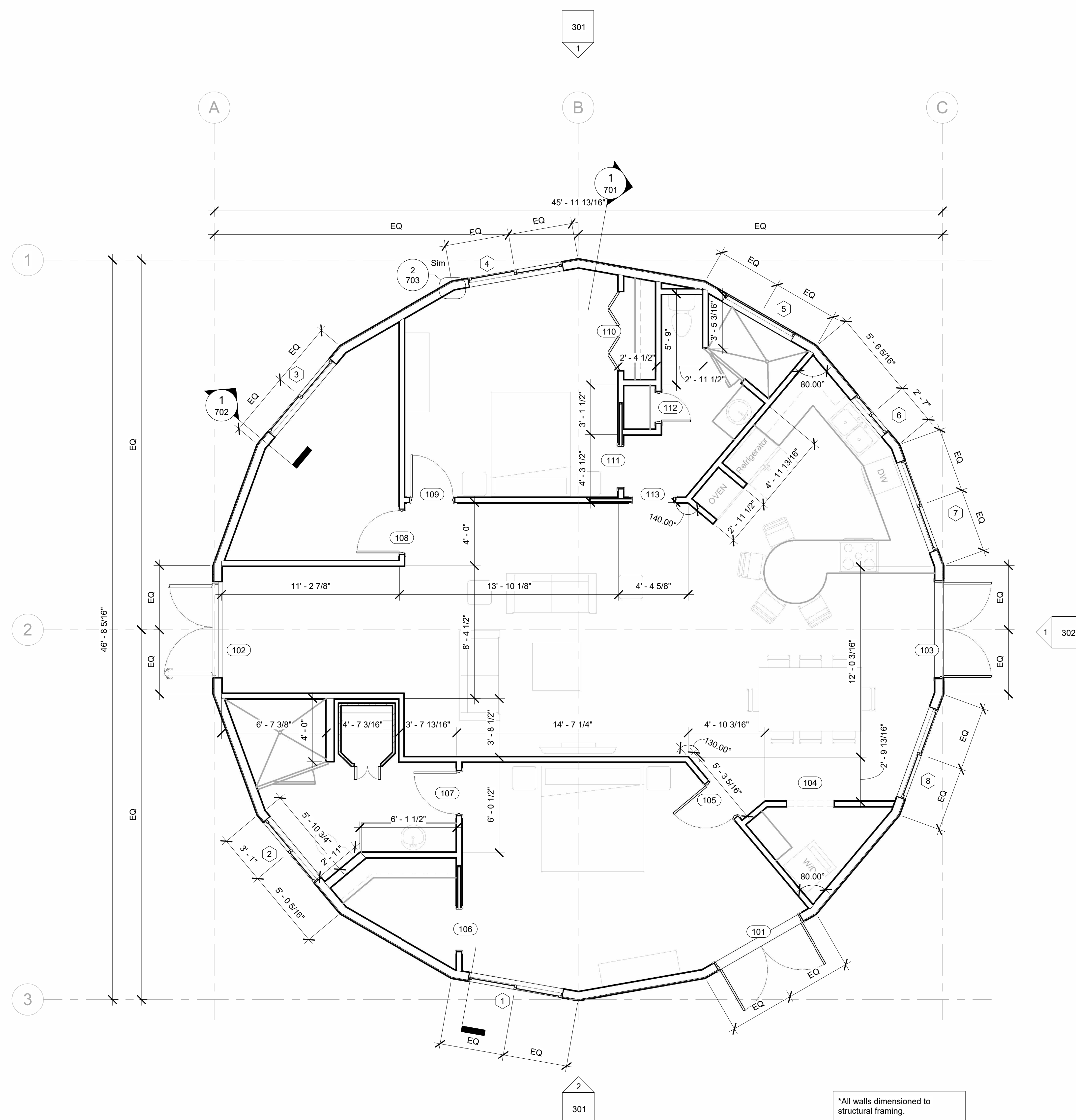
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Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

First Level Arch. Plan

101-A

Scale 1/4" = 1'-0"



1 First Floor - Structural  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plan	8/8/2023
1	Revision 1	8/22/2023

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1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

First Level Struct. Plan

101-S

Scale 1/4" = 1'-0"

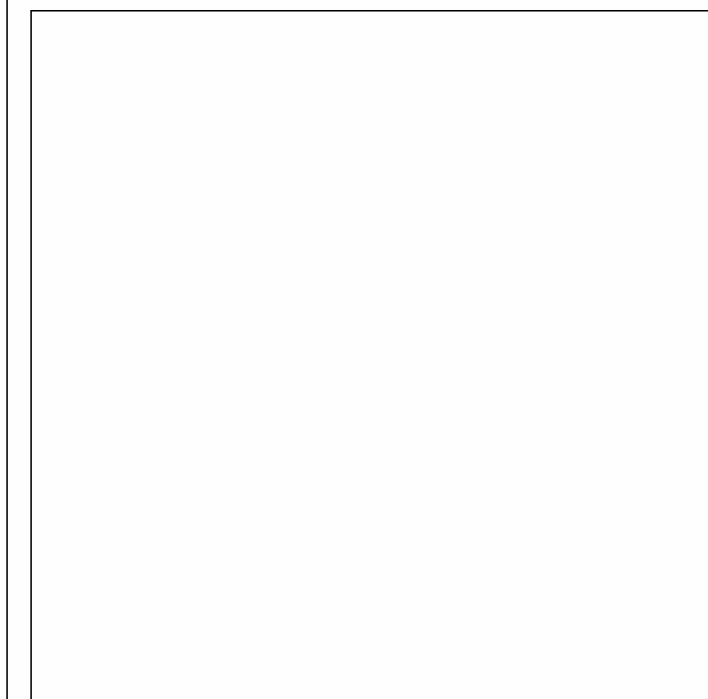


Window Schedule - By Others			
Owner/Contractor responsible for meeting egress & glazing codes for all windows/doors by others			
Mark	Size Shown on Plan	RO - TBD	Head Height
1	6' - 0" x 6' - 0"	__X__	8' - 0 1/2"
2	5' - 0" x 5' - 0"	__X__	8' - 0 1/2"
3	6' - 0" x 6' - 0"	__X__	8' - 0 1/2"
4	6' - 0" x 6' - 0"	__X__	8' - 0 1/2"
5	5' - 0" x 2' - 0"	__X__	8' - 0 1/2"
6	3' - 0" x 4' - 6"	__X__	8' - 0 1/2"
7	6' - 0" x 4' - 6"	__X__	8' - 0 1/2"
8	6' - 0" x 6' - 0"	__X__	8' - 0 1/2"
Grand total: 8			

Exterior Door Schedule - By Others		
Mark	Size Shown on Plan	RO - TBD
101	6' - 0" x 8' - 0"	__X__
102	6' - 0" x 8' - 0"	__X__
103	6' - 0" x 8' - 0"	__X__
Grand total: 3		

Interior Door Schedule			
Mark	Size Shown on Plan	From Room	To Room
104	3' - 0" x 6' - 10"	Kitchen/Dining	Laundry
105	2' - 8" x 6' - 10"	Kitchen/Dining	Bedroom Suite
106	2' - 8" x 6' - 10"	W.I.C.	Bedroom Suite
107	2' - 8" x 6' - 10"	Bedroom Suite	En Suite
108	2' - 8" x 6' - 10"	Living Area	Office
109	2' - 8" x 6' - 10"	Living Area	Bedroom #2
110	5' - 0" x 6' - 10"	Bedroom #2	Bedroom #2
111	2' - 8" x 6' - 10"	Bedroom #2	Bath #2
112	1' - 10" x 6' - 10"	Bath #2	Bath #2
113	2' - 8" x 6' - 10"	Bath #2	Living Area
Grand total: 10			

No.	Description	Date
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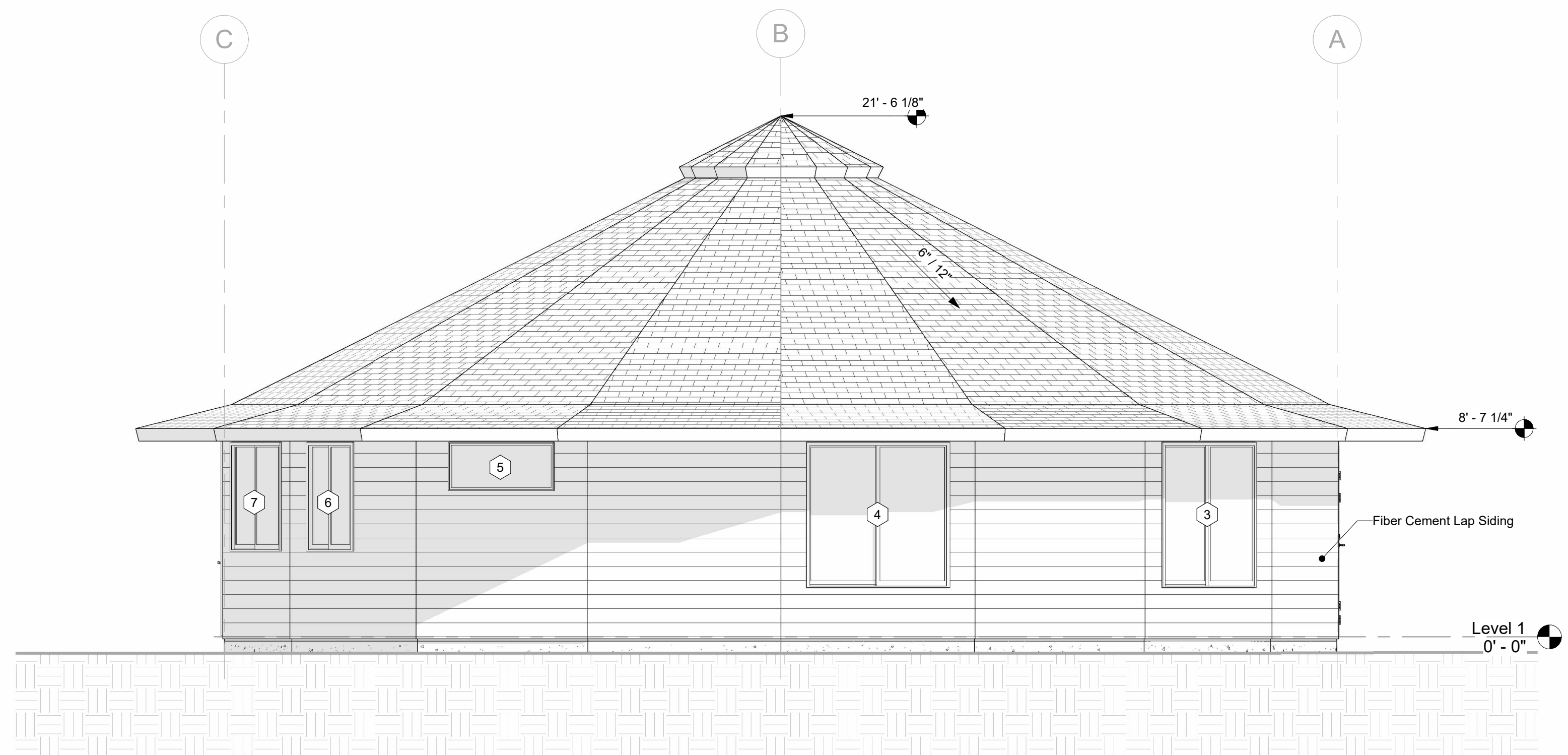
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Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

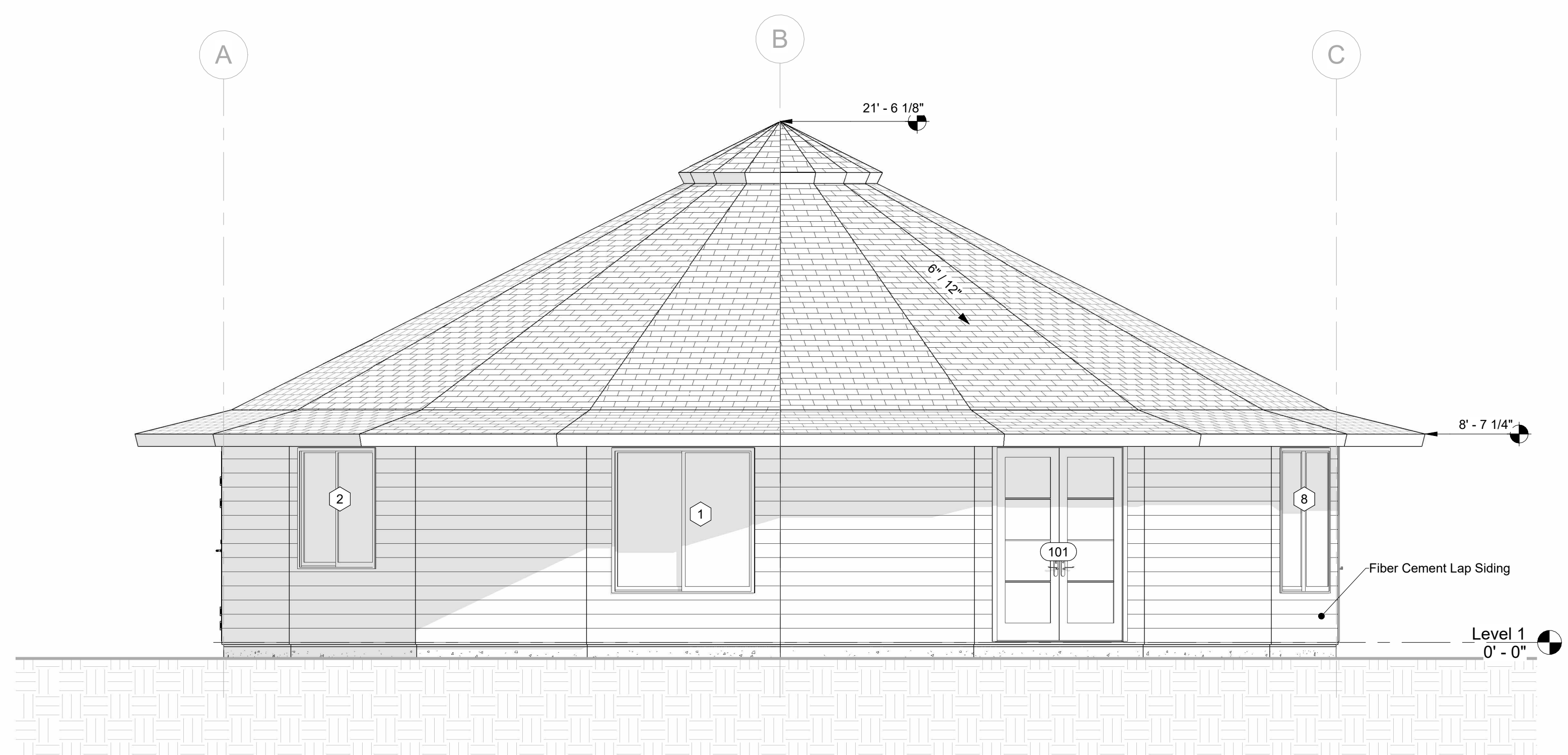
Schedules

201

Scale



① North  
1/4" = 1'-0"



② South  
1/4" = 1'-0"

No.	Description	Date
Pre	New Sketch	7/17/2023
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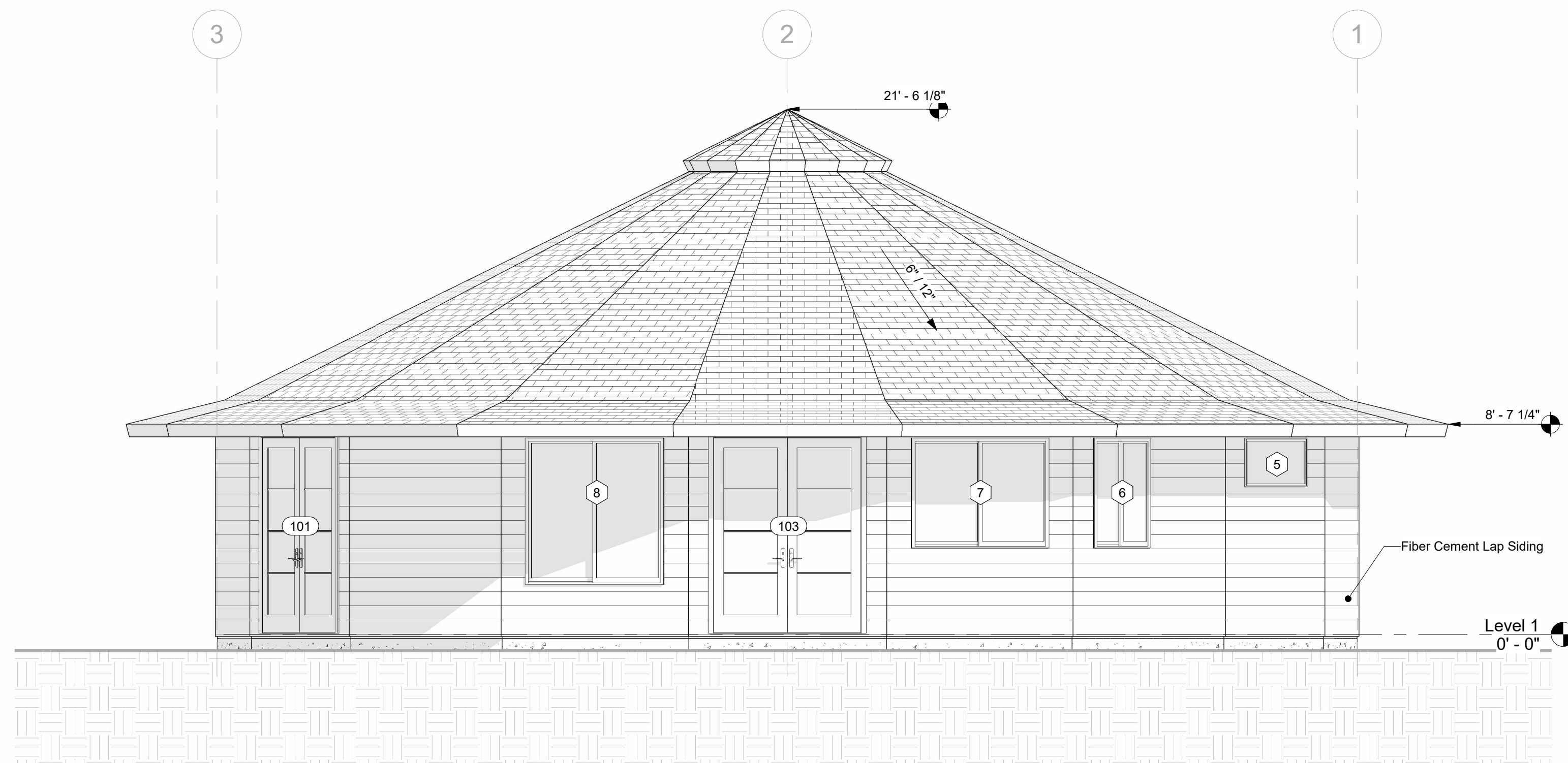
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Drawing Number	2316-714
Project Manager	DO
Drafter	TH

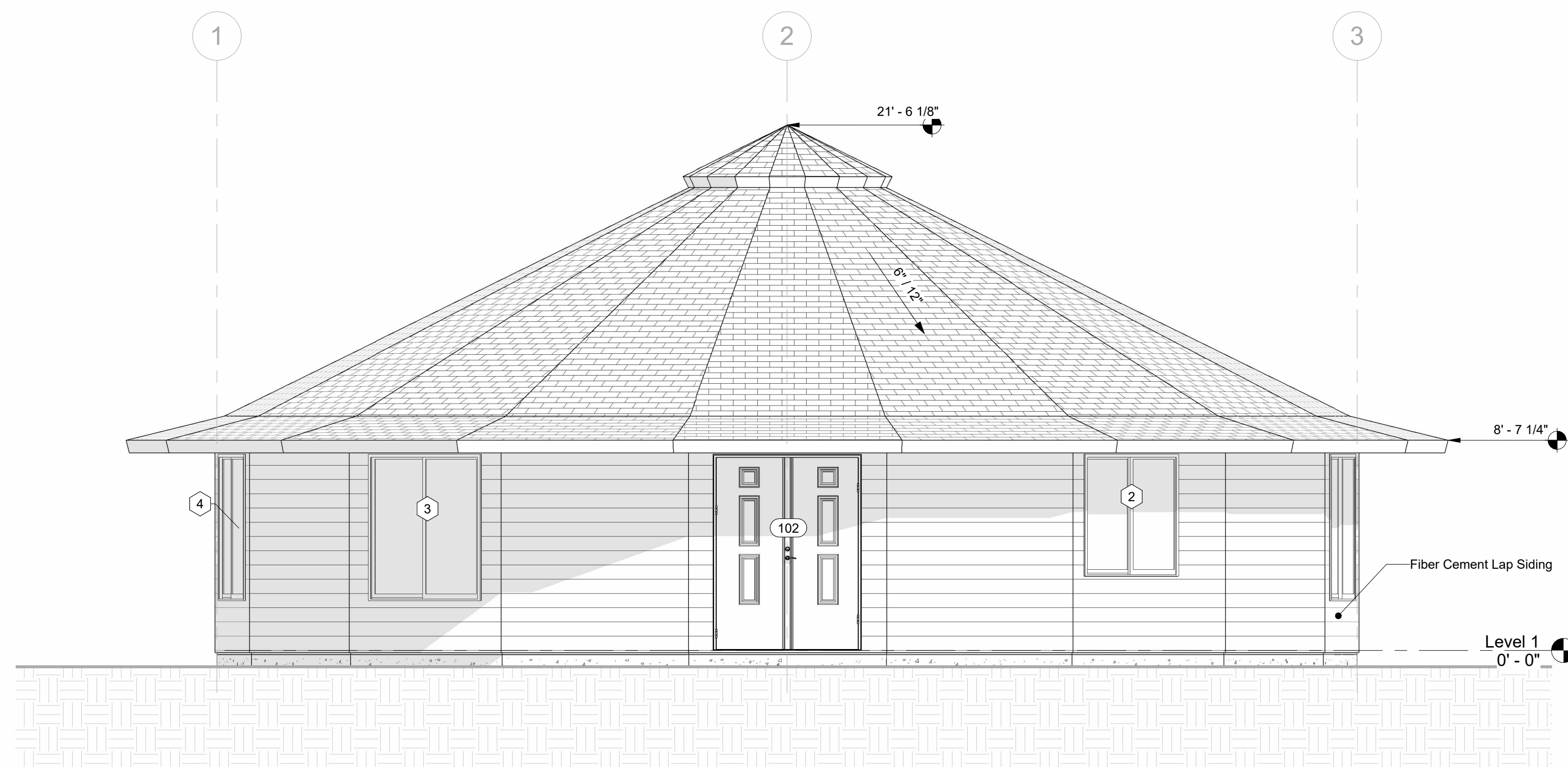
Elevations

301

Scale 1/4" = 1'-0"



① East  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plan	8/8/2023
1	Revision 1	8/22/2023

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1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

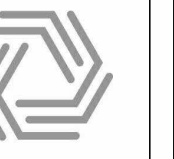
Elevations

302

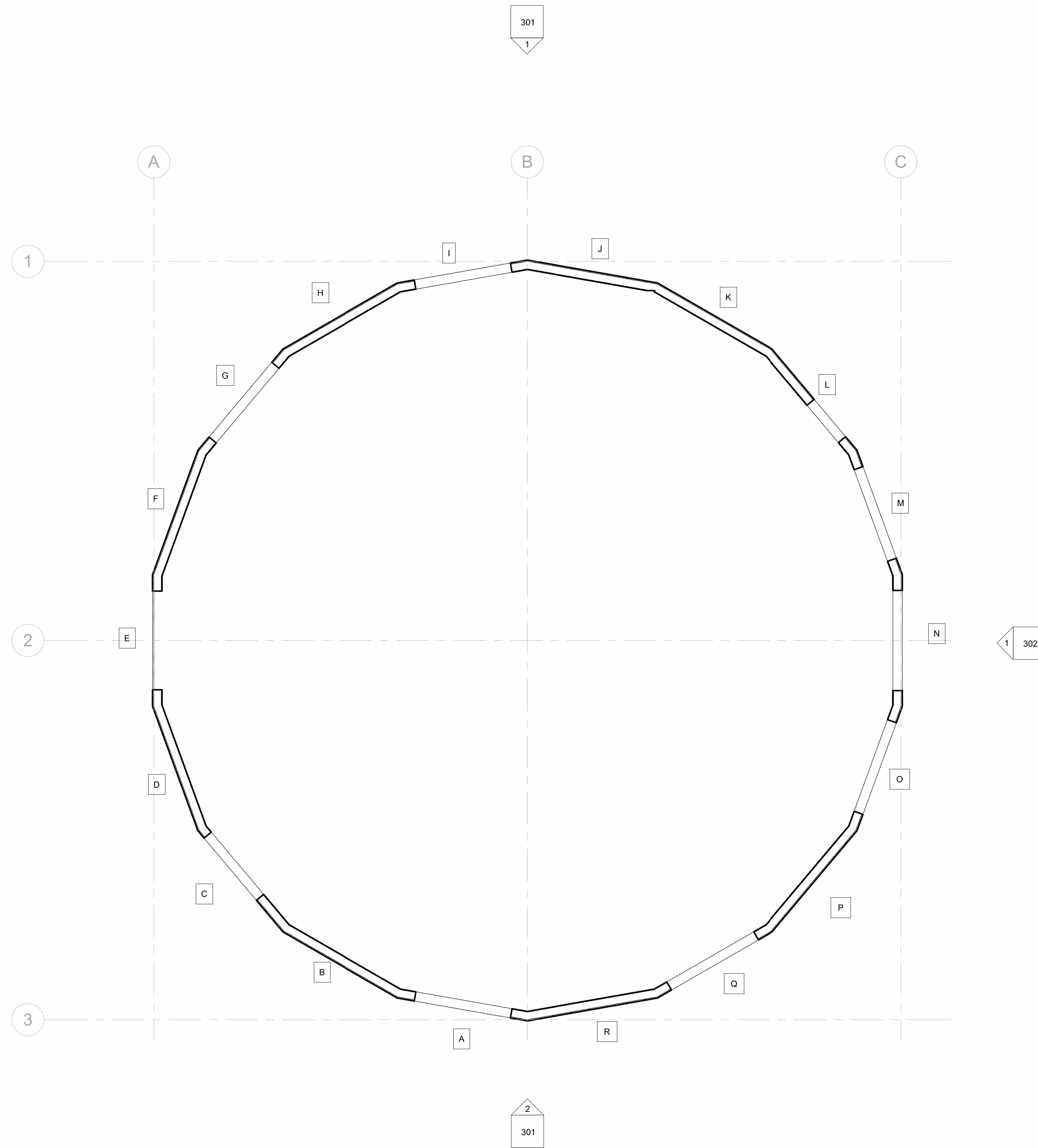
Scale 1/4" = 1'-0"







X = Panel identification marker



1 First Floor - Panel Layout  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plan	8/8/2023
1	Revision 1	8/22/2023

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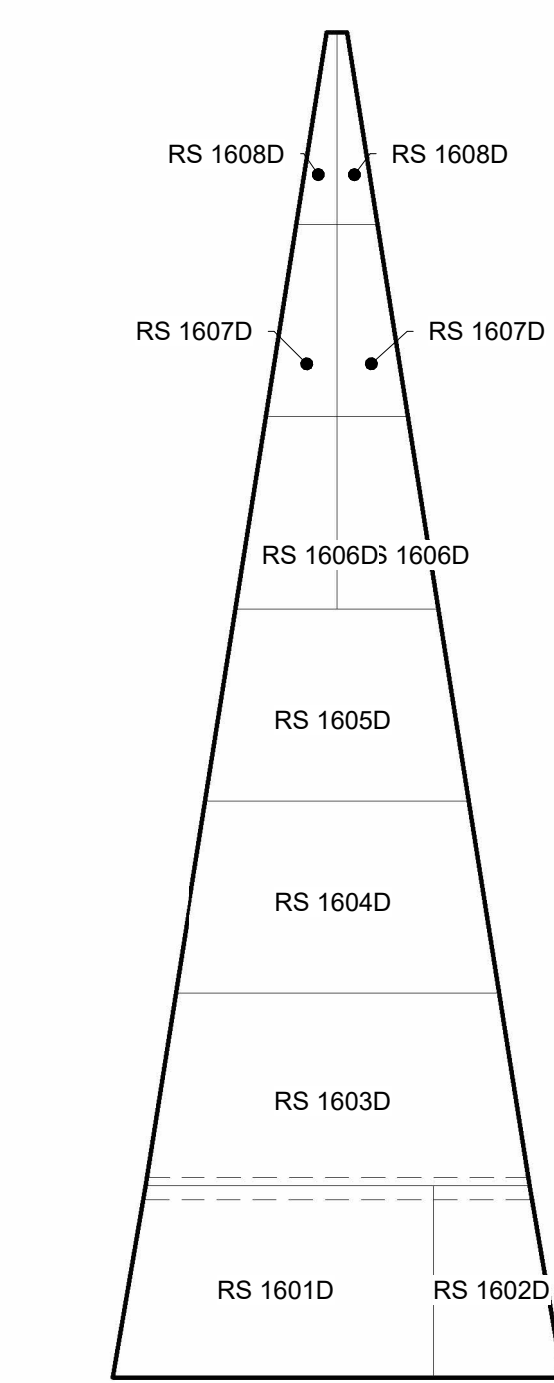
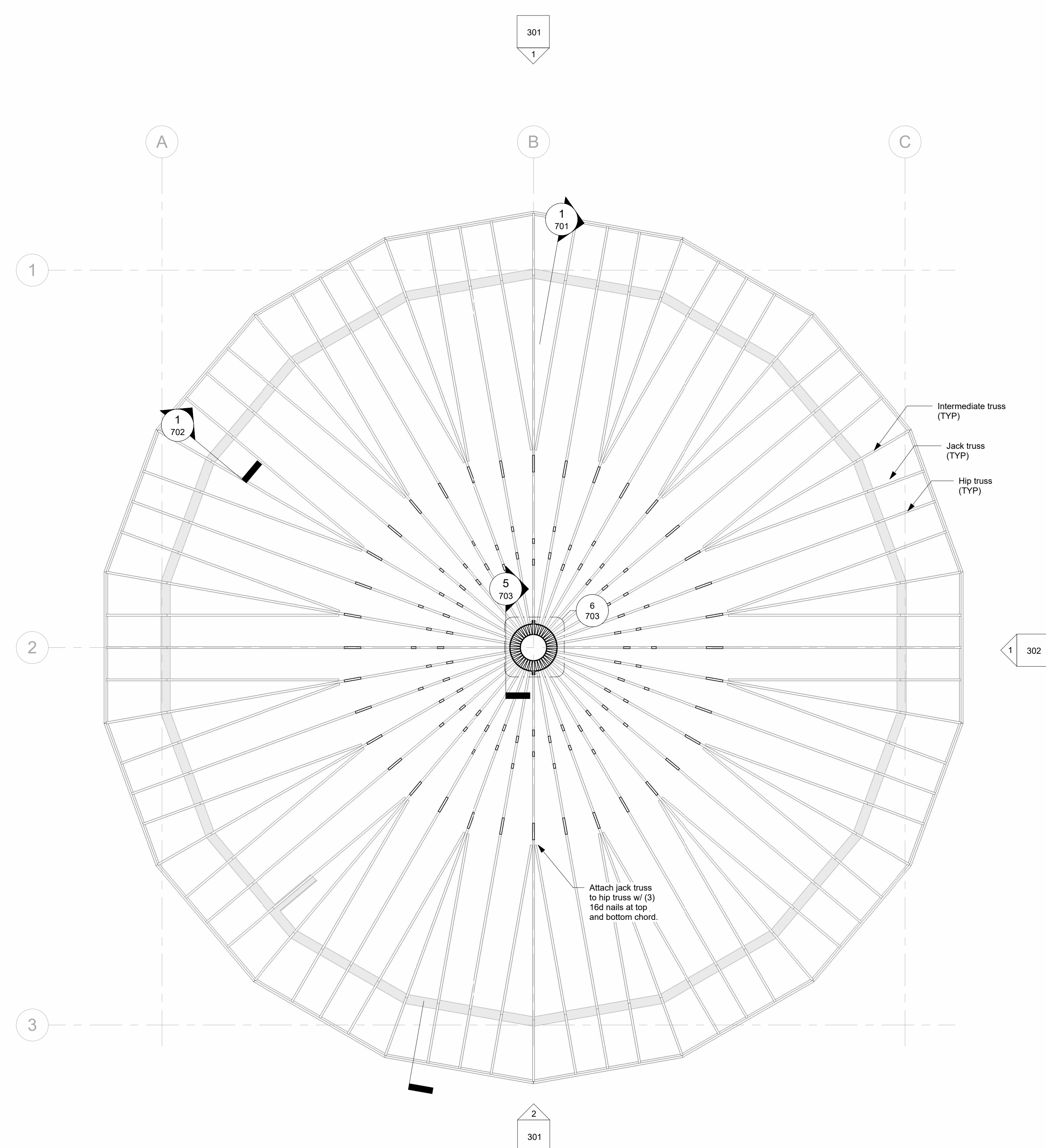
1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

Panel Layout

501

Scale 1/4" = 1'-0"



② 3-9 Typ Bay Sheathing Layout  
1/4" = 1'-0"

① Roof Framing Layout  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plan	8/8/2023
1	Revision 1	8/22/2023

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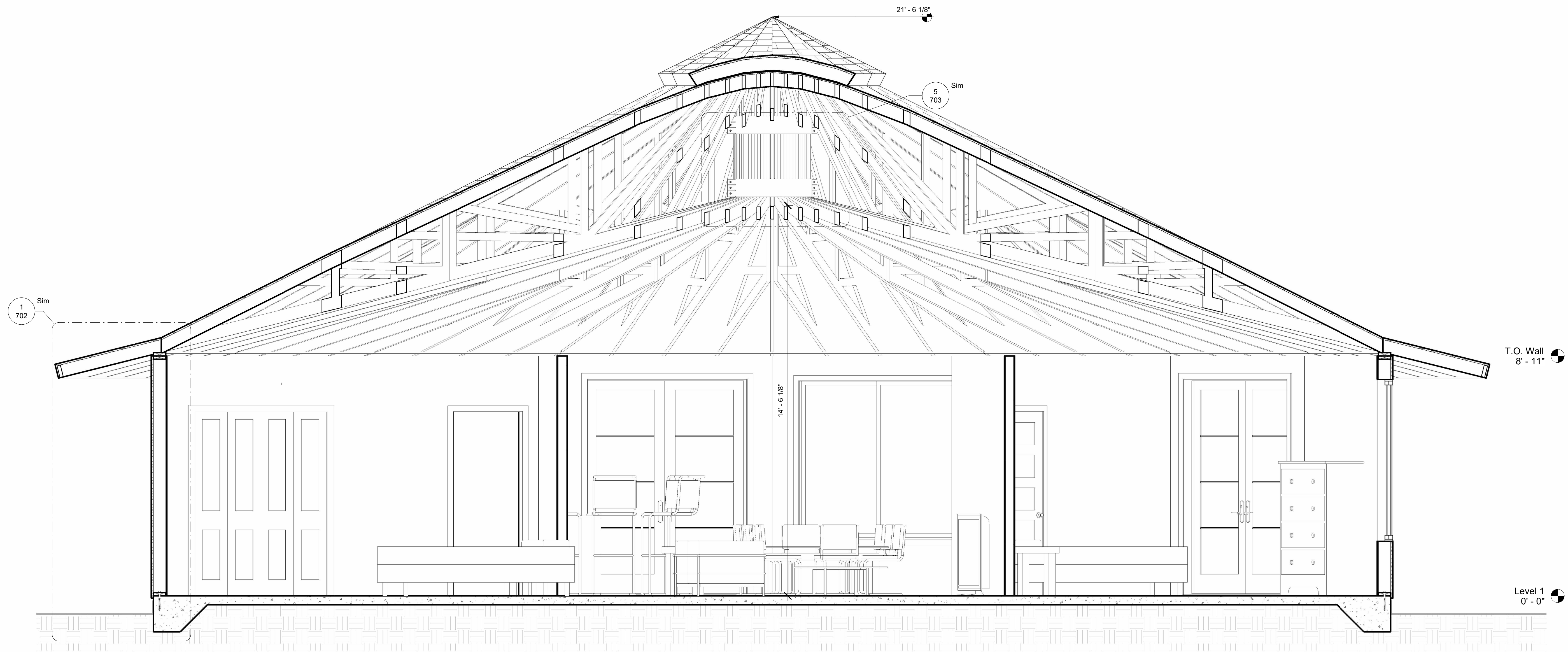
1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

Roof Framing Layout

601

Scale 1/4" = 1'-0"



1 Full Building Section  
1/2" = 1'-0"

No.	Description	Date
0	Initial Plan	8/8/2023
1	Revision 1	8/22/2023

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1 St 1600 on Slab

Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

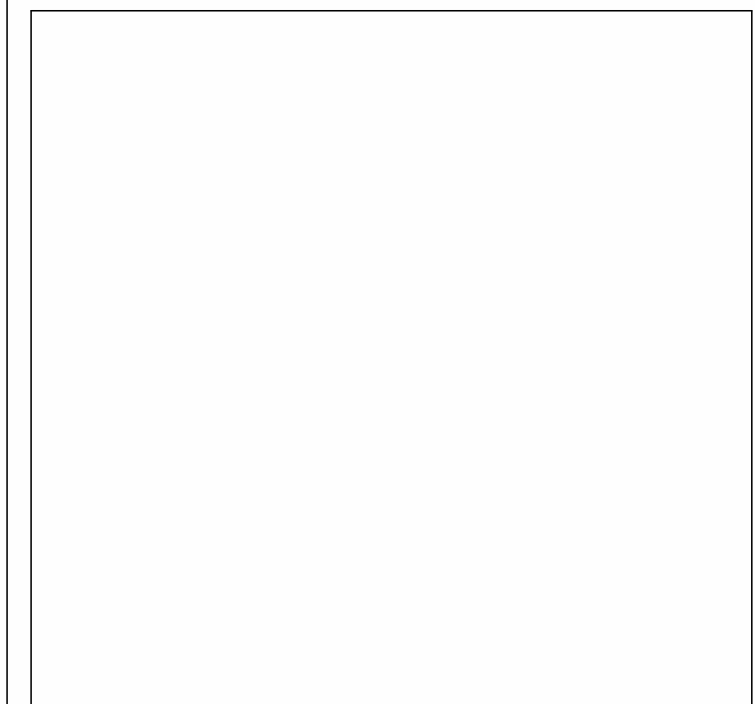
Building Sections

701

Scale 1/2" = 1'-0"



No.	Description	Date
0	Initial Plan	8/8/2023
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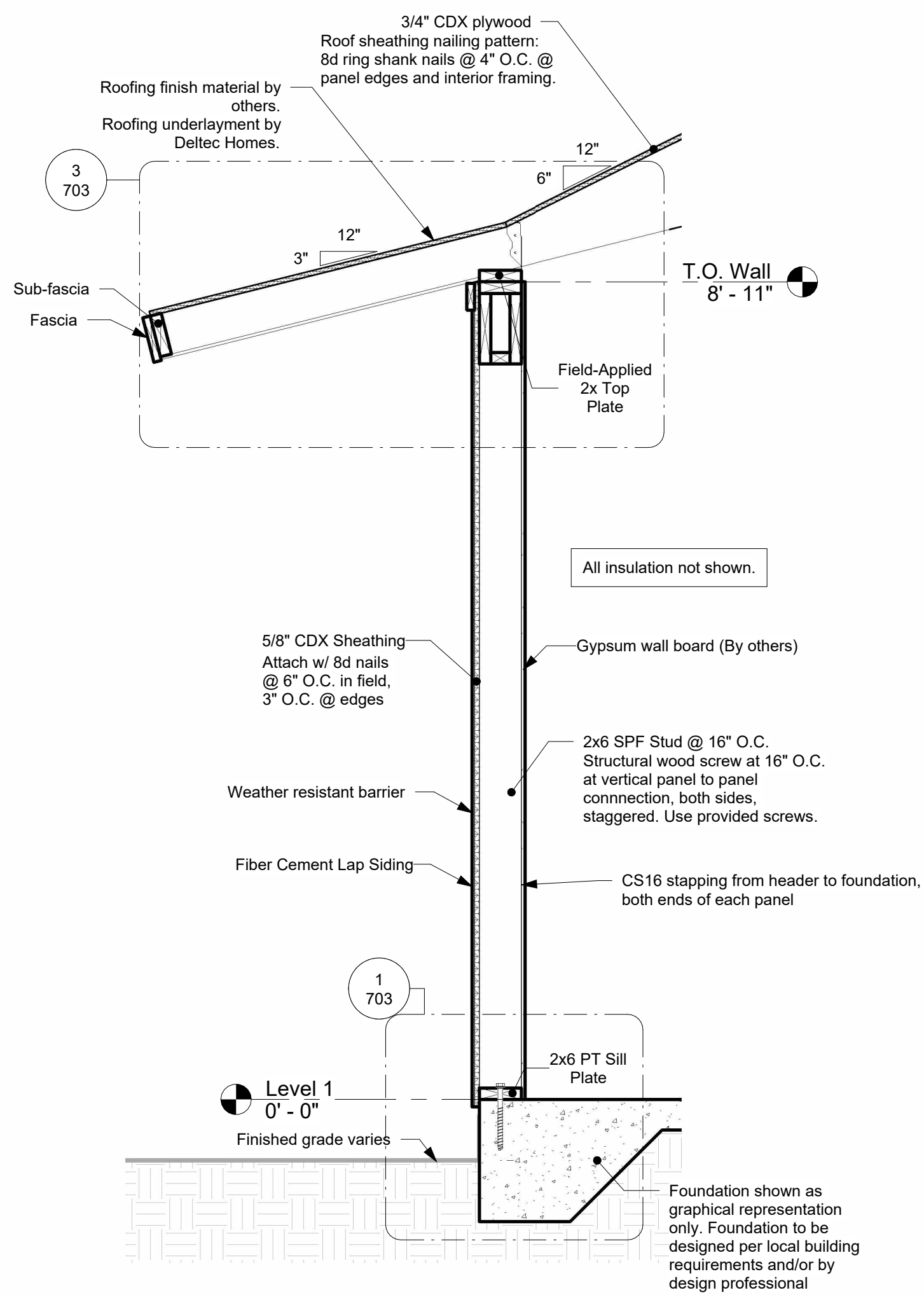
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Job Number	23027
Drawing Number	2316-714
Project Manager	DO
Drafter	TH

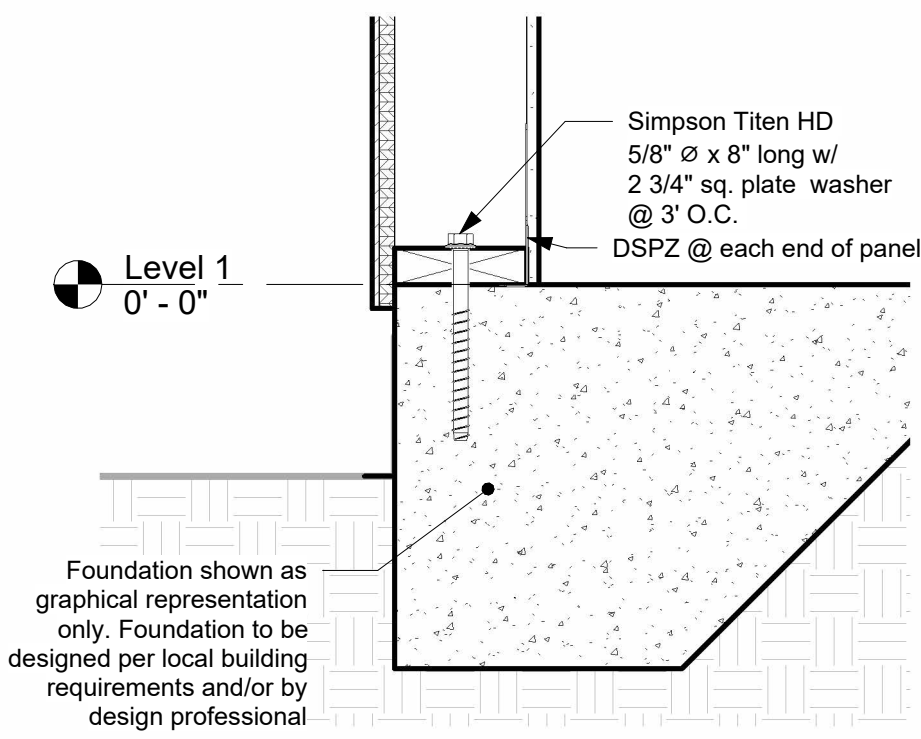
Wall Sections

702

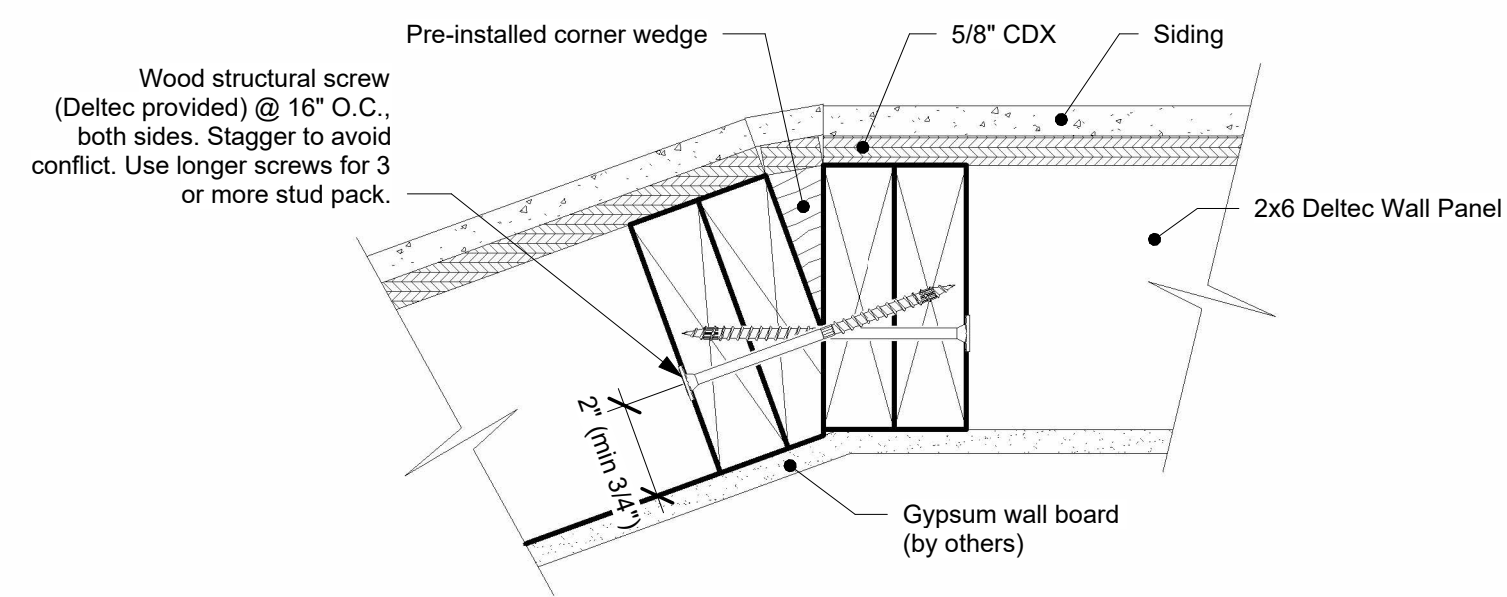
Scale 3/4" = 1'-0"



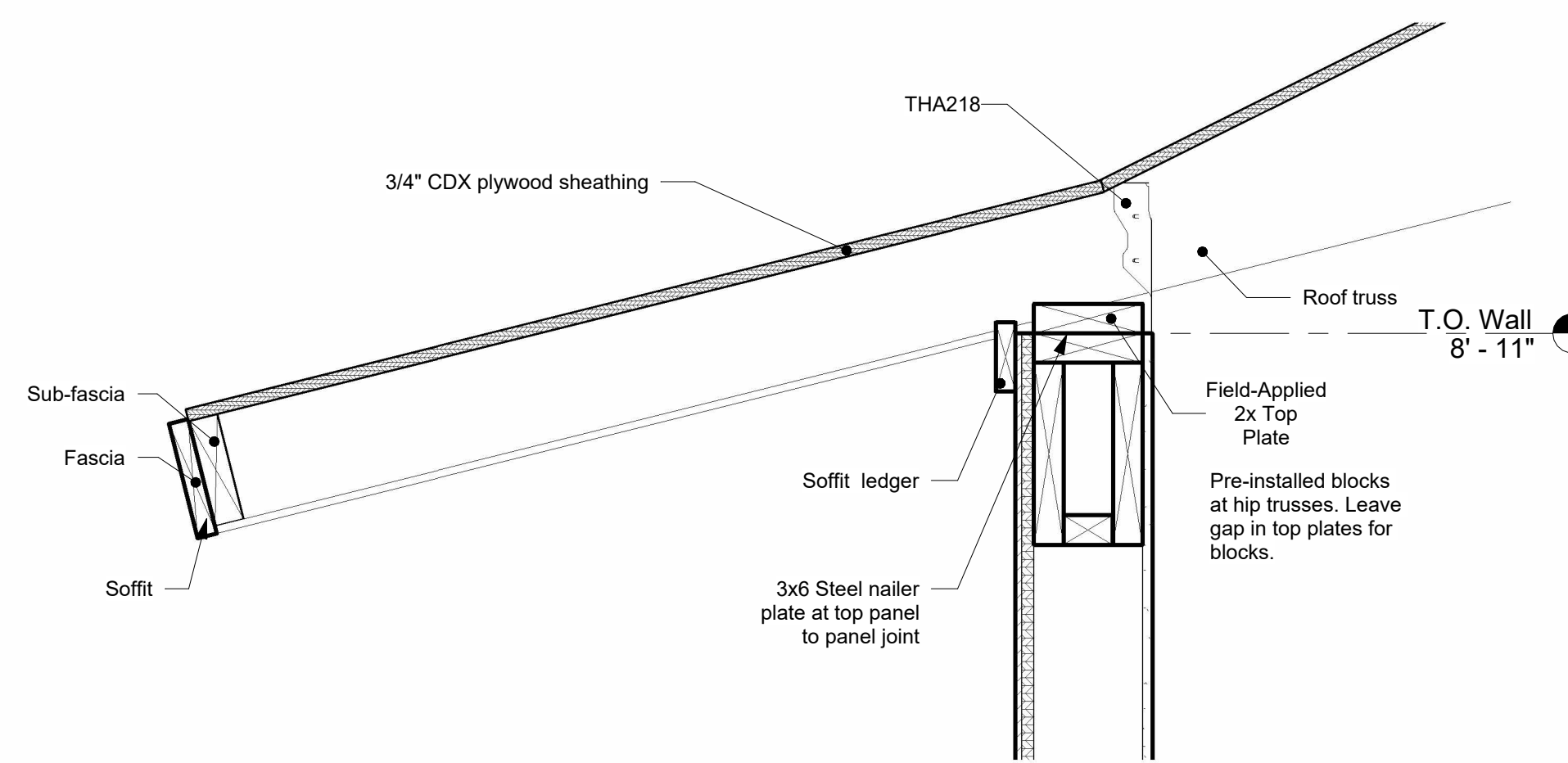
1 Wall Section - Exterior Wall  
3/4" = 1'-0"



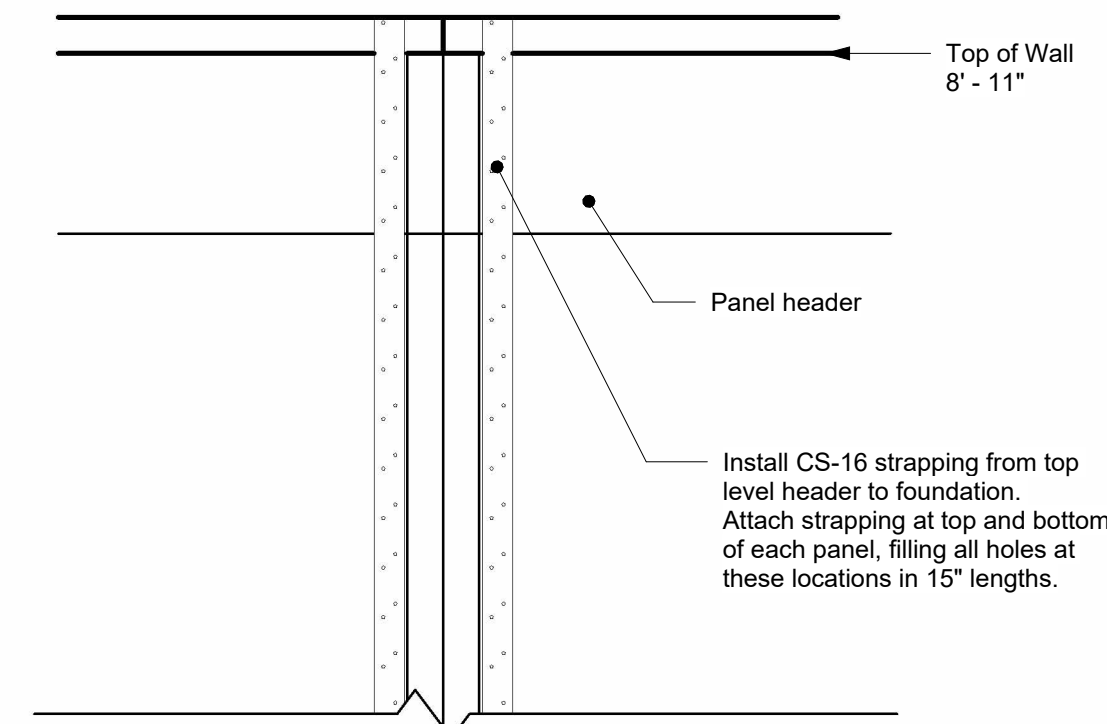
① Sill Plate Connection  
1 1/2" = 1'-0"



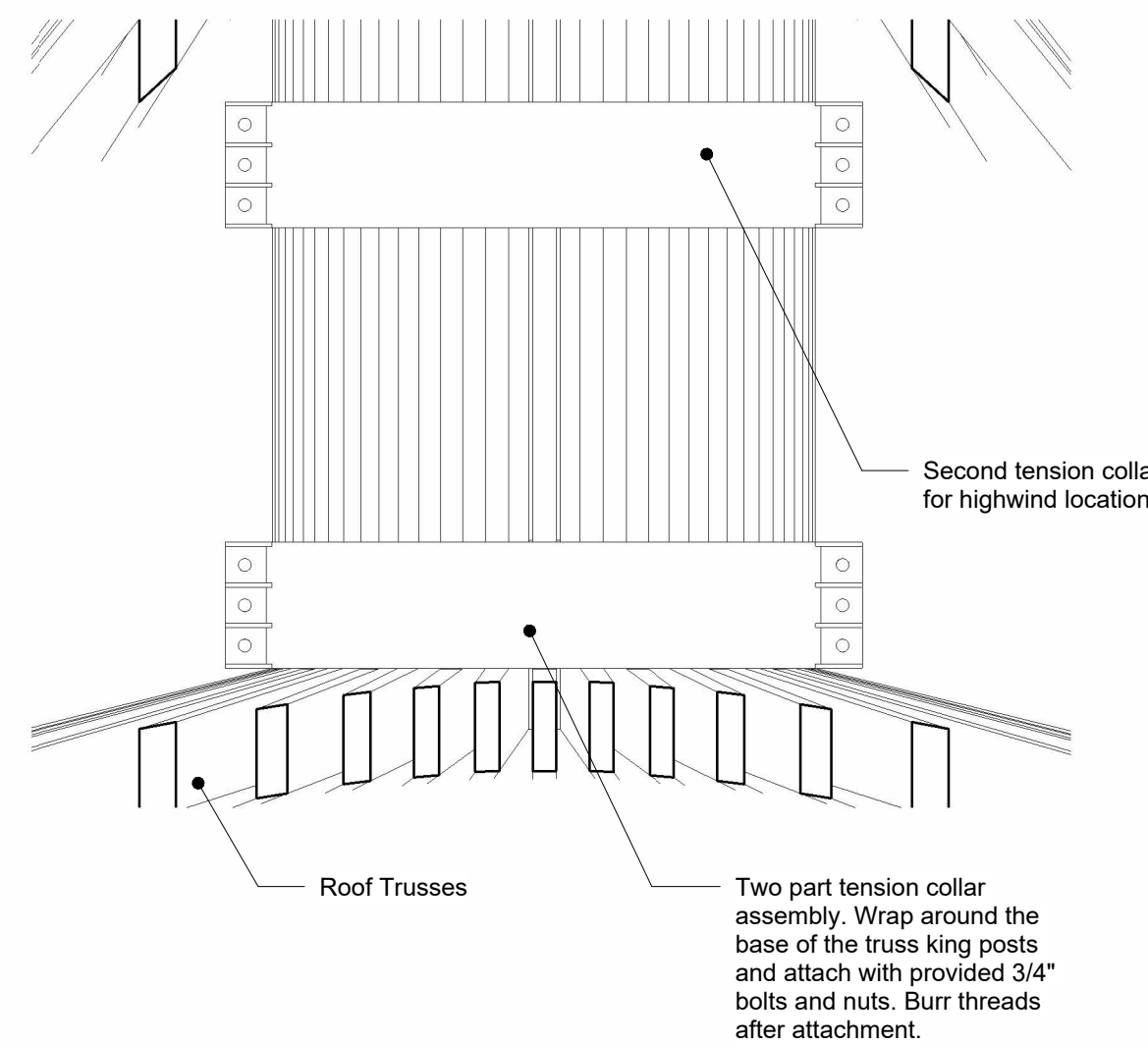
② Corner Detail - Deltec Wall  
3" = 1'-0"



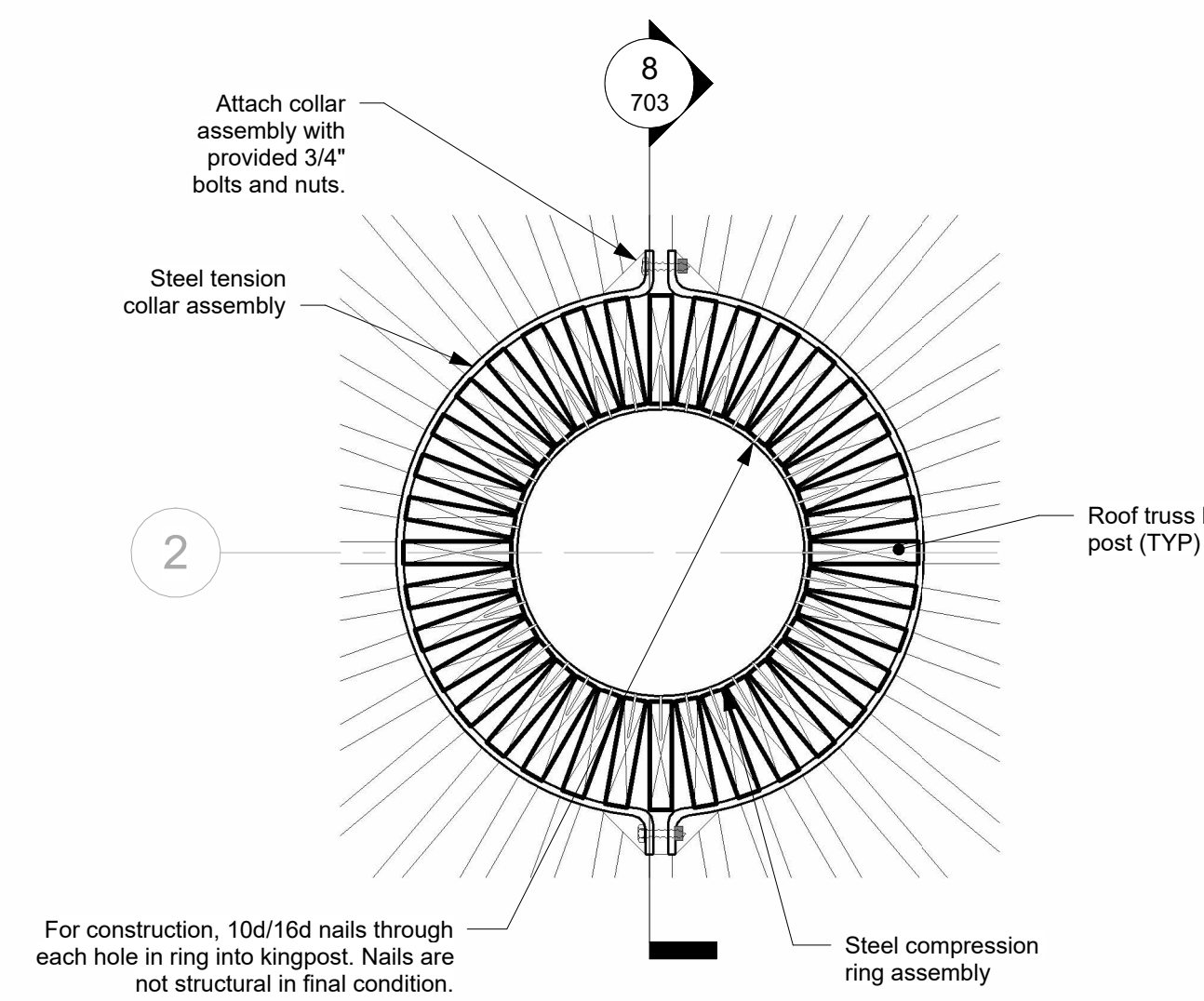
③ Top Plate Connection  
1 1/2" = 1'-0"



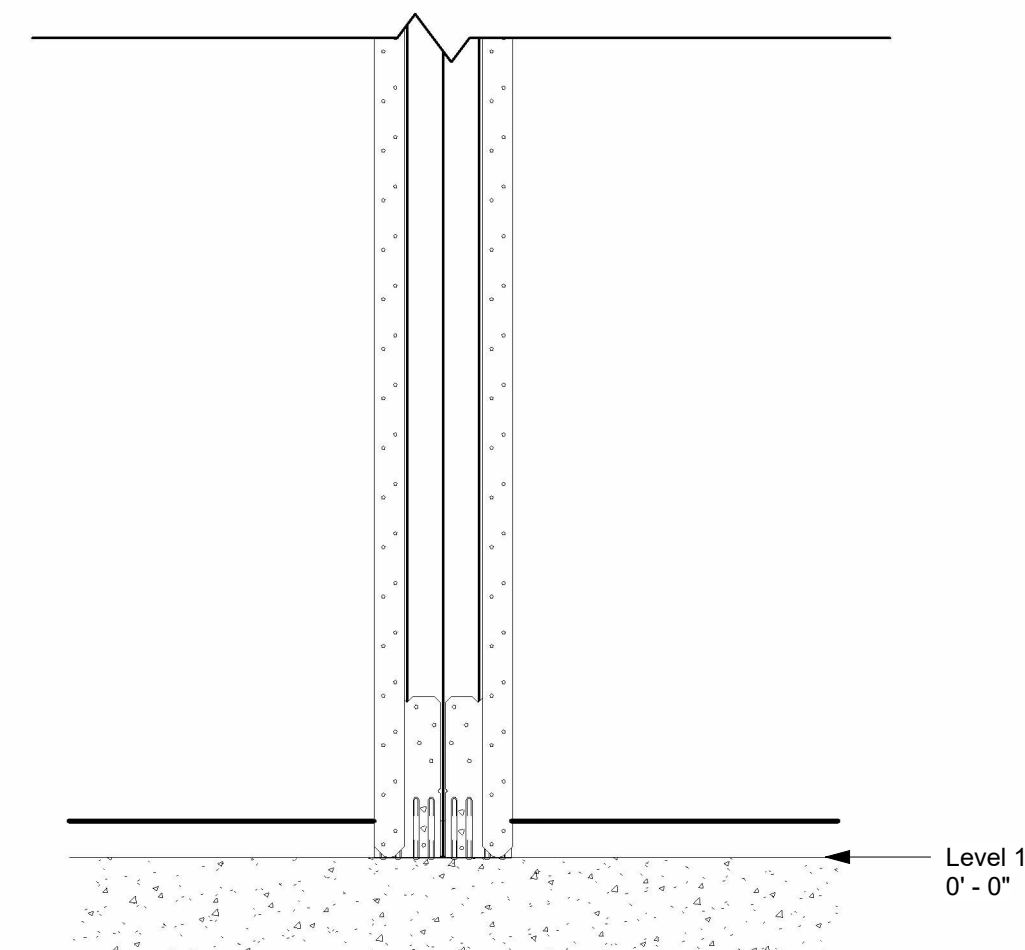
④ Typ. Strapping Detail  
1 1/2" = 1'-0"



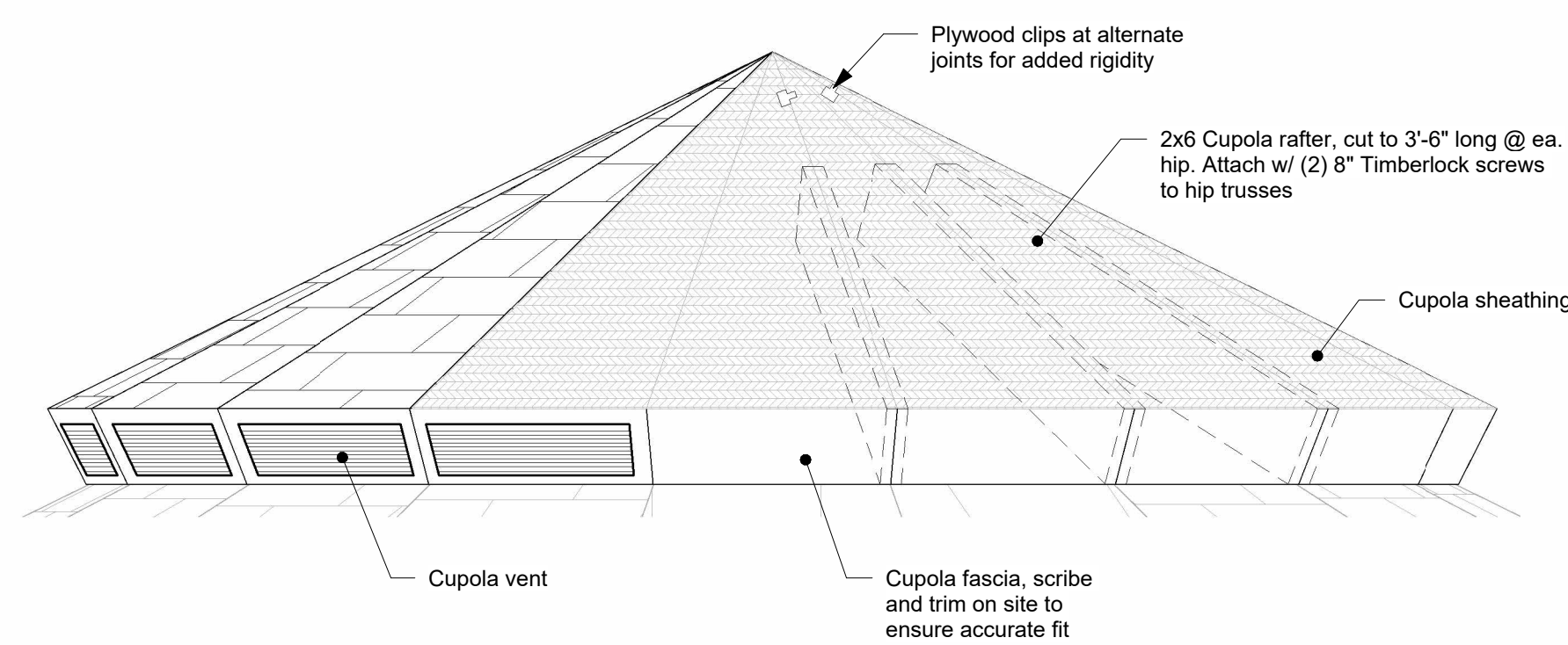
⑤ Center Assembly  
1" = 1'-0"



⑥ Center Assembly - Top View  
1" = 1'-0"



⑦ Cupola Detail  
1" = 1'-0"



⑧ Center Assembly - Section Cut  
1" = 1'-0"

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1 St 1600 on Slab

Job Number 23027  
Drawing Number 2316-714  
Project Manager DO  
Drafter TH

Details

703

Scale As indicated