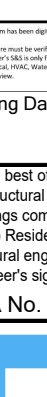
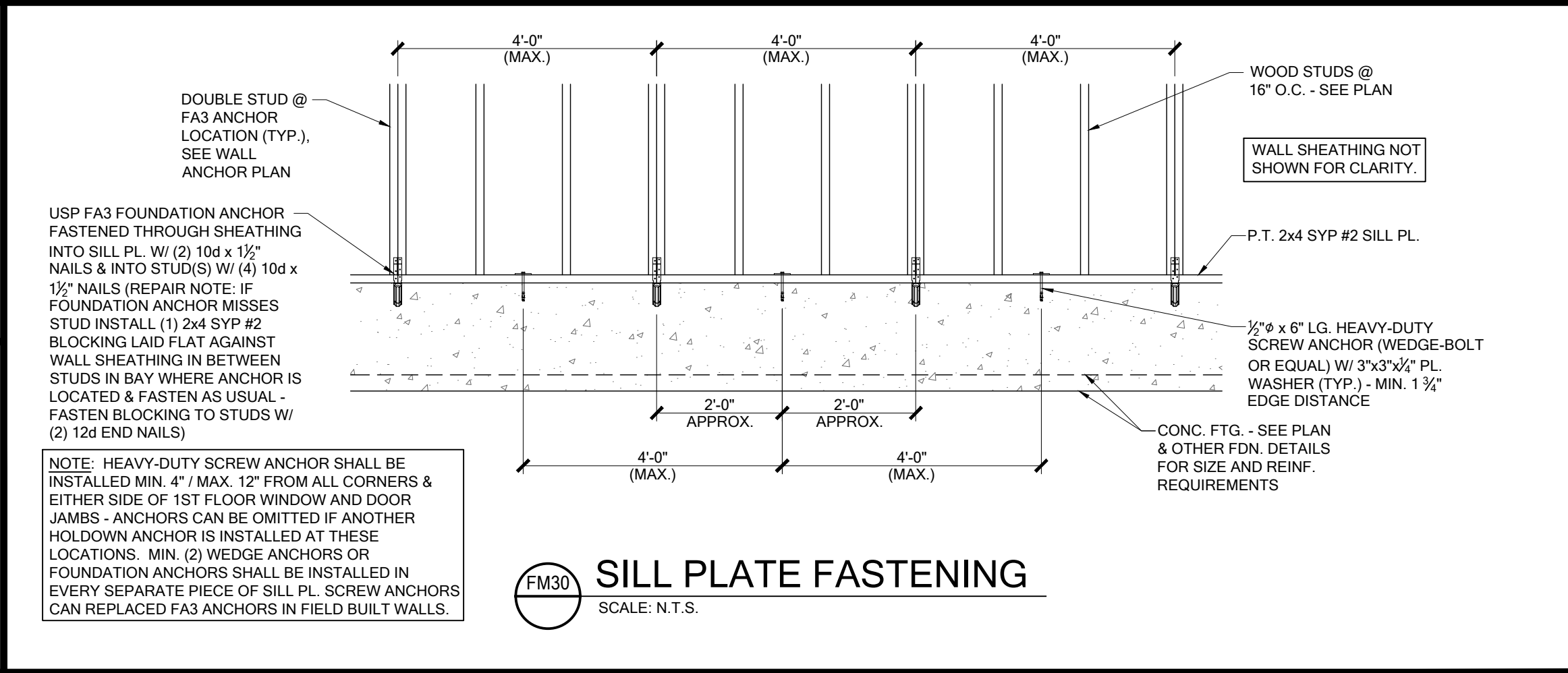
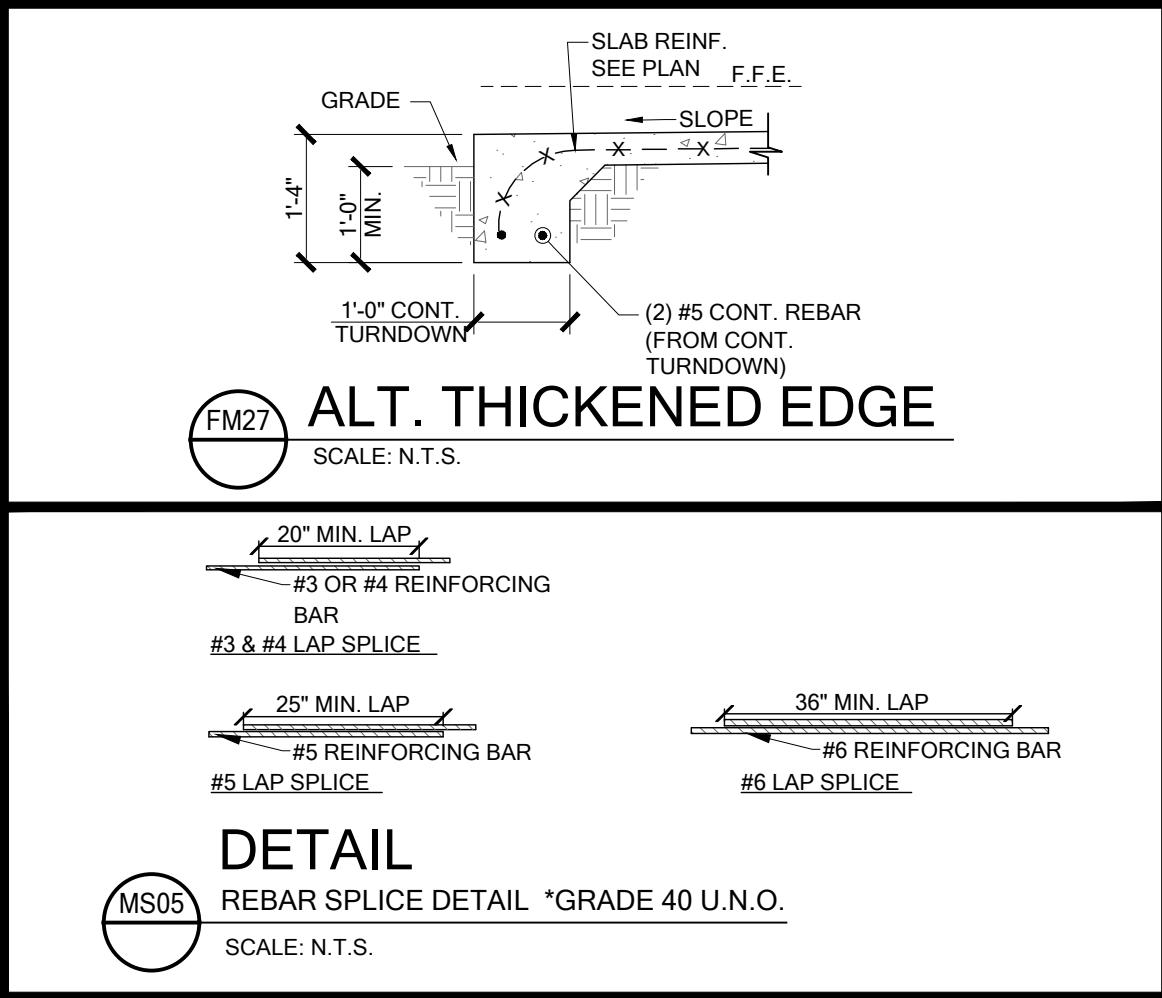
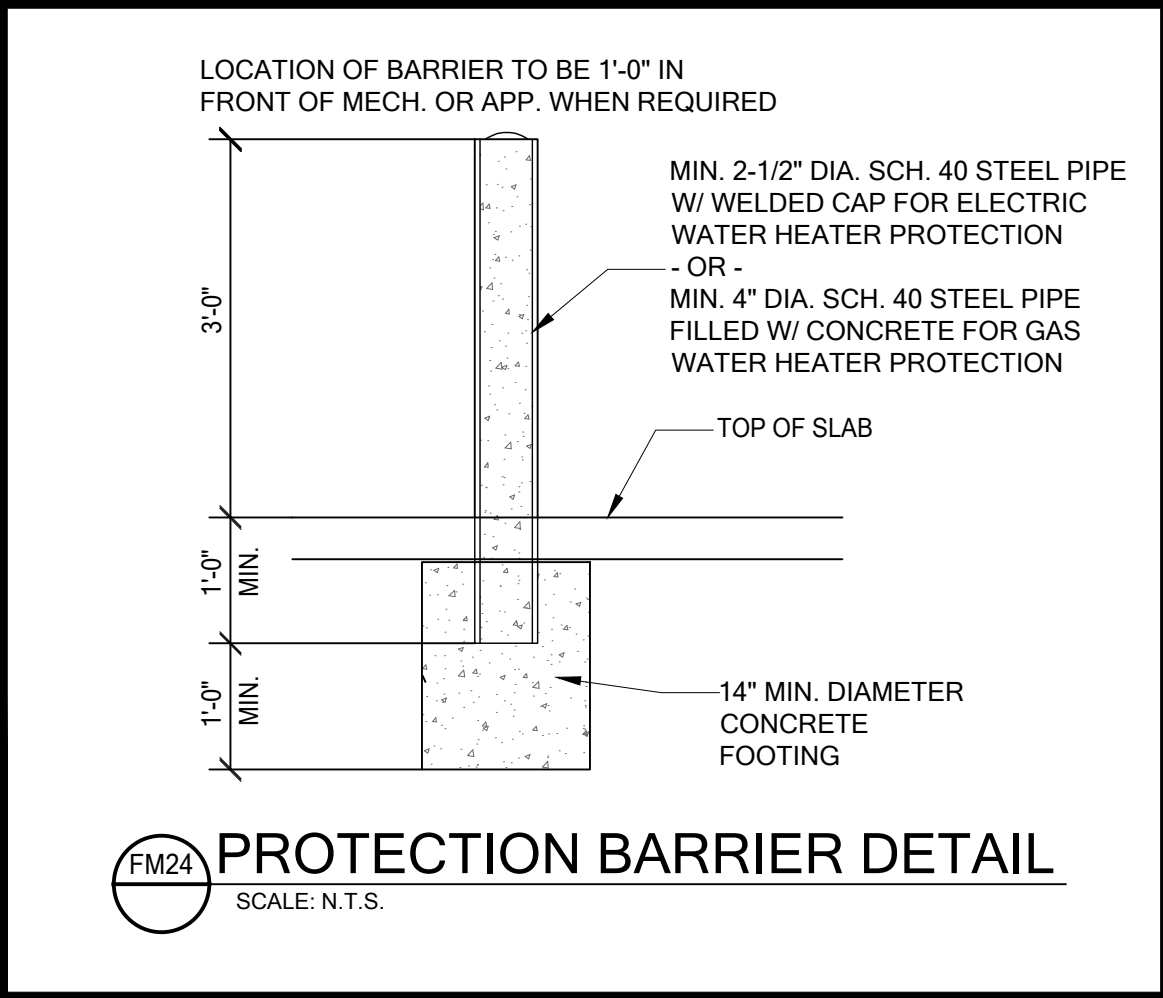
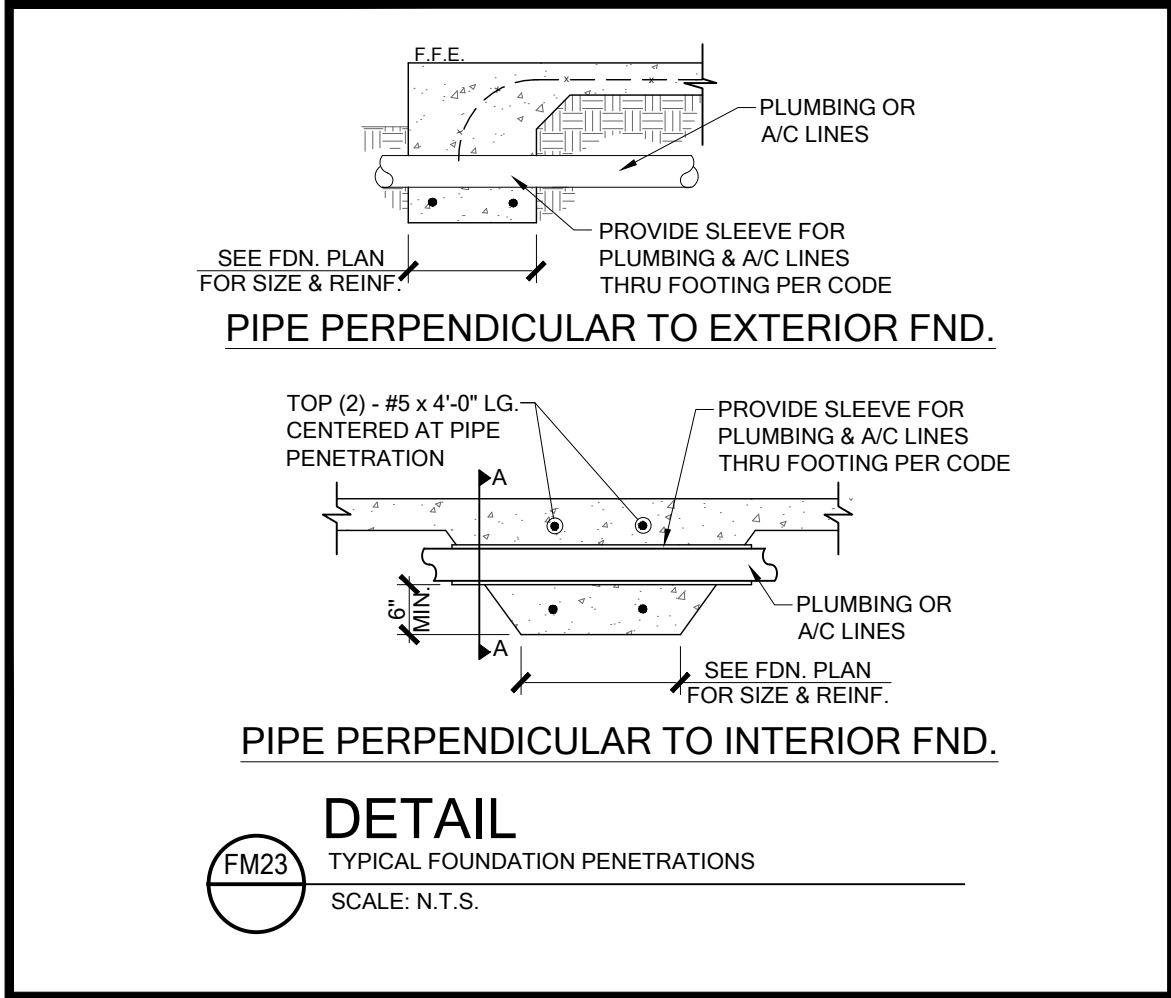
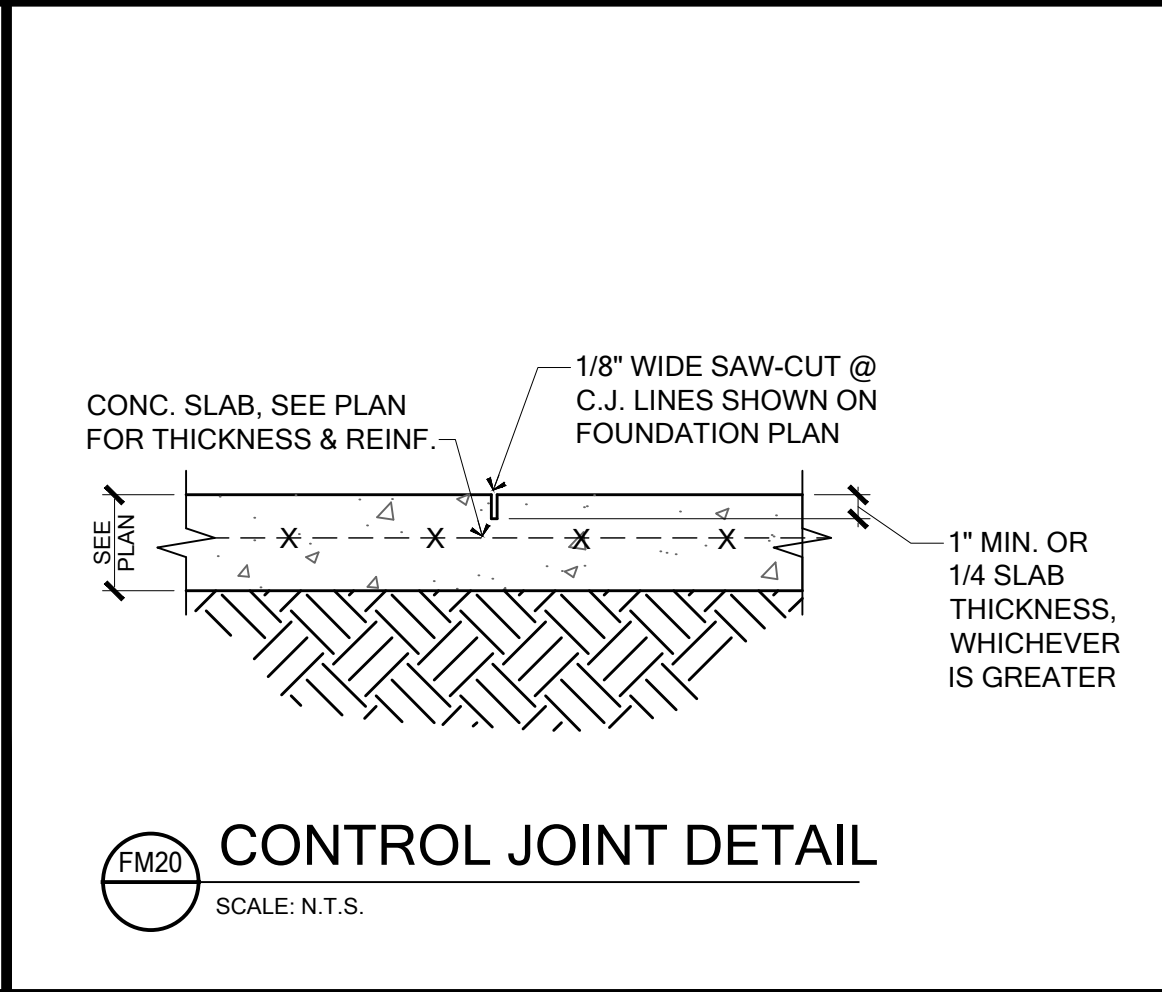
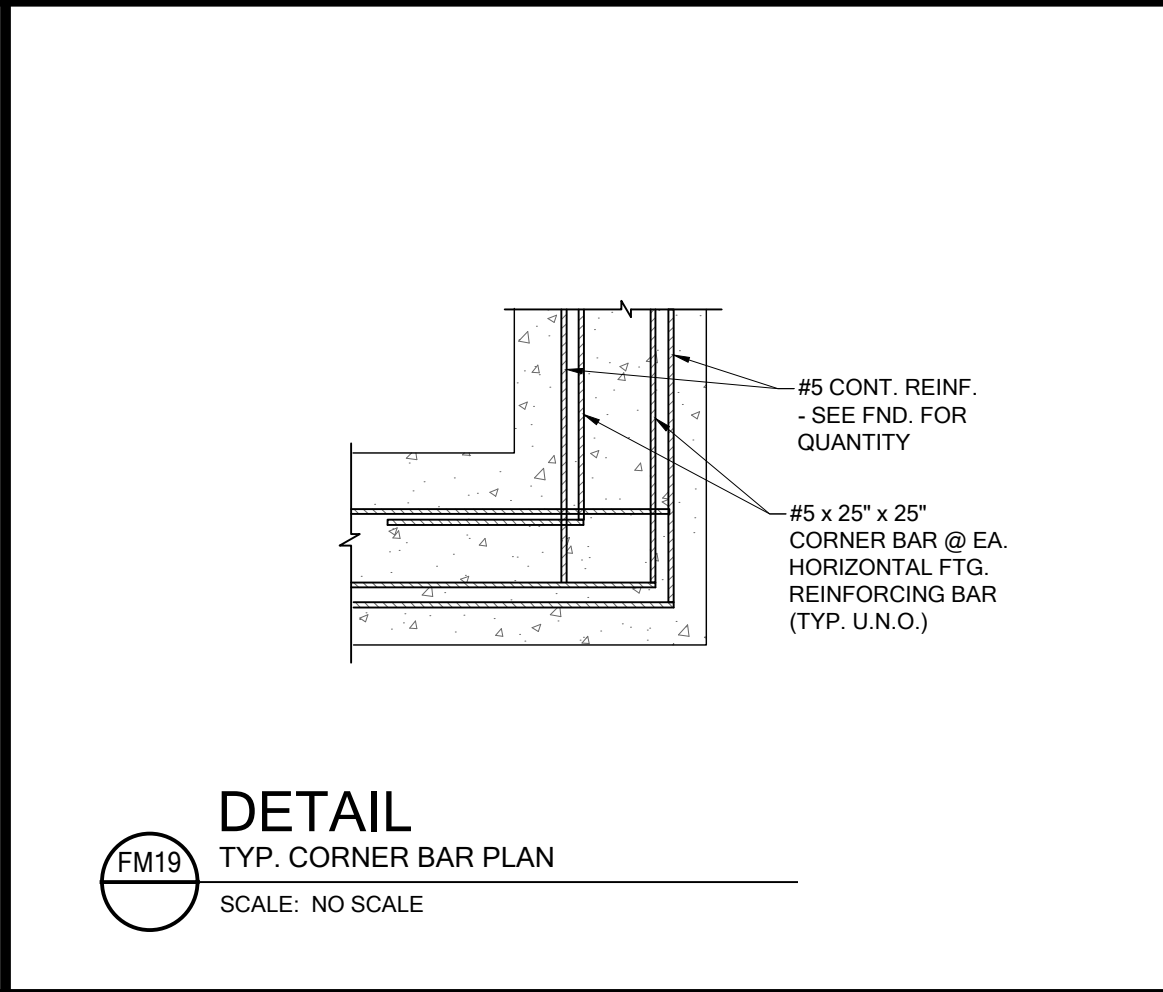
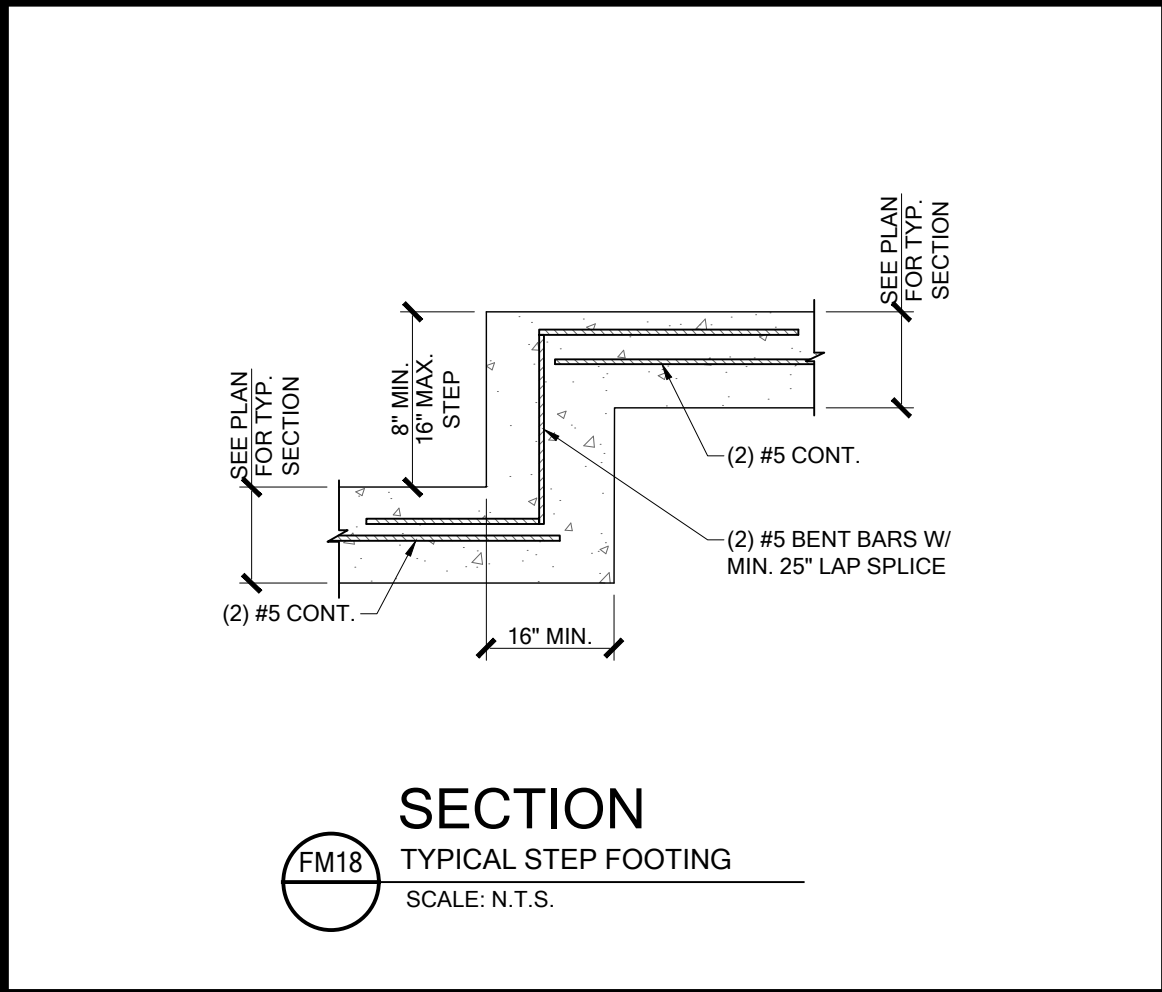
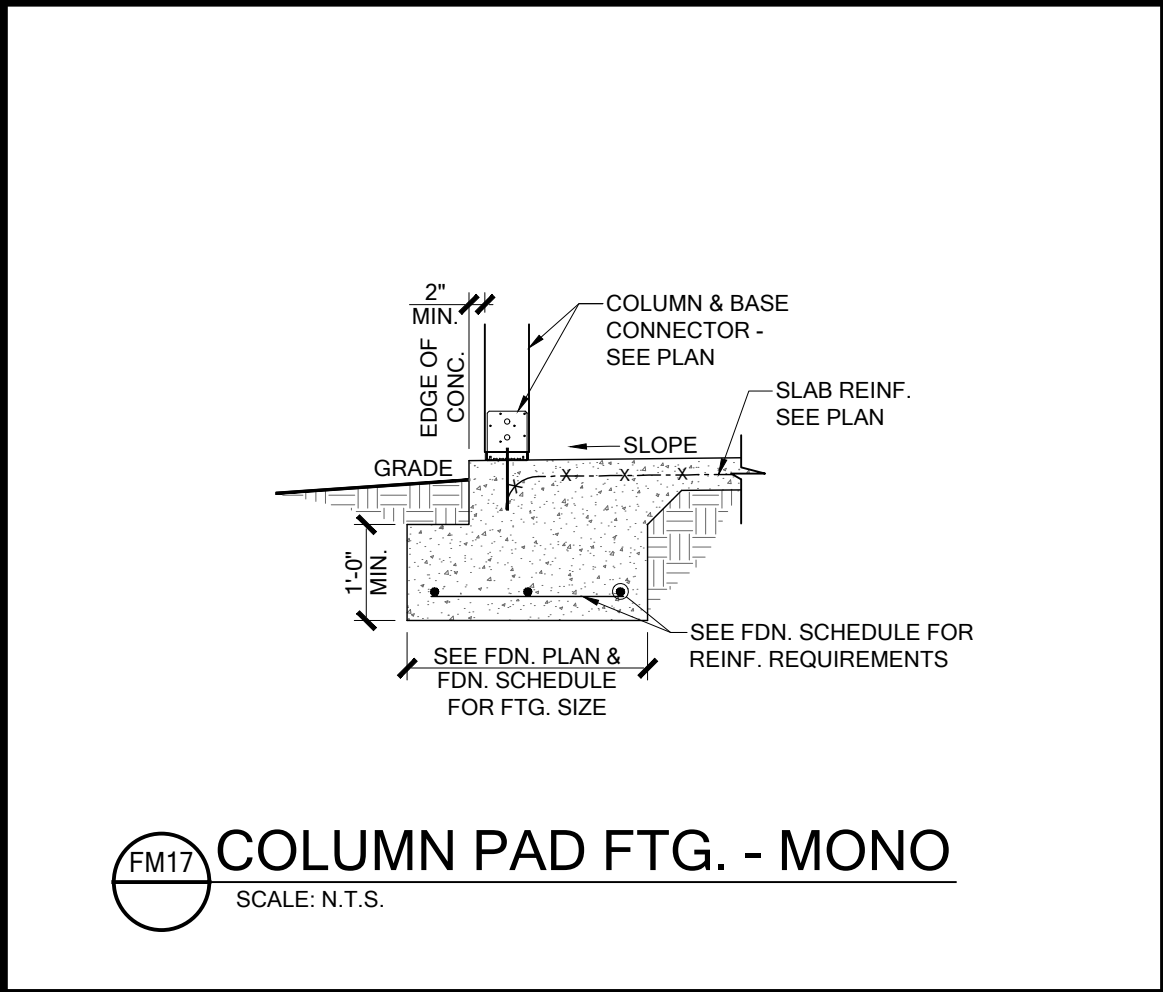
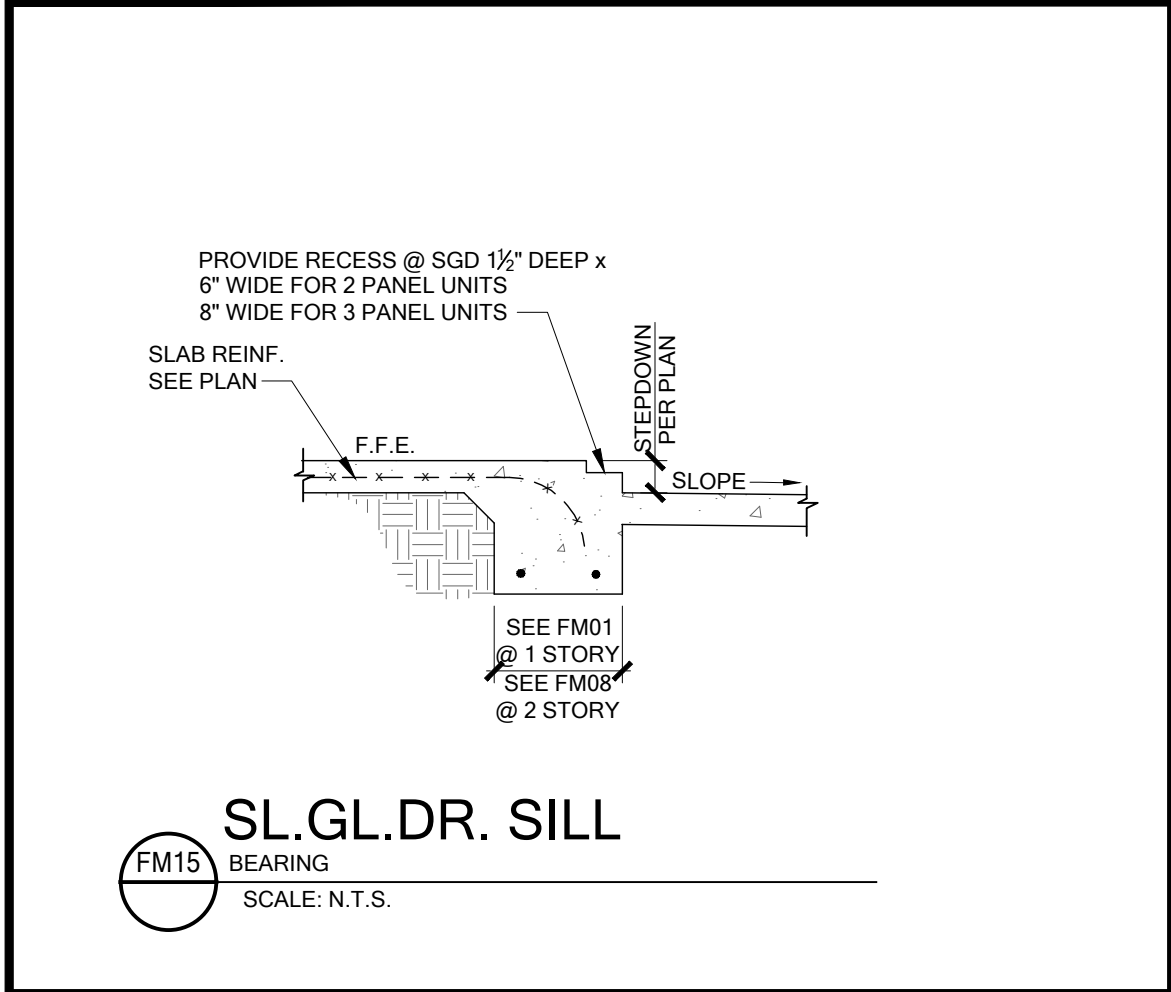
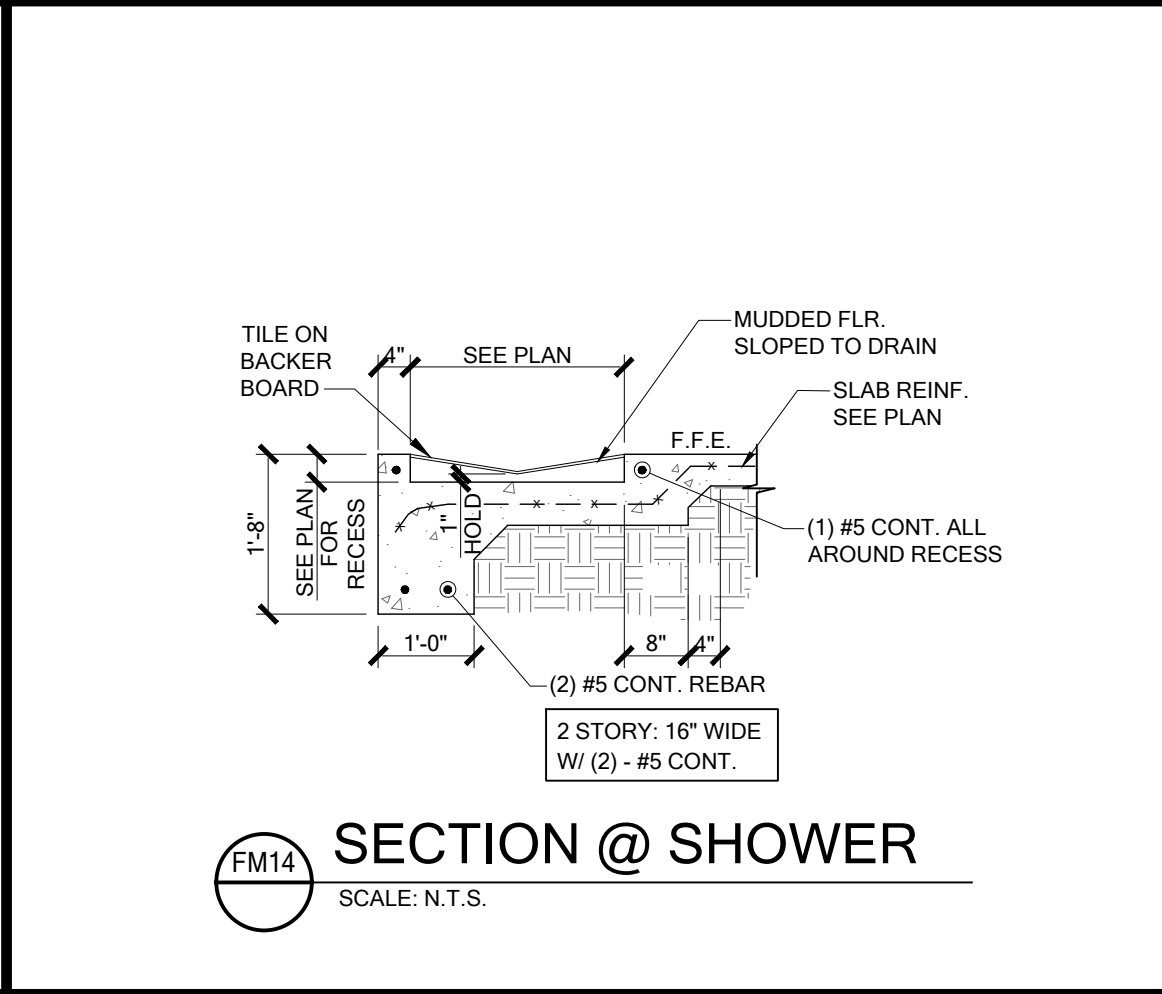
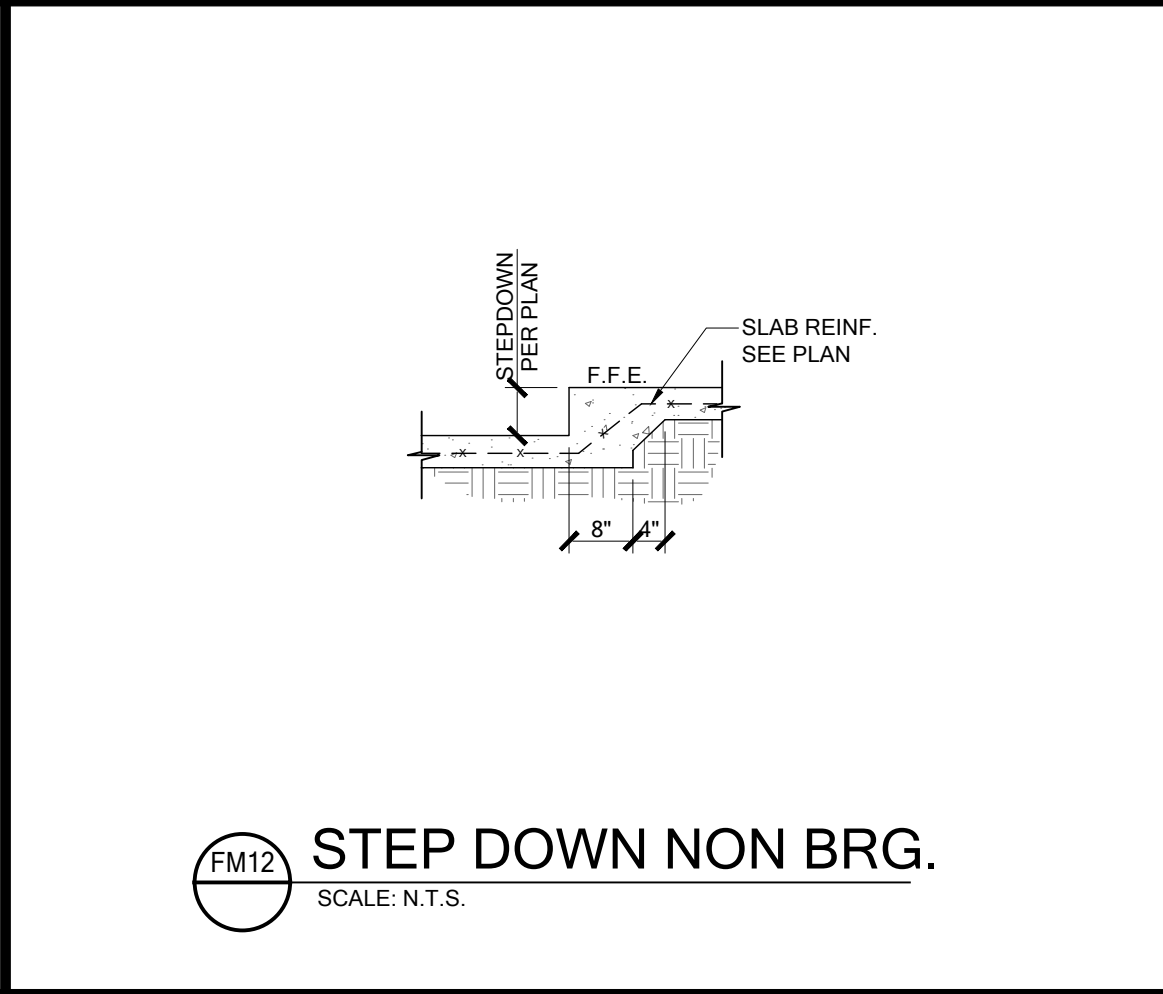
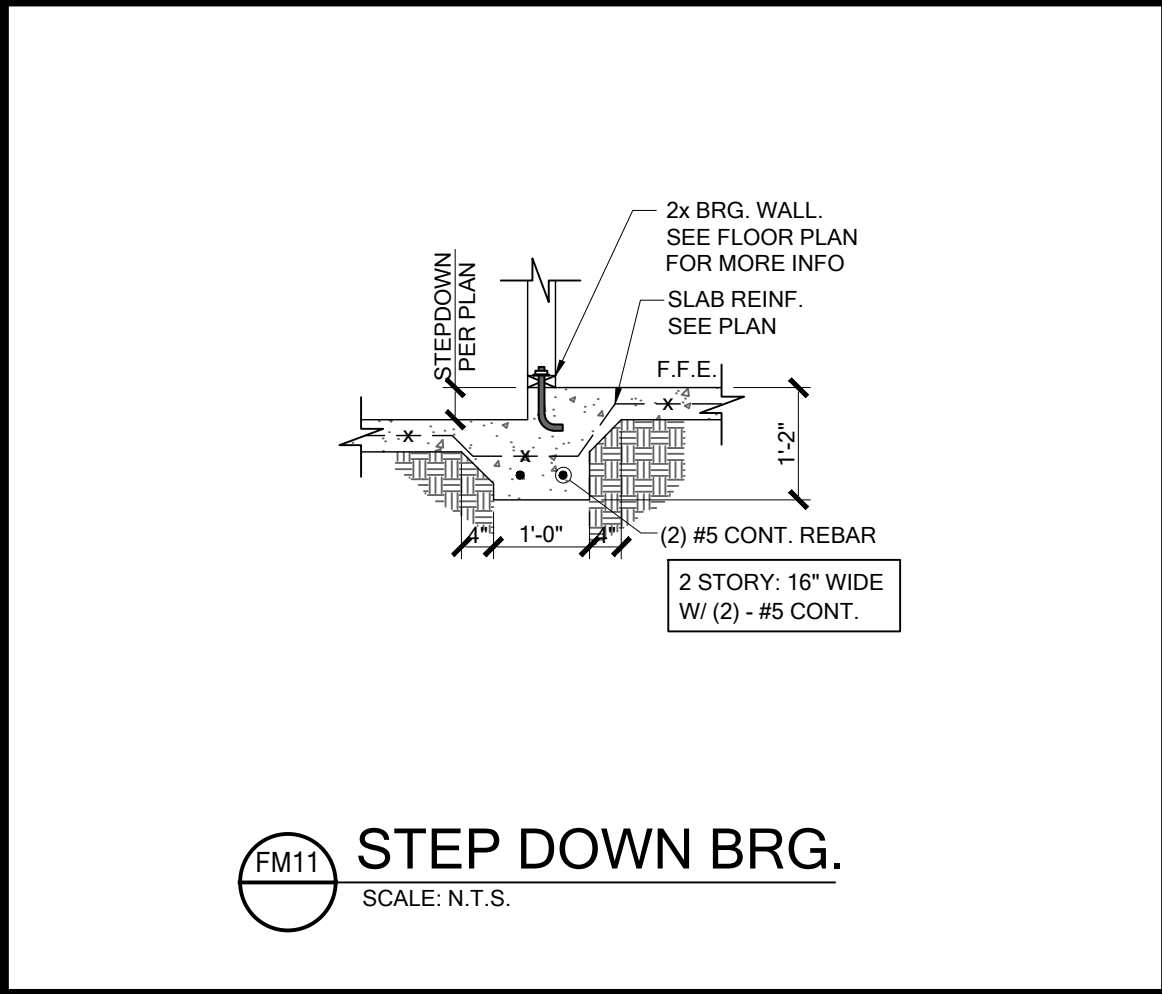
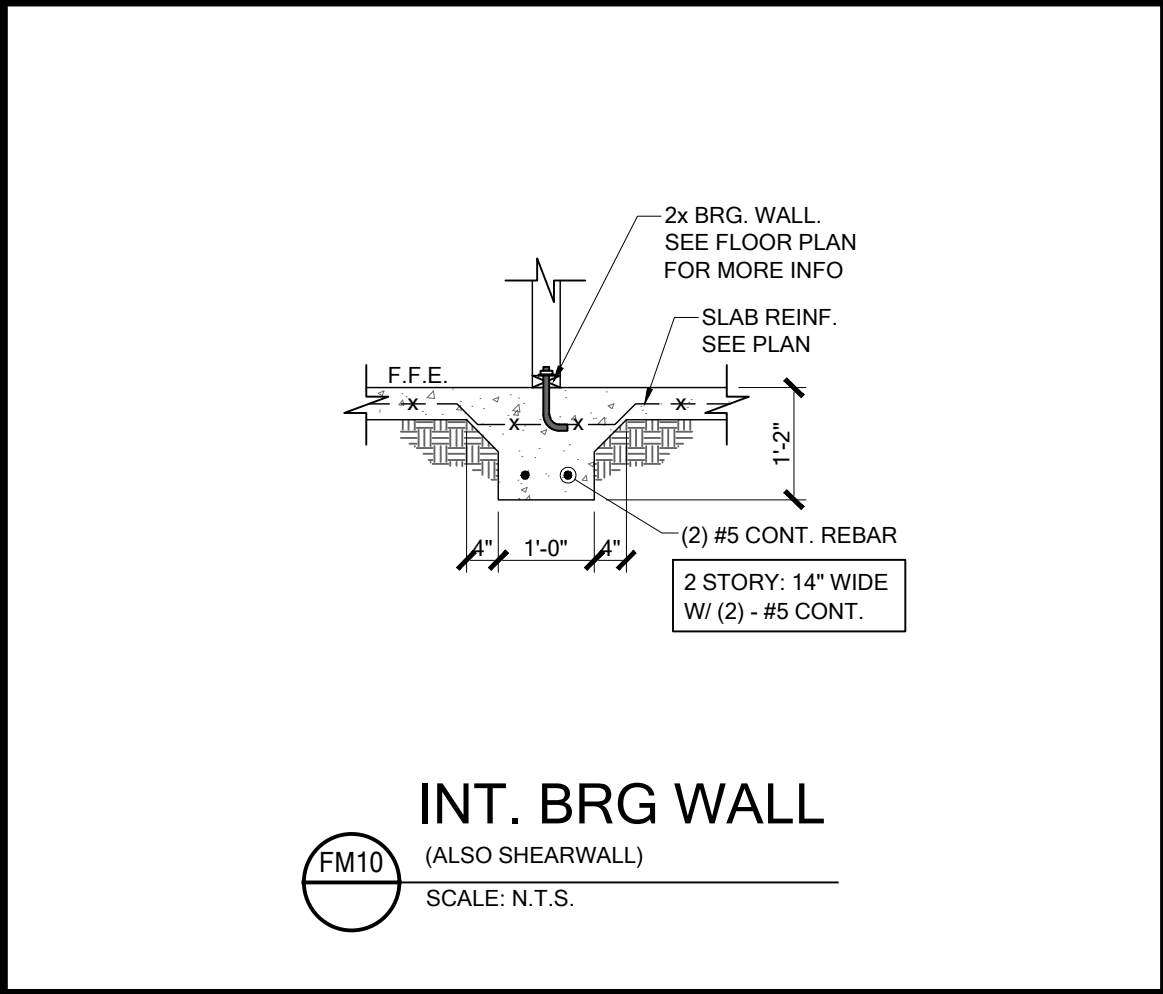
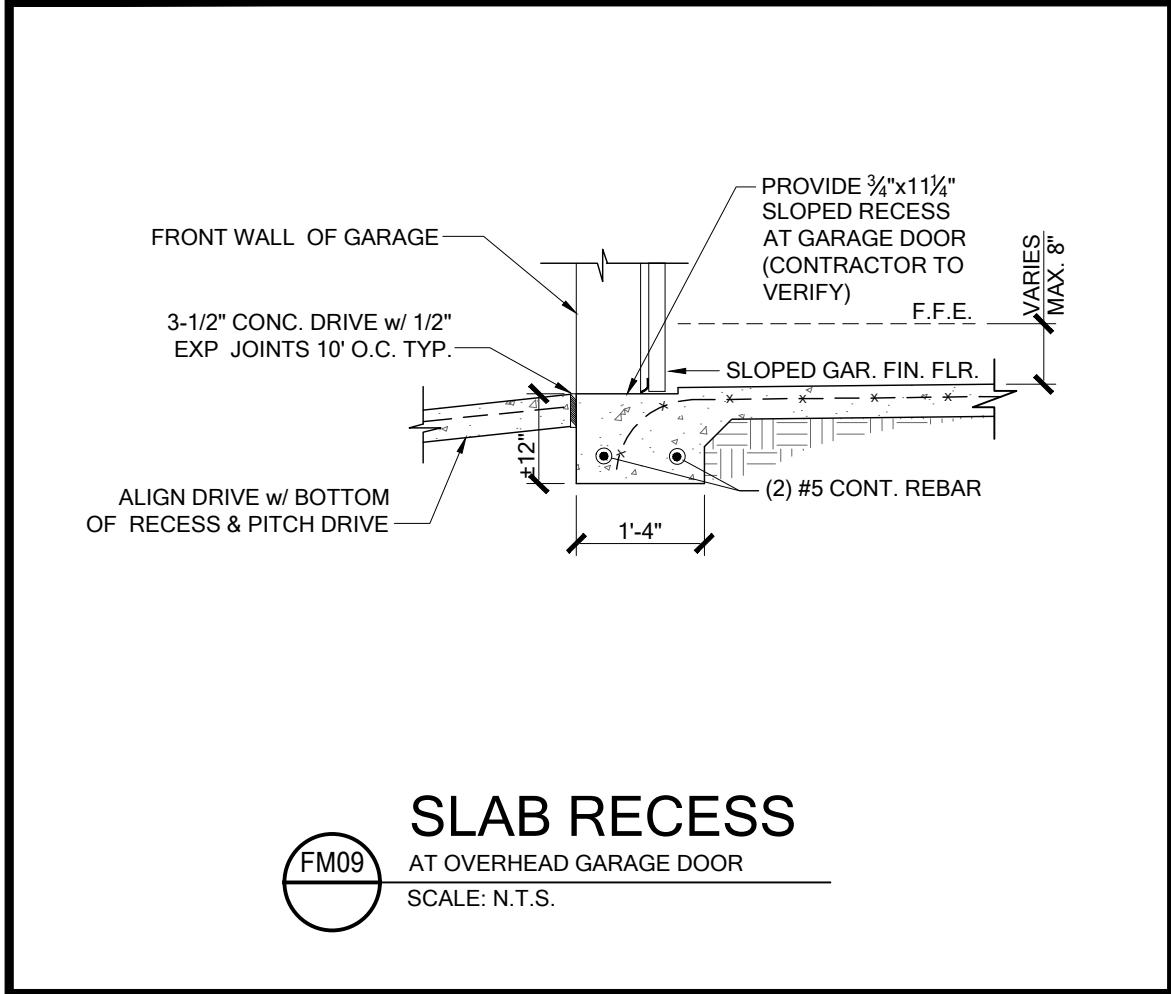
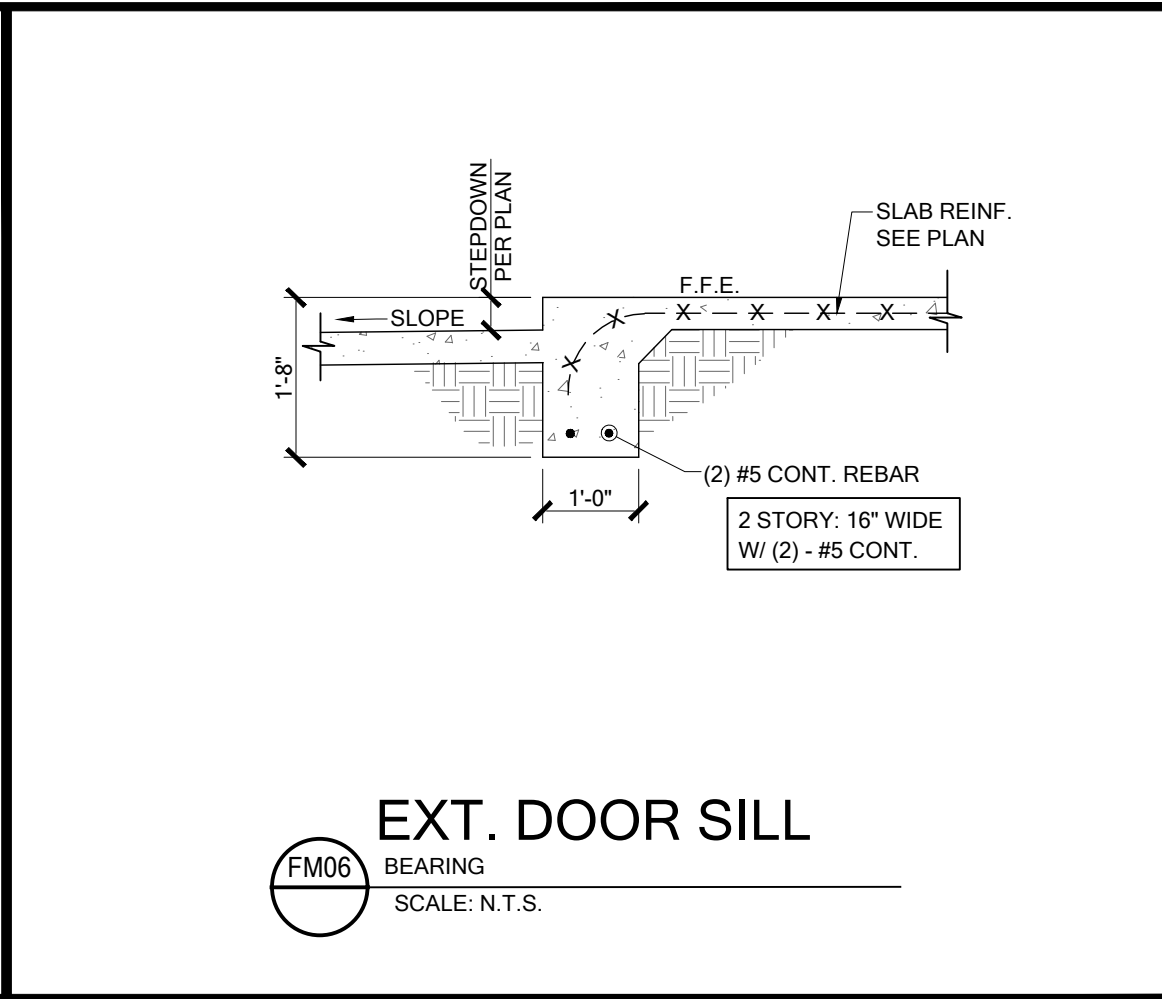
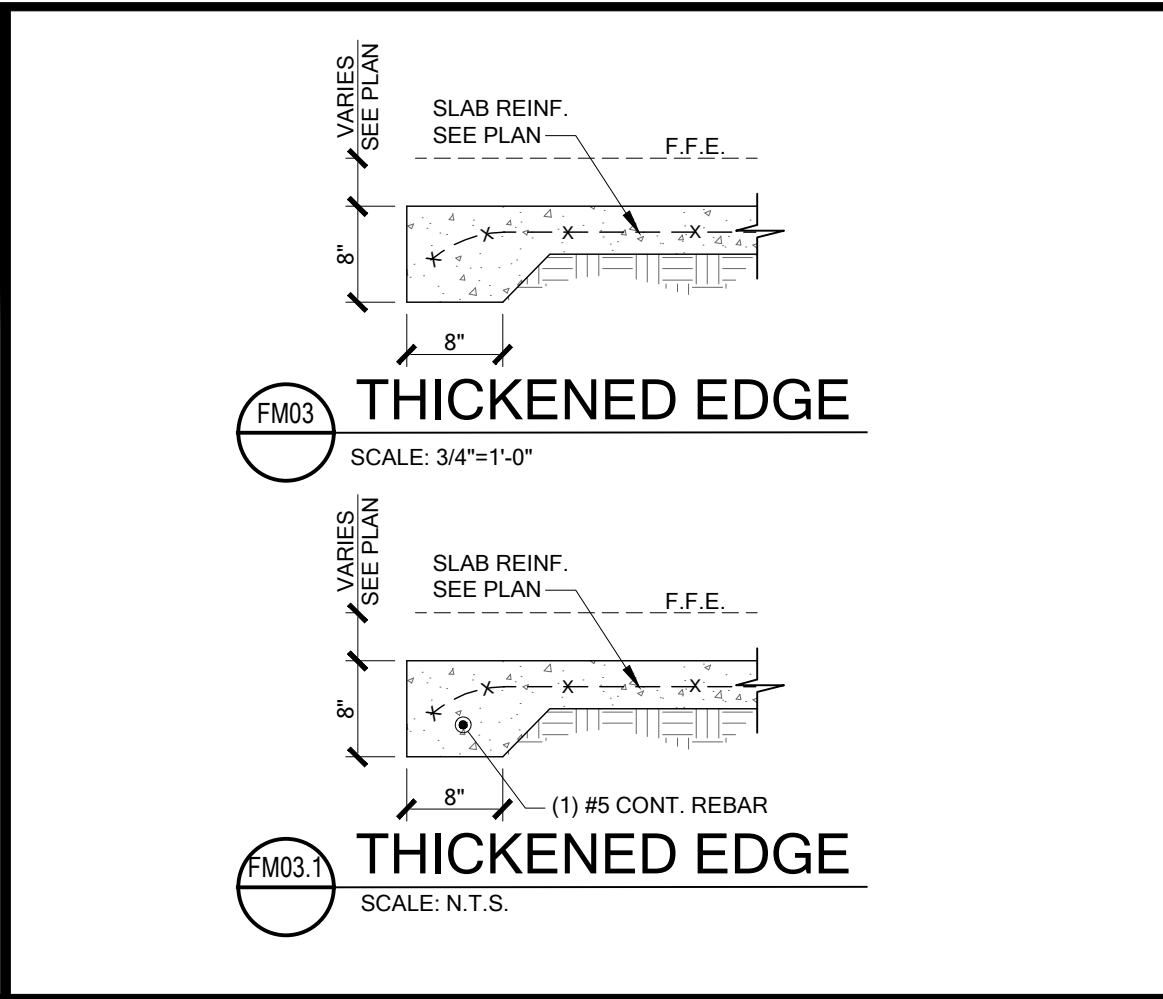
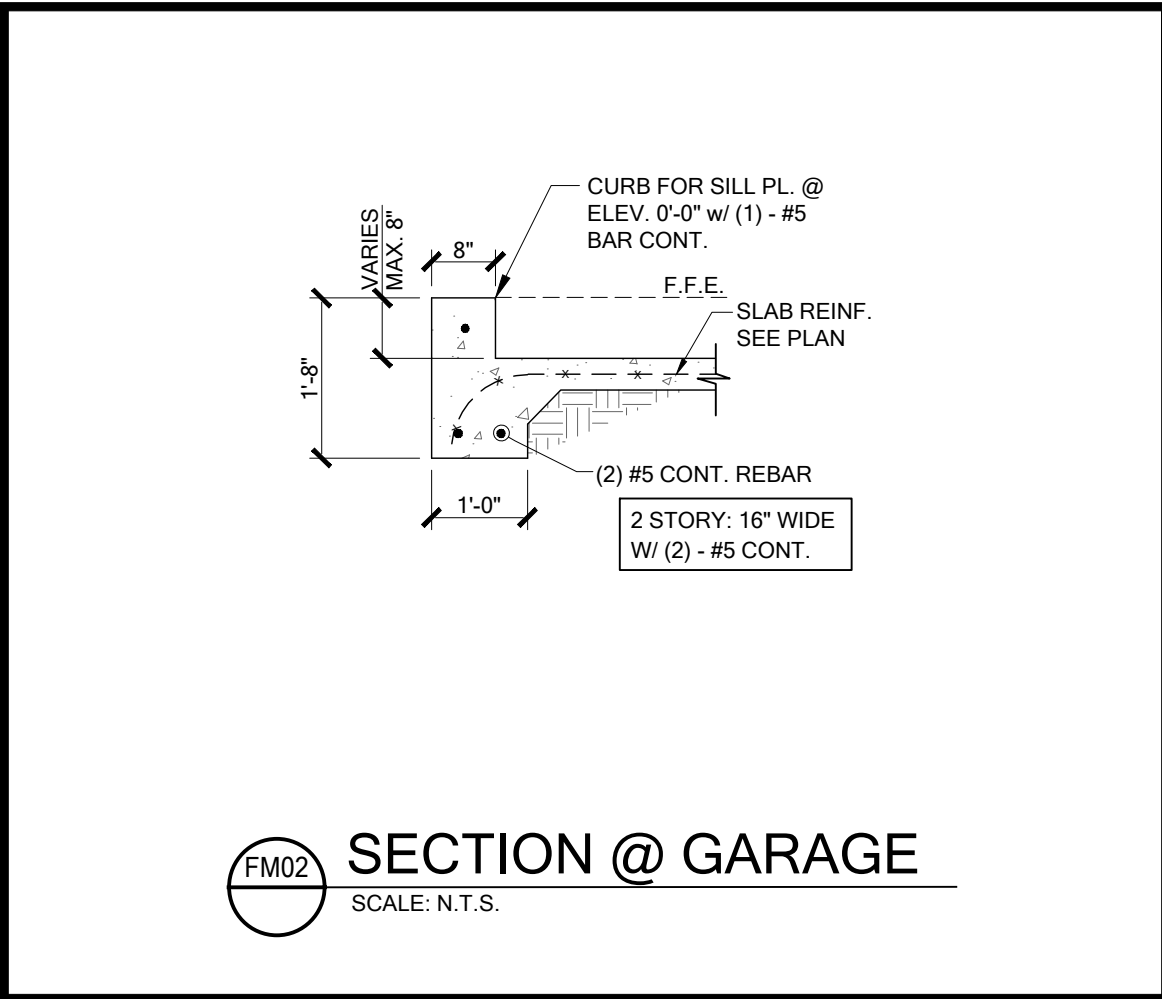
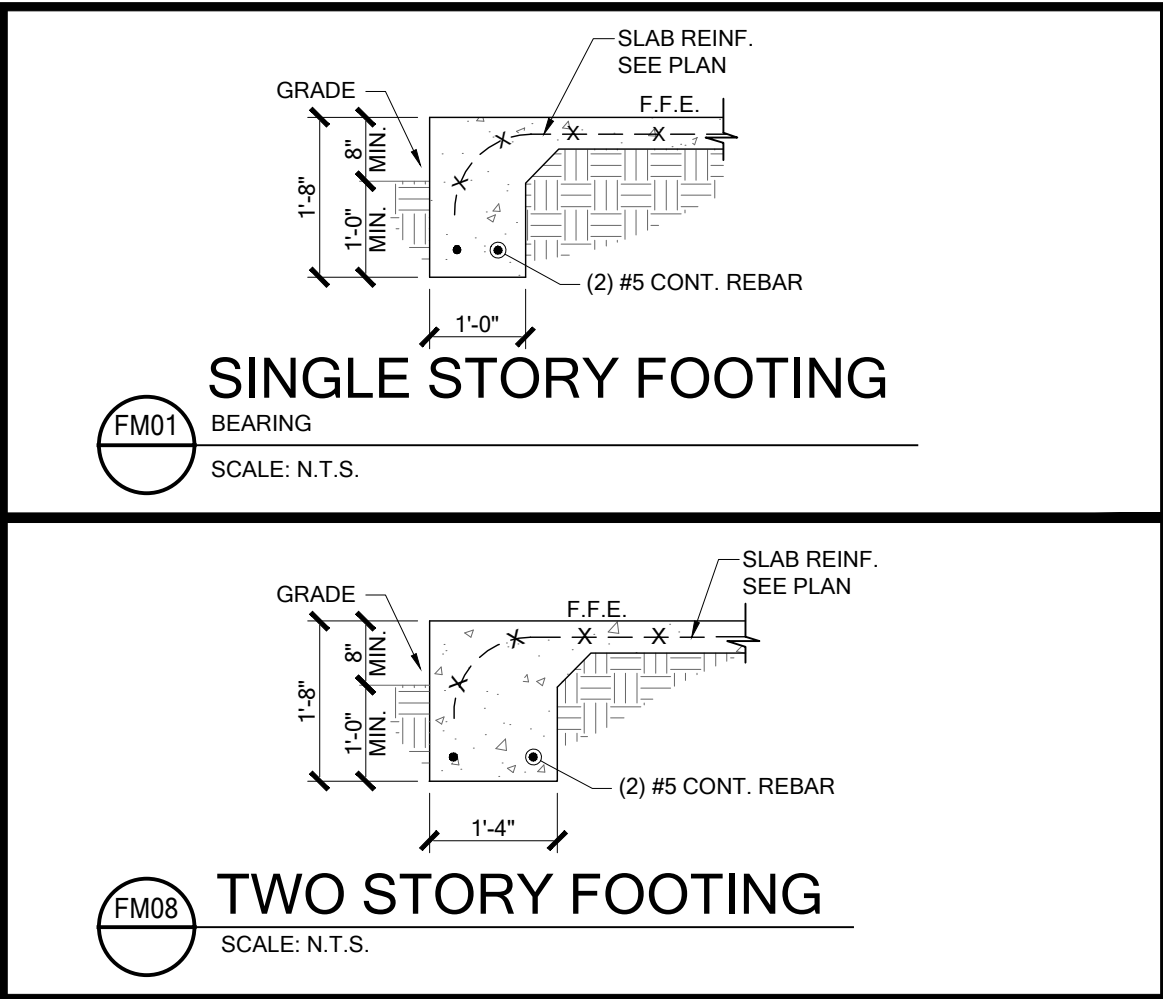
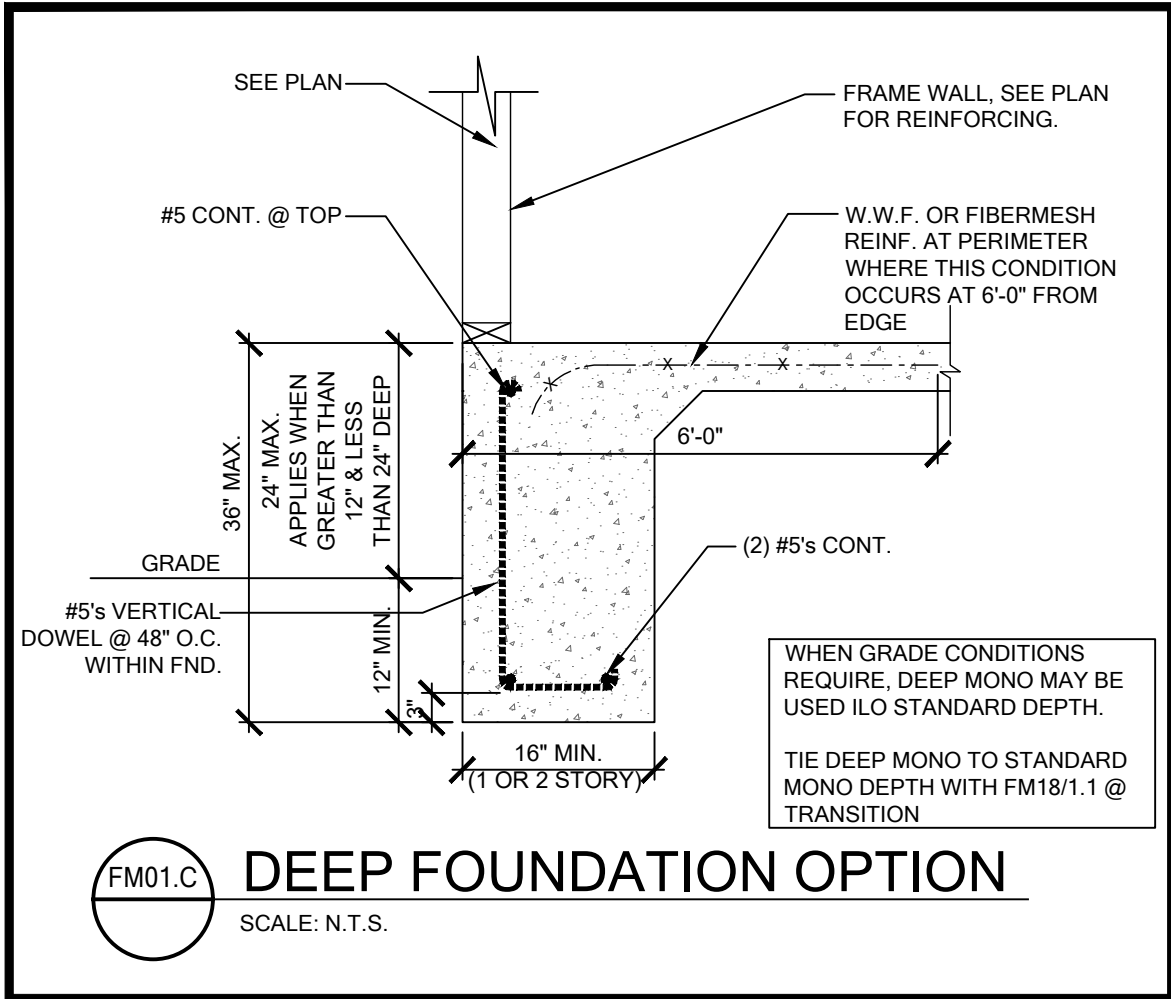


ASHTON - J

		08/25/2025
Signing Date: 08/29/2025		
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.		
CA No. 9151		AA26003115
 Making Dreams Come True		
TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200 Maitland, Florida, 32751 (407) 880 2333		
100% Employee Owned myTS&Ghome.com		
 3909 West First Street Sanford, FL 32771 (407) 902-9871		
Community:	Forest Cove	
Plan Name:	Ashton	
Garage Side:	Left	
Elev - J	Left	
Lot: 8	Block:	
Address:	303 Sw Cadence Glen Lake City, FL 32024	
350 mm	Heritage Series	
Reference No.		25-04304
Sheet:		
CS		
COVER SHEET		

1.0
FND PLAN



FOR COUNTY USE ONLY

08/25/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161AA26003115

TSG

Making Dreams Come True

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

myTSGhome.com

MARONDA Homes

3999 West First Street

Sanford, FL 32771

(407) 302-9871

Community: Forest Cove

Garage Side: Left

Plan Name: Ashton

Elev: J

Lot: 8

Block:

Address: 303 Sycamore Glen

Lake City, FL 32024

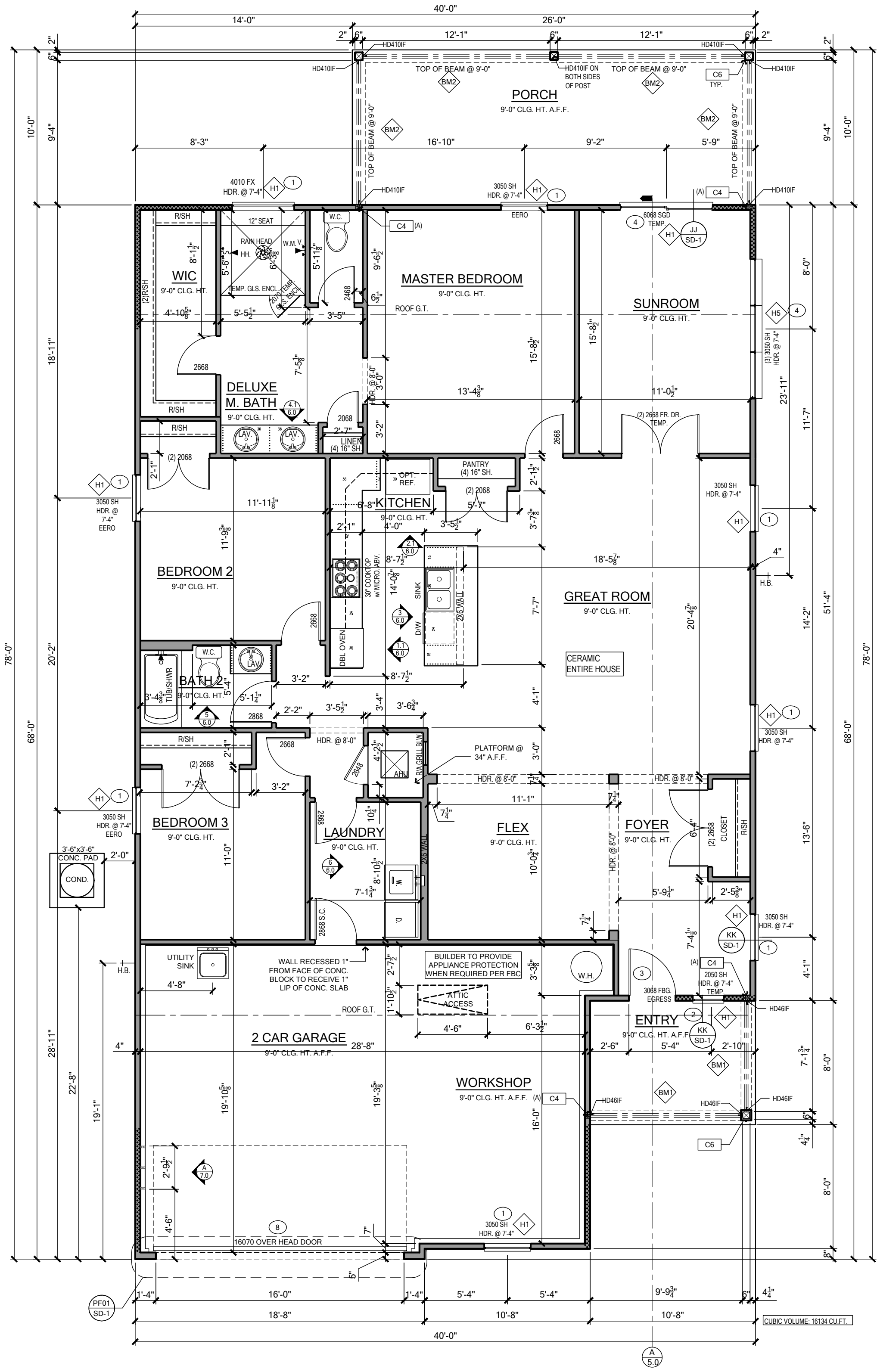
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Sheet: 1.1

FND DETAIL

Heritage Series

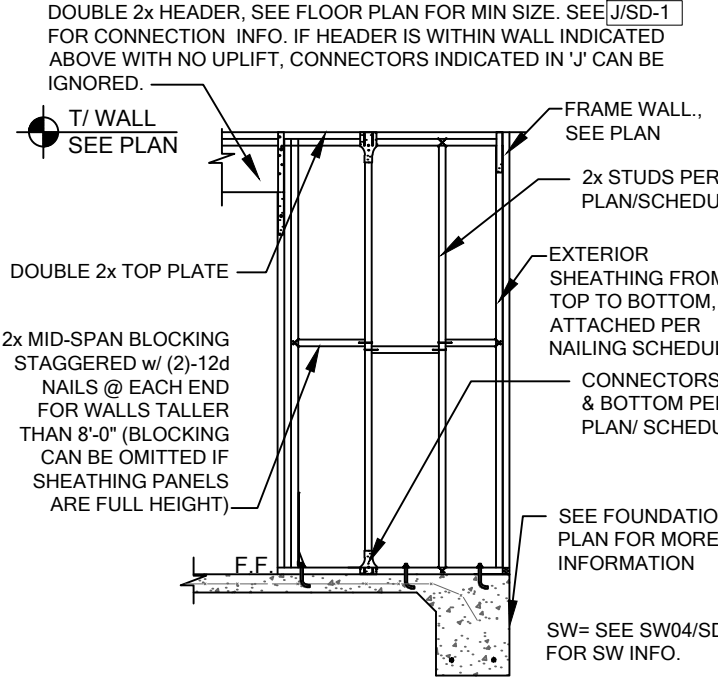
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BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
GENERAL BEAM NOTES		
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)		
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS		
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.		

GENERAL NOTES	
NOTE-1: OPTIONAL CROWN MOULDING TO BE INSTALLED ONLY IN THE FOLLOWINGS ROOMS:	
• MASTER BEDROOM AND TRAY •	• KITCHEN (INCLUDING NOOK)
• GREAT ROOM AND TRAY •	• FLEX/DEN AND TRAY •
• LIVING ROOM AND TRAY •	• FOYER AND TRAY •
• DINING ROOM AND TRAY •	• IF EXISTS IN BASE HOUSE
NOTE-2: 40 MIL PVC SHOWER LINER IS USED FOR ALL SHOWER RECEPTORS PER FBC-R P2709.2	
NOTE-3: GLASS & DOOR OPTION ON RECESSED SHOWERS ONLY.	

BEARING WOOD WALL SCHEDULE				
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. [plf]
BW1	16"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW2	16"	(2) FRAMEFAST FMFF006 SCREWS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW3	16"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW4	16"	(2) FRAMEFAST FMFF006 SCREWS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW5	16"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW6	16"	(2) FRAMEFAST FMFF006 SCREWS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW7	16"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW8	16"	(2) FRAMEFAST FMFF006 SCREWS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW9	16"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW10	12"	(2) 16d TOENAILS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW11	12"	(1) FRAMEFAST FMFF006 SCREW	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT
BW12	12"	(2) FRAMEFAST FMFF006 SCREWS	2x4 STUDS PER PLANSCHEDULE	NO UPLIFT



BEARING WALL DETAIL

GENERAL BEARING WALL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SP18S, SP18S OR SP18S CONNECTORS ARE SUBSTITUTED. TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)
- ALL 2x EXTERIOR WALLS & EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW11, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C3	(3) 2 x #2 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #2 SYP	(A) HTT45 W/ 5/8" ATR & (18) 16d NAILS (B) ATTACH BASE W/ (2) LSTA24	2470
C5	4 x 4 P.T.#2 SYP POST	(C) MSTCM60 w/ (24) 10d & (14) 1/4" x 2-1/4" TAPCONS	3660
C6	6 x 6 P.T.#2 SYP POST	PAU44 W/ 5/8" ATR & (12) 16d NAILS	G = 6775 U = 2535
C8	3.5"x3.5" P.L. 1.8E Fb=2400 (WOMANIZED IF EXT.)	PAU66 W/ 5/8" ATR & (12) 16d NAILS	G = 16005 U = 2435
C9	4 x 6 P.T.#2 SYP POST	HTT45 W/ 5/8" ATR & (18) 16d NAILS	4215
C11	6.25"x6.25" P.L. 1.8E Fb=2400 (WOMANIZED IF EXT.)	UPHDB W/ 7/8" ATR & (24) 1/4"x2-1/2" W33 WOOD SCREWS	8185
NOTE: P.T. LUMBER USE HOT DIP GALVANIZED OR STAINLESS STEEL CONNECTOR & FASTENERS.			

GENERAL COLUMN NOTES

- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.
- NAIL BUILT UP STUDS PER DETAIL KSD-1.
- ALL HOLD-DOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT:
5" EMBEDMENT FOR 1/2" ATR
7" EMBEDMENT FOR 5/8" ATR
8" EMBEDMENT FOR 7/8" ATR
- SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION

140 MPH OPENING PRESSURES			
C&C LOADING - ENCLOSED - EXPOSURE "B" - MEAN ROOF HT. - 1-STORY - 15' AND 2-STORY - 25'			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4'-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4'-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	+ 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(7) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	
DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.			

WALL TYPES LEGEND	
FRAMING	
Standard 2x4 Framing	
Standard 2x6 Framing	
(2) 2x4 #2 SYP Studs @ 16" O.C. 8'-0" From Corner, U.N.O.	
Interior Bearing Wall	
Frame Wall Located Below 48" A.F.F. w/ Cap	
Insulated Interior Partition	
Stone Veneer	
Brick Veneer	

WINDOW SCHEDULE							
FRAME							
WINDOW TYPES	SIZE	ROUGH OPNG	U-VALUE w/o Grds	SHGC w/o U-Value w/ Grds	SHGC w/ Grds	SHGC w/ Grds	
2020 SH	23 1/2" X 23 1/2"	24" X 24"	0.33	0.33	0.33	0.21	
2024 SH	23 1/2" X 27 1/2"	24" X 28"	0.33	0.33	0.33	0.21	
2030 SH	23 1/2" X 35 1/2"	24" X 36"	0.33	0.33	0.33	0.21	
2040 SH	23 1/2" X 47 1/2"	24" X 48"	0.33	0.33	0.33	0.21	
2050 SH	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33	0.33	0.33	0.21	
3030 SH	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.33	0.33	0.21	
3040 SH	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.33	0.33	0.21	
3050 SH	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.33	0.33	0.21	
3060 SH	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.33	0.33	0.21	
3450 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33	0.33	0.33	0.21	
4030 SH	47 1/2" X 35 1/2"	48" X 36"	0.33	0.33	0.33	0.21	
4050 SH	47 1/2" X 59 3/4"	48" X 60 1/4"	0.33	0.33	0.33	0.21	
2030 PW	23 1/2" X 23 1/2"	24" X 24"	0.33	0.33	0.33	0.21	
3010 PW	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.33	0.33	0.21	
3017 PW	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.33	0.33	0.21	
3017 PW	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.33	0.33	0.21	
3050 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.33	0.33	0.21	
3060 PW	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.33	0.33	0.21	
3070 PW	35 1/2" X 83 1/2"	36" X 84"	0.33	0.33	0.33	0.21	
4010 PW	47 1/2" X 11 1/2"	48" X 12"	0.33	0.33	0.33	0.21	
4020 PW	47 1/2" X 23 1/2"	48" X 24"	0.33	0.33	0.33	0.21	
4040 PW	47 1/2" X 47 1/2"	48" X 48"	0.33	0.33	0.33	0.21	
4044 PW	47 1/2" X 51 1/2"	48" X 52"	0.33	0.33	0.33	0.21	
50-12 ROLND	35 3/4" X 17 7/8"	36 1/4" X 18 3/8"	0.33	0.33	0.33	0.21	
01-2630 SH	59 1/8" X 35 1/2"	59 5/8" X 36"	0.33	0.33	0.33	0.21	
01-2630 SH	71 5/8" X 35 1/2"	72 1/8" X 36"	0.33	0.33	0.33	0.21	
01-3040 SH	71 5/8" X 47 1/2"	72 1/8" X 48"	0.33	0.33	0.33	0.21	
01-3050 SH	71 5/8" X 59 3/4"	72 1/8" X 60 1/4"	0.33	0.33	0.33	0.21	
01-3060 SH	71 5/8" X 71 1/2"	72 1/8" X 72"	0.33	0.33	0.33	0.21	
01-4050 SH	95 1/8" X 59 3/4"	95 5/8" X 60 1/4"	0.33	0.33	0.33	0.21	
01-5050 SH	119 1/8" X 59 3/4"	119 5/8" X 60 1/4"	0.33	0.33	0.33	0.21	

SEE MANUFACTURERS DETAILS FOR INSTALLATION AND NUMBER OF FASTENERS PER WINDOW.

DOOR SCHEDULE			
DOOR TYPE	SIZE	MASONRY OPNG	FRAME OPNG
2-X 6-8	25 1/2" X 82"	29" X 83 3/4"	26" X 82 1/2"
2-X 8-0	25 1/2" X 98"	29" X 99 3/4"	26" X 98 1/2"
2-X 6-8	29 1/2" X 82"	33" X 83 3/4"	30" X 82 1/2"
2-X 8-0	29 1/2" X 82"	33" X 99 3/4"	30" X 98 1/2"
2-X 6-8	31 1/2" X 82"	35" X 83 3/4"	32" X 82 1/2"
2-X 8-0	31 1/2" X 98"	35" X 99 3/4"	32" X 98 1/2"
2-X 6-8	31 1/2" X 82"	41" X 83 3/4"	38" X 82 1/2"
2-X 8-0	31 1/2" X 98"	41" X 99 3/4"	38" X 98 1/2"
3-0 w/ (1) SL X 6-8	51 1/8" X 82"	54 1/2" X 83 3/4"	51 1/2" X 82 1/2"
3-0 w/ (1) SL X 8-0	51 1/8" X 98"	54 1/2" X 99 3/4"	51 1/2" X 98 1/2"
3-0 w/ (2) SL X 6-8	64 1/2" X 82"	68" X 83 3/4"	65" X 82 1/2"
3-0 w/ (2) SL X 8-0	64 1/2" X 98"	68" X 99 3/4"	65" X 98 1/2"
3068 DBL. FR. DRS.	75" X 82"	76 1/4" X 83 3/4"	74 3/4" X 82 1/2"
3080 DBL. FR. DRS.	75" X 98"	76 1/4" X 99 3/4"	74 3/4" X 98 1/2"
12080 SGD	141 1/8" X 96"	144 5/8" X 97 3/4"	141 5/8" X 96 1/2"
8'-0" X 7'-0" OHD	96" X 84"	96" X 84"	96" X 84"
16'-0" X 7'-0" OHD	192" X 84"	96" X 84"	96" X 84"
SLIDING GLASS DOORS			
DOOR TYPE	SIZE	FRAME OPNG	U-VALUE SHGC
5088 SGD	60" X 80"	60 1/2" X 80 1/2"	0.54 0.25
6068 SGD	72" X 80"	72 1/2" X 80 1/2"	0.54 0.25
6080 SGD	72" X 96"	72 1/2" X 96 1/2"	0.54 0.25
8068 SGD	96" X 80"	96 1/2" X 80 1/2"	0.54 0.25
8080 SGD	96" X 96"	96 1/2" X 96 1/2"	0.54 0.25
9068 SGD	106 13/16" X 80"	108 5/16" X 80 1/2"	0.54 0.25
9080 SGD	108 13/16" X 96"	108 5/16" X 96 1/2"	0.54 0.25
12080 SGD	141 1/8" X 96"	141 5/8" X 96 1/2"	0.54 0.25

SEE MANUFACTURERS DETAIL FOR INSTALLATION AND # OF FASTENERS PER DOOR.

HEADER SCHEDULE		
MARK	HEADER SIZE	REMARKS
H1	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE NOTE #5
H2	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE NOTE #5
H3	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	SEE NOTE #5
H4	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	SEE NOTE #5
H5	3 1/2" X 7 1/4" GLULAM (1.6E/Fb=1,500 PSI)	
HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS		
OPENING SIZE	2x4 WALL JACKS EA END	2x6 OR 2x8 WALL JACKS EA END
1'-0" - 4'-0"	(1)	(1)
3'-4'-0" BUT <9'-0"	(2)	(2)
9'-0" - 16'-0"	(3)	(3)

GENERAL HEADER NOTES

- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1ST FLOOR, SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN.
- IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
- ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL JSD-1.
- FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 10d COMMON NAILS AT 8" O.C. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
- FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.
- IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

AREA TABULATION -J	
FIRST FLOOR PLAN	1941 SQ. FT.
LIVING TOTAL	1941 SQ. FT.
GARAGE	594 SQ. FT.
ENTRY	85 SQ. FT.
LANAI	260 SQ. FT.
TOTAL AREA	2880 SQ. FT.

FLOOR PLAN

SCALE: 3/16" = 1'-0"

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3990 West First Street
Sanford, FL 32711
(407) 902-9871

Community:	Forest Cove	Garage Side:	Elev - J	Left
Plan Name:	Ashton	Block:		
Lot:	8	Address:	303 Sw Cadence Glen	
			Lake City, FL 32024	
Ref No.	25-04304	Job No.	9FC00801	Heritage Series

2.0

FLOOR PLAN



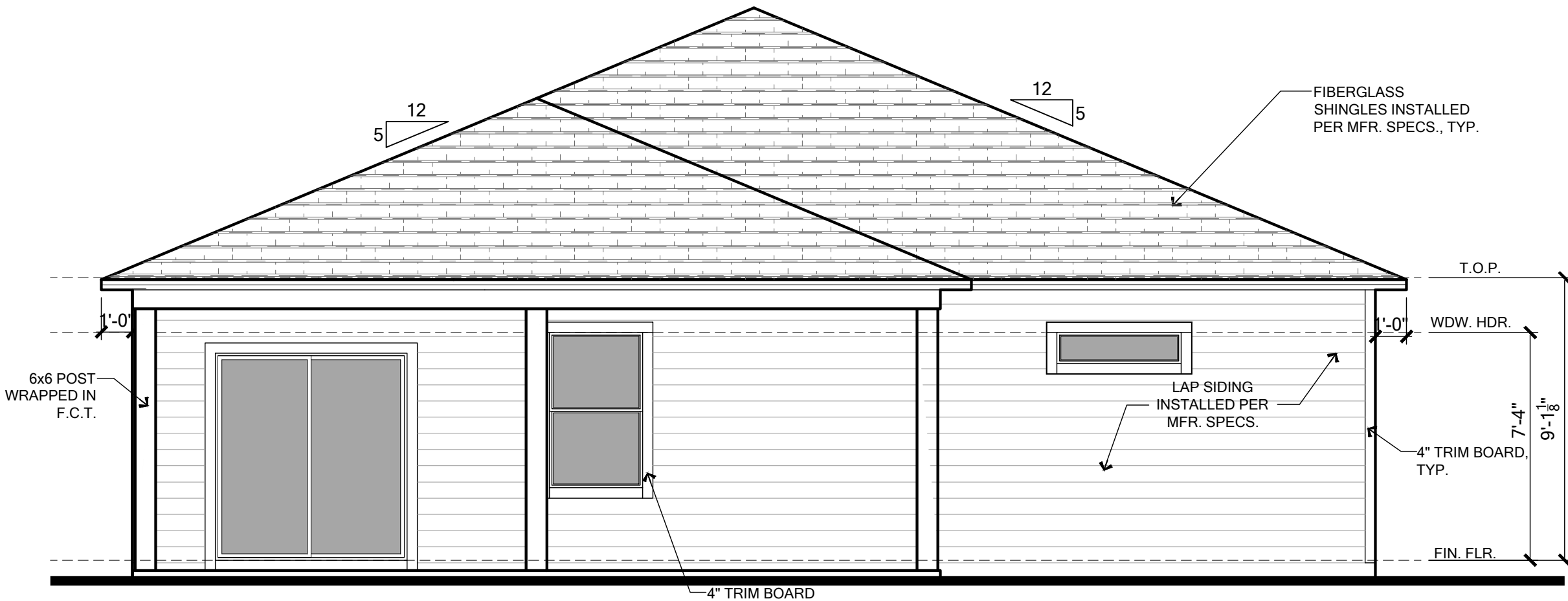
SCALE: 1/4" = 1'- 0"



SCALE: 1/4" = 1'- 0"

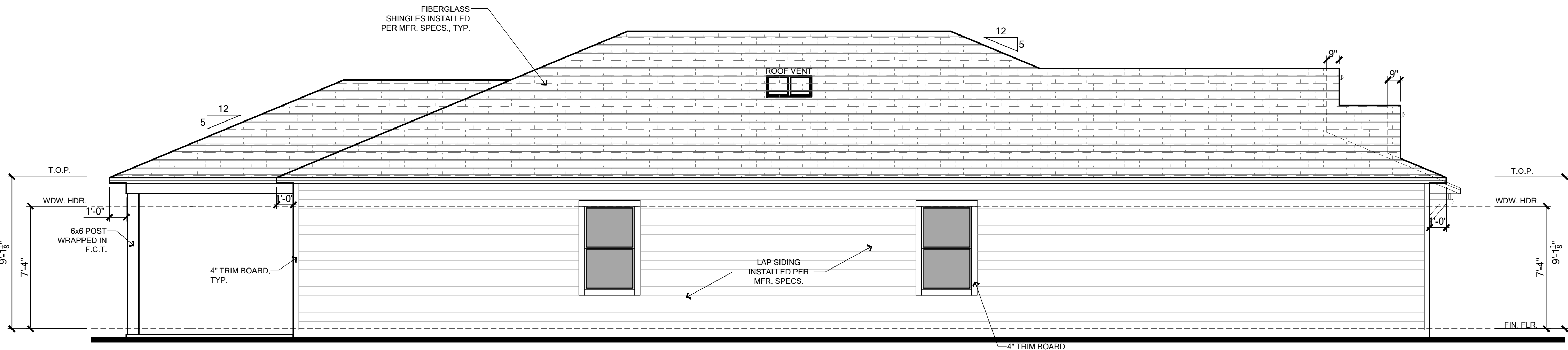
ELEVATIONS

VALENTINA GONZALEZ 8/25/2025



REAR ELEVATION

SCALE: 1/4" = 1'- 0"



LEFT ELEVATION

SCALE: 1/4" = 1'- 0"

ELEVATION NOTES

EAVE OVERHANG 12" ALUM. FASCIA AND SOFFITS, AND SOFFITS AND GABLE OVERHANG 9" ALUM. FASCIA AND SOFFITS, U.N.O. PLUMB CUT WITH LEVEL RETURNS

Banding/Stucco General Notes

- Etched Banding typical at Front Elevation.
- Raised banding to return 1'-0" around corner.
- Side and Rear elevations to have 4" etched banding unless otherwise noted.
- When installed with stone/brick veneer increase thickness of banding by 2" typical.

R703.7 Exterior Plaster

Installation of these materials shall be in compliance with ASTM C926, ASTM C1063, or ASTM C1787 and the provisions of this code.

R703.7.1 Lath

Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved. (Refer to Sheet SN for the engineered method for Lath attachment.)

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. Min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange.

Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 Plaster

Plastering with cement plaster shall be not less than three coats where applied over any type of code-approved lath and shall be not less than two coats where directly applied over masonry, concrete, clay brick, stone, or tile. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided total thickness is as set in Table R702.1(1).

Cement plaster shall be in accordance with ASTM C926 and material shall be in accordance with one of the types listed in R703.7.2.

R703.7.3 Water-Resistive Barriers

Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

R703.2 Water-Resistive Barrier

Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

Water-resistive barrier materials shall comply with one of the following:

- No. 15 felt complying with ASTM DZ26, Type 1.
- ASTM E2568, Type 1 or 2.
- ASTM E331 in accordance with Section R703.11.
- Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2568 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.4 Flashing

Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish.

Approved flashings shall be installed at the following locations.

- Exterior window/door openings.
- Intersection of chimneys or other masonry construction with frame walls.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersection.
- At Built-in gutters.

R703.12 Adhered Masonry Veneer

Adhered masonry veneer [or stone veneer] -installation shall comply with the requirements of Section R703.7.3 and the requirements in Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5. Adhered masonry veneer shall be installed in accordance with Sections R703.7.1, Article 3.3C of TMS 602/ACI 530.1/ASCE 6 or the manufacturer's instructions.

Coastal Flashings: all flashing material for coastal locations (ex: within 3,000 feet of the ocean) shall be corrosion resistant material (ex: zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.

CALCULATIONS BASED ON THE FOLLOWING VALUES

• RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.

• OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT

• SOFFIT VENTS - 14.9 SQ. IN. OF NET FREE AREA / SQ. FT.

	ATTIC SPACE	1/150 Rule			1/300 Rule	
		SQ. IN. of vented soffit required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of vented soffit required	SQ. FT. of vented soffit needed
FIRST FLOOR PLAN	2920	2803.2	188.1	200	1401.6	31.4
						700.8

VENTILATION PROVIDED		
	Amt.	Total Ventilation Provided (Sq. Inches)
Off-Ridge Vent (1st Floor)	2	280
Total Ventilation Provided by Upper Ventilators		280
1/150 Rule used; Off-Ridge not part of Calculations		

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CA No. 9161

AA26003115



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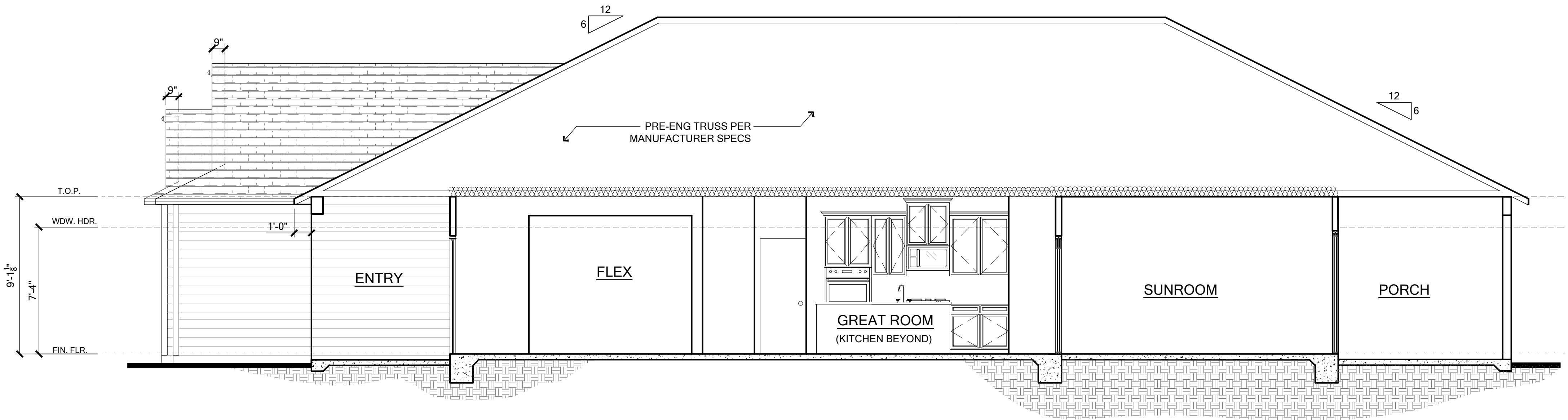
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MARONDA Homes
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Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove	Garage Side:	Left
	Plan Name: Ashton	Elev - J	
Address:	Lot: 8	Block:	
	303 Sw Cadence Glen Lake City, FL 32024		
Reference No.	25-04304	Job no.	9FC00801

3.1

ELEVATIONS



BUILDING SECTION
SCALE: 1/4" = 1'-0"

BLDG. SECTION

Community: Forest Cove		Garage Side: Left	Heritage Series
Plan Name: Ashton	Elev - J		
Lot: 8	Block:		
Address: 303 Sw Cadence Glen Lake City, FL 32024			
Reference No: 25-04304	Sheet:		

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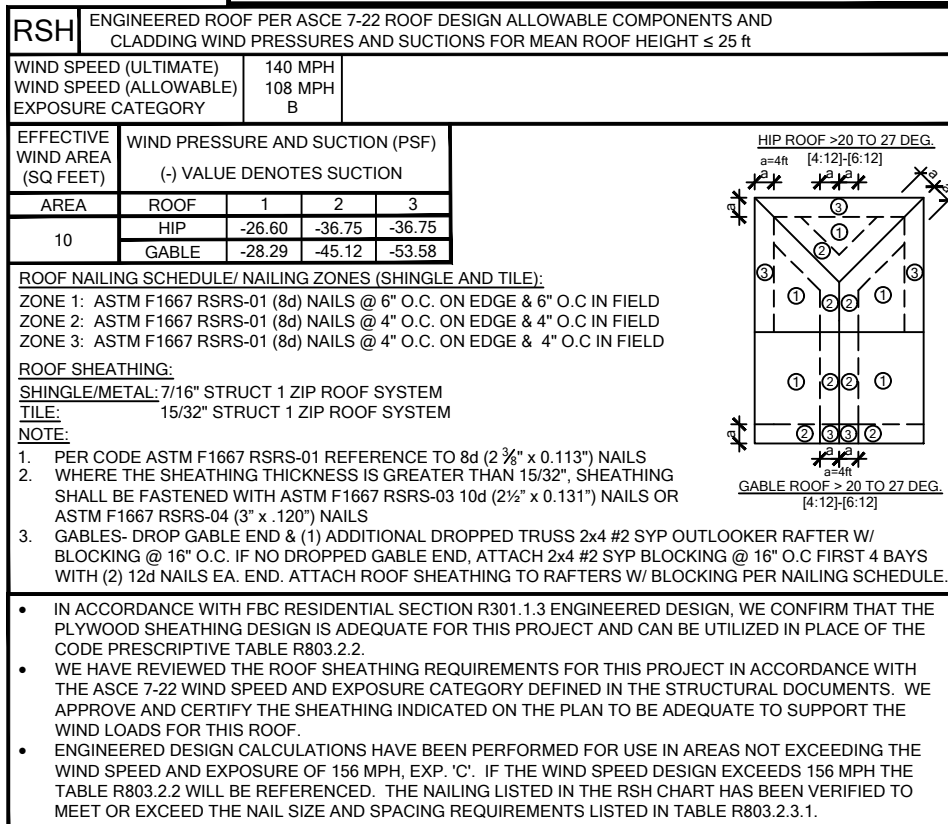
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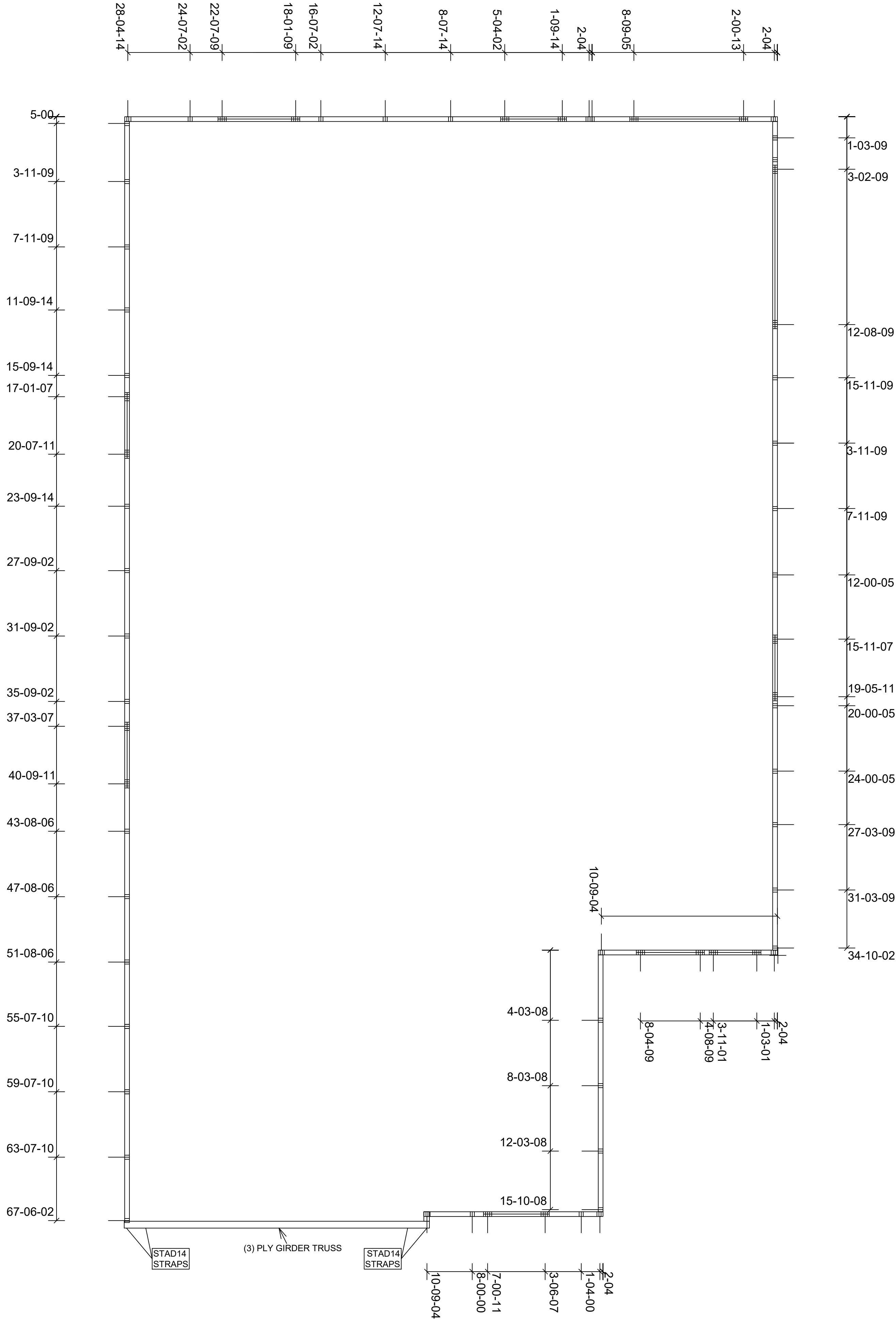
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USP HARDWARE 160% 61ST EDITION CATALOG			REV FOR EDITION 160% ECON FOR EDITION 160% ECON FOR EDITION 160%		
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 115% GIRTS 115% CROSS
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 28	HUS28	HEADER: (16) 166 TRUSS: (23) 166	2045	3140
2	HUS 28	HUS28	HEADER: (23) 166 TRUSS: (8) 166	2990	4745
3	JUS 26	LUS26	HEADER: (4) 166 TRUSS: (4) 166	1000	1000
12	THD 28-2	HTH28-2	HEADER: (28) 166 TRUSS: (10) 166 X 1-1/2"	2995	4860
13	THDH 28-1	HGUS28-1	HEADER: (28) 166 TRUSS: (10) 166 X 1-1/2"	4345	8175
14	THD 48	HUS48-3	HEADER: (28) 166 TRUSS: (10) 166 X 1-1/2"	2995	4860
15	HJCS2	THJCS2	HIP: (5) 166 TRUSS: (18) 166 JCK: (7) 166	2345	3055
28	HJCS2 - SK60	LTHJCS2, THJCS2	HIP: (5) 166 TRUSS: (18) 166 JCK: (7) 166	2345	3055
60	HUS179	HUS18110	HEADER: (28) 166 TRUSS: (10) 166	1910	3475
71	HD410	HJ410	HEADER: (28) 166 TRUSS: (10) 166	4160	6040
72	THD210-3	HGUS210-3	HEADER: (38) 166 TRUSS: (20) 166	4035	7255
73	HD48 F	HJ48	HEADER: (14) 316 X 1-3/4" CMU; (14) 166 FRM JOIST BEAM; (16) 166	2430	1170
74	HD410 F	HJ410	HEADER: (20) 316 X 1-3/4" CMU; (20) 166 FRM JOIST BEAM; (10) 166	3375	1905
75	LGM410-1	LGM410-505	SOLID POUND CMU: (8) 314 X 4" TRUSS: (10) 166	3450	9605
76	HD28-2 F	HJ28-2	HEADER: (14) 316 X 1-3/4" CMU; (14) 166 FRM JOIST BEAM; (16) 166	1170	2430
CONNECTORS FOR TRUSS TO WALL					
N	166 NAILS (2) TOP CHORO NAILS (2) BOTTOMCHORO NAILS				
6" LONG TRUSS SCREW			FASTENER MASTER NAILSPER SIMPSON STRONG DRIVE	950 (2) 1425 (6)	NA
(2) 6" LONG TRUSS SCREW			FASTENER MASTER NAILSPER SIMPSON STRONG DRIVE	1425 (6)	NA
56	(2) MTW12	MTS12	(28) 166	2370	
17	(2) MUGT 15	(2) MGT	CMU: (28) 166 (1) 5/8" THREADED ROD 12" BMBED. FRAME: (28) 166, PHD4A (W) (15) W53 SCREW; (14) 1/2" 5/8" THREADED ROD	8480	
18	(2) RT16-2	(2) RT16-2	PLATE: (16) 84 TRUSS: (16) 84	2120	
20	RT5A	HS	(16) 166	3280	
22	FA3	MA3	PLATE: (16) 166 X 1-1/2" TOP: (4) 166 X 1-1/2" ROSE: (2) 166 X 1-1/2"	1350	
25	THD12A	HE12A	(10) 166 X 1-1/2"	1430	
26	(2) HTA20	(2) HTA20	(20) 166 X 1-1/2"	2870	
27	HTW24	HTS24	(20) 166 X 1-1/2"	1365	
31	LPTA	LTA2	(20) 166 X 1-1/2" FACE OF GABLE W2X4	1470	
33	LW122	LS12	(24) 166 NAILS (4) 1/2 BOLTS	2190	
36	LST24	LST24	(16) 166 NAILS	1235	
37	MTS12	MTS12	(16) 166 NAILS	1310	
38	MTS12A	MTS12A	(16) 166 NAILS	1310	
39	MTS12A	MTS12A	(16) 166	1640	
40	MTS12A	MTS12A	(22) 166	2065	
41	MTW12	MTS12	(14) 166	1185	
43	MTS16M	MTS16M	CONCRETE/CMU: (8) 114" X 2-1/4" TAPCON FRAME: (2) 166	1945 TENSION	
44	MGT15	MGT	CMU: (28) 166 (1) 5/8" THREADED ROD 12" BMBED. FRAME: (28) 166, PHD4A (W) (15) W53 SCREW; (14) 1/2" 5/8" THREADED ROD	4240	
46	MTS16A	MTS16A	(28) 166 NAILS TENSION (24) 166 NAILS	2890 TENSION	
47	MTS16M	MTS16M	CONCRETE/CMU: (14) 114" X 2-1/4" TAPCON FRAME: (24) 166 (2) 166	3665 TENSION	
48	RT16A	H16A, H14	PLATE: (8) 86 TRUSS: (8) 166 X 1-1/2"	1025	
49	UPH06	HD06-S053	(1) 7/8" THREADED ROD, 6" EPOXY EMBED. (2) W53 SCREW	1835	
50	DTB-T2	DTT22	(1) 1/2" X 6" HD SCREW (PHD1411680) (5) W515-EXT SCREWS	9165 TENSION	
51	PAU46	ABU44	(1) 5/8" X 6" HD SCREW (PHD1411680) (12) 166 NAILS (2) 1/2 BOLT	NALS-5 BOLTS	
53	PAU44	ABU44	(1) 5/8" X 6" HD SCREW (PHD1411680) (12) 166 NAILS (2) 1/2 BOLT	2536 - NALS-5 BOLTS	
54	PHD8	HD08-S025	(1) 7/8" THREADED ROD, 6" EPOXY EMBED. (2) W53 WOOD SCREWS	8185	
55	PHD4A	HD04-S025	STRAP: (16) W53 WOOD SCREWS CMU: 8" THREADED ROD, 6" EPOXY EMBED. (2) 5/8" X 6" HD SCREW (PHD1411680)	8215	
56	HGAM 10K1	HGAM10K1A	CMU BEAM: (4) W515 TAPCON (2) 166 SINKER CMU: (4) 3/4" X 3-1/4" TAPCON	990	
57	LU074	LOT4-S053	STRAP: (16) W53 WOOD SCREWS CMU: 8" THREADED ROD, 6" EPOXY EMBED. (2) 5/8" X 6" HD SCREW (PHD1411680)	4725	
58	PHD2A	HD02-S025	STRAP: (16) W53 WOOD SCREWS CMU: 8" THREADED ROD, 6" EPOXY EMBED. (2) 5/8" X 6" HD SCREW (PHD1411680)	3215	
59	K312H	ST612	STRAP/TRUSS: (4) W515 TAPCON; (4) W53 TOP PLATE; (2) 166 STUDS; (14) 166 TOP PLATE; (2) 166 TRUSS; (16) 166	2400	
60	LU072	LOT2	STRAP/TRUSS: (4) W515 TAPCON; (4) W53 TOP PLATE; (2) 166 STUDS; (14) 166 TOP PLATE; (2) 166 TRUSS; (16) 166	4040	
61	LU073	LOT3-S052.5	STRAP: (16) 166 SINKER CMU: (4) 3/4" X 5" TAPCON TOP PLATE: (8) 166 SINKER TRUSS: (16) W53 SCREW	3500	
69	HTT45	HTTA, HTT5	STRAP: (28) 166 (2) 166 CMU: 8" THREADED ROD, 7" EPOXY EMBED. (2) 5/8" X 6" HD SCREW (PHD1411680)	5795	

SCALE: 3/16" = 1'-0"

VALENTINA GONZALEZ 8/25/2025



WALL ANCHOR PLAN
SCALE: 1/4" = 1'- 0"

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Community: Forest Cove

Plan Name: Ashton

Garage Side: Left

Elev - J

Lot: 8

Block:

Address: 303 Sw Cadence Glen
Lake City, FL 32024

Job no: 9FC00801

Heritage Series

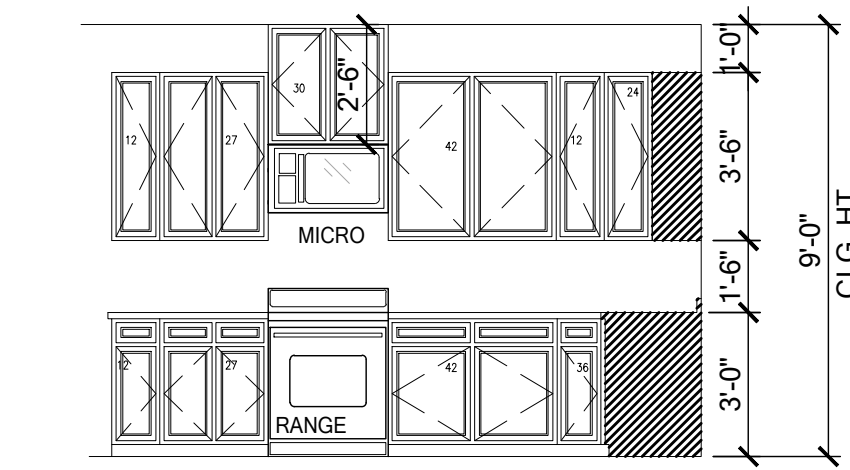
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Sheet: 5.1

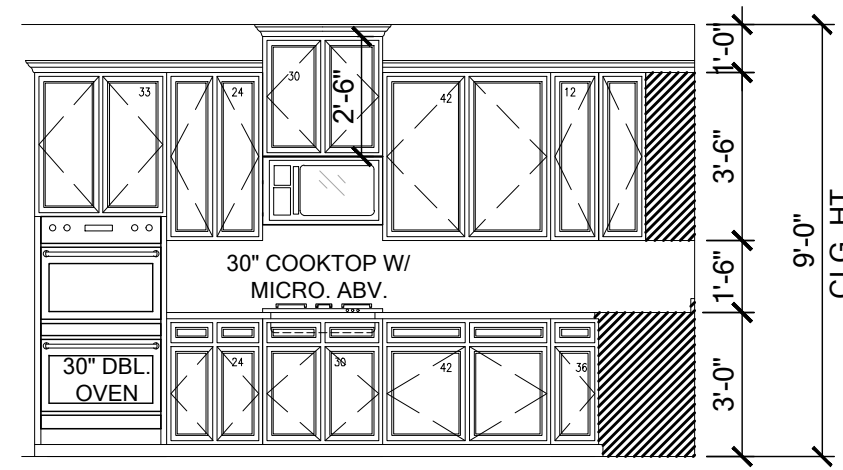
WALL ANCHOR

NOTES:

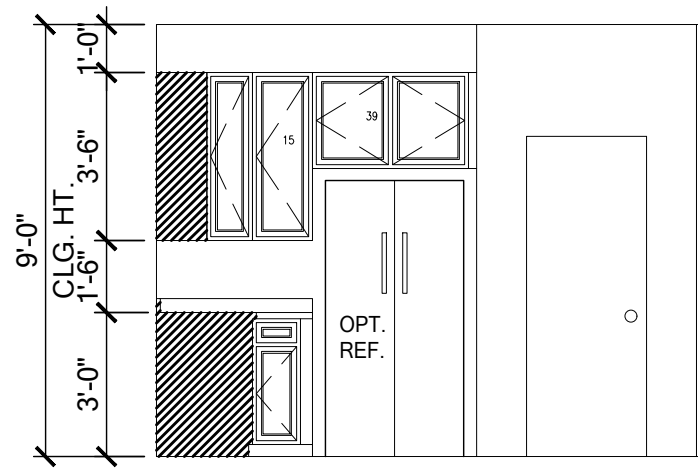
1. CABINET REPRESENTATIONS ARE SUBJECT TO CHANGE BASED ON SERIES AND STYLE OF CABINETS.
2. ALL MIRRORS LARGER THAN 58" ARE TO BE SPLIT INTO (2) MIRRORS THAT ARE VANITY CABINET WIDTH MINUS 2".



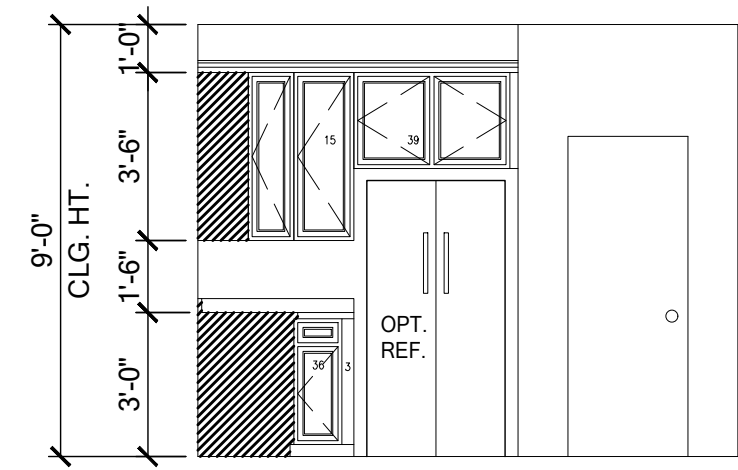
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STD. KITCHEN



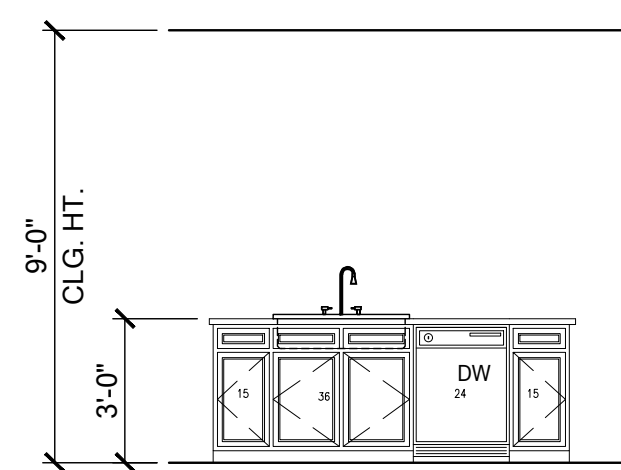
 GOURMET KITCHEN



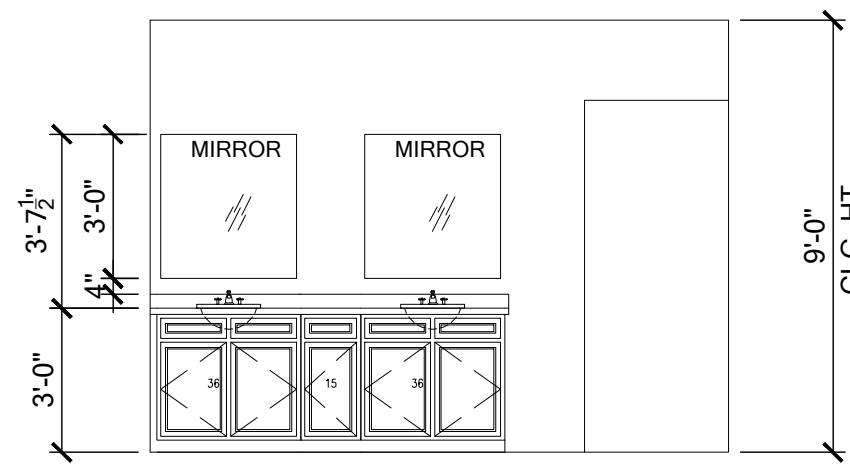
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STD. KITCHEN



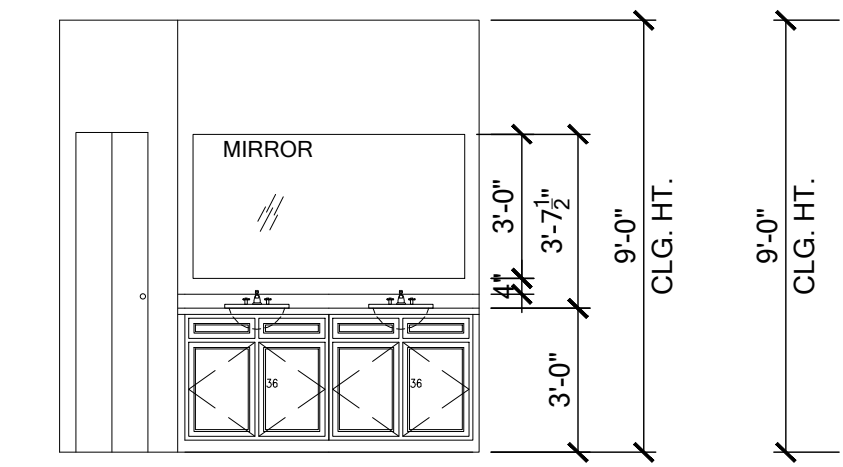

GOURMET KITCHEN



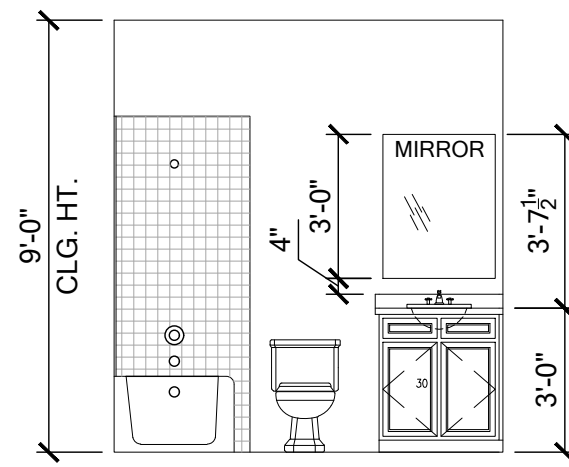

KITCHEN ISLAND



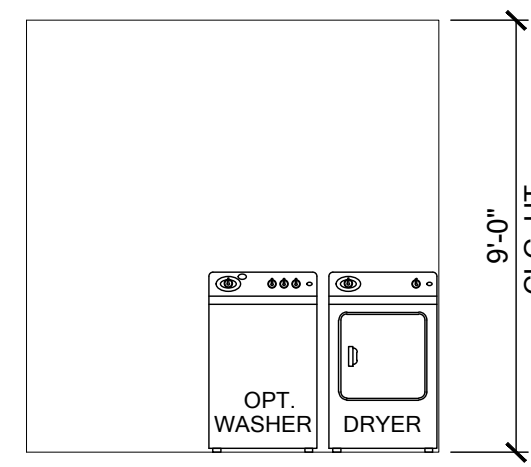
4
MASTER BA



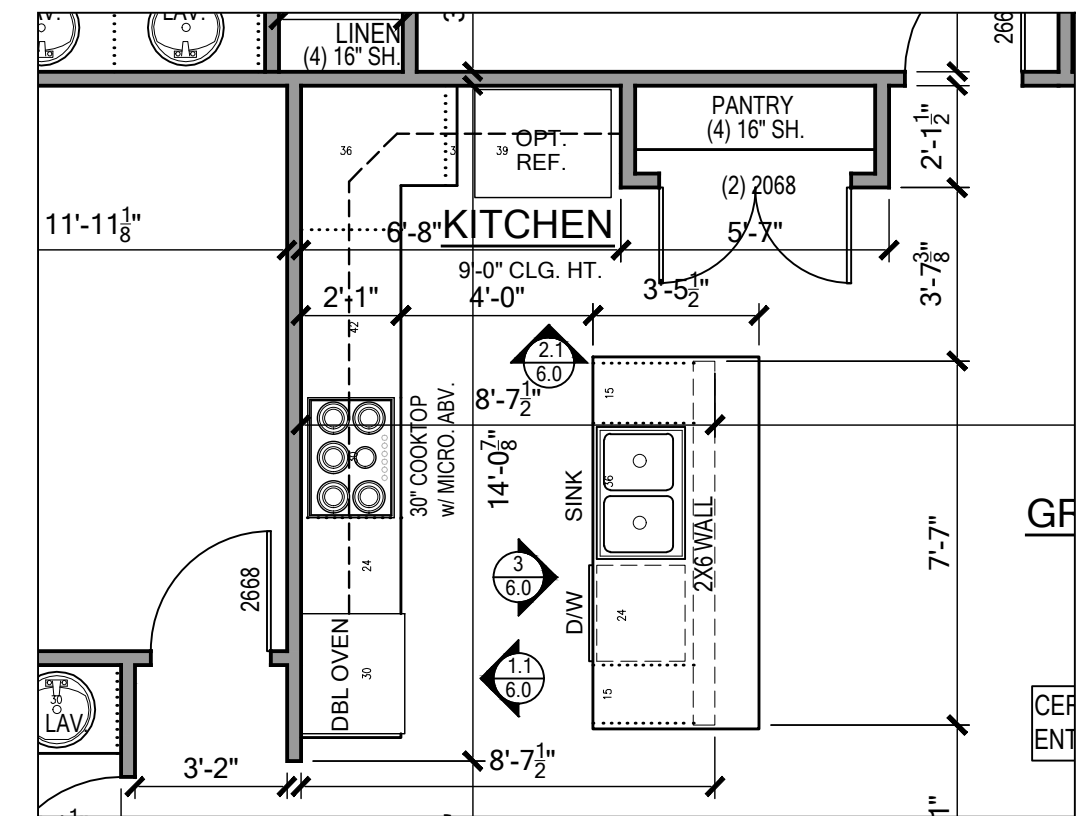
4.1
DELUXE MASTER BATH



5
BATH 2



6
LAUNDRY



GOURMET KITCHEN PLAN

SCALE: 1/4" = 1'-0"

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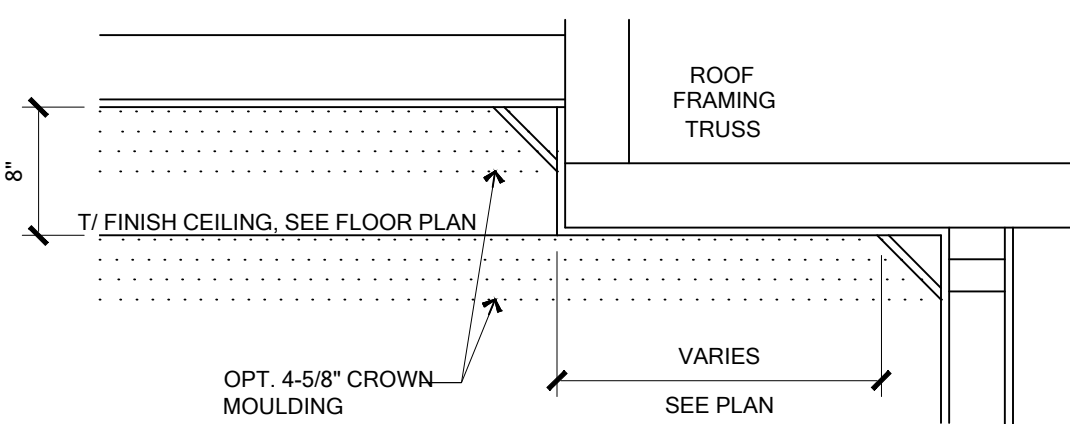
CA No. 9161 AA26003115



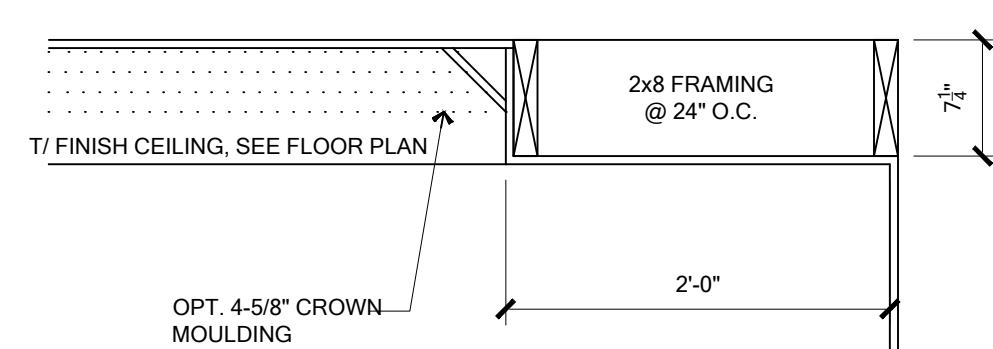
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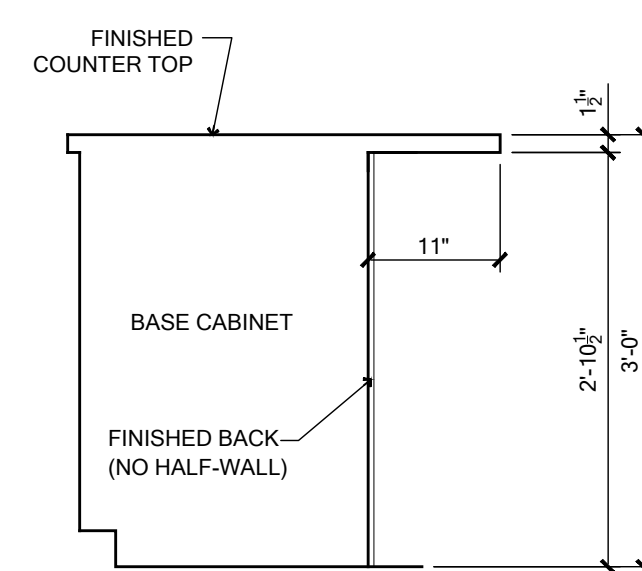
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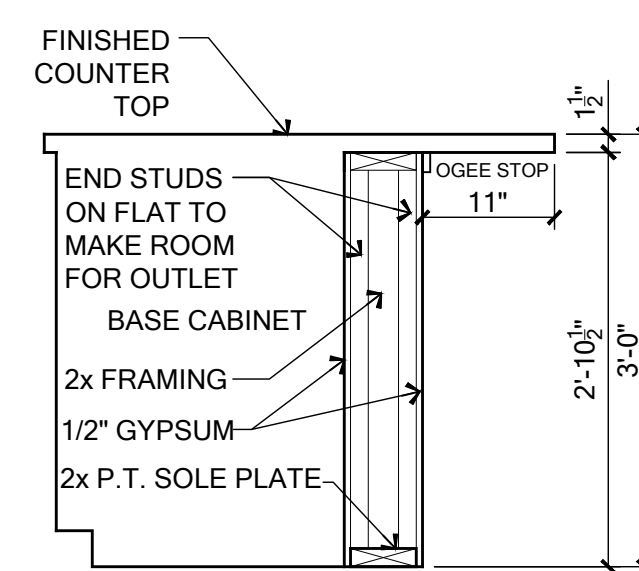
POP-UP ROOF TRUSS TRAY CEILING



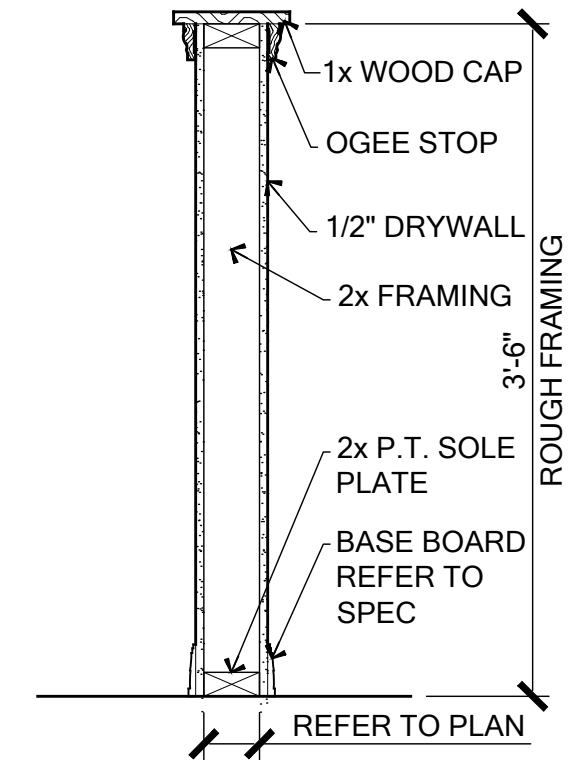
DROP DOWN TRAY CEILING



FLOW-THRU BAR SECTION
w/ FINISHED BACK
SCALE: 3/4" = 1'-0"



FLOW-THRU BAR SECTION
w/ HALF WALL
SCALE: 3/4" = 1'-0"



TYPICAL HALF-WALL

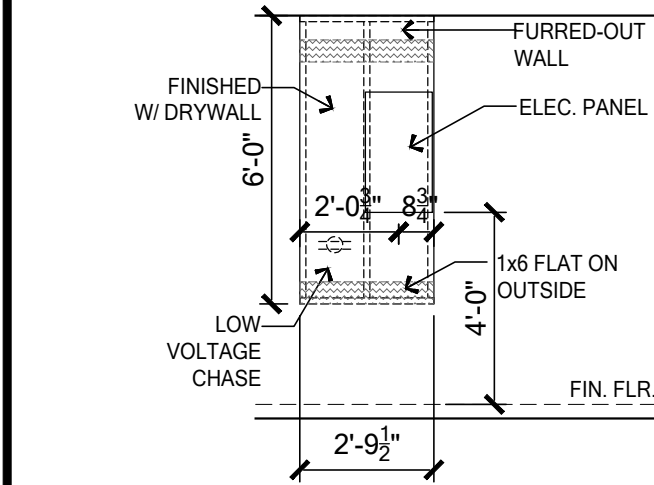
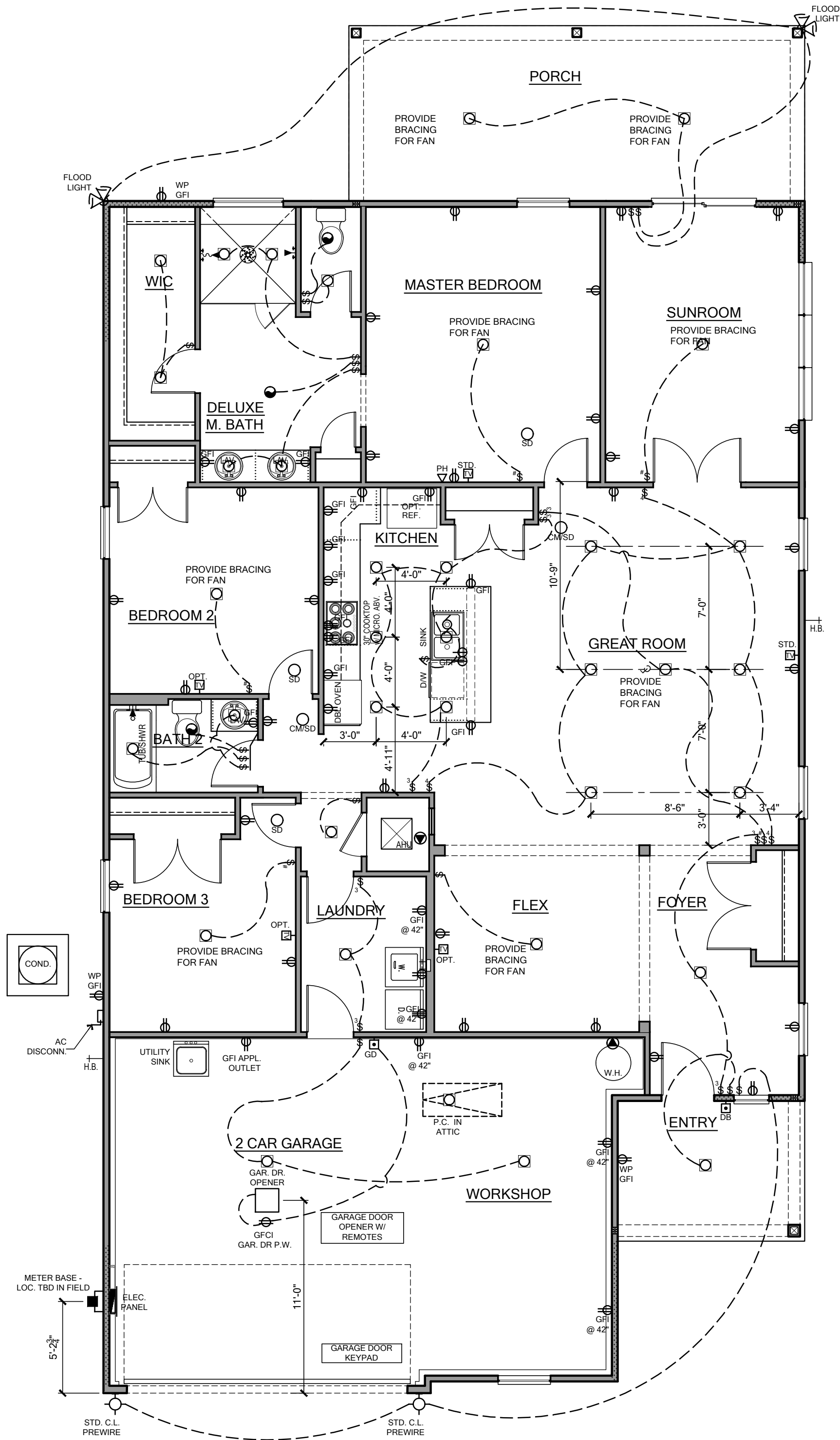
SCALE: 1" = 1'-0"

Community:		Forest Cove	
Reference No.		Plan Name:	Garage Side:
Sheet:		Ashton	Left
		Lot: 8	
		Block:	
		Address:	
		303 Sw Cadence Glen	
		Lake City, FL 32024	
		Job No.	Heritage Series
		9FC00801	
		25-04304	

6.0

INTERIOR ELEV

VALENTINA GONZALEZ 8/25/2025



PANEL WALL DETAIL
SCALE: 1/4" = 1'-0"

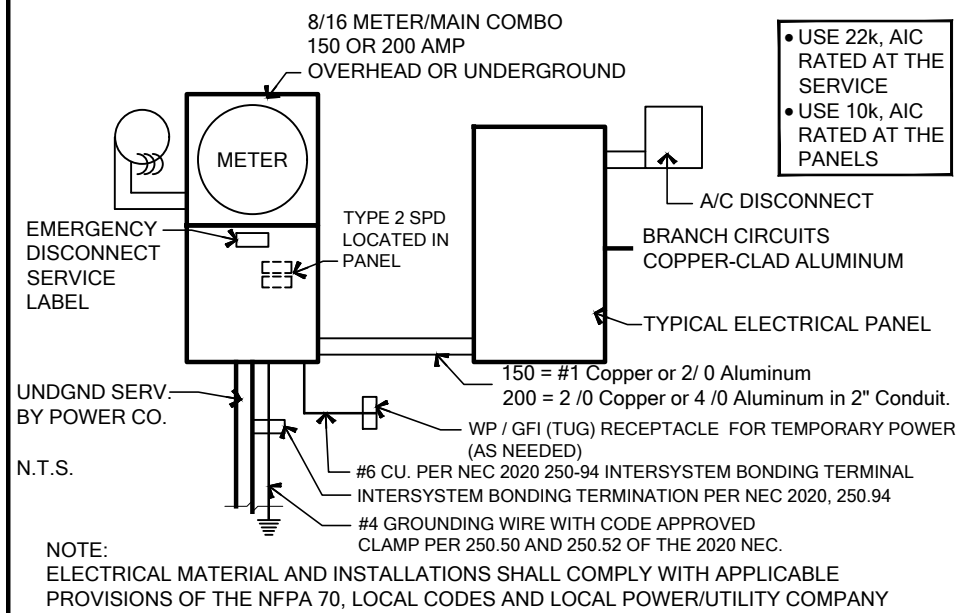
ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

POWER SYMBOLS		
	110-115 RECEPTACLE	WP WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP VAPOR PROOF
	SWITCHED RECEPTACLE	GFI GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48 MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO GARAGE DOOR OPENER
	220 RECEPTACLE	PS PULL STRING
	SMOKE DETECTOR	MOTOR
	CARBON MONOXIDE DETECTOR	BATH FAN
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	BATH FAN AND LIGHT COMBINATION
	ISOLATED CIRCUIT	SINGLE POLE SWITCH
	14/3 WIRE SWITCH	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE	SPECIAL PURPOSE
	STANDARD CEILING FAN PREWIRE	DISCONNECT
	STANDARD LIGHT PRE-WIRE	ELECTRIC PANEL
		METER BASE
LIGHTING SYMBOLS		
	CEILING MNT LIGHT FIXTURE	2' FLOUR. SINGLE BULB
	WALL MNT LIGHT FIXTURE	4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE	4' FLOUR. DOUBLE BULB
	LED LIGHT	4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION	ROPE LIGHTING
	DOUBLE FLOOD LIGHT	SCONCE LIGHT
	EMERGENCY LIGHT	EXIT LIGHT SIGN
LOW VOLTAGE SYMBOLS		
	SPEAKER	PUSH BUTTON / DOOR BELL
	TV OUTLET	DATA OUTLET
	TELEPHONE	THERMOSTAT
	DOOR CHIME	

ELECTRICAL RISER DIAGRAM



- Notes:** unless otherwise noted.
- Electrical outlet heights as measured from finished floor to centered line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 - Electrical panel is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
 - Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
 - Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
 - For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
(1) Service disconnects marked as follows:
EMERGENCY DISCONNECT,
SERVICE DISCONNECT
(2) Meter disconnects installed per 230.82(3) and marked as follows:
EMERGENCY DISCONNECT,
METER DISCONNECT,
NOT SERVICE EQUIPMENT
(3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows:
EMERGENCY DISCONNECT,
NOT SERVICE EQUIPMENT
Markings shall comply with 110.21(B).
 - All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA26003115



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Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSHome.com

MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 302-9671

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Ashton	Elev - J	
Lot:	8	Block:	
Address:	303 Sw Cadence Glen		
	Lake City, FL 32024		
Reference No.	25-04304		
Sheet:			

7.0
ELECTRICAL

Heritage Series
9FC0801

VALENTINA GONZALEZ 8/25/2025

TERMITE SPECIFICATIONS

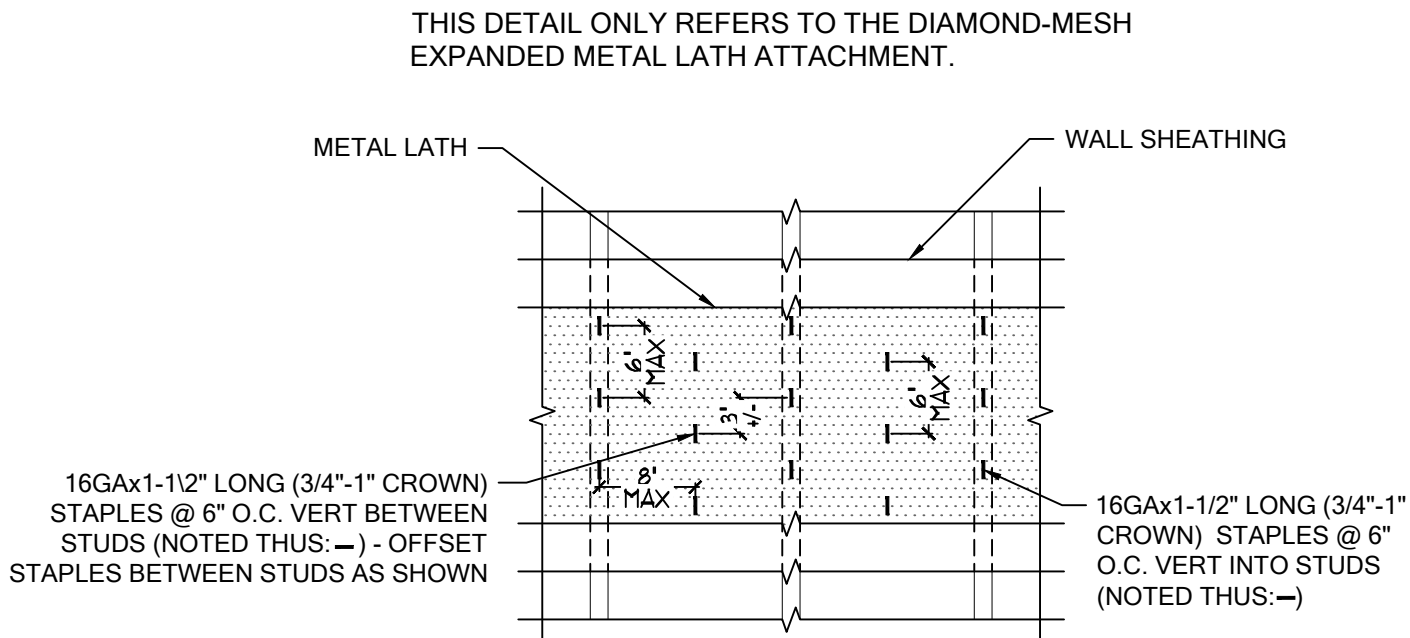
SECTION R318 PROTECTION AGAINST TERMITES
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

- NOTES:
- METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
 - PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
 - OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

It is the intent of the Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these documents, prior to the commencement of any work. The Engineer are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Quality Assurance Manager at 321-972-0491 immediately. No backcharges will be considered for reimbursement by the the Engineer without advanced notification and approval by the Engineer. Payments will be made in accordance to the terms of the agreement.

Care and Maintenance: Yearly maintenance and inspections by the builder/homeowner are necessary for the future life of this home. Care must be taken to check windows and doors for caulking, remove leaves and debris off roofs, make sure that water flow is away from the house and have your home repainted every 3 - 5 years to protect the coatings. The designer and engineer of record are not responsible for instances that may occur over the normal life of the home without proper maintenance.



METAL LATH ATTACHMENT DETAIL

REV. 09.24.21 SCALE: 3/4" = 1'-0"
DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLURF OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EA. WAY.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.
- ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL, & SHALL MEET ASTM A615, ASTM A706, OR ASTM A996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. STEEL WIRE OR PLASTIC SUPPORTS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/1.1.
- HIGH STRENGTH USP CIA-GEL, 7000-C ANCHORING, EPOXY ADHESIVE BINDER WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
- WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

WOOD CONSTRUCTION

- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.
- ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.
- MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
- ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, OR MASONRY SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
- SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.
- ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
MICROLAM (LVL)BEAMS: 2.0E Fb= 2600 PSI
GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN.
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
WALL SHEATHING: 7/16" STRUCTURAL I OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE1) MINIMUM OF 1/8" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
- LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1-1/2" LONG, 11 GAUGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAUGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy=48 KSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy=35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325M U.N.O
- STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL

UPLIFT CONNECTORS

- UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE WITH THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS AND STRUCTURAL PLANS FOR MORE INFO.

GYPSUM BOARD

- GYPSUM BOARD MAY BE INSTALLED USING GWB54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1 1/4" DRYWALL SCREWS AT 12" O.C. FOR CEILINGS AND 1 1/8" DRYWALL SCREWS AT 12" O.C. FOR WALLS. ALL ENDS AND EDGES OF WALLBOARD SHALL OCCUR OVER AND BE SCREWED TO SUPPORTS. MAXIMUM SCREW SPACING FOR WALLS SHALL BE 16" O.C. ALONG SUPPORTS. MAXIMUM SCREW SPACING FOR CEILINGS SHALL BE 12" O.C. ALONG SUPPORTS. MINIMUM SCREW / NAIL DISTANCE FROM EDGE SHALL BE 3/8". THIS SHALL APPLY TO BOTH CEILING AND WALL INSTALLATION. DRYWALL SHIMS SHALL BE USED ONLY WHERE NECESSARY. OPENINGS CUT FOR OUTLETS, SWITCHES, ETC., SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING OR CAULKING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING.

PRE ENGINEERED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

FIELD REPAIR NOTES (WOOD)

- MISSED FA3 FOUNDATION ANCHORS CAN BE REPAIRED WITH 3/8" x 6" L.G. HEAVY-DUTY SCREW ANCHORS (WEDGE-BOLT OR EQUAL) W/ 3"x3"x1/2" PL. WASHER W/ MIN. 1 1/2" EDGE DISTANCE. INSTALL HEAVY-DUTY SCREW ANCHOR WITHIN 3" OF WHERE FA3 FOUNDATION ANCHOR WAS TO BE LOCATED.
- SHEATHING FASTENERS SHALL NOT BE OVERDRIVEN BY MORE THAN 1/16" UNDER DRY CONDITIONS (MOISTURE CONTENT LESS THAN 16 PERCENT). IF LESS THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS THEN NO REPAIR IS REQUIRED. IF MORE THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS -OR- IF ANY ONE FASTENER IS OVERDRIVEN MORE THAN 1/8" THEN REPAIR IS REQUIRED. FOLLOW REPAIR RECOMMENDATIONS BELOW:
 - MULTIPLE ADJACENT FASTENERS OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS: INSTALL (1) 8d NAIL FOR EVERY (2) OVERDRIVEN FASTENERS - LOCATE NEW 8d NAIL IN BETWEEN THE OVERDRIVEN FASTENERS
 - SINGLE FASTENER OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS SPACED MORE THAN 6" AWAY FROM NEXT ADJACENT OVERDRIVEN FASTENER: INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER
 - SINGLE FASTENER OVERDRIVEN MORE THAN 1/8": INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER
 - INSTALLATION OF ADDITIONAL NAILS SHALL NOT CAUSE WOOD FRAMING TO SPLIT. IF INSTALLATION OF REPAIR NAILS WOULD CAUSE THE NAIL SPACING OF A SINGLE ROW OF NAILS TO BE LESS THAN 3" THEN 16 GA. x 1 3/4" STAPLES SHALL BE USED FOR REPAIR FASTENERS AND BE INSTALLED AT A 1:1 RATE FOR OVERDRIVEN FASTENERS IN ALL CASES. IF SPLITTING OF WOOD FRAMING IS OBSERVED THEN STOP IMMEDIATELY AND CONTACT E.O.R. FOR RECOMMENDATIONS.
- FOR ALL OTHER REPAIRS/MODIFICATIONS CONTACT E.O.R. FOR RECOMMENDATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL
- FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
- FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL
- NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-19)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-20)
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13)
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION
- APA PLYWOOD DESIGN SPECIFICATION E30-19
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22
- ALUMINUM DESIGN MANUAL - AAF-20 (AA ADM-2020)

Code references are summaries of code sections. See FBCR (Current Version) for complete information.

Scan QR Code for the complete FBCR

GENERAL ROOF LOADING				
	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	16	16	16	16
TOP CHORD DL	7	7	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	33	33	41	51
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			
NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN				

GENERAL FLOOR LOADING		
TOP CHORD LL	40 (PSF)	COMMENTS:
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING			
GAME ROOM	60(PSF)	LIBRARY READING ROOMS	60(PSF)
BALCONIES/DECKS	40(PSF)	LIBRARY STACK ROOMS	150(PSF)
BALCONIES OVER 100 SQ. FT.	100(PSF)	NON-SLEEPING ROOMS	40(PSF)
LIGHT STORAGE	125(PSF)	SLEEPING ROOMS	30(PSF)
GUARDRAILS	200(LBS)(h,i)	HABITABLE ATTICS SERVED	
HANDRAILS(d)	200(LBS)(h)	w/ FIXED STAIRS	30(PSF)
GUARDRAIL IN-FILL COMP.(f)	50(LBS)(h)	PASSENGER VEH. GAR.	50(PSF) 2000(LBS)
STAIRS(e)	40 (PSF) 300(LBS)		
COMMENTS:			
(PSF) = UNIFORM LOADS			
(LBS) = CONCENTRATED LOADS			
c. INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.			
d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. FOR A GUARD NOT REQUIRED TO SERVE AS A HANDRAIL, THE LOAD NEED NOT BE APPLIED TO THE TOP ELEMENT OF THE GUARD IN A DIRECTION PARALLEL TO SUCH ELEMENT.			
f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.			
h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR OF 4. THE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.			
i. WHERE THE TOP OF A GUARD SYSTEM IS NOT REQUIRED TO SERVE AS A HANDRAIL, THE SINGLE CONCENTRATED LOAD SHALL BE APPLIED AT ANY POINT ALONG THE TOP. IN THE VERTICAL DOWNWARD DIRECTION AND IN THE HORIZONTAL DIRECTION AWAY FROM THE WALKING SURFACE. WHERE THE TOP OF A GUARD IS ALSO SERVING AS THE HANDRAIL, A SINGLE CONCENTRATED LOAD SHALL BE APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. CONCENTRATED LOAD SHALL NOT BE APPLIED CONCURRENTLY.			

DEFLECTION CRITERIA			
ROOF TRUSSES*	LL/240	TL/180	COMMENTS:
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG.)	LL/360	TL/240	
FLOOR TRUSSES/BEAMS*	TL/240	TL/240	
FLOOR I-JOIST***	LL/480	TL/240	
*TL MAX 1 1/4" UP TO 40FT SPAN			
***TL MAX 3/4"			
*** TL MAX 1/2"			

WIND LOADING CRITERIA 140-B	
WIND SPEED (ULTIMATE)	140 MPH
WIND SPEED (ALLOWABLE)	108.0 MPH
EXPOSURE CATEGORY	B
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 25FT	

ASCE 7-22 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 30 ft

GENERAL PRESSURE NOTES

NOTES:

- MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
- "a" = END ZONE IS ONLY W/IN 4'-0" OF ALL EXTERIOR BUILDING CORNERS.

* INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER, CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.

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CA No. 9161 AA26003115

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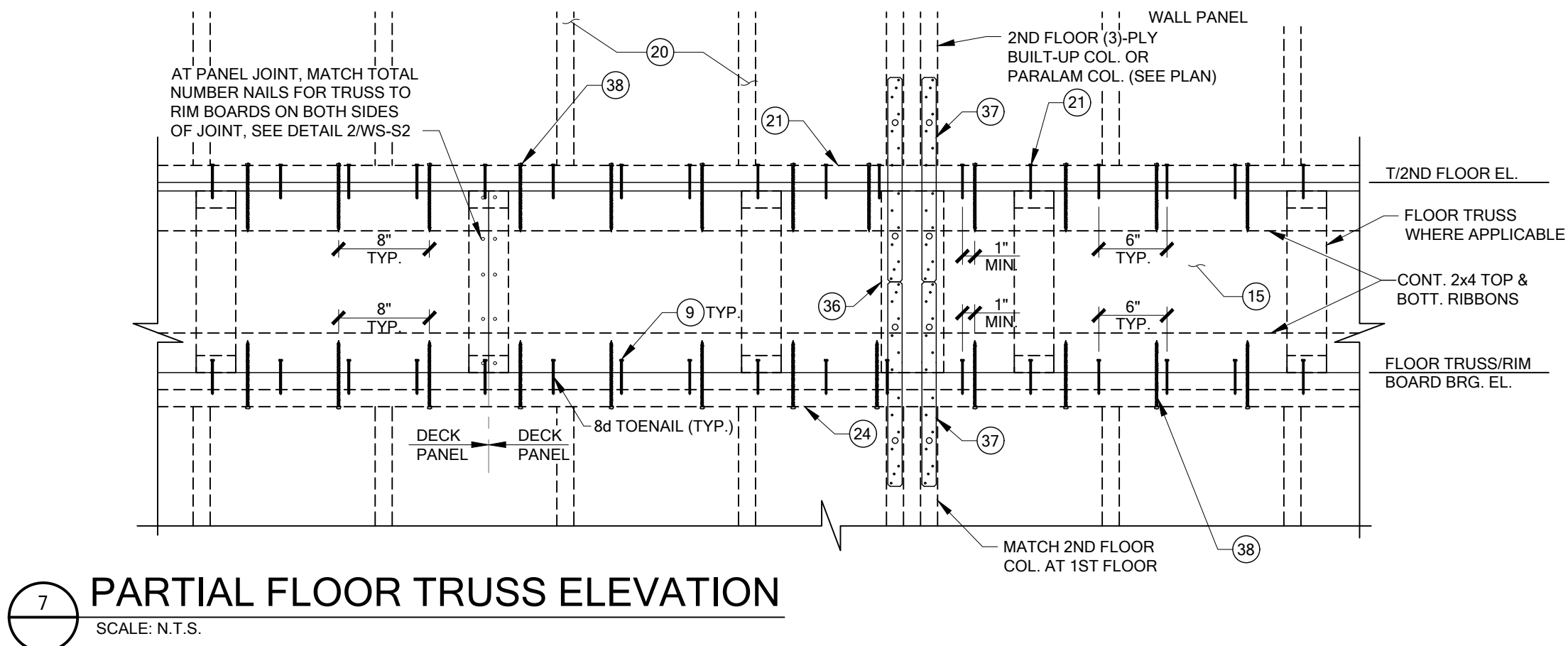
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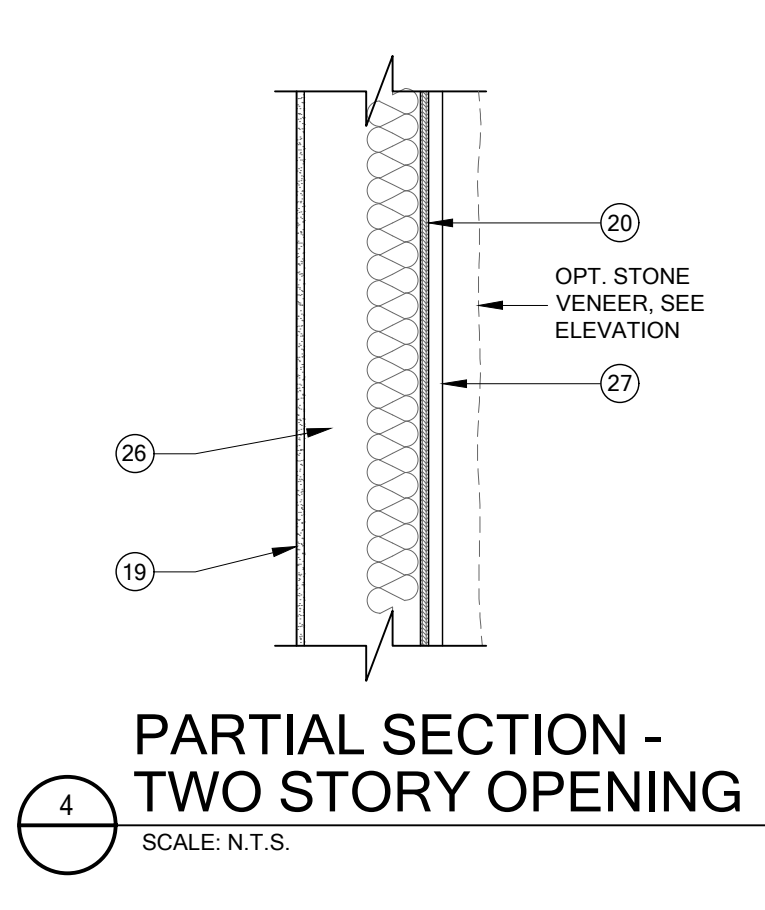
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Plan Name: Ashton
Garage Side: Left
Elev.: J
Lot: 8 Block:
Address: 303 Sw Cadence Glen
Lake City, FL 32024
Job No. 9FC00801
Heritage Series

Reference No. 25-04304
Sheet SN

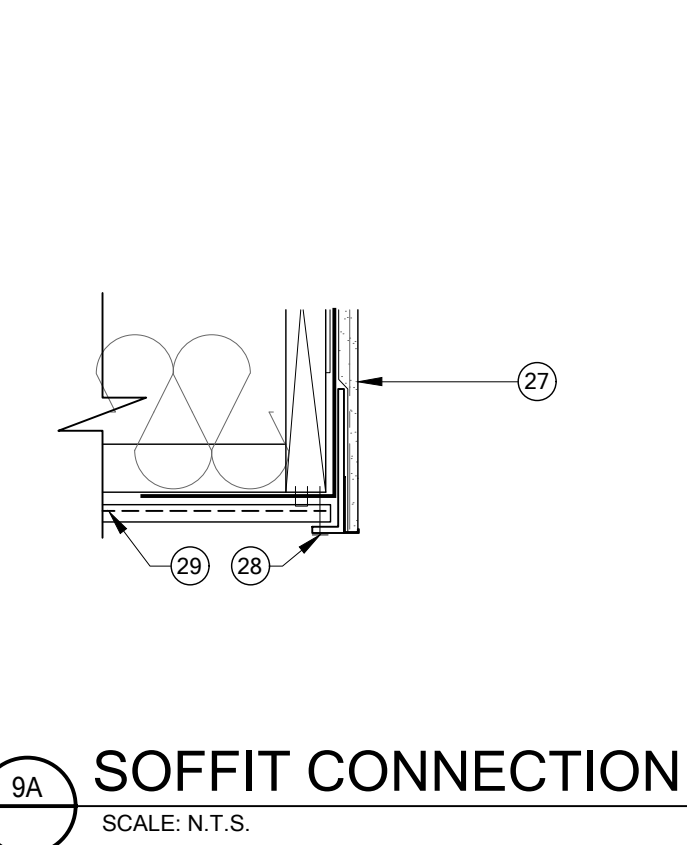
STRUCT NOTES



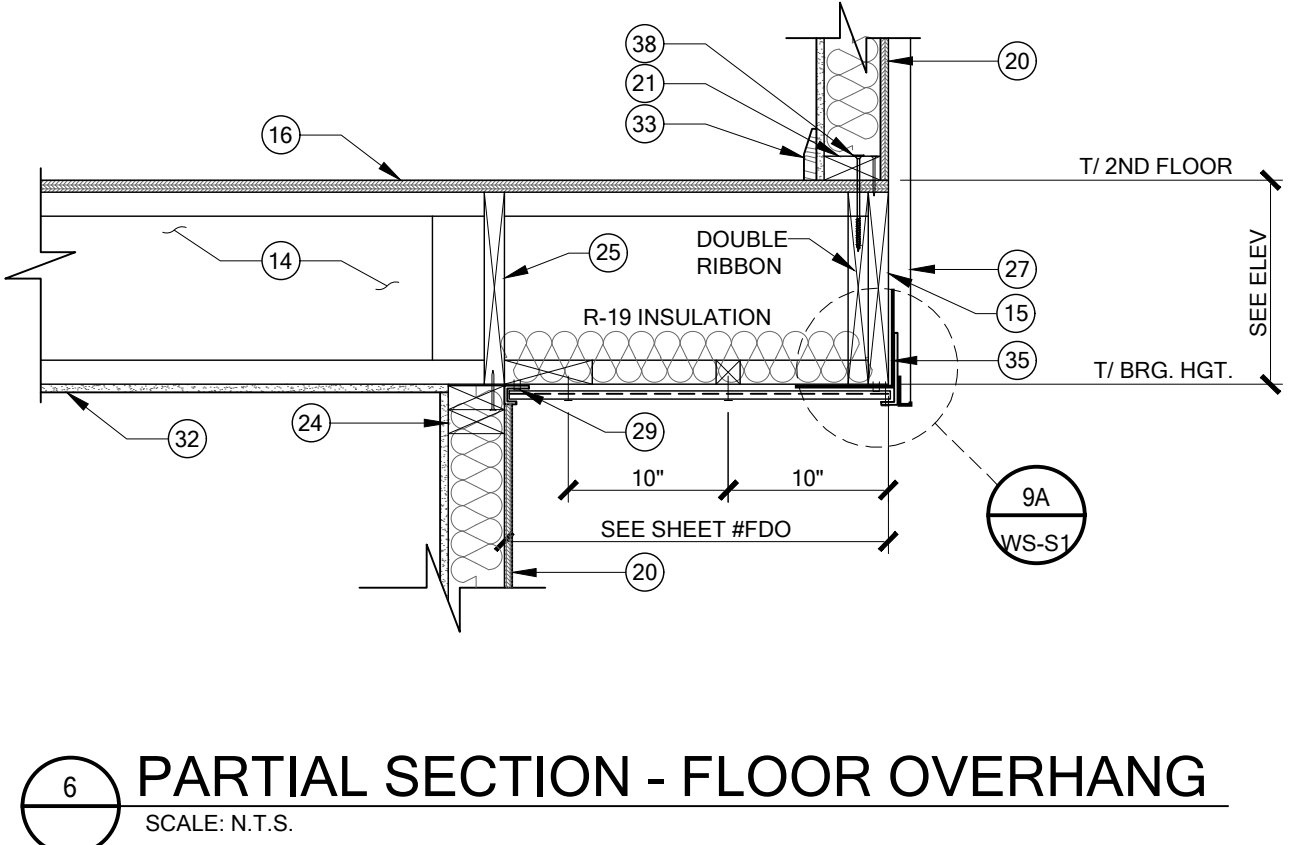
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



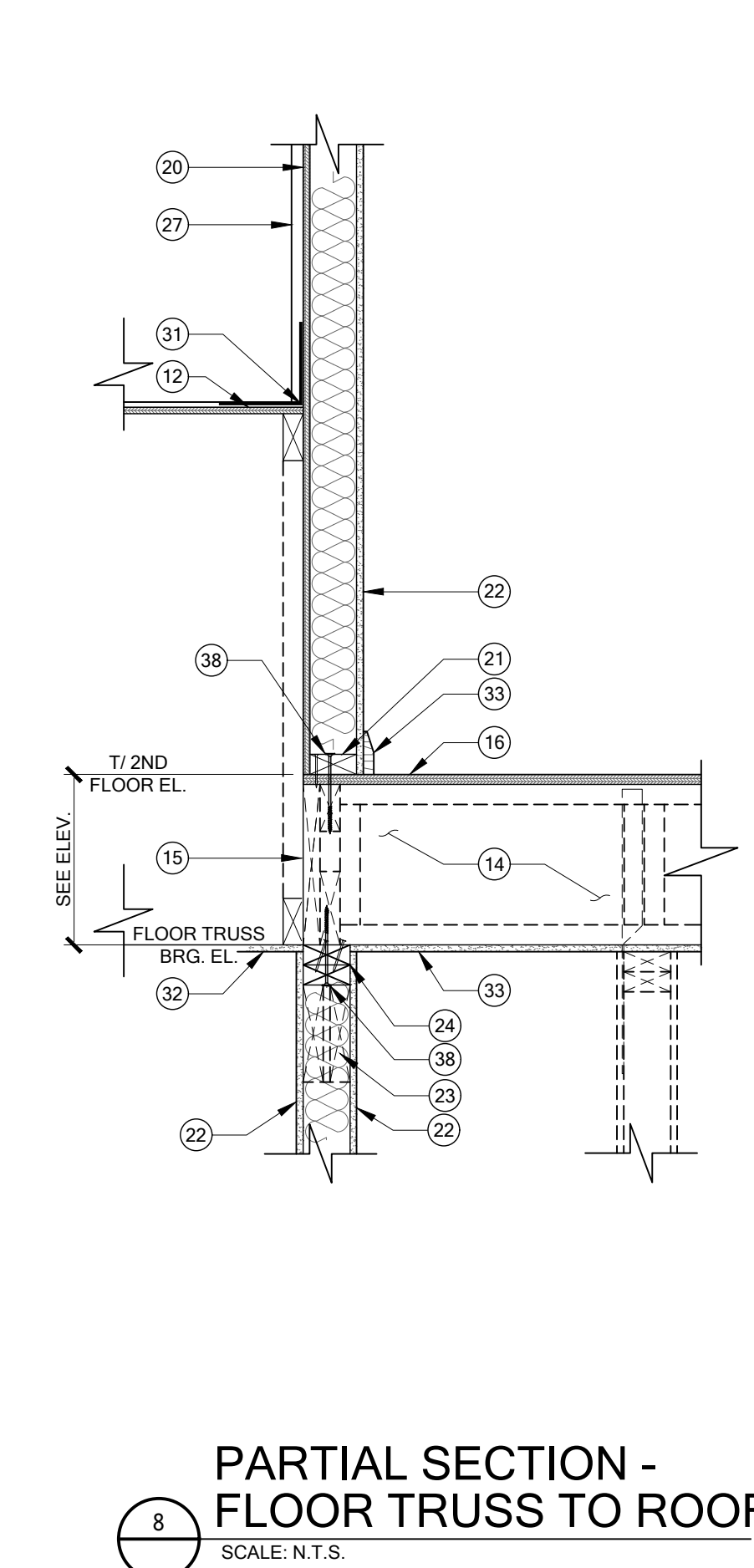
4 PARTIAL SECTION - TWO STORY OPENING
SCALE: N.T.S.



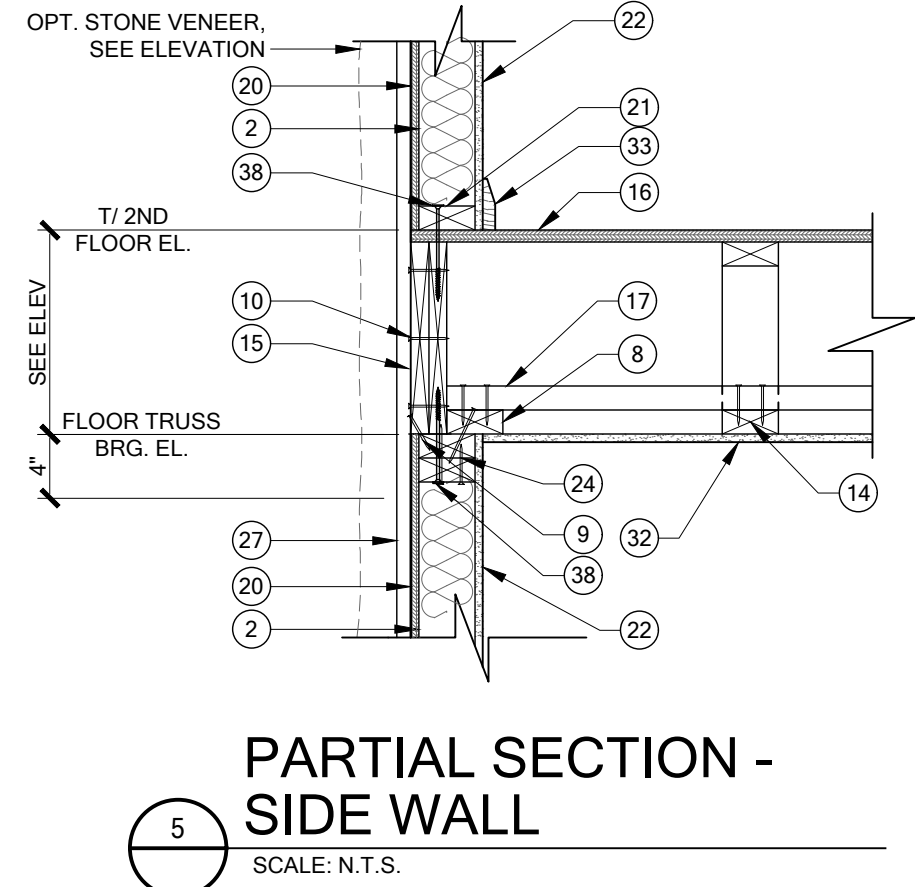
9A SOFFIT CONNECTION
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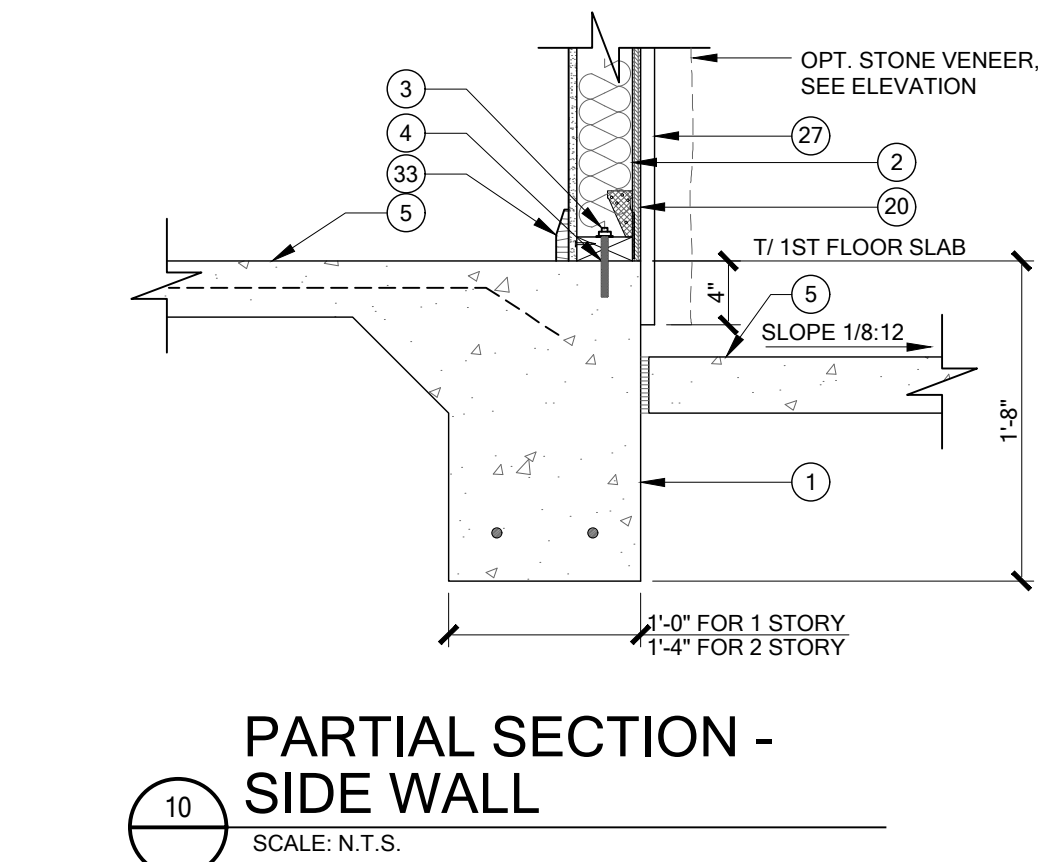
6 PARTIAL SECTION - FLOOR OVERHANG
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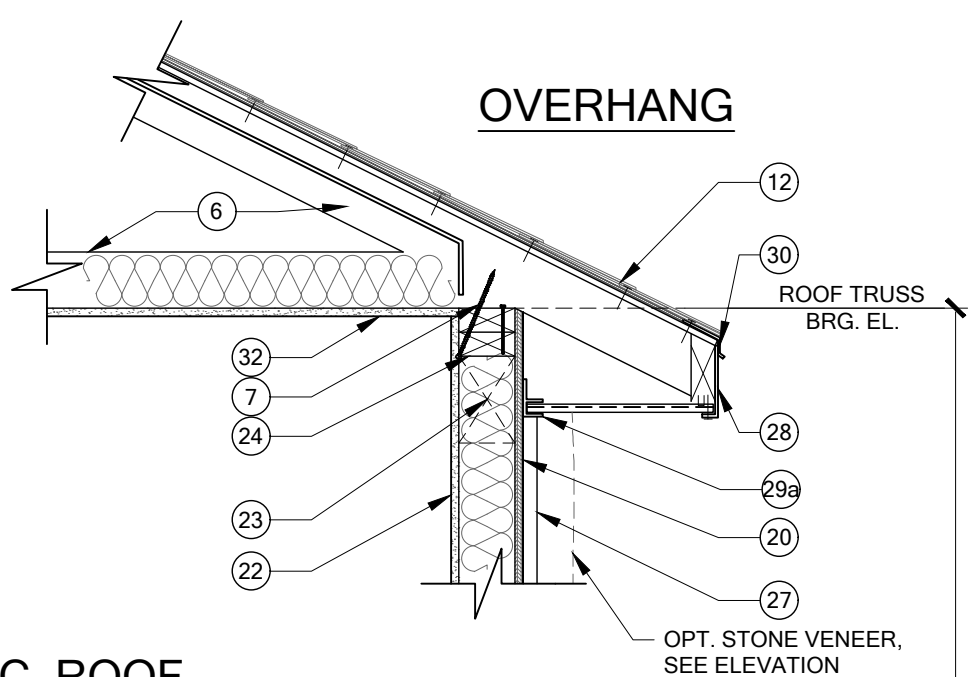
8 PARTIAL SECTION - FLOOR TRUSS TO ROOF
SCALE: N.T.S.



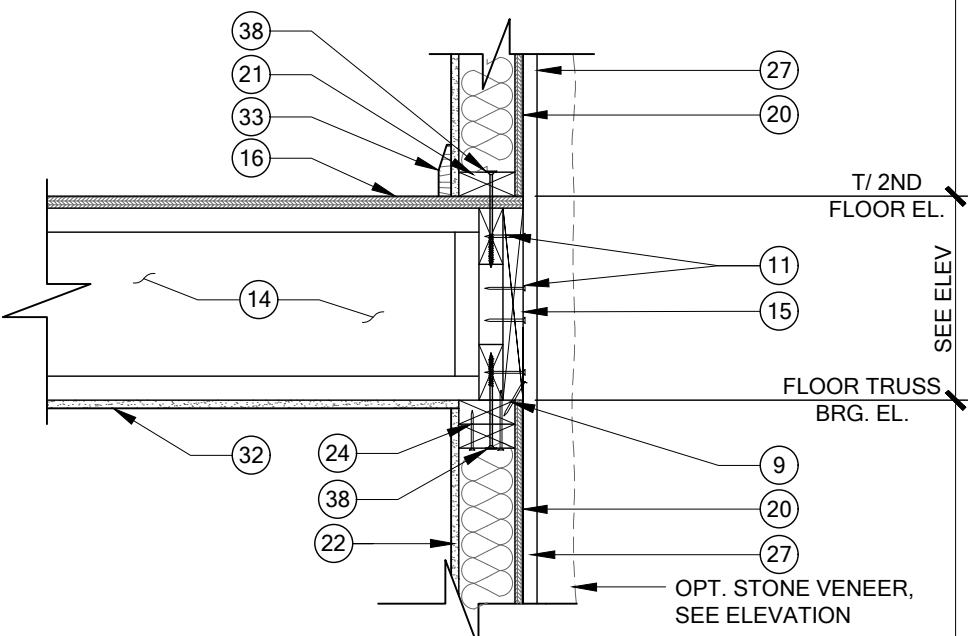
5 PARTIAL SECTION - SIDE WALL
SCALE: N.T.S.



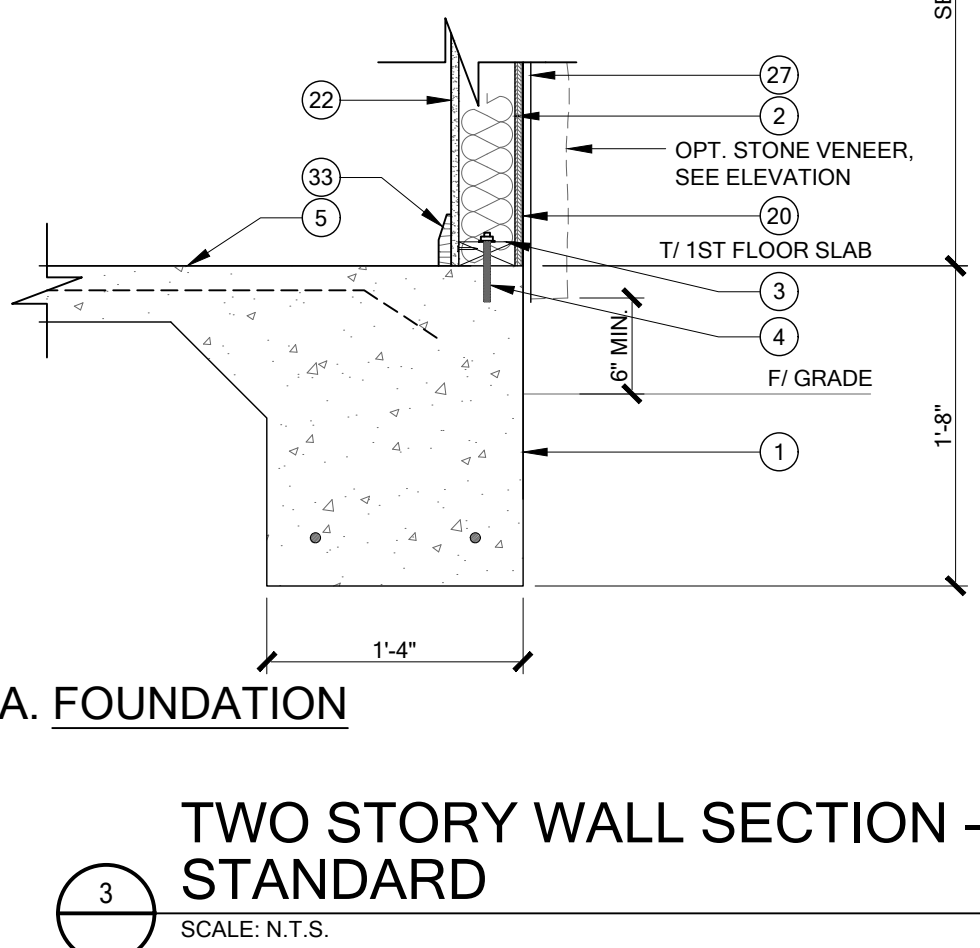
10 PARTIAL SECTION - SIDE WALL
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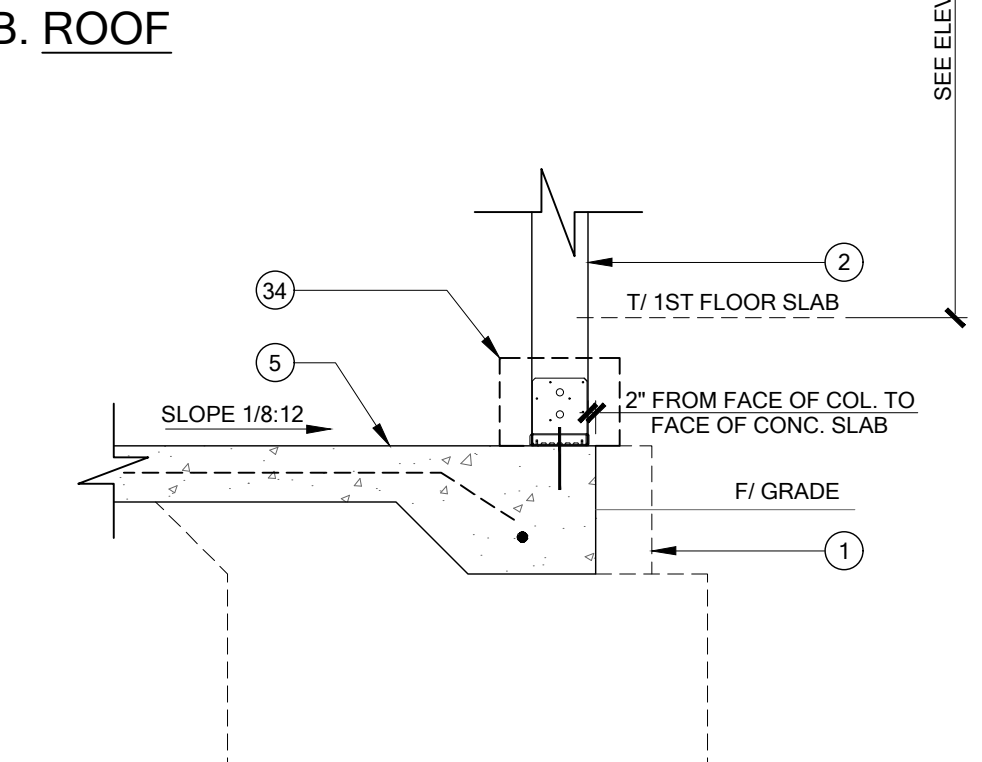
C. ROOF



B. 2ND FLOOR DECK



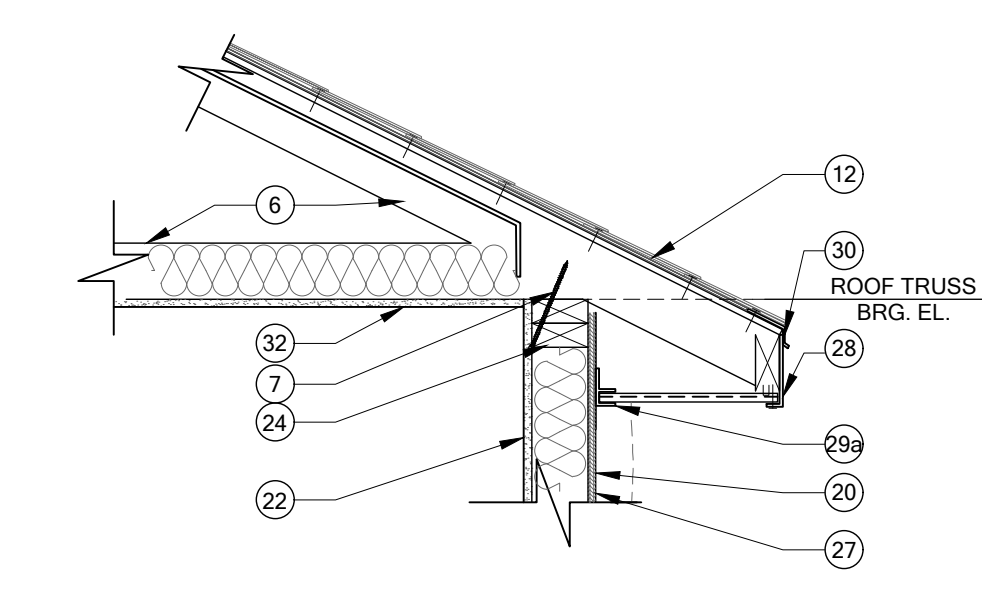
3 TWO STORY WALL SECTION - STANDARD
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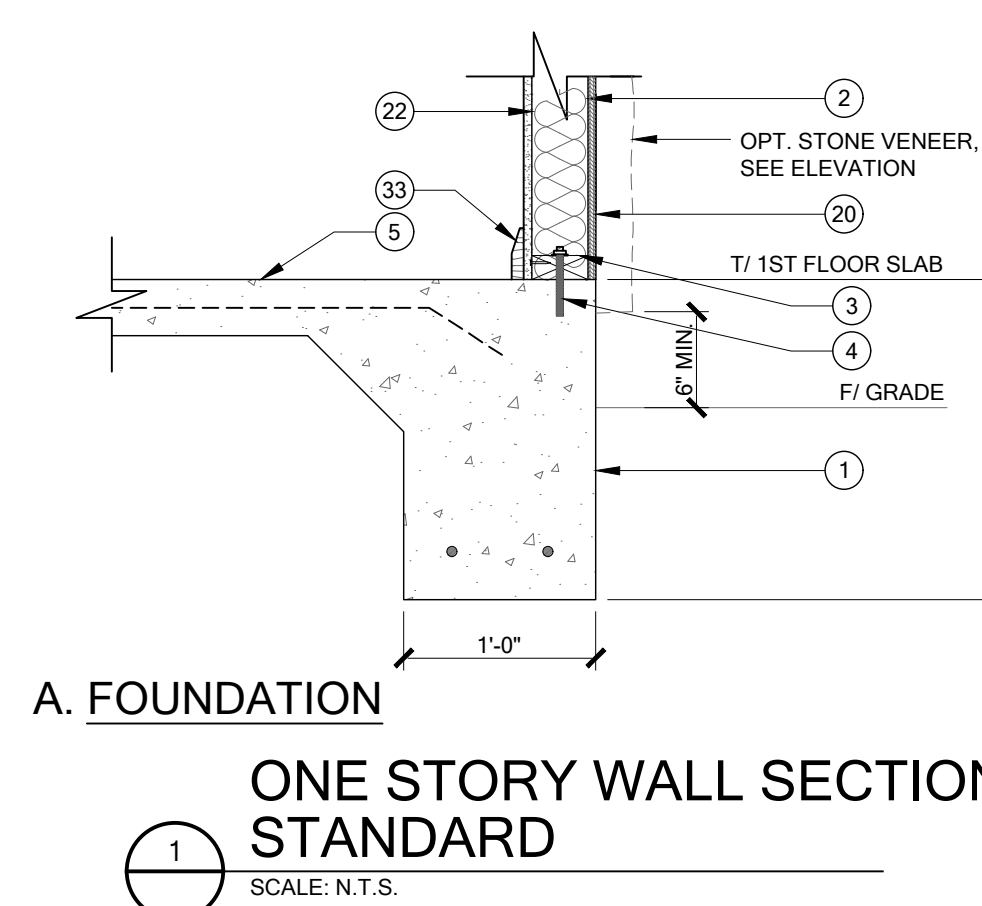
B. ROOF



A. FOUNDATION
ONE STORY WALL SECTION - PORCH
SCALE: N.T.S.



B. ROOF



A. FOUNDATION
ONE STORY WALL SECTION - STANDARD
SCALE: N.T.S.

- WALL SECTION KEY NOTES**
- MONOLITHIC CONCRETE FOUNDATION, SEE FOUNDATION PLAN.
 - 2x4 SYP #2 WOOD WALL OR COLUMN, SEE PLAN FOR SIZE, SPACING & CONNECTORS.
 - (1) P.T. #2 SYP 2x4 SILL PLATE (UNLESS NOTED).
 - SEE FM301.1 FOR TYPICAL SILL PLATE FASTENING - ANCHORS OR HOLDDOWNS SHALL BE INSTALLED 6"-12" FROM THE END OF ALL SILL PL'S & MIN. (2) ANCHORS OR HOLDDOWNS SHALL BE INSTALLED IN EVERY SEPARATE PIECE OF SILL PL.
 - CONCRETE SLAB (SEE PLAN)
 - PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE. @ A/C SPACE LOCATIONS.
 - TRUSS CONNECTOR, SEE FRAMING PLAN.
 - CONT. 2x4 SYP #2 PLATE FASTENED TO TOP PL. W/ 12d TOENAILS @ 8" O.C.
 - TOENAIL RIM BOARD TO DOUBLE TOP PLATE W/ 8d NAILS @ 6" O.C.
 - FASTEN MULTIPLE PLY RIM BOARDS TOGETHER W/ (3) ROWS OF 8d NAILS @ 12" O.C.
 - FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS W/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS W/ (2) 8d NAILS
 - ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1. FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ADJOINING THROUGH NAIL PER STRIP OR (2) PER INDIVIDUAL SHINGLE, ASPHALT SHINGLES OR FOLLOW MANUFACTURER INSTRUCTIONS FOR PRODUCT.

METAL ROOF OPTION: C&C ROOF PRESSURES MRH 30'
160/B HIP ZONE 1 = -34.78, ZONE 2 = -47.94, ZONE 3 = -47.94
GABLE ZONE 2 = -59.03, ZONE 3 = -70.03
160/C HIP ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
GABLE ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85

26GA. GALV. STEEL 4x4 L FLASHING

UNDERLAYMENT SHALL BE PER FBC R905.1.1 OVER SHEATHING. SEE MANUFACTURER INSTALLATION INSTRUCTIONS.

ROOF SHEATHING AND NAILING PER SPECIFICATION IN ENGINEERED ROOF SHEATHING & NAILING DETAIL (RSH) ON FRAMING PLAN FOR EACH ROOFING MATERIAL AND ZONE
 - PORCH CEILINGS
FRONT PORCHES: 7/16" OSB ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS OR 7d SCREW SHANK @ 4" O.C. EDGES & FIELD. w/ EXTERIOR FINISH OF VENTED SOFFIT AND J-CHANNEL. STAPLE SOFFIT TO SUBSTRATE @ 8" O.C. INSTALL TRIM NAIL IN CENTER RIB OF PANEL @ 16" O.C.; ATTACH J-CHANNEL W/ 3/8" x 5/8" STAPLE @ 24" O.C. INTO OSB SUBSTRATE.

REAR PORCHES: TEXTURED PAINTED: 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE GYPSUM BOARD SHALL BE ATTACHED w/ TYPE "W" 1 1/4" DRYWALL SCREWS @ 8" O.C. IN FIELD AND EDGES
 - PRE-ENGINEERED WOOD FLOOR TRUSS @ 24" O.C. (MAX.). SEE SECOND FLOOR FRAMING PLAN.
 - WOOD RIM BOARD - SEE DETAIL 2/WS-S2 FOR CONNECTION REQUIREMENTS
 - 3/4" T&G WOOD DECKING GLUED AND ATTACHED w/ 8d X 2 1/2" SCREW SHANK NAIL @ 6" O.C. EDGES AND 12" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD. SEE SECOND FLOOR FRAMING SHEET, GLUE BETWEEN SHITG AND TRUSSES.
 - 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD W/ (4) 10d NAILS
 - NOT USED
 - 1/2" DRYWALL ON 2x6 #2 SYP WOOD STUDS @ 16" O.C., U.N.O.. SEE PLAN FOR SPACING, AND R-13 INSULATION AS REQUIRED
 - 7/16" STRUCTURAL I OSB EXPOSURE 1-OR-15/32" OSB SHEATHING ON EXT. WALLS w/ ALL EDGES BLOCKED ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 6" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
 - 2x4 #2 SYP BOTTOM PLATE, NAILED w/ 10d NAIL @ 6" O.C. TO 2x RIBBON OR INSIDE PLY OF DOUBLE PLY RIM BOARD.
 - 1/2" DRYWALL ON 2x4 #2 SYP WOOD STUDS @ 16" O.C. AND INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
 - 2X WOOD HEADER OR BEAM @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE & CONNECTORS.
 - (2) 2x4 #2 SYP TOP PLATES
 - SOLID BLOCKING BETWEEN FLOOR TRUSSES.
 - 2x6 #1 SYP STUDS @ 16" O.C. OR 2x6 #2 SYP STUDS @ 12" O.C. @ AREAS OPEN FROM FIRST FLOOR TO 2ND FLOOR CEILING. STUDS SHALL BE CONT. FROM P.T. 2x6 SILL PL. TO (2) 2x6 TOP PL. ATTACHED STUDS TO TOP PL. & SILL PL. W/ (1) USP MP7 FRAMING ANGLE EA. END W/ (10) 10d x 1 1/2" NAILS.
 - VINYL SIDING OR HARDI PANEL (STONE VENEER DASHED) - SEE ARCH. DWG'S. FOR REQUIREMENTS & INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS.
 - R704.3 ALUMINUM FASCIA.

ALUMINUM FASCIA SHALL HAVE A MINIMUM THICKNESS OF 0.019 INCHES AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL. ALUMINUM FASCIA SHALL BE ATTACHED IN ACCORDANCE WITH SECTION R704.3.1, R704.3.2 OR R704.3.3. THE DRIP EDGE SHALL COMPLY WITH R905.2.8.5, AND THE THICKNESS OF THE DRIP EDGE SHALL BE IN ACCORDANCE WITH TABLE R903.2.1.
 - VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ EACH OF THE FOLLOWING LOCATIONS, THE MALE & FEMALE LAP AND CENTER FLUTE. SUBSTRATE ATTACHMENT: J-CHANNEL: WOOD - ATTACH w/ 1/4" X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C.
 - VENTED SOFFIT AND F-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ EACH OF THE FOLLOWING LOCATIONS, THE MALE & FEMALE LAP AND CENTER FLUTE. SUBSTRATE ATTACHMENT: F-CHANNEL: WOOD - ATTACH w/ 1/4" X 3/4" CROWN X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 24" O.C. MASONRY - ATTACH w/ 14ga. 5/8" T-NAIL W/ 3/8" DIAMETER HEAD @ 8" O.C.
 - METAL DRIP EDGE.
 - VALLEY FLASHING, AS REQUIRED.
 - 1/2" CEILING BOARD INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
 - WOOD BASE (SEE ARCH. DWG'S.)
 - PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
 - MSTA 12 @ END TRUSS AND 24" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
 - PROVIDE (1) VERT. 2x6 BLOCK BETWEEN TOP & BOTT. RIBBONS & (1) ADDITIONAL VERT. 2x6 BLOCK TO INSIDE OF RIBBONS - FASTEN BLOCKS TOGETHER & TO TOP & BOTT. RIBBON W/ (4) 10d NAILS IN EACH (ONLY 1) VERT. 2x6 BLOCK REQ'D. @ DOUBLE RIM BOARD W/ SAME FASTENING)
 - FASTEN 2ND FLOOR COL. TO RIM BOARD W/ (2) MSTA18'S & FASTEN RIM BOARD TO 1ST FLOOR COL. W/ (2) MSTA18'S
 - FRAMEFAST F6.0FL SCREWS @ 8" O.C. MAX.

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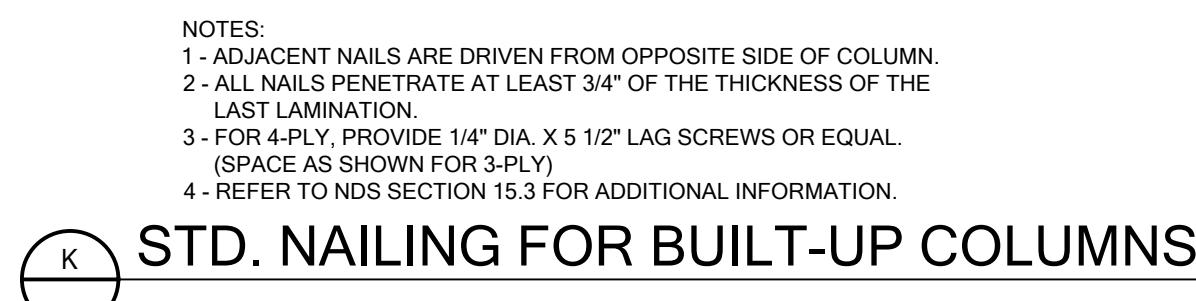
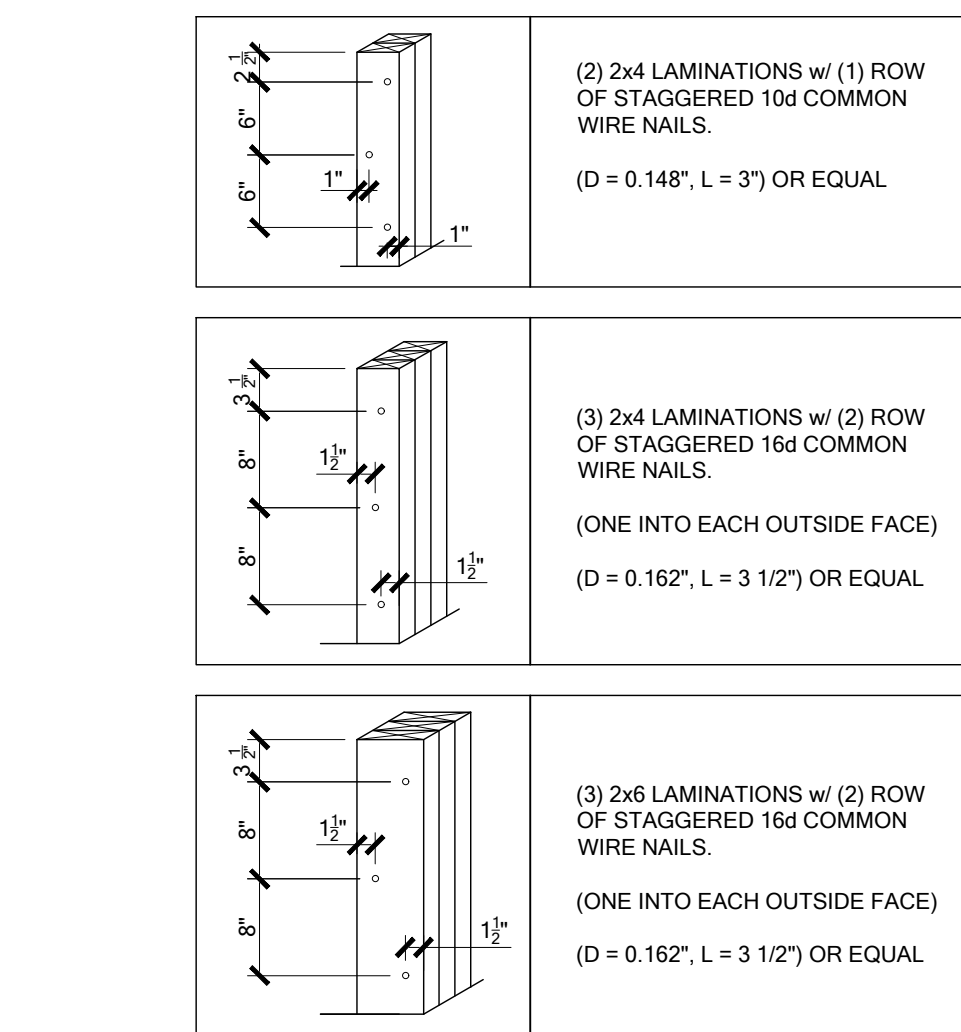
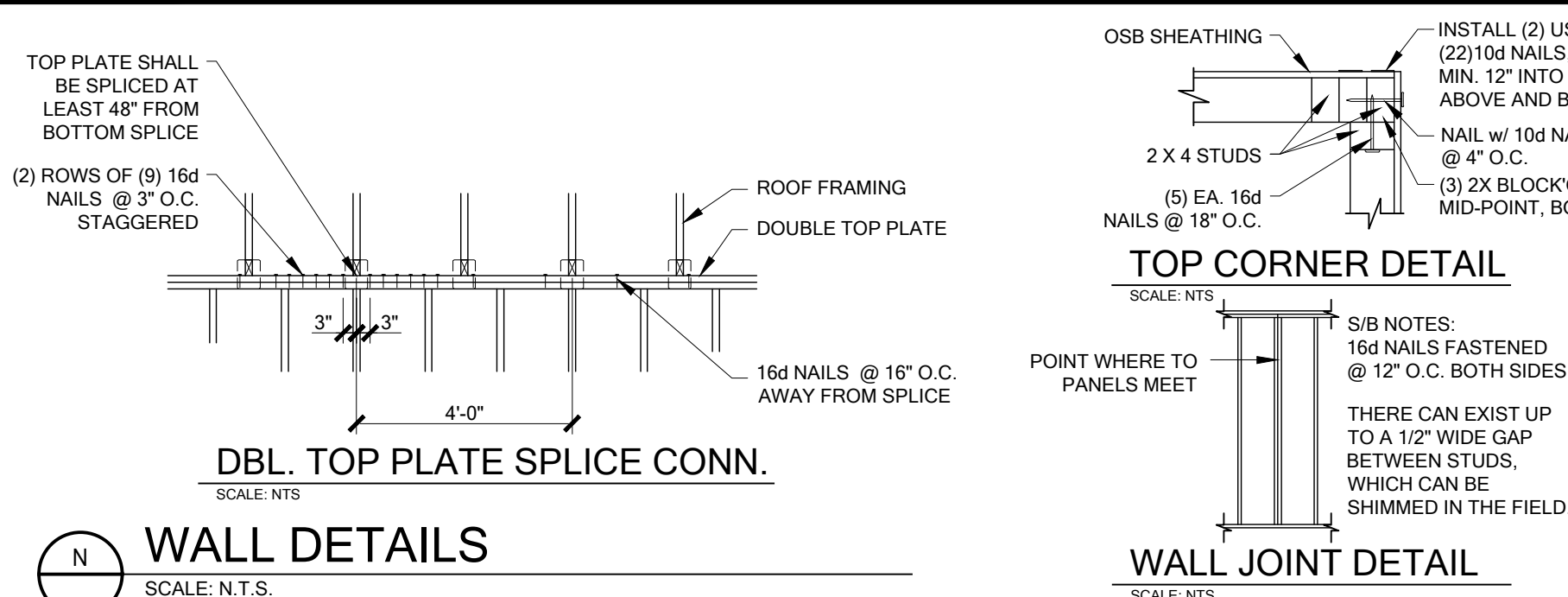
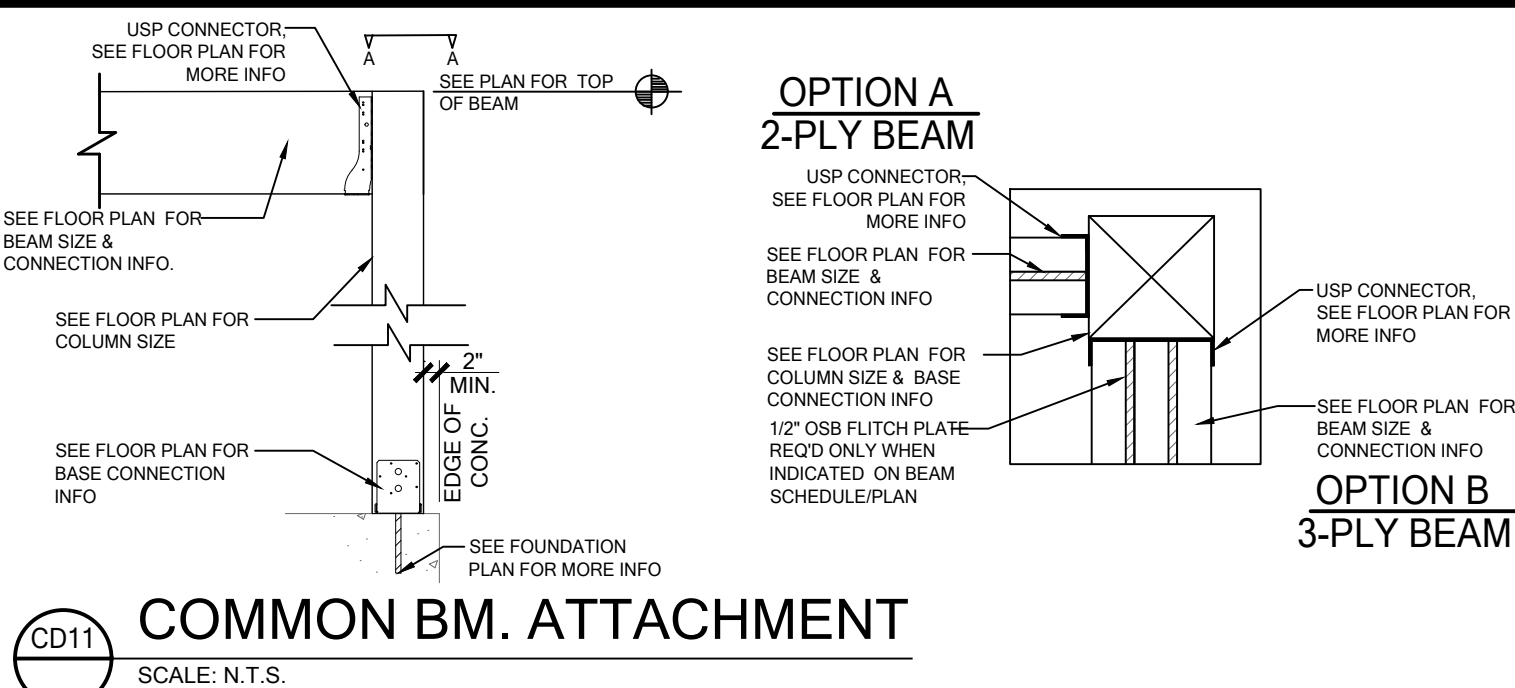
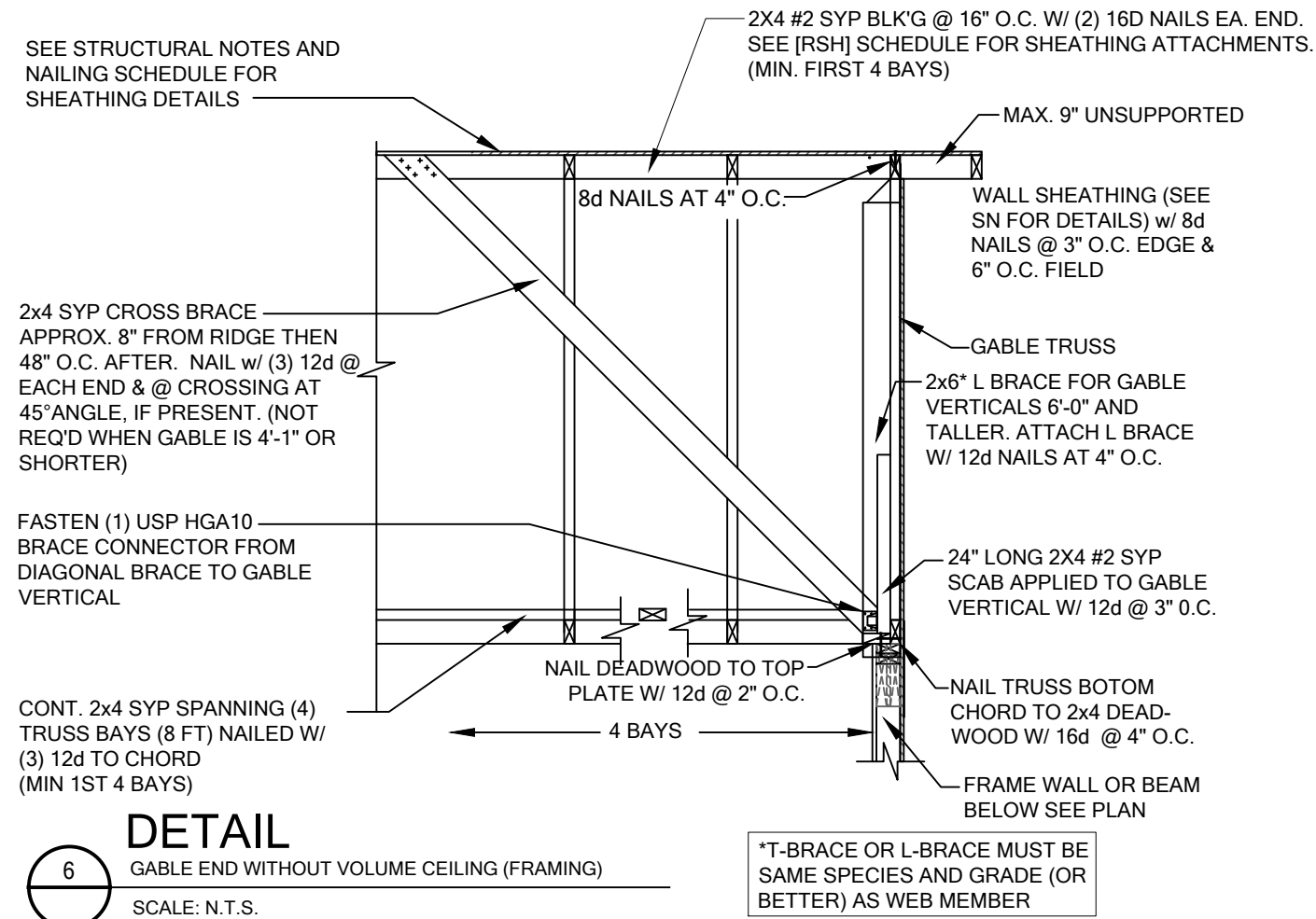
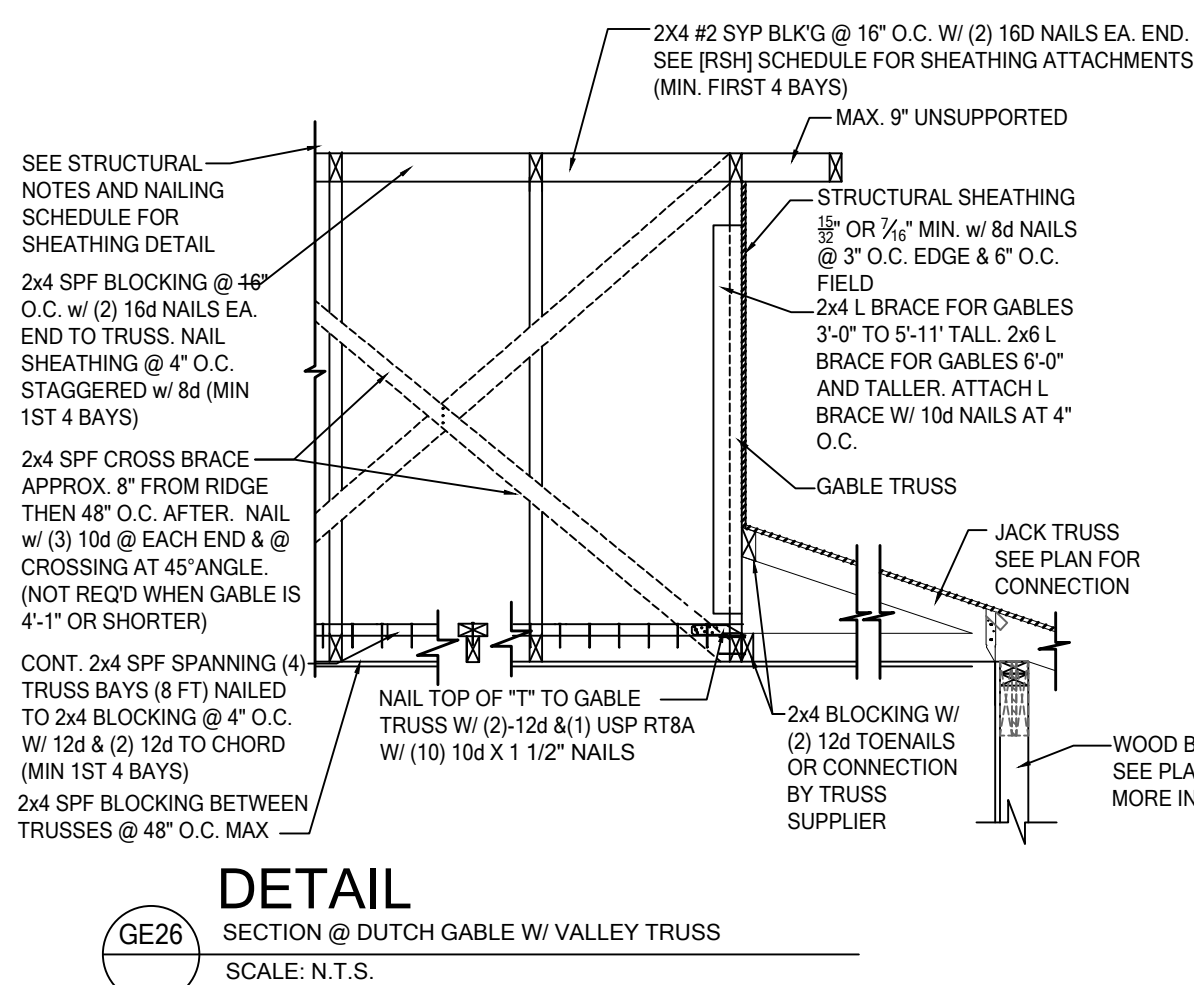
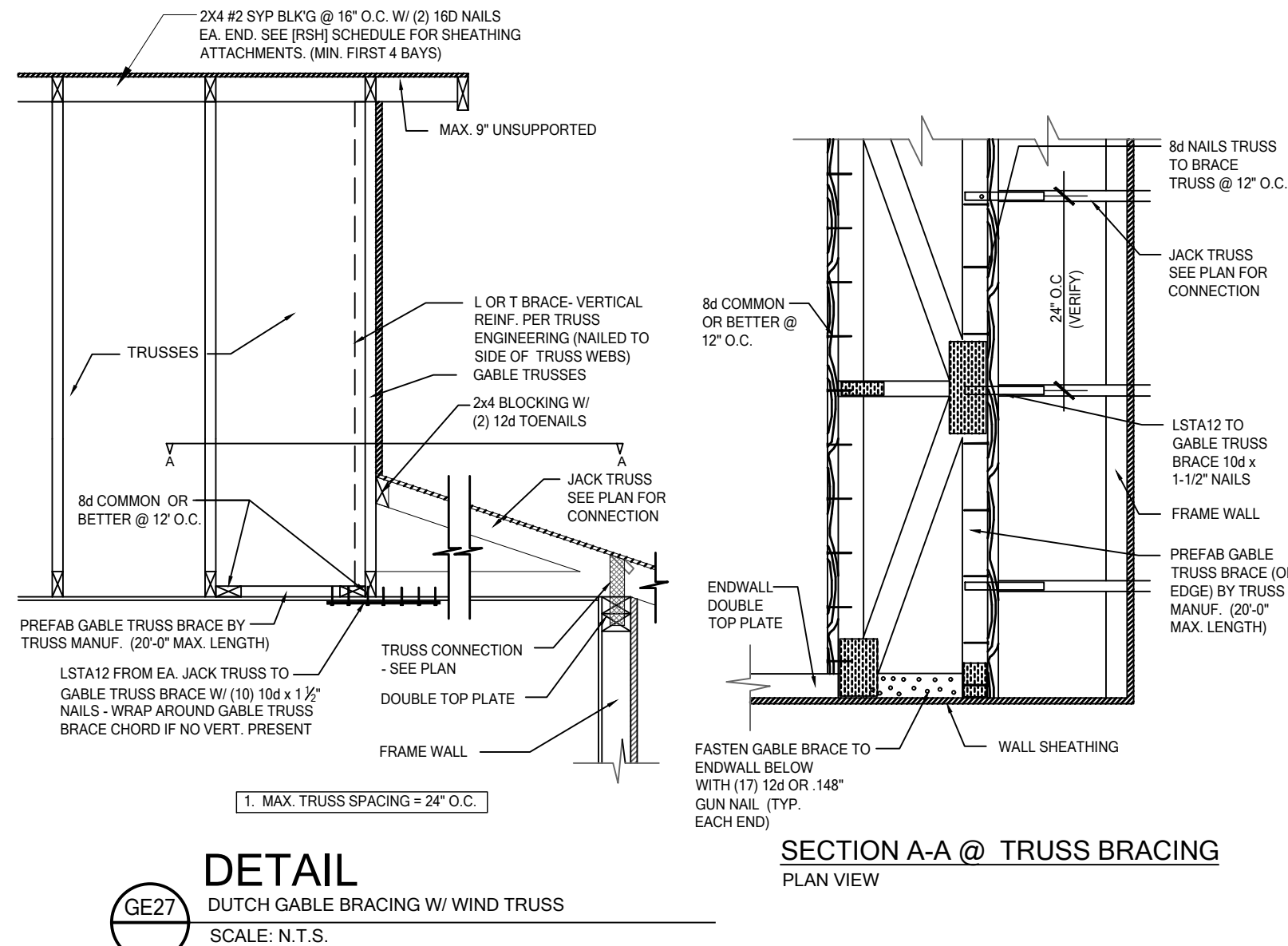
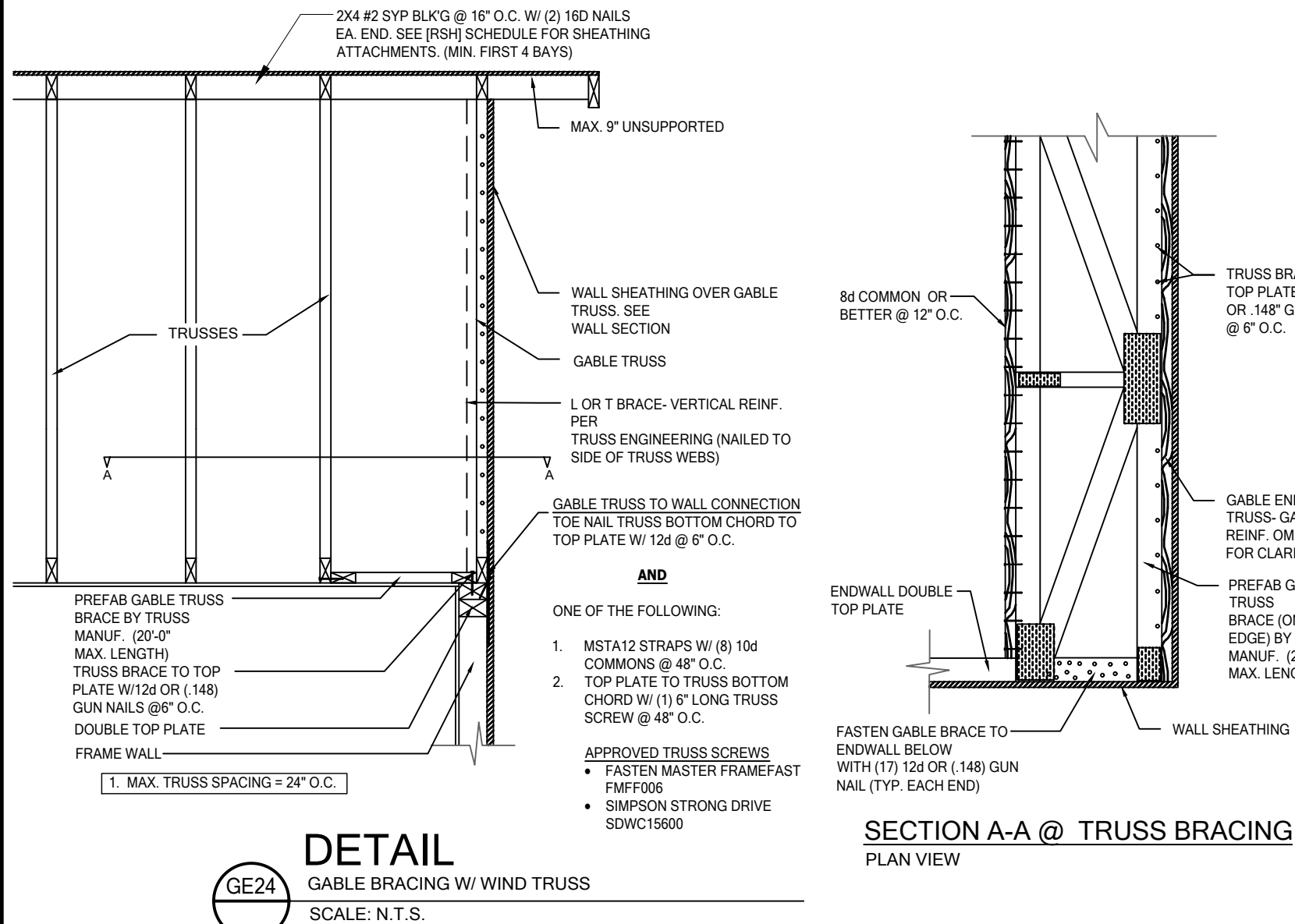
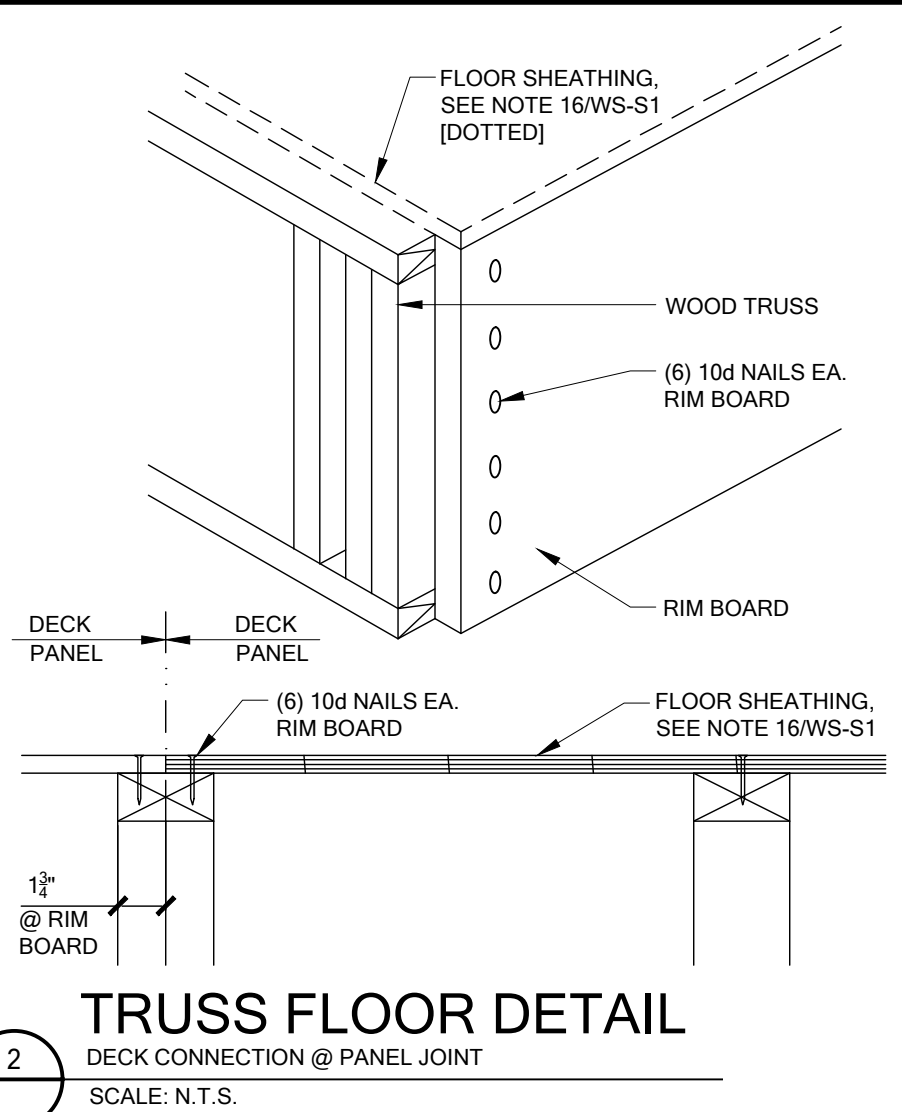
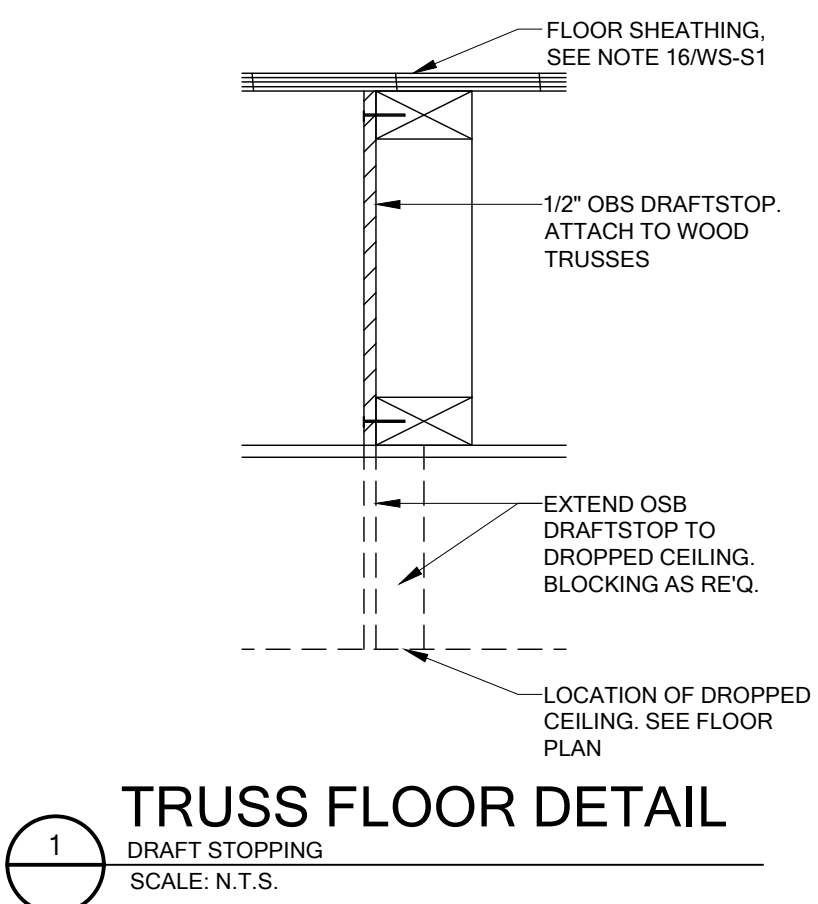
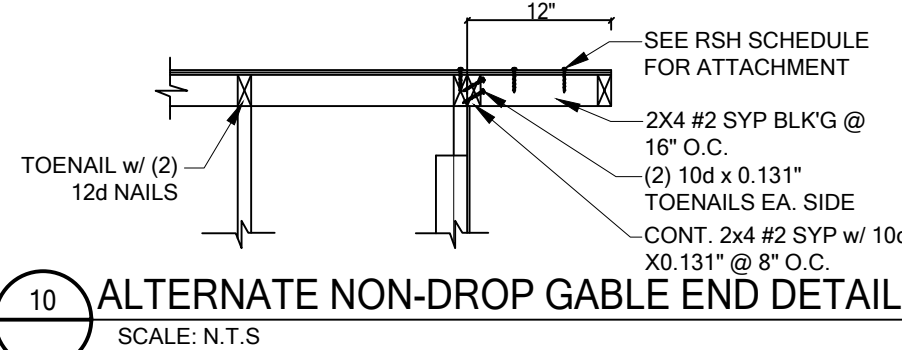
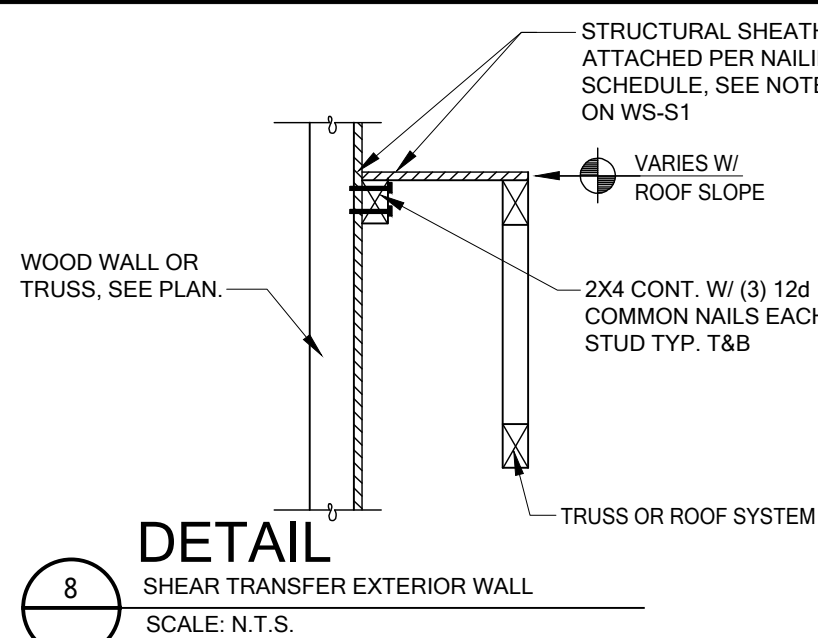
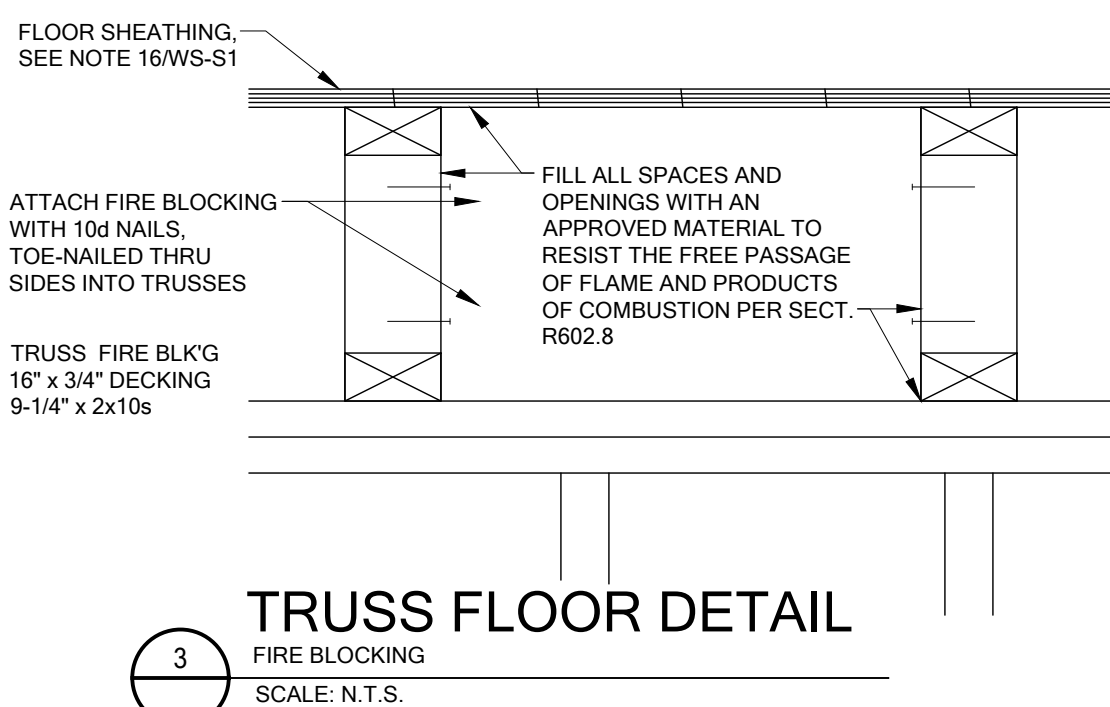
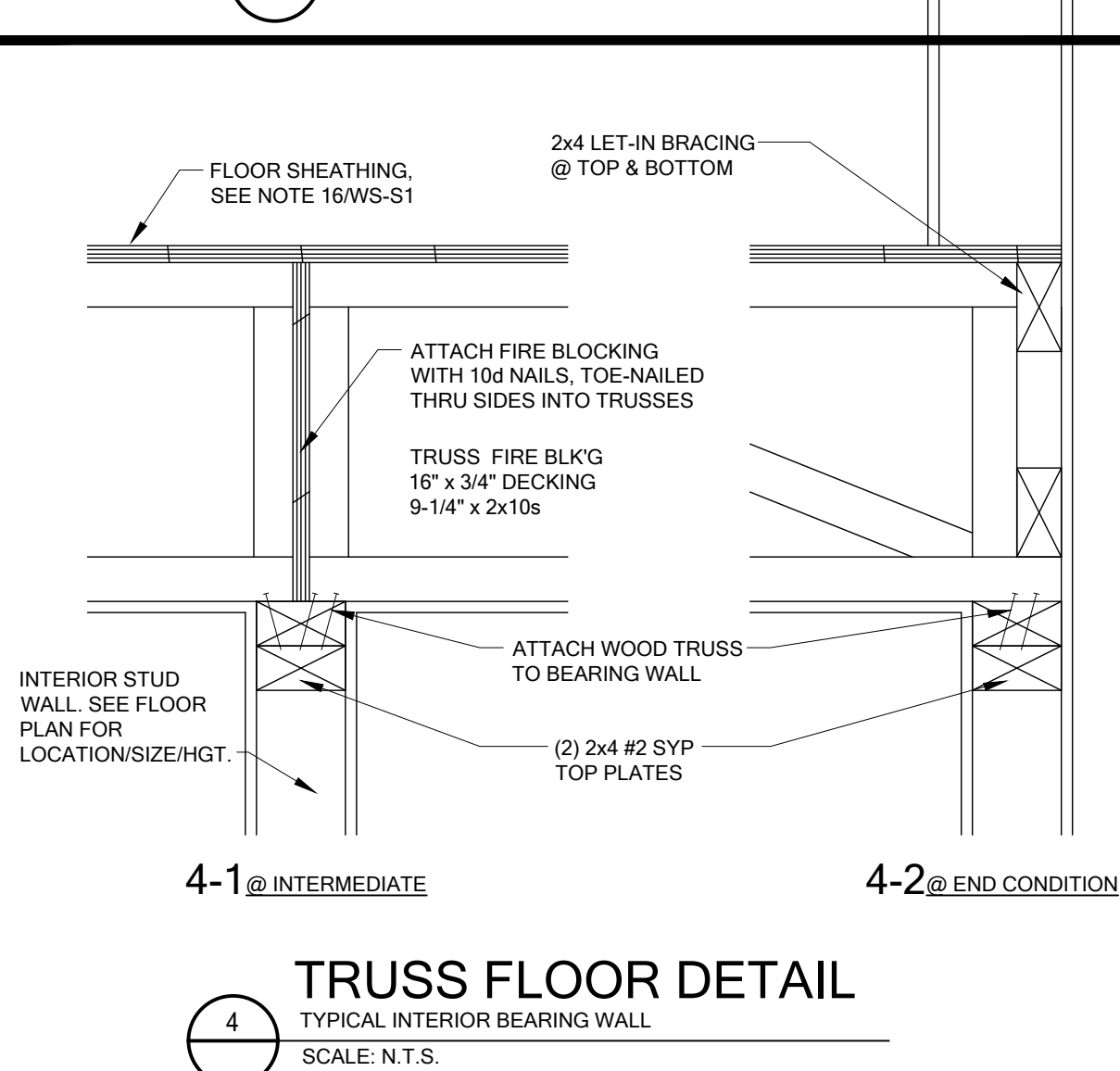
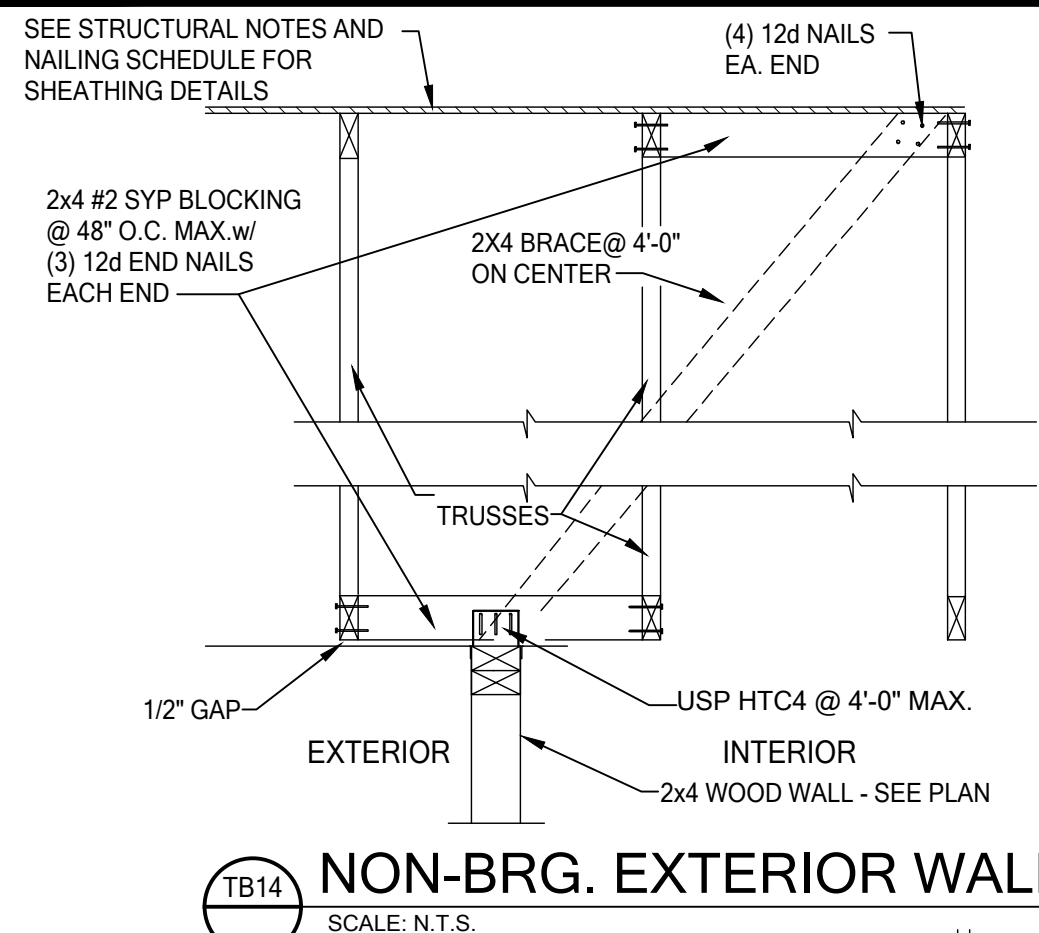
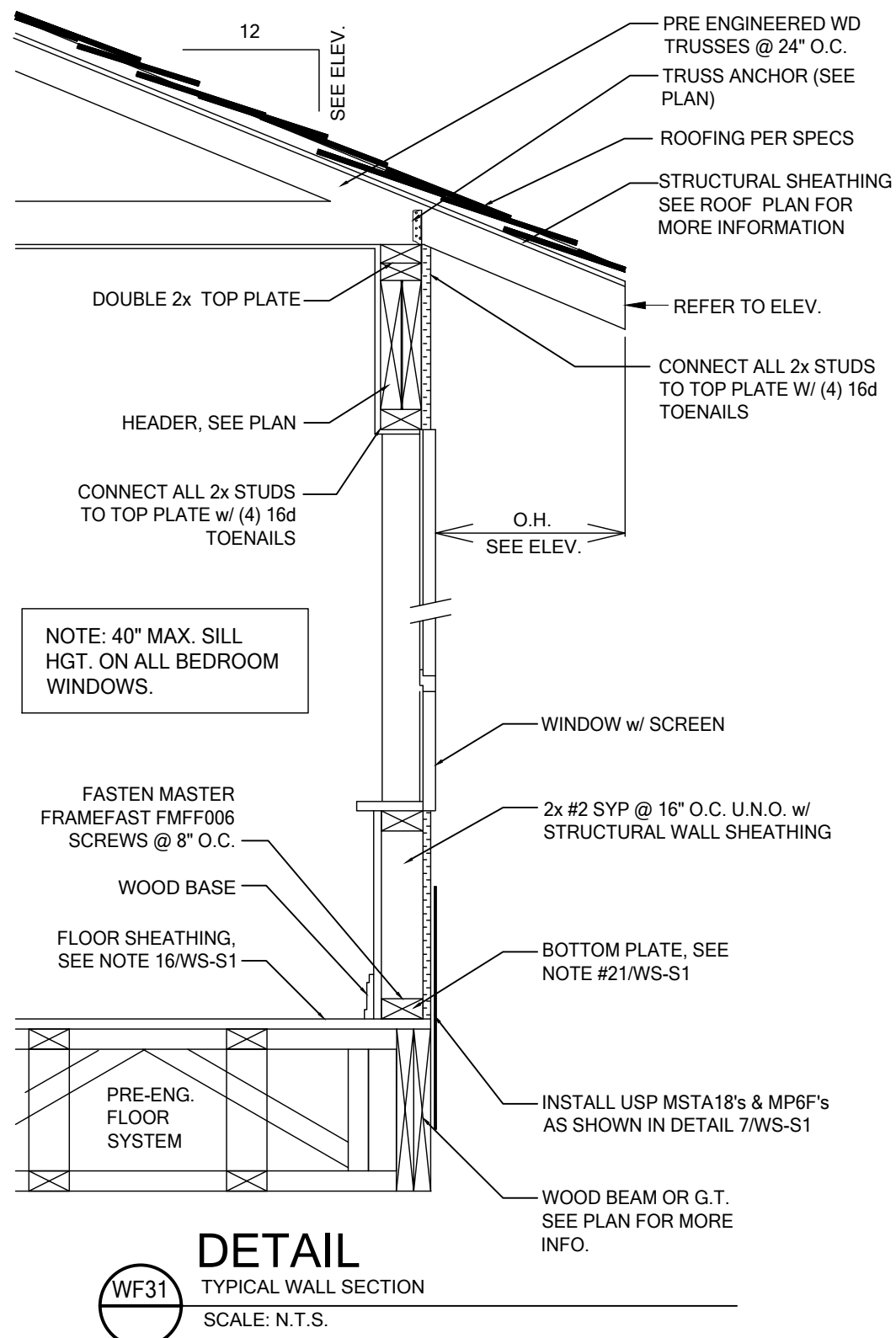
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MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community:	Forest Cove		Garage Side:	Left
	Plan Name:	Ashton	Elev - J	
Reference No.	Lot:	8	Block:	303 Sw Cadence Glen Lake City, FL 32024
	Address:			
Sheet:	Job no.	9FC00801		
Reference No.		25-04304		
WS-S1				
STANDARD				

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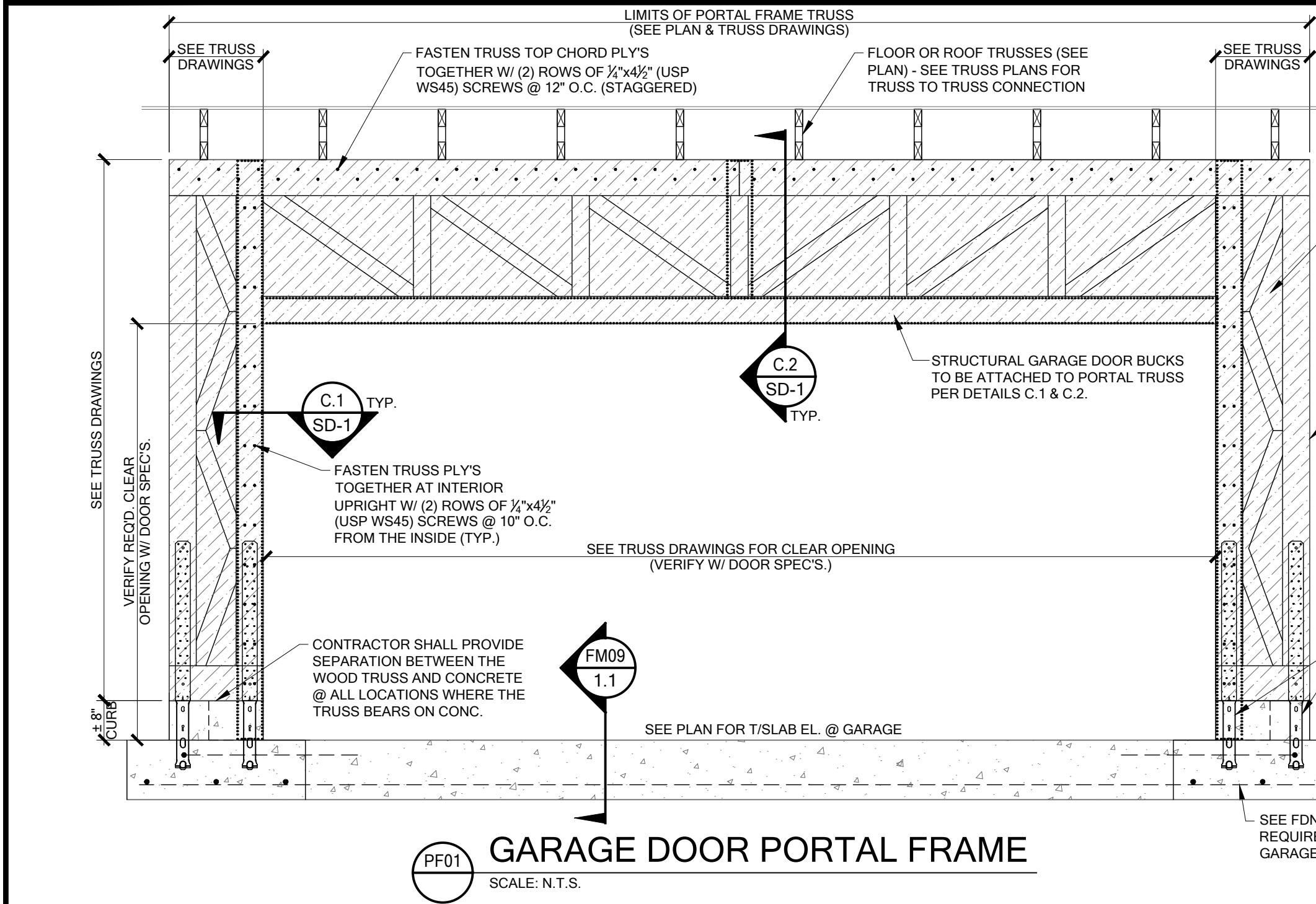
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WS-S2

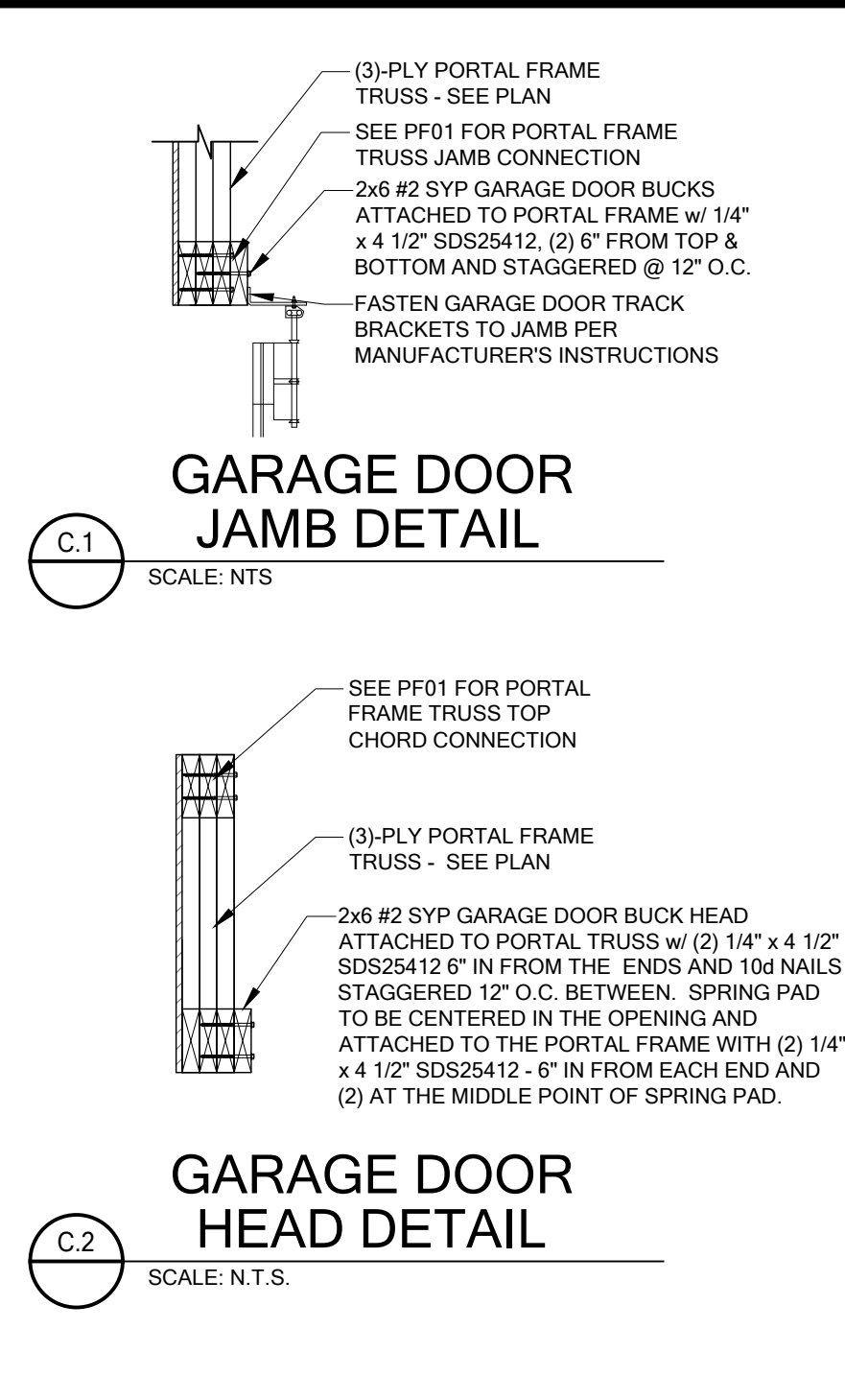
DETAILS

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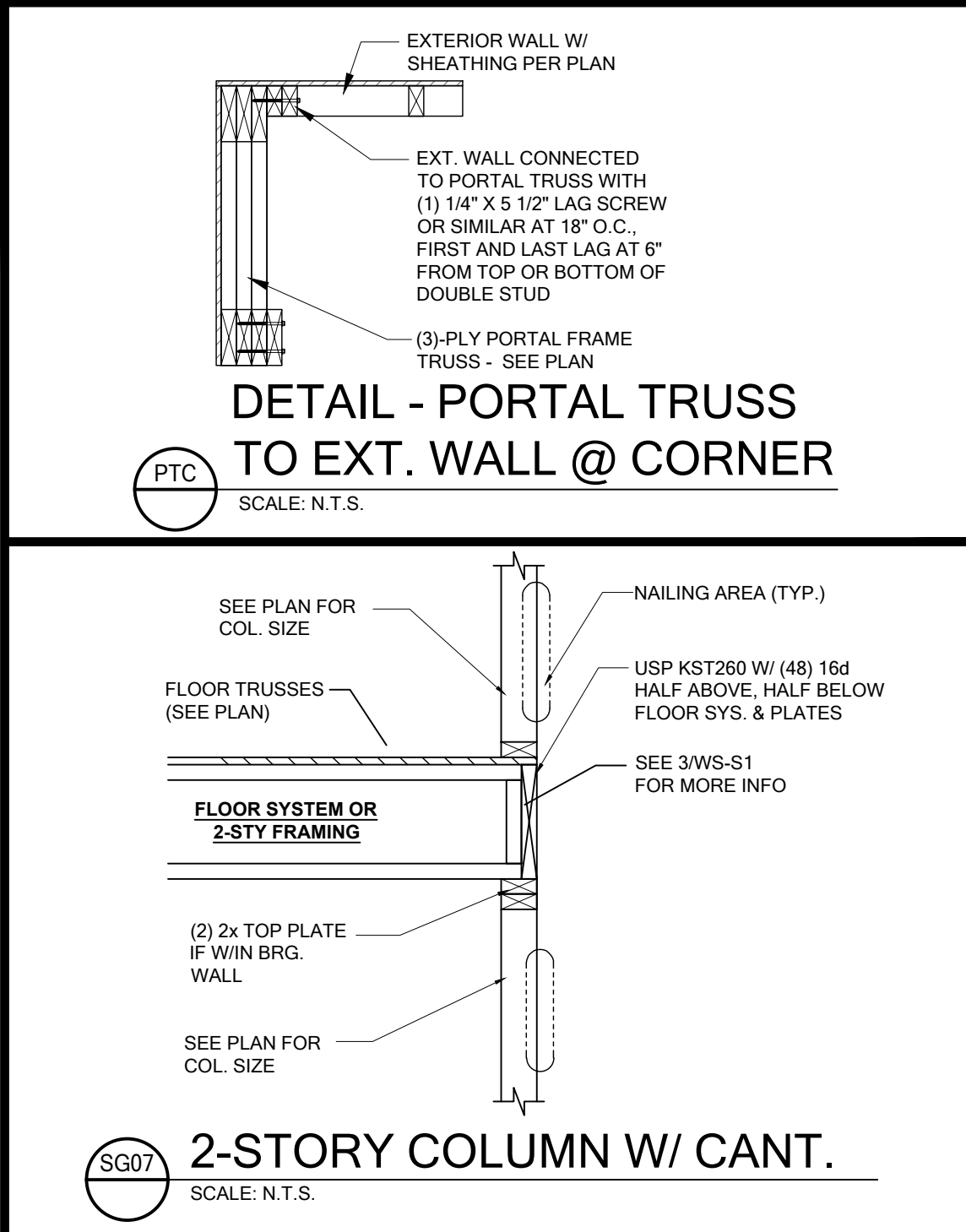


PFO1 GARAGE DOOR PORTAL FRAME
SCALE: N.T.S.



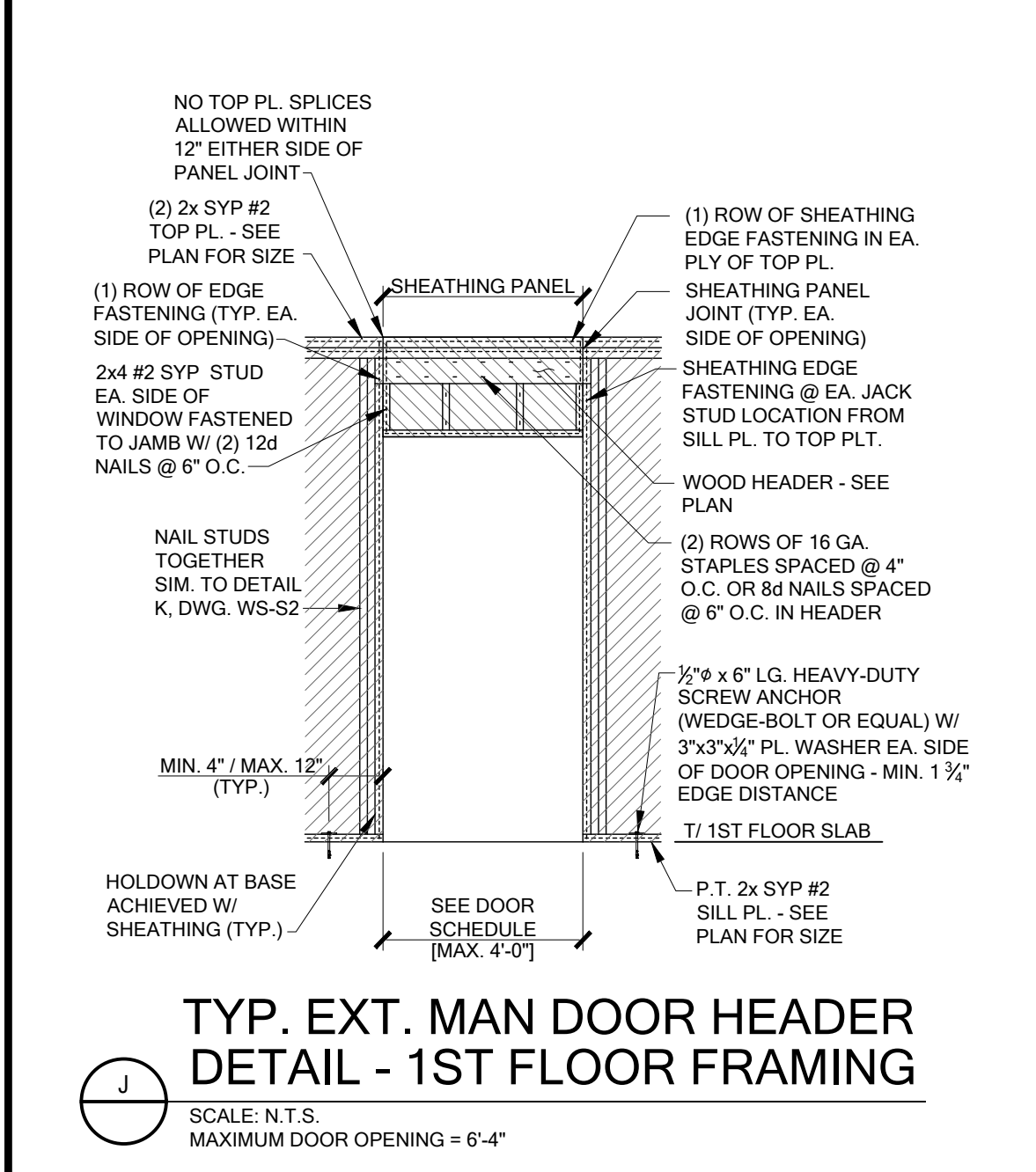
C.1 GARAGE DOOR JAMB DETAIL
SCALE: N.T.S.

C.2 GARAGE DOOR HEAD DETAIL
SCALE: N.T.S.

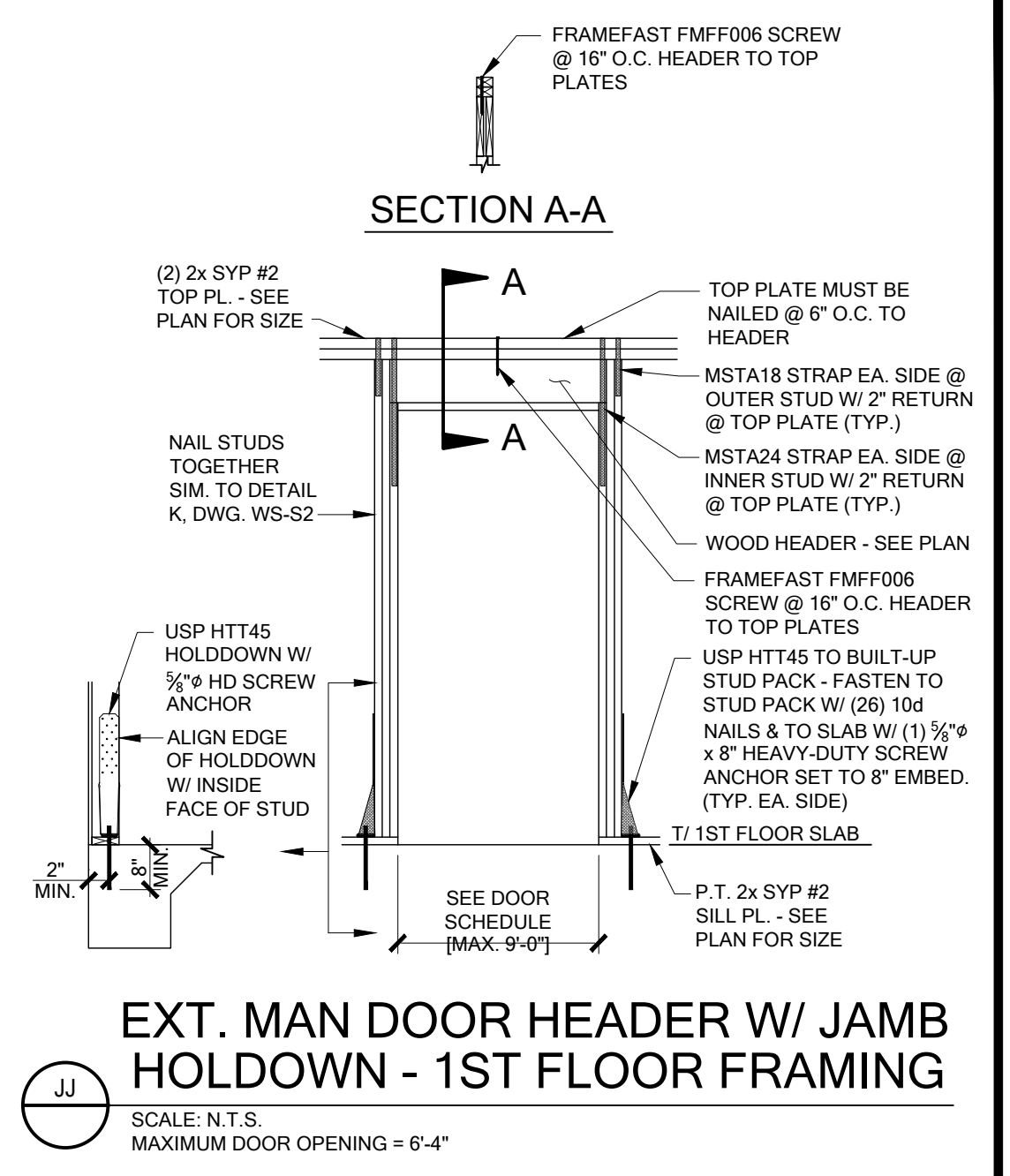


PTC DETAIL - PORTAL TRUSS TO EXT. WALL @ CORNER
SCALE: N.T.S.

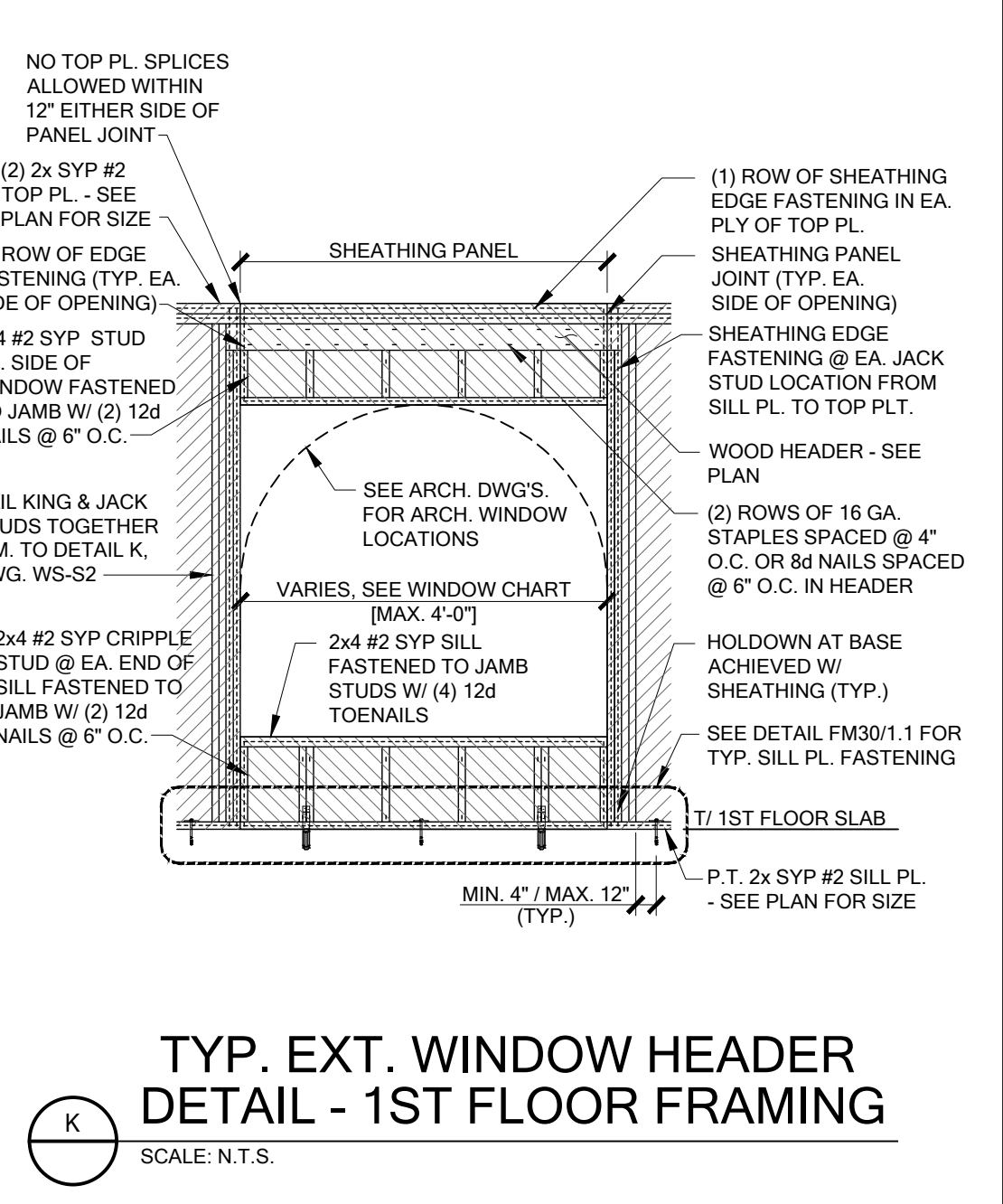
SG07 2-STORY COLUMN W/ CANT.
SCALE: N.T.S.



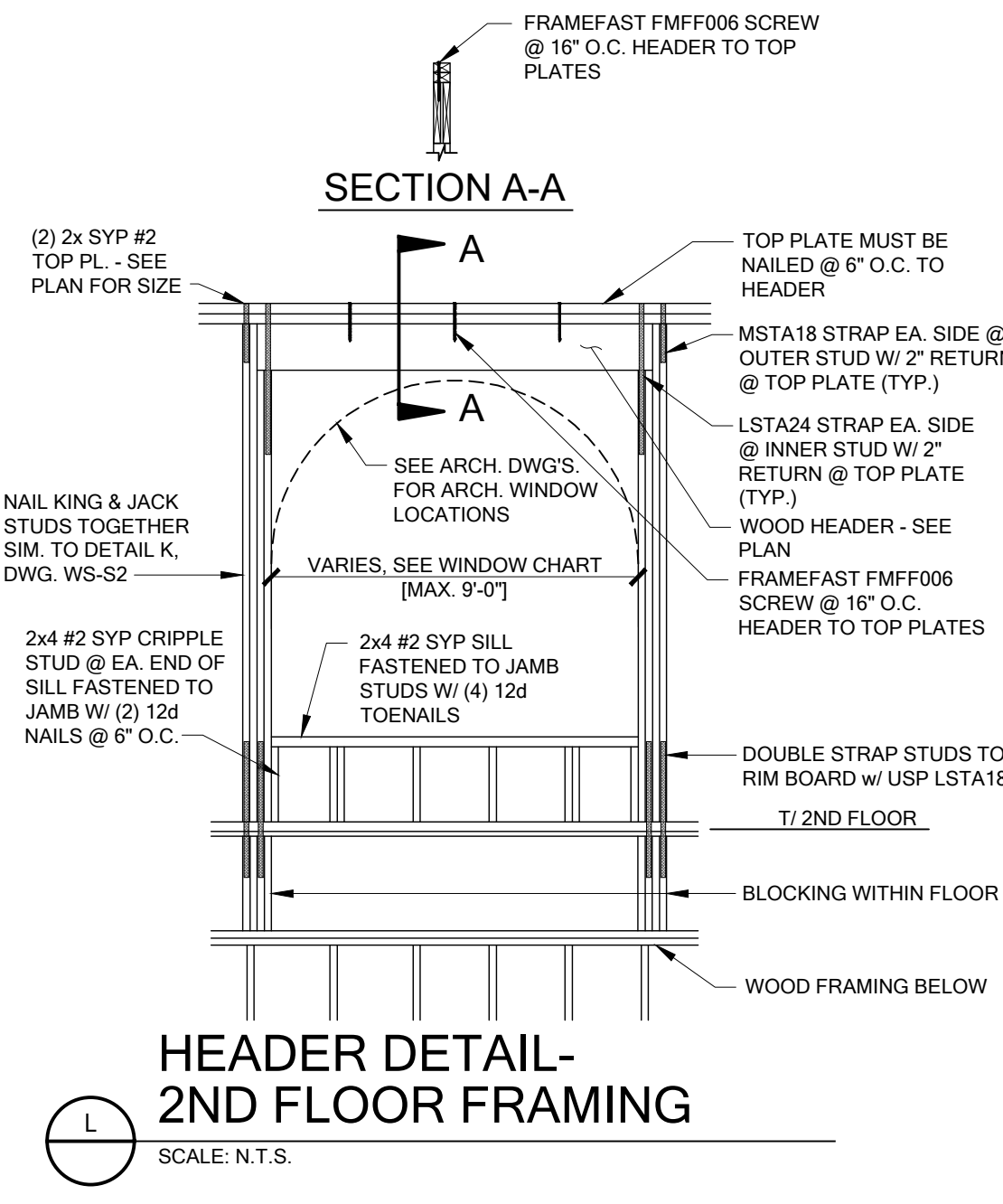
J TYP. EXT. MAN DOOR HEADER DETAIL - 1ST FLOOR FRAMING
SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



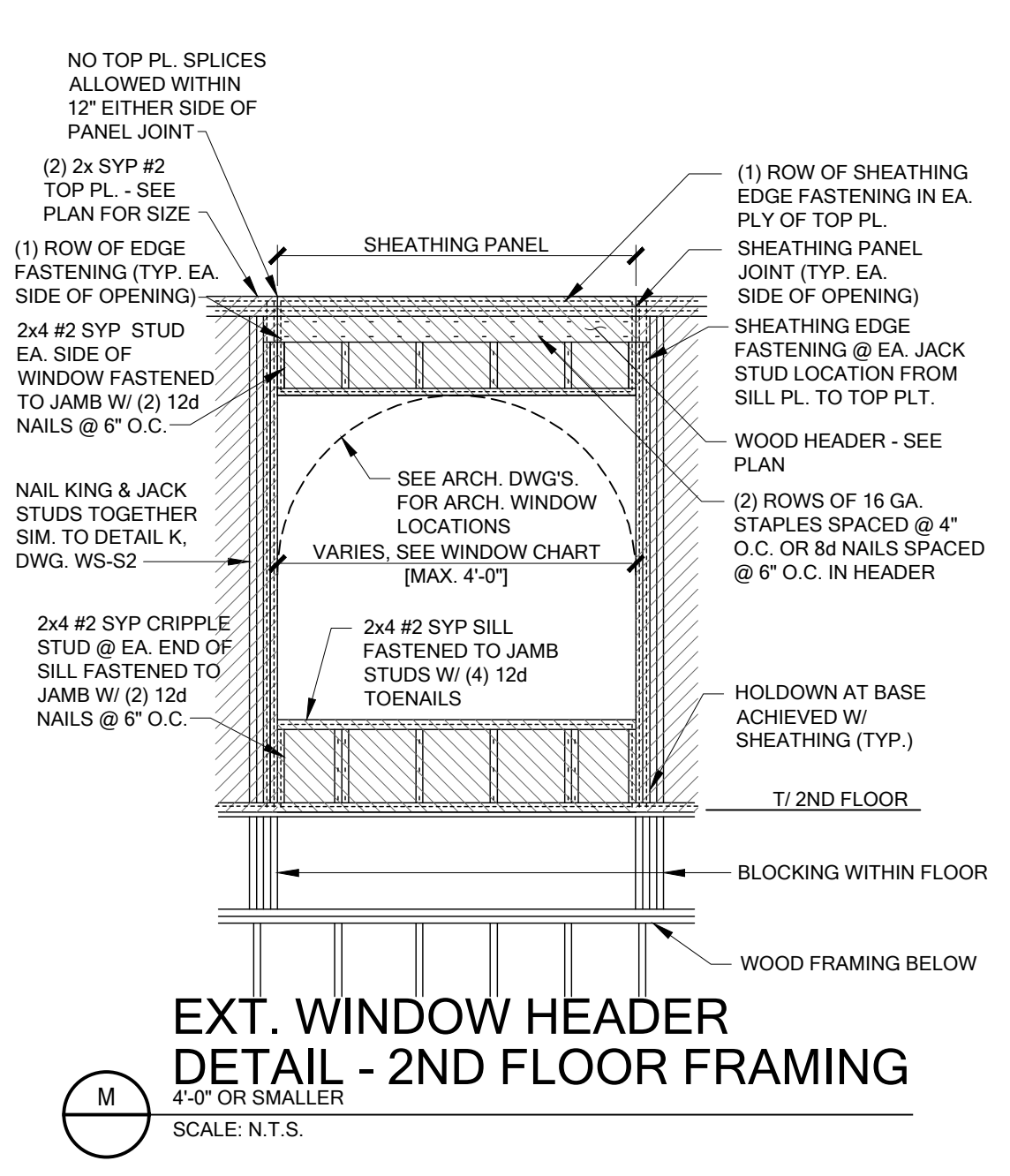
JJ EXT. MAN DOOR HEADER W/ JAMB HOLDDOWN - 1ST FLOOR FRAMING
SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



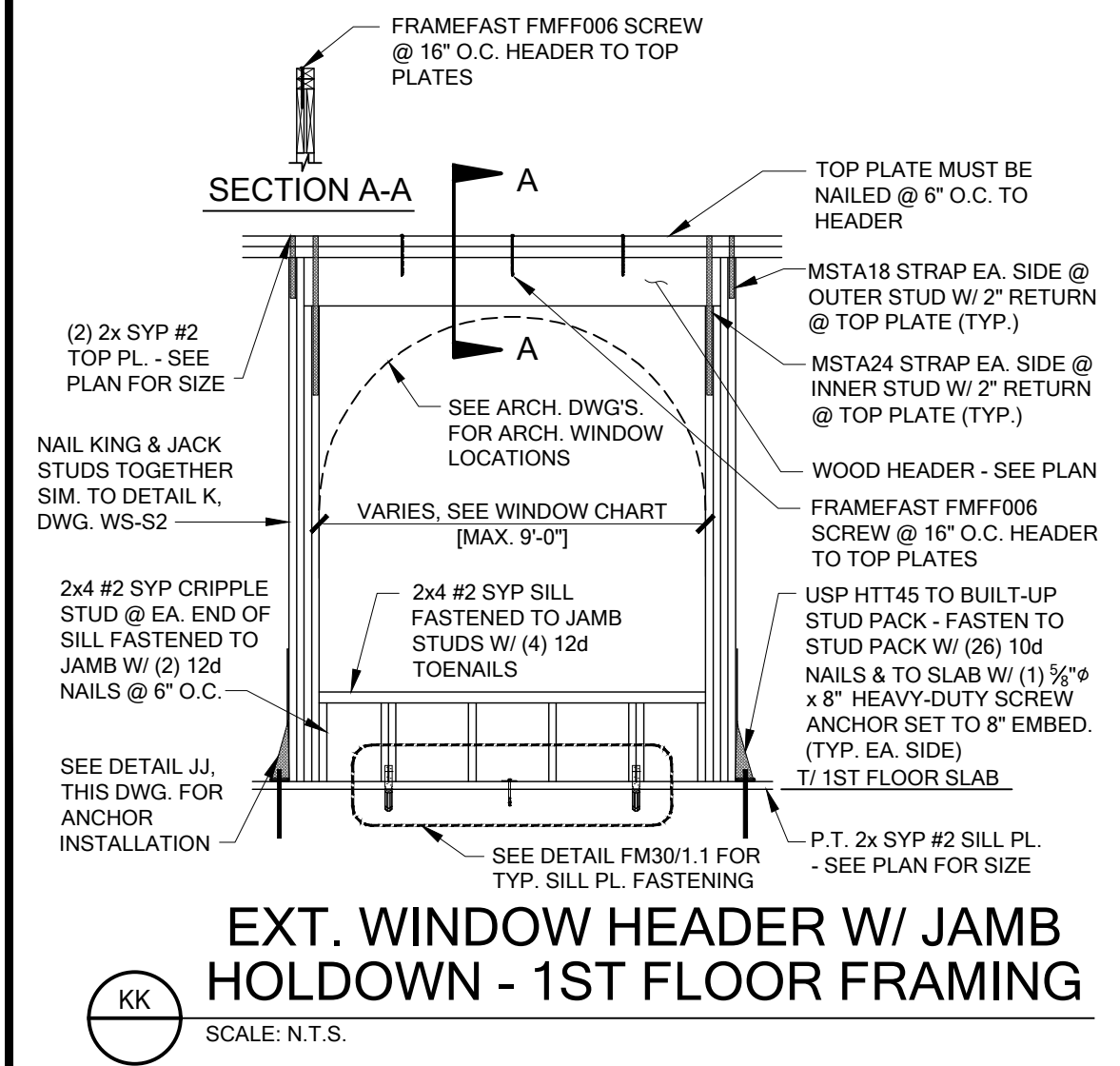
K TYP. EXT. WINDOW HEADER DETAIL - 1ST FLOOR FRAMING
SCALE: N.T.S.



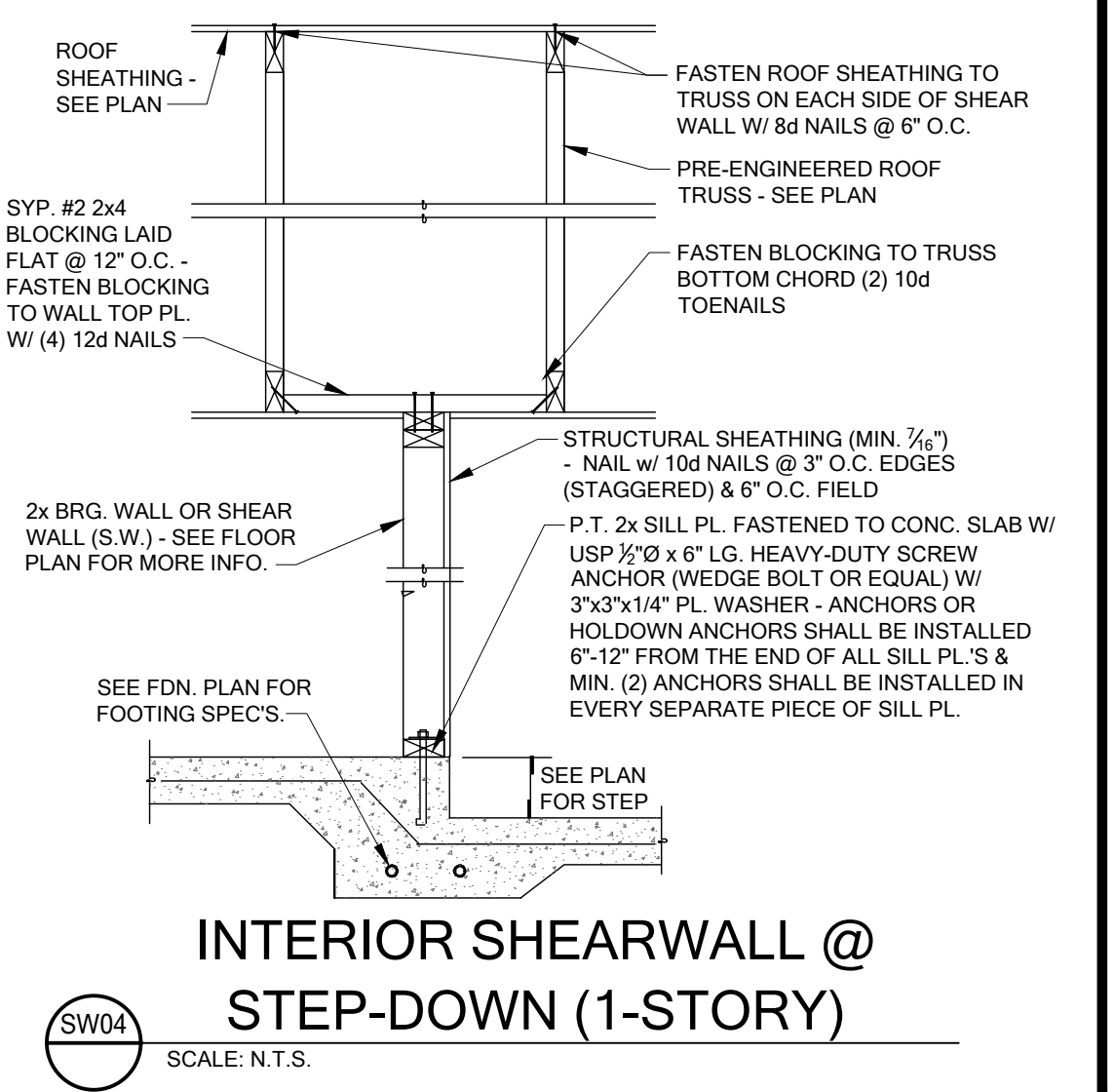
L HEADER DETAIL - 2ND FLOOR FRAMING
SCALE: N.T.S.



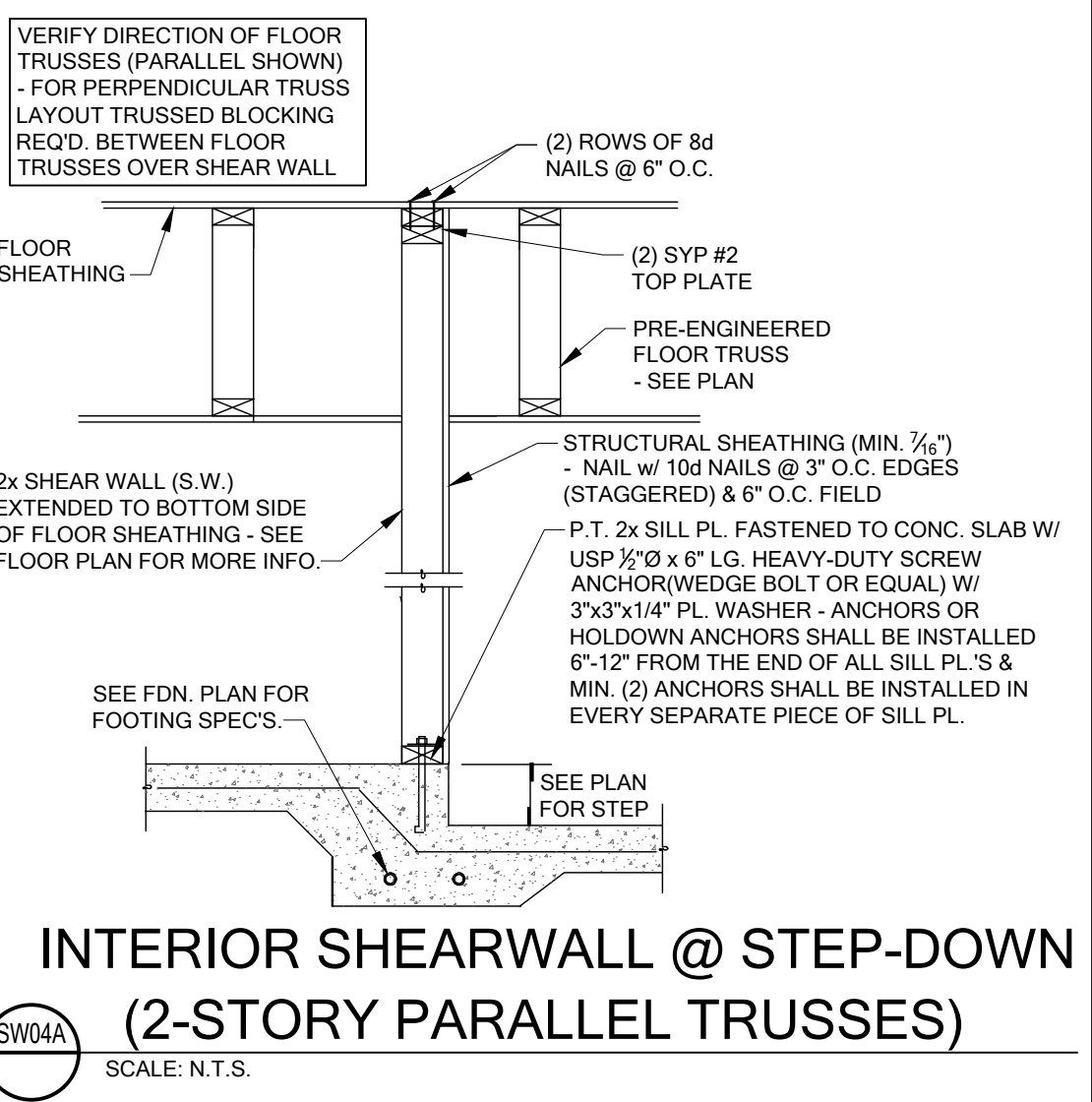
M EXT. WINDOW HEADER DETAIL - 2ND FLOOR FRAMING
SCALE: N.T.S.



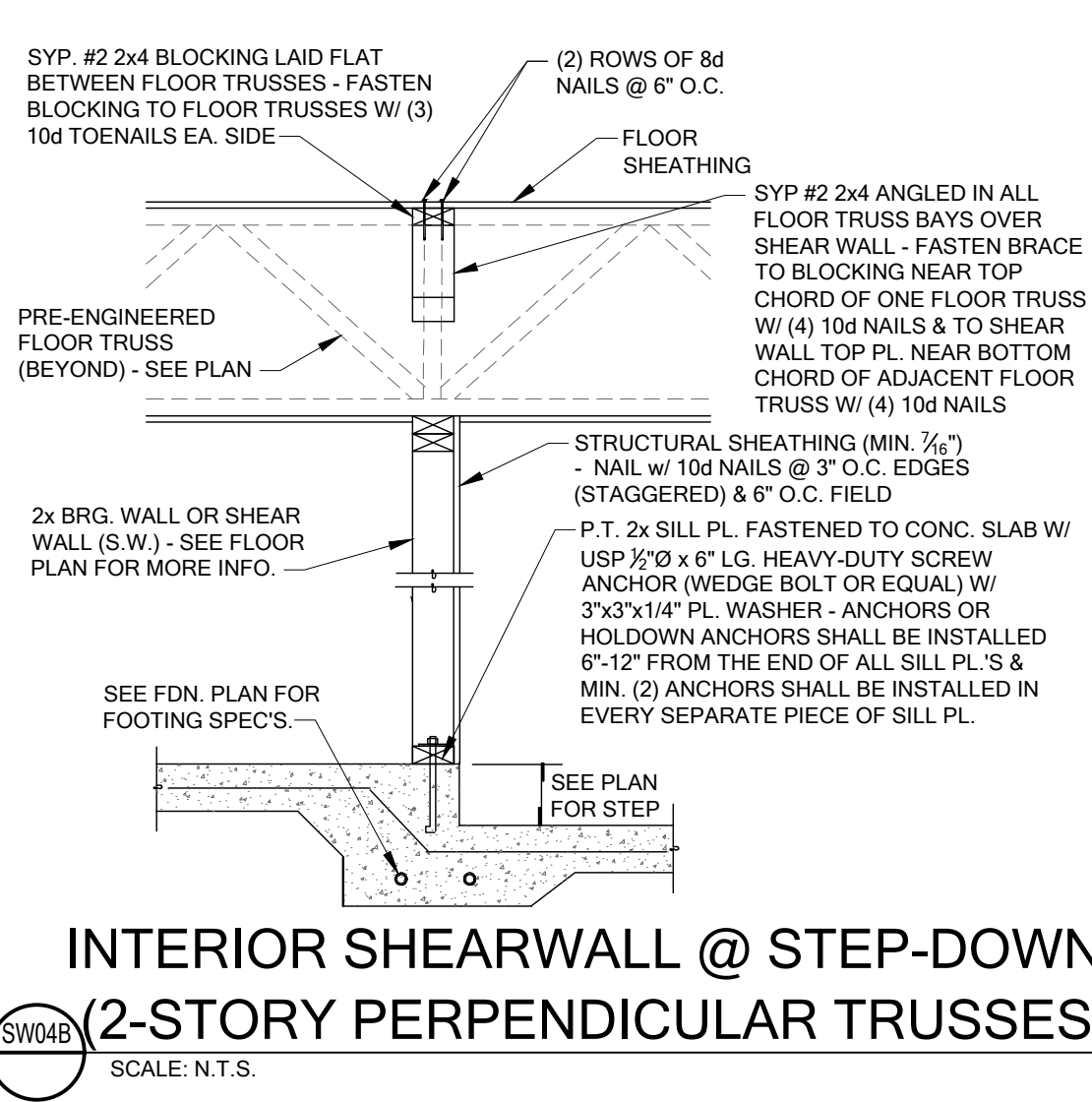
KK EXT. WINDOW HEADER W/ JAMB HOLDDOWN - 1ST FLOOR FRAMING
SCALE: N.T.S.



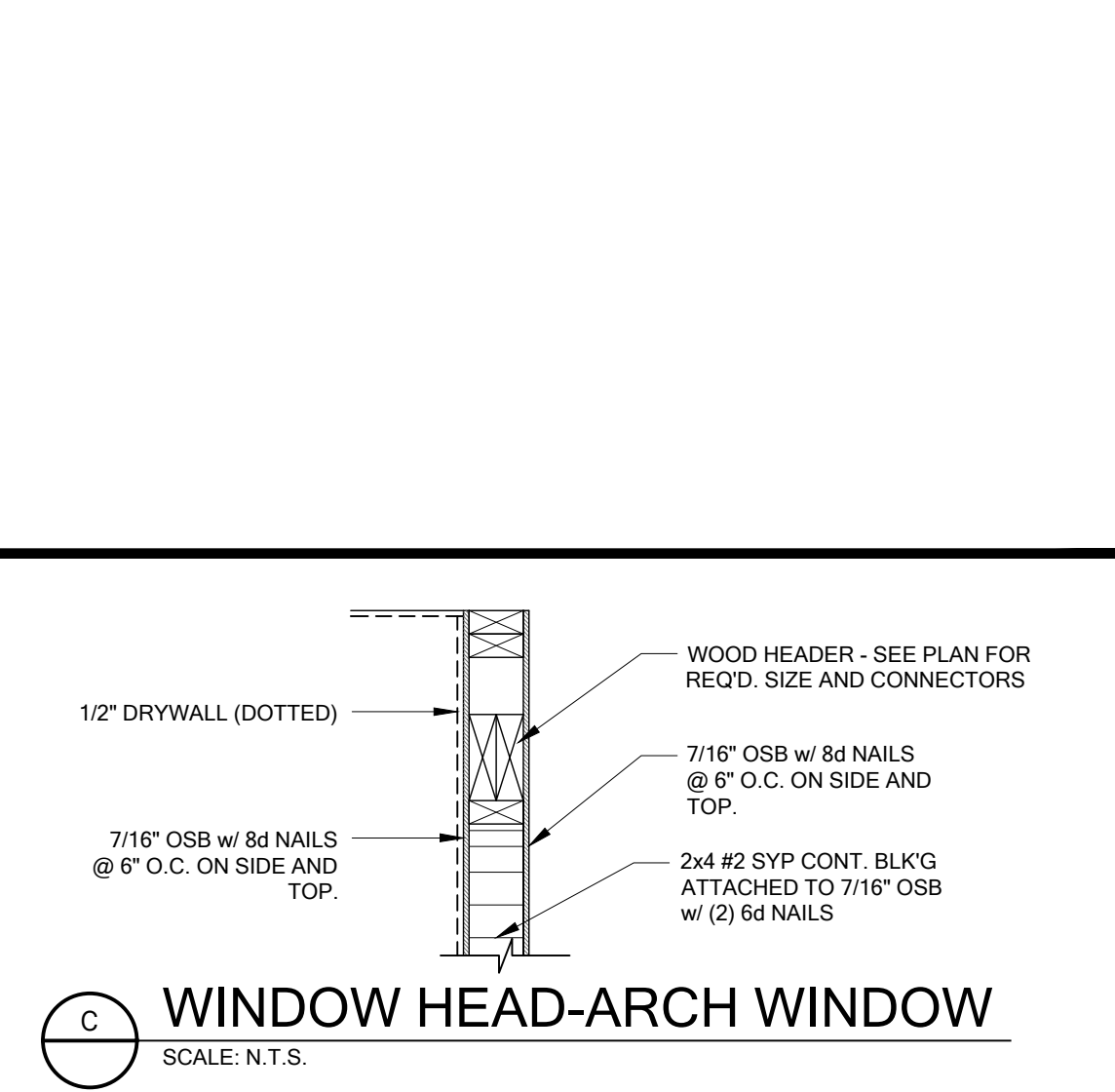
SW04 INTERIOR SHEARWALL @ STEP-DOWN (1-STORY)
SCALE: N.T.S.



SW04A INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PARALLEL TRUSSES)
SCALE: N.T.S.



SW04B INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PERPENDICULAR TRUSSES)
SCALE: N.T.S.



C WINDOW HEAD-ARCH WINDOW
SCALE: N.T.S.

VALENTINA GONZALEZ 8/25/2025

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(407) 902-9871

Forest Cove

Ashton

Black

303 Sw Cadence Glen

Lake City, FL 32024

Community: Forest Cove

Garage Side: Elev - J Left

Plan Name: Ashton

Lot: 8

Address: 303 Sw Cadence Glen

City: Lake City, FL 32024

Job No: 9FC0801

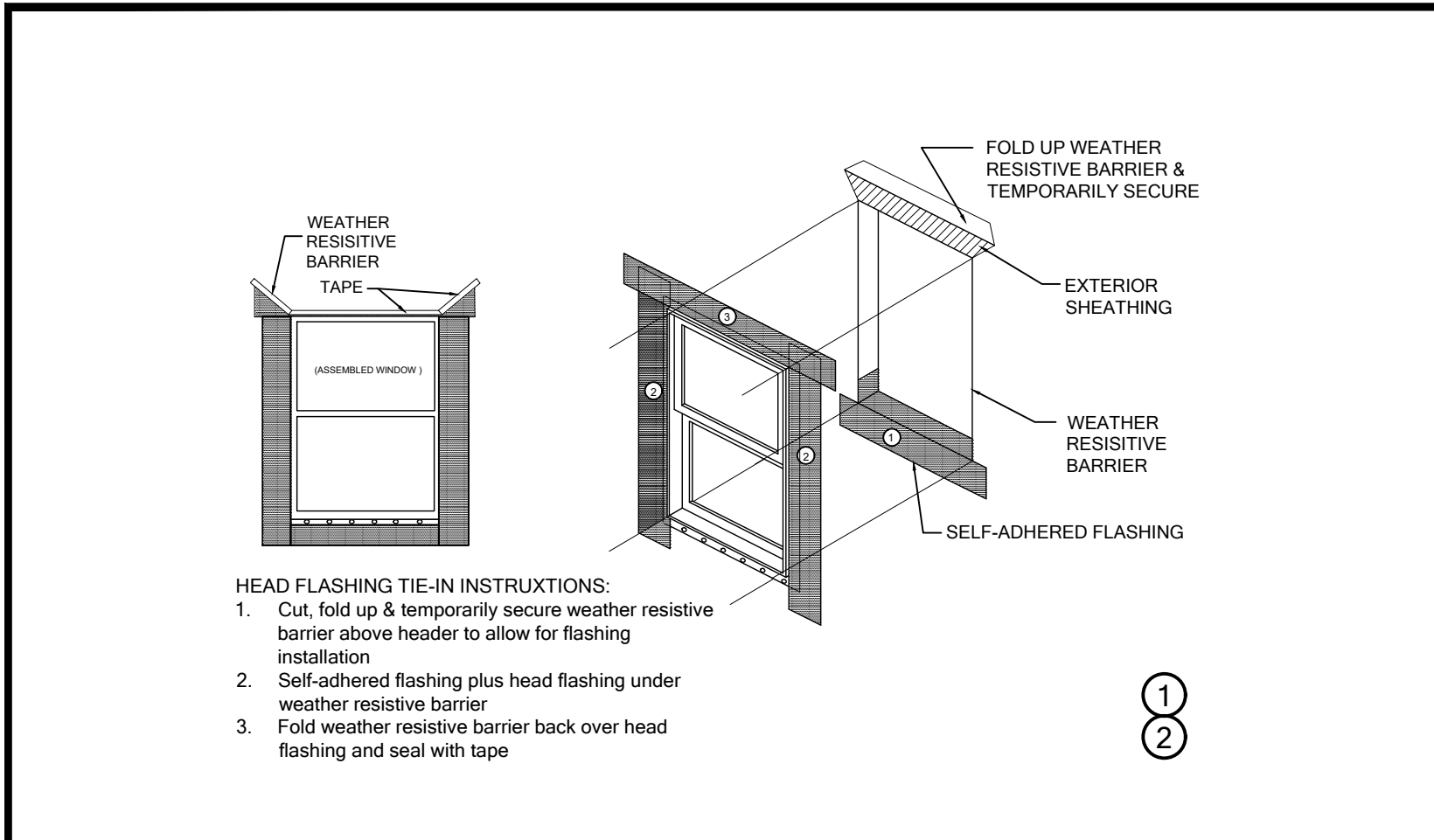
Heritage Series

Reference No: 25-04304

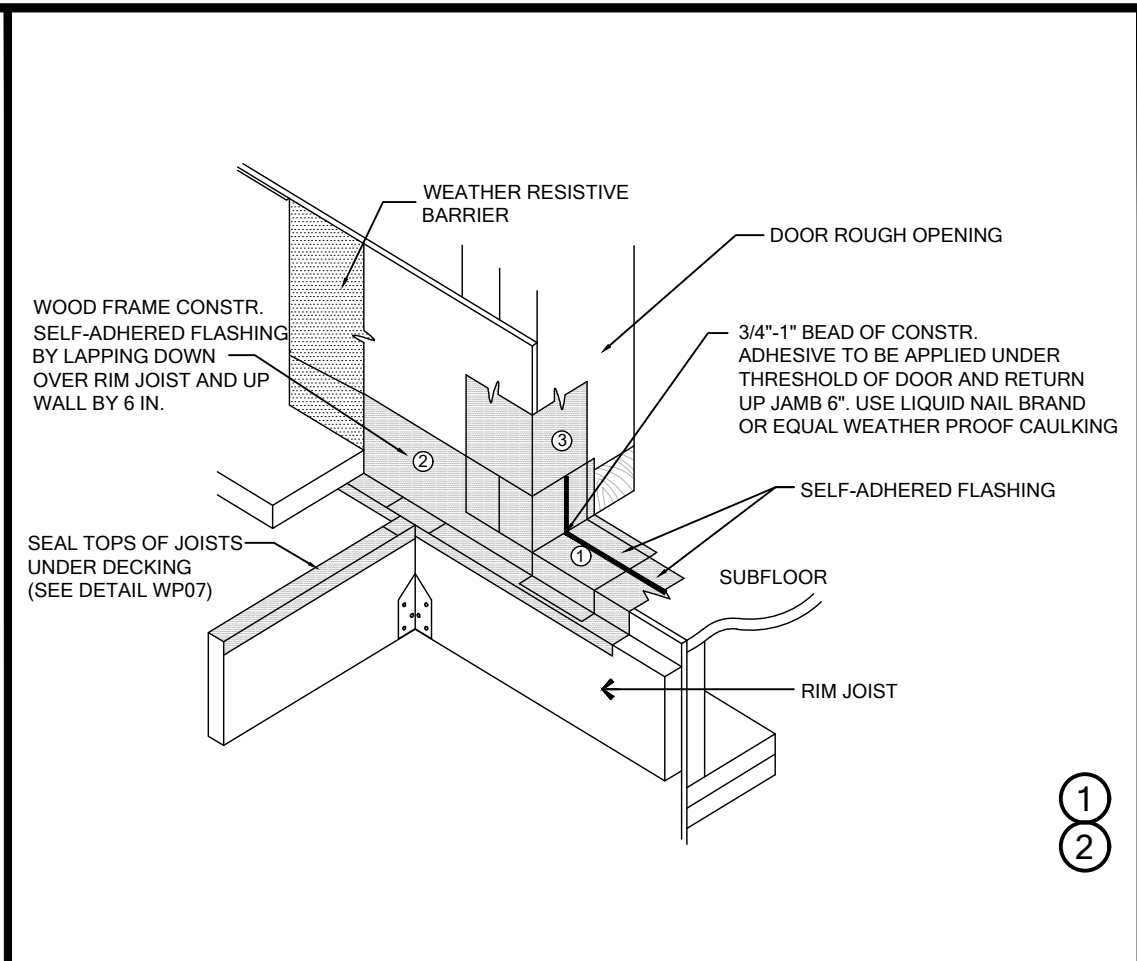
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DETAILS

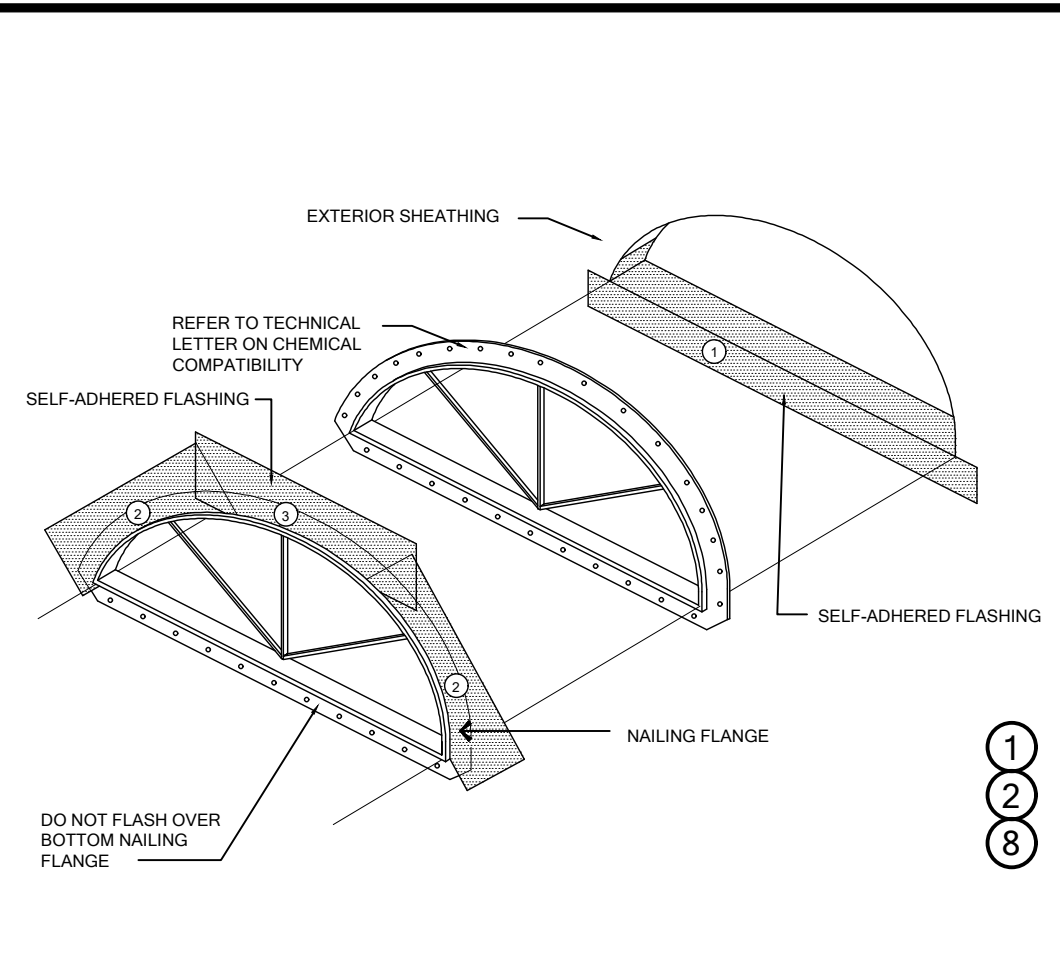
VALENTINA GONZALEZ 8/25/2025



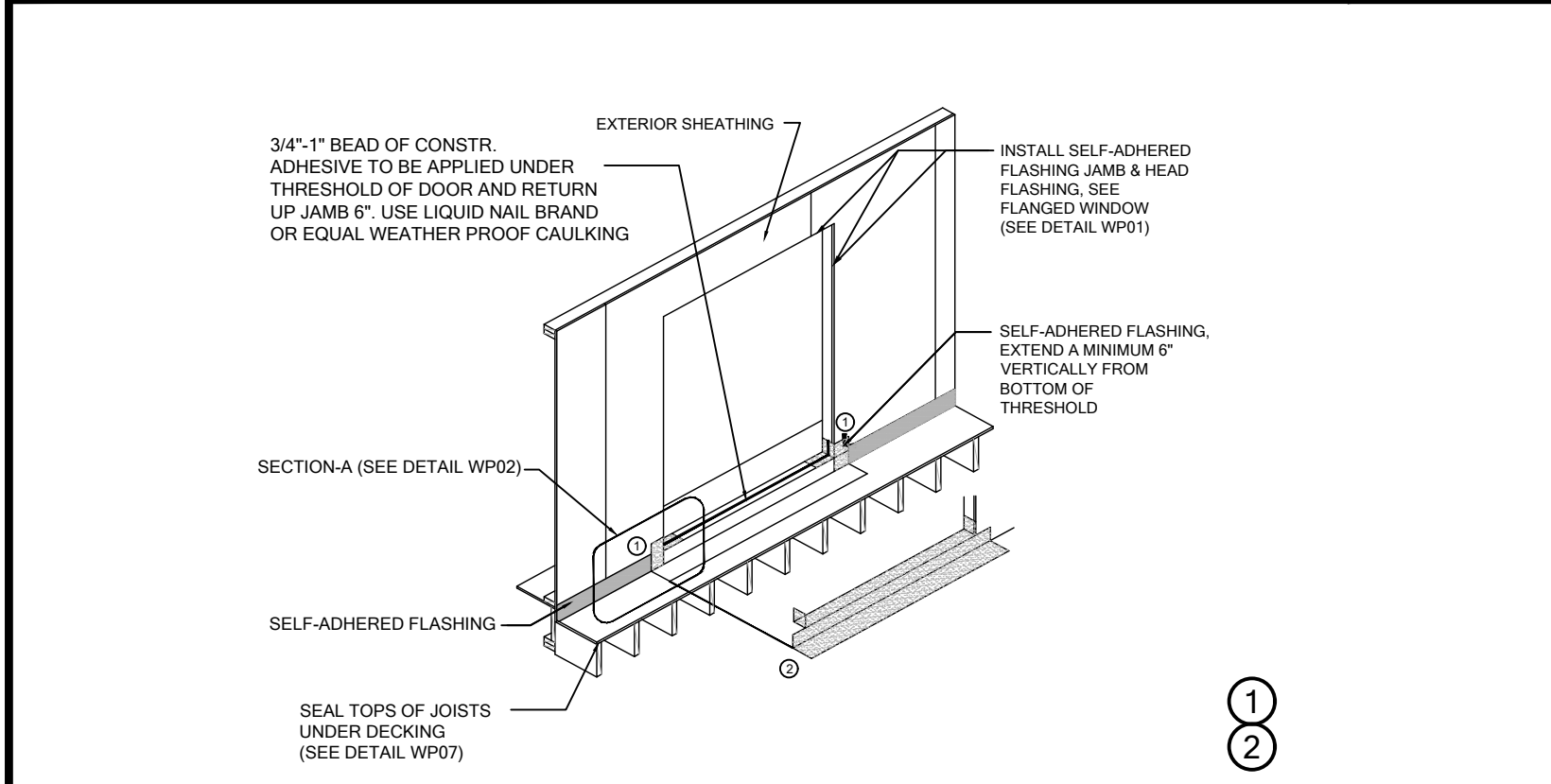
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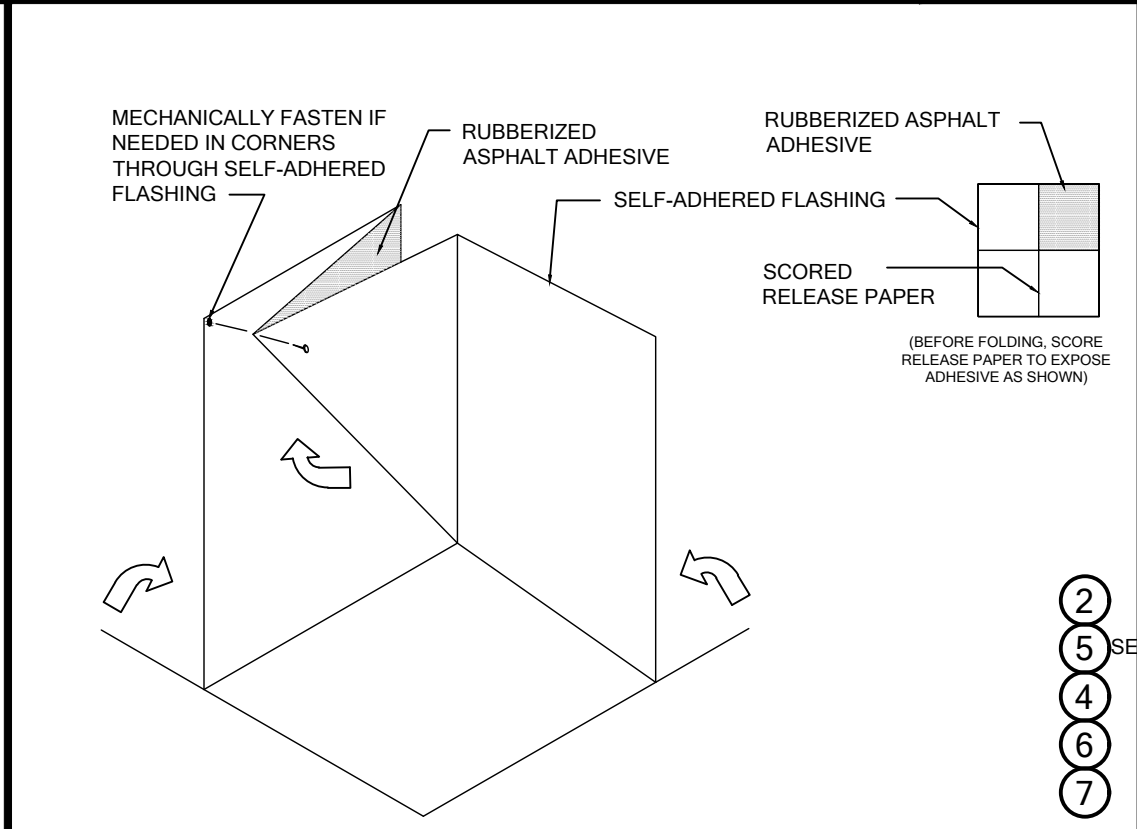
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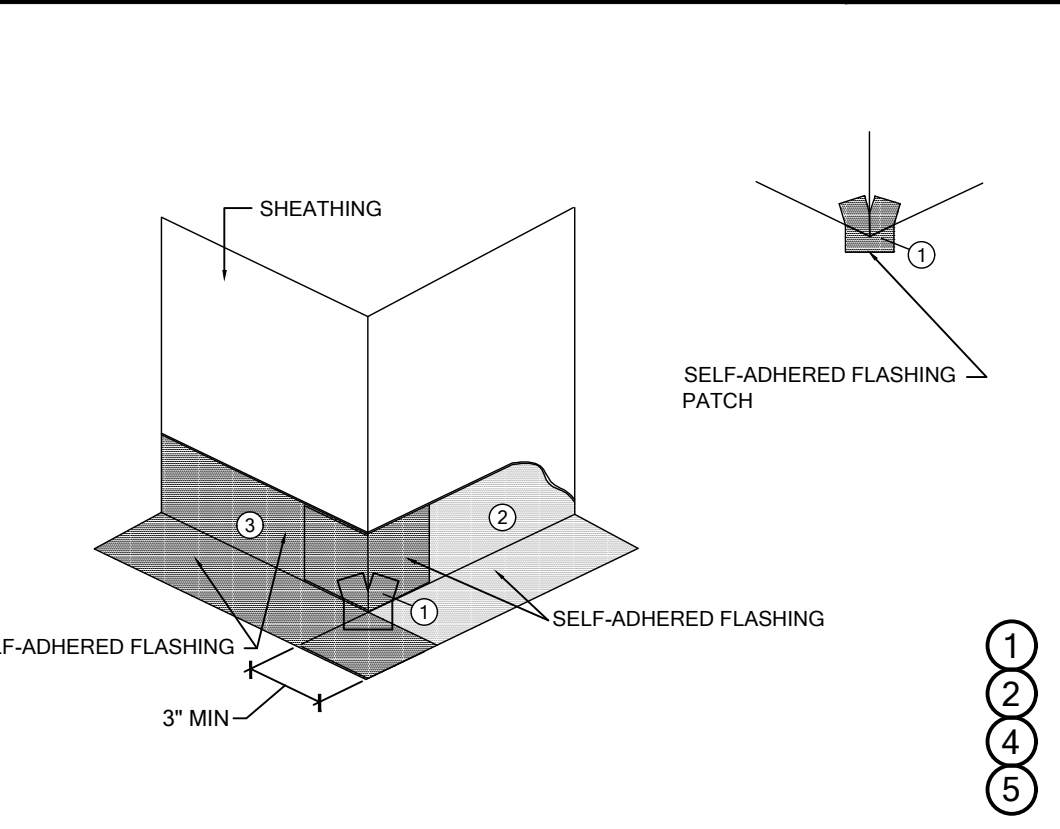
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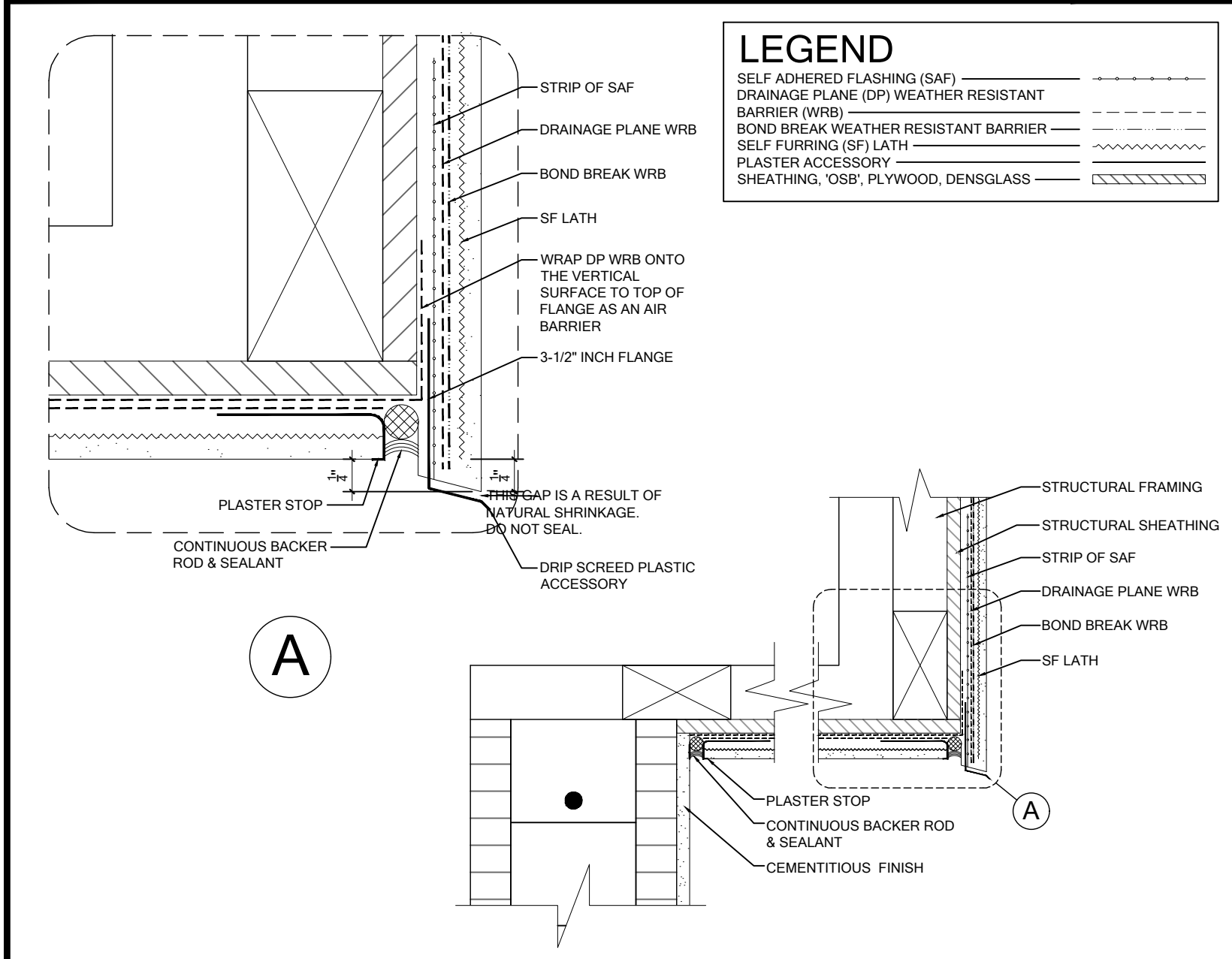
WP04



WP05



WP06



WP07

SELF-ADHERED FLASHING PRODUCTS DETAILS

WATER RESISTIVE BARRIERS ARE REQUIRED BEHIND STUCCO. AS PER FBC-R (CURRENT EDITION)

Detail Instructions
Refer to the number marked as (#) in each detail that corresponds to the numbered items in the list of instructions below:

1. Install self-adhered flashing in order as shown by numbers
2. Install flashing and weather resistive barrier to form water shedding laps
3. Self-adhered flashing can be substituted for building paper
4. Split the release paper using the ripcord (Split release on demand, embedded in the adhesive layer) - for ease of installation and to minimize scoring cuts
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
6. Fold as shown by arrows
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
8. Mechanically fasten as necessary

FLASHING REQUIREMENTS

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 Water-resistive barrier. Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Water-resistive barrier materials shall comply with one of the following:

1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2568, Type 1 or 2.
3. ASTM E331 in accordance with Section R703.11.
4. Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.7.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.4) intended to drain to the water-resistive barrier is directed between the layers.

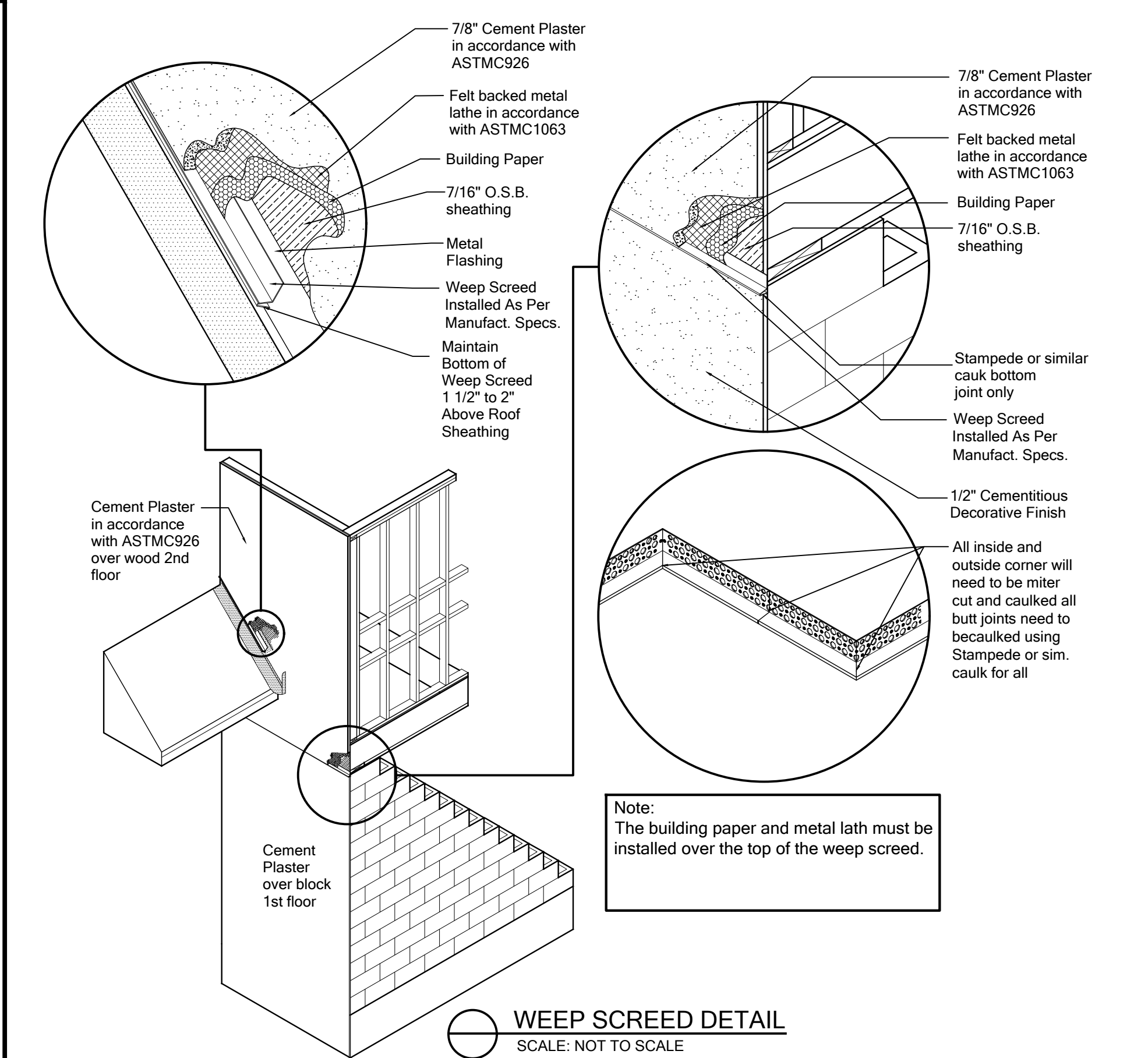
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

R703.4 Flashing. Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.

Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
 - 1.2 In accordance with the flashing design or method of a registered design professional.
 - 1.3 In accordance with other approved methods.
 - 1.4 In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300, FMA/AAMA/WDMA 400 or FMA/AAMA/WDMA 2710.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



FOR COUNTY USE ONLY

08/25/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA26003115

TSG

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3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Ashton	Elev - J	
Lot:	8	Block:	
Address:	303 Sw Cadence Glen Lake City, FL 32024		
Job No.	9FC00801	Heritage Series	

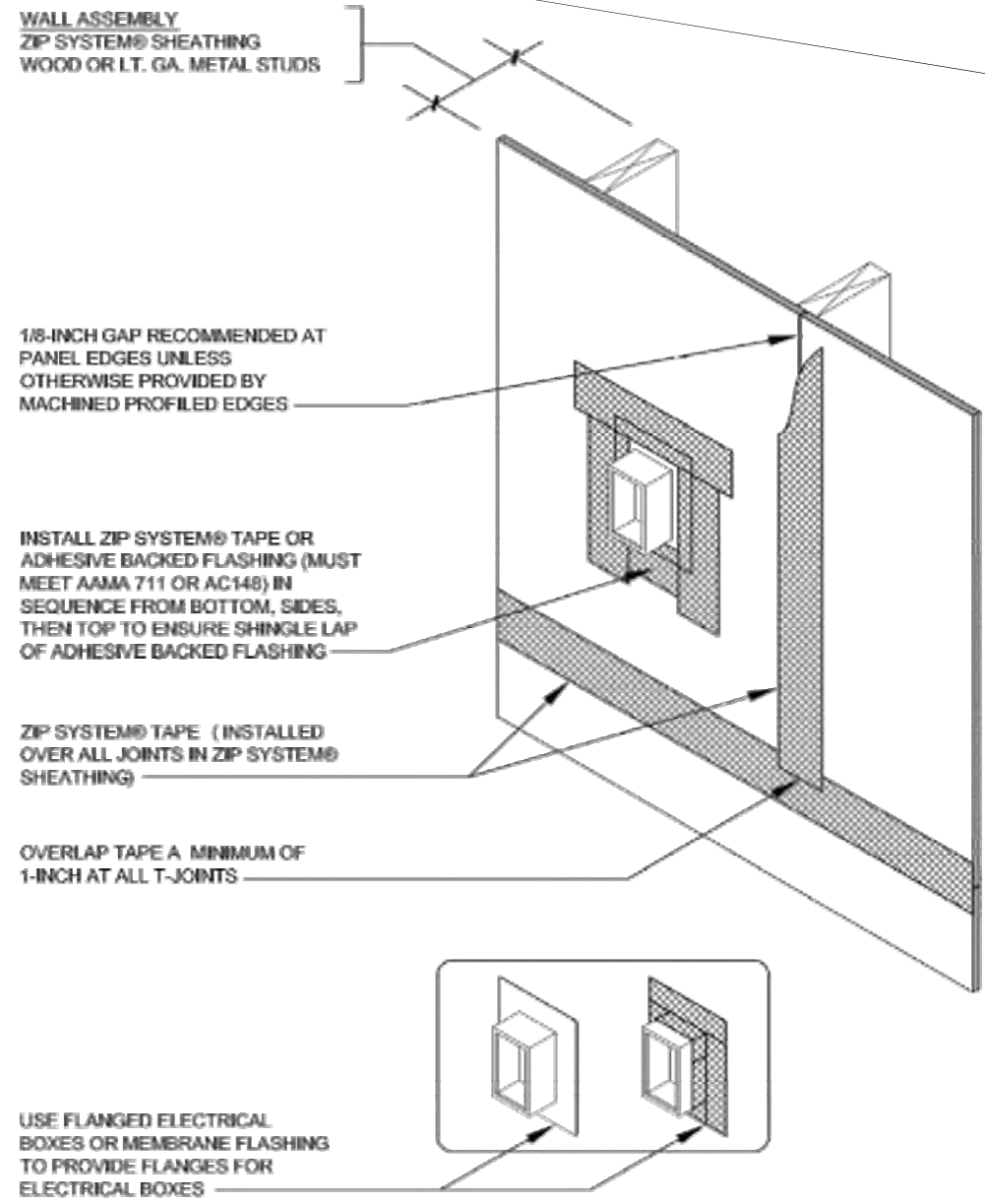
Reference No. 25-04304

Sheet **WP**

WATERPROOFING

ZIP SYSTEM® SHEATHING WALL AT TYPICAL ELECTRICAL PENETRATION

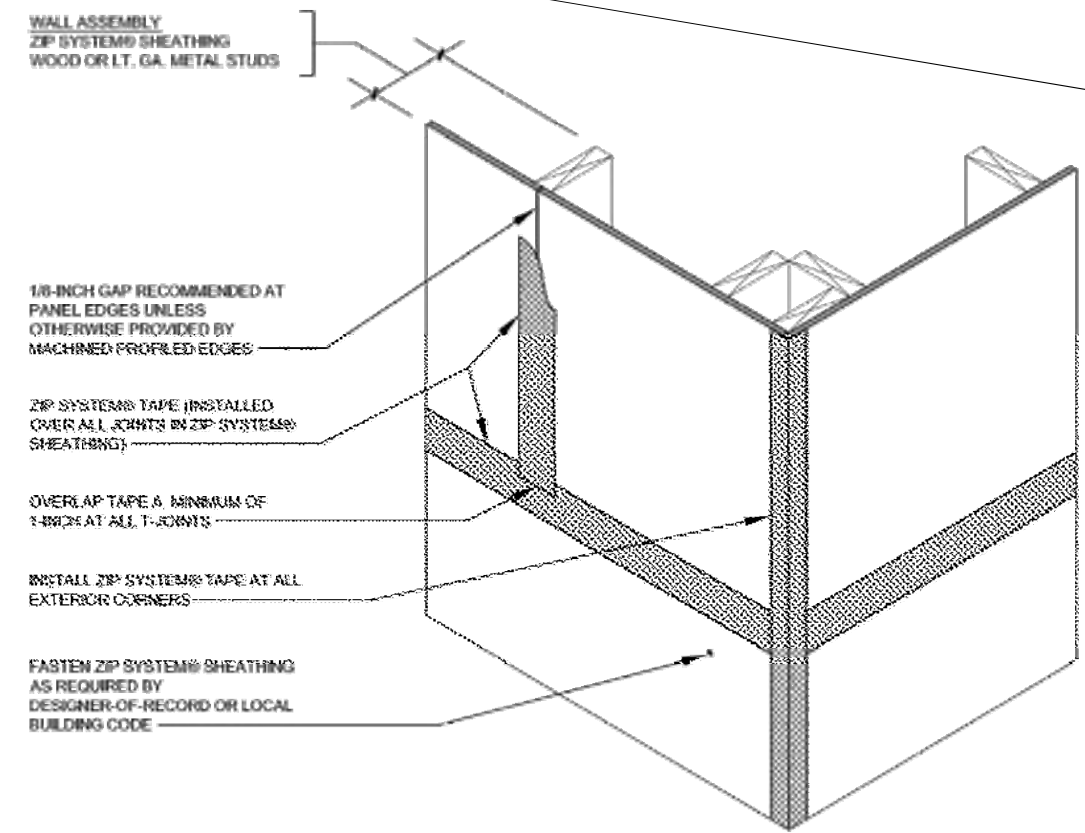
P-3



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING-WALL AT TYPICAL EXTERIOR CORNER

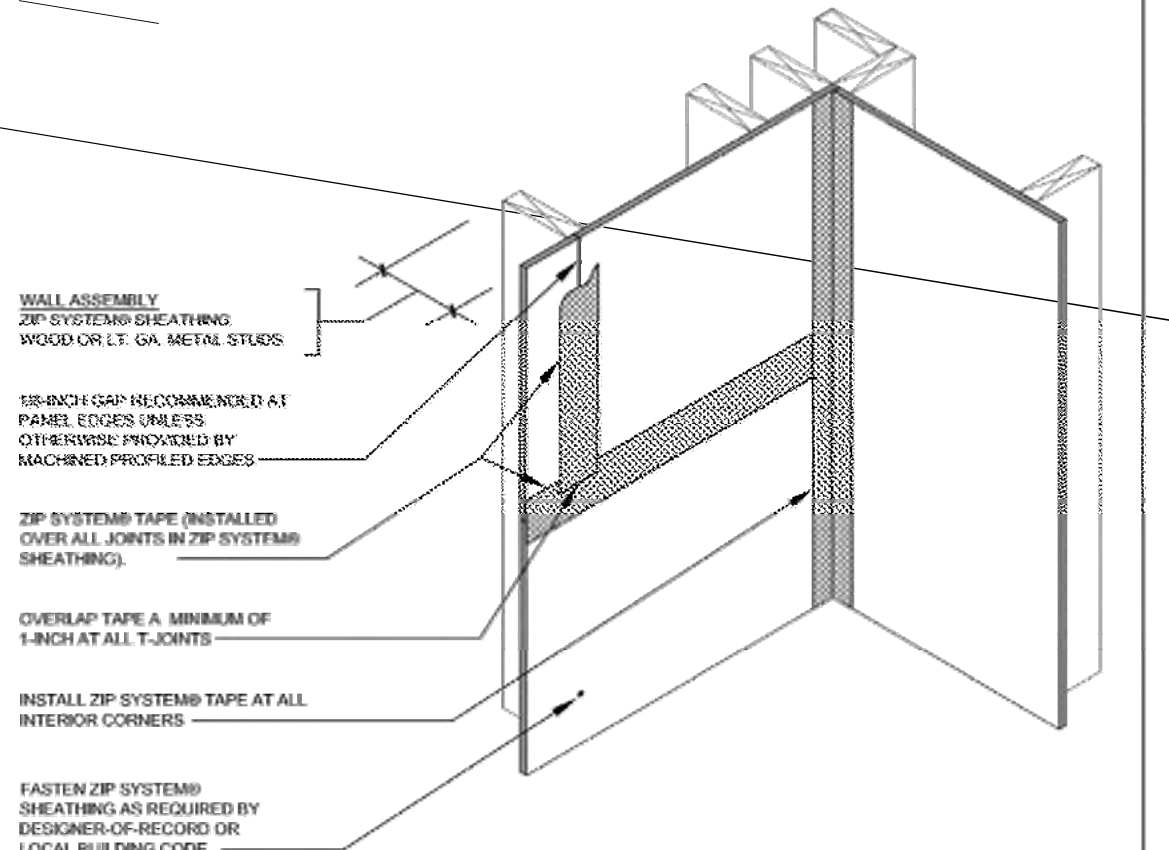
P-2



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING AT TYPICAL INTERIOR CORNER

P-1



DRAWING NOT TO SCALE

ZIP System® SHEATHING & TAPE

Sales Office: 10925 David Taylor Drive
Suite 300 - Charlotte, NC 28262
Telephone: 800.933.9220 - www.zipsystem.com

another innovation from HUBER ENGINEERED WOODS

ZIP System® SHEATHING & TAPE

Sales Office: 10925 David Taylor Drive
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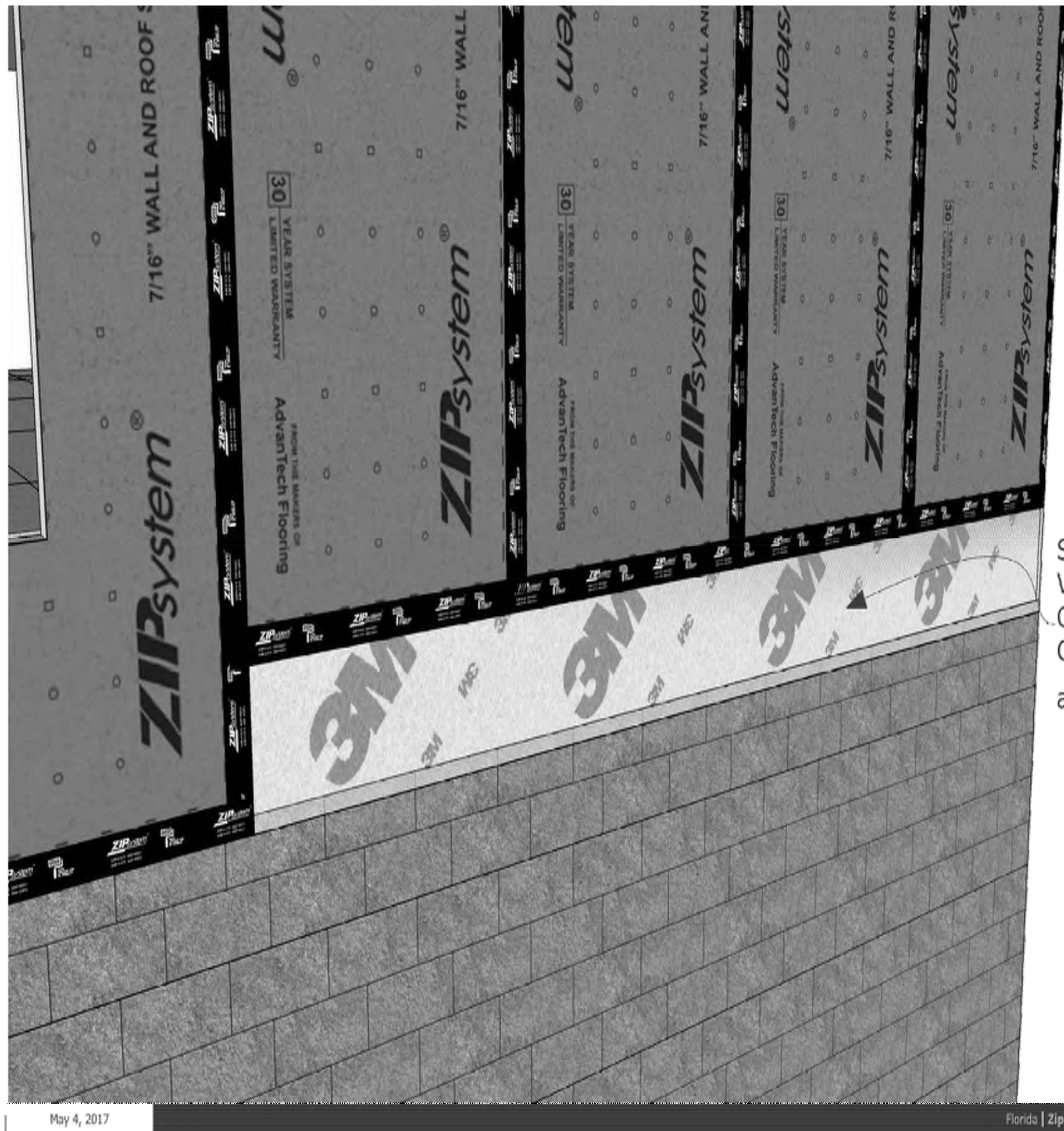
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ZIP SYSTEM® ROOF SHEATHING TO ZIP SYSTEM® WALL SHEATHING

TD-2.1

Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com

ZIP System® SHEATHING & TAPE



Self Adheared Vapor Barrierr Or Code approved material as deccribed in R703.2



ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

General Contractor/Installer		Project Name		Project Location	
Observer's Name		Jobsite Superintendent		Date of Observation	
ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST:					
#	Item	YES	NO	N/A	Other*
ZIP System® roof sheathing and tape					
1	ZIP System™ tape roller or tape gun used at areas observed	☐	☐	☐	☐
2	ZIP System™ tape appears to extend a minimum of 1" at T-joint intersections (shingle style)	☐	☐	☐	☐
3	ZIP System™ tape appears to be lapped min 3" at horizontal seams	☐	☐	☐	☐
4	ZIP System™ tape appears firmly pressed onto panel surface	☐	☐	☐	☐
5	Shiners (fasteners that missed rafters/blocking) were identified and removed (if possible) and taped over	☐	☐	☐	☐
6	Proper H-clips are being used (if required)	☐	☐	☐	☐
7	Spacing between panels minimum of 1/8", maximum of 1/2"	☐	☐	☐	☐
8	Flush nailer attachment used to prevent over-driven fasteners, not required (best practice)	☐	☐	☐	☐
9	Code approved fasteners and proper spacing of fasteners meet project specifications	☐	☐	☐	☐
10	Long edge (8' side) of ZIP System® roof panel oriented perpendicular to the framing members	☐	☐	☐	☐
11	Short edge (4' side) of ZIP System® roof panels staggered; min 24"	☐	☐	☐	☐
12	ZIP System® roof panels span a minimum three framing members	☐	☐	☐	☐
13	Framing members support the entire edge of the panels	☐	☐	☐	☐
Mechanical and Electrical Penetrations (MEP's)					
14	MEP's flashed	☐	☐	☐	☐
15	ZIP System™ tape used to flash MEP's	☐	☐	☐	☐
16	Proper sequence of flashing (i.e., shingle style)	☐	☐	☐	☐
Transitions					
17	Ridge tape cut prior to the installation of ridge vents	☐	☐	☐	☐
18	ZIP System™ tape over the top of transitional step flashing at wall to roof locations	☐	☐	☐	☐
19	Ice and water barriers are installed where required by local code	☐	☐	☐	☐
20	Minimum 1 layer 6" ZIP System™ tape or 2 layers 3.75" ZIP System™ tape with 1" overlap for valley flashing	☐	☐	☐	☐
21	ZIP System™ tape over the top of transitional flashings (i.e., drip edge)	☐	☐	☐	☐
22	ZIP System® panels and tape installed on the front and back of parapets (dried in)	☐	☐	☐	☐
Safety & Repairs					
23	Holes from toe boards have been taped and rolled with ZIP System™ tape or ZIP System™ liquid flash	☐	☐	☐	☐
24	All ZIP System Sheathing® roofing panels seam are taped prior to any flashing or roofing membrane installation	☐	☐	☐	☐
25	Contractor checklist objectives to be completed in accordance with contract safety protocols	☐	☐	☐	☐

Additional Notes:

This observation report is being provided at your request and for your benefit and at no cost to you. This report is intended to be used only by you and is intended for general information purposes only. It is not a substitute for specific professional advice. In preparing this report, Huber Engineered Woods LLC (HEW) used reasonable efforts to provide information relating to the installation of ZIP System® products at the project site identified above. HEW DOES NOT WARRANT OR GUARANTEE THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION CONTAINED IN THE REPORT REGARDING YOUR PROJECT, AND HEW HEREBY SPECIFICALLY DISCLAIMS ANY LIABILITY FOR THE CONTENT OF THIS OBSERVATION REPORT AND FOR THE CONSEQUENCES OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION PROVIDED. The observation was done and the report created during the construction process and as such, not all aspects of the installation may have been serviced by trade name, trademark, hypothesis, or otherwise, does not constitute or imply an endorsement or recommendation by Huber Engineered Woods LLC and is for informational purposes only. © 2018 Huber Engineered Woods LLC. ZIP System, and its accompanying design are trademarks of Huber Engineered Woods LLC. Huber Engineered Woods products are covered by various patents. See ZIPSystem.com for details. HUB E-ESR-SP REV 10/18

*If checked other, please explain in additional notes. List the number of the item you are providing an explanation for.



LISTA DE CONTROL DE REVESTIMIENTO DE TECHO ZIP SYSTEM® PARA CONTRATISTAS

Contratista general/instalador		Nombre del proyecto		Ubicación del proyecto	
Nombre del observador		Superintendente de obra		Fecha de la observación	
LISTA DE CONTROL DE REVESTIMIENTO DE TECHO ZIP SYSTEM® PARA CONTRATISTAS					
#	Ítem	SI	NO	N/C	Otros*
Revestimiento de techo y cinta ZIP System®					
1	Se utilizó un rodillo o pistola dispensadora de cinta adhesiva ZIP System™ en las áreas observadas	☐	☐	☐	☐
2	La cinta adhesiva ZIP System™ parece prolongarse como mínimo 1" en las intersecciones de las juntas en T (estilo tejas)	☐	☐	☐	☐
3	La cinta adhesiva ZIP System™ parece estar superpuesta 3" como mínimo en las uniones horizontales	☐	☐	☐	☐
4	La cinta adhesiva ZIP System™ ha sido presionada con firmeza sobre la superficie del panel	☐	☐	☐	☐
5	En la medida de lo posible, se identificó y retiró todo sujetador mal colocado (fuera de viguetas/ bloqueados) y se aplicó cinta sobre el área	☐	☐	☐	☐
6	Se utilizan sujetadores de tipo H apropiados (si fuese necesario)	☐	☐	☐	☐
7	Hay un espaciado mínimo de 1/8" y máximo de 1/2" entre paneles	☐	☐	☐	☐
8	Se utiliza un accesorio para clavar a ras de modo de evitar ajustar en exceso los sujetadores (si bien no es requisito, se considera una práctica óptima)	☐	☐	☐	☐
9	El uso de sujetadores aprobados y un correcto espaciado de los sujetadores permite cumplir con las certificaciones del proyecto	☐	☐	☐	☐
10	El borde largo (lateral de 8') del panel de techo ZIP System® está orientado en forma perpendicular a los bastidores	☐	☐	☐	☐
11	El borde corto (lateral de 4') de los paneles de techo ZIP System® está escalonado como mínimo 24"	☐	☐	☐	☐
12	Los paneles de techo ZIP System® abarcan al menos tres bastidores	☐	☐	☐	☐
13	Los bastidores sostienen el borde completo de los paneles	☐	☐	☐	☐
Instalaciones mecánicas y eléctricas					
14	Instalaciones mecánicas y eléctricas recubiertas	☐	☐	☐	☐
15	Se utilizó cinta adhesiva ZIP System™ para recubrir instalaciones mecánicas y eléctricas	☐	☐	☐	☐
16	Secuencia adecuada del recubrimiento (por ejemplo, estilo tejas)	☐	☐	☐	☐
Transiciones					
17	Corte de cinta en aristas antes de la instalación de cumbres con ventilación	☐	☐	☐	☐
18	Cinta ZIP System™ sobre el recubrimiento de transición en zonas de unión de pared a techo	☐	☐	☐	☐
19	Instalación de protecciones contra hielo y agua de conformidad con el código local	☐	☐	☐	☐
20	Como mínimo, 1 capa de cinta adhesiva ZIP System™ de 6" o 2 capas de 3.75" con 1" de superposición para recubrimiento de limahoya	☐	☐	☐	☐
21	Cinta ZIP System™ sobre la parte superior de recubrimientos de transición (por ejemplo, borde de goteo)	☐	☐	☐	☐
22	Instalación de paneles y cinta adhesiva ZIP System® en la parte frontal y posterior de parapetos (seco)	☐	☐	☐	☐
Seguridad y reparaciones					
23	Los orificios de los tablonés de pie están encintados y cubiertos con cinta adhesiva ZIP System™ o membrana Liquid Flash ZIP System™	☐	☐	☐	☐
24	Se aplicó cinta sobre todas las uniones de los paneles de techo ZIP System Sheathing® antes de cualquier instalación de membrana tapajuntas o de techo	☐	☐	☐	☐
25	Los objetivos de la lista de control del contratista deben ser completados según los protocolos de seguridad del contrato	☐	☐	☐	☐

Notas adicionales:

Se entrega este informe de observación a pedido, para su beneficio y sin costo. Este informe solo debe ser utilizado por usted con fines informativos generales únicamente, no pretende reemplazar el asesoramiento específico de profesionales. En la preparación de este informe, Huber Engineered Woods LLC (HEW) recurrió a medidas razonables para brindar información relacionada con la instalación de productos ZIP System® en el lugar del proyecto que se identifica más arriba. HEW NO GARANTIZA LA EXACTITUD, INTEGRIDAD O ADECUACIÓN DE LA INFORMACIÓN DEL INFORME EN RELACIÓN CON SU PROYECTO Y, POR MEDIO DEL PRESENTE, HEW SE EXIME ESPECIFICAMENTE DE TODA RESPONSABILIDAD POR EL CONTENIDO DE ESTE INFORME DE OBSERVACIÓN Y POR LAS CONSECUENCIAS DE CUALQUIER ACCIÓN QUE SE TOMÉ EN FUNCIÓN DE LA INFORMACIÓN SUMINISTRADA. La observación y el informe fueron hechos durante el proceso de construcción y, en consecuencia, es posible que no se haya tenido acceso, que no se haya podido ver o que no estén completos todos los aspectos de la instalación. Los datos actualizados con posterioridad a estos formularios pueden afectar a la instalación tal como se la observó. Toda referencia o mención de cualquier otro producto comercial, proceso o servicio lo proveedor de dicho producto, proceso o servicio por nombre o marca comercial, entrase o de otro modo no representa ni implica el aval o la recomendación por parte de Huber Engineered Woods LLC y es para fines informativos únicamente. © 2018 Huber Engineered Woods LLC. ZIP System y el diseño que lo acompaña son marcas comerciales de Huber Engineered Woods LLC. Huber es una marca de J.M. Huber Corporation. Los productos Huber Engineered Woods están cubiertos por varias patentes. Visite ZIPSystem.com para más detalles. HUB E-ESR-SP REV 10/18

*Si coloca una marca en la columna Otros, explique en la sección de notas adicionales. Indique el número del ítem sobre el cual incluye una explicación.



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TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

MARONDA Homes

3993 West First Street | Sanford, FL 32771 | (407) 302-9871

Plan Revisions Date:	
1	1-1-24 2023 8th Edition Code
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

Tech: ERAND

Job Information:

Plan Name: ZIP System Details	Garage Side	
	Community:	Job No.
	Block:	Lot:
	Address:	
Sheet: ZS-D		

ZIP WALL DETAILS

Overdriven Fasteners in ZIP System® Sheathing

Technical Tip

Nails used to attach ZIP System sheathing to supporting framing members may occasionally penetrate beyond the face of the ZIP System panels. An ideal situation would be where fastener heads are flush with the panel surface. For this reason, the manufacturer of the fasteners used in ZIP System sheathing should be consulted to determine if the fasteners used are designed to be installed through the ZIP System sheathing and into a framing member like steel studs or joists, with the fastener head penetrating into the integrated moisture barrier.

For roof applications, ZIP System sheathing is code recognized in ICC-ES ESR-1473 as a combination roof sheathing and roof underlayment. When used on a wall, ZIP System sheathing is code recognized in ICC-ES ESR-1474 as a combination wall sheathing, air barrier and water-resistive barrier. Both International and National Building codes specify specific fastener type, size and spacing when attaching wood sheathing to steel studs or joists. The fastener type and spacing may vary depending on which code is used and which code official is enforcing the code. The fastener type and spacing and their values required by code are based on the assumption that fasteners are installed flush with the sheathing surface. Due to variations in materials and limitations on equipment, this may be difficult to achieve in some situations. According to the TECO Fresh Tip, *Reduction in Shear Capacity Due to Overdriven Fasteners*, shear capacity could be reduced up to 20% depending on the depth and amount of fasteners that are overdriven. Please refer to technical bulletins published by APA and TECO at www.apa-direct.com and tech.bulap.com. For more information about fastener shear capacity, visit www.apa-direct.com. Consult with your local building official or design professional for any additional rating that may be required due to overdriven fasteners.

ZIP System Sheathing has been tested against water penetration in both laboratory and field conditions using standard ASTM levels of specified pressures. Panels were tested with overdriven fasteners at various depths and then compared with panels that were installed with fastener heads flush. The panels with overdriven fasteners satisfied the same performance requirements as the panels installed with fastener heads flush. Overdriven fasteners in ZIP System sheathing may not be a problem for most applications. However, panels that are attached with overdriven fasteners will not void the ZIP System warranty.

Although overdriven fasteners do not affect ZIP System sheathing's ability to resist moisture, it may reduce the shear capacity of the fastener. Overdriven fasteners can reduce the amount of wind or earthquake loading a shear wall is designed to resist. This possible reduction in shear capacity is not a concern in applications with steel studs and joists, but it is a concern in applications with structural OSB or plywood and 6x12's specific to ZIP System products.

Please contact Huber Engineered Woods at 800.933.9220 with any questions or comments.

Huber Engineered Woods, ZIP System® Sheathing Panels, Sales, 361 Lakemoor, NE, 2002
For more information, visit www.huberwoods.com


EVALUATION REPORT
 Number: 544
 Originally Issued: 10/20/2017 Revised: 05/14/2024 Valid Through: 10/31/2024


EVALUATION REPORT
 Number: 544
 Originally Issued: 07/20/2017
 Revised: 07/11/2024
 Multi-Use: 404/0004

Number: 544
 Evaluation Report
 Number: 544

FLORIDA SUPPLEMENT

HUBER ENGINEERED WOODS, LLC
One Source Square
10925 David Taylor Drive, Suite 300
Charlotte, NC 28262
(800) 933-9220
www.hubertwood.com

ZIP SYSTEM® WALL SHEATHING

CSI Sections:

- 2023 and 2029 Florida Building Code, Building (FBC, Building)
- 2023 and 2020 Florida Building Code, Residential (FBC, Residential)
- 2023 and 2020 Florida Building Code, Energy (FBC, Energy)

2.3 Flushing shall comply with Section 1405.4 of the PBC Building and Section 703.4 of the PBC Residential codes as applicable.

2.3.4 For products falling under Section 550.0 of Florida Rule 62B-308.000, verification is required that the report holder's quality assurance program is audited by a quality assurance agency approved by the Florida Building Commission or the building official when the report holder does not possess an approval from the Commission, to provide oversight and approval that the products are being manufactured as described in this evaluation report to establish continual product performance.

CALIFORNIA SUPPLEMENT
HUBER ENGINEERED WOODS, LLC
One Source Square
10925 David Taylor Drive, Suite 300
Charlotte, NC 28262
(800) 933-9720
www.hubewood.com

ZIP SYSTEM® WALL SHEATHING
CSI Sections:

- 2022 California Building Code (CBC)
- 2022 California Residential Code (CRC)

2.0 LIMITATIONS

The use of the ZIP System® Wall Sheathing recognized in this report supplement is subject to the following limitations:

Y OF LOS ANGELES
PLEMENT
BER ENGINEERED WOODS, LLC
Source Square
15 David Taylor Drive, Suite 300
lotte, NC 28262
913-9220
huberwood.com
SYSTEM® WALL SHEATHING

RECOGNITION

Engineered Woods ZIP System® Wall Sheathing, listed in APMA UES Evaluation Report PR-54 and this LABC Supplement, has been evaluated for water resistance and air leakage in accordance with the LABC and ZIP System® Wall Sheathing is recognized for use in the following codes:

2023 City of Los Angeles Building Code (LABC)
2023 City of Los Angeles Residential Code (LARC)

CONTRIBUTORS

Spec Home ZIP ROOF DETAILS	Plan Name: ZIP System Details	Garage Side:
	Community:	Job no.
	Lot: Block: Address:	
▼ Reference No. Sheet: ZS-DR		

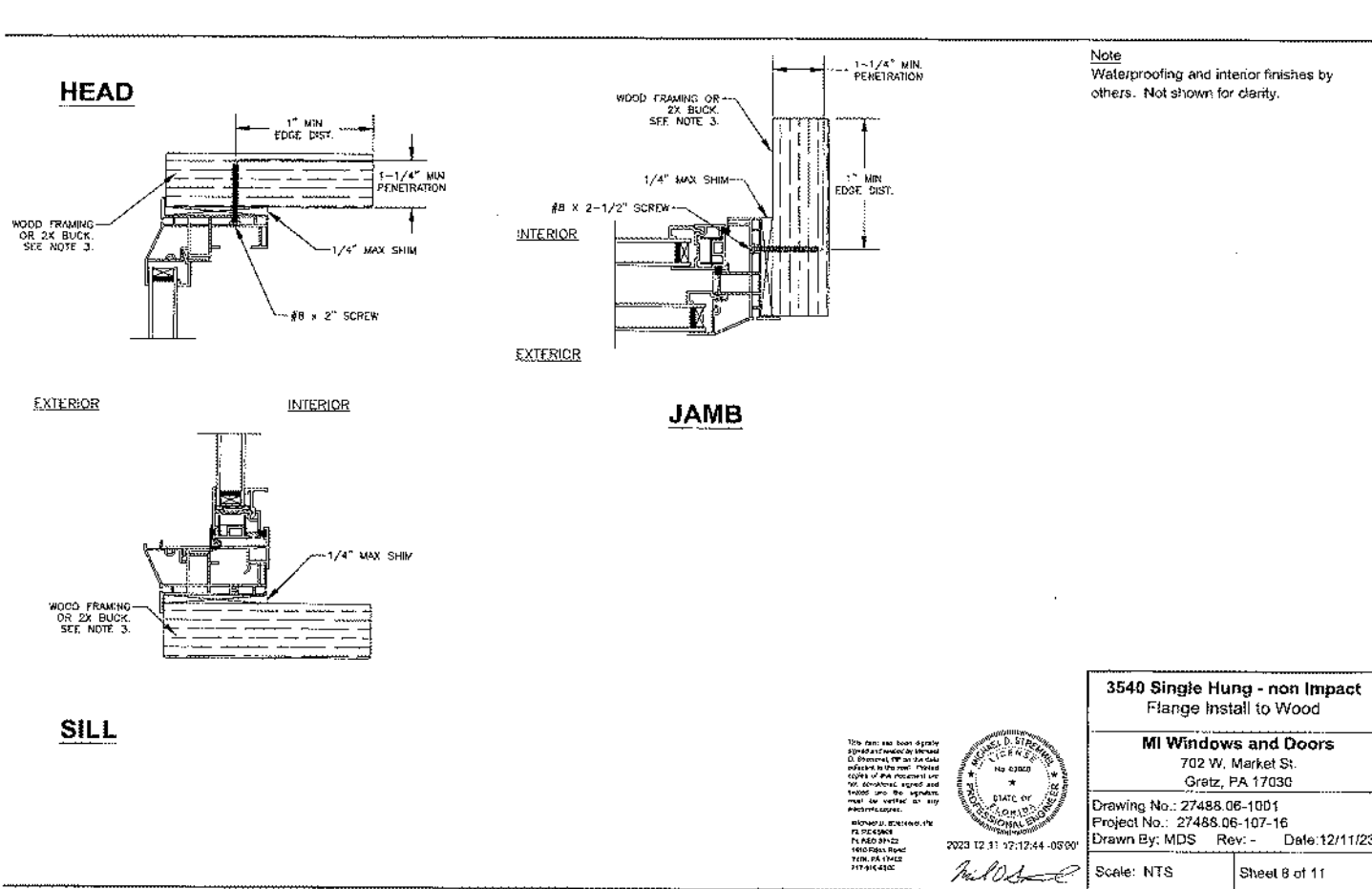
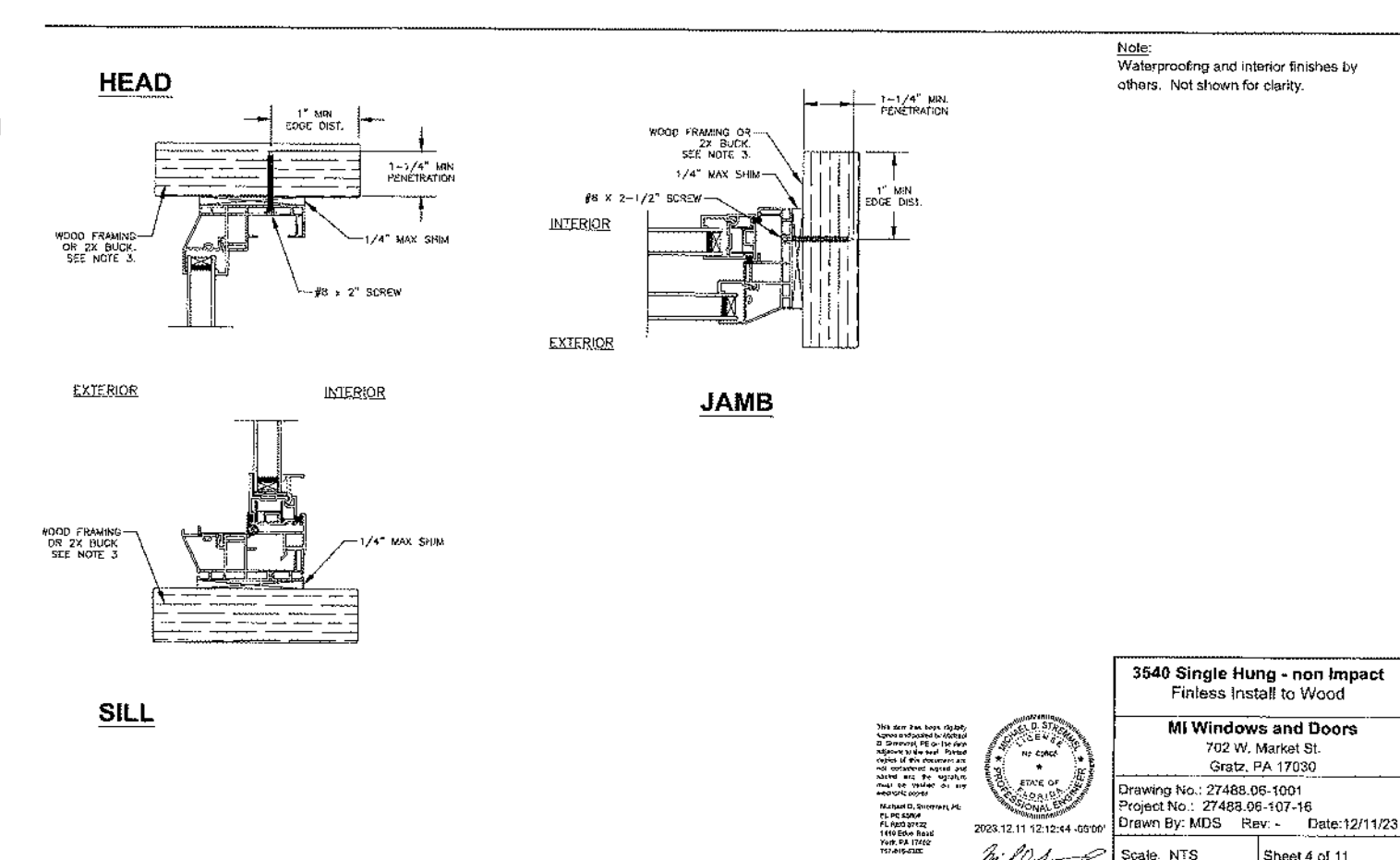
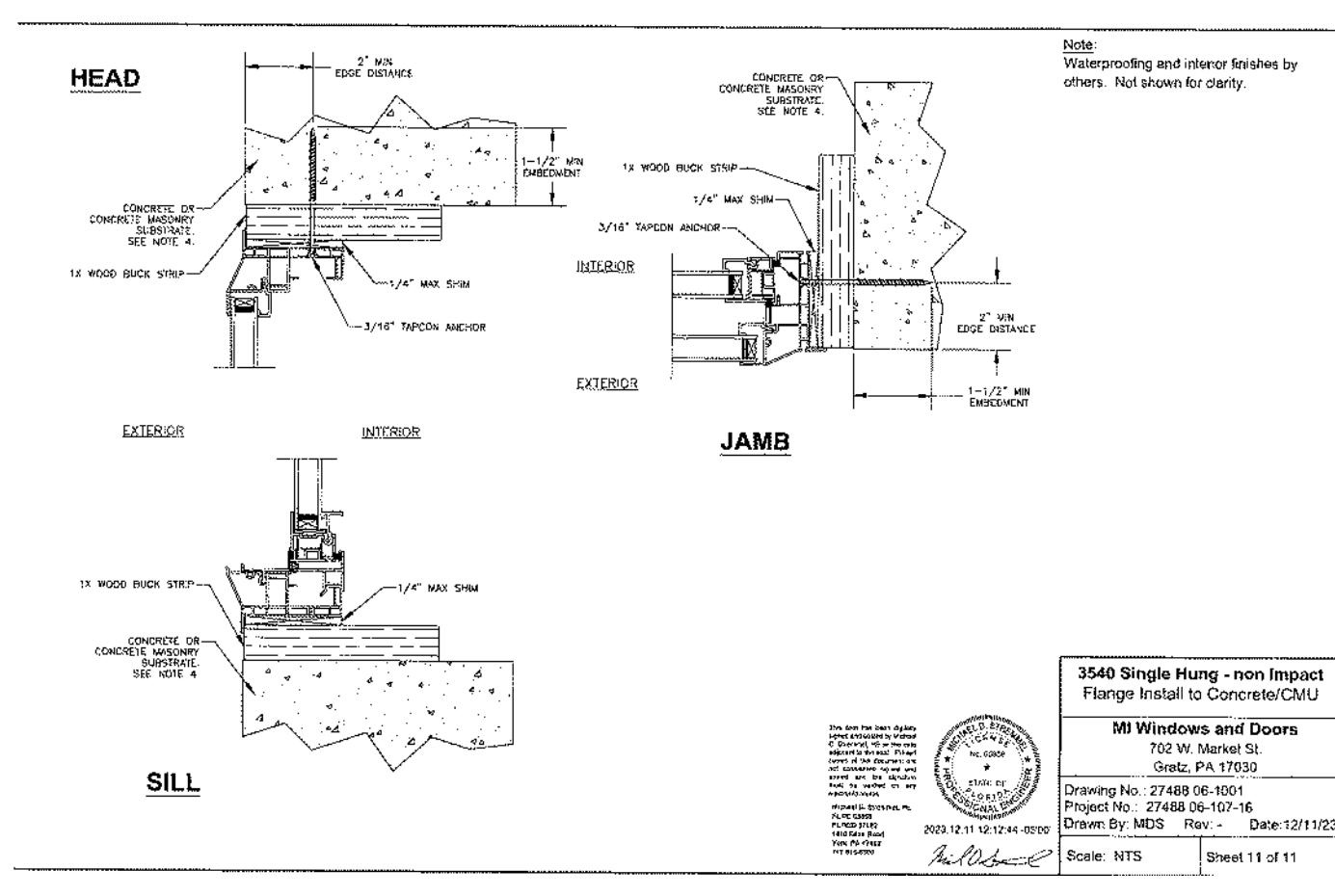
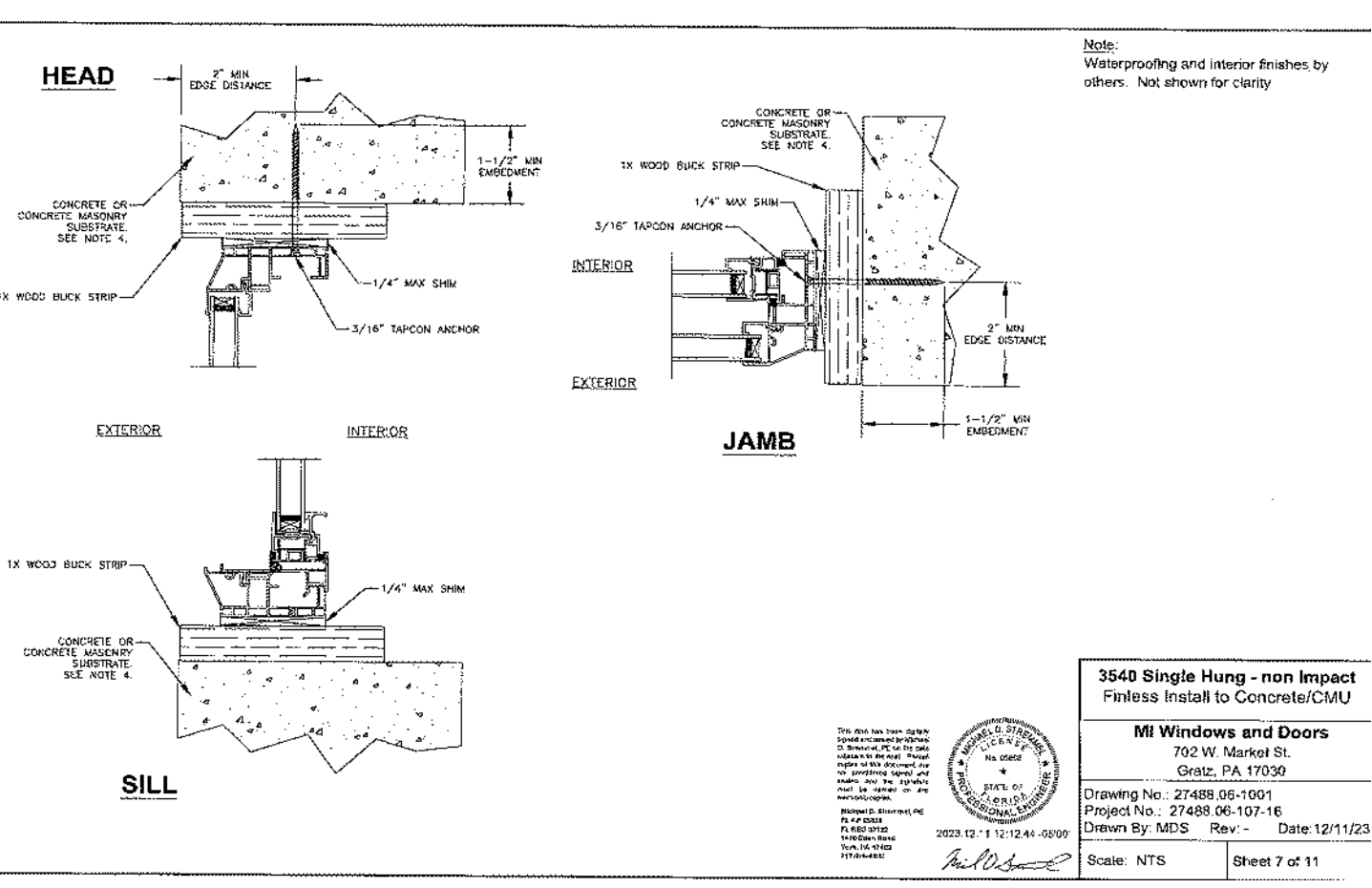
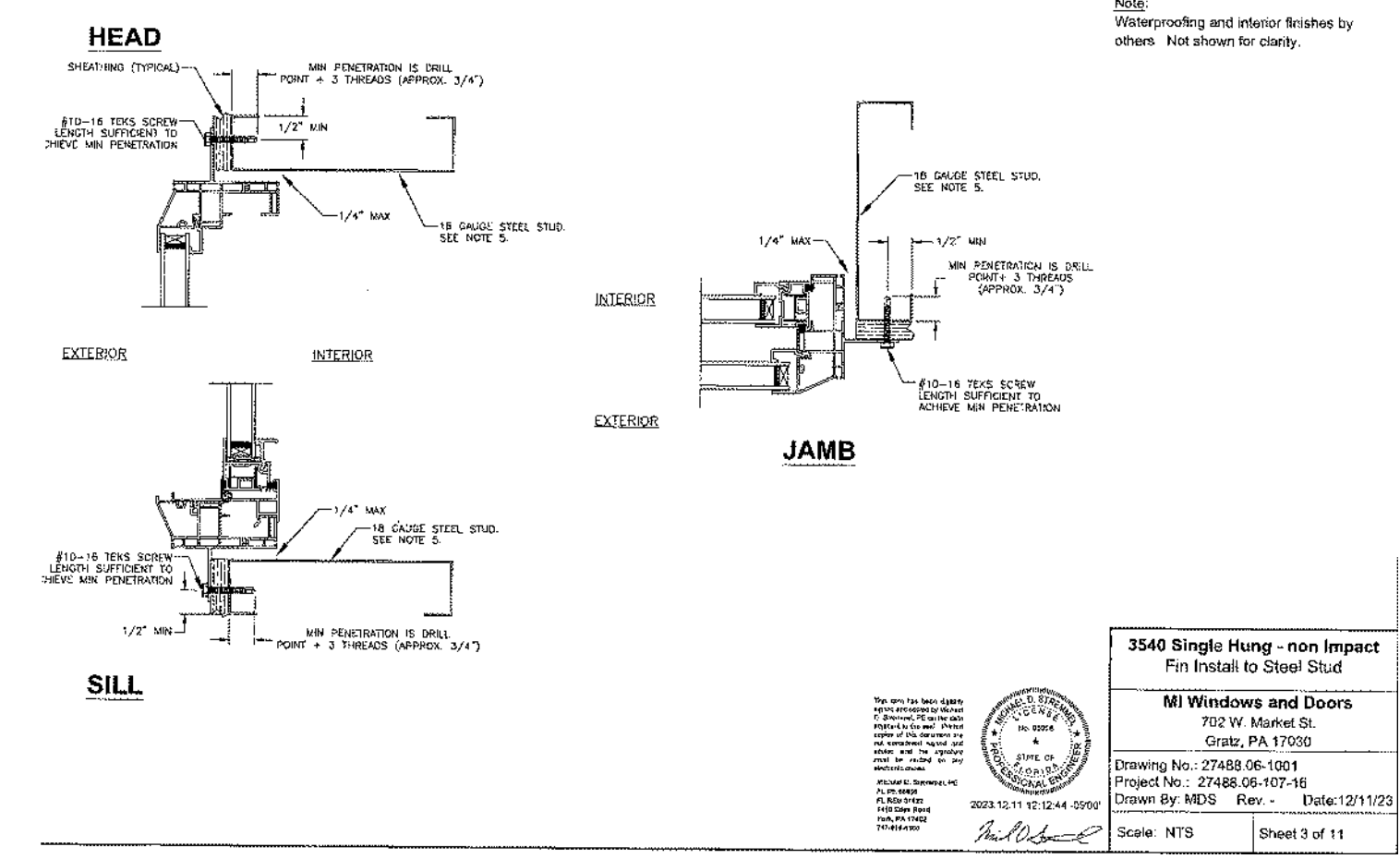
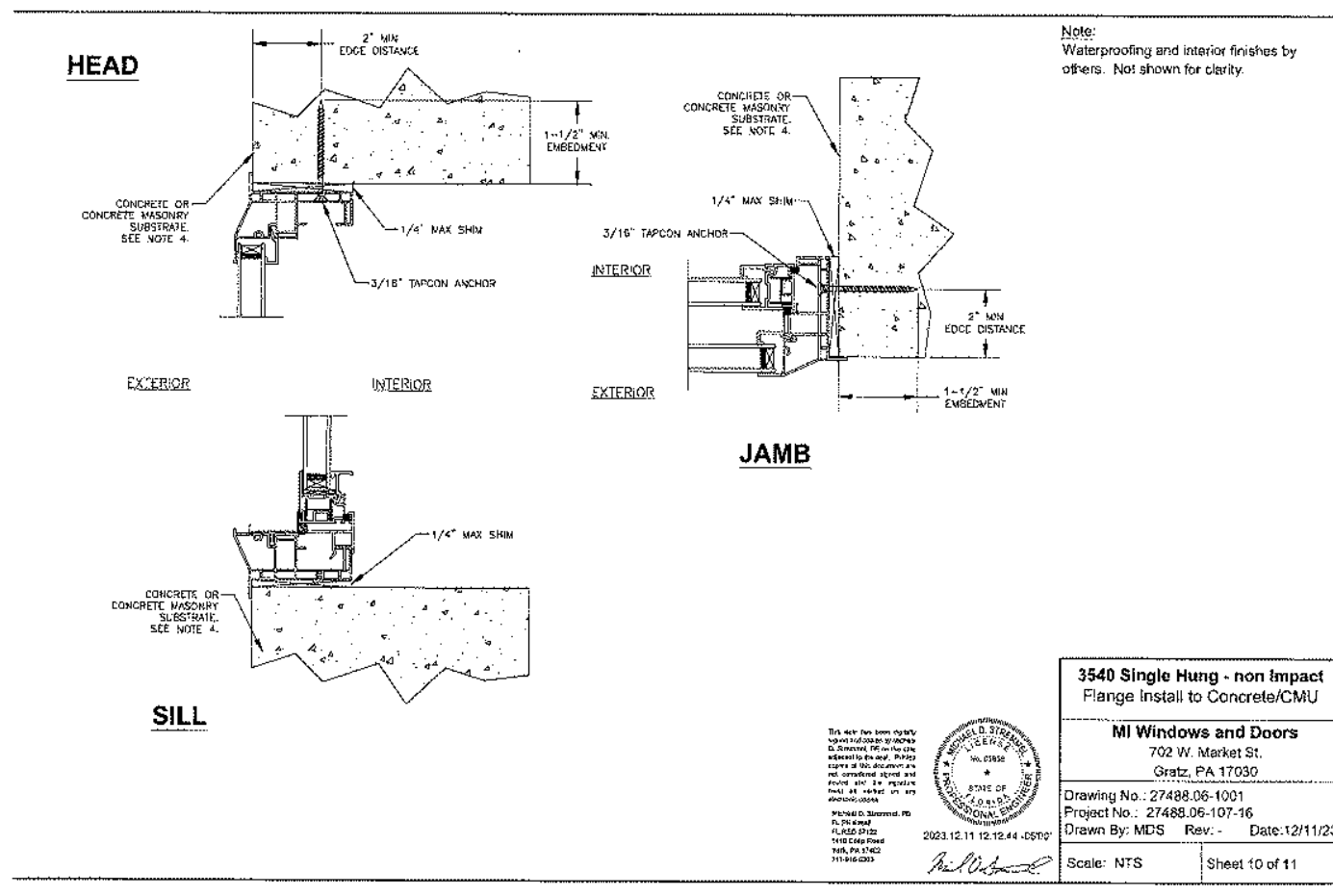
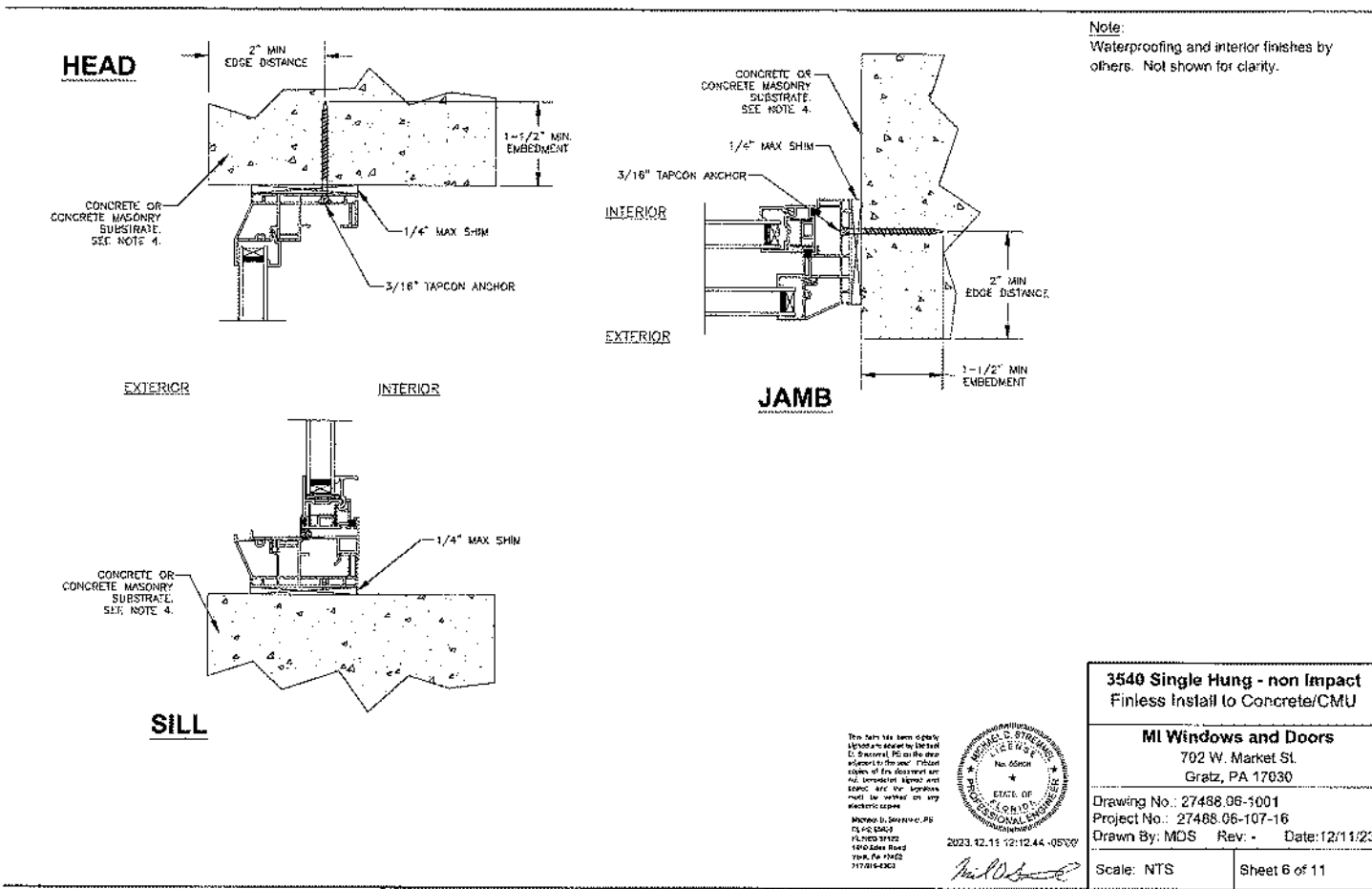
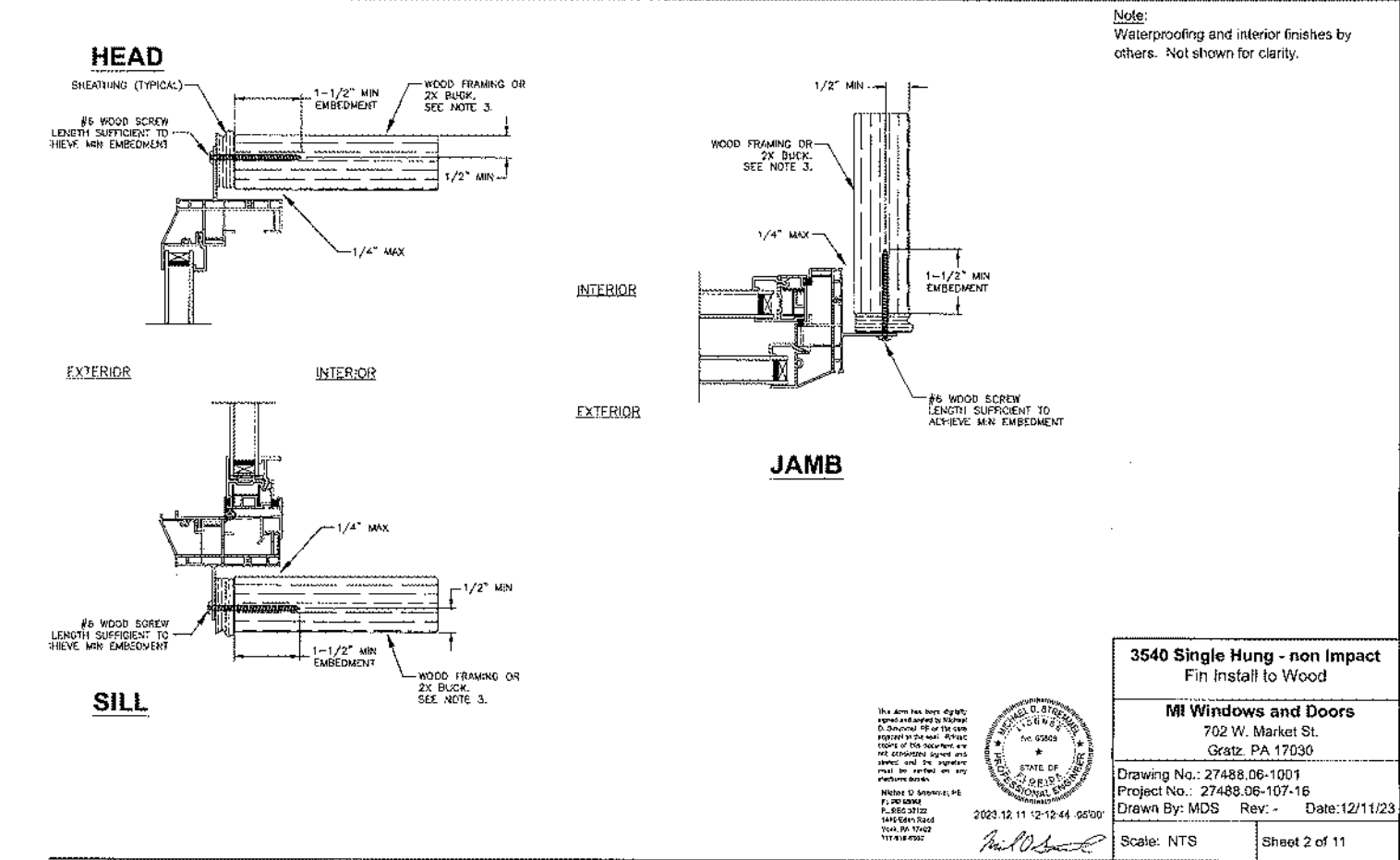
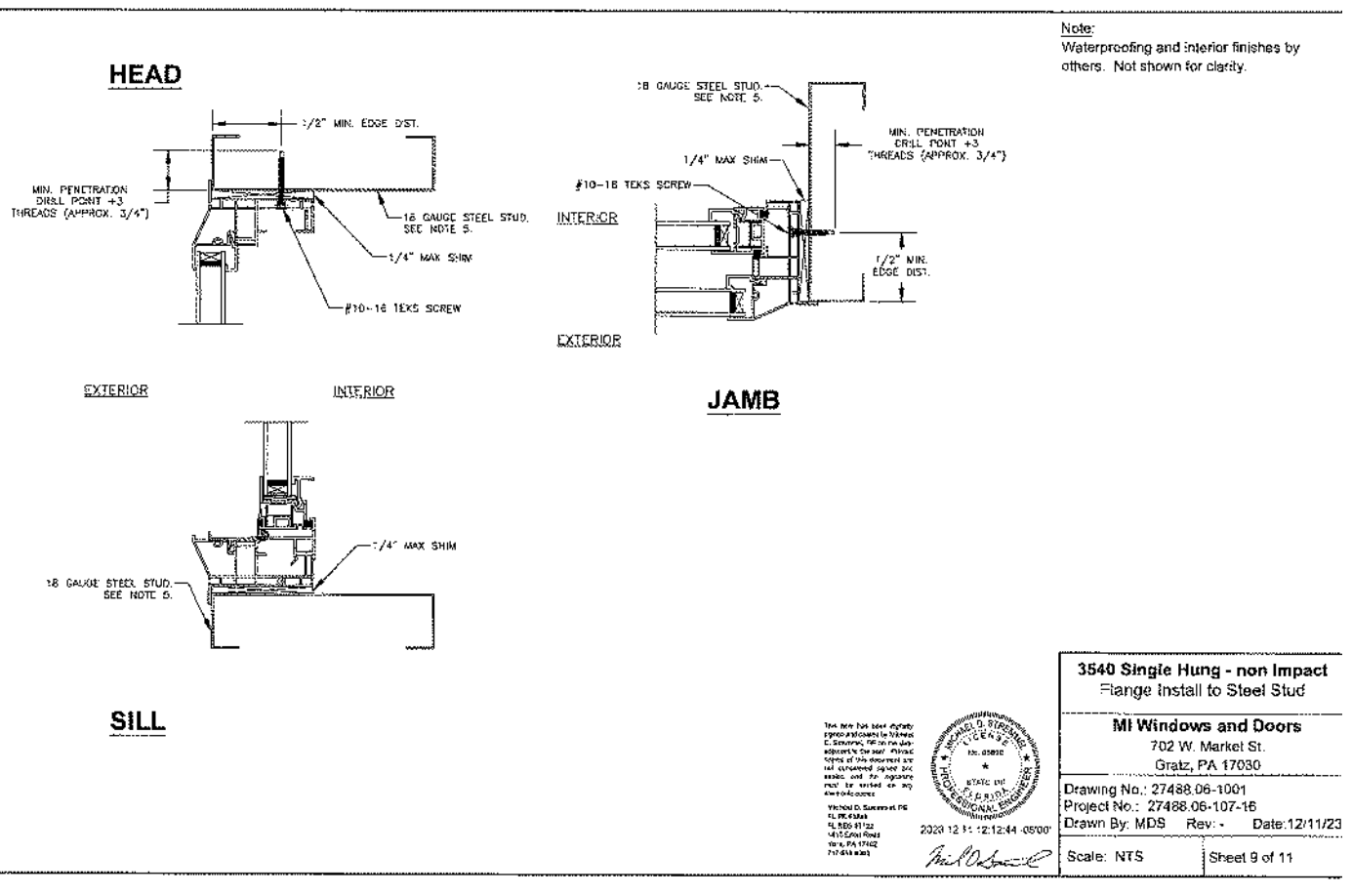
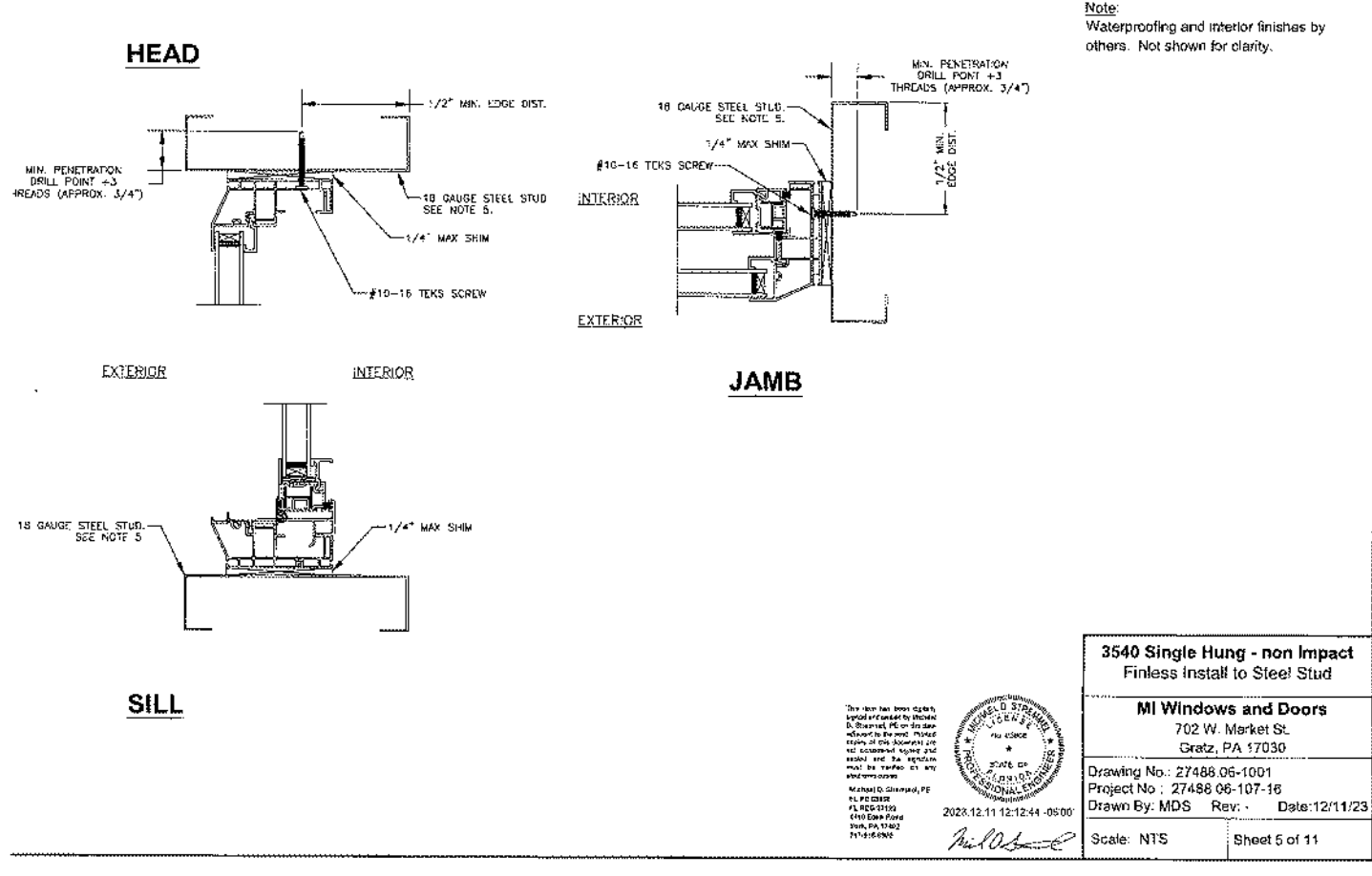
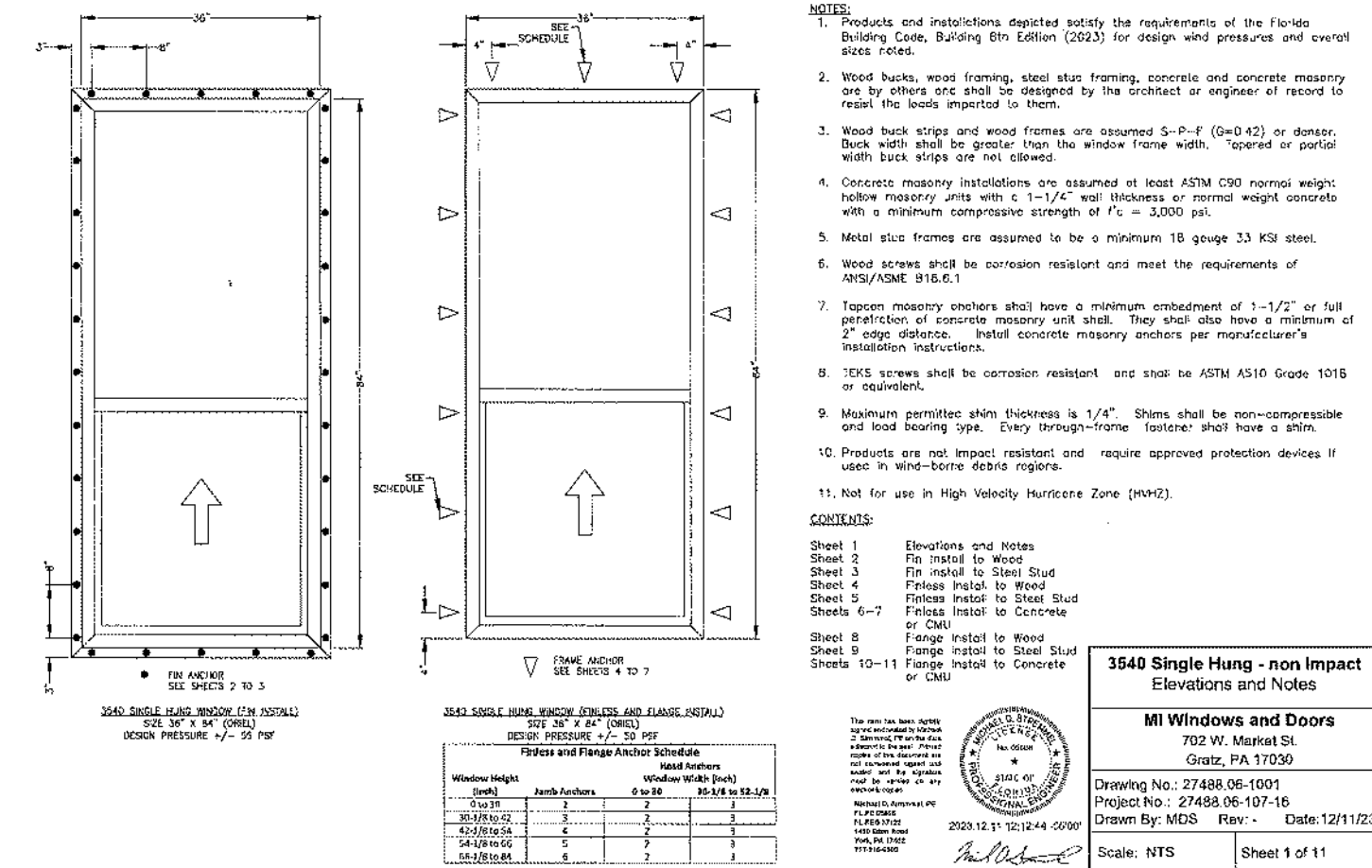
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING. MARCONDA <i>Homes</i> 3993 West First Street Sanford, FL 32771 (407) 302-9871	
▼	Plan Revisions Date:
1	1-25-21 Revised to 2020 7th Edition codes
2	1-1-24 2023 8th Edition Code
3	
4	
5	
6	
7	
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10	
11	
12	
13	
14	



Making Dreams Come True

TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGhome.com
CA No. 9161 AA26003115



FLORIDA PRODUCT
APPROVAL #41886.16

PRODUCT	REL. DATE
1-1-24	REVISED TO 8TH EDITION CODE 2023
7-1-24	REVISED SHEET
REVISIONS:	

Maronda Homes

4005 MARONDA WAY
SANFORD, FL 32771
(407) 321-0064

FLORIDA
THIS STRUCTURE WAS DESIGNED
IN ACCORDANCE AND MEETS THE
REQUIREMENTS OF SECTION
1609 OF THE FLORIDA BUILDING
CODE 8th EDITION (2023).
RESIDENTIAL ALL CONNECTORS
HAVE BEEN CHECKED TO
WITHSTAND ALL APPLICABLE
LOADS AND DESIGN CRITERIA
STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

DRAWN BY:
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V1

FLORIDA PRODUCT APPROVAL FL #15332.5

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED, DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR C_d=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED ALUMINUM 6063-T5.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09, WITH SAFETY GLASS.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- DOOR ASSEMBLIES INSTALLED WHERE OVERHANG RATIO IS EQUAL OR GREATER THAN 1.0 DO NOT REQUIRE WATER INFILTRATION RESISTANCE.
- OVERHANG RATIO = OVERHANG LENGTH/OVERHANG HEIGHT.
- FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING INTO MASONRY/CONCRETE USE 3/16" TAPCON WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 1" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING INTO METAL STRUCTURE USE #10 SWS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW.

A. WOOD	B. CONCRETE	C. MASONRY
MINIMUM SPECIFIC GRAVITY OF G=0.42	MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI	MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI
WOOD - MINIMUM CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).	CONCRETE - MINIMUM CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).	MASONRY - MINIMUM CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
METAL STRUCTURE: STEEL 18GA, 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM		

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS

SCALE: NTS DATE 10/30/13 SHEET 1 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

SHEET NO.	NOTES	DESCRIPTION
1	NOTES	DESCRIPTION
2	ELEVATION	
3 - 9	INSTALLATION DETAILS	

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112.

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS

SCALE: NTS DATE 10/30/13 SHEET 5 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

FLORIDA PRODUCT APPROVAL FL # 17894.3

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- Installation depicted based off of structural test report B9171.01.
- Wood screws shall satisfy the National Design Specification for Wood Construction for material type and dimensional requirements.
- Wood buck installations are assumed 2x S-P-F (G=0.42) or denser. Buck width shall be greater than the window frame width. Tapered or partial width bucks are not allowed. Wood buck shall be secured to the structure to resist all design loads.
- Wood screw lengths shall be sufficient to guarantee 1-1/4" penetration into wood buck.
- Maximum shim thickness of 1/4" permitted at each fastener location. Shims shall be load bearing, non-compressible type.
- These drawings depict the details necessary to meet structural load requirements. They do not address the fire, infiltration, water penetration, intrusion or thermal performance requirements of the installation.
- Installation shown is that of the test window for the size shown and the design pressure claimed. For window sizes smaller than shown, locate jamb fasteners 2" from corners and no more than 10" on center. Locate head/sill fasteners 2" from corners and no more than 10" on center. Design pressures of smaller window sizes are limited to that of the test window.

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS

SCALE: NTS DATE 10/30/13 SHEET 5 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

FLORIDA PRODUCT APPROVAL FL #17894.4

REV	DESCRIPTION	DATE	APPROVED
A	REVISED ANCHORS	05/03/13	R.L.
B	REVISED INSTALLATION DETAILS	07/10/15	R.L.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112.

SIGNED: 07/13/2015

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 3500 HP FLANGE PVC SINGLE HUNG WINDOW
ALUMINUM REINFORCED - NON-IMPACT
ELEVATION AND NOTES

SCALE: NTS DATE 06/06/12 SHEET 2 OF 5

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- MAXIMUM PANEL SIZE: 48 1/2" x 96"
- MAXIMUM D.O.: 48 3/8" x 95 5/8"

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
ELEVATIONS

SCALE: NTS DATE 10/30/13 SHEET 2 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112.

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS

SCALE: NTS DATE 10/30/13 SHEET 4 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/03/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112.

SIGNED: 06/21/2017

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
BOOK INSTALLATION DETAILS

SCALE: NTS DATE 10/30/13 SHEET 9 OF 9

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

REV	DESCRIPTION	DATE	APPROVED
A	REVISED ANCHORS	05/03/13	R.L.
B	REVISED INSTALLATION DETAILS	07/10/15	R.L.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112.

SIGNED: 07/13/2015

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030

SERIES 3500 HP FLANGE PVC SINGLE HUNG WINDOW
ALUMINUM REINFORCED - NON-IMPACT
ELEVATION AND NOTES

SCALE: NTS DATE 06/06/12 SHEET 5 OF 5

L. ROBERTO LOMAS P.E.
1432 WOODPOPE RD LENOIRVILLE NC 27023
434-688-0009 rlomas@marondahomes.com

Luis R. Lomas P.E.
FL No.: 62514

Product Approval

FL #15332
FL #17894

1-1-24 revised 2023 Code
4-22-25 Revised to add Each PA Num

Maronda Homes

4005 MARONDA WAY
SANDHURST, GA 31771
(407) 321-0064

FLORIDA: THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION R301 OF THE FLORIDA BUILDING CODE - 8th EDITION (2023) ; RESIDENTIAL ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED:
Vult - 160 MPH
Vbsd - 124 MPH

Manufacture

MI WINDOWS SLIDING GLASS
DOORS
MI WINDOWS

DRAWN BY: GARGEE

RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V2

REV		REVISIONS	DATE	APPROVED
A	ADDED FIN. INSTALLATION		10/22/19	R.L.

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION

NOTES:

1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS. NOT SHOWN FOR CLARITY.
2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM D2512

MI WINDOWS & DOORS, LLC.
630 WEST MARKET STREET
GRATZ, PA 17030-0370

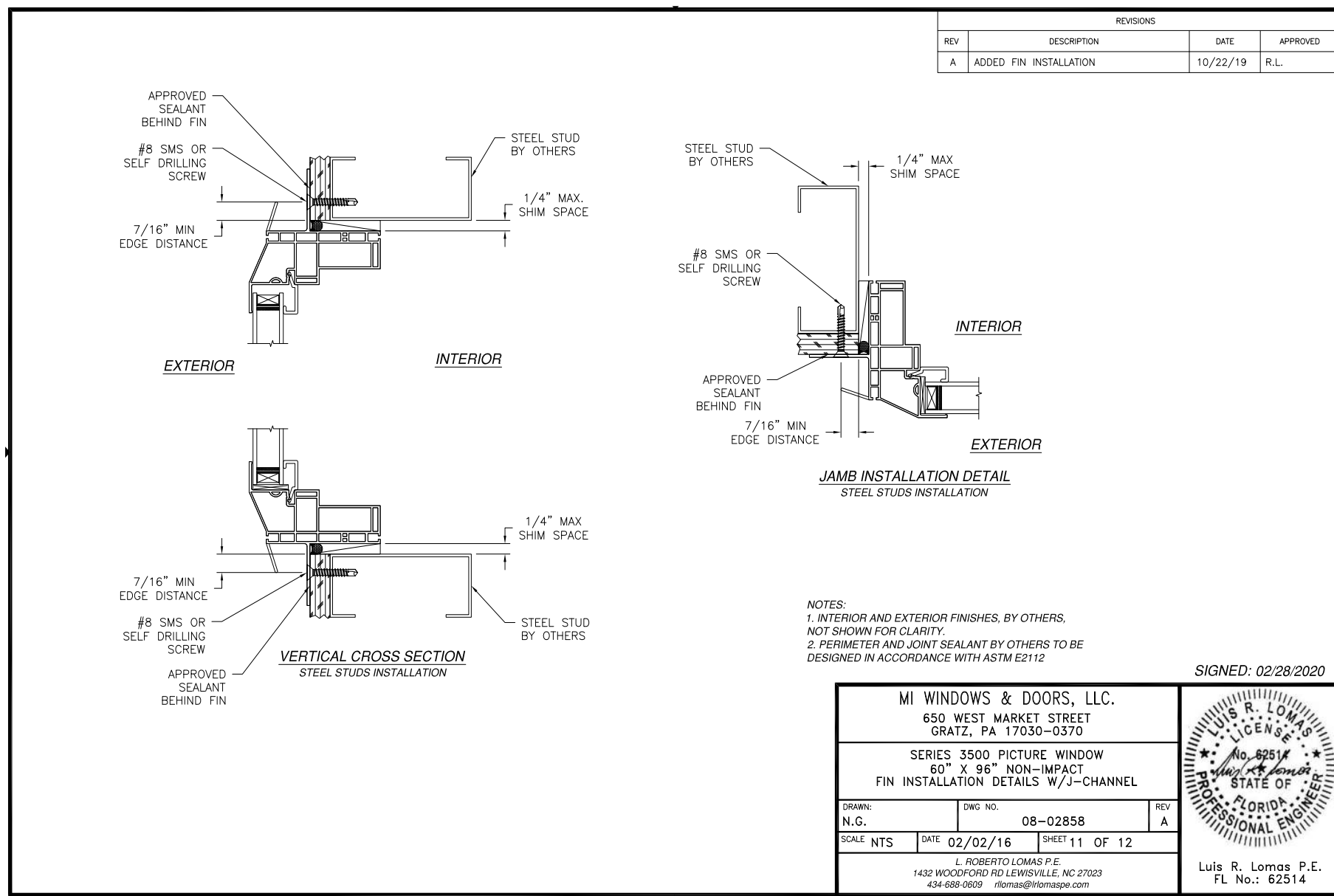
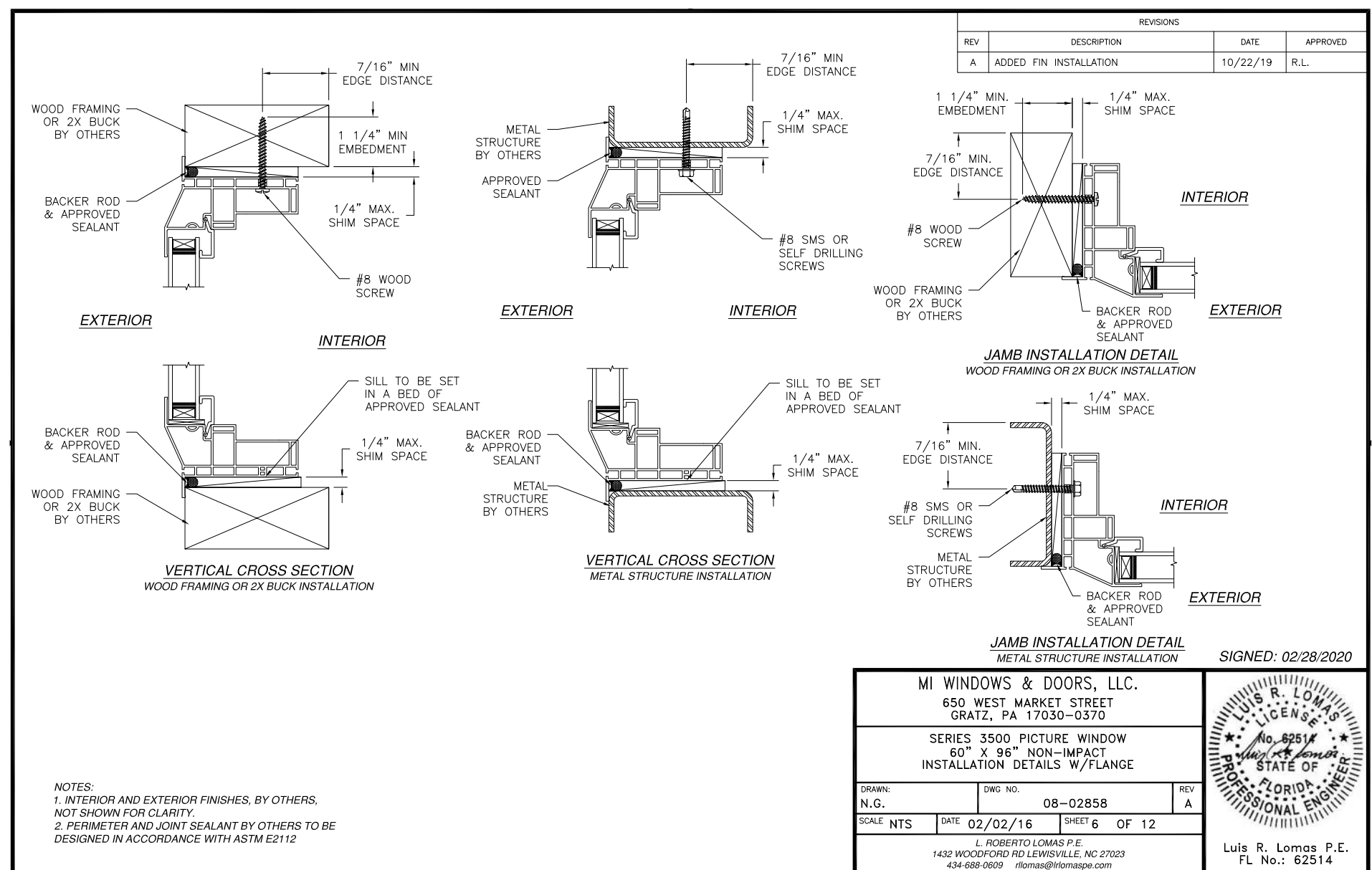
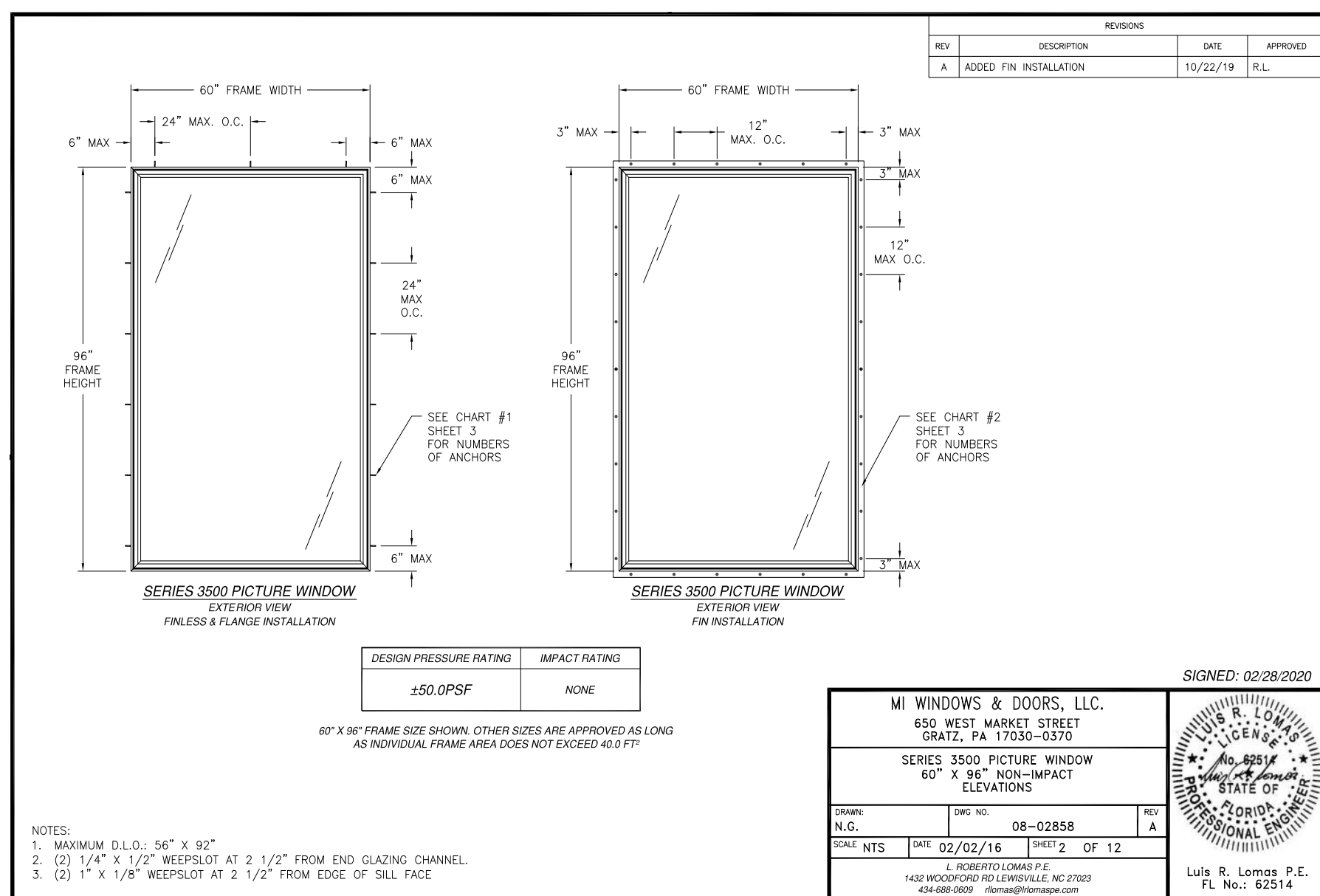
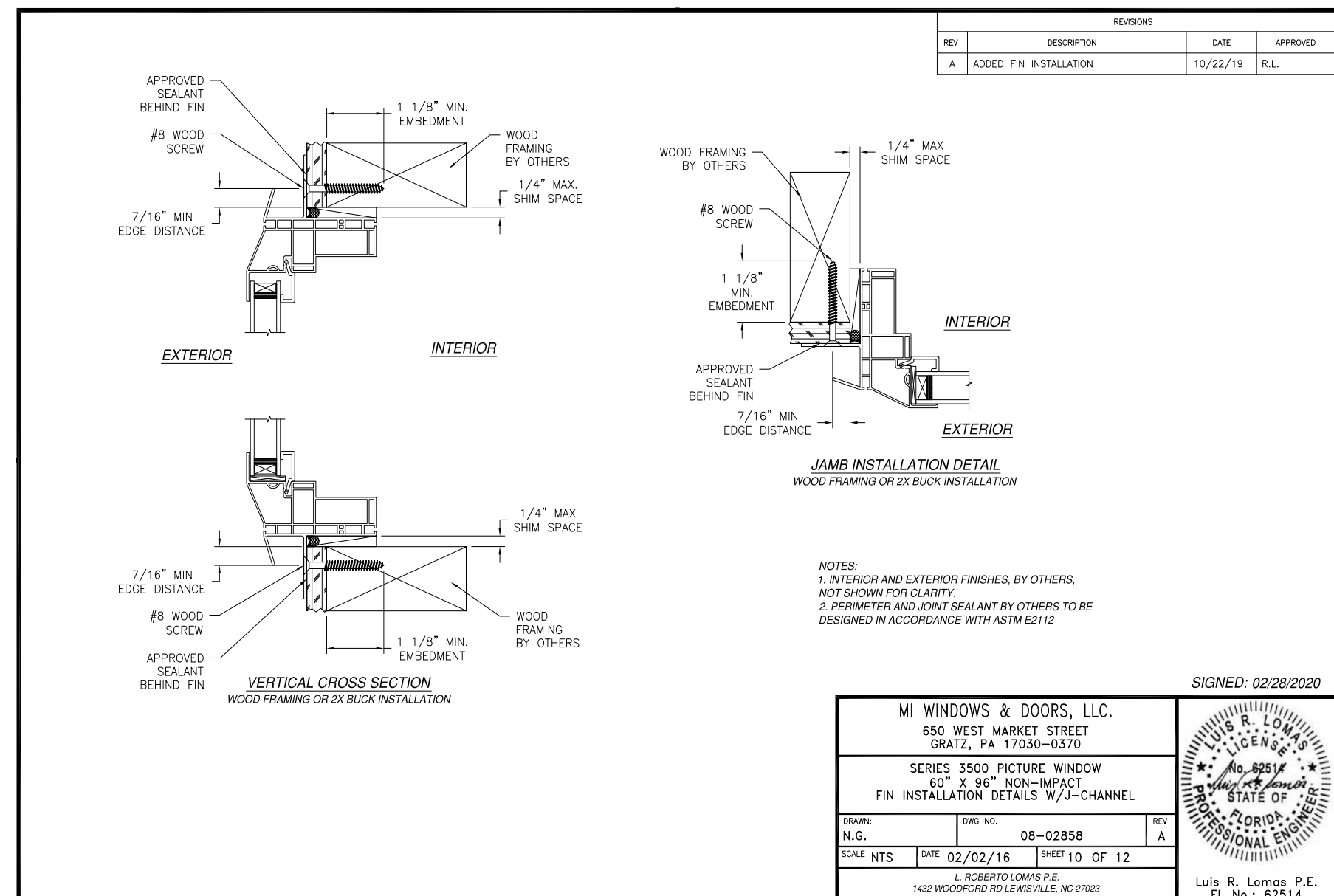
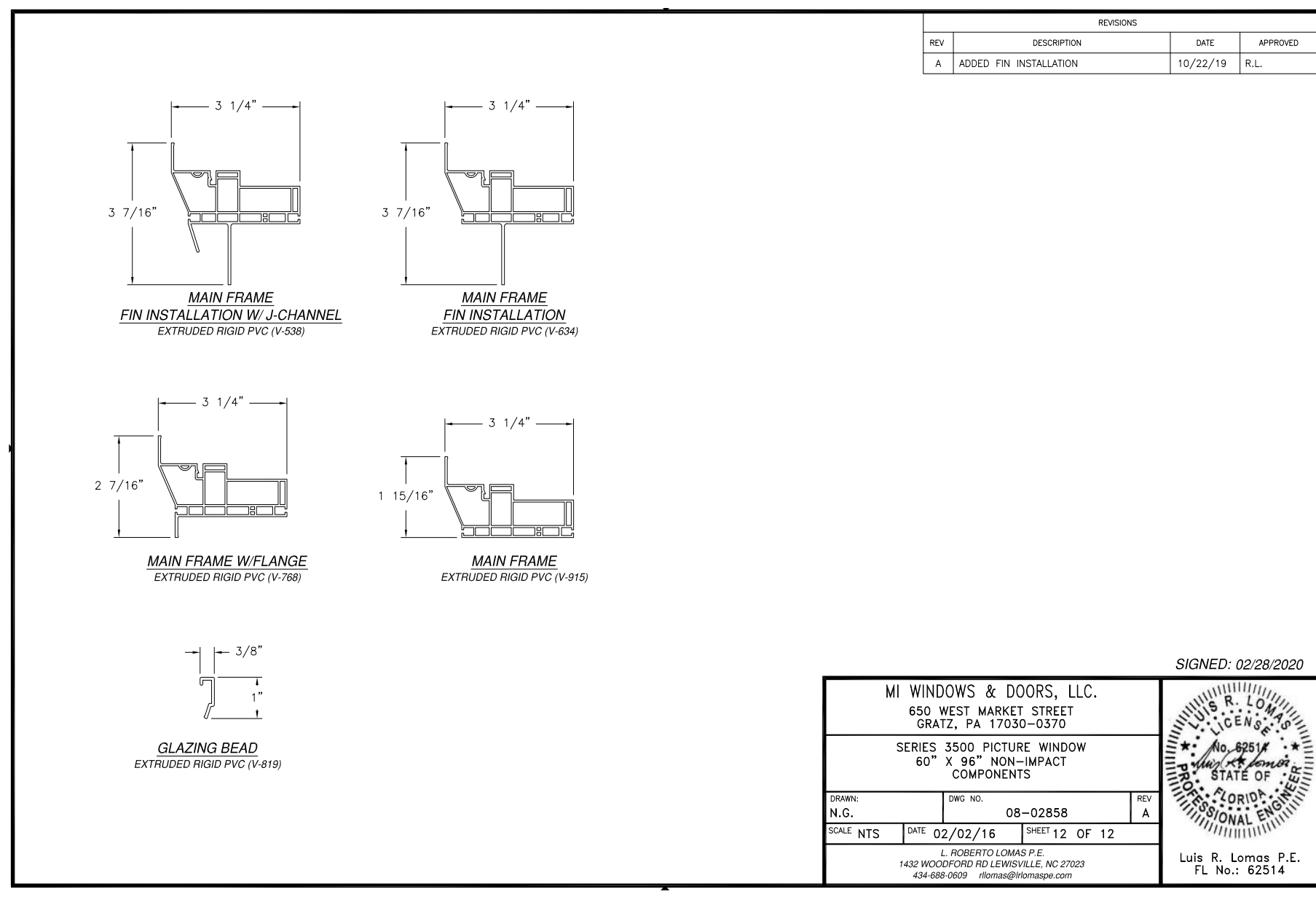
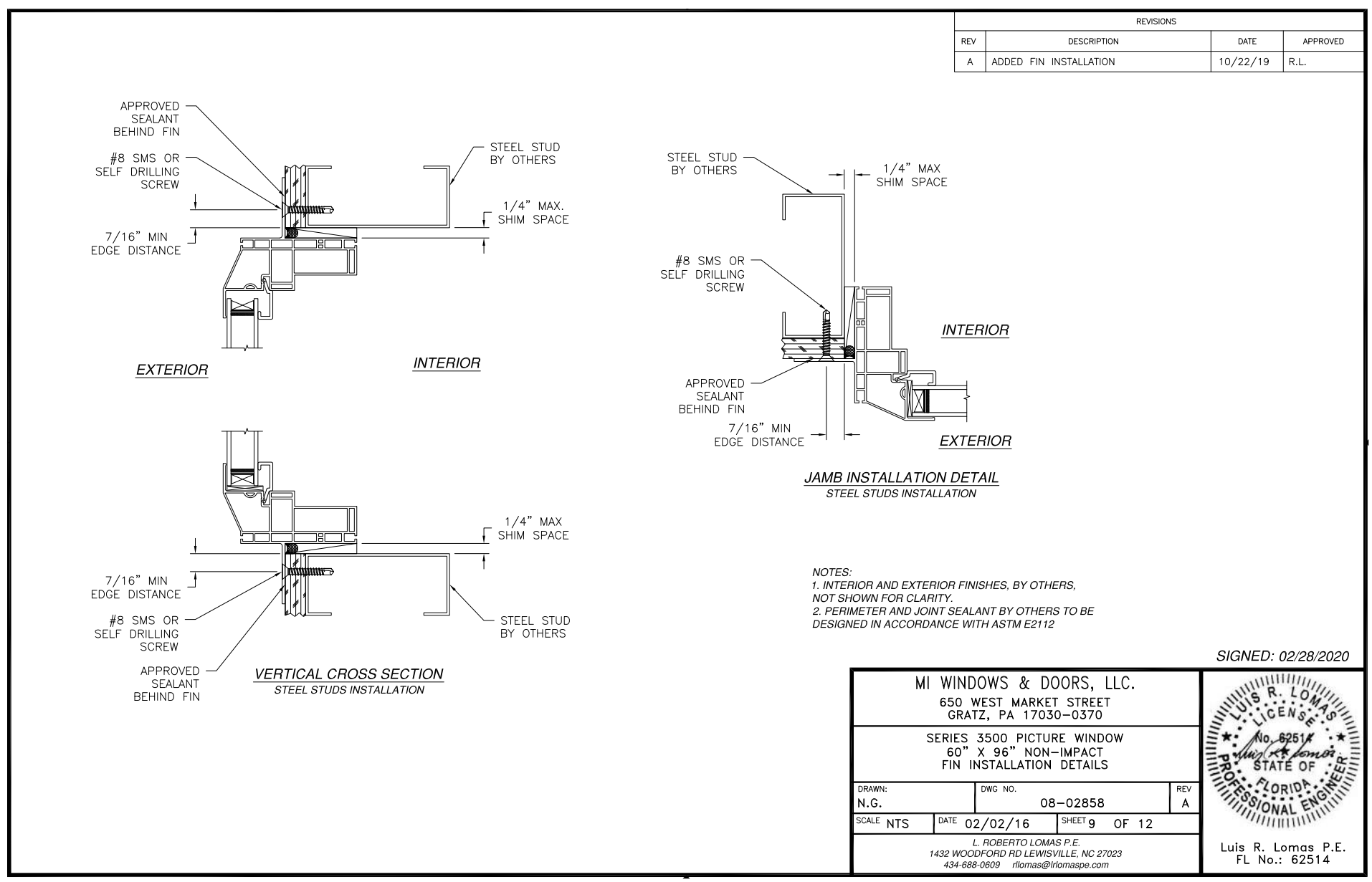
PROJECT: 3500 PICTURE WINDOW
60" X 80" NON-IMPACT
INSTALLATION DETAILS

DRAWN N.G.	DWG. NO. 08-02858	REV A
SHEET NTS	DATE 02/02/16	SHEET 5 OF 12

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27033
434-888-0357 Roberto@miwindows.com

SIGNED: 02/28/2020

Luis R. Lomas P.E.
FL No.: 62514

[illegible]

FL GS