

MARONDA

Homes



LIVORNO

Elevation-B

FOR COUNTY USE ONLY

01/20/2025

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 paper bearing Engineer's signature and seal.
CA No. 9161 AA26003115



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

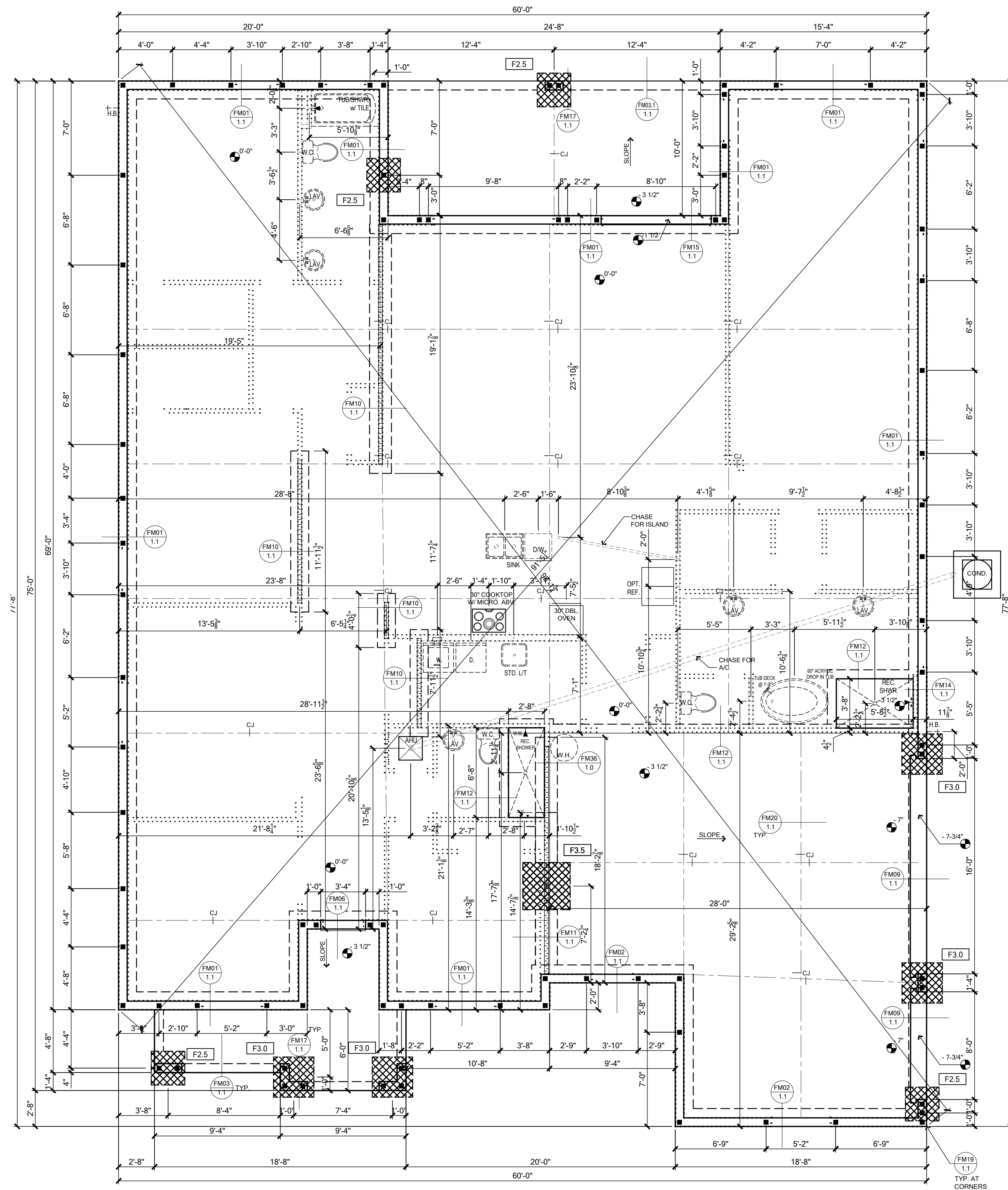
100% Employee Owned
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MARONDA
Homes
3990 West First Street
Sanford, FL 32771
(407) 502-9871

Community: Forest Cove
Garage Side: Right
Plan Name: Livorno
Elev - B
Lot: 9
Block:
Address: TBD Sw Capdence Glen
Lake City, FL 32024
Job no: 9F-C00901
Renaissance Series
Reference No: 25-00446
Sheet: CS
COVER SHEET

MARIA HERNANDEZ 11/20/2025

REVISIONS			ABBREVIATIONS				GENERAL NOTES		INDEX																			
DATE	MARK	DESCRIPTION							DRAWING INDEX																			
			A.B. Anchor Bolt	EXP. Expansion	MGT. Management	Sq. Square	1. All exterior walls shall be assumed to be load bearing. See plans for load bearing wall requirements.	Sheet No.	SHEET TITLE	Sheet No.	SHEET TITLE																	
			Abv. Above	Ext. Exterior	Micro. Microwave	Sq Ft Square Ft.	2. Window and door suppliers shall provide rough opening info which shall have precedence over the plan.	CS	Cover Sheet																			
			A/C Air-Conditioner	Exp. Expansion	Min. Minimum	STO Storage	3. Cabinet Mfrs. shop drawings shall have precedence over the interior cabinet elevations shown.	1.0	Foundation Plan																			
			ADJ. Adjustable	FBC Florida Building Code	ML Microlam	S.W. Shear Wall	4. Do not scale plans, dimensions are to be followed as noted. If plans are printed on 11x17 then listed scale is 1/2 as noted.	1.1	Foundation Details																			
			A.F.F. Above Finished Floor	FC Filled Cell	Mr. Mirror	SYP Southern Yellow Pine	5. All glass located in hazardous locations shall comply with section R308.4 of the Florida Building Code 8th edition (2023).	2.0	Lintel Plan																			
			A.H.U. Air Handler Unit	F.C.T. Fiber Cement Trim	Mono Monolithic	TB Towel Bar	6. Dryer vents to be placed behind the dryer location and the maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3.	3.0	1st Floor Plan																			
			ALT. Alternate	Fdn. Foundation	N.T.S. Not to Scale	Temp. Tempered	7. If water based ceiling texture material is used, provide 1/2" gypsum board for 16" o.c. framing, or 5/8" gypsum board for 24" o.c. framing. note: 1/2" sag-resistant gypsum board may be used i.l.o. of 5/8" gypsum board.	4.0	Elevations: Front & Right																			
			BC Base Cabinet	F.G. Fiber Glass	O.E. Owner's Entry	Thick. Thicken	8. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors between garage and residence shall be equipped with solid doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors.	4.1	Elevations: Rear & Left																			
			BF Bifold Door	FIN Finished	OHGD Overhead Garage Door	T.O.F. Top of Block	9. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall have no openings into the garage. Other penetrations shall be protected as required by section R302.11.	5.0	Building Section																			
			Bk Sh Bookshelf	Fin. Fr. Finished Floor	Opt. Optional	T.O.M. Top of Masonry	10. The garage shall be separated from the dwelling as per the following: • From Habitable Rooms Above Garage - Not Less than 5/8" Type-X Gyp. Bd. or equivalent. • Structure(s) Supporting Floor/Ceiling Assemblies - Not Less than 1/2" Gyp. Bd. or equivalent. • Garages Located Less Than 3 Feet From Dwelling On The Same Lot - Not Less than 1/2" Gyp. Bd. or equivalent applied to the interior side of exterior walls that are within this area.	6.0	Framing Plan																			
			BLK Block	FIX Fixed	PC Pull Chain	T.O.P. Top of Plate	11. Code references are summaries of code sections. See FBCR (current edition) for complete code information.	7.0	Interior Elevations																			
			Bot. Bottom	Flr. Floor	Ped. Pedestal	TP Toilet Paper Holder	12. Energy Code Compliance Path is Performance Based path. The Code Cycle is FBC 8th Edition (2023).	8.0	1st Floor Electrical Plan																			
			B.P. Bypass door	Fr Sys Floor System	PH Phone	TR Towel Ring	Control of Construction Site: The Designer/Architect and engineer of record (EOR) have no control over the construction site and shall not be responsible in any manner for control of the construction site including, but not limited to, scheduling and sequencing of work, jobsite safety, and ventilation of the building and thereby shall not be responsible for the indoor air quality, or the effects thereof, for any reason whatsoever. The Designer/Architect and EOR has no duty to protect, without limitation, the residence, construction site, materials, or equipment, from moisture, mold, fungus, fire, theft, vandalism, trespass, or any other peril or condition, at any time, expressly including, but not limited to, the period of time before construction, during the construction of the project, or after construction and the Designer/Architect and EOR has no duty to take any action or preventive measures to protect such property against any such peril at any time for any reason.	9.0	Ceiling Plan																			
			BRC Bearing	F.O.T. Face Of Masonry	Pk. Pocket	Trans. Transom Window	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.	SN	Structural Notes																			
			C Carpet	FP Fireplace	PL Panel	TS Transition Strip		WS-S1	Details																			
			CAB Cabinet	FR DR French Door	PLF Panslam	Typ. Typical		WS-S3	Details																			
			Cr. Circle	FRT Front	PLF Pounds per linear foot	U.C. Under Counter		SD-D	Details																			
			CJ Control Joint	Ft. Foot/ Feet	PLT Plate Height	UCL Under Cabinet Lighting		SD-W	Details																			
			CL Coach Light	Ftg. Footing	Plt Sh. Plant Shelf	U.N.O. Unless Noted Otherwise		WP	Waterproofing																			
			Cg Ceiling	FXD GLX Fixed Glass	PSF Pounds per square foot	V Versalim																						
			CMU Concrete Masonry Unit	Galv. Galvanized	PT Pressure Treated	V Shower Valves																						
			Coil. Coffered or Tray Ceiling	G.C. General Contractor	Picture Window	VB Vanity Base																						
			Comm. Community	G.F.C. Ground Fault Interrupter	Pwd. Powder Room	Vert. Vertical																						
			Comp. Compressor	Gyp. Bd. Gypsum Board	P.W. Pre-wire	VL Versalim																						
			COND Condenser	GT Girder Truss	Rad. Radius	VTR Vent through Roof/Exterior																						
			CONN. Connection	HB Hose Bib	Rag. Return Air Grill	W Washer																						
			Cort. Continuous	HC Hollow Core	Rec. Recessed	w/ With																						
			CSMT Casement	Hdr. Header	Recept. Receptacle	W.A. Wedge Anchor																						
			CT Ceramic Tile	Hgt. Height	REF. Refrigerator	WC Water Closet																						
			D Dryer	H.H. Hand Held	REIN. Reinforcing	Wd Wood																						
			DB Door Bell	HORIZ Horizontal	Req'd. Required	WDW Window																						
			Dbl. Double	ILO In Lieu Of	Rm. Room	WDW HDR Window Header																						
			DCF Decorative Cementitious Finish	Insul. Insulation	Rnd. Round	W.H. Water Heater																						
			Dec. Decorative	Int. Interior	R.P. Rough Opening	W.I.C. Walk-in Closet																						
			Ded. Dedicated (outlet)	K/Wall Kneewall	R/S Rod and Shelf	WM Wall Mounted																						
			Dis. Disposal	KS Knee Space	SC Solid Core	WP Water Proof																						
			Dist. Distance	Laun. Laundry	SD Smoke Detector	WS Water Softener																						
			DMF Decorative Masonry Finish	Lav. Lavatory	SGD Sliding Glass Door	WWMF Welded Wire Mesh/Fiber																						
			D.S. Drawer Slack	LF Linear Ft.	Sh. Shelves																							
			DTL Detail	LL Lintel Length	SHT Sheet																							
			D.V. Diverter Valve (Plumbing)	LT Laundry Tub	Shwr. Shower																							
			DW Dishwasher	Mas. Masonry	S.C. Side Lights																							
			Ea. Each	Max Maximum	SPECS Specifications																							
			Elev. Elevation	MC Medicine Cabinet	SPF Spruce Pine Fir																							
			EQ Equal	Mfr. Manufacturer																								
			E.W. Each Way																									
			NOTICE TO BUILDER & ALL SUB-CONTRACTORS																									
			It is the intent of Designer/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 Designer/Engineer are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Designer / 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 Office at (407) 880-2333 immediately. No backcharges will be considered for reimbursement by the Designer/Engineer without advanced notification and approval by the Designer/Engineer. Payments will be made in accordance to the terms of the agreement.																									
							<table border="1"> <thead> <tr> <th colspan="2">AREA TABULATION-B</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR LIVING</td> <td>3282 SQ.FT.</td> </tr> <tr> <td>LIVING TOTAL</td> <td>3282 SQ.FT.</td> </tr> <tr> <td>GARAGE</td> <td>722 SQ.FT.</td> </tr> <tr> <td>FRONT ENTRY</td> <td>131 SQ.FT.</td> </tr> <tr> <td>LANAI</td> <td>247 SQ.FT.</td> </tr> <tr> <td>TOTAL AREA</td> <td>4382 SQ.FT.</td> </tr> </tbody> </table>		AREA TABULATION-B		FIRST FLOOR LIVING	3282 SQ.FT.	LIVING TOTAL	3282 SQ.FT.	GARAGE	722 SQ.FT.	FRONT ENTRY	131 SQ.FT.	LANAI	247 SQ.FT.	TOTAL AREA	4382 SQ.FT.						
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											Windspeed/Exposure Rating Lot Specific per ASCE/SEI 7-22 140B																	



TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

GIVEN THAT STRUCTURE IS LOCATED IN A VERY HEAVY TERMITE INFESTATION AREA, 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 AS 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."

NOTE:

- METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" 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 MIN. 24" A.F.F.

NOTE:
FM03.1 IS TO BE USED IF OPT. SCREENED PORCH / LANAI IS SELECTED

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F2.0	2'-0" x 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" x 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" x 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" x 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" x 4'-0"	1'-0"	5 #5 E.W. BOT.	28000

FOUNDATION DEPTH NOTE:

- INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
- EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

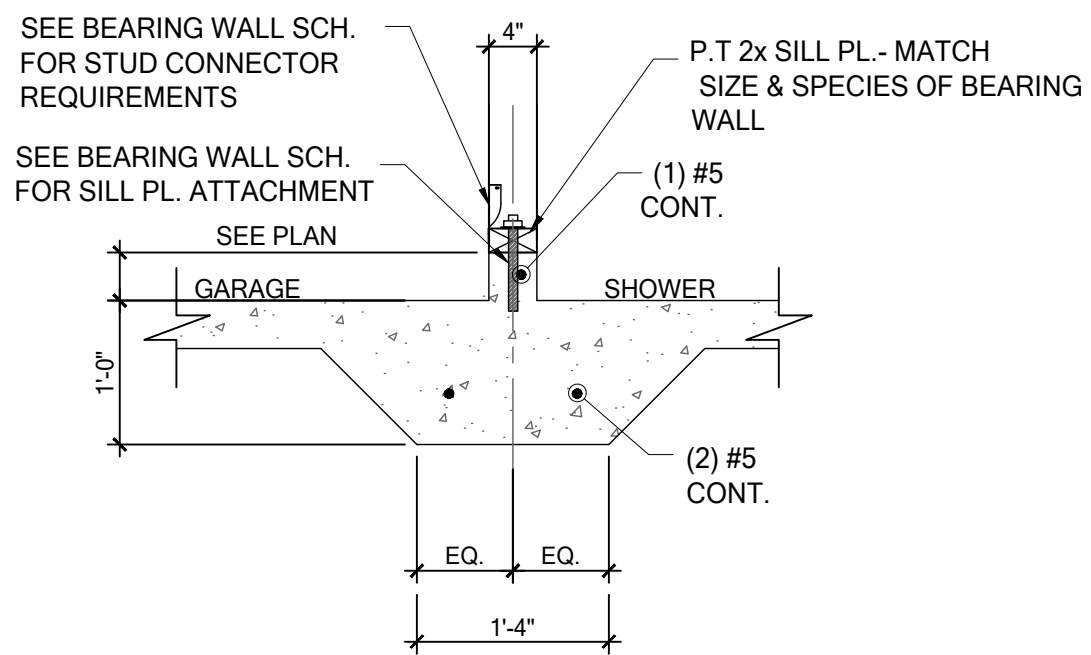
GENERAL FOUNDATION NOTES

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 3-1/2" 2500 PSI CONC. SLAB W/ 6X6 10/10 WWF. OR FIBERMESH / FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX, OVER 6 MIL. VISQUEEN VAPOR BARRIER
- INDICATES FILLED CELL W/3000 PSI CONC. FROM FOUNDATION. TO BEAM W/ (1) #5 REBAR, GRADE 60 U.N.O. TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ 25" EXTENSION ABOVE SLAB. FILLED CELLS TO BE PLACE @ EACH CORNER, END OF INDICATED BRG. WALLS, EACH SIDE OF ALL OPENINGS, UNDER GIRDER TRUSSES (FLOOR AND ROOF) AND SEE PLAN FOR SPACING.
- CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET 1.1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- SEE TYPICAL DETAIL ON LINTEL PLAN FOR REQUIRED STEEL BENDS AND LAP SPLICE.
- ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18" CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

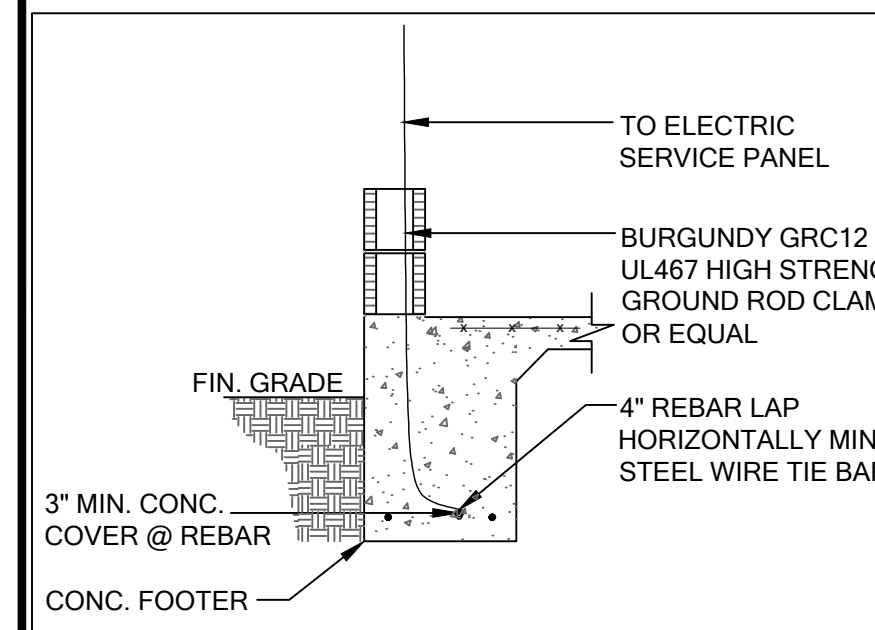
FOUNDATION LEGEND

	- INDICATES SINGLE-STORY WALL FOUNDATION
	- INDICATES TWO-STORY WALL FOUNDATION
	- INDICATES CONCRETE PAD FOUNDATION
	- INDICATES FILLED CELL WITH (GRADE 60) REBAR

NOTE:
PRIOR TO COMMENCING FOOTER VERIFY WASTE SYSTEM DRAIN LOCATION WITH PLUMBING CONTRACTOR. SEE DETAIL FM23/1.1 FOR FOUNDATION PENETRATIONS.



FM36 INTERIOR BW. FTG. @ GARAGE & SHOWER
SCALE: N.T.S.



TYP. CONC. ENCASED ELECTRODE
SCALE: N.T.S.

FOUNDATION PLAN

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

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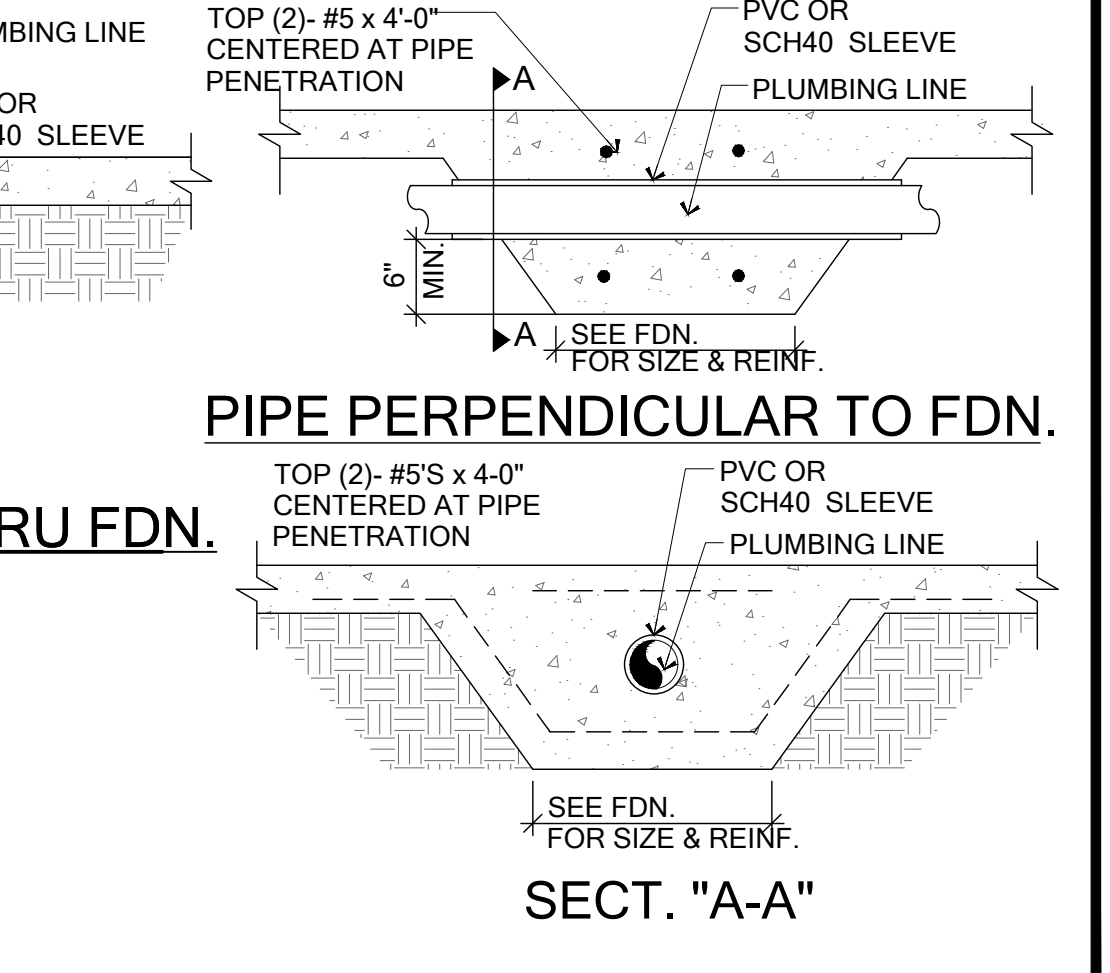
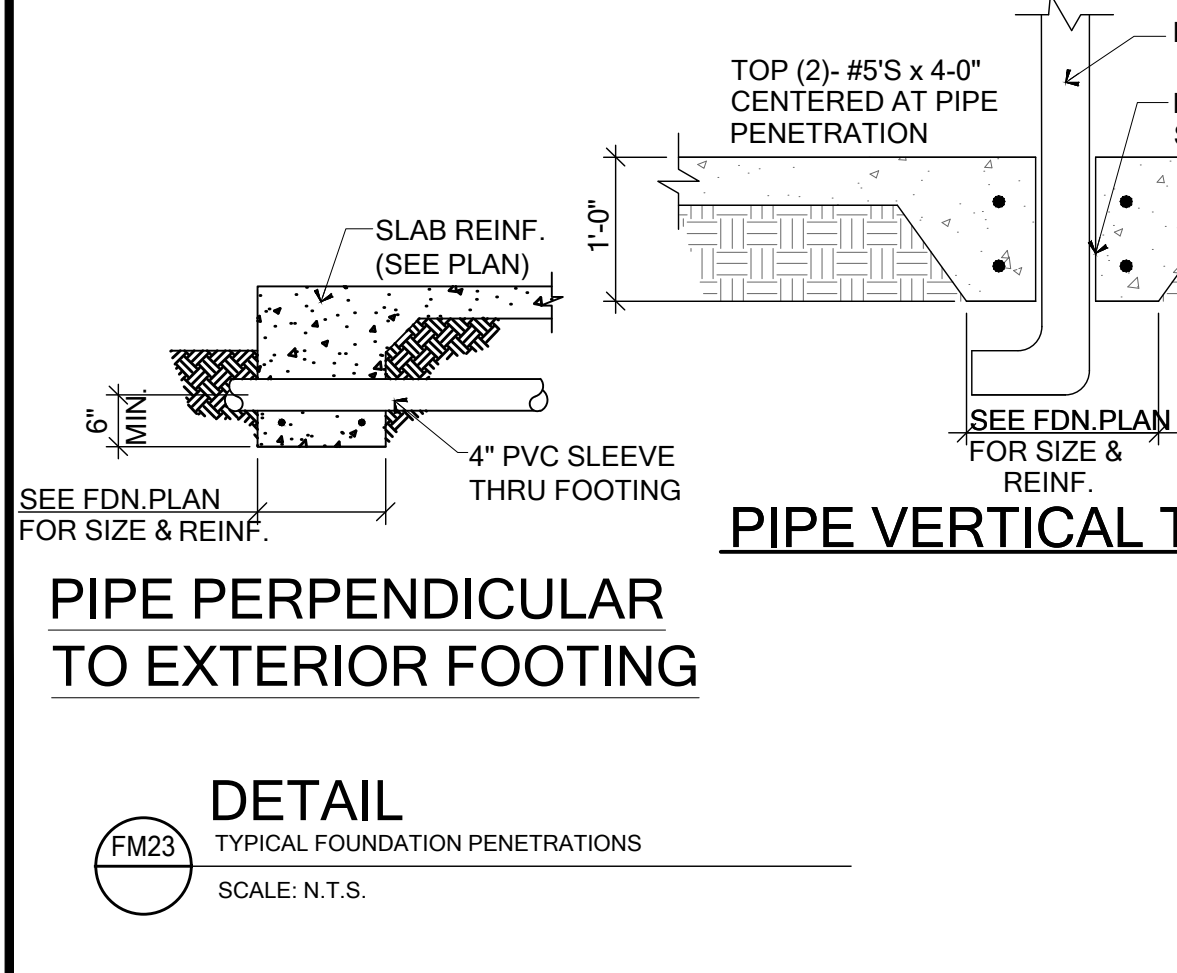
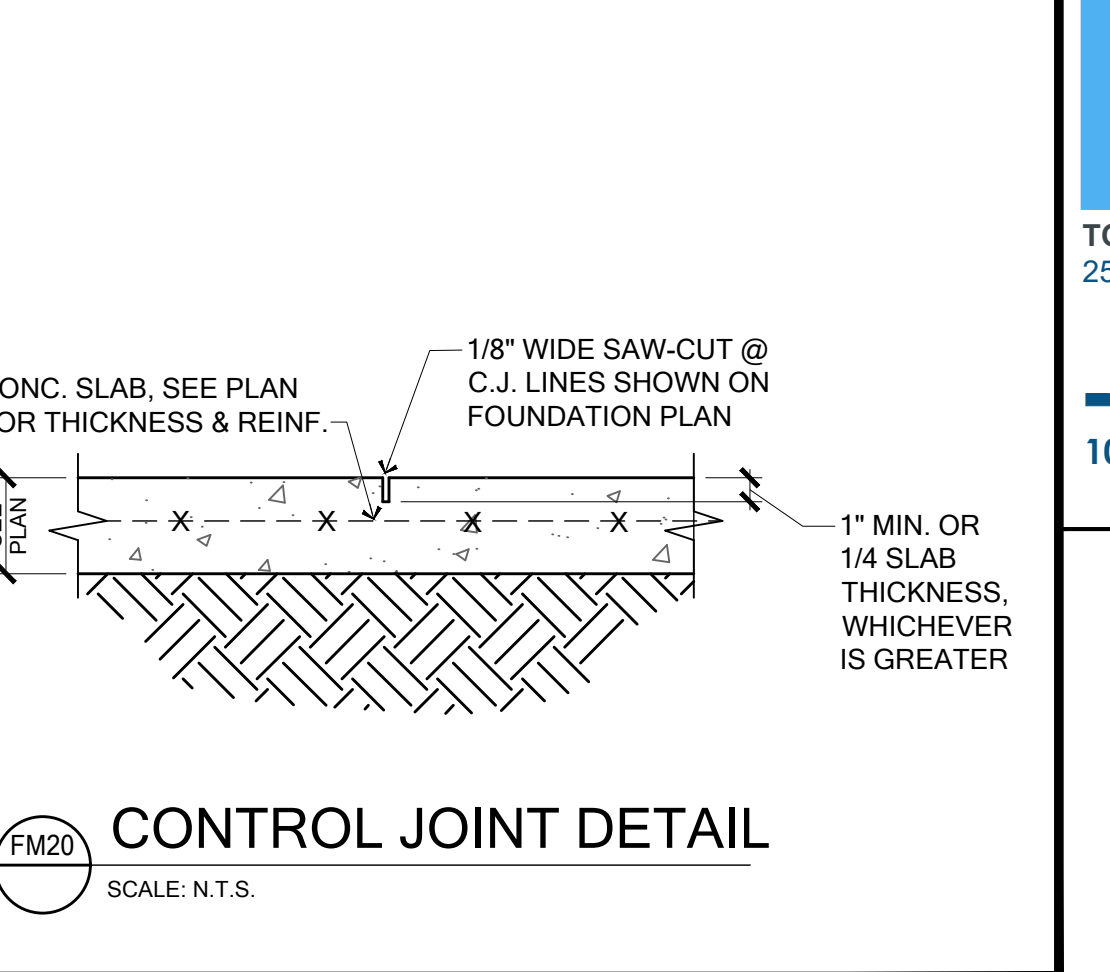
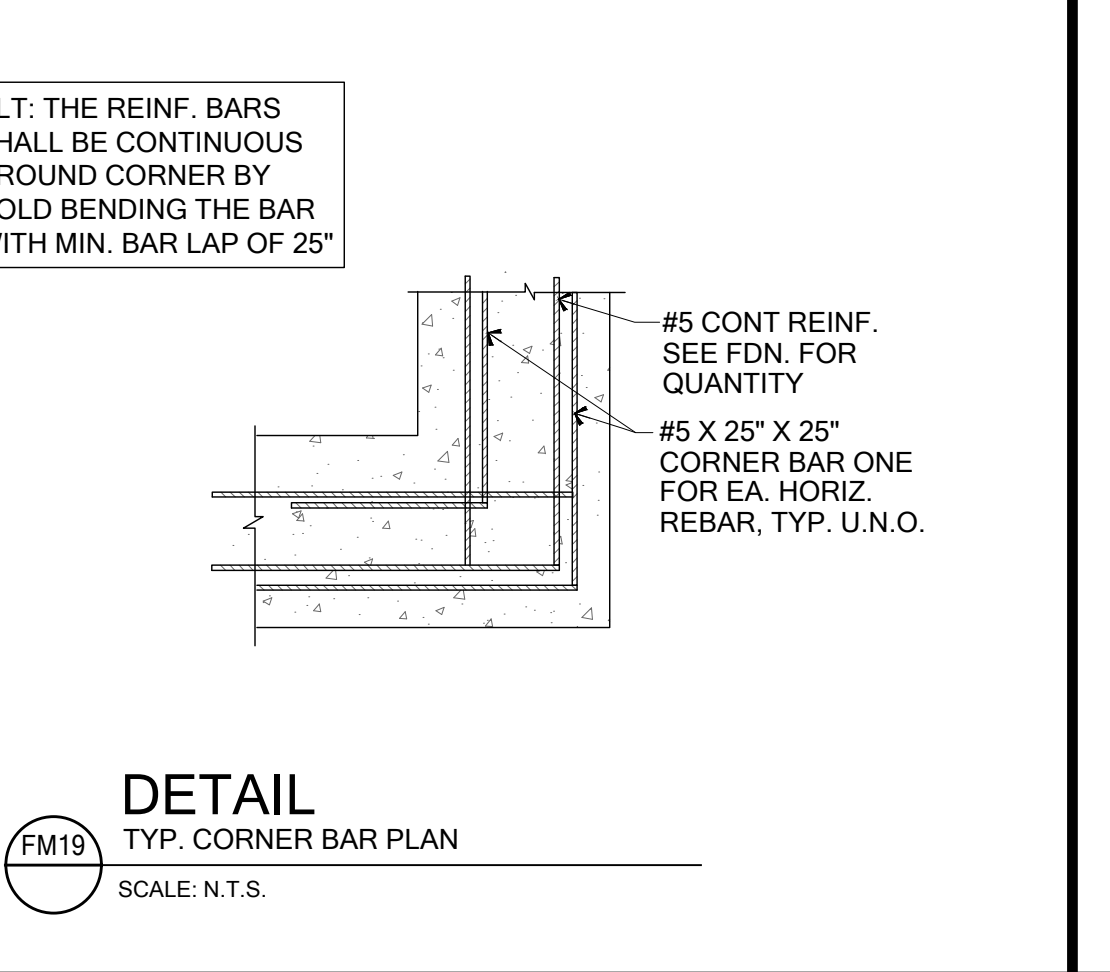
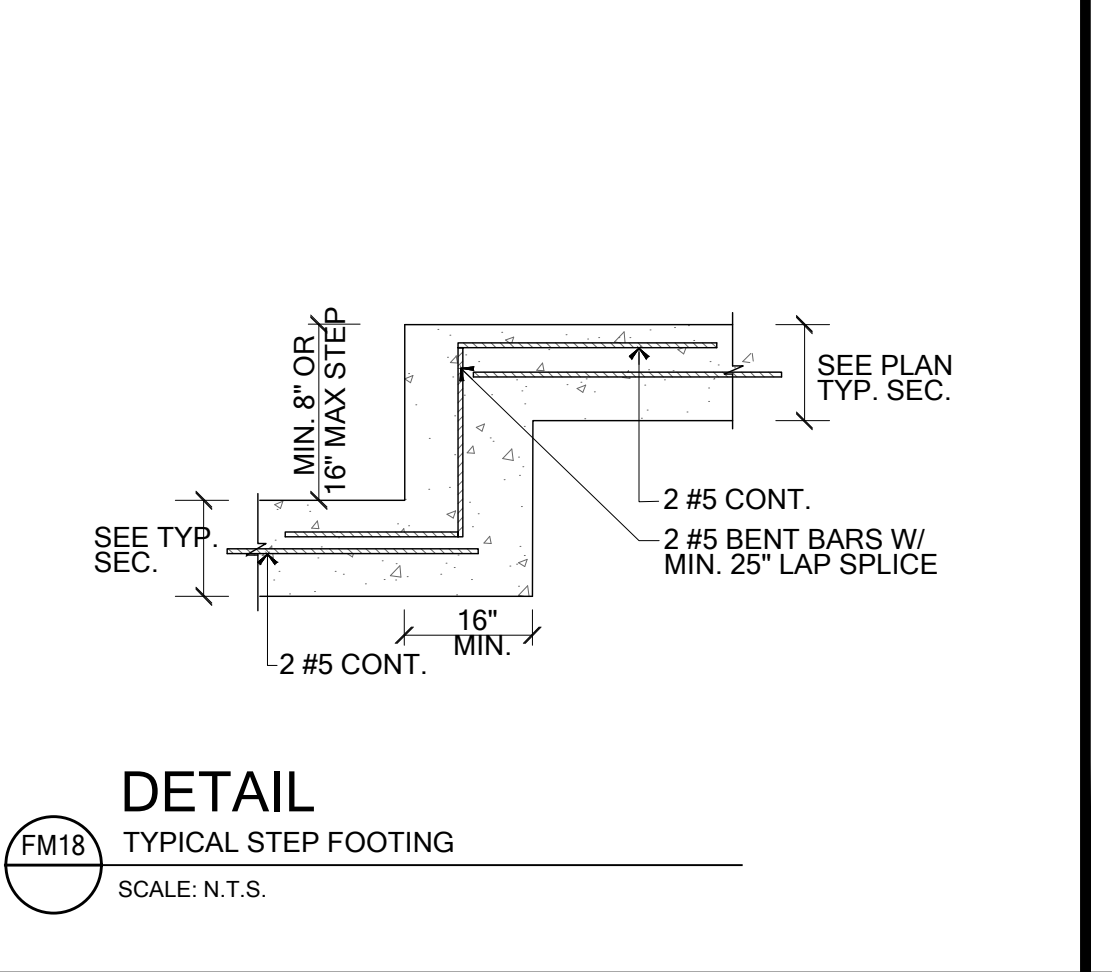
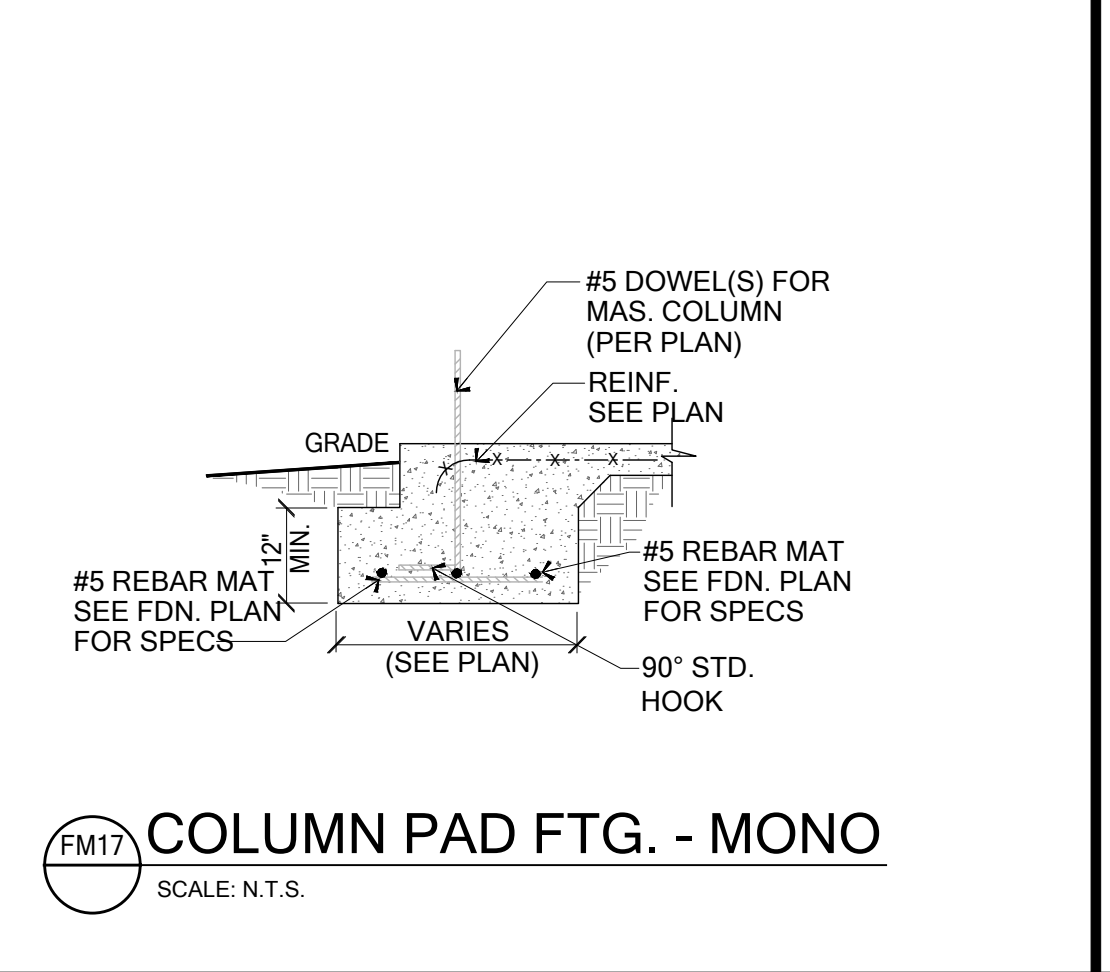
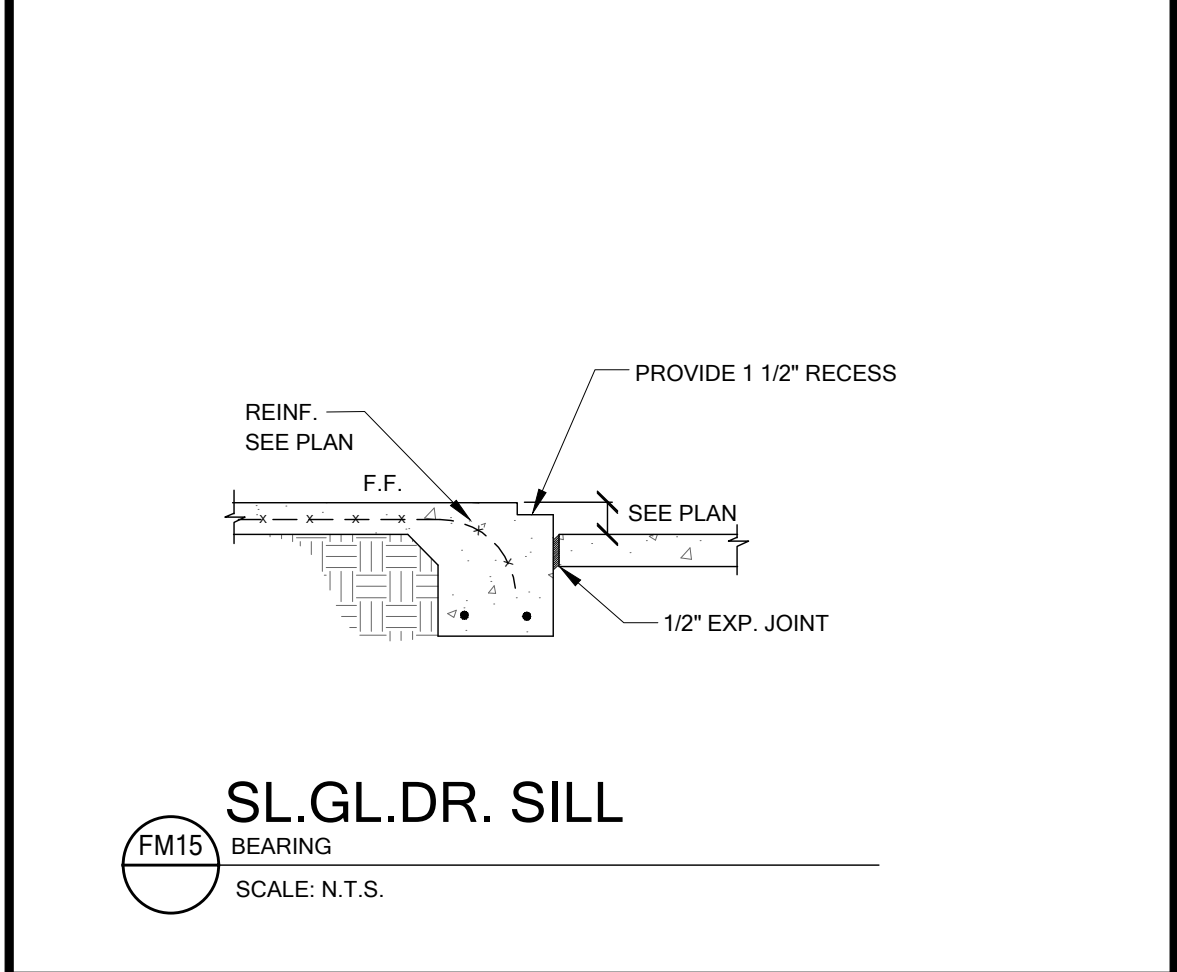
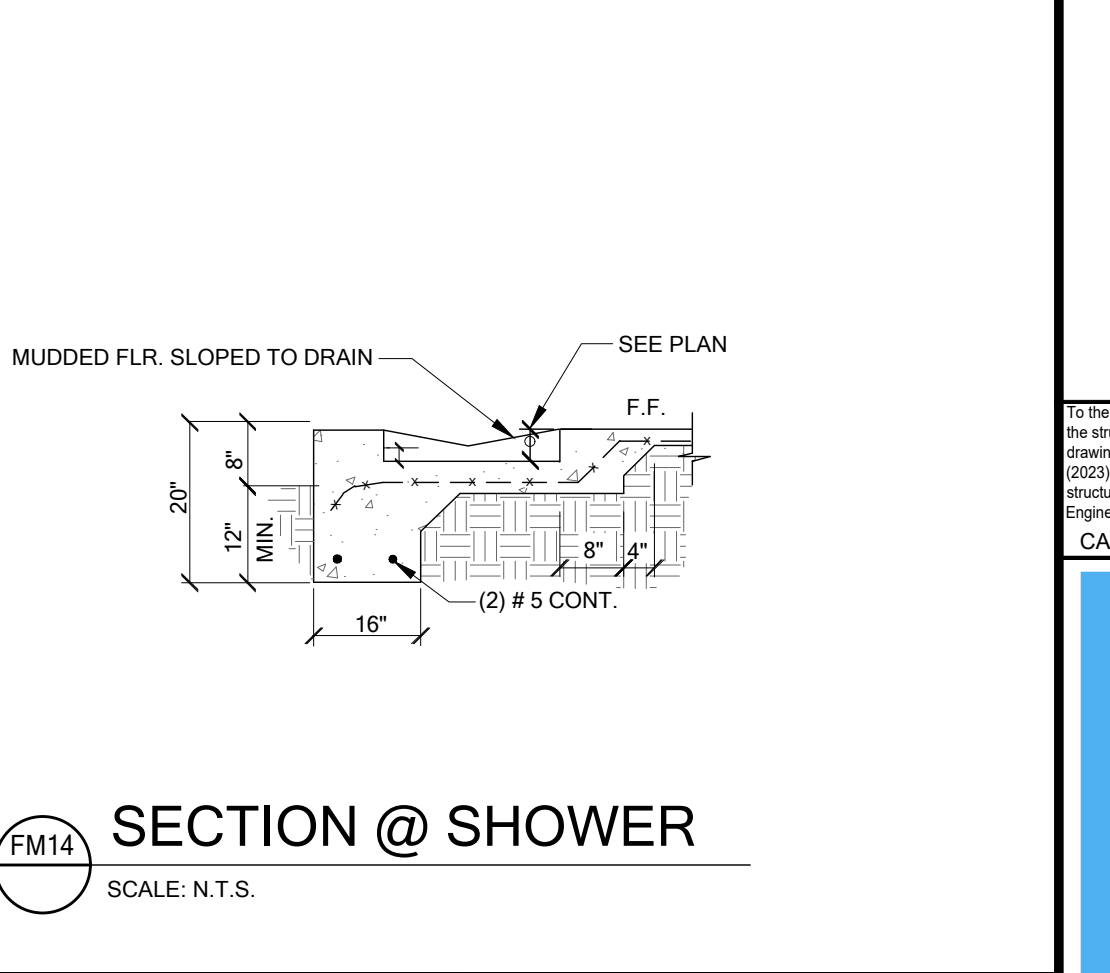
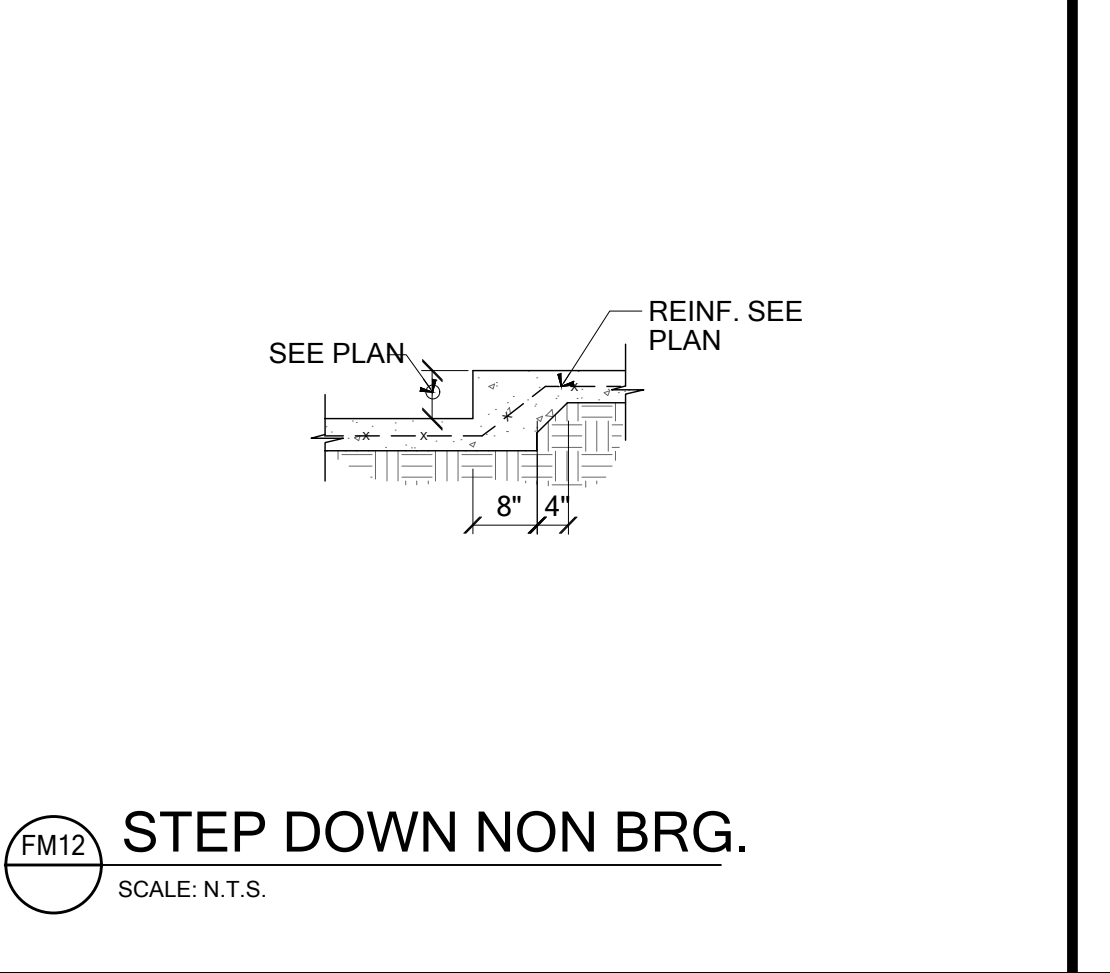
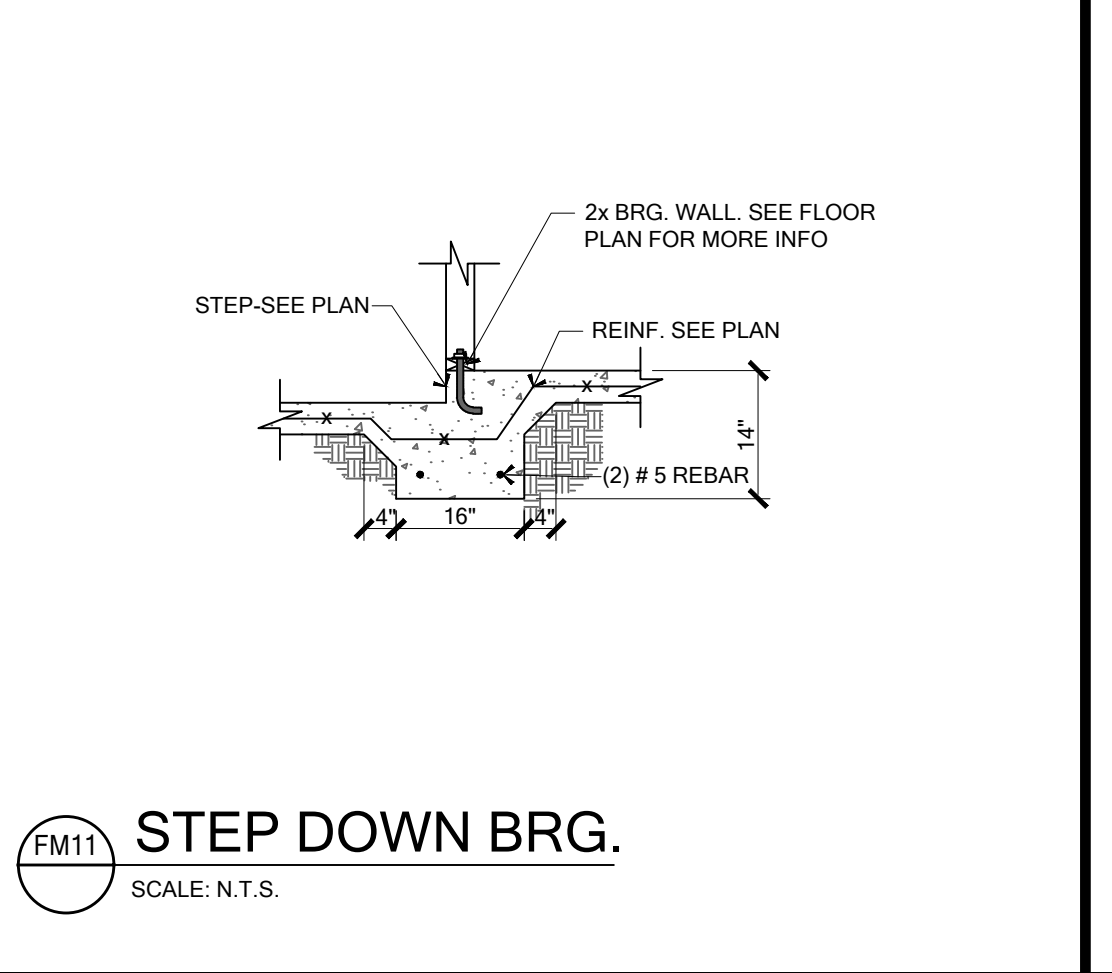
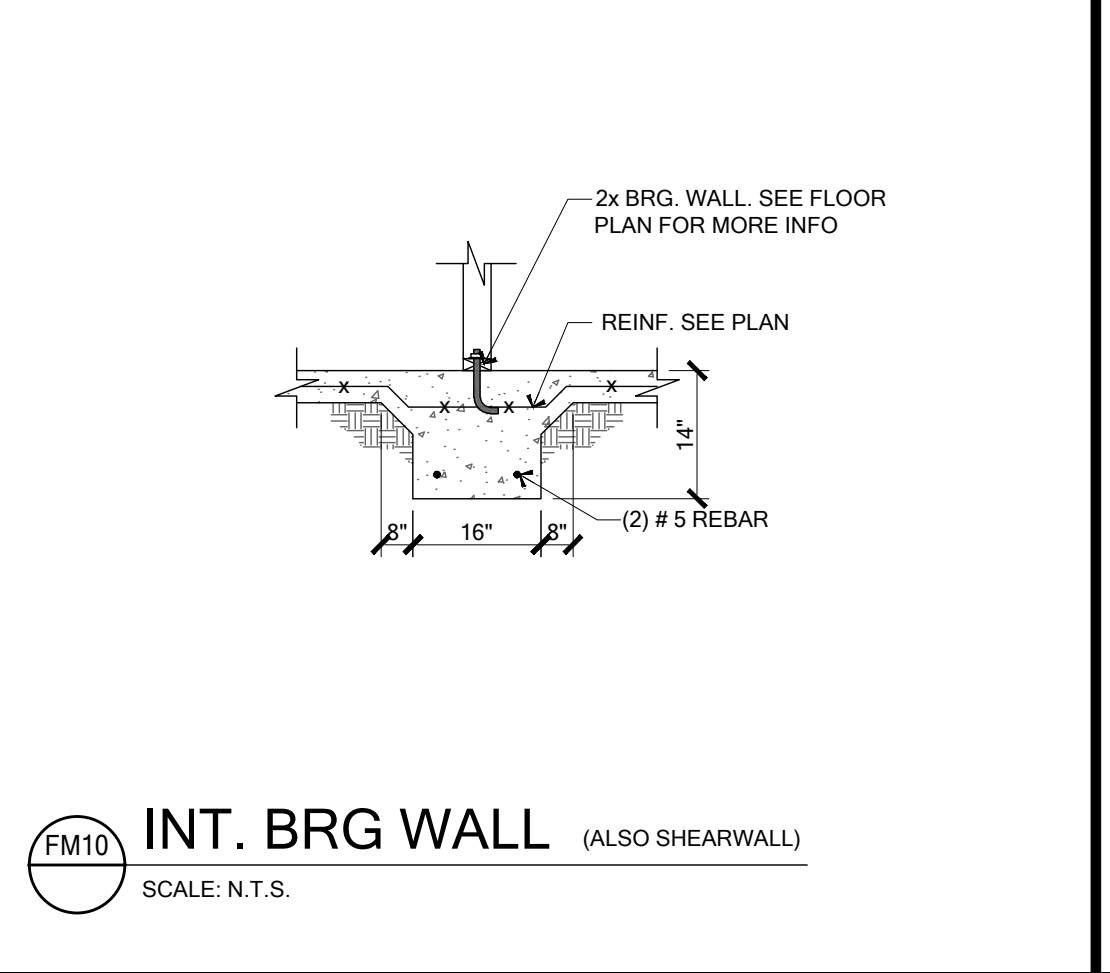
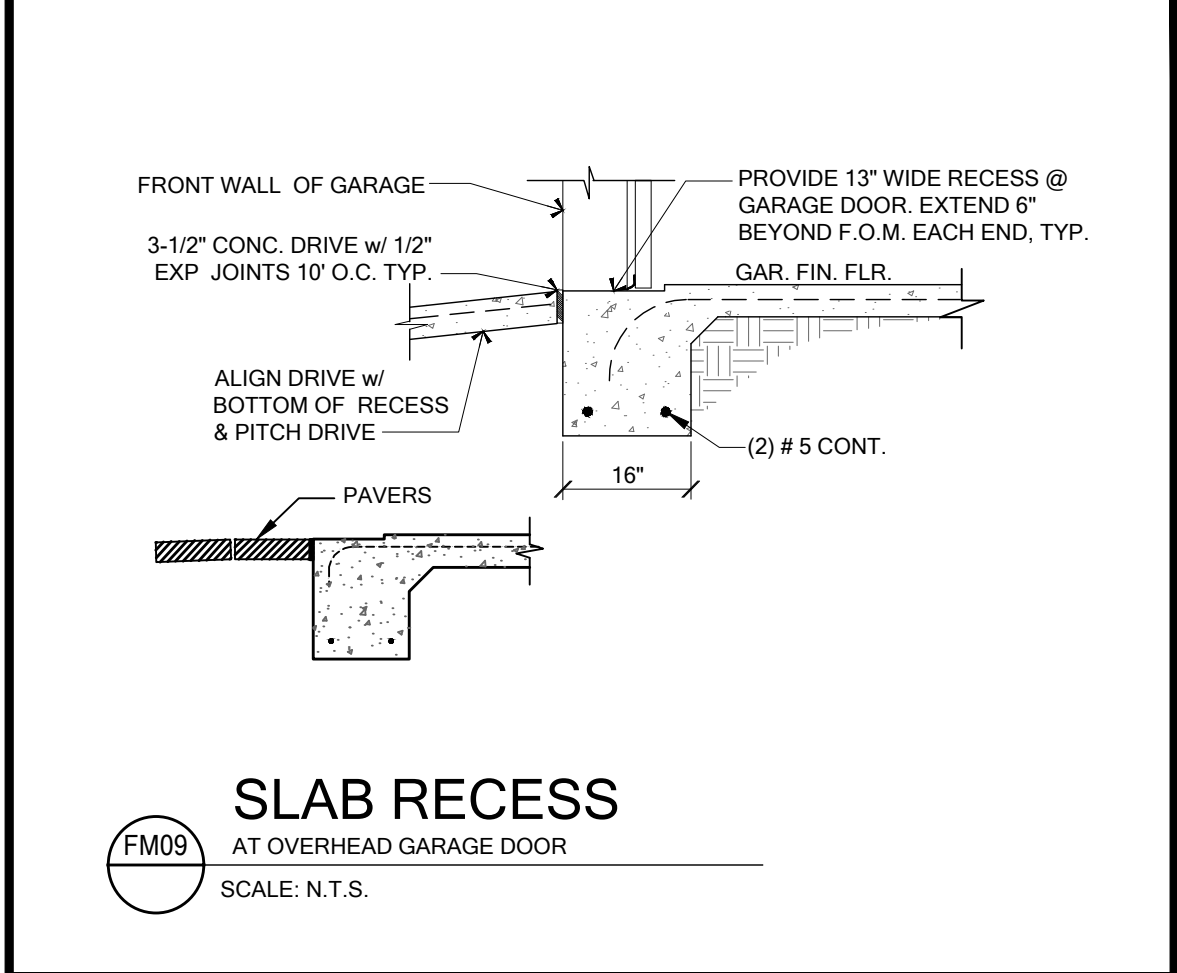
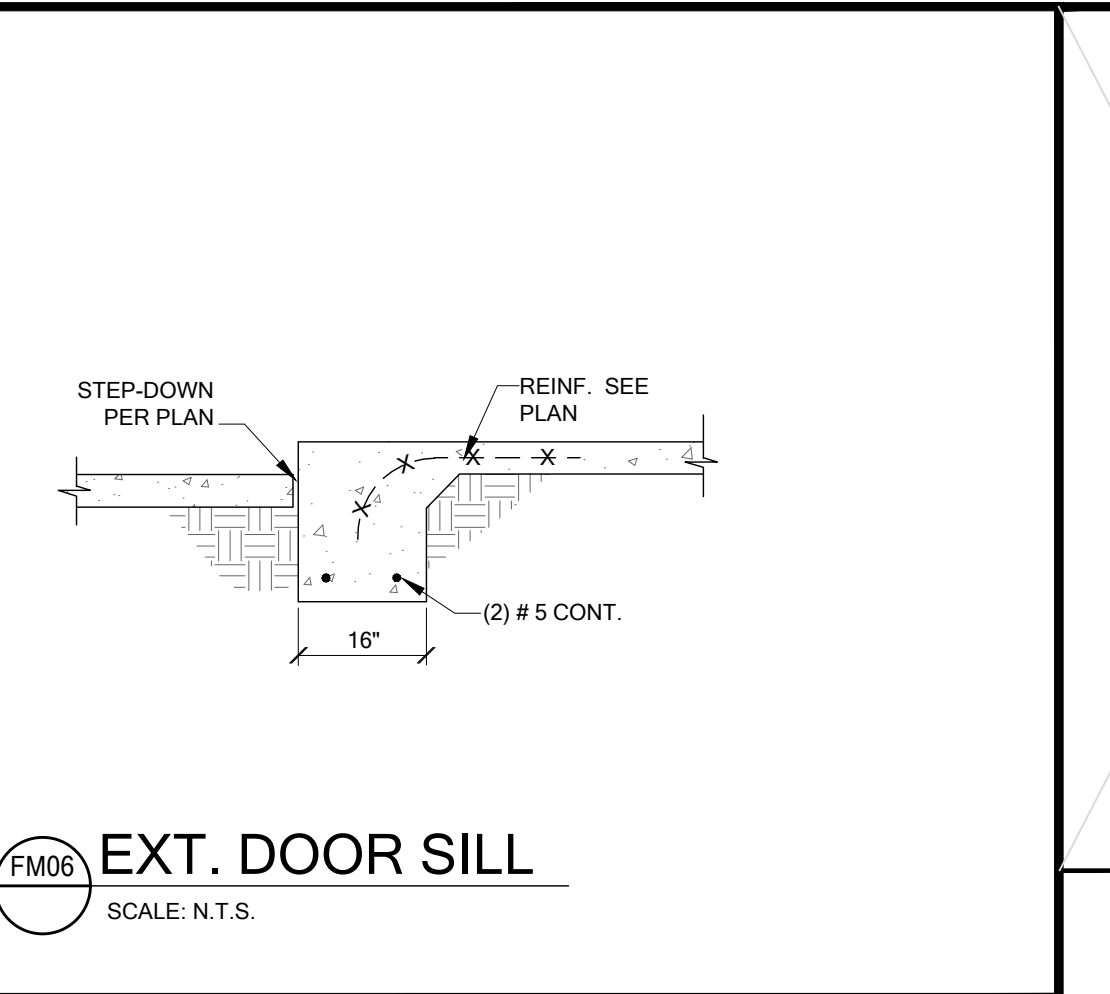
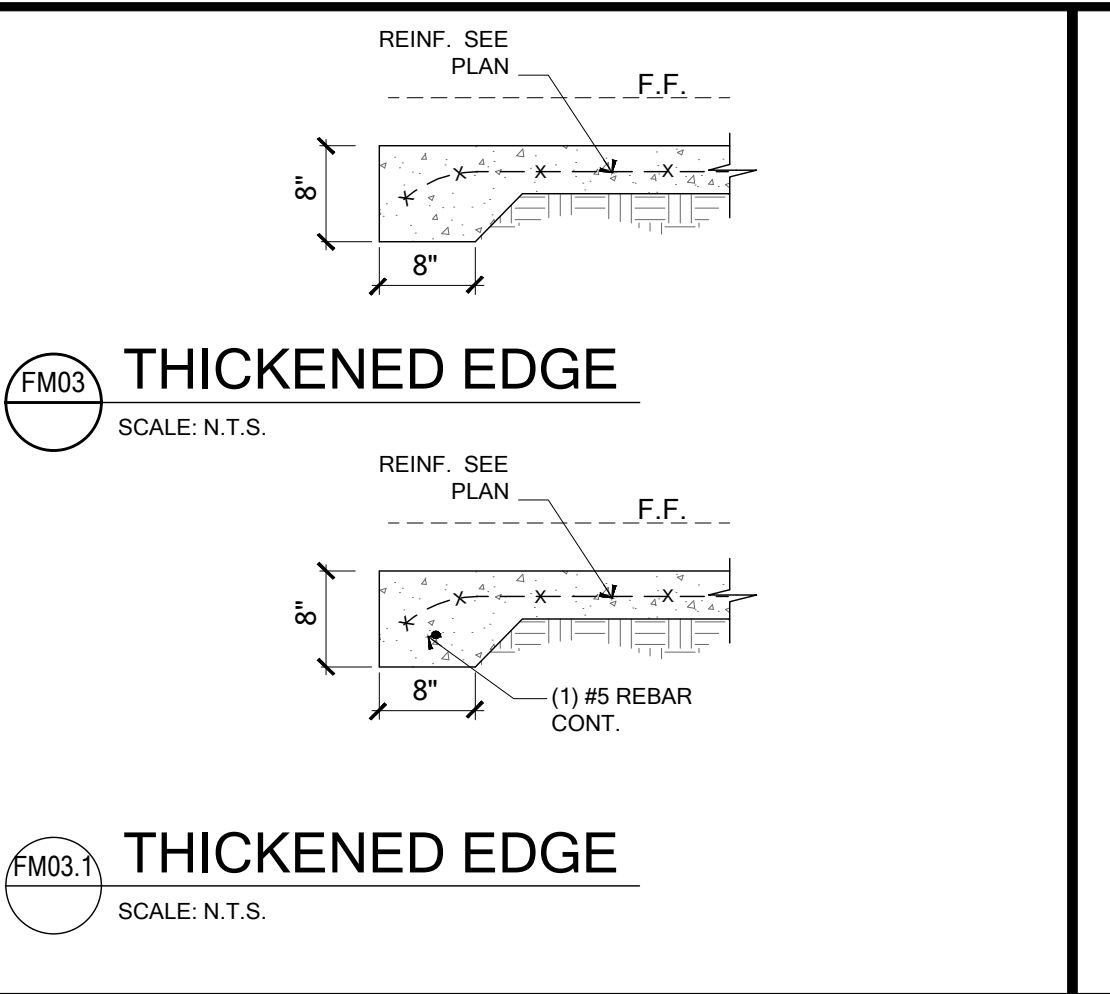
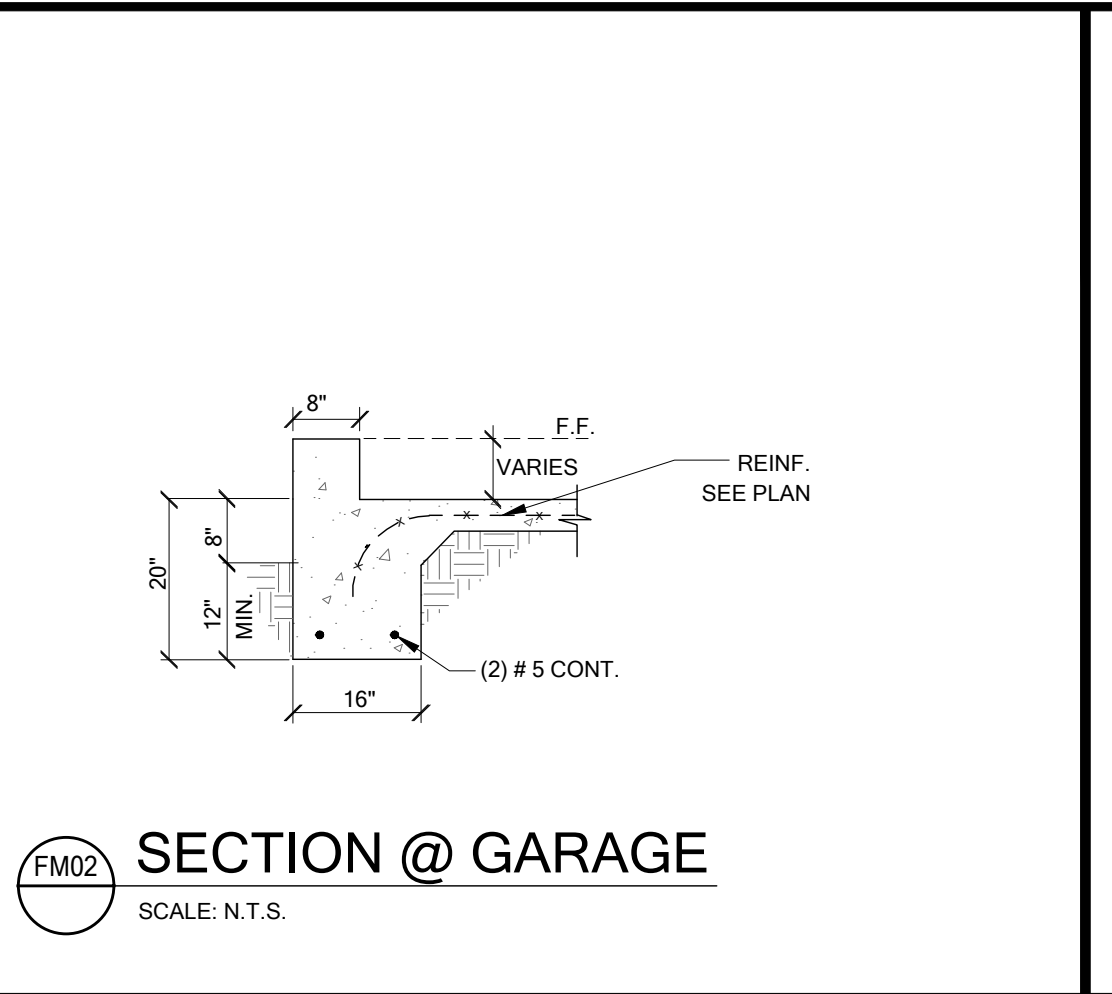
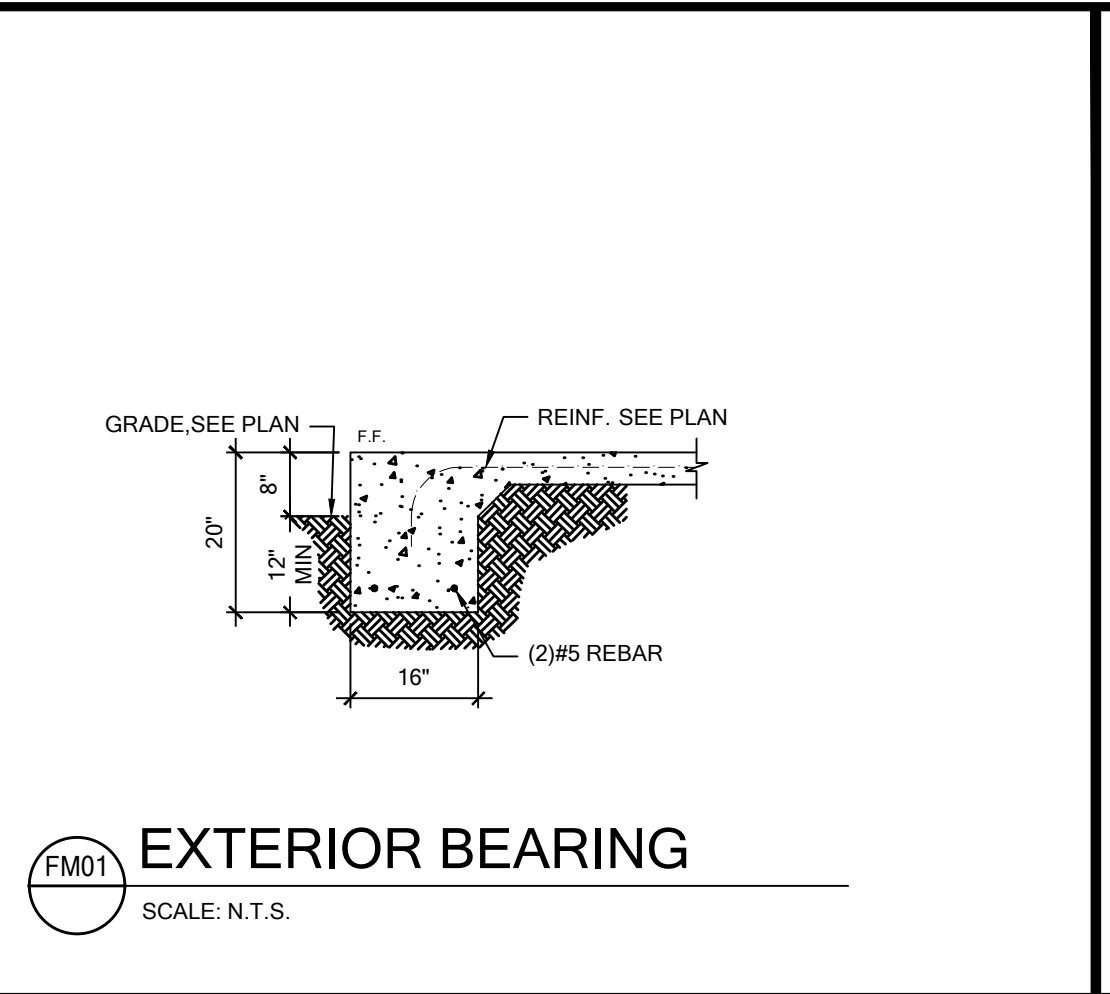
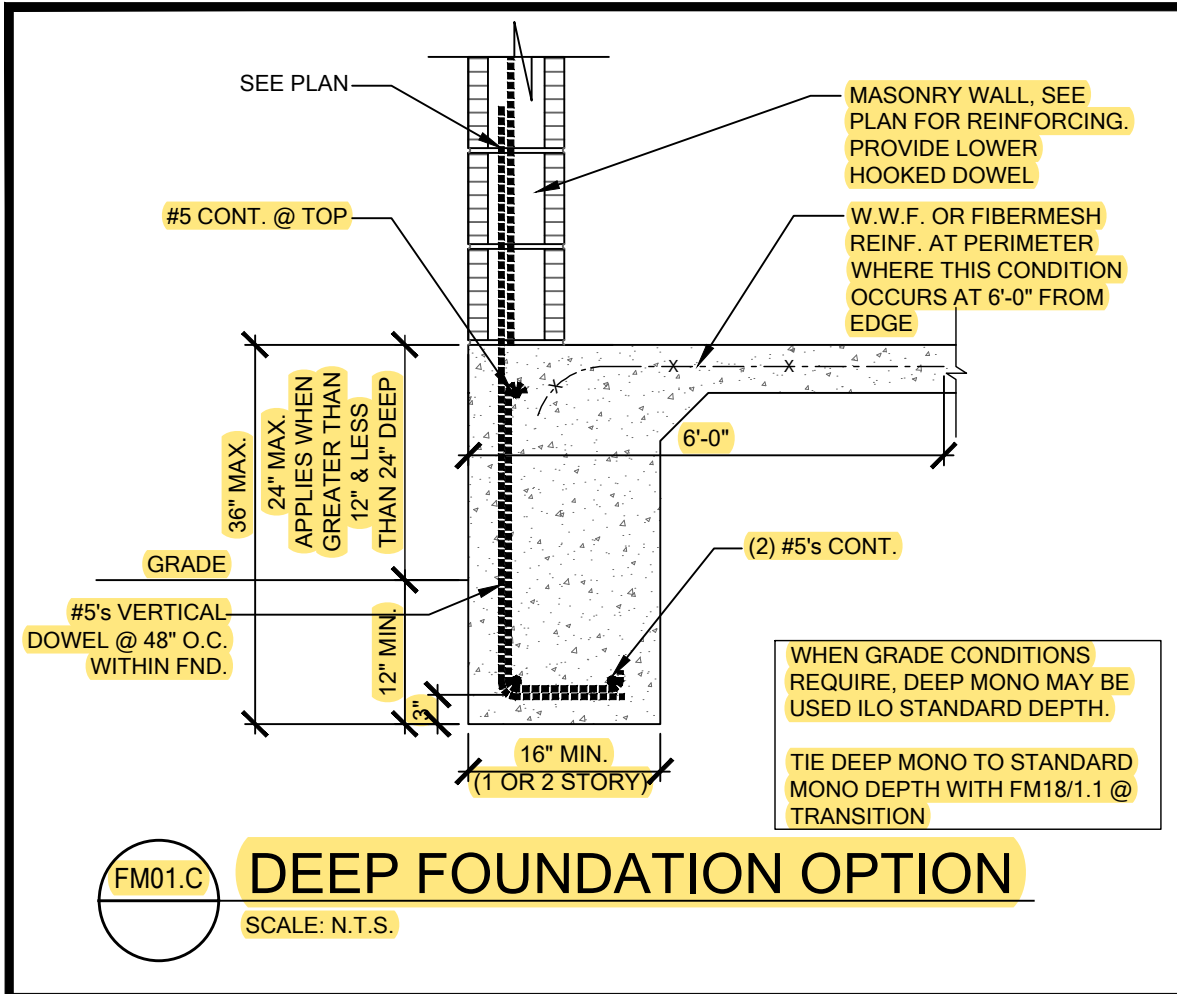
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1.0

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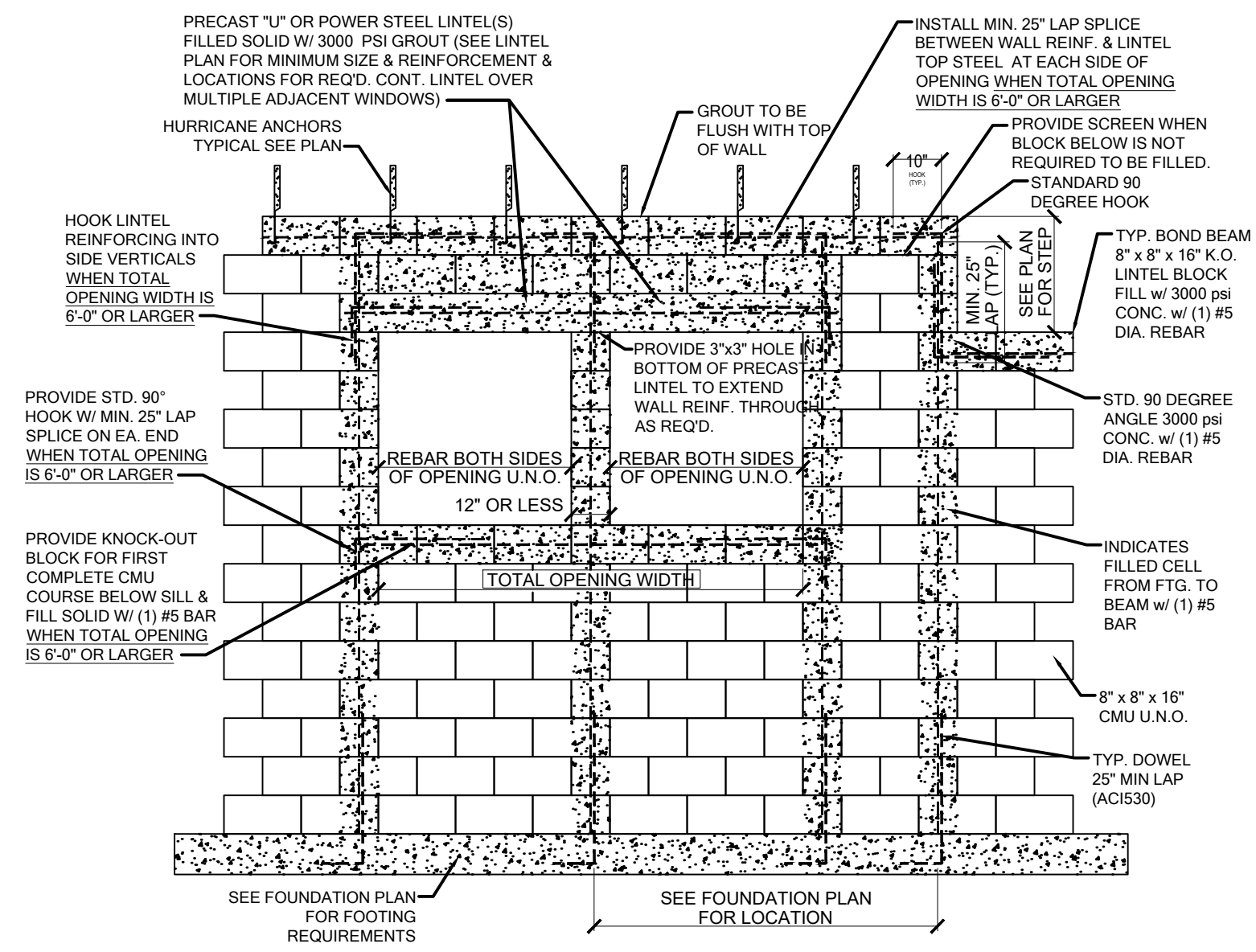


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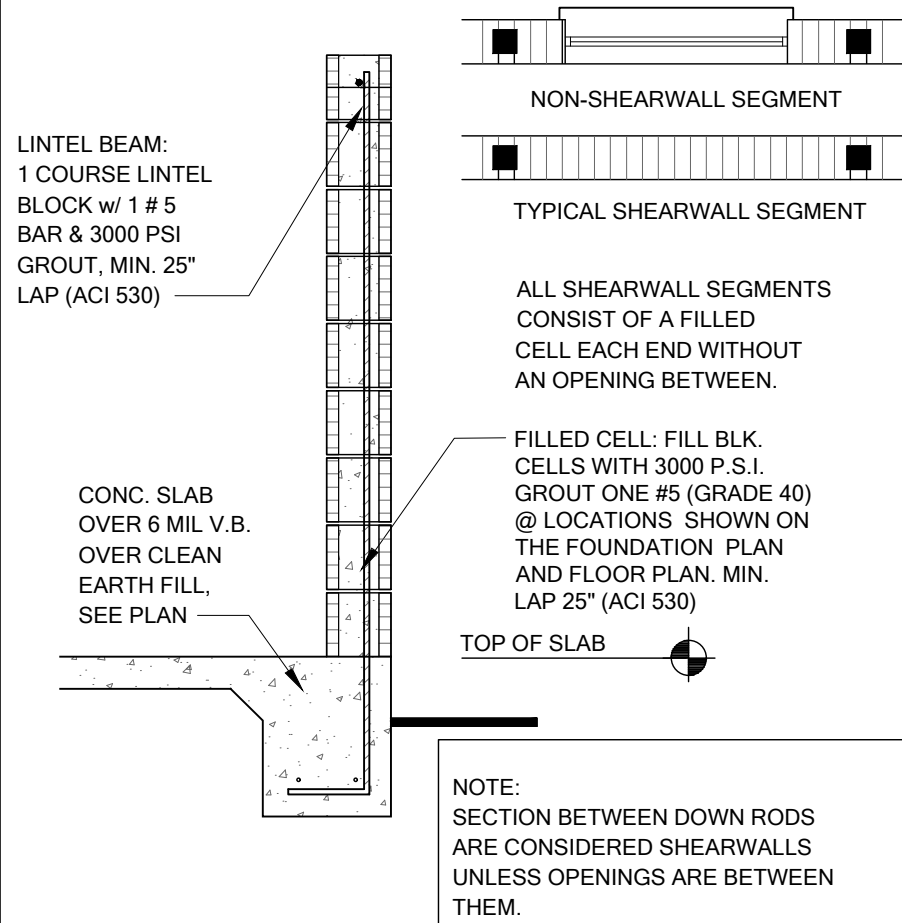
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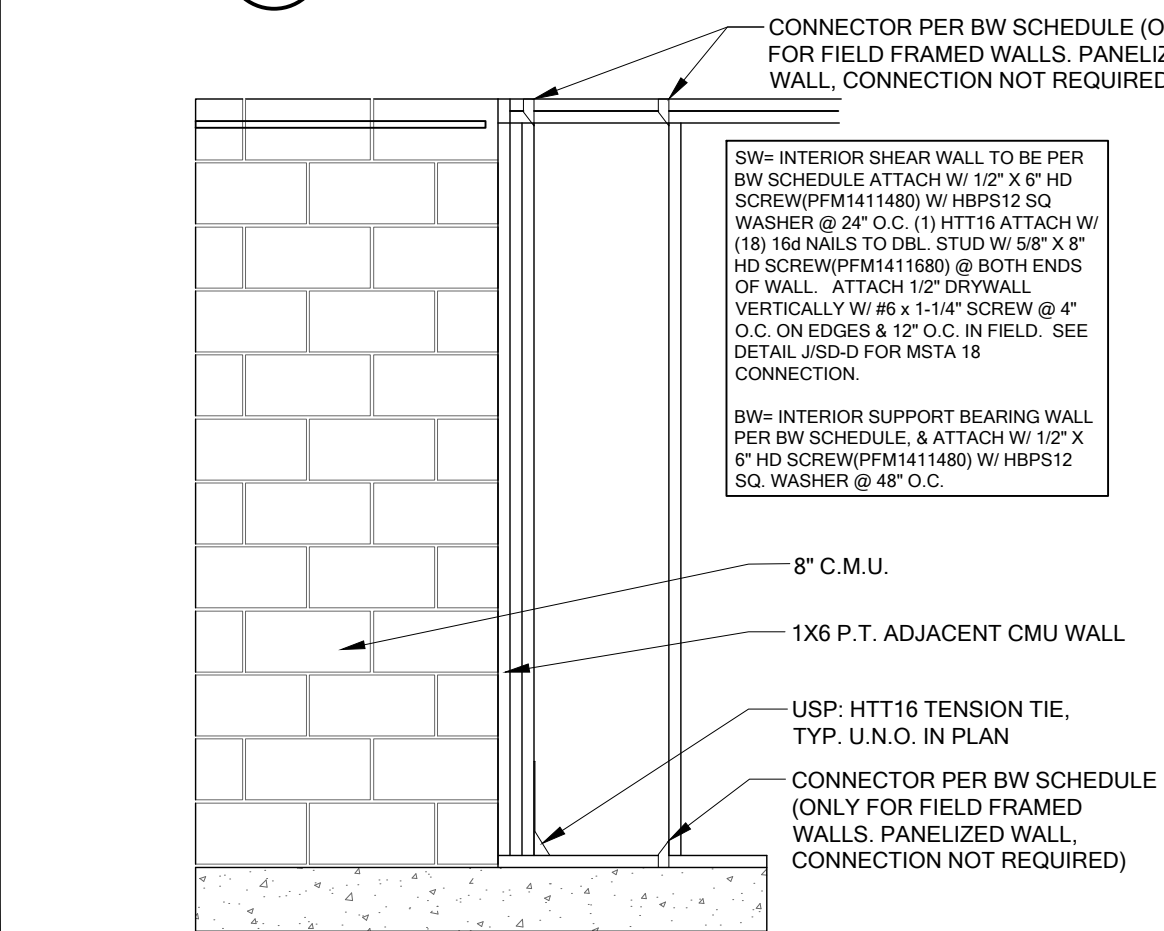
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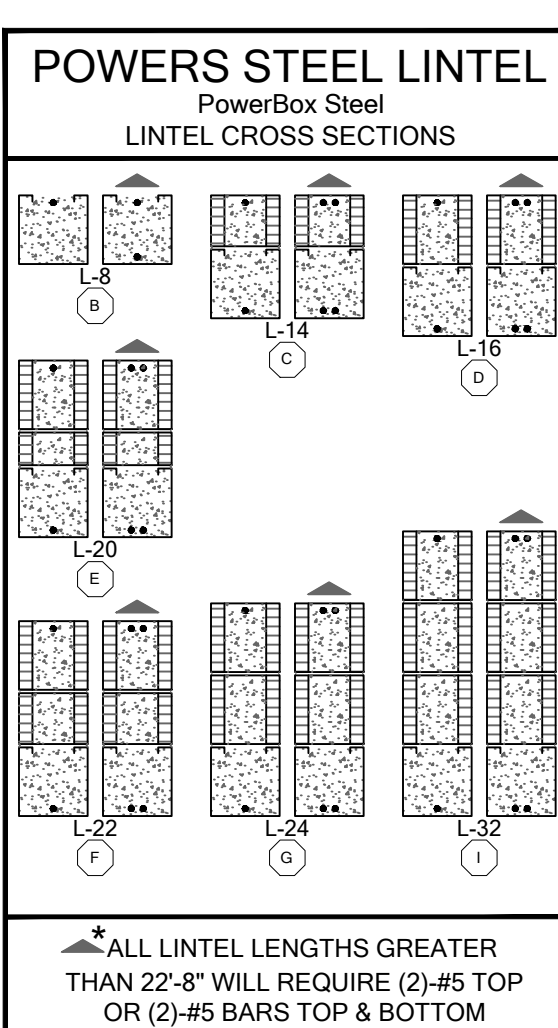
DETAIL
MASONRY WALL REINFORCEMENT
SCALE: N.T.S.



SECTION
TYPICAL SHEARWALL DETAIL
SCALE: N.T.S.



FRAMING CONNECTION
EXTERIOR FRAME WALL TO MASONRY (EXTERIOR / BEARING / SHEAR)
SCALE: N.T.S.



MATERIALS

1. Precast linels = 3500 psi.
2. Fo. prestressed linels = 6000 psi.
3. GROUT per ACI 308.4 (f_c = 3000 psi w/ maximum 3/8" aggregate and 8" to 11" slump).
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar per ASTM A615 Grade 60.
6. 270 low relaxation.
7. 7/32" wire per ASTM A419.
8. Cast-in-place concrete may be provided in lieu of concrete masonry units.

GENERAL INSTALLATION NOTES

1. Provide full mortar head and bed joints.
2. Shore filled linels as required.
3. Installation of linel must comply with the architectural and/or structural drawings.
4. UL linels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All linels meet or exceed 1,350 vertical deflection, except linels 17'-4" and longer with a nominal height of 8" meet or exceed 1,185.
6. Bottom field added rebar to be located at the bottom of the linel cavity.
7. 7/32" diameter wire strings are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530 Florida Product Approval No. 138.
10. The exterior surface of linels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-925 or other approved coating.
11. Linels loaded simultaneously with vertical (gravity and uplift) and horizontal (lateral) loads should be checked for combine loading with the following equation:
Applied vertical load + Applied horizontal load ≤ 1.0
Safe vertical load Safe horizontal load
12. Linels loaded simultaneously with vertical (gravity and uplift) and horizontal (lateral) loads should be checked for combine loading with the following equation:
Applied vertical load + Applied horizontal load ≤ 1.0
Safe vertical load Safe horizontal load

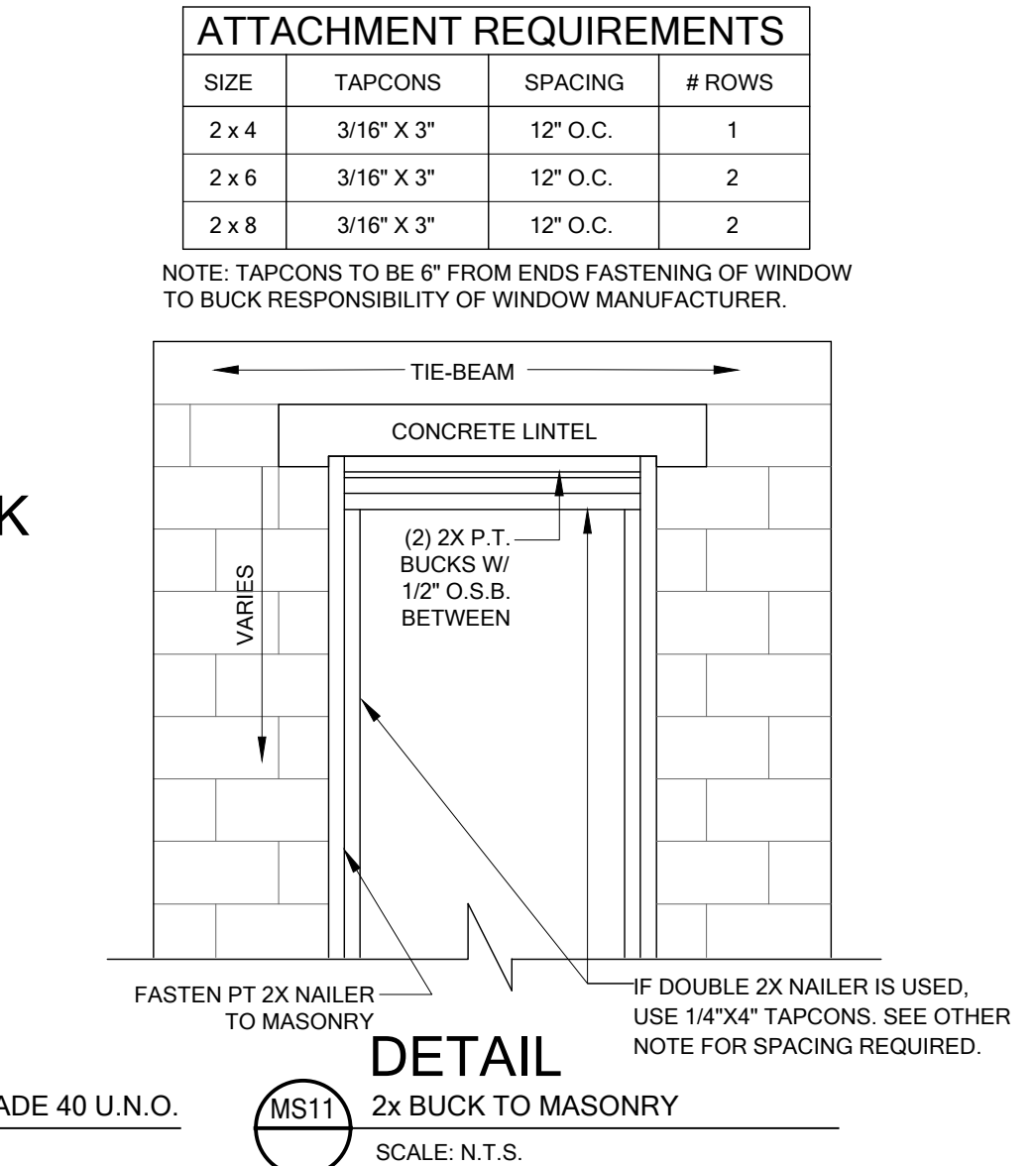
LINTEL DESIGNATION SCHEDULE

MARK	LINTEL REQUIREMENTS	MARK	LINTEL REQUIREMENTS
A	8RF6-0B/1T	L	8RF14-0B/1T
B	8F8-0B/1T	M	8F16-0B/1T
C	8RF14-1B/1T	N	8F20-0B/1T
D	8F16-1B/1T	O	8RF22-0B/1T
E	8F20-1B/1T	P	8F24-0B/1T
F	8RF22-1B/1T	Q	8RF30-0B/1T
G	8F24-1B/1T	R	8F32-0B/1T
H	8RF30-1B/1T	S	8F28-1B/1T
I	8F32-1B/1T	T	8F40-1B/1T
J	"SEE DETAIL ABOVE"	U	8F16-2B/2T
K	8F8-1B/1T	V	8F12-1B/1T
		W	8F12-0B/1T

ATTACHMENT REQUIREMENTS

SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

NOTE: TAPCONS TO BE 6" FROM ENDS FASTENING OF WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER.

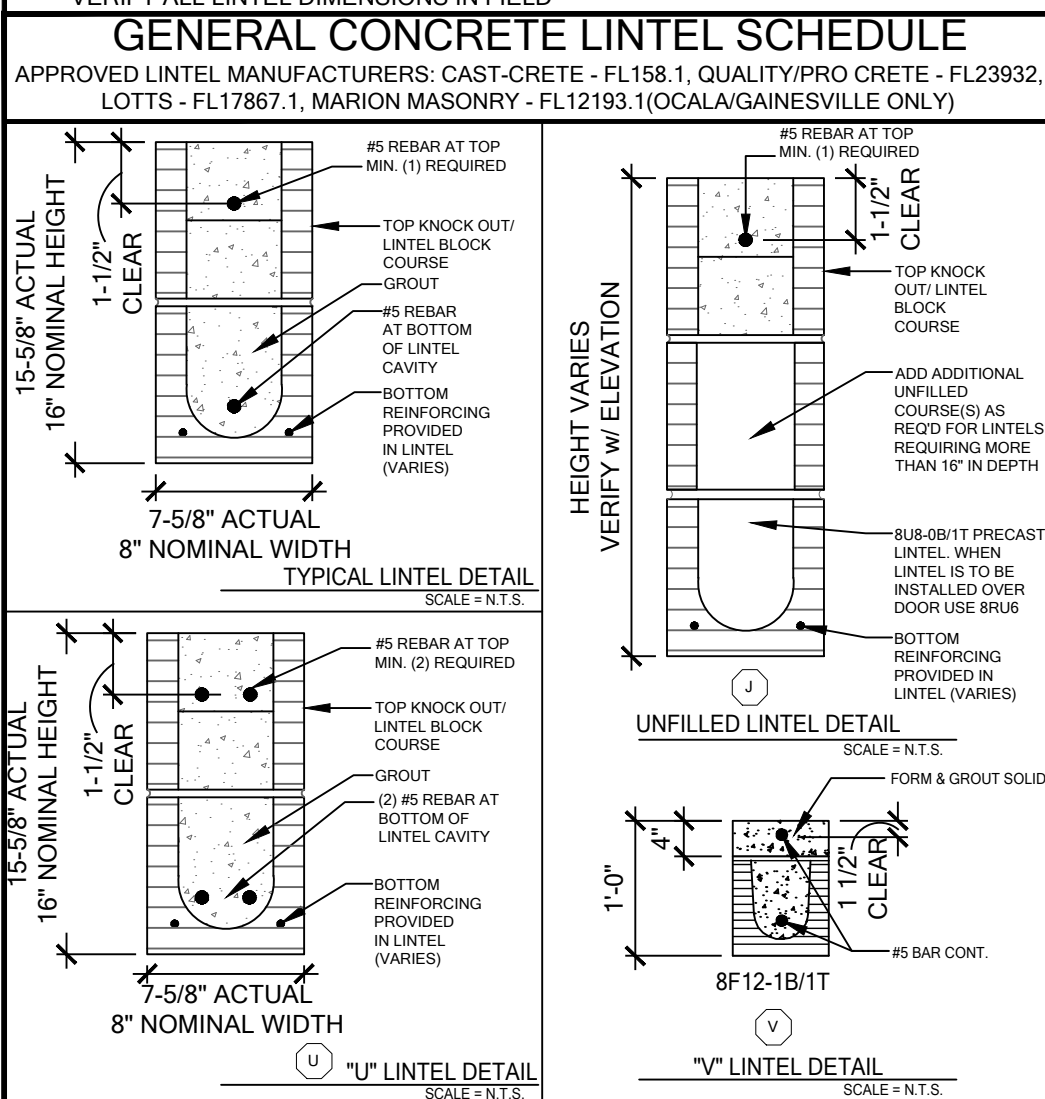


DETAIL
REBAR SPLICE DETAIL *GRADE 40 U.N.O.
SCALE: N.T.S.

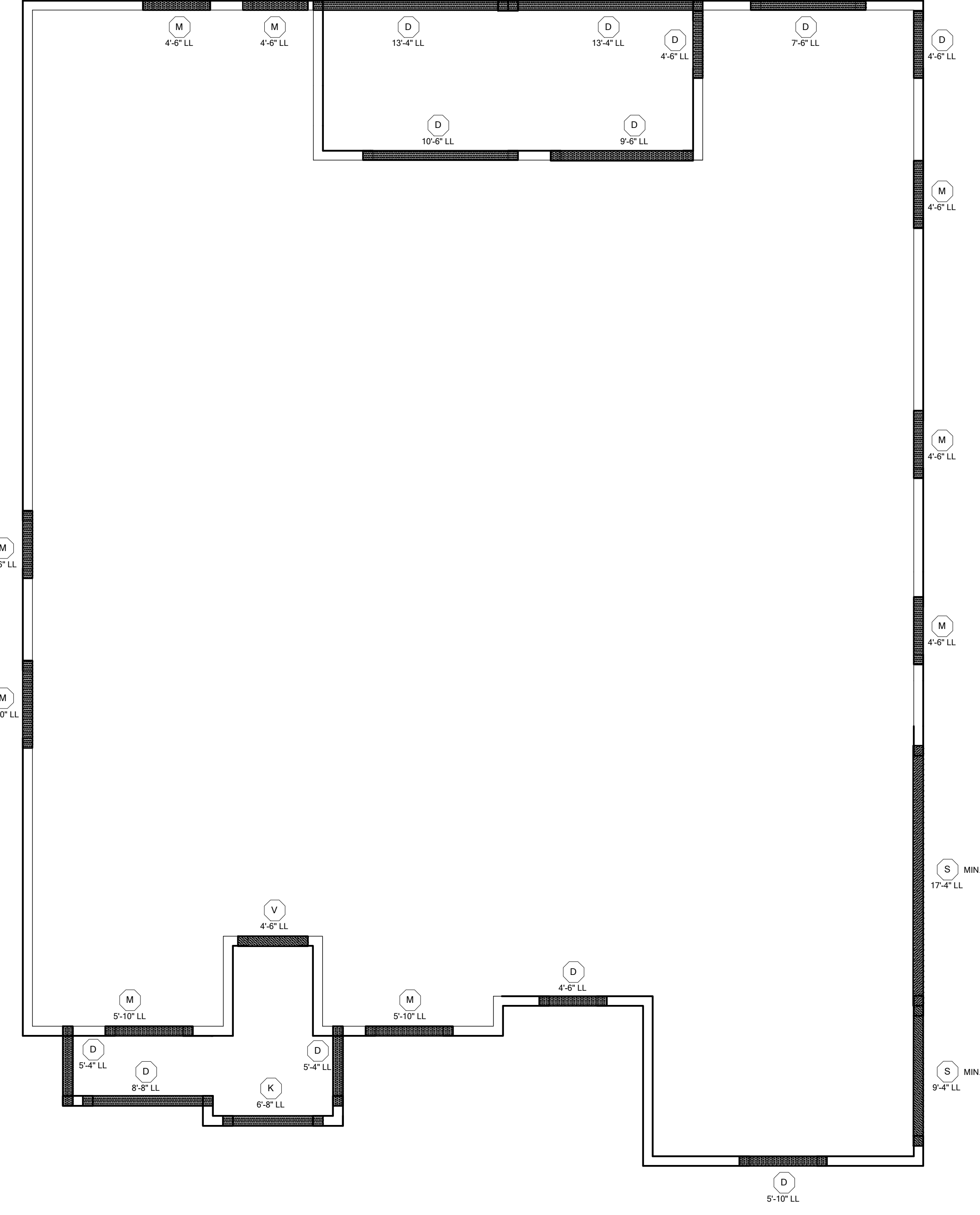
GENERAL LINTEL NOTES

1. AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO THE BEAM.
2. (1) #5 (GRADE 40) REBAR IN THE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
3. ALL STANDARD AND RECESS LINTELS TO HAVE MIN. 4" BEARING EA. END BASED ON MANUFACTURER SPECS.
4. LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL.

NOTE: ALL LINTEL DIMENSIONS SHOWN ARE "OVERALL" LINTEL LENGTHS. GC TO VERIFY ALL LINTEL DIMENSIONS IN FIELD



GENERAL CONCRETE LINTEL SCHEDULE
APPROVED LINTEL MANUFACTURERS: CAST-CRETE - FL158.1, QUALITY/PRO CRETE - FL23932, LOTTS - FL17867.1, MARION MASONRY - FL12193.1 (OCALA/GAINESVILLE ONLY)



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

MARIA HERNANDEZ 1/20/2025

FOR COUNTY USE ONLY

01/20/2025

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

TS&G
Making Dreams Come True

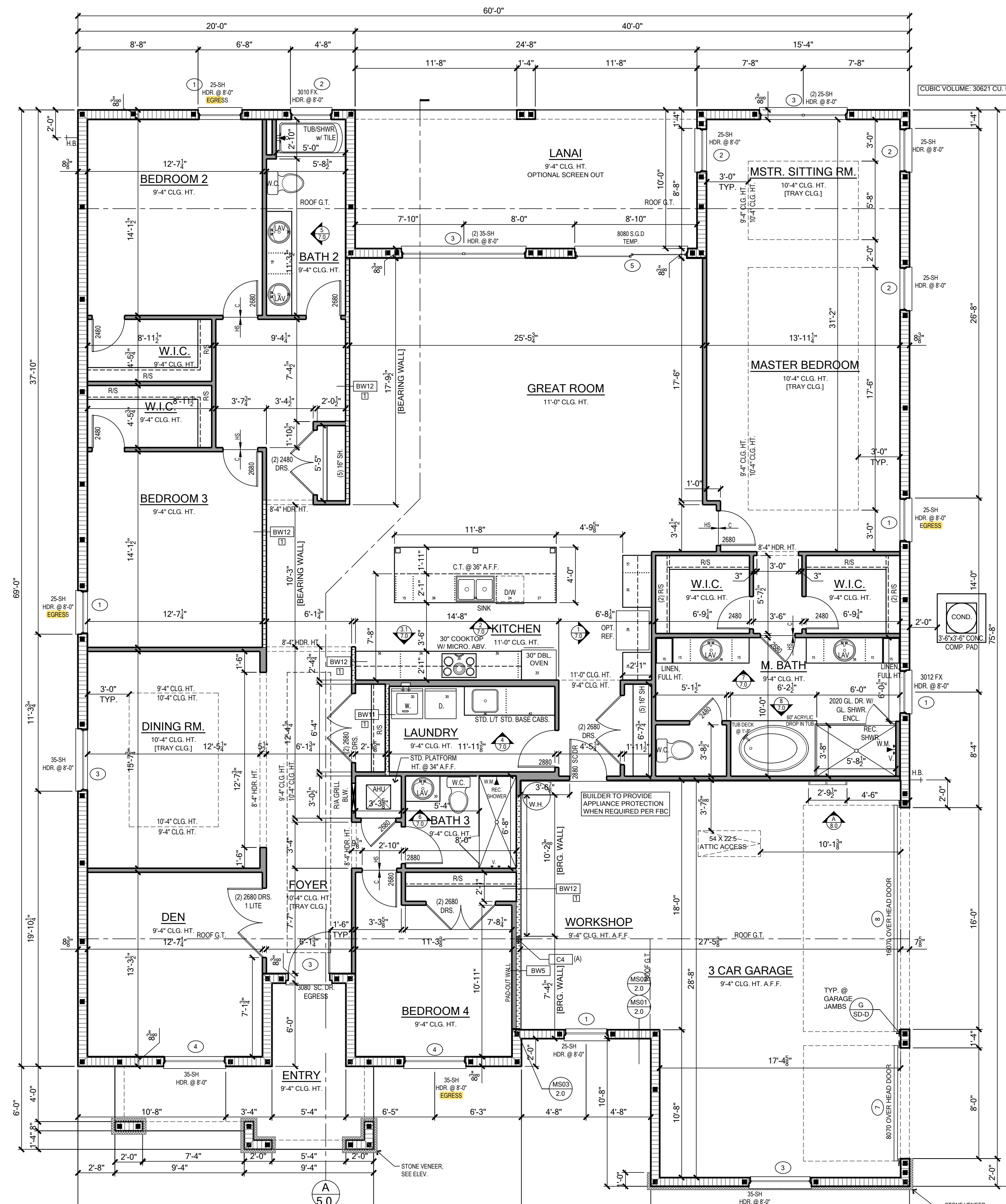
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(407) 880 2333

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MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove
Plan Name:	Livorno
Garage Side:	Right
Elev. - B	
Block:	
Lot:	9
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Job no:	9FC00901
Reference No:	25-00446
Sheet:	2.0

Renaissance Series



BEAM SCHEDULE table with columns: MARK, BEAM SIZE, CONNECTIONS, and notes for various beam types like 2x8 SYP and 3x12 G/LULAM.

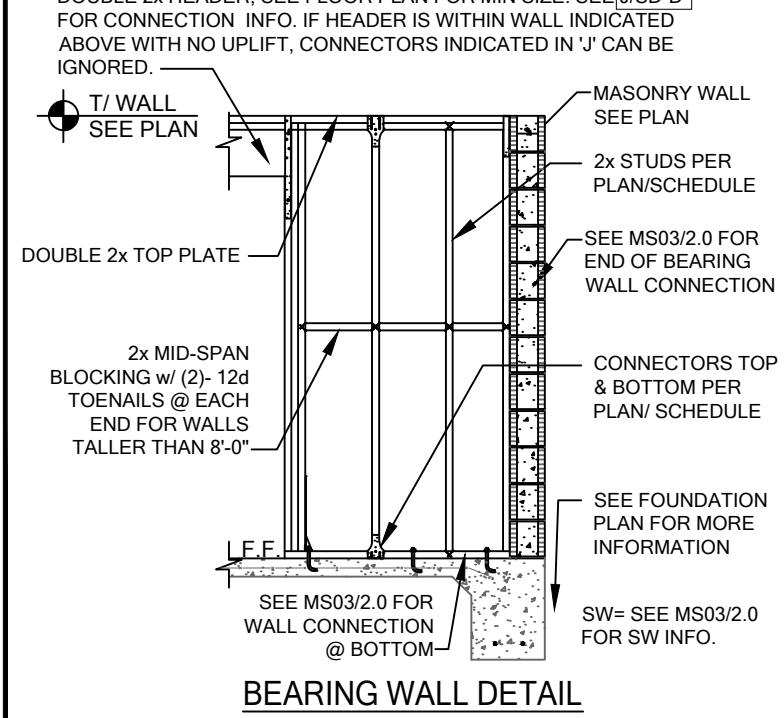
GENERAL BEAM NOTES: 1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)...

1] SIMILAR W/ (1) STUD UNDER EACH TRUSS AND (1) STUD IN BETWEEN
PORCH CEILING: SEE NOTE #17/WS-1

WALL TYPES LEGEND table with columns: MASONRY, FRAMING, and descriptions like 8" CMU @ 9'-4" A.F.F./Furring, Insul., and D.W.

BEARING WOOD WALL SCHEDULE table with columns: MARK, STUD SPACING, CONNECTION & FASTENERS, LUMBER SPECIES, UPLIFT CAP, and UPLIFT.

GENERAL BEARING WALL NOTES: 1. SEE FLOOR PLAN FOR WALL WIDTH. STUD SPACING TO MATCH WALL WIDTH UNO.



GENERAL BEARING WALL NOTES: 1. SEE FLOOR PLAN FOR WALL WIDTH. ASSUME 2x4 STUDS USED UNO.

COLUMN SCHEDULE table with columns: MARK, COLUMN SIZE, (BASE) CONN. & FASTENER, UPLIFT(Lb), and UPLIFT.

GENERAL COLUMN NOTES: 1. SEE FLR. PLN. FOR WALL WIDTH. STUD SPACING TO MATCH WALL WIDTH UNO.

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

AREA TABULATION-B table with columns: ROOM, SQ. FT., and TOTAL AREA.

HEADER SCHEDULE table with columns: MARK, HEADER SIZE, REMARKS, and notes.

GENERAL HEADER NOTES: 1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED.

GENERAL COLUMN NOTES: 1. SEE FLR. PLN. FOR WALL WIDTH. STUD SPACING TO MATCH WALL WIDTH UNO.

GENERAL NOTES: NOTE-1: OPTIONAL CROWN MOLDING TO BE INSTALLED ONLY IN THE FOLLOWINGS ROOMS...

WINDOW SCHEDULE table with columns: WINDOW TYPES, SIZE, ROUGH OPNG, U-Value, SHGC, and U-Value SHGC W/ Grids.

FRAME table with columns: WINDOW TYPES, SIZE, ROUGH OPNG, U-Value, SHGC, and U-Value SHGC W/ Grids.

DOOR SCHEDULE table with columns: DOOR TYPE, SIZE, MASONRY OPNG, and FRAME OPNG.

SLIDING GLASS DOORS table with columns: DOOR TYPE, SIZE, MASONRY OPNG, U-VALUE, and SHGC.

HEADER SCHEDULE table with columns: MARK, HEADER SIZE, REMARKS, and notes.

GENERAL HEADER NOTES: 1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED.

GENERAL COLUMN NOTES: 1. SEE FLR. PLN. FOR WALL WIDTH. STUD SPACING TO MATCH WALL WIDTH UNO.

GENERAL HEADER NOTES: 1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED.

GENERAL HEADER NOTES: 1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED.

Vertical sidebar containing company logo 'MARBONDA Homes', contact information, and project details like 'Forest Cove' and 'Livorno'.



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Elev. - B
Block: 9
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job no: 9FC00901

Reference No: 25-00446
Sheet:

4.0
ELEVATIONS

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 slab 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 D226, 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 912, 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.

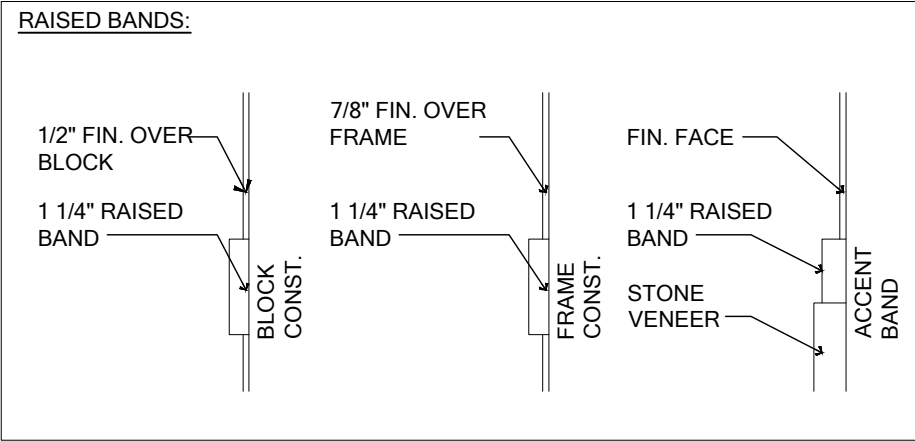
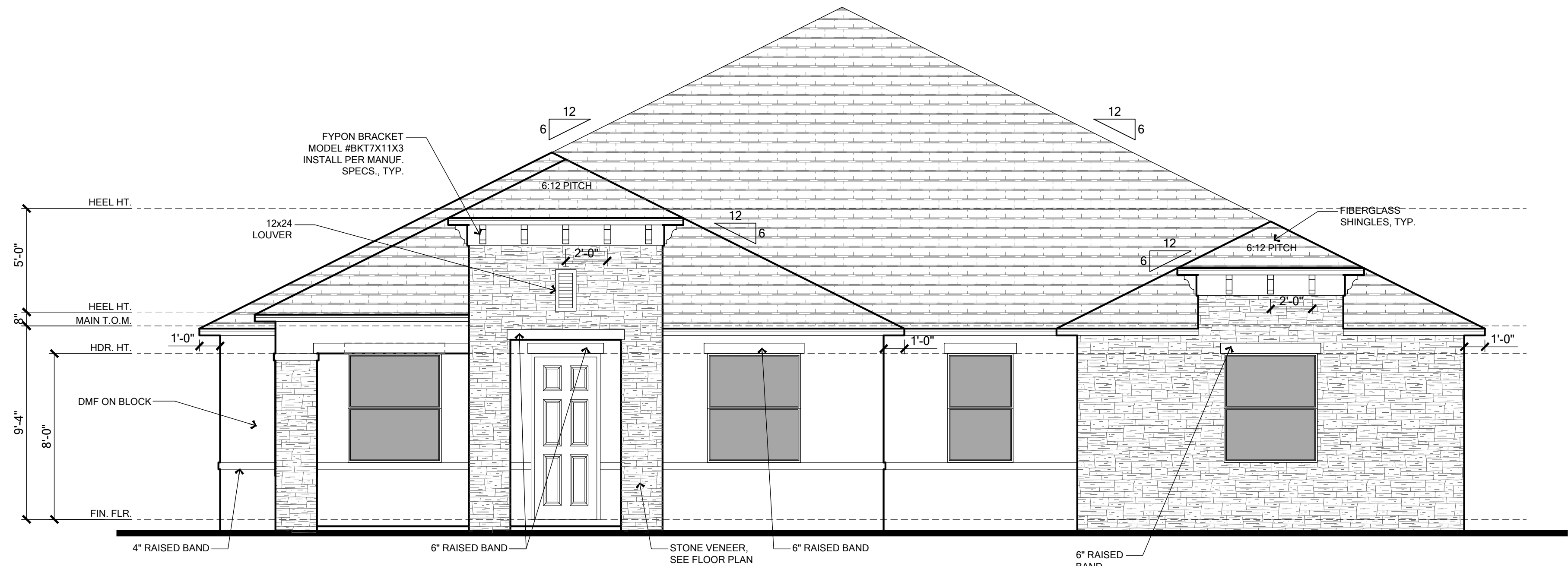
R703.12 Adhered Masonry Veneer
Adhered masonry veneer [or stone veneer] - installation shall comply with the requirements of Section R703.7.3 and the requirements in Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5. Adhered masonry veneer shall be installed in accordance with Sections R703.7.1, Article 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.

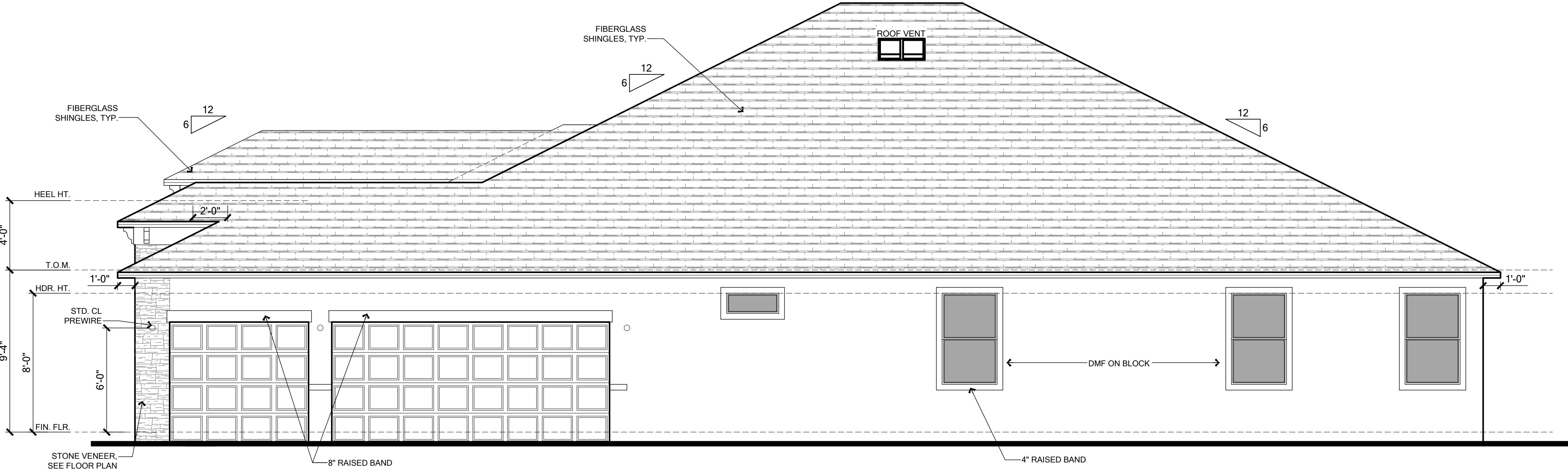
	1/150 Rule		1/300 Rule				
ATTIC SPACE	SQ. FT. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. FT. of ventilation required	SQ. FT. of vented soffit needed	SQ. FT. of ventilation to be provided by upper ventilators	
1st FLOOR PLAN	4383	4207.7	282.4	282	2103.8	70.6	1051.9

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 Vents not part of Calculations		



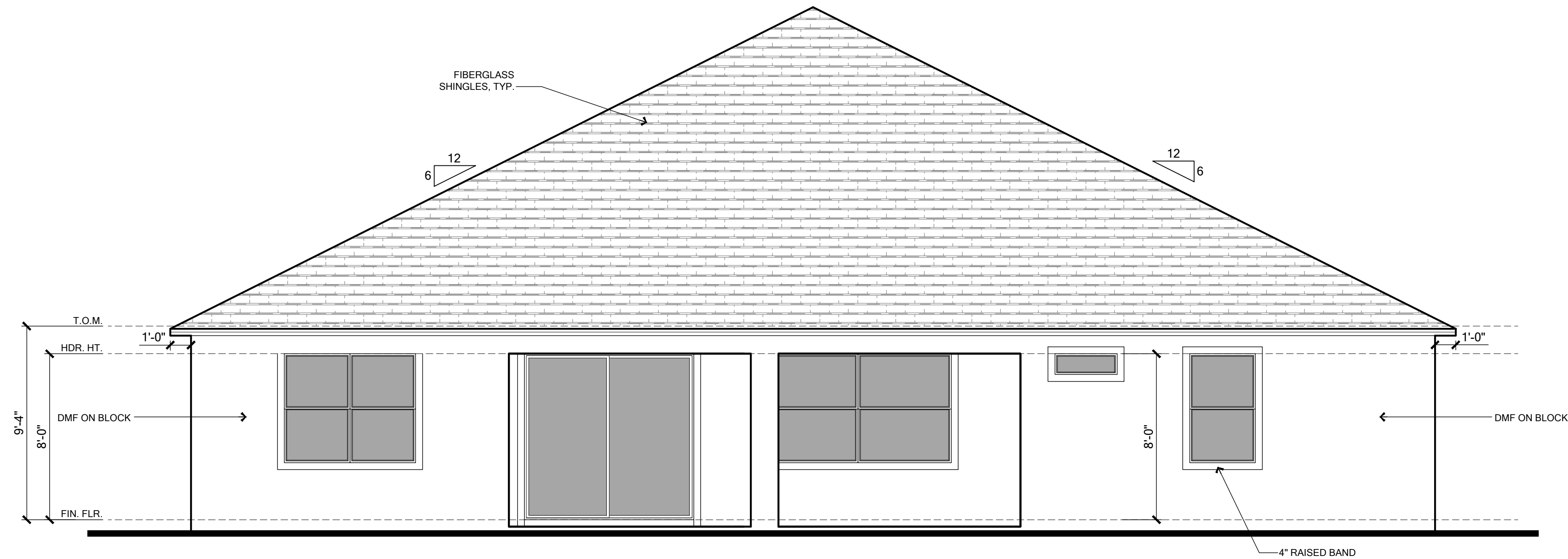
FRONT ELEVATION

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



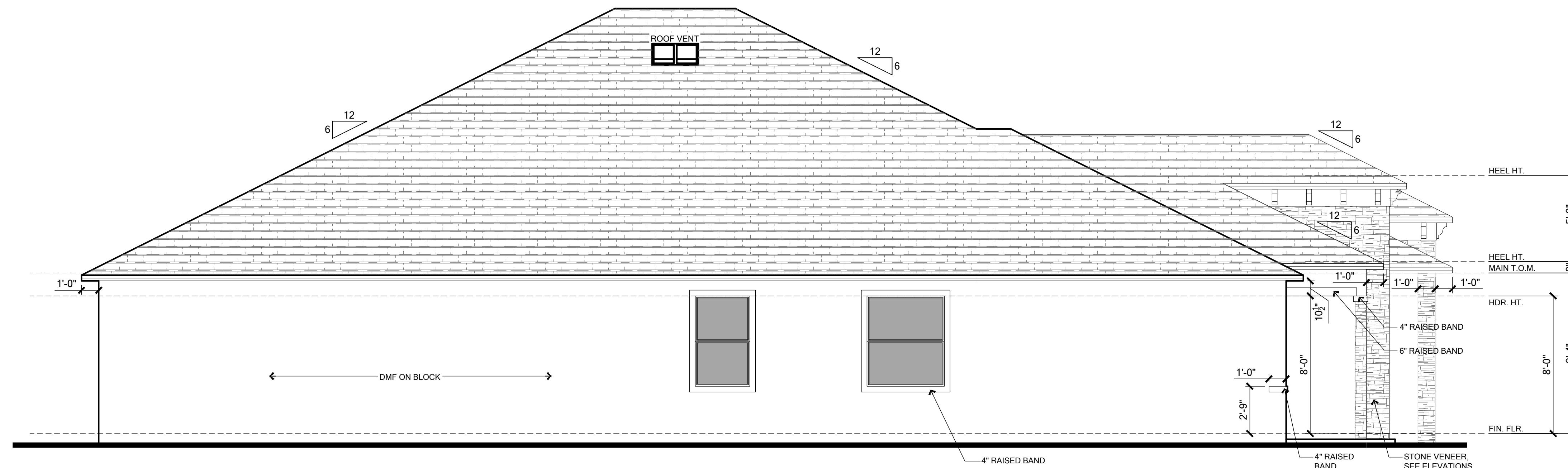
RIGHT ELEVATION

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



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

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1. Etched Banding typical at Front Elevation.
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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:

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.

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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 912, 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.

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- 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 - 16 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 ventilation required	SQ. FT. of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit provided by upper ventilators
1st FLOOR PLAN	4383	4207.7	282.4	282
			2103.6	70.6
				1051.9

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 Vents not part of Calculations		

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CA No. 9161 AA26003115



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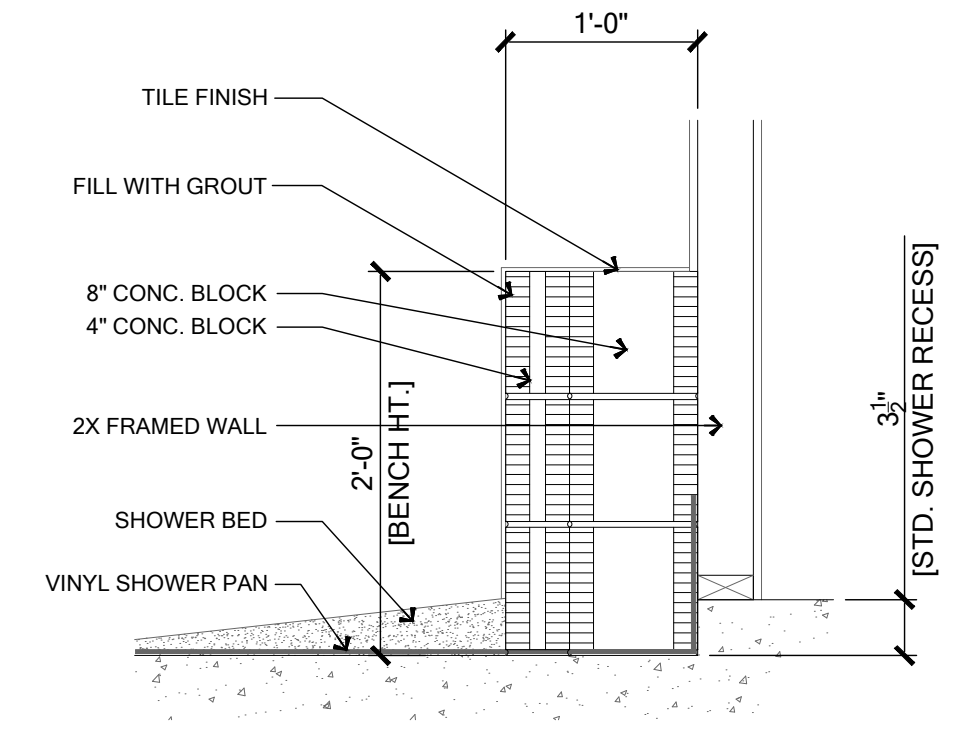
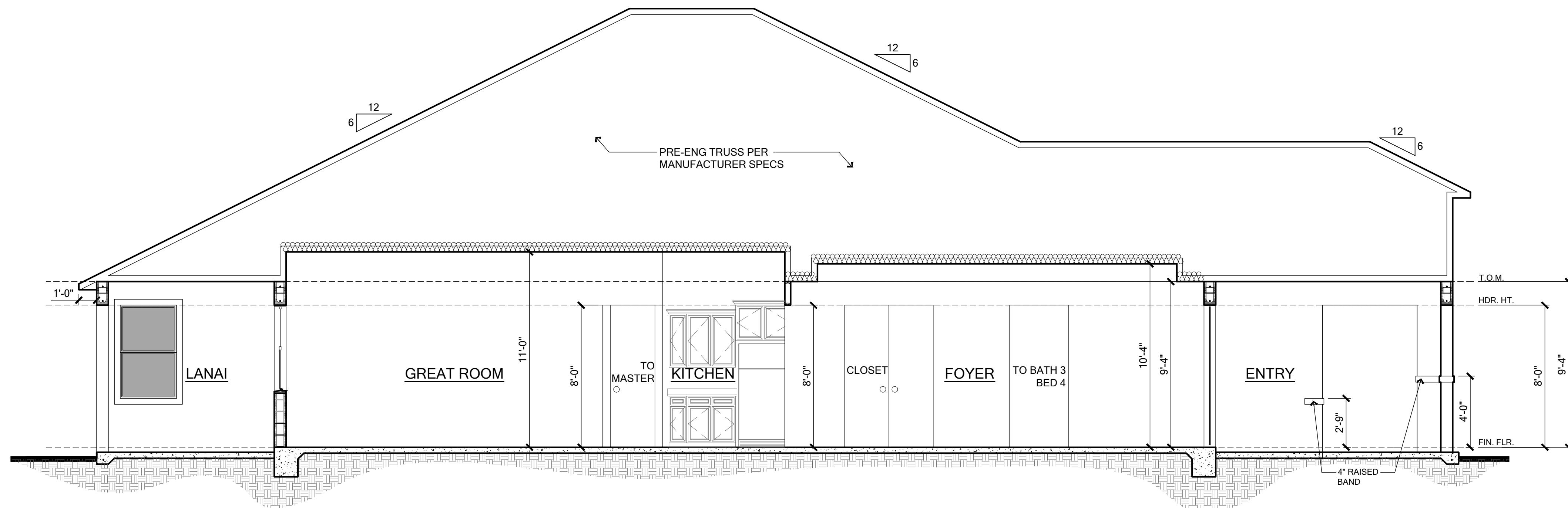
MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Community: Forest Cove
Garage Side: Right
Plan Name: Livorno
Elev - B
Block: 9
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job no: 9FC00901
Reference No: 25-00446

Sheet: 4.1

ELEVATIONS

MARIA HERNANDEZ 1/20/2025



SHOWER BENCH DETAIL
SCALE: 1/2" = 1'-0" **B**
5.0

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CA No. 9161 AA26003115



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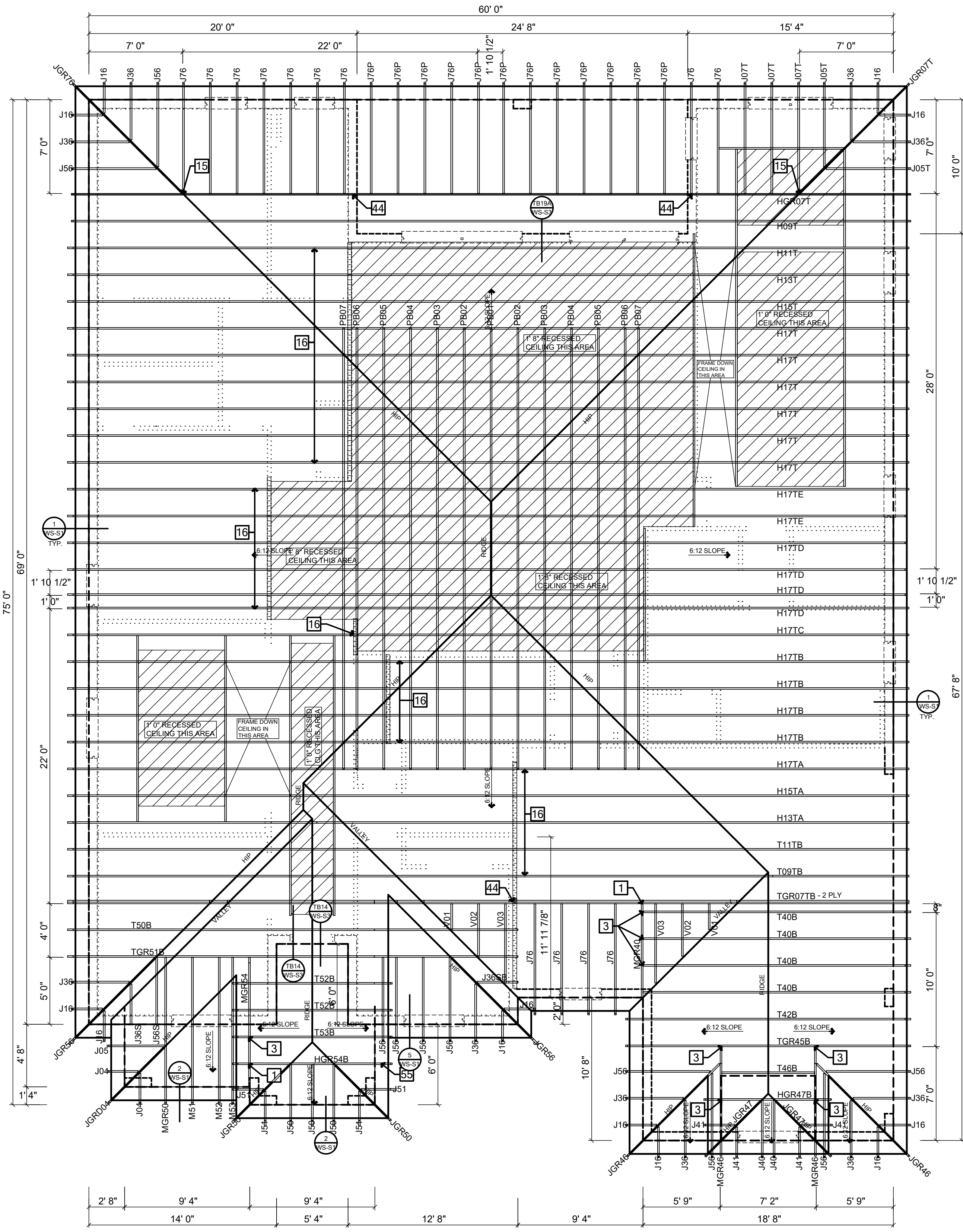
Community:	Forest Cove	Garage Side:	Right
Plan Name:	Livorno	Elev - B	
Lot:	9	Block:	
Address:	TBD S/w Cadence Glen Lake City, FL 32024		
Job no:	9FC00901	Renaissance Series	

Reference No: 25-00446

Sheet: **5.0**

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

BLDG. SECTION



WIND SPEED (ULTIMATE)	140 MPH
WIND SPEED (ALLOWABLE)	108 MPH
EXPOSURE CATEGORY	B
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)
	(1) VALUE DENOTES SUCTION
10	ROOF: -26.50 -36.75 -38.75
	GABLE: -28.29 -45.12 -53.58

ROOF NAILING SCHEDULE (SHINGLE AND TILE)
 ZONE 1: ASTM F1667 RSR5-01 (86) NAILS @ 4" O.C. ON EDGE & 6" O.C. IN FIELD
 ZONE 2: ASTM F1667 RSR5-01 (86) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
 ZONE 3: ASTM F1667 RSR5-01 (86) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

ROOF SHEATHING:
 SINGLE METAL: 3/8" STRUCT 1 ZIP ROOF SYSTEM
 TILE: 15/32" STRUCT 1 ZIP ROOF SYSTEM

NOTE:
 1. PER CODE ASTM F1667 RSR5-01 REFERENCE TO 84 (2 3/4" x 0.113") NAILS
 2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32" SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSR5-03 (101 21/2" x 0.131") NAILS OR ASTM F1667 RSR5-04 (13" x 120") NAILS
 3. GABLES: DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE

IN ACCORDANCE WITH FBC RESIDENTIAL SECTION R301.1.3 ENGINEERED DESIGN, WE CONFIRM THAT THE PLYWOOD SHEATHING DESIGN IS ADEQUATE FOR THIS PROJECT AND CAN BE UTILIZED IN PLACE OF THE CODE PRESCRIPTIVE TABLE R903.2.2.
 WE HAVE REVIEWED THE ROOF SHEATHING REQUIREMENTS FOR THIS PROJECT IN ACCORDANCE WITH THE ASCE 7-22 WIND SPEED AND EXPOSURE CATEGORY DEFINED IN THE STRUCTURAL DOCUMENTS. WE APPROVE AND CERTIFY THE SHEATHING INDICATED ON THE PLAN TO BE ADEQUATE TO SUPPORT THE WIND LOADS FOR THIS ROOF.
 ENGINEERED DESIGN CALCULATIONS HAVE BEEN PERFORMED FOR USE IN AREAS NOT EXCEEDING THE WIND SPEED AND EXPOSURE OF 158 MPH EXP. 'C'. IF THE WIND SPEED DESIGN EXCEEDS 158 MPH THE TABLE R903.2.2 WILL BE REFERENCED. THE NAILING LISTED IN THE RSH CHART HAS BEEN VERIFIED TO MEET OR EXCEED THE NAIL SIZE AND SPACING REQUIREMENTS LISTED IN TABLE R903.2.3.1

TYPICAL TRUSS STRAPS

U.N.O. ON ROOF FRAMING PLAN

- TRUSS TO WOOD FRAMING: (1) 6" LG. TRUSS SCREW w/ (2) 10d TOENAILS (SEE NOTE 18/WS-S1)
- TRUSS TO MASONRY: (1) HTA 20

JACK TRUSSES TO GIRDER TRUSS SHALL BE NAILED TOP/BOTTOM CHORD. FOR VALLEY SET TRUSSES, SEE ENGINEERING TRUSS PACKAGE FOR CORRECT CONNECTION [VC1]

DRAFTSTOPPING DETAIL

R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.8MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT.

ROOF FRAMING NOTES

SHINGLE, METAL OR TILE ROOFING SYSTEM (SEE ARCH.) OVER APPROVED UNDERLAYMENT, OVER SHEATHING PER ENGINEERED ROOF SPECIFICATIONS (SEE FRAMING PLAN) ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE, SPACING, TYPICAL ROOF SLOPE, AND OTHER INFORMATION)

ATTN: BUILDING DEPARTMENT

PLEASE NOTE THAT TRUSS LABELS MAY VARY BUT, IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURER'S LAYOUT PLEASE CONTACT THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	RISE
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 28	HUS28	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140
2	HUS 28	HUS28	HEADER: (4) 16d TRUSS: (8) 16d	2990	4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1000
12	THD 28-3	HTU28-3	HEADER: (14) 16d TRUSS: (14) 16d x 1-1/2"	2990	4840
13	THD 28-3	HUS28-3	HEADER: (14) 16d TRUSS: (12) 16d x 1-1/2"	4345	4815
14	THD 48	HUS48	HEADER: (14) 16d TRUSS: (14) 16d x 1-1/2"	2990	4890
15	HJ28	THJ28	HP: (8) 16d TRUSS: (8) 16d	2345	3045
28	HJ28	LTHJ28	HP: (8) 16d TRUSS: (8) 16d	2345	3035
60	HUS179	HUS179	HEADER: (14) 16d TRUSS: (14) 16d	4110	6040
71	HD410	HU410	SOLID POUR CMU: (2) 3/16" X 1-3/4" FRAME: (2) 16d	1950	3475
72	THD210-3	HUR210-3	HEADER: (14) 16d TRUSS: (2) 16d	4035	7235
73	HD48 IF	HU48	SOLID POUR CMU: (14) 3/16" X 1-3/4" FRAME: (14) 16d	2430	1170
74	HD40 IF	HU40	SOLID POUR CMU: (14) 3/16" X 1-3/4" FRAME: (2) 16d	3475	1950
75	LGM410	LGM410 SDS	SOLID POUR CMU: (8) 3/4" X 4" JOIST BEAM: (8) W32 SCREWS	3350	9950
76	HD28-2 IF	HU28-2 IF	SOLID POUR CMU: (14) 3/16" X 1-3/4" FRAME: (14) 16d	1170	2430

N	16d NAILS - (2) TOP CHORD NAILS (2) BOTTOM CHORD NAILS	FASTENERS	600' / 2-1105	NA
1	6" LONG TRUSS SCREW	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	615	NA
2	(2) 6" LONG TRUSS SCREW	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	1100	NA
16	(2) MTW12	MTS12	2370	
17	(2) MGT15	MGT	4240	
18	(2) RT16-2	RT16-2	2120	
19	(2) MST24	MST24	3280	
20	RT6A	RT6A	750	
22	FA3	MAS	1350	
23	HTA28	HTA28	1870	
26	(2) HTA28	(2) HTA28	2430	
27	HTW24	HTW24	1350	
31	LTA2	LTA2	1470	
33	LW12	LW12	825	
35	KST27	MST27	4215	
36	LTA24	LTA24	1335	
37	MST12	MST12	935	
38	MST18	MST18	1310	
39	MST24	MST24	1640	
40	MST30	MST30	2065	
41	MTW12	MTS12	1185	
43	MSTAM36	MSTAM36	1945	TENSION
44	MGT15	MGT	4240	
46	MSTC40	MSTC40	2890	2725
47	MSTC60	MSTC60	3665	TENSION
48	RT16A	H16A, H14	1025	
49	UPHDB	HDDB-SDS	9165	
50	DTB-TZ	DTTZ	1830	TENSION
51	PAU56	ABU44	2485 - 2285 - 800-15	
53	PAU44	ABU44	2335 - 2285 - 800-15	
54	PHD8	HDUR-SDS2	9185	
55	PHD4A	HDU4-SDS2	9215	
56	HGAM 10KT	HGAM10KT	880	
57	LUGT4	LG74-SDS2	4735	
58	PHD2A	HDU2-SDS2	3215	
59	KST218	ST6215	2955	
64	HGA 10KT	HGA10KT	790	
66	LUGT2	LG2	2020	
66	(2) LUGT2	(2) LG2	4040	
67	LUGT3	LG3-SDS2	3500	
69	HTT45	HTT4, HTT5	9795	

01/20/2025

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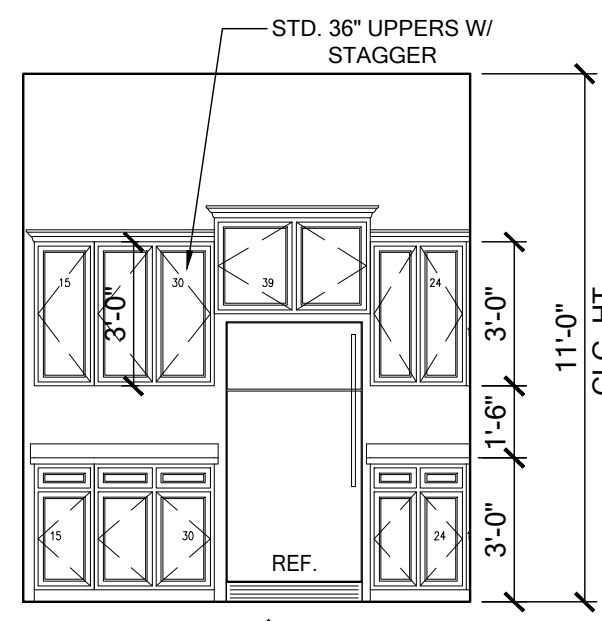
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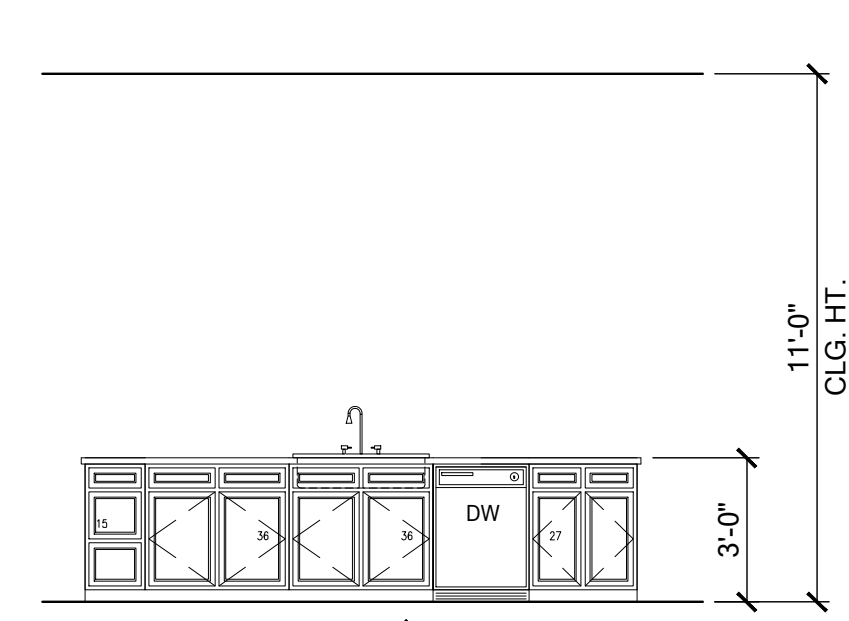
MARONDA Homes
 3995 West First Street
 Sanford, FL 32771
 (407) 302-9871

Community: Forest Cove
 Plan Name: Livorno
 Elevation: Elev - B
 Right
 Block: TBD Sw Cadence Glen
 Lake City, FL 32024
 Lot: 9
 Address: 9FC00901
 Renaissance Series
 Reference No: 25-00446
 Sheet: 6.0
 FRAMING PLAN

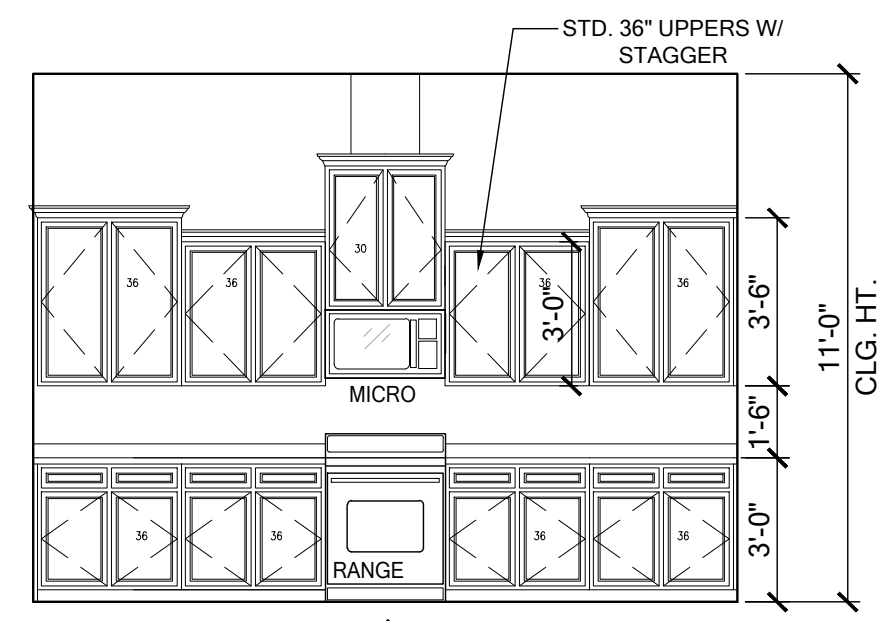
FRAMING PLAN
 SCALE: 3/16" = 1'-0"



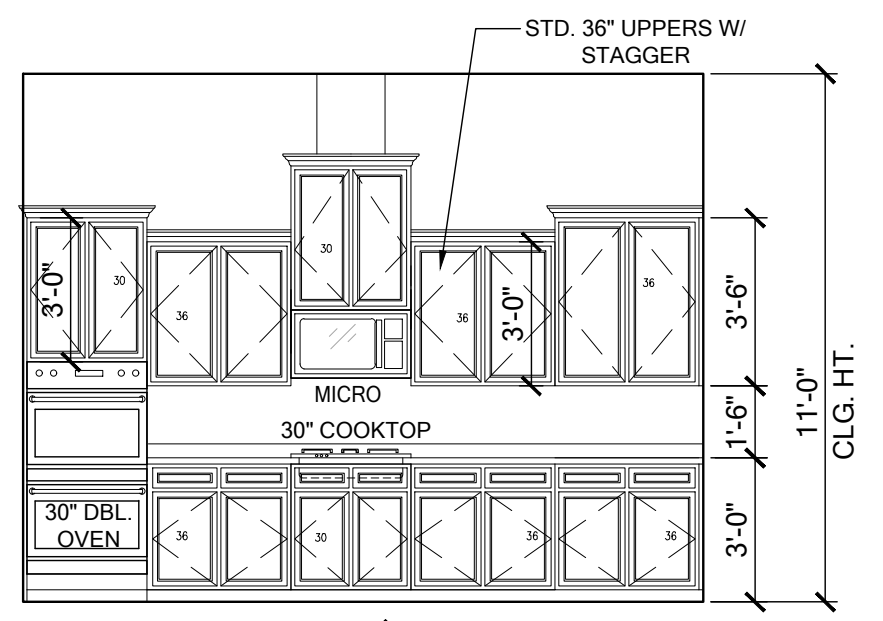
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STD. KITCHEN



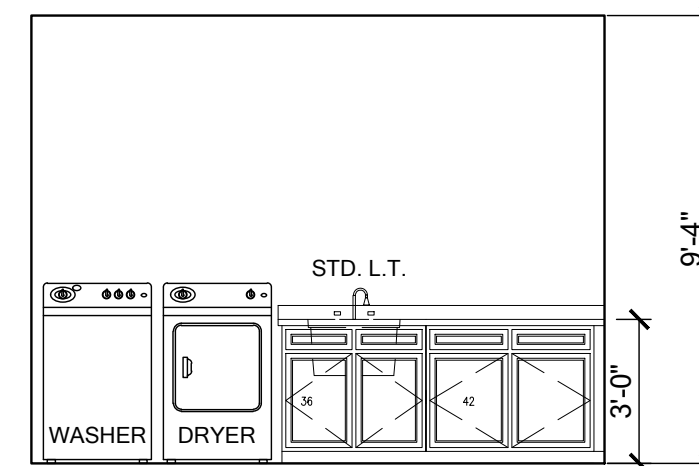
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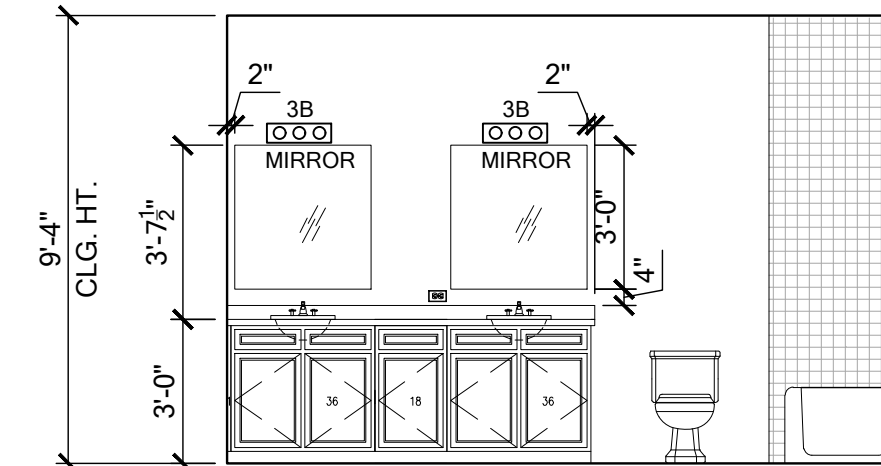
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STD. KITCHEN



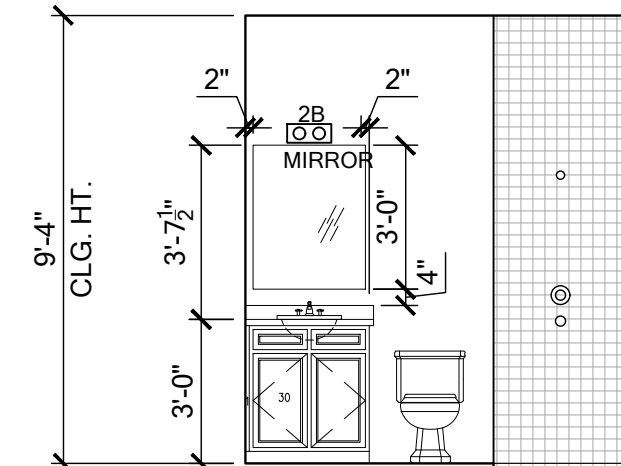
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GOURMET KITCHEN



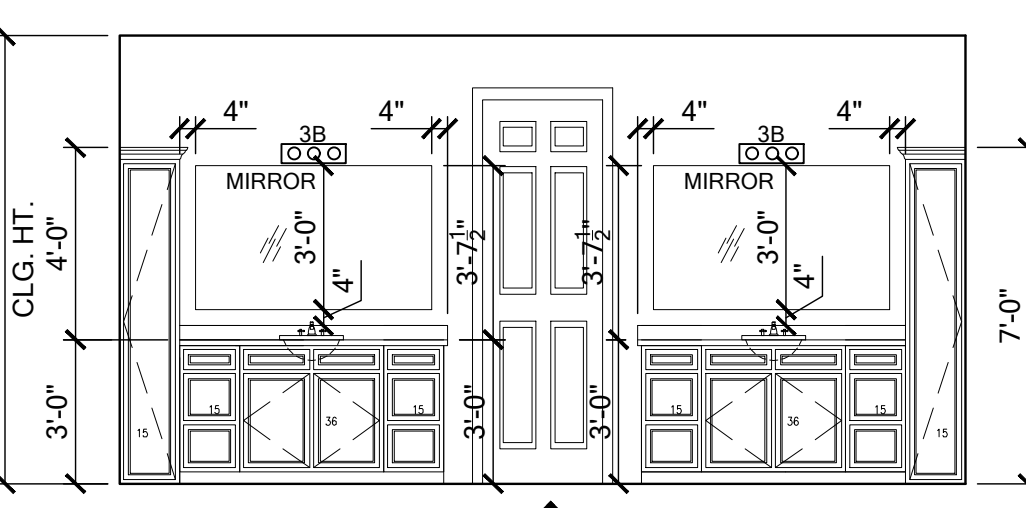
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LAUNDRY



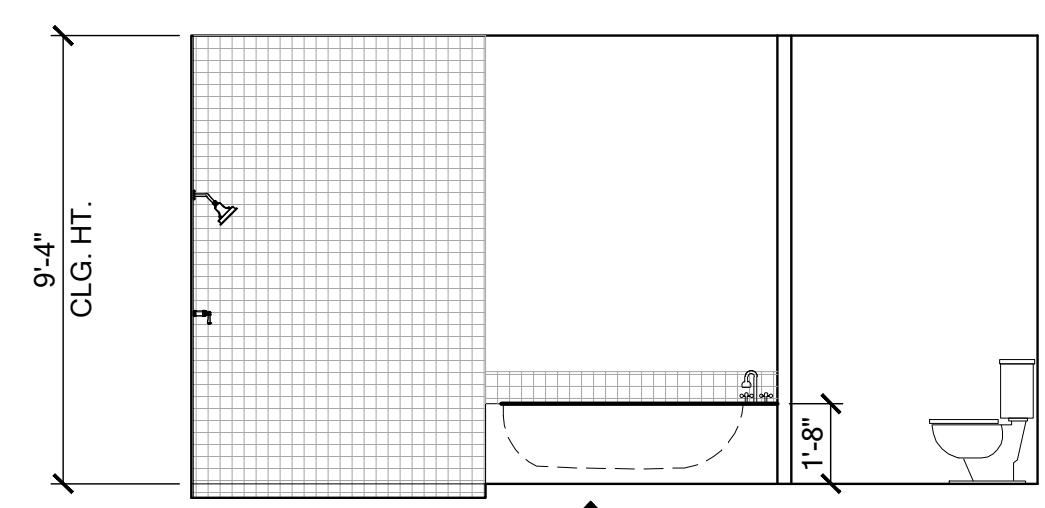
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BATH 2



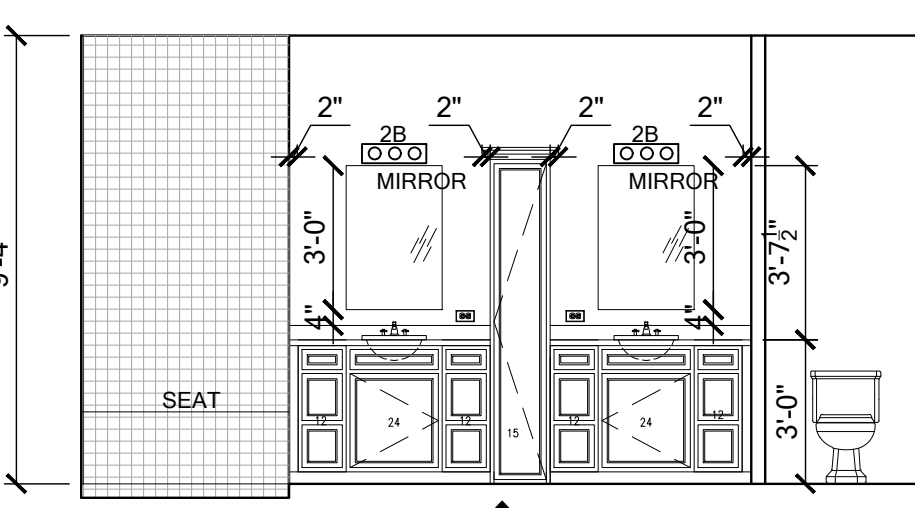
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BATH 3



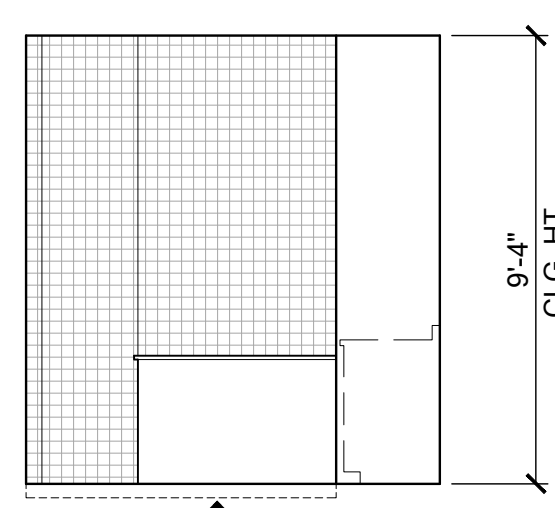
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STD. MASTER BATH



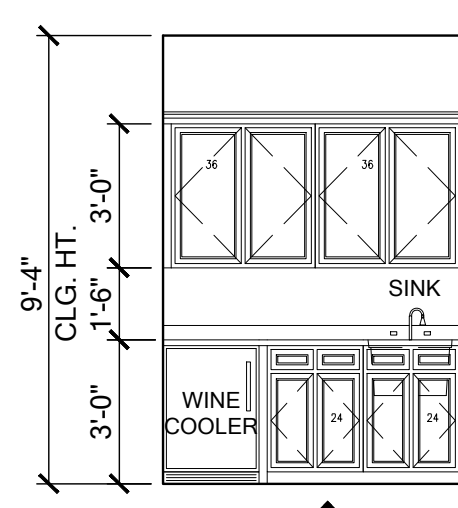
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STD. MASTER BATH



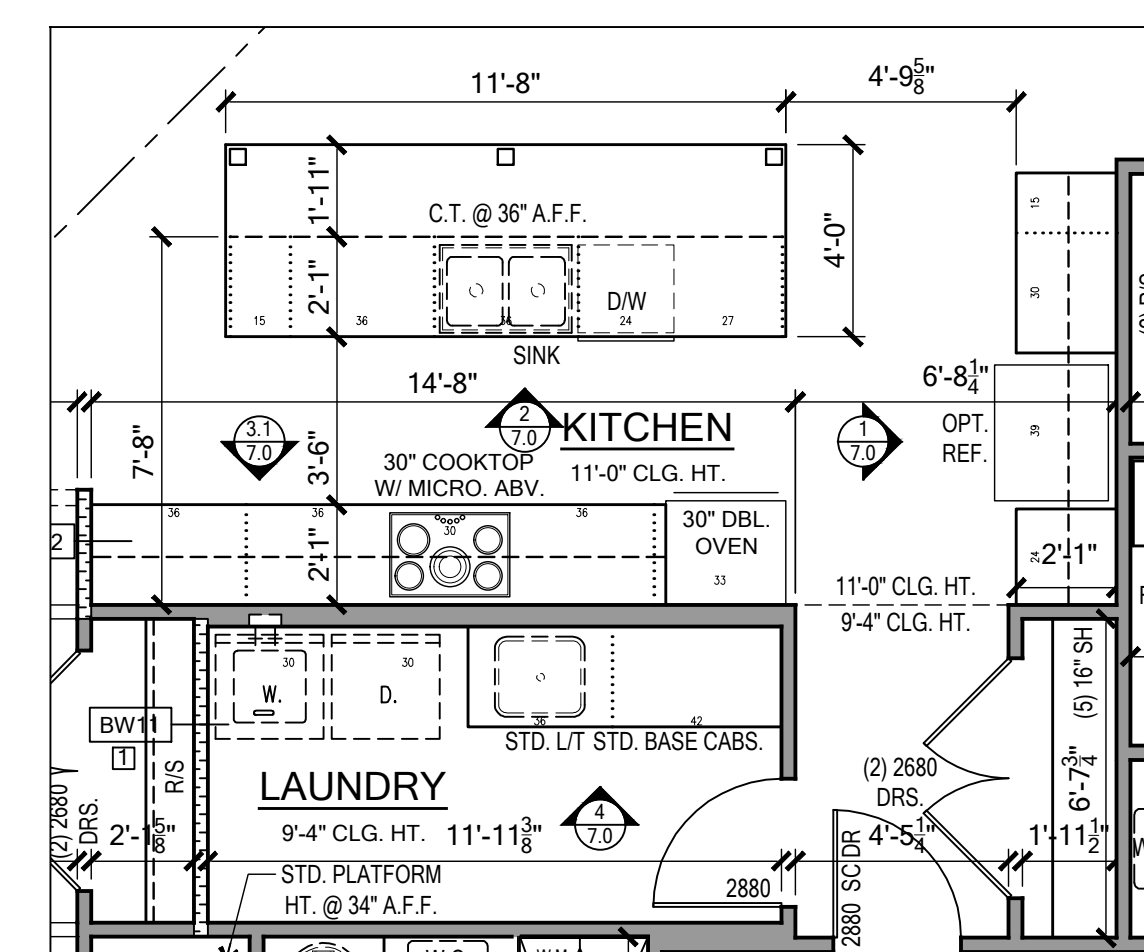
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OPT. DELUXE MASTER BATH



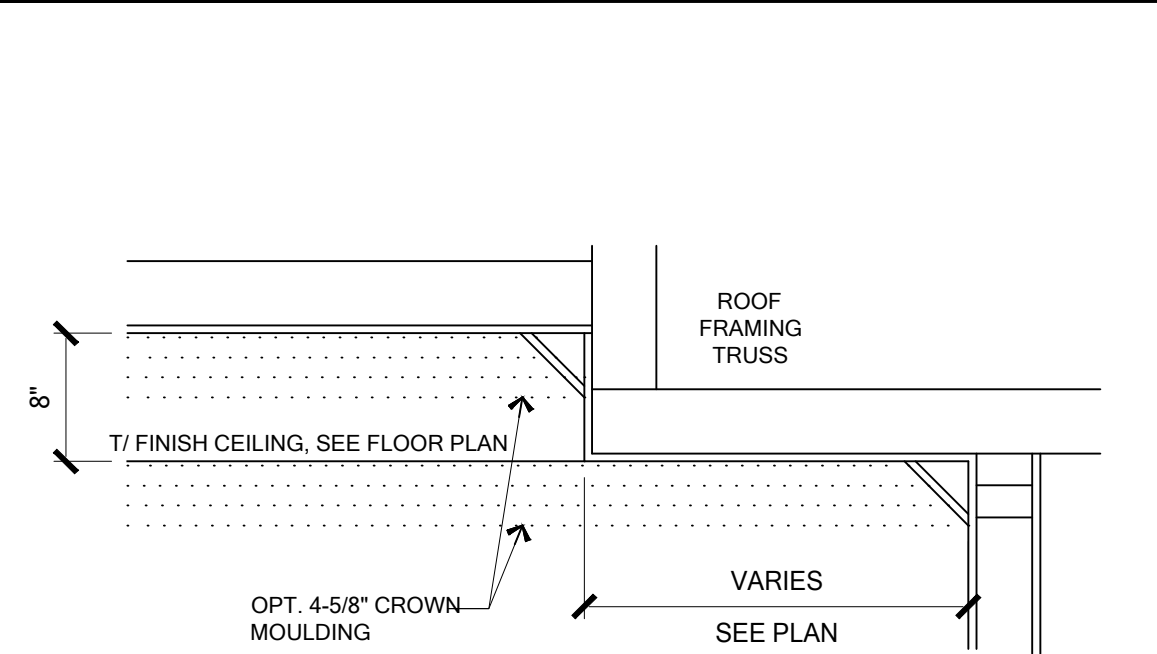
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OPT. DELUXE MASTER BATH



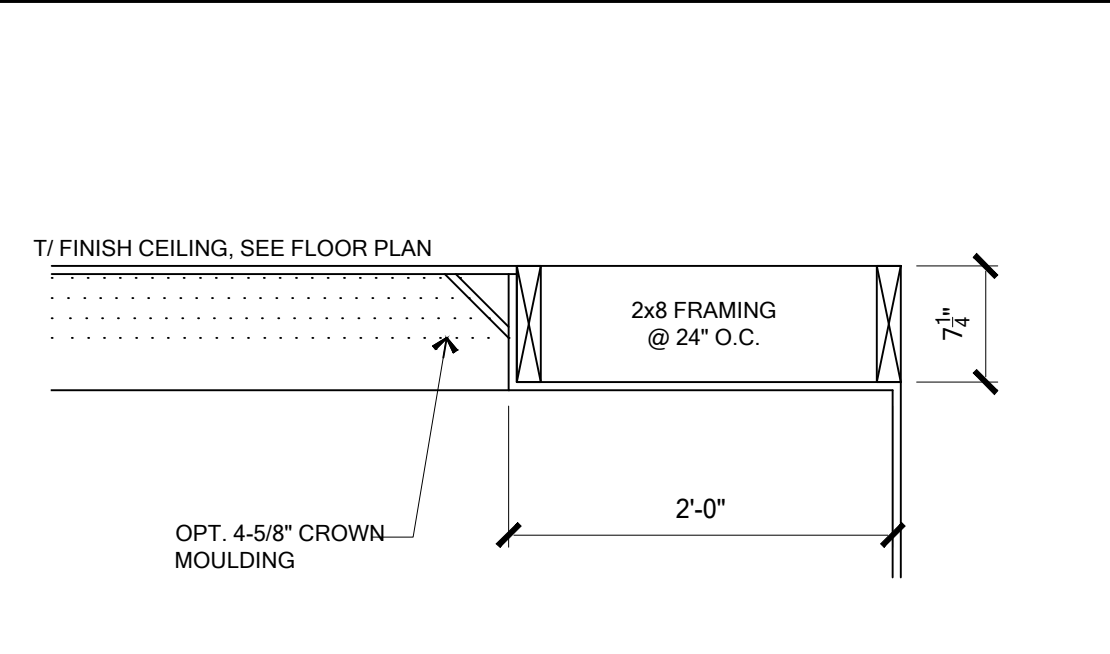
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OPT. WET BAR



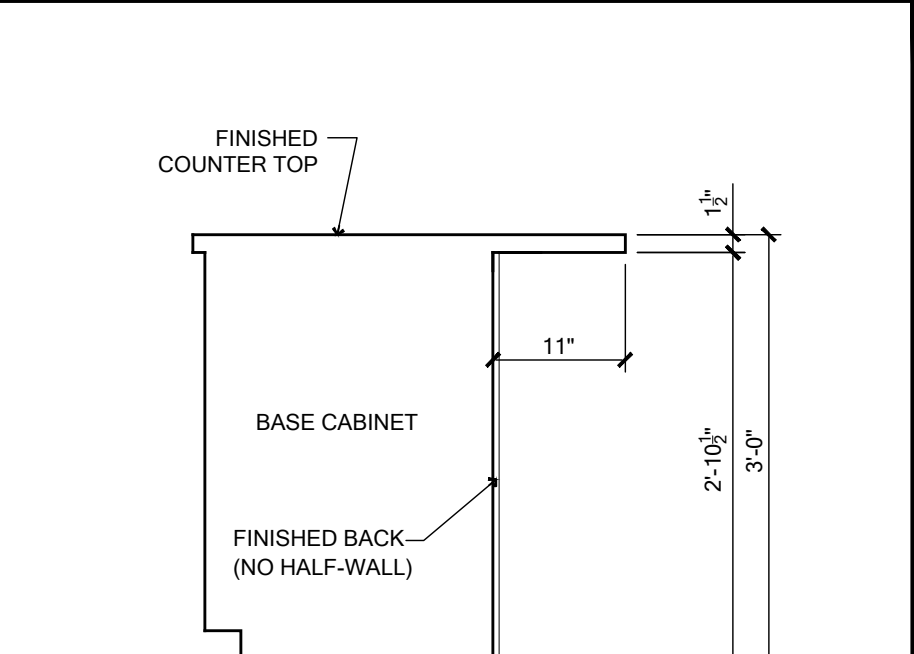
GOURMET KITCHEN PLAN
SCALE: 1/4" = 1'-0"



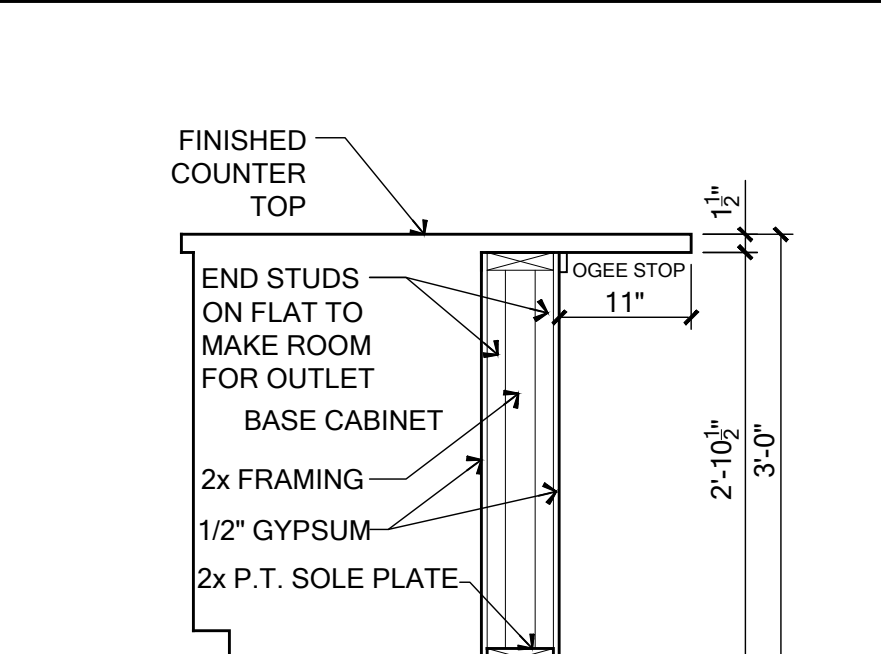
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'-0"



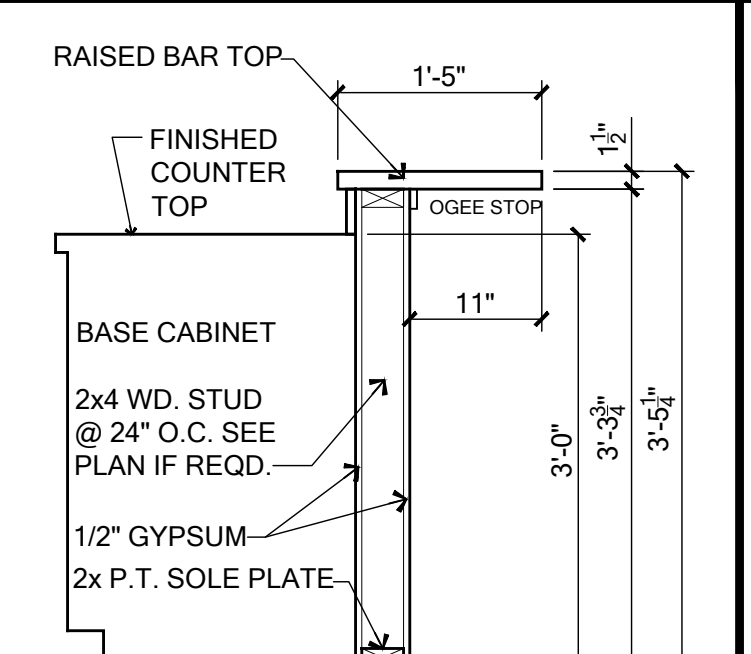
DROP DOWN TRAY CEILING
SCALE: 1" = 1'-0"



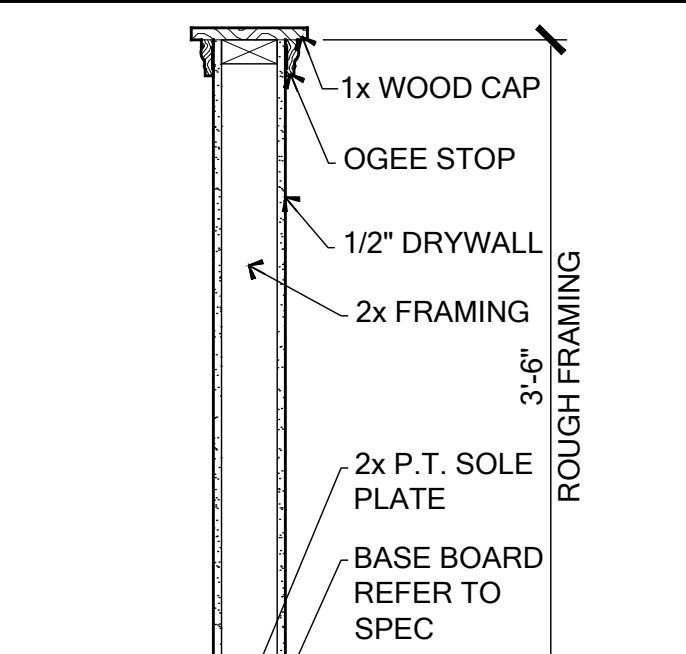
FLOW-THRU BAR SECTION
w/ FINISHED BACK
SCALE: 3/4" = 1'-0"



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



RAISED BAR SECTION
SCALE: 3/4" = 1'-0"



TYPICAL HALF-WALL
SCALE: 1" = 1'-0"

MARIA HERNANDEZ 1/20/2025

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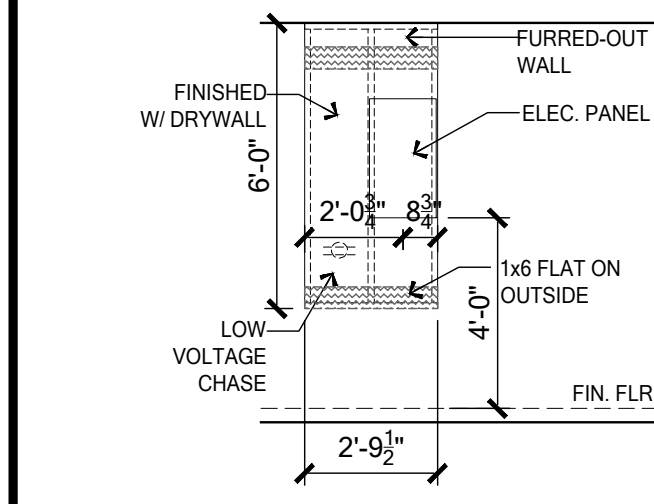
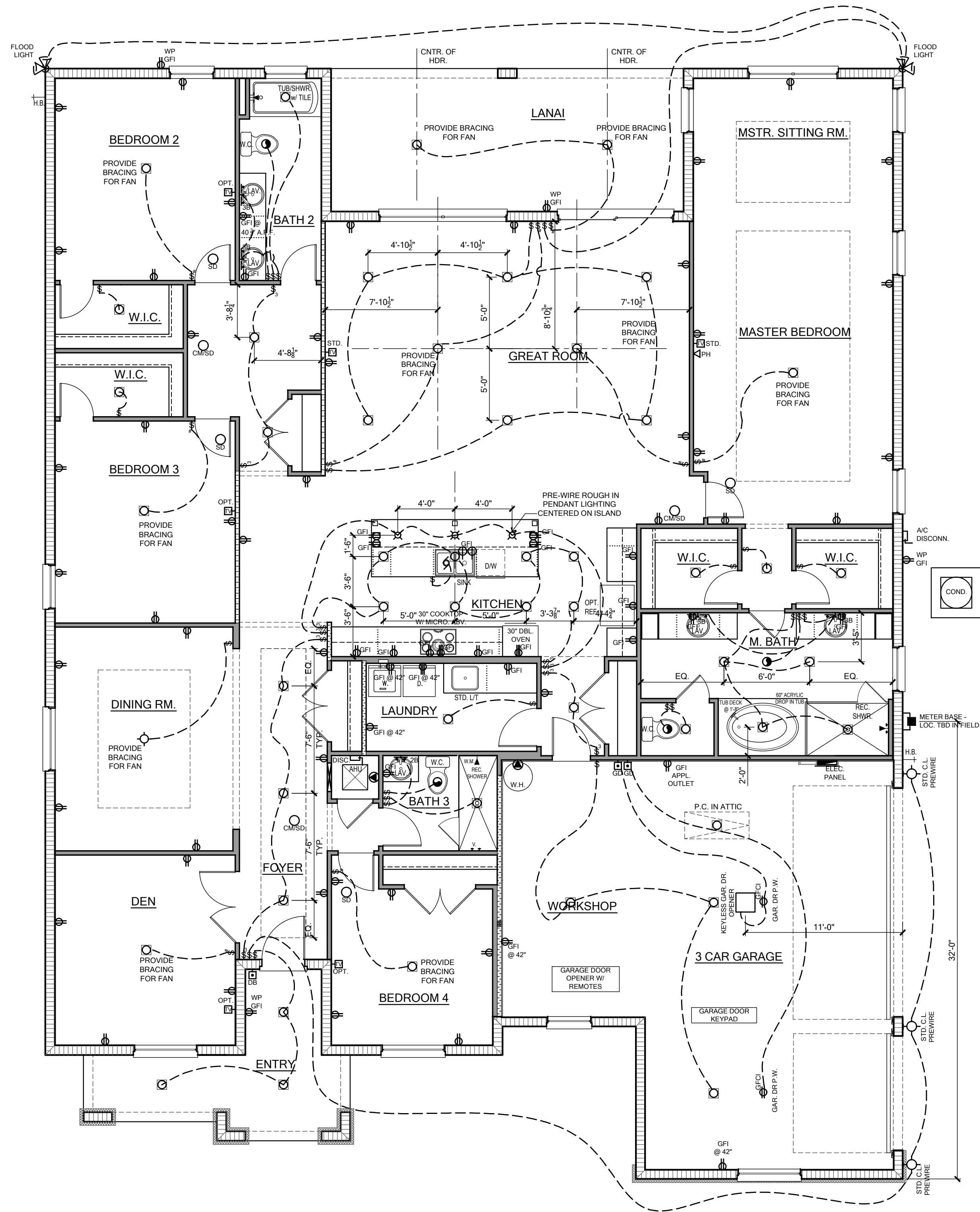
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MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove
Plan Name:	Livorno
Lot:	9
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Reference No.:	25-00446
Sheet:	7.0
Change Side:	Right
Elev. - B	
Block:	
Job no.:	9FC00901
Series:	Renaissance Series

INTERIOR ELEV



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

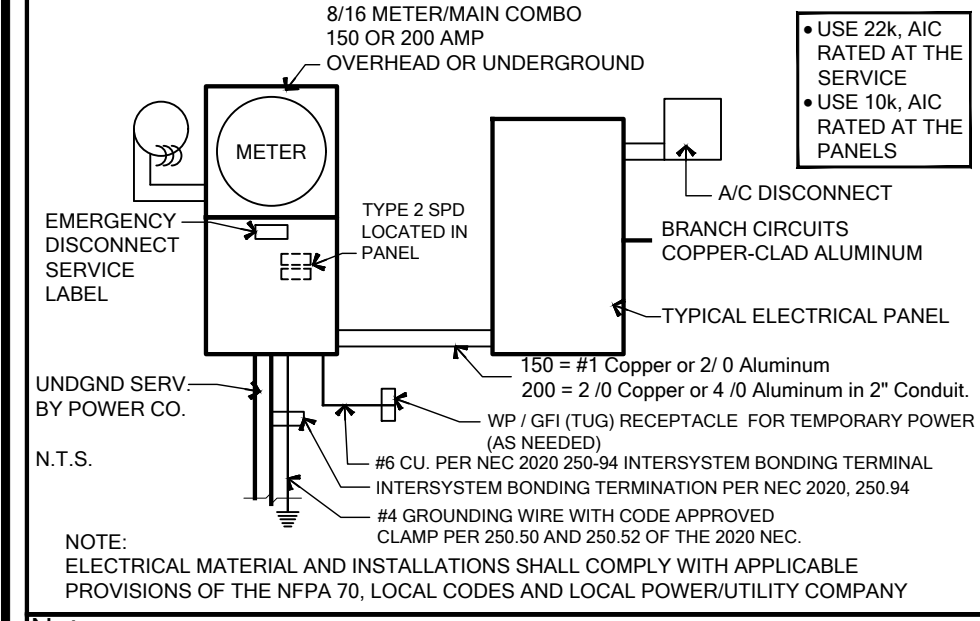
ELECTRICAL LEGEND

POWER SYMBOLS		WEATHER PROOF	
⊖	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
⊖	WALL MNT LIGHT FIXTURE
⊖	WALL WASH FIXTURE
⊖	LED LIGHT
⊖	BATH FAN AND LIGHT COMBINATION
⊖	DOUBLE FLOOD LIGHT
⊖	EMERGENCY LIGHT
⊖	2' FLOOR SINGLE BULB
⊖	4' FLOOR SINGLE BULB
⊖	4' FLOOR DOUBLE BULB
⊖	4' FLOOR WRAP
⊖	ROPE LIGHTING
⊖	SCONCE LIGHT
⊖	EXIT LIGHT SIGN

LOW VOLTAGE SYMBOLS	
⊖	SPEAKER
⊖	TV OUTLET
⊖	TELEPHONE
⊖	DOOR CHIME
⊖	PUSH BUTTON / DOOR BELL
⊖	DATA OUTLET
⊖	THERMOSTAT

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.
 - Kitchen: 44" AFF GFI's AT Front Entry 24" AFF
 - Bathroom: 39" AFF Door Bell Push Button 44" AFF
 - Laundry Room: 36" AFF Thermostat 60" AFF
 - Exterior Waterproof: 12" AFF To Chandelier Bottom 66" AFF
 - Garage General Purpose: 42" AFF Microwave Outlet 80" AFF
 - Range: 2" AFF Vented Hood 80" AFF
 - All trim plates and devices to be ganged, where possible.
 - Electrical switches to be at 42" centerline above finished floor.
 - Electrical plan 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 1899.
 - 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 R315.3, 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.

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

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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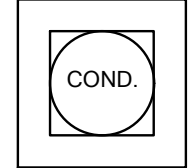
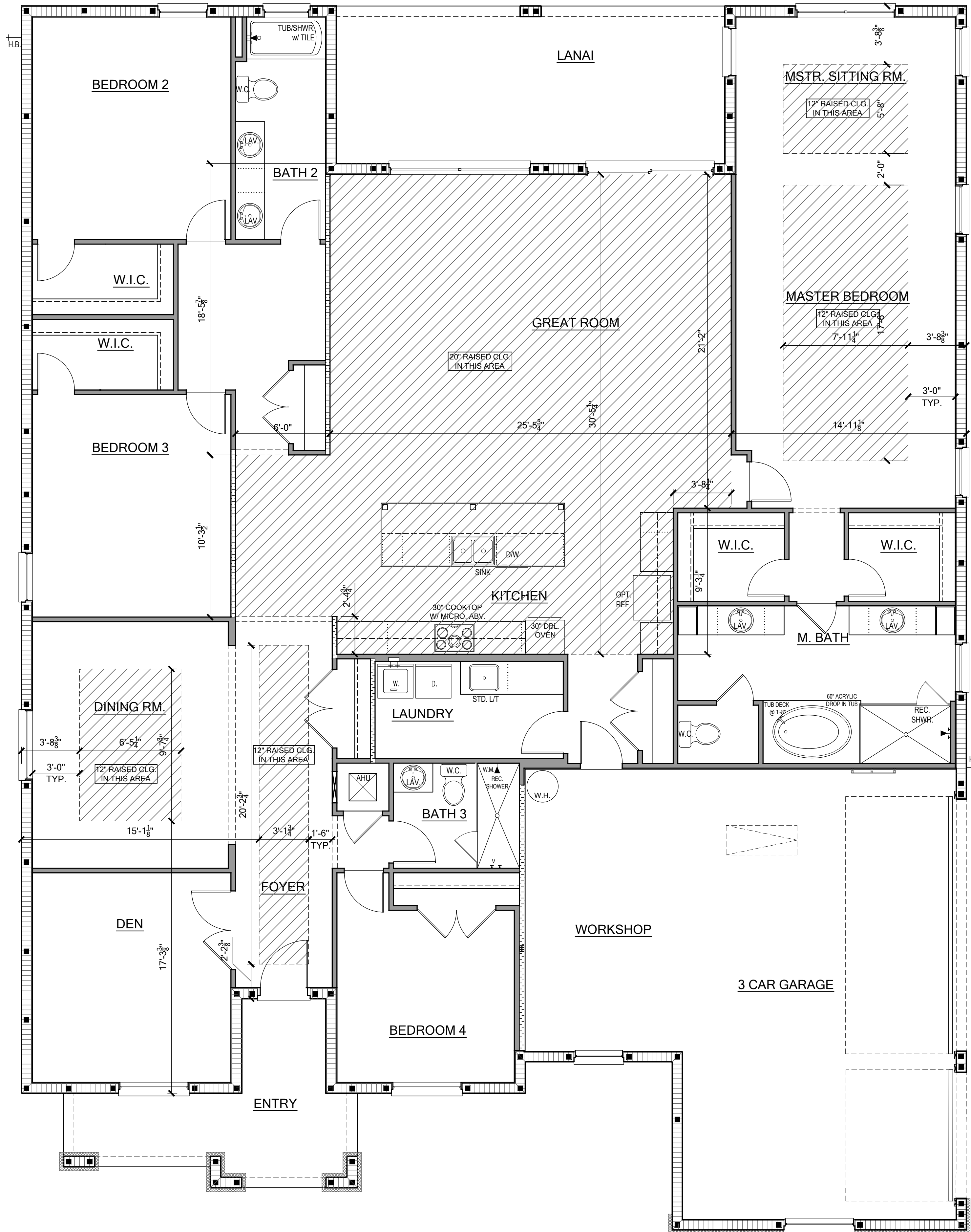
MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Livorno	Elev - B	
Block:			
Address:	TBD Sw Cadence Glen		
	Lake City, FL 32024		
Job no:	9FC00901		

Reference No: 25-00446

Sheet: **8.0**
ELECTRICAL

FOR COUNTY USE ONLY
01/20/2025



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

FOR COUNTY USE ONLY

01/20/2025

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



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Maitland, Florida, 32751
(407) 880 2333

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MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Livorno	Elev - B	
Lot:	9	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job no:	9FC00901		Renaissance Series

Reference No: 25-00446
Sheet:

9.0
CEILING PLAN

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

GIVEN THAT STRUCTURE IS LOCATED IN A VERY HEAVY TERMITE INFESTATION AREA, 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 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 of 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.

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 SLUMP 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 MS05/2.0.
- 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.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-14, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f_m = 2000 PSI)
- MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14a.
- COARSE GROUT SHALL CONFORM TO ASTM C476-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION.
- GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/2.0, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
- TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
- DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS, PER CODE ACI 318-19.
- CONSOLIDATE GROUT POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. CONSOLIDATION OR RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT. GROUT SHALL FINISH FLUSH WITH TOP OF WALL.

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) (EXPOSURE 1) 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, F_y=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, F_y = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, F_y = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 F_y=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325N 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. SEE STRUCTURAL PLANS FOR MORE INFO.

GYPSSUM BOARD

- GYPSSUM BOARD MAY BE INSTALLED USING GWB54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1 1/4" DRYWALL SCREWS @ 12" O.C. FOR CEILING AND 1 1/8" DRYWALL SCREWS @ 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.

FLOOR REPAIR NOTES

- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS W/ 7" EMBEDMENT. USP CIA-GEL 7000 EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR USP 1/2" SD WEDGE-BOLT WITH MINIMUM 6" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STOPS.
- FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (USP HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) USP HTW16 TWIST STRAP W/ (4) 1/4" x 1 3/4" WEDGE-BOLTS OR TAPCONS TO MASONRY AND (8)-10d x 1 1/2" NAILS TO TRUSS FOR UPLIFTS LESS THAN 1225 LBS (USE (2) HTW16 FOR UPLIFTS LESS THAN 2450#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) USP HGAMI0KT W/ (4) 1/4" x 1 1/2" WS15 WOOD SCREWS AND (4) 1/4" x 1 3/4" WEDGE-BOLTS ONE EACH SIDE OF TRUSS.
NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
- IF MISSED, MSTAM36 OR MSTCM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL USP HTTS W/ (28) 16d x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN USP HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.
- MISSED ROOF TIE DOWNS MAY BE SUBSTITUTED WITH (1) USP RT16A W/ (8) 8d x 1 1/2" NAILS AND (4) 3/16" DIA. X 1 3/4" TAPCONS FOR UPLIFTS LESS THAN 1380#.

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	20	20	20
TOP CHORD DL	7	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	33	40	45	55

BOTTOM CHORD LL (OPT)	20			
ATTICS W/ LIMITED 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

	40 (PSF)	10 (PSF)	0 (PSF)	5 (PSF)	COMMENTS:
TOP CHORD LL	40 (PSF)				
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. (j)	50 (LBS)(h)	PASSENGER VEH. GAR.	50 (PSF) 2000 (LBS)
STAIRS(g)	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 STRESS.
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

	LL/240	TL/180	COMMENTS:
ROOF TRUSSES*	LL/240	TL/180	
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR JOIST***	LL/480	TL/240	

*TL MAX 1/14" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

WIND LOADING CRITERIA 140B

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:
1. MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "3" = END ZONE IS ONLY WIND 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.

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



TOTAL SOLUTIONS GROUP
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Maitland, Florida, 32751
(407) 880 2333

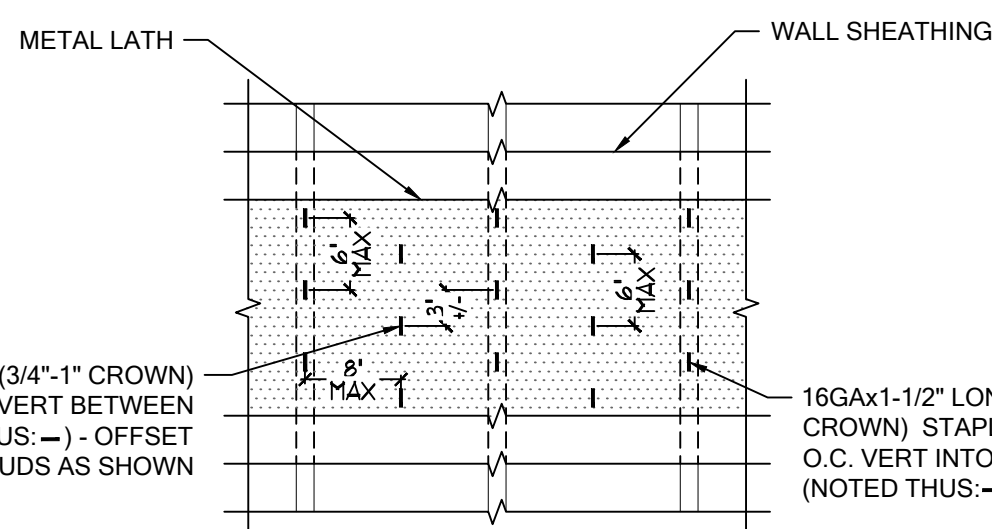
100% Employee Owned
myTSGHome.com

MARIONDA Homes
3995 West First Street
Sanford, FL 32711
(407) 302-9871

Community: Forest Cove
Plan Name: Livorno
Elev. - B
Garage Side: Right
Block: TBD
Lot: 9
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job No: 9FC00901
Reference No: 25-00446
Sheet: SN

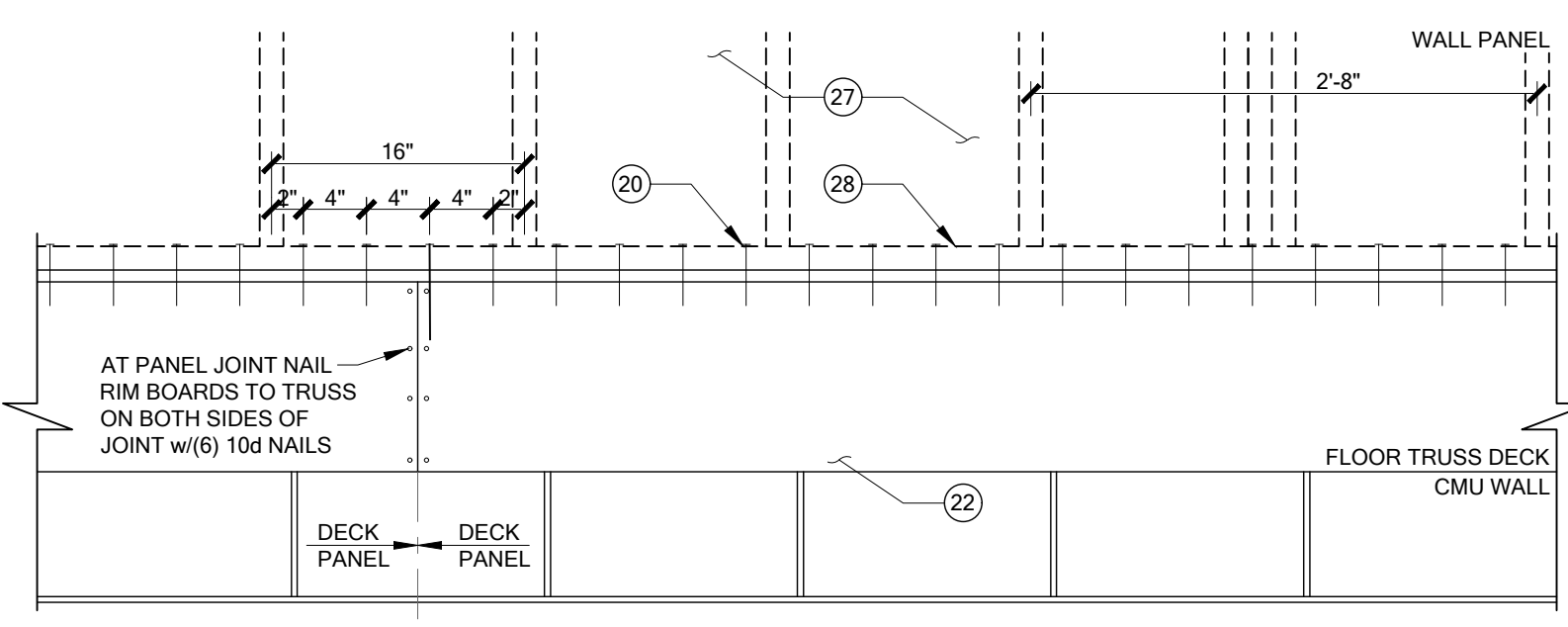
STRUCT NOTES

THIS DETAIL ONLY REFERS TO THE DIAMOND-MESH EXPANDED METAL LATH ATTACHMENT.

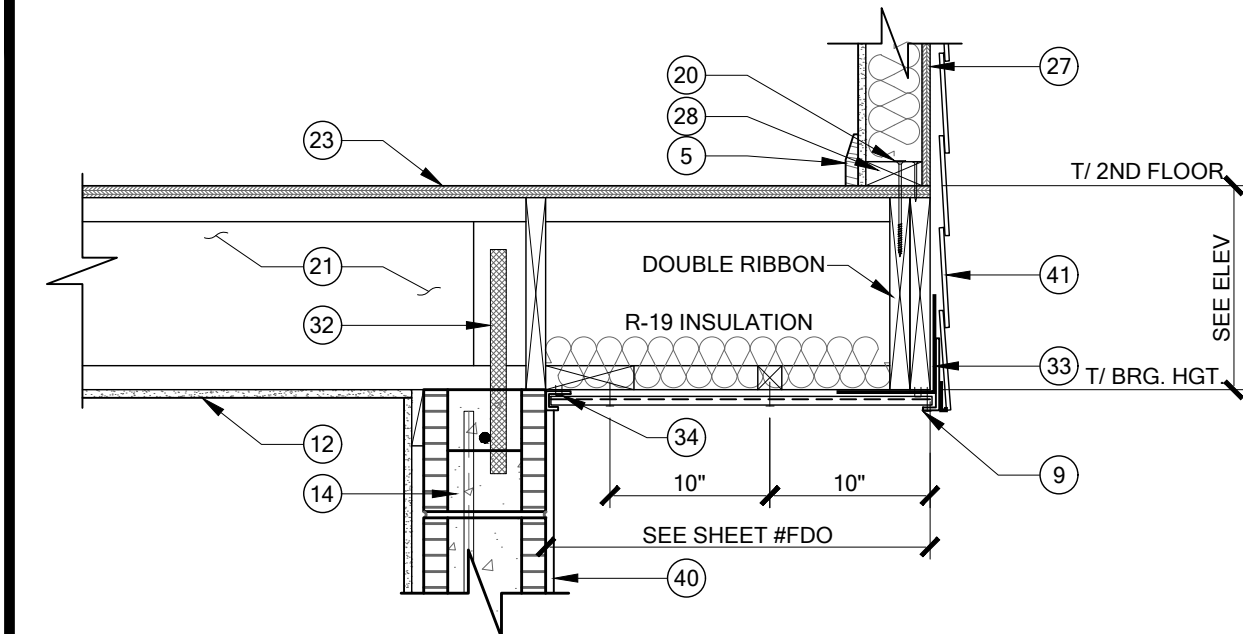


METAL LATH ATTACHMENT DETAIL

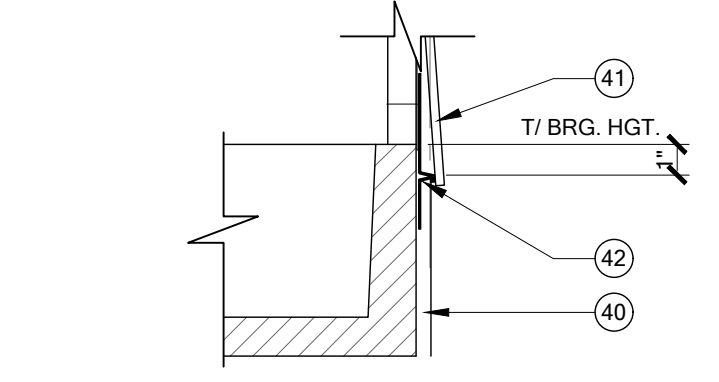
REV. 09.24.21 SCALE: 3/4" = 1'-0"
DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH



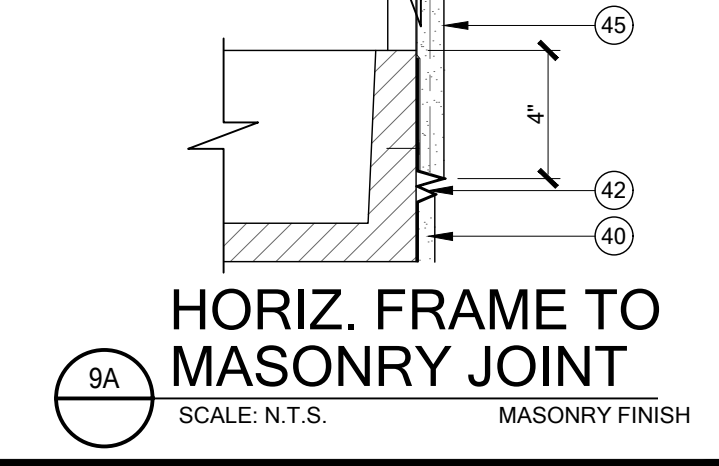
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



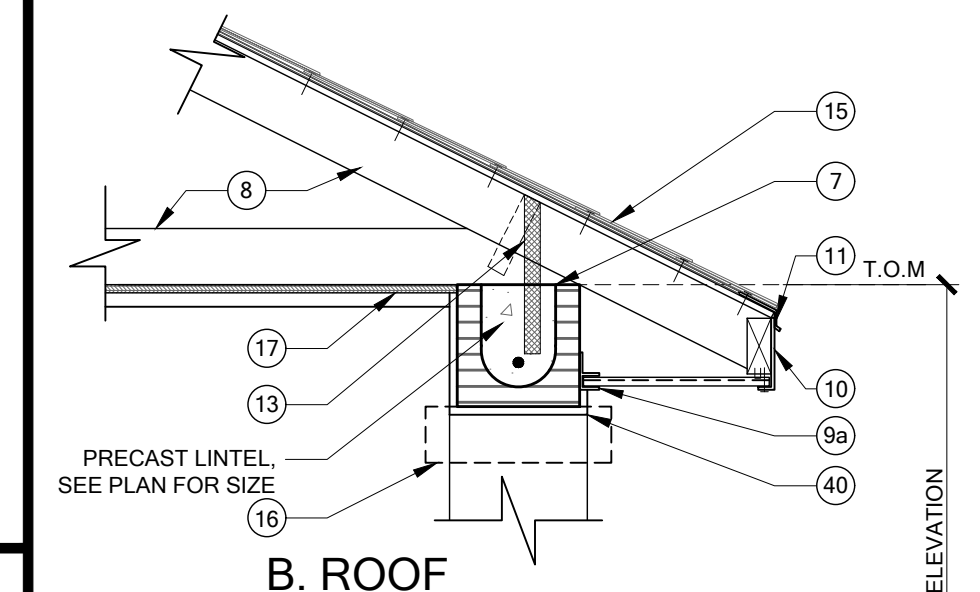
6 PARTIAL SECTION - FLOOR OVERHANG
SCALE: N.T.S.



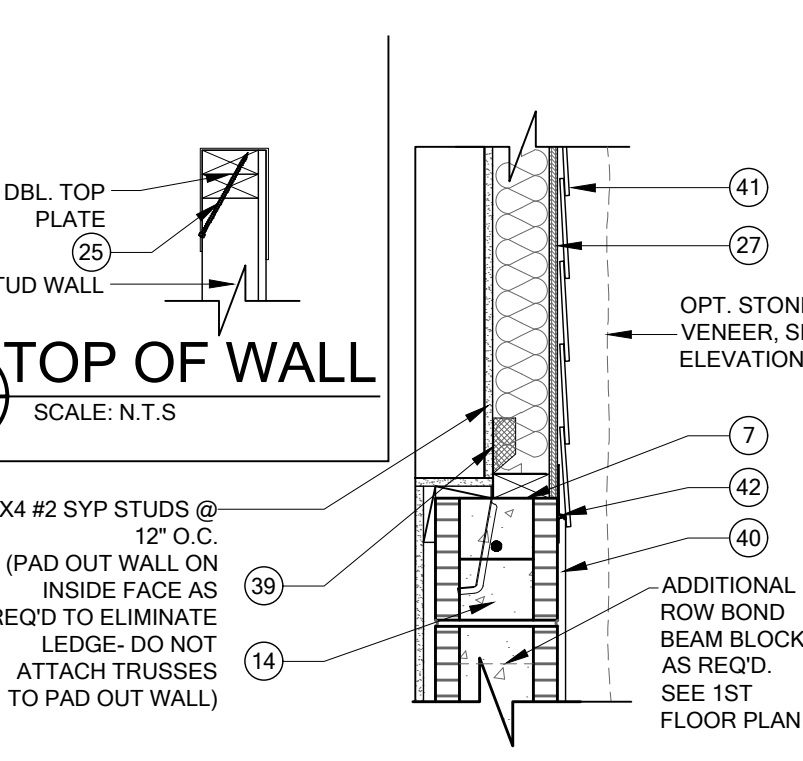
9 HORIZ. FRAME TO MASONRY JOINT
SCALE: N.T.S.



9A HORIZ. FRAME TO MASONRY JOINT
SCALE: N.T.S.



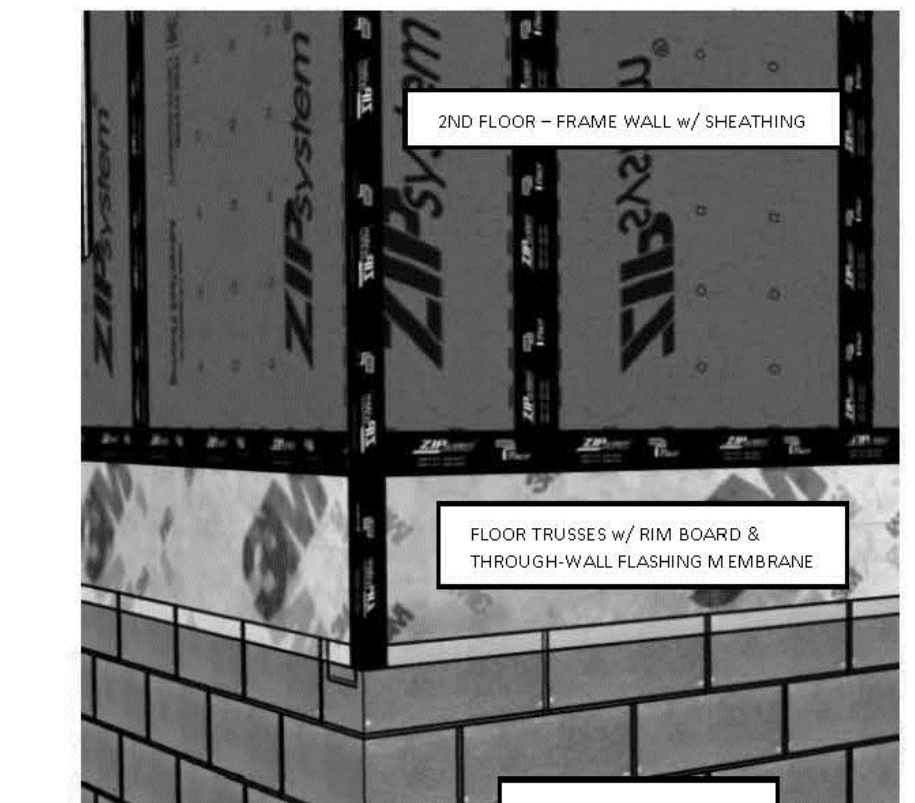
ONE STORY WALL SECTION - PORCH
SCALE: N.T.S.



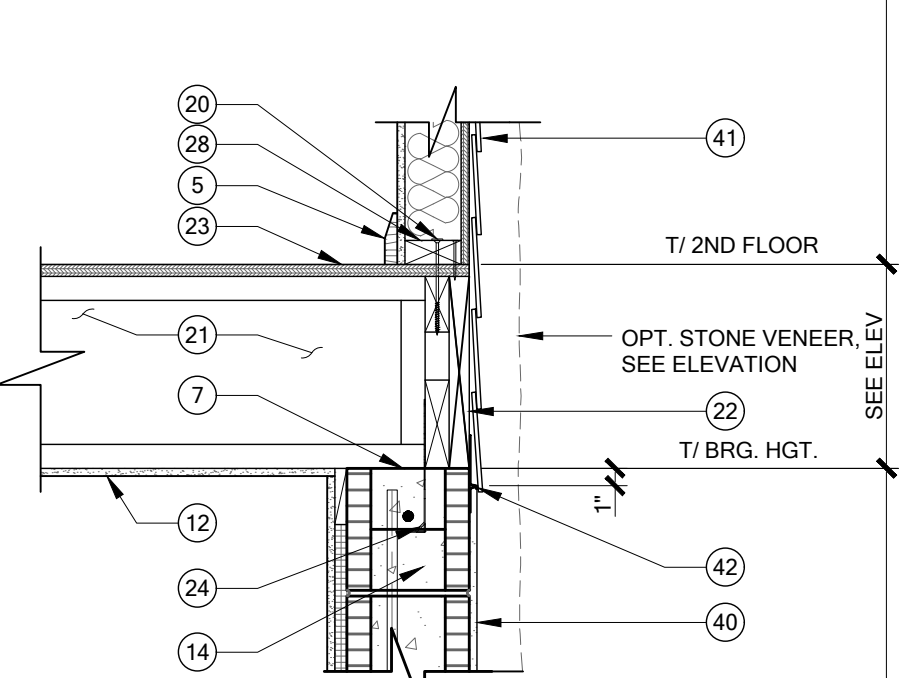
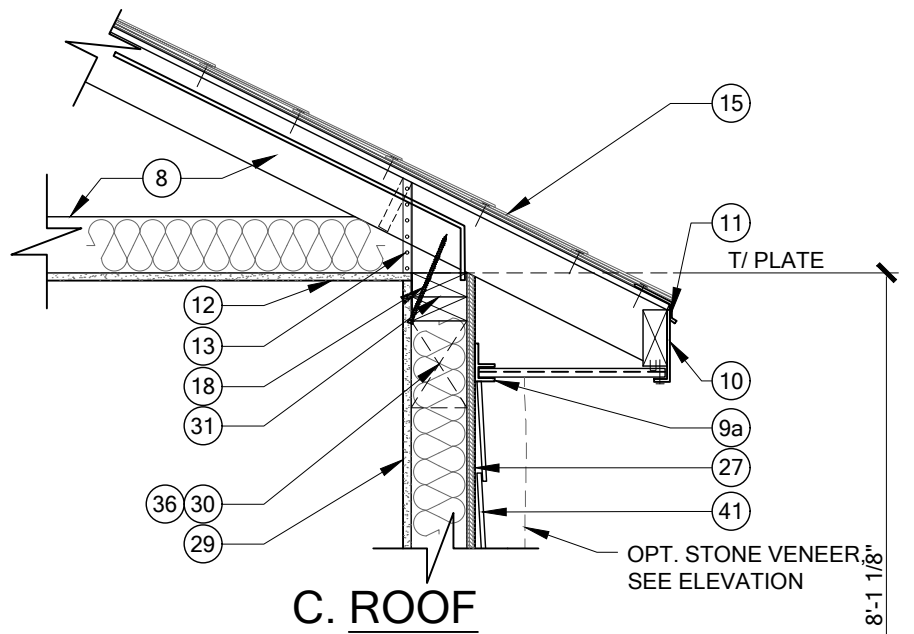
4B TOP OF WALL
SCALE: N.T.S.



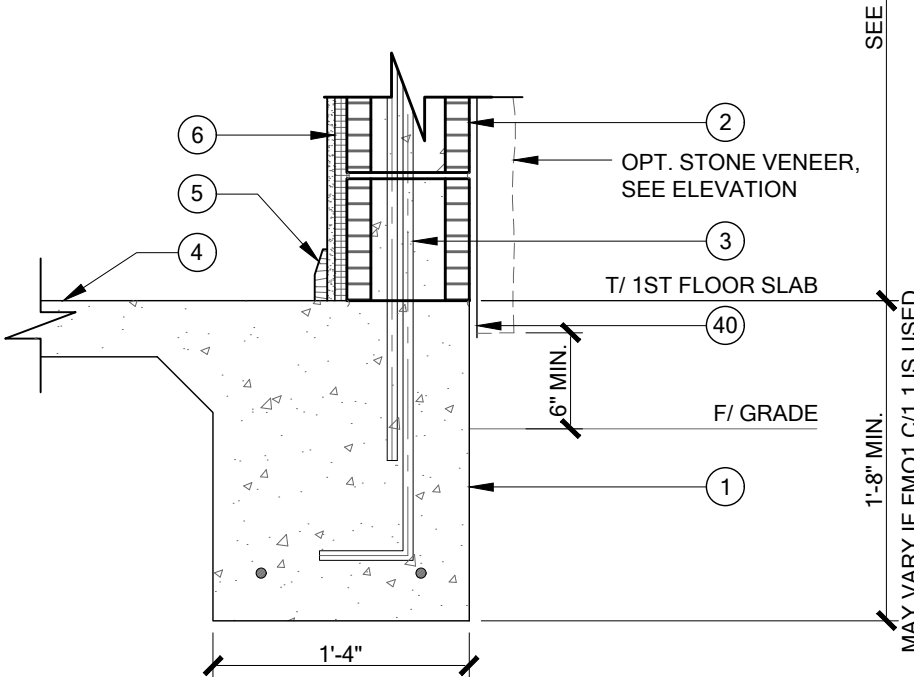
MID-WALL STARTER STRIP:
NOTCH CORNER TO ACCEPT TRIM BEFORE INSTALLING. NOTCH TO EXTEND MIN. 3/4" BELOW TOP OF CMU



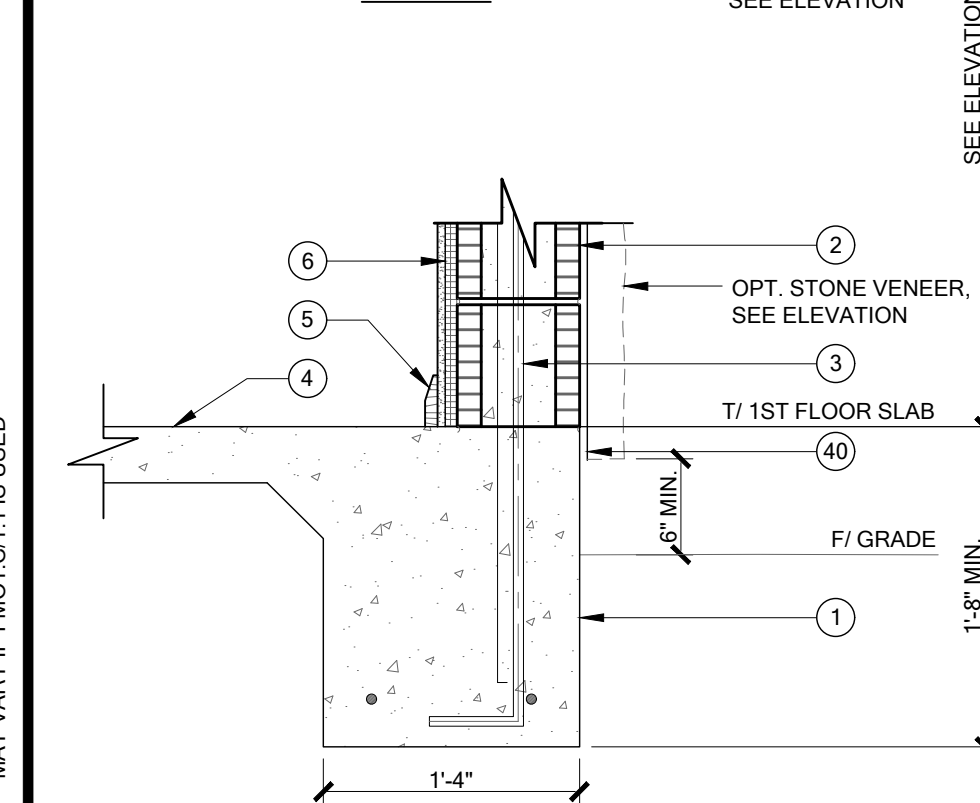
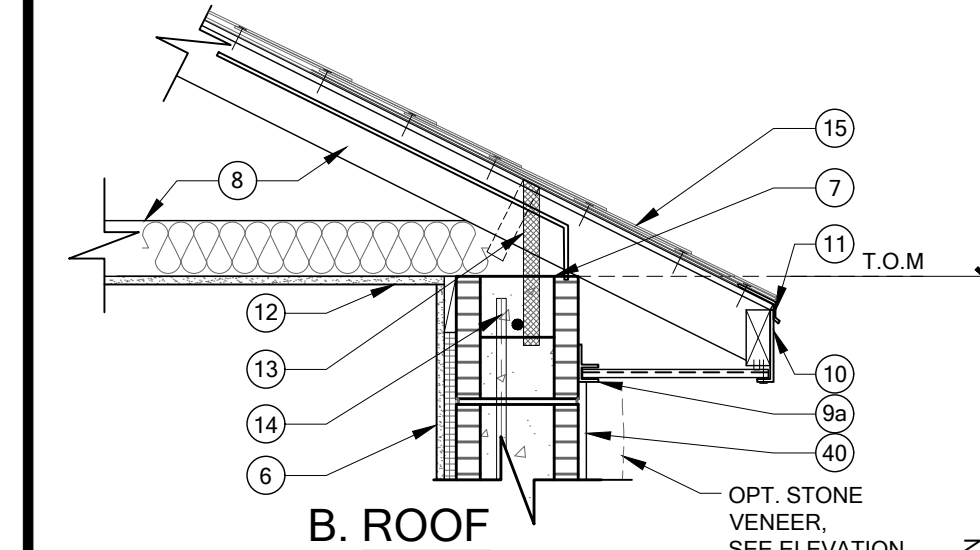
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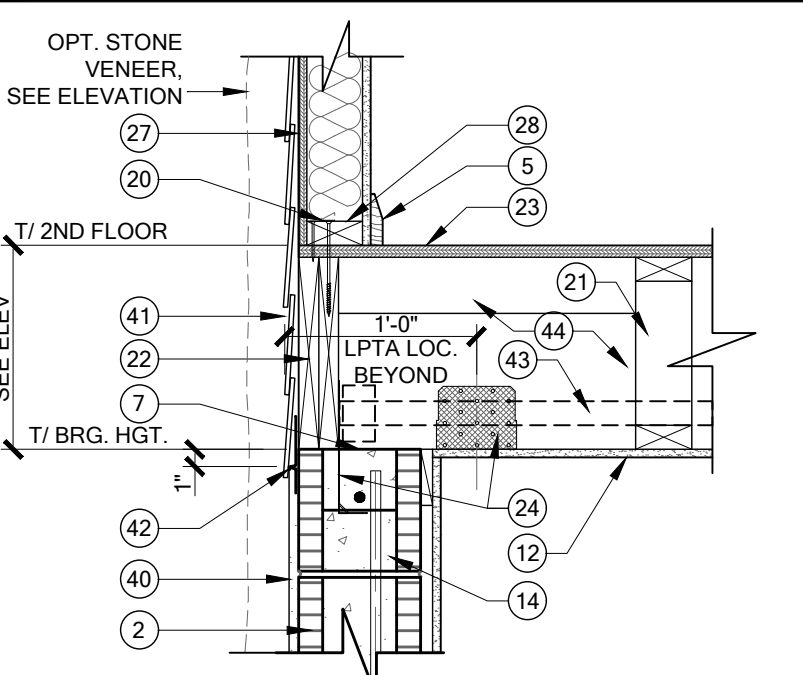
B. 2ND FLOOR DECK



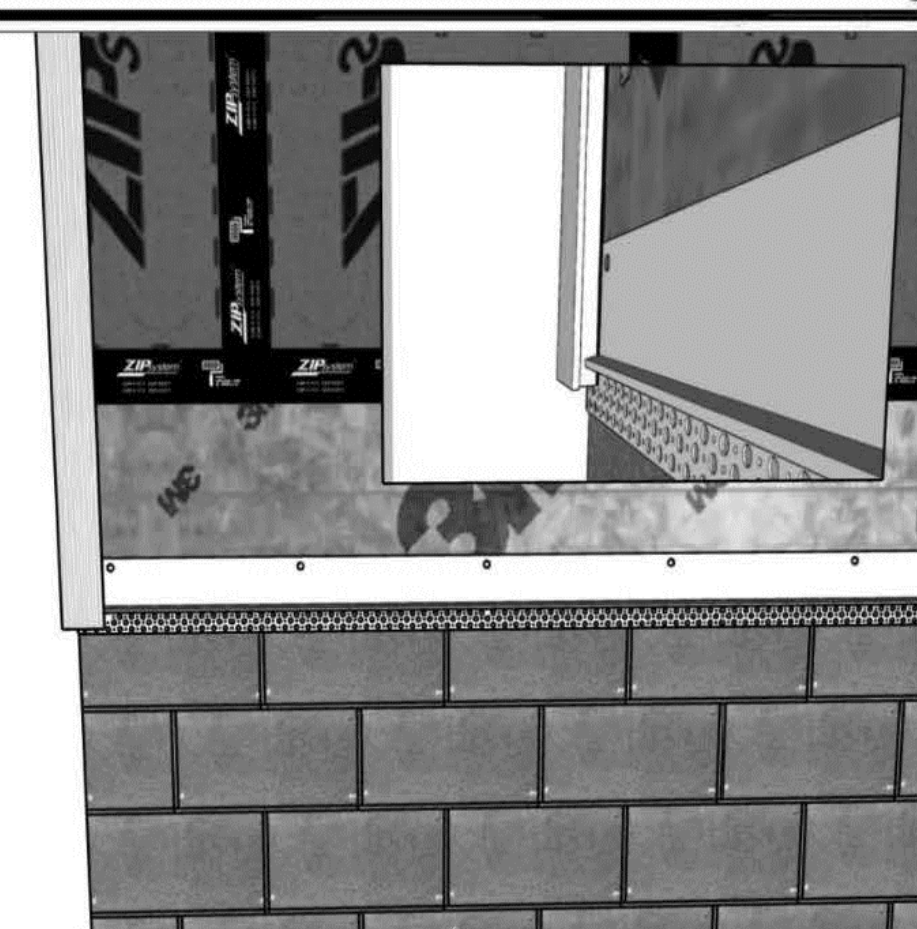
A. FOUNDATION TWO STORY WALL SECTION - STANDARD
SCALE: N.T.S.



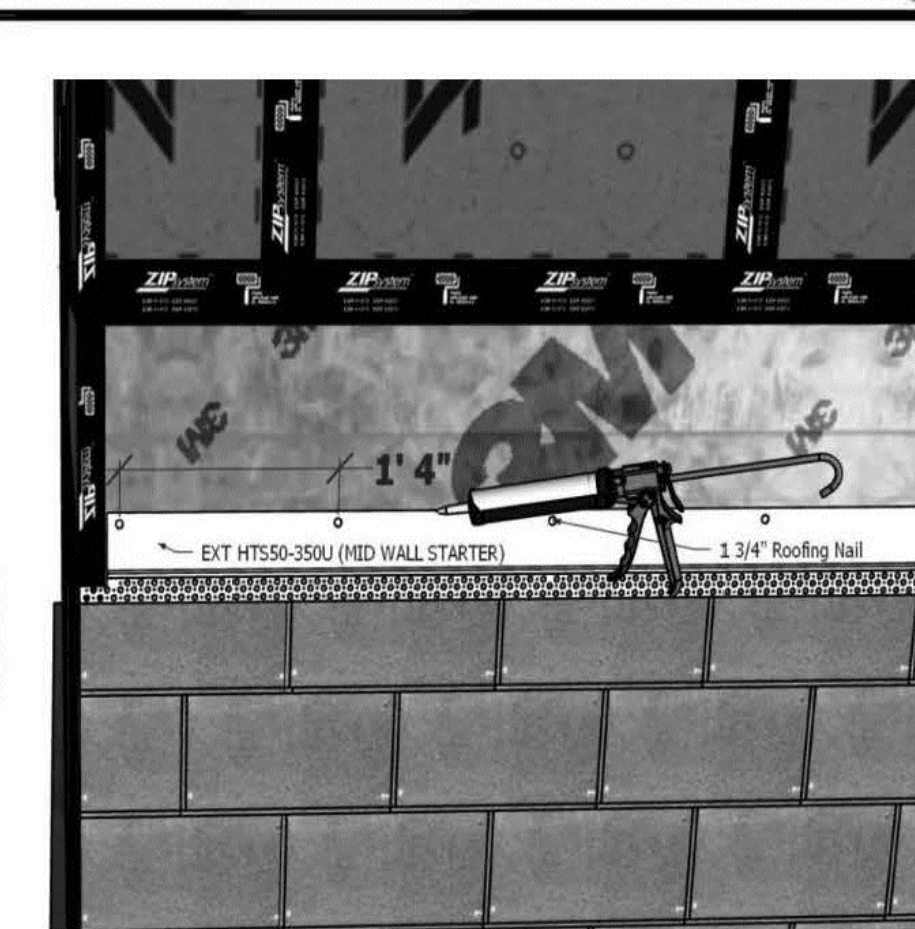
A. FOUNDATION ONE STORY WALL SECTION - STANDARD
SCALE: N.T.S.



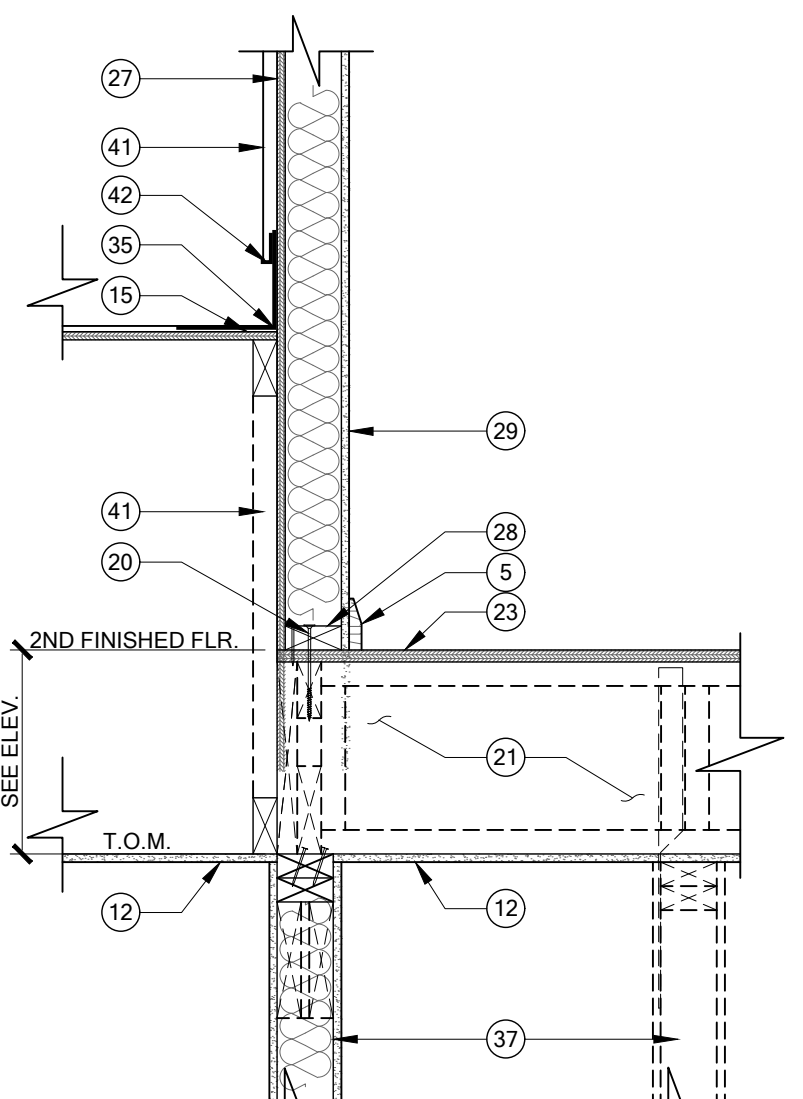
4 PARTIAL SECTION - TWO STORY OPENING
SCALE: N.T.S.



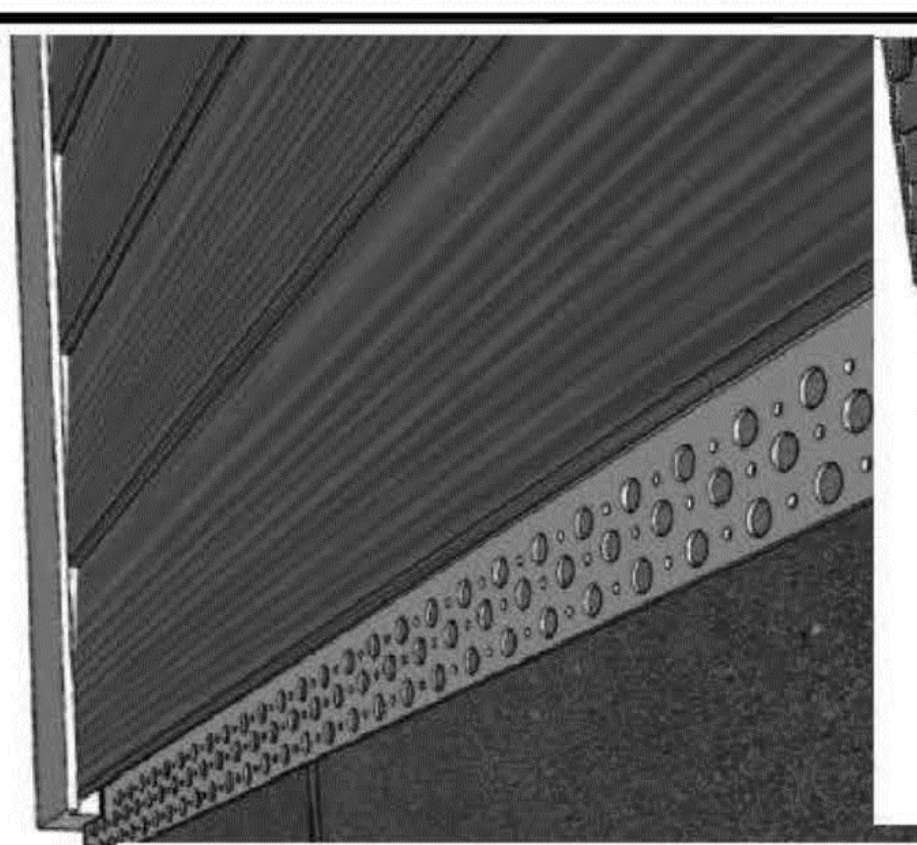
TRIM:
CORNER TRIM SET INTO NOTCH MIN. 3/4" BELOW TOP OF CMU. INSTALL PER MANUFACTURER INSTRUCTIONS.



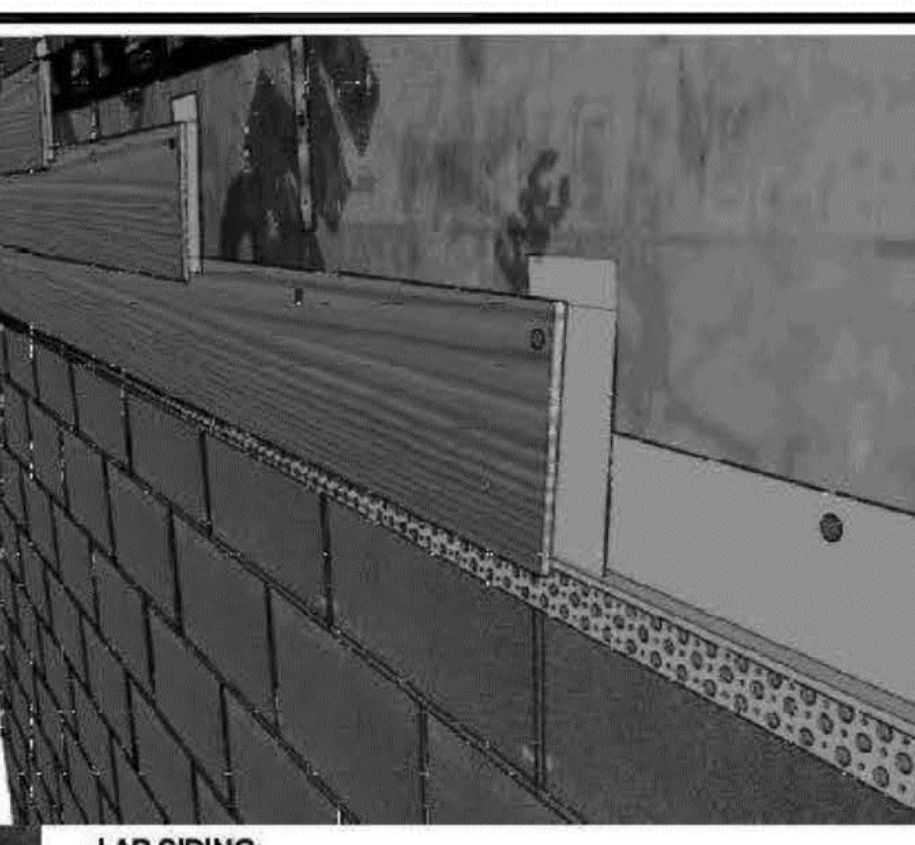
MID-WALL STARTER STRIP:
ANGLE SET 1" BELOW TOP OF CMU. ATTACH w/ 1 3/4" ROOFING NAIL @ 16" O.C. RUN SMALL BEAD OF CAULK @ THE TOP OF JOINT & FLASHING MEMBRANE AS ADDED PROTECTION



8 PARTIAL SECTION - FLOOR TRUSS TO ROOF
SCALE: N.T.S.



(PREFERRED METHOD "NOT" ONLY METHOD.) SEE NOTE 41



LAP SIDING:
ATTACH w/ 11ga. 1 3/4" ROOFING NAIL 16" O.C. INTO STUD OR .090" SHANK x 1.215 HD x 1.5" LONG RING SHANK NAIL 8" O.C. INTO WSP (MIN. 7/16" OSB). INSTALL PER MANUFACTURER INSTRUCTIONS.

- WALL SECTION KEY NOTES**
- MONOLITHIC FOUNDATION, SEE FOUNDATION PLAN.
 - 8" CONCRETE BLOCK WALL.
 - (1) #5 REBAR (GRADE 40) GROUDED SOLID IN A FILLED CELL, CONT. FROM FOOTING TO BOND BEAM w/ 25" LAP SPLICE.
 - CONCRETE SLAB.
 - WOOD BASE.
 - 1/2" DRYWALL ON 3/4" P.T. FURRING @ 24" O.C. w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
 - SILL SEAL OR SELF-NAILING PLATES.
 - PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE @ 8" SPACE LOCATIONS.
 - 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 @ 8" O.C. SUBSTRATE ATTACHMENT: F-CHANNEL: WOOD - ATTACH w/ 1/4" 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.
 - 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.
 - METAL DRIP EDGE.
 - 1/2" CEILING BOARD w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION AS REQUIRED.
 - ROOF TRUSS ANCHORS, SEE FRAMING PLAN.
 - 8" CONCRETE BOND BEAM BLOCK w/ (1) #5 REBAR w/ STD. HOOK.
 - 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" x 1 1/2" GA. w/ 3/8" HEAD ROOF STAPLE 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
 - PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
 - 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.
 - ALL ROOF TRUSSES SHALL BE TOENAILED w/ (2) 10d NAILS AND SHALL BE FASTENED TO WALL TOP PLATE w/ (1) FASTEN MASTER FRAMEFAST FMFF006 TRUSS SCREW INSTALLED PER MANUFACTURER RECOMMENDATIONS U.N.O. ON PLANS.
 - FASTEN MASTER FRAMEFAST FMFF006 SCREWS @ 4" O.C. MAX.
 - PRE-ENGINEERED WOOD I - JOIST OR FLOOR TRUSS @ 24" O.C., MAX. SEE SECOND FLOOR FRAMING PLAN.
 - WOOD RIM BOARD; FASTEN MULTIPLE PLY RIM BOARDS TOGETHER w/ (3) ROWS 8d NAILS @ 12" O.C. SINGLE PLY RIM BOARD TO TOP OF BOTTOM RIBBONS w/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS w/ (2) 8d NAILS.
 - 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 SHT'G AND TRUSSES.
 - LPTA ATTACH w/ (10) 10d x 1 1/2" NAILS, INTO INSIDE FACE OF RIM BOARDS. FOR LOCATIONS, SEE TRUSS STRAP PLACEMENT PLAN ON SHEET 6.0. LPTA'S ARE SET IN FROM OUTSIDE FACE OF BLOCK:
2 3/4" @ 1 1/8" X 16" RIM BOARD w/ 2x6 LET-IN
2 1/4" @ (2) 1 1/8" X 16" RIM BOARD
 - NOT USED
 - NOT USED
 - 7/16" ZIP SYSTEM OSB EXPOSURE 1 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 SYP BOTTOM PLATE.
 - 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 @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE.
 - (2) 2x4 #2 SYP TOP PLATES. TOPMOST PLATE TO BE FIELD-INSTALLED PER DETAIL N1SD-W AND NAILED TO WALL SHEATHING w/ (1) ROW 8d NAILS @ 4" O.C.
 - TA18, ATTACH TO FACE OF TRUSS w/ (9) 10d X 1 1/2" NAILS.
 - MSTA12 @ END TRUSS AND 48" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
 - VENTED SOFFIT AND J-CHANNEL ATTACHED w/ 18ga. 1/4" x 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C. INTO 2x4 SYP NAILERS. INSTALL INTERMED. 2X NAILERS AS SHOWN. ATTACH SOFFIT w/ CORROSION RESISTANCE NAIL.
 - FLASHING, AS REQUIRED.
 - REFER TO SECTIONS ON SHEET SD-W FOR OPENING ATTACHMENTS AND DETAIL N1SD-W FOR WALL PANEL ATTACHMENTS.
 - SHEARWALL ASSEMBLY, SEE FIRST FLOOR PLAN.
 - 2x #2 SYP P.T. BOTTOM PLATE w/ RTBA @ EVERY STUD ATTACH w/ (1) FA3 @ EACH END OF THE WALL, (1) @ EACH SIDE OF OPENING AND @ 48" O.C.
 - 1/2" MIN. THICKNESS EXTERIOR MASONRY PLASTER, APPLIED OVER BLOCK / MASONRY. (STONE VENEER DOTTED. SEE MANUFACTURER INSTALL)
 - LAP SIDING (STONE VENEER DASHED)-SEE ARCH. DWG'S. FOR REQUIREMENTS AND INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS
 - HORIZ. MID-WALL STARTER STRIP, ANGLE SET 1" BELOW TOP OF MASONRY; ATTACH w/ 11ga 1 3/4" ROOFING NAIL @ 16" O.C.
 - 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD w/ (4) 10d NAILS.
 - RIBBON AND RIM BOARD BEYOND.
 - 7/8" MIN. THICKNESS (3 COAT) EXTERIOR MASONRY PLASTER APPLIED OVER PAPERBACK WIRE LATH ON TYPAR OR EQUAL BUILDING WRAP PAPER.

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MARONDA Homes
3999 West First Street
Sanford, FL 32711
(407) 902-9871

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Livorno	Elev. - B	
Lot:	9	Block:	
Address:	TED Sw. Candace Glen Lake City, FL 32024		
Block:		Address:	
Ref. No.:	9FC00901	Ref. No.:	25-00446
Sheet:		Ref. No.:	
		Series:	Renaissance Series
			STANDARD

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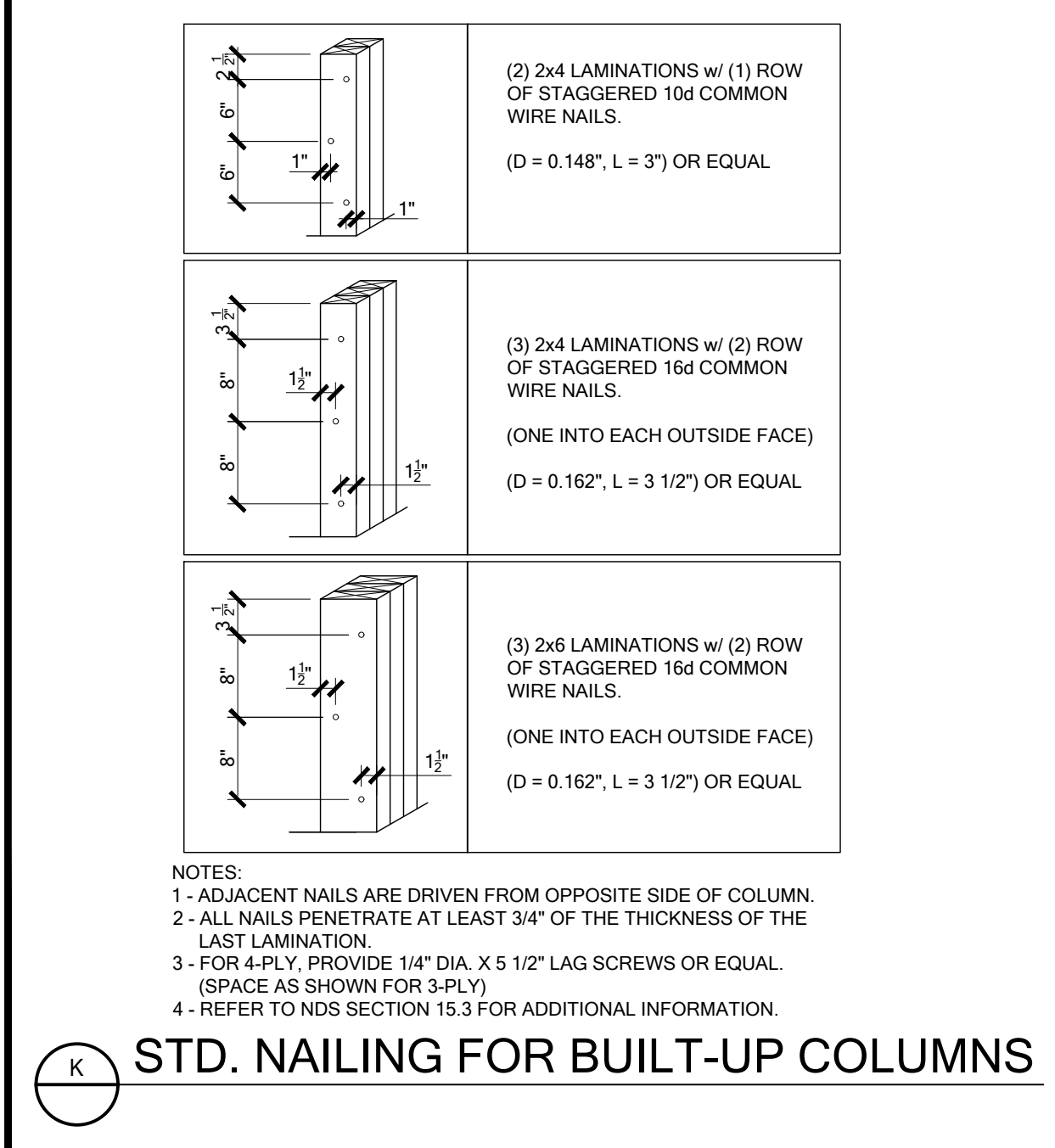
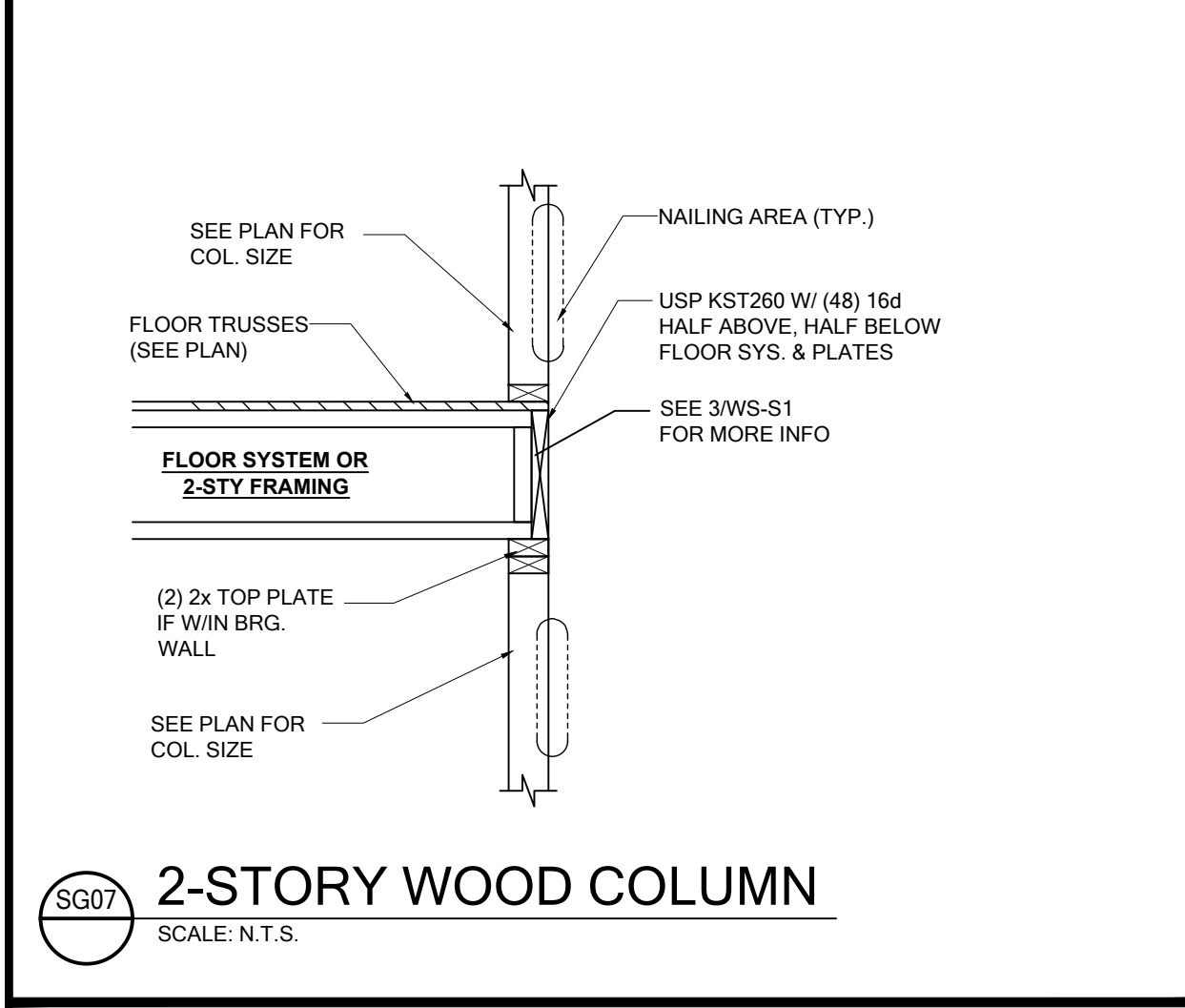
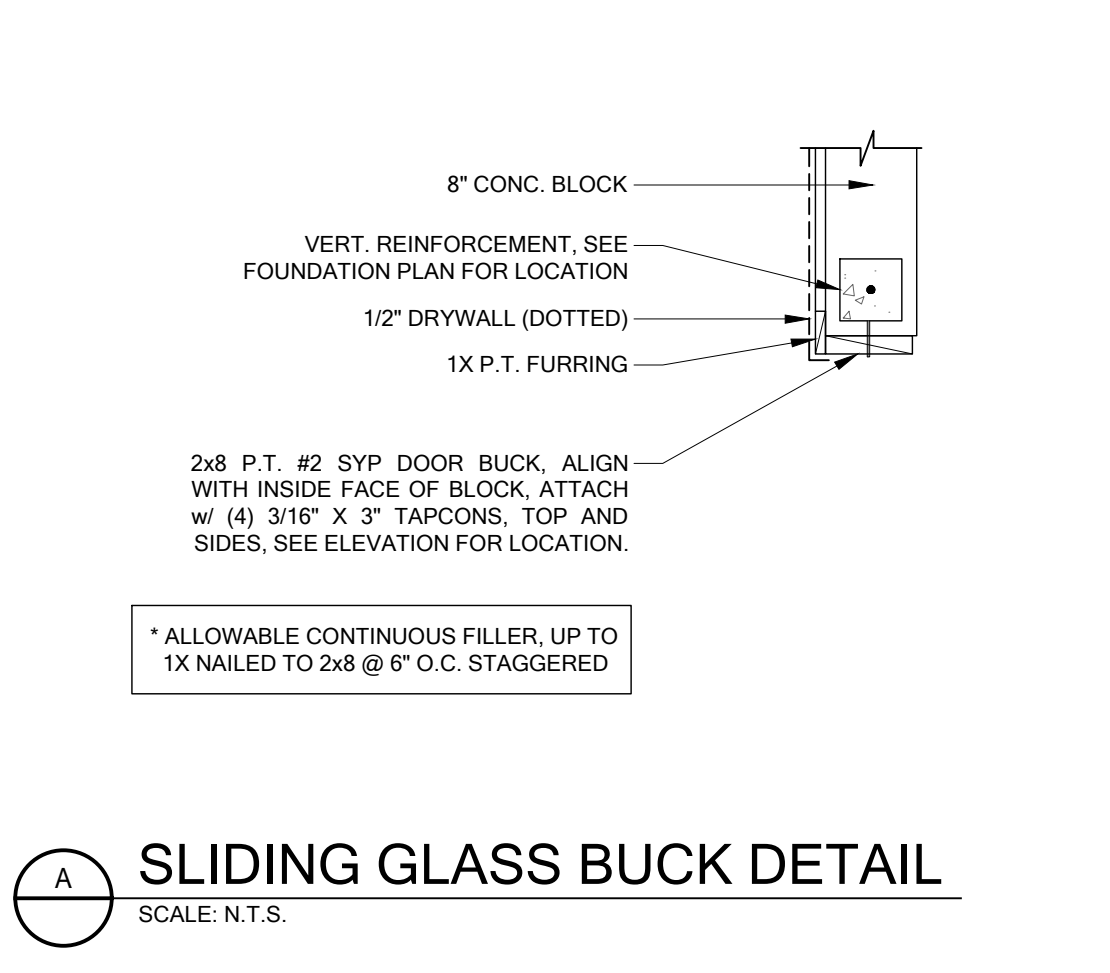
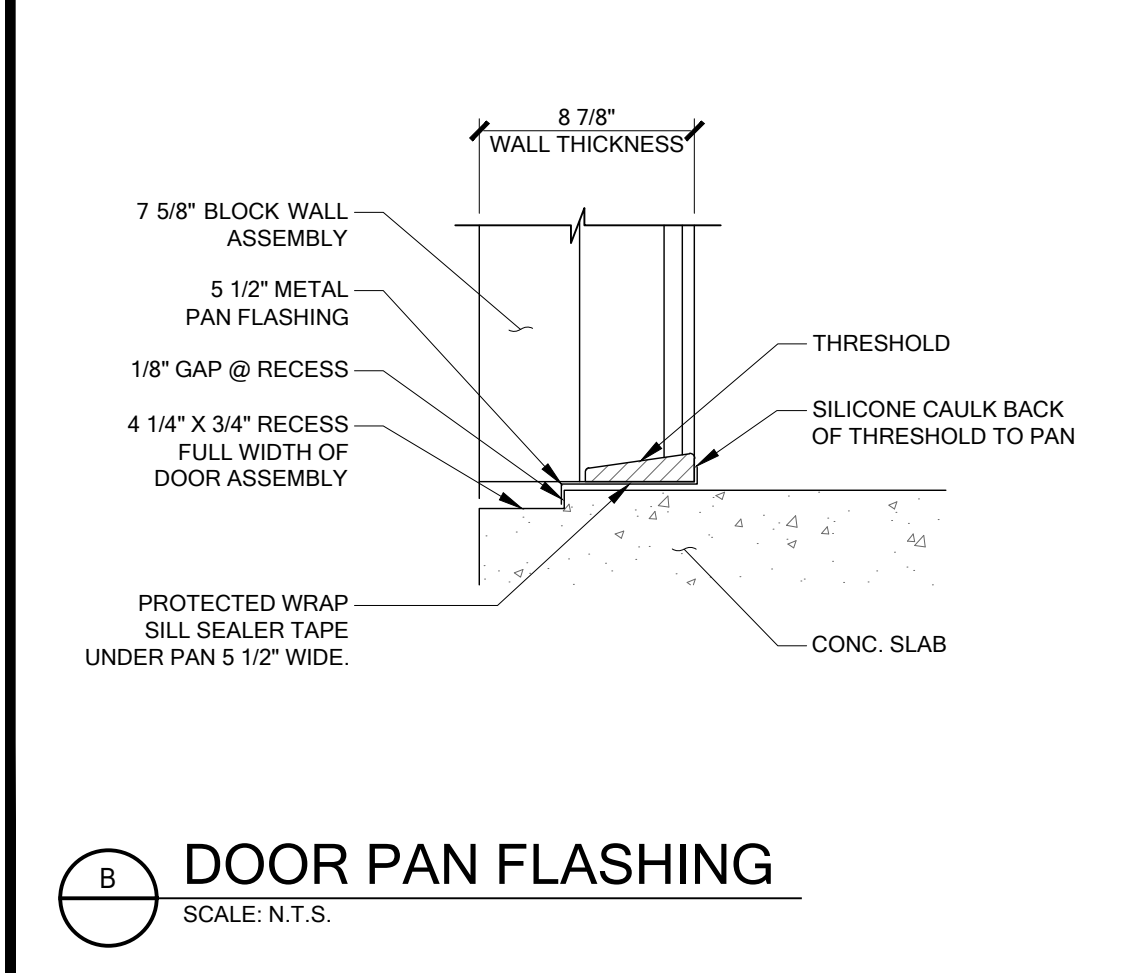
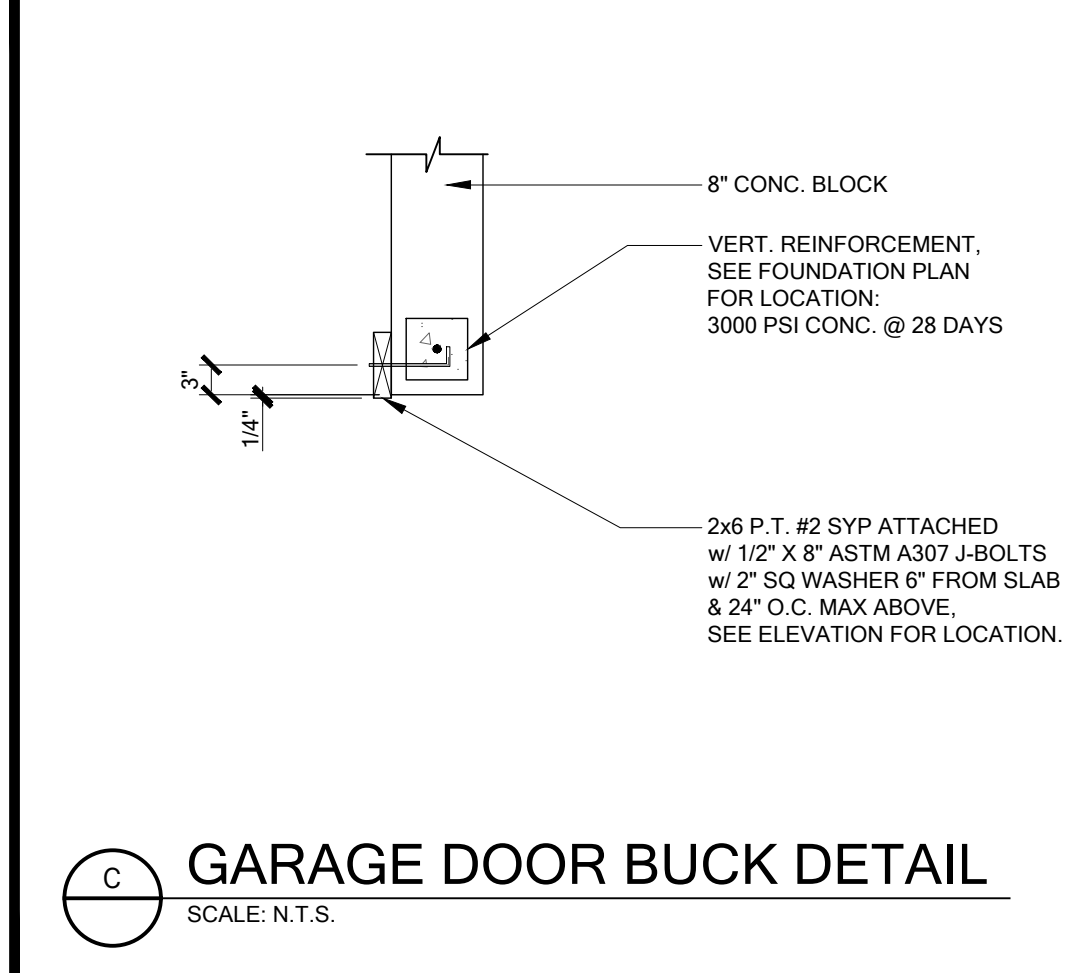
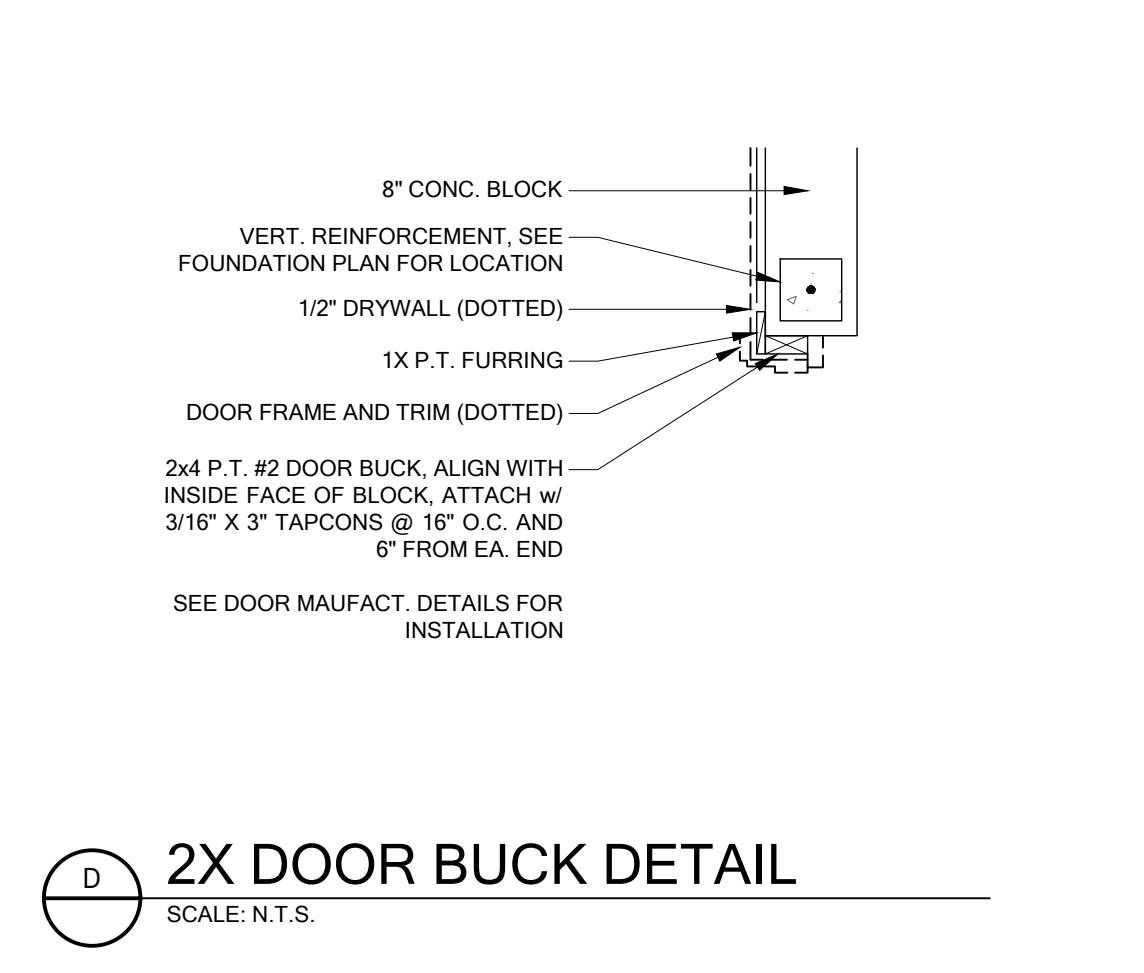
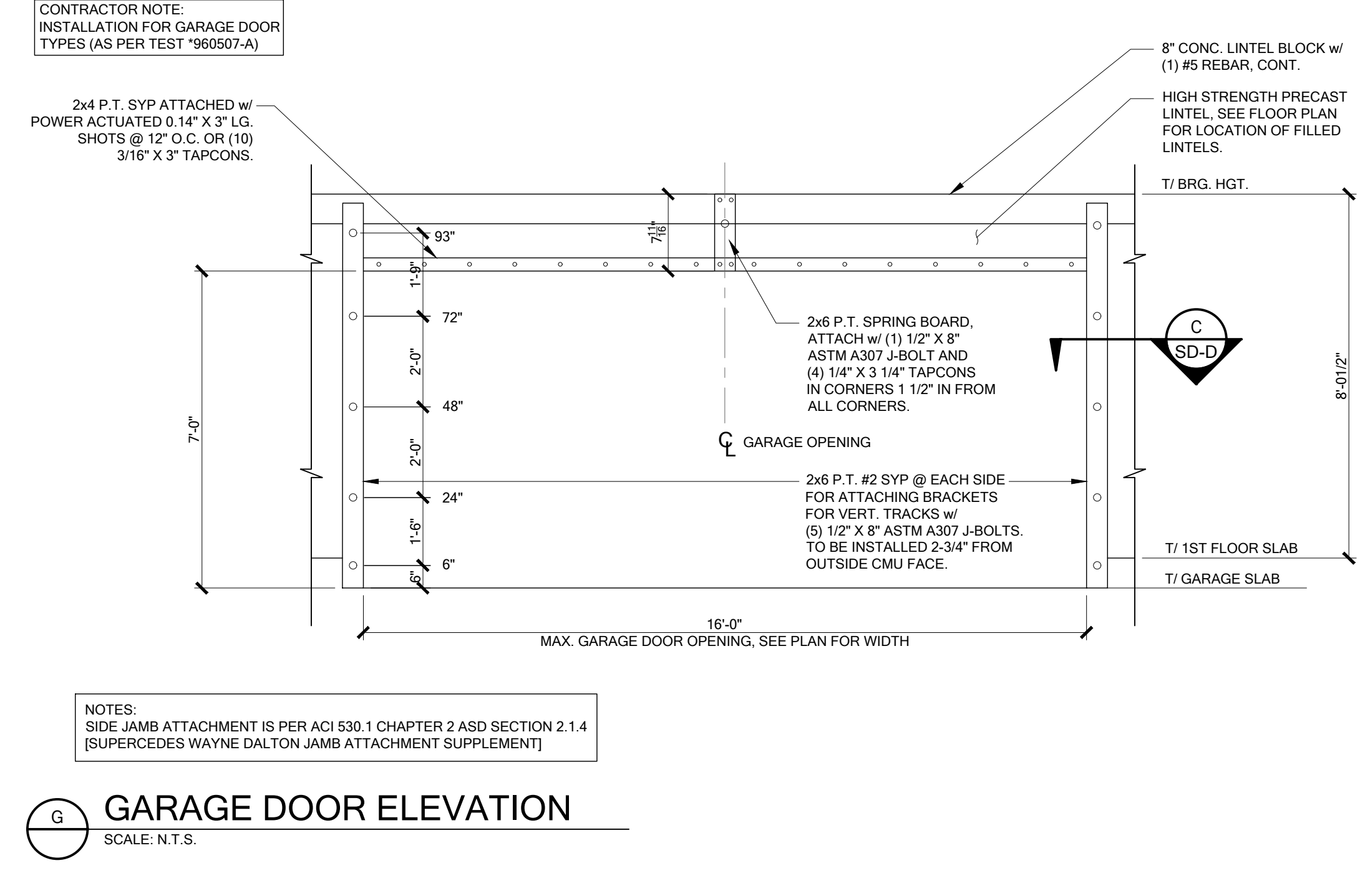
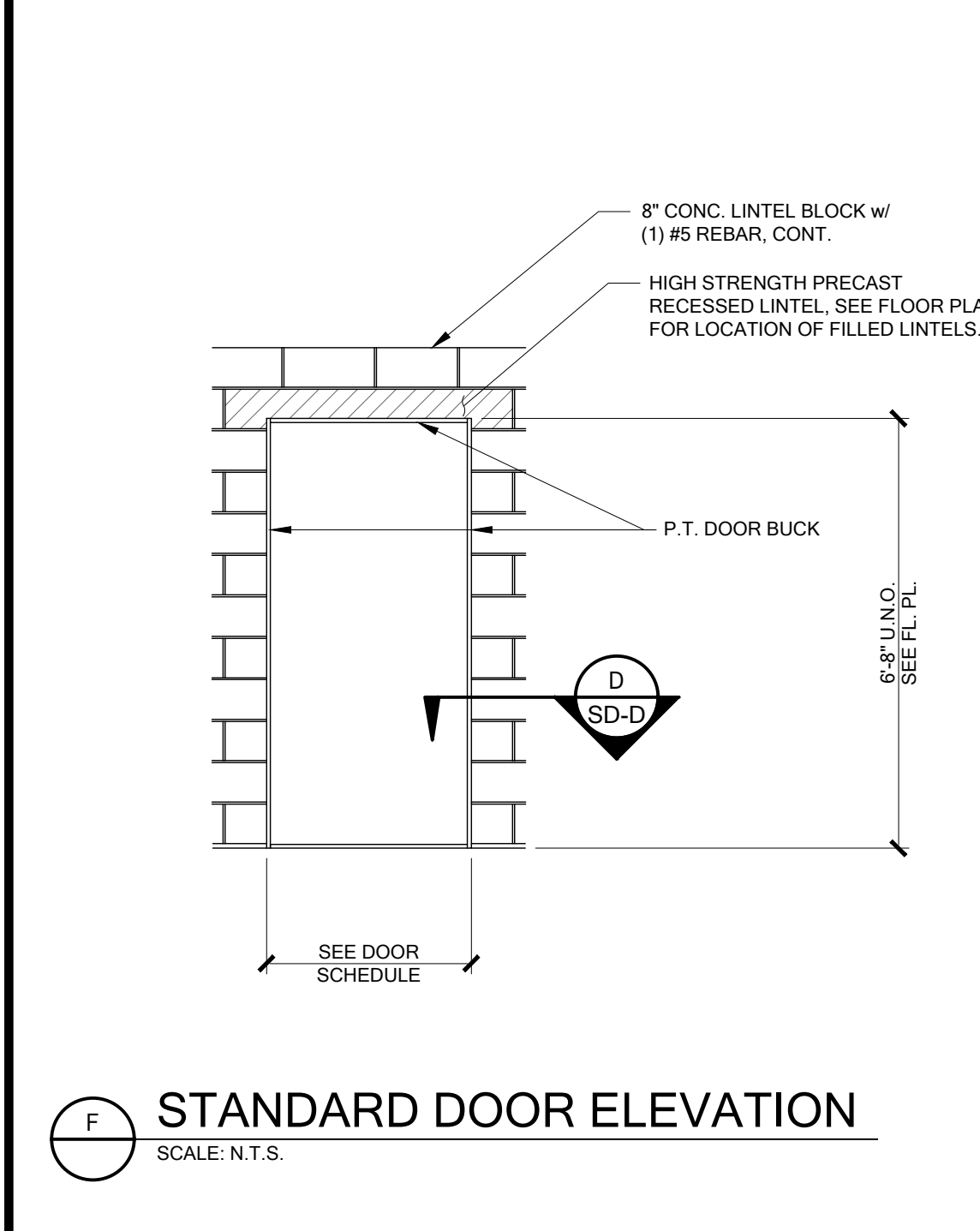
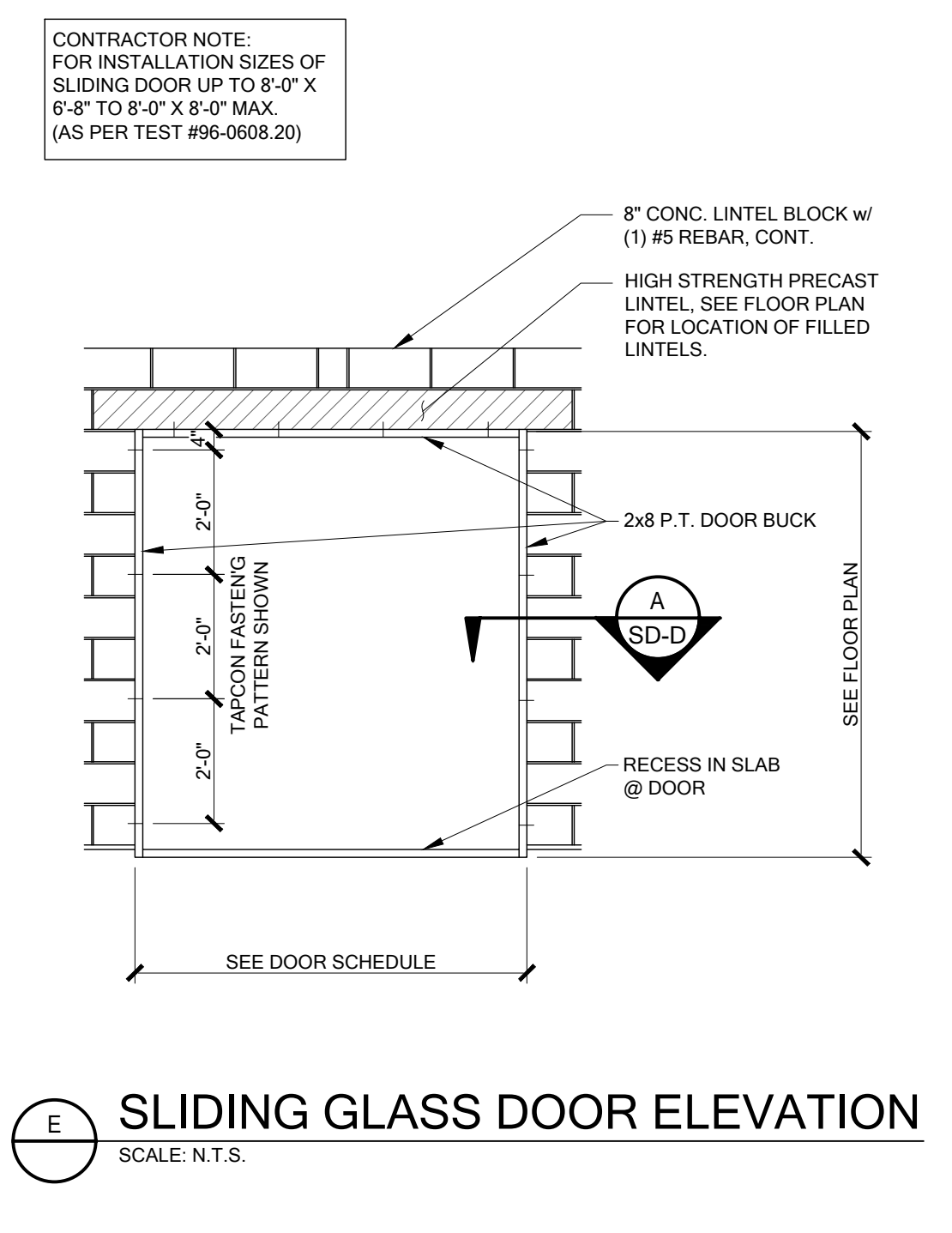
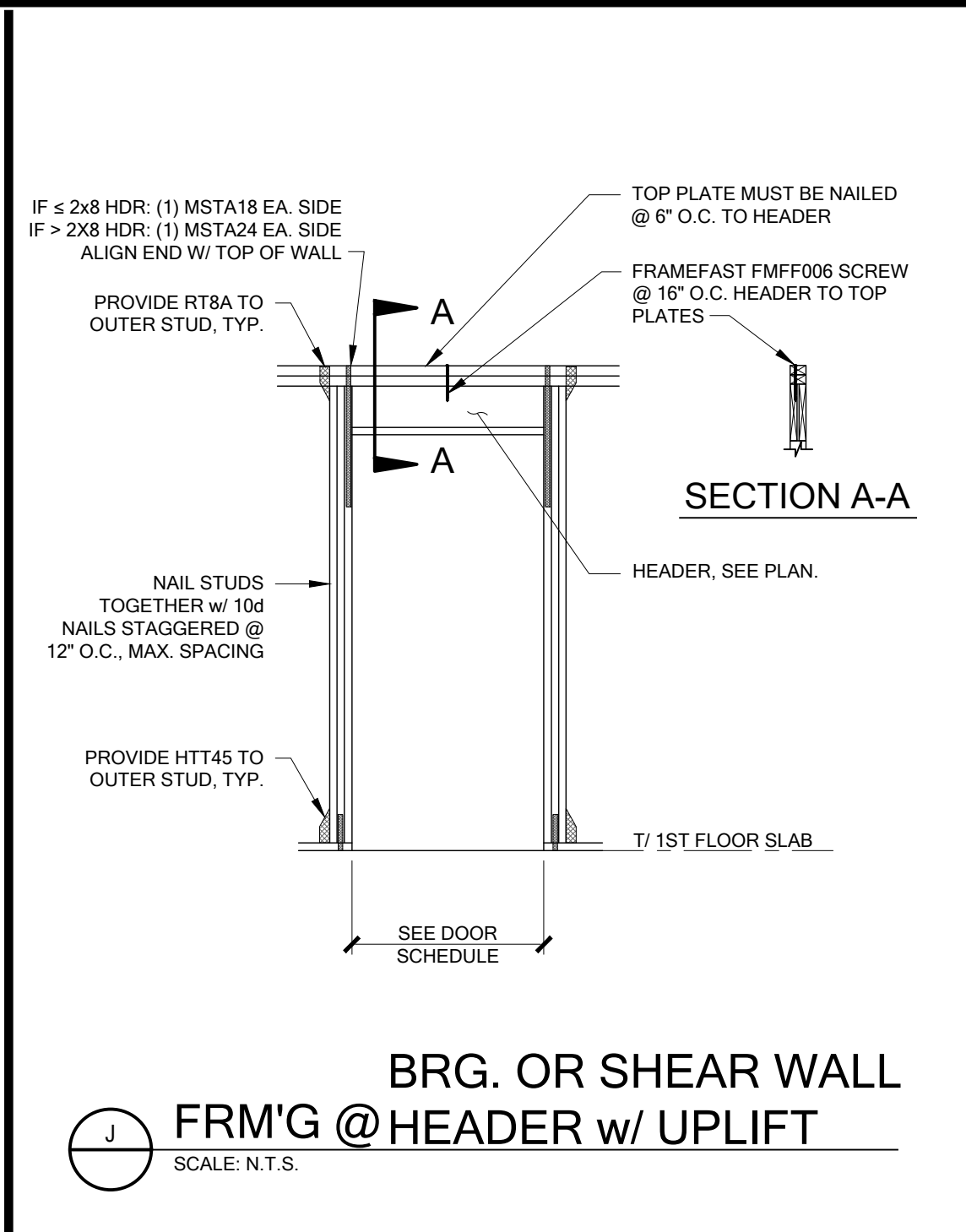
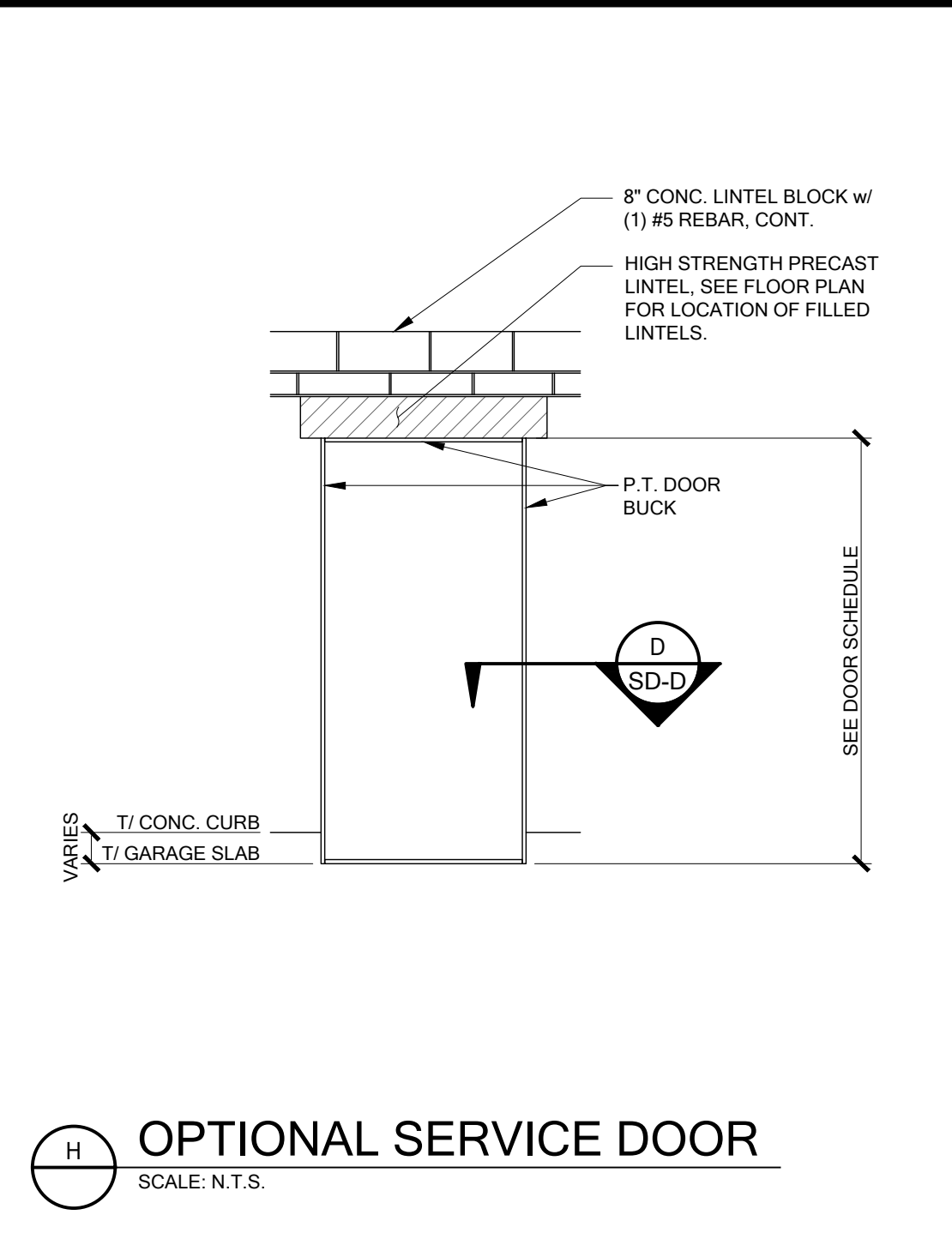
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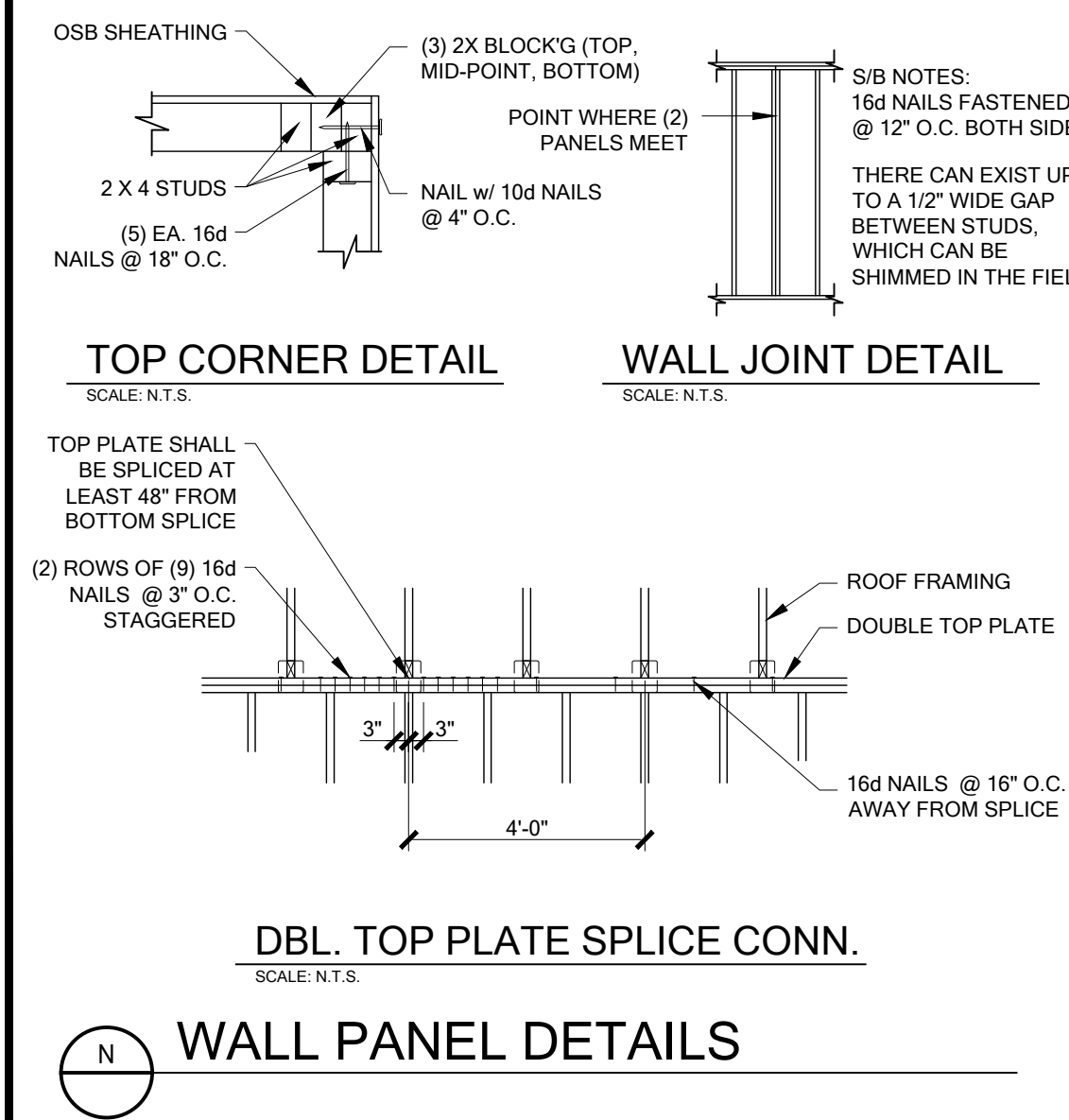
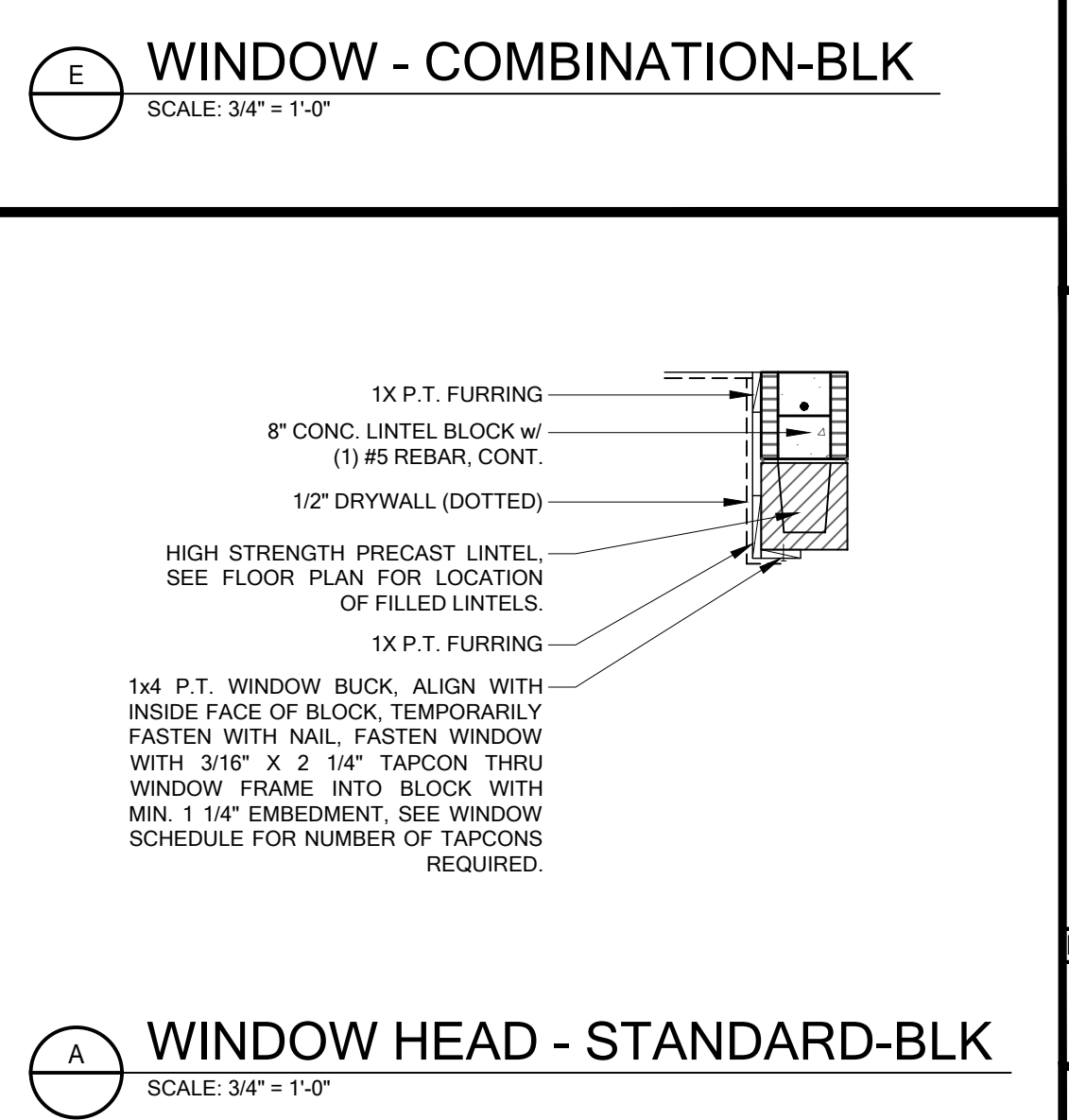
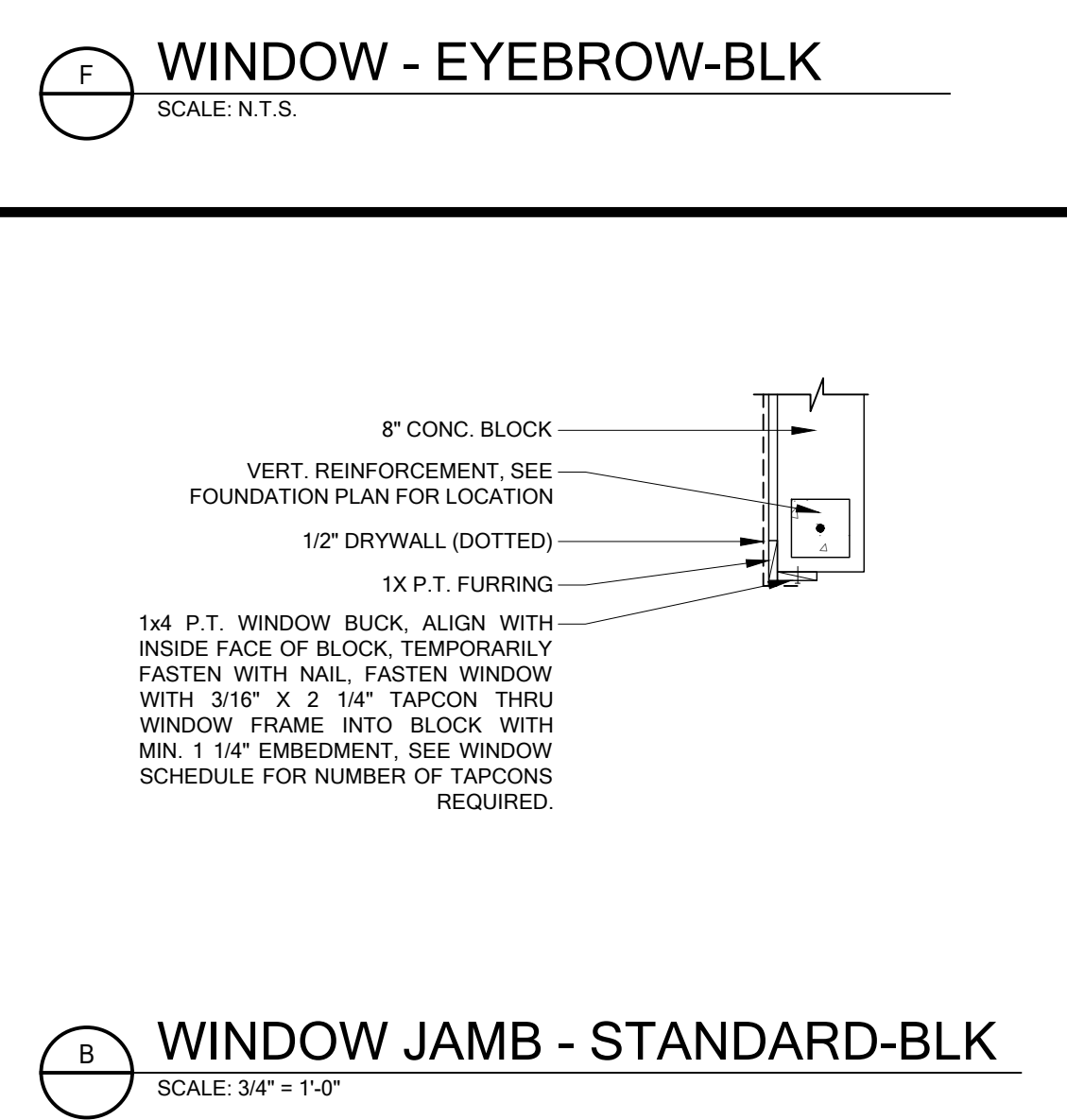
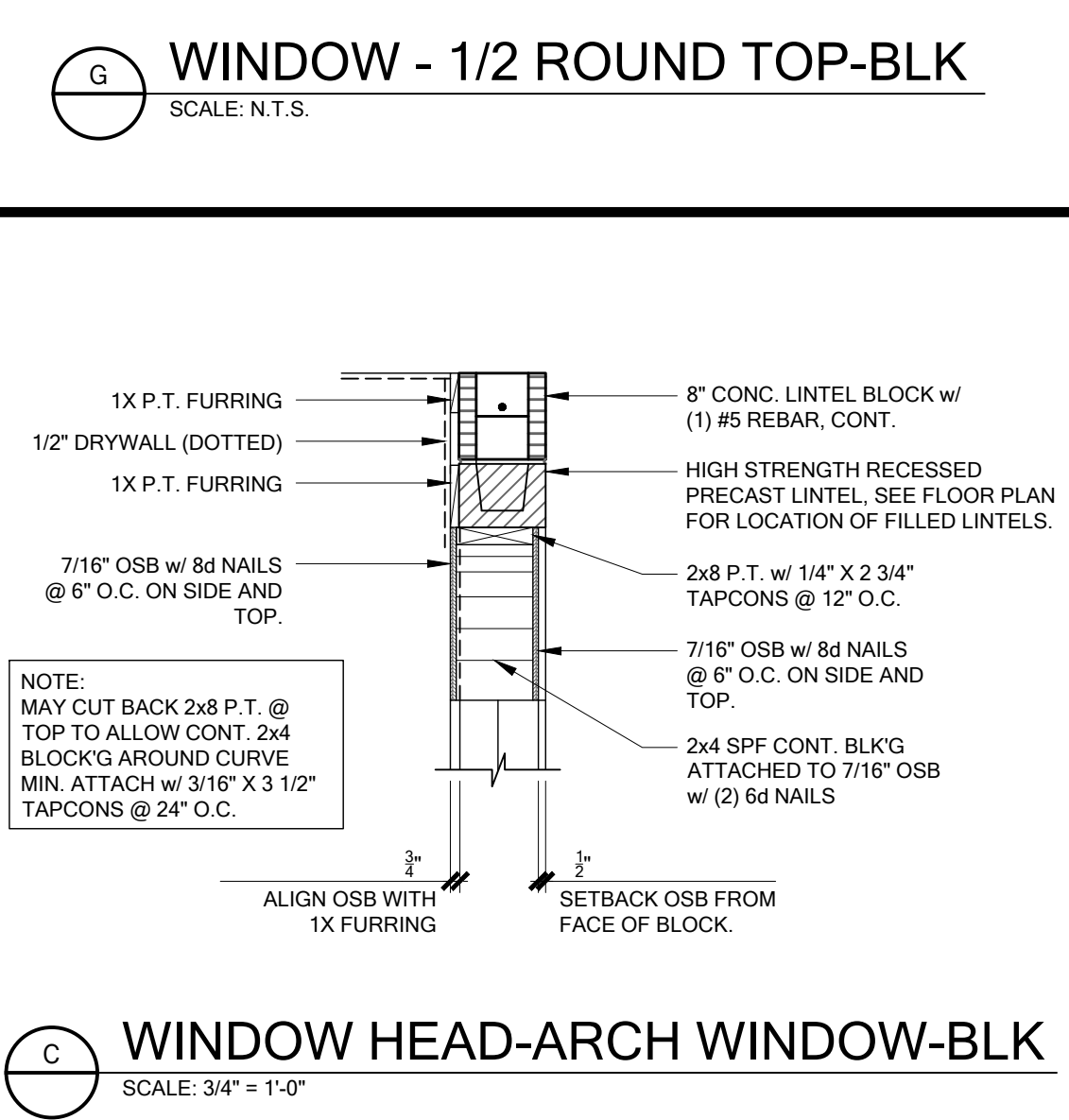
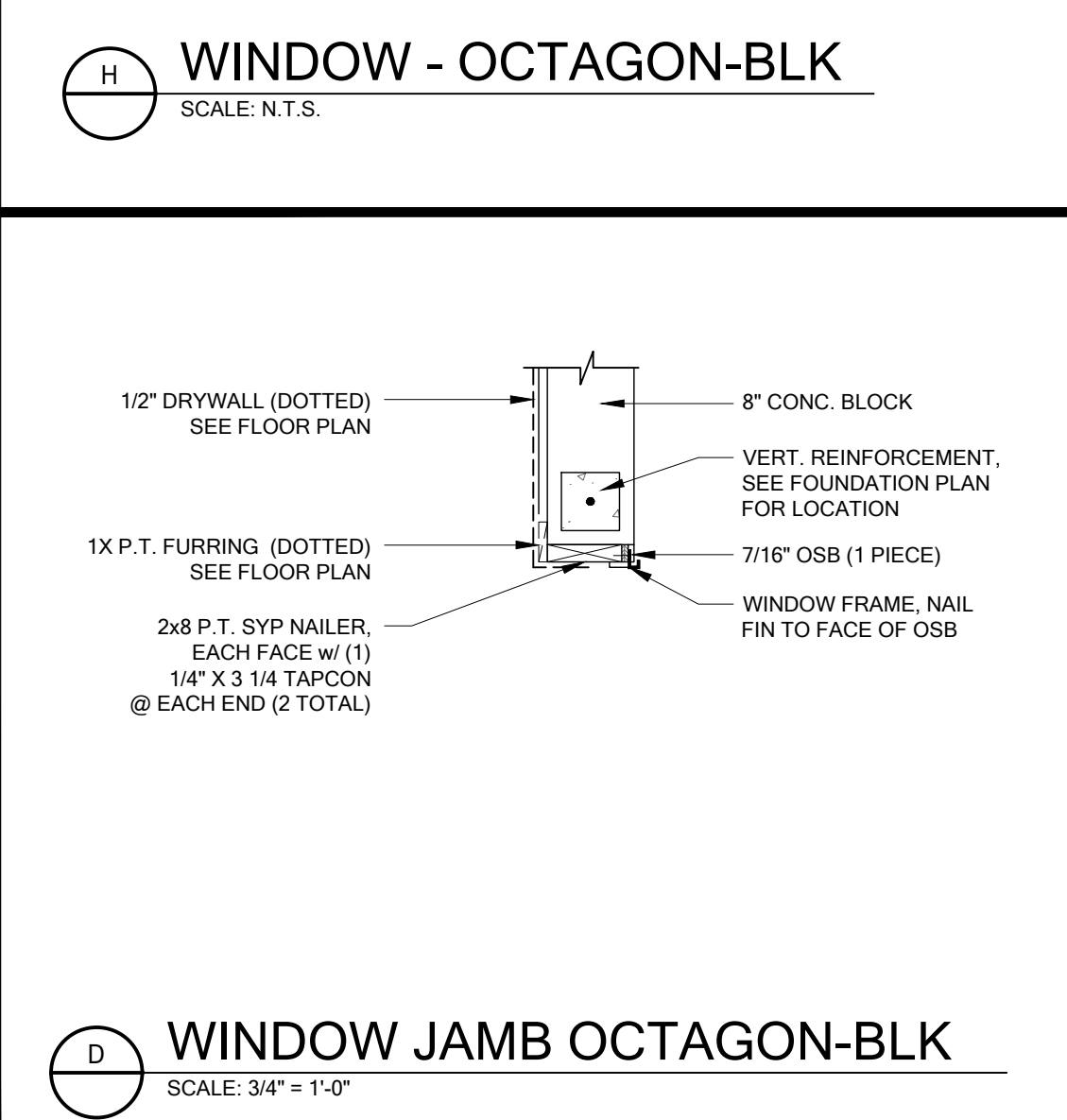
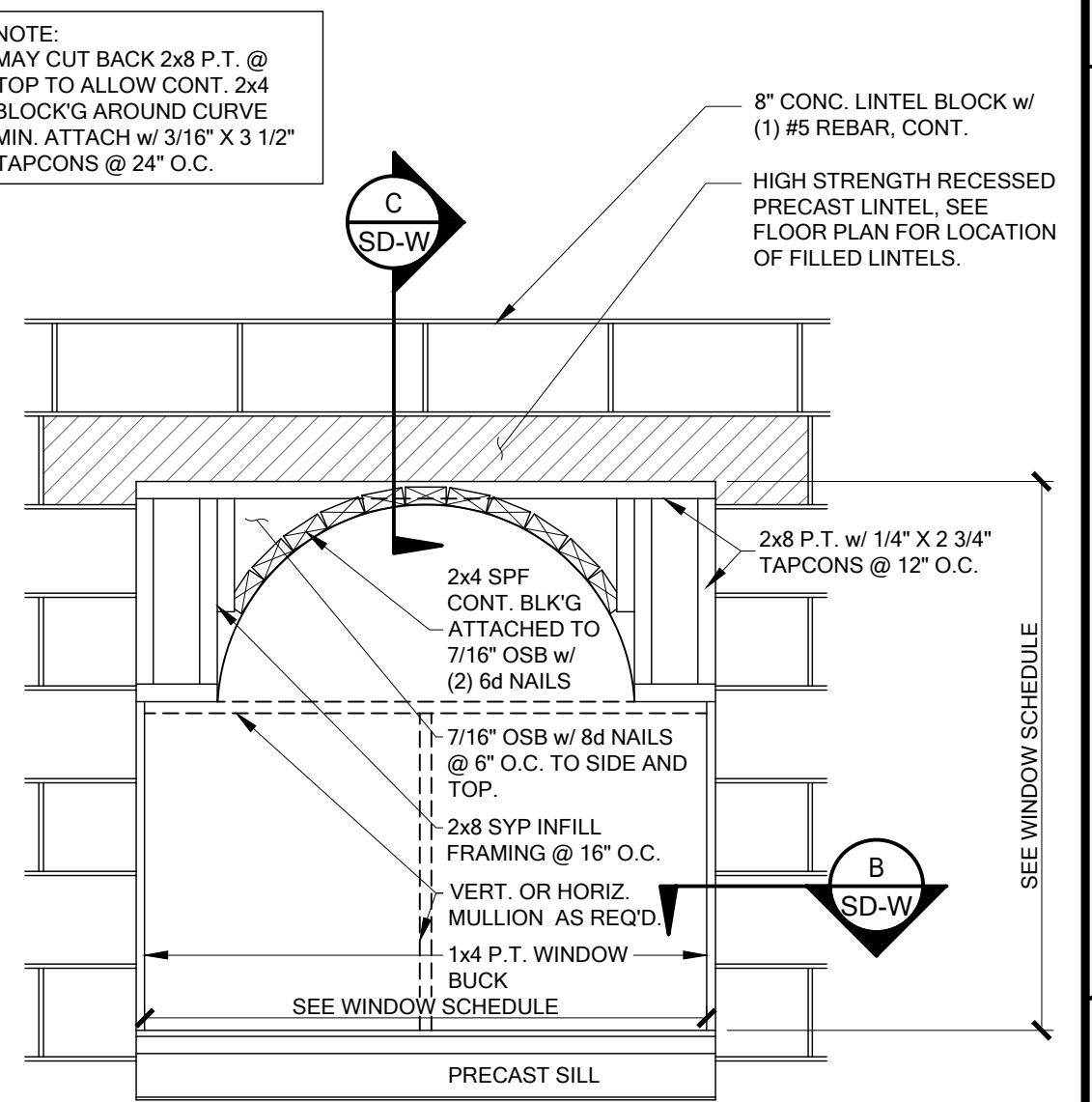
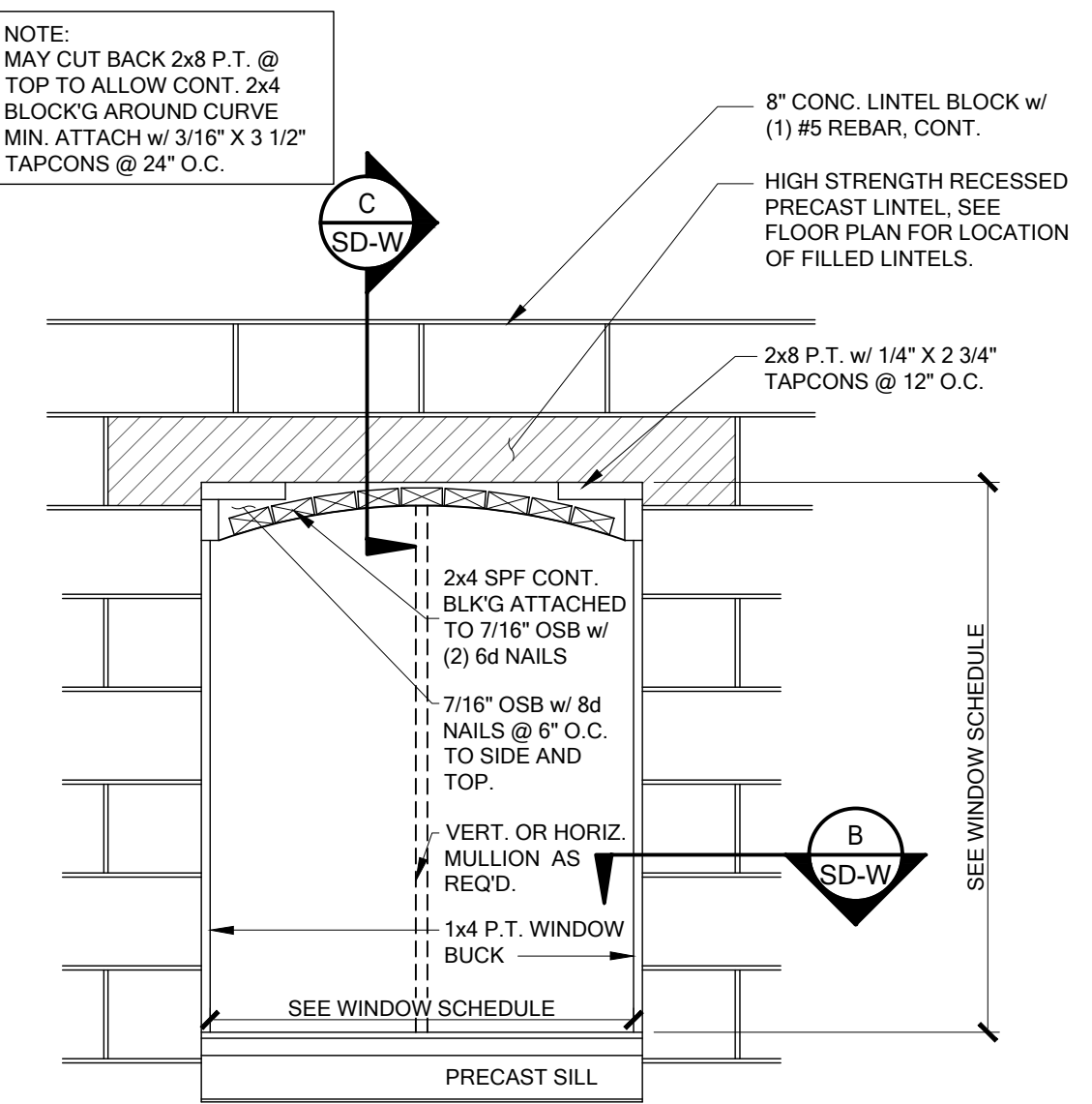
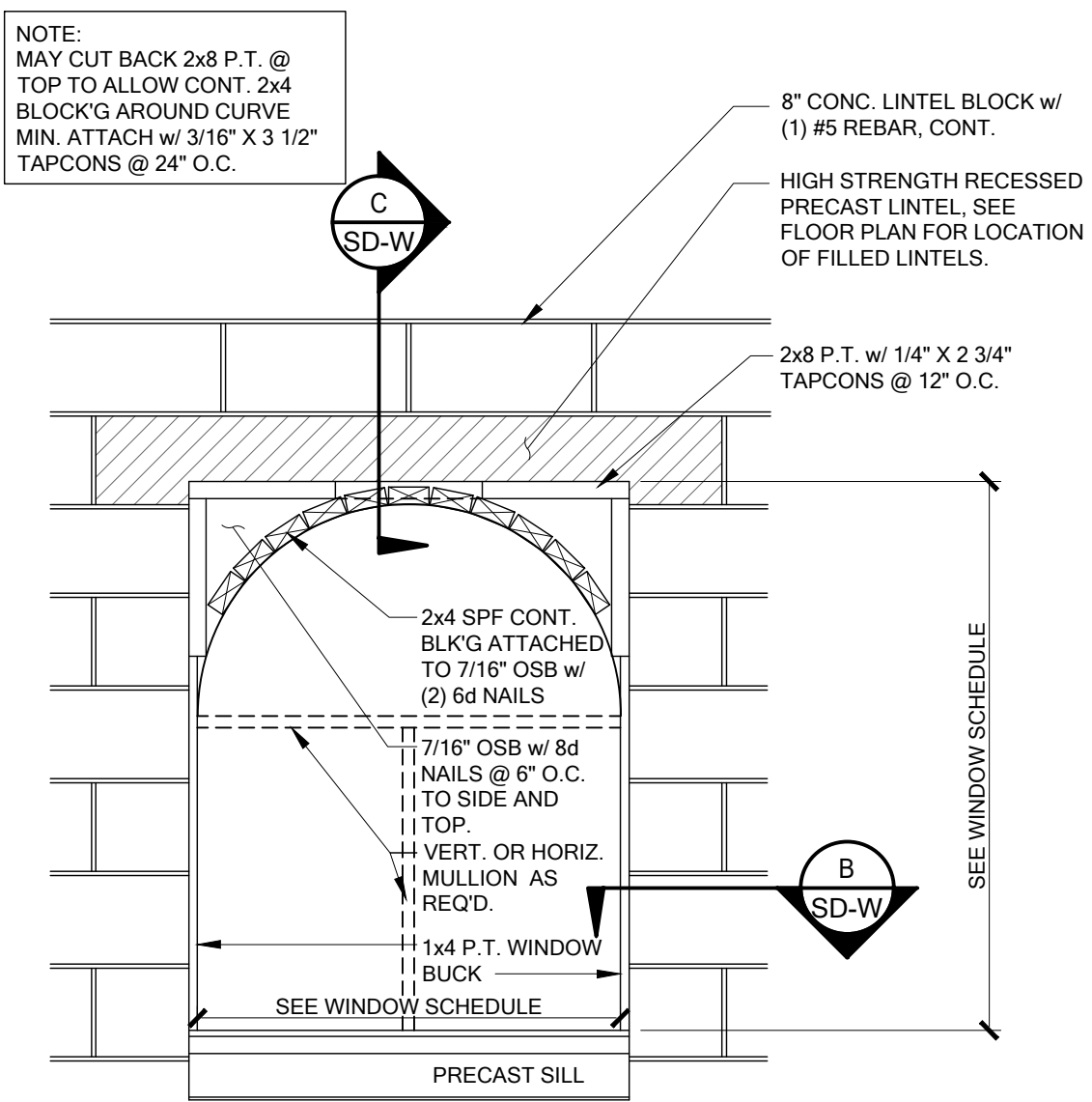
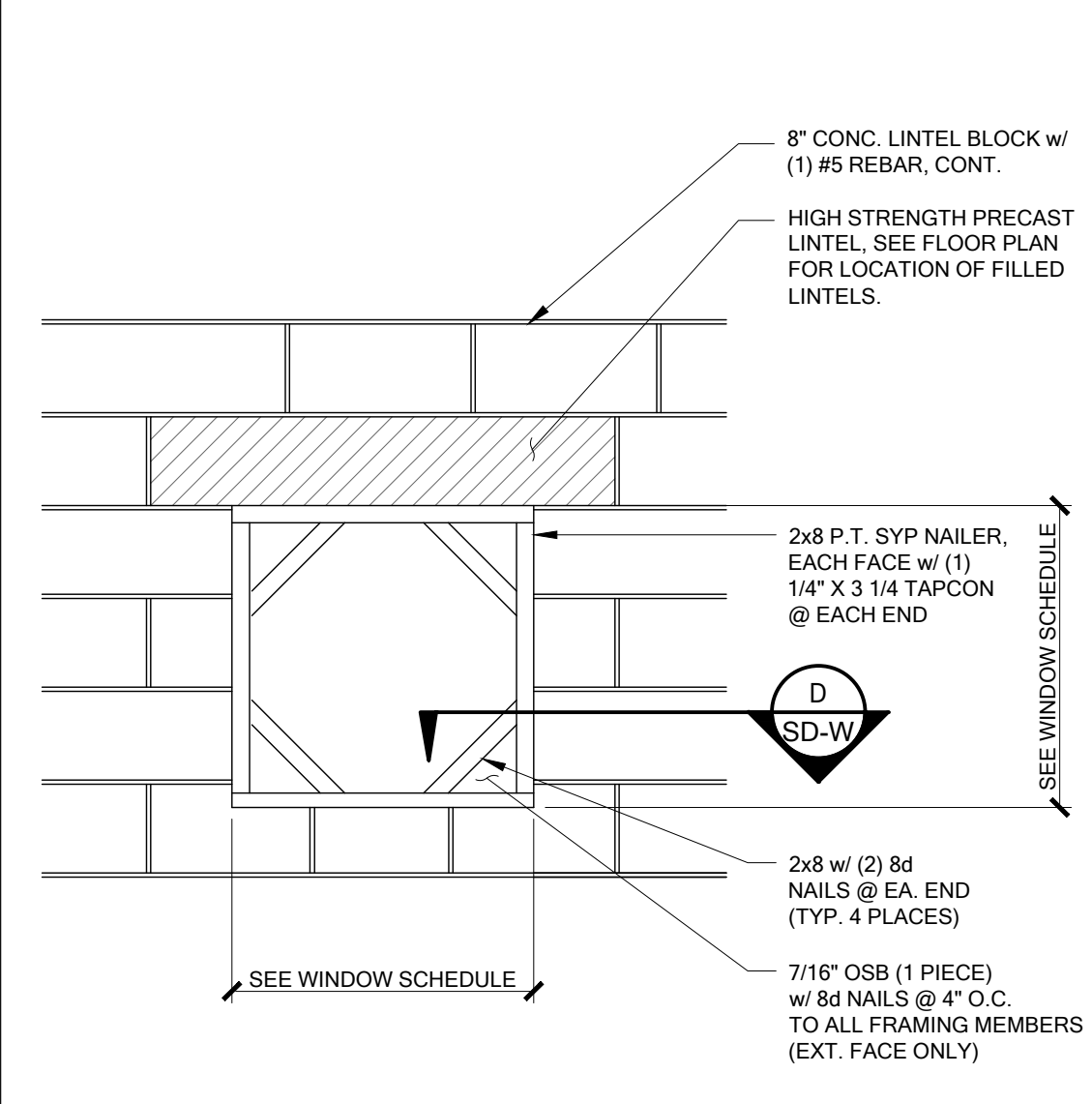
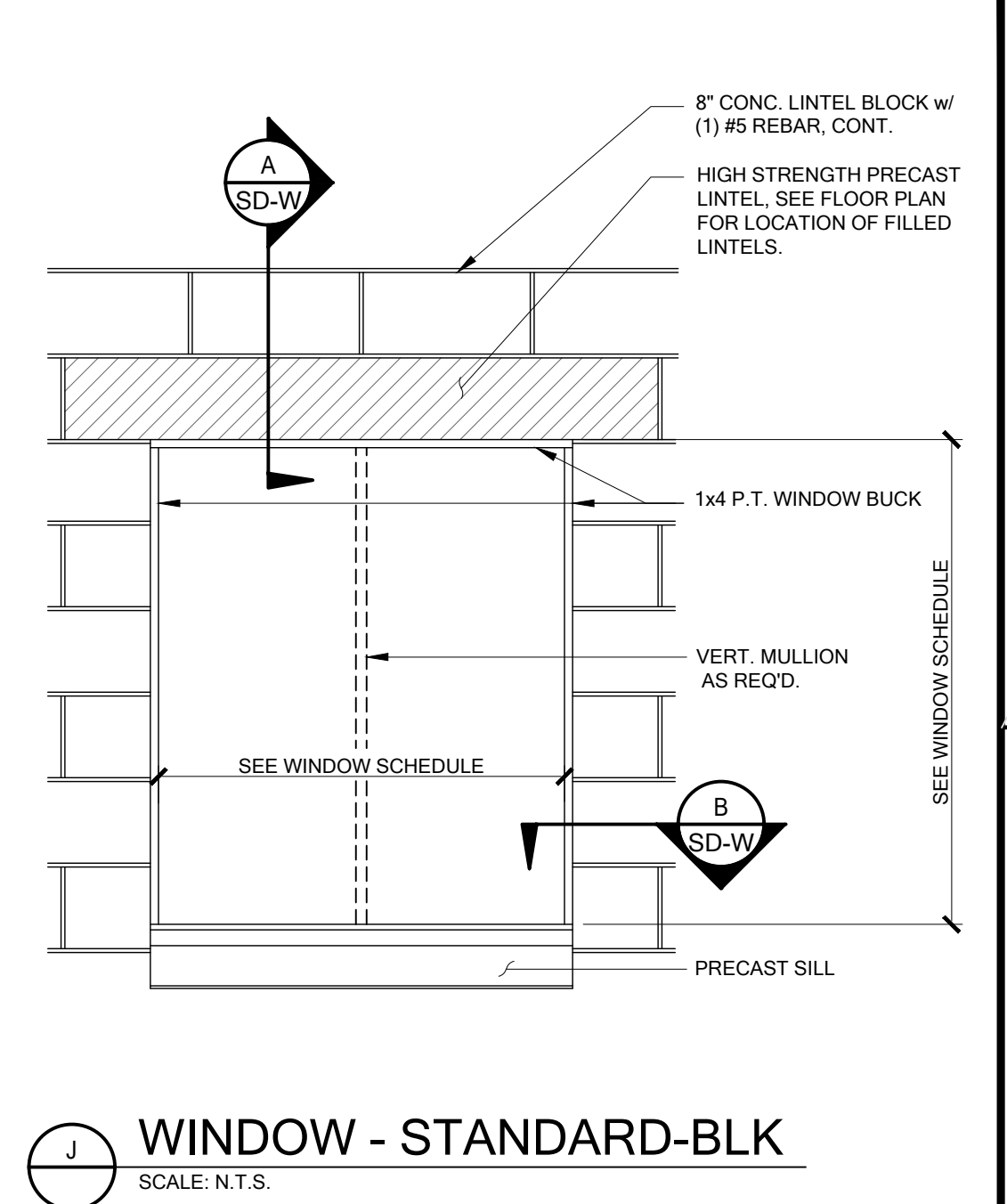
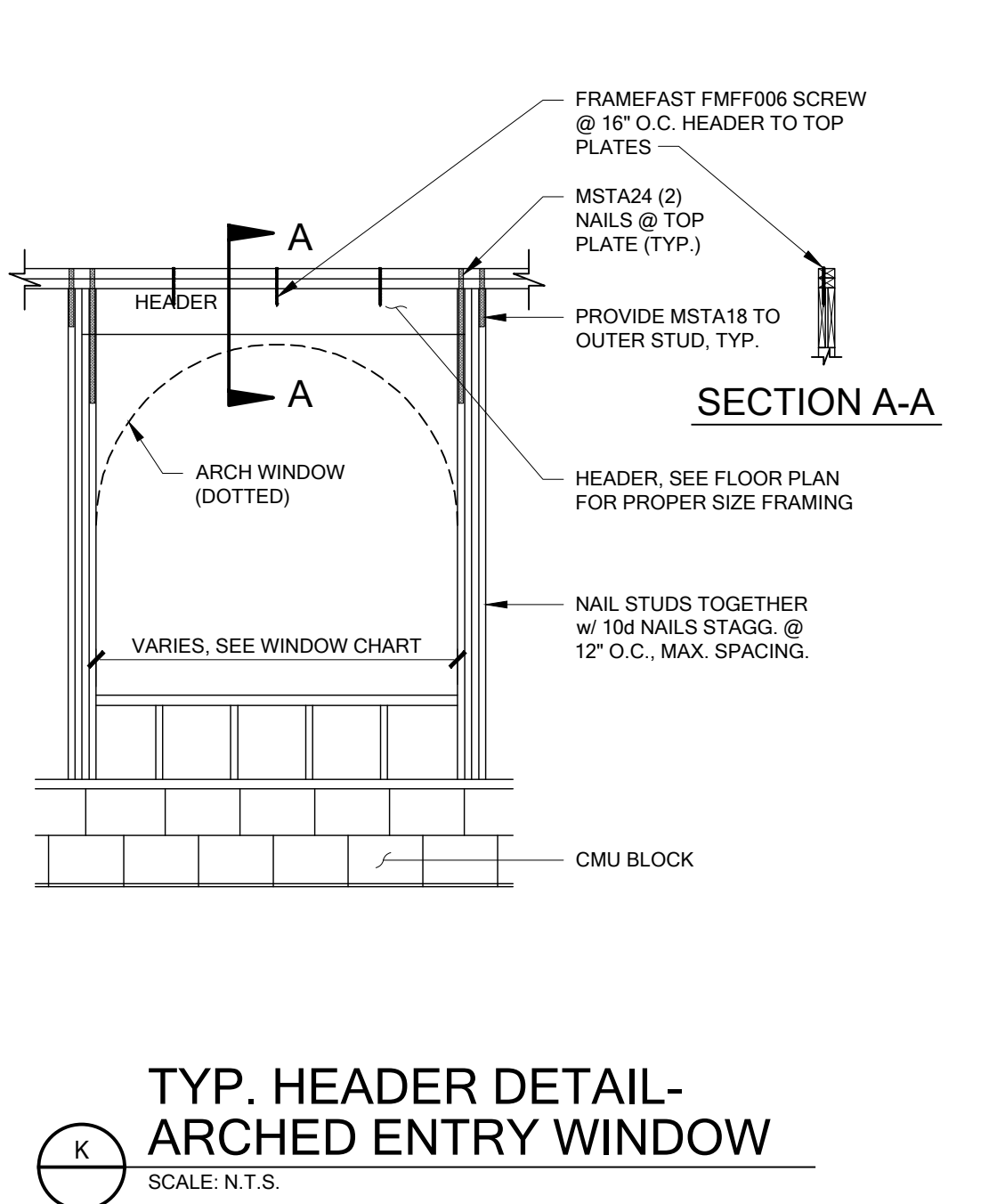
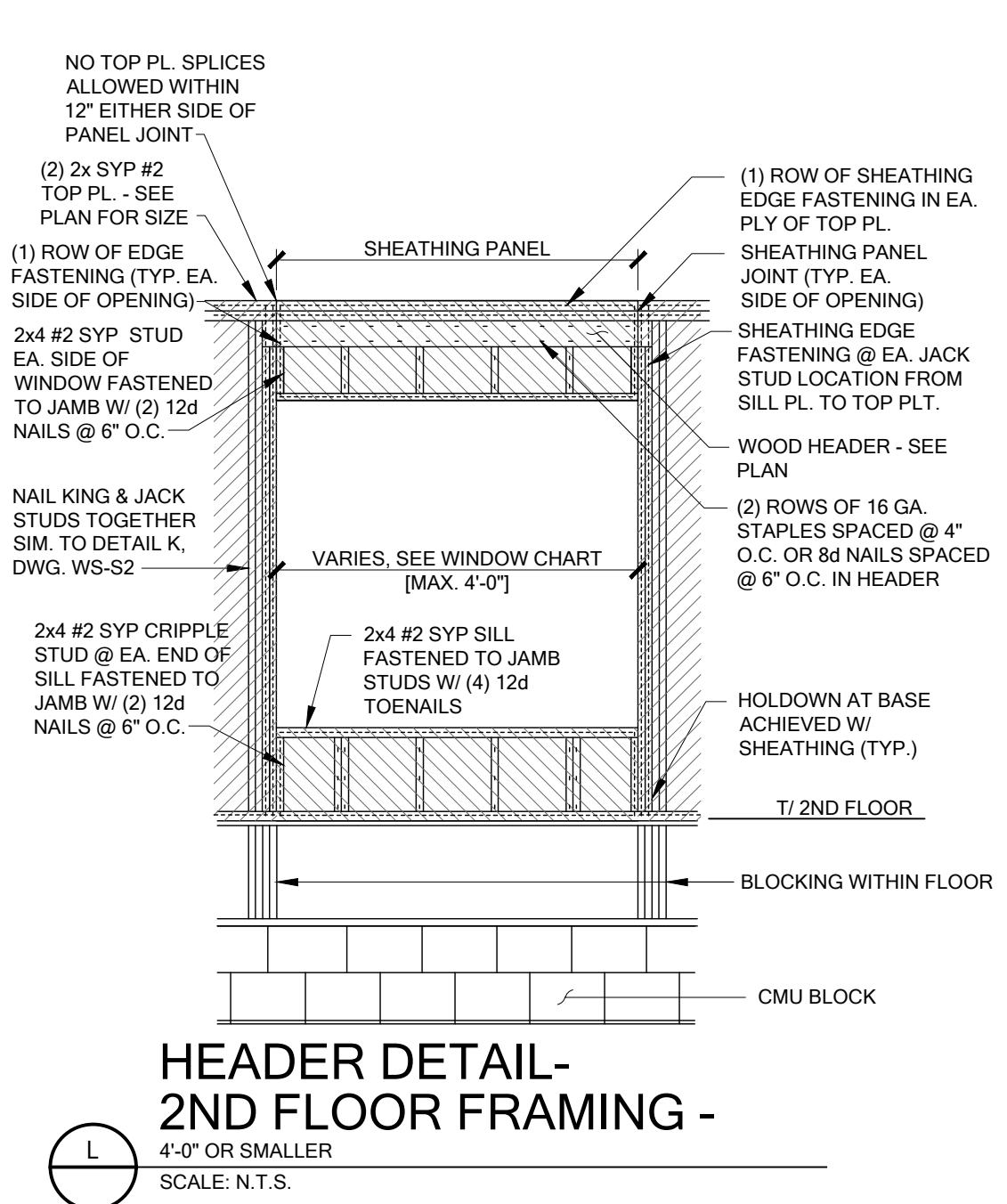
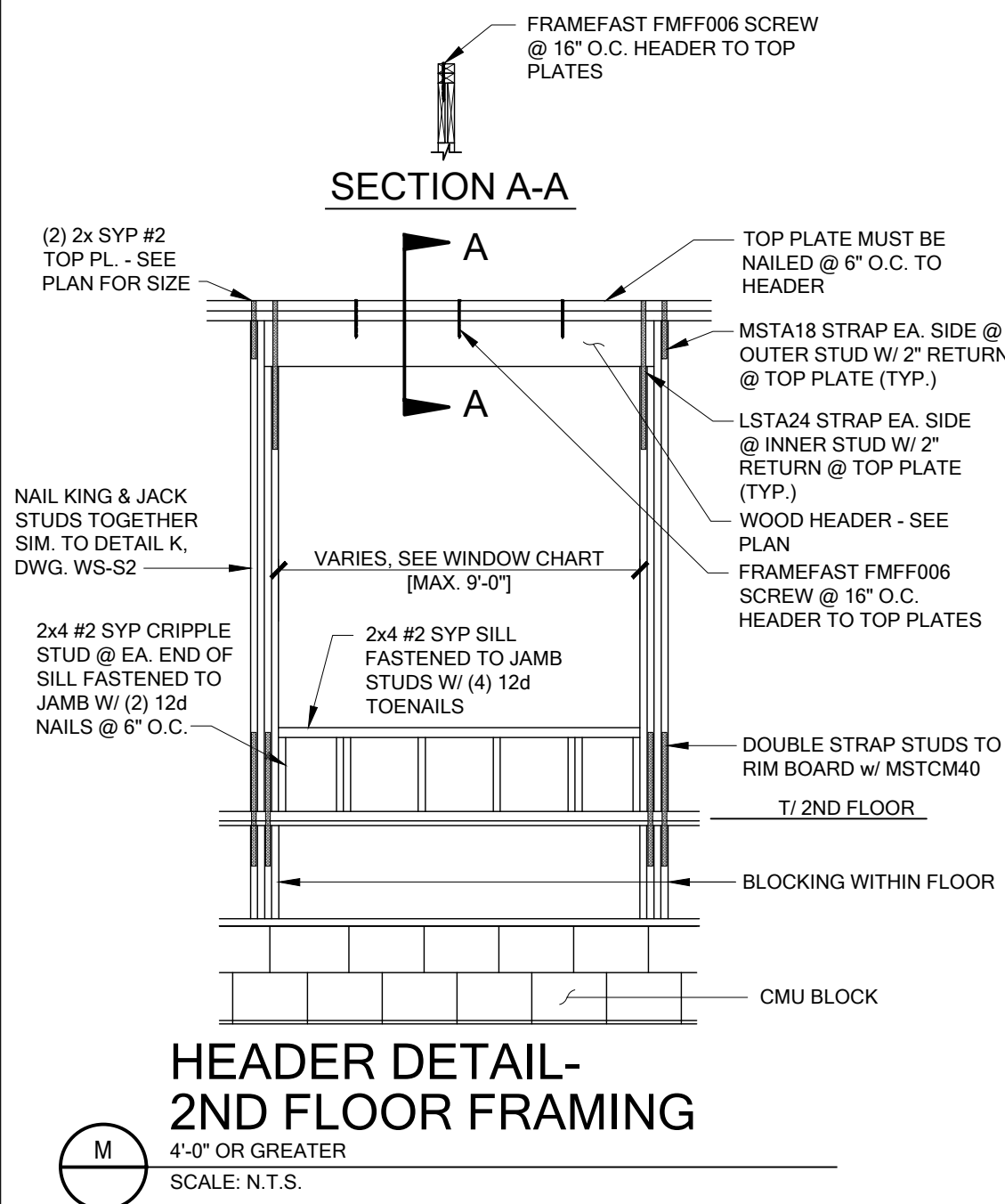


MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community:	Forest Cove
Garage Side:	Right
Plan Name:	Livorno - B
Elev.:	- B
Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Lot:	9
Job No.:	9FC00901
Reference No.:	25-00446
Sheet:	SD-D

SD-D
DETAILS





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Community:	Forest Cove	Garage Side:	Right
Plan Name:	Livorno	Elev - B	
Lot:	9	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job No.	9FC00901		
Reference No.	25-00446		
Sheet:	SD-W		
	DETAILS		

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:

- No. 15 felt complying with ASTM D226, Type 1.
- ASTM E2568, Type 1 or 2.
- ASTM E331 in accordance with Section R703.11.

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2566 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.

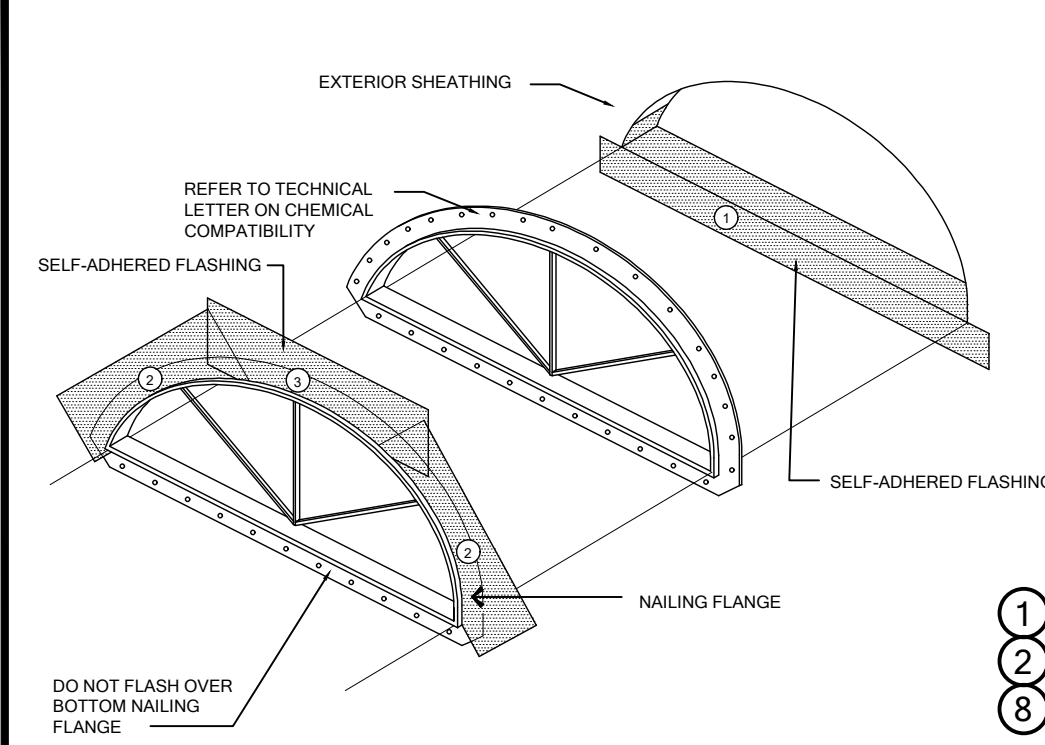
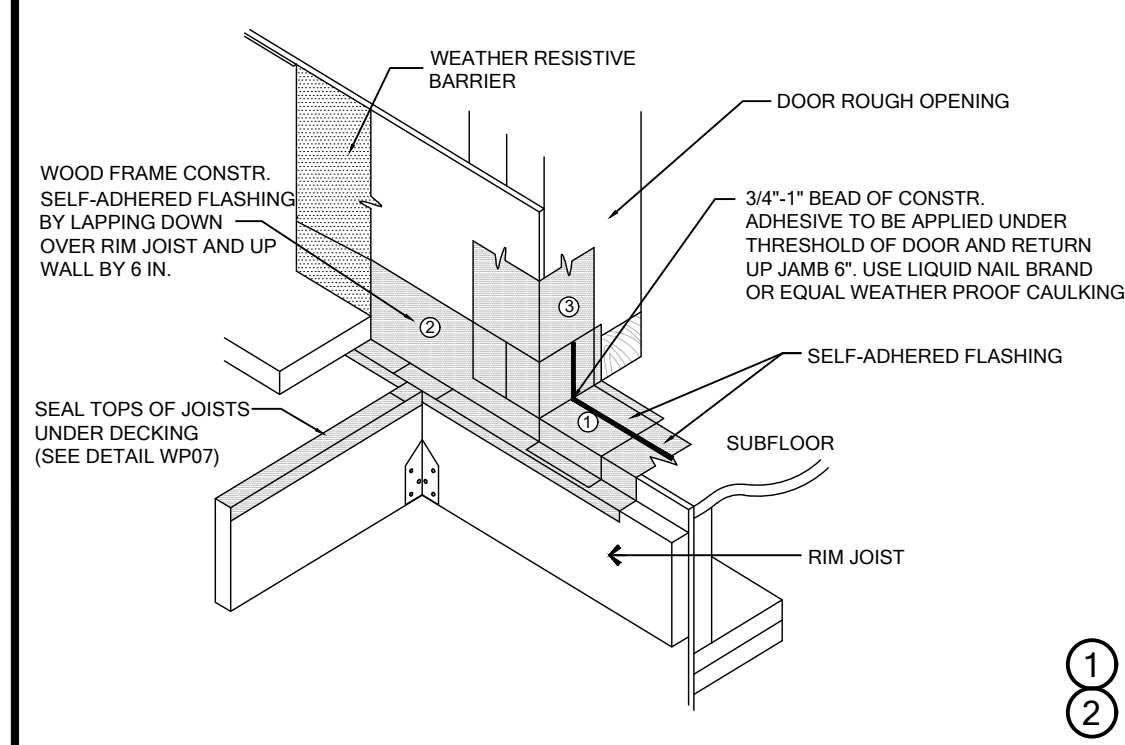
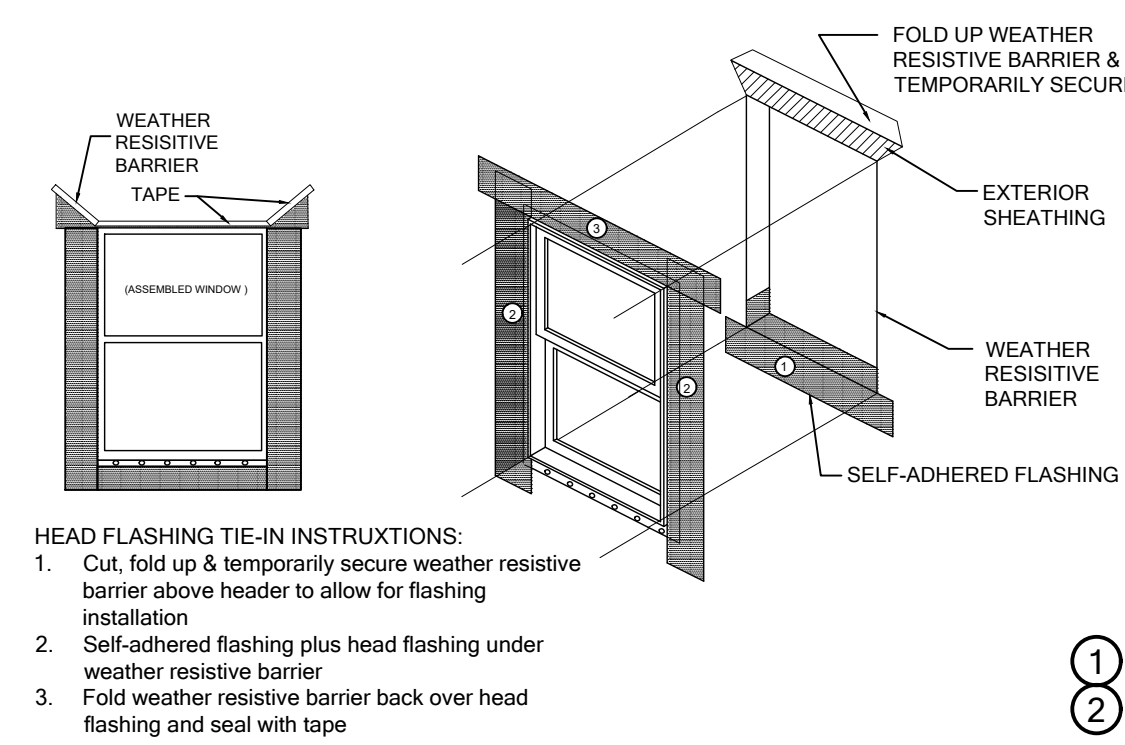
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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:

- 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:
 - 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.
 - In accordance with the flashing design or method of a registered design professional.
 - In accordance with other approved methods.
 - 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.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 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 intersections.
- At built-in gutters.

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



SELF-ADHERED FLASHING FLANGED WINDOW FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

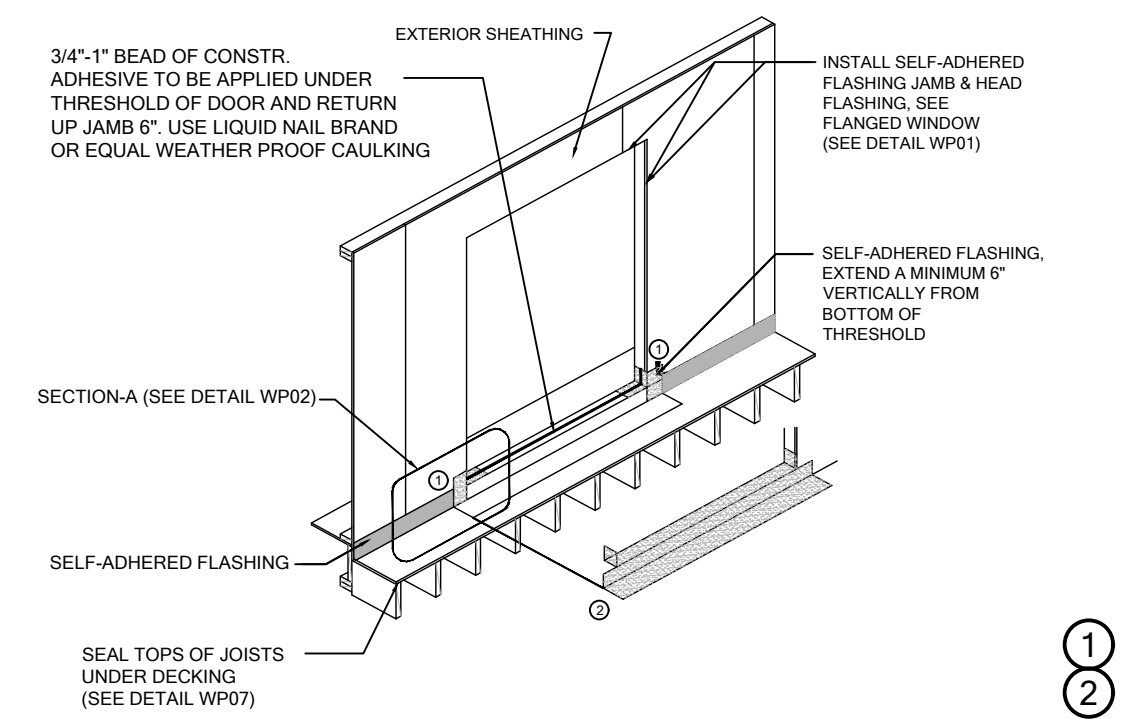
WP01

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

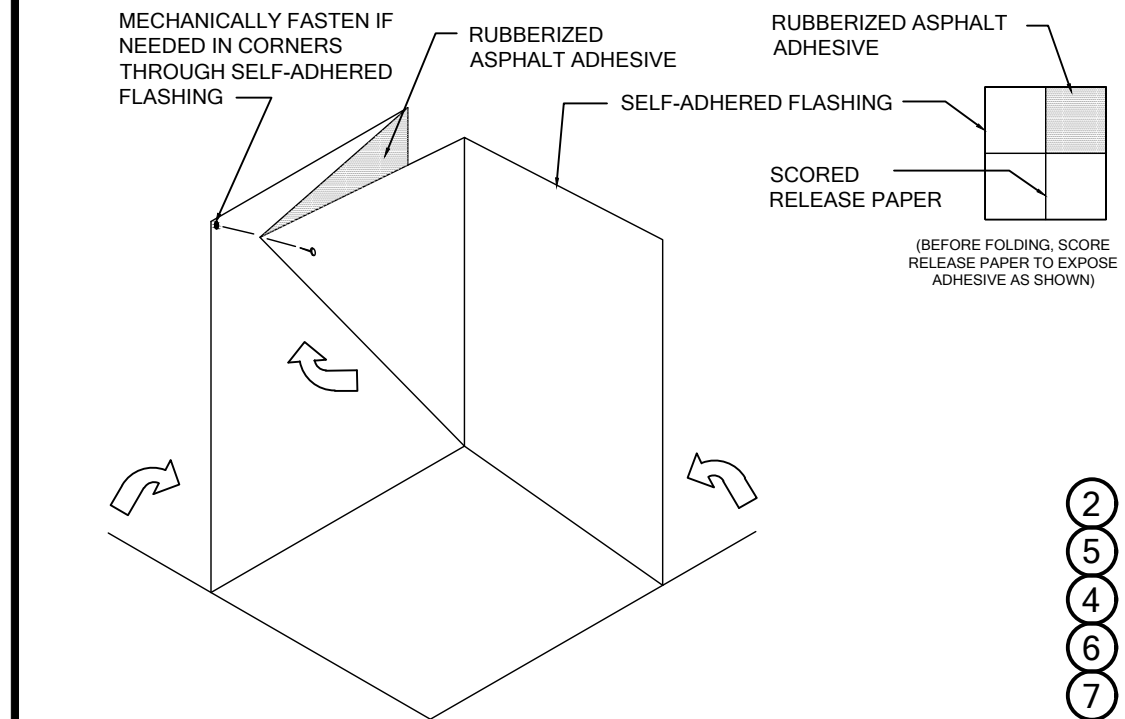
WP02

SELF-ADHERED FLASHING HALF ROUND WINDOW

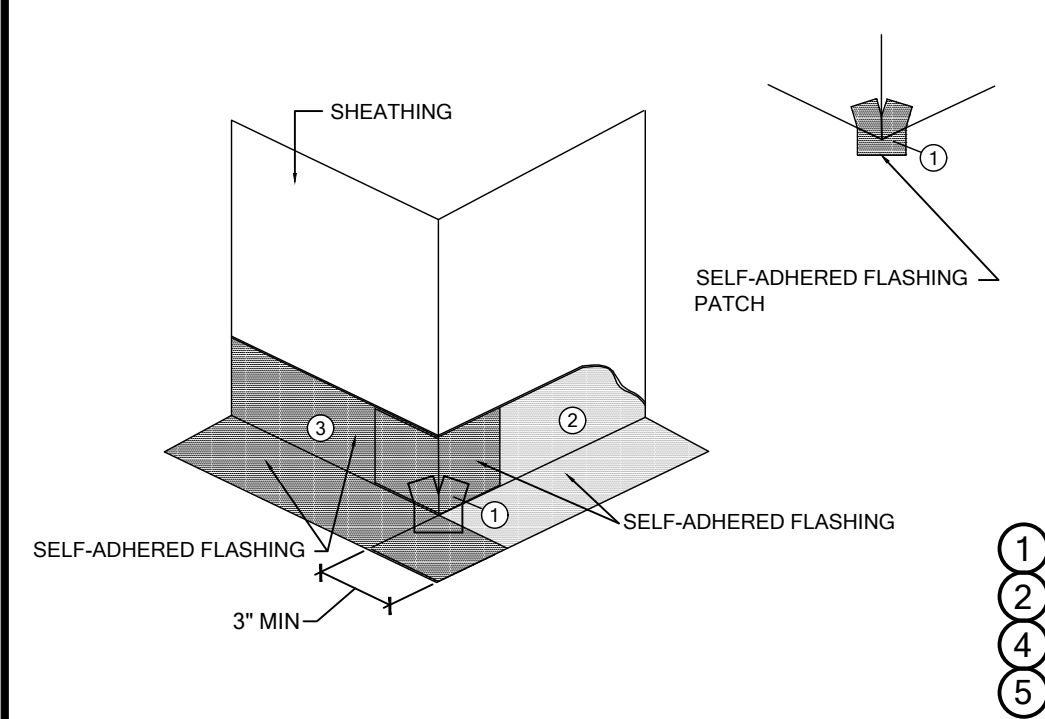
WP03



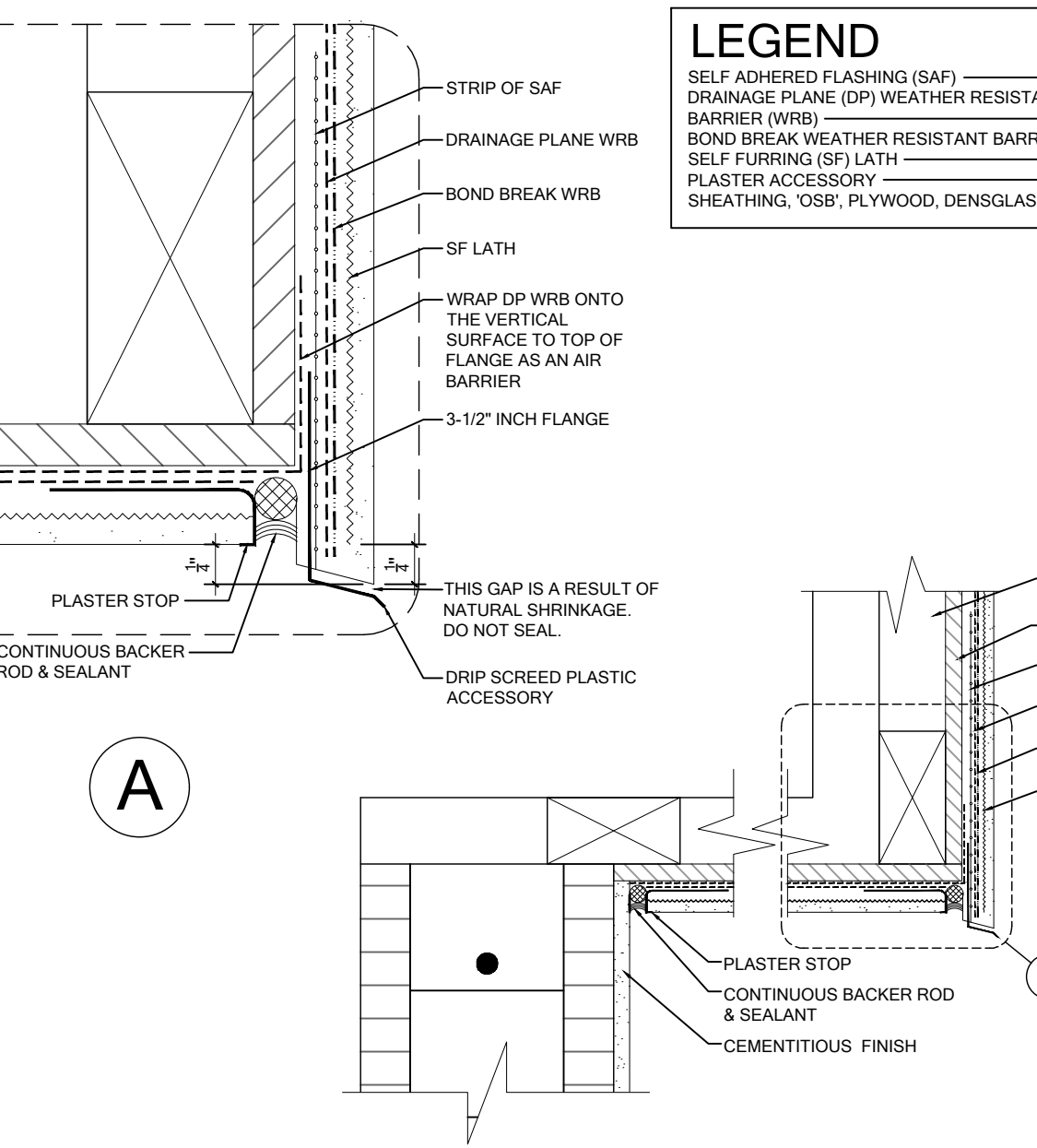
WP04



WP05



WP06



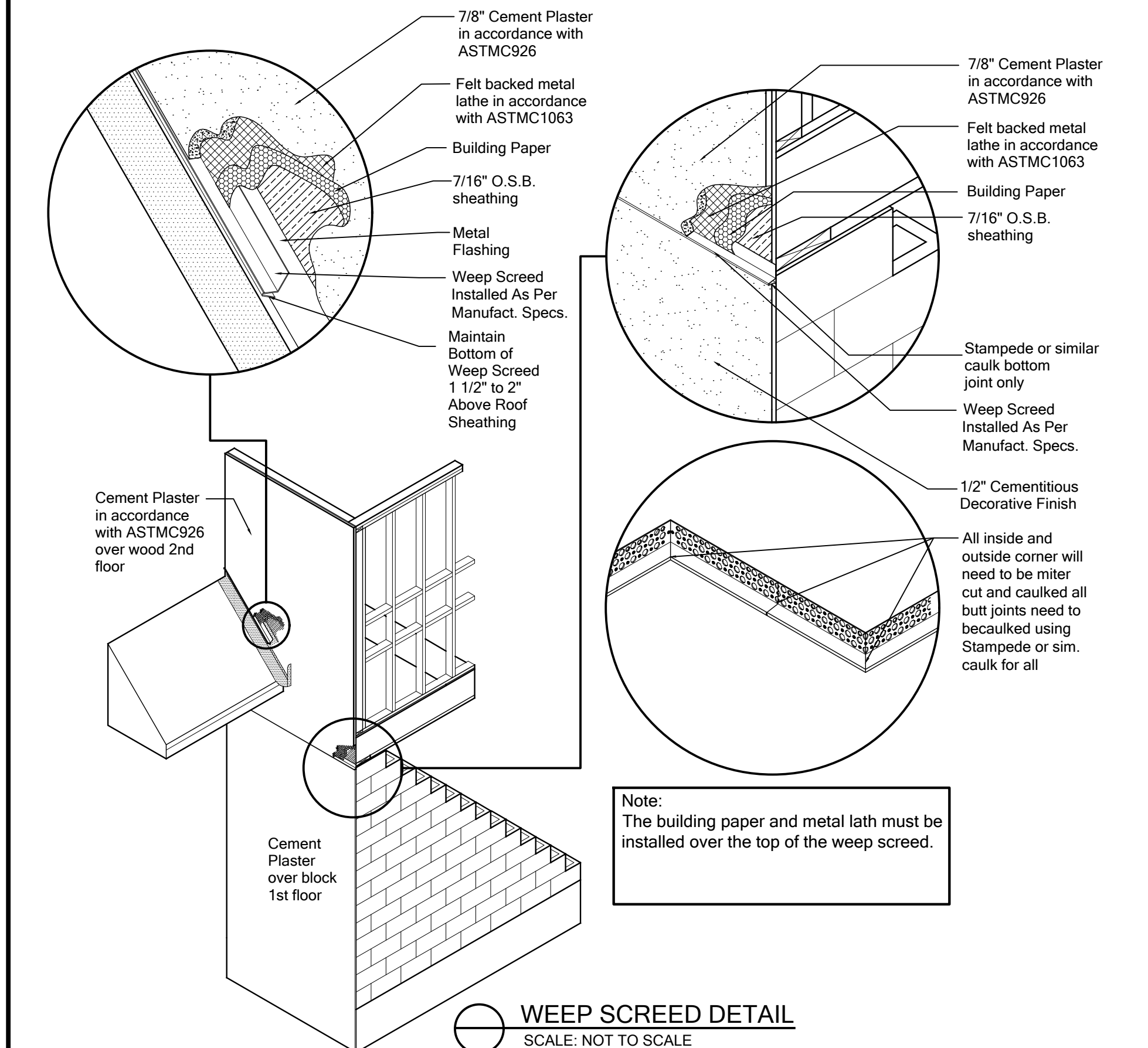
WP07

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:

- Install self-adhered flashing in order as shown by numbers
- Install flashing and weather resistive barrier to form water shedding laps
- Self-adhered flashing can be substituted for building paper
- 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
- Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
- Fold as shown by arrows
- Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
- Mechanically fasten as necessary



Note: The building paper and metal lath must be installed over the top of the weep screed.

WEEP SCREED DETAIL SCALE: NOT TO SCALE

FOR COUNTY USE ONLY

01/20/2025

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 drawings bearing Engineer's signature and seal.

CA No. 9161 AA26003115

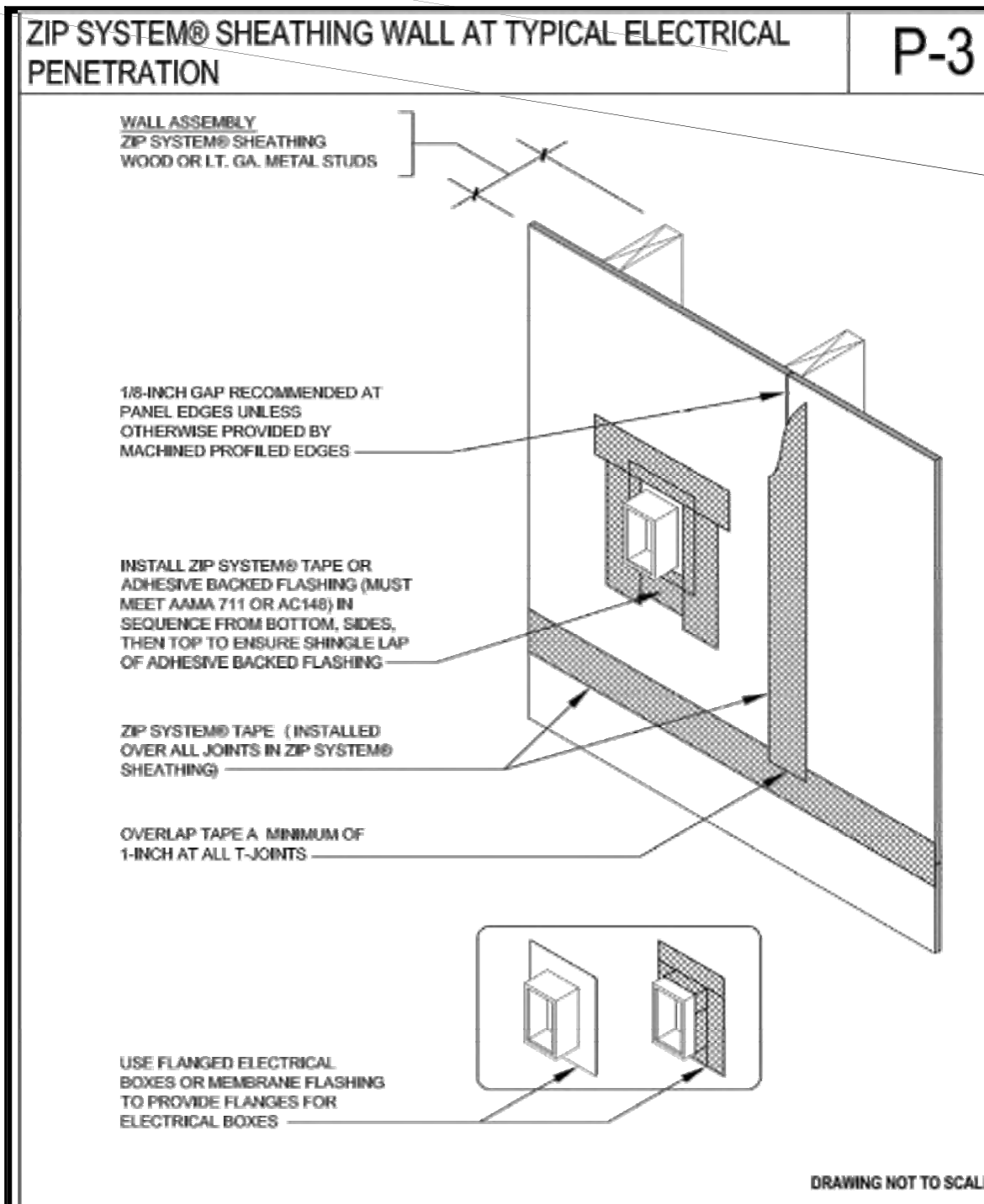
TSG

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

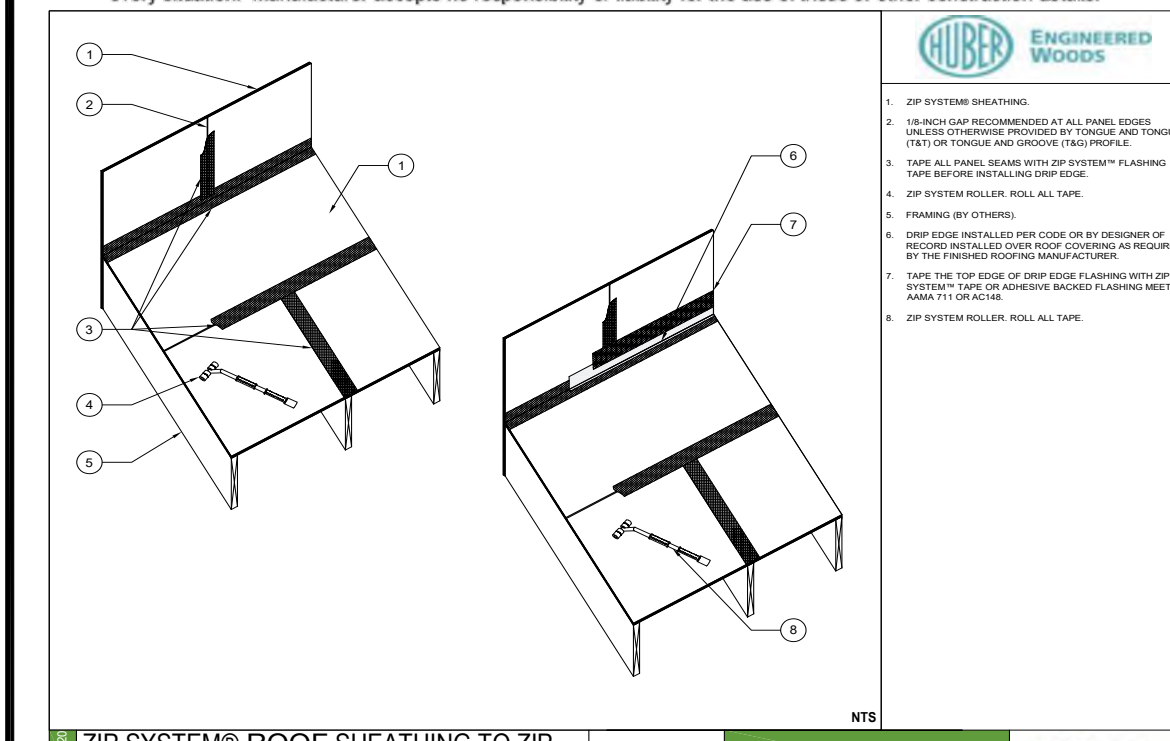
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MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 902-9871

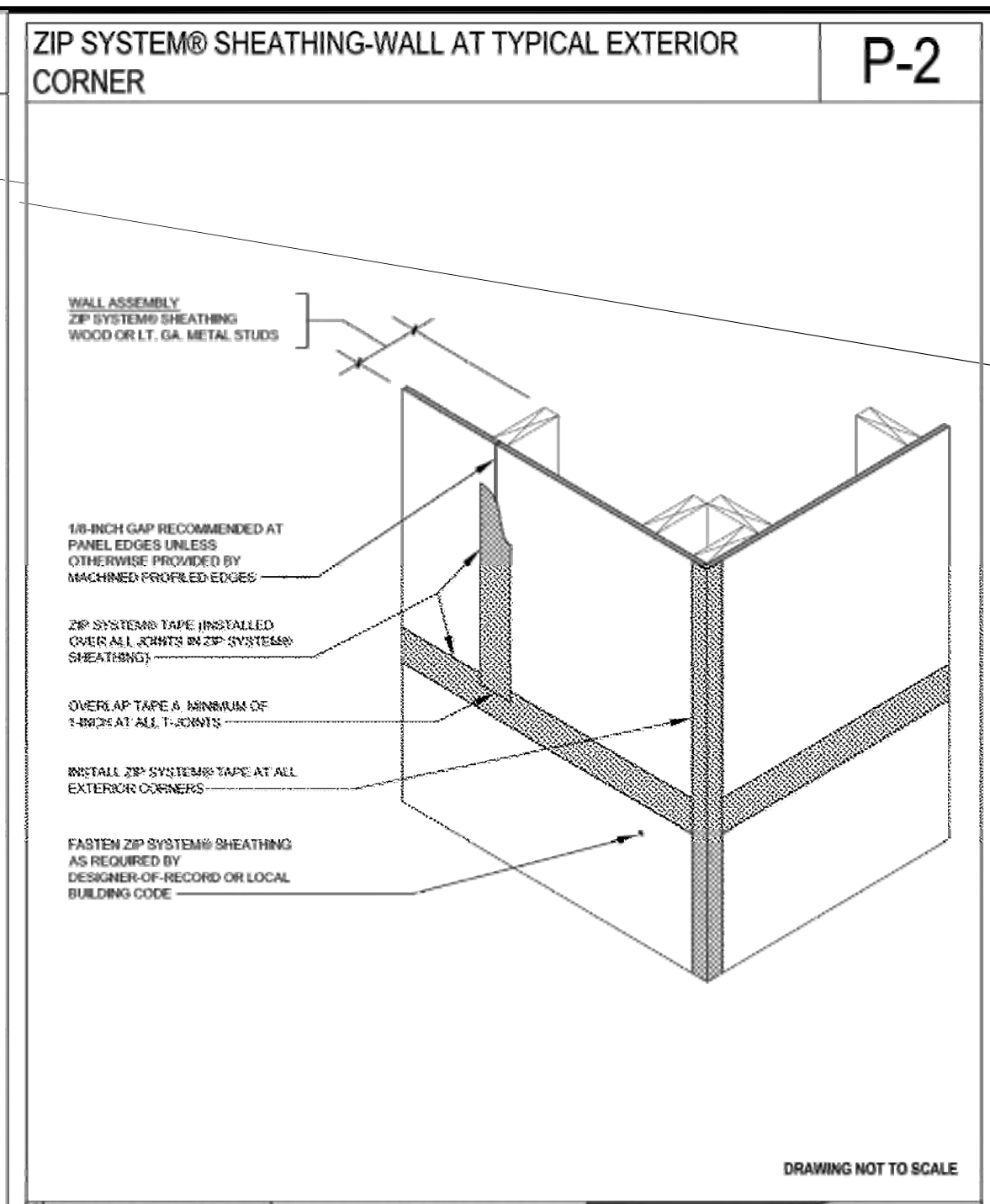
Community:	Forest Cove	Garage Side:	Right	Renaissance Series
Plan Name:	Livorno	Elev. - B		
Lot:	9	Block:		
Address:	TBD Sw Cadence Glen Lake City, FL 32024			
Job No.:	9FC00901			
Reference No.:	25-00446			
Sheet:	WP			
	WATERPROOFING			



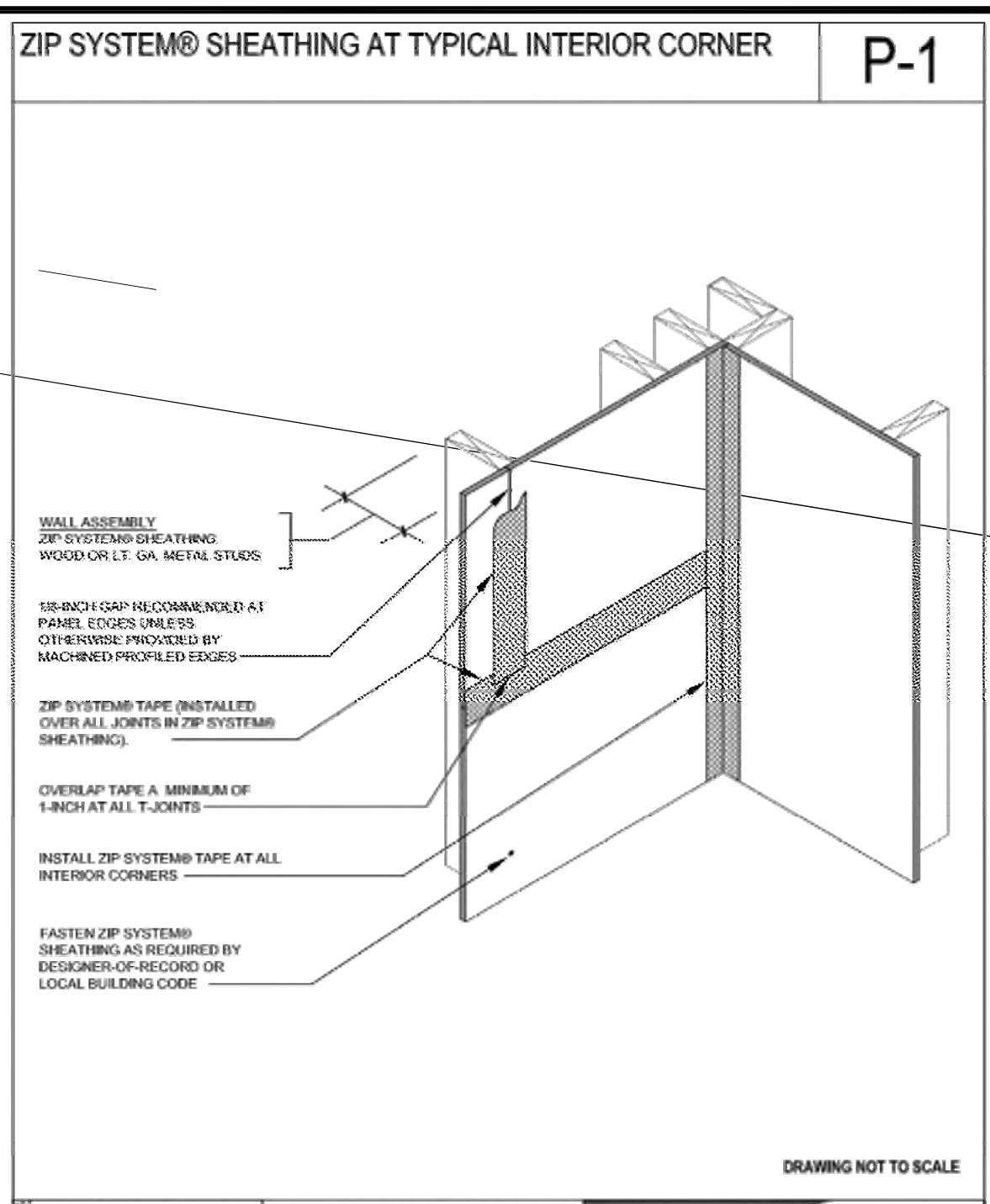
These construction details are provided to assist in the installation of ZIP System product(s) and may not apply to every situation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.



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Technical Tip

Overdriven Fasteners in ZIP System® Sheathing

Nails used to attach ZIP System sheathing to supporting framing members may occasionally penetrate beyond the face of the ZIP System panels. An ideal installation would be where fastener heads are flush with the panel surface. For this correspondence, "Overdriven Fasteners," are defined as nails that are installed through the panel and into a framing member, like a wall stud or rafter, with the fastener head penetrating into the integrated moisture barrier.

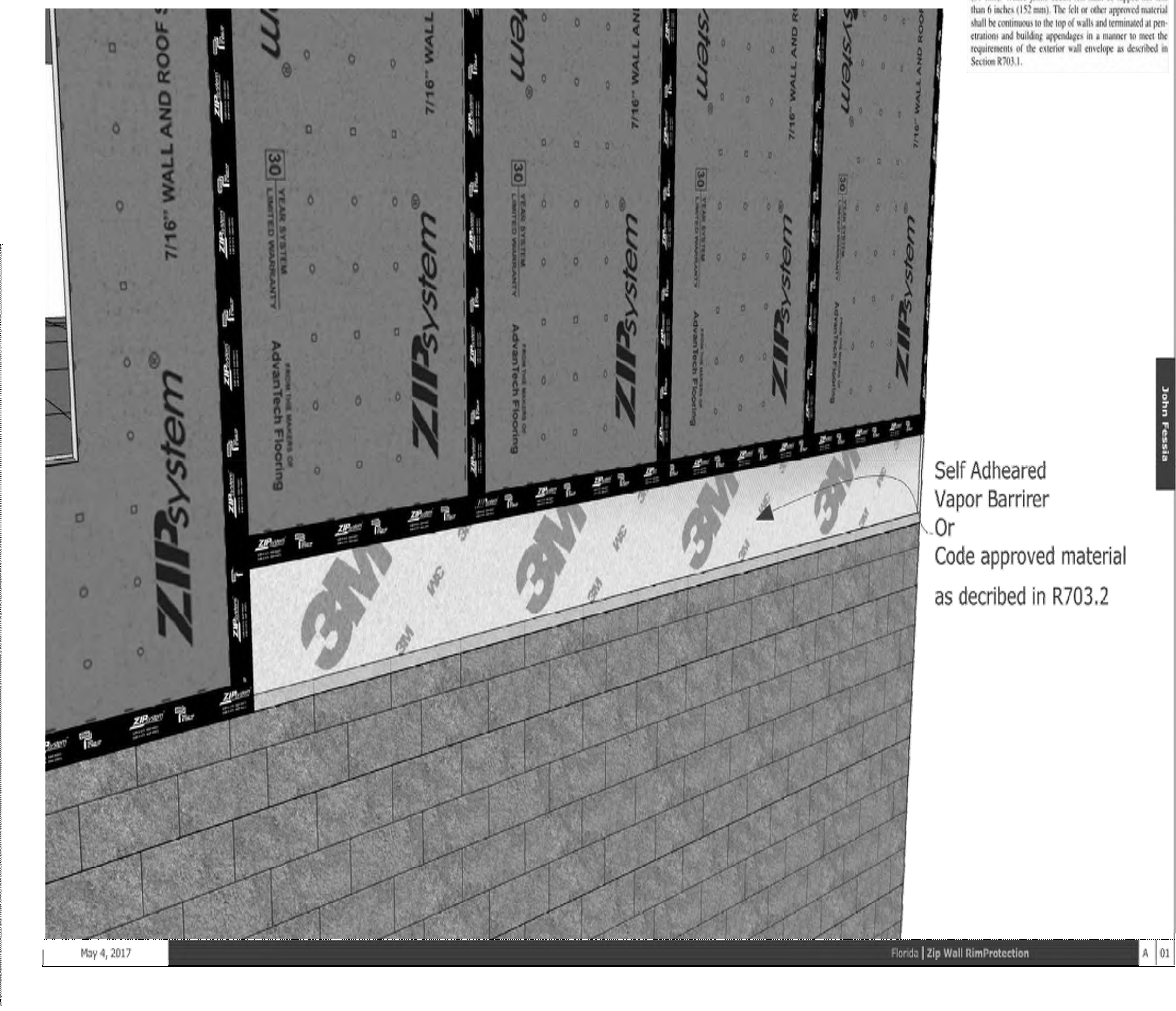
For roof applications, ZIP System sheathing is code recognized in ICC-ES ESR-1473 as a combination roof sheathing and roof underlayment. When used on a wall, ZIP System sheathing is code-recognized in ICC-ES ESR-1474 as a combination wall sheathing, air barrier and water-resistant barrier. Both International and Residential Building codes have specific requirements on fastener types, size and spacing when attaching wood structural panels as roof or wall sheathing. Minimum required fastening and allowable shear 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 Tech 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.apawood.org and www.techinfo.com for more information about reduced shear capacity due to overdriven fasteners. Consult your local building official or design professional for any additional railing 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 tests at specified pressures. Panels were tested with overdriven fasteners at various depths and then compared with panels that were tested with fastener heads flush. The panels with overdriven fasteners satisfied the same performance requirements as panels installed with fastener heads flush. Huber Engineered Woods does not require taping or sealing overdriven fasteners. ZIP System 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 inherent with all sheathing and shear walls constructed with structural OSB or plywood and is NOT specific to ZIP System products.

Please contact Huber Engineered Woods at 800-833-8220 with any questions or comments.

Huber Engineered Woods, LLC, 19025 David Taylor Drive, Suite 300, Charlotte, NC 28262
Tel: 800-833-8220, www.zipsystem.com



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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	ZIP System™ tape appears to extend a minimum of 1" at T-joint intersections (shingle style)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	ZIP System™ tape appears to be lapped min 3" at horizontal seams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	ZIP System™ tape appears firmly pressed onto panel surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shiners (fasteners that missed rafters/blocking) were identified and removed (if possible) and taped over	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Proper H-clips are being used (if required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spacing between panels minimum of 1/8", maximum of 1/4"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flush nailer attachment used to prevent over-driven fasteners, not required (best practice)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Code approved fasteners and proper spacing of fasteners meet project specifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Long edge (8' side) of ZIP System™ roof panel oriented perpendicular to the framing members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Short edge (4' side) of ZIP System™ roof panels staggered: min 24"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	ZIP System™ roof panels span a minimum three framing members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Framing members support the entire edge of the panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical and Electrical Penetrations (MEP's)					
14	MEP's flashed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	ZIP System™ tape used to flash MEP's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Proper sequence of flashing (i.e., shingle style)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transitions					
17	Ridge tape cut prior to the installation of ridge vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	ZIP System™ tape over the top of transitional step flashing at wall to roof locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Ice and water barriers are installed where required by local code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Minimum 1 layer 6' ZIP System™ tape or 2 layers 3.75' ZIP System™ tape with 1" overlap for valley flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	ZIP System™ tape over the top of transitional flashings (i.e., drip edge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	ZIP System™ panels and tape installed on the front and back of parapets (dried in)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety & Repairs					
23	Holes from toe boards have been taped and rolled with ZIP System™ tape or ZIP System™ liquid flash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	All ZIP System Sheathing™ roofing panels seam are taped prior to any flashing or roofing membrane installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Contractor checklist objectives to be completed in accordance with contract safety protocols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 preparation of this report, Huber Engineered Woods LLC (HEW) relied on information provided to it by you and the accuracy of that information. HEW DOES NOT WARRANT OR GUARANTEE THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION CONTAINED IN THIS 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, no all aspects of the analysis may have been serviced by trade name, trademarks, logos, 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 the accompanying design are trademarks of Huber Engineered Woods LLC. Huber is a trademark of Huber Corporation. Huber Engineered Woods products are covered by various patents. See ZIPSystem.com for details. HUB 010309-01P REV 1.01.18

*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					
#	Item	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	La cinta adhesiva ZIP System™ parece prolongarse como mínimo 1" en las intersecciones de las juntas en T (estilo tejas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	La cinta adhesiva ZIP System™ parece estar superpuesta 3" como mínimo en las uniones horizontales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	La cinta adhesiva ZIP System™ ha sido presionada con firmeza sobre la superficie del panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Se utilizan sujetadores de tipo H apropiados (si fuese necesario)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hay un espaciado mínimo de 1/8" y máximo de 1/2" entre paneles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	El uso de sujetadores aprobados y un correcto espaciado de los sujetadores permite cumplir con las certificaciones del proyecto	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	El borde largo (lateral de 8') del panel de techo ZIP System™ está orientado en forma perpendicular a los bastidores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	El borde corto (lateral de 4') de los paneles de techo ZIP System™ está escalonado como mínimo 24"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Los paneles de techo ZIP System™ abarcan al menos tres bastidores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Los bastidores sostienen el borde completo de los paneles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instalaciones mecánicas y eléctricas					
14	Instalaciones mecánicas y eléctricas recubiertas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Se utilizó cinta adhesiva ZIP System™ para recubrir instalaciones mecánicas y eléctricas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Secuencia adecuada del recubrimiento (por ejemplo, estilo tejas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transiciones					
17	Corte de cinta en aristas antes de la instalación de cumbres con ventilación	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Cinta ZIP System™ sobre el recubrimiento de transición en zonas de unión de pared a techo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Instalación de protecciones contra hielo y agua de conformidad con el código local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Cinta ZIP System™ sobre la parte superior de recubrimientos de transición (por ejemplo, borde de goteo)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Instalación de paneles y cinta adhesiva ZIP System™ en la parte frontal y posterior de parapetos (seco)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seguridad y reparaciones					
23	Los orificios de los tablonces de pie están encintados y cubiertos con cinta adhesiva ZIP System™ o membrana Liquid ZIP System™	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Se aplicó cinta sobre todas las uniones de los paneles de techo ZIP System Sheathing™ de cualquier instalación de membrana tapajuntas o de techo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Los objetivos de la lista de control del contratista deben ser completados según los protocolos de seguridad del contrato	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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) se basó en la información proporcionada por usted y la precisión de esa información. 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 POR EL CONTENIDO DE ESTE INFORME DE OBSERVACIÓN Y POR LAS CONSECUENCIAS DE CUALQUIER ACCIÓN QUE SE TOMA EN FUNCIÓN DE LA INFORMACIÓN SUMINISTRADA. La observación y el informe fueron hechos durante el proceso de construcción, 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 reportados con posterioridad a estos formularios pueden afectar a la instalación tal como se la observó. Toda referencia a marcas de cualquier producto comercial, proceso o proveedor de dicho producto, proceso o servicio por nombre o marca comercial, así como el modo de referencia al sitio o la recomendación por parte de Huber Engineered Woods LLC y a los datos 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 010309-01P REV 1.01.18

*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
Hanes

3693 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:

Garage Side:

Plan Name: ZIP System Details

Community:

Job No.:

Block:

Lot:

Address:

Reference No.:

Sheet: ZS-D

ZIP WALL DETAILS

FLORIDA PRODUCT APPROVAL FL #15332

NOTES:
 1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 2. 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.
 3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED, DISJUNCTION MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 4. 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.
 5. FRAME MATERIAL: EXTRUDED ALUMINUM 6063-T5.
 6. UNITS MUST BE GLAZED PER ASTM E1300-04/09, WITH SAFETY GLASS.
 7. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND Borne DEBRIS REGIONS.
 8. 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".
 9. DOOR ASSEMBLIES INSTALLED WHERE OVERHANG RATIO IS EQUAL OR GREATER THAN 1.0 DO NOT REQUIRE WATER INFILTRATION RESISTANCE.
 10. OVERHANG RATIO = OVERHANG LENGTH/OVERHANG HEIGHT.
 11. 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.
 12. FOR ANCHORING INTO MASONRY/CONCRETE USE 3/16" TAPCONS 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.
 13. FOR ANCHORING INTO METAL STRUCTURE USE #10 SMS 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.
 14. ALL FASTENERS TO BE CORROSION RESISTANT.
 15. 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 - MINIMUM SPECIFIC GRAVITY OF 0.42
 B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,100 PSI
 C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
 D. METAL STRUCTURE: STEEL 18GA, 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM

REVISIONS:
 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.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 NOTES

SCALE: V.L. DATE 10/30/13 SHEET 1 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

TABLE OF CONTENTS:
 SHEET NO. DESCRIPTION
 1 NOTES
 2 ELEVATION
 3 - 9 INSTALLATION DETAILS

REVISIONS:
 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.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEETS 5 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

FLORIDA PRODUCT APPROVAL FL # 17894.3

Notes:
 1. Installation depicted based off of structural test report 89171.01.
 2. Wood screws shall satisfy the National Design Specification for Wood Construction for material type and dimensional requirements.
 3. Wood buck installations are assumed 2x S-P-F (G=0.42) or denser. Buck width shall be greater than the window frame width. Top and partial width bucks are not allowed. Wood bucks shall be secured to the structure to resist all design loads.
 4. Wood screw lengths shall be sufficient to guarantee 1-1/4" penetration into wood buck.
 5. Maximum shim thickness of 1/4" permitted at each fastener location. Shims shall be load bearing, non-compressible type.
 6. These drawings depict the details necessary to meet structural load requirements. They do not address the requirements of thermal performance, intrusion or thermal performance requirements of the installation.
 7. 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/jamb 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.

SIZE AND DESIGN PRESSURE CHART
 FASTENER TYPE AND SPACING SHALL ALLOW DESIGN PRESSURES UP TO +50/-50 UNITS UP TO 52" x 84"
 (SEE TEST REPORTS FOR INDIVIDUAL UNIT SIZE AND APPLICABLE DESIGN PRESSURE LIMITATIONS)

MI Windows & Doors
 Gratz, PA

INSTALLATION INSTRUCTIONS - FIN -
 3500HP Single Hung

REVISIONS:
 REV DESCRIPTION DATE APPROVED
 A REVISED ANCHORS 06/05/13 R.L.
 B REVISED INSTALLATION DETAILS 07/10/15 R.L.

MI WINDOWS AND DOORS
 650 WEST MARKET STREET
 GRATZ, PA 17030-0370
 SERIES 3500 HP FLANGE PVC SINGLE HUNG WINDOW
 ALUMINUM REINFORCED - NON-IMPACT
 ELEVATION AND NOTES

SCALE: V.L. DATE 06/06/12 SHEETS 5 OF 5
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 07/13/2015

FLORIDA PRODUCT APPROVAL FL # 17894.4

REVISIONS:
 REV DESCRIPTION DATE APPROVED
 A REVISED ANCHORS 06/05/13 R.L.
 B REVISED INSTALLATION DETAILS 07/10/15 R.L.

MI WINDOWS AND DOORS
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEETS 5 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

DESIGN PRESSURE RATINGS: 45.0 PSF, NONE

IMPACT RATINGS: NONE

MI WINDOWS AND DOORS
 650 WEST MARKET STREET
 GRATZ, PA 17030-0370
 SERIES 3500 HP FLANGE PVC SINGLE HUNG WINDOW
 ALUMINUM REINFORCED - NON-IMPACT
 ELEVATION AND NOTES

SCALE: V.L. DATE 06/06/12 SHEETS 5 OF 5
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 07/13/2015

REVISIONS:
 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.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 ELEVATIONS

SCALE: V.L. DATE 10/30/13 SHEET 2 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

DESIGN PRESSURE RATINGS: 43.5 PSF, NONE

IMPACT RATINGS: NONE

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEET 4 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

REVISIONS:
 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.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FLANGE INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEETS 6 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

REVISIONS:
 REV DESCRIPTION DATE APPROVED
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 C REVISED INSTALLATION DETAILS 06/21/17 R.L.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEET 4 OF 9
 L. ROBERTO LOMAS P.E.
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SIGNED: 06/21/2017

REVISIONS:
 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.

MI WINDOWS AND DOORS LLC
 650 WEST MARKET STREET
 GRATZ, PA 17030
 SERIES 430/440 XIX S/D
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

SCALE: V.L. DATE 10/30/13 SHEETS 9 OF 9
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 06/21/2017

REVISIONS:
 REV DESCRIPTION DATE APPROVED
 A REVISED ANCHORS 06/05/13 R.L.
 B REVISED INSTALLATION DETAILS 07/10/15 R.L.

MI WINDOWS AND DOORS
 650 WEST MARKET STREET
 GRATZ, PA 17030-0370
 SERIES 3500 HP FLANGE PVC SINGLE HUNG WINDOW
 ALUMINUM REINFORCED - NON-IMPACT
 ELEVATION AND NOTES

SCALE: V.L. DATE 06/06/12 SHEETS 5 OF 5
 L. ROBERTO LOMAS P.E.
 142 WOODROW RD. LENOIRVILLE, NC 27023
 434-688-0009 rlomas@miwindows.com

SIGNED: 07/13/2015

Product Approval
FL #15332
FL #17894

PRODUCT REL. DATE:
 1-1-24 revised 2023 Code



4005 MARONDA WAY
 SUITE 010 FL 32771
 (407) 321-0064

FLORIDA: THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION 6309 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_{ult} = 160 MPH
 V_{std} = 124 MPH

Manufacture
MI WINDOWS SLIDING GLASS
DOORS
MI WINDOWS

DRAWN BY: GARAGE
 RELEASE DATE: JULY 6, 2015

SHEET:
WIN-V2

MI WINDOWS 3500 SERIES PW

Product Approval
FL 18644.3

PRODUCT REL. DATE
Revised to 20230 8th Edition Code



4005 MARONDA WAY
SANFORD, FL 32771
(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 CHECK'D TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V₅₀ = 124 MPH

Manufacture
MI Windows

RELEASE DATE:

SHEET:

WIN - 3

FL_GSE

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

NOTES:
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. 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.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
4. WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
5. WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
6. 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.
7. BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
8. FOR FIN INSTALLATION SHIM AS NEEDED. FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LEADING BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
10. WIND LOAD DURATION FACTOR C_D=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
11. FRAME MATERIAL: EXTRUDED RIGID PVC.
12. UNITS MUST BE GLAZED PER ASTM E1300-04/09.
13. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
14. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
15. FOR ANCHORING FIN INTO STEEL STUDS USE #8 SMS 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.
16. FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
17. FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
18. FOR ANCHORING THROUGH FRAME INTO METAL STRUCTURE USE #8 SMS 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.
19. ALL FASTENERS TO BE CORROSION RESISTANT.
20. 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 - MINIMUM SPECIFIC GRAVITY OF 0.40-0.42
B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE II, TYPE I (OR GREATER).
D. METAL STRUCTURE- STEEL 16GA (0.060" THICK), 33ksi OR ALUMINUM 6063-T5 .060" THICK MINIMUM.
19. GEOMETRIC SHAPES ARE ALSO APPROVED. APPROVED GEOMETRIC SHAPES DIMENSIONS SHALL NOT EXCEED INSCRIBED DIMENSIONS OF APPROVED RECTANGULAR ASSEMBLY SHOWN IN SHEET 2. GEOMETRIC SHAPES ARE NOT LIMITED TO SHAPES SHOWN HEREIN.
20. THIS PRODUCT IS ALSO LABELED UNDER THE FOLLOWING NAMES: 3500PW, 3500PWCH, 3500PWMLL, 3500SP, 3540PW, 3540PWMLL, 3540PWCH, 3540PWCH, 3540SP, 3580PW, 3580PWMLL, 3580SP, 5-3500PW, 5-3500PWMLL, 5-3500PWCH, 5-3500SP, 5-3540PW, 5-3540SP, 5-3540PWCH, 1255PW, 1255PWCH, 1255PWMLL, 1280PW, 910SP, 3500HPW, 3500HPWMLL AND 3500HPSP.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 1 OF 12	

SHEET NO.	DESCRIPTION
1	NOTES
2	ELEVATIONS
3	NUMBERS OF ANCHORS CHARTS
4 - 11	INSTALLATION DETAILS
12	COMPONENTS

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 E2112.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 5 OF 12	

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 E2112.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 10 OF 12	

DESIGN PRESSURE RATING: ±50 PSF
IMPACT RATING: NONE

NOTES:
1. MAXIMUM D.O.C.: 56" X 92"
2. (2) 1/4" X 1/2" WEPSLOT AT 2 1/2" FROM END GLAZING CHANNEL.
3. (2) 1" X 1/8" WEPSLOT AT 1 1/2" FROM EDGE OF SILL FACE.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 2 OF 12	

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 E2112.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 6 OF 12	

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 E2112.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 11 OF 12	

Chart #1
Number of anchor locations required

Frame Height (ft)	Frame width (in)												
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	90.00	96.00
24.00	2	2	2	2	2	2	2	2	2	2	2	2	2
30.00	2	2	2	2	2	2	2	2	2	2	2	2	2
36.00	2	2	2	2	2	2	2	2	2	2	2	2	2
42.00	2	2	2	2	2	2	2	2	2	2	2	2	2
48.00	2	2	2	2	2	2	2	2	2	2	2	2	2
54.00	2	2	2	2	2	2	2	2	2	2	2	2	2
60.00	2	2	2	2	2	2	2	2	2	2	2	2	2
66.00	2	2	2	2	2	2	2	2	2	2	2	2	2
72.00	2	2	2	2	2	2	2	2	2	2	2	2	2
78.00	2	2	2	2	2	2	2	2	2	2	2	2	2
84.00	2	2	2	2	2	2	2	2	2	2	2	2	2
90.00	2	2	2	2	2	2	2	2	2	2	2	2	2
96.00	2	2	2	2	2	2	2	2	2	2	2	2	2

Chart #2
Number of anchor locations required

Frame Height (ft)	Frame width (in)												
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	90.00	96.00
24.00	3	3	3	3	3	3	3	3	3	3	3	3	3
30.00	3	3	3	3	3	3	3	3	3	3	3	3	3
36.00	3	3	3	3	3	3	3	3	3	3	3	3	3
42.00	3	3	3	3	3	3	3	3	3	3	3	3	3
48.00	3	3	3	3	3	3	3	3	3	3	3	3	3
54.00	3	3	3	3	3	3	3	3	3	3	3	3	3
60.00	3	3	3	3	3	3	3	3	3	3	3	3	3
66.00	3	3	3	3	3	3	3	3	3	3	3	3	3
72.00	3	3	3	3	3	3	3	3	3	3	3	3	3
78.00	3	3	3	3	3	3	3	3	3	3	3	3	3
84.00	3	3	3	3	3	3	3	3	3	3	3	3	3
90.00	3	3	3	3	3	3	3	3	3	3	3	3	3
96.00	3	3	3	3	3	3	3	3	3	3	3	3	3

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 3 OF 12	

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 E2112.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 9 OF 12	

GLAZING BEAD
EXTRUDED RIGID PVC (P-418)

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		
SCALE NTS	DATE 02/02/16 SHEET 12 OF 12	