

03/04/2025

Seal has been digitally signed and sealed to the following information: P.E. Scott A. Lewkowski of the State of Florida, License No. 78750, is hereby certifying that the information contained on this document is true and correct to the best of his knowledge and belief. The seal is valid for a period of 90 days from the date of signing. Any use or reproduction of this seal without the permission of the State of Florida is prohibited. The seal is valid for a period of 90 days from the date of signing. Any use or reproduction of this seal without the permission of the State of Florida is prohibited.

Signing Date: 03/05/2025

The logo for TSG (The Sports Group) features the letters 'TSG' in a bold, blue, sans-serif font. The letters are contained within a blue rectangular frame. To the right of the frame, the tagline 'Making Dreams Come True' is written in a blue, cursive script.

100% Employee Owned
myTSGhome.com

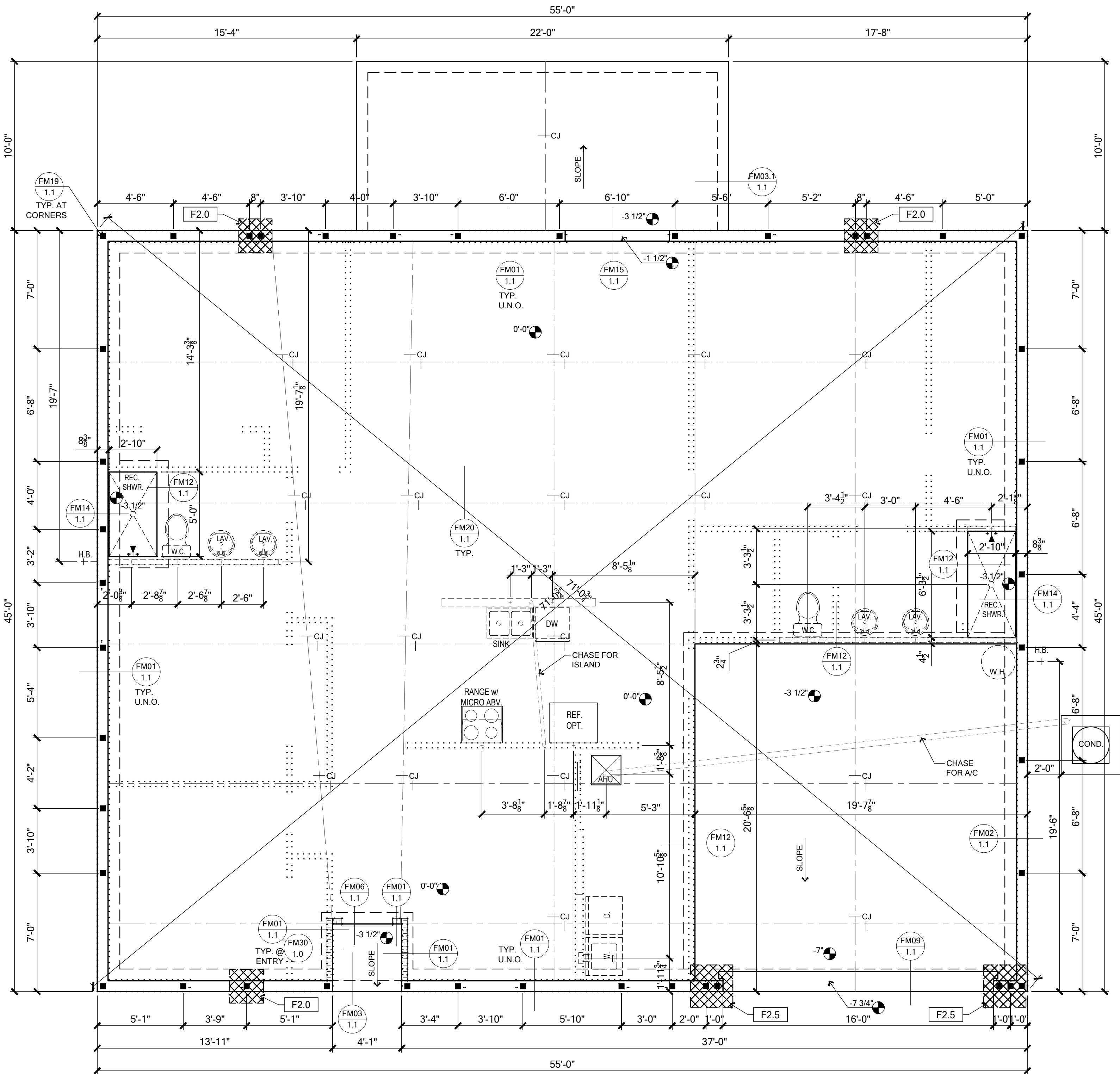
MARONDA
Homes
3999 West First Street
Sanford, FL 32771
(407)302-9871

Community:	Forest Cove		
Plan Name:	Willow	Elev - F	Right
Lot:	7	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No:	9FC00701	ESSENTIALS SERIES	

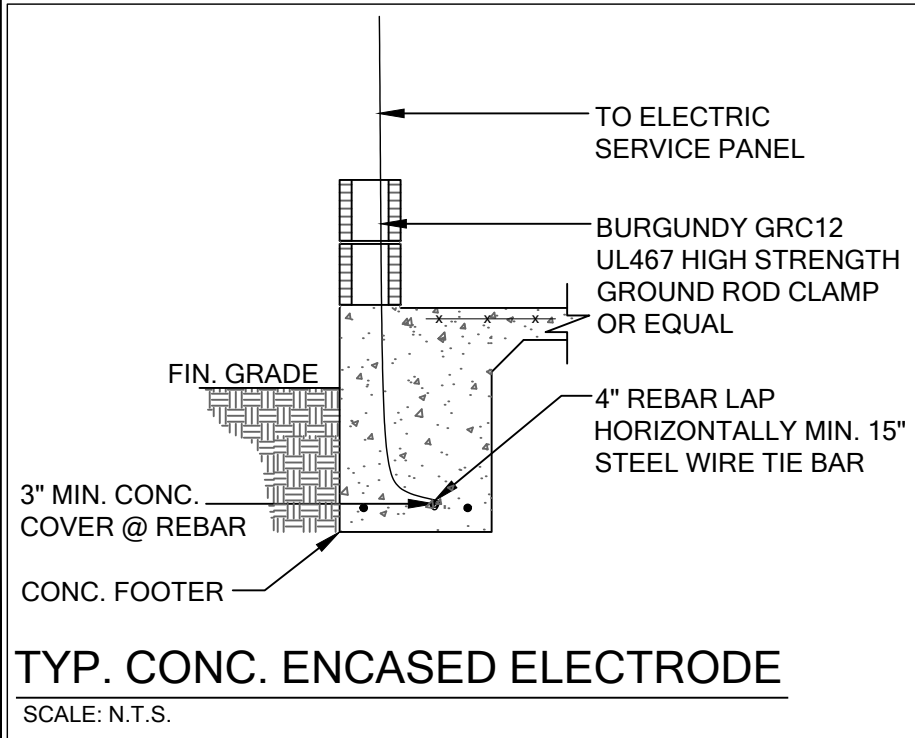
Reference No. 25-02119
Sheet: CS

COVER SHEET

<



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



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				
1	PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.			
2	3-1/2" 2500 PSI CONC. SLAB W/ 6X6 10/10 WWF, OR FIBERMESH /FIBERMESH ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMESH, OVER 6 MIL VISQUEEN VAPOR BARRIER			
3	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 PLACED @ EACH CORNER, END OF INDICATED BRG. WALLS, EACH SIDE OF ALL OPENINGS, UNDER GIRDER TRUSSES (FLOOR AND ROOF) AND SEE PLAN FOR SPACING.			
4	CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.			
5	EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.			
6	CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINFORCING 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.			
7	NO WOOD STAKES PERMITTED IN FOUNDATION.			
8	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.			
9	SEE TYPICAL DETAIL ON LINTEL PLAN FOR REQUIRED STEEL BENDS AND LAP SPLICE.			
10	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.			
11	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				
[Symbol]	- INDICATES SINGLE-STORY WALL FOUNDATION			
[Symbol]	- INDICATES TWO-STORY WALL FOUNDATION			
[Symbol]	- INDICATES CONCRETE PAD FOUNDATION			
[Symbol]	- 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.

Community: Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Lot: 7

Block:

Address: TBD SW Cadence Glen Lake City, FL 32024

Reference No: 25-02119

Sheet:

Job No: 9FC00701

ESSENTIALS SERIES

1.0

FOUNDATION

TS

Making Dreams Come True

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

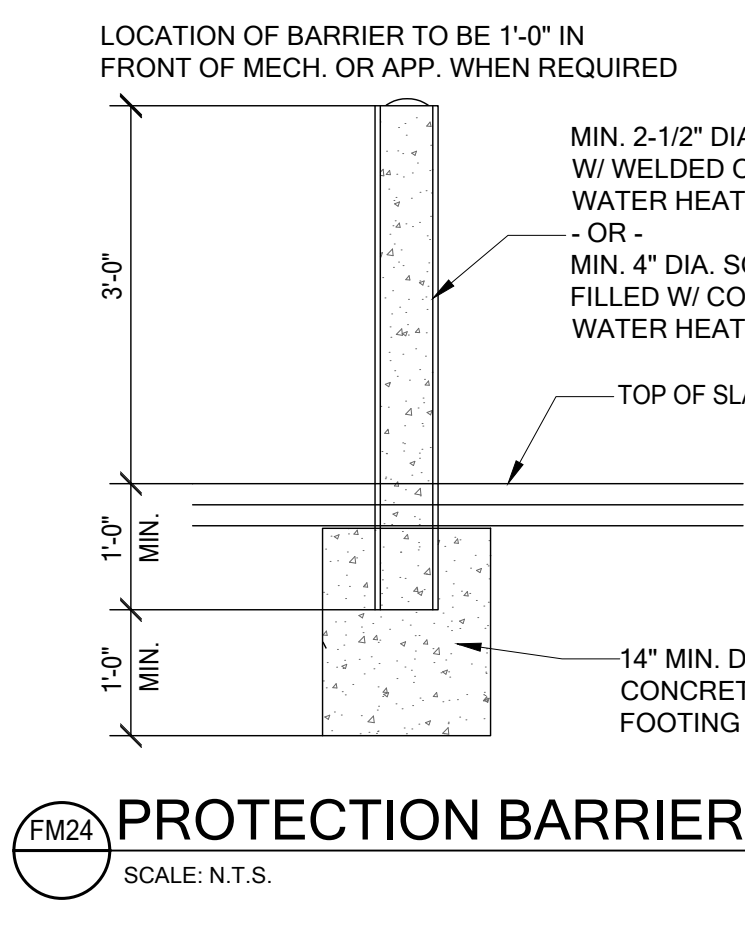
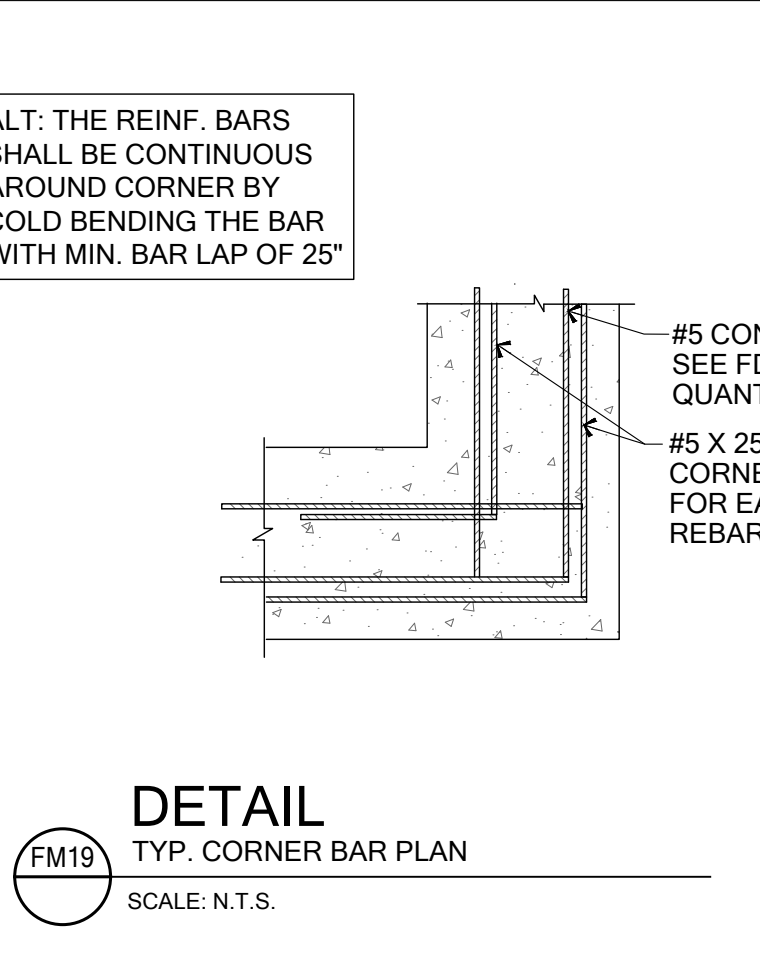
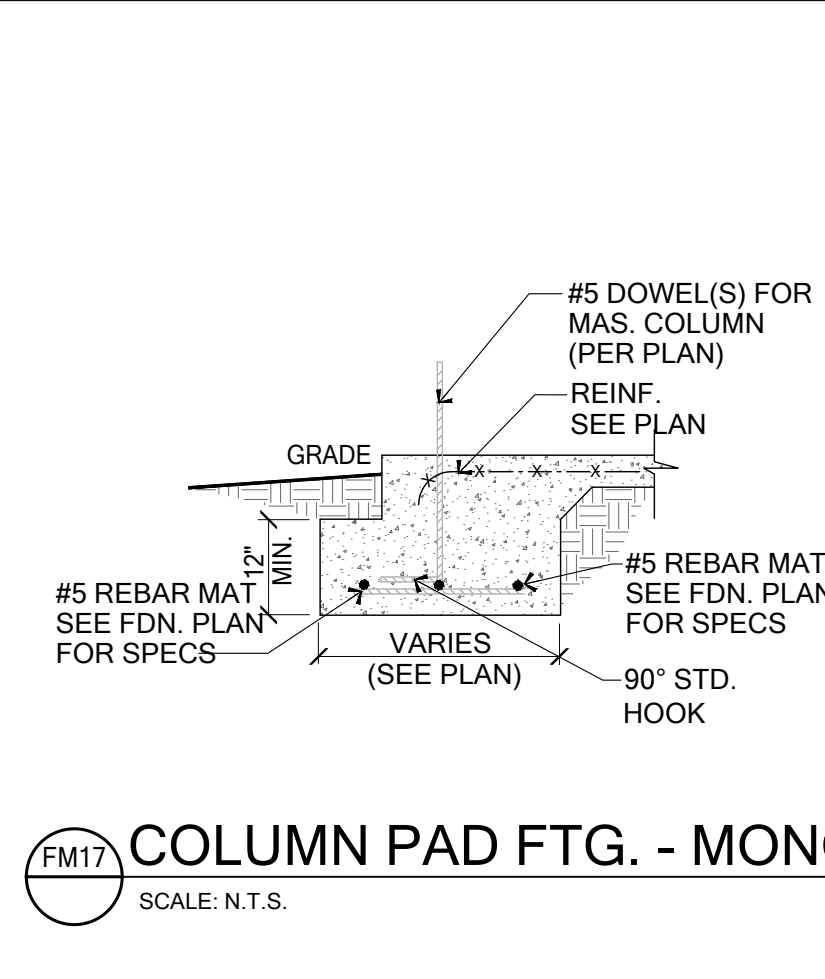
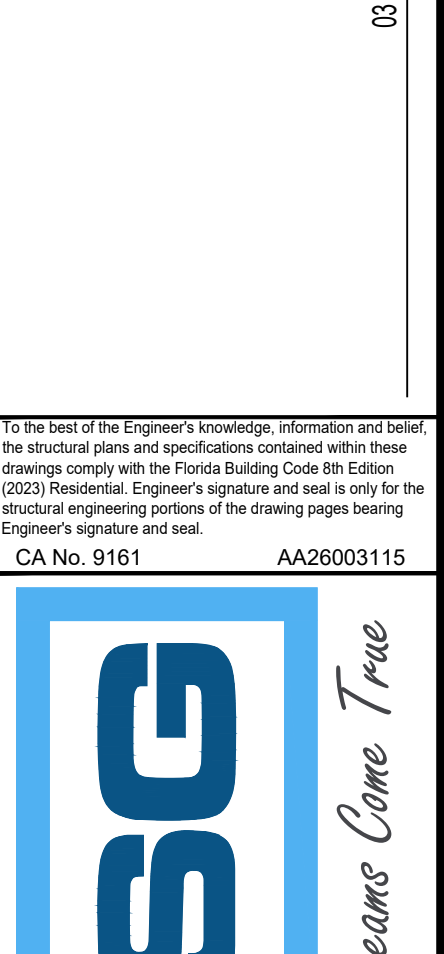
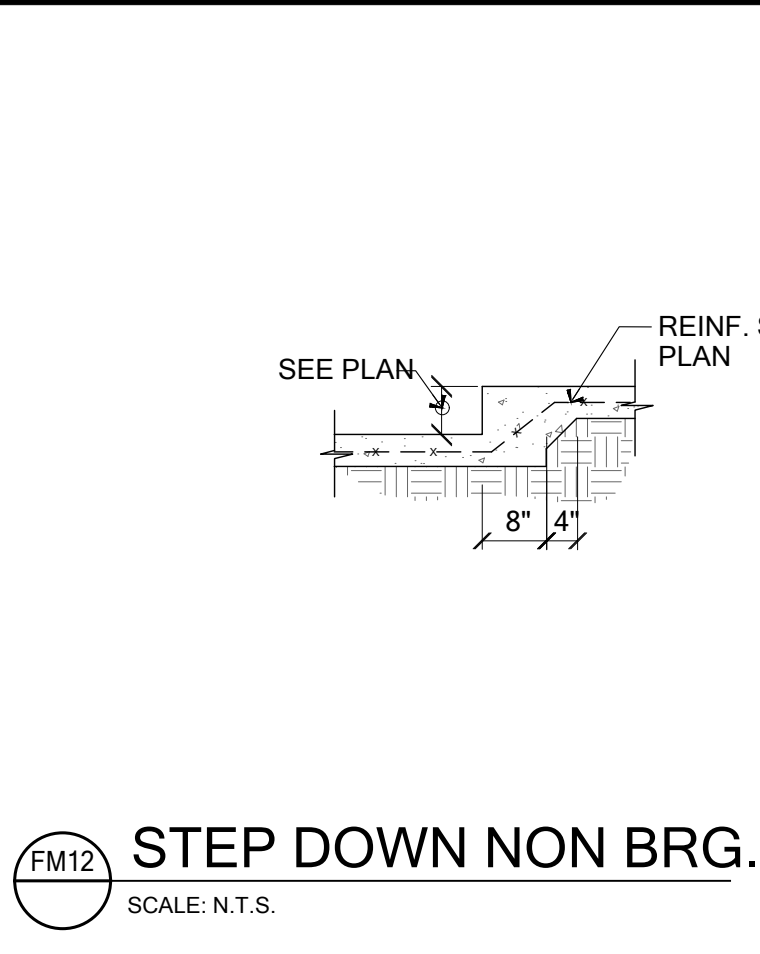
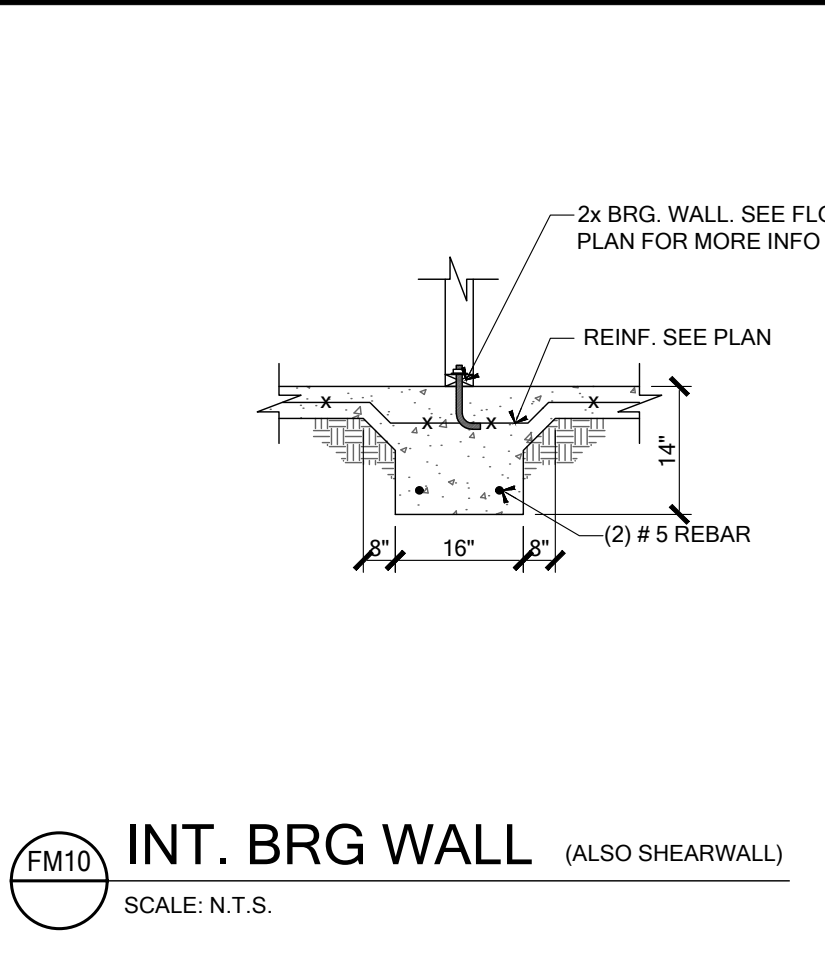
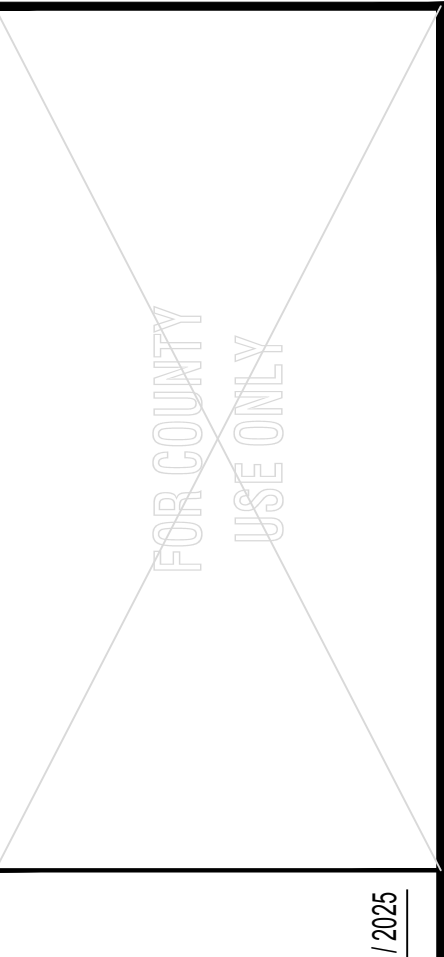
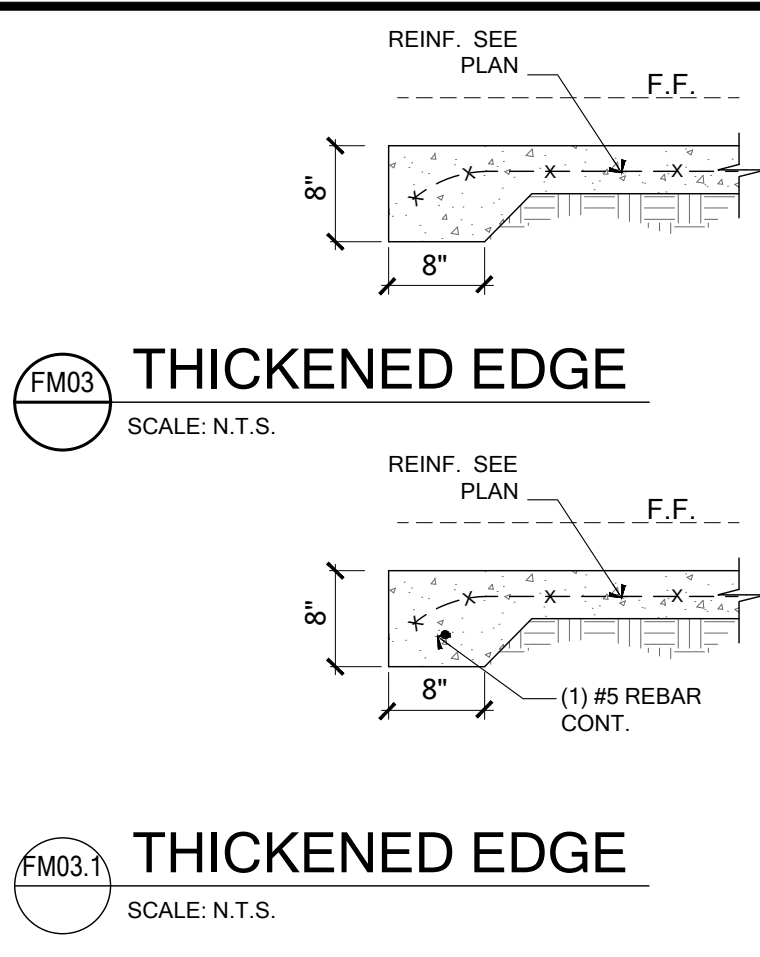
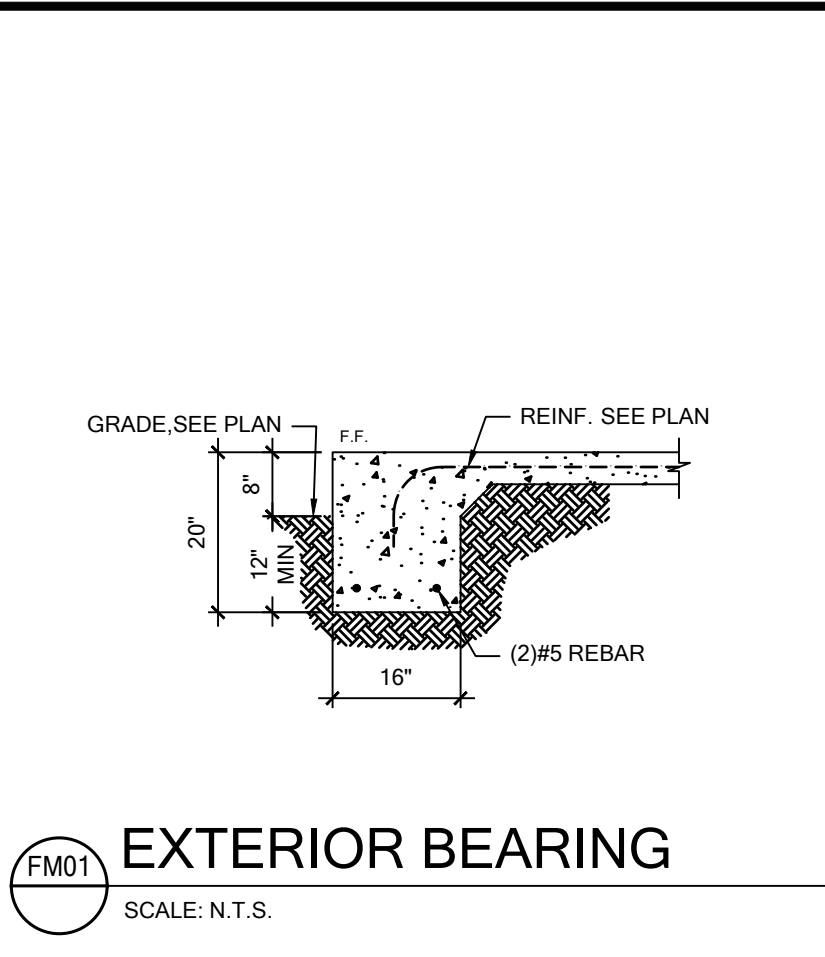
100% Employee Owned
myTSHome.com

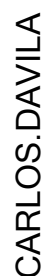
CA No. 9161

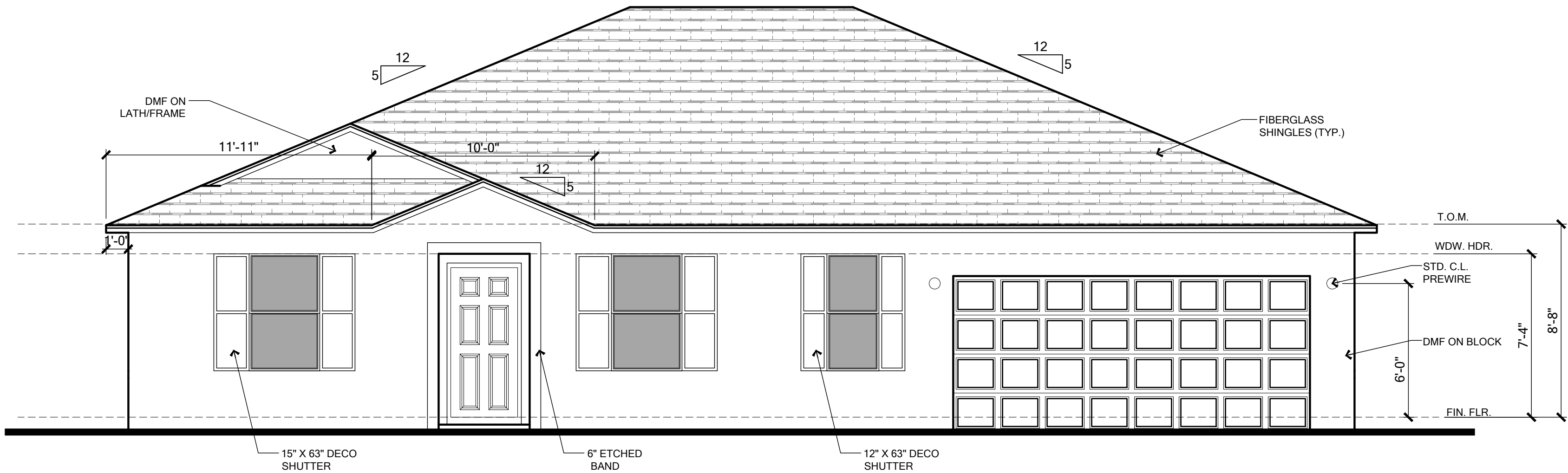
AA26003115

03/04/2025

FOR COUNTY USE ONLY

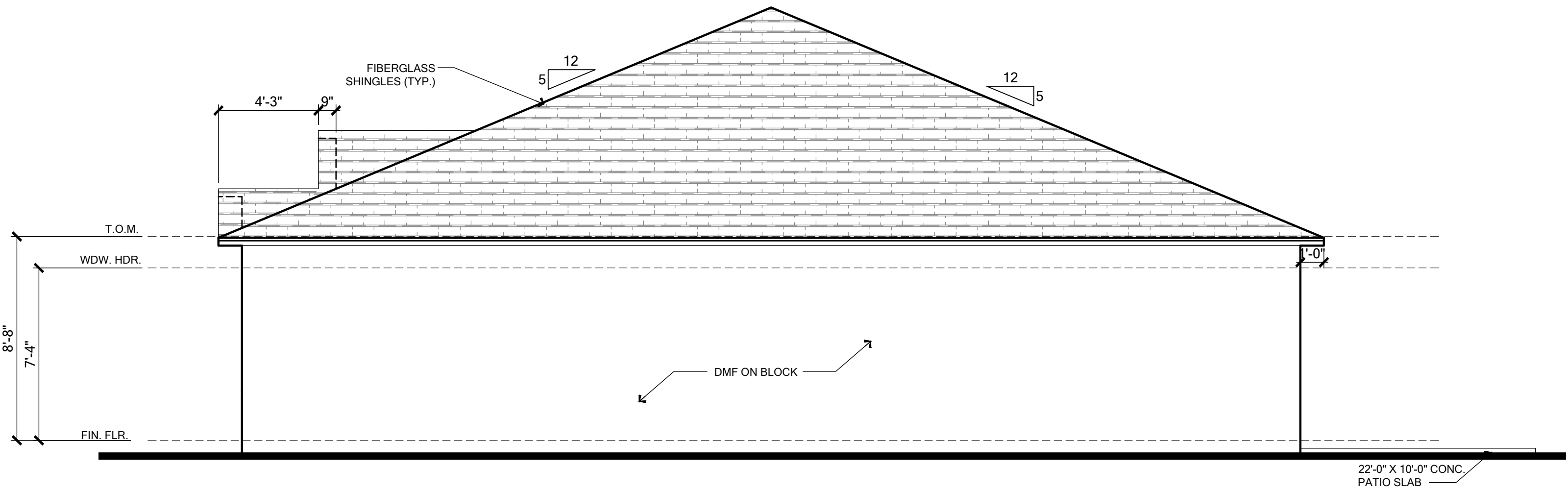






FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

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

Banding/Stucco General Notes

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

R703.7 Exterior Plaster

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

R703.7.1 Lath

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

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. Min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 Plaster

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

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

R703.7.3 Water-Resistive Barriers

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

R703.2 Water-Resistive Barrier

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

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

- No. 15 felt complying with ASTM 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 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish.

Approved flashings shall be installed at the following locations.

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

R703.12 Adhered Masonry Veneer

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

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

"*CALCULATIONS BASED ON THE FOLLOWING VALUES*"

- RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
- OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT
- SOFFIT VENTS - 14.9 SQ. IN. OF NET FREE AREA / SQ. FT.

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	2475	2376.0	159.5	200	1188.0	26.6	594.0

VENTILATION PROVIDED		
	Amt.	Total Ventilation Provided (Sq. Inches)
Off-Ridge Vent (1st Floor)	1	140
Total Ventilation Provided by Upper Ventilators		140
1/150 Rule used; Off-Ridge not part of Calculations		

FOR COUNTY USE ONLY

03 / 04 / 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 (2002) Residential. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.

CA No. 9161AA26003115

TSG

Making Dreams Come True

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

myTSGhome.com

MARONDA Homes

3995 West First Street

Sanford, FL 32771

(407) 302-9871

Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Block: 7

Address: TBD SW Cadence Glen Lake City, FL 32024

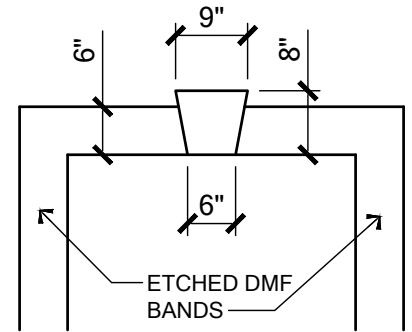
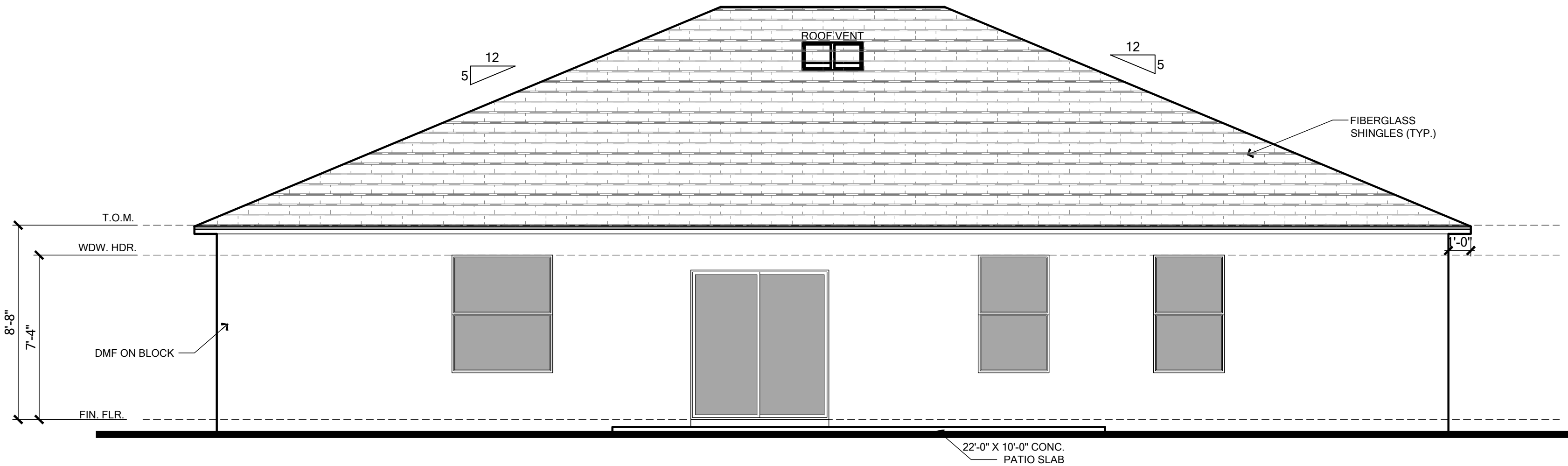
Community: 9FC00701

Reference No. 25-02119

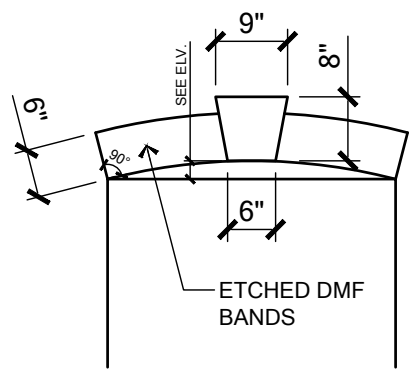
Sheet:

4.0

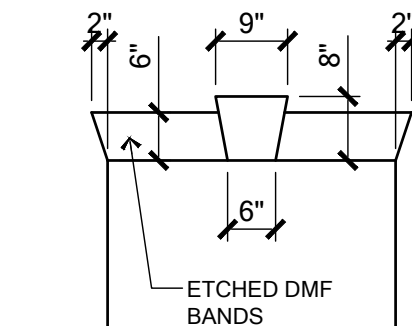
ELEVATIONS



WRAPPED WINDOW TRIM

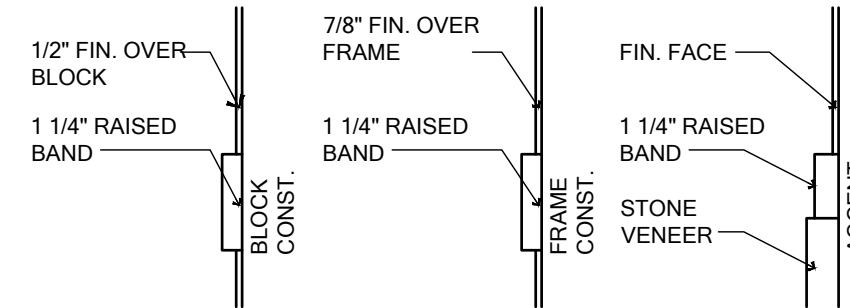


ARCHED HEADER TRIM



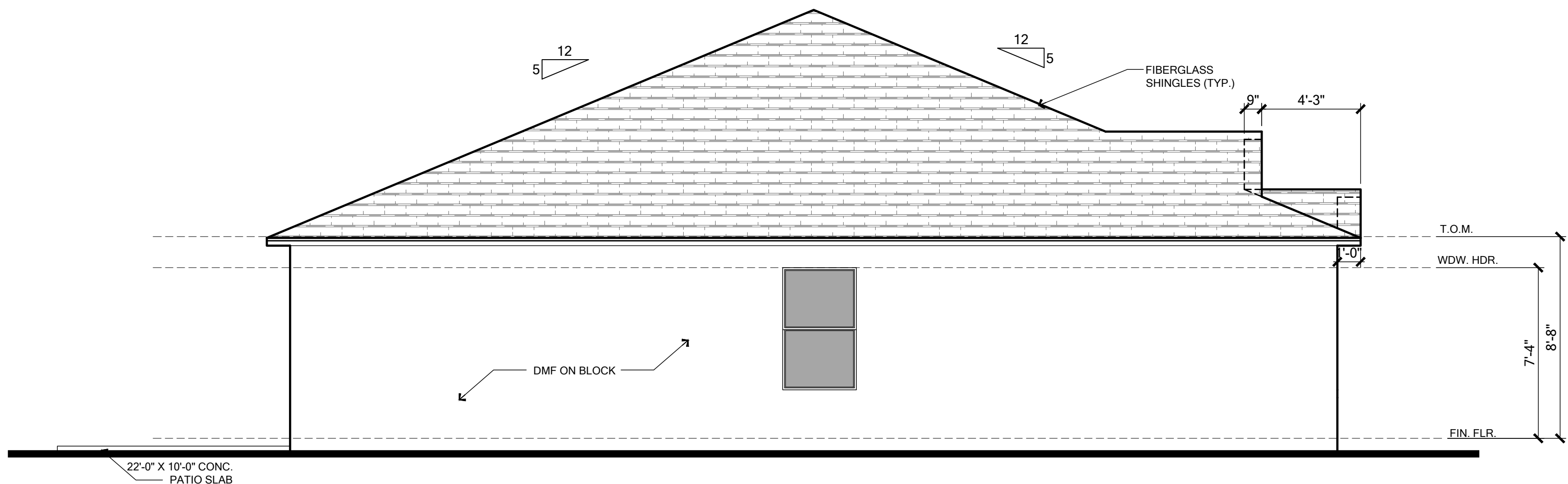
STRAIGHT HEADER TRIM

RAISED BANDS:



REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

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

Banding/Stucco General Notes

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

R703.7 Exterior Plaster
Installation of these materials shall be in compliance with ASTM C926, ASTM C1063, or ASTM C1787 and the provisions of this code.

R703.7.1 Lath

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

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. Min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 Plaster

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

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

R703.7.3 Water-Resistive Barriers

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

R703.2 Water-Resistive Barrier

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

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

- No. 15 felt complying with ASTM 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 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish.

Approved flashings shall be installed at the following locations.

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

R703.12 Adhered Masonry Veneer

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

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

"*CALCULATIONS BASED ON THE FOLLOWING VALUES"

- RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
- OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT
- SOFFIT VENTS - 14.9 SQ. IN. OF NET FREE AREA / SQ. FT.

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	2475	2376.0	159.5	200	1188.0	26.6	594.0

VENTILATION PROVIDED		
	Amt.	Total Ventilation Provided (Sq. Inches)
Off-Ridge Vent (1st Floor)	1	140
Total Ventilation Provided by Upper Ventilators		140
1/150 Rule used; Off-Ridge not part of Calculations		

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 (2002) Residential. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.

CA No. 9161

AA26003115



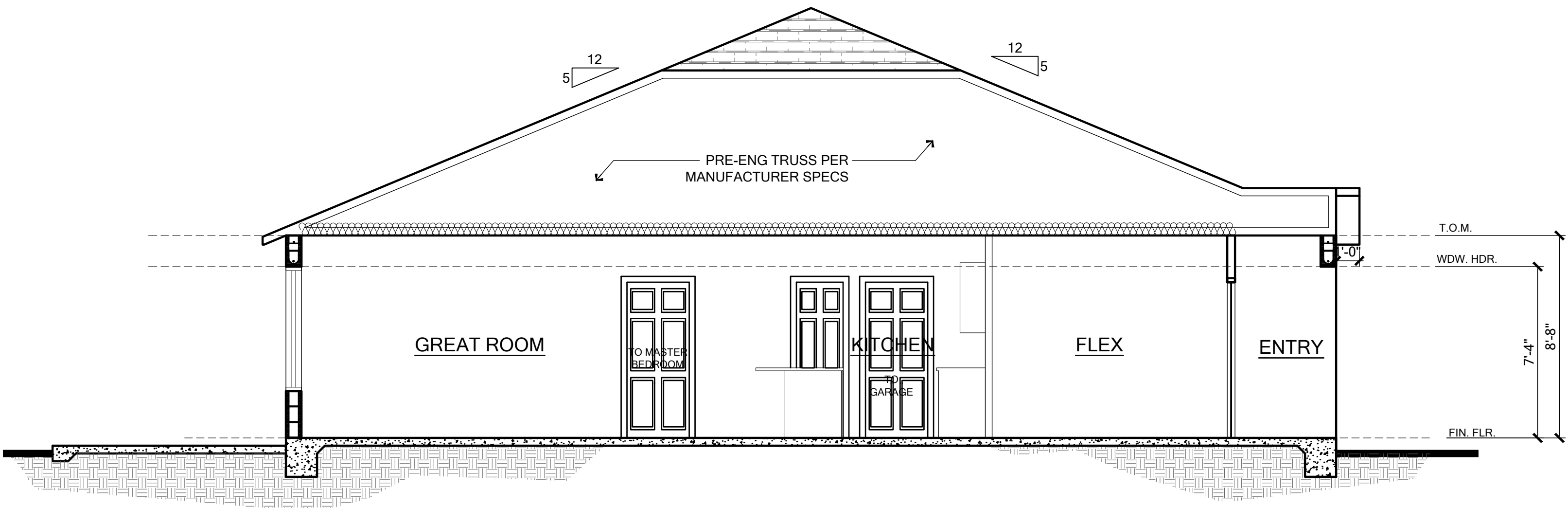
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGhome.com

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

Community: Forest Cove	Garage Side:	Right
	Plan Name:	Willow
	Lot:	7
Address:	TBD SW Cadence Glen	
	Lake City, FL 32024	
	Sub no.	9FC00701
Reference No.	25-02119	
Sheet:	4.1	

ELEVATIONS



FOR COUNTY USE ONLY

03 / 04 / 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 portion of the drawing pages bearing Engineer's signature and seal.

CA No. 9161AA26003115

TSG

Making Dreams Come True

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

myTSGhome.com

MARONDA Homes

3995 West First Street

Sanford, FL 32771

(407) 302-9871

Community: Forest Cove

Plan Name: Willow

Garage Side: Right

Elev - F

Lot: 7

Block:

Address: TBD SW Cadence Glen

Lake City, FL 32024

Sub No: 9FC00701

Reference No: 25-02119

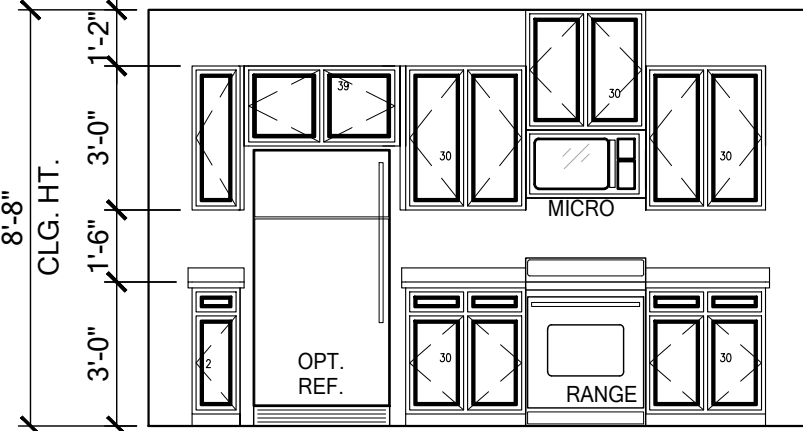
Sheet:

5.0

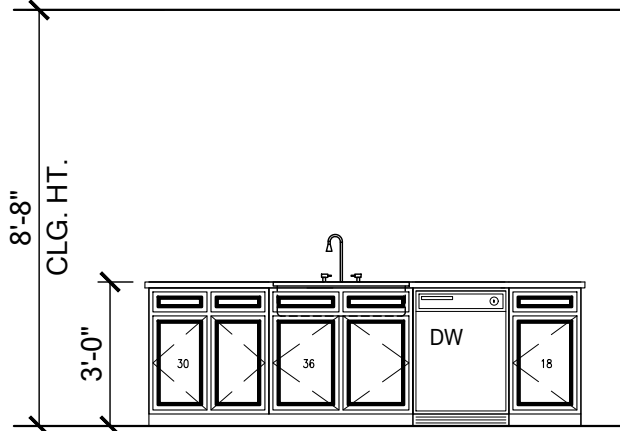
ESSENTIALS SERIES

BLDG. SECTION

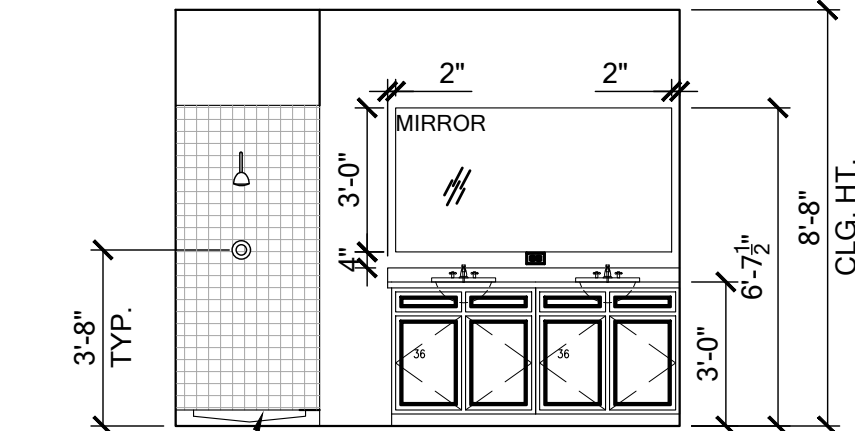
BUILDING SECTION
SCALE: 1/4" = 1'-0"



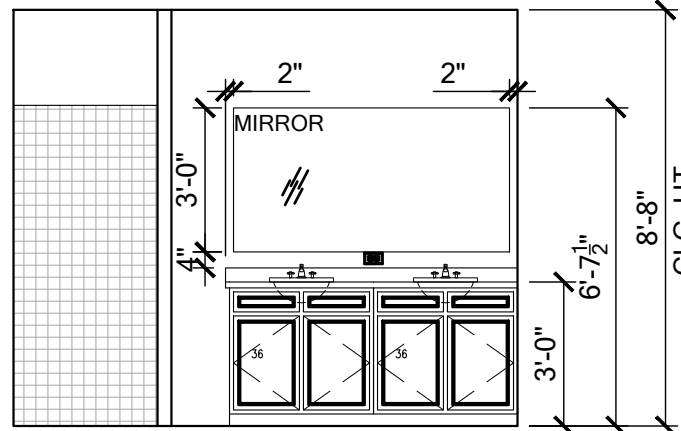
1
STD. KITCHEN



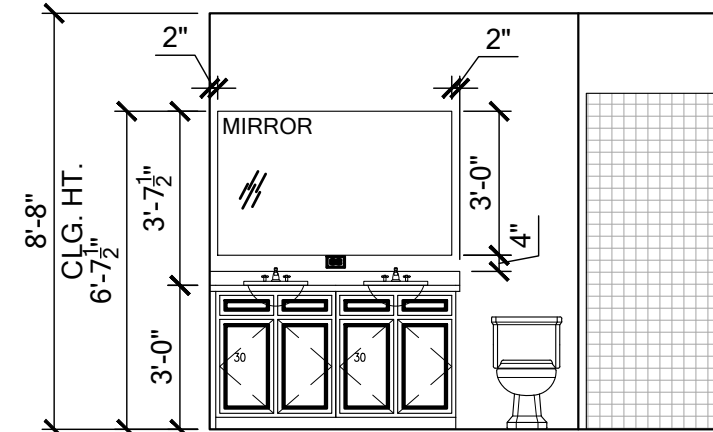
2
STANDARD KITCHEN ISLAND



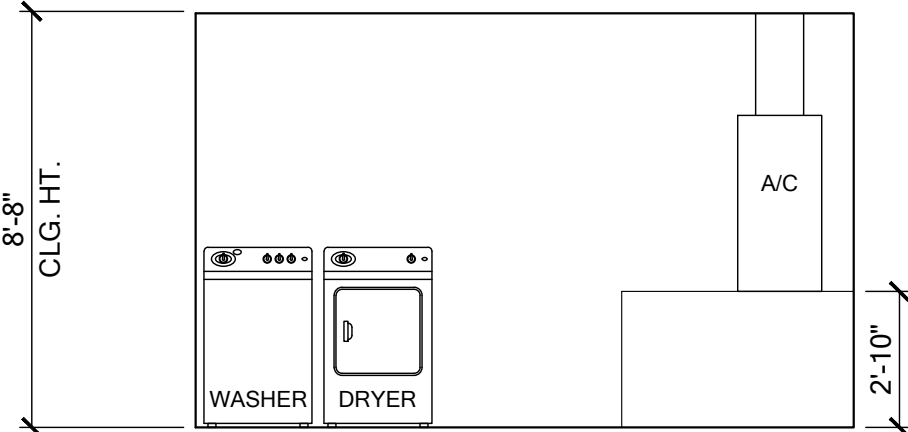
3
MASTER BATH



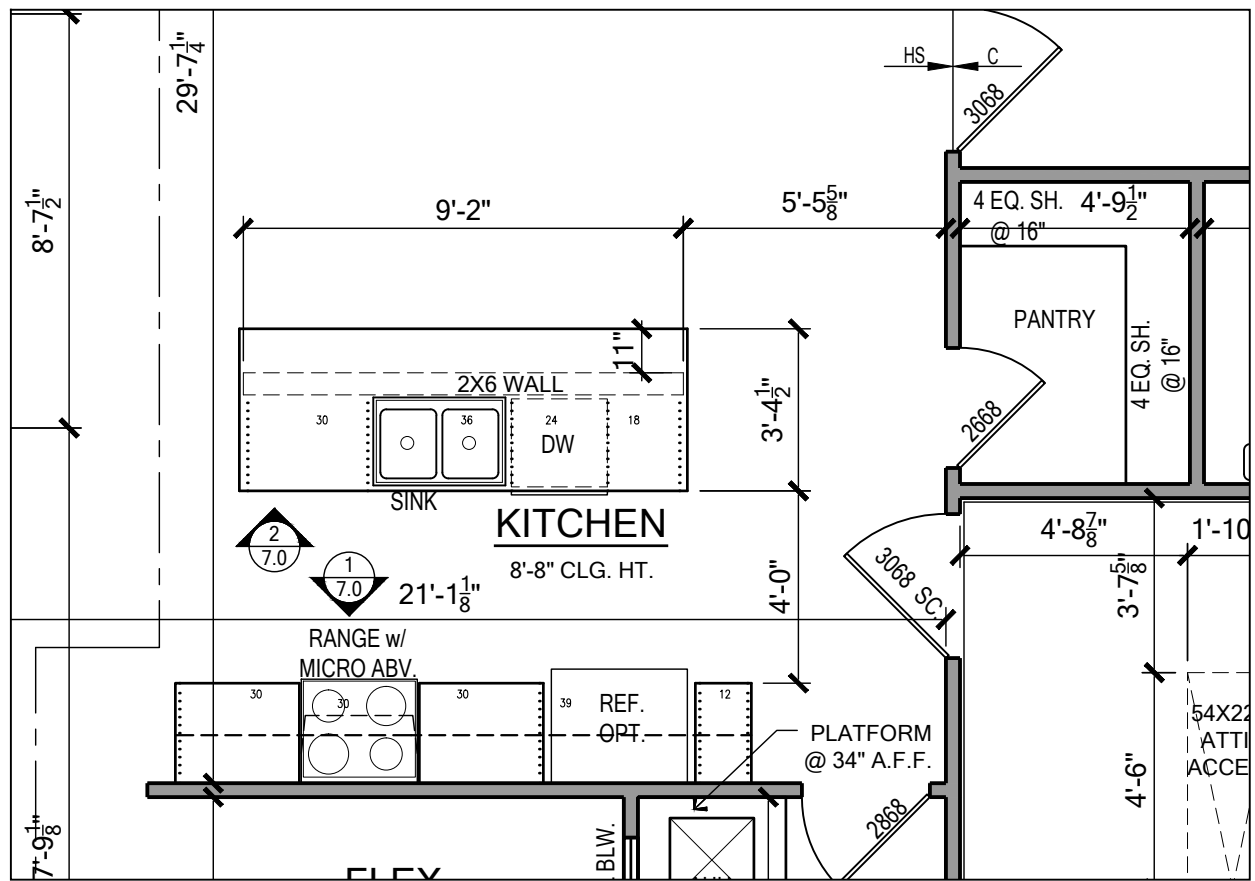
3.1
TILE MASTER SHOWER



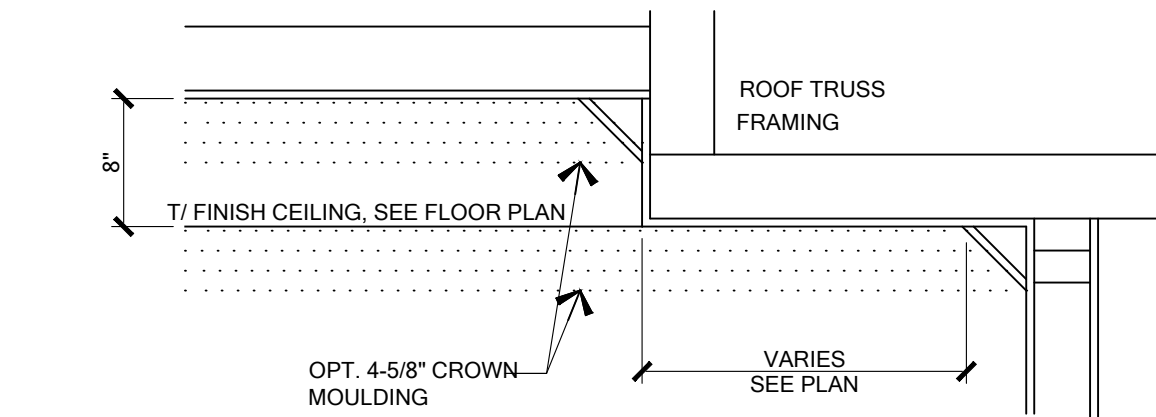
4
BATH 2



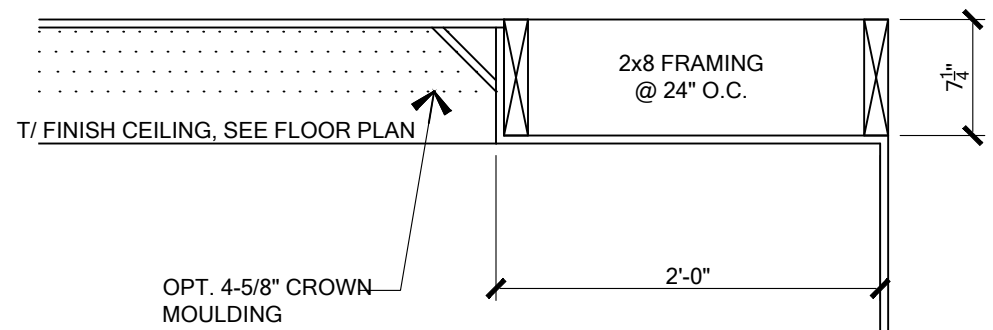
5
LAUNDRY RM.



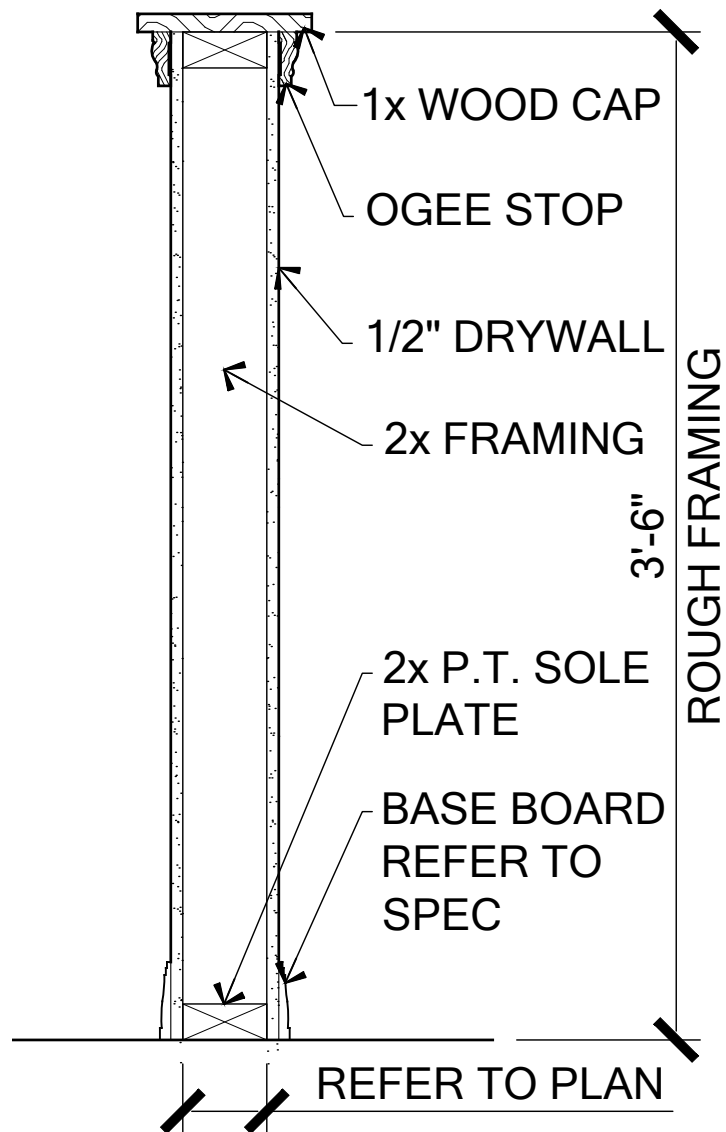
STANDARD KITCHEN
SCALE: 1/4" = 1'-0"



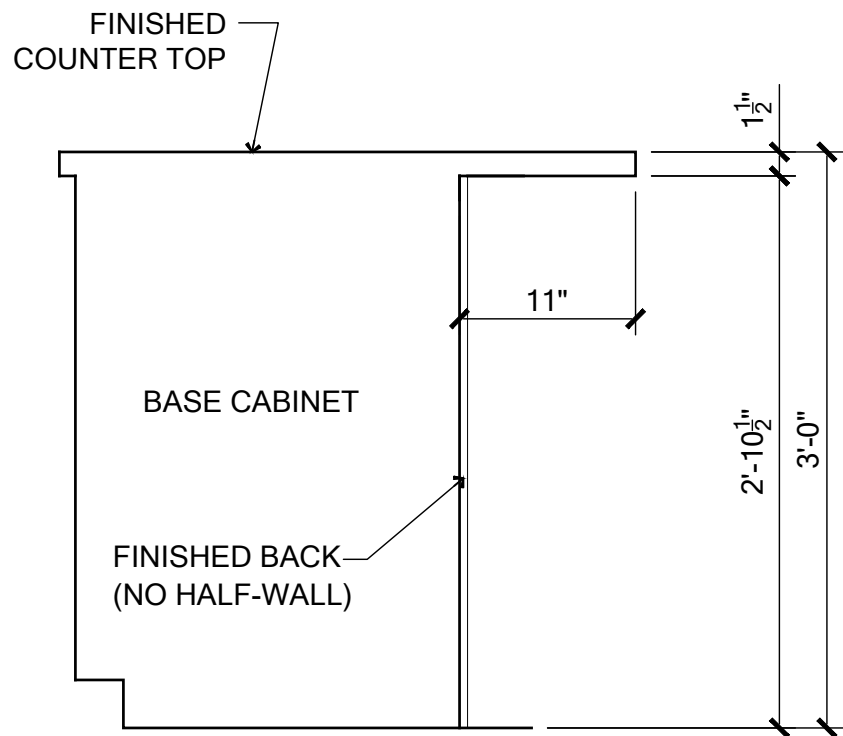
POP-UP ROOF TRUSS TRAY CEILING
SCALE: N.T.S.



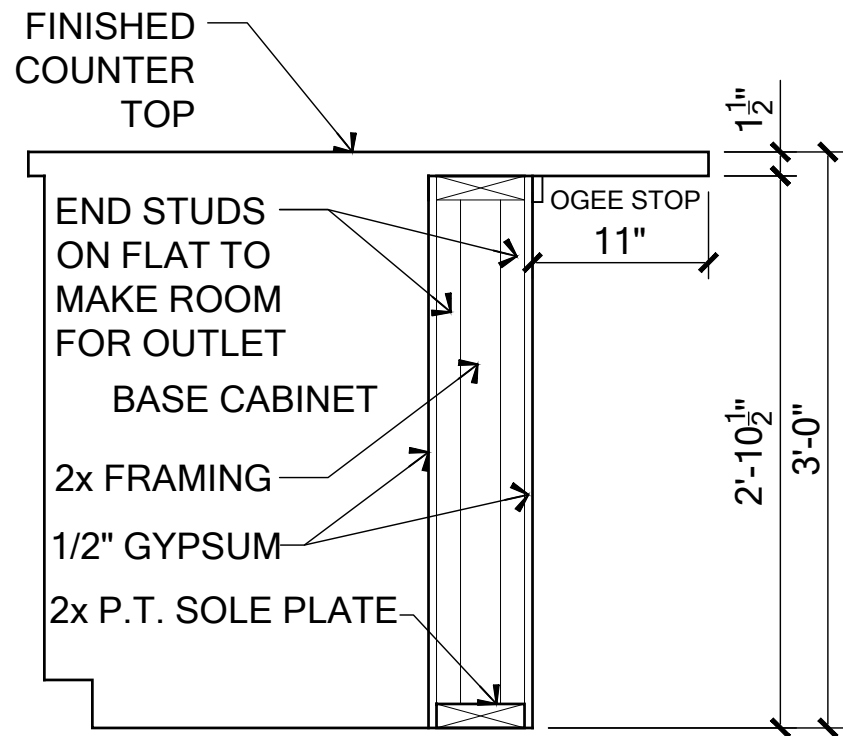
DROP DOWN TRAY CEILING
SCALE: N.T.S.



TYPICAL HALF-WALL
SCALE: 1-1/2" = 1'-0"



FLOW-THRU BAR SECTION
W/ FINISHED BACK
SCALE: 1" = 1'-0"



FLOW-THRU BAR SECTION
W/ HALF-WALL
SCALE: 1" = 1'-0"

FOR COUNTY
USE ONLY

03 / 04 / 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 (2022) Residential. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA26003115

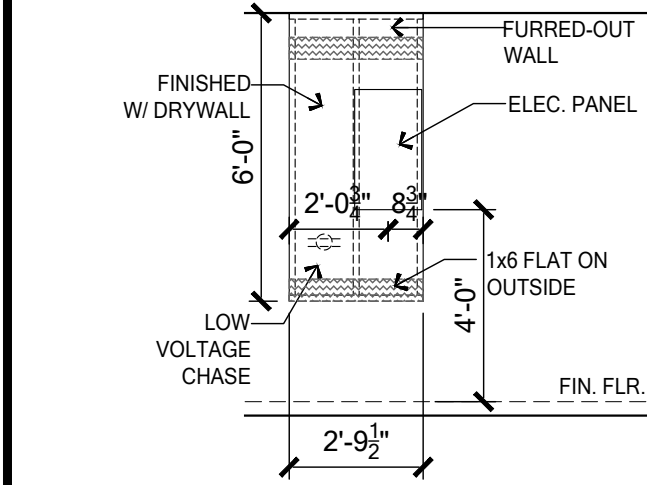
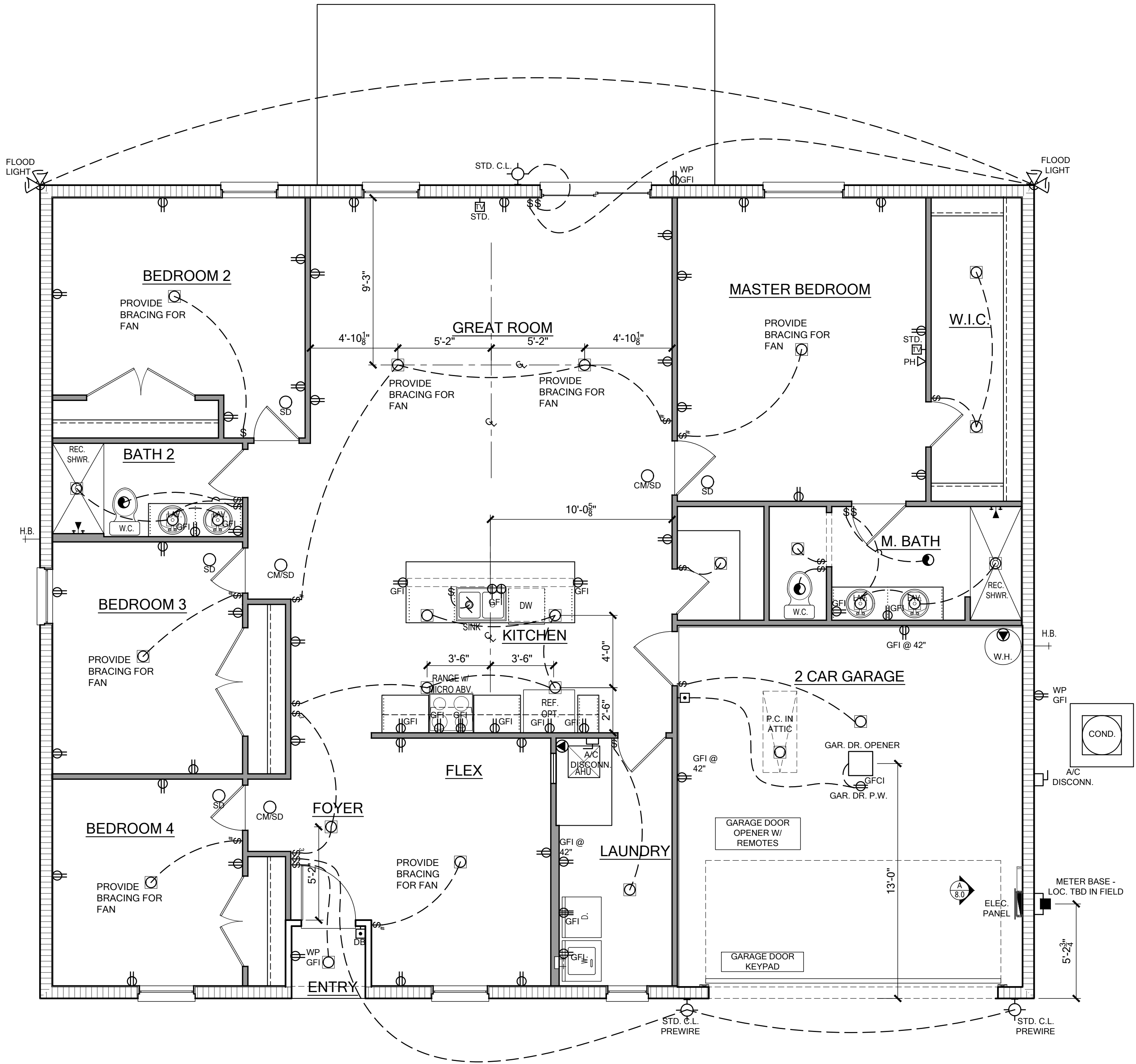


TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGhome.com

MARONDA
Home
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community: Forest Cove	Garage Side:	Right
	Elev - F	
Plan Name: Willow	Block:	
Lot: 7	Address:	TBD SW Cadence Glen Lake City, FL 32024
Sheet:	25-02119	
7.0		
INTERIOR ELEV		



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

ELECTRICAL LEGEND

POWER SYMBOLS

110-115 RECEPTACLE	WP	WEATHER PROOF
SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
220 RECEPTACLE	PS	PULL STRING
SMOKE DETECTOR	◇	MOTOR
CARBON MONOXIDE DETECTOR	●	BATH FAN
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	■	BATH FAN AND LIGHT COMBINATION
ISOLATED CIRCUIT	⌋	SINGLE POLE SWITCH
14/3 WIRE SWITCH	⌋	THREE WAY SWITCH
OPTIONAL CEILING FAN PREWIRE	⌋	SPECIAL PURPOSE
STANDARD CEILING FAN PREWIRE	⌋	DISCONNECT
STANDARD LIGHT PRE-WIRE	⌋	ELECTRIC PANEL
	■	METER BASE

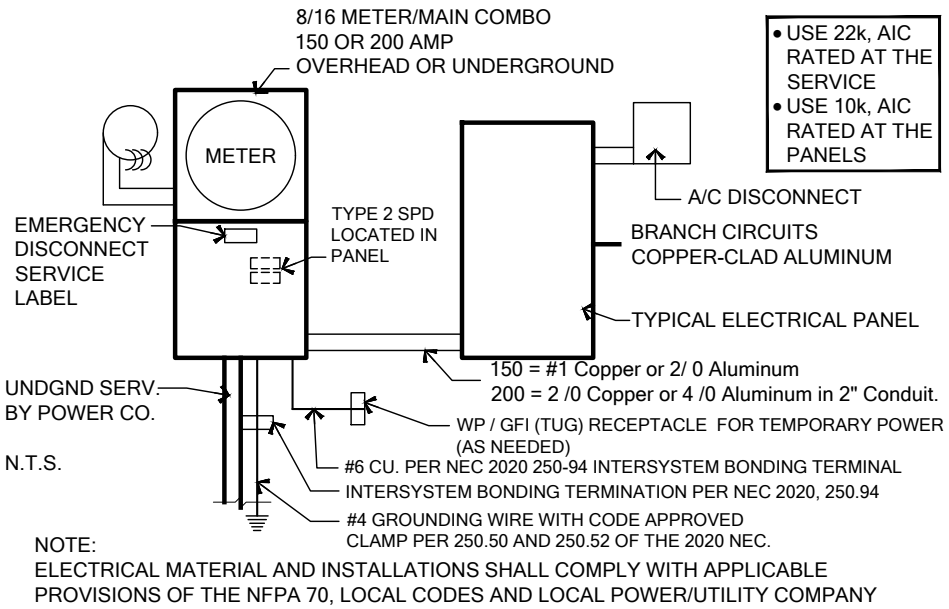
LIGHTING SYMBOLS

CEILING MNT LIGHT FIXTURE	2 FLOUR. SINGLE BULB
WALL MNT LIGHT FIXTURE	4' FLOUR. SINGLE BULB
WALL WASH FIXTURE	4' FLOUR. DOUBLE BULB
LED LIGHT	4' FLOUR. WRAP
BATH FAN AND LIGHT COMBINATION	ROPE LIGHTING
DOUBLE FLOOD LIGHT	SCONCE LIGHT
EMERGENCY LIGHT	EXIT LIGHT SIGN

LOW VOLTAGE SYMBOLS

SPEAKER	PUSH BUTTON / DOOR BELL
TV OUTLET	DATA OUTLET
TELEPHONE	THERMOSTAT
DOOR CHIME	

ELECTRICAL RISER DIAGRAM



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

ELECTRICAL PLAN

SCALE: 1/4" = 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

TSG
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333
100% Employee Owned
myTSGhome.com

MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community: Forest Cove
Plan Name: Willow
Garage Side: Right
Elev - F
Block:
Lot: 7
Address: TBD SW Cadence Glen
Lake City, FL 32024
9FC00701
Reference No: 25-02119
Sheet:
8.0
ELECTRICAL

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

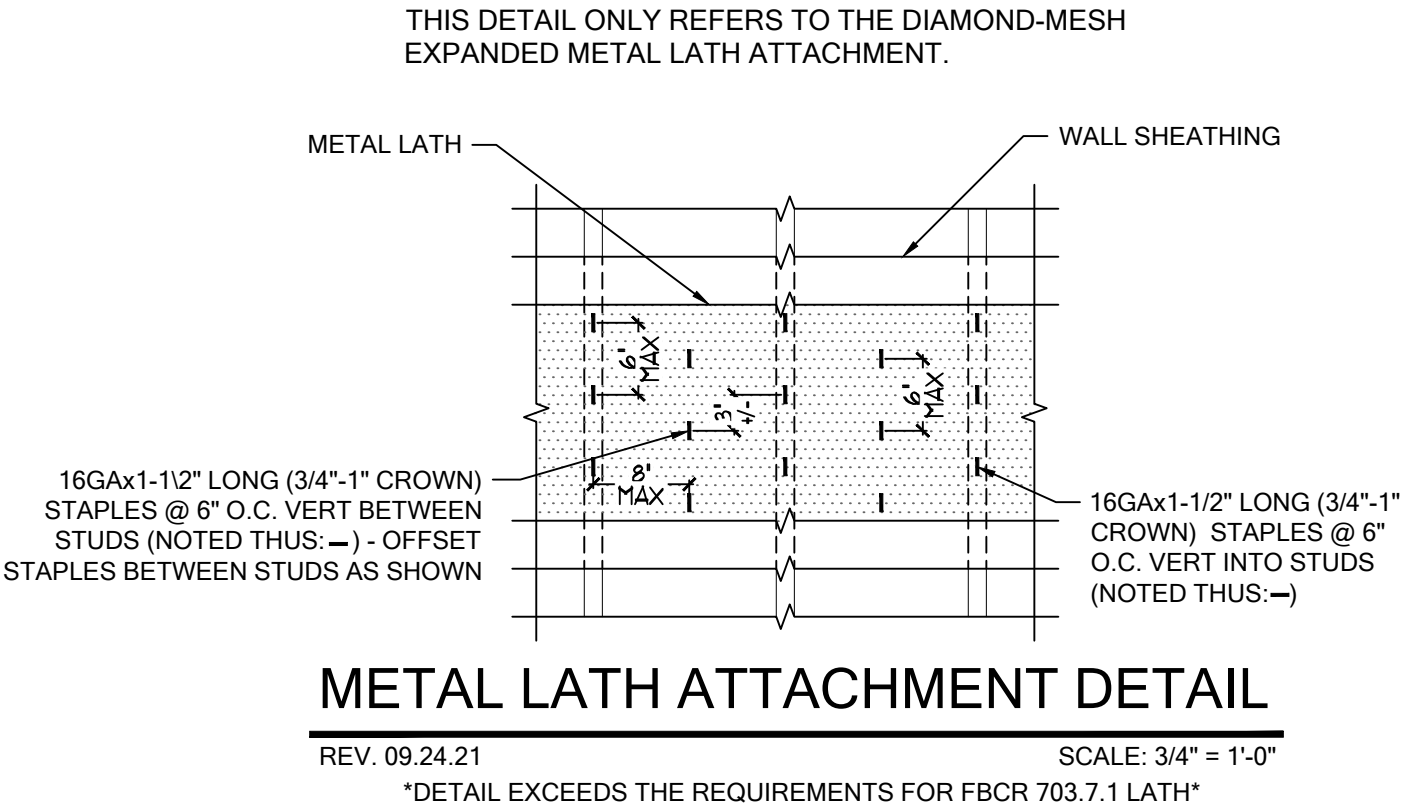
It is the intent of the Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these 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 the Engineer without advanced notification and approval by the Engineer. Payments will be made in accordance to the terms of the agreement.

Care and Maintenance:

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

2/26/2025

CARLOS DAVILA



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/A 1064M. 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 F_b = 2400 PSI
MICROLAM (LVL) BEAMS: 2.0E F_b = 2600 PSI
GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E F_b = 2400 PSI) MIN.
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
WALL SHEATHING: 7/16" STRUCTURAL I OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE1) MINIMUM OF 1/8" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
- LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1-1/2" LONG, 11 GAUGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAUGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, 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.

GYPSUM BOARD

- GYPSUM BOARD MAY BE INSTALLED USING GWB54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1 1/4" DRYWALL SCREWS @ 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.

FIELD 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 STEPS.
- 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 HTWM16 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) HTWM16 FOR UPLIFTS LESS THAN 2450#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) USP HGAM10KT 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, M5TAM36 OR M5TCM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL USP HTT5 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#.

2/26/2025

CARLOS DAVILA

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 FBCE (Current Version) for complete information.

Scan QR Code for the complete FBCE



GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	16	16	16	16
TOP CHORD DL	7	7	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	33	33	41	51
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

	60 (PSF) GAME ROOM	40 (PSF) BALCONIES/DECKS	100 (PSF) BALCONIES OVER 100 SQ. FT.	125 (PSF) LIGHT STORAGE	200 (LBS)(h,i) GUARDRAILS	200 (LBS)(h) HANDRAILS(d)	50 (LBS)(i) GUARDRAIL IN-FILL COMP.(f)	40 (PSF) 300 (LBS) STAIRS(g)	60 (PSF) LIBRARY READING ROOMS	40 (PSF) LIBRARY STACK ROOMS	100 (PSF) NON-SLEEPING ROOMS	40 (PSF) SLEEPING ROOMS	30 (PSF) HABITABLE ATTICS SERVED w/ FIXED STAIRS	30 (PSF) PASSENGER VEH. GAR.	50 (PSF) 2000 (LBS)
COMMENTS:															
(PSF) = UNIFORM LOADS															
(LBS) = CONCENTRATED LOADS															
c. INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.															
d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. FOR A GUARD NOT REQUIRED TO SERVE AS A HANDRAIL, THE LOAD NEED NOT BE APPLIED TO THE TOP ELEMENT OF THE GUARD IN A DIRECTION PARALLEL TO SUCH ELEMENT.															
f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.															
h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR 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	LL/180	TL/120	COMMENTS:
ROOF TRUSSES*					
ROOF RAFTERS					
ROOF RAFTERS (W/O CLG.)					
FLOOR TRUSSES*/BEAMS **					
FLOOR JOIST***					

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

WIND LOADING CRITERIA 140B

	140 MPH WIND SPEED (ULTIMATE)	108.0 MPH WIND SPEED (ALLOWABLE)
WIND SPEED (ULTIMATE)		
WIND SPEED (ALLOWABLE)		
EXPOSURE CATEGORY	B	
BUILDING CATEGORY	II	
BUILDING TYPE	V	
ENCLOSURE CLASSIFICATION	ENCLOSED	
INTERNAL PRESSURE COEFFICIENT	+/- 0.18	

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 25FT

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

GENERAL PRESSURE NOTES

NOTES:

- MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
- "z" = END ZONE IS ONLY WITH 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 FBCE R301.2.1.2 PROTECTION OF OPENINGS.

2/26/2025

CARLOS DAVILA

FOR COUNTY USE ONLY

03 / 04 / 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 portion of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA260031115

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

myTSGhome.com

MARONDA Home

3999 West First Street

Sanford, FL 32771

(407) 902-9871

Community: Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Block:

Lot: 7

Address: TBD SW Cadence Glen

Lake City, FL 32024

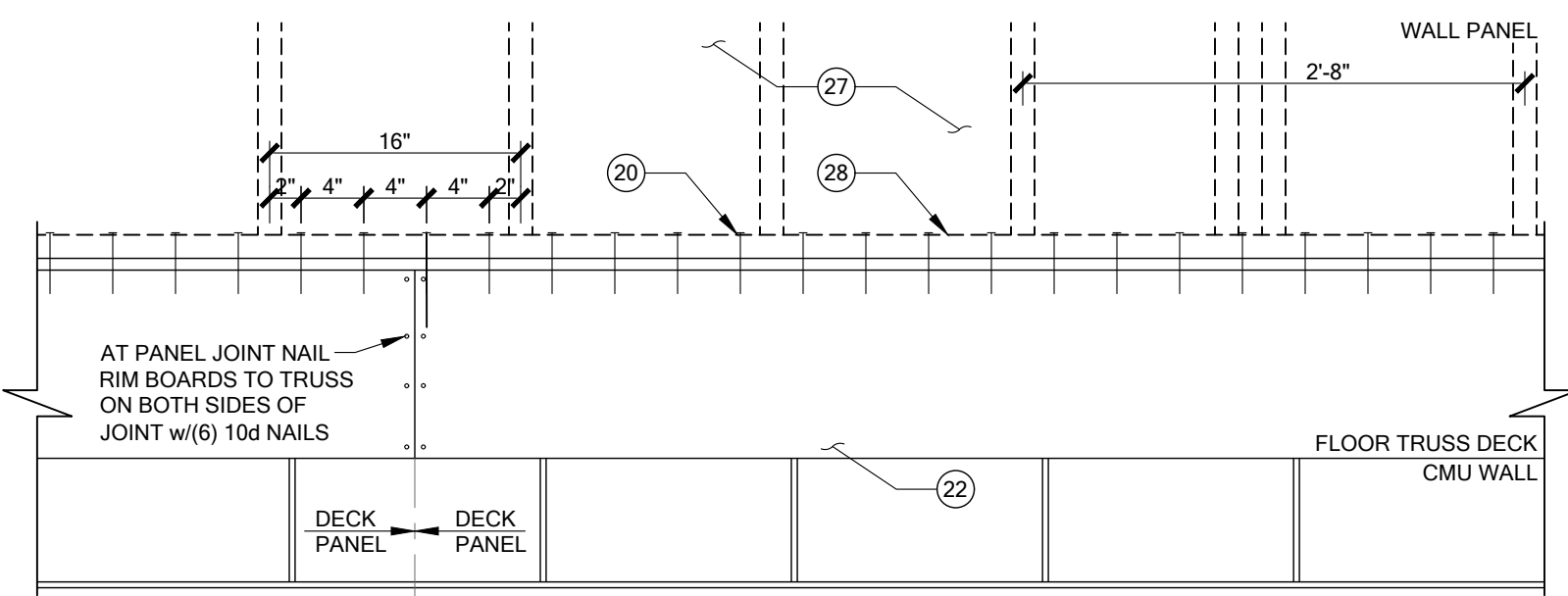
Sub No: 9FC00701

ESSENTIALS SERIES

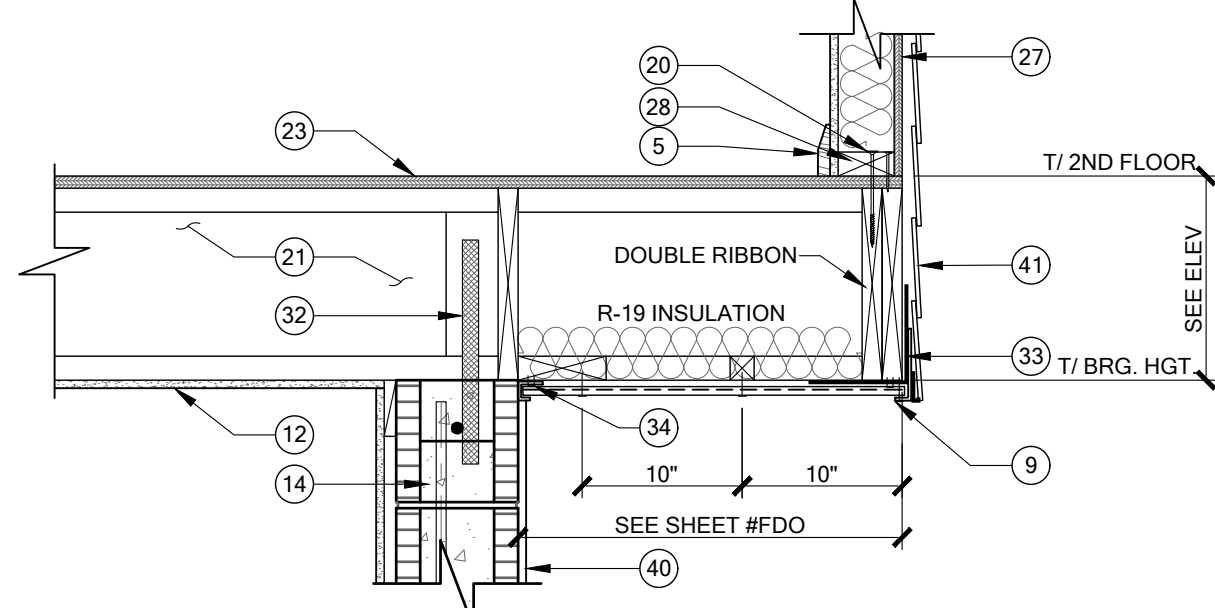
Reference No. 25-02119

Sheet: SN

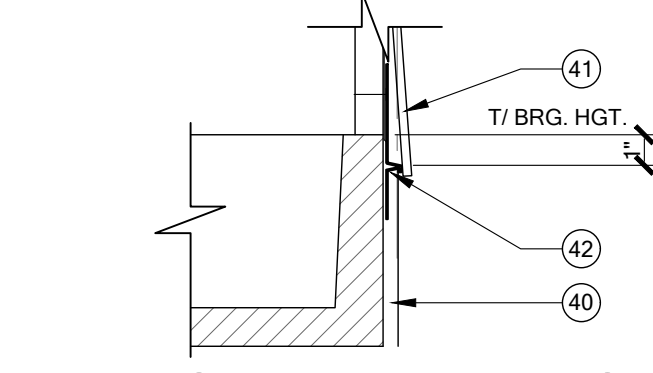
STRUCT NOTES



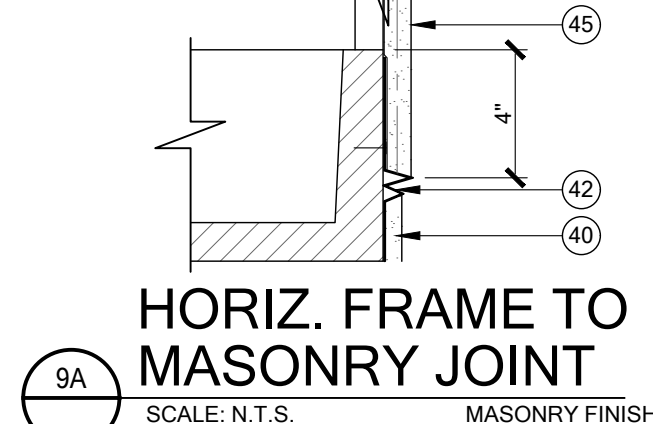
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



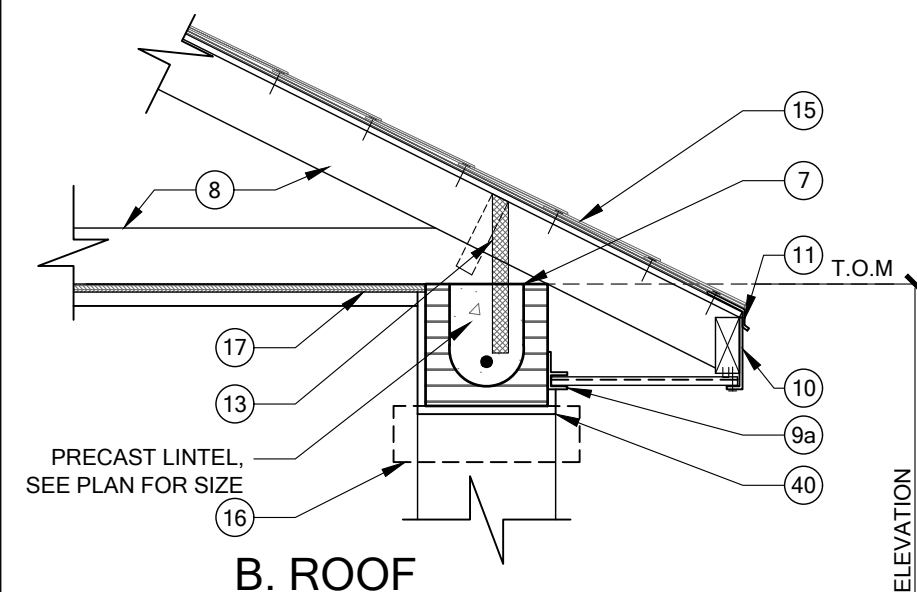
6 PARTIAL SECTION - FLOOR OVERHANG
SCALE: N.T.S.



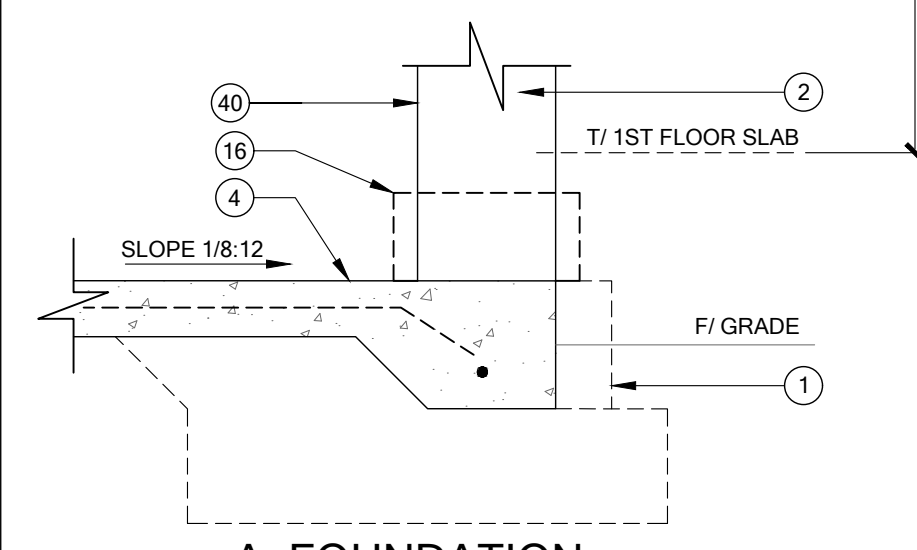
9 HORIZ. FRAME TO MASONRY JOINT
SCALE: N.T.S.



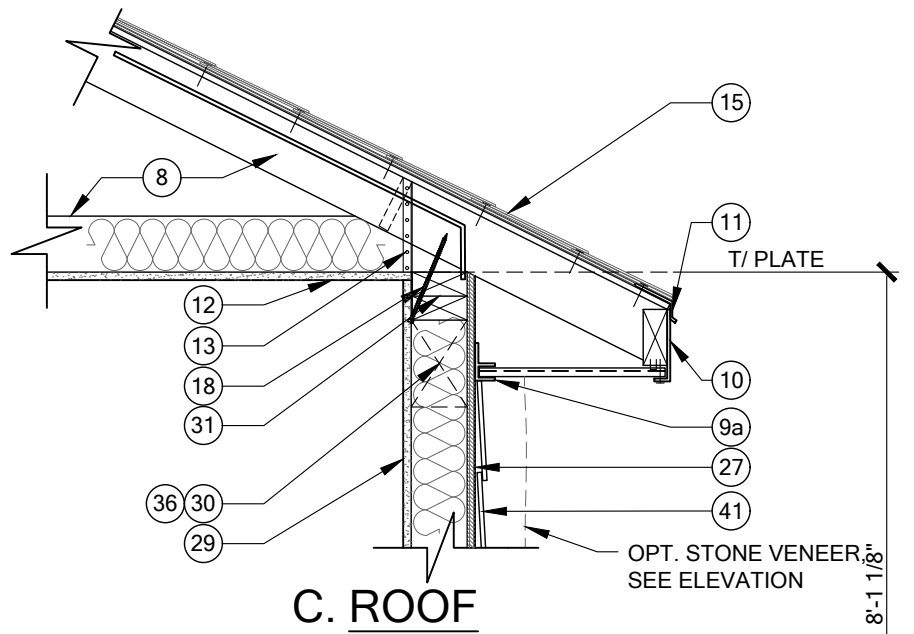
9A HORIZ. FRAME TO MASONRY JOINT
SCALE: N.T.S.



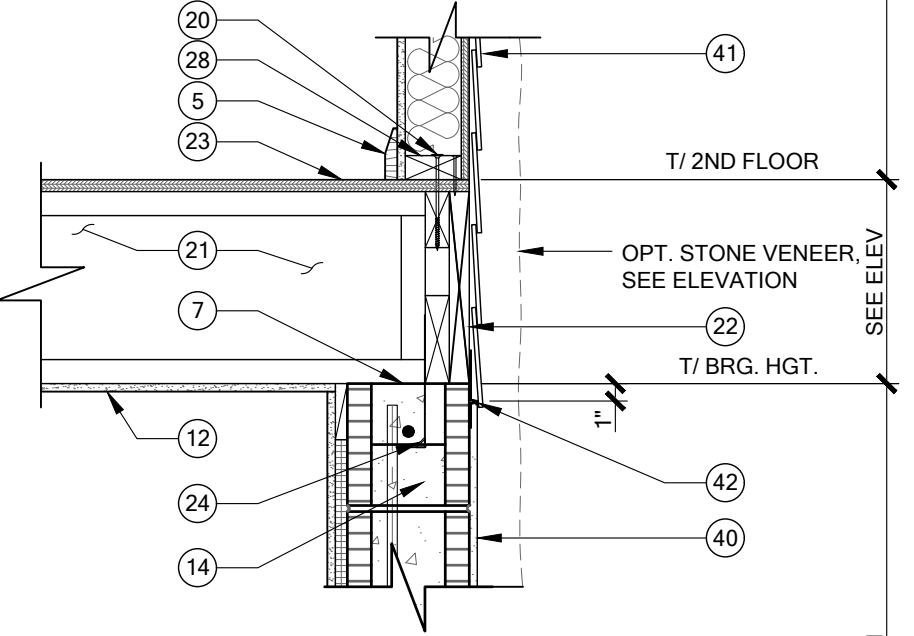
B. ROOF



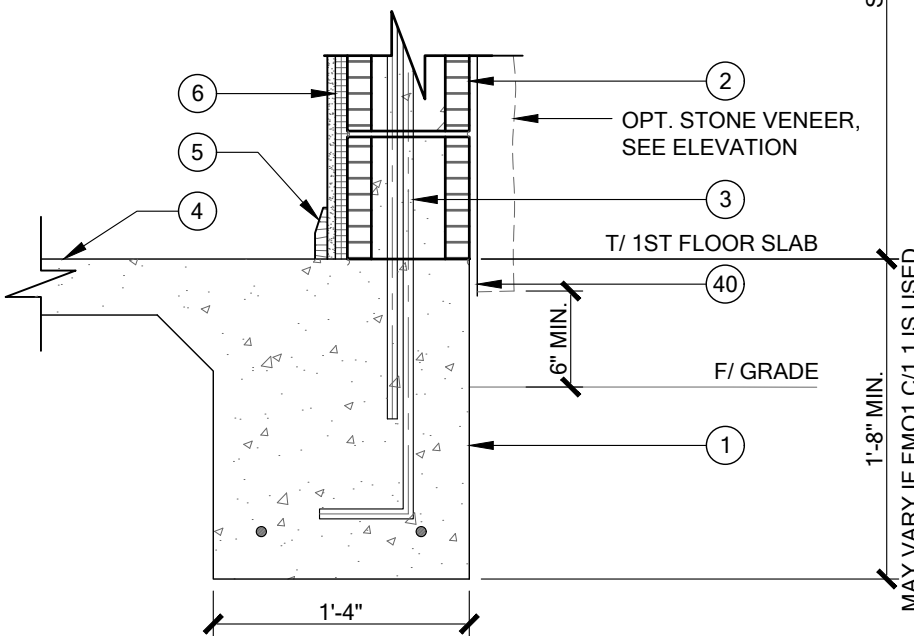
A. FOUNDATION
ONE STORY WALL SECTION - PORCH
SCALE: N.T.S.



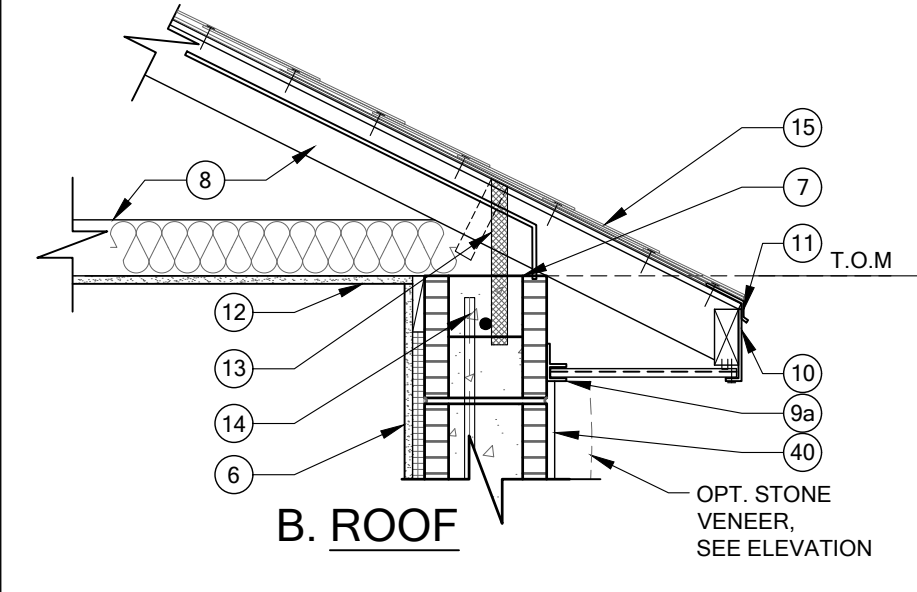
C. ROOF



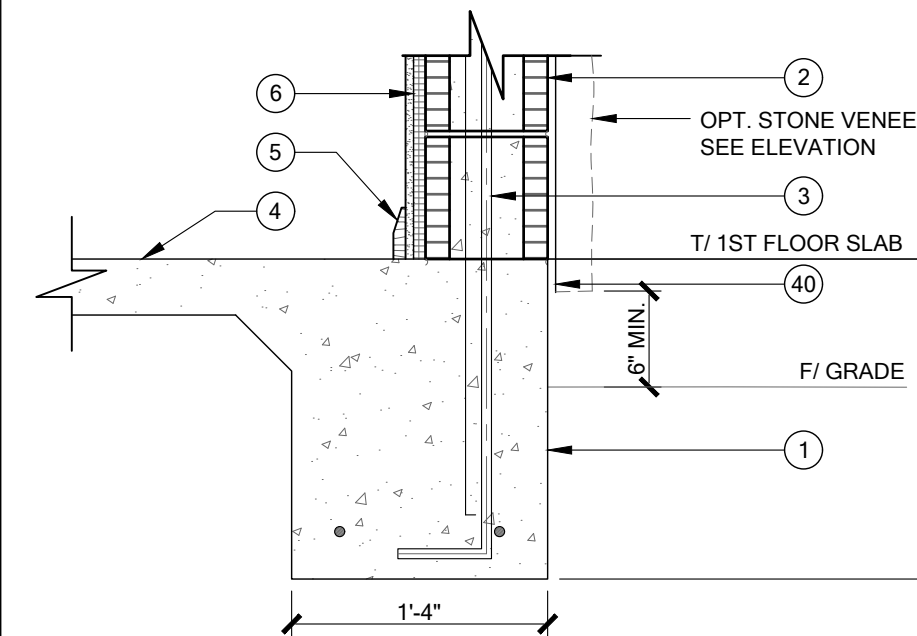
B. 2ND FLOOR DECK



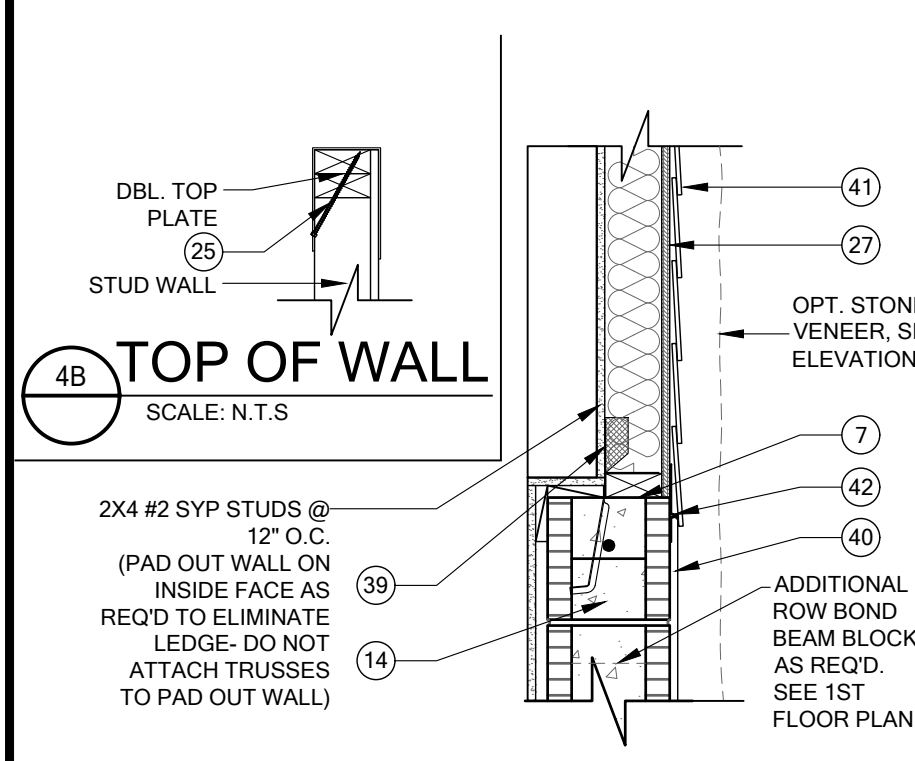
A. FOUNDATION
TWO STORY WALL SECTION - STANDARD
SCALE: N.T.S.



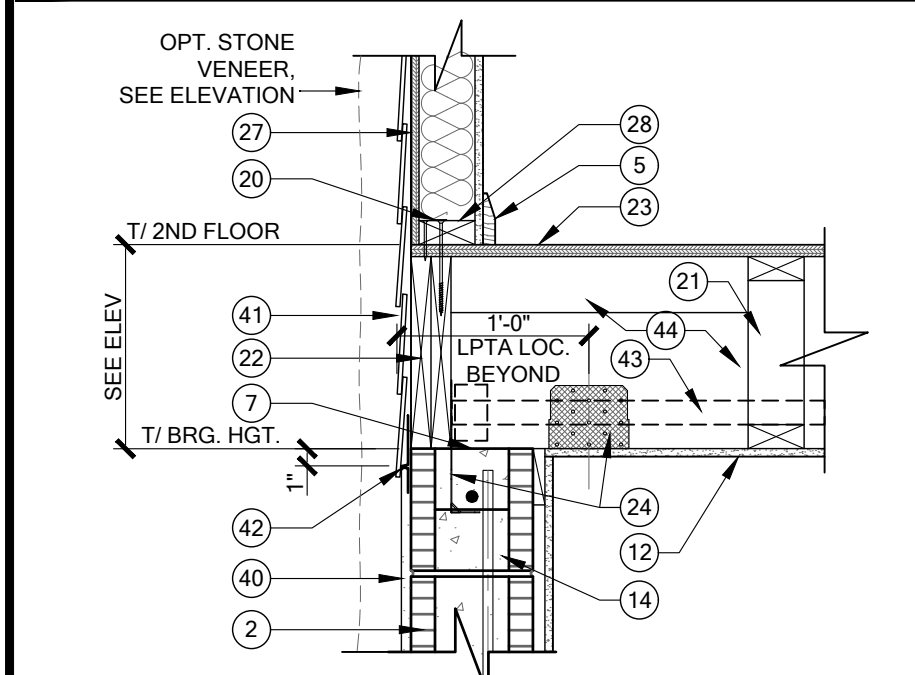
B. ROOF



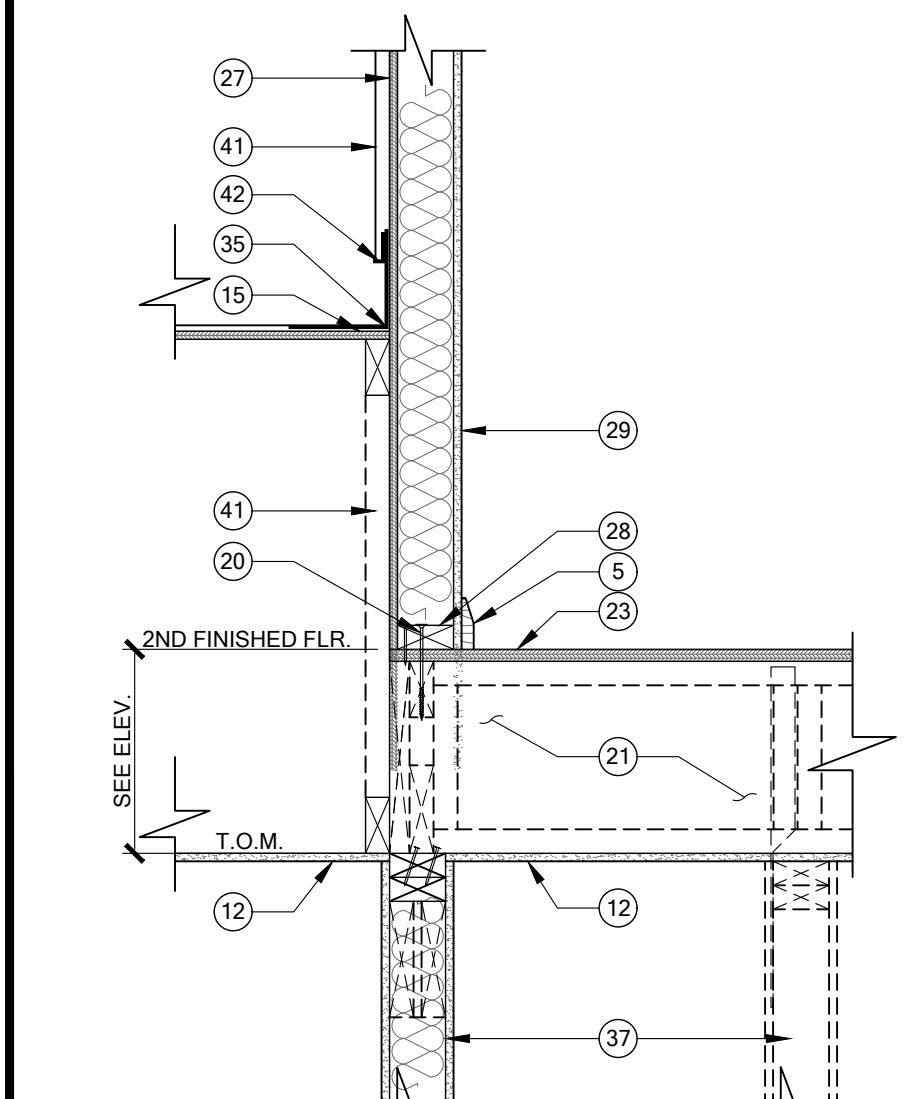
A. FOUNDATION
ONE STORY WALL SECTION - STANDARD
SCALE: N.T.S.



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



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



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



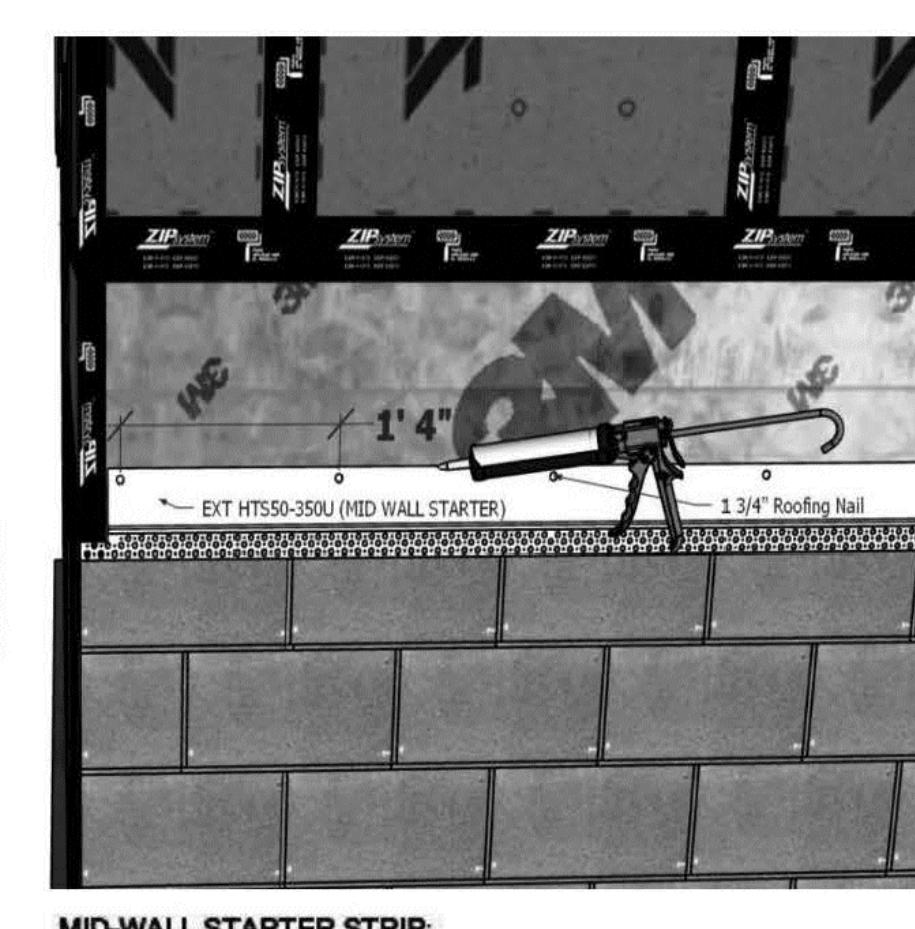
2 MID-WALL STARTER STRIP:
NOTCH CORNER TO ACCEPT TRIM BEFORE INSTALLING.
NOTCH TO EXTEND MIN. 3/4" BELOW TOP OF CMU



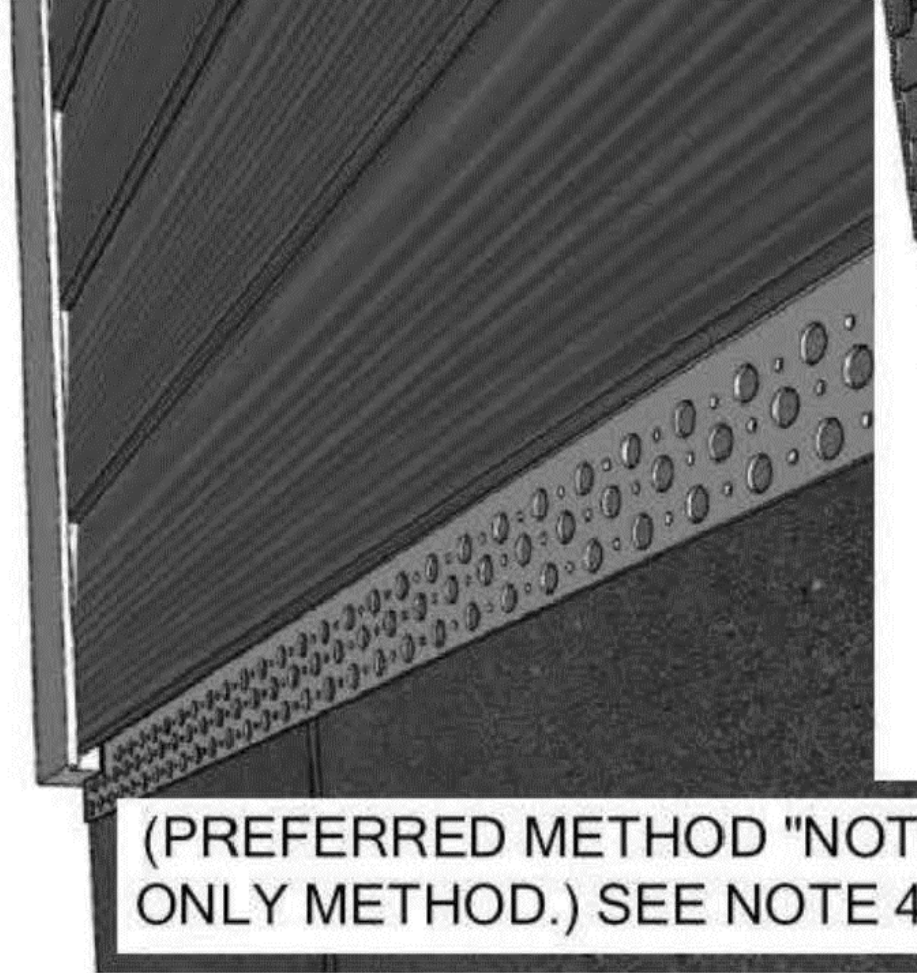
1 2ND FLOOR - FRAME WALL w/ SHEATHING
1ST FLOOR - CMU WALL



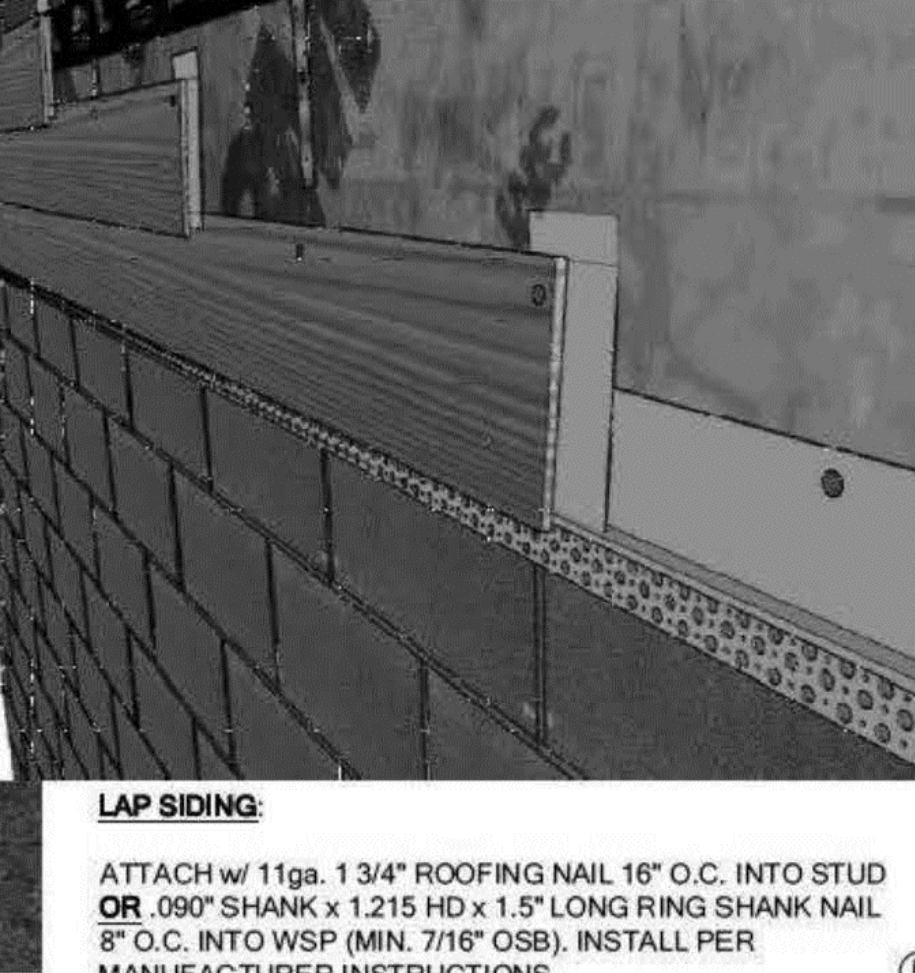
4 TRIM:
CORNER TRIM SET INTO NOTCH MIN. 3/4" BELOW TOP OF CMU. INSTALL PER MANUFACTURER INSTRUCTIONS.



3 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.



5 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

1. MONOLITHIC FOUNDATION, SEE FOUNDATION PLAN.
2. 8" CONCRETE BLOCK WALL.
3. (1) #5 REBAR (GRADE 40) GROUTED SOLID IN A FILLED CELL, CONT. FROM FOOTING TO BOND BEAM w/ 25" LAP SPLICE.
4. CONCRETE SLAB.
5. WOOD BASE.
6. 1/2" DRYWALL ON 3/4" P.T. FURRING @ 24" O.C. w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
7. SILL SEAL OR SELF-NAILING PLATES.
8. PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE @ 8" SPACE LOCATIONS.
9. 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.
- 9a. 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.
10. R704.3 ALUMINUM FASCIA.
11. METAL DRIP EDGE.
12. 1/2" CEILING BOARD w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION AS REQUIRED.
13. ROOF TRUSS ANCHORS, SEE FRAMING PLAN.
14. 8" CONCRETE BOND BEAM BLOCK w/ (1) #5 REBAR w/ STD. HOOK.
15. ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1.
FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ROOFING 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
16. PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
17. 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.
18. 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.
20. FASTEN MASTER FRAMEFAST FMFF006 SCREWS @ 4" O.C. MAX.
21. PRE-ENGINEERED WOOD I - JOIST OR FLOOR TRUSS @ 24" O.C., MAX. SEE SECOND FLOOR FRAMING PLAN.
22. WOOD RIM BOARD; FASTEN MULTIPLE PLY RIM BOARDS TOGETHER w/ (3) ROWS 8d NAILS @ 12" O.C. SINGLE PLY FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS w/8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS w/ (2) 8d NAILS.
23. 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 SHTG AND TRUSSES.
24. 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
25. NOT USED
26. NOT USED
27. 7/16" ZIP SYSTEM OSB EXPOSURE 1 ON EXT. WALLS w/ ALL EDGES BLOCKED ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 8" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
28. 2x4 SYP BOTTOM PLATE.
29. 1/2" DRYWALL ON 2x4 #2 SYP WOOD STUDS @ 16" O.C. AND INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
30. 2X WOOD HEADER @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE.
31. (2) 2x4 #2 SYP TOP PLATES. TOPMOST PLATE TO BE FIELD-INSTALLED PER DETAIL N/SD-W AND NAILED TO WALL SHEATHING w/ (1) ROW 8d NAILS @ 4" O.C.
32. TA18, ATTACH TO FACE OF TRUSS w/ (9) 10d X 1 1/2" NAILS.
33. MSTA12 @ END TRUSS AND 48" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
34. 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.
35. FLASHING, AS REQUIRED.
36. REFER TO SECTIONS ON SHEET SD-W FOR OPENING ATTACHMENTS AND DETAIL N/SD-W FOR WALL PANEL ATTACHMENTS.
37. SHEARWALL ASSEMBLY, SEE FIRST FLOOR PLAN.
38. 2x #2 SYP P.T. BOTTOM PLATE w/ RT&A @ EVERY STUD ATTACH w/ (1) FA3 @ EACH END OF THE WALL, (1) @ EACH SIDE OF OPENING AND @ 48" O.C.
40. 1/2" MIN. THICKNESS EXTERIOR MASONRY PLASTER, APPLIED OVER BLOCK / MASONRY. (STONE VENEER DOTTED, SEE ARCH. DWG'S. FOR REQUIREMENTS AND INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS
42. HORIZ. MID-WALL STARTER STRIP, ANGLE SET 1" BELOW TOP OF MASONRY: ATTACH w/ 11ga 1 3/4" ROOFING NAIL @ 16" O.C.
43. 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD w/ (4) 10d NAILS.
44. RIBBON AND RIM BOARD BEYOND.
45. 7/8" MIN. THICKNESS (3 COAT) EXTERIOR MASONRY PLASTER APPLIED OVER PAPERBACK WIRE LATH ON TYPAR OR EQUAL BUILDING WRAP PAPER.

FOR COUNTY USE ONLY

03/04/2025

TS: 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 AA2603115

TSG

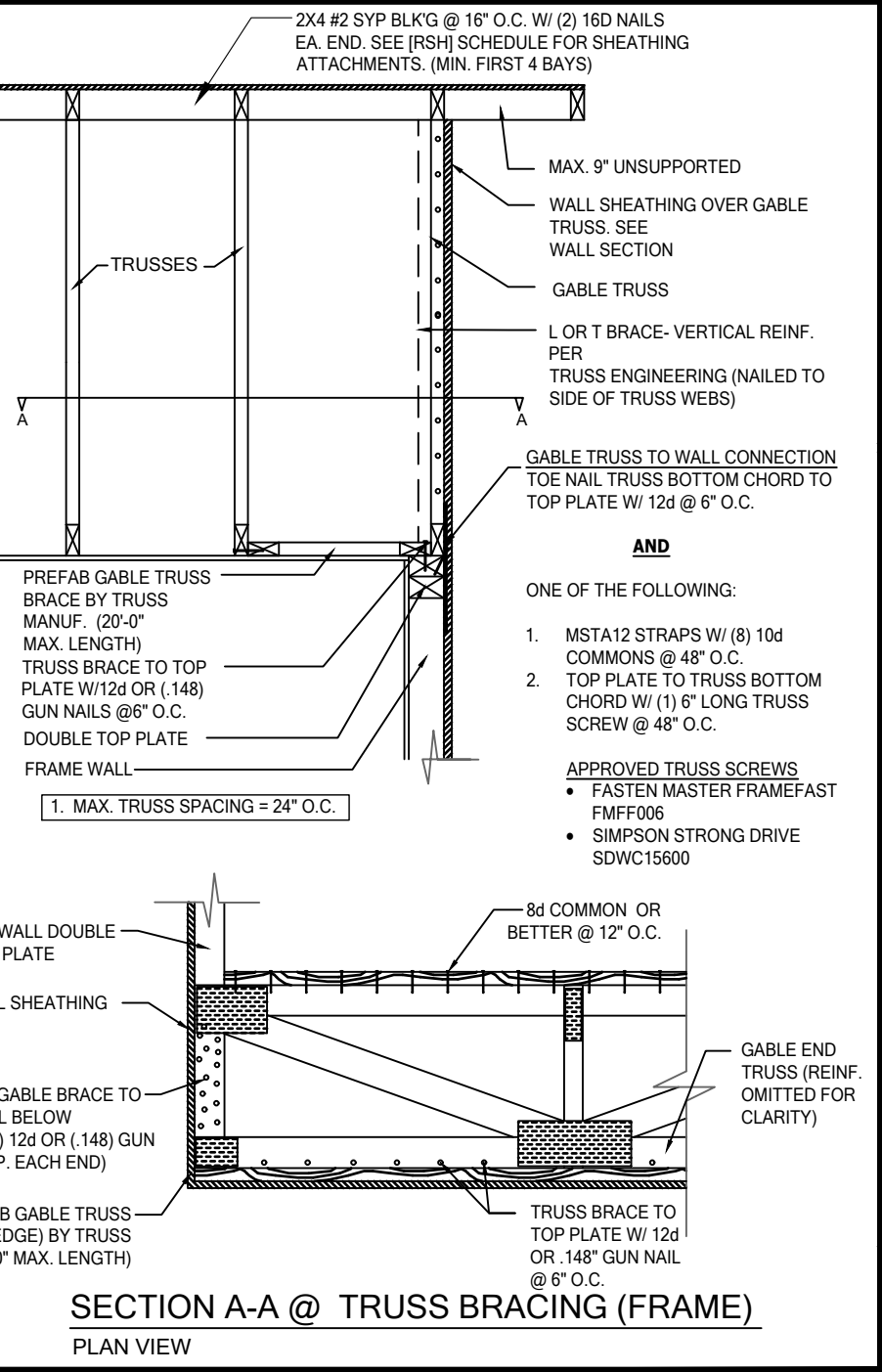
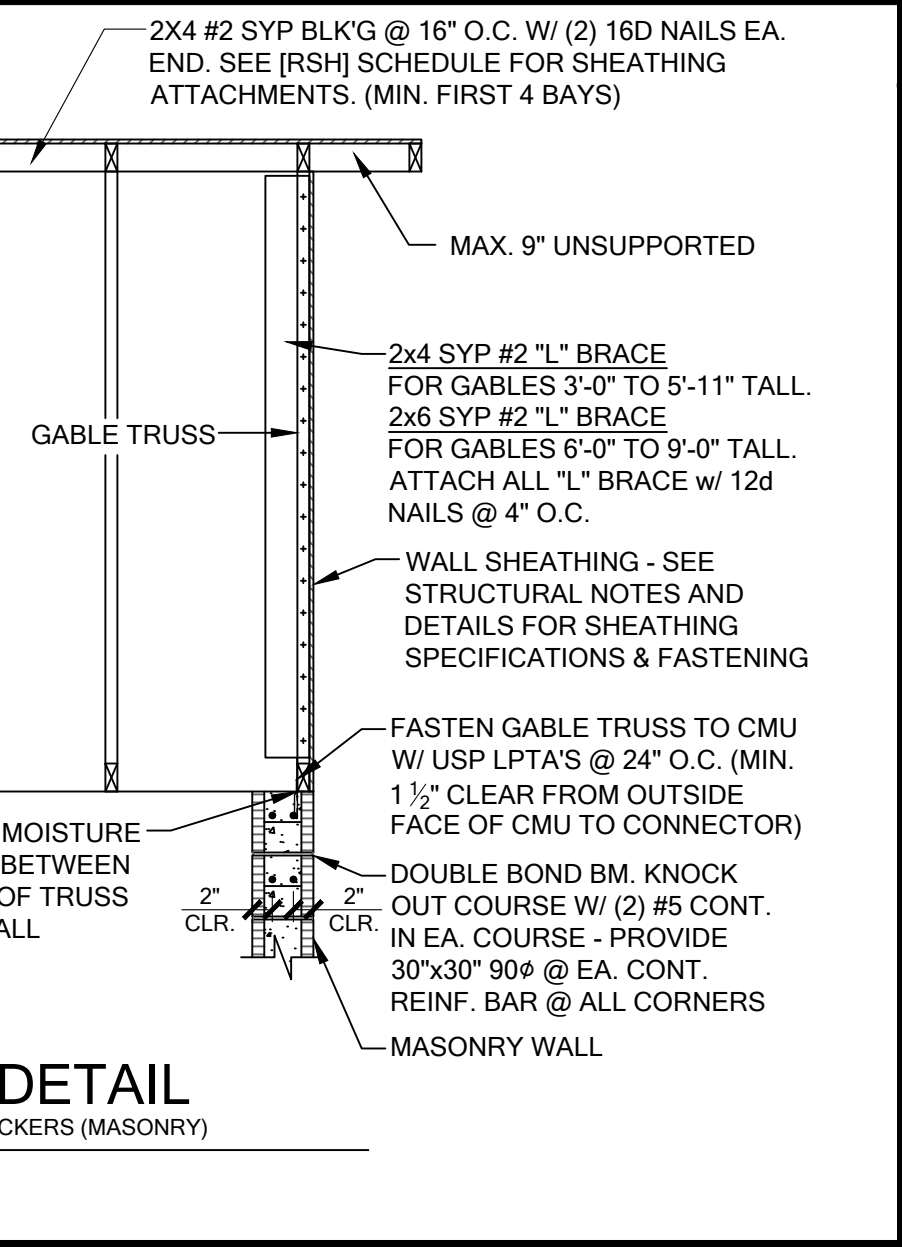
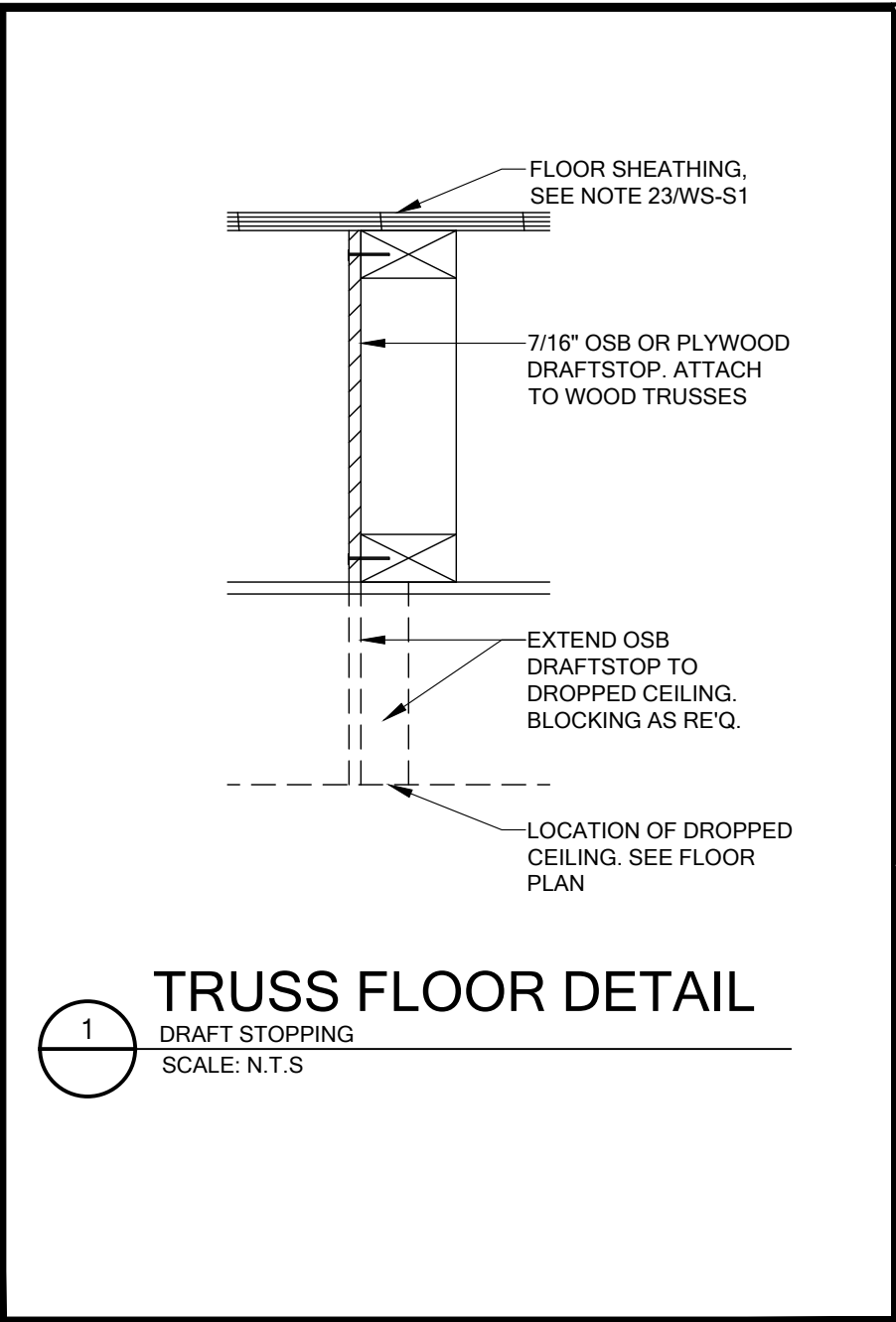
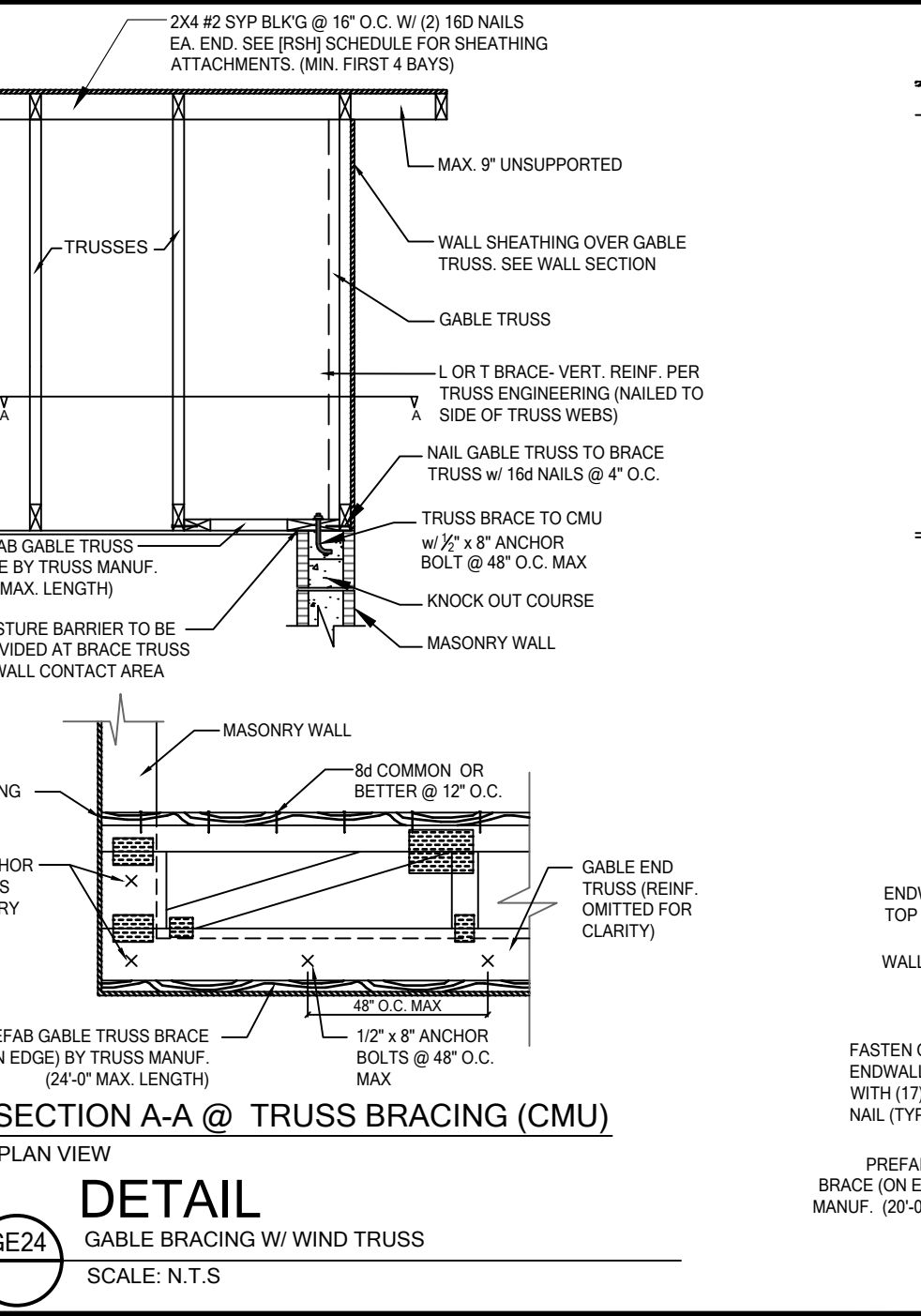
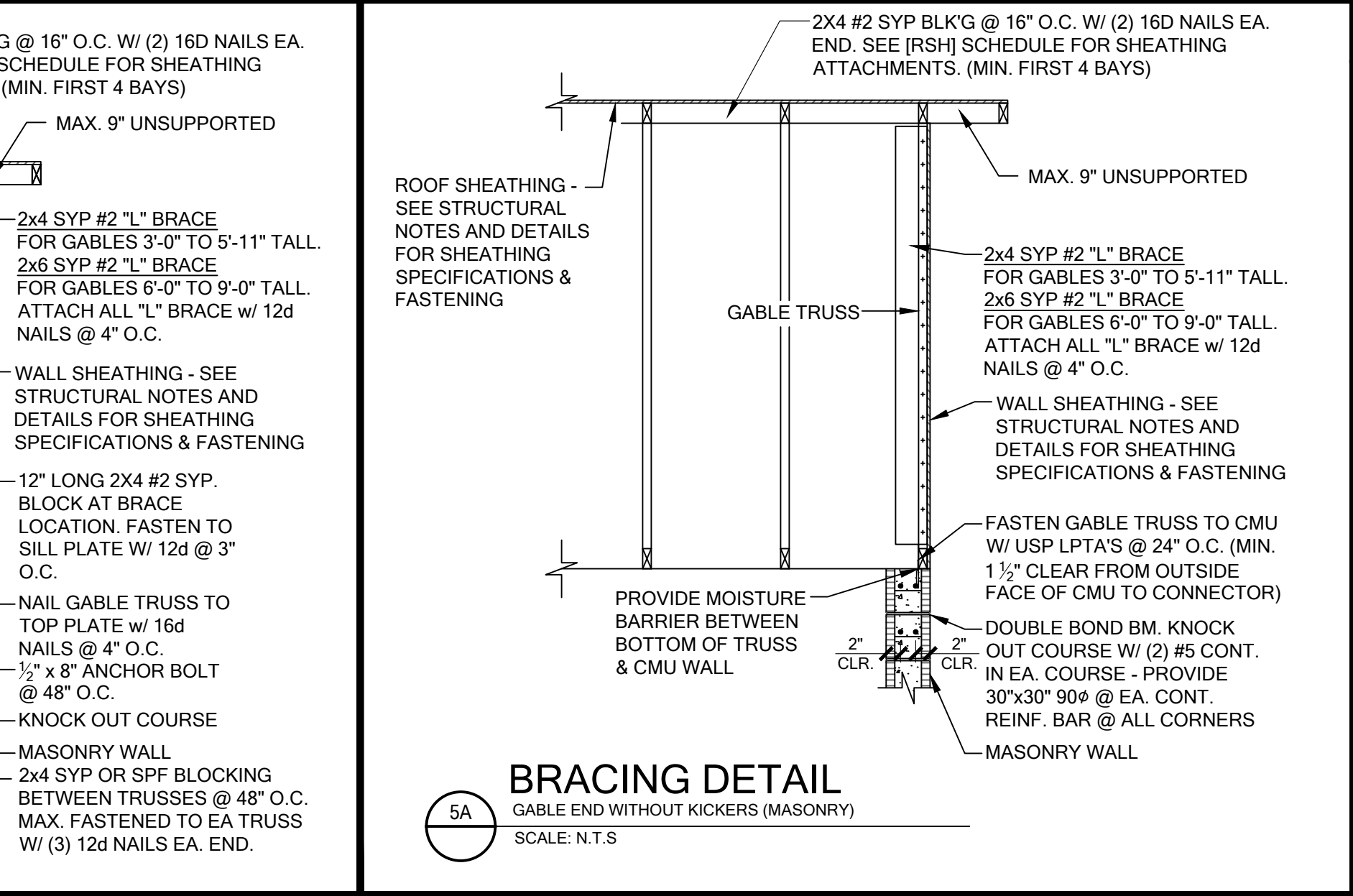
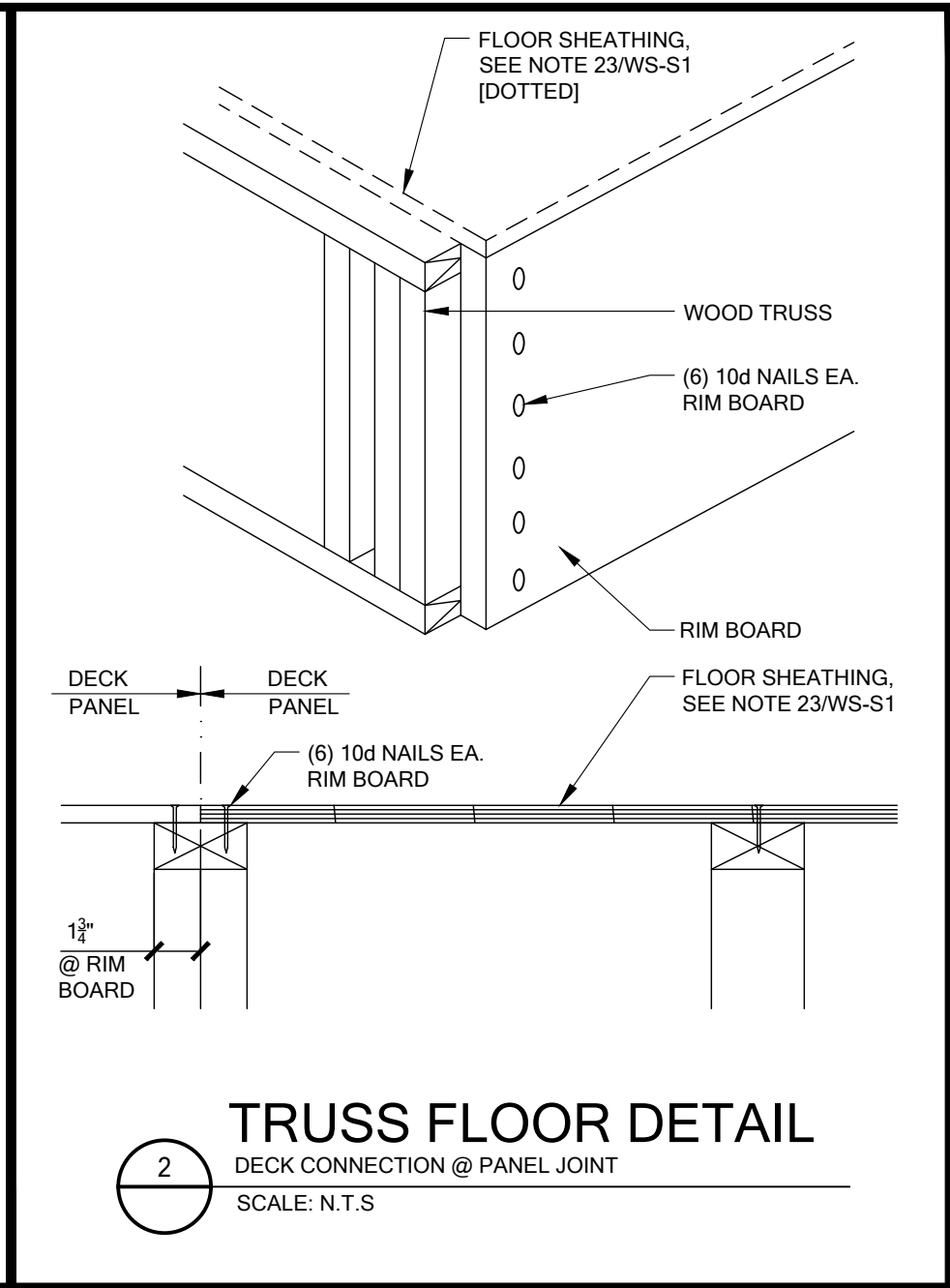
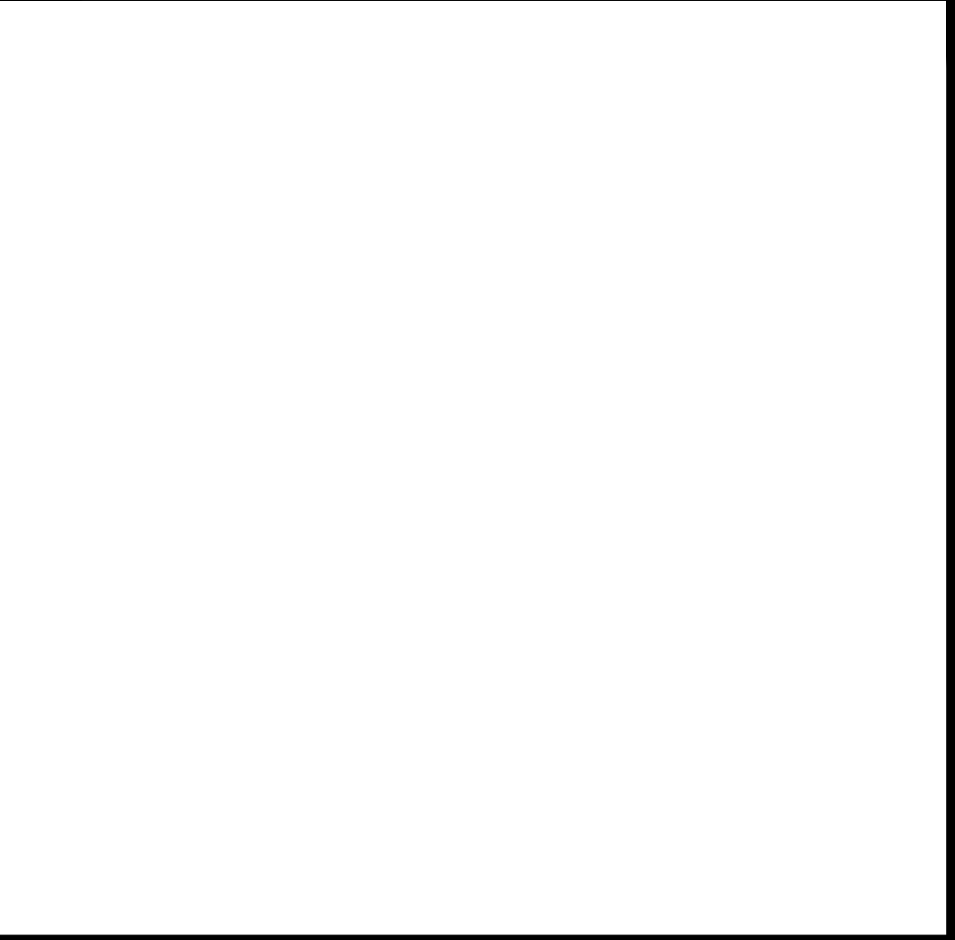
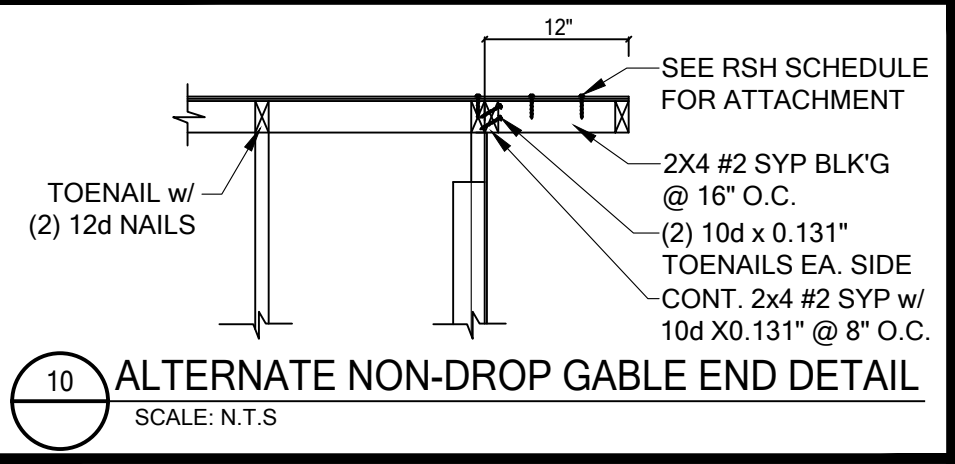
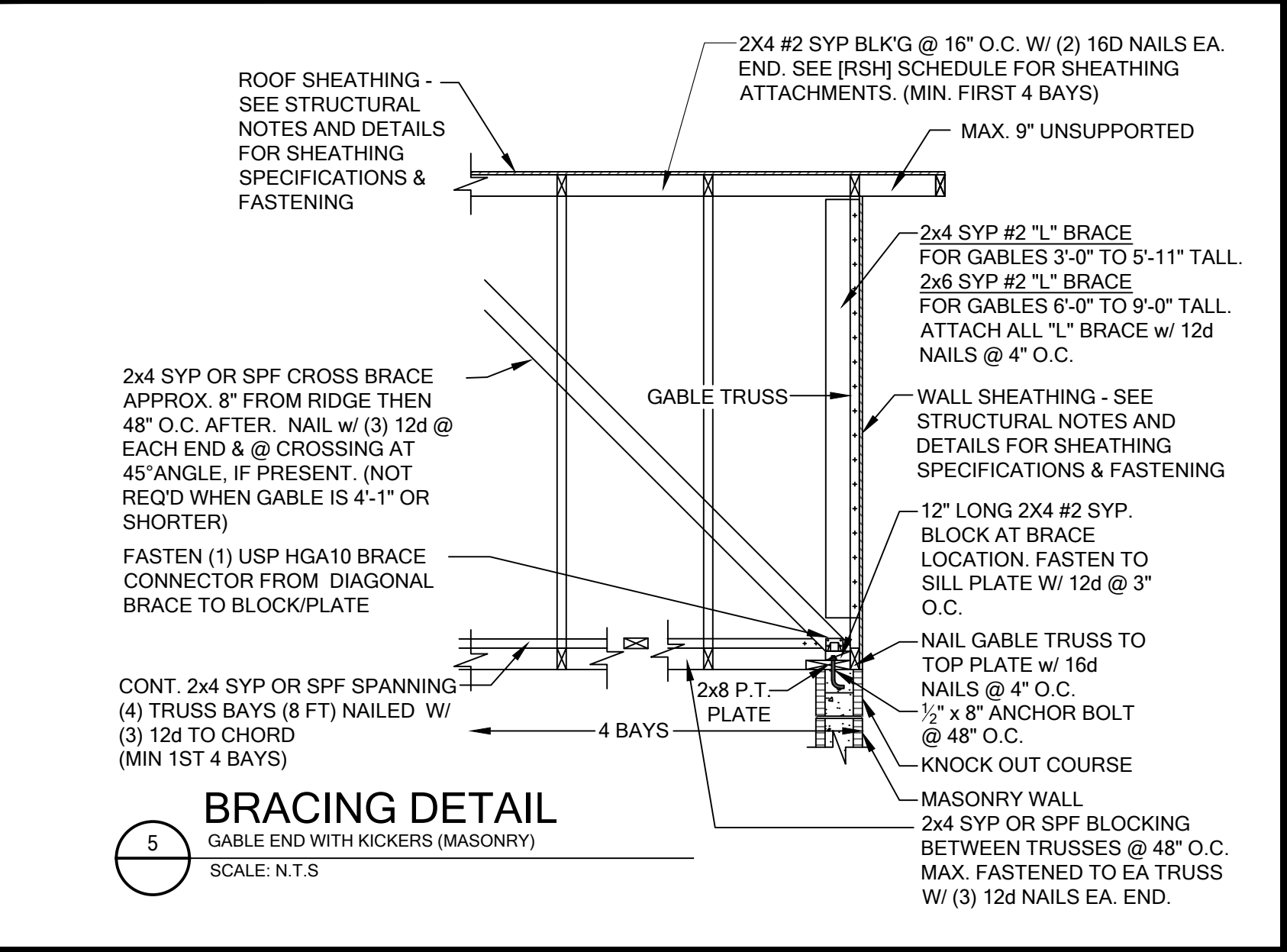
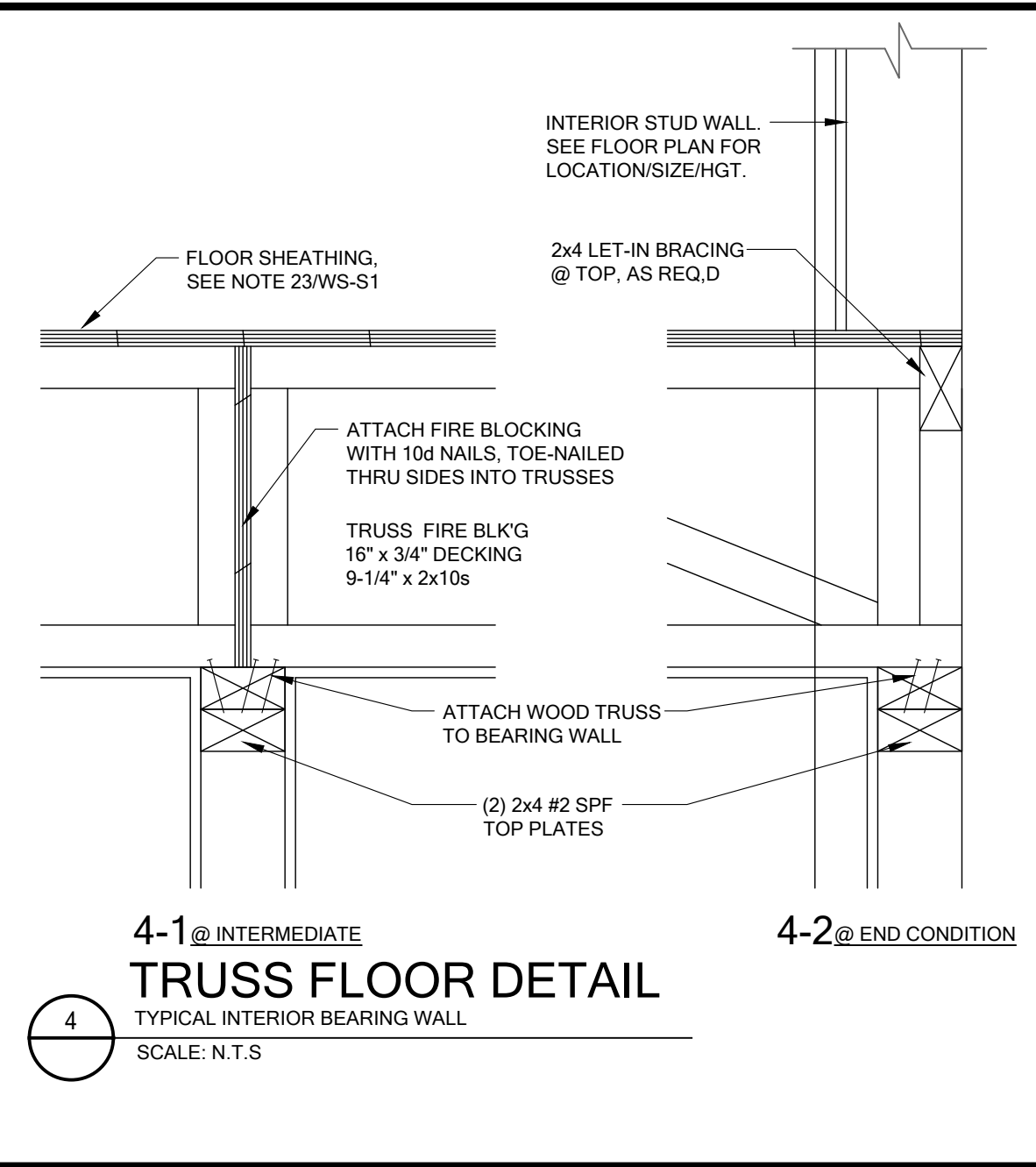
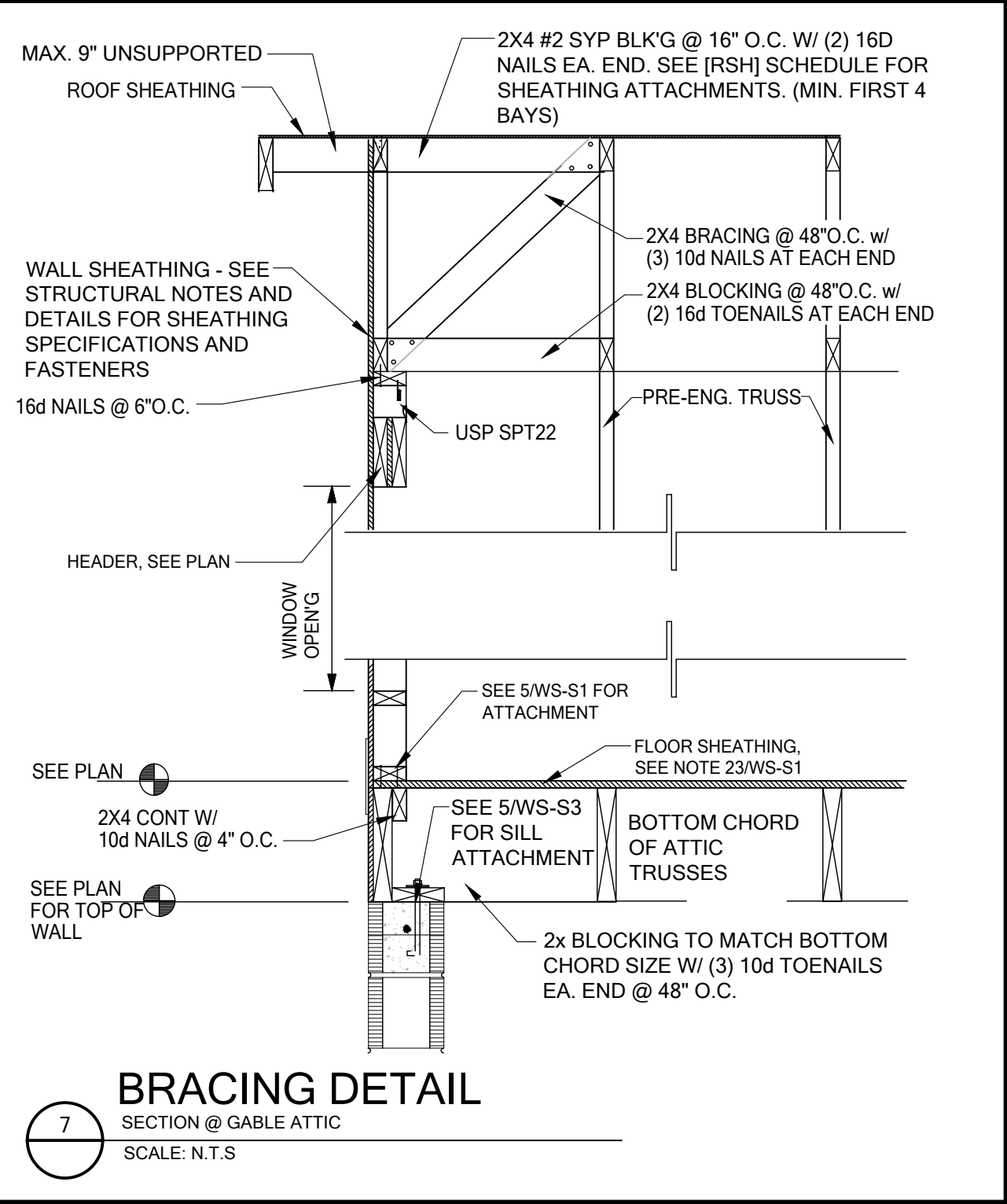
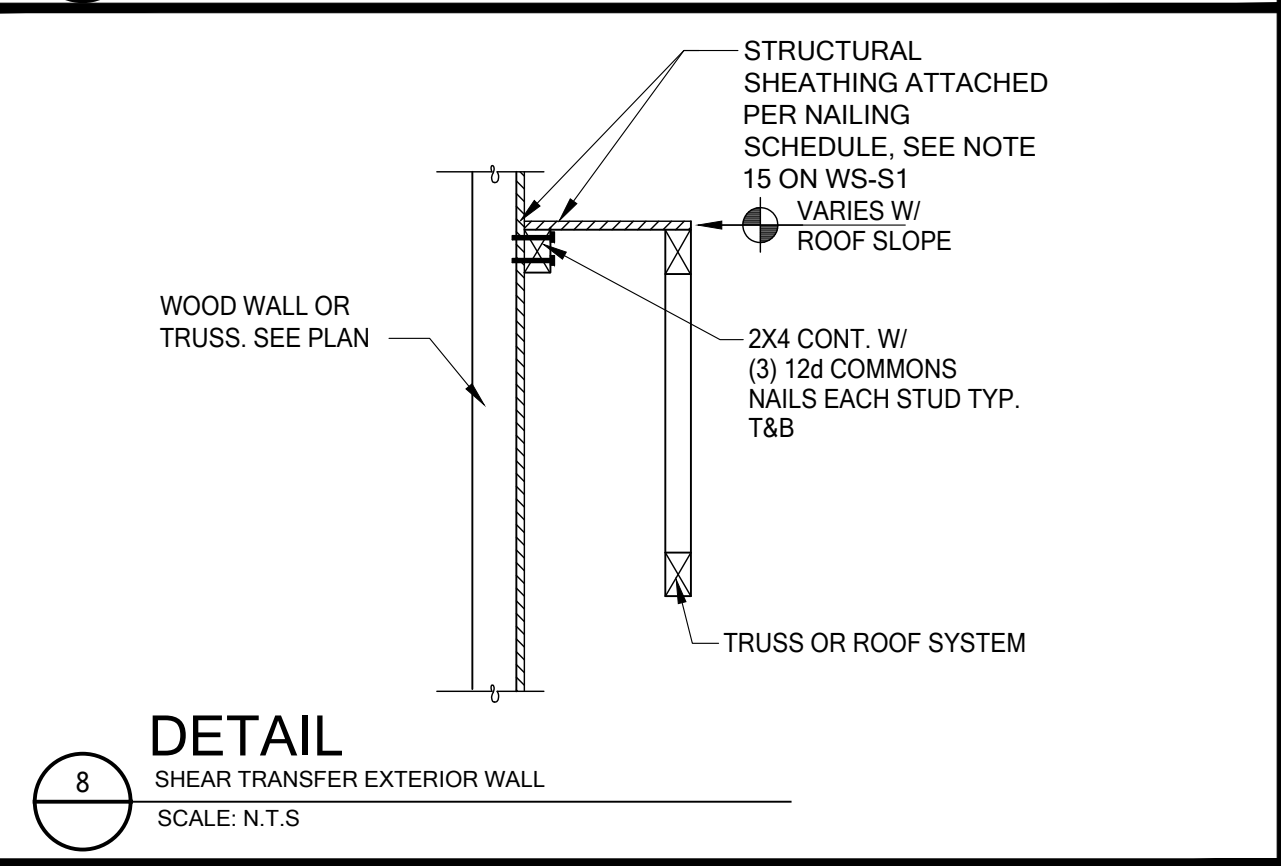
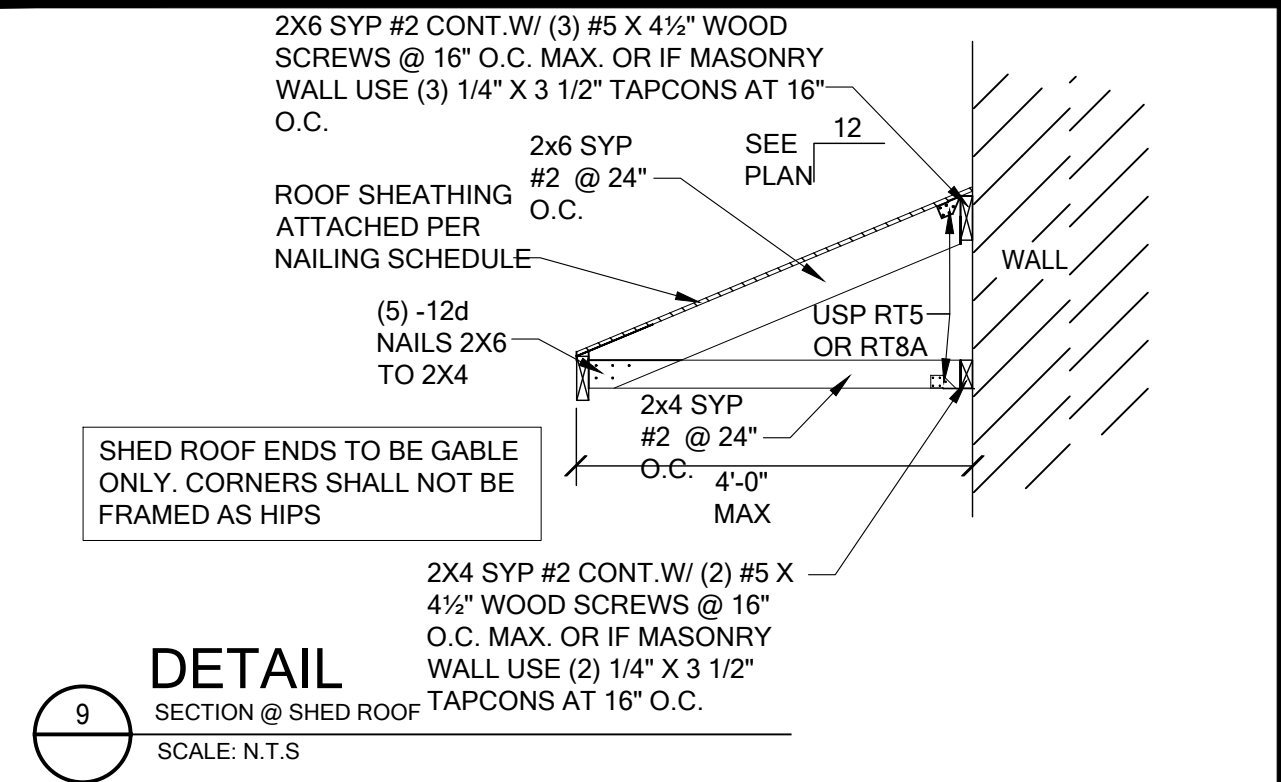
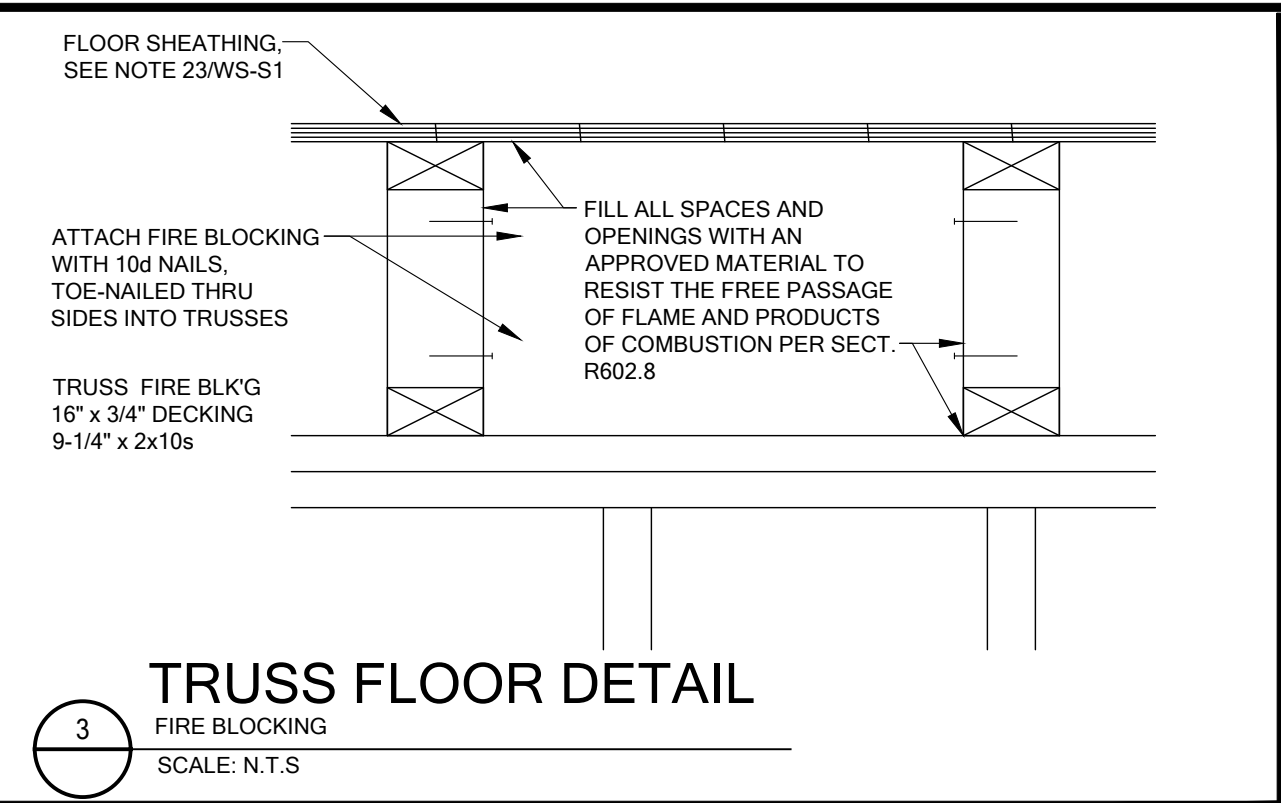
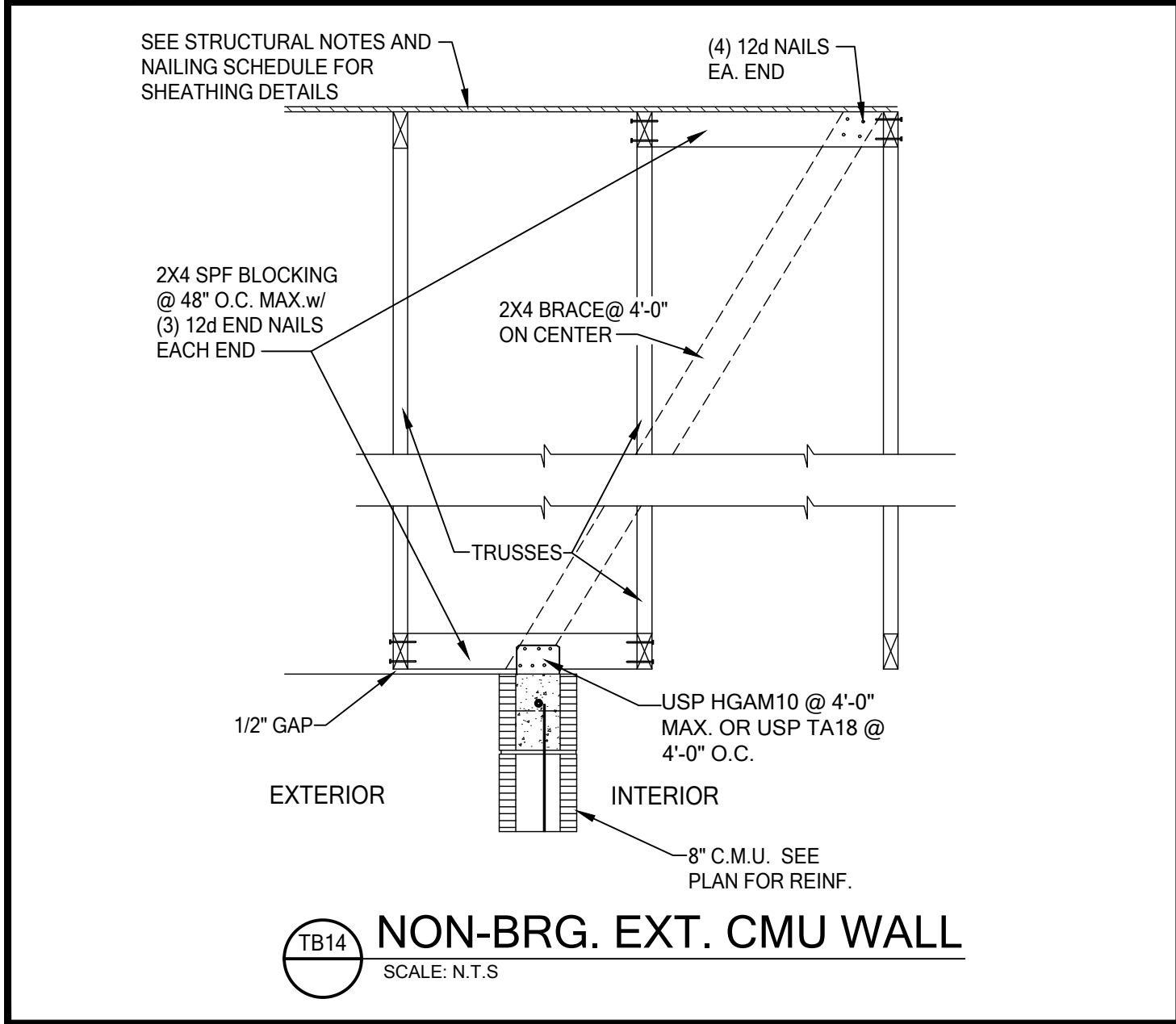
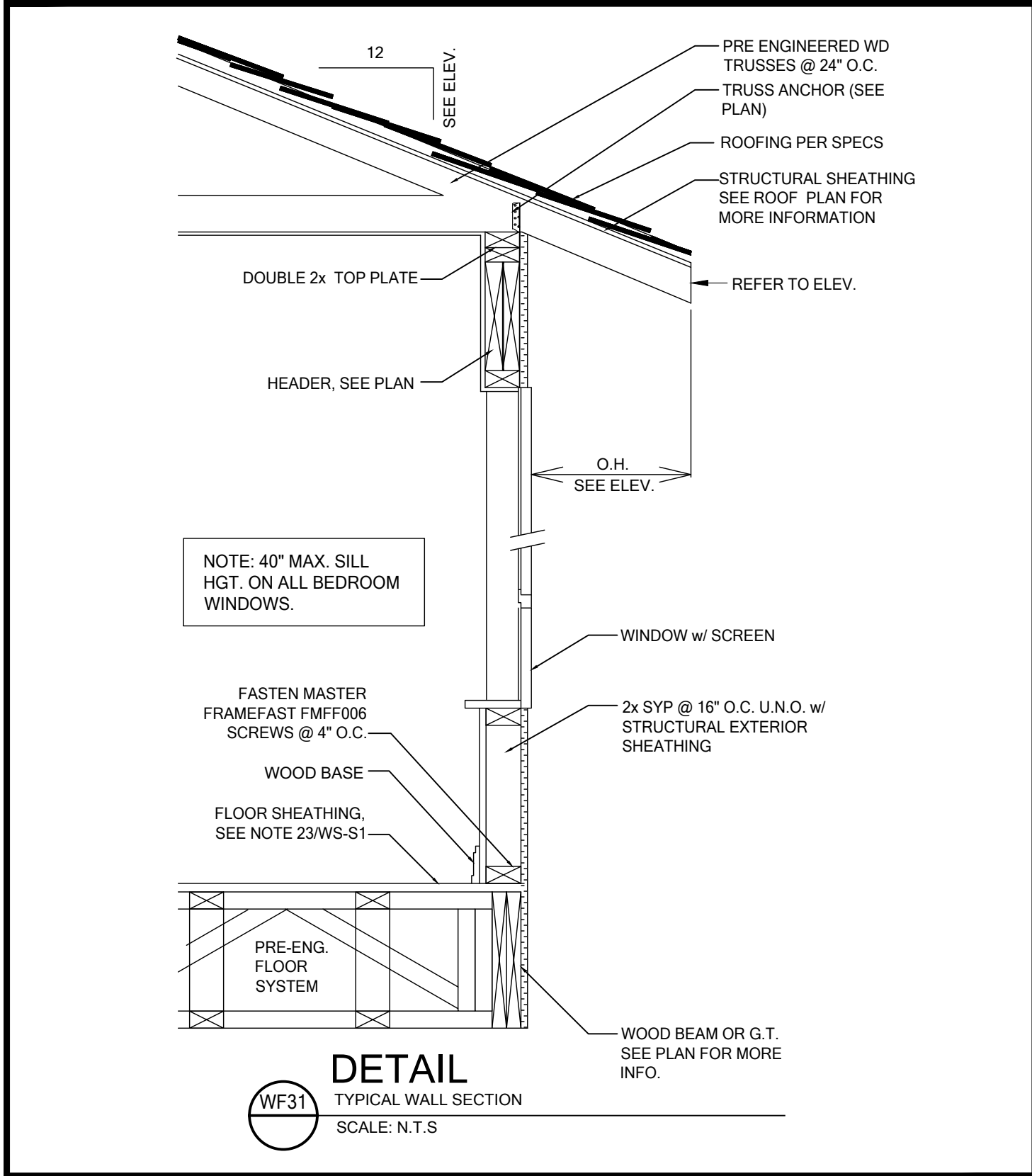
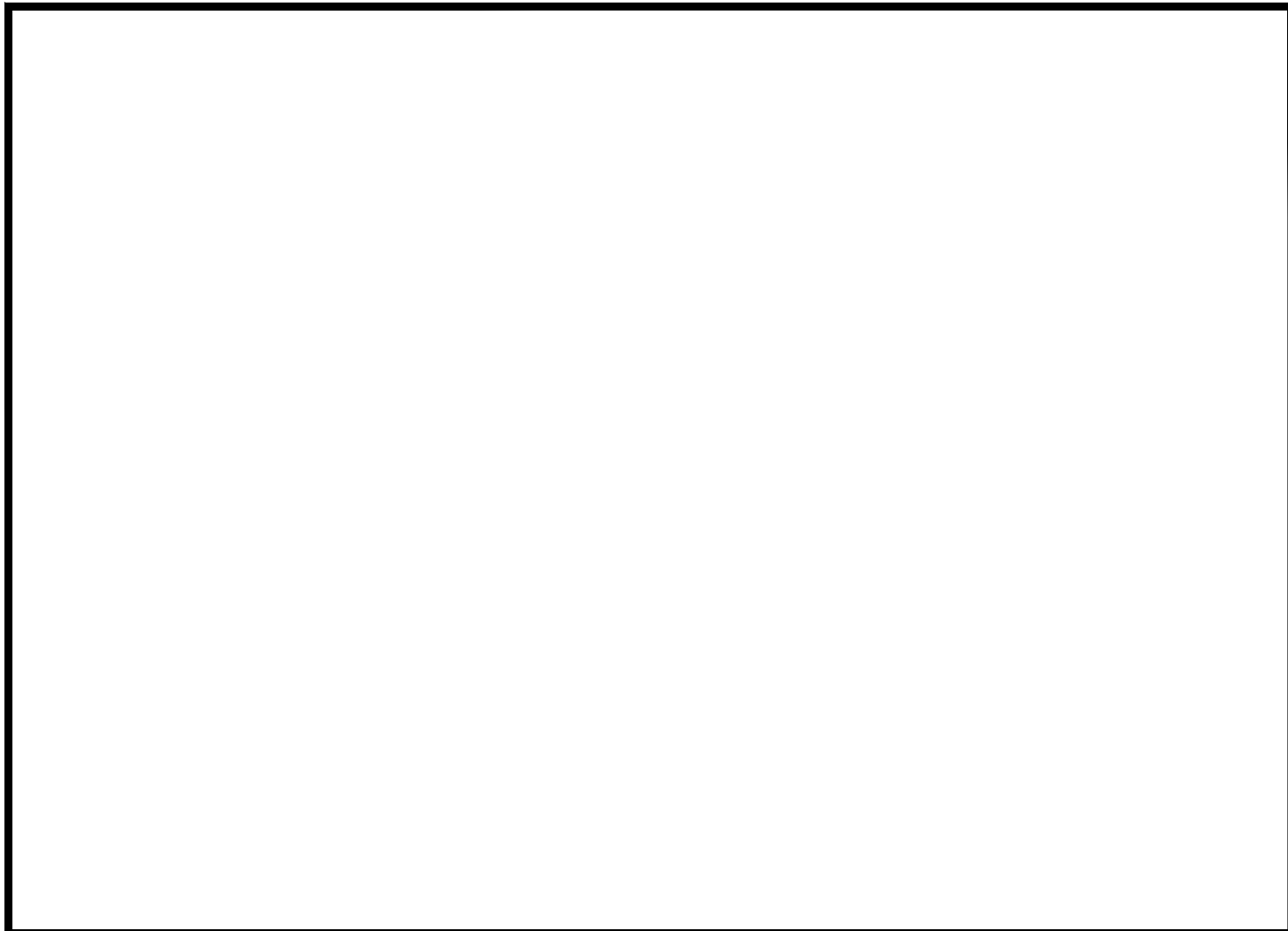
Making Dreams Come True

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

100% Employee Owned
myTSGhome.com

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

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Willow	Elev - F	
Lot:	7	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC00701		
Reference No.	25-02119		
Sheet:	WS-S1		
STANDARD			



FOR COUNTY USE ONLY

03/04/2025

TS is 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. 9161AA2603115

TS

Making Dreams Come True

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

myTSHome.com

MARONDA James

3999 West First Street

Sanford, FL 32771

(407) 902-9871

Community: Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Block: 7

Address: TBD SW Cadence Glen

Lake City, FL 32024

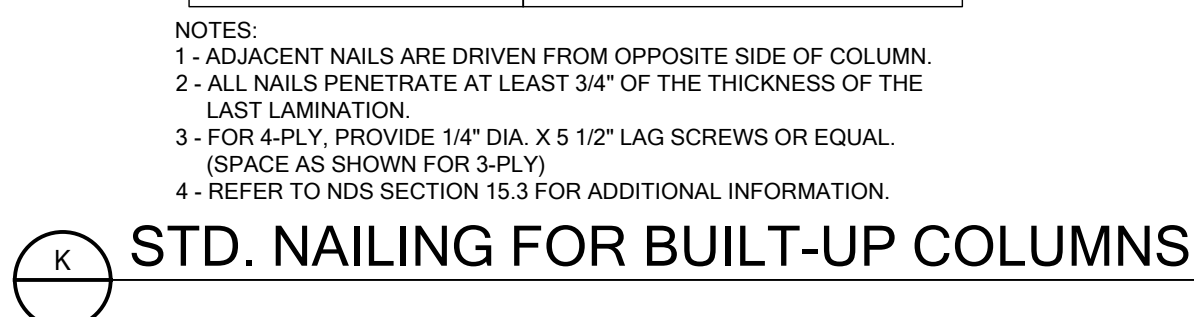
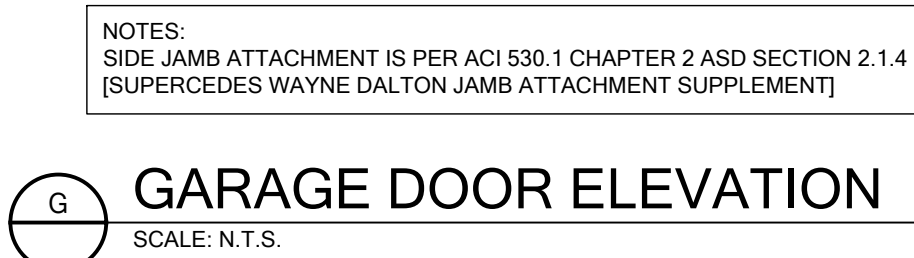
Job No. 9FC00701

Sheet: 25-02119

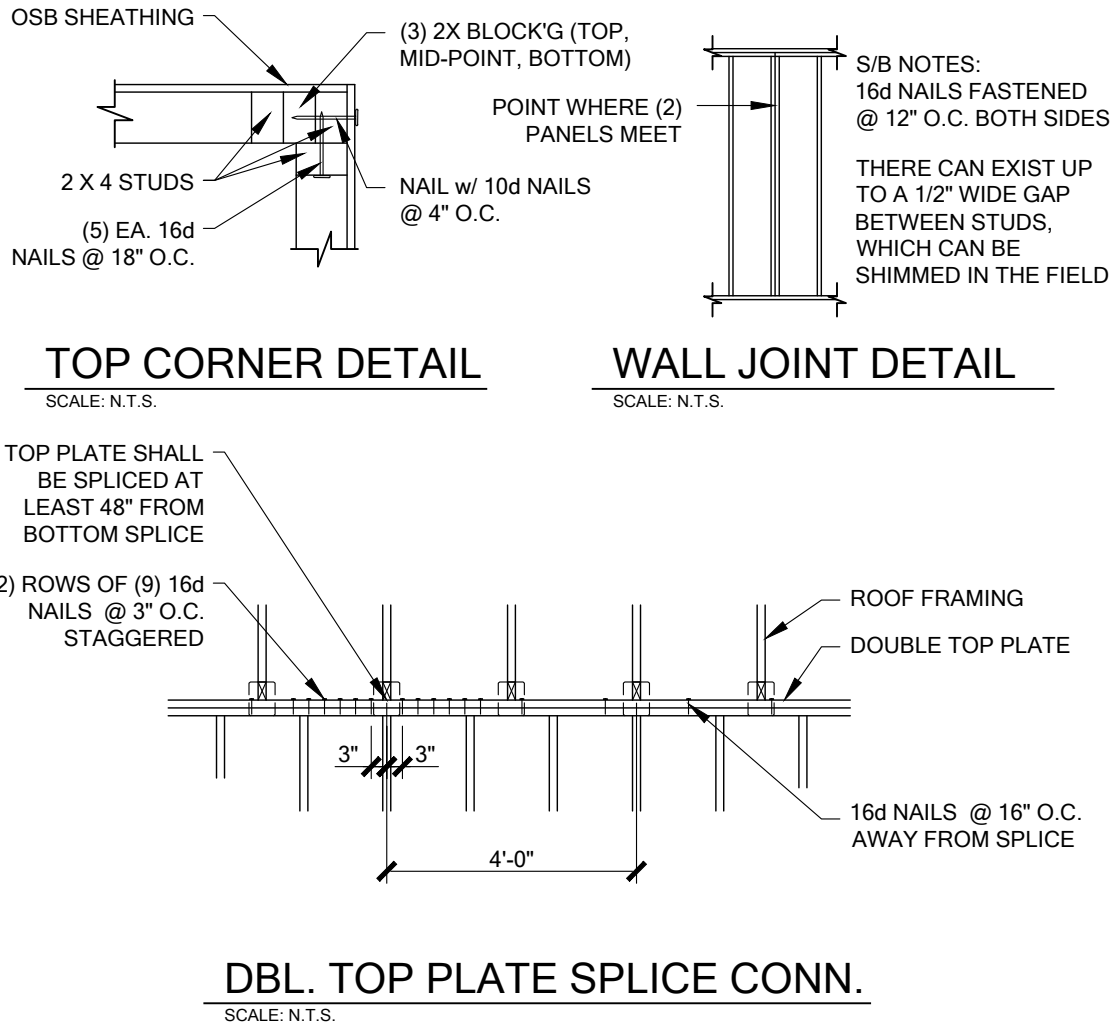
Reference No: WS-S3

DETAILS

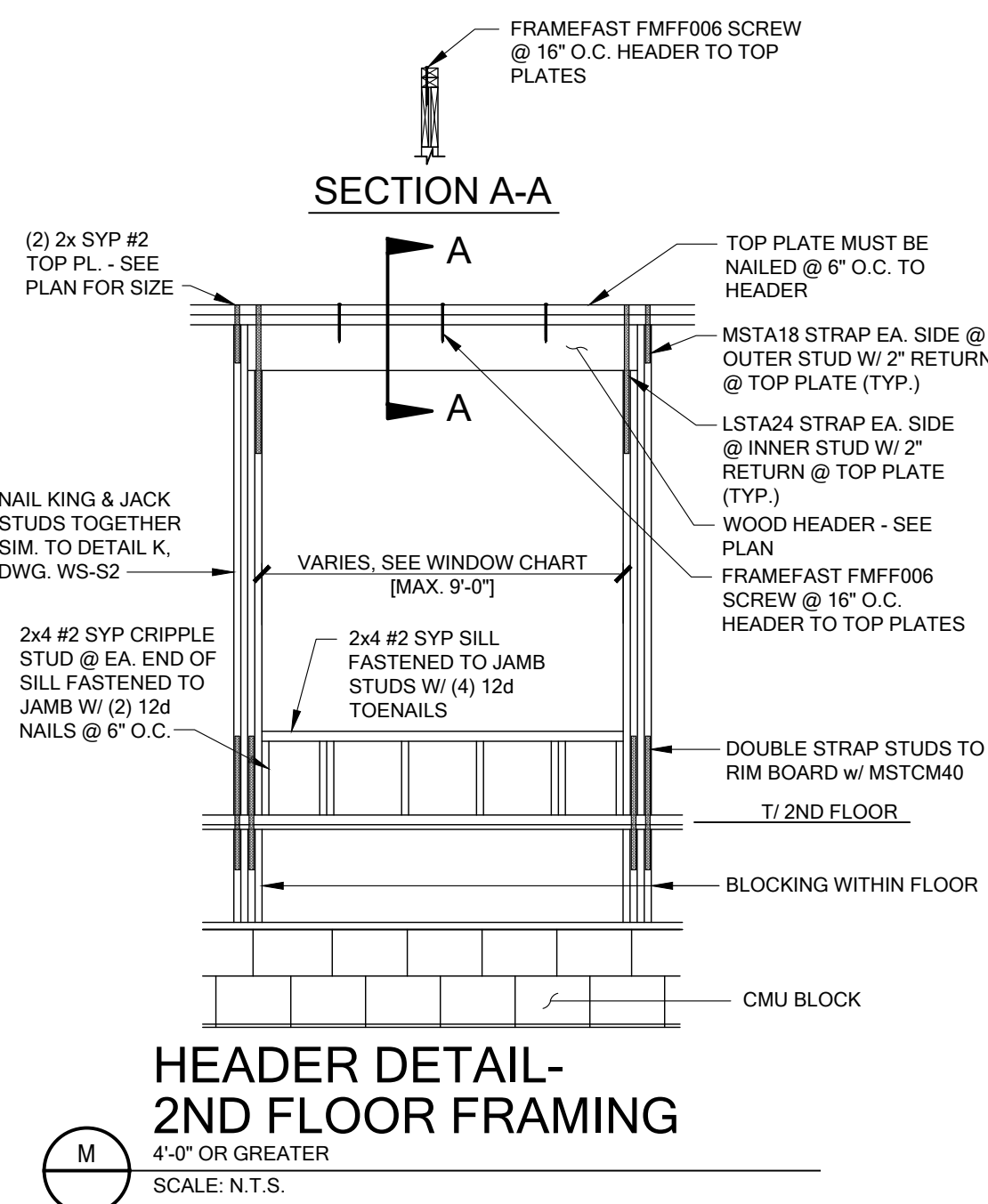
CARLOS DAVILA 2/26/2025



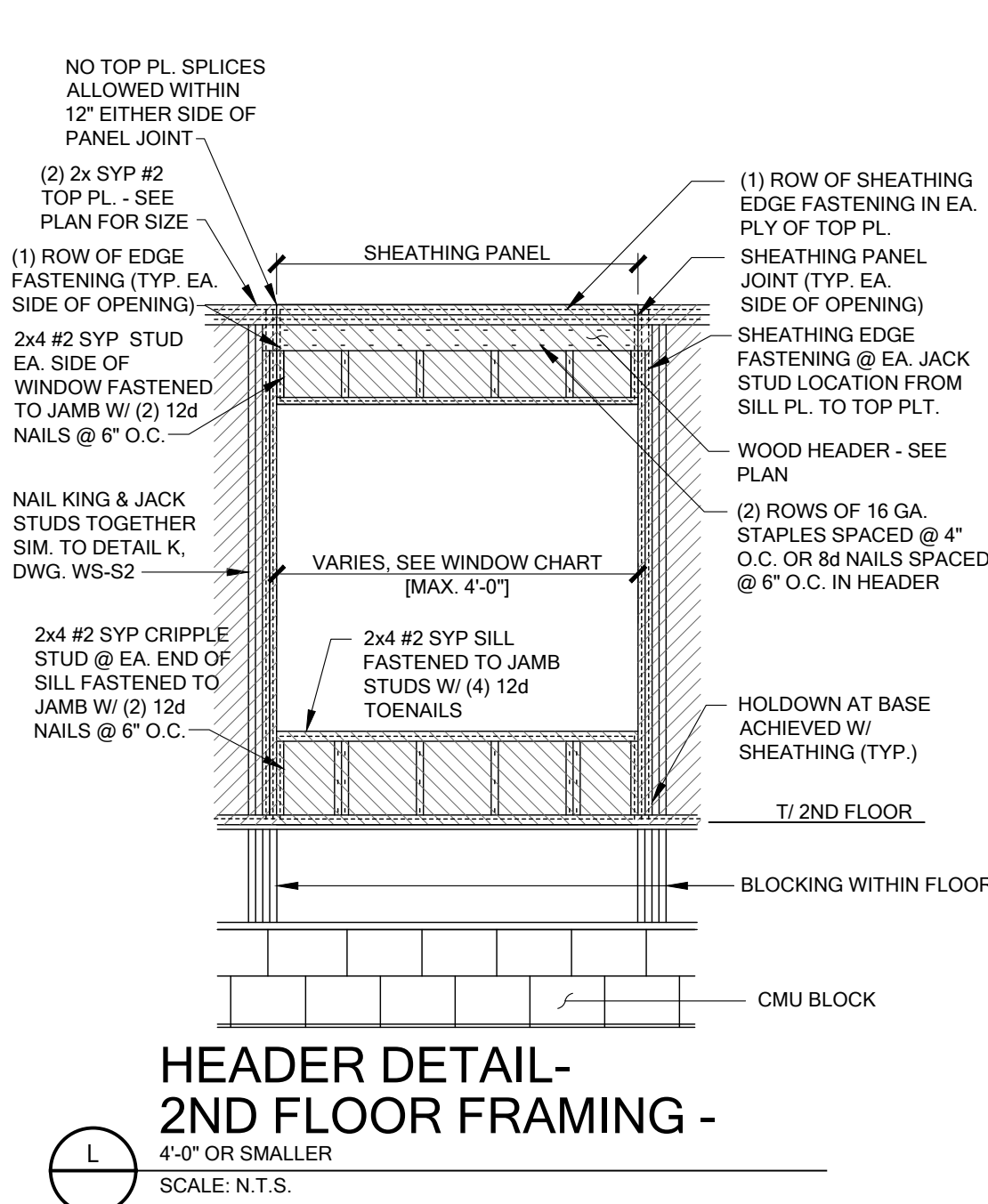
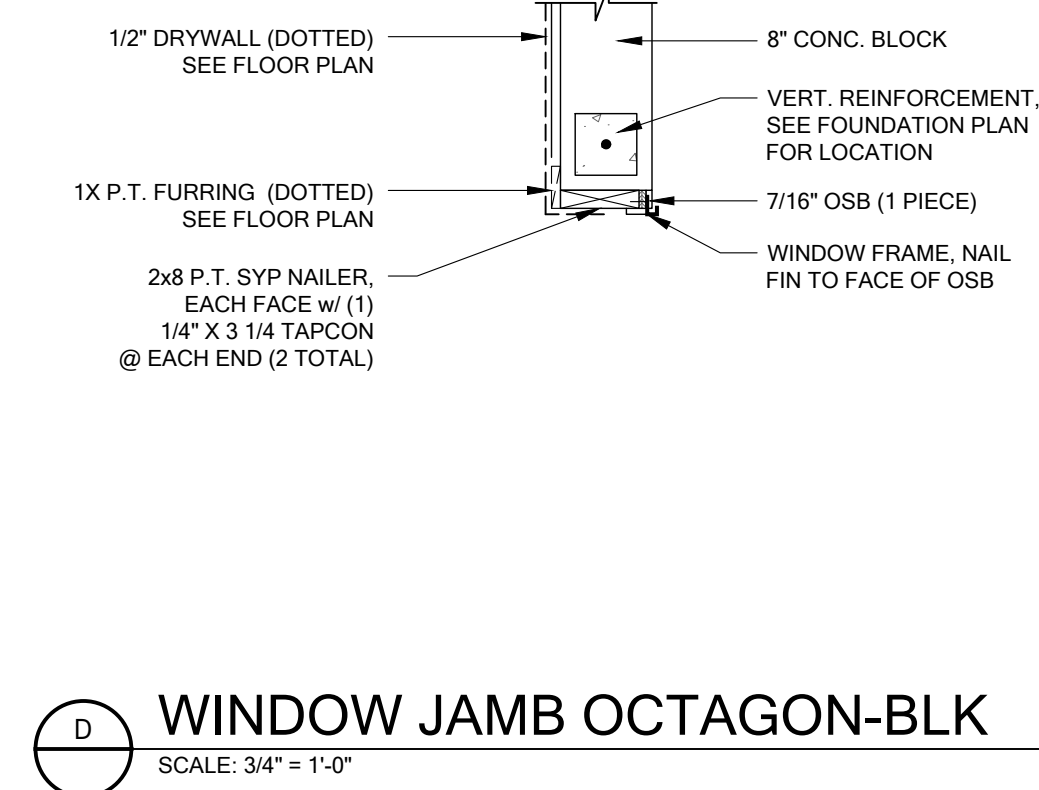
Community:	Forest Cove		Garage Side: Right
	Plan Name: Willow	Elev - F	
Reference No.		Lot: 7	Block:
Sheet:		Address: TBD SW Cadence Glen Lake City, FL 32024	
SD-D		25-02119	
DETAILS		Job no. 9F-C00701 ESSENTIALS SERIES	



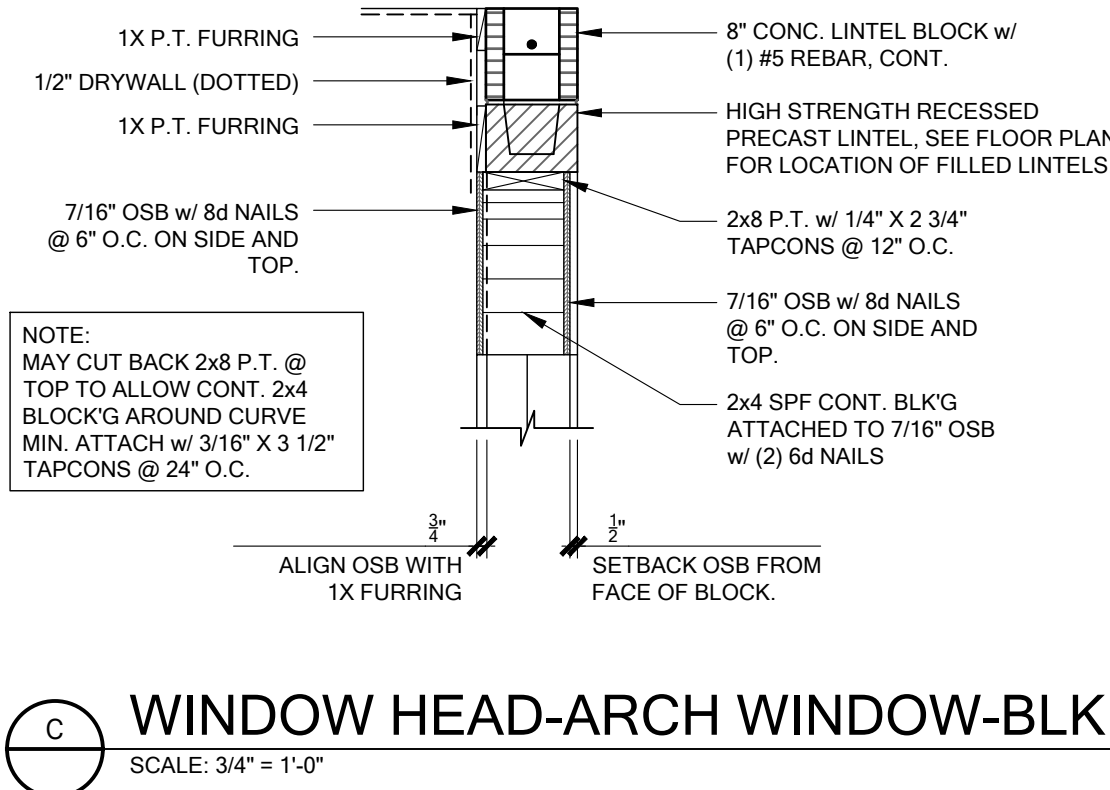
WALL PANEL DETAILS



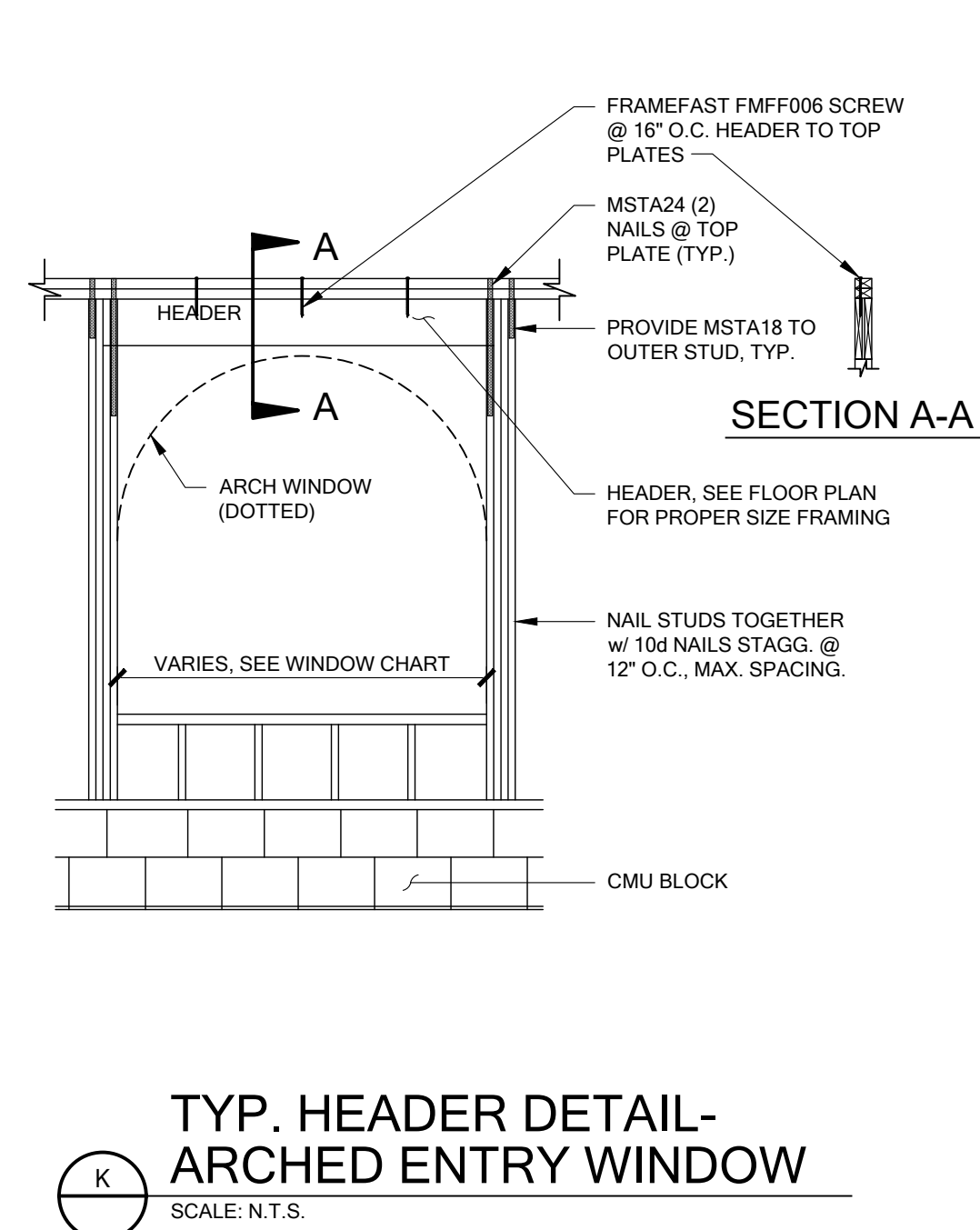
WINDOW - OCTAGON-BLK
SCALE: N.T.S.



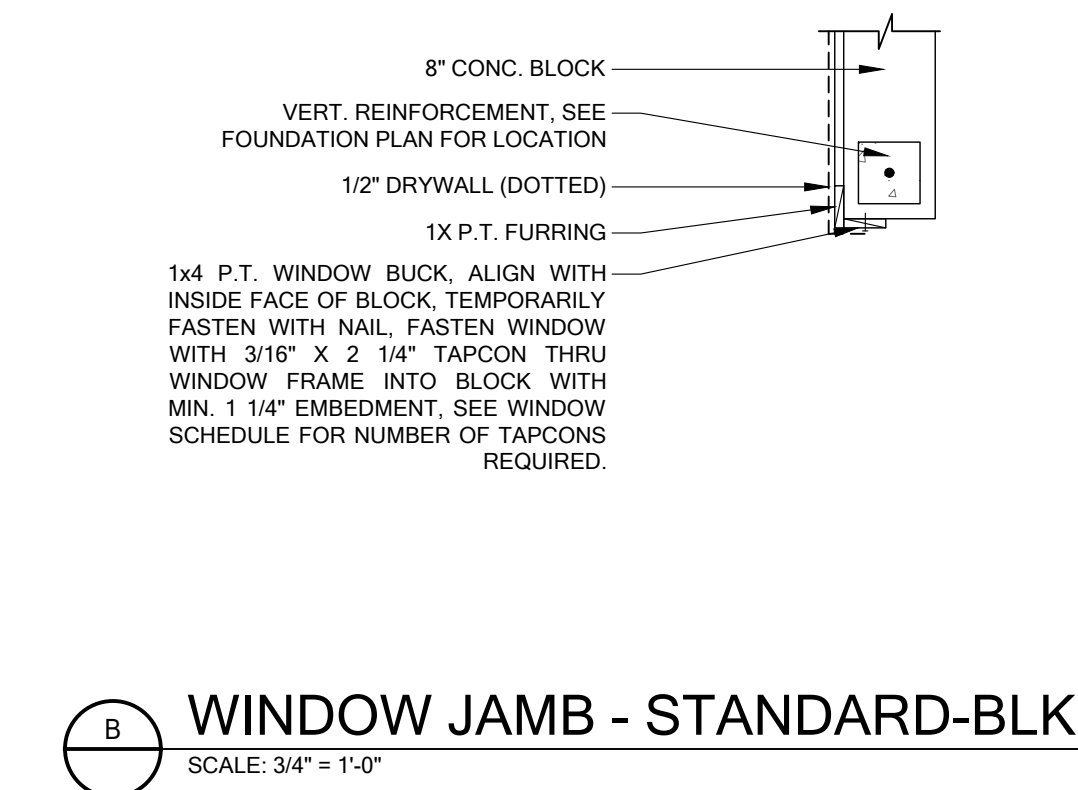
WINDOW - 1/2 ROUND TOP-BLK
SCALE: N.T.S.



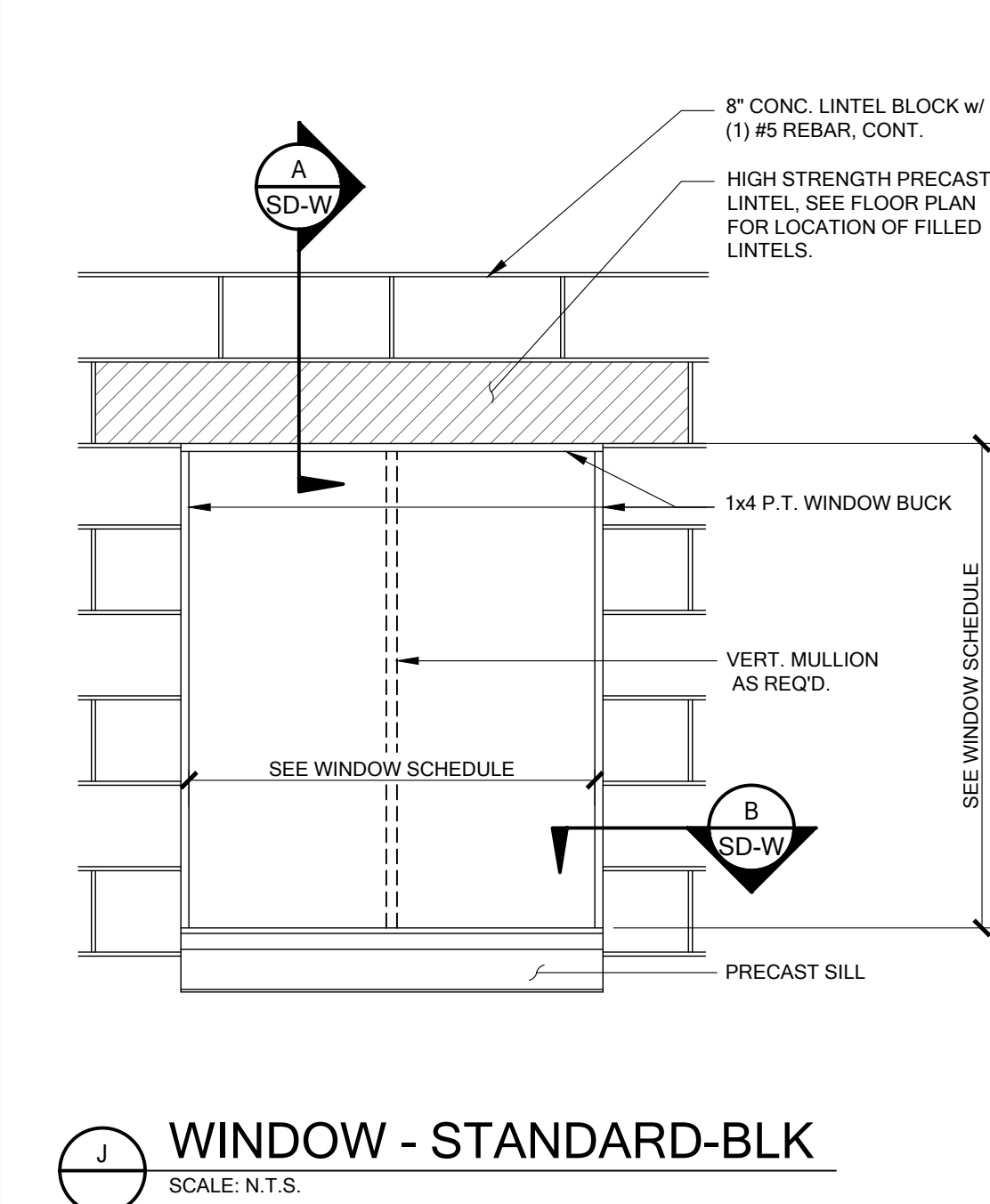
WINDOW HEAD-ARCH WINDOW-BLK



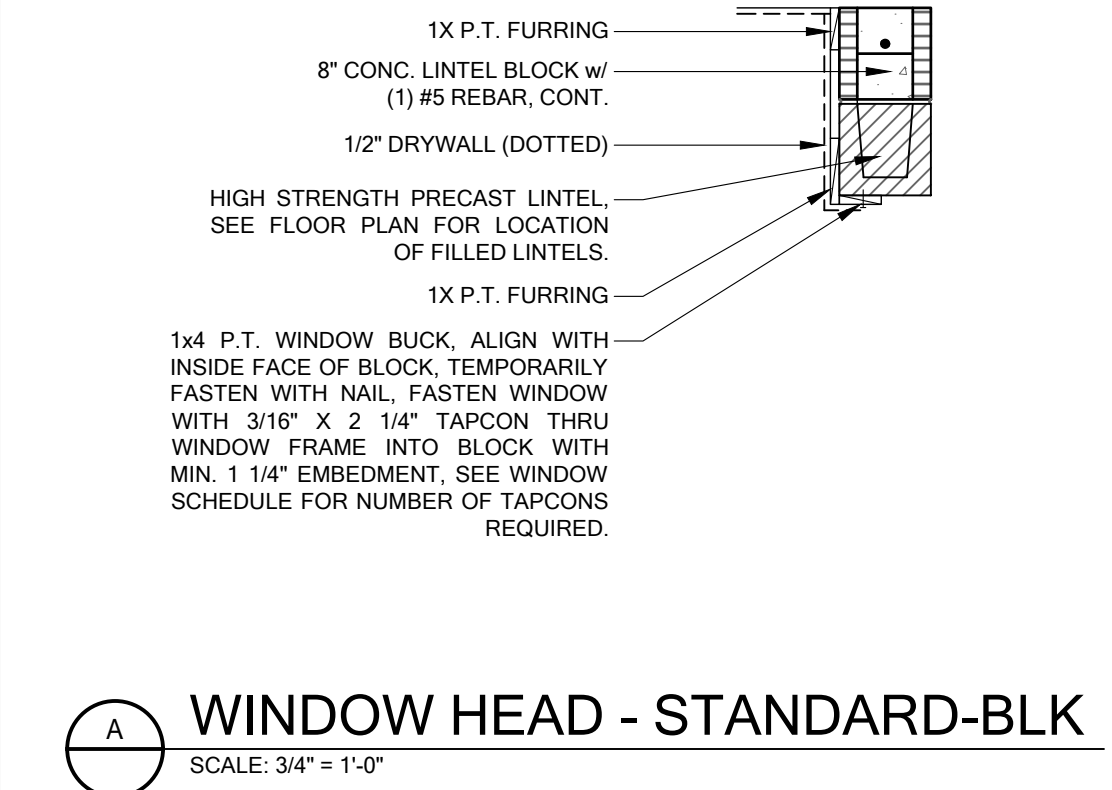
WINDOW - EYEBROW-BLK
SCALE: N.T.S.



WINDOW JAMB - STANDARD-BLK



WINDOW - COMBINATION-BLK
SCALE: 3/4" = 1'-0"



WINDOW HEAD - STANDARD-BLK

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

CA No. 9161 AA26003115

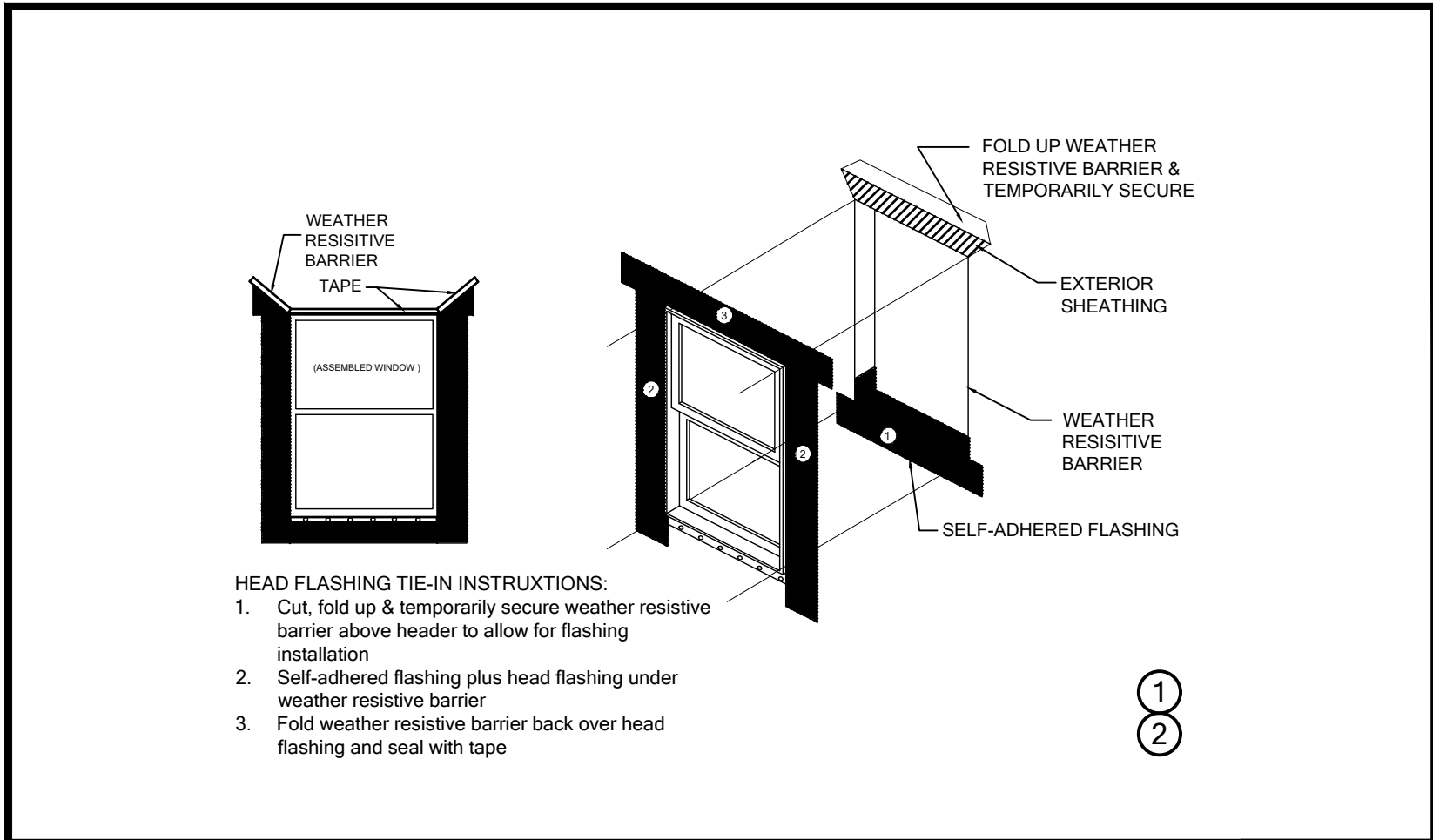
TSG
Making Dreams Come True

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

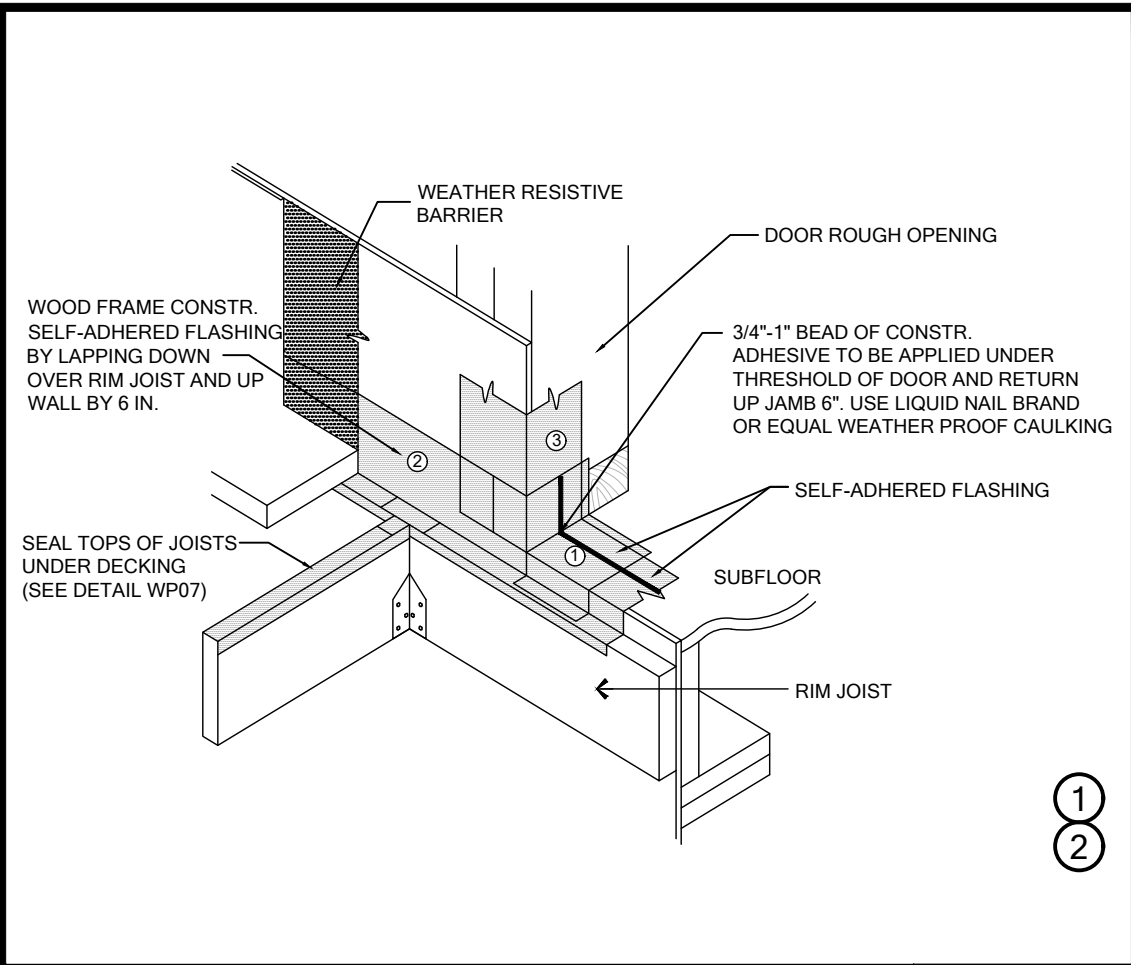
100% Employee Owned
myTSGhome.com

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

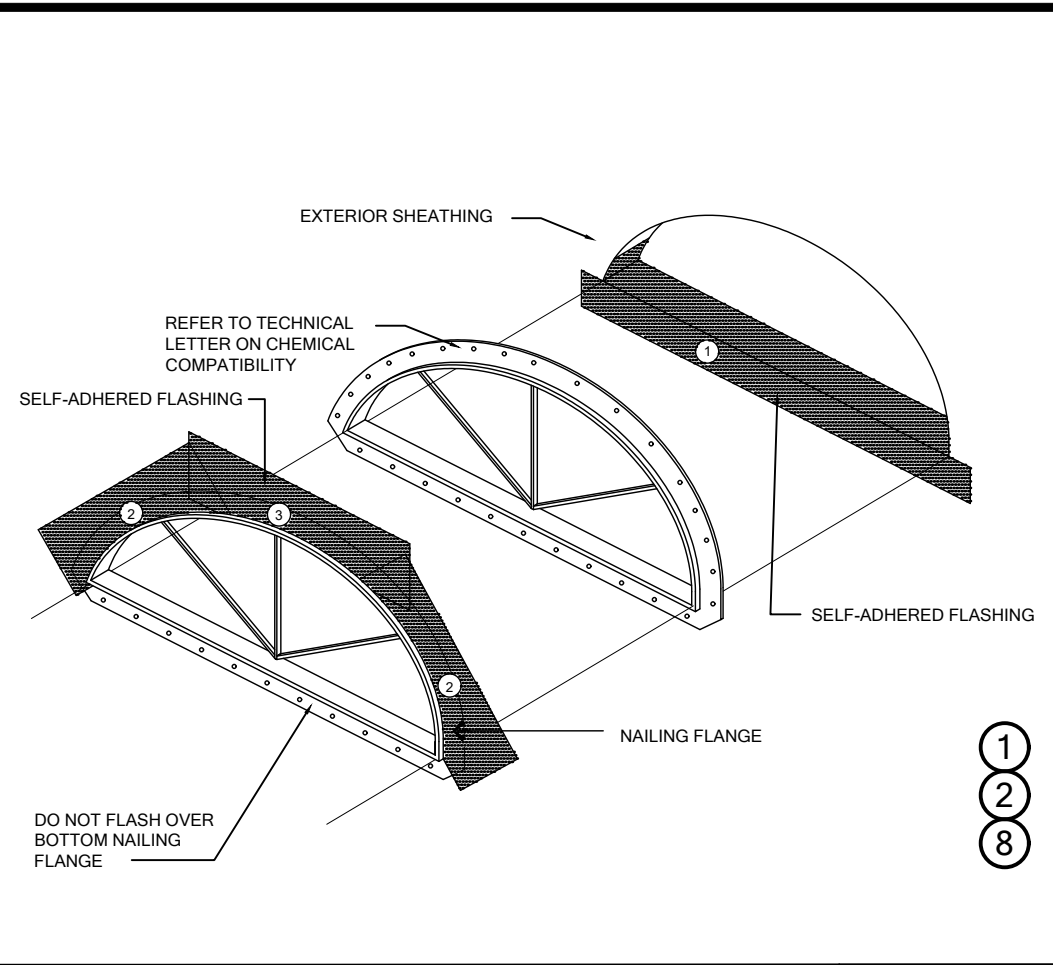
Community: Forest Cove	Garage Side: Right	Plan Name: Willow	Elev - F	Lot: 7	Block:
Address: TBD SW Cadence Glen Lake City, FL 32024			Job no. 9FC00701		
Reference No. 25-02119			Sheet		
SD-W			DETAILS		



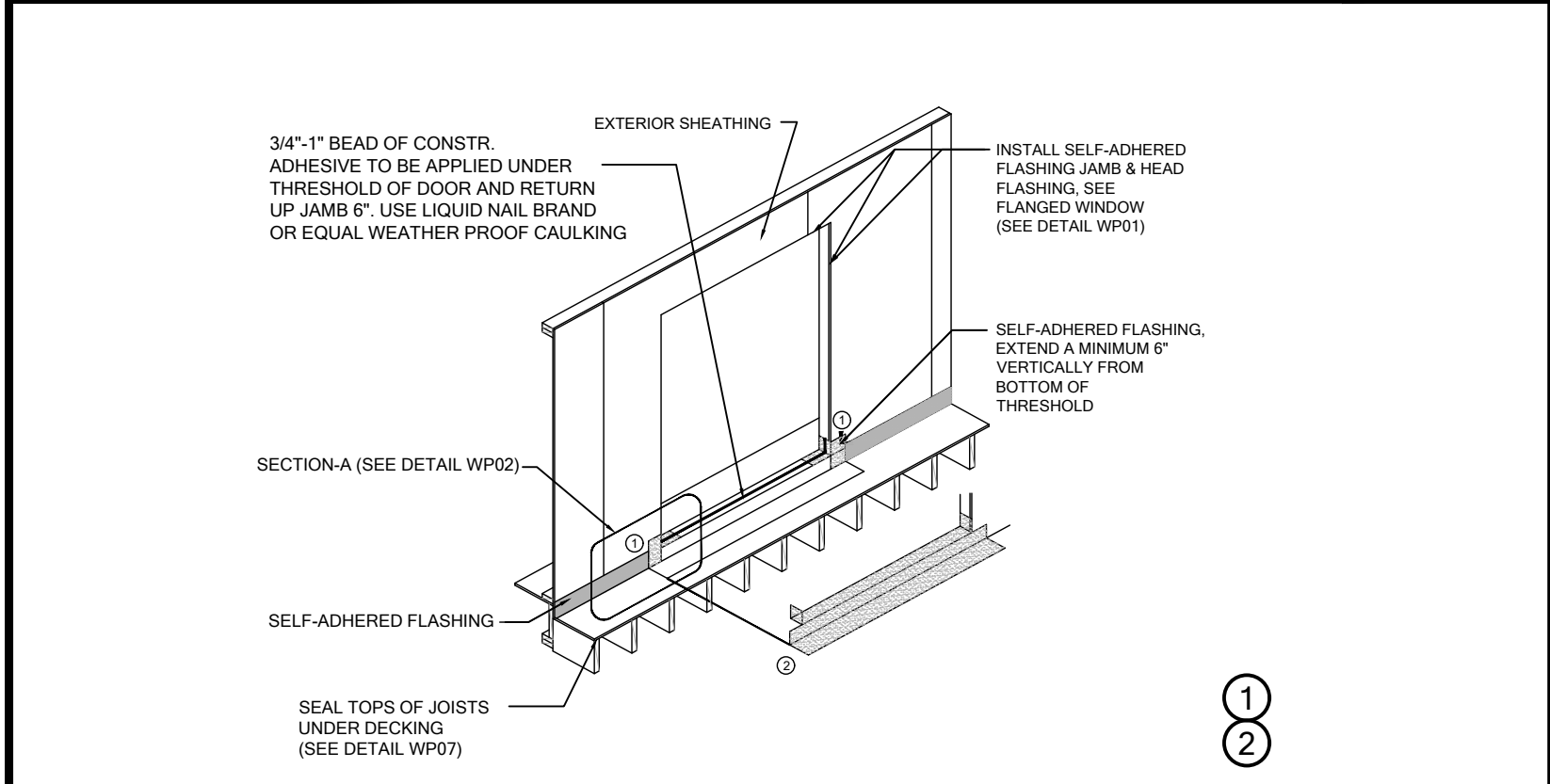
WP01



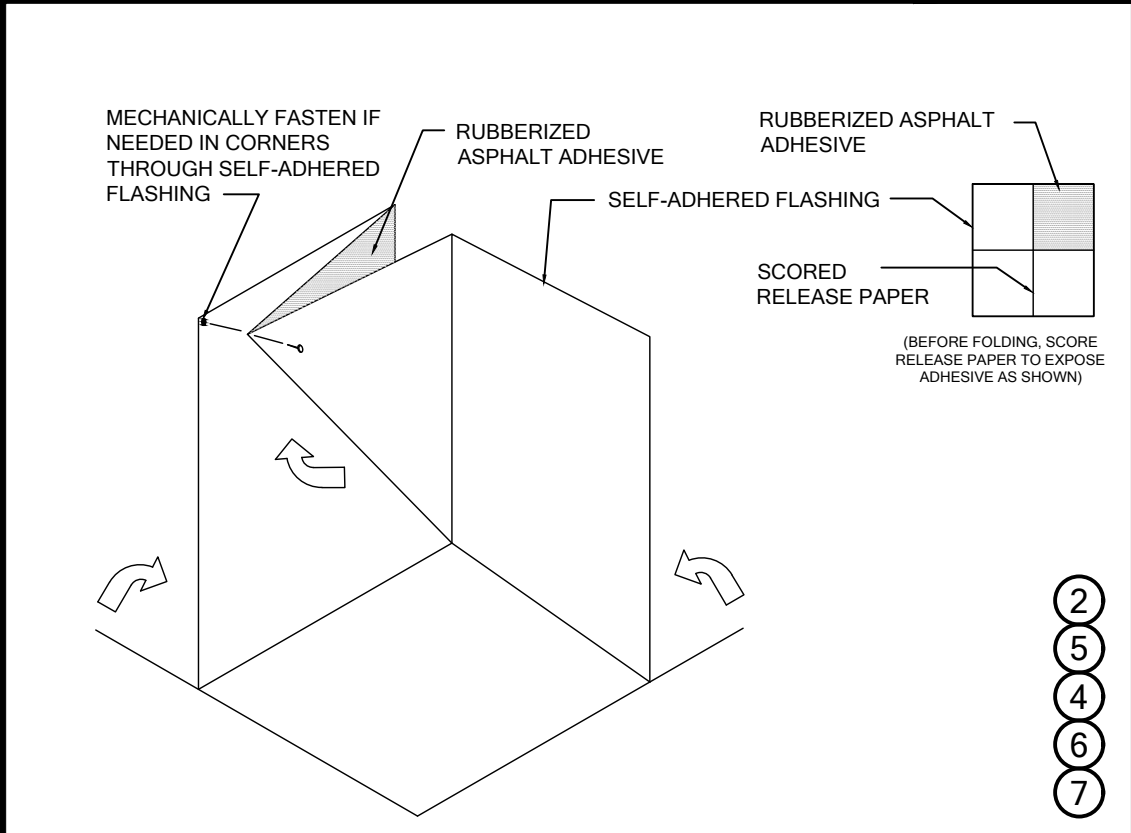
WP02



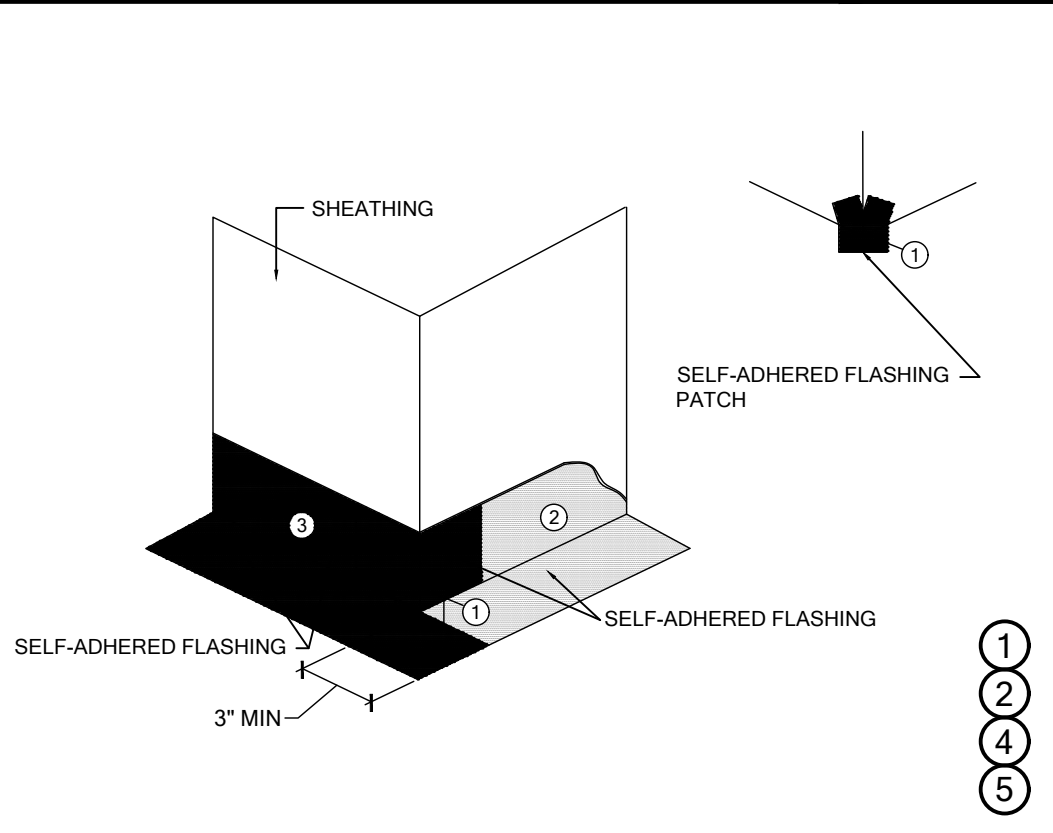
WP03



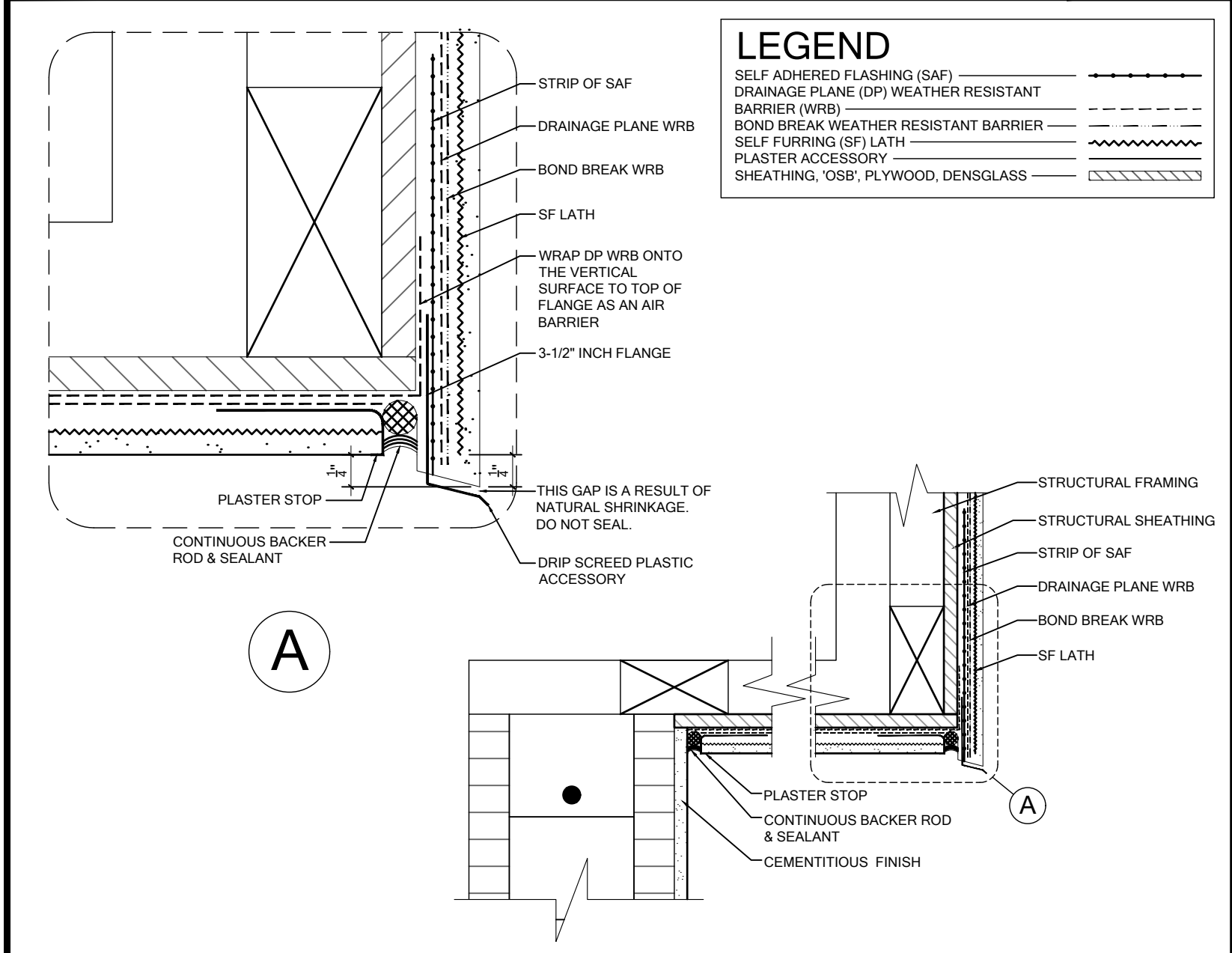
WP04



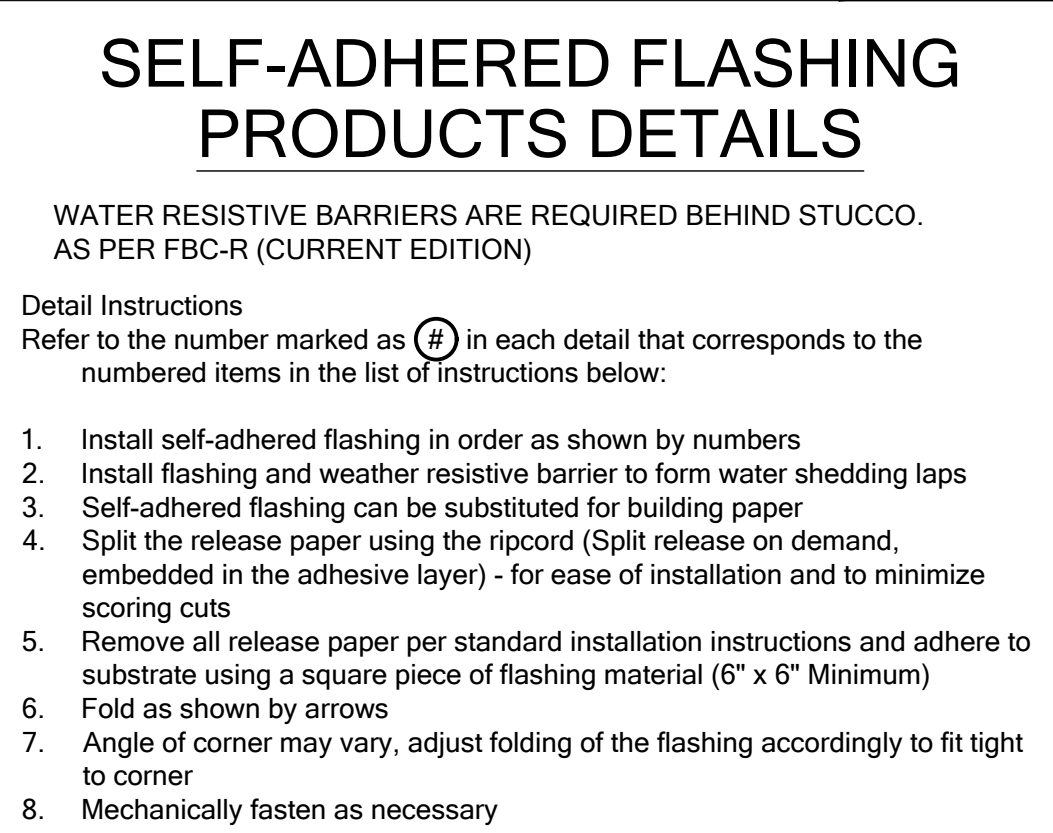
WP05



WP06



WP07



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-resistive 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.
- Other approved materials in accordance with the manufacturer's installation instructions.

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.

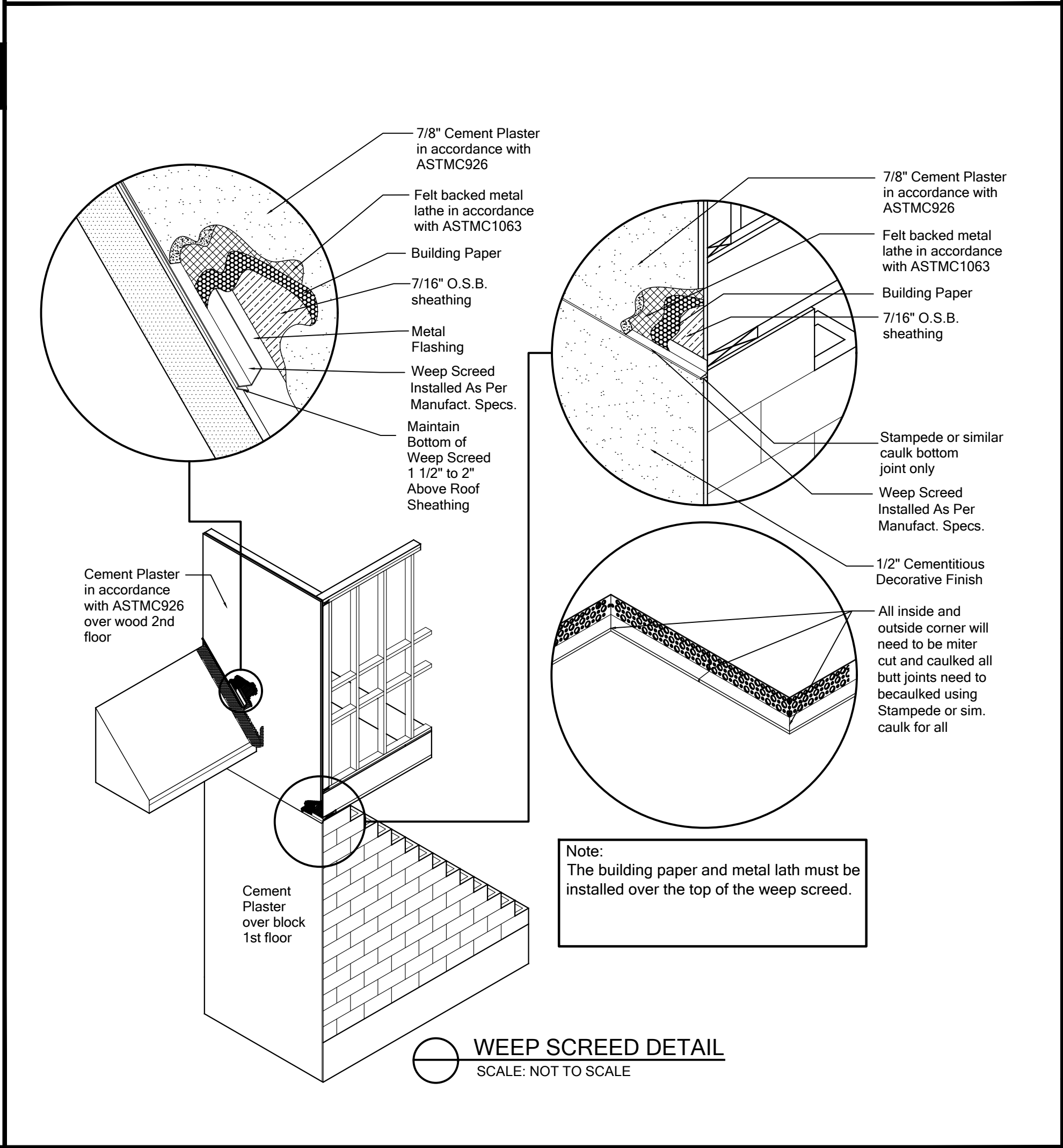
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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.



FOR COUNTY USE ONLY

03/04/2025

TS: 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
Making Dreams Come True

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

100% Employee Owned
myTSHome.com

MARONDA James
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community: Forest Cove
Garage Side: Right
Plan Name: Willow
Elev - F
Lot: 7
Block:
Address: TBD SW Cadence Glen
Lake City, FL 32024
Job no. 9FC00701

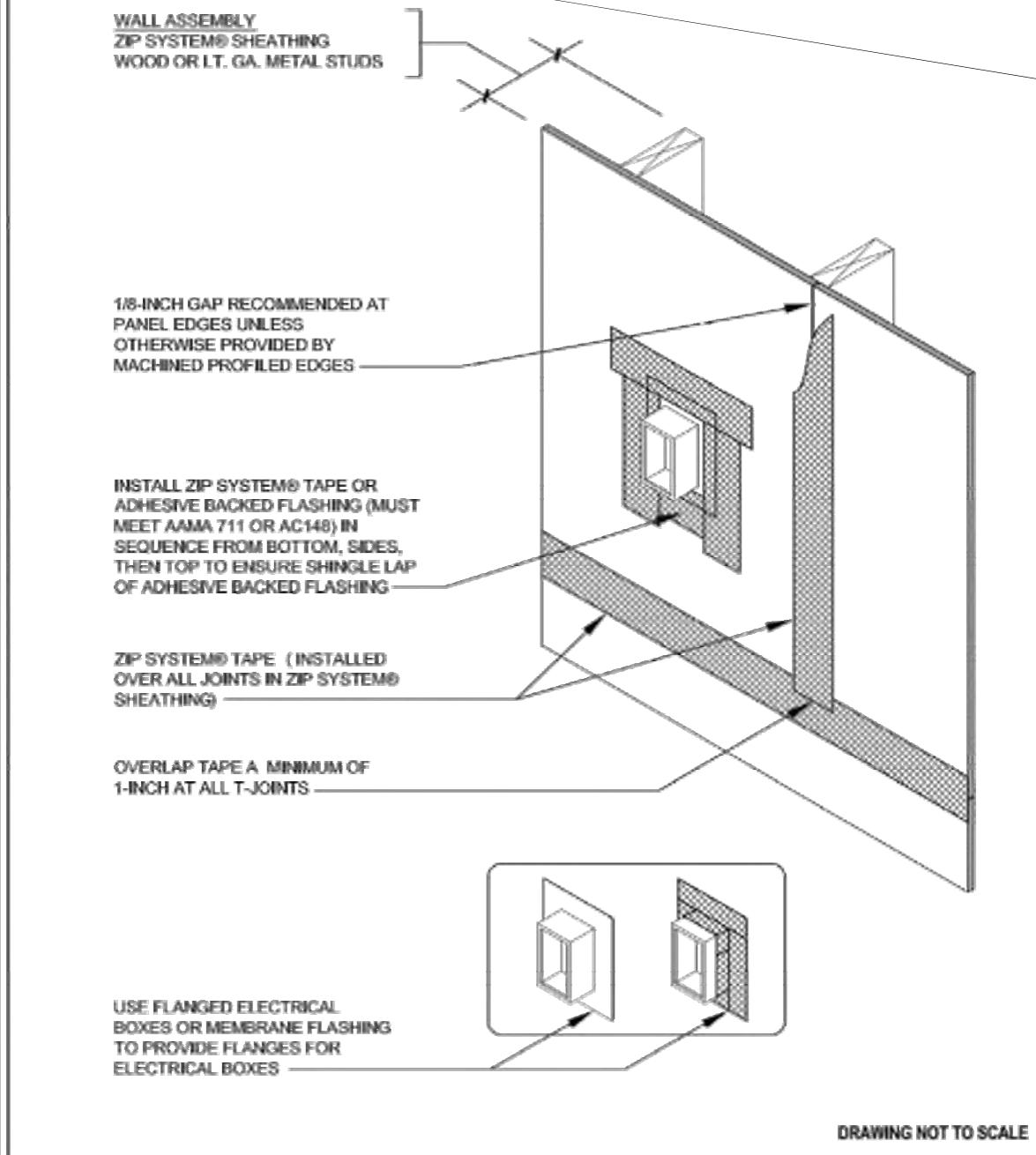
Reference No. 25-02119
Sheet: WP

ESSENTIALS SERIES

WATERPROOFING

ZIP SYSTEM® SHEATHING WALL AT TYPICAL ELECTRICAL PENETRATION

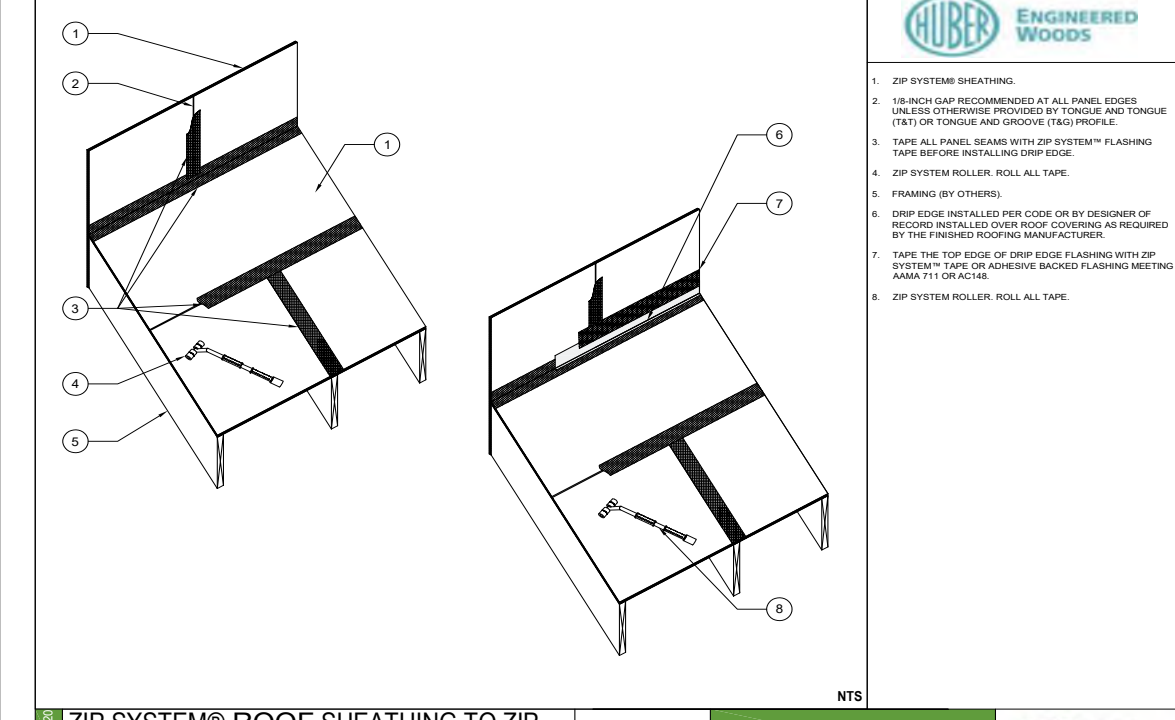
P-3



DRAWING NOT TO SCALE

ZIP System® SHEATHING & TAPE Sales Office: 10925 David Taylor Drive Suite 300 - Charlotte, NC 28262 Telephone: 800.933.9220 - www.zipsystem.com

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.

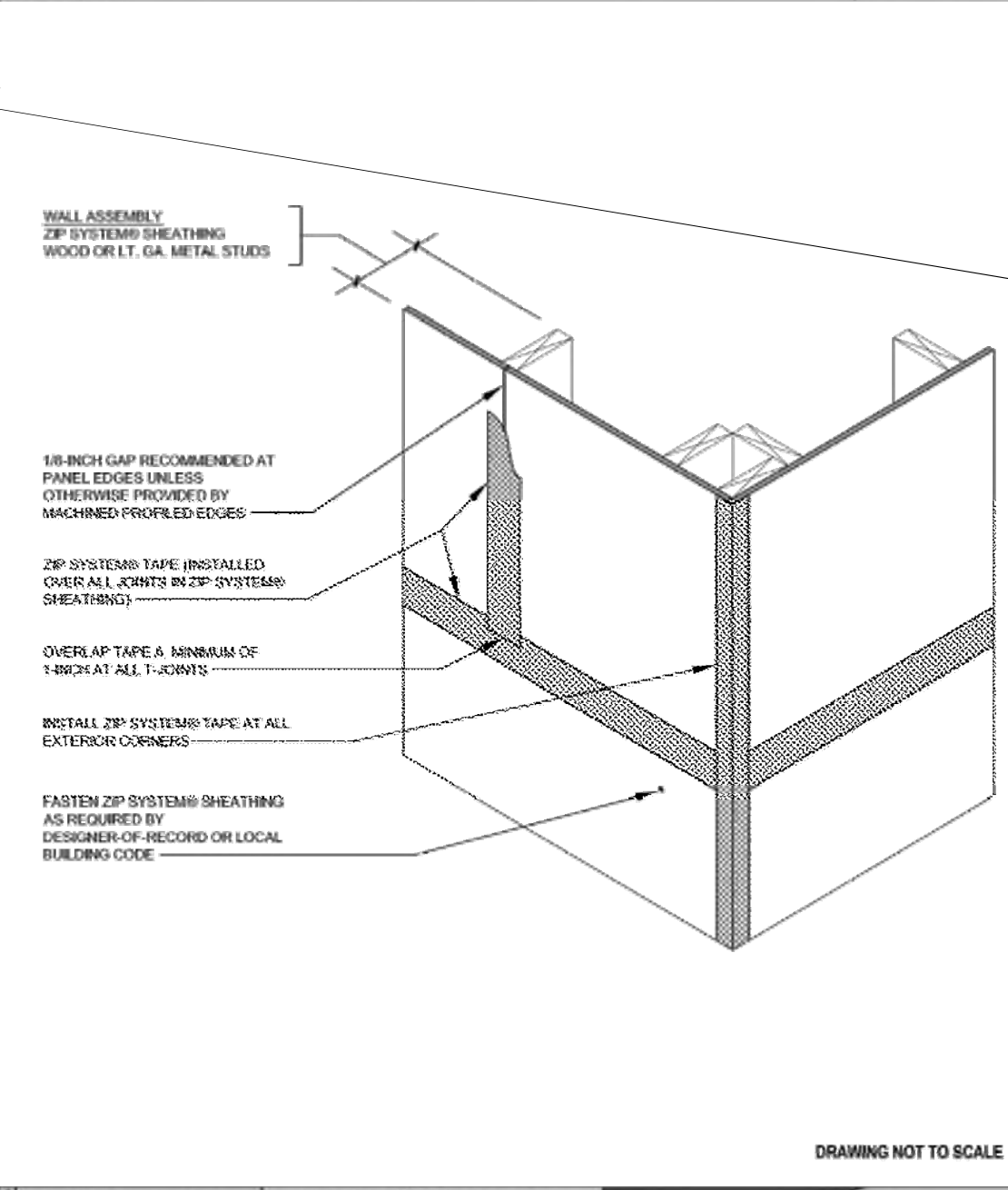


TD-2.1

ZIP SYSTEM® ROOF SHEATHING TO ZIP SYSTEM® WALL SHEATHING

ZIP SYSTEM® SHEATHING-WALL AT TYPICAL EXTERIOR CORNER

P-2



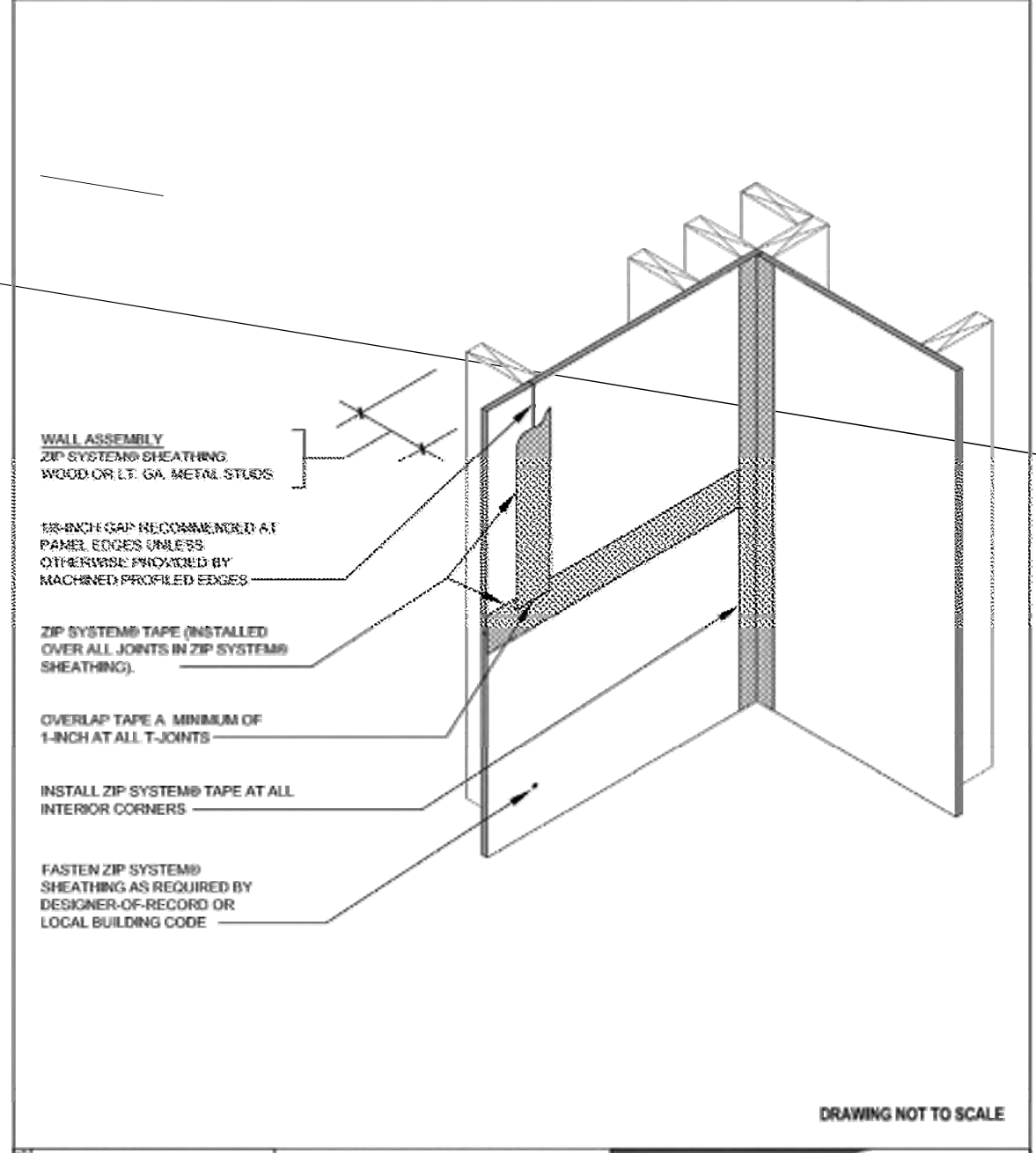
DRAWING NOT TO SCALE

ZIP System® SHEATHING & TAPE Sales Office: 10925 David Taylor Drive Suite 300 - Charlotte, NC 28262 Telephone: 800.933.9220 - www.zipsystem.com

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.

ZIP SYSTEM® SHEATHING AT TYPICAL INTERIOR CORNER

P-1



DRAWING NOT TO SCALE

ZIP System® SHEATHING & TAPE Sales Office: 10925 David Taylor Drive Suite 300 - Charlotte, NC 28262 Telephone: 800.933.9220 - www.zipsystem.com

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.



ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

General Contractor/Installer Project Name Project Location

Observer's Name Jobsite Superintendent Date of Observation

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

Additional Notes:

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

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



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

Contratista general/instalador Nombre del proyecto Ubicación del proyecto

Nombre del observador Superintendente de obra Fecha de la observación

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

Notas adicionales:

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

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



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



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

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

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

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

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

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

Overdriven Fasteners in ZIP System® Sheathing

Technical Tip

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

For roof applications, ZIP System sheathing is code recognized in ICC-ES ESR-1473 as a combination roof sheathing and roof underlayment. When used on a wall, ZIP System sheathing is code recognized in ICC-ES ESR-1474 as a combination wall sheathing, air barrier and water-resistive barrier. Both International and National Building codes specify specific fastener type, size and spacing when attaching wood sheathing to framing members. The fastener type and spacing requirements listed in the building codes may vary from those required by the manufacturer. The fastener 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 Fresh Tip, *Reduction in Shear Capacity Due to Overdriven Fasteners*, shear capacity could be reduced up to 20% depending on the depth and amount of fasteners that are overdriven. Please refer to technical bulletins published by APA and TECO at www.apa-direct.com and tech.bulap.com. For more information about fastener shear capacity, visit www.apa-direct.com. Consult with your local building official or design professional for any additional 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 levels of specified pressures. Panels were tested with overdriven fasteners at various depths and then compared with panels that were installed with fastener heads flush. The panels with overdriven fasteners satisfied the same performance requirements as those installed with fastener heads flush. Overdriven fasteners in ZIP System sheathing may reduce the water resistance of the sheathing. Panels that are attached with overdriven fasteners will not void the ZIP System warranty.

Although overdriven fasteners do not affect ZIP System sheathing's ability to resist moisture, it may reduce the shear capacity of the fastener. Overdriven fasteners can reduce the amount of wind or earthquake loading a shear wall is designed to resist. This possible reduction in shear capacity is not a concern in shear walls and shear walls constructed with structural OSB or plywood and 6 **W4** specific to ZIP System products.

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

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


EVALUATION REPORT
 Number: **544**

Originally Issued: 10/20/2017
 Revised: 05/14/2024
 Valid Through: 10/31/2024


EVALUATION REPORT

Number **544**

Originally Issued: 10/20/2017 Revised: 05/11/2024 Valid through: 09/04/2025

Number 544 **EVALUATION REPORT** Number 544

The diagram illustrates a cross-section of a wall assembly. From left to right, the layers are: ZIP SYSTEM SHEATHING (green), WATER-RESISTIVE BARRIER (orange), LATH (yellow), EXTERIOR PLASTER LAYER(S) (grey), ADHESIVE-BACKED FLASHING TAPE (black), WEEP SCREE (light grey), and FOUNDATION (dark grey). Arrows point to each layer with its corresponding label.

FLORIDA SUPPLEMENT

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

ZIP SYSTEM® WALL SHEATHING

CSI Section:

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

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

2.3.4 For products falling under Section 550.0 of Florida Rule 62B-308, verification is required that the report holder's quality assurance program is audited by a quality assurance agency approved by the Florida Building Commission or the building official when the report holder does not possess an approval from the Commission, to provide oversight and approval that the products are being manufactured as described in this evaluation report to establish continual product performance.

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

ZIP SYSTEM® WALL SHEATHING
CSI Sections:

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

2.0 LIMITATIONS

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

C
 Si
 H
 O
 I
 Cl
 (8)
[11](#)
 Z

1.0	Hu des La res La uns	• •	2.0
-----	-------------------------------------	--------	-----

OF LOS ANGELES
EMENT
ENGINEERED WOODS, LLC
Three Square
David Taylor Drive, Suite 300
Fayetteville, NC 28426
31-9220
berwood.com
SYSTEM® WALL SHEATHING

ACKNOWLEDGMENT

Uninversed Woods ZIP System® Wall Sheathing, in LPMO USE Evaluation Report RP-344 and this LABC Supplement, has been evaluated for water vapor and air leakage in accordance with the LABC and ZIP System® Wall Sheathing is recognized for use in the following codes:

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

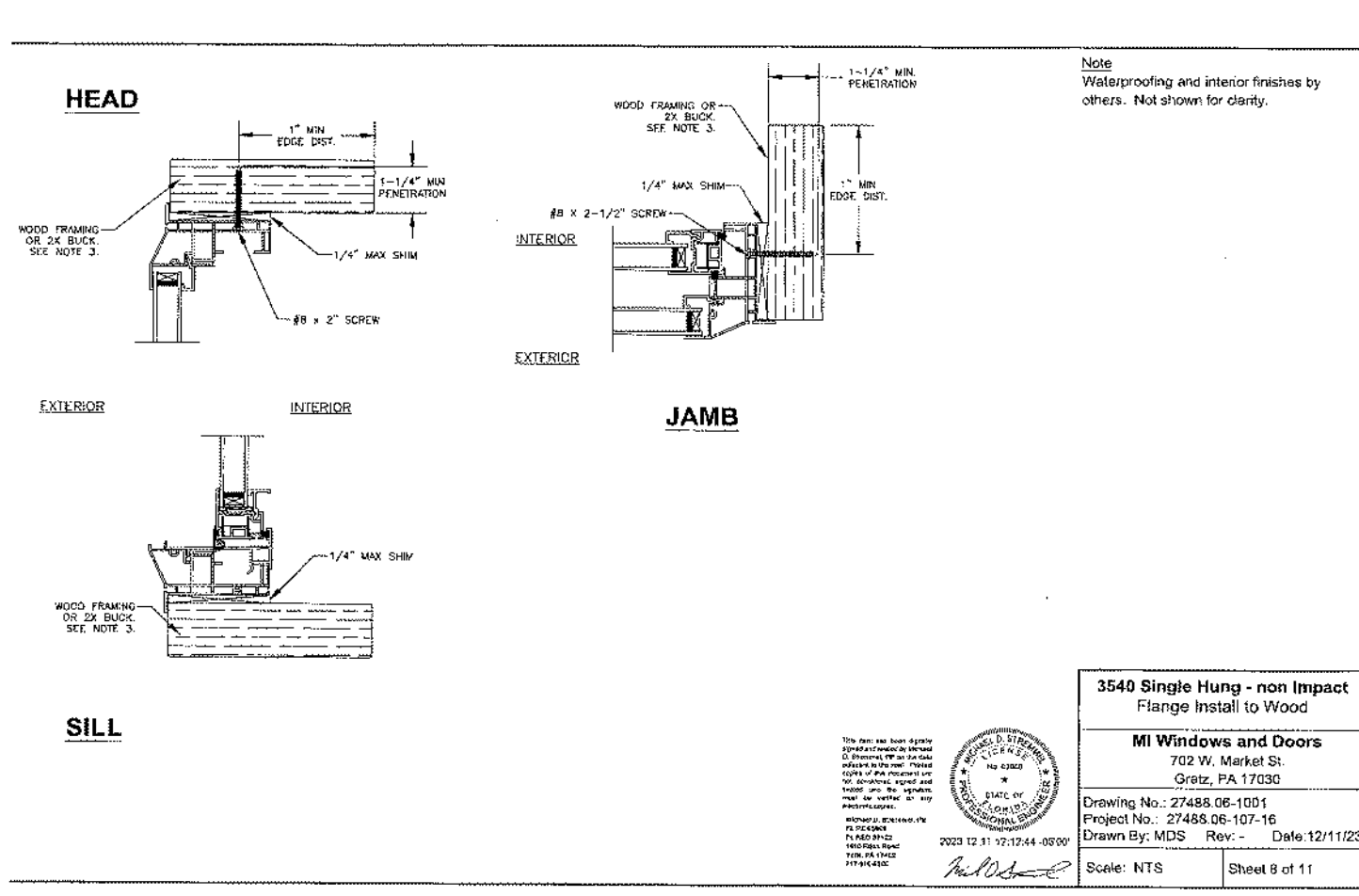
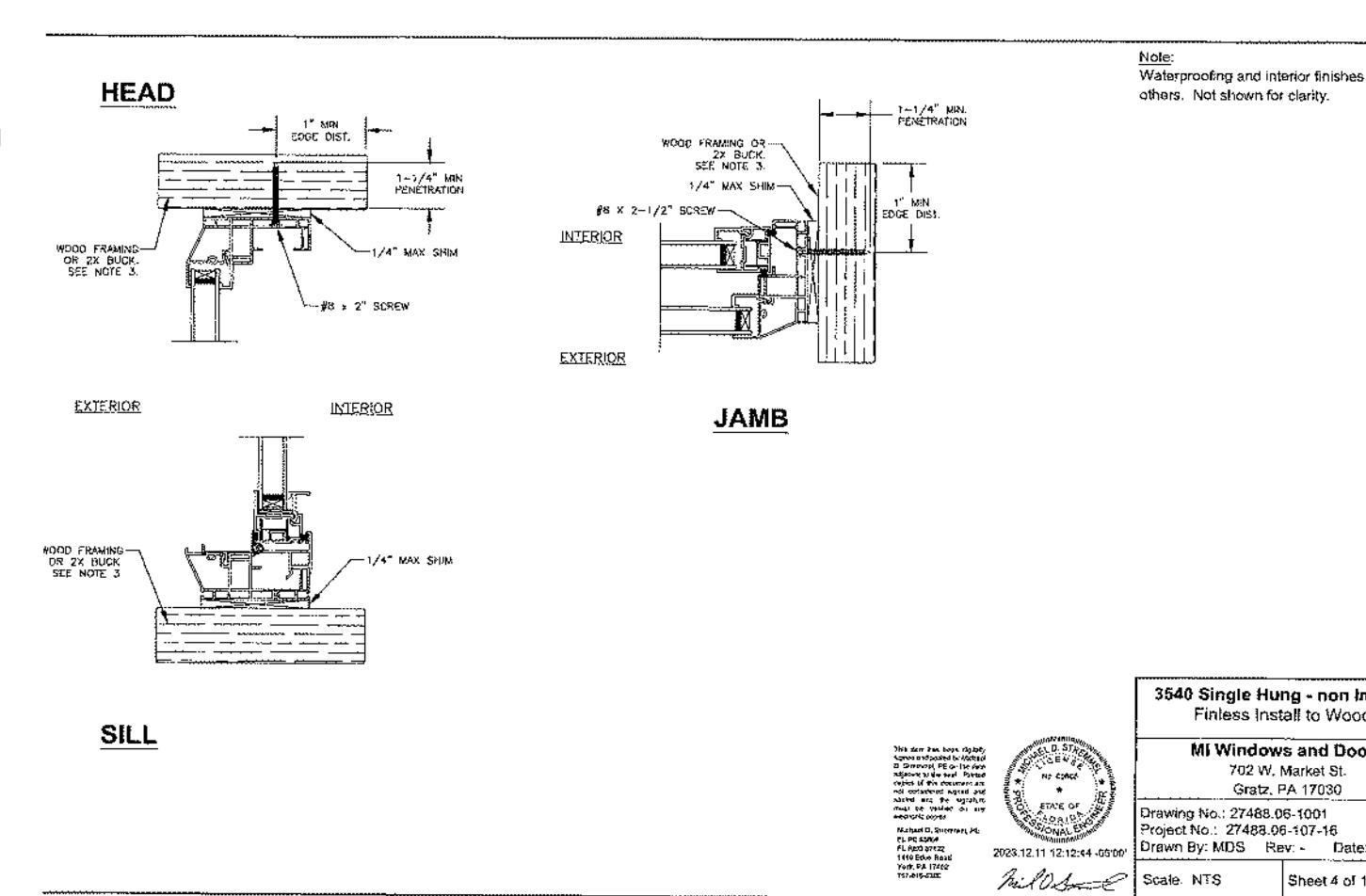
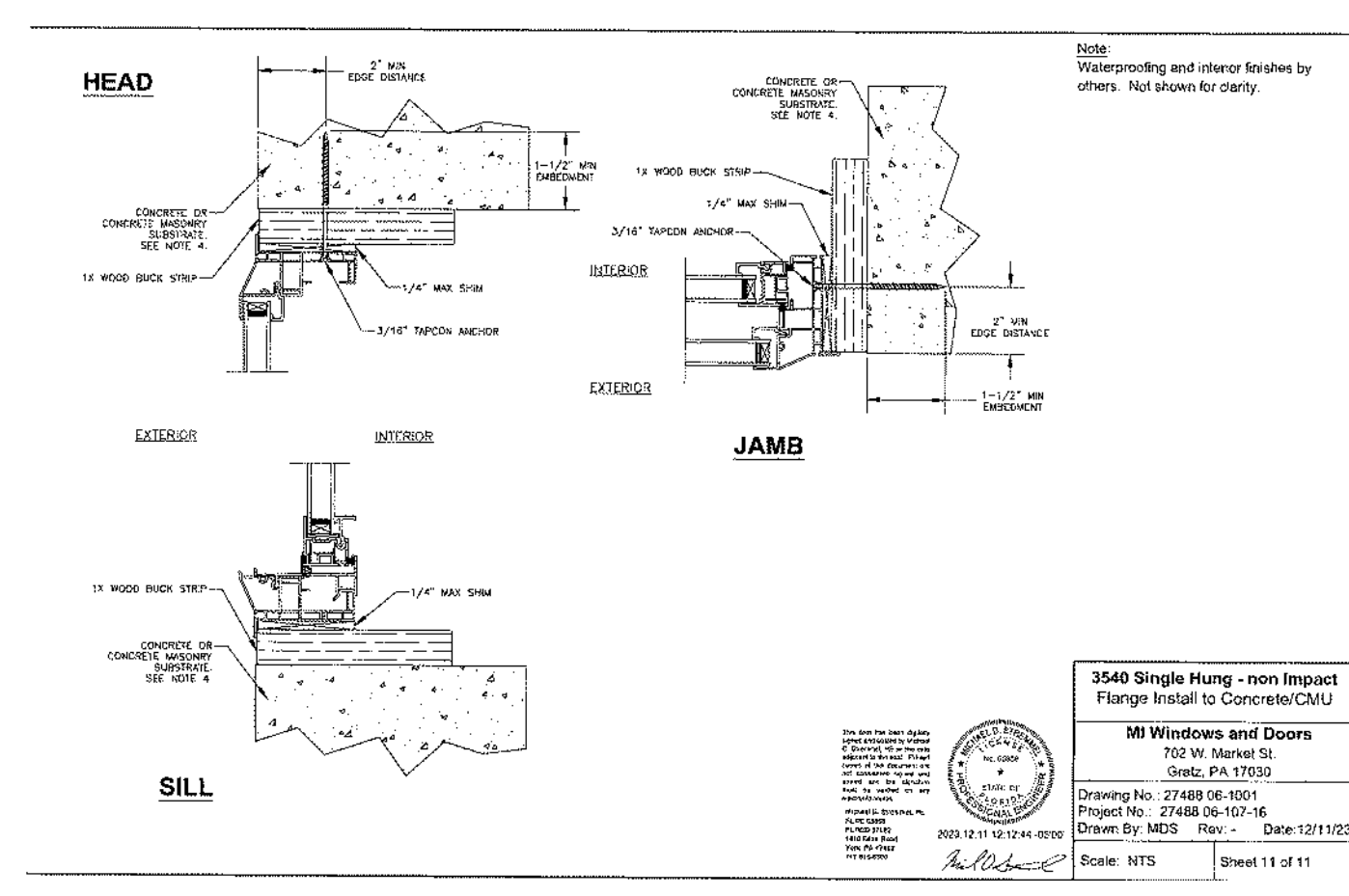
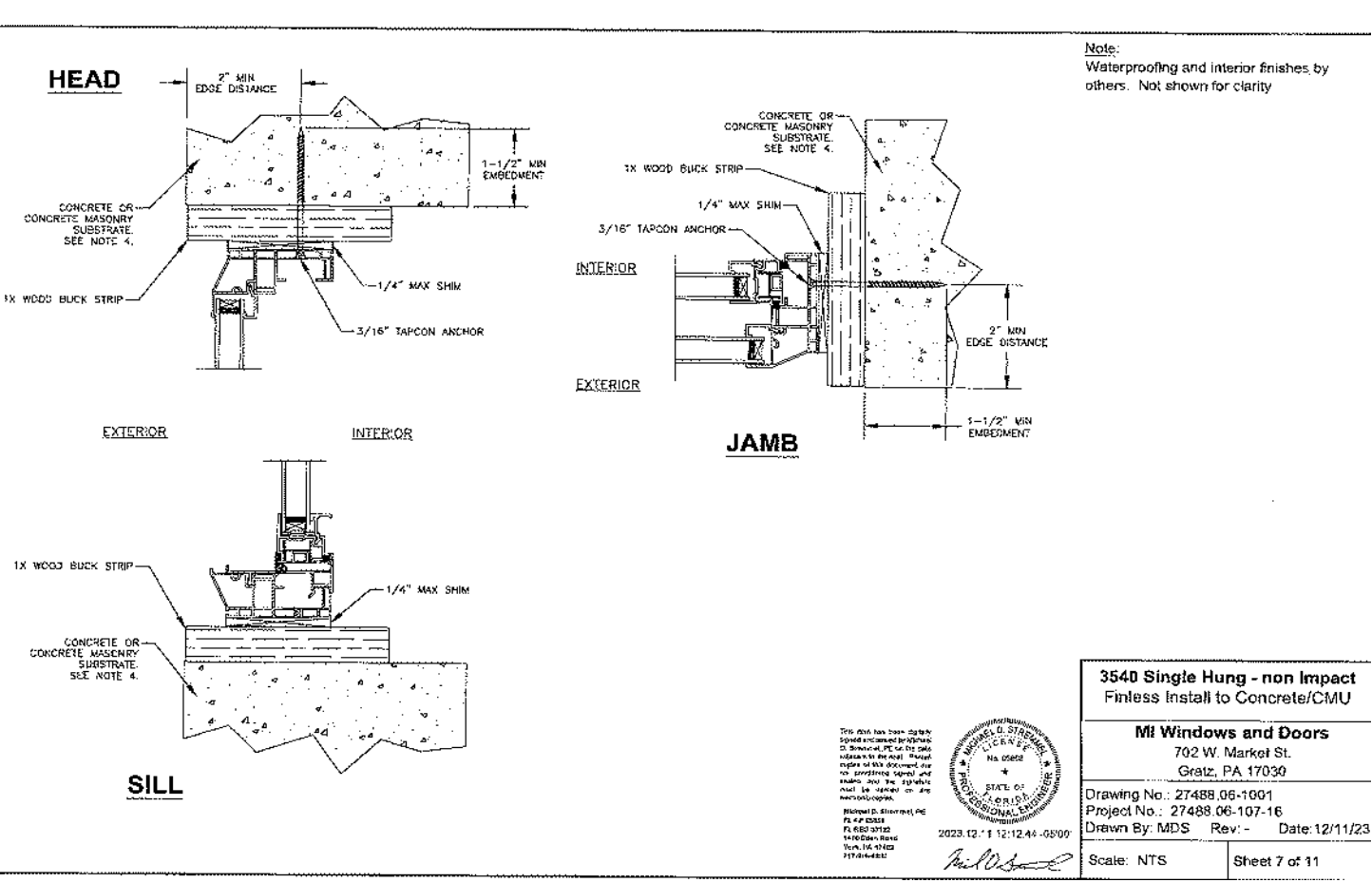
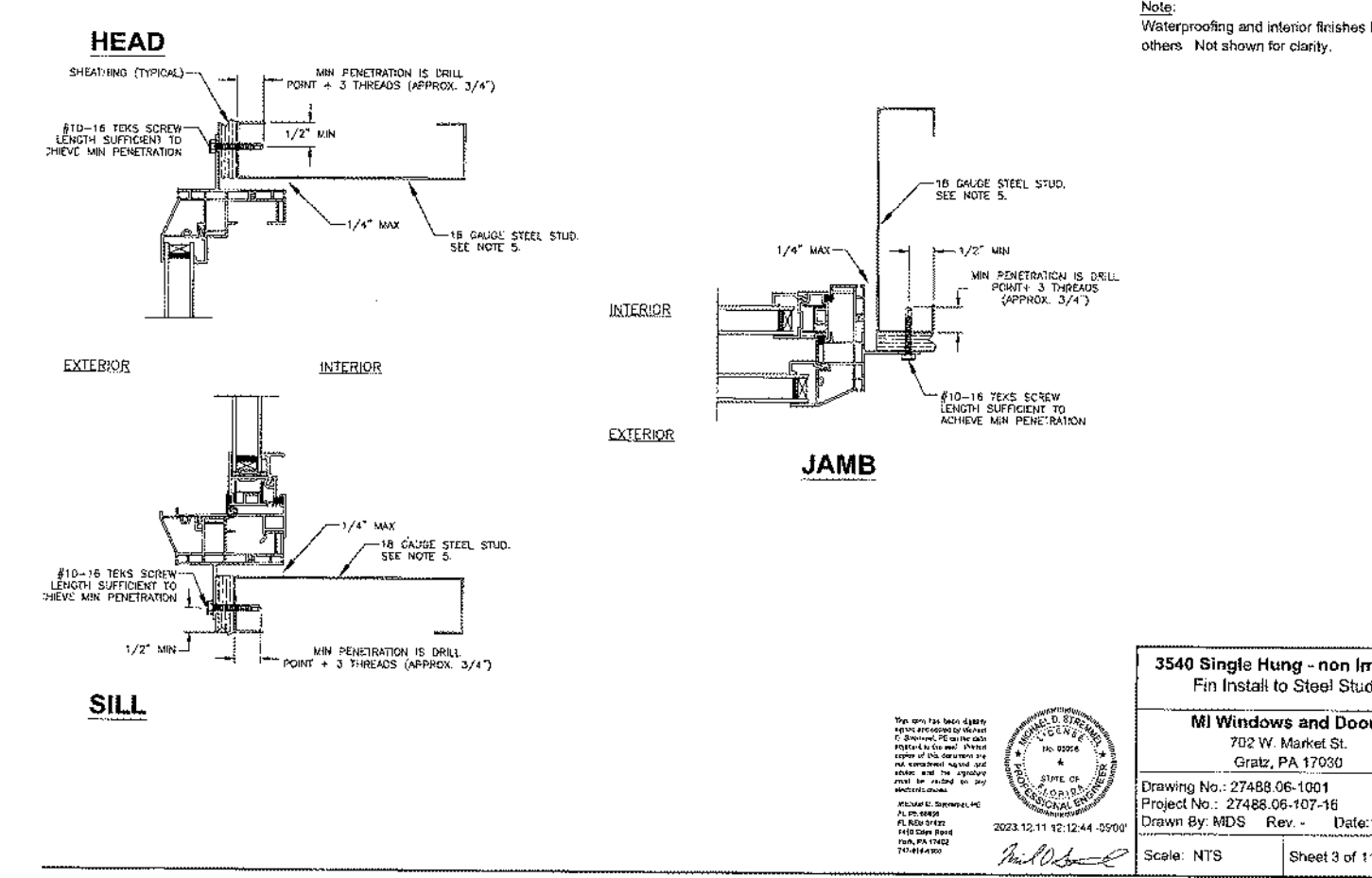
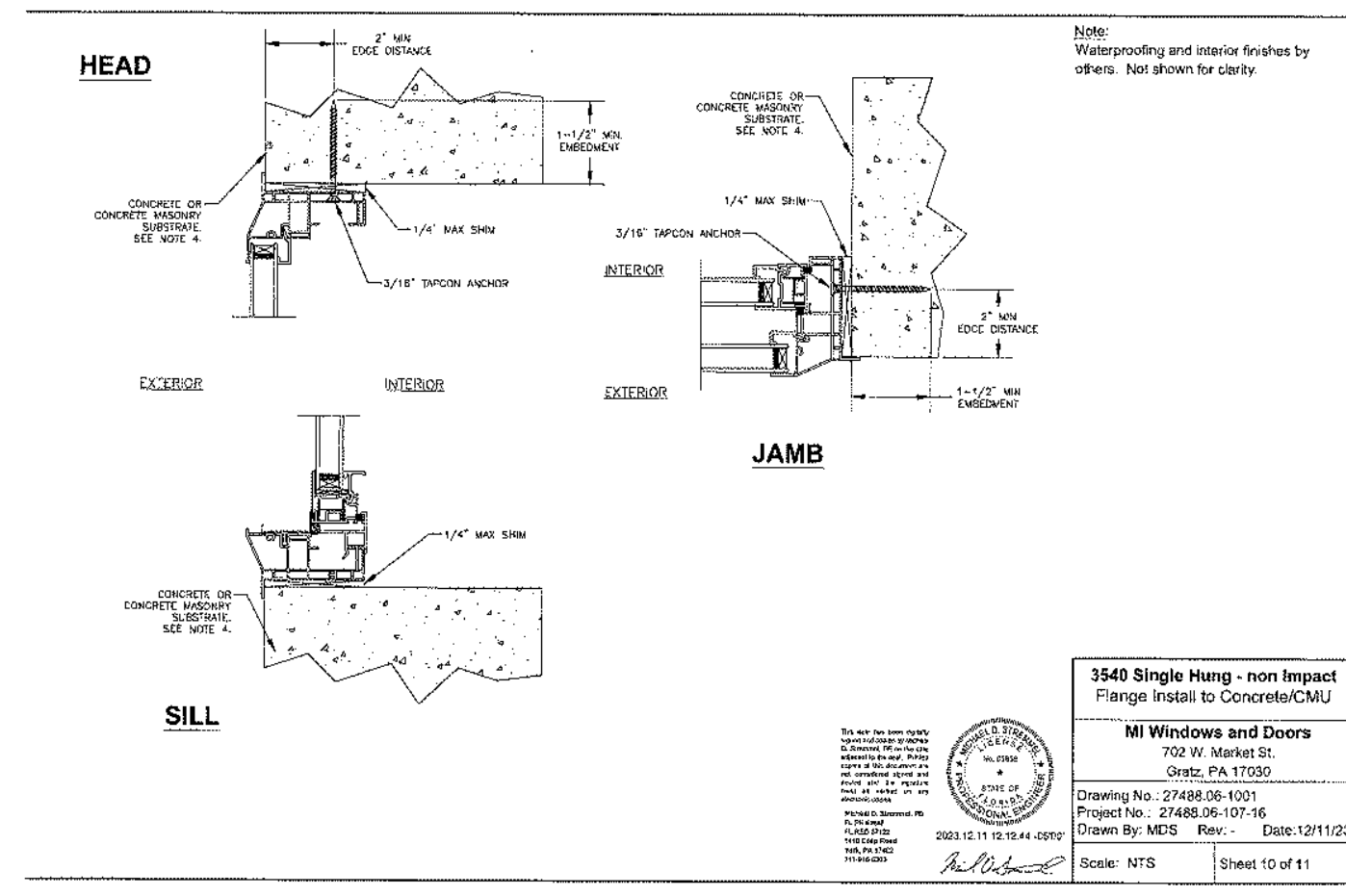
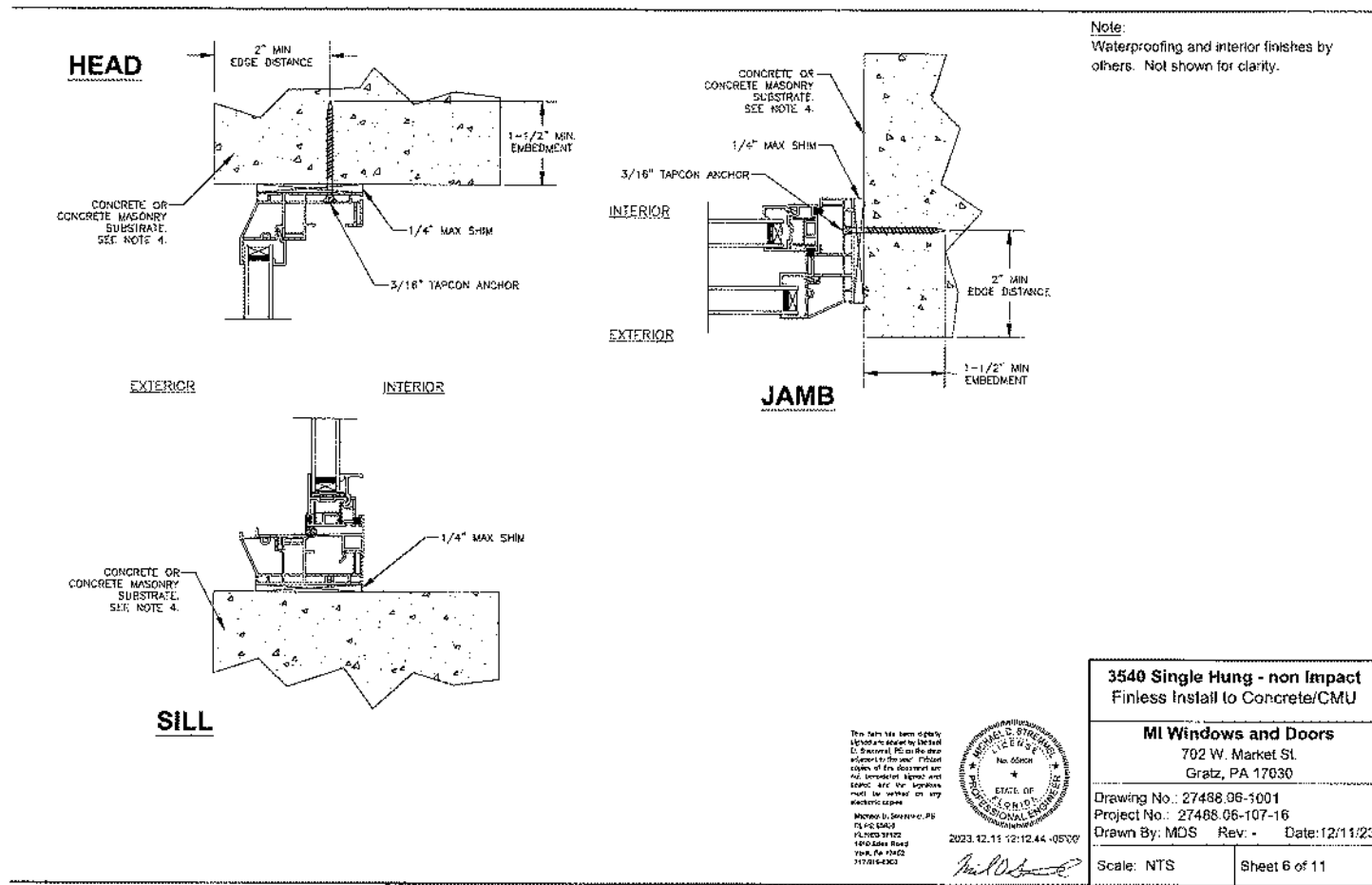
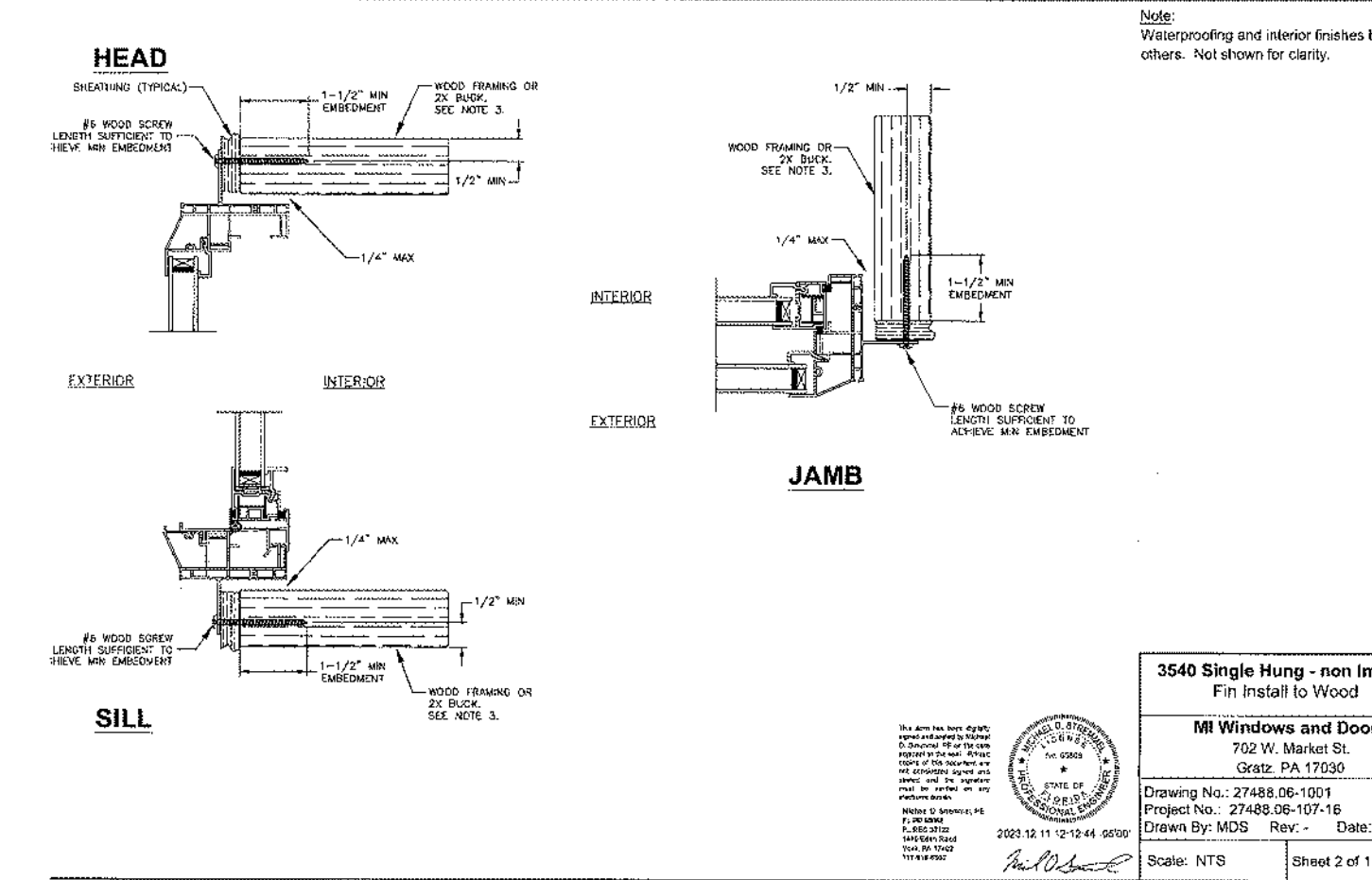
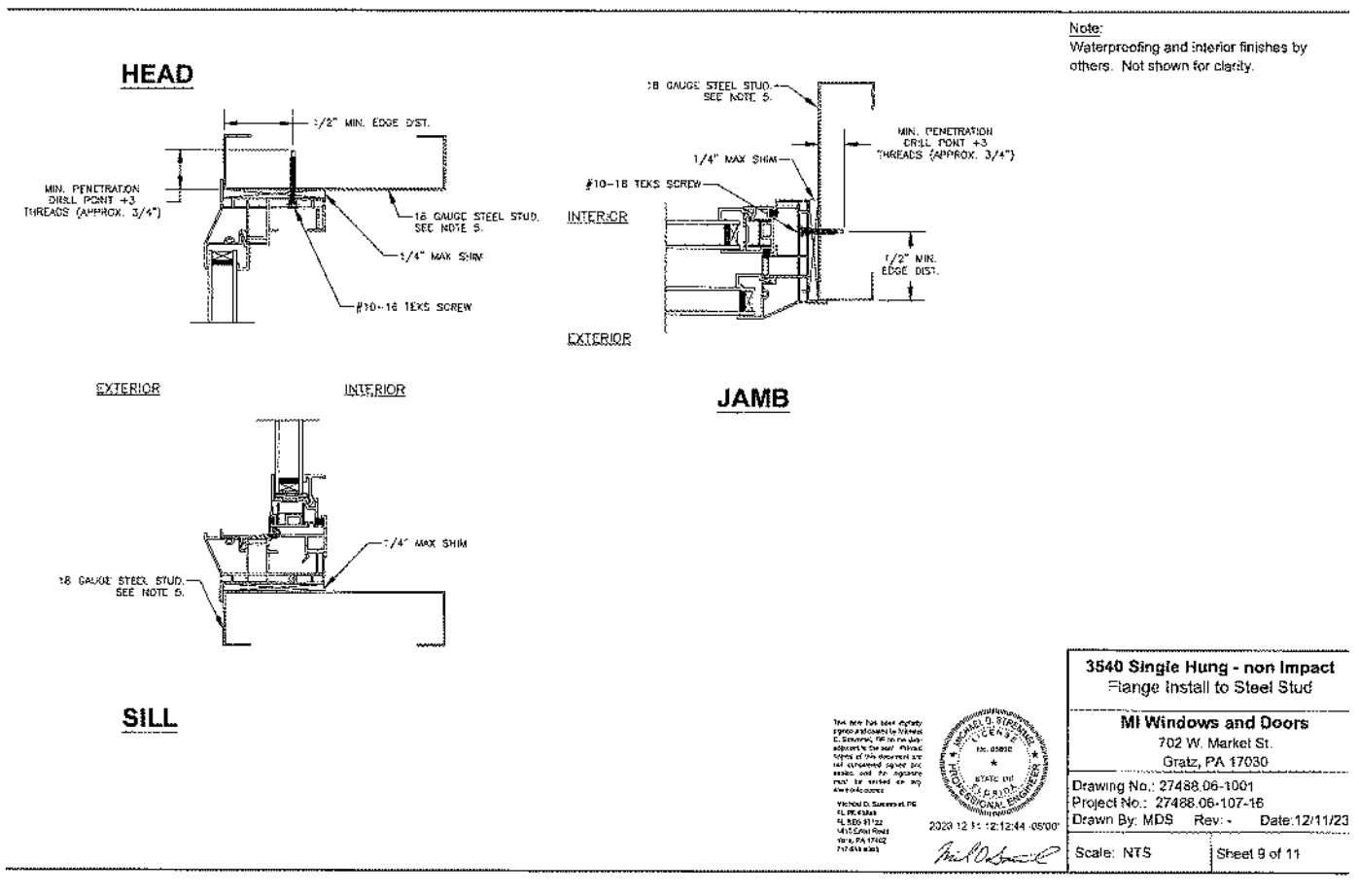
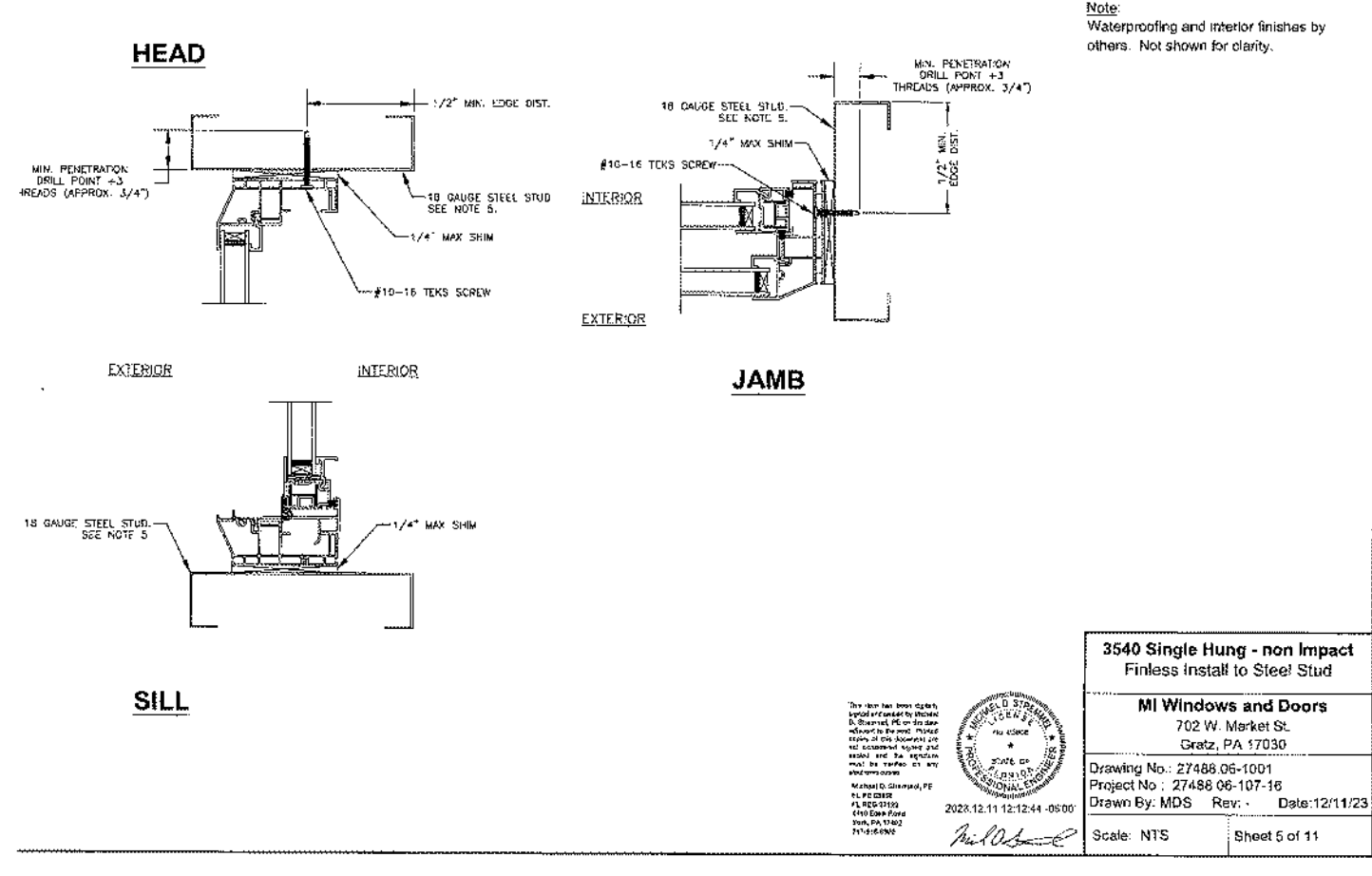
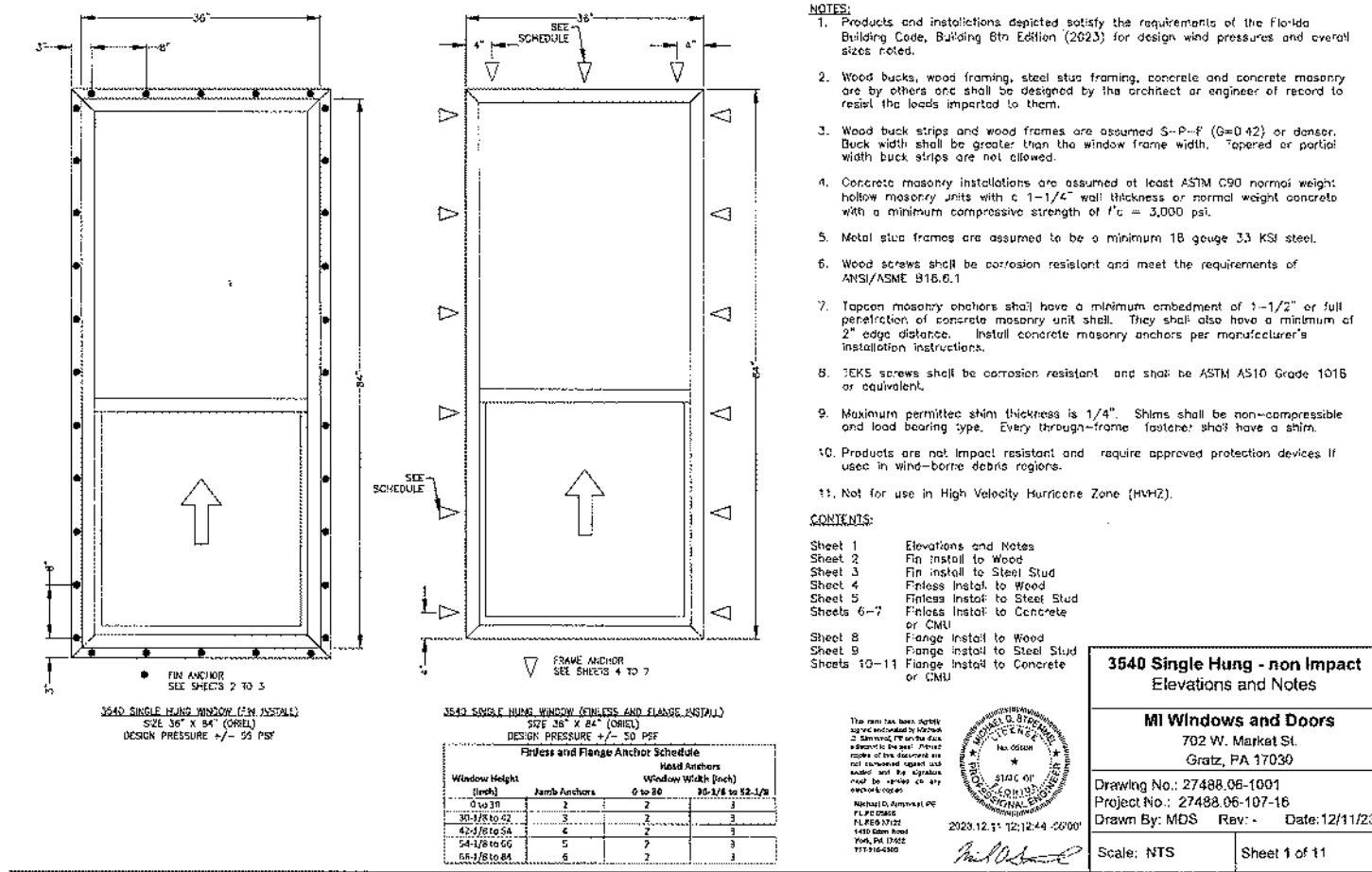
NOTATIONS

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

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING. MARCONDA <i>Homes</i>		3993 West First Street Sanford, FL 32771 (407) 302-9871
▼	Plan Revisions Date:	
1	1-25-21 Revised to 2020 7th Edition codes	
2	1-1-24 2023 8th Edition Code	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

The logo features the letters 'TS&G' in a large, bold, blue serif font, enclosed within a blue rectangular border. To the right of the logo, the tagline 'Making Dreams Come True' is written in a black, cursive script. Below the logo, the text 'TOTAL SOLUTIONS GROUP' is printed in a bold, black, sans-serif font. Underneath this, the address '258 Southhall Lane, Suite 200' and 'Maitland, Florida, 32751' are listed, followed by the phone number '(407) 880 2333'. A horizontal line separates this information from the bottom section, which states '100% Employee Owned' in bold, followed by 'myTSGhome.com'. At the very bottom, the CA No. 9161 and AA26003115 are displayed.

COPYRIGHT © 2012 MARONDA HOMES



FLORIDA PRODUCT
APPROVAL #41886.16

PRODUCT REL. DATE
11-1-24 REVISED TO 8TH EDITION CODE 2023
7-1-24 REVISED SHEET



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

FLORIDA
THIS STRUCTURE WAS DESIGNED
IN ACCORDANCE AND MEETS THE
REQUIREMENTS OF SECTION
1303.0 OF THE FLORIDA BUILDING
CODE 8th EDITION (2023).
RESIDENTIAL ALL CONNECTORS
HAVE BEEN CHECKED TO
WITHSTAND ALL APPLICABLE
LOADS AND DESIGN CRITERIA
STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

DRAWN BY: GARAGE:
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V1

MI WINDOWS 3500 SERIES PW

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

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND MANUFACTURED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE, FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
- WHERE 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.
- 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.
- 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.
- BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
- FOR FIN INSTALLATION SHIM AS NEEDED, FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
- WIND LOAD DURATION FACTOR CAN BE USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED RIGID PVC.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 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.
- 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.
- 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.
- 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.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - A. WOOD - 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 N, TYPE 1 (OR GREATER).
 - D. METAL STRUCTURE - STEEL, 16GA (.060" THICK), 33KSI OR ALUMINUM 6063-T5 .060" THICK MINIMUM
- 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.
- THIS PRODUCT IS ALSO LABELED UNDER THE FOLLOWING NAMES: 3500PW, 3500PWCHS, 3500PWMLL, 3500SP, S-3500PW, S-3500PWCHS, S-3500PWMLL, S-3500SP, S-3500PWCHS, S-3500SP, S-3500PW, S-3500PWCHS, 1255PW, 1255PWCHS, 1255PWMLL, 1280PW, 910SP, 3500PPW, 3500PPWMLL AND 3500HSP.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NOTES		SCALE: NTS DATE: 02/02/16 SHEET 1 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

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

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS		SCALE: NTS DATE: 02/02/16 SHEET 5 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL		SCALE: NTS DATE: 02/02/16 SHEET 10 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

DESIGN PRESSURE RATING: ±50 ODPF
IMPACT RATING: NONE

60" X 96" FRAME SIZE SHOWN. OTHER SIZES ARE APPROVED AS LONG AS INDIVIDUAL FRAME AREA DOES NOT EXCEED 40.0 FT²

NOTES:

- MAXIMUM D.L.O.: 56" X 92"
- (2) 1/4" X 1/2" WEEPSLOT AT 2 1/2" FROM END GLAZING CHANNEL.
- (2) 1" X 1/8" WEEPSLOT AT 2 1/2" FROM EDGE OF SILL FACE.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT ELEVATIONS		SCALE: NTS DATE: 02/02/16 SHEET 2 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS W/FLANGE		SCALE: NTS DATE: 02/02/16 SHEET 6 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL		SCALE: NTS DATE: 02/02/16 SHEET 11 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

Chart #2
Number of anchor locations required

Frame Height (in)	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	102.00	108.00	
24.00	2	2	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	2	2	
36.00	2	2	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	2	2	
48.00	2	2	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	2	2	
60.00	2	2	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	2	2	
72.00	2	2	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	2	2	
84.00	2	2	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	2	2	
96.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

Chart #2
Number of anchor locations required

Frame Height (in)	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	102.00	108.00	
24.00	3	3	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	3	3	
36.00	3	3	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	3	3	
48.00	3	3	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	3	3	
60.00	3	3	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	3	3	
72.00	3	3	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	3	3	
84.00	3	3	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	3	3	
96.00	3	3	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		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NUMBER OF ANCHORS CHARTS		SCALE: NTS DATE: 02/02/16 SHEET 3 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS		SCALE: NTS DATE: 02/02/16 SHEET 9 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT COMPONENTS		SCALE: NTS DATE: 02/02/16 SHEET 12 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

Product Approval
FL 18644.3

Revised to 20230 8th Edition Code

Maronda Homes

4000 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 CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V_{soil} = 124 MPH

Manufacture
MI Windows

SHEET:

WIN - 3

FL_GSE