

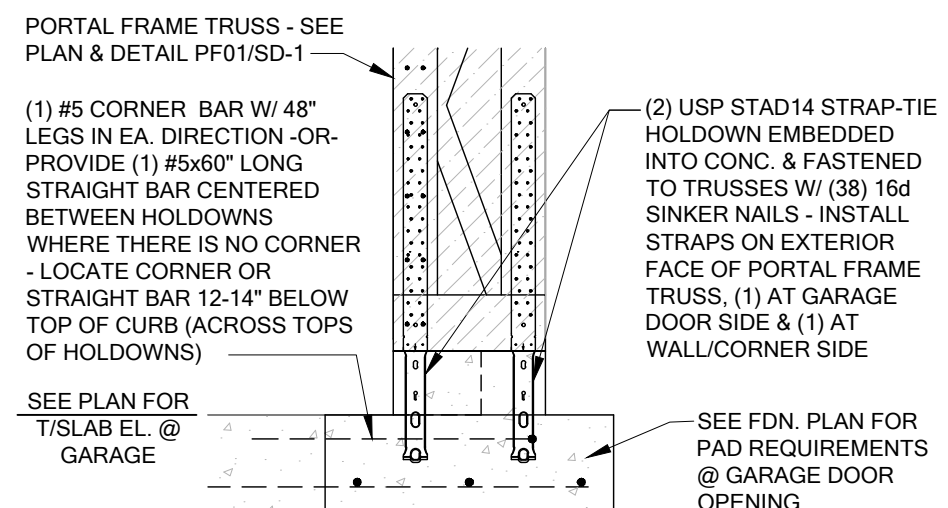
TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTE:

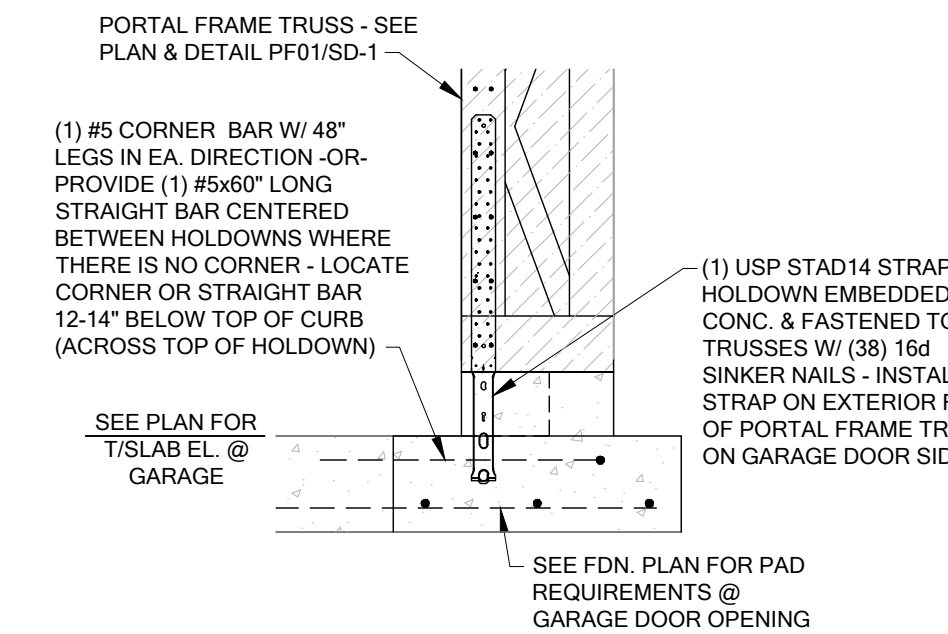
- METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
- PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS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



PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)

SCALE: N.T.S.

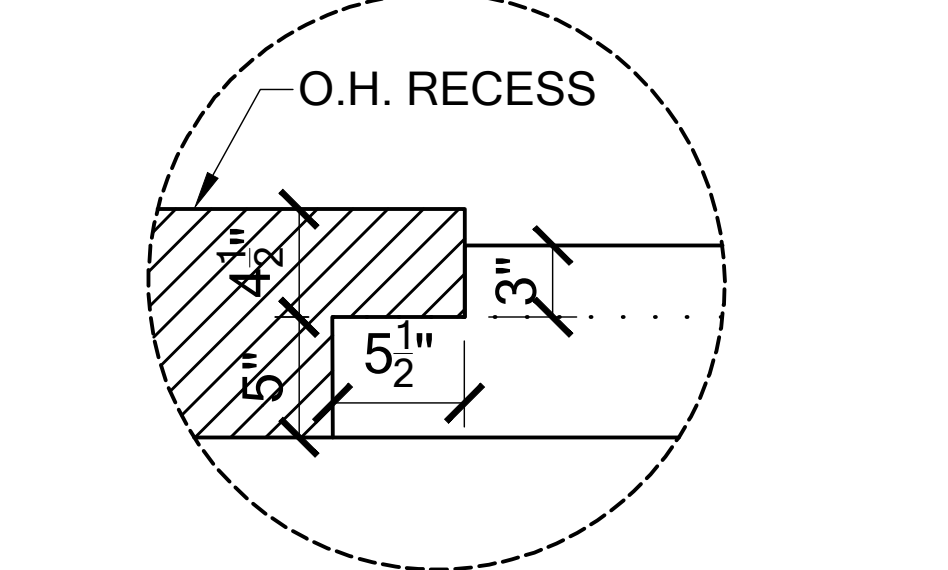
REFER TO DETAIL PF01/SD-1 FOR MORE INFO.



PORTAL FRAME BASE CONNECTOR DETAIL (1 STRAP)

SCALE: N.T.S.

REFER TO DETAIL PF01/SD-1 FOR MORE INFO.



GARAGE DOOR CURB DETAIL

SCALE: N.T.S.

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F2.0	2'-0" x 2'-0"	1'-0"	2 #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

FOUNDATION DEPTH NOTE:

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

GENERAL FOUNDATION NOTES

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 3-1/2" 2500 PSI CONC. SLAB W/ 6X6 10/10 WWF. OR FIBERMESH / FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- MINIMUM LAP SPLICE FOR ALL FOUNDATION REINFORCING SHALL BE 25". SEE DETAIL FM19/1.1 FOR REINFORCING DETAIL AT FOUNDATION CORNER.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET 1.1 FOR ADDITIONAL INFORMATION. C.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN. OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000PSF (SEE SOILS REPORT AND SPECIFICATION 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 OF 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED IN THESE PLANS HAVE BEEN DESIGNED FOR AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.

FOUNDATION LEGEND

	- INDICATES SINGLE-STORY WALL FOUNDATION
	- INDICATES TWO-STORY WALL FOUNDATION
	- INDICATES CONCRETE PAD FOUNDATION

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

FOUNDATION PLAN

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

FOR COUNTY USE ONLY

01/15/2025

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

CA No. 9161 AA26003115



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

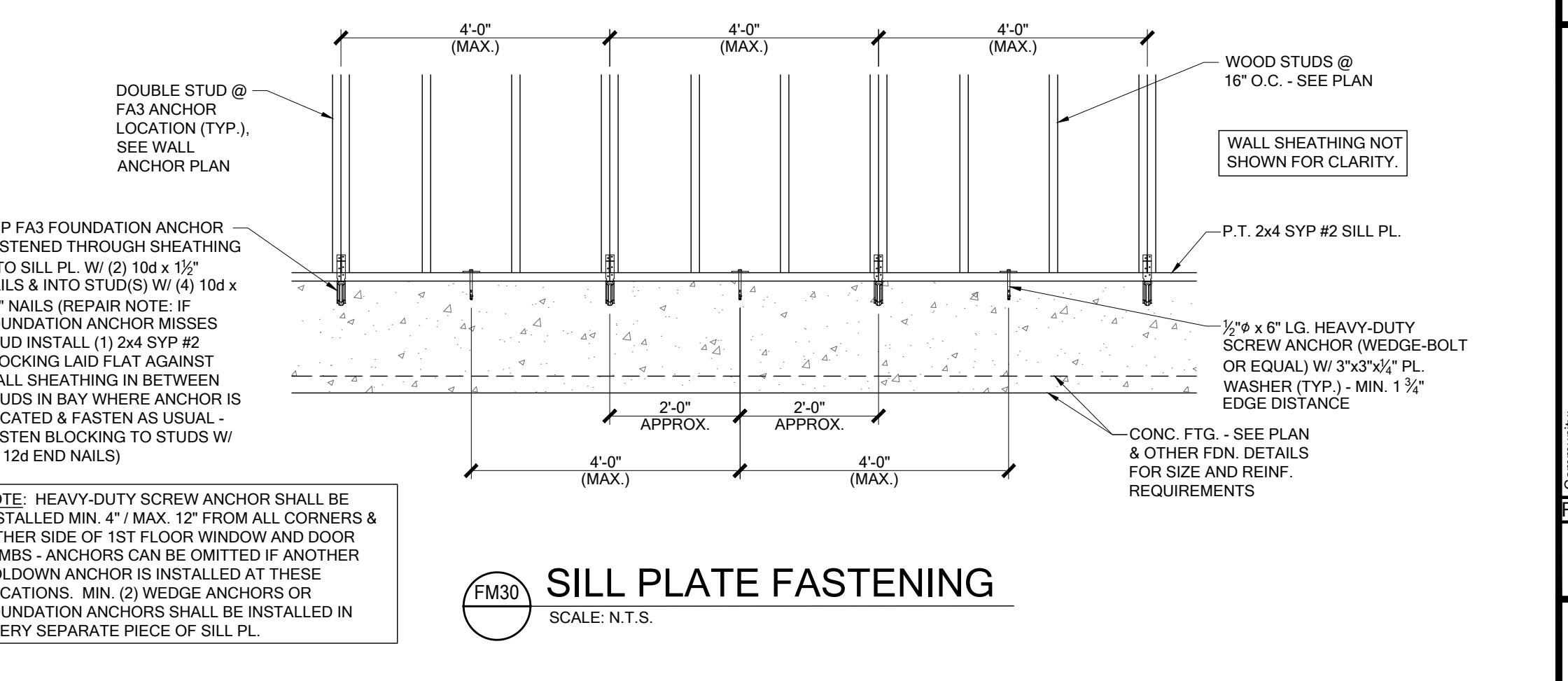
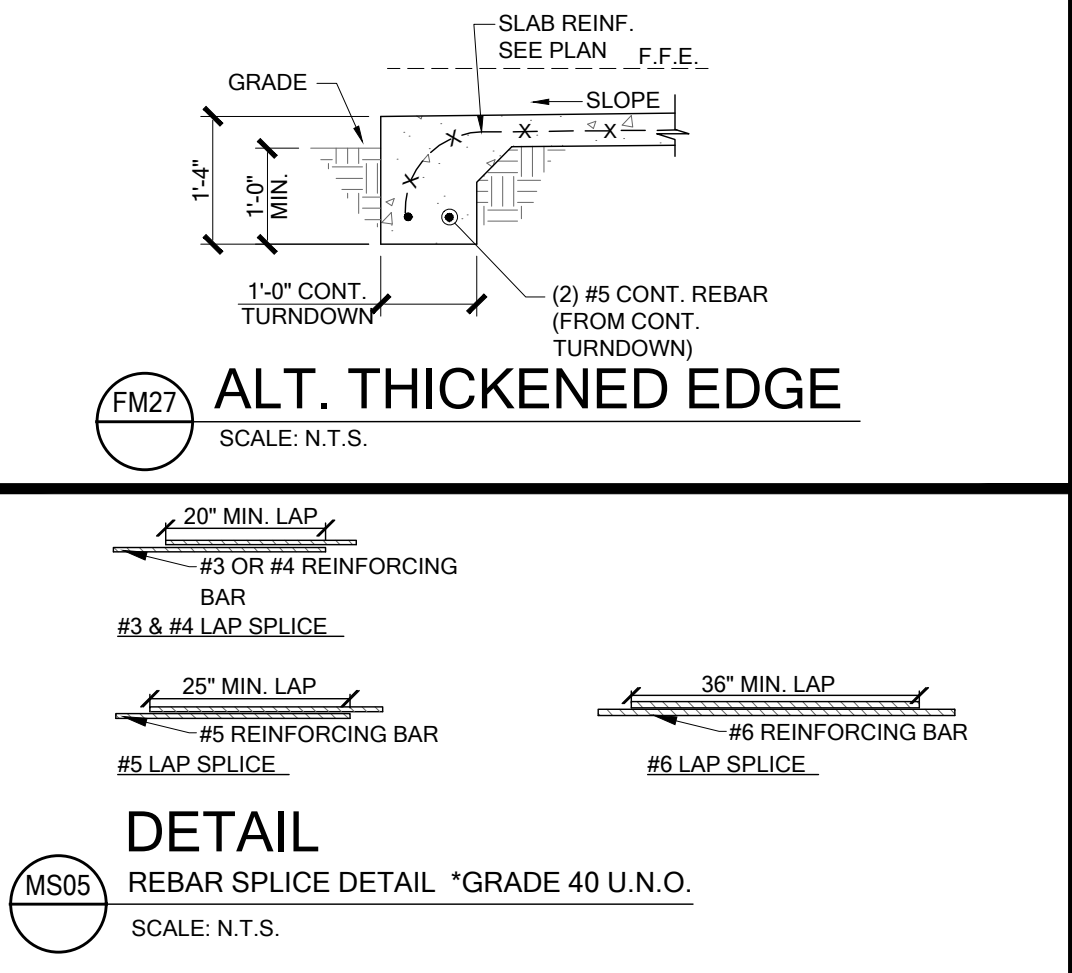
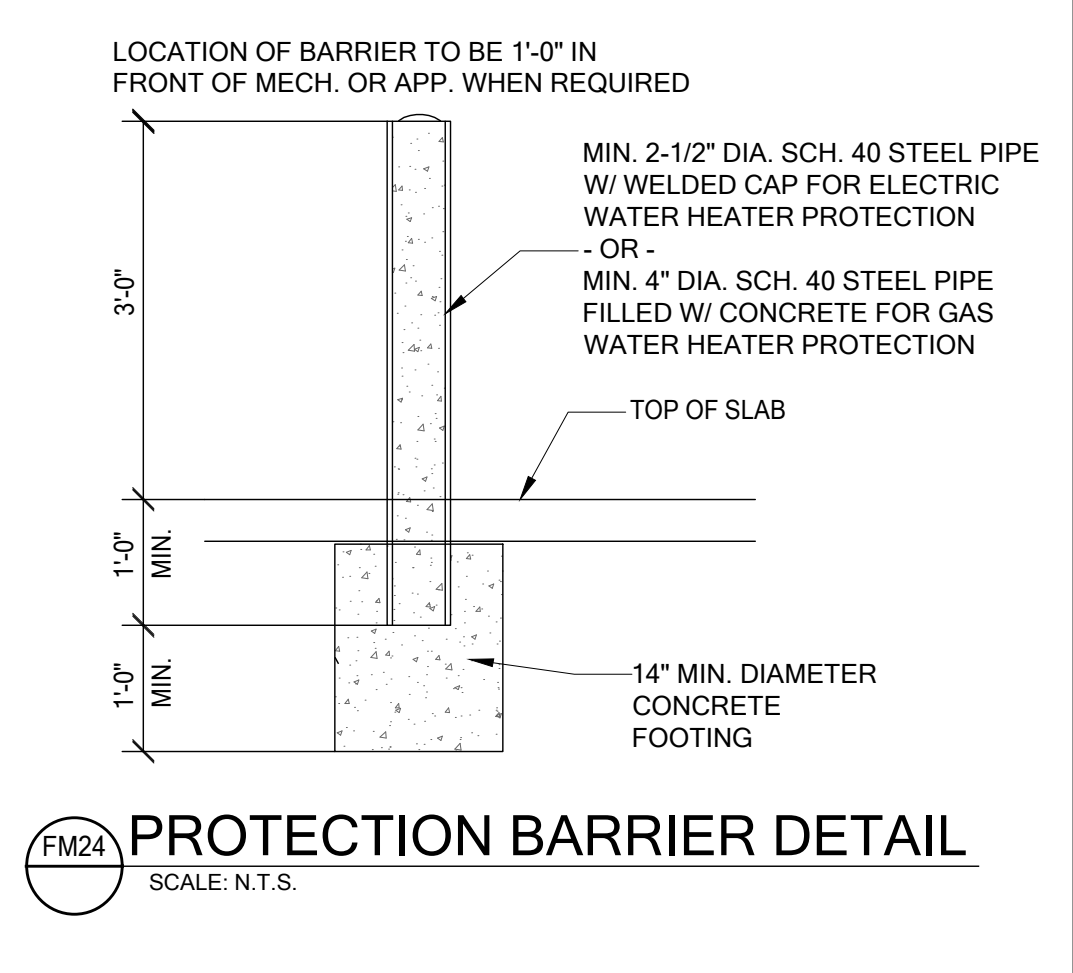
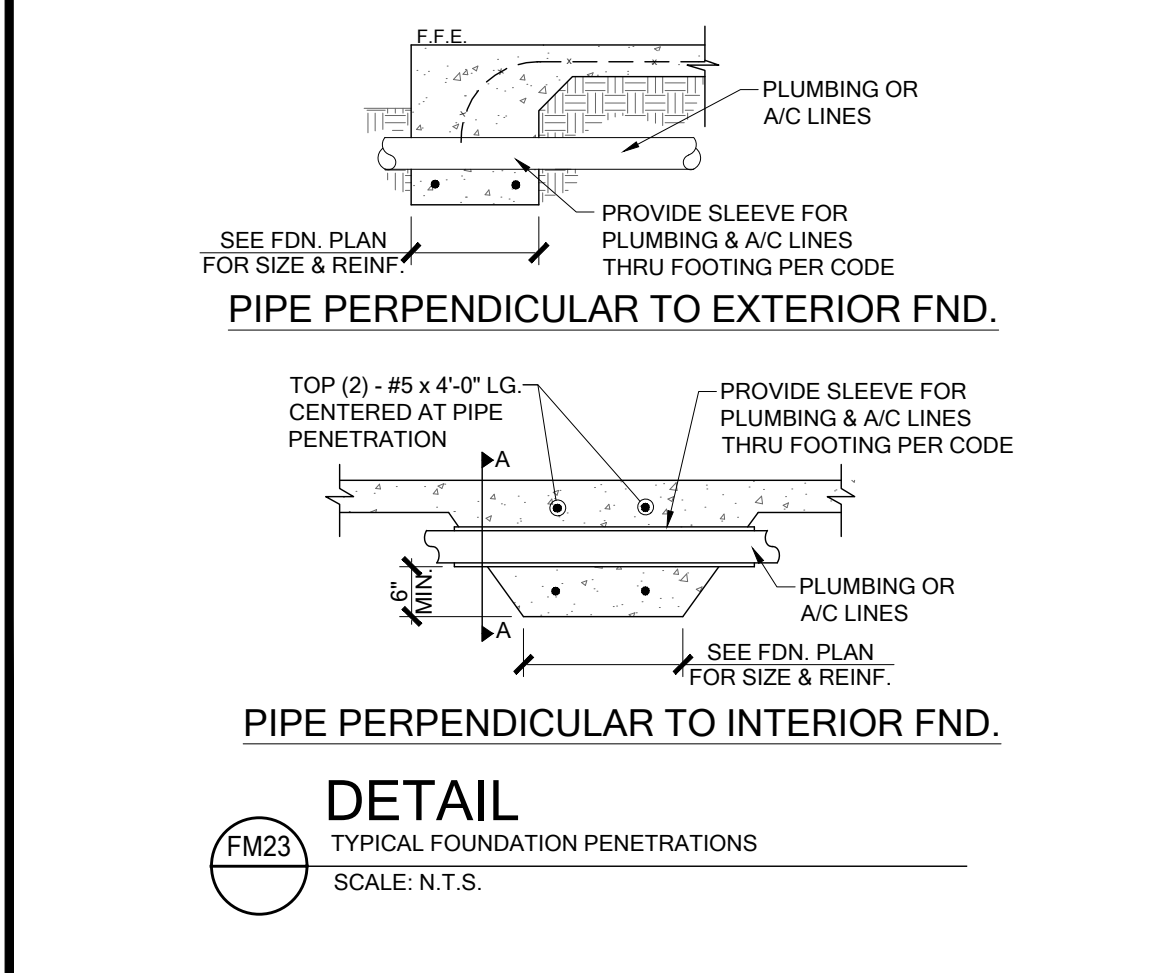
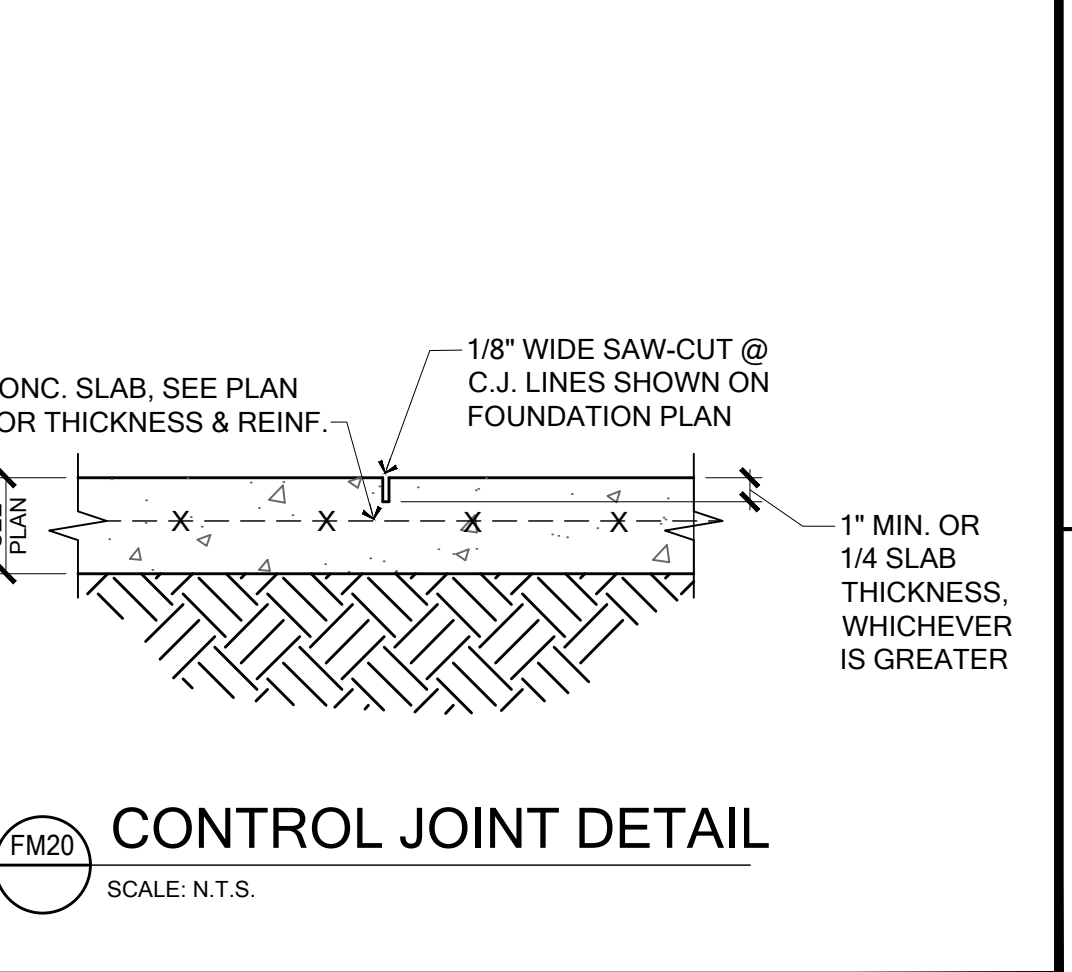
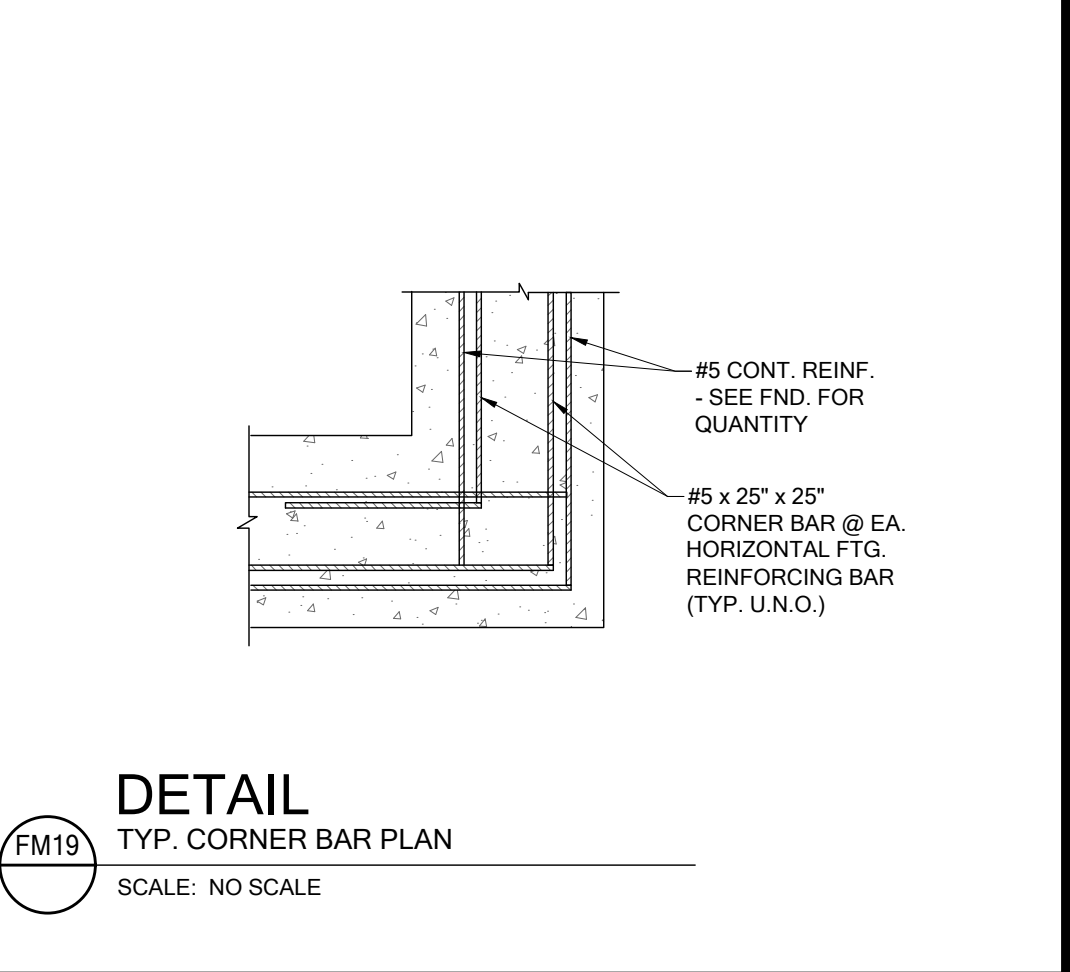
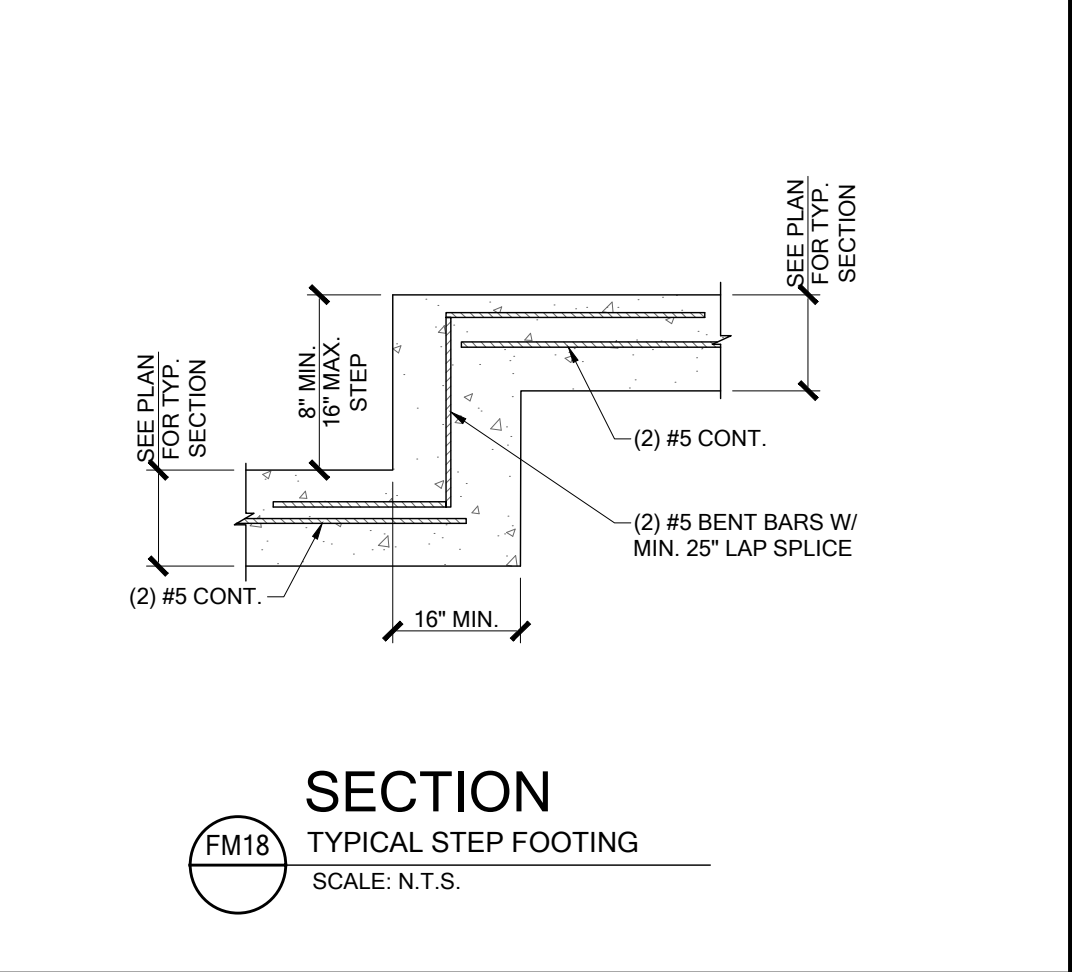
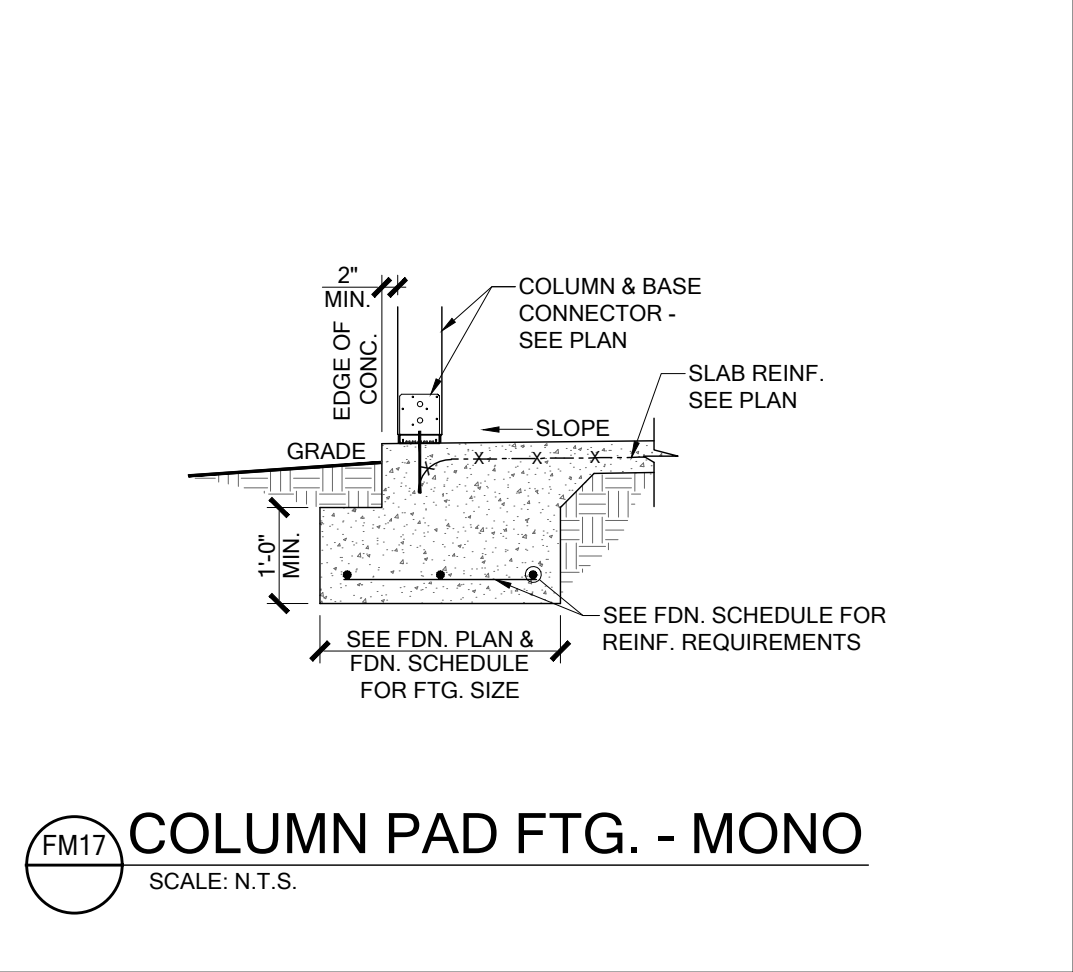
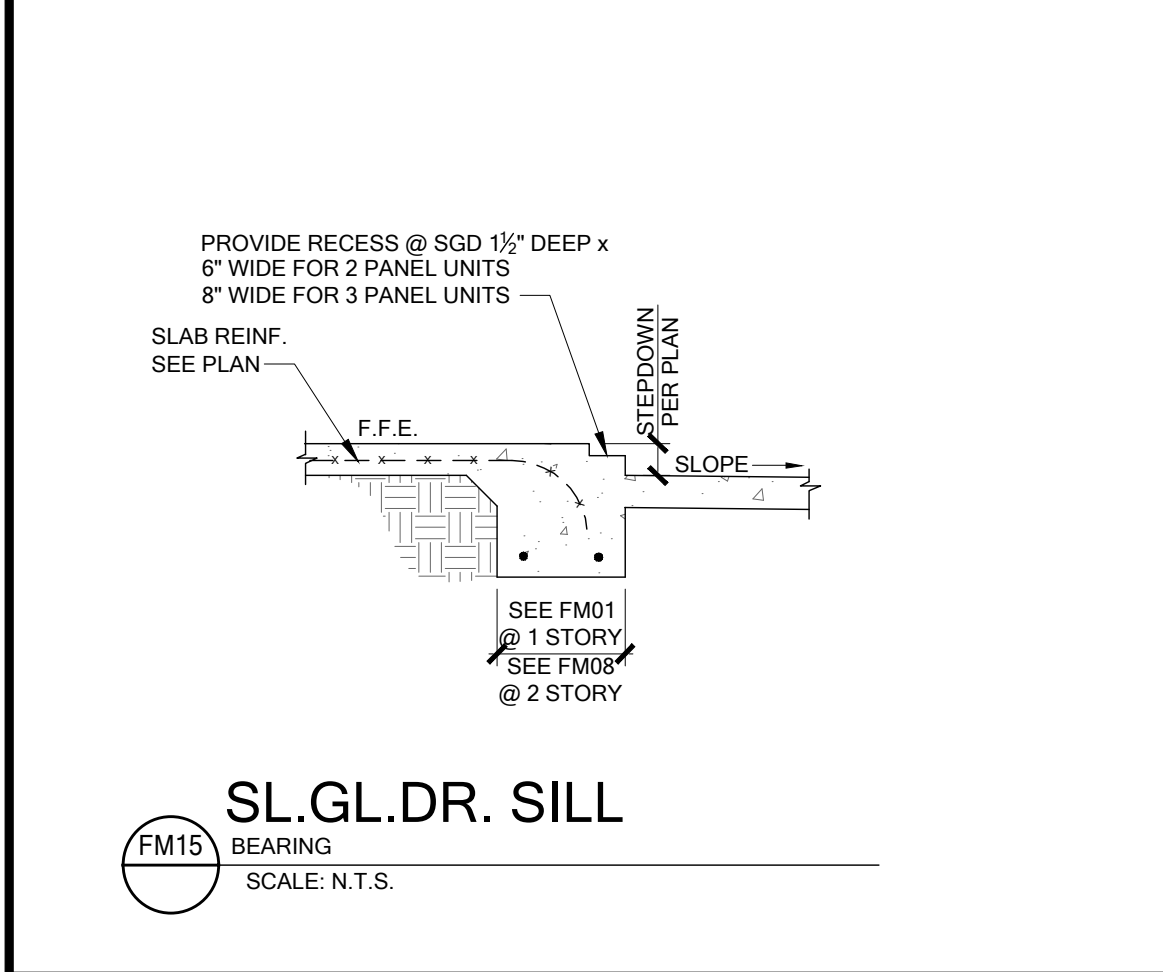
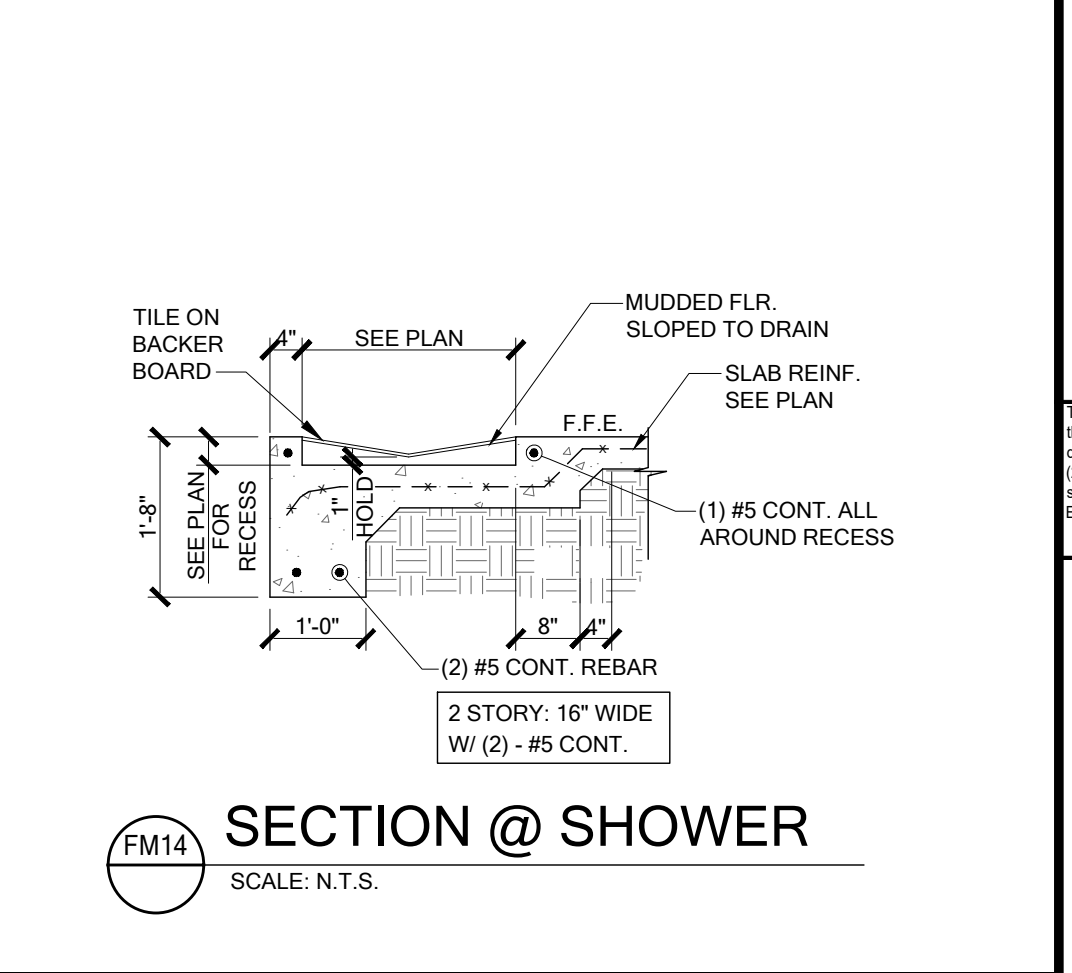
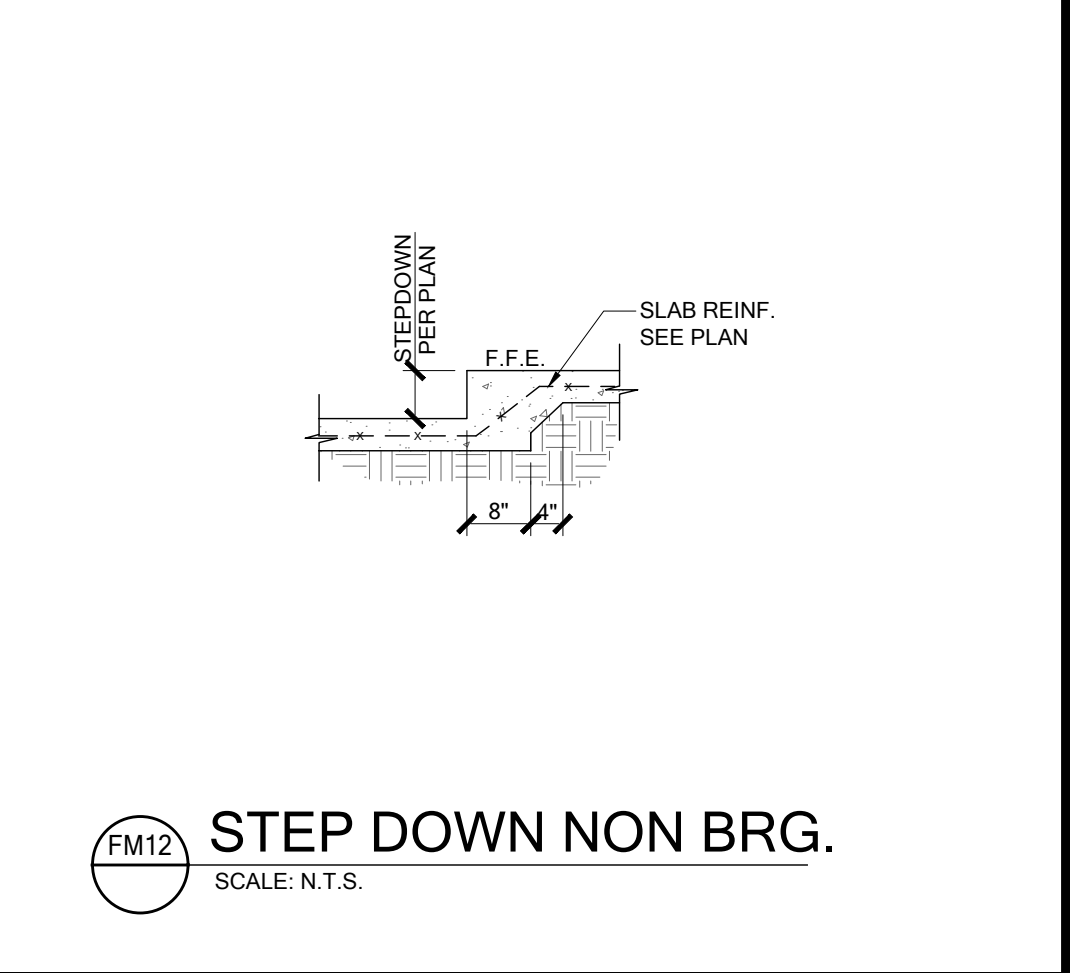
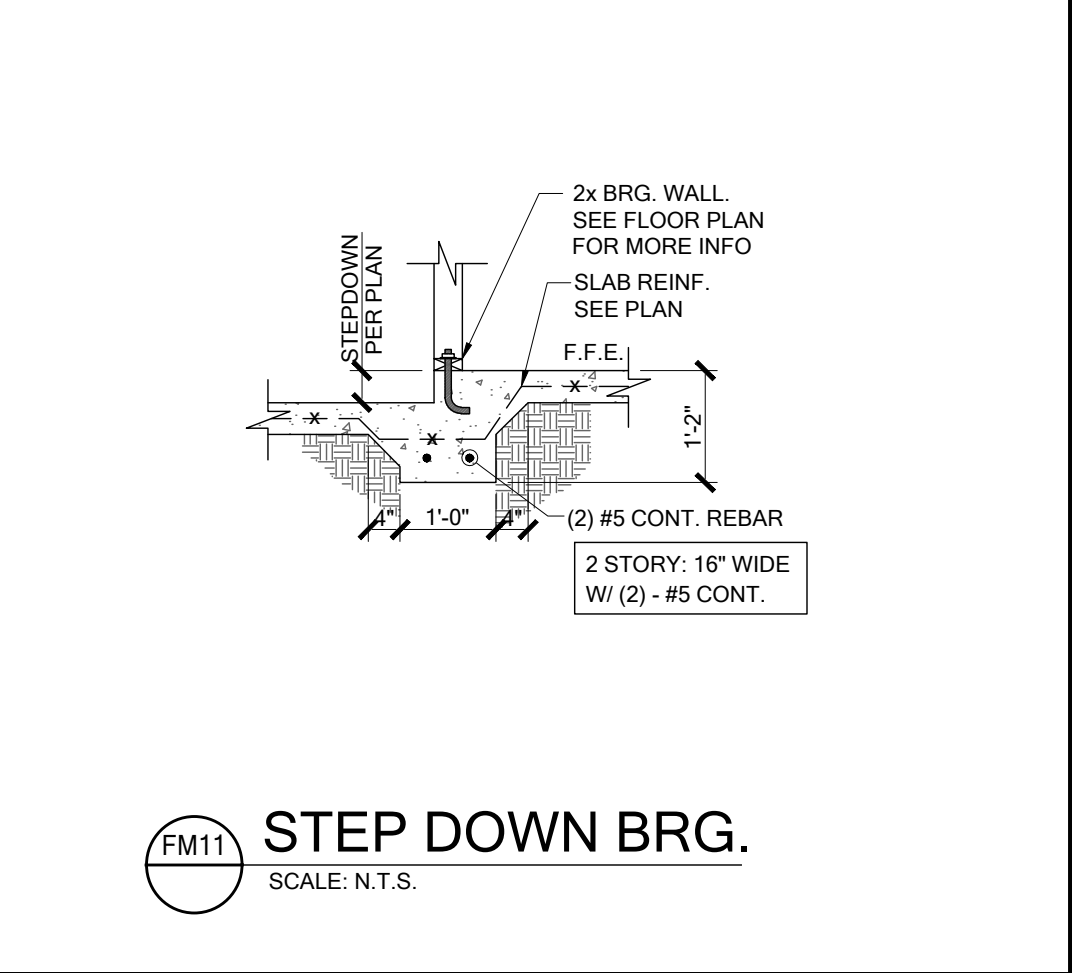
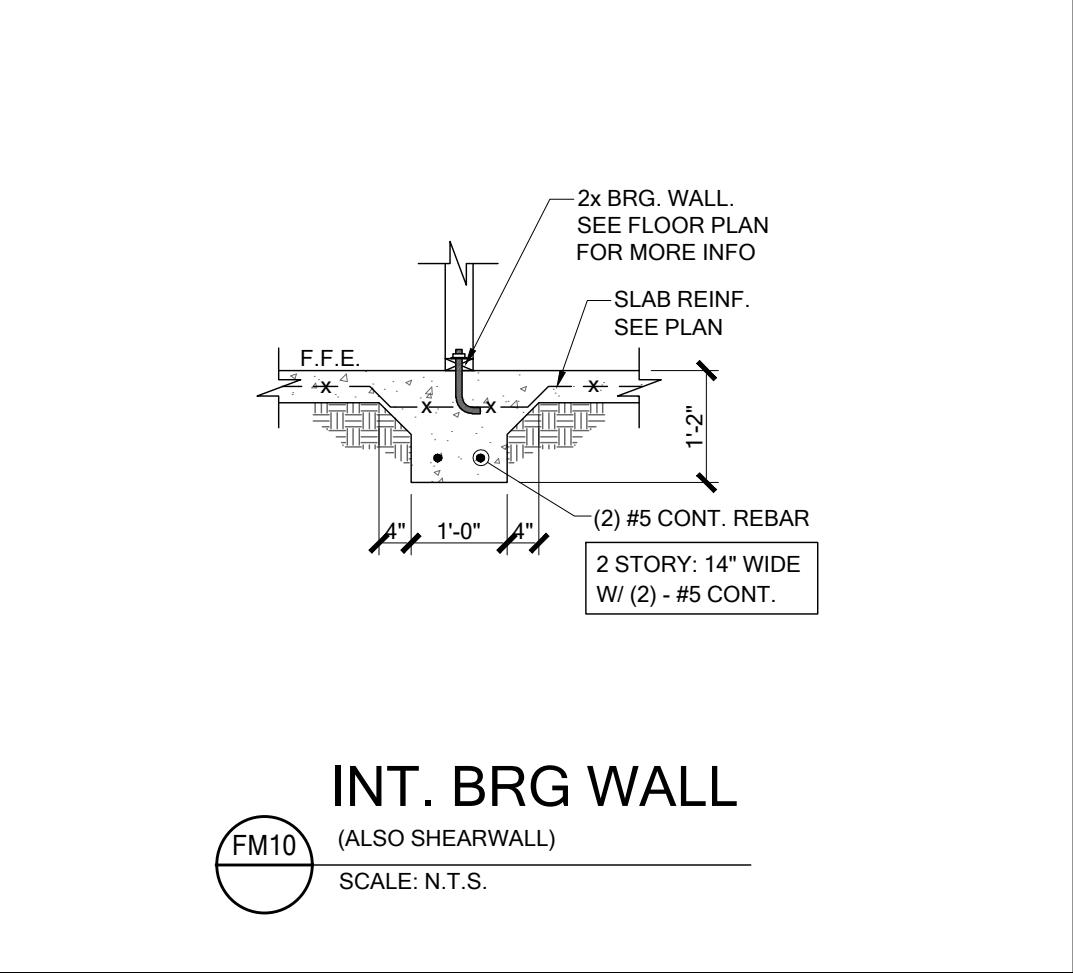
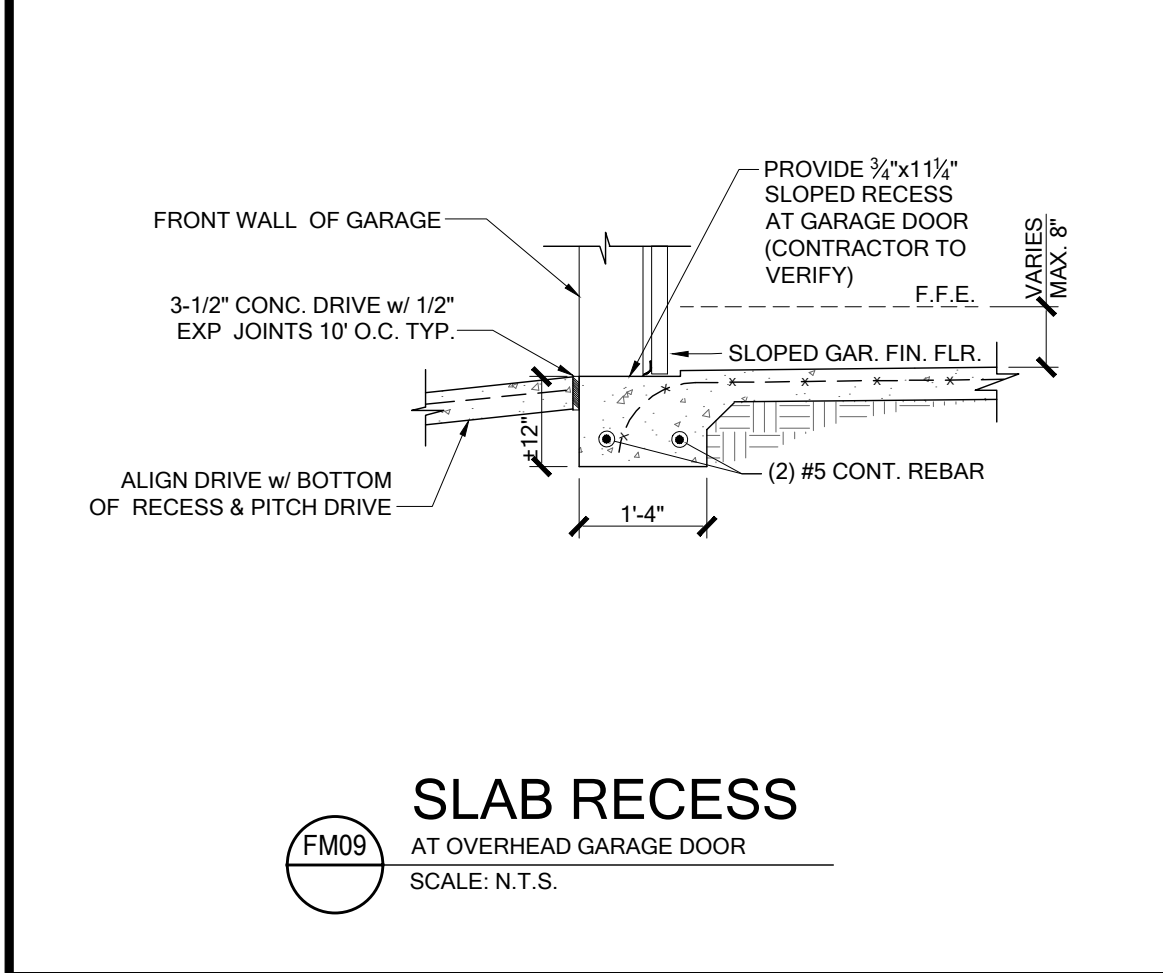
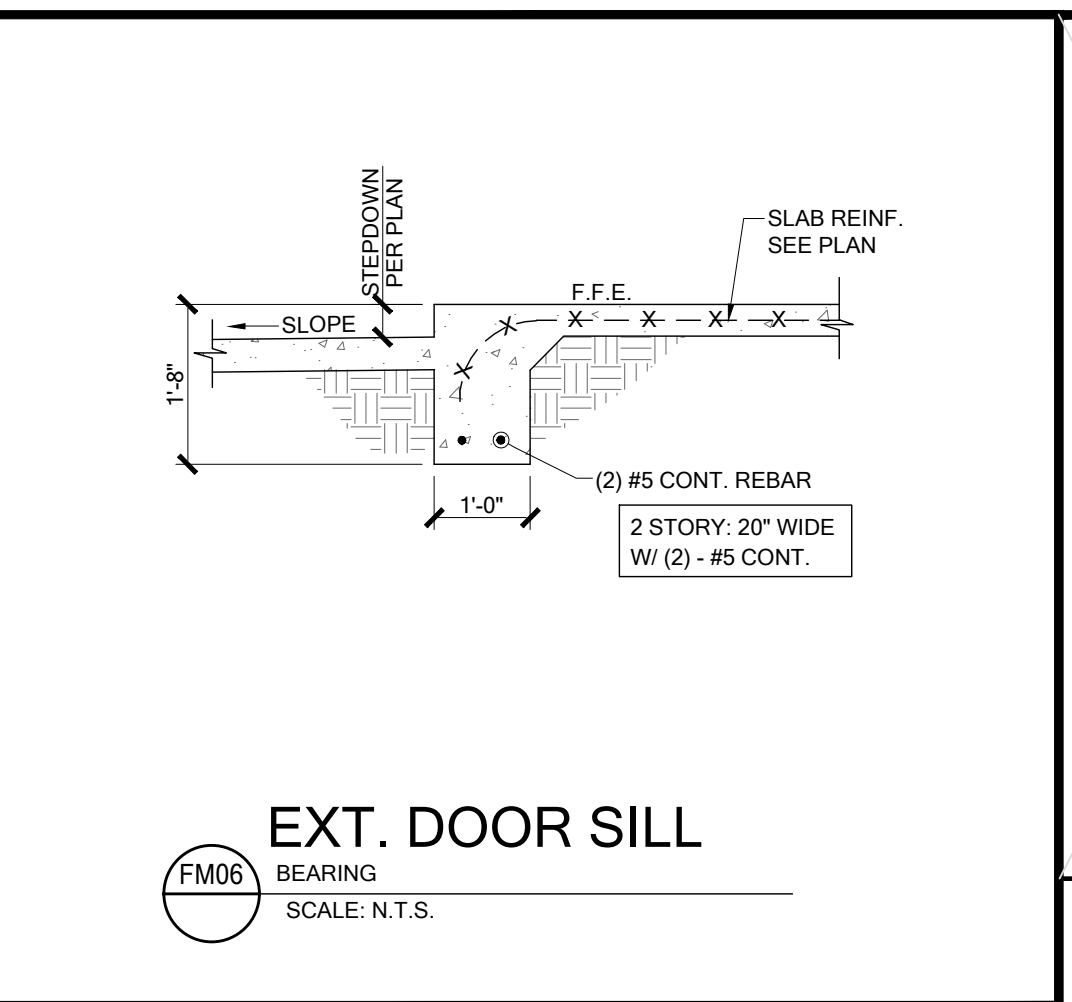
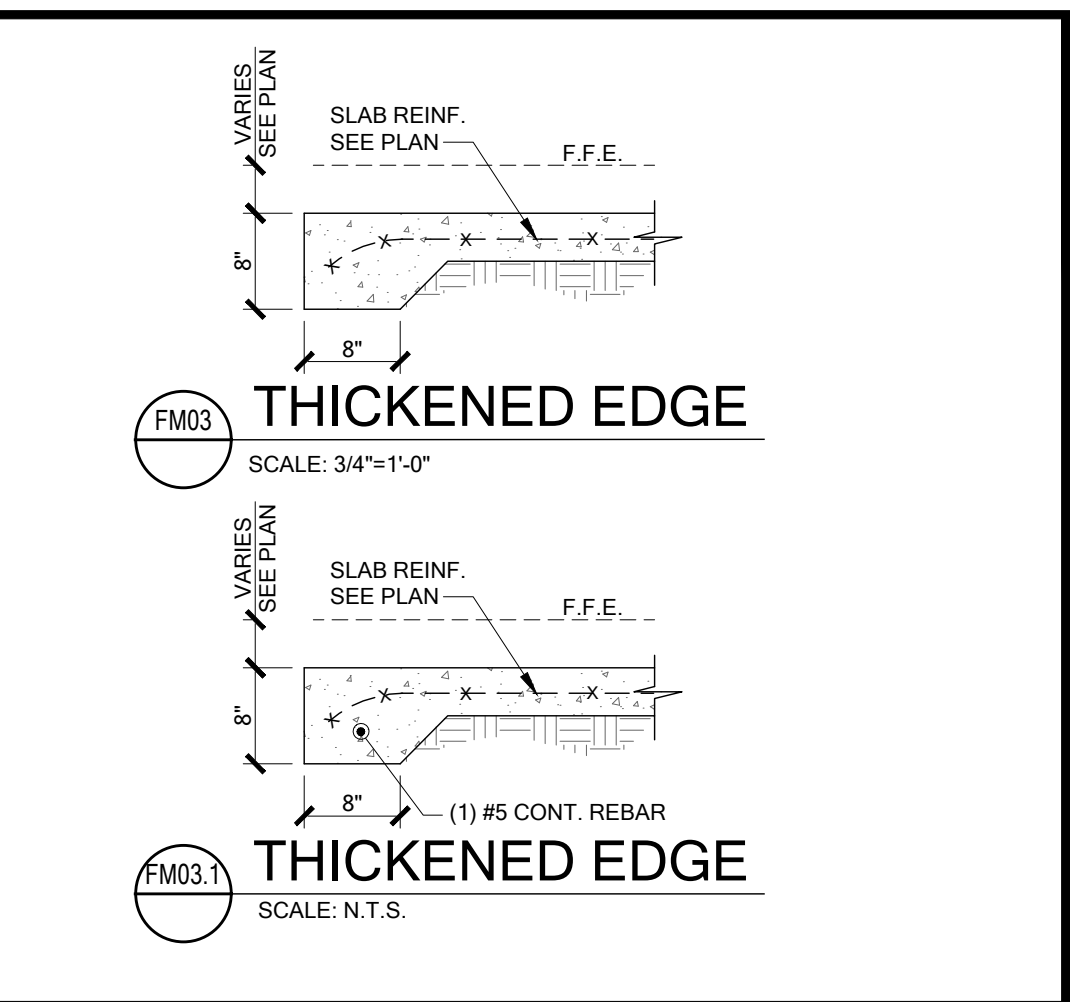
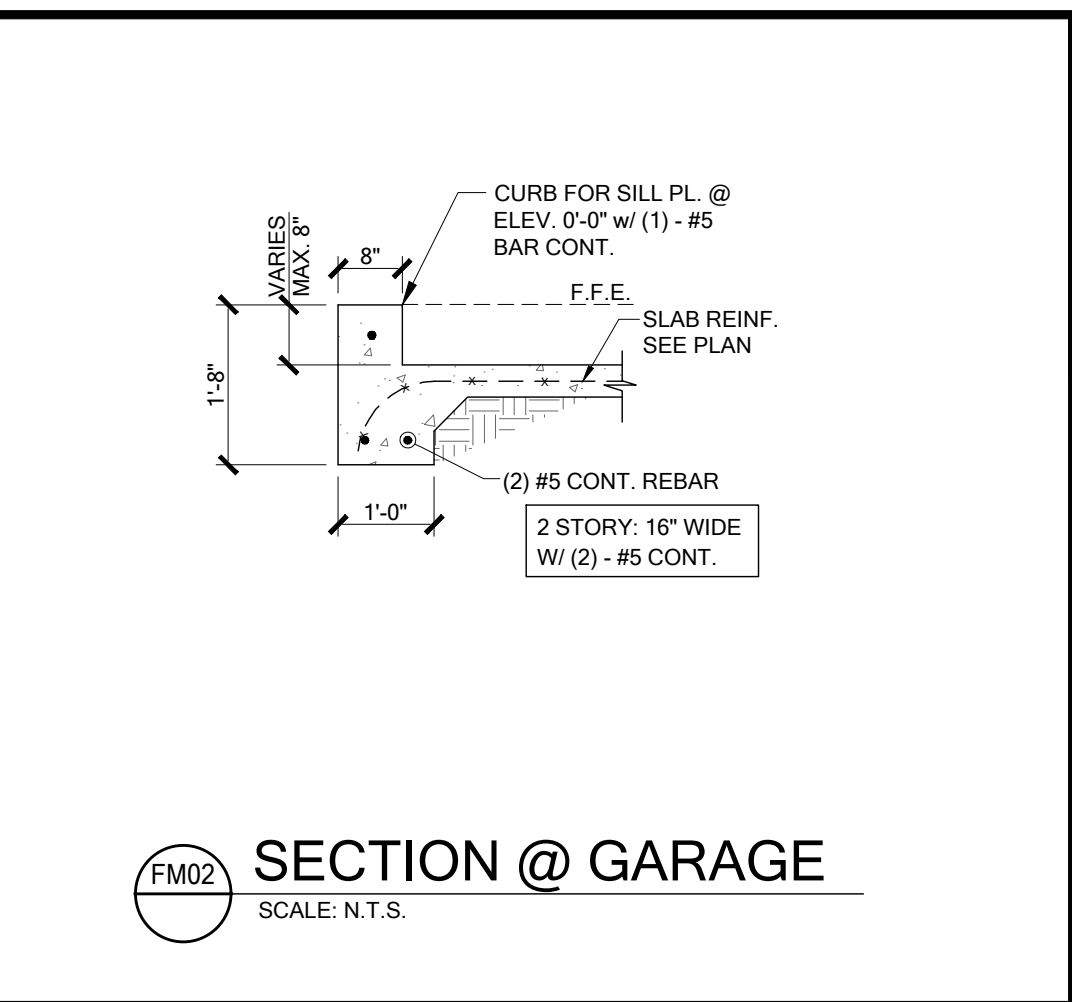
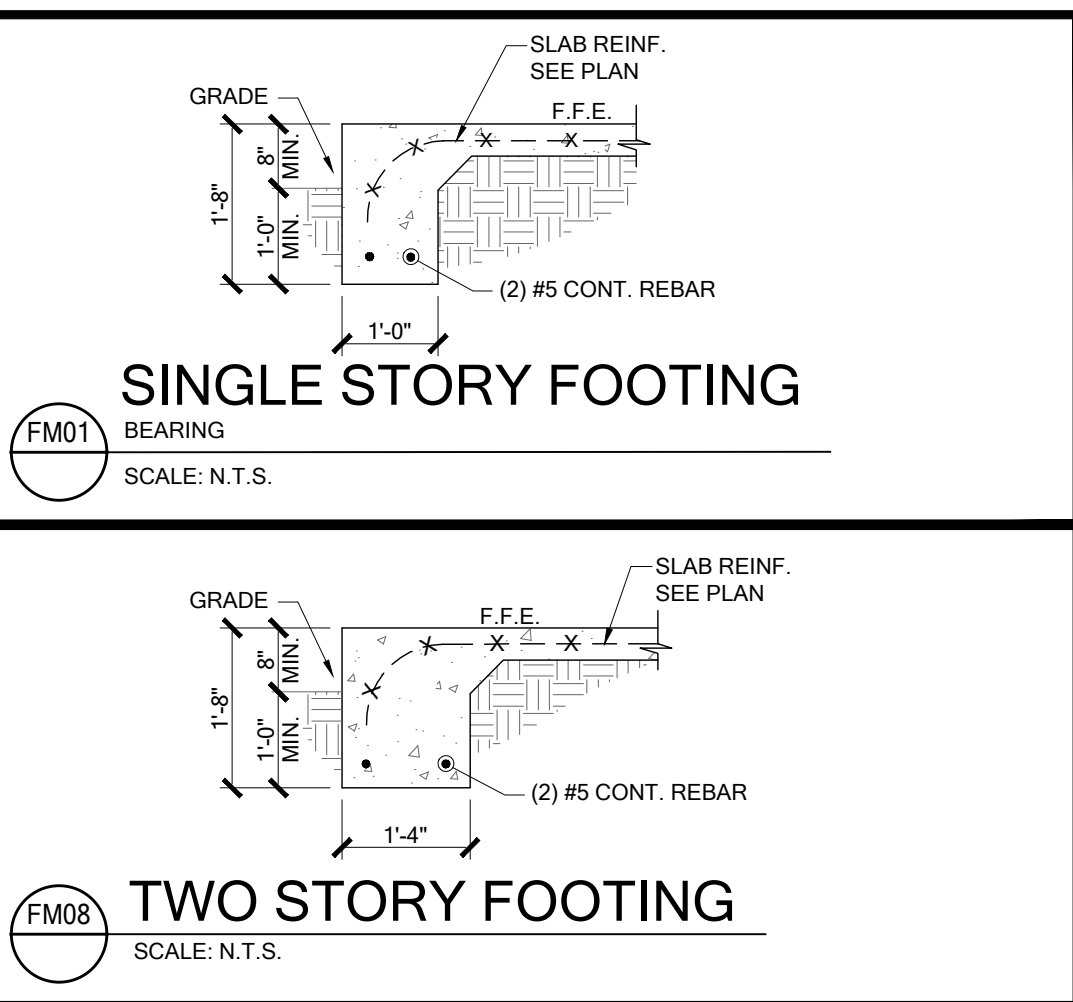
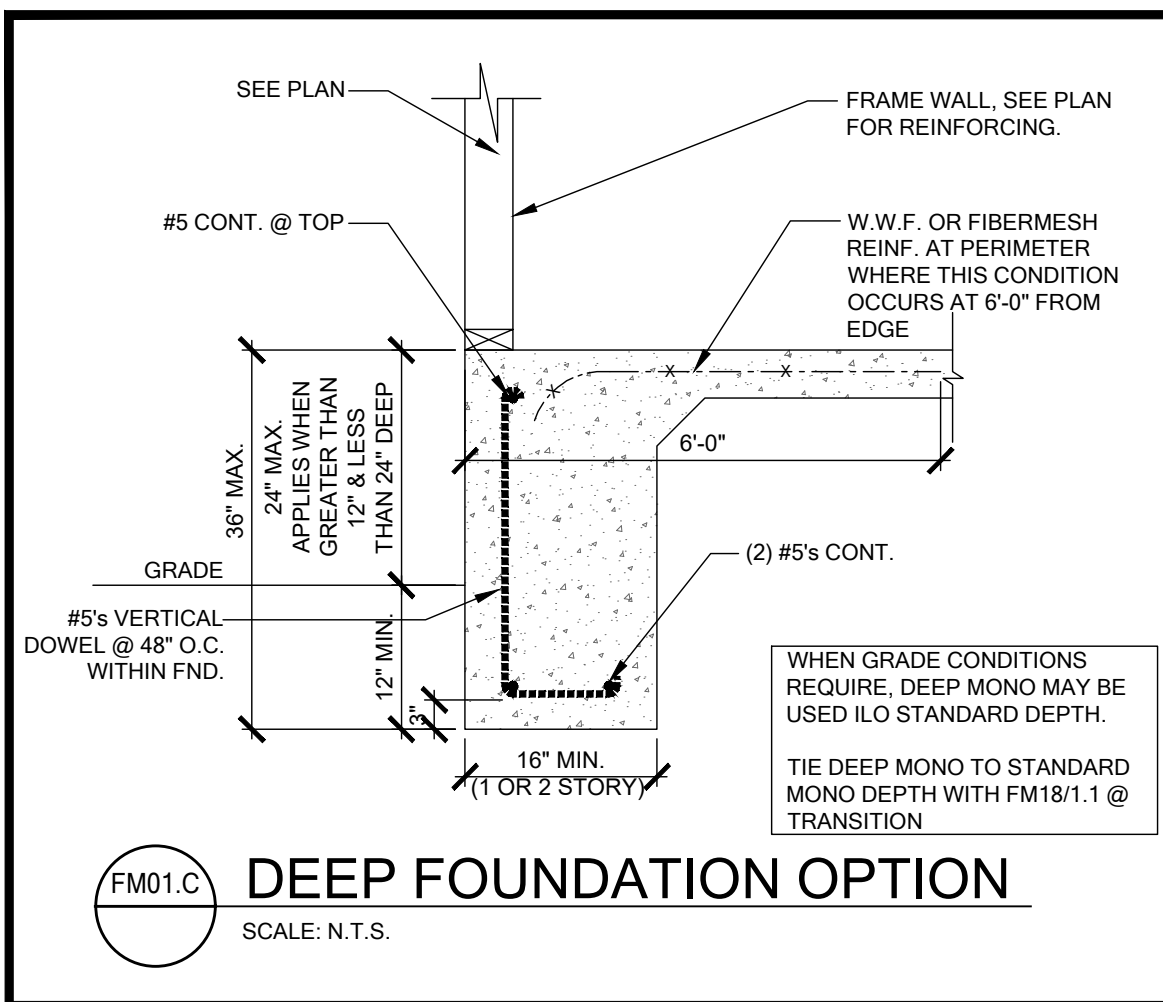
100% Employee Owned
myTSGHome.com

MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 502-9871

Community:	Forest Cove
Plan Name:	Memphis
Garage Side:	Left
Elev. - J	
Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Job no:	9F-C00401
Reference No:	25-00445
Sheet:	

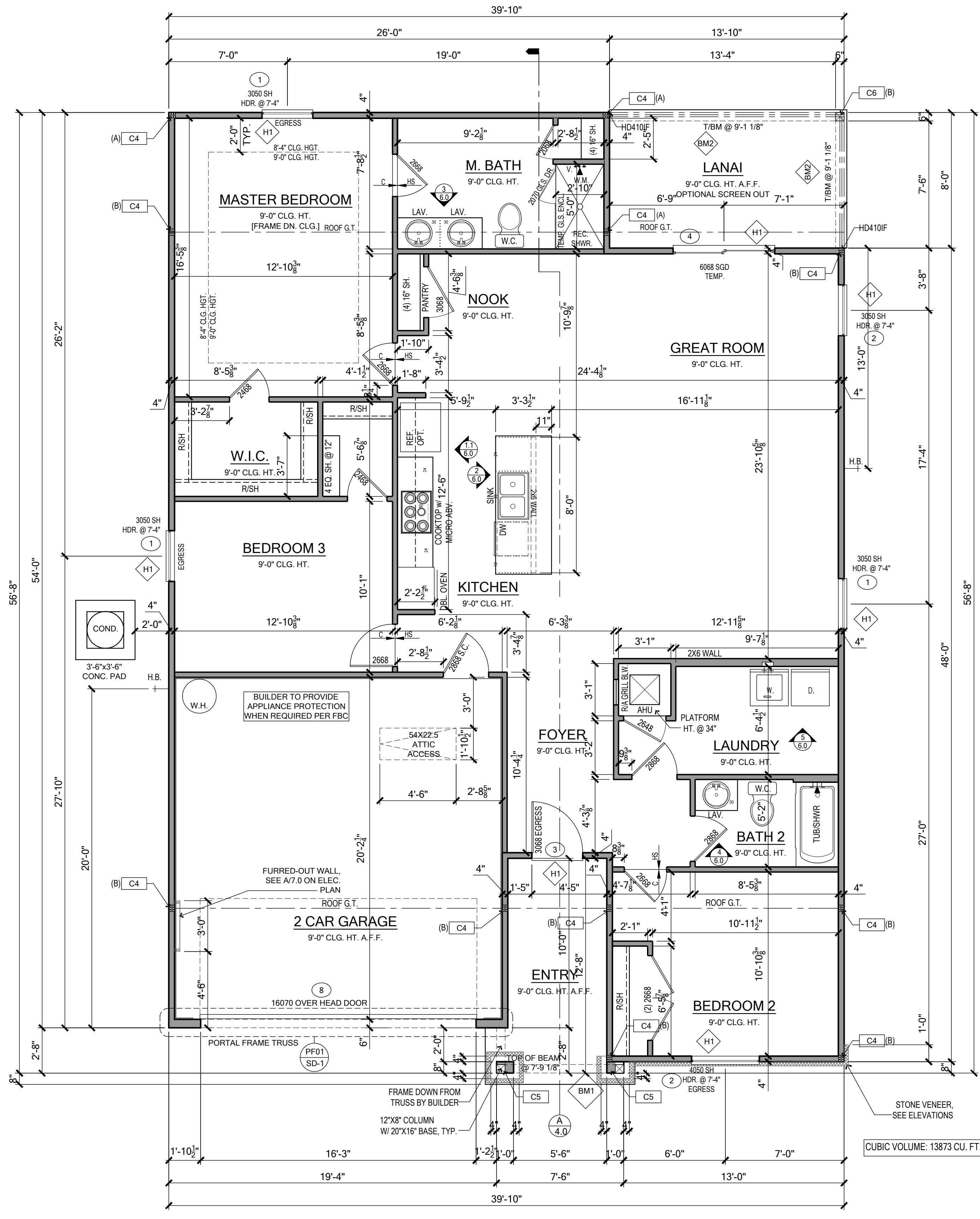
1.0

FOUNDATION



HILLS COUNTY
 USE ONLY
 01/15/2025
 To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.
 CA No. 9161 AA26003115
TSG
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
 3990 West First Street
 Sanford, FL 32771
 (407) 502-9871
 Community: Forest Cove Garage Side: Left
 Plan Name: Memphis Elev - J
 Lot: 4 Block:
 Address: TBD Sw Capdence Glen
 Lake City, FL 32024
 Reference No: 25-00445
 Sheet: **1.1**
 Job No: 9F-C00401 Americana Series
FND. DTLS.

MARIA HERNANDEZ 1/15/2025



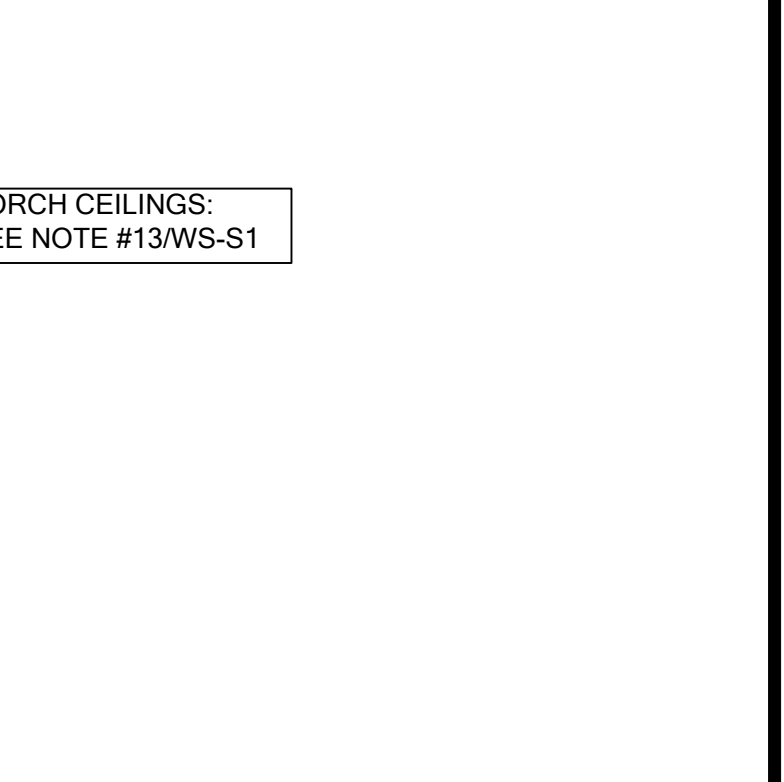
BEAM SCHEDULE table with columns: MARK, BEAM SIZE, CONNECTIONS. Includes general beam notes at the bottom.

WALL TYPES LEGEND table with columns: WALL TYPE, DESCRIPTION. Includes bearing wood wall schedule below.

GENERAL NOTES text block containing notes 1, 2, and 3 regarding crown molding, shower liner, and glass/door options.

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

WINDOW SCHEDULE table with columns: WINDOW TYPES, SIZE, ROUGH OPNG, U-VALUE, SHGC, etc. Includes door schedule below.



DOOR SCHEDULE table with columns: ALL DOOR ARE INSULATED, DOOR TYPE, SIZE, MASONRY OPNG, FRAME OPNG.

HEADER SCHEDULE table with columns: MARK, HEADER SIZE, REMARKS. Includes general header notes below.

COLUMN SCHEDULE table with columns: MARK, COLUMN SIZE, (BASE) CONN. & FASTENER, UPLIFT(LD). Includes general column notes below.

GENERAL BEARING WALL NOTES text block containing notes 1 through 7 regarding floor plan, structural lumber, and exterior walls.

GENERAL HEADER NOTES text block containing notes 1 through 7 regarding header length, connections, and fasteners.

AREA TABULATION J table with columns: ROOM, AREA (SQ. FT.), TOTAL AREA.

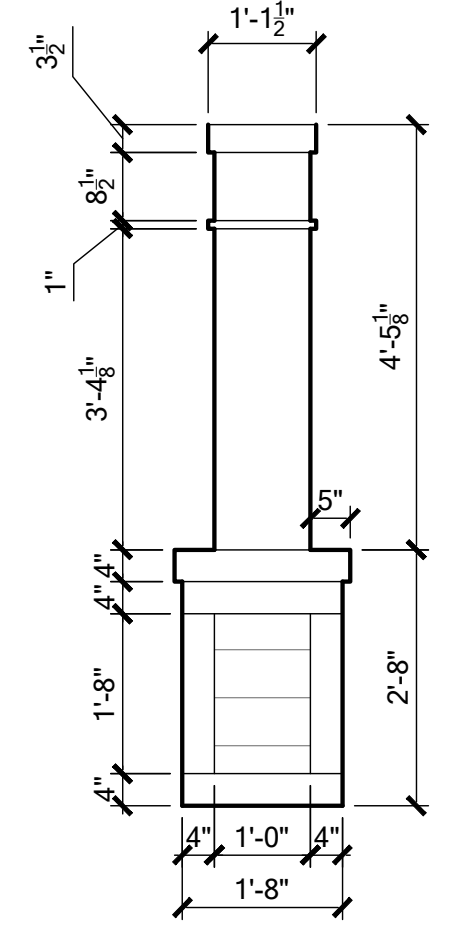
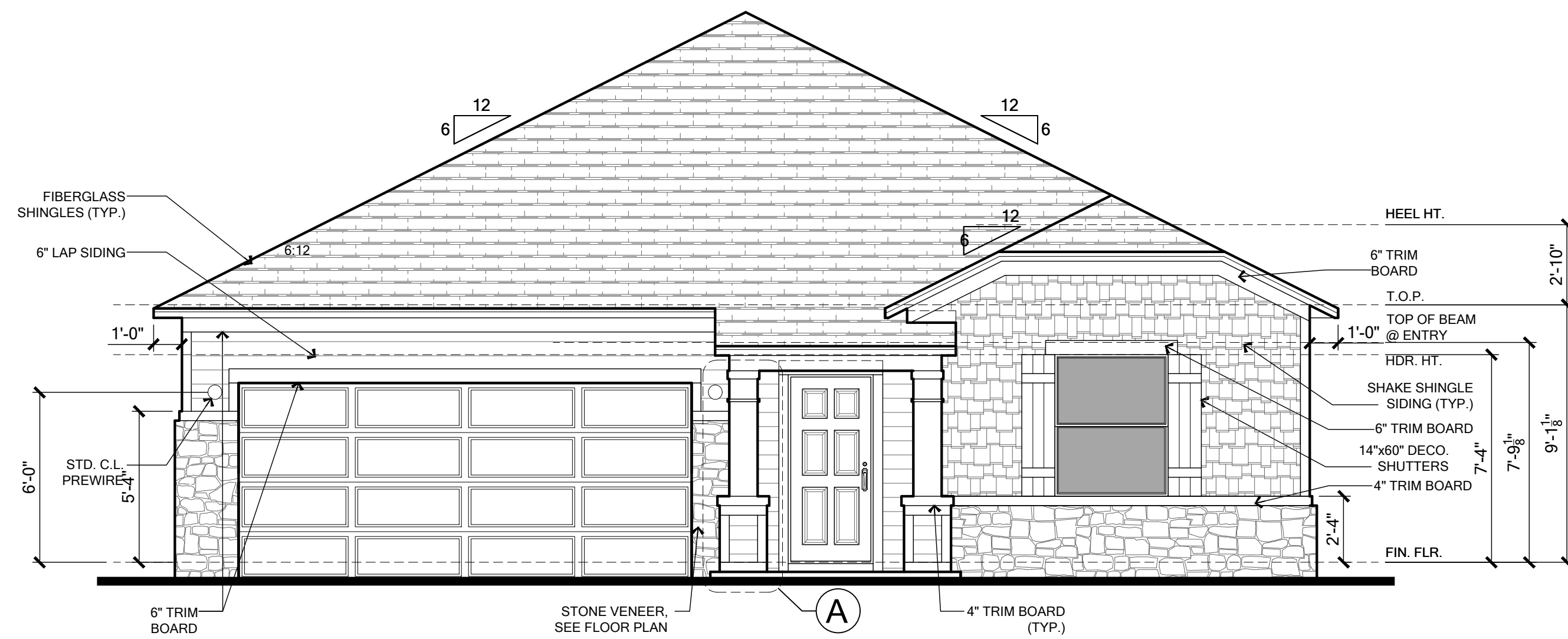
GENERAL COLUMN NOTES text block containing notes 1 through 5 regarding floor plan, structural lumber, and wood construction.

GENERAL BEARING WALL NOTES text block containing notes 1 through 7 regarding floor plan, structural lumber, and exterior walls.

Vertical sidebar containing company logo (CSG), contact information (TOTAL SOLUTIONS GROUP), and project details (Forest Cove, Memphis).

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

FLOOR PLAN

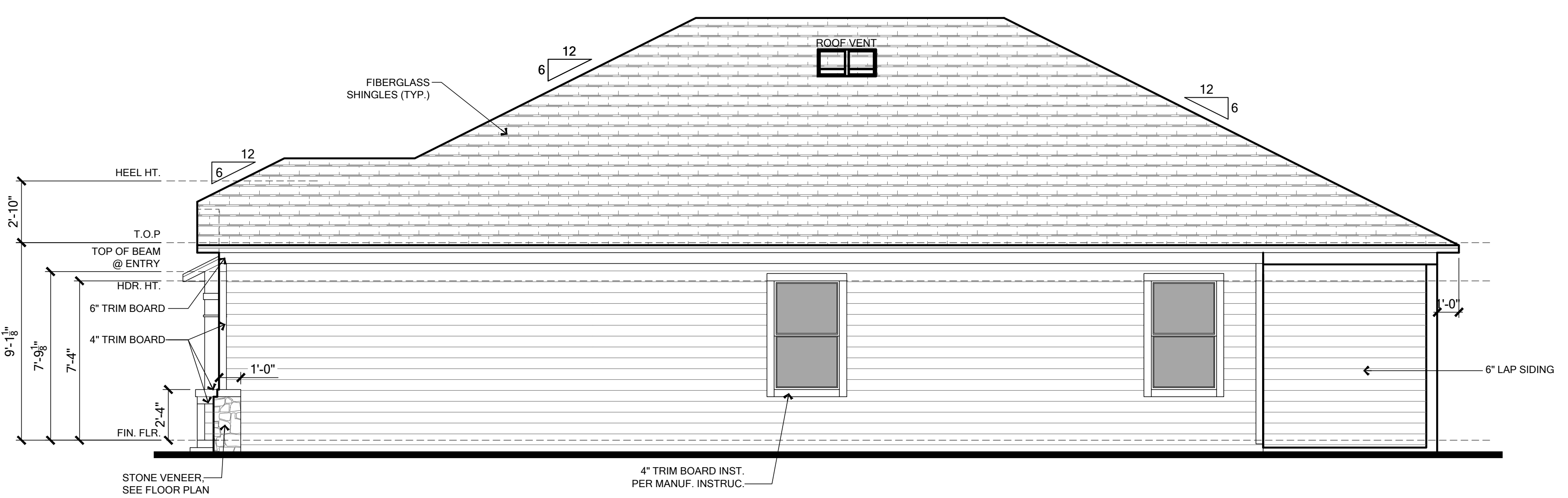


A DECO FOAM DETAIL

NOTE:
 • FIN. TO HAVE TRADITIONAL LOOK & SMOOTH FINISH
 • FOAM EPS MATERIAL IS ACCEPTED

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. x 1-1/2" long (3/4" x 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 E2556 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.

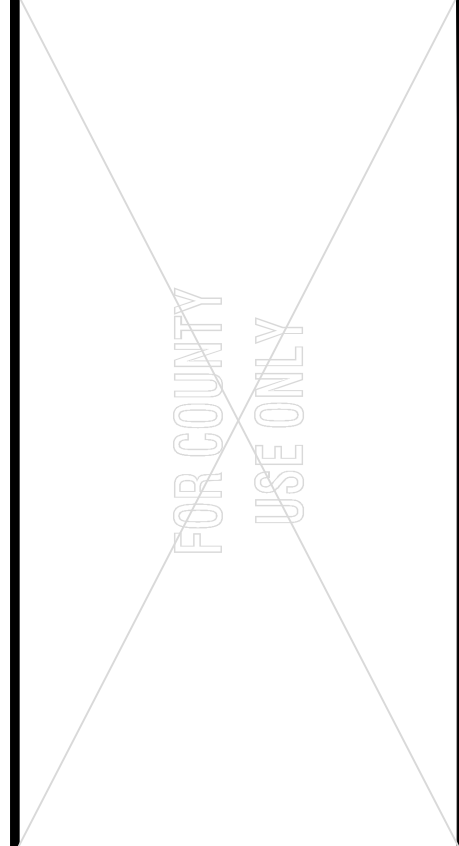
R703.12 Adhered Masonry Veneer
 Adhered masonry veneer [or stone veneer] installation shall comply with the requirements of Section R703.7.3 and the requirements in Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5. Adhered masonry veneer shall be installed in accordance with Sections R703.7.1, Article 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
FIRST FLOOR PLAN	2197	2109.1	141.6	200	1054.6	35.4
						527.3

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



01/15/2025

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

CA No. 9161 AA26003115

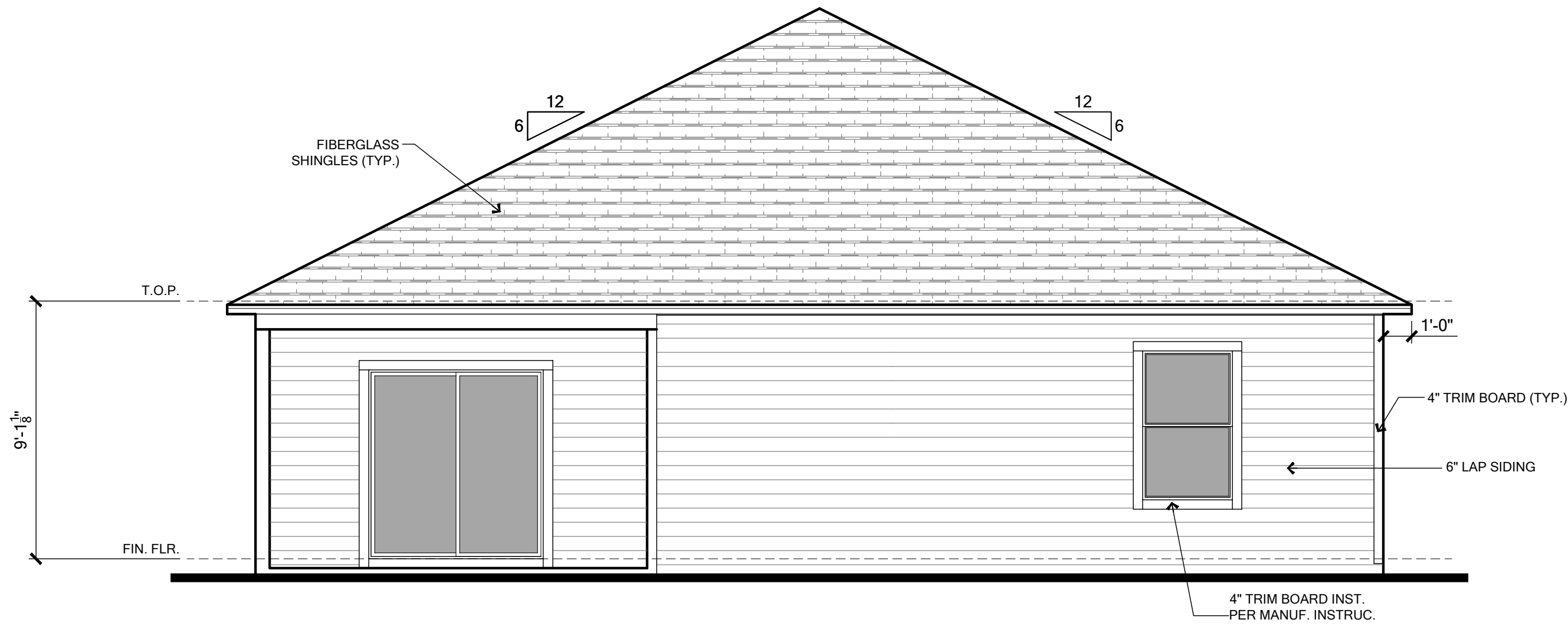
TOTAL SOLUTIONS GROUP
 258 Southhall Lane, Suite 200
 Maitland, Florida, 32751
 (407) 880 2333

100% Employee Owned
 myTSGhome.com

100% Employee Owned
 myTSGhome.com

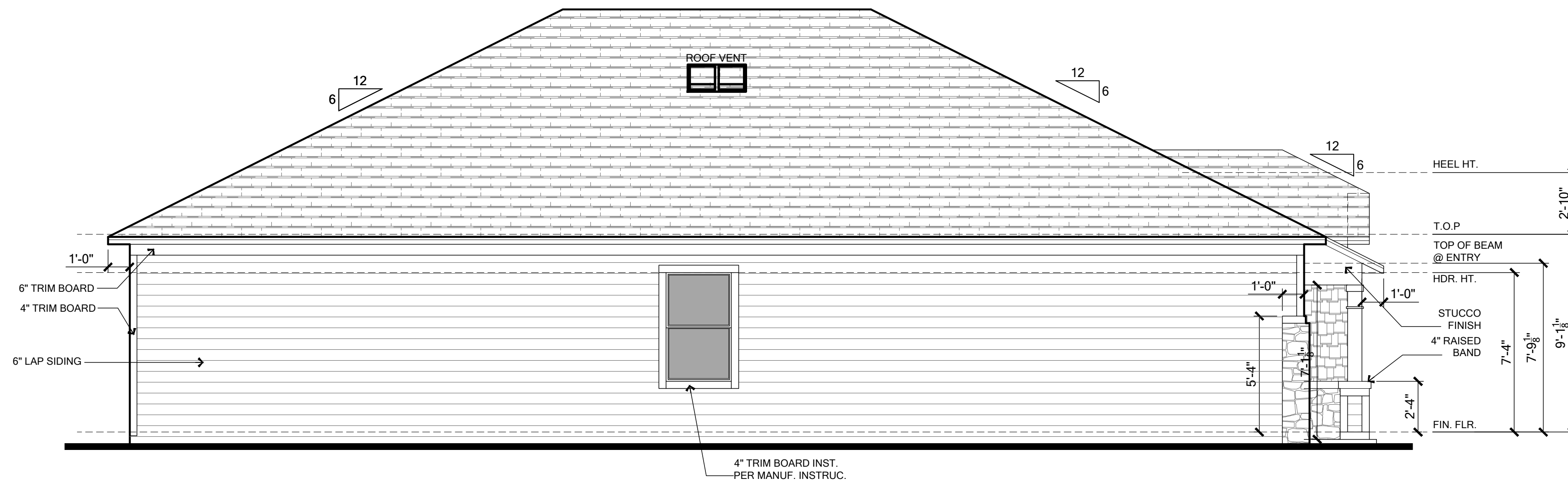
MARONDA Homes
 3995 West First Street
 Sanford, FL 32771
 (407) 302-9871

Community: Forest Cove
 Plan Name: Memphis
 Elev.: J
 Change Side: Left
 Block: 4
 Address: TBD Sw Cadence Glen
 Lake City, FL 32024
 Lot: 4
 Job no: 9FC00401
 Reference No: 25-00445
 Sheet: 3.0
ELEVATIONS



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

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

R703.7.1 Lath
 Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved. (Refer to Sheet SN for the engineered method for Lath attachment.)

Lathing Accessories
 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga. x 1-1/2" long (3/4" x 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:
 1. No. 15 felt complying with ASTM D226, Type 1.
 2. ASTM E2568, Type 1 or 2.
 3. ASTM E331 in accordance with Section R703.11.
 4. Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (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.

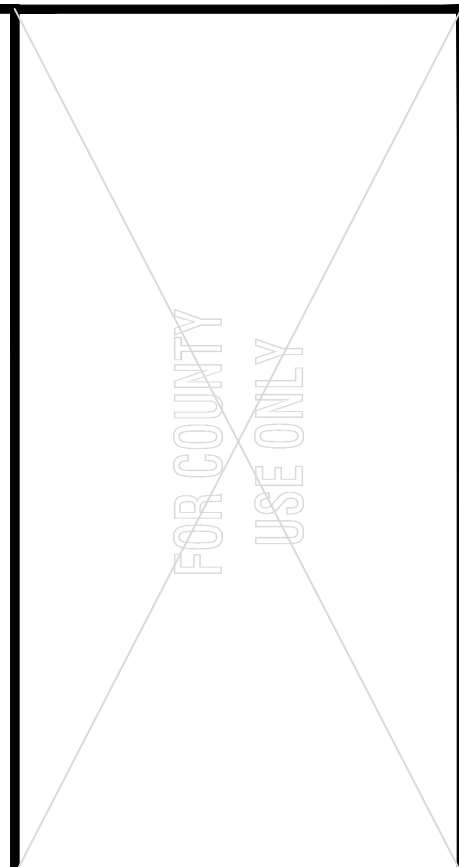
Coastal Flashings: all flashing material for coastal locations (ex: within 3,000 feet of the ocean) shall be corrosion resistant material (ex: zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.

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	2197	2109.1	141.6	200	1054.6	35.4	527.3

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



01/15/2025

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

CA No. 9161 AA26003115



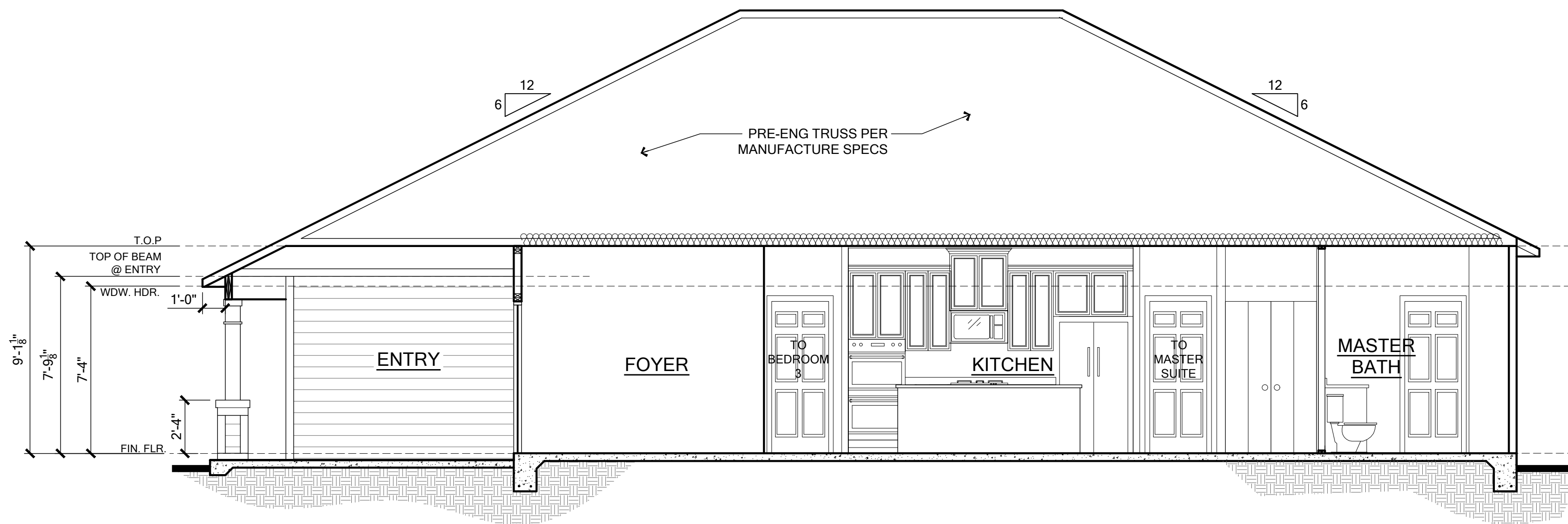
TOTAL SOLUTIONS GROUP
 258 Southhall Lane, Suite 200
 Maitland, Florida, 32751
 (407) 880 2333

100% Employee Owned
 myTSGhome.com

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

Community: Forest Cove
 Plan Name: Memphis
 Elev: J
 Change Side: Left
 Block: 4
 Address: TBD Sw Cadence Glen
 Lake City, FL 32024
 Lot: 4
 Job no: 9FC00401
 Reference No: 25-00445
 Sheet: 3.1
 Americana Series

MARIA HERNANDEZ 1/15/2025



FOR COUNTY USE ONLY

01/15/2025

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

CA No. 9161 AA26003115



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

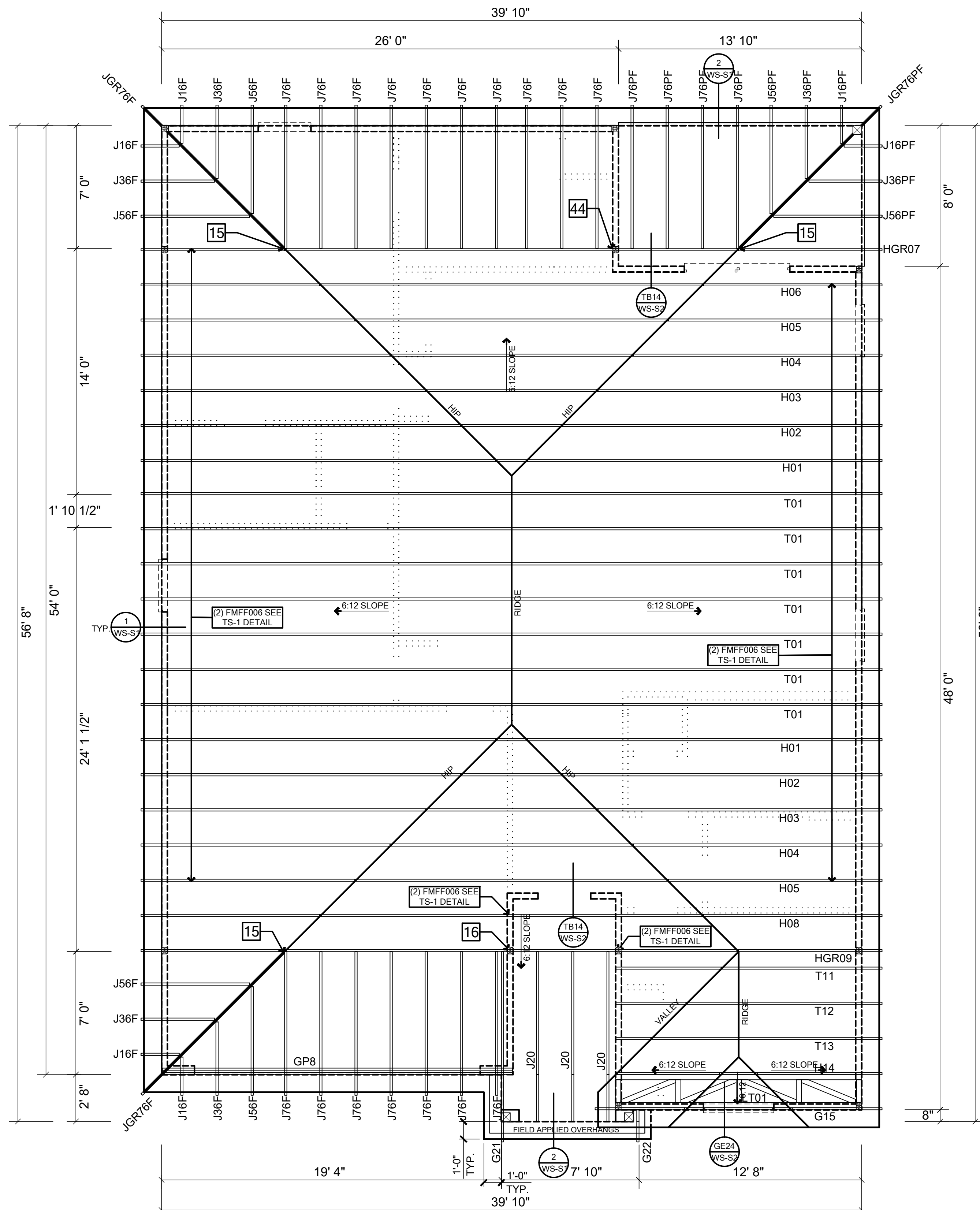
Community:	Forest Cove	Garage Side:	Left
Plan Name:	Memphis	Elev - J	
Lot:	4	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job no:	9FC00401		Americana Series

Reference No: 25-00445

Sheet: 4.0

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

BLDG. SECTION



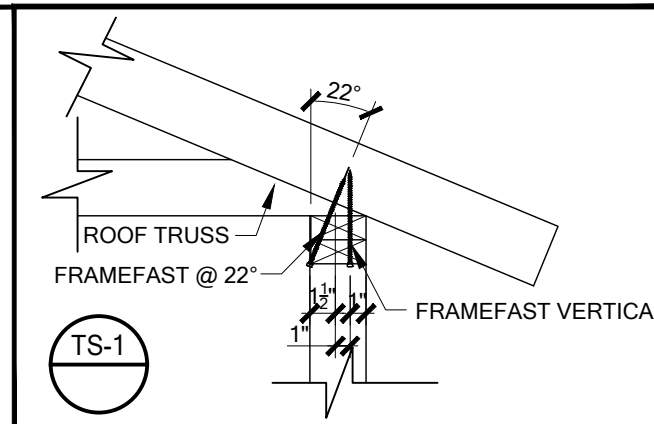
FRAMING PLAN
SCALE: 1/4" = 1'-0"

TYPICAL TRUSS CONNECTION
U.N.O. ON ROOF FRAMING PLAN
- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST FMFF006 TRUSS SCREW w/ (2) 10d TOENAILS
- JACK TRUSSES TO GIRDER TRUSS SHALL BE NAILED TOP/BOTTOM CHORD. FOR VALLEY SET TRUSSES, SEE ENGINEERING TRUSS PACKAGE FOR CORRECT CONNECTION [VC1]

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

ATTN: BUILDING DEPARTMENT
PLEASE NOTE THAT TRUSS LABELS MAY VARY BUT, IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT PLEASE CONTACT THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

DRAFTSTOPPING DETAIL
R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT.



USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE	
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 115% DATE: 3/2015
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140
2	HUS 26	HUS26	HEADER: (2) 16d TRUSS: (8) 16d	2090	4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1005
12	THD 28-2	HTU28-2	HEADER: (2) 16d TRUSS: (1) 16d X 1-1/2"	2395	4800
13	THD 28-3	HU28-3	HEADER: (2) 16d TRUSS: (2) 16d X 1-1/2"	4345	8175
14	THD 48	HU848	HEADER: (2) 16d TRUSS: (1) 16d X 1-1/2"	2395	4800
15	HJC26	THU26	HIP: (5) 16d HEADER: (1) 16d JACK: (7) 16d	2345	3055
28	HJC26-BK60	LTHU26, THU26, THU26	HEADER: (1) 16d JACK: (7) 16d TRUSS: (1) 16d	2345	3055
60	HUS179	HUS1819	HEADER: (2) 16d TRUSS: (2) 16d	4110	6070
71	HU410	HU410	HEADER: (2) 16d TRUSS: (2) 16d	1950	3475
72	THD20-3	HU20-3	HEADER: (2) 16d TRUSS: (2) 16d	4035	7255
73	HD49 IF	HU48	HEADER: (14) 3/16" X 1-3/4" CMU; (14) 16d FRM JOINTBEAM: (8) 10d	2430	1170
74	HD49 IF	HU410	HEADER: (2) 3/16" X 1-3/4" CMU; (2) 16d FRM JOINTBEAM: (1) 10d	3475	1975
75	LOUM410-SDS	LOUM410-SDS	SOLID POUR CMU: (8) 3/4" X 4" JOINTBEAM: (8) W3 SCREWS	3350	8905
76	HD28-2 IF	HU28-2	HEADER: (14) 3/16" X 1-3/4" CMU; (14) 16d FRM JOINTBEAM: (8) 10d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS					
N	6" LONG TRUSS SCREW	FMFF006 SDWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	600 (2-1105)	NA
(2) 6" LONG TRUSS SCREW	FMFF006 SDWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE		1105	NA
(2) MTW12	MTS12	(2) 10d		2370	
(2) MUGT 15	MGT	CMU: (2) 10d (1) 5/8" THREADED ROD 12" EMBED.		840	
(2) RT16-2	RT16-2	PLATE: (1) 8d FRAME: (2) 16d, PHDA W/ (1) W3 SCREWS & (1) 5/8" THREADED ROD		2130	
(2) MSTA24	MSTA24	(1) 10d		320	
RTBA	RTBA	PLATE: (5) 16d X 1-1/2" TOP: (4) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"		750	
FA3	MAS	TOP: (4) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"		1350	
HTA20	HETA20	(1) 16d X 1-1/2"		1870	
(2) HTA20	(2) HETA20	(2) 16d X 1-1/2"		2430	
HTW24	HTW24	(2) 10d		1355	
LYFA	LYFA	(1) 16d X 1-1/2" FACE OF GABLE W/24"		1470	
LW12	LW12	(1) 10d		625	
HST27	MST27	(2) 16d NAILS (4) 1/2 BOLTS		4215	2190
LSTA24	LSTA24	(1) 16d NAILS		1235	
MSTA12	MSTA12	(1) 10d		535	
MSTA18	MSTA18	(1) 10d		1310	
MSTA24	MSTA24	(1) 10d		1640	
MSTA30	MSTA30	(2) 10d		2065	
MTW12	MTS12	(1) 10d		1185	
MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (1) 10d		1945	TENSION
MUGT 15	MGT	CMU: (2) 10d (1) 5/8" THREADED ROD 12" EMBED.		4240	
MSTC40	MSTC40	(2) 18d NAILS TENSION (4) 1/2 BOLTS		2690	2725
MSTCM60	MSTCM60	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (2) 10d OR (2) 16d		3665	TENSION
RT16A	H16A, H16A	PLATE: (8) 8d		1025	
UPH08	HD08-S03	(1) 7/8" THREADED ROD, 8" EPOXY EMBED, (2) W3 SCREWS		9165	
DTB-TZ	DTTZ	(1) 1/2" X 8" HD SCREW (PHD1411680) (1) W3 SCREW		1635	TENSION
PAU66	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (1) 1/2 BOLT		2455	2365
PAU44	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (1) 1/2 BOLT		2365	2365
PHD6	HU48-S02.5	(1) 7/8" THREADED ROD, 8" EPOXY EMBED, (2) W3 WOOD SCREWS		8185	
PHDA	HU44-S02.5	STRAP: (1) W3 WOOD SCREW CMU: 5/8" THREADED ROD, 8" EPOXY EMBED		6215	
HGAM 10KT	HGAM10KT	FRM: (2) 16d SINKER CMU: (4) 3/8" X 6" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (1) W3 SCREW		560	
LUGT4	LG4-S03	FRM: (2) 16d SINKER CMU: (4) 3/8" X 6" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (1) W3 SCREW		4725	
PHDA	HU42-S02.5	STRAP: (1) W3 WOOD SCREW CMU: 5/8" THREADED ROD, 12" EPOXY EMBED		3215	
HST28	ST215	(2) 16d		2655	
HGA 10KT	HGA10KT	RAFTER/TRUSS: (4) W315 TOP PLATE: (4) W3		790	
LUGT2	LG2	STUDS: (1) 10d TOP PLATE: (2) 16d TRUSS: (1) 16d		2020	
(2) LUGT2	(2) LG2	STUDS: (1) 10d TOP PLATE: (2) 16d TRUSS: (1) 16d		4040	
LUGT3	LG3-S02.5	FRM: (2) 16d SINKER CMU: (4) 3/8" X 6" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (1) W3 SCREW		3500	
HT45	H17A, H17A	STRAP: (2) 16d OR (2) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED		5795	

RSI ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft.

EFFECTIVE WIND AREA (SQ FEET)	140 MPH	108 MPH
WIND SPEED (ULTIMATE)	140 MPH	108 MPH
WIND SPEED (ALLOWABLE)	140 MPH	108 MPH
EXPOSURE CATEGORY	4	4

AREA	(-) VALUE DENOTES SUCTION		
	1	2	3
ROOF	-26.60	-36.75	-36.75
HIP	-26.60	-36.75	-36.75
GABLE	-26.29	-45.12	-33.58

ROOF NAILING SCHEDULE NAILING ZONES SHINGLE AND TILE:
 ZONE 1: ASTM F1667 RRS-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD
 ZONE 2: ASTM F1667 RRS-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
 ZONE 3: ASTM F1667 RRS-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

ROOF SHEATHING:
 SHINGLE/METAL 7/16" STRUCT 1 ZIP ROOF SYSTEM
 TILE: 1/2" STRUCT 1 ZIP ROOF SYSTEM

NOTE:
 1. PER CODE ASTM F1667 RRS-01 REFERENCE TO 8d (2 3/8" X 0.113") NAILS
 2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-01 (10d) (2 1/2" X 0.131") NAILS OR ASTM F1667 RRS-04 (1/2") (12d) NAILS
 3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END. ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH TO RAFTERS BY BLOCKING PER NAILING SCHEDULE E.

• IN ACCORDANCE WITH FRC DETACHMENT SECTION R301.1.3 ENGINEERED DESIGN, WE CONFIRM THAT THE PLYWOOD SHEATHING DESIGN IS ADEQUATE FOR THIS PROJECT AND CAN BE UTILIZED IN PLACE OF THE CODE PRESCRIPTIVE TABLE R303.2.2.
 • WE HAVE REVIEWED THE ROOF SHEATHING REQUIREMENTS FOR THIS PROJECT IN ACCORDANCE WITH THE ASCE 7-22 WIND SPEED AND EXPOSURE CATEGORY DEFINED IN THE STRUCTURAL DOCUMENTS. WE APPROVE AND CERTIFY THE SHEATHING INDICATED ON THE PLAN TO BE ADEQUATE TO SUPPORT THE WIND LOADS FOR THIS ROOF.
 • ENGINEERED DESIGN CALCULATIONS HAVE BEEN PERFORMED FOR USE IN AREAS NOT EXCEEDING THE WIND SPEED AND EXPOSURE OF 156 MPH EXP. 'C'. IF THE WIND SPEED DESIGN EXCEEDS 156 MPH THE TABLE R303.2.2 WILL BE REFERENCED. THE NAILING LISTED IN THE RSH CHART HAS BEEN VERIFIED TO MEET OR EXCEED THE NAIL SIZE AND SPACING REQUIREMENTS LISTED IN TABLE R303.2.3.1.

FOR COUNTY USE ONLY

01/15/2025

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

CA No. 9161 AA26003115

TSG

Making Dreams Come True

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

100% Employee Owned
 myTSHome.com

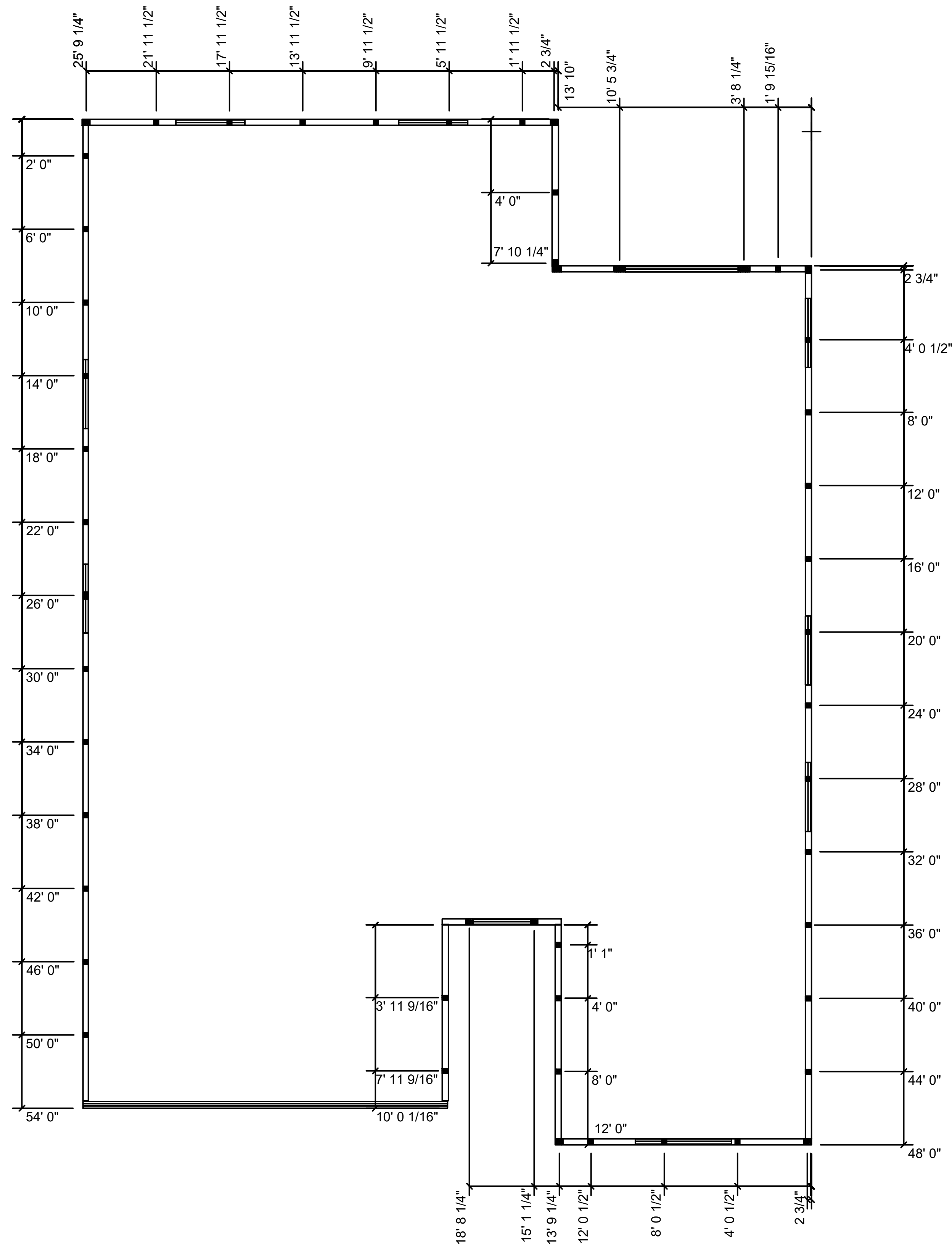
MARBONDA Homes

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

Community:	Forest Cove
Plan Name:	Memphis
Change Side:	Elev - J
Left:	
Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Lot:	4
Job no:	9FC00401
Reference No:	25-00445
Sheet:	

5.0

FRAMING PLAN



TYPICAL TRUSS CONNECTION

U.N.O. ON ROOF FRAMING PLAN

- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST FMFF006 TRUSS SCREW w/ (2) 10d TOENAILS

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

ROOF FRAMING NOTES

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

ATTN: BUILDING DEPARTMENT

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

DRAFTSTOPPING DETAIL

R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT.

USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 3TH EDITION FLORIDA CODE	ROOF 11/19/16
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	DATE: 03/23/16
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140
2	HUS 26	HUS26	HEADER: (2) 16d TRUSS: (8) 16d	2090	4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1005
12	THD 28-3	HTU28-3	HEADER: (26) 16d TRUSS: (12) 16d X 1-1/2"	2395	4870
13	THD 28-3	HU28-3	HEADER: (26) 16d TRUSS: (12) 16d X 1-1/2"	4345	9175
14	THD 48	HHUS48	HEADER: (2) 16d TRUSS: (16) 16d X 1-1/2"	2395	4860
15	HJC26	THJ26	HIP: (5) 16d HEADER: (15) 16d JACK: (7) 16d	2345	3055
28	HJC26-BK60	LTHJ26, THJ26	HIP: (5) 16d HEADER: (15) 16d JACK: (7) 16d	2345	3055
60	HUS179	HUS1.8119	HEADER: (2) 16d TRUSS: (1) 16d	4110	3670
71	HD410	HU410	HEADER: (2) 16d TRUSS: (2) 16d	1950	3455
72	THD210-3	HHUS210-3	HEADER: (14) 3/16" X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 10d	4635	7355
73	HD48 IF	HU48	HEADER: (2) 3/16" X 1-3/4" CMU; (2) 16d FRM JOIST/BEAM: (1) 10d	2430	1170
74	HD410 IF	HU410	HEADER: (2) 3/16" X 1-3/4" CMU; (2) 16d FRM JOIST/BEAM: (1) 10d	3475	1950
75	LOGM410-SDB	LOGM410-SDB	SOLID POUR CMU: (8) 3/4" X 4" JOIST/BEAM: (8) W3 SCREWS	3350	3905
76	HD28-2 IF	HU28-2	HEADER: (14) 3/16" X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 10d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS					
N	6" LONG TRUSS SCREW	FMFF006 SDWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	600 (2-1105)	NA
(2) 6" LONG TRUSS SCREW	FMFF006 SDWC 16600		FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	1100	NA
(2) MTW12	MTS12	(2) 10d		2370	
(2) MUGT 15	MGT	CMU: (2) 10d (1) 5/8" THREADED ROD 12" EMBED.		840	
(2) RT16-2	RT16-2	FRAME: (2) 16d, PHDA W/ (1) W3 SCREWS & (1) 5/8" THREADED ROD		2130	
(2) MSTA24	MSTA24	PLATE: (16) 8d TRUSS: (16) 8d		3200	
RT6A	RT6A	PLATE: (5) 16d X 1-1/2" TRUSS: (5) 16d X 1-1/2"		750	
FA3	MAS	TOP: (4) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"		1350	
HTA20	HETA20	(16) 16d X 1-1/2"		1870	
(2) HTA20	HETA20	(2) 16d X 1-1/2"		2430	
HTW24	HTW24	(2) 10d		1350	
LYFA	LTA2	(16) 16d X 1-1/2" FACE OF GABLE W/2x4		1470	
LW12	LTS12	(12) 10d		620	
HST27	MST27	(24) 16d NAILS (4) 1/2 BOLTS		4215	
LSTA24	LSTA24	(16) 16d NAILS		1350	
MSTA12	MSTA12	(16) 10d		530	
MSTA18	MSTA18	(14) 10d		1310	
MSTA24	MSTA24	(16) 10d		1640	
MSTA30	MSTA30	(2) 10d		2065	
MTW12	MTS12	(14) 10d		1185	
MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (1) 10d		1945	TENSION
MUGT 15	MGT	CMU: (2) 10d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (2) 16d, PHDA W/ (1) W3 SCREWS & (1) 5/8" THREADED ROD		4240	
MSTC40	MSTC40	(2) 10d NAILS TENSION		2690	2730
MSTCM60	MSTCM60	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 10d OR (2) 16d		3665	TENSION
RT16A	H16A, H16	PLATE: (8) 8d TRUSS: (8) 16d X 1-1/2"		1025	
UPH08	HD08-SDB3	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (2) W3 SCREWS		9165	
DTB-TZ	DTT2Z	(1) 1/2" X 8" HD SCREW (PHD1411680) (1) W3 SCREW		1635	TENSION
PAU66	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (1) 1/2 BOLT		2455	NAILS BOLTS
PAU44	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (1) 1/2 BOLT		2365	NAILS BOLTS
PHD8	HU8-SDB2.5	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (2) W3 WOOD SCREWS		8185	
PHDA4	HU44-SDB2.5	STRAP: (1) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)		6215	
HGAM 10KT	HGAM10KT4	RAFTER/TRUSS: (4) W315 CMU BEAM: (4) 1/4" X 1-3/4" TAPCON FRM: (2) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW		580	
LUGT4	LGT4-SDB3	FRM: (24) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW		4725	
PHDA	HU2-SDB2.5	STRAP: (1) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)		3215	
HGA 10KT	HGA10KT	RAFTER/TRUSS: (4) W315 TOP PLATE: (4) W3		790	
LUGT2	LGT2	STUDS: (14) 10d TOP PLATE: (2) 16d TRUSS: (16) 10d		2020	
(2) LUGT2	(2) LGT2	STUDS: (14) 10d TOP PLATE: (2) 16d TRUSS: (16) 10d		4040	
LUGT3	LGT3-SDB2.5	FRM: (24) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (12) W3 SCREW		3500	
HT45	HTT4	STRAP: (2) 10d OR (2) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)		5795	

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

CA No. 9161 AA26003115



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

100% Employee Owned
myTSGHome.com

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

Community: Forest Cove
Plan Name: Memphis
Garage Side: Left
Elev - J
Lot: 4
Block: TBD Sw Cadence Glen
Address: Lake City, FL 32024
Sheet no: 9FC00401
Americana Series

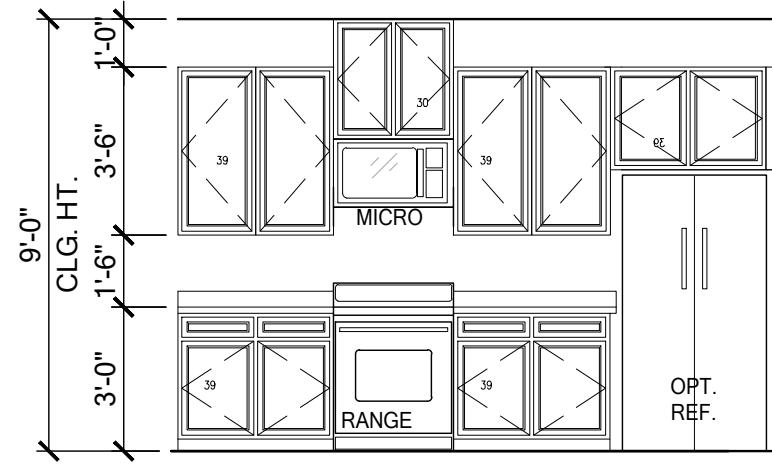
Reference No: 25-00445

5.1

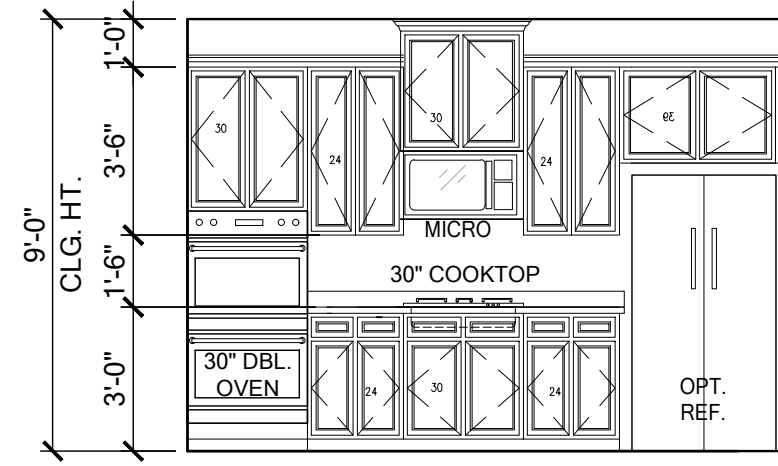
WALL STRAPPING

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

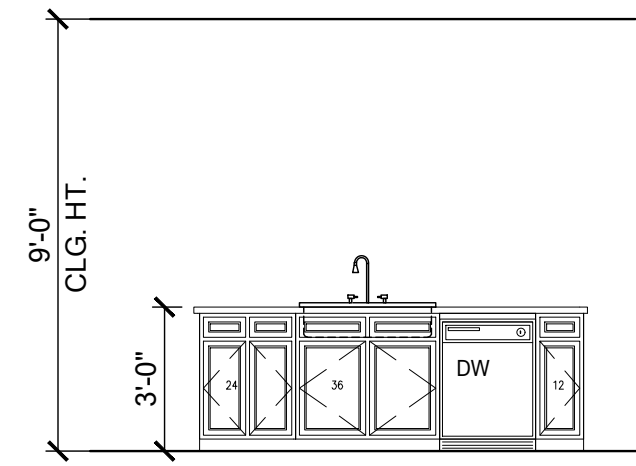
01 / 15 / 2025



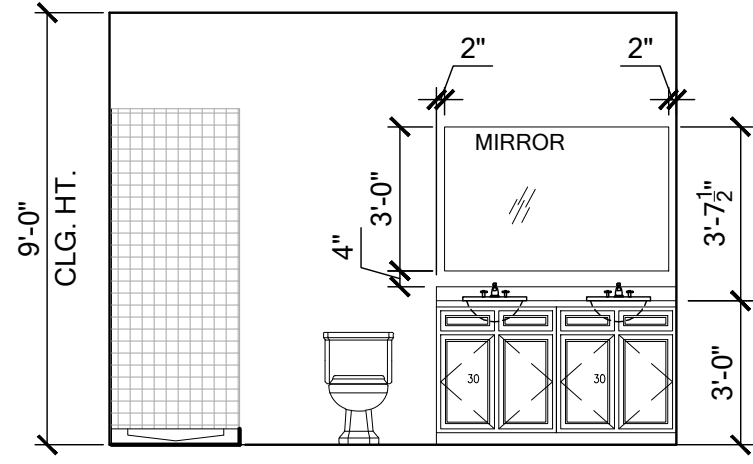
1
STD. KITCHEN



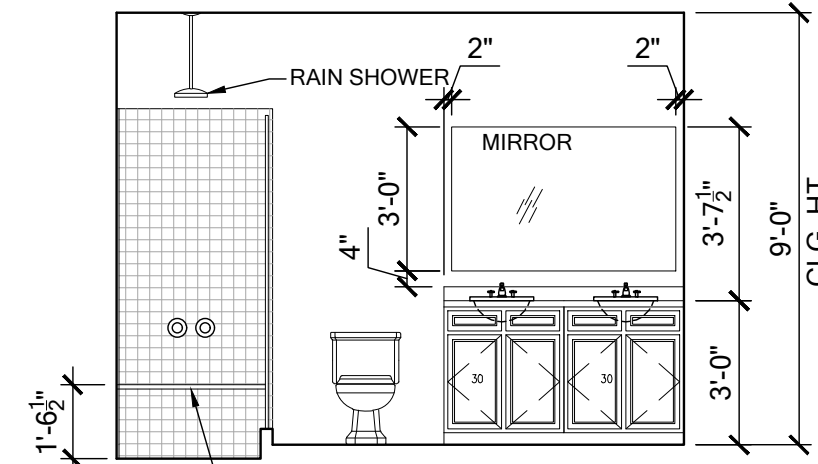
1.1
GOURMET KITCHEN



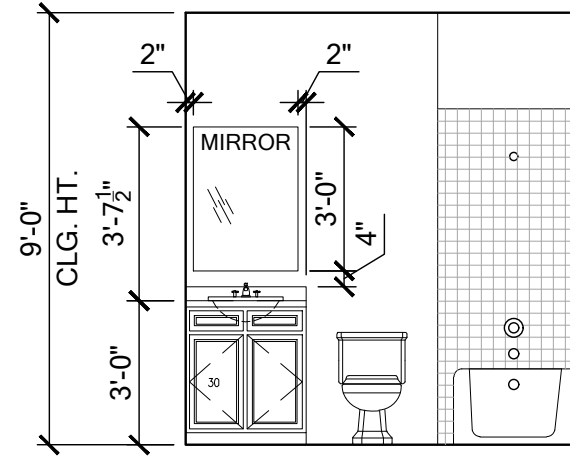
2
KITCHEN ISLAND



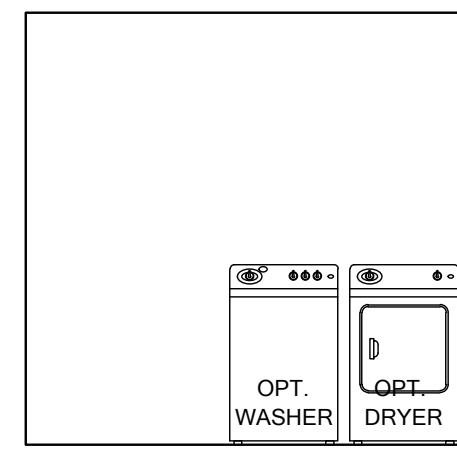
3
MASTER BATH



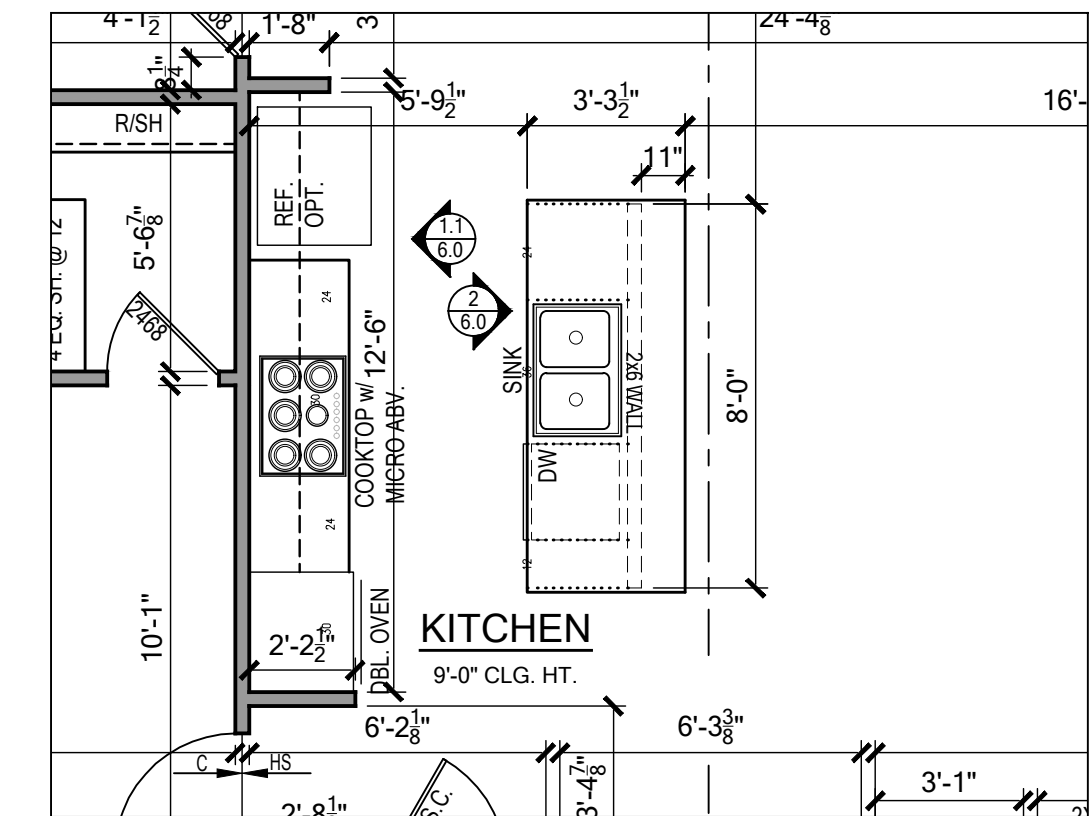
3.1
OPT. DELUXE MASTER BATH



4
BATH 2



5
LAUNDRY RM.



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

FOR COUNTY USE ONLY

01/15/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.
CA No. 9161 AA26003115

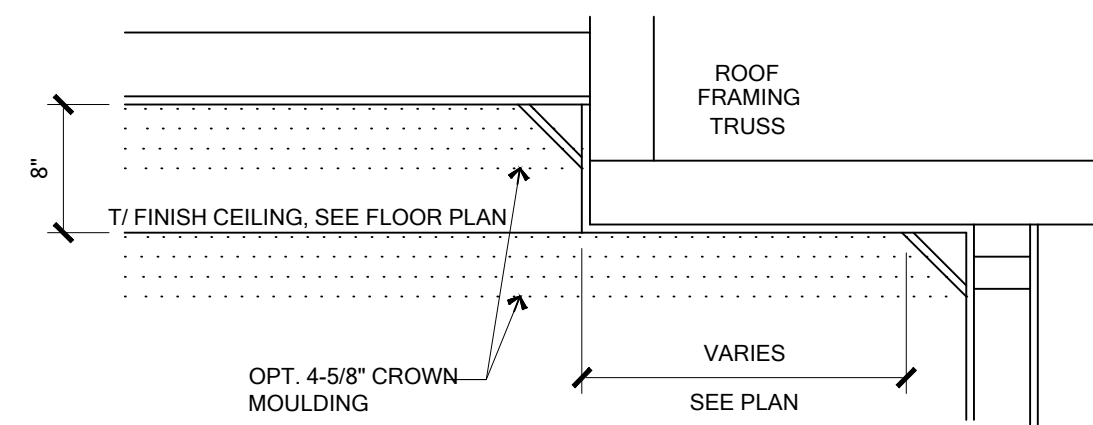
TSG
Making Dreams Come True

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

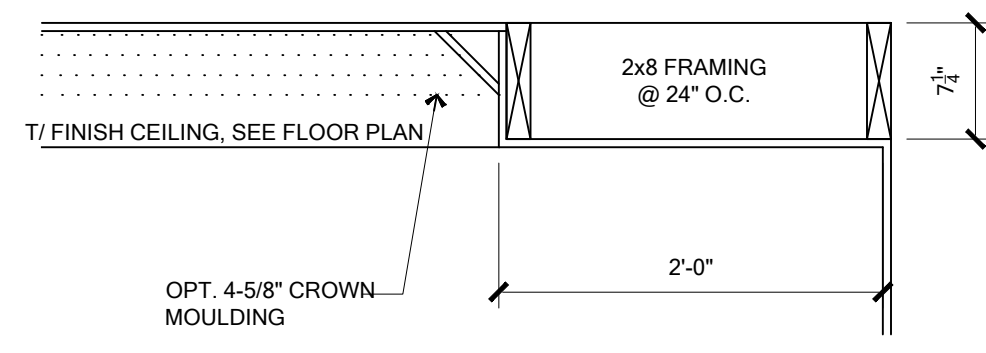
100% Employee Owned
myTSGhome.com

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

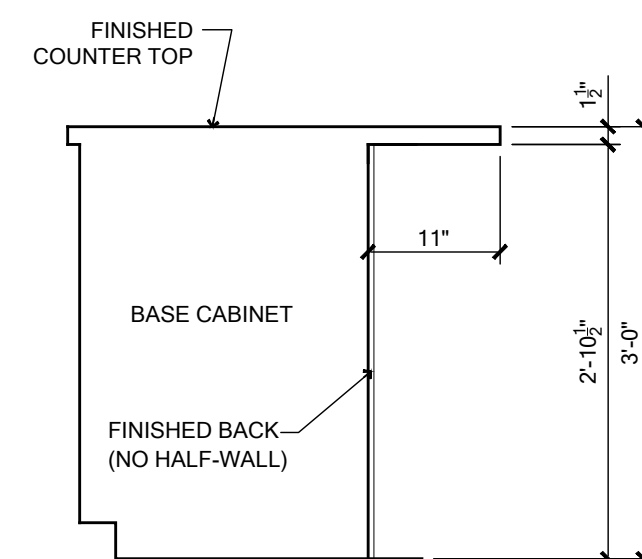
MARIA HERNANDEZ 1/15/2025



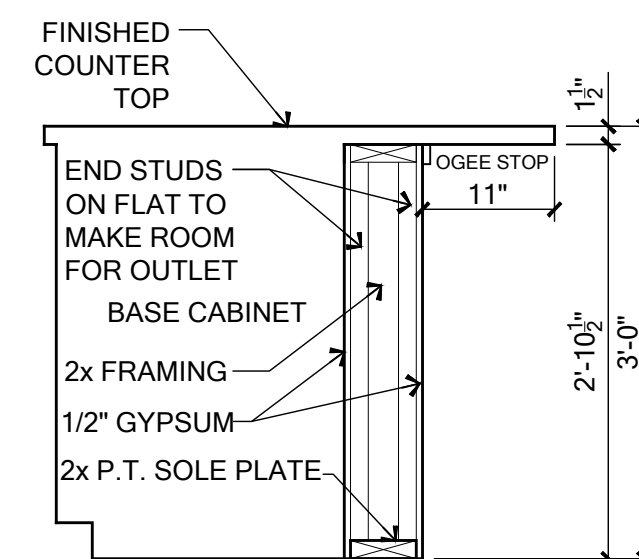
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'-0"



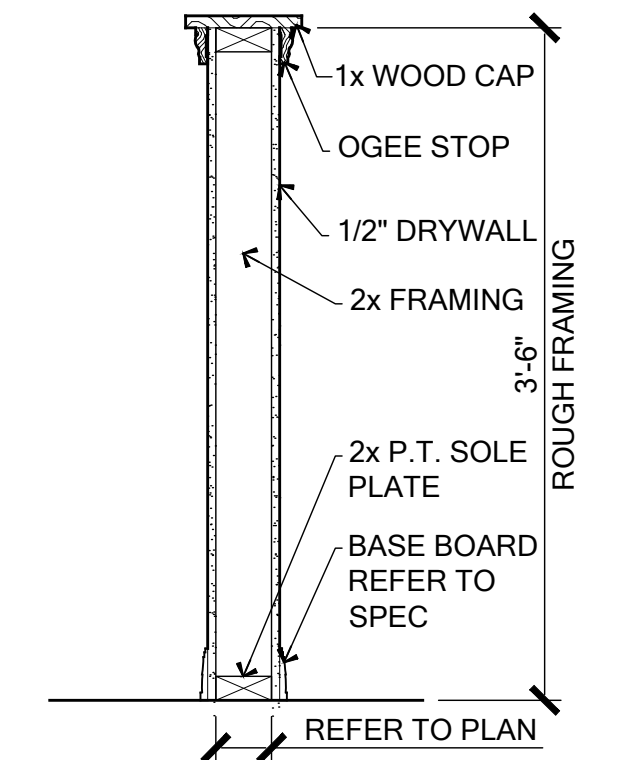
DROP DOWN TRAY CEILING
SCALE: 1" = 1'-0"



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



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



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

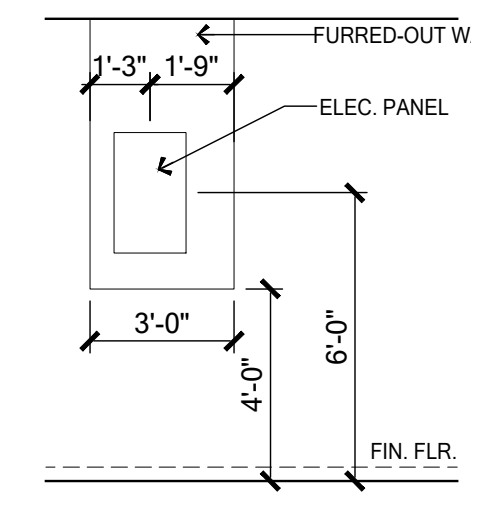
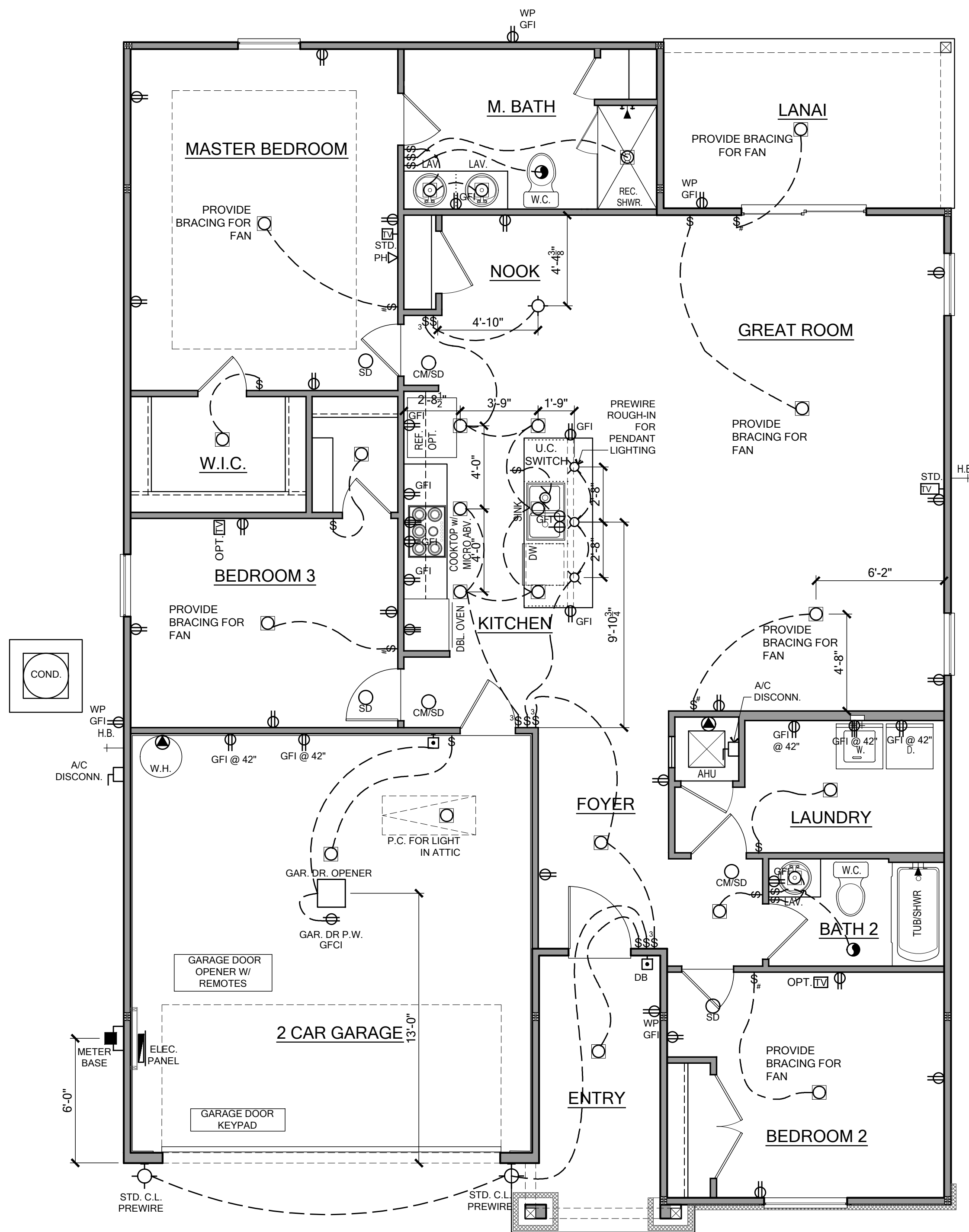
Community: Forest Cove
Plan Name: Memphis
Elev - J
Garage Side: Left

Block: TBD
Lot: 4
Address: TBD Sw Cadence Glen
Lake City, FL 32024

Reference No: 25-00445
Sheet: 6.0

Job No: 9FC00401
Americana Series

INTERIOR ELEV



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

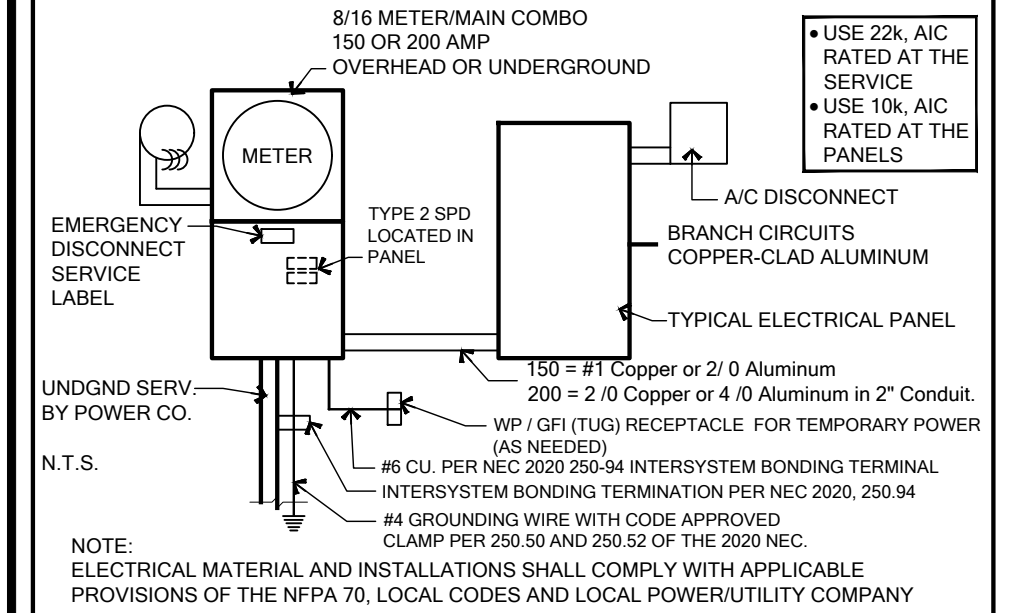
ELECTRICAL LEGEND

POWER SYMBOLS		WEATHER PROOF	
⊕	110-115 RECEPTACLE	WP	WEATHER PROOF
⊖	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
⊕	SWITCHED RECEPTACLE	GF1	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
⊕	OPTIONAL LIGHT PRE-WIRE	⊕	DISCONNECT
⊕	STANDARD CEILING FAN PREWIRE	⊕	ELECTRIC PANEL
⊕	STANDARD LIGHT PRE-WIRE	⊕	METER BASE

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

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

ELECTRICAL RISER DIAGRAM



- Notes:** unless otherwise noted.
- Electrical outlet heights as measured from finished floor to centered line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 - Kitchen: 44" AFF, GFIs AT Front Entry: 24" AFF, Bathroom: 39" AFF, Door Bell Push Button: 44" AFF, Laundry Room: 36" AFF, Thermostat: 60" AFF, Exterior Waterproof: 12" AFF, To Chandelier Bottom: 66" AFF, Garage General Purpose: 42" AFF, Microwave Outlet: 80" AFF, Range: 2" AFF, Vented Hood: 80" AFF.
 - All trim plates and devices to be ganged, where possible.
 - Electrical switches to be at 42" centerline above finished floor.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 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"

FOR COUNTY USE ONLY

01/15/2025

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

CA No. 9161 AA26003115

TSG

Making Dreams Come True

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

100% Employee Owned
myTSGHome.com

MARBONDA Homes

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

Community: Forest Cove	Change Side: Left	Elev: J	Sheet: 7.0
Plan Name: Memphis	Block: TBD Sw Cadence Glen	Address: Lake City, FL 32024	Reference No: 25-00445
Lot: 4	Job No: 9FC00401	Americana Series	

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTES:

- 1. 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. PRESURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION. 3. 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 is not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Quality Assurance Manager at 321-972-0491 immediately. No backcharges will be considered for reimbursement by the Engineer without advanced notification and approval by the Engineer. Payments will be made in accordance to the terms of the agreement.

Care and Maintenance: Yearly maintenance and inspections by the builder/homeowner are necessary for the future life of this home. Care must be taken to check windows and doors for caulking, remove leaves and debris 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.

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- 1. 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. 2. 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. 3. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O. 4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD. 5. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A615, ASTM A706, OR ASTM A996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/1.1. 6. 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. 7. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

WOOD CONSTRUCTION

- 1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD MEMBERS OR CABLE 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. 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. 3. 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. 4. 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. 5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED. 6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, OR MASONRY SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES. 7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS. 8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. PARALLAM COLUMNS: 1.8E Fb = 2400 PSI MICROLAM (LVL) BEAMS: 2.0E Fb = 2600 PSI GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN. 9. 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 OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE 1) MINIMUM OF 1/8" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED. 10. 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

- 1. MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325M U.N.O. 2. 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

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

GYPSUM BOARD

- 1. GYPSUM BOARD MAY BE INSTALLED USING GWB54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1 1/4" DRYWALL SCREWS AT 12" O.C. FOR CEILING AND 1 1/8" DRYWALL SCREWS AT 12" O.C. FOR WALLS. ALL ENDS AND EDGES OF WALLBOARD SHALL OCCUR OVER AND BE SCREWED TO SUPPORTS. MAXIMUM SCREW SPACING FOR WALLS SHALL BE 16" O.C. ALONG SUPPORTS. MAXIMUM SCREW SPACING FOR CEILING 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 BRACING.

PRE ENGINEERED WOOD TRUSSES

- 1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN. 2. 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. 3. 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. 4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS. 5. 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. 6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION. 7. 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. 8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

FIELD REPAIR NOTES (WOOD)

- 1. MISSED FA3 FOUNDATION ANCHORS CAN BE REPAIRED WITH 3/8" x 6" LG. HEAVY-DUTY SCREW ANCHORS (WEDGE-BOLT OR EQUAL) W/ 3"x3"x2" PL. WASHER W/ MIN. 1 1/2" EDGE DISTANCE. INSTALL HEAVY-DUTY SCREW ANCHOR WITHIN 3" OF WHERE FA3 FOUNDATION ANCHOR WAS TO BE LOCATED. 2. SHEATHING FASTENERS SHALL NOT BE OVERDRIVEN BY MORE THAN 1/16" UNDER DRY CONDITIONS (MOISTURE CONTENT LESS THAN 16 PERCENT). IF LESS THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS THEN NO REPAIR IS REQUIRED. IF MORE THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS -OR- IF ANY ONE FASTENER IS OVERDRIVEN MORE THAN 1/8" THEN REPAIR IS REQUIRED. FOLLOW REPAIR RECOMMENDATIONS BELOW: 2.1. MULTIPLE ADJACENT FASTENERS OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS: INSTALL (1) 8d NAIL FOR EVERY (2) OVERDRIVEN FASTENERS - LOCATE NEW 8d NAIL IN BETWEEN THE OVERDRIVEN FASTENERS SINGLE FASTENER OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS SPACED MORE THAN 6" AWAY FROM NEXT ADJACENT OVERDRIVEN FASTENER: INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER 2.3. SINGLE FASTENER OVERDRIVEN MORE THAN 1/8": INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER 2.4. INSTALLATION OF ADDITIONAL NAILS SHALL NOT CAUSE WOOD FRAMING TO SPLIT. IF INSTALLATION OF REPAIR NAILS WOULD CAUSE THE NAIL SPACING OF A SINGLE ROW OF NAILS TO BE LESS THAN 3" THEN 1/8 GA. x 1 1/2" STAPLES SHALL BE USED FOR REPAIR FASTENERS AND BE INSTALLED AT A 1:1 RATE FOR OVERDRIVEN FASTENERS IN ALL CASES. IF SPLITTING OF WOOD FRAMING IS OBSERVED THEN STOP IMMEDIATELY AND CONTACT E.O.R. FOR RECOMMENDATIONS. 3. FOR ALL OTHER REPAIRS/MODIFICATIONS CONTACT E.O.R. FOR RECOMMENDATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL
• FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
• FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL
• NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020)
• BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-19)
• SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-20)
• BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13)
• NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION
• WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION
• APA PLYWOOD DESIGN SPECIFICATION E30-19
• AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22
• ALUMINUM DESIGN MANUAL - AAF-20 (AA ADM-2020)
Code references are summaries of code sections. See FBCR (Current Version) for complete information. Scan QR Code for the complete FBCR

GENERAL ROOF LOADING

Table with 4 columns: SHINGLE ROOF (PSF), METAL ROOF (PSF), TILE ROOF (PSF), HEAVY ROOF (PSF). Rows include TOP CHORD LL, TOP CHORD DL, BOTTOM CHORD LL*, BOTTOM CHORD DL, TOTAL (PSF), BOTTOM CHORD LL (OPT), ATTICS W/ LIMITED STORAGE, ATTICS W/ HEAVY STORAGE, * ATTICS W/ NO STORAGE (NON-CONCURRENT)

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

GENERAL FLOOR LOADING

Table with 2 columns: TOP CHORD LL, TOP CHORD DL, BOTTOM CHORD LL, BOTTOM CHORD DL. Values in (PSF). Includes COMMENTS: 40 (PSF), 10 (PSF), 0 (PSF), 5 (PSF)

SPECIAL FLOOR LOADING

Table with 4 columns: GAME ROOM, BALCONIES/DECKS, BALCONIES OVER 100 SQ. FT., LIGHT STORAGE, GUARDRAILS, HANDRAILS(d), GUARDRAIL IN-FILL COMP. (f), STAIRS(g). Values in (PSF) and (LBS).

COMMENTS: (PSF) = UNIFORM LOADS (LBS) = CONCENTRATED LOADS c. INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES, WHICHEVER PRODUCES THE GREATER STRESSES. d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. FOR A GUARD NOT REQUIRED TO SERVE AS A HANDRAIL, THE LOAD NEED NOT BE APPLIED TO THE TOP ELEMENT OF THE GUARD IN A DIRECTION PARALLEL TO SUCH ELEMENT. f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT. h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR OF 4. THE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD. l. 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

Table with 4 columns: ROOF TRUSSES*, ROOF RAFTERS, ROOF RAFTERS (W/O CLG), FLOOR TRUSSES/ BEAMS**, FLOOR JOISTS***. Values in (L/240, L/180, L/120, L/360, L/240, L/480, L/240, L/240)

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

WIND LOADING CRITERIA 140-B

Table with 2 columns: WIND SPEED (ULTIMATE), WIND SPEED (ALLOWABLE), EXPOSURE CATEGORY, BUILDING CATEGORY, BUILDING TYPE, ENCLOSURE CLASSIFICATION, INTERNAL PRESSURE COEFFICIENT. Values include 140 MPH, 108.0 MPH, B, II, V, ENCLOSED, +/- 0.18

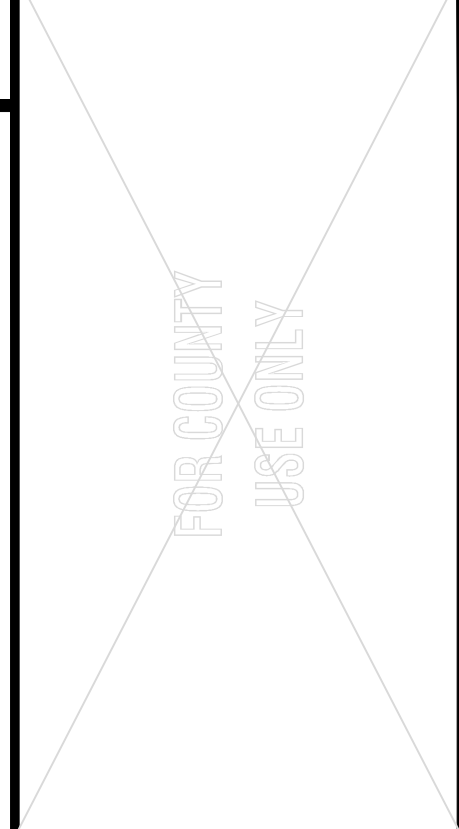
NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 25FT

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

GENERAL PRESSURE NOTES

- NOTES: 1. MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES. 2. "z" = END ZONE IS ONLY W/IN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

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



01 / 15 / 2025

To the best of the Engineer's knowledge, information and belief the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal. CA No. 9161 AA26003115



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

100% Employee Owned
myTSGHome.com

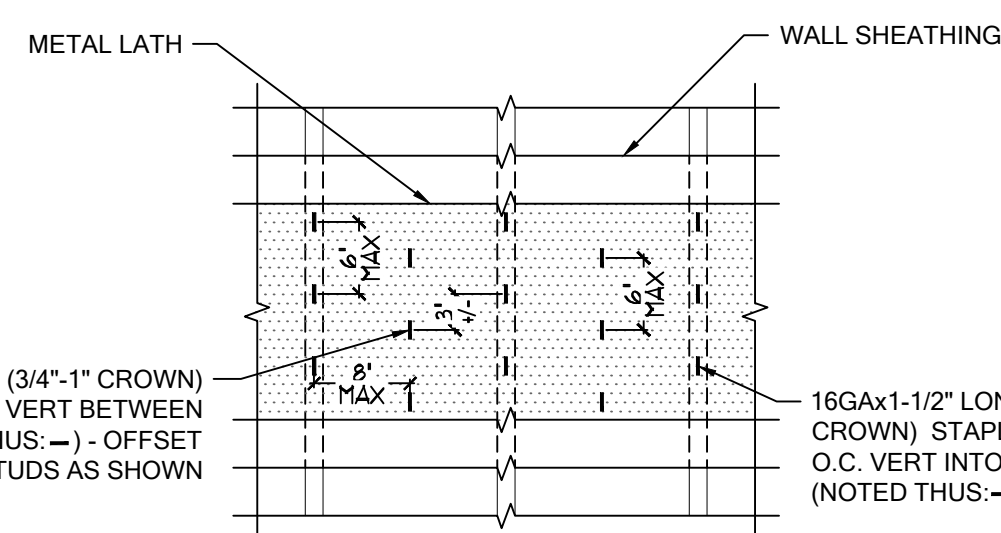
MARONDA Homes
3995 West First Street
Sanford, FL 32771
(407) 302-9871

Table with 3 columns: Community (Forest Cove), Plan Name (Memphis), Elev. - J, Change Size (Left), Lot (4), Block, Address (TBD Sw Cadence Glen Lake City, FL 32024), Job no (9FC00401), Americana Series.

Reference No 25-00445
Sheet

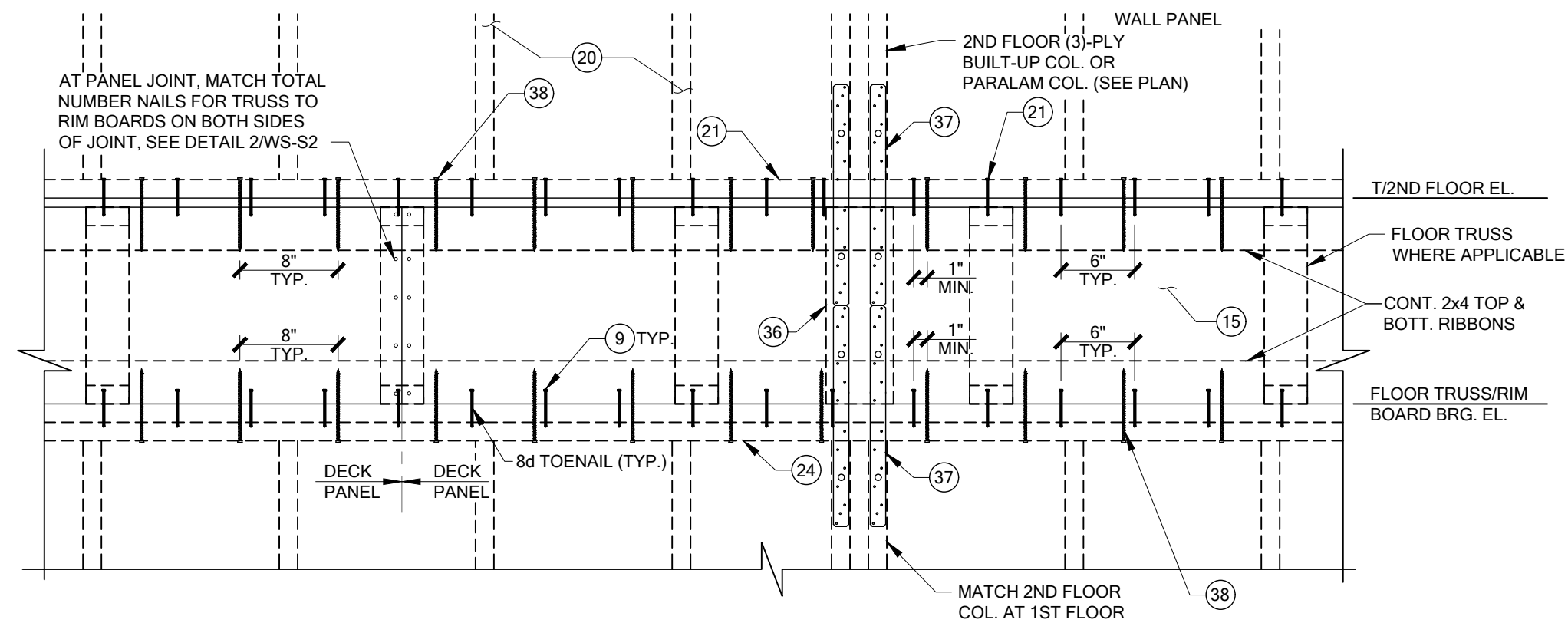
SN
STRUCT NOTES

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

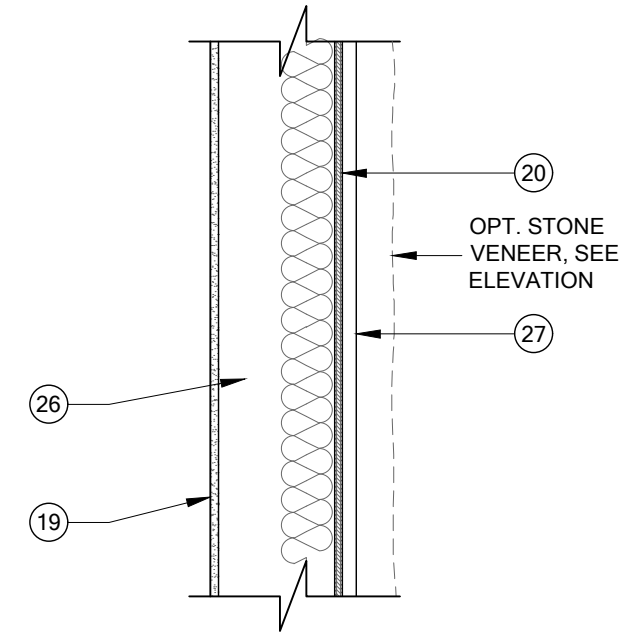


METAL LATH ATTACHMENT DETAIL

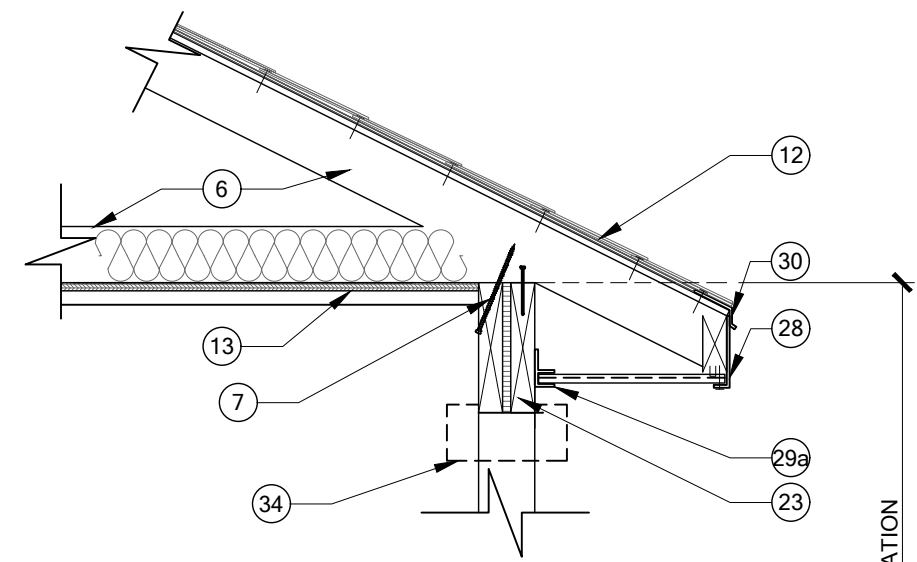
REV. 09.24.21 SCALE: 3/4" = 1'-0"
DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH



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



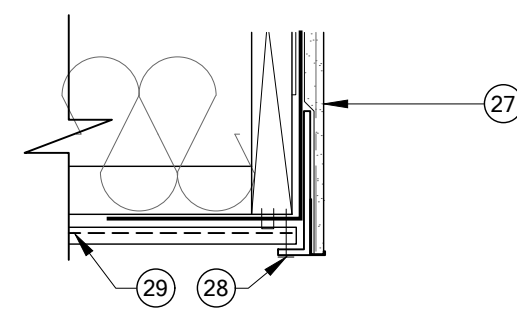
4 PARTIAL SECTION - TWO STORY OPENING
SCALE: N.T.S.



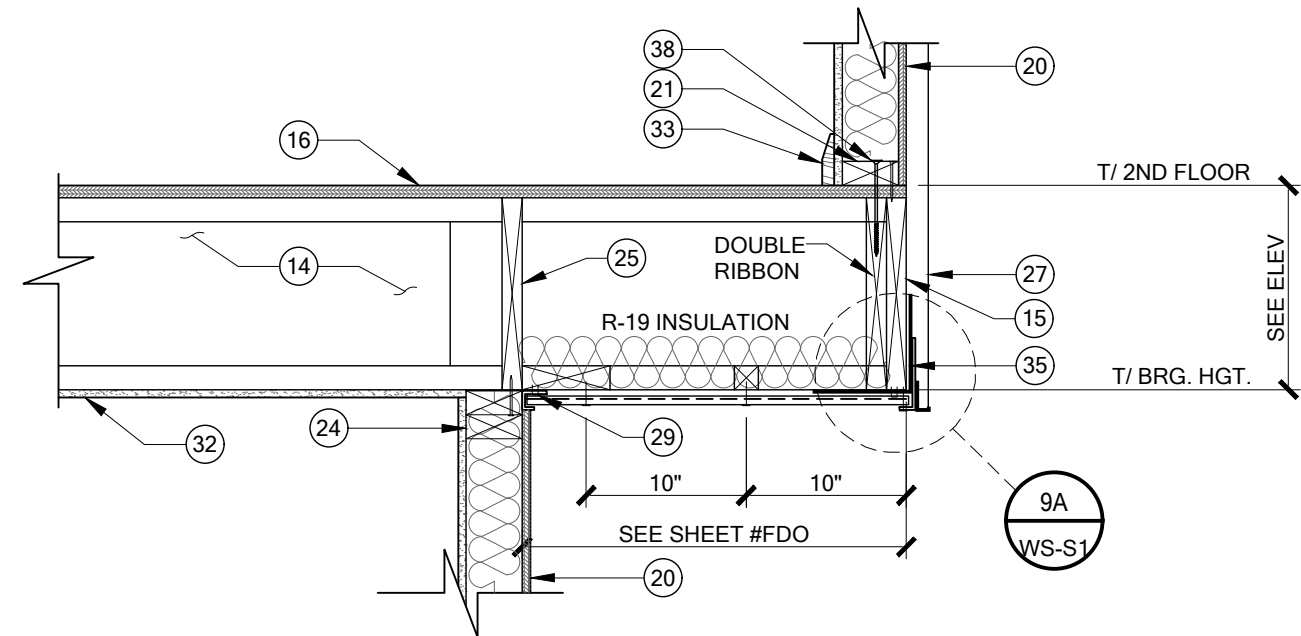
B. ROOF

WALL SECTION KEY NOTES

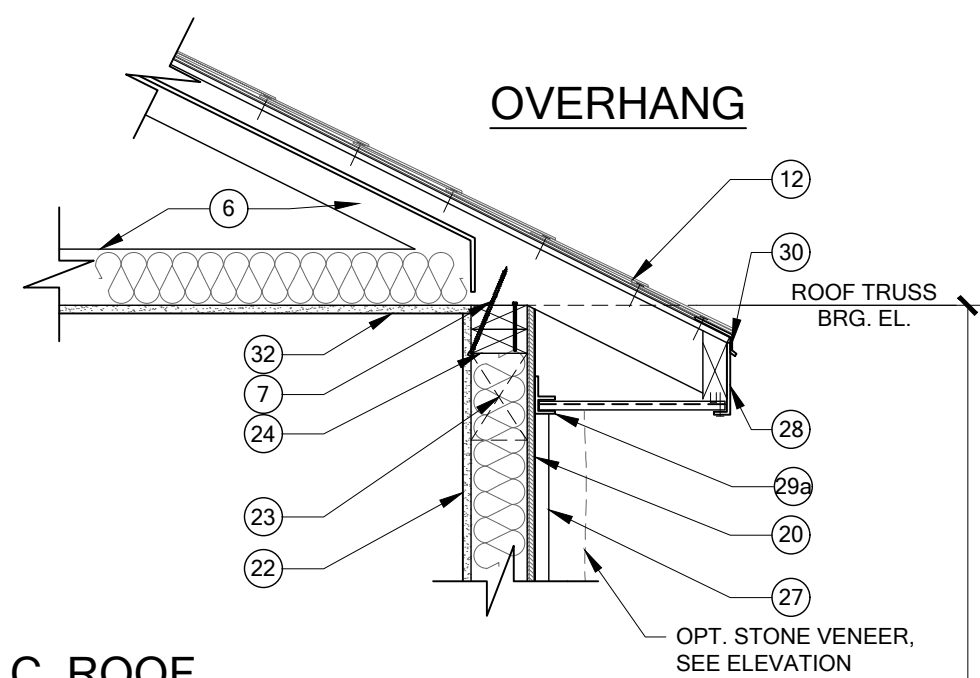
- MONOLITHIC CONCRETE FOUNDATION, SEE FOUNDATION PLAN.
- 2x4 SYP #2 WOOD WALL OR COLUMN, SEE PLAN FOR SIZE, SPACING & CONNECTORS.
- (1) P.T. #2 SYP 2x4 SILL PLATE (UNLESS NOTED).
- SEE FM30/1.1 FOR TYPICAL SILL PLATE FASTENING - ANCHORS OR HOLD-DOWNS SHALL BE INSTALLED 6"-12" FROM THE END OF ALL SILL PL.'S & MIN. (2) ANCHORS OR HOLD-DOWNS SHALL BE INSTALLED IN EVERY SEPARATE PIECE OF SILL PL.
- CONCRETE SLAB (SEE PLAN)
- PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE. @ A/C SPACE LOCATIONS.
- TRUSS CONNECTOR, SEE FRAMING PLAN.
- CONT. 2x4 SYP #2 PLATE FASTENED TO TOP PL. W/ 12d TOENAILS @ 8" O.C.
- TOENAIL RIM BOARD TO DOUBLE TOP PLATE W/ 8d NAILS @ 6" O.C.
- FASTEN MULTIPLE PLY RIM BOARDS TOGETHER W/ (3) ROWS OF 8d NAILS @ 12" O.C.
- FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS W/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS W/ (2) 8d NAILS
- ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1. FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD 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'
160B HIP ZONE 1 = -34.78, ZONE 2 = -47.94, ZONE 3 = -47.94
GABLE ZONE 2 = -59.03, ZONE 3 = -70.03
160C HIP ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
GABLE ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
26GA. GALV. STEEL 4x4 L FLASHING
UNDERLAYMENT SHALL BE PER FBC R905.1.1 OVER SHEATHING. SEE MANUFACTURER INSTALLATION INSTRUCTIONS.
ROOF SHEATHING AND NAILING PER SPECIFICATION IN ENGINEERED ROOF SHEATHING & NAILING DETAIL(RSH) ON FRAMING PLAN FOR EACH ROOFING MATERIAL AND ZONE
- PORCH CEILINGS
FRONT PORCHES: 7/16" OSB ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS OR 7d SCREW SHANK @ 4" O.C. EDGES & FIELD. w/ EXTERIOR FINISH OF VENTED SOFFIT AND J-CHANNEL STAPLE SOFFIT TO SUBSTRATE @ 8" O.C. INSTALL TRIM NAIL IN CENTER RIB OF PANEL @ 16" O.C.; ATTACH J-CHANNEL W/ 3/8" x 5/8" STAPLE @ 24" O.C. INTO OSB SUBSTRATE.
REAR PORCHES: TEXTURED PAINTED; 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE GYPSUM BOARD SHALL BE ATTACHED w/ TYPE W/ 1 1/4" DRYWALL SCREWS @ 8" O.C. IN FIELD AND EDGES
- PRE-ENGINEERED WOOD FLOOR TRUSS @ 24" O.C. (MAX.). SEE SECOND FLOOR FRAMING PLAN.
- WOOD RIM BOARD - SEE DETAIL 2WS-S2 FOR CONNECTION REQUIREMENTS
- 3/4" T&G WOOD DECKING GLUED AND ATTACHED w/ 8d X 2 1/2" SCREW SHANK NAIL @ 6" O.C. EDGES AND 12" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD. SEE SECOND FLOOR FRAMING SHEET, GLUE BETWEEN SHIT'G AND TRUSSES.
- 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD W/ (4) 10d NAILS
- NOT USED
- 1/2" DRYWALL ON 2x6 #2 SYP WOOD STUDS @ 16" O.C., U.N.O., SEE PLAN FOR SPACING, AND R-13 INSULATION AS REQUIRED
- 7/16" STRUCTURAL I OSB EXPOSURE 1-OR-15/32" OSB SHEATHING ON EXT. WALLS w/ ALL EDGES BLOCKED ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 6" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
- 2x4 #2 SYP BOTTOM PLATE, NAILED w/ 10d NAIL @ 6" O.C. TO 2x RIBBON OR INSIDE PLY OF DOUBLE PLY RIM BOARD.
- 1/2" DRYWALL ON 2x4 #2 SYP WOOD STUDS @ 16" O.C. AND INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
- 2X WOOD HEADER OR BEAM @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE & CONNECTORS.
- (2) 2x4 #2 SYP TOP PLATES
- SOLID BLOCKING BETWEEN FLOOR TRUSSES.
- 2x6 #1 SYP STUDS @ 16" O.C. OR 2x6 #2 SYP STUDS @ 12" O.C. @ AREAS OPEN FROM FIRST FLOOR TO 2ND FLOOR CEILING. STUDS SHALL BE CONT. FROM P.T. 2x6 SILL PL. TO (2) 2x6 TOP PL. ATTACHED STUDS TO TOP PL. & SILL PL. W/ (1) USP MP7 FRAMING ANGLE EA. END W/ (10) 10d x 1 1/2" NAILS.
- VINYL SIDING OR HARDI PANEL (STONE VENEER DASHED) - SEE ARCH. DWG'S. FOR REQUIREMENTS & INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS.
- R704.3 ALUMINUM FASCIA
ALUMINUM FASCIA SHALL HAVE A MINIMUM THICKNESS OF 0.019 INCHES AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL. ALUMINUM FASCIA SHALL BE ATTACHED IN ACCORDANCE WITH SECTION R704.3.1, R704.3.2 OR R704.3.3. THE DRIP EDGE SHALL COMPLY WITH R905.2.8.5, AND THE THICKNESS OF THE DRIP EDGE SHALL BE IN ACCORDANCE WITH TABLE R903.2.1.
- VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ EACH OF THE FOLLOWING LOCATIONS, THE MALE & FEMALE LAP AND CENTER FLUTE. SUBSTRATE ATTACHMENT: J-CHANNEL WOOD - ATTACH w/ 1/4" X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C.
- VENTED SOFFIT AND F-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ 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.
- METAL DRIP EDGE.
- VALLEY FLASHING, AS REQUIRED.
- 1/2" CEILING BOARD INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
- WOOD BASE (SEE ARCH. DWG'S.)
- PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
- MSTA 12 @ END TRUSS AND 24" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
- PROVIDE (1) VERT. 2x6 BLOCK BETWEEN TOP & BOTT. RIBBONS & (1) ADDITIONAL VERT. 2x6 BLOCK TO INSIDE OF BOTT. RIBBONS - FASTEN BLOCKS TOGETHER & TO TOP & BOTT. RIBBON W/ (4) 10d NAILS IN EACH (ONLY (1) VERT. 2x6 BLOCK REQ'D. @ DOUBLE RIM BOARD W/ SAME FASTENING)
- FASTEN 2ND FLOOR COL. TO RIM BOARD W/ (2) MSTA18'S & FASTEN RIM BOARD TO 1ST FLOOR COL. W/ (2) MSTA18'S
- FRAMEFAST F6.0FL SCREWS @ 8" O.C. MAX.



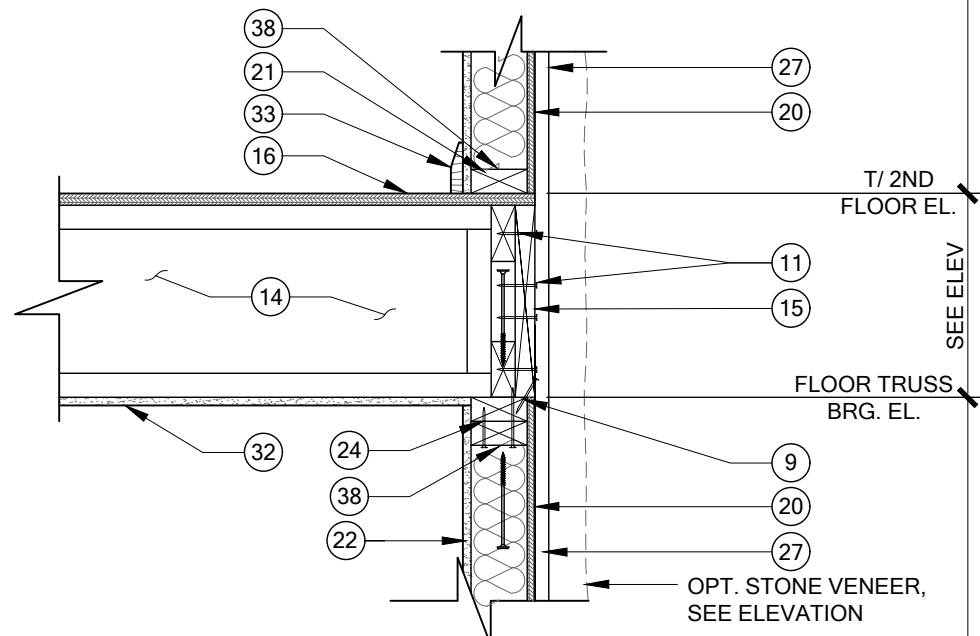
9A SOFFIT CONNECTION
SCALE: N.T.S.



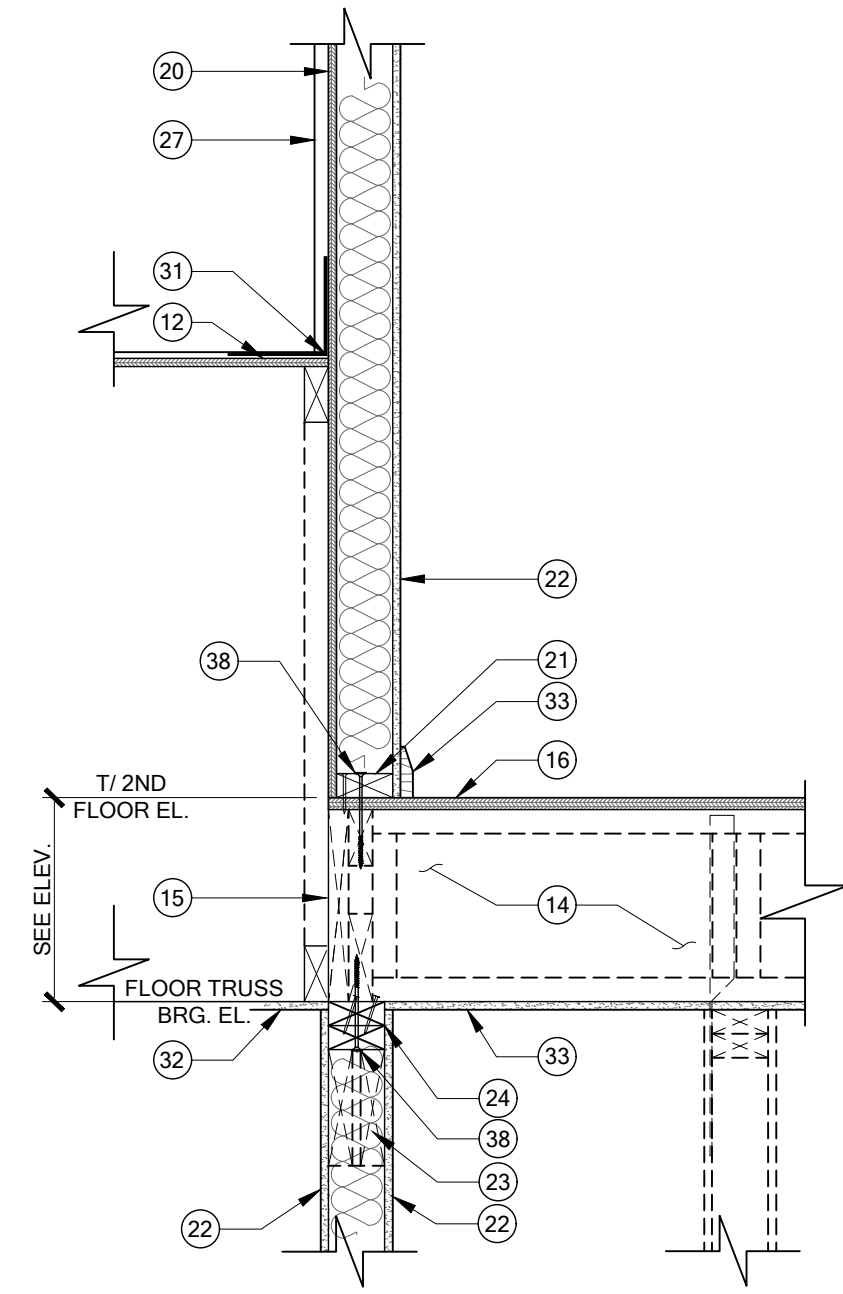
6 PARTIAL SECTION - FLOOR OVERHANG
SCALE: N.T.S.



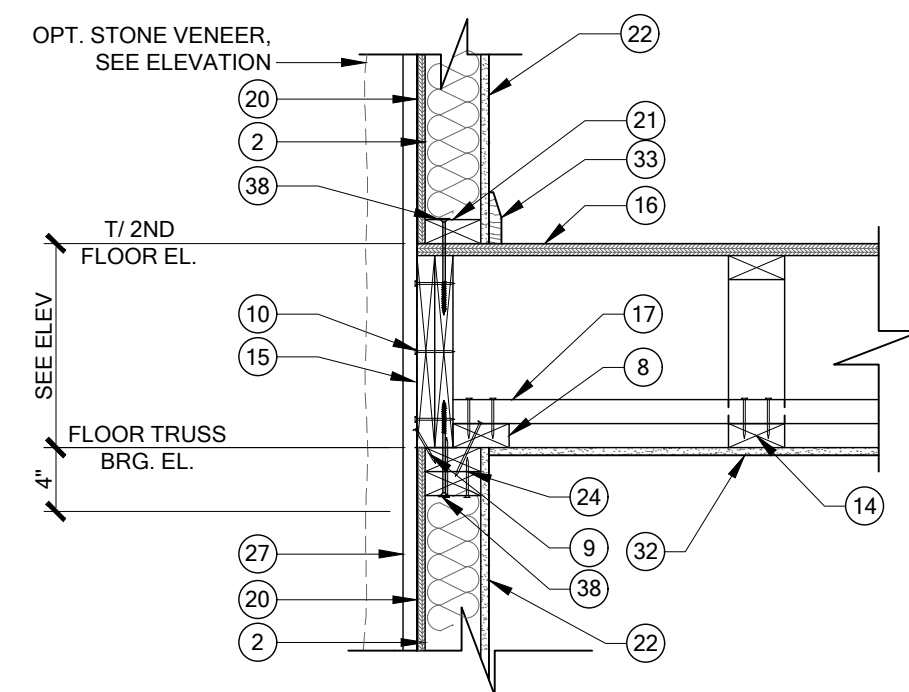
C. ROOF



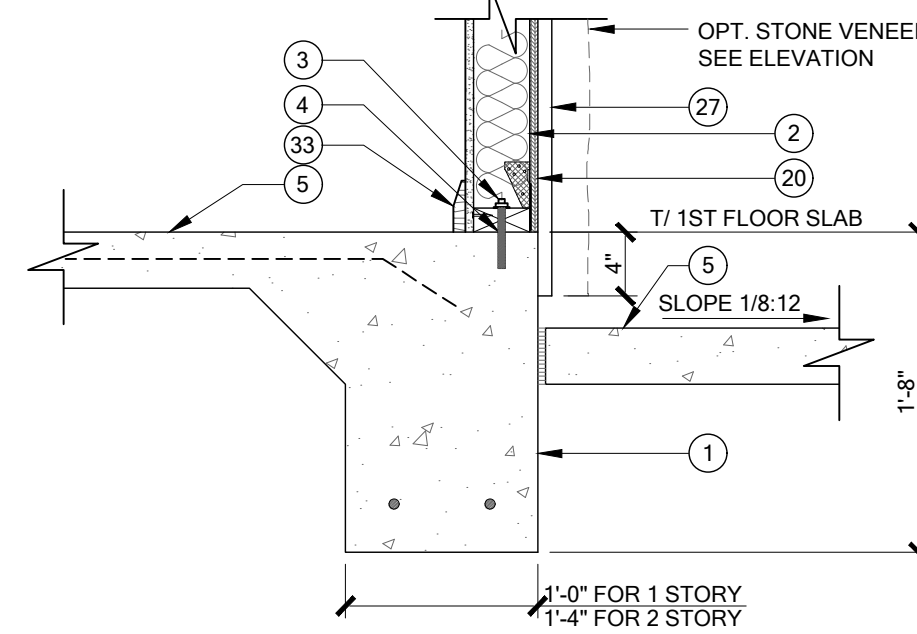
B. 2ND FLOOR DECK



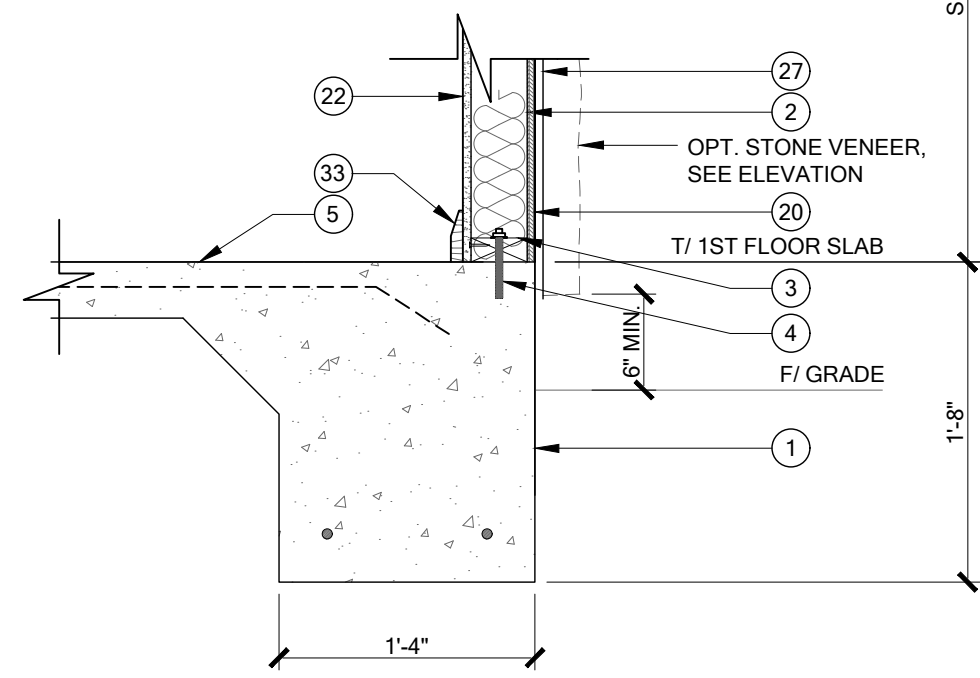
8 PARTIAL SECTION - FLOOR TRUSS TO ROOF
SCALE: N.T.S.



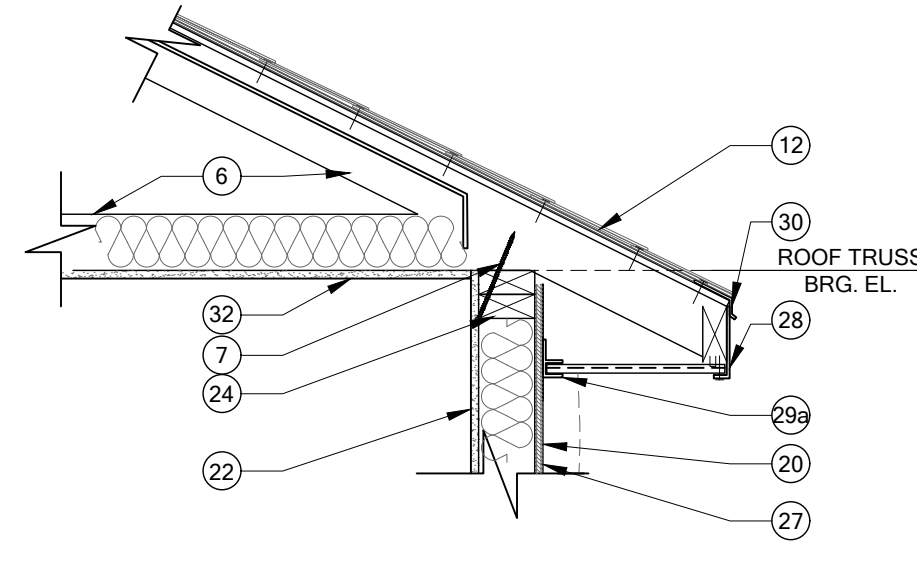
5 PARTIAL SECTION - SIDE WALL
SCALE: N.T.S.



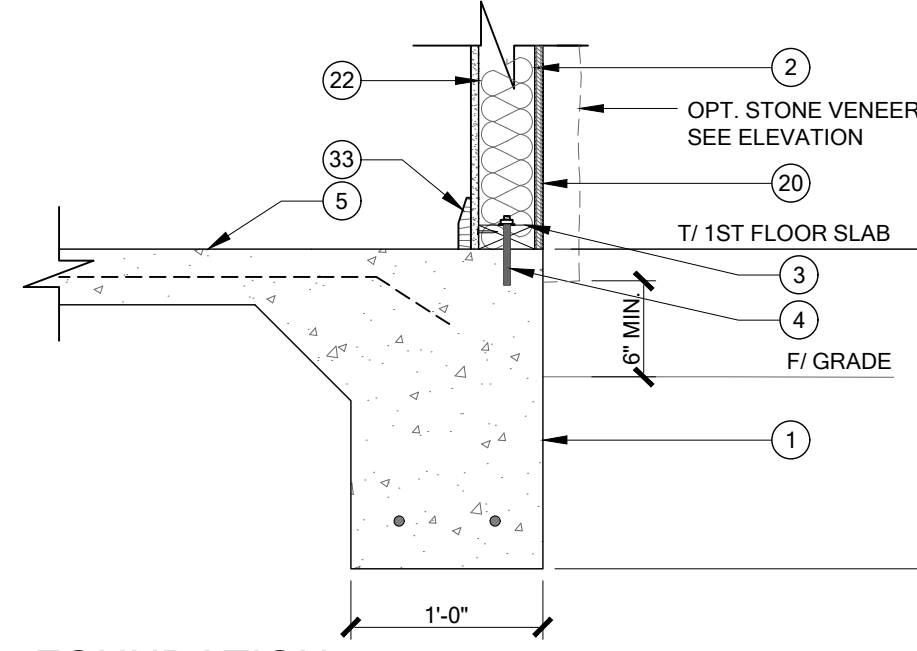
10 PARTIAL SECTION - SIDE WALL
SCALE: N.T.S.



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



B. ROOF



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

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

CA No. 9161 AA26003115



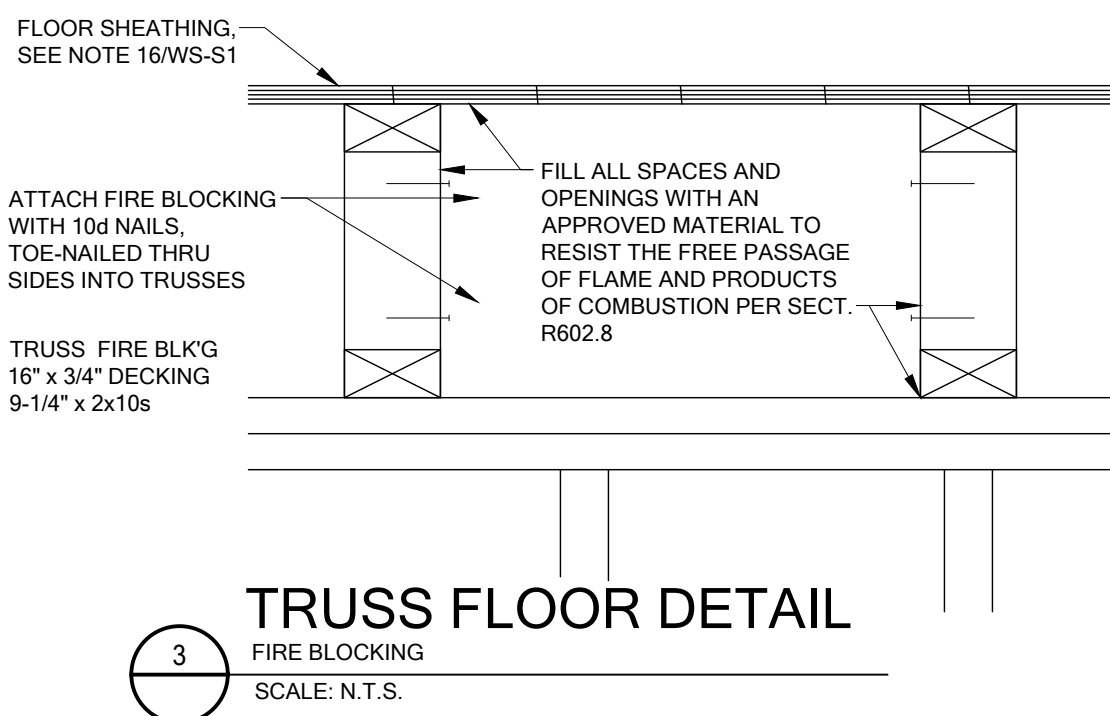
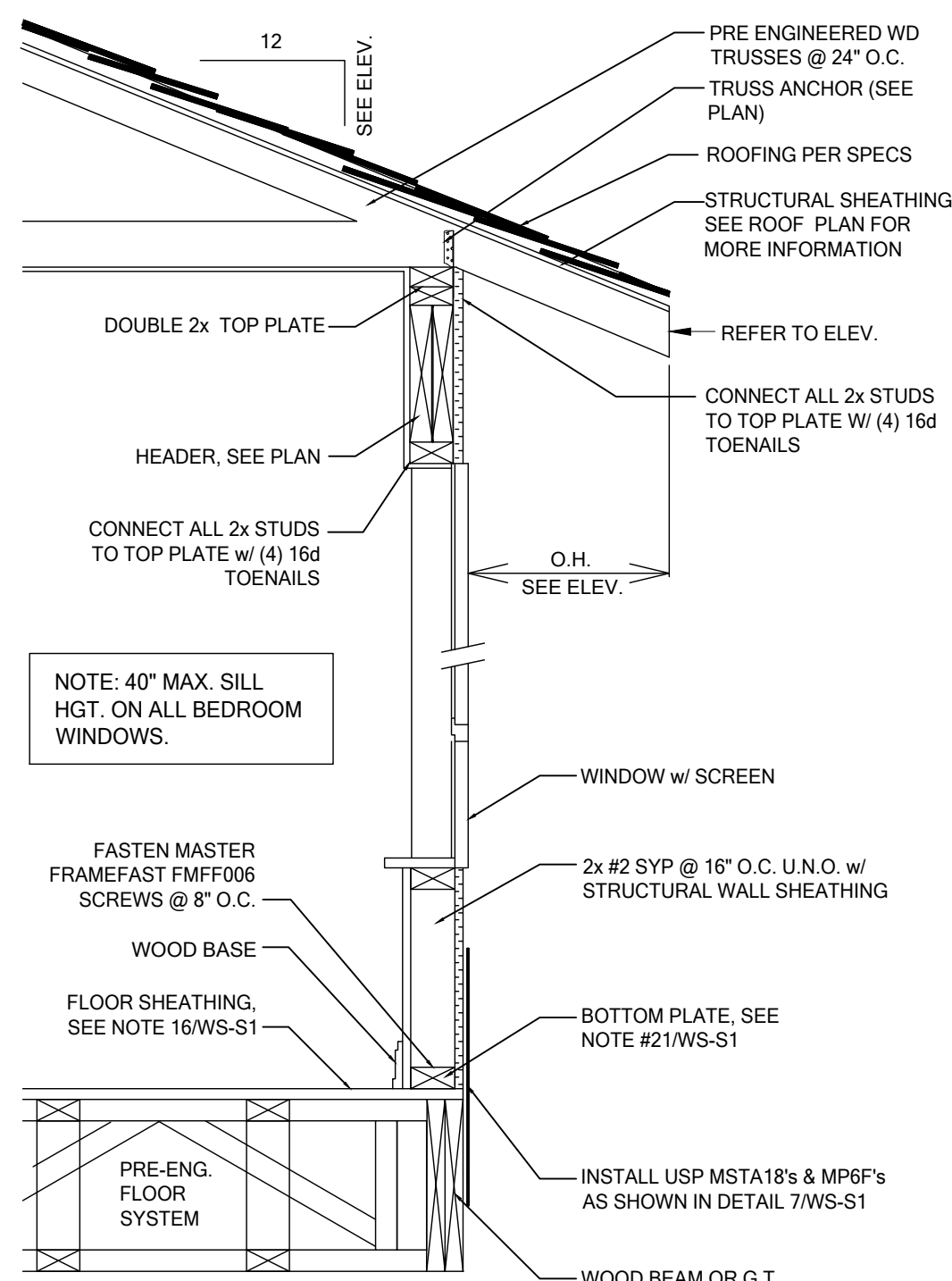
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGhome.com

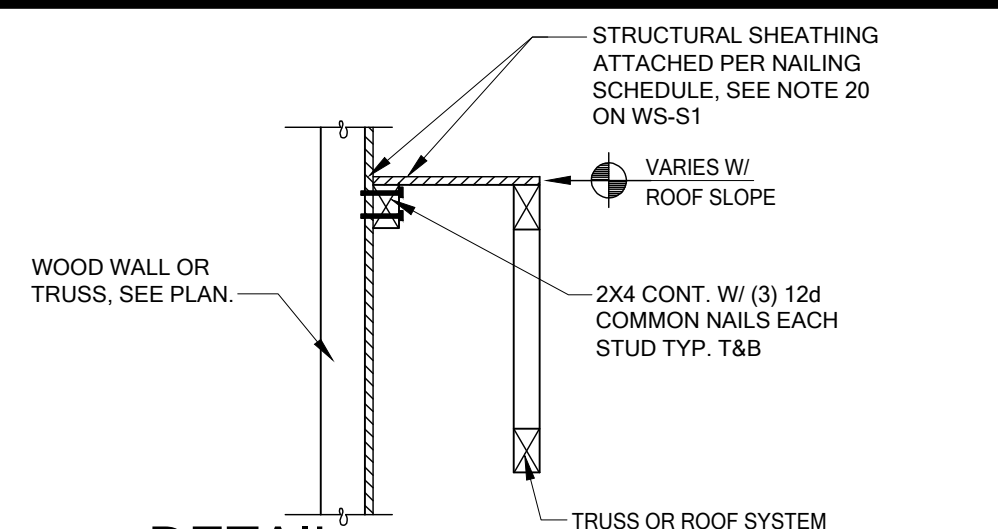
MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community:	Forest Cove
Plan Name:	Memphis
Garage Side:	Elev - J Left
Lot:	4
Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024
Job No.:	9FC00401
Sheet:	25-00445

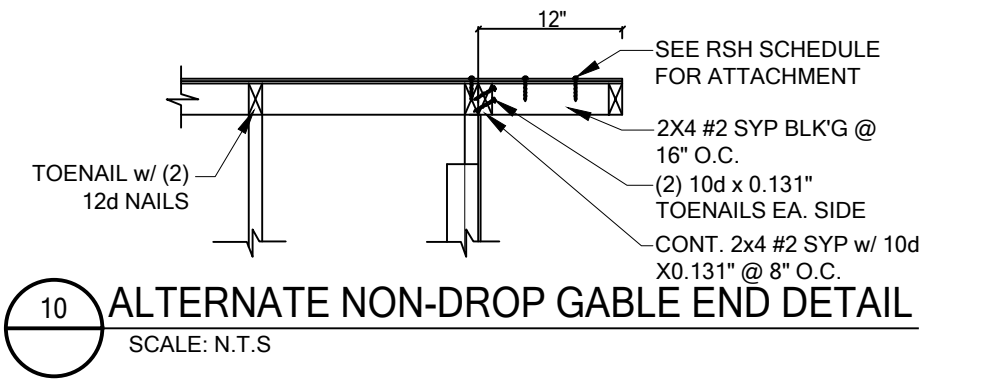
WS-S1
STANDARD



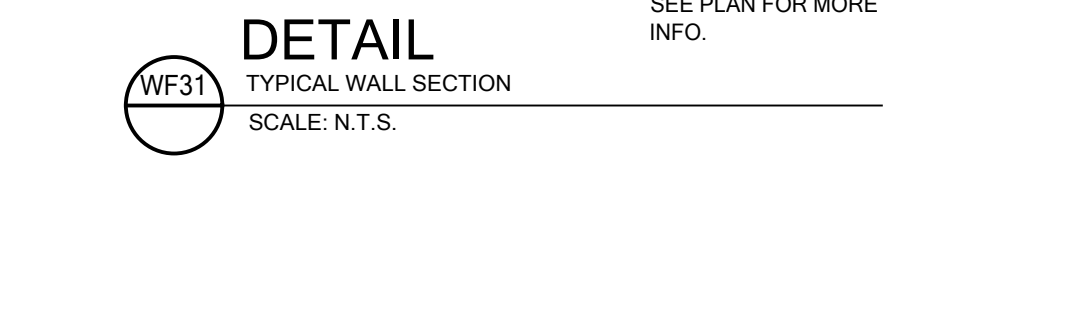
3 TRUSS FLOOR DETAIL
SCALE: N.T.S.



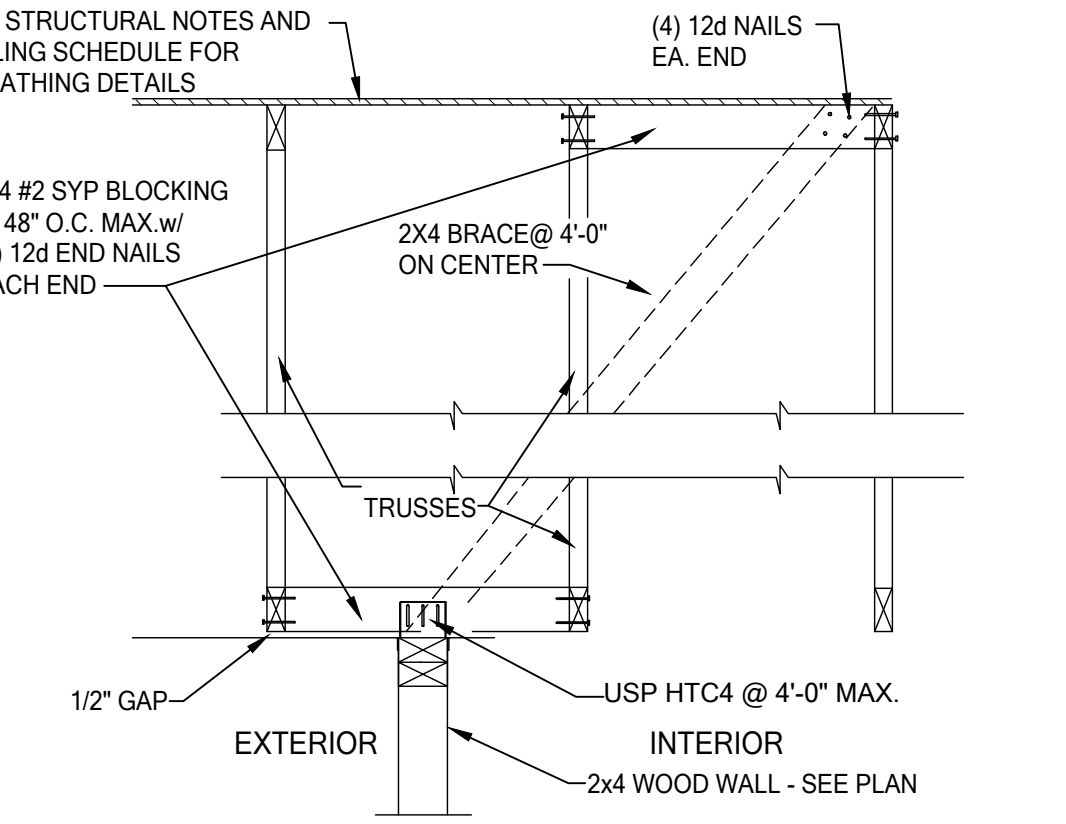
8 DETAIL SHEAR TRANSFER EXTERIOR WALL
SCALE: N.T.S.



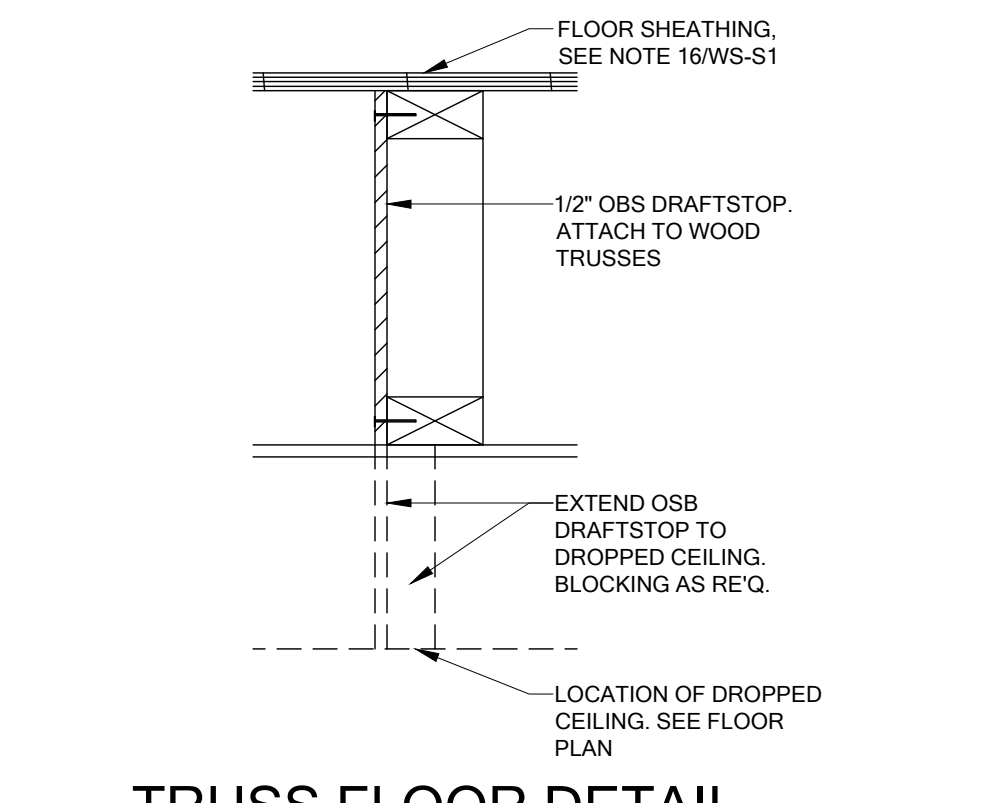
10 ALTERNATE NON-DROP GABLE END DETAIL
SCALE: N.T.S.



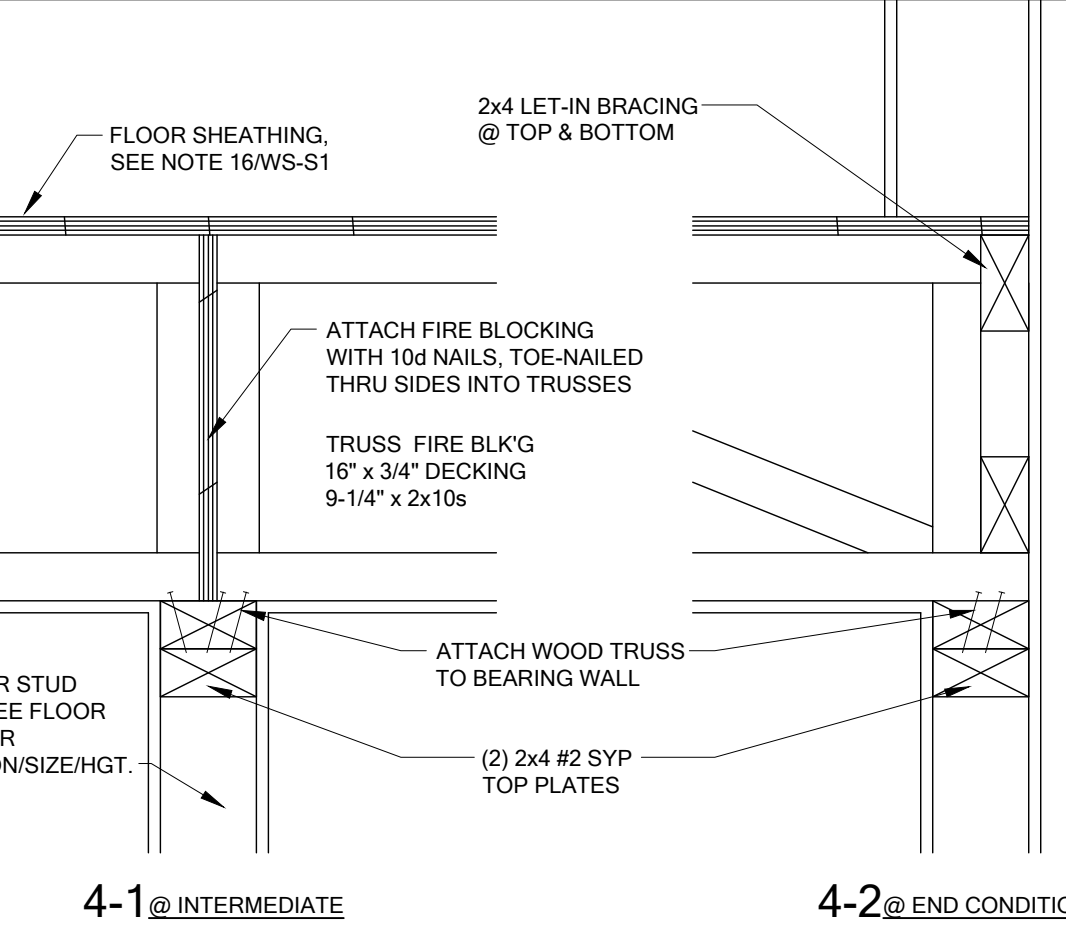
WF31 TYPICAL WALL SECTION
SCALE: N.T.S.



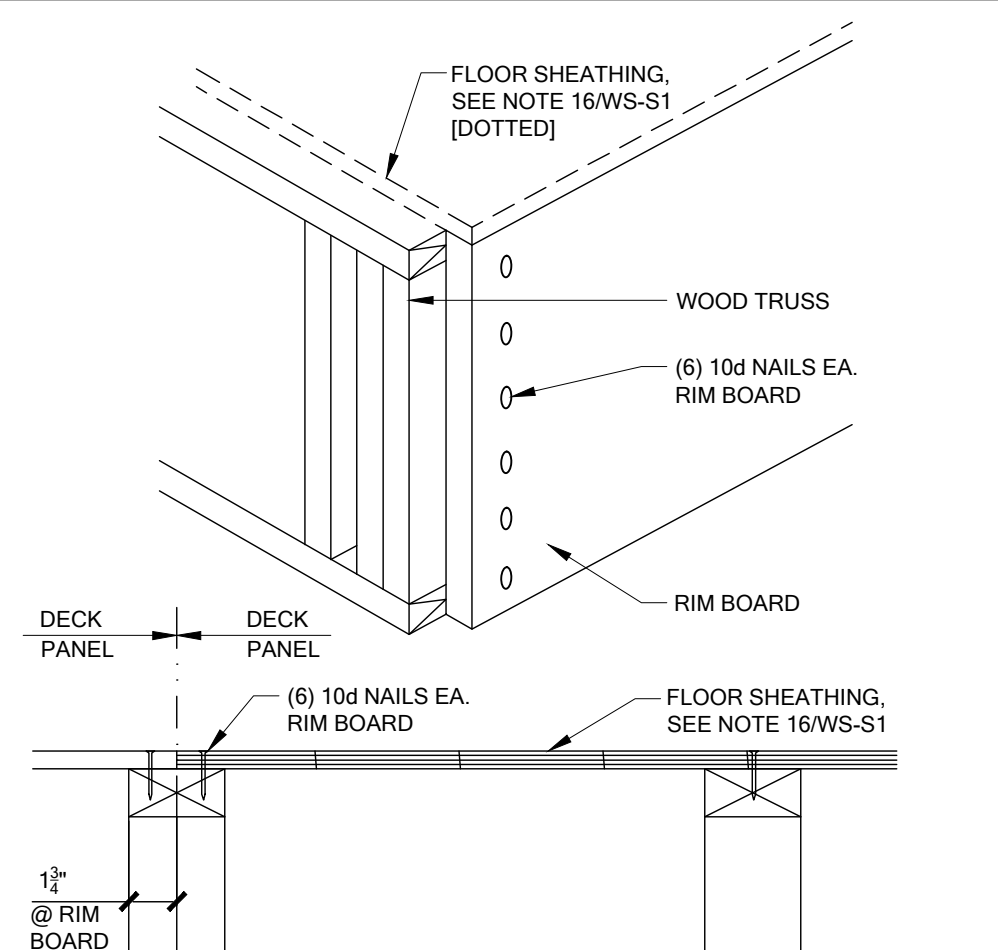
TB14 NON-BRG. EXTERIOR WALL
SCALE: N.T.S.



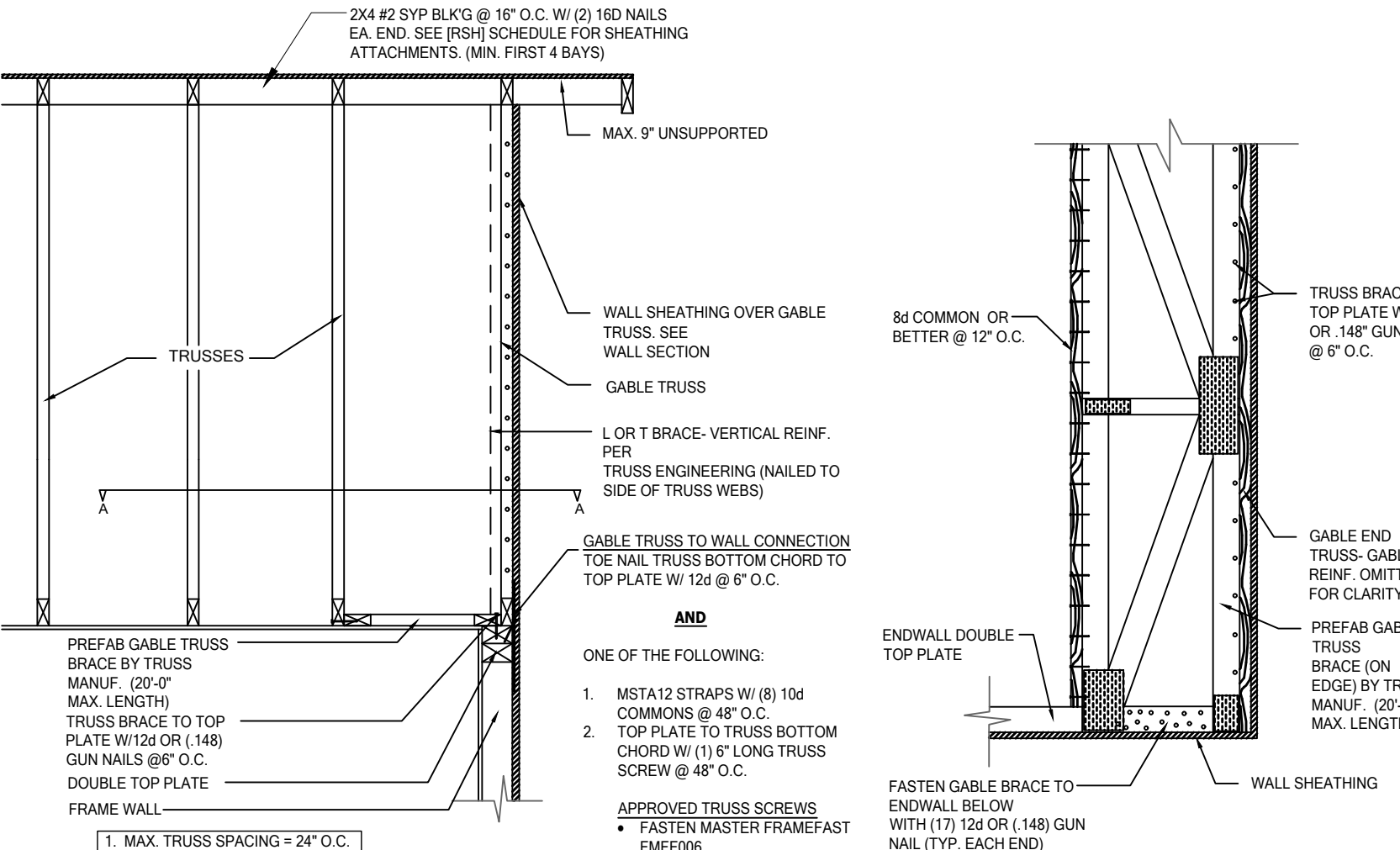
1 TRUSS FLOOR DETAIL DRAFT STOPPING
SCALE: N.T.S.



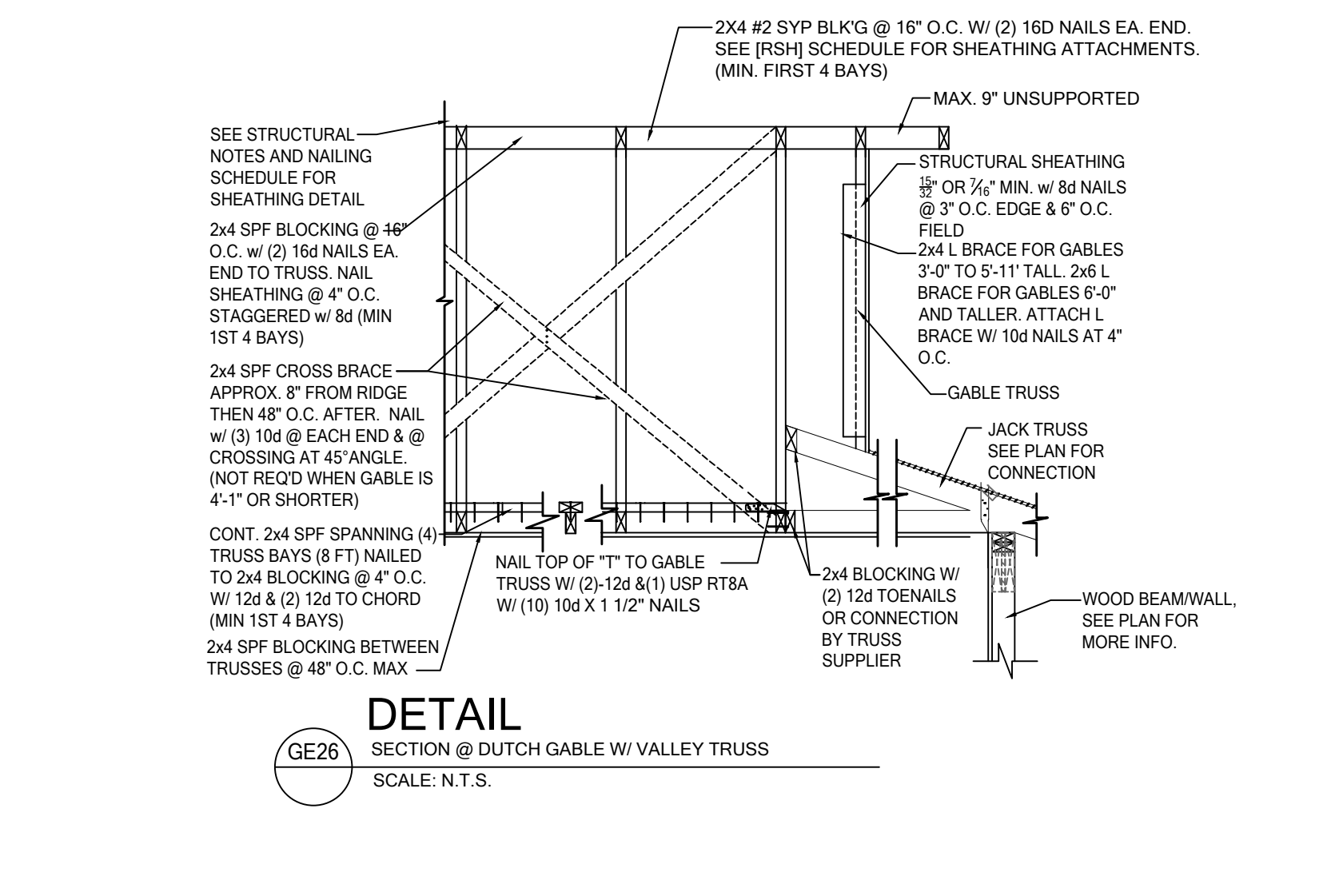
4 TRUSS FLOOR DETAIL TYPICAL INTERIOR BEARING WALL
SCALE: N.T.S.



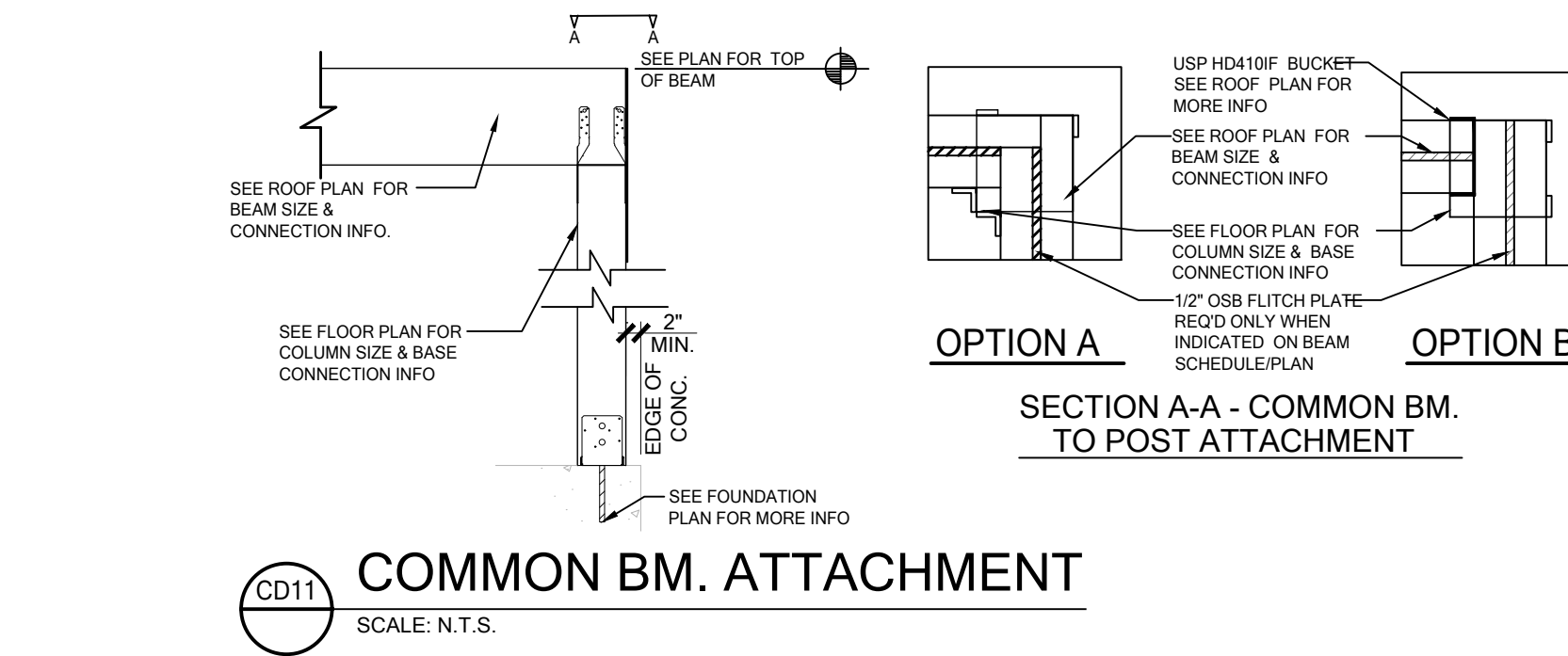
2 TRUSS FLOOR DETAIL DECK CONNECTION @ PANEL JOINT
SCALE: N.T.S.



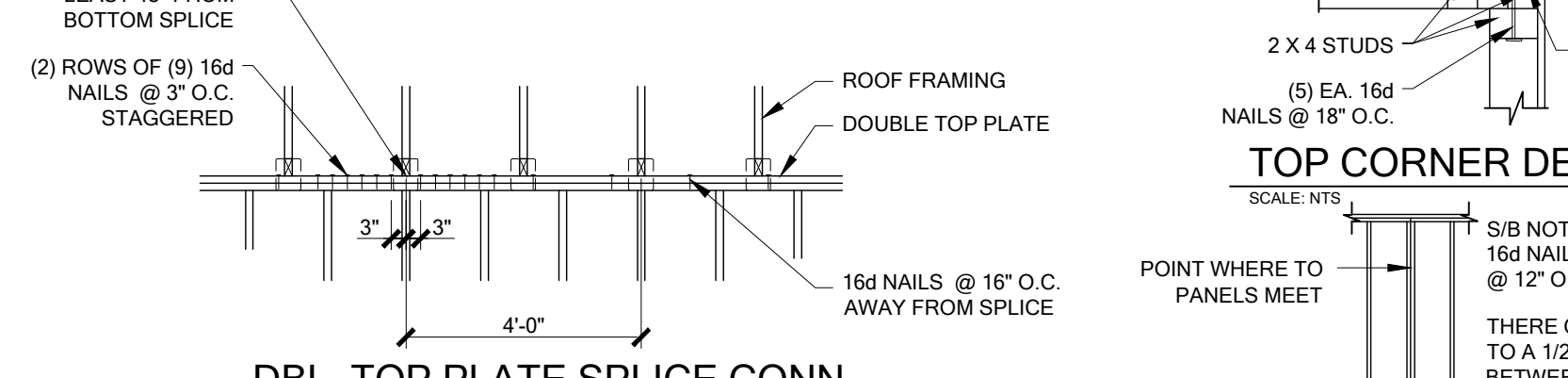
GE24 GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.



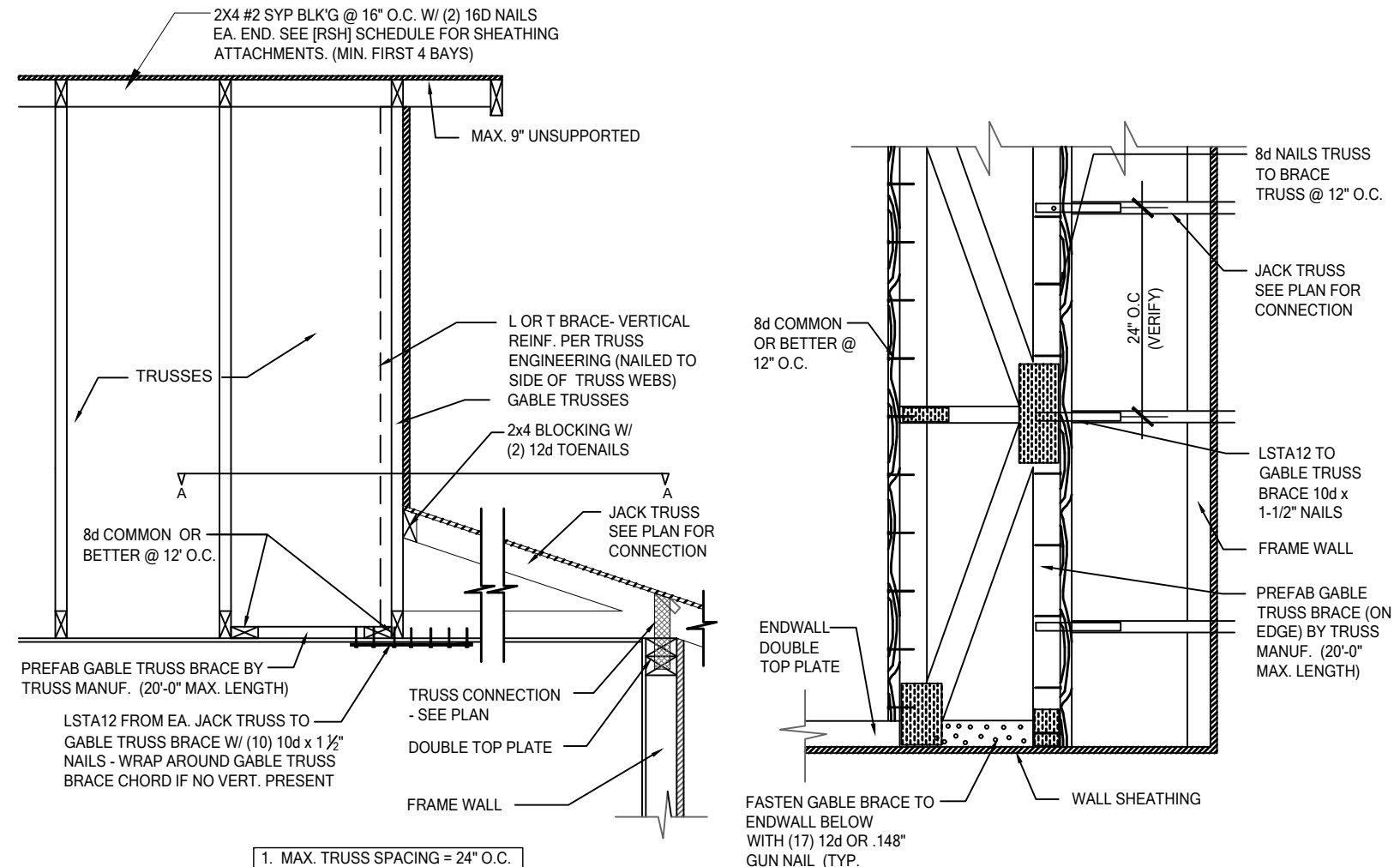
GE26 SECTION @ DUTCH GABLE W/ VALLEY TRUSS
SCALE: N.T.S.



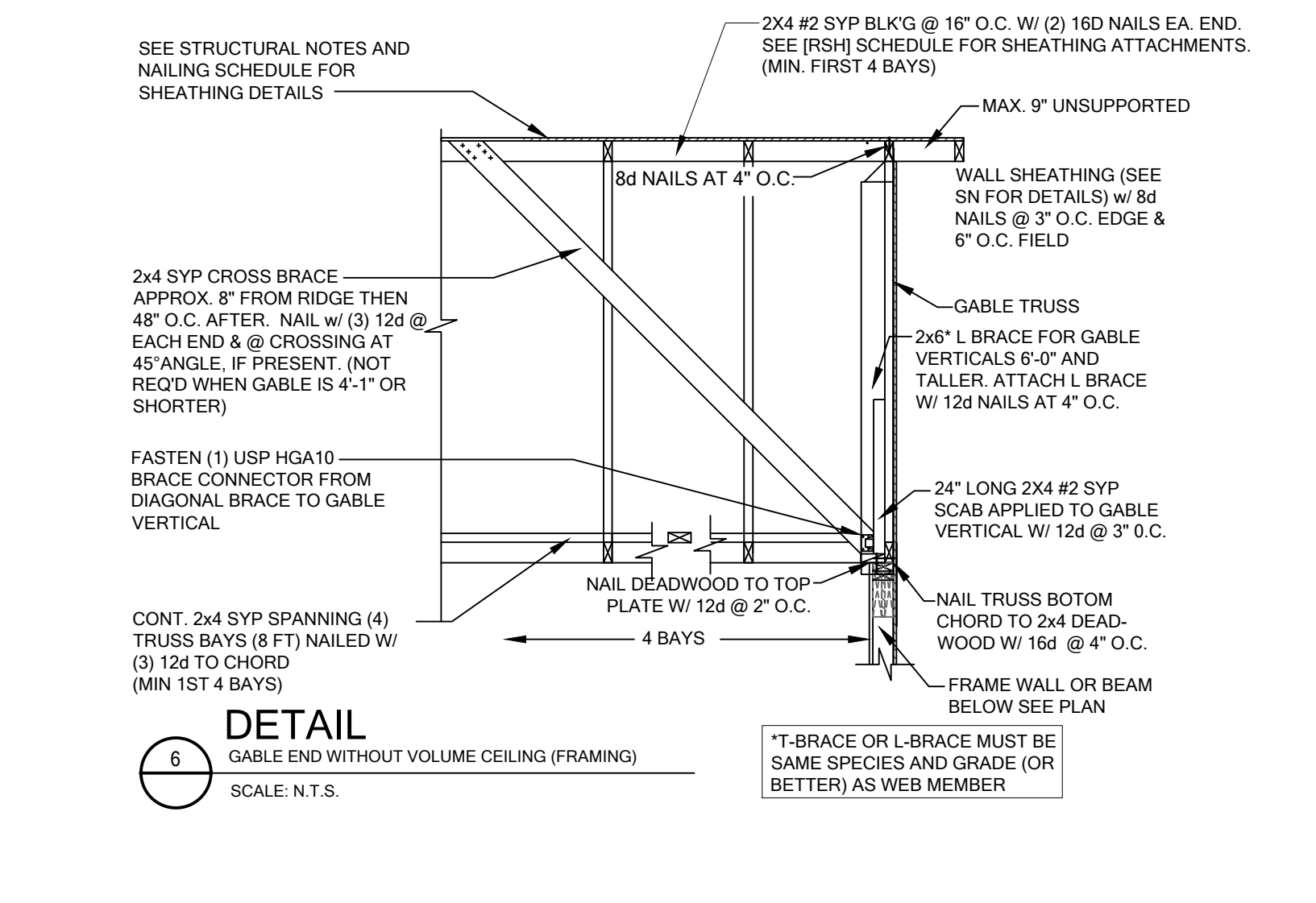
CD11 COMMON BM. ATTACHMENT
SCALE: N.T.S.



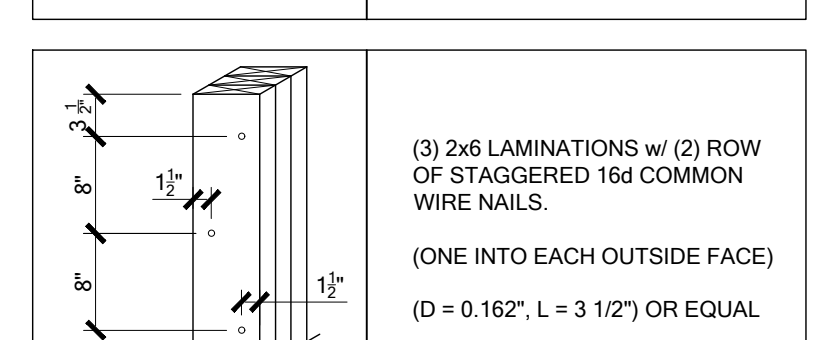
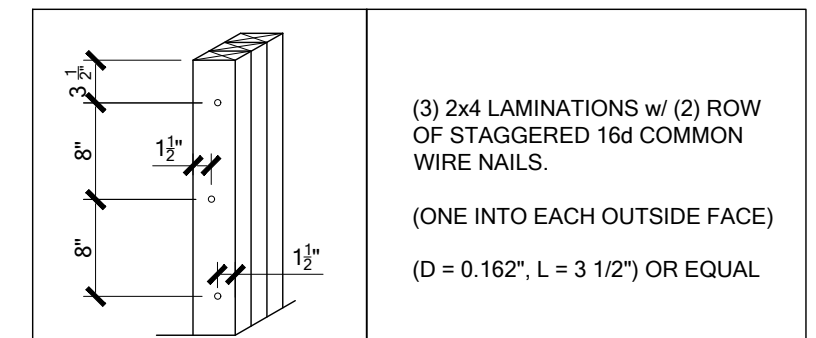
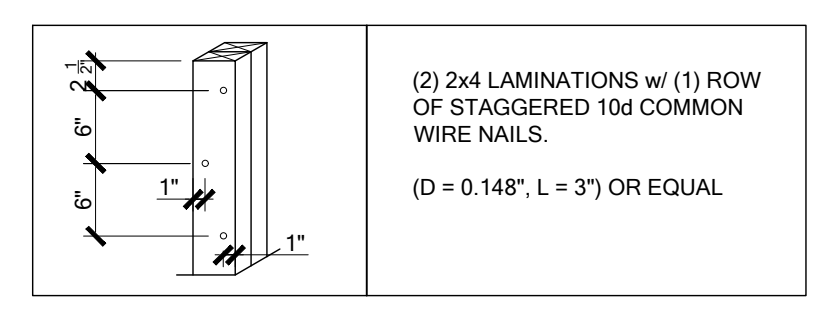
N WALL DETAILS
SCALE: N.T.S.



GE27 DUTCH GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.



6 GABLE END WITHOUT VOLUME CEILING (FRAMING)
SCALE: N.T.S.



NOTES:
1 - ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDE OF COLUMN.
2 - ALL NAILS PENETRATE AT LEAST 3/4\"/>

FOR COUNTY USE ONLY

CA No. 9161 AA26003115

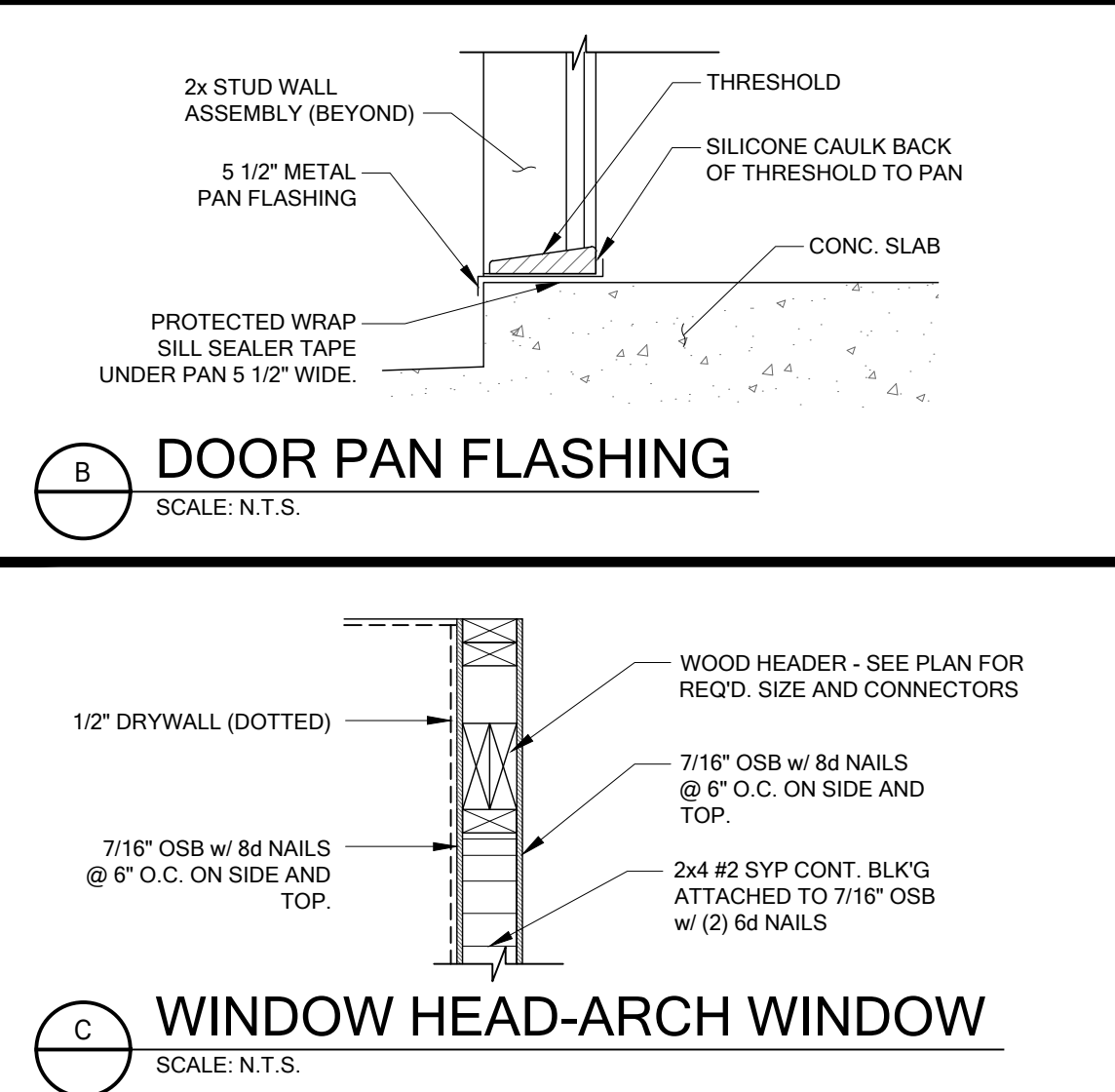
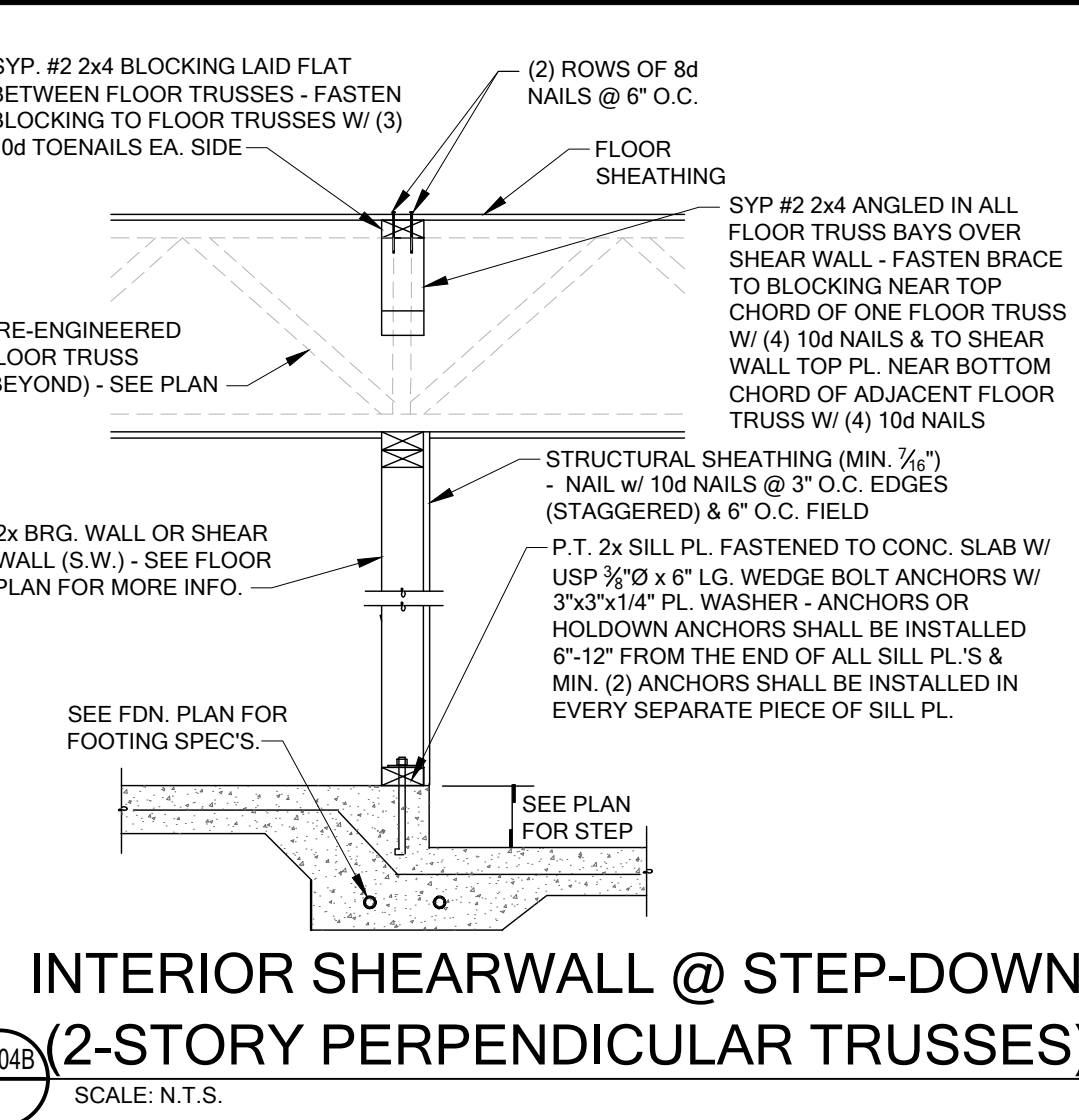
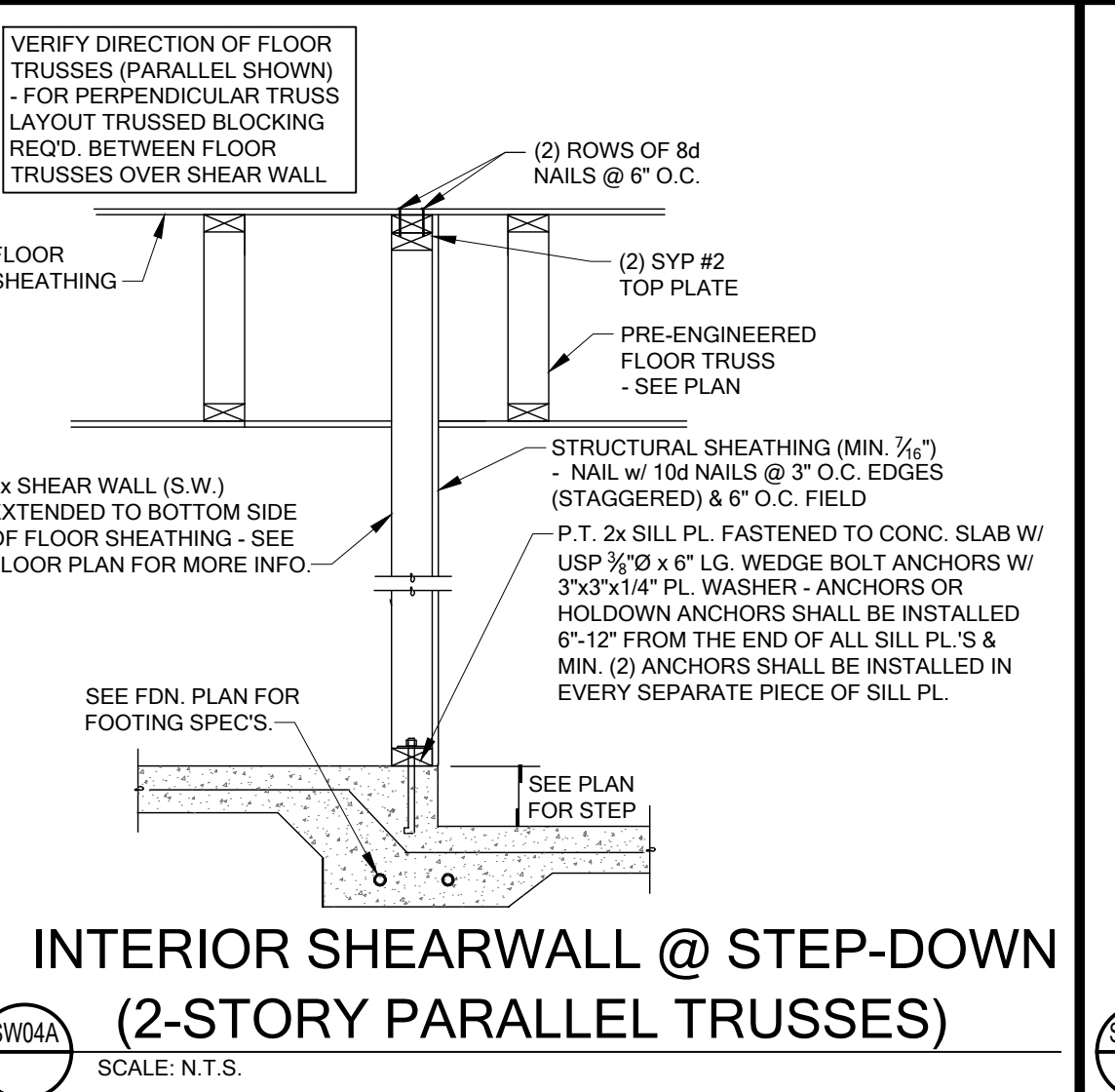
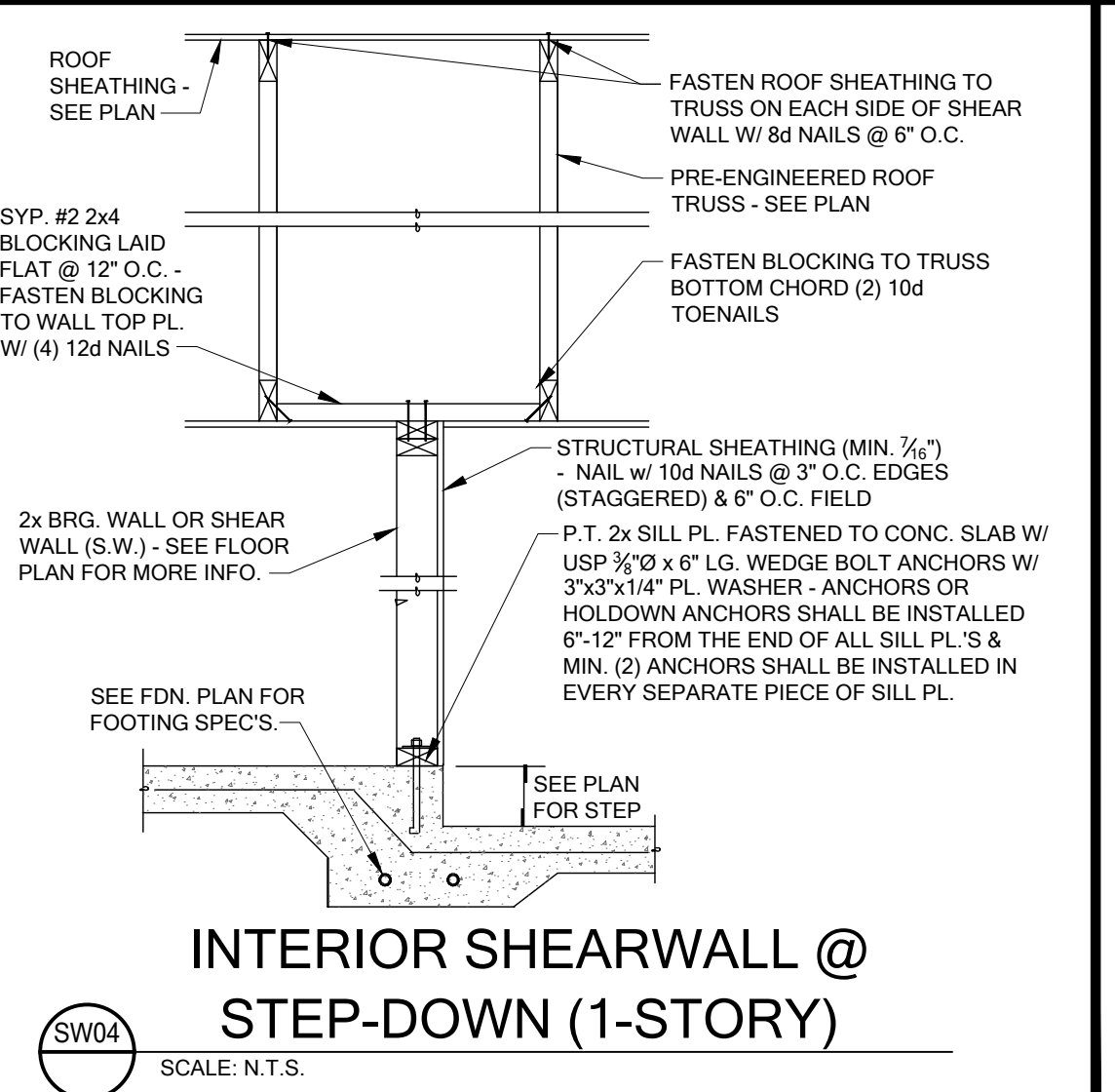
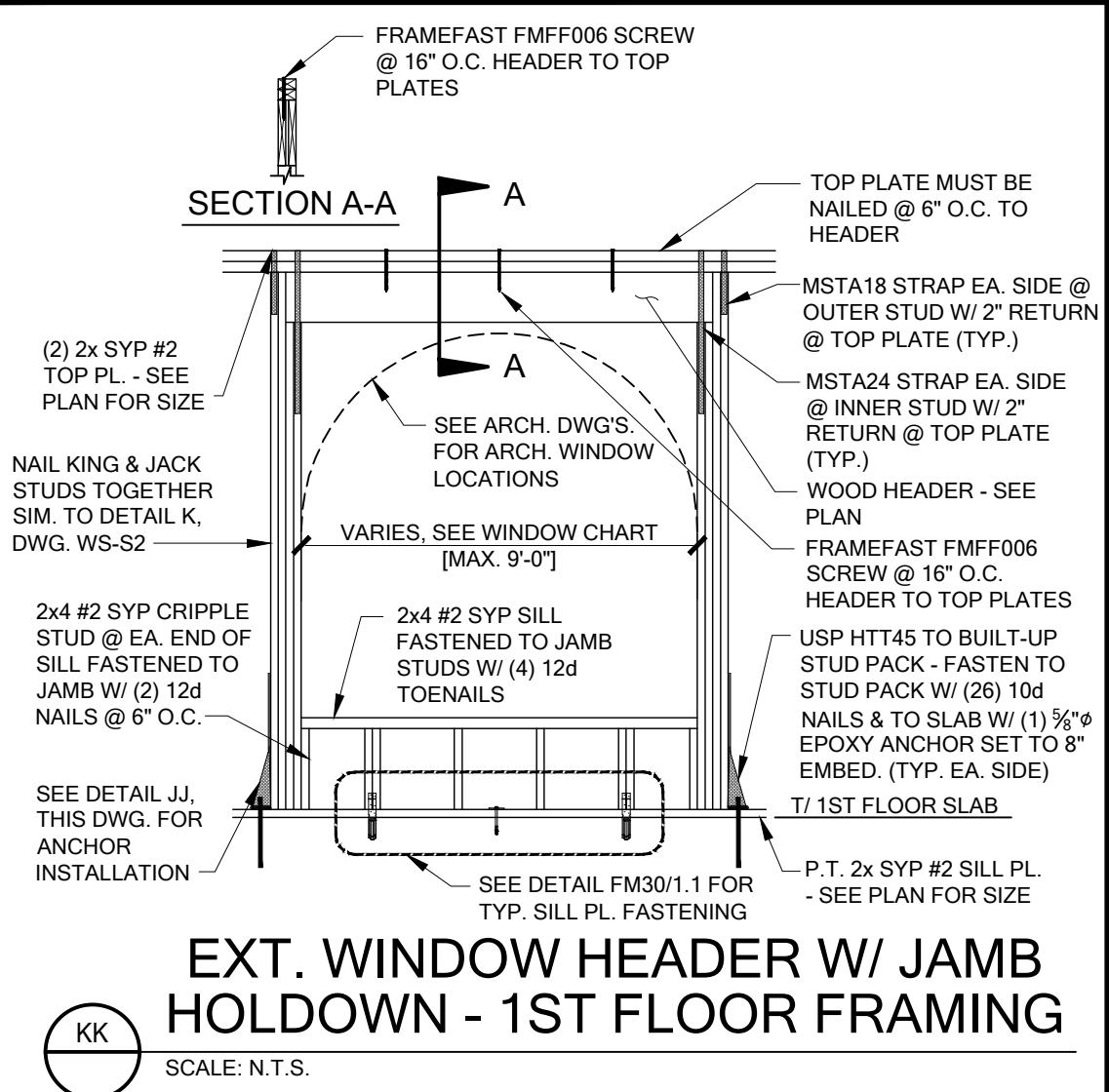
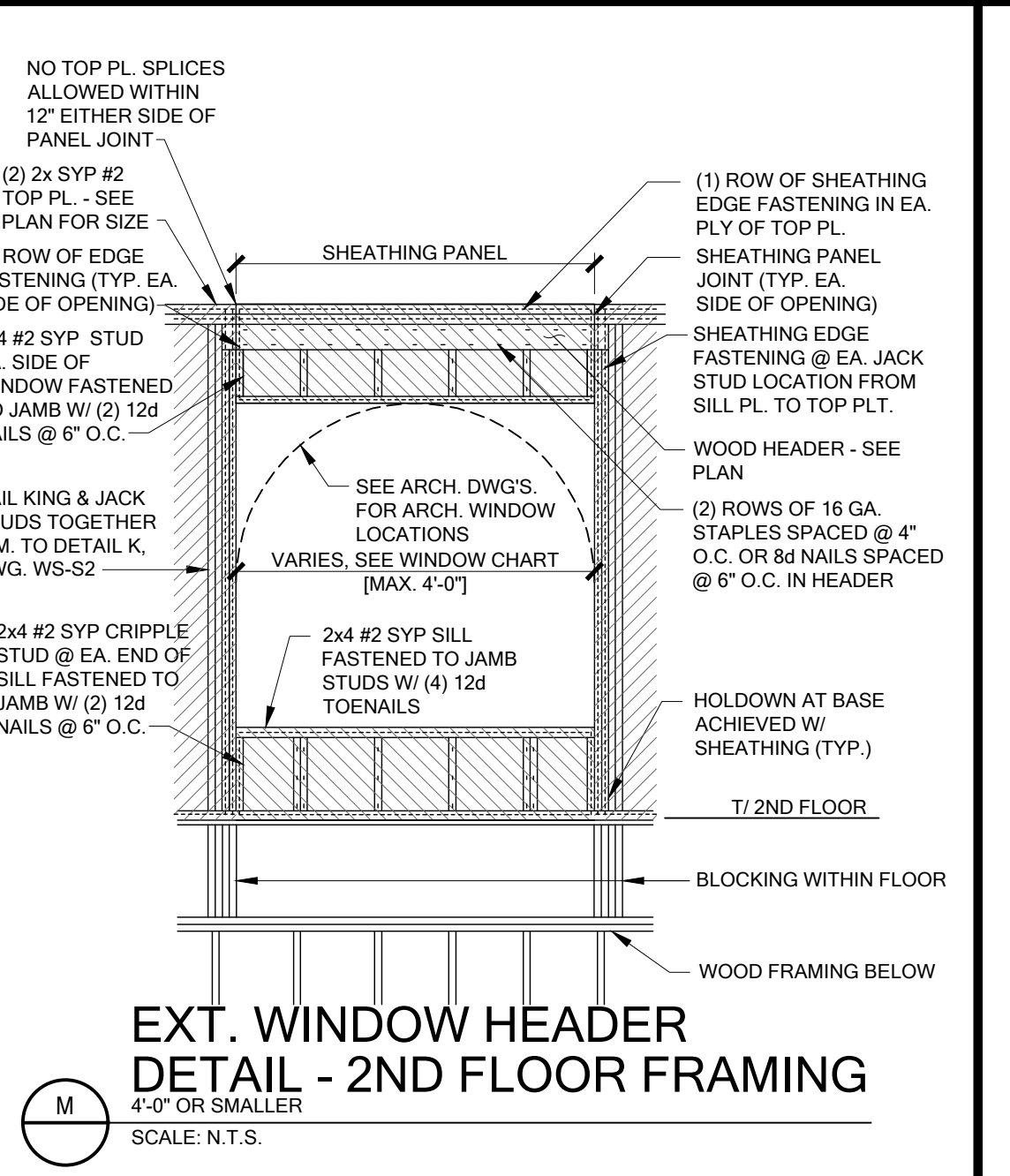
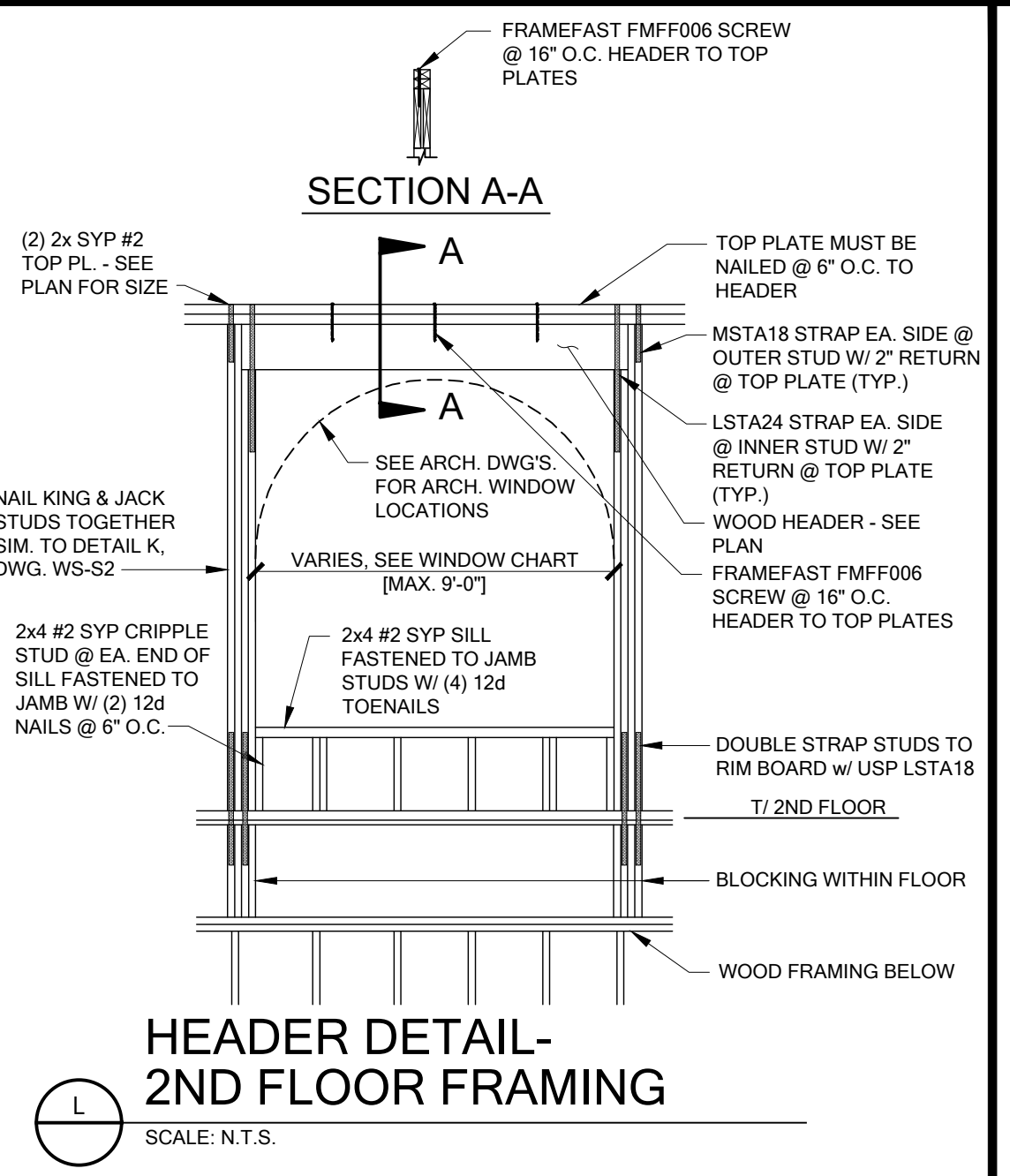
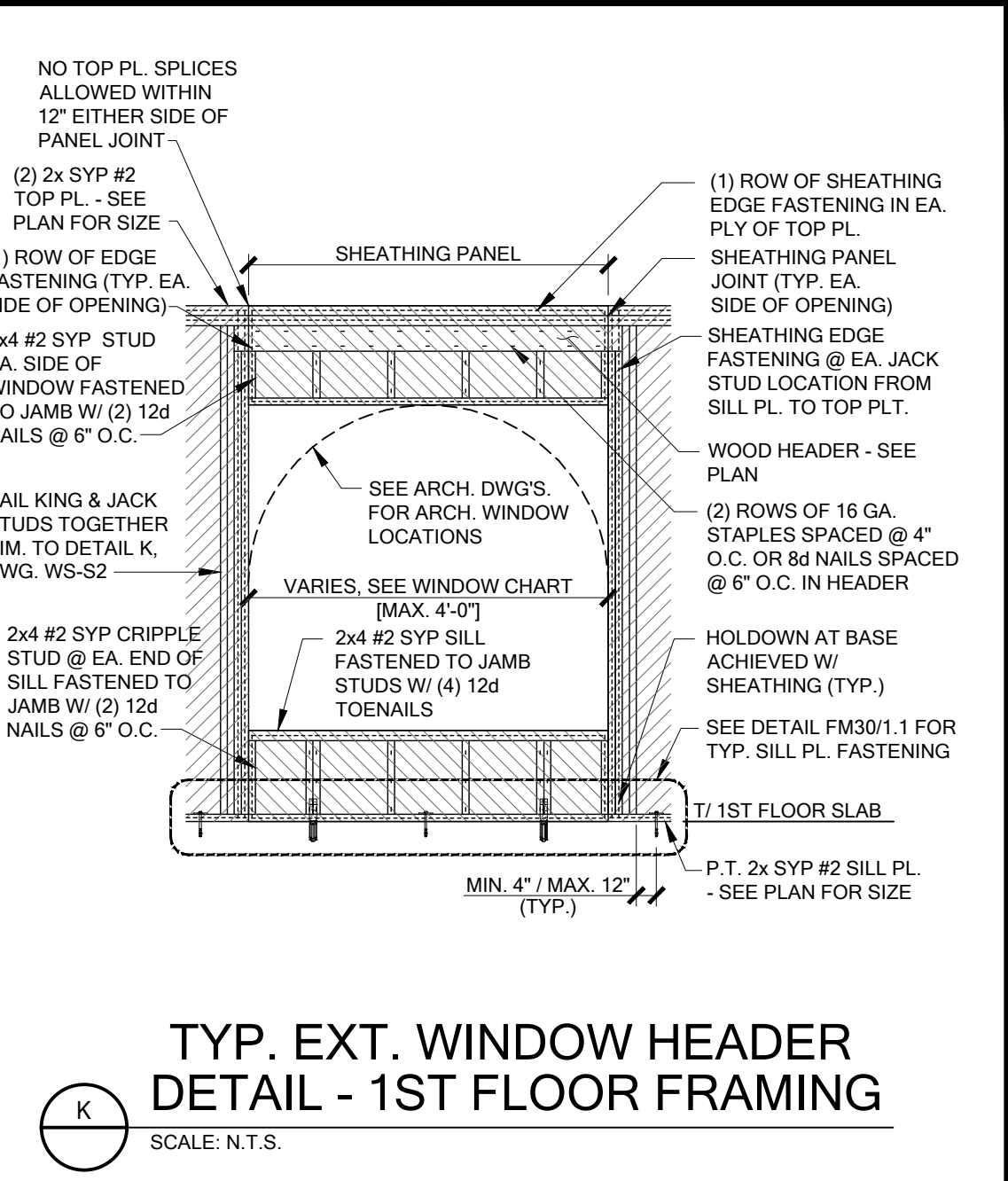
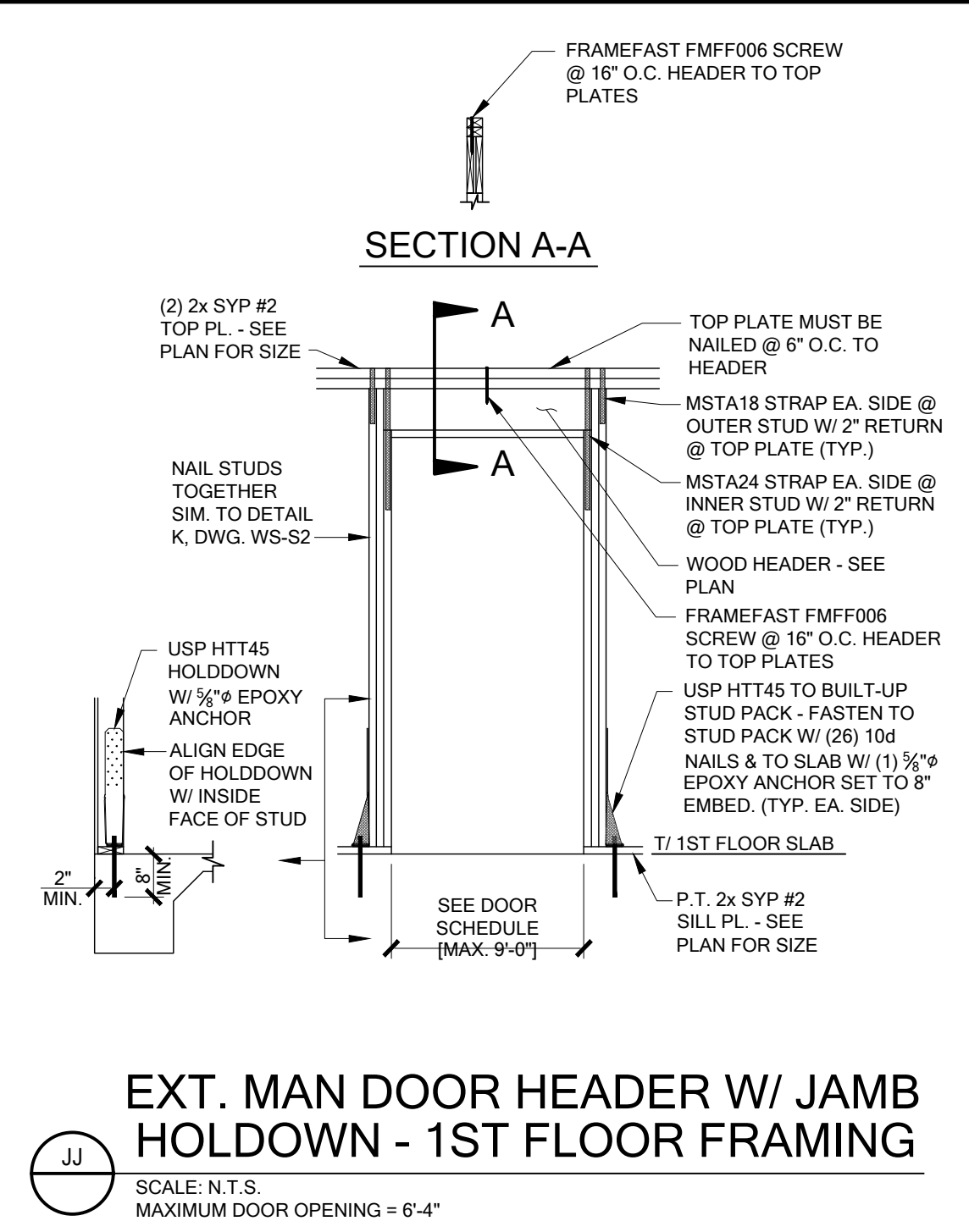
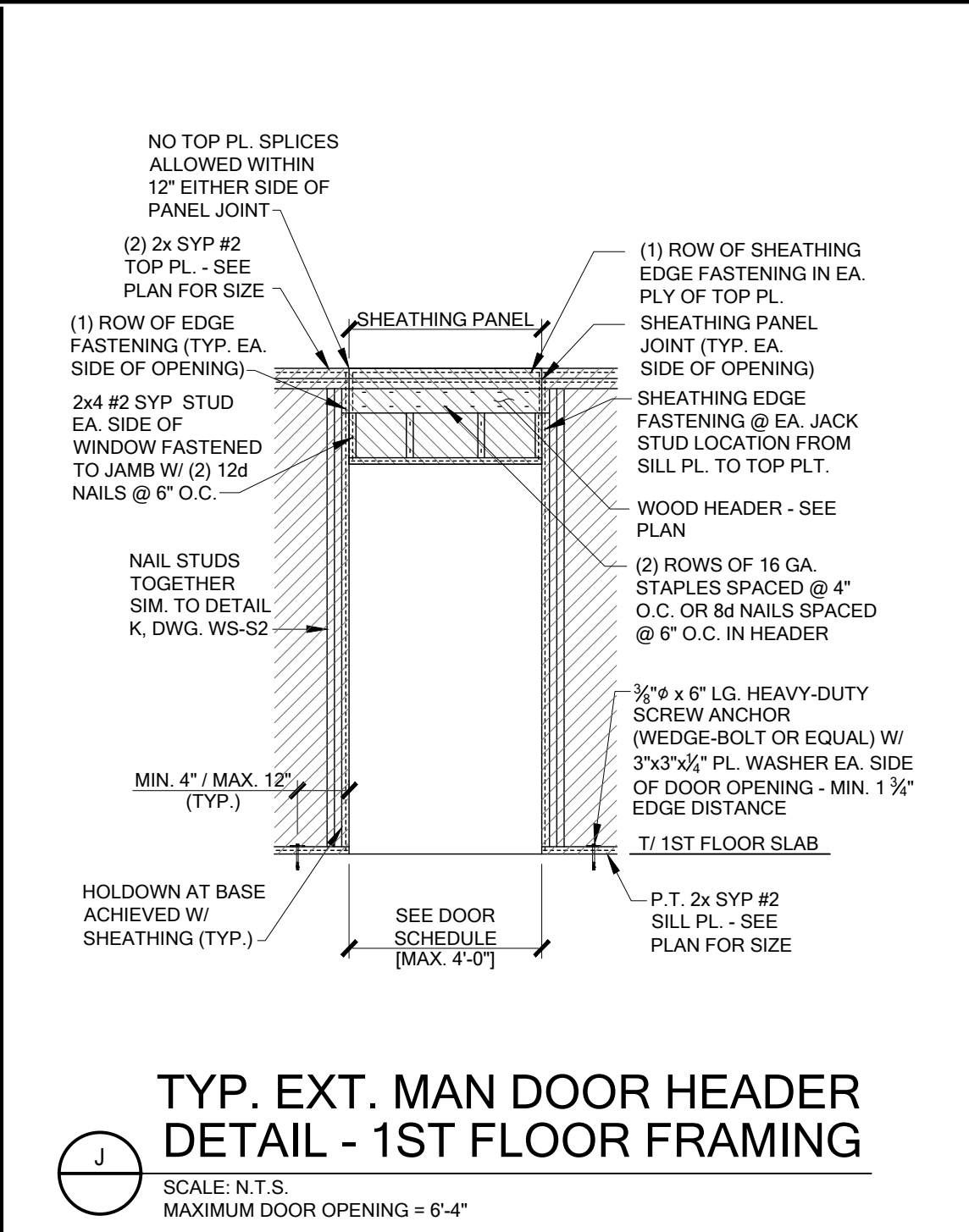
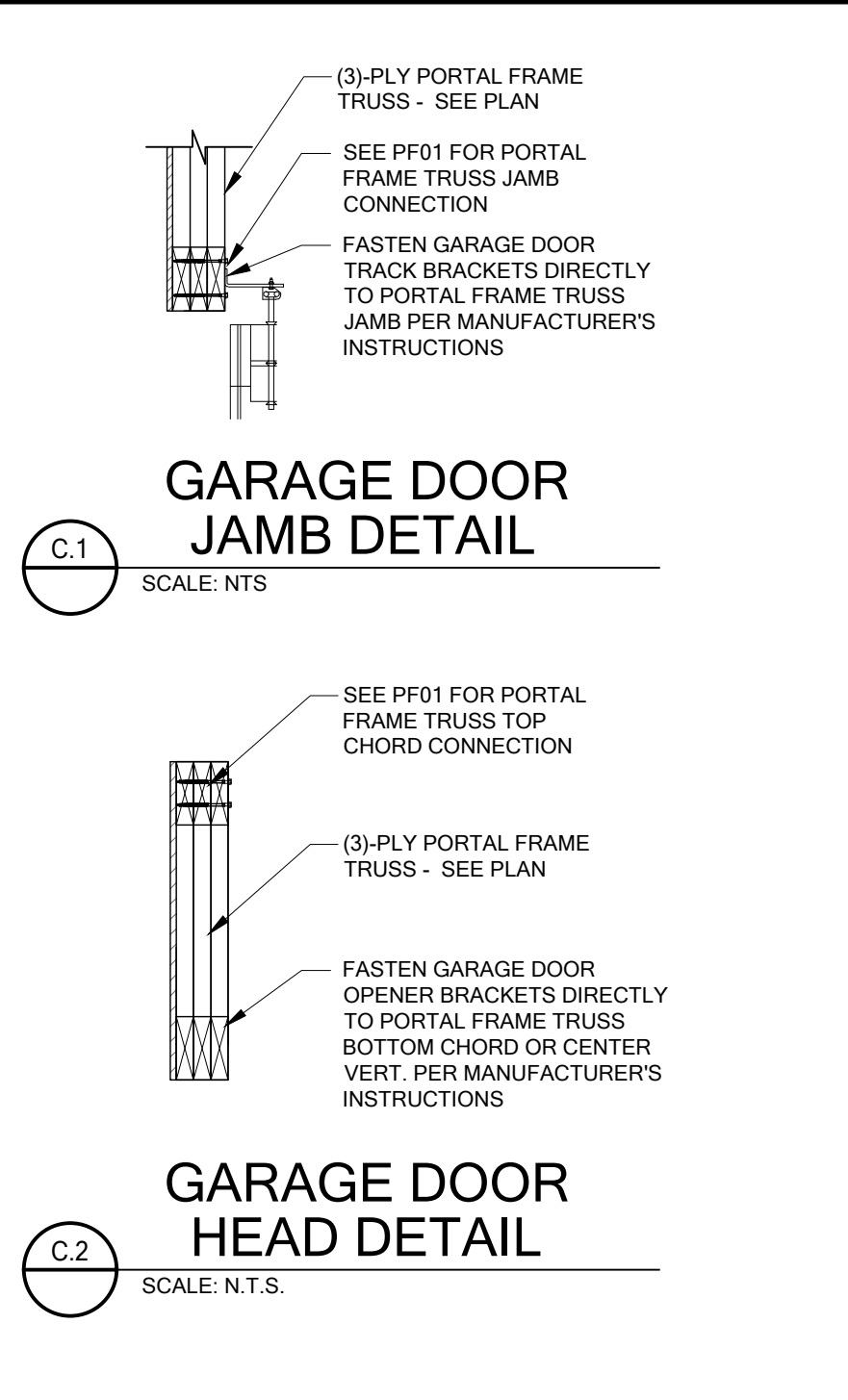
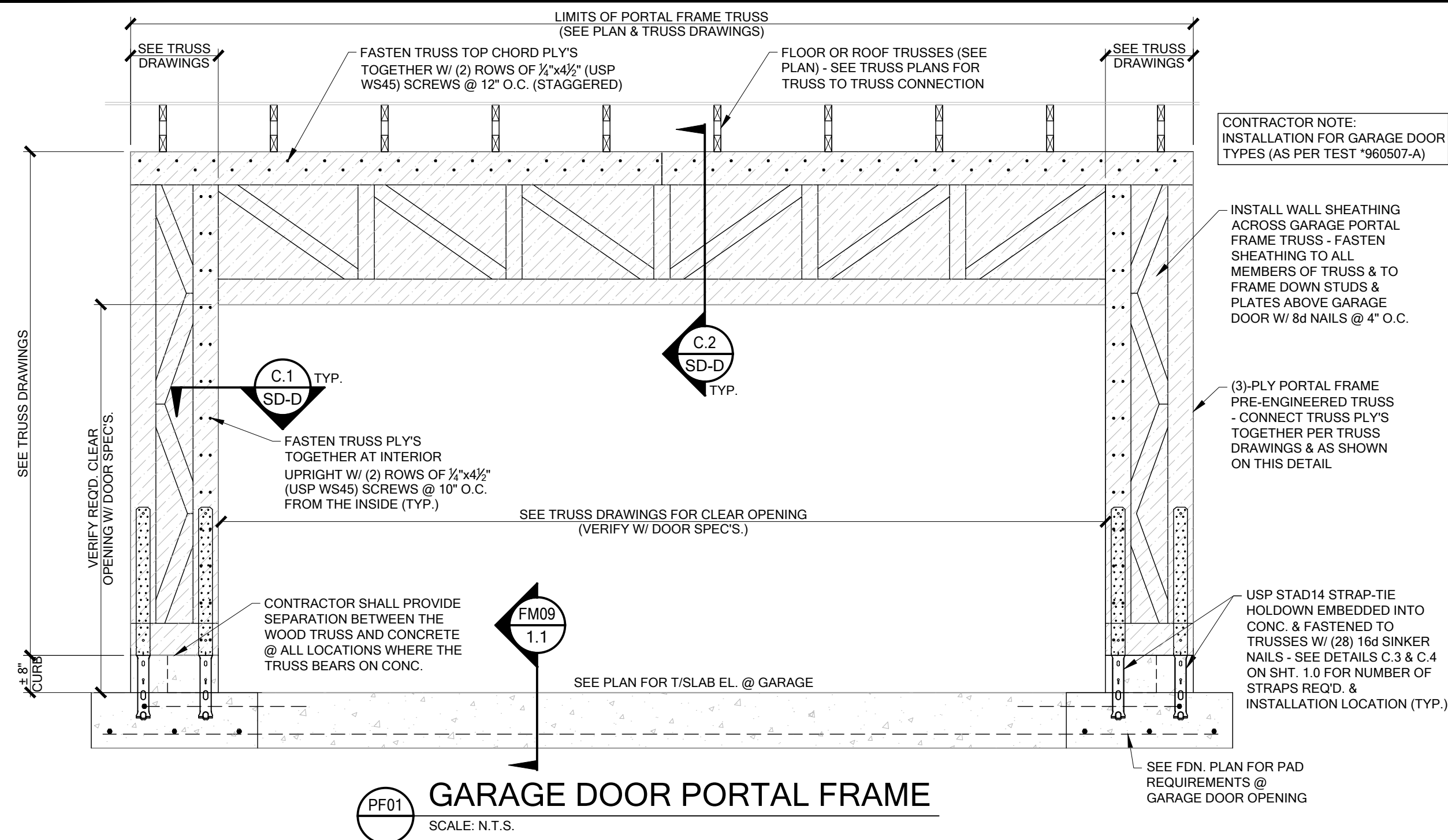


TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGHome.com

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

Community: Forest Cove
Plan Name: Memphis
Garage Side: Elev - J
Left
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job No. 9FC00401
Americana Series
Reference No: 25-00445
Sheet: **WS-S2**
DETAILS



FOR COUNTY USE ONLY

01/15/2025

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

CA No. 9161 AA26003115

TSG

Making Dreams Come True

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

100% Employee Owned
myTSGHome.com

MARBONDA Homes

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

Community: Forest Cove	Garage Size: Elev. J Left	Block:	Americana Series
Plan Name: Memphis	Lot: 4	Address: TBD Sw Cadence Glen Lake City, FL 32024	Job No. 9FC00401
Reference No: 25-00445	Sheet: SD-1		

DETAILS

MARIA HERNANDEZ 1/15/2025

FLASHING REQUIREMENTS

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

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

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

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

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

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

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

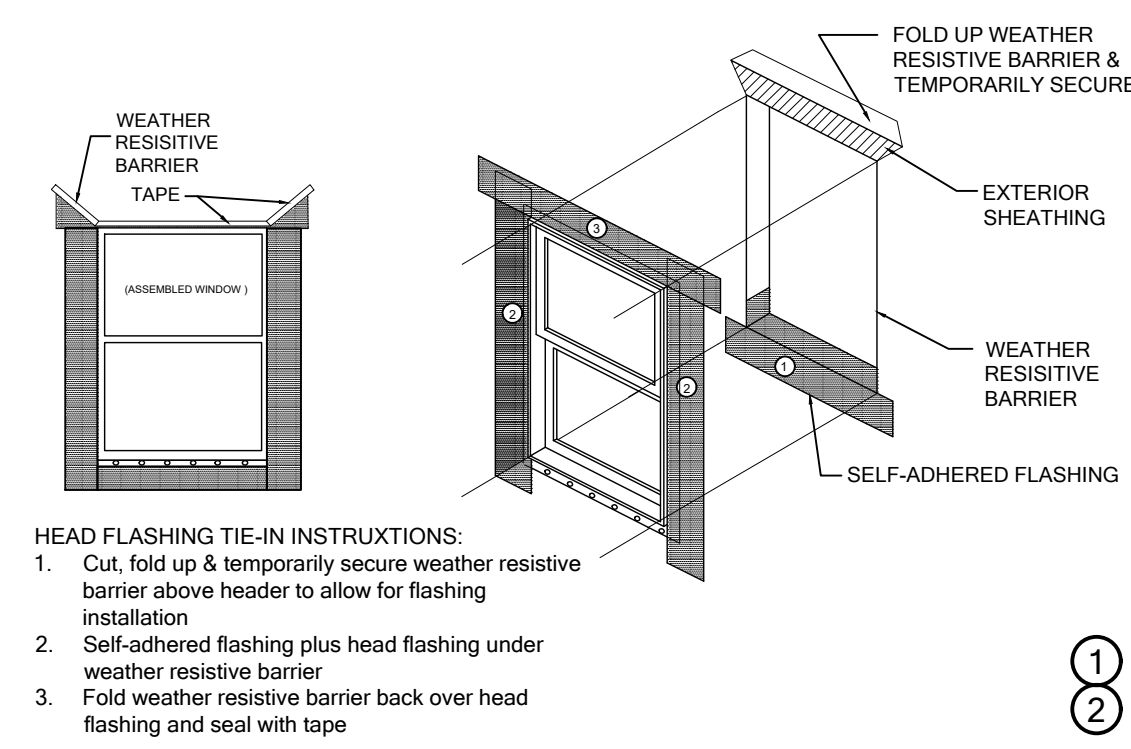
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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

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

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

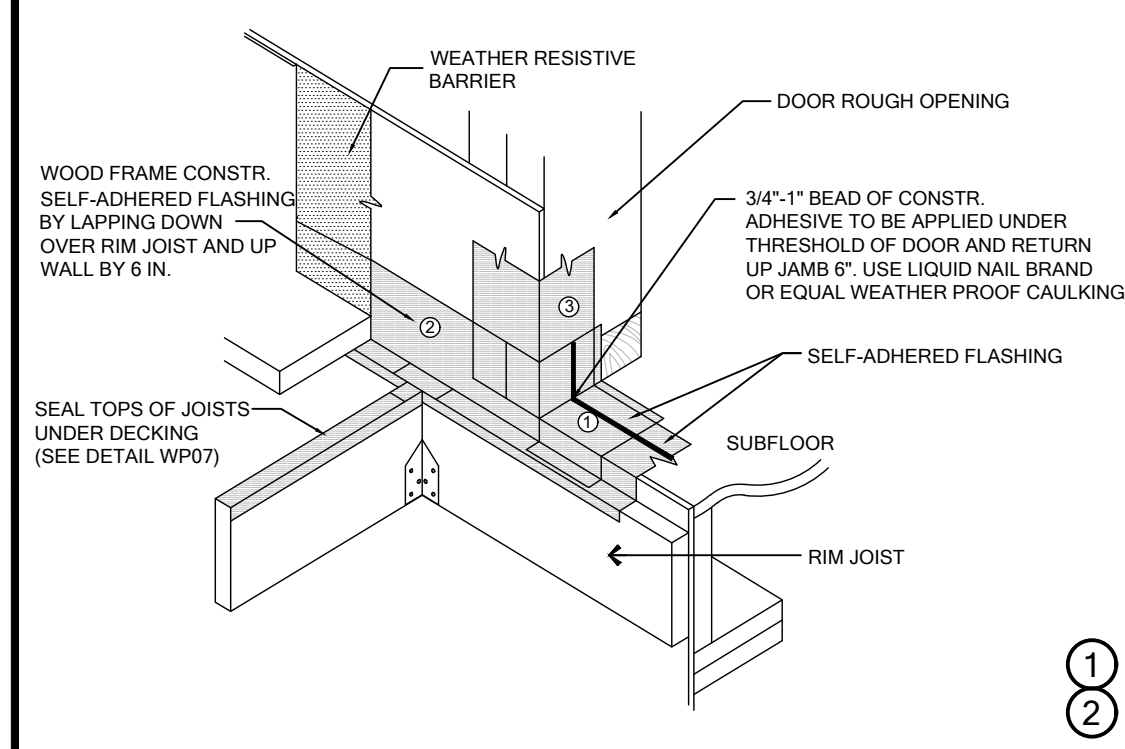
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.



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

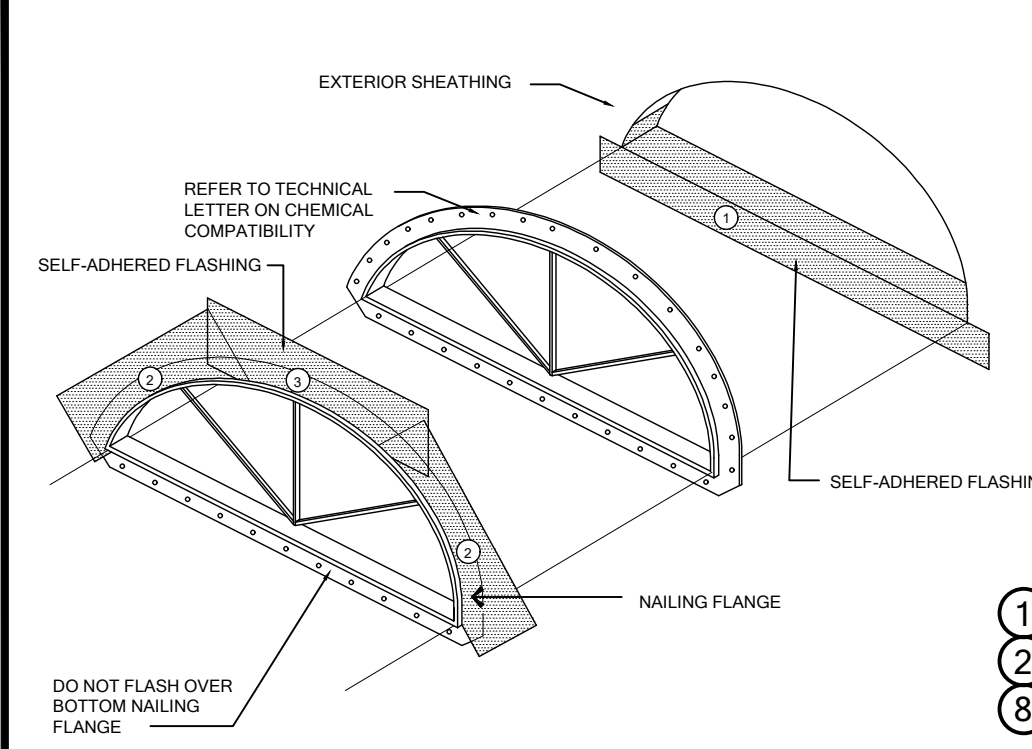
Scale: NTS

WP01



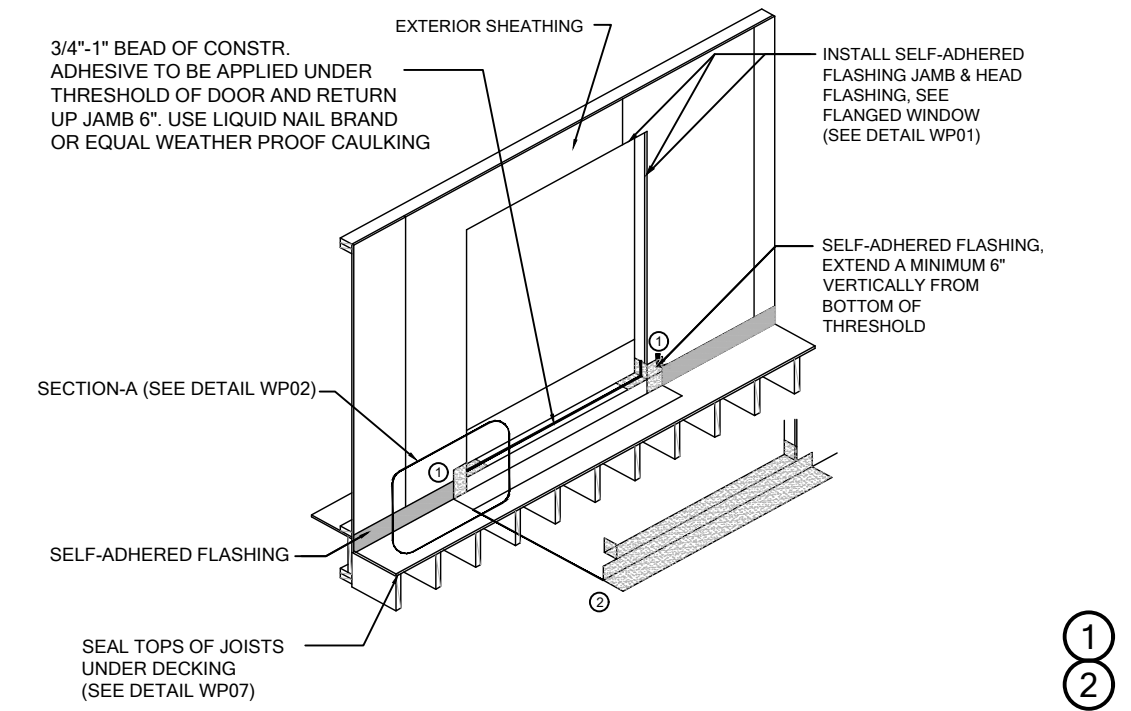
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

WP02



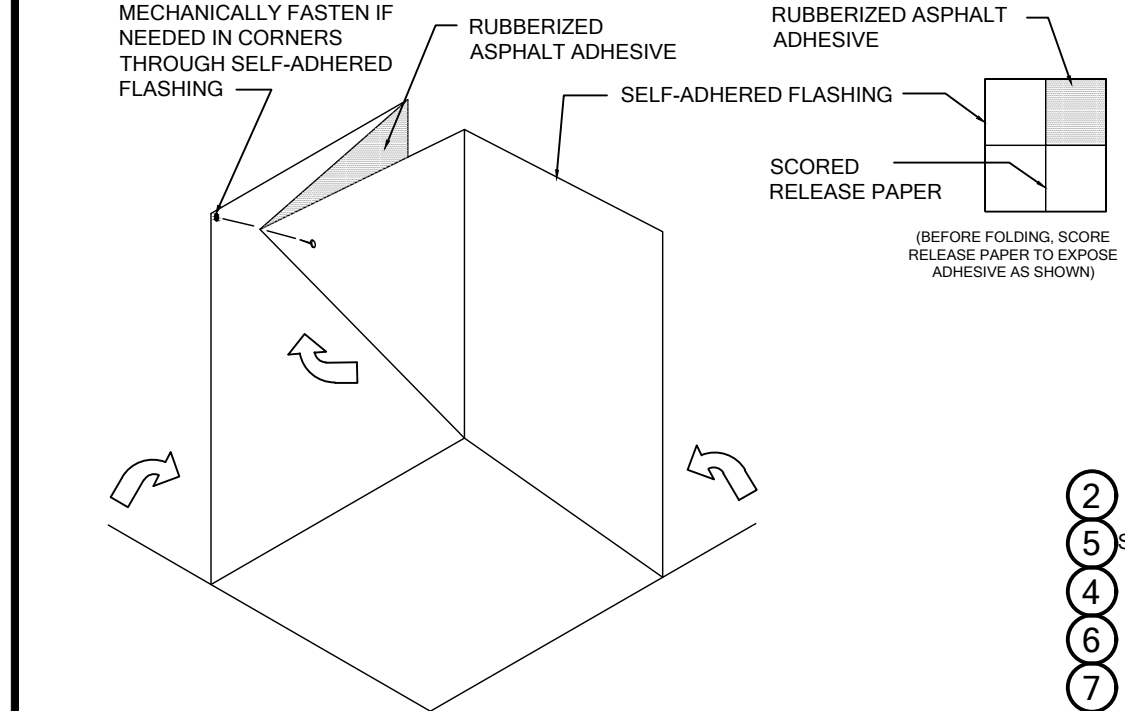
SELF-ADHERED FLASHING HALF ROUND WINDOW

WP03



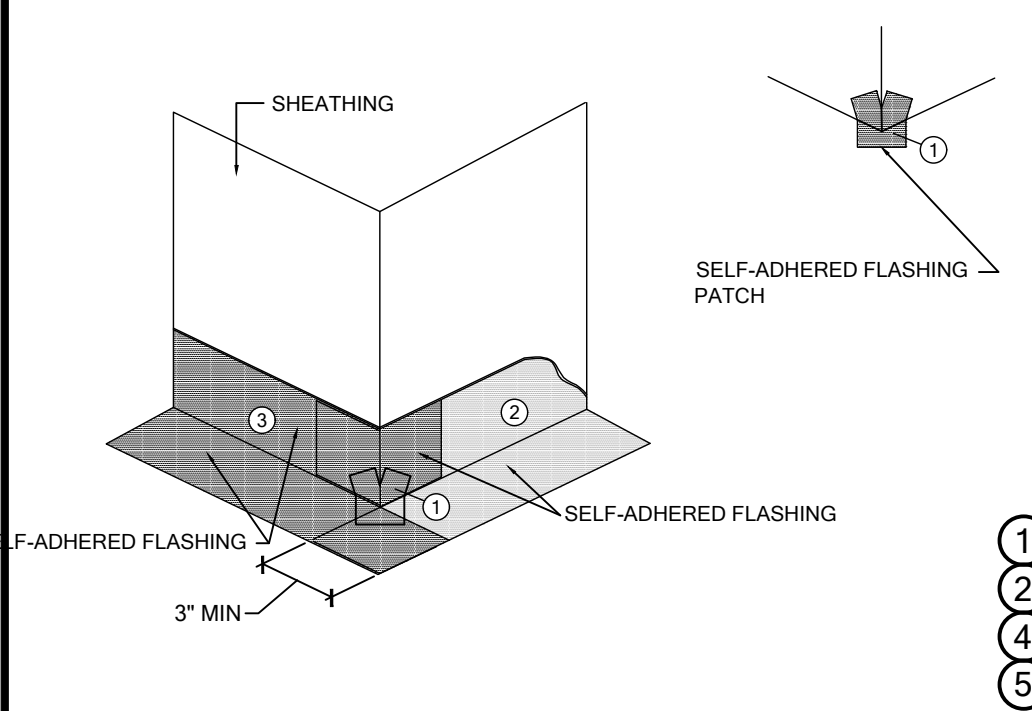
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK

WP04



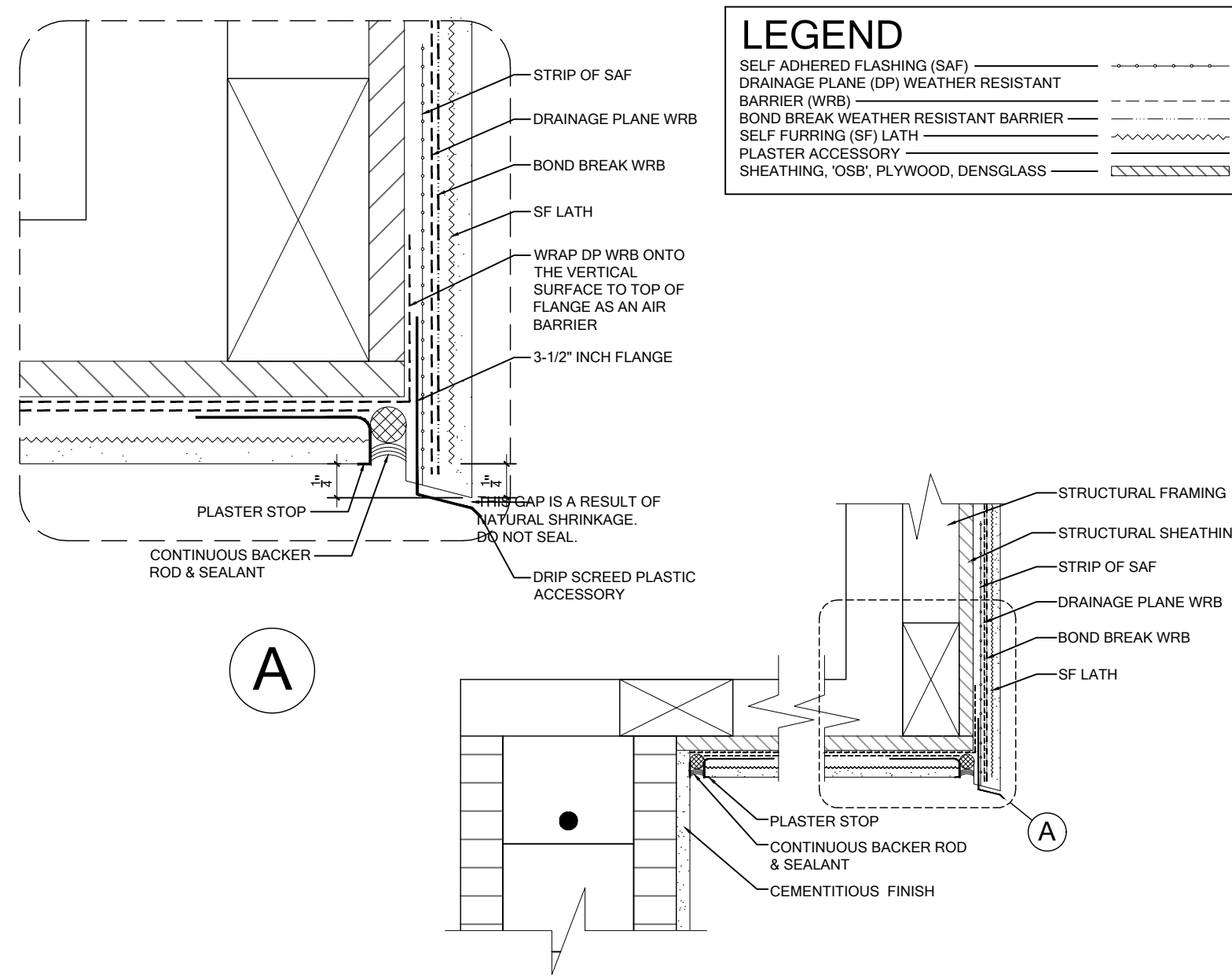
SELF-ADHERED FLASHING INSIDE CORNER

WP05



SELF-ADHERED FLASHING OUTSIDE CORNER

WP06



SOFFIT/CANTILEVER

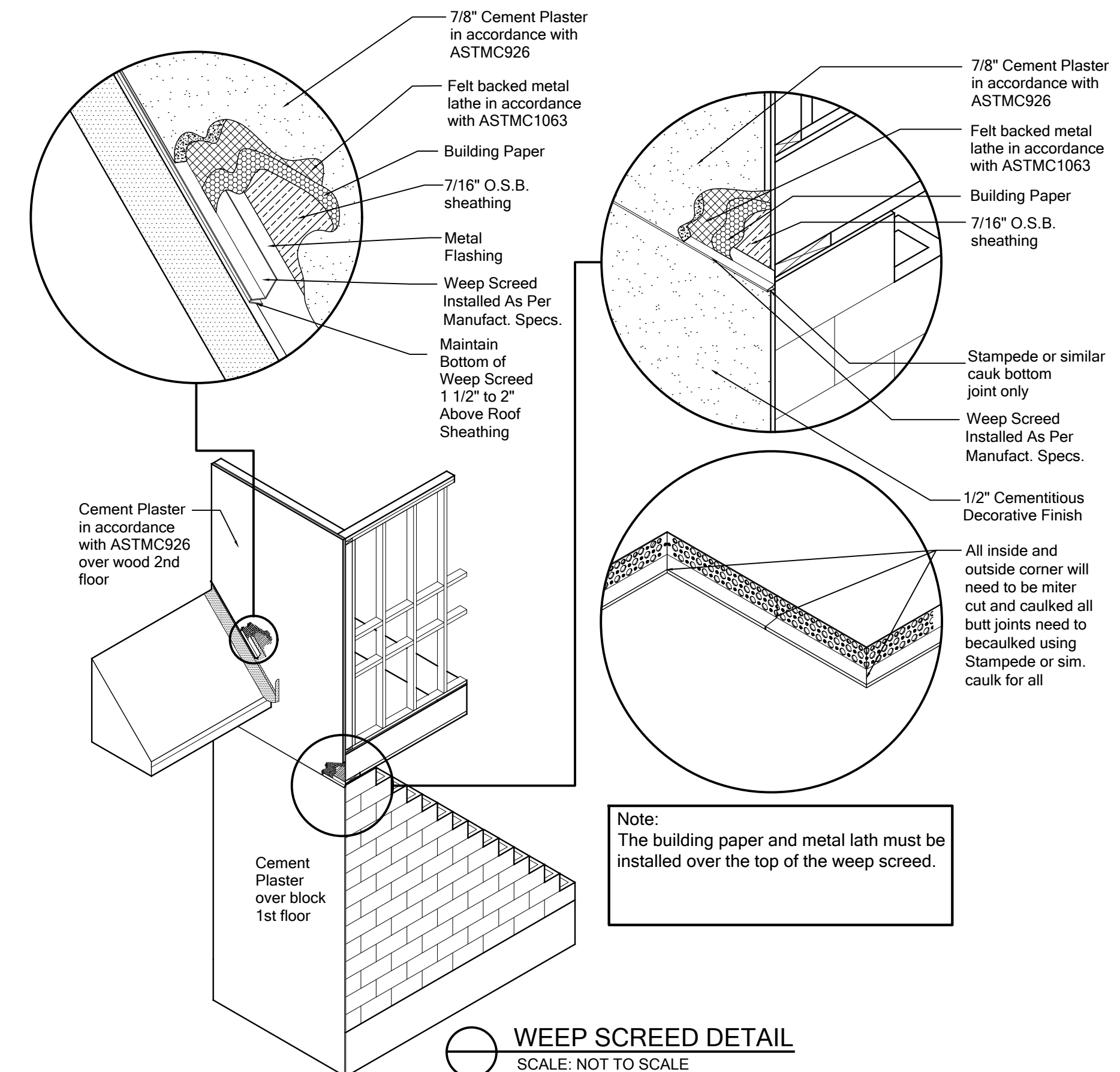
WP07

SELF-ADHERED FLASHING PRODUCTS DETAILS

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

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

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



FOR COUNTY USE ONLY

01/15/2025

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

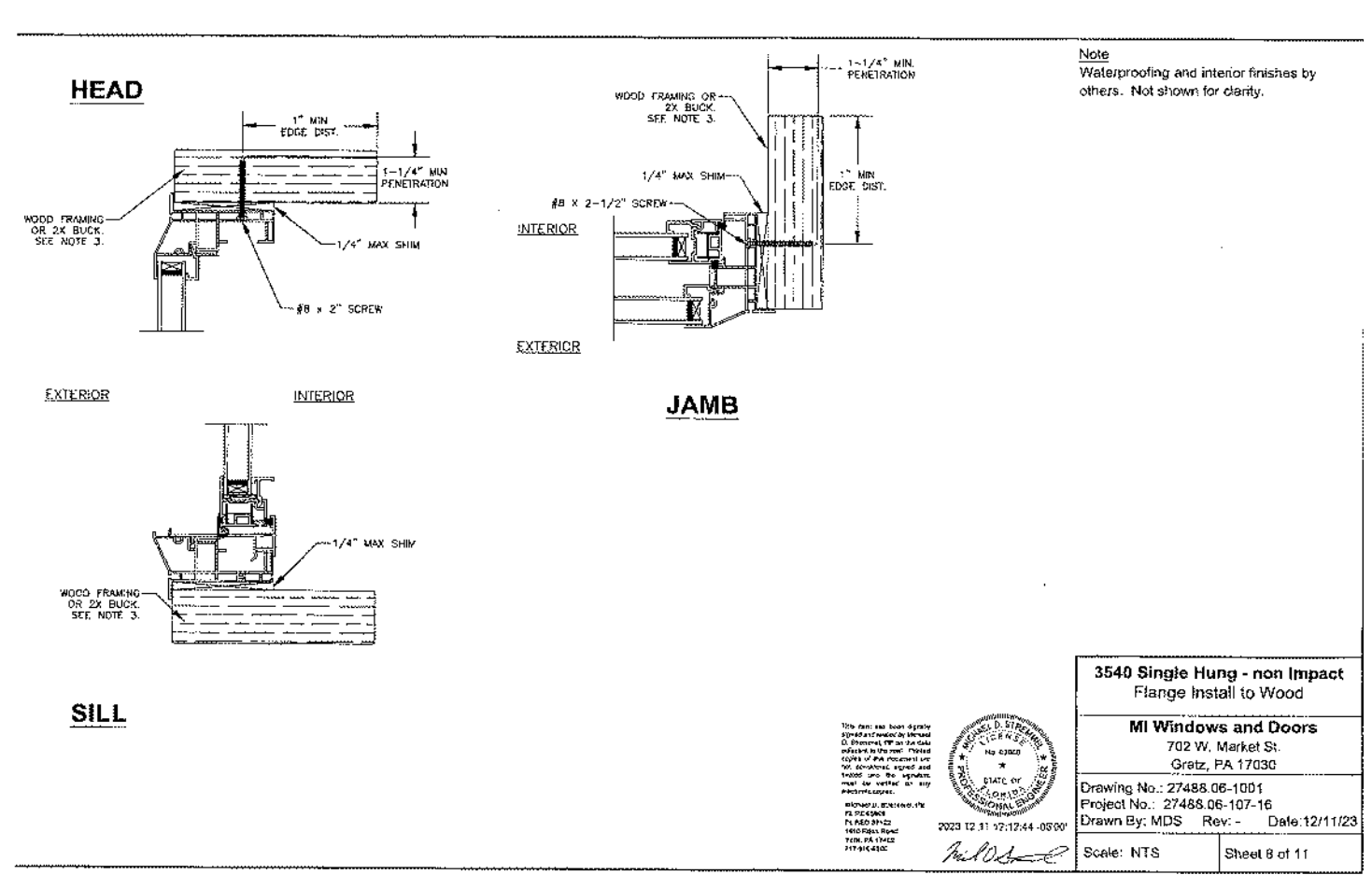
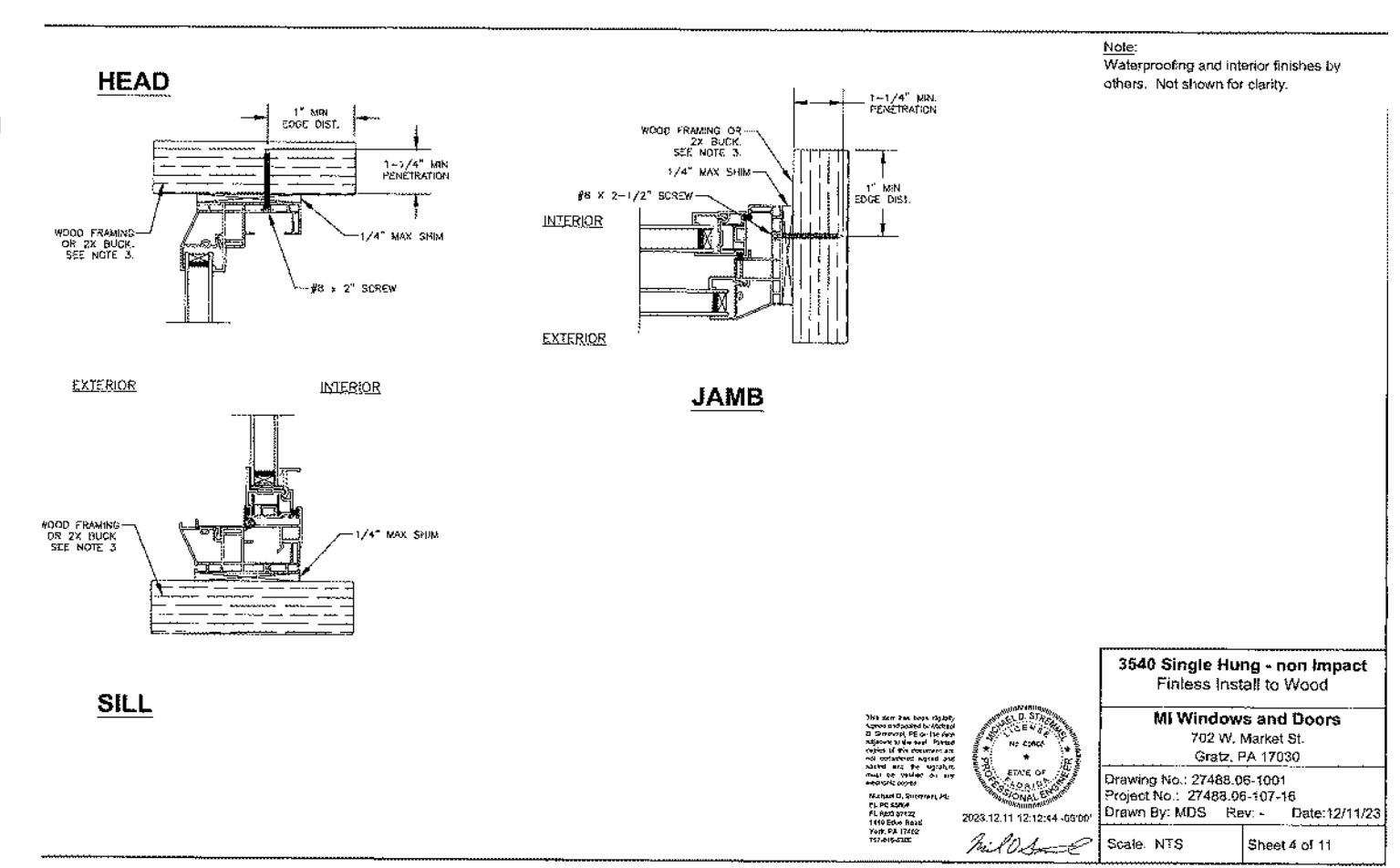
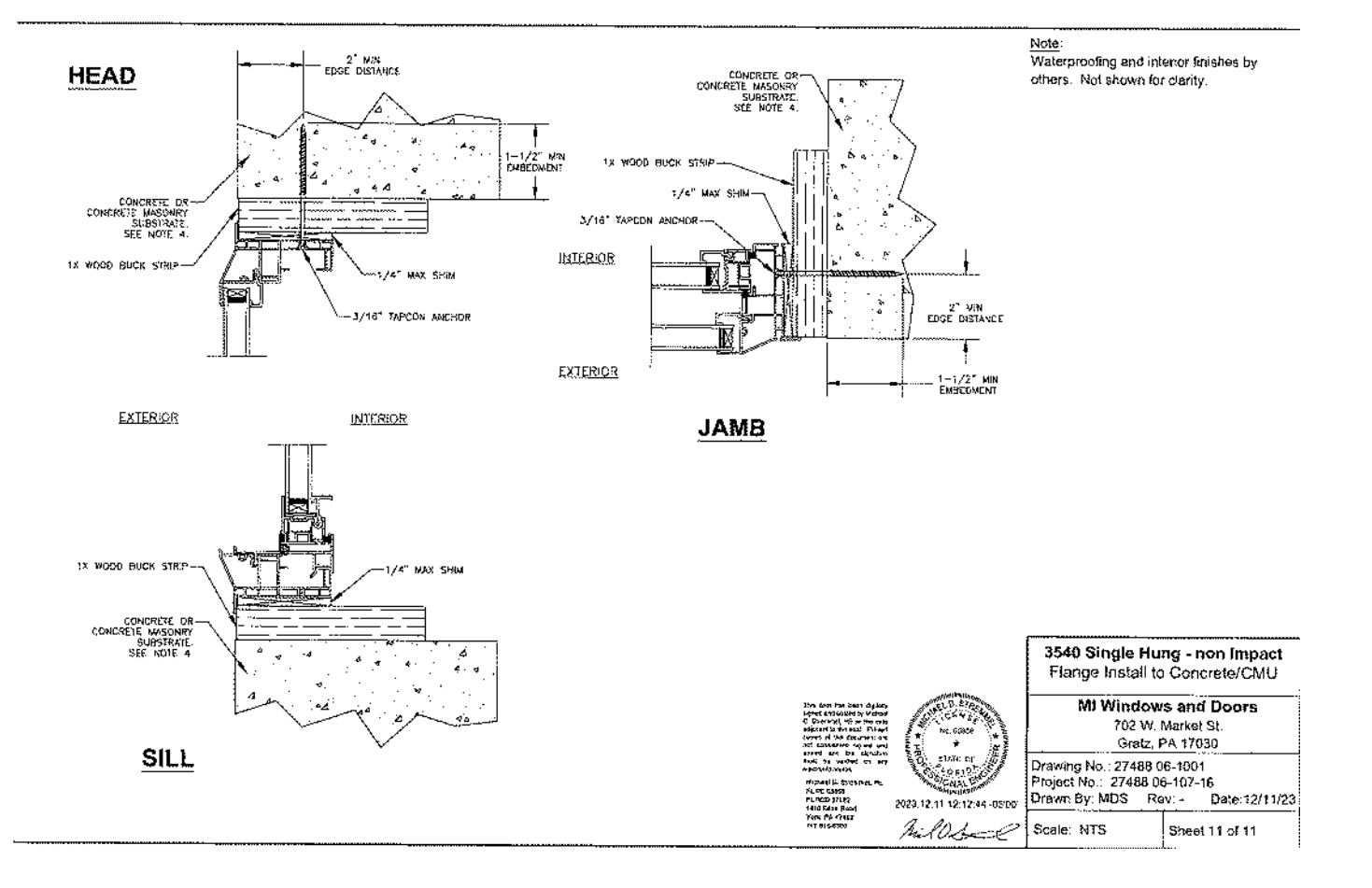
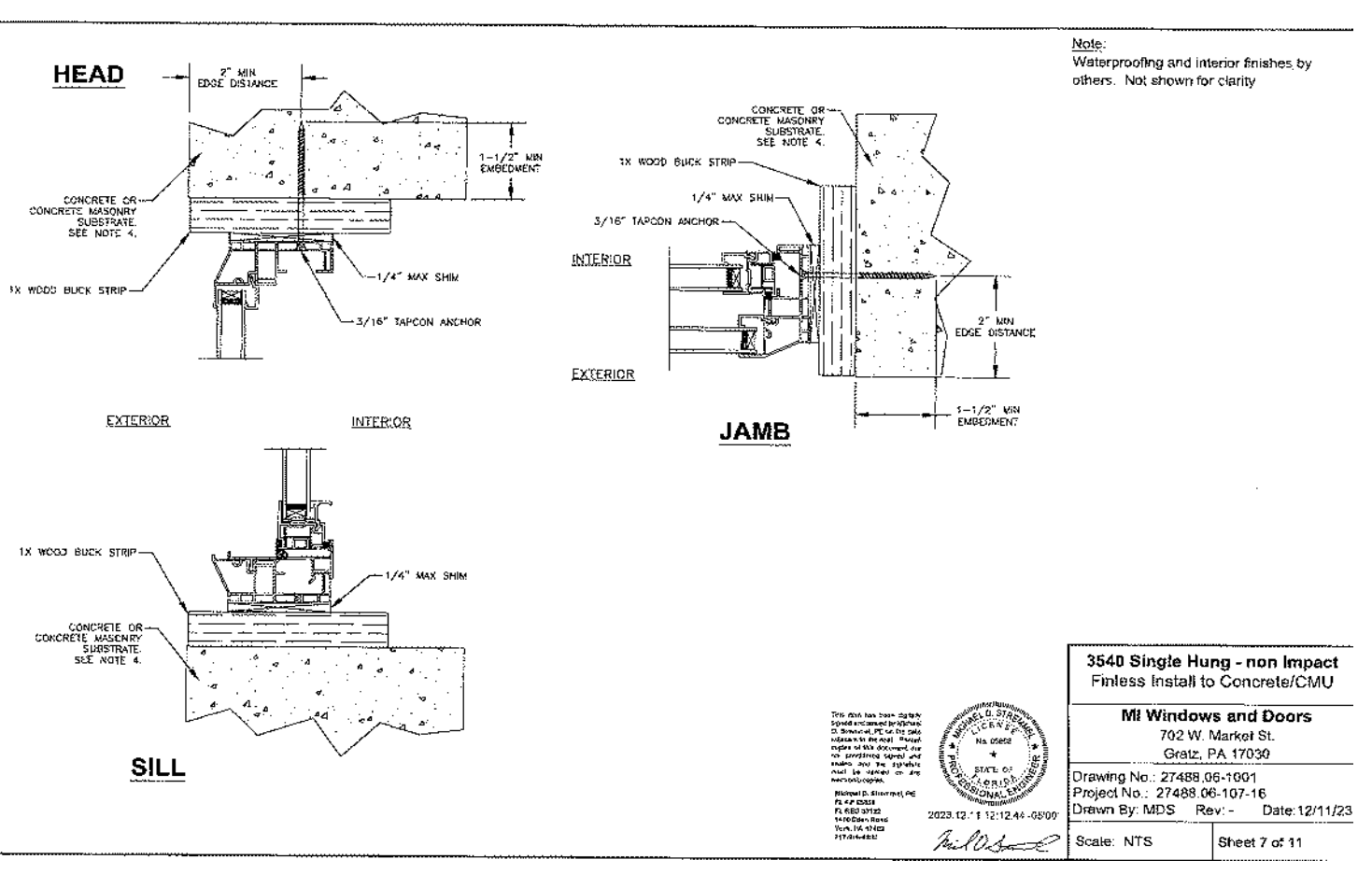
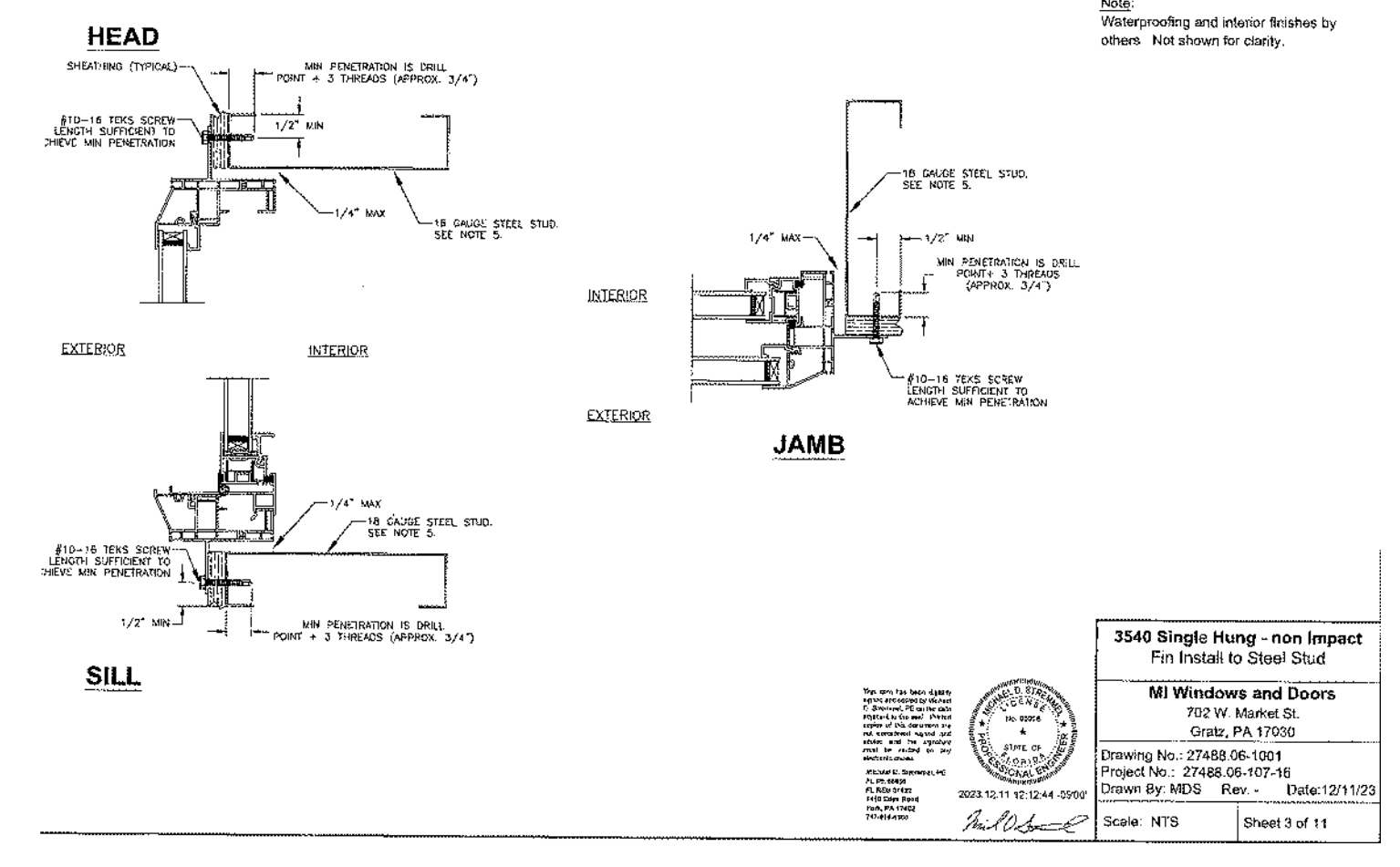
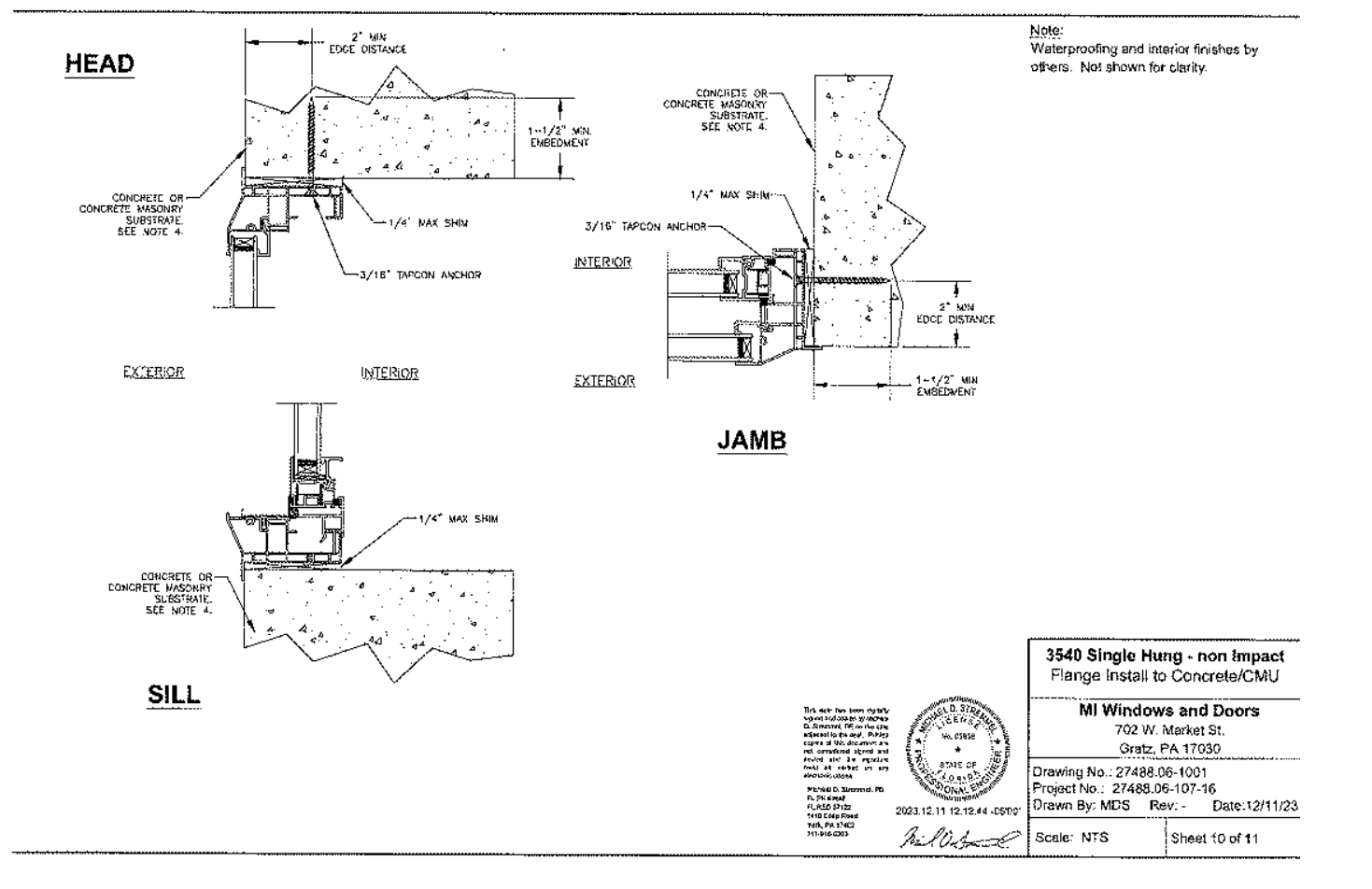
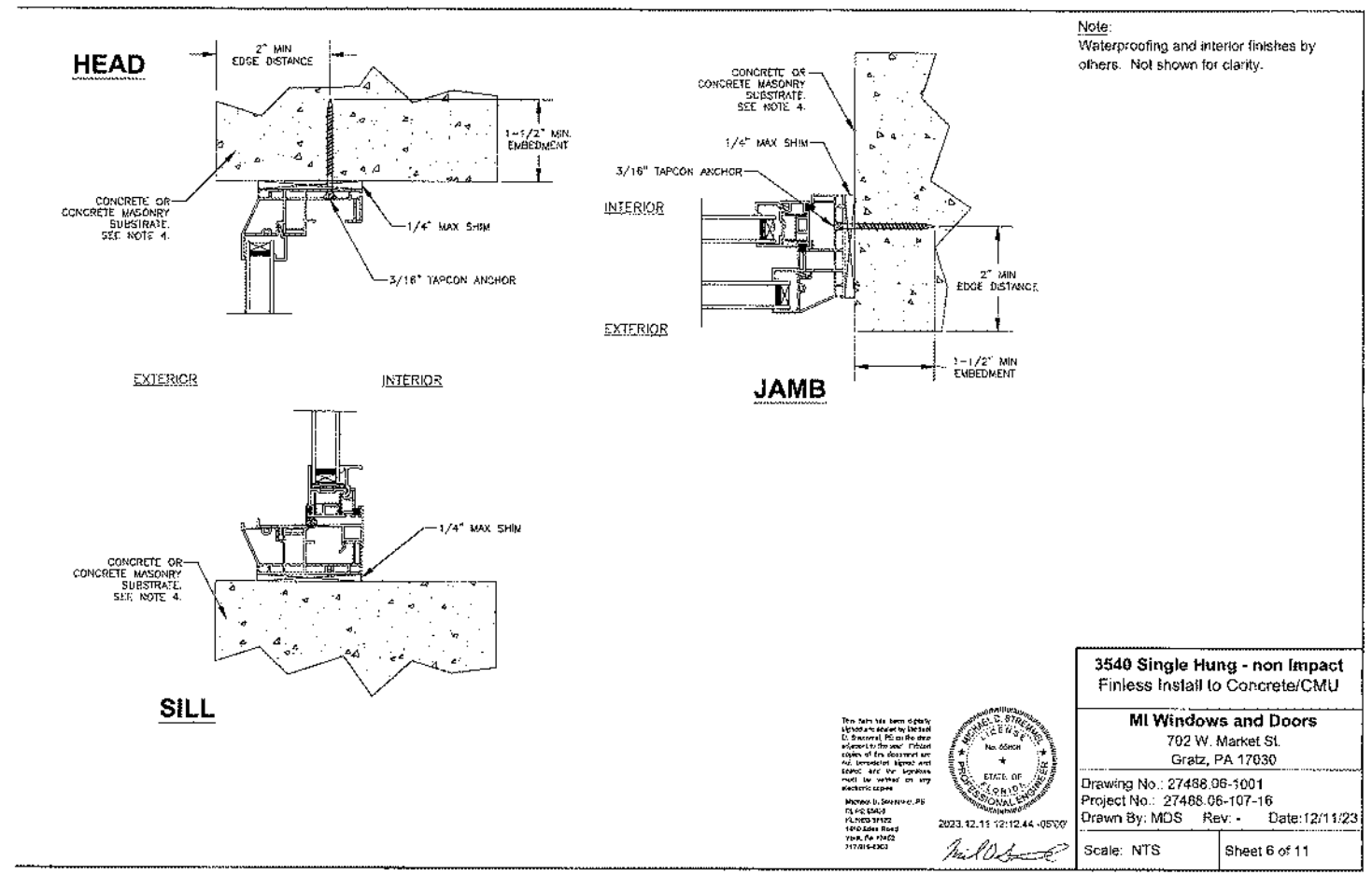
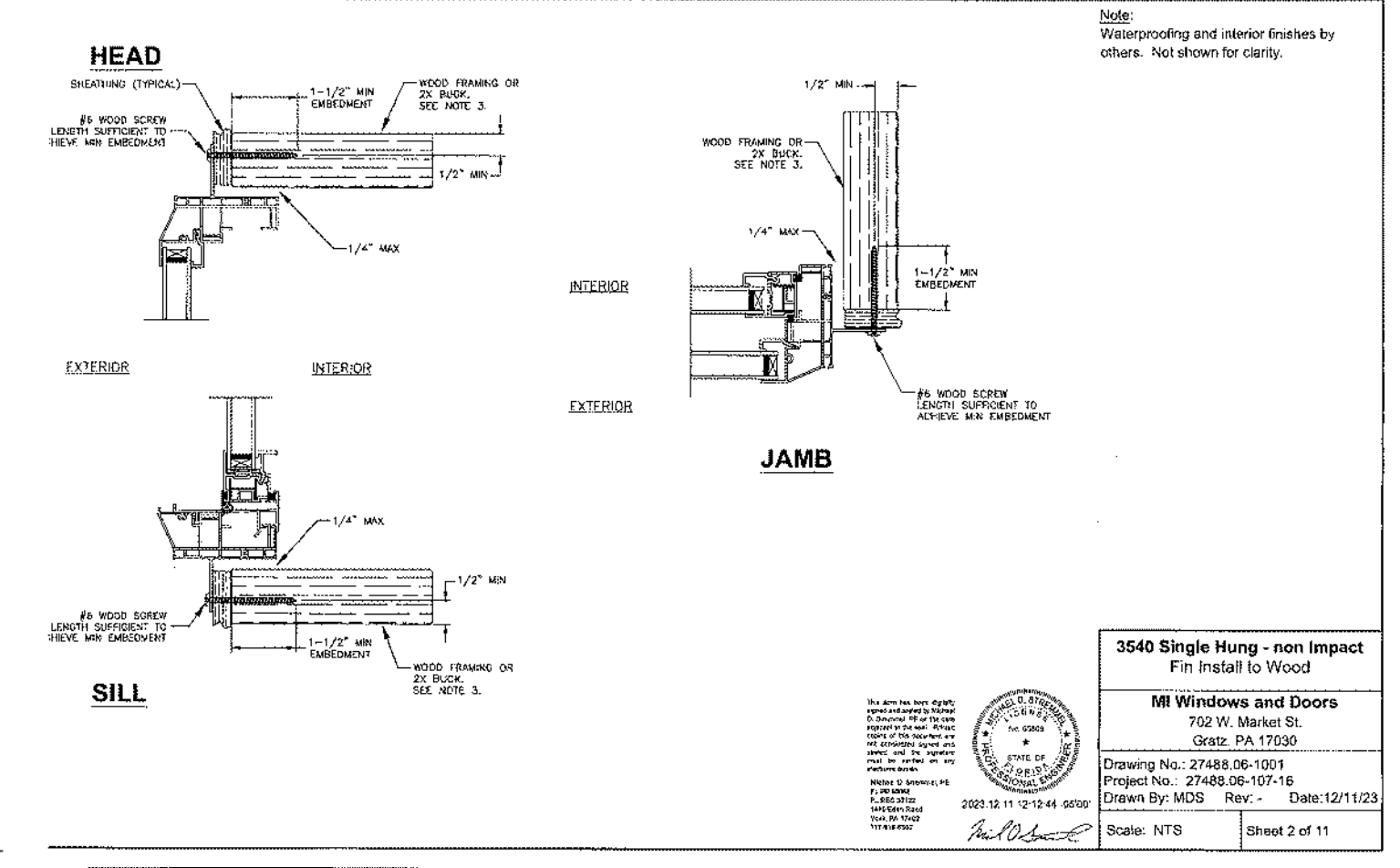
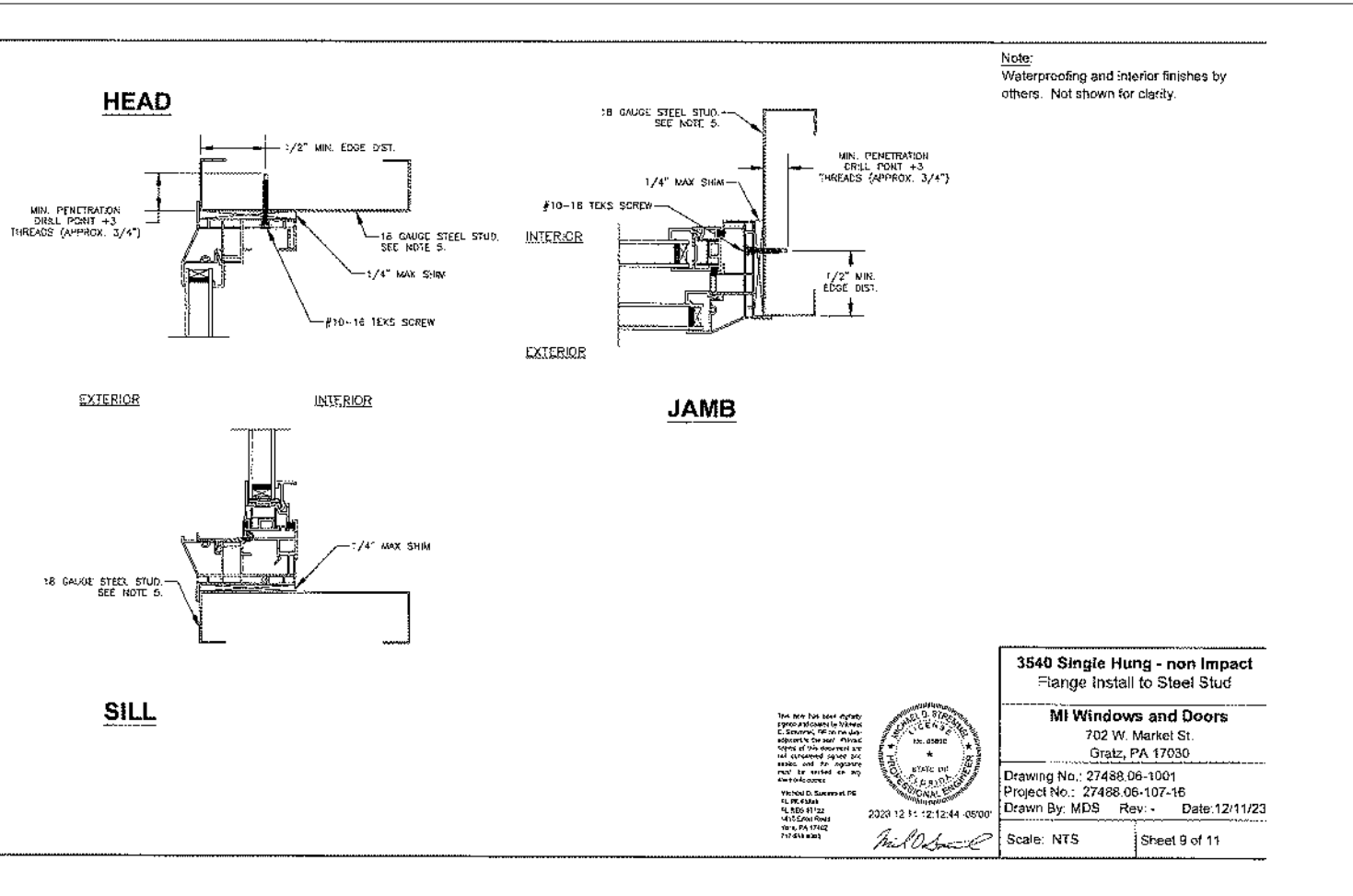
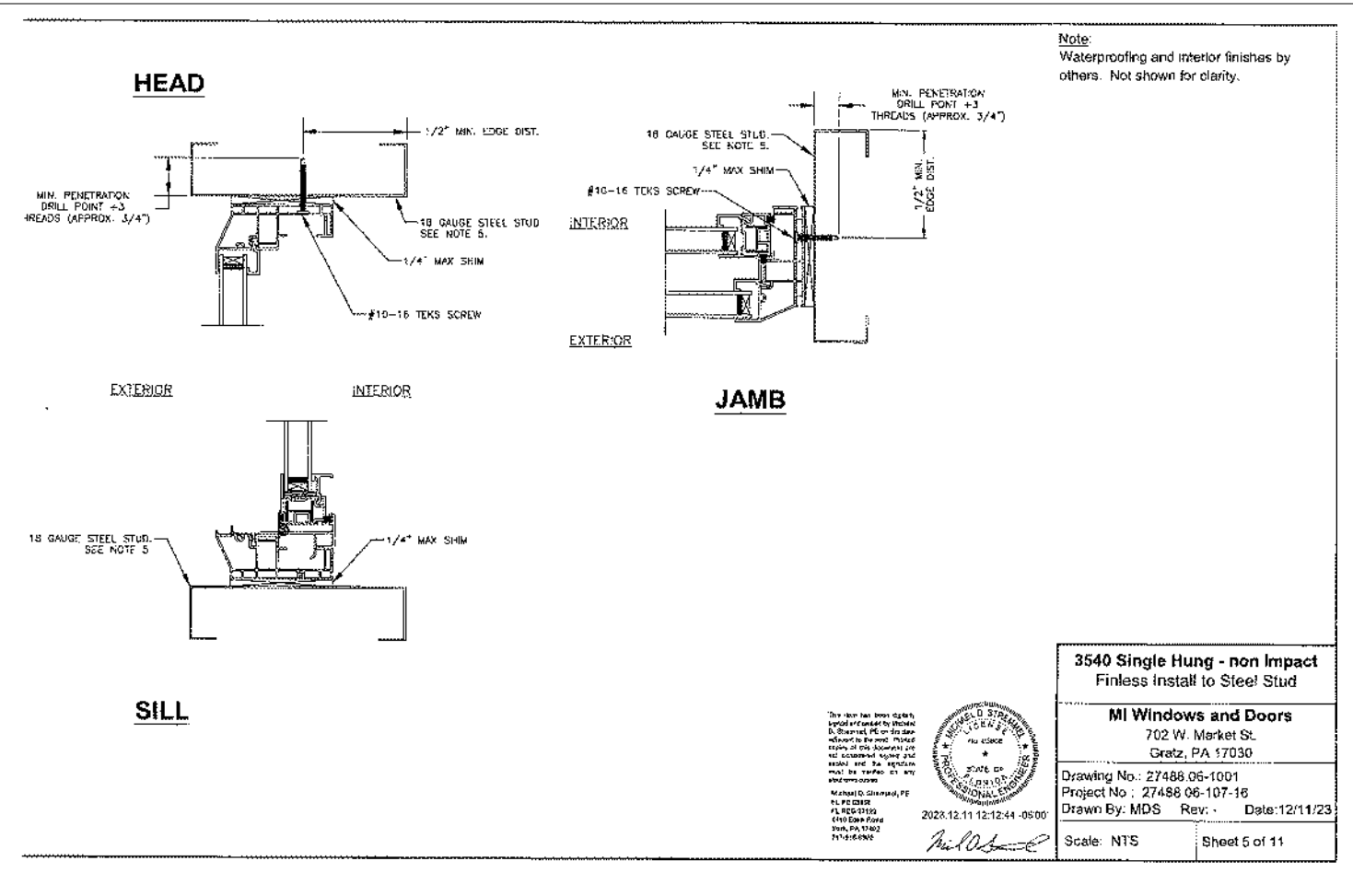
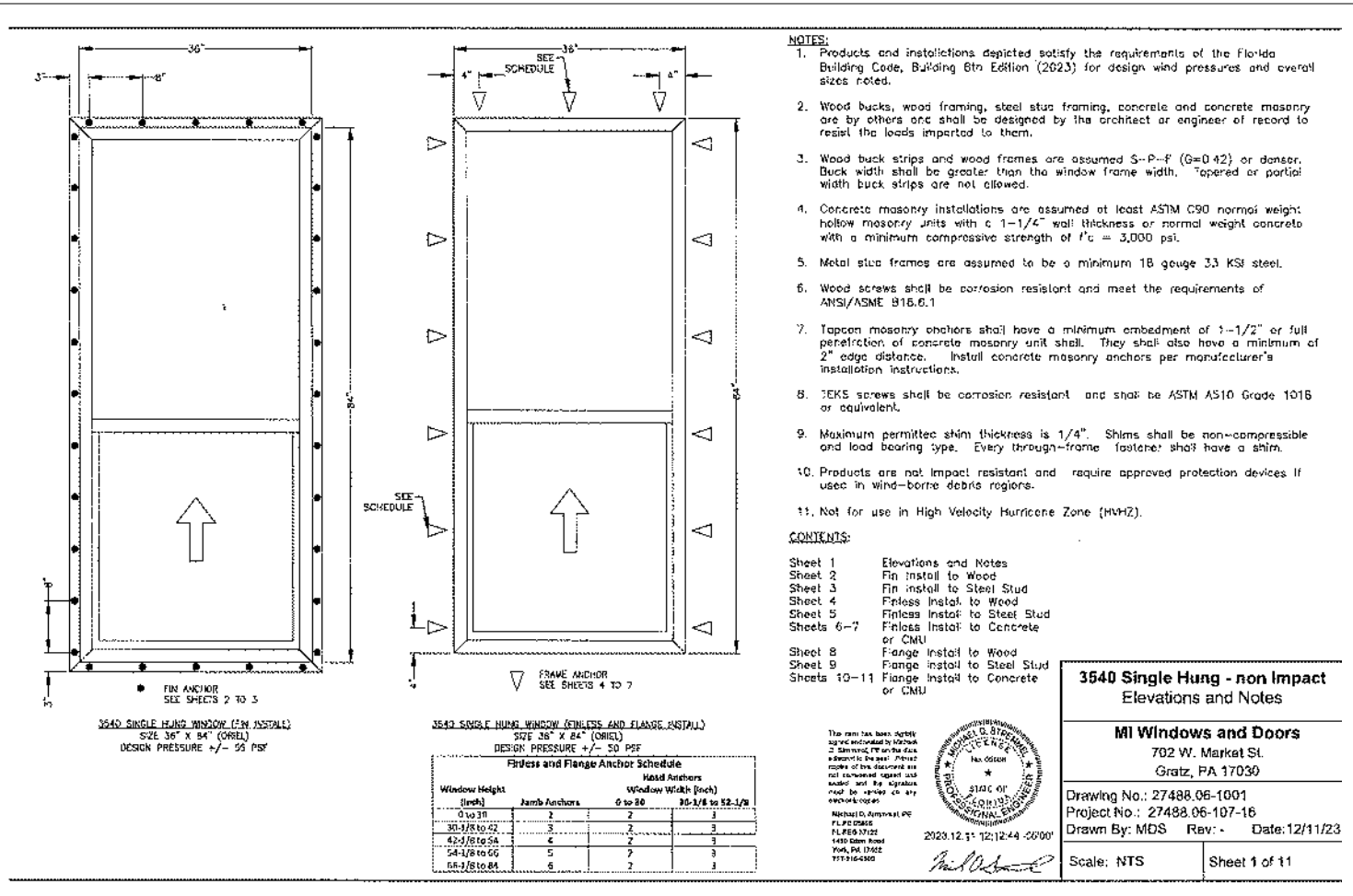
100% Employee Owned
myTSGHome.com

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

Community: Forest Cove
Garage Side: Elev - J Left
Plan Name: Memphis
Lot: 4
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job No: 9FC00401
Americana Series

Reference No: 25-00445
Sheet: WP

WATERPROOFING



FLORIDA PRODUCT APPROVAL #41886.16

PRODUCT REL. DATE: 11/12/12
 11/12/12 REVISION TO 8TH EDITION CODE 2023
 7/12/14 REVISED SHEET

NO.	DATE	DESCRIPTION
1	11/12/12	ISSUED
2	7/12/14	REVISED SHEET



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

FLORIDA: THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION 6309 OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023). RESIDENTIAL ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.
 DESIGNED WIND SPEED:
 V₁₀₀ = 160 MPH
 V₆₀ = 124 MPH

Manufacture MI Windows

DRAWN BY: GARGET
 RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V1

FLORIDA PRODUCT APPROVAL FL #15332

NOTES:
 1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED, DISJUNCTION MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 4. ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR C_d=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
 5. FRAME MATERIAL: EXTRUDED ALUMINUM 6063-T5.
 6. UNITS MUST BE GLAZED PER ASTM E1300-04/09, WITH SAFETY GLASS.
 7. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND Borne DEBRIS REGIONS.
 8. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
 9. DOOR ASSEMBLIES INSTALLED WHERE OVERHANG RATIO IS EQUAL OR GREATER THAN 1.0 DO NOT REQUIRE WATER INFILTRATION RESISTANCE.
 10. OVERHANG RATIO = OVERHANG LENGTH/OVERHANG HEIGHT.
 11. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 12. FOR ANCHORING INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 1" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 13. FOR ANCHORING INTO METAL STRUCTURE USE #10 SMS OR SELF-DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 14. ALL FASTENERS TO BE CORROSION RESISTANT.
 15. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 A. WOOD - MINIMUM SPECIFIC GRAVITY OF 0.42
 B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,100 PSI
 C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
 D. METAL STRUCTURE: STEEL 18GA, 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM

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

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

FLORIDA PRODUCT APPROVAL FL # 17894.3

NOTES:
 1. Installation depicted based off of structural test report BR17101.
 2. Wood screws shall satisfy the National Design Specification for Wood Construction for material type and dimensional requirements.
 3. Wood buck installations are assumed 2x S-P-F (G=0.42) or denser. Buck width shall be greater than the window frame width. Tapered or partial width bucks are not allowed. Wood buck shall be secured to the structure to resist all design loads.
 4. Wood screw lengths shall be sufficient to guarantee 1-1/4" penetration into wood buck.
 5. Maximum shim thickness of 1/4" permitted at each fastener location. Shims shall be load bearing, non-compressible type.
 6. These drawings depict the details necessary to meet structural load requirements. They do not address the requirements for water penetration, intrusion or thermal performance requirements of the installation.
 7. Installation shown is that of the test window for the size shown and the design pressure claimed. For window sizes smaller than shown, locate jamb fasteners 2" from corners and no more than 10" on center. Locate head/sill fasteners 2" from corners and no more than 10" on center. Design pressures of smaller window sizes are limited to that of the test window.

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

MI
 Windows & Doors
 Gratz, PA

INSTALLATION INSTRUCTIONS - FIN -
 & FASTENER SCHEDULE

3500HP Single Hung

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

SIGNED: 07/13/2015
 Luis R. Lomas P.E.
 FL No.: 62514

FLORIDA PRODUCT APPROVAL FL # 17894.4

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

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

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

SIGNED: 07/13/2015
 Luis R. Lomas P.E.
 FL No.: 62514

Frame Height (ft)	16-00		24-00		32-00		48-00		50-00	
	Wind	Impact	Wind	Impact	Wind	Impact	Wind	Impact	Wind	Impact
24-00	2	2	2	2	2	2	2	2	2	2
30-00	2	2	2	2	2	2	2	2	2	2
36-00	2	2	2	2	2	2	2	2	2	2
42-00	2	2	2	2	2	2	2	2	2	2
48-00	2	2	2	2	2	2	2	2	2	2
50-00	2	2	2	2	2	2	2	2	2	2

DESIGN PRESSURE RATINGS
 45.0 PSF NONE

IMPACT RATINGS
 NONE

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

DESIGN PRESSURE CHART (psf)
 Single Panel and Total Frame Width (ft)

Frame Height (ft)	30.0	36.0	42.0	47.7
8.0	108.00	126.00	143.80	143.80
10.0	86.40	100.80	115.04	115.04
12.0	72.00	84.00	95.84	95.84
14.0	61.20	72.00	81.92	81.92
16.0	52.80	61.20	70.72	70.72

DESIGN PRESSURE CHART (psf)
 Single Panel and Total Frame Width (ft)

Frame Height (ft)	30.0	36.0	42.0	47.7
8.0	58.2	67.8	77.4	77.4
10.0	46.6	54.2	61.8	61.8
12.0	38.4	45.1	51.0	51.0
14.0	32.4	38.1	43.2	43.2
16.0	27.6	32.4	37.0	37.0

DESIGN PRESSURE CHART (psf)
 Single Panel and Total Frame Width (ft)

Frame Height (ft)	30.0	36.0	42.0	47.7
8.0	6	7	8	8
10.0	5	6	7	7
12.0	4	5	6	6
14.0	3	4	5	5
16.0	3	4	5	5

HARDWARE SCHEDULE:
 A. 1/16" ALUMINUM NAIL SET (99-064-145) AT 36" ON CENTER FROM PANEL BOTTOM
 B. 1/16" METALLIC TAPERED ROLLERS (99-117-150) AT EACH END OF PANEL BOTTOM RAILS
 C. ALUMINUM 6063-T5 REINFORCEMENT (66) AT ALL PANEL INTERLOCKS

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 06/21/2017
 Luis R. Lomas P.E.
 FL No.: 62514

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

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

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

SIGNED: 07/13/2015
 Luis R. Lomas P.E.
 FL No.: 62514

Product Approval
 FL #15332
 FL #17894

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

Maronda Homes

4005 MARONDA WAY
 SUITE 001 FL 32771
 (407) 321-0064

FLORIDA: THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION 6309 OF THE FLORIDA BUILDING CODE - 8th EDITION (2022).
 RESIDENTIAL ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
 V_{ult} = 160 MPH
 V_{std} = 124 MPH

Manufacture
 MI WINDOWS SLIDING GLASS DOORS
 MI WINDOWS
 DRAWN BY: GARAGE
 RELEASE DATE: JULY 6, 2015

SHEET:
WIN-V2

MI WINDOWS 3500 SERIES PW

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 ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
- WHERE 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 LEADING 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 1/4" 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:
 - WOOD - MINIMUM SPECIFIC GRAVITY OF 0.40-0.2
 - CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
 - MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE II, TYPE 1 (OR GREATER).
 - METAL STRUCTURE- STEEL 16GA (0.060" 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, 3500PWH, 3500PWMLL, 3500SP, 3540PW, 3540PWMLL, 3540PWCH, 3540SP, 3580PW, 3580PWMLL, 3580SP, S-3500PW, S-3500PWMLL, S-3500PWCH, S-3500SP, S-3540PW, S-3540SP, S-3540PWCH, 1255PW, 1255PWH, 1255PWMLL, 1280PW, 910SP, 3500HPW, 3500HPWMLL AND 3500HSP.

SIGNED: 02/28/2020


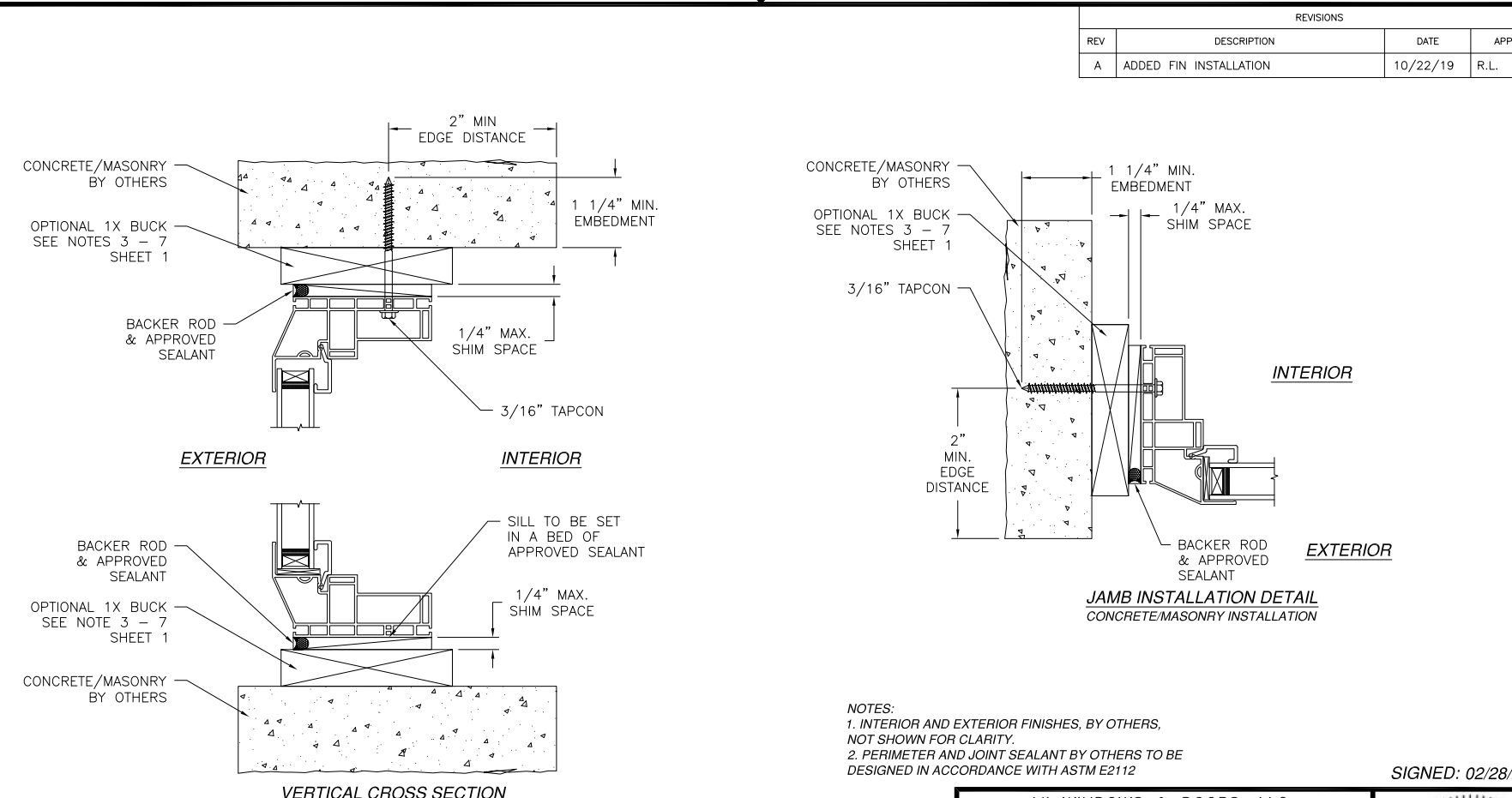
MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NOTES			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	1	12
Luis R. Lomas P.E. FL No.: 82514			

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

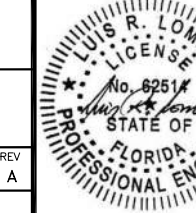
REVISIONS				
REV	DESCRIPTION	DATE	APPROVED	
A	ADDED FIN INSTALLATION	10/22/19	R.L.	



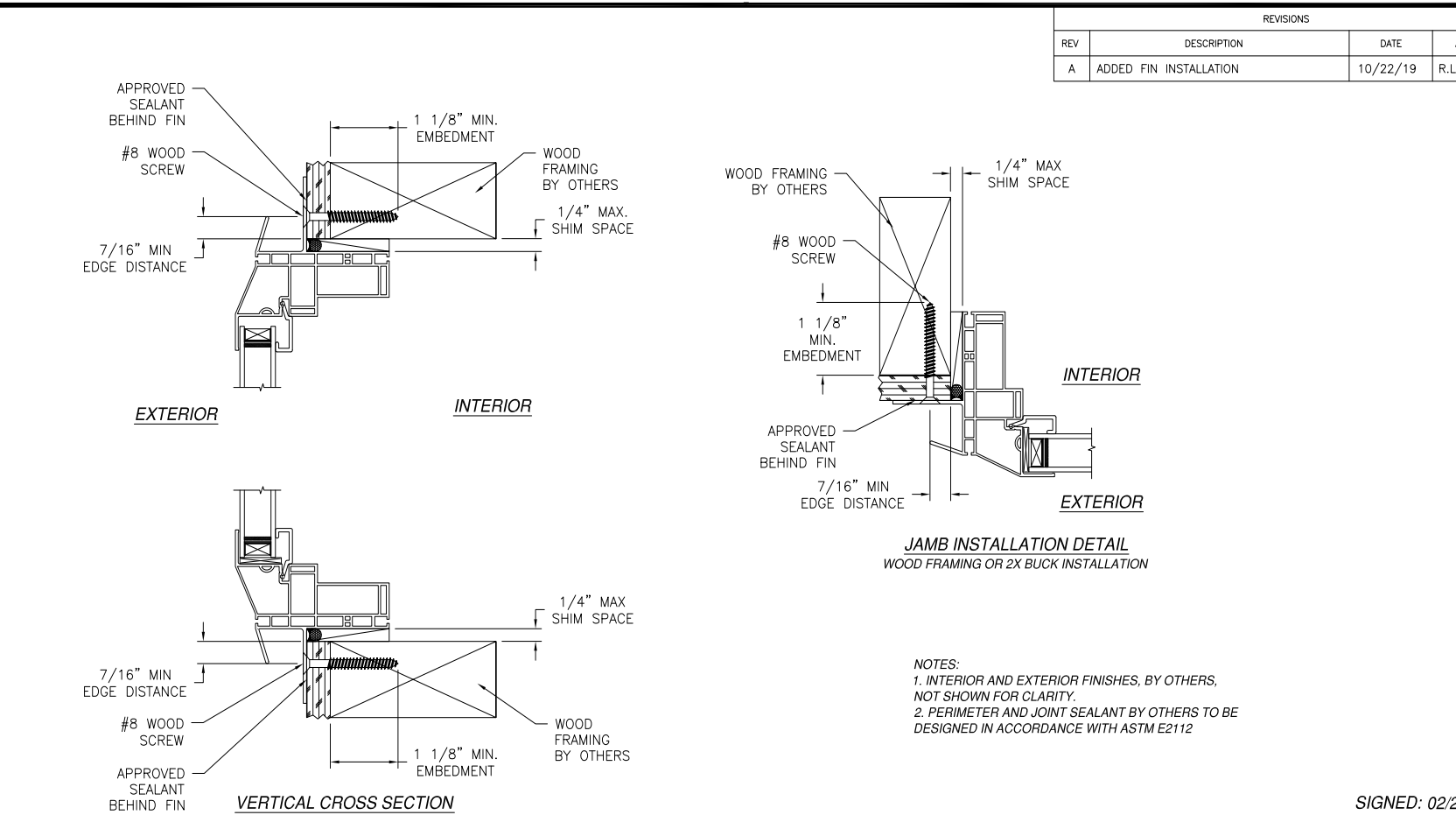
NOTES:

- 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			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	6	12
Luis R. Lomas P.E. FL No.: 82514			

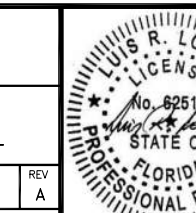
REVISIONS				
REV	DESCRIPTION	DATE	APPROVED	
A	ADDED FIN INSTALLATION	10/22/19	R.L.	

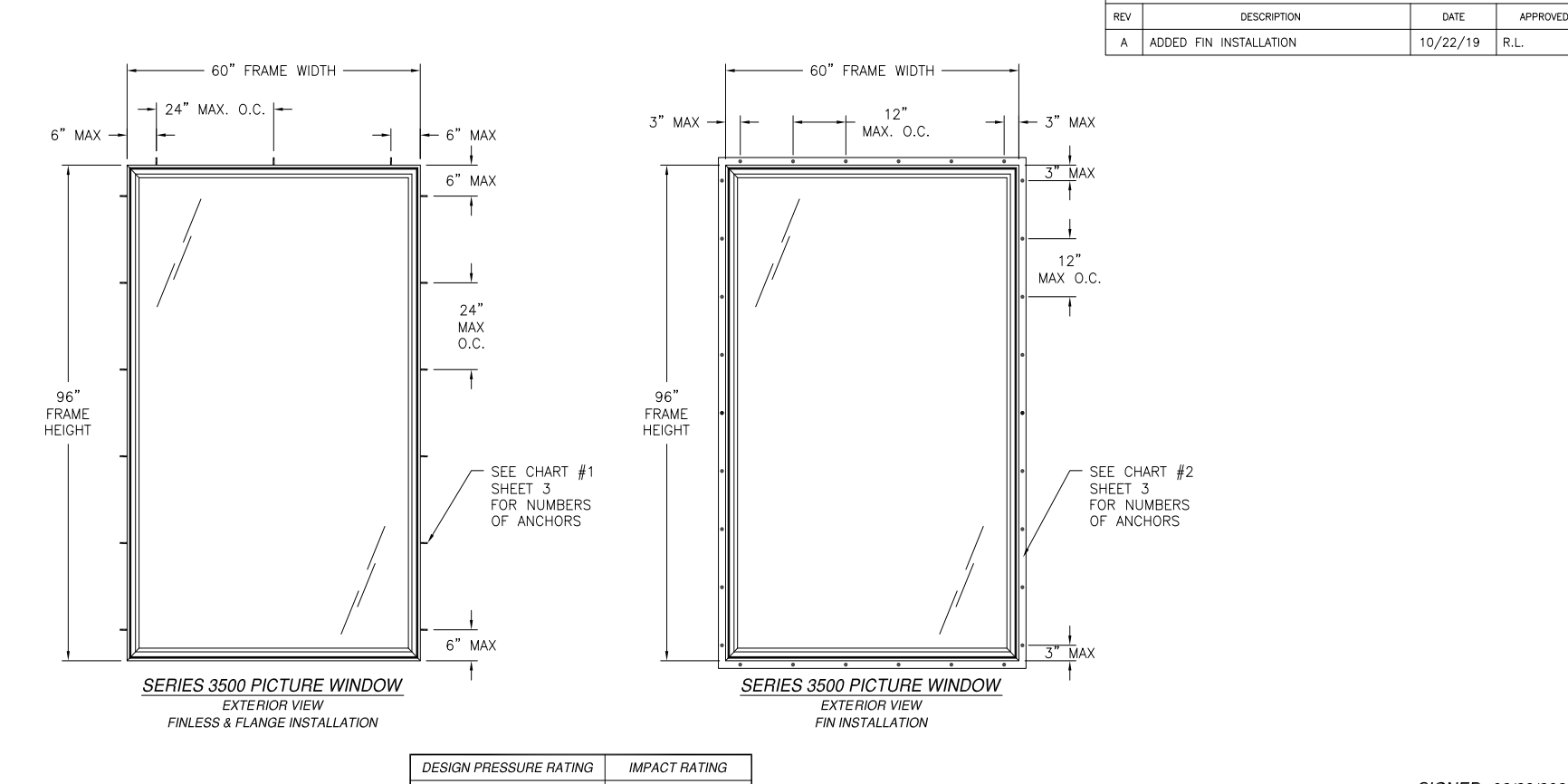


NOTES:

- 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			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	10	12
Luis R. Lomas P.E. FL No.: 82514			



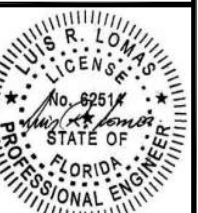
DESIGN PRESSURE RATING: ±50 PSF
IMPACT RATING: NONE

60" X 96" FRAME SIZE SHOWN. OTHER SIZES ARE APPROVED AS LONG AS INDIVIDUAL FRAME AREA DOES NOT EXCEED 40.3 FT².

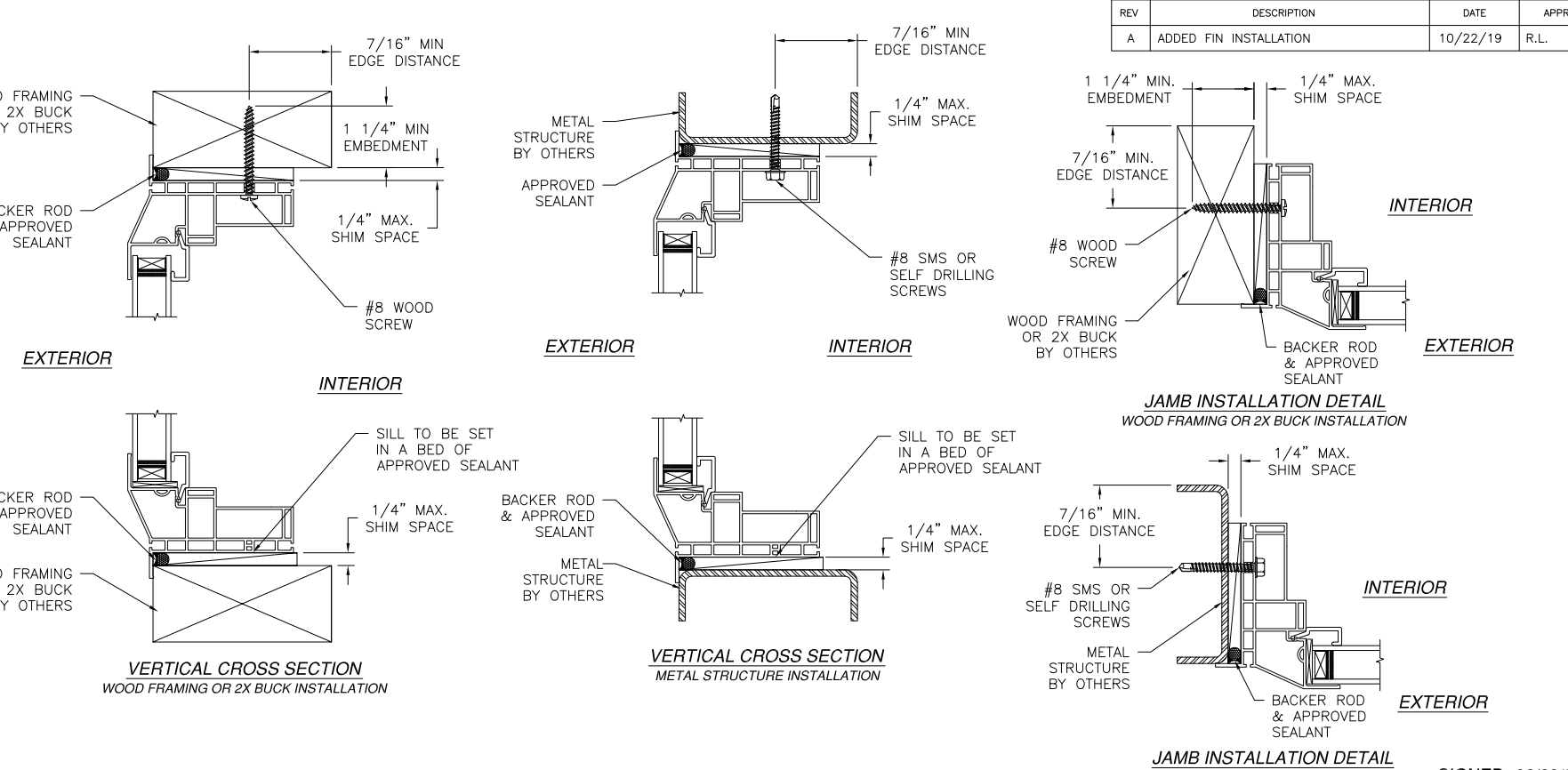
NOTES:

- 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 1 1/2" FROM EDGE OF SILL FACE.

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT ELEVATIONS			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	2	12
Luis R. Lomas P.E. FL No.: 82514			

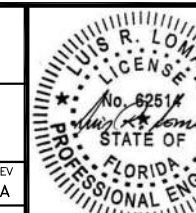
REVISIONS				
REV	DESCRIPTION	DATE	APPROVED	
A	ADDED FIN INSTALLATION	10/22/19	R.L.	



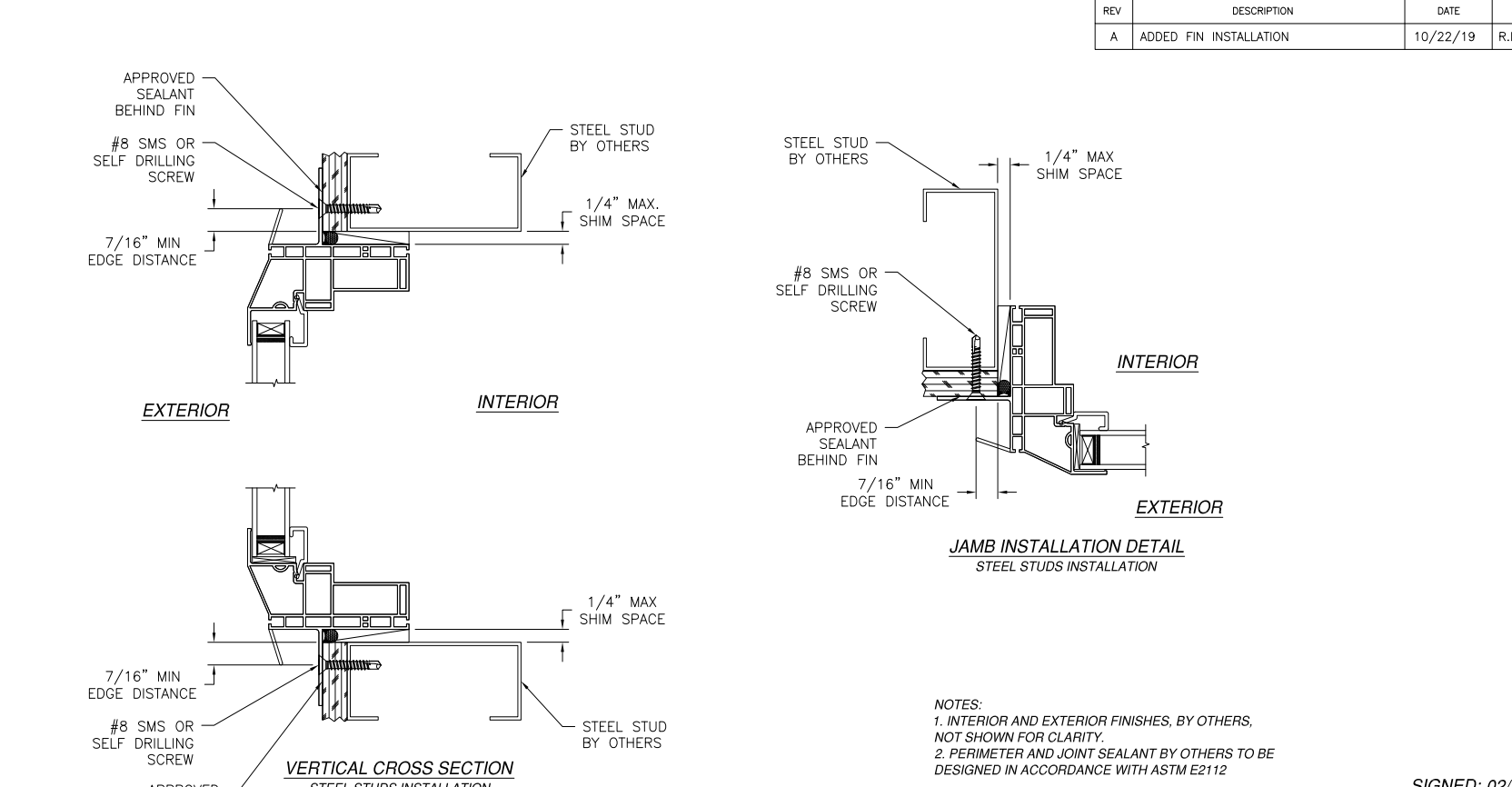
NOTES:

- 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			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS W/FLANGE			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	6	12
Luis R. Lomas P.E. FL No.: 82514			

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

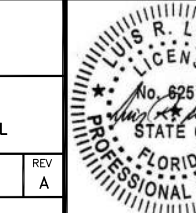

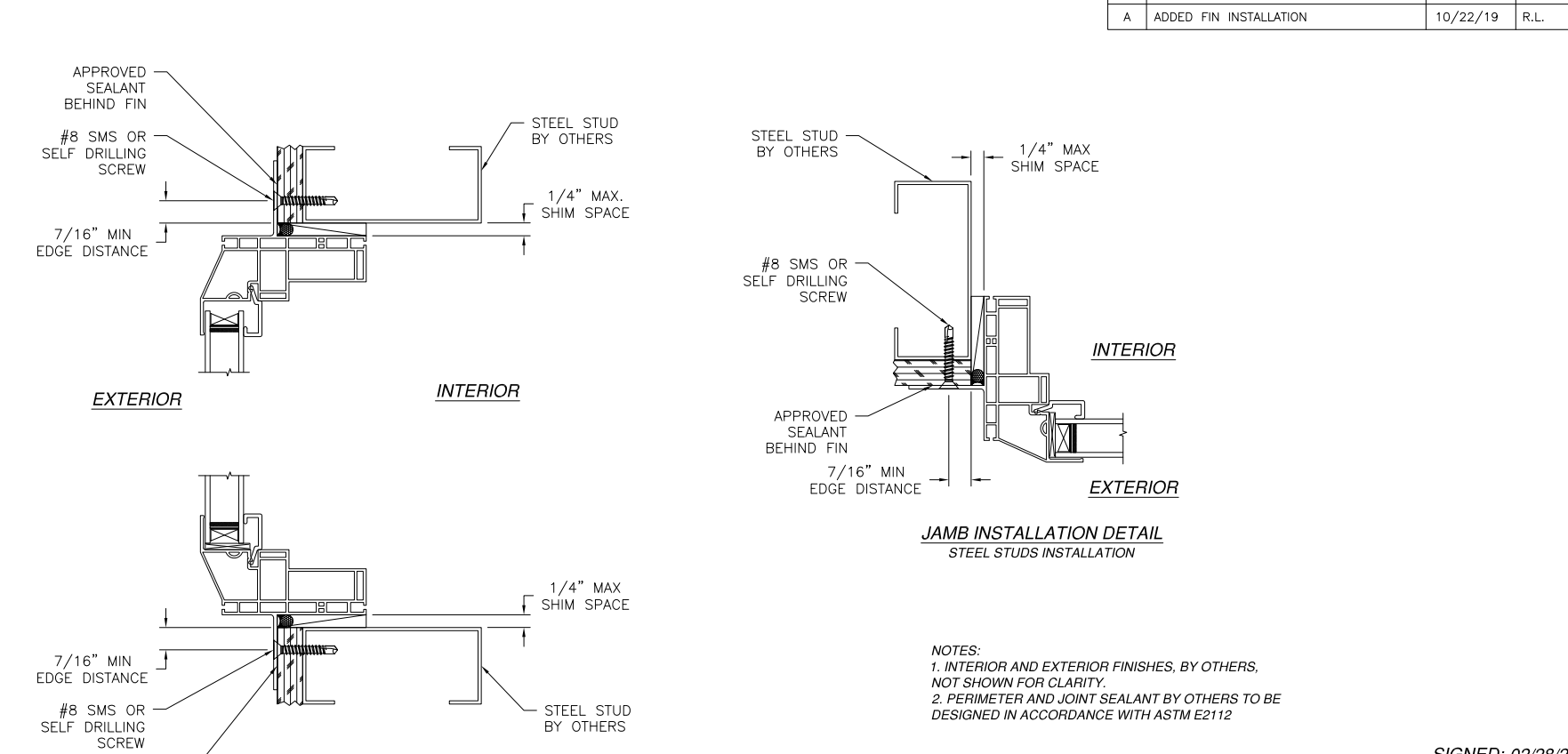
MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	11	12
Luis R. Lomas P.E. FL No.: 82514			

Chart #1 Number of anchor locations required													
Frame Height (ft)	Frame width (in)												
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	90.00	96.00
24.00	2	2	2	2	3	2	3	2	3	2	3	2	3
30.00	2	2	2	2	3	2	3	2	3	2	3	2	3
36.00	2	2	2	2	3	2	3	2	3	2	3	2	3
42.00	2	2	2	2	3	2	3	2	3	2	3	2	3
48.00	2	2	2	2	3	2	3	2	3	2	3	2	3
54.00	2	2	2	2	3	2	3	2	3	2	3	2	3
60.00	2	2	2	2	3	2	3	2	3	2	3	2	3
66.00	2	2	2	2	3	2	3	2	3	2	3	2	3
72.00	2	2	2	2	3	2	3	2	3	2	3	2	3
78.00	2	2	2	2	3	2	3	2	3	2	3	2	3
84.00	2	2	2	2	3	2	3	2	3	2	3	2	3
90.00	2	2	2	2	3	2	3	2	3	2	3	2	3
96.00	2	2	2	2	3	2	3	2	3	2	3	2	3

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NUMBER OF ANCHORS CHARTS			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	3	12
Luis R. Lomas P.E. FL No.: 82514			

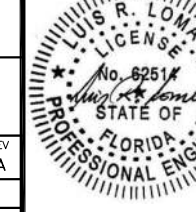
REVISIONS				
REV	DESCRIPTION	DATE	APPROVED	
A	ADDED FIN INSTALLATION	10/22/19	R.L.	



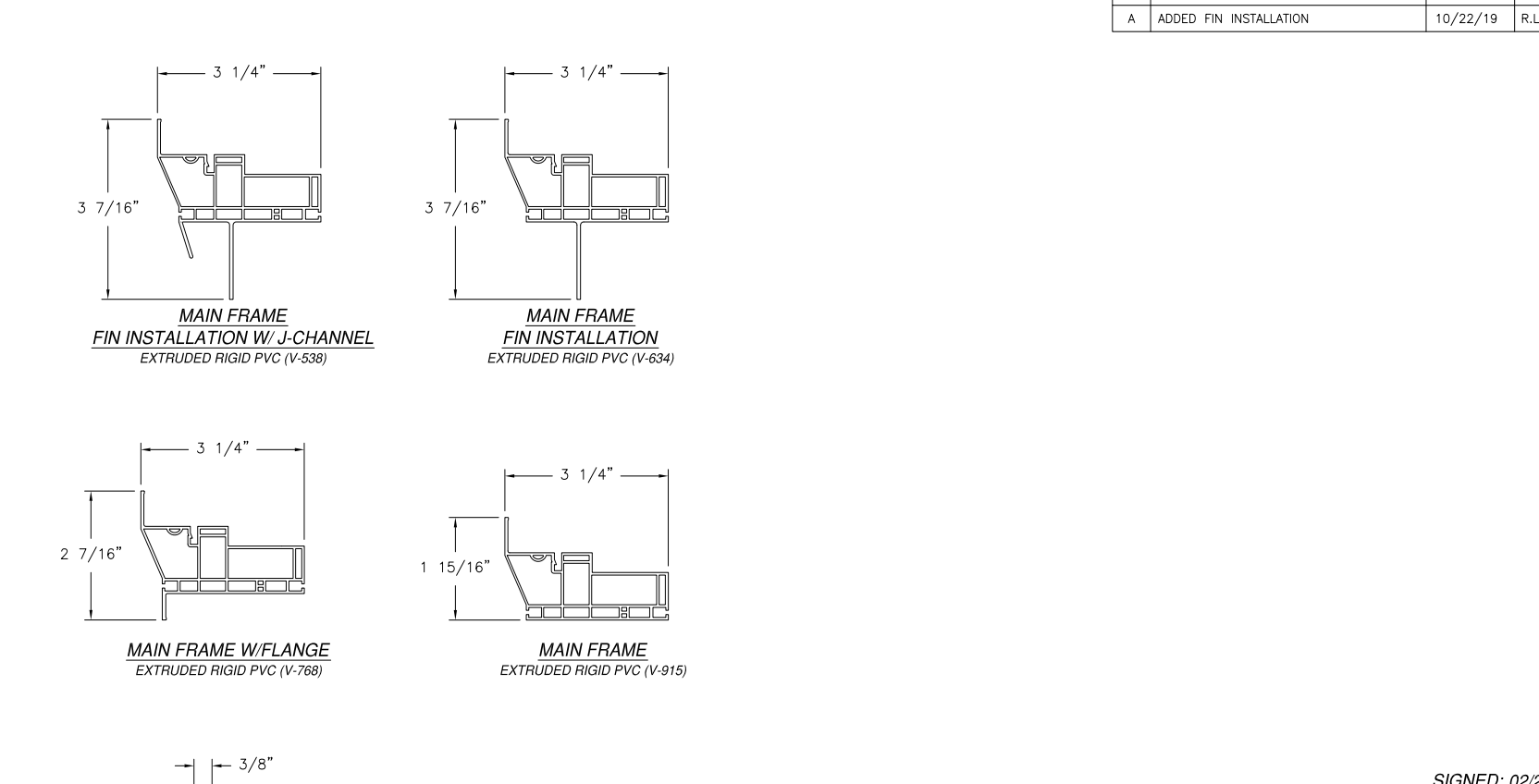
NOTES:

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

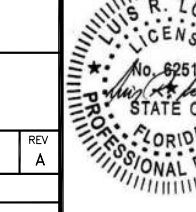
SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	9	12
Luis R. Lomas P.E. FL No.: 82514			

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



SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT COMPONENTS			
DRAWN	DWG NO.	REV	
N.G.	08-02858	A	
SCALE	DATE	SHEET	OF
N.T.S.	02/02/16	12	12
Luis R. Lomas P.E. FL No.: 82514			

Product Approval
FL 18644.3

PRODUCT REL. DATE: Revised to 20230 8th Edition Code



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

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

DESIGNED WIND SPEED
Vult = 160 MPH
Vosd = 124 MPH

Manufacture
MI Windows

SHEET:

WIN - 3