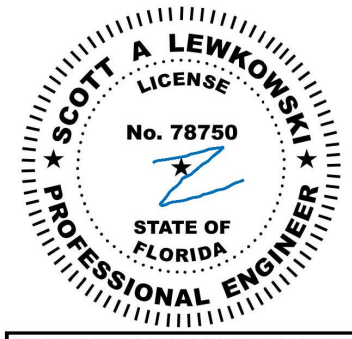


MARONDA

Homes

HUNTINGTON J



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

CA No. 9161 AA26003115



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Maitland, Florida, 32751
(407) 880 2333

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

Community: Forest Cove

Garage Side: Left

Plan Name: Huntington

Elev - J

Block: 10

Address: TBD SW Cadence Glen

Lot: 10

City: Lake City, FL 32024

Job No: 9FC01001

Americana Series

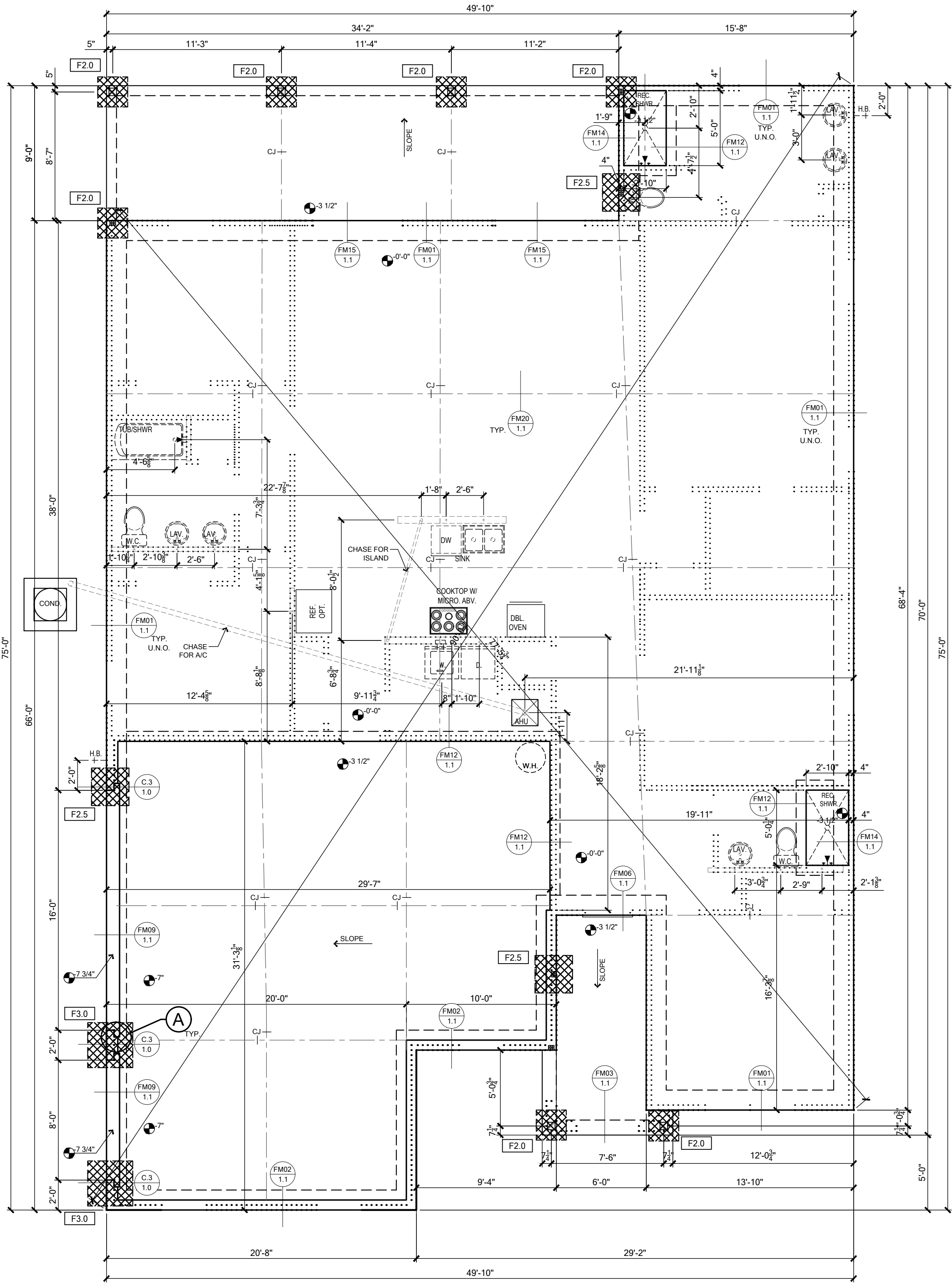
Reference No: 25-00507

Sheet: CS

COVER SHEET

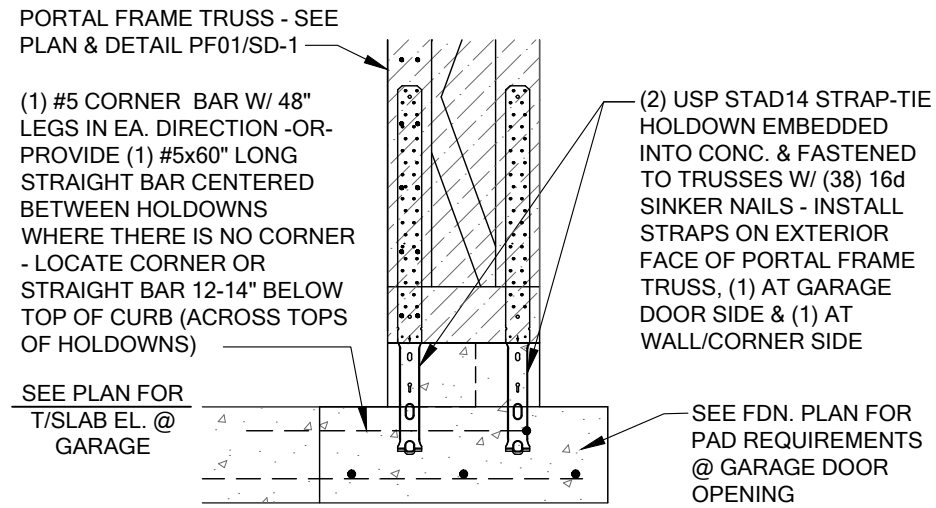
REVISIONS			ABBREVIATIONS				GENERAL NOTES		INDEX			
DATE	MARK	DESCRIPTION	A.B. Anchor Bolt Abv. Above A/C Air-Conditioner ADJ. Adjustable A.F.F. Above Finished Floor A.H.U. Air Handler Unit ALT. Alternate BC Base Cabinet BF Bifold Door Bk Sh BookShelf BLK Block BLW Below Bm. Beam Bot. Bottom B.P. Bypass door BRG. Bearing C Carpet CAB Cabinet Cir. Circle CJ. Control Joint CL Coach Light Ctg. Ceiling CMU Concrete Masonry Unit Coff. Coffered or Tray Ceiling Col. Column Comm. Community Comp. Compressor COND Condenser CONN. Connection Cont. Continuous CSMT Casement CT Ceramic Tile D Dryer DB Door Bell Dbl. Double DCF Decorative Cementitious Finish Dec. Decorative Ded. Dedicated (outlet) Dia. Diameter Disp. Disposal Dist. Distance DMF Decorative Masonry Finish D.S. Drawer Stack DTL Detail D.V. Diverter Valve (Plumbing) DV Dryer Vent (Fir. Pin.) DW Dishwasher Ea. Each Elec. Electrical Elev. Elevation EQ Equal EO Equal E.W. Each Way	EXP Expansion Ext. Exterior Exp. Expansion FBC Florida Building Code FC Filler Cell F.C.T. Fiber Cement Trim Fdn. Foundation F.G. Fiber Glass FIN Finished Fin. Fir. Finished Floor FIX Fixed Flr. Floor Flr Sys Floor System F.O.T. Face Of Masonry FP Fireplace FR DR French Door FRT Front FL Foot/ Feet Ftg. Footing FXD GL Fixed Glass Galv. Galvanized G.C. General Contractor G.F.C. Ground Fault Interrupter GT Girder Truss Gyp. Bd. Gypsum Board HB Hose Bib HC Hollow Core Hdr. Header Hgt. Height H.H. Hand Held HORIZ Horizontal HS Hard Surface Fir. ILO In Lieu Of Insul. Insulation Int. Interior KIWall Kneewall KS Knee Space Laun. Laundry Lav. Lavatory LF Linear Ft. LL Lintel Length LT Laundry Tub Mas. Masonry Max. Maximum MC Medicine Cabinet Mfr. Manufacturer	MGT Management Micro. Microwave Min Minimum ML Microlam Mir. Mirror Mono Monolithic N.T.S. Not to Scale O.E. Owner's Entry OHGD Overhead Garage Door Opn'g Opening Opt. Optional Pc. Piece PC Pull Chain Ped. Pedestal PH Phone Pkt. Pocket PL Paralam PLF Pounds per linear foot Plt. Ht. Plate Height Plt. Sh. Plant Shelf PSF Pounds per square foot PT Pressure Treated PW Picture Window P.W. Pre-wire RA Return Air Rad. Radius Rag. Return Air Grill Rec. Recessed Recept. Receptacle Ref. Refrigerator REINF Reinforcing Req'd. Required Rm. Room Rnd. Round R.P. Rough Opening R/S Rod and Shelf SC Solid Core SD Smoke Detector SGD Sliding Glass Door Sh. Shelves SHT Sheet Shwr. Shower S.C. Side Lights SPECOS Specifications SPF Spruce Pine Fir	Sq. Square Sq Ft Square Ft. STO Storage S.W. Shear Wall SYP Southern Yellow Pine TB Towel Bar Temp. Tempered Thck'n. Thicken T.O.F. Top of Block T.O.M. Top of Masonry T.O.P. Top of Plate TP Toilet Paper Holder TR Towel Ring Trans. Transom Window TS Transition Strip Typ. Typical U.C. Under Counter UCL Under Cabinet Lighting U.N.O. Unless Noted Otherwise V Shower Valves VB Vanity Base Vert. Vertical VL Versalam VTR Vent through Roof/Exterior W Washer w/ With W.A. Wedge Anchor WC Water Closet Wd Wood WDW Window WDW HDR Window Header W.H. Water Heater W.I.C. Walk-in Closet WM Wall Mounted WP Water Proof WS Water Softener WWMF Welded Wire Mesh/Fiber	1. All exterior walls shall be assumed to be load bearing. See plans for load bearing wall requirements. 2. Window and door suppliers shall provide rough opening info which shall have precedence over the plan. 3. Cabinet Mfrs. shop drawings shall have precedence over the interior cabinet elevations shown. 4. Do not scale plans, dimensions are to be followed as noted. If plans are printed on 11x17 then listed scale is 1/2 as noted. 5. All glass located in hazardous locations shall comply with section R308.4 of the Florida Building Code 8th edition (2023). 6. Dryer vents to be placed behind the dryer location and the maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3. 7. If water based ceiling texture material is used, provide 1/2" gypsum board for 16" o.c. framing, or 5/8" gypsum board for 24" o.c. framing. note: 1/2" sag-resistant gypsum board may be used i.l.o. of 5/8" gypsum board. 8. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors between garage and residence shall be equipped with solid doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors. 9. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class1 duct board, or other approved material and shall have no openings into the garage. Other penetrations shall be protected as required by section R302.11. 10. The garage shall be separated from the dwelling as per the following: • From the Residence & Attics - Not Less than 1/2" Gyp. Bd. or equivalent applied to garage side. • From Habitable Rooms Above Garage - Not Less than 5/8" Type-X Gyp. Bd. or equivalent. • Structure(s) Supporting Floor/Ceiling Assemblies - Not Less than 1/2" Gyp. Bd. or equivalent. • Garages Located Less Than 3 Feet From Dwelling On The Same Lot - Not Less than 1/2" Gyp. Bd. or equivalent applied to the interior side of exterior walls that are within this area. 11. Code references are summaries of code sections. See FBCR (current edition) for complete code information. 12. Energy Code Compliance Path is Performance Based path. The Code Cycle is FBC 8th Edition (2023).					
			NOTICE TO BUILDER & ALL SUB-CONTRACTORS									
			It is the intent of Designer/Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these documents, prior to the commencement of any work. The Designer/Engineer are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Designer / Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Office at (407) 880-2333 immediately. No backcharges will be considered for reimbursement by the Designer/Engineer without advanced notification and approval by the Designer/Engineer. Payments will be made in accordance to the terms of the agreement.									

DRAWING INDEX	
Sheet No.	SHEET TITLE
CS	Cover Sheet
1.0	Foundation Plan
1.1	Foundation Details
2.0	Floor Plan
3.0	Elevations: front & right
3.1	Elevations: rear & left
4.0	Building Section
5.0	Framing Plan
5.1	Wall Anchor Plan
6.0	Interior Elevations
7.0	Electrical Plan
SN	Structural Notes
WS-S1	Details
WS-S3	Details
SD-1	Details
WP	Waterproofing Details



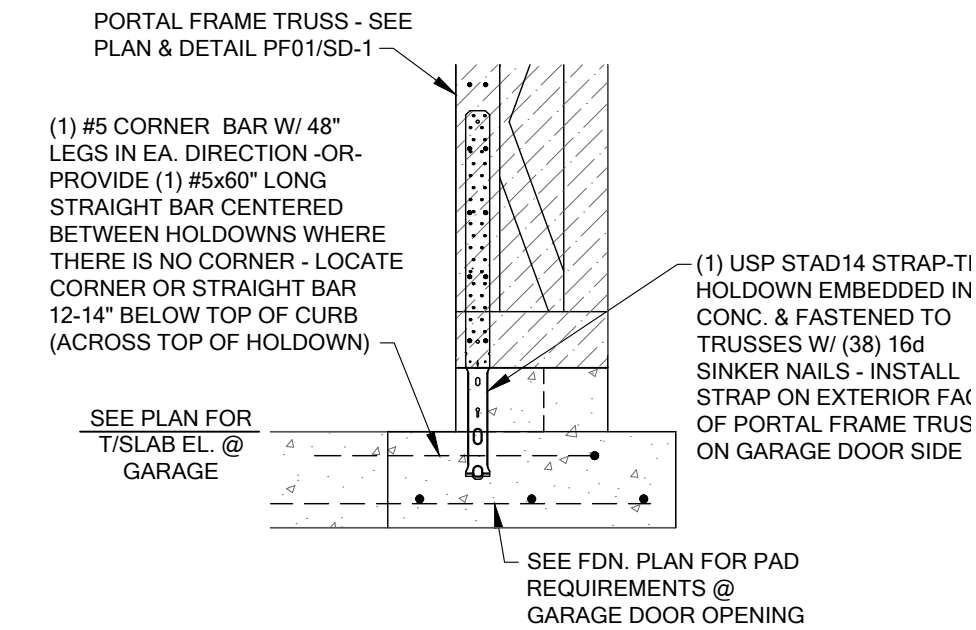
PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)

SCALE: N.T.S.
REFER TO DETAIL PF01/SD-1 FOR MORE INFO.



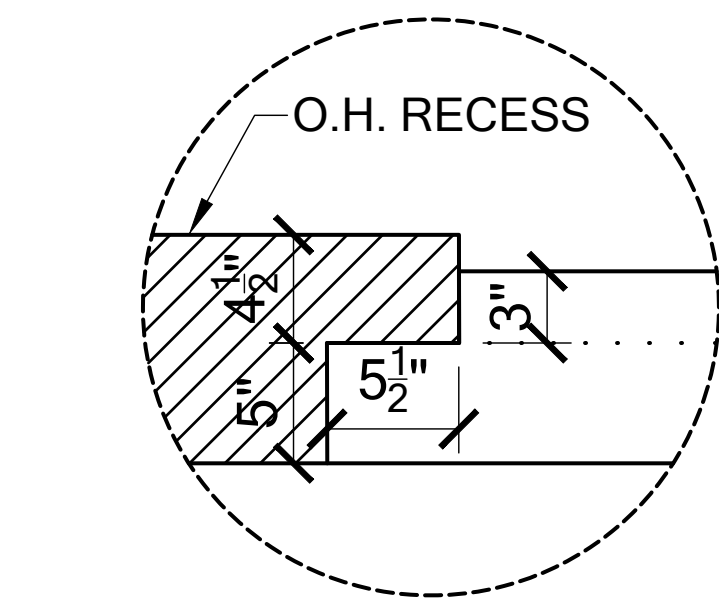
PORTAL FRAME BASE CONNECTOR DETAIL (1 STRAP)

SCALE: N.T.S.
REFER TO DETAIL PF01/SD-1 FOR MORE INFO.



GARAGE DOOR CURB DETAIL

SCALE: N.T.S.



FOUNDATION PLAN

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

TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

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

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.

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. G.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.

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CA No. 9161

AA26003115



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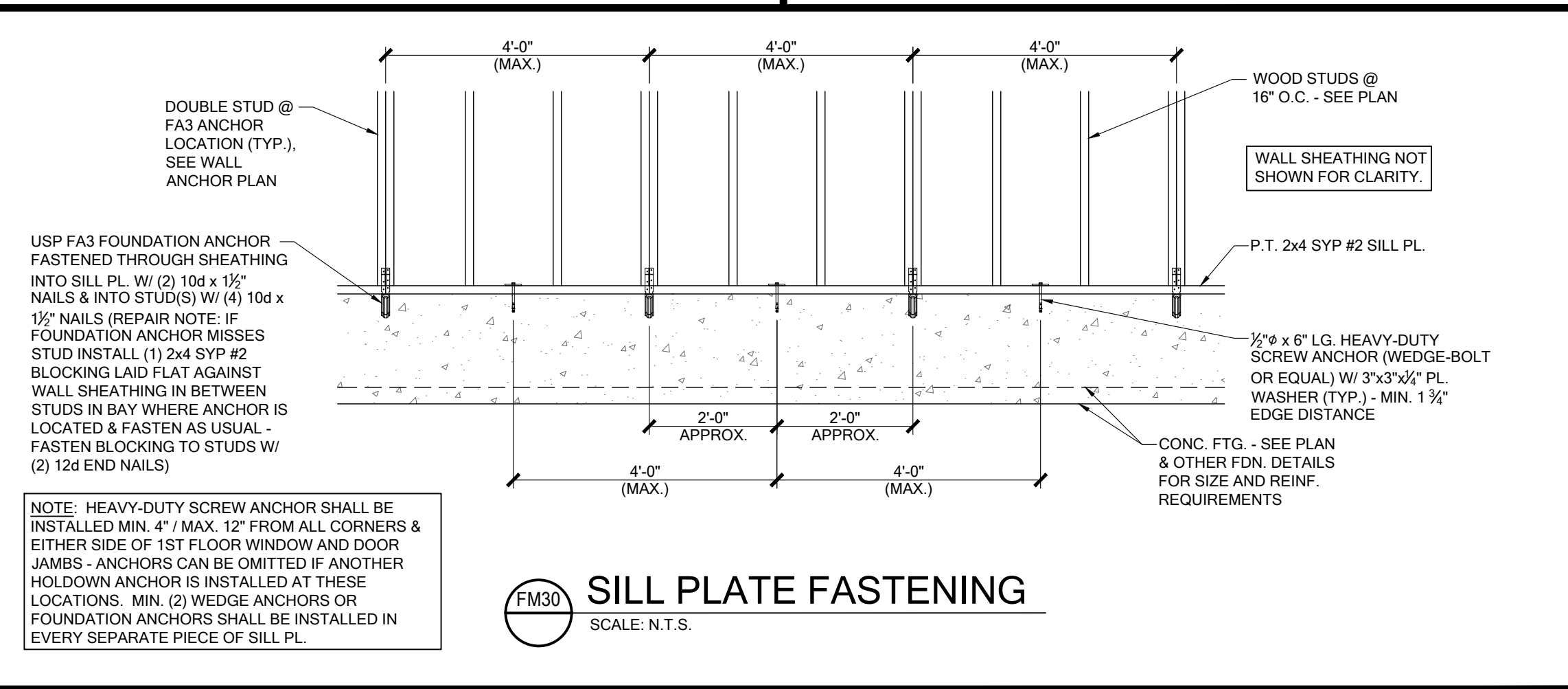
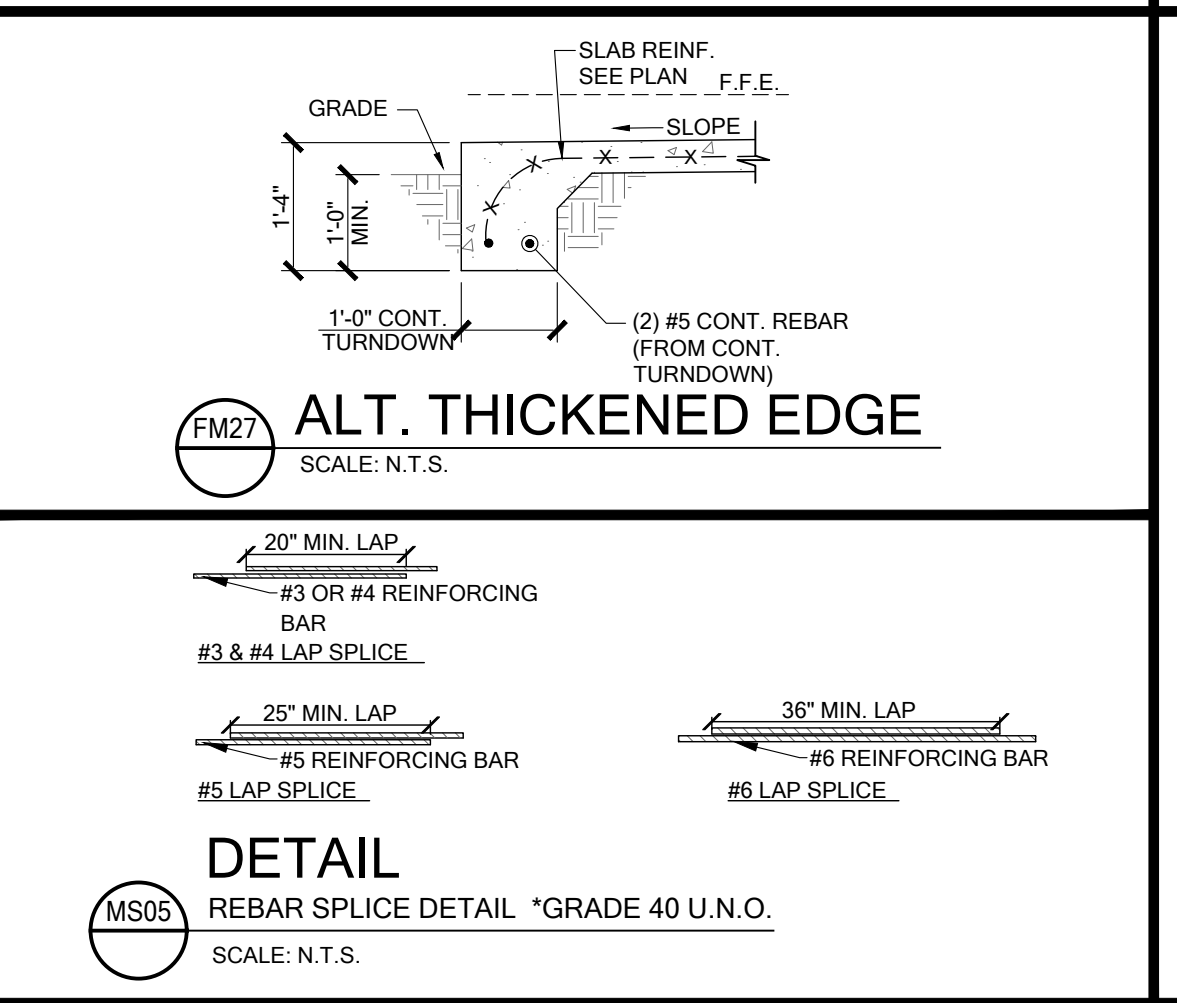
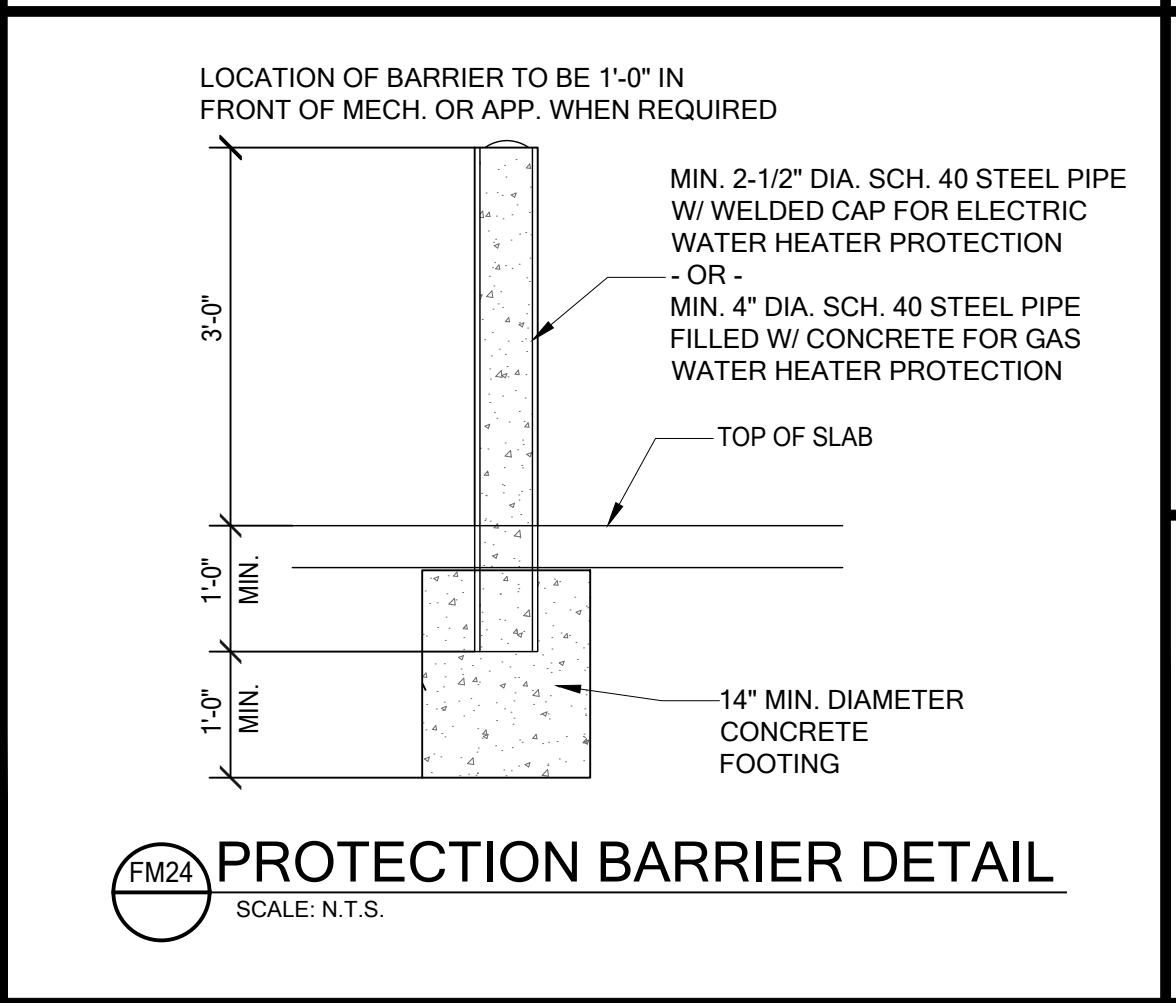
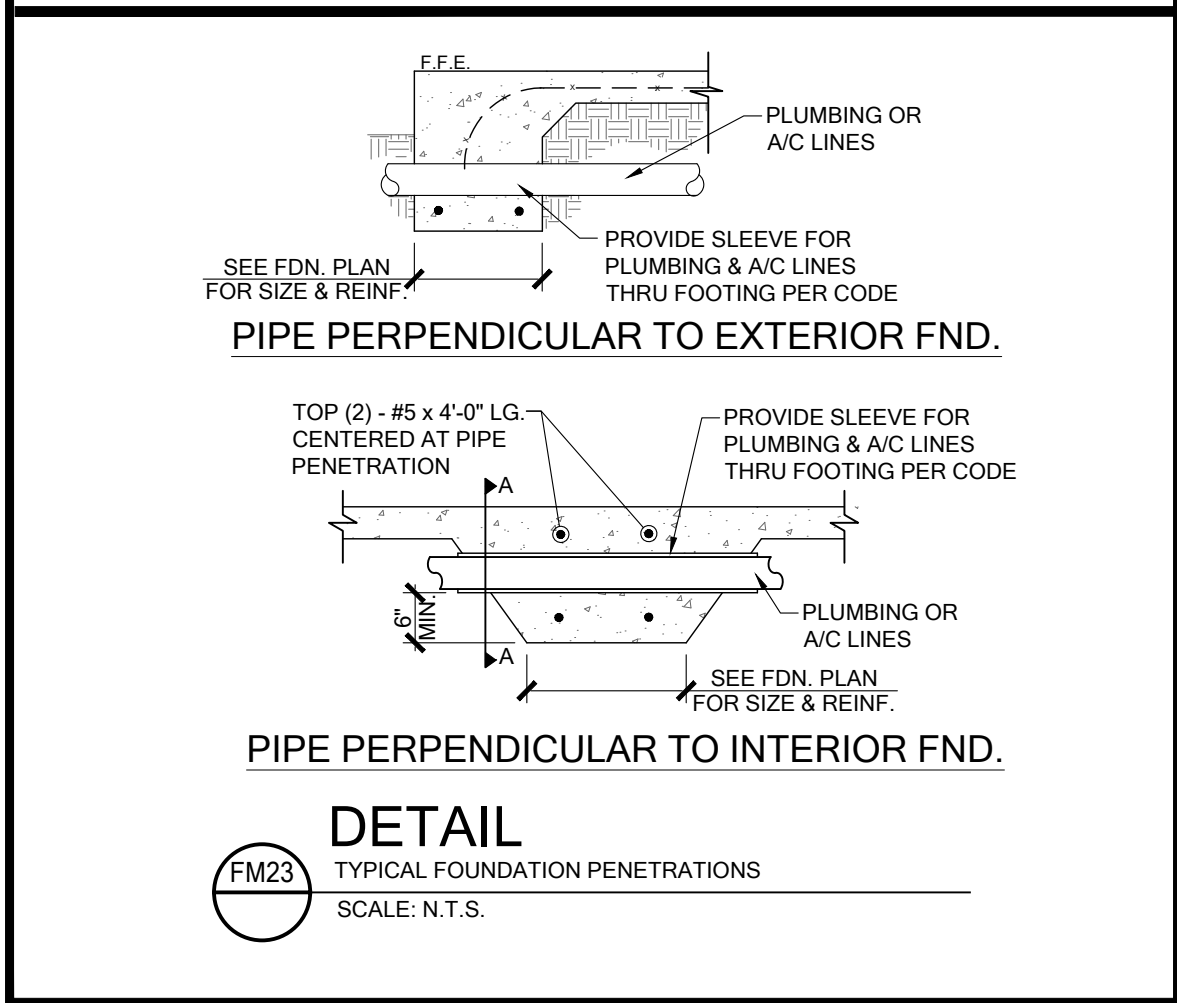
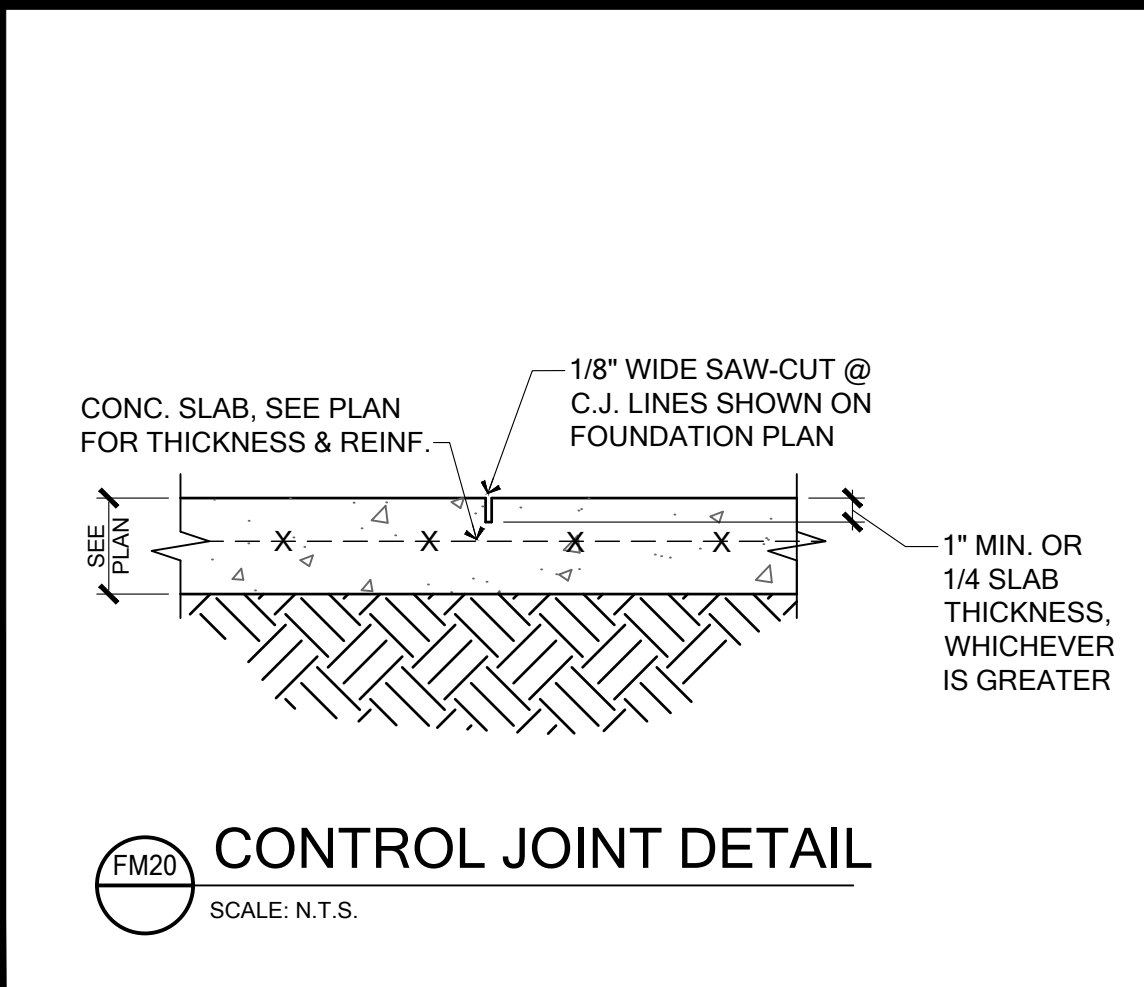
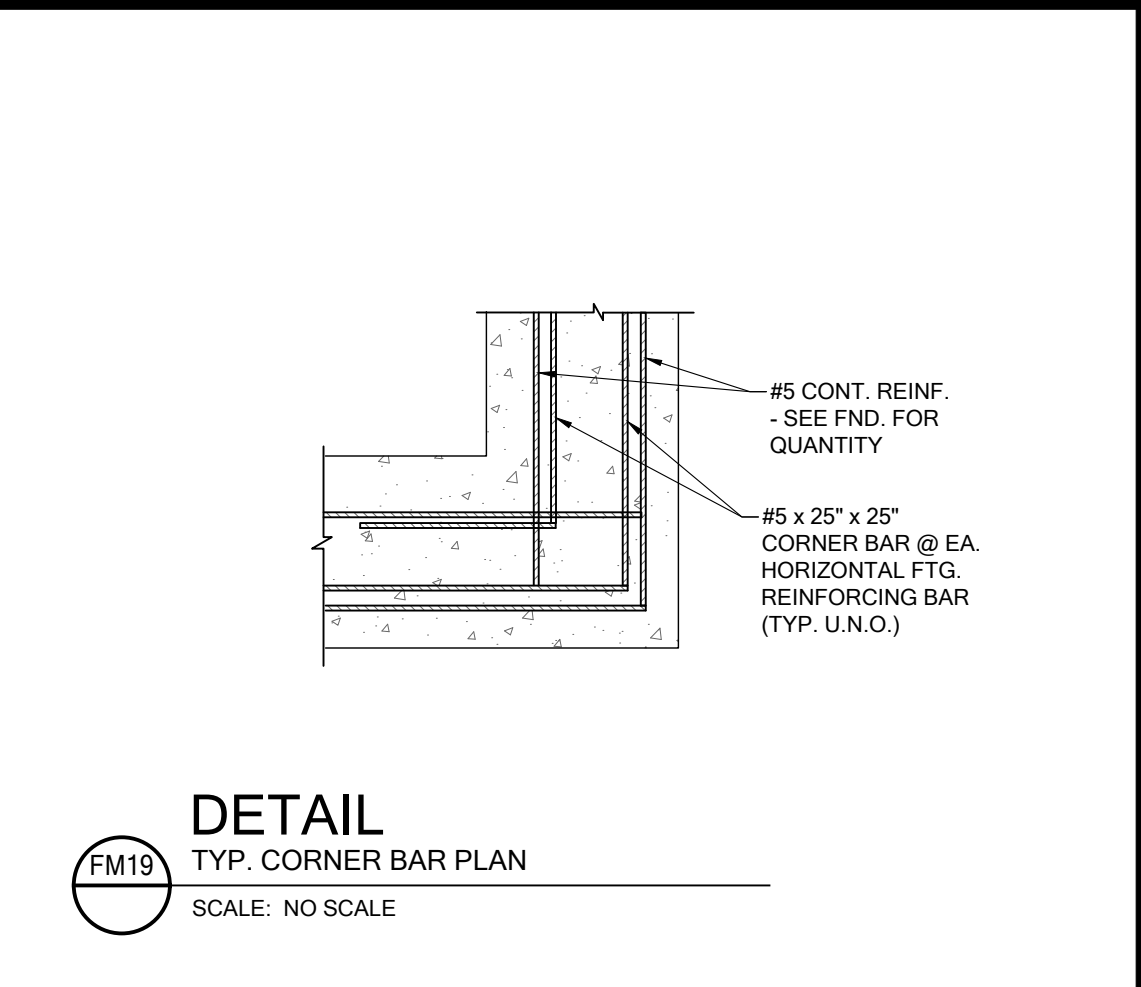
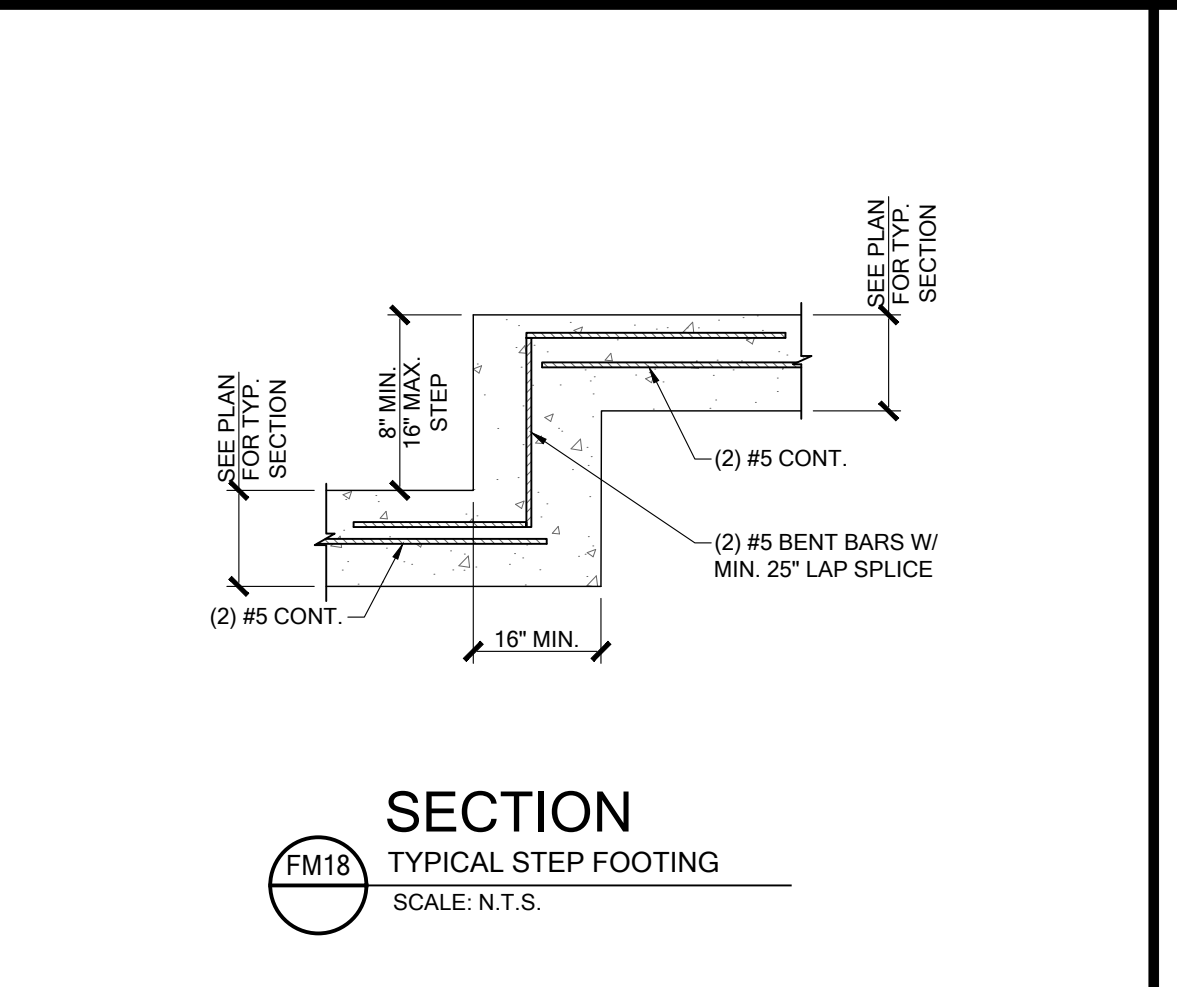
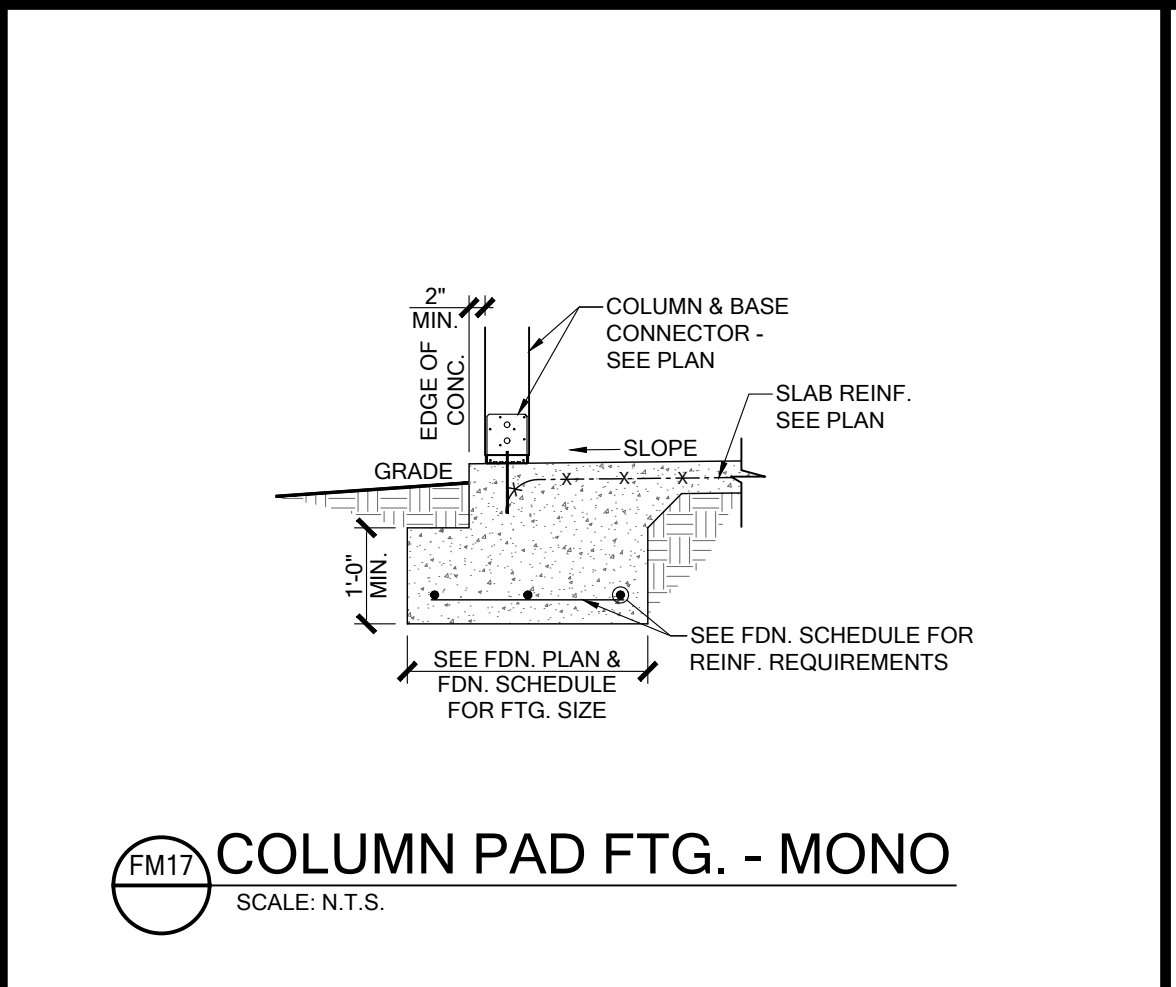
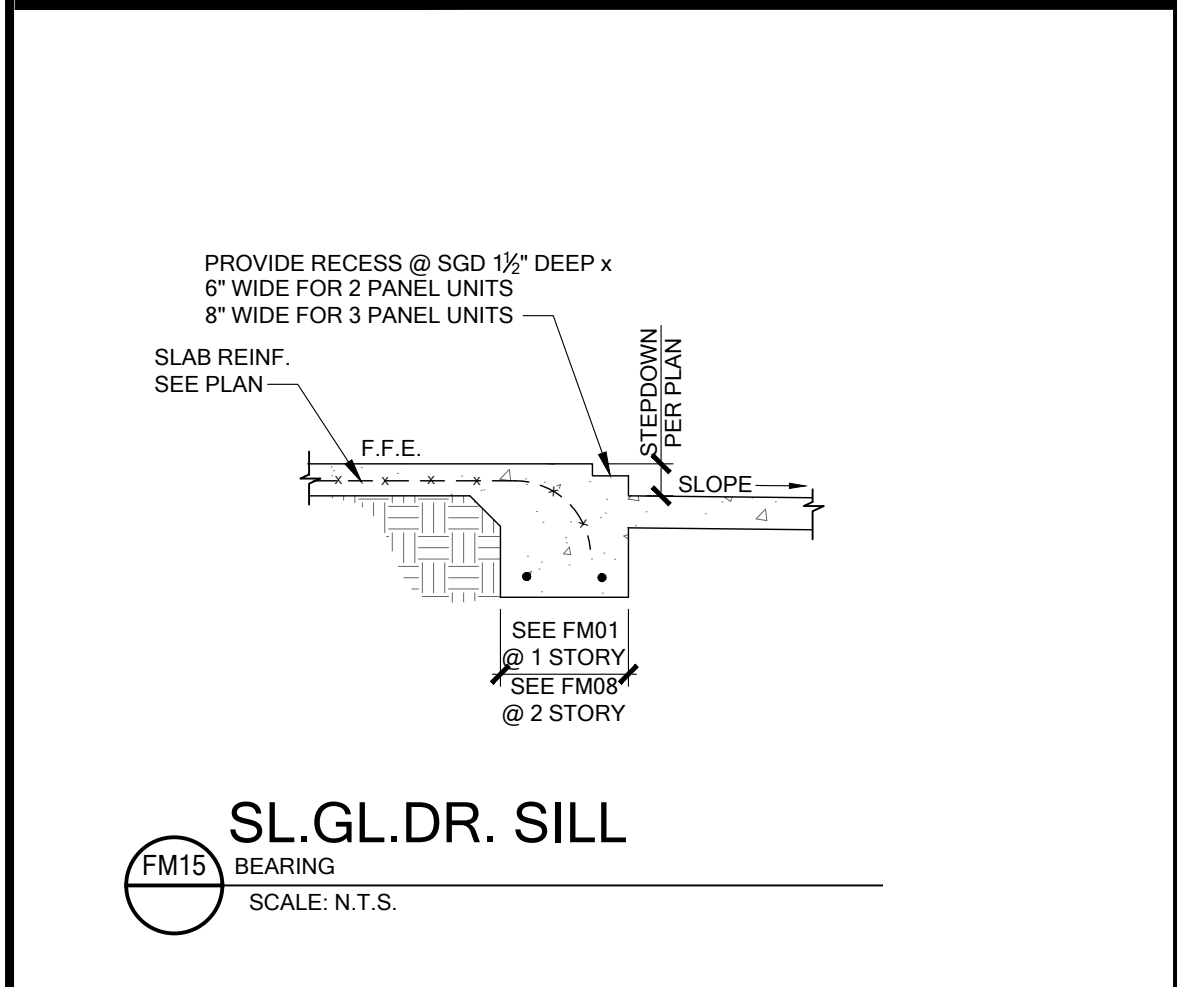
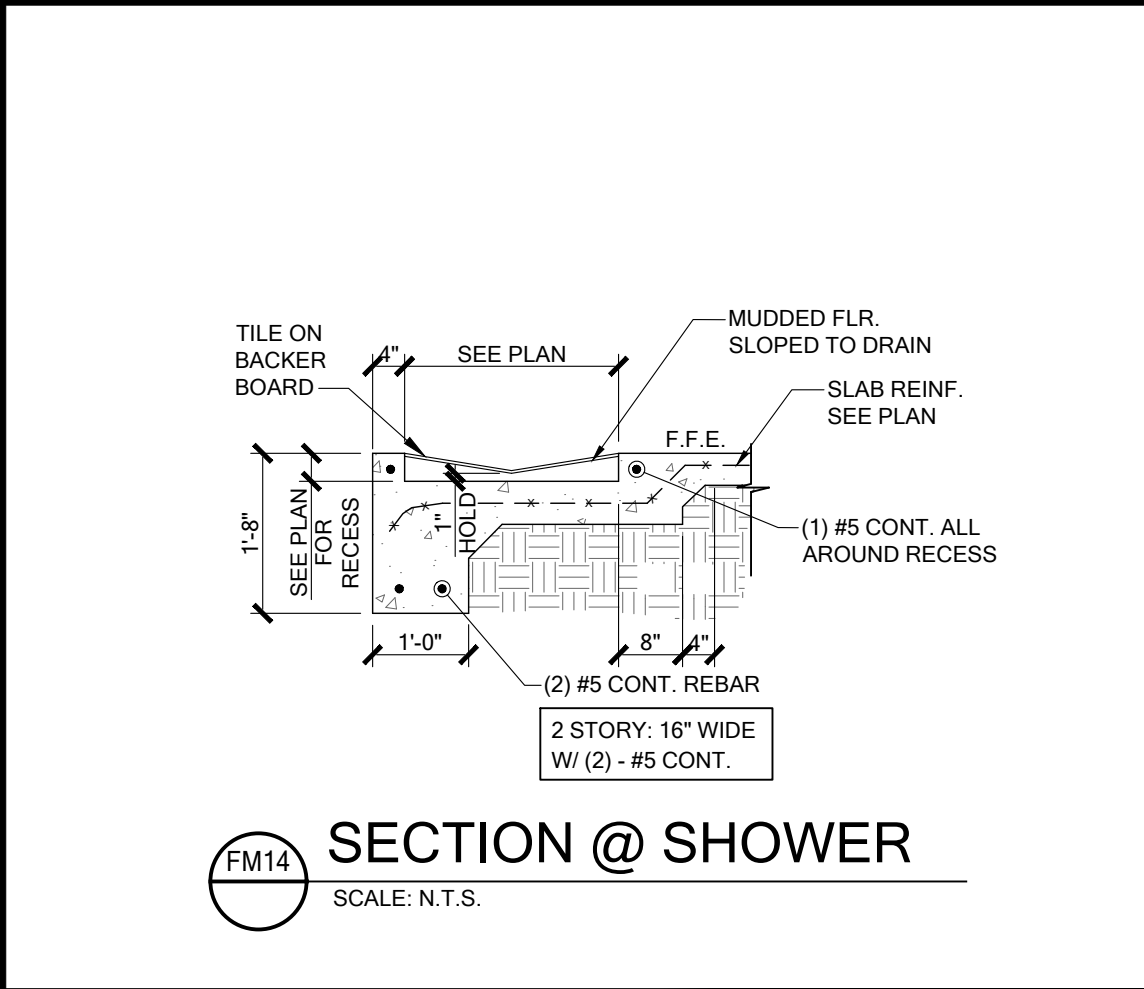
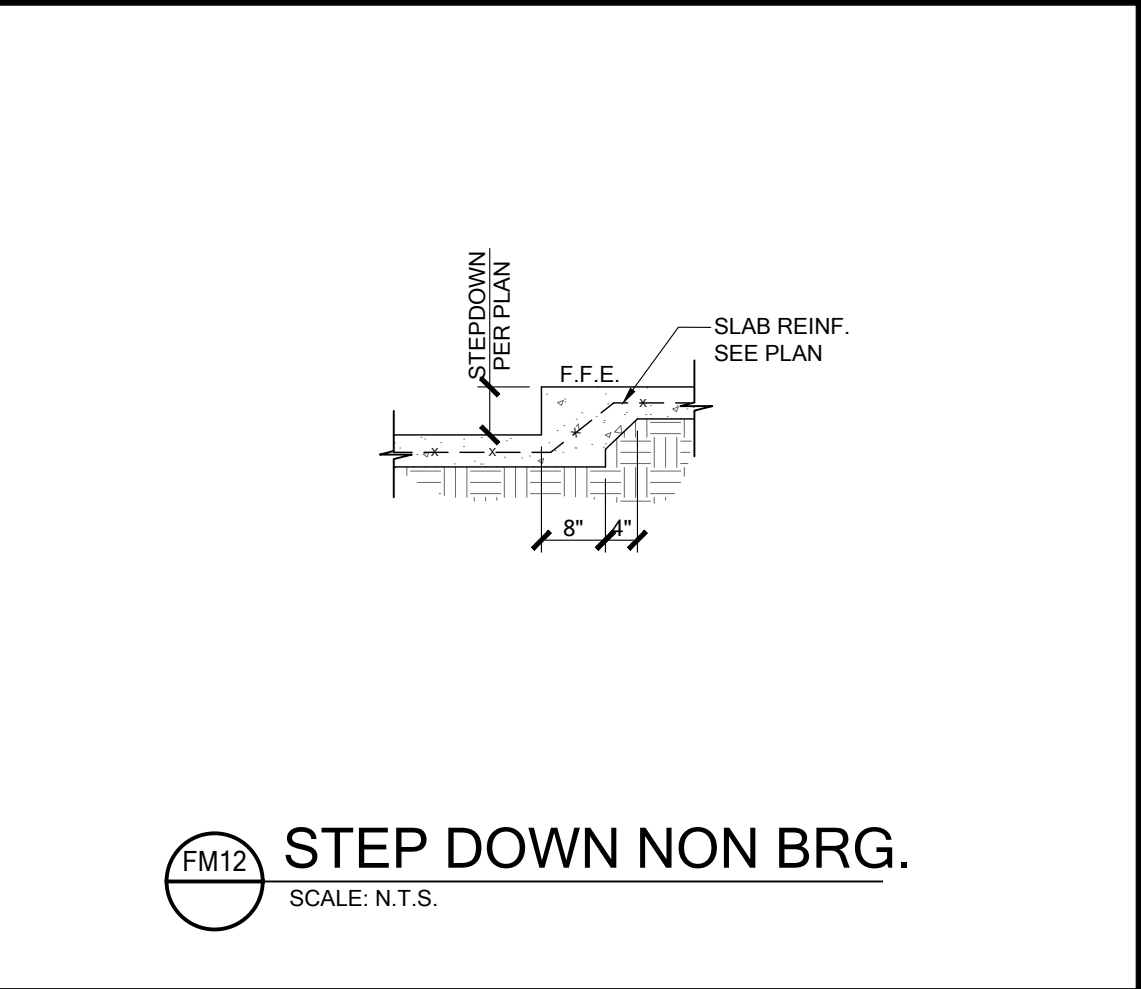
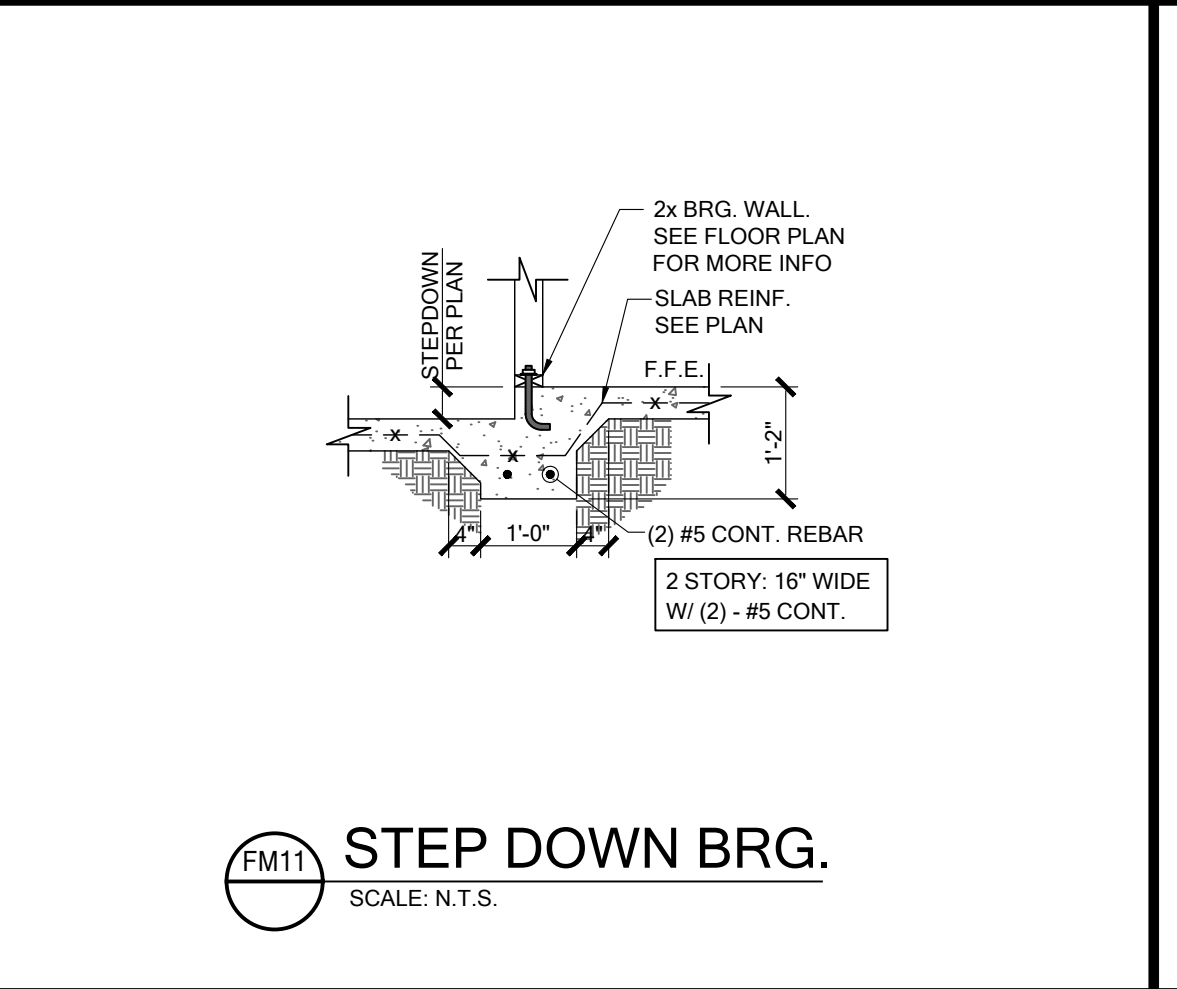
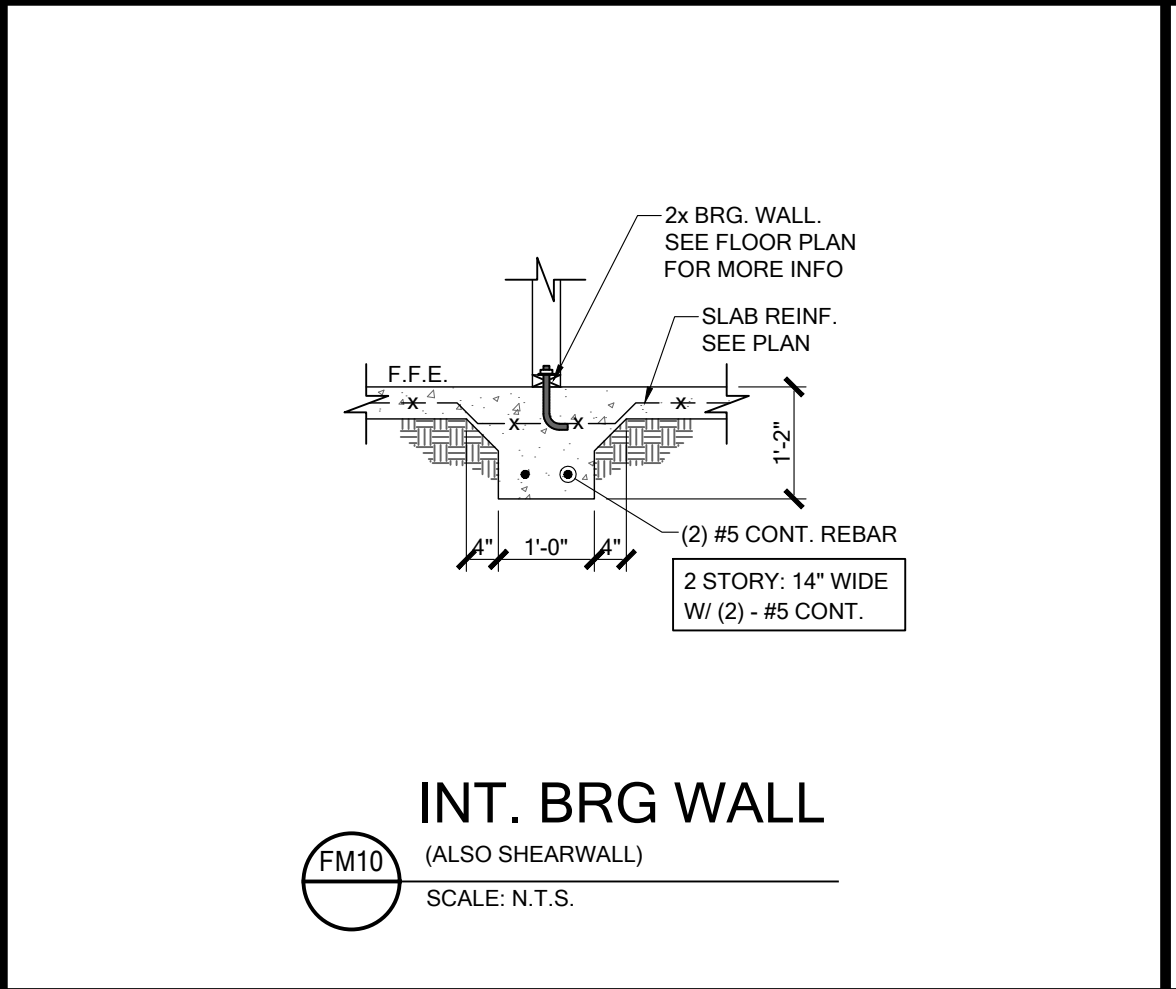
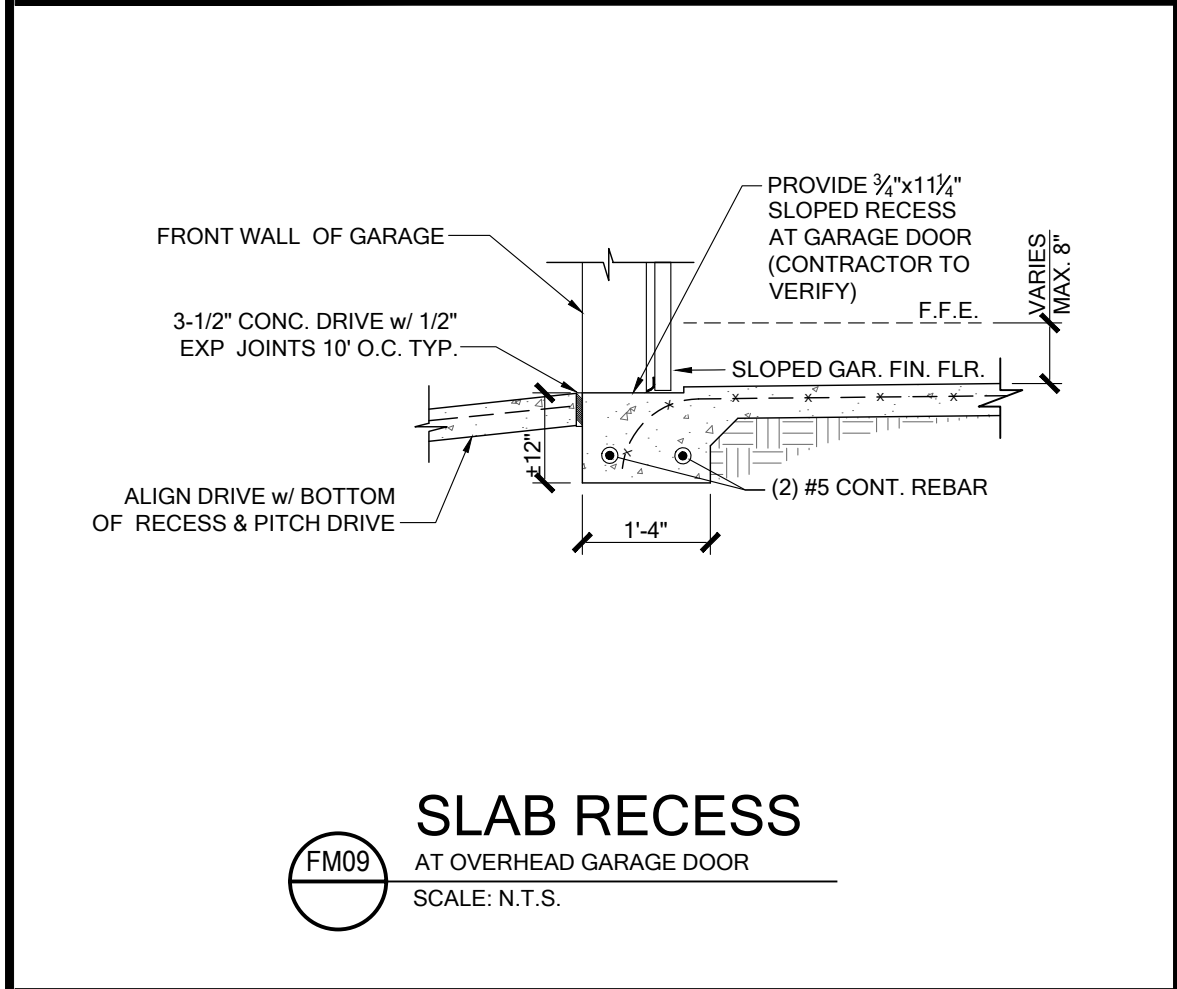
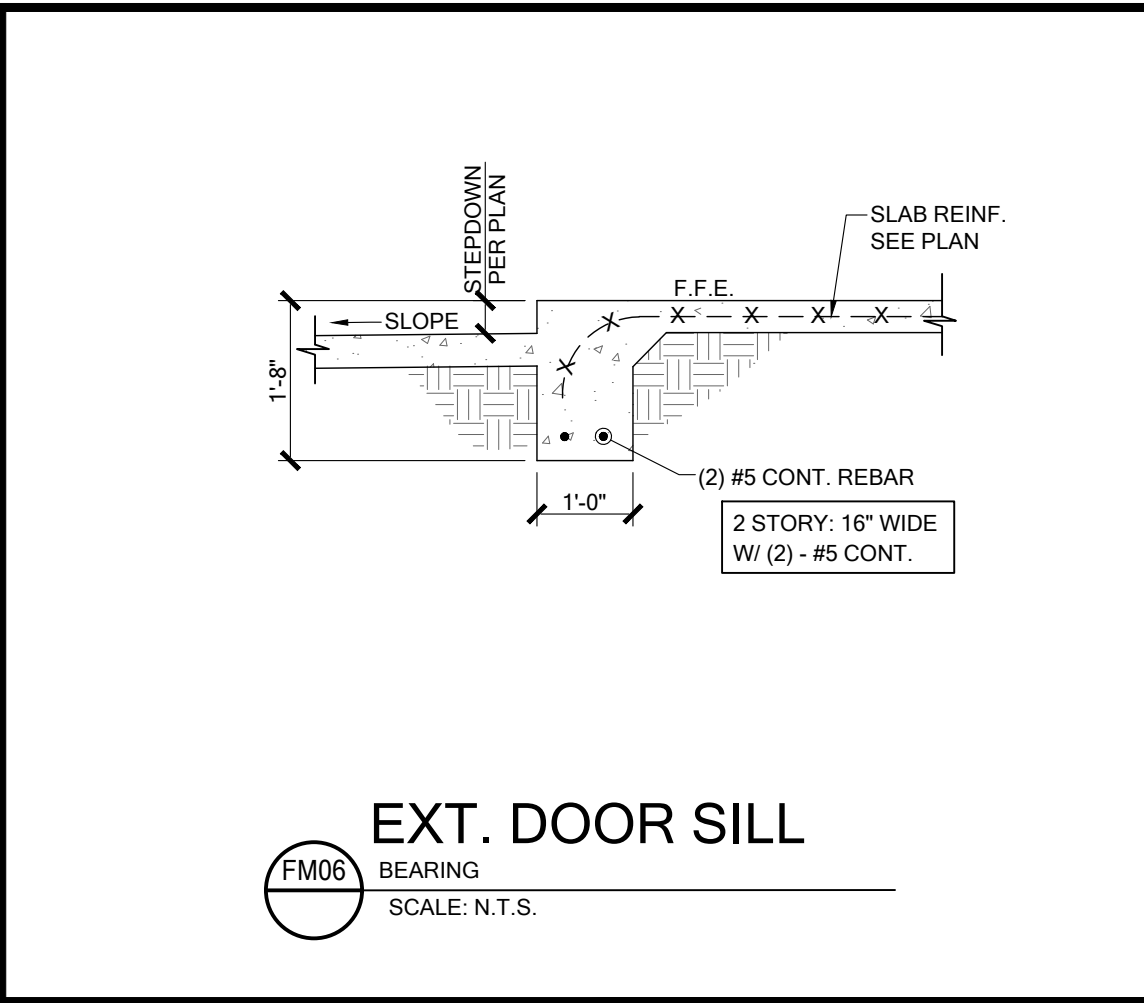
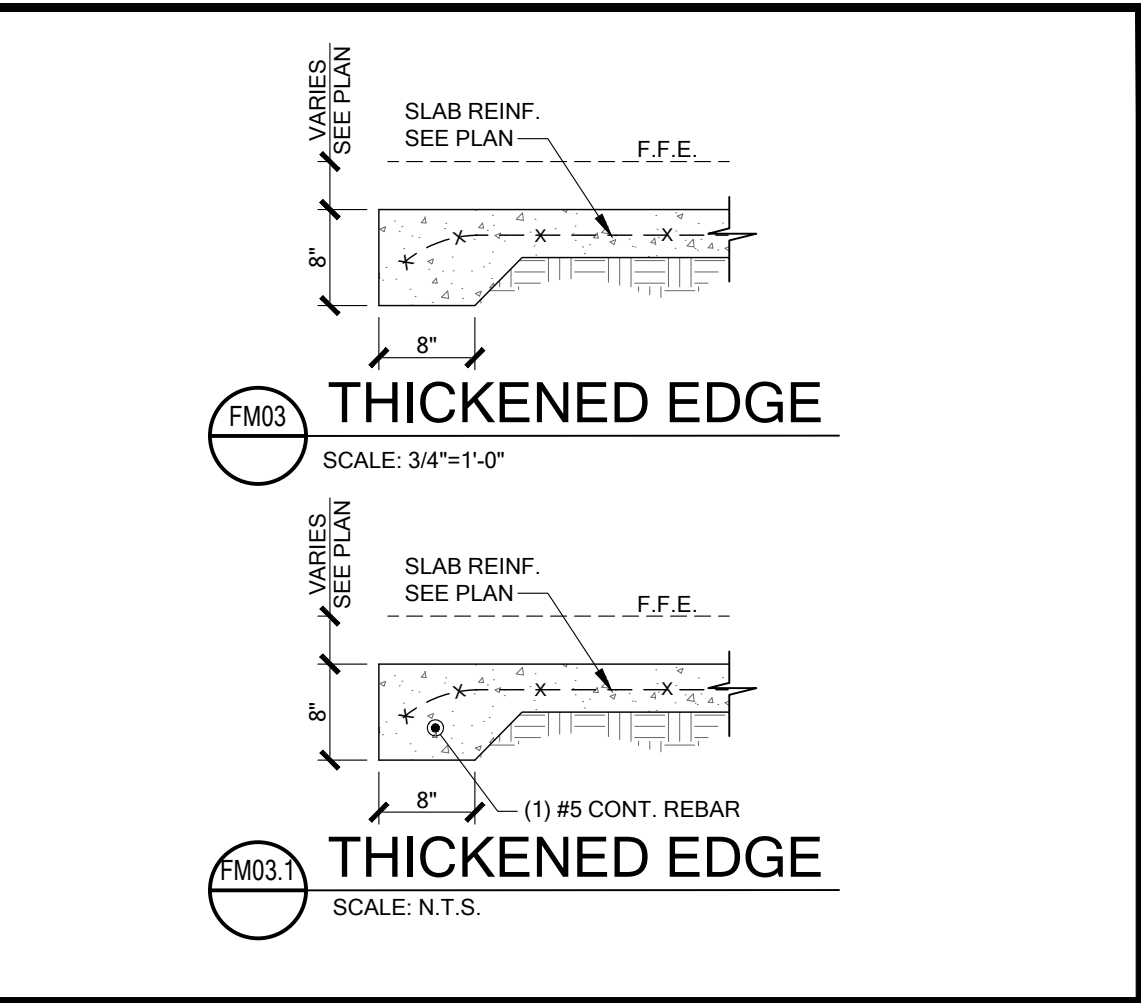
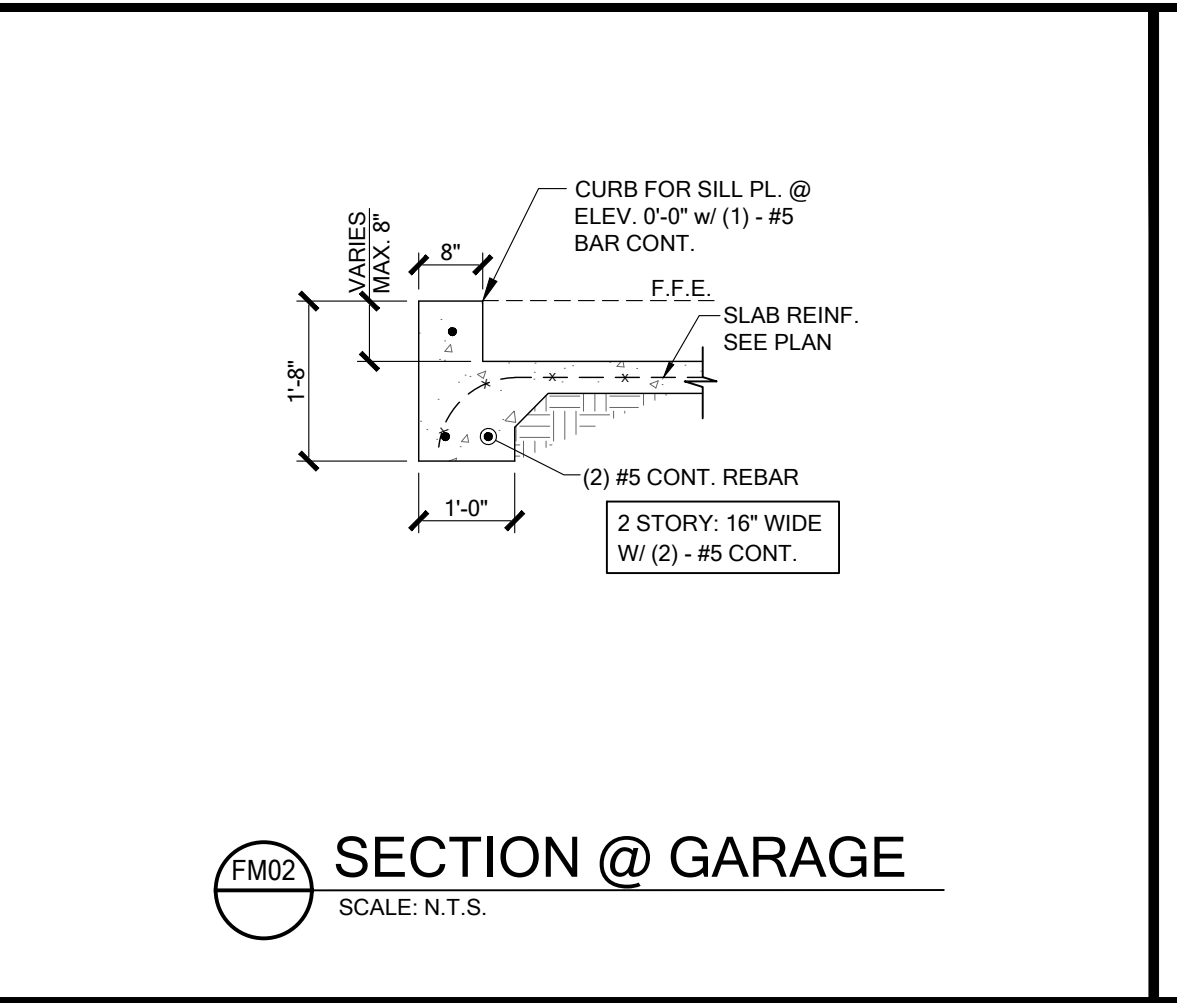
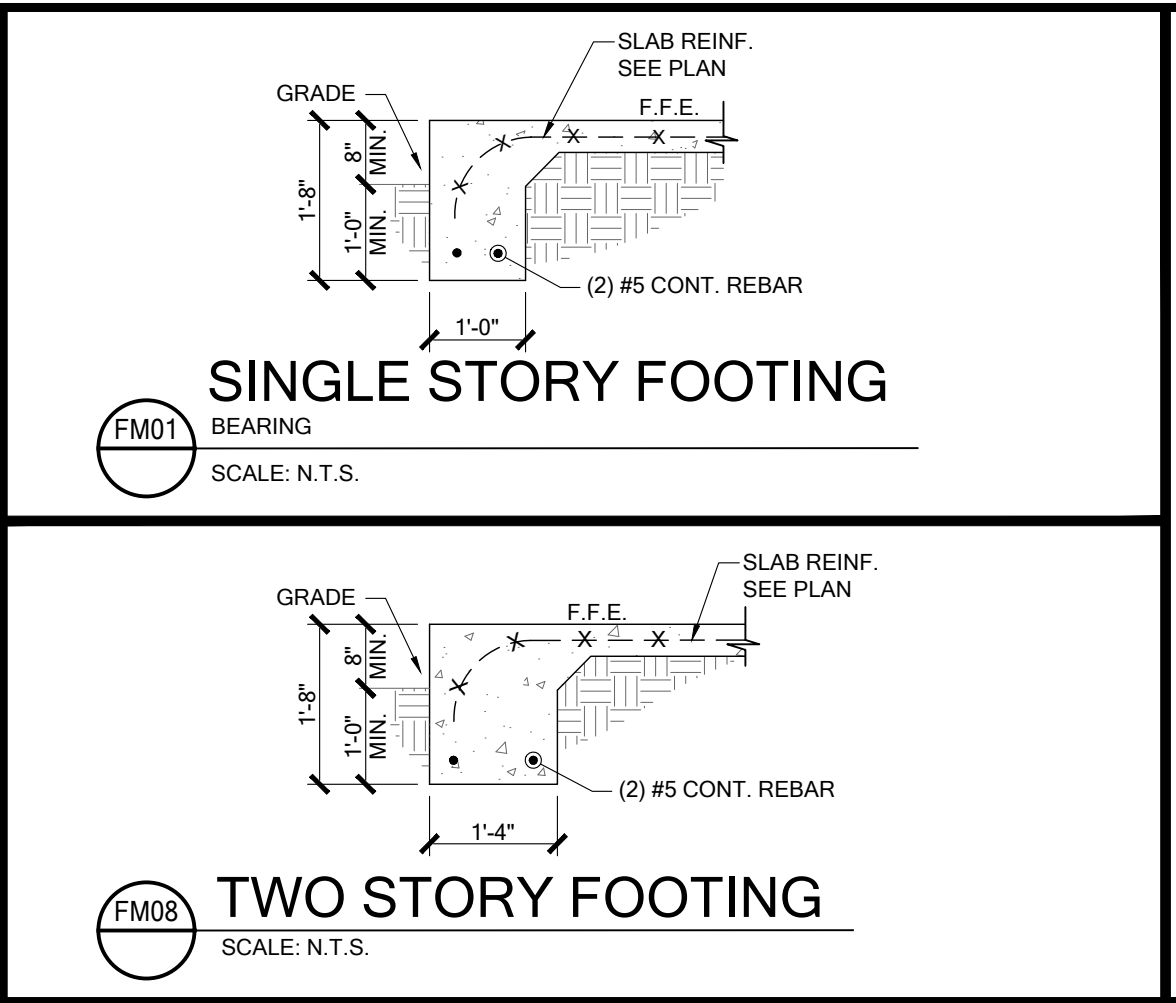
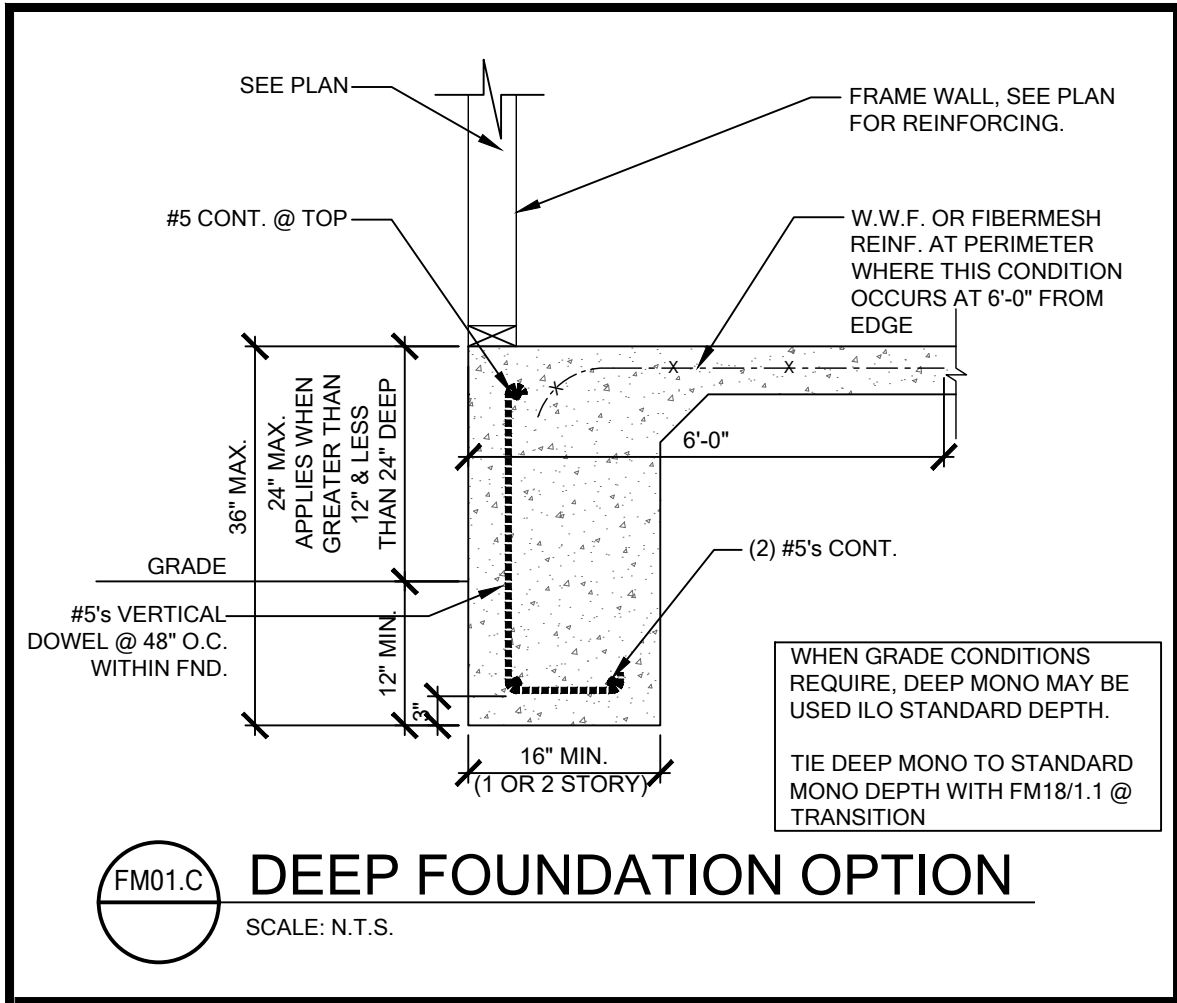
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Huntington	Elev - J	
Lot:	10	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC01001		
Reference No.	25-00507		
Sheet:	1.0		

FOUNDATION

FOR COUNTY
USE ONLY

01/23/2025



FOR COUNTY USE ONLY

01/23/2025

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Sanford, FL 32771

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Community: Forest Cove

Plan Name: Huntington

Garage Side: Left

Elev: J

Lot: 10

Block: TBD

Address: TBD SW Cadence Glen

City: Lake City, FL 32024

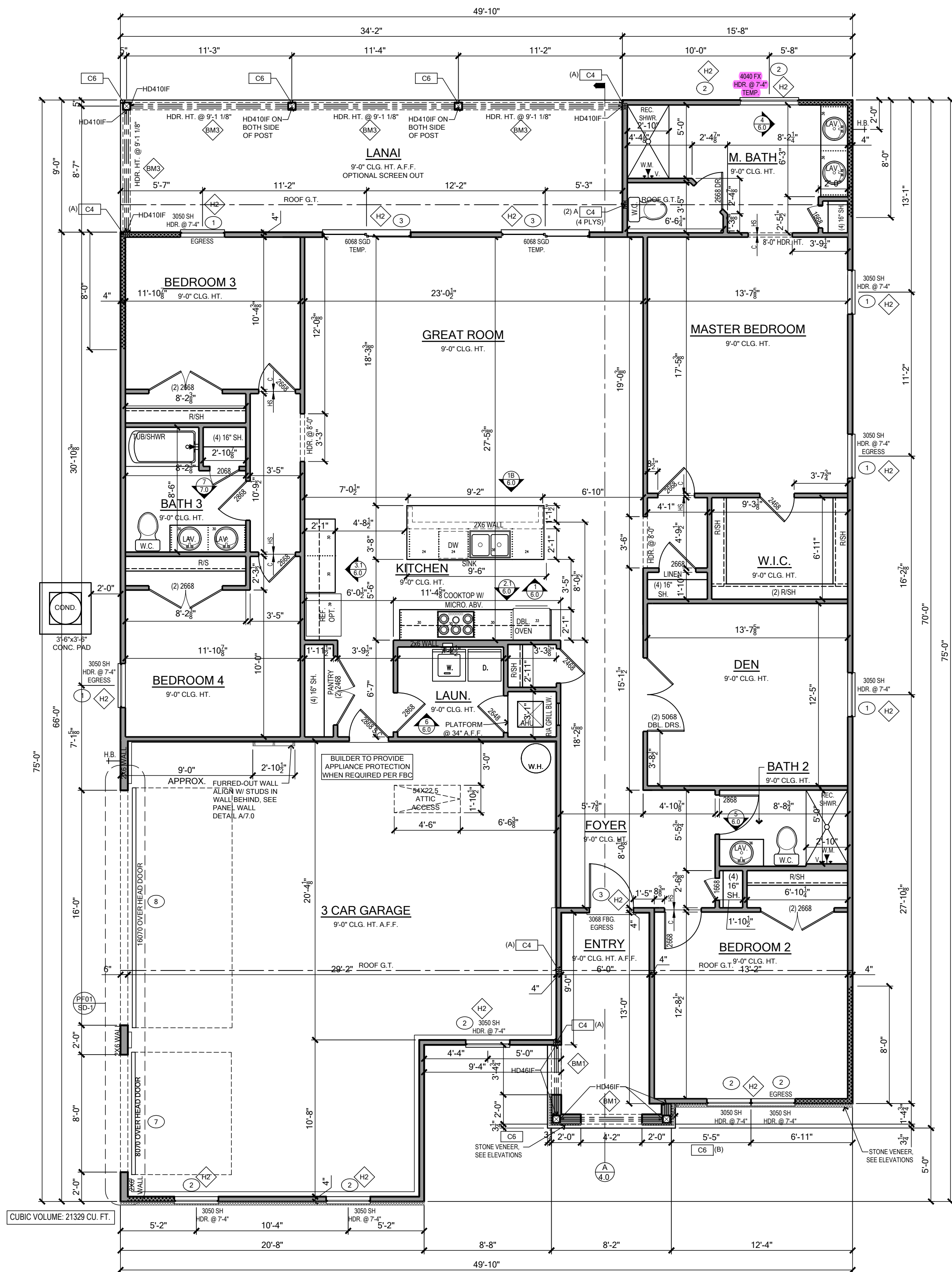
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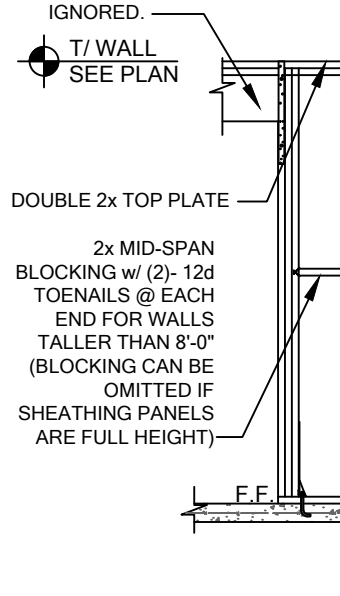
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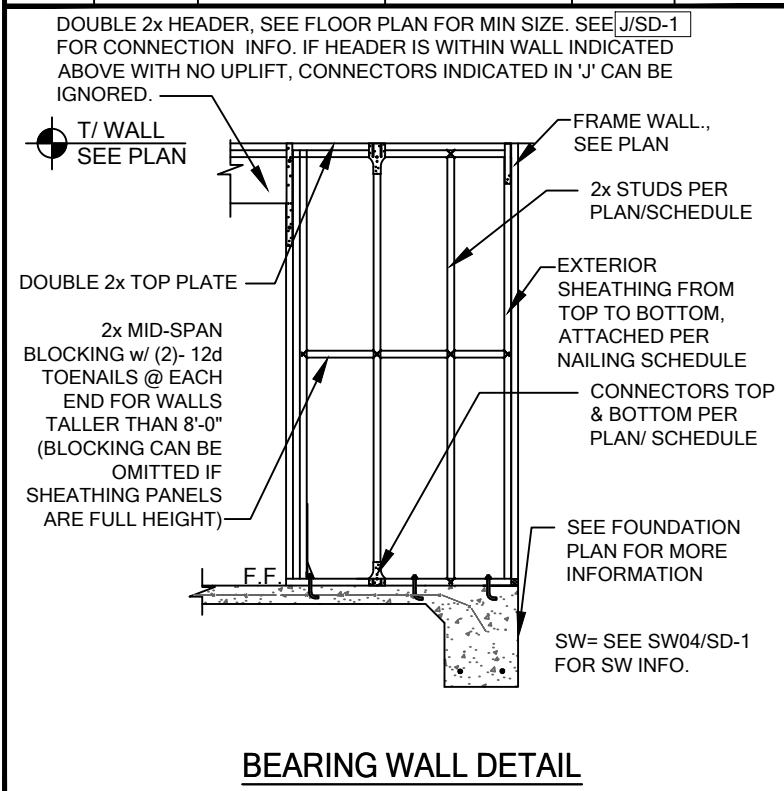
FND. DTLS.

Americana Series



BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
GENERAL BEAM NOTES		
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)		
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS		
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.		

WALL TYPES LEGEND					
FRAMING					
	Standard 2x4 Framing				
	Standard 2x6 Framing				
	(2) 2x4 #2 SYP Studs @ 16" O.C., 8'-0" From Corner, U.N.O.				
	Interior Bearing Wall				
	Frame Wall Located Below 48" A.F.F. w/ Cap				
	Insulated Interior Partition				
	Stone Veneer				
	Brick Veneer				
BEARING WOOD WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM		
BW1	---	---	---	---	---
BW2	---	---	---	---	---
BW3	---	---	---	---	---
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW5	16"	(1) FRAMEFAST FMF006 SCREW	(1) FRAMEFAST FMF006 SCREW	SYP	498
BW6	16"	(2) FRAMEFAST FMF006 SCREWS	(2) FRAMEFAST FMF006 SCREWS	SYP	998
BW7	---	---	---	---	---
BW8	---	---	---	---	---
BW9	---	---	---	---	---
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	(1) FRAMEFAST FMF006 SCREW	(1) FRAMEFAST FMF006 SCREW	SYP	665
BW12	12"	(2) FRAMEFAST FMF006 SCREWS	(2) FRAMEFAST FMF006 SCREWS	SYP	1338
DOUBLE 2x HEADER, SEE FLOOR PLAN FOR MIN SIZE, SEE SD-1 FOR CONNECTION INFO. IF HEADER IS WITHIN WALL INDICATED ABOVE WITH NO UPLIFT, CONNECTORS INDICATED IN 'J' CAN BE IGNORED.  T/WALL SEE PLAN DOUBLE 2x TOP PLATE 2x MID-SPAN BLOCKING w/ (2) - 12d TOENAILS @ EACH END FOR WALLS TALLER THAN 8'-0" (BLOCKING CAN BE OMITTED IF SHEATHING PANELS ARE FULL HEIGHT) F/F FRAME WALL, SEE PLAN 2x STUDS PER PLAN/SCHEDULE EXTERIOR SHEATHING FROM TOP TO BOTTOM, ATTACHED PER NAILING SCHEDULE CONNECTORS TOP & BOTTOM PER PLAN/ SCHEDULE SEE FOUNDATION PLAN FOR MORE INFORMATION SW= SEE SW04/SD-1 FOR SW INFO.					
BEARING WALL DETAIL					



GENERAL BEARING WALL NOTES			
1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.			
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.			
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.			
4. CONTACT E.O.R. IF SP4S, SP6S OR SP8S CONNECTORS ARE SUBSTITUTED. TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.			
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)			
6. ALL 2x EXTERIOR WALLS w/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.			
7. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.			
COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C3	(3) 2 x #2 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #2 SYP	(4) 16d TOENAILS	NO UPLIFT
C5	4 x 4 P.T. #2 SYP POST	PAU44 w/ 5/8" ATR & (18) 16d NAILS	4215
C6	6 x 6 P.T. #2 SYP POST	PAU66 w/ 5/8" ATR & (12) 16d NAILS	2470
C9	4 x 6 P.T. #2 SYP POST	M5TCM60 w/ (24) 10d & (14) 1/4"x2-1/4" CAPSCONS	3660
C11	5.25"X5.25" P.L. 1.8E UPV08 w/ 7/8" ATR & (24) 1/4"x2-1/2" WS3 WOOD SCREWS	HTT45 w/ 5/8" ATR & (18) 16d NAILS	4215
NOTE: P.T. LUMBER USE HOT DIP GALVANIZED OR STAINLESS STEEL CONNECTOR & FASTENERS.			8185
GENERAL COLUMN NOTES			
1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.			
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.			
3. NAIL BUILT UP STUDS PER DETAIL KSD-1.			
4. ALL HOLDDOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT.			
5. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION			

AREA TABULATION J	
FIRST FLOOR PLAN	2286 SQ.FT.
LIVING TOTAL	2286 SQ.FT.
GARAGE	835 SQ.FT.
ENTRY	92 SQ.FT.
LANAI	307 SQ.FT.
TOTAL AREA	3520 SQ.FT.

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

WINDOW SCHEDULE					
FRAME					
WINDOW TYPES	SIZE	ROUGH OPNG	U-VALUE w/o Grds	SHGC w/o U-Value w/ Grds	SHGC w/ Grds
2020 SH	23 1/2" X 23 1/2"	24" X 24"	0.33	0.33	0.31
2024 SH	23 1/2" X 27 1/2"	24" X 28"	0.33	0.33	0.31
2030 SH	23 1/2" X 35 1/2"	24" X 36"	0.33	0.33	0.31
2040 SH	23 1/2" X 47 1/2"	24" X 48"	0.33	0.33	0.31
2050 SH	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33	0.33	0.31
3030 SH	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.33	0.31
3040 SH	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.33	0.31
3050 SH	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.33	0.31
3060 SH	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.33	0.31
4050 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33	0.33	0.31
4030 SH	47 1/2" X 35 1/2"	48" X 36"	0.33	0.33	0.31
4050 SH	47 1/2" X 59 3/4"	48" X 60 1/4"	0.33	0.33	0.31
2020 PW	23 1/2" X 23 1/2"	24" X 24"	0.33	0.33	0.31
3010 PW	35 3/4" X 11 1/2"	36 1/4" X 12"	0.33	0.33	0.31
3012 PW	35 3/4" X 13 1/2"	36 1/4" X 14"	0.33	0.33	0.31
3017 PW	35 3/4" X 15 1/2"	36 1/4" X 16"	0.33	0.33	0.31
3050 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.33	0.31
3070 PW	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.33	0.31
4010 PW	47 1/2" X 11 1/2"	48" X 12"	0.33	0.33	0.31
4020 PW	47 1/2" X 23 1/2"	48" X 24"	0.33	0.33	0.31
4040 PW	47 1/2" X 47 1/2"	48" X 48"	0.33	0.33	0.31
4042 PW	47 1/2" X 51 1/2"	48" X 52"	0.33	0.33	0.31
30-12 ROUND	35 3/4" X 17 7/8"	36 1/4" X 18 3/8"	0.33	0.33	0.31
D1-2630 SH	59 1/8" X 35 1/2"	59 5/8" X 36"	0.33	0.33	0.31
D1-3030 SH	71 5/8" X 35 1/2"	72 1/8" X 36"	0.33	0.33	0.31
D1-3040 SH	71 5/8" X 47 1/2"	72 1/8" X 48"	0.33	0.33	0.31
D1-3050 SH	71 5/8" X 59 3/4"	72 1/8" X 60 1/4"	0.33	0.33	0.31
D1-3060 SH	71 5/8" X 71 1/2"	72 1/8" X 72"	0.33	0.33	0.31
D1-3070 SH	71 5/8" X 83 1/2"	72 1/8" X 84"	0.33	0.33	0.31
D1-3080 SH	71 5/8" X 95 3/4"	72 1/8" X 96"	0.33	0.33	0.31
D1-3090 SH	71 5/8" X 107 1/2"	72 1/8" X 108"	0.33	0.33	0.31
SEE MANUFACTURERS DETAILS FOR INSTALLATION AND NUMBER OF FASTENERS PER WINDOW.					

DOOR SCHEDULE				
ALL DOOR ARE INSWING AND IF YOU NEED OUT SWING - 1 3/8" OFF HEIGHT				
DOOR TYPE	SIZE	MASONRY OPNG	FRAME OPNG	
2-0 X 6-8	25 1/2" X 82"	29" X 83 3/4"	26" X 82 1/2"	
2-4 X 8	25 1/2" X 98"	29" X 99 3/4"	26" X 98 1/2"	
2-6 X 8	29 1/2" X 82"	33" X 83 3/4"	30" X 82 1/2"	
2-8 X 8	29 1/2" X 98"	33" X 99 3/4"	30" X 98 1/2"	
2-6 X 6-8	31 1/2" X 82"	35" X 83 3/4"	32" X 82 1/2"	
2-6 X 8	31 1/2" X 98"	35" X 99 3/4"	32" X 98 1/2"	
3-0 X 6-8	37 1/2" X 82"	41" X 83 3/4"	38" X 82 1/2"	
3-0 X 8	37 1/2" X 98"	41" X 99 3/4"	38" X 98 1/2"	
3-0 w/11" SL X 6-8	51 1/8" X 82"	54 1/2" X 83 3/4"	51 1/2" X 82 1/2"	
3-0 w/11" SL X 8-0	51 1/8" X 98"	54 1/2" X 99 3/4"	51 1/2" X 98 1/2"	
3-0 w/21" SL X 6-8	64 1/2 X 82"	68" X 83 3/4"	65" X 82 1/2"	
3-0 w/21" SL X 8-0	64 1/2 X 98"	68" X 99 3/4"	65" X 98 1/2"	
30-88 DBL FR. DRS.	75" X 82"	76 1/4" X 83 3/4"	74 3/4 X 82 1/2"	
30-88 DBL FR. DRS.	75" X 98"	76 1/4" X 99 3/4"	74 3/4 X 98 1/2"	
12-88 SDG	141 5/8" X 86"	144 5/8" X 87 3/4"	141 5/8" X 86 1/2"	
16-0" X 7" CHD	96" X 84"	96" X 84"	96" X 84"	
16-0" X 7" CHD	192" X 84"	96" X 84"	96" X 84"	
SLIDING GLASS DOORS				
DOOR TYPE	SIZE	FRAME OPNG	U-VALUE	SHGC
50-88 SDG	60" X 80"	60 1/2" X 80 1/2"	0.54	0.25
60-88 SDG	72" X 80"	72 1/2" X 80 1/2"	0.54	0.25
60-88 SDG	72" X 96"	72 1/2" X 96 1/2"	0.54	0.25
80-88 SDG	96" X 80"	96 1/2" X 80 1/2"	0.54	0.25
80-88 SDG	96" X 96"	96 1/2" X 96 1/2"	0.54	0.25
90-88 SDG	106 13/16" X 80"	108 5/8" X 80 1/2"	0.54	0.25
90-88 SDG	106 13/16" X 96"	108 5/8" X 96 1/2"	0.54	0.25
12-88 SDG	141 1/8" X 86"	141 5/8" X 86 1/2"	0.54	0.25

GENERAL HEADER NOTES	
1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED	2. IF HEADER IS ON THE 1ST FLOOR, SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN. 3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS. 4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL JSD-1. 5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 10d COMMON NAILS AT 8" O.C. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER. 6. FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE. 7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.
2. IF HEADER IS ON THE 1ST FLOOR, SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN.	
3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.	
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL JSD-1.	
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 10d COMMON NAILS AT 8" O.C. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.	
6. FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.	
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.	

140 MPH OPENING PRESSURES			
C&C LOADING - ENCLOSED - EXPOSURE "B" - MEAN ROOF HT. - 1-STORY - 15' AND 2-STORY - 25'			
EFFECTIVE WIND AREA (SQ. FT.)	EXTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	(7) + 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(7) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	
DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R501.2.1.2 PROTECTION OF OPENINGS.			

FLOOR PLAN

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

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

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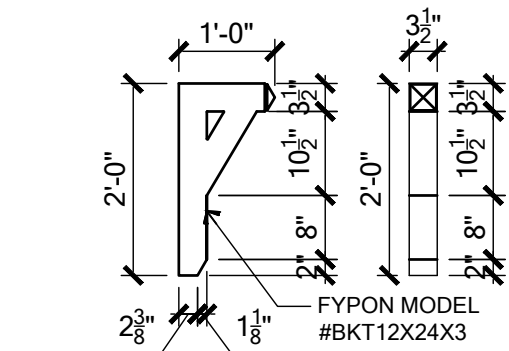
Community: Forest Cove
Plan Name: Huntington
Garage Side: Elev - J Left
Lot: 10
Block:
Address: TBD SW Cadence Glen
Lake City, FL 32024
JOB NO. 9FCO1001
Americana Series

Reference No. 25-00507

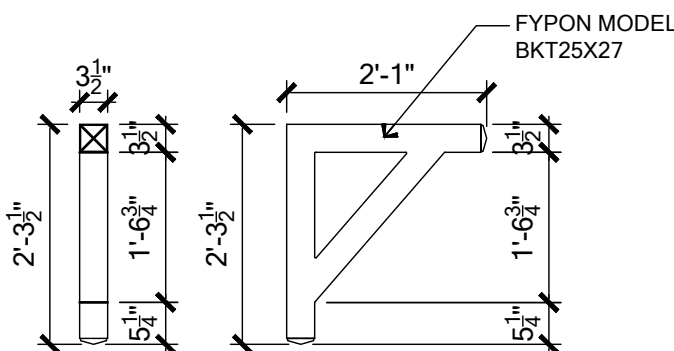
Sheet

2.0

FLOOR PLAN



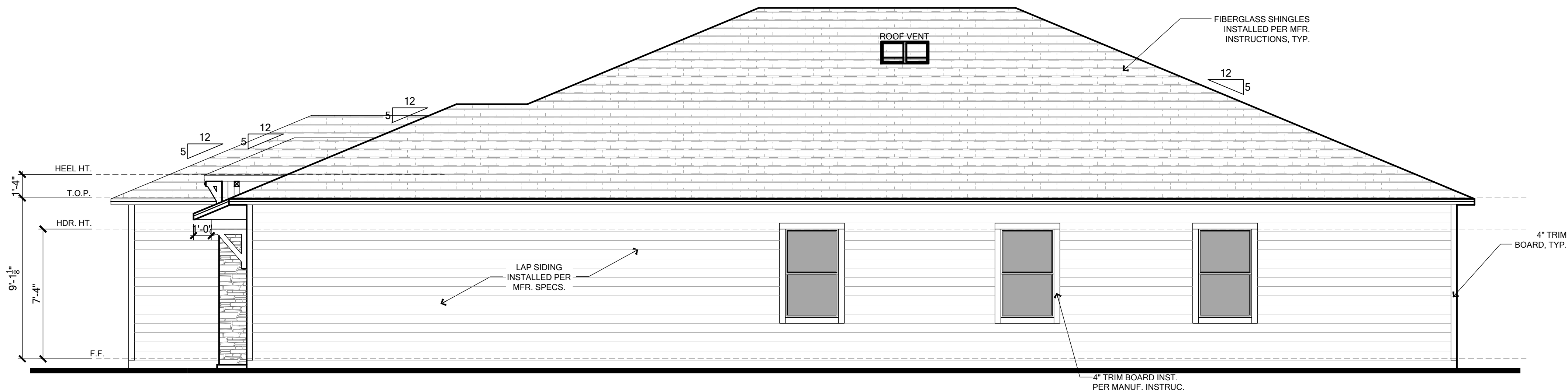
A BRACKET DETAIL
SCALE: N.T.S.



B BRACKET DETAIL
SCALE: N.T.S.

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

R703.7.2 Plaster
Plastering with cement plaster shall be not less than three coats where applied over any type of code-approved lath and shall be not less than two coats where directly applied over masonry, concrete, clay brick, stone, or tile. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided total thickness is as set in Table R702.1(1).

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

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

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

Water-resistive barrier materials shall comply with one of the following:
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 E2568 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

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

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

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

R703.12 Adhered Masonry Veneer
Adhered masonry veneer (or stone veneer) installation shall comply with the requirements of Section R703.7.3 and the requirements in Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5. Adhered masonry veneer shall be installed in accordance with Sections R703.7.1, Article 3.3C of TMS 602/ACI 530.1/ASCE 6 or the manufacturer's instructions.

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

"CALCULATIONS BASED ON THE FOLLOWING VALUES"
• RIDGE VENTS 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
• OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT
• SOFFIT VENTS - 14.8 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	3519	3378.2	226.7	243	1689.1	56.7	844.6

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		

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2022) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA26003115



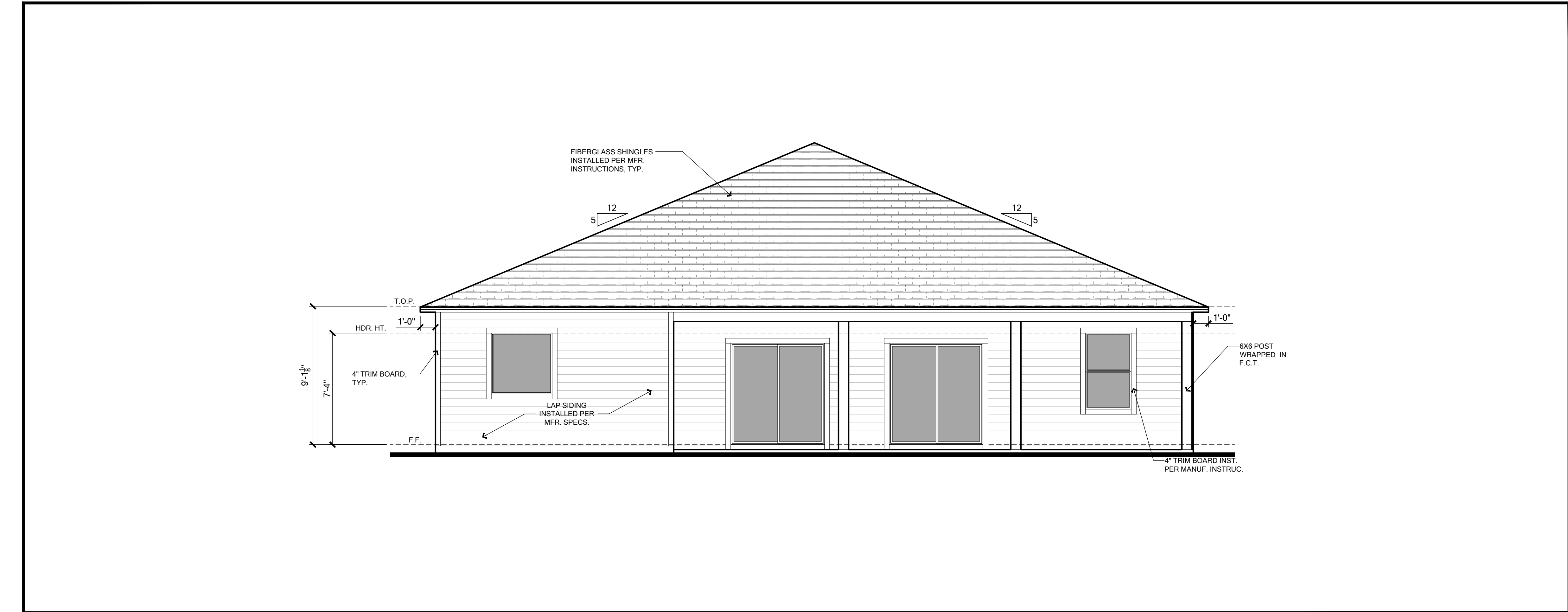
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
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100% Employee Owned
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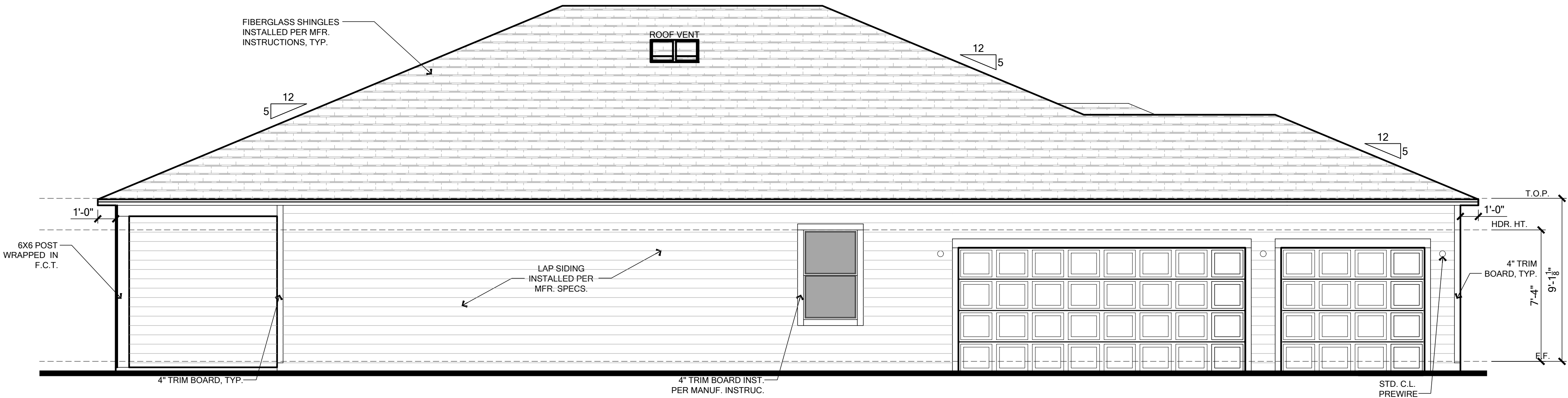
Community:	Forest Cove		Garage Side:	Left
	Plan Name:	Elev - J		
	Huntington			
	Lot: 10	Block:		
	Address:	TBD SW Cadence Glen		
	Address:	Lake City, FL 32024		
	Sub no:	9FC01001		
Reference No.	25-00507			
Sheet:	3.0			

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

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

R703.7 Exterior Plaster

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

R703.7.1 Lath

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

Lathing Accessories

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

R703.7.2 Plaster

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

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

R703.7.3 Water-Resistive Barriers

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

R703.2 Water-Resistive Barrier

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

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

- No. 15 felt complying with ASTM D226, Type 1.
 - ASTM E2568, Type 1 or 2.
 - ASTM E331 in accordance with Section R703.11.
 - Other approved materials in accordance with the manufacturer's installation instructions.
- No. 15 asphalt felt and water-resistive barriers complying with ASTM E2568 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.4 Flashing

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

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

Approved flashings shall be installed at the following locations.

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

R703.12 Adhered Masonry Veneer

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

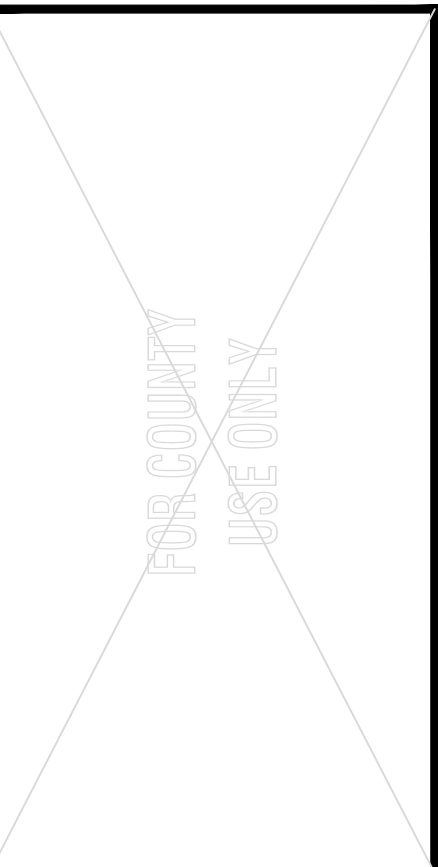
Coastal Flashings: all flashing material for coastal locations (ex. within 3,000 feet of the ocean) shall be corrosion resistant material (ex. zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.

"CALCULATIONS BASED ON THE FOLLOWING VALUES"

- RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
- OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT
- SOFFIT VENTS - 14.8 SQ. IN. OF NET FREE AREA / SQ. FT.

	ATTIC SPACE	1/150 Rule			1/300 Rule	
		SQ. IN. of vented soffits required	SQ. FT. of vented soffits provided	LF of vented soffits required	SQ. FT. of ventilation to be provided by upper ventilators	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	3519	3378.2	226.7	243	1689.1	56.7
						844.6

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		



01/23/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2022) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA260031115



TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
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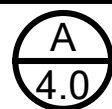
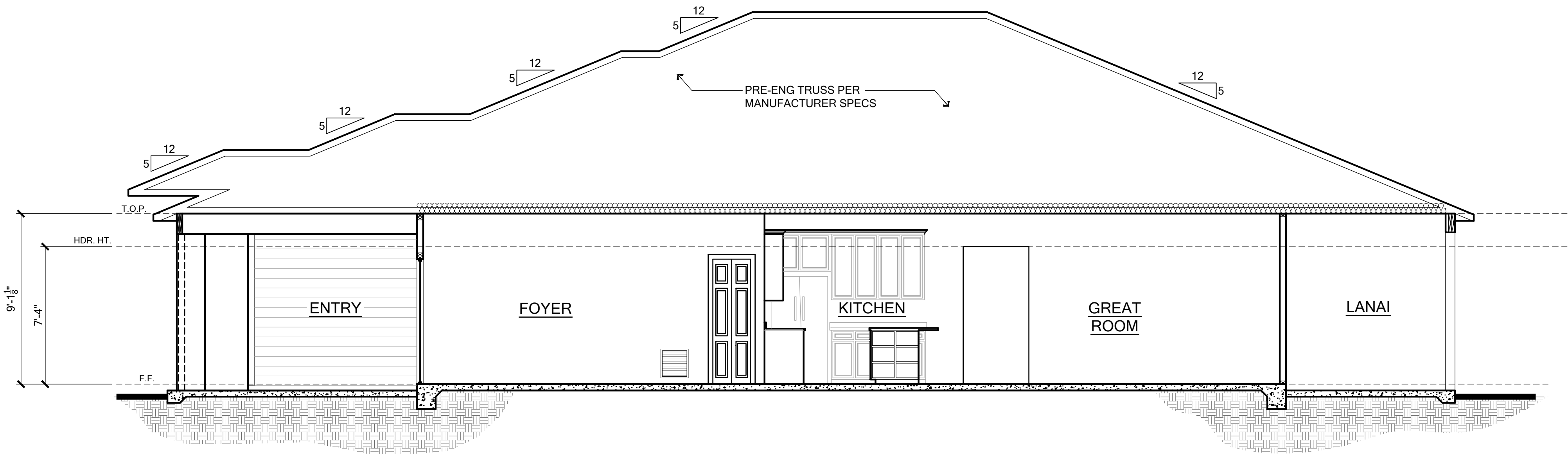
3999 West First Street
Sanford, FL 32771
(407) 302-9671

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Huntington	Elev - J	
Lot:	10	Block:	
Address:	TBD SW Cadence Glen		
	Lake City, FL 32024		
Job no:	9FC01001		

Reference No. 25-00507

Sheet: 3.1

ELEVATIONS



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

BLDG. SECTION

Community: Forest Cove		Garage Side: Left
Plan Name: Huntington	Elev - J	
Lot: 10	Block:	
Address: TBD SW Cadence Glen Lake City, FL 32024		
Job no: 9FC01001	Americana Series	

Reference No. 25-00507

Sheet:

4.0

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

CA No. 9161

AA26003115



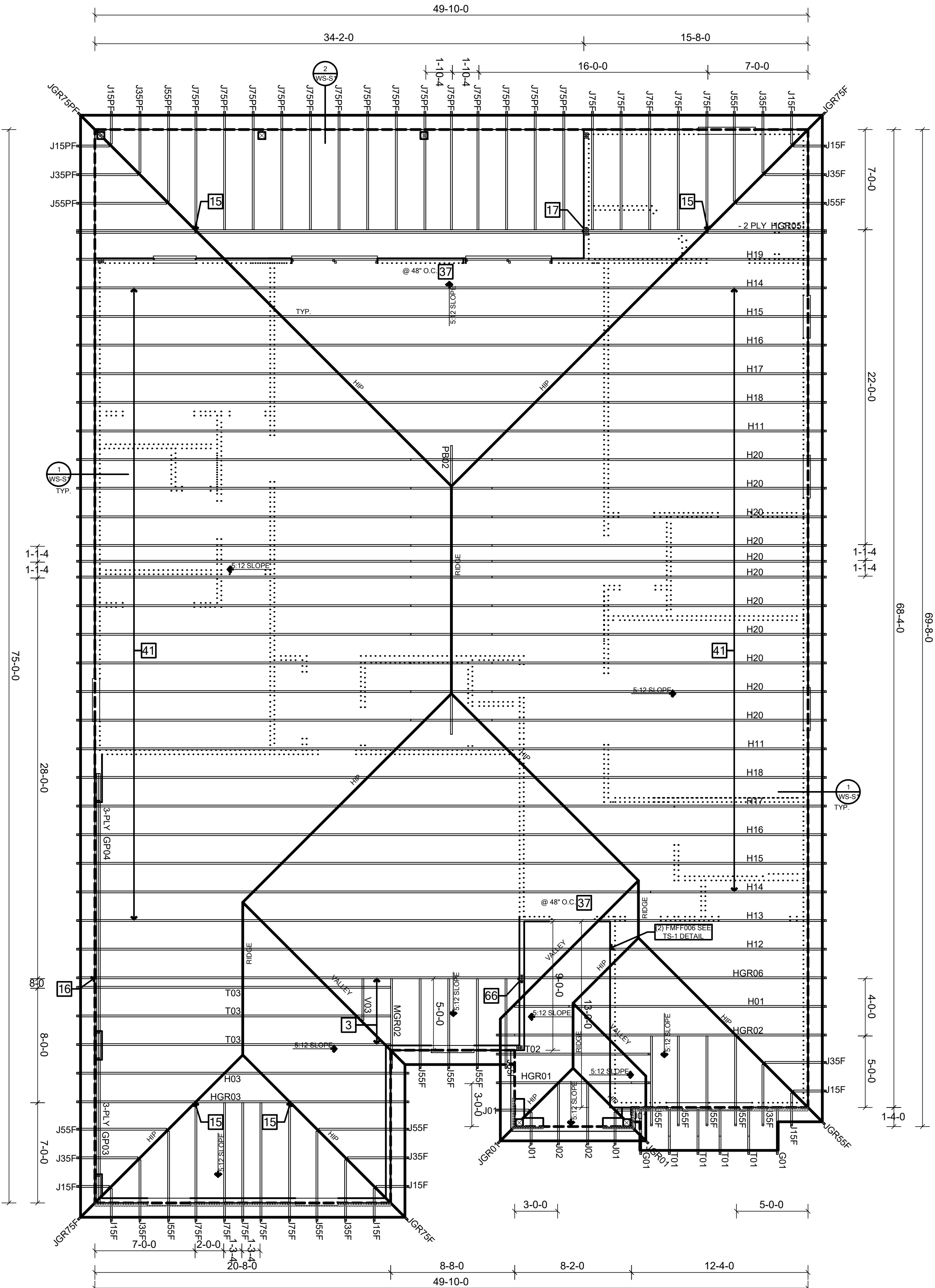
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Sanford, FL 32771
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FOR COUNTY
USE ONLY

01 / 23 / 2025



BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE.	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN.

GENERAL BEAM NOTES

- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END).
- SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS.
- BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.

TYPICAL TRUSS CONNECTION

U.N.O. ON ROOF FRAMING PLAN

- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST FMF006 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

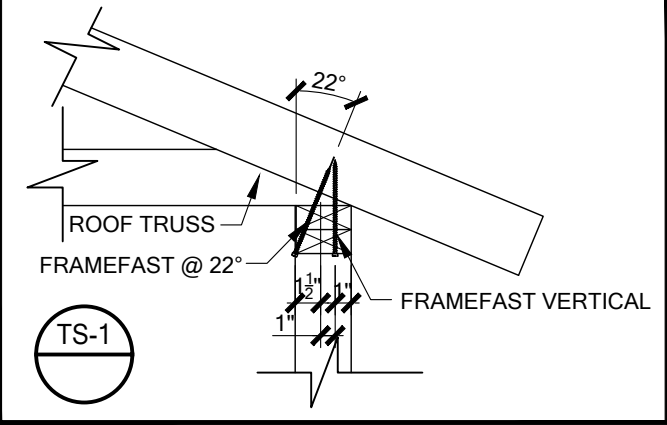
SHINGLE, METAL OR TILE ROOFING SYSTEM (SEE ARCH.) OVER APPROVED UNDERLAYMENT, OVER SHEATHING PER ENGINEERED ROOF SPECIFICATIONS (SEE FRAMING PLAN) ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE, SPACING, TYPICAL ROOF SLOPE, AND OTHER INFORMATION)

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 IS 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% WIND
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140
2	HUS 28	HUS28	HEADER: (23) 16d TRUSS: (8) 16d	2290	4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1000
12	THD 28-2	HTU28-2	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2395	4960
13	THD 28-3	HOU28-3	HEADER: (28) 16d TRUSS: (12) 16d X 1-1/2"	4345	9175
14	THD 48	HRIU48	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2395	4960
15	HUC26	THUJ26	HP: (5) 16d HEADER: (16) 16d JACK: (7) 10d	2345	3555
28	HJC26-SK60	LTHJ26, THJ26, THUJ26	HP: (5) 16d HEADER: (16) 16d JACK: (7) 10d	2345	3555
60	HUS179	HUS18110	HEADER: (20) 16d TRUSS: (10) 16d	4110	6060
71	HD410	HU410	HEADER: (20) 16d TRUSS: (10) 16d	1950	3475
72	THD210-3	HRIU210-3	HEADER: (28) 16d TRUSS: (20) 16d	4035	7255
73	HD48 IF	HU48	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 10d	2430	1170
74	HD410 IF	HU410	HEADER: (20) 316 X 1-3/4" CMU; (20) 16d FRM JOIST/BEAM: (10) 10d	3475	1950
75	LDGM410-SDS	LDGM410-SDS	SOLID FOUR CMU: (8) 3/4 X 4" JOIST/BEAM: (8) W3 SCREWS	3350	9905
76	HD28-2 IF	HU28-2	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 10d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
N	16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOMCHORD NAILS				
1	6" LONG TRUSS SCREW	FMF006 SOWC 16600	FASTEN MASTER FRAMEFAST SOWC 16600	690 / 2-1105	NA
2	6" LONG TRUSS SCREW	FMF006 SOWC 16600	FASTEN MASTER FRAMEFAST SOWC 16600	1105	NA
16	(2) MTW12	MTS12	(28) 16d	2370	
17	(2) MUGT 15	(2) MGT	CMU: (28) 10d (1) 5/8" THREADED ROD 12" FRAME: (28) 10d, PHDA W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	5480	
18	(2) RT16-2	(2) RT16-2	PLATE: (16) 8d TRUSS: (16) 8d	2320	
19	(2) MSTA24	(2) MSTA24	(16) 16d	3280	
20	RT6A	H8	PLATE: (5) 16d X 1-1/2" TRUSS: (5) 16d X 1-1/2"	750	
22	FA3	MAS	TOP: (4) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"	1350	
25	HTA20	HETA20	(10) 16d X 1-1/2"	1870	
26	(2) HTA20	(2) HETA20	(20) 16d X 1-1/2"	2430	
27	HTW24	HTS24	(20) 16d	1335	
31	LP1A	LTA4	(16) 16d X 1-1/2" FACE OF GABLE W/2x4	1470	
33	LTW12	LT512	(12) 16d	625	
35	KST27	MST27	(24) 16d NAILS (4) 1/2 BOLTS	4215	1990
36	LST24	LSTA24	(16) 16d NAILS	1230	
37	MSTA12	MSTA12	(16) 16d	935	
38	MSTA18	MSTA18	(14) 16d	1310	
39	MSTA24	MSTA24	(16) 16d	1640	
40	MSTA30	MSTA30	(22) 16d	2065	
41	MTW12	MTS12	(14) 16d	1185	
43	MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (18) 16d	1945	TENSION
44	MUGT 15	MGT	CMU: (28) 10d (1) 5/8" THREADED ROD 12" FRAME: (28) 10d, PHDA W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	4240	
46	MSTC40	MSTC40	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 10d OR (2) 2-1/4" TAPCON	2880	2725
47	MSTC60	MSTC60	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 10d OR (2) 2-1/4" TAPCON	3665	TENSION
48	RT16A	H16A, H16	PLATE: (8) 8d TRUSS: (8) 16d X 1-1/2"	1625	
49	UPH08	HQ08-SDS3	(1) 7/8" THREADED ROD, 8" EPOXY EMBED, (24) W3 SCREWS	9165	
50	DTB-TZ	DTTZ	(1) 1/2" X 8" HD SCREW (PHD1411680) (7) W3 SCREWS	1635	TENSION
51	PAU66	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (7) 1/2 BOLT	2465	NAILS 2365 BOLTS
53	PAU44	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 1/2 NAILS OR (2) 1/2 BOLT	2365	NAILS 2365 BOLTS
54	PHD8	HOU8-SDS2.5	(1) 7/8" THREADED ROD, 8" EPOXY EMBED, (24) W3 WOOD SCREWS	8185	
55	PHDA4	HOU4-SDS2.5	STRAP: (16) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED FND: 5/8" X 8" HD SCREW (PHD1411680)	5215	
56	HGAM 19KT	HGAM19KTA	RAFTER/STRUT: (4) WS15 TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	580	
57	LUGT4	LOT4-SDS3	FRM: (32) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	4725	
58	PHD2A	HOU2-SDS2.5	STRAP: (8) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED FND: 5/8" X 8" HD SCREW (PHD1411680)	3215	
59	KST218	ST218	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 10d	2855	
64	HGA 19KT	HGA19KT	RAFTER/STRUT: (4) WS15 TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	790	
65	LUGT2	LOT2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 10d	2020	
66	(2) LUGT2	(2) LOT2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 10d	4040	
67	LUGT3	LOT3-SDS2.5	FRM: (24) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (12) W3 SCREW	3500	
68	HTT45	HTT4, HTT5	STRAP: (28) 16d or (28) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED FND: 5/8" X 8" HD SCREW (PHD1411680)	5795	

WIND SPEED (ULTIMATE)

WIND SPEED (ALLOWABLE)

EXPOSURE CATEGORY

140 MPH

108 MPH

B

EFFECTIVE WIND AREA (SQ FEET)

AREA

AREA	ROOF	1	2	3
10	HIP	-28.50	-36.75	-36.75
	GABLE	-28.50	-45.12	-33.38

ROOF NAILING SCHEDULE

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

NOTE:

1. PER CODE ASTM F1667 RRS-01 REFERENCE TO 8d (2 1/2" x 0.113") NAILS

2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RRS-04 (2" x 120") NAILS

3. CABLES: DROP CABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED CABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END, ATTACH 2x4 #2 SYP BLOCKING W/ BLOCKING PER NAILING SCHEDULE

ROOF SHEATHING:

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

NOTE:

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

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ROOF SHEATHING:

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

NOTE:

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ROOF SHEATHING:

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

NOTE:

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2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RRS-04 (2" x 120") NAILS

3. CABLES: DROP CABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED CABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END, ATTACH 2x4 #2 SYP BLOCKING W/ BLOCKING PER NAILING SCHEDULE

ROOF SHEATHING:

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

NOTE:

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2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RRS-04 (2" x 120") NAILS

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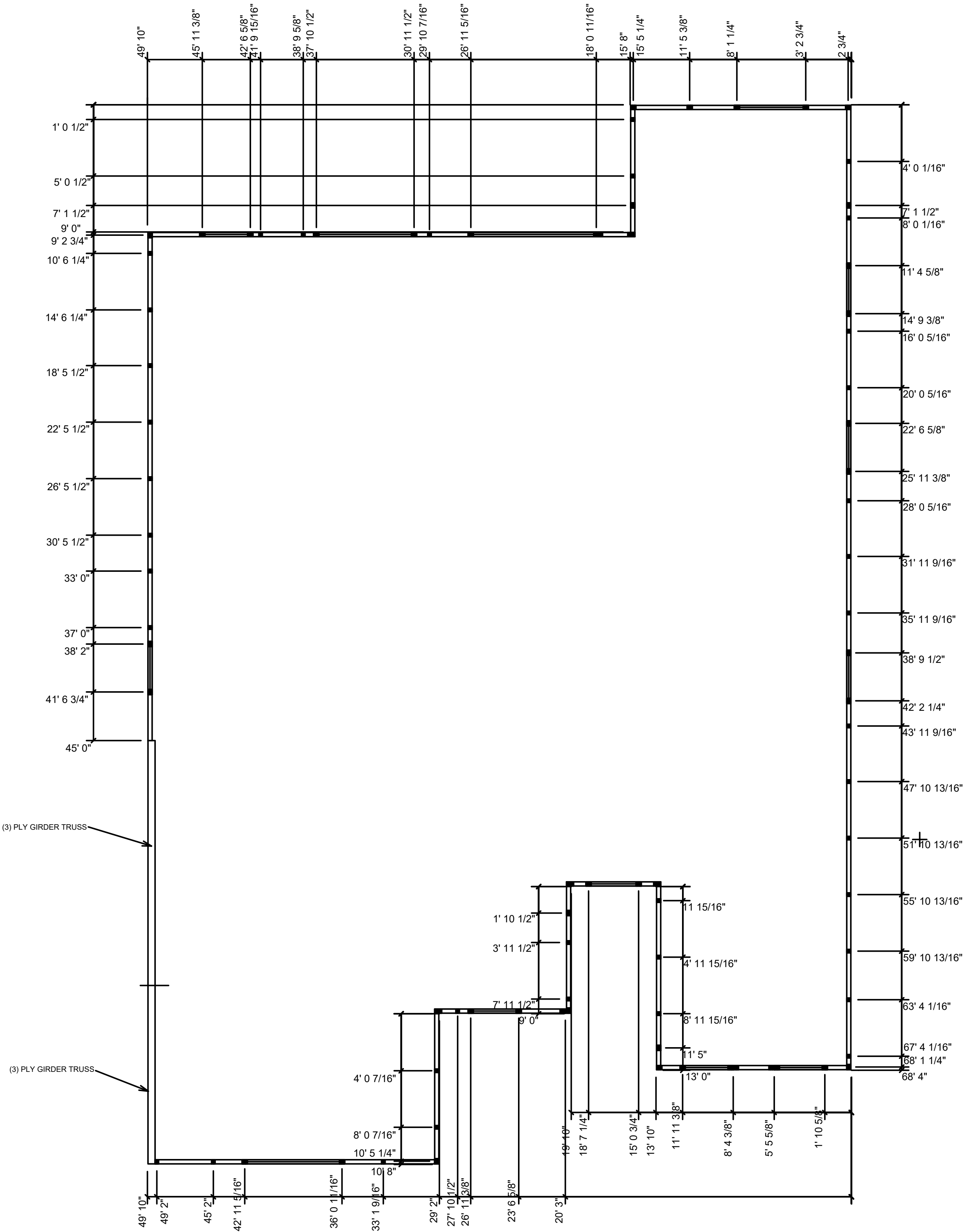
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ROOF SHEATHING:

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

NOTE:

1. PER CODE ASTM F1667 RRS-



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

FOR COUNTY
USE ONLY

01/23/2025

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CA No. 9161 AA26003115

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Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned
myTSGhome.com

MARONDA
Homes

3995 West First Street
Sanford, FL 32771
(407)302-9671

Community:
Forest Cove

Plan Name:
Huntington

Garage Side:
Left

Lot:
10

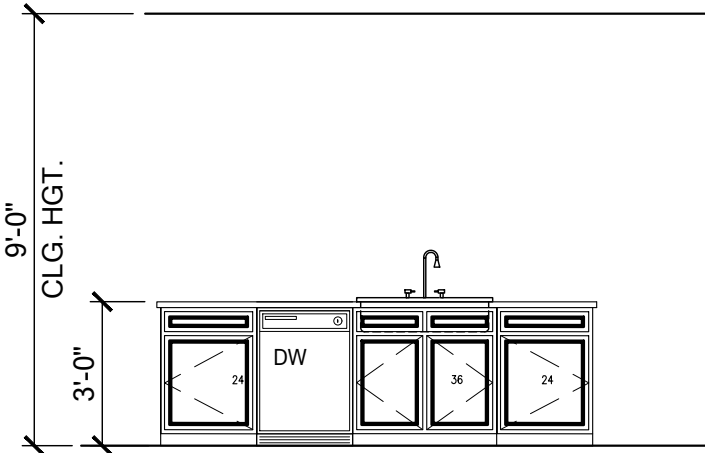
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TBD SW Cadence Glen
Lake City, FL 32024

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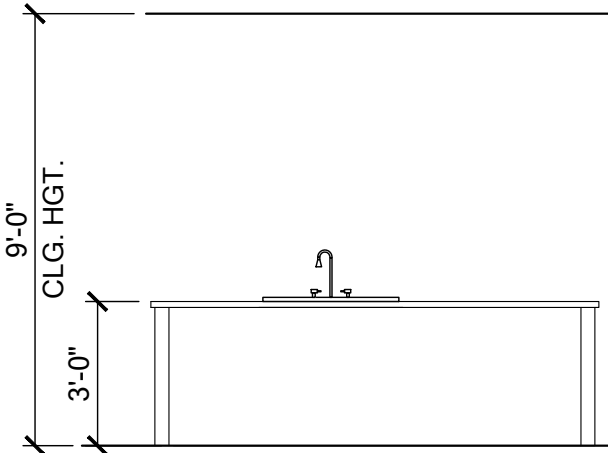
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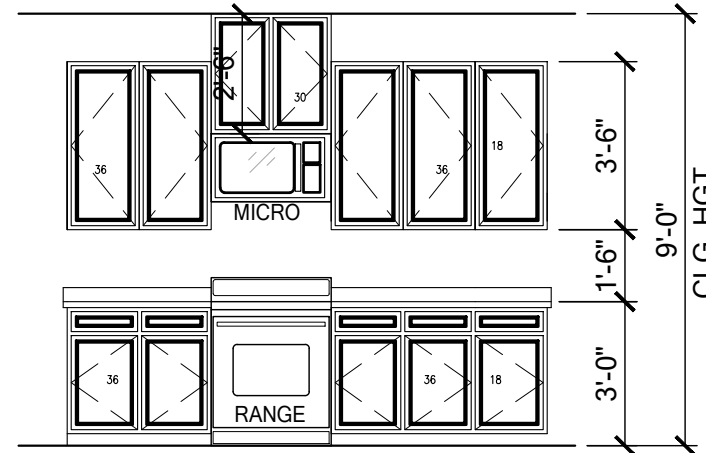
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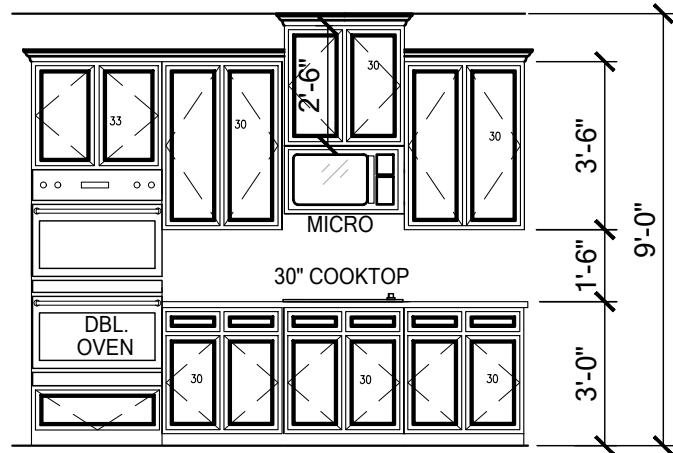
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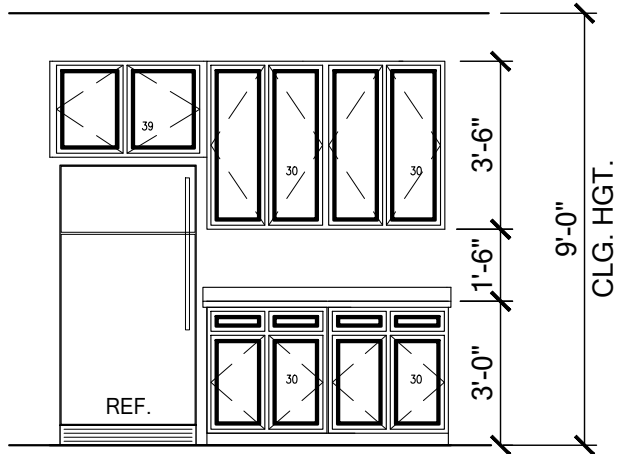
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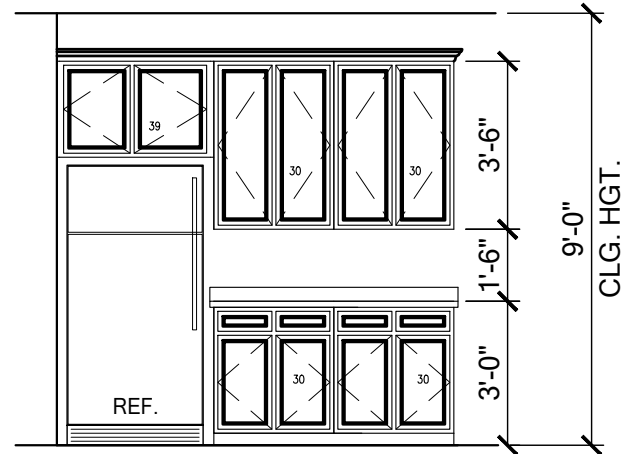
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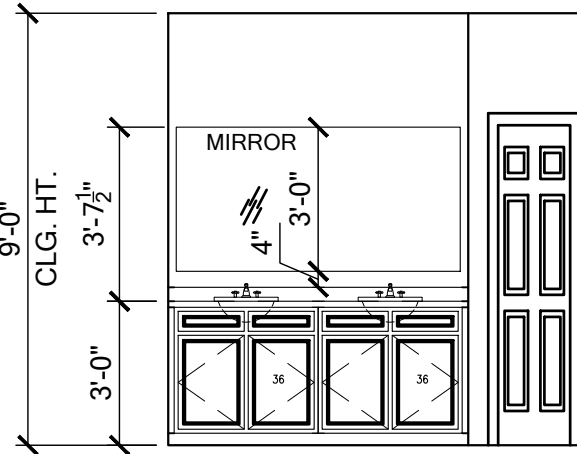
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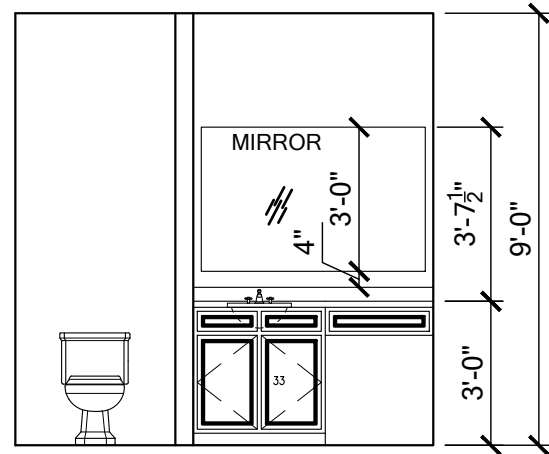
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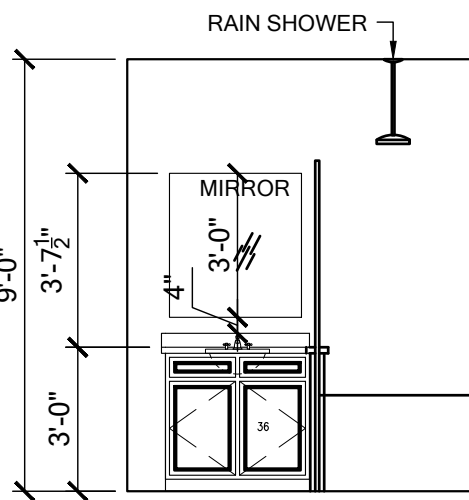
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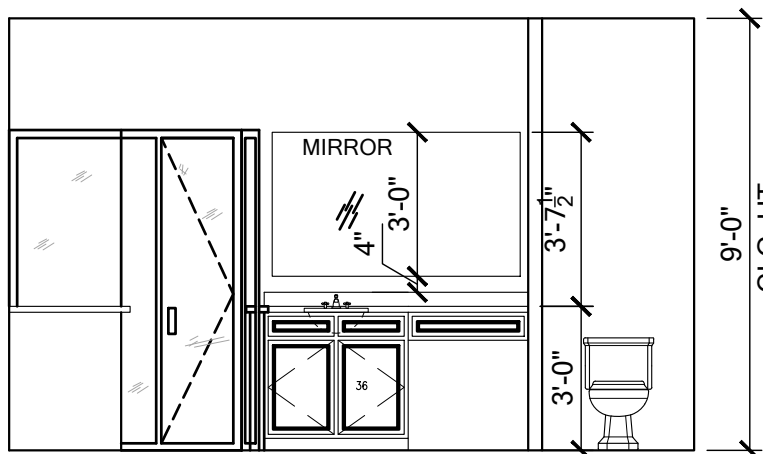
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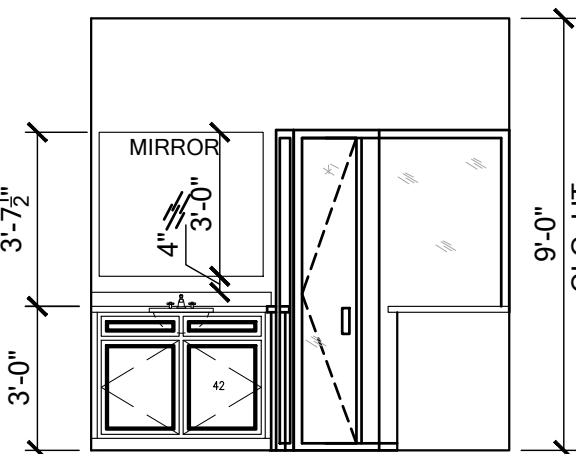
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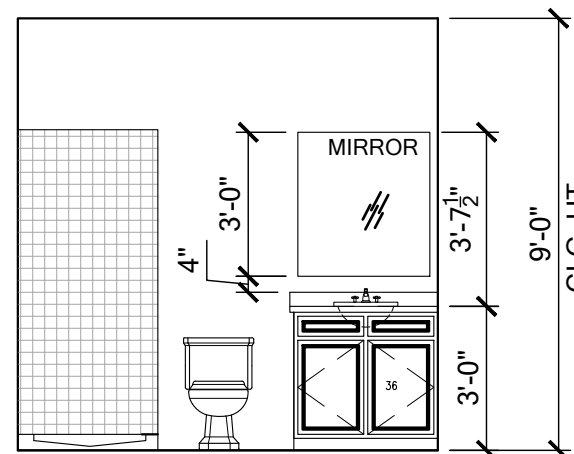
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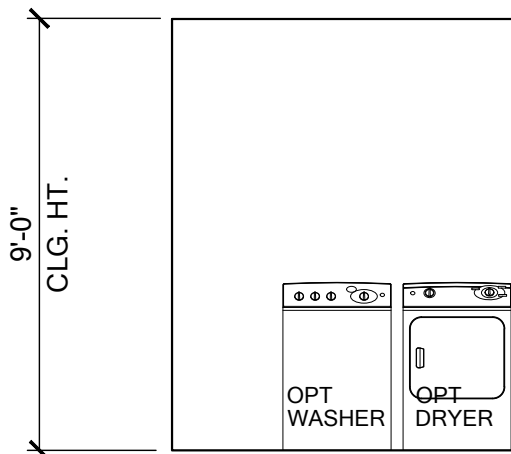
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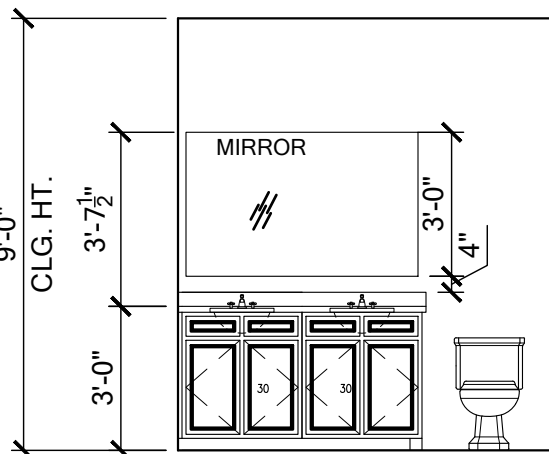
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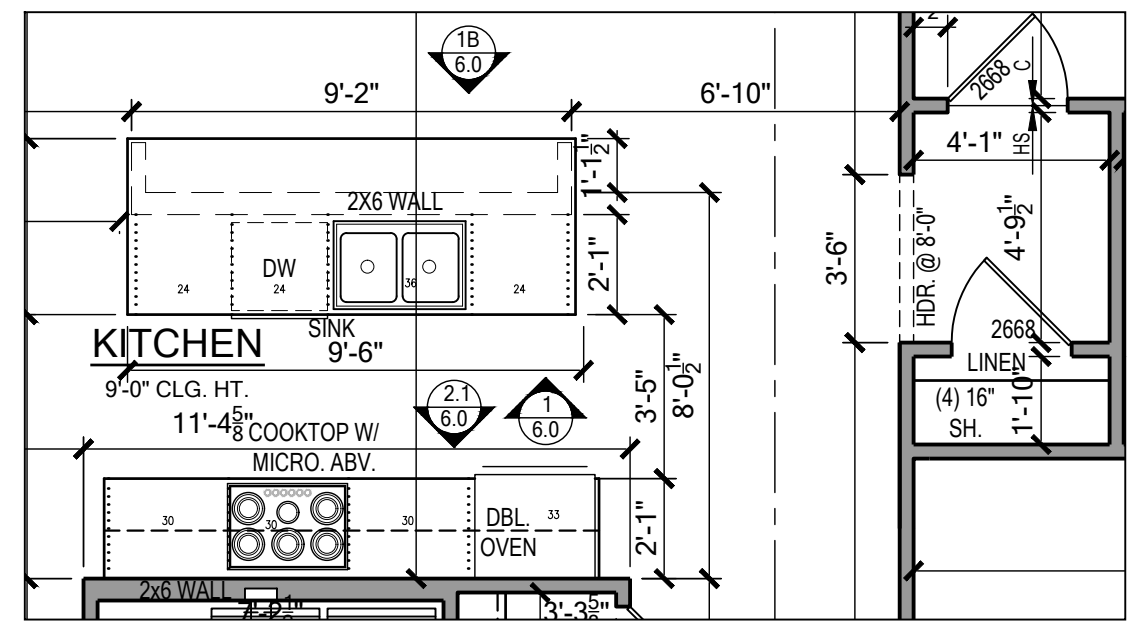
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BATH 2



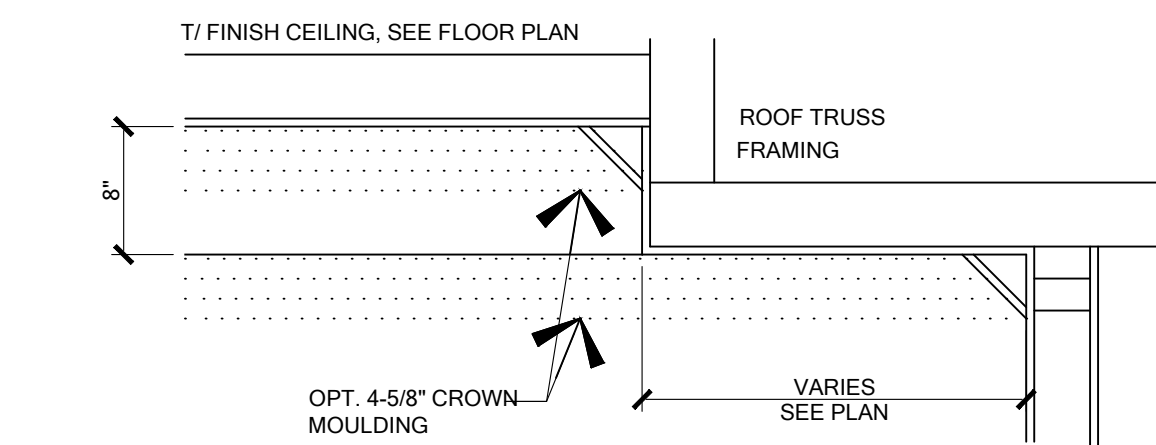
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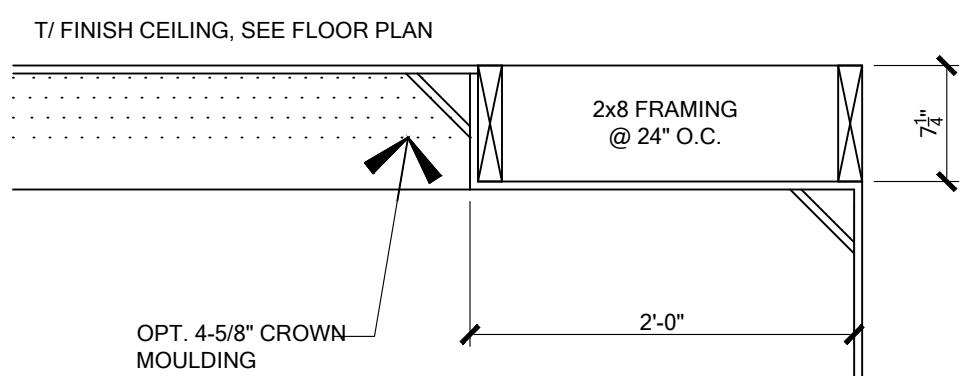
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BATH 3



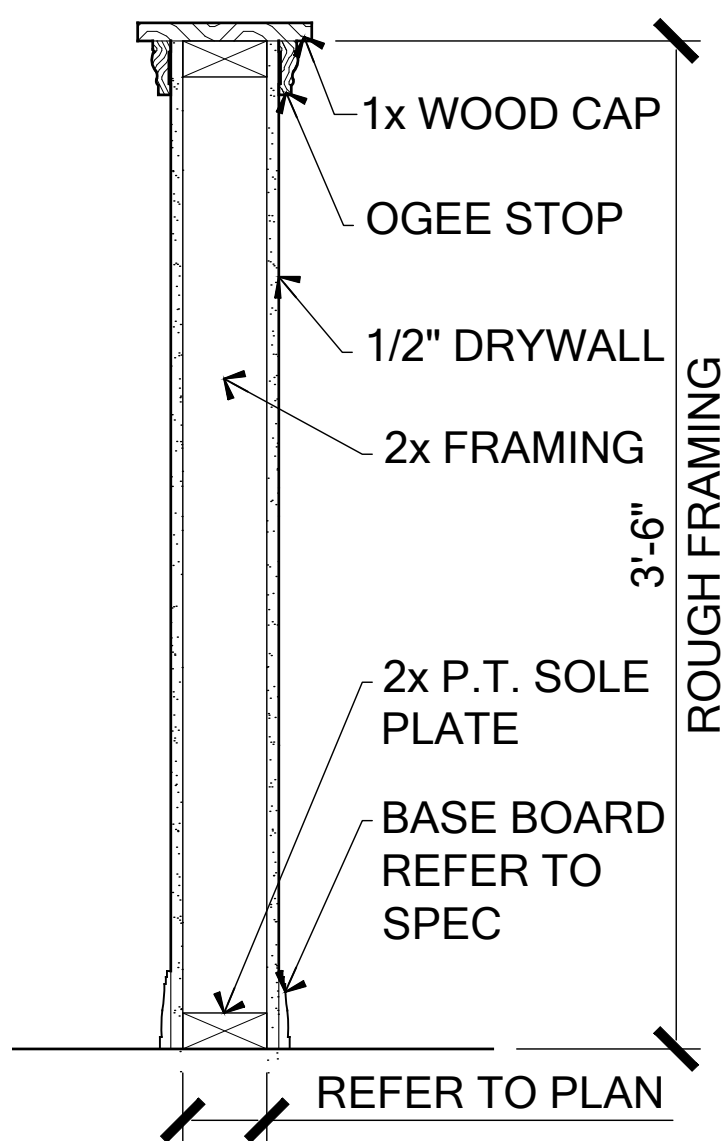
GOURMET KITCHEN
SCALE: 1/4" = 1'-0"



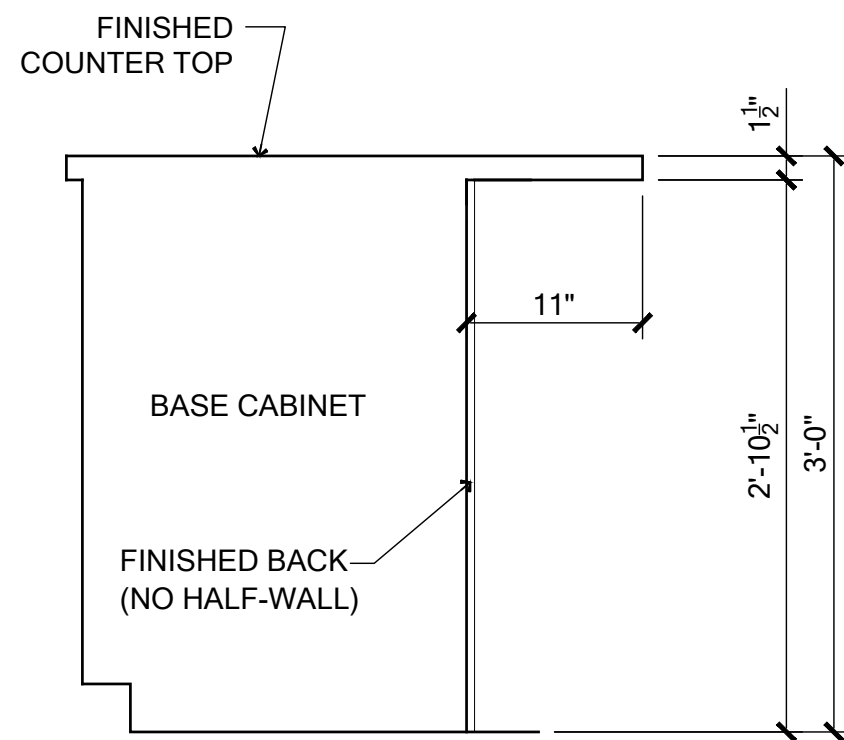
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1-1/2" = 1'-0"



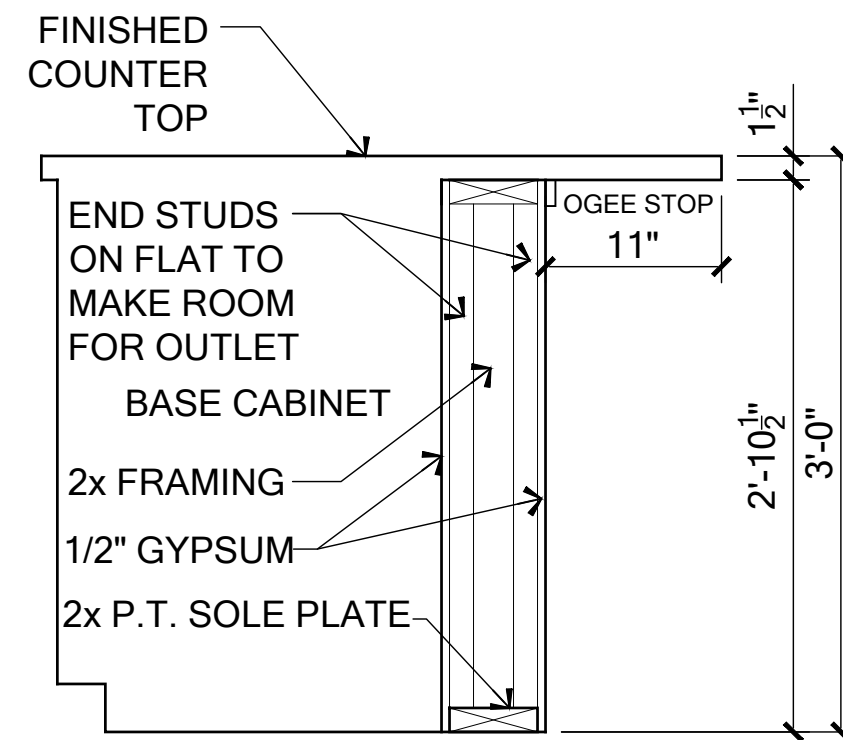
DROP DOWN TRAY CEILING
SCALE: 1-1/2" = 1'-0"



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



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



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

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CA No. 9161 AA26003115

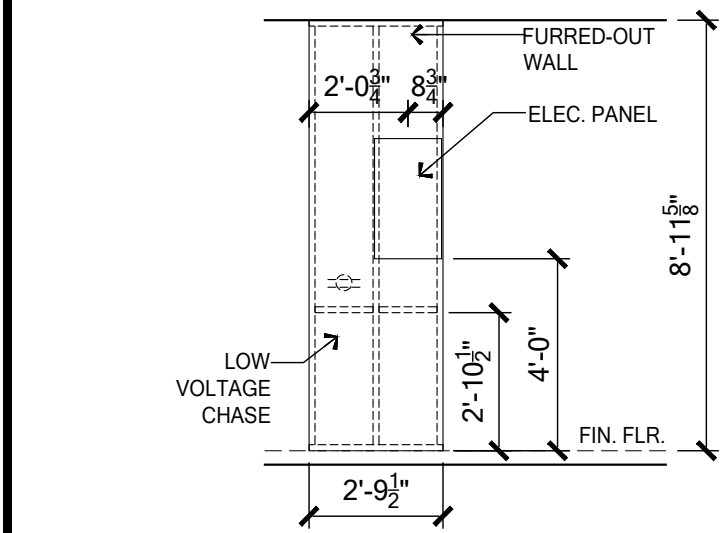
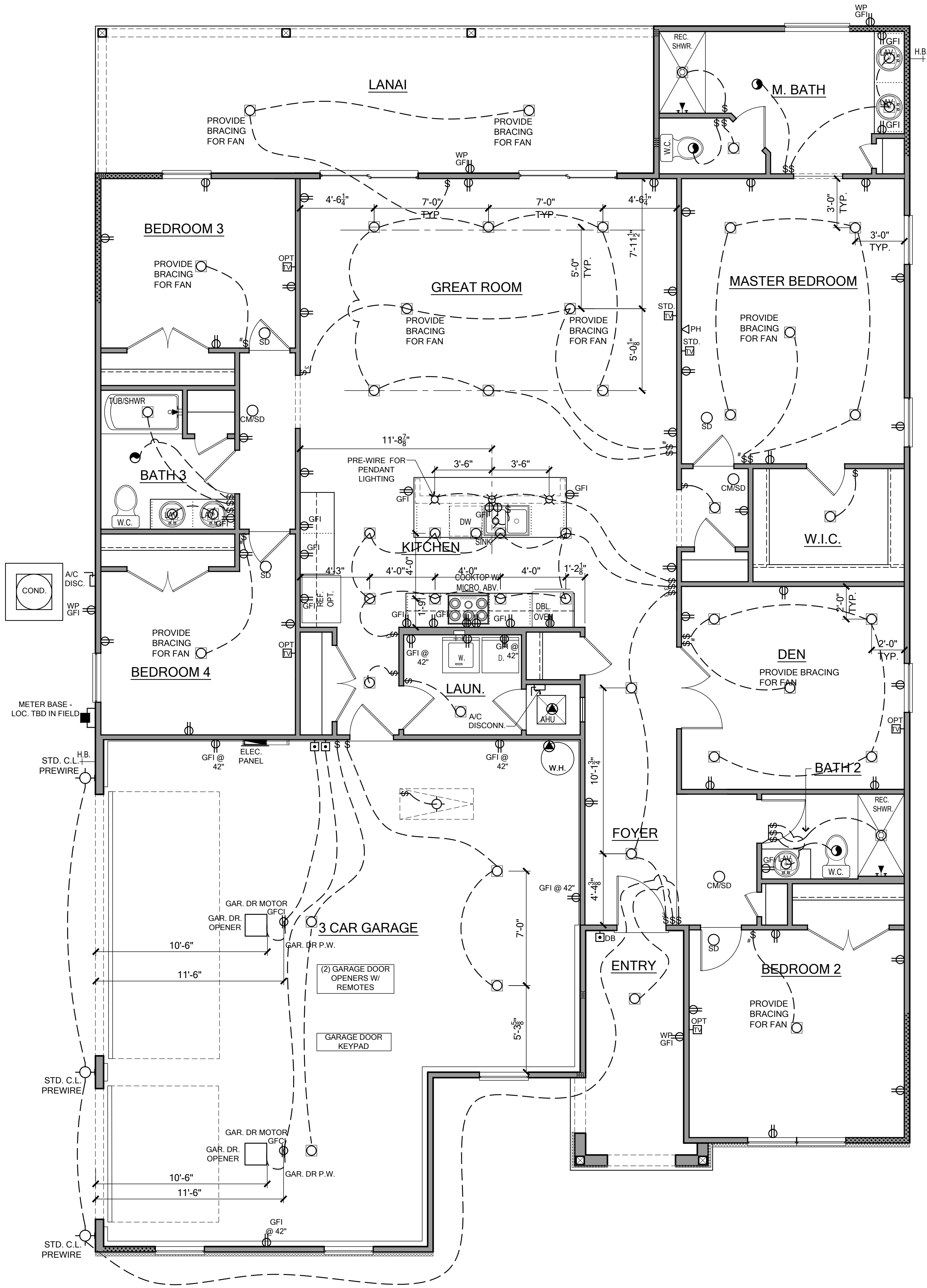
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(407) 880 2333

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Huntington	Elev - J	
Lot:	10	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC01001		Americana Series
Reference No.	25-00507		
Sheet:	6.0		
	INTERIOR ELEV		

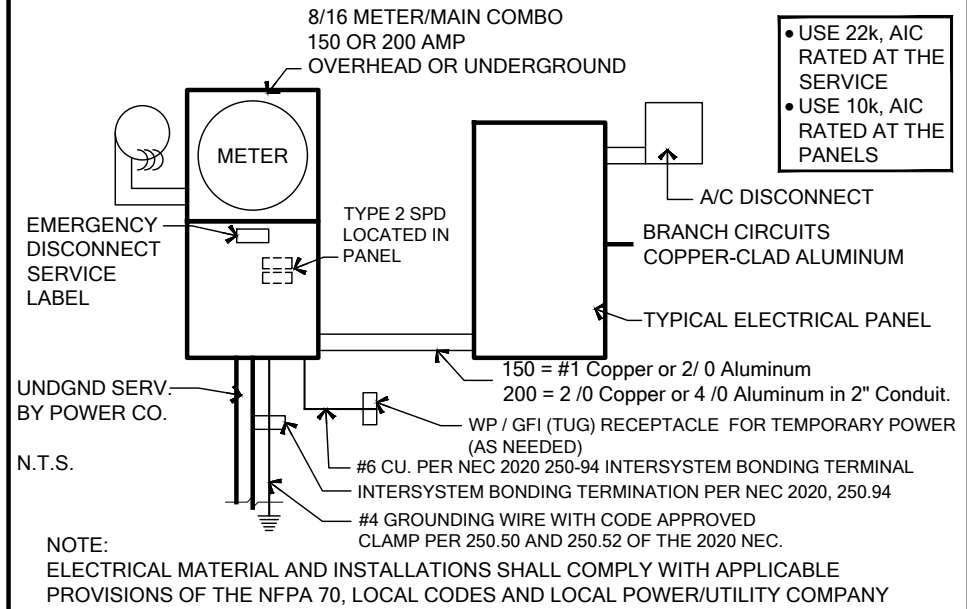


PANEL WALL DETAIL
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

POWER SYMBOLS		
	WP	WEATHER PROOF
	VP	VAPOR PROOF
	GFI	GROUND FAULT INTERRUPT
	A	ARC FAULT INTERRUPT
	48	MOUNTING HEIGHT
	GDO	GARAGE DOOR OPENER
	PS	PULL STRING
		MOTOR
		BATH FAN
		BATH FAN AND LIGHT COMBINATION
		SINGLE POLE SWITCH
		THREE WAY SWITCH
		SPECIAL PURPOSE
		DISCONNECT
		ELECTRIC PANEL
		METER BASE
LIGHTING SYMBOLS		
		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		
		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.
 - 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"

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MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 902-9671

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Huntington	Elev - J	
Lot:	10	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Sub no.	9FC01001	Americana Series	
Reference No.	25-00507		
Sheet:	7.0		
ELECTRICAL			

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
2. 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.
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 are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Quality Assurance Manager at 321-972-0491 immediately. No backcharges will be considered for reimbursement by the the Engineer without advanced notification and approval by the Engineer. Payments will be made in accordance to the terms of the agreement.

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

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.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EA. WAY.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A 1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.
6. 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.
7. 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.
8. 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 FRAMING MEMBERS (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.
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. MIN. 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 I OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE 1) MINIMUM OF 1/8" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
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 A325U 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 CEILINGS AND 1 1/8" DRYWALL SCREWS AT 12" O.C. FOR WALLS. ALL ENDS AND EDGES OF WALLBOARD SHALL OCCUR OVER AND BE SCREWED TO SUPPORTS. MAXIMUM SCREW SPACING FOR WALLS SHALL BE 16" O.C. ALONG SUPPORTS. MAXIMUM SCREW SPACING FOR CEILINGS SHALL BE 12" O.C. ALONG SUPPORTS. MINIMUM SCREW / NAIL DISTANCE FROM EDGE SHALL BE 3/8". THIS SHALL APPLY TO BOTH CEILING AND WALL INSTALLATION. DRYWALL SHIMS SHALL BE USED ONLY WHERE NECESSARY. OPENINGS CUT FOR OUTLETS, SWITCHES, ETC., SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING OR CAULKING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING.

STRUCTURAL DESIGN CRITERIA

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

GENERAL ROOF LOADING
SHINGLE ROOF (PSF)METAL ROOF (PSF)TILE ROOF (PSF)HEAVY ROOF (PSF)
TOP CHORD LL 16202020
TOP CHORD DL 7101525
BOTTOM CHORD LL* 0000
BOTTOM CHORD DL 10101010
TOTAL (PSF) 33404555
BOTTOM CHORD LL (OPT)
ATTICS W/ LIMITED STORAGE 20
ATTICS W/ HEAVY STORAGE 50
* ATTICS W/ NO STORAGE 10
(NON-CONCURRENT)
NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

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

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

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

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

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

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

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

FOR COUNTY USE ONLY

01/23/2025

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 AA26033115

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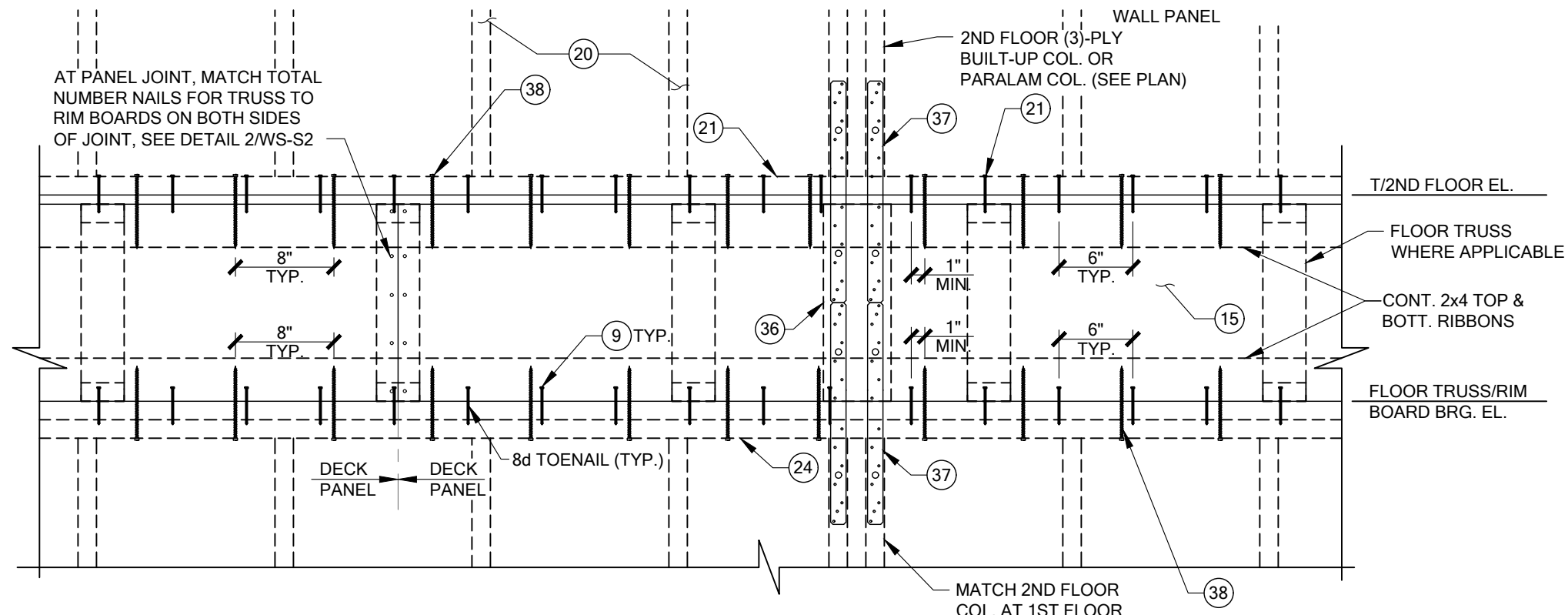
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Plan Name: Huntington
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Lake City, FL 32024
Job No. 9FC01001
Americana Series

Reference No. 25-00507
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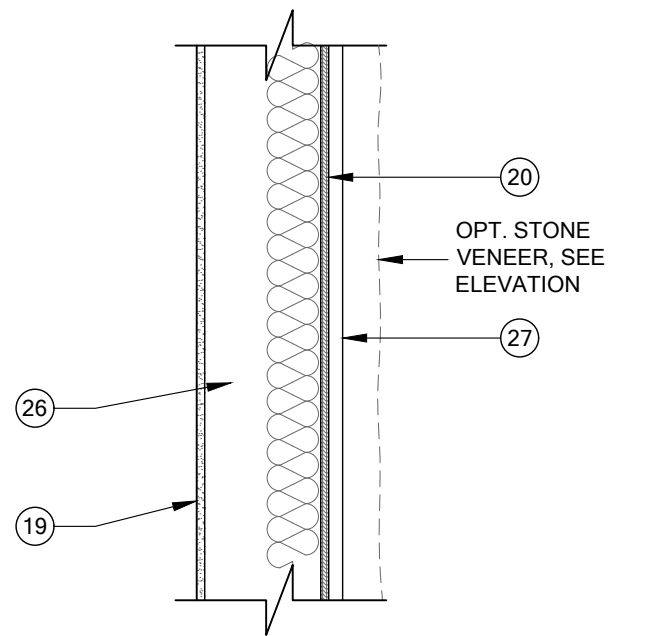
STRUCT NOTES

CARLOS DAVILA

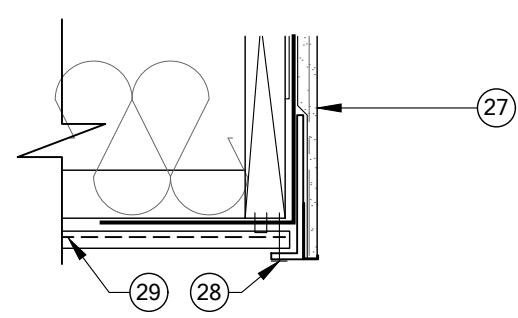
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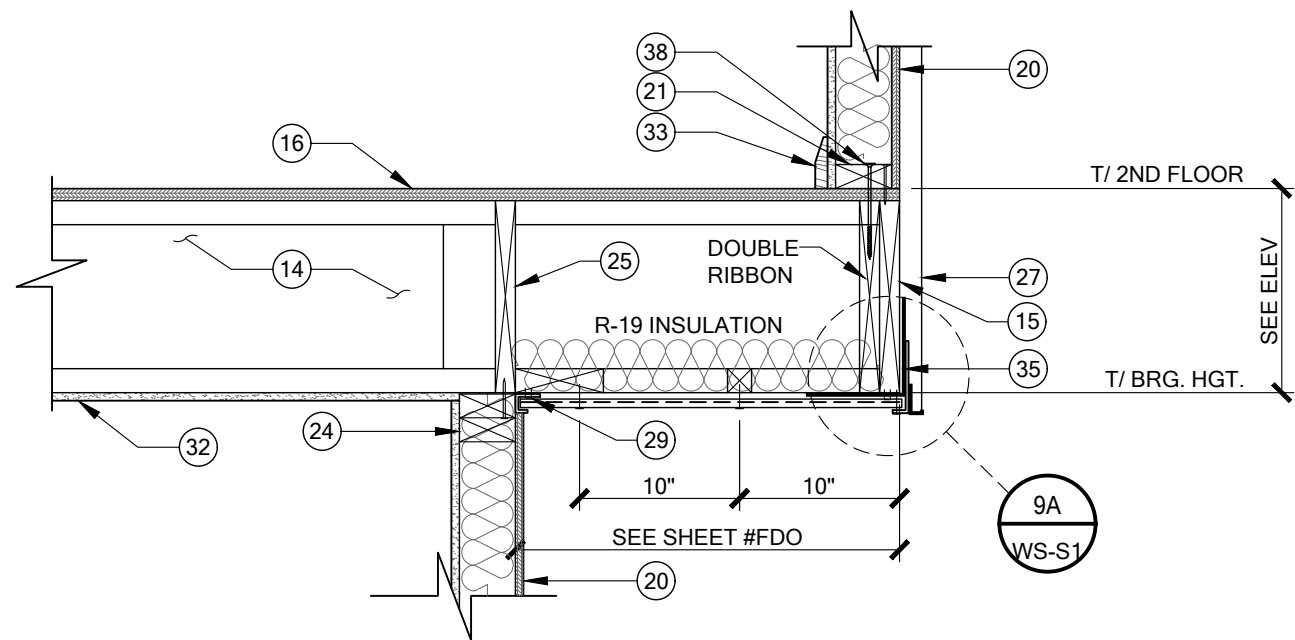
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



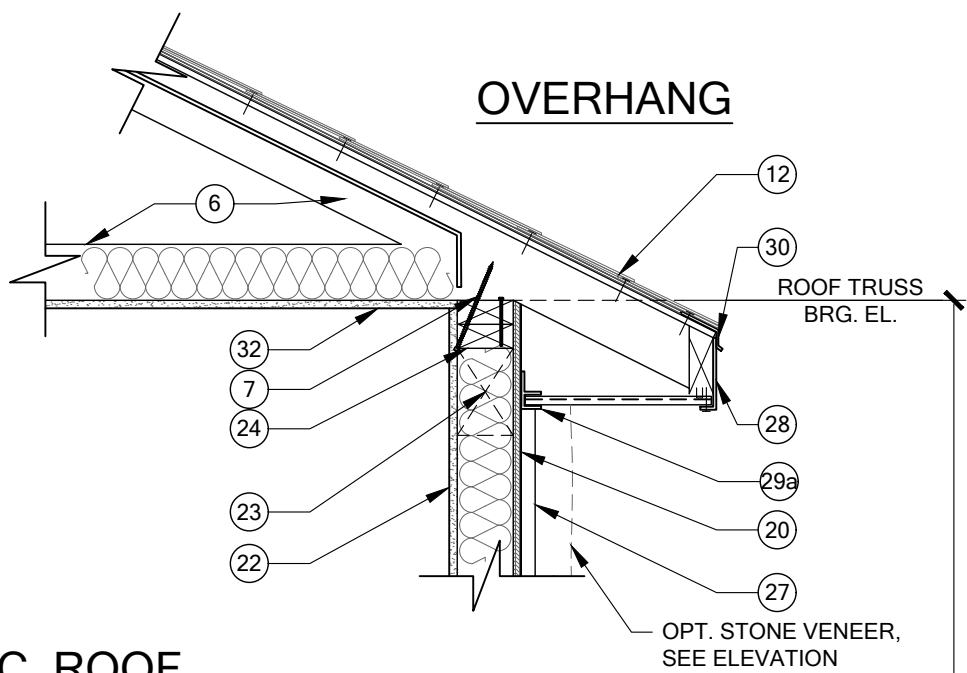
4 PARTIAL SECTION - TWO STORY OPENING
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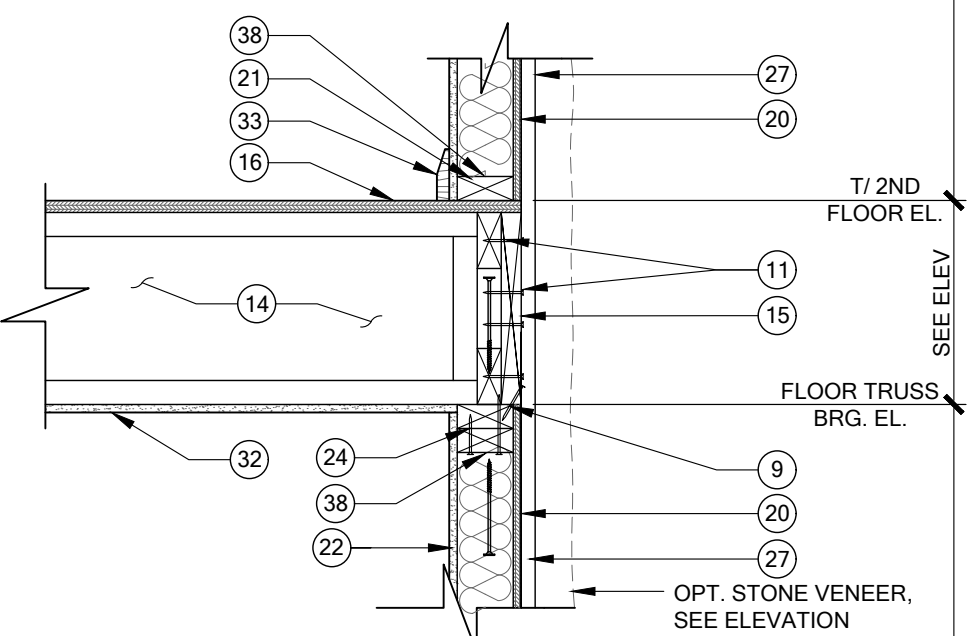
9A SOFFIT CONNECTION
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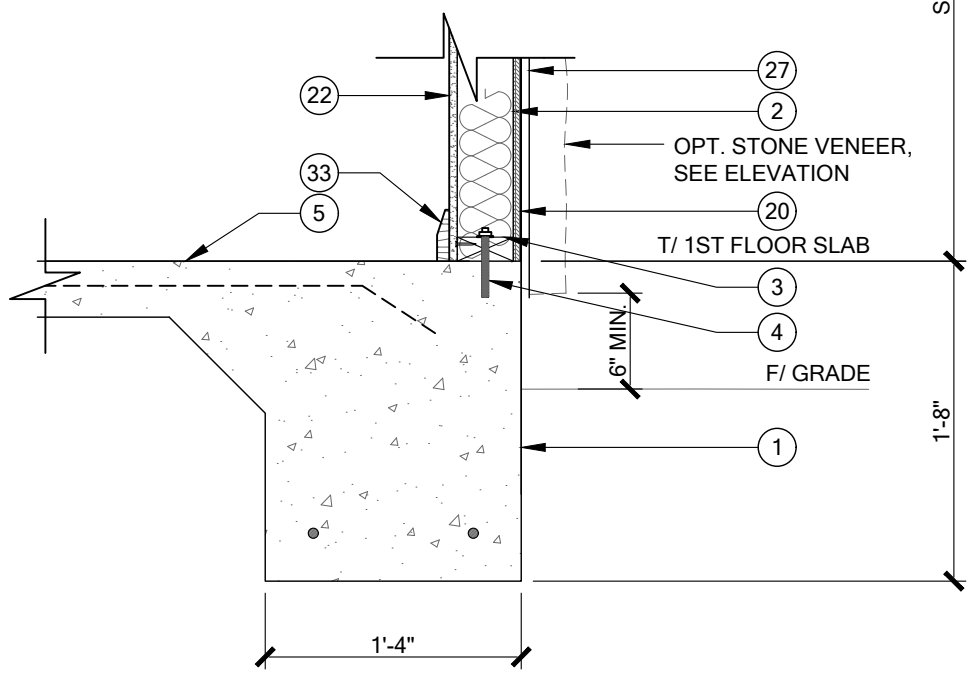
6 PARTIAL SECTION - FLOOR OVERHANG
SCALE: N.T.S.



C. ROOF

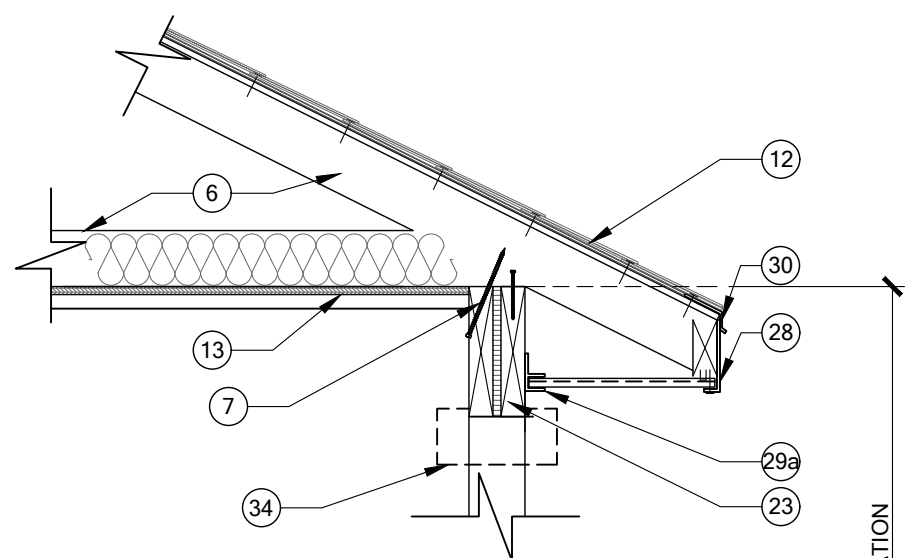


B. 2ND FLOOR DECK

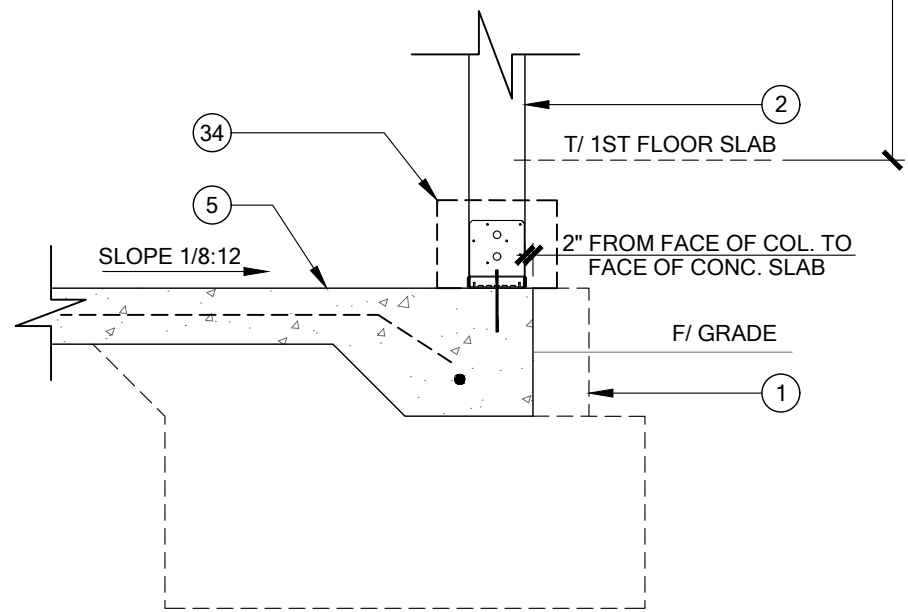


A. FOUNDATION

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

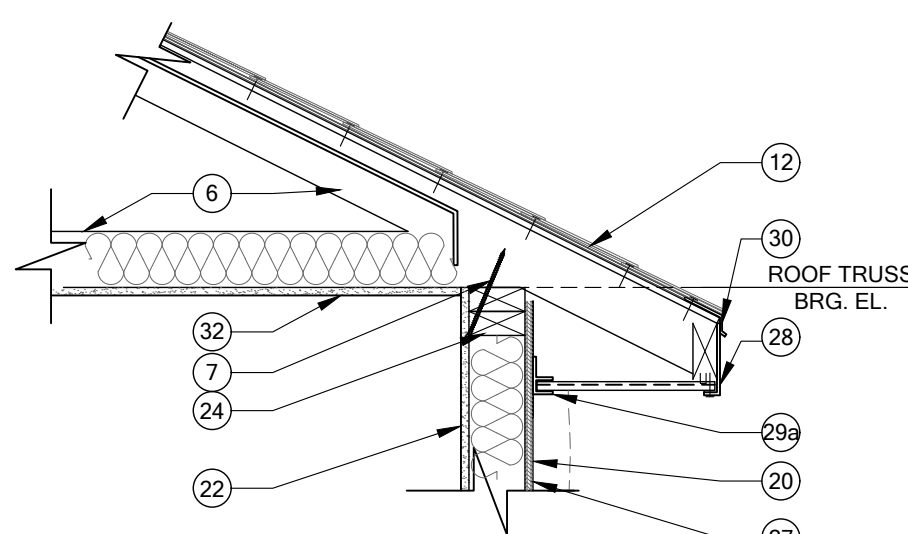


B. ROOF

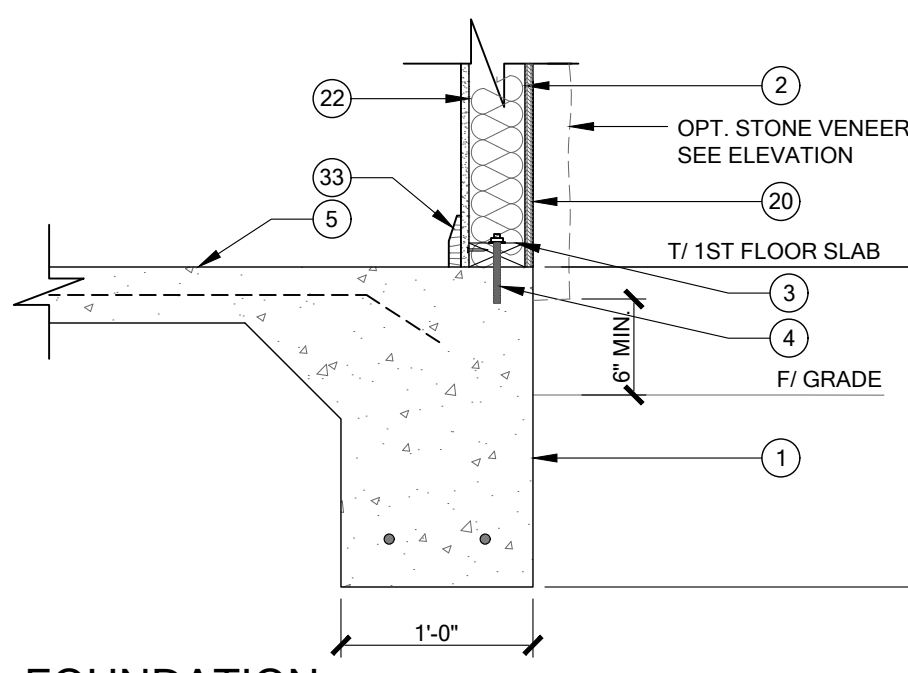


A. FOUNDATION

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



B. ROOF



A. FOUNDATION

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

WALL SECTION KEY NOTES

- MONOLITHIC CONCRETE FOUNDATION, SEE FOUNDATION PLAN.
- 2x4 SYP #2 WOOD WALL OR COLUMN, SEE PLAN FOR SIZE, SPACING & CONNECTORS.
- (1) P.T. #2 SYP 2x4 SILL PLATE (UNLESS NOTED).
- SEE FM301.1 FOR TYPICAL SILL PLATE FASTENING - ANCHORS OR HOLDDOWNS SHALL BE INSTALLED 6"-12" FROM THE END OF ALL SILL PL'S & MIN. (2) ANCHORS OR HOLDDOWNS SHALL BE INSTALLED IN EVERY SEPARATE PIECE OF SILL PL.
- CONCRETE SLAB (SEE PLAN)
- PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE. @ A/C SPACE LOCATIONS.
- TRUSS CONNECTOR, SEE FRAMING PLAN.
- CONT. 2x4 SYP #2 PLATE FASTENED TO TOP PL. W/ 12d TOENAILS @ 8" O.C.
- TOENAIL RIM BOARD TO DOUBLE TOP PLATE W/ 8d NAILS @ 6" O.C.
- FASTEN MULTIPLE PLY RIM BOARDS TOGETHER W/ (3) ROWS OF 8d NAILS @ 12" O.C.
- FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS W/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS W/ (2) 8d NAILS
- ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1. FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161
ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ROOFING THROUGH NAIL PER STRIP OR (2) PER INDIVIDUAL SHINGLE, ASPHALT SHINGLES OR FOLLOW MANUFACTURER INSTRUCTIONS FOR PRODUCT.
METAL ROOF OPTION: C&C ROOF PRESSURES MRH 30'
160/B HIP ZONE 1 = -34.78, ZONE 2 = -47.94, ZONE 3 = -47.94
GABLE ZONE 2 = -59.03, ZONE 3 = -70.03
160/C HIP ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
GABLE ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
26GA. GALV. STEEL 4x4 L FLASHING
UNDERLAYMENT SHALL BE PER FBC R905.1.1 OVER SHEATHING. SEE MANUFACTURER INSTALLATION INSTRUCTIONS.
ROOF SHEATHING AND NAILING PER SPECIFICATION IN ENGINEERED ROOF SHEATHING & NAILING DETAIL (RSH) ON FRAMING PLAN FOR EACH ROOFING MATERIAL AND ZONE
- PORCH CEILINGS
FRONT PORCHES: 7/16" OSB ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS @ 4" O.C. EDGES & FIELD. w/ EXTERIOR FINISH OF VENTED SOFFIT AND J-CHANNEL. STAPLE SOFFIT TO SUBSTRATE @ 8" O.C. INSTALL TRIM NAIL IN CENTER RIB OF PANEL @ 16" O.C.; ATTACH J-CHANNEL W/ 3/8" x 5/8" STAPLE @ 24" O.C. INTO OSB SUBSTRATE.
REAR PORCHES: TEXTURED PAINTED: 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE GYPSUM BOARD SHALL BE ATTACHED w/ TYPE 'W' 1 1/4" DRYWALL SCREWS @ 8" O.C. IN FIELD AND EDGES
- PRE-ENGINEERED WOOD FLOOR TRUSS @ 24" O.C. (MAX.). SEE SECOND FLOOR FRAMING PLAN.
- WOOD RIM BOARD - SEE DETAIL 2/WS-S2 FOR CONNECTION REQUIREMENTS
- 3/4" T&G WOOD DECKING GLUED AND ATTACHED w/ 8d x 2 1/2" SCREW SHANK NAIL @ 6" O.C. EDGES AND 12" @ 2" 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 @ 2" 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 RIBBONS - FASTEN BLOCKS TOGETHER & TO TOP & BOTT. RIBBON W/ (4) 10d NAILS IN EACH (ONLY 1) VERT. 2x6 BLOCK REQ'D. @ DOUBLE RIM BOARD W/ SAME FASTENING
- FASTEN 2ND FLOOR COL. TO RIM BOARD W/ (2) MSTA18'S & FASTEN RIM BOARD TO 1ST FLOOR COL. W/ (2) MSTA18'S
- FRAMEFAST F6.0FL SCREWS @ 8" O.C. MAX.

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CA No. 9161 AA26003115

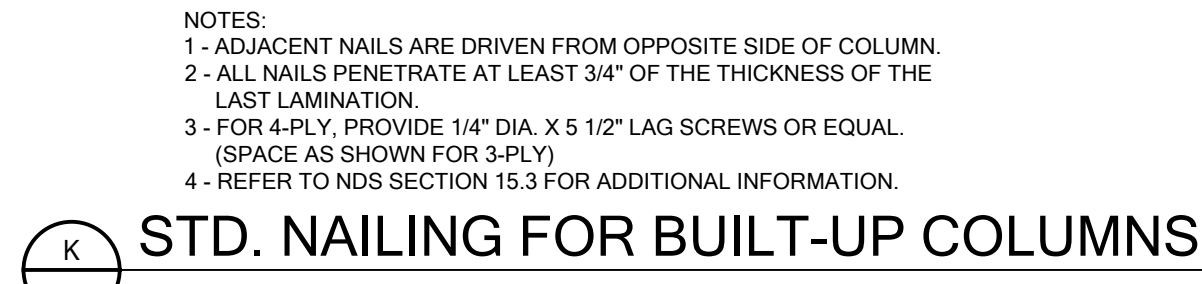
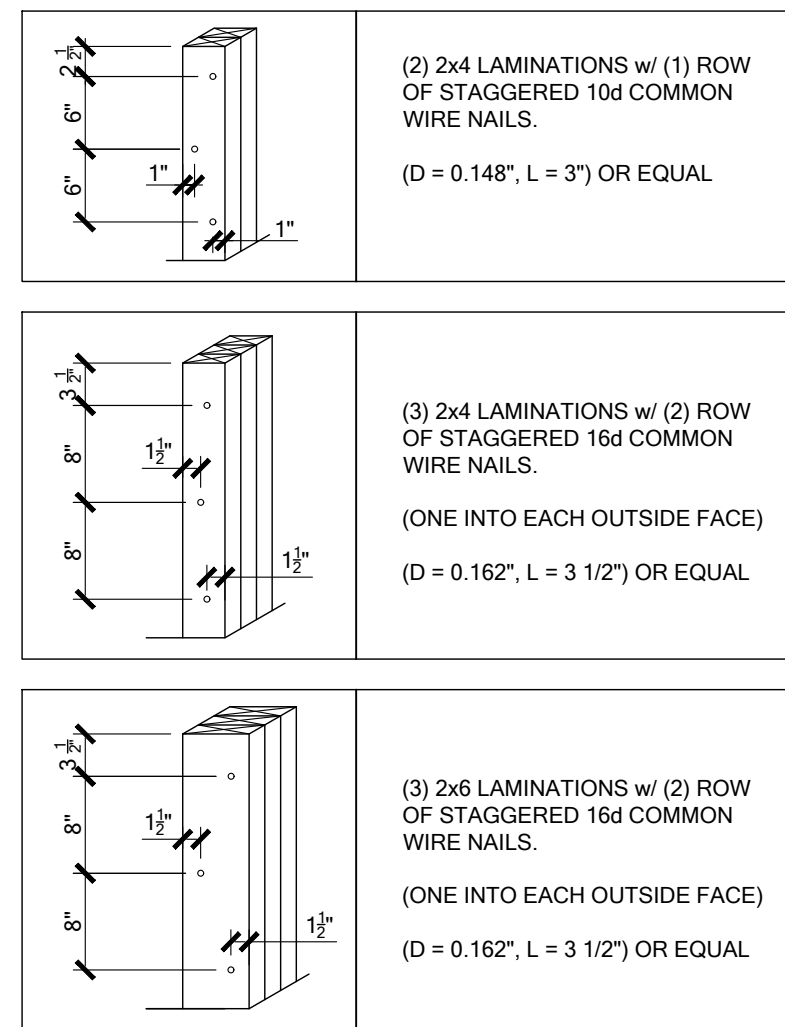
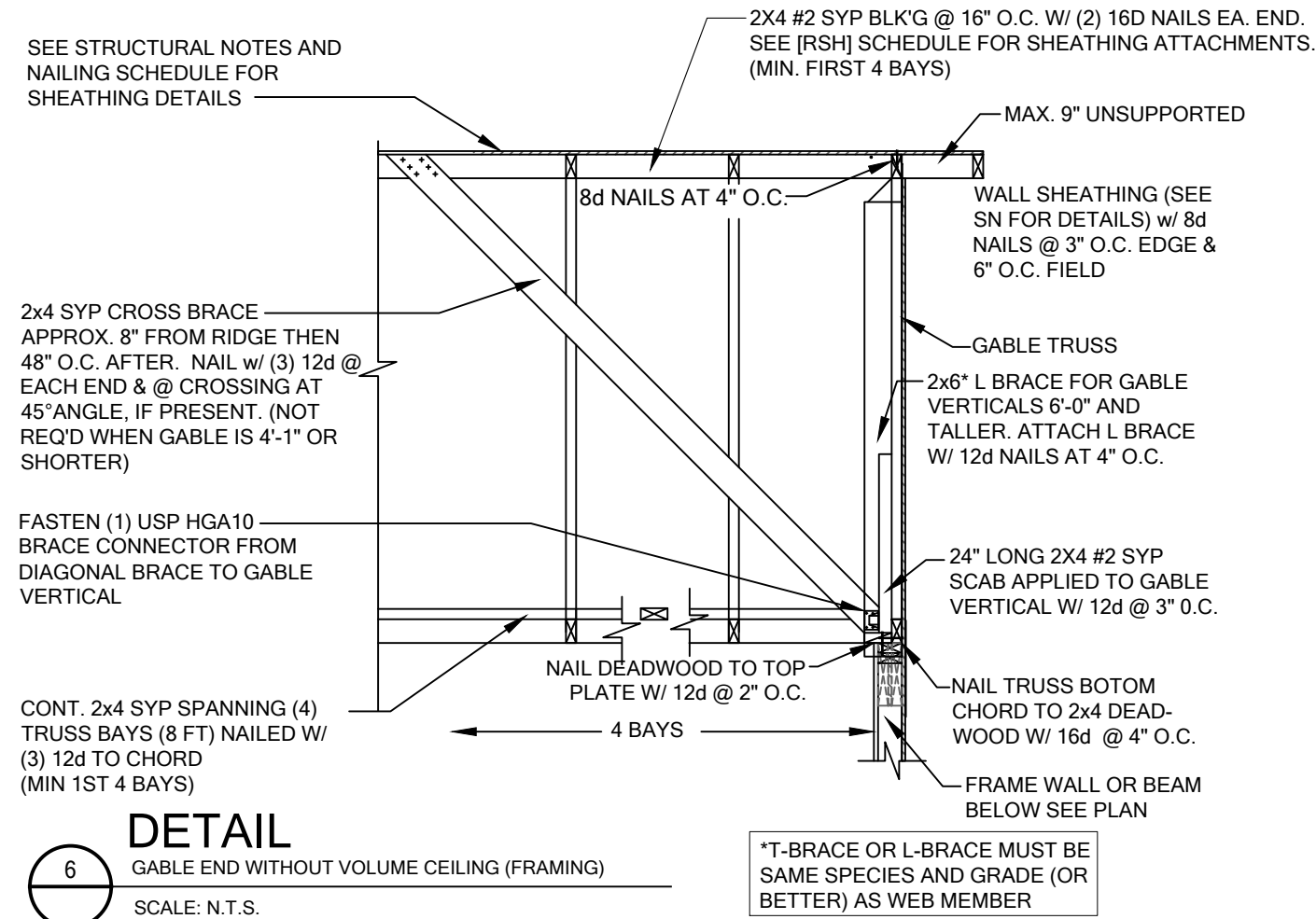
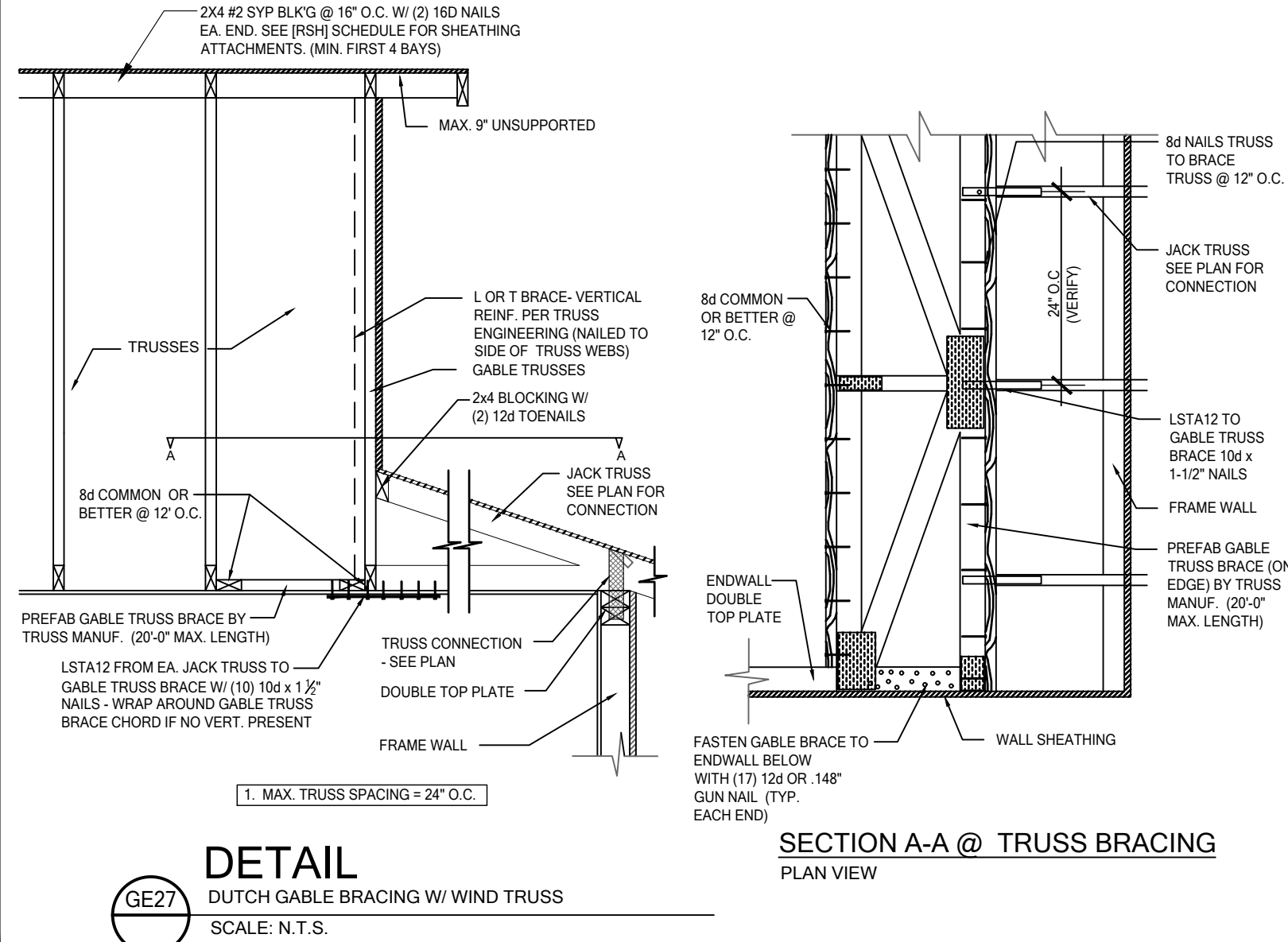
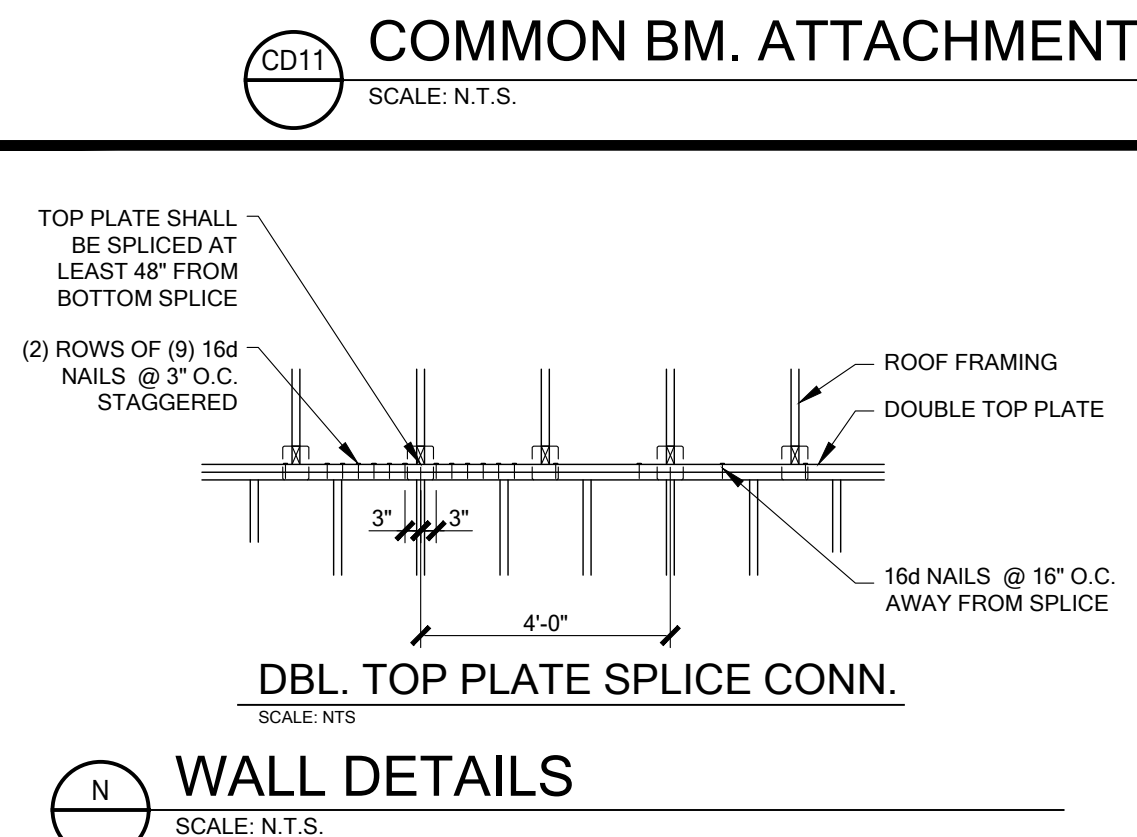
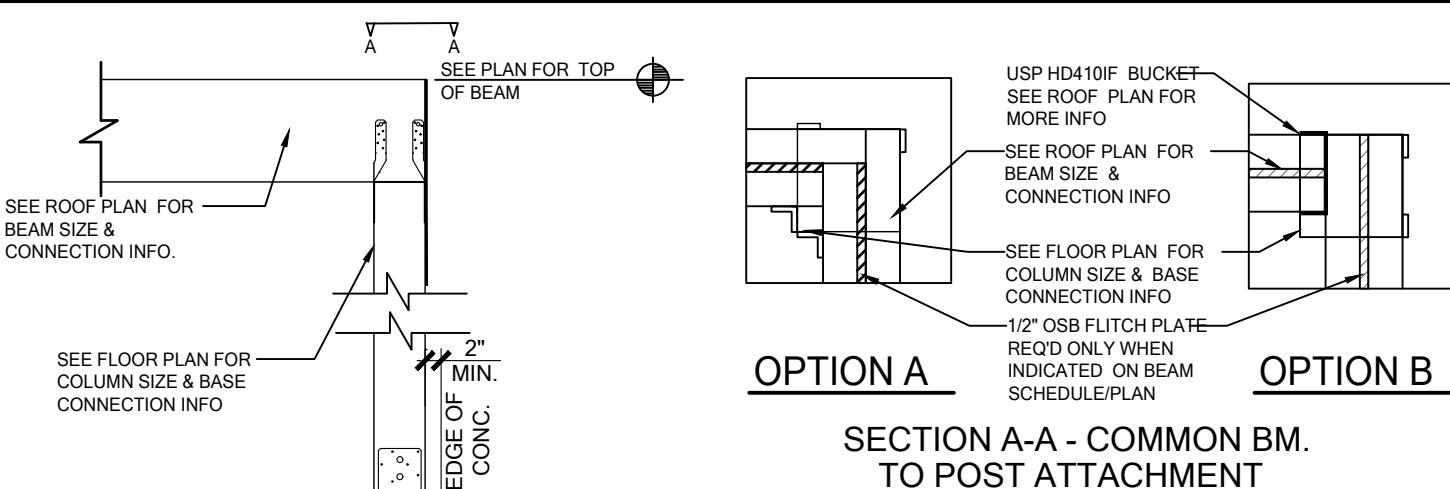
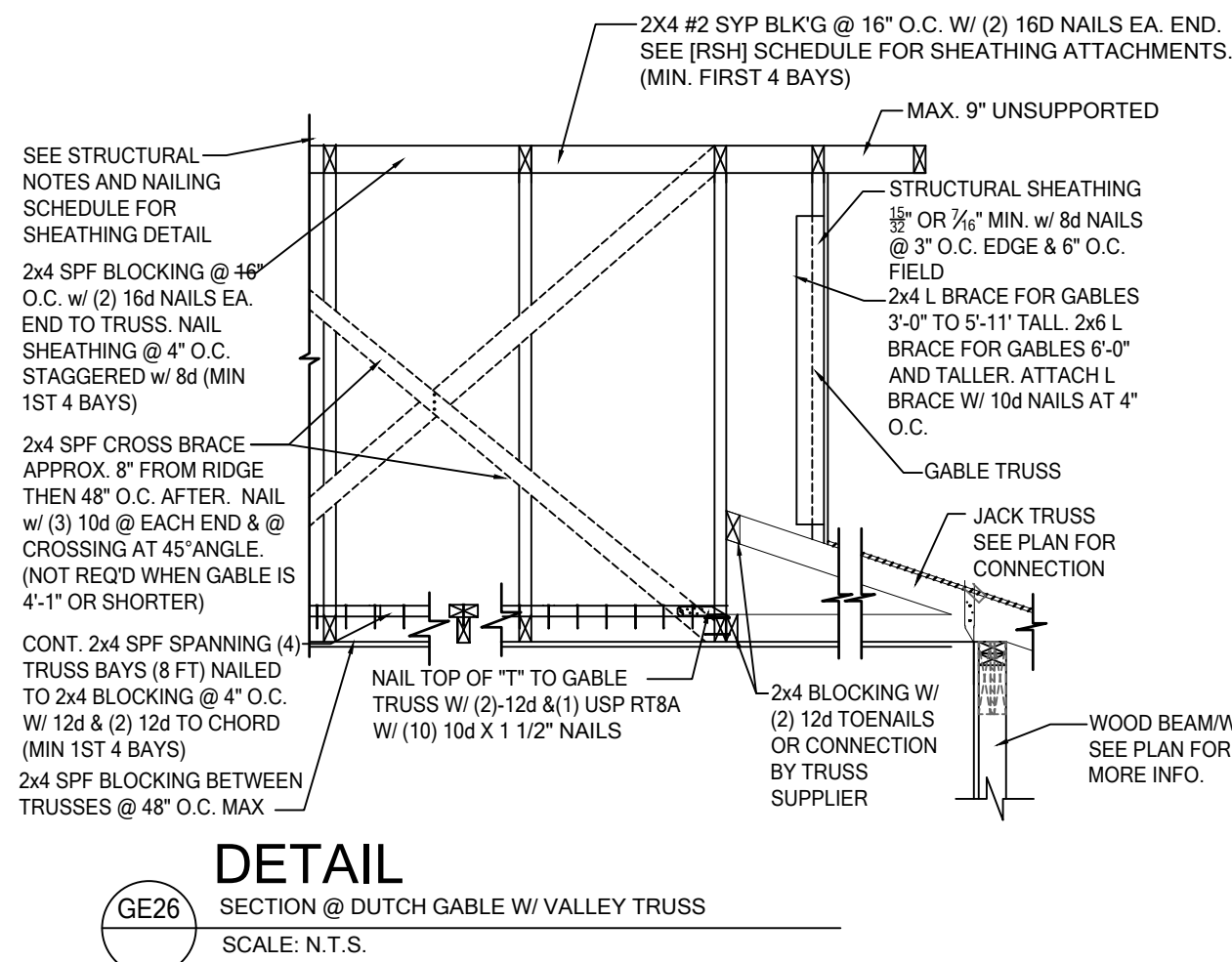
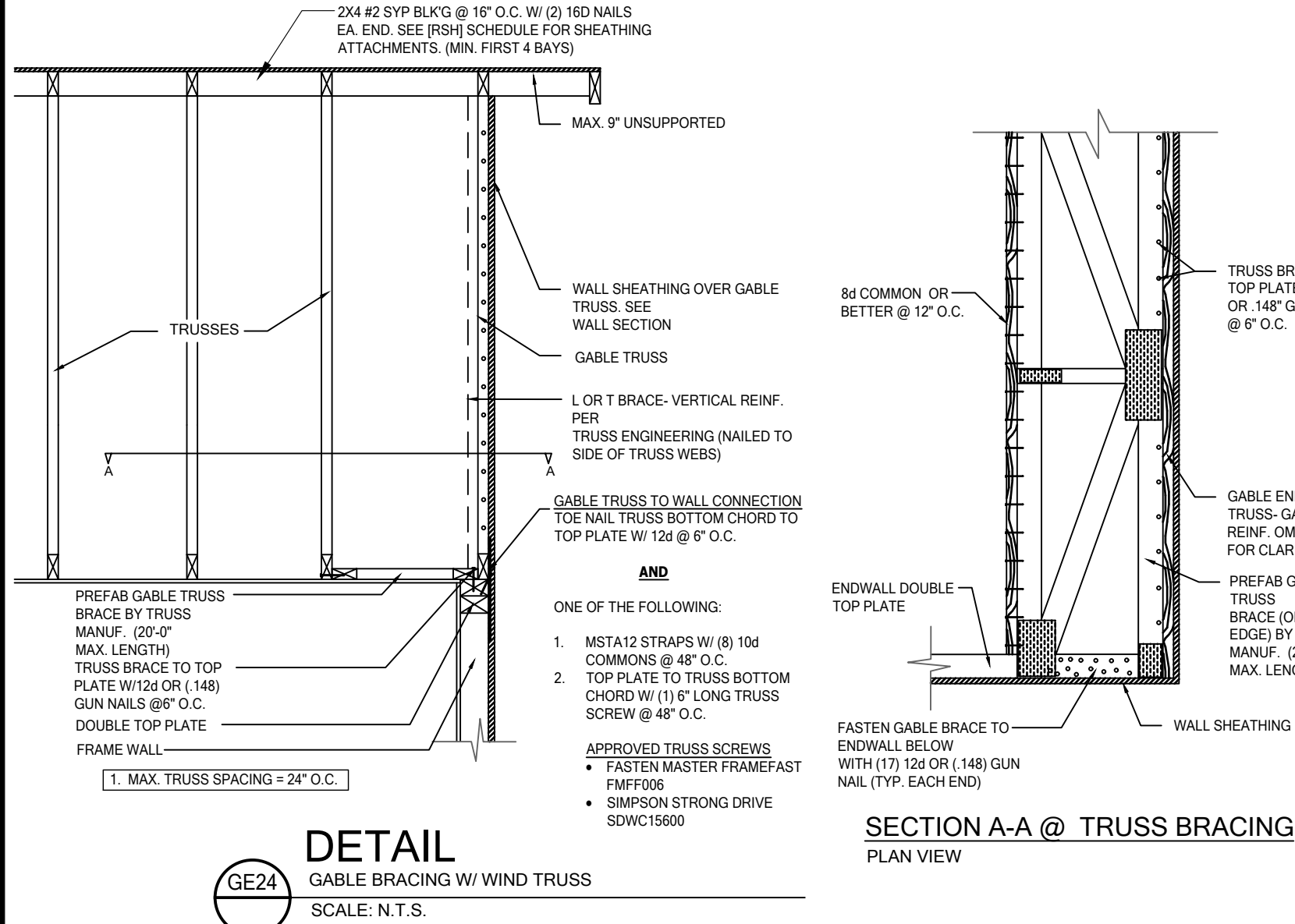
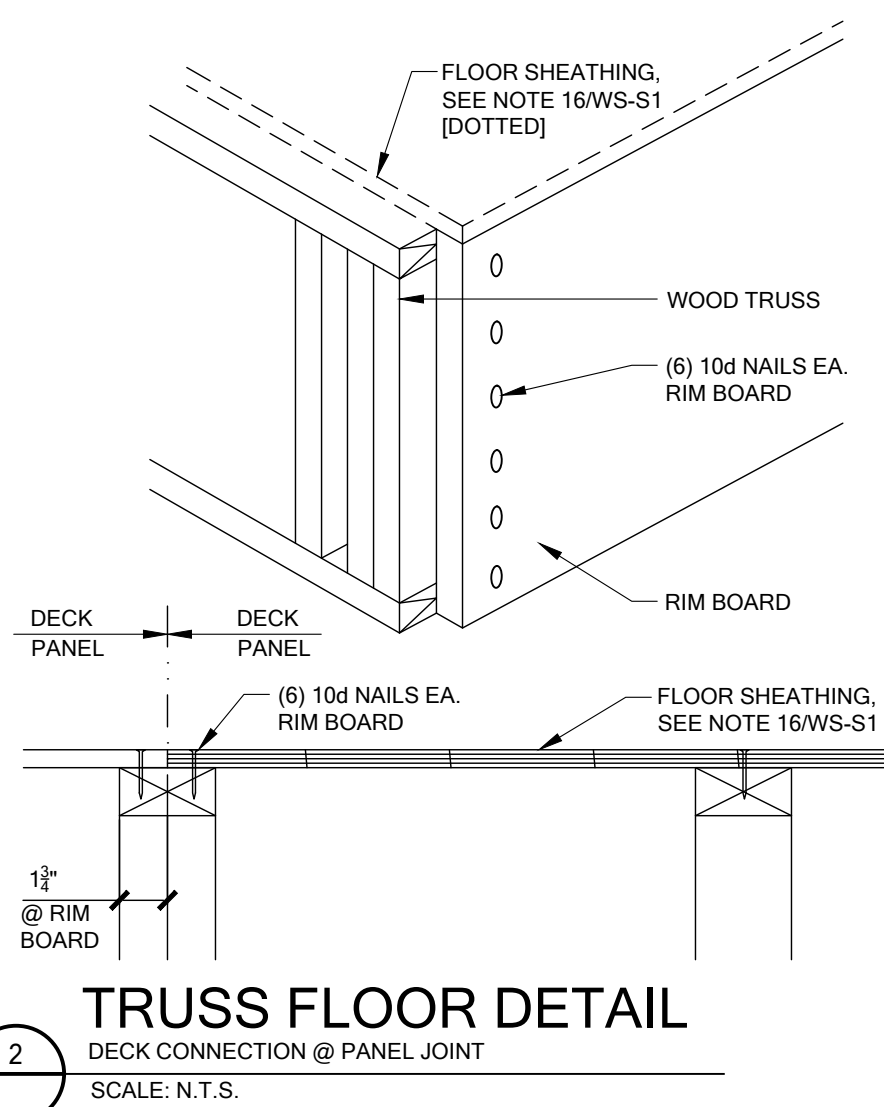
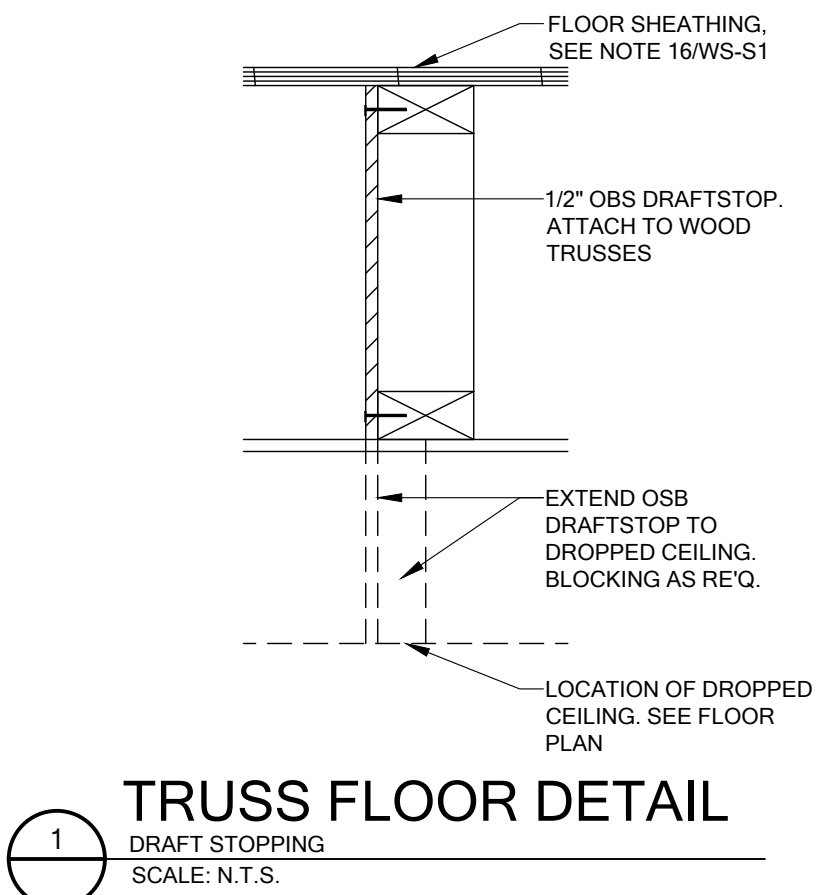
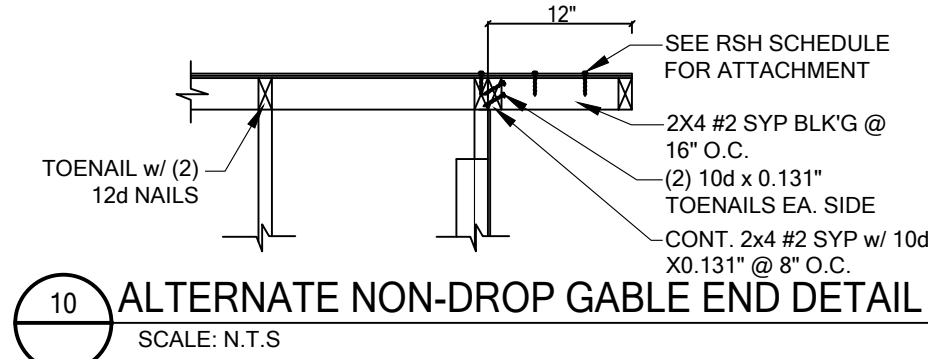
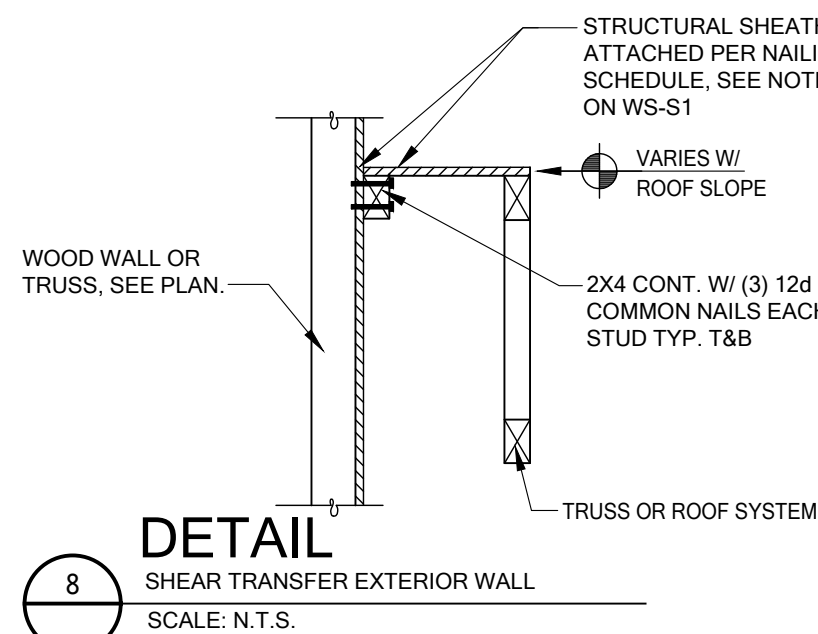
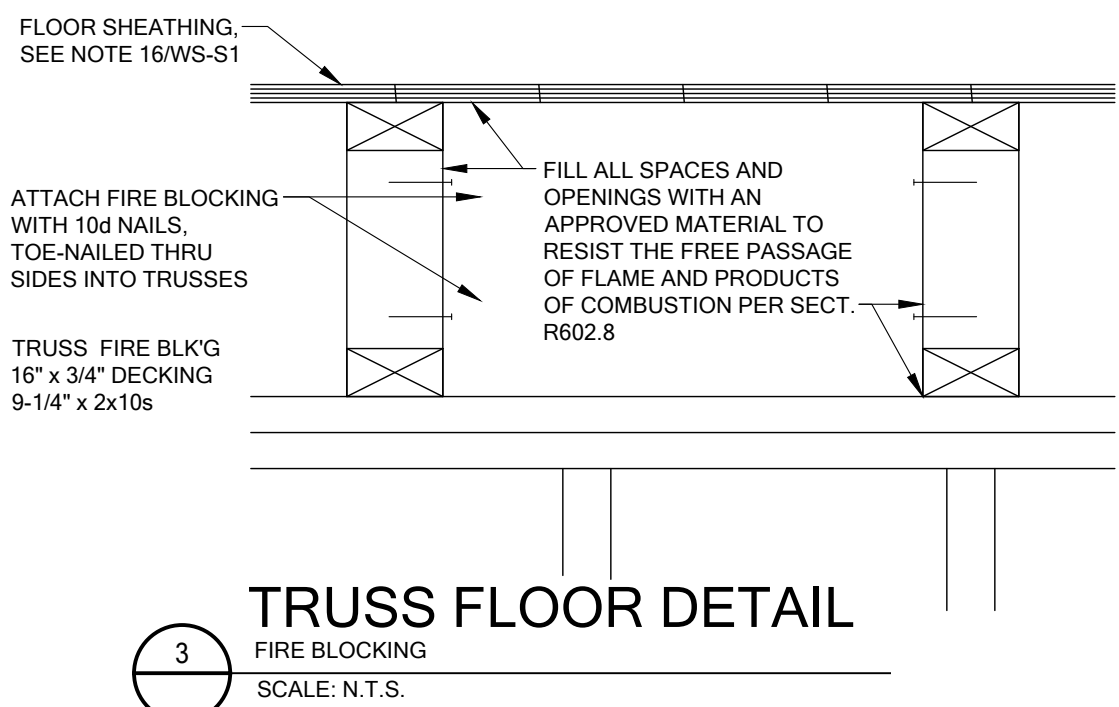
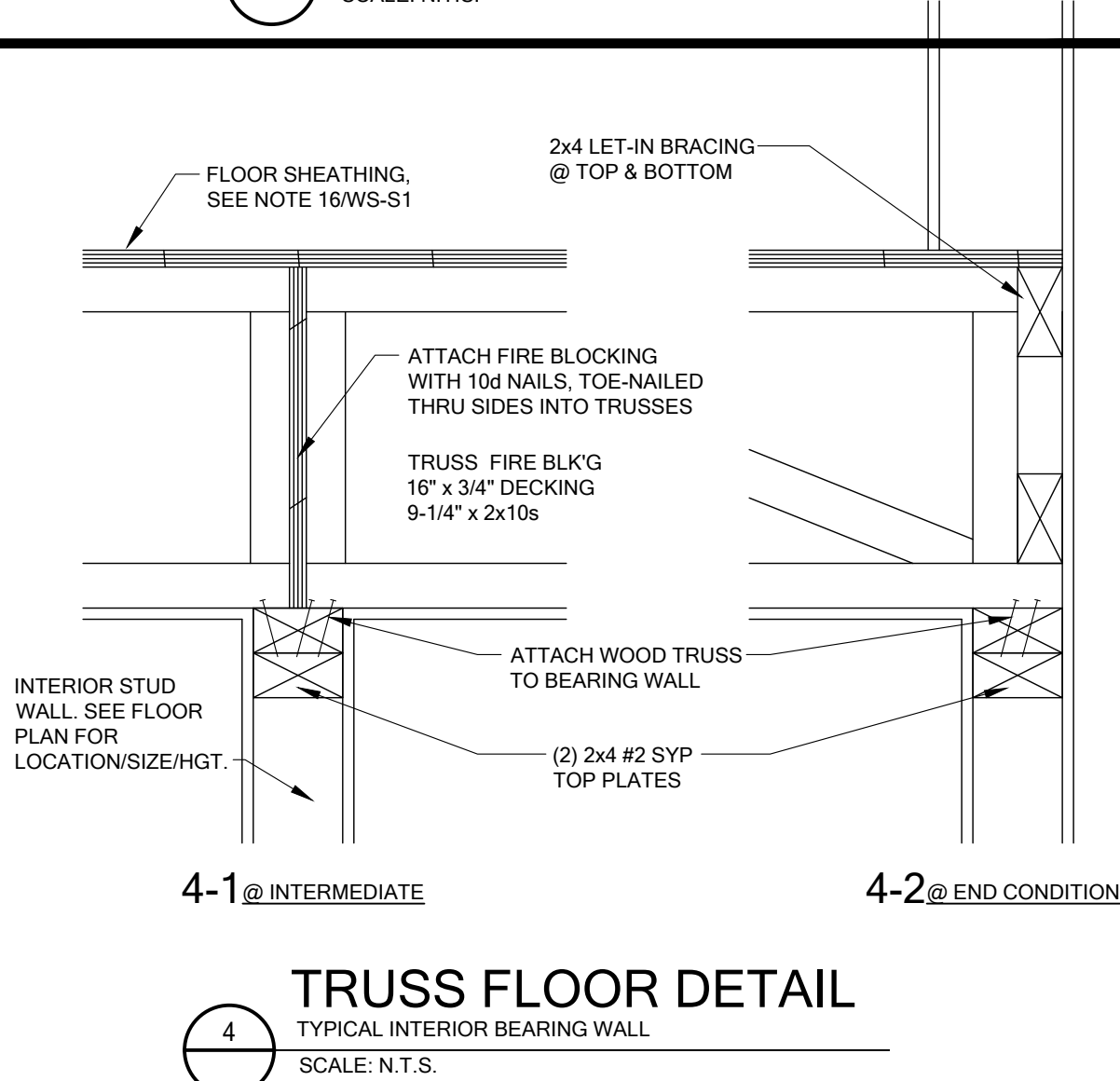
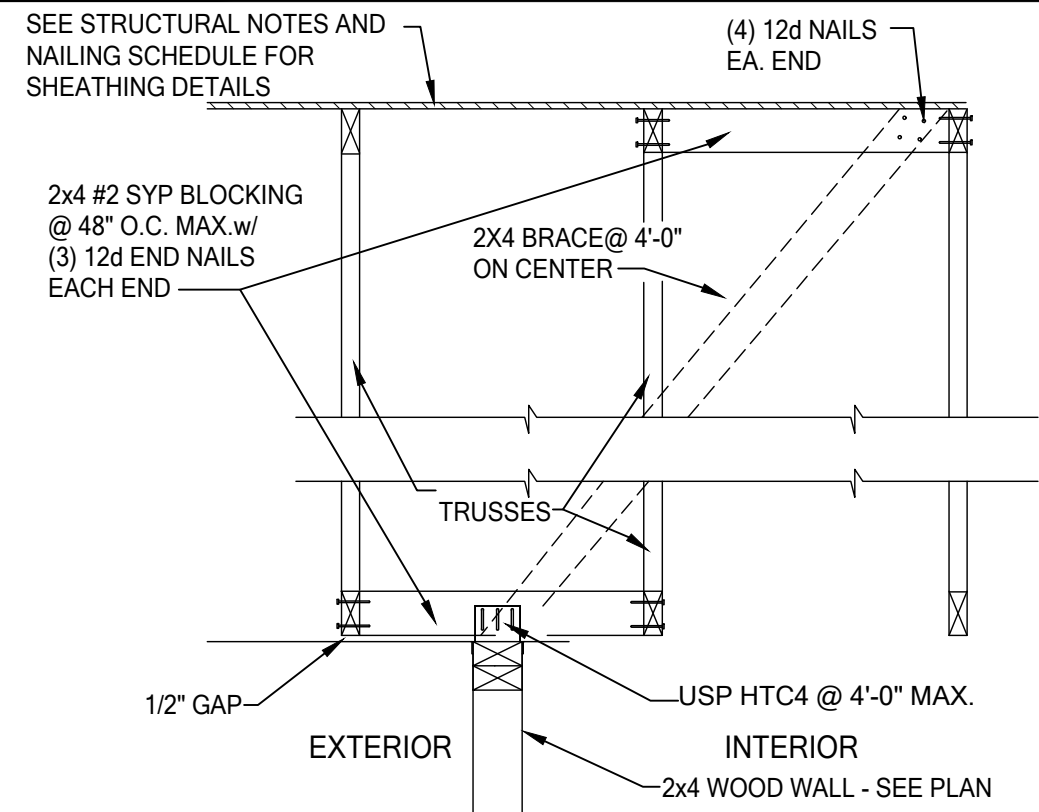
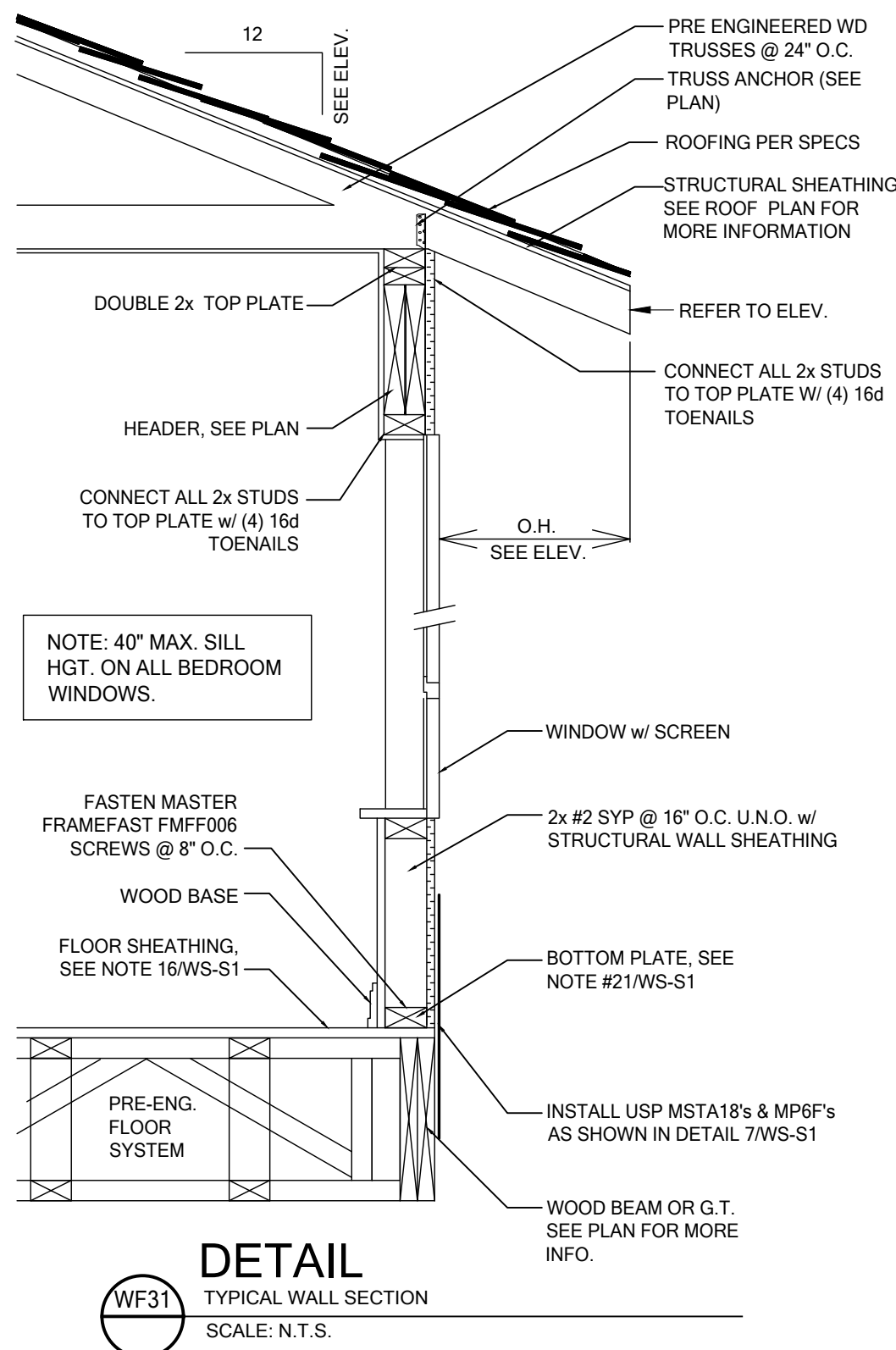


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(407) 902-9871

Community	Forest Cove			Garage Size:	Left	Sheet:	Reference No.	25-00507	WS-S1	DETAILS
	Plan Name:	Huntington	Elev - J	Block:						
	Lot:	10	Address:		TBD SW Cadence Glen Lake City, FL 32024					
	Job No.		9FC01001	Americana Series						



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Community: Forest Cove

Plan Name: Huntington

Garage Size: Elev - J Left

Lot: 10

Address: TBD SW Cadence Glen Lake City, FL 32024

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

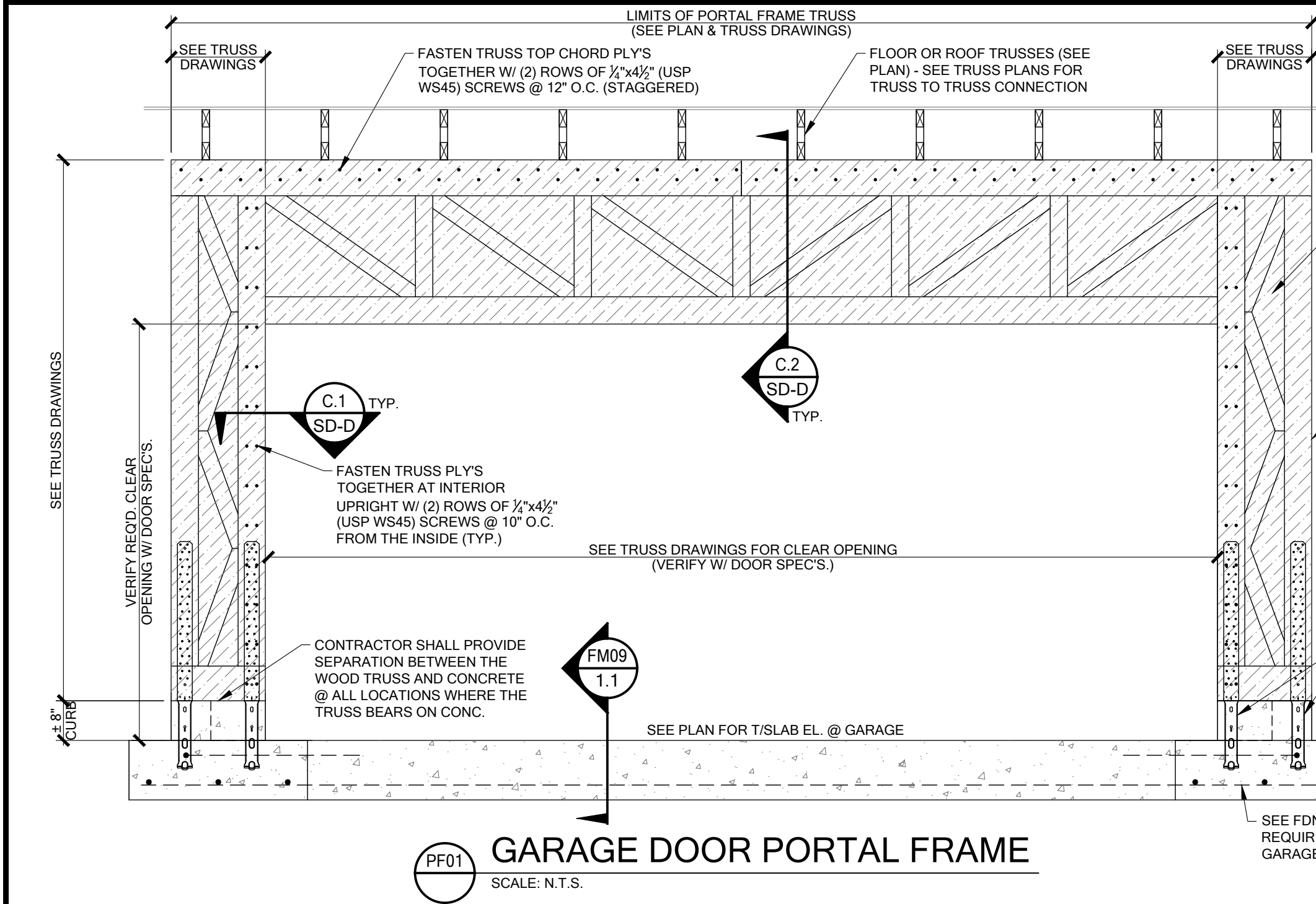
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Community: Americana Series

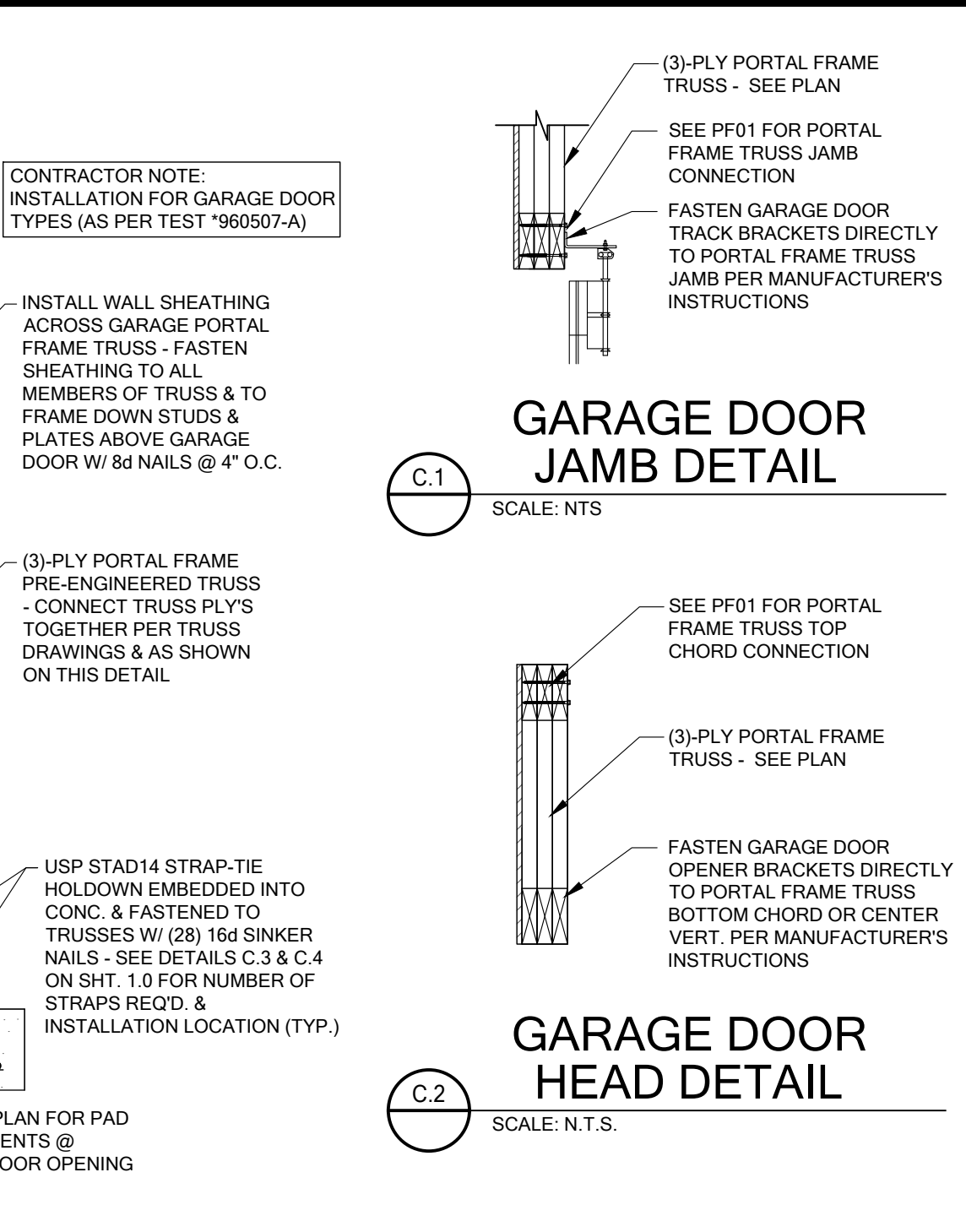
Job No: 9FC01001

DETAILS



GARAGE DOOR PORTAL FRAME

SCALE: N.T.S.

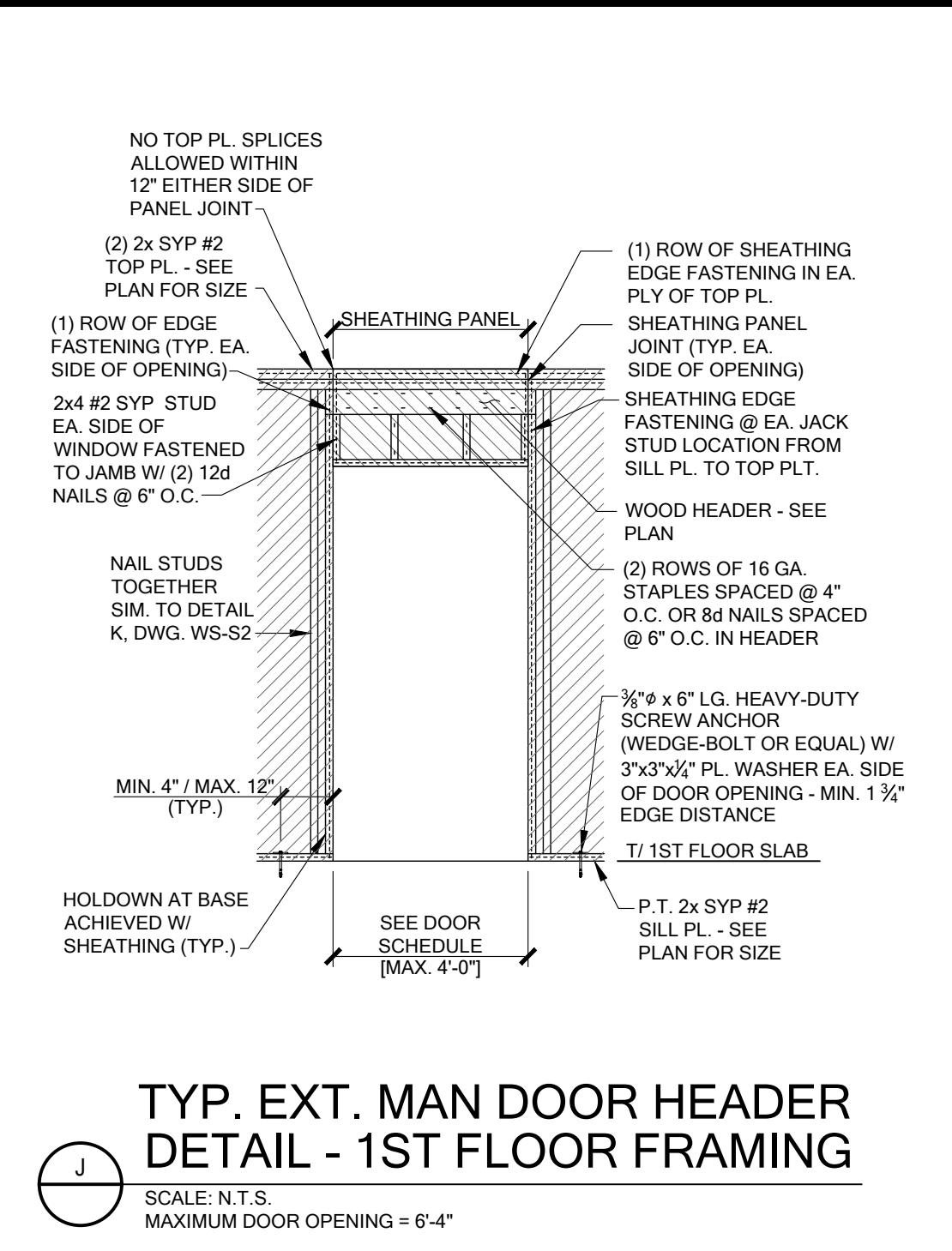


GARAGE DOOR JAMB DETAIL

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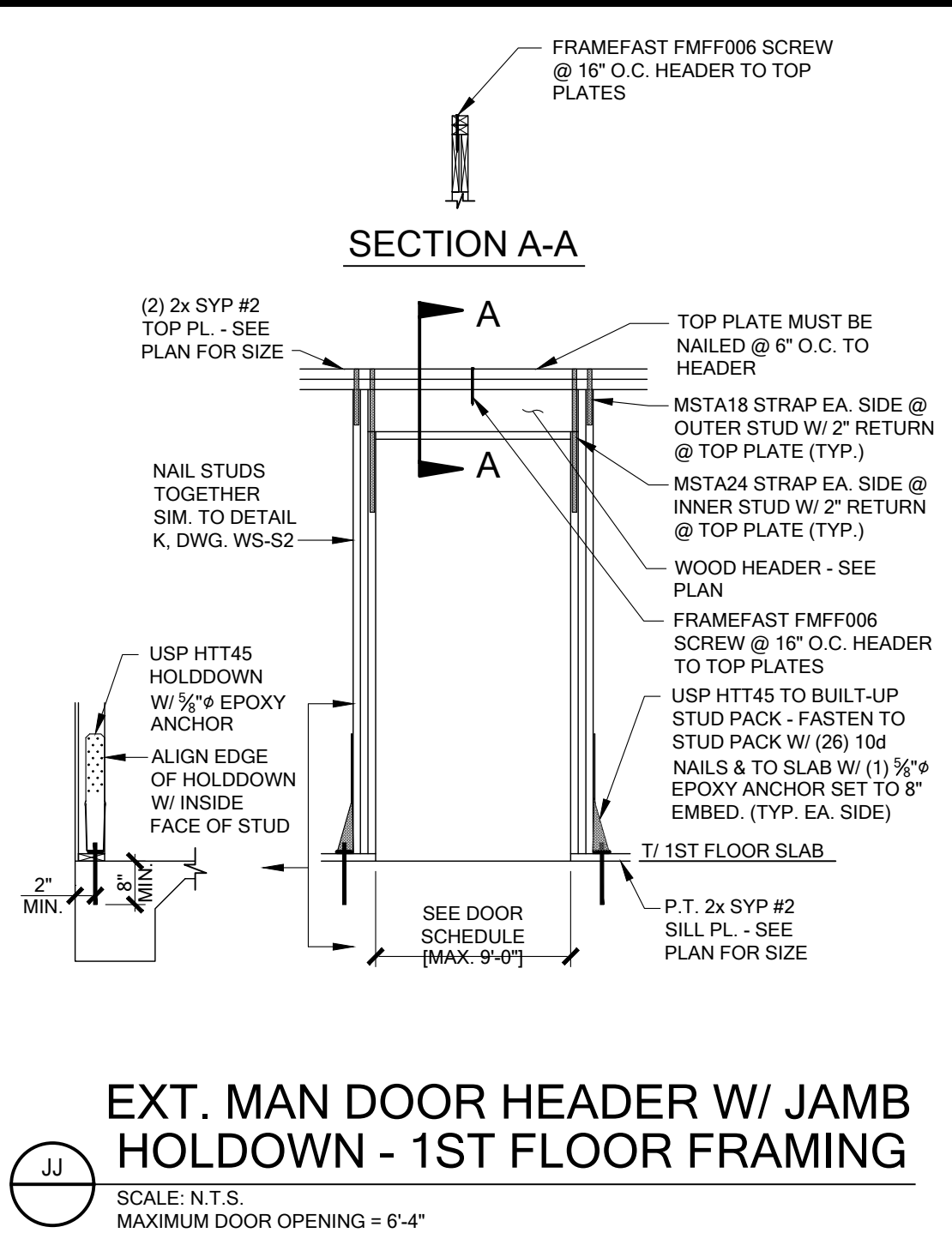
GARAGE DOOR HEAD DETAIL

SCALE: N.T.S.



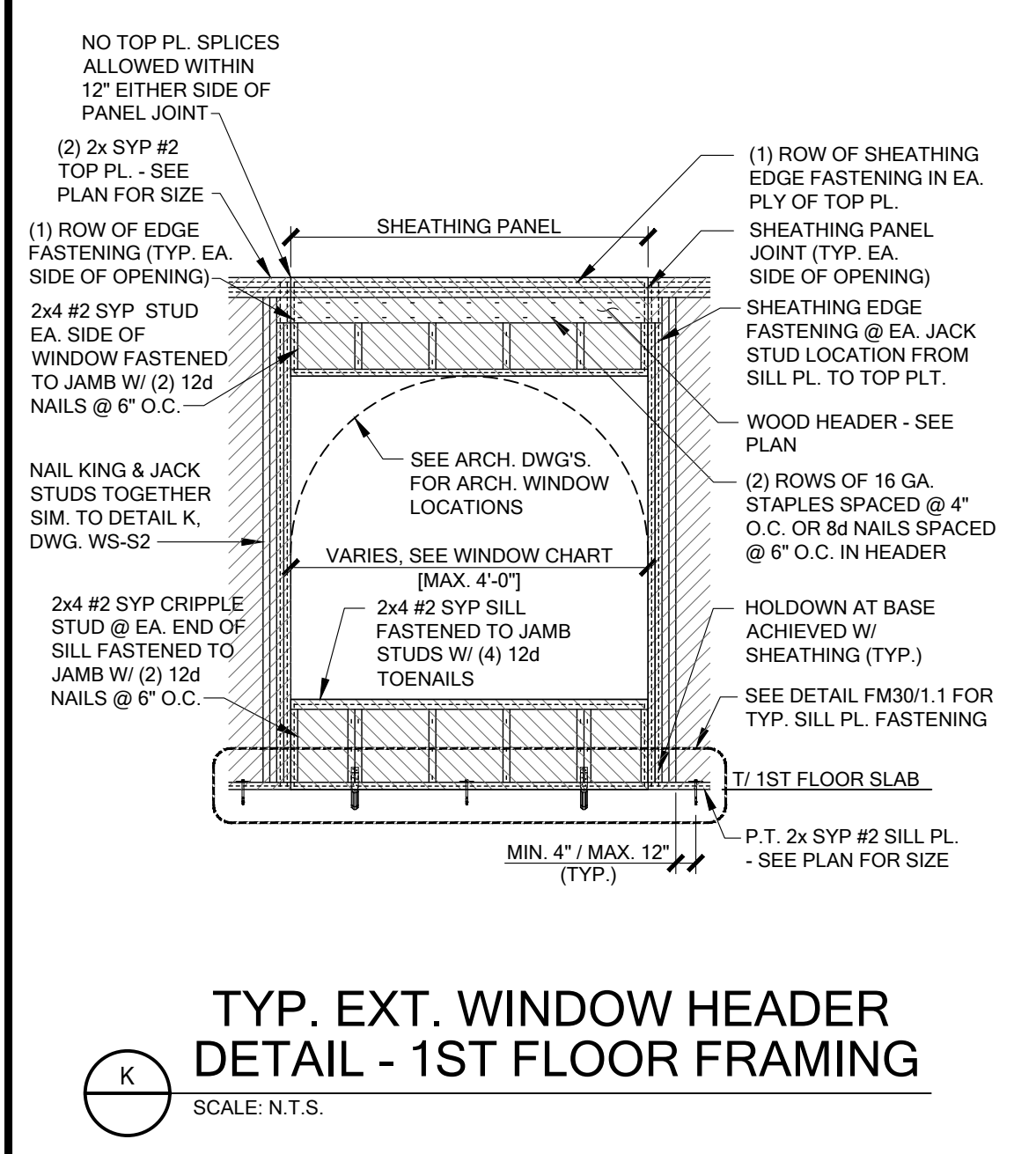
TYP. EXT. MAN DOOR HEADER DETAIL - 1ST FLOOR FRAMING

SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



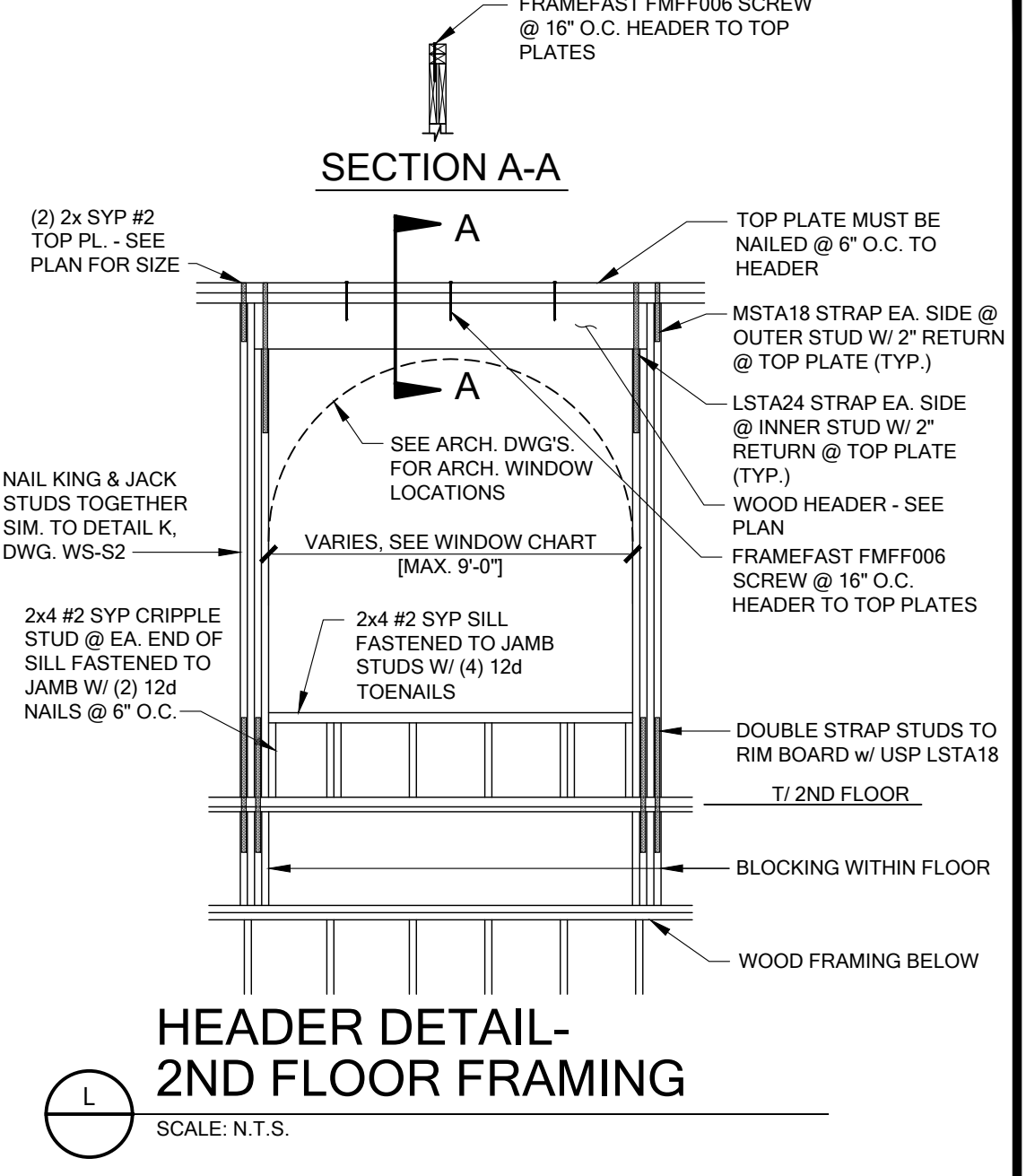
EXT. MAN DOOR HEADER W/ JAMB HOLDDOWN - 1ST FLOOR FRAMING

SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



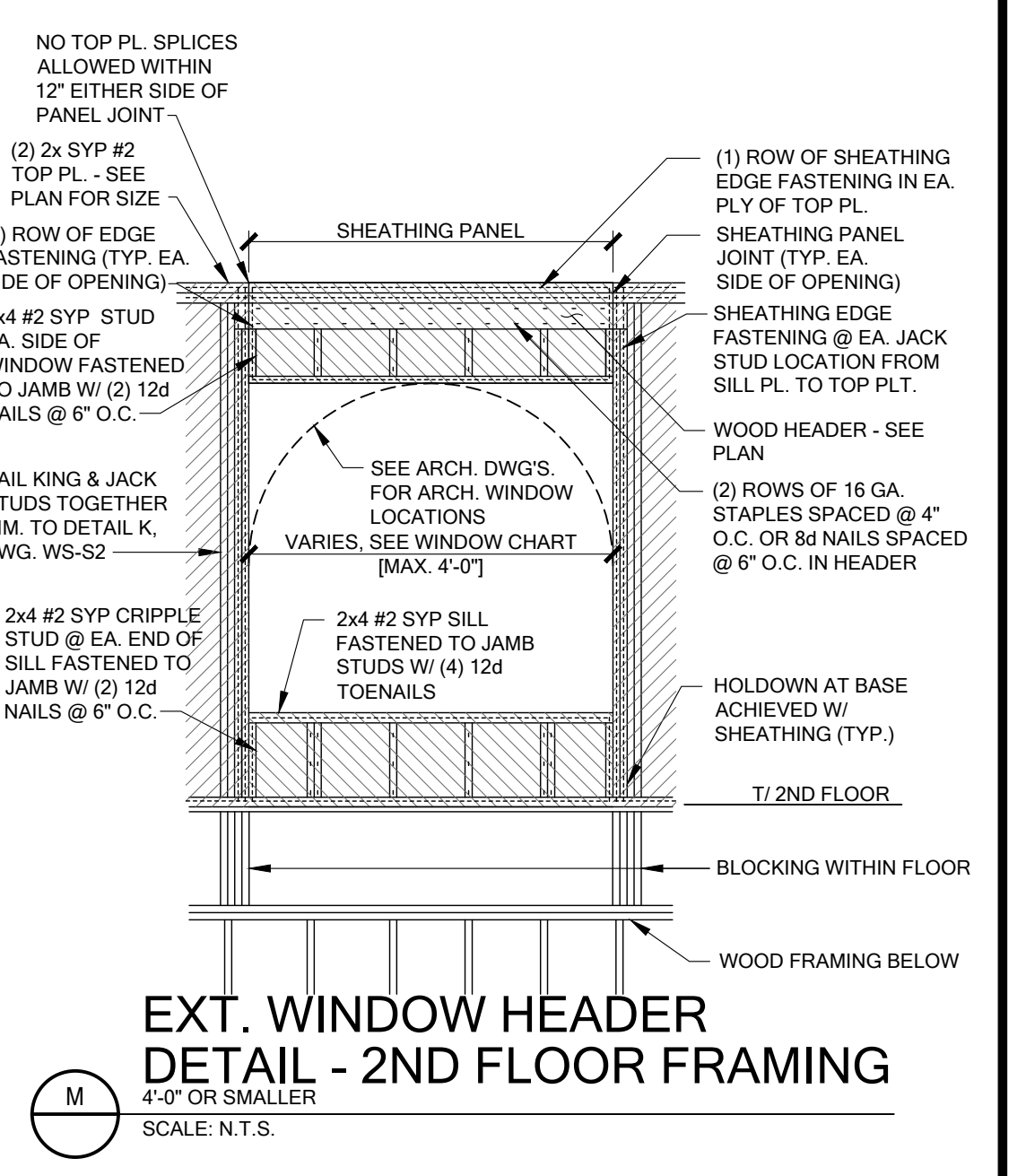
TYP. EXT. WINDOW HEADER DETAIL - 1ST FLOOR FRAMING

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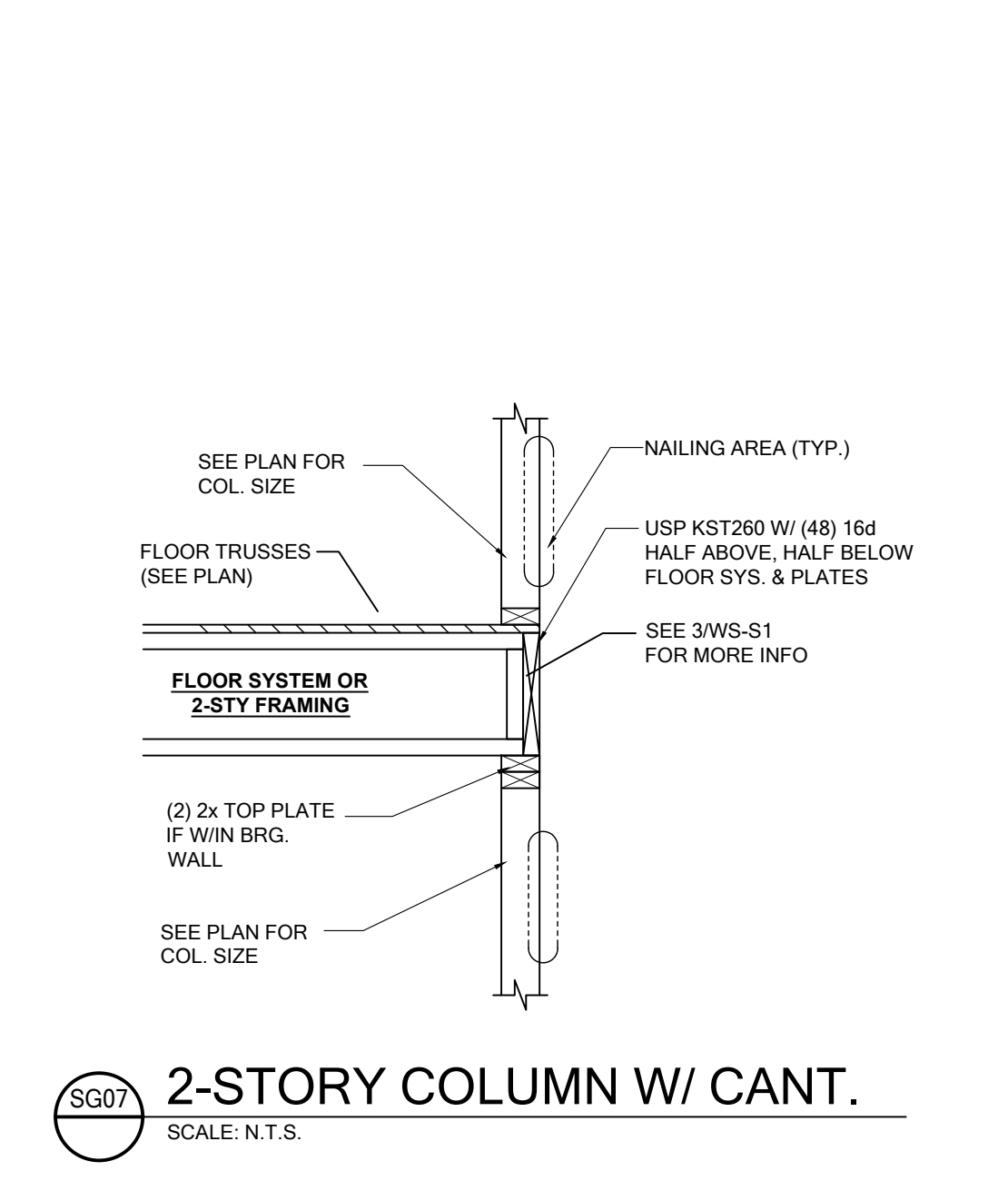
HEADER DETAIL- 2ND FLOOR FRAMING

SCALE: N.T.S.



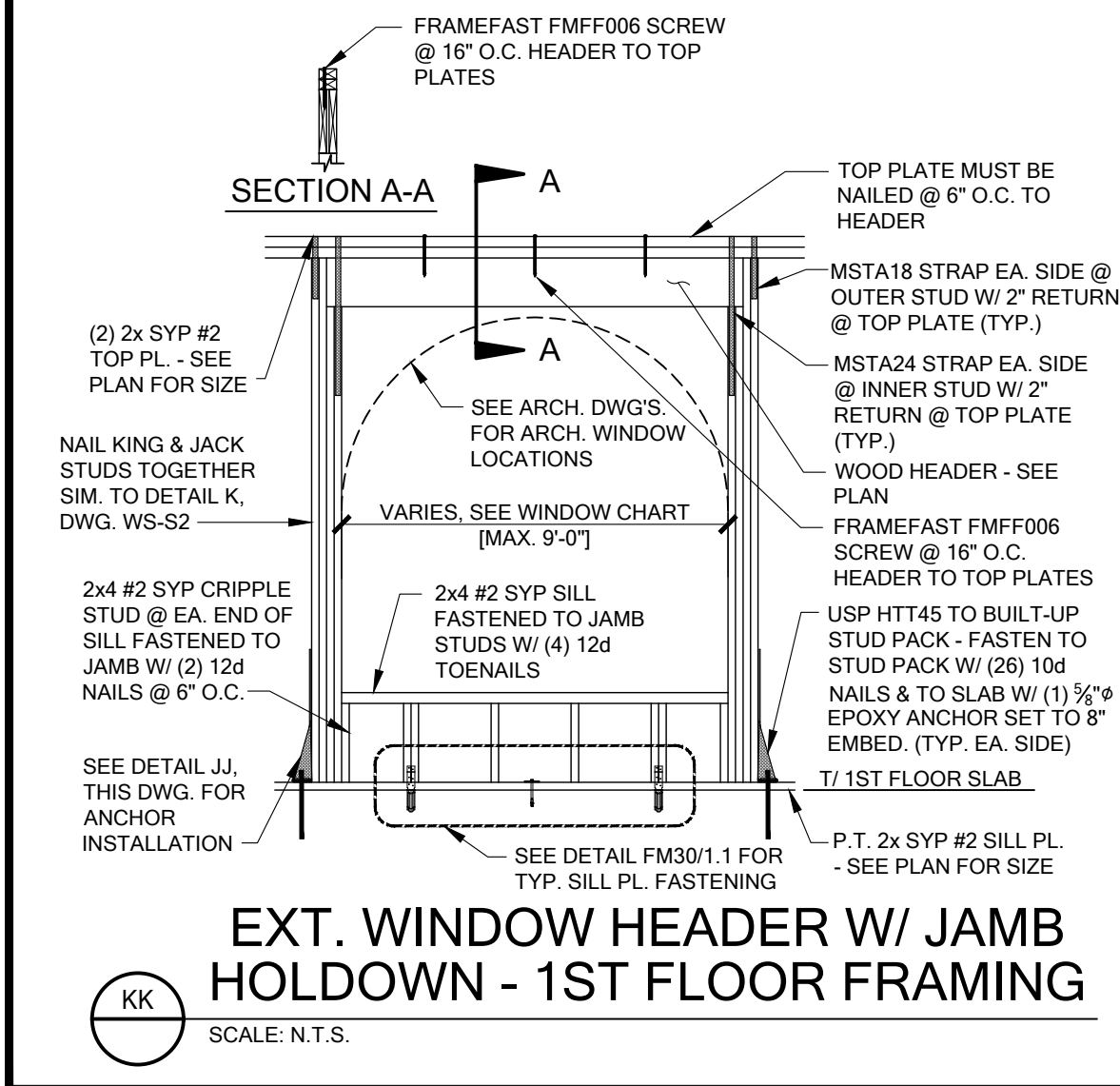
EXT. WINDOW HEADER DETAIL - 2ND FLOOR FRAMING

SCALE: N.T.S.



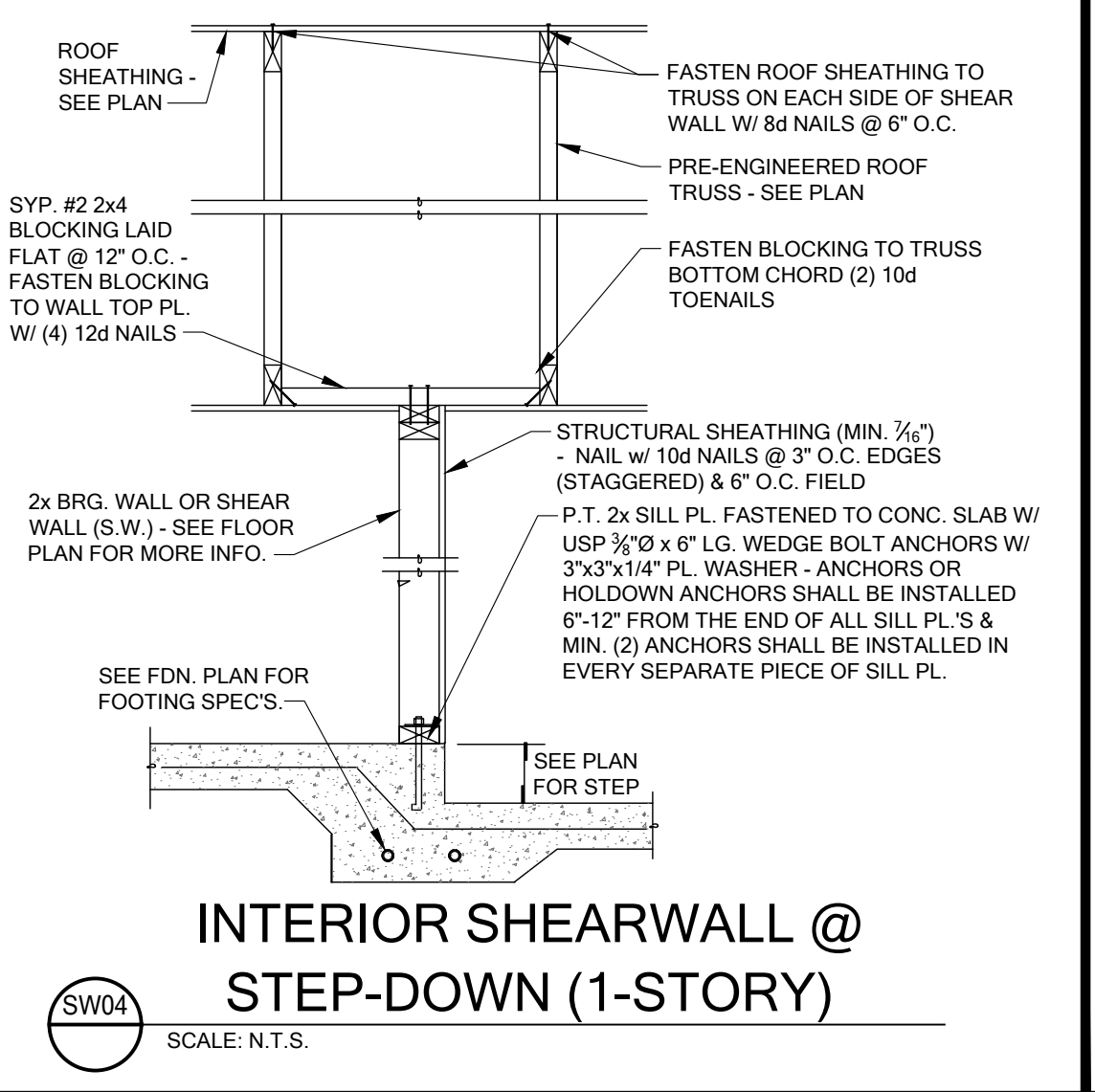
2-STORY COLUMN W/ CANT.

SCALE: N.T.S.



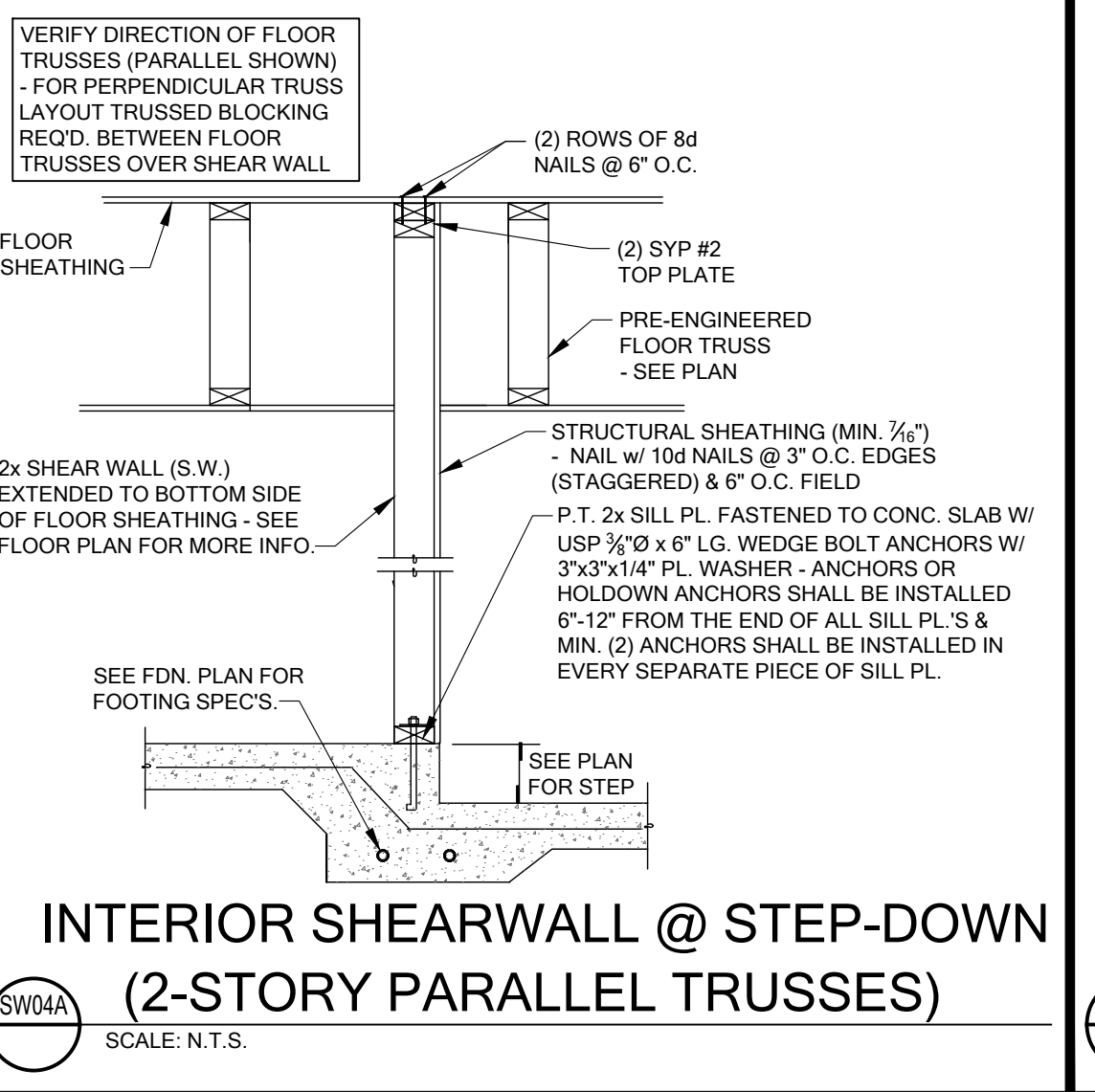
EXT. WINDOW HEADER W/ JAMB HOLDDOWN - 1ST FLOOR FRAMING

SCALE: N.T.S.



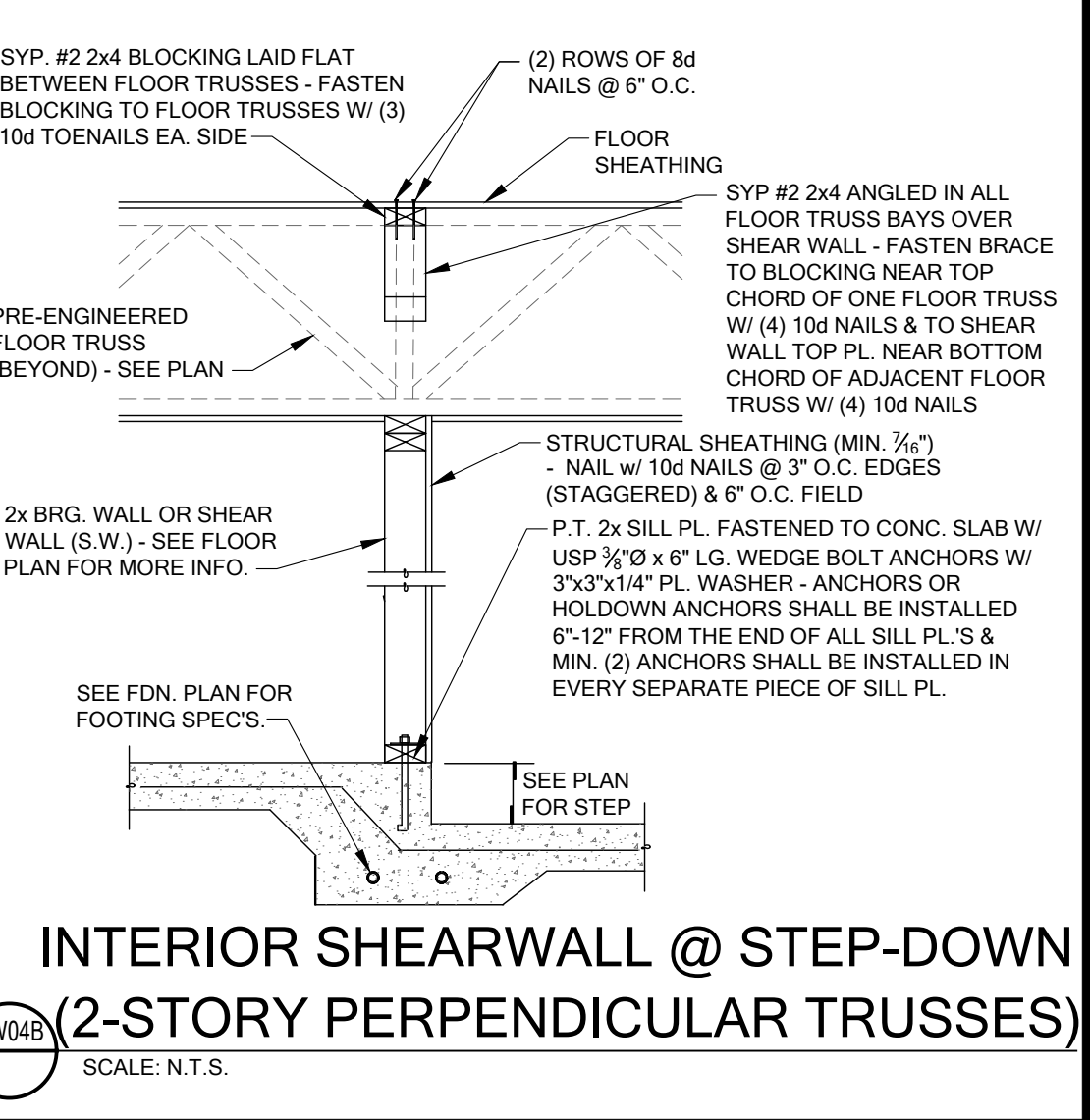
INTERIOR SHEARWALL @ STEP-DOWN (1-STORY)

SCALE: N.T.S.



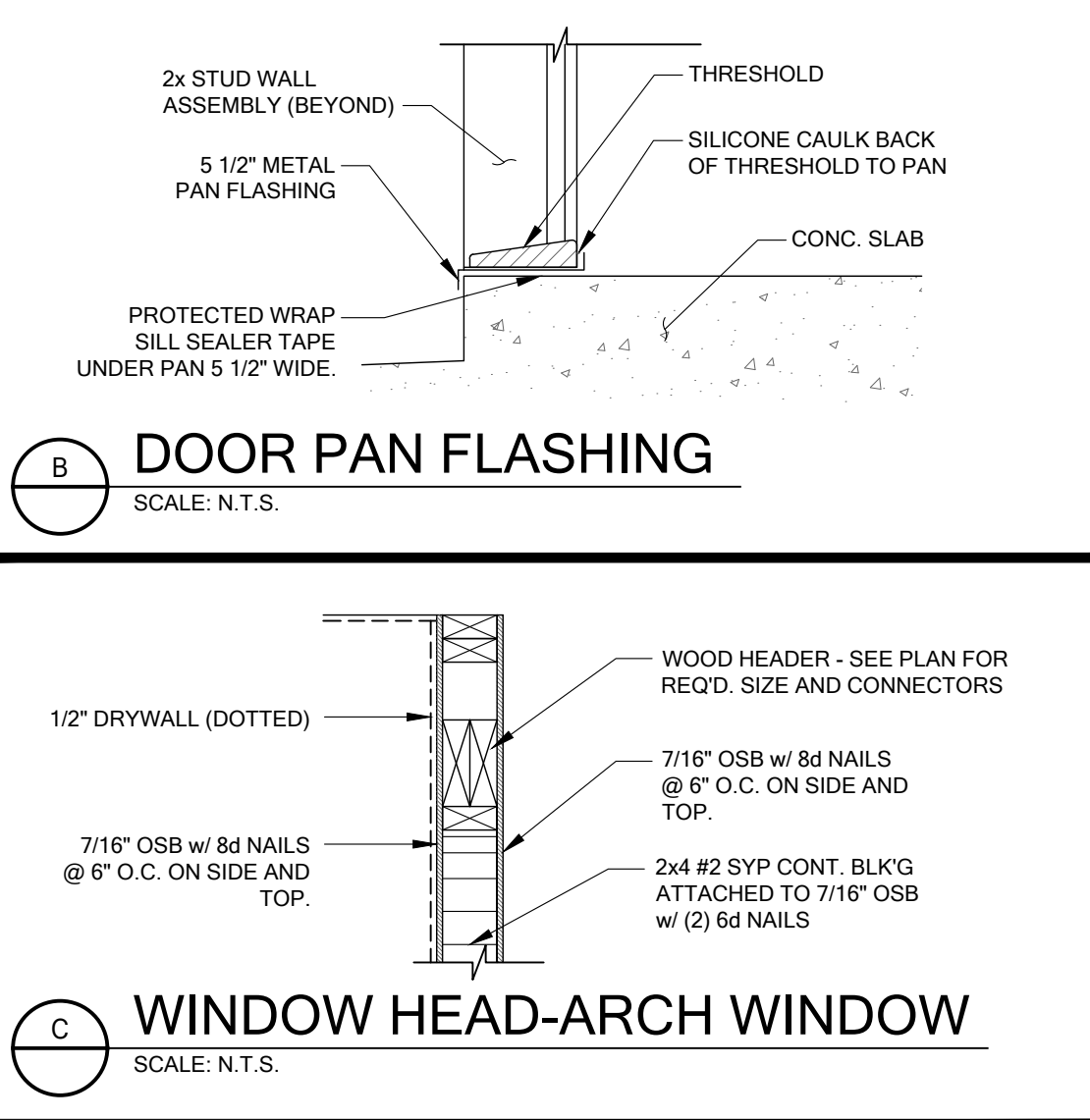
INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PARALLEL TRUSSES)

SCALE: N.T.S.



INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PERPENDICULAR TRUSSES)

SCALE: N.T.S.



WINDOW HEAD-ARCH WINDOW

SCALE: N.T.S.

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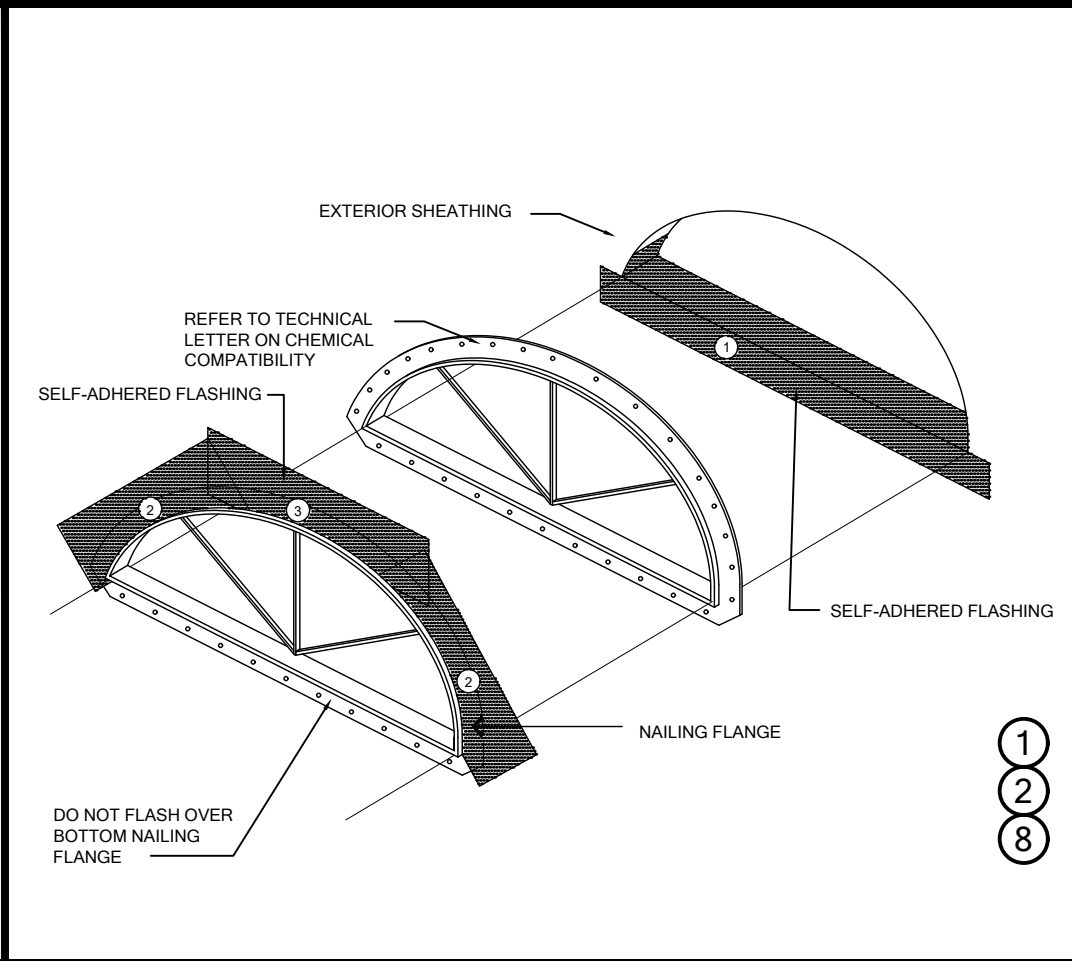
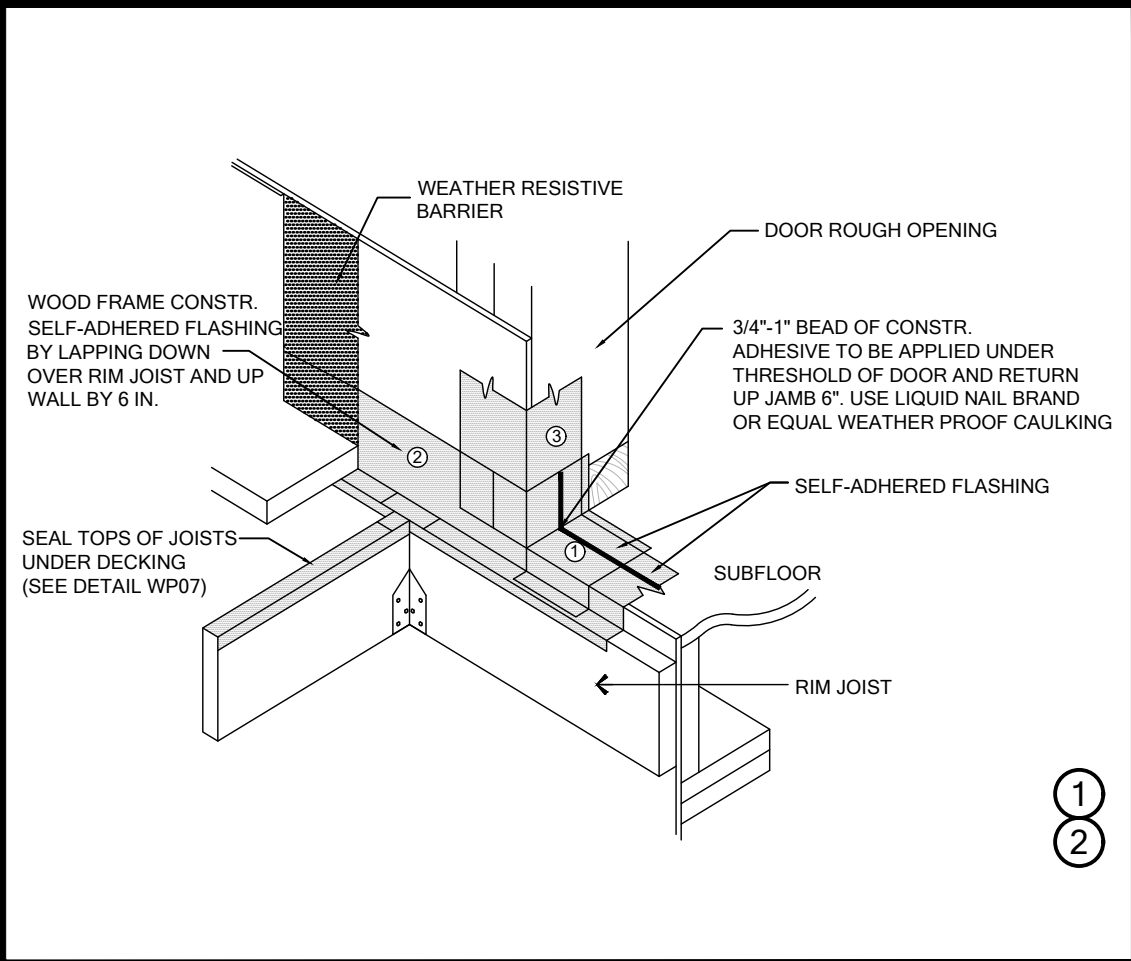
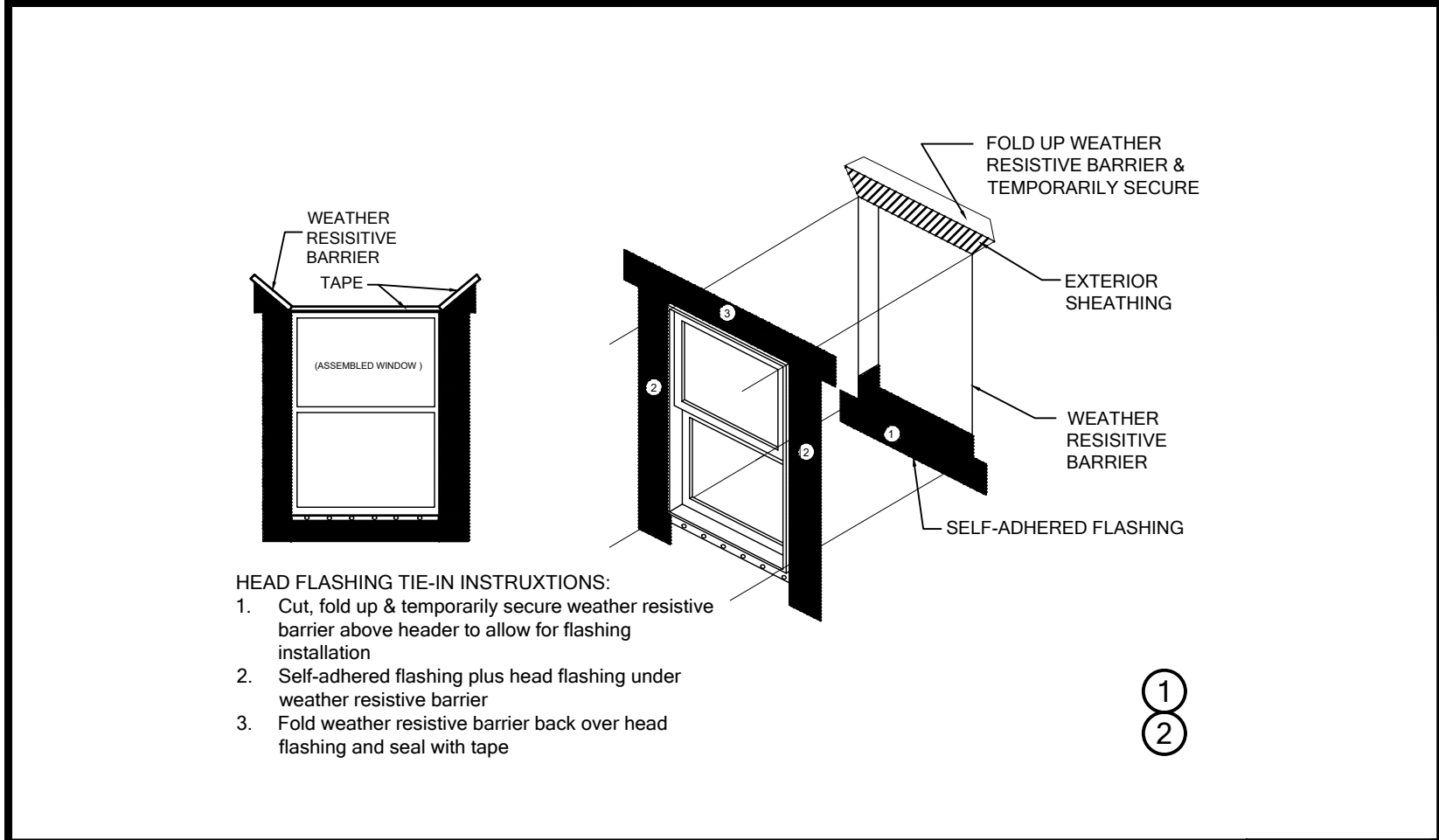
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Plan Name:	Huntington	Elev - J	
Lot:	10	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC01001	Americana Series	
Reference No.	25-00507		
Sheet	SD-1		
DETAILS			



FLASHING REQUIREMENTS

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

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

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

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.

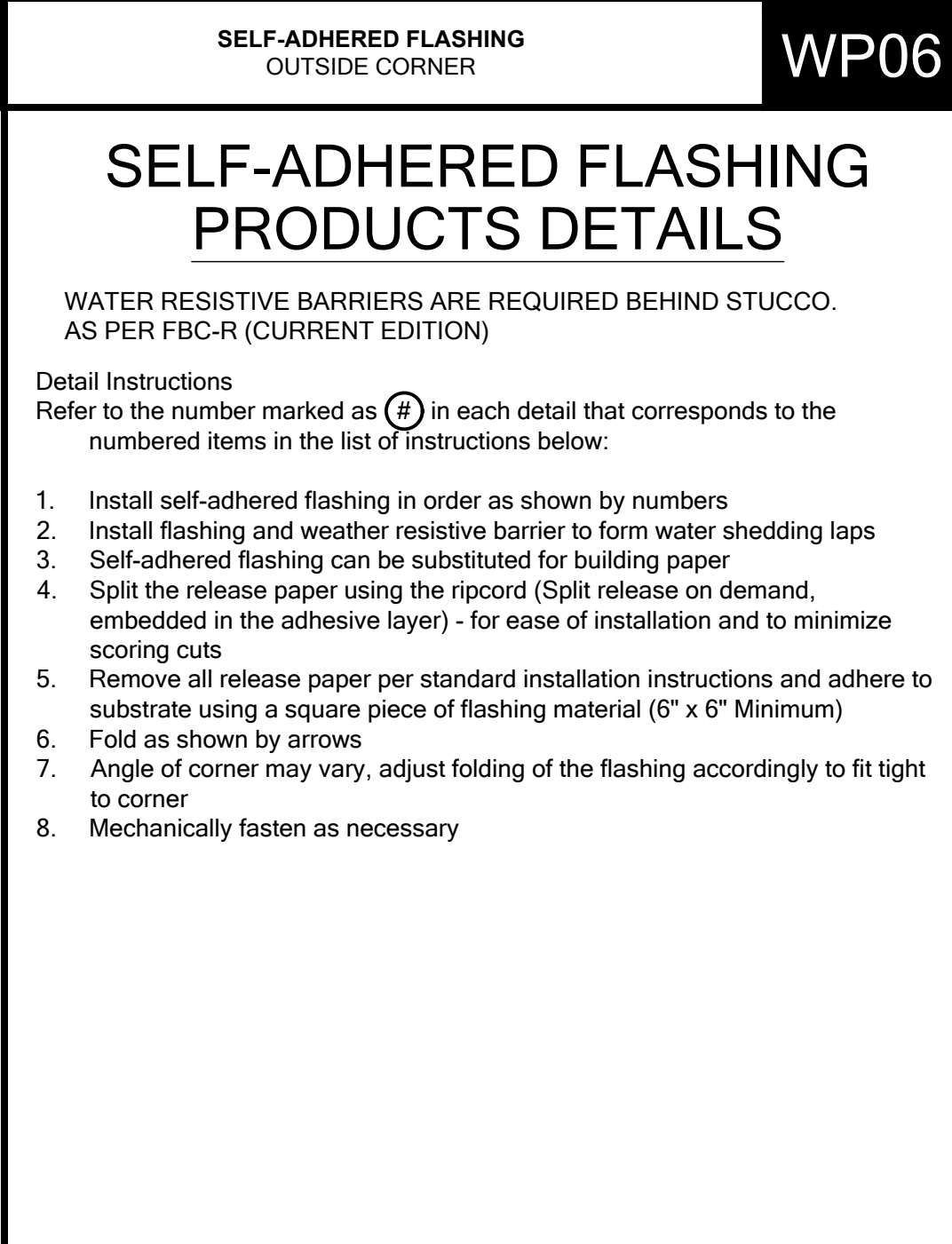
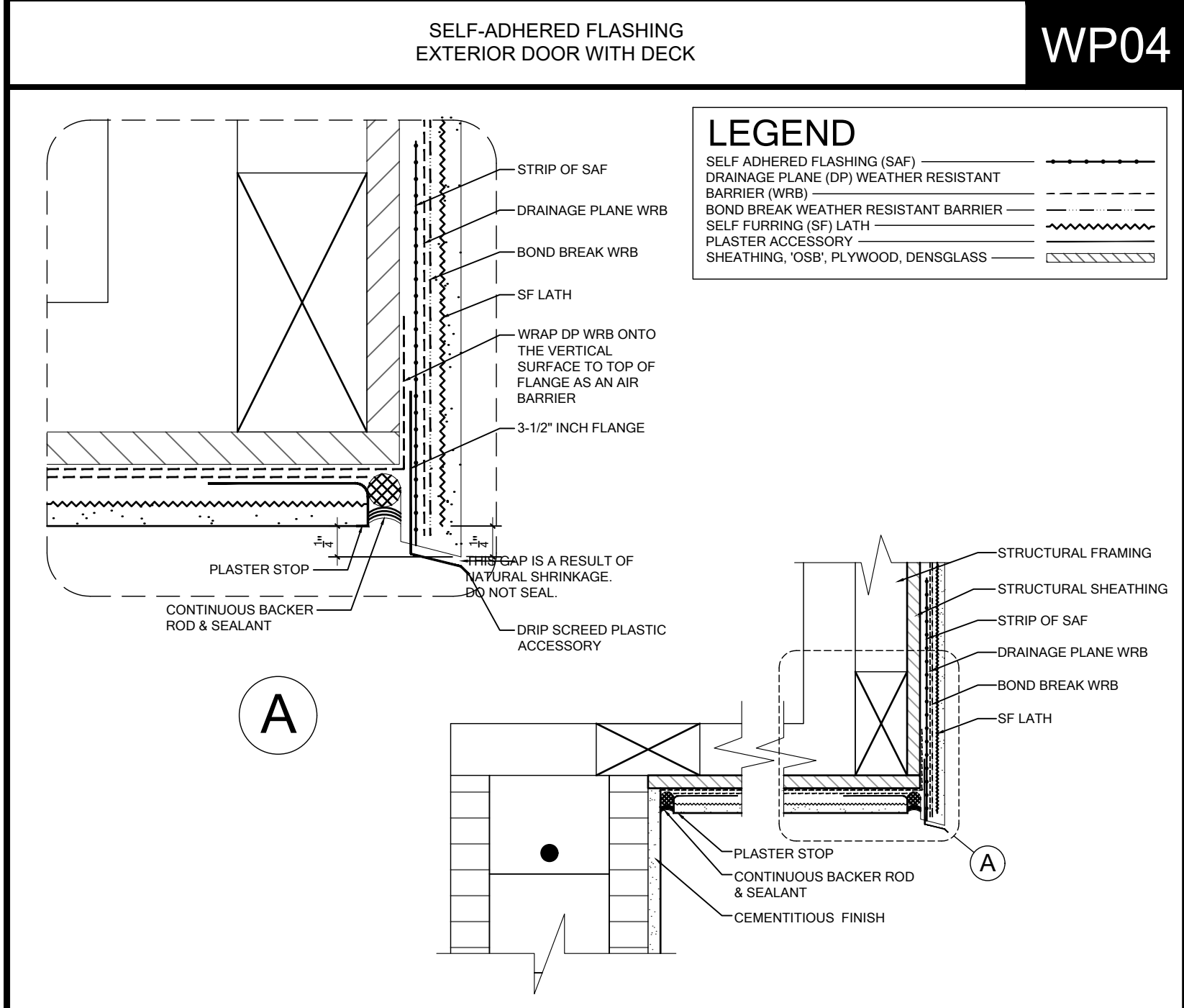
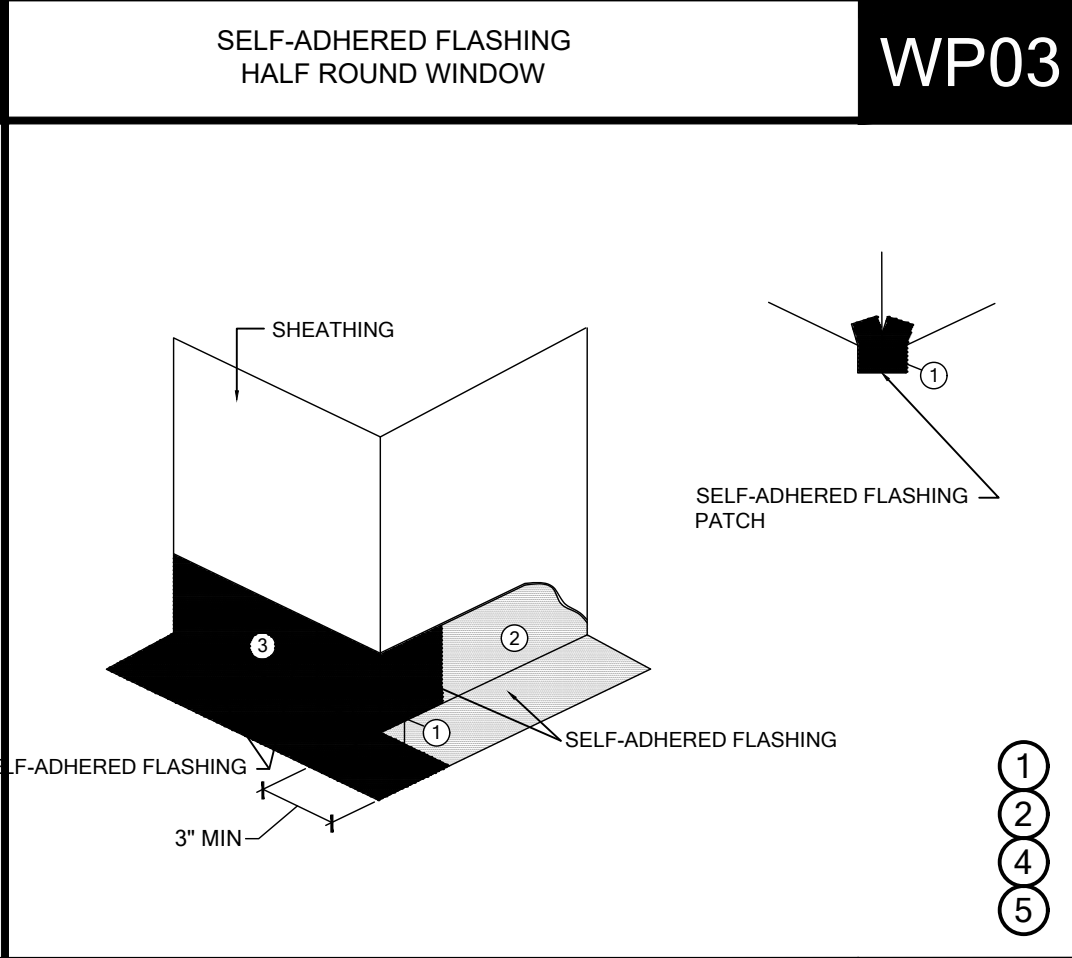
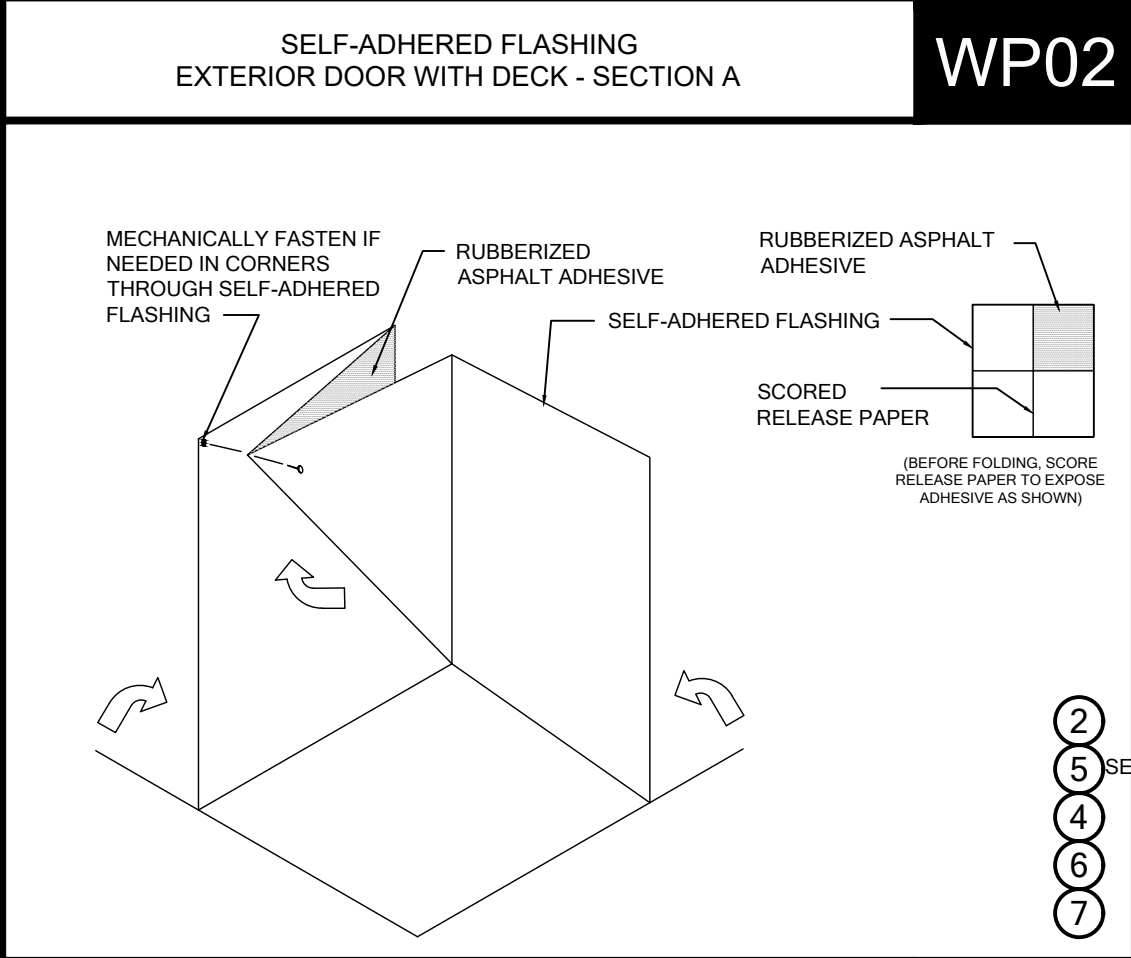
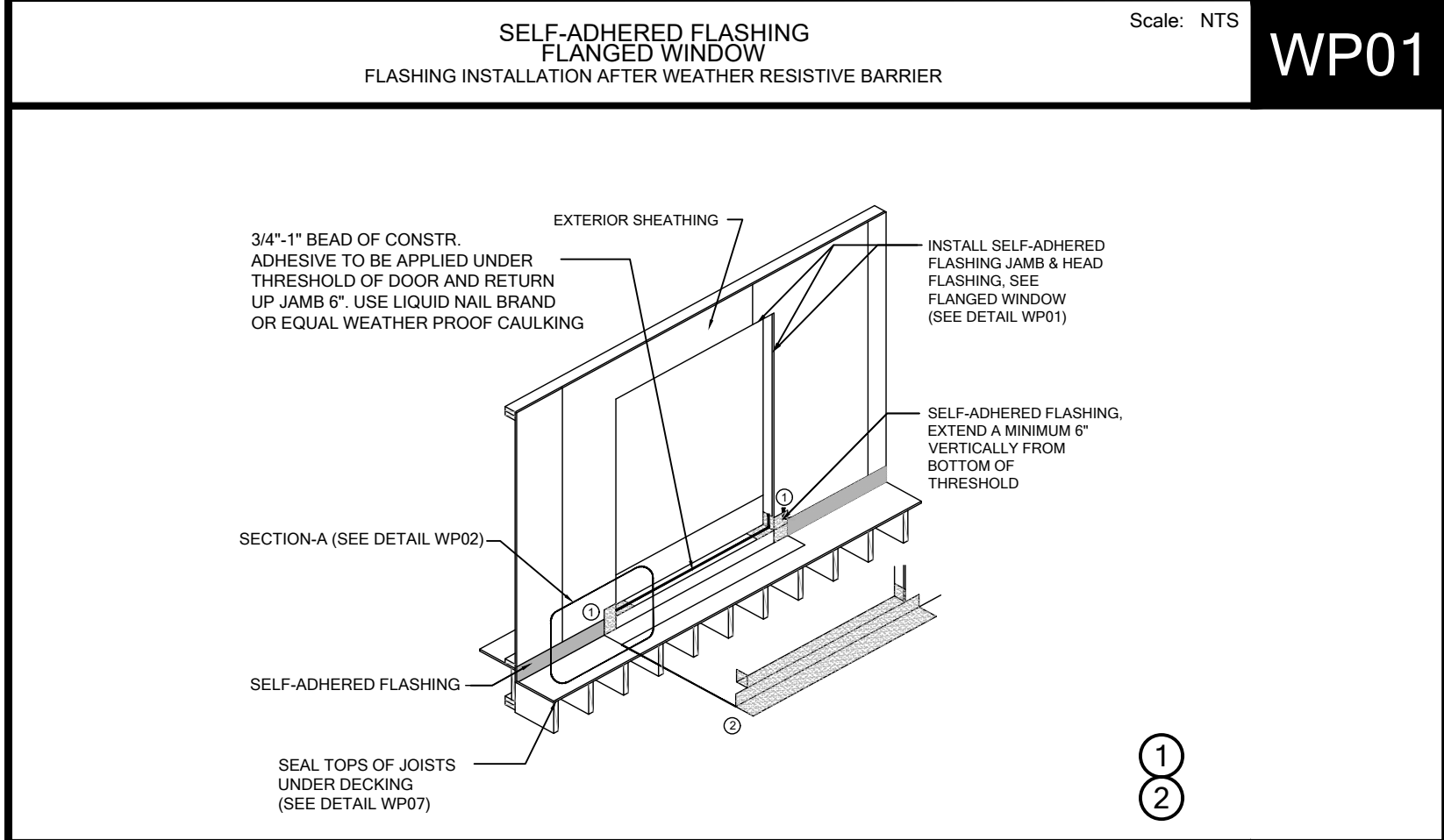
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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.
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.



1/21/2025

CARLOS DAVILA

WP07

WP08

WP09

WP10

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Community: Forest Cove
Plan Name: Huntington
Gauge Size: Elev - J Left
Lot: 10 Block:
Address: TBD SW Cadence Glen Lake City, FL 32024
Job no. 9FC01001
Reference No. 25-00507
Sheet: WP

Waterproofing

NOTES: 1) THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE...

DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DEFINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

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

M-1926 VERTICAL MULLION
96" MULLION SPAN

TABLE OF CONTENTS: 1. NOTES, 2. CONFIGURATIONS AND DP CHART, 3. INSTALLATION DETAILS, 4. COMPONENTS.

DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DEFINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

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M-1926 HORIZONTAL MULLION
96" MULLION SPAN

TABLE OF CONTENTS: 1. ELEVATION, NOTES AND DESIGN PRESSURE CHARTS, 2. INSTALLATION DETAILS.

MULLIONS INSTALLED WITH MT000022 CLIP

DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DEFINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

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M-2300 - HORIZONTAL MULLION
96" MULLION SPAN

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650 WEST MARKET STREET
GRATZ, PA 17030

M-1926 HORIZONTAL MULLION
96" MULLION SPAN

TABLE OF CONTENTS: 1. ELEVATION, NOTES AND DESIGN PRESSURE CHARTS, 2. INSTALLATION DETAILS.

DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DEFINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

MI WINDOWS AND DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370

M-2300 - HORIZONTAL MULLION
96" MULLION SPAN

TABLE OF CONTENTS: 1. ELEVATION, NOTES AND DESIGN PRESSURE CHARTS, 2. INSTALLATION DETAILS.

DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DEFINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

MI WINDOWS AND DOORS
650 WEST MARKET STREET
GRATZ, PA 17030-0370

M-2300 - VERTICAL MULLION
96" MULLION SPAN

TABLE OF CONTENTS: 1. ELEVATION, NOTES AND DESIGN PRESSURE CHARTS, 2. INSTALLATION DETAILS.

Product Approval
MULLIONS
FL18504

Maronda Homes
4000 MARONDA WAY
SANFORD, NC 28587
(407) 321-0064

Manufacture
MI Windows
Mullion

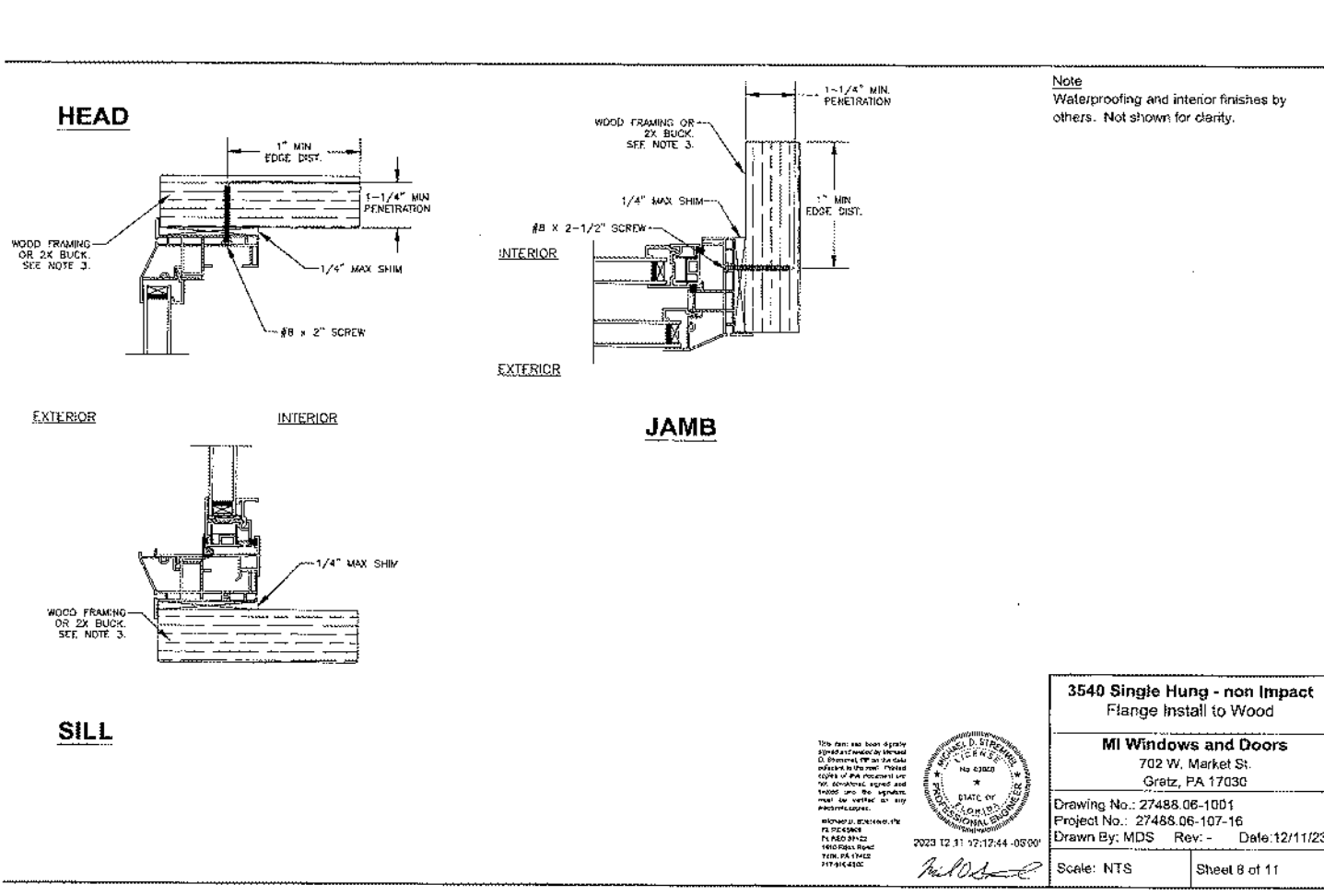
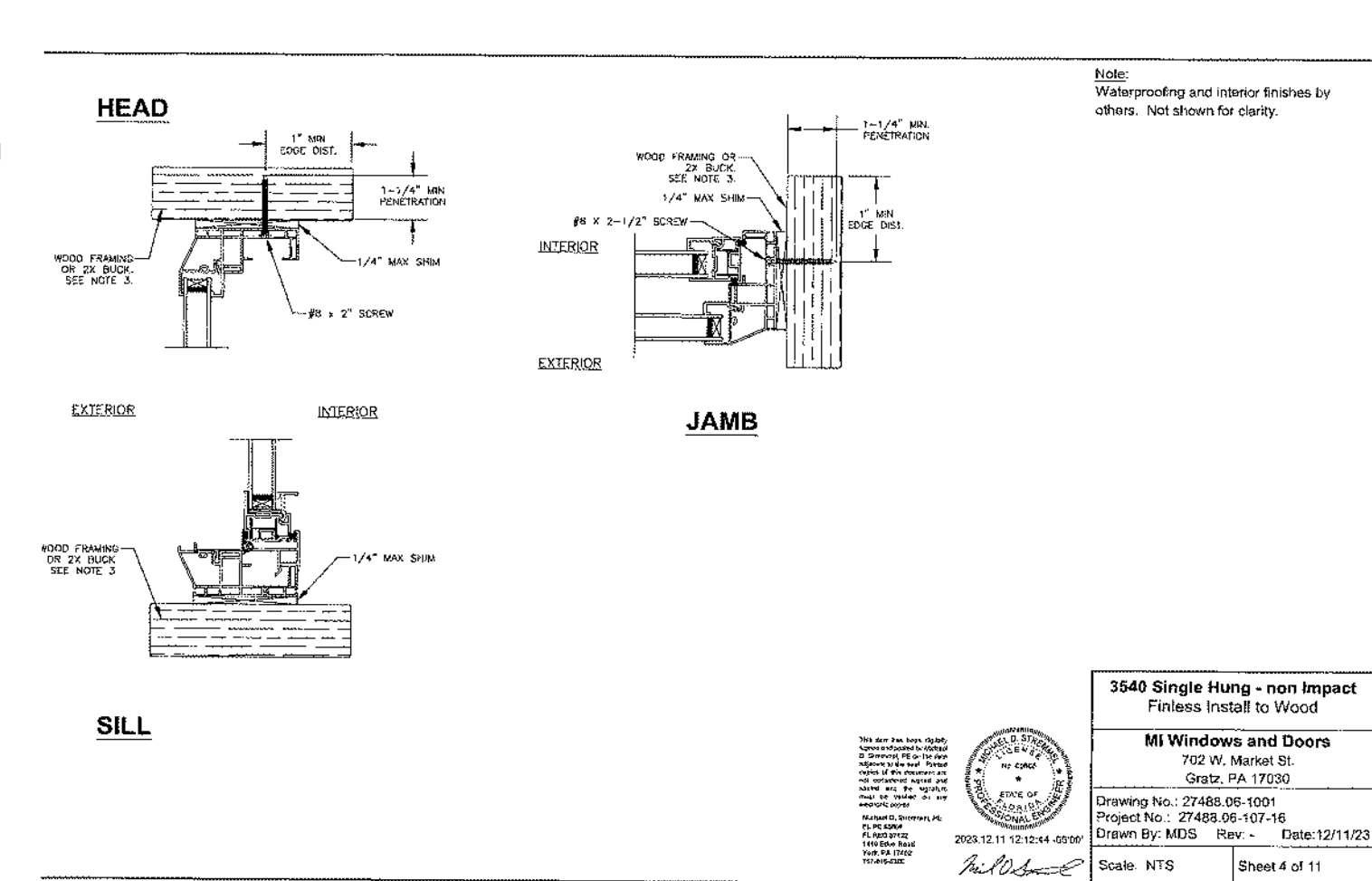
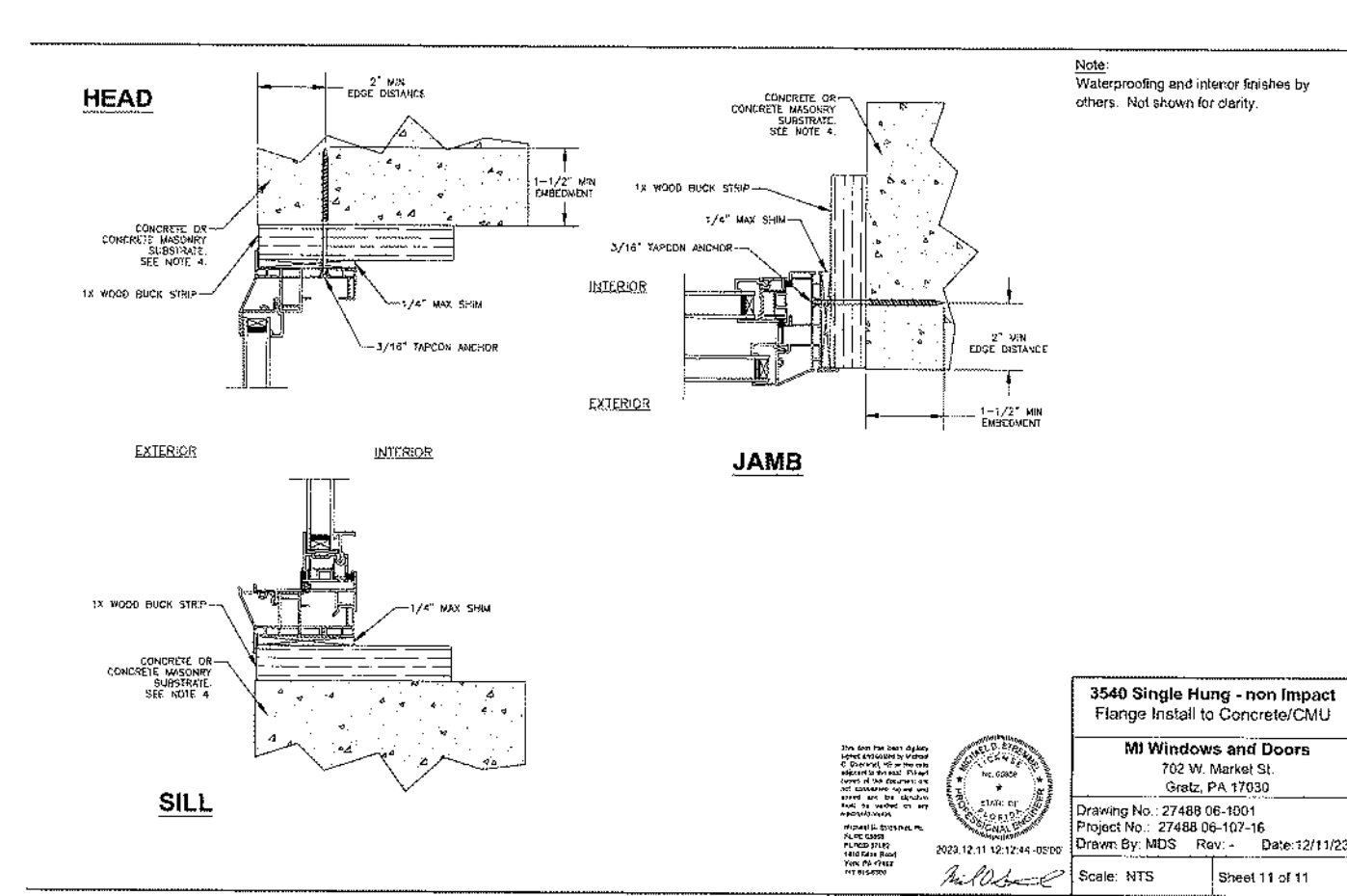
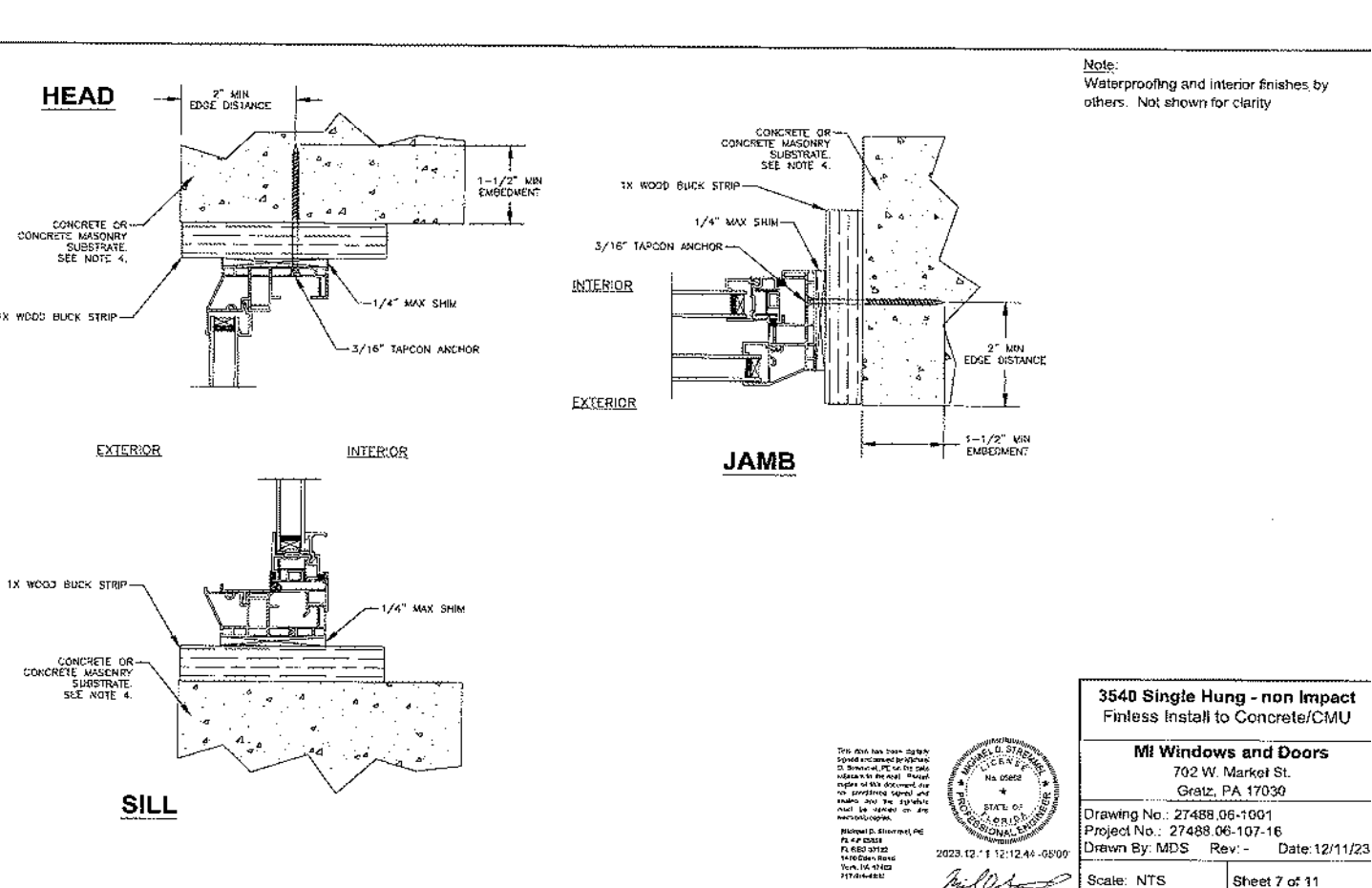
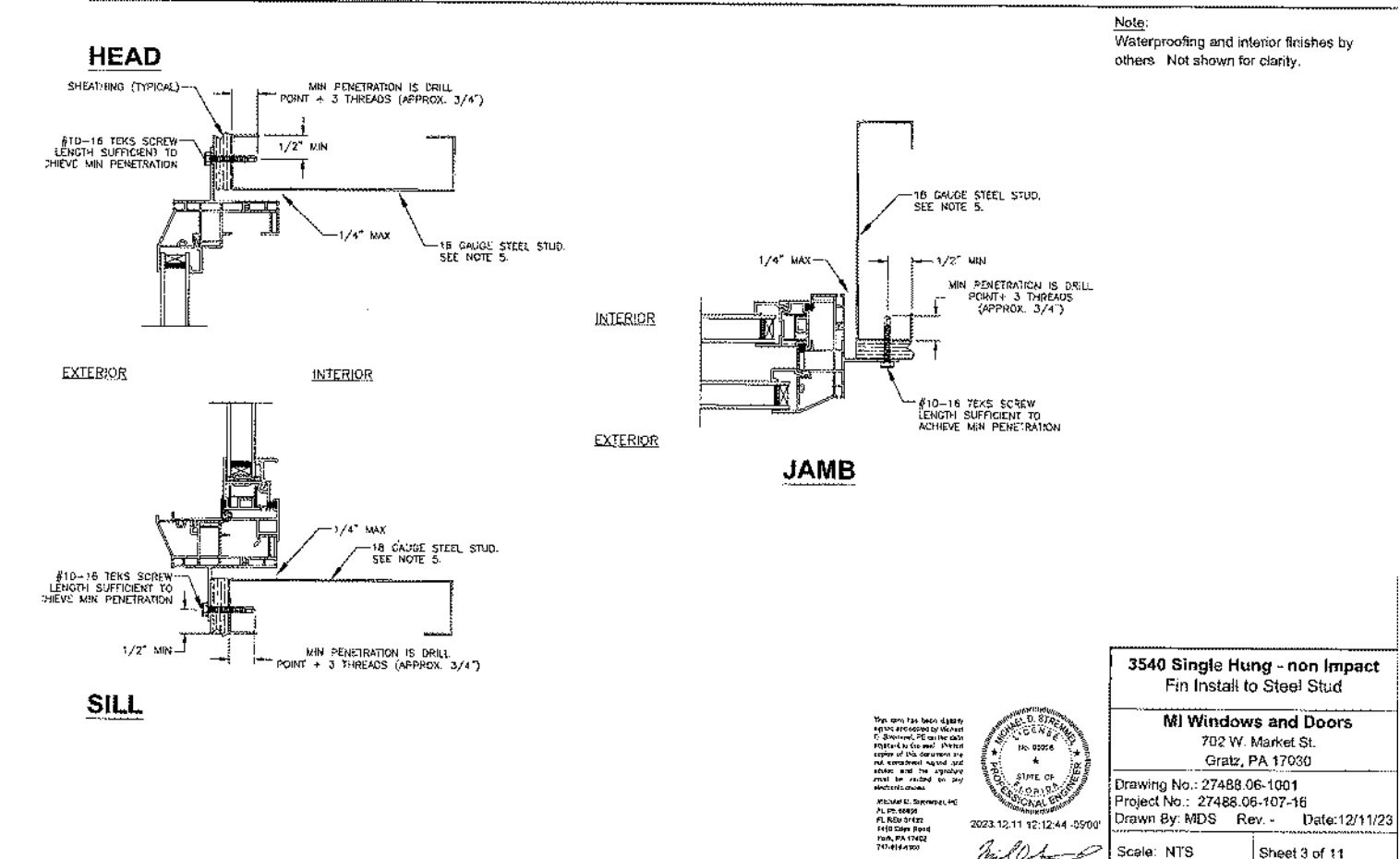
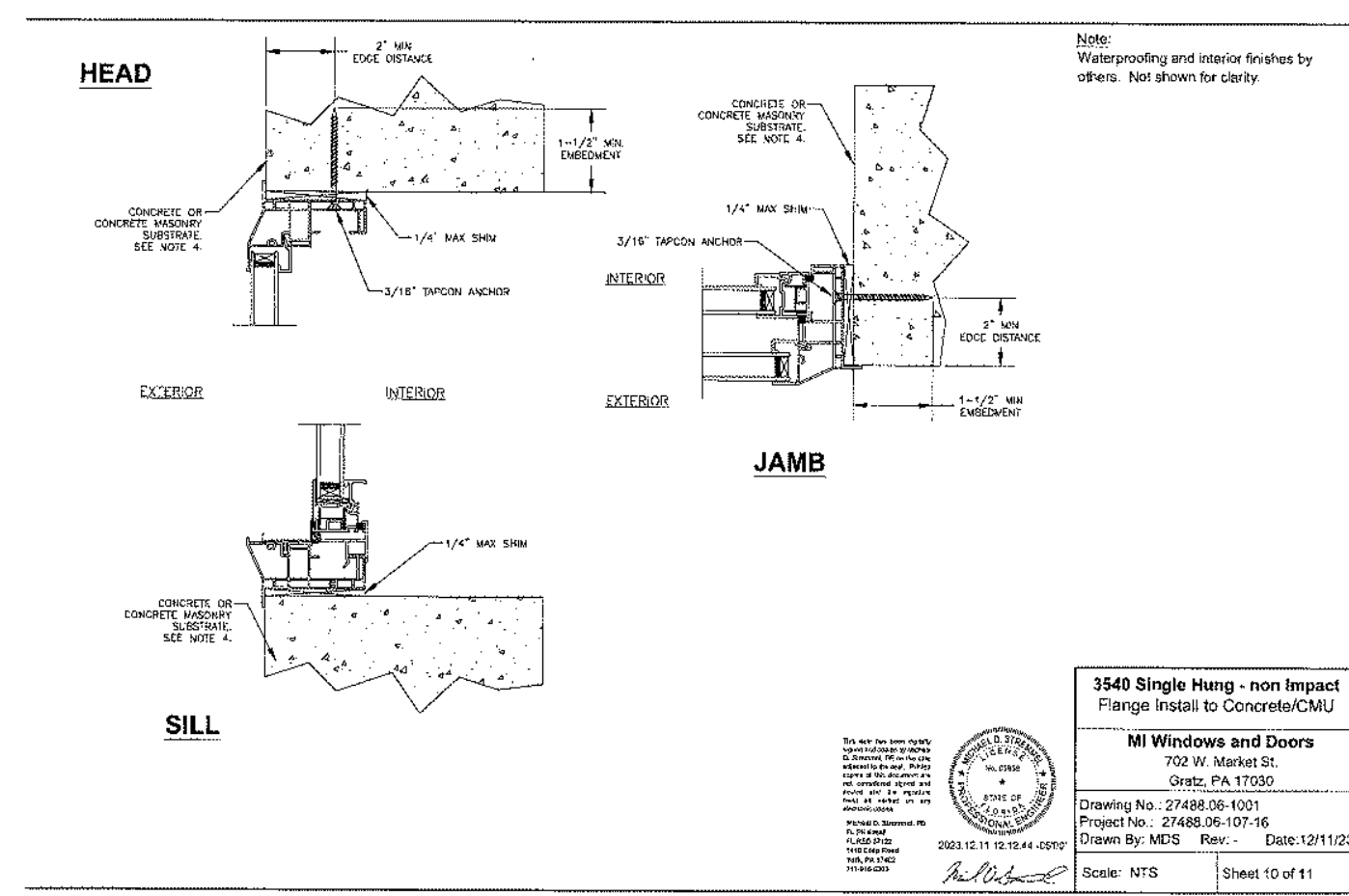
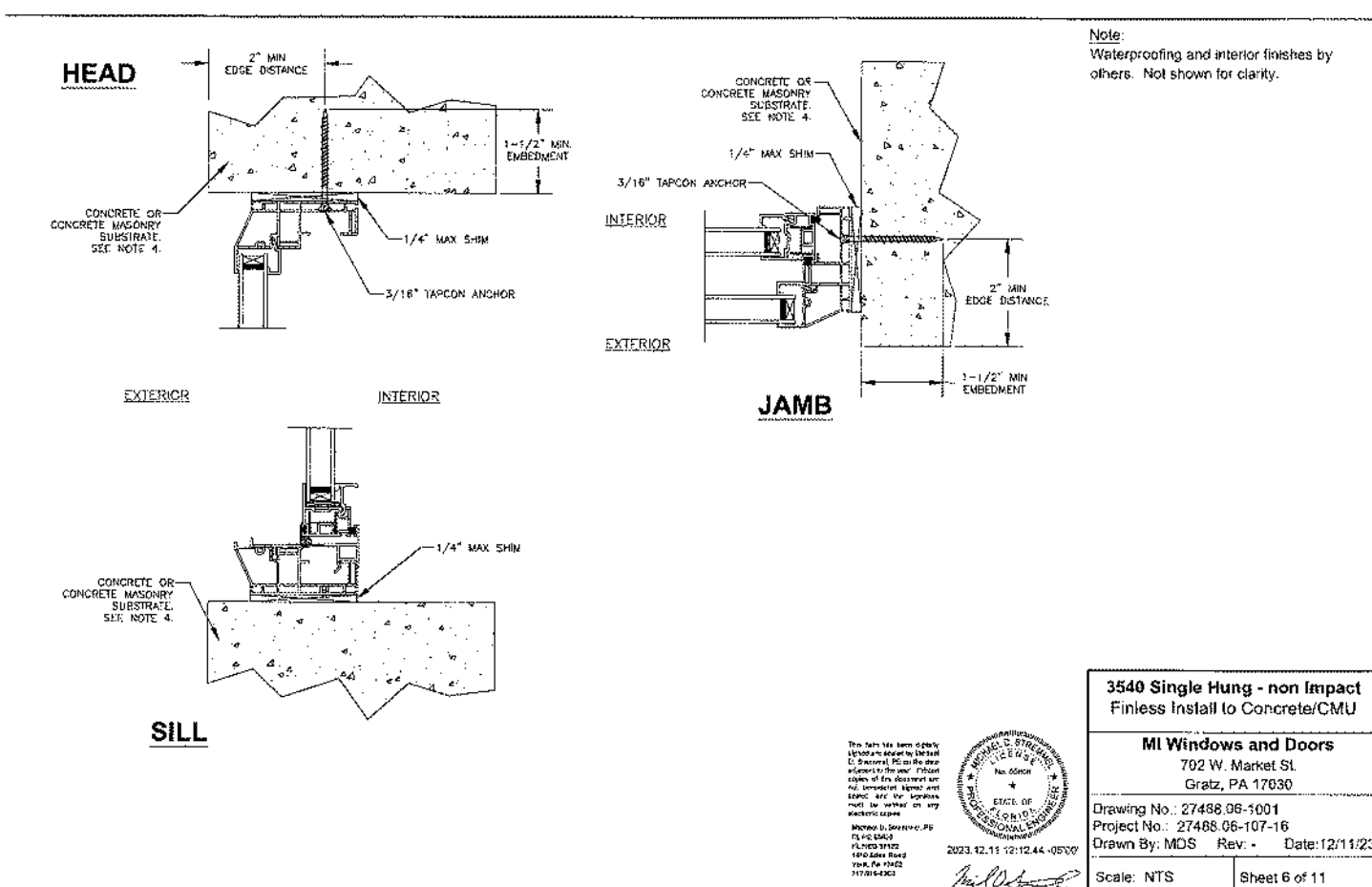
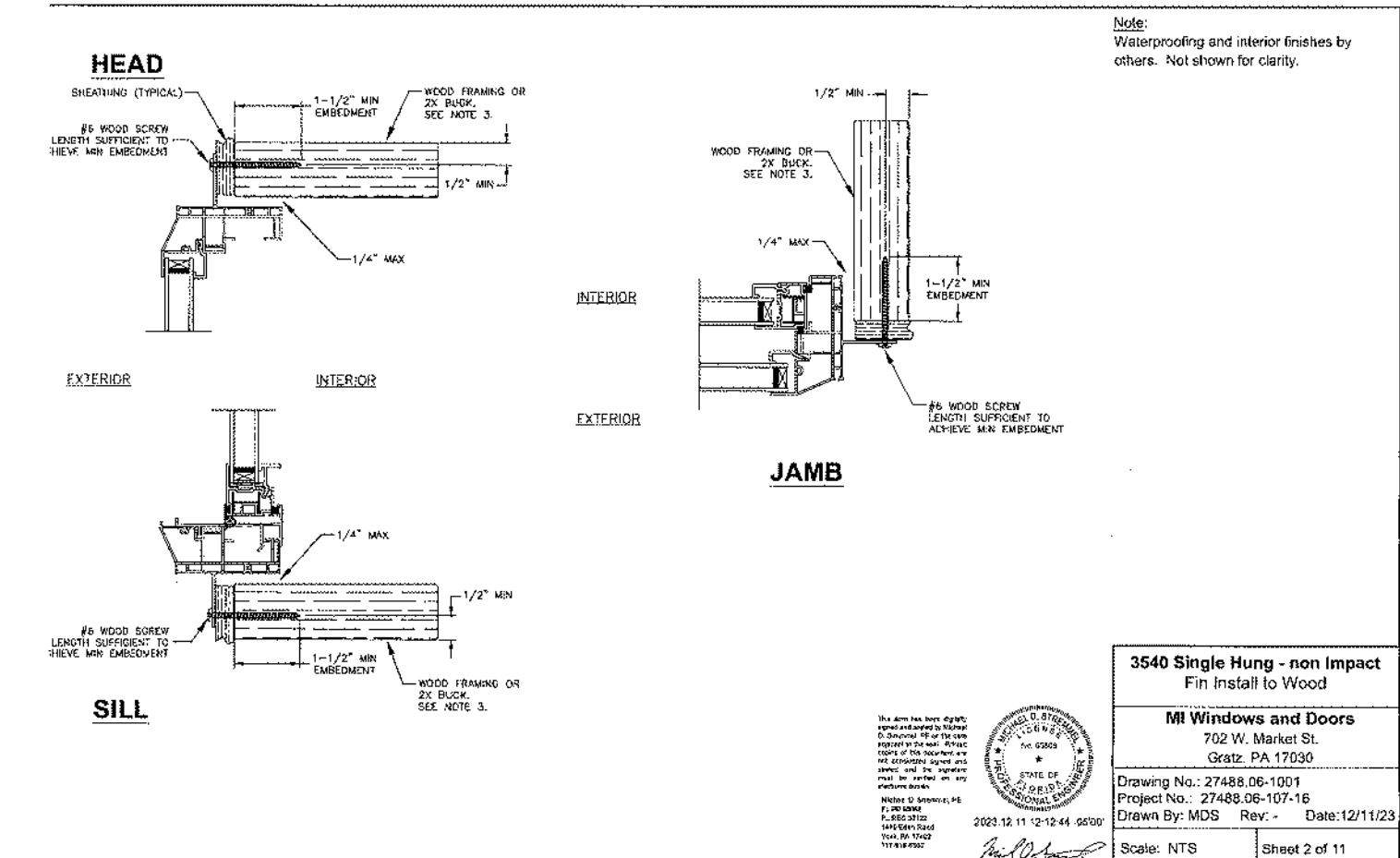
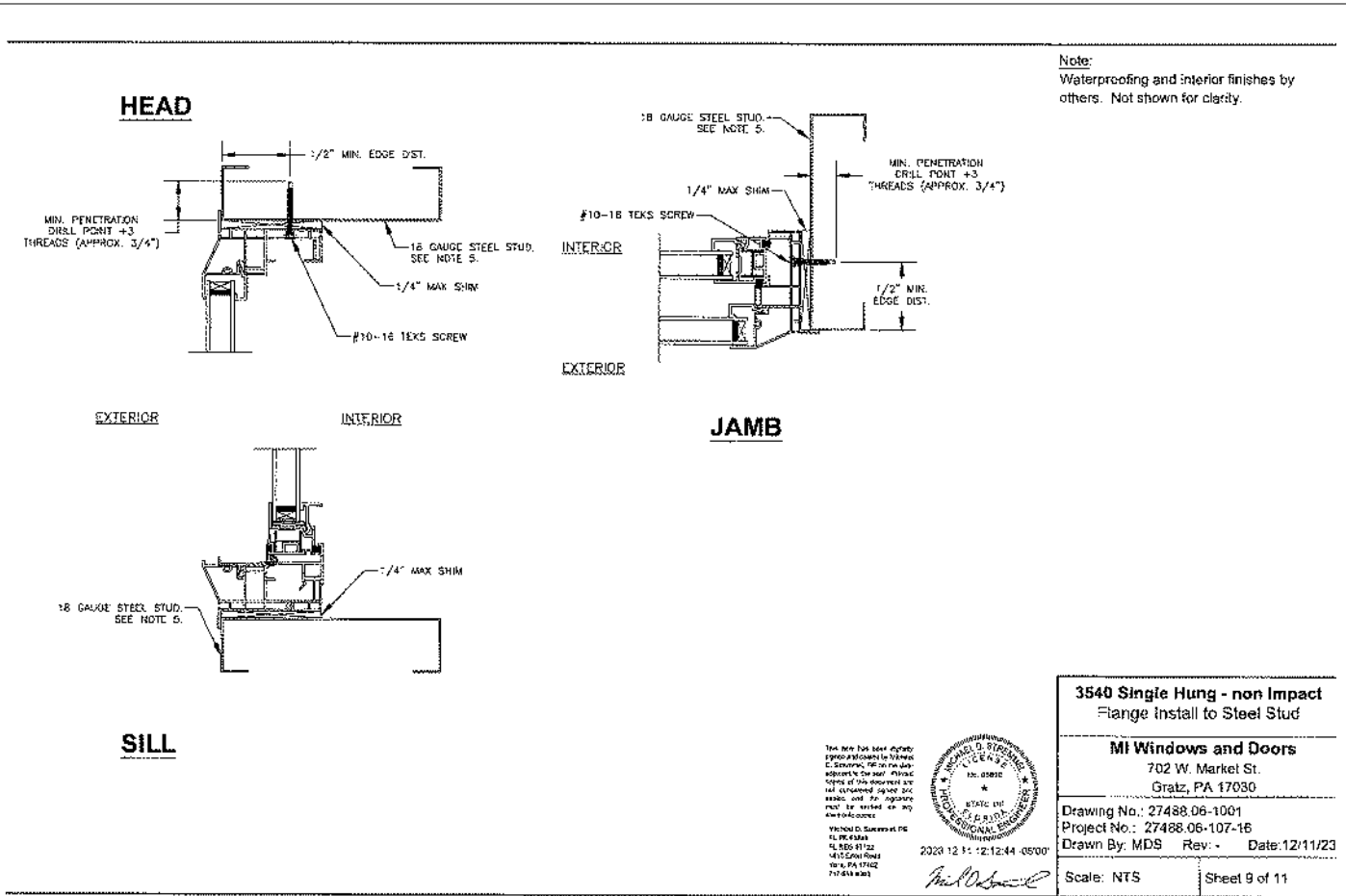
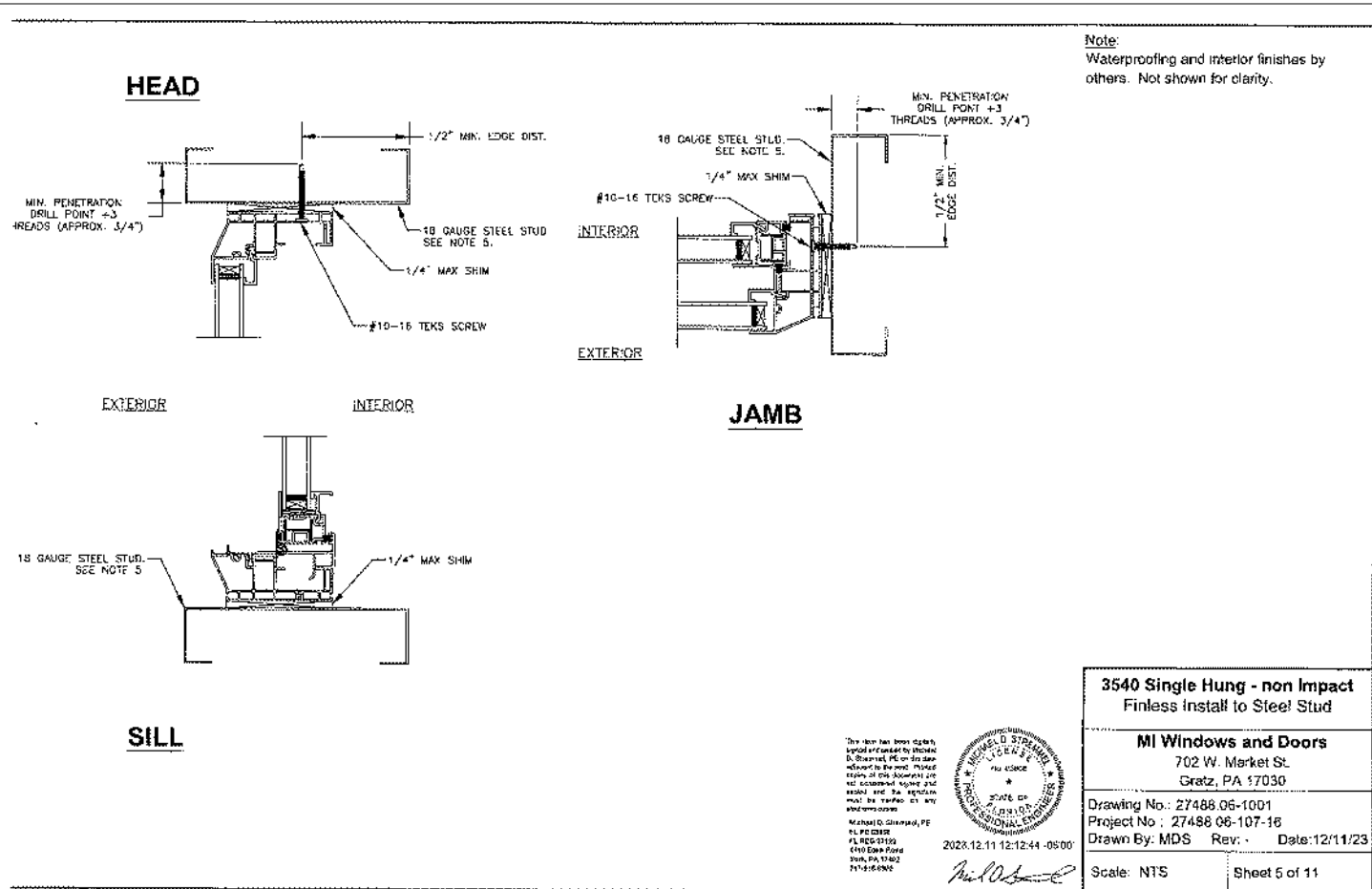
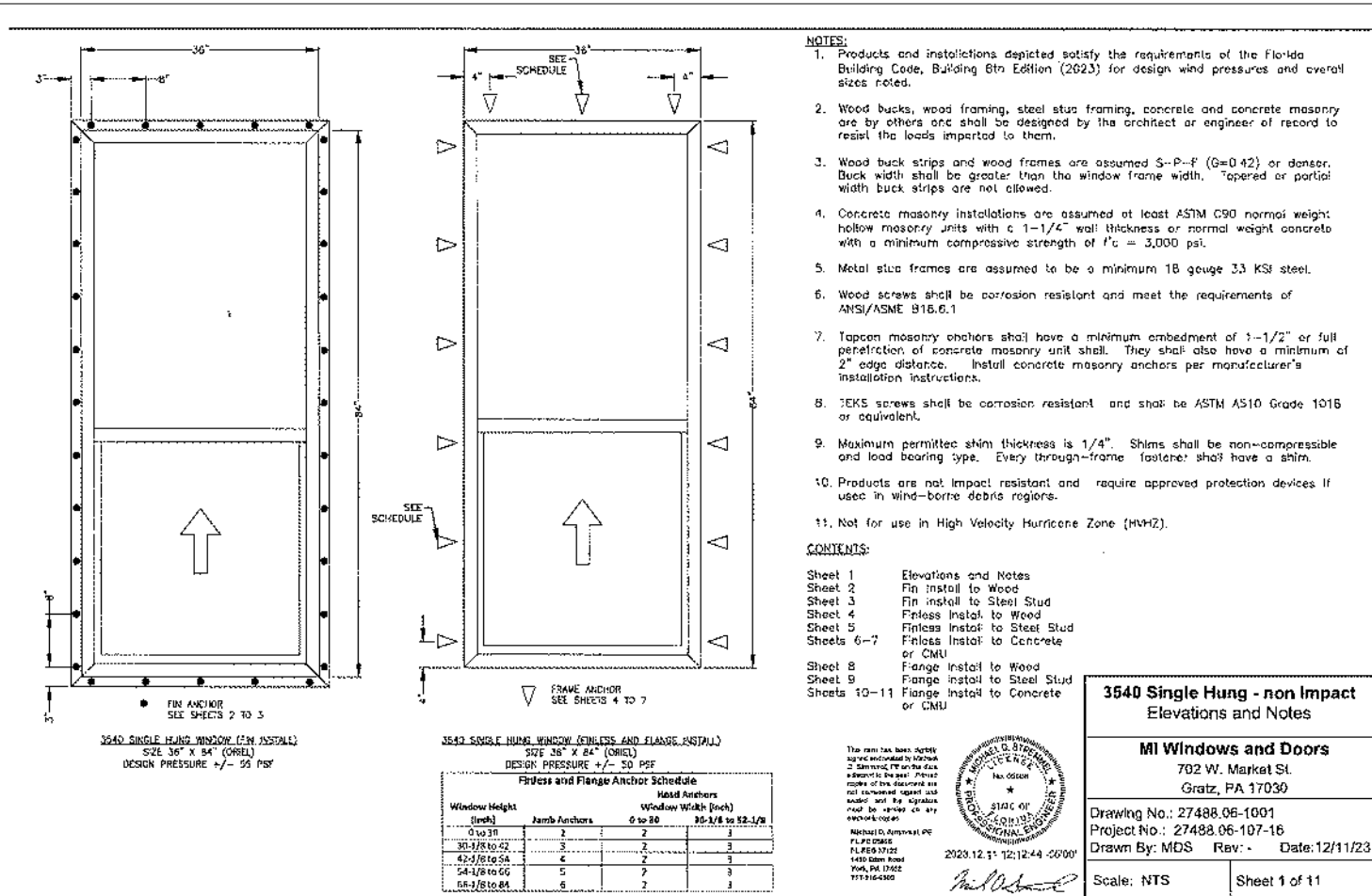
FLORIDA: THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION R300 OF THE FLORIDA BUILDING CODE, 8th EDITION (2003). ALL RESIDENTIAL ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V₅₀ = 124 MPH

MI Windows
Mullion

FL18504

WIN-M1



FLORIDA PRODUCT
APPROVAL #41886.16

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



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

FLORIDA
THIS STRUCTURE WAS DESIGNED
IN ACCORDANCE AND MEETS THE
REQUIREMENTS OF SECTION
1303 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
150 MPH
V₁₀₀ = 160 MPH
V₅₀ = 124 MPH

Manufacture
MI Windows

DRAWN BY:
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V1

FLORIDA PRODUCT APPROVAL FL #15332

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

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED, DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR C_d=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED ALUMINUM 6063-T5.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09, WITH SAFETY GLASS.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- DOOR ASSEMBLIES INSTALLED WHERE OVERHANG RATIO IS EQUAL OR GREATER THAN 1.0 DO NOT REQUIRE WATER INFILTRATION RESISTANCE.
- OVERHANG RATIO = OVERHANG LENGTH/OVERHANG HEIGHT.
- FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING INTO MASONRY/CONCRETE USE 1/16" 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.
- FOR ANCHORING INTO METAL STRUCTURE USE #10 SWS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW.
A. WOOD - MINIMUM SPECIFIC GRAVITY OF G=0.42
B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI
C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
D. METAL STRUCTURE: STEEL 18GA, 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM

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

CHART #1	CHART #2	CHART #3
DESIGN PRESSURE CHART (psf) Single Panel and Total Frame Width (ft) Frame Height (ft) Pos Neg Pos Neg Pos Neg Pos Neg 84.0 40.0 55.0 40.0 47.5 40.0 42.8 39.4 38.4 88.0 40.0 55.0 40.0 47.5 40.0 42.8 39.4 38.4 92.0 40.0 55.0 40.0 47.5 40.0 42.8 39.4 38.4	DESIGN PRESSURE CHART (psf) Single Panel and Total Frame Width (ft) Frame Height (ft) Pos Neg Pos Neg Pos Neg Pos Neg 84.0 38.2 50.7 38.2 50.7 38.2 50.7 38.2 50.7 88.0 38.2 50.7 38.2 50.7 38.2 50.7 38.2 50.7 92.0 38.2 50.7 38.2 50.7 38.2 50.7 38.2 50.7	Number of anchor locations required Single Panel and Total Frame Width (ft) Frame Height (ft) Pos Neg Pos Neg Pos Neg Pos Neg 84.0 6 6 7 6 8 6 8 6 8 88.0 6 6 7 6 8 6 8 6 8 92.0 6 6 7 6 8 6 8 6 8

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
GRATZ, PA 17030
SERIES 430/440 XIX SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 1 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 1 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

FLORIDA PRODUCT APPROVAL FL # 17894.3

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

NOTES:

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

SIZE AND DESIGN PRESSURE CHART
FASTENER TYPE AND SPACING SHOWN WILL 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
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -
DRAWN: V.L. DWG NO: 08-01730 REV: B
SCALE: NTS DATE: 06/06/12 SHEET 2 OF 5
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

FLORIDA PRODUCT APPROVAL FL #17894.4

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

NOTES:

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

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 3500 HP FLANGE PVC SINGLE HUNG WINDOW
ALUMINUM REINFORCED - NON-IMPACT
ELEVATION AND NOTES
DRAWN: V.L. DWG NO: 08-01730 REV: B
SCALE: NTS DATE: 06/06/12 SHEET 2 OF 5
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 SGO
143" x 96" REINFORCED WITHOUT ADAPTER
ELEVATIONS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 2 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FLANGE INSTALLATION DETAILS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 6 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 SGO
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 4 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 SGO
143" x 96" REINFORCED WITHOUT ADAPTER
BOOK INSTALLATION DETAILS
DRAWN: V.L. DWG NO: 08-02250 REV: C
SCALE: NTS DATE: 10/30/13 SHEET 9 OF 9
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

NOTES:

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

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 3500 HP FLANGE PVC SINGLE HUNG WINDOW
ALUMINUM REINFORCED - NON-IMPACT
ELEVATION AND NOTES
DRAWN: V.L. DWG NO: 08-01730 REV: B
SCALE: NTS DATE: 06/06/12 SHEET 5 OF 5
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.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
SANDHURST, FL 32771
(407) 321-0064

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

DESIGNED WIND SPEED:
Vult - 160 MPH
V30s0 - 124 MPH

Manufacture
MI WINDOWS SLIDING GLASS
DOORS
MI WINDOWS

DRAWN BY: GARGEE
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V2

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

**VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION**

NOTES:
 1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS.
 NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE
 DESIGNED IN ACCORDANCE WITH ASTM E2125

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

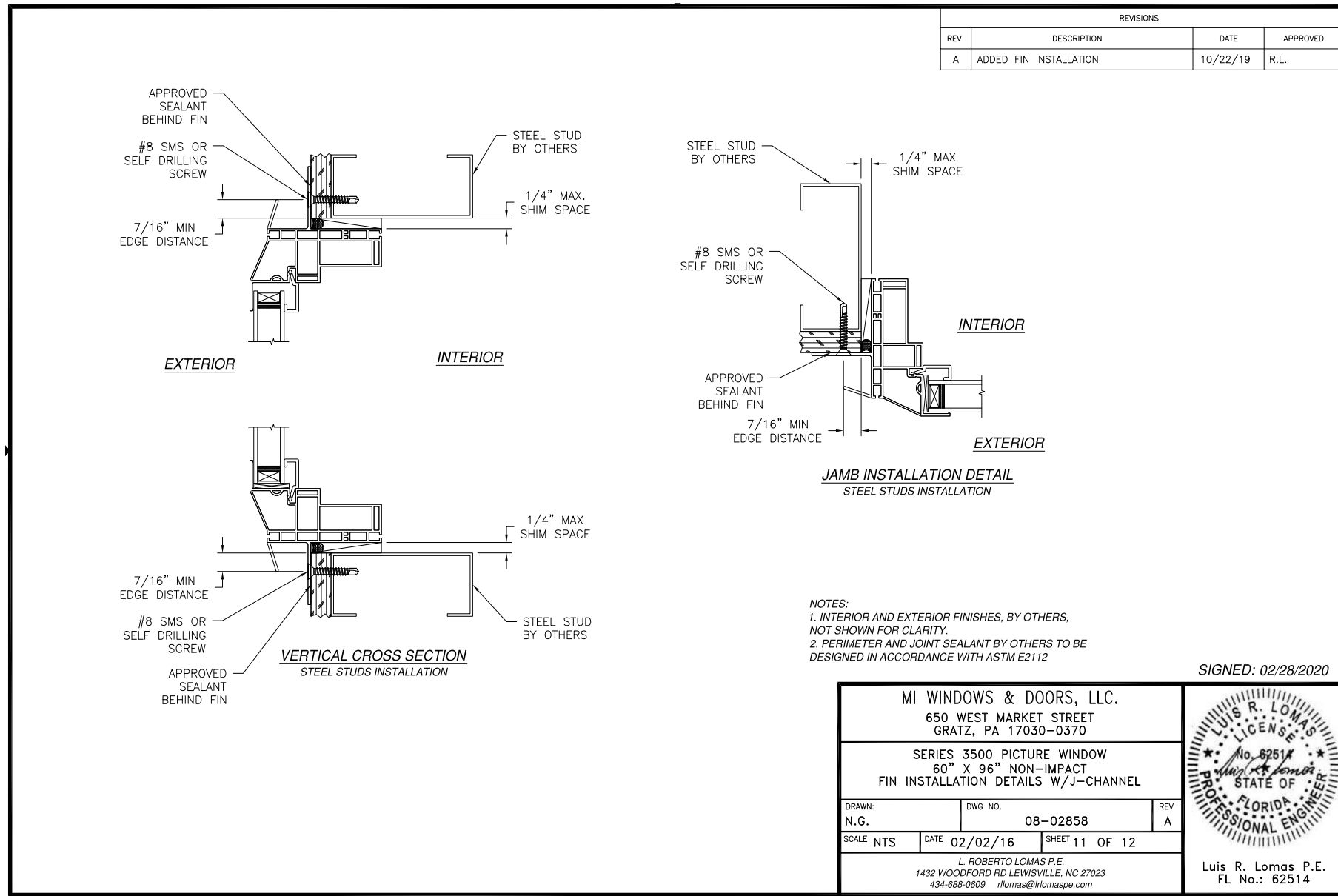
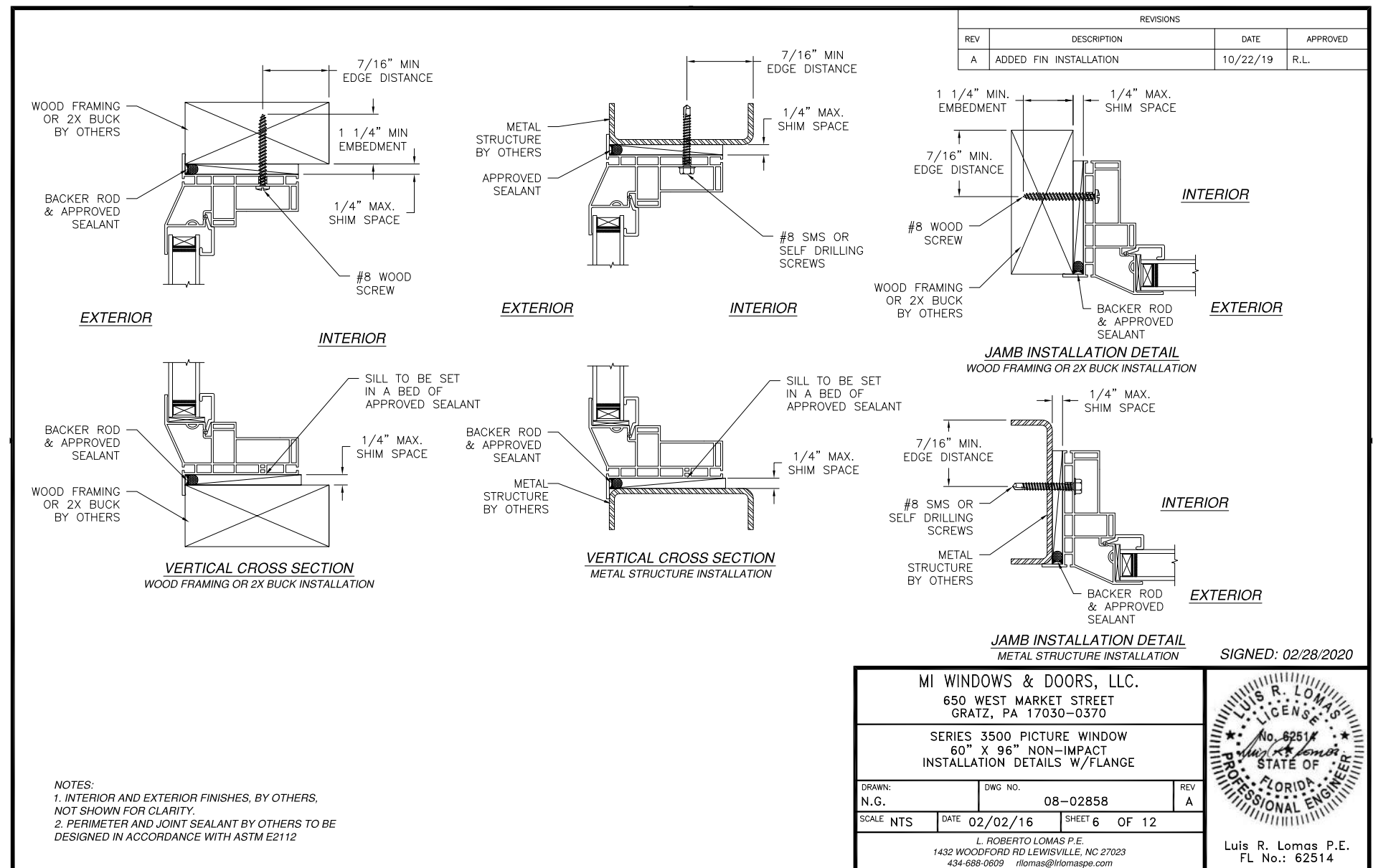
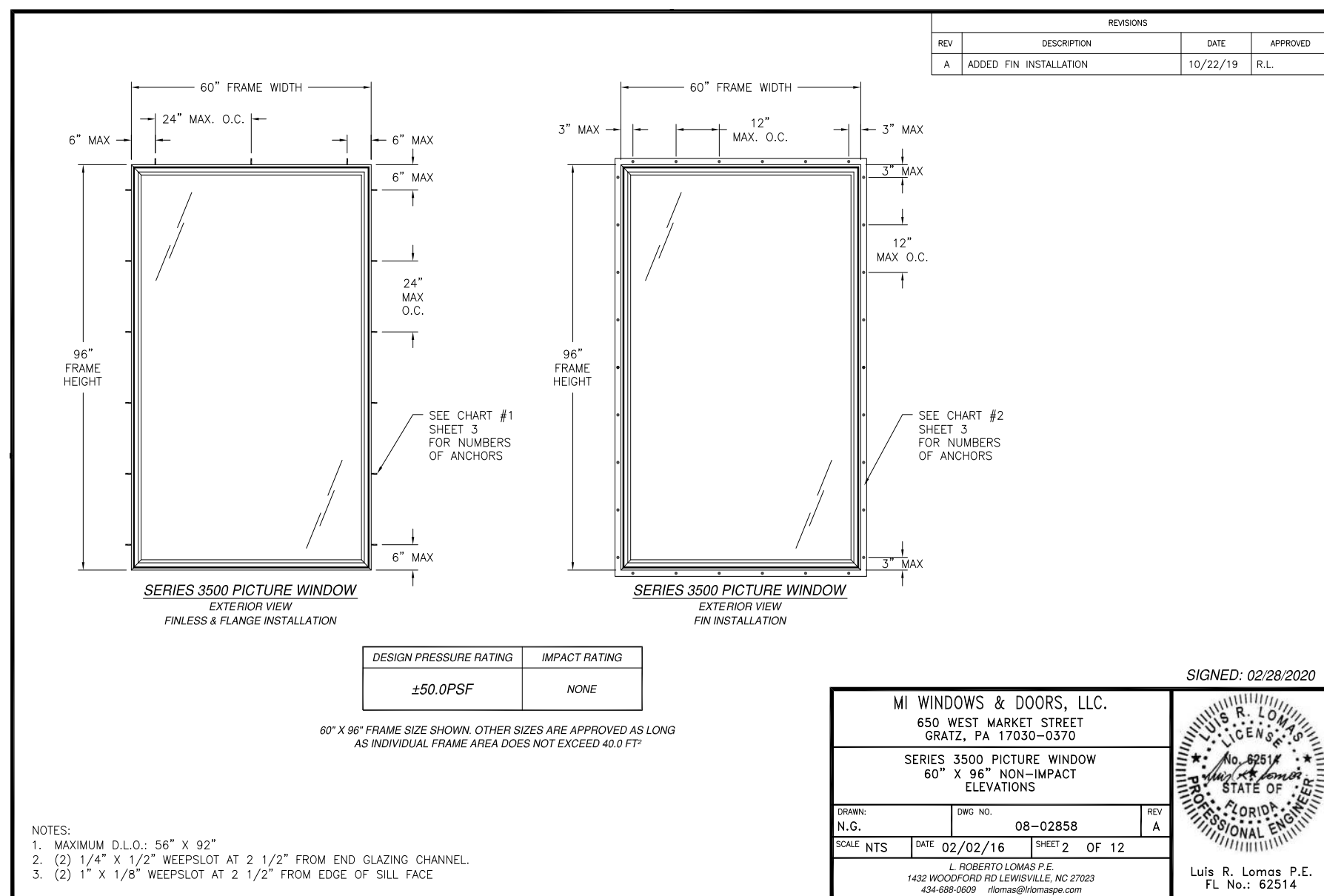
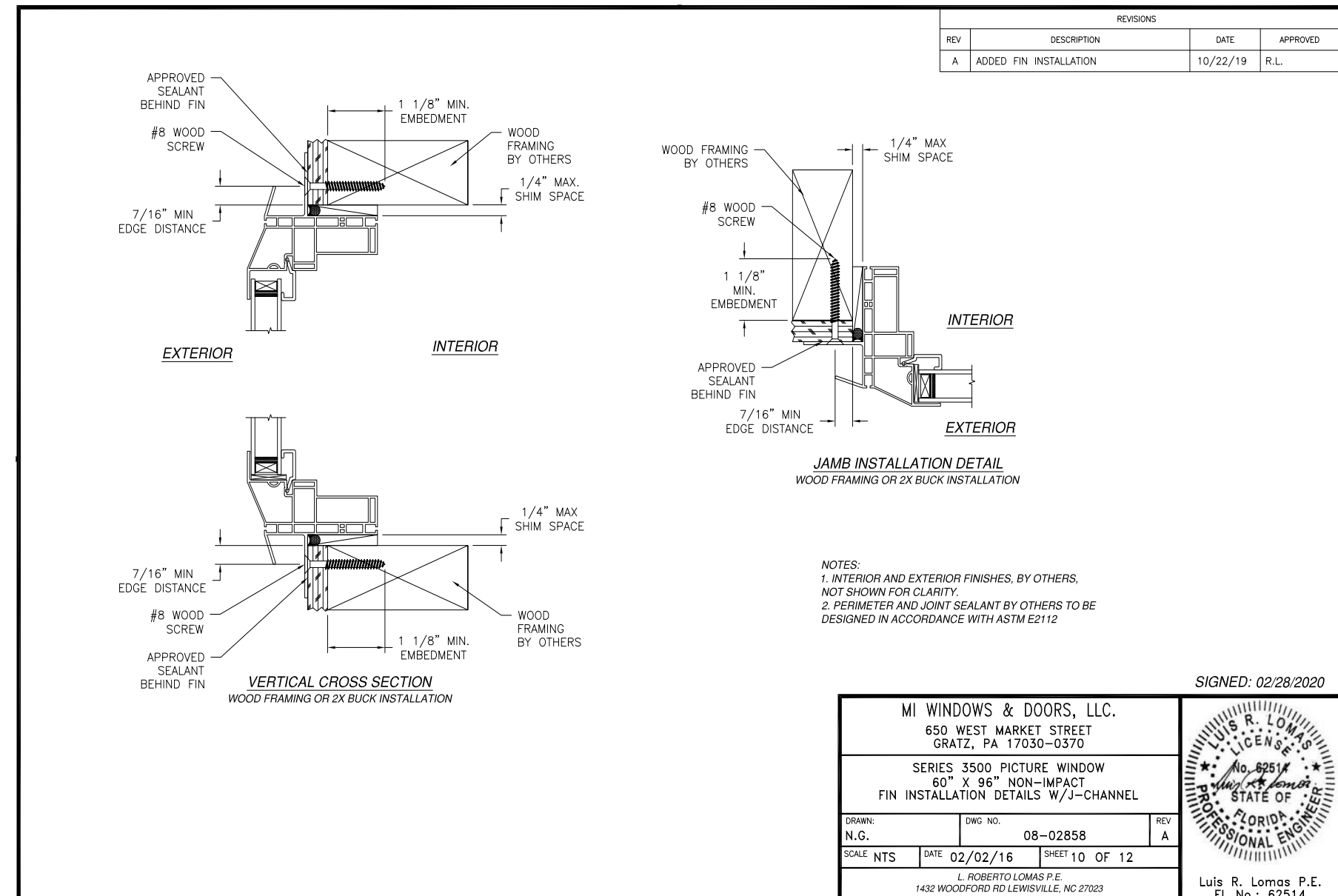
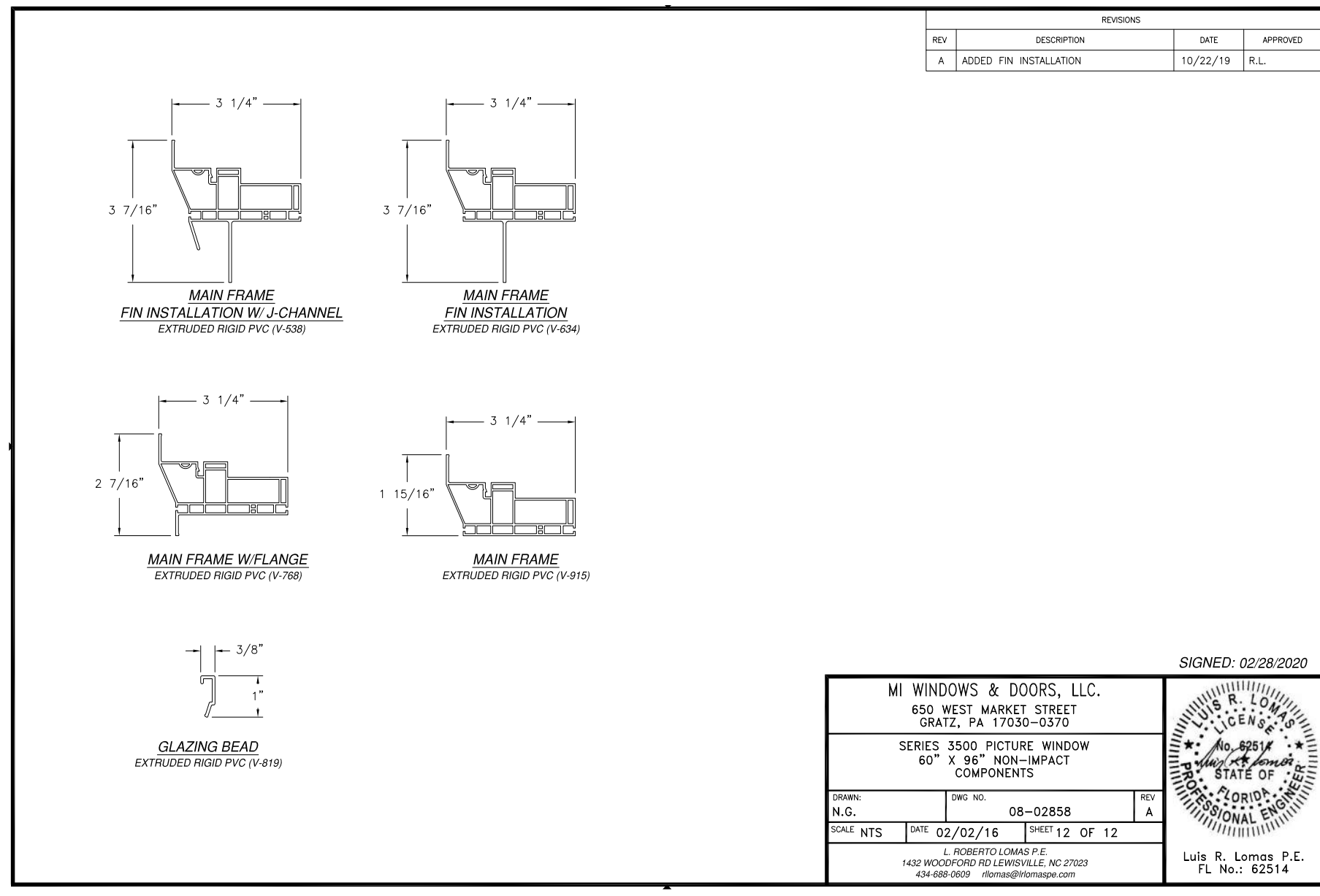
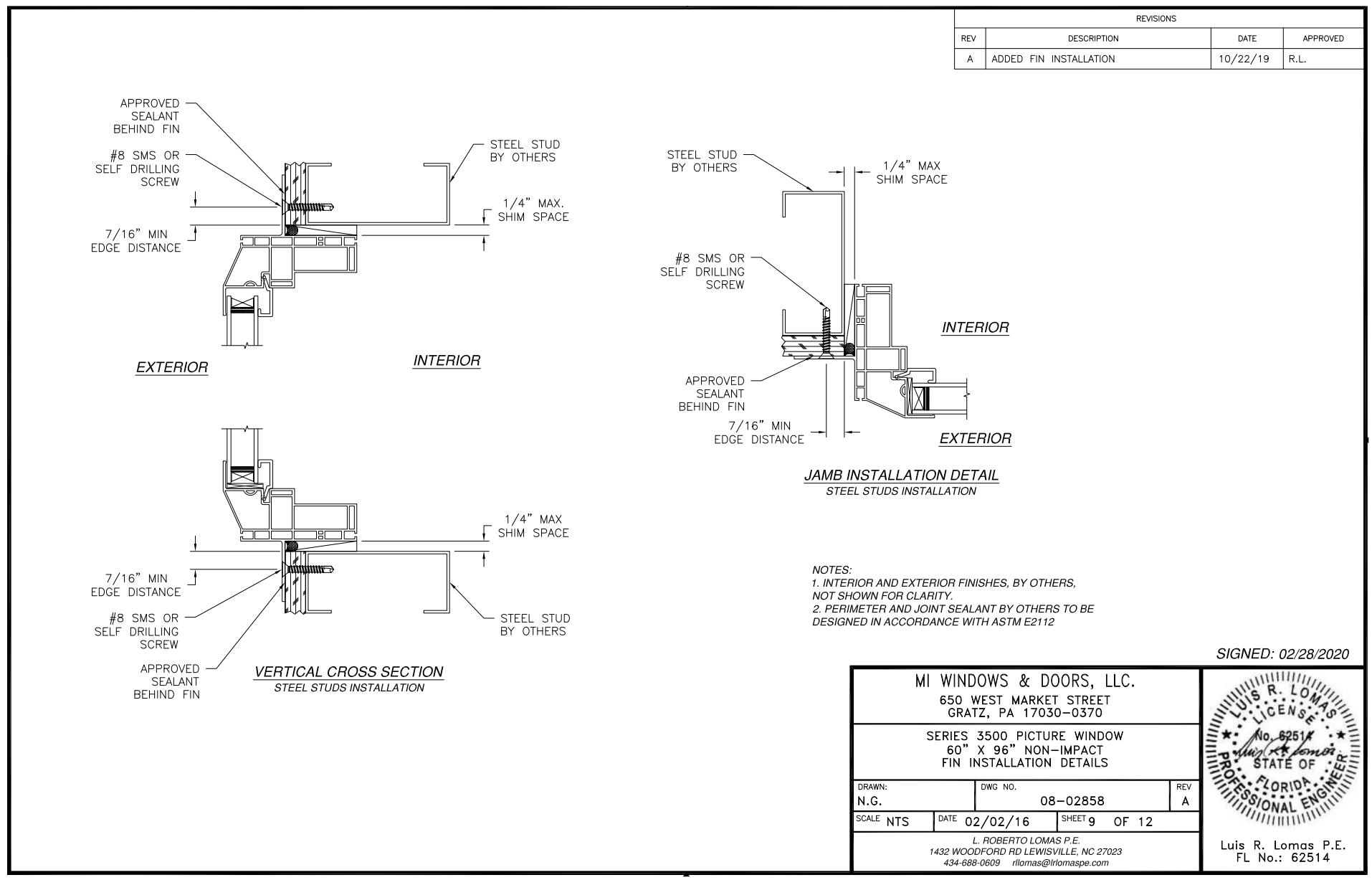
SERIES 3500 PICTURE WINDOW
 60" X 90" NON-IMPACT
 INSTALLATION DETAILS

DRWN.	DWG. NO.	08-02858	REV
N.G.			
SCKL	DATE	02/02/16	SHEET 5 OF 12

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

SIGNED: 02/28/2020

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

[illegible]

FL GSE