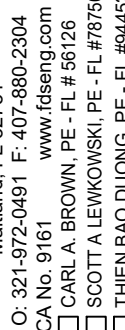


Willow - F

JONATTAN GOMEZ 6/28/2024



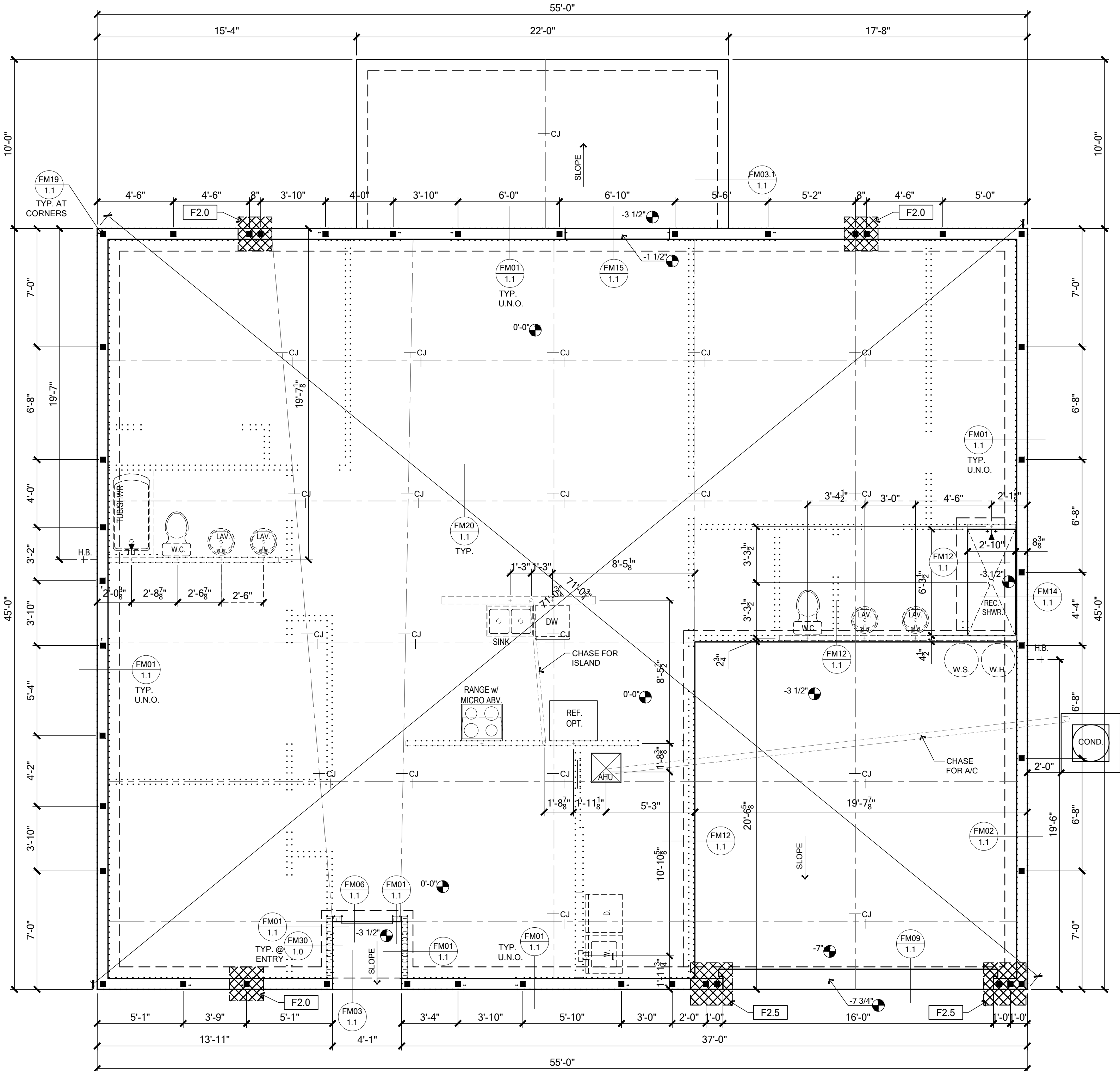
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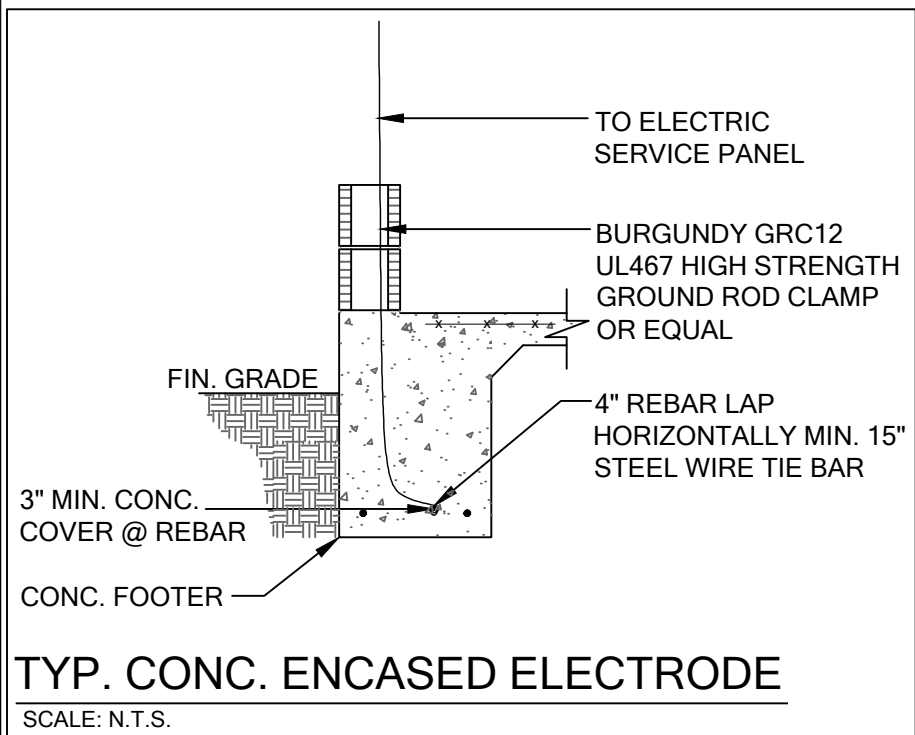
Forest Cove

an Name:	Willow	Elev - F	Gargle Side: Right
at:	1	Block:	001
Address:	TBD Street A Lake City, FL 32024		

COVER SHEET



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



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

FOUNDATION DEPTH NOTE:

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

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

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

NOTE:

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

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Willow	Elev - F	
Lot:	1	Block:	001
Address:	TBD Street A		
	Lake City, FL 32024		
Job No.	9FC00101		
Reference No.	24-04830		
Sheet:			

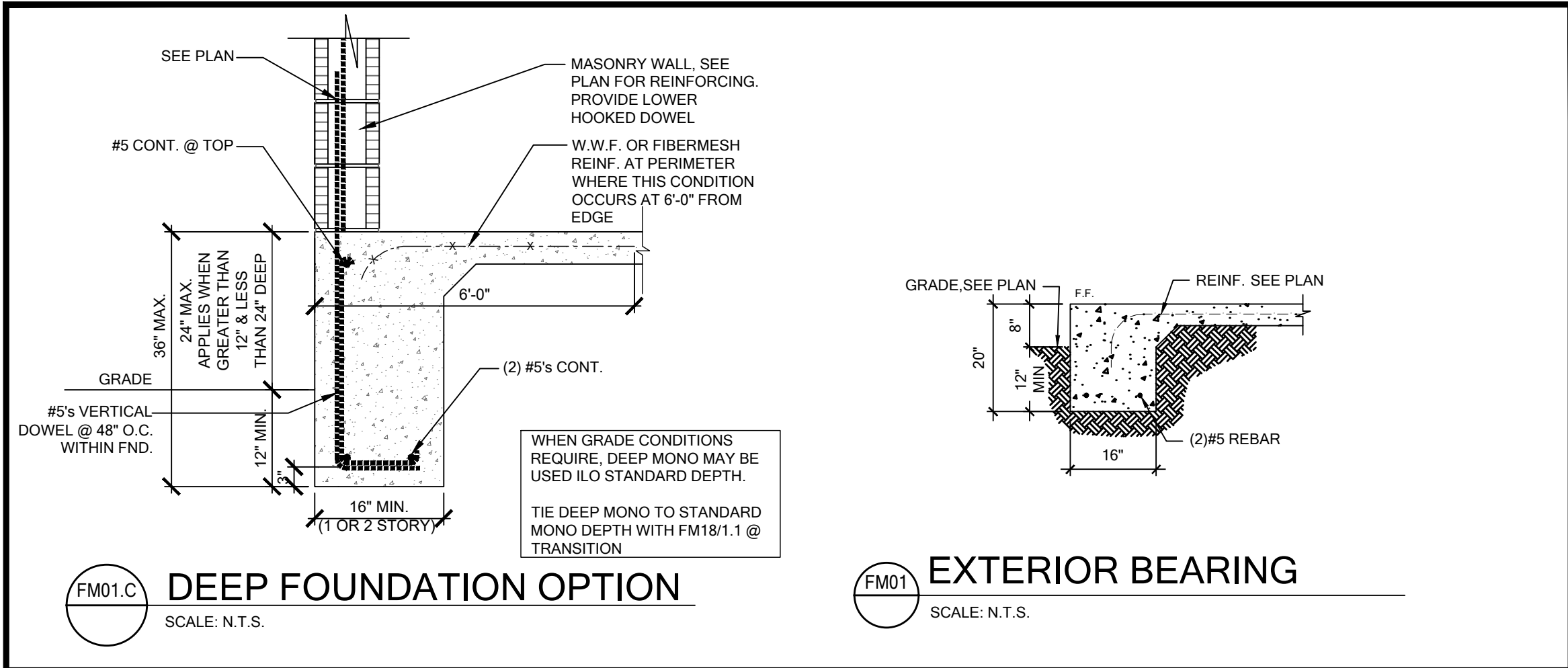
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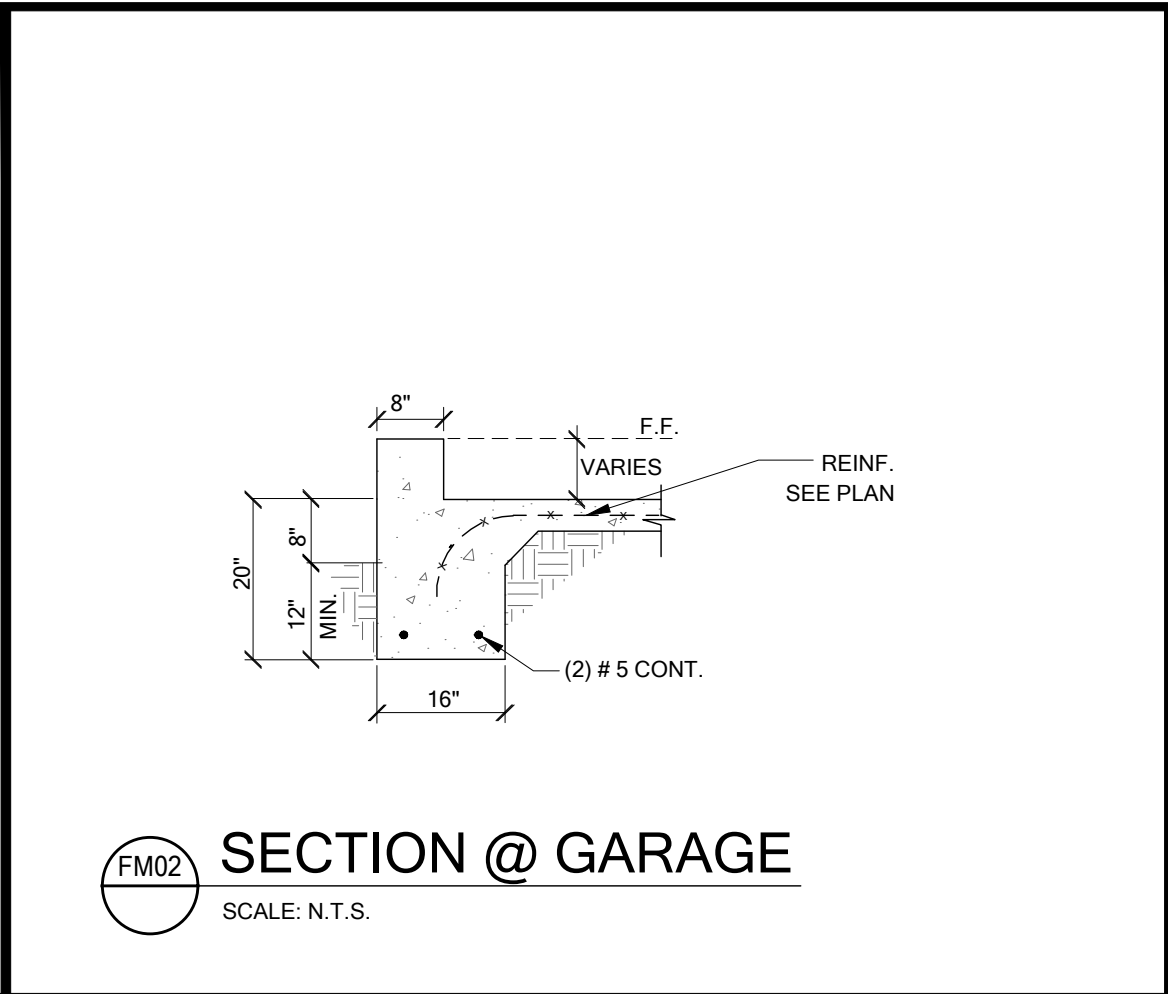
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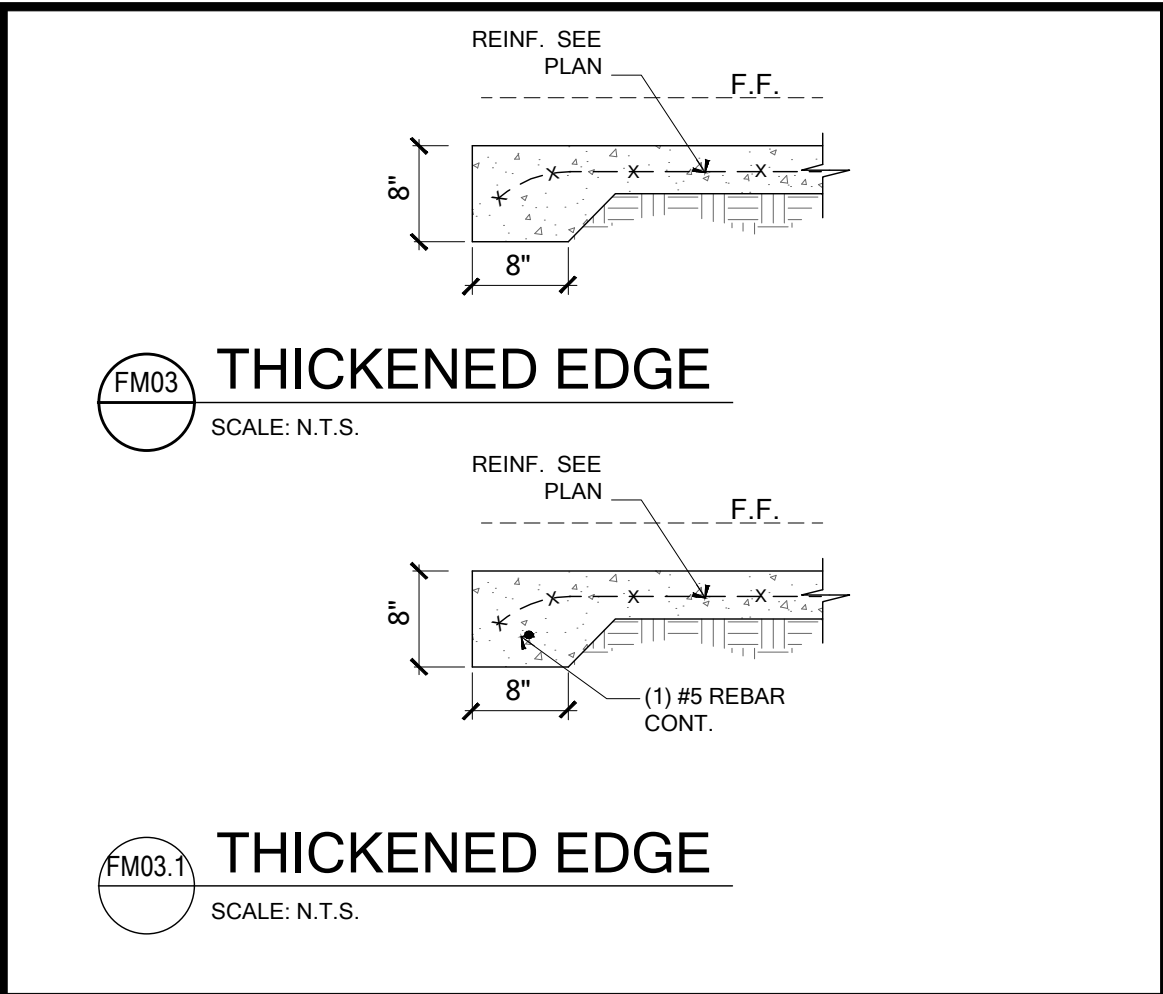
ESSENTIALS SERIES



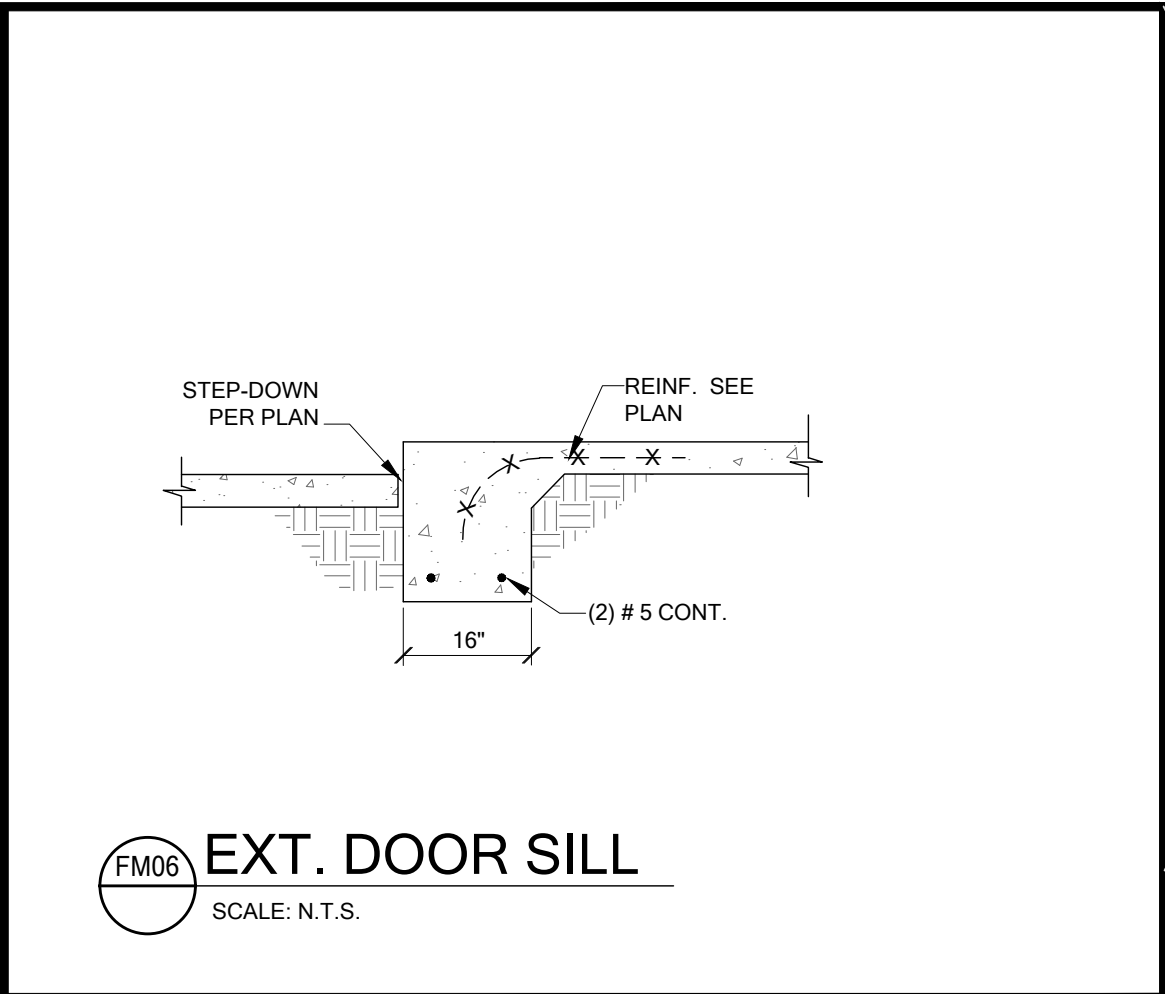
FM01 EXTERIOR BEARING
SCALE: N.T.S.



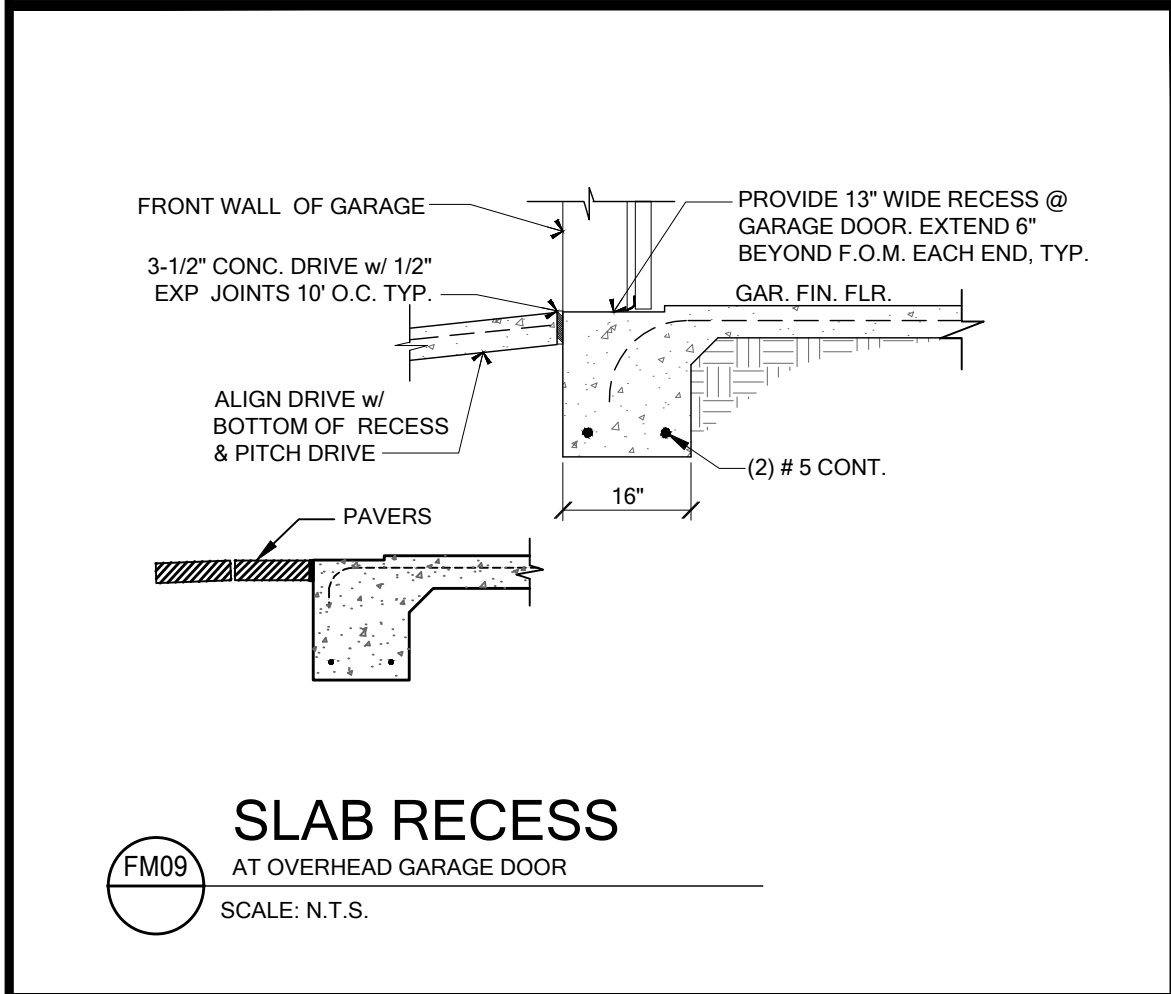
FM02 SECTION @ GARAGE
SCALE: N.T.S.



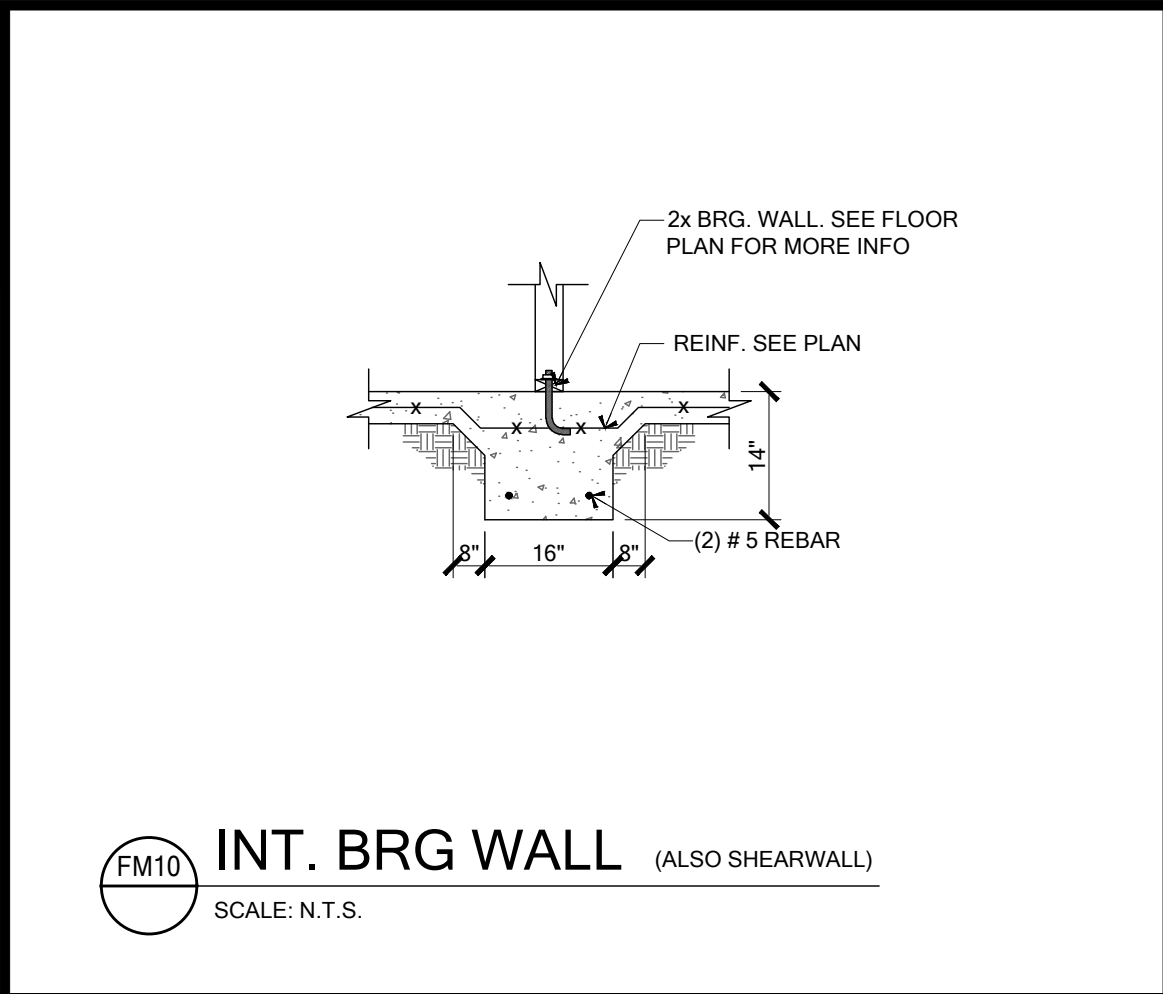
FM03 THICKENED EDGE
SCALE: N.T.S.



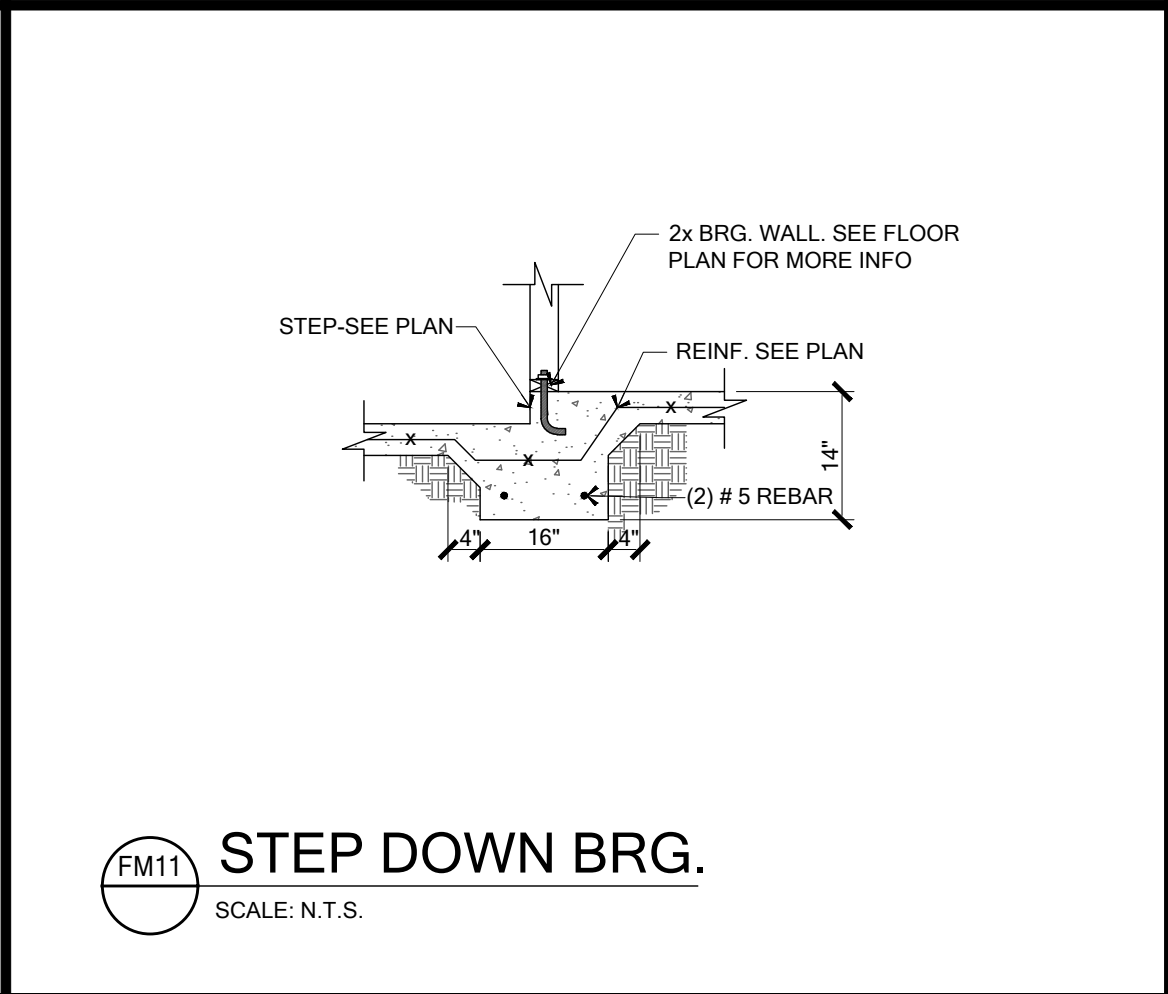
FM06 EXT. DOOR SILL
SCALE: N.T.S.



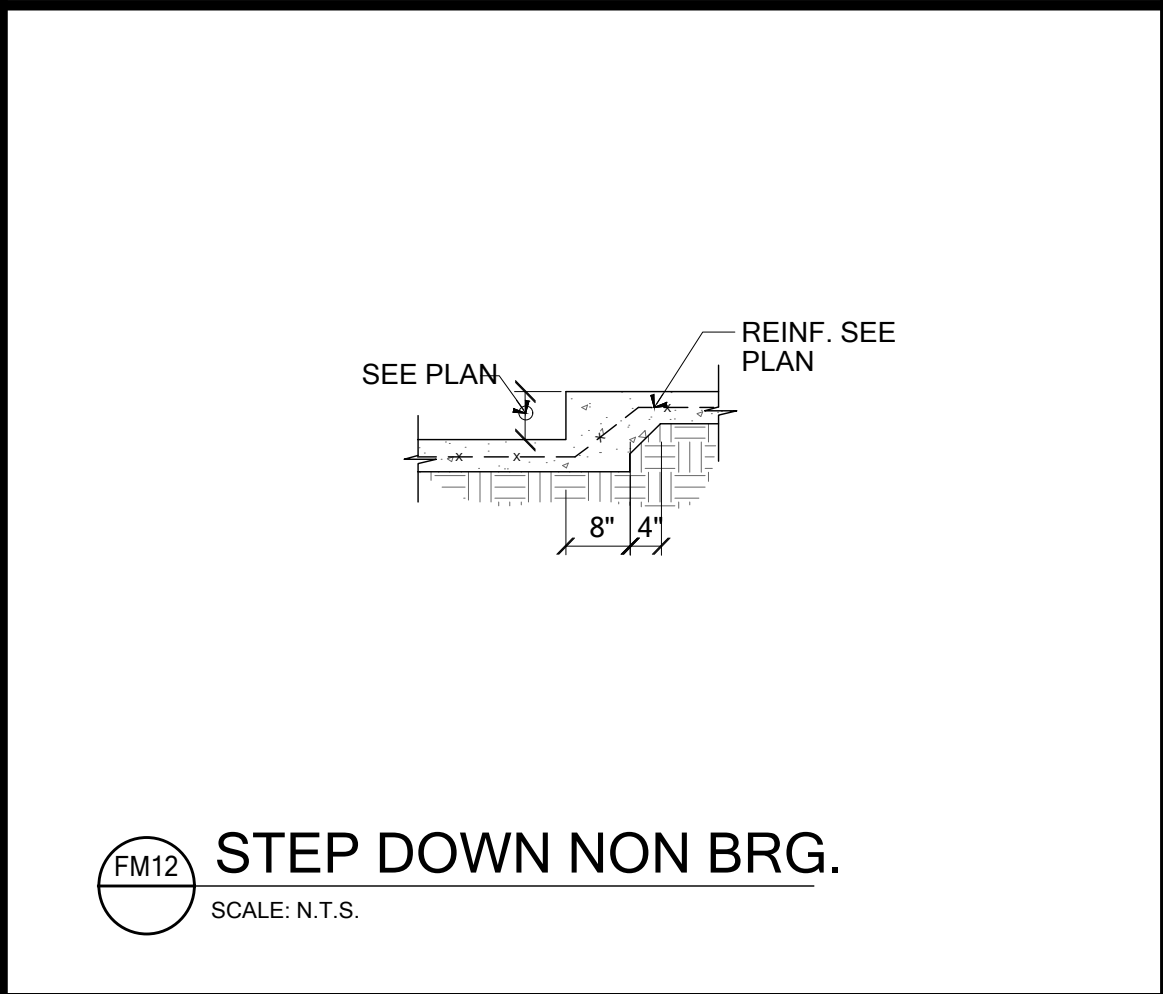
FM09 SLAB RECESS
AT OVERHEAD GARAGE DOOR
SCALE: N.T.S.



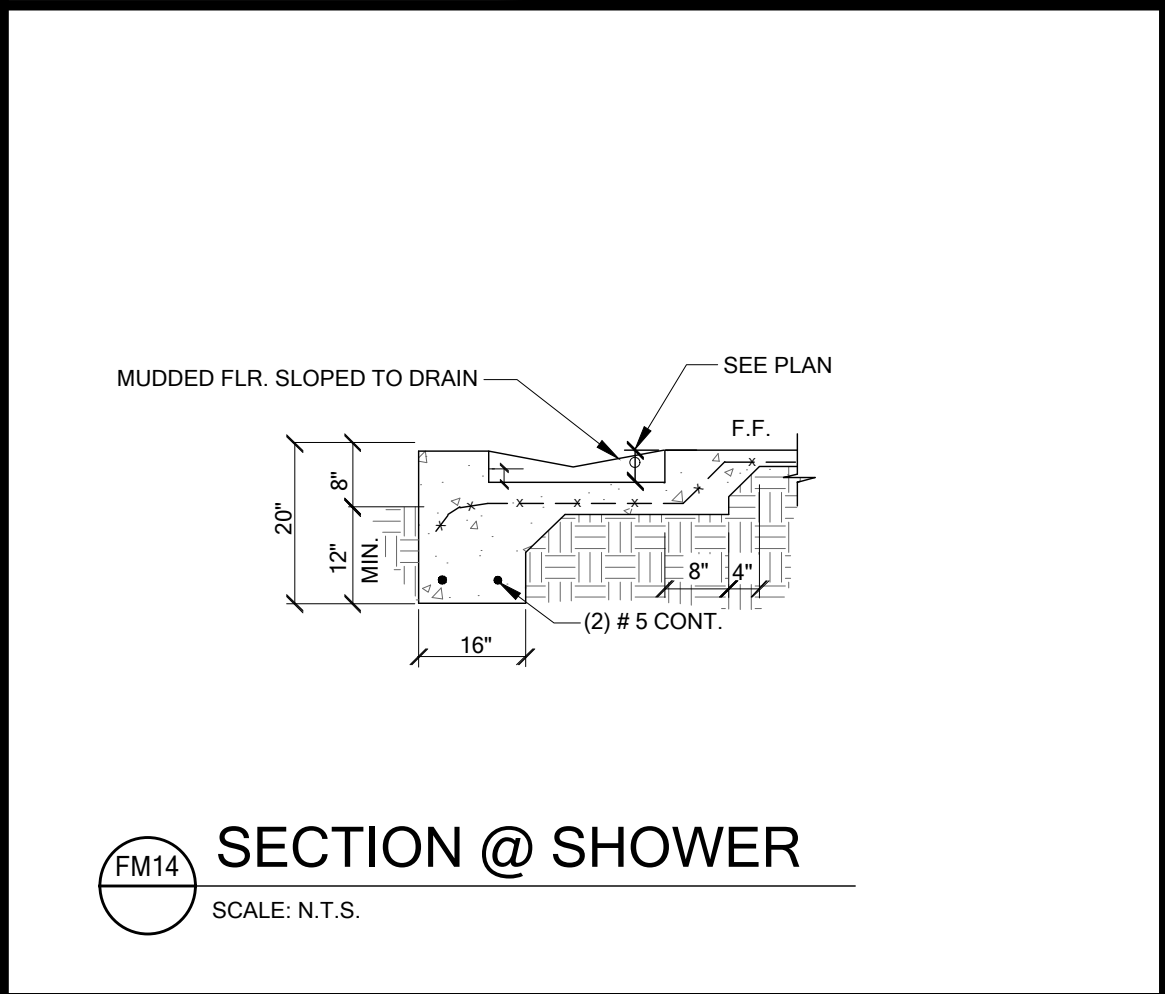
FM10 INT. BRG WALL (ALSO SHEARWALL)
SCALE: N.T.S.



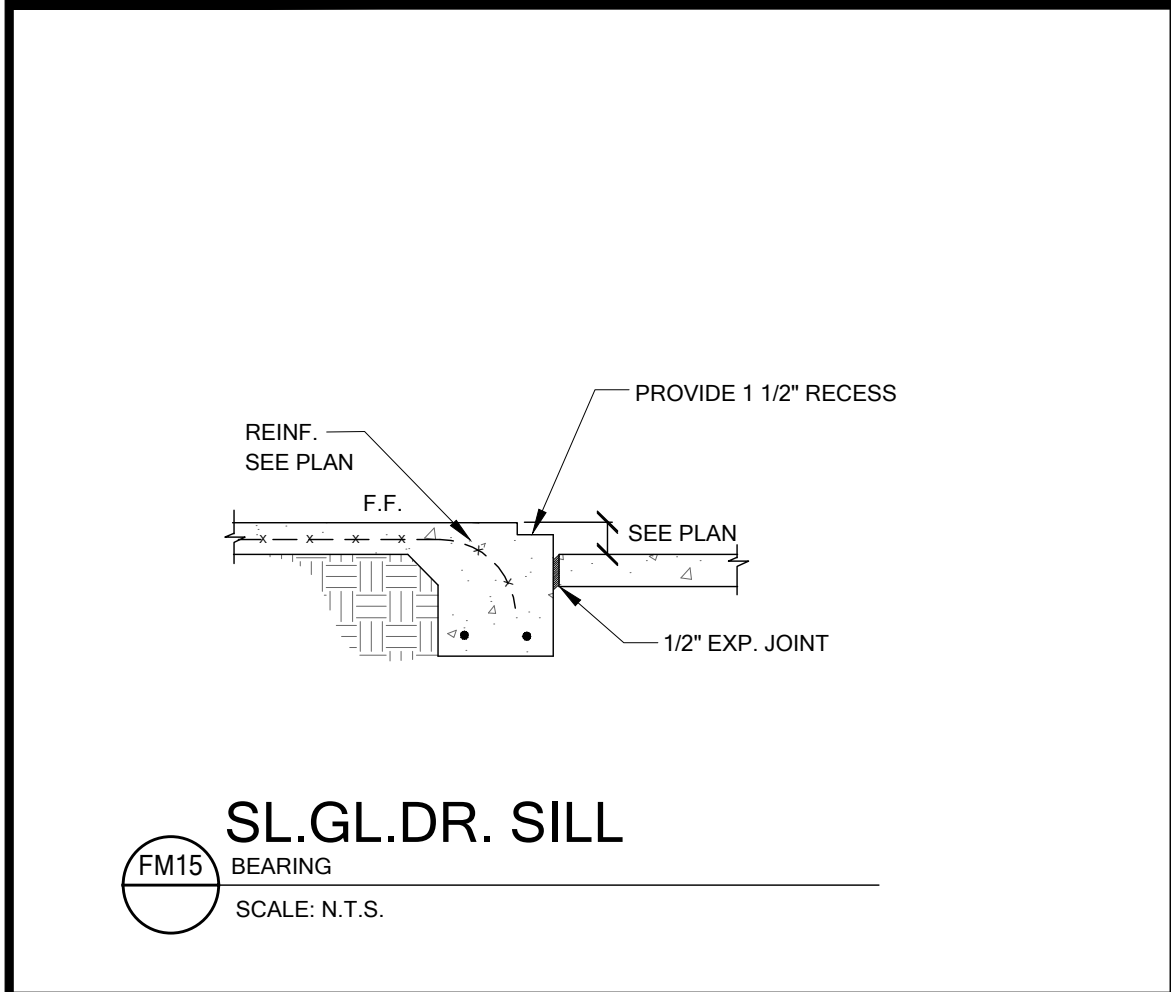
FM11 STEP DOWN BRG.
SCALE: N.T.S.



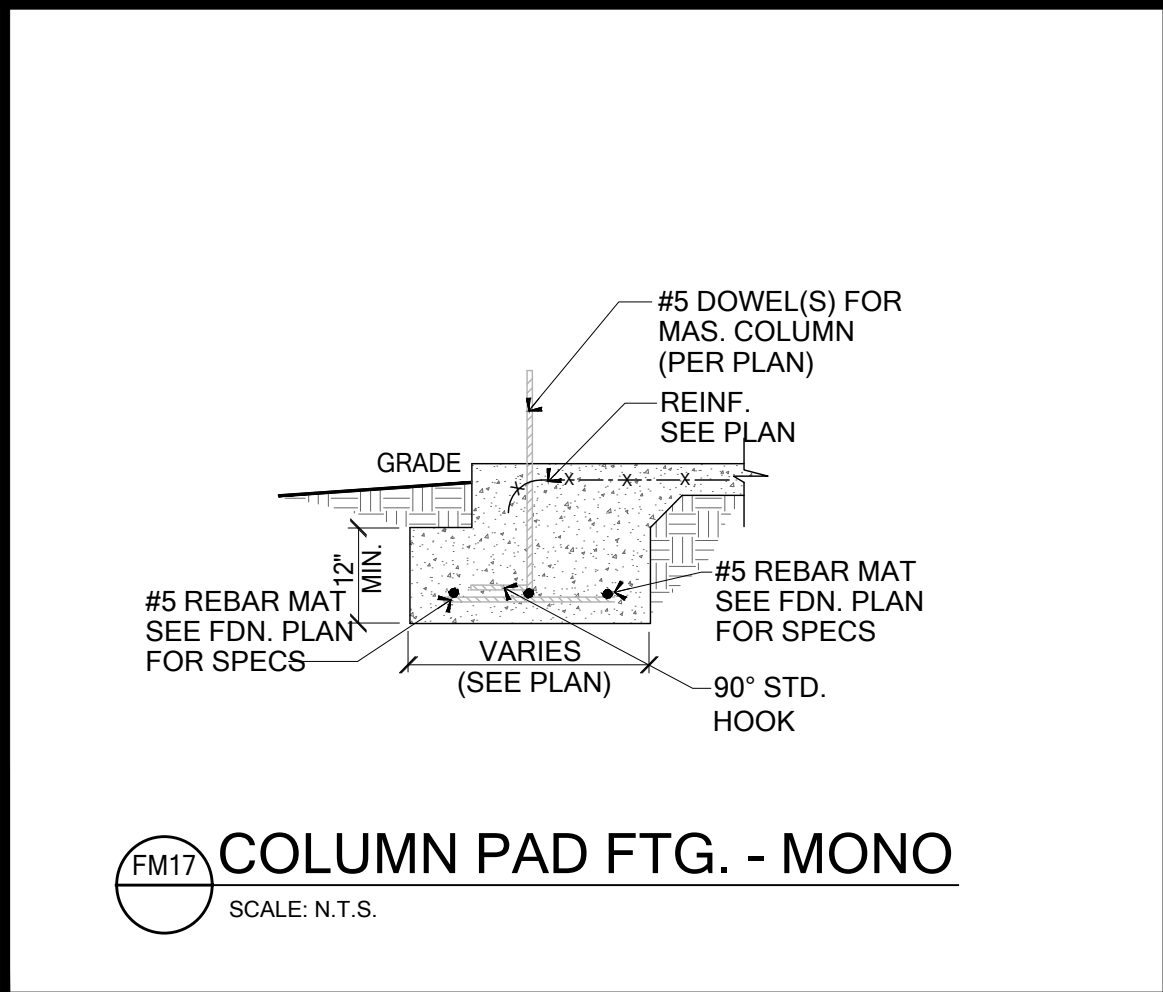
FM12 STEP DOWN NON BRG.
SCALE: N.T.S.



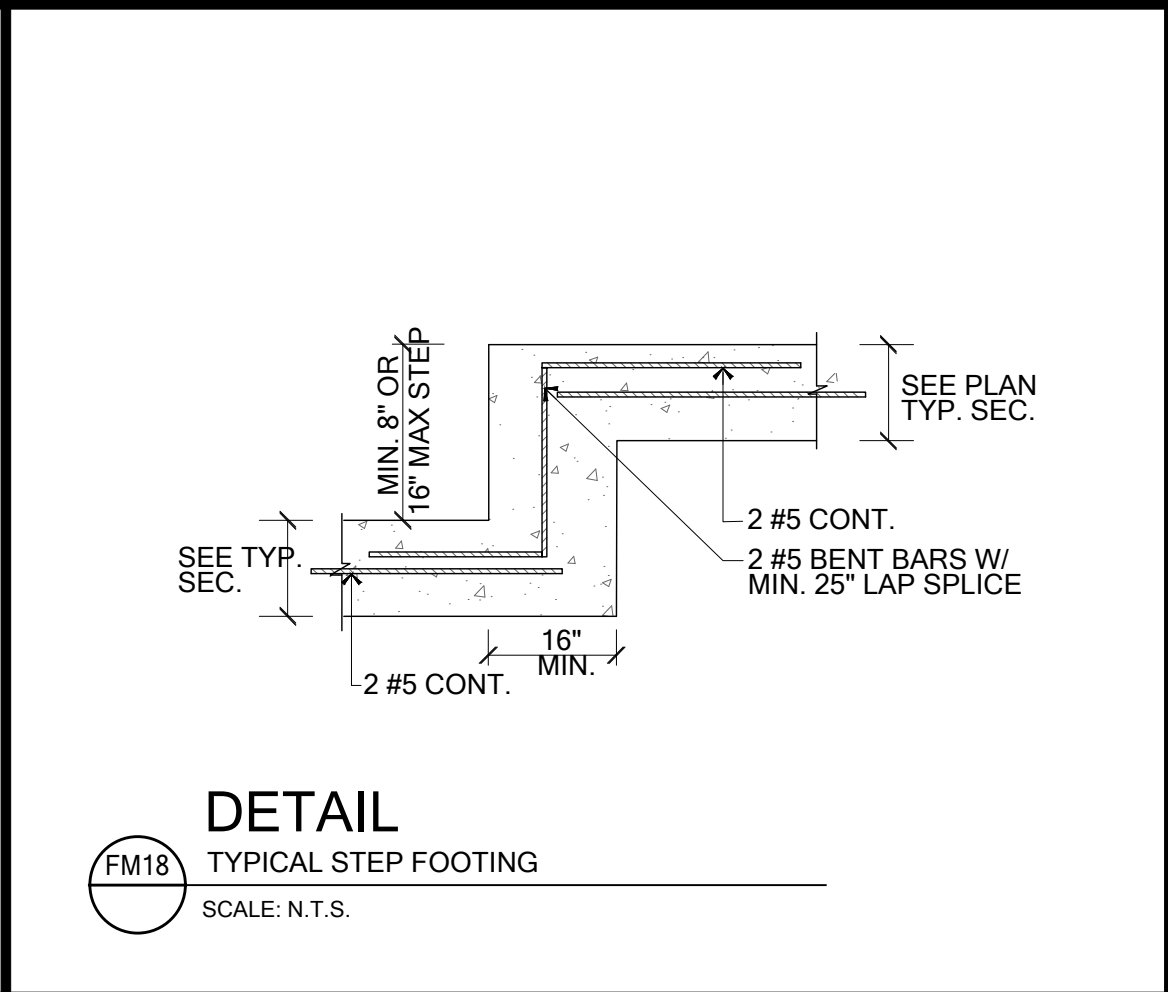
FM14 SECTION @ SHOWER
SCALE: N.T.S.



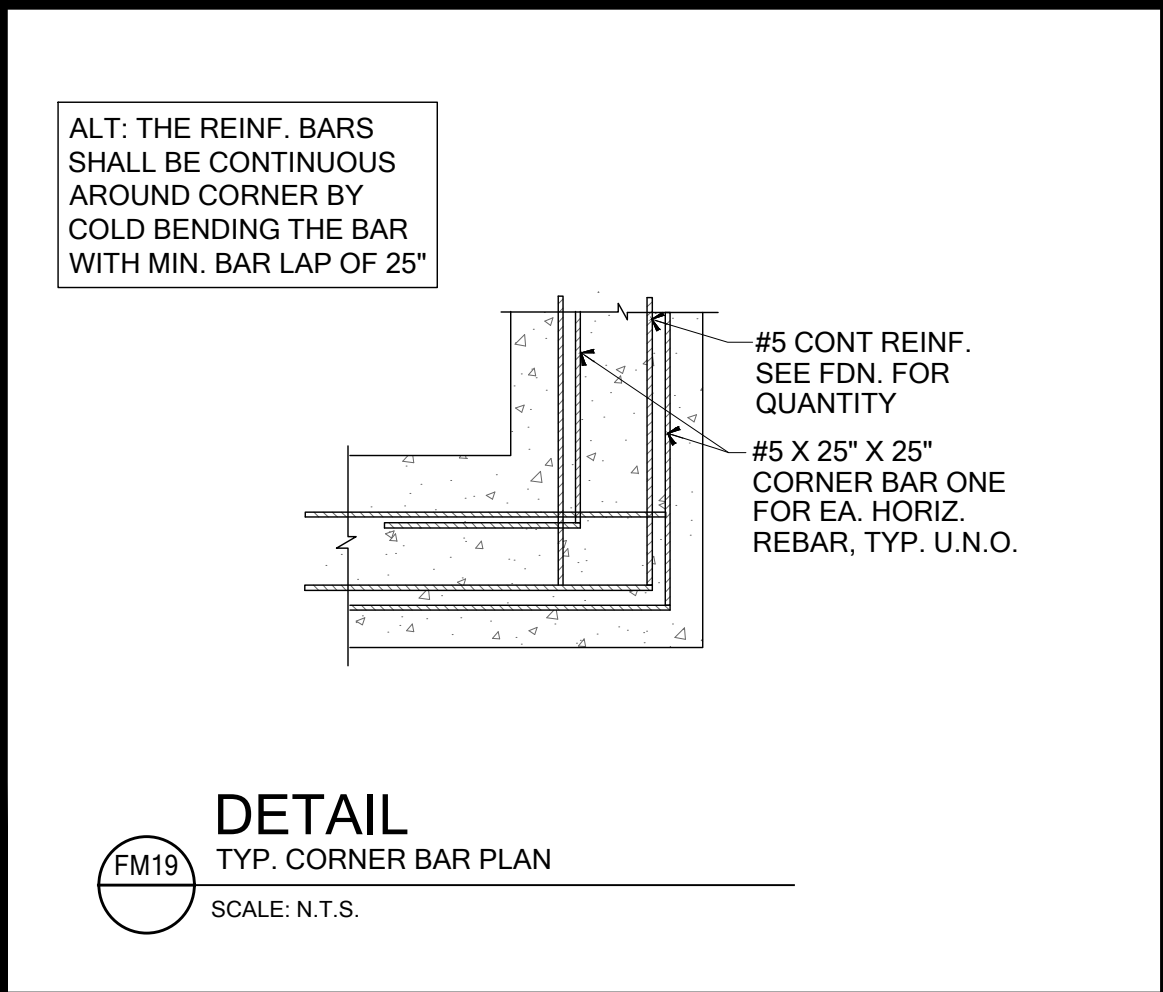
FM15 SL.GL.DR. SILL BEARING
SCALE: N.T.S.



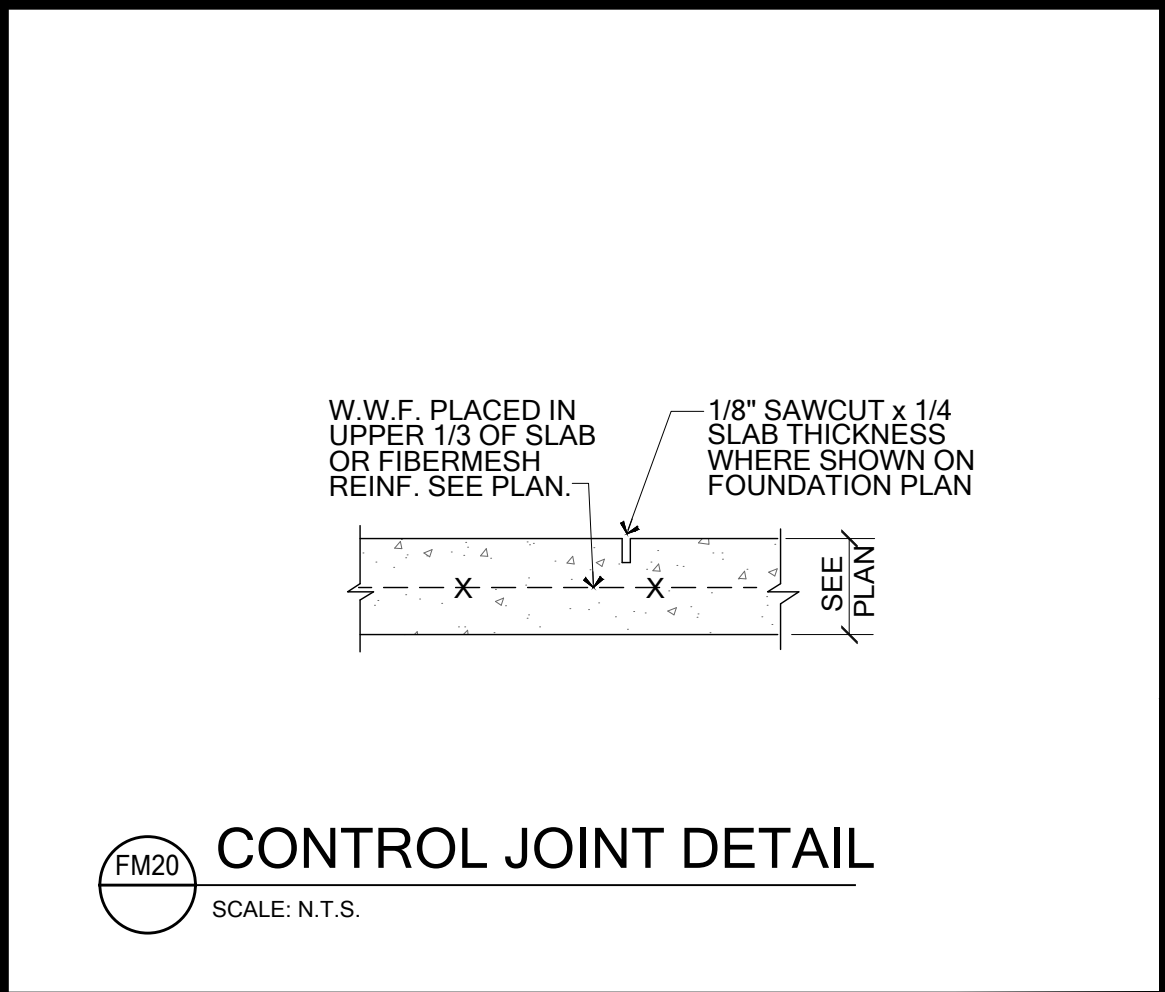
FM17 COLUMN PAD FTG. - MONO
SCALE: N.T.S.



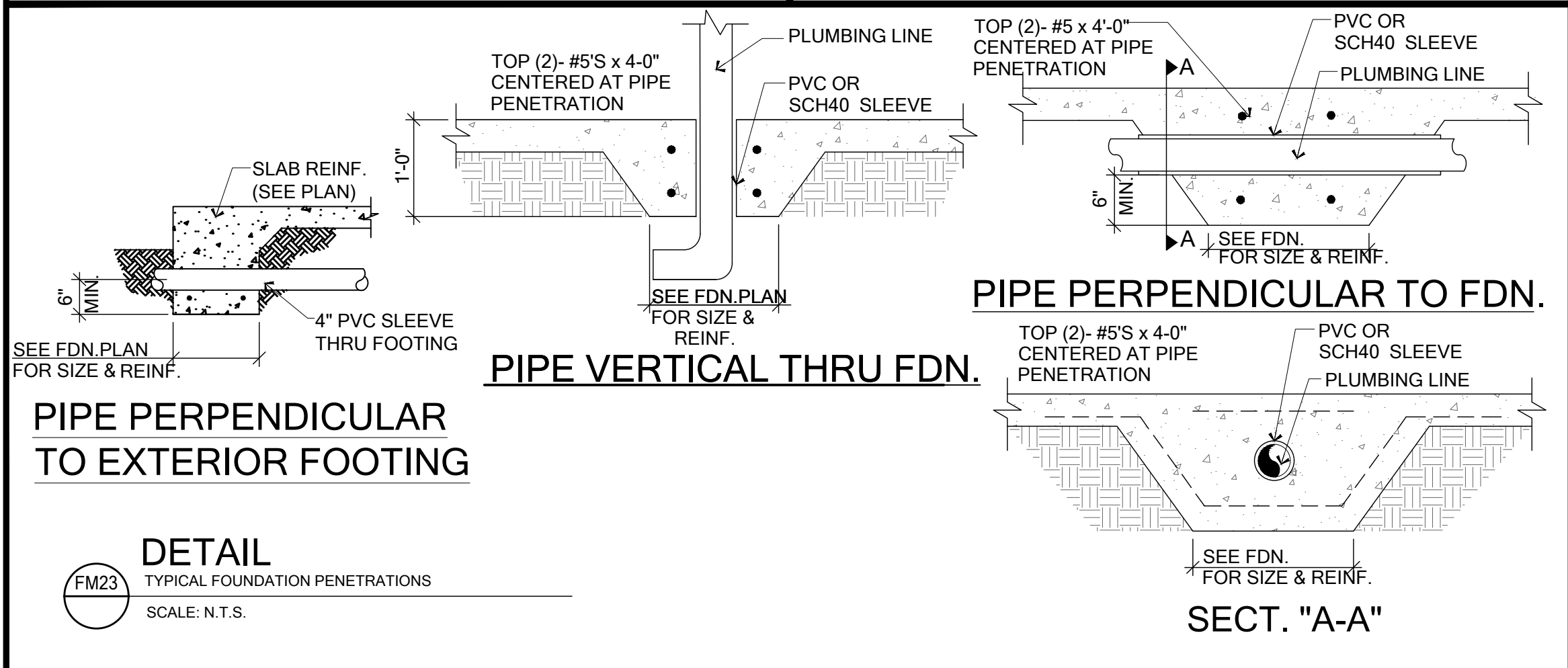
FM18 DETAIL TYPICAL STEP FOOTING
SCALE: N.T.S.



FM19 DETAIL TYP. CORNER BAR PLAN
SCALE: N.T.S.



FM20 CONTROL JOINT DETAIL
SCALE: N.T.S.



FM23 DETAIL TYPICAL FOUNDATION PENETRATIONS
SCALE: N.T.S.



FM24 PROTECTION BARRIER DETAIL
SCALE: N.T.S.

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06/28/2024

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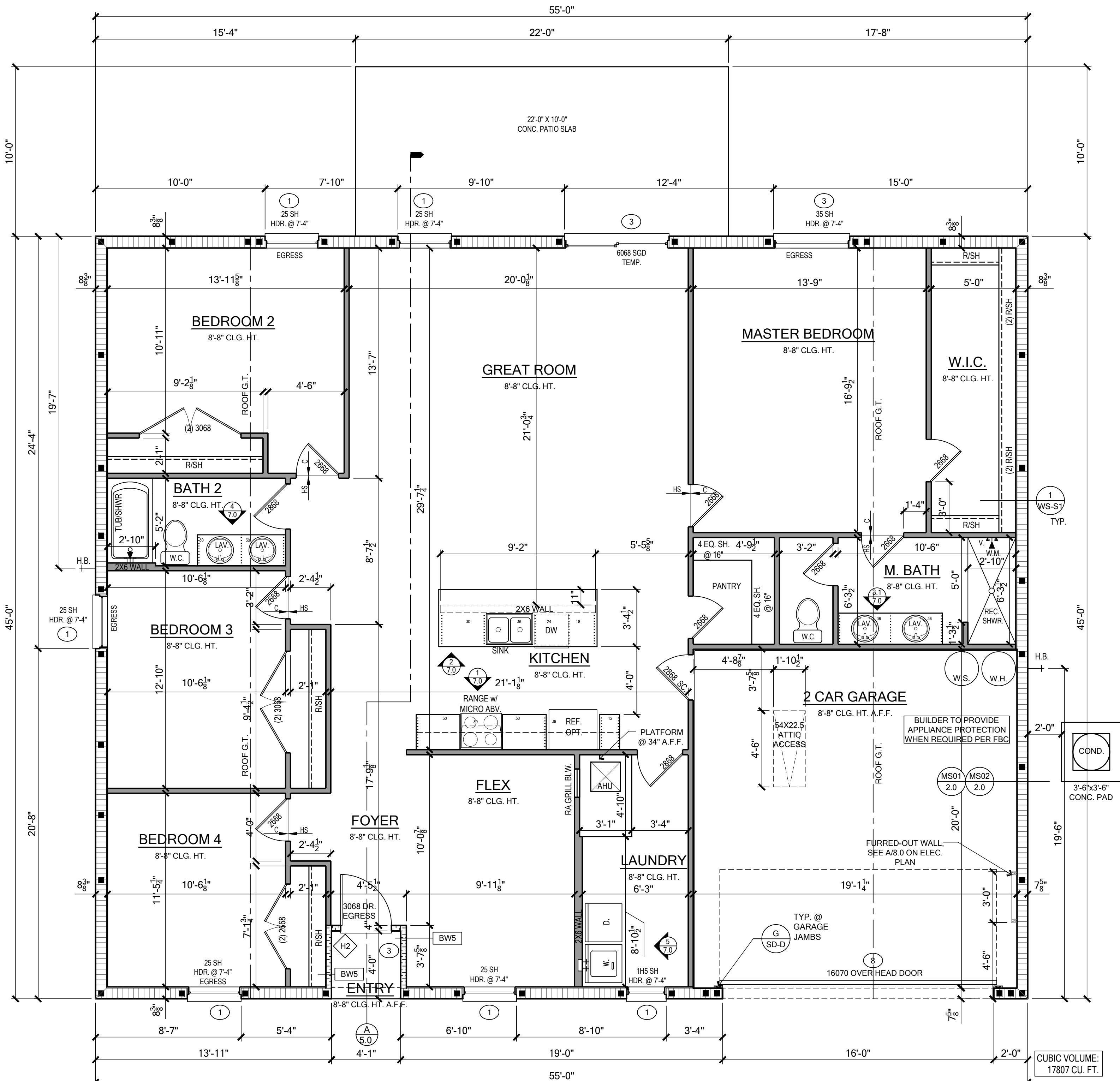
MARONDA

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(407)302-9871

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Willow	Elev - F	
Lot:	1	Block:	001
Address:	TBD Street A Lake City, FL 32024		
Job No:	9FC00101	ESSENTIALS SERIES	

Reference No: 24-04830
Sheet: 1.1
FND. DTLS.



AREA TABULATION		
FIRST FLOOR PLAN	2052	SQ.FT.
LIVING TOTAL	2052	SQ.FT.
GARAGE ENTRY	407	SQ.FT.
	16	SQ.FT.
TOTAL AREA	2475	SQ.FT.

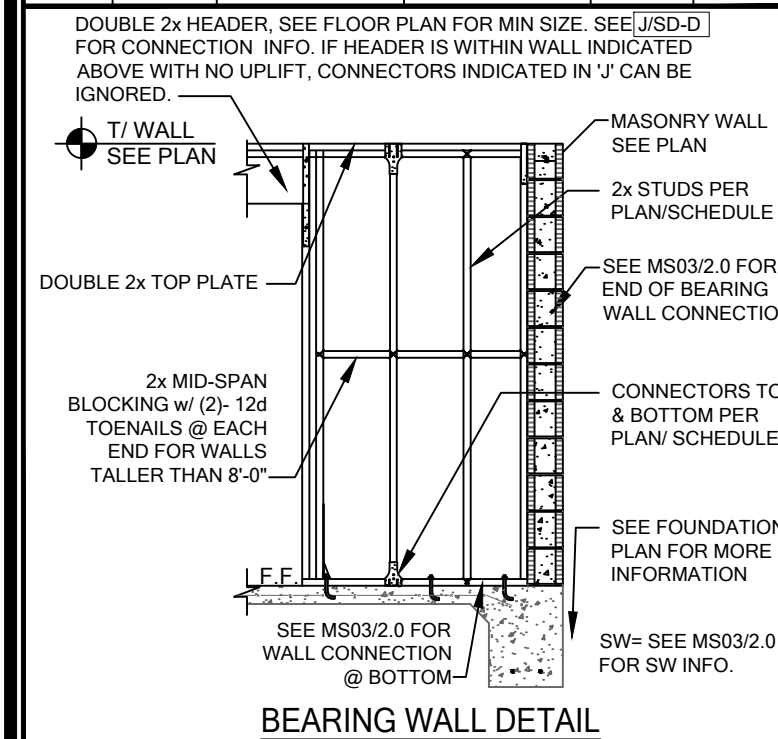
FLOOR PLAN

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

BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM	SEE FRAMING PLAN FOR BEAM SIZE	SEE FRAMING PLAN FOR BEAM CONNECTION

WALL TYPES LEGEND	
MASONRY	
	8\"/>
	NOT USED
	NOT USED
FRAMING	
	Standard 2x4 Framing - Wood or Steel
	Standard 2x6 Framing - Wood or Steel
	Interior Bearing Wall
	Frame Wall Located Below 42\"/>
	Insulated Interior Partition

BEARING WOOD WALL SCHEDULE				
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM	
BW1	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	498
BW2	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW3	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW4	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW5	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW6	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW7	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW8	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW9	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW10	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW11	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998
BW12	16\"/>	(1) FRAMEFAST PMF006 SCREW	(1) FRAMEFAST PMF006 SCREW	998



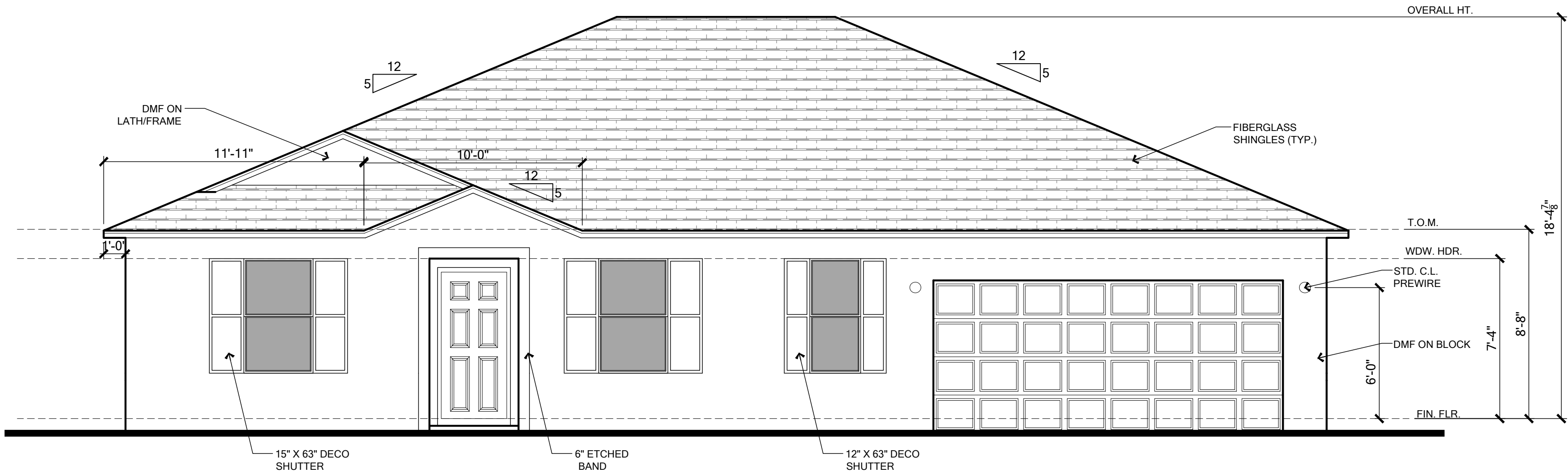
GENERAL BEARING WALL NOTES		
1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.		
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.		
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.		
4. CONTACT E.O.R. IF SPMS, SPMS OR SPMS CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL 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 WALLING 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 HAND-DRIVEN NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.		
8. SPS162 DRIVE ONE NAIL AT AN ANGLE THROUGH THE STUD IN THE PLATE TO ACHIEVE THE TABLE LOAD. 100#-148\"/>		

COLUMN SCHEDULE			
MARK	COLUMN SIZE	MASONRY OPNG	UPLIFT(LB)
C3	(3) 2 x #2 SYP	(A) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #2 SYP	(A) 16d x 1-1/2\"/>	4160
C5	4 x 4 P.T.#2 SYP POST	(A) 16d x 1-1/2\"/>	4160
C6	6 x 6 P.T.#2 SYP POST	(A) 16d x 1-1/2\"/>	4160
C9	4 x 4 P.T.#2 SYP POST	(A) 16d x 1-1/2\"/>	4160
C11	5.25\"/>	(A) 16d x 1-1/2\"/>	8185

GENERAL COLUMN NOTES		
1. SEE FLR. PLN. FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.		
2. ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.		
3. NAIL BUILD UP STUDS PER DETAIL K/S-D-1 MINIMUM BOLT EMBEDMENT: 5\"/>		
4. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION		
140 MPH OPENING PRESSURES		
C&C LOADING - ENCLOSED - EXPOSURE 'B' - 15\"/>		
INTERIOR WIND ZONE (4)	EXTERIOR WIND ZONE (5)	
(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
(3) + 20.2 PSF / - 22.9 PSF	(4) + 20.2 PSF / - 26.4 PSF	
(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	+ 21.2 PSF / - 22.0 PSF	
GARAGE DOORS	(7) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF
DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301 2.2.2 PROTECTION OF OPENINGS.		
EXPOSURE (2) DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 130 MPH OR GREATER AND IS WITHIN (1) ONE MILE OF THE NEAR HIGHER WIND LINE WHERE AN EXPOSURE (1) CONDITION EXISTS UPWIND IS CONSIDERED TO BE IN THE WIND-BORNE DEBRIS AREA. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301 2.2.2 PROTECTION OF OPENINGS.		

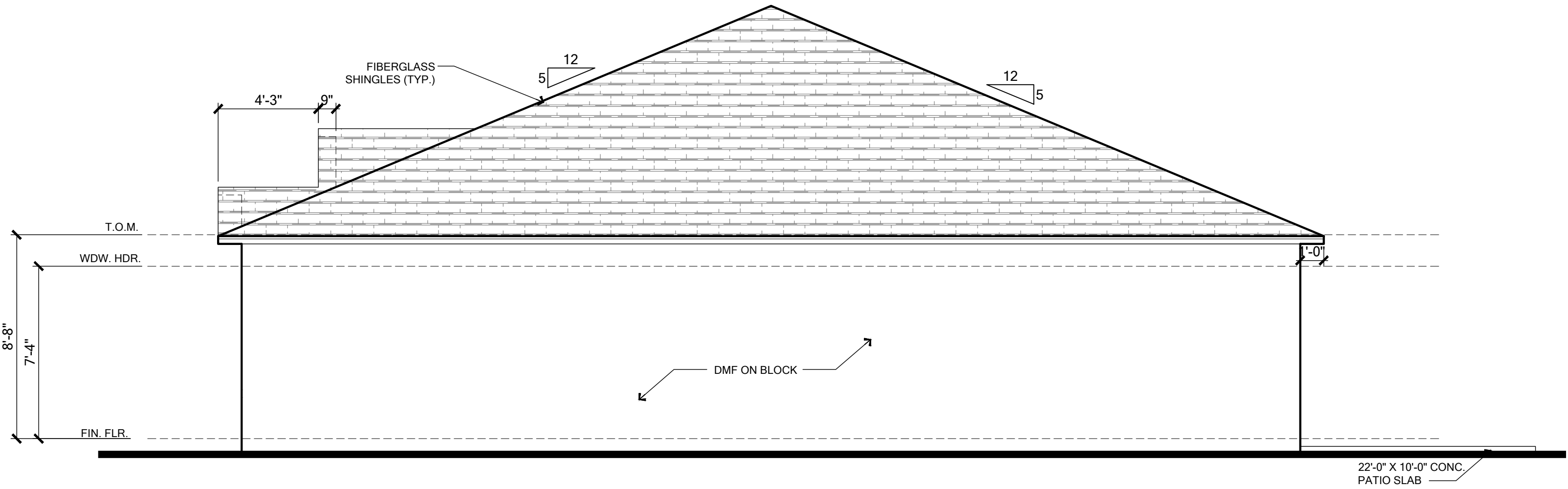
GENERAL NOTES	
NOTE-1: OPTIONAL CROWN MOLDING TO BE INSTALLED ONLY IN THE FOLLOWINGS ROOMS:	
• FOYER	
• GREAT/FAMILY ROOM	
• DINING ROOM	
• KITCHEN/NOOK	
• MASTER CEILING AND TRAY	
• FLEX/DEN	
• AS NOTED	
NOTE-2: OPTIONAL 9'-4\"/>	
NOTE-3: 40 MIL PVC SHOWER LINER IS USED FOR ALL SHOWER RECEPTORS PER FBC-R P2709.2	

WINDOW SCHEDULE						
MASONRY						
WINDOW TYPES	SIZE	ROUGH OPNG	U-Value w/o Grids	SHGC w/o Grids	U-Value w/ Grids	SHGC w/ Grids
112 SH	25 1/2" x 35"	27 1/4" x 45"	0.33	0.23	0.33	0.21
113 SH	25 1/2" x 37 1/2"	27 1/4" x 47 3/8"	0.33	0.23	0.33	0.21
114 SH	25 1/2" x 39"	27 1/4" x 49"	0.33	0.23	0.33	0.21
115 SH	25 1/2" x 41 1/2"	27 1/4" x 51 1/2"	0.33	0.23	0.33	0.21
(2)114 SH	52 1/8" x 48 1/2"	53 7/8" x 58 1/2"	0.33	0.23	0.33	0.21
12 SH	36" x 37 1/2"	37 3/4" x 48 1/2"	0.33	0.23	0.33	0.21
23 SH	36" x 37 3/8"	37 3/4" x 48 3/8"	0.33	0.23	0.33	0.21
24 SH	36" x 39"	37 3/4" x 50"	0.33	0.23	0.33	0.21
25 SH	36" x 40 1/2"	37 3/4" x 51 1/2"	0.33	0.23	0.33	0.21
26 SH	36" x 42"	37 3/4" x 53"	0.33	0.23	0.33	0.21
33 SH	52" x 57 1/2"	53 7/8" x 68 1/2"	0.33	0.23	0.33	0.21
34 SH	52" x 59 1/2"	53 7/8" x 70 1/2"	0.33	0.23	0.33	0.21
35 SH	52" x 61 1/2"	53 7/8" x 72 1/2"	0.33	0.23	0.33	0.21
4030 SH	47 1/2" x 55 1/2"	49 1/4" x 65 1/2"	0.31	0.25	0.31	0.22
3715	36" x 37 1/2"	37 3/4" x 48 1/2"	0.31	0.25	0.31	0.22
(2)24 SH	72 1/8" x 62"	73 7/8" x 72 1/2"	0.33	0.23	0.33	0.21
(2)25 SH	72 1/8" x 65"	73 7/8" x 75 1/2"	0.33	0.23	0.33	0.21
(2)26 SH	72 1/8" x 71"	73 7/8" x 79"	0.33	0.23	0.33	0.21
1235 SH	105 3/8" x 116"	107 1/8" x 126"	0.33	0.23	0.33	0.21
1236 SH	105 3/8" x 118 1/2"	107 1/8" x 128 1/2"	0.33	0.23	0.33	0.21
1237 SH	105 3/8" x 121"	107 1/8" x 131"	0.33	0.23	0.33	0.21
1238 SH	105 3/8" x 123 1/2"	107 1/8" x 133 1/2"	0.33	0.23	0.33	0.21
1239 SH	105 3/8" x 126"	107 1/8" x 136"	0.33	0.23	0.33	0.21
1240 SH	105 3/8" x 128 1/2"	107 1/8" x 138 1/2"	0.33	0.23	0.33	0.21
1241 SH	105 3/8" x 131"	107 1/8" x 141"	0.33	0.23	0.33	0.21
1242 SH	105 3/8" x 133 1/2"	107 1/8" x 143 1/2"	0.33	0.23	0.33	0.21
1243 SH	105 3/8" x 136"	107 1/8" x 146"	0.33	0.23	0.33	0.21
1244 SH	105 3/8" x 138 1/2"	107 1/8" x 148 1/2"	0.33	0.23	0.33	0.21
1245 SH	105 3/8" x 141"	107 1/8" x 151"	0.33	0.23	0.33	0.21
1246 SH	105 3/8" x 143 1/2"	107 1/8" x 153 1/2"	0.33	0.23	0.33	0.21
1247 SH	105 3/8" x 146"	107 1/8" x 156"	0.33	0.23	0.33	0.21
1248 SH	105 3/8" x 148 1/2"	107 1/8" x 158 1/2"	0.33	0.23	0.33	0.21
1249 SH	105 3/8" x 151"	107 1/8" x 161"	0.33	0.23	0.33	0.21
1250 SH	105 3/8" x 153 1/2"	107 1/8" x 163 1/2"	0.33	0.23	0.33	0.21
1251 SH	105 3/8" x 156"	107 1/8" x 166"	0.33	0.23	0.33	0.21
1252 SH	105 3/8" x 158 1/2"	107 1/8" x 168 1/2"	0.33	0.23	0.33	0.21
1253 SH	105 3/8" x 161"	107 1/8" x 171"	0.33	0.23	0.33	0.21
1254 SH	105 3/8" x 163 1/2"	107 1/8" x 173 1/2"	0.33	0.23	0.33	0.21
1255 SH	105 3/8" x 166"	107 1/8" x 176"	0.33	0.23	0.33	0.21
1256 SH	105 3/8" x 168 1/2"	107 1/8" x 178 1/2"	0.33	0.23	0.33	0.21
1257 SH	105 3/8" x 171"	107 1/8" x 181"	0.33	0.23	0.33	0.21
1258 SH	105 3/8" x 173 1/2"	107 1/8" x 183 1/2"	0.33	0.23	0.33	0.21
1259 SH	105 3/8" x 176"	107 1/8" x 186"	0.33	0.23	0.33	0.21
1260 SH	105 3/8" x 178 1/2"	107 1/8" x 188 1/2"	0.33	0.23	0.33	0.21
1261 SH	105 3/8" x 181"	107 1/8" x 191"	0.33	0.23	0.33	0.21
1262 SH	105 3/8" x 183 1/2"	107 1/8" x 193 1/2"	0.33	0.23	0.33	0.21
1263 SH	105 3/8" x 186"	107 1/8" x 196"	0.33	0.23	0.33	0.21
1264 SH	105 3/8" x 188 1/2"	107 1/8" x 198 1/2"	0.33	0.23	0.33	0.21
1265 SH	105 3/8" x 191"	107 1/8" x 201"	0.33	0.23	0.33	0.21
1266 SH	105 3/8" x 193 1/2"	107 1/8" x 203 1/2"	0.33	0.23	0.33	0.21
1267 SH	105 3/8" x 196"	107 1/8" x 206"	0.33	0.23	0.33	0.21
1268 SH	105 3/8" x 198 1/2"	107 1/8" x 208 1/2"	0.33	0.23	0.33	0.21
1269 SH	105 3/8" x 201"	107 1/8" x 211"	0.33	0.23	0.33	0.21
1270 SH	105 3/8" x 203 1/2"	107 1/8" x 213 1/2"	0.33	0.23	0.33	0.21
1271 SH	105 3/8" x 206"	107 1/8" x 216"	0.33	0.23	0.33	0.21
1272 SH	105 3/8" x 208 1/2"	107 1/8" x 218 1/2"	0.33	0.23	0.33	0.21
1273 SH	105 3/8" x 211"	107 1/8" x 221"	0.33	0.23	0.33	0.21
1274 SH	105 3/8" x 213 1/2"	107 1/8" x 223 1/2"	0.33	0.23	0.33	0.21
1275 SH	105 3/8" x 216"	107 1/8" x 226"	0.33	0.23	0.33	0.21
1276 SH	105 3/8" x 218 1/2"	107 1/8" x 228 1/2"	0.33	0.23	0.33	0.21
1277 SH	105 3/8" x 221"	107 1/8" x 231"	0.33	0.23	0.33	0.21
1278 SH	105 3/8" x 223 1/2"	107 1/8" x 233 1/2"	0.33	0.23	0.33	0.21
1279 SH	105 3/8" x 226"	107 1/8" x 236"	0.33	0.23	0.33	0.21
1280 SH	105 3/8" x 228 1/2"	107 1/8" x 238 1/2"	0.33	0.23	0.33	0.21
1281 SH	105 3/8" x 231"	107 1/8" x 241"	0.33	0.23	0.33	0.21
1282 SH	105 3/8" x 233 1/2"	107 1/8" x 243 1/2"	0.33	0.23	0.33	0.21
1283 SH	105 3/8" x 236"	107 1/8" x 246"	0.33	0.23	0.33	0.21
1284 SH	105 3/8" x 238 1/2"	107 1/8" x 248 1/2"	0.33	0.23	0.33	0.21
1285 SH	105 3/8" x 241"	107 1/8" x 251"	0.33	0.23	0.33	0.21
1286 SH	105 3/8" x 243 1/2"	107 1/8" x 253 1/2"	0.33	0.23	0.33	0.21
1287 SH	105 3/8" x 246"	107 1/8" x 256"	0.33	0.23	0.33	0.21
1288 SH	105 3/8" x 248 1/2"	107 1/8" x 258 1/2"	0.33	0.23	0.33	0.21
1289 SH	105 3/8" x 251"	107 1/8" x 261"	0.33	0.23	0.33	0.21
1290 SH	105 3/8" x 253 1/2"	107 1/8" x 263 1/2"	0.33	0.23	0.33	0.21
1291 SH	105 3/8" x 256"	107 1/8" x 266"	0.33	0.23	0.33	0.21
1292 SH	105 3/8" x 258 1/2"	107 1/8" x 268 1/2"	0.33	0.23	0.33	0.21
1293 SH	105 3/8" x 261"	107 1/8" x 271"	0.33	0.23	0.33	0.21
1294 SH	105 3/8" x 263 1/2"	107 1/8" x 273 1/2"	0.33	0.23	0.33	0.21
1295 SH	105 3/8" x 266"	107 1/8" x 276"	0.33	0.23	0.33	0.21
1296 SH	105 3/8" x 268 1/2"	107 1/8" x 278 1/2"	0.33	0.23	0.33	0.21
1297 SH	105 3/8" x 271"	107 1/8" x 281"	0.33	0.23	0.33	0.21
1298 SH	105 3/8" x 273 1/2"	107 1/8" x 283 1/2"	0.33	0.23	0.33	0.21
1299 SH	105 3/8" x 276"	107 1/8" x 286"	0.33	0.23	0.33	0.21
1300 SH	105 3/8" x 278 1/2"	107 1/8" x 288 1/2"	0.33	0.23	0.33	0.21
1301 SH	105 3/8" x 281"	107 1/8" x 291"	0.33	0.23	0.33	0.21
1302 SH	105 3/8" x 283 1/2"	107 1/8" x 293 1/2"	0.33	0.23	0.33	0.21
1303 SH	105 3/8" x 286"	107 1/8" x 296"	0.33	0.23	0.33	0.21
1304 SH	105 3/8" x 288 1/2"	107 1/8" x 298 1/2"	0.33	0.23	0.33	0.21
1305 SH	105 3/8" x 291"	107 1/8" x 301"	0.33	0.23	0.33	0.21
1306 SH	105 3/8" x 293 1/2"	107 1/8" x 303 1/2"	0.33	0.23	0.33	0.21
1307 SH	105 3/8" x 296"	107 1/8" x 306"	0.33	0.23	0.33	0.21
1308 SH	105 3/8" x 298 1/2"	107 1/8" x 308 1/2"	0.33	0.23	0.33	0.21
1309 SH	105 3/8" x 301"	107 1/8" x 311"	0.33	0.23	0.33	0.21
1310 SH	105 3/8" x 303 1/2"	107 1/8" x 313 1/2"	0.33	0.23	0.33	0.21
1311 SH	105 3/8" x 306"	107 1/8" x 316"	0.33	0.23	0.33	0.21
1312 SH	105 3/8" x 308 1/2"	107 1/8" x 318 1/2"	0.33	0.23	0.33	0.21
1313 SH	105 3/8" x 311"	107 1/8" x 321"	0.33	0.23	0.33	0.21
1314 SH	105 3/8" x 313 1/2"	107 1/8" x 323 1/2"	0.33	0.23	0.33	0.21
1315 SH	105 3/8" x 316"	107 1/8" x 326"	0.33	0.23	0.33	0.21
1316 SH	105 3/8" x 318 1/2"	107 1/8" x 328 1/2"	0.33	0.23	0.33	0.21
1317 SH	105 3/8" x 321"	107 1/8" x 331"	0.33	0.23	0.33	0.21
1318 SH	105 3/8" x 323 1/2"	107 1/8" x 333 1/2"	0.33	0.23	0.33	0.21
1319 SH	105 3/8" x 326"	107 1/8" x 336"	0.33	0.23	0.33	0.21
1320 SH	105 3/8" x 328 1/2"	107 1/8" x 338 1/2"	0.33	0.23	0.33	0.21
1321 SH	105 3/8" x 331"	107 1/8" x 341"	0.33	0.23	0.33	0.21
1322 SH	105 3/8" x 333 1/2"	107 1/8" x 343 1/2"	0.33	0.23	0.33	0.21
1323 SH	105 3/8" x 336"	107 1/8" x 346"	0.33	0.23	0.33	0.21
1324 SH	105 3/8" x 338 1/2"	107 1/8" x 348 1/2"	0.33	0.23	0.33	0.21
1325 SH	105 3/8" x 341"	107 1/8" x 351"	0.33	0.23	0.33	0.21
1326 SH	105 3/8" x 343 1/2"	107 1/8" x 353 1/2"	0.33	0.23	0.33	0.21
1327 SH	105 3/8" x 346"	107 1/8" x 356"	0.33	0.23	0.33	0.21
1328 SH	105 3/8" x 348 1/2"	107 1/8" x 358 1/2"	0.33	0.23	0.33	0.21
1329 SH	105 3/8" x 351"	107 1/8" x 361"	0.33	0.23	0.33	0.21
1330 SH	105 3/8" x 353 1/2"	107 1/8" x 363 1/2"	0.33	0.23	0.33	0.21
1331 SH	105 3/8" x 356"	107 1/8" x 366"	0.33	0.23	0.33	0.21
1332 SH	105 3/8" x 358 1/2"	107 1/8" x 368 1/2"	0.33	0.23	0.33	0.21
1333 SH	105 3/8" x 361"	107 1/8" x 371"	0.33	0.23	0.33	0.21
1334 SH	105 3/8" x 363 1/2"	107 1/8" x 373 1/2"	0.33	0.23	0.33	0.21
1335 SH	105 3/8" x 366"	107 1/8" x 376"	0.33	0.23	0.33	0.21
1336 SH	105 3/8" x 368 1/2"	107 1/8" x 378 1/2"	0.33	0.23	0.33	0.21
1337 SH	105 3/8" x 371"	107 1/8" x 381"	0.33	0.23	0.33	0.21
1338 SH	105 3/8" x 373 1/2"	107 1/8" x 383 1/2"	0.33	0.23	0.33	0.21
1339 SH	105 3/8" x 376"	107 1/8" x 386"	0.33	0.23	0.33	0.21
1340 SH	105 3/8" x 378 1/2"	107 1/8" x 388 1/2"	0.33	0.23	0.33	0.21
1341 SH	105 3/8" x 381"	107 1/8" x 391"	0.33	0.23	0.33	0.21
1342 SH	105 3/8" x 383 1/2"	107 1/8" x 393 1/2"	0.33	0.23	0.33	0.21
1343 SH	105 3/8" x 386"	107 1/8" x 396"	0.33	0.23	0.33	0.21
1344 SH	105 3/8" x 388 1/2"	107 1/8" x 398 1/2"	0.33	0.23	0.33	0.21
1345 SH	105 3/8" x 391"	107 1/8" x 401"	0.33	0.23	0.33	0.21
1346 SH	105 3/8" x 393 1/2"	107 1/8" x 403 1/2"	0.33	0.23	0.33	0.21
1347 SH	105 3/8" x 396"	107 1/8" x 406"	0.33	0.23	0.33	0.21
1348 SH	105 3/8" x 398 1/2"	107 1/8" x 408 1/2"	0.33	0.23	0.33	0.21
1349 SH	105 3/8" x 401"	107 1/8" x 411"	0.33	0.23	0.33	0.21
1350 SH	105 3/8" x 403 1/2"	107 1/8" x 413 1/2"	0.33	0.23	0.33	0.21
1351 SH	105 3/8" x 406"	107 1/8" x 416"	0.33	0.23	0.33	0.21
1352 SH	105 3/8" x 408 1/2"	107 1/8" x 418 1/2"	0.33	0.23	0.33	0.21
1353 SH	105 3/8" x 411"	107 1/8" x 421"	0.33	0.23	0.33	0.21
1354 SH	105 3/8" x 413 1/2"	107 1/8" x 423 1/2"	0			



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 - 14.9 SQ. IN. OF NET FREE AREA / SQ. FT.

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

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

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

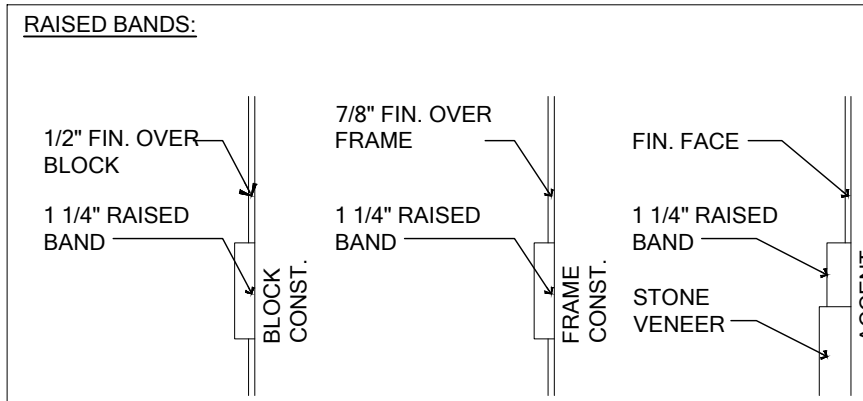
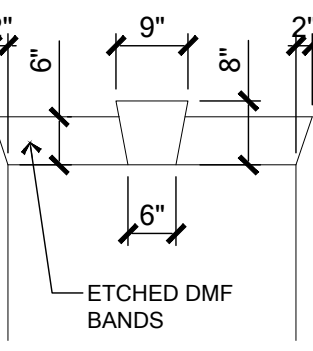
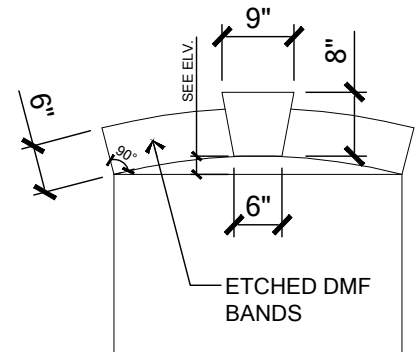
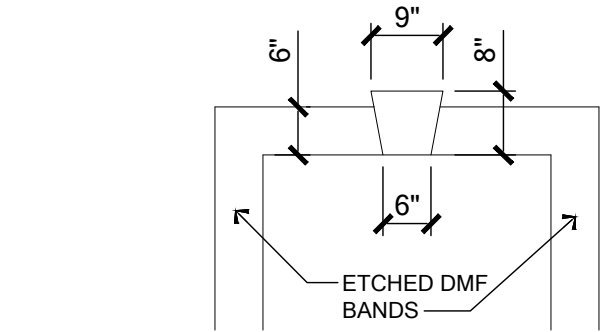
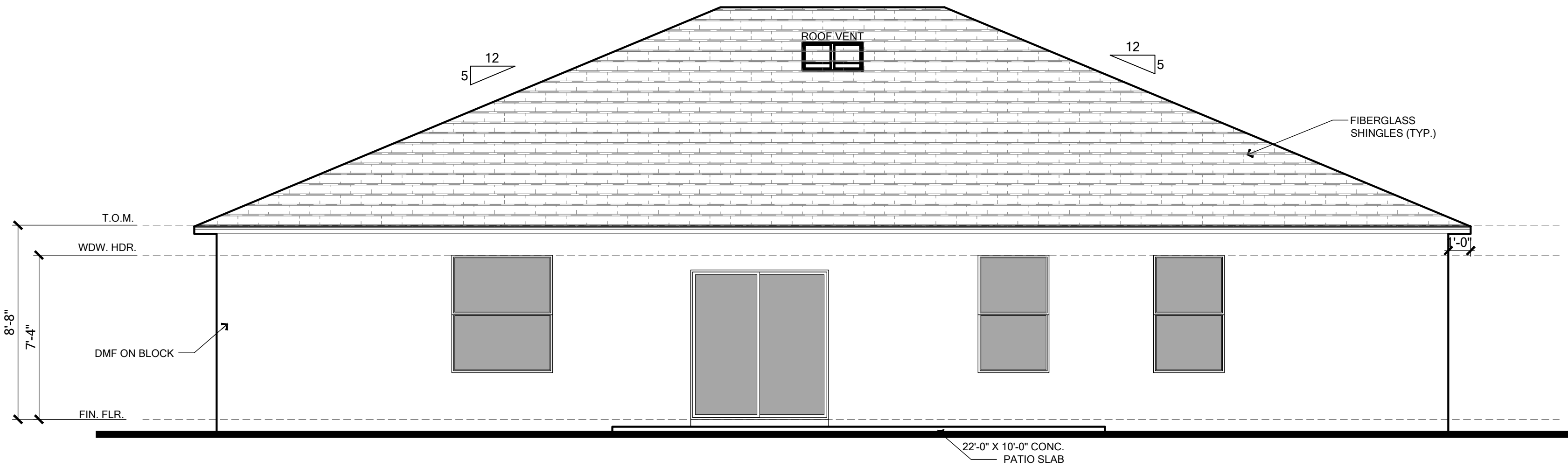


Community:	Forest Cove		Garage Side:	Right	
	Plan Name:	Willow	Elev - F	Block: 001	
Reference No.	Lot:	1	Address:	TBD Street A	
	Sub no	9FC00101		Lake City, FL 32024	

24-04830

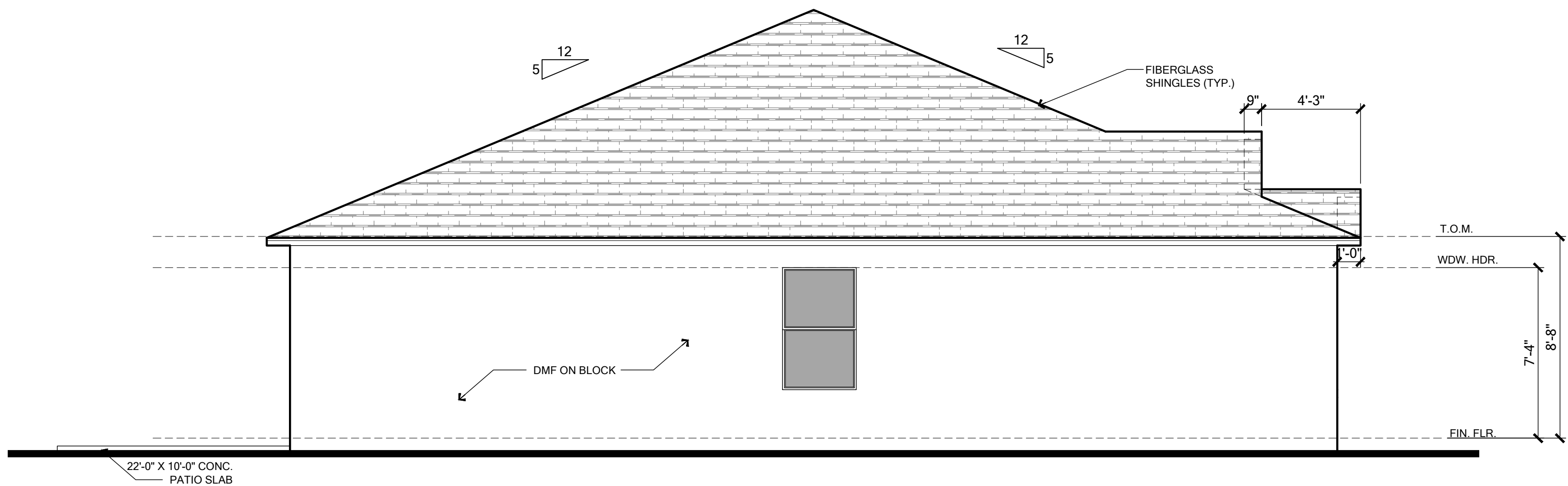
4.0

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

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- 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.

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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.

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- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersection.
- At Built-in gutters.

R703.12 Adhered Masonry Veneer

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

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

"CALCULATIONS BASED ON THE FOLLOWING VALUES"

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

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

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

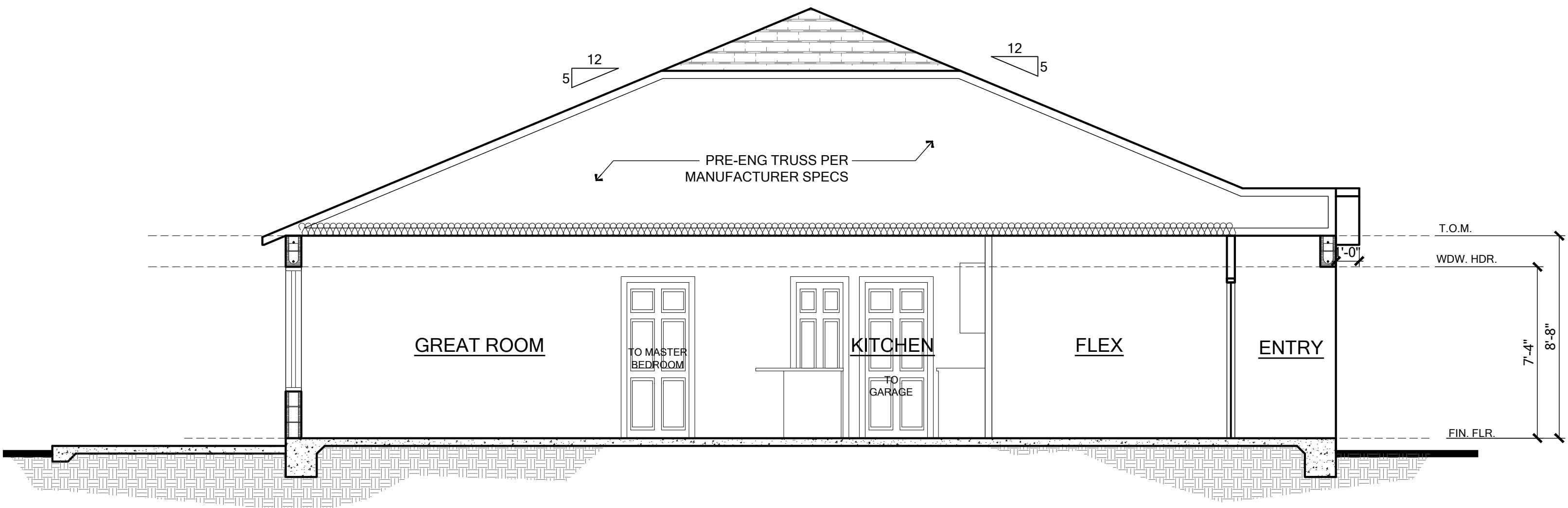
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Community:		Forest Cove		Garage Side:	Right
Plan Name:		Willow			
Reference No.	Sheet:	Lot: 1	Block: 001		ESSENTIALS SERIES
		Address:			
		TBD Street A Lake City, FL 32024		Job no:	
				9FC00101	

4.1

ELEVATIONS



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

BLDG. SECTION

Community: Forest Cove	
Plan Name: Willow	Garage Side: Right
Lot: 1	Block: 001
Address: TBD Street A	
Lake City, FL 32024	
Job no: 9FC00101	ESSENTIALS SERIES

Reference No: 24-04830	Sheet: 5.0
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ARCHITECT: [Signature]
DATE: 06/28/2024

Professional Seal: [Seal]

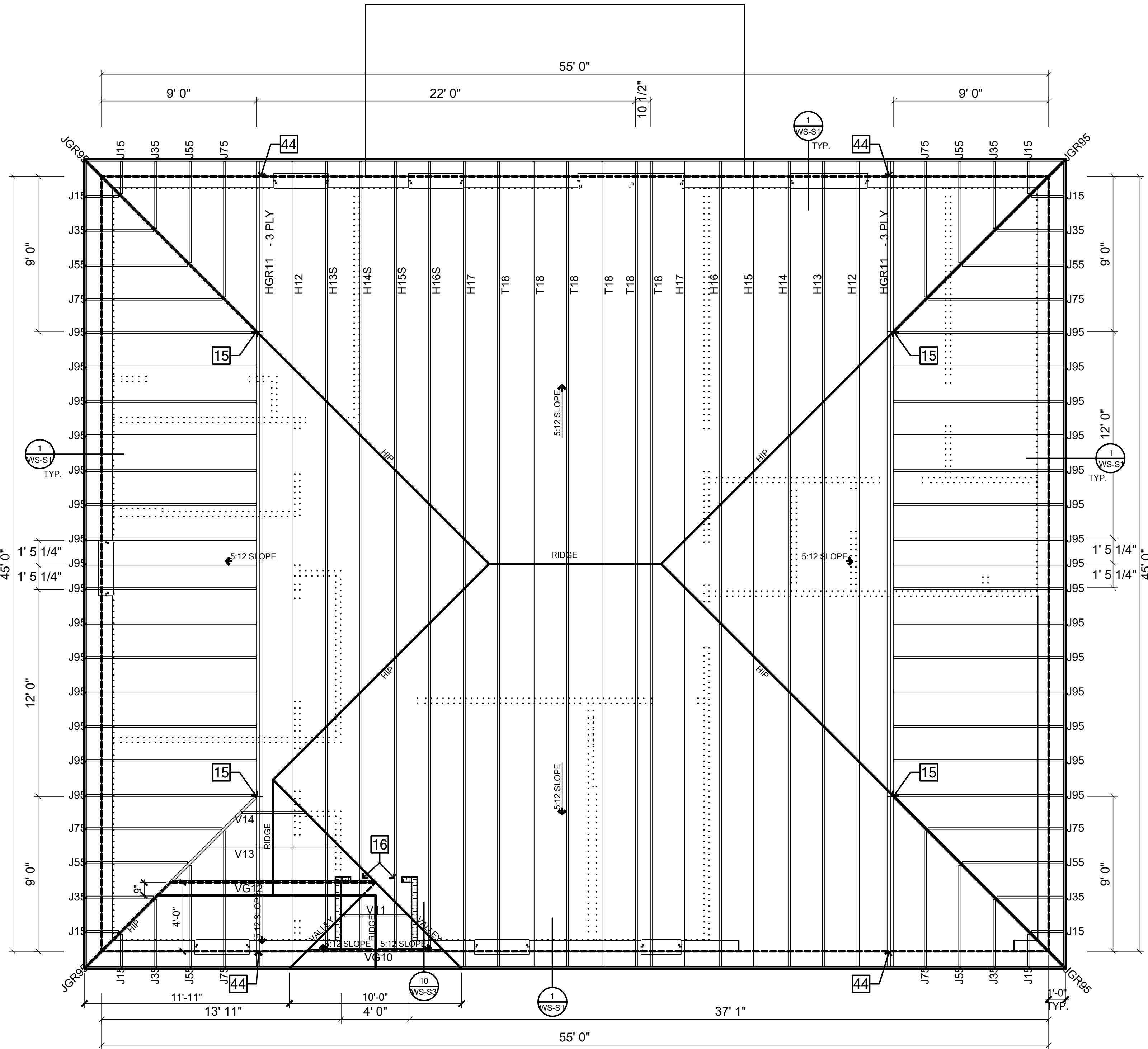
Professional Seal: [Seal]

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06/28/2024

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TYPICAL TRUSS STRAPS

U.N.O. ON ROOF FRAMING PLAN

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

- TRUSS TO MASONRY: (1) HTA 20

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

FLOOR TRUSS

DRAFTSTOPPING R302.12 - CONTRACTOR SHALL DIVIDE CONCEALED FLOOR SPACE EQUALLY SO THAT SPACE DOES NOT EXCEED 1000 SQ. FT. USING 7/16" OSB PLYWOOD, LOCATED BETWEEN THE CONCEALED FLOOR SPACES.

DRAFTSTOPPING DETAIL

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

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.

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	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF 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	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF 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	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN

GENERAL BEAM NOTES

- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED
- 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.

RSH

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

WIND SPEED (ULTIMATE)	140 MPH
WIND SPEED (ALLOWABLE)	108 MPH
EXPOSURE CATEGORY	B
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)
	(-) VALUE DENOTES SUCTION
AREA	ROOF
	HIP
	GABLE

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRs-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD

ZONE 2: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

ZONE 3: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

ROOF SHEATHING:

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

TILE: 15/32" STRUCT 1 ZIP ROOF SYSTEM

NOTE:

- PER CODE ASTM F1667 RSRs-01 REFERENCE TO 8d (2 3/4" x 0.113") NAILS
- WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRs-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RSRs-04 (3" x .120") NAILS
- GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END, ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF > 20 TO 27 DEG.

a=4ft [4:12]-[6:12]

GABLE ROOF > 20 TO 27 DEG.

a=4ft [4:12]-[6:12]

USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 4TH EDITION FLORIDA	
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 116%
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (8) 16d TRUSS: (8) 16d	2045	3140
2	HUS 28	HUS28	HEADER: (2) 16d TRUSS: (8) 16d	2990	4745
3	JUS 26	JUS26	HEADER: (4) 16d TRUSS: (4) 16d	1650	1000
12	THD 28-2	HTU28-2	HEADER: (28) 16d TRUSS: (15) 16d X 1-1/2"	2295	4860
13	THD18 28-3	HGUS28-3	HEADER: (28) 16d TRUSS: (15) 16d X 1-1/2"	4345	8175
14	THD 48	HHUS48	HEADER: (28) 16d TRUSS: (15) 16d X 1-1/2"	2995	4860
15	HJC26	THJU26	HP: (8) 16d HEADER: (16) 16d JACK: (7) 16d	2345	3035
28	HJC28 - SK60	LTHJ28, THJ28, THJU28	HP: (8) 16d THJ28, THJ28, THJU28	2345	3035
60	HUS179	HUS1 8116	HEADER: (28) 16d TRUSS: (15) 16d	4110	6060
71	HD410	HU410	SOLID POUR CMU: (28) 3/16 X 1-3/4" JOISTBEAM: (10)16d	1950	3475
72	THD210-3	HHUS210-3	HEADER: (28) 16d TRUSS: (25) 16d	4035	7255
73	HD48 IF	HJ48	SOLID POUR CMU: (14) 3/16 X 1-3/4" FRAME: (20)16d	2430	1170
74	HD410 IF	HU410	SOLID POUR CMU: (28) 3/16 X 1-3/4" JOISTBEAM: (10)16d	3475	1950
75	LGU410	LGS	SOLID POUR CMU: (8) 3/4 X 4" JOISTBEAM: (8) WS3 SCREWS	3350	9905
76	HD28-2 IF	HJ28-2	SOLID POUR CMU: (14) 3/16 X 1-3/4" JOISTBEAM: (5)16d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
16d NAILS - (2) TOP CHORD NAILS - (2) BOTTOM CHORD NAILS					
N	6" LONG TRUSS SCREW	PMF006 SOWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	880 / 2 1105	NA
(2) 6" LONG TRUSS SCREW	PMF006 SOWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE		1105	615
16	(2) MTW12	MTS12	(28) 16d	2370	
17	(2) MUQT 15	MGT	CMU: (28) 16d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (28) 16d, PHD2 W/ (16) WS3 SCREWS (1) 5/8" THREADED ROD	4400	
18	(2) RT16-2	(2) H10-2	PLATE: (16) 8d TRUSS: (16) 8d	2120	
19	(2) MSTA24	(2) MSTA24	(18) 16d	3280	
20	RT8A	H8	PLATE: (8) 16d X 1-1/2" TRUSS: (8) 16d X 1-1/2"	750	
22	FA3	MA3	TOP: (4) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"	1350	
25	HTA20	HTA20	(16) 16d X 1-1/2"	1970	
26	(2) HTA20	(2) HTA20	(28) 16d X 1-1/2"	3430	
27	HTW24	HTS24	(28) 16d	1355	
31	LTA2	LTA2	(16) 16d X 1-1/2" FACE OF GABLE W/2X4	1470	
33	LTW12	LTB12	(12) 16d	625	
35	KST227	MST27	(34) 16d NAILS (4) 1/2 BOLTS	4215	
36	LSTA24	LSTA24	(16) 16d NAILS	1235	
37	MSTA12	MSTA12	(16) 16d	935	
38	MSTA18	MSTA18	(14) 16d	1310	
39	MSTA24	MSTA24	(18) 16d	1640	
40	MSTA30	MSTA30	(22) 16d	2060	
41	MTW12	MTS12	(14) 16d	1155	
43	MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (13) 16d	1945	TENSION
44	MUQT 15	MGT	CMU: (28) 16d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (28) 16d, PHD2 W/ (16) WS3 SCREWS (1) 5/8" THREADED ROD	4240	
46	MSTC40	MSTC40	(28) 16d NAILS TENSION	2890	2725
47	MSTCM60	MSTCM60	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 16d OR (20) 16d	3865	TENSION
48	RT16A	H16A, H14	PLATE: (8) 16d TRUSS: (8) 16d X 1-1/2"	1025	
49	UPD8	HDQ8-SDS2	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) WS3 SCREWS	9165	
50	DTB-TZ	DTT2Z	(1) 1/2" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	1635	TENSION
51	PAU88	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2445	NAILS 2265 BOLTS
53	PAU44	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2535	NAILS 2265 BOLTS
54	PHD8	HDU8-SDS2	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) WS3 WOOD SCREWS	9165	
55	PHD4A	HDU4-SDS2	STRAP: (16) WS3 WOOD SCREWS EMBED: (8) 5/8" THREADED ROD, 8" EPOXY EMBED. CMU BEAM: (4) 14 X 1-3/4" TAPCON	5215	
56	HGAM 10KT	HGAM10KT	FRM: (32) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) WS3 SCREW	980	
57	LUQT4	LG74-SDS1	FRM: (32) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) WS3 SCREW	4725	
58	PHD2A	HDU2-SDS2	STRAP: (8) WS3 WOOD SCREWS CMU: (8) 5/8" THREADED ROD, 8" EPOXY EMBED. PHD: 5/8" X 8" HD SCREW (PHD1411680)	3215	
59	KST218	STB218	(24) 16d	2655	
64	HGA 10KT	HGA10KT	RAFTER/TRUSS: (4) WS15 TOP PLATE: (4) WS3	790	
65	LUQT2	LG72	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 16d	3020	
66	(2) LUQT2	(2) LG72	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 16d	4040	
67	LUQT3	LG73-SDS2	FRM: (24) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (12) WS3 SCREW	3500	
69	HTT45	HTT4, HTT5	STRAP: (26) 16d or (26) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED. PHD: 5/8" X 8" HD SCREW (PHD1411680)	5795	

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PLANNER

DESIGNER

ANALYST

ENGINEER

CONSULTANT

MANAGER

OWNER

CONTRACTOR

GENERAL CONTRACTOR

MECHANICAL

ELECTRICAL

PLUMBING

PAINTING

LANDSCAPE

INTERIOR DESIGN

EXTERIOR DESIGN

CONSTRUCTION

OPERATION

MAINTENANCE

REPAIR

RENOVATION

RESTORATION

DEMOLITION

GRADING

FOUNDATION

STRUCTURE

ROOFING

CLADDING

INSULATION

GLAZING

DOORS

WINDOWS

FLOORS

CEILING

WALLS

TRUSSES

BEAMS

COLUMNS

FOUNDATIONS

RETAINING WALLS

SEWER

WATER

DRAINAGE

LANDSCAPE

IRRIGATION

LANDSCAPE ARCHITECTURE

LANDSCAPE ENGINEERING

LANDSCAPE DESIGN

LANDSCAPE PLANNING

LANDSCAPE CONSTRUCTION

LANDSCAPE MAINTENANCE

LANDSCAPE REPAIR

LANDSCAPE RENOVATION

LANDSCAPE RESTORATION

LANDSCAPE DEMOLITION

LANDSCAPE GRADING

LANDSCAPE FOUNDATION

LANDSCAPE STRUCTURE

LANDSCAPE ROOFING

LANDSCAPE CLADDING

LANDSCAPE INSULATION

LANDSCAPE GLAZING

LANDSCAPE DOORS

LANDSCAPE WINDOWS

LANDSCAPE FLOORS

LANDSCAPE CEILING

LANDSCAPE WALLS

LANDSCAPE TRUSSES

LANDSCAPE BEAMS

LANDSCAPE COLUMNS

LANDSCAPE FOUNDATIONS

LANDSCAPE RETAINING WALLS

LANDSCAPE SEWER

LANDSCAPE WATER

LANDSCAPE DRAINAGE

LANDSCAPE LANDSCAPE ARCHITECTURE

LANDSCAPE LANDSCAPE ENGINEERING

LANDSCAPE LANDSCAPE DESIGN

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LANDSCAPE LANDSCAPE FOUNDATIONS

LANDSCAPE LANDSCAPE RETAINING WALLS

LANDSCAPE LANDSCAPE SEWER

LANDSCAPE LANDSCAPE WATER

LANDSCAPE LANDSCAPE DRAINAGE

Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Block: 001

Lot: 1

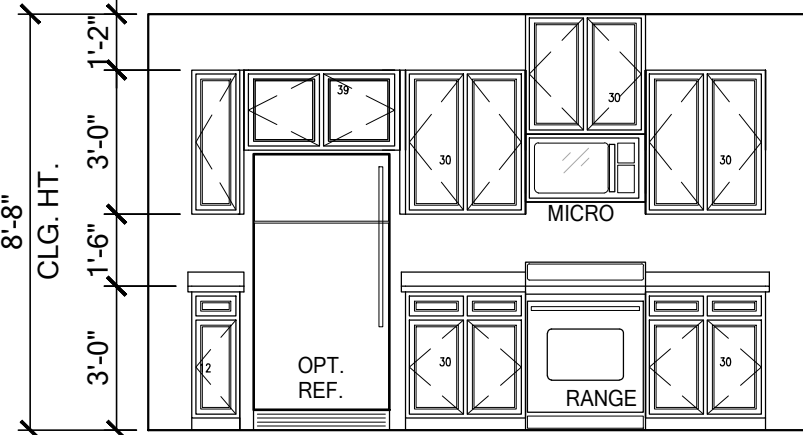
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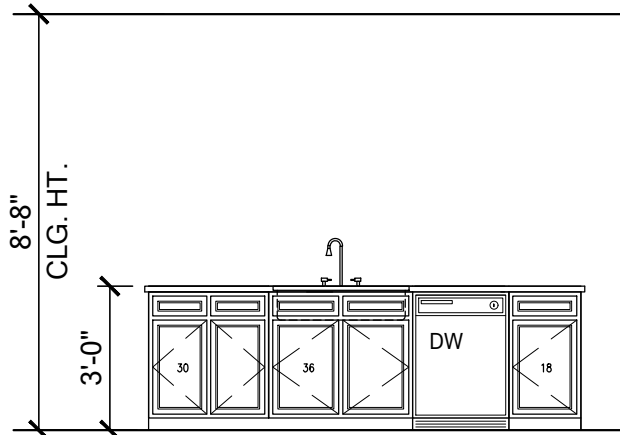
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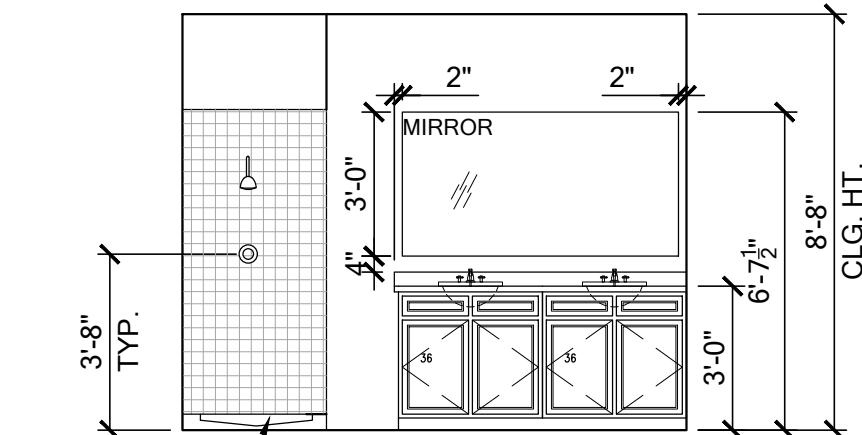
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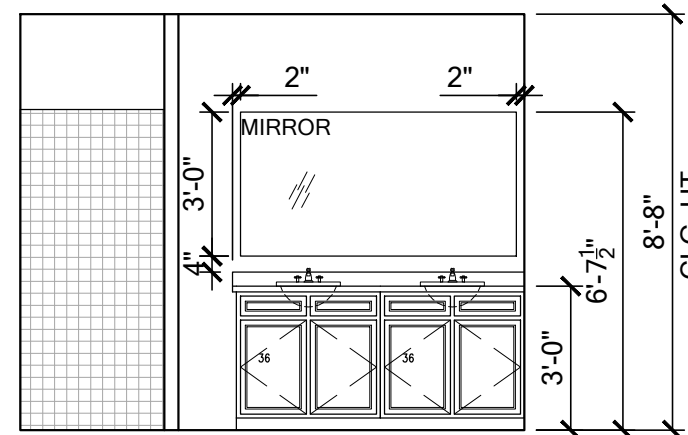
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STD. KITCHEN



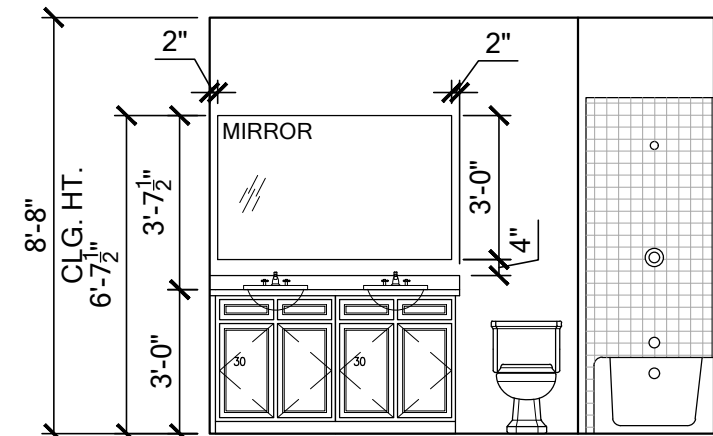
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STANDARD KITCHEN ISLAND



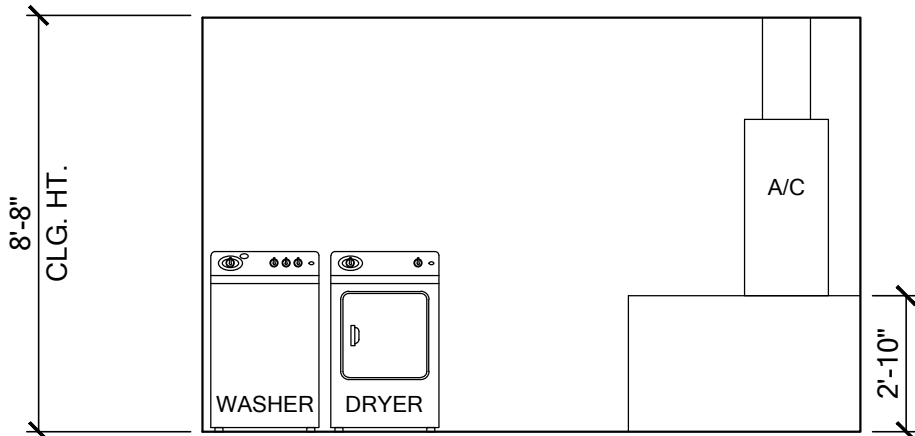
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MASTER BATH



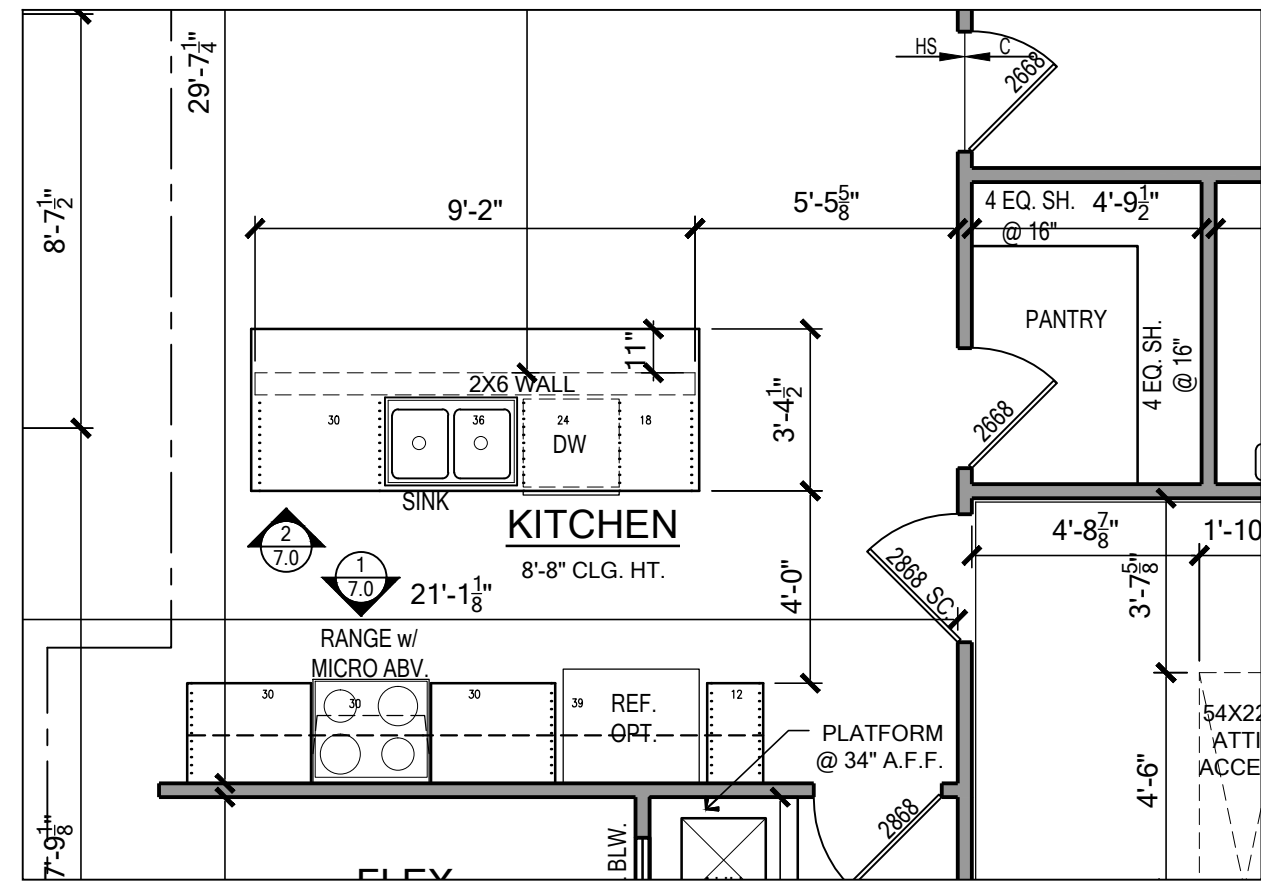
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TILE MASTER SHOWER



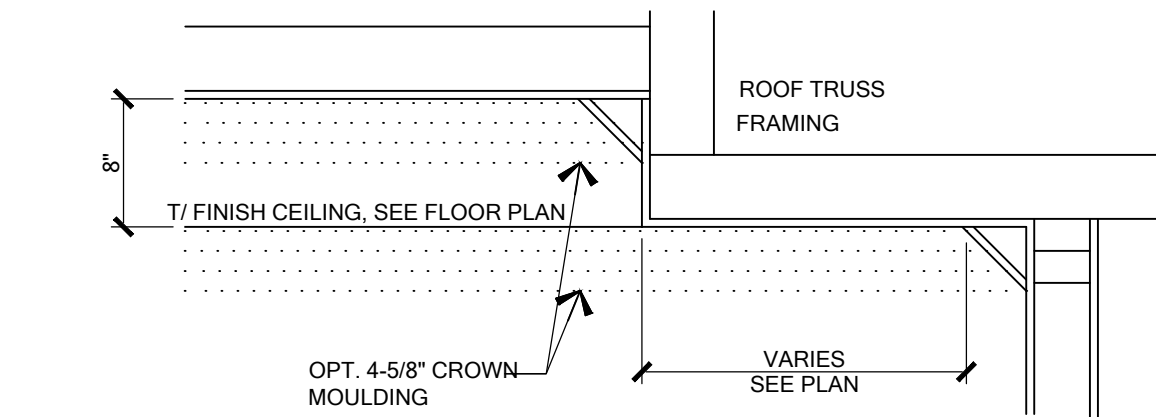
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BATH 2



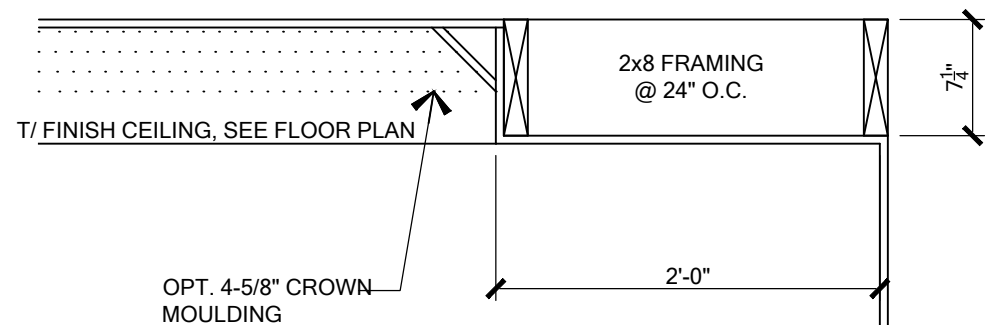
5
LAUNDRY RM.



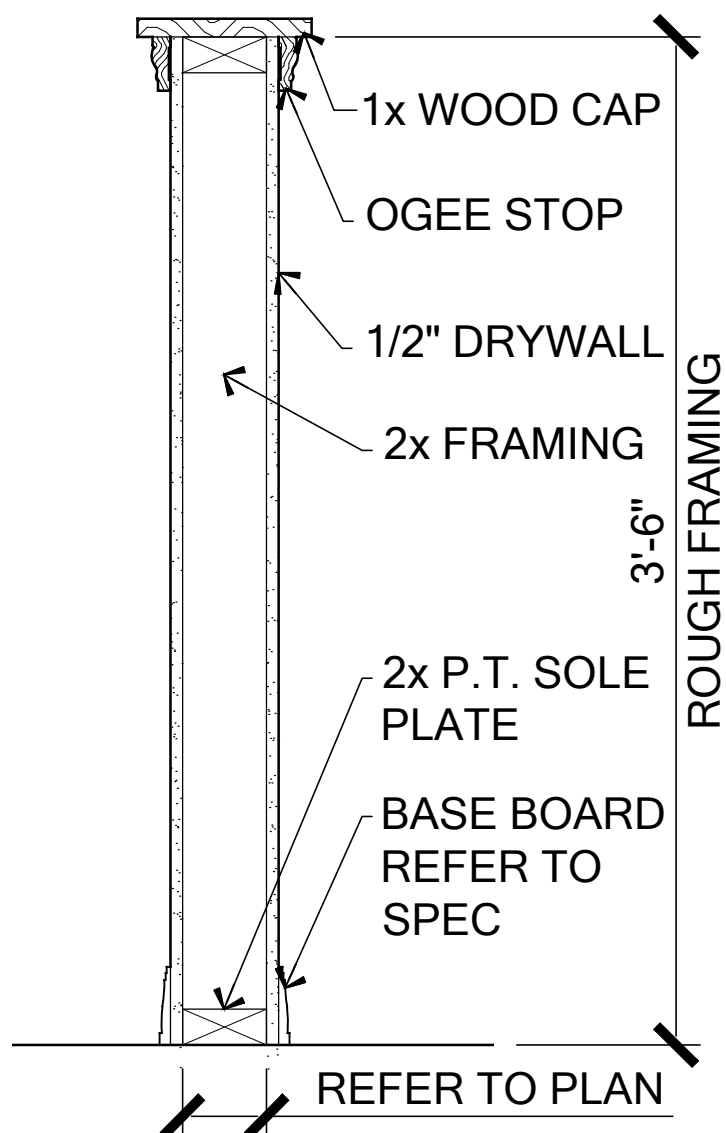
STANDARD KITCHEN
SCALE: 1/4" = 1'-0"



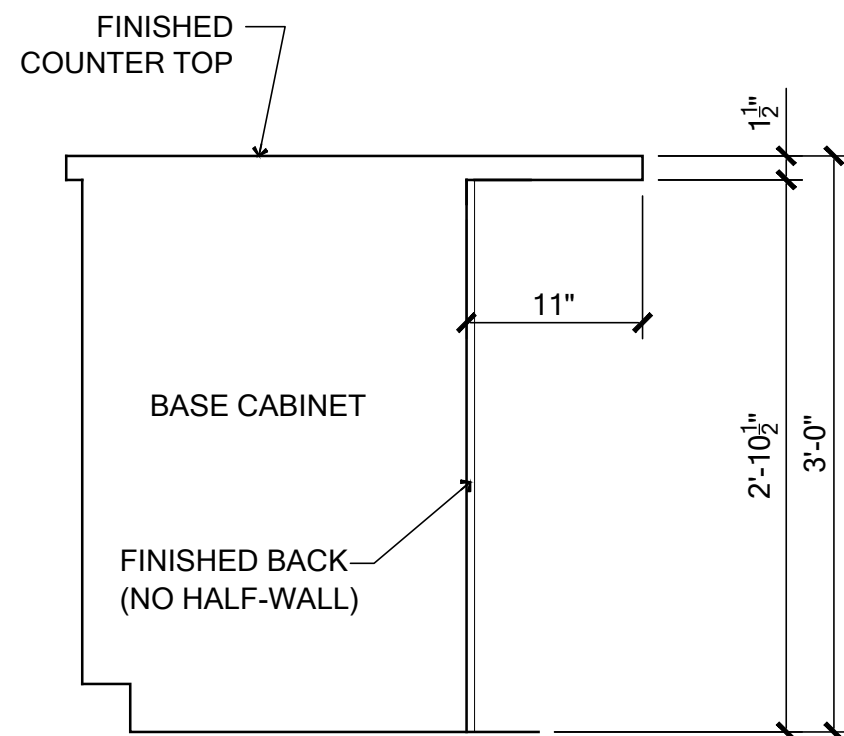
POP-UP ROOF TRUSS TRAY CEILING
SCALE: N.T.S.



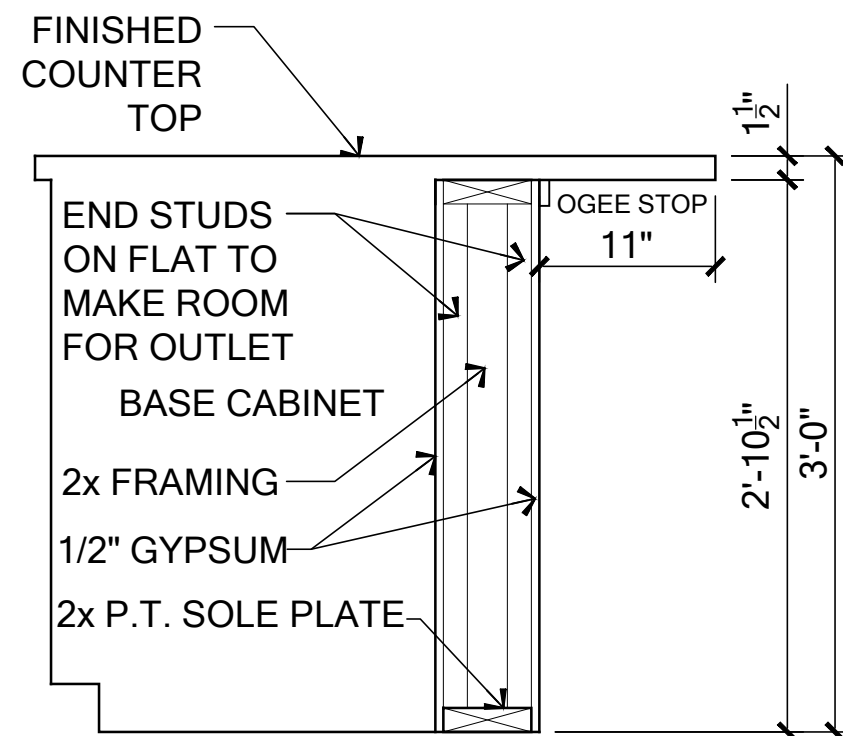
DROP DOWN TRAY CEILING
SCALE: N.T.S.



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



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



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

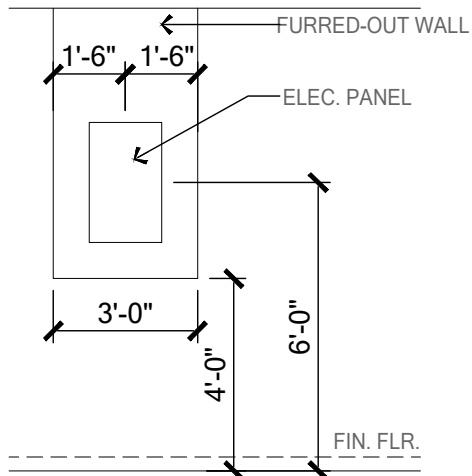
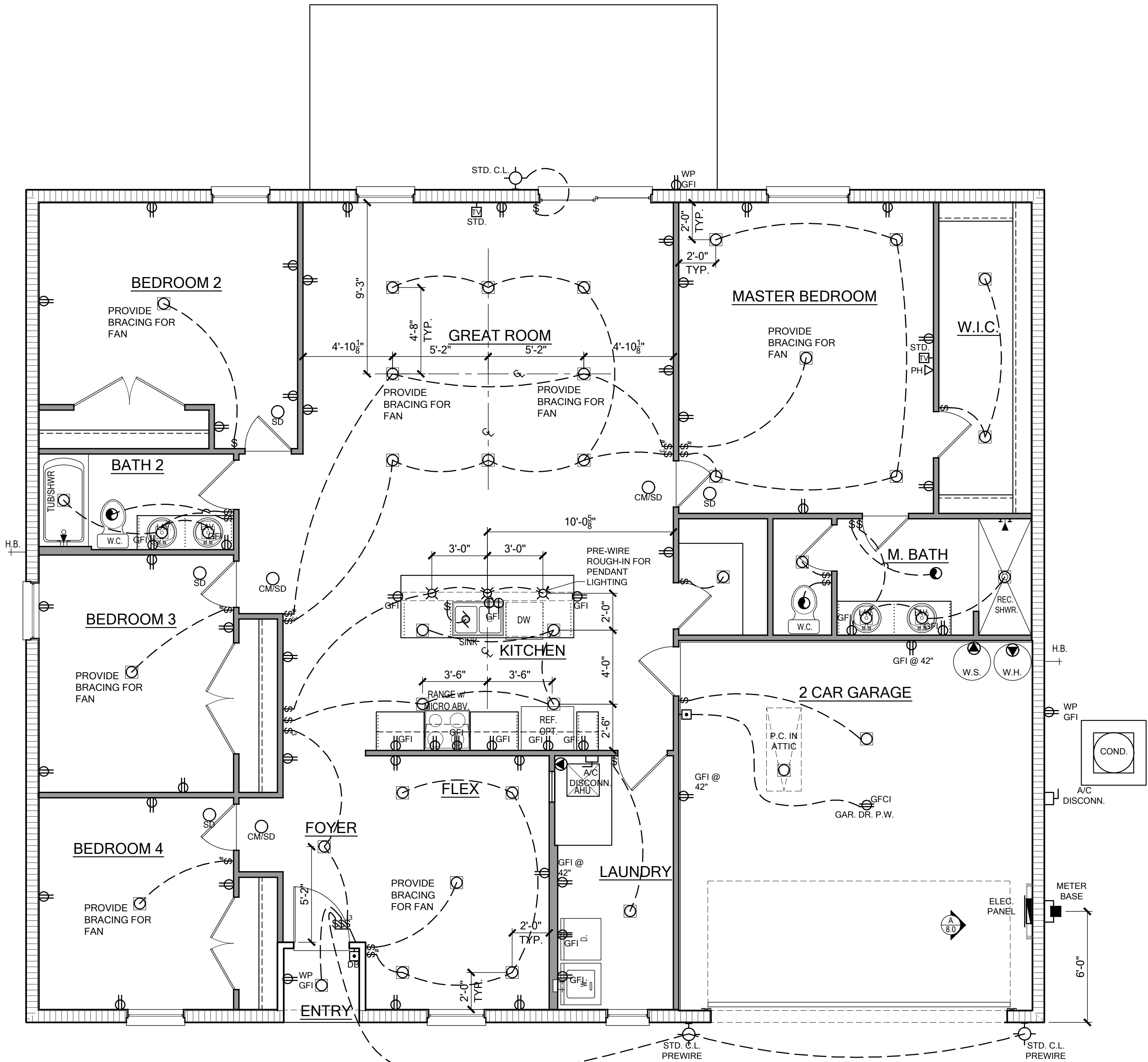
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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

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

Community:	Forest Cove	Garage Side:	Right
Plan Name:	Willow	Elev - F	
Lot:	1	Block:	001
Address:	TBD Street A		
	Lake City, FL 32024		
Job no.	9FC00101	ESSENTIALS SERIES	
Reference No.	24-04830		
Sheet:	7.0		
	INTERIOR ELEV		



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

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

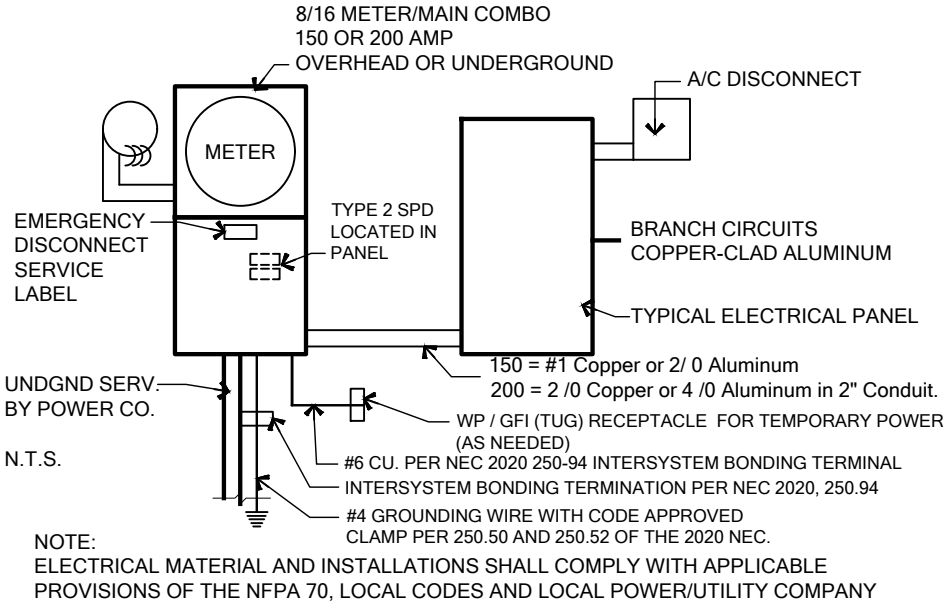
ELECTRICAL LEGEND

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

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

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

ELECTRICAL RISER DIAGRAM



- Notes:** unless otherwise noted.
- Electrical outlet heights as measured from finished floor to centered line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 - Trim plates and devices to be ganged, where possible.
 - Electrical switches to be at 42" centerline above finished floor.
 - Electrical plan is intended for purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
 - Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
 - Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
 - For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
(1) Service disconnects marked as follows:
EMERGENCY DISCONNECT,
SERVICE DISCONNECT
(2) Meter disconnects installed per 230.82(3) and marked as follows:
EMERGENCY DISCONNECT,
METER DISCONNECT,
NOT SERVICE EQUIPMENT
(3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows:
EMERGENCY DISCONNECT,
NOT SERVICE EQUIPMENT
Markings shall comply with 110.21(B).
 - All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

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MARONDA
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Community:	Forest Cove
Plan Name:	Willow
Garage Side:	Right
Elev - F	
Lot:	1
Block:	001
Address:	TBD Street A Lake City, FL 32024
Job no:	9FC00101
Reference No:	24-04830
Sheet:	

8.0
ELECTRICAL

ESSENTIALS SERIES

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

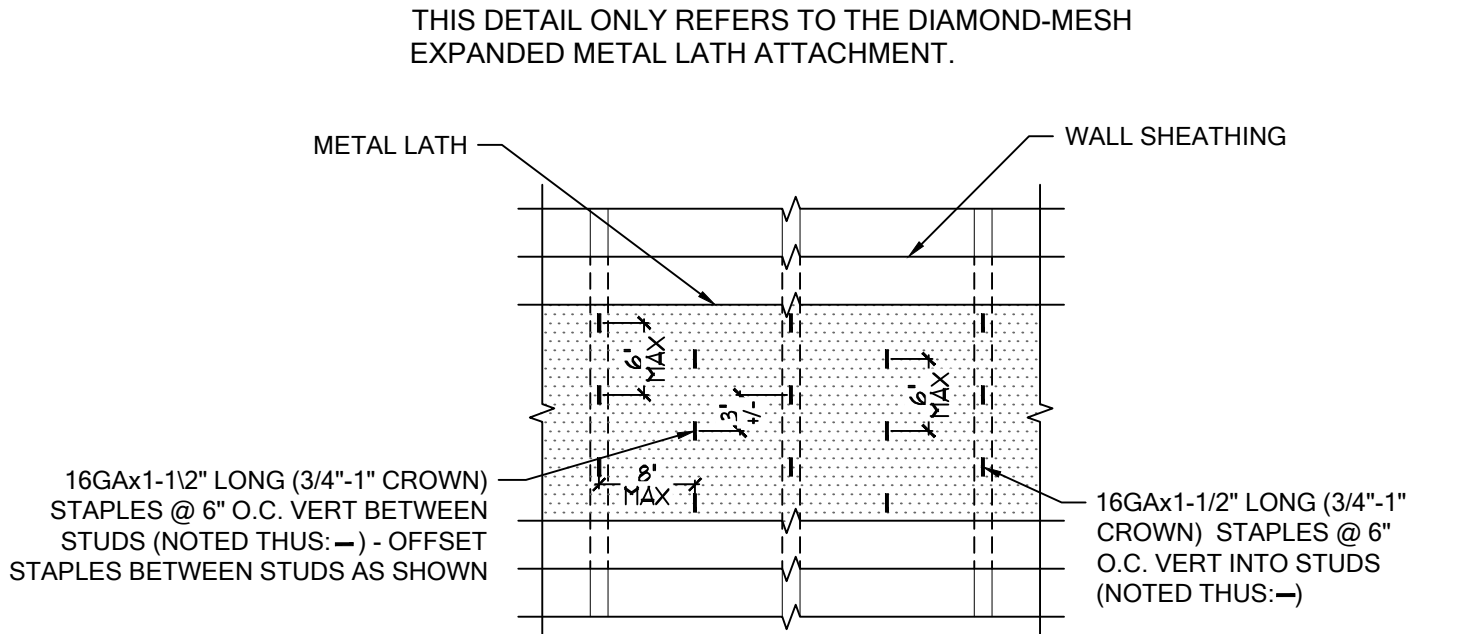
NOTES:

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

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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

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



METAL LATH ATTACHMENT DETAIL

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

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA. WAY.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A 1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.
- ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST-SCALE & OIL & SHALL MEET ASTM A615, ASTM A706, OR ASTM A996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/ 2.0.
- HIGH STRENGTH USP CIA-GEL, 7000-C ANCHORING, EPOXY ADHESIVE BINDER WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
- WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-14, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f_m = 2000 PSI)
- MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14a.
- COARSE GROUT SHALL CONFORM TO ASTM C476-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 9" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
- GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/2.0, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
- TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
- DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS, PER CODE ACI 318-19.
- CONSOLIDATE GROUT POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. CONSOLIDATION OR RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT. GROUT SHALL FINISH FLUSH WITH TOP OF WALL.

WOOD CONSTRUCTION

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

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, F_y=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, F_y = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, F_y = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 F_y=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325N U.N.O
- STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL

UPLIFT CONNECTORS

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

GYPSPUM BOARD

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

PRE ENGINEERED WOOD TRUSSES

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

FIELD REPAIR NOTES

- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS w/ 7" EMBEDMENT. USP CIA-GEL 7000 EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR USP 1/2" SD WEDGE-BOLT WITH MINIMUM 6" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
- FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (USP HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) USP HTWM16 TWIST STRAP W/ (4) 1/4" x 1 3/4" WEDGE-BOLTS OR TAPCONS TO MASONRY AND (8)-10d x 1 1/2" NAILS TO TRUSS FOR UPLIFTS LESS THAN 1225 LBS (USE (2) HTWM16 FOR UPLIFTS LESS THAN 2450#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) USP HGAM10KT W/ (4) 1/4" x 1 1/2" WS15 WOOD SCREWS AND (4) 1/4" x 1 3/4" WEDGE-BOLTS ONE EACH SIDE OF TRUSS.
NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
- IF MISSED, MSTAM36 OR MSTCM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL USP HTT5 W/ (28) 16d x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN USP HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.
- MISSED ROOF TIE DOWNS MAY BE SUBSTITUTED WITH (1) USP RT16A W/ (8) 8d x 1 1/2" NAILS AND (4) 3/16" DIA. X 1 3/4" TAPCONS FOR UPLIFTS LESS THAN 1380#.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

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

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

Scan QR Code for the complete FBCR



GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	16	20	20	20
TOP CHORD DL	7	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	33	40	45	55

BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

GAME ROOM	60(PSF)	LIBRARY READING ROOMS	60(PSF)
BALCONIES/DECKS	40(PSF)	LIBRARY STACK ROOMS	150(PSF)
BALCONIES OVER 100 SQ. FT.	100(PSF)	NON-SLEEPING ROOMS	40(PSF)
LIGHT STORAGE:	125(PSF)	SLEEPING ROOMS	30(PSF)
GUARDRAILS	200(LBS)(h,i)	HABITABLE ATTICS SERVED	
HANDRAILS(d)	200(LBS)(h)	w/ FIXED STAIRS	30(PSF)
GUARDRAIL IN-FILL COMP.(f)	50(LBS)(h)	PASSENGER VEH. GAR.	50(PSF) 2000(LBS)
STAIRS(g)	40 (PSF) 300(LBS)		

- COMMENTS:
- (PSF) = UNIFORM LOADS
(LBS) = CONCENTRATED LOADS
- c. INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES, WHICHEVER PRODUCES THE GREATER 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 REQUIRED TO SERVE AS THE HANDRAIL, A SINGLE CONCENTRATED LOAD SHALL BE APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. CONCENTRATED LOAD SHALL NOT BE APPLIED CONCURRENTLY.

DEFLECTION CRITERIA

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

*TL MAX 1 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 30FT

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

GENERAL PRESSURE NOTES

- NOTES:
- MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
 - "z" = END ZONE IS ONLY 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.

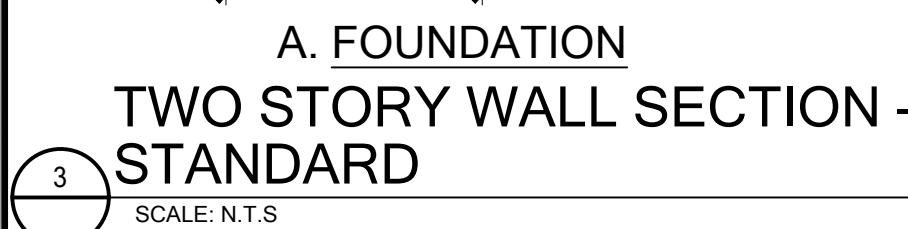
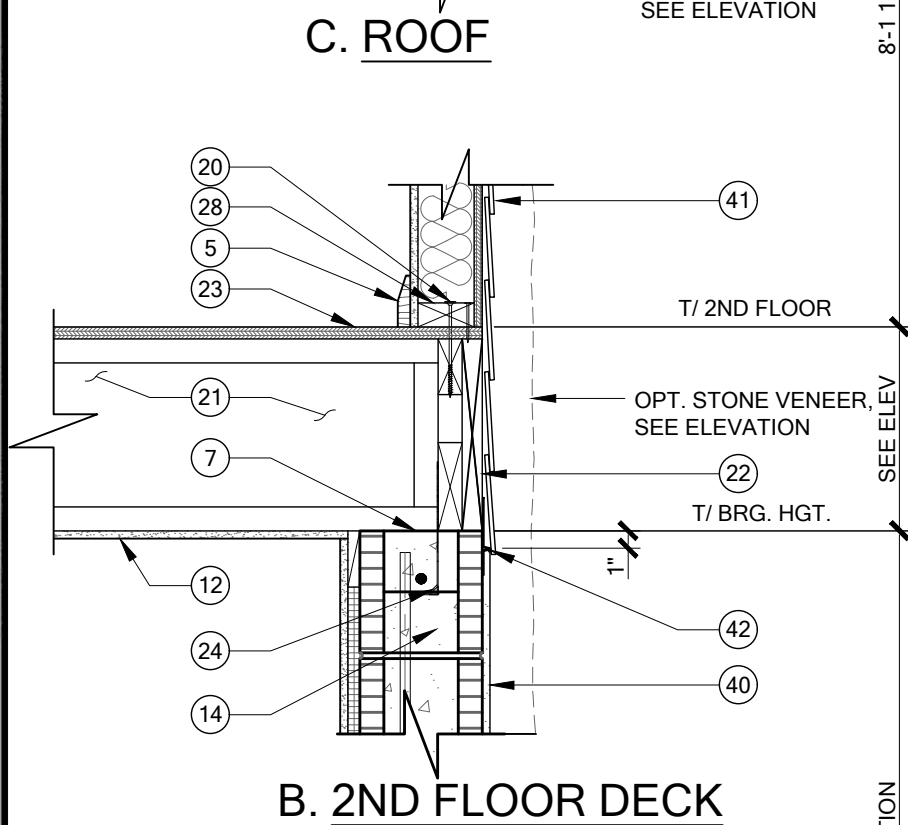
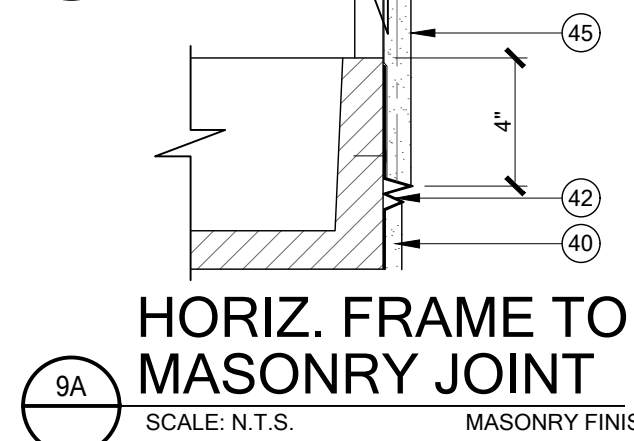
DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER, CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.

EXPOSURE [D], DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 130 MPH OR GREATER AND IS WITHIN (1) ONE MILE OF THE MEAN HIGH WATER LINE WHERE AN EXPOSURE [D] CONDITION EXISTS UPWIND IS CONSIDERED TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.

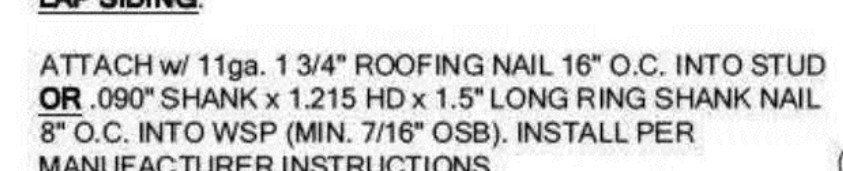
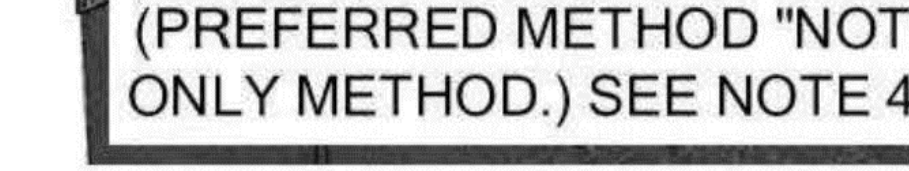
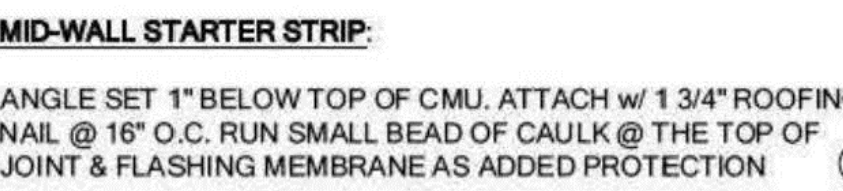
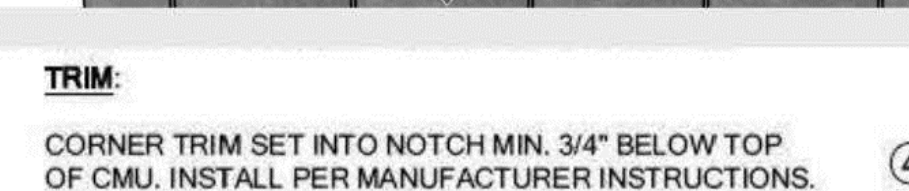
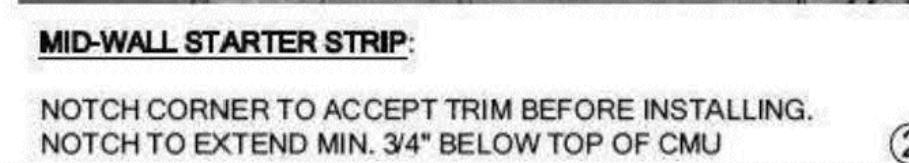
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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

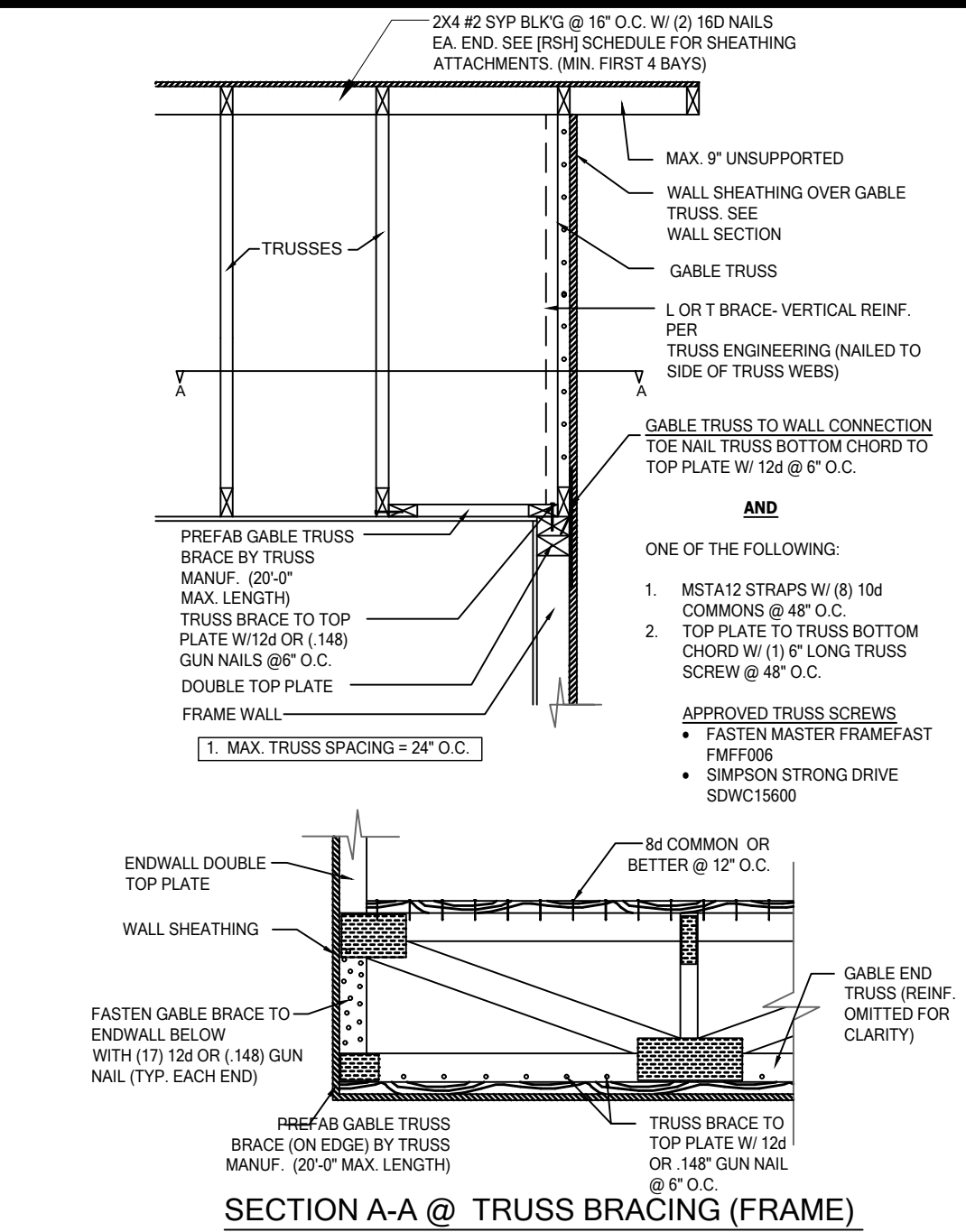
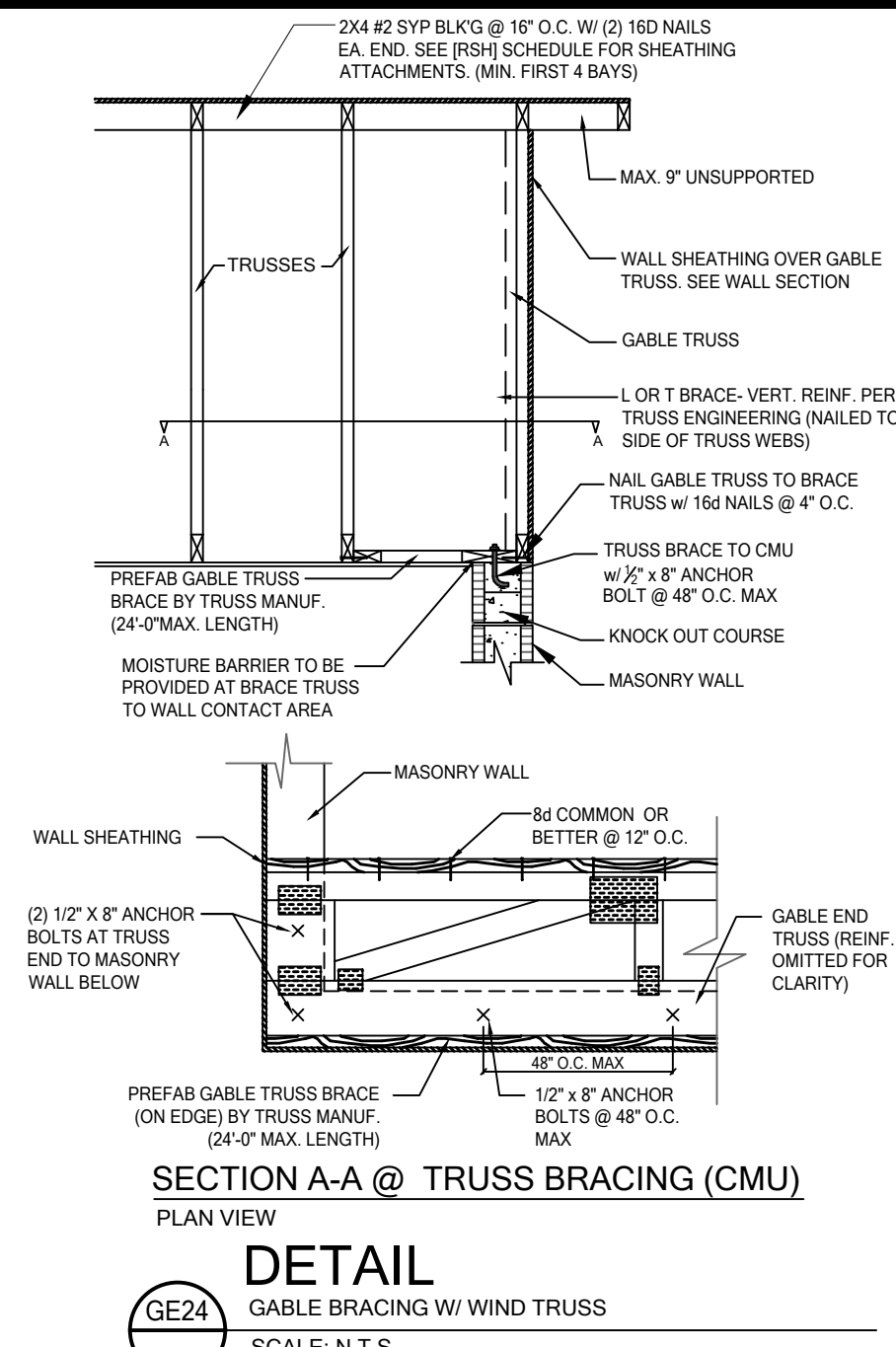
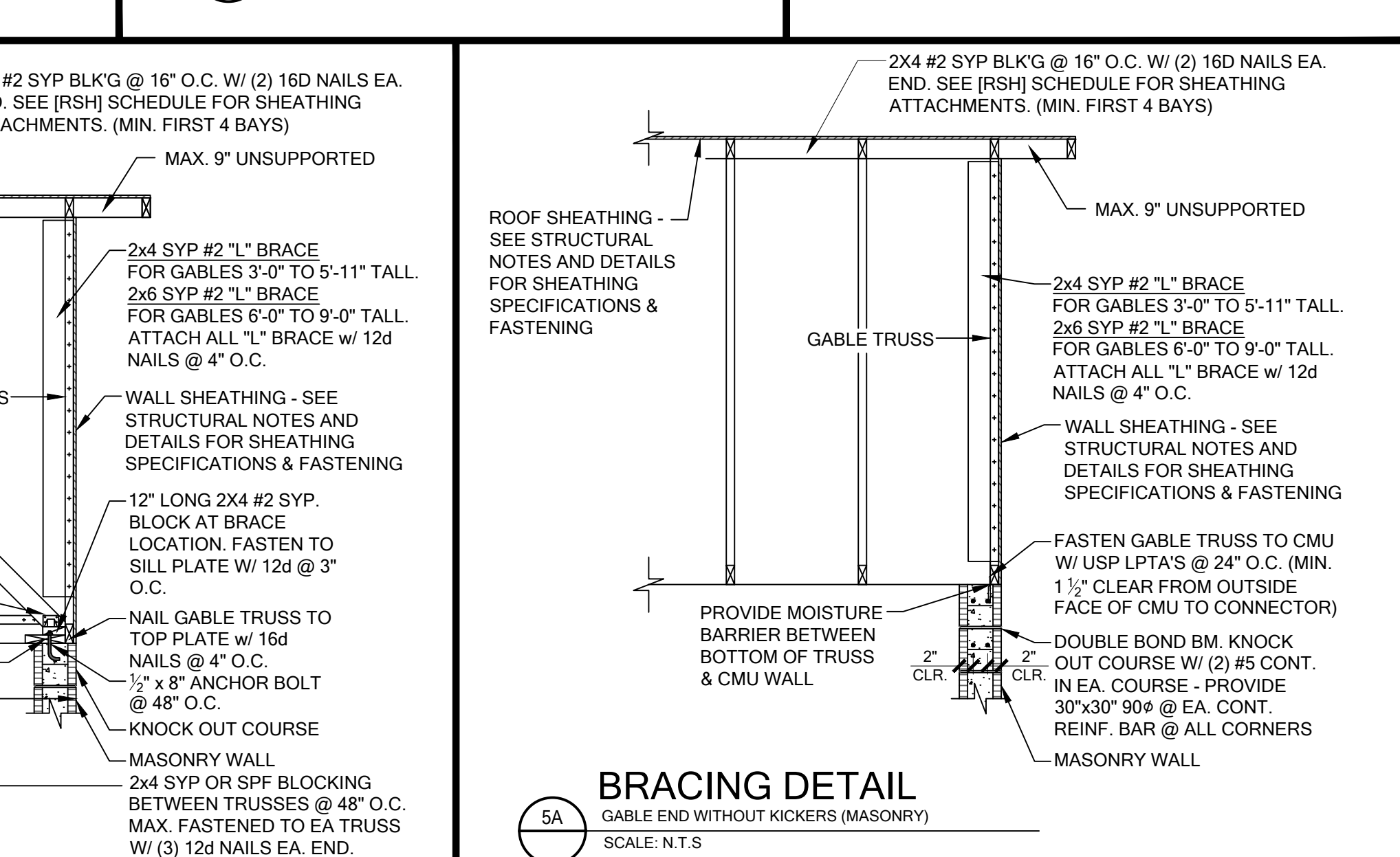
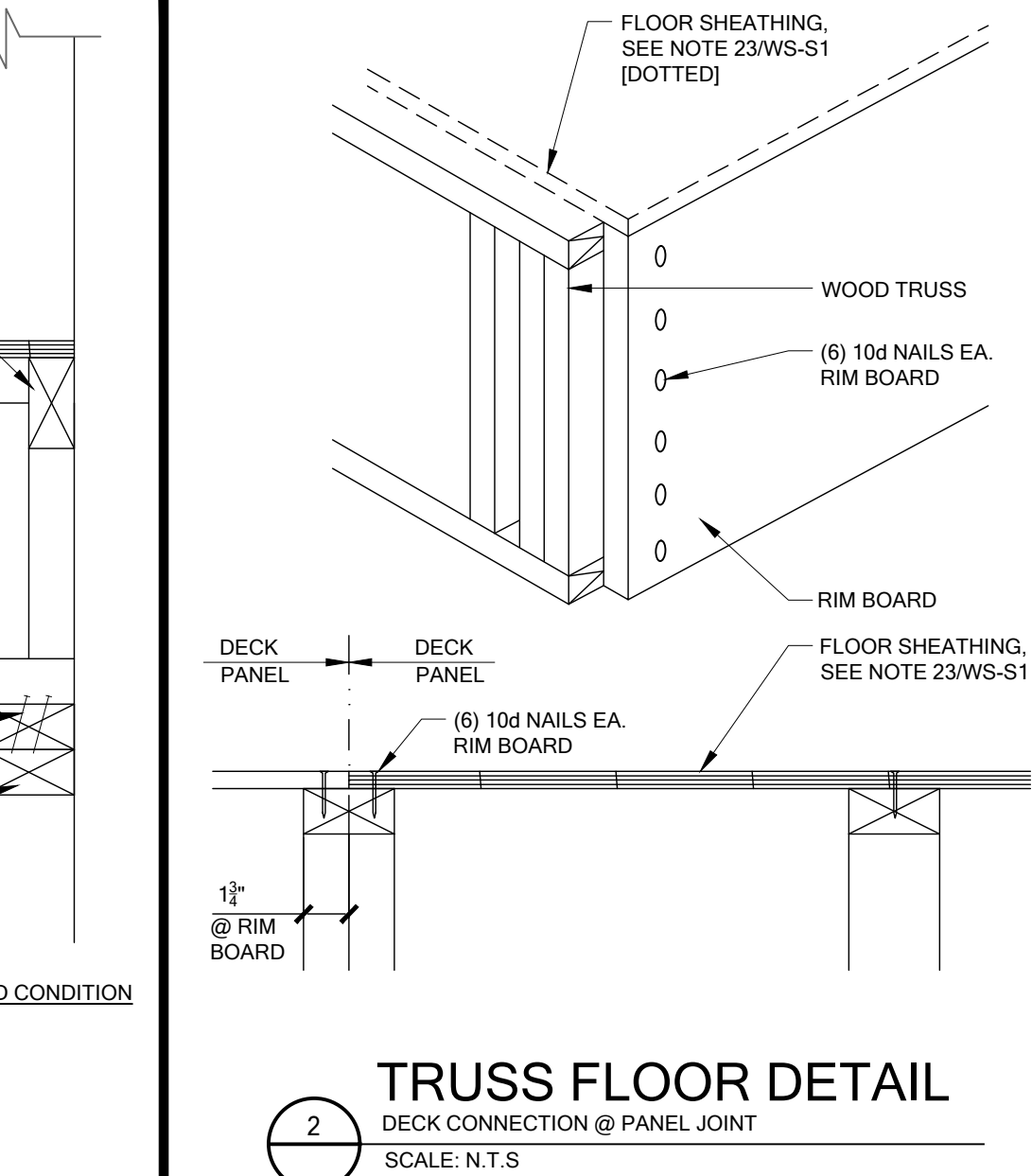
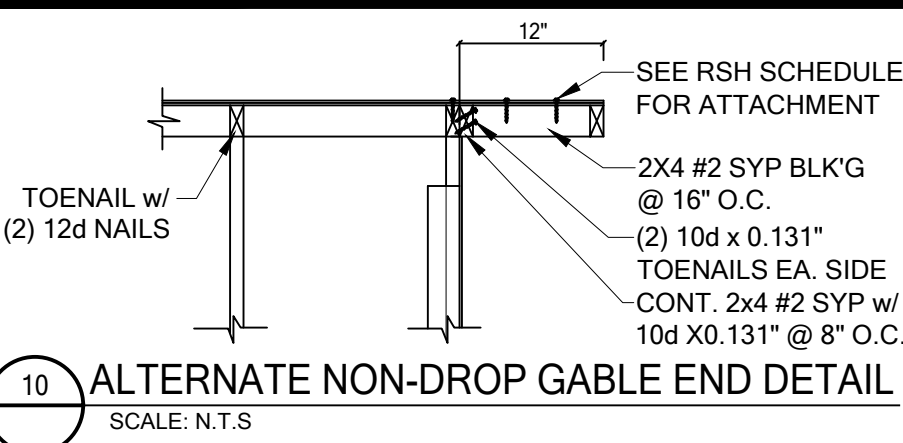
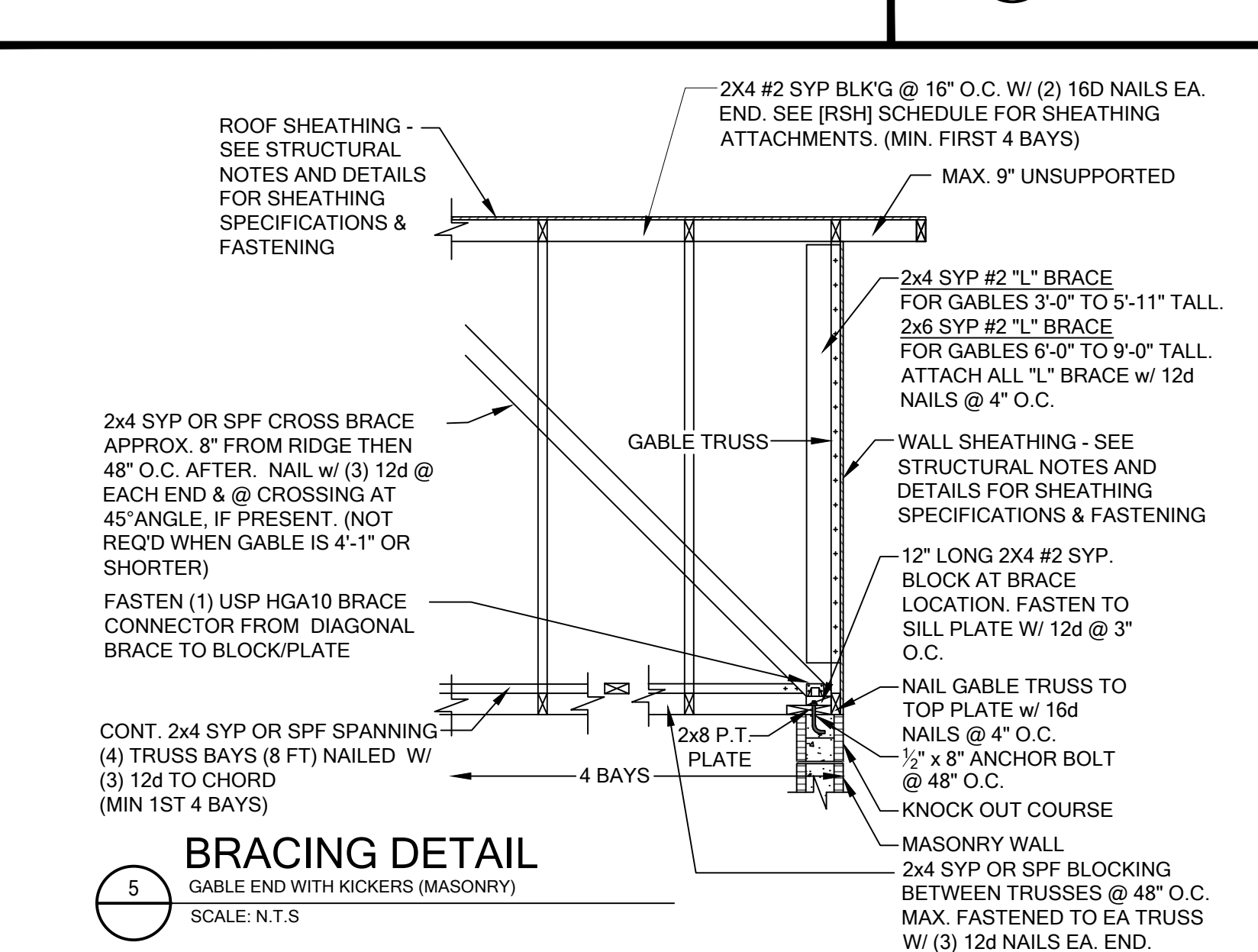
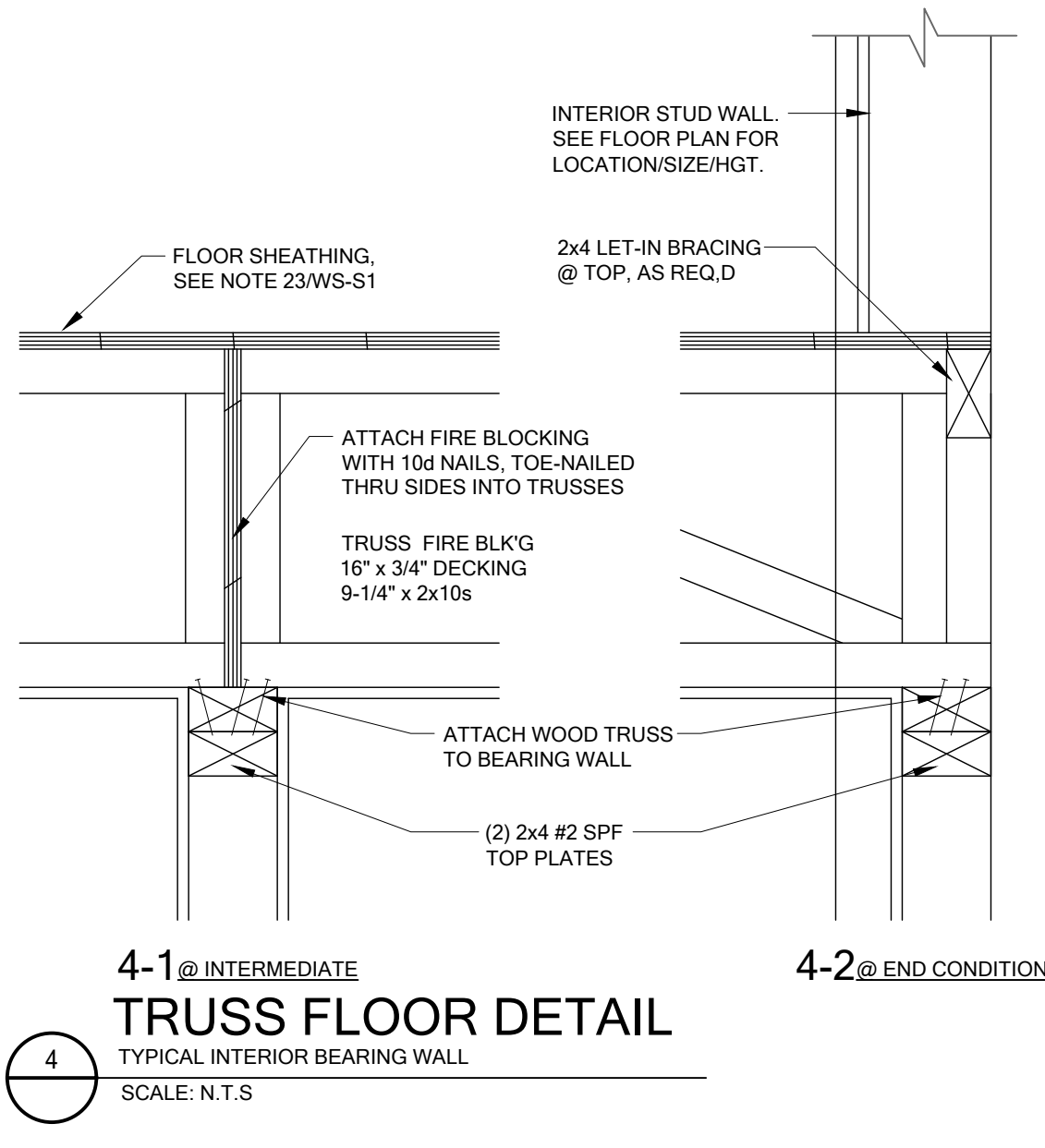
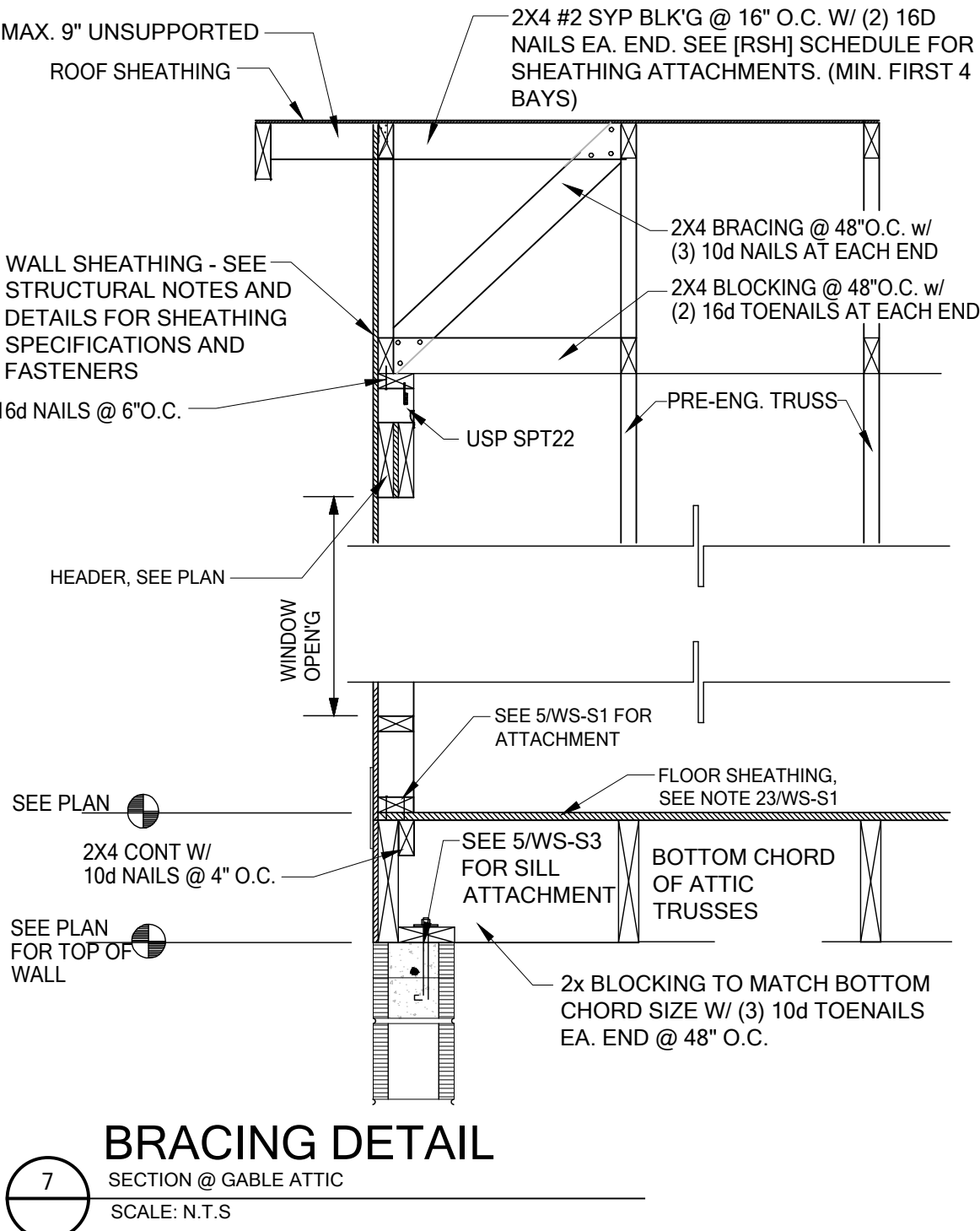
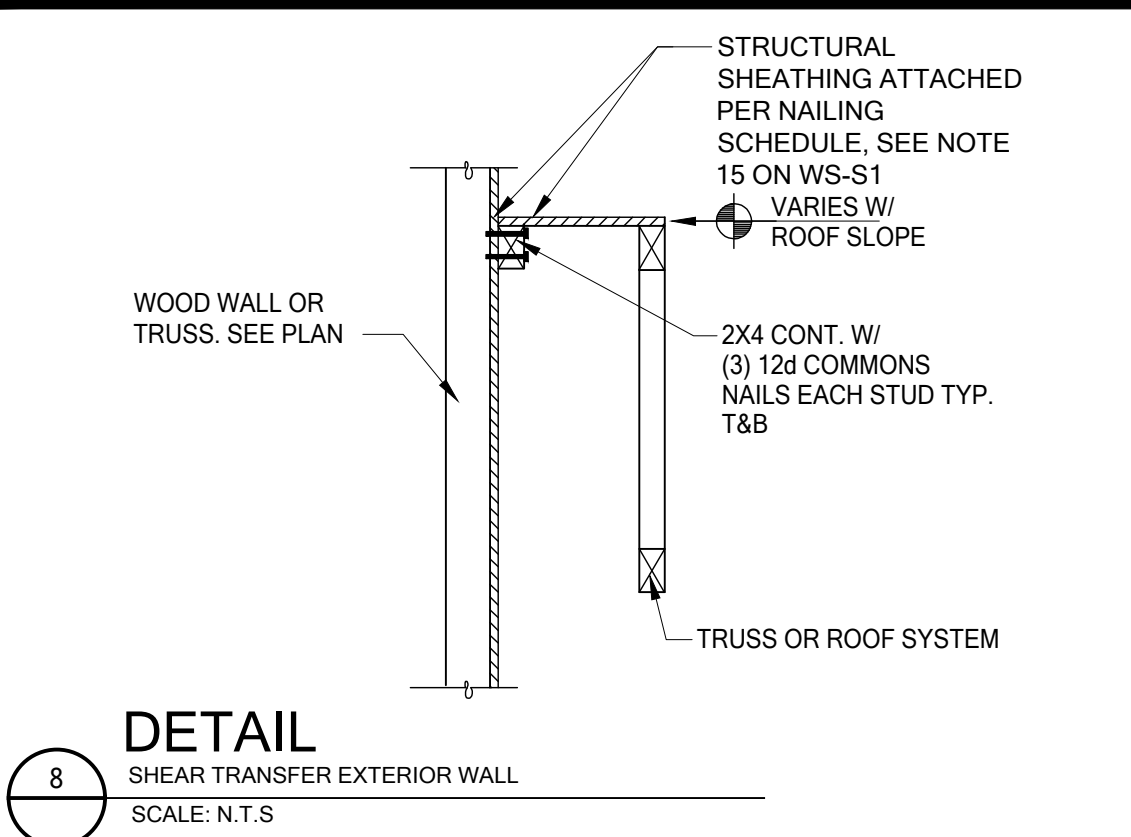
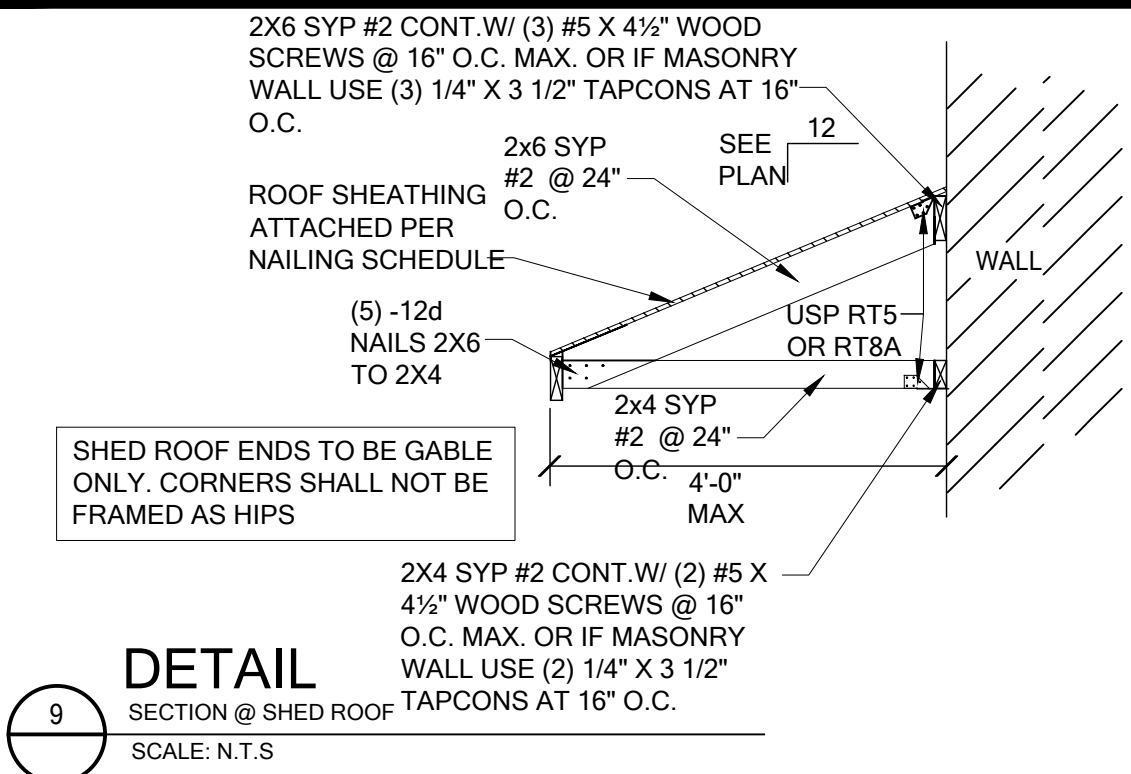
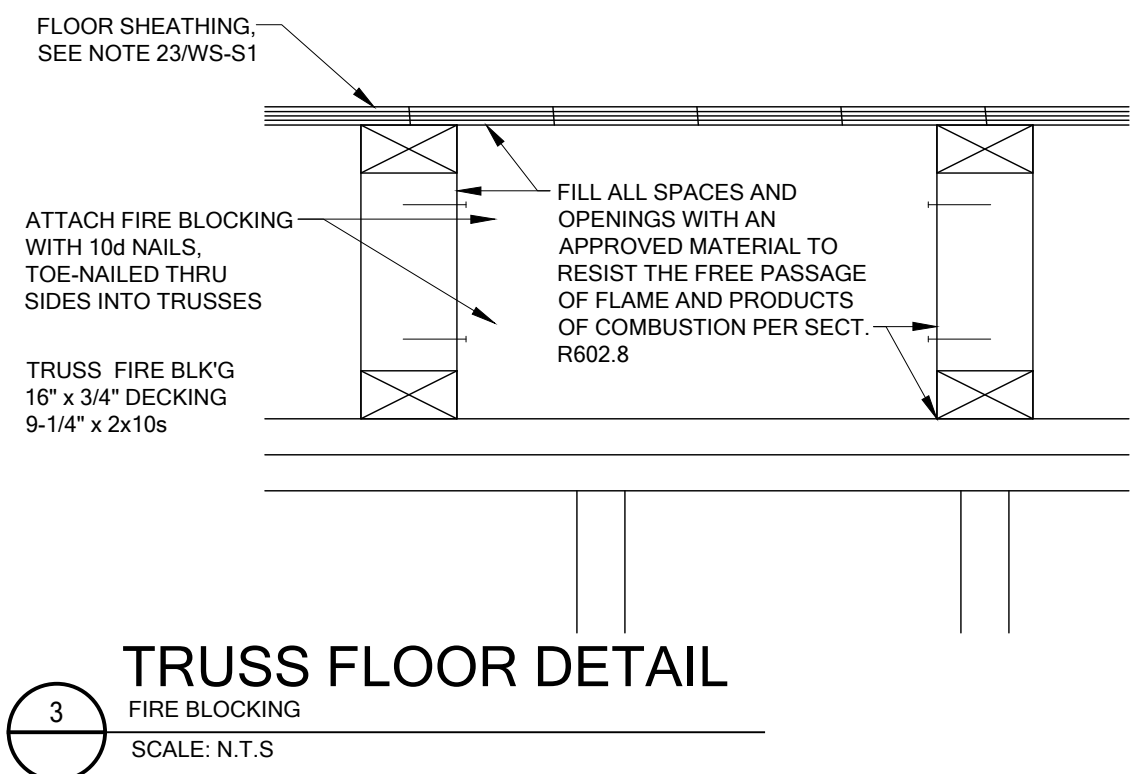
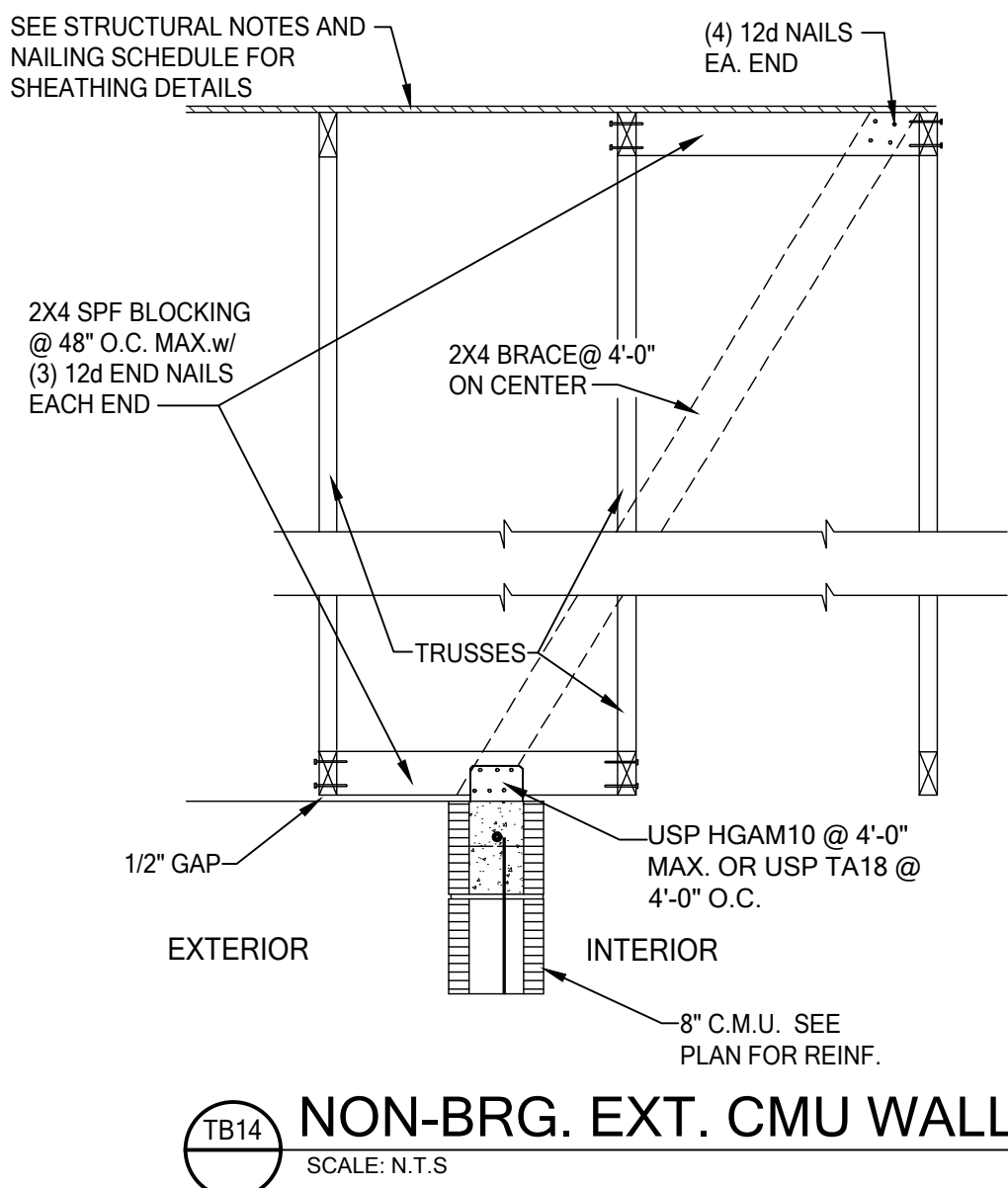
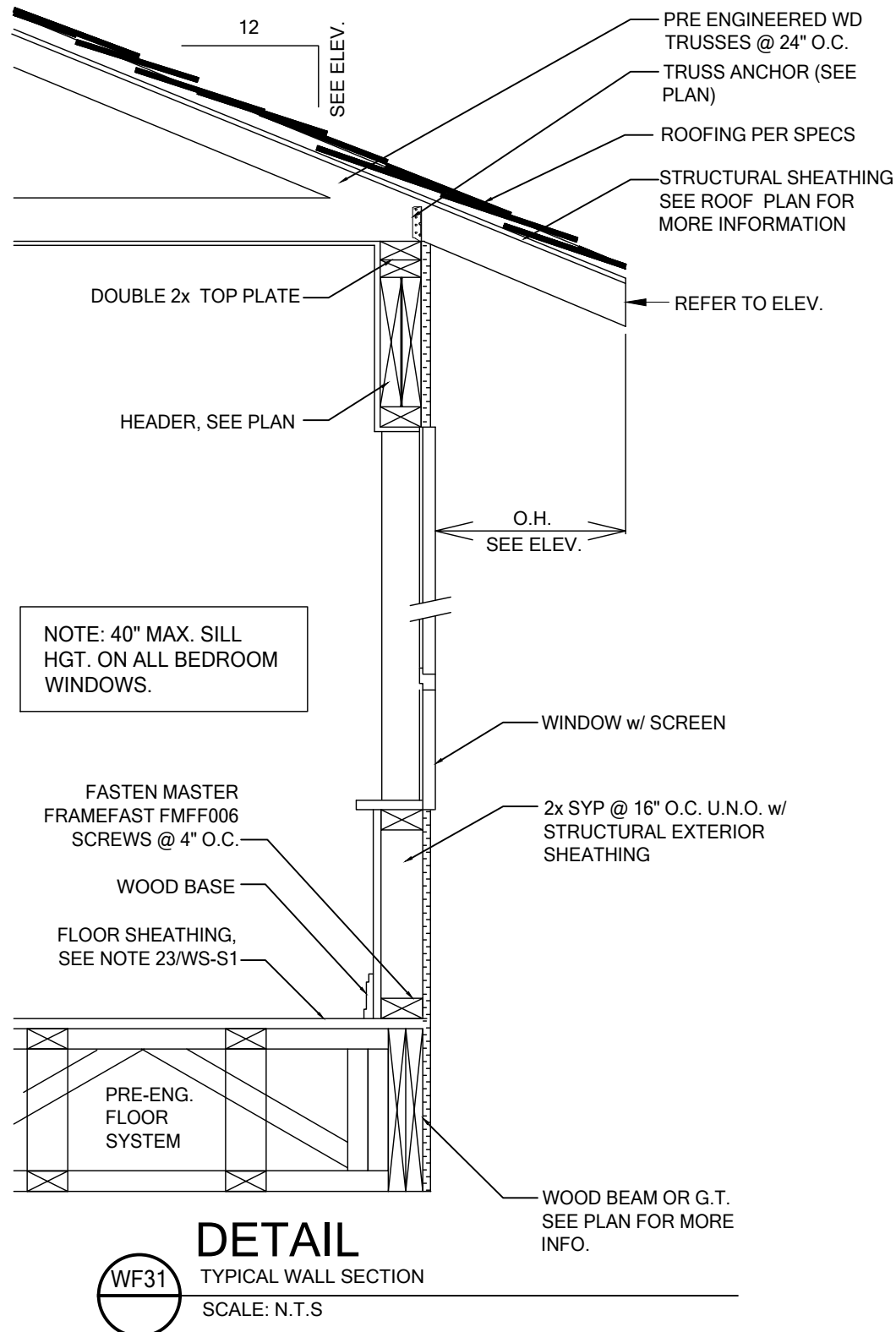


Community: Forest Cove	Garage Side: Right	Elev - F	Block: 001	Address: TBD Street A Lake City, FL 32024	Job no: 9FC00101	ESSENTIALS SERIES
Plan Name: Willow						
Lot: 1						
Reference No. Sheet: 24-04830						
SN						
STRUCT NOTES						



45. 7/8" MIN. THICKNESS (3 COAT) EXTERIOR MASONRY PLASTER APPLIED OVER PAPERBACK WIRE LATH ON TYPAR OR EQUAL BUILDING WRAP PAPER.

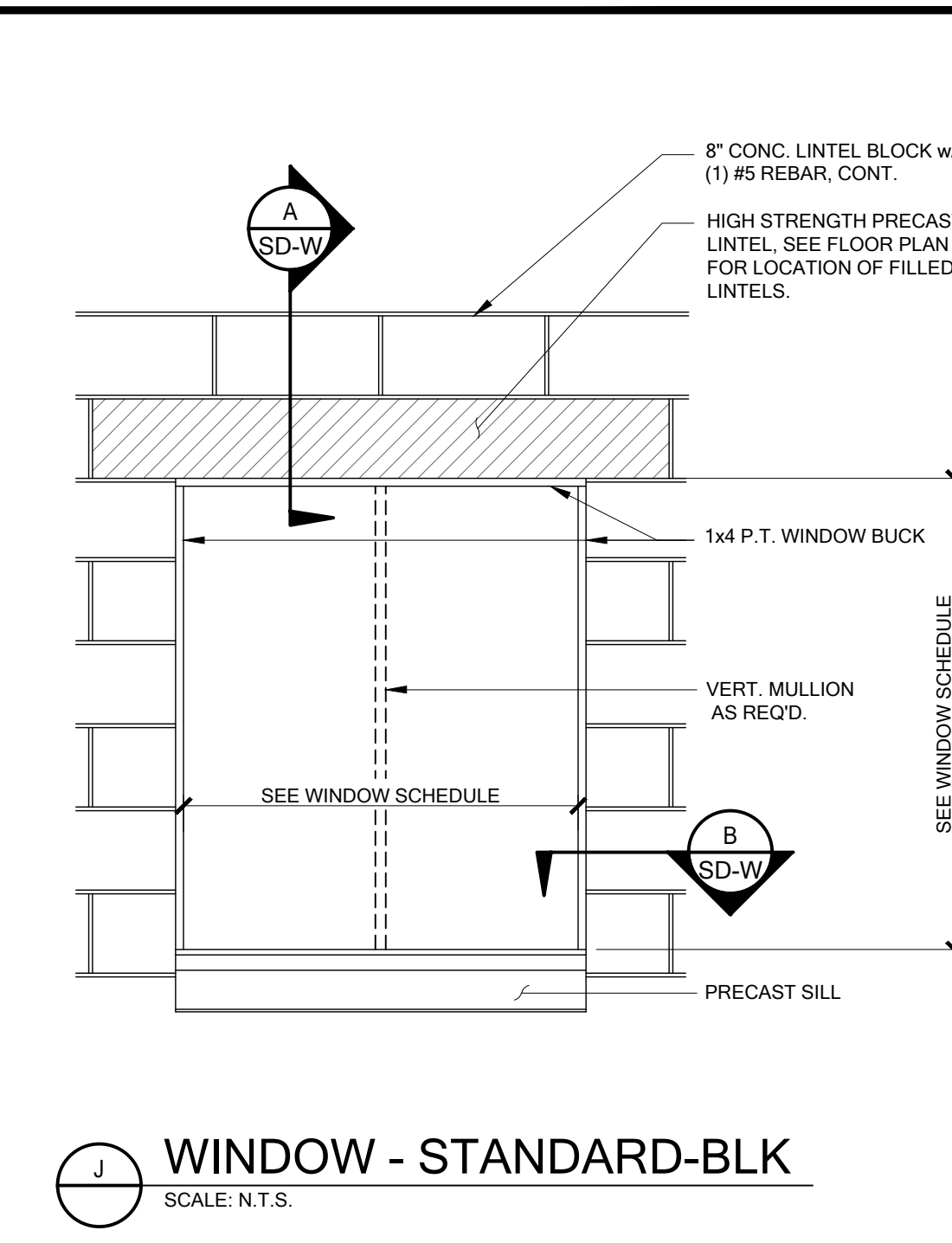
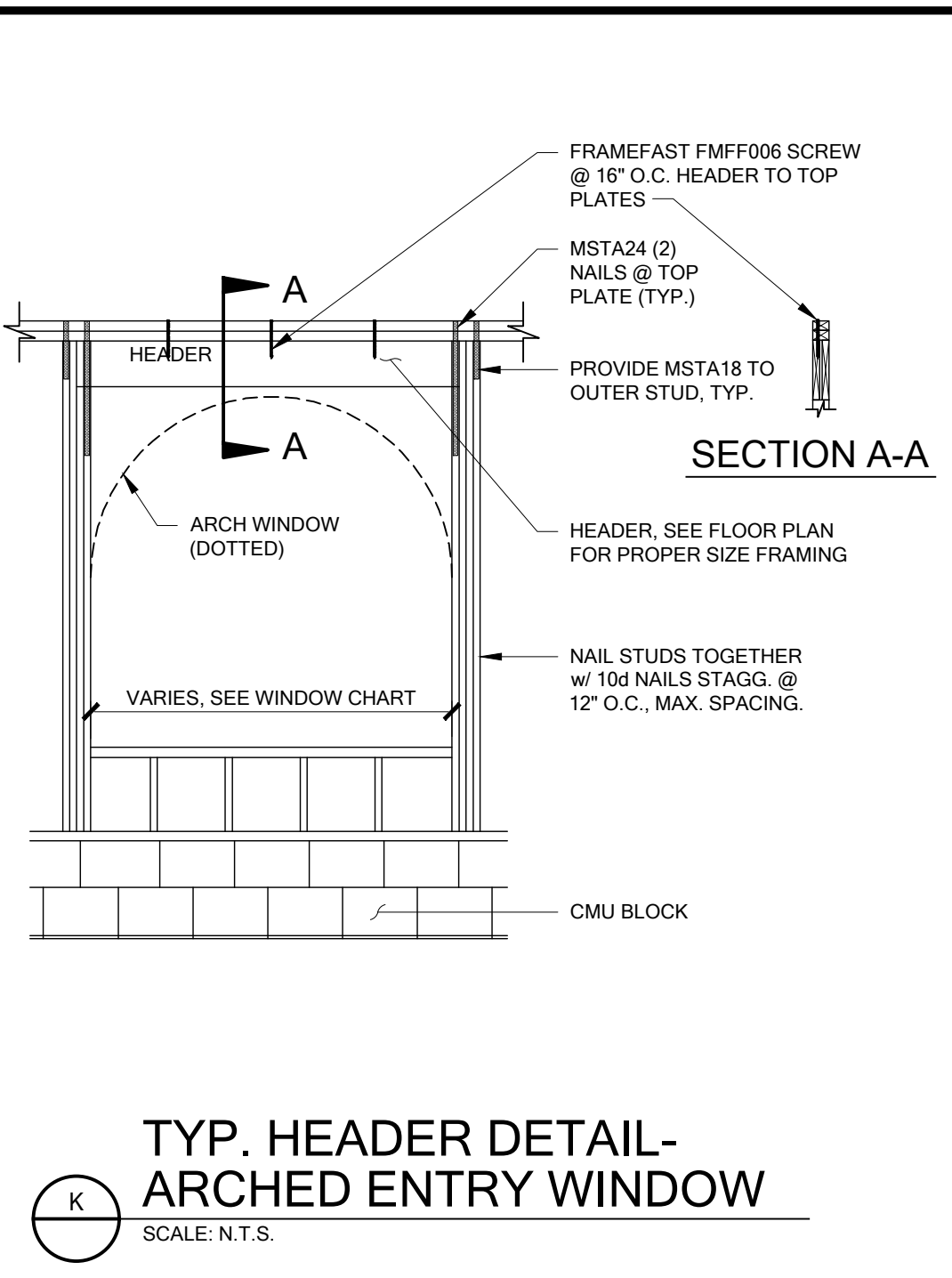
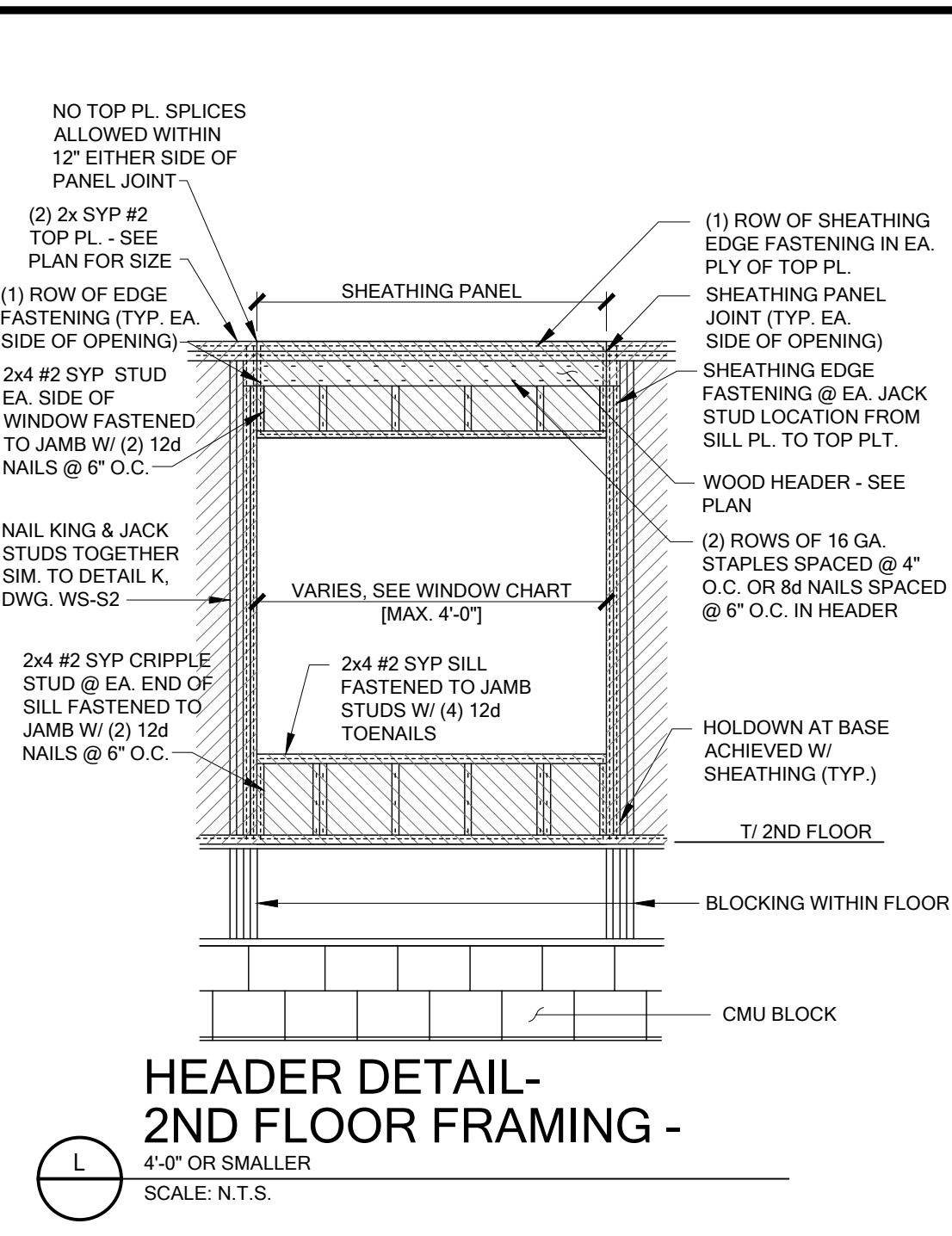
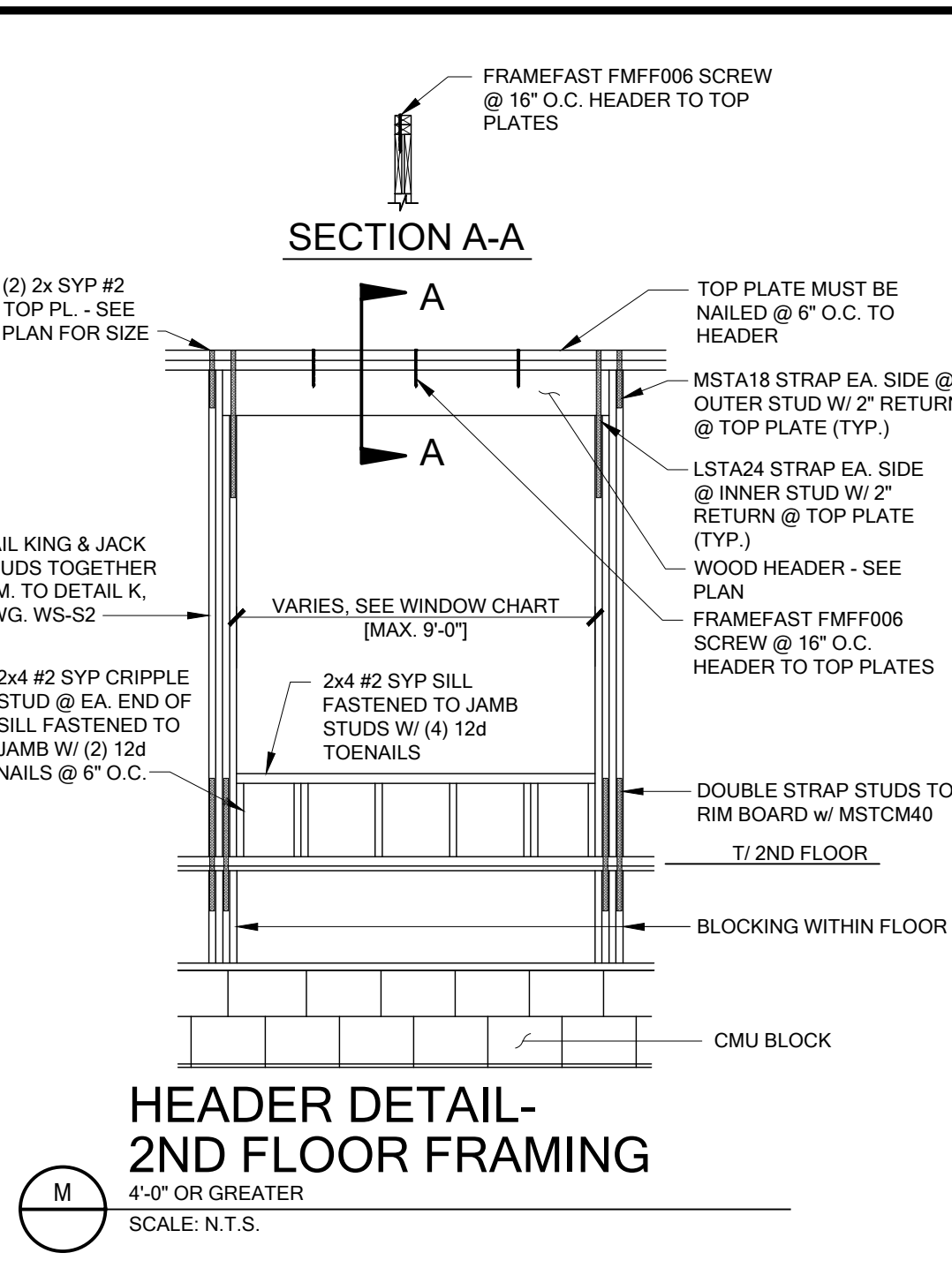
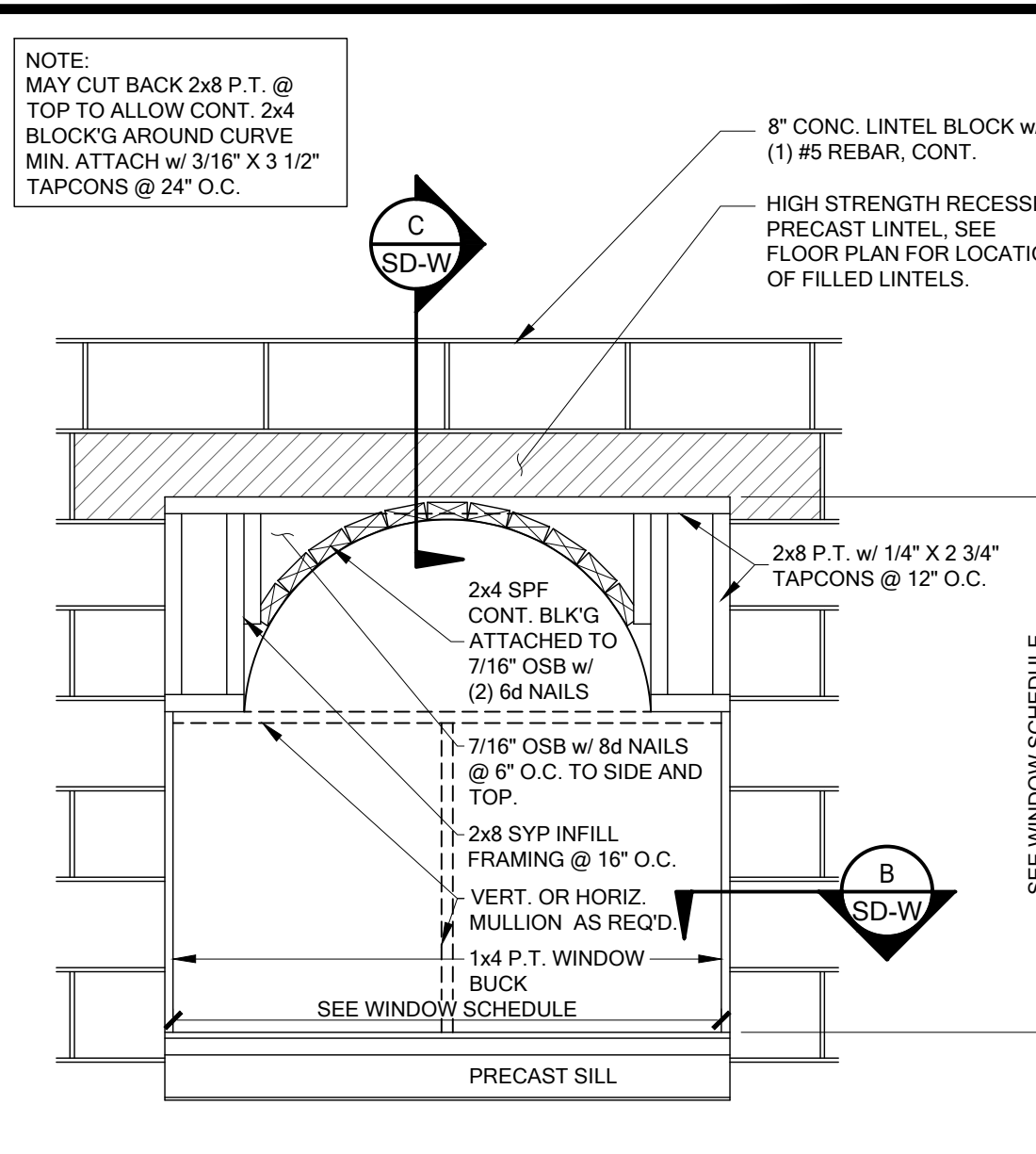
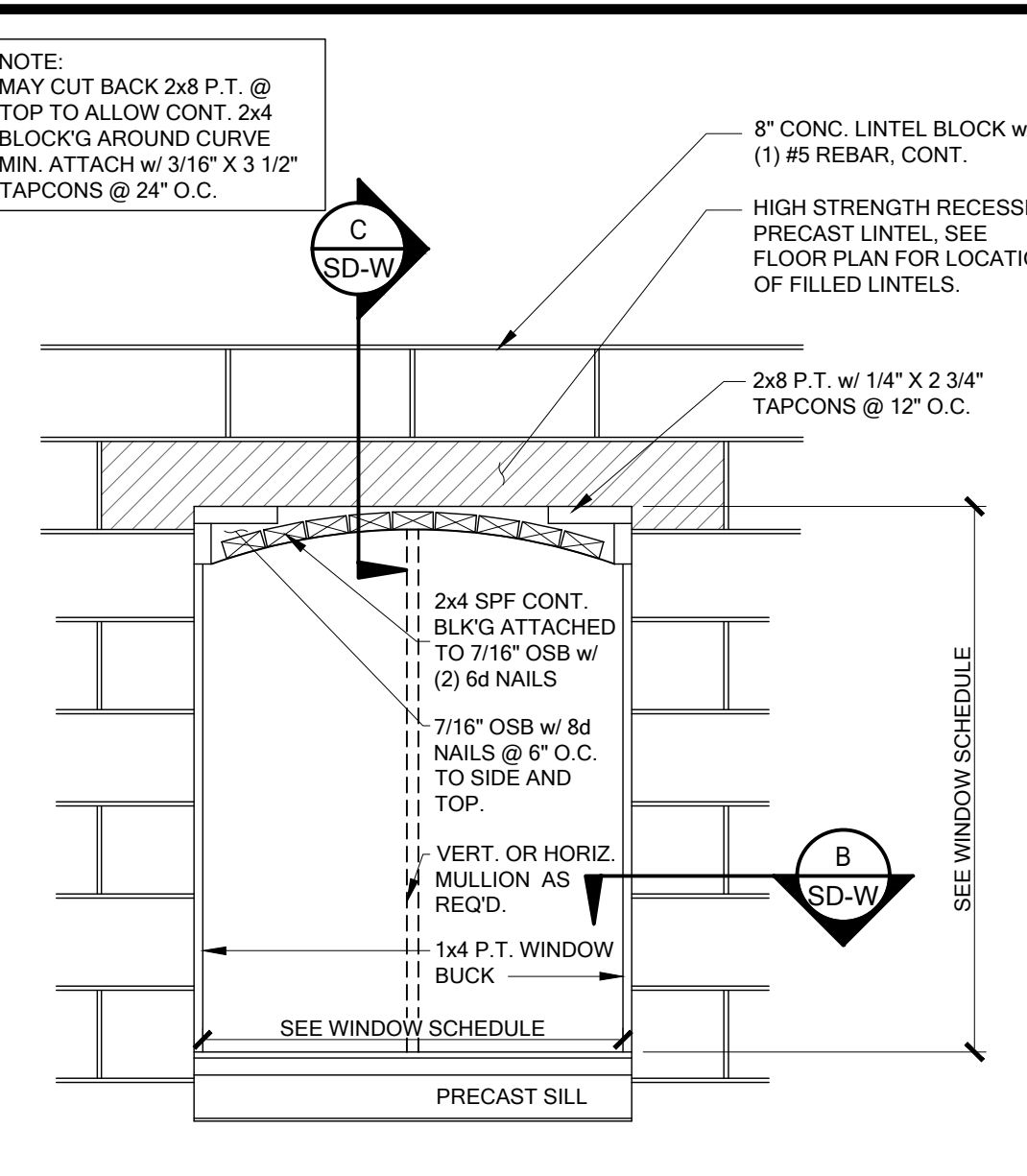
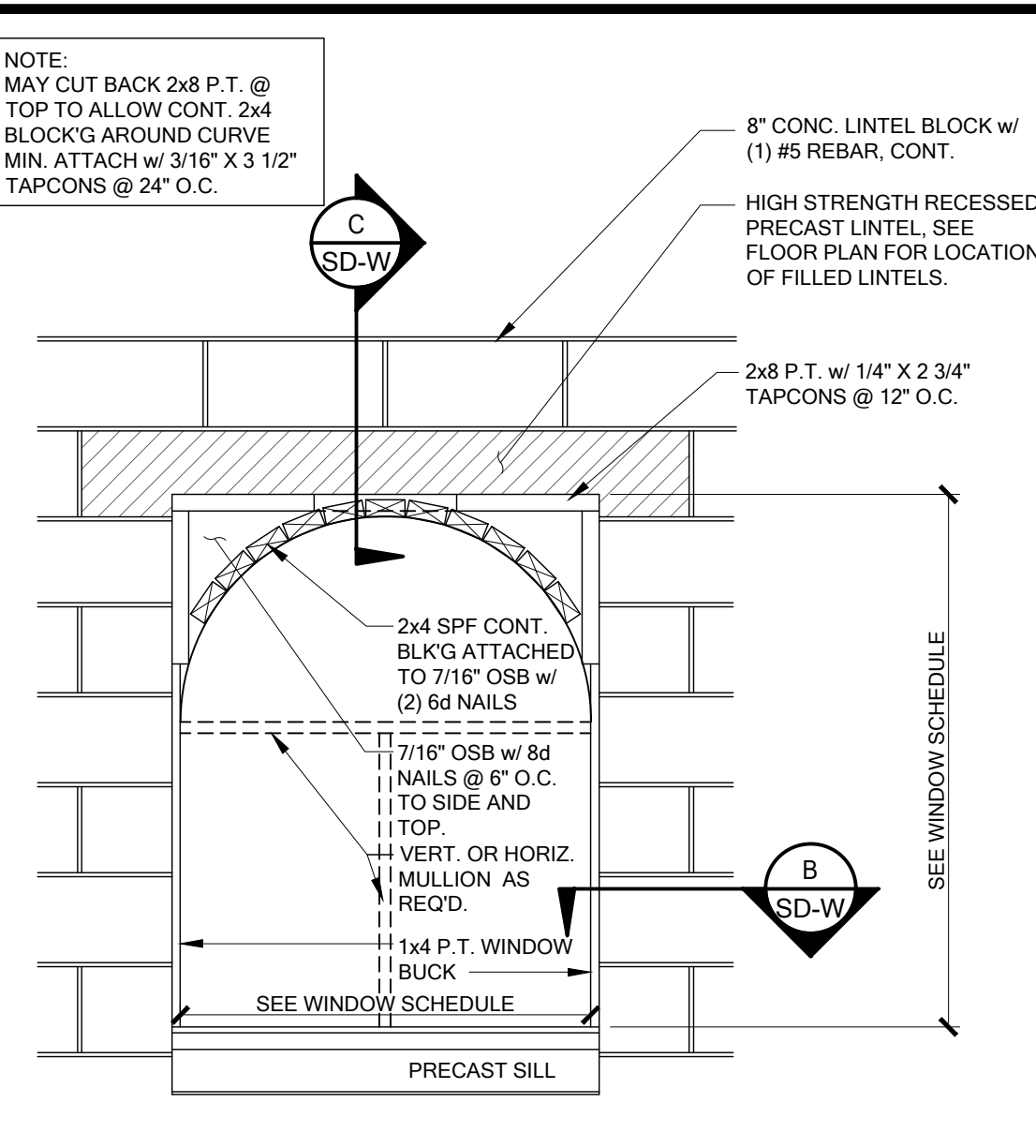
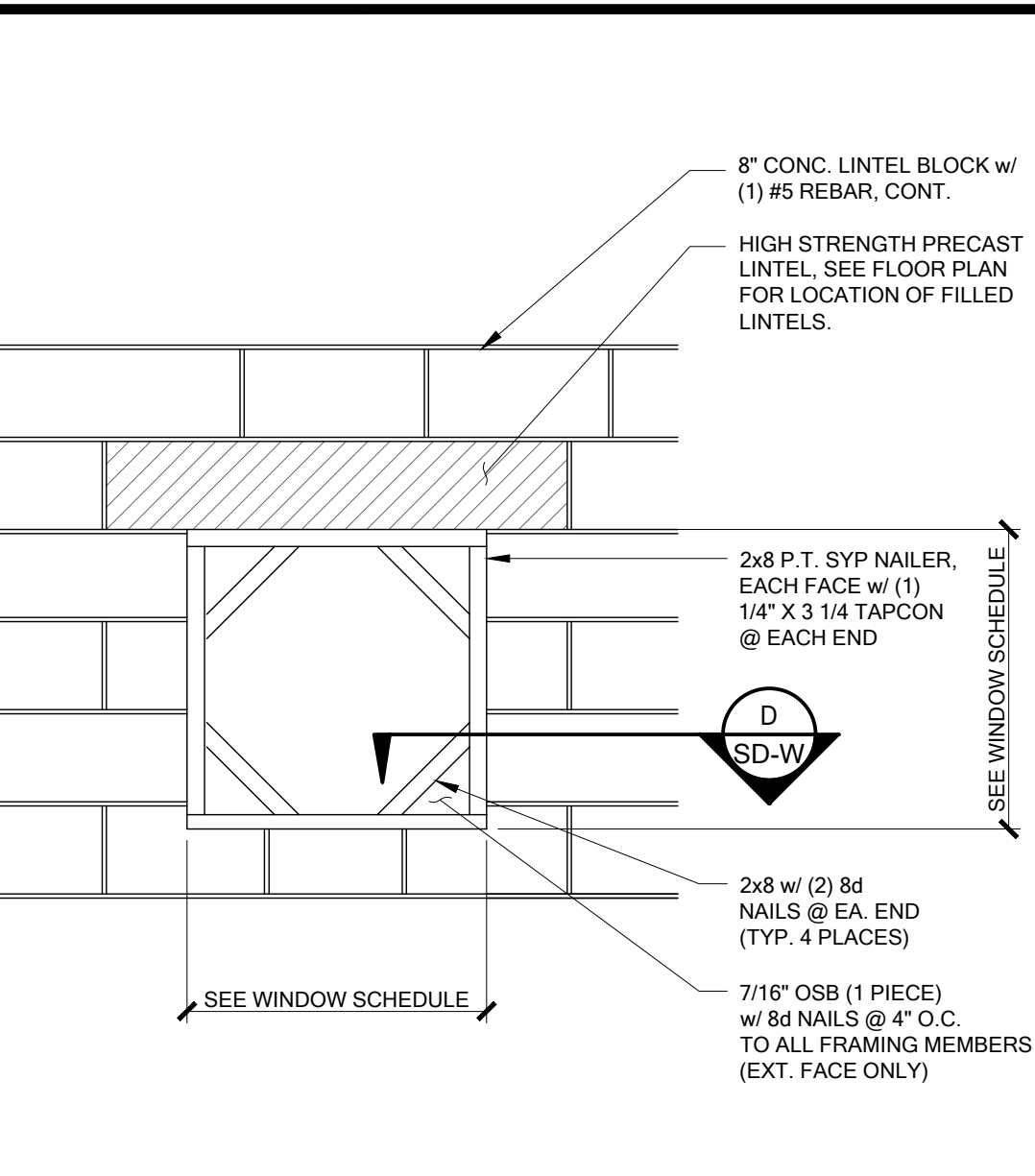
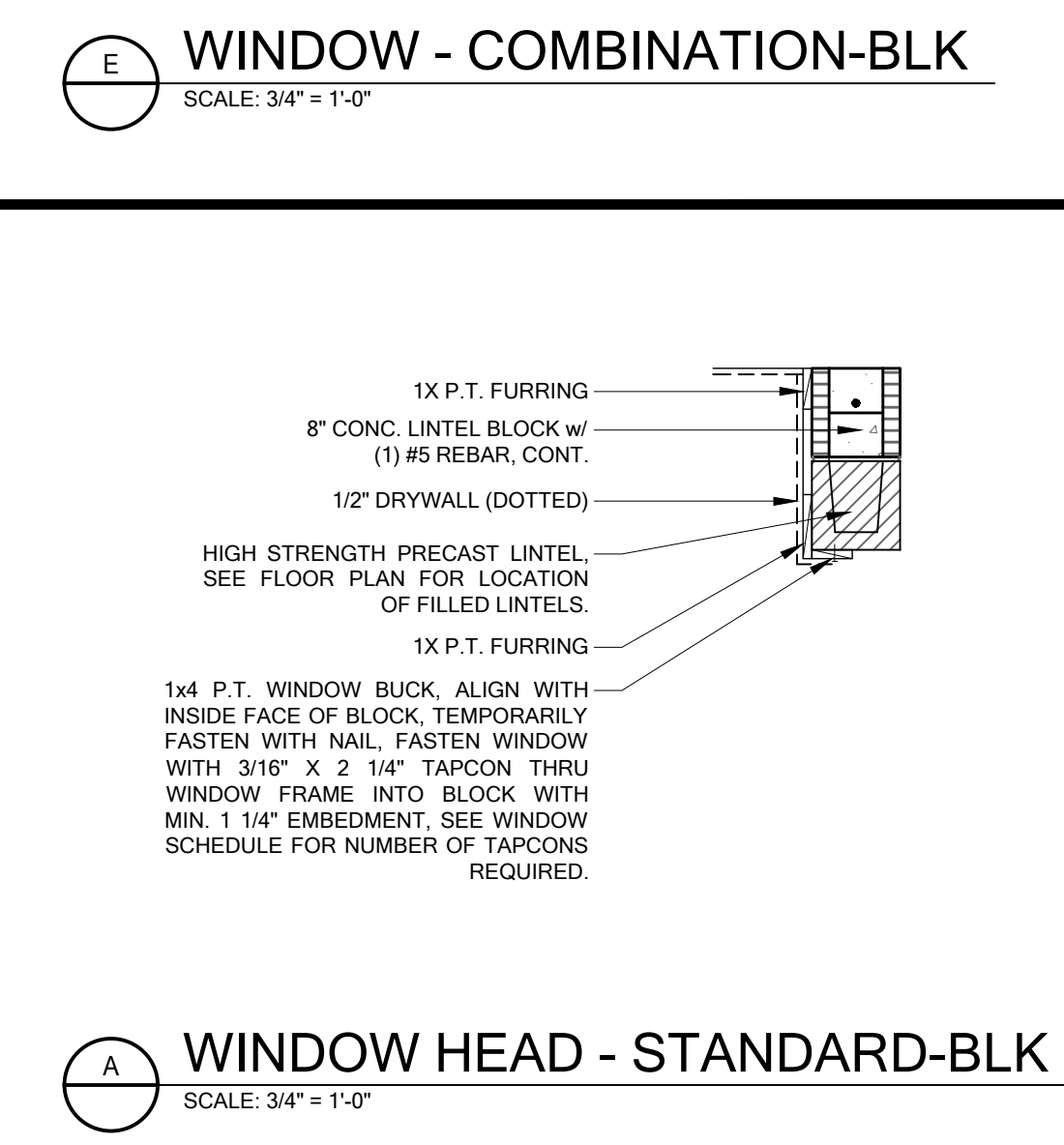
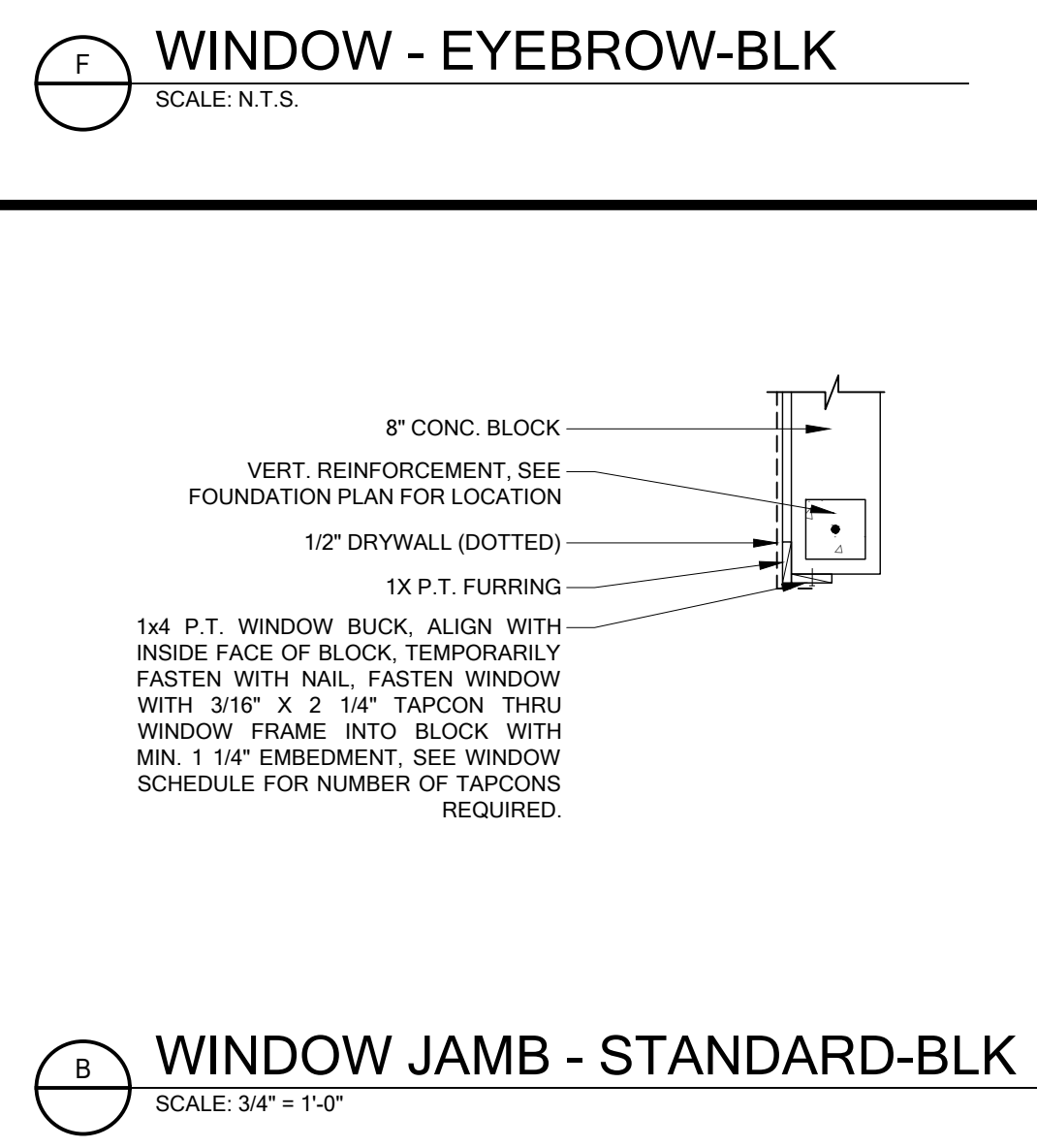
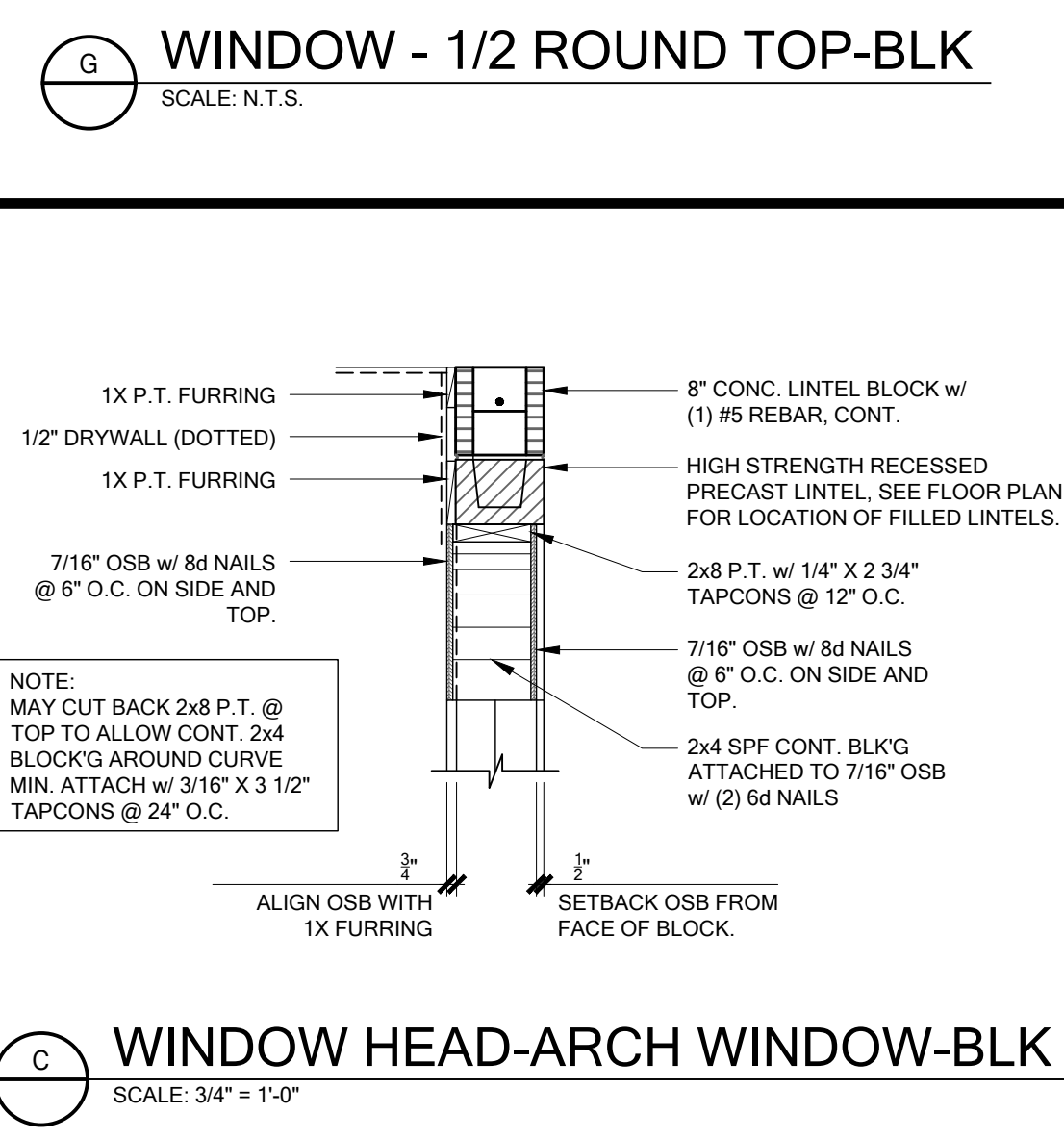
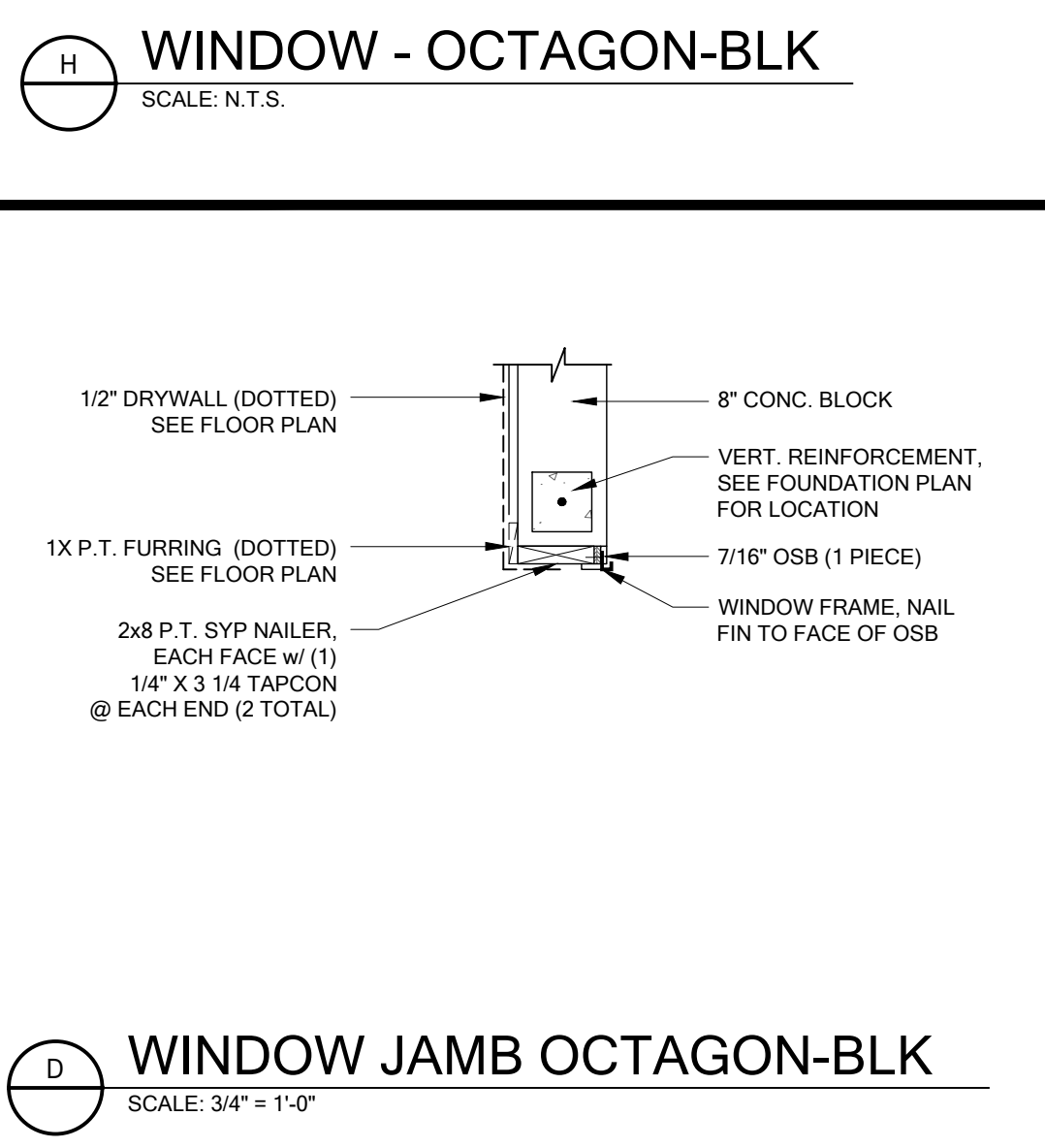
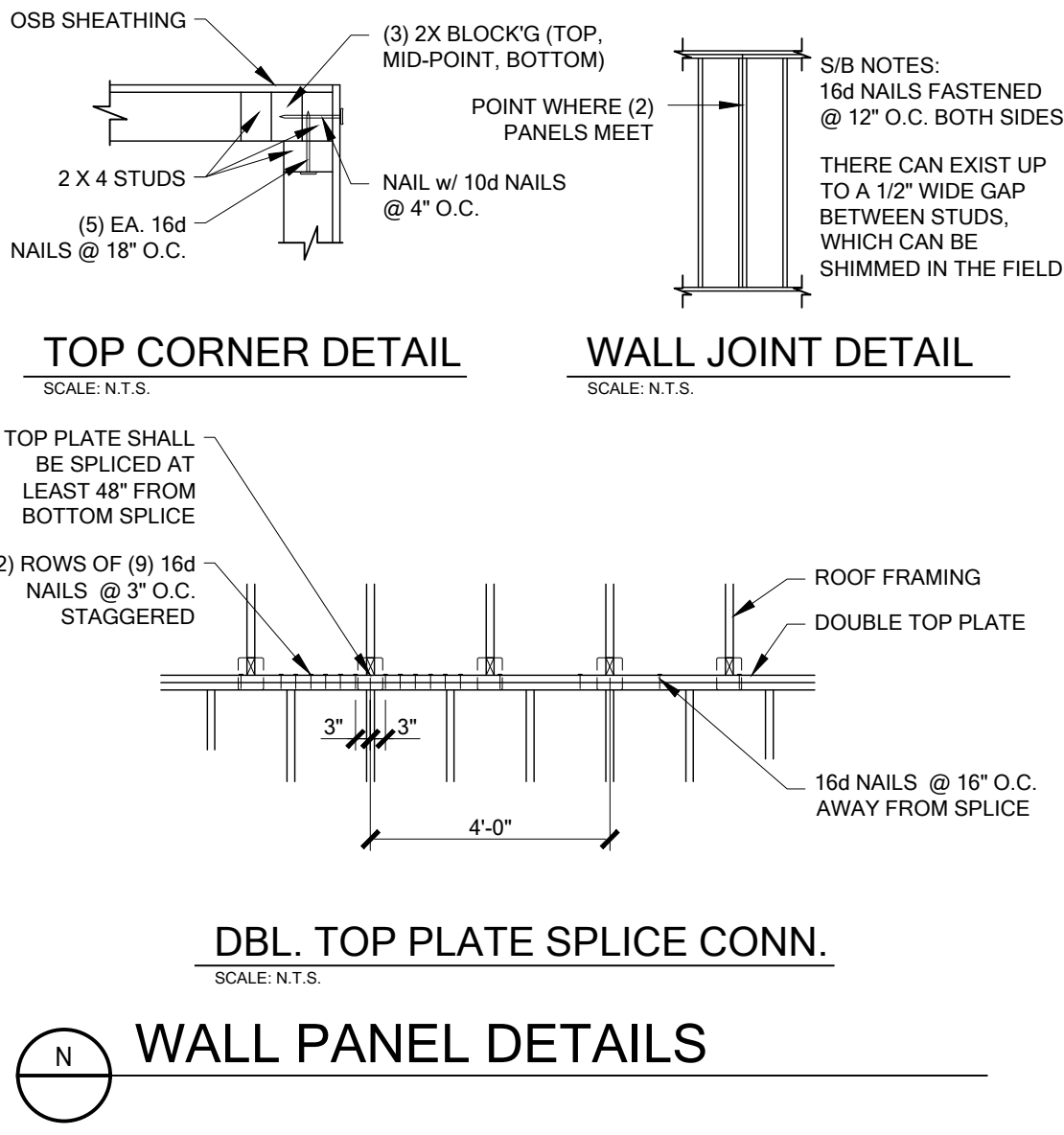




To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 19th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing plans bearing Engineer's signature and seal.



Community:	Forest Cove	Garage Side:	Right
Plan Name:	Willow	Elev - F	
Lot:	1	Block:	001
Address:	TBD Street A		
	Lake City, FL 32024		
Job no.	9FC00101		
Reference No.	24-04830		
Sheet	WS-S3		
	DETAILS		



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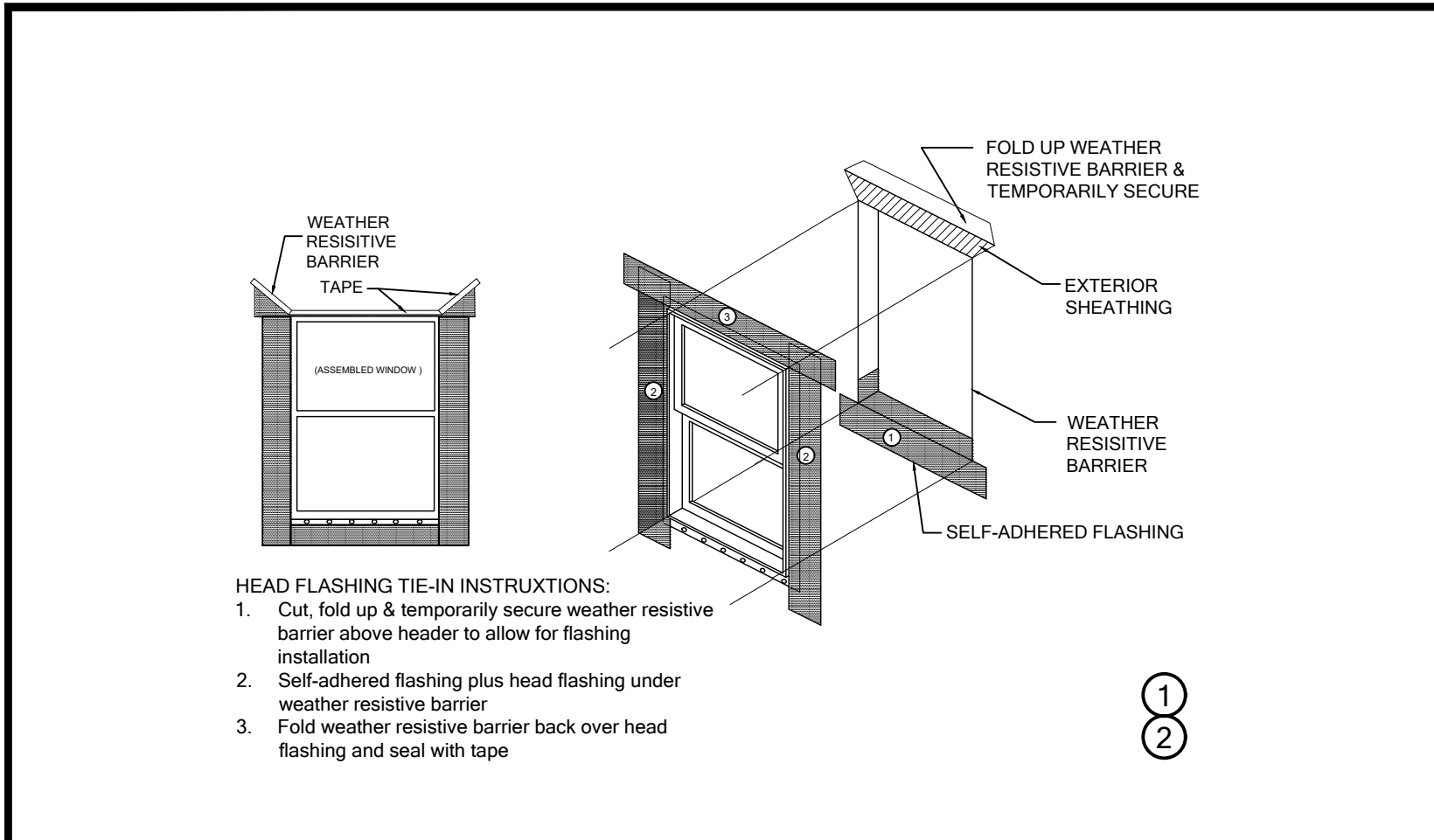
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O: 352-972-9451 F: 407-680-2304
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258 South Hall Lane, Halland, FL 32751, Suite 200 | (407) 680-4300
GARY W. KEESER, AIA, LEED AP
JAMES W. KEESER, AIA, LEED AP

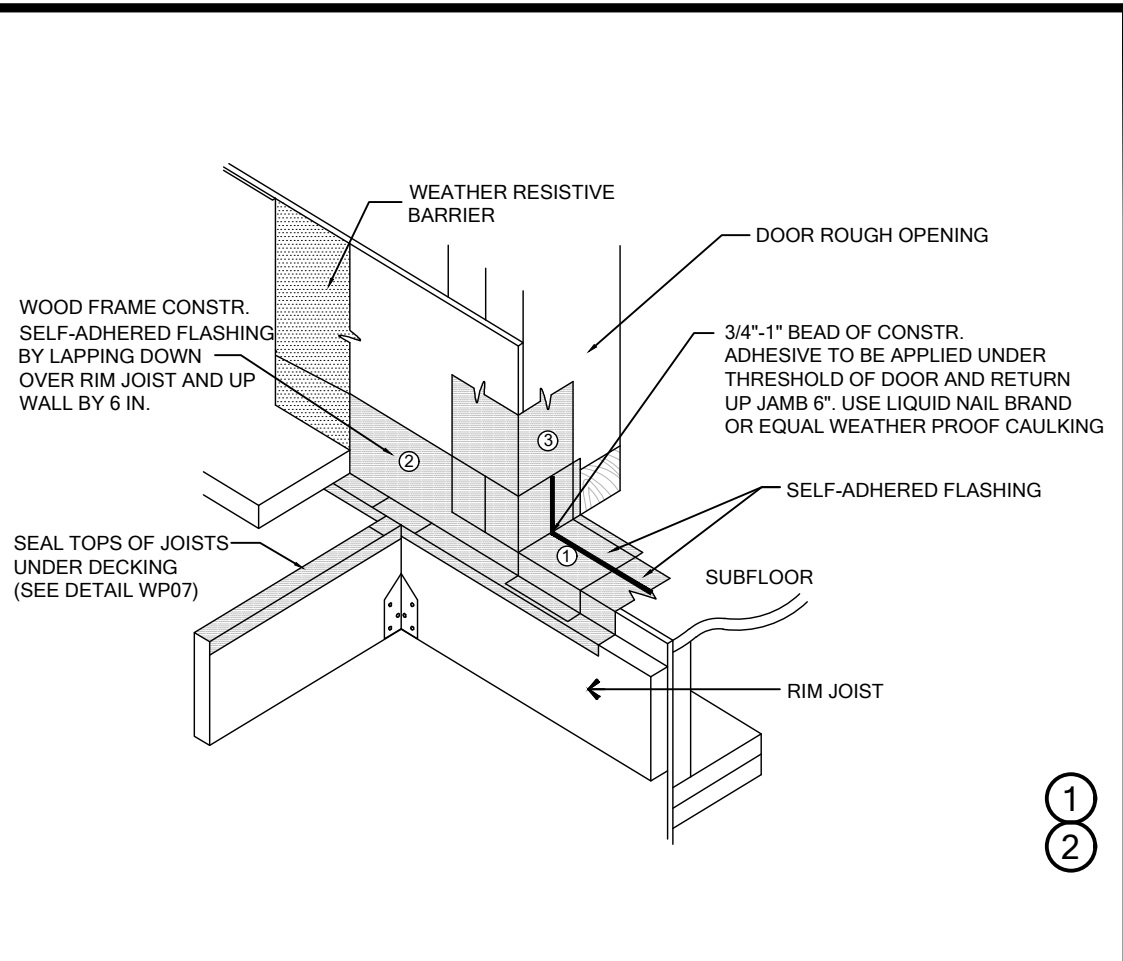
MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove
Plan Name:	Willow
Garage Side:	Right
Elev - F	
Lot:	1
Block:	001
Address:	TBD Street A
	Lake City, FL 32024
Job no.	9FC00101
Reference No.	24-04830
Sheet	SD-W
DETAILS	

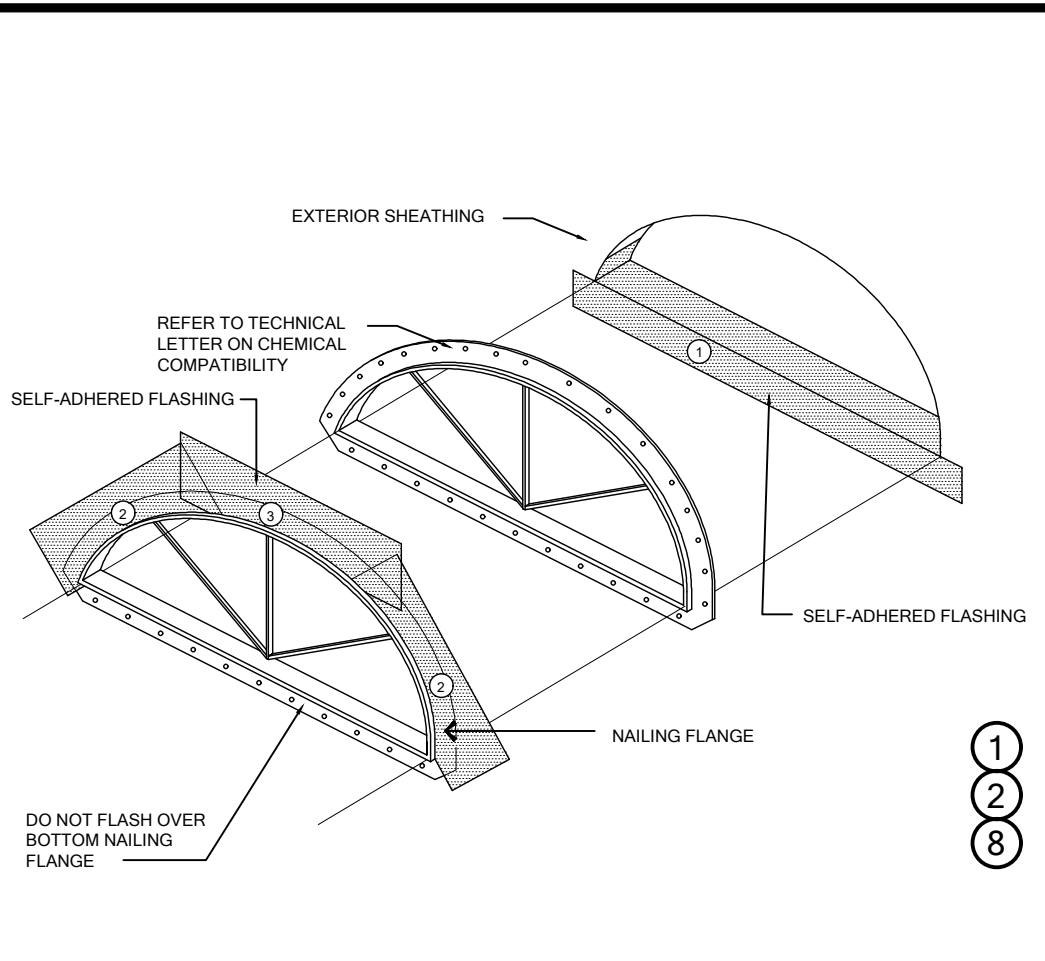
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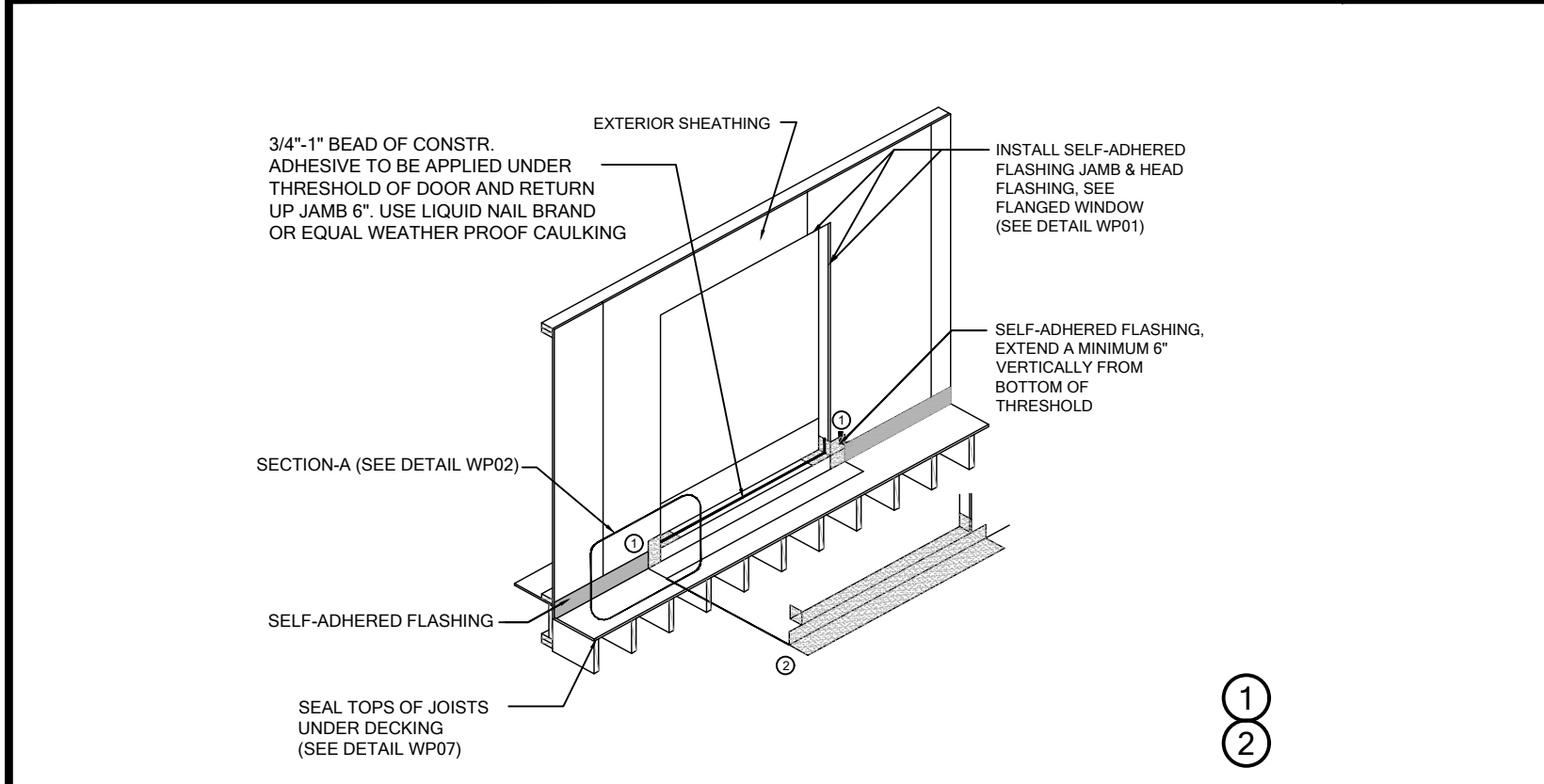
WP01



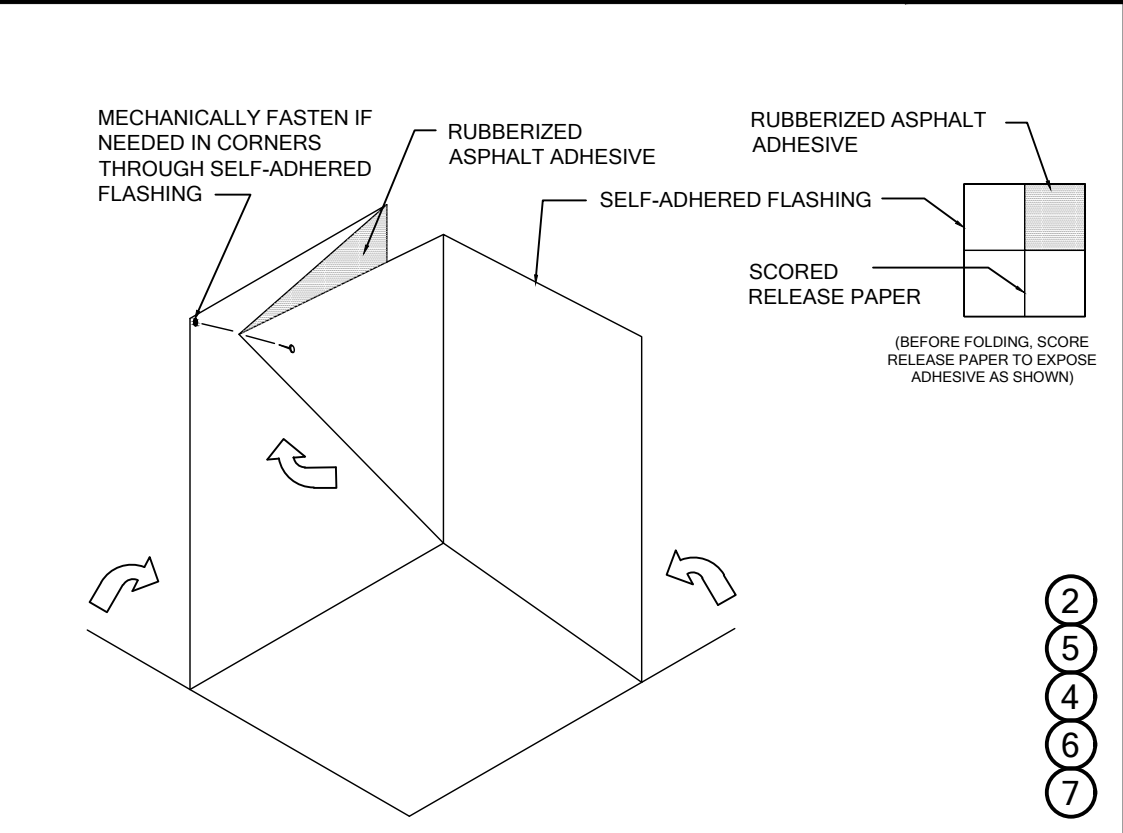
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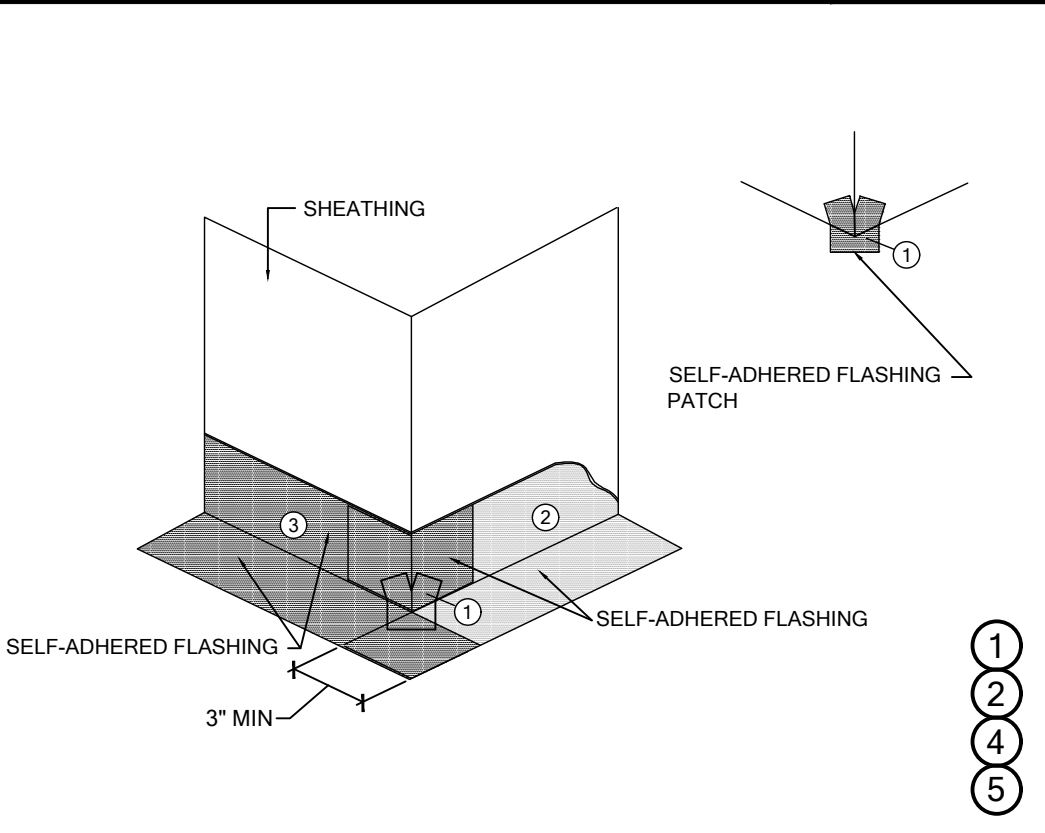
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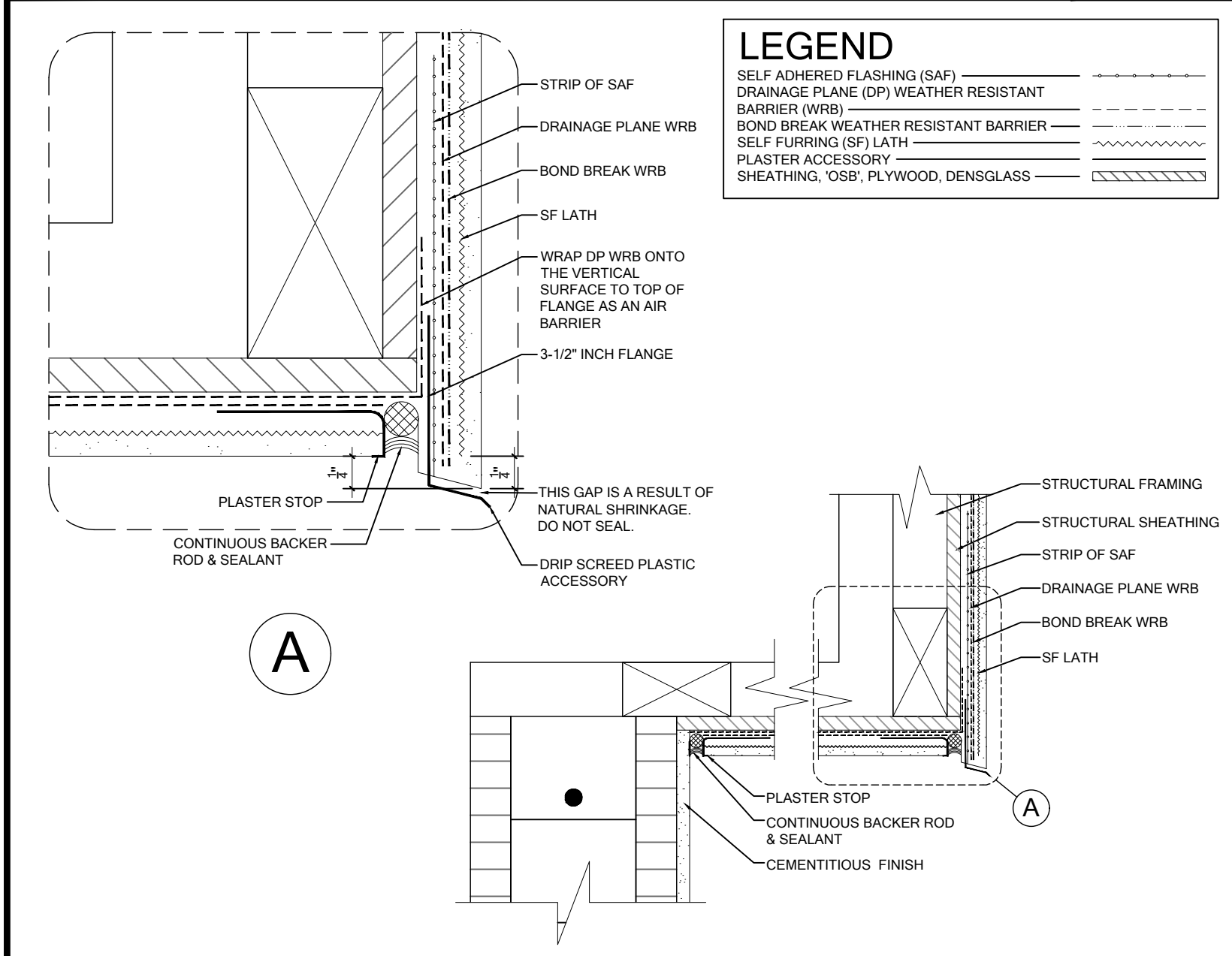
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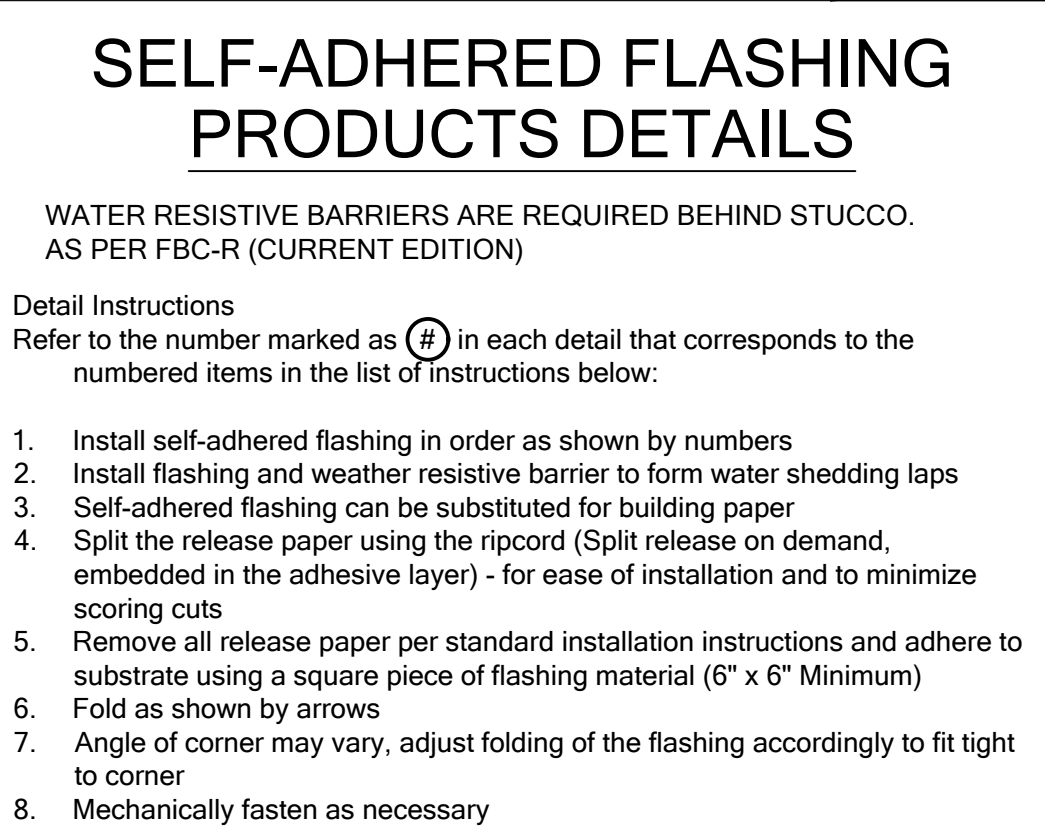
WP05



WP06



WP07



FLASHING REQUIREMENTS

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

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-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 E2566 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

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

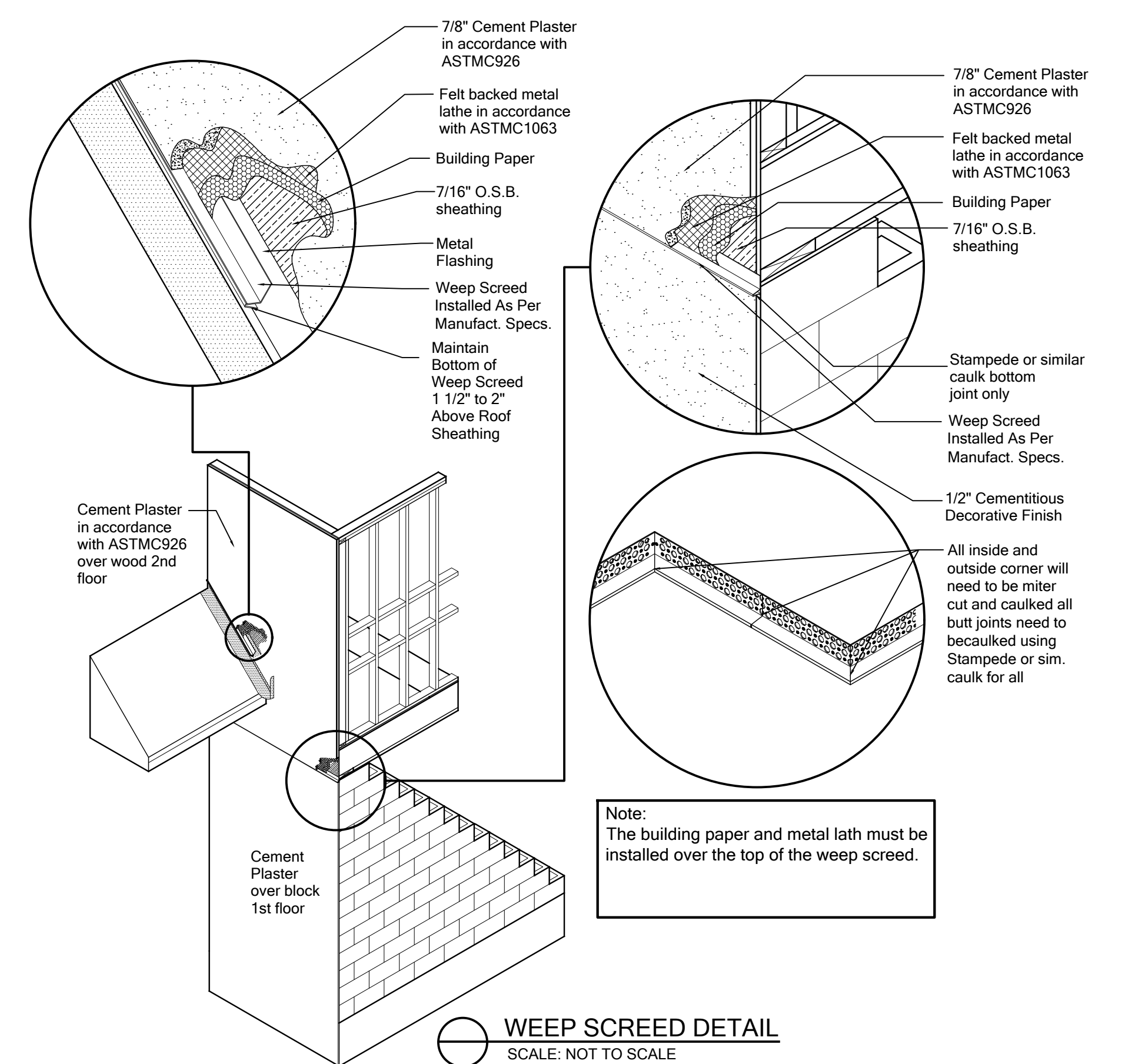
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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

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

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

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



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Keese Associates

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JAMES KEESER, AIA, LEED AP

MARONDA Homes

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

Community: Forest Cove

Garage Side: Right

Plan Name: Willow

Elev - F

Lot: 1

Block: 001

Address: TBD Street A
Lake City, FL 32024

Job no. 9FC00101

Reference No. 24-04830

Sheet WP

ESSENTIALS SERIES

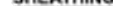
WATERPROOFING

P-3



P-2




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

 another innovation from **HUBER** **ENGINEERED WOODS**

P-1



ZIP System™
SHEATHING & TAPE

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

another innovation from **HUBER** **ENGINEERED WOODS**

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

1.800.933.9220 ext. 2716
zipsystem.com

ZIPsystem™
 SHEATHING & TAPE

TD-2.1

Questions? Call us at 800.953.9220 ext. 271
or visit our website at zipsystem.com



ZIP System™
SHEATHING & TAPE

Overdriven Fasteners in ZIP System® Sheathing

Water Engineering Works, LLC, 19421 David Taylor Drive, Suite 300, Charlotte, NC 28263
 E-mail: info@waterworksllc.com www.waterworksllc.com

John Fessia

01

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

Project Location

Date of Observation

	Yes	No	N/A	Other
ZIP System® roof sheathing and tape				

Additional Notes:

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

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

Ubicación del proyecto

Fecha de la observación

#	Item	SI	NO	N/C	Otros*
Revestimiento de techo y cinta ZIP System®					

Notas adicionales

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

WWW.EDGEING.COM



☐ CARL A. BROWN, PE - FL # 56126
☐ LUIS JOSE BURGOS PASADO, P.E. #927
☐ SCOTT A. LEWKOWSKI, PE - FL # 78750

☐ CARL A. BROWN, PE - FL # 56126
☐ LUIS JOSE BURGOS PASADO, P.E. #927
☐ SCOTT A. LEWKOWSKI, PE - FL # 78750

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

MARONDA
Homes

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

Plan Revisions Date:

1-1-24 2023 8th Edition Code	
0	
1	
2	
3	
4	
5	
6	
7	
8	
9	

ech: ERAND

Job Information

Garage Side:

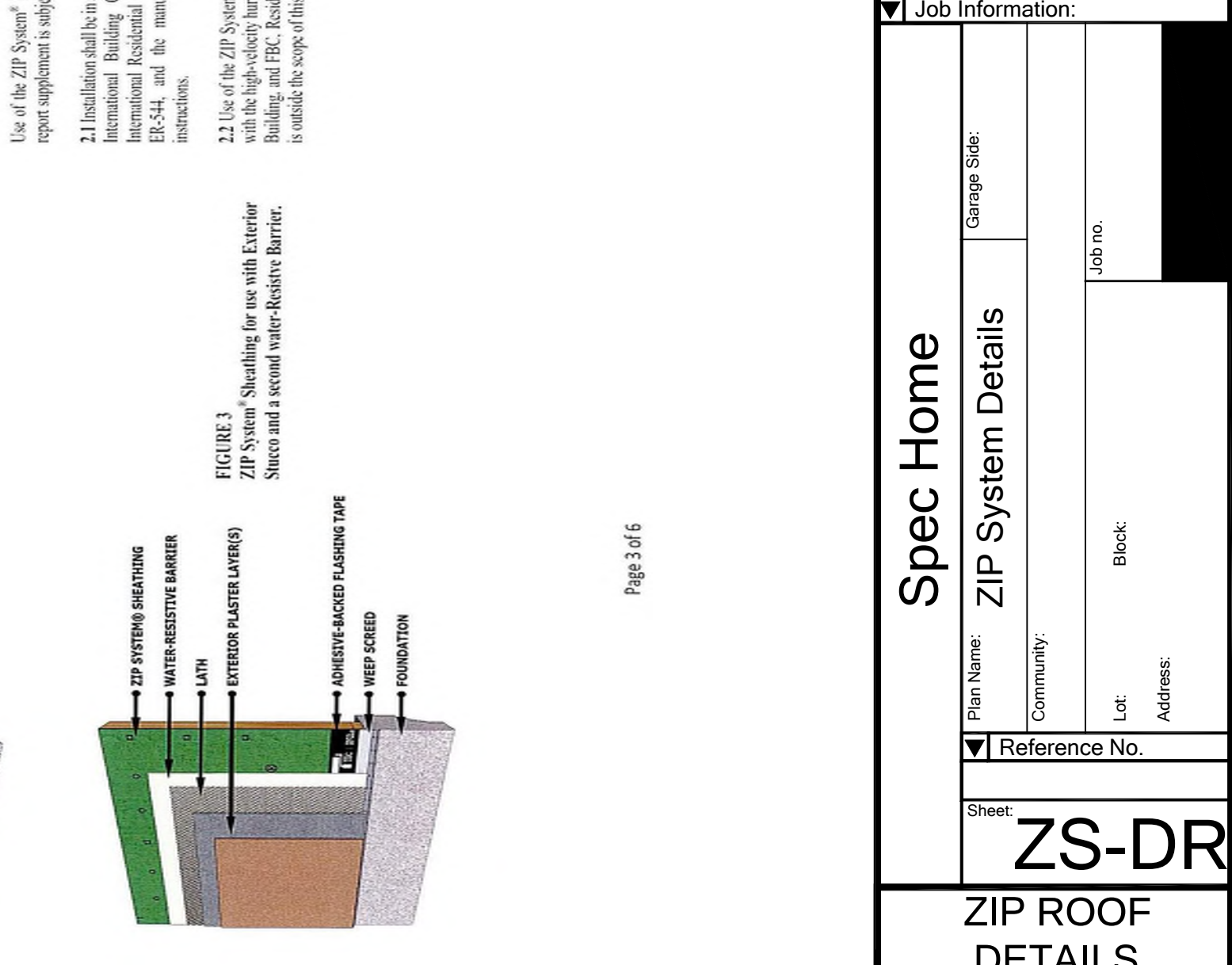
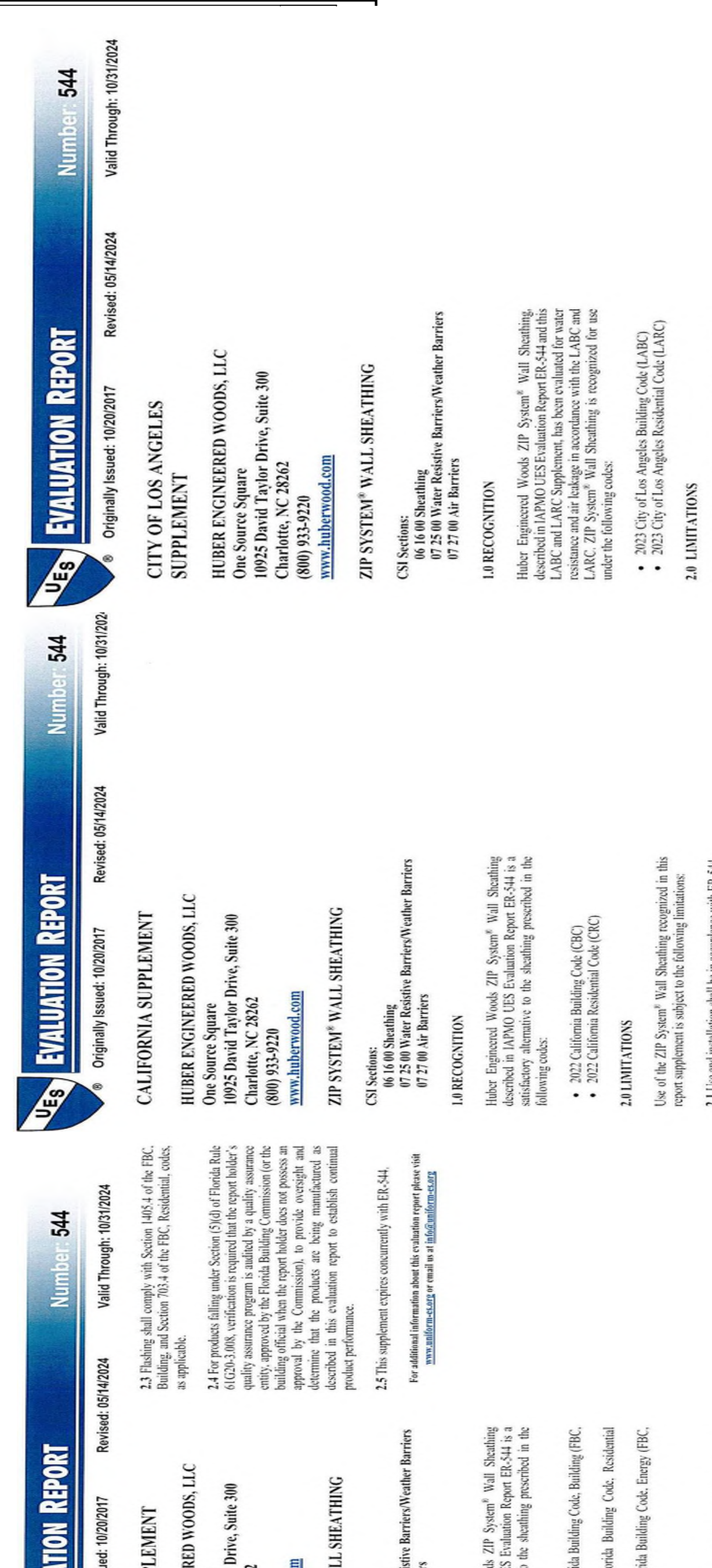
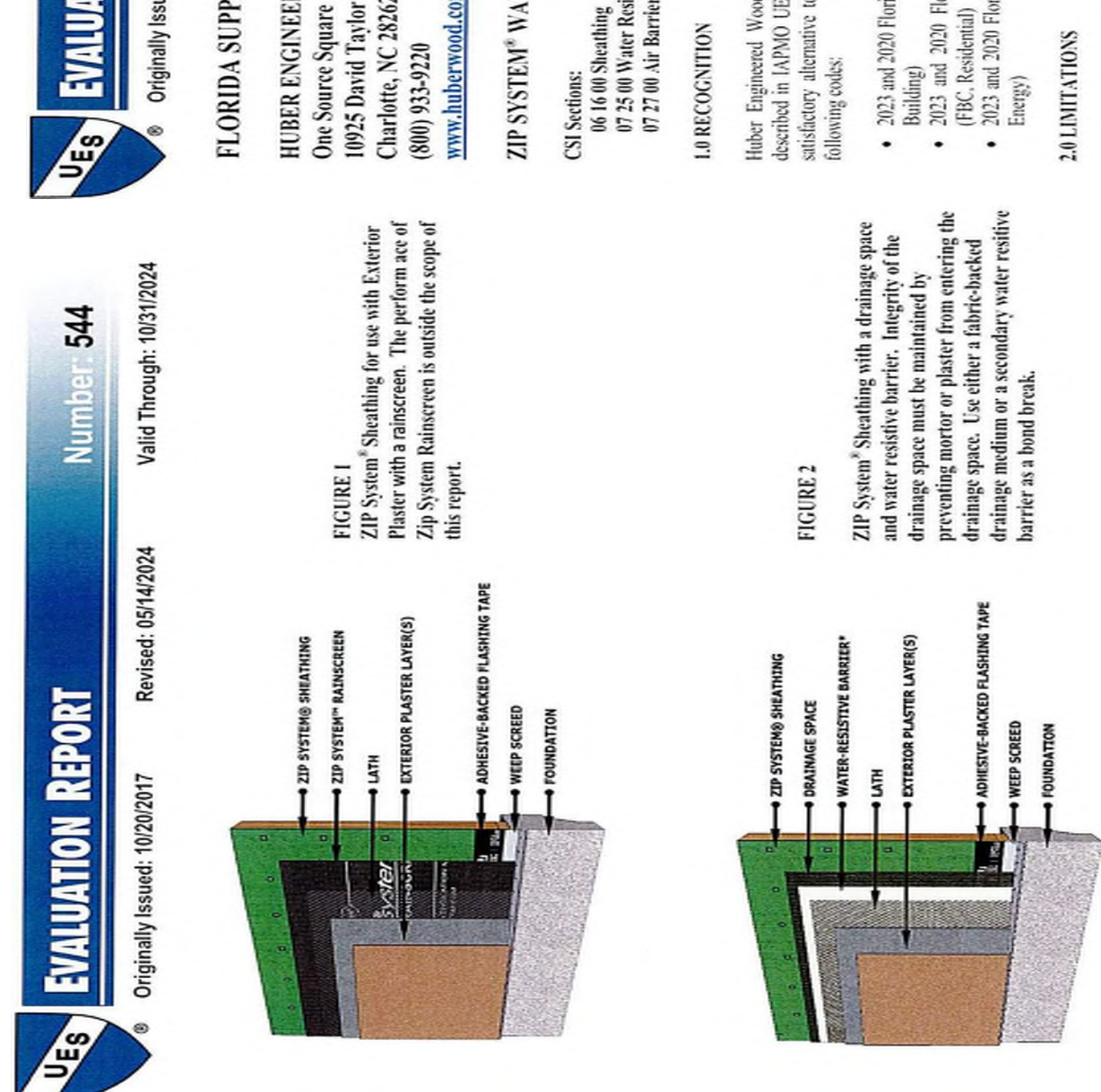
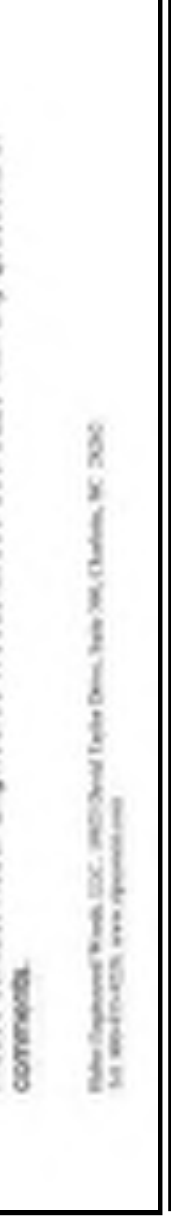
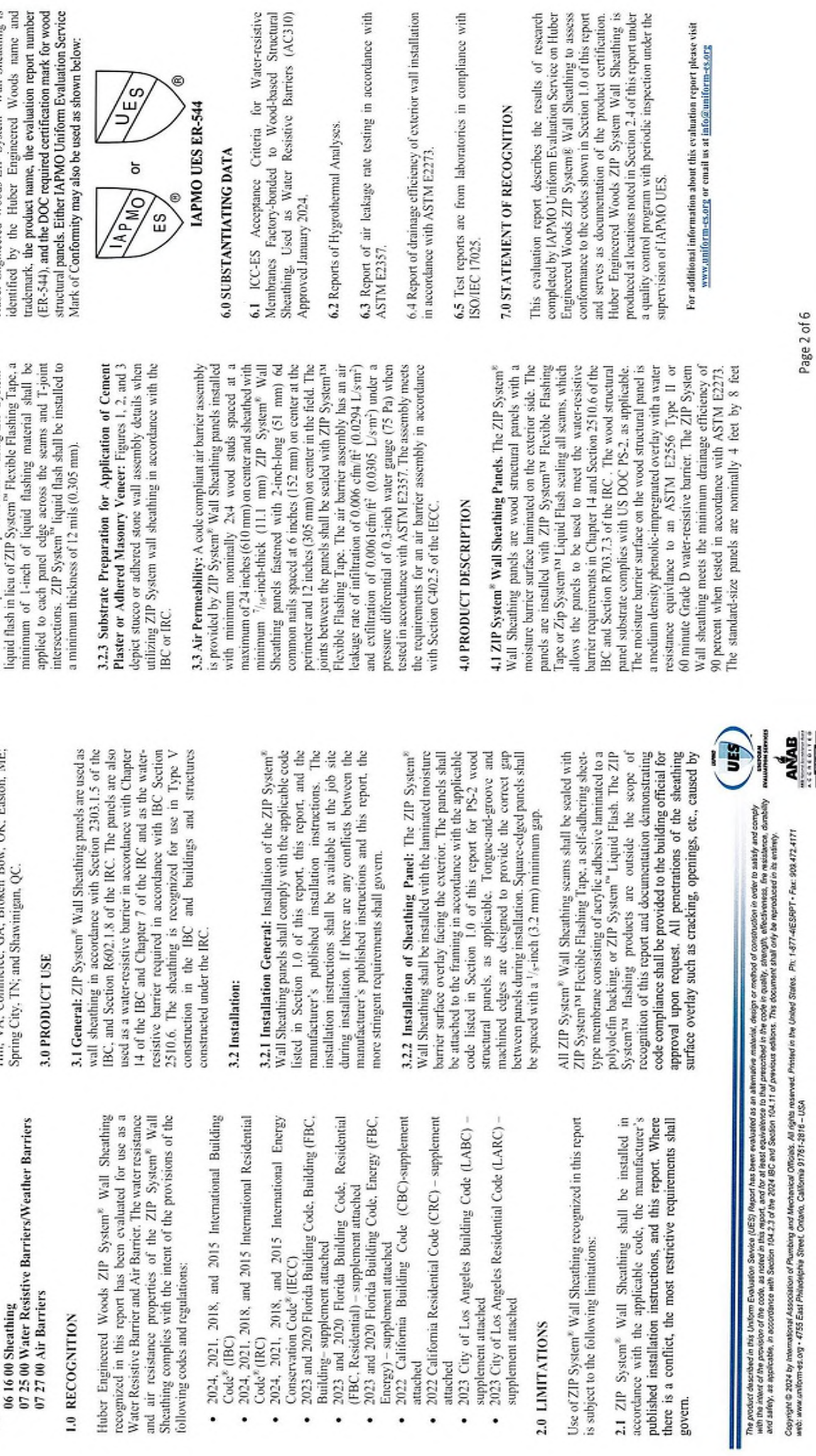
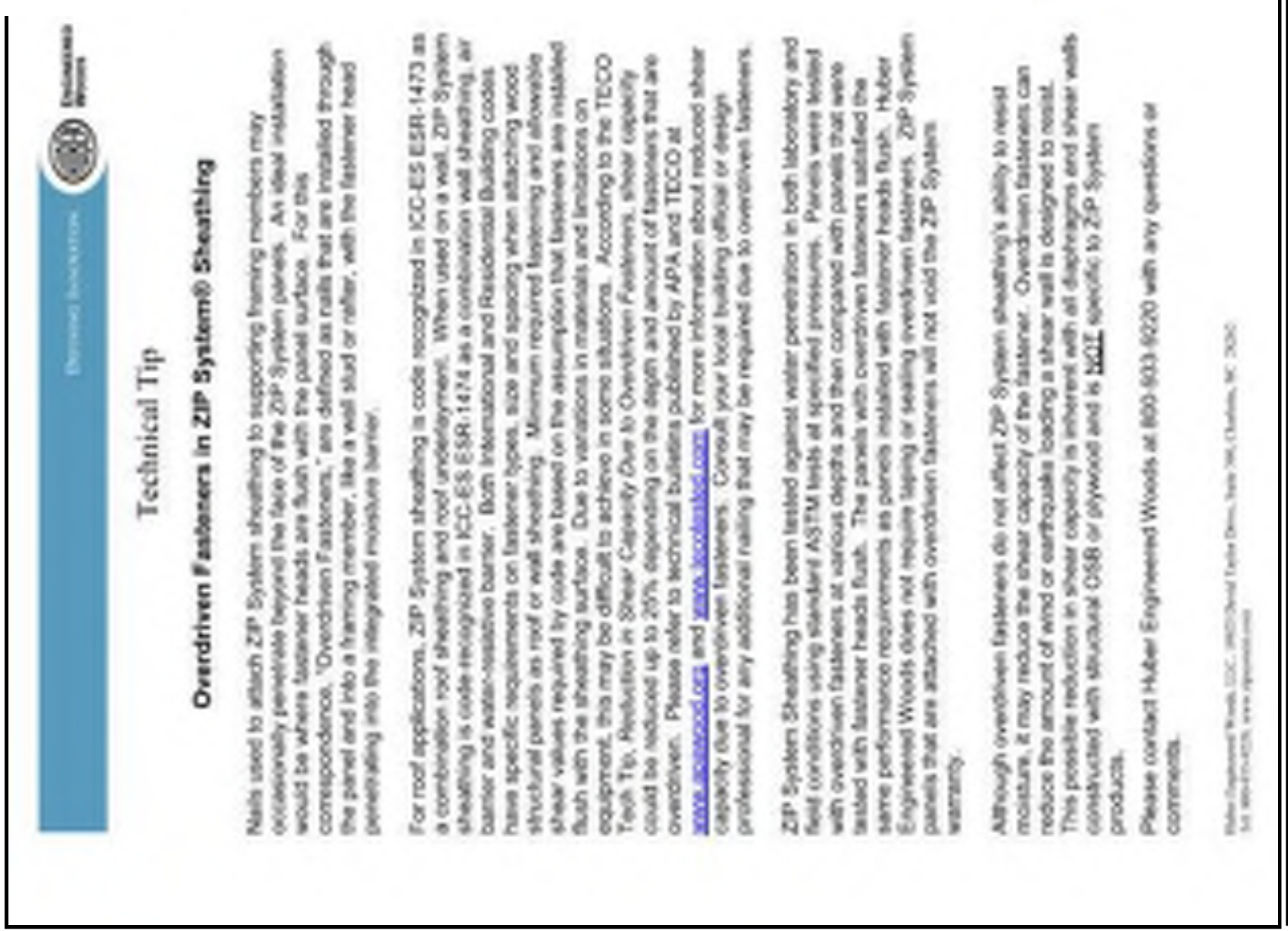
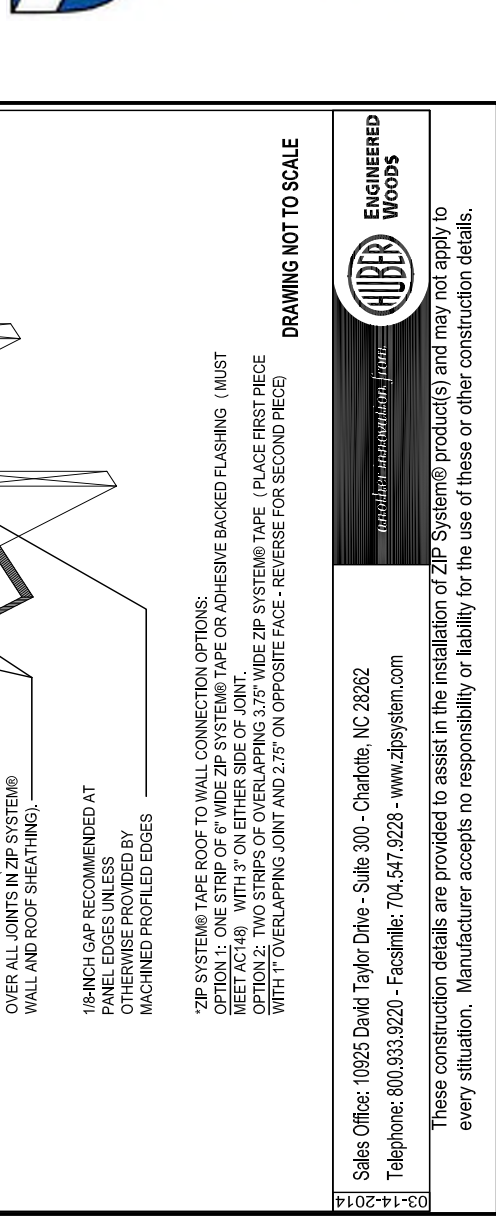
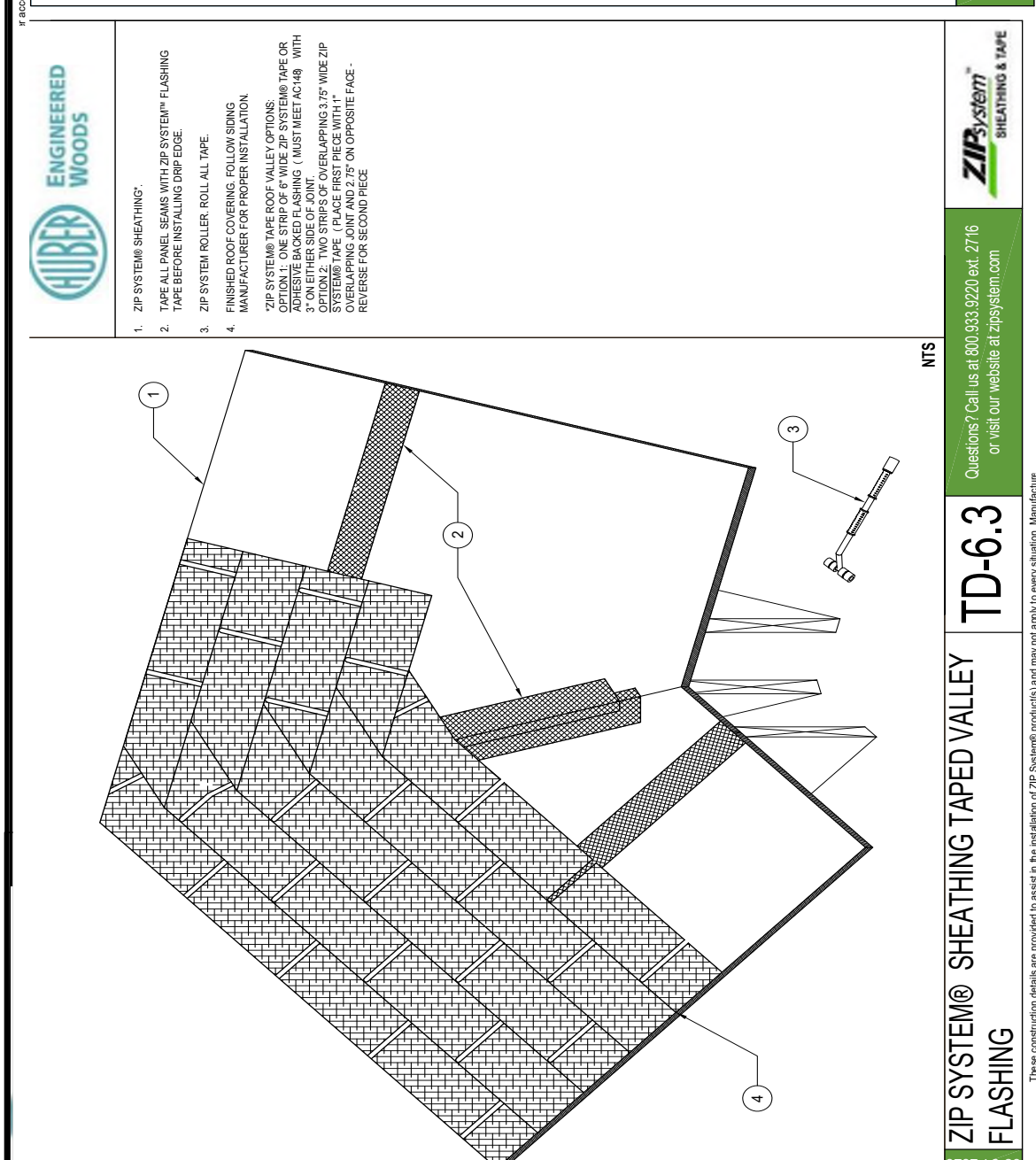
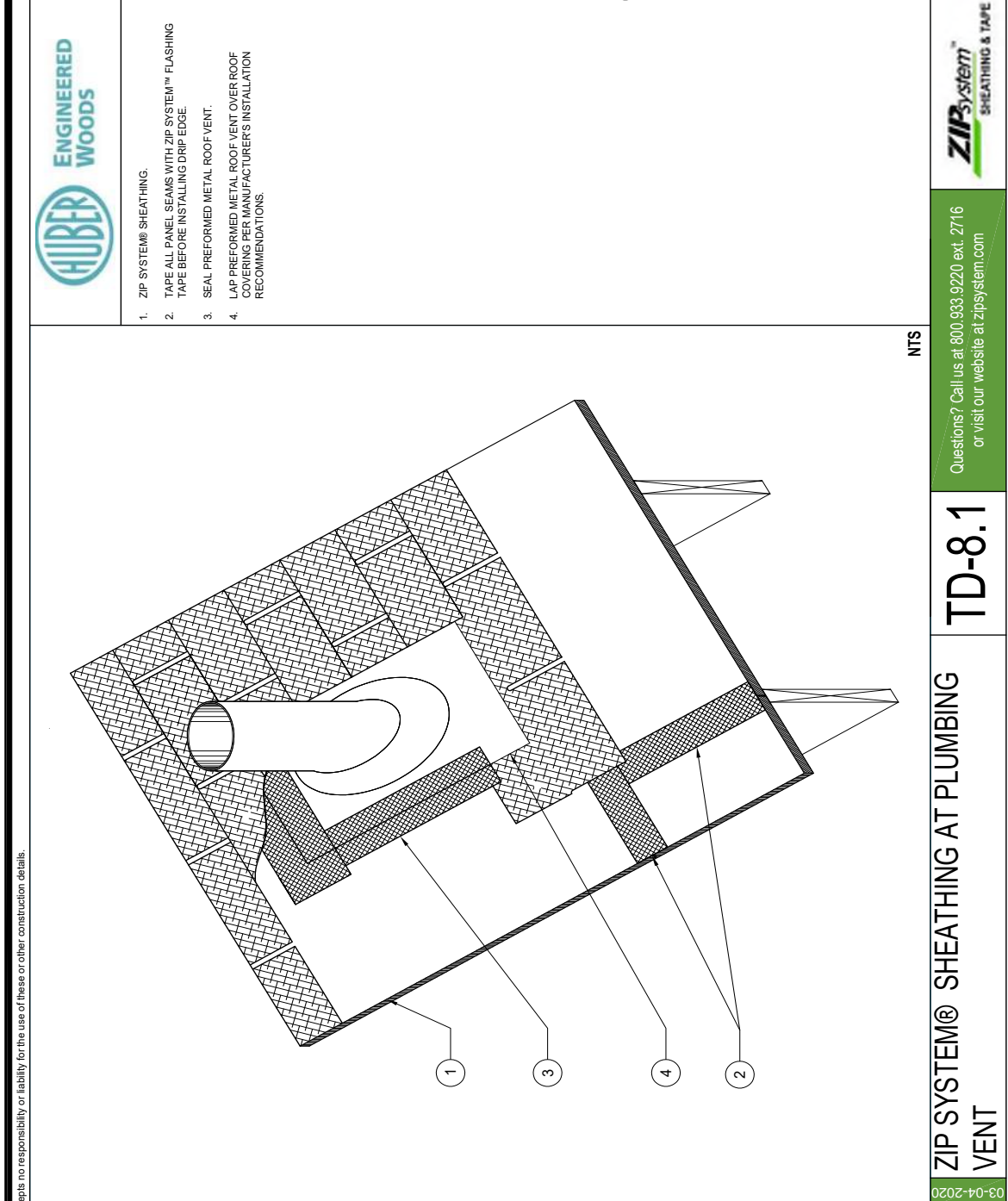
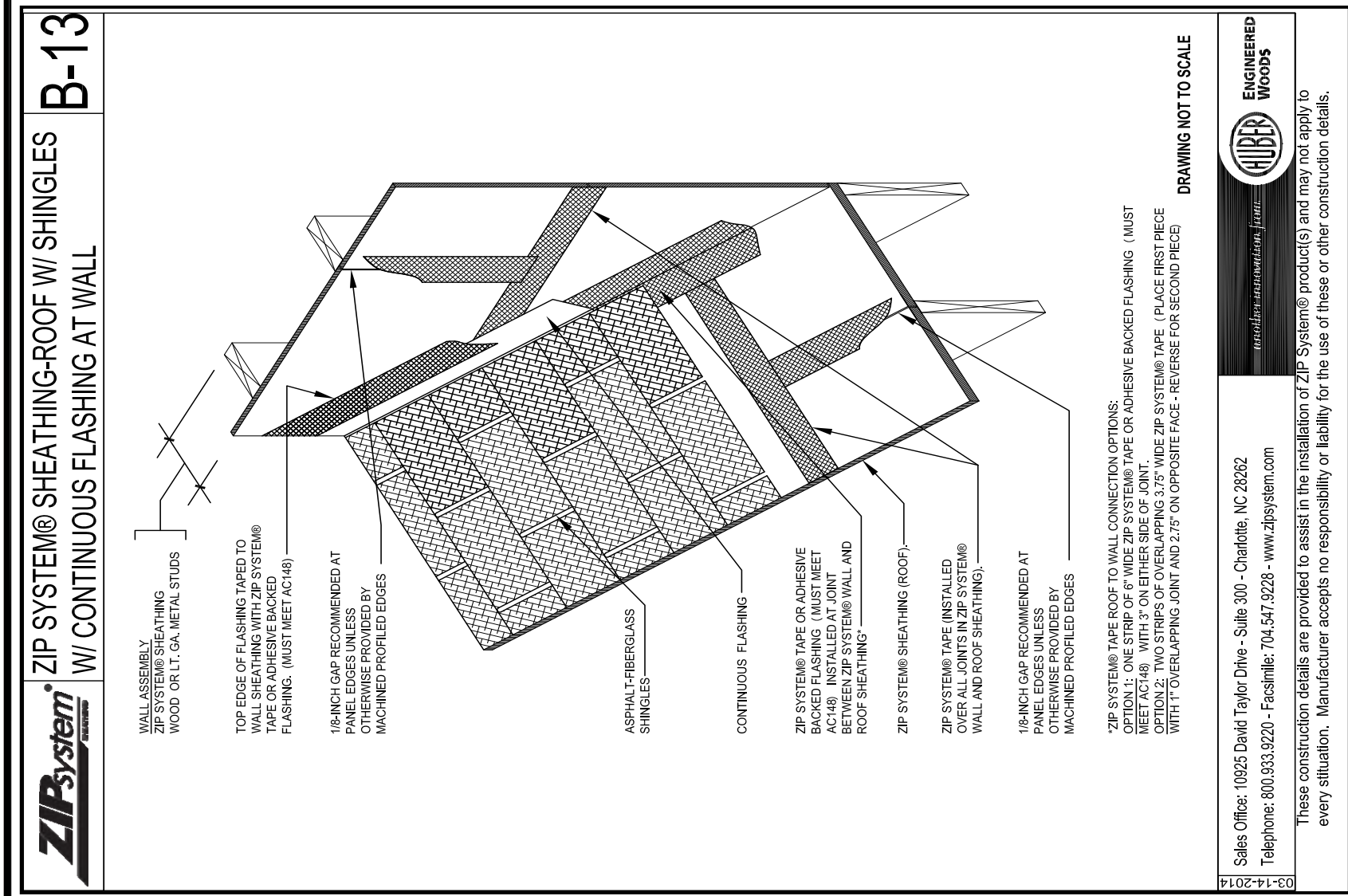
ZIP System Details

Community:

Sheet

ZS-D

ZIP WALL DETAILS



Product Approval

MULLIONS

FL18504

PRODUCT REL. DATE

1-1-24 Revised to 2023 8th Edition Codes

REVISIONS :

△

△

△

△

△

△

△

△

△

△

Maronda Homes

4005 MARONDA WAY

SANFORD, FL 32771

(407) 321-0064

FLORIDA:

THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION 6309 OF THE FLORIDA BUILDING CODE - 8th EDITION (2023) ;

RESIDENTIAL ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DESIGNED WIND SPEED

Vult = 160 MPH

Vgsd = 124 MPH

Manufacture

MI Windows

Mullion

DRAWN BY:

GAPAGE:

RELEASE DATE: JULY 6, 2015

SHEET:

WIN-M1

FLORIDA PRODUCT APPROVAL #FL17676.1 36X84 FINLESS FRAME

NOTES:
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
4. WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
5. WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
6. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
7. BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
8. SHIM AS REQUIRED AT WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. SHIMS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, LOCATED AND APPLIED IN A THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
10. WIND LOAD DURATION FACTOR (cd)=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
11. FRAME MATERIAL: EXTRUDED PVC.
12. UNITS MUST BE GLAZED PER ASTM E1300-04/09.
13. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
14. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #6 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.

15. FOR ANCHORING THROUGH FIN INTO METAL STRUCTURE USE #6 SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
16. ALL FASTENERS TO BE CORROSION RESISTANT.
17. 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. METAL STRUCTURE, STEEL 180A, 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM
18. GEOMETRIC SHAPES ARE ALSO APPROVED. APPROVED GEOMETRIC SHAPES DIMENSIONS SHALL NOT EXCEED INSCRIBED DIMENSIONS OF APPROVED RECTANGULAR ASSEMBLY SHOWN IN SHEET 2.

REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

MI WINDOWS & DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
REINFORCED NON-IMPACT 36" x74" NOTES
DRAWN: A.R. DWG NO: 08-03347 REV: A
SCALE: NTS DATE: 11/06/18 SHEET 1 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
No. 62514
Luis R. Lomas P.E.
FL No.: 62514

TABLE OF CONTENTS
SHEET NO. DESCRIPTION
1 NOTES
2 ELEVATION
3 - 6 INSTALLATION DETAILS
7 COMPONENTS

APPROVED SEALANT BEHIND FIN
#6 SELF DRILLING SCREW
3/8" MIN. EDGE DISTANCE
1/4" MAX. SHIM SPACE
METAL STRUCTURE BY OTHERS
INTERIOR
EXTERIOR
JAMB INSTALLATION DETAIL
METAL STRUCTURE 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 E2112

REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

MI WINDOWS & DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
REINFORCED NON-IMPACT 36" x74" INSTALLATION DETAILS WITH "J" CHANNEL
DRAWN: A.R. DWG NO: 08-03347 REV: A
SCALE: NTS DATE: 11/06/18 SHEET 4 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
No. 62514
Luis R. Lomas P.E.
FL No.: 62514

3 1/4"
3 1/16"
7/8"
MAIN FRAME WITH "J" CHANNEL
PVC (19436)
3 1/4"
3 1/16"
7/8"
MAIN FRAME
PVC (19436)
3/8"
15/16"
7/8"
GLAZING BEAD
PVC (19416)
5/8"
7/8"
LIFT BEAD
PVC (19417)
3/8"
GLAZING BEAD
PVC (19418)
2 7/8"
9/16"
1 5/16"
SNAP IN SILL
PVC (19481)
1 3/4"
2 1/16"
1 1/16"
FIXED MEETING RAIL
PVC (19481)
1 1/4"
1 7/16"
13/16"
SASH RAIL
PVC (19481)
7/8"
7/16"
MEETING RAIL LINER
STEEL .002" THICK (451-548)
3/4"
5/8"
SASH LINER
STEEL .002" THICK (451-451)

REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

MI WINDOWS & DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
REINFORCED NON-IMPACT 36" x74" COMPONENTS
DRAWN: A.R. DWG NO: 08-03347 REV: A
SCALE: NTS DATE: 11/06/18 SHEET 7 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
No. 62514
Luis R. Lomas P.E.
FL No.: 62514

36" FRAME WIDTH
4" MAX.
4" MAX.
12" MAX. O.C.
74" FRAME HEIGHT
4" MAX.
O
X
SERIES 3540 PVC SINGLE HUNG WINDOW
EXTERIOR VIEW
NOTES:
1. SASH SIZE: 33 7/8" X 34 3/16"
2. FIXED SASH D.L.O.: 31 7/8" X 33"
3. OPERABLE SASH D.L.O.: 30 7/8" X 33 5/16"

DESIGN PRESSURE RATING
±50.0PSF
IMPACT RATING
NONE
FOR AREAS WHERE WATER INFILTRATION RESISTANCE IS NOT REQUIRED
DESIGN PRESSURE RATING
+35.0/-50.0PSF
IMPACT RATING
NONE
FOR AREAS WHERE WATER INFILTRATION RESISTANCE IS REQUIRED
36" X 74" UNIT SHOWN. OTHER SIZES APPROVED AS LONG AS FRAME AREA DOES NOT EXCEED 16.9 FT²

HARDWARE SCHEDULE
A. 12 PER SASH METAL COMB LOCK WITH KEYS AT INTERIOR MEETING RAIL, 1" FROM EACH END
B. 12 PER SASH PVC SURFACE MOUNT TILT LATCH AT INTERIOR MEETING RAIL ENDS
C. 12 PER SASH LOCK WASHERS ONE IN EACH JAMB
D. 12 PER SASH METAL PHOTO BUM AT BOTTOM RAIL ENDS
E. STEEL REINFORCEMENT (104-451-548) AT SASH PANELS AND STILES
F. STEEL REINFORCEMENT (104-1045-520) AT FIXED MEETING RAIL

REVISIONS
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MI WINDOWS & DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
REINFORCED NON-IMPACT 36" x74" ELEVATION
DRAWN: A.R. DWG NO: 08-03347 REV: A
SCALE: NTS DATE: 11/06/18 SHEET 2 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
No. 62514
Luis R. Lomas P.E.
FL No.: 62514

APPROVED SEALANT BEHIND FIN
#6 WOOD SCREW
3/8" MIN. EDGE DISTANCE
1/4" MAX. SHIM SPACE
WOOD FRAMING OR 2X BUCK BY OTHERS
INTERIOR
EXTERIOR
JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK 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 E2112

REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

MI WINDOWS & DOORS, LLC
650 WEST MARKET STREET
GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
REINFORCED NON-IMPACT 36" x74" INSTALLATION DETAILS STANDARD FRAME
DRAWN: A.R. DWG NO: 08-03347 REV: A
SCALE: NTS DATE: 11/06/18 SHEET 5 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
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#6 WOOD SCREW
3/8" MIN. EDGE DISTANCE
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REVISIONS
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REVISIONS
REV DESCRIPTION DATE APPROVED
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REINFORCED NON-IMPACT 36" x74" INSTALLATION DETAILS WITH "J" CHANNEL
DRAWN: A.R. DWG NO: 08-03347 REV: A
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L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
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Luis R. Lomas P.E.
FL No.: 62514

APPROVED SEALANT BEHIND FIN
#6 SELF DRILLING SCREW
3/8" MIN. EDGE DISTANCE
1/4" MAX. SHIM SPACE
METAL STRUCTURE BY OTHERS
INTERIOR
EXTERIOR
JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION
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REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

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GRATZ, PA 17030-0370
SERIES 3540 PVC SINGLE HUNG WINDOW
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SCALE: NTS DATE: 11/06/18 SHEET 6 OF 7
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27033
434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
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FL No.: 62514

APPROVED SEALANT BEHIND FIN
#6 SELF DRILLING SCREW
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REVISIONS
REV DESCRIPTION DATE APPROVED
A REVISED NOTES 08/06/19 R.L.

MI WINDOWS & DOORS, LLC
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L. ROBERTO LOMAS P.E.
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434-688-0039 rlomas@marondahomes.com
SIGNED: 08/06/2019
Professional Engineer
No. 62514
Luis R. Lomas P.E.
FL No.: 62514

Product Approval
FL # 17676

PRODUCT	REL. DATE
11-24	REVISED TO 8TH EDITION CODE 2023
REVISIONS :	

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
160 MPH
V_{ult} = 160 MPH
V_{des} = 124 MPH

Manufacture
MI Windows

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

SHEET:

WIN-V1

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FL_GSE

...Title_bks\26x36-standard.brd Mar. 16, 2012 13:34:20

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

SIGNED: 06/21/2017

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

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

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

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

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

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

NOTES:

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

SIGNED: 06/21/2017

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

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

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

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION

FLORIDA PRODUCT APPROVAL FL # 17894.3

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

#6 X 1-5/8" SCREW (SHOWN WITH 3" SHEATHING) MUST ACHIEVE 1-1/4" PENETRATION INTO STUD.

SILL DETAIL

2" x 1/4" CLEARANCE (ALL FOUR SIDES)

7/16" Min Edge Distance

JAMB DETAIL

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
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

ED12-1000SA

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.

FLORIDA PRODUCT APPROVAL FL #17894.4

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

#6 X 1-5/8" SCREW (SHOWN WITH 3" SHEATHING) MUST ACHIEVE 1-1/4" PENETRATION INTO STUD.

SILL DETAIL

2" x 1/4" CLEARANCE (ALL FOUR SIDES)

7/16" Min Edge Distance

JAMB DETAIL

SIZE AND DESIGN PRESSURE CHART
FASTENER TYPE AND SPACING SHOWN WILL ALLOW DESIGN PRESSURES UP TO +50/-50 UNITS UP TO 52" x 84"
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MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

ED12-1000SA

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ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

#6 X 1-5/8" SCREW (SHOWN WITH 3" SHEATHING) MUST ACHIEVE 1-1/4" PENETRATION INTO STUD.

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MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

ED12-1000SA

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ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

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MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

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HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

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MI WINDOWS & DOORS
3500HP Single Hung

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ELEVATION

HEAD DETAIL

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7/16" Min Edge Distance

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MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

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ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

#6 X 1-5/8" SCREW (SHOWN WITH 3" SHEATHING) MUST ACHIEVE 1-1/4" PENETRATION INTO STUD.

SILL DETAIL

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7/16" Min Edge Distance

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MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

ED12-1000SA

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Product Approval

FL #15332
FL #17894

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

REVISIONS:

Maronda Homes

4005 MARONDA WAY
SANDHILLS, 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
Vbsd - 124 MPH

Manufacture

MI WINDOWS SLIDING GLASS
DOORS

MI WINDOWS

DRAWN BY: GARGEE

RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V2

MI WINDOWS 3500 SERIES PW

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

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE, FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
- WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
- WHERE WOOD BUCK THICKNESS IS 1 1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
- WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
- FOR FIN INSTALLATION SHIM AS NEEDED, FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
- WIND LOAD DURATION FACTOR CAN BE USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED RIGID PVC.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING FIN INTO STEEL STUDS USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 5/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - A. WOOD - MINIMUM SPECIFIC GRAVITY OF 0.40-0.42
 - B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
 - C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
 - D. METAL STRUCTURE- STEEL, 16GA (.060" THICK), 33ksi OR ALUMINUM 6063-T5 .060" THICK MINIMUM
- GEOMETRIC SHAPES ARE ALSO APPROVED. APPROVED GEOMETRIC SHAPES DIMENSIONS SHALL NOT EXCEED INSCRIBED DIMENSIONS OF APPROVED RECTANGULAR ASSEMBLY SHOWN IN SHEET 2. GEOMETRIC SHAPES ARE NOT LIMITED TO SHAPES SHOWN HEREIN.
- THIS PRODUCT IS ALSO LABELED UNDER THE FOLLOWING NAMES: 3500PW, 3500PWCHS, 3500PWMLL, 3500SP, S-3500PW, S-3500PWCHS, S-3500PWMLL, S-3500SP, S-3500PWCHS, S-3500SP, S-3500PWCHS, 1255PW, 1255PWCHS, 1255PWMLL, 1280PW, 910SP, 3500PPW, 3500PPWMLL AND 3500HSP.

SIGNED: 02/28/2020

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

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

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

NOTES:

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

SIGNED: 02/28/2020

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

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

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SIGNED: 02/28/2020

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

DESIGN PRESSURE RATING: ±50 ODPF
IMPACT RATING: NONE

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

NOTES:

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

SIGNED: 02/28/2020

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

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

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SIGNED: 02/28/2020

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

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

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SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
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Chart #2
Number of anchor locations required

Frame Height (in)	Frame width (in)															
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	90.00	96.00	102.00	108.00	
24.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
30.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
36.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
42.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
48.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
54.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
60.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
66.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
72.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
78.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
84.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
90.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
96.00	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

Chart #2
Number of anchor locations required

Frame Height (in)	Frame width (in)															
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	90.00	96.00	102.00	108.00	
24.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
30.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
36.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
42.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
48.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
54.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
60.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
66.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
72.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
78.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
84.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
90.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
96.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NUMBER OF ANCHORS CHARTS		DRAWN: N.G. DWG NO: 08-02858 REV: A SCALE: NTS DATE: 02/02/16 SHEET 3 OF 12 L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - rlomas@miwindows.com	

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

NOTES:

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

SIGNED: 02/28/2020

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

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

GLAZING BEAD
EXTRUDED RIGID PVC (V-818)

SIGNED: 02/28/2020

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

Product Approval
FL 18644.3

Revised to 20230 8th Edition Code

Maronda Homes

4000 MARONDA WAY
SANFORD, FL 32771
(407) 321-0064

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

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

Manufacture
MI Windows

SHEET:

WIN - 3

FL_GSE