

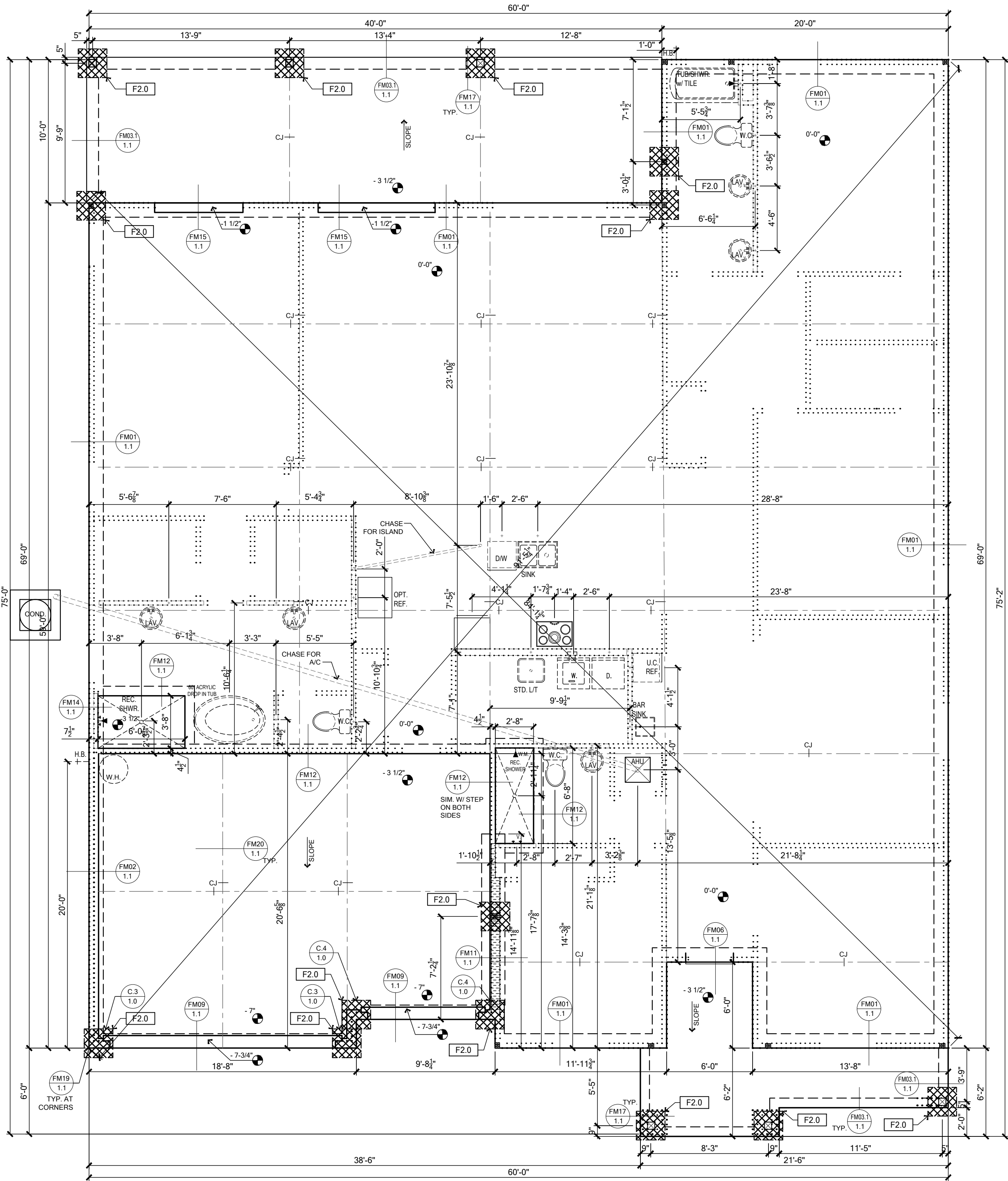
MARONDA
Homes

LIVORNO

Elevation-J

[illegible]

		01/20/2025
Signing Date: 01/22/2025		
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code (8th Edition (2023) Residential). Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.		
CA No. 9161		AA26003115
 Making Dreams Come True		
TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200 Maitland, Florida, 32751 (407) 880 2333		
100% Employee Owned myTSGhome.com		
 3989 West First Street Sanford, FL 32771 (407)302-9871		
Community	Forest Cove	
Plan Name	Livorno	Elev - J Left
	Lot #	Block:
	Address: TBD SW Cadence Glen Lake City, FL 32024	
Reference No.	25-00449	
Sheet:		
CS		
COVER SHEET		



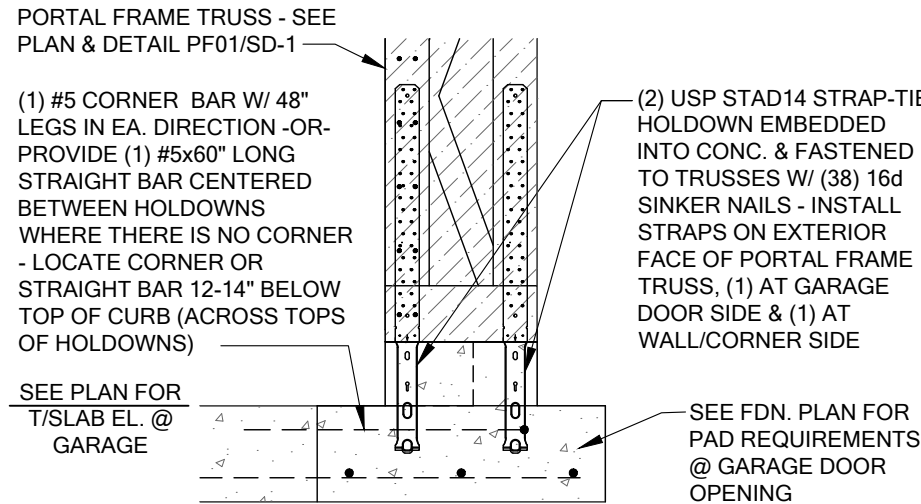
TERMITE SPECIFICATIONS:

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 TERMITICIDES). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

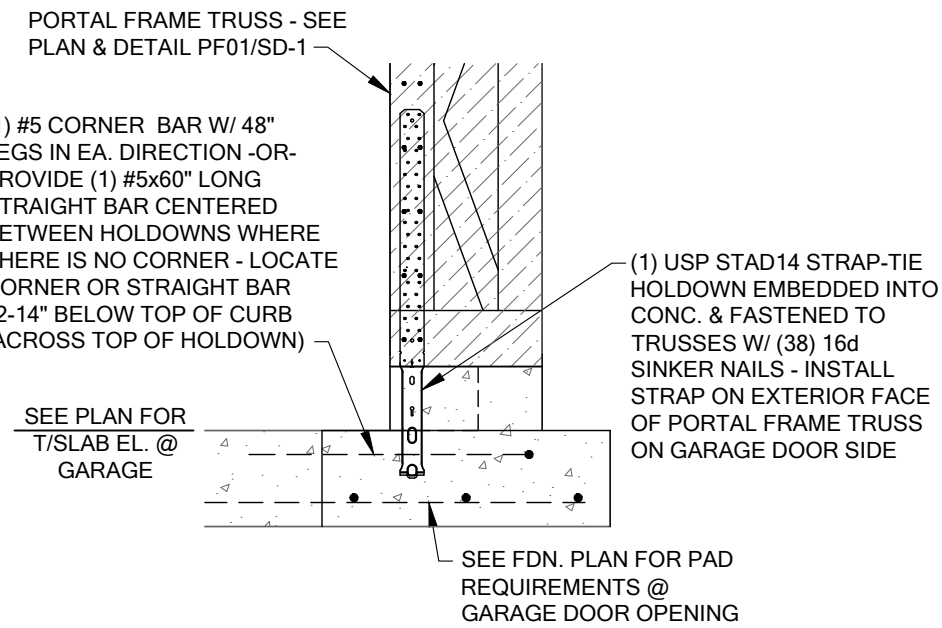
NOTE:

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



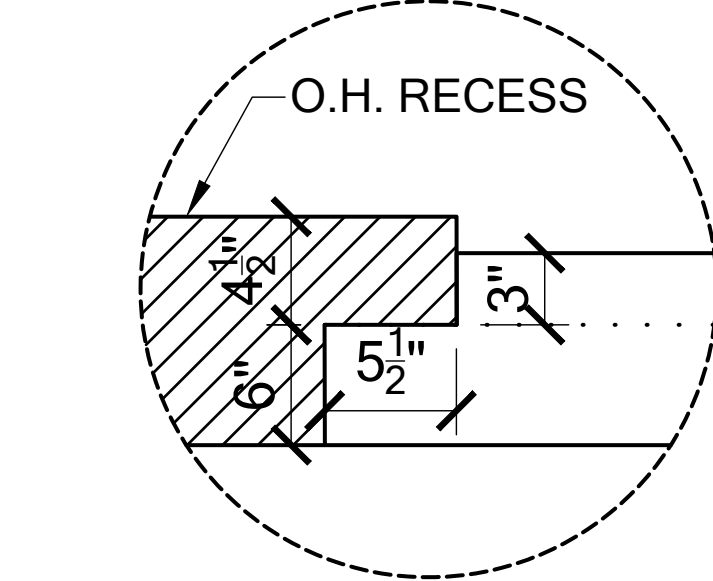
PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)

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



PORTAL FRAME BASE CONNECTOR DETAIL (1 STRAP)

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



GARAGE DOOR CURB DETAIL

SCALE: N.T.S.

FOUNDATION PLAN

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

FOUNDATION SCHEDULE

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

FOUNDATION DEPTH NOTE:

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

GENERAL FOUNDATION NOTES

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 3-1/2" 2500 PSI CONC. SLAB W/ 6X6 10/10 WWF, OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX, OVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- MINIMUM LAP SPICE FOR ALL FOUNDATION REINFORCING SHALL BE 25". SEE DETAIL FM19/1.1 FOR REINFORCING DETAIL AT FOUNDATION CORNER.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET 1.1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN. OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000PSF (SEE SOILS REPORT AND SPECIFICATION FOR COMPACTION REQUIREMENTS.) IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACTION IN 12" LIFTS TO AT LEAST OF 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED IN THESE PLANS HAVE BEEN DESIGNED FOR AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.

FOUNDATION LEGEND

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

NOTE:

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

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CA No. 9161 AA26003115



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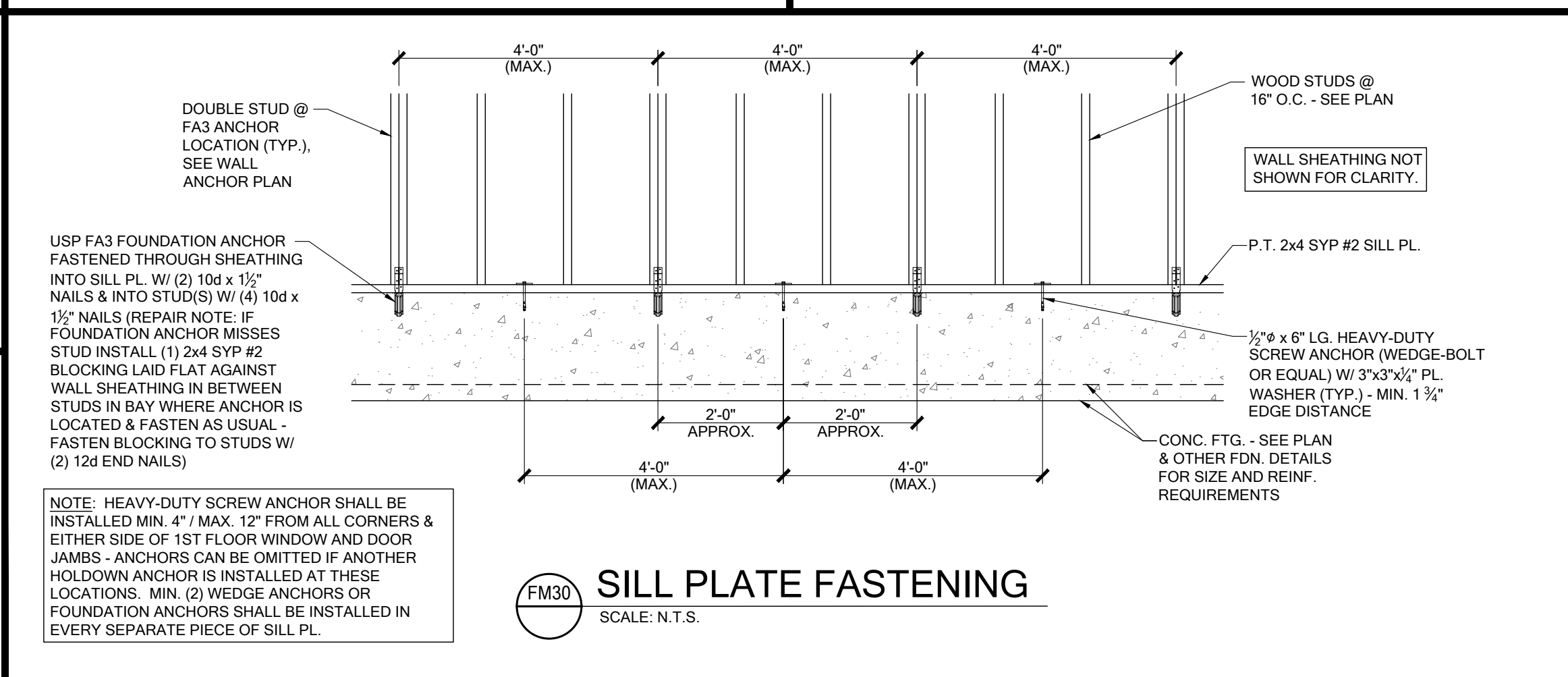
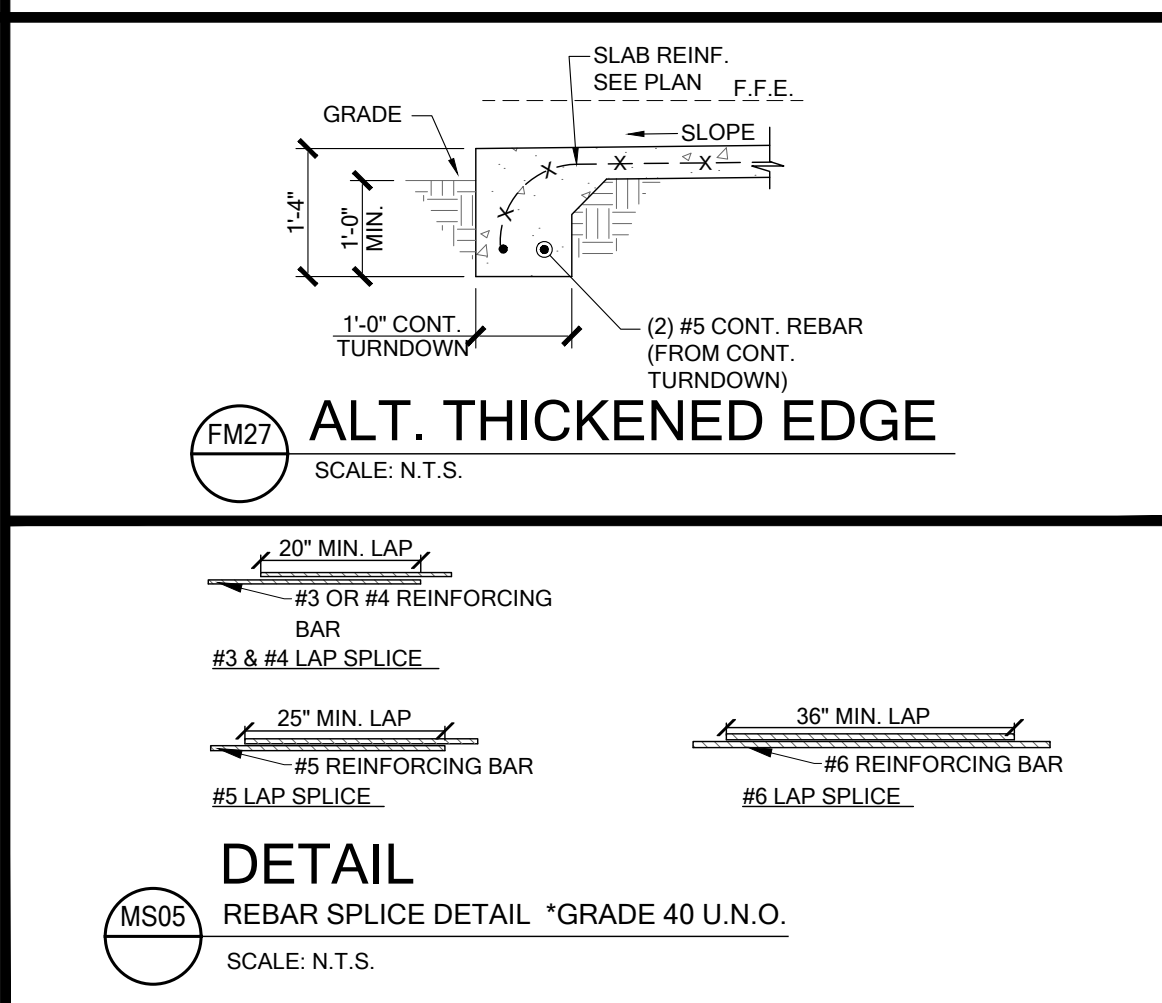
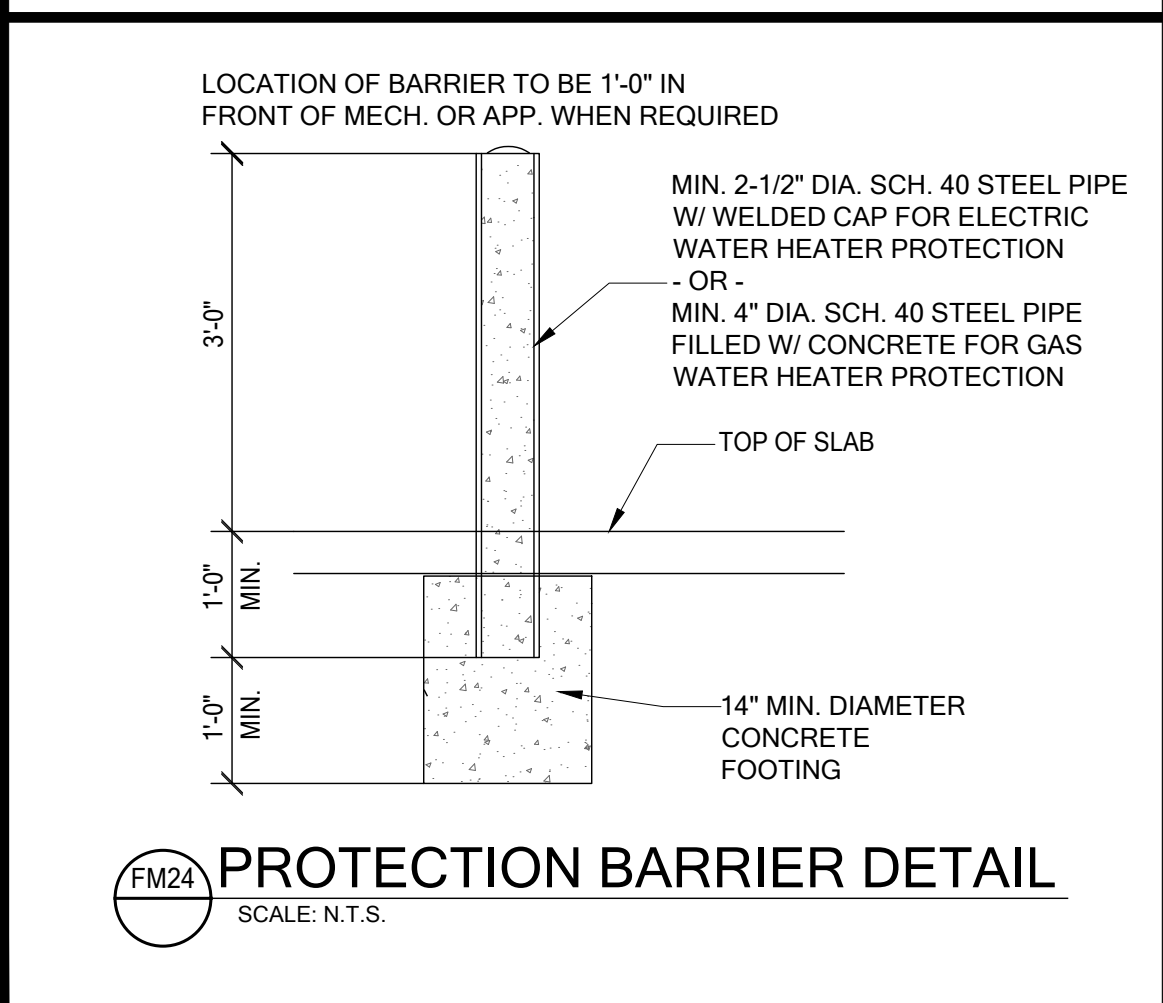
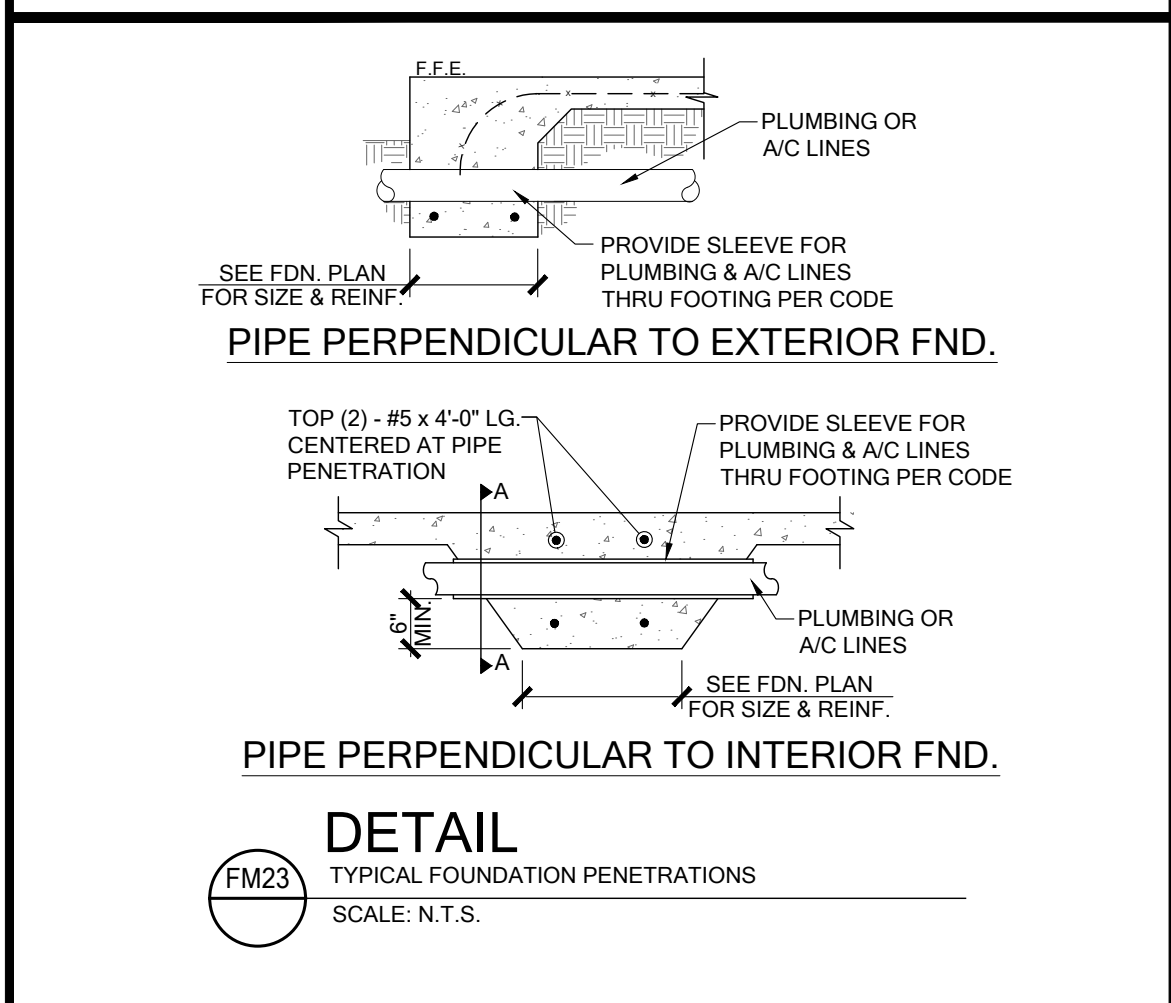
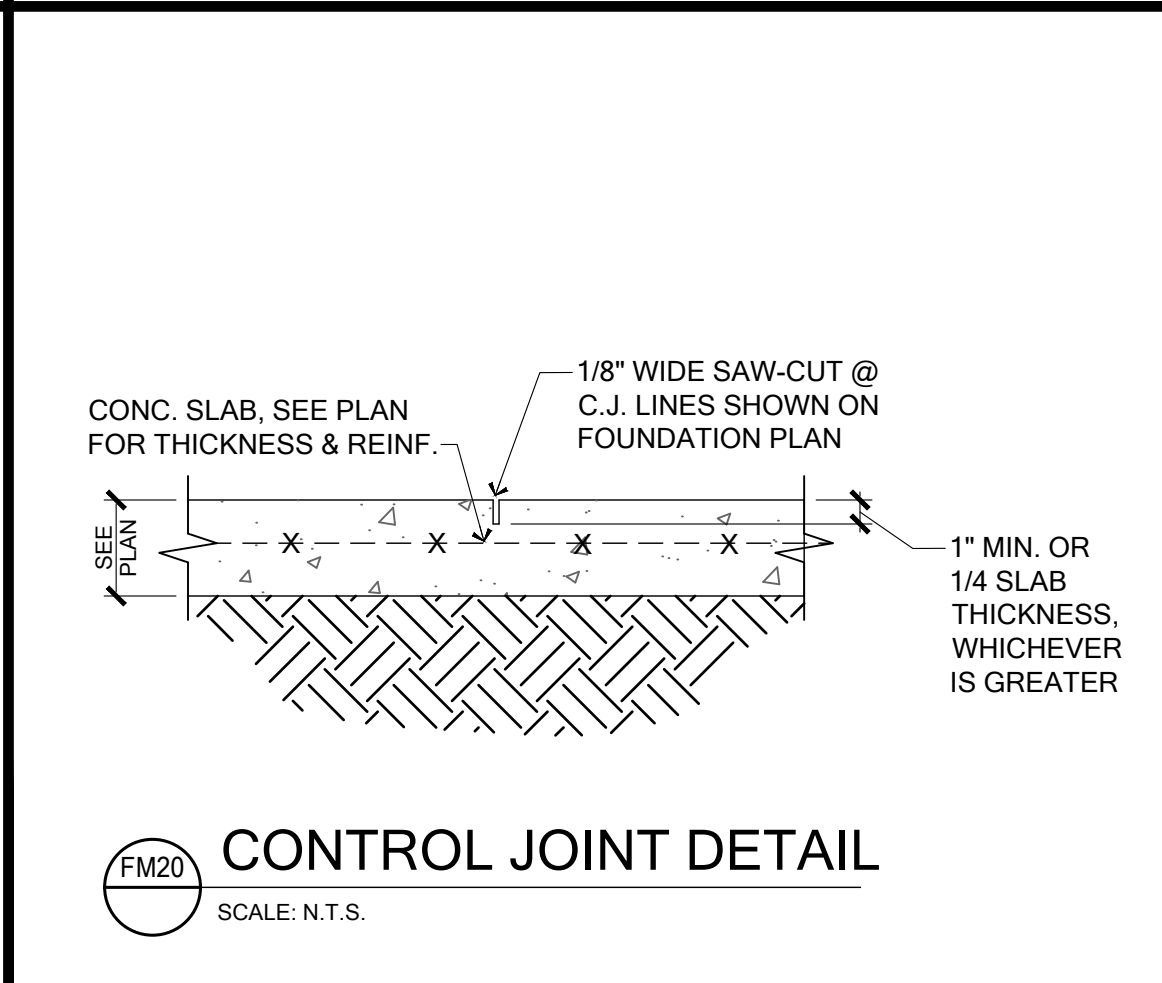
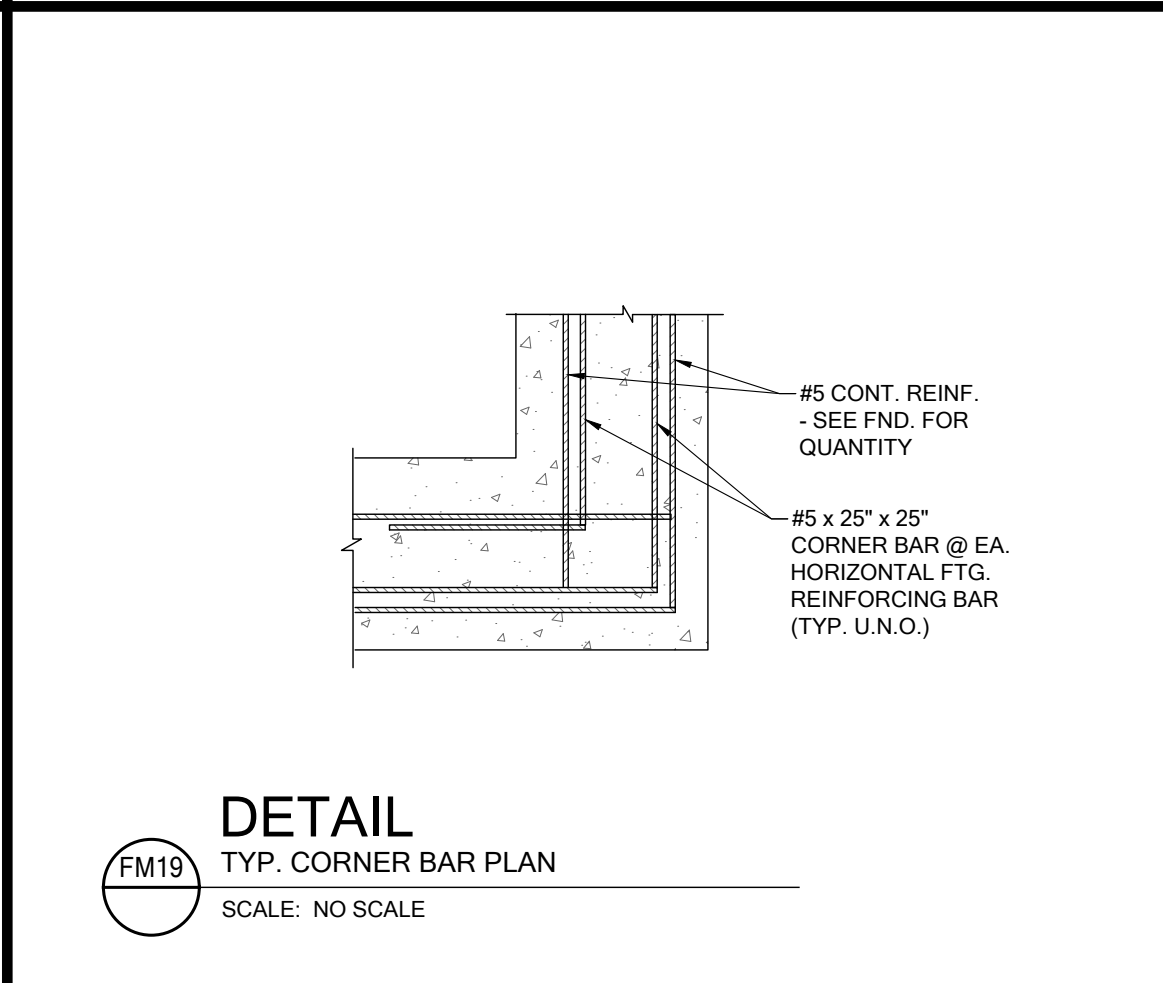
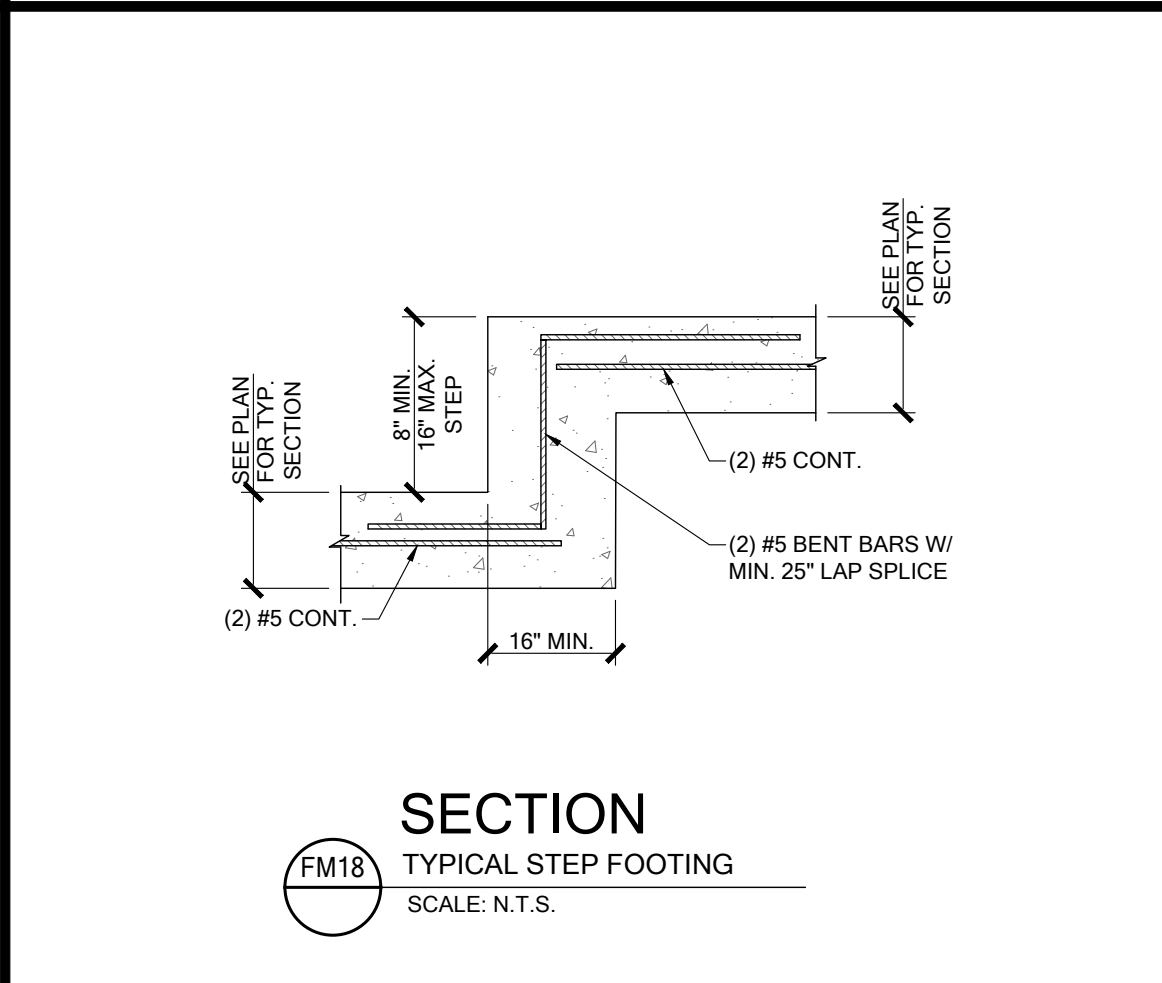
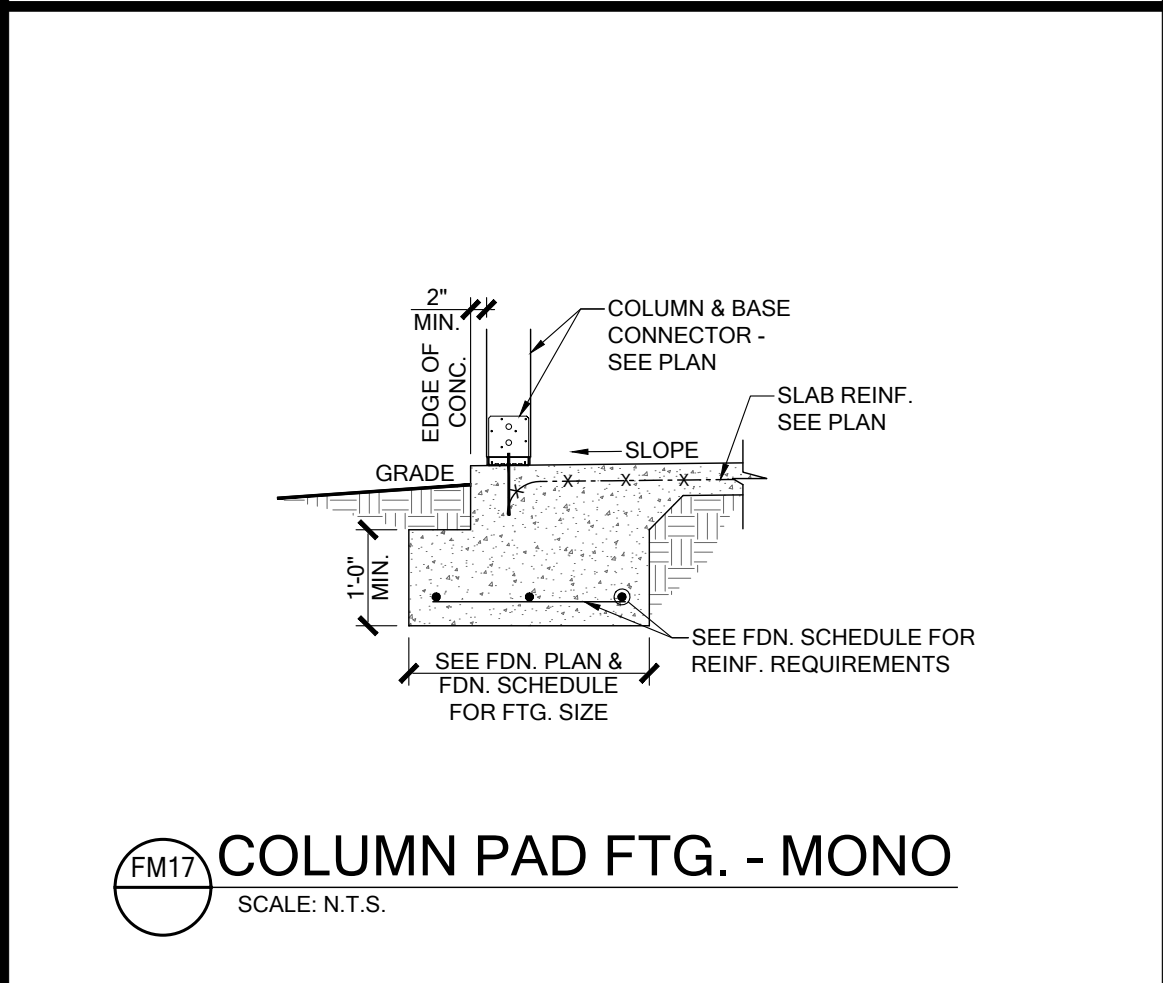
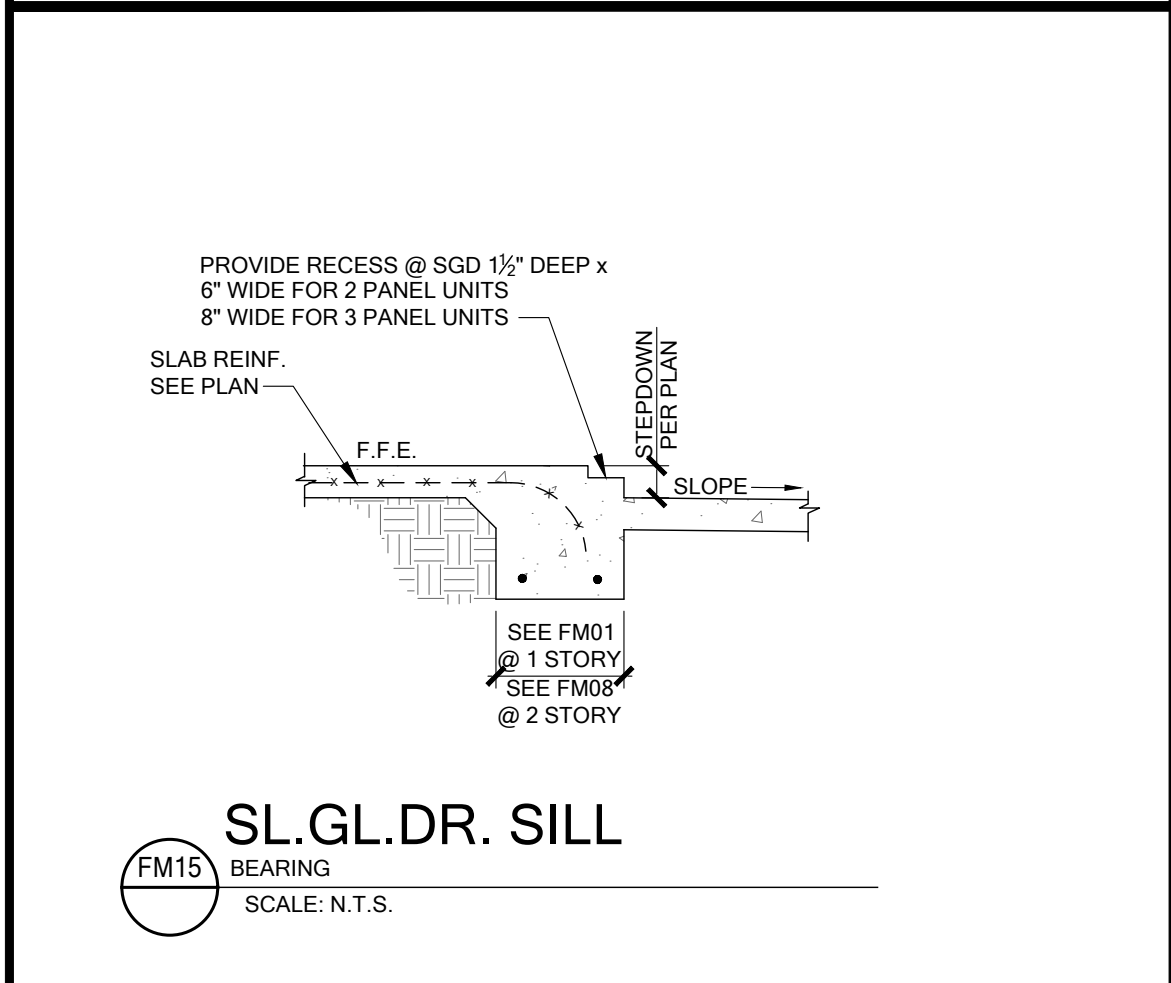
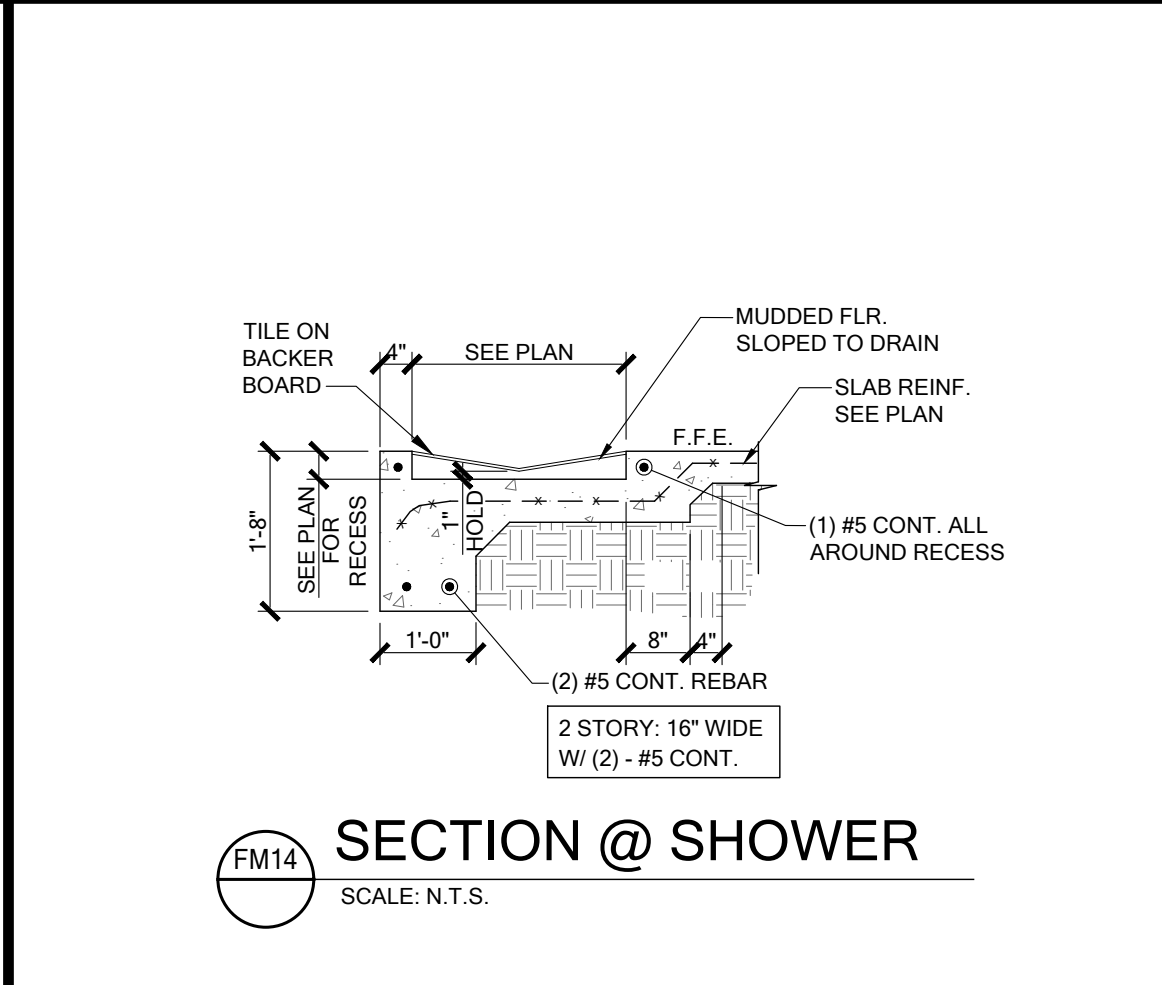
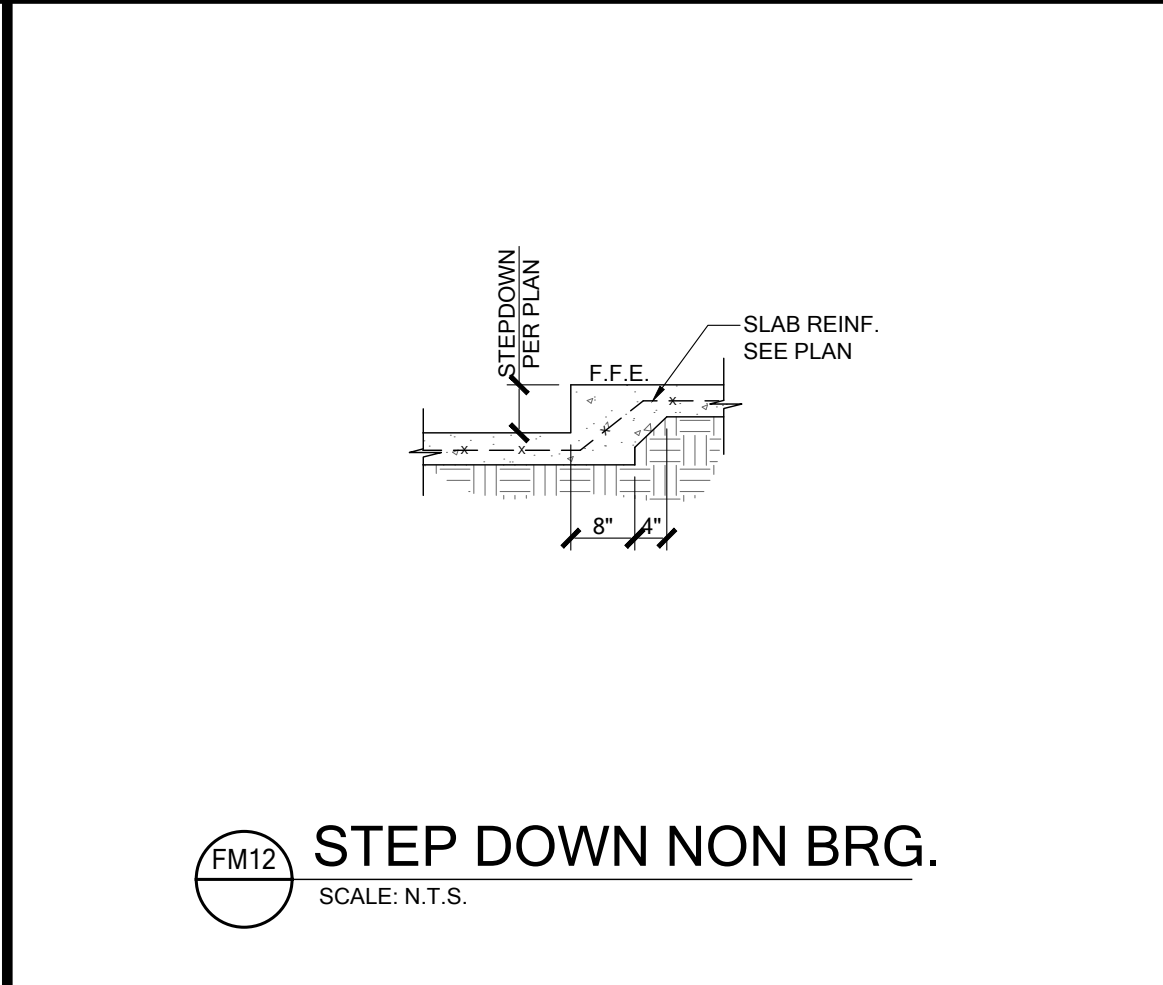
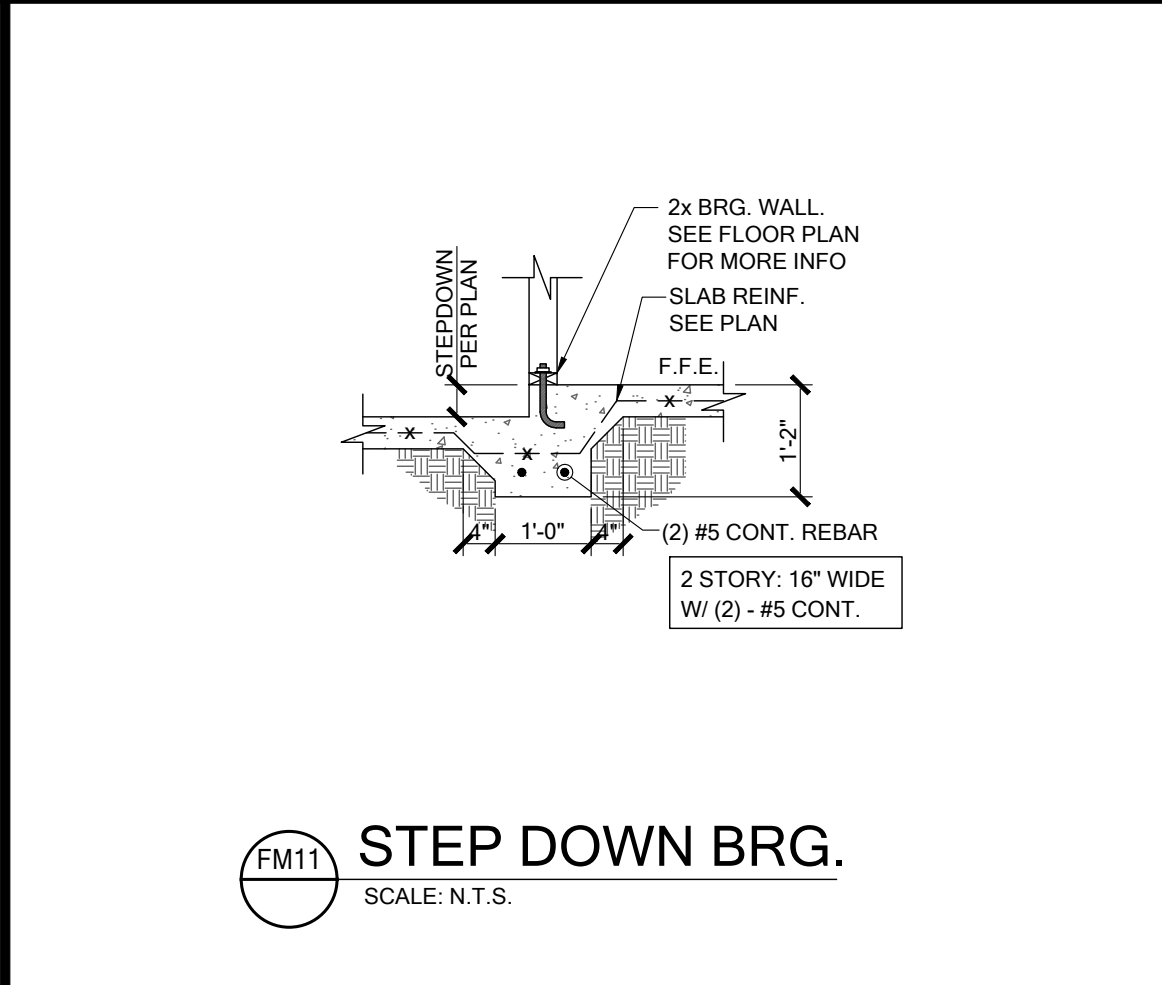
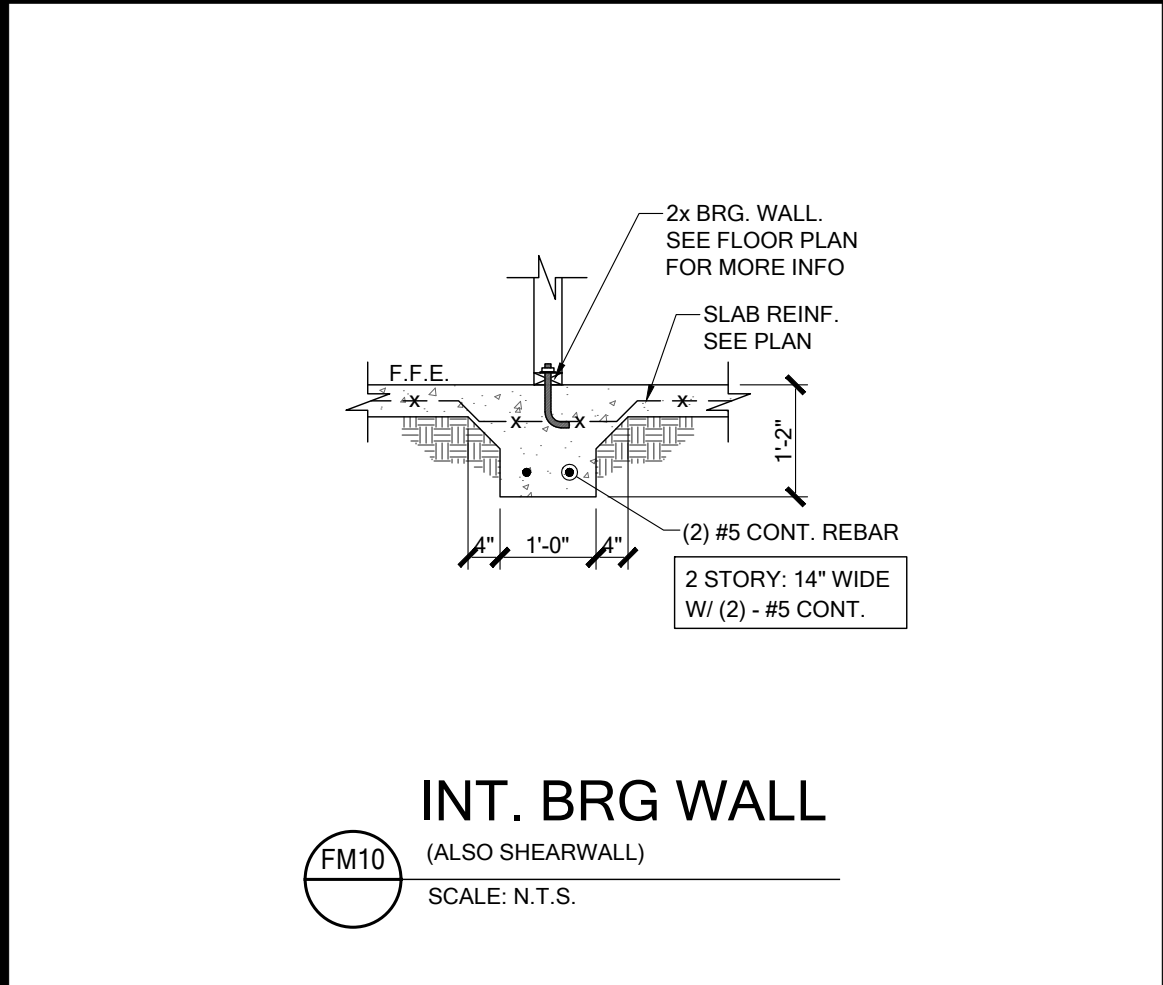
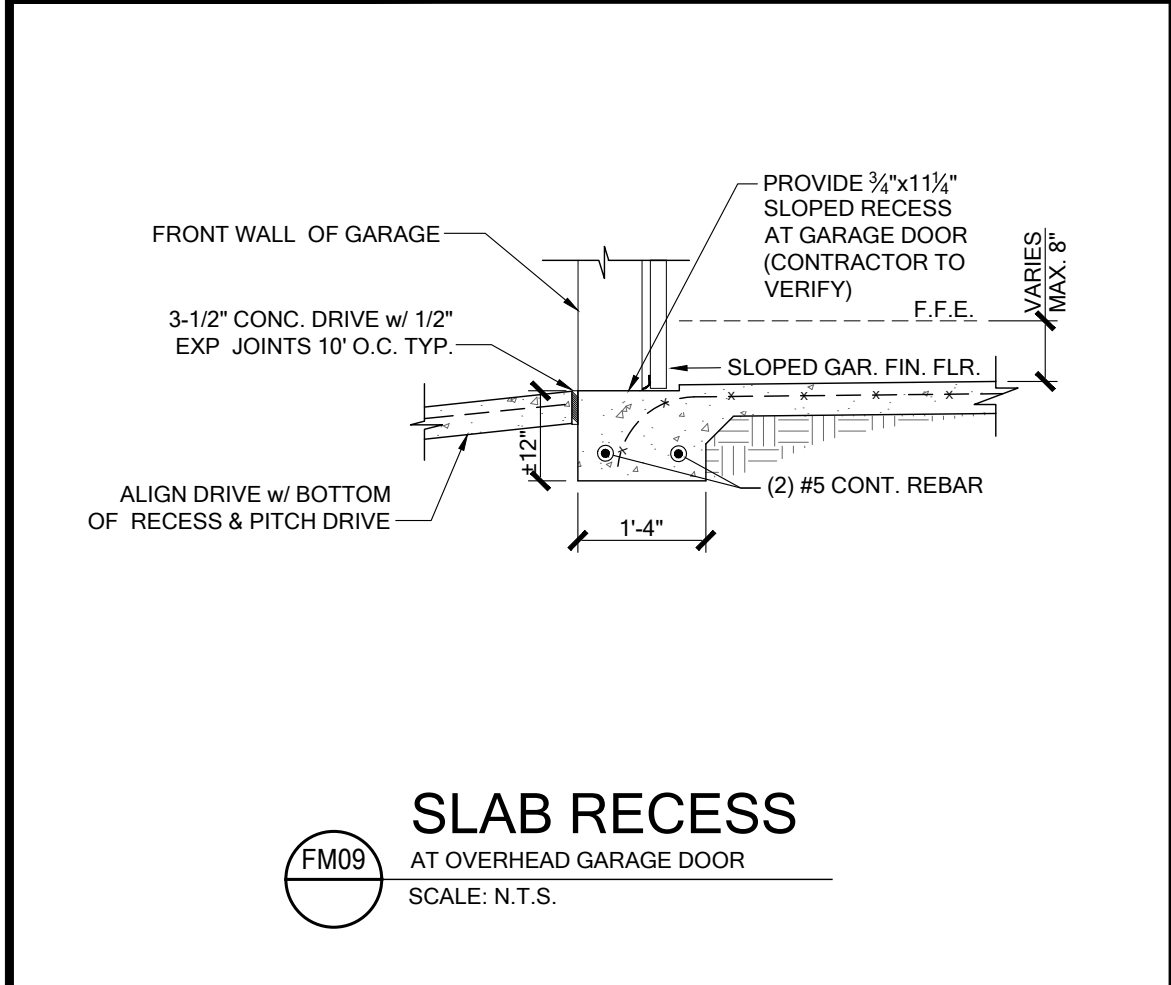
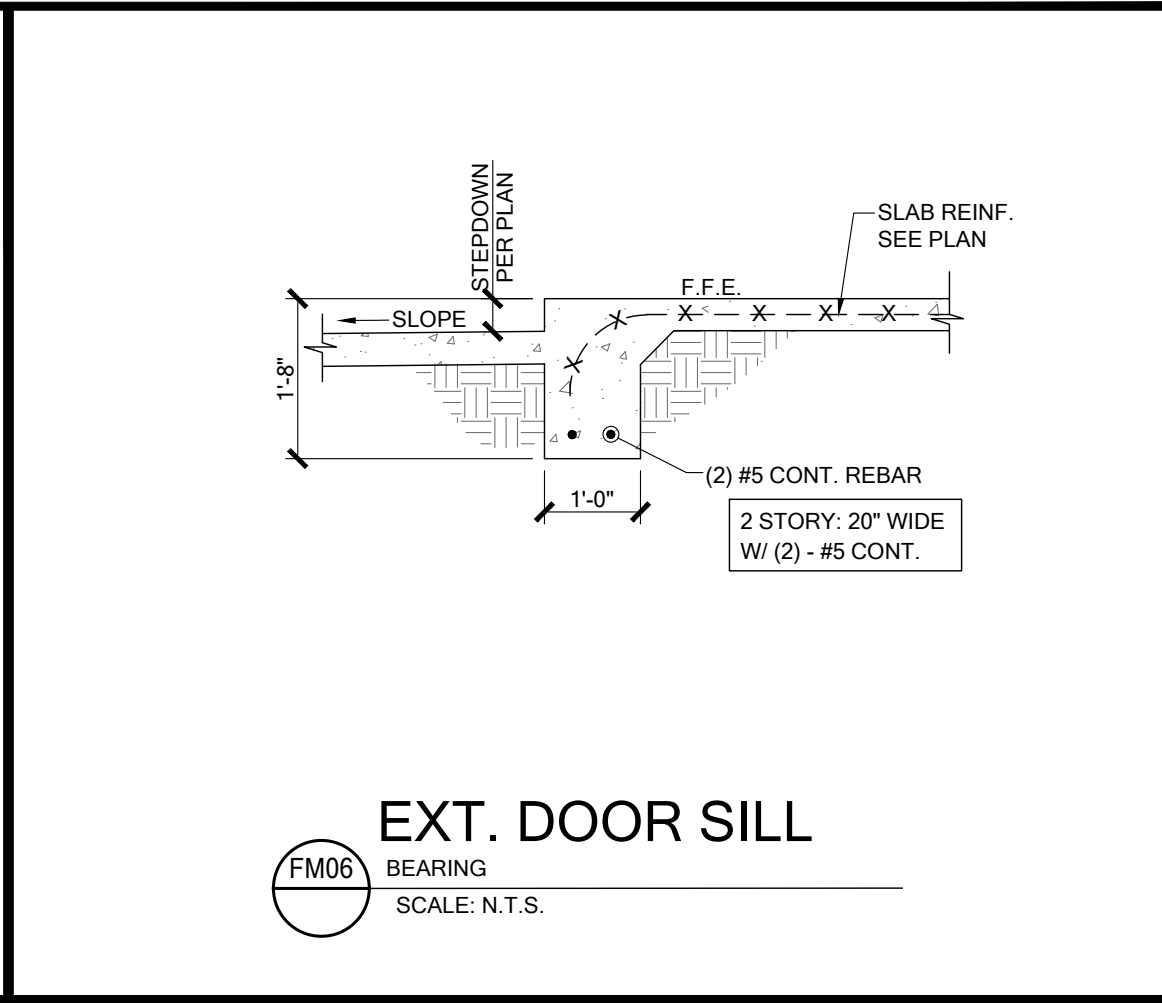
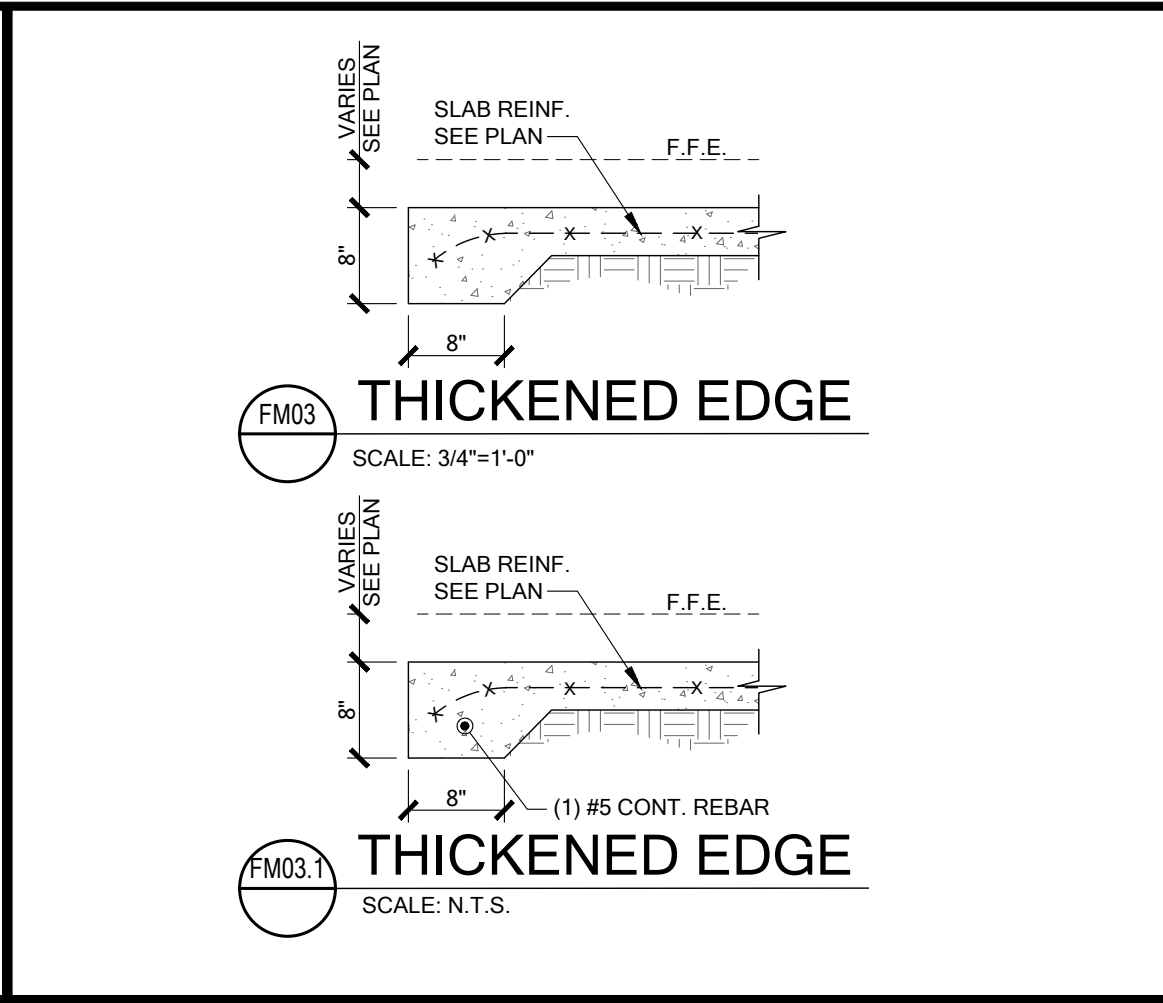
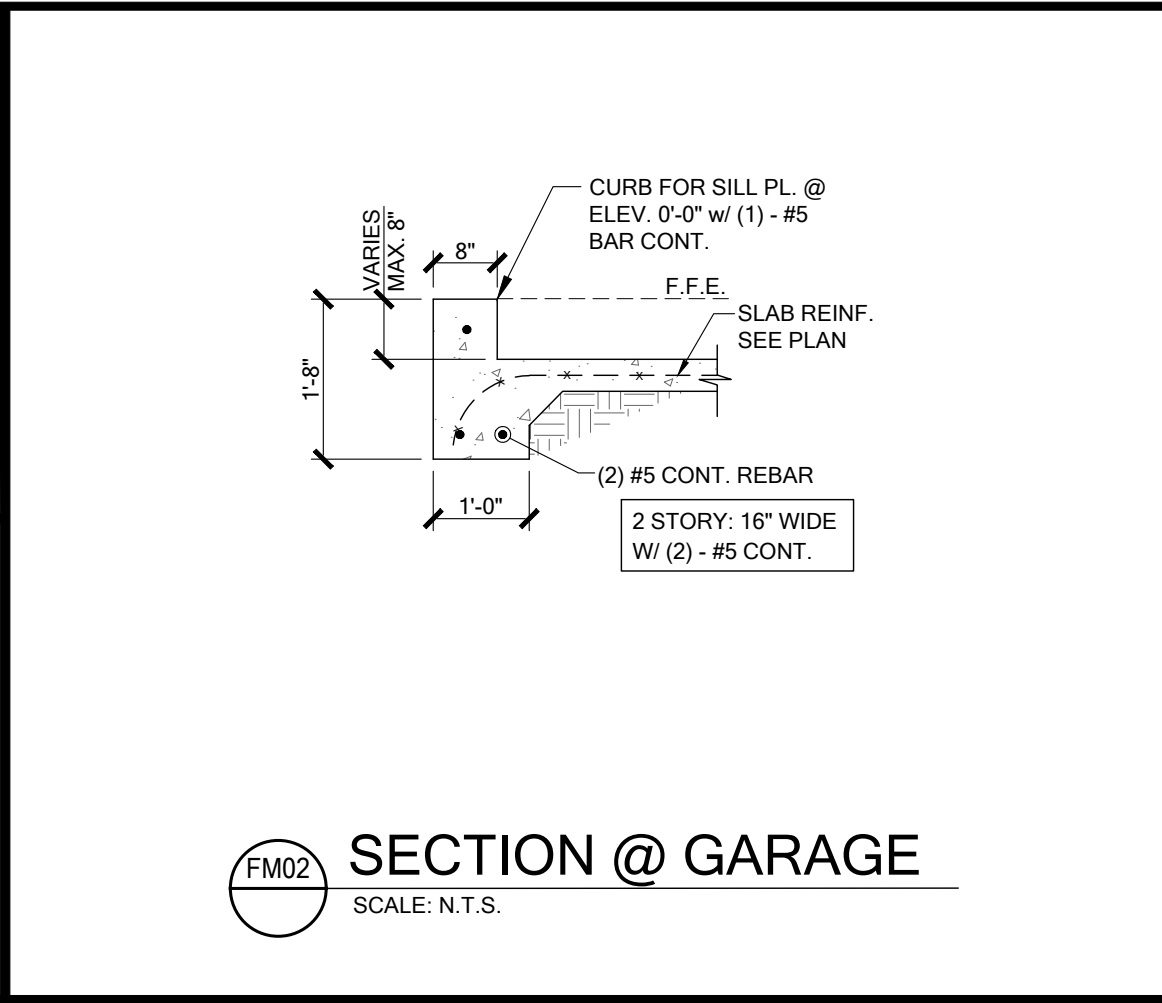
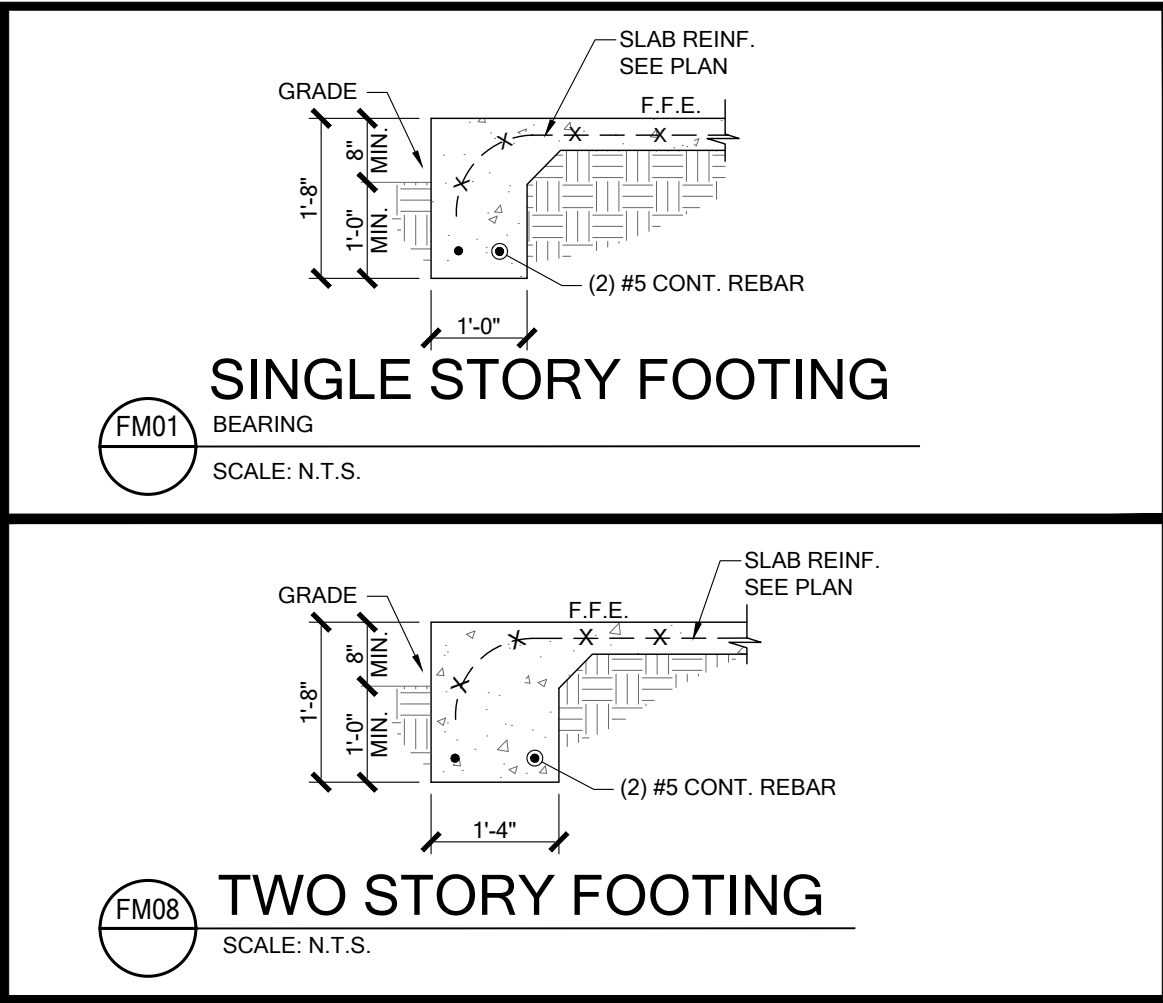
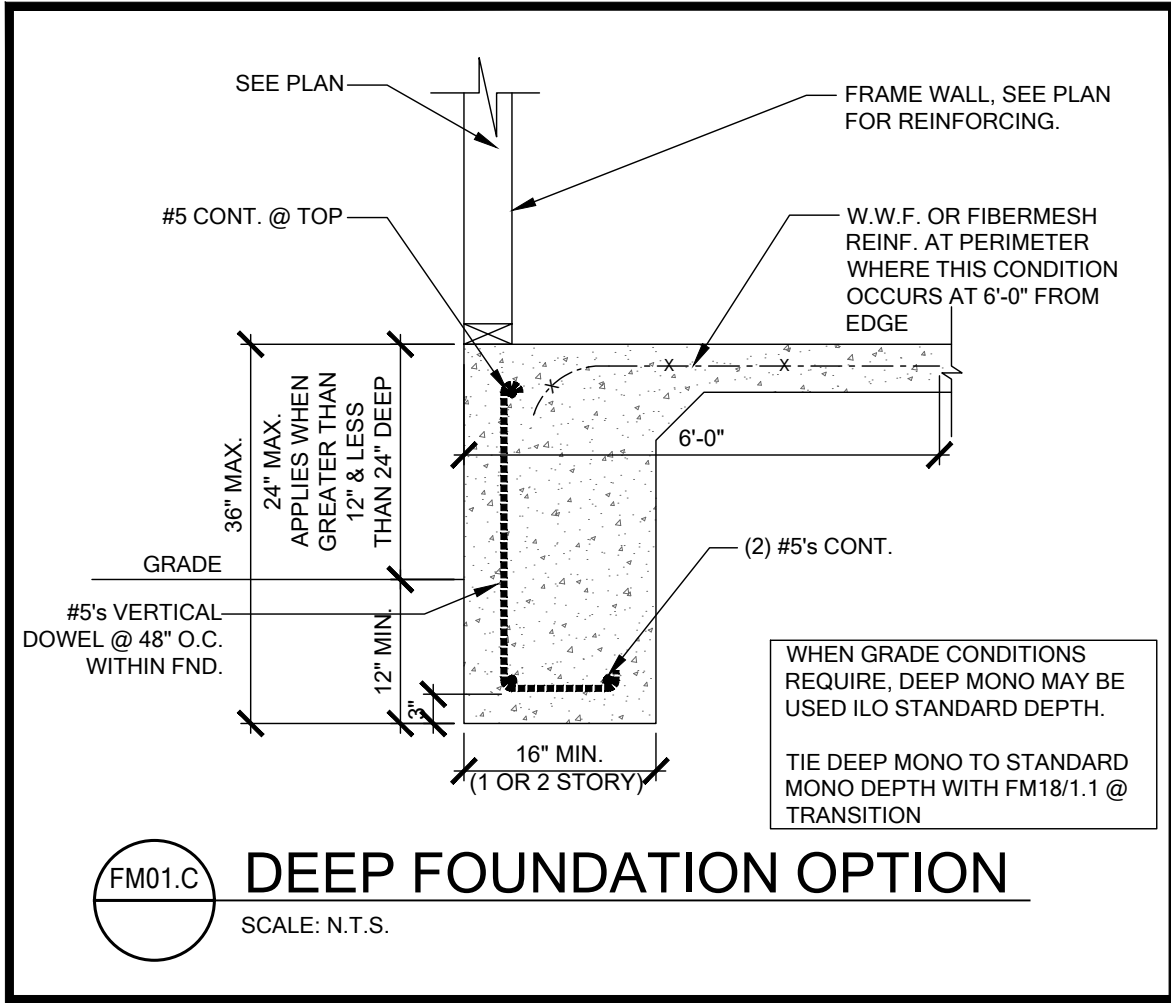
MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Livorno	Elev - J	
Lot:	6	Block:	
Address:	TBD SW Cadence Glen		
	Lake City, FL 32024		
Job No.	9FC00601		Renaissance Series

Reference No. 25-00449

Sheet: 1.0

FOUNDATION



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01/20/2025

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MARONDA Homes

3999 West First Street

Sanford, FL 32771

(407) 302-9871

Community: Forest Cove

Plan Name: Livorno

Garage Side: Left

Elev - J

Lot: 6

Block:

Address: TBD SW Cadence Glen

Lake City, FL 32024

Job No: 9FC00601

Renaissance Series

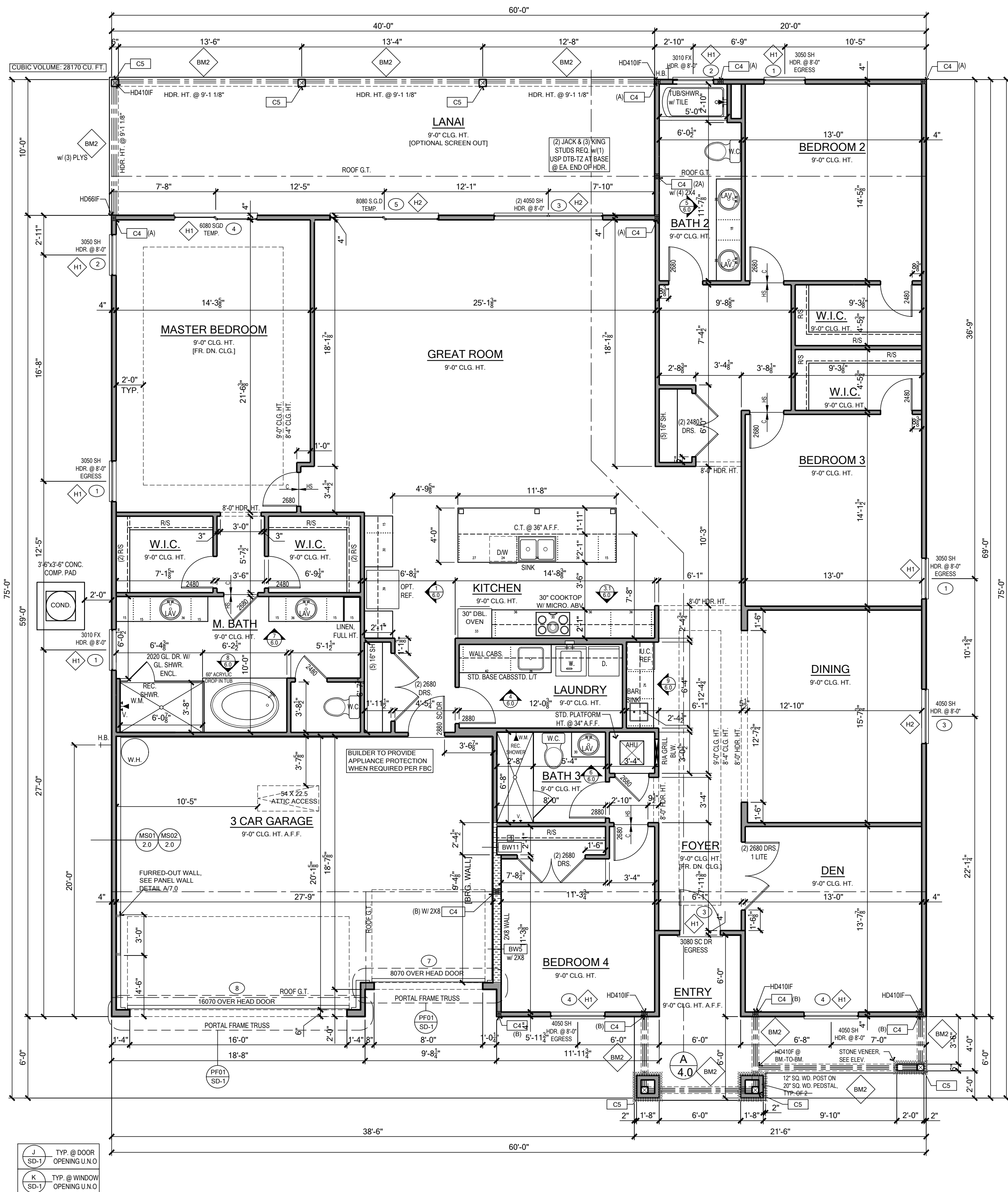
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Sheet: 1.1

FND. DTLS.

CARLOS DAVILA 1/17/2025

SEE SHEET 5.0 FOR BEAM SCHEDULE



FLOOR PLAN

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

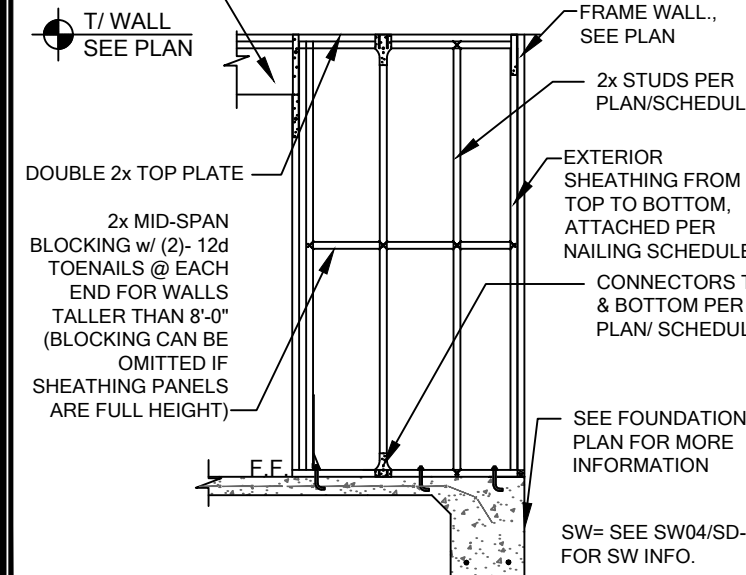
WALL TYPES LEGEND

FRAMING	
	Standard 2x4 Framing
	Standard 2x6 Framing
	Interior Bearing Wall
	Frame Wall Located Below 48" A.F.F. w/ Cap
	Insulated Interior Partition

BEARING WOOD WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. [lb]
BW1	---	---	---	---
BW2	---	---	---	---
BW3	---	---	---	---
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	NO UPLIFT
BW5	16"	(1) FRAMEFAST FMF006 SCREW	(1) FRAMEFAST FMF006 SCREW	498
BW6	16"	(2) FRAMEFAST FMF006 SCREWS	(2) FRAMEFAST FMF006 SCREWS	998
BW7	---	---	---	---
BW8	---	---	---	---
BW9	---	---	---	---
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	NO UPLIFT
BW11	12"	(1) FRAMEFAST FMF006 SCREW	(1) FRAMEFAST FMF006 SCREW	665
BW12	12"	(2) FRAMEFAST FMF006 SCREWS	(2) FRAMEFAST FMF006 SCREWS	1338

DOUBLE 2x HEADER, SEE FLOOR PLAN FOR MIN. SIZE. SEE JSD-1 FOR CONNECTION INFO. IF HEADER IS WITHIN WALL, INDICATED ABOVE WITH NO UPLIFT, CONNECTORS INDICATED IN 'J' CAN BE IGNORED.



BEARING WALL DETAIL

GENERAL BEARING WALL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SPAS, SPBS OR SPBS CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- 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.)
- ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- 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 NAIL TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C3	(3) 2 x #2 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #2 SYP	(A) HTT45 w/ 5/8" ATR & (18) 16d x 2-1/2" NAILS (B) ATTACH BASE W/ (2) LST24 (C) (14) 1/4" x 2-1/4" TAPCONS	4215 2470 3660
C5	4 x 4 P.T.#2 SYP POST	PAU44 w/ 5/8" ATR & (12) 16d NAILS	G = 6775 U = 2535
C6	6 x 6 P.T.#2 SYP POST	PAU66 w/ 5/8" ATR & (12) 16d NAILS	G = 16005 U = 2435
C9	4 x 6 P.T.#2 SYP POST	HTT45 w/ 5/8" ATR & (18) 16d NAILS	4215
C11	5.25"x5.25" P.L. 1 BE FB-2400 (WOLMANIZED IF EXT.)	UPH08 w/ 7/8" ATR & (24) 1/4"x2-1/2" WS3 WOOD SCREWS	8185

NOTE: P.T. LUMBER USED HOT DIP GALVANIZED OR STAINLESS STEEL CONNECTOR & FASTENERS.

GENERAL COLUMN NOTES

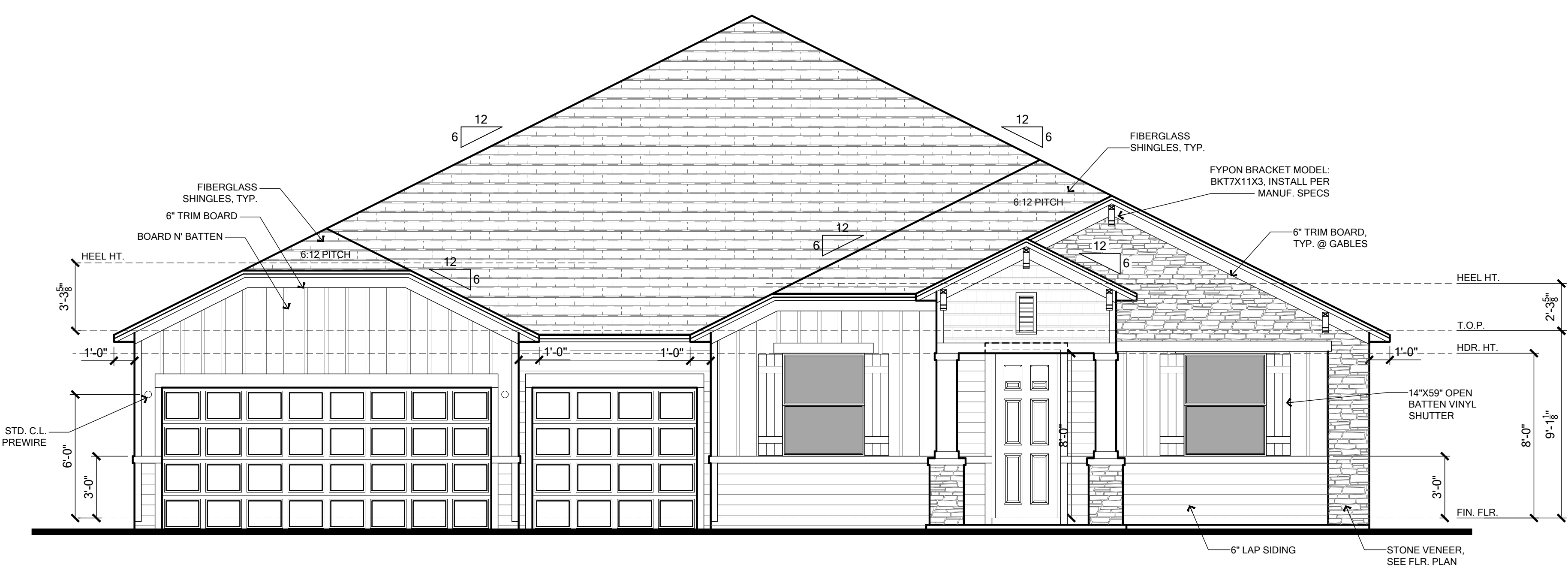
- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.
- NAIL BUILT UP STUDS PER DETAIL KSD-1.
- ALL HOLDOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT:
5" EMBEDMENT FOR 1/2" ATR
7" EMBEDMENT FOR 5/8" ATR
8" EMBEDMENT FOR 7/8" ATR
- SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION

AREA TABULATION-J

FIRST FLOOR LIVING	3130 SQ.FT.
LIVING TOTAL	3130 SQ.FT.
GARAGE	560 SQ.FT.
FRONT ENTRY	36 SQ.FT.
ANAI	400 SQ.FT.
TOTAL AREA	4126 SQ.FT.

140 MPH OPENING PRESSURES

C&C LOADING - ENCLOSED - EXPOSURE "B" - MEAN ROOF HT. 1-STORY - 15' AND 2-STORY - 25'		
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (A) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (B) (4-FT. OR CLOSER TO BLDG. CORNER)
0 - 19.99	+ 21.2 PSF / - 22.9 PSF	+ 21.2 PSF / - 28.3 PSF
20 - 49.99	+ 20.2 PSF / - 22.0 PSF	+ 20.2 PSF / - 26.4 PSF
50 - 99.99	+ 18.9 PSF / - 20.7 PSF	+ 18.9 PSF / - 23.9 PSF



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



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

ELEVATION NOTES

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

Banding/Stucco General Notes

1. Etched Banding typical at Front Elevation.

2. Raised banding to return 1'-0" around corner.

3. Side and Rear elevations to have 4" etched banding unless otherwise noted.

4. When installed with stone/brick veneer increase thickness of banding by 2" typical.

R703.7 Exterior Plaster

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

R703.7.1 Lath

Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved. (Refer to Sheet 5N for the engineered method for Lath attachment.)

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga. x 1'-1/2" long (3/4" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub 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 E2566 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	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed
1st FLOOR PLAN	4218	4049.3	271.8	280	2024.6
		1/150 Rule used for required ventilation.			

VENTILATION PROVIDED

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

Community: Forest Cove

Garage Side: Left

Plan Name: Livorno

Elev - J

Block: 6

Address: TBD SW Cadence Glen Lake City, FL 32024

Ref No: 25-00449

Sheet: 3.0

ELEVATIONS

9FC0601

Renaissance Series

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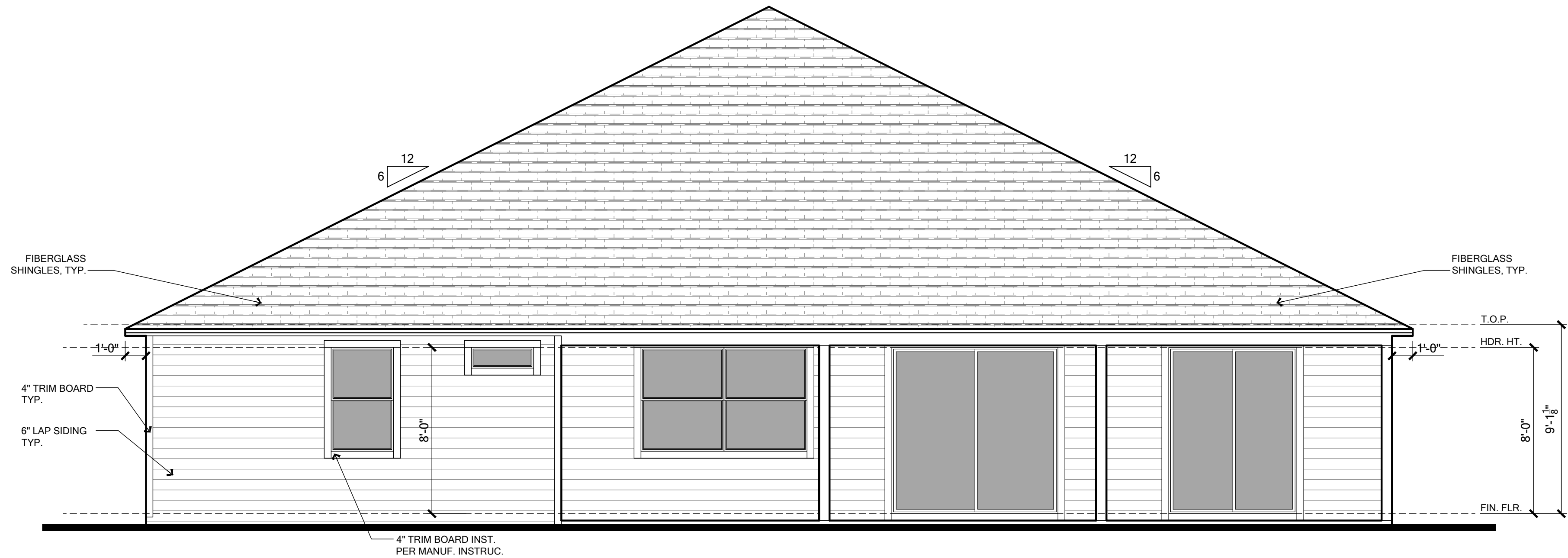
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MARONDA Homes

3999 West First Street

Sanford, FL 32771

(407) 302-9871



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

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

Banding/Stucco General Notes

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

R703.7 Exterior Plaster

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

R703.7.1 Lath

Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved. (Refer to Sheet 5N for the engineered method for Lath attachment.)

Lathing Accessories

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

R703.7.2 Plaster

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

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

R703.7.3 Water-Resistive Barriers

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

R703.2 Water-Resistive Barrier

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

- No. 15 felt complying with ASTM D226, Type 1.
- ASTM E2568, Type 1 or 2.
- ASTM E331 in accordance with Section R703.11.
- Other approved materials in accordance with the manufacturer's installation instructions.

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

R703.4 Flashing

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

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

Approved flashings shall be installed at the following locations.

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

R703.12 Adhered Masonry Veneer

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

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

"CALCULATIONS BASED ON THE FOLLOWING VALUES:"

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

	ATTIC SPACE	1/150 Rule			1/300 Rule	
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed
1st FLOOR PLAN	4218	4049.3	271.8	280	2024.6	45.4

1/150 Rule used for required ventilation.

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

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

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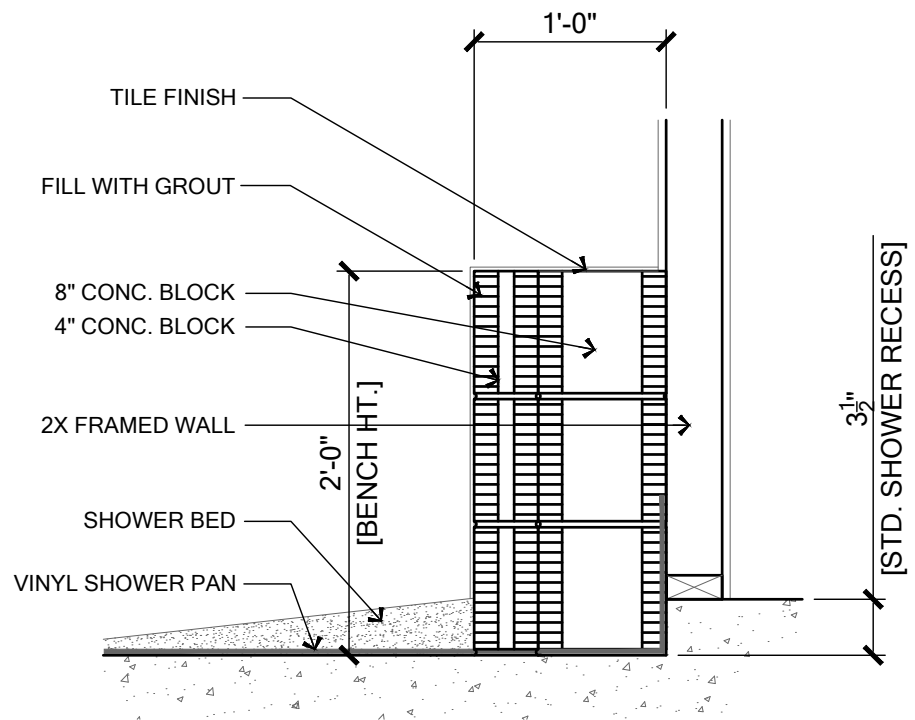
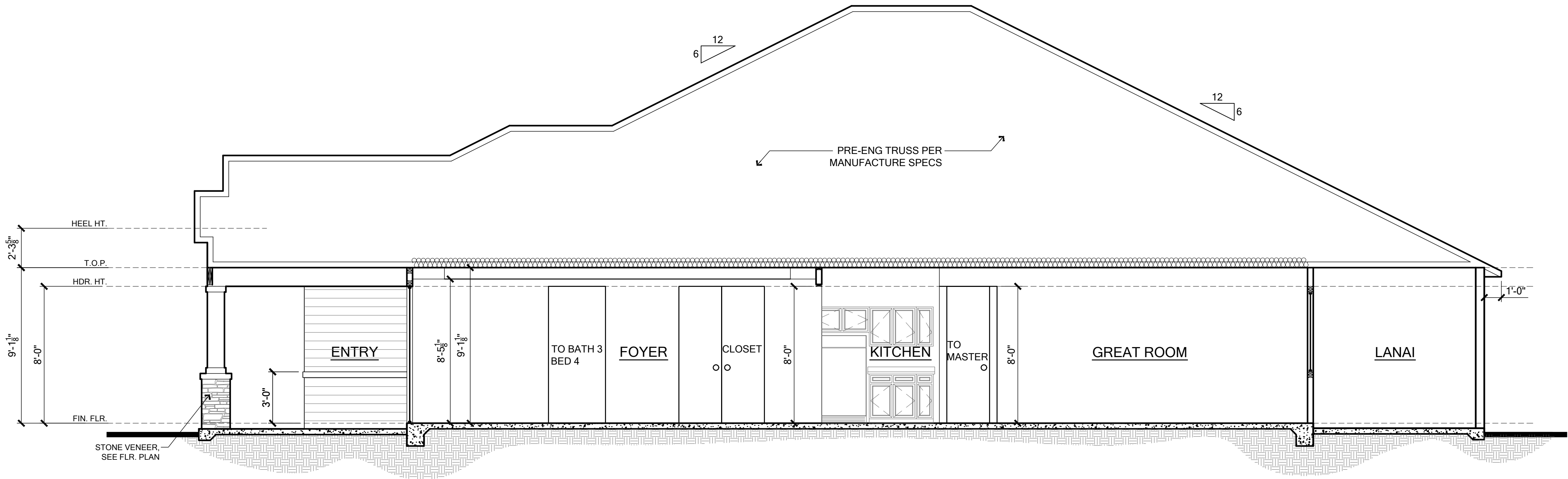
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MARONDA *HomeSweet*
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community: Forest Cove
Garage Side: Left
Plan Name: Livorno
Elev - J
Lot: 6
Block:
Address: TBD SW Cadence Glen
Lake City, FL 32024
Reference No. 25-00449
Sheet:

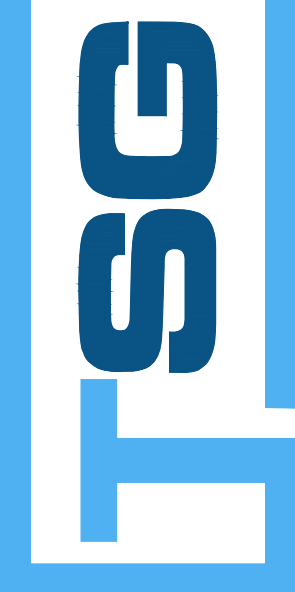
3.1

ELEVATIONS



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

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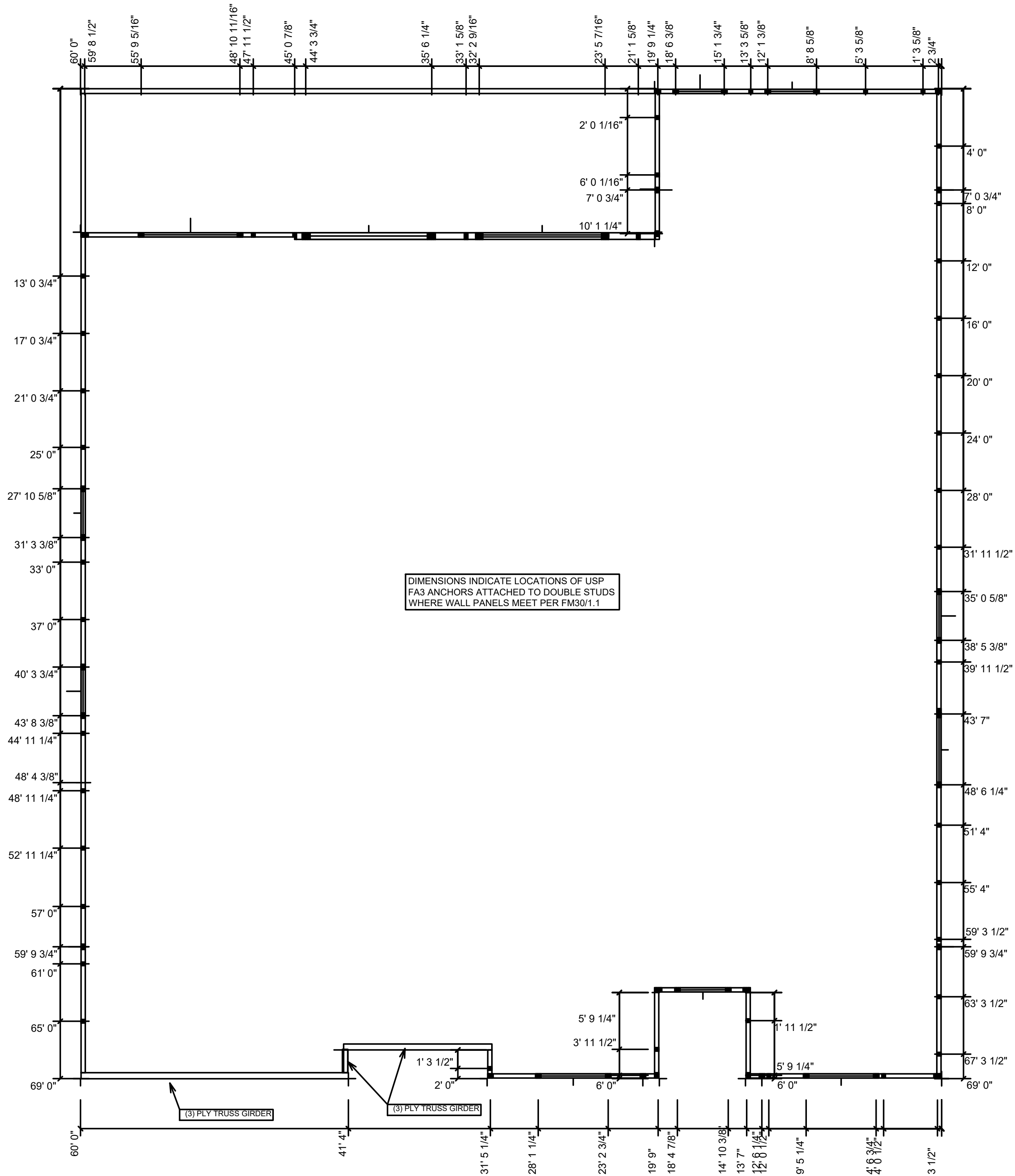


MARONDA Home
3999 West First Street
Sanford, FL 32771
(407) 302-9871

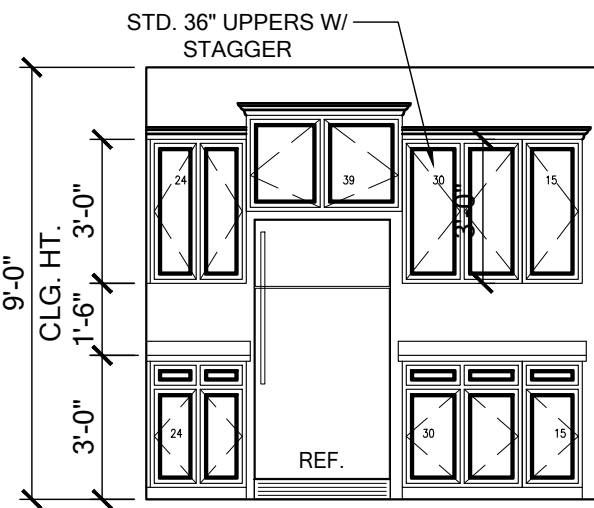
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	Plan Name	Elev - J Livorno		
Reference No.	Lot	Block	Address:	Renaissance Series
	6			
Sheet:	25-00449		JOB NO	9FC00601
4.0				
BLDG. SECTION				

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

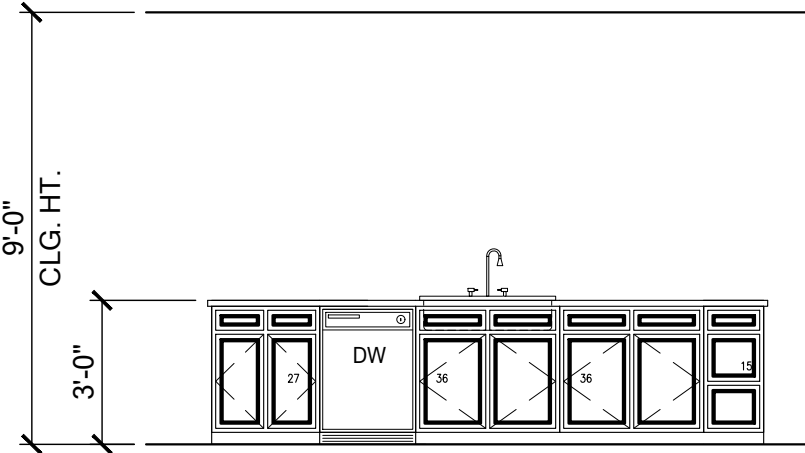
BLDG. SECTION



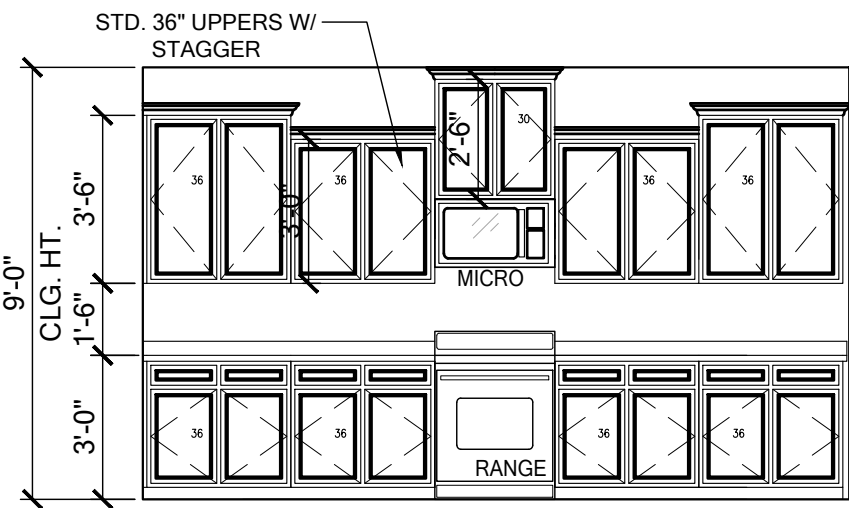
BEAM SCHEDULE			USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE		
MARK	BEAM SIZE	CONNECTIONS	MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	SALE PRICE	
BMS1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLUTCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	HANGERS FOR TRUSS TO TRUSS CONNECTION						
			1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140	
			2	HUS 28	HUS28	HEADER: (22) 16d TRUSS: (8) 16d	2990	4745	
BMS2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLUTCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1000	
			12	THD 28-2	HTU28-2	HEADER: (28) 16d TRUSS: (12) 16d X 1-1/2"	2895	4880	
			13	THD 28-3	HOU28-3	HEADER: (28) 16d TRUSS: (12) 16d X 1-1/2"	4345	4915	
BMS3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLUTCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	14	THD 48	HRUS48	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2895	4980	
			15	HJC26	THU26	HP: (5) 16d HEADER: (16) 16d JACK: (7) 16d	2345	3055	
			28	HJC26-SK60	LTHU26, THU26	HP: (5) 16d HEADER: (16) 16d JACK: (7) 16d	2345	3055	
BMS4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	60	HUS179	HUS18110	HEADER: (28) 16d TRUSS: (15) 16d	4110	6060	
			71	HD410	HU410	HEADER: (28) 16d TRUSS: (15) 16d	1950	3475	
			72	THD210-3	HRUS210-3	HEADER: (28) 16d TRUSS: (20) 16d	4035	7255	
BMS5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	73	HD48 IF	HU48	HEADER: (14) 3/16 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (6) 16d	2430	1170	
			74	HD410 IF	HU410	HEADER: (28) 3/16 X 1-3/4" CMU; (28) 16d FRM JOIST/BEAM: (10) 16d	3475	1950	
			75	LDUM410	LDUM410-SDS	SOLID POUR CMU: (8) 3/4 X 4" JOIST/BEAM: (8) 16d STRONG DRIVE	3350	9905	
BMS6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN	76	HD28-2 IF	HU28-2	HEADER: (14) 3/16 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (6) 16d	1170	2430	
BMS7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN							
BMS8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN							
GENERAL BEAM NOTES			CONNECTORS FOR TRUSS TO WALL						
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END) 2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS 3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.			16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS						
U.N.O. ON ROOF FRAMING PLAN									
- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST FMFF006 TRUSS SCREW w/ (2) 10d TOENAILS									
JACK TRUSSES TO GIRDER TRUSS SHALL BE NAILED TOP/BOTTOM CHORD. FOR VALLEY SET TRUSSES, SEE ENGINEERING TRUSS PACKAGE FOR CORRECT CONNECTION [VC1]									
GENERAL TRUSS CONNECTION									



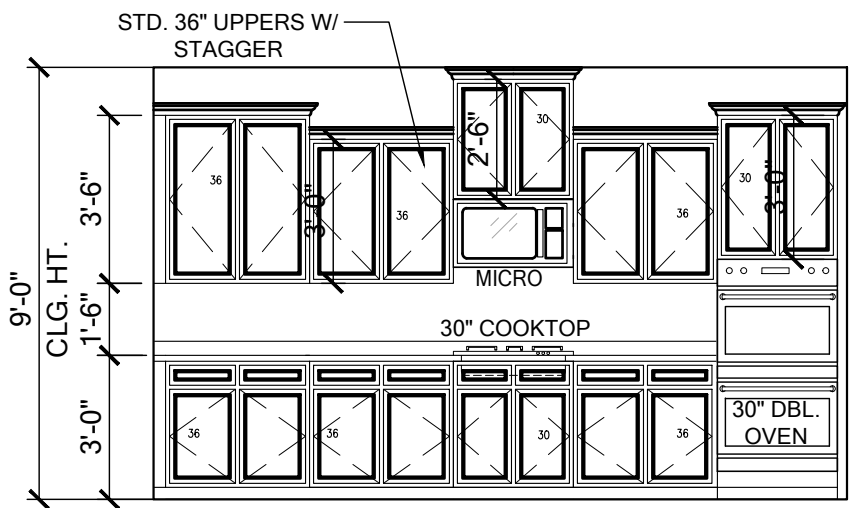
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STD. KITCHEN



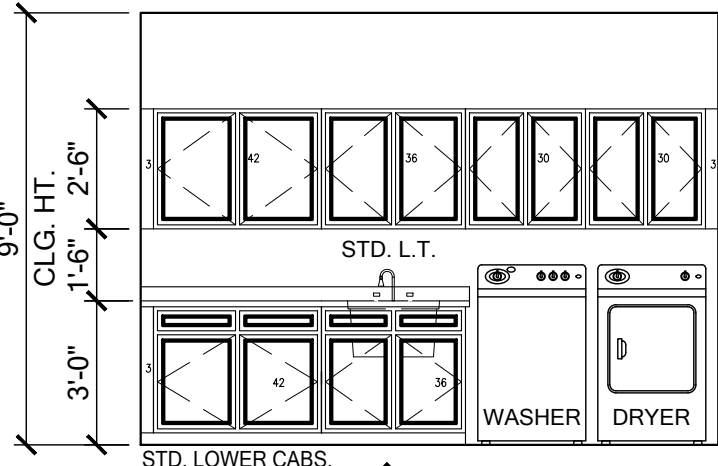
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STD. KITCHEN ISLAND



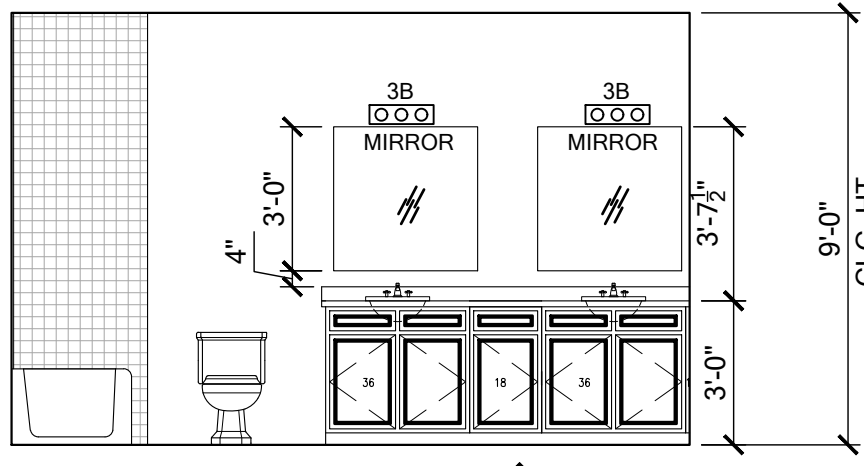
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STD. KITCHEN



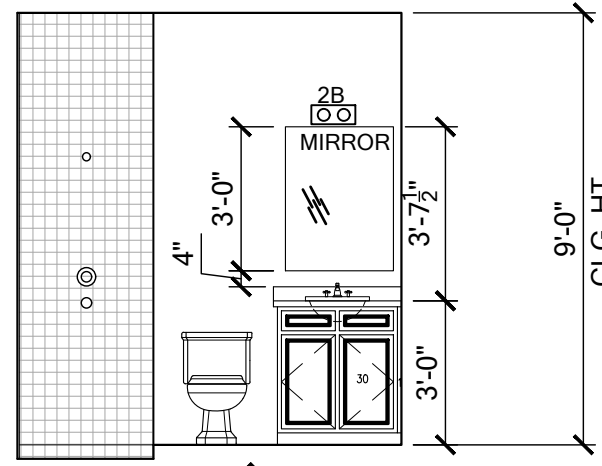
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GOURMET KITCHEN



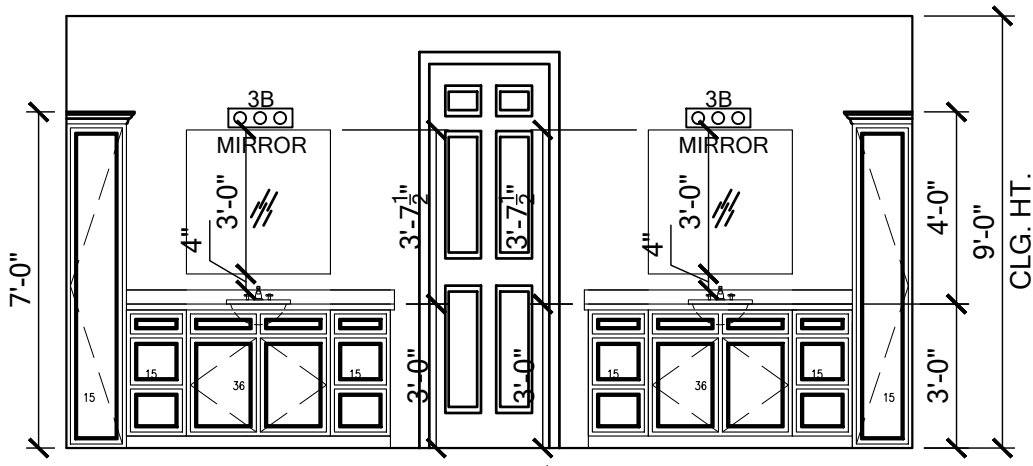
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LAUNDRY



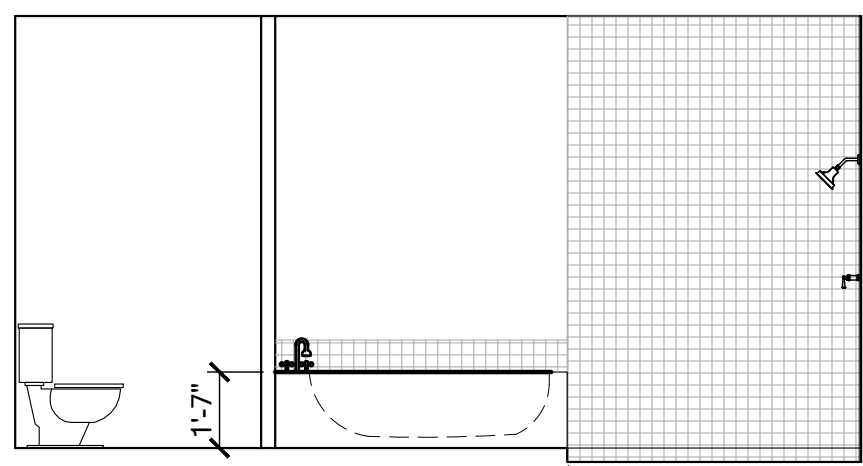
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BATH 2



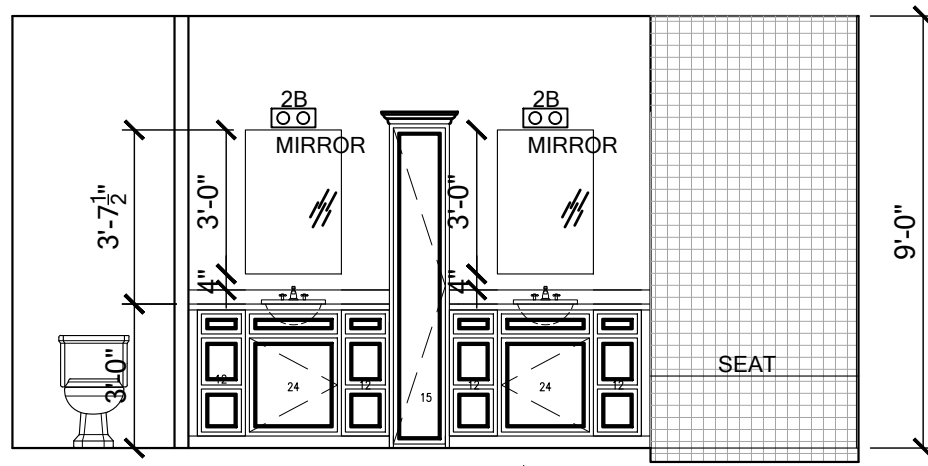
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BATH 3



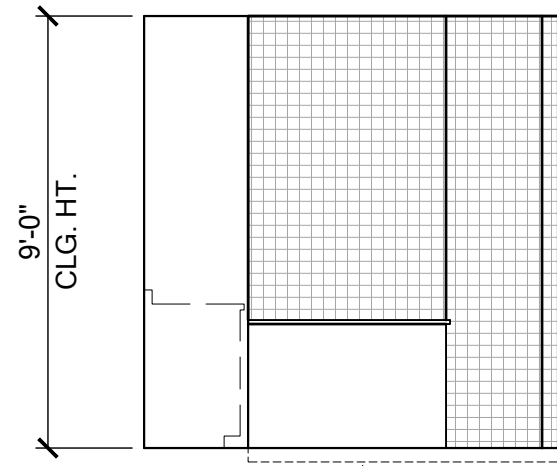
7
STD. MASTER BATH



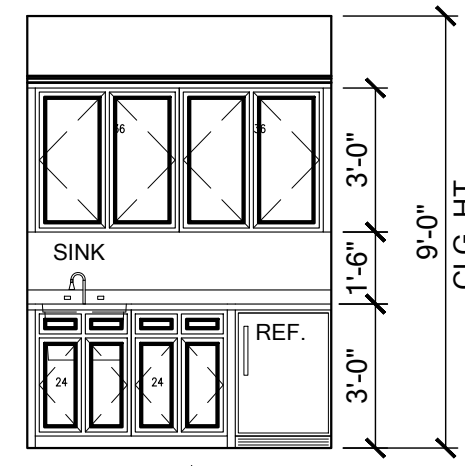
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STD. MASTER BATH



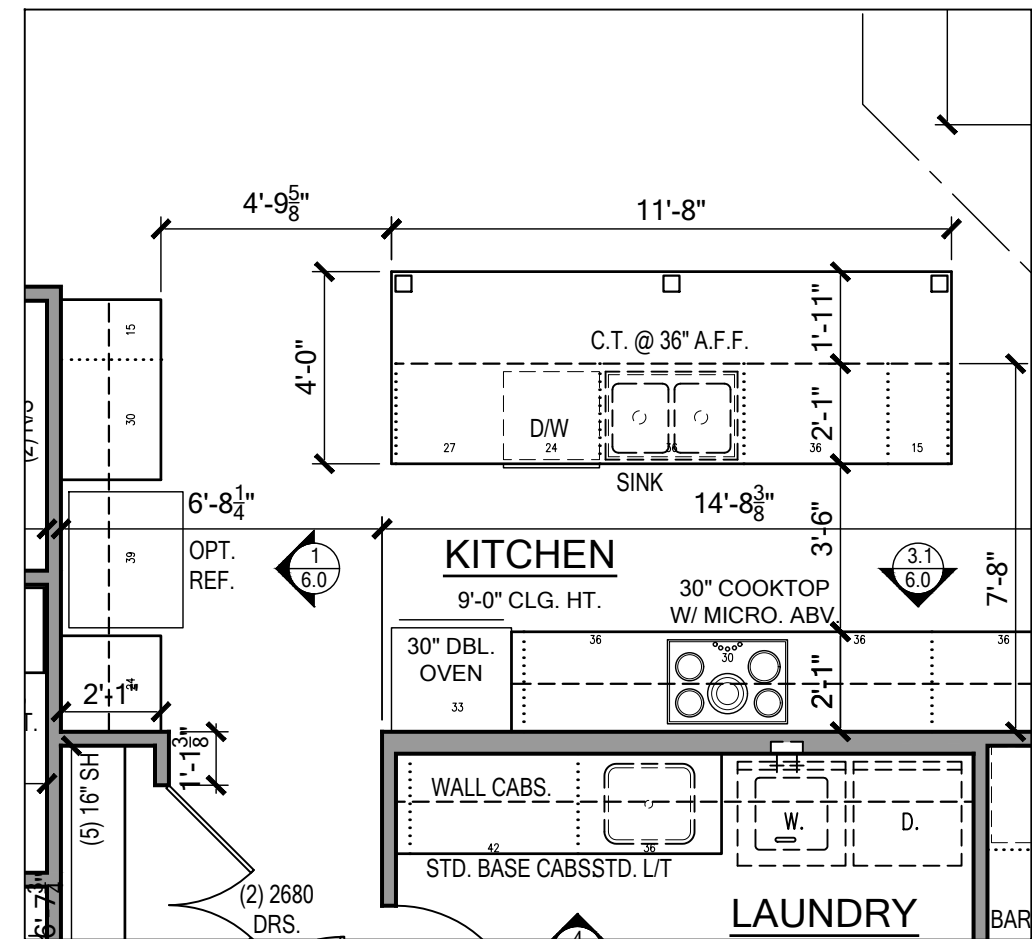
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OPT. DELUXE MASTER BATH



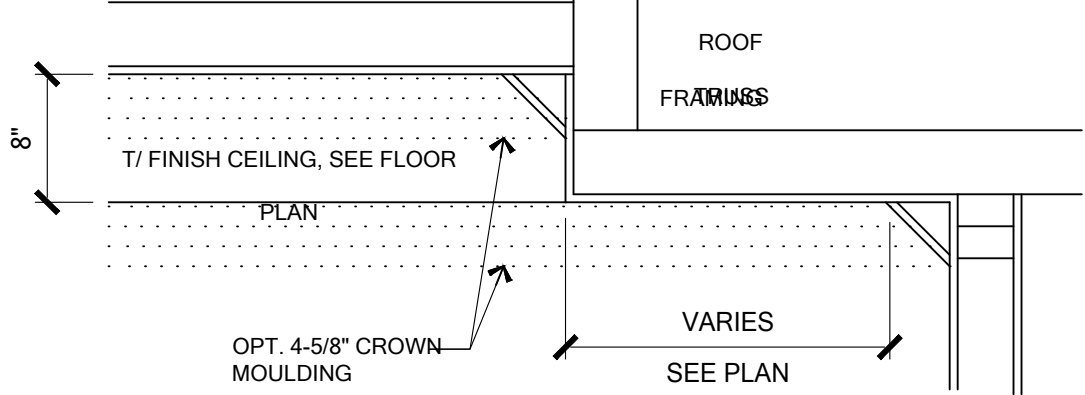
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OPT. DELUXE MASTER BATH



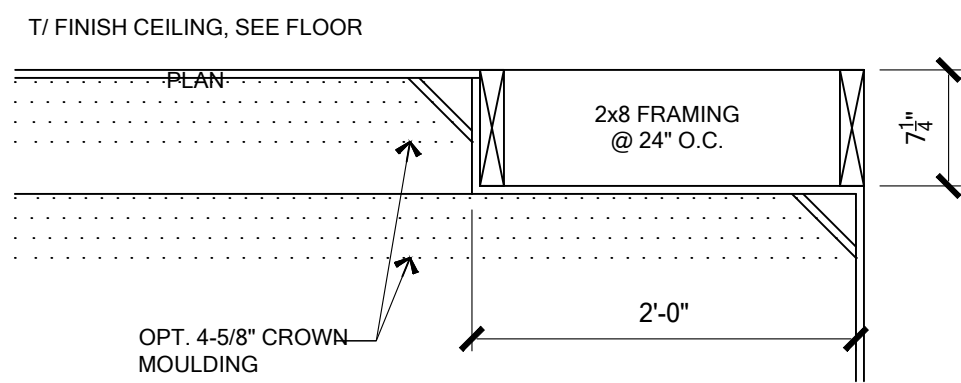
9
WET BAR



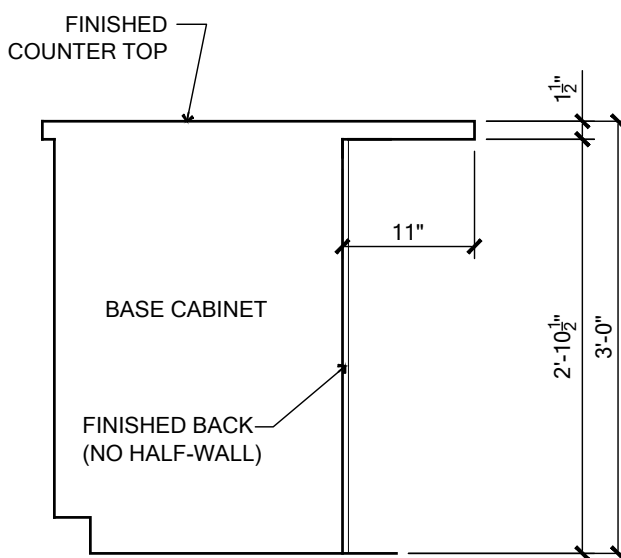
GOURMET KITCHEN PLAN
SCALE: 1/4" = 1'-0"



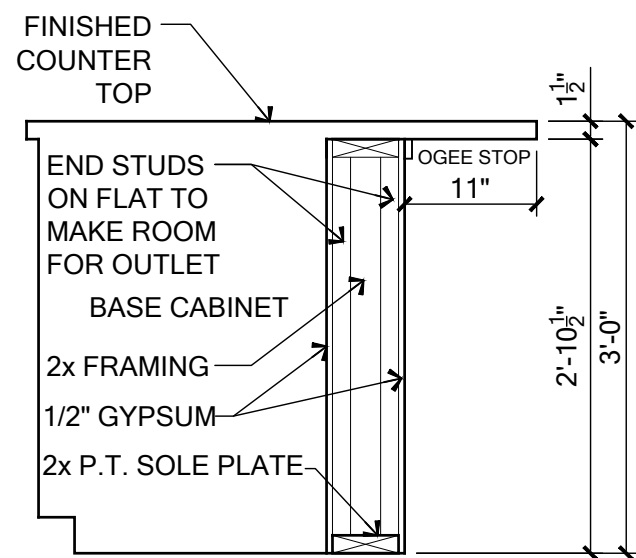
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'-0"



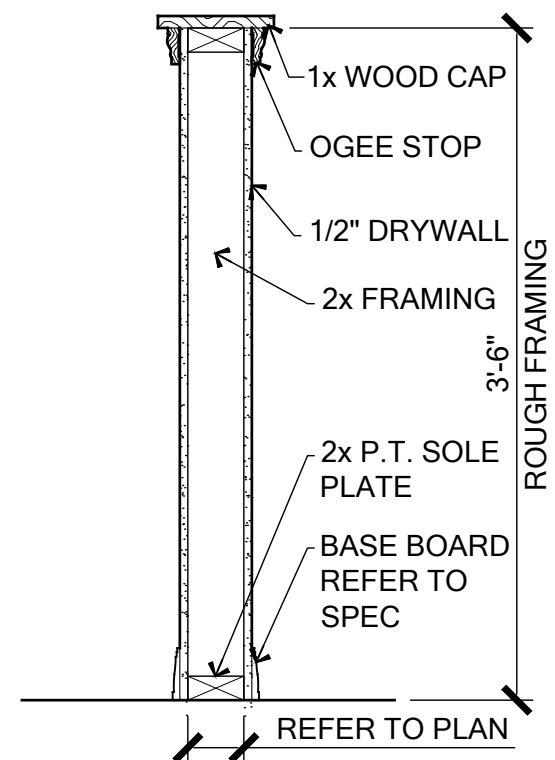
DROP DOWN TRAY CEILING
SCALE: 1" = 1'-0"



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



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



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

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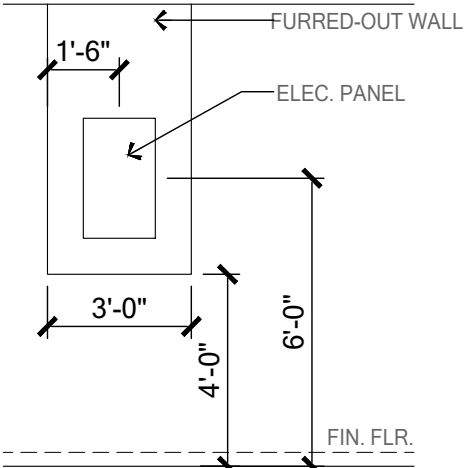
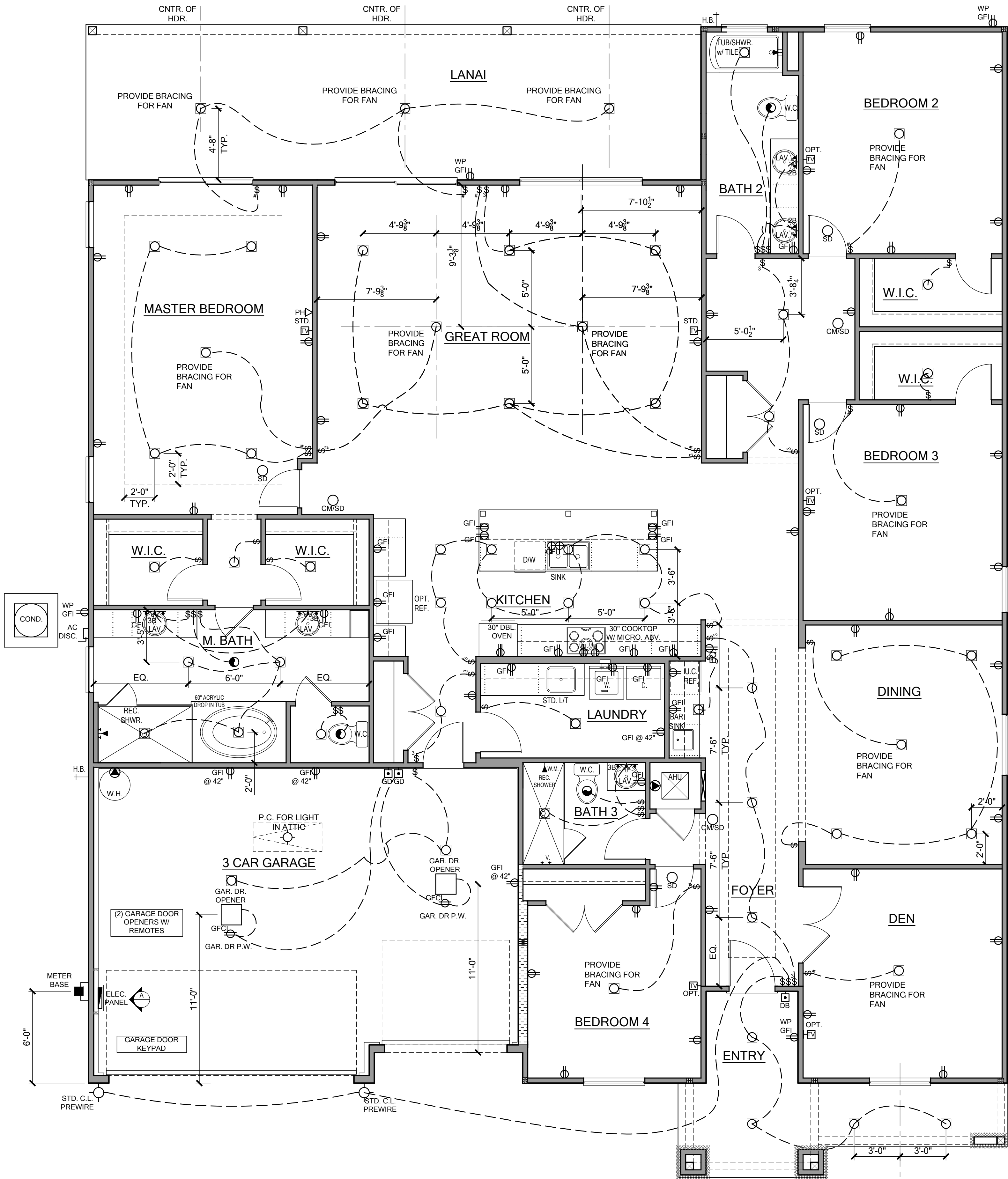
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3995 West First Street
Sanford, FL 32771
(407) 302-9871

CARLOS DAVILA 1/17/2025

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Livorno	Elev - J	
Lot:	6	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Reference No. Sheet:	25-00449		
	6.0		
	INTERIOR ELEV		
			Renaissance Series



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

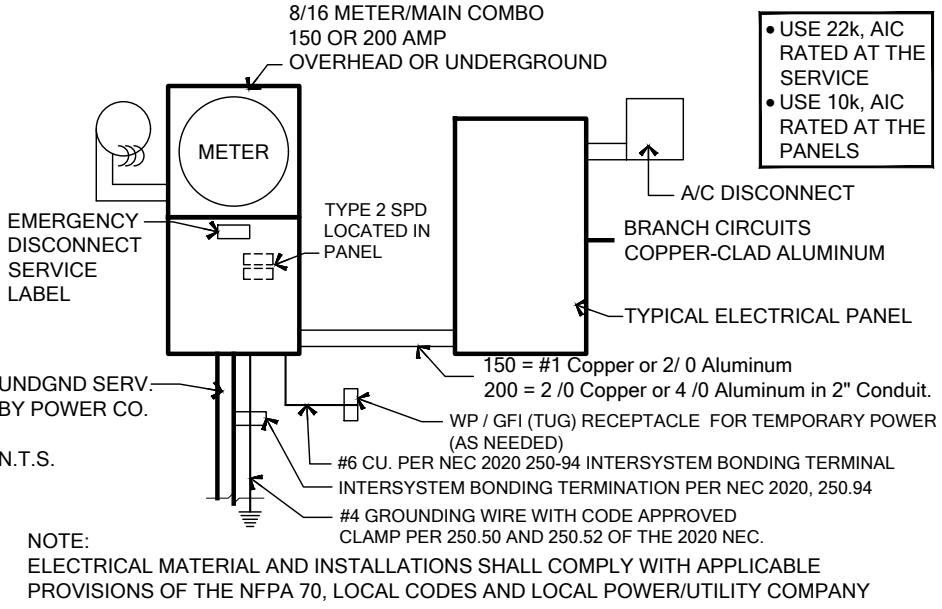
ELECTRICAL LEGEND

POWER SYMBOLS		
	WP	WEATHER PROOF
	VP	VAPOR PROOF
	GF1	GROUND FAULT INTERRUPT
	A	ARC FAULT INTERRUPT
	48	MOUNTING HEIGHT
	GDO	GARAGE DOOR OPENER
	PS	PULL STRING
		MOTOR
		BATH FAN
		BATH FAN AND LIGHT COMBINATION
		SINGLE POLE SWITCH
		THREE WAY SWITCH
		SPECIAL PURPOSE
		DISCONNECT
		ELECTRIC PANEL
		METER BASE

LIGHTING SYMBOLS		
		2 FLOUR. SINGLE BULB
		4' FLOUR. SINGLE BULB
		4' FLOUR. DOUBLE BULB
		4' FLOUR. WRAP
		ROPE LIGHTING
		SCONCE LIGHT
		EXIT LIGHT SIGN

LOW VOLTAGE SYMBOLS		
		PUSH BUTTON / DOOR BELL
		DATA OUTLET
		THERMOSTAT

ELECTRICAL RISER DIAGRAM



- Notes:** unless otherwise noted.
- Electrical outlet heights as measured from finished floor to centered line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 1. Kitchen 44" AFF GFIs AT Front Entry 24" AFF
 2. Bathroom 39" AFF Door Bell Push Button 44" AFF
 3. Laundry Room 36" AFF Thermostat 60" AFF
 4. Exterior Waterproof 12" AFF To Chandelier Bottom 66" AFF
 5. Garage General Purpose 42" AFF Microwave Outlet 80" AFF
 6. Range 2" AFF Vented Hood 80" AFF
 7. All trim plates and devices to be ganged, where possible.
 8. Electrical switches to be at 42" centerline above finished floor.
 9. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 10. 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.
 11. 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.
 12. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 13. 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.
 14. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 15. Keep all smoke detectors minimum of 36" from bathroom doors.
 16. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 17. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 18. 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.
 19. 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.
 20. 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.
 21. 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).
 22. All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

ELECTRICAL PLAN

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

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

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

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Livorno	Elev - J	
Lot:	6	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
DOB no.	9FC0601	Renaissance Series	
Reference No.	25-00449		
Sheet:	7.0		
ELECTRICAL			

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTES:

1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.

2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.

3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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

Care and Maintenance:

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

CARLOS DAVILA

1/17/2025

METAL LATH ATTACHMENT DETAIL

REV. 09.24.21SCALE: 3/4" = 1'-0"

"DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH"

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT AND A MAXIMUM WATER/CEMENT RATIO OF 0.52.

2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.

3. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EA. WAY.

4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.

6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A615, ASTM A706, OR ASTM A996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. STEEL WIRE OR PLASTIC SUPPORTS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/1.1.

7. HIGH STRENGTH USP CIA-GEL, 7000-C ANCHORING. EPOXY ADHESIVE BINDER WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.

8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

WOOD CONSTRUCTION

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.

2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.

3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.

4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.

5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.

6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, OR MASONRY SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.

8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
MICROLAM (LVL) BEAMS: 2.0E Fb = 2600 PSI
GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN.

9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
WALL SHEATHING: 7/16" STRUCTURAL OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE 1) MINIMUM OF 18" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.

10. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1-1/2" LONG, 11 GAUGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAUGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

STRUCTURAL STEEL

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

2. STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL

UPLIFT CONNECTORS

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

GYPSUM BOARD

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

CARLOS DAVILA

1/17/2025

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/ NO STORAGE	50			
* ATTICS W/ HEAVY STORAGE (NON-CONCURRENT)	10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

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

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

DEFLECTION CRITERIA

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

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

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

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

GENERAL PRESSURE NOTES

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

Forest Cove

Garage Side: Left

Plan Name: Livorno

Elev - J

Block: 6

Address: TBD SW Cadence Glen Lake City, FL 32024

9FC0601

Renaissance Series

Reference No. 25-00449

Sheet: SN

STRUCT NOTES

01/20/2025

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

CA No. 9161AA26003115

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

100% Employee Owned

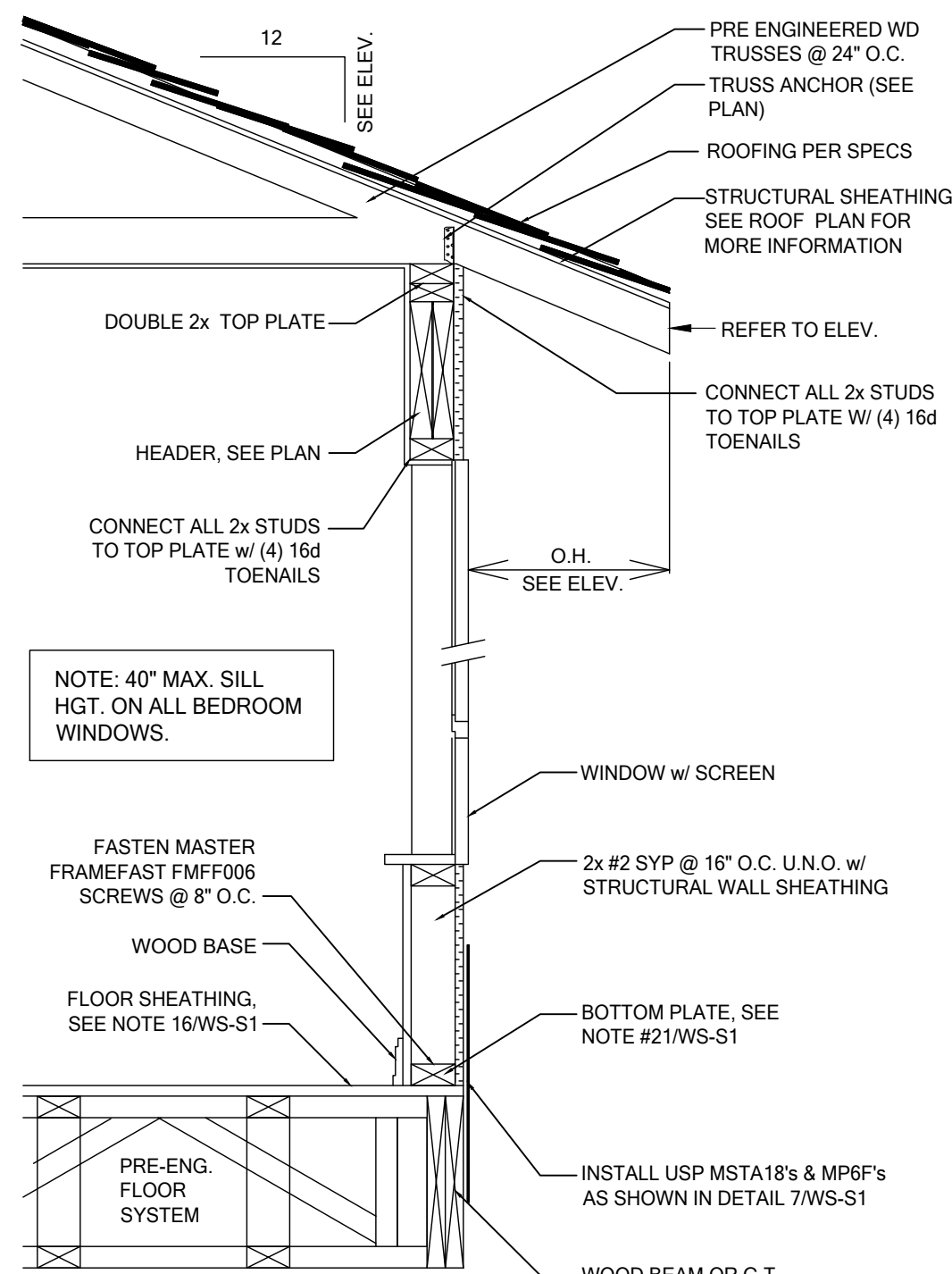
myTSGhome.com

MARONDA Home

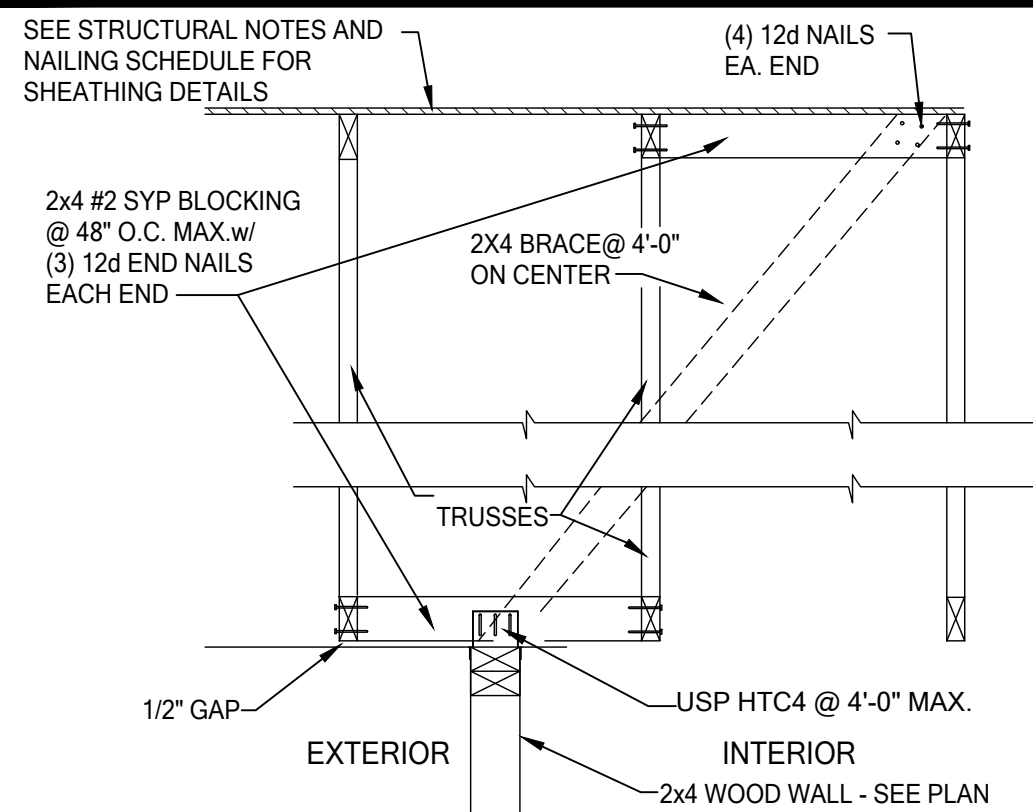
3999 West First Street

Sanford, FL 32771

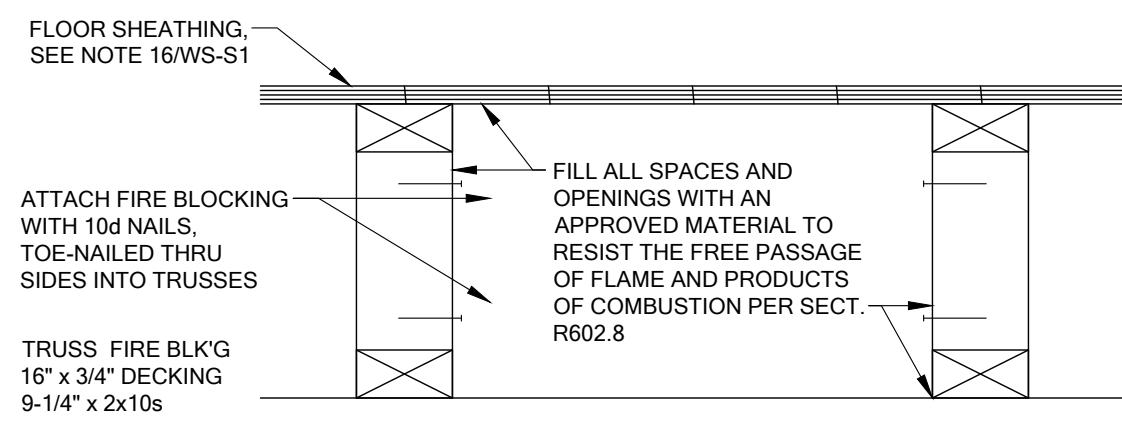
(407) 302-9871



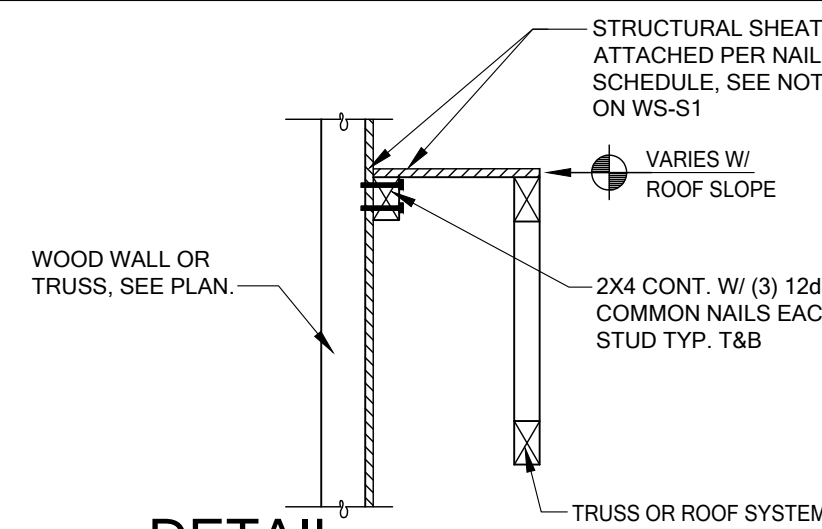
DETAIL
WF31 TYPICAL WALL SECTION
SCALE: N.T.S.



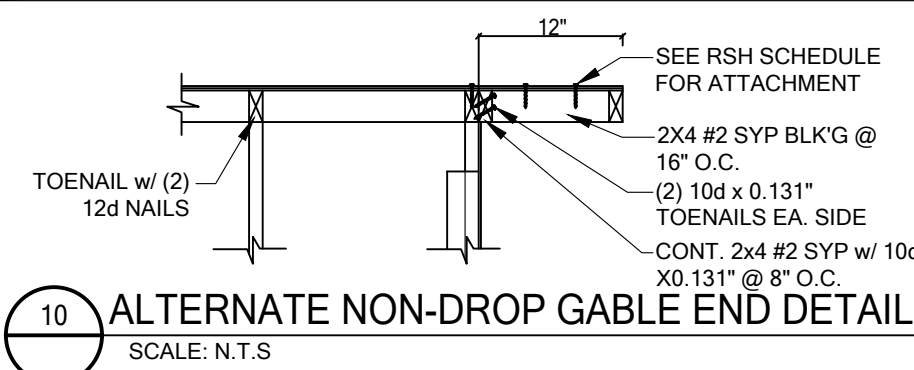
TB14 NON-BRG. EXTERIOR WALL
SCALE: N.T.S.



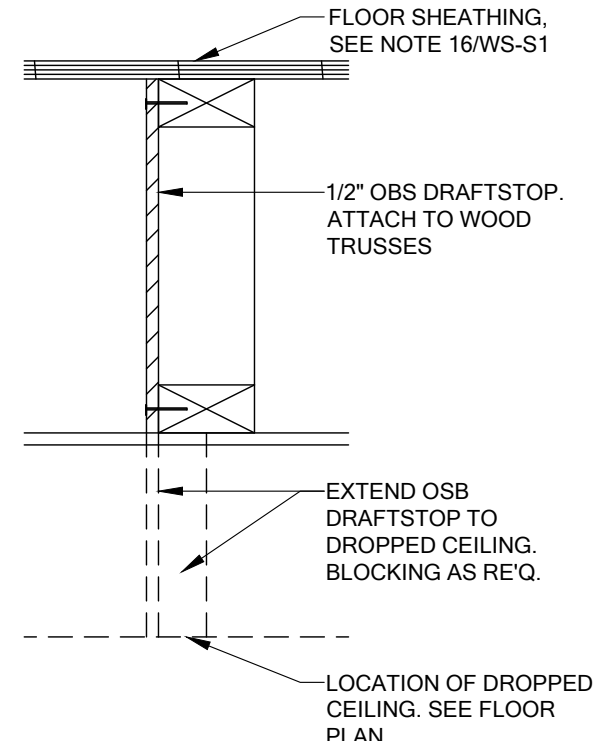
3 TRUSS FLOOR DETAIL
SCALE: N.T.S.



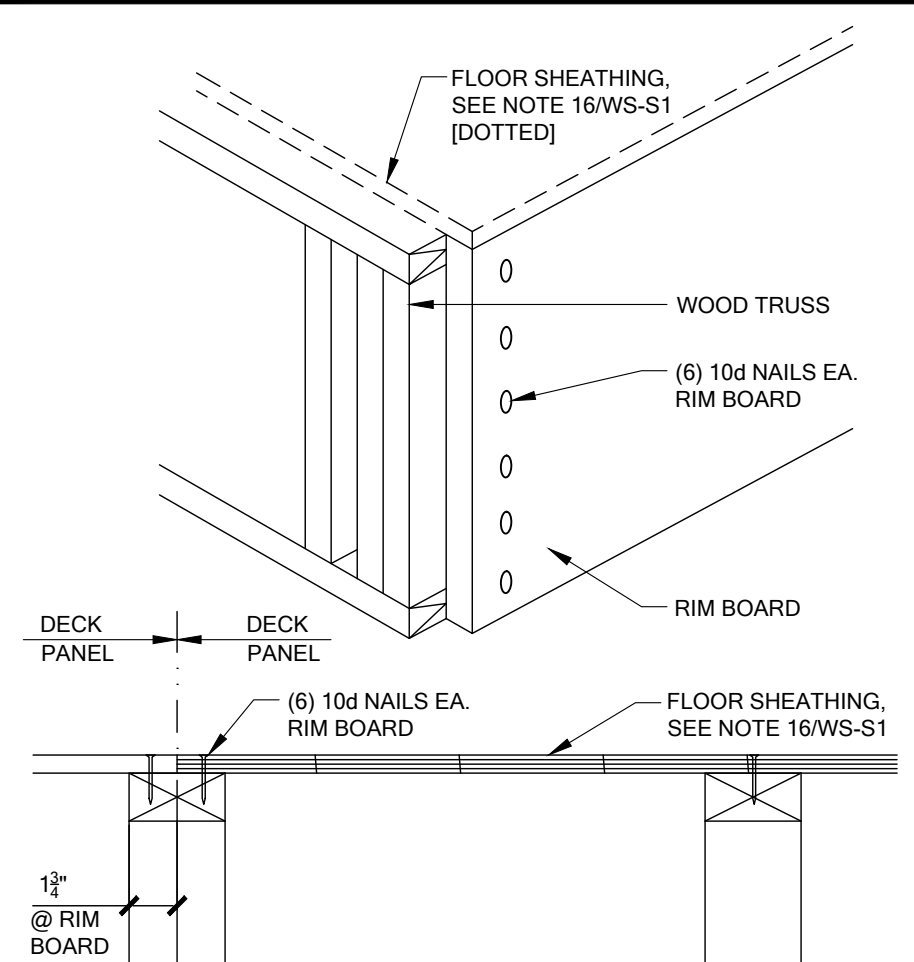
8 DETAIL
SHEAR TRANSFER EXTERIOR WALL
SCALE: N.T.S.



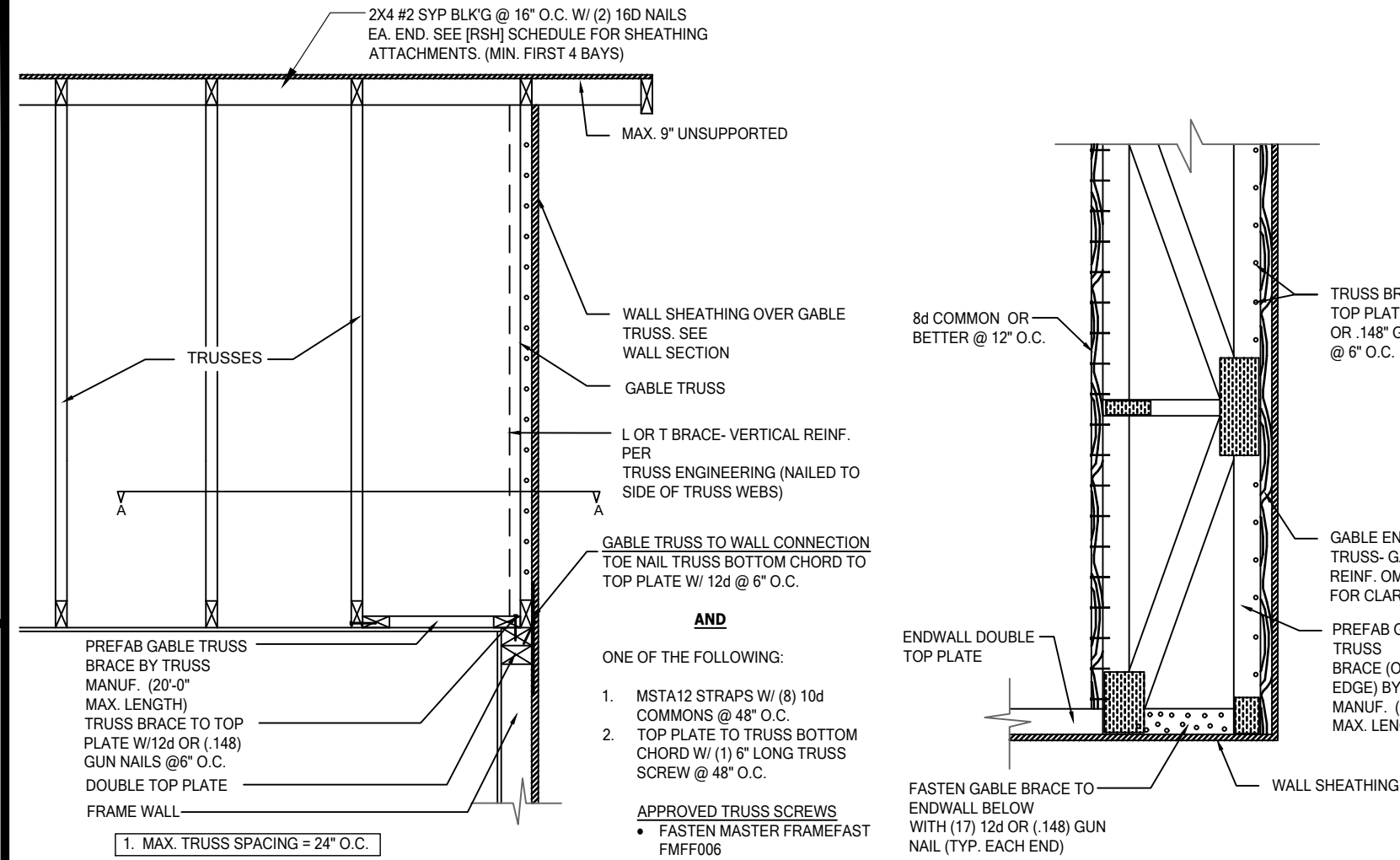
10 ALTERNATE NON-DROP GABLE END DETAIL
SCALE: N.T.S.



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

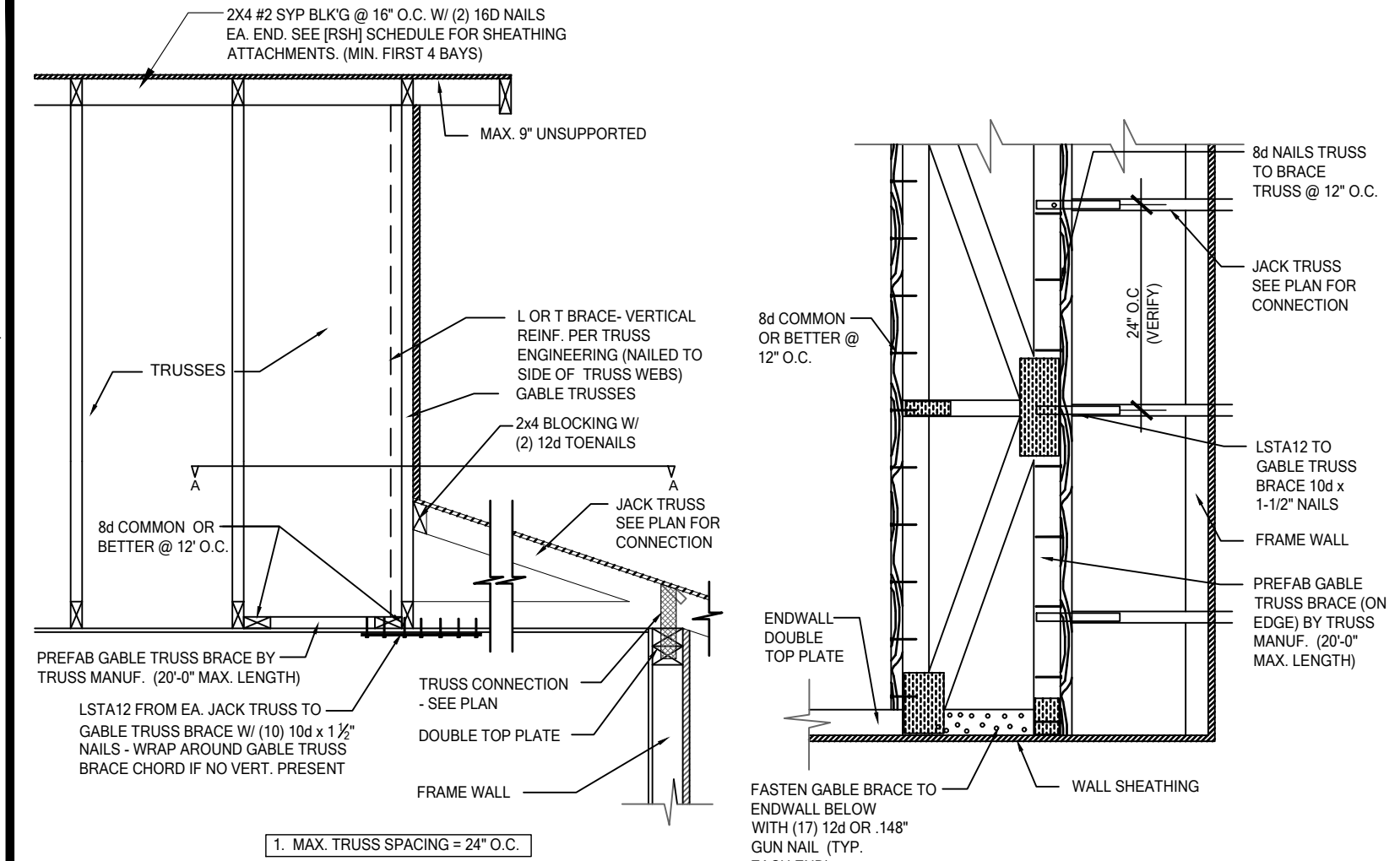


2 TRUSS FLOOR DETAIL
DECK CONNECTION @ PANEL JOINT
SCALE: N.T.S.



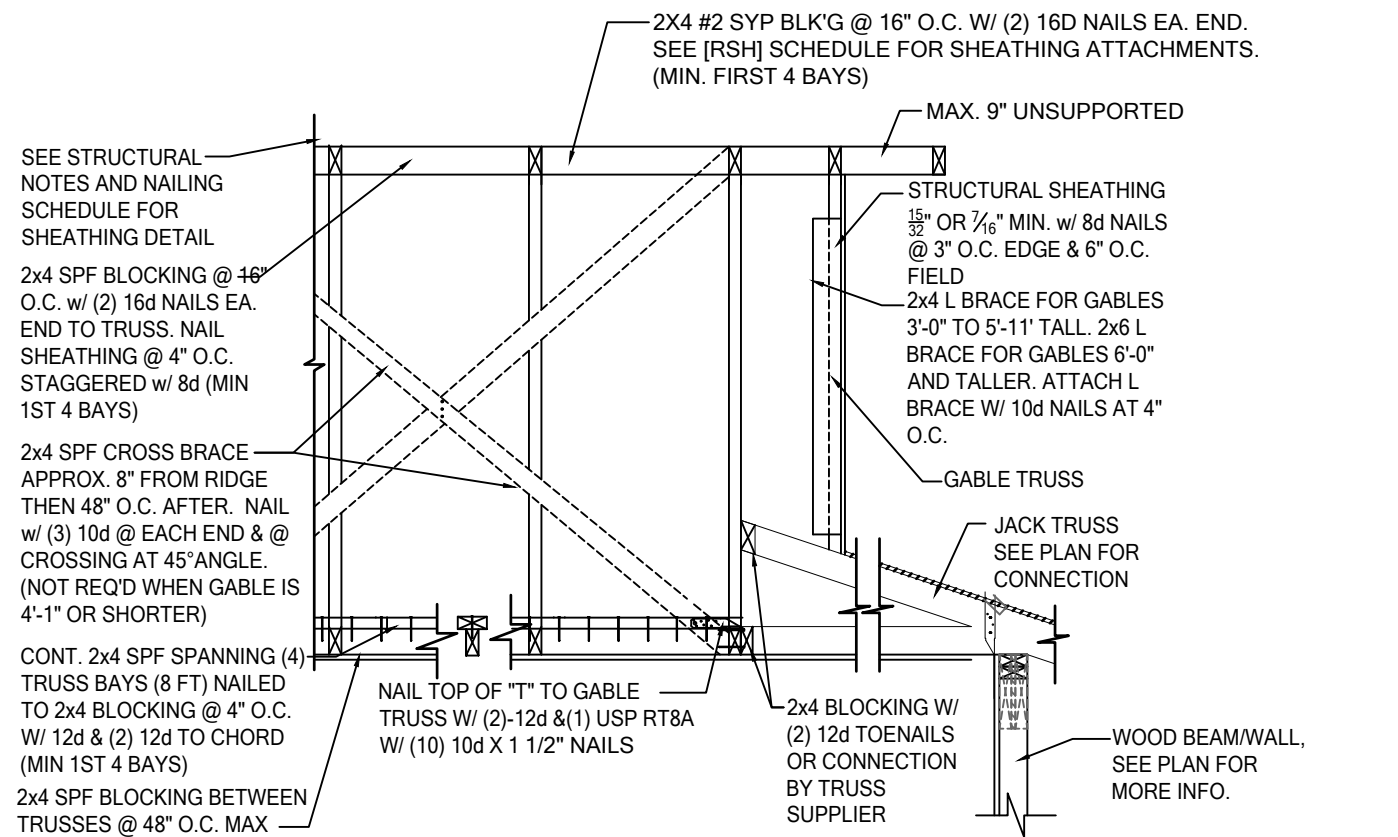
GE24 DETAIL
GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.

SECTION A-A @ TRUSS BRACING
PLAN VIEW

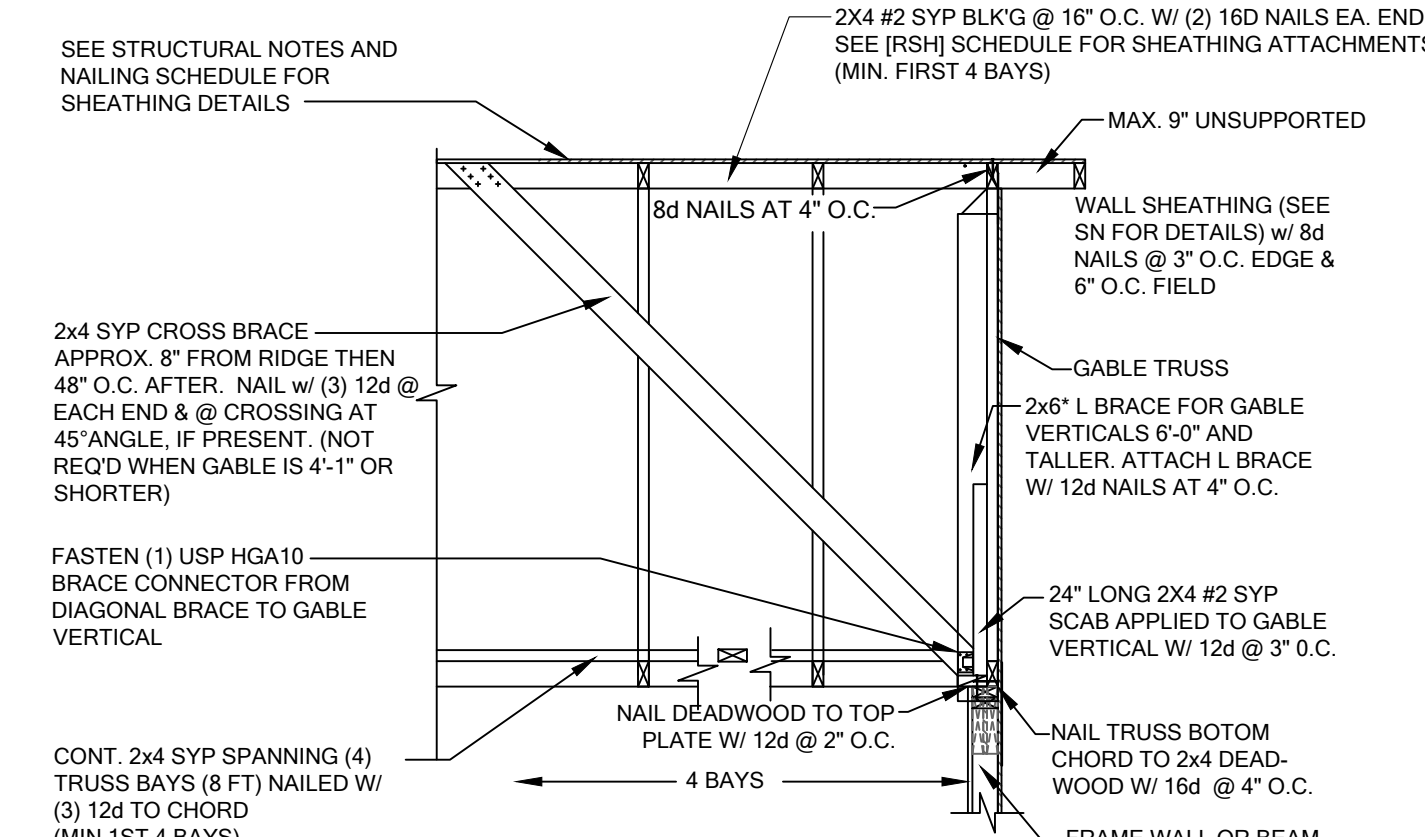


GE27 DETAIL
DUTCH GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.

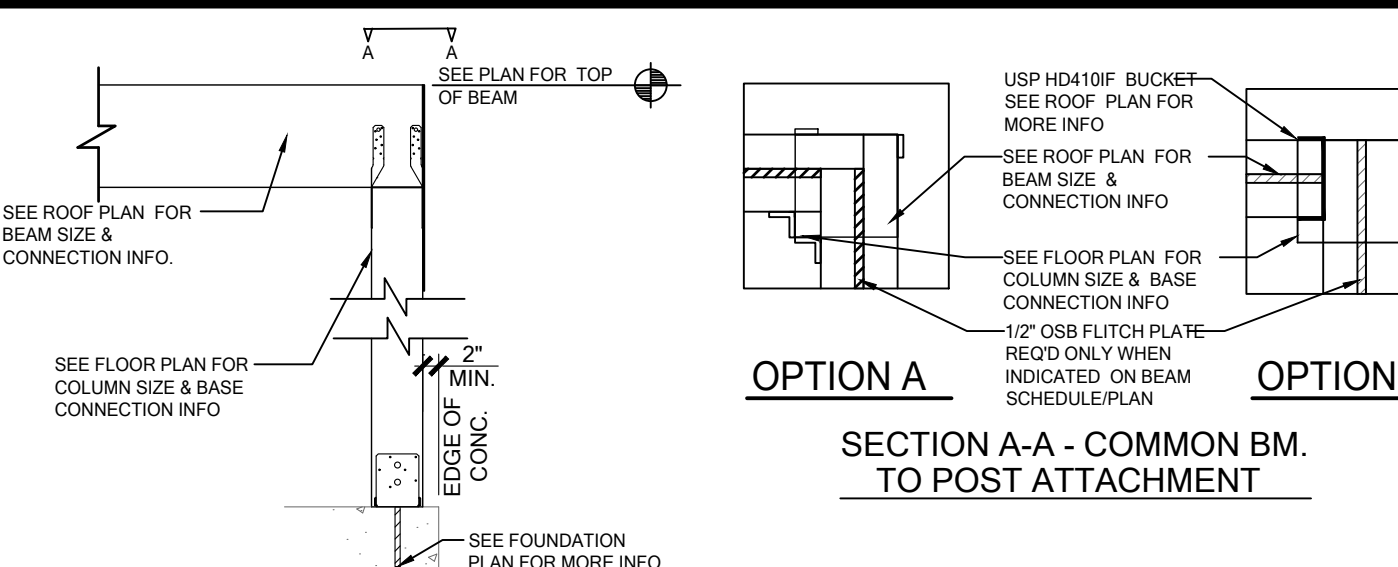
SECTION A-A @ TRUSS BRACING
PLAN VIEW



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

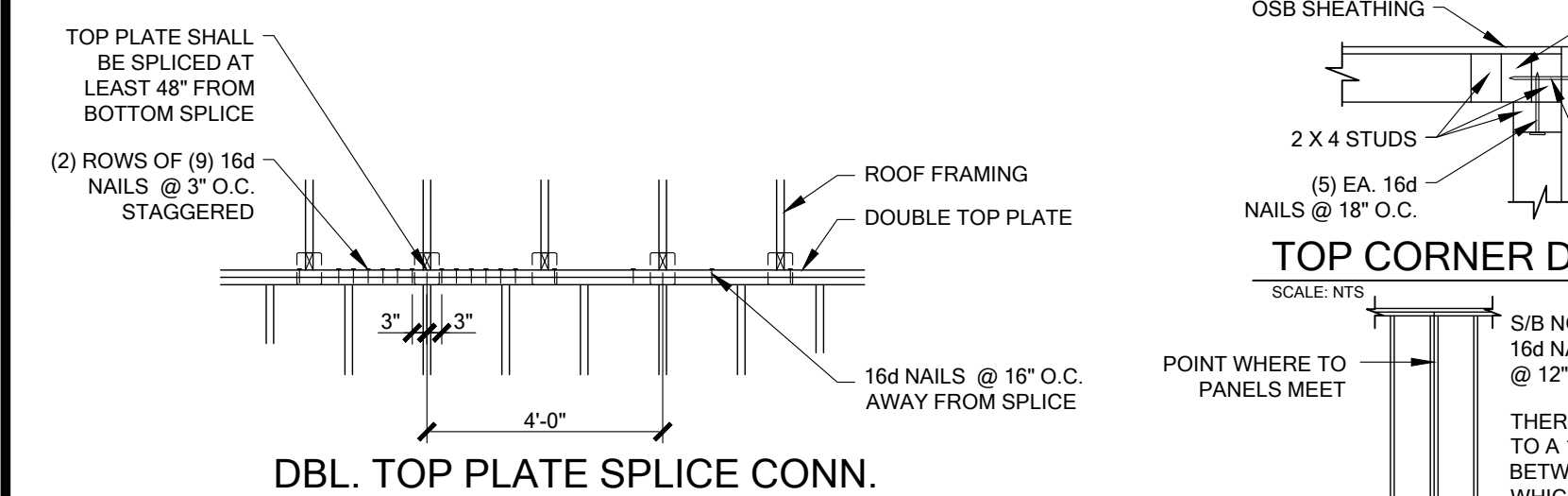


6 DETAIL
GABLE END WITHOUT VOLUME CEILING (FRAMING)
SCALE: N.T.S.

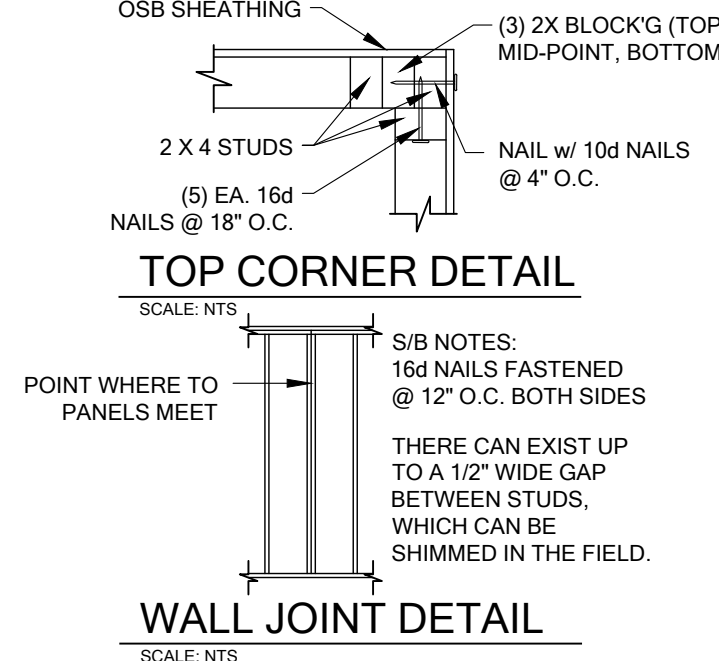


CD11 COMMON BM. ATTACHMENT
SCALE: N.T.S.

SECTION A-A - COMMON BM. TO POST ATTACHMENT

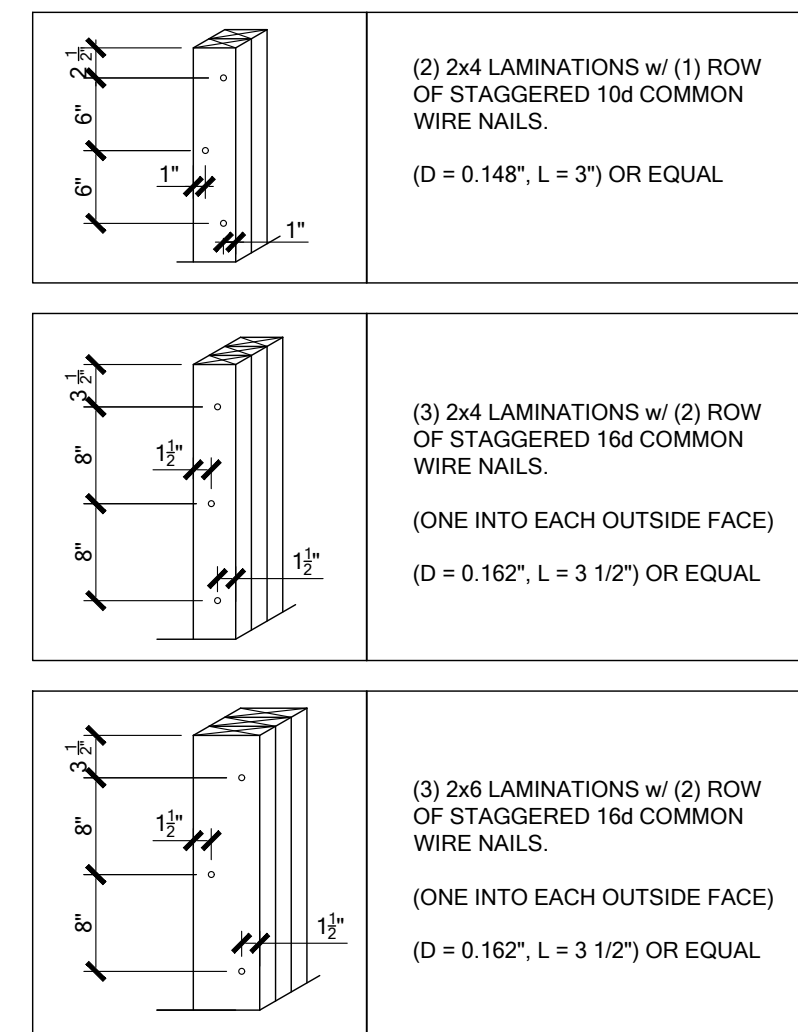


N WALL DETAILS
SCALE: N.T.S.



NOTES:
1 - ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDE OF COLUMN.
2 - ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION.
3 - FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL. (SPACE AS SHOWN FOR 3-PLY)
4 - REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION.

K STD. NAILING FOR BUILT-UP COLUMNS



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CA No. 9161 AA2603115



TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
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MARONDA James
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community: Forest Cove
Plan Name: Livorno
Garage Side: Elev - J
Left
Lot: 6
Block:
Address: TBD SW Cadence Glen
Lake City, FL 32024
Job No. 9FC00601
Renaissance Series

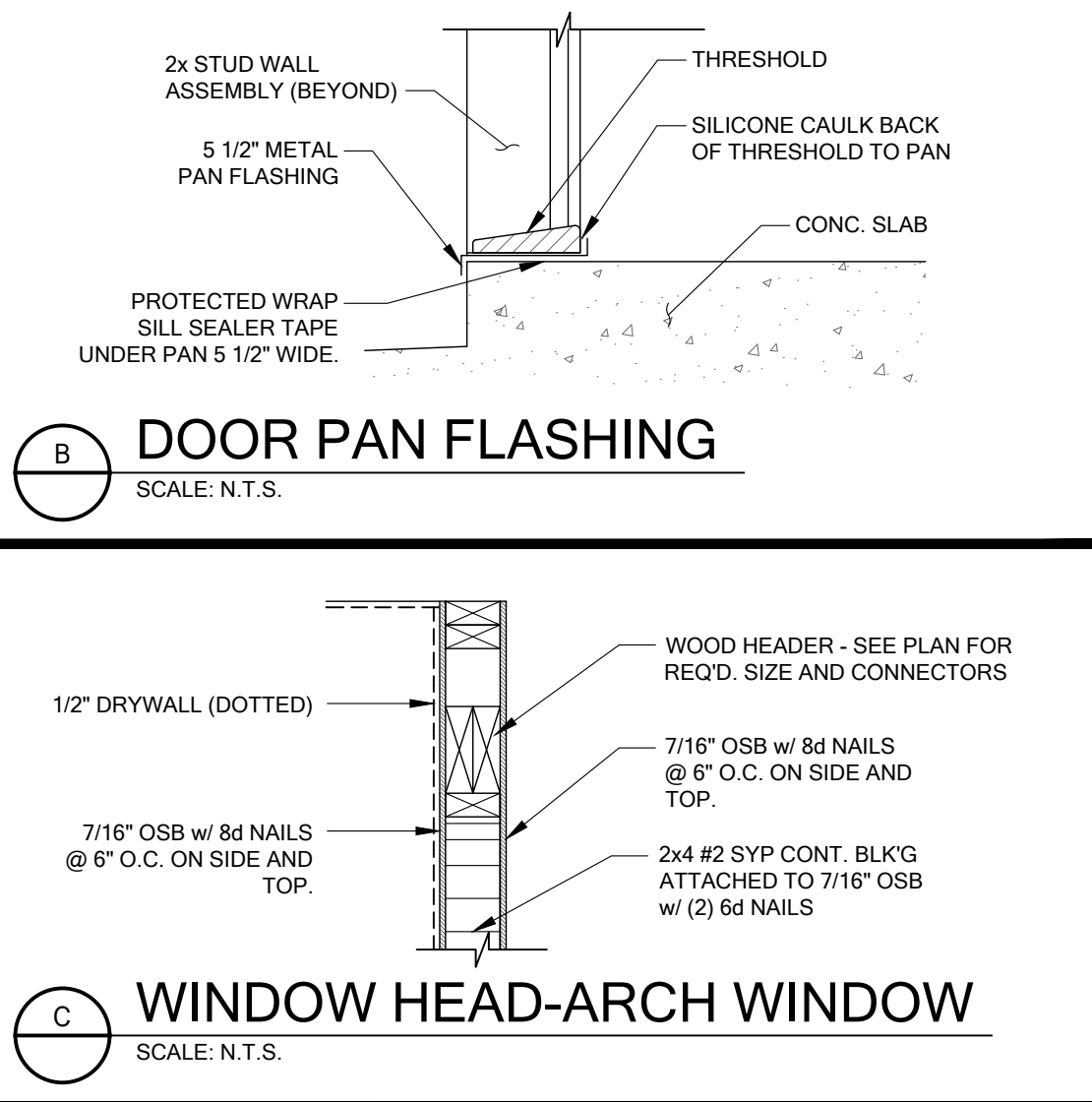
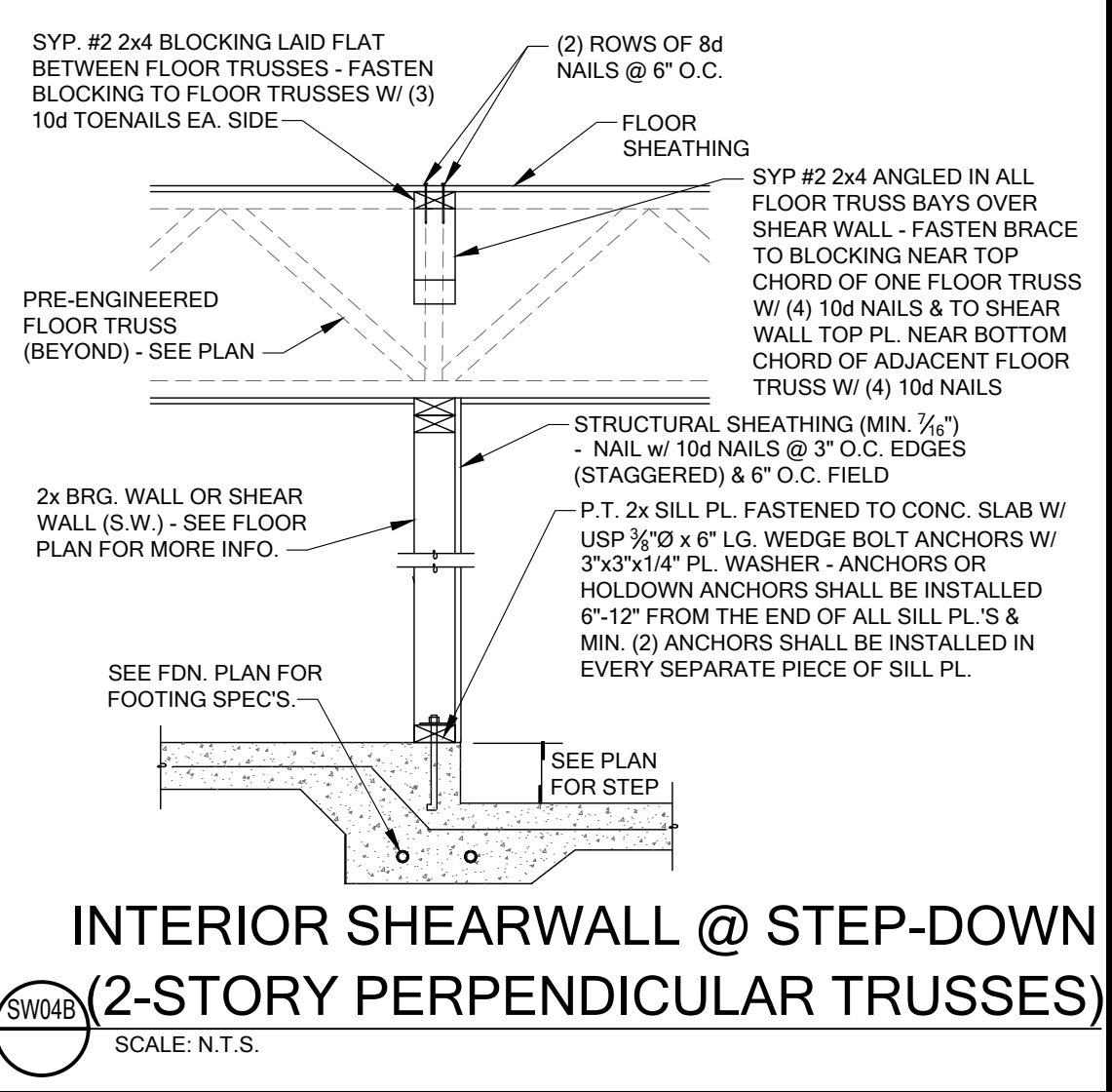
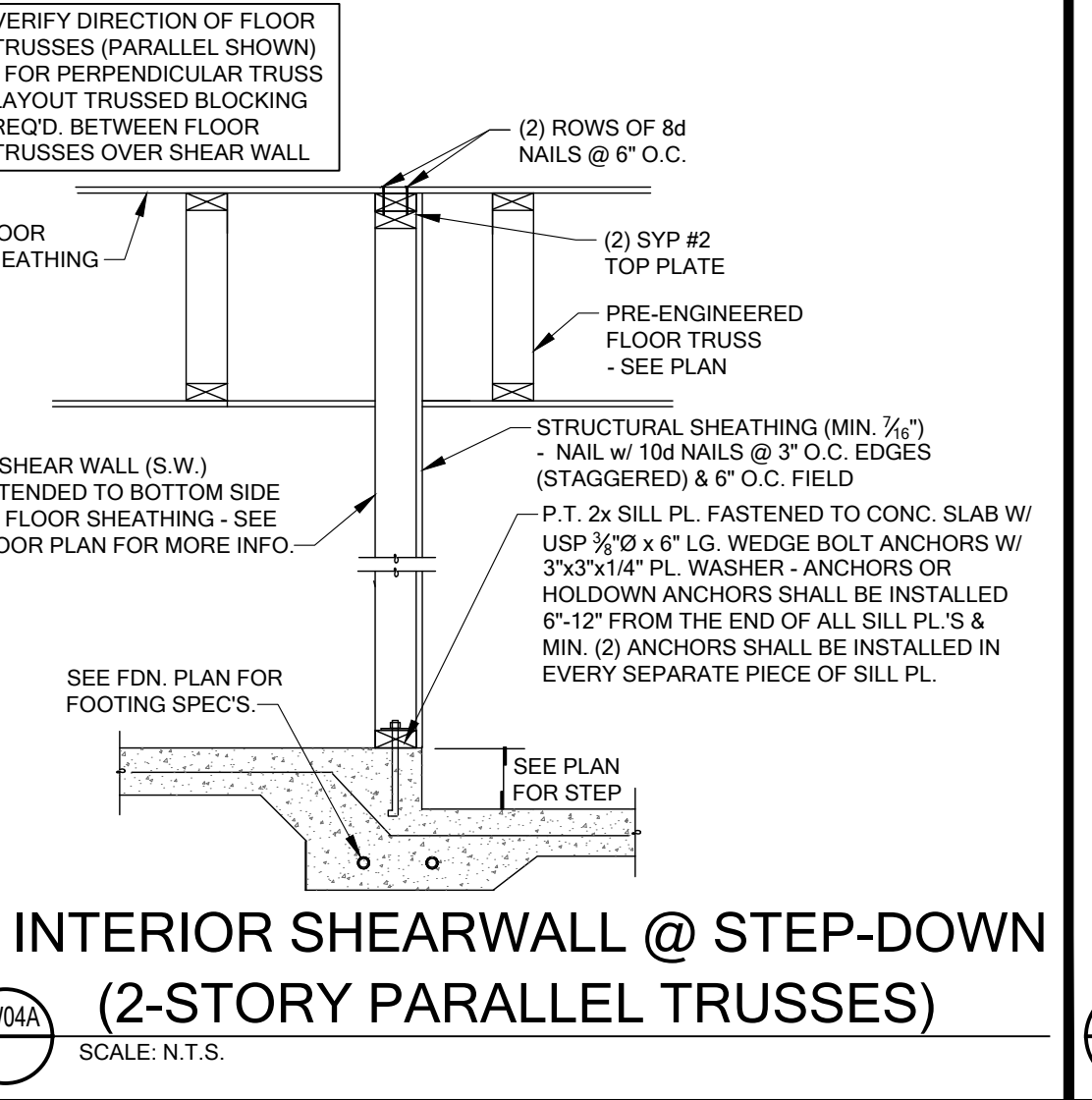
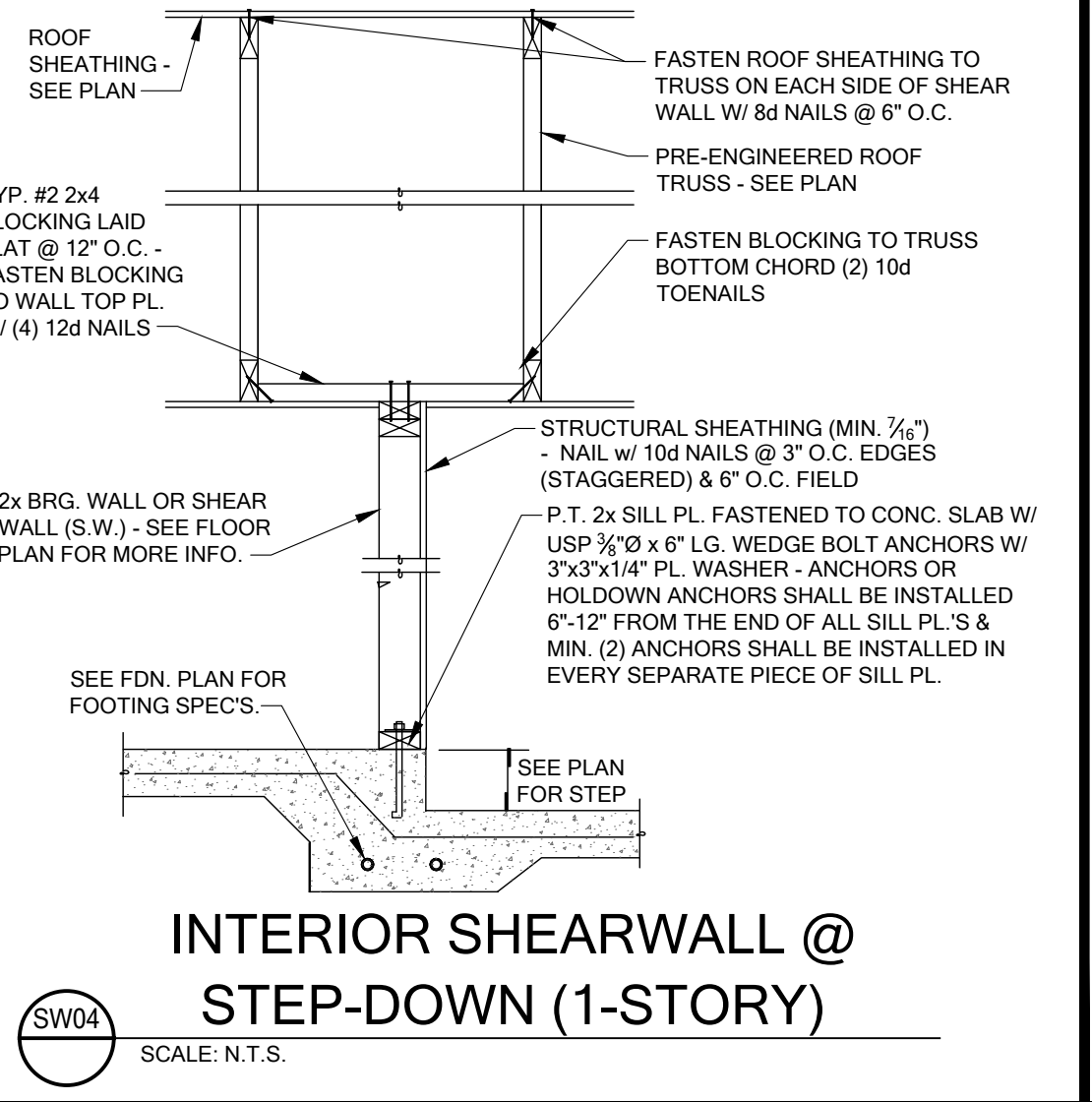
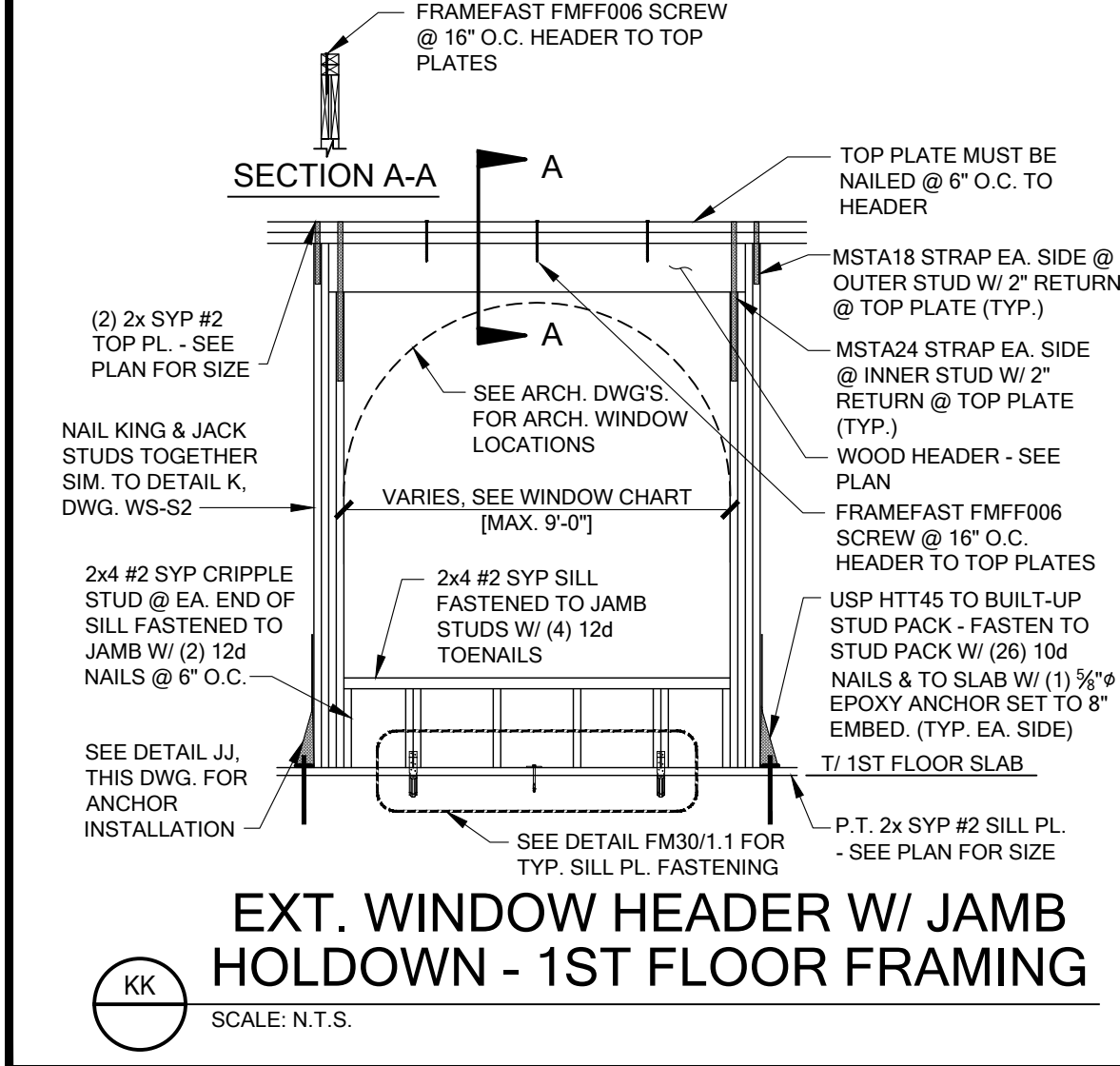
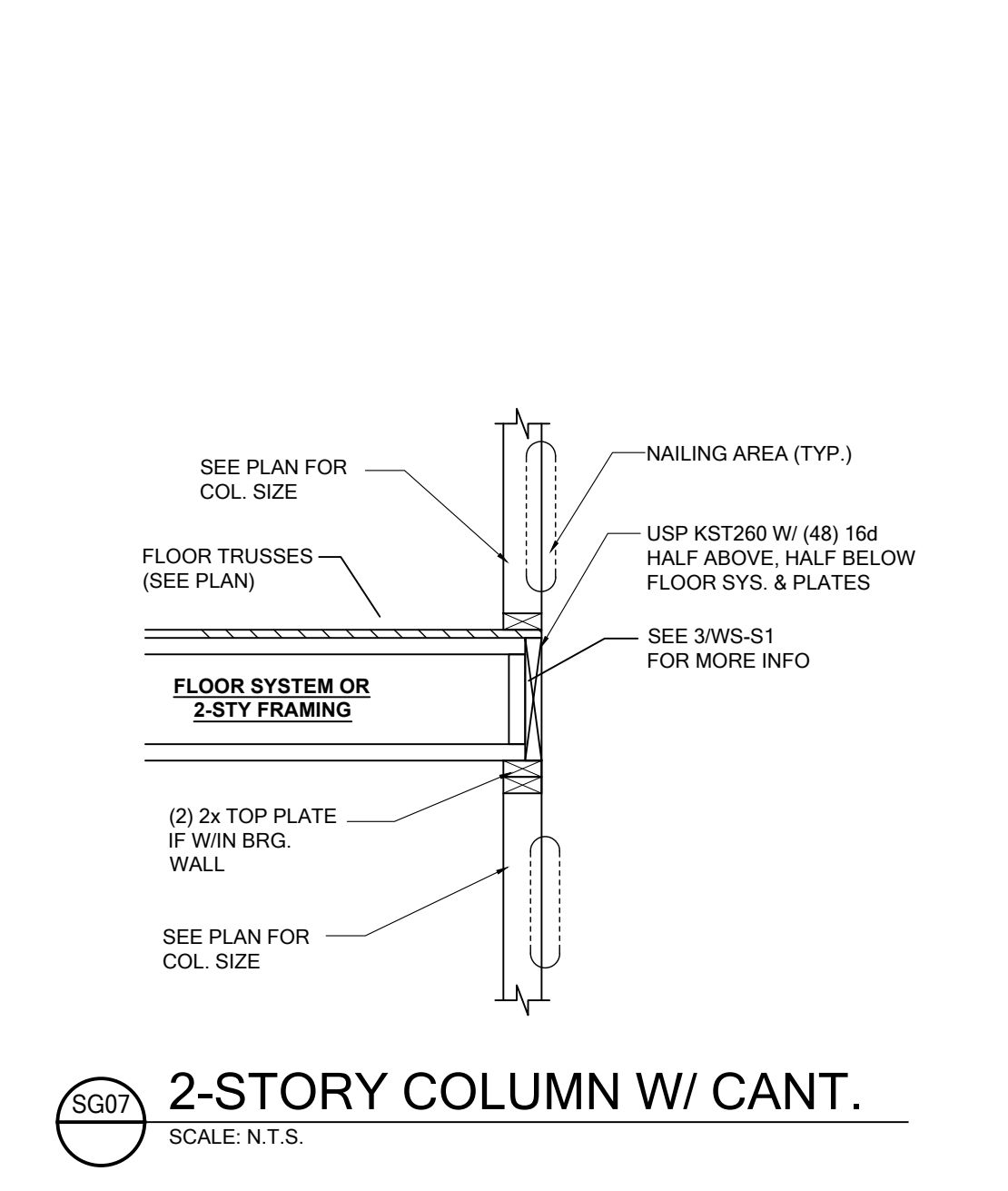
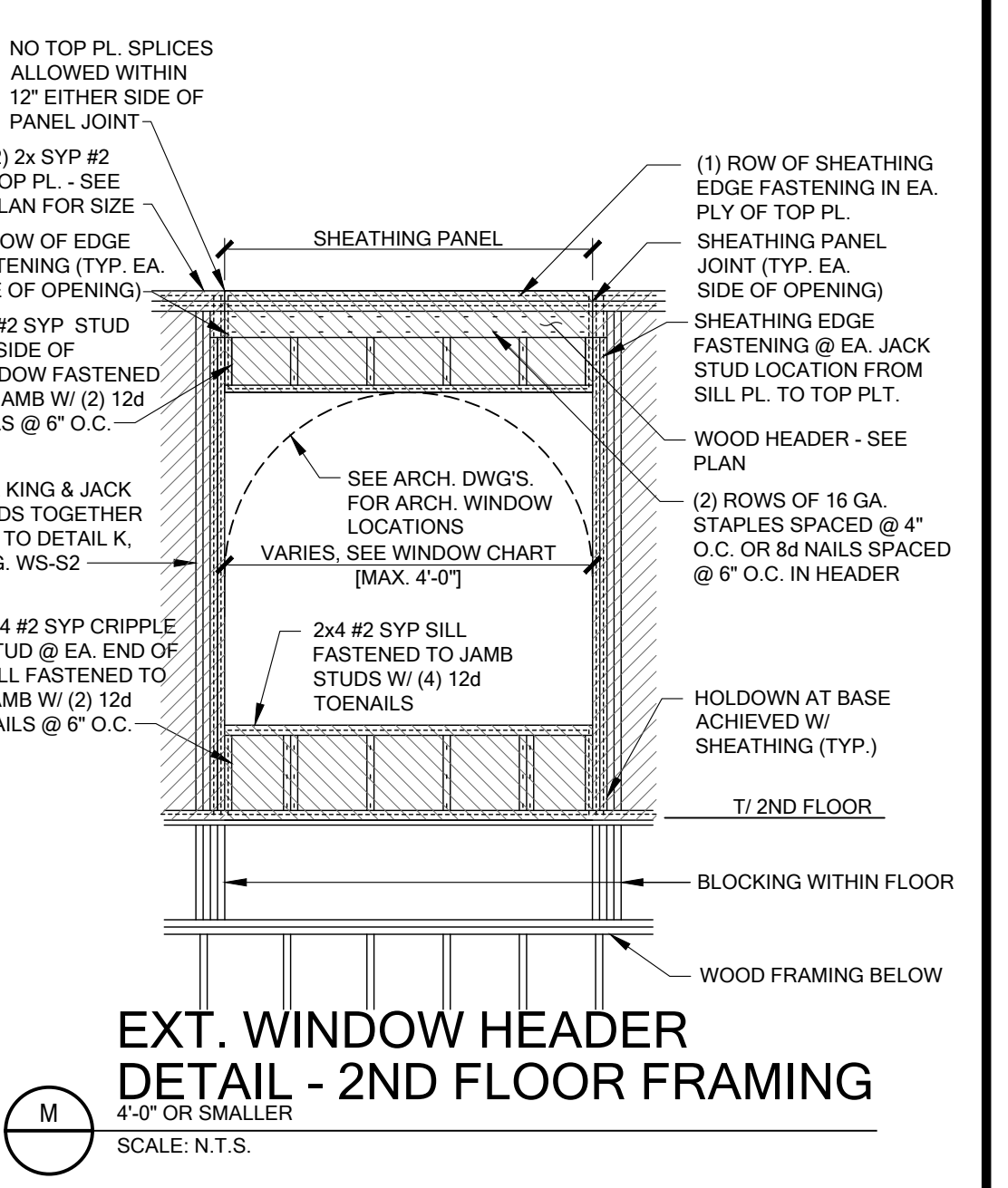
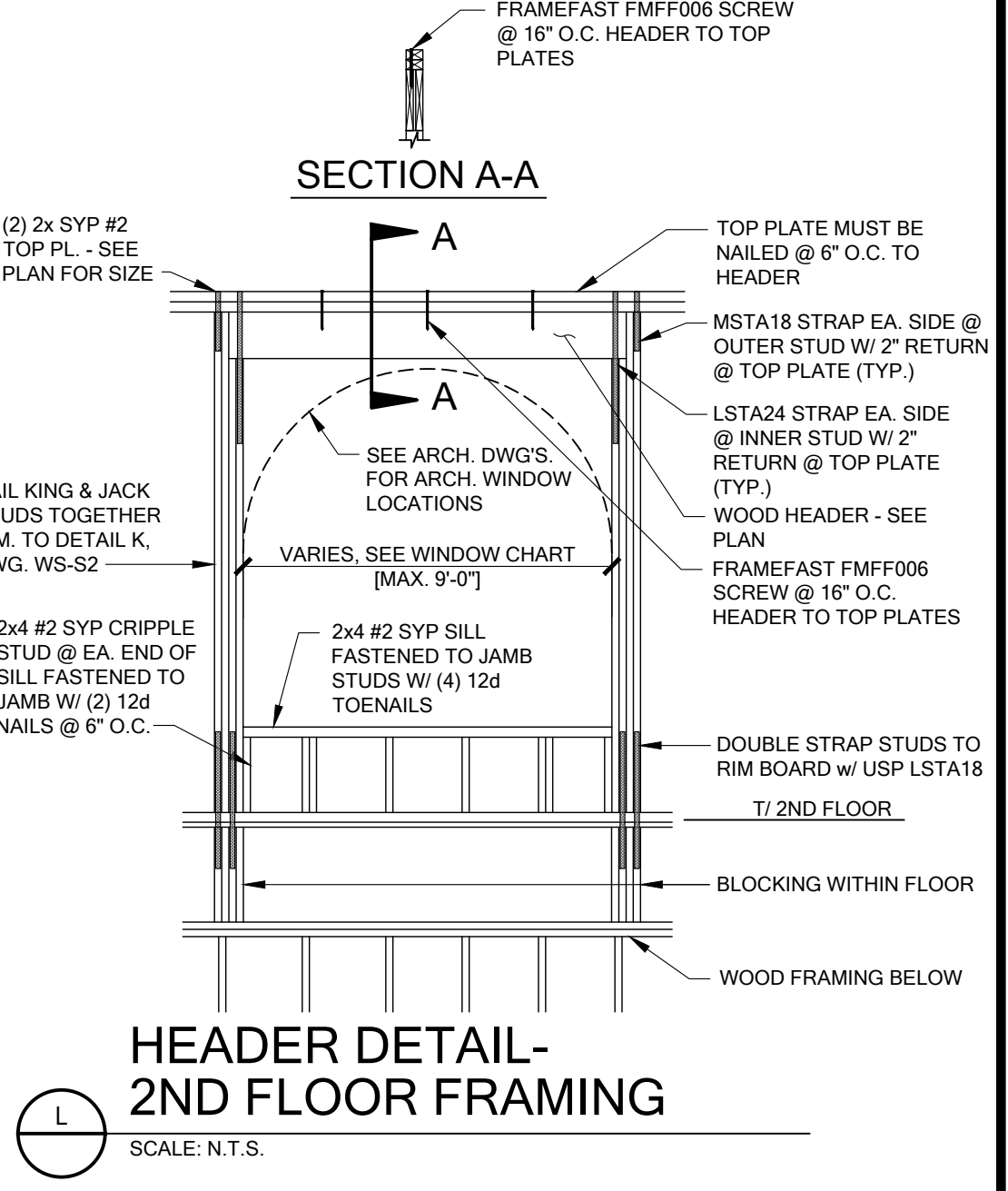
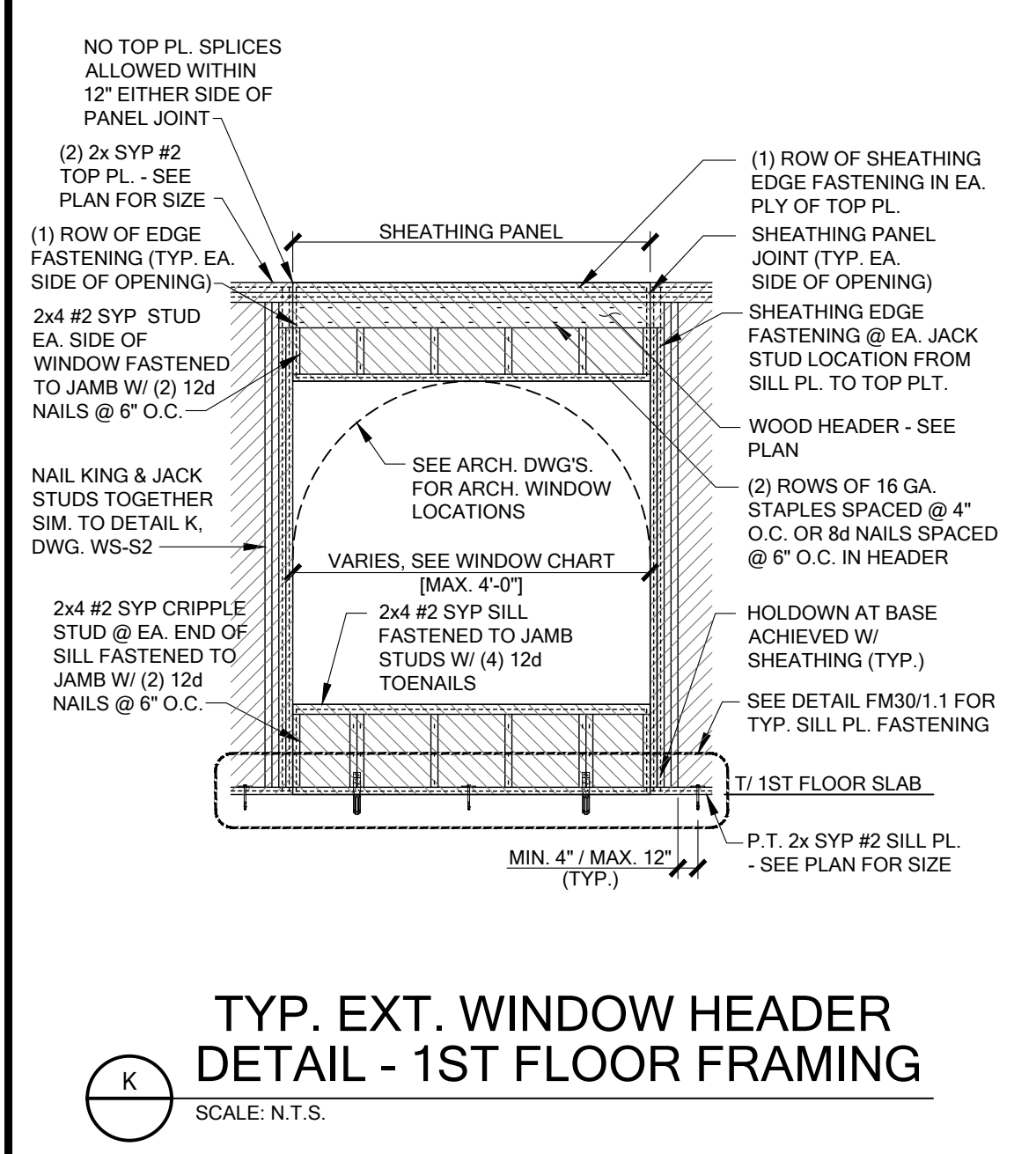
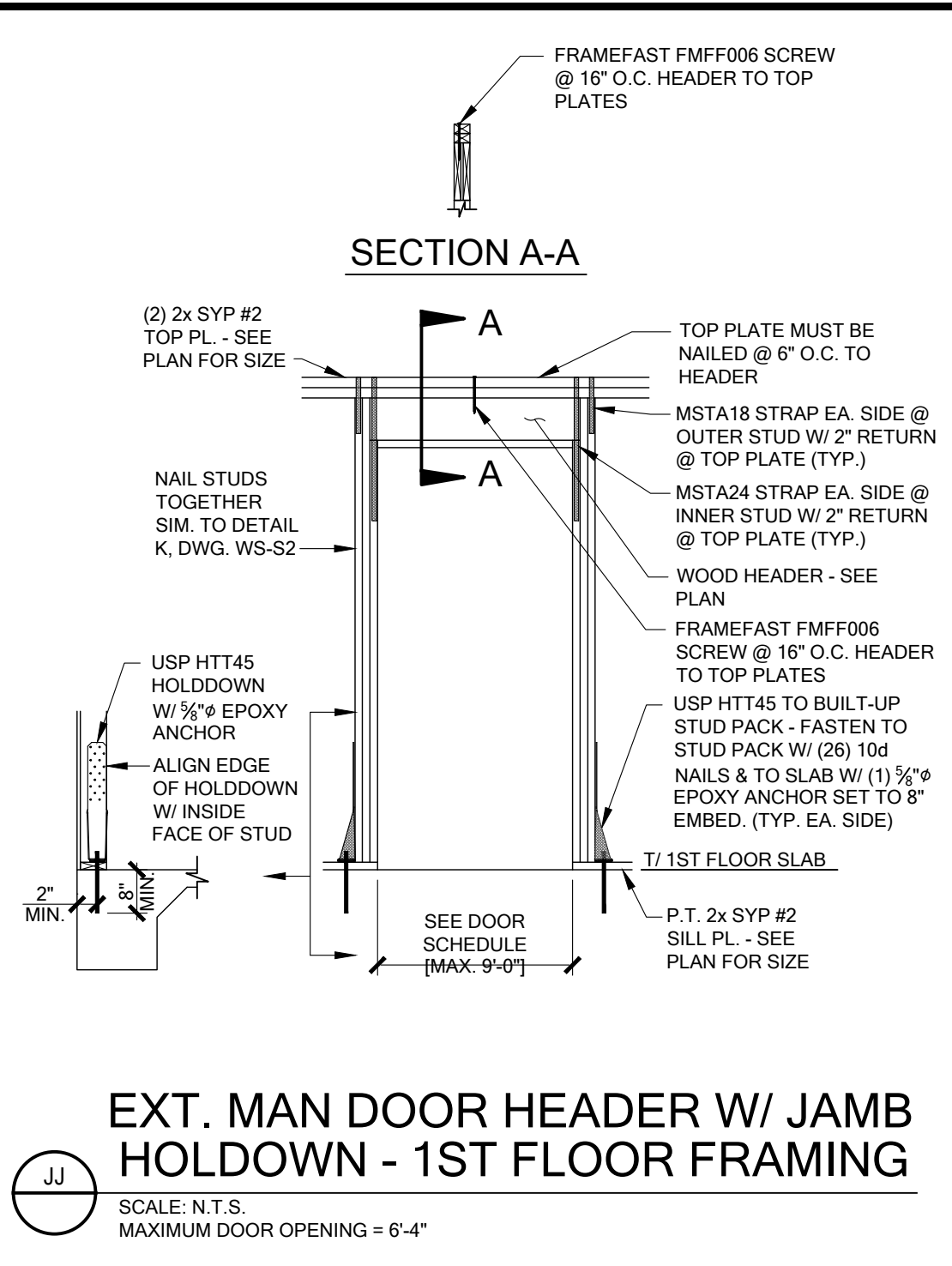
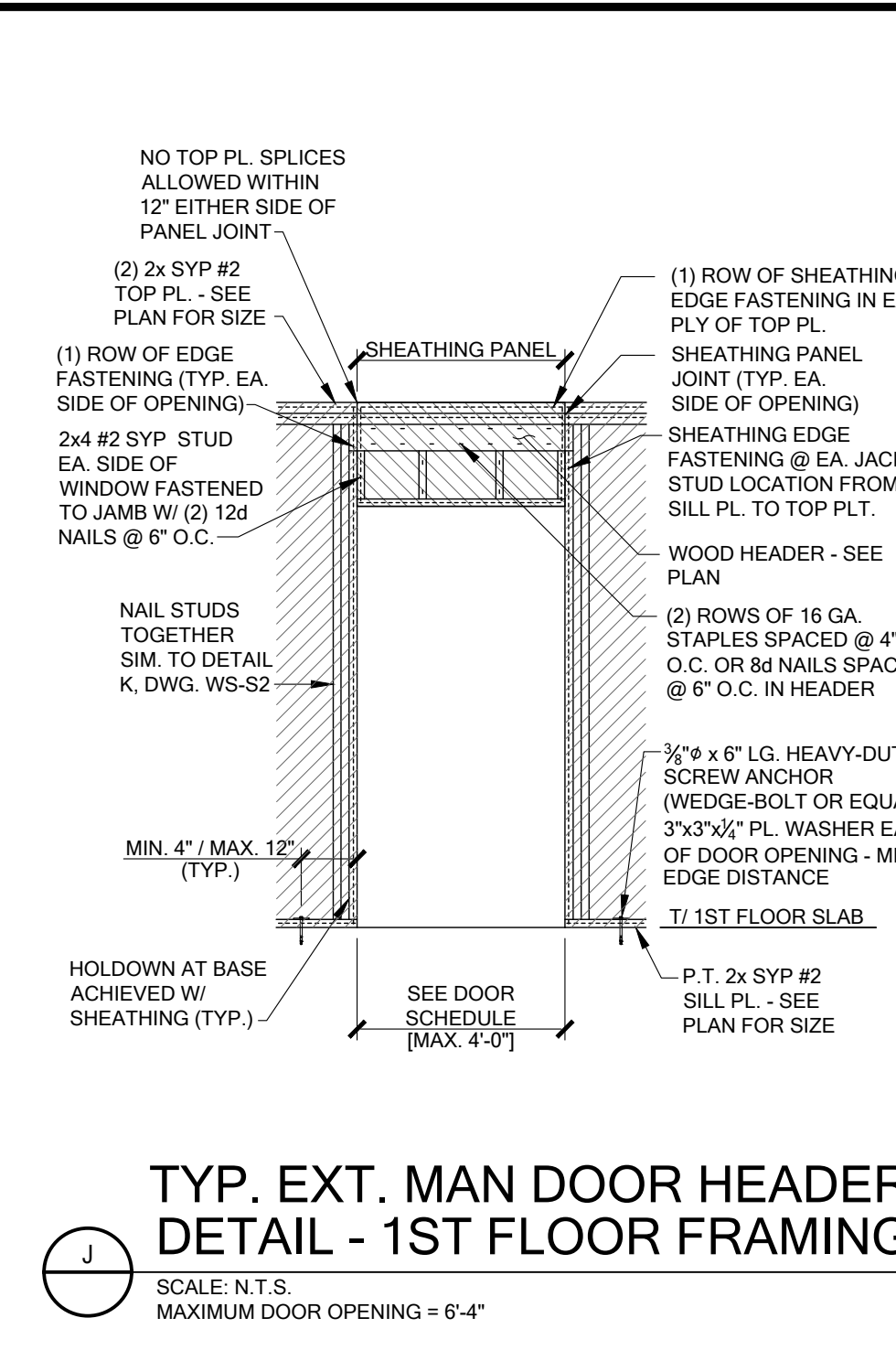
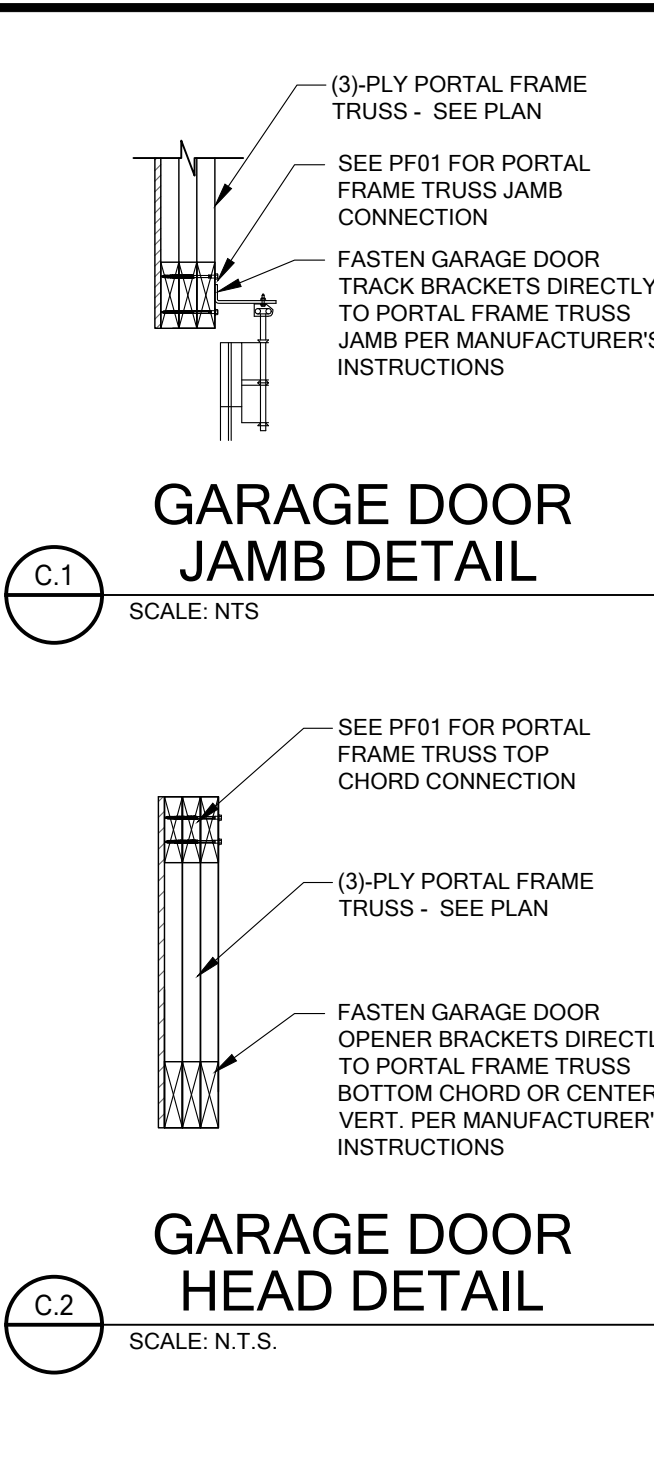
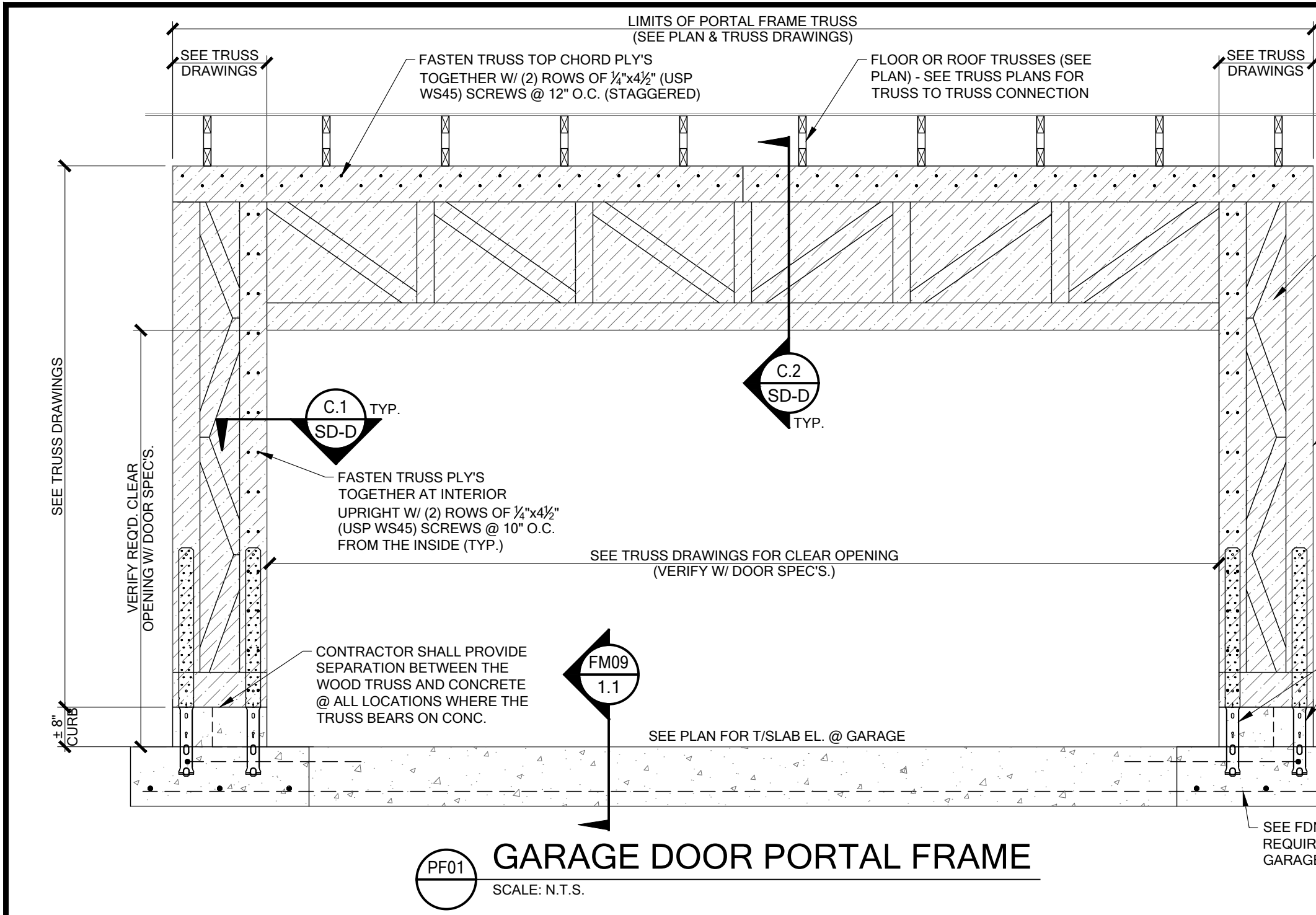
Reference No. 25-00449

WS-S2

DETAILS

FOR COUNTY
USE ONLY

01/20/2025



FOR COUNTY USE ONLY

01/20/2025

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

CA No. 9161 AA26003115

TSG

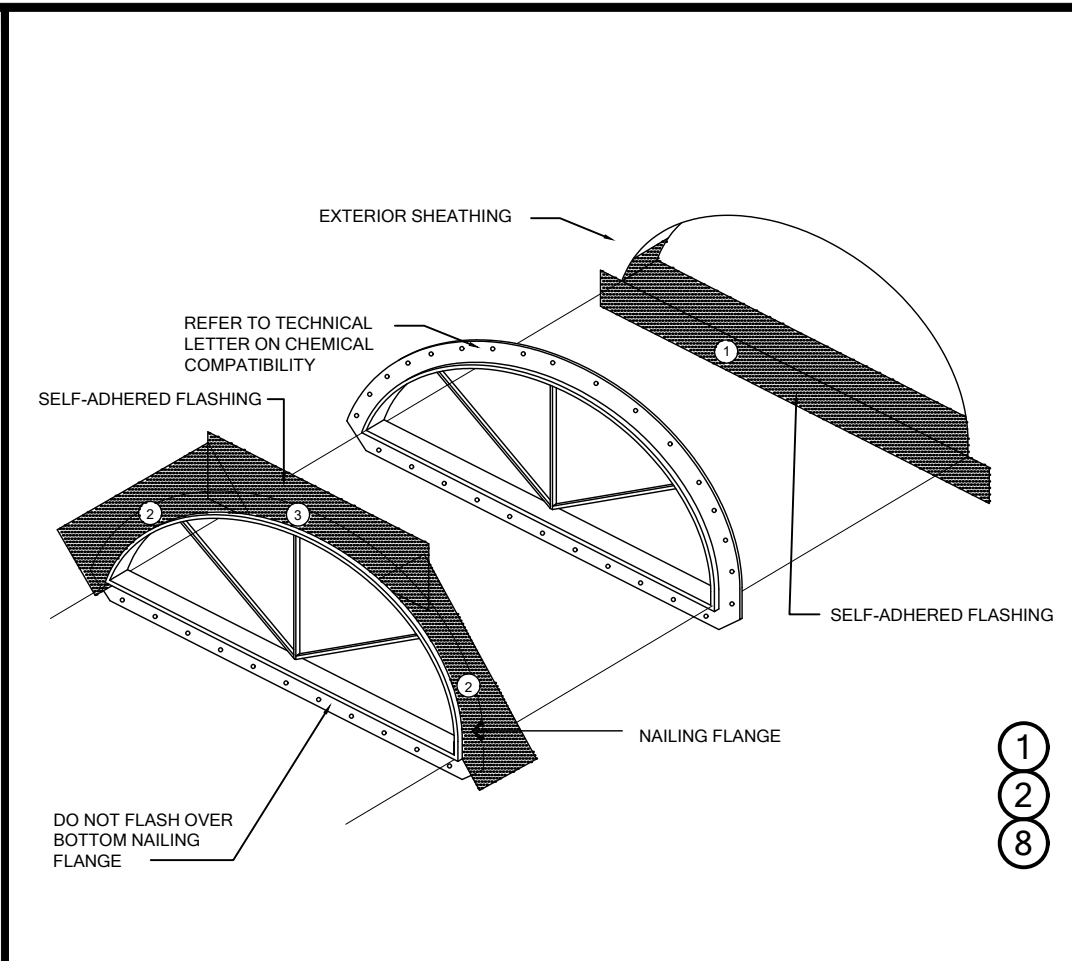
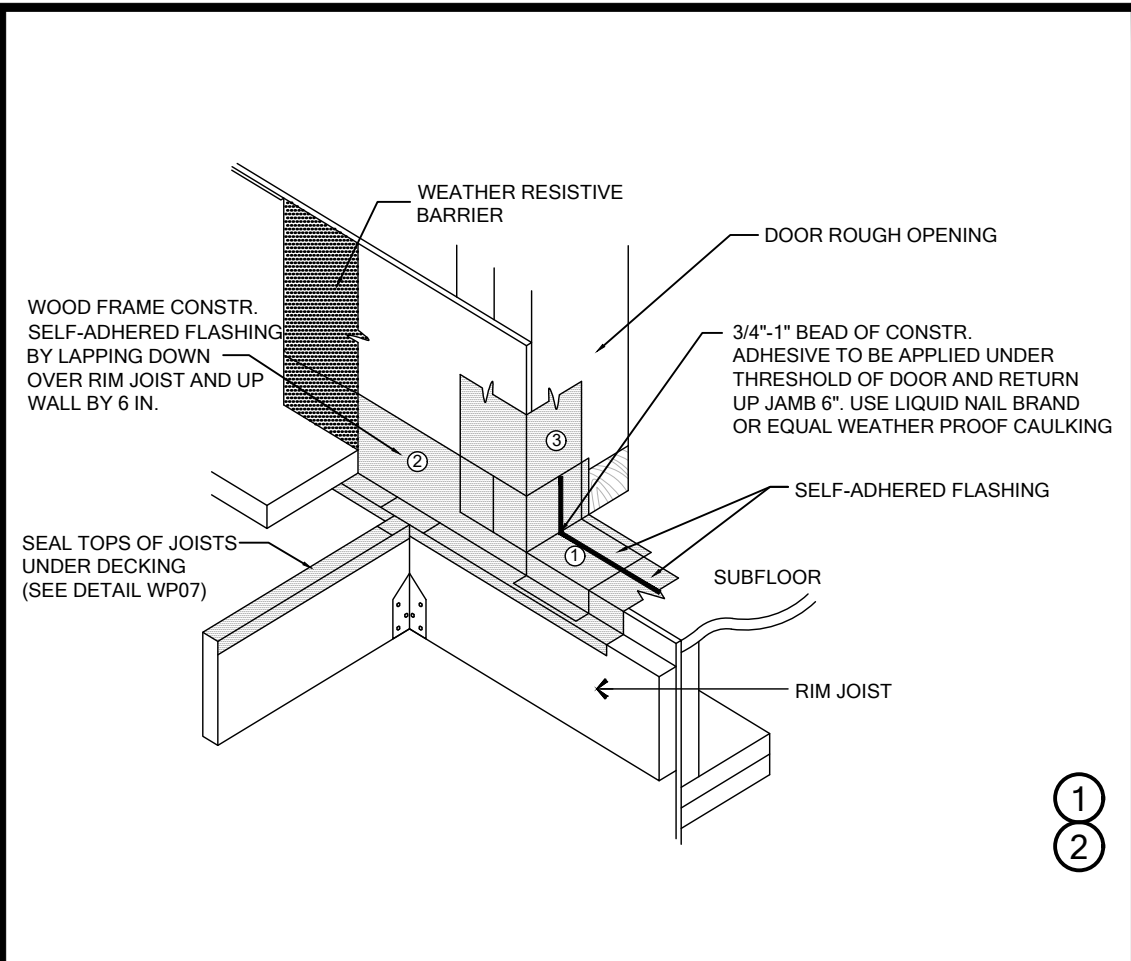
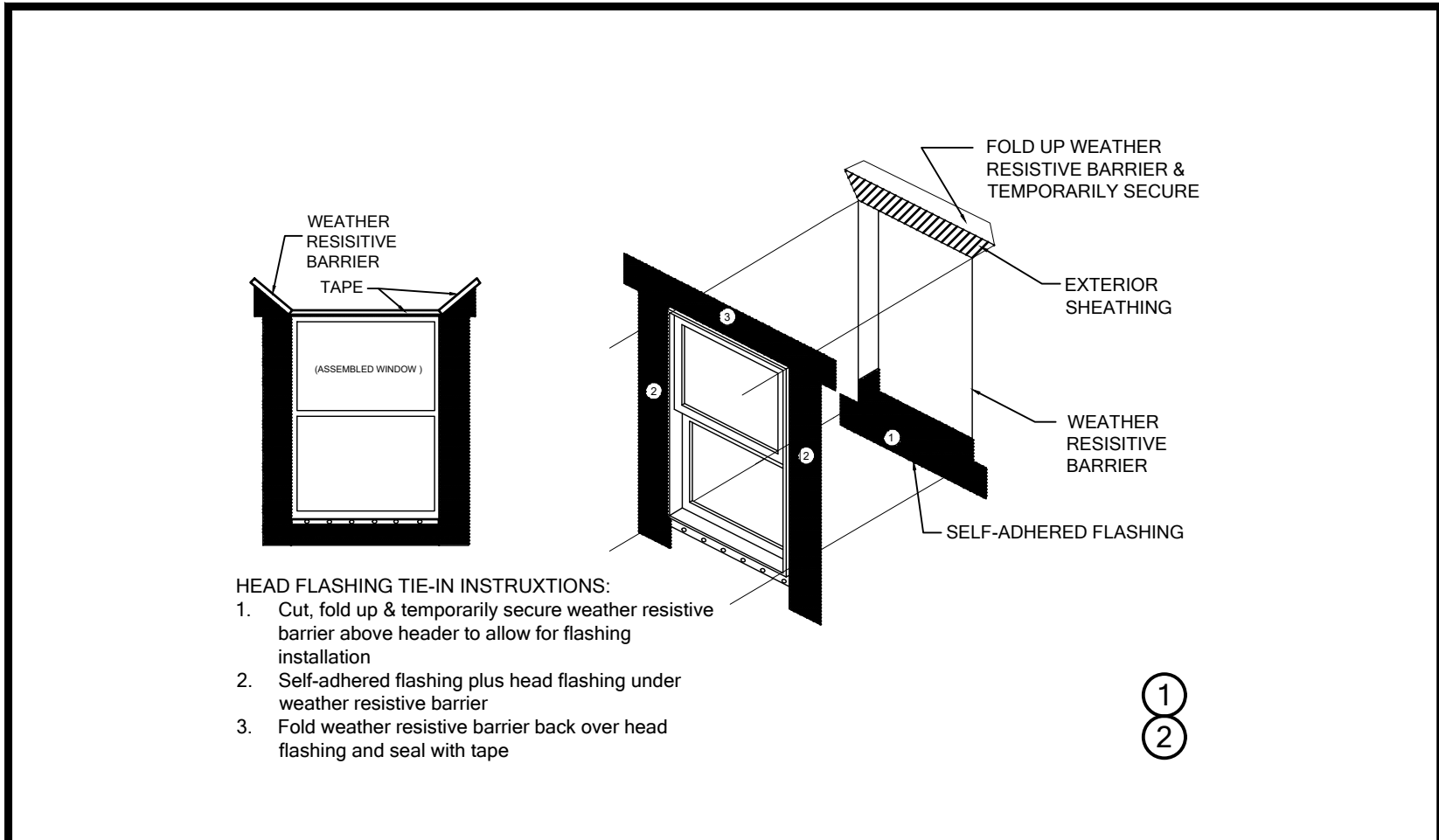
Making Dreams Come True

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

100% Employee Owned
myTSGhome.com

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Livorno	Elev.:	J
Lot:	6	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC00601	Reference No.	25-00449
Sheet:	SD-1		
DETAILS			



FLASHING REQUIREMENTS

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

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

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

1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2568, Type 1 or 2.
3. ASTM E331 in accordance with Section R703.11.
4. Other approved materials in accordance with the manufacturer's installation instructions.

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

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

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

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

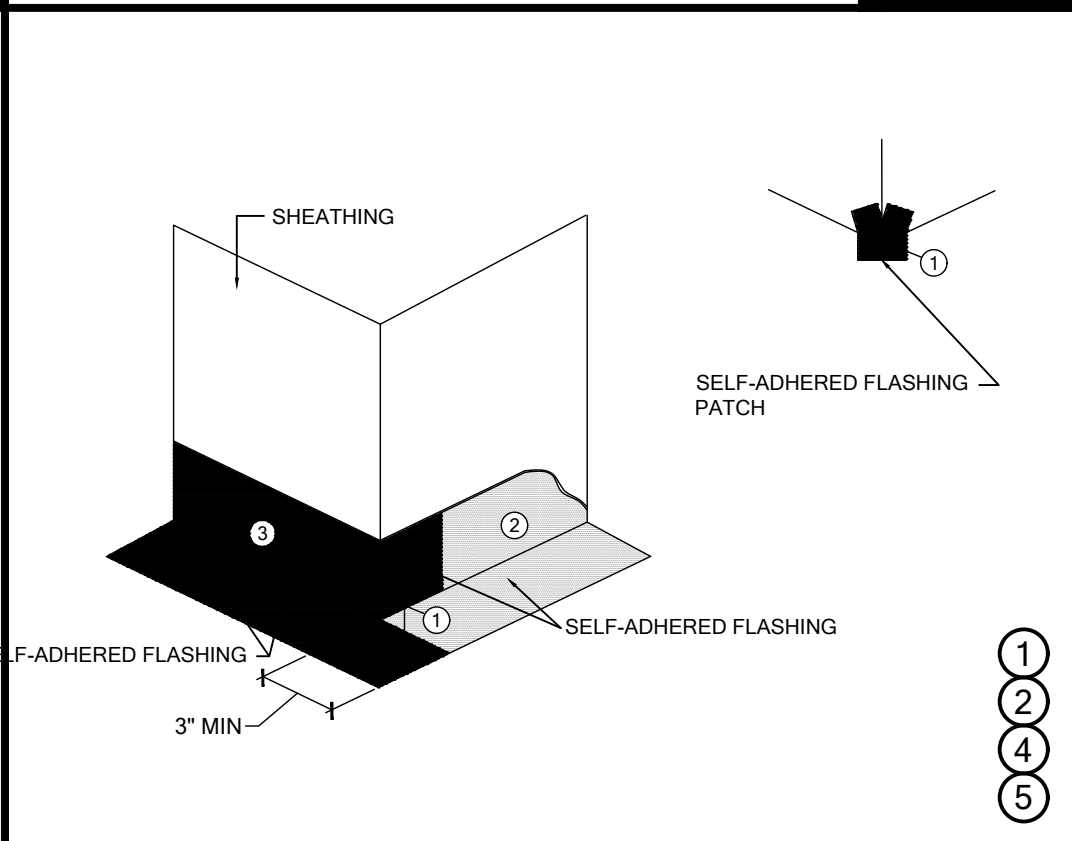
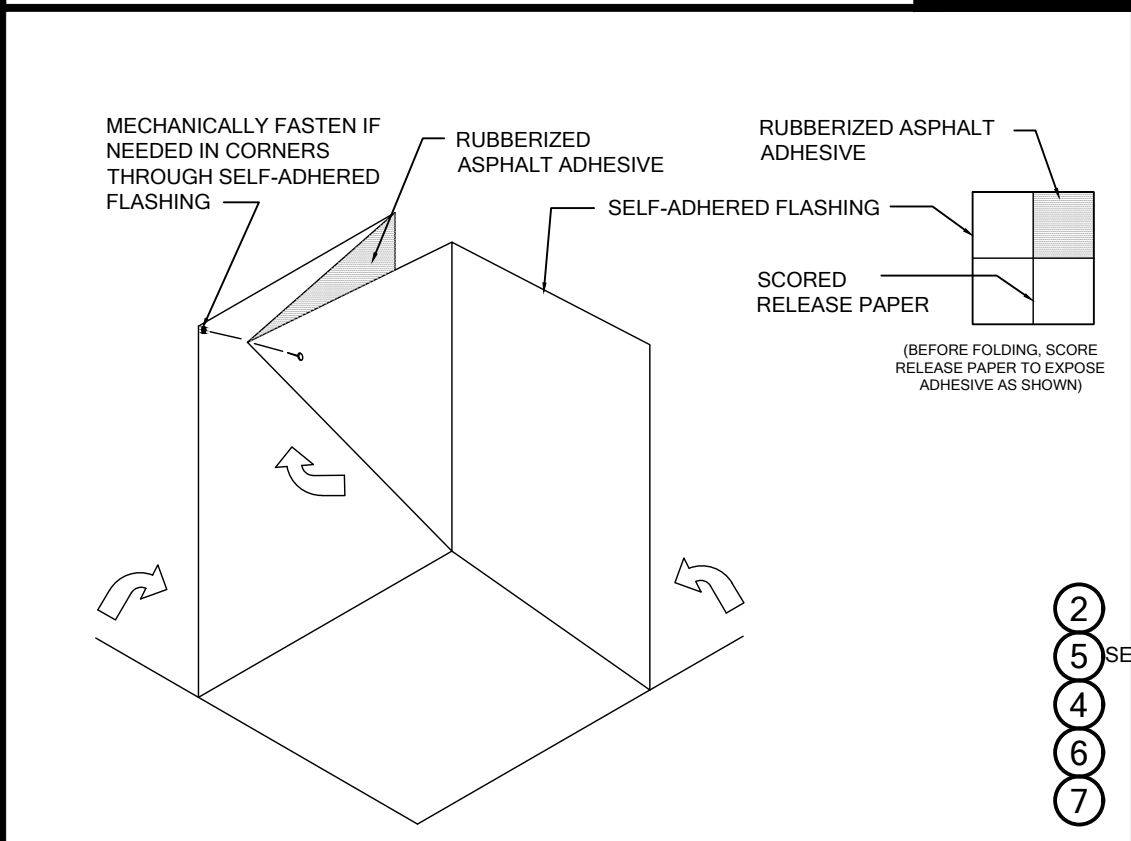
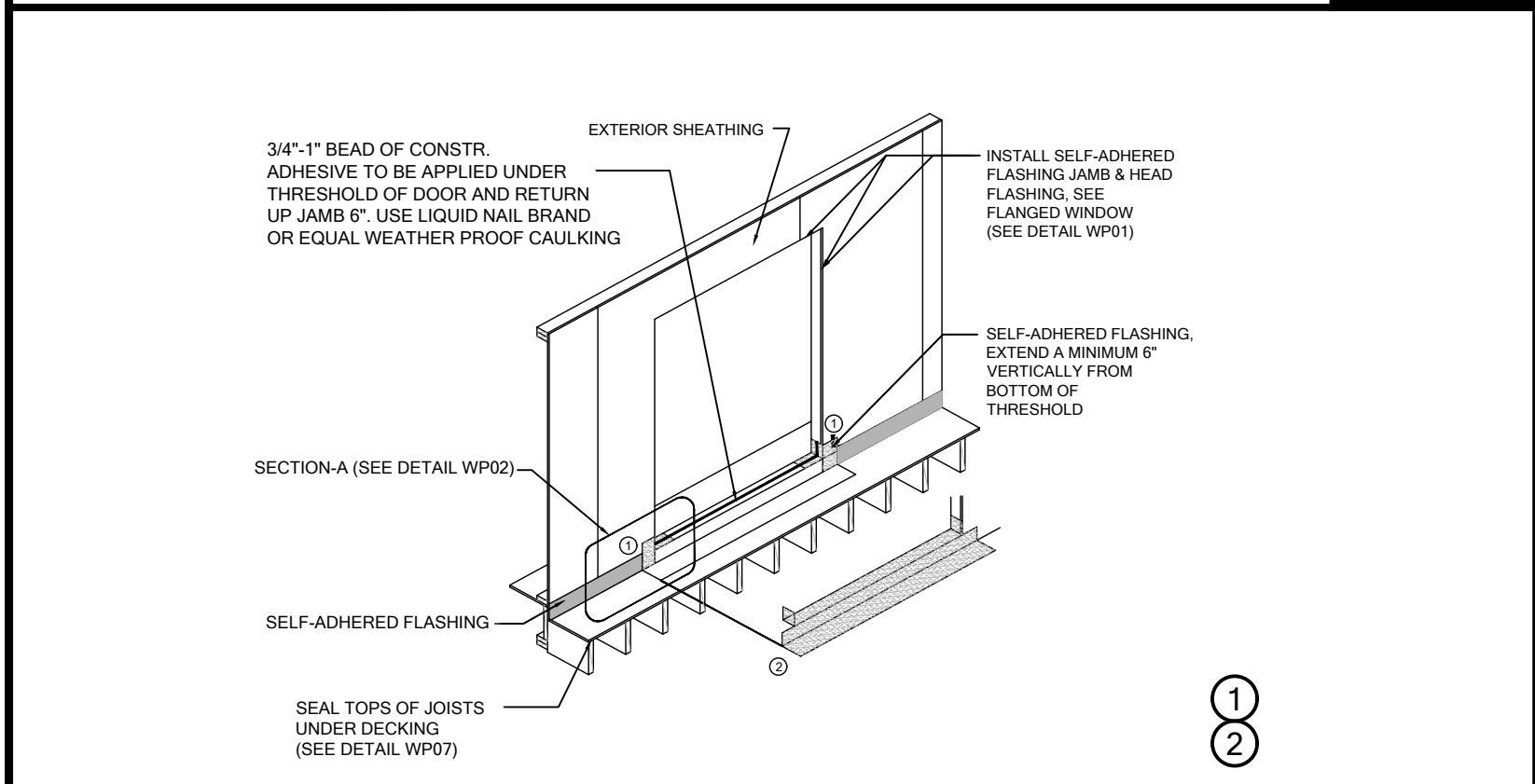
Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812,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

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

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

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

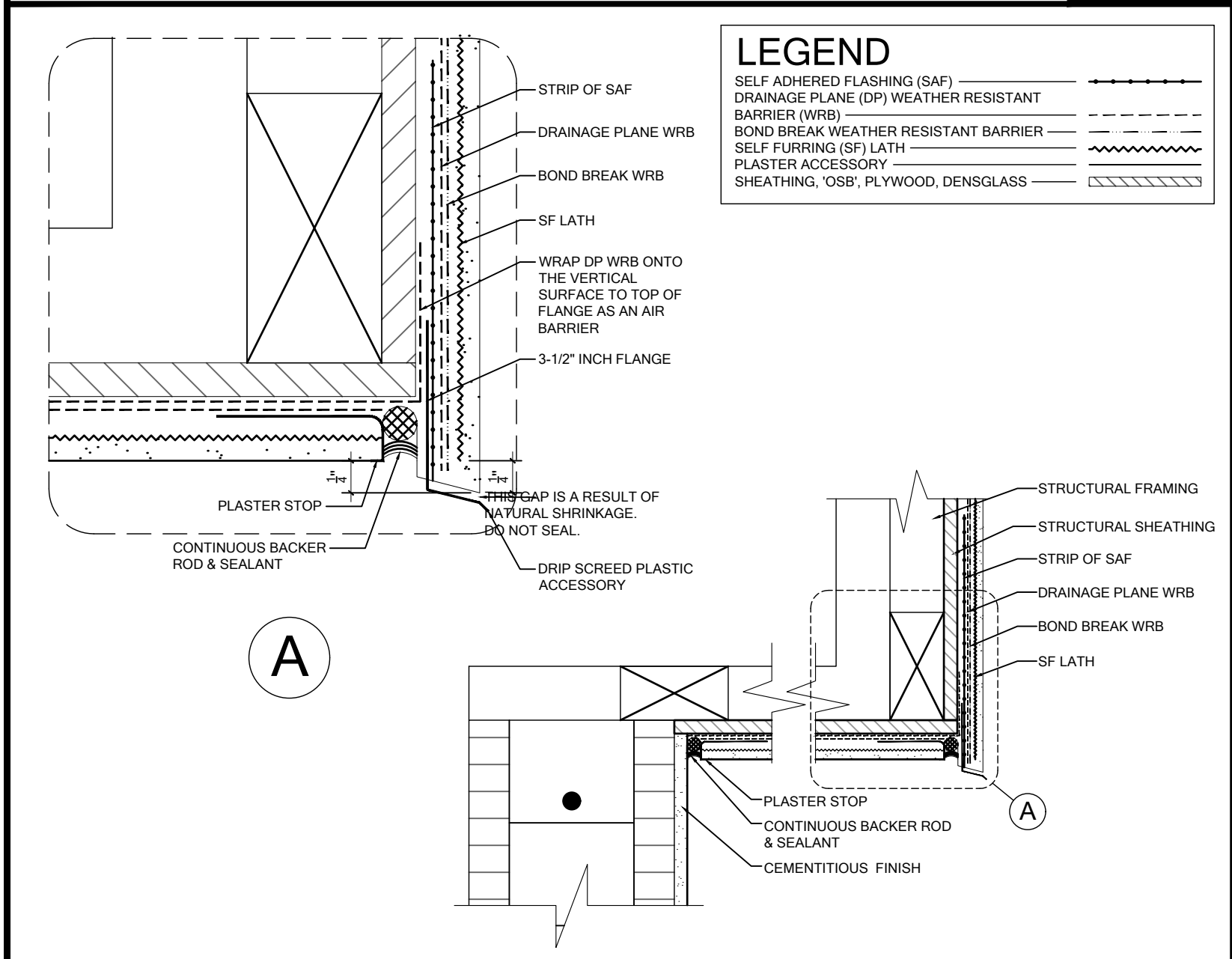
SELF-ADHERED FLASHING HALF ROUND WINDOW



SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK

SELF-ADHERED FLASHING INSIDE CORNER

SELF-ADHERED FLASHING OUTSIDE CORNER



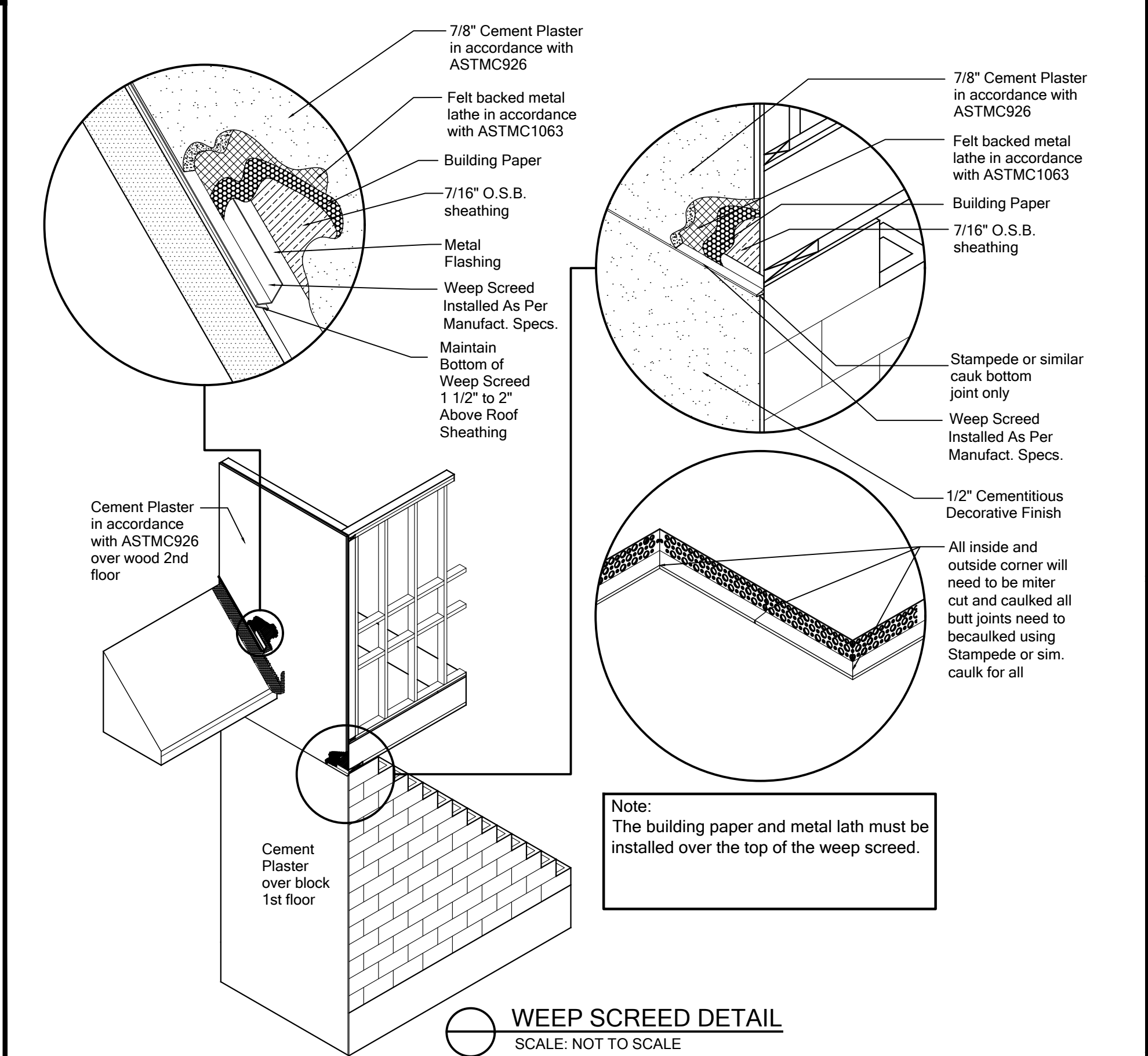
SELF-ADHERED FLASHING PRODUCTS DETAILS

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

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

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

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



SOFFIT/CANTILEVER

WEEP SCREED DETAIL

WEEP SCREED DETAIL

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

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

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

M-1926 VERTICAL MULLION
96" MULLION SPAN

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

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

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

M-1926 HORIZONTAL MULLION
96" MULLION SPAN

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

MULLIONS INSTALLED WITH MT000022 CLIP

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

M-2300 - HORIZONTAL MULLION
96" MULLION SPAN

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

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

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

M-2300 - VERTICAL MULLION
96" MULLION SPAN

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

Product Approval
MULLIONS
FL18504

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

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

M-1926 VERTICAL MULLION
96" MULLION SPAN

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

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

M-2300 - HORIZONTAL MULLION
96" MULLION SPAN

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

M-2300 - VERTICAL MULLION
96" MULLION SPAN

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Product Approval
MULLIONS
FL18504

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

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650 WEST MARKET STREET
GALTZ, PA 17030-0370

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

M-2300 - VERTICAL MULLION
96" MULLION SPAN

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Product Approval
MULLIONS
FL18504

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

M-2300 - HORIZONTAL MULLION
96" MULLION SPAN

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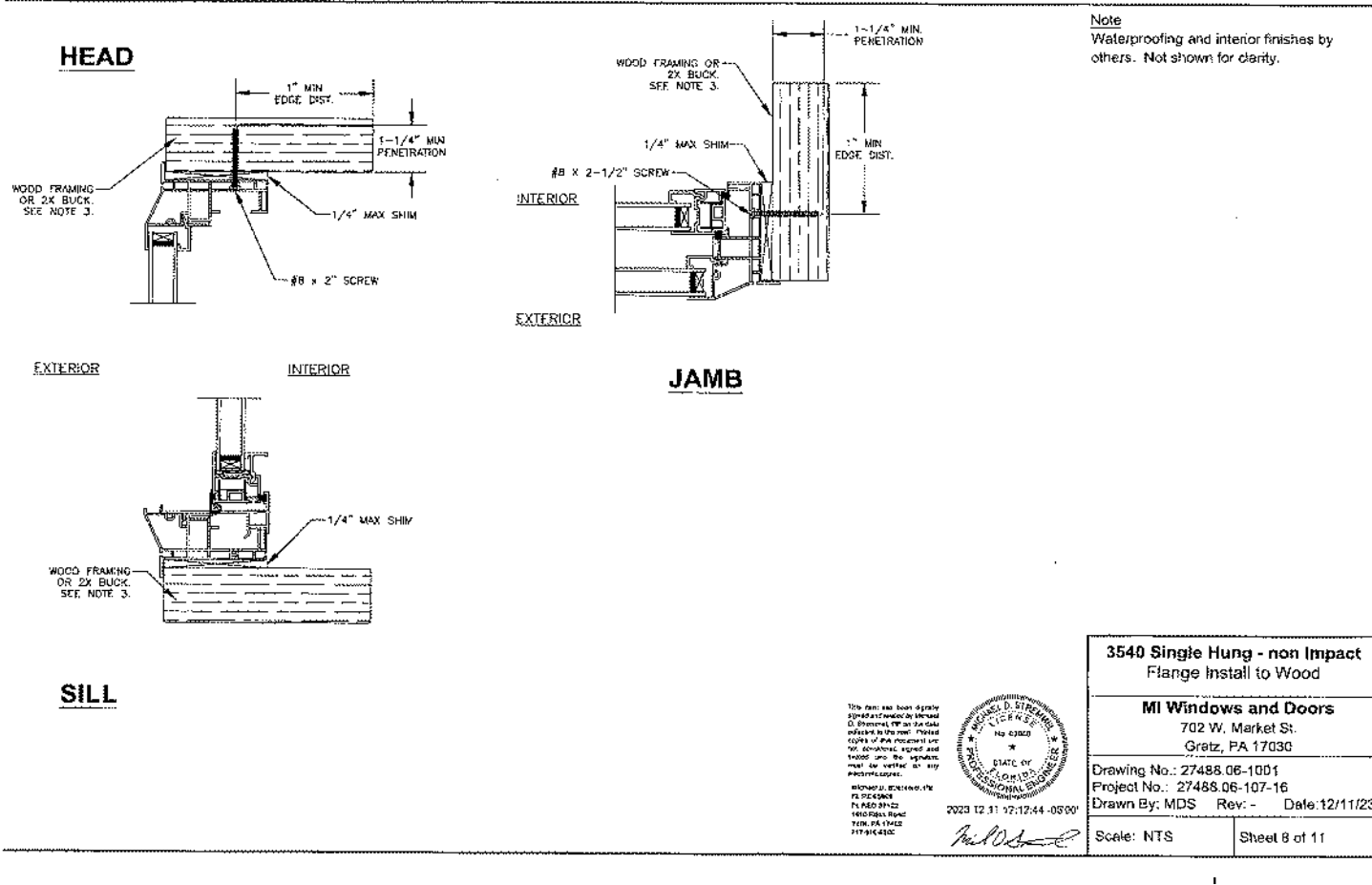
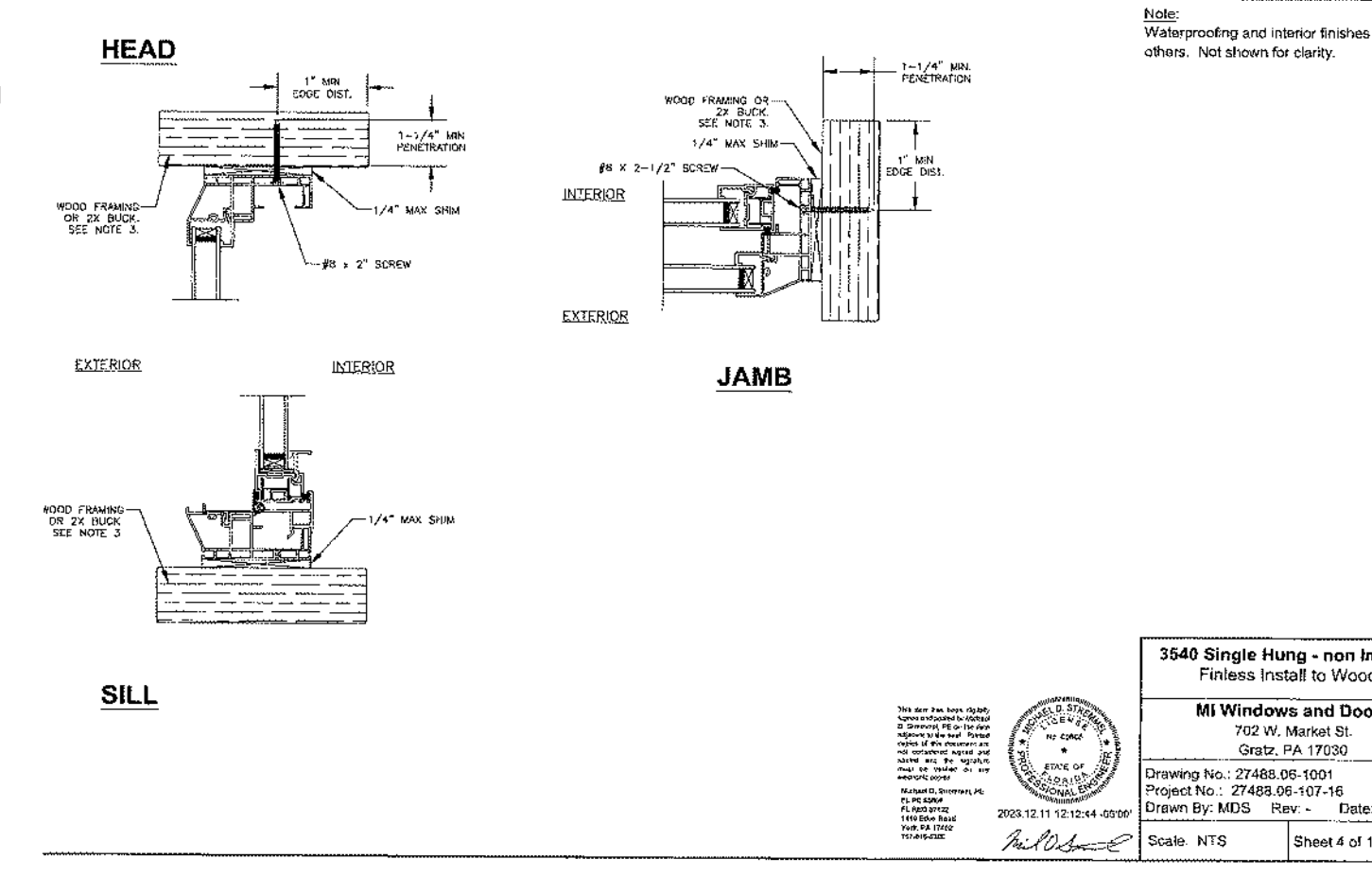
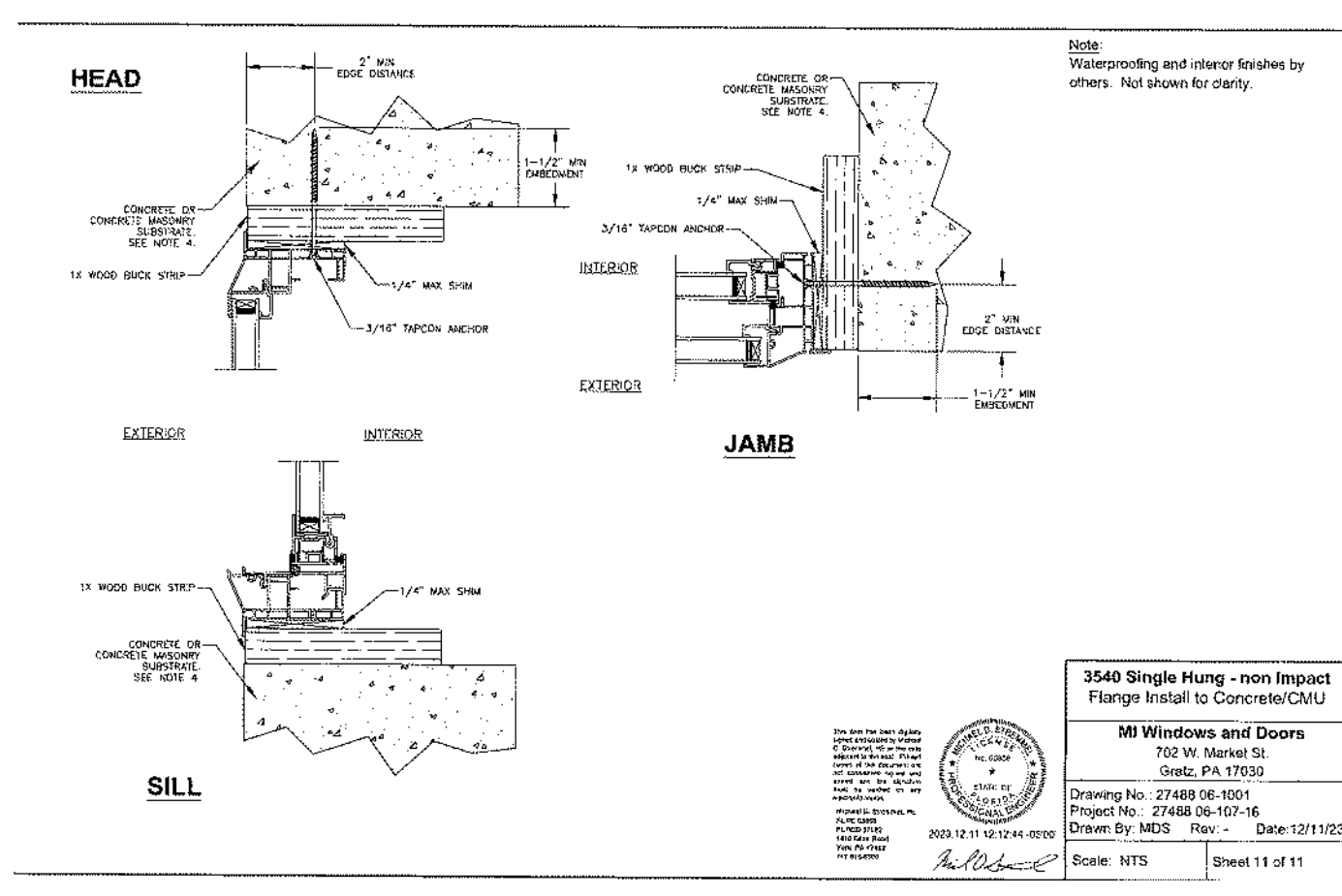
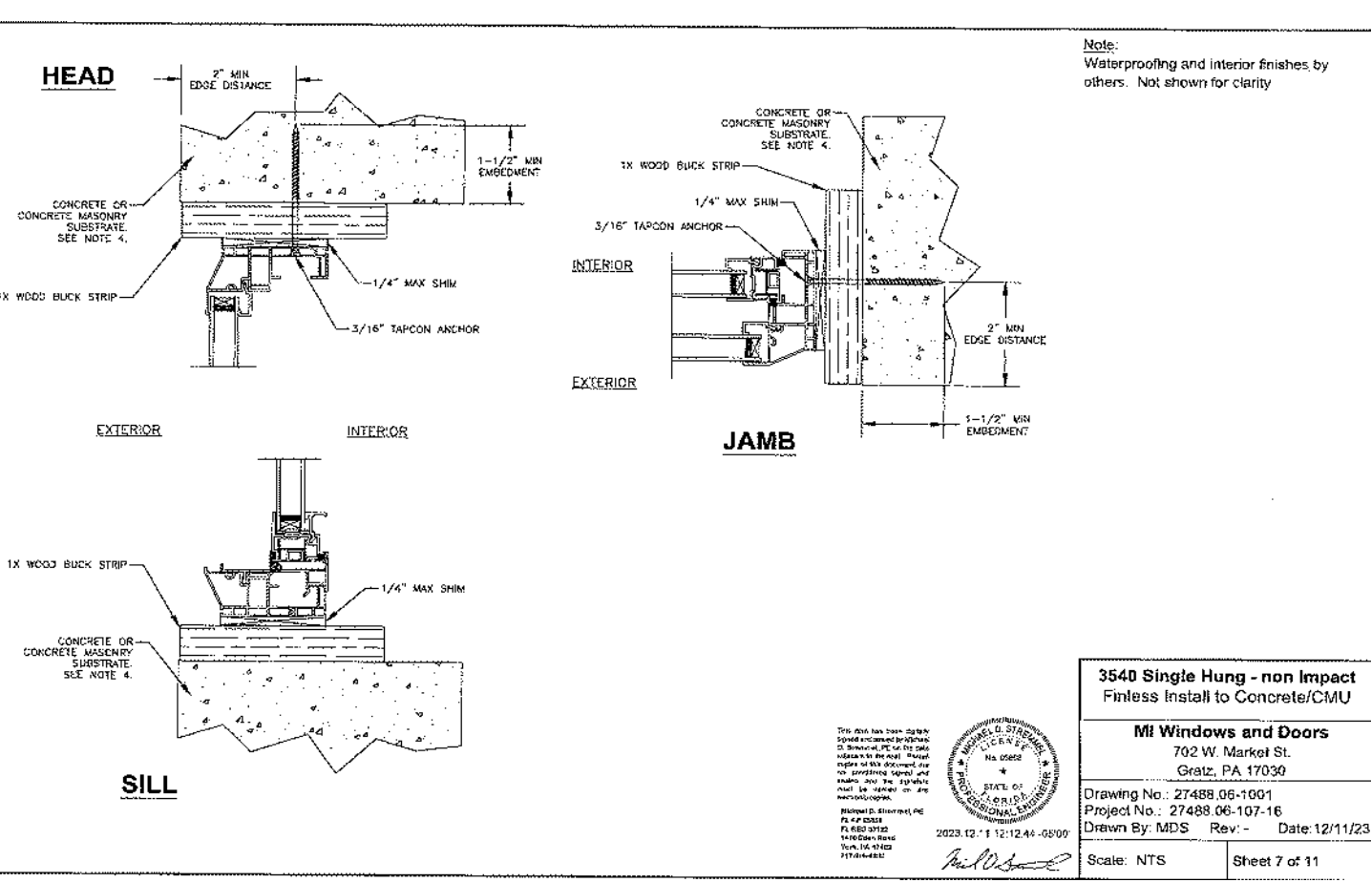
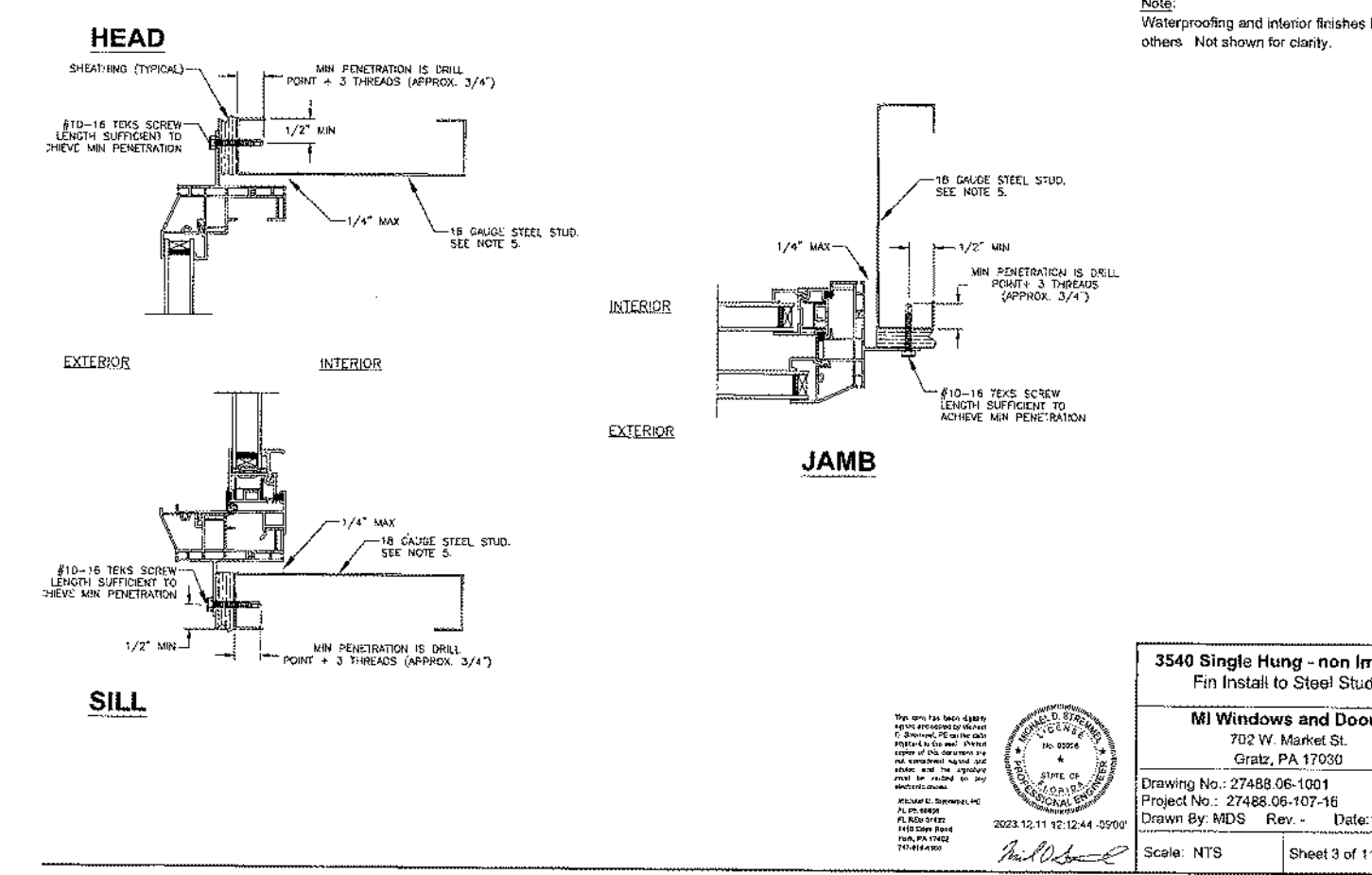
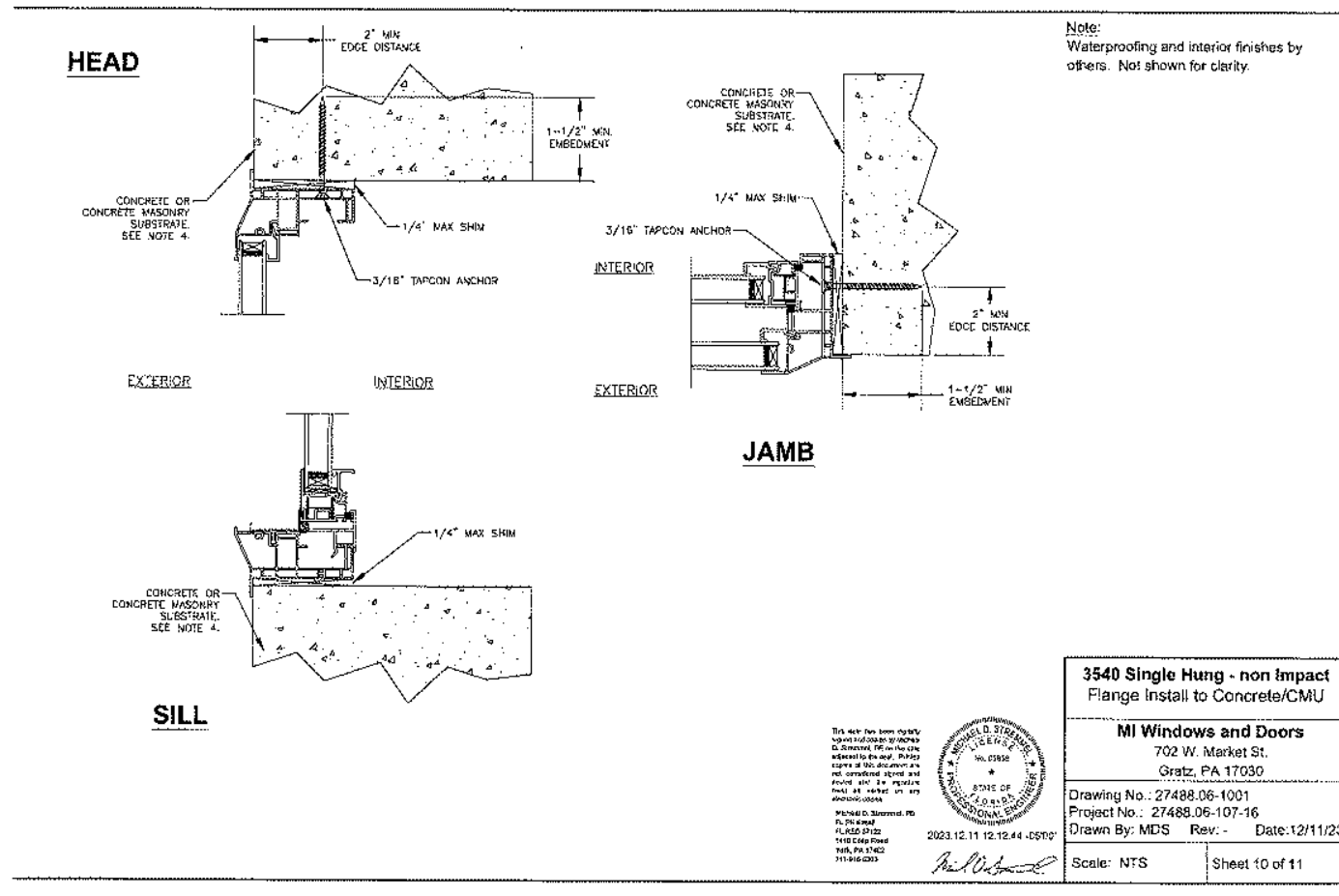
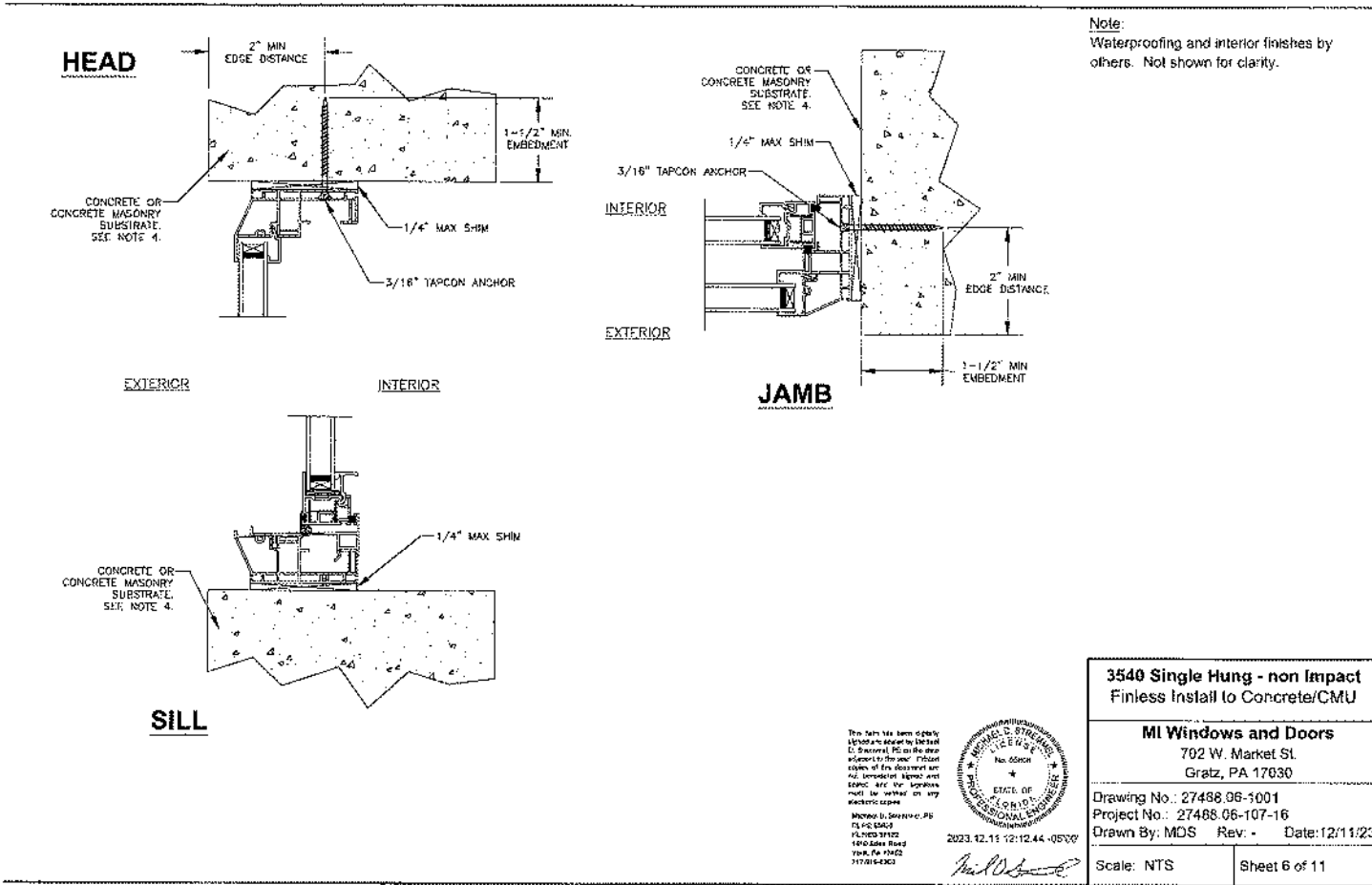
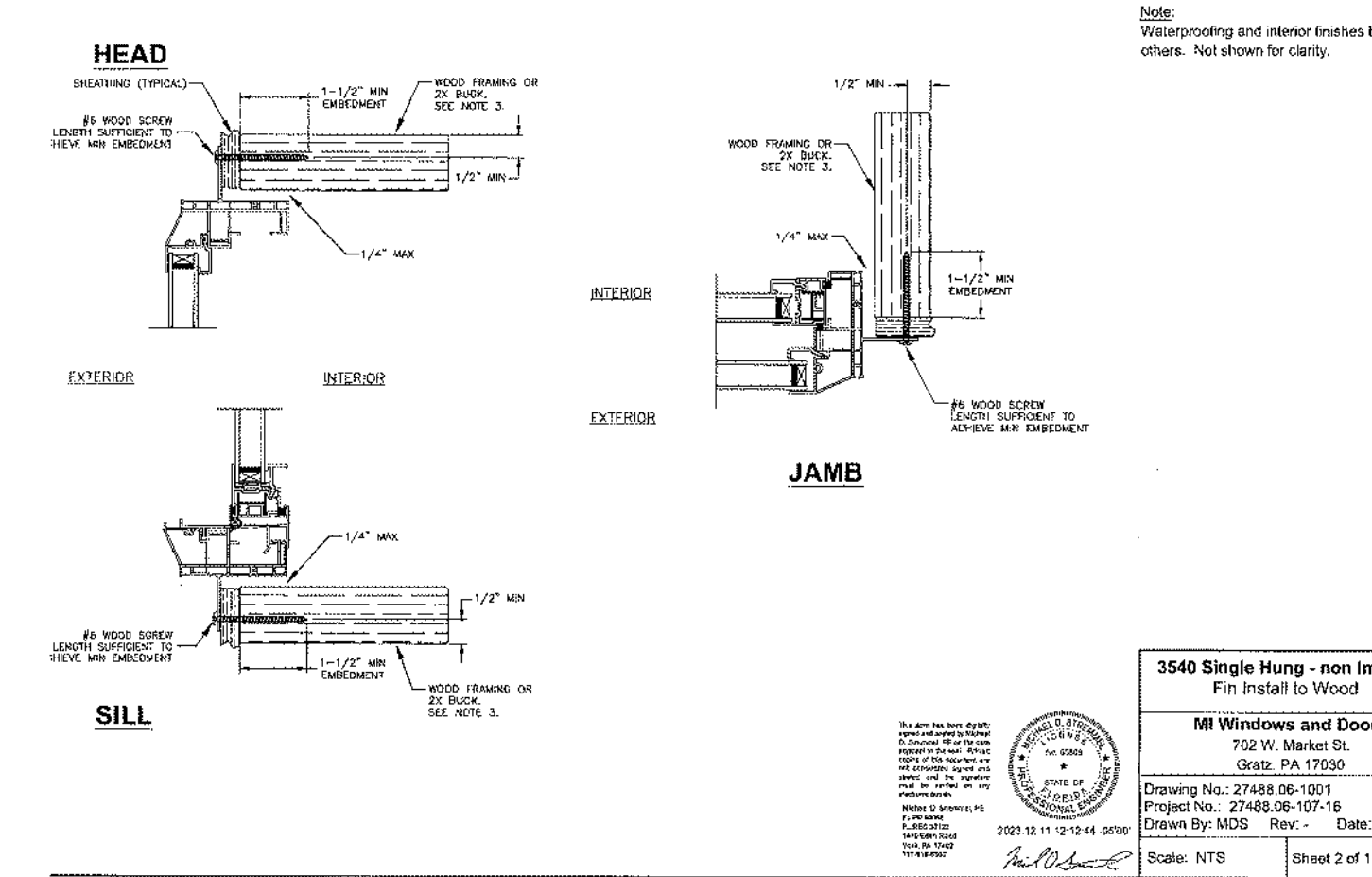
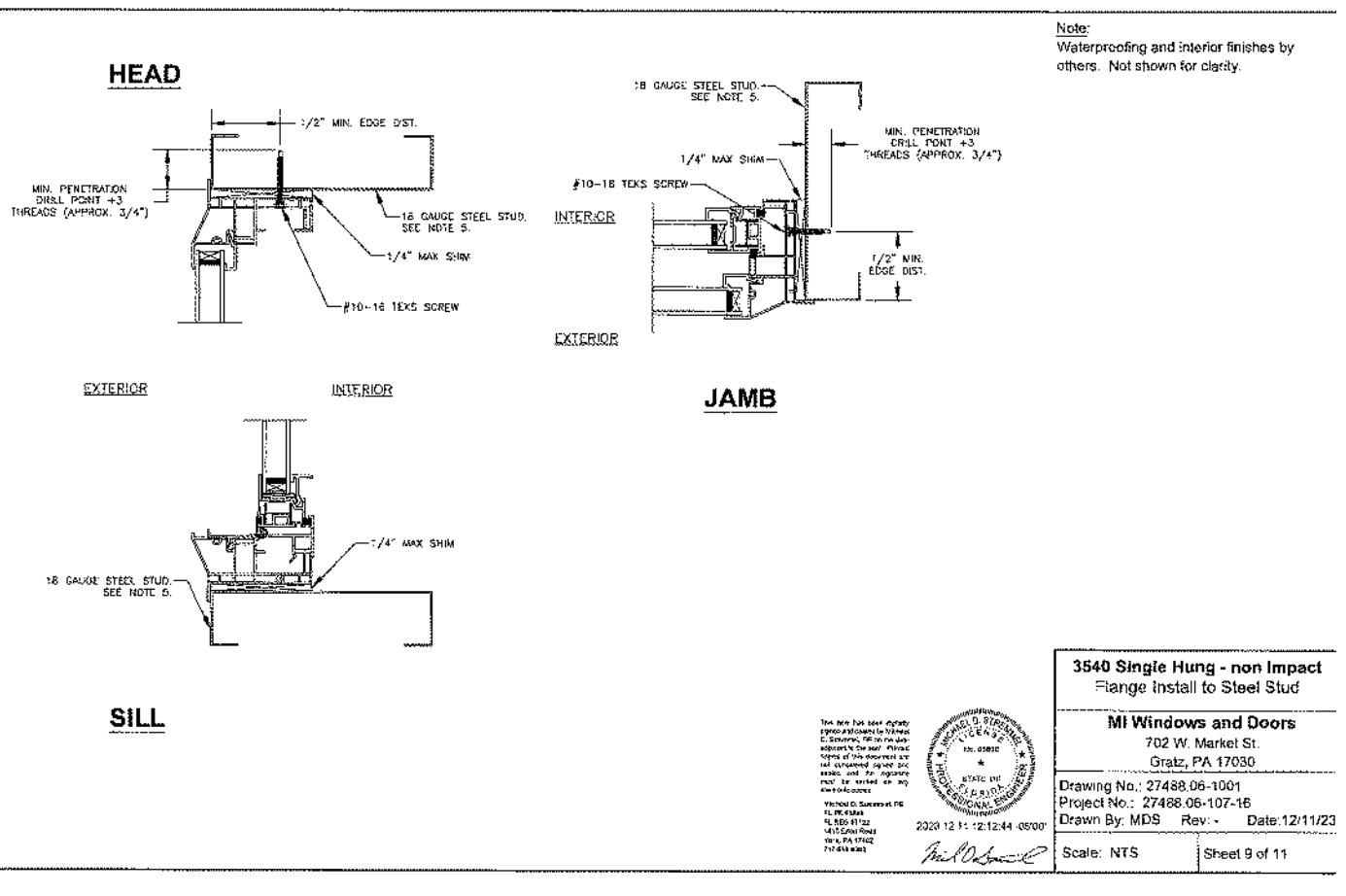
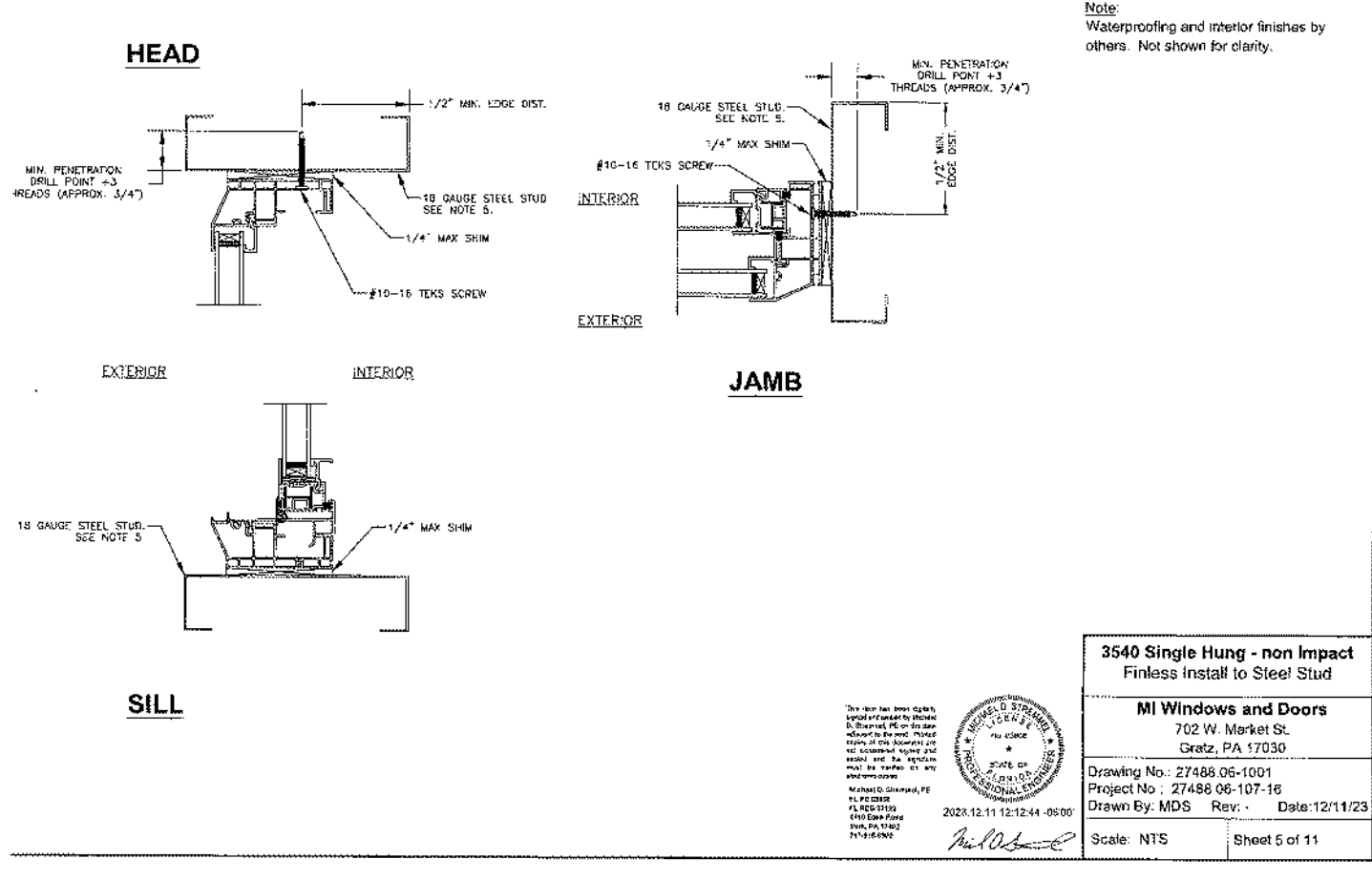
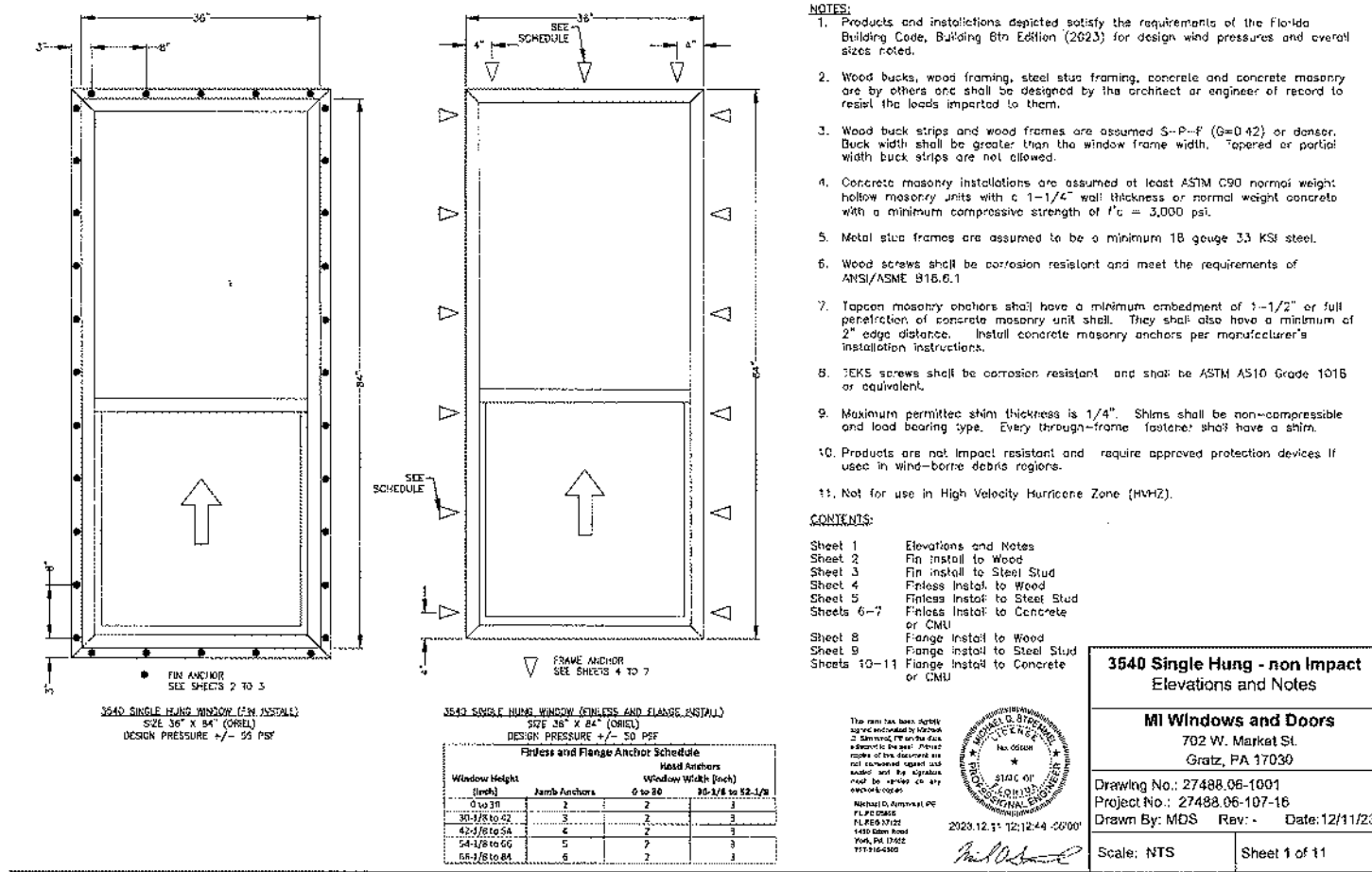
DESIGN PRESSURE TABLE INSTRUCTIONS: 1) DETERMINE REQUIRED DESIGN LOAD PER FLORIDA BUILDING CODE CHAPTER 16...

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

M-2300 - VERTICAL MULLION
96" MULLION SPAN

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

Product Approval
MULLIONS
FL18504



FLORIDA PRODUCT
APPROVAL #41886.16

PRODUCT	REL. DATE
1-1-24	REVISED TO 8TH EDITION CODE 2023
7-3-24	REVISED SHEET
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
1303.0 OF THE FLORIDA BUILDING
CODE 8th EDITION (2023).
RESIDENTIAL ALL CONNECTORS
HAVE BEEN CHECKED TO
WITHSTAND ALL APPLICABLE
LOADS AND DESIGN CRITERIA
STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

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

SHEET:

WIN-V1

FLORIDA PRODUCT APPROVAL FL # 17894.3

VERTICAL CROSS SECTION CONCRETE/MASONRY INSTALLATION

The diagram shows a vertical cross-section of a window or door frame installed in a concrete or masonry wall. Key dimensions and components include:

- Top Section:** 1 1/2" MIN. SEPARATION, 1" MIN. EDGE DISTANCE, 1 1/4" MIN. EMBEDMENT.
- Frame Components:** 1 1/4" MAX. SHIM SPACE, 3/16" TAPCON, 3/16" MIN. SEPARATION, 1" MIN. EDGE DISTANCE.
- Bottom Section:** 2 7/8" MIN. SEPARATION, 1" MIN. EDGE DISTANCE, 3/16" TAPCON.
- Labels:** CONCRETE/MASONRY BY OTHERS, OPTIONAL 1X BUCK TO BE PROPERLY SECURED (SEE NOTE 3 SHEET 1), SILL TO BE SET IN A BED OF APPROVED SEALANT.

JAMB INSTALLATION DETAIL CONCRETE/MASONRY INSTALLATION

This detail shows the jamb installation with dimensions: 1 1/4" MIN. EMBEDMENT, 1 1/4" MAX. SHIM SPACE, 3/16" TAPCON, 3/16" MIN. SEPARATION, 1" MIN. EDGE DISTANCE, and 2 7/8" MIN. SEPARATION. It also includes the label: CONCRETE/MASONRY BY OTHERS.

NOTES:

- INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E912

REVISIONS

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/05/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

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

Series 430/440 XIX SGD
 143" x 96" REINFORCED WITHOUT ADAPTER
 FRAME INSTALLATION DETAILS

DATE: 10/30/13 **DWG NO:** 08-02250 **REV:** C

SHEET: 5 OF 9

PROJECT: 1432 WOODBURN RD LITTLE ROCK, AR 72093

STATE OF ARIZONA
 PROFESSIONAL ENGINEER
 License No. 10000

Luís R. Lomas P.E.
 License No. 82534

REVISION

REV	DESCRIPTION	DATE	BY/NOTED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/05/15	R.L.
C	REVISED INSTALLATION DETAILS	06/21/17	R.L.

INTERIOR

1 5/8" MIN. EDGE DIST.

TRIM

MASONRY/CONCRETE BY OTHERS

HOOK STRIP

1 1/4" MIN. EMBEDMENT

1X BULK BY OTHERS, 1X BULK TO BE PROPERLY SECURED

3/16" TYPICAL

PANEL INTERLOCK

HOOK STRIP INSTALLATION
MASONRY/CONCRETE

EXTERIOR

1 1/2" MIN. EDGE DISTANCE

TRIM

HOOK STRIP

1 3/8" MIN. EMBEDMENT

#10 WOOD SCREW

PANEL INTERLOCK

HOOK STRIP INSTALLATION
2X BULK/WOOD FRAMING

INTERIOR

1 1/2" MIN. EDGE DISTANCE

TRIM

HOOK STRIP

1 3/8" MIN. EMBEDMENT

#10 SELF DRILLING SCREW

PANEL INTERLOCK

HOOK STRIP INSTALLATION
METAL STRUCTURE

EXTERIOR

1 1/2" MIN. EDGE DISTANCE

TRIM

HOOK STRIP

1 3/8" MIN. EMBEDMENT

#10 SELF DRILLING SCREW

PANEL INTERLOCK

HOOK STRIP INSTALLATION
METAL STRUCTURE

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 E712.

MI WINDOWS AND DOORS LLC
650 WEST MARKET STREET
SPRING, PA 17350

Series 430/440 XIX S&D
143" x 98" REINFORCED CONCRETE ADAPTER
HOOK INSTALLATION DETAILS

DRAWN **DATE** **REV**
V.L. **08-02250** **0**

DATE **10/30/13** **DESCRIPTION** **OF 9**
NTS

FL ROBERTO LOPEZ P.E.
140 WOODSTOCK RD LENOIRVILLE, NC 27024
610-446-0007 - ROBERTO@MIWINDOWS.COM

Seal **FL No. 62514**

SIGNED: 06/21/2017

FL No. 62514

FLORIDA PRODUCT APPROVAL FL #17894.4

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 MANUFACTURED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE, FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
- WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
- WHERE WOOD BUCK THICKNESS IS 1 1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
- WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
- FOR FIN INSTALLATION SHIM AS NEEDED, FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
- WIND LOAD DURATION FACTOR CAN BE USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED RIGID PVC.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING FIN INTO STEEL STUDS USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
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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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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

NOTES:

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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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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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 11 OF 12	
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

NOTES:

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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		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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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 - lromas@miwindows.com		Luis R. Lomas P.E. FL No.: 82514	

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