

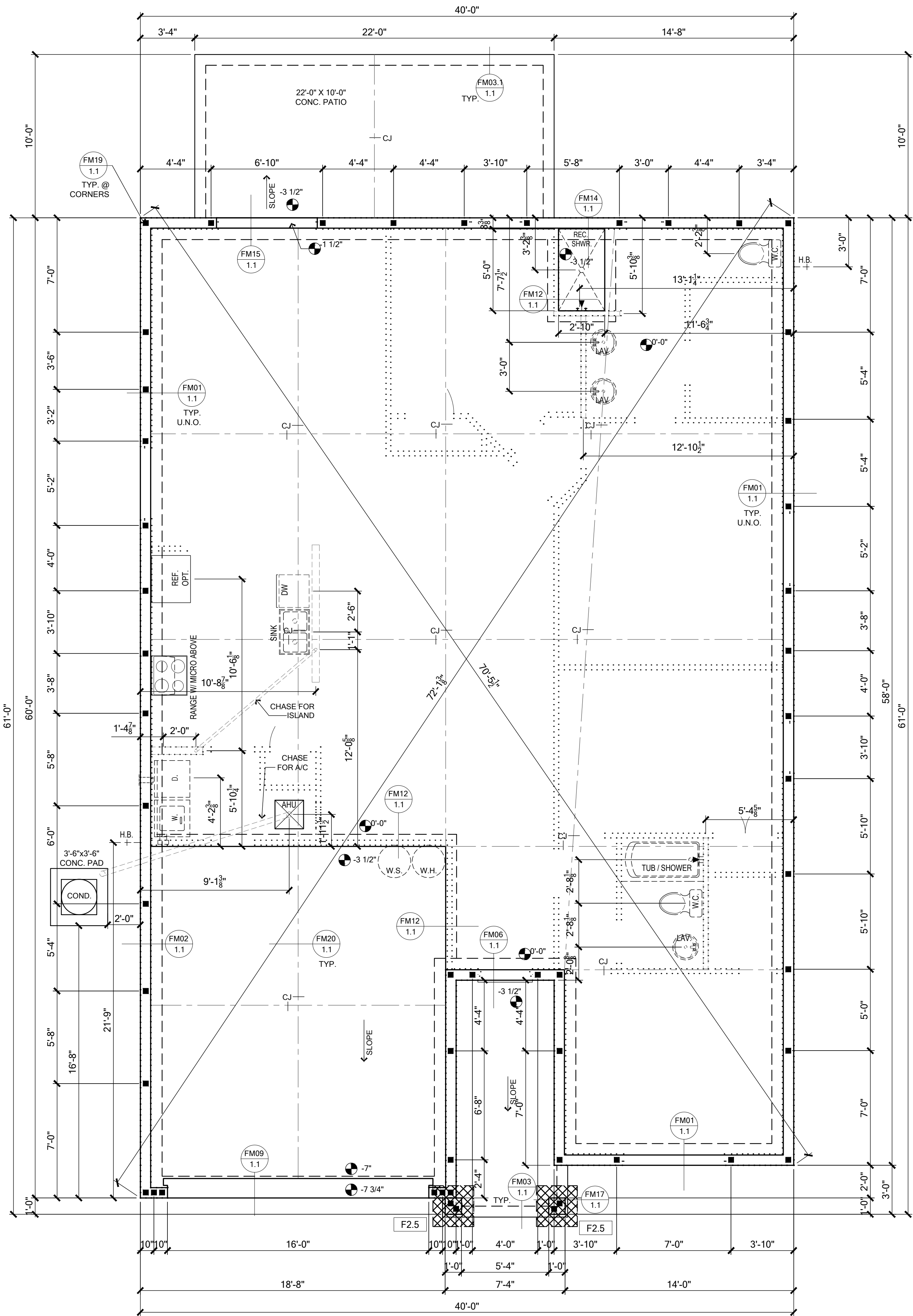
MAPLE- G

JONATTAN GOMEZ 7/22/2024

keesee
associates
ARCHITECTURE | DESIGN | PLANNING

258 Southhall Lane, Maitland, FL 32751, Suite 200 | (407) 860 2333
AIA#60013115
info@keeseecom.com

Community:	Forest Cove		Garage Size:	Left
	Plan Name:	Maple		
Reference No.		24-08983		
Sheet:		Lot: 2 Block: Address: TBD Street A Lake City, FL 32024		
		300 sq. ft.	Essentials Series	
		9F-C00201		
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 TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:

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

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

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

- FOUNDATION DEPTH NOTE:**
- INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
 - EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.
- GENERAL FOUNDATION NOTES**
- 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
 - INDICATES FILLED CELL W/3000 PSI CONC. FROM FOUNDATION. TO BEAM W/ (1) #5 REBAR, GRADE 60 U.N.O., TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ 25" EXTENSION ABOVE SLAB. FILLED CELLS TO BE PLACE @ EACH CORNER END OF INDICATED BRG. WALLS. EACH SIDE OF ALL OPENINGS. UNDER GIRDER TRUSSES (FLOOR AND ROOF) AND SEE PLAN FOR SPACING.
 - 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.
 - 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.
 - SEE TYPICAL DETAIL ON LINTEL PLAN FOR REQUIRED STEEL BENDS AND LAP SPLICE.
 - 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: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

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

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

TYP. CONC. ENCASED ELECTRODE
SCALE: N.T.S.

TO ELECTRIC SERVICE PANEL
BURGUNDY GRC12 UL467 HIGH STRENGTH GROUND ROD CLAMP OR EQUAL
4" REBAR LAP HORIZONTALLY MIN. 15" STEEL WIRE TIE BAR
FIN. GRADE
3" MIN. CONC. COVER @ REBAR
CONC. FOOTER

FOR COUNTY USE ONLY

07/22/2024

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

FDS ENGINEERING ASSOCIATES
258 Southhall Lane, Suite 200
Ocala, FL 34472
O: 352-972-0451 F: 407-880-2304
CA No. 9161 www.fdseng.com
SCOTT A. ENKOWSKI, P.E., FL #8760
THIEN BAO DUONG, P.E., FL #84452

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
258 Southhall Lane, Maitland, FL 32751, Suite 201 | (407) 299-6292/3115

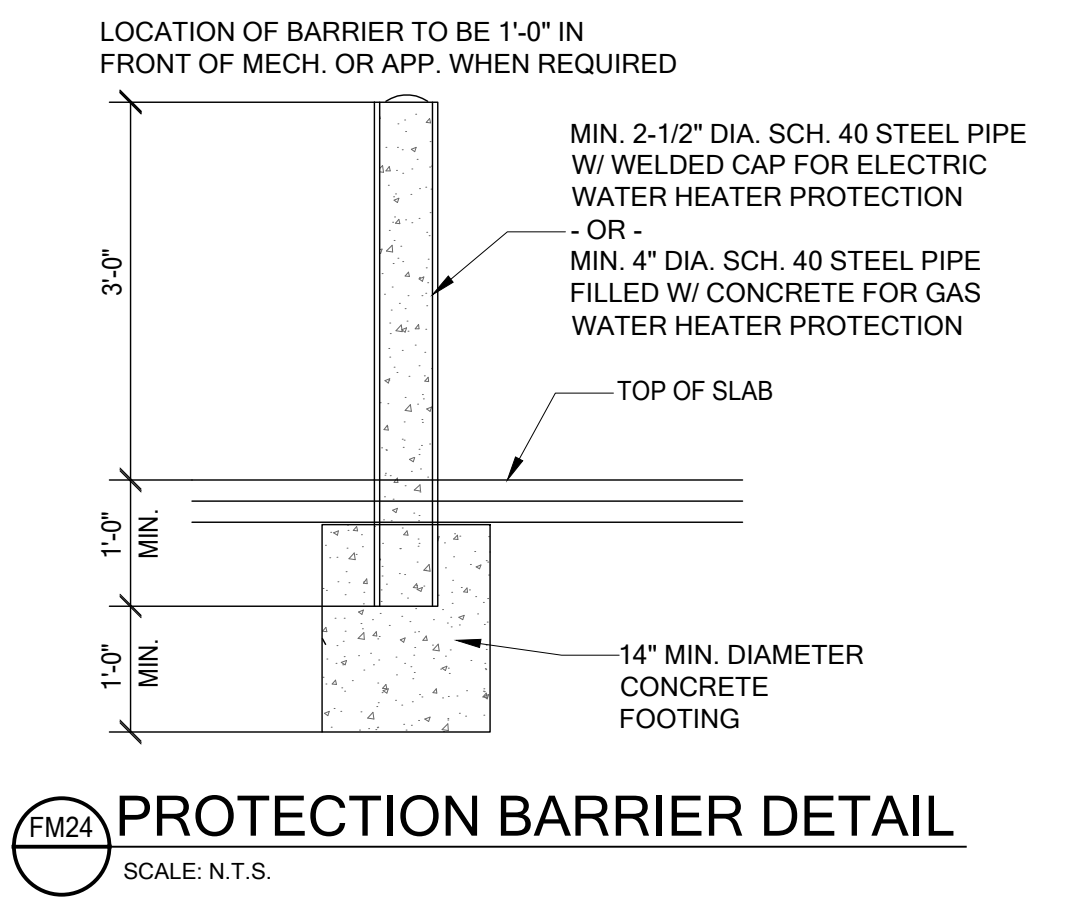
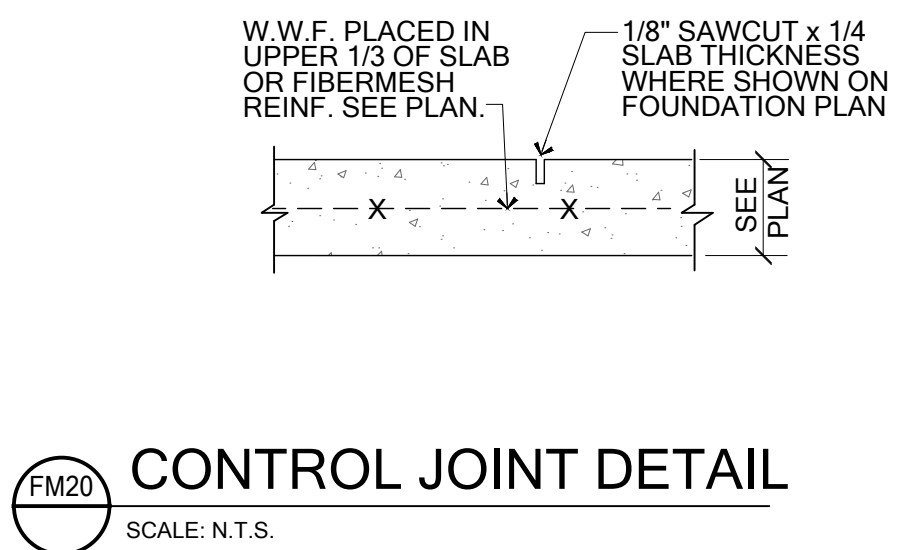
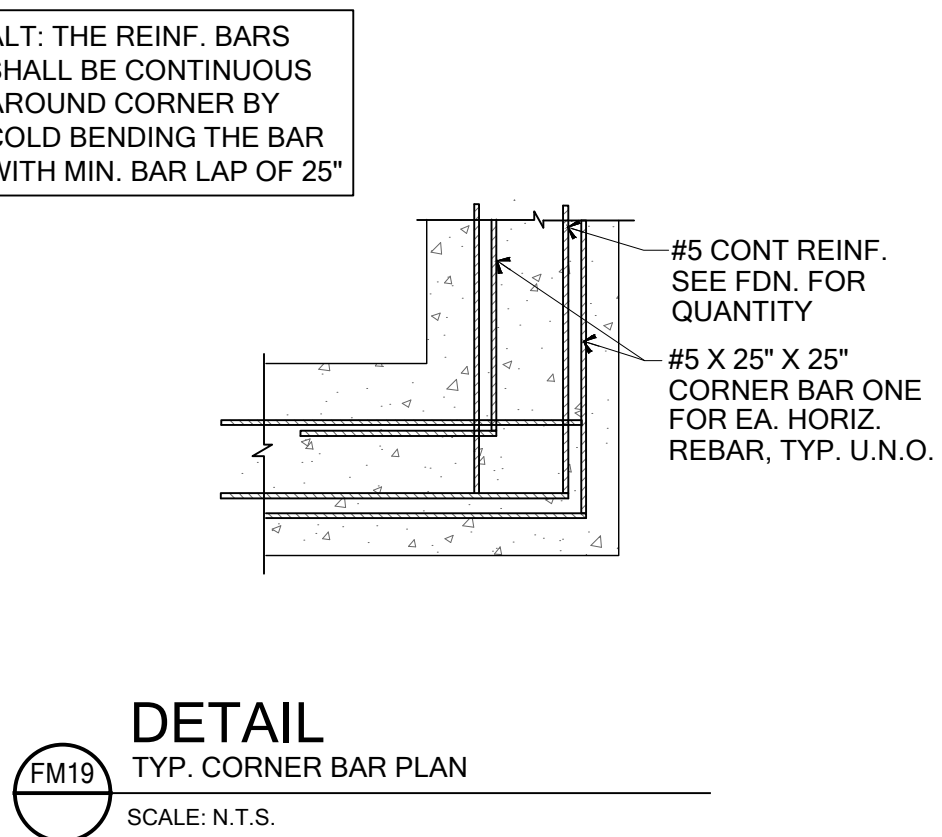
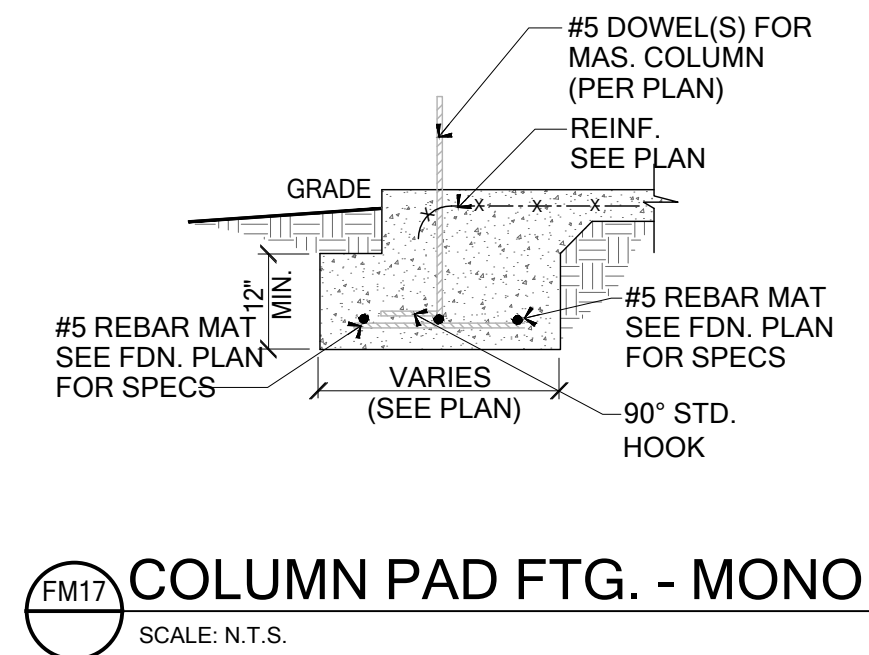
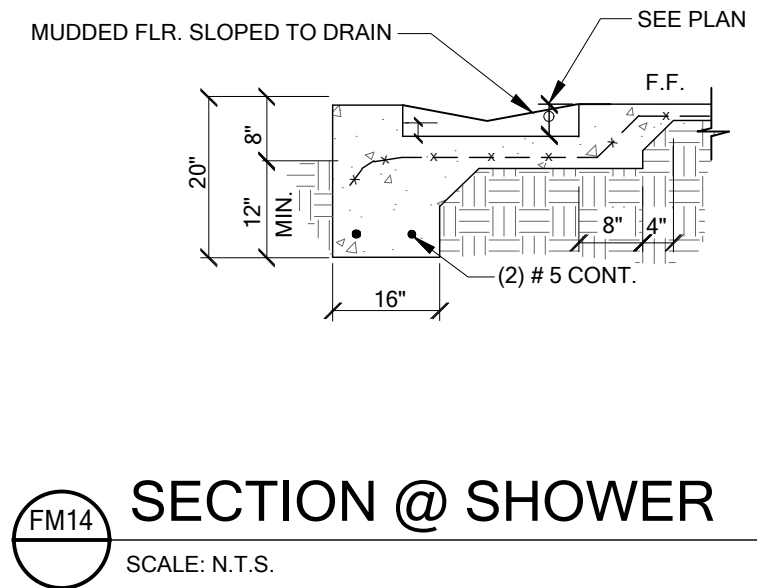
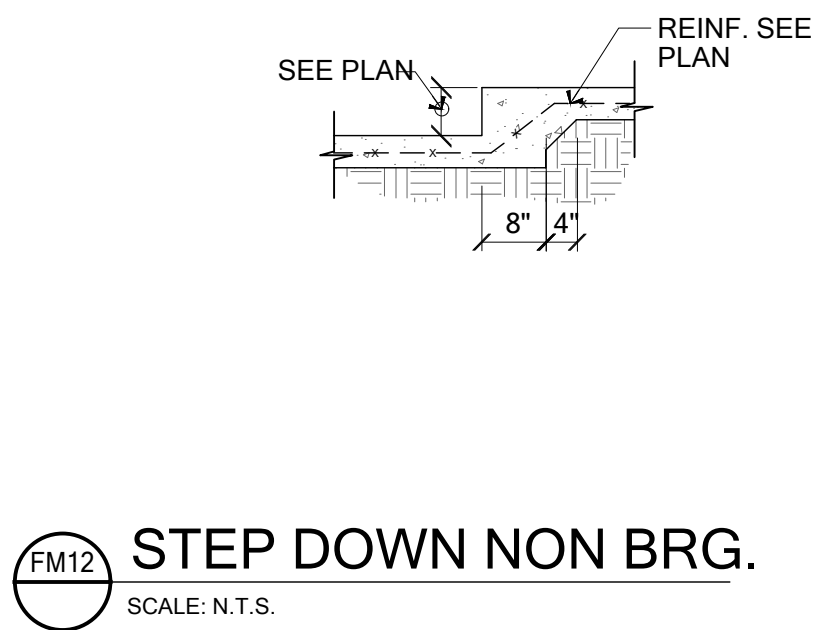
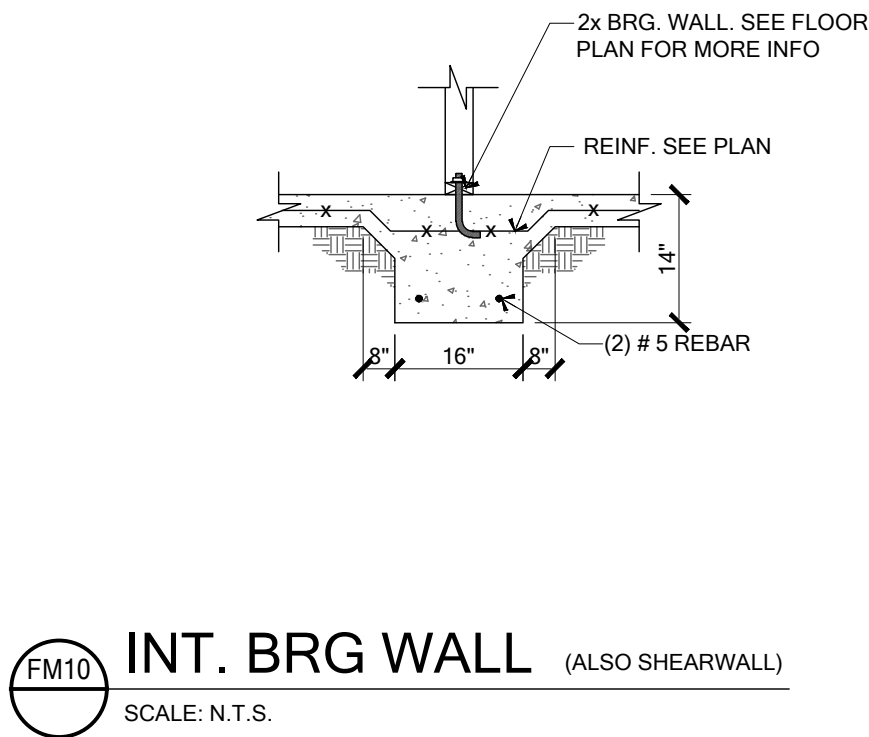
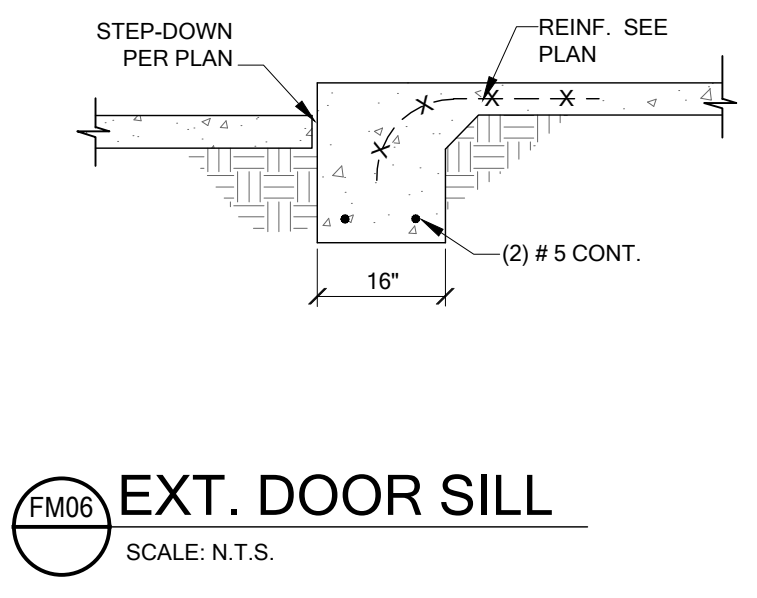
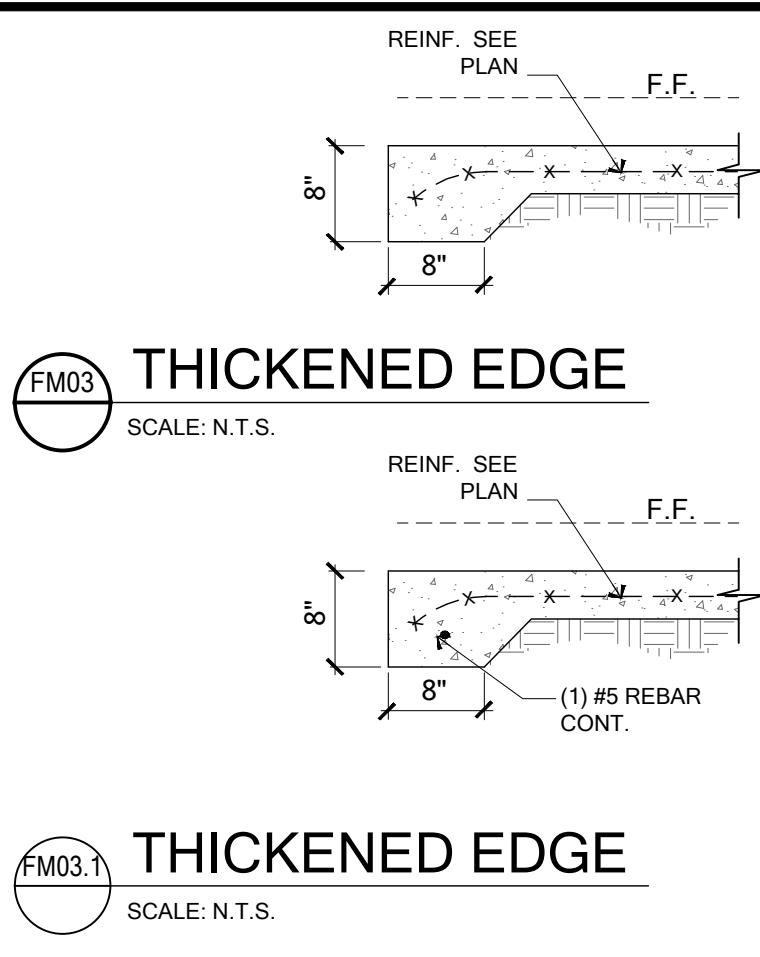
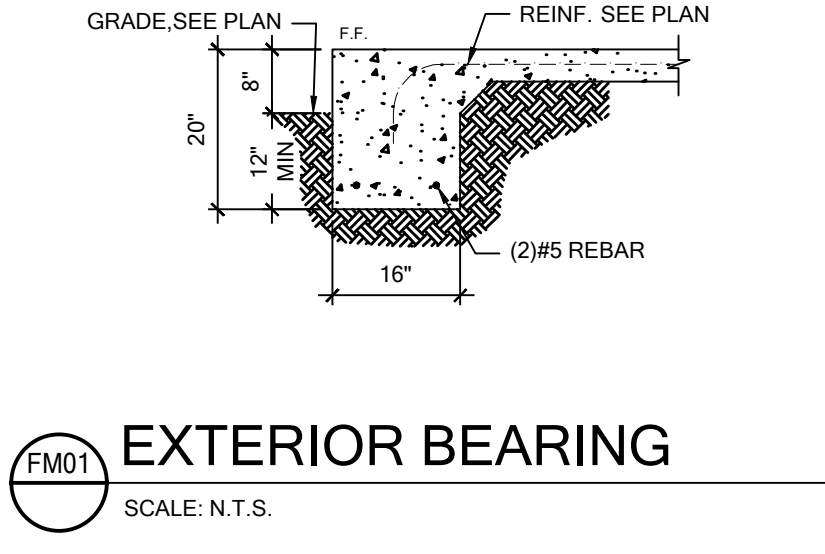
MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407)302-9871

Community:	Forest Cove
Plan Name:	Maple
Garage Side:	Left
Elev - G	
Block:	
Address:	TBD Street A Lake City, FL 32024
Lot:	2
Job no:	9FC00201
Reference No:	24-08983
Sheet:	

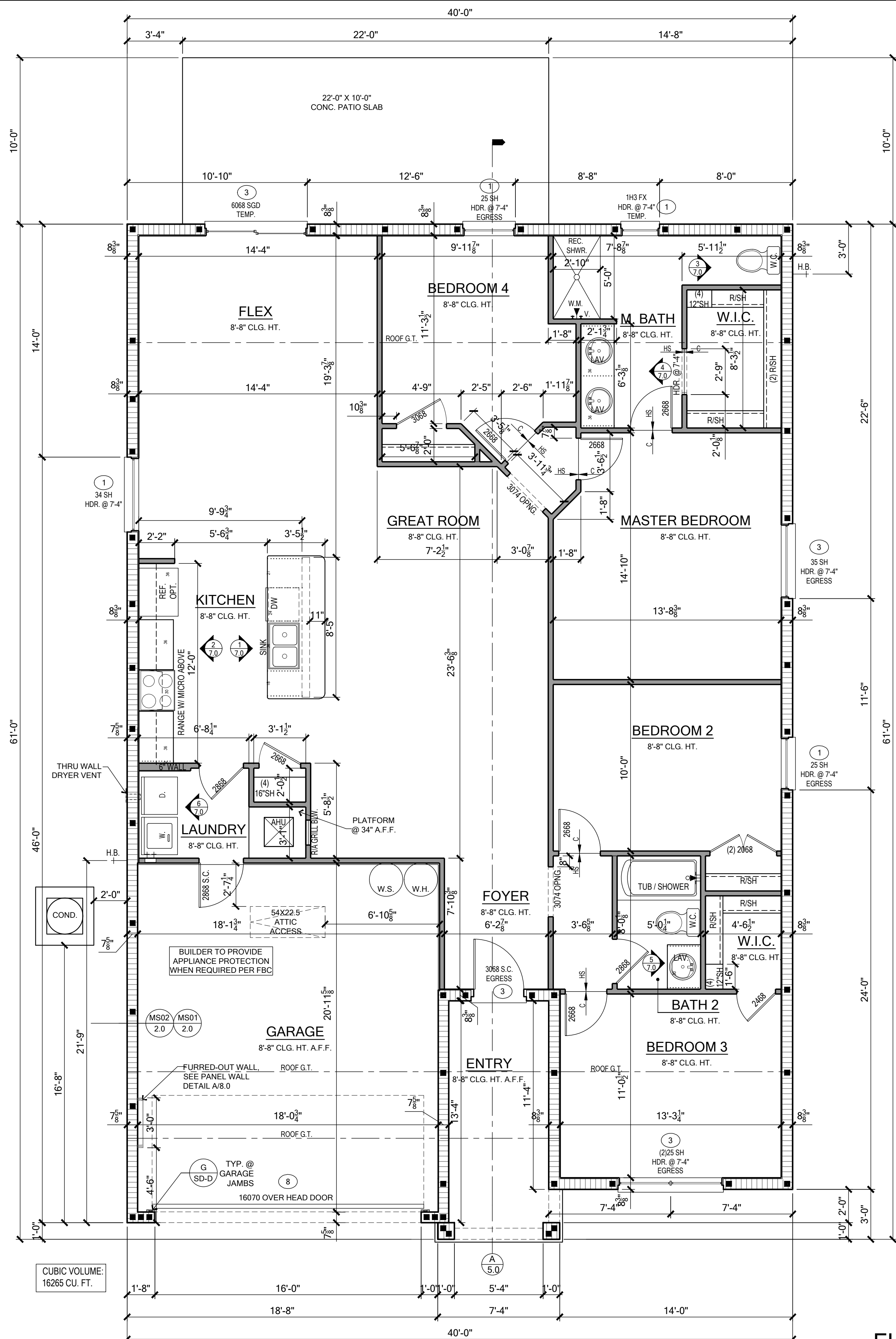
Essentials Series

1.0

FOUNDATION







AREA TABULATION - G

FIRST FLOOR PLAN	1876	SQ. FT.
LIVING TOTAL	1876	SQ. FT.
GARAGE	414	SQ. FT.
ENTRY	89	SQ. FT.
TOTAL AREA	2379	SQ. FT.

FLOOR PLAN

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

BEAM SCHEDULE

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM3	(2) - 2 x 12 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM4	3 1/2" x 8 1/2" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM5	3 1/2" x 11 1/2" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN

GENERAL BEAM NOTES

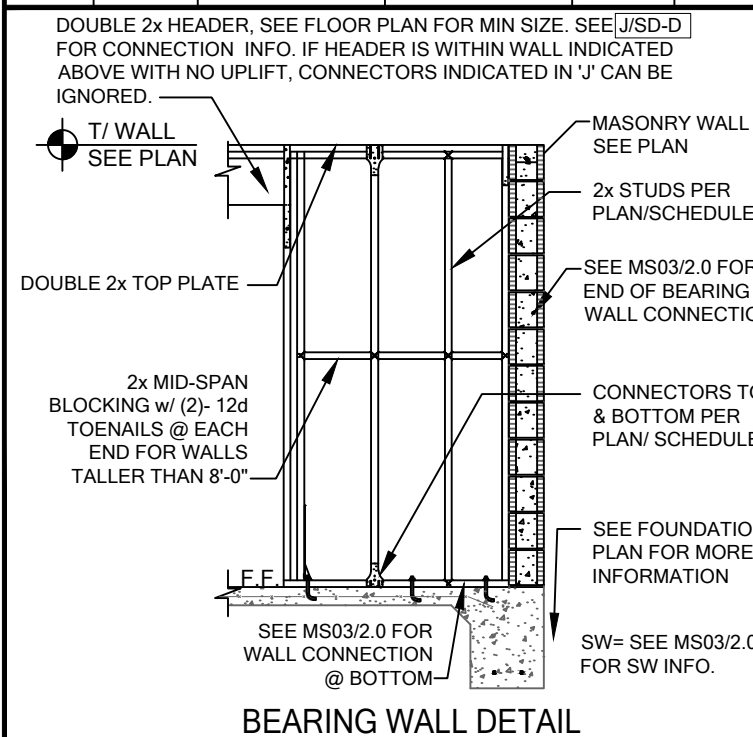
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.

WALL TYPES LEGEND

Masonry	
	8" NOM. CMU @ 8'-8" A.F.F./ Furring, Insul., and D.W.
Framing	
	Standard 2x4 Framing - Wood or Steel
	Standard 2x6 Framing - Wood or Steel
	Interior Bearing Wall
	Frame Wall Located Below 48" A.F.F. w/ Cap - Wood or Steel
	Insulated Interior Partition

BEARING WOOD WALL SCHEDULE

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



GENERAL BEARING WALL NOTES

1. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
4. CONTACT E.O.R. IF SP4S, SP6S OR SP8S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)
6. ALL 2x EXTERIOR WALLS w/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
7. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.
8. SP/SP2 DRIVE ONE NAIL AT AN ANGLE THROUGH THE STUD IN THE PLATE TO ACHIEVE THE TABLE LOAD. 16d=16d DIA X 3" LONG.

COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT (Lb)
[C3] (3) 2 x #2 SYP	(4) 16d TOENAILS	(A) HTT45 W/ 5/8" ATR & (18) 16d NAILS	4160
[C4] (3) 2 x #2 SYP	(4) 16d TOENAILS	(B) ATTACH BASE w/ (2) LSTA24	2470
[C5] 4 x 4 P.T.#2 SYP POST	(4) 16d TOENAILS	(C) MSTCM60 w/ (24) 10d & (14) 1/4" x 2-1/4" TAPCONS	3660
[C6] 6 x 6 P.T.#2 SYP POST	(4) 16d TOENAILS	(D) HTT45 W/ 5/8" ATR & (18) 16d NAILS	G = 2950 U = 4160
[C8] 4 x 6 P.T.#2 SYP POST	(4) 16d TOENAILS	(E) HTT45 W/ 5/8" ATR & (18) 16d NAILS	G = 7400 U = 4160
[C9] 5.25"x5.25" P.L. 1.8E IF EXT.)	(4) 16d TOENAILS	(F) UPHD8 W/ 7/8" ATR & (24) 1/4"x2-1/2" WS3 WOOD SCREWS	4160

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

GENERAL COLUMN NOTES

1. SEE FLR. PLN. FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.
3. NAIL BUILT UP STUDS PER DETAIL K/S-D-0 MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR 6" EMBEDMENT FOR 5/8" ATR 8" EMBEDMENT FOR 7/8" ATR
4. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION

140 MPH OPENING PRESSURES

EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (I) (MORE THAN 4'-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (E) (4'-FT. OR CLOSER TO BLDG. CORNER)
0 - 19.99	(1) +21.2 PSF / -22.9 PSF	(2) +21.2 PSF / -28.3 PSF
20 - 49.99	(3) +20.2 PSF / -22.0 PSF	(4) +20.2 PSF / -26.4 PSF
50 - 99.99	(5) +18.9 PSF / -20.7 PSF	(6) +18.9 PSF / -23.9 PSF
SOFFITS (END ZONE)	(7) +21.2 PSF / -22.0 PSF	(8) +17.7 PSF / -19.7 PSF
GARAGE DOORS	(7) 8070: +18.5 PSF / -20.3 PSF	(8) 16070: +17.7 PSF / -19.7 PSF

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

EXPOSURE (B) DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 130 MPH OR GREATER AND IS WITHIN (1) ONE MILE OF THE NEAR HURRICANE LINE WHERE AN EXPOSURE (D) CONDITION EXISTS UPWARD IS REQUIRED TO BE IN THE WIND-BLOWN DEBRIS AREA. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBC R301.2.1.2 PROTECTION OF OPENINGS.

GENERAL NOTES

NOTE-1: OPTIONAL CROWN MOLDING TO BE INSTALLED ONLY IN THE FOLLOWING ROOMS:

- FOYER
- GREAT/FAMILY ROOM
- DINING ROOM
- KITCHEN/NOOK
- MASTER CEILING AND TRAY
- FLEX/DEN
- AS NOTED

NOTE-2: OPTIONAL 8'-4" CEILING PER SPECS (ALL OTHER CEILING HEIGHTS TO INCREASE BY 8").

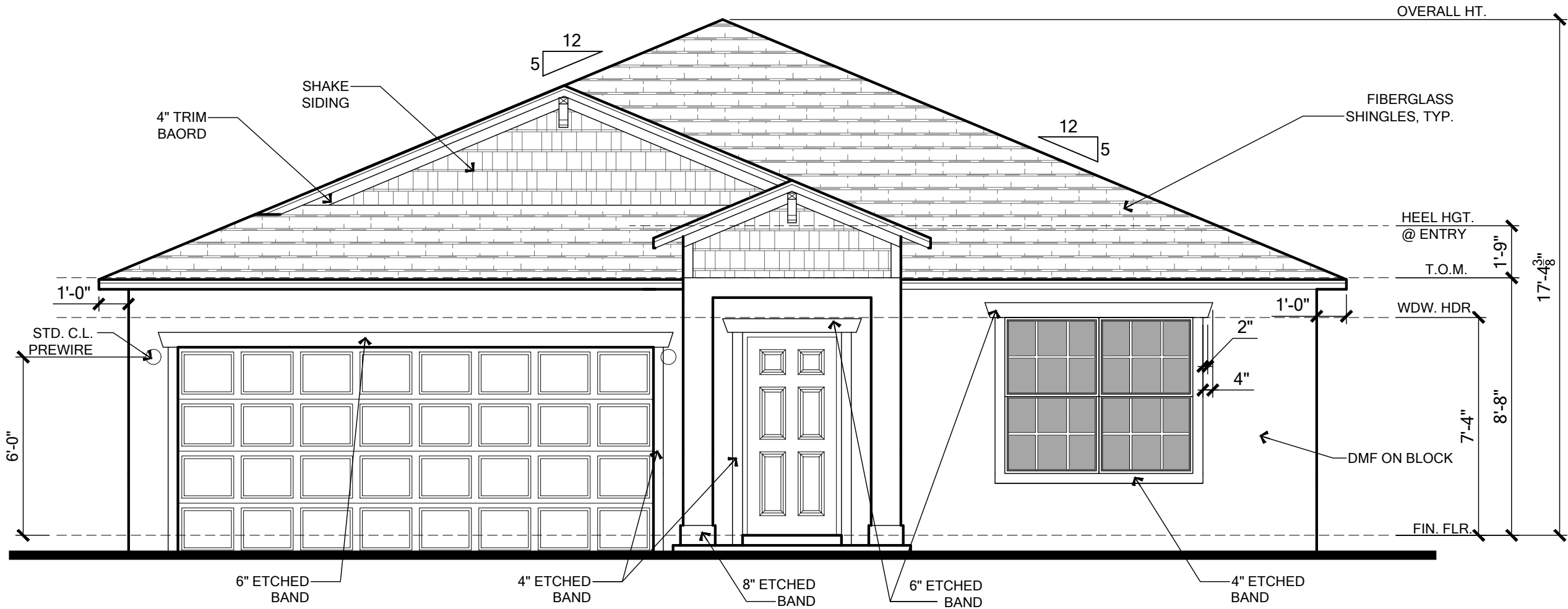
NOTE-3: 40 MIL PVC SHOWER LINER IS USED FOR ALL SHOWER RECEPTORS PER FBC-R P2709.2

WINDOW SCHEDULE

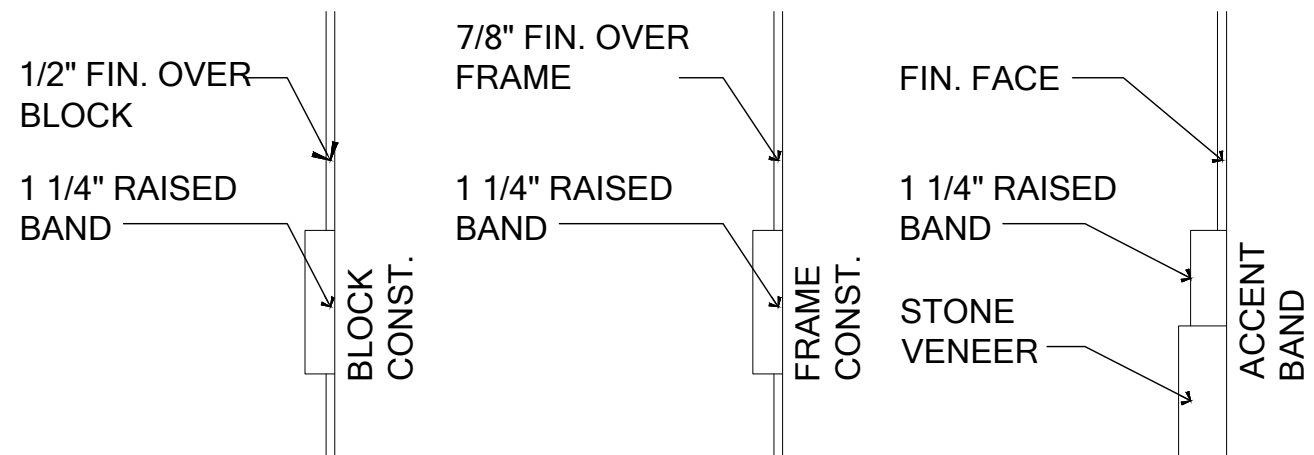
WINDOW TYPES	SIZE	ROUGH OPNG	U-Value w/o Grds	SHGC w/o Grds	U-Value w/ Grds	SHGC w/ Grds
1H2 SH	25 1/2" X 26"	27 1/4" X 26"	0.33	0.23	0.33	0.21
1H4 SH	25 1/2" X 37 3/8"	27 1/4" X 38 3/8"	0.33	0.23	0.33	0.21
1H4 SH	25 1/2" X 49 5/8"	27 1/4" X 50 5/8"	0.33	0.23	0.33	0.21
1H6 SH	25 1/2" X 62"	27 1/4" X 63"	0.33	0.23	0.33	0.21
12-H4 SH	52 1/2" X 49 5/8"	53 1/2" X 50 5/8"	0.33	0.23	0.33	0.21
12 SH	18 1/8" X 26"	19 7/8" X 26"	0.33	0.23	0.33	0.21
24 SH	36 1/2" X 50 5/8"	37 3/4" X 50 5/8"	0.33	0.23	0.33	0.21
24 SH	36 1/2" X 50 5/8"	37 3/4" X 50 5/8"	0.33	0.23	0.33	0.21
25 SH	36" X 62"	37 3/4" X 63"	0.33	0.23	0.33	0.21
26 SH	36" X 71"	37 3/4" X 72"	0.33	0.23	0.33	0.21
33 SH	52" X 37 3/8"	53 7/8" X 38 3/8"	0.33	0.23	0.33	0.21
34 SH	53 1/2" X 50 5/8"	54 7/8" X 50 5/8"	0.33	0.23	0.33	0.21
35 SH	52" X 62"	53 7/8" X 63"	0.33	0.23	0.33	0.21
4030 SH	47 1/2" X 35 1/2"	49 1/4" X 36 1/2"	0.31	0.23	0.31	0.22
3715	36" X 14 1/2"	37 3/4" X 15 1/2" w/ sill	0.31	0.25	0.31	0.22
12124 SH	72 1/8" X 49 5/8"	73 7/8" X 50 5/8"	0.33	0.23	0.33	0.21
12125 SH	72 1/8" X 62"	73 7/8" X 63"	0.33	0.23	0.33	0.21
12126 SH	72 1/8" X 71"	73 7/8" X 72"	0.33	0.23	0.33	0.21
12125 SH	108 3/8" X 62"	109 1/8" X 63"	0.33	0.23	0.33	0.21
13125 SH	108 1/4" X 62"	110" X 63"	0.33	0.23	0.33	0.21
1H3 PW	25 1/2" X 37 3/8"	27 1/4" X 38 3/8"	0.33	0.23	0.33	0.21
2020 PW	23 1/2" X 23 1/2"	25 1/4" X 24 1/2" w/ sill	0.31	0.25	0.31	0.22
2040 PW	23 1/2" X 47 1/2"	25 1/4" X 48 1/2" w/ sill	0.31	0.25	0.31	0.22
3030 PW	35 3/4" X 35 1/2"	37 1/2" X 36 1/2" w/ sill	0.31	0.25	0.31	0.22
23 PW	36" X 37 3/8"	37 3/4" X 38 3/8"	0.31	0.25	0.31	0.22
3010 PW	36" X 11 1/2"	37 3/4" X 12 1/2"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	37 3/4" X 14 1/2"	0.31	0.25	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	37 1/2" X 19 1/2"	0.31	0.25	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	37 1/2" X 48 1/2"	0.31	0.25	0.31	0.22
4010 PW	47 1/2" X 11 1/2"	49 1/4" X 12 1/2" w/ sill	0.31	0.25	0.31	0.22
4030 PW	47 1/2" X 23 1/2"	49 1/4" X 24 1/2"	0.31	0.25	0.31	0.22
4030 PW	47 1/2" X 35 1/2"	49 1/4" X 36 1/2" w/ sill	0.31	0.25	0.31	0.22
4040 PW	47 1/2" X 47 1/2"	49 1/4" X 48 1/2"	0.31	0.25	0.31	0.22
4040 PW	47 1/2" X 55 1/2"	49 1/4" X 56 1/2"	0.31	0.25	0.31	0.22

FRAME

WINDOW TYPES	SIZE	ROUGH OPNG	U-Value w/o Grds	SHGC w/o Grds	U-Value w/ Grds	SHGC w/ Grds
2020 SH	23 1/2" X 23 1/2"	24" X 24"	0.33	0.23	0.33	0.21
2024 SH	23 1/2" X 27 1/2"	24" X 28"	0.33	0.23	0.33	0.21
2030 SH	23 1/2" X 35 1/2"	24" X 36"	0.33	0.23	0.33	0.21
2040 SH	23 1/2" X 47 1/2"	24" X 48"	0.33	0.23	0.33	0.21
2050 SH	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33	0.23	0.33	0.21
3030 SH	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.23	0.33	0.21
3040 SH	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.33	0.21
3050 SH	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.33	0.21
3060 SH	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.23	0.33	0.21
3450 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33	0.23	0.33	0.21
3450 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33	0.23	0.33	0.21
3450 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33	0.23	0.33	0.21
4030 SH	47 1/2" X 35 1/2"	48 1/4" X 36 1/2" w/ sill	0.31	0.25	0.31	0.22
4030 SH	47 1/2" X 35 1/2"	48 1/4" X 36 1/2" w/ sill	0.31	0.25	0.31	0.22
4040 SH	47 1/2" X 47 1/2"	48 1/4" X 48"	0.33	0.23	0.33	0.21
4040 SH	47 1/2" X 55 1/2"	48 1/4" X 56 1/2"	0.33	0.23	0.33	0.21
4044 PW	47 1/2" X 23 1/2"	48" X 24"	0.33	0.23	0.31	0.22
3010 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"	36 1/4" X 20"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.31	0.22
3040 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.31	0.22
3070 PW	36" X 11 1/2"	36 1/4" X 12"	0.31	0.25	0.31	0.22
3012 PW	36" X 13 1/2"	36 1/4" X 14"	0.33	0.23	0.31	0.22
3017 PW	35 3/4" X 19 1/2"					

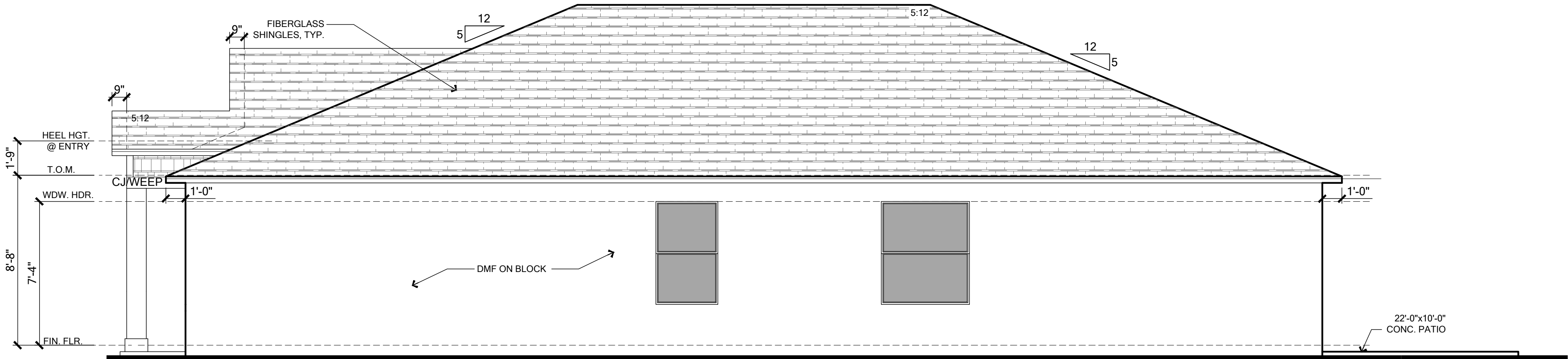


RAISED BANDS:



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

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

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

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

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

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete 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 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 C1261, 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 802/ACI 530.1/ASCE 6 or the manufacturer's instructions.

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

"CALCULATIONS BASED ON THE FOLLOWING VALUES"

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

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	2359	2264.6	152.0	200	1132.3	25.4	566.2

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

FOR COUNTY USE ONLY

07 / 22 / 2024

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

FDS
ENGINEERING ASSOCIATES
258 Southhall Lane, Suite 200
Ocala, FL 34474
CA No. 9161
SCOTT A. ENKONSKI, P.E., FL #84452
THIEN BAO DUONG, P.E., FL #84452

Keese
associates
ARCHITECTURE | DESIGN | PLANNING
258 Southhall Lane, Maitland, FL 32751
CA No. 9161
SCOTT A. ENKONSKI, P.E., FL #84452
THIEN BAO DUONG, P.E., FL #84452

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

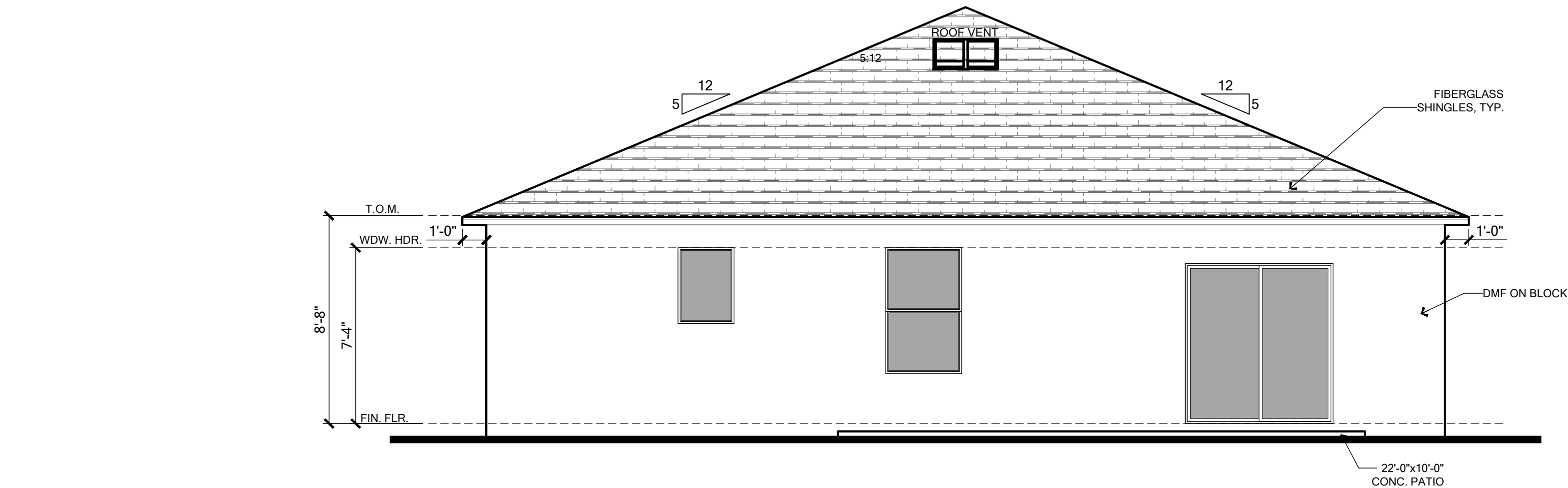
Community:	Forest Cove	Garage Side:	Left
Plan Name:	Maple	Elev - G	
Lot:	2	Block:	
Address:	TBD Street A Lake City, FL 32024		
Job no:	9FC00201		

Reference No. 24-08983
Sheet:

Essentials Series

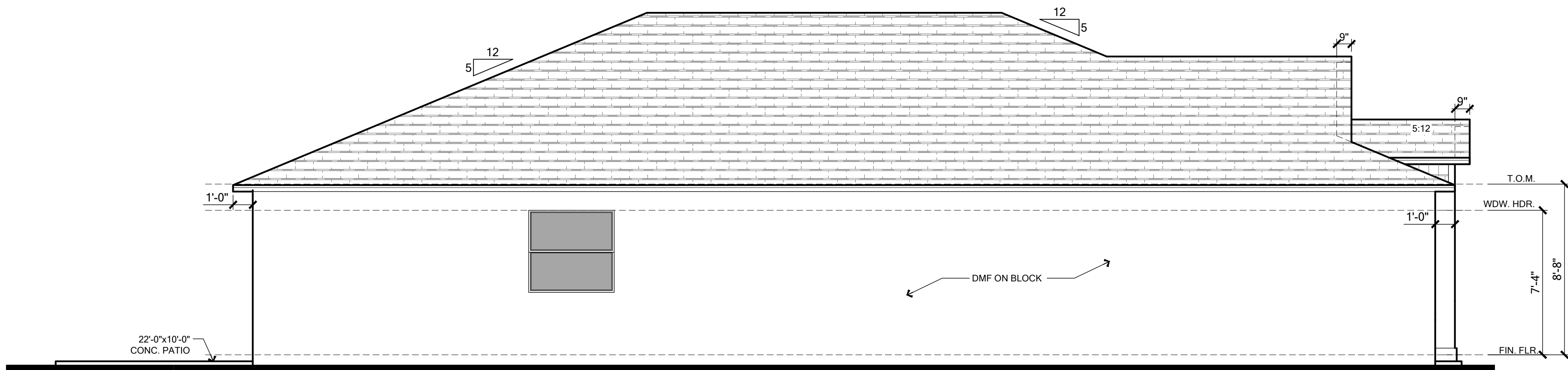
4.0

ELEVATIONS



REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

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

Banding/Stucco General Notes

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

R703.7 Exterior Plaster

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

R703.7.1 Lath

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

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete 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 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 C1261, 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 802/ACI 530.1/ASCE 6 or the manufacturer's instructions.

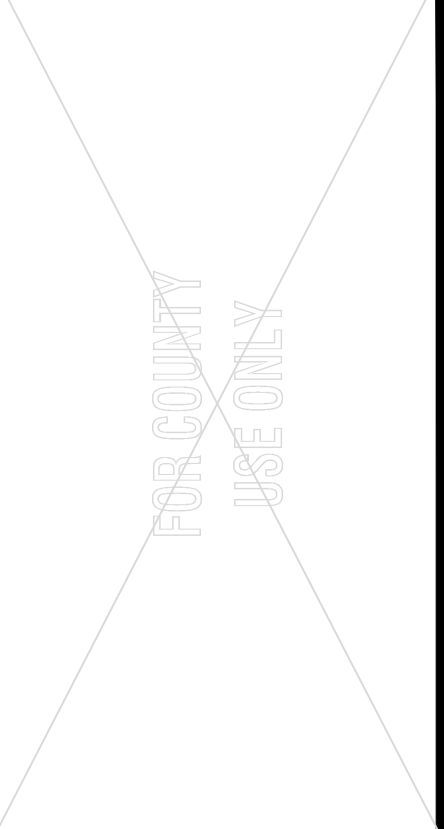
Coastal Flashings: all flashing material for coastal locations (ex. within 3,000 feet of the ocean) shall be corrosion resistant material (ex. zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.

"CALCULATIONS BASED ON THE FOLLOWING VALUES"

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

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	2359	2264.6	152.0	200	1132.3	25.4	566.2

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



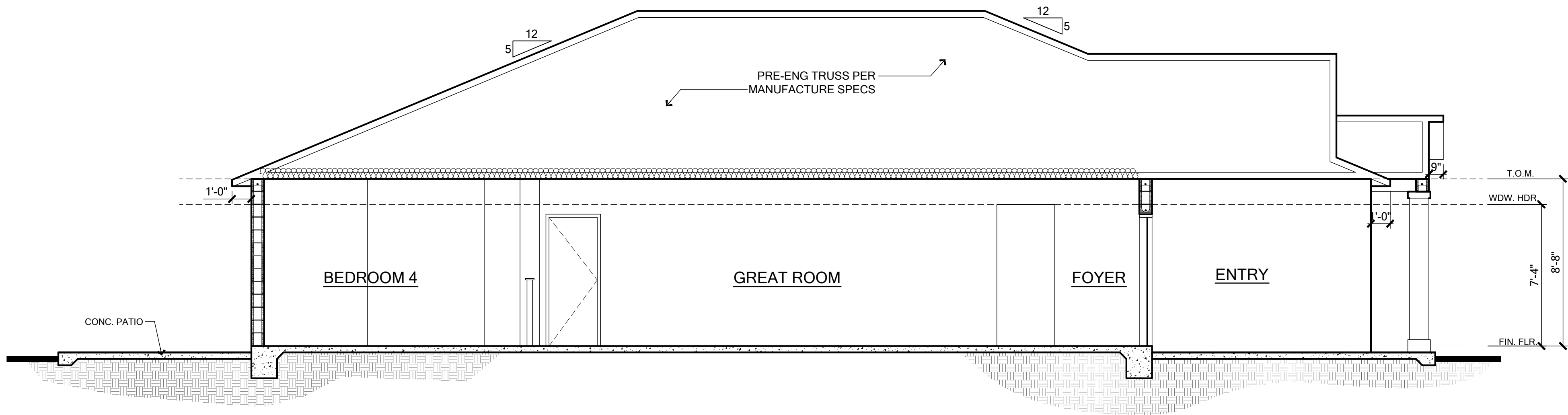
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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



Community:	Forest Cove		Garage Side:	Left
	Plan Name:	Maple	Elev - G	
Reference No.	Lot:	2	Block:	
	Address:	TBD Street A	Block:	
Sheet:	Lake City, FL 32024		Job no.	9FC00201
			Essentials Series	

4.1

ELEVATIONS



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

FOR COUNTY
USE ONLY

07/22/2024

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 6th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

FDS
ENGINEERING ASSOCIATES

288 Southall Lane, Suite 200
Ocala, FL 34474
O: 352-472-0451 F: 407-880-2304
www.fdseng.com
CA No. 9161 (FL) CA No. 10000 (FL)
☐ SCOTT A. ENKONSKI, PE - FL #8750
☐ THIEN BAO DUONG, PE - FL #84452

Keese
associates

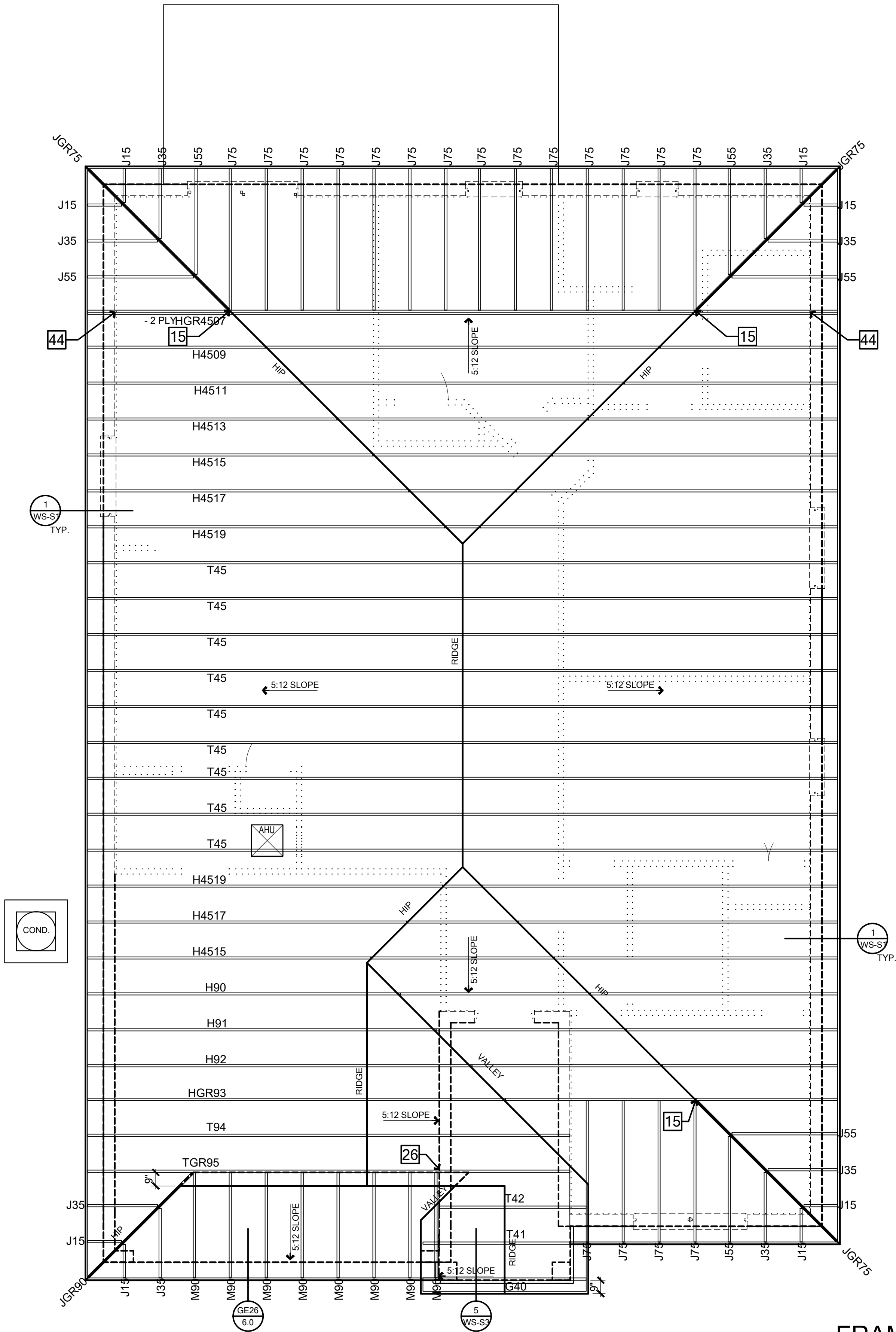
ARCHITECTURE | DESIGN | PLANNING

288 Southall Lane, Midland, FL 32751, Suite 200 | (407) 302-9871
A2203115

MARONDA
Homes

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

Community: Forest Cove	Garage Side: Left	Essentials Series
Plan Name: Maple	Elev - G	
Lot: 2	Block:	
Address: TBD Street A Lake City, FL 32024		
Job no: 9FC00201		
Reference No: 24-08983		
Sheet: 5.0		
BLDG. SECTION		



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

ROOF FRAMING NOTES	TYPICAL TRUSS STRAPS	
SHINGLE, METAL OR TILE ROOFING SYSTEM (SEE ARCH.) OVER APPROVED UNDERLAYMENT, OVER SHEATHING PER ENGINEERED ROOF SPECIFICATIONS (SEE FRAMING PLAN) ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE, SPACING, TYPICAL ROOF SLOPE, AND OTHER INFORMATION)	U.N.O. ON ROOF FRAMING PLAN	
ATTN: BUILDING DEPARTMENT PLEASE NOTE THAT TRUSS LABELS MAY VARY BUT, IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT PLEASE CONTACT THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.	- TRUSS TO WOOD FRAMING: (1) 6" LG. TRUSS SCREW w/(2) 10d TOENAILS (SEE NOTE 18/WS-S1)	
	- TRUSS TO MASONRY: (1) HTA 20	
	JACK TRUSSES TO GIRDER TRUSS SHALL BE NAILED TOP/BOTTOM CHORD. FOR VALLEY SET TRUSSES, SEE ENGINEERING TRUSS PACKAGE FOR CORRECT CONNECTION [VC1]	

WIND SPEED (ULTIMATE)
WIND SPEED (ALLOWABLE)
EXPOSURE CATEGORY

140 MPH
108 MPH
B

EFFECTIVE WIND AREA (SQ FEET)

10

WIND PRESSURE AND SUCTION (PSF)

(-) VALUE DENOTES SUCTION

ROOF	1	2	3
HIP	-26.60	-36.75	-36.75
GABLE	-28.29	-45.12	-53.58

ROOF NAILING SCHEDULE / NAILING ZONES (SHINGLE AND TILE):
ZONE 1: ASTM F1667 RSRs-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD
ZONE 2: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
ZONE 3: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
ROOF SHEATHING:
SHINGLE/METAL: 7/16" STRUCT 1 ZIP ROOF SYSTEM
TILE: 15/32" STRUCT 1 ZIP ROOF SYSTEM
NOTE:
1. PER CODE ASTM F1667 RSRs-01 REFERENCE TO 8d (2 3/8" x 0.113") NAILS WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRs-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RSRs-04 (3" x .120") NAILS
2. GABLES: DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF > 20 TO 27 DEG.
g=HL: [4:12] [6:12]

GABLE ROOF > 20 TO 27 DEG.
g=HL: [4:12] [6:12]

USP HARDWARE 1607, 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE	
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 115% 25% 25%
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3140
2	HUS 26	HUS26	HEADER: (22) 16d TRUSS: (8) 16d	2990	4745
3	JUS 26	LUS26	HEADER: (4) 10d TRUSS: (4) 16d	1000	1000
12	THD 28-2	HTU28-2	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2595	4860
13	THDH 28-3	HDS28-3	HEADER: (26) 16d TRUSS: (12) 16d X 1-1/2"	4345	8175
14	THD 45	HHUS45	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2595	4860
15	HJC26	THUJ26	HIP: (5) 16d HEADER: (18) 16d JACK: (7) 10d	2345	3055
28	HJC26 - SK60	THUJ26L THUJ26L THUJ26L	HIP: (5) 16d HEADER: (18) 16d JACK: (7) 10d	2345	3055
60	HUS175	HUS18110	SOLID POUR CMU: (20) 3/16 X 1-3/4" JOIST/BEAM: (16) 16d	4110	6060
71	HD410	HU410	SOLID POUR CMU: (20) 3/16 X 1-3/4" JOIST/BEAM: (16) 16d	1950	3475
72	THD210-3	HHUS210-3	HEADER: (28) 16d TRUSS: (20) 16d	4035	7355
73	HD48 IF	HU48	SOLID POUR CMU: (14) 3/16 X 1-3/4" JOIST/BEAM: (16) 16d	2430	1170
74	HD410 IF	HU410	SOLID POUR CMU: (20) 3/16 X 1-3/4" JOIST/BEAM: (16) 16d	3475	1950
76	LDUM410-SDS	LDUM410-SDS	SOLID POUR CMU: (8) 3/4 X 4" JOIST/BEAM: (8) W33 SCREWS	3350	9905
76	HD28-2 IF	HU28-2	HEADER: (28) 16d TRUSS: (20) 16d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS					
N	8" LONG TRUSS SCREW	FMFF06 SDWC 15600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	690 / 2-1105	NA
	(2) 8" LONG TRUSS SCREW	FMFF06 SDWC 15600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	1105 615	NA
16	(2) MTW12	MTS12	(20) 16d CMU: (28) 16d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (28) 16d PHD2 W/ (1) 5/8" THREADED ROD	2370	
18	(2) RT16-2	(2) M10-2	PLATE: (16) 8d TRUSS: (16) 16d (1) 5/8" THREADED ROD	2120	
20	RT8A	H8	PLATE: (8) 16d X 1-1/2" TRUSS: (8) 16d	750	
22	FA3	MA5	TOP: (4) 16d X 1-1/2" ROSE: (2) 16d X 1-1/2"	1350	
25	HTA20	HETA20	(10) 16d X 1-1/2"	1870	
26	(2) HTA20	(2) HETA20	(20) 16d X 1-1/2"	2430	
27	HTW24	HTS24	(20) 16d	1355	
31	LPTA	LTA2	(16) 16d X 1-1/2" FACE OF GABLE W/2x4	1470	
33	LTW12	LT512	(12) 16d	625	
35	KST227	MS727	(4) 16d NAILS (4) 1/2 BOLTS	2100	
36	LSTA24	LSTA24	(16) 16d NAILS	1235	
37	MSTA12	MSTA12	(10) 16d	935	
38	MSTA18	MSTA18	(14) 16d	1210	
39	MSTA24	MSTA24	(16) 16d	1440	
40	MSTA30	MSTA30	(22) 16d	2065	
41	MTW12	MTS12	(14) 16d	1185	
43	MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (13) 16d	1945	TENSION
44	MUGT 15	MGT	CMU: (28) 16d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (28) 16d PHD2 W/ (1) 5/8" THREADED ROD	4240	
46	MSTC40	MSTC40	(28) 16d NAILS TENSION	2680	
47	MSTCM60	MSTCM60	CONCRETE/CMU: (14) 5/4" X 2-1/4" TAPCON FRAME: (24) 16d OR (20) 16d	3685	TENSION
48	RT16A	H16A H14	PLATE: (8) 8d TRUSS: (8) 16d X 1-1/2"	1025	
49	UPH08	HD08-SD03	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (4) W33 SCREWS	9165	
50	DTB-T2	DTT22	(1) 1/2" X 6" HD SCREW (PHD1411680) (5) WS15-EXT SCREWS	1835	TENSION
51	PAU06	ABU04	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2400 - NAILS 2065 - NAILS 2265 - BOLTS	
53	PAU04	ABU04	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2535 - NAILS 2265 - BOLTS	
54	PHD8	HD08-SD02.5	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) W33 WOOD SCREWS	9165	
55	PHD0A	HD04-SD02.5	STRAP: (16) W33 WOOD SCREWS CMU: 6" THREADED ROD, 8" EPOXY EMBED. (ND: 5/8" X 8" HD SCREW (PHD1411680)	5215	
56	HGAM 10KT	HGAM10KTA	RAFTER/TRUSS: (4) WS15 TOP PLATE: (4) 3/8" X 5" TAPCON (4) 1/4 X 1-3/4" TAPCON	980	
57	LGU04	LGU4-SD03	FRM: (20) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (8) 16d SINKER TRUSS: (16) W33 SCREW	4725	
58	PHD2A	HD02-SD02.5	STRAP: (8) W33 WOOD SCREWS CMU: 6" THREADED ROD, 8" EPOXY EMBED. (ND: 5/8" X 8" HD SCREW (PHD1411680)	3215	
59	KST210	STG215	(26) 16d	2955	
64	HGA 10KT	HGA10KT	RAFTER/TRUSS: (6) WS15 TOP PLATE: (6) WS3 STUDS: (16) 16d TOP PLATE: (2) 16d TRUSS: (16) 16d	790	
65	LGU02	LGU2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 16d	2020	
66	(2) LGU02	(2) LGU2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 16d	4040	
67	LGU03	LGU3-SD02.5	FRM: (24) 16d SINKER CMU: (4) 3/8" X 5" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (12) W33 SCREW	3500	
69	HTT45	HTT4 HTT5	STRAP: (28) 16d w/ (26) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED. (ND: 5/8" X 8" HD SCREW (PHD1411680)	5795	

FOR COUNTY USE ONLY

07/22/2024

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 6th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

FDS

ENGINEERING ASSOCIATES

228 Southall Lane, Suite 200
O: 321-472-0451 F: 407-480-2304
CA No. 9161 EPCON, INC. www.fdseng.com
SCOTT A. ENKONSKI, PE, FL #87250
THIEN BAO DUONG, PE, FL #94452

Keese

associates

ARCHITECTURE | DESIGN | PLANNING

228 Southall Lane, Maitland, FL 32751, Suite 200 | (407) 480-2304
A 20230315

MAHONDA Homes

3993 West First Street
Sanford, FL 32711
(407)302-9871

Community: Forest Cove

Garage Side: Left

Plan Name: Maple

Elev - G

Block: Lot: 2

Address: TBD Street A
Lake City, FL 32024

Reference No: 24-08983

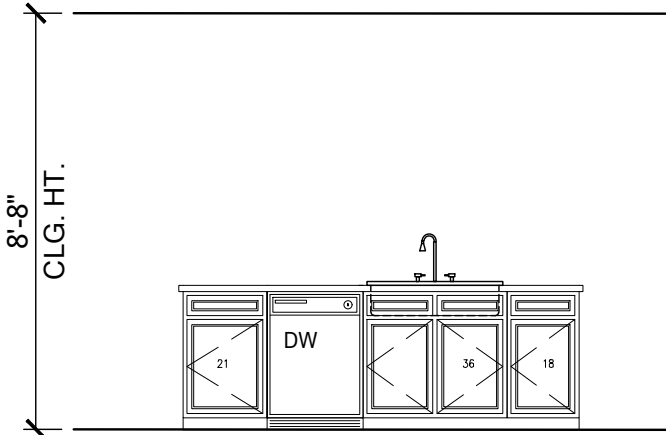
Sheet:

6.0

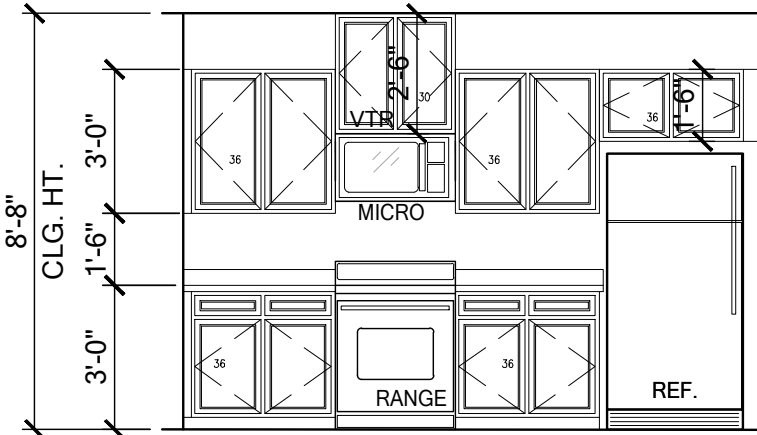
FRAMING PLAN

Essentials Series

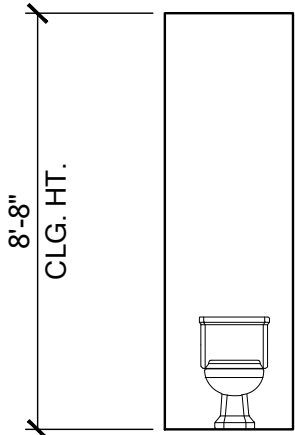
9FC00201



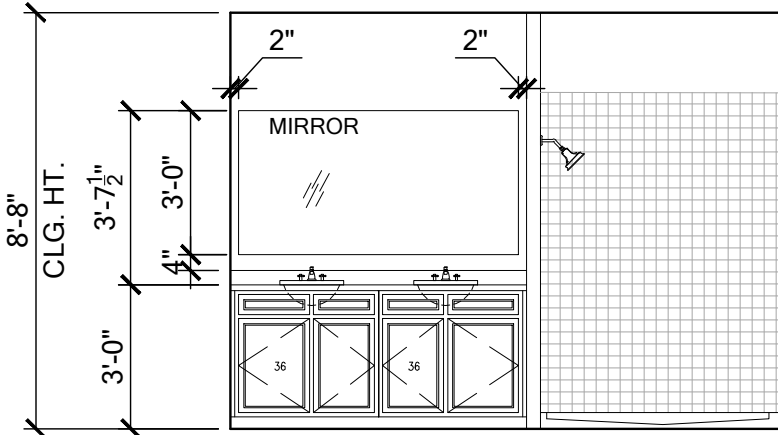
1
STANDARD KITCHEN ISLAND



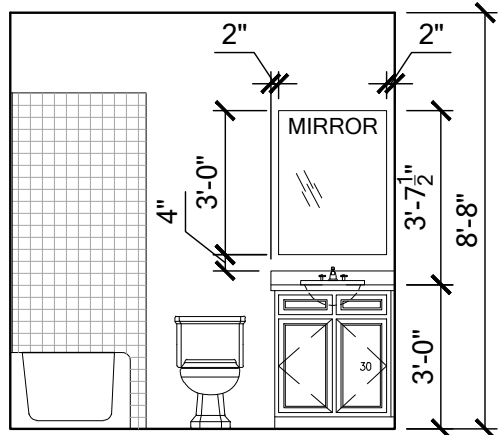
2
STANDARD KITCHEN



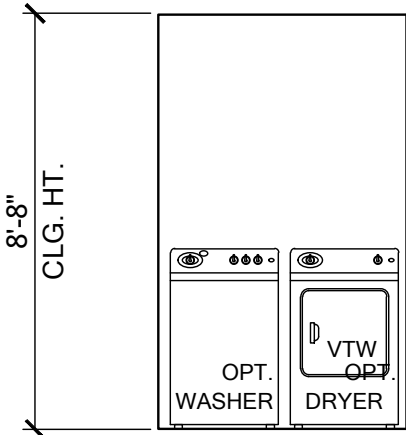
3
MASTER BATH



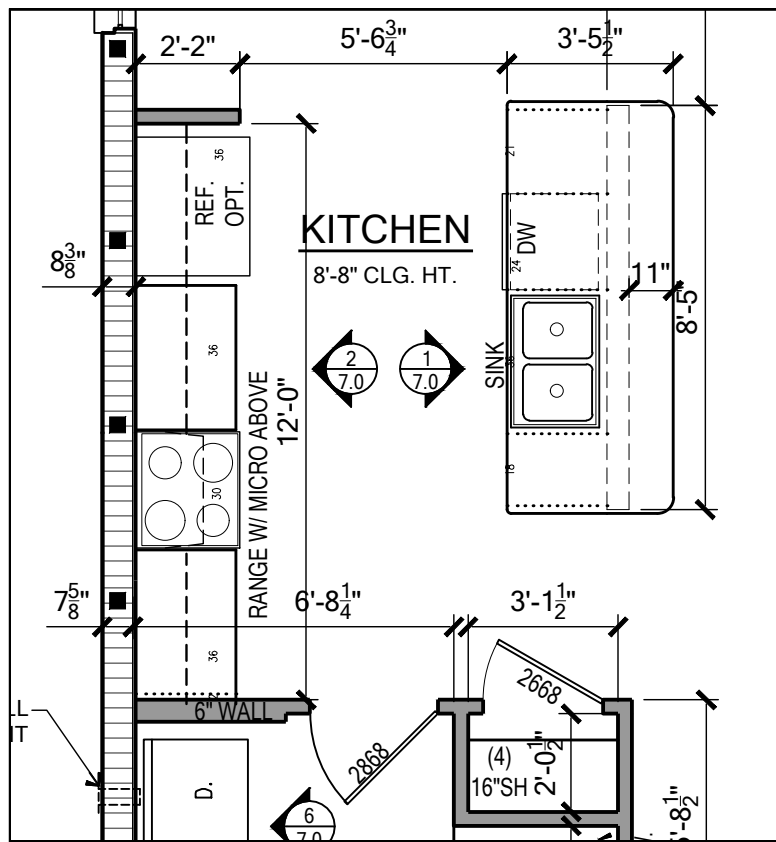
4
MASTER BATH



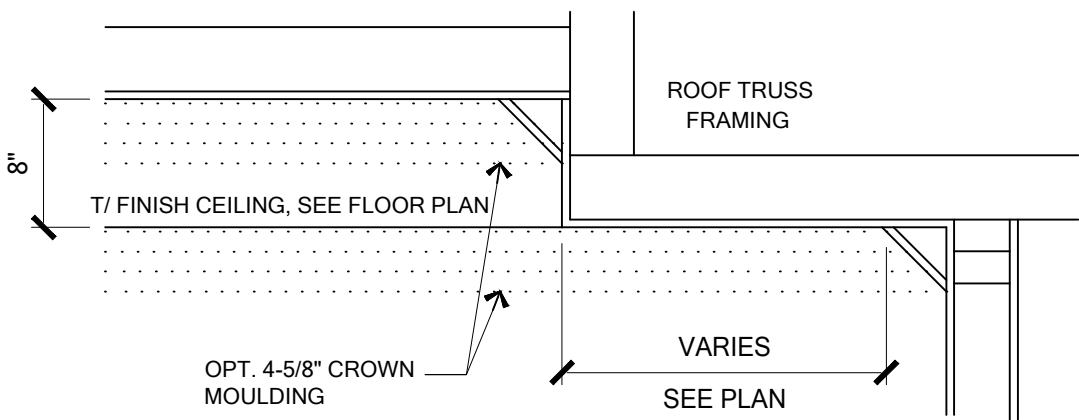
5
BATH 2



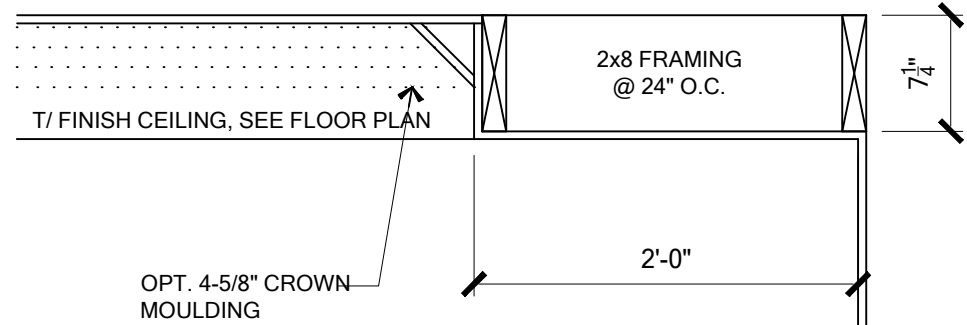
6
LAUNDRY RM.



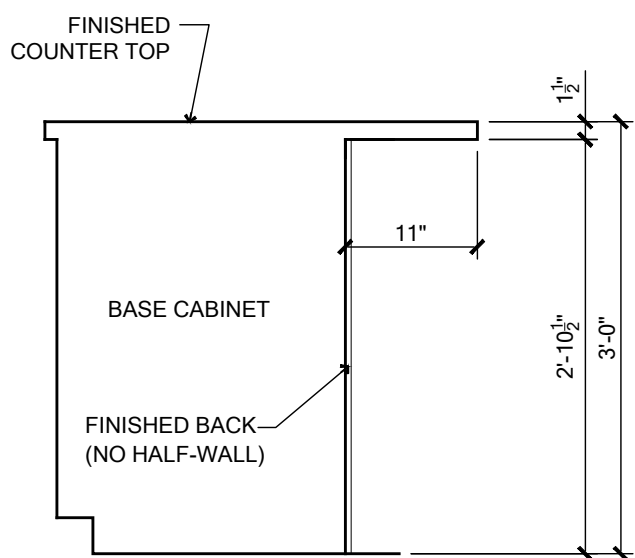
STANDARD KITCHEN
SCALE: 1/4" = 1'- 0"



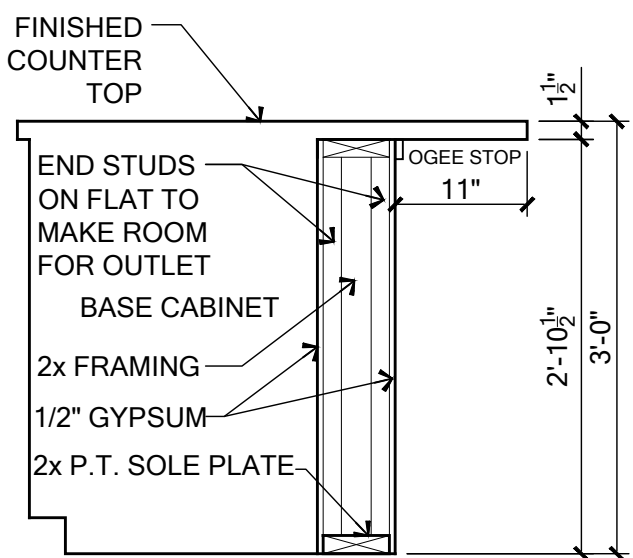
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'- 0"



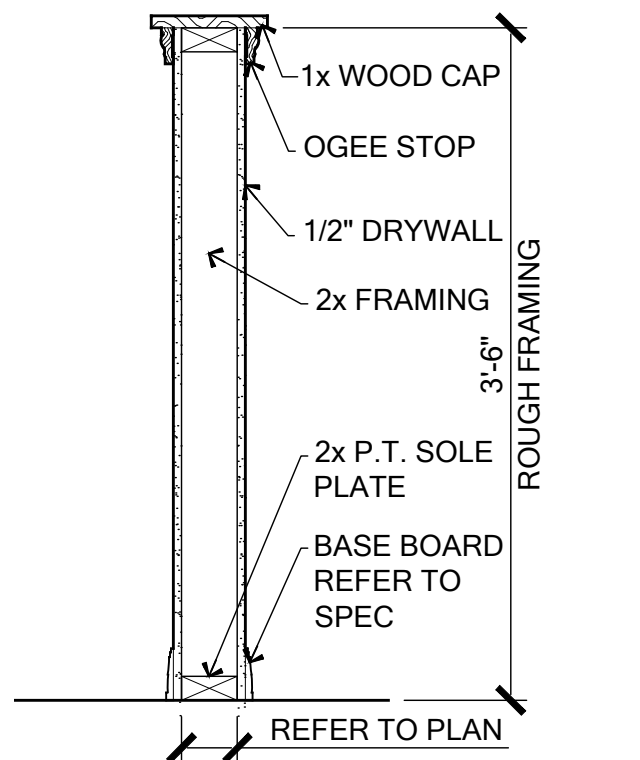
DROP DOWN TRAY CEILING
SCALE: 1" = 1'- 0"



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"

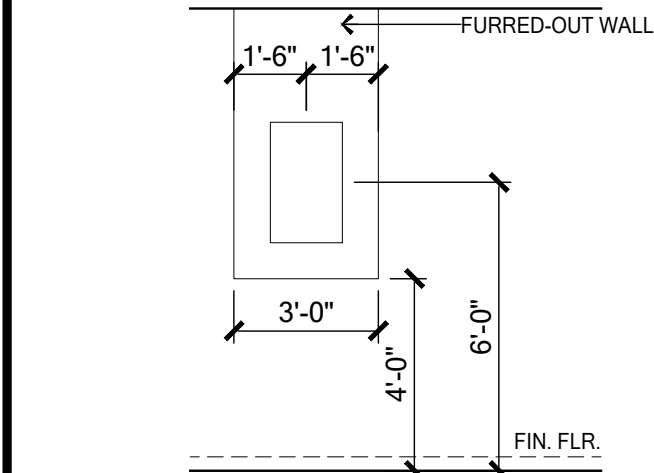
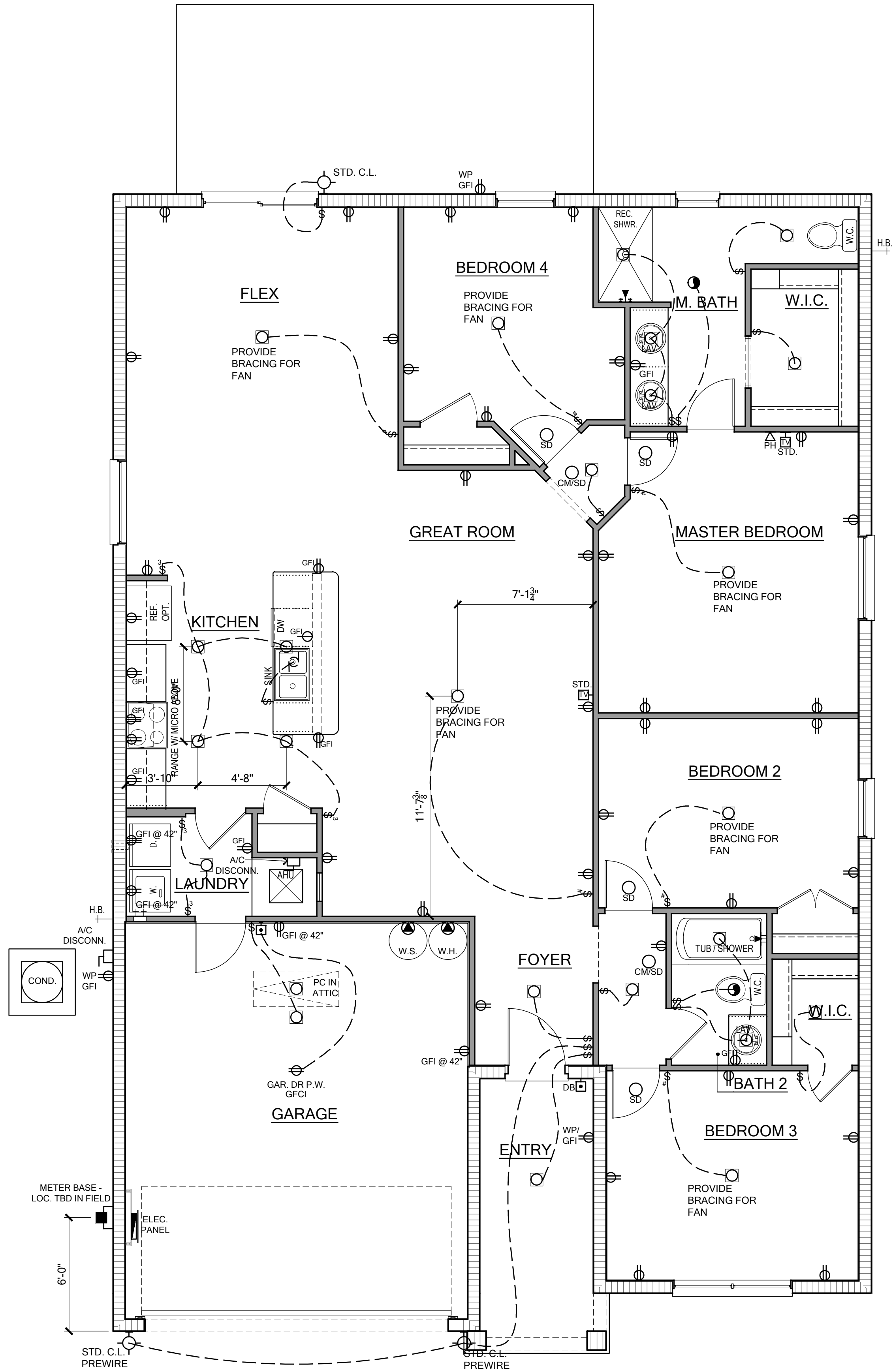
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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

FDS
ENGINEERING ASSOCIATES
288 Southall Lane, Suite 200
Ocala, FL 34476
CA No. 9161
FL No. 12000
PE - FL #64452

Keese
associates
ARCHITECTURE | DESIGN | PLANNING
288 Southall Lane, Midland, FL 32751
CA No. 9161
FL No. 12000
PE - FL #64452

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Maple	Elev - G	
Lot:	2	Block:	
Address:	TBD Street A		
	Lake City, FL 32024		
Job no:	9FC00201		
Reference No:	24-08983		
Sheet:	7.0		
	INTERIOR ELEV		



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

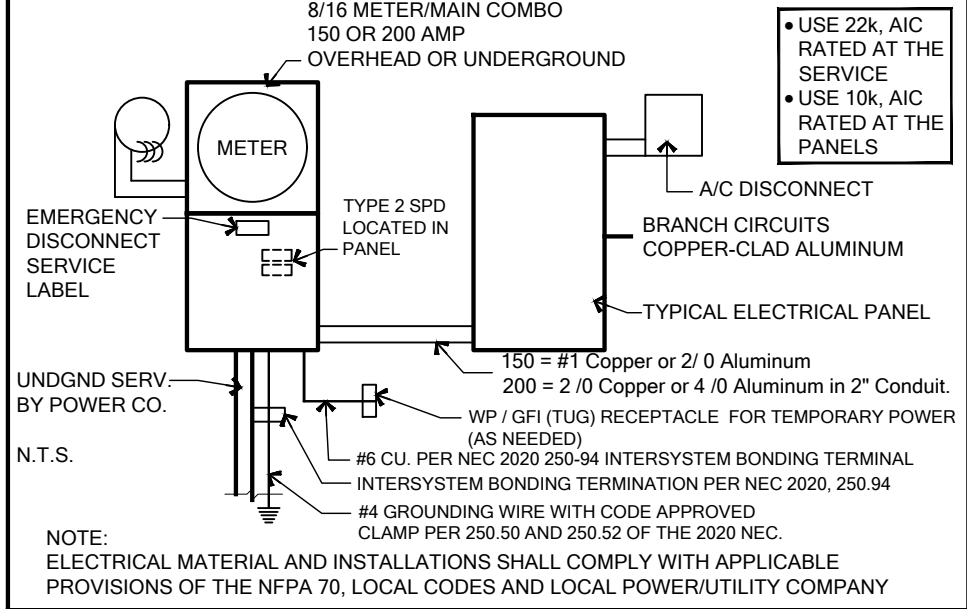
ELECTRICAL LEGEND

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

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

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

ELECTRICAL RISER DIAGRAM



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

ELECTRICAL PLAN

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

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

FDS
ENGINEERING ASSOCIATES
288 Southhall Lane, Suite 200
Ocala, FL 34474
Tel: 352-472-0451 Fax: 352-472-0452
www.fdseng.com
CA No. 91616 EOWAN, PE - FL #8726
SCOTT A. ENKONSKI, PE - FL #84452
THIEN BAO DUONG, PE - FL #84452

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
288 Southhall Lane, Suite 200
Ocala, FL 34474
Tel: 352-472-0451 Fax: 352-472-0452
www.keese.com

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Maple	Elev - G	
Lot:	2	Block:	
Address:	TBD Street A Lake City, FL 32024		
Job no:	9FC00201	Essentials Series	
Reference No:	24-08983		
Sheet:	8.0		
ELECTRICAL			

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTES:

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

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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

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

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

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

MASONRY

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

WOOD CONSTRUCTION

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

STRUCTURAL STEEL

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

UPLIFT CONNECTORS

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

GYPSPUM BOARD

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

PRE ENGINEERED WOOD TRUSSES

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

FIELD REPAIR NOTES

- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS w/ 7" EMBEDMENT. USP CIA-GEL 7000 EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR USP 1/2" SD WEDGE-BOLT WITH MINIMUM 6" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
- FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (USP HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) USP HTWM16 TWIST STRAP W/ (4) 1/4" x 1 3/4" WEDGE-BOLTS OR TAPCONS TO MASONRY AND (8)-10d x 1 1/2" NAILS TO TRUSS FOR UPLIFTS LESS THAN 1225 LBS (USE (2) HTWM16 FOR UPLIFTS LESS THAN 2450#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) USP HGAM10KT W/ (4) 1/4" x 1 1/2" WS15 WOOD SCREWS AND (4) 1/4" x 1 3/4" WEDGE-BOLTS ONE EACH SIDE OF TRUSS.
- NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
- IF MISSED, M2AM36 OR M2CM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL USP HTT5 W/ (28) 16d x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN USP HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.
- MISSED ROOF TIE DOWNS MAY BE SUBSTITUTED WITH (1) USP RT16A W/ (8) 8d x 1 1/2" NAILS AND (4) 3/16" DIA. X 1 3/4" TAPCONS FOR UPLIFTS LESS THAN 1380#.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

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

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

Scan QR Code for the complete FBCR



GENERAL ROOF LOADING

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

BOTTOM CHORD LL (OPT)

ATTICS W/ LIMITED STORAGE

ATTICS W/ HEAVY STORAGE

* ATTICS W/ NO STORAGE

(NON-CONCURRENT)

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

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

COMMENTS:

(PSF) = UNIFORM LOADS

(LBS) = CONCENTRATED LOADS

c. INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. FOR A GUARD NOT REQUIRED TO SERVE AS A HANDRAIL, THE LOAD NEED NOT BE APPLIED TO THE TOP ELEMENT OF THE GUARD IN A DIRECTION PARALLEL TO SUCH ELEMENT.

f. BALUSTERS AND PANELS/FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.

h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR OF 4. THE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

i. WHERE THE TOP OF A GUARD SYSTEM IS NOT REQUIRED TO SERVE AS A HANDRAIL, THE SINGLE CONCENTRATED LOAD SHALL BE APPLIED AT ANY POINT ALONG THE TOP, IN THE VERTICAL DOWNWARD DIRECTION AND IN THE HORIZONTAL DIRECTION AWAY FROM THE WALKING SURFACE.

WHERE THE TOP OF A GUARD IS 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/180	TL/120	
ROOF RAFTERS	LL/360	TL/240	
FLOOR TRUSSES*/BEAMS **	LL/360	TL/240	
FLOOR JOIST***	LL/480	TL/240	

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

**TL MAX 3/4"

*** TL MAX 1/2"

WIND LOADING CRITERIA 140-B

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

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

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

GENERAL PRESSURE NOTES

NOTES:

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

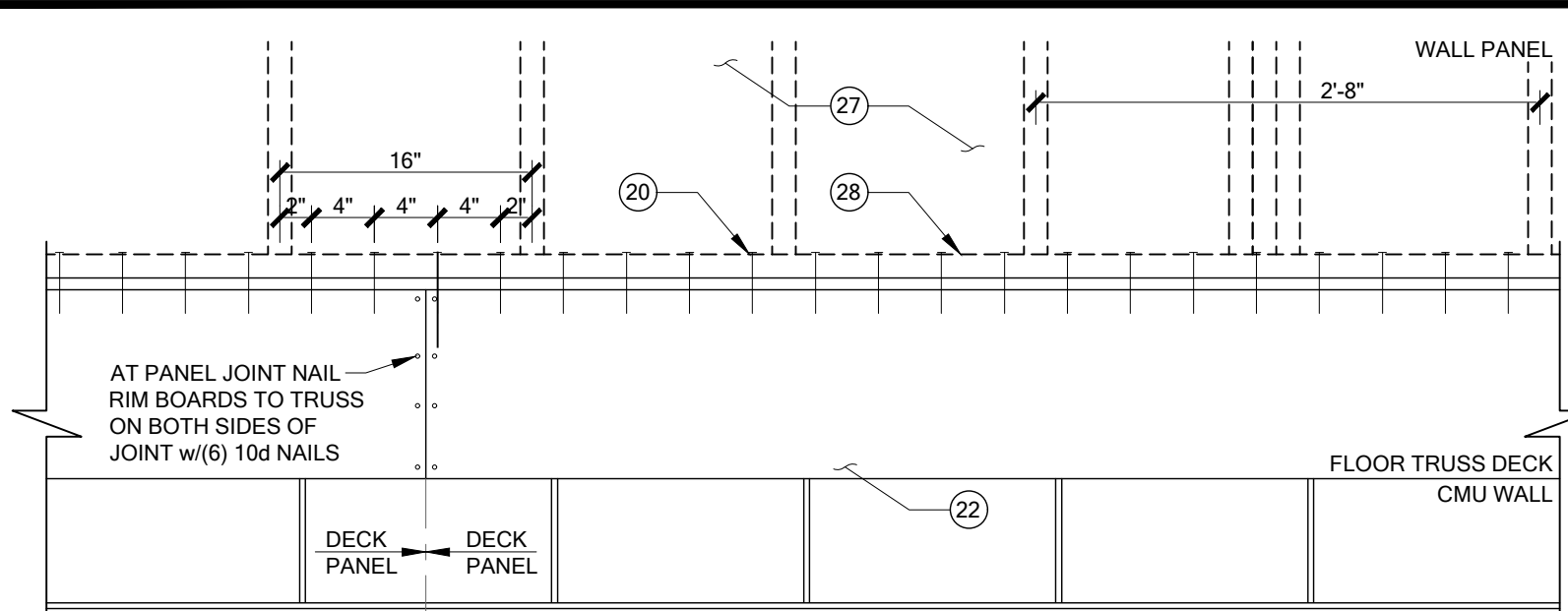
DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER, CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.

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

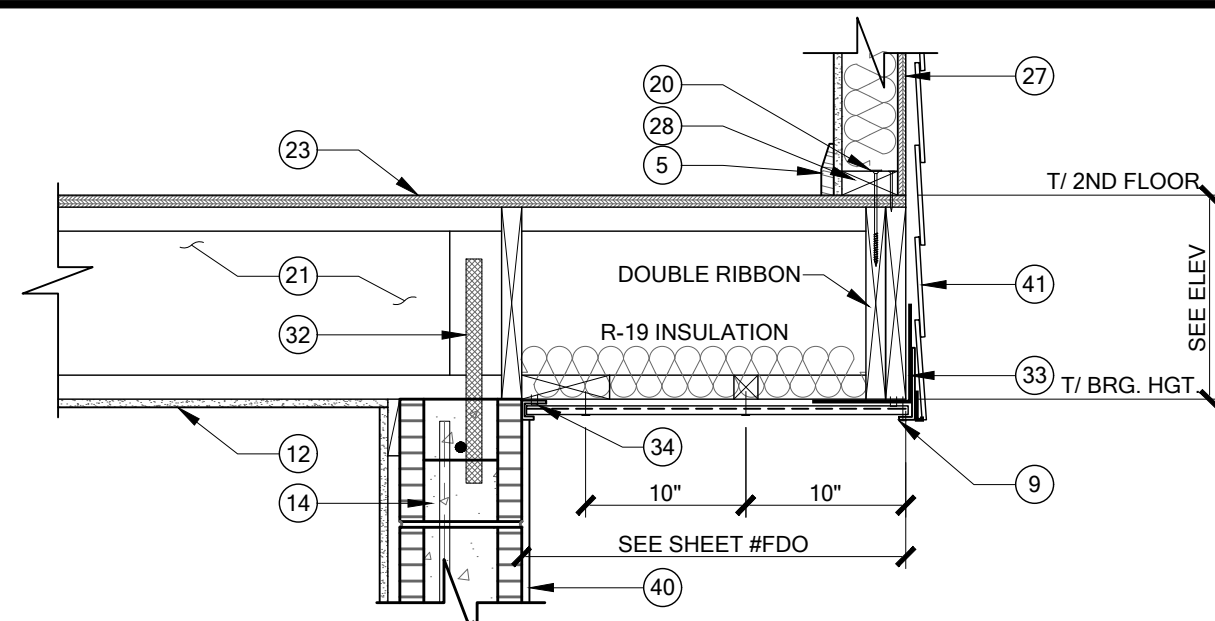
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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



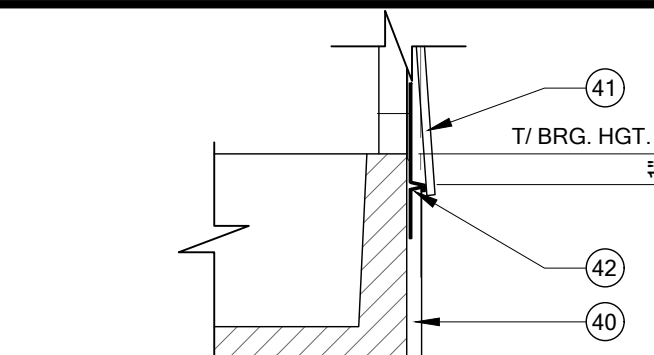
Community:	Forest Cove	Garage Side:	Left
Plan Name:	Maple	Elev - G	
Lot:	2	Block:	
Address:	TBD Street A Lake City, FL 32024		
Job no:	9FC00201	Essentials Series	
Reference No Sheet:	24-08983		
SN			
STRUCT NOTES			



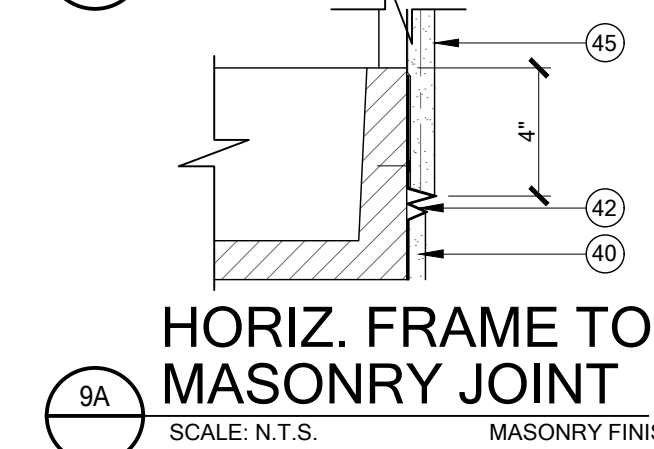
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



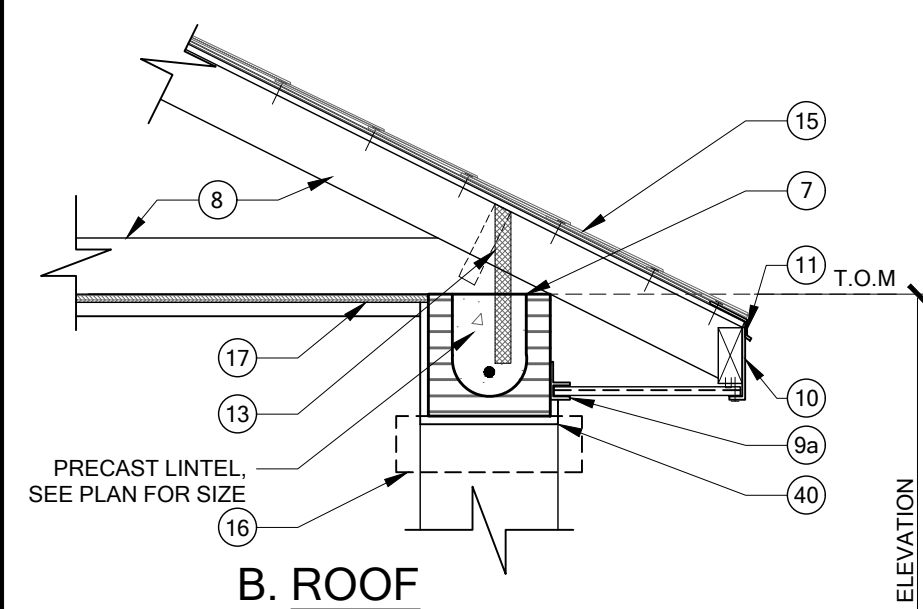
6 PARTIAL SECTION - FLOOR OVERHANG
SCALE: N.T.S.



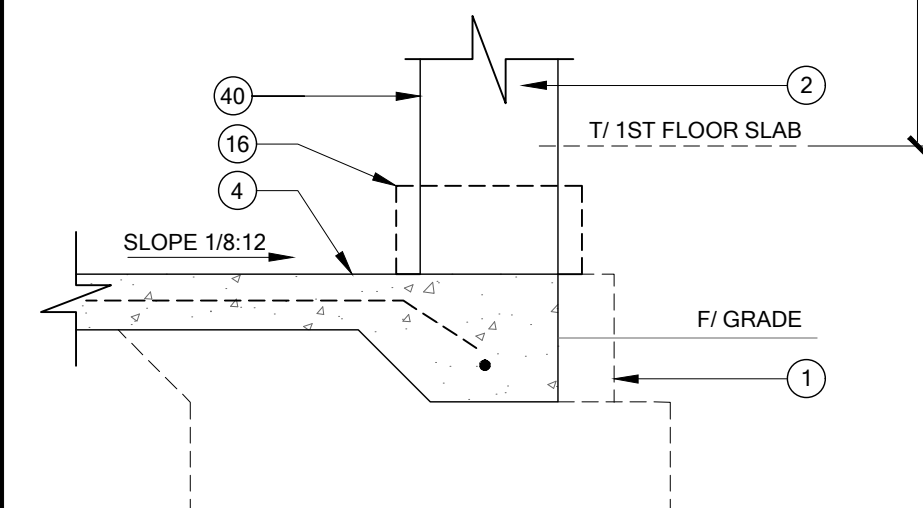
9 HORIZ. FRAME TO MASONRY JOINT
SCALE: N.T.S.



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

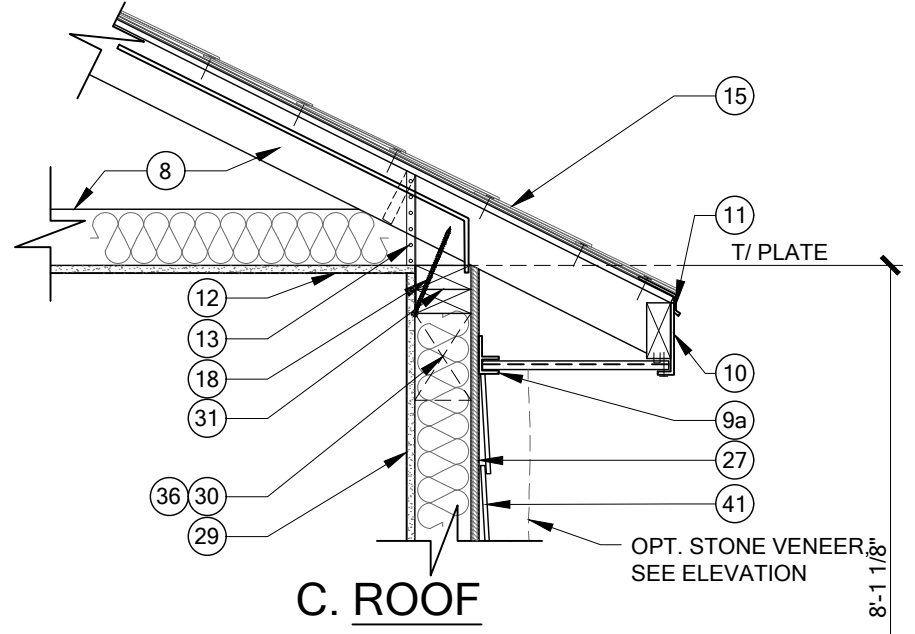


B. ROOF

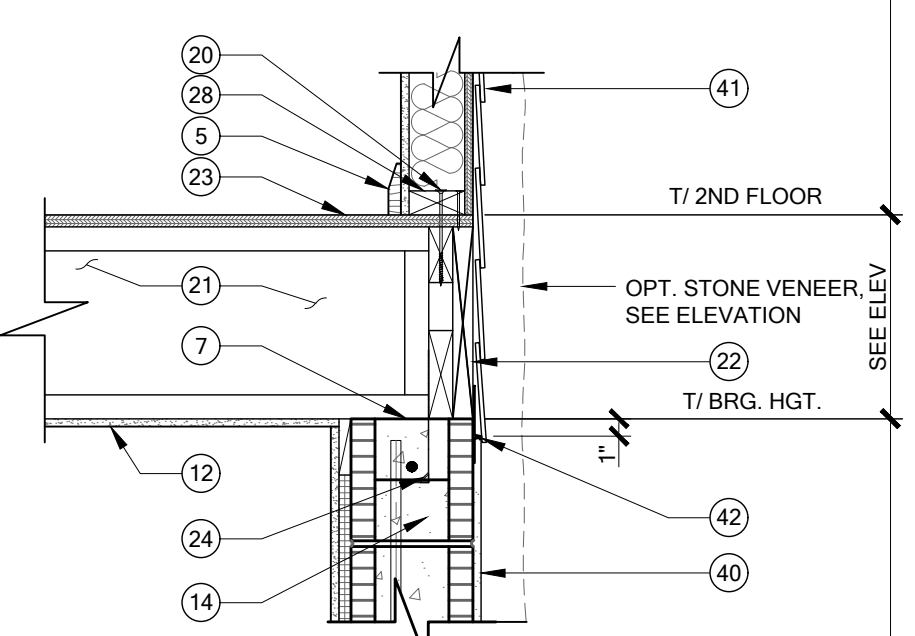


A. FOUNDATION

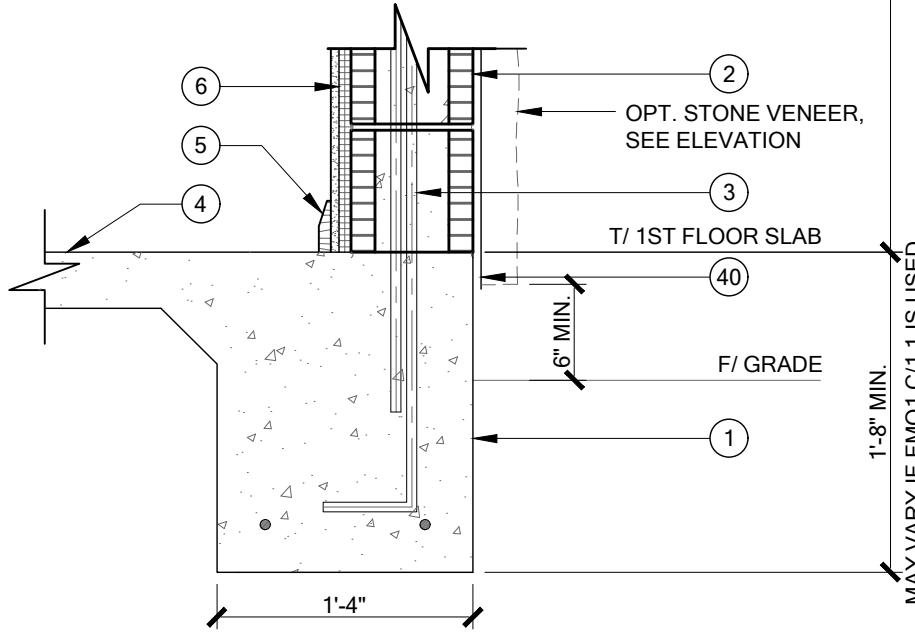
ONE STORY WALL SECTION - PORCH
SCALE: N.T.S.



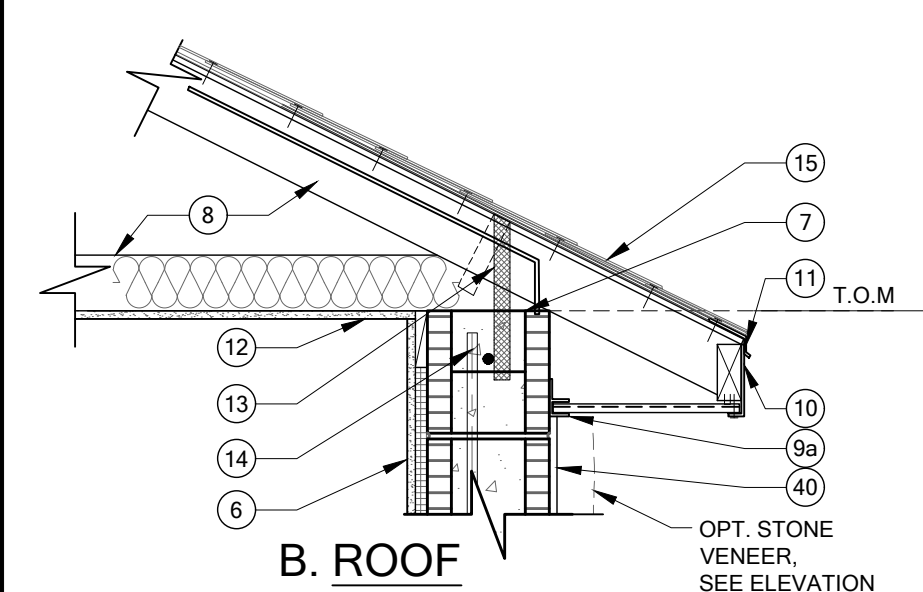
C. ROOF



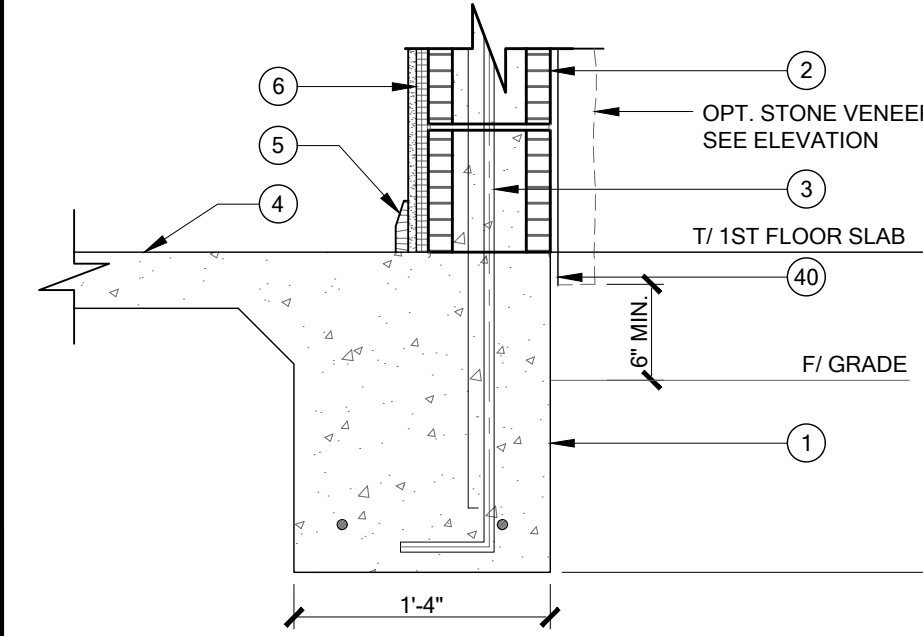
B. 2ND FLOOR DECK



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



B. ROOF



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

WALL SECTION KEY NOTES

1. MONOLITHIC FOUNDATION, SEE FOUNDATION PLAN.
2. 8" CONCRETE BLOCK WALL.
3. (1) #5 REBAR (GRADE 40) GROUTED SOLID IN A FILLED CELL, CONT. FROM FOOTING TO BOND BEAM w/ 25" LAP SPLICE.
4. CONCRETE SLAB.
5. WOOD BASE.
6. 1/2" DRYWALL ON 3/4" P.T. FURRING @ 24" O.C. w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
7. SILL SEAL OR SELF-NAILING PLATES.
8. PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE @ A/C SPACE LOCATIONS.
9. VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ EACH OF THE FOLLOWING LOCATIONS, THE MALE & FEMALE LAP AND CENTER FLUTE. SUBSTRATE ATTACHMENT: J-CHANNEL: WOOD - ATTACH w/ 1/4" X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C.
- 9a. VENTED SOFFIT AND F-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ 8" O.C. SUBSTRATE ATTACHMENT: F-CHANNEL: WOOD - ATTACH w/ 1/4" CROWN X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 24" O.C. MASONRY - ATTACH w/ 14ga. 5/8" T-NAIL w/ 3/8" DIAMETER HEAD @ 8" O.C.
10. R704.3 ALUMINUM FASCIA.
- ALUMINUM FASCIA SHALL HAVE A MINIMUM THICKNESS OF 0.019 INCHES AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL. ALUMINUM FASCIA SHALL BE ATTACHED IN ACCORDANCE WITH SECTION R704.3.1, R704.3.2 OR R704.3.3. THE DRIP EDGE SHALL COMPLY WITH R905.2.8.5, AND THE THICKNESS OF THE DRIP EDGE SHALL BE IN ACCORDANCE WITH TABLE R903.2.1.
11. METAL DRIP EDGE.
12. 1/2" CEILING BOARD w/ INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION AS REQUIRED.
13. ROOF TRUSS ANCHORS, SEE FRAMING PLAN.
14. 8" CONCRETE BOND BEAM BLOCK w/ (1) #5 REBAR w/ STD. HOOK.
15. ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1.
FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ROOFING THROUGH NAIL PER STRIP OR (2) PER INDIVIDUAL SHINGLE, ASPHALT SHINGLES OR FOLLOW MANUFACTURER INSTRUCTIONS FOR PRODUCT.
METAL ROOF OPTION: C&C ROOF PRESSURES MRH 30'
160/B HIP ZONE 1 = -34.78, ZONE 2 = -47.94, ZONE 3 = -47.94
GABLE ZONE 2 = -59.03, ZONE 3 = -70.03
160/C HIP ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
GABLE ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
26GA. GALV. STEEL 4x4 L FLASHING
UNDERLAYMENT SHALL BE PER FBC R905.1.1 OVER SHEATHING. SEE MANUFACTURER INSTALLATION INSTRUCTIONS.
ROOF SHEATHING AND NAILING PER SPECIFICATION IN ENGINEERED ROOF SHEATHING & NAILING DETAIL (RSH) ON FRAMING PLAN FOR EACH ROOFING MATERIAL AND ZONE.
16. PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
17. PORCH CEILINGS:
FRONT PORCHES: 7/16" OSB ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS OR 7d SCREW SHANK @ 4" O.C. EDGES & FIELD. w/ EXTERIOR FINISH OF VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUBSTRATE @ 8" O.C. INSTALL TRIM NAIL IN CENTER RIB OF PANEL @ 16" O.C. ATTACH J-CHANNEL W/ 3/8" x 5/8" STAPLE @ 24" O.C. INTO OSB SUBSTRATE.
REAR PORCHES: TEXTURED PAINTED: 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE GYPSUM BOARD SHALL BE ATTACHED w/ TYPE W 1 1/4" DRYWALL SCREWS @ 8" O.C. IN FIELD AND EDGES.
18. ALL ROOF TRUSSES SHALL BE TOENAILED W/ (2) 10d NAILS AND SHALL BE FASTENED TO WALL TOP PLATE W/ (1) FASTEN MASTER FRAMEFAST FMFF006 TRUSS SCREW INSTALLED PER MANUFACTURER RECOMMENDATIONS U.N.O. ON PLANS.
20. FASTEN MASTER FRAMEFAST FMFF006 SCREWS @ 4" O.C. MAX.
21. PRE-ENGINEERED WOOD I - JOIST OR FLOOR TRUSS @ 24" O.C., MAX. SEE SECOND FLOOR FRAMING PLAN.
22. WOOD RIM BOARD; FASTEN MULTIPLE PLY RIM BOARDS TOGETHER w/ (3) ROWS 8d NAILS @ 12" O.C. SINGLE PLY FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS w/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS w/ (2) 8d NAILS.
23. 3/4" T&G WOOD DECKING OR 3/4" T&G EXACOR MAGNESIUM OXIDE UNDERLAYMENT FLOOR PANELS. GLUED AND ATTACHED w/ 8d X 2 1/2" SCREW SHANK NAIL @ 8" O.C. EDGES AND 12" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD. SEE SECOND FLOOR FRAMING SHEET, GLUE BETWEEN SHTG AND TRUSSES. STAPLES OR NAILS USED FOR EXACOR MUST BE GALVANIZED.
24. LPTA, ATTACH w/ (10) 10d X 1 1/2" NAILS, INTO INSIDE FACE OF RIM BOARDS. FOR LOCATIONS, SEE TRUSS STRAP PLACEMENT PLAN ON SHEET 6.0. LPTA's ARE SET IN FROM OUTSIDE FACE OF BLOCK:
2 3/4" @ 1 1/8" X 16" RIM BOARD w/ 2x6 LET-IN
2 1/4" @ (2) 1 1/8" X 16" RIM BOARD
25. NOT USED
26. NOT USED
27. 7/16" ZIP SYSTEM OSB EXPOSURE 1 ON EXT. WALLS w/ ALL EDGES BLOCKED ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 6" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
28. 2x4 SYP BOTTOM PLATE.
29. 1/2" DRYWALL ON 2x4 #2 SYP WOOD STUDS @ 16" O.C. AND INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
30. 2X WOOD HEADER @ OPENING. SEE SECOND FLOOR PLAN FOR SIZE.
31. (2) 2x4 #2 SYP TOP PLATES. TOPMOST PLATE TO BE FIELD-INSTALLED PER DETAIL N/SD-W AND NAILED TO WALL SHEATHING w/ (1) ROW 8d NAILS @ 4" O.C.
32. TA18, ATTACH TO FACE OF TRUSS w/ (9) 10d X 1 1/2" NAILS.
33. MSTA12 @ END TRUSS AND 48" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
34. VENTED SOFFIT AND J-CHANNEL ATTACHED w/ 18ga. 1/4" x 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C. INTO 2x4 SYP NAILERS. INSTALL INTERMED. 2X NAILERS AS SHOWN. ATTACH SOFFIT w/ CORROSION RESISTANCE NAIL.
35. FLASHING, AS REQUIRED.
36. REFER TO SECTIONS ON SHEET SD-W FOR OPENING ATTACHMENTS AND DETAIL N/SD-W FOR WALL PANEL ATTACHMENTS.
37. SHEARWALL ASSEMBLY, SEE FIRST FLOOR PLAN.
38. 2x2 SYP P.T. BOTTOM PLATE w/ RT8A @ EVERY STUD ATTACH w/ (1) FA3 @ EACH END OF THE WALL. (1) @ EACH SIDE OF OPENING AND @ 48" O.C.
40. 1/2" MIN. THICKNESS EXTERIOR MASONRY PLASTER, APPLIED OVER BLOCK / MASONRY (STONE VENEER DOTTED. SEE MANUFACTURER INSTALL).
41. LAP SIDING (STONE VENEER DASHED). SEE ARCH. DWGS. FOR REQUIREMENTS AND INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS
42. HORIZ. MID-WALL STARTER STRIP, ANGLE SET 1" BELOW TOP OF MASONRY: ATTACH w/ 11ga 1 3/4" ROOFING NAIL @ 16" O.C.
43. 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD w/ (4) 10d NAILS.
44. RIBBON AND RIM BOARD BEYOND.
45. 7/8" MIN. THICKNESS (3 COAT) EXTERIOR MASONRY PLASTER APPLIED OVER PAPERBACK WIRE LATH ON TYPAR OR EQUAL BUILDING WRAP PAPER.

FOR COUNTY USE ONLY
07/22/2024

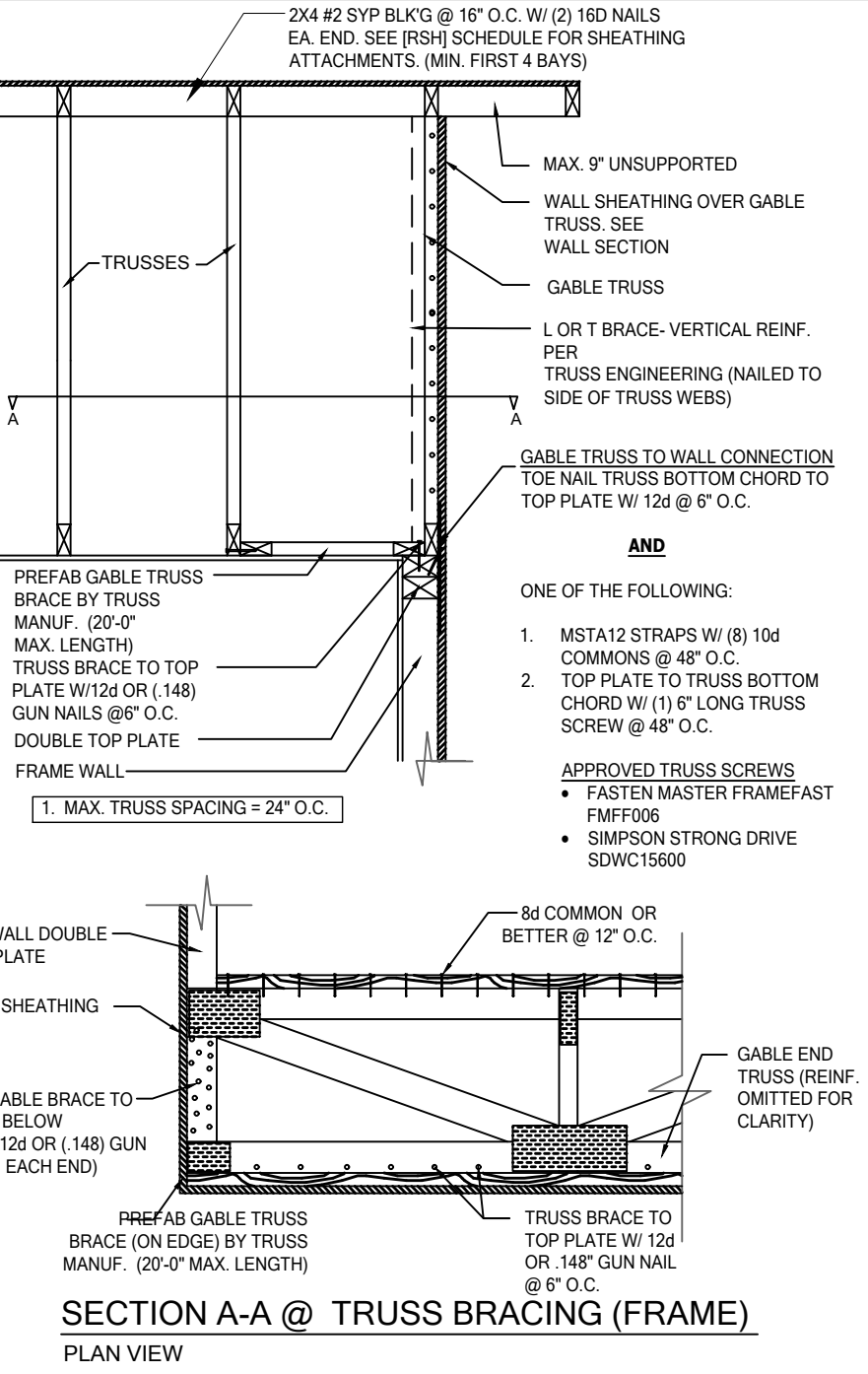
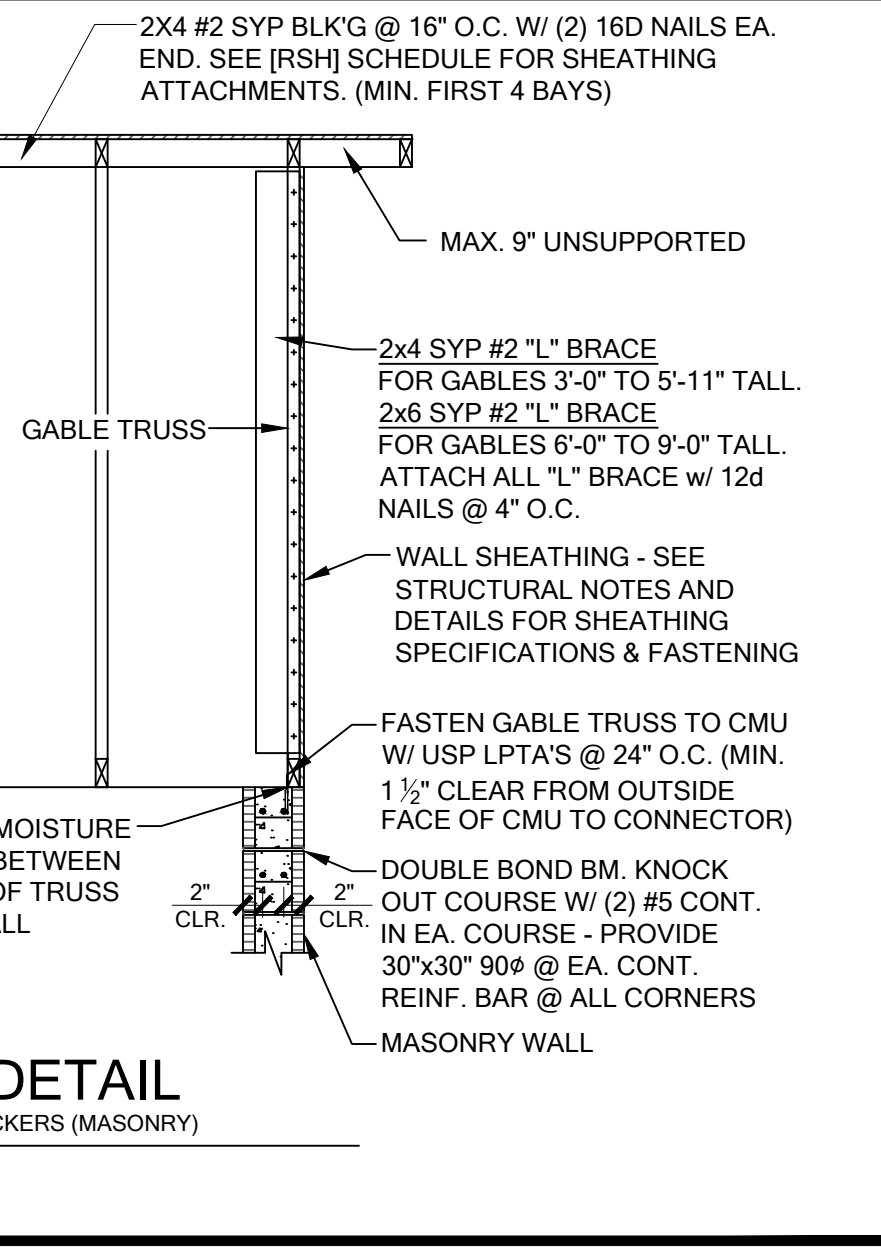
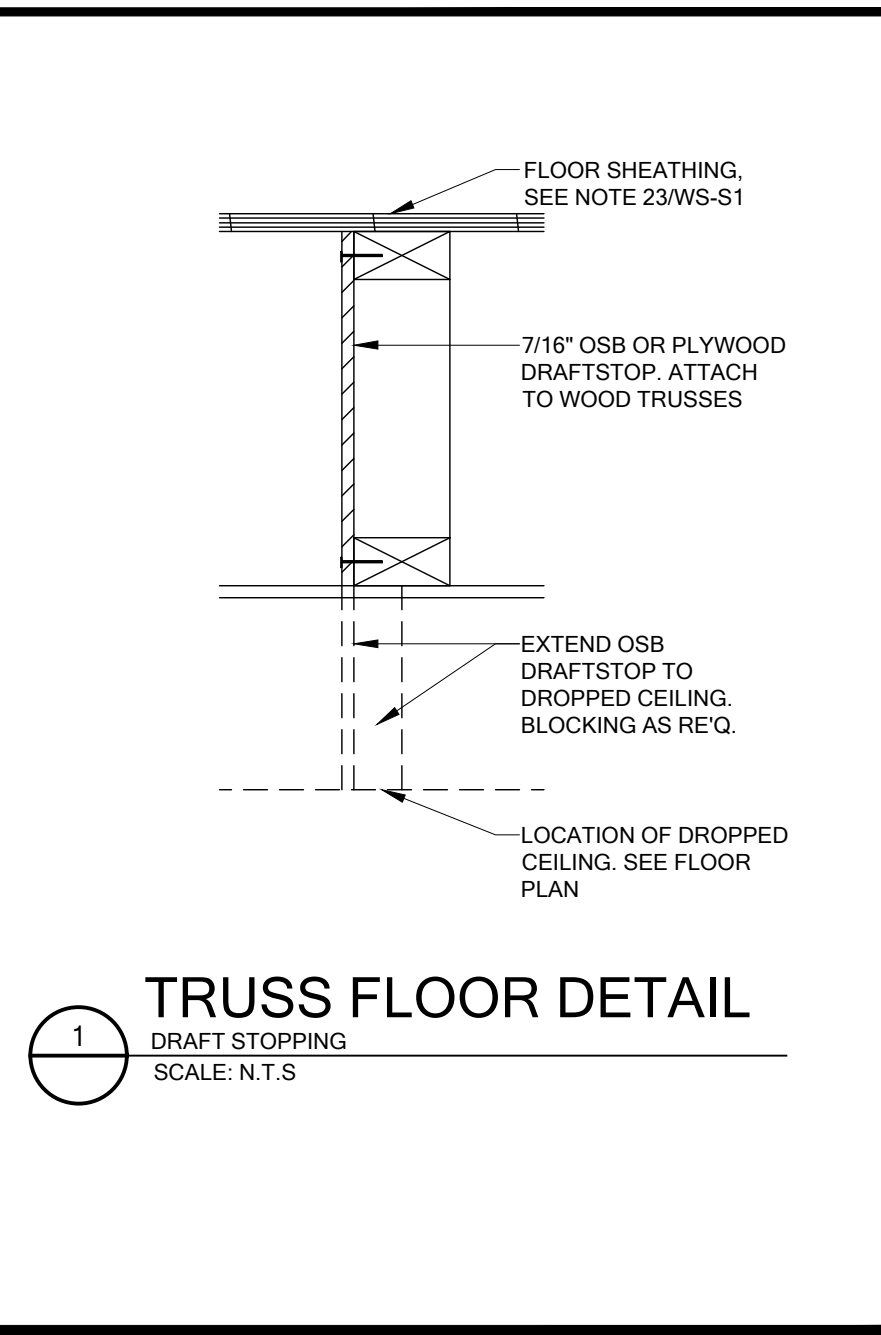
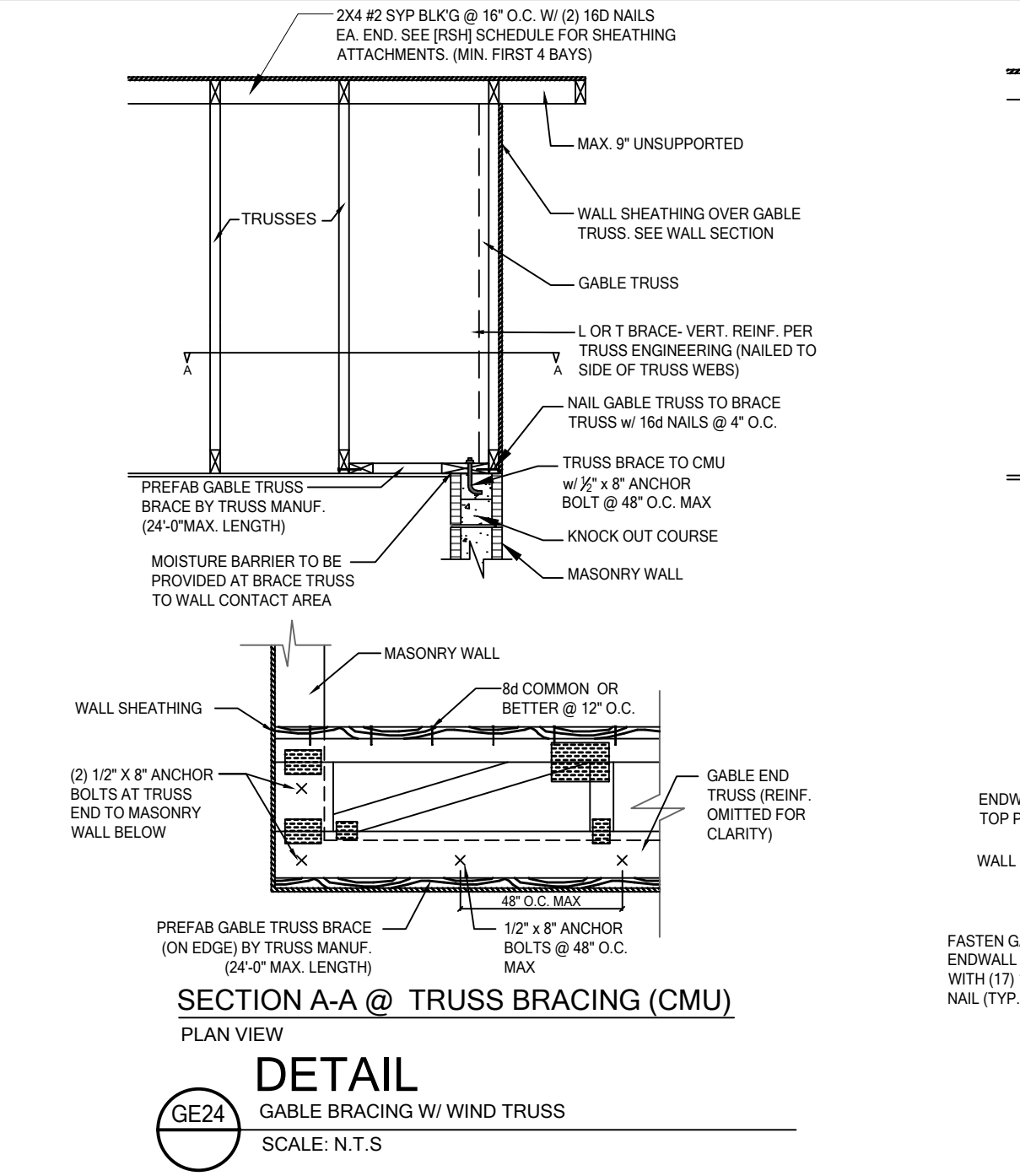
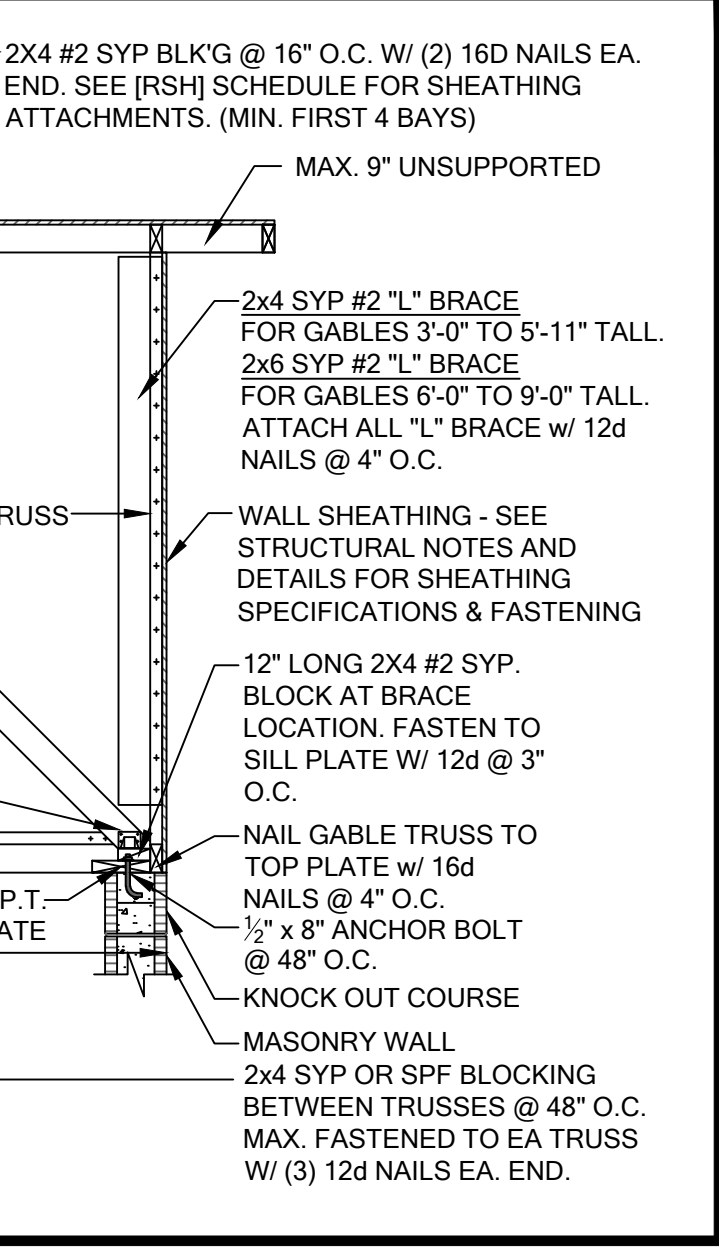
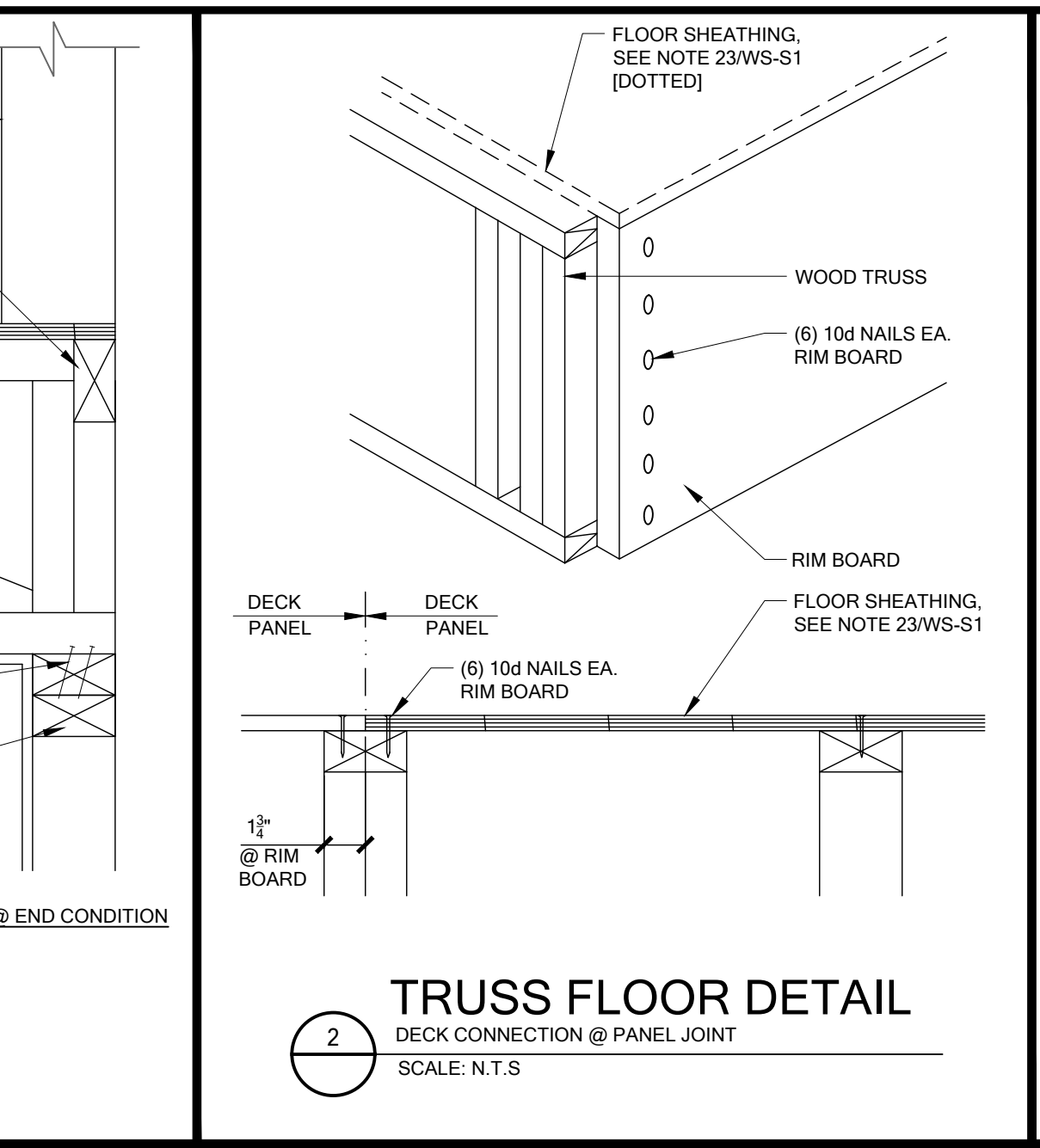
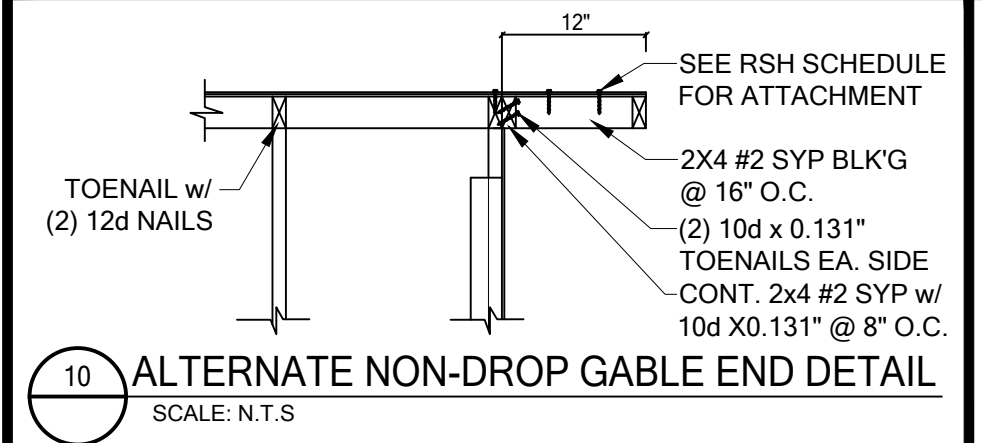
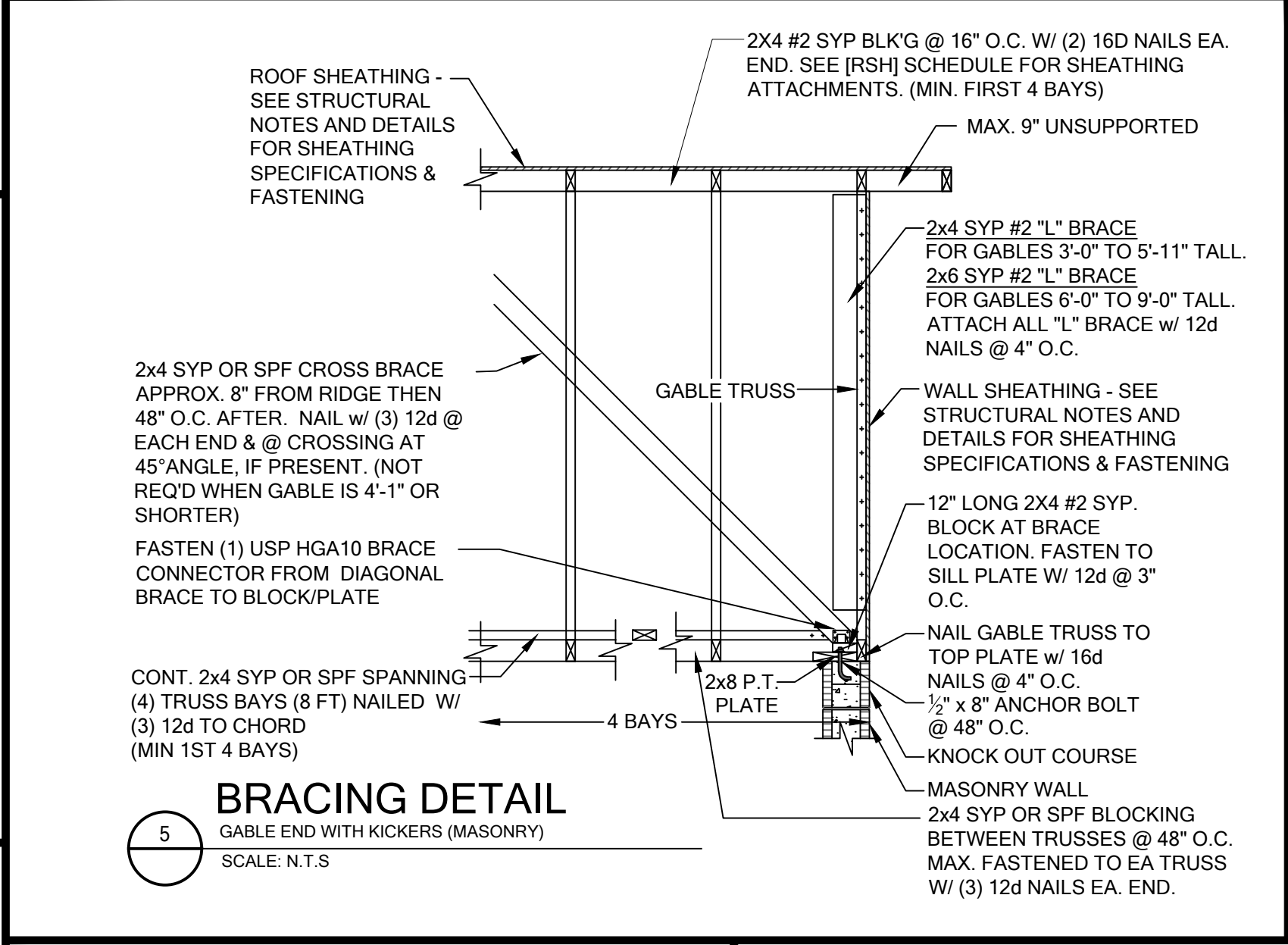
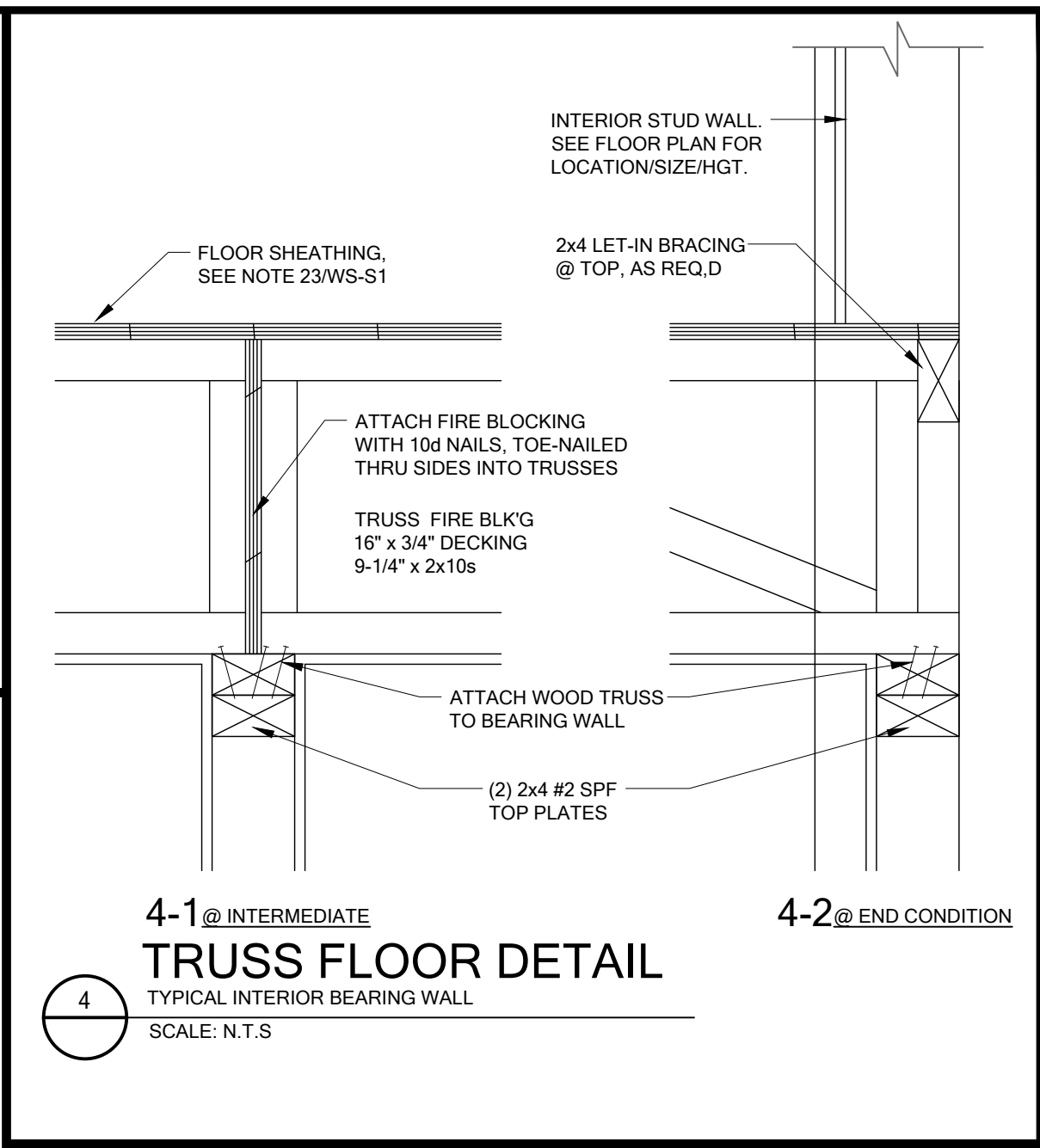
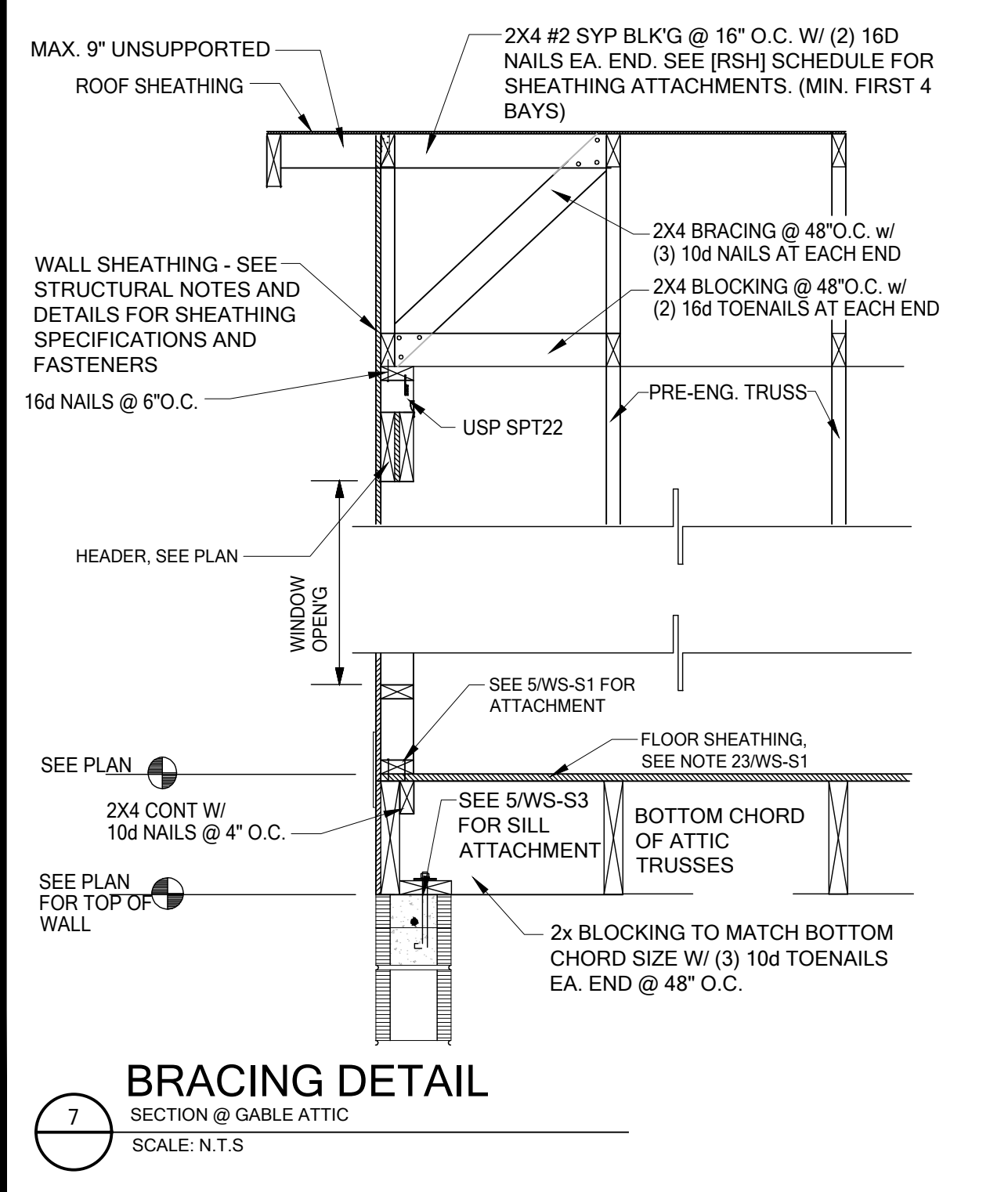
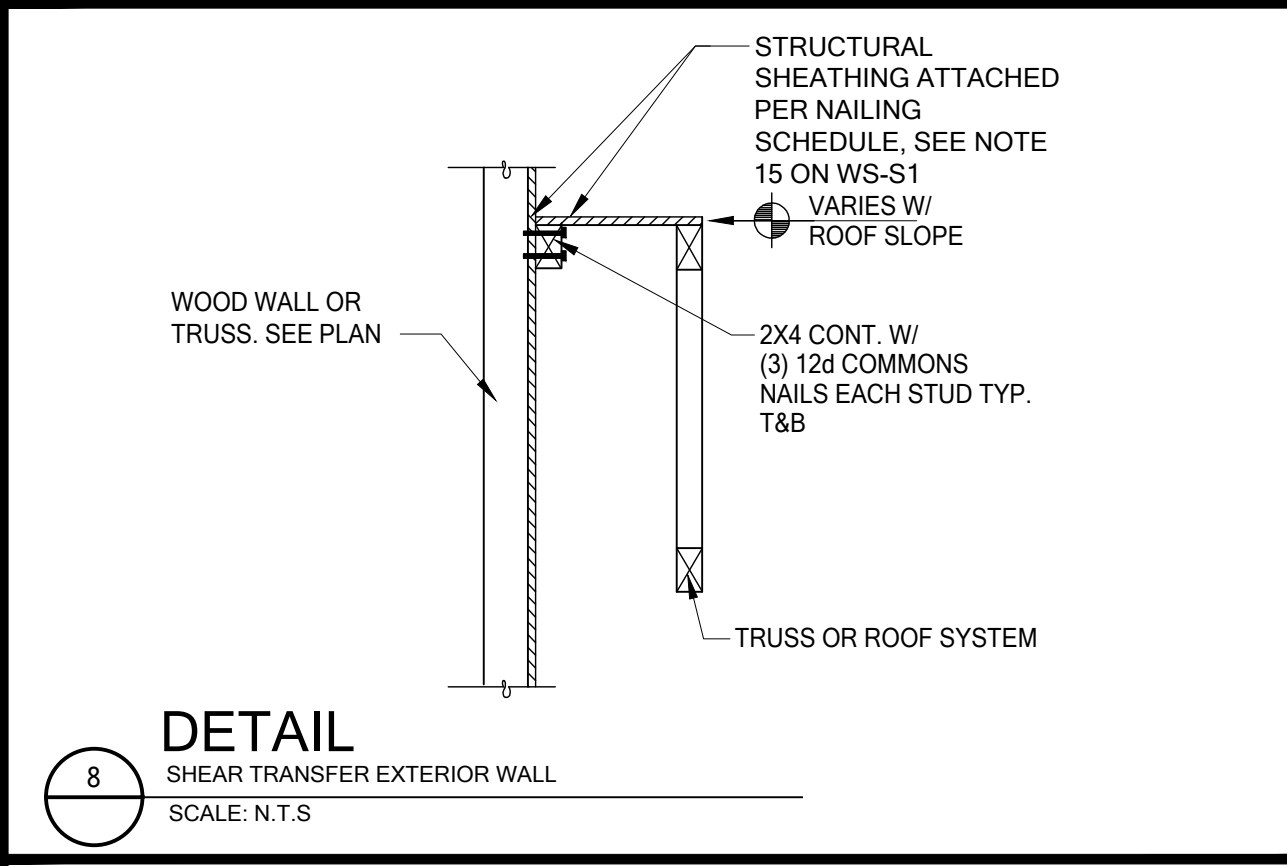
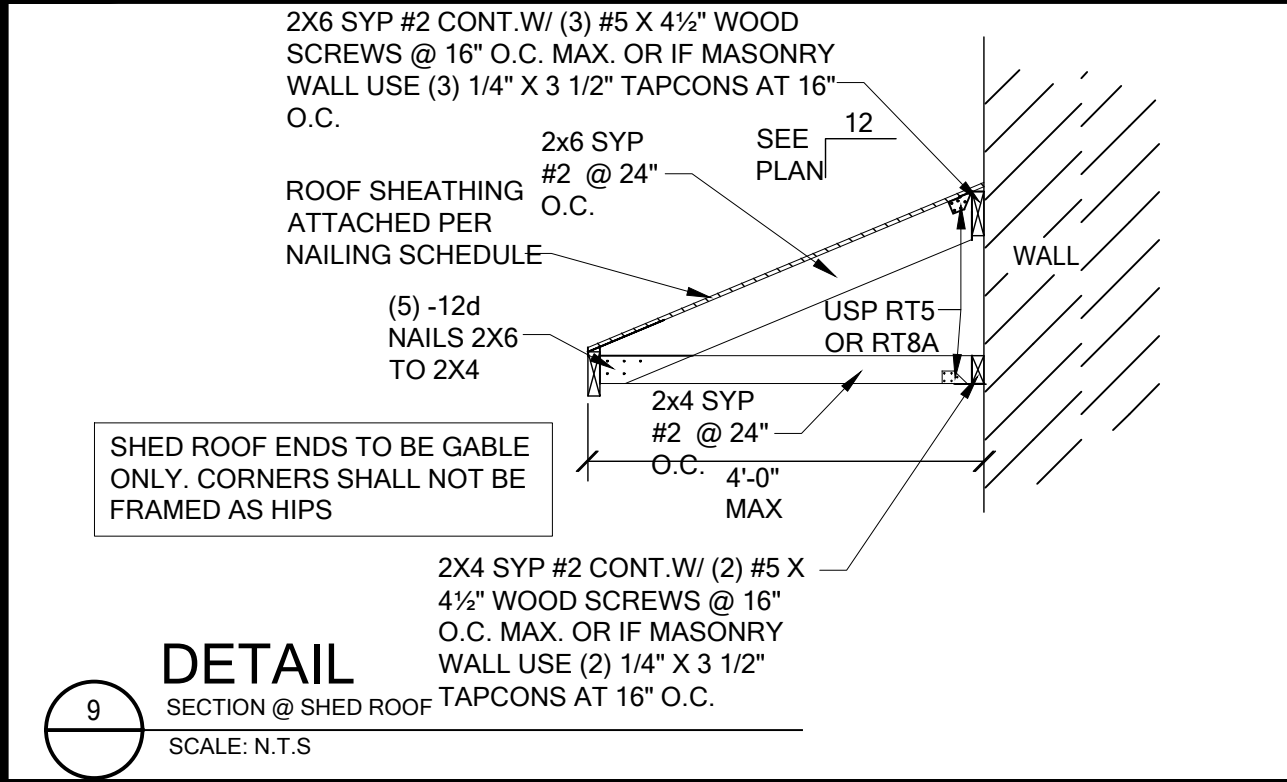
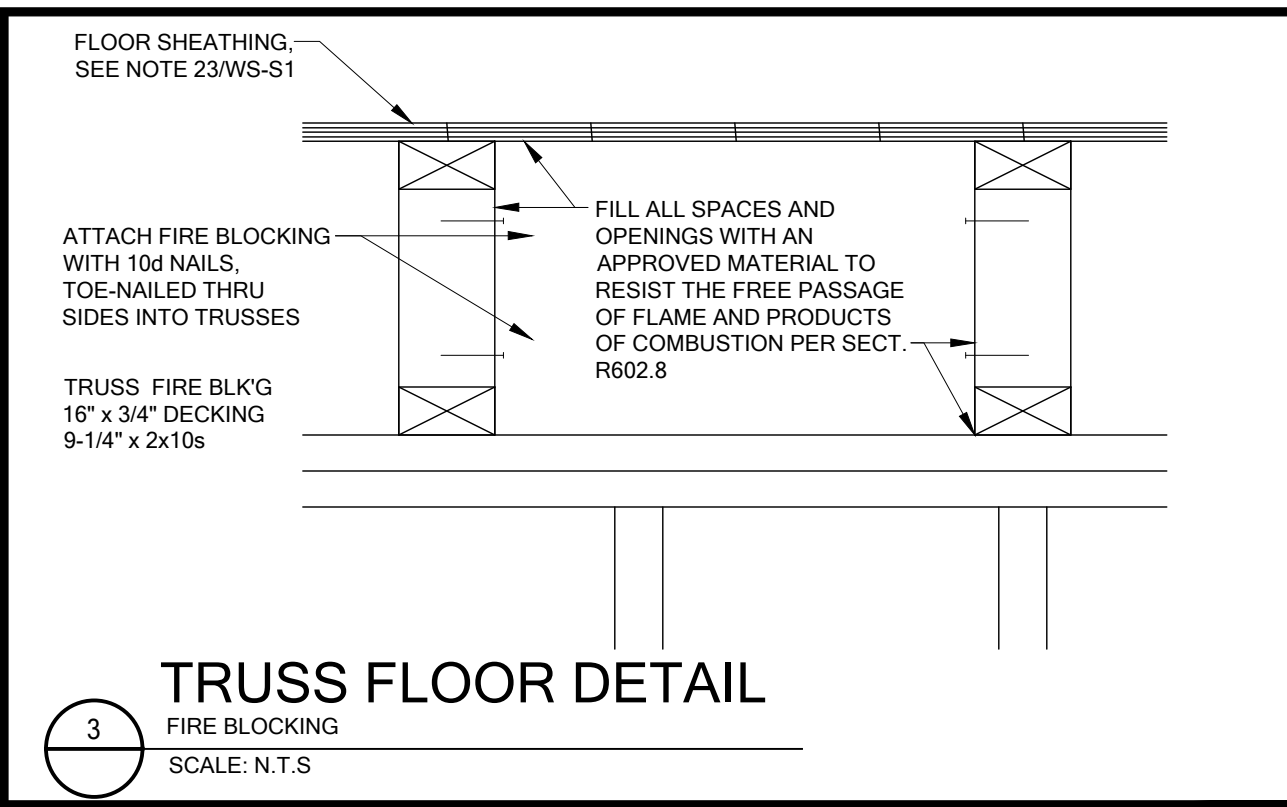
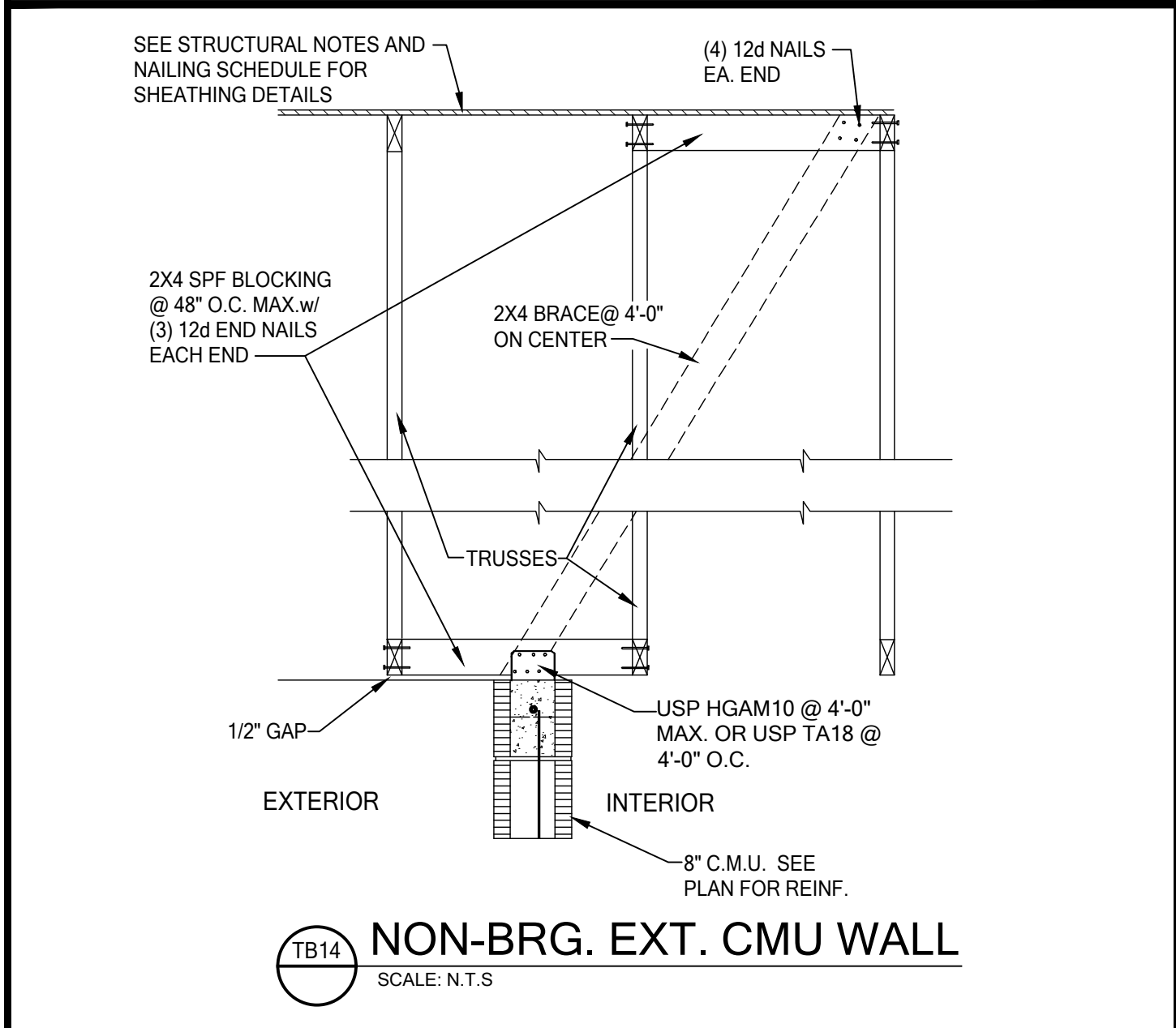
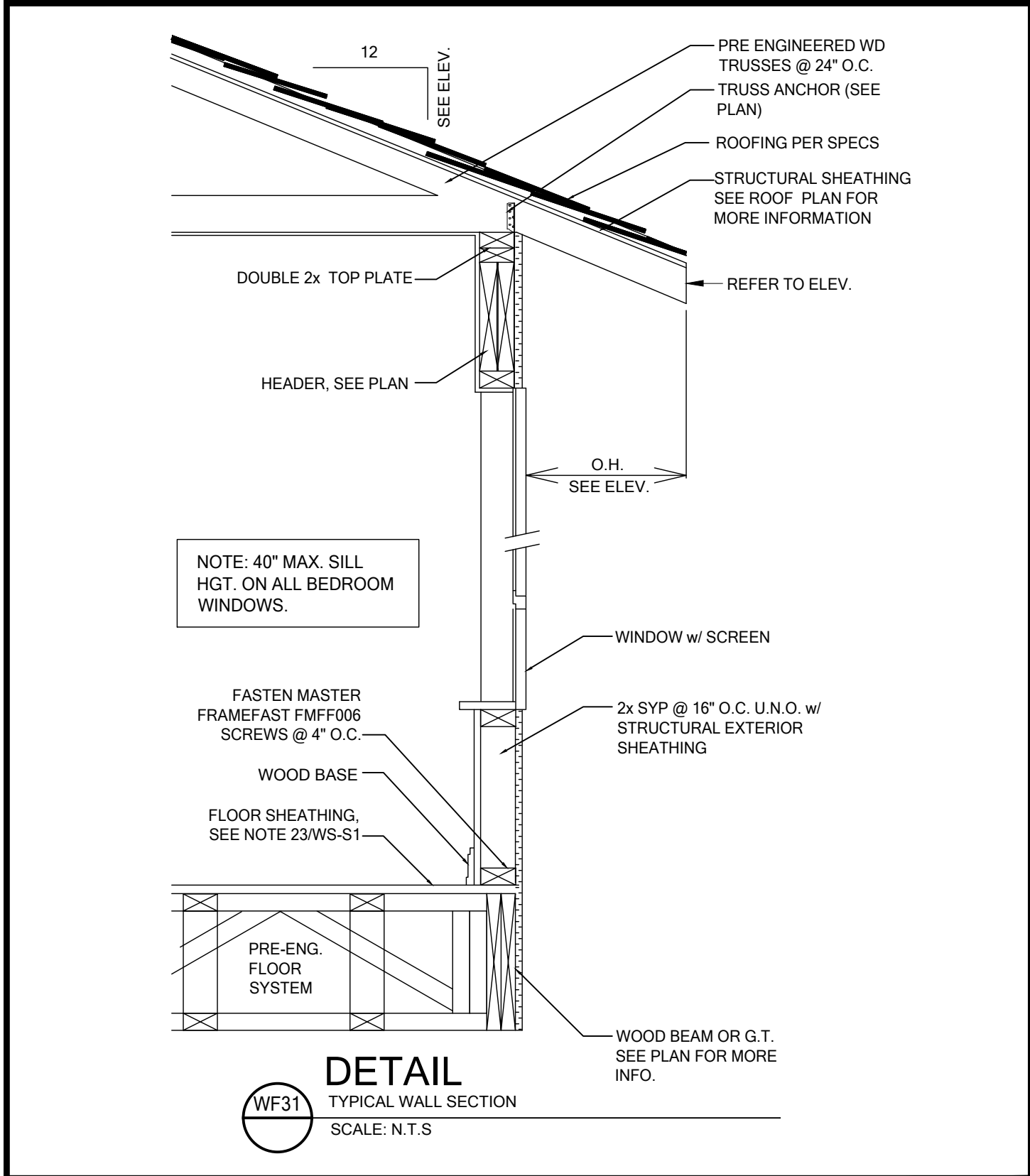
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code, Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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

FDS
ENGINEERING ASSOCIATES
258 Southall Lane, Suite 200
Sanford, FL 32771
O: 321-972-9451 F: 407-680-2304
CA No. 9161 www.fdseng.com
SCOTT A. LEWONSKI, P.E., FL #2759
THIEN BAO DUONG, P.E., FL #6462

Keese
associates
ARCHITECTURE | DESIGN | PLANNING
258 Southall Lane, Sanford, FL 32771
G: 321-972-9451
www.keese.com

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Maple	Elev - G	
Lot:	2	Block:	
Address:	TBD Street A		
	Lake City, FL 32024		
Job No.	9FC00201	Reference No.	24-08983
Sheet			WS-S1
			STANDARD



FOR COUNTY USE ONLY

07/22/2024

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

FDS
ENGINEERING ASSOCIATES
258 Southrail Lane, Suite 200
Ocala, FL 34474
O: 352-472-9451 F: 407-680-2304
CA No. 9161 www.fdseng.com
SCOTT A. LEWIS, P.E., F.L.P. #2750
THOMAS BAU, P.E., F.L.P. #5452

keesee
associates
ARCHITECTURE | DESIGN | PLANNING
258 Southrail Lane, Maitland, FL 32751, Suite 200 | (407) 680-4300 x15
GARY L. KEESSEE, P.E., F.L.P. #2750

MARONDA Homes
3999 West First Street
Sanford, FL 32711
(407) 302-9871

Community:	Forest Cove
Plan Name:	Maple
Garage Size:	Left
Elev - G	
Block:	
Lot:	2
Address:	TBD Street A Lake City, FL 32024
Job No.	9FC00201
Reference No.	24-08983
Sheet	WS-S3
DETAILS	

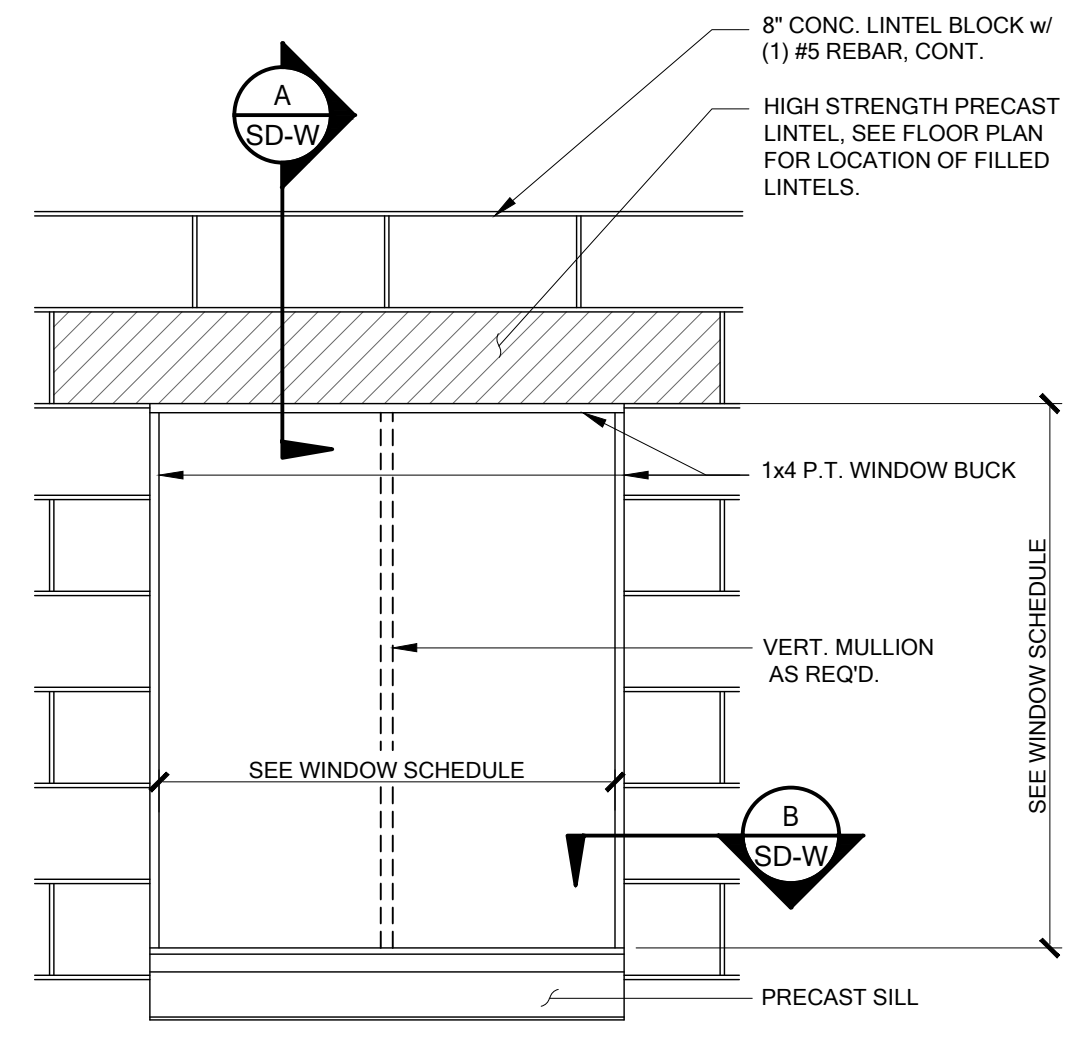
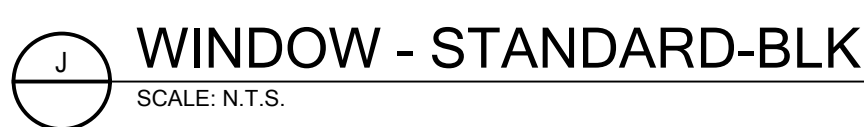
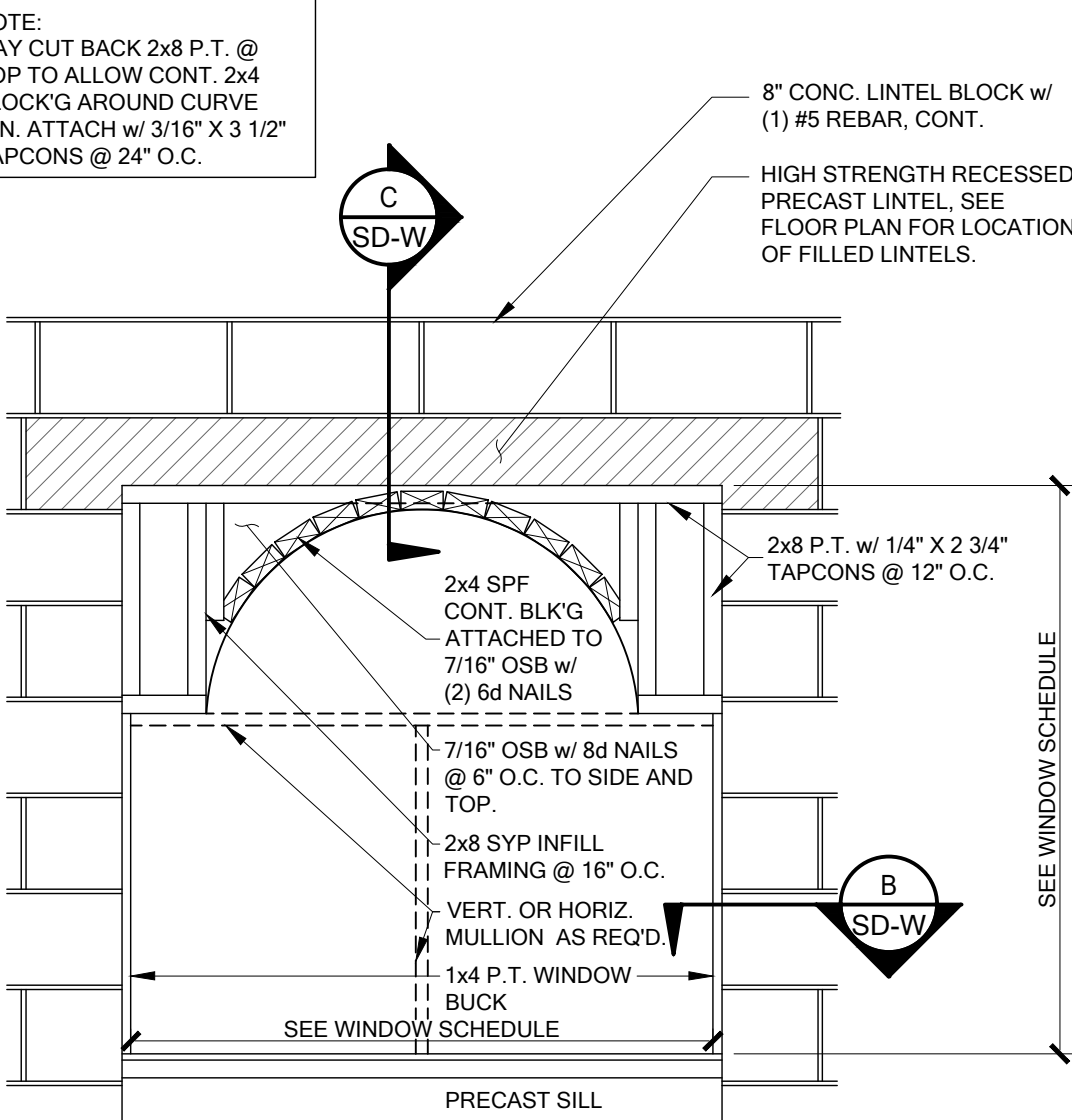
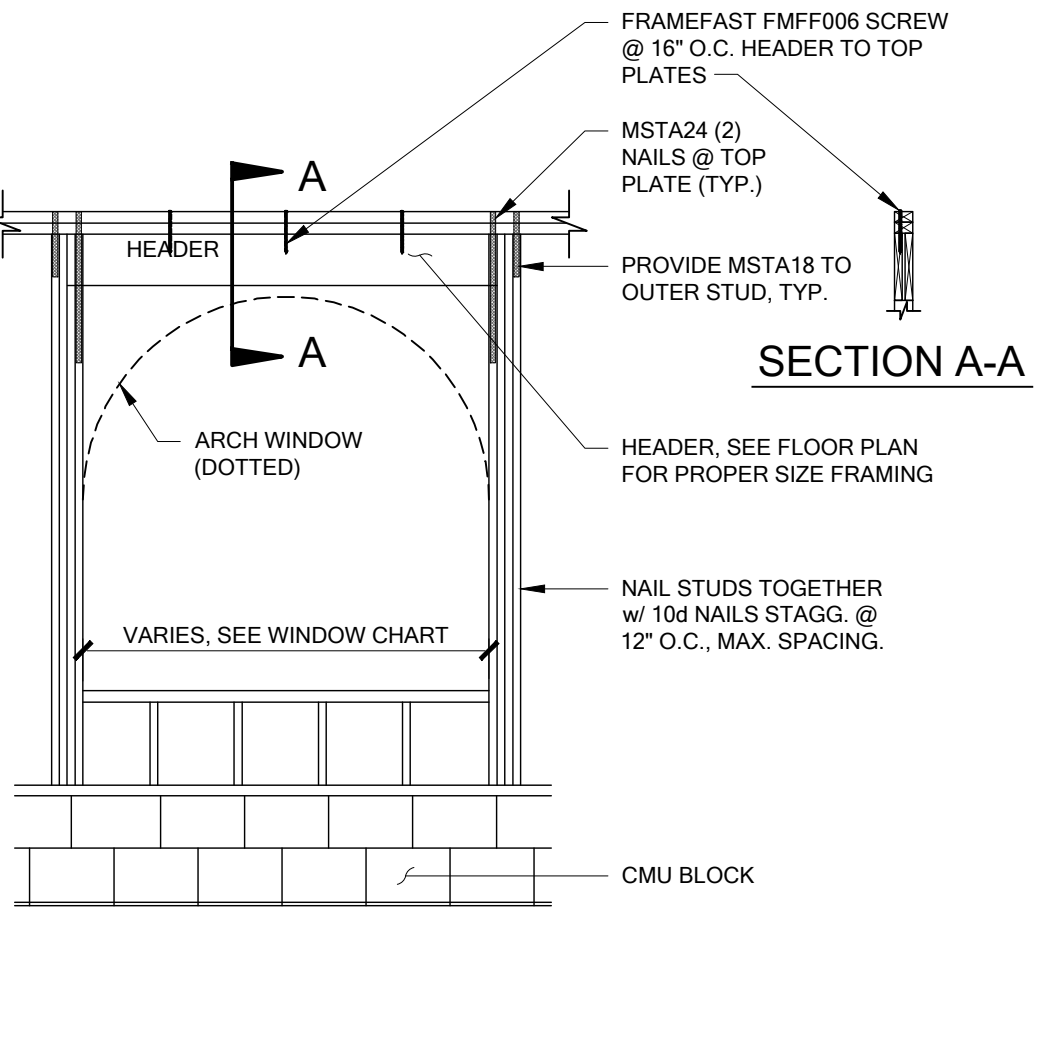
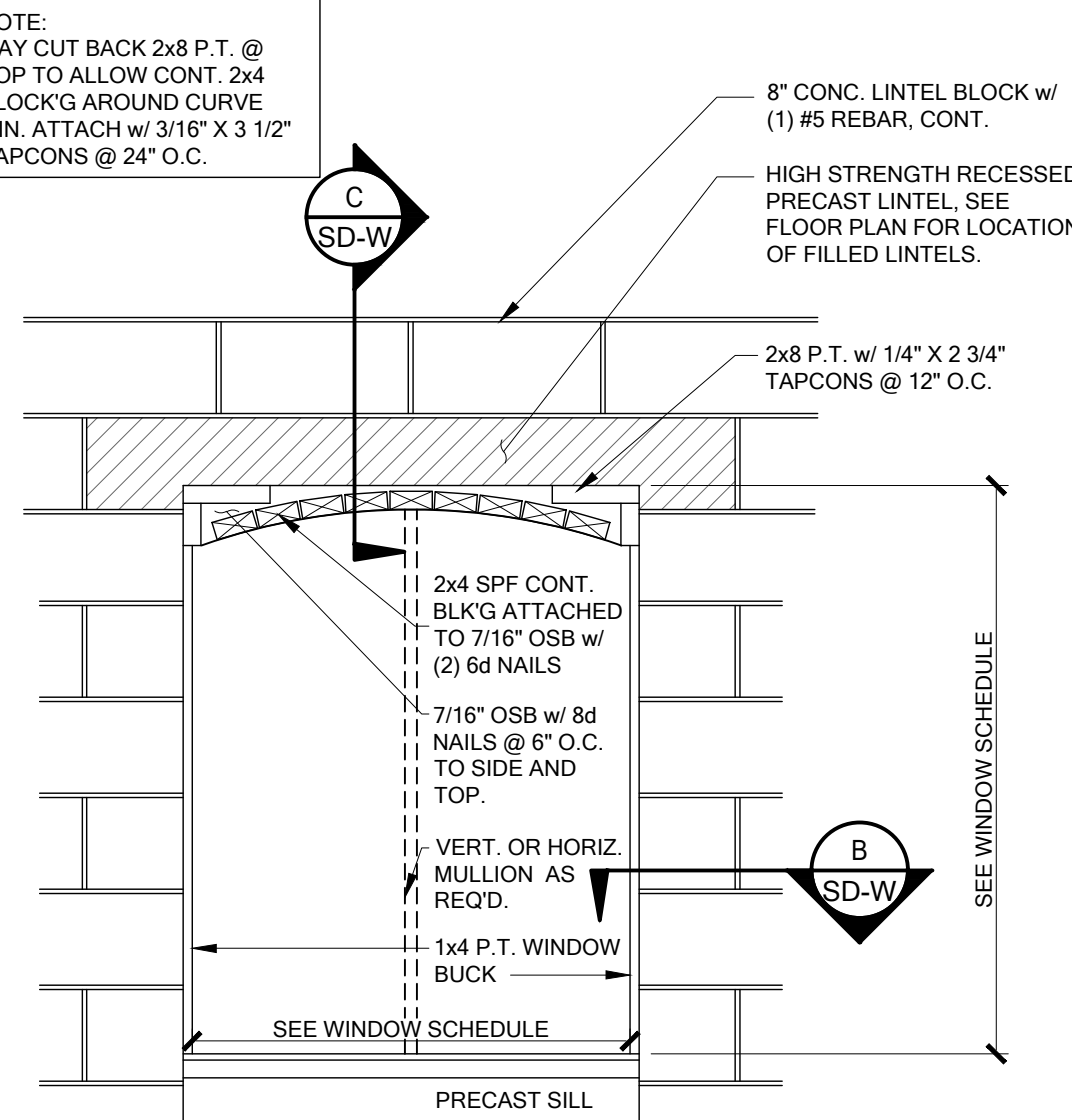
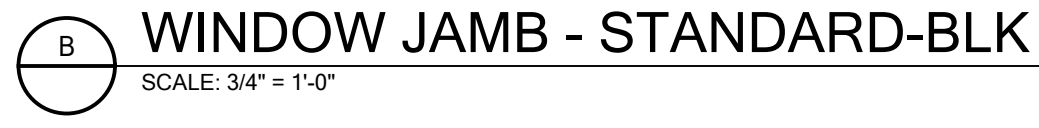
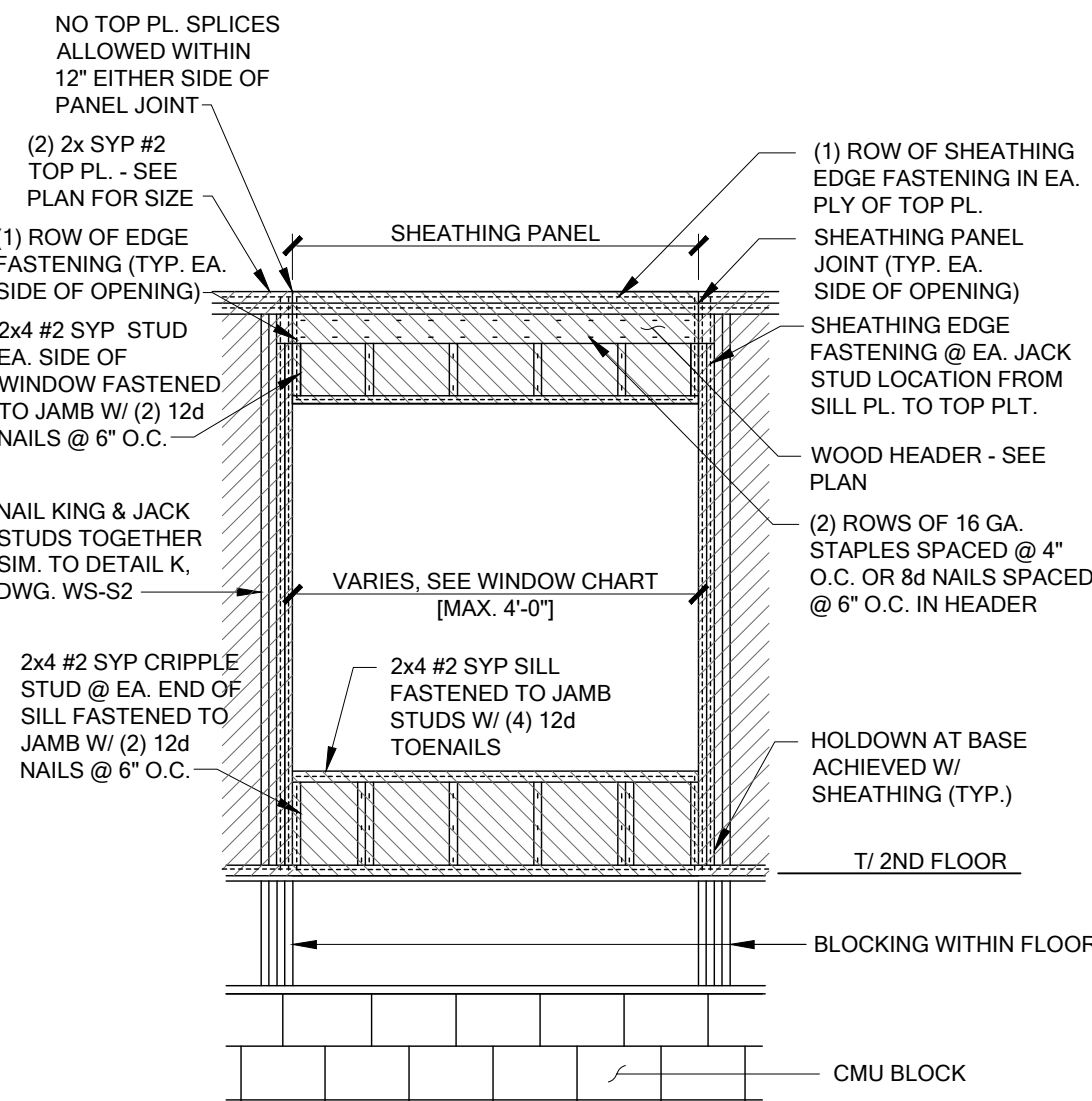
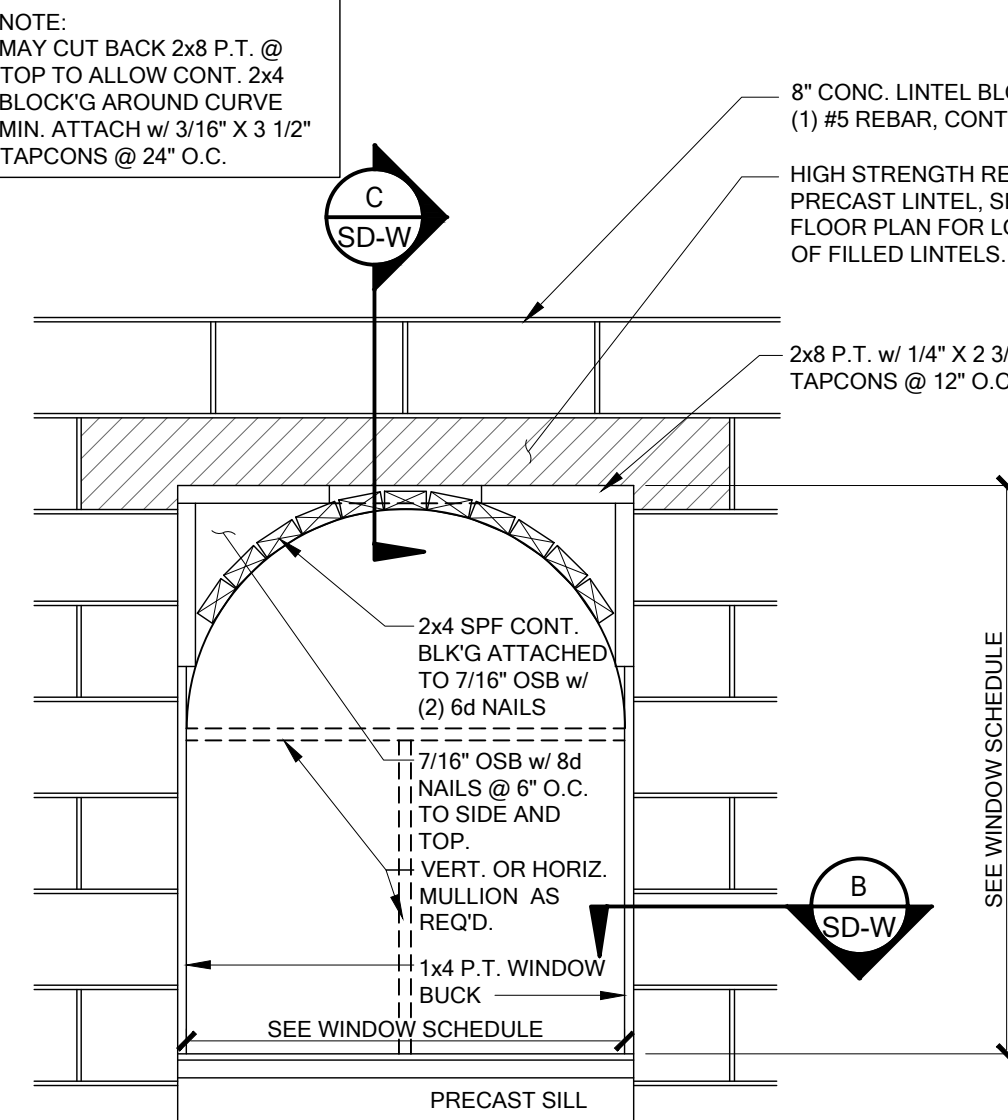
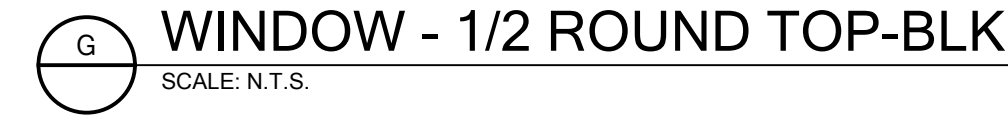
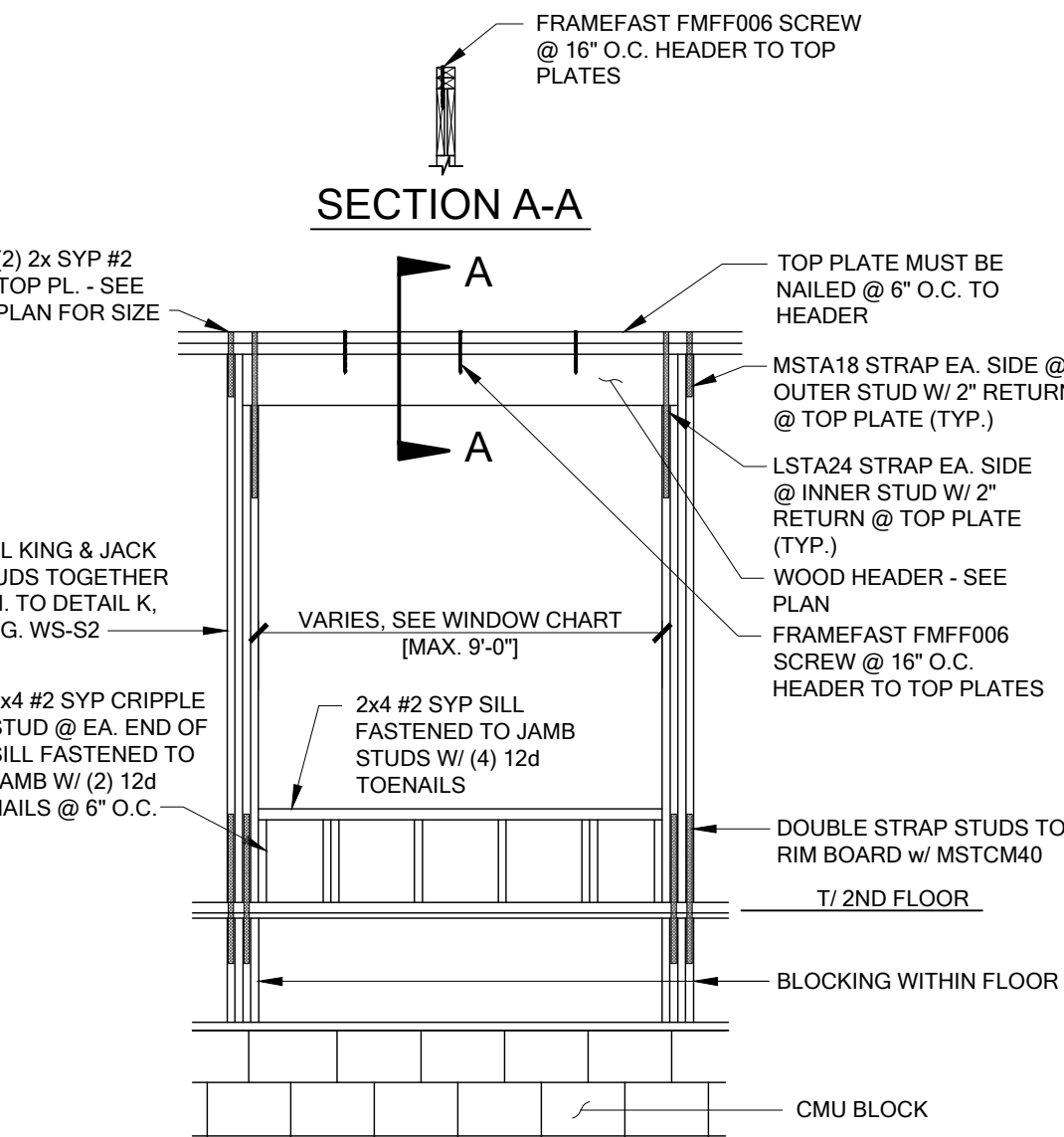
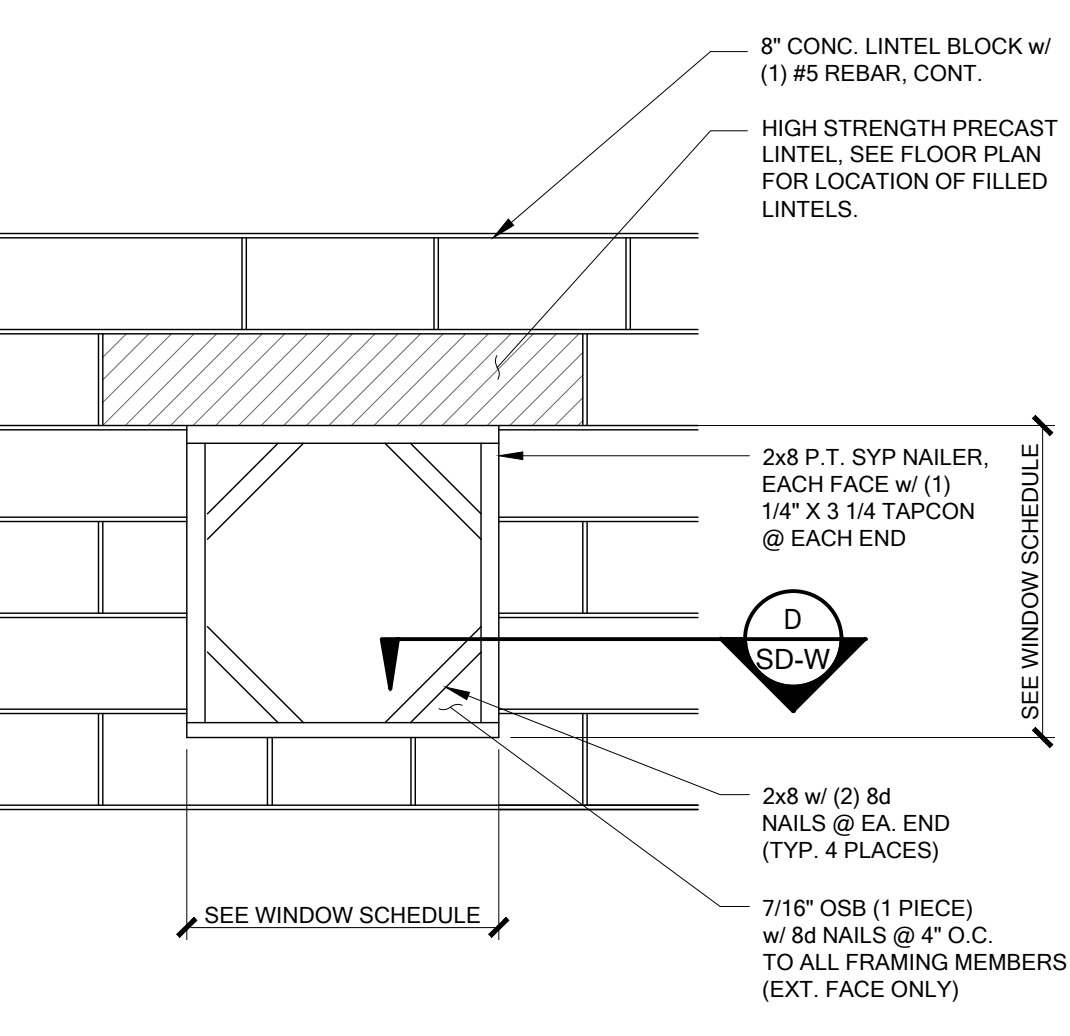
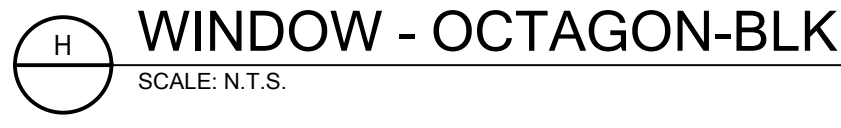
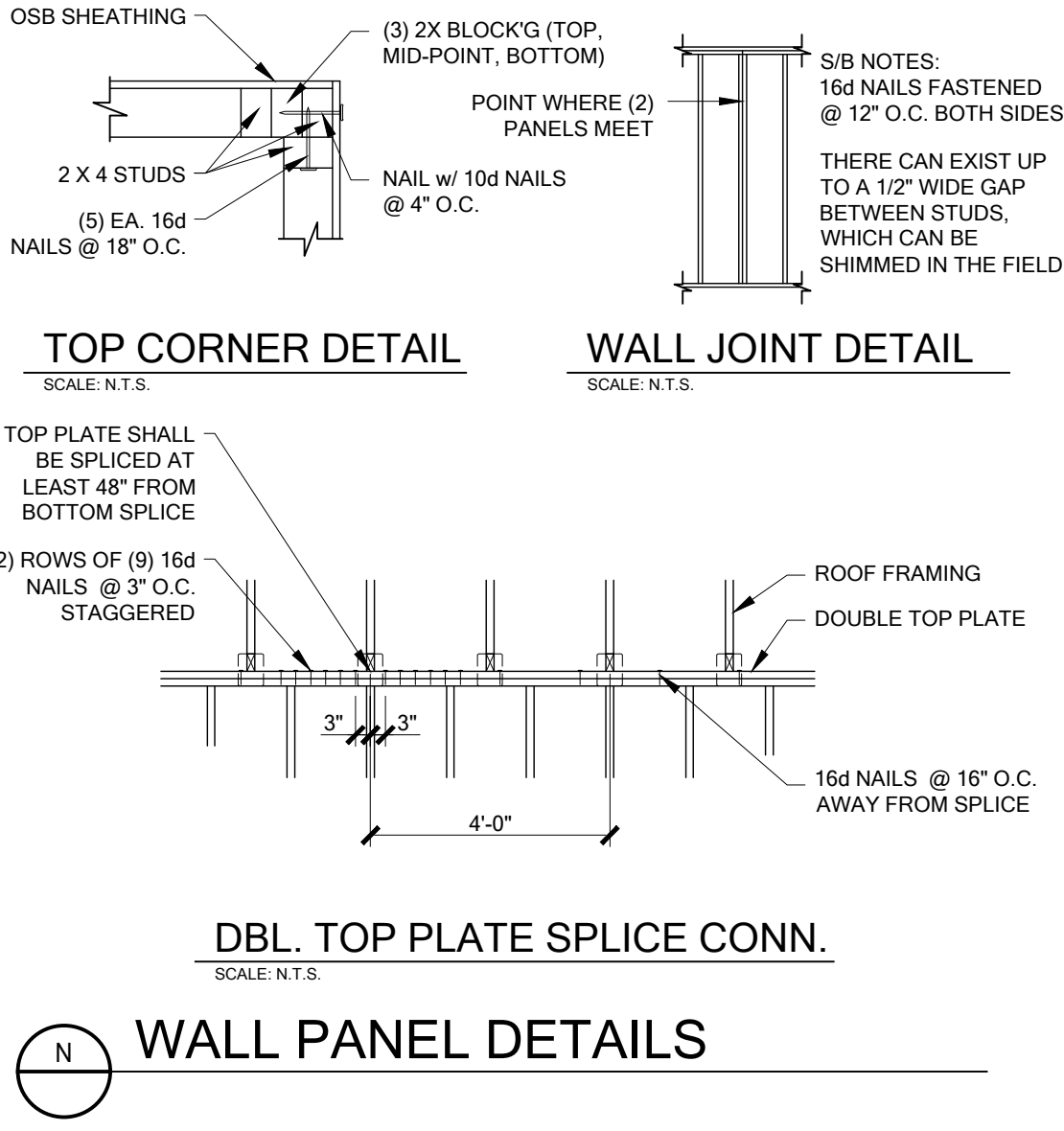
K STD. NAILING FOR BUILT-UP COLUMNS



 **SLIDING GLASS DOOR ELEVATION**
SCALE: N.T.S.



Community: Forest Cove		Garage Side: Left
Plan Name: Maple	Elev + G	
Lot: 2 Block: Address: TBD Street A Lake City, FL 32024		Essentials Series Job No. 9FC00201
Reference No:	24-08983	
Sheet:		
SD-D		
DETAILS		



Community: Forest Cove
Plan Name: Maple
Garage Side: Left
Elev - G
Lot: 2
Address: TBD Street A
Lake City, FL 32024
Job no. 9FC00201
Reference No. 24-08983
Sheet
SD-W
DETAILS

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

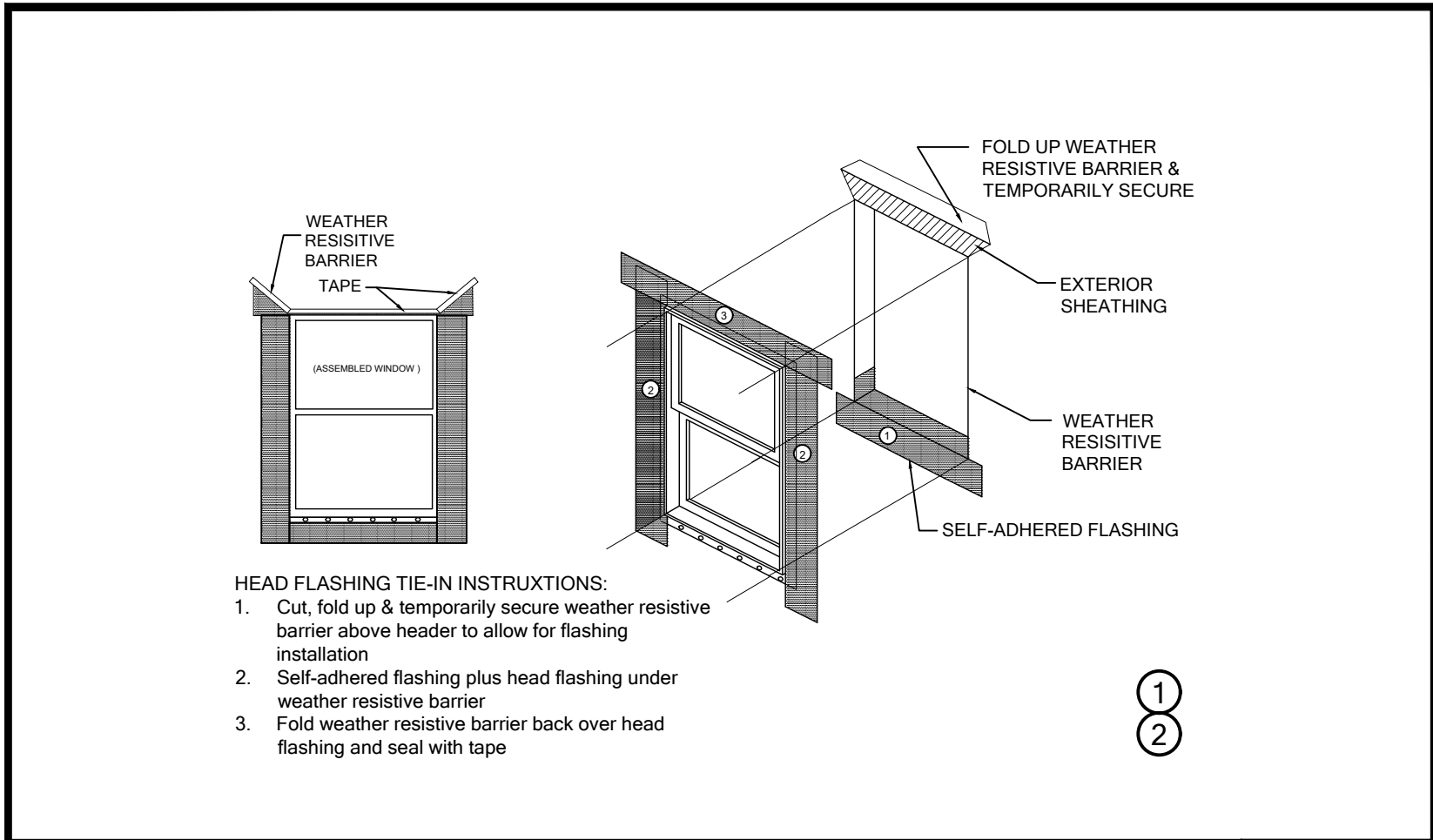
Keese Associates
ARCHITECTURE | DESIGN | PLANNING
288 Southall Lane, Suite 200
Lake City, FL 32701
O: 321-972-9451 F: 407-680-2304
C: 321-972-9451
www.keese.com
SCOTT A. LEWIS, P.E., F.F.S.
PE - FL #9452

FDS ENGINEERING ASSOCIATES
288 Southall Lane, Suite 200
Lake City, FL 32701
O: 321-972-9451 F: 407-680-2304
C: 321-972-9451
www.fdseng.com
SCOTT A. LEWIS, P.E., F.F.S.
PE - FL #9452

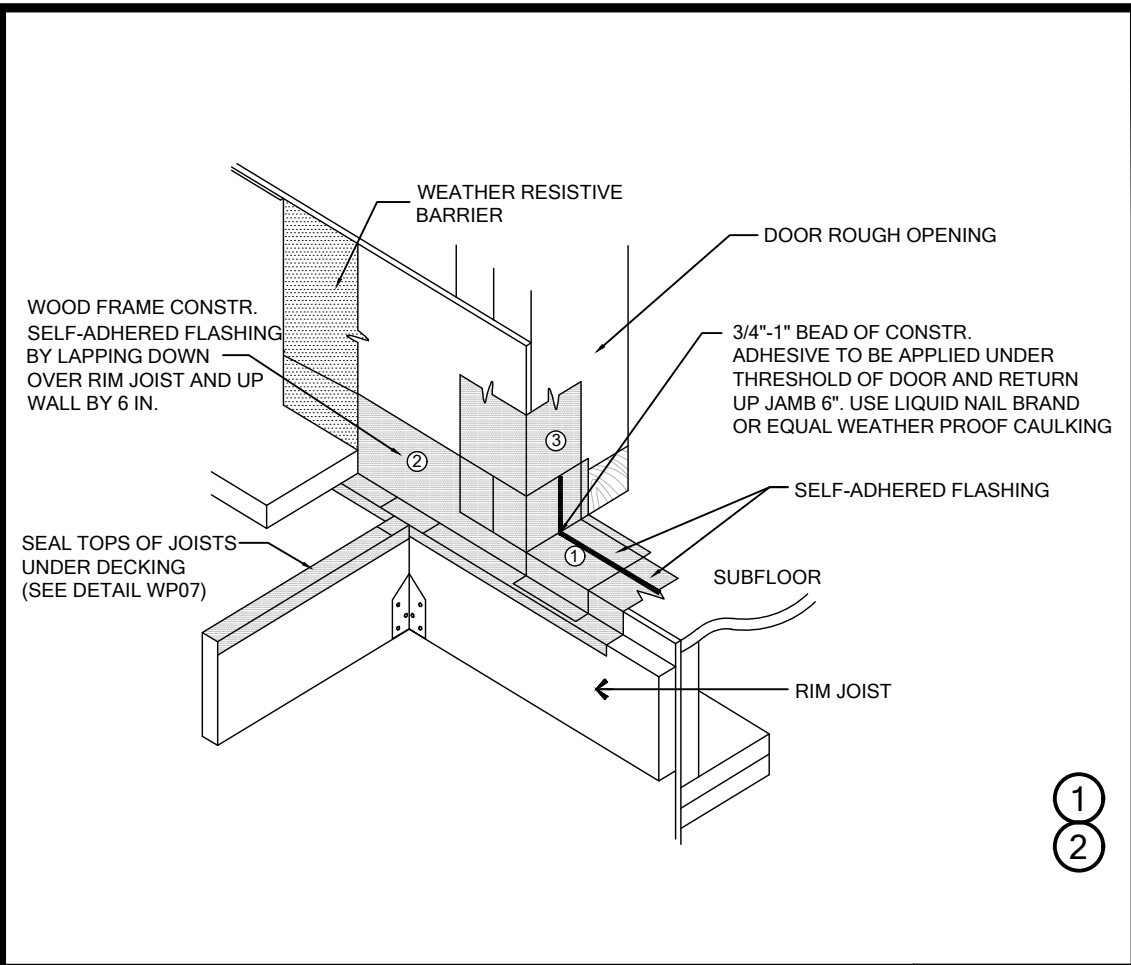
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential life Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing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

07/22/2024

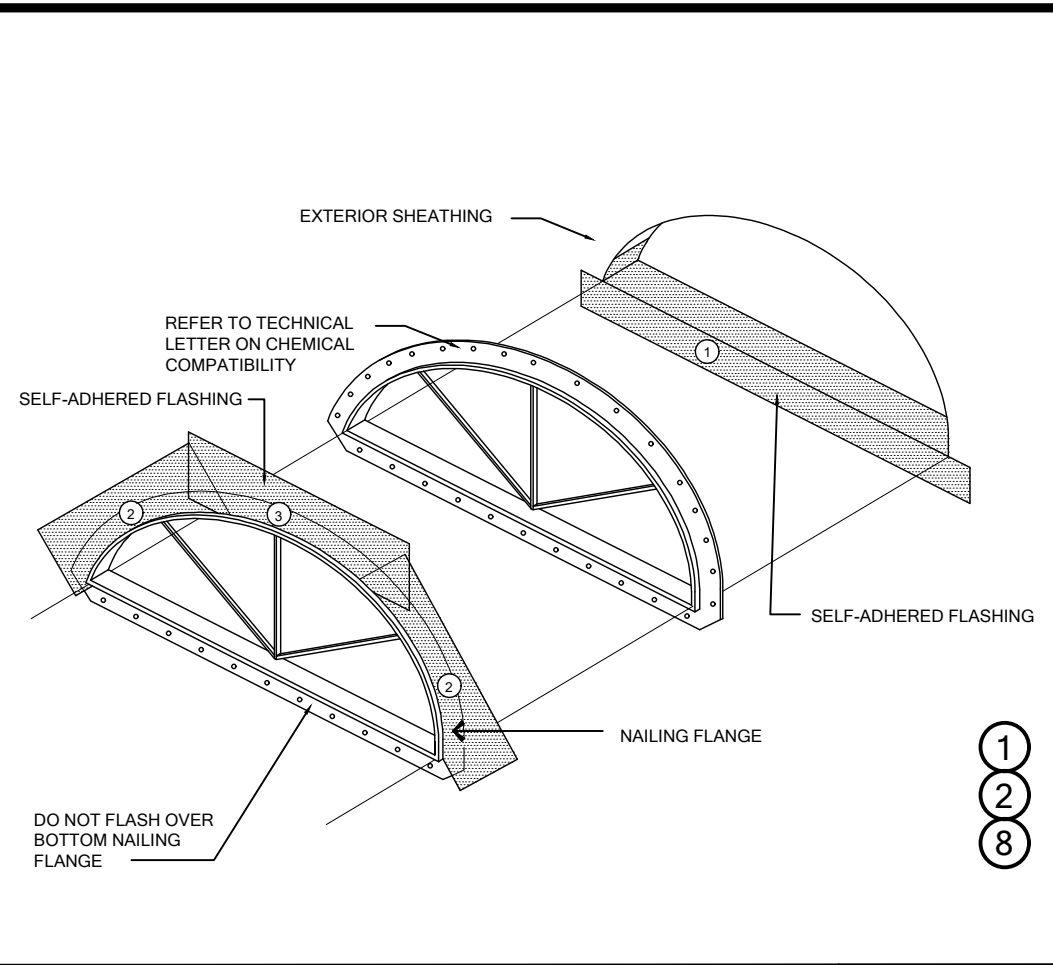
FOR COUNTY USE ONLY



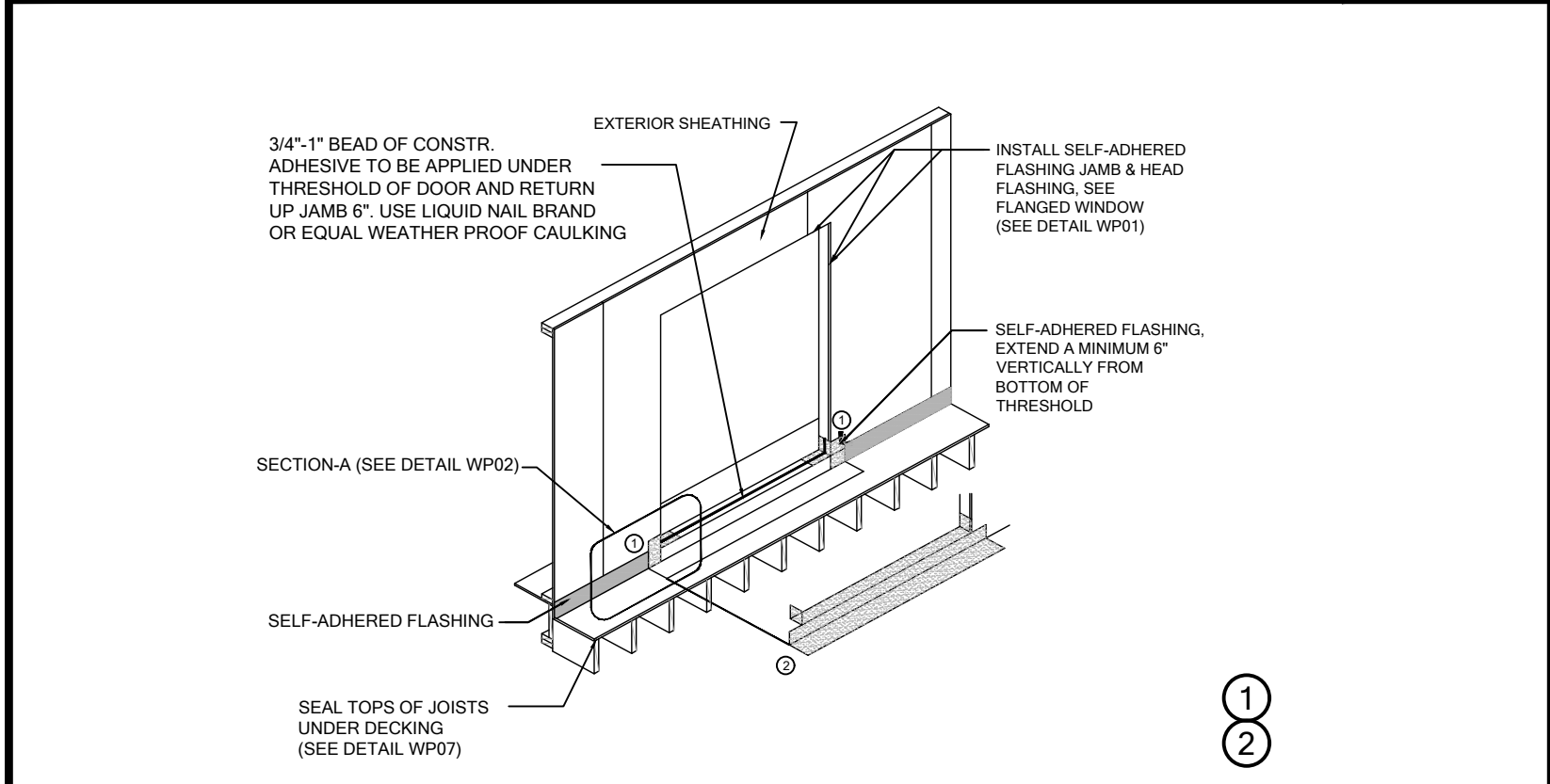
WP01



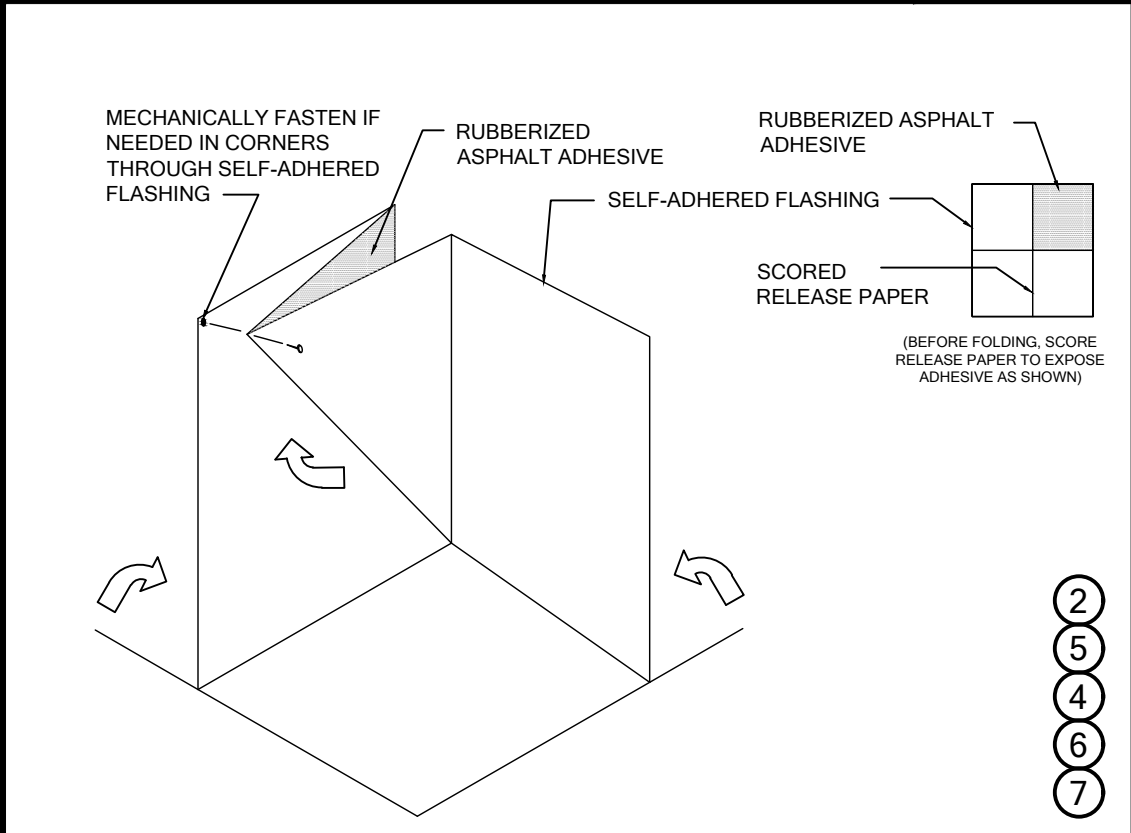
WP02



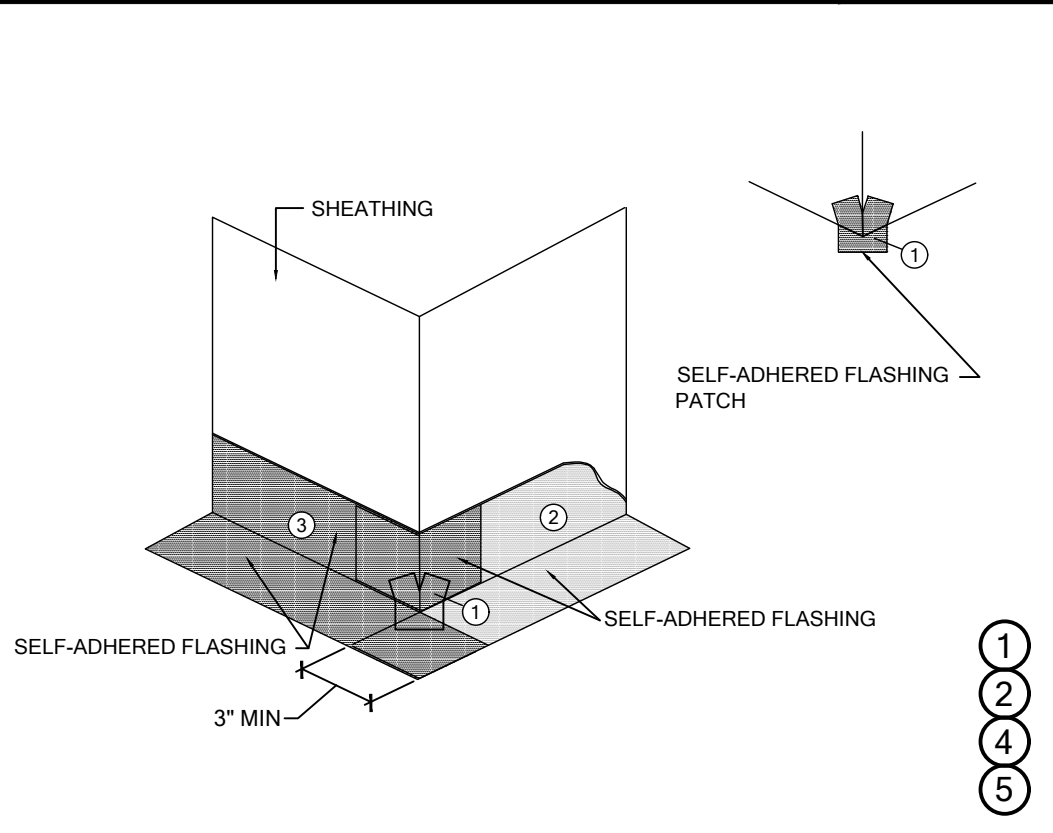
WP03



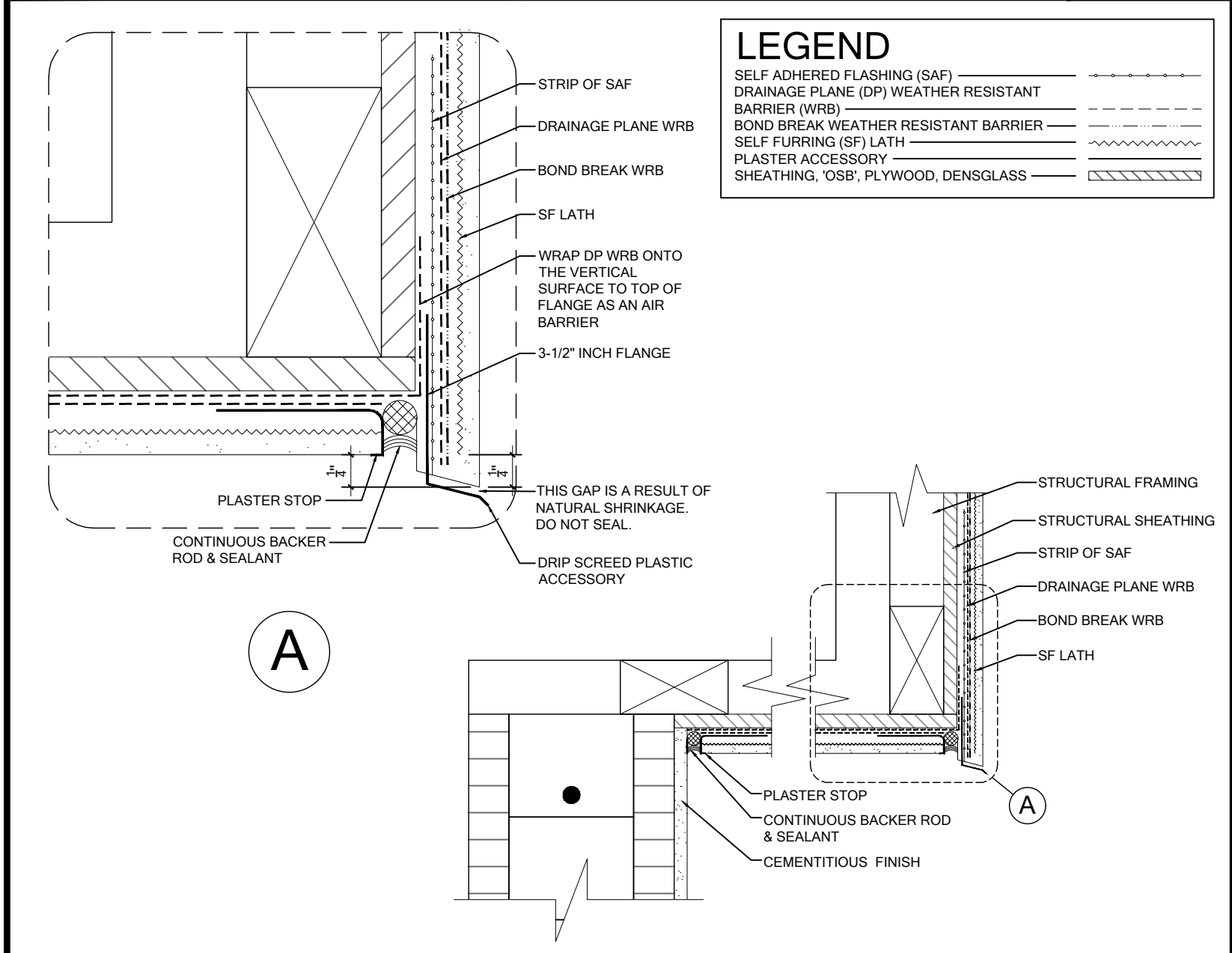
WP04



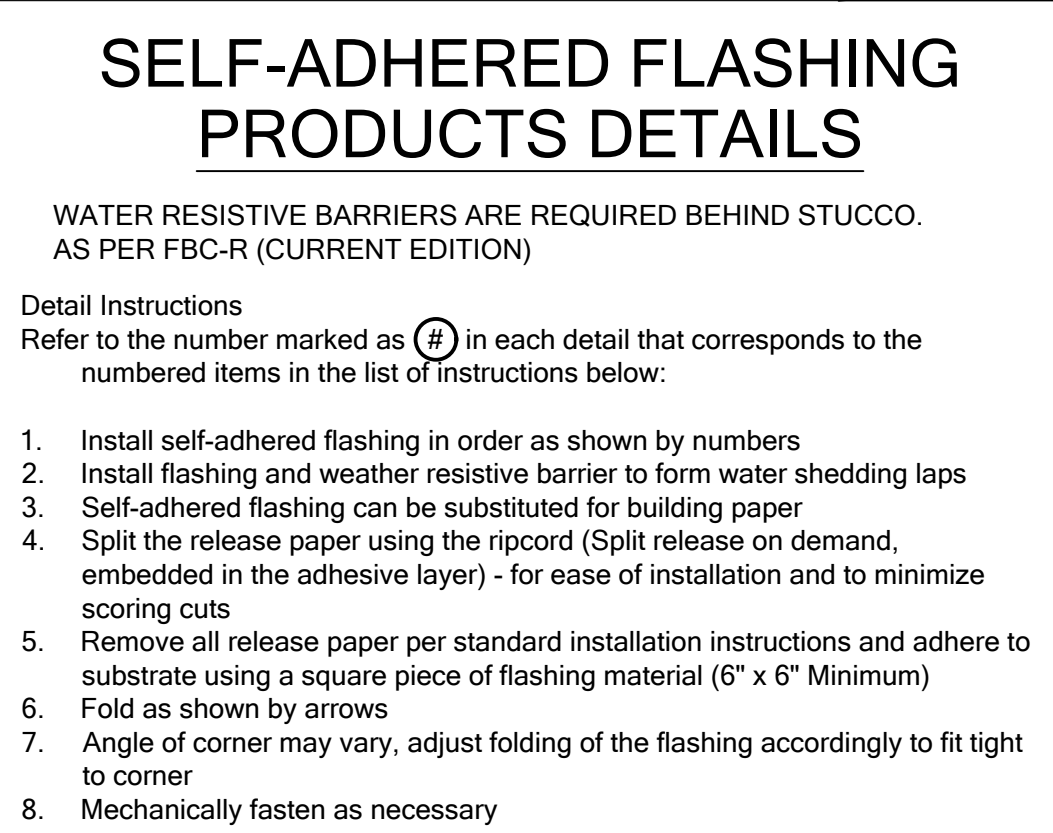
WP05



WP06



WP07



FLASHING REQUIREMENTS

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

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

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

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

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2566 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

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

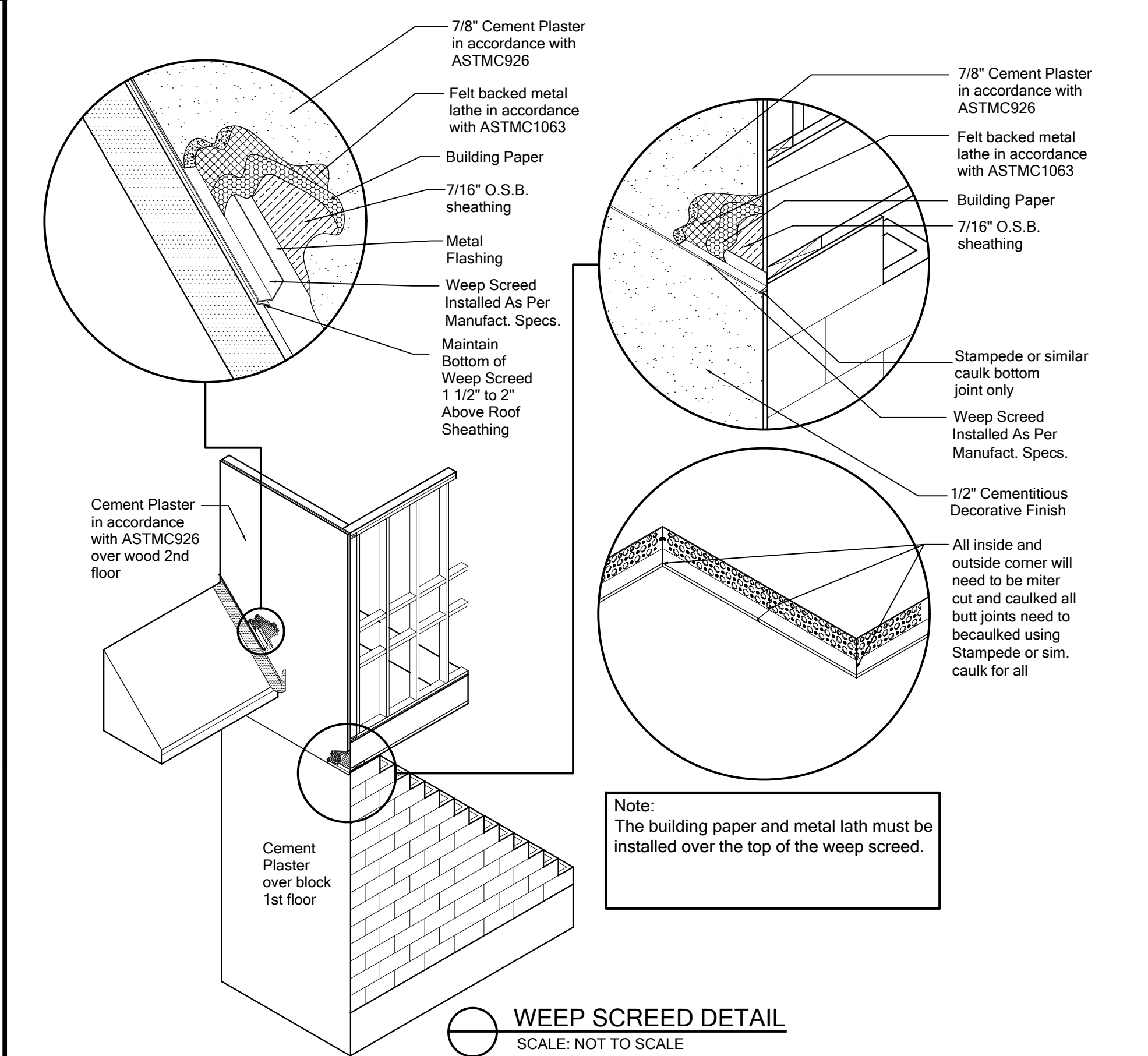
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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

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

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

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



FOR COUNTY USE ONLY

07/22/2024

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2023 Florida Building Code - Residential (1st Edition). Engineer's signature and seal is only for the structural engineering portions of the drawing plans bearing Engineer's signature and seal.

FDS ENGINEERING ASSOCIATES

258 Southrail Lane, Suite 200
Ocala, FL 34474
Tel: 352-472-4451
Fax: 352-472-4452
www.fdseng.com
CA No. 9163
FL No. 12575
SCOTT A. LEWIS, P.E., F.F.S.
THOMAS BAO DUONG, P.E., F.F.S.

keesee associates

ARCHITECTURE | DESIGN | PLANNING

258 Southrail Lane, Maitland, FL 32751, Suite 200 | (407) 490-4320 x15
GARY@KEESEEA.COM
www.keesee.com

MARONDA Homes

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

Community: Forest Cove
Plan Name: Maple
Garage Side: Left
Elev - G
Lot: 2
Address: TBD Street A
Lake City, FL 32024
Job no. 9FC00201

Reference No. 24-08983
Sheet WP

Essentials Series

WATERPROOFING

P-3



P-2



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

P-1



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



0.903.9220 ext. 2716
at zipsystem.com

 TD-2.1 |

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



ZIP System™
SHEATHING & TAPES

Overdriven Fasteners in ZIP System® Sheathing

Huber Engineered Woods, LLC, 1987 David Taylor Drive, Suite 200, Charlotte, NC 28203

Self Adheared
Vapor Barrirer
Or
Code approved material
as decribed in R703.2

John Fessio

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

Project Location

Date of Observation _____

Additional Notes:

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

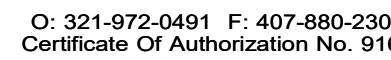
LISTA DE CONTROL DE REVESTIMIENTO DE TECHO ZIP SYSTEM® PARA CONTRATISTAS

Ubicación del proyecto

Fecha de la observación

lotas adicionales:

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



☐ CARL A. BROWN, PE - FL # 56126
☐ LUIS JOSE BURGOS PASADO, P.E. #927
☐ ROBERT A. LAMONICA, PE - FL # 70755

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

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

MARONDA
Homes

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

Plan Revisions Date:

1	1-1-24 2023 8th Edition Cod
---	-----------------------------

2	
3	
4	
5	
6	
7	
8	
9	
0	
1	
2	
3	
4	

Tech: ERAND

Job Information

Garage Side:

ZIP System Details

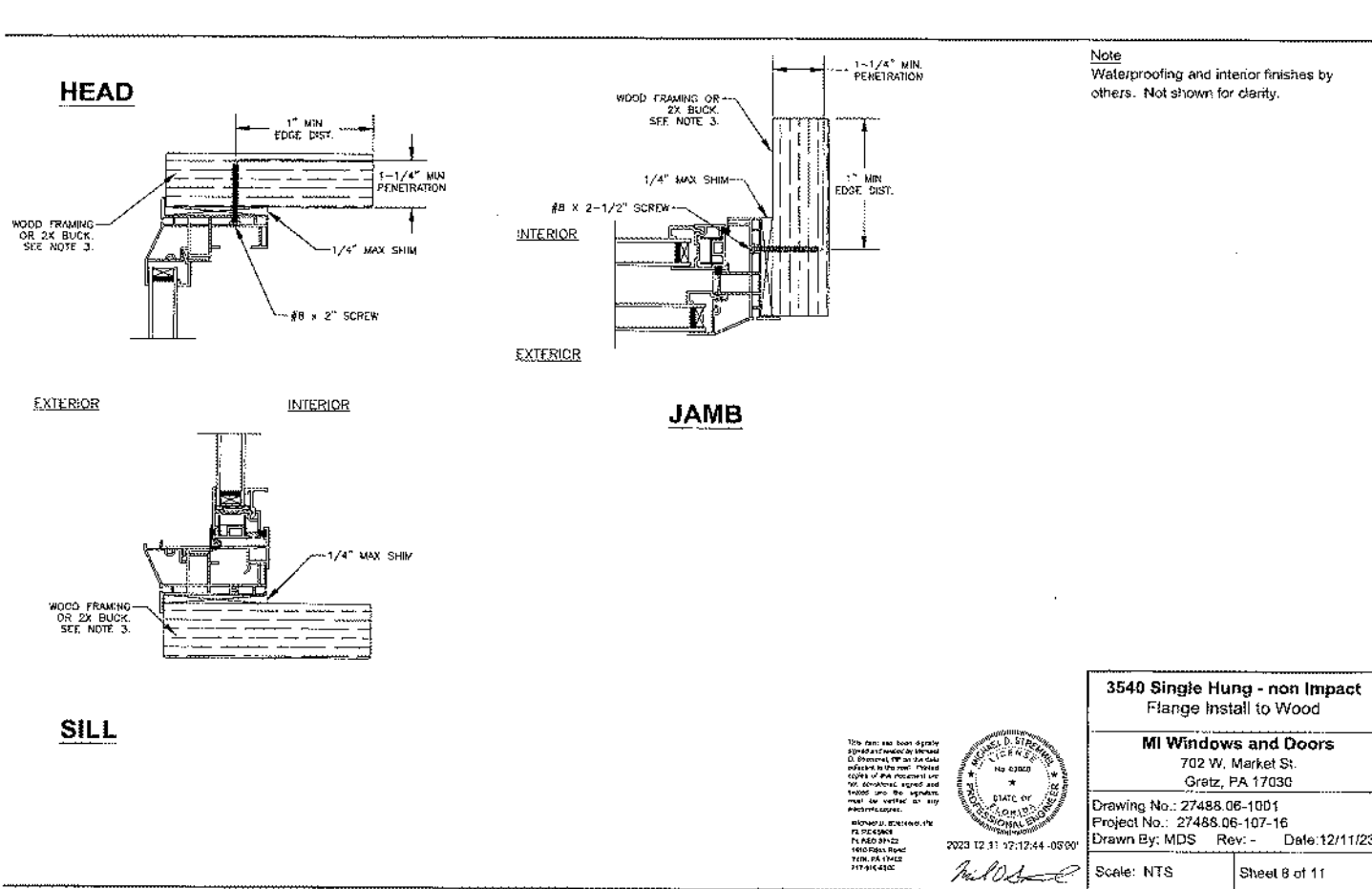
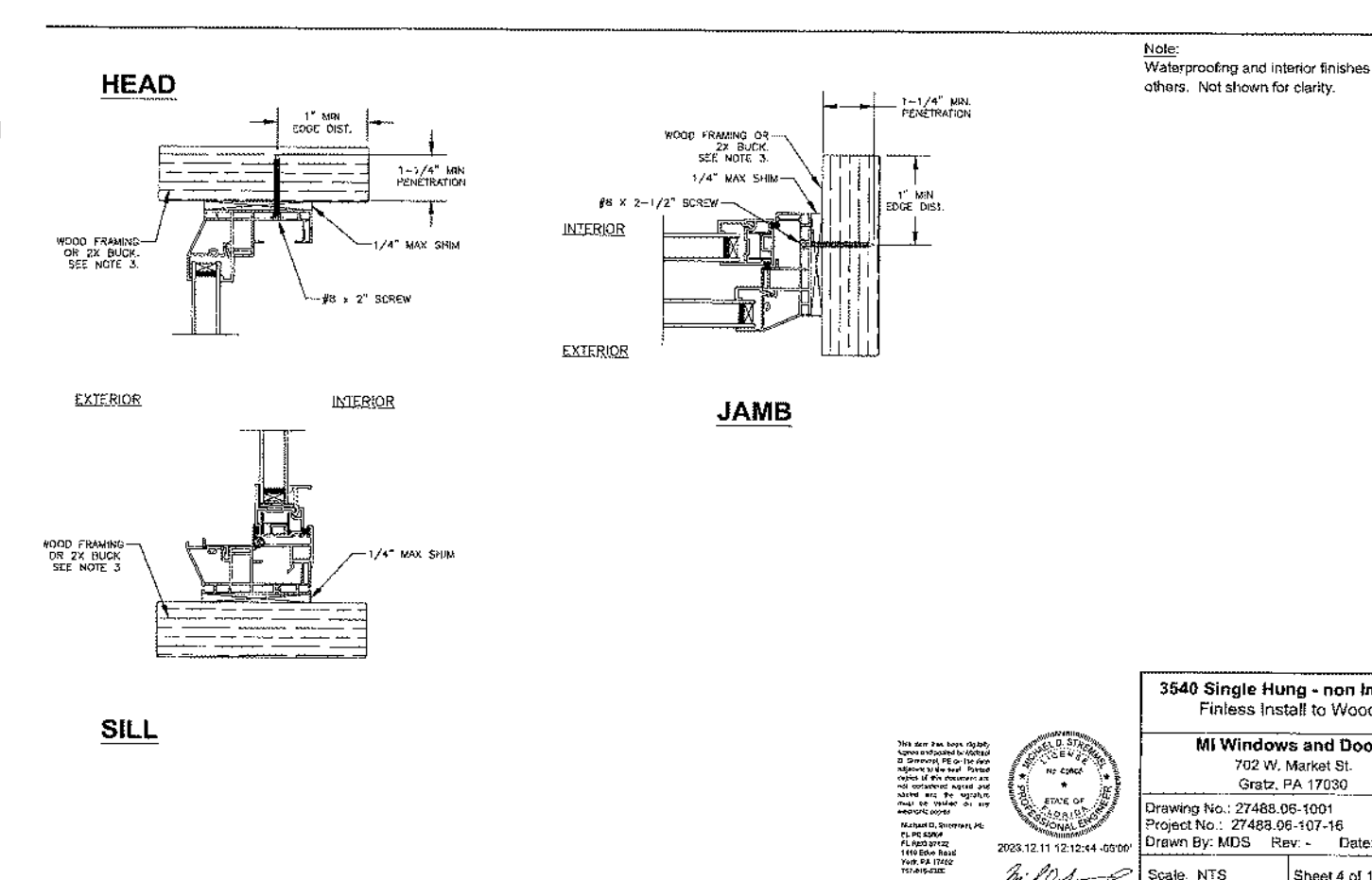
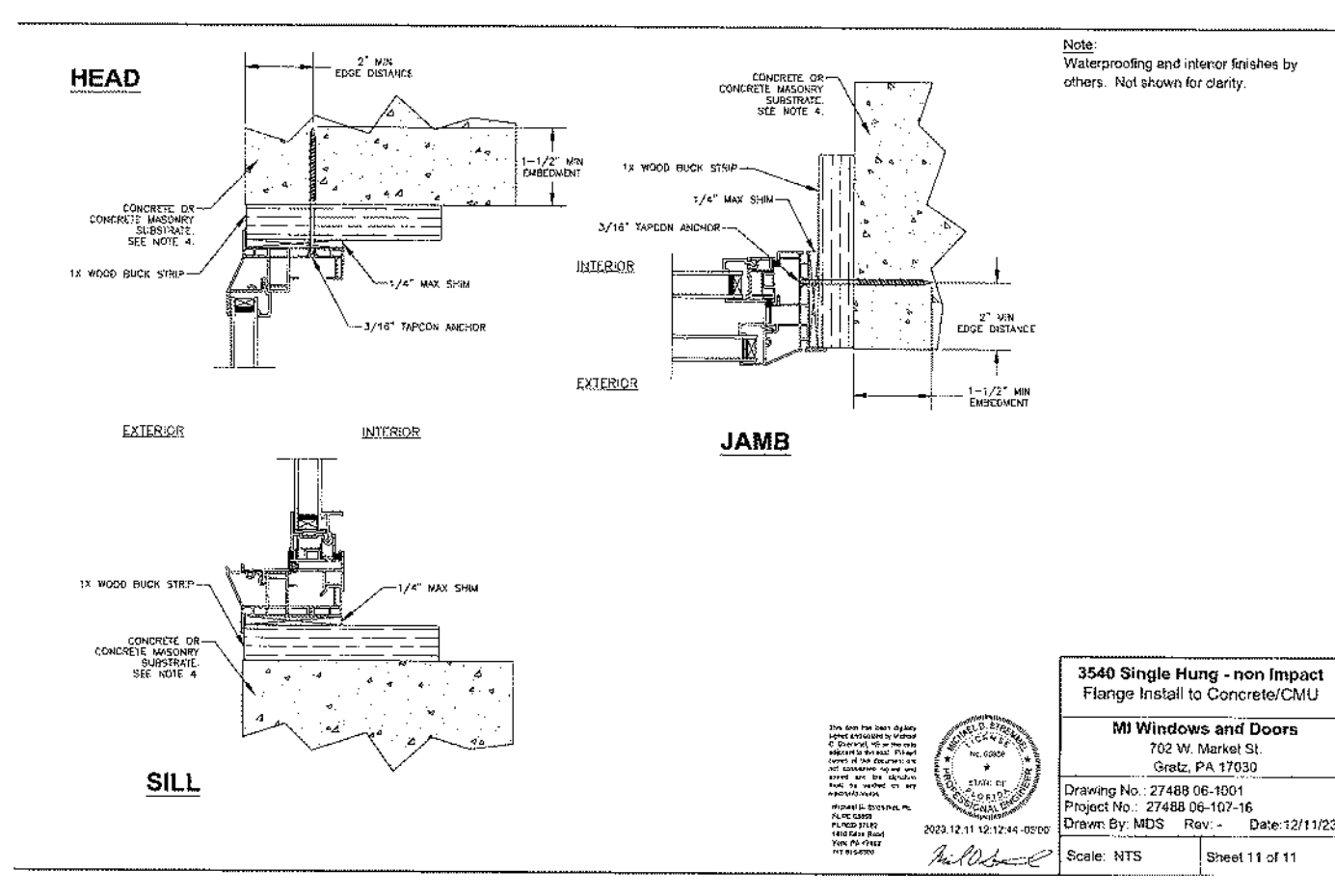
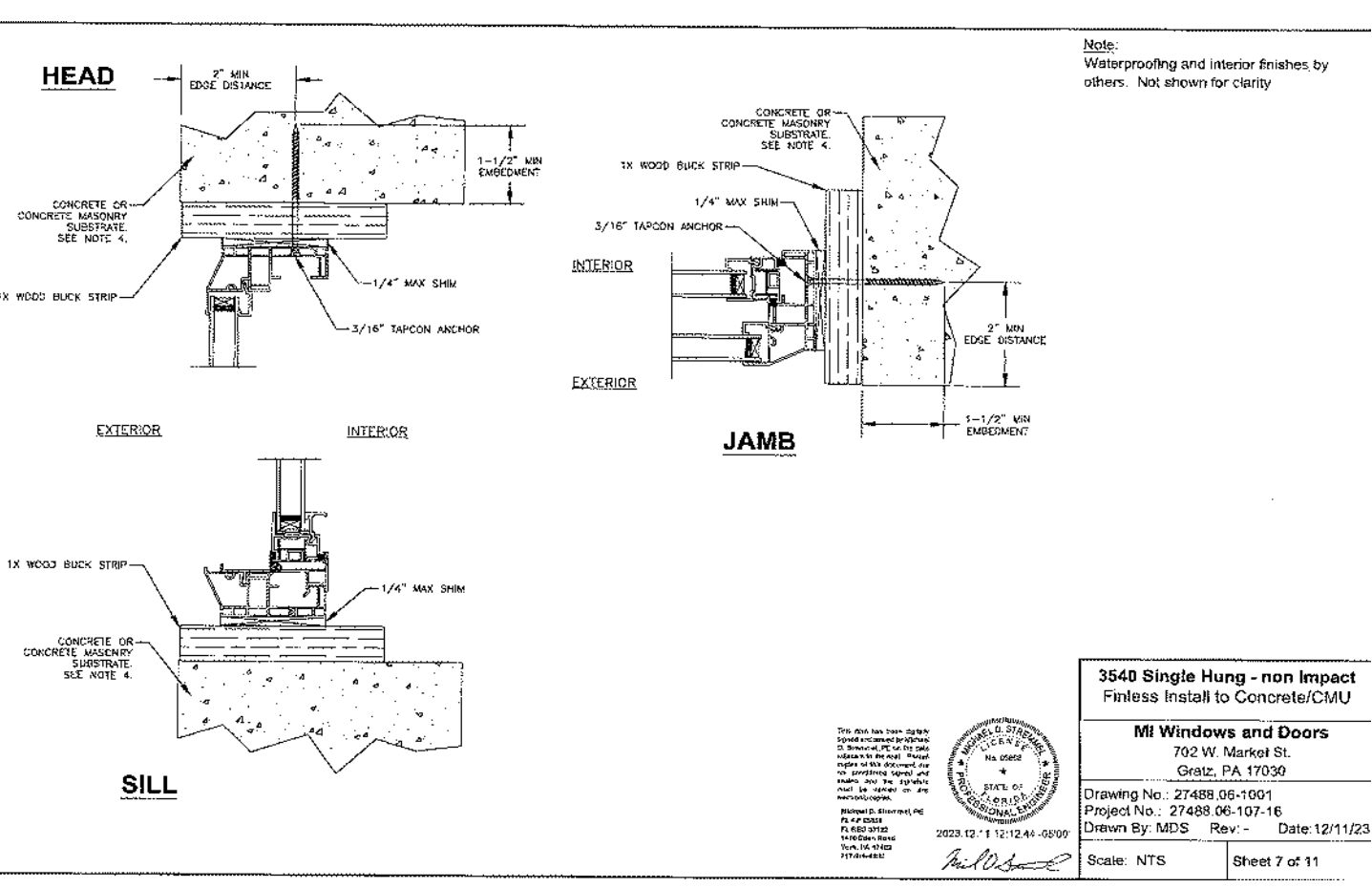
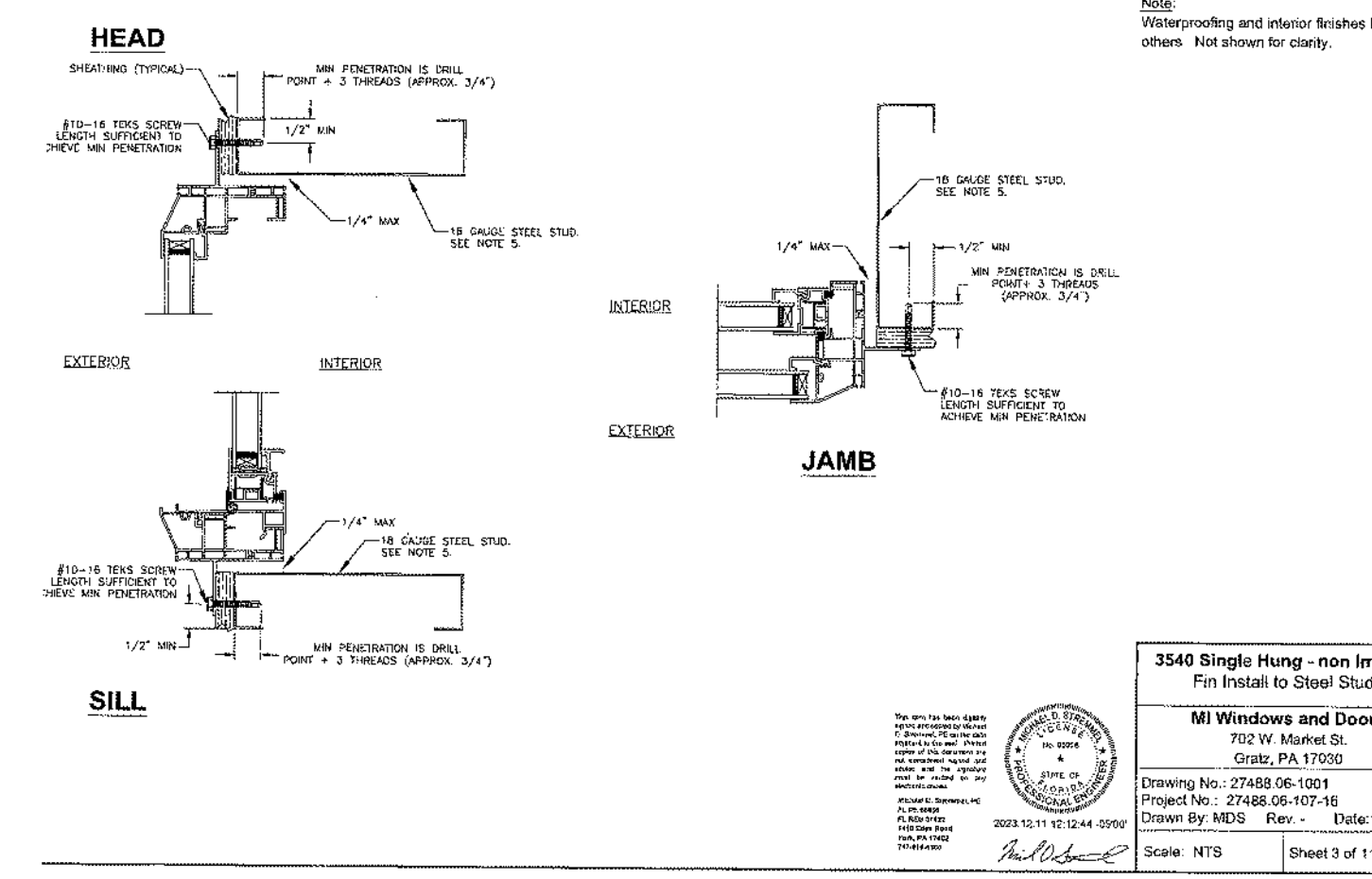
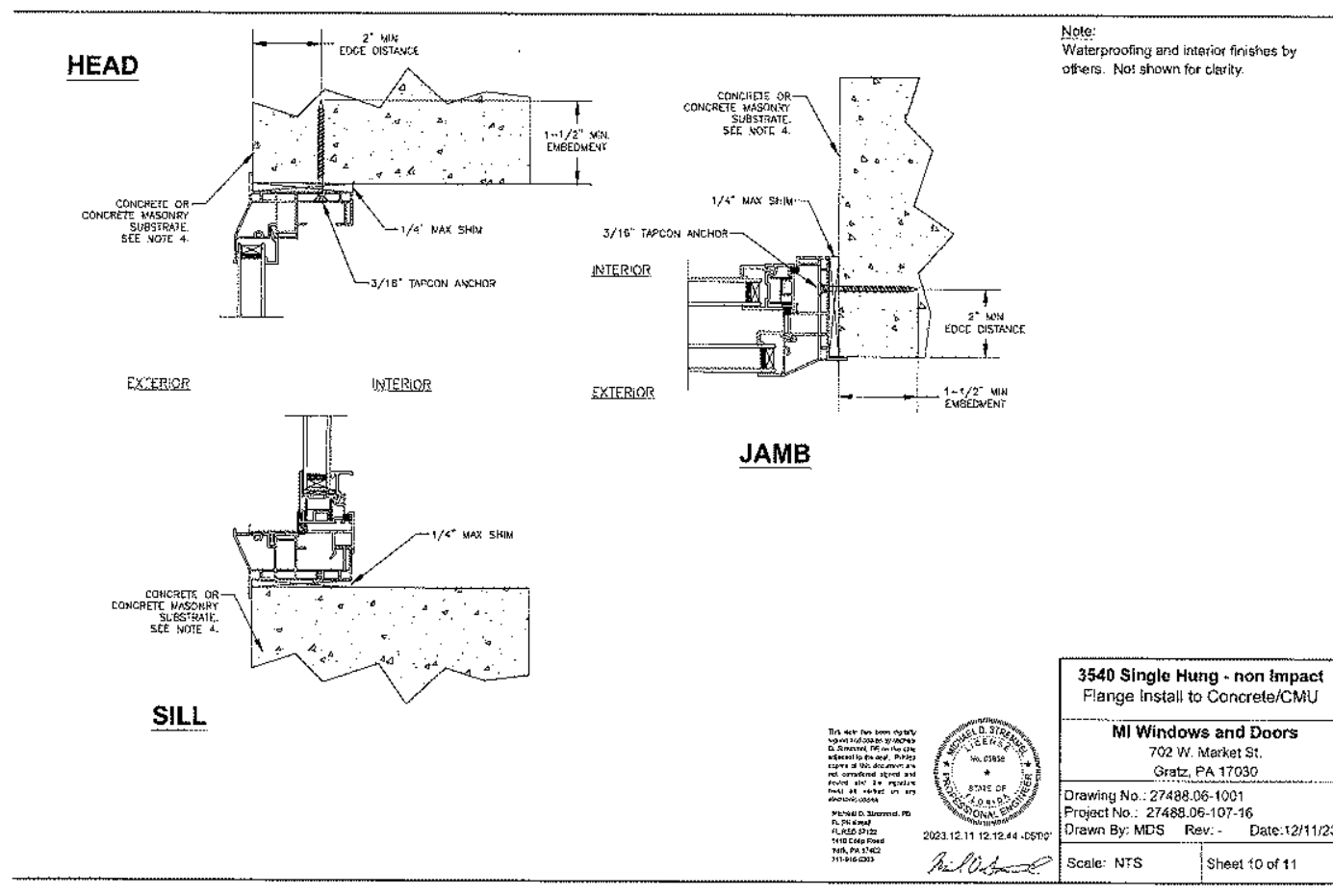
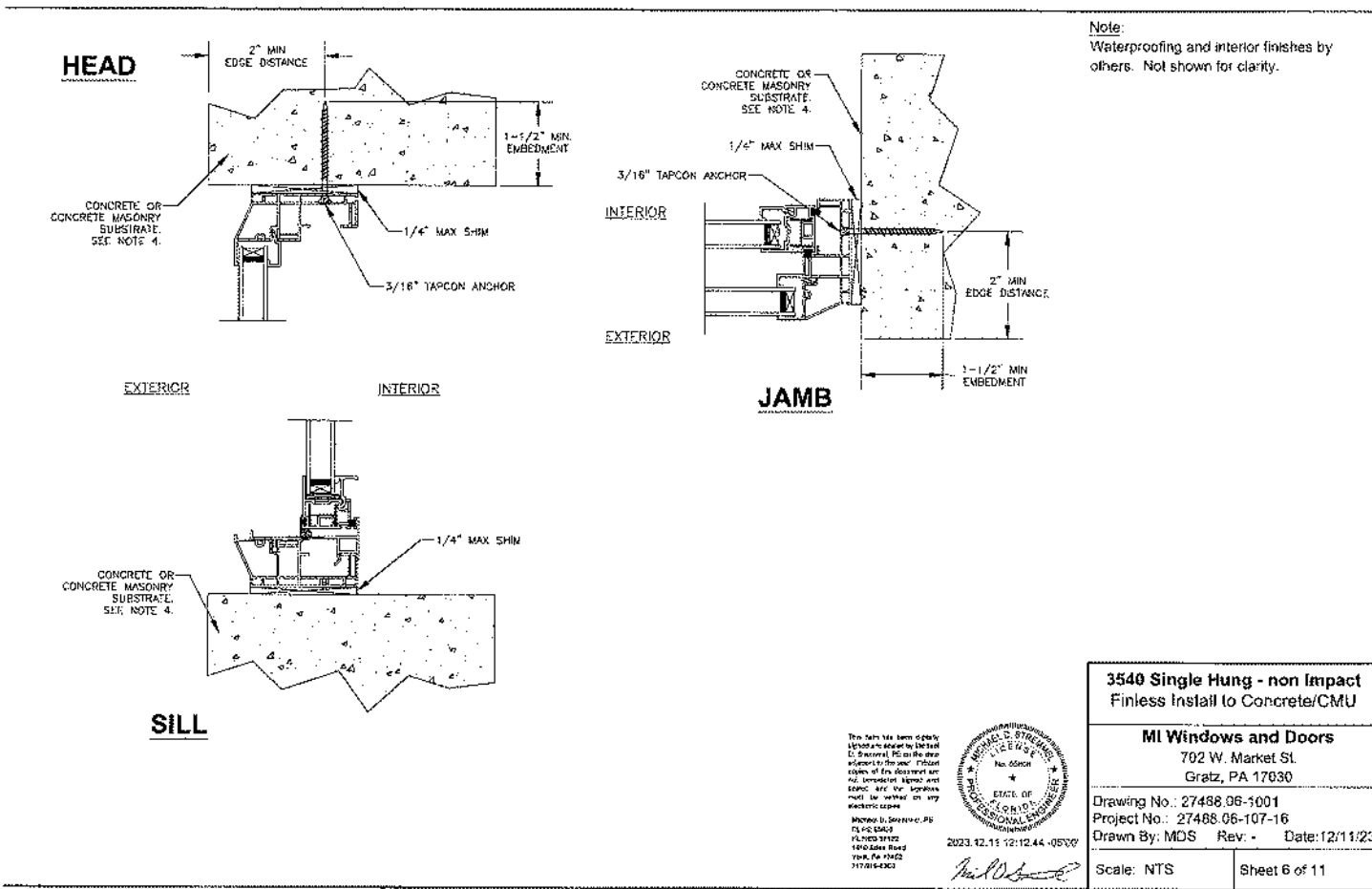
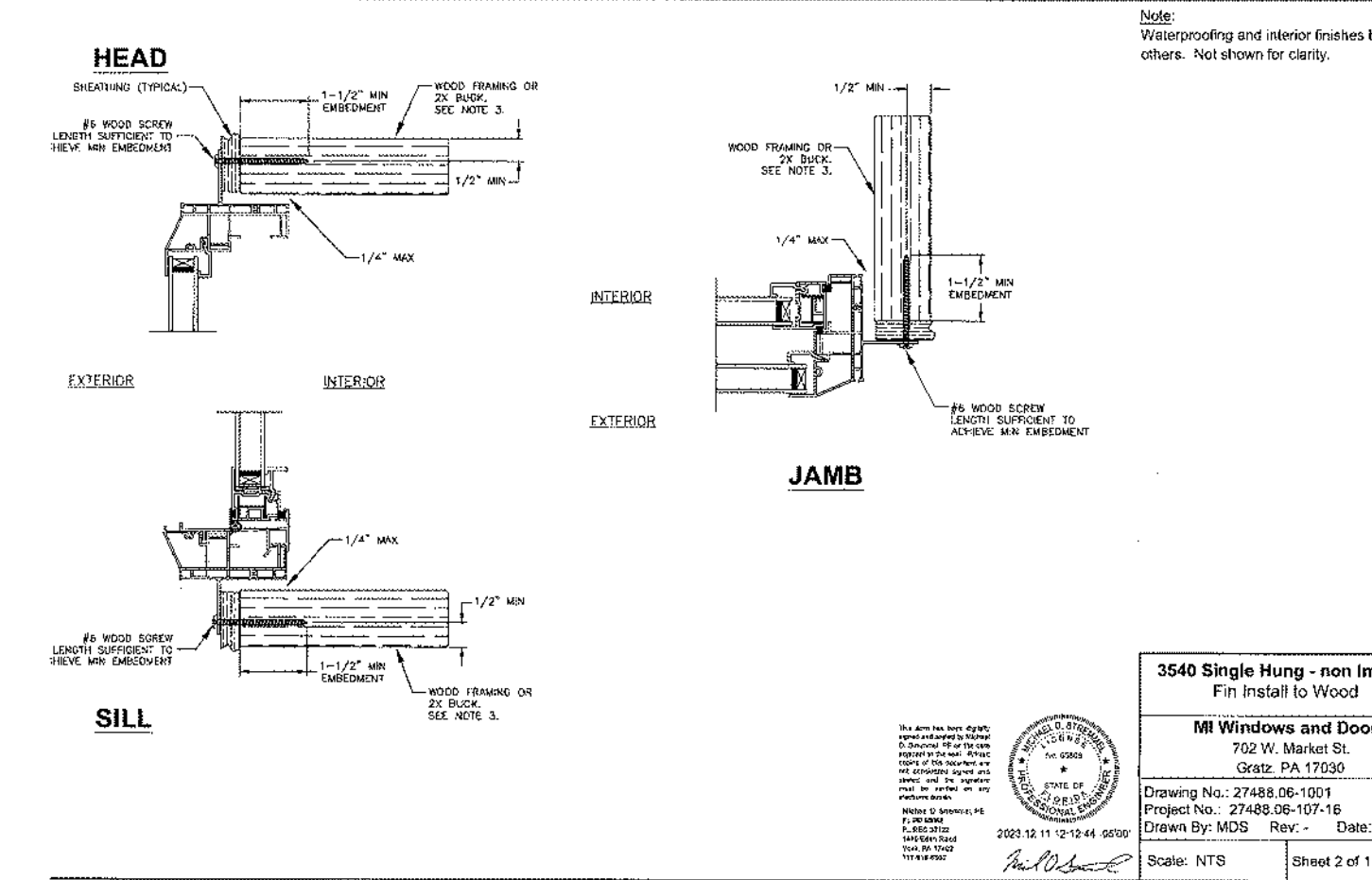
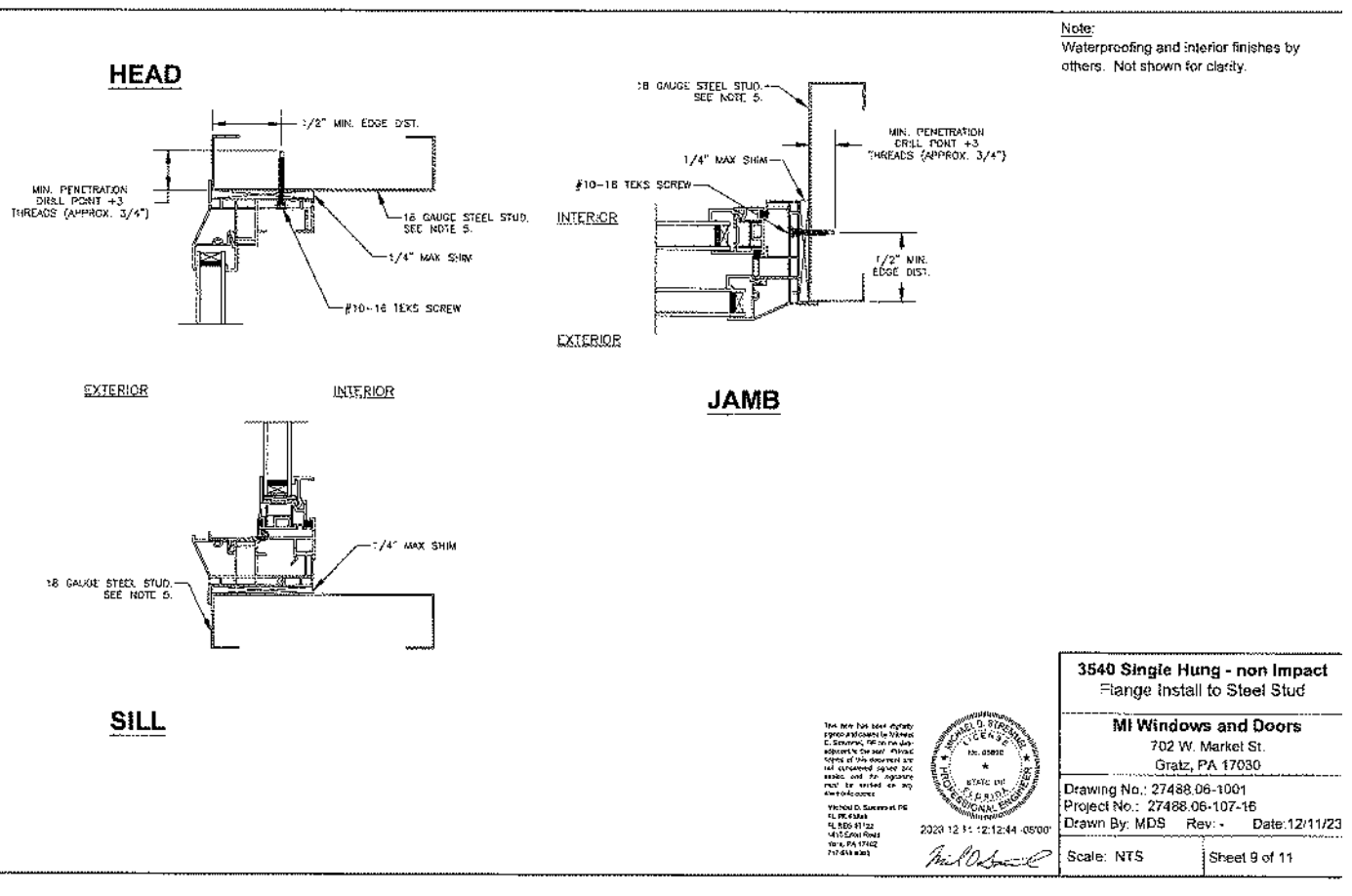
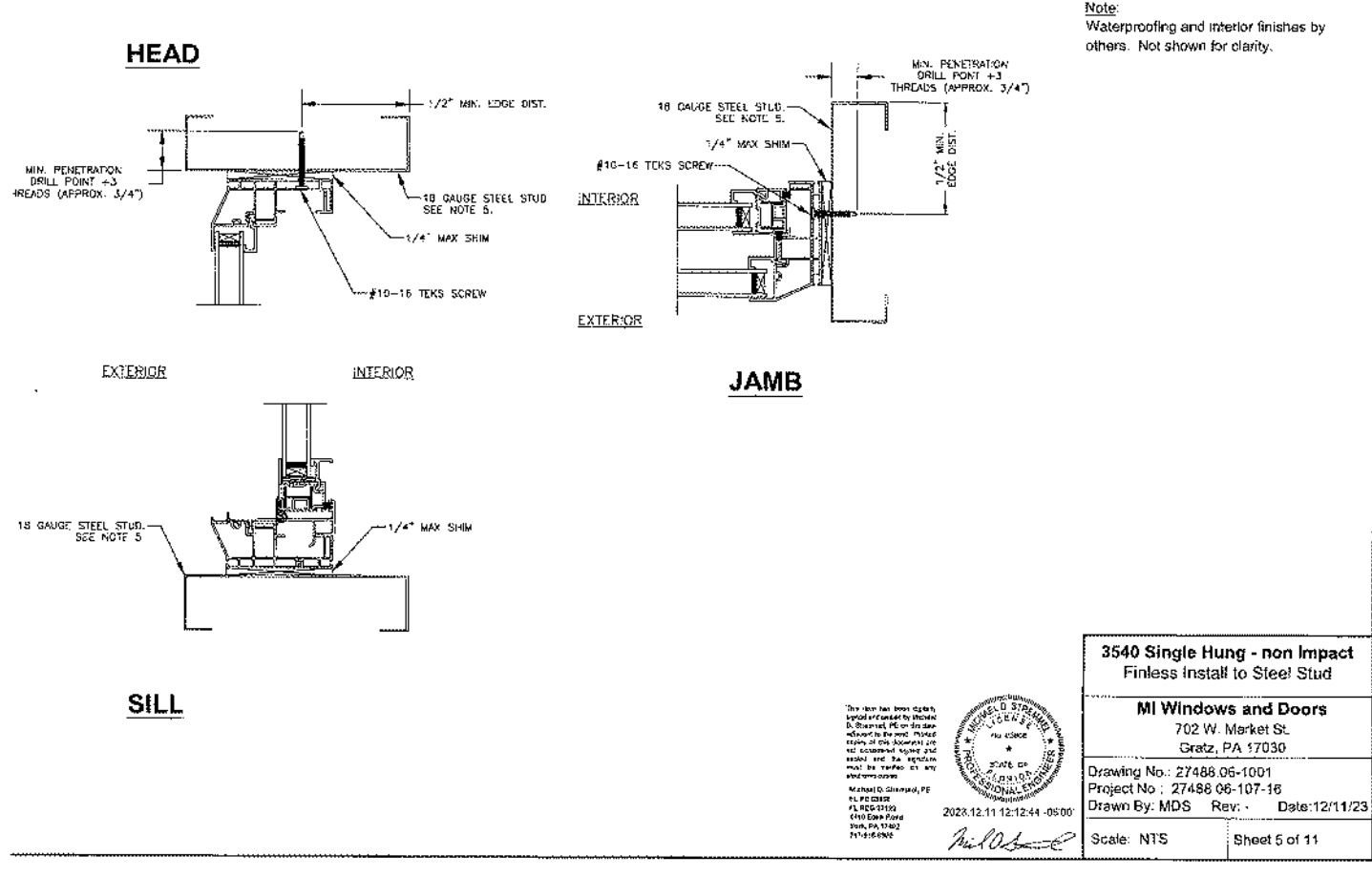
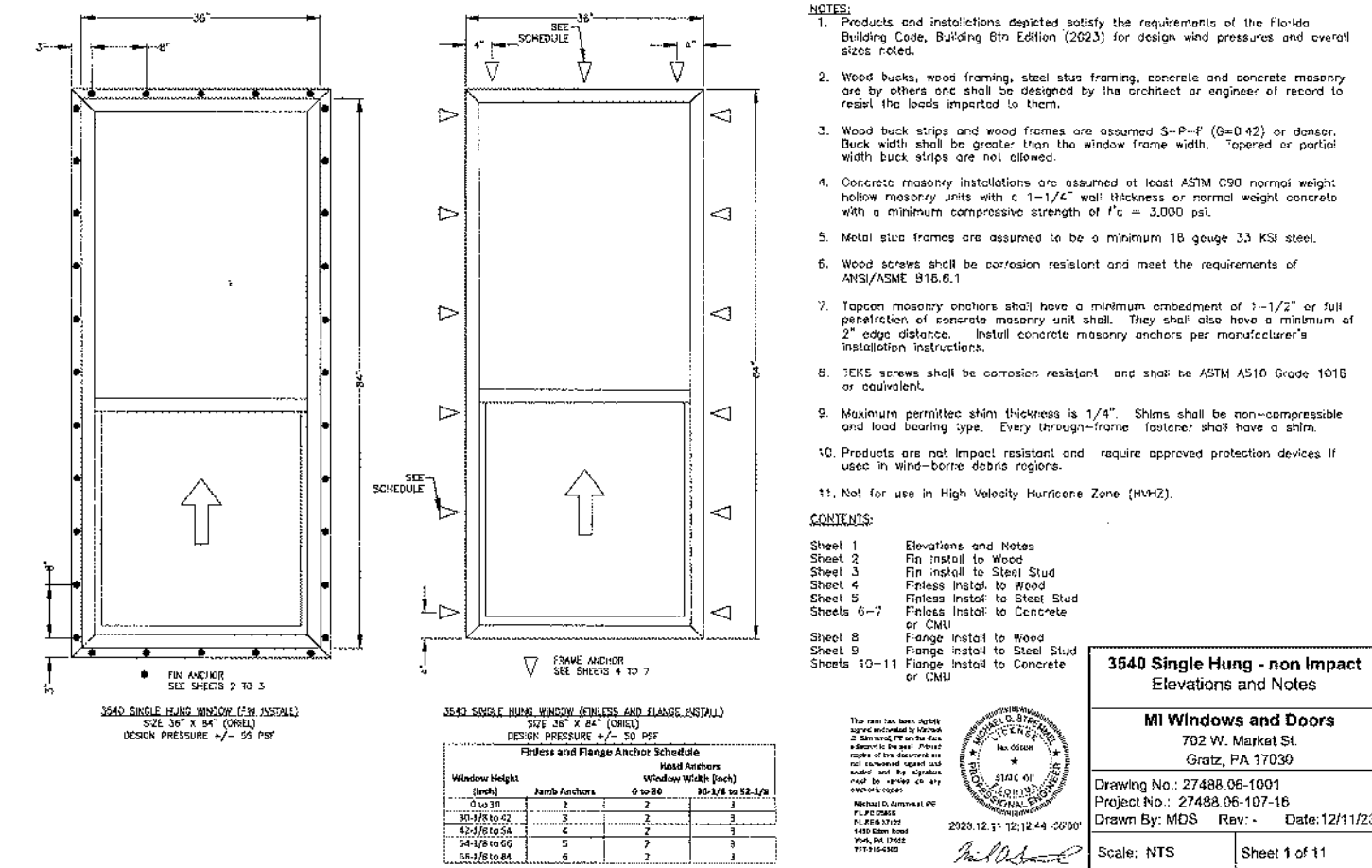
© 2004 Blackwell Publishing Ltd

community.

Shee

ZS-D

ZIP WALL DETAILS



FLORIDA PRODUCT
APPROVAL #41886.16

PRODUCT	REL. DATE
11-1-24	REVISED TO 8TH EDITION CODE 2023
7-1-24	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 #15332

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

NOTES:

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

SIGNED: 06/21/2017

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

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

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

L. ROBERTO LOMAS P.E.
1402 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@miwindows.com

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

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

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

NOTES:

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

SIGNED: 06/21/2017

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

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

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

L. ROBERTO LOMAS P.E.
1402 WOODFORD RD LENOIRVILLE, NC 27023
434-688-0009 lromas@miwindows.com

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

VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION

FLORIDA PRODUCT APPROVAL FL # 17894.3

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

FLORIDA PRODUCT APPROVAL FL #17894.4

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

7/16" Min Edge Distance

JAMB DETAIL

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

7/16" Min Edge Distance

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

MI WINDOWS AND DOORS
Gratz, PA

3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE DATE 10/16/12

ED12-1000SA

NOTES:

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

Product Approval

FL #15332
FL #17894

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

REVISIONS:

Maronda Homes

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

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

DESIGNED WIND SPEED:

Vult - 160 MPH
Vosd - 124 MPH

Manufacture

MI WINDOWS SLIDING GLASS
DOORS

MI WINDOWS

SHEET:

WIN-V2

MI WINDOWS 3500 SERIES PW

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

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND MANUFACTURED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE, FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
- WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
- WHERE WOOD BUCK THICKNESS IS 1 1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
- WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
- FOR FIN INSTALLATION SHIM AS NEEDED, FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
- WIND LOAD DURATION FACTOR CAN BE USED FOR WOOD ANCHOR CALCULATIONS.
- FRAME MATERIAL: EXTRUDED RIGID PVC.
- UNITS MUST BE GLAZED PER ASTM E1300-04/09.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING FIN INTO STEEL STUDS USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 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. DATE: 02/02/16 SCALE: NTS	DWG NO.: 08-02858 SHEET: 1 OF 12 LUIS R. LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lromas@miwindows.com

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

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

NOTES:

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

SIGNED: 02/28/2020

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

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

NOTES:

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

SIGNED: 02/28/2020

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

DESIGN PRESSURE RATING: ±50 ODPF
IMPACT RATING: NONE

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

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. DATE: 02/02/16 SCALE: NTS	DWG NO.: 08-02858 SHEET: 2 OF 12 LUIS R. LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lromas@miwindows.com

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

NOTES:

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

SIGNED: 02/28/2020

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

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

NOTES:

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

SIGNED: 02/28/2020

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

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. DATE: 02/02/16 SCALE: NTS	DWG NO.: 08-02858 SHEET: 3 OF 12 LUIS R. LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lromas@miwindows.com

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS		DRAWN: N.G. DATE: 02/02/16 SCALE: NTS	DWG NO.: 08-02858 SHEET: 4 OF 12 LUIS R. LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lromas@miwindows.com

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

SIGNED: 02/28/2020

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

Product Approval
FL 18644.3

Revised to 20230 8th Edition Code

Maronda Homes

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

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

DESIGNED WIND SPEED
V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

SHEET:

WIN - 3

FLGSE