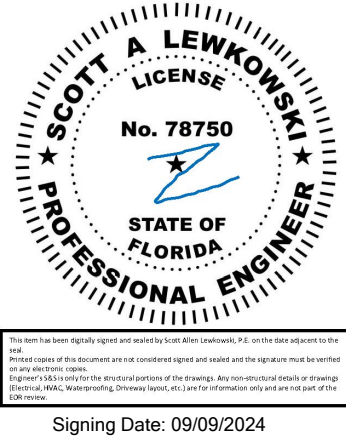


MARONDA

Homes

HARMONY-J



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



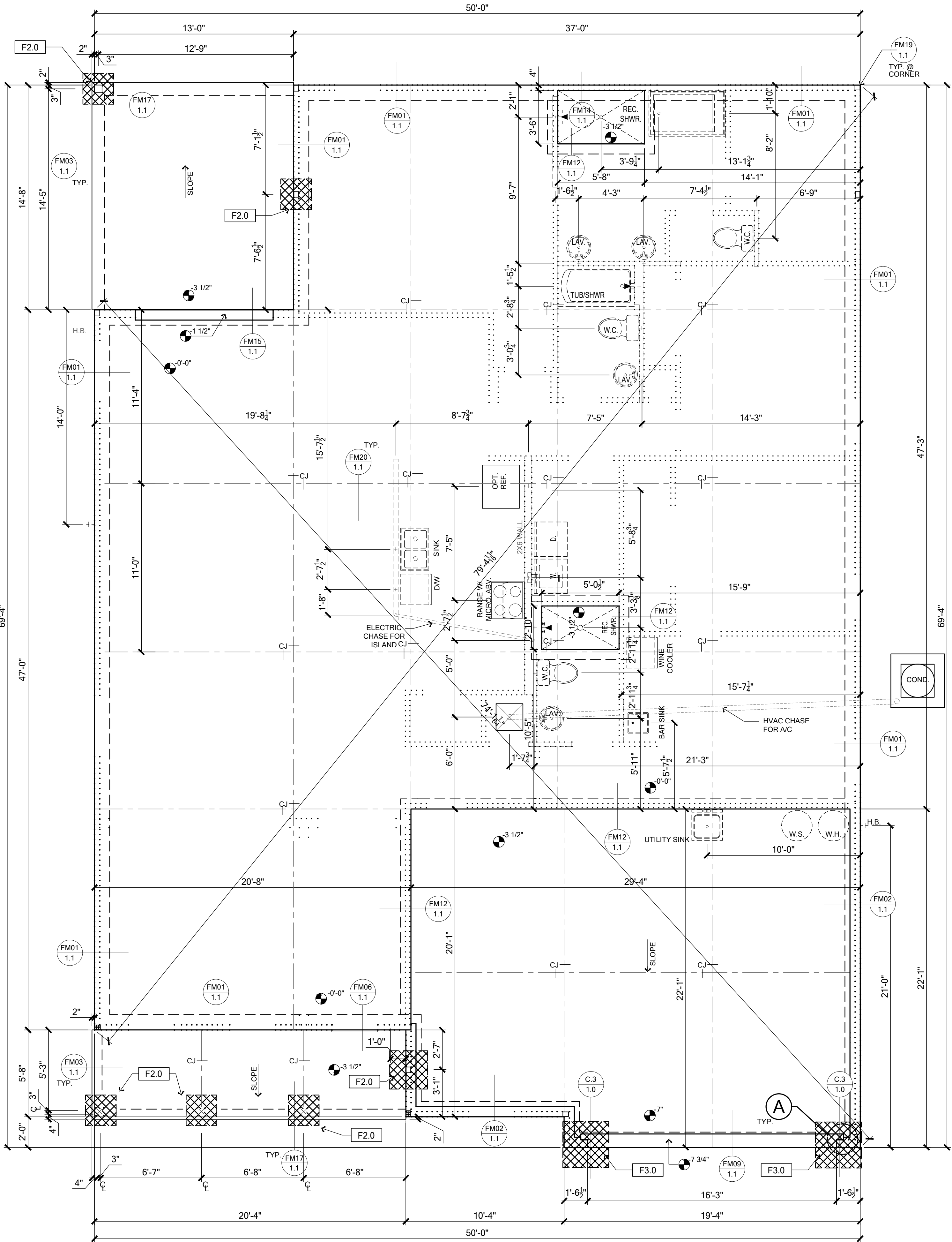
Community:	Forest Cove	Garage Side:	Right
Plan Name:	Harmony	Elev - J	
Lot:	3	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job No:	9FC00301	Americana Series	
Reference No:	24-10678		
Sheet:	CS		

COVER SHEET

REVISIONS			ABBREVIATIONS				GENERAL NOTES		INDEX			
DATE	MARK	DESCRIPTION	A.B. Anchor Bolt	E.W. Each Way	MGT Management	Sq. Square	1. All exterior walls shall be assumed to be load bearing. See plans for load bearing wall requirements.	Control of Construction Site: The Designer/Architect and engineer of record (EOR) have no control over the construction site and shall not be responsible in any manner for control of the construction site including, but not limited to, scheduling and sequencing of work, jobsite safety, and ventilation of the building and thereby shall not be responsible for the indoor air quality, or the effects thereof, for any reason whatsoever. The Designer/Architect and EOR has no duty to protect, without limitation, the residence, construction site, materials, or equipment, from moisture, mold, fungus, fire, theft, vandalism, trespass, or any other peril or condition, at any time, expressly including, but not limited to, the period of time before construction, during the construction of the project, or after construction and the Designer/Architect and EOR has no duty to take any action or preventive measures to protect such property against any such peril at any time for any reason.	DRAWING INDEX			
			Abv. Above	EXP Expansion	Micro. Microwave	Sq Ft Square Ft.	2. Window and door suppliers shall provide rough opening info which shall have precedence over the plan.		Sheet No.	SHEET TITLE	Sheet No.	SHEET TITLE
			A/C Air-Conditioner	Ext. Exterior	Min. Minimum	STO Storage	3. Cabinet Mfrs. shop drawings shall have precedence over the interior cabinet elevations shown.		CS	Cover Sheet		
			ADJ Adjustable	Exp. Expansion	ML Microlam	S.W. Shear Wall	4. Do not scale plans, dimensions are to be followed as noted. If plans are printed on 11x17 then listed scale is 1/2" as noted.		1.0	Foundation Plan		
			A.F.F. Above Finished Floor	FBC Florida Building Code	Mir. Mirror	SYP Southern Yellow Pine	5. All glass located in hazardous locations shall comply with section R308.4 of the Florida Building Code 8th edition (2023).		1.1	Foundation Details		
			A.H.U. Air Handler Unit	FC Filled Cell	Mono Monolithic	TB Towel Bar	6. Dryer vents to be placed behind the dryer location and the maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3.		2.0	Floor Plan		
			ALT Alternate	Fdn. Foundation	N.T.S. Not to Scale	Temp. Tempered	7. If water based ceiling texture material is used, provide 1/2" gypsum board for 16" o.c. framing, or 5/8" gypsum board for 24" o.c. framing, note: 1/2" sag-resistant gypsum board may be used i.l.o. of 5/8" gypsum board.		3.0	Elevations: Front & Right		
			BC Base Cabinet	F.G. Fiber Glass	O.E. Owner's Entry	Thick. Thicken	8. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors between garage and residence shall be equipped with solid doors not less than T 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors.		3.1	Elevations: Rear & Left		
			BF Bifold Door	FIN Finished	OHGD Overhead Garage Door	T.O.F. Top of Block	9. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall have no openings into the garage. Other penetrations shall be protected as required by section R302.11.		4.0	Building Section		
			Bk Sh BookShelf	Fin. Fr. Finished Floor	Opt. Optional	T.O.M. Top of Masonry	10. The garage shall be separated from the dwelling as per the following: - From the Residence & Attics - Not Less than 1/2" Gyp. Bd. or equivalent applied to garage side. - From Habitable Rooms Above Garage - Not Less than 5/8" Type-X Gyp. Bd. or equivalent. - Structure(s) Supporting Floor/Ceiling Assemblies - Not Less than 1/2" Gyp. Bd. or equivalent. - Garages Located Less Than 3 Feet From Dwelling On The Same Lot - Not Less than 1/2" Gyp. Bd. or equivalent applied to the interior side of exterior walls that are within this area.		5.0	Framing Plan		
			BLK Block	FIX Fixed	Pc. Piece	T.O.P. Top of Plate	11. Code references are summaries of code sections. See FBCE (current edition) for complete code information.		5.1	Wall Strapping Plan		
			BLW Below	Flr. Floor	PC Pull Chain	Trans. Transom Window	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.		6.0	Interior Elevations		
			Bm Beam	Flr Sys Floor System	Ped. Pedestal	TS Transition Strip			7.0	Electrical Plan		
			B.P. Bypass door	F.O.M. Face Of Masonry	PH Phone	Typ. Typical			SN	Structural Notes		
			BRG. Bearing	FP Fireplace	Pkt. Pocket	U.C. Under Counter			WS-S1	Details		
			C Carpet	FR DR French Door	PL Parallel	UCL Under Cabinet Lighting			WS-S2	Details		
			CAB Cabinet	FRT Front	PLF Pounds per linear foot	U.N.O. Unless Noted Otherwise			SD-1	Details		
			C.F.T. Cement Fiber Trim	FL Foot/ Feet	Plt. Ht. Plate Height	V Shower/Valves			WP	Waterproofing Details		
			Cir. Circle	Ftg. Footing	Plt. Sh. Plant Shelf	VB Vanity Base						
			CJ Control Joint	FXD GL Fixed Glass	PSF Pounds per square foot	Vert. Vertical						
			CL Coach Light	G.C. General Contractor	PT Pressure Treated	VL Versalim						
			Cg Ceiling	G.F.C. Ground Fault Interrupter	PW Picture Window	VTR Vent through Roof/Exterior						
			CMU Concrete Masonry Unit	GT Girder Truss	Pwd. Powder Room	W Washer						
			Col. Coffered or Tray Ceiling	Gyp. Bd. Gypsum Board	P.W. Pre-wire	W.I. Wedge Anchor						
			Col. Column	HB Hose Bib	RA Return Air	WC Water Closet						
			Comm. Community	Hdr. Header	Rag. Return Air Grill	Wd Wood						
			Comp. Compressor	Hgt. Height	Rec. Recessed	WDW Window						
			COND Condenser	H.H. Hand Held	Recept. Receptacle	WDW HDR Window Header						
			CONN. Connection	HORIZ Horizontal	Ref. Refrigerator	W.H. Water Heater						
			Cont. Continuous	HS Hard Surface Fir.	REIN Reinforcing	W.I.C. Walk-in Closet						
			CSMT Casement	ILO in Lieu Of	Req'd. Required	WM Wall Mounted						
			CT Ceramic Tile	Insul. Insulation	Rm. Room	WP Water Proof						
			D Dryer	Int. Interior	Rnd. Round	WS Water Softener						
			DB Door Bell	K/Wall Kneewall	R.P. Rough Opening	WWMF Welded Wire Mesh/Fiber						
			D Double	KS Knee Space	SC Solid Core							
			DCF Decorative Cementitious Finish	Laun. Laundry	SD Smoke Detector							
			Dec. Decorative	Lav. Lavatory	SGD Sliding Glass Door							
			Des. Dedicated (outlet)	LF Linear Ft.	Sh. Shelves							
			Dia. Diameter	LL Lintel Length	SHT Sheet							
			Disp. Disposal	LT Laundry Tub	Shwr. Shower							
			Dist. Distance	Mas. Masonry	S.C. Side Lights							
			DMF Decorative Masonry Finish	MC Medicine Cabinet	SPECS Specifications							
			D.S. Drawer Stack	Mfr. Manufacturer	SPF Spruce Pine Fir							
			DTL Detail	**NOTICE TO BUILDER & ALL SUB-CONTRACTORS**								
			D.V. Diverter Valve (Plumbing)	It is the intent of Designer/Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these documents, prior to the commencement of any work. The Designer/Engineer are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Designer / Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Office at (407) 880-2333 immediately. No backcharges will be considered for reimbursement by the Designer/Engineer without advanced notification and approval by the Designer/Engineer. Payments will be made in accordance to the terms of the agreement.								
			DV Dryer Vent (Fir. Ph.)									
			DW Dishwasher									
			Ea. Each									
			Elec. Electrical									
			Elev. Elevation									
			EQ Equal									

9/5/2024

KEVIN ZAPATA



TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTE:

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

PORTAL FRAME TRUSS - SEE PLAN & DETAIL PF01/SD-1

(1) #5 CORNER BAR W/ 48" LEGS IN EA. DIRECTION -OR- PROVIDE (1) #5x60" LONG STRAIGHT BAR CENTERED BETWEEN HOLDOWNS WHERE THERE IS NO CORNER - LOCATE CORNER OR STRAIGHT BAR 12-14" BELOW TOP OF CURB (ACROSS TOPS OF HOLDOWNS)

(2) USP STAD14 STRAP-TIE HOLDOWN EMBEDDED INTO CONC. & FASTENED TO TRUSSES W/ (38) 16d SINKER NAILS - INSTALL STRAPS ON EXTERIOR FACE OF PORTAL FRAME TRUSS, (1) AT GARAGE DOOR SIDE & (1) AT WALL/CORNER SIDE

SEE PLAN FOR T/S LAB EL. @ GARAGE

SEE FDN. PLAN FOR PAD REQUIREMENTS @ GARAGE DOOR OPENING

PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)

SCALE: N.T.S.

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

PORTAL FRAME TRUSS - SEE PLAN & DETAIL PF01/SD-1

(1) #5 CORNER BAR W/ 48" LEGS IN EA. DIRECTION -OR- PROVIDE (1) #5x60" LONG STRAIGHT BAR CENTERED BETWEEN HOLDOWNS WHERE THERE IS NO CORNER - LOCATE CORNER OR STRAIGHT BAR 12-14" BELOW TOP OF CURB (ACROSS TOPS OF HOLDOWNS)

(1) USP STAD14 STRAP-TI HOLDOWN EMBEDDED IN CONC. & FASTENED TO TRUSSES W/ (38) 16d SINKER NAILS - INSTALL STRAP ON EXTERIOR FAI OF PORTAL FRAME TRUS ON GARAGE DOOR SIDE

SEE PLAN FOR T/S LAB EL. @ GARAGE

SEE FDN. PLAN FOR PAD REQUIREMENTS @ GARAGE DOOR OPENING

PORTAL FRAME BASE CONNECTOR DETAIL (1 STRAP)

SCALE: N.T.S.

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

GARAGE DOOR CURB DETAIL

SCALE: N.T.S.

O.H. RECESS

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"	2 #5 E.W. BOT.	7200
F2.5	2'-6" x 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" x 3'-0"	1'-0"	4 #5 E.W. BOT.	15600

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

- GENERAL FOUNDATION NOTES**
- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
 - 3-1/2" 2500 PSI CONC. SLAB W/ 6X6 10/10 WWF, OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
 - CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
 - EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
 - CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
 - NO WOOD STAKES PERMITTED IN FOUNDATION.
 - MINIMUM LAP SPLICE FOR ALL FOUNDATION REINFORCING SHALL BE 25". SEE DETAIL FM19/1.1 FOR REINFORCING DETAIL AT FOUNDATION CORNER.
 - PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET 1.1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
 - ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN. OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
 - ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000PSF (SEE SOILS REPORT AND SPECIFICATION FOR COMPACTION REQUIREMENTS.) IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST OF 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM 1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED IN THESE PLANS HAVE BEEN DESIGNED FOR AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.

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

NOTE:

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

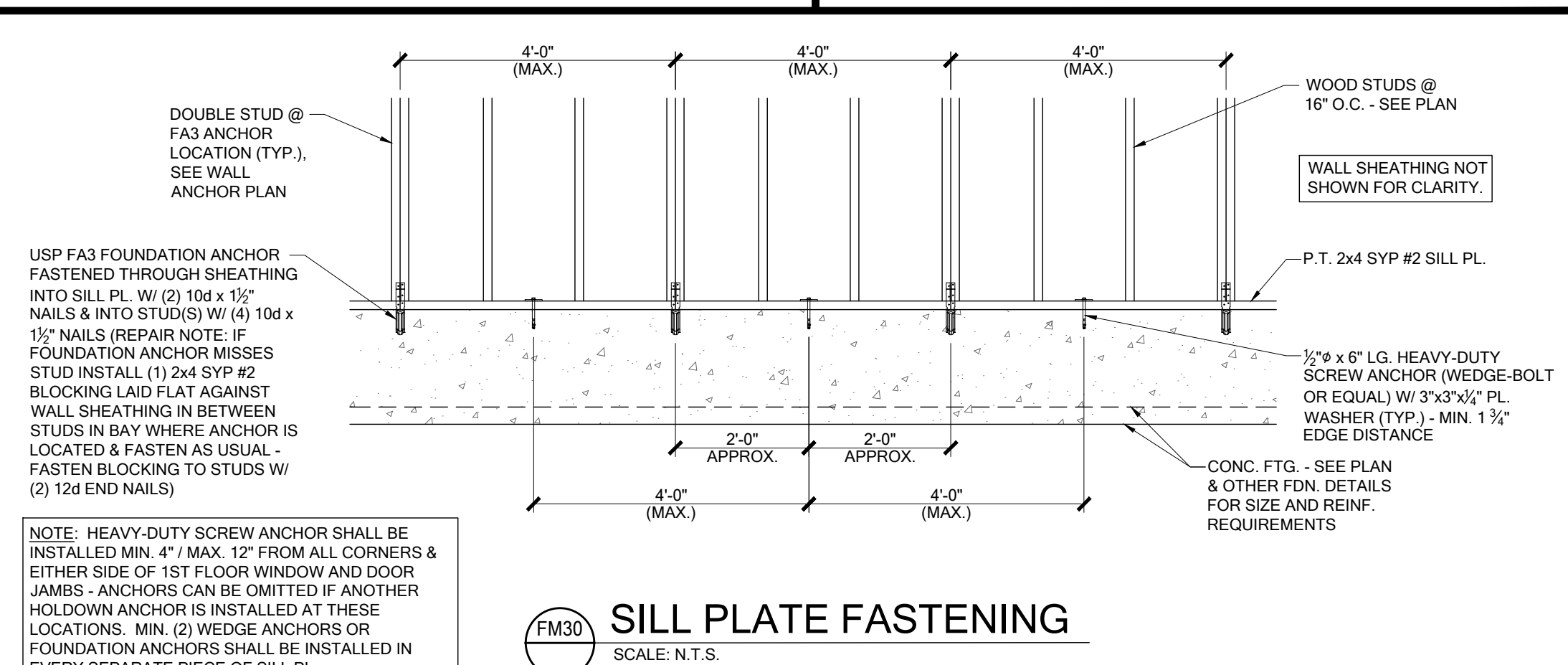
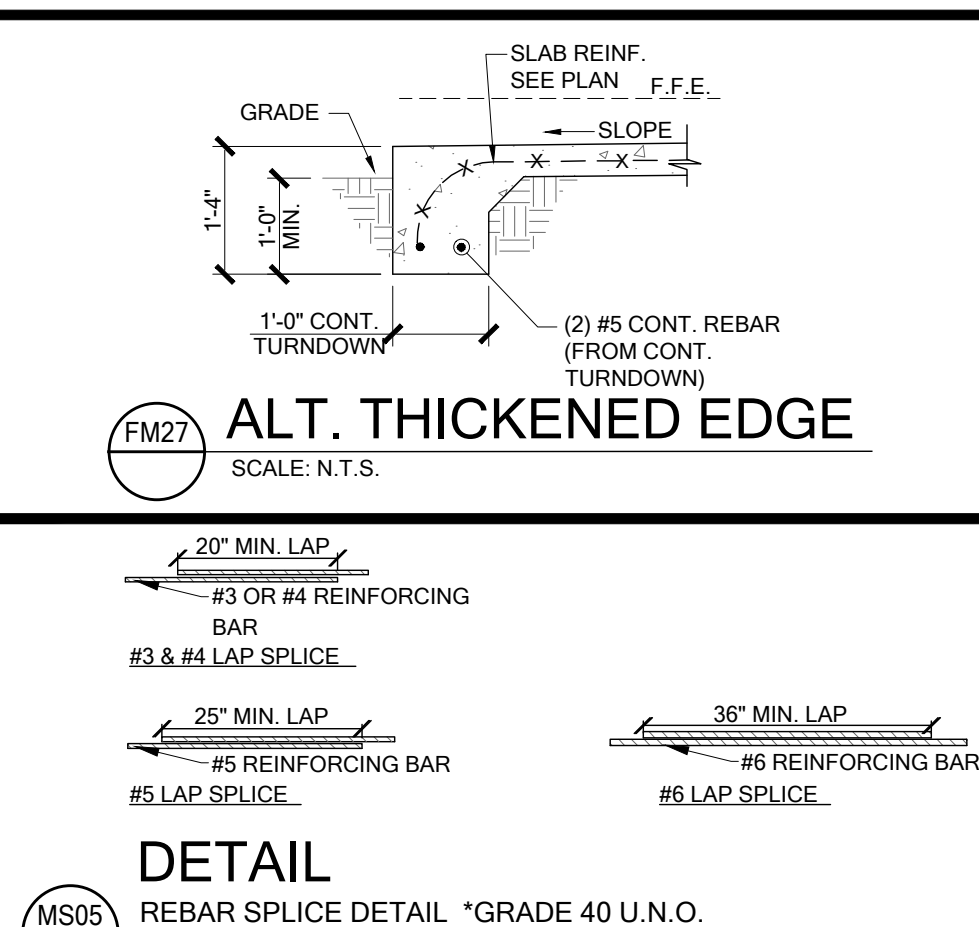
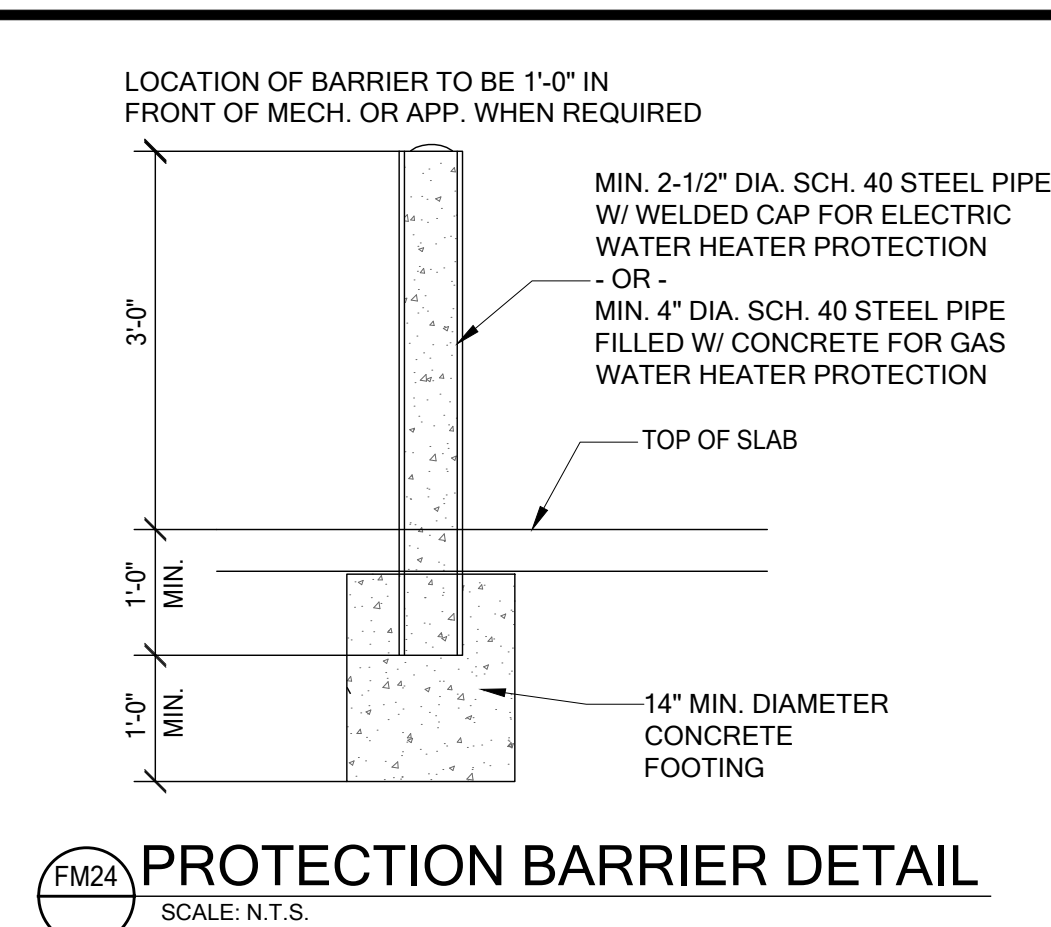
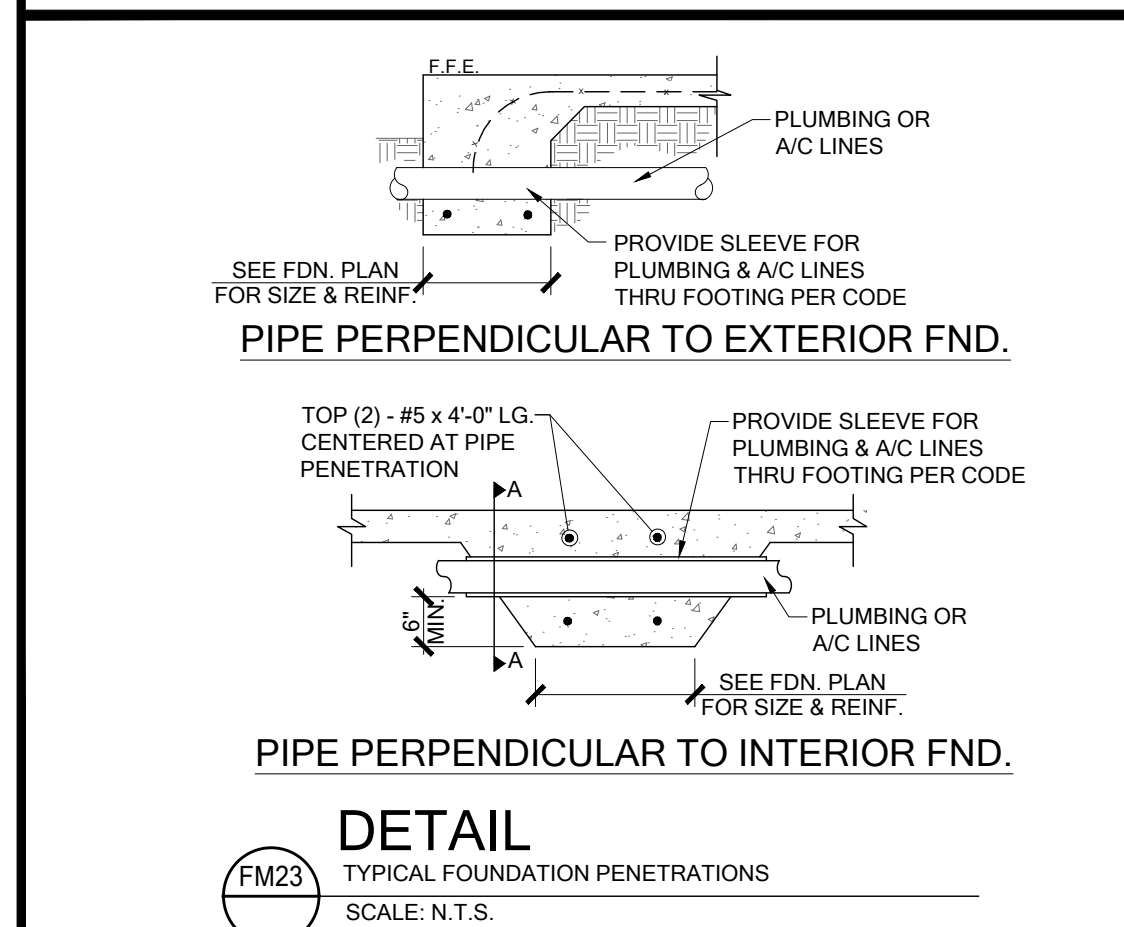
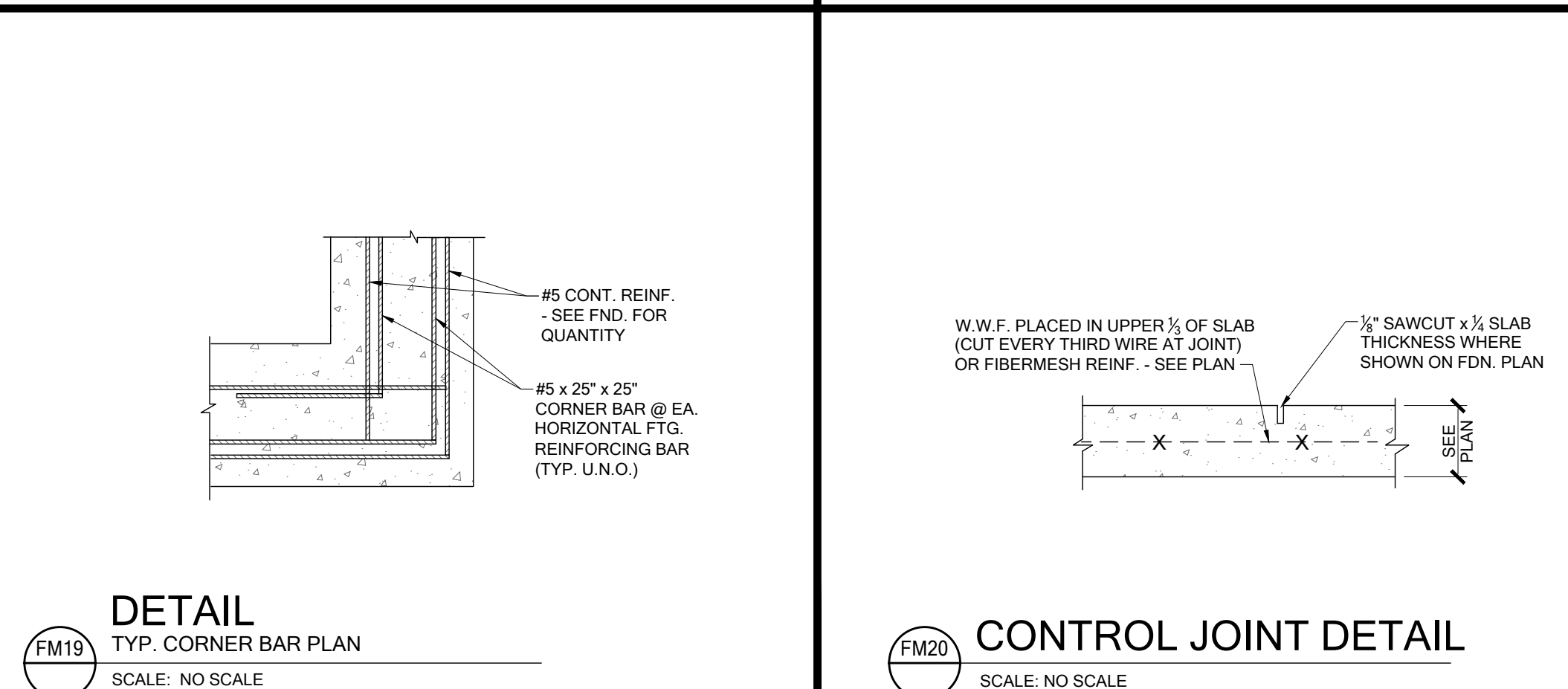
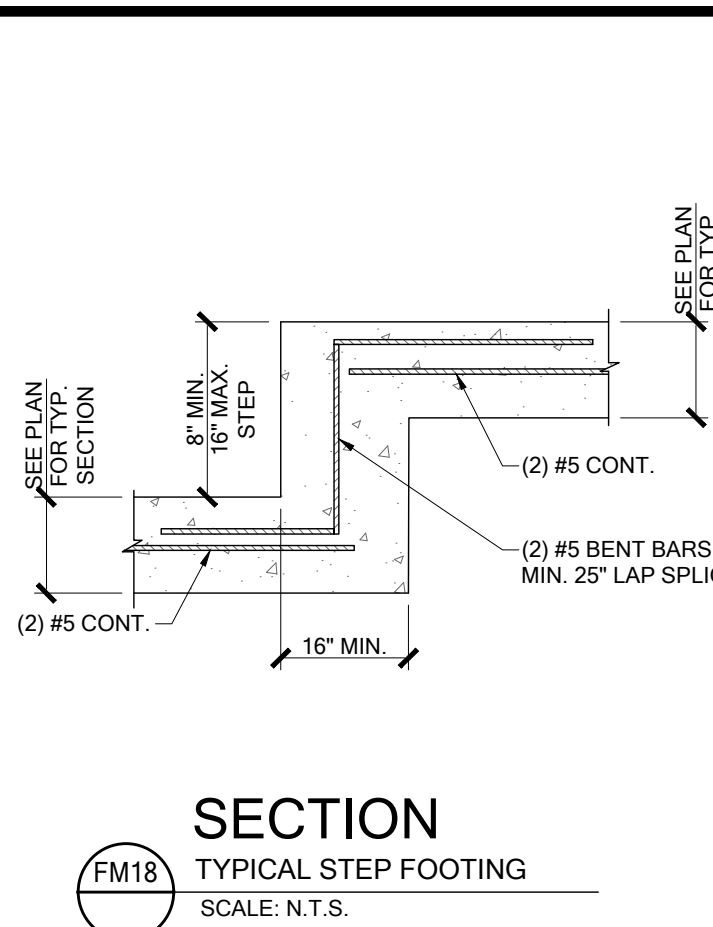
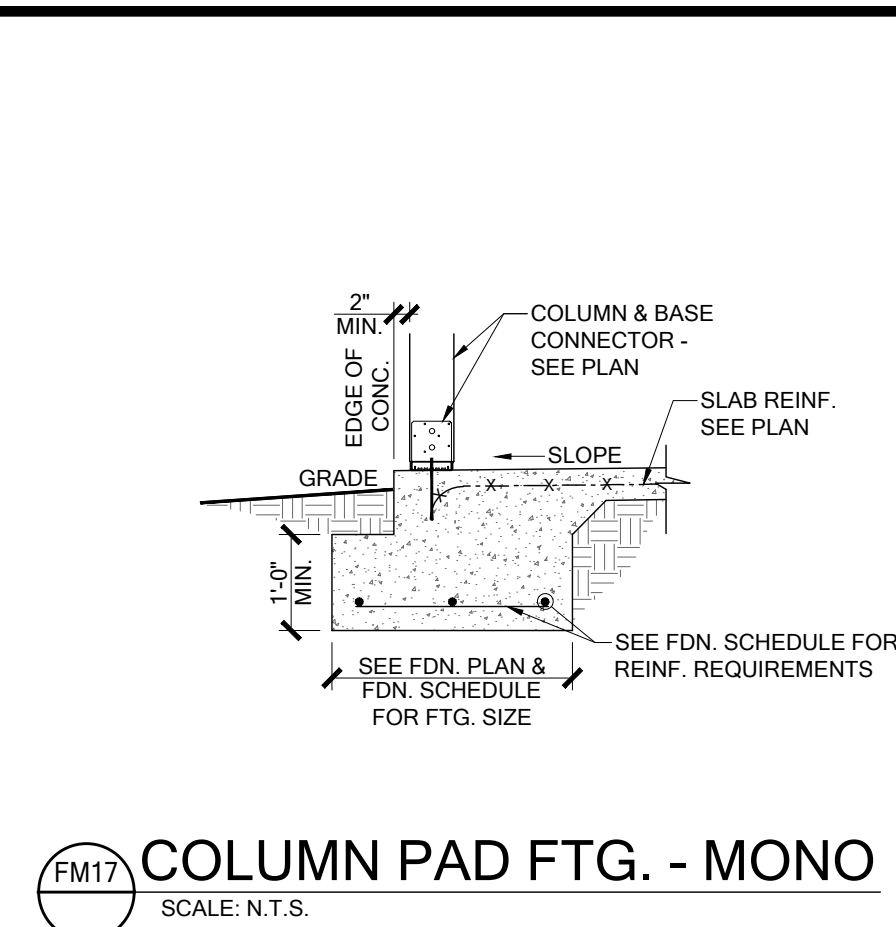
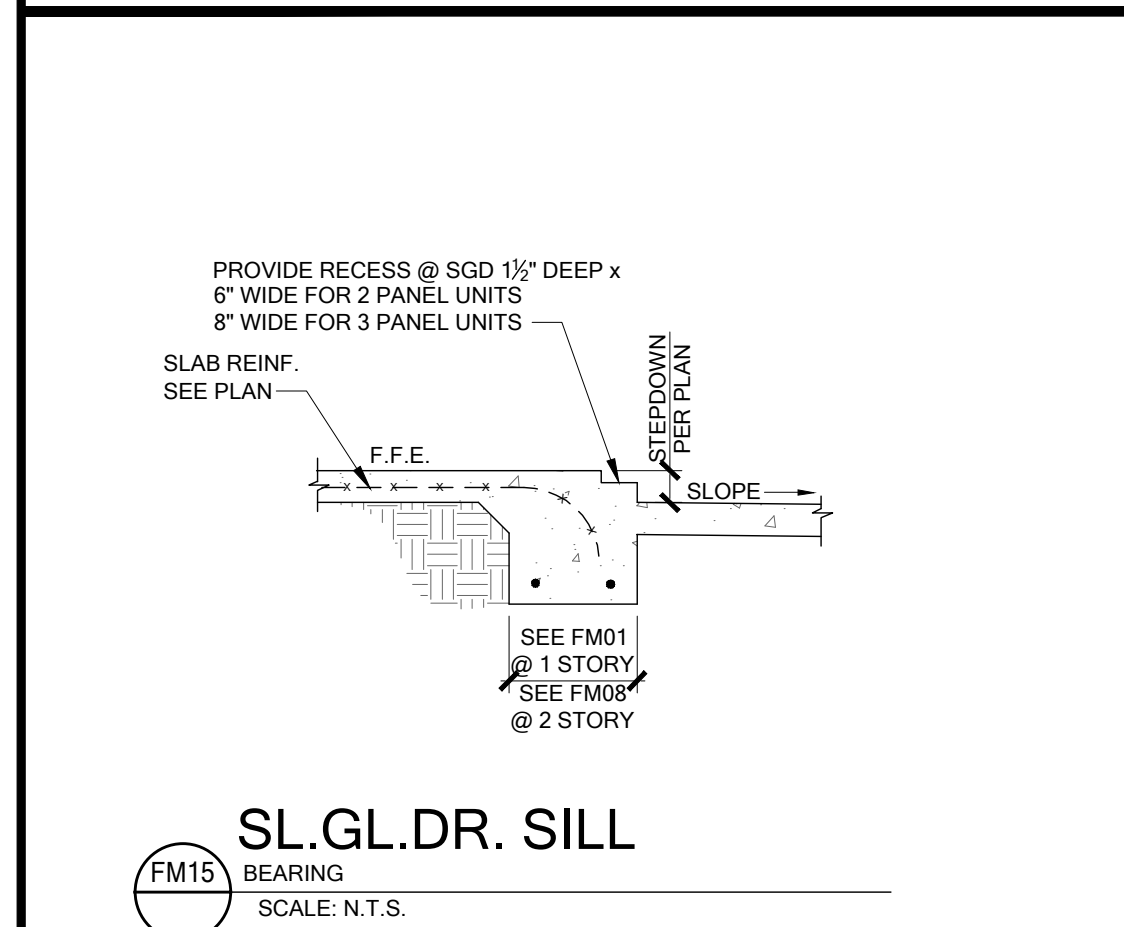
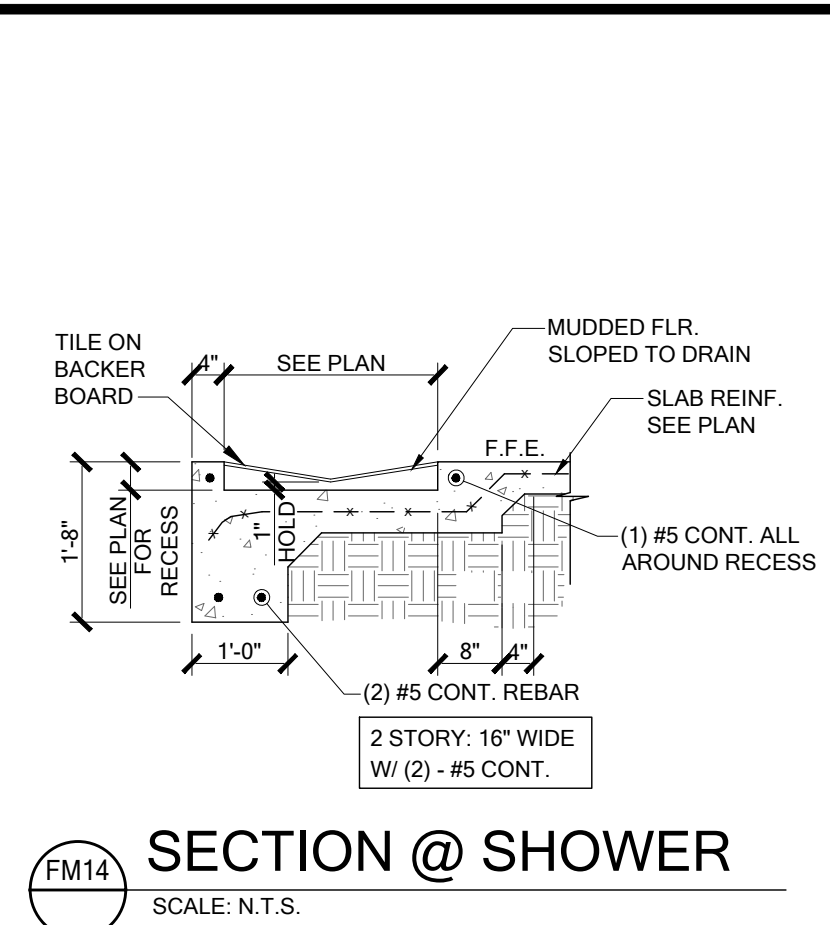
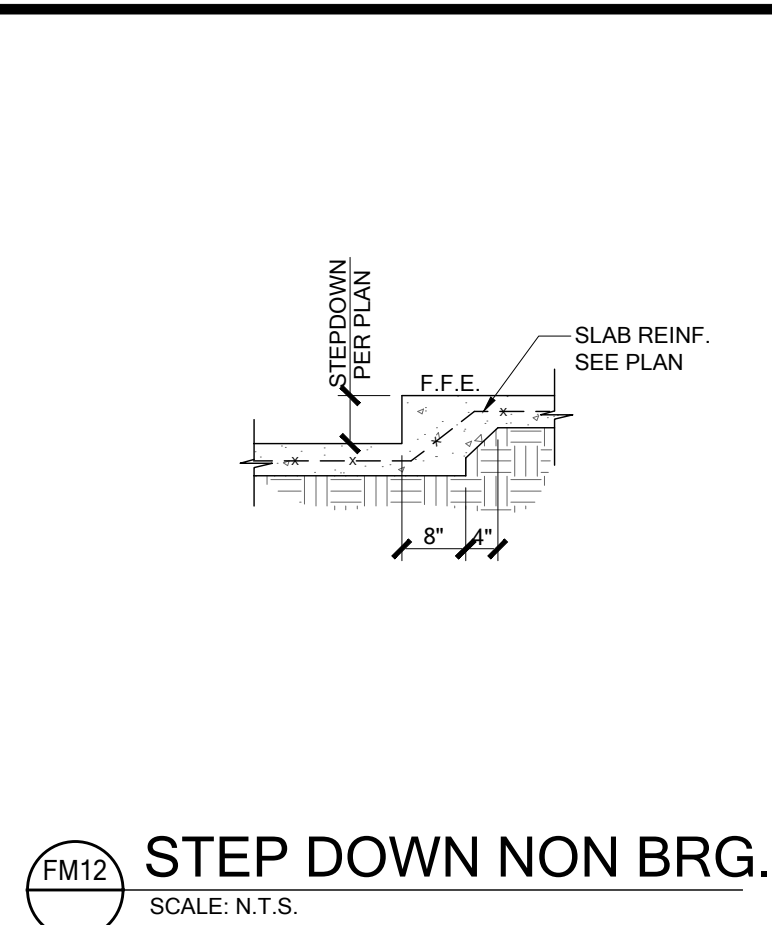
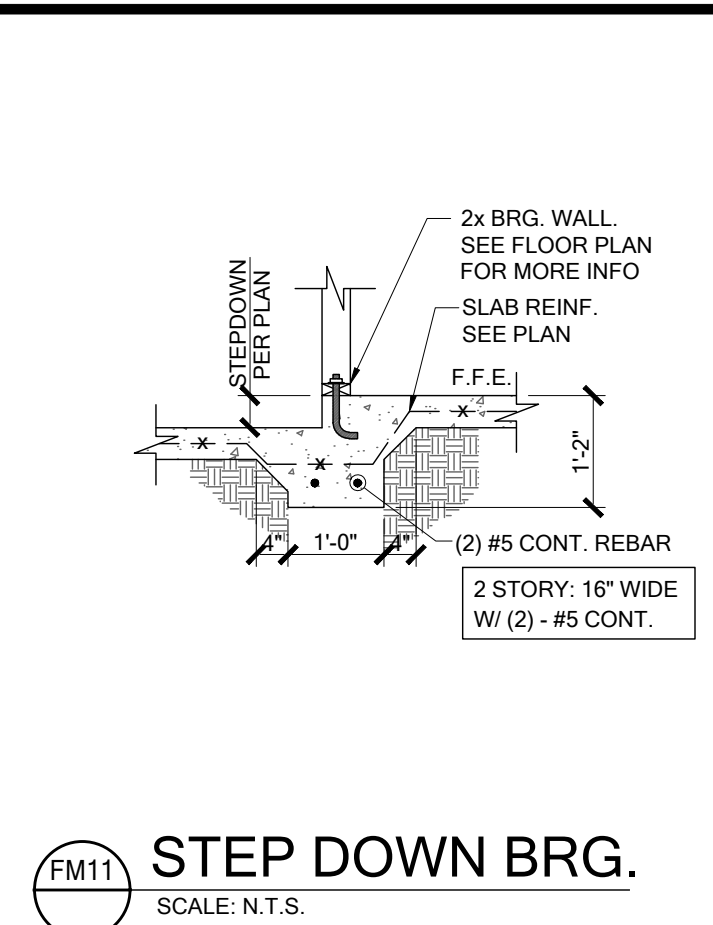
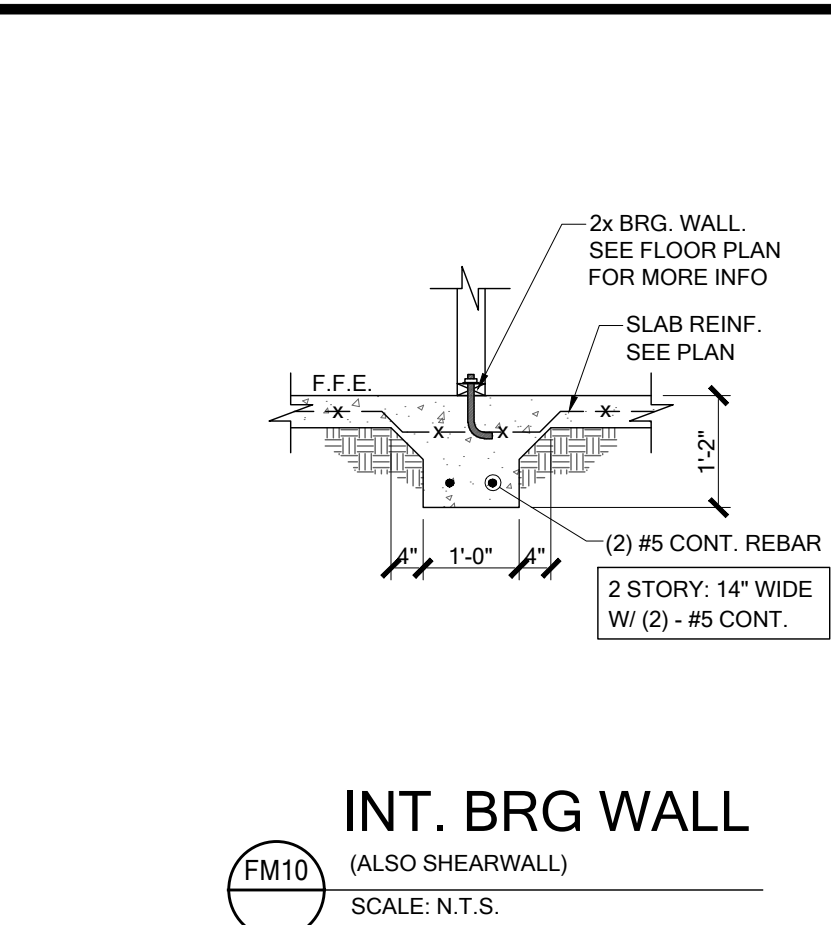
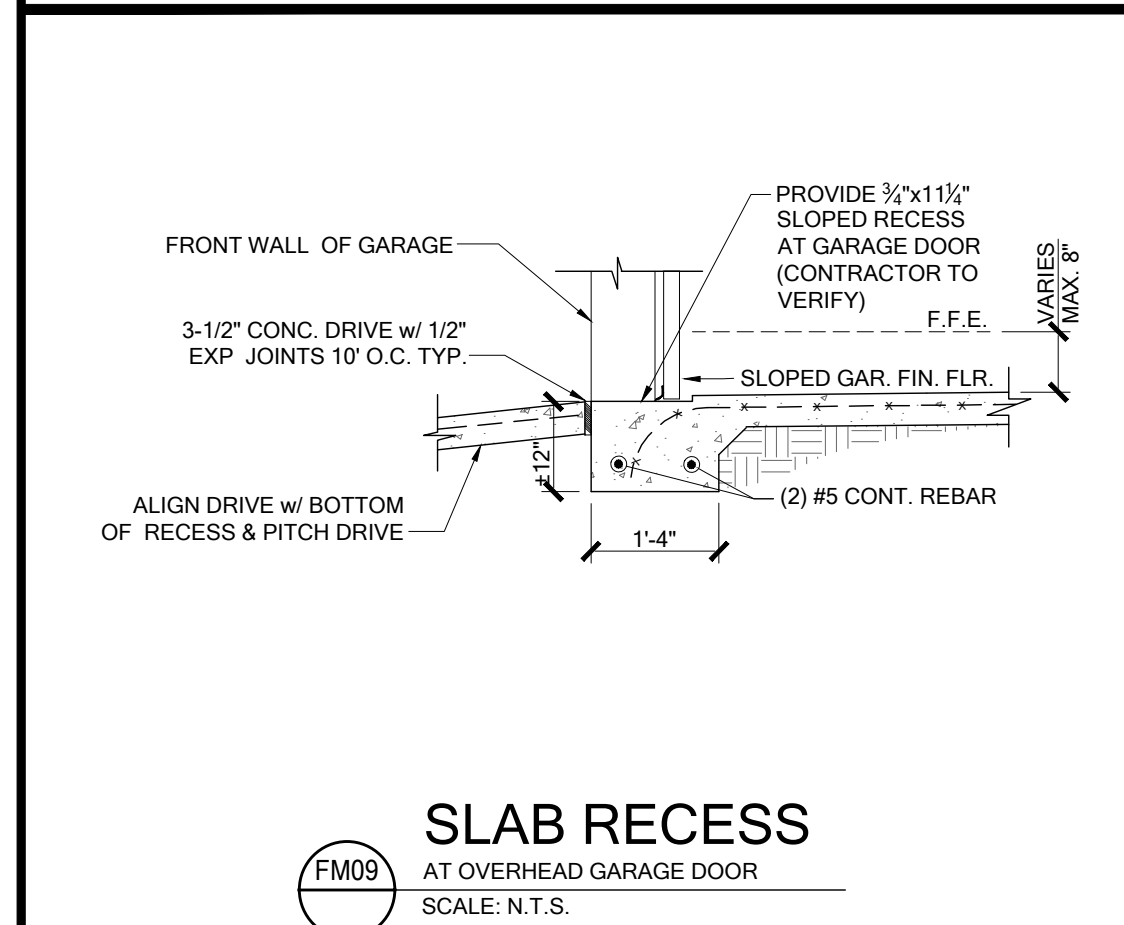
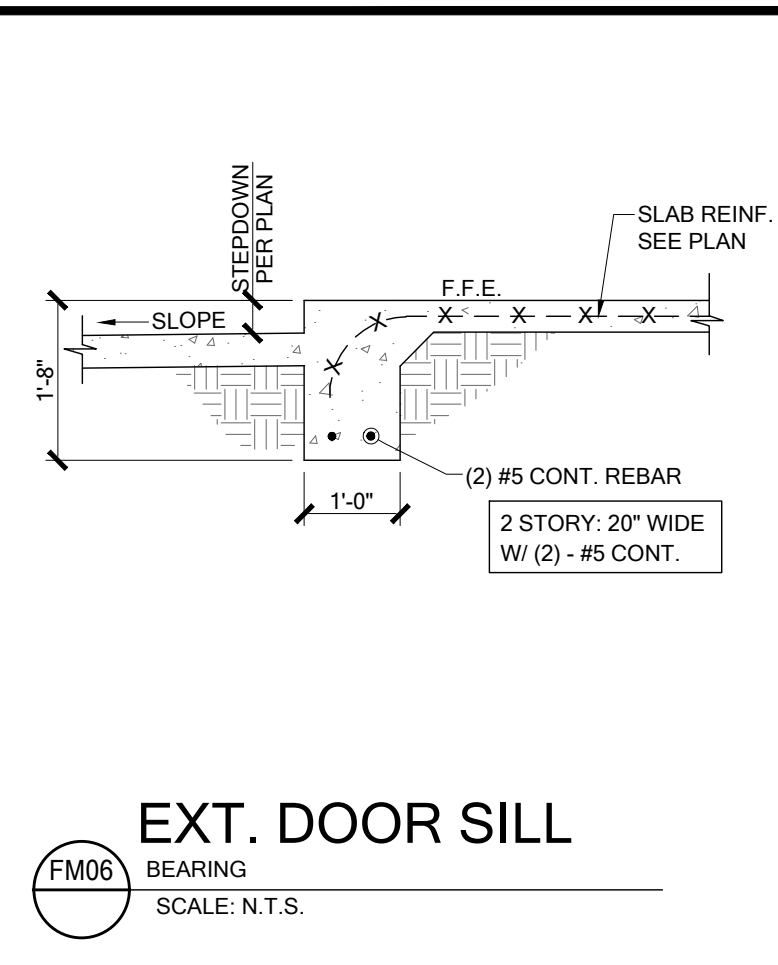
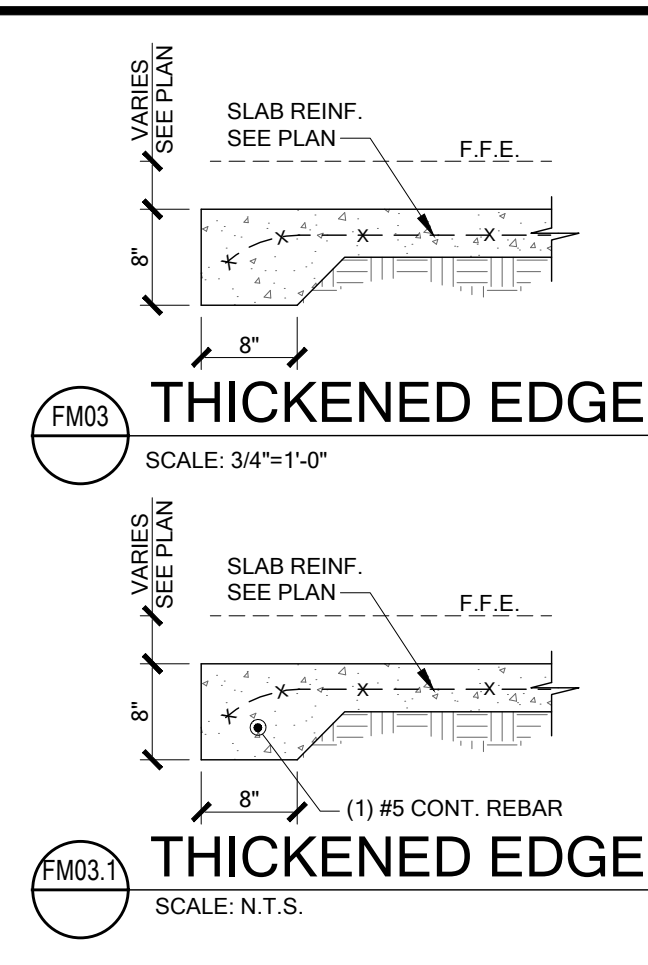
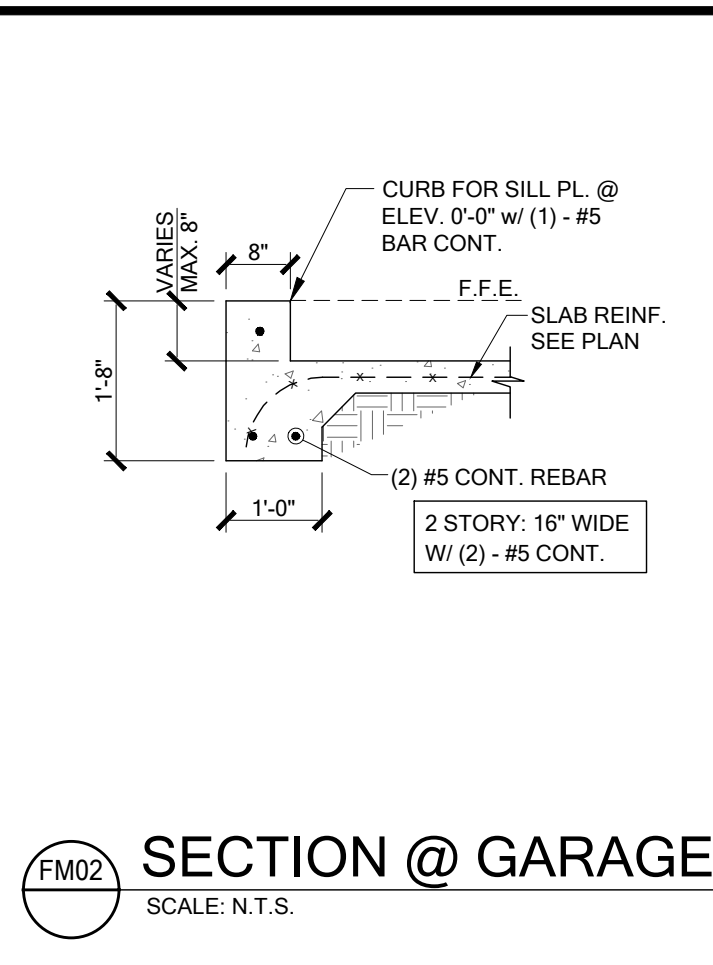
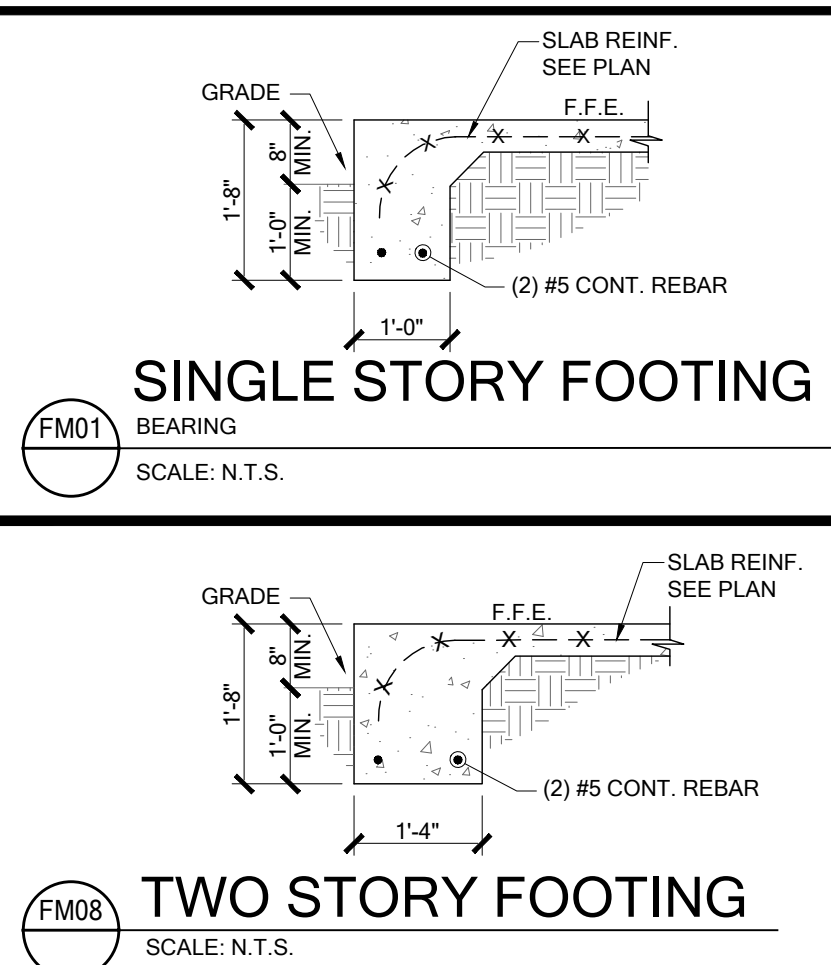
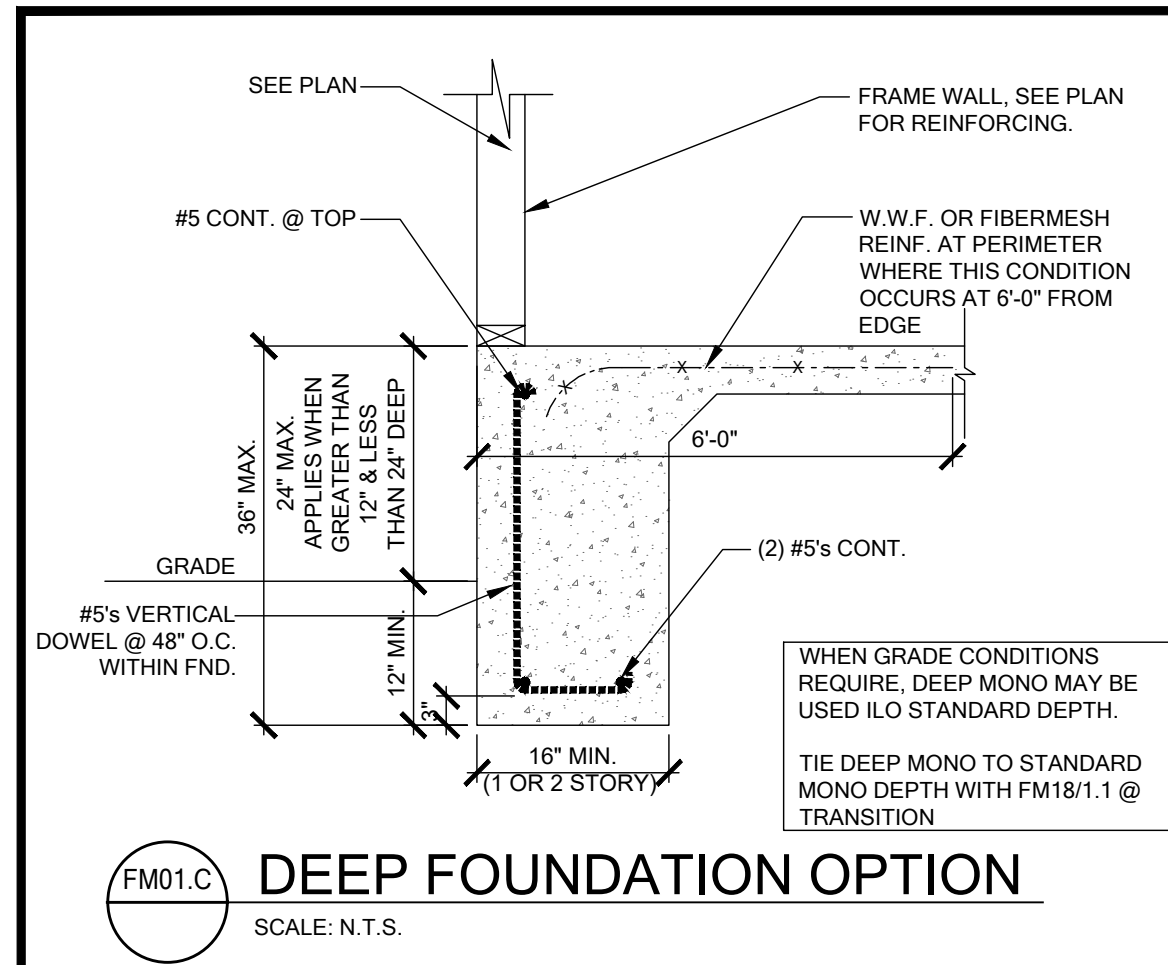
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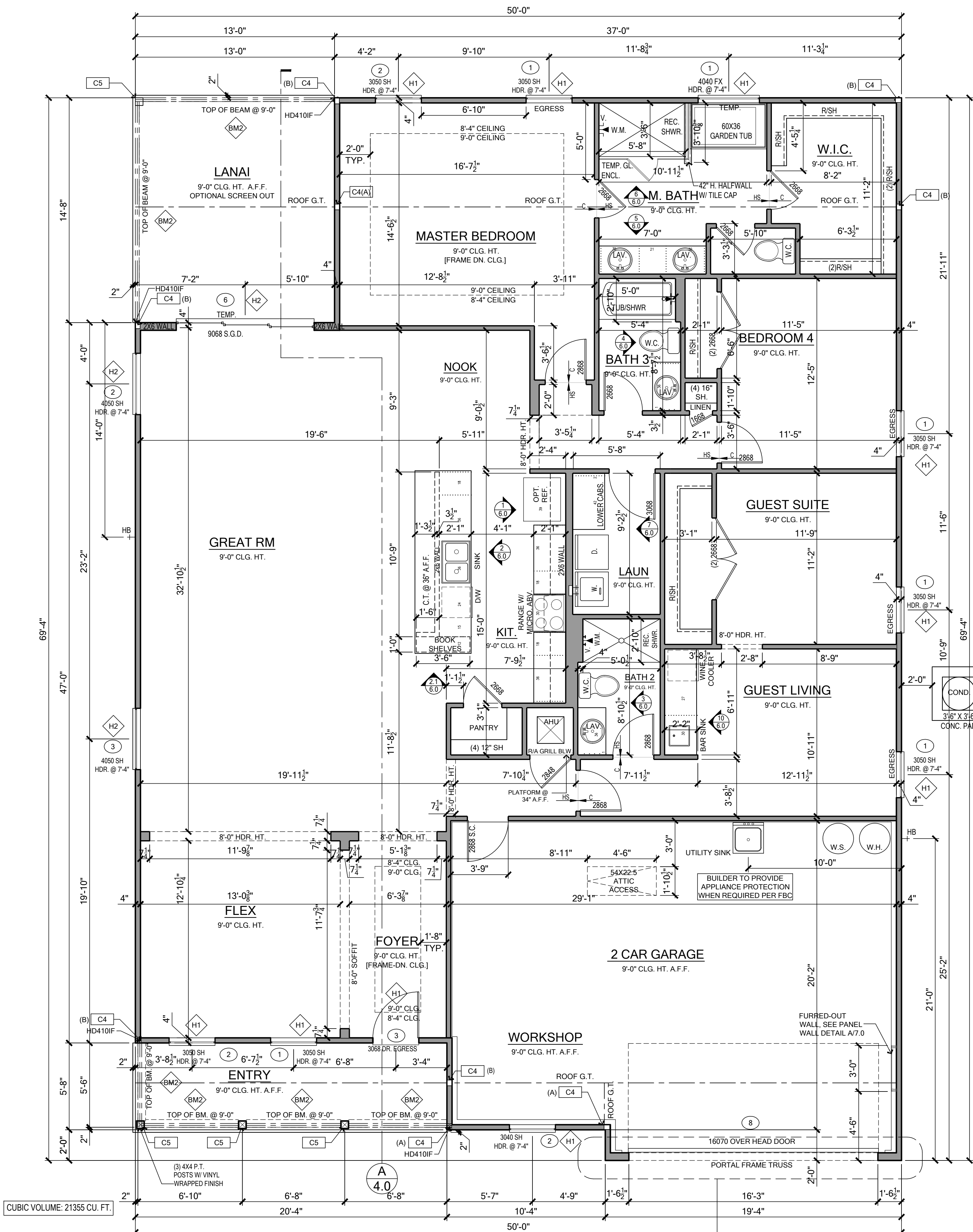
FDS
ENGINEERING ASSOCIATES
238 Southall Lane, Suite 200
Ocala, FL 34474
O: 352-4972-0451 F: 407-380-2304
CA No. 91616 SC No. 12000000000000000000
SCOTT A. ENKOWSKI, P.E., FL #19452

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
238 Southall Lane, Maitland, FL 32751, Suite 201 | (407) 690-6293 x115

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

Community:	Forest Cove
Plan Name:	Harmony
Garage Side:	Right
Elev. - J	
Block:	
Lot:	3
Address:	TBD Sw Cadence Glen Lake City, FL 32024
ASB No.	9FC00301
Americana Series	
Reference No.	24-10678
Sheet:	1.0
FOUNDATION	





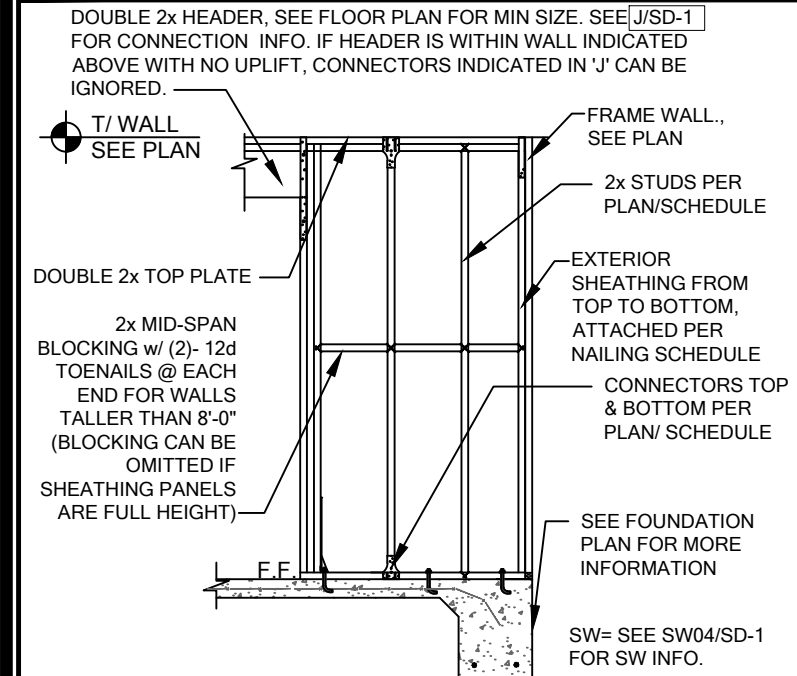
BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) USP MSTA18 OR (2) USPHTW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF PLAN
BM2	(2) - 2 x 10 #2 SYP W/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

AREA TABULATION - ELEV. J	
MAIN LIVING AREA	2466
LIVING TOTAL	2466
LANAI	191
GARAGE	633
FRONT ENTRY	120
TOTAL AREA	3410

FLOOR PLAN

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

BEARING WOOD WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM		
BW1	---	---	---	---	---
BW2	---	---	---	---	---
BW3	---	---	---	---	---
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW5	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	498
BW6	16"	(2) FRAMEFAST FMFF006 SCREWS	(2) FRAMEFAST FMFF006 SCREWS	SYP	998
BW7	---	---	---	---	---
BW8	---	---	---	---	---
BW9	---	---	---	---	---
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	665
BW12	12"	(2) FRAMEFAST FMFF006 SCREWS	(2) FRAMEFAST FMFF006 SCREWS	SYP	1338

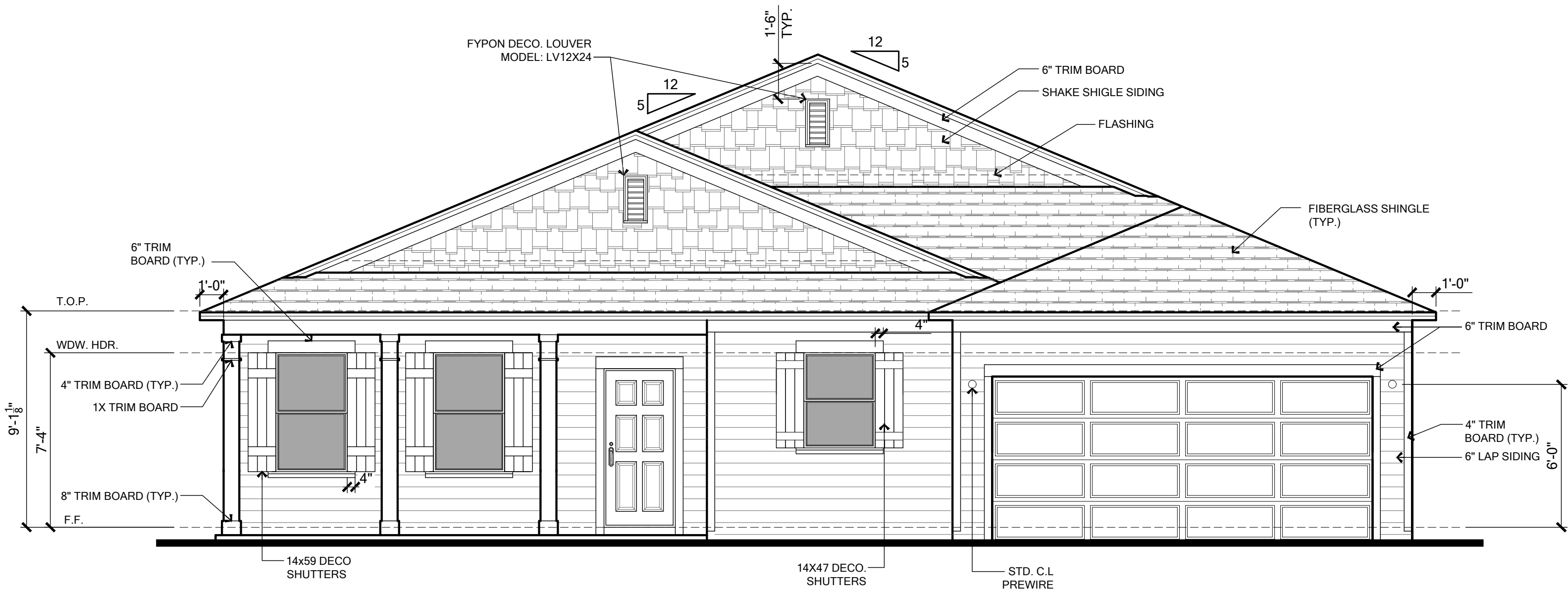


GENERAL BEARING WALL NOTES			
1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.			
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.			
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.			
4. CONTACT E.O.R. IF SPMS, SPIPS OR SPIPS CONNECTORS ARE SUBSTITUTED. TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.			
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLAN FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)			
6. ALL 2x4 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 TO BE NAILED TO THE PLATE AND THE 2x4 PLATE CAN BE ATTACHED WITH HARD Cased NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.			

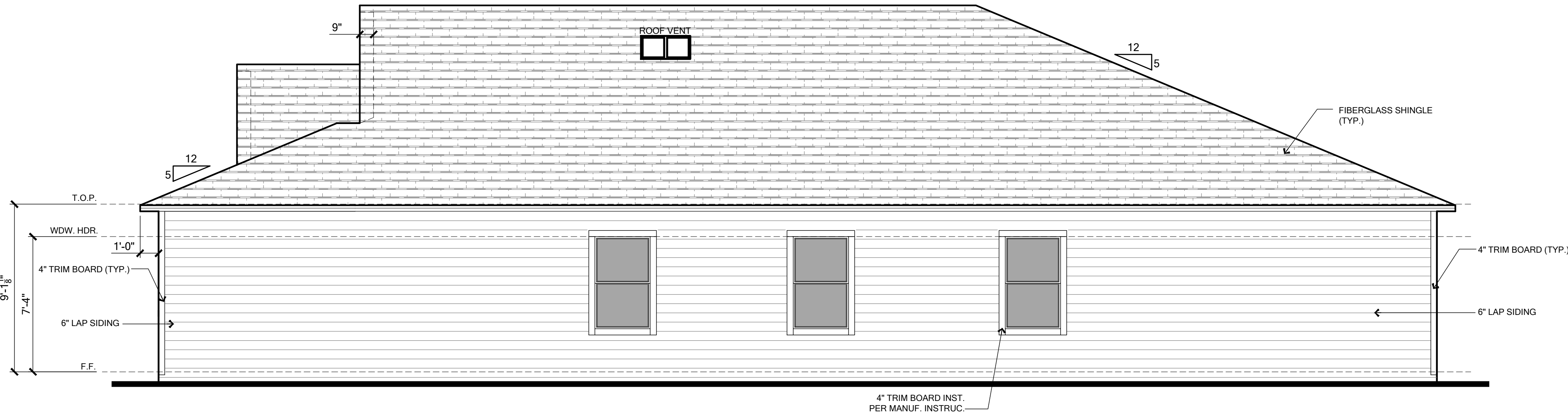
COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C3	(3) 2 x #2 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #2 SYP	(4) 16d TOENAILS	2470
C5	4 x 4 P.T.#2 SYP	HTT45 W/ 5/8" ATR & (18) 16d NAILS	G = 2950 U = 4160
C6	6 x 6 P.T.#2 SYP	HTT45 W/ 5/8" ATR & (18) 16d NAILS	G = 7400 U = 4160
C9	4 x 6 P.T.#2 SYP	HTT45 W/ 5/8" ATR & (18) 16d NAILS	4160
C11	5.25"x5.25" P.L. 1.8E Fb=2400 (WOLMANIZED IF EXT.)	UPHDB W/ 7/8" ATR & (24) 1/4"x2-1/2" WS3 WOOD SCREWS	8185

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

140 MPH OPENING PRESSURES			
CEILING: ENCLOSED - EXPOSURE 'B' - MEAN ROOF 'H' - 1-STORY: '15' AND 2-STORY: '25'			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (A) (MORE THAN 1/2" FROM BLDG. CORNER)	INTERIOR WALL ZONE (B) (LESS THAN 1/2" FROM BLDG. CORNER)	EXTERIOR WALL ZONE (C) (LEFT OR CLOSED TO BLDG. CORNER)
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2)	+ 21.2 PSF / - 28.3 PSF
20 - 49.99	+ 20.2 PSF / - 22.0 PSF	(3)	+ 20.2 PSF / - 26.4 PSF
50 - 99.99	+ 18.9 PSF / - 20.3 PSF	(4)	+ 18.9 PSF / - 23.9 PSF
SOFFITS (END ZONE)			
	+ 21.2 PSF / - 22.9 PSF	(5)	
GARAGE DOORS			
70	+ 87.0 PSF / - 20.0 PSF	(6)	+ 160.0 / - 17.7 PSF / - 19.7 PSF
DESIGNATED AREAS ARE THE ULTIMATE WHO WIND SPEED IS 140 MPH OF WHICH CONTRACTOR TO PROVIDE ADDITIONAL REINFORCEMENT TO INCREASE TO WHICHEVER SPEED IS REQUIRED FOR PERMITTING TO INCLUDE REINFORCED GLAZING, SHUTTERS, OR OTHER STRUCTURAL PANELS FOR THE FLOOR (R) IS 2 IN PROTECTION OF PERSONS.			



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



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

ELEVATION MATERIALS

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

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

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

R703.7.1 Lath
Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved. (Refer to Sheet 5N for the engineered method for Lath attachment.)

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

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

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

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

R703.2 Water-Resistive Barrier
Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Water-resistive barrier materials shall comply with one of the following:
1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2568, Type 1 or 2.
3. ASTM E331 in accordance with Section R703.11.
4. Other approved materials in accordance with the manufacturer's installation instructions.

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

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

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

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

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

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

"CALCULATIONS BASED ON THE FOLLOWING VALUES"
• RIDGE VENTS: 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
• OFF-RIDGE VENTS: 140 SQ. IN. OF NET FREE AREA / UNIT
• SOFFIT VENTS: 14.9 SQ. IN. OF NET FREE AREA / SQ. FT.

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	3401	3265.0	219.1	200	1632.5	54.8	816.2

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

FOR COUNTY USE ONLY

09 / 05 / 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

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SCOTT A. LEWONSKI, PE, FL #94452

MARONDA

Homes

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

Community: Forest Cove

Garage Side: Right

Plan Name: Harmony

Elev - J

Block: 3

Address: TBD Sw Cadence Glen Lake City, FL. 32024

Reference No. 24-10678

Sheet: 3.0

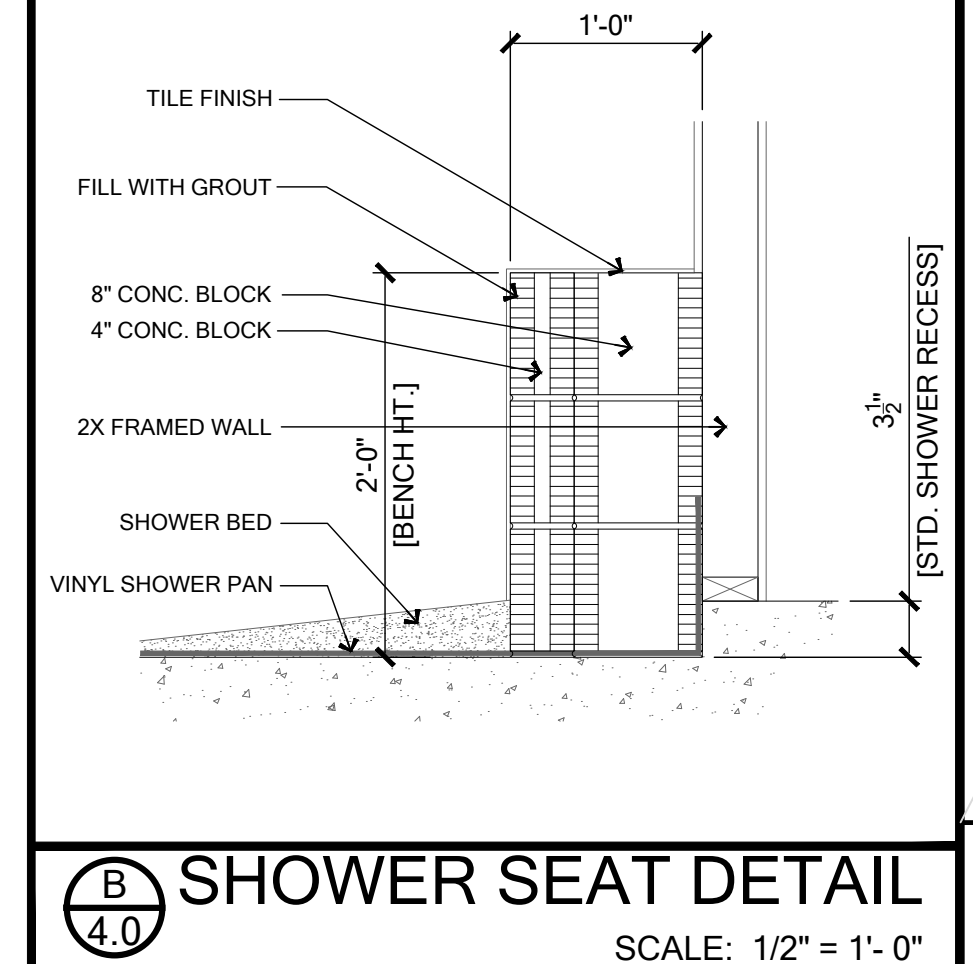
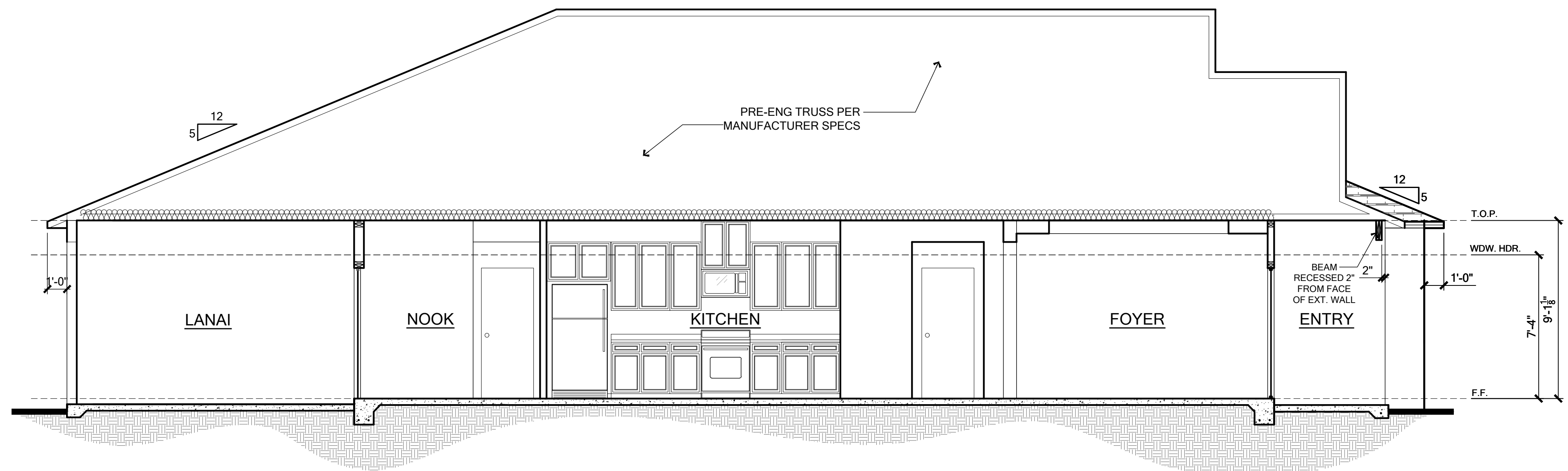
ELEVATIONS

Job no. 9F-C00301

Americana Series



ELEVATIONS



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

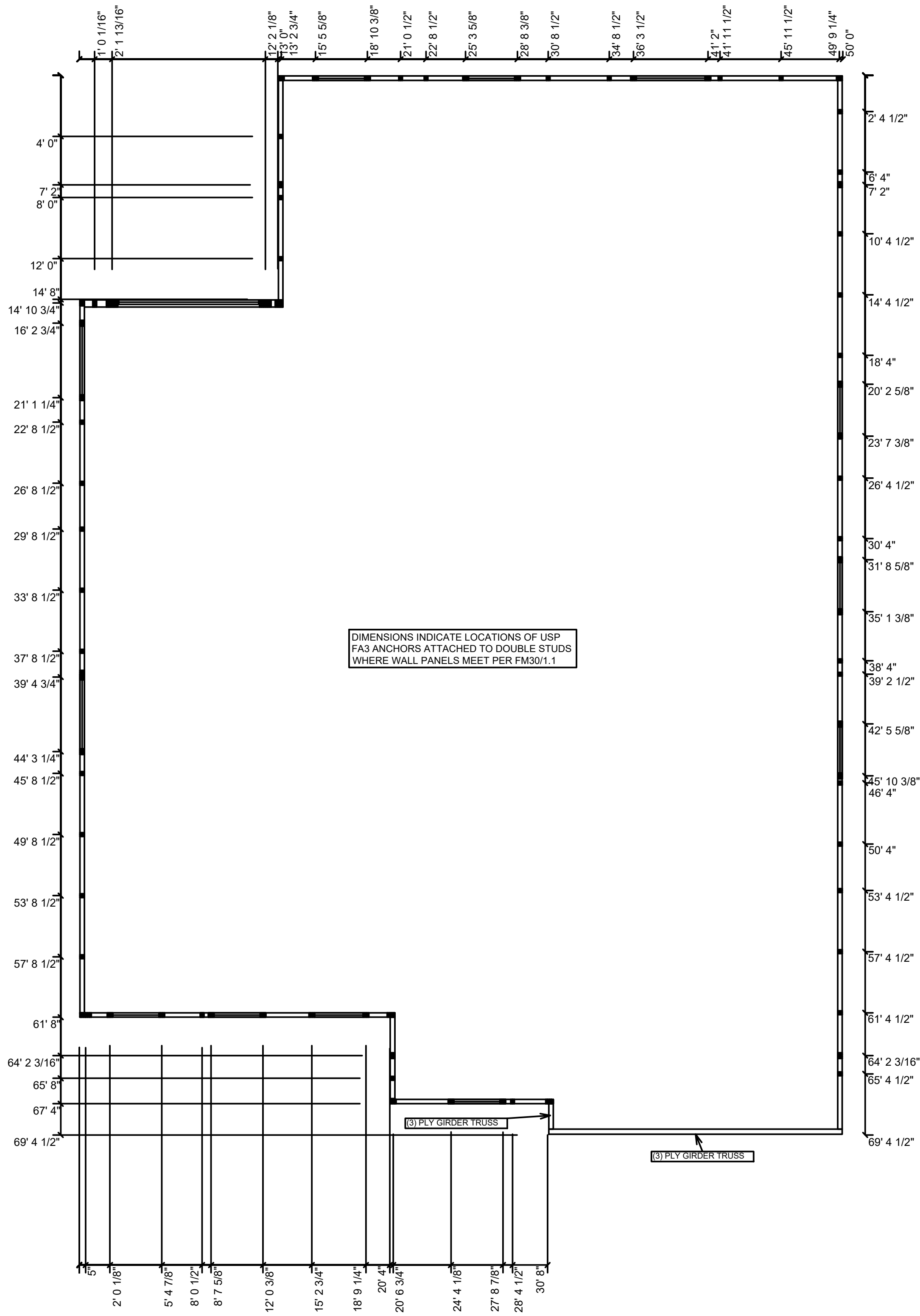
Community:		Forest Cove	
Reference No.	24-10678	Plan Name:	Harmony
		Elev - J	Right
		Block:	
		Address	TBD Sw Cadence Glen Lake City, FL 32024
Job No.	9FC00301	Americana Series	

Sheet: **4.0**

BLDG. SECTION

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

BLDG. SECTION



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

ROOF FRAMING NOTES

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

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

TYPICAL TRUSS CONNECTION

U.N.O. ON ROOF FRAMING PLAN

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

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

USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE	
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 1159A
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045	3145
2	HUS 28	HUS28	HEADER: (22) 16d TRUSS: (8) 16d	2290	4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050	1000
12	THD 26-2	HTU26-2	HEADER: (26) 16d TRUSS: (16) 16d X 1-1/2"	2595	4860
13	THD 28-3	HOU28-3	HEADER: (26) 16d TRUSS: (12) 16d X 1-1/2"	4345	9175
14	THD 48	HRUS48	HEADER: (26) 16d TRUSS: (16) 16d X 1-1/2"	2595	4860
15	HJC26	THJ26	HP: (5) 16d HEADER: (16) 16d JACK: (7) 10d	2345	3055
28	HJC26-SK60	LTHJ26, THJ26, THJ28	HEADER: (16) 16d JACK: (7) 10d TRUSS: (10) 16d	2345	3055
60	HUS179	HUS181/110	HEADER: (20) 16d TRUSS: (10) 16d	4110	6060
71	HD410	HU410	HEADER: (20) 16d TRUSS: (10) 16d	1930	3475
72	THD216-3	HRUS216-3	HEADER: (26) 16d TRUSS: (20) 16d	4635	7255
73	HD48 IF	HU48	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (6) 16d	2430	1170
74	HD410 IF	HU410	HEADER: (20) 316 X 1-3/4" CMU; (20) 16d FRM JOIST/BEAM: (10) 16d	3475	1930
75	LOUM410-SDS	LHUM410-SDS	SOLID POUR CMU: (8) 3/4 X 4" JOIST/BEAM: (8) W3 SCREWS	3350	9905
76	HD28-2 IF	HU28-2	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (6) 16d	1170	2430
CONNECTORS FOR TRUSS TO WALL					
16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS					
N	16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS				
8" LONG TRUSS SCREW	FMFF006 SOWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	690 / 2-1105 615	NA	
(2) 8" LONG TRUSS SCREW	FMFF006 SOWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	1105 615	NA	
16	(2) MTW12	MTS12 (26) 16d		2370	
17	(2) MUGT 15	(2) MGT CMU: (26) 10d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (26) 16d, PHD4A W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	5480		
18	(2) RT16-2	(2) RT16-2 PLATE: (16) 8d TRUSS: (16) 8d	2320		
19	(2) MSTA24	(2) MSTA24 PLATE: (16) 16d X 1-1/2" TRUSS: (6) 16d X 1-1/2"	3380		
20	RT6A	H8 TOP: (6) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"	750		
22	FA3	MAS TOP: (6) 16d X 1-1/2" SIDE: (2) 16d X 1-1/2"	1350		
25	HTA20	HETA20 (16) 16d X 1-1/2"	1870		
26	(2) HTA20	(2) HETA20 (20) 16d X 1-1/2"	2430		
27	HTW24	HTS24 (26) 16d	1355		
31	LP1A	L1A2 (10) 16d X 1-1/2" FACE OF GABLE W/2X4	1470		
33	LTW12	LT512 (12) 16d	625		
35	KST227	MST77 (34) 16d NAILS (4) 1/2 BOLTS	4215		
36	LSTA24	LSTA24 (16) 16d NAILS	1235		
37	MSTA12	MSTA12 (16) 16d	935		
38	MSTA18	MSTA18 (14) 10d	1310		
39	MSTA24	MSTA24 (16) 16d	1640		
40	MSTA30	MSTA30 (22) 10d	2065		
41	MTW12	MTS12 (14) 10d	1185		
43	MSTAM36	MSTAM36 CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (13) 16d	1945		
44	MUGT 15	MGT CMU: (26) 10d (1) 5/8" THREADED ROD 12" EMBED. FRAME: (26) 16d, PHD4A W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	4240		
46	MSTC40	MSTC40 (26) 16d NAILS TENSION (26) 16d NAILS	2690 2725		
47	MSTCM60	MSTCM60 CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 10d OR (26) 16d	3665		
48	RT16A	H16A, H16 PLATE: (6) 8d TRUSS: (6) 16d X 1-1/2"	1025		
49	UPH08	HDQ8-SDS3 (1) 7/8" THREADED ROD, 8" EPOXY EMBED. (4) W3 SCREWS	9165		
50	DTB-TZ	DTT2Z (1) 1/2" X 6" HD SCREW (PHD1411680) (6) W3 SCREWS	1635		
51	PAU66	ABU44 (1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2455- NAILS 2365- BOLTS		
53	PAU44	ABU44 (1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2355- NAILS 2365- BOLTS		
54	PHD8	HU8-SDS2.5 (1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) W3 WOOD SCREWS	9185		
55	PHD4A	HU4A-SDS2.5 STRAP: (16) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)	5215		
56	HGAM19KT	HGAM19KTA RAFTER/TRUSS: (4) WS15 CHD BEAM: (6) 1/4" X 1-3/4" TAPCON	560		
57	LUGT4	LG74-SDS3 FRM: (32) 16d SINKER CMU: (4) 3/8" X 6" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	4725		
58	PHD2A	HU2A-SDS2.5 STRAP: (6) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)	3215		
59	KST218	ST6215 (26) 16d	2955		
64	HGA19KT	HGA19KT RAFTER/TRUSS: (4) WS15 TOP PLATE: (6) W3	790		
65	LUGT2	LG72 STUDS: (14) 10d TOP PLATE: (2) 16d TRUSS: (16) 10d	2020		
66	(2) LUGT2	(2) LG72 STUDS: (14) 10d TOP PLATE: (2) 16d TRUSS: (16) 10d	4040		
67	LUGT3	LG73-SDS2.5 FRM: (24) 16d SINKER CMU: (4) 3/8" X 6" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (12) W3 SCREW	3500		
69	HTT45	HTT45 HTT5 STRAP: (26) 16d or (26) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED. FND: 5/8" X 8" HD SCREW (PHD1411680)	5795		

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Keese Associates

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A2203115

MARONDA Homes

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

Community: Forest Cove

Garage Side: Right

Plan Name: Harmony

Elev - J

Lot: 3

Block:

Address: TBD Sw Cadence Glen
Lake City, FL 32024

Reference No: 24-10678

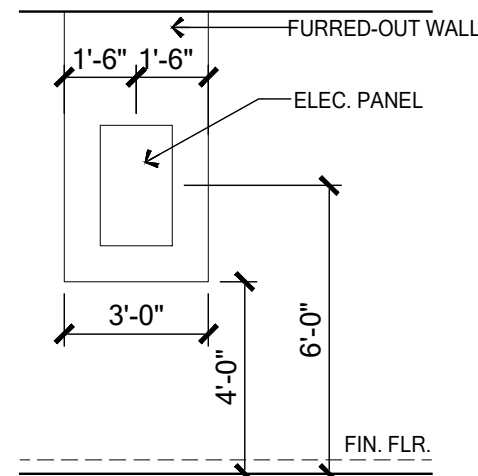
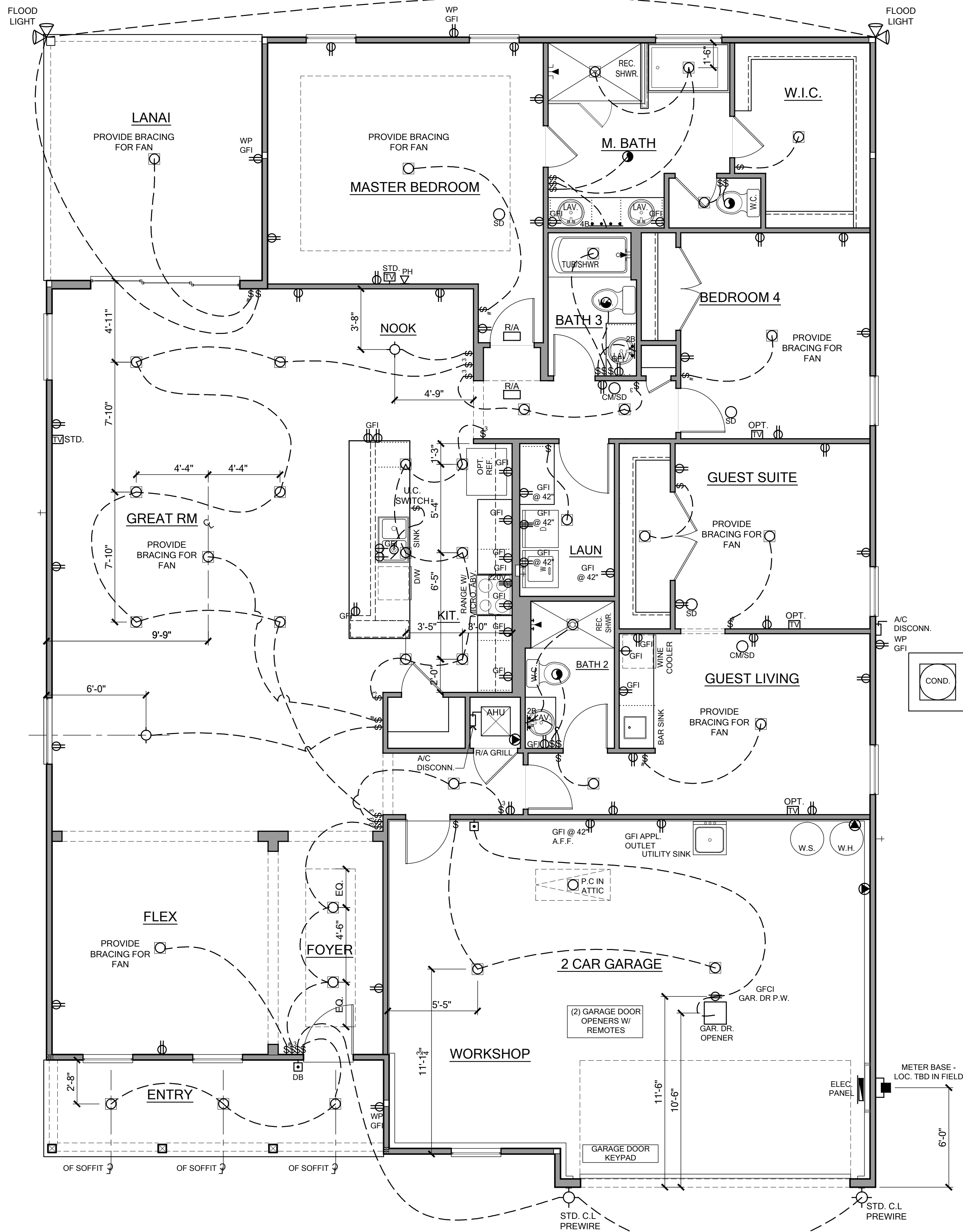
Sheet:

5.1

WALL STRAPPING

Community Series

9F-C00301



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

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

ELECTRICAL LEGEND

POWER SYMBOLS

110-115 RECEPTACLE	WP	WEATHER PROOF
SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
220 RECEPTACLE	PS	PULL STRING
SMOKE DETECTOR	◇	MOTOR
CARBON MONOXIDE DETECTOR	⊙	BATH FAN
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	⊙	BATH FAN AND LIGHT COMBINATION
ISO	⚡	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

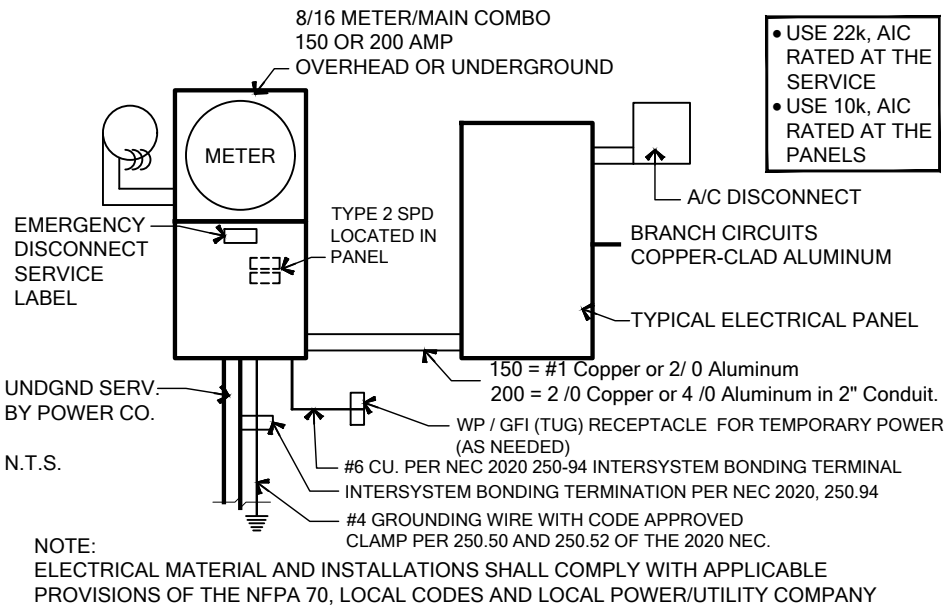
LIGHTING SYMBOLS

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	PUSH BUTTON / DOOR BELL
TV OUTLET	DATA OUTLET
TELEPHONE	THERMOSTAT
DOOR CHIME	

ELECTRICAL RISER DIAGRAM



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

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



Community:	Forest Cove	Garage Side:	Right
Plan Name:	Harmony	Elev - J	
Block:			
Lot:	3		
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Reference No.	24-10678		
Sheet:			

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTES:

- 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/A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.
- ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A615, ASTM A706, OR ASTM A996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/1.1.
- 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.

WOOD CONSTRUCTION

- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING OR GABLE END BRACING SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.
- ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.
- MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
- ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, OR MASONRY SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
- SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.
- ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
MICROLAM (LVL) BEAMS: 2.0E Fb = 2600 PSI
GLULAM BEAMS: SP/SF 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN.
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
WALL SHEATHING: 7/16" STRUCTURAL OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE 1) MINIMUM OF 18" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
- 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, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325M U.N.O.
- 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 AND STRUCTURAL PLANS FOR MORE INFO.

GYPSUM BOARD

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

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 (WOOD)

- MISSED FA3 FOUNDATION ANCHORS CAN BE REPAIRED WITH 3/8"x6 x 6" LG. HEAVY-DUTY SCREW ANCHORS (WEDGE-BOLT OR EQUAL) W/ 3"x3"x1/2" PL. WASHER W/ MIN. 1 1/2" EDGE DISTANCE. INSTALL HEAVY-DUTY SCREW ANCHOR WITHIN 3" OF WHERE FA3 FOUNDATION ANCHOR WAS TO BE LOCATED.
- SHEATHING FASTENERS SHALL NOT BE OVERDRIVEN BY MORE THAN 1/16" UNDER DRY CONDITIONS (MOISTURE CONTENT LESS THAN 16 PERCENT). IF LESS THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS THEN NO REPAIR IS REQUIRED. IF MORE THAN 20 PERCENT OF FASTENERS ARE OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS -OR- IF ANY ONE FASTENER IS OVERDRIVEN MORE THAN 1/8" THEN REPAIR IS REQUIRED. FOLLOW REPAIR RECOMMENDATIONS BELOW:
 - MULTIPLE ADJACENT FASTENERS OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS: INSTALL (1) 8d NAIL FOR EVERY (2) OVERDRIVEN FASTENERS - LOCATE NEW 8d NAIL IN BETWEEN THE OVERDRIVEN FASTENERS
 - SINGLE FASTENER OVERDRIVEN BY MORE THAN 1/16" AND 1/8" OR LESS SPACED MORE THAN 6" AWAY FROM NEXT ADJACENT OVERDRIVEN FASTENER: INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER
 - SINGLE FASTENER OVERDRIVEN MORE THAN 1/8": INSTALL (1) 8d NAIL AT EVERY OVERDRIVEN FASTENER - LOCATE APPROXIMATELY 1" AWAY FROM OVERDRIVEN FASTENER
 - INSTALLATION OF ADDITIONAL NAILS SHALL NOT CAUSE WOOD FRAMING TO SPLIT. IF INSTALLATION OF REPAIR NAILS WOULD CAUSE THE NAIL SPACING OF A SINGLE ROW OF NAILS TO BE LESS THAN 3" THEN 16 GA. x 1 1/2" STAPLES SHALL BE USED FOR REPAIR FASTENERS AND BE INSTALLED AT A 1:1 RATIO FOR OVERDRIVEN FASTENERS IN ALL CASES. IF SPLITTING OF WOOD FRAMING IS OBSERVED THEN STOP IMMEDIATELY AND CONTACT E.O.R. FOR RECOMMENDATIONS.
- FOR ALL OTHER REPAIRS/MODIFICATIONS CONTACT E.O.R. FOR RECOMMENDATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

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

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



GENERAL ROOF LOADING

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

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

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

GAME ROOM	60(PSF)	LIBRARY READING ROOMS	60(PSF)
BALCONIES/DECKS	40(PSF)	LIBRARY STACK ROOMS	150(PSF)
BALCONIES OVER 100 SQ. FT.	100(PSF)	NON-SLEEPING ROOMS	40(PSF)
LIGHT STORAGE:	125(PSF)	SLEEPING ROOMS	30(PSF)
GUARDRAILS	200(LBS)(h/i)	HABITABLE ATTICS SERVED	
HANDRAILS(d)	200(LBS)(h)	w/ FIXED STAIRS	30(PSF)
GUARDRAIL IN-FILL COMP.(i)	50(LBS)(h)	PASSENGER VEH. GAR.	50(PSF) 2000(LBS)
STAIRS(s)	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/240	TL/180	
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG.)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR JOISTS***	LL/480	TL/240	

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

WIND LOADING CRITERIA 140-B

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

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

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

GENERAL PRESSURE NOTES

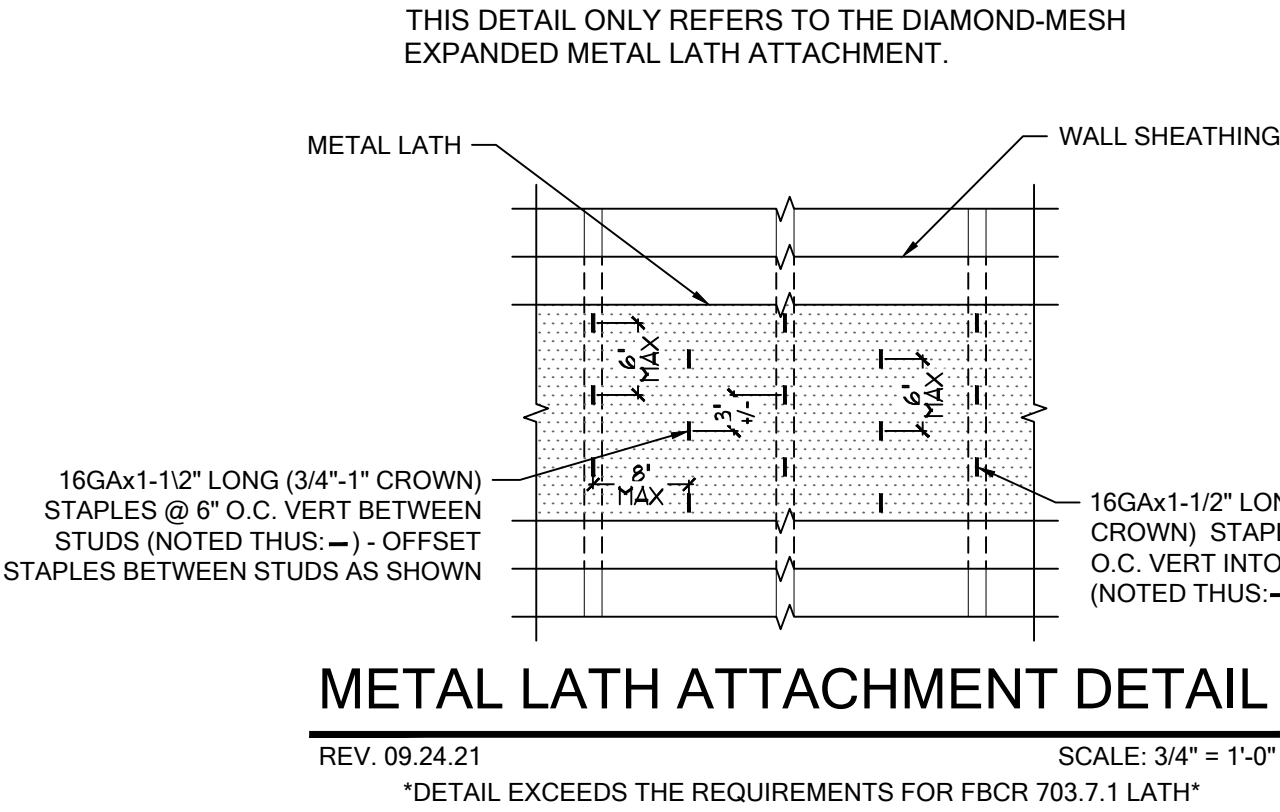
- NOTES:
- MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
 - "z" = END ZONE IS ONLY WIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS.
 - * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

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.

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



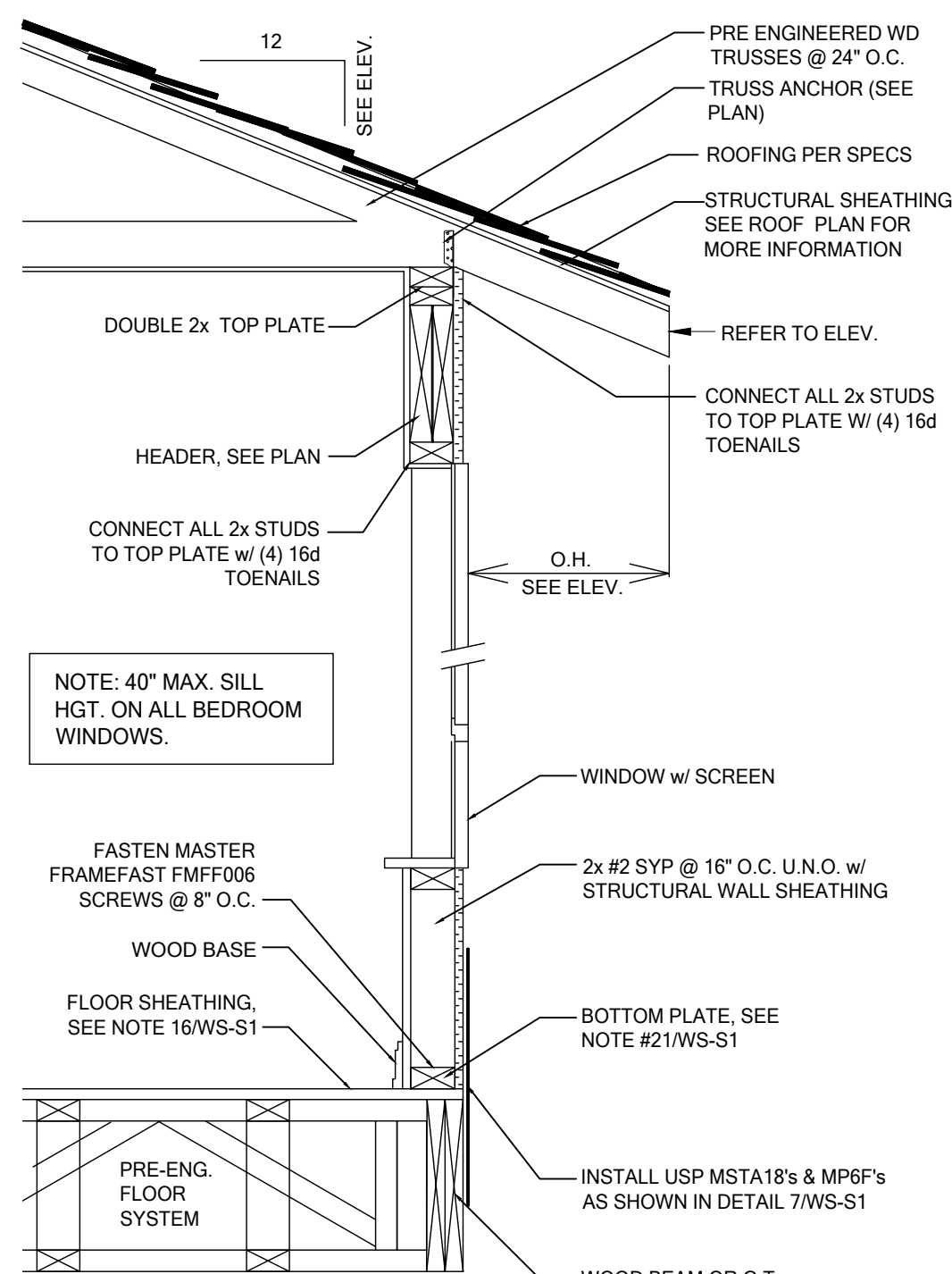
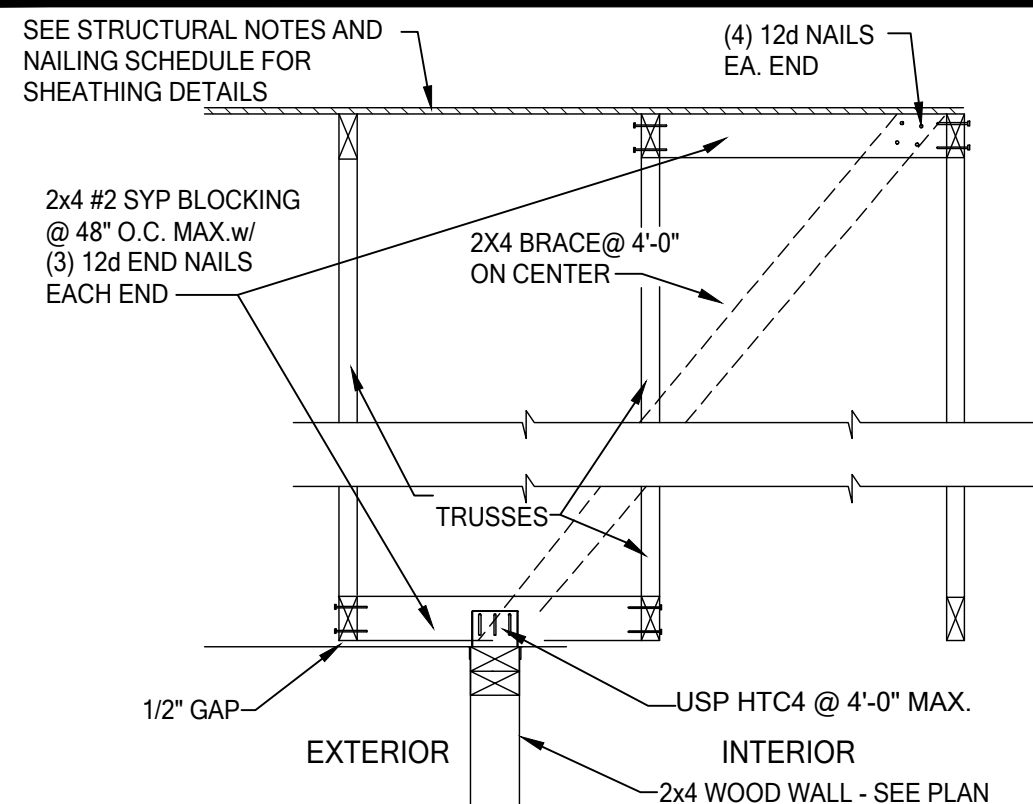
Community:	Forest Cove	Garage Side:	Right
Plan Name:	Harmony	Elev - J	
Block:			
Lot:	3	Address:	TBD Sw Cadence Glen Lake City, FL 32024
Job no:	9F-C00301		Americana Series
Reference No. Sheet:	24-10678		
SN			
STRUCT NOTES			



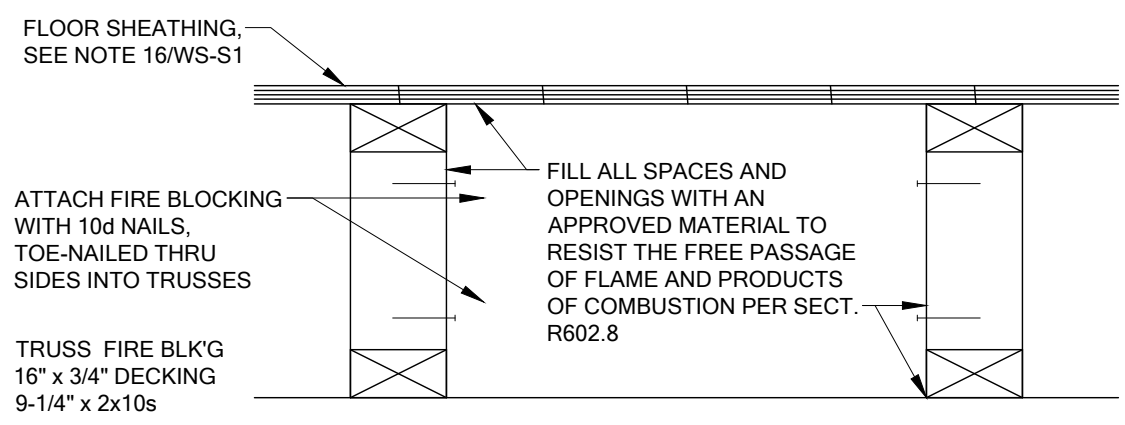


38. FRAMEFAST F6.0FL SCREWS @ 8" O.C. MAX.

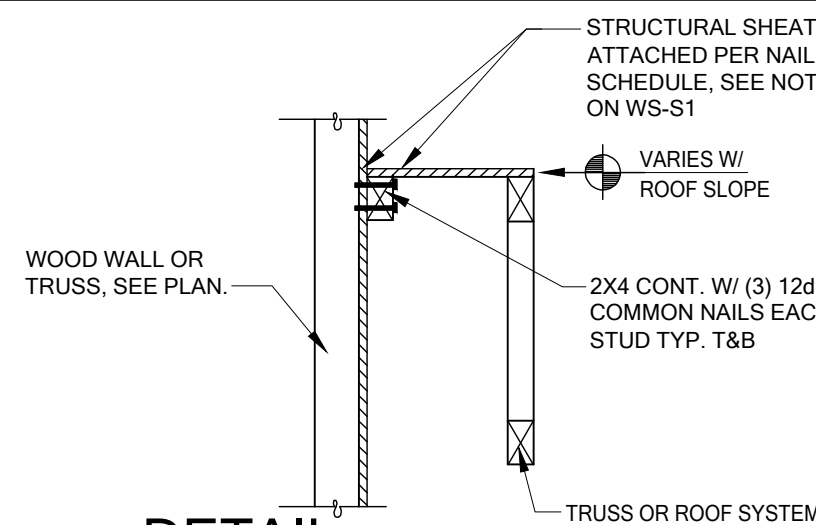
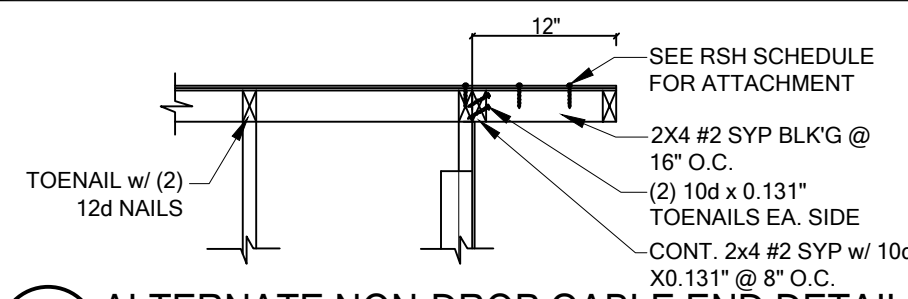


**DETAIL**TYPICAL WALL SECTION
SCALE: N.T.S.**NON-BRG. EXTERIOR WALL**

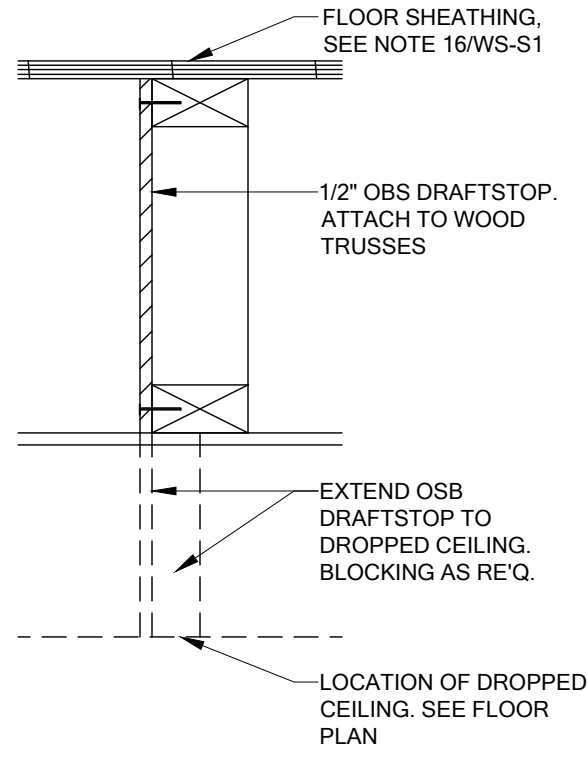
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**TRUSS FLOOR DETAIL**

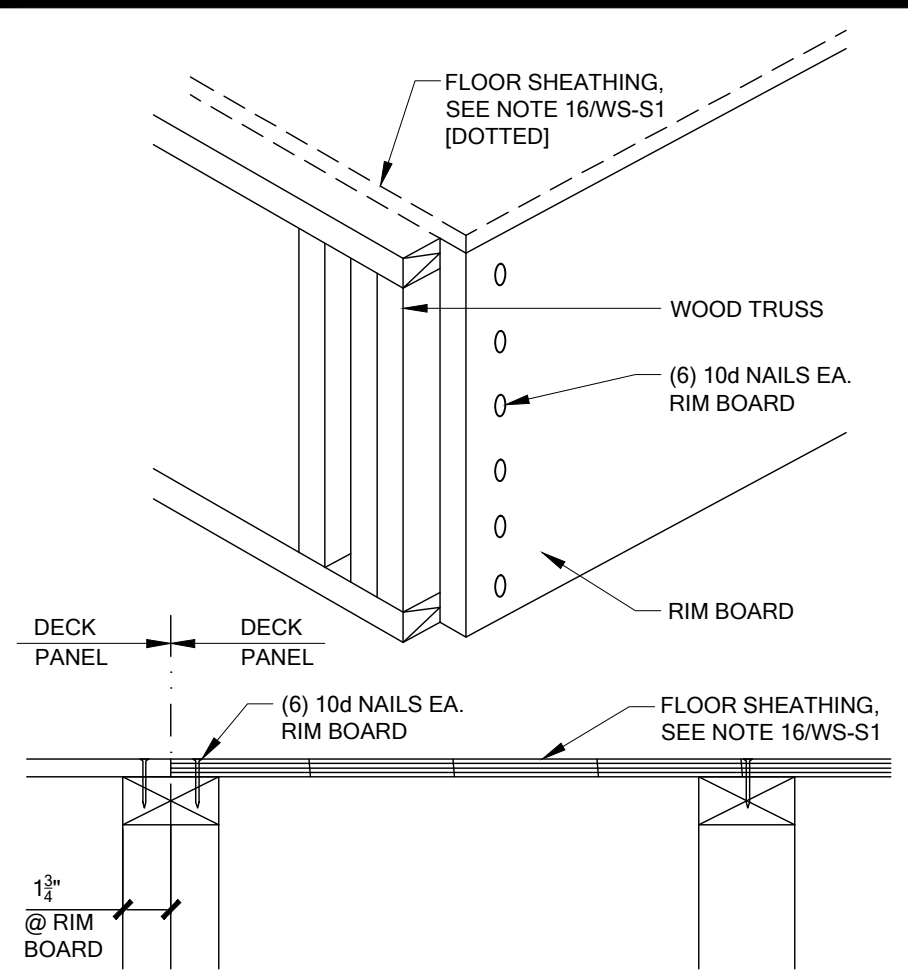
SCALE: N.T.S.

**DETAIL**SHEAR TRANSFER EXTERIOR WALL
SCALE: N.T.S.**ALTERNATE NON-DROP GABLE END DETAIL**

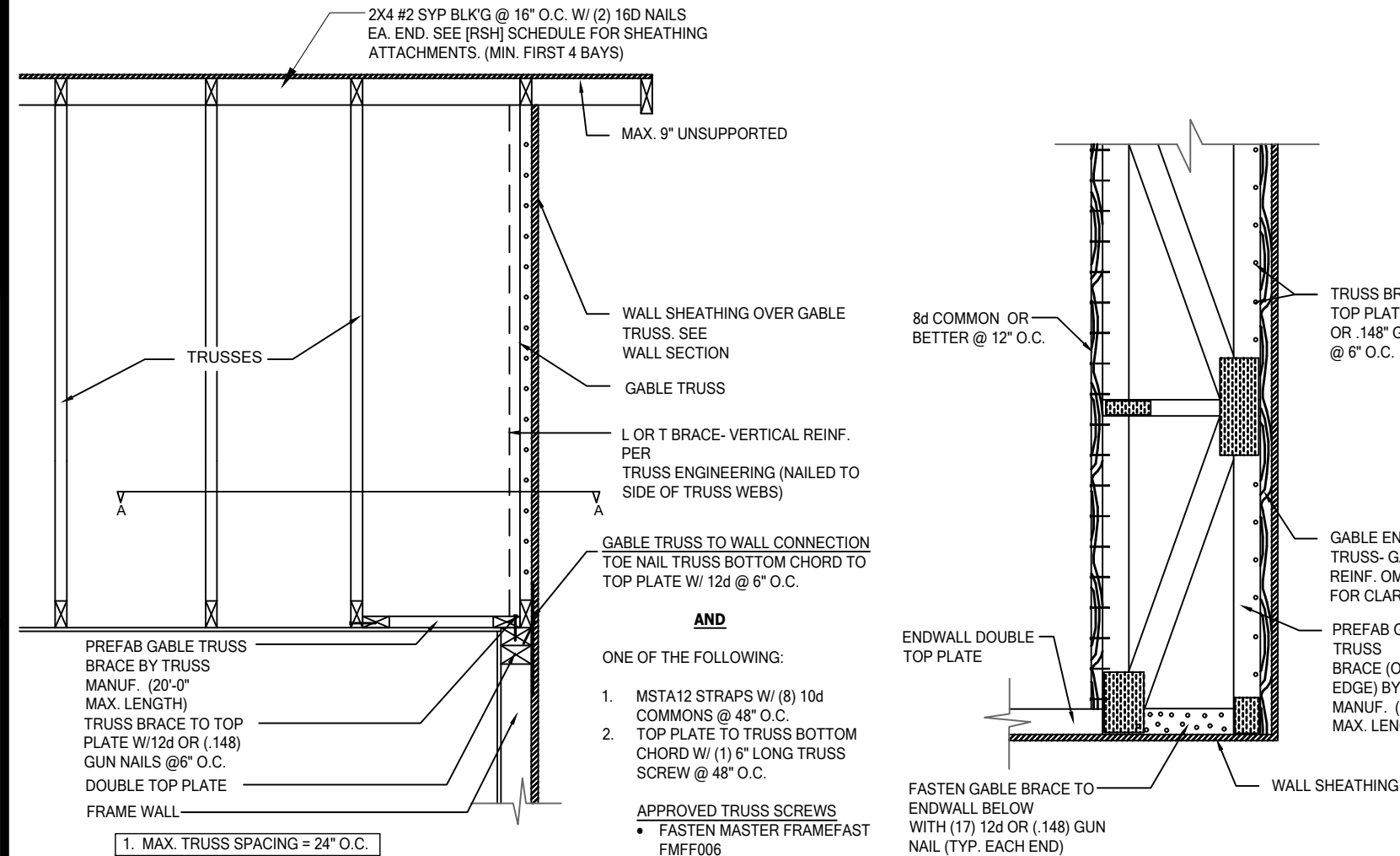
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**TRUSS FLOOR DETAIL**

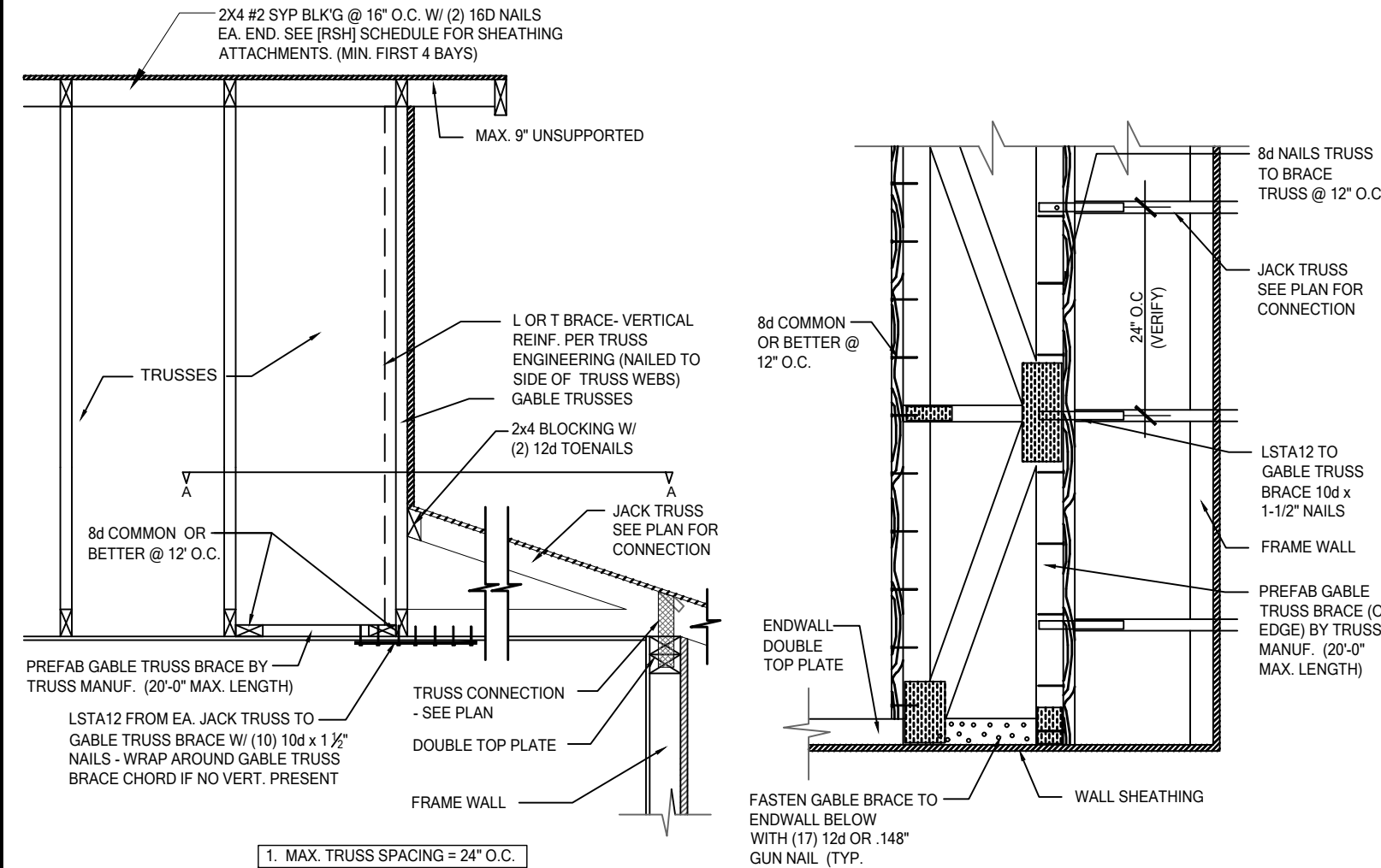
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**TRUSS FLOOR DETAIL**

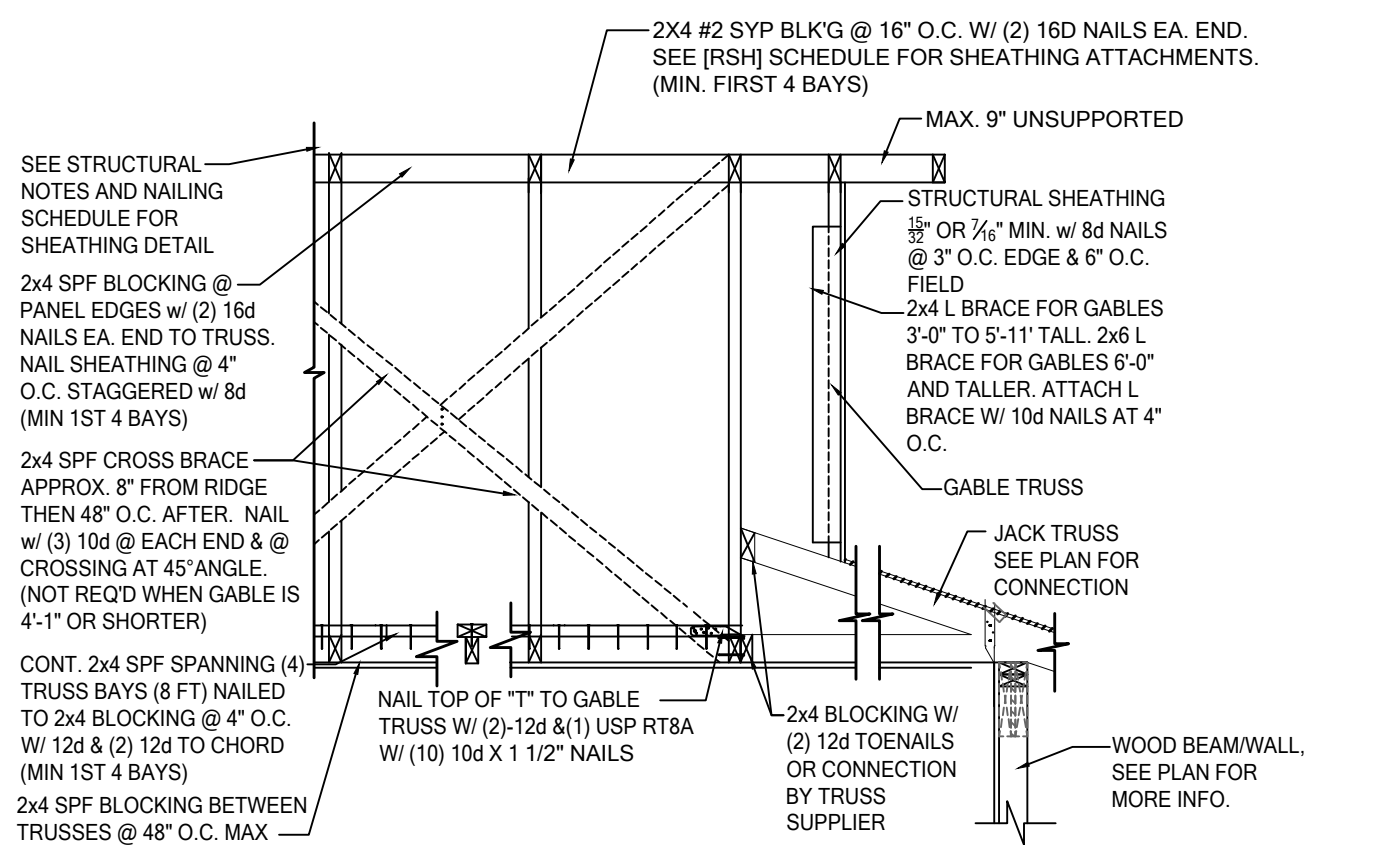
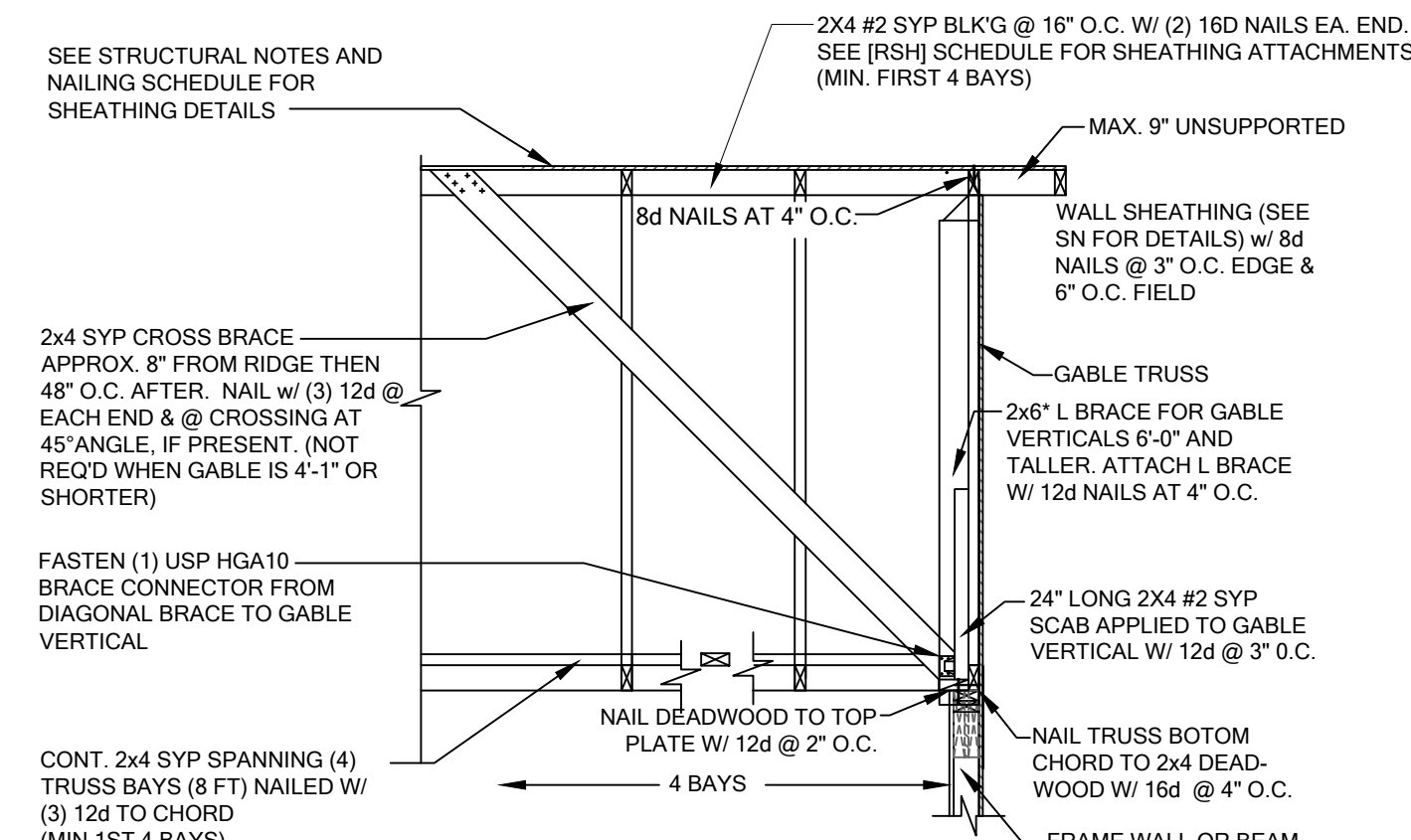
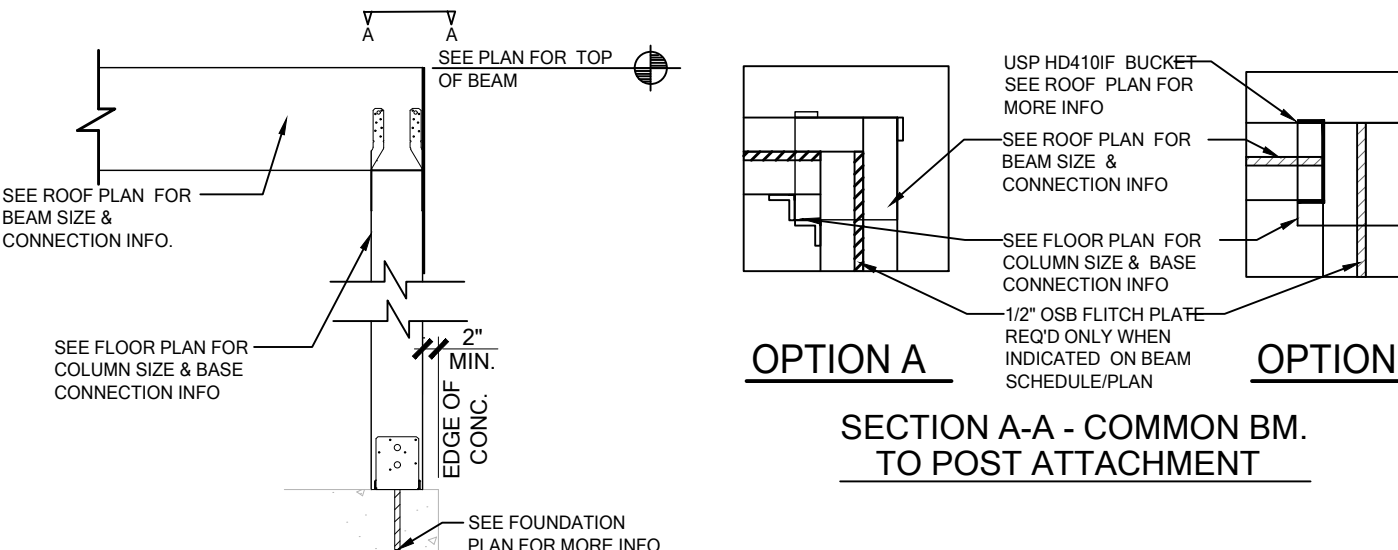
SCALE: N.T.S.

**DETAIL**GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.**SECTION A-A @ TRUSS BRACING**

PLAN VIEW

**DETAIL**DUTCH GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.**SECTION A-A @ TRUSS BRACING**

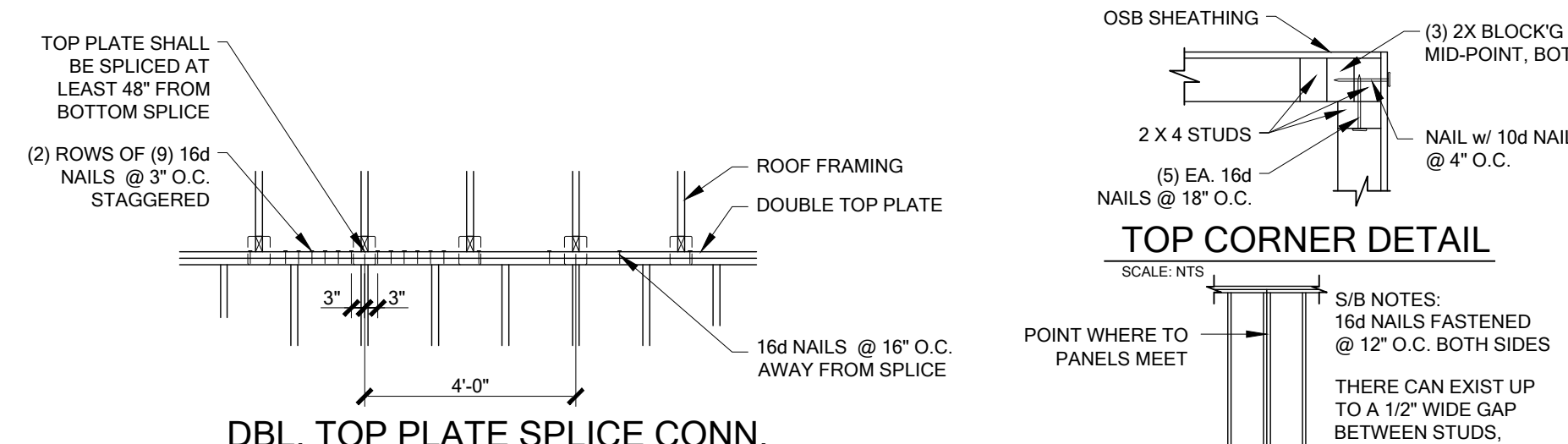
PLAN VIEW

**DETAIL**SECTION @ DUTCH GABLE W/ VALLEY TRUSS
SCALE: N.T.S.**DETAIL**GABLE END WITHOUT VOLUME CEILING (FRAMING)
SCALE: N.T.S.**COMMON BM. ATTACHMENT**

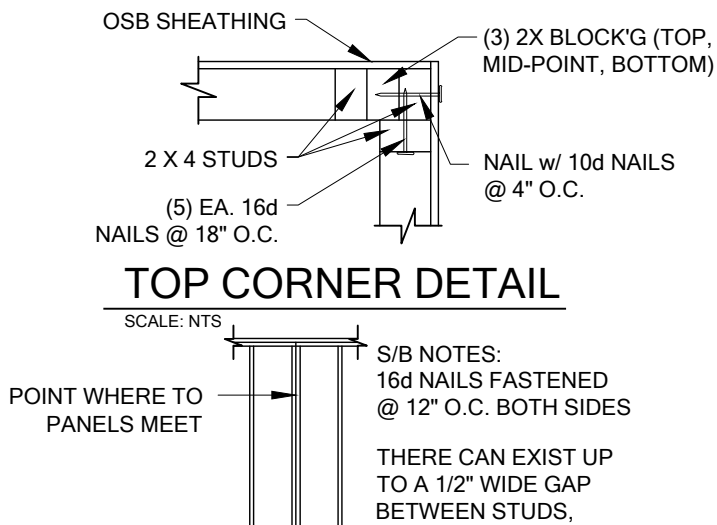
SCALE: N.T.S.

SECTION A-A - COMMON BM.

TO POST ATTACHMENT

**WALL DETAILS**

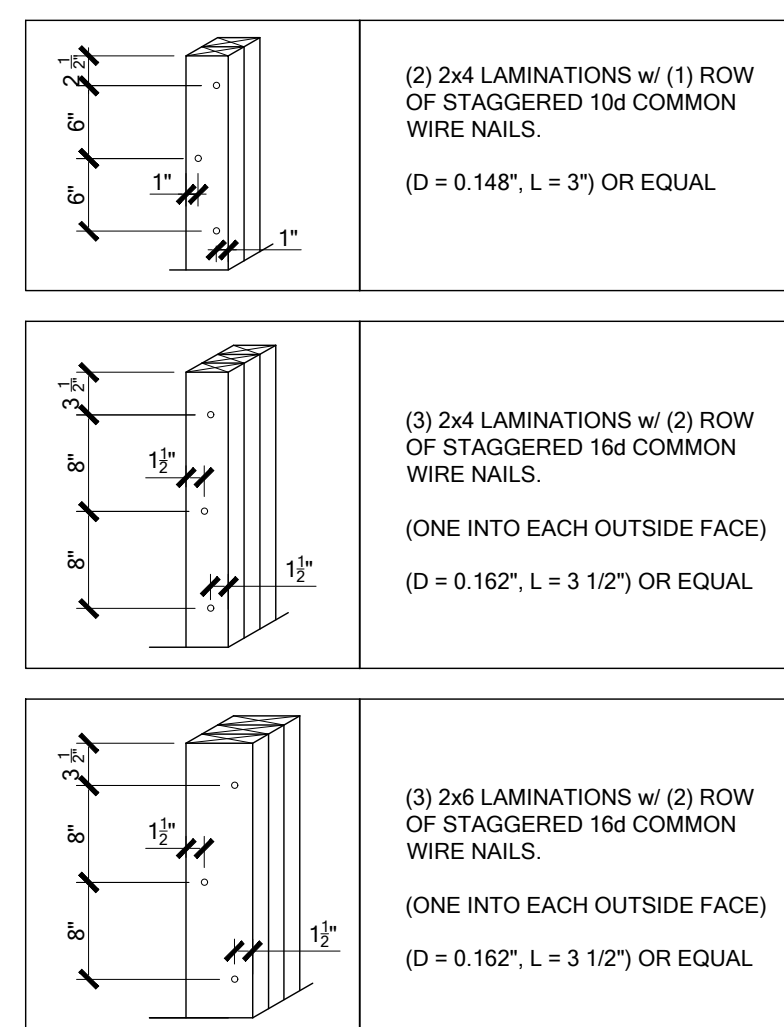
SCALE: N.T.S.

**TOP CORNER DETAIL**

SCALE: N.T.S.

WALL JOINT DETAIL

SCALE: N.T.S.



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

STD. NAILING FOR BUILT-UP COLUMNS

SCALE: N.T.S.

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09 / 05 / 2024

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C: 321-972-9451 E: info@keesee.com
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SCOTT A. LEWIS, P.E., P.E. #17750

THIEN BAO DUONG, P.E., P.E. #9452

Community: Forest Cove

Garage Side: Right

Plan Name: Harmony

Elev: J

Block: 3

Address: TBD Sw Cadence Glen
Lake City, FL 32024

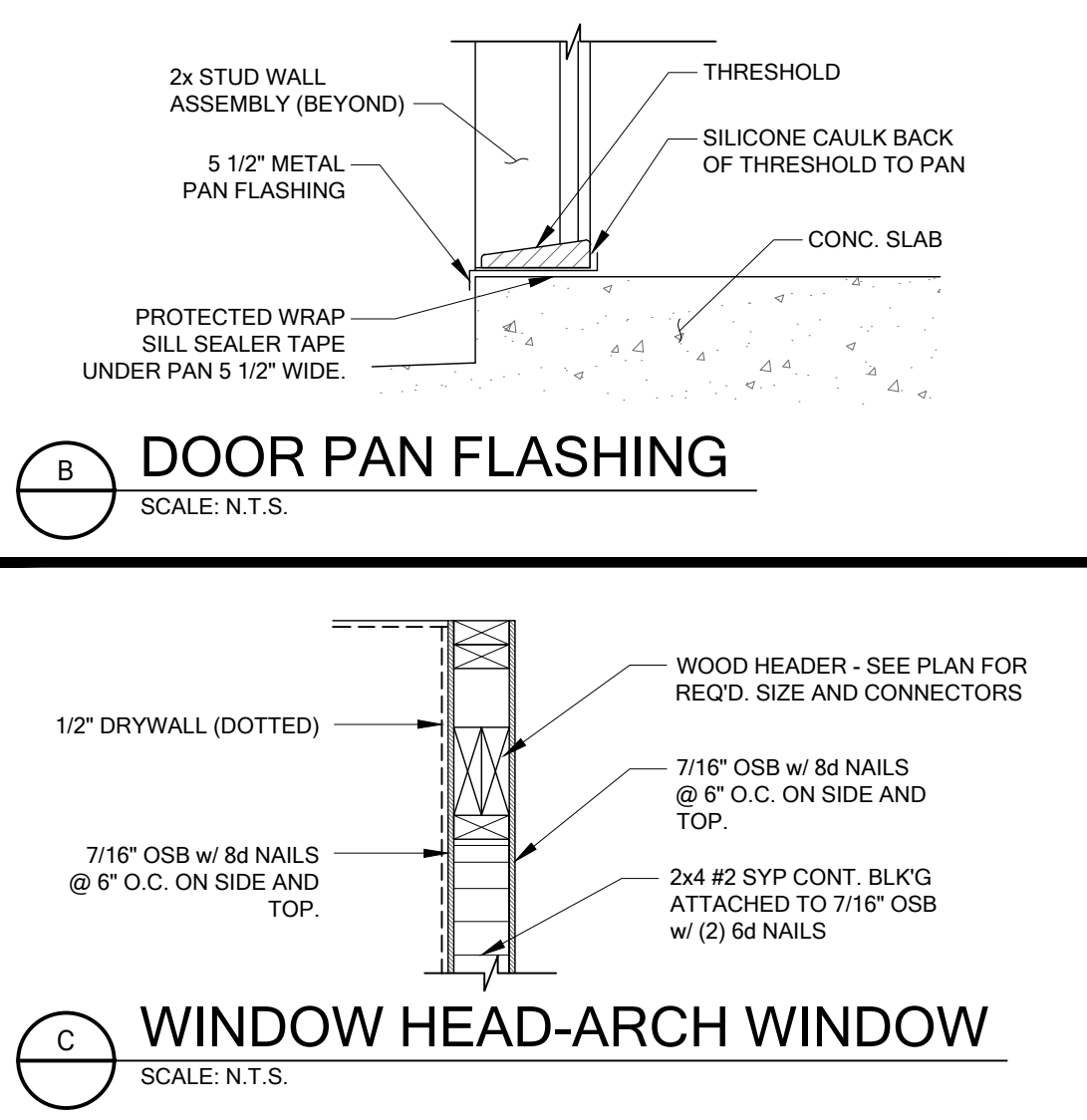
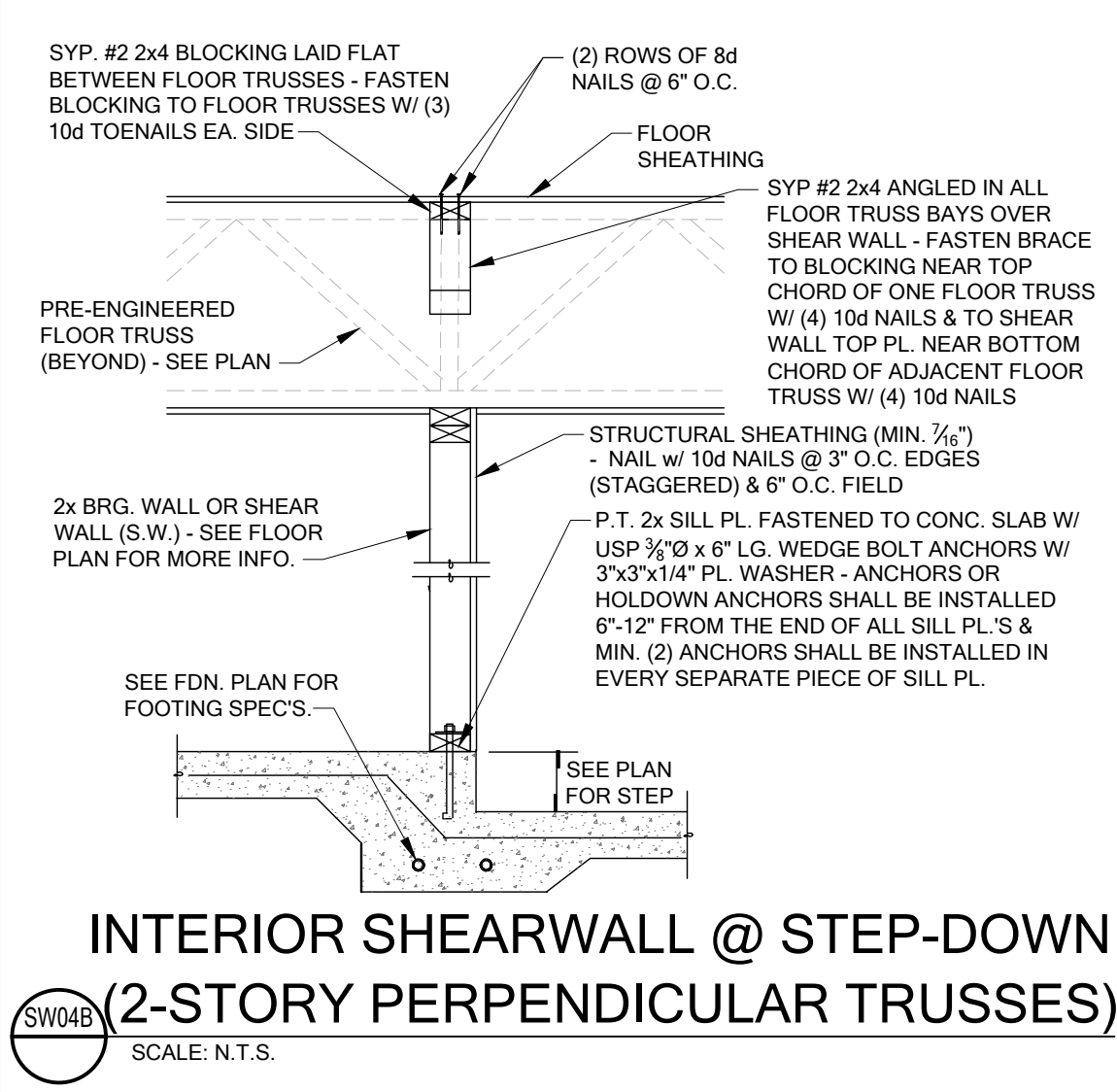
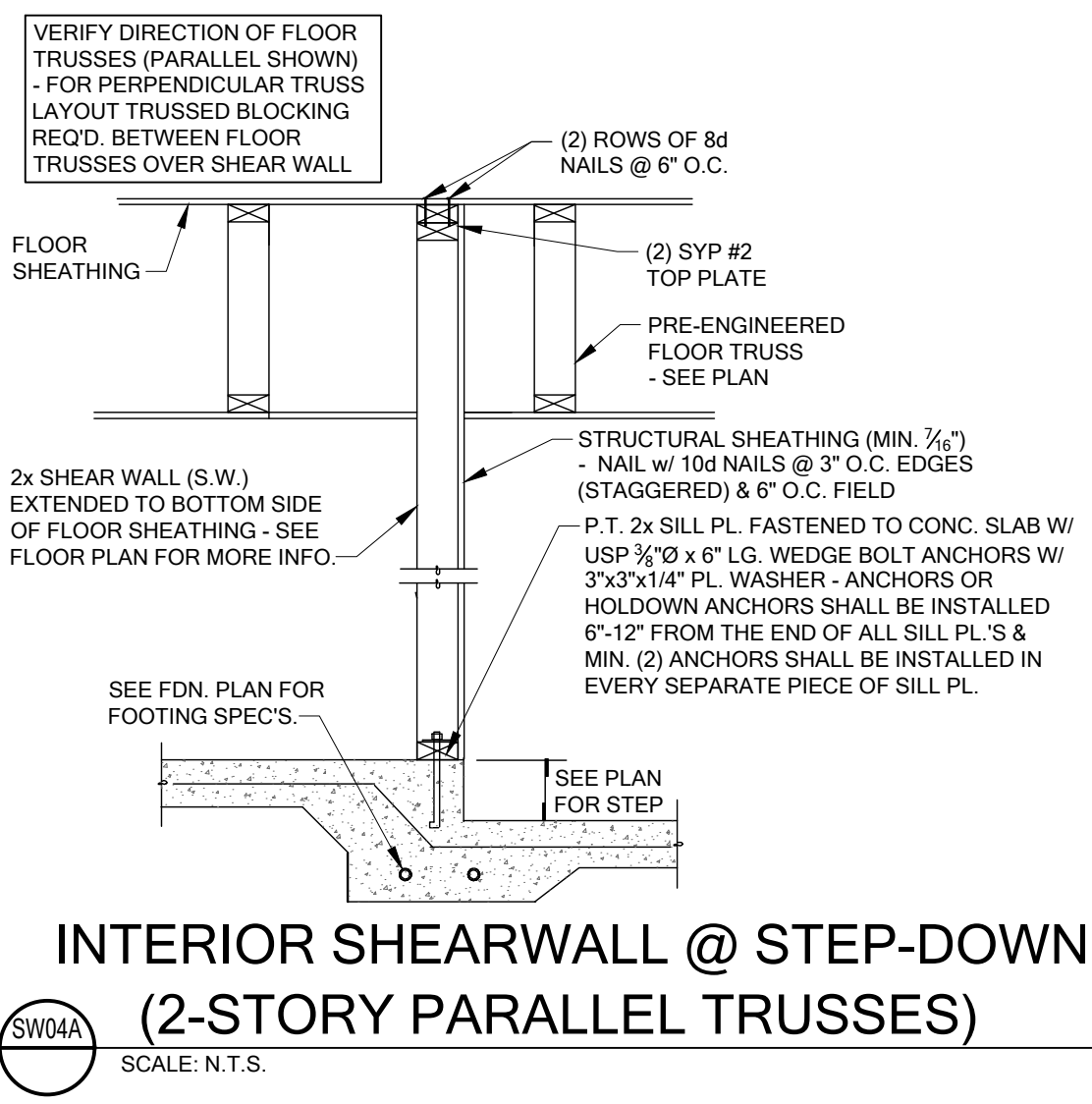
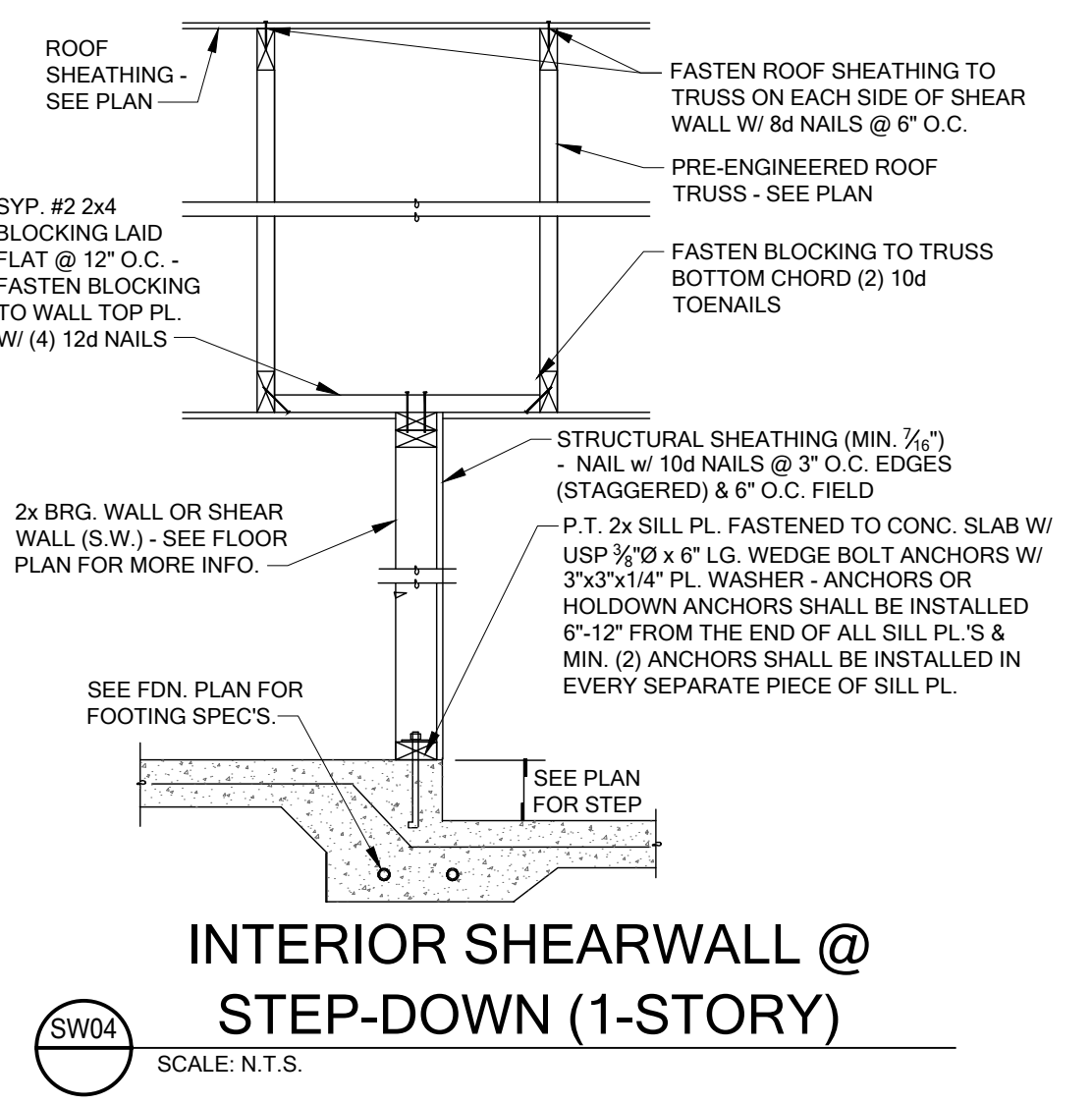
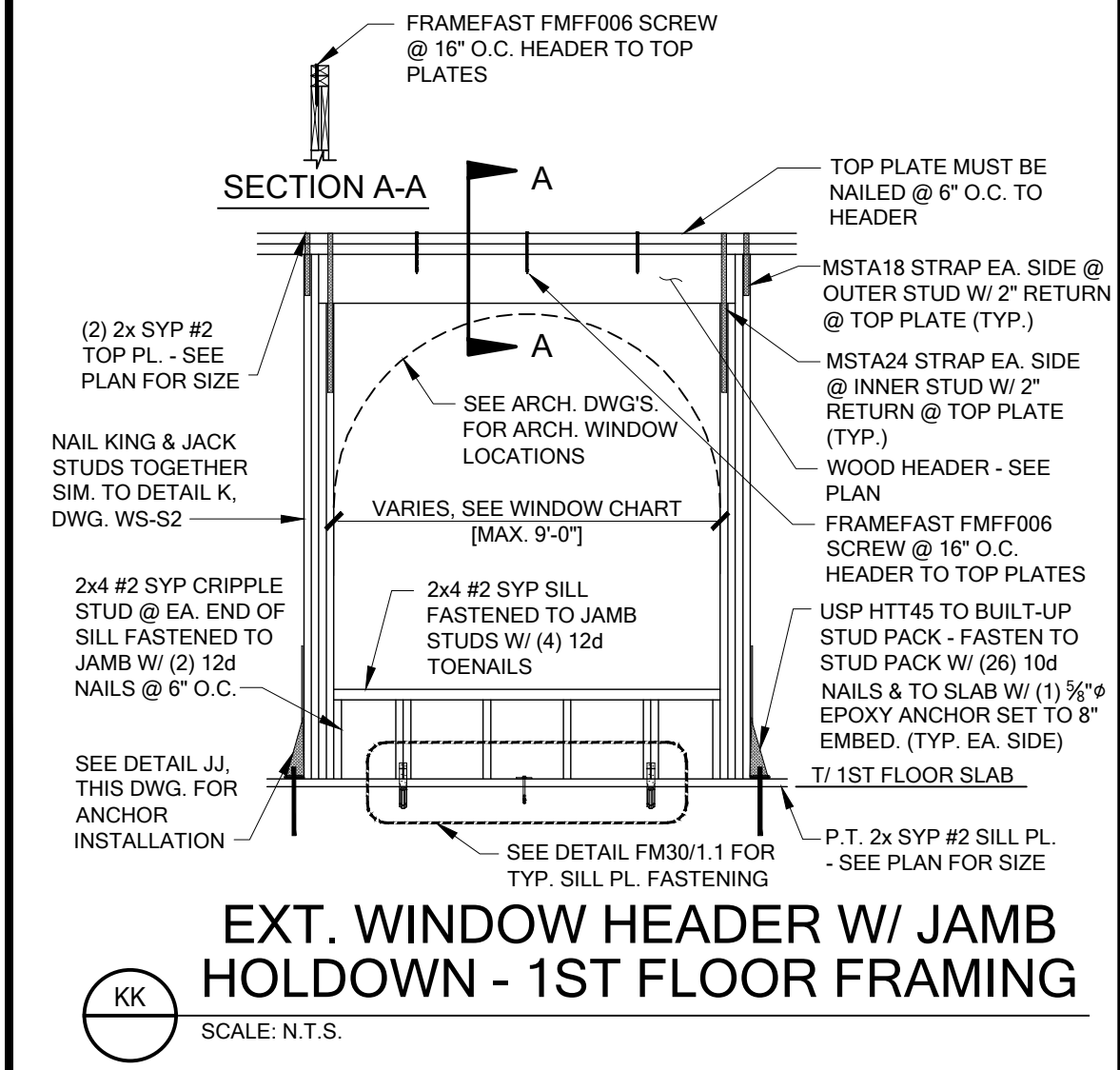
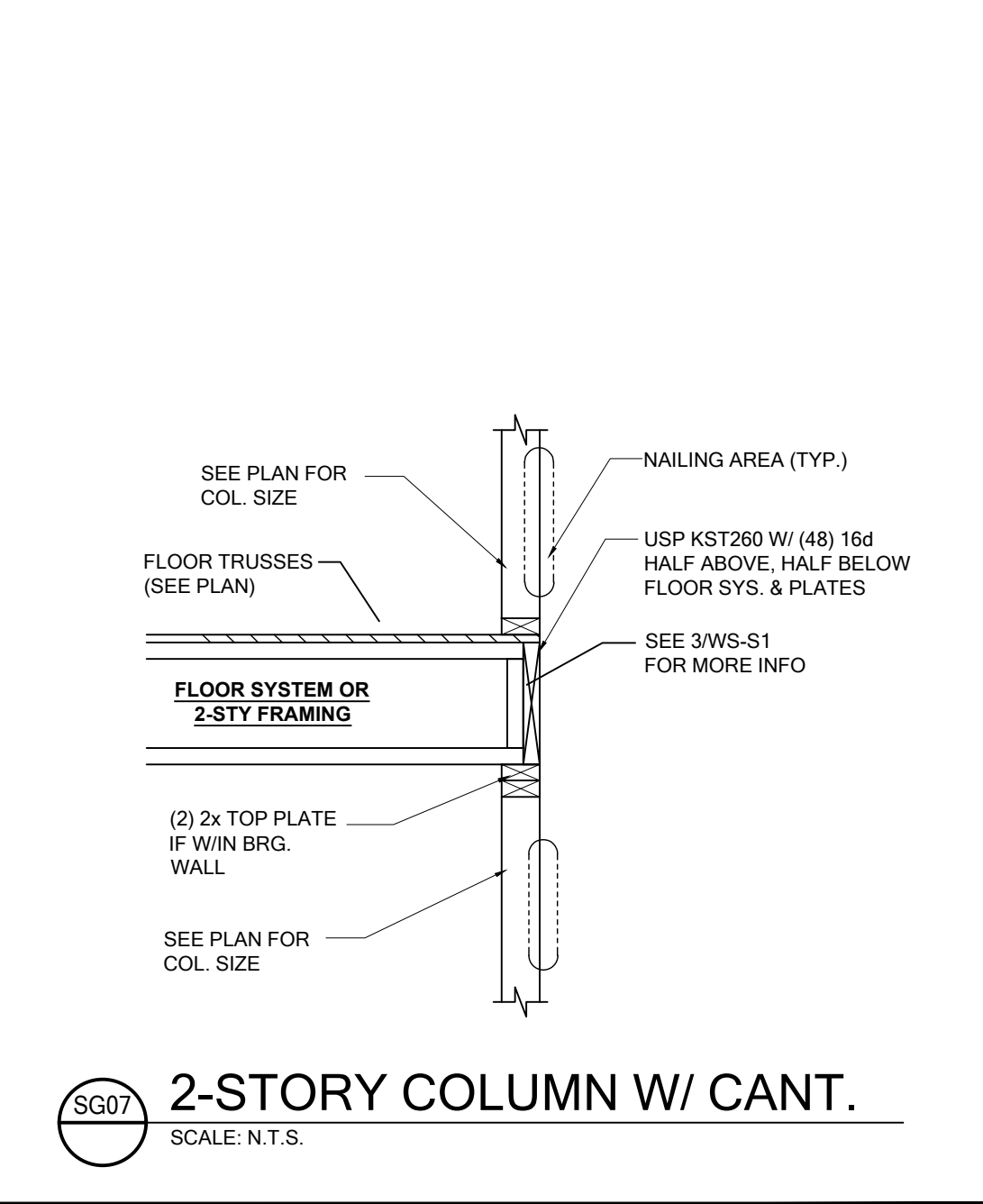
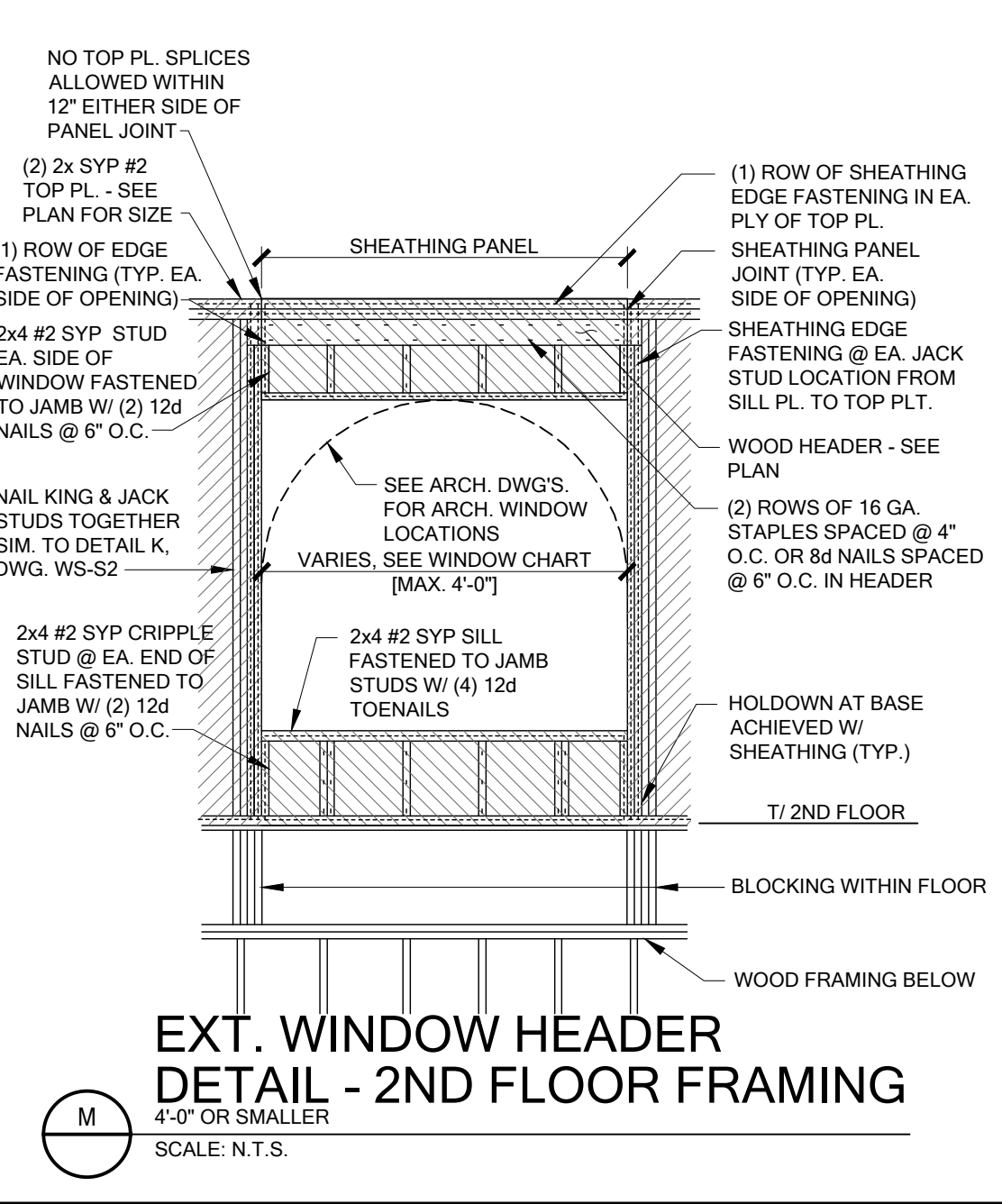
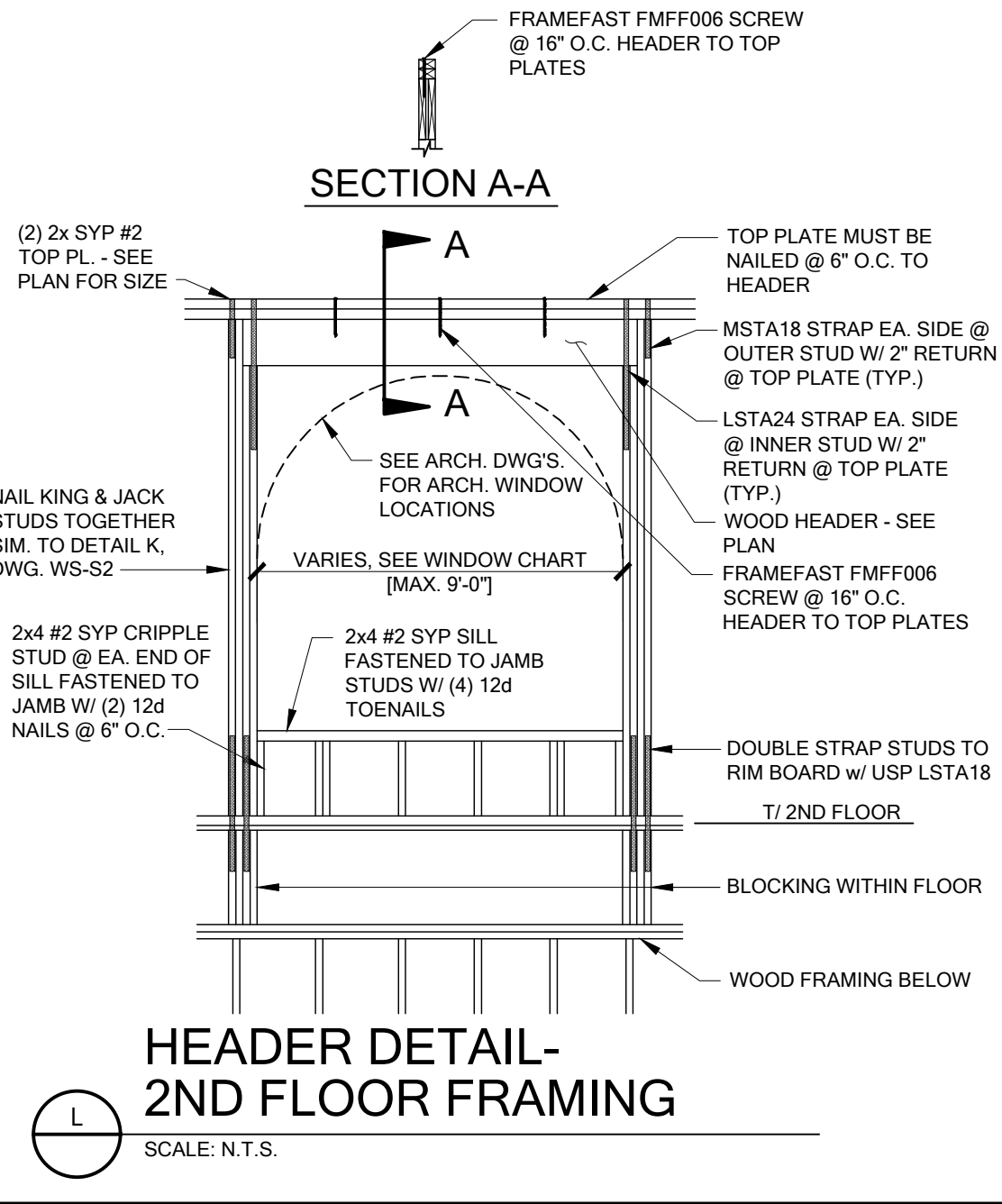
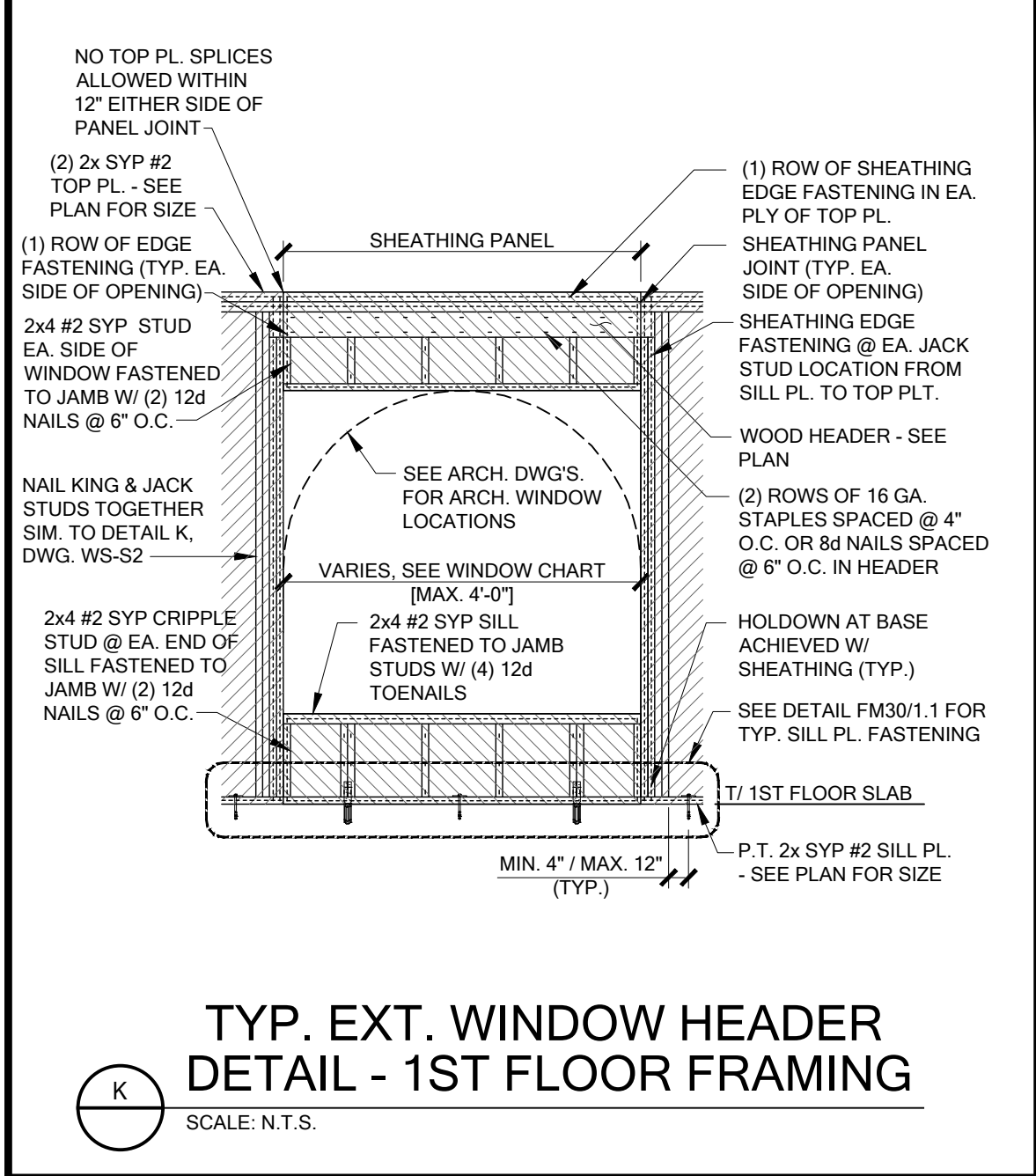
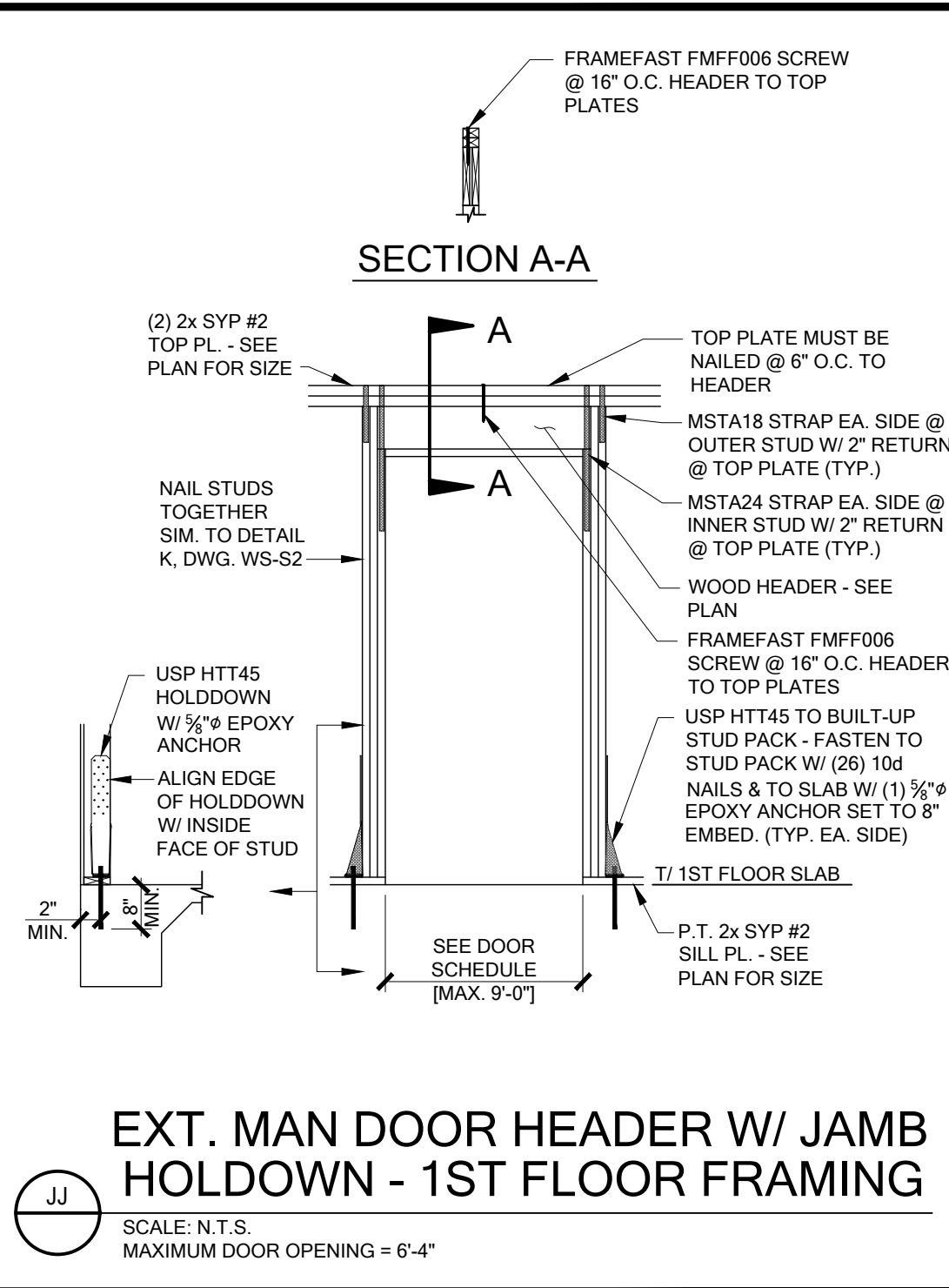
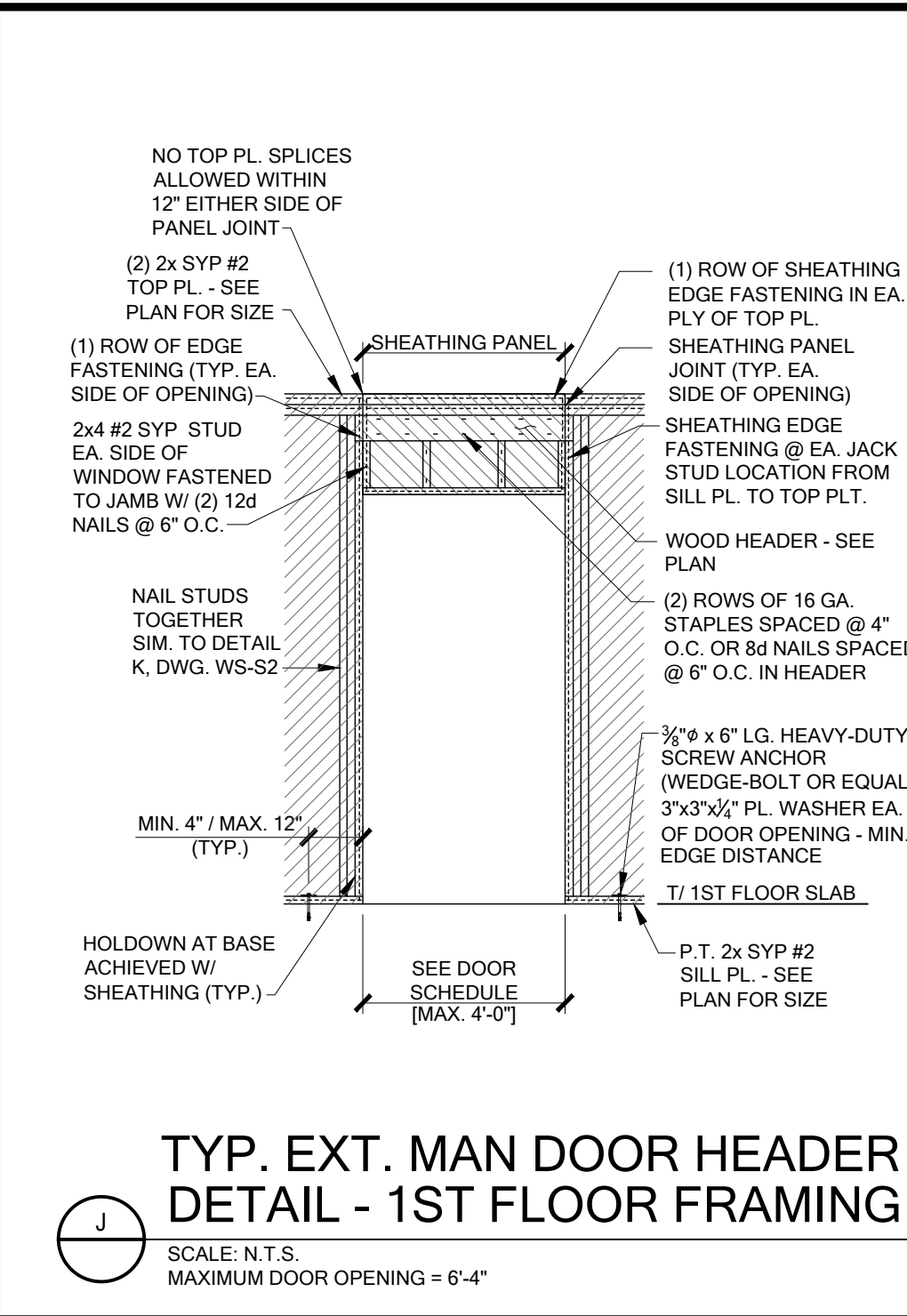
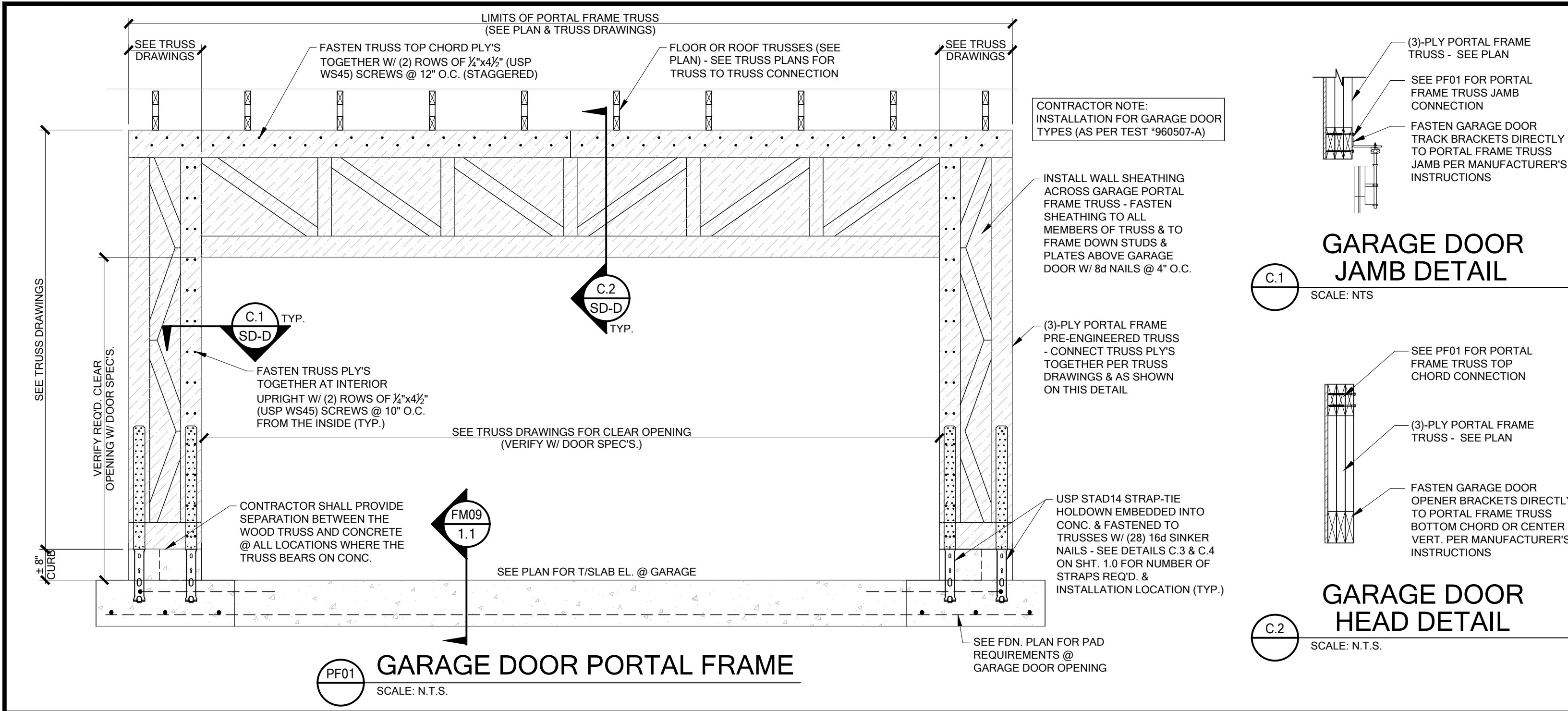
Job No: 9FC00301

Americana Series

Reference No: 24-10678

Sheet: WS-S2

DETAILS



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09 / 05 / 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.

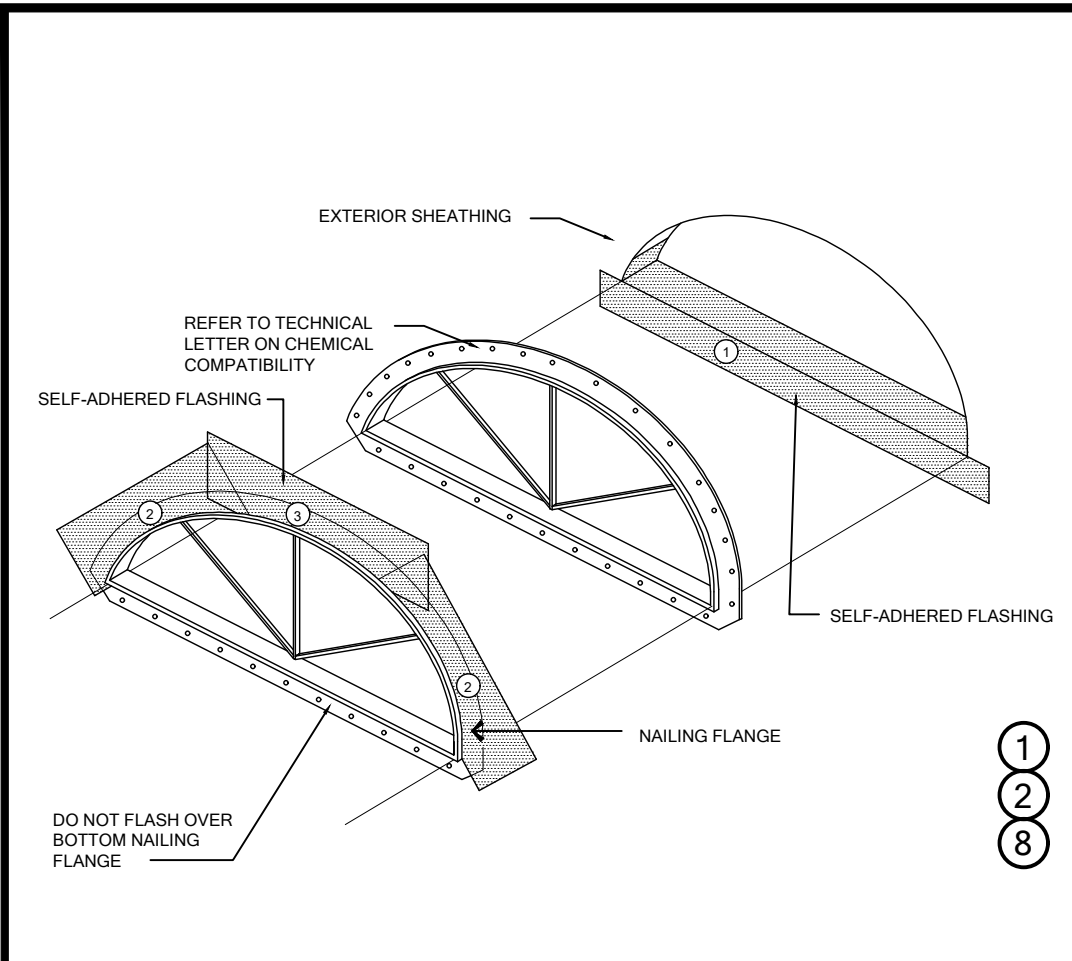
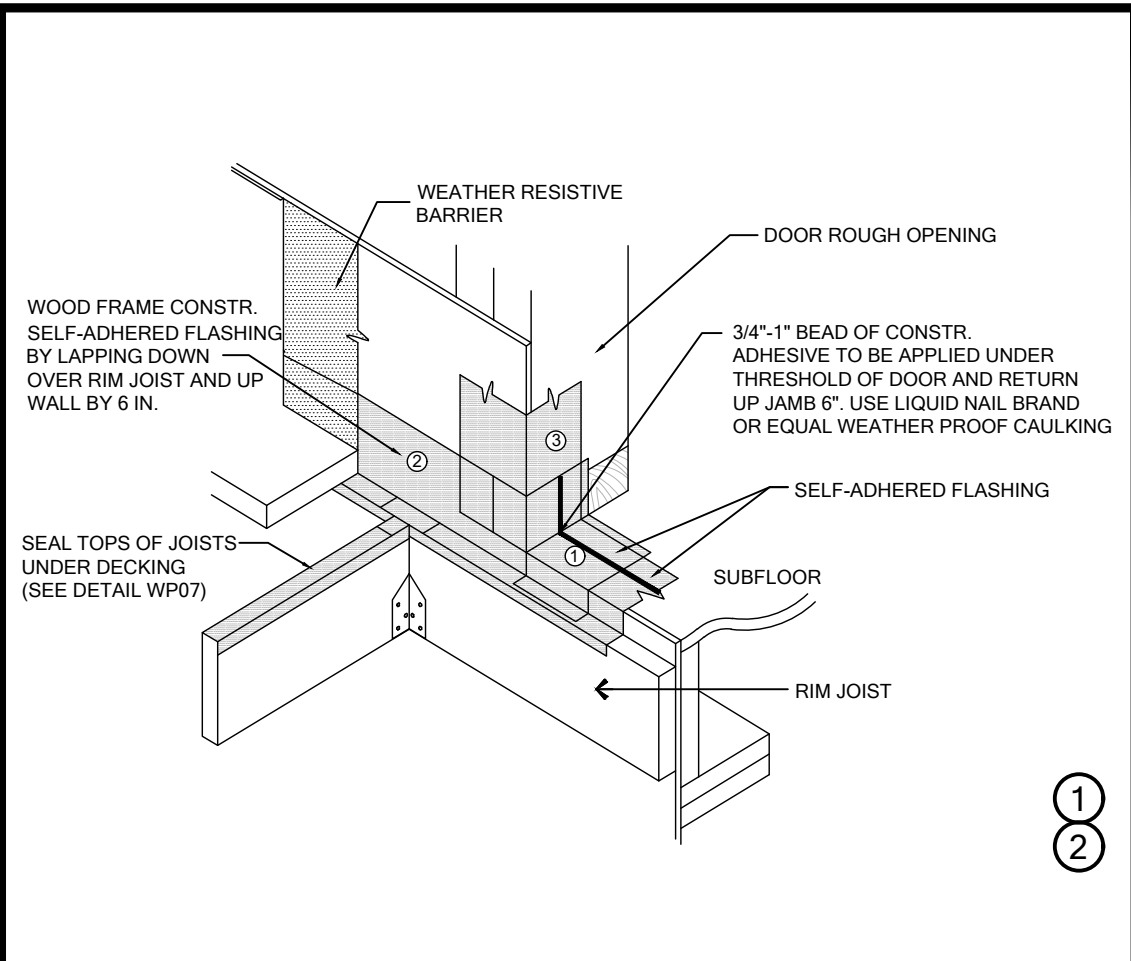
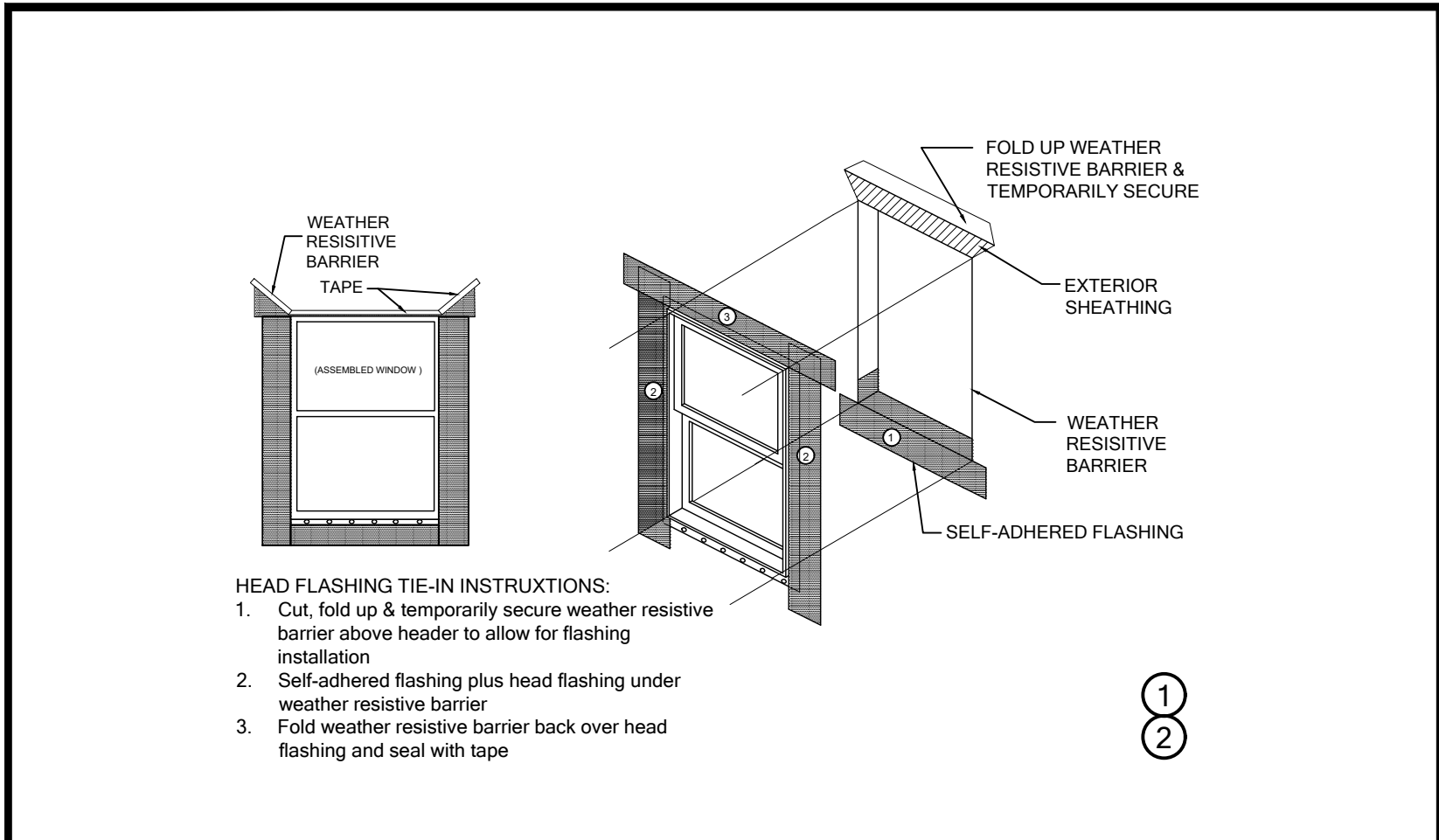
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SCOTT A. LEWIS, P.E., FLS

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

Community: Forest Cove
Plan Name: Harmony
Elev. J
Right
Block:
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Job No. 9FC00301
Reference No. 24-10678
Sheet

SD-1
DETAILS



FLASHING REQUIREMENTS

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

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

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

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

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

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

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

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

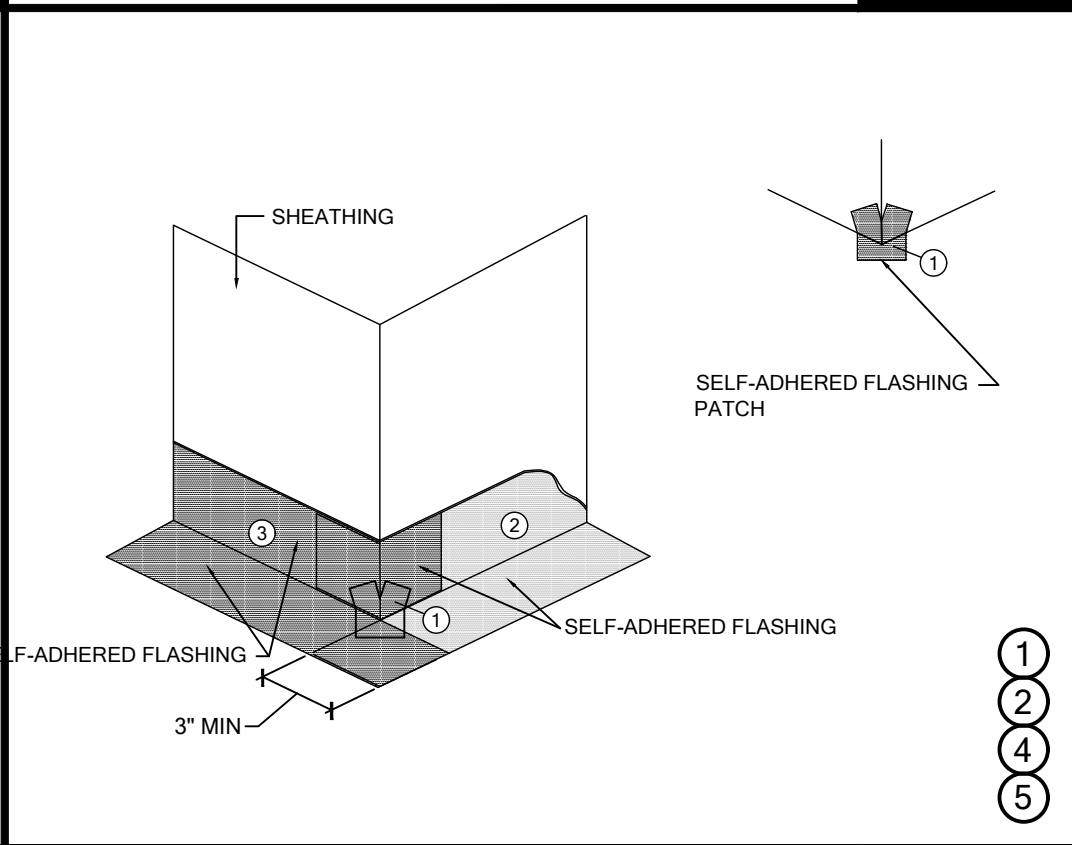
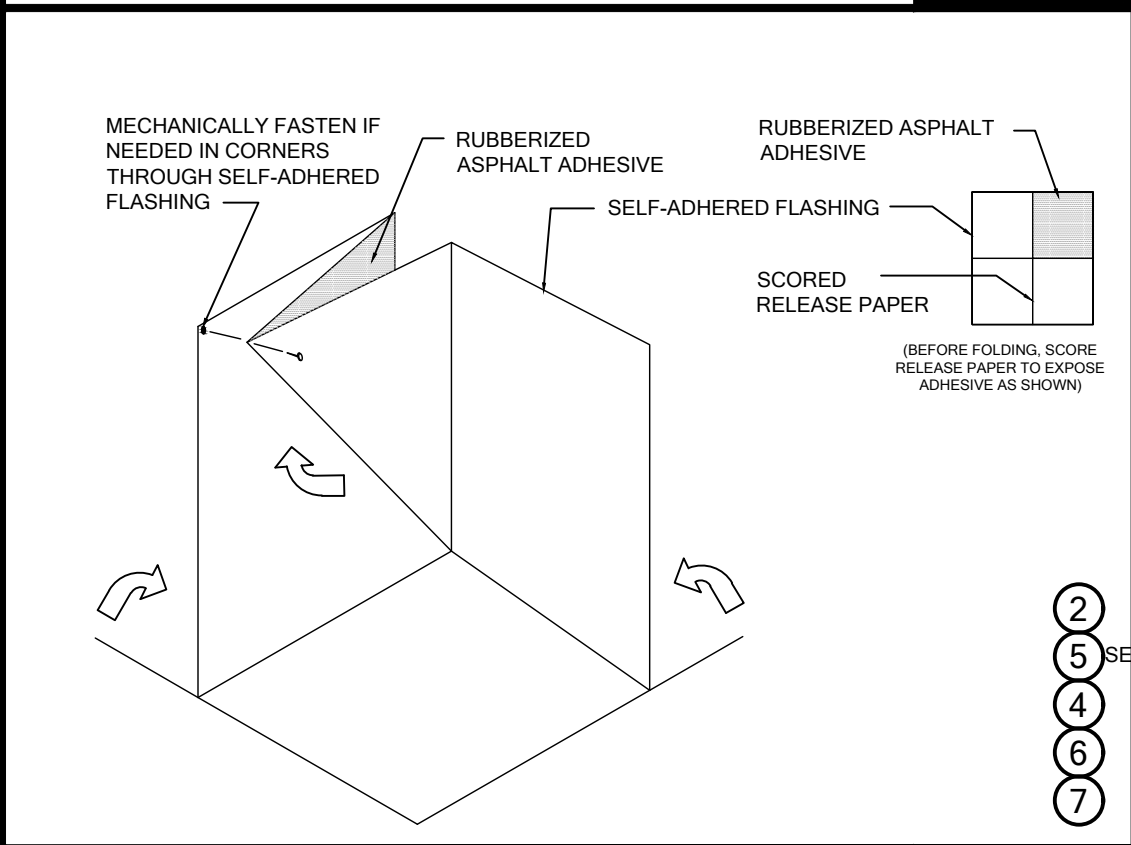
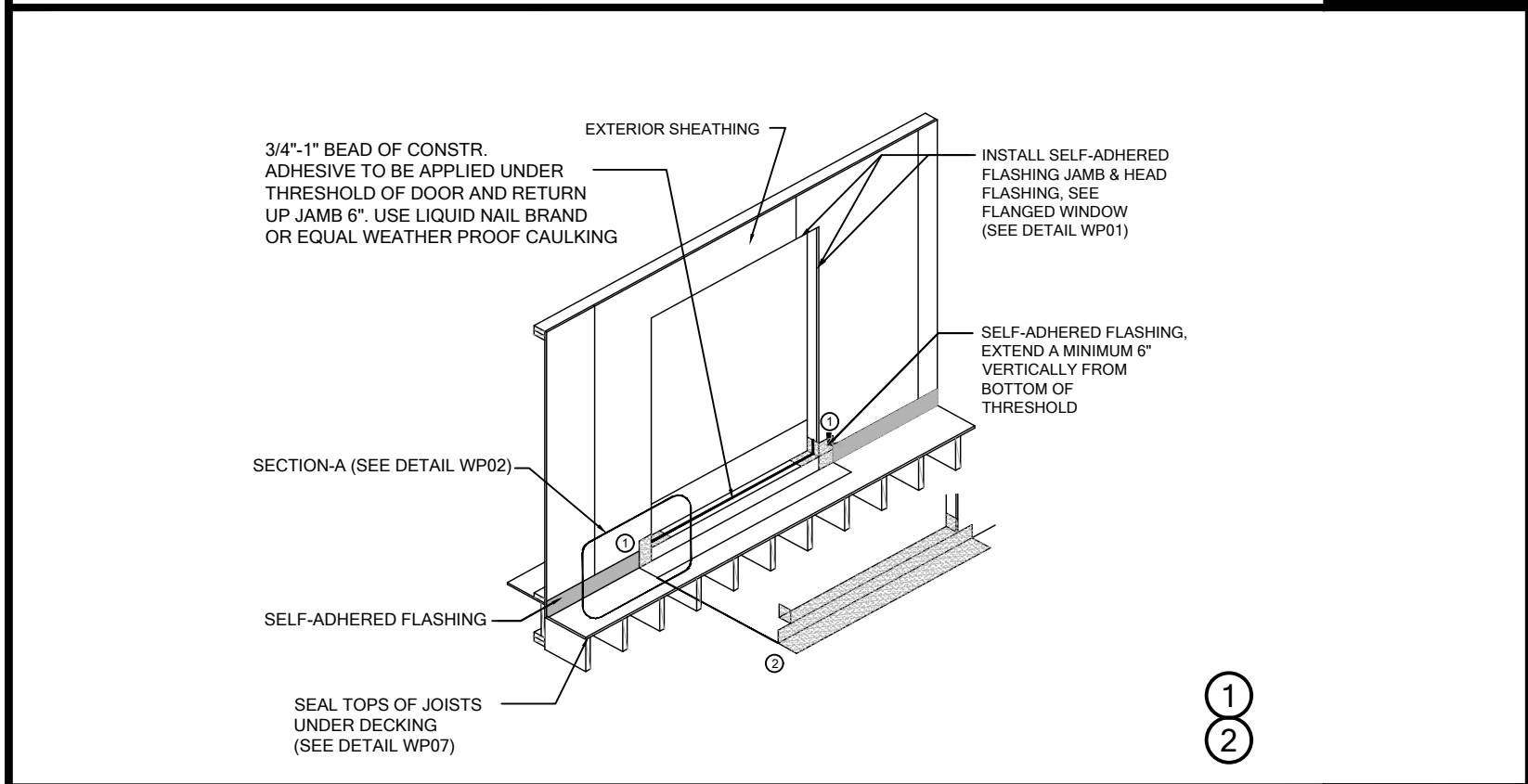
Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812,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

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 1.1 The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
 - 1.2 In accordance with the flashing design or method of a registered design professional.
 - 1.3 In accordance with other approved methods.
 - 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.

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

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

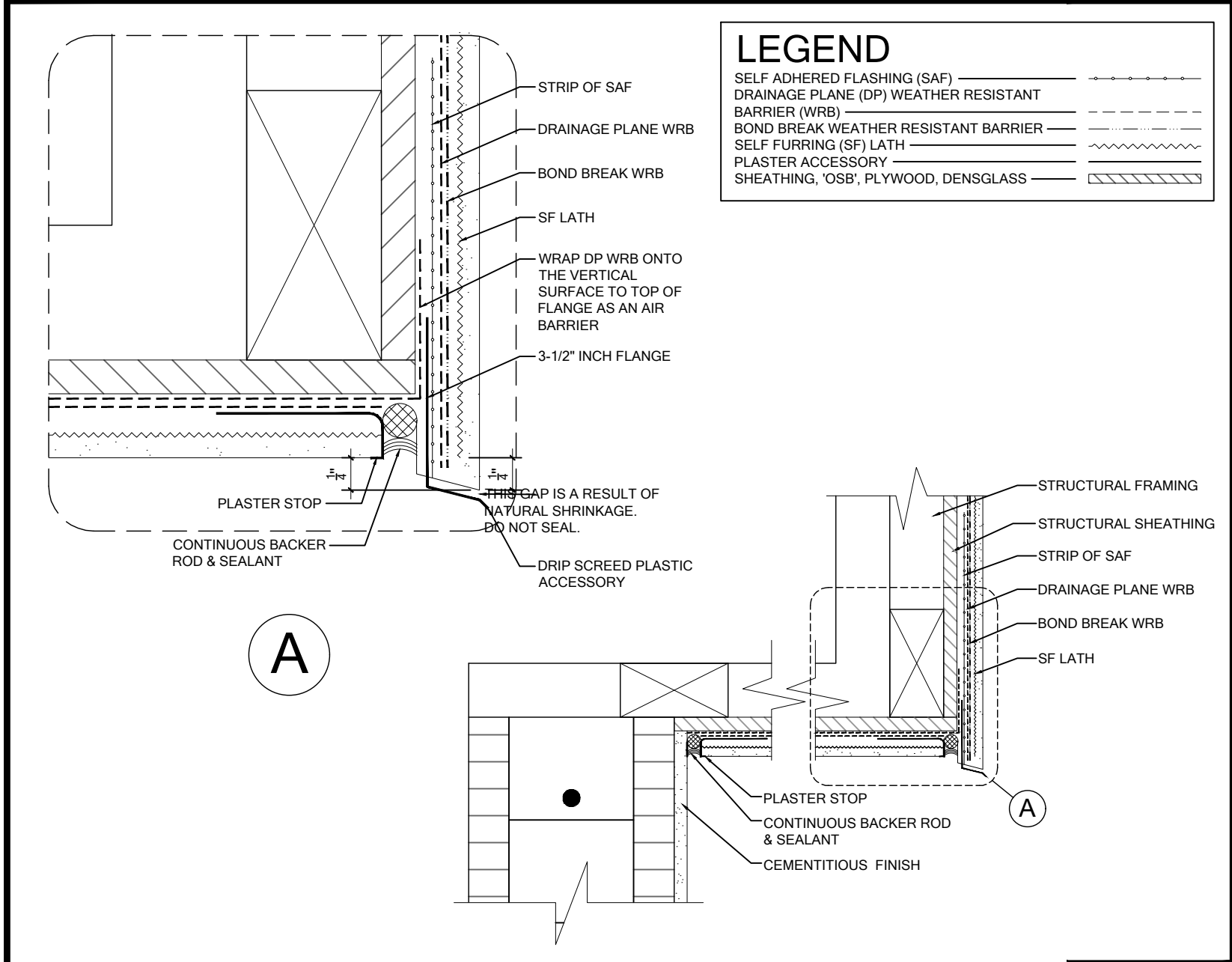
SELF-ADHERED FLASHING HALF ROUND WINDOW



SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK

SELF-ADHERED FLASHING INSIDE CORNER

SELF-ADHERED FLASHING OUTSIDE CORNER



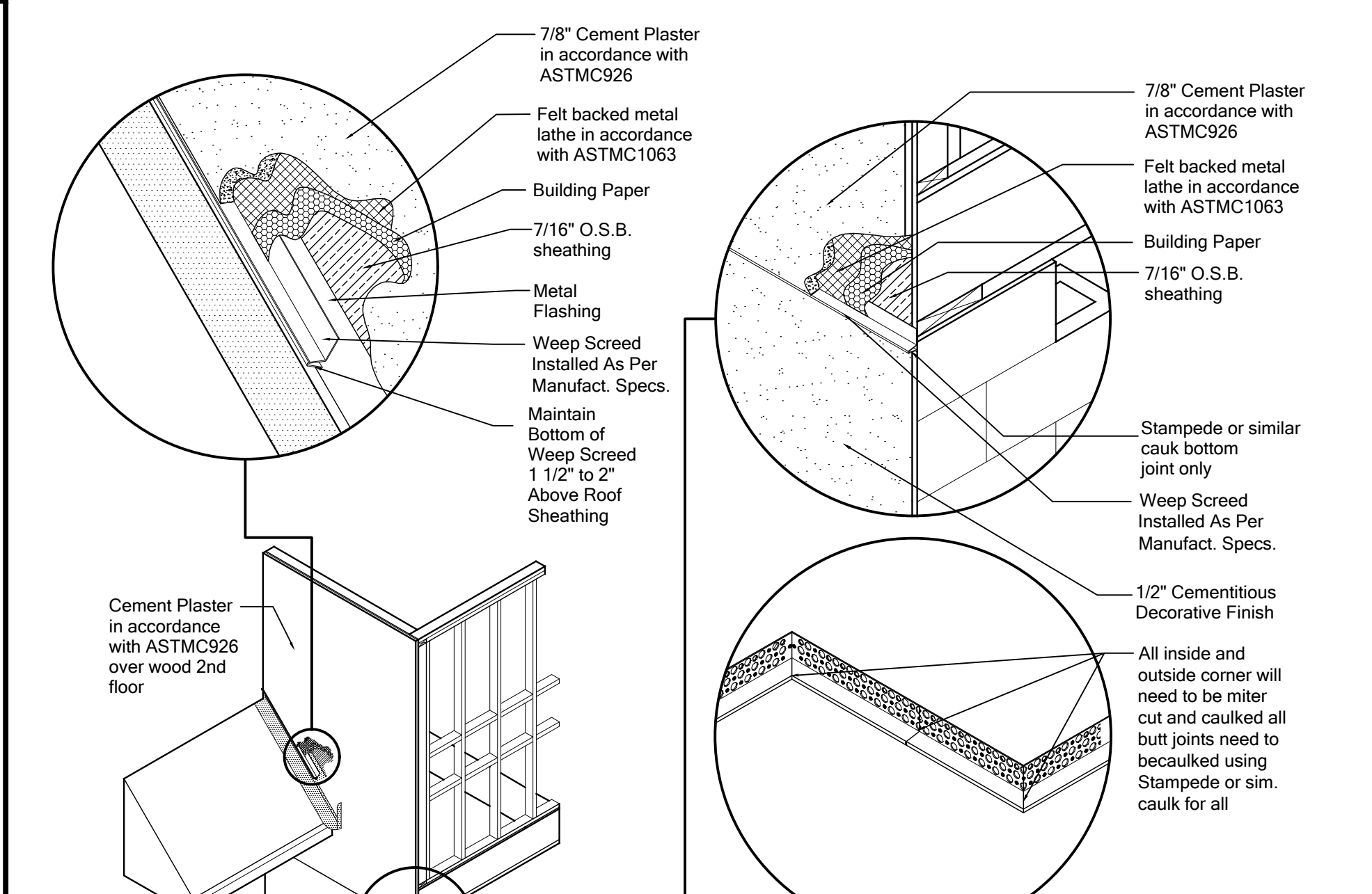
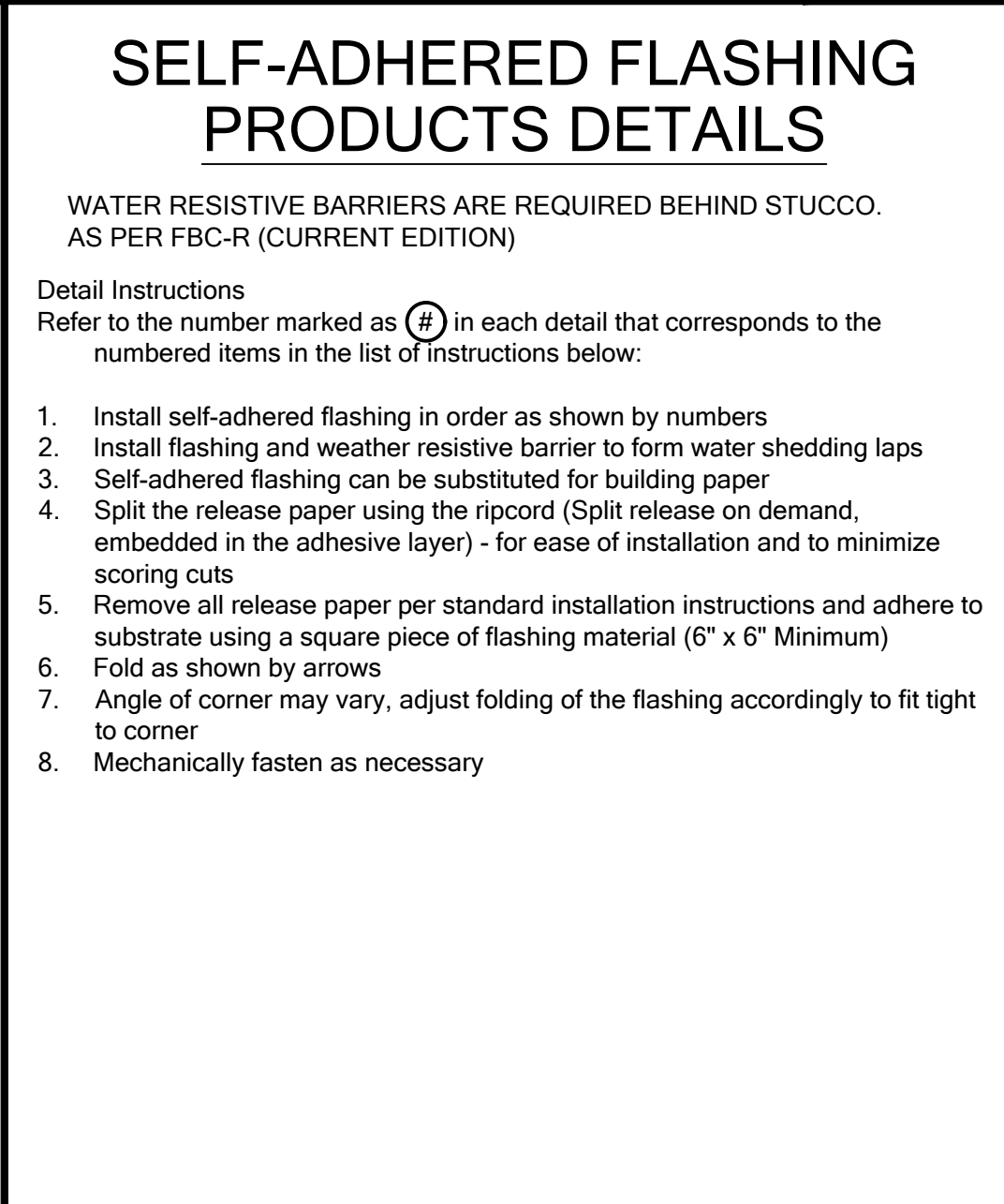
SELF-ADHERED FLASHING PRODUCTS DETAILS

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

Detail Instructions

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

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

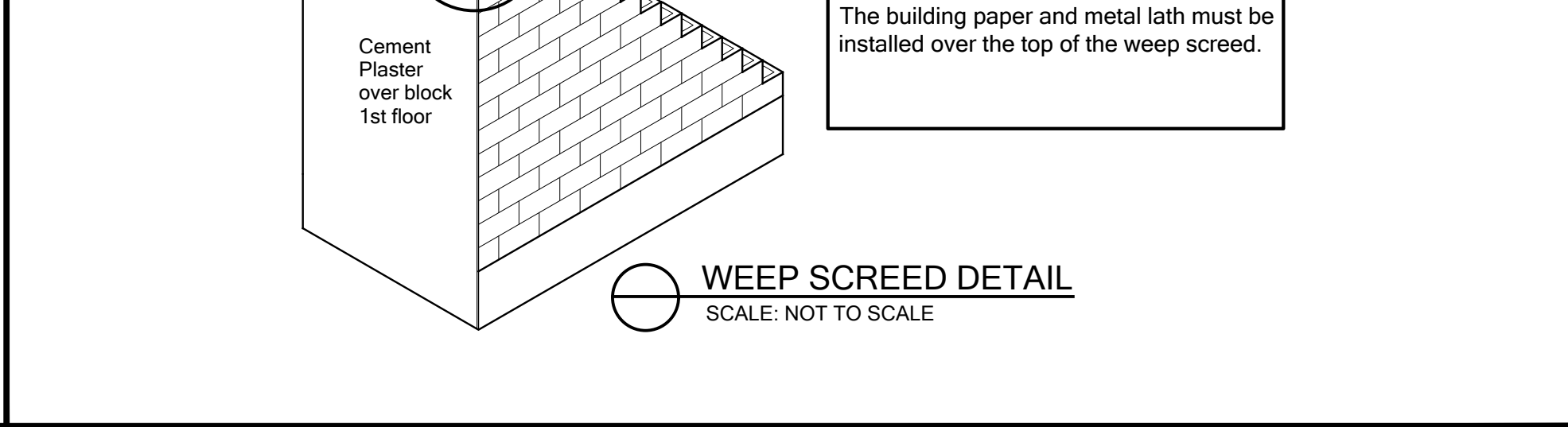


SOFFIT/CANTILEVER

SELF-ADHERED FLASHING PRODUCTS DETAILS

SELF-ADHERED FLASHING PRODUCTS DETAILS

SELF-ADHERED FLASHING PRODUCTS DETAILS



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MARONDA Homes

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

Community: Forest Cove

Plan Name: Harmony

Garage Side: Right

Elev - J

Block: Block

Address: TBD Sw Cadence Glen Lake City, FL 32024

Lot: 3

Job no: 9FC00301

Americana Series

Reference No: 24-10678

Sheet: WP

WATERPROOFING

DRAWN BY:

FLORIDA PRODUCT APPROVAL FL #15332

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

NOTES:

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

SIGNED: 06/21/2017

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

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

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

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

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

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

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

NOTES:

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

SIGNED: 06/21/2017

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

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

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

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1432 WOODCROFT RD LENOIRVILLE, NC 27023
434-688-0009 lromas@marondahomes.com

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

VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION

FLORIDA PRODUCT APPROVAL FL # 17894.3

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

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

SILL DETAIL

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

7/16" Min Edge Distance

JAMB DETAIL

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

MI WINDOWS & DOORS
3500HP Single Hung

INSTALLATION INSTRUCTIONS & FASTENER SCHEDULE - FIN -

SCALE: NONE 1" = 1'

ED12-1000SA

NOTES:

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

FLORIDA PRODUCT APPROVAL FL #17894.4

ELEVATION

HEAD DETAIL

FLASHING BY OTHERS

7/16" Min Edge Distance

MINIMUM PENETRATION INTO STUD

SHIM AS REQUIRED

DRY-WALL

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

SILL DETAIL

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

7/16" Min Edge Distance

JAMB DETAIL

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

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Product Approval

FL #15332
FL #17894

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

REVISIONS:

Maronda Homes

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

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

DESIGNED WIND SPEED:

Vult - 160 MPH
Vosd - 124 MPH

Manufacture

MI WINDOWS SLIDING GLASS
DOORS

MI WINDOWS

DRAWN BY: GARGEE
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V2

MI WINDOWS 3500 SERIES PW

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NOTES		DRAWN: N.G. 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
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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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT ELEVATIONS		DRAWN: N.G. 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

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A	ADDED FIN INSTALLATION	10/22/19	R.L.

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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

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Chart #2
Number of anchor locations required

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

Chart #2
Number of anchor locations required

Frame Height (in)	Frame width (in)															
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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			
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SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370			
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT 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_{so} = 124 MPH

Manufacture
MI Windows

SHEET:

WIN - 3

FL_GSE