

MARONDA

Homes

Willow - J

REVISIONS			ABBREVIATIONS				GENERAL NOTES				INDEX			
DATE	MARK	DESCRIPTION	A.B. Anchor Bolt Abv. Above A/C Air-Conditioner ADJ. Adjustable A.F.F. Above Finished Floor A.H.U. Air Handler Unit ALT. Alternate BC Base Cabinet BF Bifold Door Bk Sh BookShelf BLK Block BLW Below Bm. Beam Bot. Bottom B.P. Bypass door BRG. Bearing C Carpet CAB Cabinet Cir. Circle CJ Control Joint CL Coach Light Ctg. Ceiling CMU Concrete Masonry Unit Coff. Coffered or Tray Ceiling Col. Column Comm. Community Comp. Compressor COND Condenser CONN. Connection Cont. Continuous CSMT Casement CT Ceramic Tile D Dryer DB Door Bell Dbl. Double DCF Decorative Cementitious Finish Dec. Decorative Ded. Dedicated (outlet) Dia. Diameter Disp. Disposal Dist. Distance DMF Decorative Masonry Finish D.S. Drawer Slack DTL Detail D.V. Diverter Valve (Plumbing) DV Dryer Vent (Fr. Pln.) DW Dishwasher Ea. Each Elec. Electrical Elev. Elevation EQ Equal EW Each Way	EXP Expansion Ext. Exterior Exp. Expansion FBC Florida Building Code FC Filled Cell F.C.T. Fiber Cement Trim Fdn. Foundation F.G. Fiber Glass FIN Finished Fin. Flr. Finished Floor FIX Fixed Flr. Floor Ftr Sys Floor System F.O.T. Face Of Masonry FP Fireplace FRT Front FL Foot/ Feet Ftg. Footing FXD GL Fixed Glass Galv. Galvanized G.C. General Contractor G.F.C. Ground Fault Interrupter GT Girder Truss Gyp. Bd. Gypsum Board HB Hose Bib HC Hollow Core Hdr. Header Hgt. Height H.H. Hand Held HORIZ Horizontal HS Hard Surface Ftr. ILO In Lieu Of Insul. Insulation Int. Interior K/Wall Kneewall KS Knee Space Laun. Laundry Lav. Lavatory LF Linear Flt. LL Lintel Length LT Laundry Tub Mas. Masonry Max. Maximum MC Medicine Cabinet Mfr. Manufacturer	MGT Management Micro. Microwave Min Minimum ML Microlam Mir. Mirror Mono Monolithic N.T.S. Not to Scale O.E. Owner's Entry OHGD Overhead Garage Door Opt'g. Opening Optl. Optional Pc. Piece PC Pull Chain Ped. Pedestal PH Phone Pkt. Pocket PL Paralam PLF Pounds per linear foot Plt. Ht. Plate Height Plt Sh. Plant Shelf PSF Pounds per square foot PT Pressure Treated PW Picture Window Pwd. Powder Room P.W. Pre-wire RA Return Air Rad. Radius Rag. Return Air Grill Rec. Recessed Recept. Receptacle Ref. Refrigerator REINF Reinforcing Req'd. Required Rm. Room Rnd. Round R.P. Rough Opening R/S Rod and Shelf SC Solid Core SD Smoke Detector SGD Sliding Glass Door Sh. Shelves SHT Sheet Shwr. Shower S.C. Side Lights SPCS Specifications SPF Spruce Pine Fir	Sq. Square Sq Ft Square Ft. STO Storage S.W. Shear Wall SYP Southern Yellow Pine TB Towel Bar Temp. Tempered Thick'n. Thicken T.O.F. Top of Block T.O.M. Top of Masonry T.O.P. Top of Plate TP Toilet Paper Holder TR Towel Ring Trans. Transom Window TS Transition Strip Typ. Typical U.C. Under Counter UCL Under Cabinet Lighting U.N.O. Unless Noted Otherwise V Shower Valves VB Vanity Base Vert. Vertical VL Versalam VTR Vent through Roof/Exterior W Washer w/ With W.A. Wedge Anchor WC Water Closet WD Wood WDW Window WDW HDR Window Header W.H. Water Heater W.I.C. Walk-in Closet WM Wall Mounted WP Water Proof WS Water Softener WWMF Welded Wire Mesh/Fiber	1. All exterior walls shall be assumed to be load bearing. See plans for load bearing wall requirements. 2. Window and door suppliers shall provide rough opening info which shall have precedence over the plan. 3. Cabinet Mfrs. shop drawings shall have precedence over the interior cabinet elevations shown. 4. Do not scale plans, dimensions are to be followed as noted. If plans are printed on 11x17 then listed scale is 1/2 as noted. 5. All glass located in hazardous locations shall comply with section R308.4 of the Florida Building Code 8th edition (2023). 6. Dryer vents to be placed behind the dryer location and the maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3. 7. If water based ceiling texture material is used, provide 1/2" gypsum board for 16" o.c. framing, or 5/8" gypsum board for 24" o.c. framing. note: 1/2" sag-resistant gypsum board may be used i.i.o. of 5/8" gypsum board. 8. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors between garage and residence shall be equipped with solid doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors. 9. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class1 duct board, or other approved material and shall have no openings into the garage. Other penetrations shall be protected as required by section R302.11. 10. The garage shall be separated from the dwelling as per the following: • From the Residence & Attics - Not Less than 1/2" Gyp. Bd. or equivalent applied to garage side. • From Habitable Rooms Above Garage - Not Less than 5/8" Type-X Gyp. Bd. or equivalent. • Structure(s) Supporting Floor/Ceiling Assemblies - Not Less than 1/2" Gyp. Bd. or equivalent. • Garages Located Less Than 3 Feet From Dwelling On The Same Lot - Not Less than 1/2" Gyp. Bd. or equivalent applied to the interior side of exterior walls that are within this area. 11. Code references are summaries of code sections. See FBCR (current edition) for complete code information. 12. Energy Code Compliance Path is Performance Based path. The Code Cycle is FBC 8th Edition (2023). 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. 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.							
NOTICE TO BUILDER & ALL SUB-CONTRACTORS			It is the intent of Designer/Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these documents, prior to the commencement of any work. The Designer/Engineer are not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Designer / Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to our Office at (407) 880-2333 immediately. No backcharges will be considered for reimbursement by the Designer/Engineer without advanced notification and approval by the Designer/Engineer. Payments will be made in accordance to the terms of the agreement.				AREA TABULATION - J							
			FIRST FLOOR PLAN 2052 SQ.FT.											
			LIVING TOTAL 2052 SQ.FT.											
			GARAGE 407 SQ.FT.											
			ENTRY 163 SQ.FT.											
			TOTAL AREA 2622 SQ.FT.											

Ref. 1.1.1.1 of Ref. Alabama Cover Sheet, Alabama.dwg

Windspeed/Exposure Rating
Lot Specific per ASCE/SEI 7-22

140B

Forest Cove

Plan Name: Willow

Garage Side: Left

Elev - J

Lot 5

Block:

Address: TBD SW Cadence Glen Lake City, FL 32024

300 no. 9F-C00501

ESSENTIALS SERIES

Reference No. 25-01552

Sheet: CS

COVER SHEET

TOTAL SOLUTIONS GROUP

258 Southhall Lane, Suite 200

Maitland, Florida, 32751

(407) 880 2333

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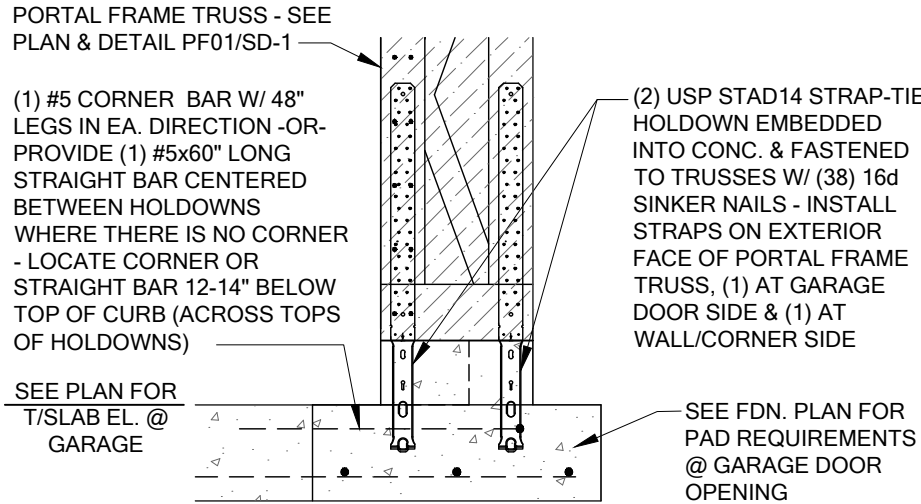
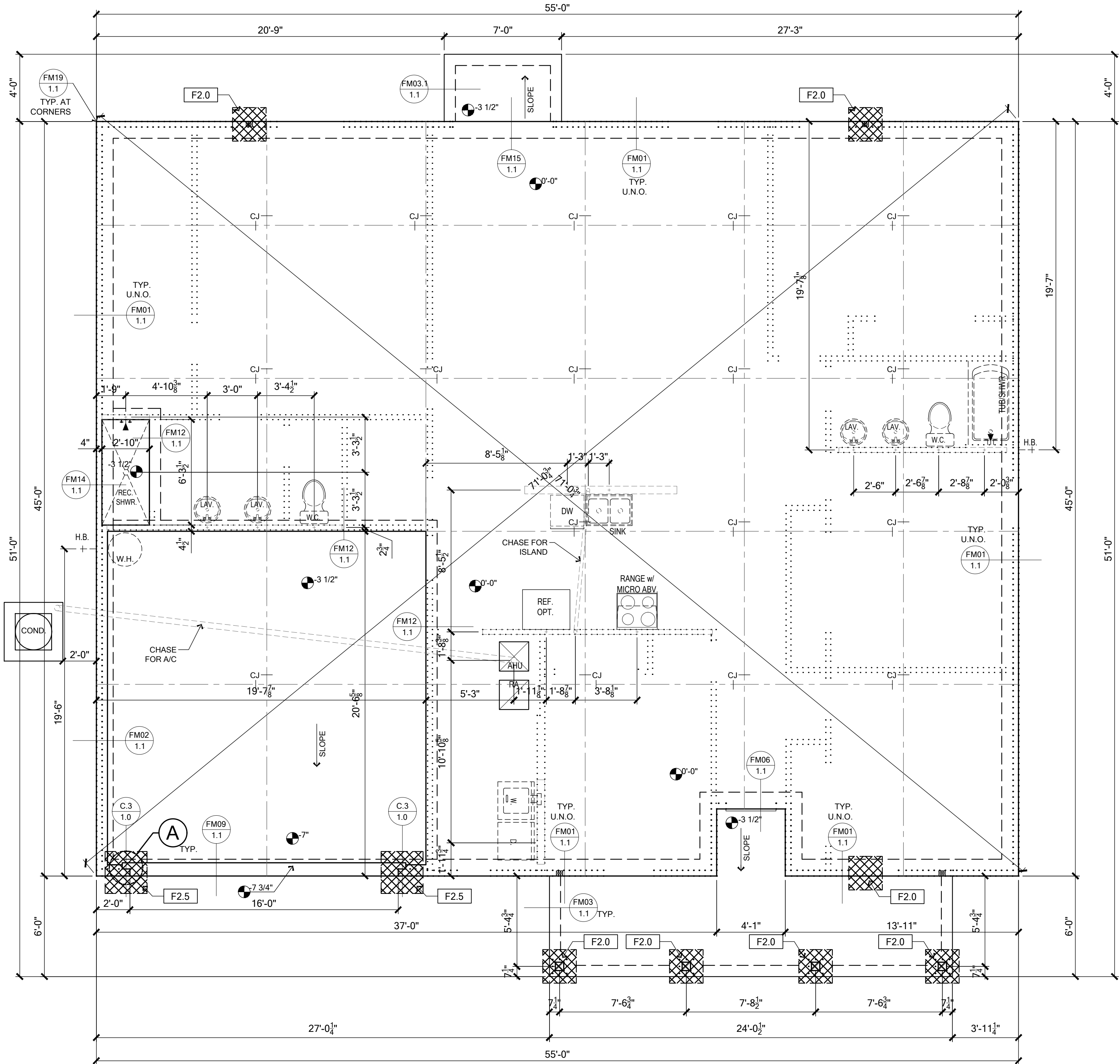
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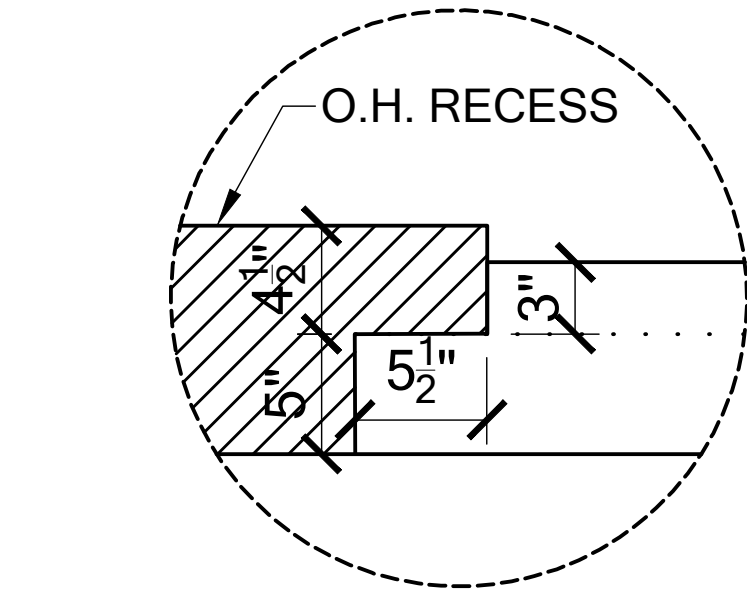
3999 West First Street

Sanford, FL 32771

(407)302-9871



PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)
SCALE: N.T.S.
REFER TO DETAIL PF01/SD-1 FOR MORE INFO.



GARAGE DOOR CURB DETAIL
SCALE: N.T.S.

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

TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

GIVEN THAT STRUCTURE IS LOCATED IN A VERY HEAVY TERMITE INFESTATION AREA, TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED 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.

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 REINFORCING). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- MINIMUM LAP SPICE FOR ALL FOUNDATION REINFORCING SHALL BE 25". SEE DETAIL FM19/1.1 FOR REINFORCING DETAIL AT FOUNDATION CORNER.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET 1.1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN. OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000PSF (SEE SOILS REPORT AND SPECIFICATION FOR COMPACTION REQUIREMENTS.) IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST OF 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED IN THESE PLANS HAVE BEEN DESIGNED FOR AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.

FOUNDATION LEGEND

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

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

02/13/2025

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

CA No. 9161 AA26003115



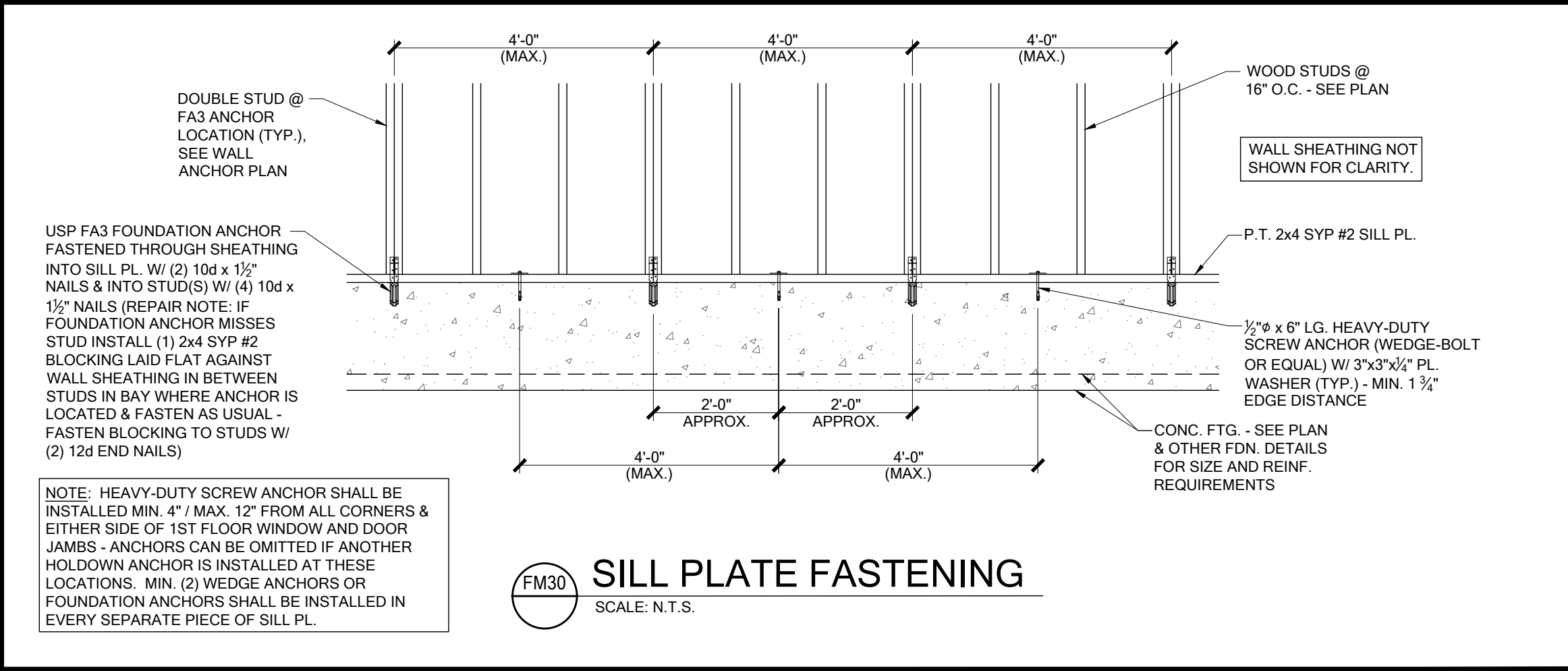
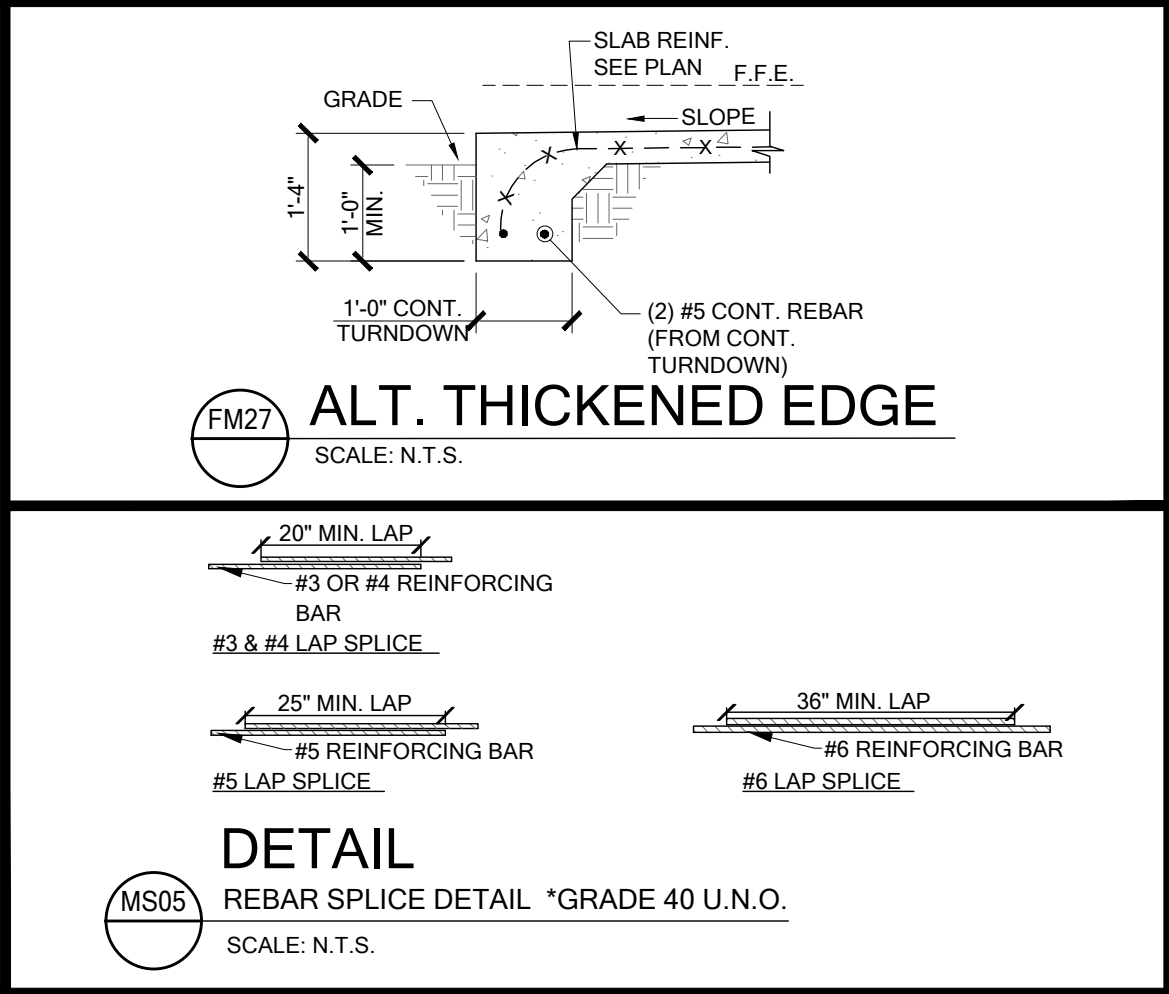
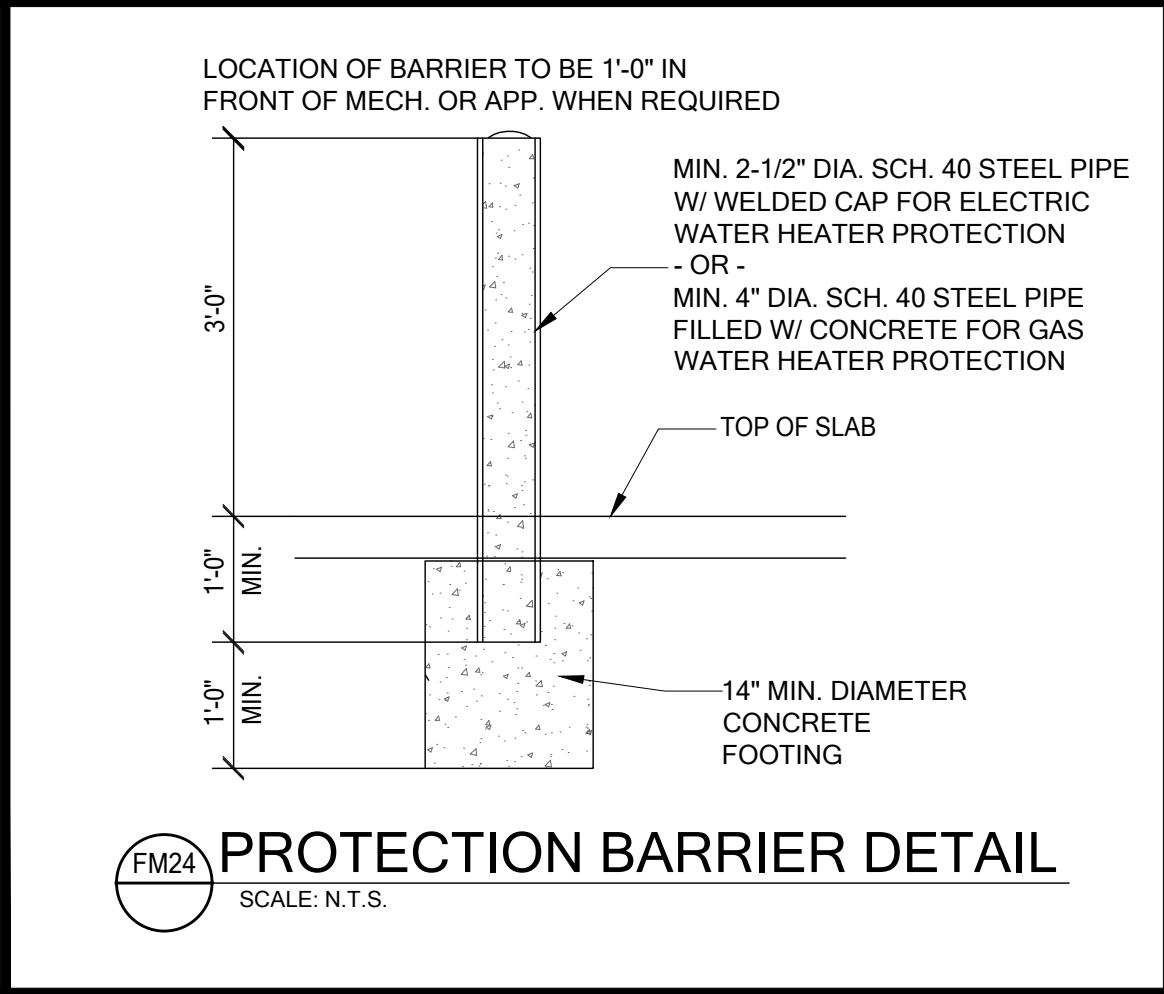
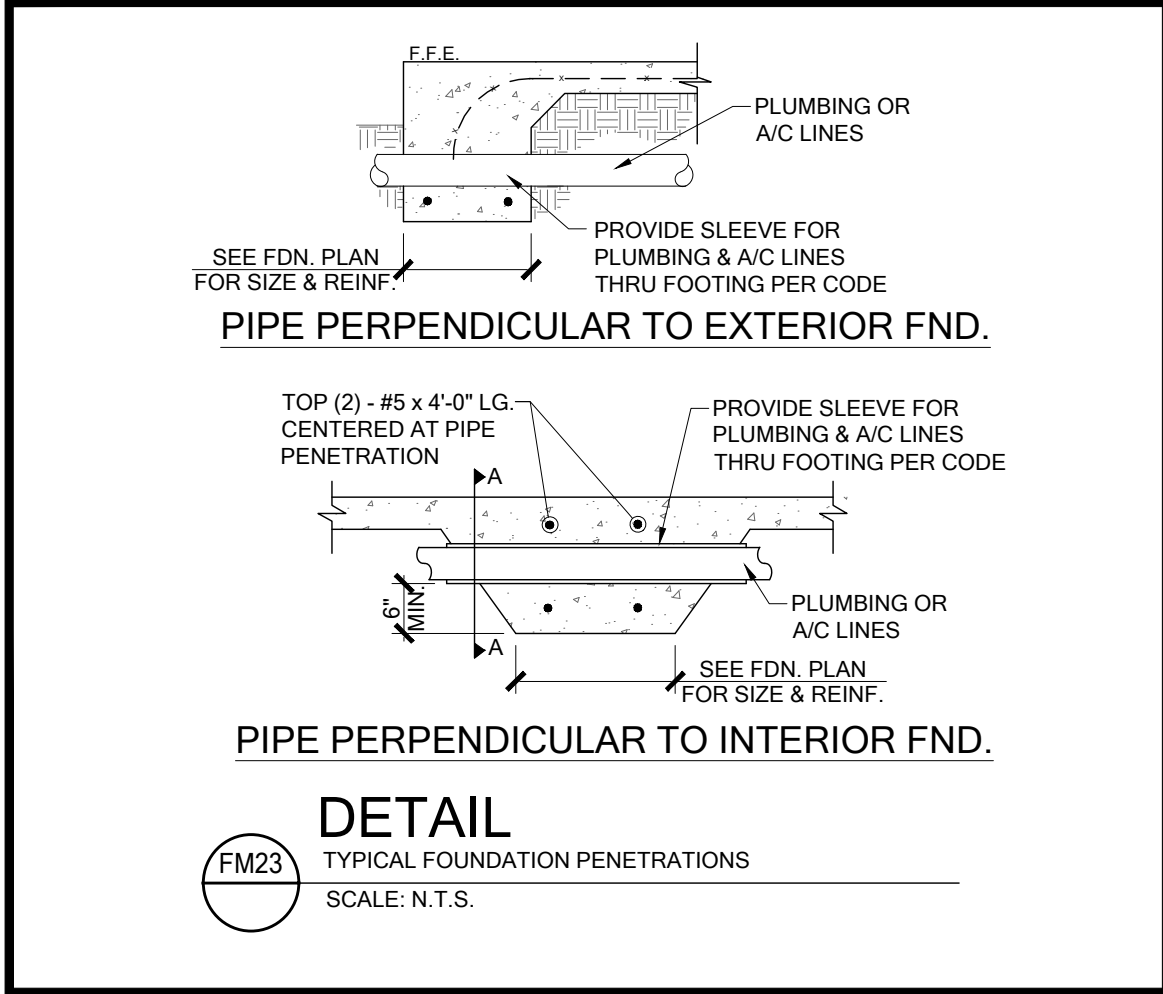
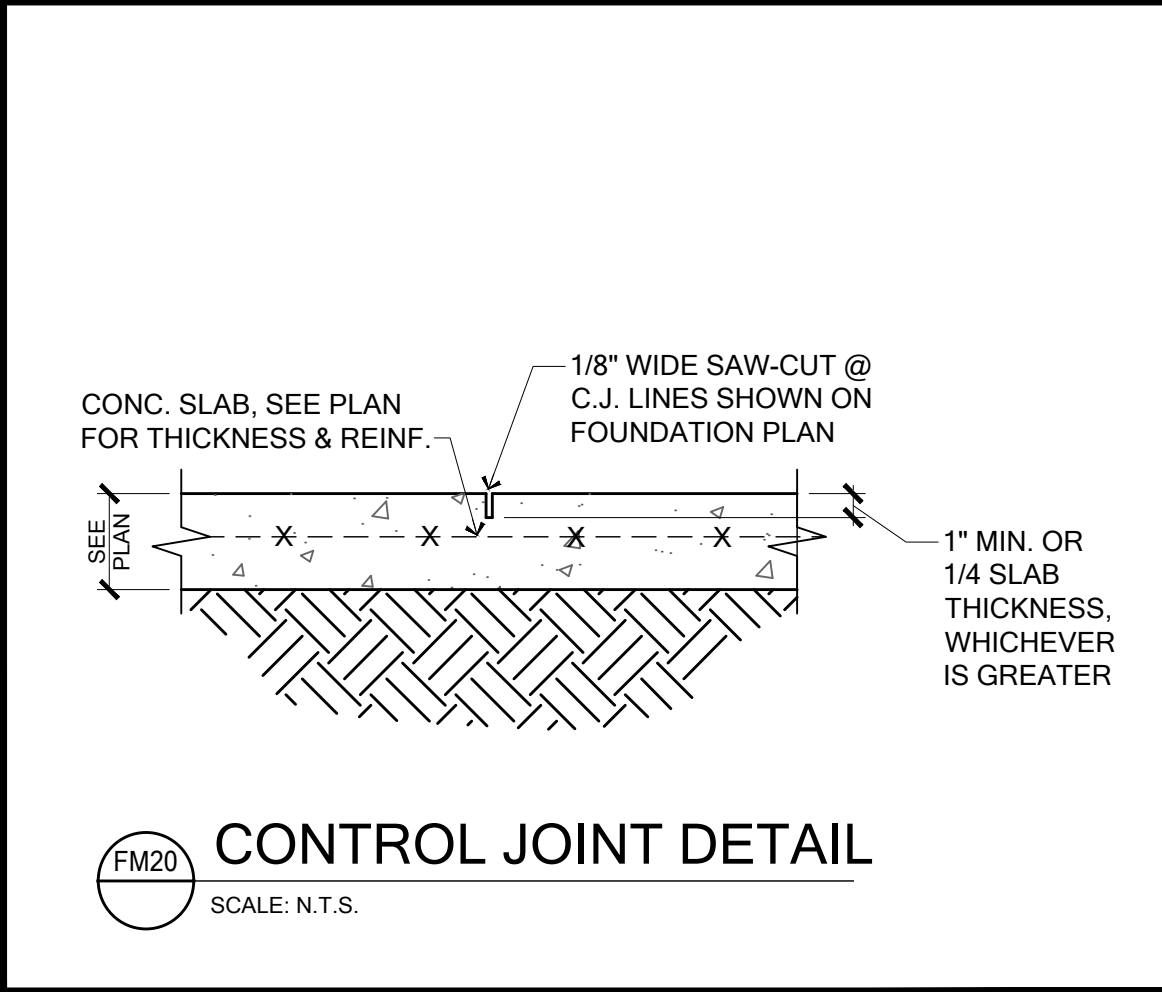
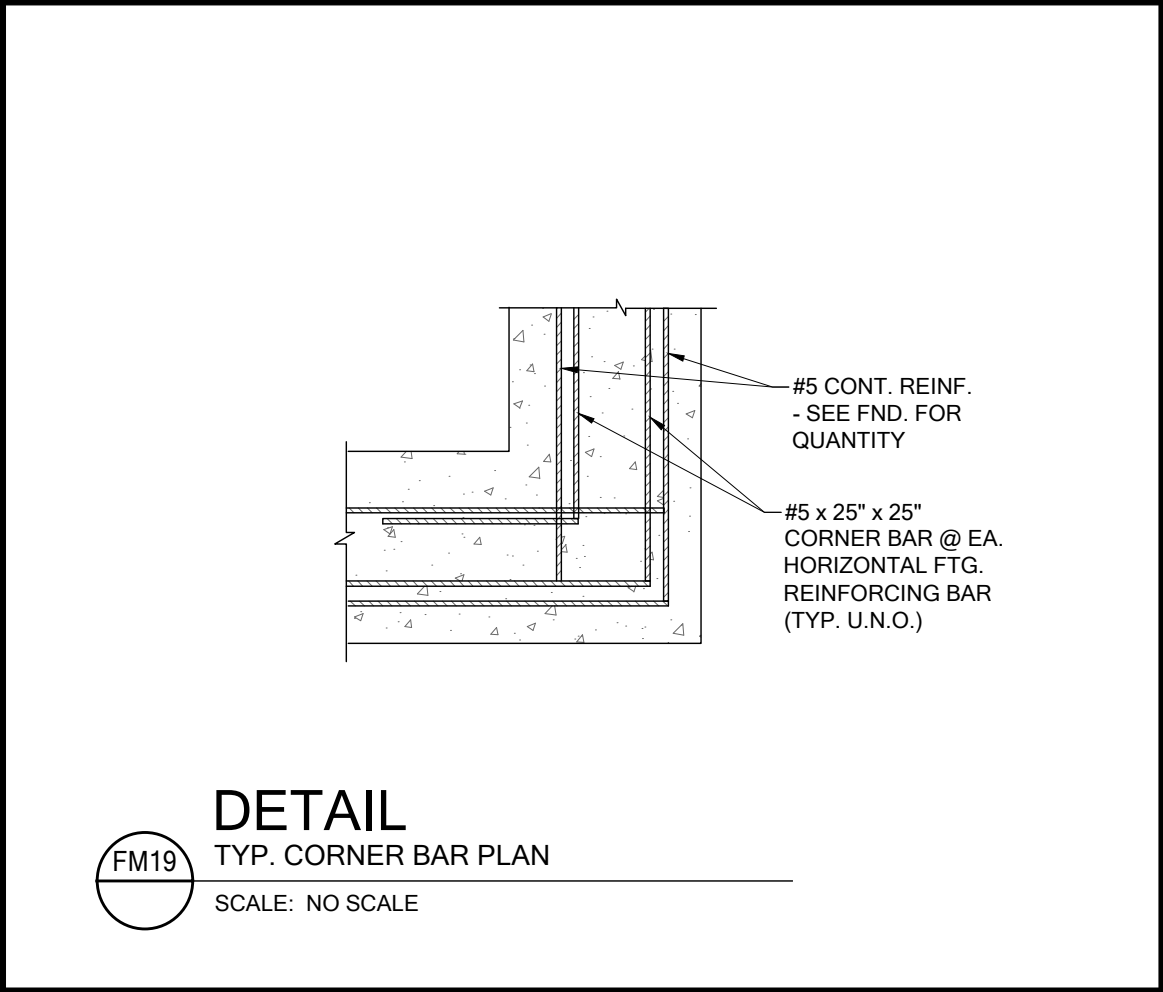
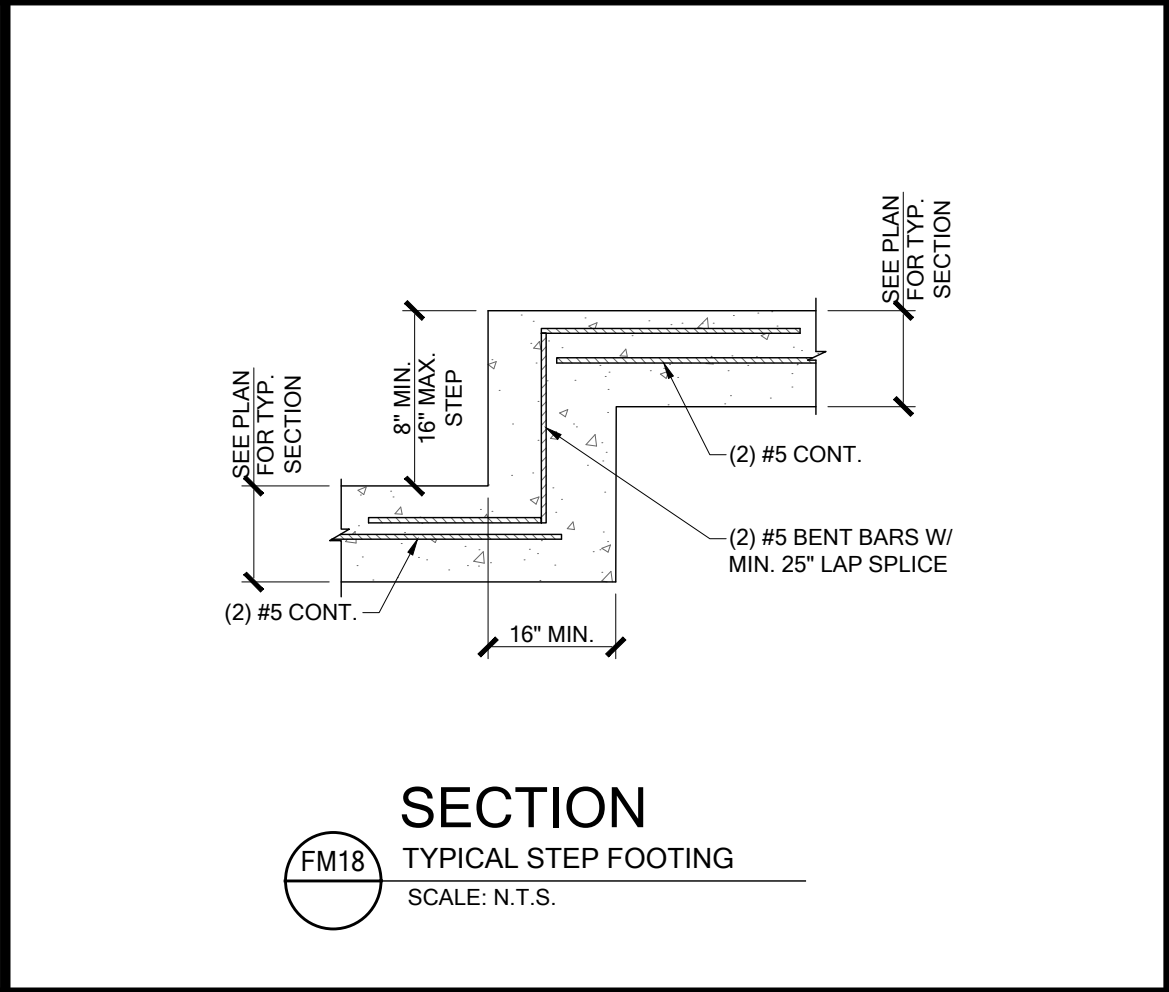
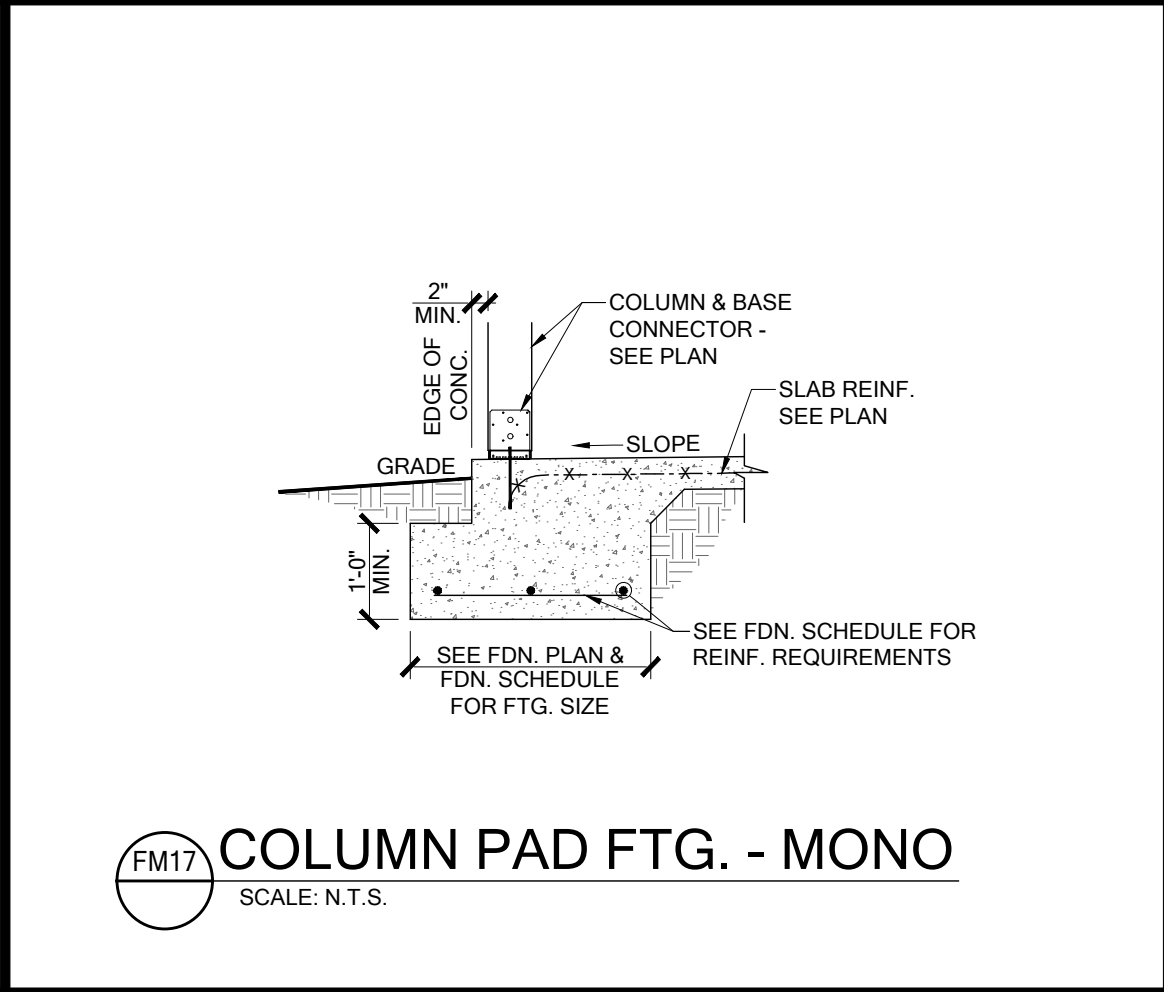
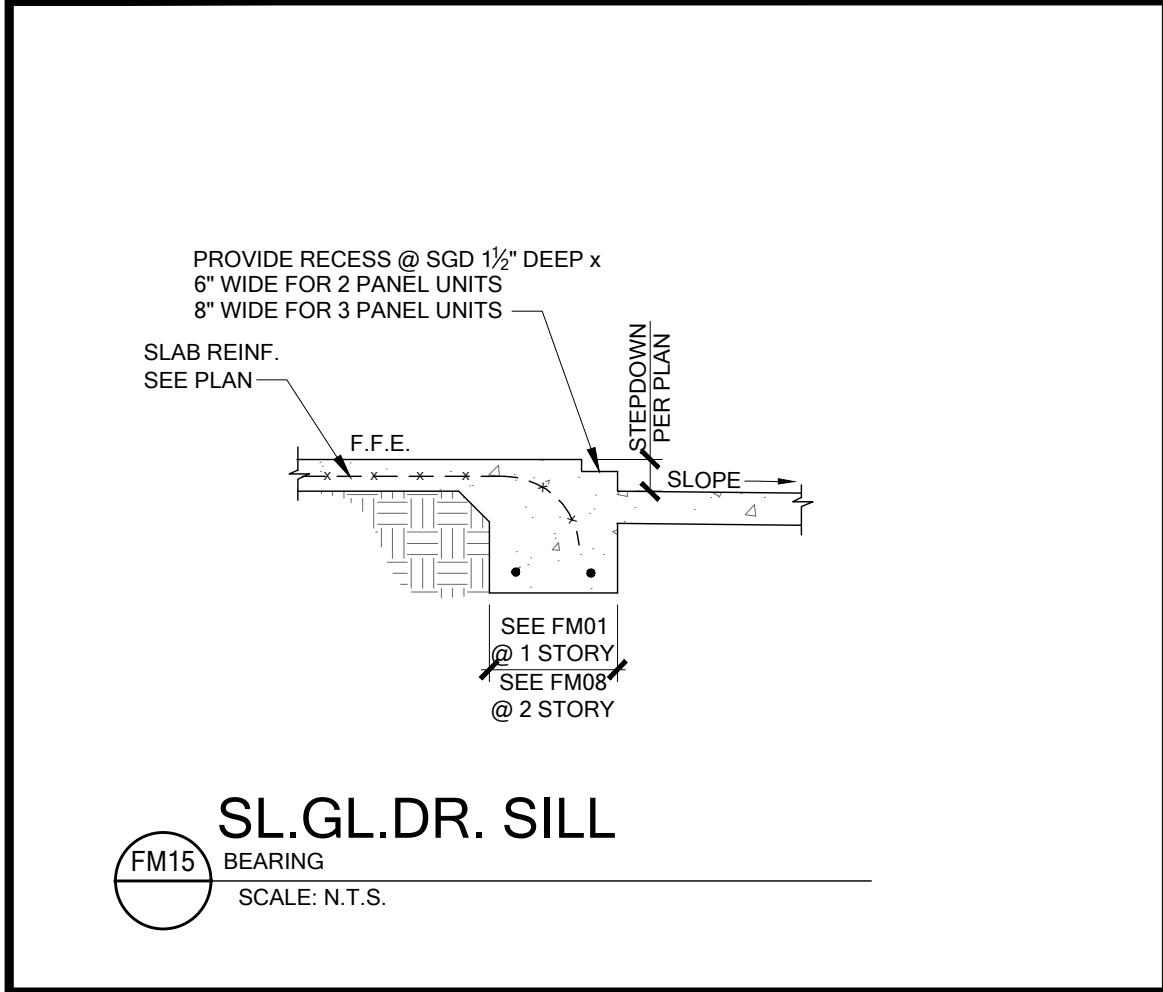
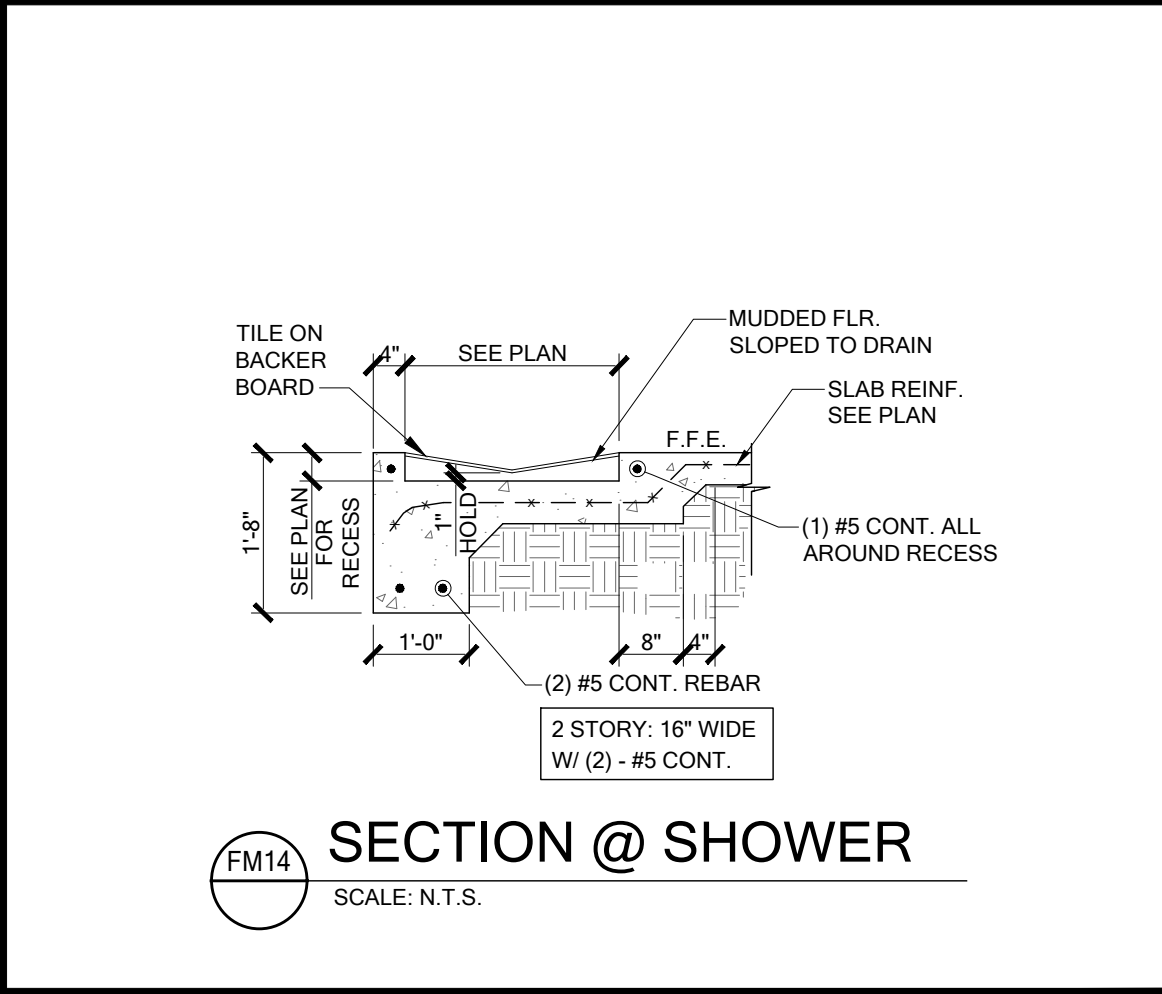
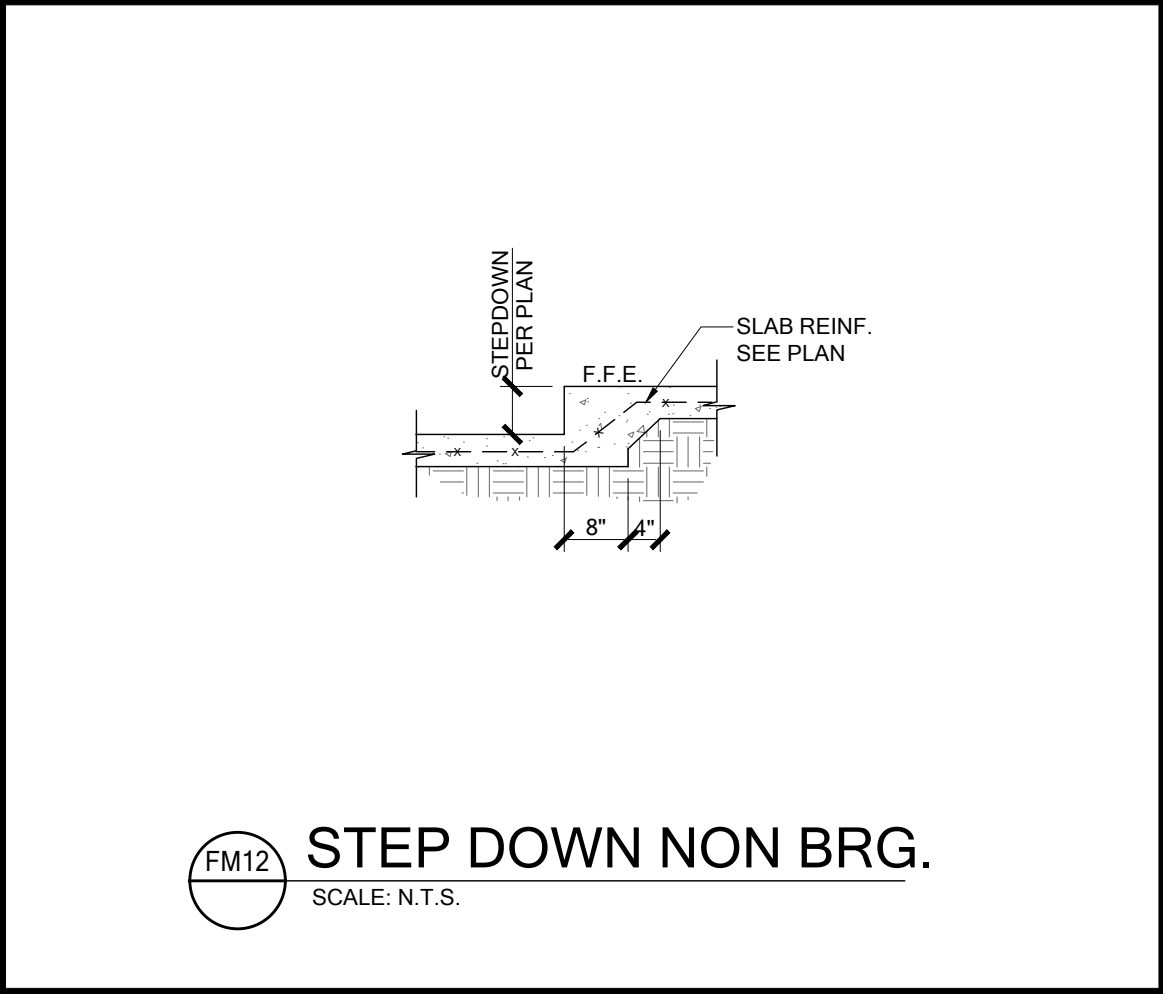
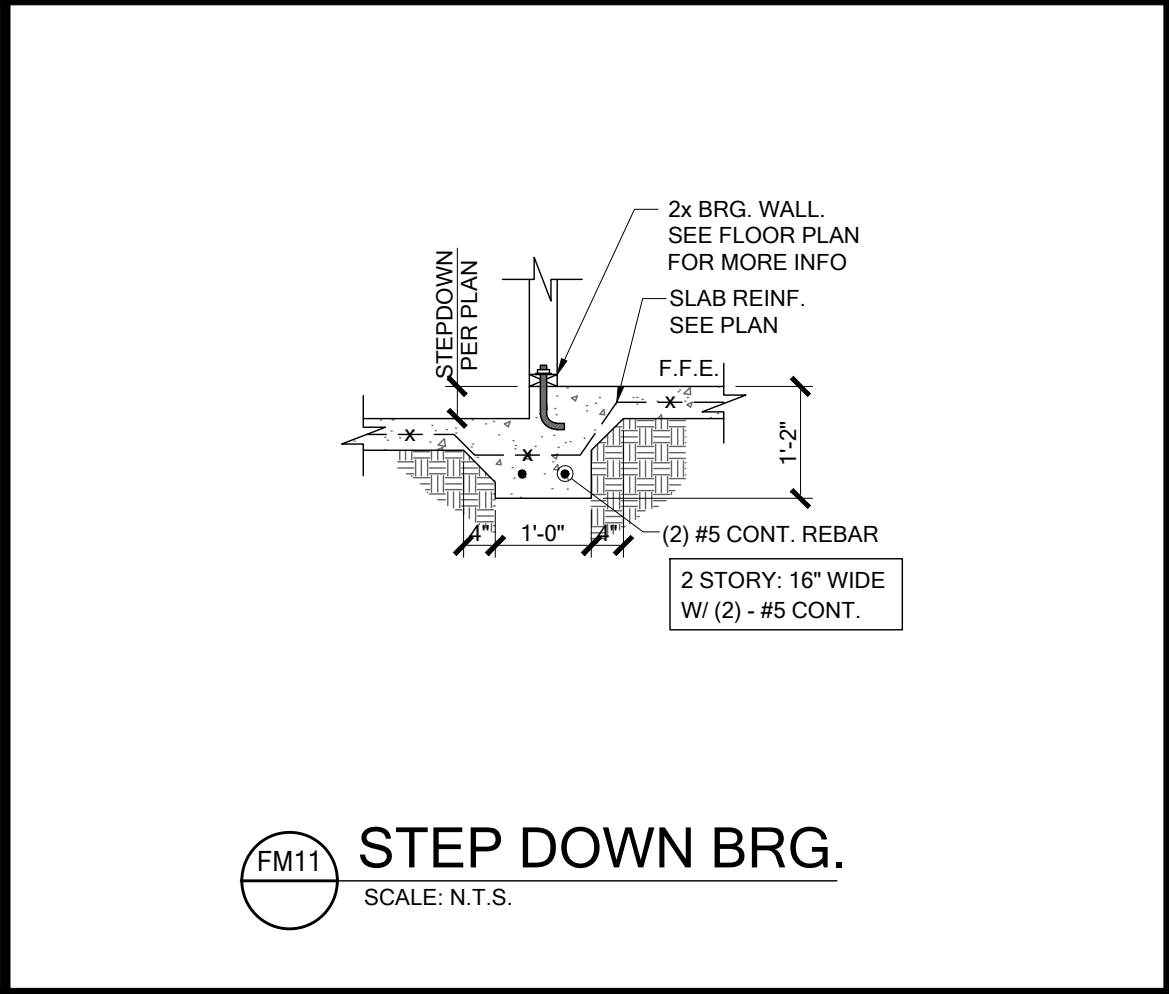
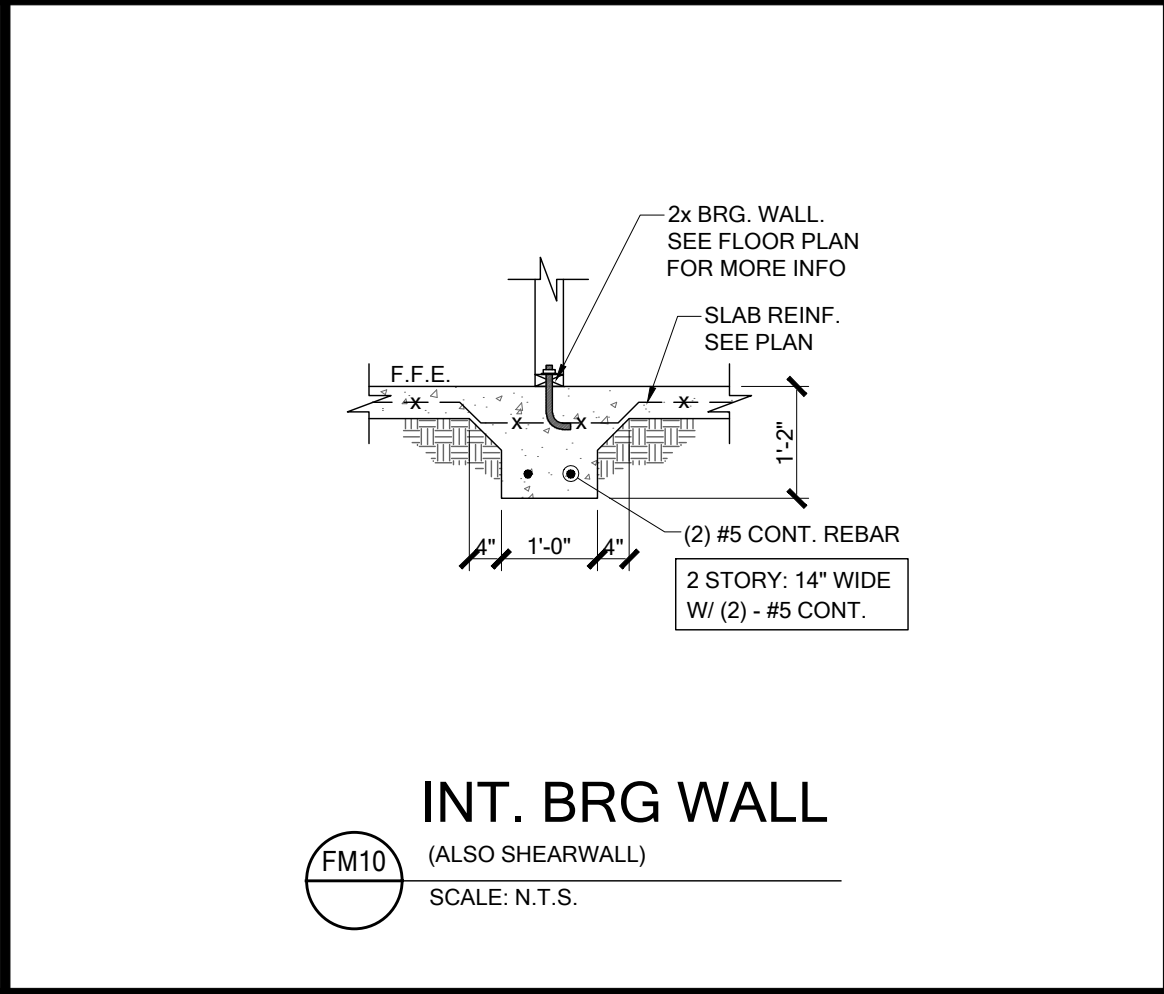
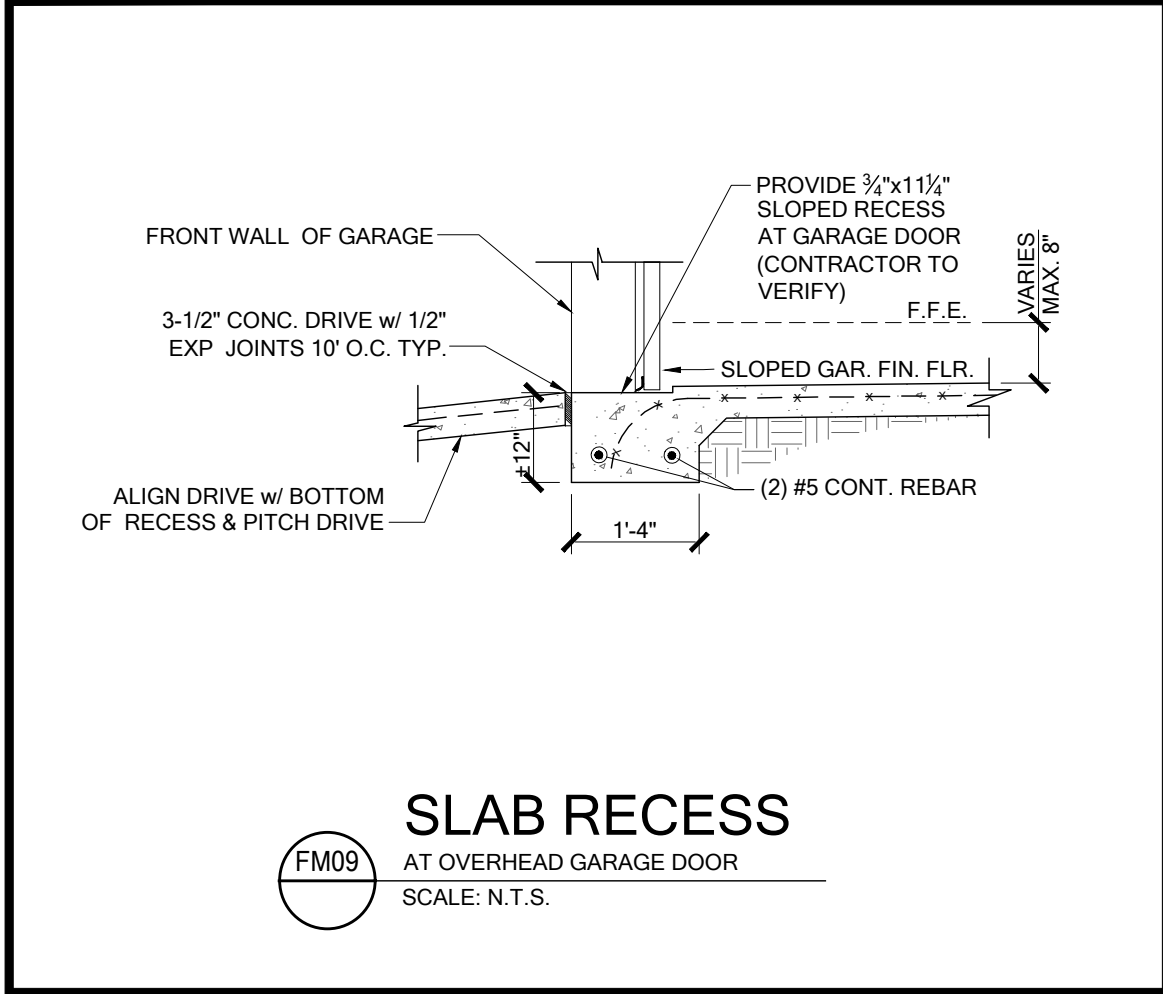
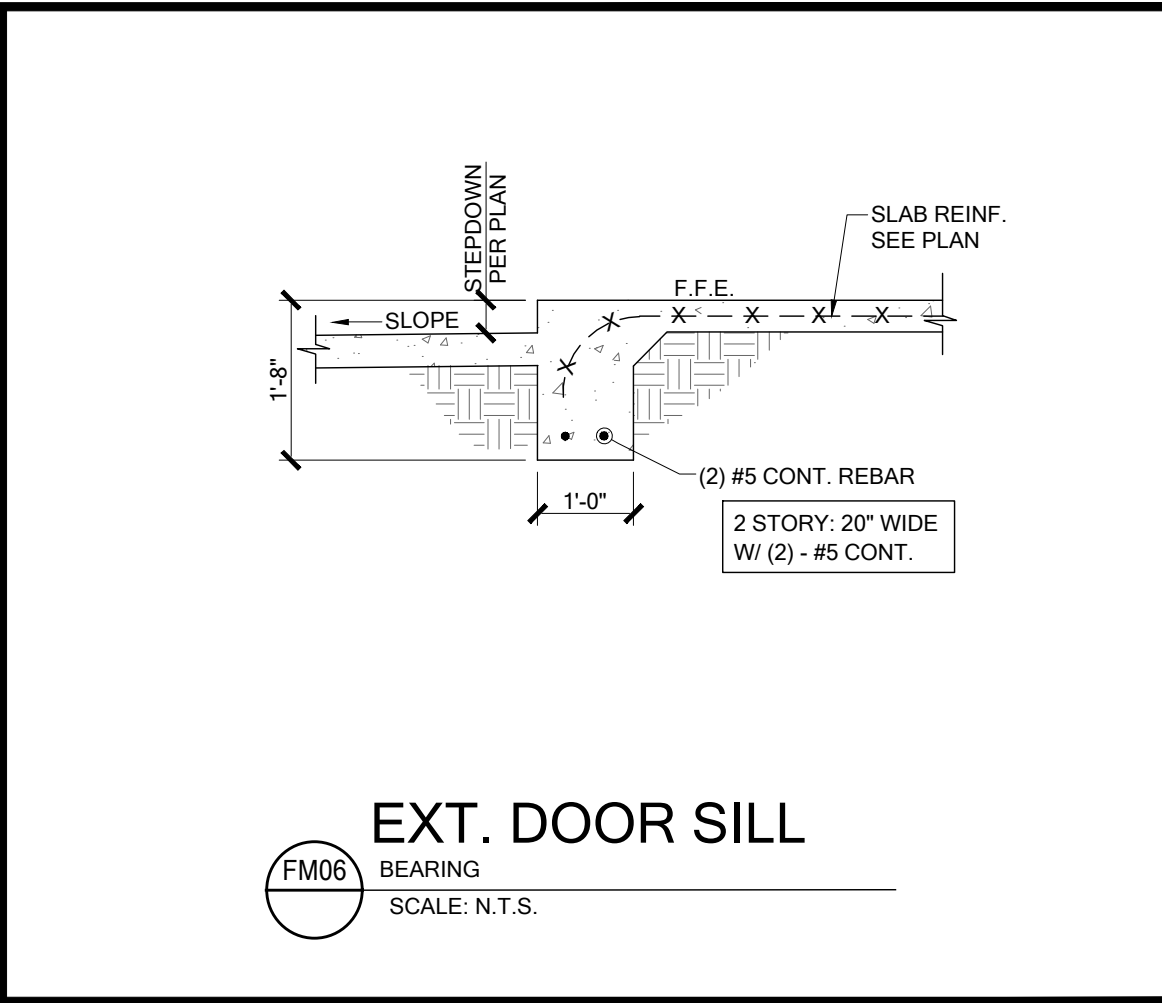
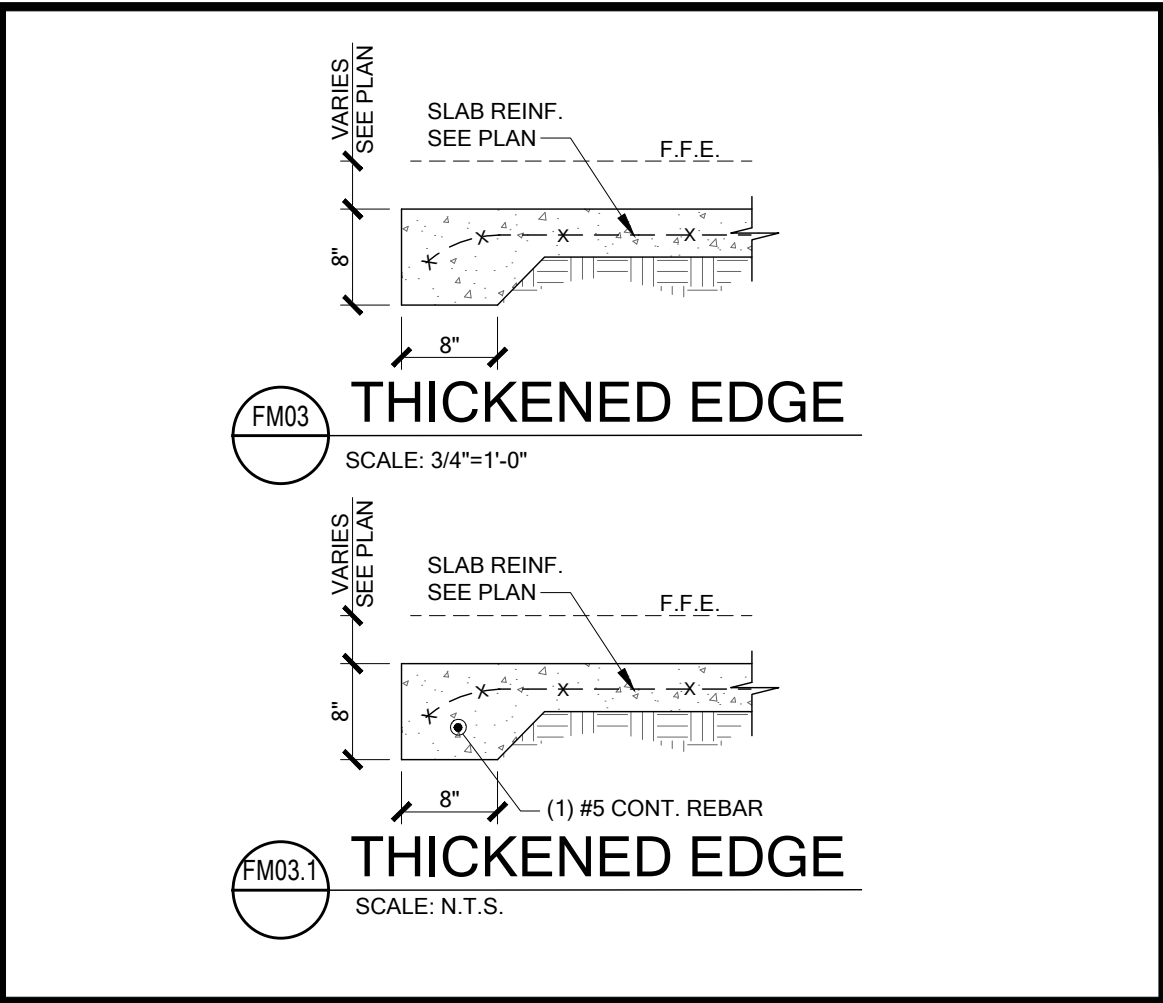
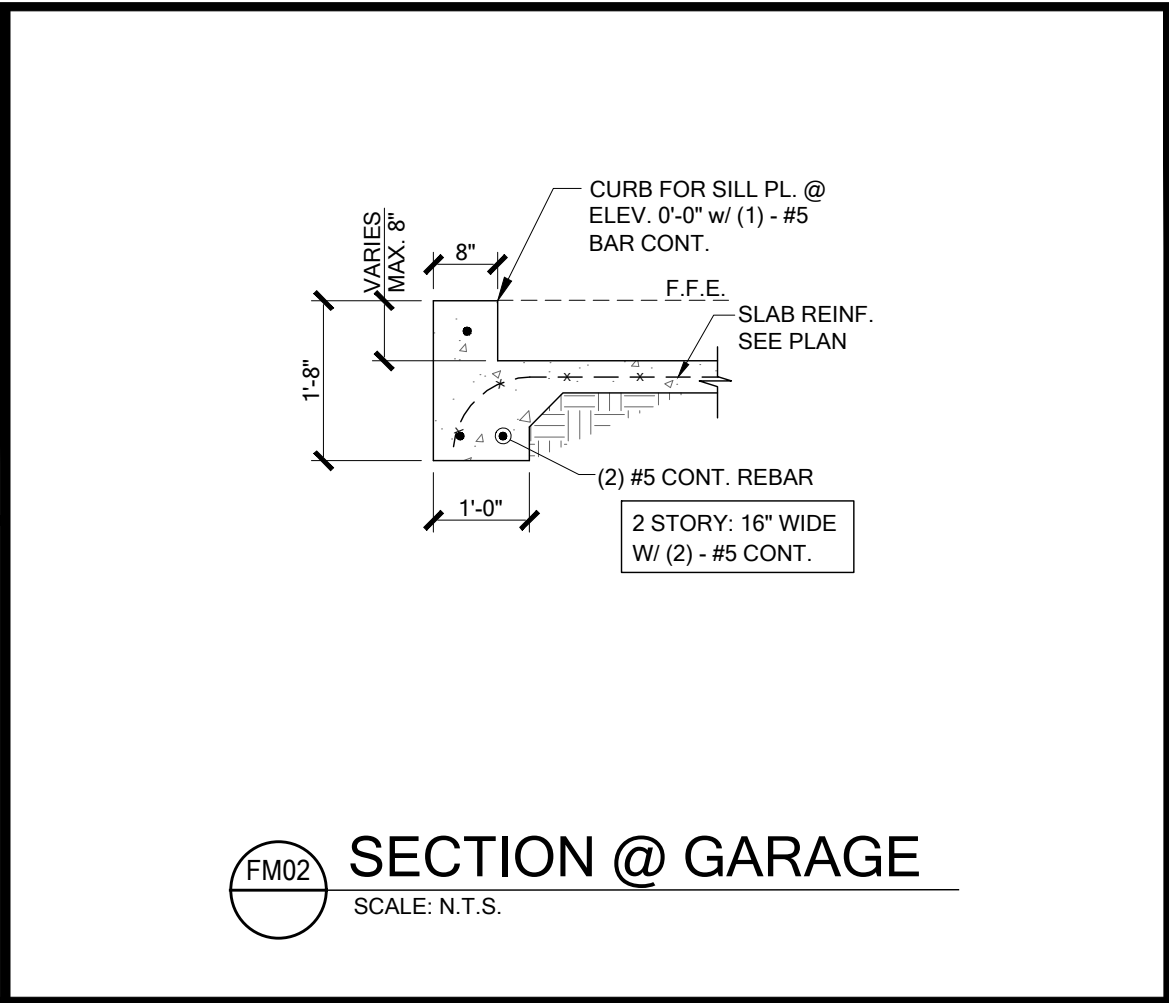
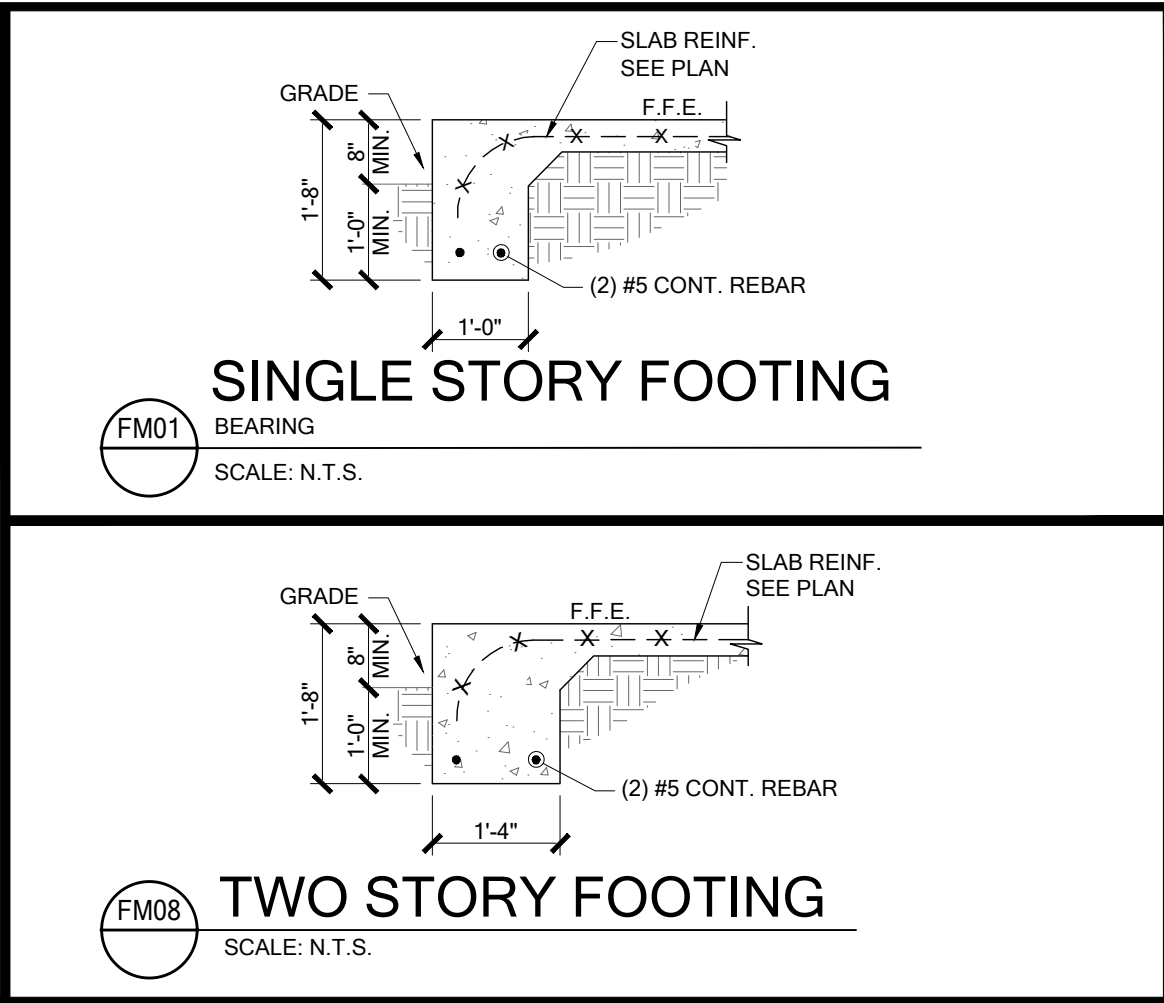
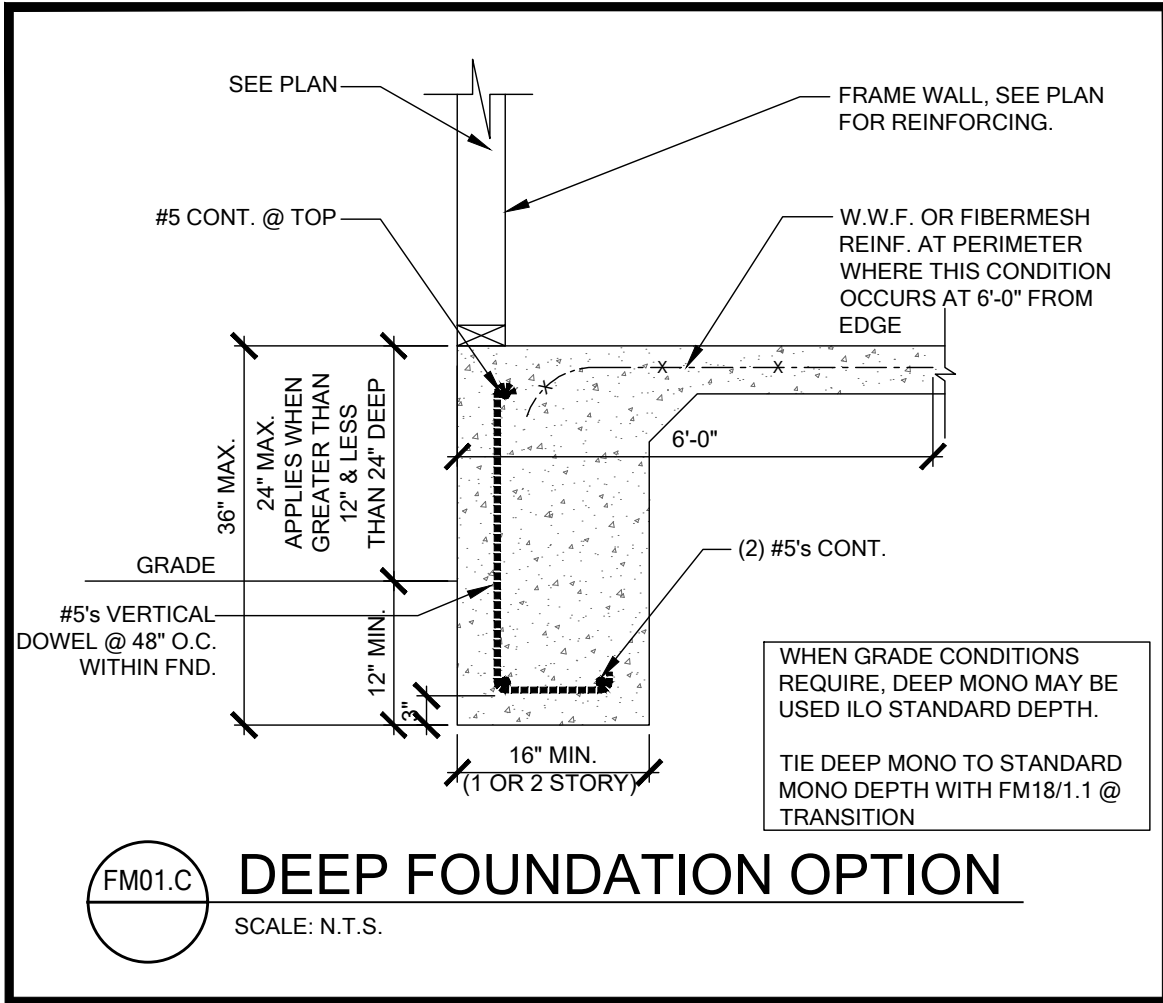
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MARONDA Homes
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Sanford, FL 32771
(407) 302-9871

Community: Forest Cove	Garage Side: Left
Plan Name: Willow	Elev - J
Lot: 5	Block:
Address: TBD SW Cadence Glen Lake City, FL 32024	
Job No. 9FC00501	ESSENTIALS SERIES
Reference No. 25-01552	

1.0
FOUNDATION



FOR COUNTY USE ONLY

02/13/2025

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

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Sanford, FL 32771

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Community: Forest Cove

Plan Name: Willow

Garage Side: Left

Elev - J

Lot: 5

Block: TBD SW Cadence Glen

Address: Lake City, FL 32024

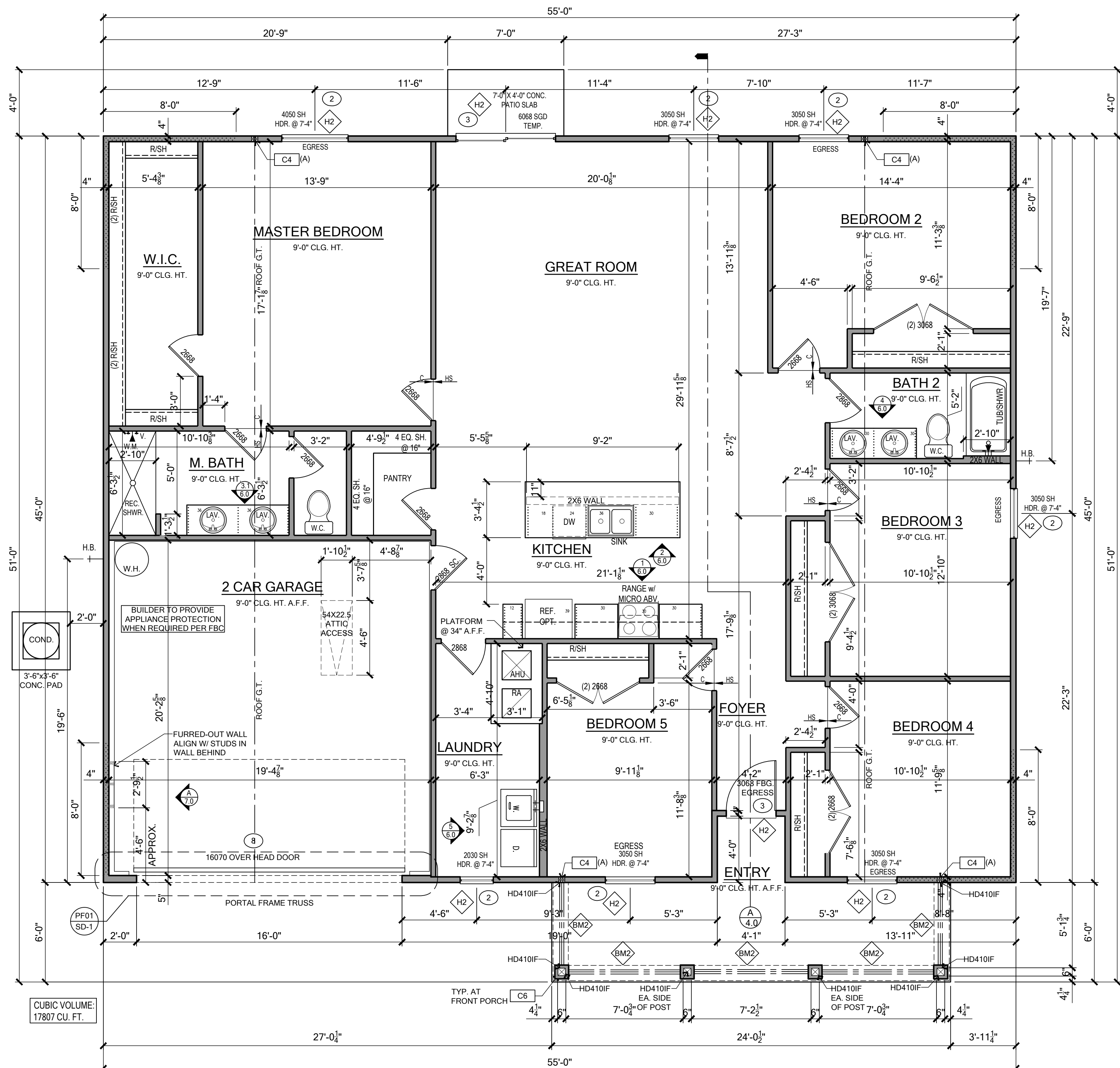
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FND. DTLS.

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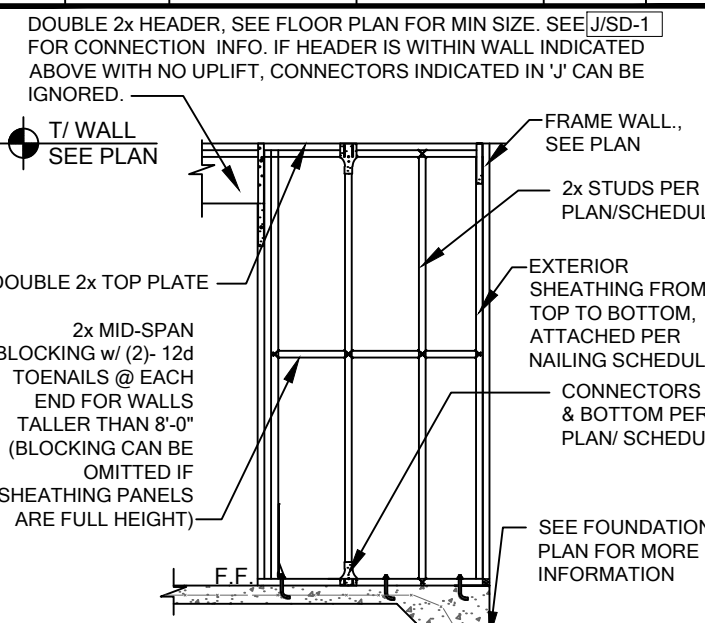
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BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM	SEE FRAMING PLAN FOR BEAM SIZE	SEE FRAMING PLAN FOR BEAM CONNECTION

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

BEARING WOOD WALL SCHEDULE				
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. [Lb]
BW1	---	---	---	---
BW2	---	---	---	---
BW3	---	---	---	---
BW4	16"	(2) 16d TOENAILS	SYP	NO UPLIFT
BW5	16"	(1) FRAMEFAST PMF006 SCREW	SYP	498
BW6	16"	(2) FRAMEFAST PMF006 SCREWS	SYP	998
BW7	---	---	---	---
BW8	---	---	---	---
BW9	---	---	---	---
BW10	12"	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	(1) FRAMEFAST PMF006 SCREW	SYP	665
BW12	12"	(2) FRAMEFAST PMF006 SCREWS	SYP	1338



DOOR SCHEDULE	
DOOR TYPE	SIZE
2-X-6-8	25 1/2" X 82"
2-X-6-8	25 1/2" X 98"
2-X-6-8	29 1/2" X 82"
2-X-6-8	29 1/2" X 98"
2-X-6-8	31 1/2" X 82"
2-X-6-8	31 1/2" X 98"
2-X-6-8	37 1/2" X 82"
2-X-6-8	37 1/2" X 98"
2-X-6-8	51 1/8" X 82"
2-X-6-8	51 1/8" X 98"
2-X-6-8	64 1/2" X 82"
2-X-6-8	64 1/2" X 98"
2-X-6-8	75" X 82"
2-X-6-8	75" X 98"
2-X-6-8	141 1/8" X 96"
2-X-6-8	141 1/8" X 96"
2-X-6-8	192" X 84"

GENERAL BEARING WALL NOTES	
1. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.	
2. ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.	
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.	
4. CONTACT E.O.R. IF SP4S, SP6S OR SP8S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.	
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)	
6. ALL 2x EXTERIOR WALLS w/ EXTERIOR SHEATHING ATTACHED PER WALLING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.	
7. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH 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	HTT45 w/ 5/8" ATR & (18) 16d X 2-1/2" NAILS AT EACH BASE W/ (2) LSTA24	4215
C5	4 x 4 P.T.#2 SYP	PAU44 w/ 5/8" ATR & (12) 16d NAILS	2470
C6	4 x 4 P.T.#2 SYP	PAU44 w/ 5/8" ATR & (12) 16d NAILS	3660
C7	4 x 4 P.T.#2 SYP	HTT45 w/ 5/8" ATR & (18) 16d NAILS	4215
C11	5.25"x5.25" P.L. 1.8E	UPH88 w/ 7/8" ATR & (24) 1/4"x2-1/2" W33 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. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION			

140 MPH OPENING PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	(7) + 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(8) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	

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

HEADER SCHEDULE			
MARK	HEADER SIZE	REMARKS	
H1	(2) - 2X6 #2 SYP	SEE NOTE #5	
H2	(2) - 2X8 #2 SYP	SEE NOTE #5	
H3	(2) - 2X10 #2 SYP	SEE NOTE #5	
H4	(2) - 2X12 #2 SYP	SEE NOTE #5	
H5	3 1/2" X 7 1/4" GLULAM	(1.6E/Fb=1,500 PSf)	

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS			
OPENING SIZE	JACKS EA. END	KINGS EA. END	JACKS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)
3'-0" BUT < 9'-0"	(2)	(3)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)

WALL TYPES LEGEND			
FRAMING			
Standard 2x4 Framing			
Standard 2x6 Framing			
(2) 2x4 #2 SYP Studs @ 16" O.C., 8'-0" From Corner, U.N.O.			
Interior Bearing Wall			
Frame Wall Located Below 48" A.F.F. w/ Cap			
Insulated Interior Partition			
Stone Veneer			
Brick Veneer			

WINDOW SCHEDULE			
WINDOW TYPES	SIZE	ROUGH OPNG	U-VALUE w/o Grid
2020 SH	23 1/2" X 23 1/2"	24" X 24"	0.33
2024 SH	23 1/2" X 27 1/2"	24" X 28"	0.33
2030 SH	23 1/2" X 35 1/2"	24" X 36"	0.33
2040 SH	23 1/2" X 47 1/2"	24" X 48"	0.33
2050 SH	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33
3030 SH	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33
3040 SH	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33
3050 SH	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33
3060 SH	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33
3080 SH	39 1/2" X 59 3/4"	40" X 60 1/4"	0.33
4030 SH	47 1/2" X 35 1/2"	48" X 36"	0.33
4050 SH	47 1/2" X 59 3/4"	48" X 60 1/4"	0.33
2020 PV	23 1/2" X 23 1/2"	24" X 24"	0.33
3010 PV	35 3/4" X 11 1/2"	36 1/4" X 12"	0.33
3015 PV	35 3/4" X 13 1/2"	36 1/4" X 14"	0.33
3017 PV	35 3/4" X 15 1/2"	36 1/4" X 16"	0.33
3050 PV	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33
3060 PV	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33
3070 PV	35 1/2" X 83 1/2"	36" X 84"	0.33
4010 PV	47 1/2" X 11 1/2"	48" X 12"	0.33
4020 PV	47 1/2" X 23 1/2"	48" X 24"	0.33
4040 PV	47 1/2" X 47 1/2"	48" X 48"	0.33
4044 PV	47 1/2" X 51 1/2"	48" X 52"	0.33
30-1/2 ROUND	35 3/4" X 17 7/8"	36 1/4" X 18 3/8"	0.33
01-2030 SH	59 1/8" X 35 1/2"	59 1/8" X 36"	0.33
01-3030 SH	71 5/8" X 35 1/2"	72 1/8" X 36"	0.33
01-3040 SH	71 5/8" X 47 1/2"	72 1/8" X 48"	0.33
01-3050 SH	71 5/8" X 59 3/4"	72 1/8" X 60 1/4"	0.33
01-3060 SH	71 5/8" X 71 1/2"	72 1/8" X 72"	0.33
01-4030 SH	83 5/8" X 59 3/4"	83 5/8" X 60 1/4"	0.33
01-5030 SH	95 1/8" X 59 3/4"	95 1/8" X 60 1/4"	0.33

DOOR SCHEDULE			
DOOR TYPE	SIZE	FRAME OPNG	FRAME OPNG
2-X-6-8	25 1/2" X 82"	25" X 83 3/4"	26" X 82 1/2"
2-X-6-8	25 1/2" X 98"	29" X 99 3/4"	26" X 98 1/2"
2-X-6-8	29 1/2" X 82"	33" X 83 3/4"	30" X 82 1/2"
2-X-6-8	29 1/2" X 98"	33" X 99 3/4"	30" X 98 1/2"
2-X-6-8	31 1/2" X 82"	35" X 83 3/4"	32" X 82 1/2"
2-X-6-8	31 1/2" X 98"	35" X 99 3/4"	32" X 98 1/2"
2-X-6-8	37 1/2" X 82"	41" X 83 3/4"	38" X 82 1/2"
2-X-6-8	37 1/2" X 98"	41" X 99 3/4"	38" X 98 1/2"
2-X-6-8	51 1/8" X 82"	51 1/8" X 83 3/4"	51 1/2" X 82 1/2"
2-X-6-8	51 1/8" X 98"	51 1/8" X 99 3/4"	51 1/2" X 98 1/2"
2-X-6-8	64 1/2" X 82"	68" X 83 3/4"	65" X 82 1/2"
2-X-6-8	64 1/2" X 98"	68" X 99 3/4"	65" X 98 1/2"
3068 DBL. FR. DRS.	75" X 82"	76 1/4" X 83 3/4"	74 3/4" X 82 1/2"
3080 DBL. FR. DRS.	75" X 98"	76 1/4" X 99 3/4"	74 3/4" X 98 1/2"
12080 SGD	141 1/8" X 96"	144 5/8" X 97 3/4"	141 5/8" X 96 1/2"
80" X 70" OHD	96" X 84"	96" X 84"	96" X 84"
16' 0" X 7' 0" OHD	192" X 84"	192" X 84"	192" X 84"

BEARING WALL DETAIL			
DOUBLE 2x TOP PLATE			
2x MID-SPAN BLOCKING w/ (2) 12d TOENAILS AT EACH END FOR WALLS TALLER THAN 8'-0" (BLOCKING CAN BE OMITTED IF SHEATHING PANELS ARE FULL HEIGHT)			
FRAME WALL, SEE PLAN			
2x STUDS PER PLANSCHEDULE			
EXTERIOR SHEATHING FROM TOP TO BOTTOM, ATTACHED PER NAILING SCHEDULE			
CONNECTORS AT TOP & BOTTOM PER PLAN SCHEDULE			
SEE FOUNDATION PLAN FOR MORE INFORMATION			
SW = SEE SW04/SD-1 FOR SW INFO.			

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. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION			

140 MPH OPENING PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	(7) + 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(8) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	

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

HEADER SCHEDULE			
MARK	HEADER SIZE	REMARKS	
H1	(2) - 2X6 #2 SYP	SEE NOTE #5	
H2	(2) - 2X8 #2 SYP	SEE NOTE #5	
H3	(2) - 2X10 #2 SYP	SEE NOTE #5	
H4	(2) - 2X12 #2 SYP	SEE NOTE #5	
H5	3 1/2" X 7 1/4" GLULAM	(1.6E/Fb=1,500 PSf)	

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS			
OPENING SIZE	JACKS EA. END	KINGS EA. END	JACKS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)
3'-0" BUT < 9'-0"	(2)	(3)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)

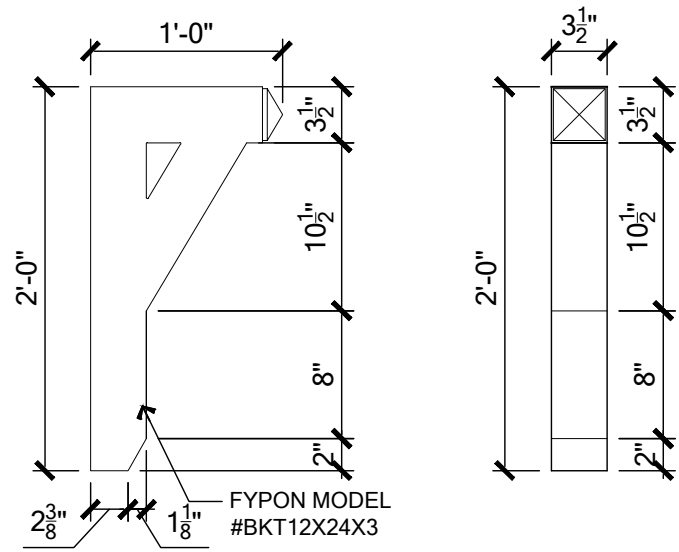
140 MPH OPENING PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	(7) + 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(8) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	

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. SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION			

140 MPH OPENING PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF	(6) + 18.9 PSF / - 23.9 PSF	
SOFFITS (END ZONE)	(7) + 21.2 PSF / - 22.0 PSF		
GARAGE DOORS	(8) 8070: + 18.5 PSF / - 20.9 PSF	(8) 16070: + 17.7 PSF / - 19.7 PSF	

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.			
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4. ALL HOLDOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT.			
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140 MPH OPENING PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	INTERIOR WALL ZONE (4) (MORE THAN 4-FT. FROM BLDG. CORNER)	EXTERIOR WALL ZONE (5) (4-FT. OR CLOSER TO BLDG. CORNER)	
0 - 19.99	(1) + 21.2 PSF / - 22.9 PSF	(2) + 21.2 PSF / - 28.3 PSF	
20 - 49.99	(3) + 20.2 PSF / - 22.0 PSF	(4) + 20.2 PSF / - 26.4 PSF	
50 - 99.99	(5) + 18.9 PSF / - 20.7 PSF		

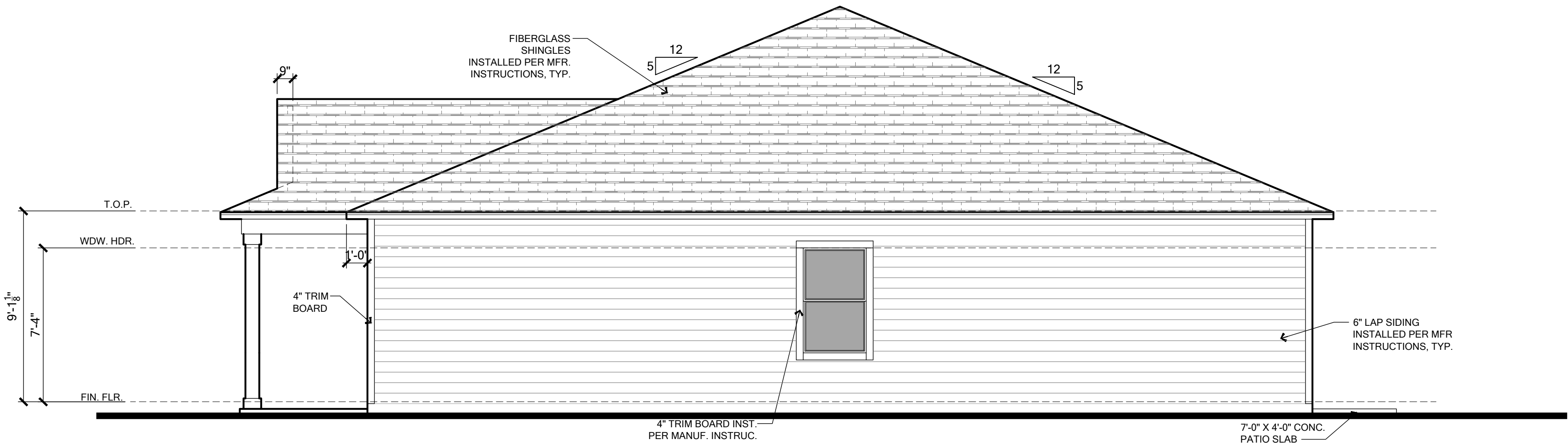


BRACKET DETAIL
SCALE: N.T.S.



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

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

Banding/Stucco General Notes

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

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

R703.7.1 Lath

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

Lathing Accessories

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

R703.7.2 Plaster

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

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

R703.7.3 Water-Resistive Barriers

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

R703.2 Water-Resistive Barrier

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

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

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

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2568 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.4 Flashing

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

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

Approved flashings shall be installed at the following locations.

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

R703.12 Adhered Masonry Veneer

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

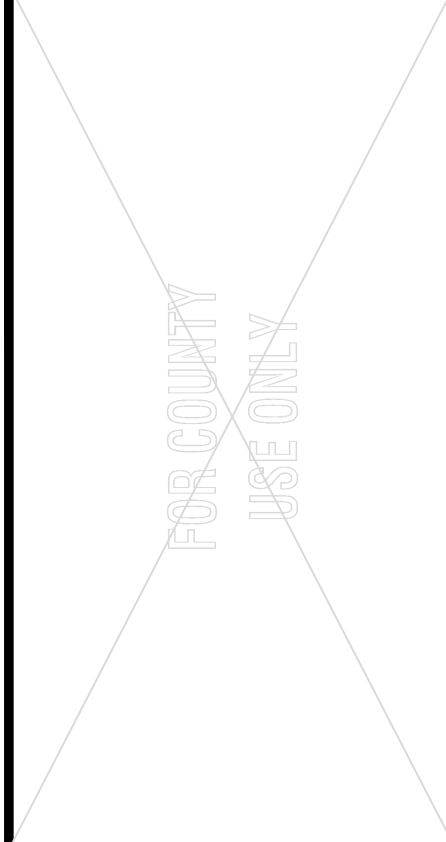
Coastal Flashings: all flashing material for coastal locations (ex. within 3,000 feet of the ocean) shall be corrosion resistant material (ex. zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.

"CALCULATIONS BASED ON THE FOLLOWING VALUES"

- RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
- OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT
- SOFFIT VENTS - 14.9 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	2834	2720.6	182.6	200	1360.3	30.5	680.2

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



To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2022) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.
CA No. 9161 AA26003115



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

100% Employee Owned
myTSGhome.com

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

Community: **Forest Cove**
Plan Name: **Willow**
Garage Side: **Left**
Elev - **J**
Block: **5**
Address: **TBD SW Cadence Glen Lake City, FL 32024**
Reference No: **25-01552**
Sheet:

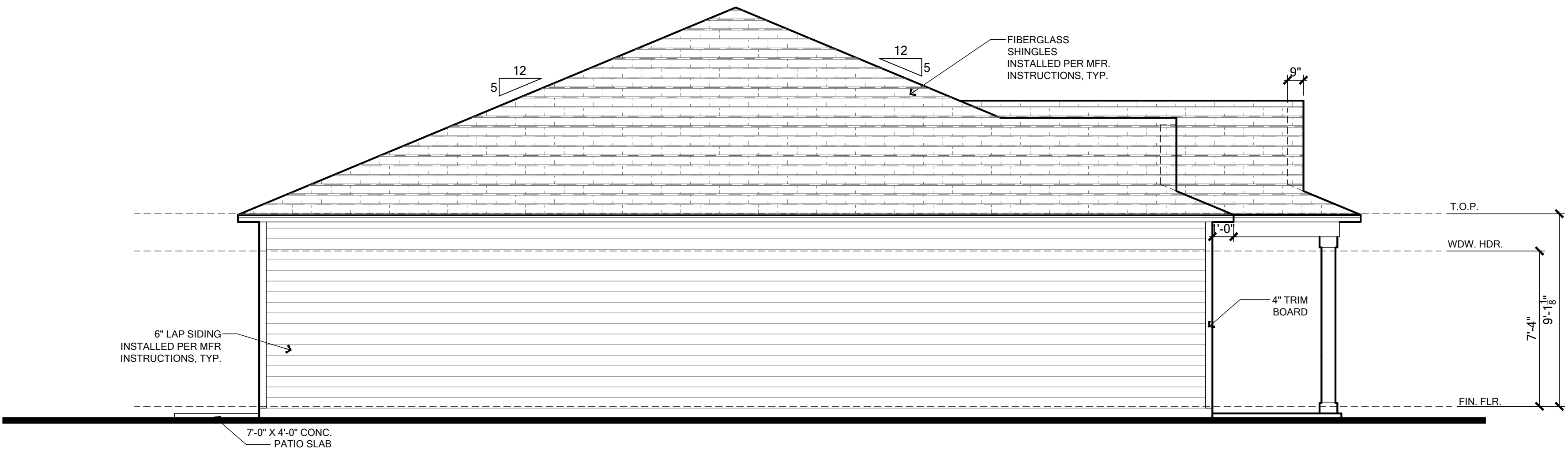
3.0
ELEVATIONS

ESSENTIALS SERIES
9FC00501



REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	ATTIC SPACE	1/150 Rule			1/300 Rule		
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	LF of vented soffit provided	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation to be provided by upper ventilators
FIRST FLOOR PLAN	2834	2720.6	182.6	200	1360.3	30.5	680.2

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

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MARONDA Homes

3999 West First Street

Sanford, FL 32771

(407) 302-9871

Community: Forest Cove

Garage Side: Left

Plan Name: Willow

Elev - J

Lot: 5

Block: TBD SW Cadence Glen

Address: Lake City, FL 32024

Ref No: 25-01552

Sheet:

3.1

ELEVATIONS

02 / 13 / 2025

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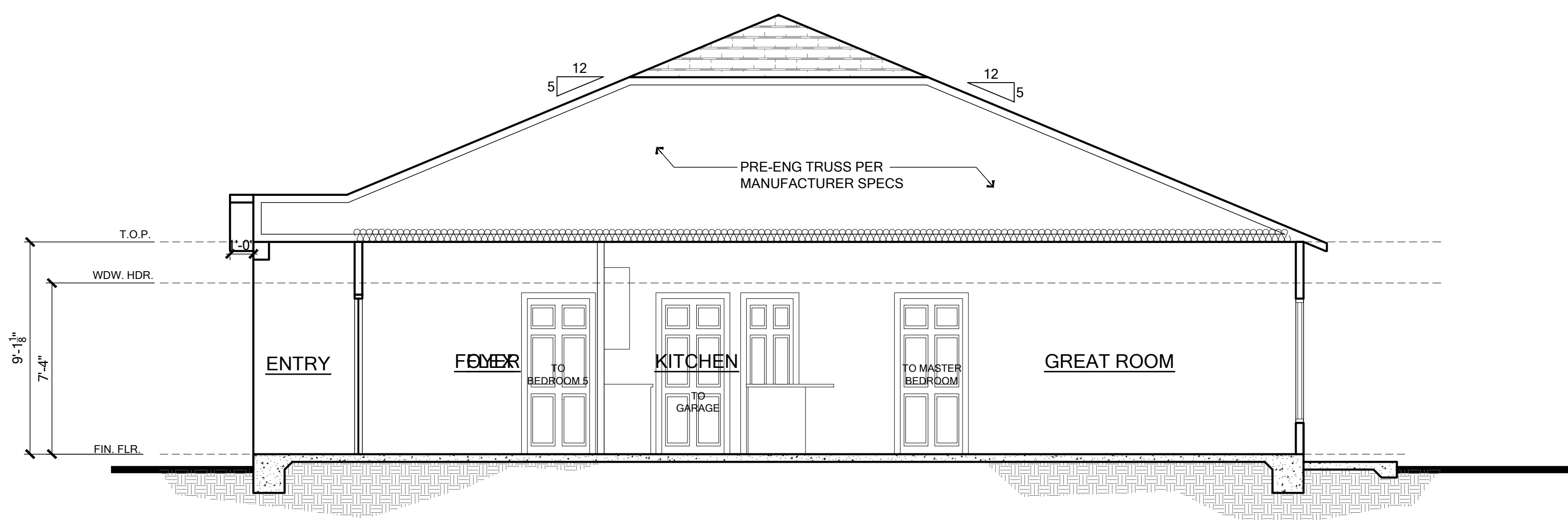
3999 West First Street
Sanford, FL 32771
(407)302-9871

Community:	Forest Cove		
Reference No.	Plan Name:	Elev - J	Garage Style:
	Willow		Left
	Lot: 5 Block: Address: TBD SW Cadence Glen Lake City, FL 32024		
	25-01552 Job No. 9FC00501 ESSENTIAL SERIES		

Reference No.	25-01552
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4.0

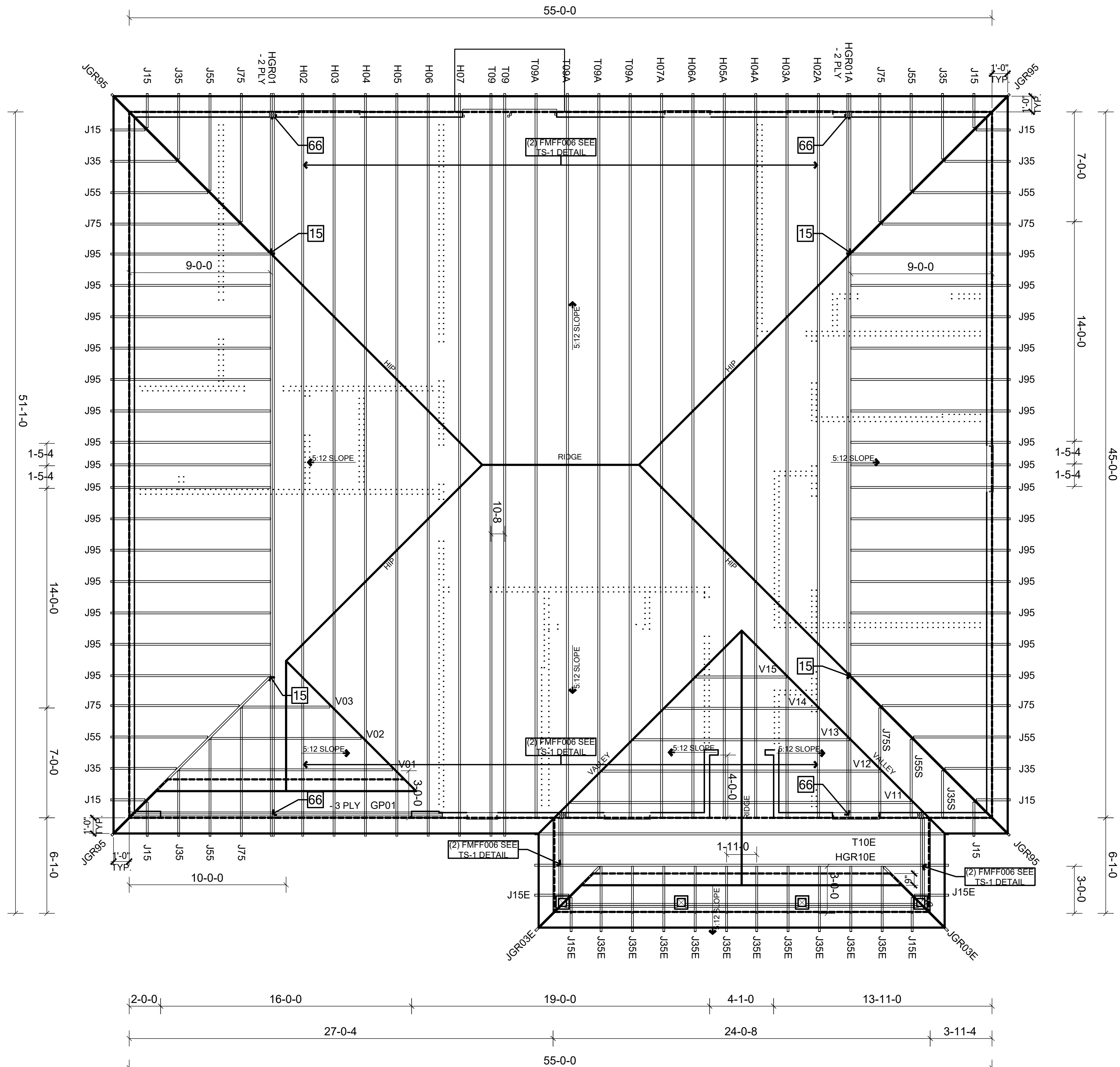
BLDG. SECTION



A
5.0

BUILDING SECTION

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



FRAMING PLAN

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

TYPICAL TRUSS CONNECTION

U.N.O. ON ROOF FRAMING PLAN

- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST
FMFO06 TRUSS SCREW W/ (2) 10d TENAILS

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

FLOOR TRUSS

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

DRAFTSTOPPING DETAIL

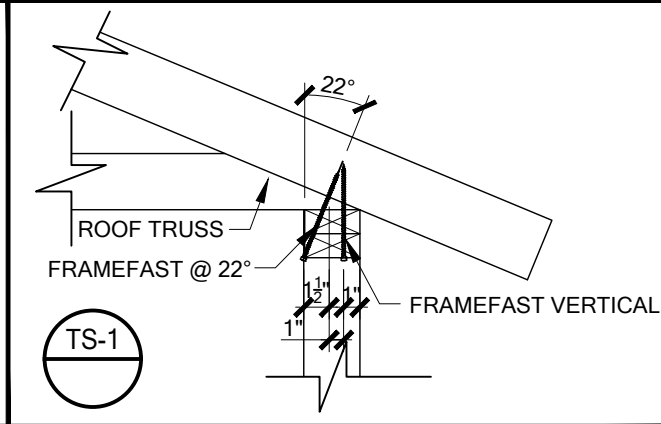
R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE
AND ITS ATTIC BY NOT LESS THAN 12-INCH (12MM) GYPSUM
BOARD APPLIED TO THE GARAGE SIDE OF GARAGE BENEATH ROOMS
SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY
NOT LESS THAN 5/8-INCH (15.9MM) TYPE X GYPSUM BOARD OR
EQUIVALENT, WHERE THE SEPARATION IS A FLOOR CEILING
ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
SHALL ALSO BE PROTECTED BY NOT LESS THAN 12-INCH (12MM)
GYPSUM BOARD OR EQUIVALENT.

ROOF FRAMING NOTES

SINGLE, METAL, OR TILE ROOFING SYSTEM (SEE ARCH.) OVER
APPROVED UNDERLAYMENT, OR SHEATHING PER ENGINEERED
ROOF SPECIFICATIONS (SEE FRAMING PLAN) ON
PRE-ENGINEERED TRUSS OR 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.



ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft				
WIND SPEED (ULTIMATE)	140 MPH			
WIND SPEED (ALLOWABLE)	108 MPH			
EXPOSURE CATEGORY	B			

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)			
	(-) VALUE DENOTES SUCTION			
AREA	ROOF	1	2	3
10	HIP	-26.60	-36.75	-36.75
	GABLE	-28.29	-45.12	-53.58

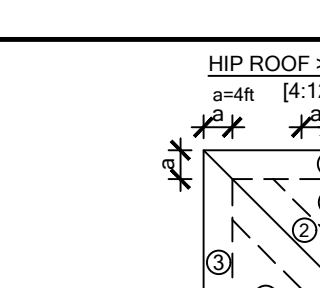
ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RRSR-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD
 ZONE 2: ASTM F1667 RRSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
 ZONE 3: ASTM F1667 RRSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

ROOF SHEATHING:
 SHINGLE/METAL: 7/16" STRUCT 1 ZIP ROOF SYSTEM
 TILE: 15/32" STRUCT 1 ZIP ROOF SYSTEM

NOTE:

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



HIP ROOF >20 TO 27 DEG.
a=4ft [4-12]-[6-12]

GABLE ROOF >20 TO 27 DEG.
a=4ft [4-12]-[6-12]

- IN ACCORDANCE WITH FBC RESIDENTIAL SECTION R301.1.3 ENGINEERED DESIGN, WE CONFIRM THAT THE PLYWOOD SHEATHING DESIGN IS ADEQUATE FOR THIS PROJECT AND CAN BE UTILIZED IN PLACE OF THE CODE PRESCRIPTIVE TABLE R303.2.2.
- WE HAVE REVIEWED THE ROOF SHEATHING REQUIREMENTS FOR THIS PROJECT IN ACCORDANCE WITH THE ASCE 7-22 WIND SPEED AND EXPOSURE CATEGORY DEFINED IN THE STRUCTURAL DOCUMENTS. WE APPROVE AND CERTIFY THE SHEATHING INDICATED ON THE PLAN TO BE ADEQUATE TO SUPPORT THE WIND LOADS FOR THIS ROOF.
- ENGINEERED DESIGN CALCULATIONS HAVE BEEN PERFORMED FOR USE IN AREAS NOT EXCEEDING THE WIND SPEED AND EXPOSURE OF 156 MPH, EXP. 'C'. IF THE WIND SPEED DESIGN EXCEEDS 156 MPH THE TABLE R303.2.2 WILL BE REFERENCED. THE NAILING LISTED IN THE RSH CHART HAS BEEN VERIFIED TO MEET OR EXCEED THE NAIL SIZE AND SPACING REQUIREMENTS LISTED IN TABLE R303.2.3.1.

USP HARDWARE 1606, 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE	
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT	ROOF 115% WIND SEAL
HANGERS FOR TRUSS TO TRUSS CONNECTION					
1	HUS 28	HUS28	HEADER: (8) 166 TRUSS: (23) 166	2045	3140
2	HUS 28	HUS28	HEADER: (8) 166 TRUSS: (4) 166	2990	4745
3	JUS 26	LU626	HEADER: (4) 166 TRUSS: (4) 166	1000	1000
12	THD 28-2	HTX28-2	HEADER: (28) 166 TRUSS: (16) 104 x 1-1/2"	2995	4860
13	THDN 28-2	HGUS28-2	HEADER: (28) 166 TRUSS: (16) 104 x 1-1/2"	4545	8175
14	THD 48	HRU48	HEADER: (28) 166 TRUSS: (16) 104 x 1-1/2"	2995	4860
15	HJCS28	HJCS28	HJP: (5) 166 GOSTER: (18) 166 TRUSS: (7) 166	2345	3055
28	HJCS28 - SK60	LTHJCS28 THJCS28	HJP: (5) 166 GOSTER: (18) 166 TRUSS: (7) 166	2345	3055
60	HUS179	HUS18/110	HEADER: (28) 166 TRUSS: (16) 166	1410	6060
71	HD410	HU410	HEADER: (28) 166 TRUSS: (16) 166	1950	3475
72	THD210-3	HUS210-3	HEADER: (28) 166 TRUSS: (16) 166	4035	7255
73	HD48 8"	HU48	HEADER: (14) 58 8" x 3-3/4" CMU; (14) 166 FRM JOIST BEAM: (6) 166	2430	1170
74	HD410 8"	HU410	HEADER: (28) 316 x 1-3/4" CMU; (28) 166 FRM JOIST BEAM: (10) 166	3475	1960
75	LGM410 8"	LGM410 SOS	SOLID POUND CMU: (8) 3/4 x 4" JOIST BEAM: (16) 166	3350	9905
76	HD28-2 IF	HUS28-2	HEADER: (14) 58 8" x 3-3/4" CMU; (14) 166 FRM JOIST BEAM: (6) 166	1170	2430
CONNECTORS FOR TRUSS TO WALL					
N	16 NALS (2) TOP CHORO NALS (2) BOTTOMCHORO NALS				
(6") LONG TRUSS SCREW		FFMFWF SCWS-10600	FASTENER MASTER FRAME SIMPSON STRONG IRON	680 / 2,105	615 NA
(2") LONG TRUSS SCREW		FFMFWF SCWS-16000	FASTENER MASTER FRAME SIMPSON STRONG IRON	1105	615 NA
16	(2) MTW12	MTS12	(28) 166	2370	
17	(2) MGUT 16"	(2) MGT	CMU: (28) 166 (18) 58" THREADED ROD 12" EMBED. FRAME: (28) 166, PHD164 W/ (16) W53 SCREWS & (1) 58" THREADED ROD	8480	
18	(2) RT16-2	(2) RT16-2	PLATE: (16) 86 TRUSS: (16) 86	3150	
19	(2) MST2A24	(2) MST2A24	(16) 166	3280	
20	RT6A	H8	LATE: (16) 166 x 1-1/2" TRUSS: (16) 166 x 1-1/2"	625	
22	FA3	MA5	TOP: (4) 166 x 1-1/2" SIDE: (2) 166 x 1-1/2"	750	
25	HTA20	HETA20	(16) 166 x 1-1/2"	1870	
26	(2) HTA20	(2) HETA20	(20) 166 x 1-1/2"	2430	
27	HTW24	HT24	(20) 166 x 1-1/2"	1355	
31	LPTA	LTA2	(20) 166 x 1-1/2" FACE OF GABLE W/24	1460	
35	LT12	L132	(16) 166	935	
36	K37227	K37227	(24) 166 NALS (4) 1/2 BOLTS	4215	1910
38	LST24	LST24	(16) 166 NALS	1235	
39	MSTA12	MSTA12	(16) 166	1230	
39	MSTA18	MSTA18	(16) 166	1230	
39	MSTA24	MSTA24	(16) 166	1640	
40	MSTA30	MSTA30	(22) 166	2065	
41	MSTW12	MTS12	(14) 166	1185	
43	MTM36	MSTM36	CONCRETE/CMU: (8) 1/4" x 3-1/4" TAPCON FRAME: (16) 166	1945	TENSION
44	MGUT 15"	MGT	CMU: (28) 166 (156) 58" THREADED ROD 12" EMBED. FRAME: (28) 166, PHD164 W/ (16) W53 SCREWS & (1) 58" THREADED ROD	2680	2725
46	MSTC40	MSTC40	(28) 166 NALS TENSION	4240	
47	MSTCM60	MSTCM60	CONCRETE/CMU: (24) 166 (18) 1-1/4" TAPCON FRAME: (24) 166 (20) 166	9685	TENSION
48	RT16A	H16A, H14	PLATE: (8) 86 TRUSS: (8) 166 x 1-1/2"	1025	
49	UPH08	HD08-S03	(16) 78" THREADED ROD, 8" EPOXY EMBED. (24) W53 SCREWS	9165	
50	DTB-TZ	DTTZZ	(1) 1/2" x 8" HD SCREW (PHD1411680) (24) W53 SCREWS	1835	
51	PAU6	ABU44	(1) 5/8" x 8" HD SCREW (PHD1411680) (12) 166 NALS OR (1) 1/2 BOLT	2465 - NALLS 2685 - NALLS	
53	PAU44	ABU44	(1) 5/8" x 8" HD SCREW (PHD1411680) (12) 166 NALS OR (1) 1/2 BOLT	2535 - NALLS 2265 - NALLS	
54	PHD8	HDUS-S02.5	(1) 78" THREADED ROD, 8" EPOXY EMBED. (24) W53 WOOD SCREWS	9165	
55	PHD44	HDUS-M07A	STRAP: (16) W53 WOOD SCREWS CMU: 8" THREADED ROD, 8" EPOXY EMBED. (24) W53 SCREWS	9215	
56	HQAM 19KT	HQAM19KT	RAFTER/STRUSS: (8) W515 CMU BEAM: (4) 1/4 x 1-3/4" TAPCON	860	
57	LUQT4	LGT4-S003	FRM: (16) 166 BOLT SINKER TRUSS: (16) W53 SCREW	4725	
58	PH02A	HDUS-S02.5	STRAP: (8) W53 WOOD SCREW CMU: 8" THREADED ROD, 8" EPOXY EMBED. (24) W53 SCREWS	2915	
59	K5T18	ST615	(28) 166	3255	
64	HGA 19KT	HGA19KT	STRAP: (8) W53 WOOD SCREW CMU: (8) 1/4 x 1-3/4" TAPCON	860	
65	LUQT2	LOT2	TOP PLATE: (16) 166 TRUSS: (16) 166	2020	
66	(2) LUQT2	(2) LOT2	STUDS: (16) 166 TRUSS: (16) 166	4040	
67	LUQT3	LGT3-S02.5	FRM: (24) 166 BOLT SINKER TRUSS: (24) 166 BOLT SINKER TRUSS: (24) W53 SCREW	3500	
69	HTT46	HTTA, HTTS	STRAP: (28) 166 (4) 166 CMU: 58" THREADED ROD 12" EPOXY EMBED. (24) W53 SCREWS	5795	

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02/13/2025

The logo for TSG (The Sports Group) features the letters 'TSG' in a bold, blue, sans-serif font. The 'T' is a light blue color, while the 'S' and 'G' are a darker blue. To the right of the letters, the tagline 'Making Dreams Come True' is written in a dark blue, cursive script font.

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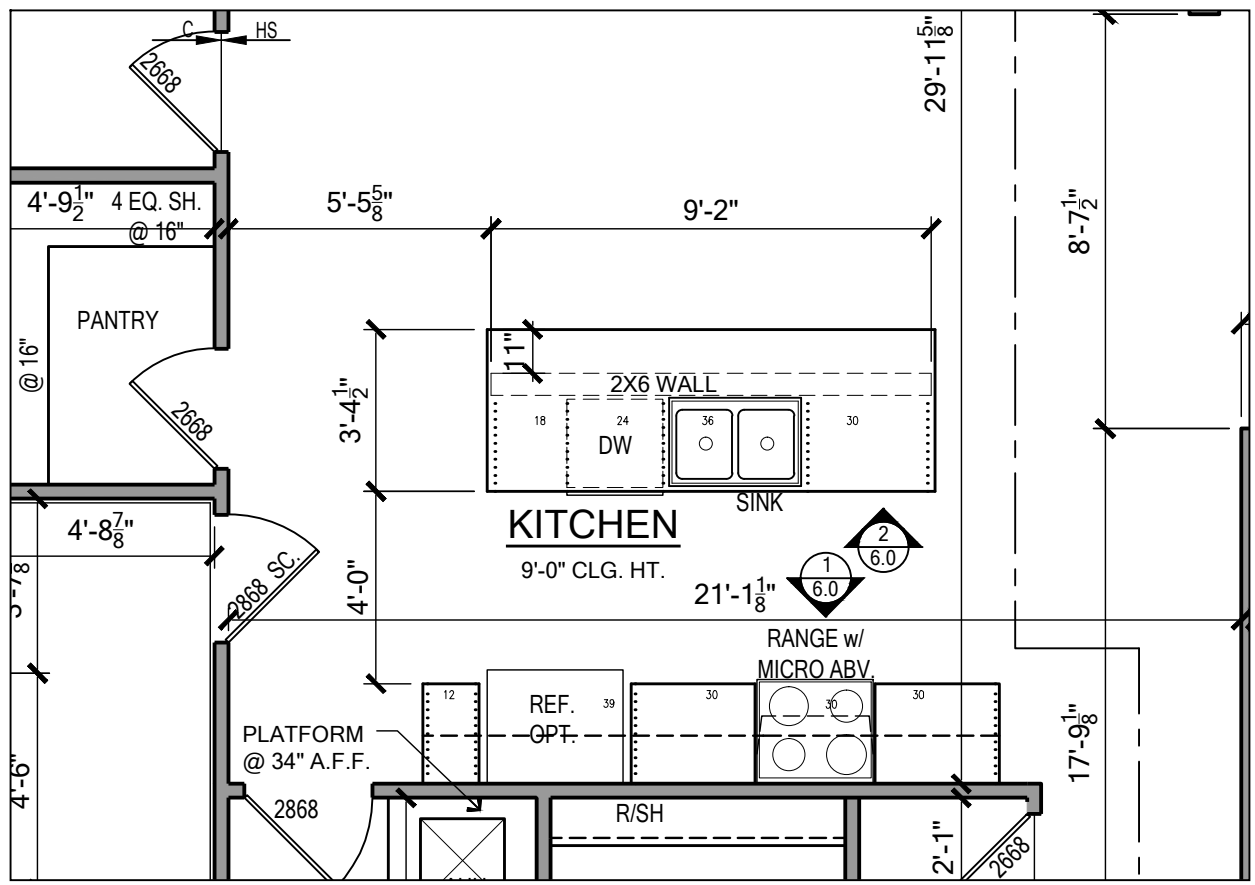
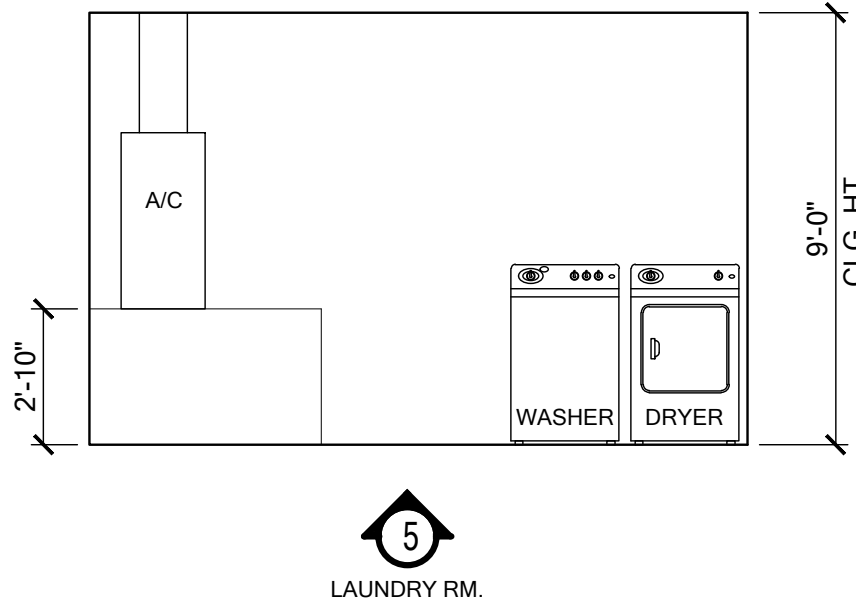
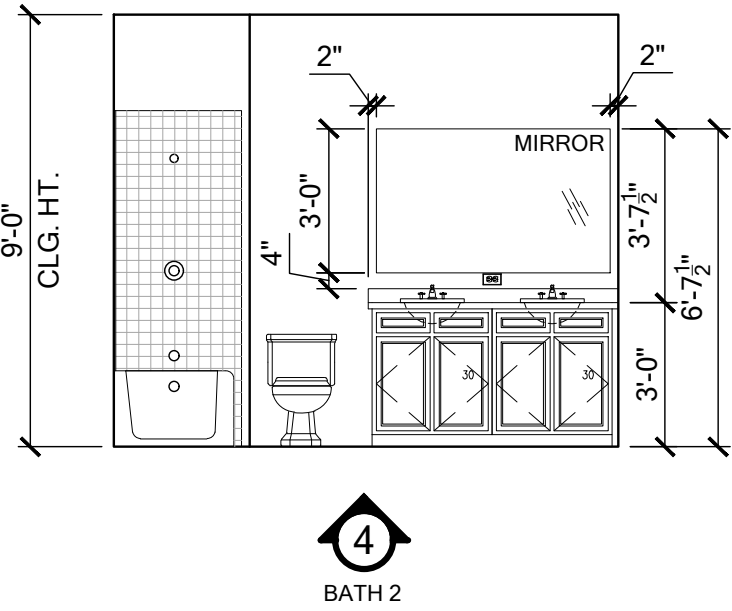
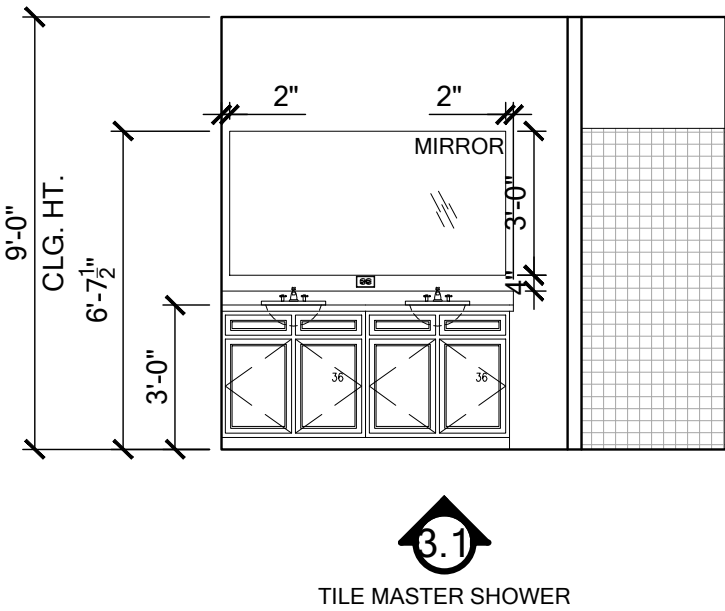
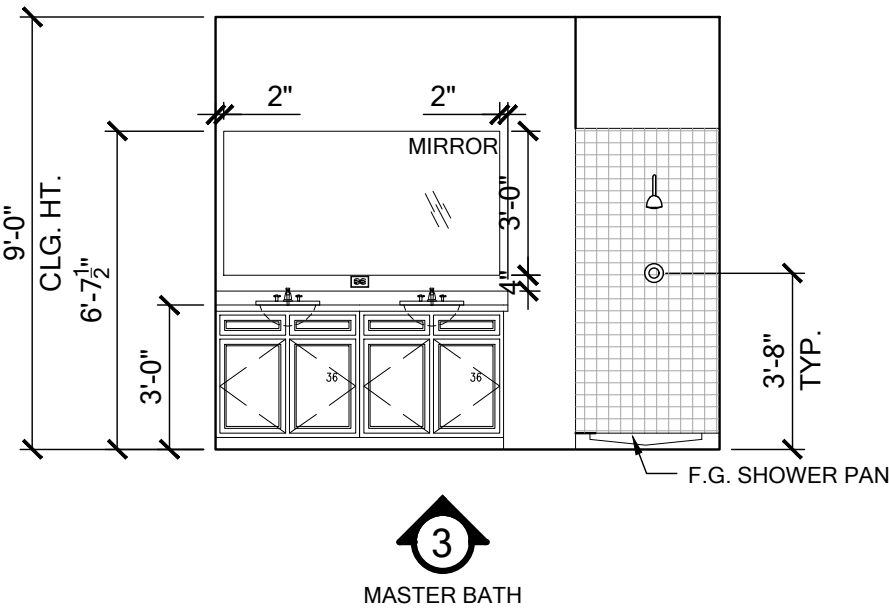
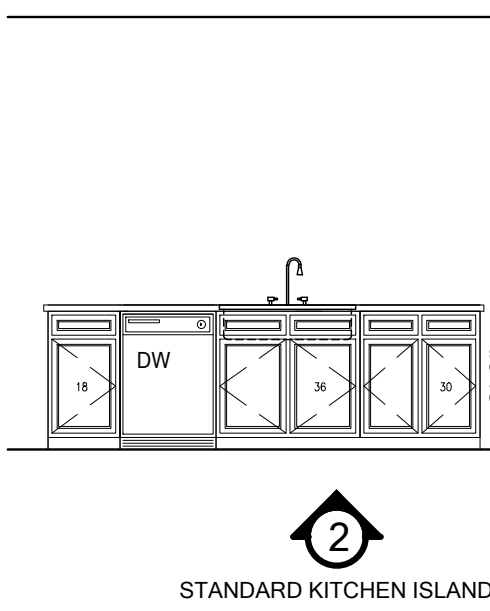
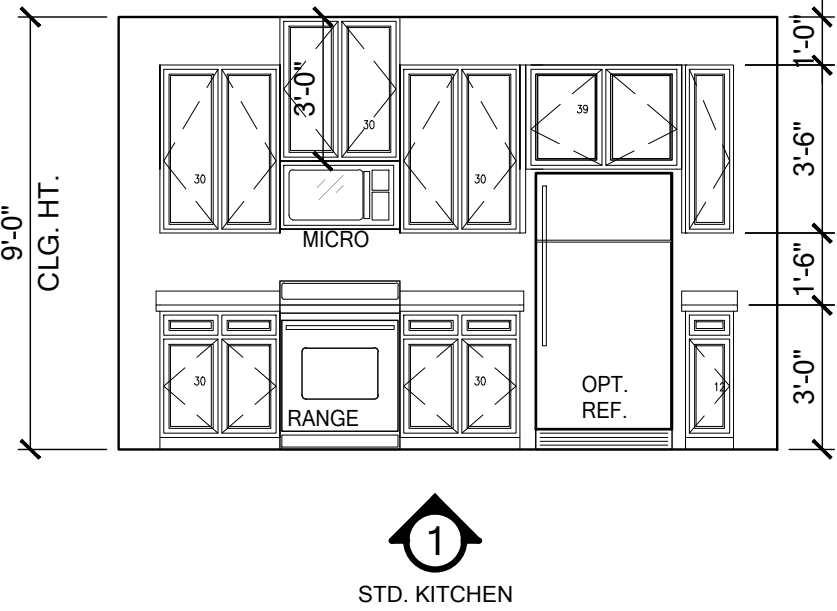
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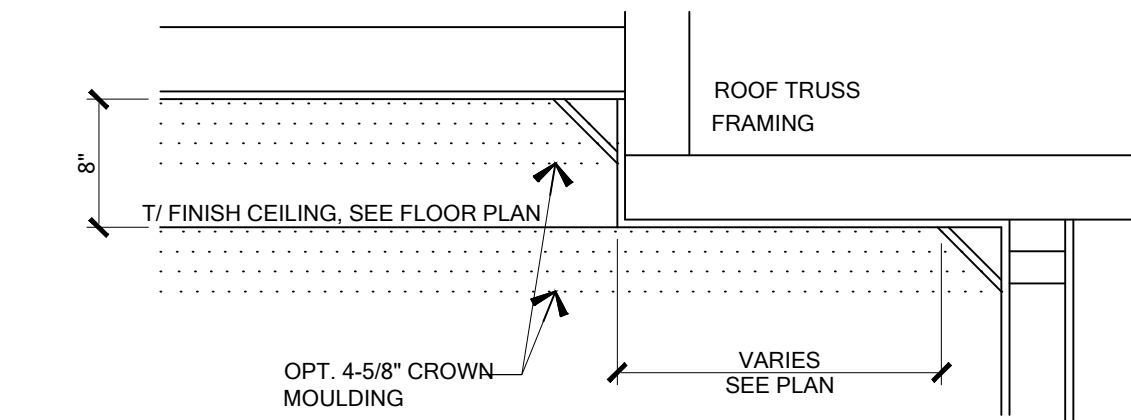
Community:		Forest Cove	
Reference No	25-01552	Plan Name:	Willow
Sheet:		Elev - J	Left
		Lot: 5	Block:
		Address: TBD SW Cadence Glen Lake City, FL 32024	
		Job no.	9FC00501
		ESSENTIALS SERIES	

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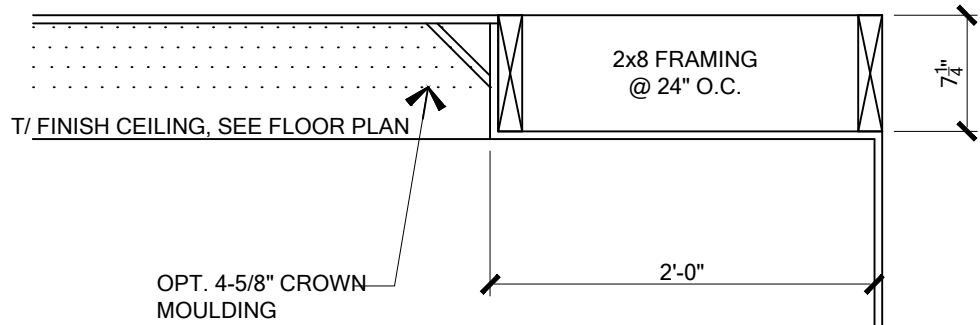
FRAMING PLAN



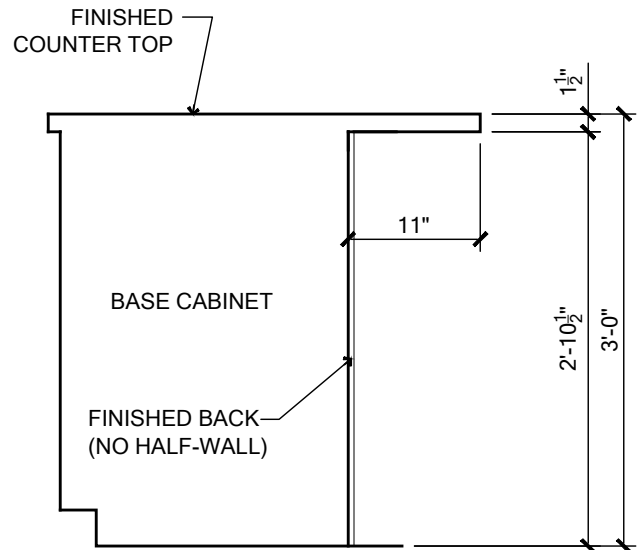
STANDARD KITCHEN
SCALE: 1/4" = 1'- 0"



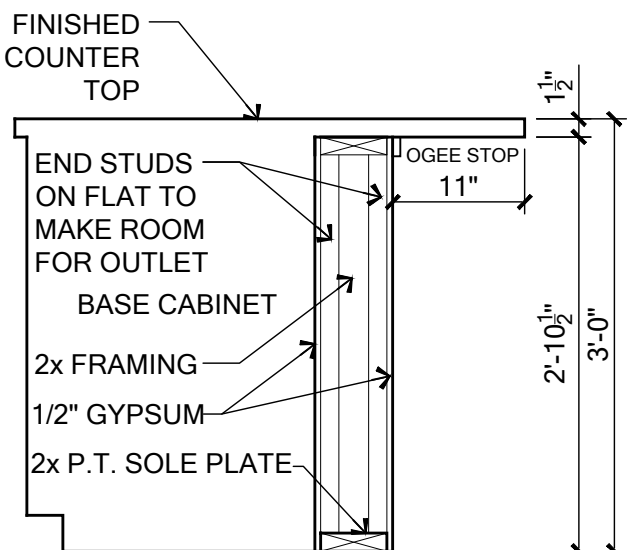
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'- 0"



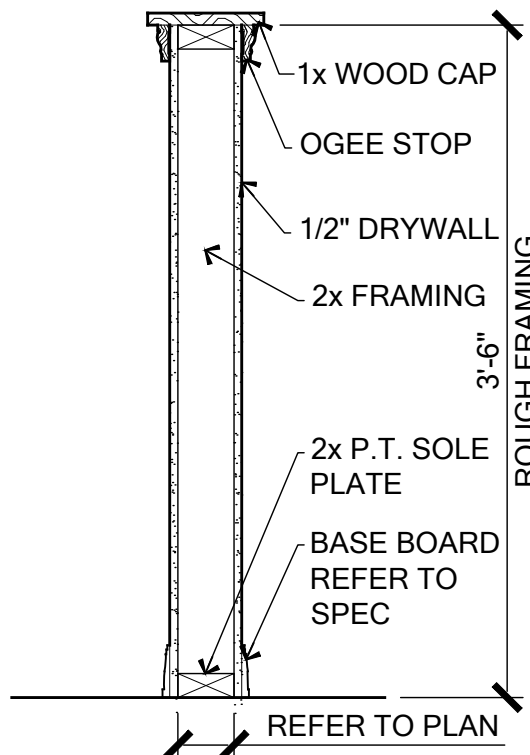
DROP DOWN TRAY CEILING
SCALE: 1" = 1'- 0"



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



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



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

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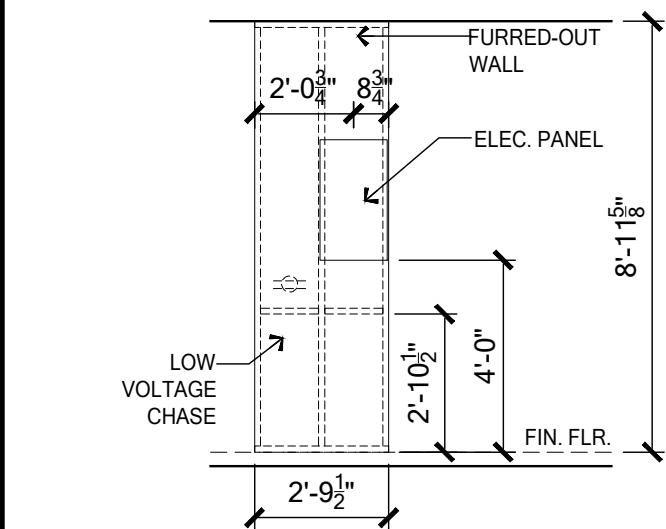
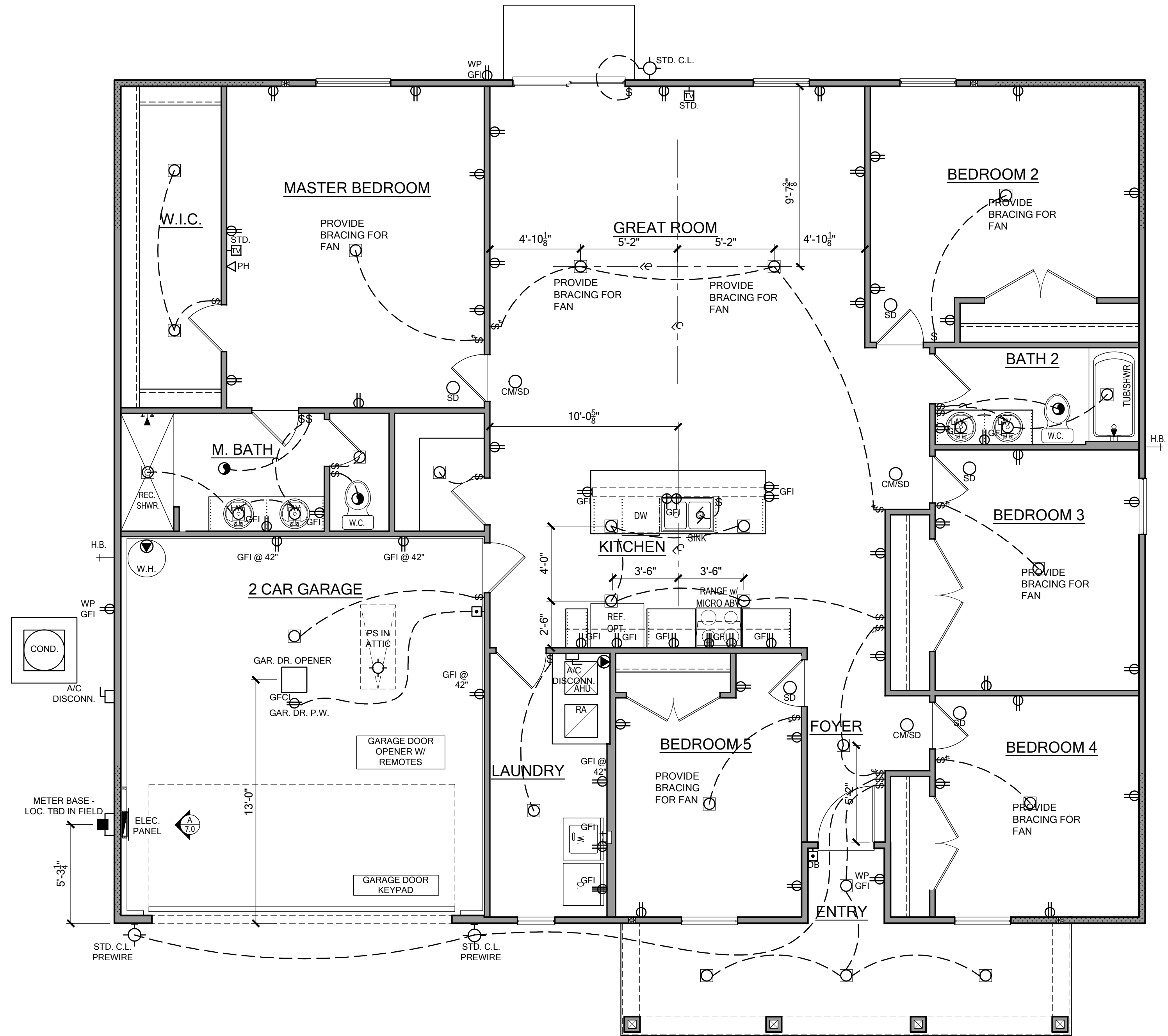
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Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Willow	Elev - J	
Lot:	5	Block:	
Address:	TBD SW Cadence Glen Lake City, FL 32024		
Job No.	9FC00501		
Reference No.	25-01552		
Sheet:	6.0		

INTERIOR ELEV

ESSENTIALS SERIES



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

ELECTRICAL PLAN

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

ELECTRICAL LEGEND

POWER SYMBOLS

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

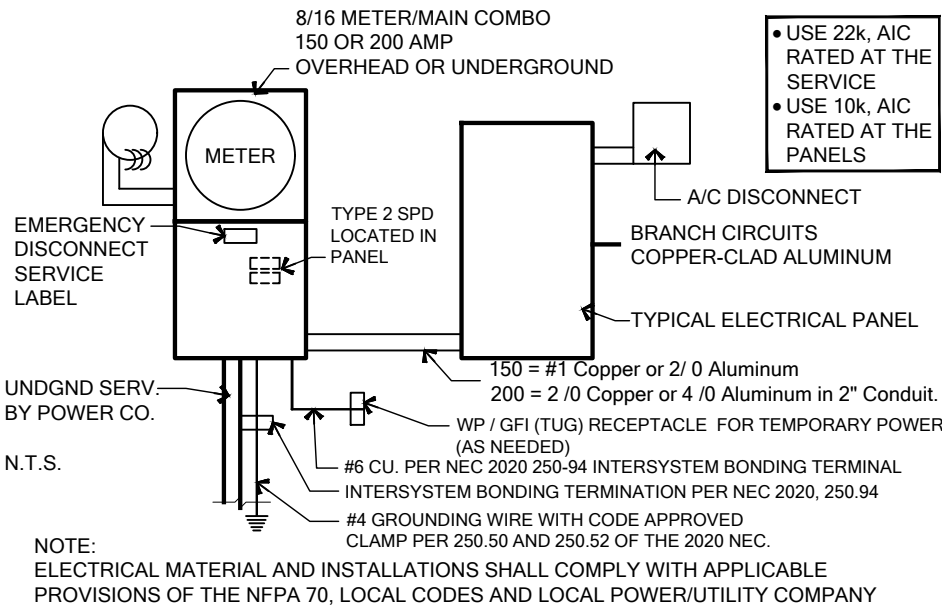
LIGHTING SYMBOLS

	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.
 - 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 Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.

CA No. 9161 AA26003115

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

100% Employee Owned
myTSGHome.com

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

Community: **Forest Cove**

Garage Side:	Left
Plan Name:	Willow
Elev - J	
Block:	
Lot:	5
Address:	TBD SW Cadence Glen Lake City, FL 32024
Sub no	9FC00501

Reference No: **25-01552**

Sheet:

7.0

ELECTRICAL

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

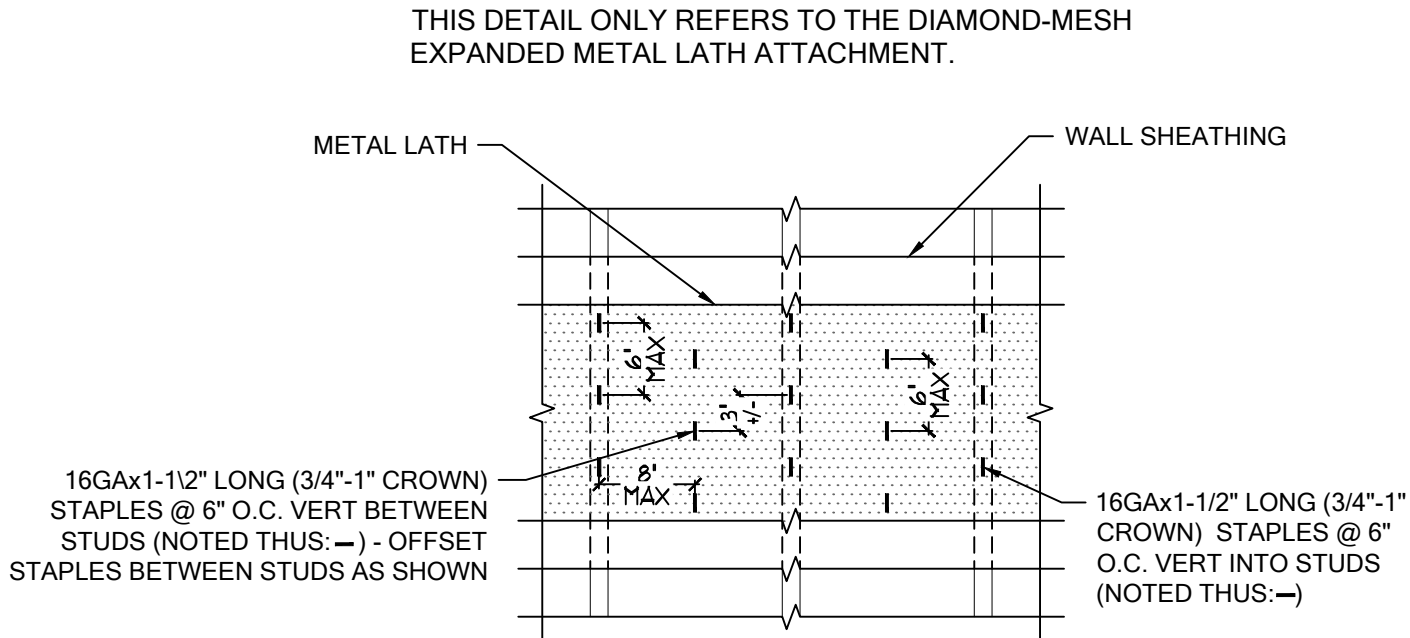
NOTES:

- 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 DRESSED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
- OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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

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



METAL LATH ATTACHMENT DETAIL

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

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EA. WAY.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/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/SP 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN.
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING 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"ø x 6" LG. HEAVY-DUTY SCREW ANCHORS (WEDGE-BOLT OR EQUAL) W/ 3"x3"x2" 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 RATE 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 FBCE (Current Version) for complete information.

Scan QR Code for the complete FBCE

GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	16	20	20	20
TOP CHORD DL	7	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	33	40	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

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

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

DEFLECTION CRITERIA

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

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

WIND LOADING CRITERIA 140-B

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

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

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

GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "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 FBCE R301.2.1.2 PROTECTION OF OPENINGS.

Forest Cove

Garage Side: Left

Elev - J

Willow

Black:

Lot: 5

Address: TBD SW Cadence Glen Lake City, FL 32024

9FC00501

ESSENTIALS SERIES

Reference No. 25-01552

Sheet: SN

STRUCT NOTES

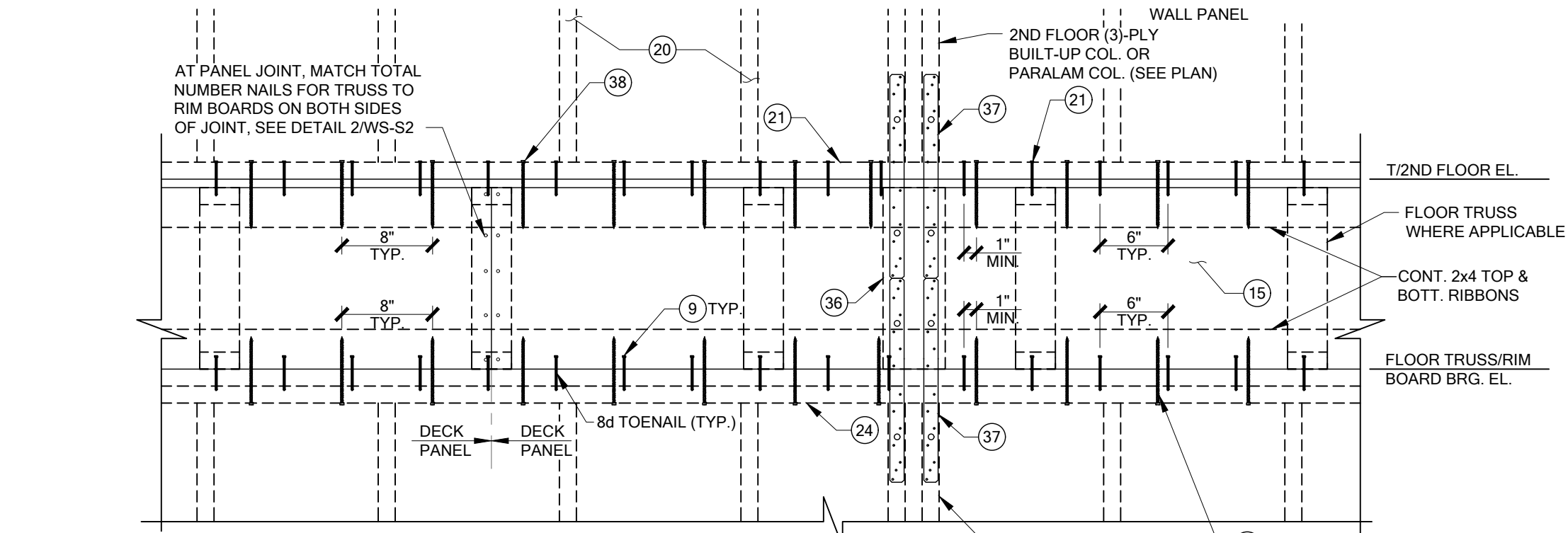
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (2023) Residential. Engineer's signature and seal is only for the structural engineering portions of the drawing pages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

CA No. 9161 AA26003115

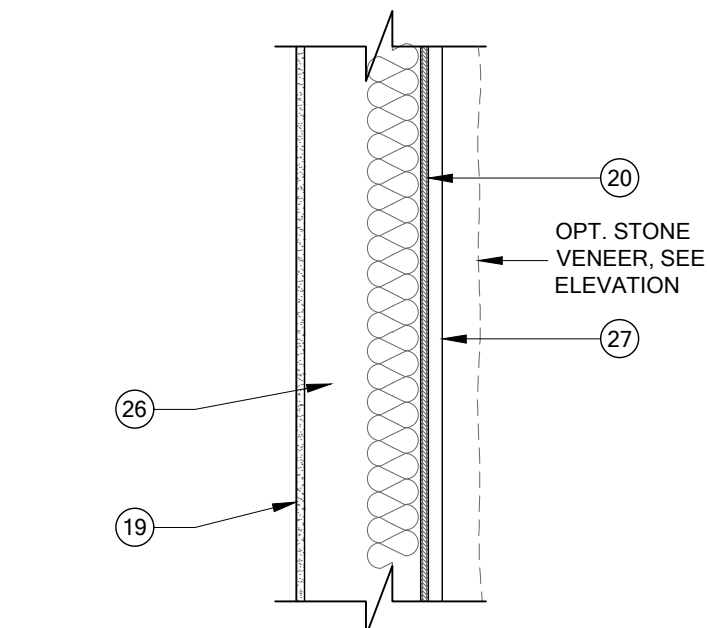
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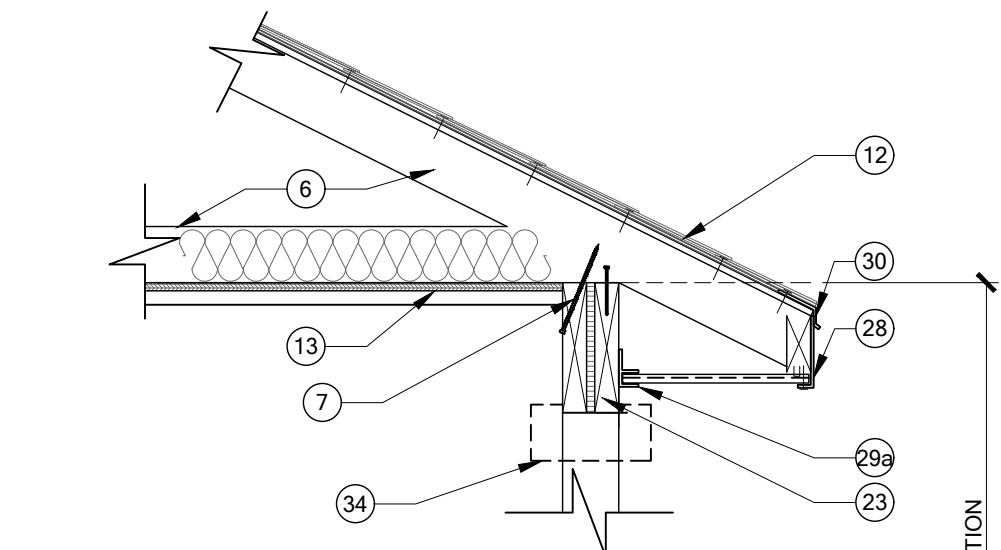
MARONDA
Home
3999 West First Street
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(407) 902-9871



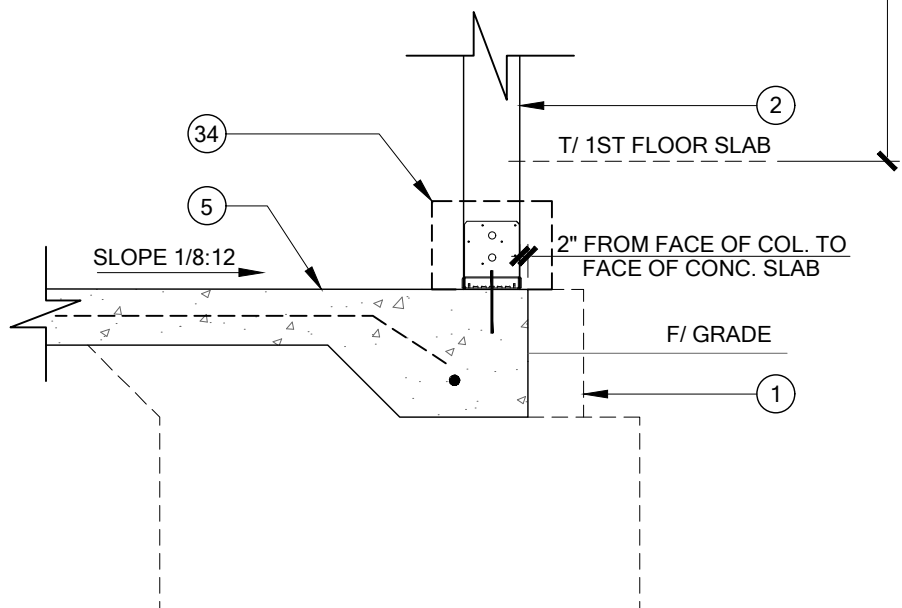
7 PARTIAL FLOOR TRUSS ELEVATION
SCALE: N.T.S.



4 PARTIAL SECTION - TWO STORY OPENING
SCALE: N.T.S.

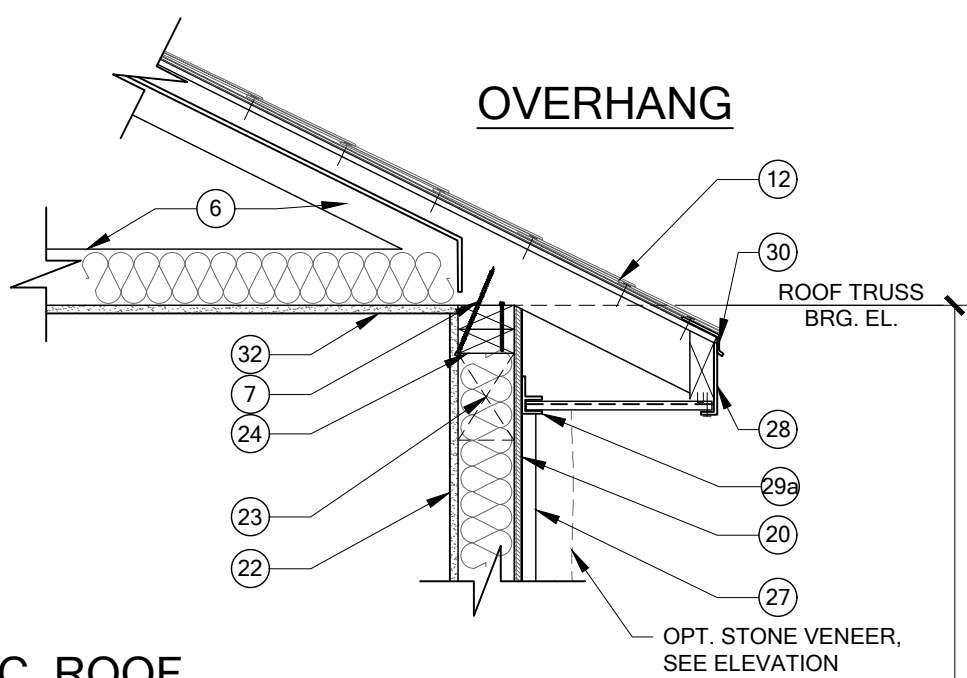


B. ROOF

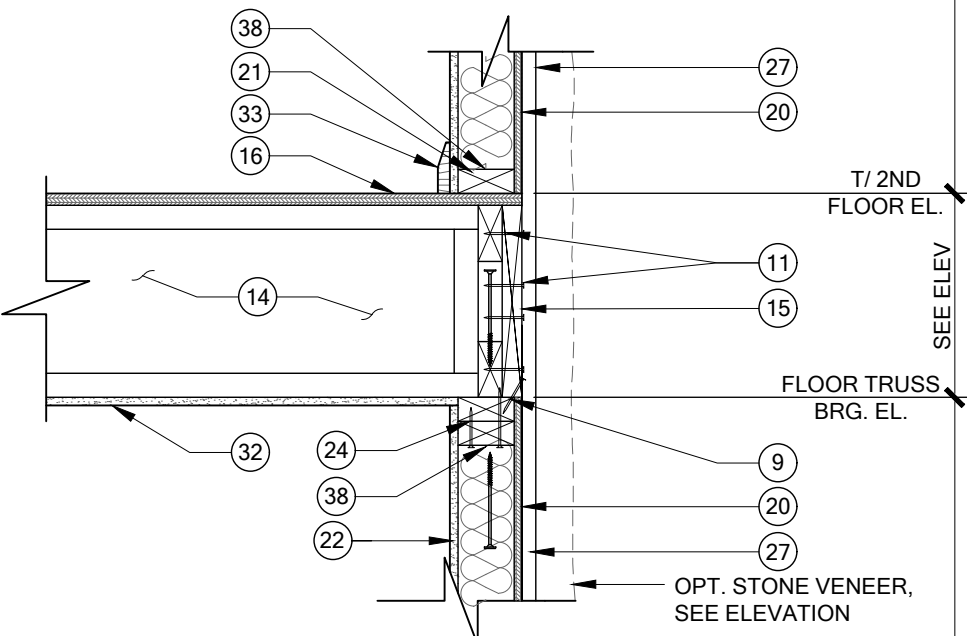


A. FOUNDATION

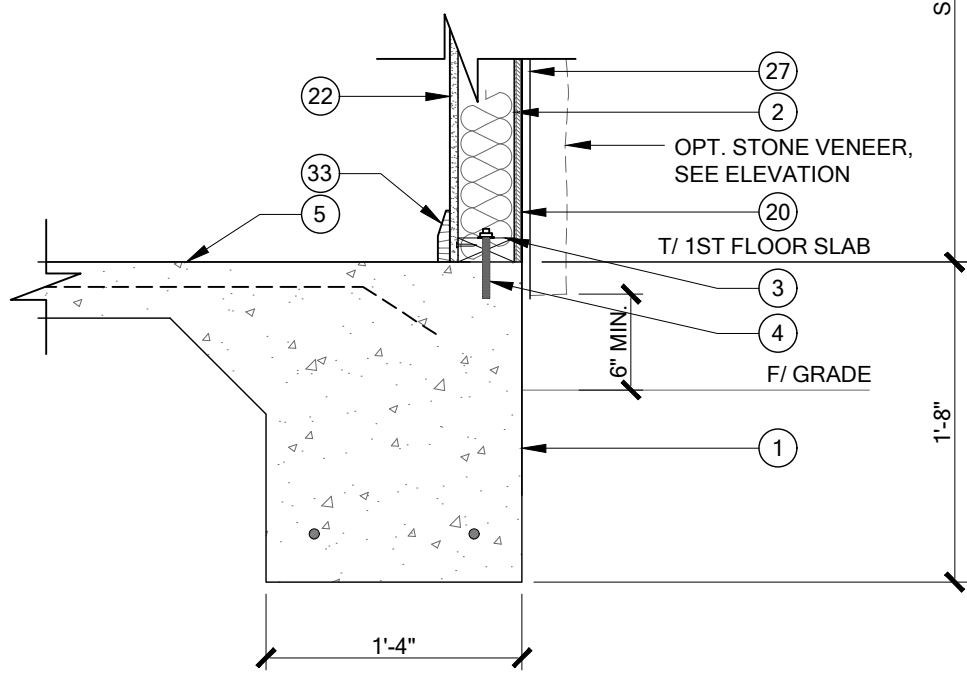
2 ONE STORY WALL SECTION - PORCH
SCALE: N.T.S.



C. ROOF

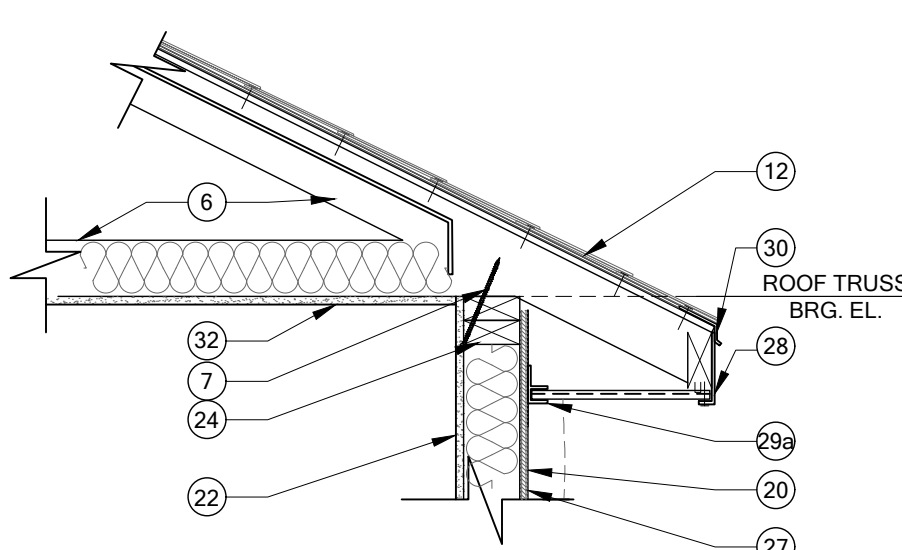


B. 2ND FLOOR DECK

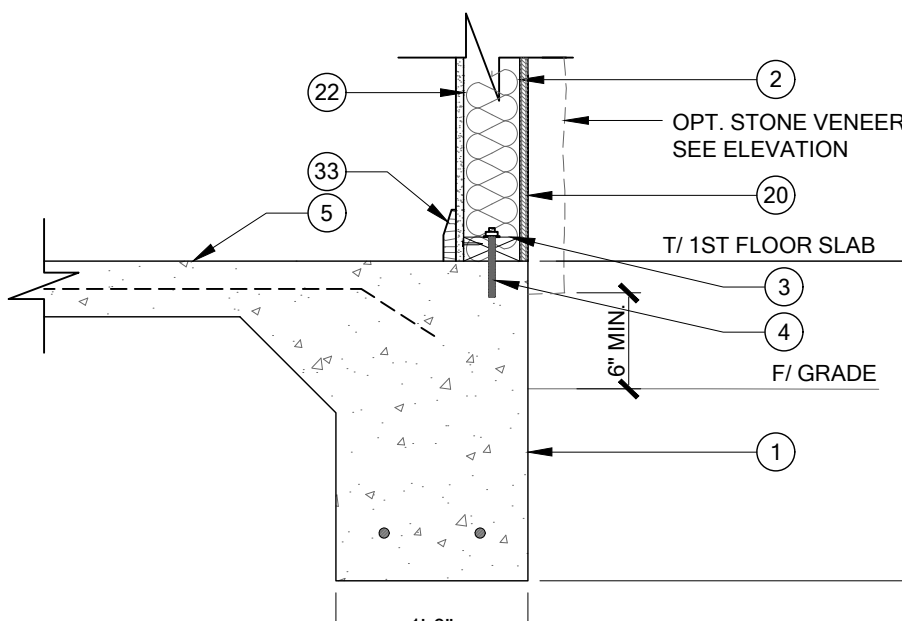


A. FOUNDATION

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



B. ROOF



A. FOUNDATION

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

WALL SECTION KEY NOTES

- MONOLITHIC CONCRETE FOUNDATION, SEE FOUNDATION PLAN.
- 2x4 SYP #2 WOOD WALL OR COLUMN, SEE PLAN FOR SIZE, SPACING & CONNECTORS.
- (1) P.T. #2 SYP 2x4 SILL PLATE (UNLESS NOTED).
- SEE FM30/1.1 FOR TYPICAL SILL PLATE FASTENING - ANCHORS OR HOLDDOWNS SHALL BE INSTALLED 6"-12" FROM THE END OF ALL SILL PL'S & MIN. (2) ANCHORS OR HOLDDOWNS SHALL BE INSTALLED IN EVERY SEPARATE PIECE OF SILL PL.
- CONCRETE SLAB (SEE PLAN)
- PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION w/ OPEN BAFFLE. @ A/C SPACE LOCATIONS.
- TRUSS CONNECTOR, SEE FRAMING PLAN.
- CONT. 2x4 SYP #2 PLATE FASTENED TO TOP PL. W/ 12d TOENAILS @ 8" O.C.
- TOENAIL RIM BOARD TO DOUBLE TOP PLATE W/ 8d NAILS @ 6" O.C.
- FASTEN MULTIPLE PLY RIM BOARDS TOGETHER W/ (3) ROWS OF 8d NAILS @ 12" O.C.
- FASTEN RIM BOARD TO TOP & BOTTOM RIBBONS W/ 8d NAILS @ 6" O.C. & FASTEN RIM BOARD TO EA. FLOOR TRUSS W/ (2) 8d NAILS
- ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH R905.1.1.1. AND PER TABLE R905.1.1.1. FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ROOFING THROUGH NAIL PER STRIP OR (2) PER INDIVIDUAL SHINGLE. ASPHALT SHINGLES OR FOLLOW MANUFACTURER INSTRUCTIONS FOR PRODUCT.
METAL ROOF OPTION: C&C ROOF PRESSURES MRH 30' 160B HIP ZONE 1 = -34.78, ZONE 2 = -47.94, ZONE 3 = -47.94 GABLE ZONE 2 = -59.03, ZONE 3 = -70.03 160C HIP ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85 GABLE ZONE 1 = -49.95, ZONE 2 = -68.85, ZONE 3 = -68.85
26GA. GALV. STEEL 4x4 L FLASHING
UNDERLAYMENT SHALL BE PER FBC R905.1.1 OVER SHEATHING. SEE MANUFACTURER INSTALLATION INSTRUCTIONS.
ROOF SHEATHING AND NAILING PER SPECIFICATION IN ENGINEERED ROOF SHEATHING & NAILING DETAIL(RSH) ON FRAMING PLAN FOR EACH ROOFING MATERIAL AND ZONE
- PORCH CEILINGS
FRONT PORCHES: 7/16" OSB ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS OR 7d SCREW SHANK @ 4" O.C. EDGES & FIELD. w/ EXTERIOR FINISH OF VENTED SOFFIT AND J-CHANNEL. STAPLE SOFFIT TO SUBSTRATE @ 8" O.C. INSTALL TRIM NAIL IN CENTER RIB OF PANEL @ 16" O.C.; ATTACH J-CHANNEL W/ 3/8" x 5/8" STAPLE @ 24" O.C. INTO OSB SUBSTRATE.
REAR PORCHES: TEXTURED PAINTED: 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE GYPSUM BOARD SHALL BE ATTACHED w/ TYPE W/ 1 1/4" DRYWALL SCREWS @ 8" O.C. IN FIELD AND EDGES
- PRE-ENGINEERED WOOD FLOOR TRUSS @ 24" O.C. (MAX.). SEE SECOND FLOOR FRAMING PLAN.
- WOOD RIM BOARD - SEE DETAIL 2/WS-S2 FOR CONNECTION REQUIREMENTS
- 3/4" T&G WOOD DECKING GLUED AND ATTACHED w/ 8d X 2 1/2" SCREW SHANK NAIL @ 6" O.C. EDGES AND 12" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD. SEE SECOND FLOOR FRAMING SHEET, GLUE BETWEEN SHIT'G AND TRUSSES.
- 2x4 #2 SYP HORIZ. FLAT BRACE @ 48" O.C. (EXTENDED MIN. (4) TRUSS BAYS) - FASTEN TO EA. TRUSS BOTTOM CHORD W/ (4) 10d NAILS
- NOT USED
- 1/2" DRYWALL ON 2x6 #2 SYP WOOD STUDS @ 16" O.C., U.N.O., SEE PLAN FOR SPACING, AND R-13 INSULATION AS REQUIRED
- 7/16" STRUCTURAL I OSB EXPOSURE 1-OR-15/32" OSB SHEATHING ON EXT. WALLS w/ ALL EDGES BLOCKED ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 6" O.C. FIELD OR 16GA. X 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
- 2x4 #2 SYP BOTTOM PLATE, NAILED w/ 10d NAIL @ 6" O.C. TO 2x RIBBON OR INSIDE PLY OF DOUBLE PLY RIM BOARD.
- 1/2" DRYWALL ON 2x4 #2 SYP WOOD STUDS @ 16" O.C. AND INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
- 2X WOOD HEADER OR BEAM @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE & CONNECTORS.
- (2) 2x4 #2 SYP TOP PLATES
- SOLID BLOCKING BETWEEN FLOOR TRUSSES.
- 2x6 #1 SYP STUDS @ 16" O.C. OR 2x6 #2 SYP STUDS @ 12" O.C. @ AREAS OPEN FROM FIRST FLOOR TO 2ND FLOOR CEILING. STUDS SHALL BE CONT. FROM P.T. 2x6 SILL PL. TO (2) 2x6 TOP PL. ATTACHED STUDS TO TOP PL. & SILL PL. W/ (1) USP MP7 FRAMING ANGLE EA. END W/ (10) 10d x 1 1/2" NAILS.
- VINYL SIDING OR HARDI PANEL (STONE VENEER DASHED) - SEE ARCH. DWG'S. FOR REQUIREMENTS & INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS.
- R704.3 ALUMINUM FASCIA.
ALUMINUM FASCIA SHALL HAVE A MINIMUM THICKNESS OF 0.0119 INCHES AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE. FASTENERS SHALL BE ALUMINUM OR STAINLESS STEEL. ALUMINUM FASCIA SHALL BE ATTACHED IN ACCORDANCE WITH SECTION R704.3.1, R704.3.2 OR R704.3.3. THE DRIP EDGE SHALL COMPLY WITH R905.2.8.5, AND THE THICKNESS OF THE DRIP EDGE SHALL BE IN ACCORDANCE WITH TABLE R903.2.1.
- VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ EACH OF THE FOLLOWING LOCATIONS, THE MALE & FEMALE LAP AND CENTER FLUTE. SUBSTRATE ATTACHMENT: J-CHANNEL: WOOD - ATTACH w/ 1/4" X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 12" O.C.
- VENTED SOFFIT AND F-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA w/ 1/4" CROWN X 3/4" LEG STAPLE @ 8" O.C. SUBSTRATE ATTACHMENT: F-CHANNEL: WOOD - ATTACH w/ 1/4" CROWN X 3/4" LEG STAPLE IN DIAMOND PATTERN @ 24" O.C. MASONRY - ATTACH w/ 14ga. 5/8" T-NAIL W/ 3/8" DIAMETER HEAD @ 8" O.C.
- METAL DRIP EDGE.
- VALLEY FLASHING, AS REQUIRED.
- 1/2" CEILING BOARD INSULATION PER FBC AND ENERGY FORM SUBMITTED WITH PERMIT APPLICATION.
- WOOD BASE (SEE ARCH. DWG'S.)
- PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
- MSTA 12 @ END TRUSS AND 24" O.C., INSTALL 6" UP ON RIM BOARD AND 6" ON UNDERSIDE OF TRUSS.
- PROVIDE (1) VERT. 2x6 BLOCK BETWEEN TOP & BOTT. RIBBONS & (1) ADDITIONAL VERT. 2x6 BLOCK TO 2ND FLOOR CEILING - FASTEN BLOCKS TO TOP & BOTT. RIBBON W/ (4) 10d NAILS IN EACH (ONLY 1) VERT. 2x6 BLOCK REQ'D. @ DOUBLE RIM BOARD W/ SAME FASTENING)
- FASTEN 2ND FLOOR COL. TO RIM BOARD W/ (2) MSTA18'S & FASTEN RIM BOARD TO 1ST FLOOR COL. W/ (2) MSTA18'S
- FRAMEFAST F6 0FL SCREWS @ 8" O.C. MAX.

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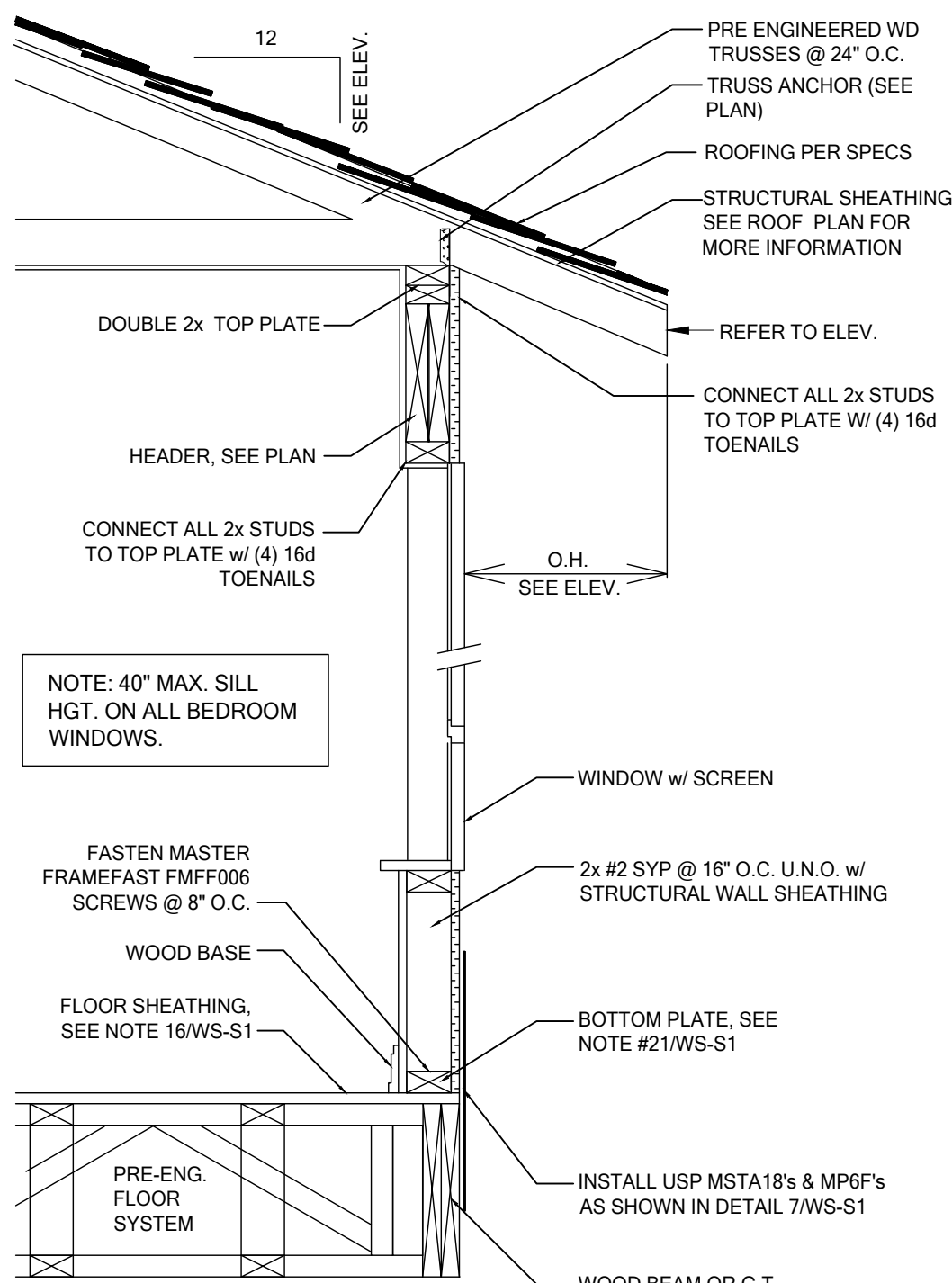


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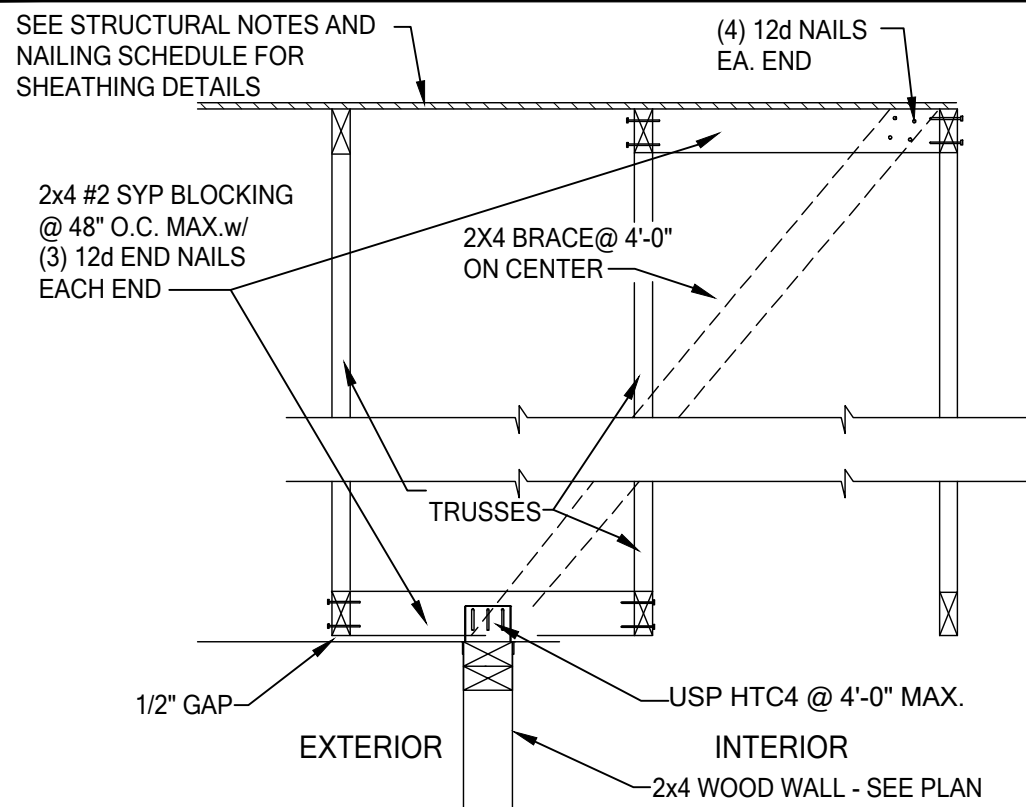
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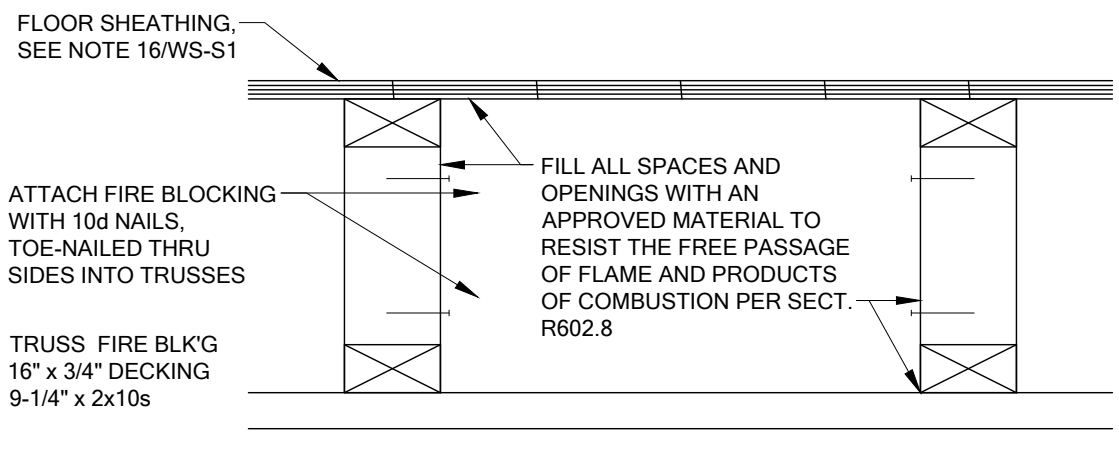
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Reference No.	25-01552				
Sheet	WS-S1				
Address:	TBD SW Cadence Glen Lake City, FL 32024				
Job No.	9FC00501				
ESSENTIALS SERIES	STANDARD				



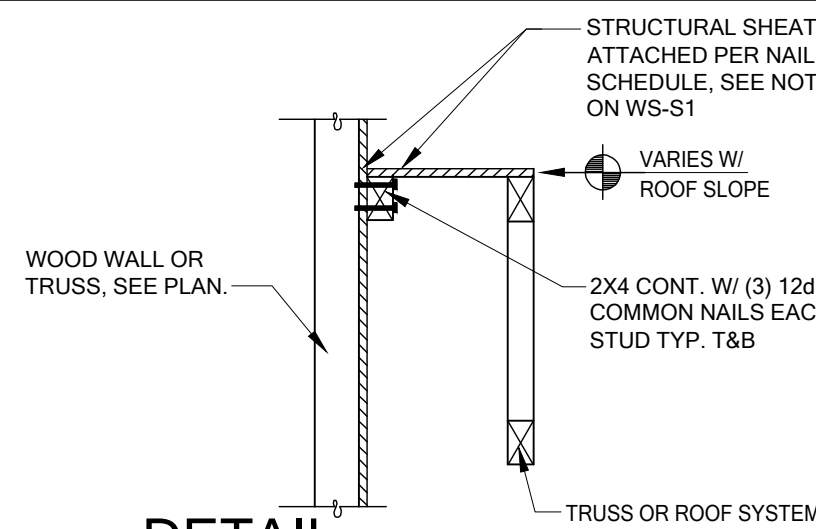
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TYPICAL WALL SECTION
SCALE: N.T.S.



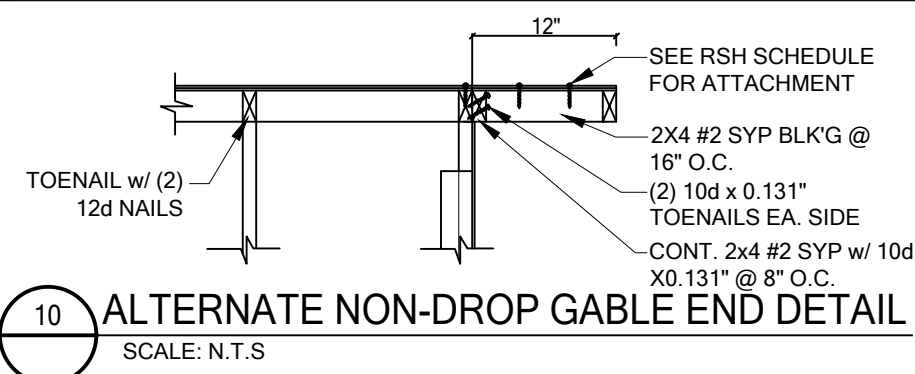
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NON-BRG. EXTERIOR WALL
SCALE: N.T.S.



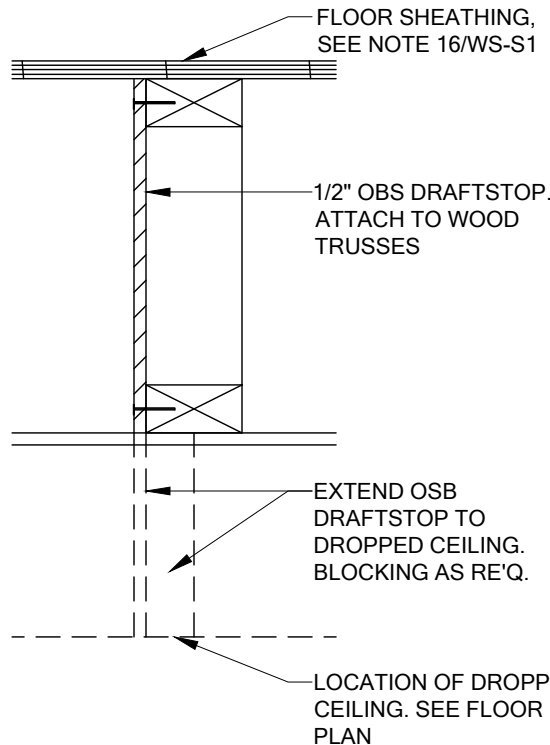
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TRUSS FLOOR DETAIL
SCALE: N.T.S.



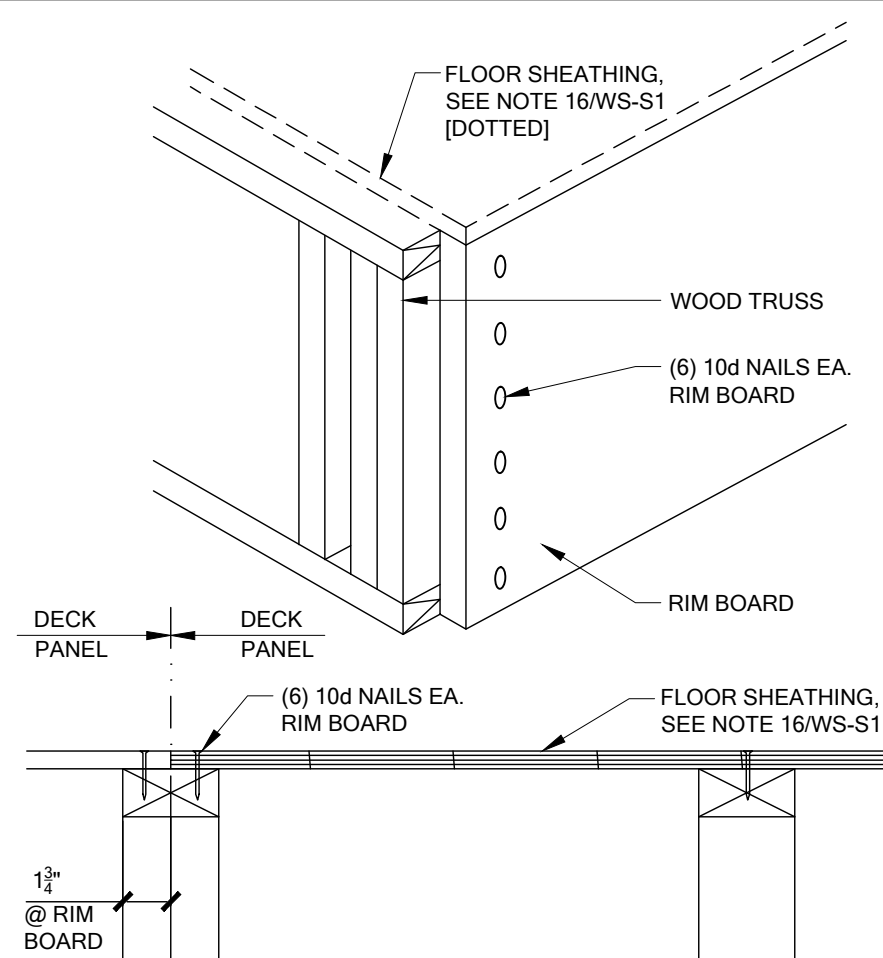
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DETAIL
SHEAR TRANSFER EXTERIOR WALL
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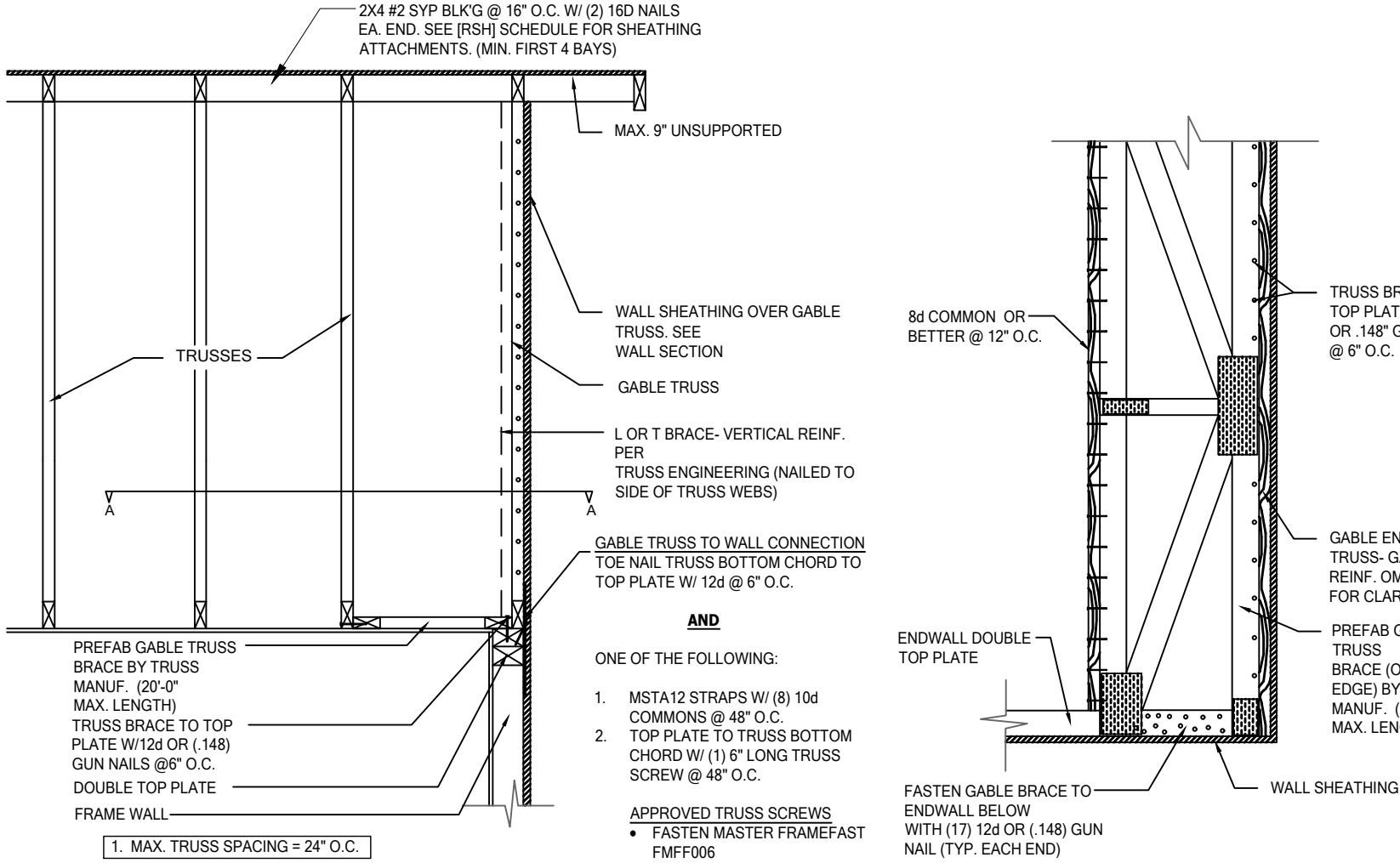
10
ALTERNATE NON-DROP GABLE END DETAIL
SCALE: N.T.S.



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

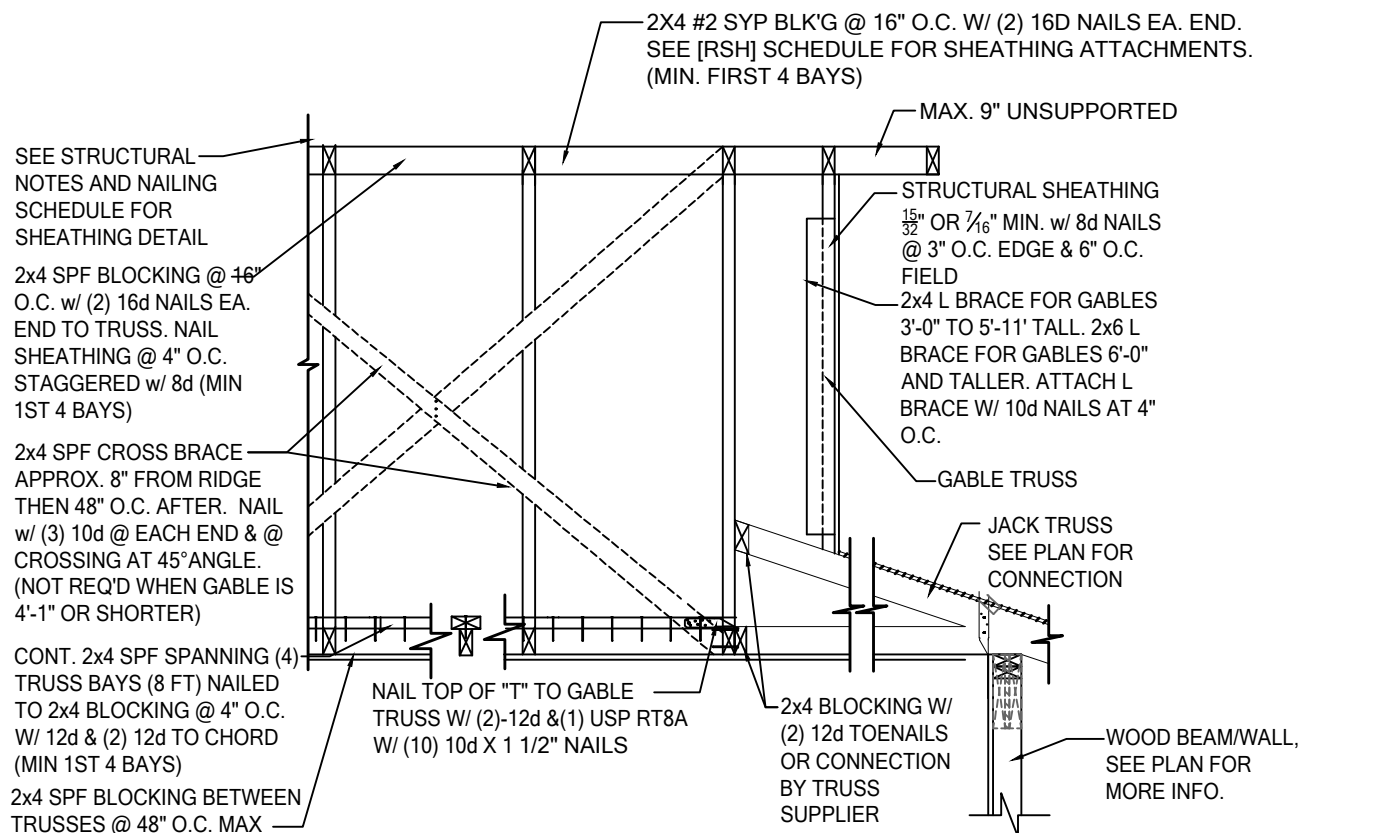


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TRUSS FLOOR DETAIL
DECK CONNECTION @ PANEL JOINT
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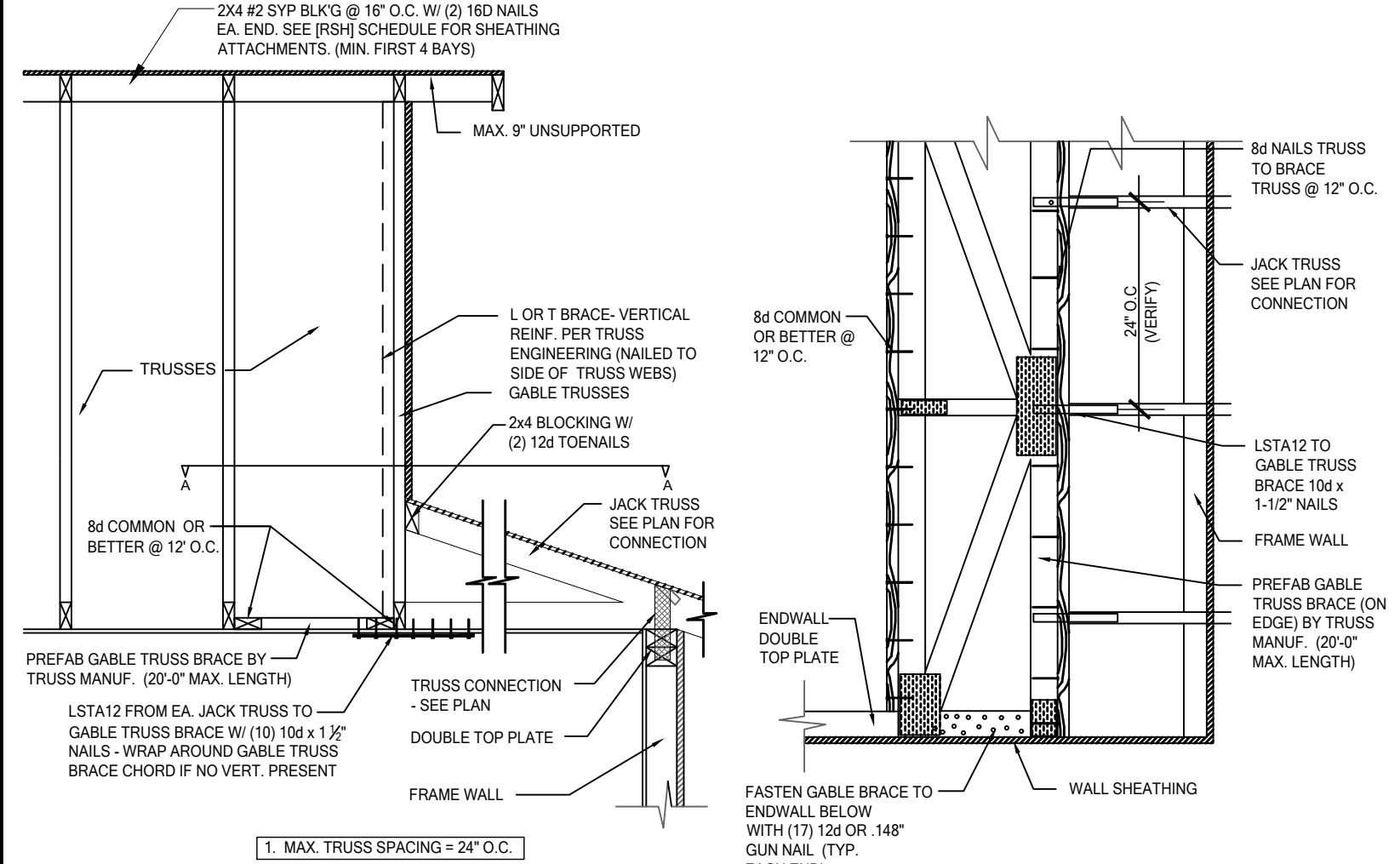


GE24
DETAIL
GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.

SECTION A-A @ TRUSS BRACING
PLAN VIEW

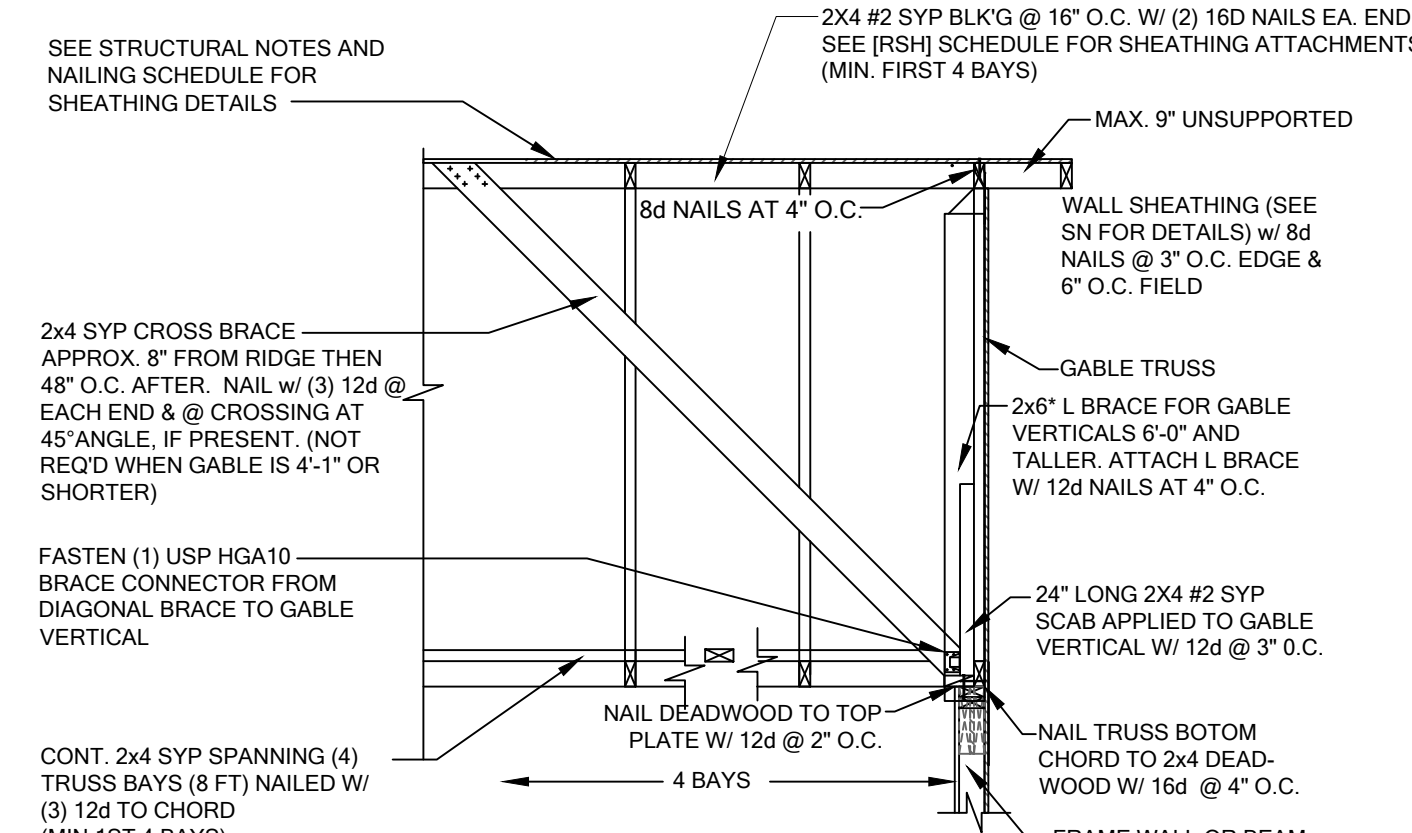


GE26
SECTION @ DUTCH GABLE W/ VALLEY TRUSS
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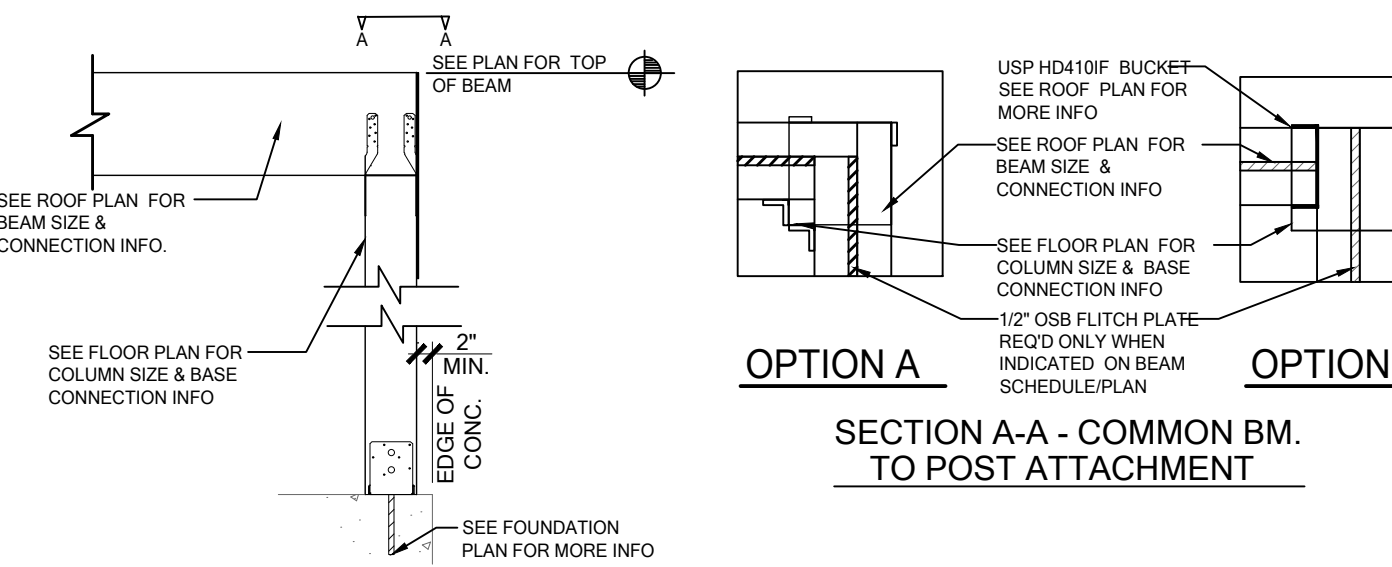
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DETAIL
DUTCH GABLE BRACING W/ WIND TRUSS
SCALE: N.T.S.

SECTION A-A @ TRUSS BRACING
PLAN VIEW



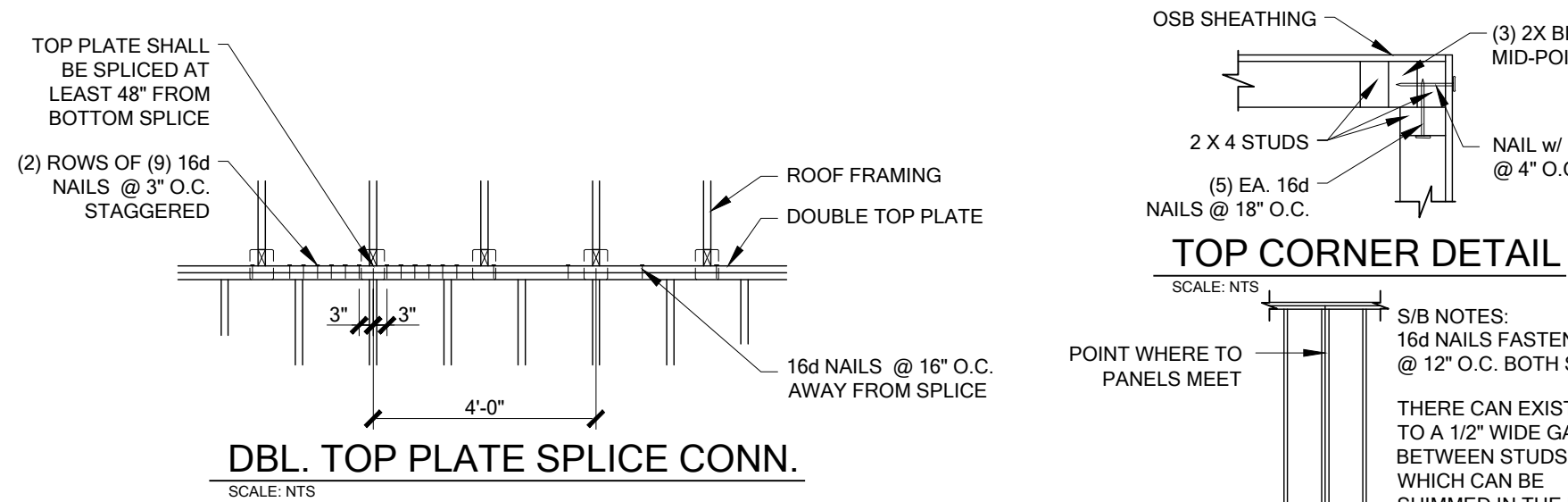
6
DETAIL
GABLE END WITHOUT VOLUME CEILING (FRAMING)
SCALE: N.T.S.

*T-BRACE OR L-BRACE MUST BE SAME SPECIES AND GRADE (OR BETTER) AS WEB MEMBER

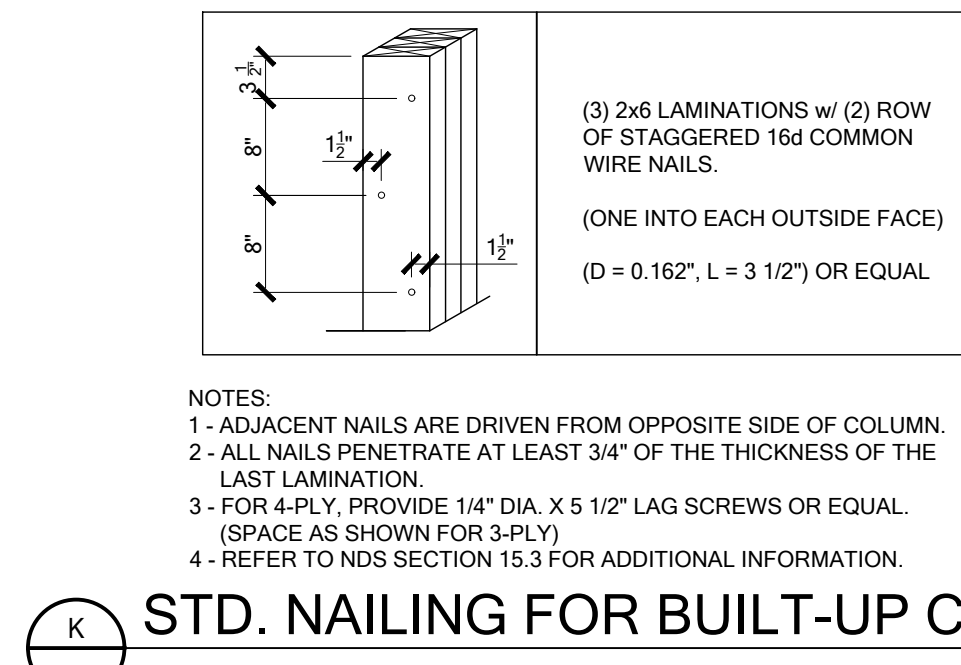
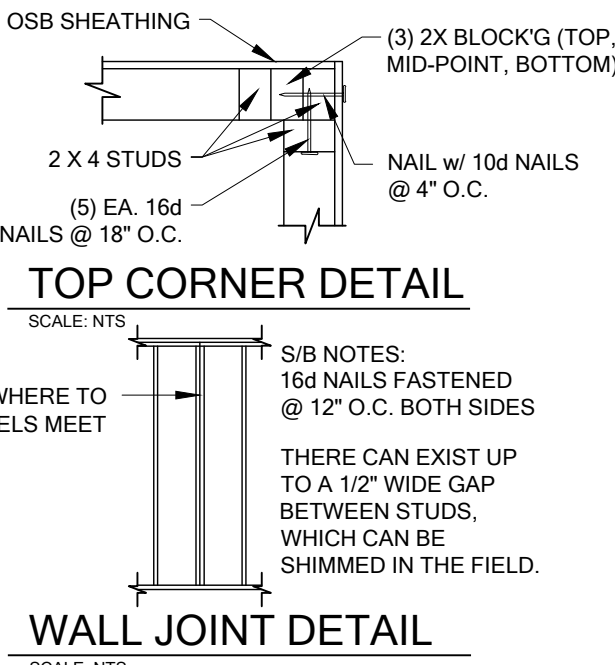


CD11
COMMON BM. ATTACHMENT
SCALE: N.T.S.

SECTION A-A - COMMON BM.
TO POST ATTACHMENT



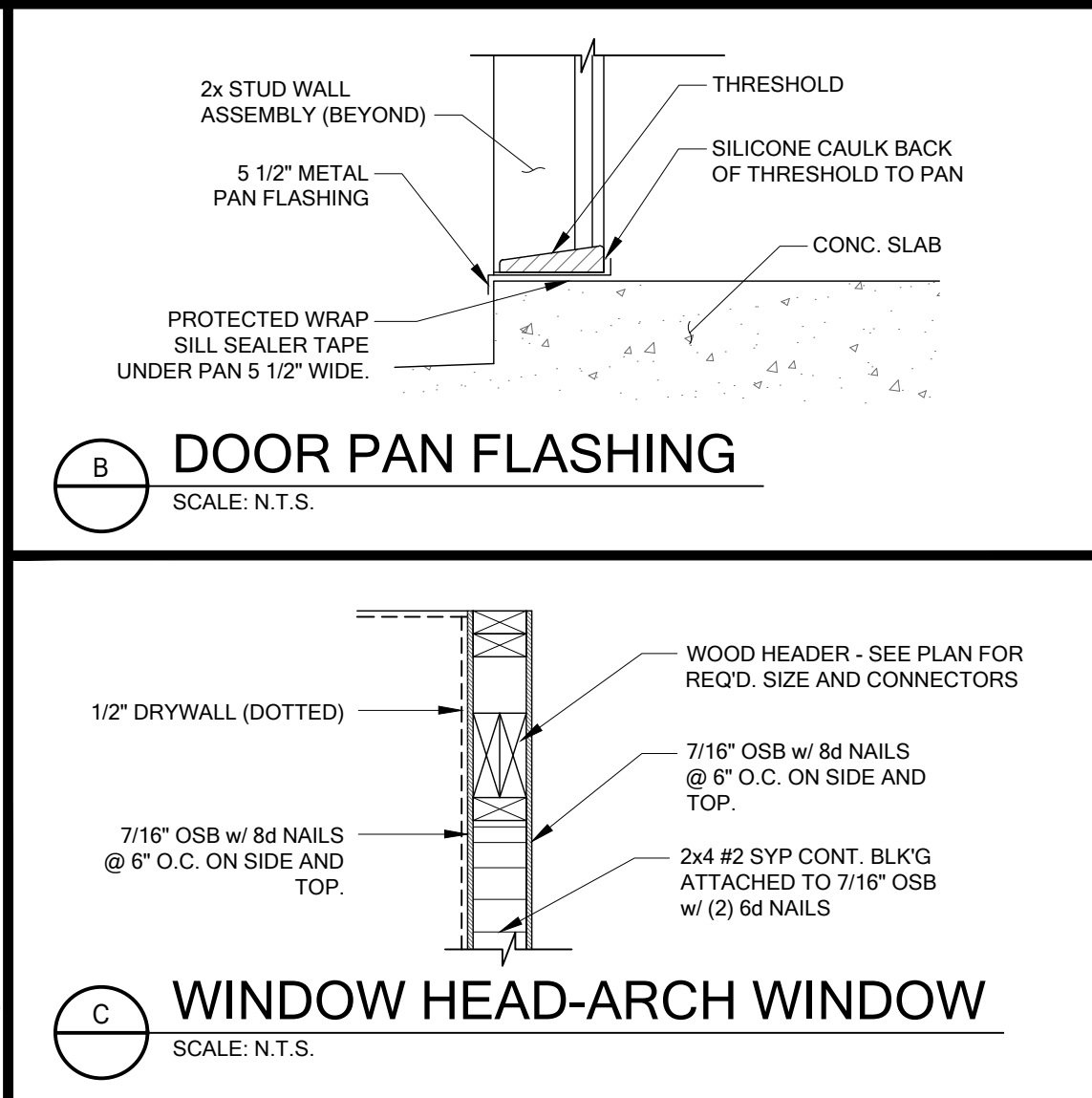
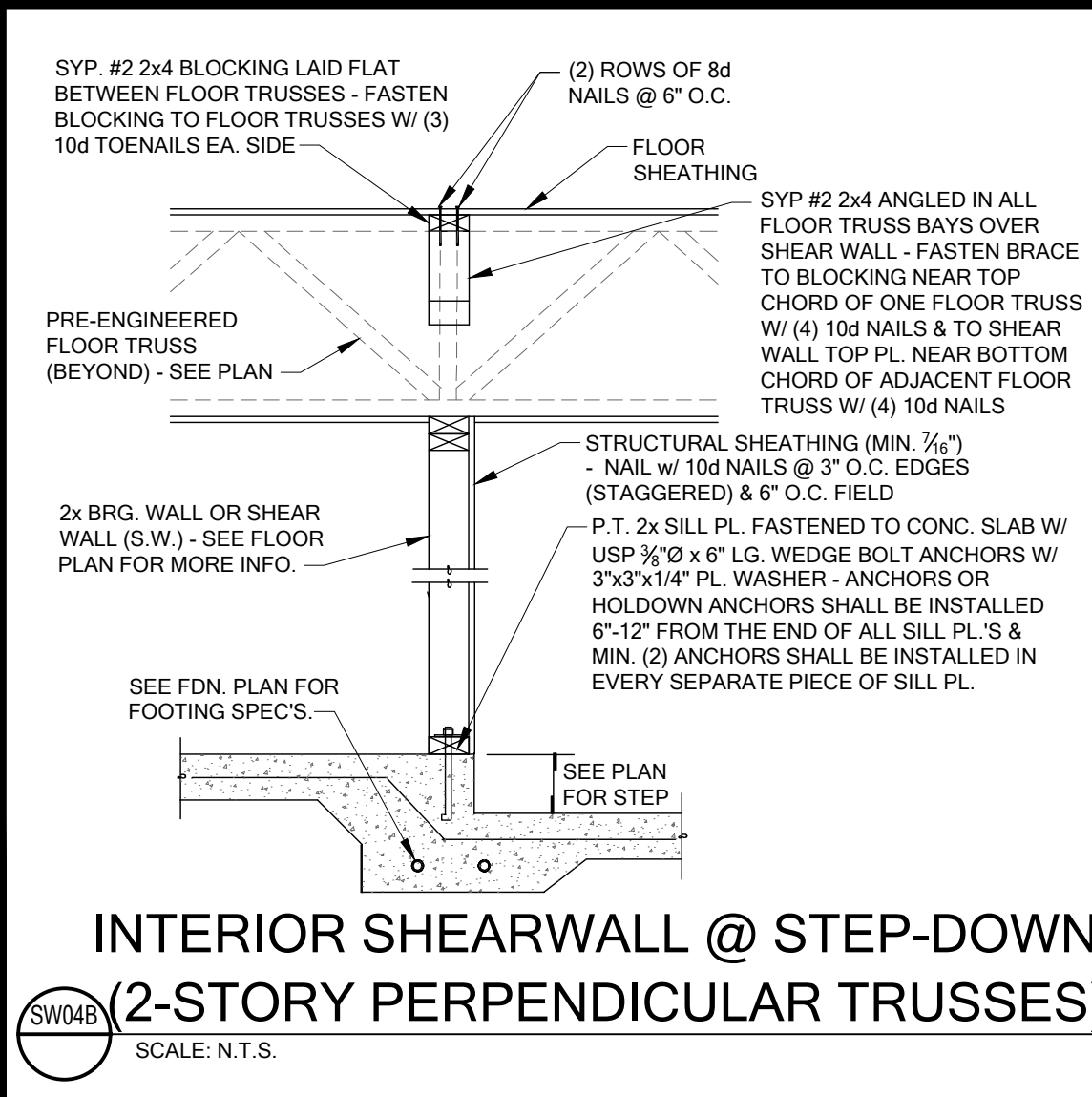
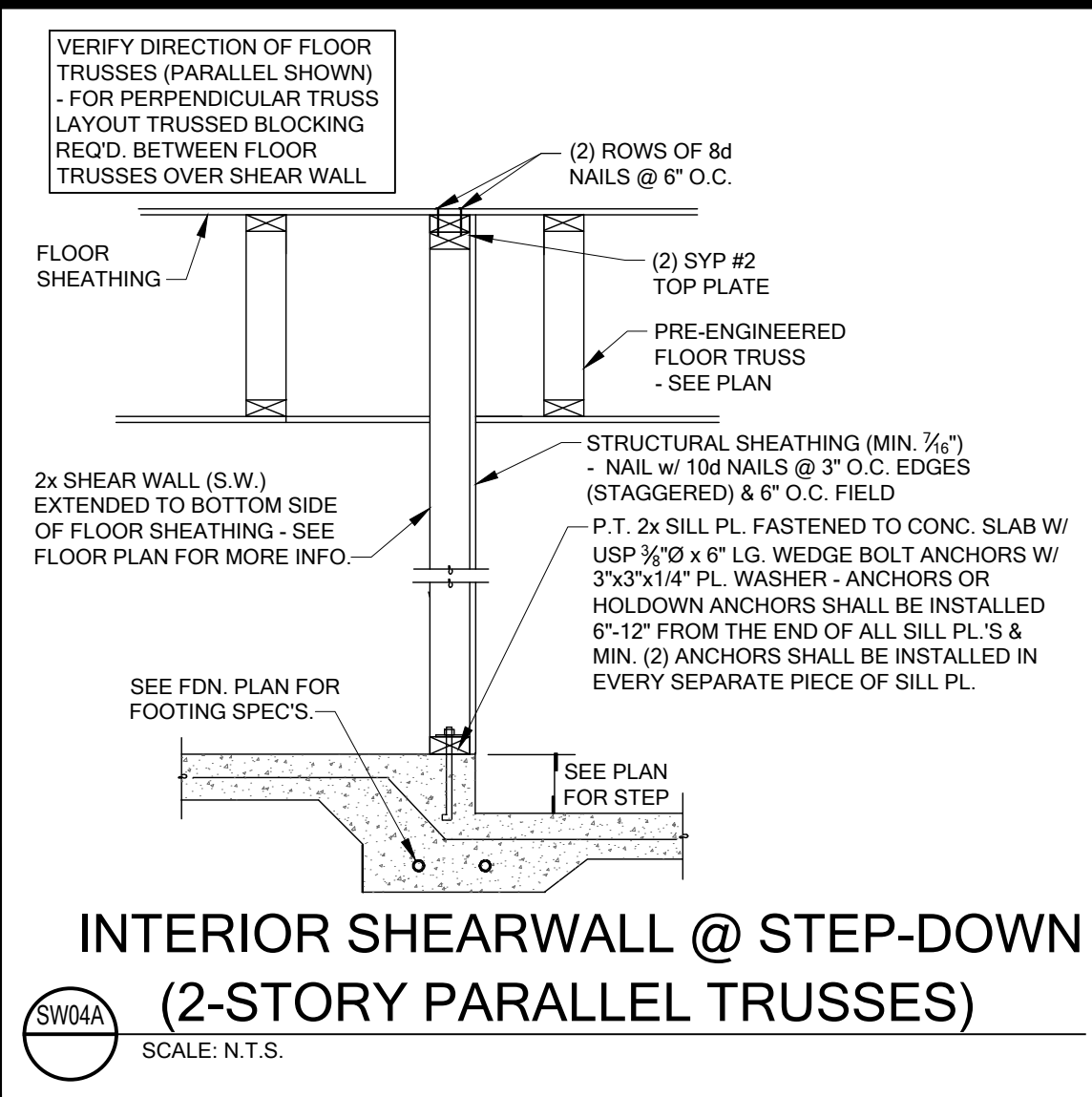
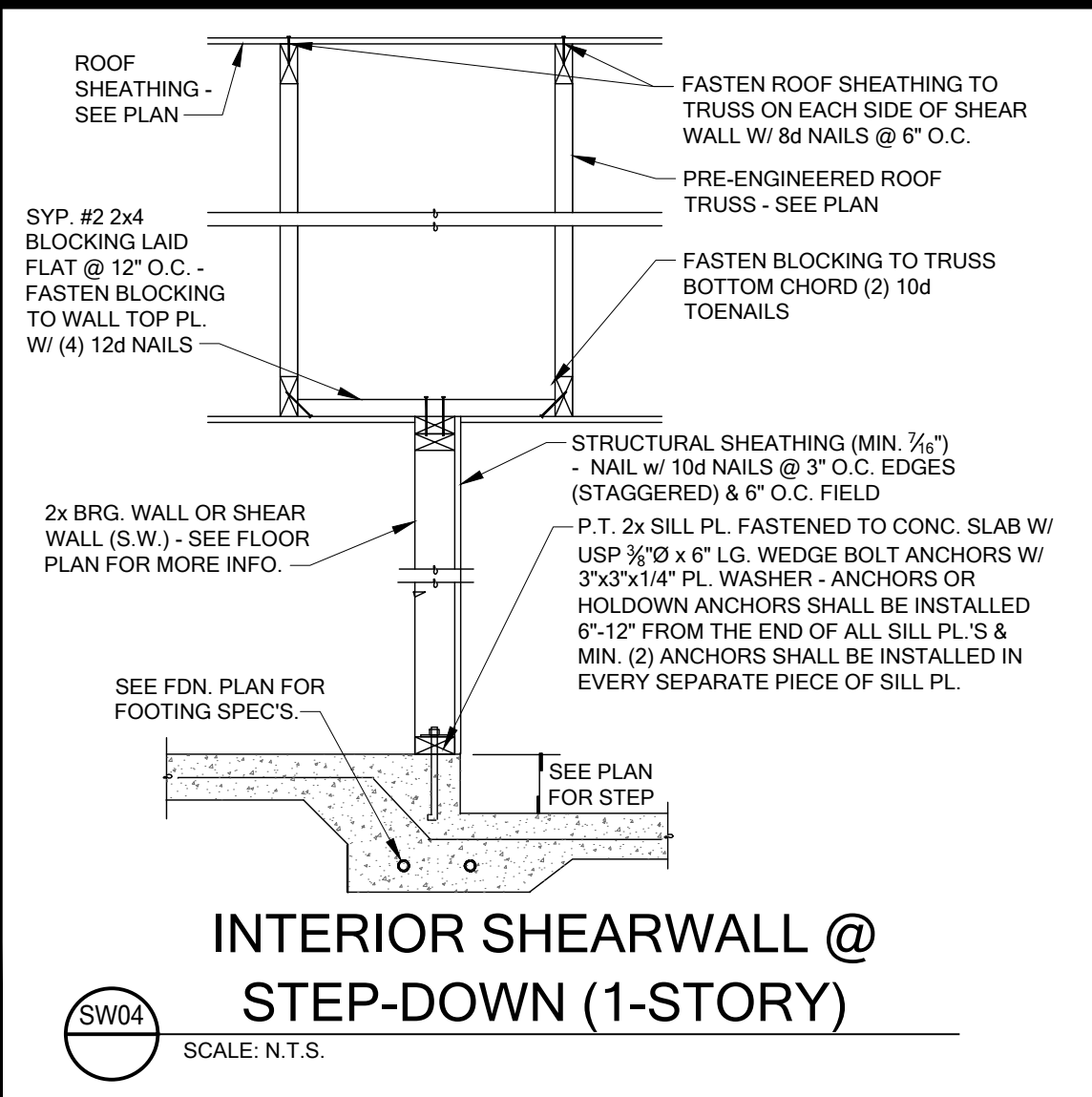
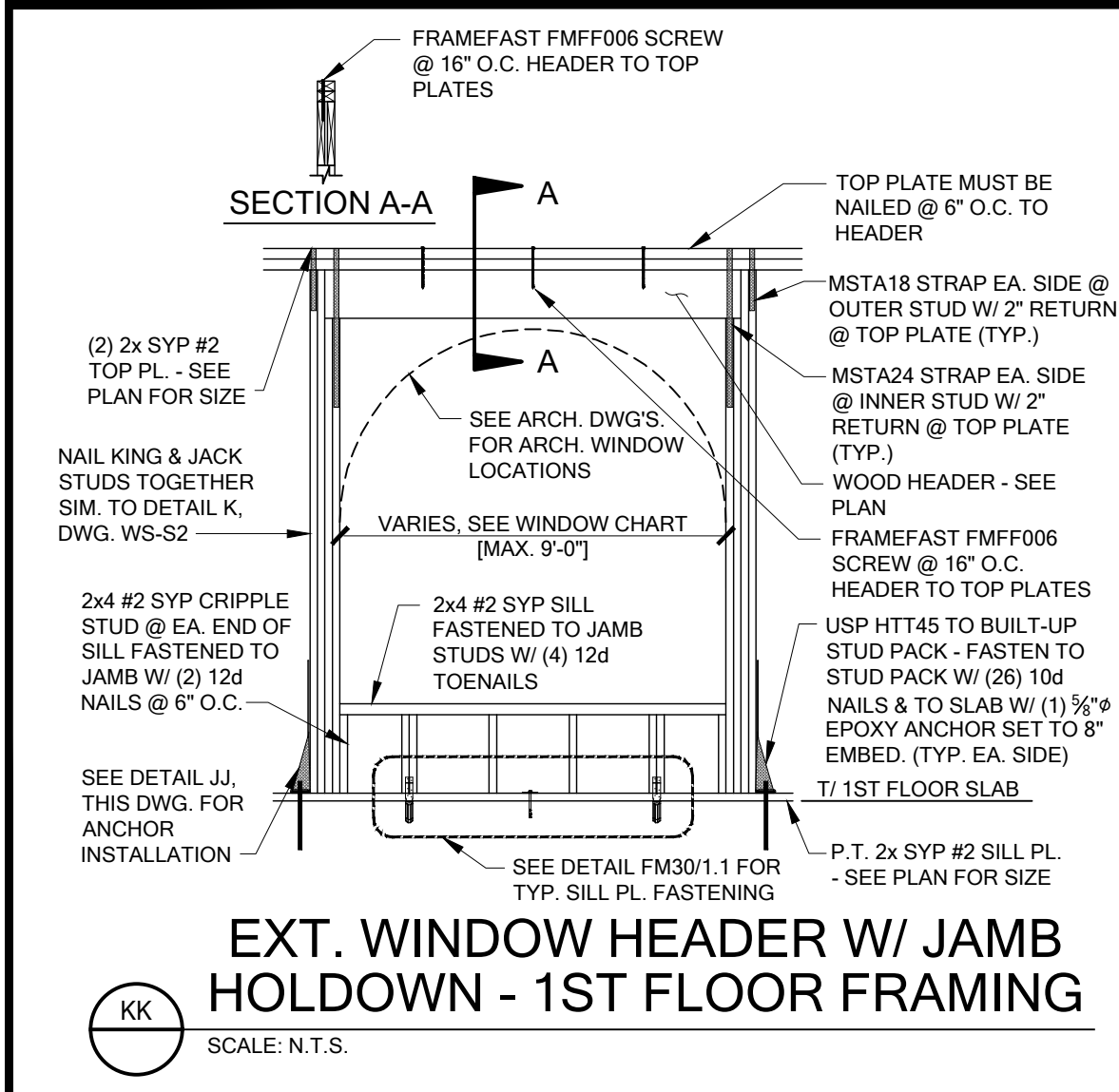
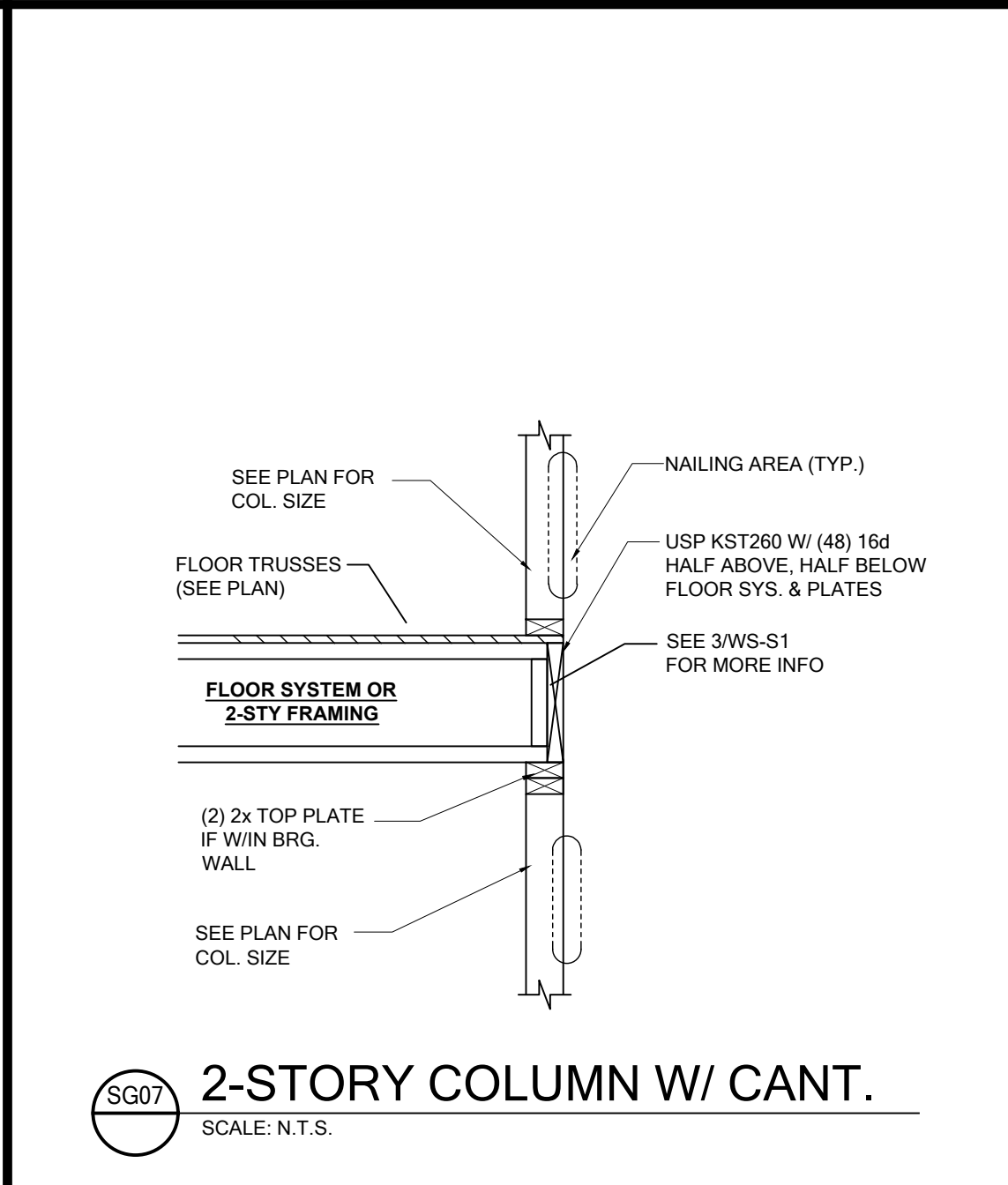
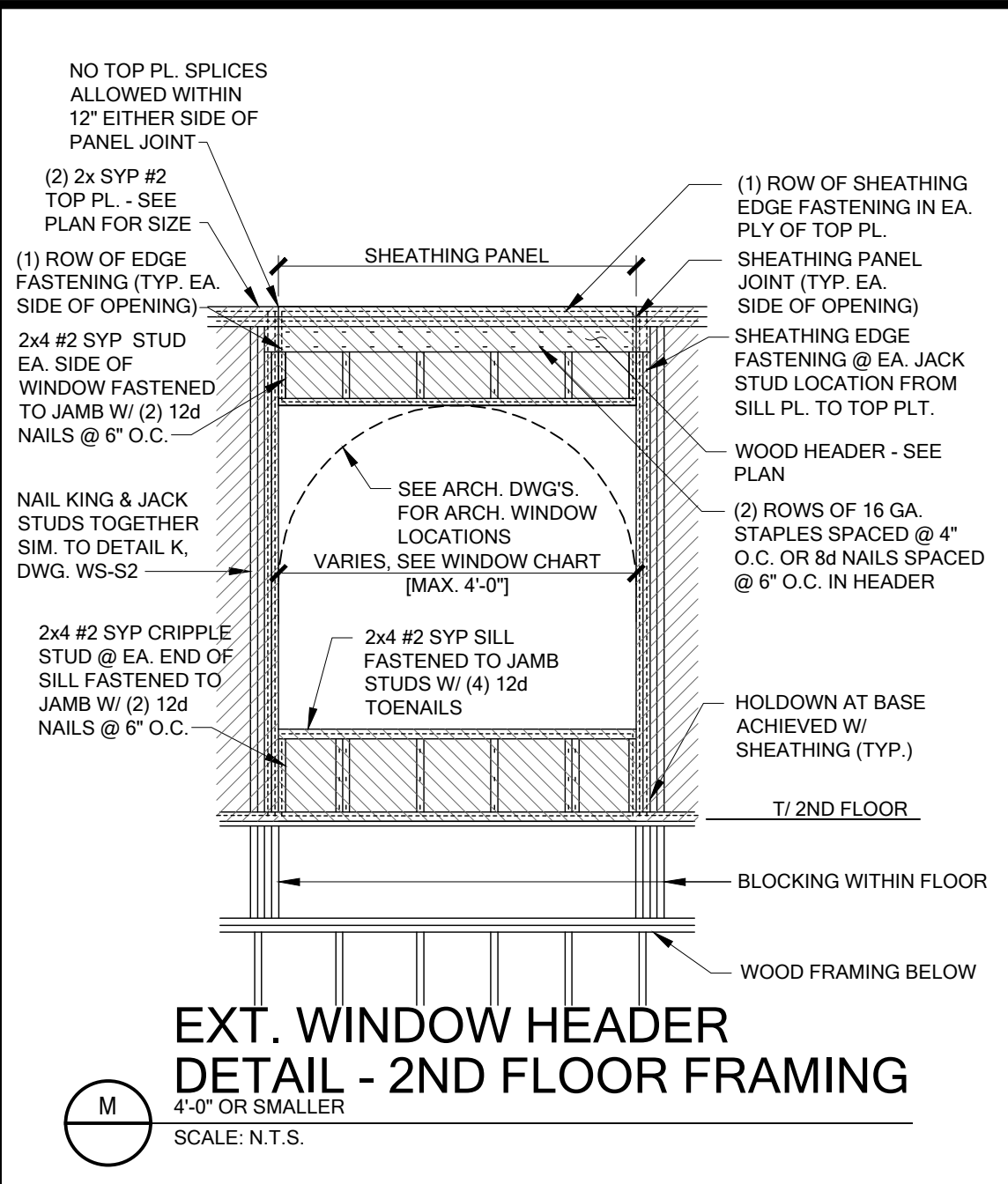
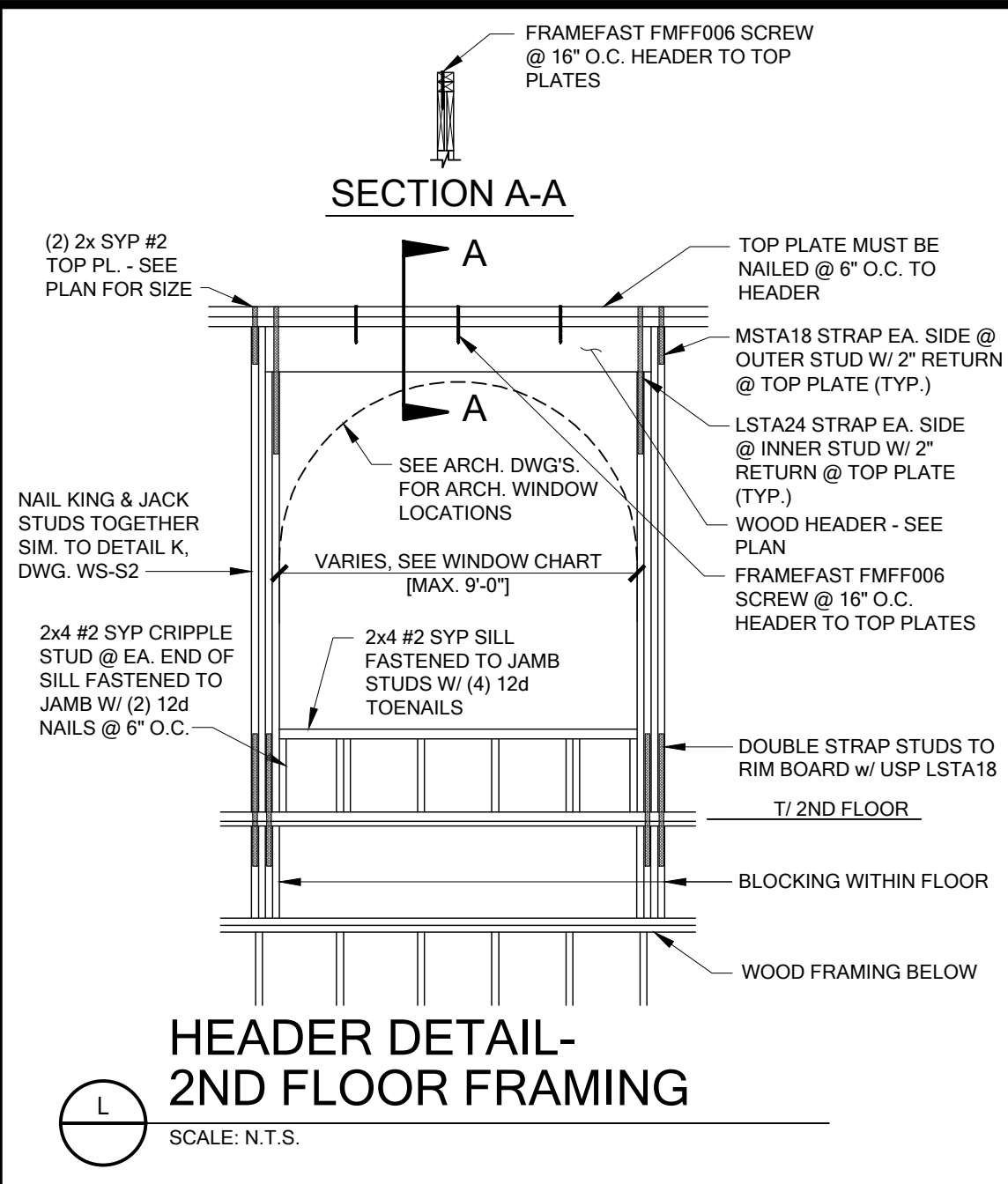
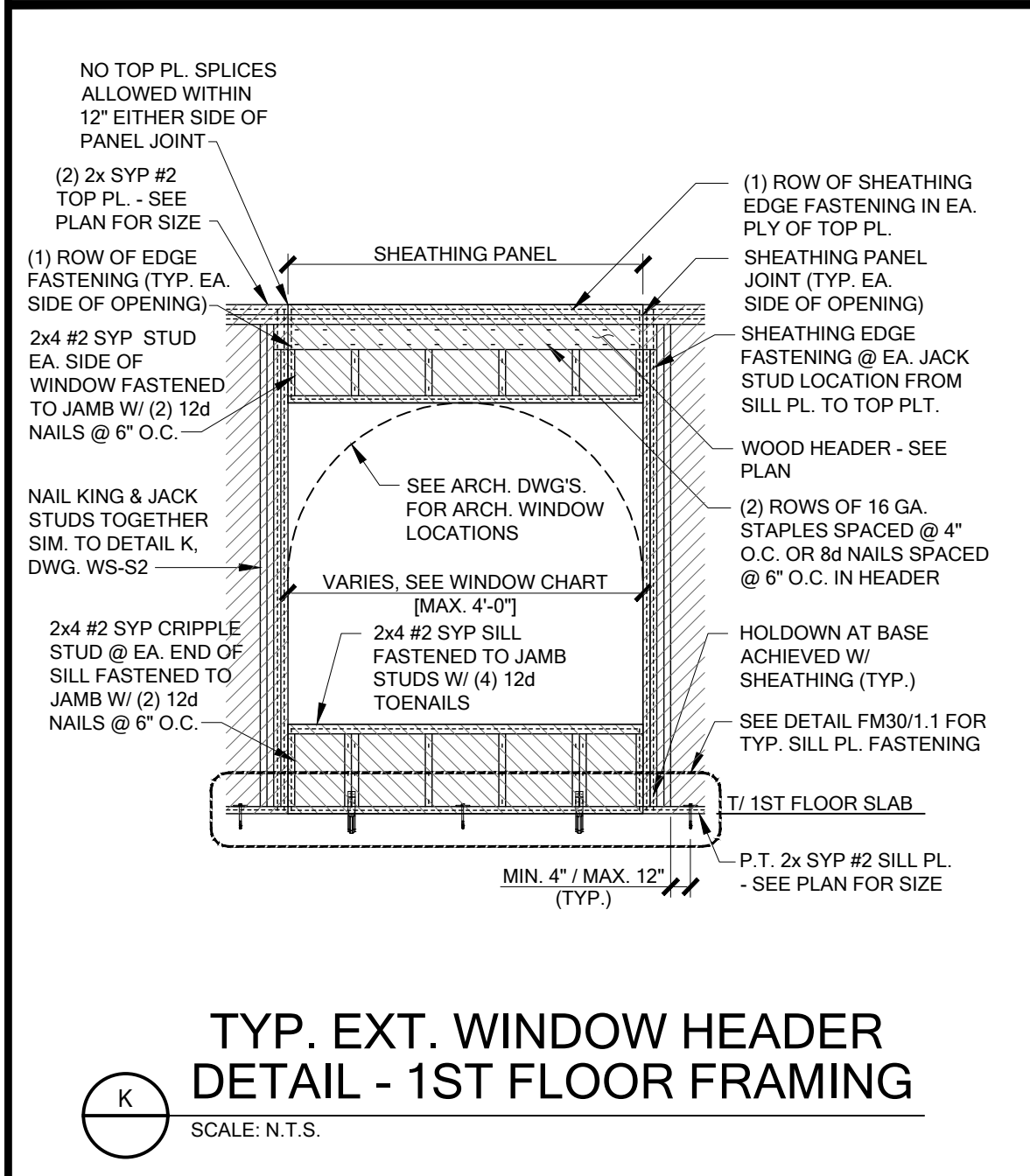
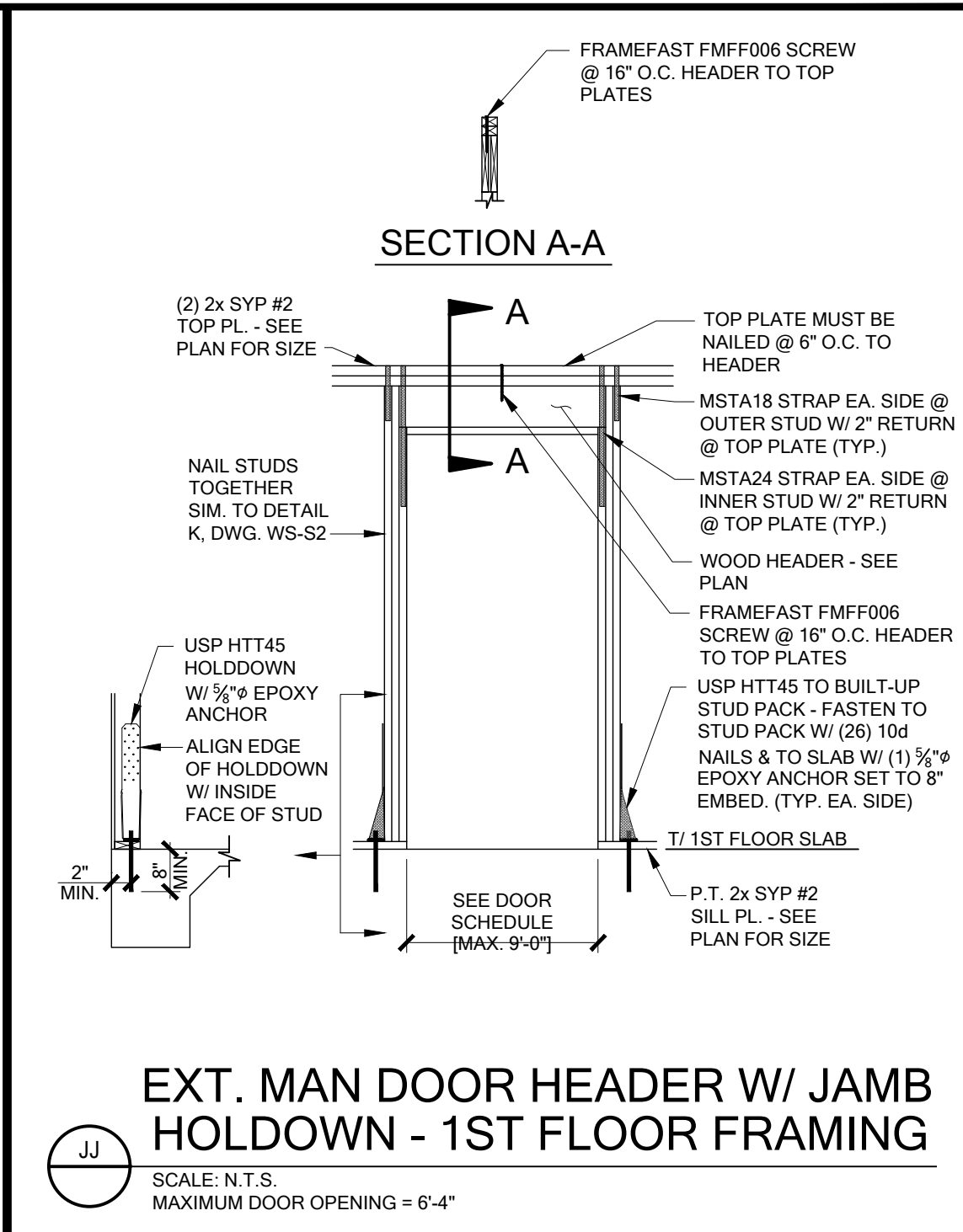
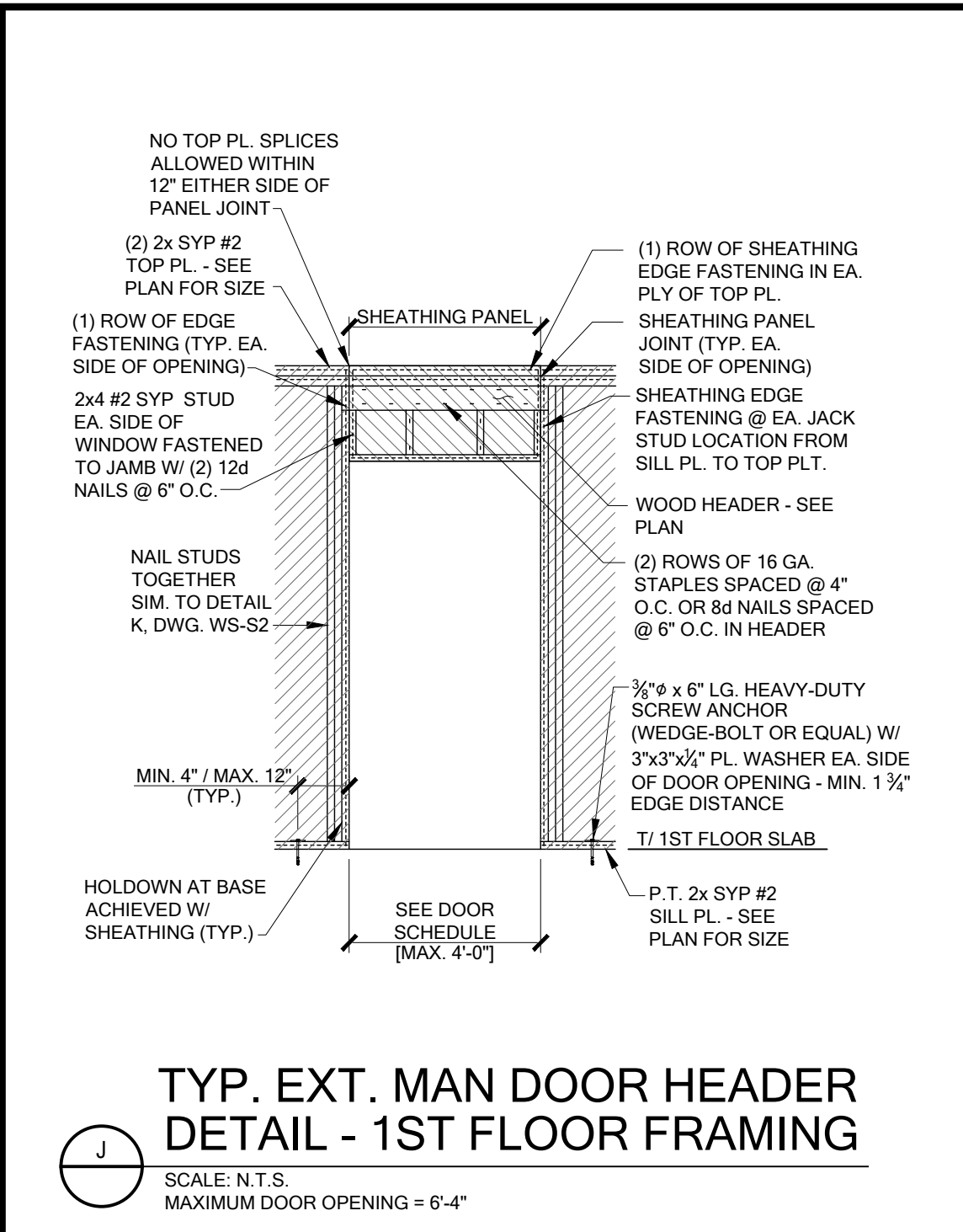
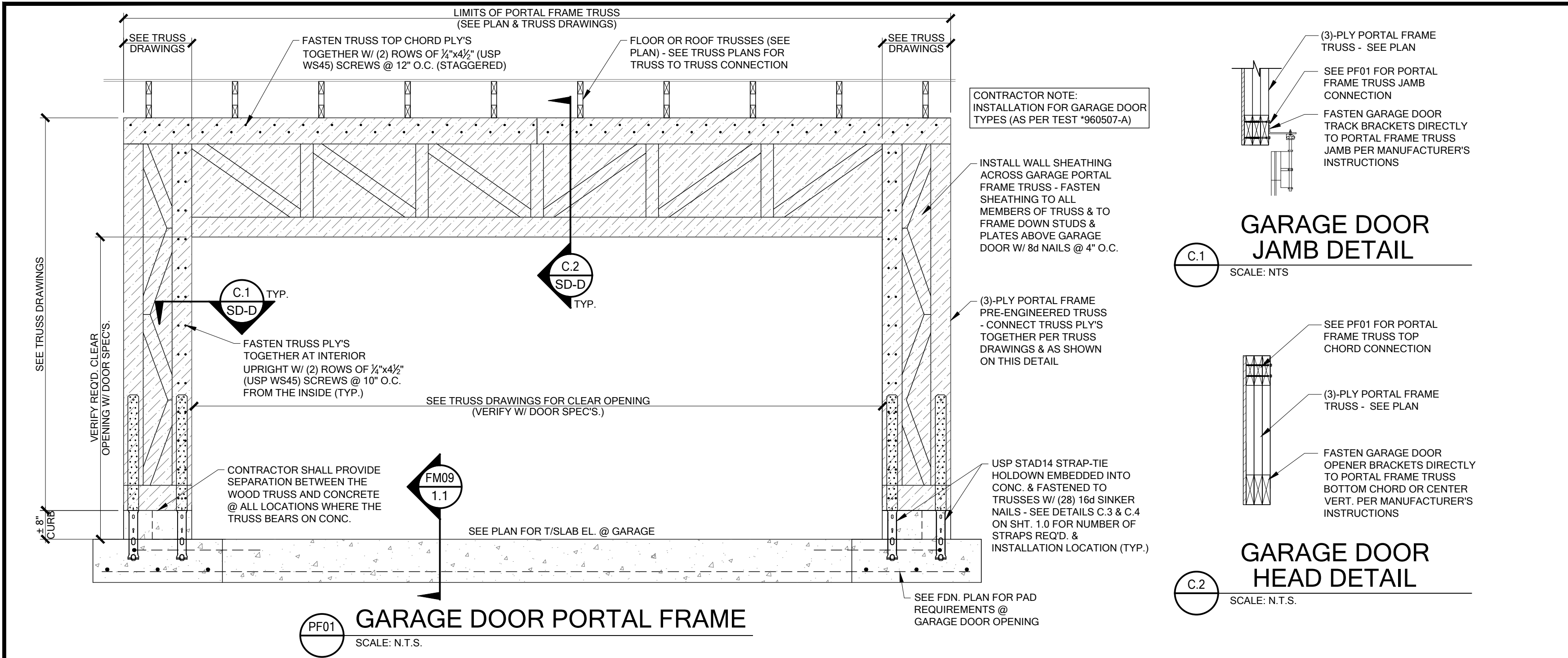
N
WALL DETAILS
SCALE: N.T.S.



K
STD. NAILING FOR BUILT-UP COLUMNS

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Sanford, FL 32771
(407) 902-9871
Community: Forest Cove
Plan Name: Willow
Garage Size: Elev - J Left
Lot: 5
Address: TBD SW Cadence Glen
Lake City, FL 32024
Reference No: 25-01552
Sheet: WS-S2
DETAILS



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02/13/2025

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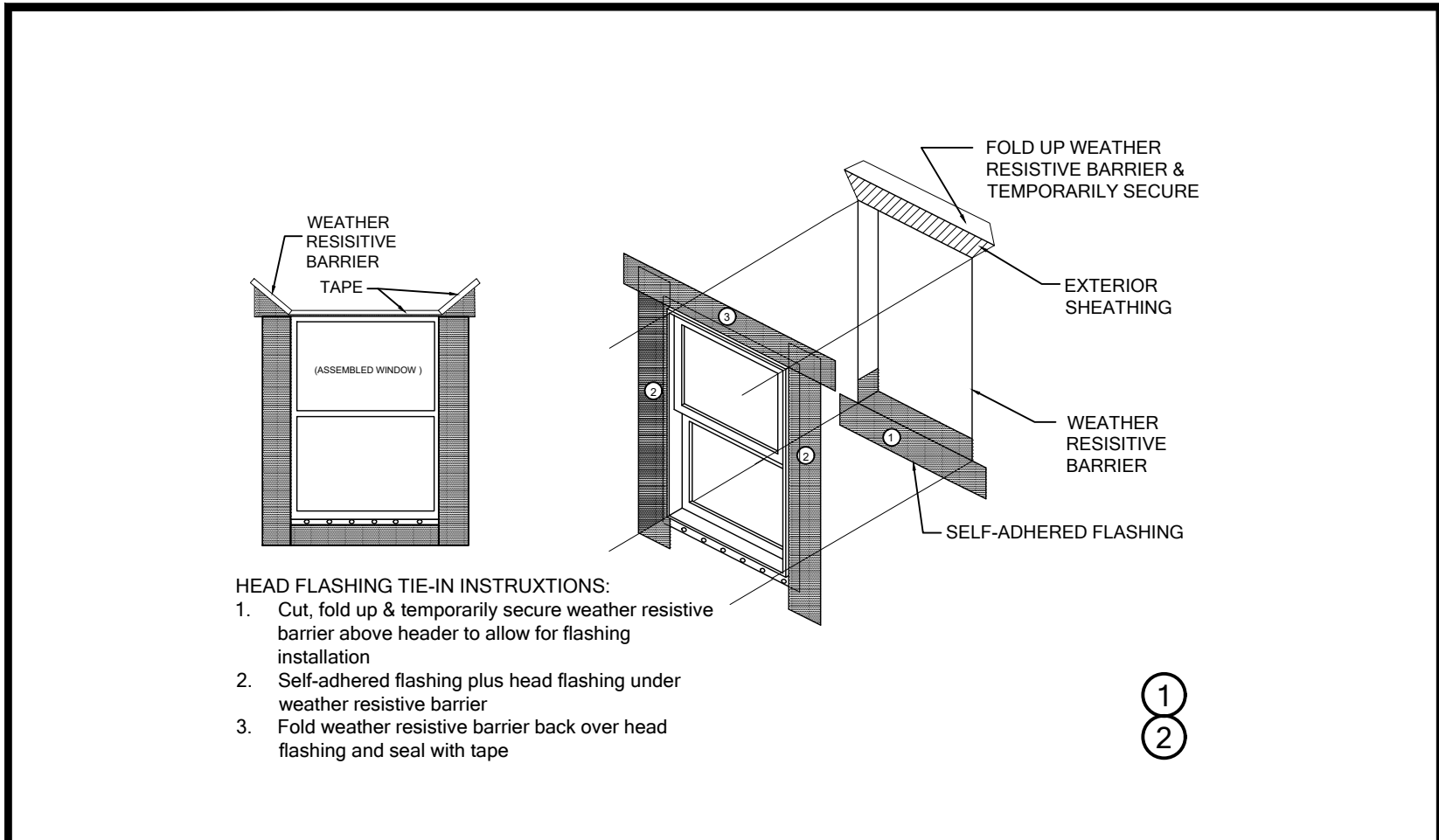
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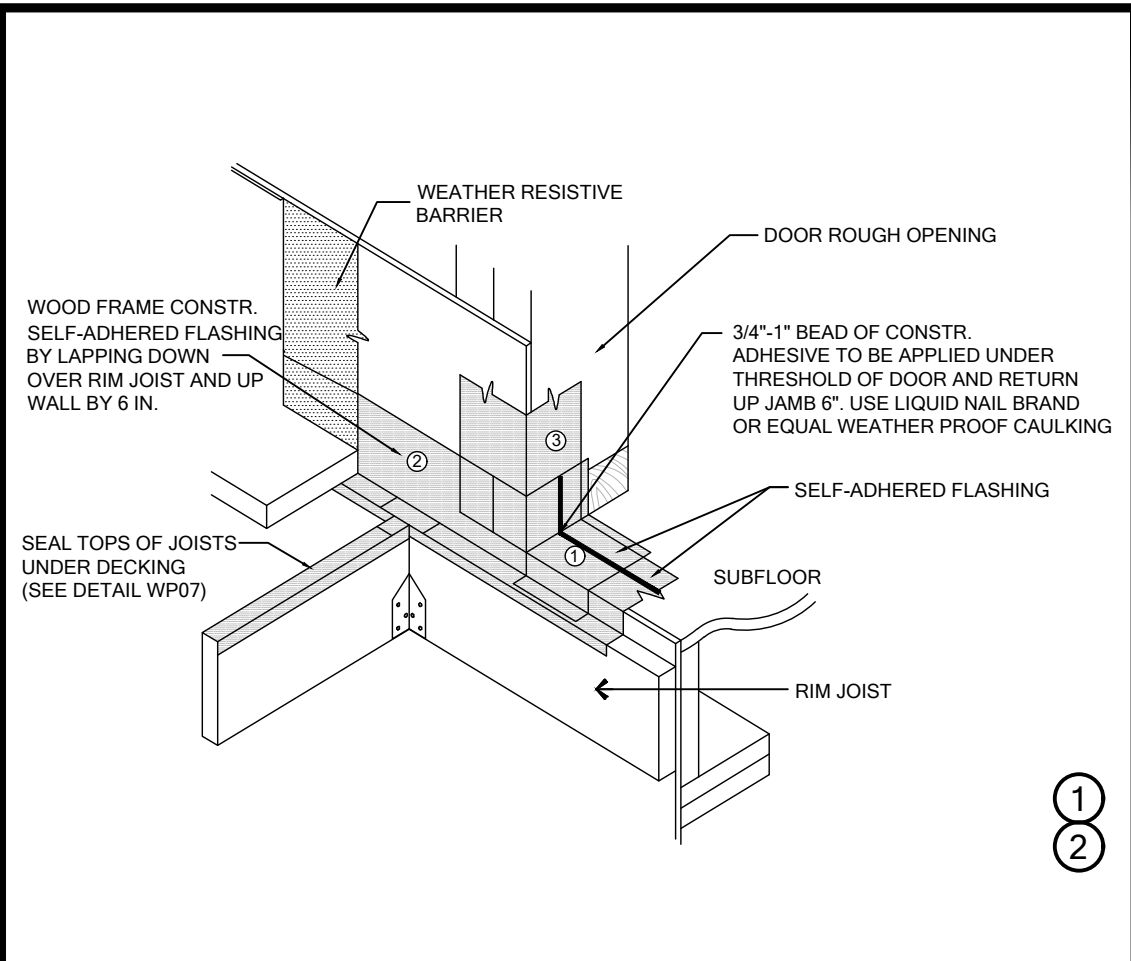
Community: Forest Cove
Plan Name: Willow
Garage Size: Left
Elev: J
Lot: 5
Address: TBD SW Cadence Glen
Lake City, FL 32024
Block:
Job No: 9FC00501

Reference No: 25-01552
Sheet: **SD-1**
DETAILS

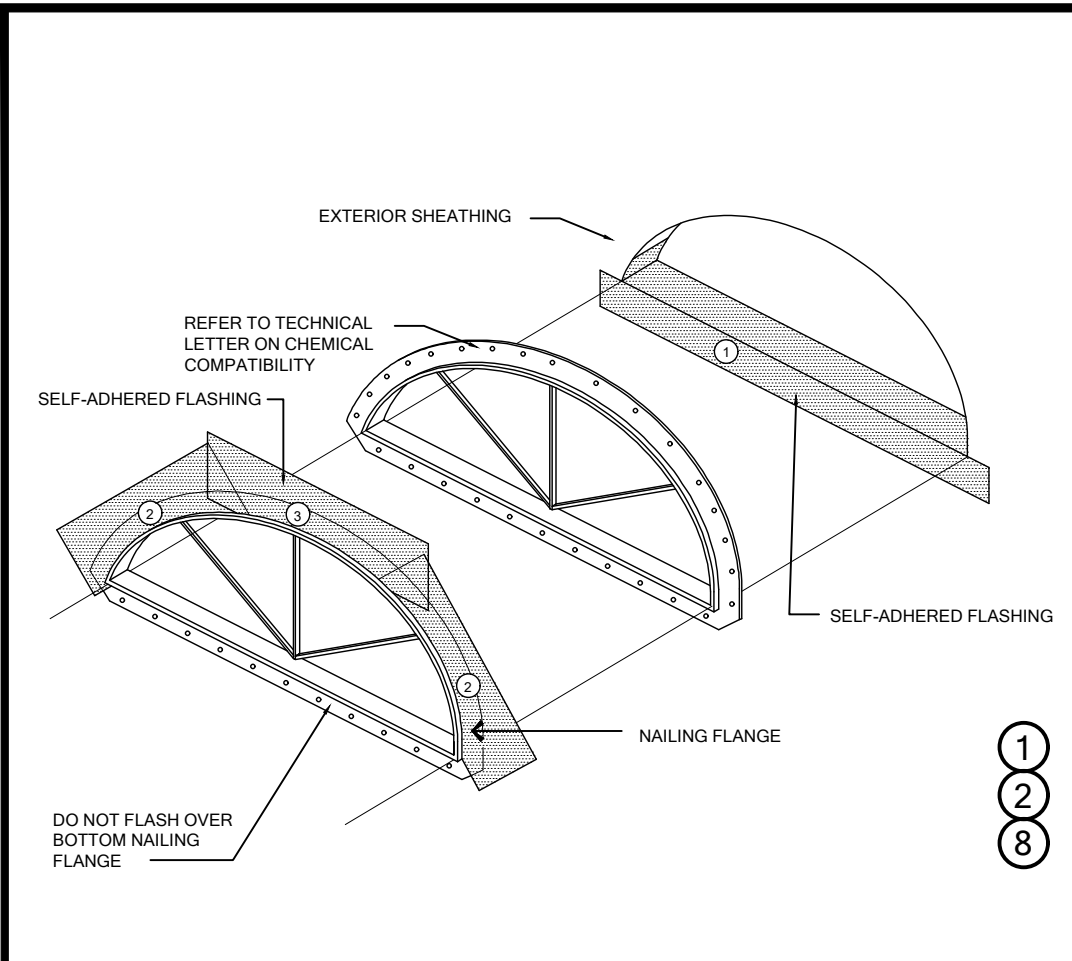
ESSENTIALS SERIES



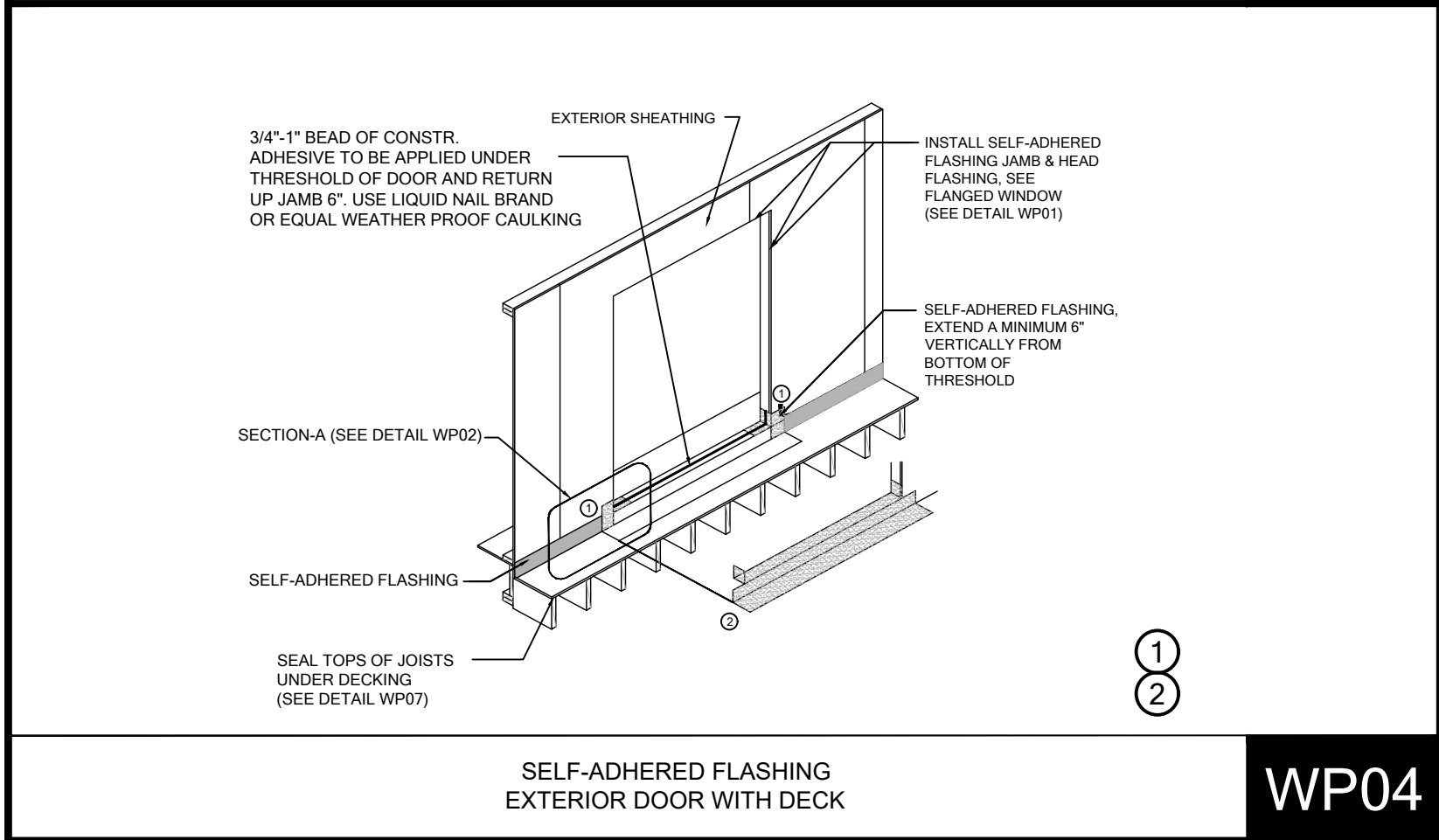
SELF-ADHERED FLASHING FLANGED WINDOW
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
Scale: NTS
WP01



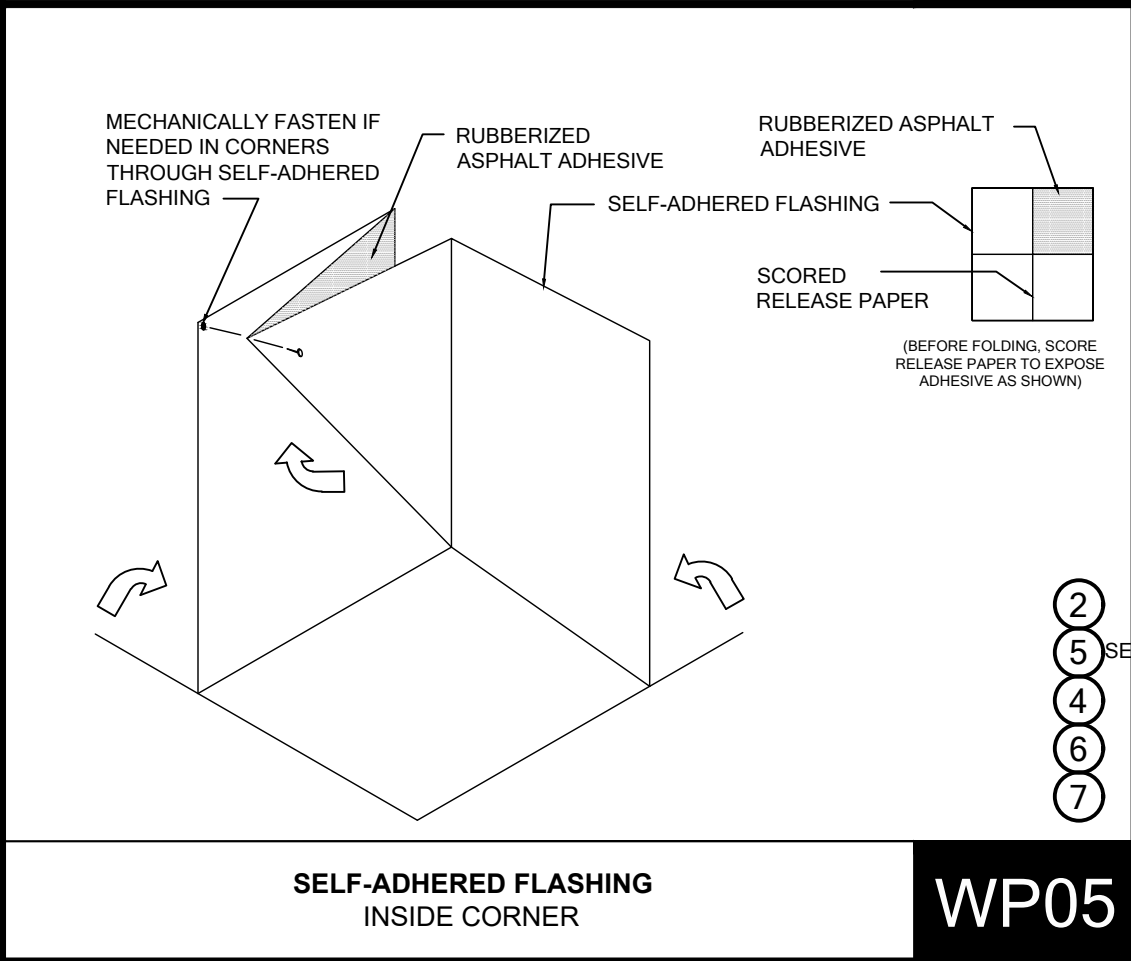
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A
WP02



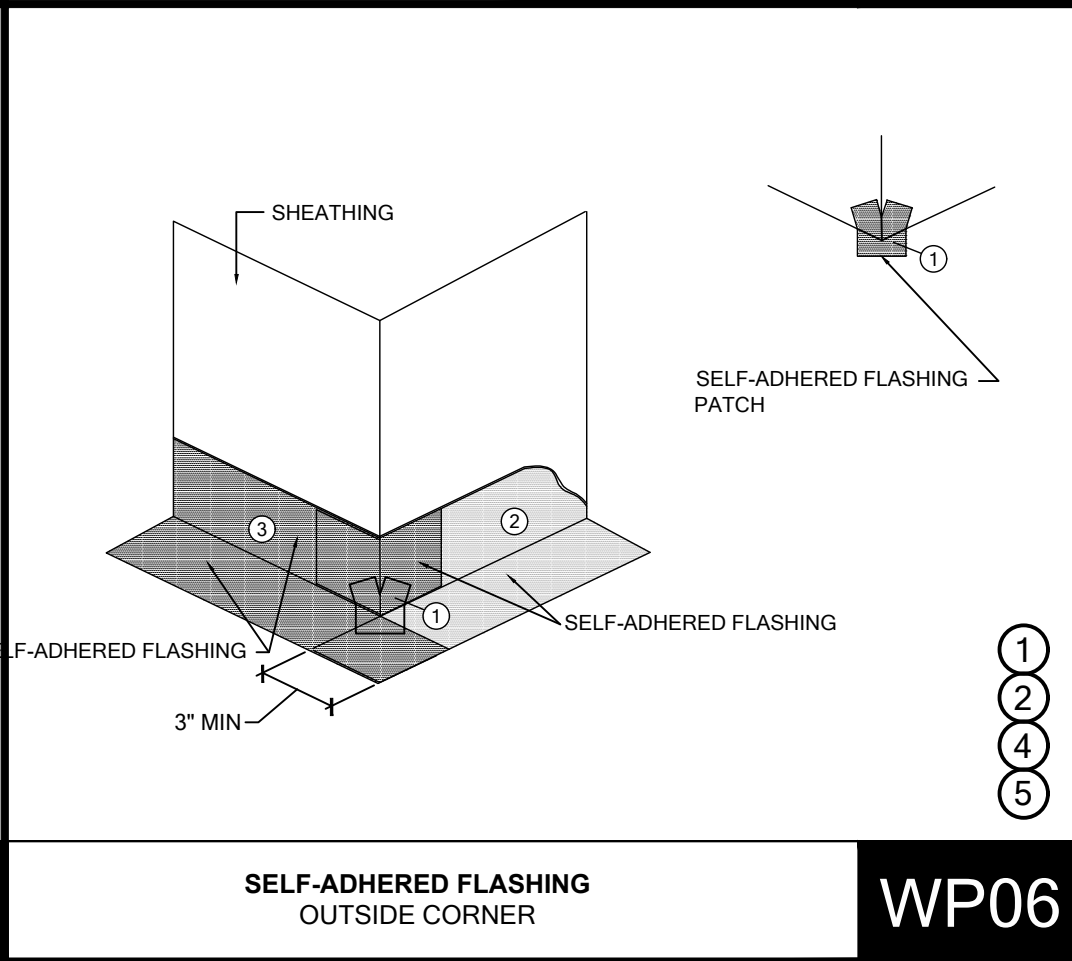
SELF-ADHERED FLASHING HALF ROUND WINDOW
WP03



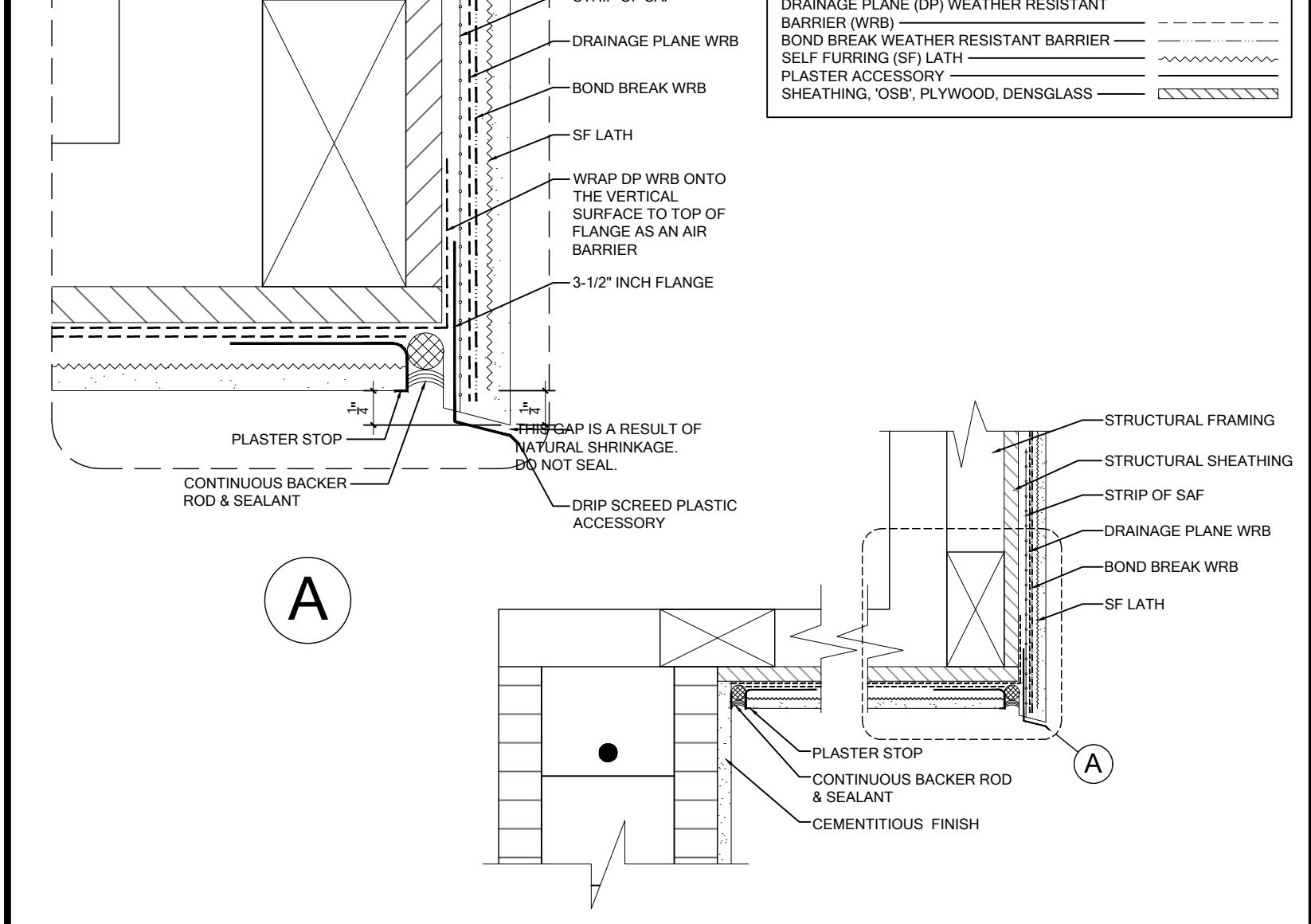
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK
WP04



SELF-ADHERED FLASHING INSIDE CORNER
WP05



SELF-ADHERED FLASHING OUTSIDE CORNER
WP06



SOFFIT/CANTILEVER
WP07



WP07

FLASHING REQUIREMENTS

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

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

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

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

No. 15 asphalt felt and water-resistive barriers complying with ASTM 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.

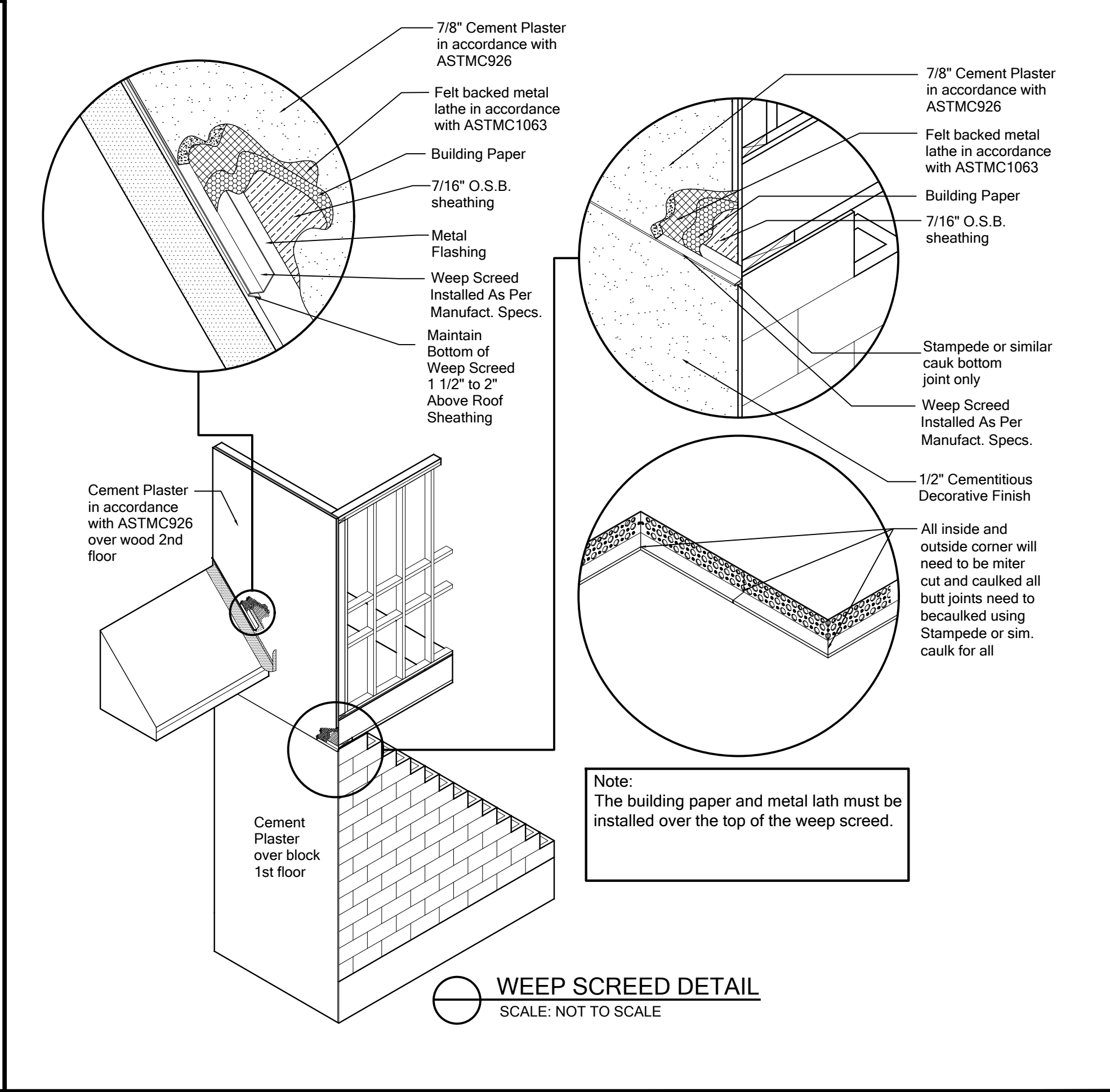
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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.

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



WEEP SCREED DETAIL
SCALE: NOT TO SCALE

FOR COUNTY USE ONLY

02/13/2025

CA No. 9161 AA26003115

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

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

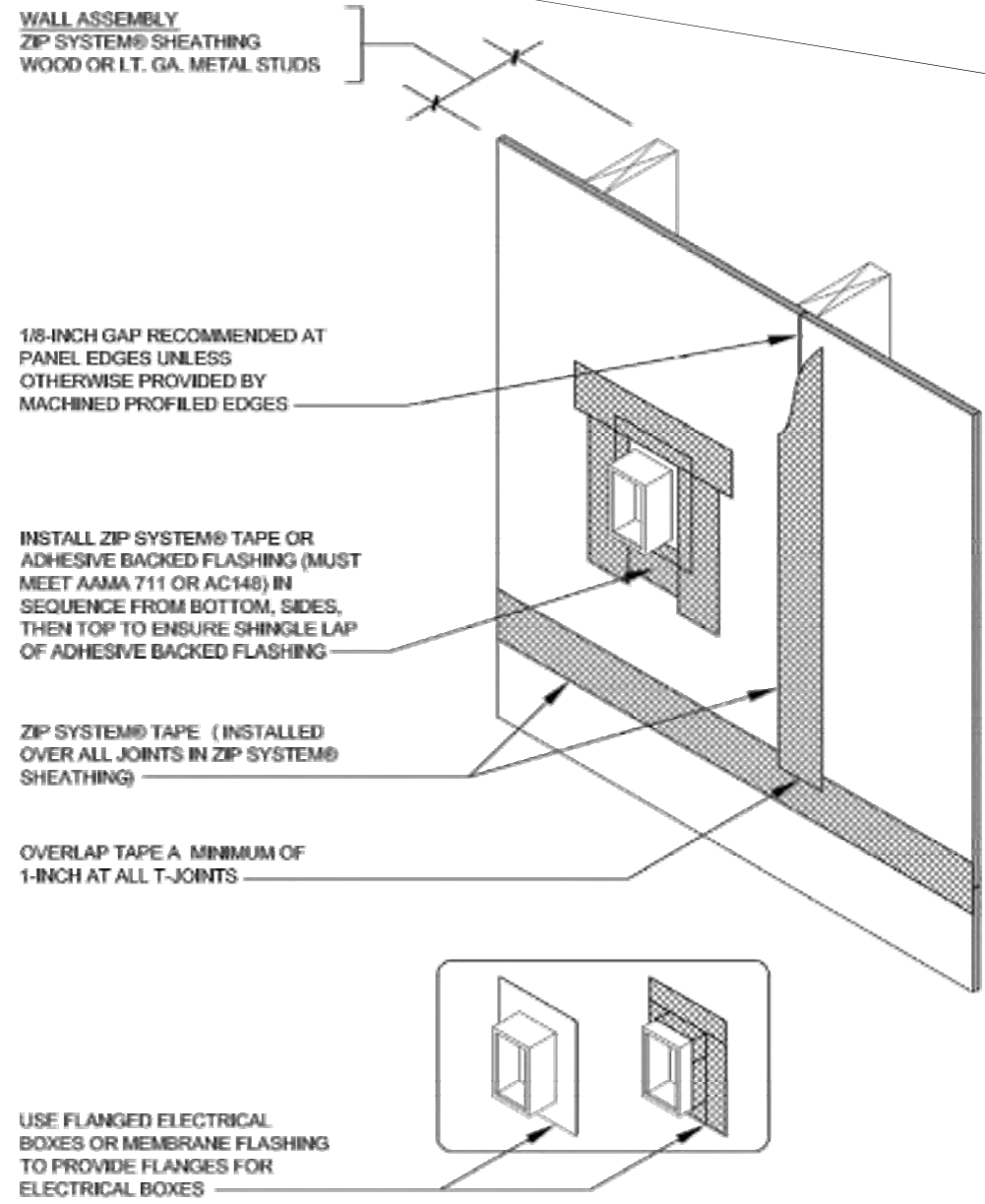
Community: Forest Cove
Plan Name: Willow
Garge Size: Elev - J Left
Lot: 5 Block:
Address: TBD SW Cadence Glen
Lake City, FL 32024
Job no. 9FC00501
Reference No. 25-01552
Sheet: WP

ESSENTIALS SERIES

WATERPROOFING

ZIP SYSTEM® SHEATHING WALL AT TYPICAL ELECTRICAL PENETRATION

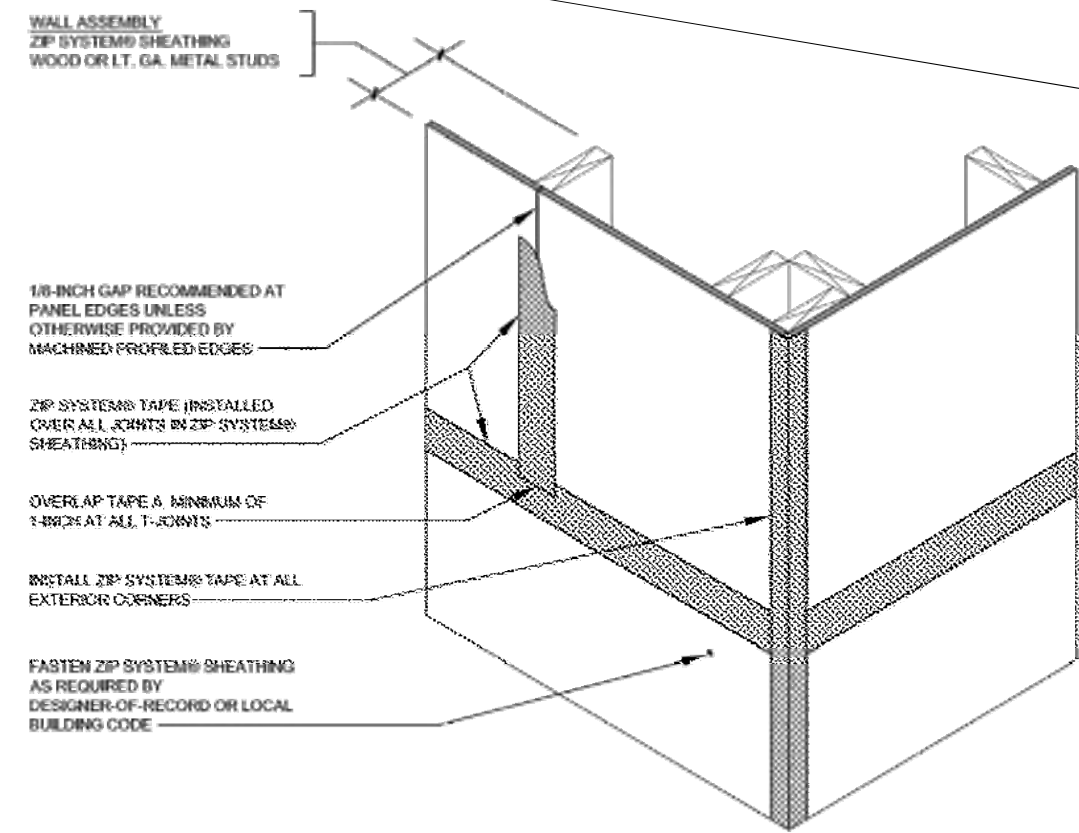
P-3



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING-WALL AT TYPICAL EXTERIOR CORNER

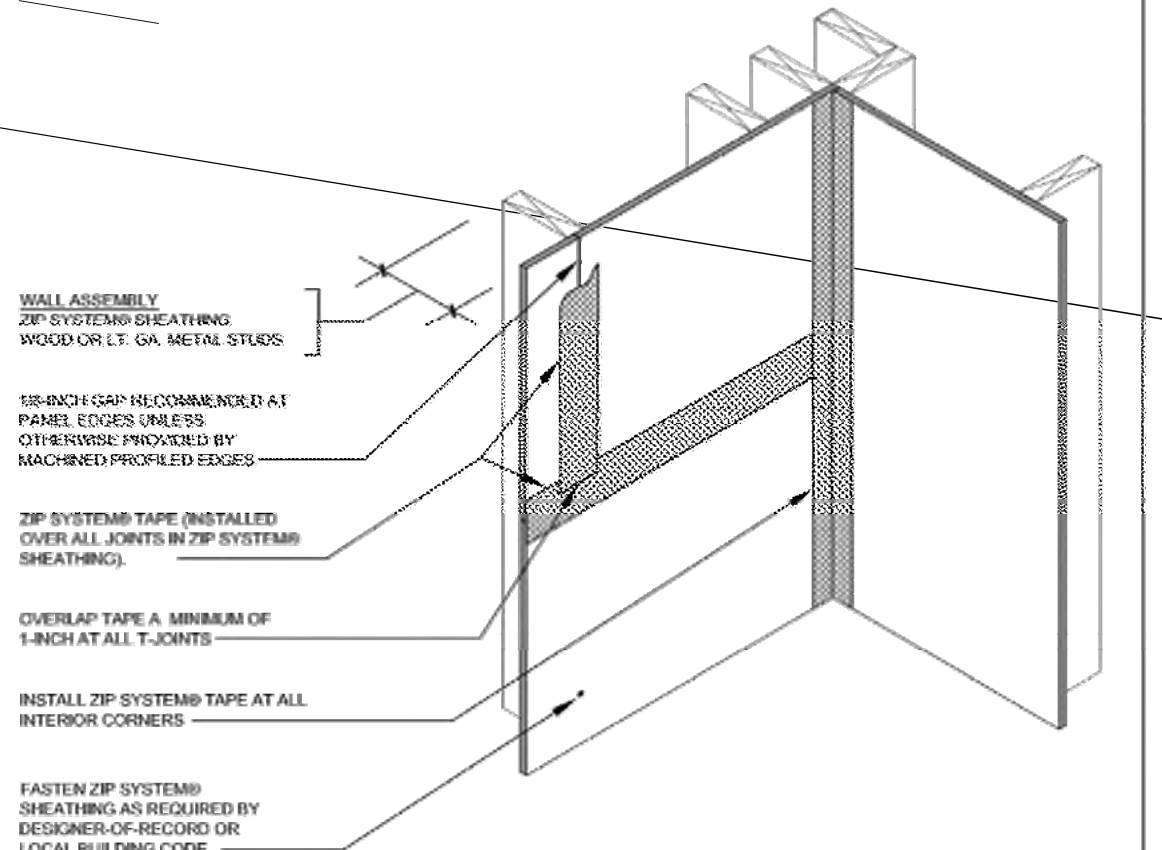
P-2



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING AT TYPICAL INTERIOR CORNER

P-1



DRAWING NOT TO SCALE

**ZIP System**
SHEATHING & TAPE

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

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

another innovation from**ENGINEERED WOODS**

**ZIP System**
SHEATHING & TAPE

**ZIP System**
SHEATHING & TAPE

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**ZIP System**
SHEATHING & TAPE

ZIP SYSTEM® ROOF SHEATHING TO ZIP SYSTEM® WALL SHEATHING

TD-2.1

Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com

**ZIP System**
SHEATHING & TAPE

Technical Tip

Overdriven Fasteners in ZIP System® Sheathing

Nails used to attach ZIP System sheathing to supporting framing members may occasionally penetrate beyond the face of the ZIP System panels. An ideal installation would be where fastener heads are flush with the panel surface. For this correspondence, "Overdriven Fasteners," are defined as nails that are installed through the panel and into a framing member, like a wall stud or rafter, with the fastener head penetrating into the integrated moisture barrier.

For roof applications, ZIP System sheathing is code recognized in ICC-ES ESR-1473 as a combination roof sheathing and roof underlayment. When used on a wall, ZIP System sheathing is code-recognized in ICC-ES ESR-1474 as a combination wall sheathing, air barrier and water-resistive barrier. Both International and Residential Building codes have specific requirements on fastener types, size and spacing when attaching wood structural panels as roof or wall sheathing. Minimum required fastening and allowable shear values required by codes are based on the assumption that fasteners are installed flush with the sheathing surface. Due to variations in materials and limitations on equipment, this may be difficult to achieve in some situations. According to the TECO Tech Tip, Reduction in Shear Capacity Due to Overdriven Fasteners, shear capacity could be reduced up to 20% depending on the depth and amount of fasteners that are overdriven. Please refer to technical bulletins published by APA and TECO at www.apawood.org and www.tecoaltd.com for more information about reduced shear capacity due to overdriven fasteners. Consult your local building official or design professional for any additional rating that may be required due to overdriven fasteners.

ZIP System Sheathing has been tested against water penetration in both laboratory and field conditions using standard ASTM tests at specified pressures. Panels were tested with overdriven fasteners at various depths and then compared with panels that were tested with fastener heads flush. The panels with overdriven fasteners satisfied the same performance requirements as panels installed with fastener heads flush. Huber Engineered Woods does not require taping or sealing overdriven fasteners. ZIP System panels that are attached with overdriven fasteners will not void the ZIP System warranty.

Although overdriven fasteners do not affect ZIP System sheathing's ability to resist moisture, it may reduce the shear capacity of the fastener. Overdriven fasteners can reduce the amount of wind or earthquake loading a shear wall is designed to resist. This possible reduction in shear capacity is inherent with all diaphragm and shear walls constructed with structural OSB or plywood and is NOT specific to ZIP System products.

Please contact Huber Engineered Woods at 800.933.9220 with any questions or comments.

Huber Engineered Woods, LLC, 10925 David Taylor Drive, Suite 300, Charlotte, NC 28262
Tel: 800.475.4225, www.zipsystem.com

Self Adheared Vapor Barrier Or Code approved material as deccribed in R703.2

ENGINEERED WOODS

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

General Contractor/Installer	Project Name	Project Location
Observer's Name	Jobsite Superintendent	Date of Observation

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST:					
#	Item	YES	NO	N/A	Other*
ZIP System® roof sheathing and tape					
1	ZIP System™ tape roller or tape gun used at areas observed	☐	☐	☐	☐
2	ZIP System™ tape appears to extend a minimum of 1" at T-joint intersections (shingle style)	☐	☐	☐	☐
3	ZIP System™ tape appears to be lapped min 3" at horizontal seams	☐	☐	☐	☐
4	ZIP System™ tape appears firmly pressed onto panel surface	☐	☐	☐	☐
5	Shiners (fasteners that missed rafters/blocking) were identified and removed (if possible) and taped over	☐	☐	☐	☐
6	Proper H-clips are being used (if required)	☐	☐	☐	☐
7	Spacing between panels minimum of 1/8", maximum of 1/2"	☐	☐	☐	☐
8	Flush nailer attachment used to prevent over-driven fasteners, not required (best practice)	☐	☐	☐	☐
9	Code approved fasteners and proper spacing of fasteners meet project specifications	☐	☐	☐	☐
10	Long edge (8' side) of ZIP System® roof panel oriented perpendicular to the framing members	☐	☐	☐	☐
11	Short edge (4' side) of ZIP System® roof panels staggered; min 24"	☐	☐	☐	☐
12	ZIP System® roof panels span a minimum three framing members	☐	☐	☐	☐
13	Framing members support the entire edge of the panels	☐	☐	☐	☐
Mechanical and Electrical Penetrations (MEP's)					
14	MEP's flashed	☐	☐	☐	☐
15	ZIP System™ tape used to flash MEP's	☐	☐	☐	☐
16	Proper sequence of flashing (i.e., shingle style)	☐	☐	☐	☐
Transitions					
17	Ridge tape cut prior to the installation of ridge vents	☐	☐	☐	☐
18	ZIP System™ tape over the top of transitional step flashing at wall to roof locations	☐	☐	☐	☐
19	Ice and water barriers are installed where required by local code	☐	☐	☐	☐
20	Minimum 1 layer 6" ZIP System™ tape or 2 layers 3.75" ZIP System™ tape with 1" overlap for valley flashing	☐	☐	☐	☐
21	ZIP System™ tape over the top of transitional flashings (i.e., drip edge)	☐	☐	☐	☐
22	ZIP System® panels and tape installed on the front and back of parapets (dried in)	☐	☐	☐	☐
Safety & Repairs					
23	Holes from toe boards have been taped and rolled with ZIP System™ tape or ZIP System™ liquid flash	☐	☐	☐	☐
24	All ZIP System Sheathing® roofing panels seam are taped prior to any flashing or roofing membrane installation	☐	☐	☐	☐
25	Contractor checklist objectives to be completed in accordance with contract safety protocols	☐	☐	☐	☐

Additional Notes:

This observation report is being provided at your request and for your benefit and at no cost to you. This report is intended to be used only by you and is intended for general information purposes only; it is not a substitute for specific professional advice. In preparing this report, Huber Engineered Woods LLC (HEW) used reasonable efforts to provide information relating to the installation of ZIP System® products at the project site identified above. HEW DOES NOT WARRANT OR GUARANTEE THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION CONTAINED IN THE REPORT REGARDING YOUR PROJECT, AND HEW HEREBY SPECIFICALLY DISCLAIMS ANY LIABILITY FOR THE CONTENT OF THIS OBSERVATION REPORT AND FOR THE CONSEQUENCES OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION PROVIDED. This observation was done and the report created during the construction process and as such, not all aspects of the installation may have been serviced by trade name, trademark, hypothesis, or otherwise, does not constitute or imply an endorsement or recommendation by Huber Engineered Woods LLC and is for informational purposes only. © 2018 Huber Engineered Woods LLC. ZIP System, and its accompanying design are trademarks of Huber Engineered Woods LLC. Huber Engineered Woods products are covered by various patents. See ZIPSystem.com for details. HUB ESR-SP REV 10/18

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

ENGINEERED WOODS

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

Contratista general/instalador	Nombre del proyecto	Ubicación del proyecto
Nombre del observador	Superintendente de obra	Fecha de la observación

LISTA DE CONTROL DE REVESTIMIENTO DE TECHO ZIP SYSTEM® PARA CONTRATISTAS					
#	Item	SI	NO	N/C	Otros*
Revestimiento de techo y cinta ZIP System®					
1	Se utilizó un rodillo o pistola dispensadora de cinta adhesiva ZIP System™ en las áreas observadas	☐	☐	☐	☐
2	La cinta adhesiva ZIP System™ parece prolongarse como mínimo 1" en las intersecciones de las juntas en T (estilo tejas)	☐	☐	☐	☐
3	La cinta adhesiva ZIP System™ parece estar superpuesta 3" como mínimo en las uniones horizontales	☐	☐	☐	☐
4	La cinta adhesiva ZIP System™ ha sido presionada con firmeza sobre la superficie del panel	☐	☐	☐	☐
5	En la medida de lo posible, se identificó y retiró todo sujetador mal colocado (fuera de viguetas/ bloqueados) y se aplicó cinta sobre el área	☐	☐	☐	☐
6	Se utilizan sujetadores de tipo H apropiados (si fuese necesario)	☐	☐	☐	☐
7	Hay un espaciado mínimo de 1/8" y máximo de 1/2" entre paneles	☐	☐	☐	☐
8	Se utiliza un accesorio para clavar a ras de modo de evitar ajustar en exceso los sujetadores (si bien no es requisito, se considera una práctica óptima)	☐	☐	☐	☐
9	El uso de sujetadores aprobados y un correcto espaciado de los sujetadores permite cumplir con las certificaciones del proyecto	☐	☐	☐	☐
10	El borde largo (lateral de 8') del panel de techo ZIP System® está orientado en forma perpendicular a los bastidores	☐	☐	☐	☐
11	El borde corto (lateral de 4') de los paneles de techo ZIP System® está escalonado como mínimo 24"	☐	☐	☐	☐
12	Los paneles de techo ZIP System® abarcan al menos tres bastidores	☐	☐	☐	☐
13	Los bastidores sostienen el borde completo de los paneles	☐	☐	☐	☐
Instalaciones mecánicas y eléctricas					
14	Instalaciones mecánicas y eléctricas recubiertas	☐	☐	☐	☐
15	Se utilizó cinta adhesiva ZIP System™ para recubrir instalaciones mecánicas y eléctricas	☐	☐	☐	☐
16	Secuencia adecuada del recubrimiento (por ejemplo, estilo tejas)	☐	☐	☐	☐
Transiciones					
17	Corte de cinta en aristas antes de la instalación de cumbres con ventilación	☐	☐	☐	☐
18	Cinta ZIP System™ sobre el recubrimiento de transición en zonas de unión de pared a techo	☐	☐	☐	☐
19	Instalación de protecciones contra hielo y agua de conformidad con el código local	☐	☐	☐	☐
20	Como mínimo, 1 capa de cinta adhesiva ZIP System™ de 6" o 2 capas de 3.75" con 1" de superposición para recubrimiento de limahoya	☐	☐	☐	☐
21	Cinta ZIP System™ sobre la parte superior de recubrimientos de transición (por ejemplo, borde de goteo)	☐	☐	☐	☐
22	Instalación de paneles y cinta adhesiva ZIP System® en la parte frontal y posterior de parapetos (seco)	☐	☐	☐	☐
Seguridad y reparaciones					
23	Los orificios de los tablonés de pie están encintados y cubiertos con cinta adhesiva ZIP System™ o membrana Liquid Flash ZIP System™	☐	☐	☐	☐
24	Se aplicó cinta sobre todas las uniones de los paneles de techo ZIP System Sheathing® antes de cualquier instalación de membrana tapajuntas o de techo	☐	☐	☐	☐
25	Los objetivos de la lista de control del contratista deben ser completados según los protocolos de seguridad del contrato	☐	☐	☐	☐

Notas adicionales:

Se entrega este informe de observación a pedido, para su beneficio y sin costo. Este informe solo debe ser utilizado por usted con fines informativos generales únicamente, no pretende reemplazar el asesoramiento específico de profesionales. En la preparación de este informe, Huber Engineered Woods LLC (HEW) recurrió a medidas razonables para brindar información relacionada con la instalación de productos ZIP System® en el lugar del proyecto que se identifica más arriba. HEW NO GARANTIZA LA EXACTITUD, INTEGRIDAD O ADECUACIÓN DE LA INFORMACIÓN DEL INFORME EN RELACIÓN CON SU PROYECTO Y, POR MEDIO DEL PRESENTE, HEW SE EXIME ESPECIFICAMENTE DE TODA RESPONSABILIDAD POR EL CONTENIDO DE ESTE INFORME DE OBSERVACIÓN Y POR LAS CONSECUENCIAS DE CUALQUIER ACCIÓN QUE SE TOMÉ EN FUNCIÓN DE LA INFORMACIÓN SUMINISTRADA. La observación y el informe fueron hechos durante el proceso de construcción y, en consecuencia, es posible que no se haya tenido acceso, que no se haya podido ver o que no estén completos todos los aspectos de la instalación. Los datos actualizados con posterioridad a estos formularios pueden afectar a la instalación tal como se la observó. Toda referencia o mención de cualquier otro producto comercial, proceso o servicio lo proveedor de dicho producto, proceso o servicio por nombre o marca comercial, entrase o de otro modo no representa ni implica el aval o la recomendación por parte de Huber Engineered Woods LLC y es para fines informativos únicamente. © 2018 Huber Engineered Woods LLC. ZIP System y el diseño que lo acompaña son marcas comerciales de Huber Engineered Woods LLC. Huber es una marca de J.M. Huber Corporation. Los productos Huber Engineered Woods están cubiertos por varias patentes. Visite ZIPSystem.com para más detalles. HUB ESR-SP REV 10/18

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

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

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

MARONDA Homes

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

Plan Revisions Date:	
1	1-1-24 2023 8th Edition Code
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
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14	

Tech: ERAND

Job Information:

Plan Name:	ZIP System Details	Garage Side:	
Community:		Job No.:	
Lot:		Block:	
Address:			
Sheet:	ZS-D		

ZIP WALL DETAILS



Overdriven Fasteners

Technical Tip

Overdriven Fasteners in ZIP System® Sheathing

Nails used to attach ZIP System sheathing to supporting framing members may occasionally penetrate beyond the face of the ZIP System panels. An ideal situation would be where fastener heads are flush with the panel surface. For this reason, Overdriven Fasteners are used in conjunction with the fasteners that are installed through the sheathing into a framing member. Like most studs or joists, with the fastener head penetrating into the integrated moisture barrier.

For roof applications, ZIP System sheathing is code recognized in ICC-ES ESR-1473 as a combination roof sheathing and roof underlayment. When used on a wall, ZIP System sheathing is code recognized in ICC-ES ESR-1474 as a combination wall sheathing, air barrier and water-resistive barrier. Both International and Residential Building codes specify specific fastener type, size and spacing when attaching wood sheathing to framing members. The fastener spacing and penetration depth and withdrawal values required by code are based on the assumption that fasteners are installed flush with the sheathing surface. Due to variations in materials and limitations on equipment, this may be difficult to achieve in some situations. According to the TECO Fresh Tip, *Reduction in Shear Capacity Due to Overdriven Fasteners*, shear capacity could be reduced up to 20% depending on the depth and amount of fasteners that are overdriven. Please refer to technical bulletins published by APA and TECO at www.apa.org and tech.bolton.com. For more information about fastener shear capacity, visit www.apa.org and tech.bolton.com. For more information about building official requirements for any additional rating that may be required due to overdriven fasteners, ZIP System Sheathing has been tested against water penetration in both laboratory and field conditions using standard ASTM levels of specified pressures. Panels were tested with overdriven fasteners at various depths and then compared with panels that were installed with fastener heads flush. The panels with overdriven fasteners satisfied the same performance requirements as those installed with fastener heads flush. Overdriven fasteners in ZIP System sheathing do not reduce the water-resistance of the ZIP System panels that are attached with overdriven fasteners will not void the ZIP System warranty.

Although overdriven fasteners do not affect ZIP System sheathing's ability to resist moisture, it may reduce the shear capacity of the fastener. Overdriven fasteners can reduce the amount of wind or earthquake loading a shear wall is designed to resist. This possible reduction in shear capacity is not a concern in interior walls and interior products with structural OSB or plywood and 6 **WCT** specific to ZIP System.

Please contact Huber Engineered Woods at 800.933.9220 with any questions or comments.

Huber Engineered Woods, ZIP System® Sheathing Panels, Sales, 361 Lakemoor, NE, 2002
<http://www.huberwoods.com>

EVALUATION REPORT Number: **544**

Originally Issued: 10/20/2017 Revised: 05/14/2024 Valid Through: 10/31/2024



EVALUATION REPORT

Number: 544

Originally issued: 10/20/2017

Revised: 05/11/2024

Valid through: 06/30/2025

Number 544 **EVALUATION REPORT** Number 544

FLORIDA SUPPLEMENT

HUBER ENGINEERED WOODS, LLC
One Source Square
10925 David Taylor Drive, Suite 300
Charlotte, NC 28262
(800) 933-9220
www.hubertwood.com

ZIP SYSTEM® WALL SHEATHING

CSI Section:

- 2023 and 2029 Florida Building Code, Building (FBC, Building)
- 2023 and 2020 Florida Building Code, Residential (FBC, Residential)
- 2023 and 2020 Florida Building Code, Energy (FBC, Energy)

2.3 Flushing shall comply with Section 1405.4 of the PBC Building and Section 703.4 of the PBC Residential codes as applicable.

2.3.4 For products falling under Section 550.0 of Florida Rule 62B-308, verification is required that the report holder's quality assurance program is audited by a quality assurance agency approved by the Florida Building Commission or the building official when the report holder does not possess an approval by the Commission, to provide oversight and approval that the products are being manufactured as described in this evaluation report to establish continual product performance.

CALIFORNIA SUPPLEMENT
HUBER ENGINEERED WOODS, LLC
One Source Square
(919)25 David Taylor Drive, Suite 300
Charlotte, NC 28262
(800) 933-9270
www.hubervood.com

• 2012 California Building Code (CBC)
• 2012 California Residential Code (CRC)

2.0 LIMITATIONS

Use of the ZIP System® Wall Sheathing recognized in this report supplement is subject to the following limitations:

CITY OF LOS ANGELES
SUPPLEMENT

HUBER ENGINEERED WOODS, LLC
One Source Square
10925 David Taylor Drive, Suite 300
Charlotte, NC 28262
(800) 933-9220
www.huberwood.com

ZIP SYSTEM® WALL SHEATHING

1.0 RECOGNITION

Huber Engineered Woods, ZIP System® Wall Sheathing, described in IAPMO UES Evaluation Report EPR-544 and this LABC and LARC Supplement, has been evaluated for water resistance and air leakage in accordance with the LABC and LARC. ZIP System® Wall Sheathing is recognized for use under the following codes:

- 2023 City of Los Angeles Building Code (LABC)
- 2023 City of Los Angeles Residential Code (LARC)

2.0 LIMITATIONS

WALL SHEATHING
LOS ANGELES
MENT
 ENGINEERED WOODS, LLC
 2000 Wilshire Boulevard
 Suite 300
 Los Angeles, CA 90057
 310.206.2220
www.engrwood.com

Second Woods ZIP System® Wall Sheathing, APMA UES Evaluation Report ER-544 and this ARC Supplement, has been evaluated for water and air leakage in accordance with the LABC and System® Wall Sheathing is recognized for use in the following codes:

- City of Los Angeles Building Code (LABC)
- City of Los Angeles Residential Code (LARC)

Spec Home	Plan Name:	ZIP System Details	Garage Side:
	Community:		
	Lot:	Block:	Job no.
	Address:		
	▼ Reference No.		
	Sheet:	ZS-DR	

ZIP ROOF DETAILS

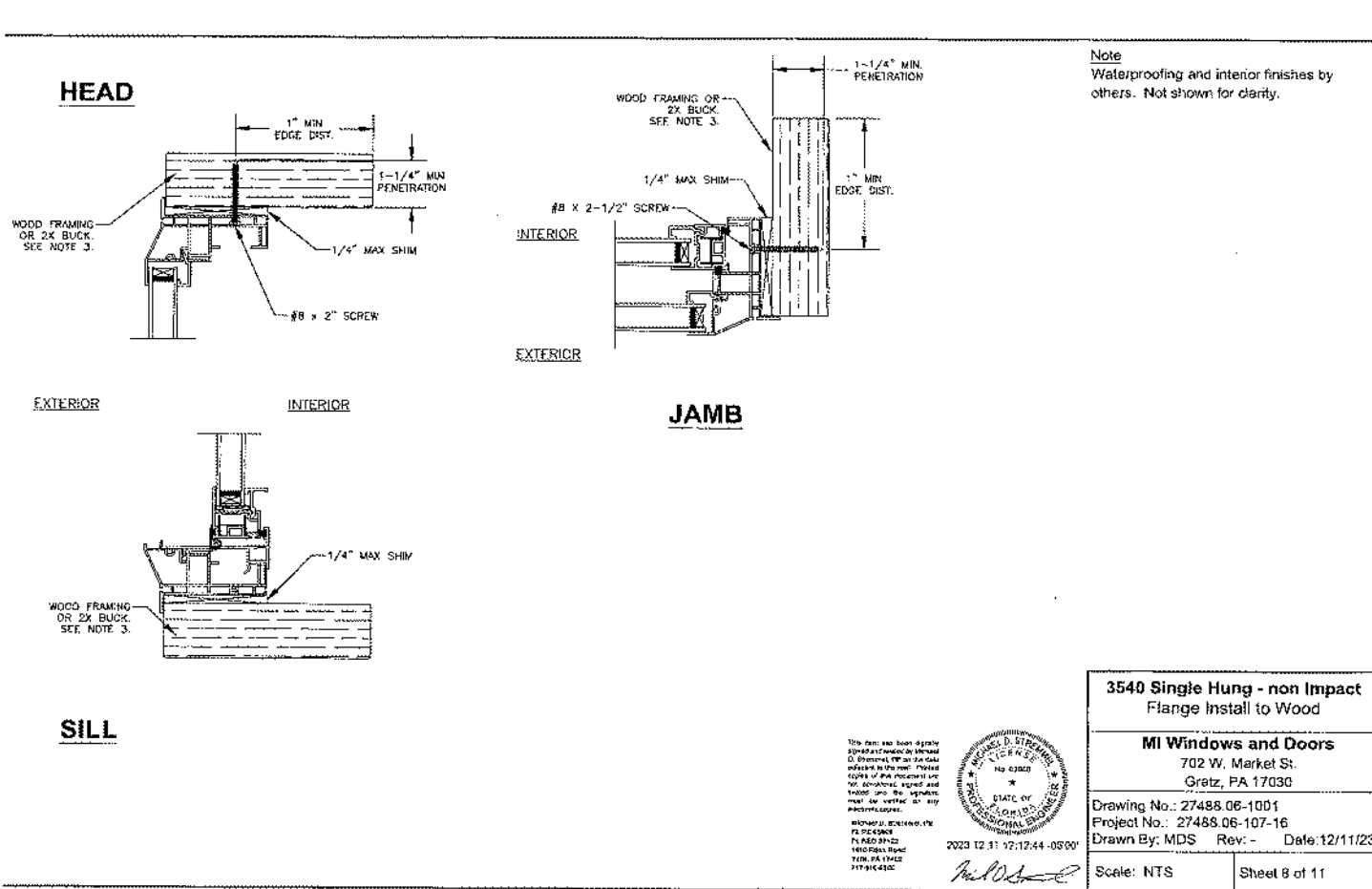
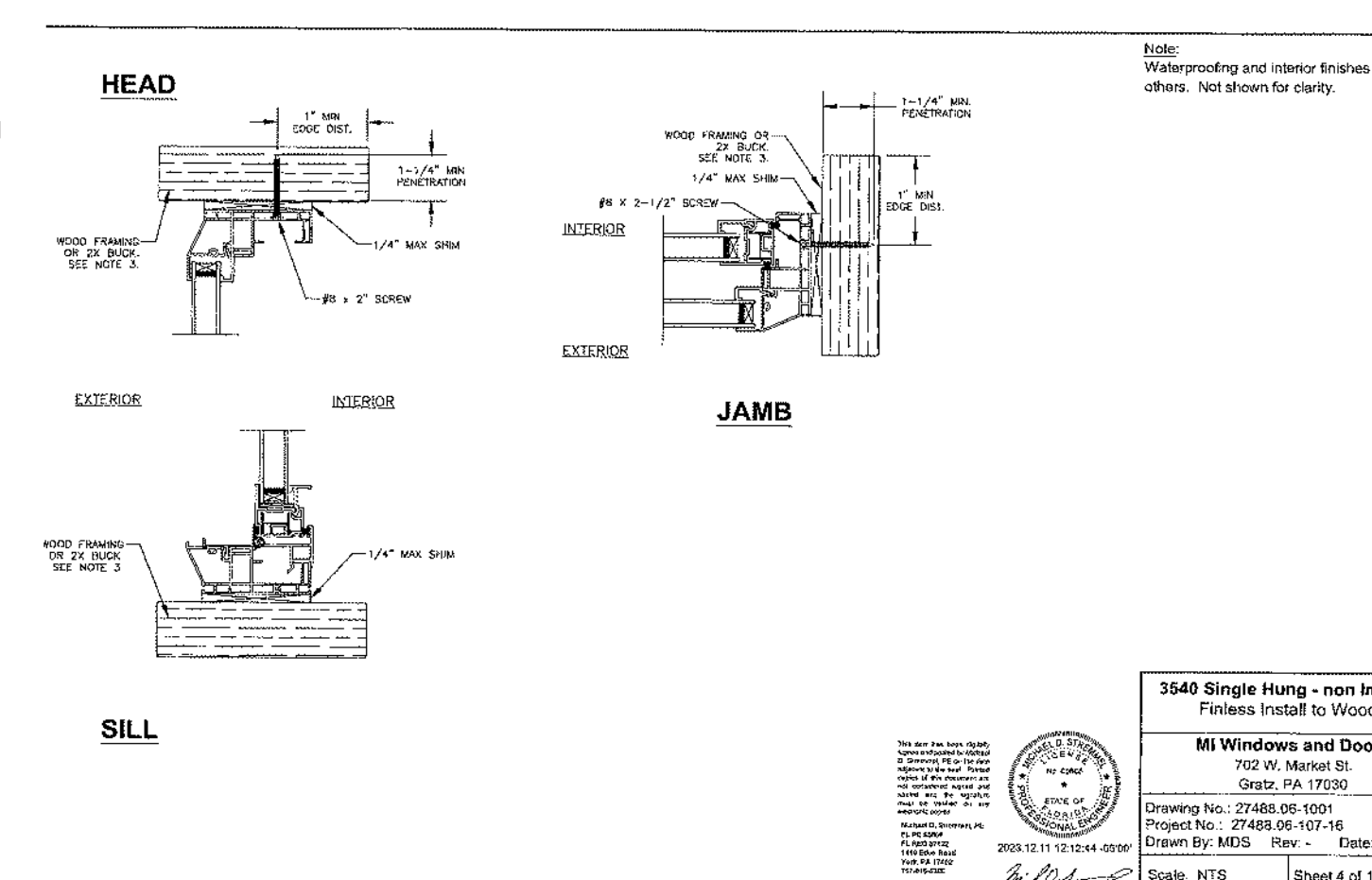
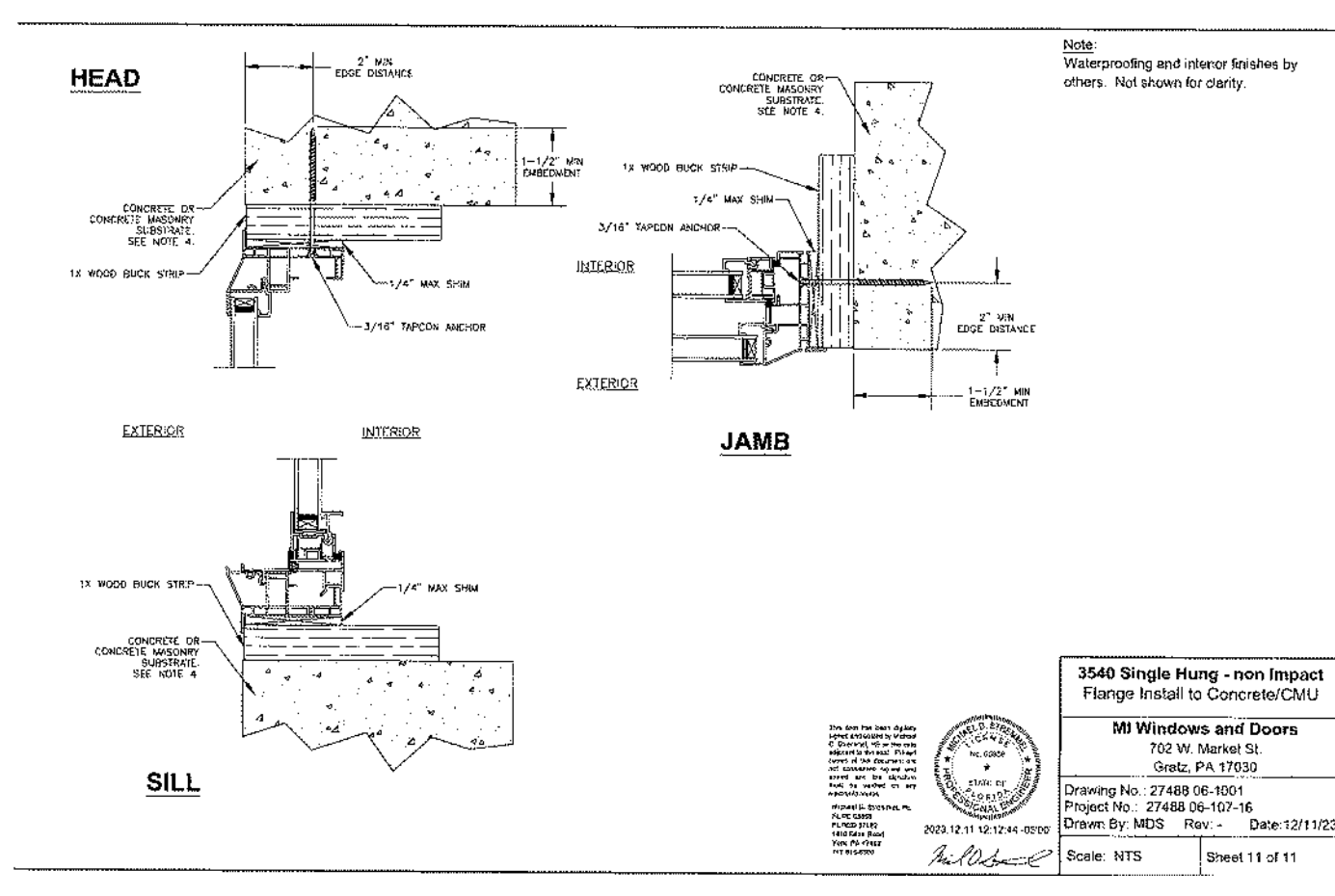
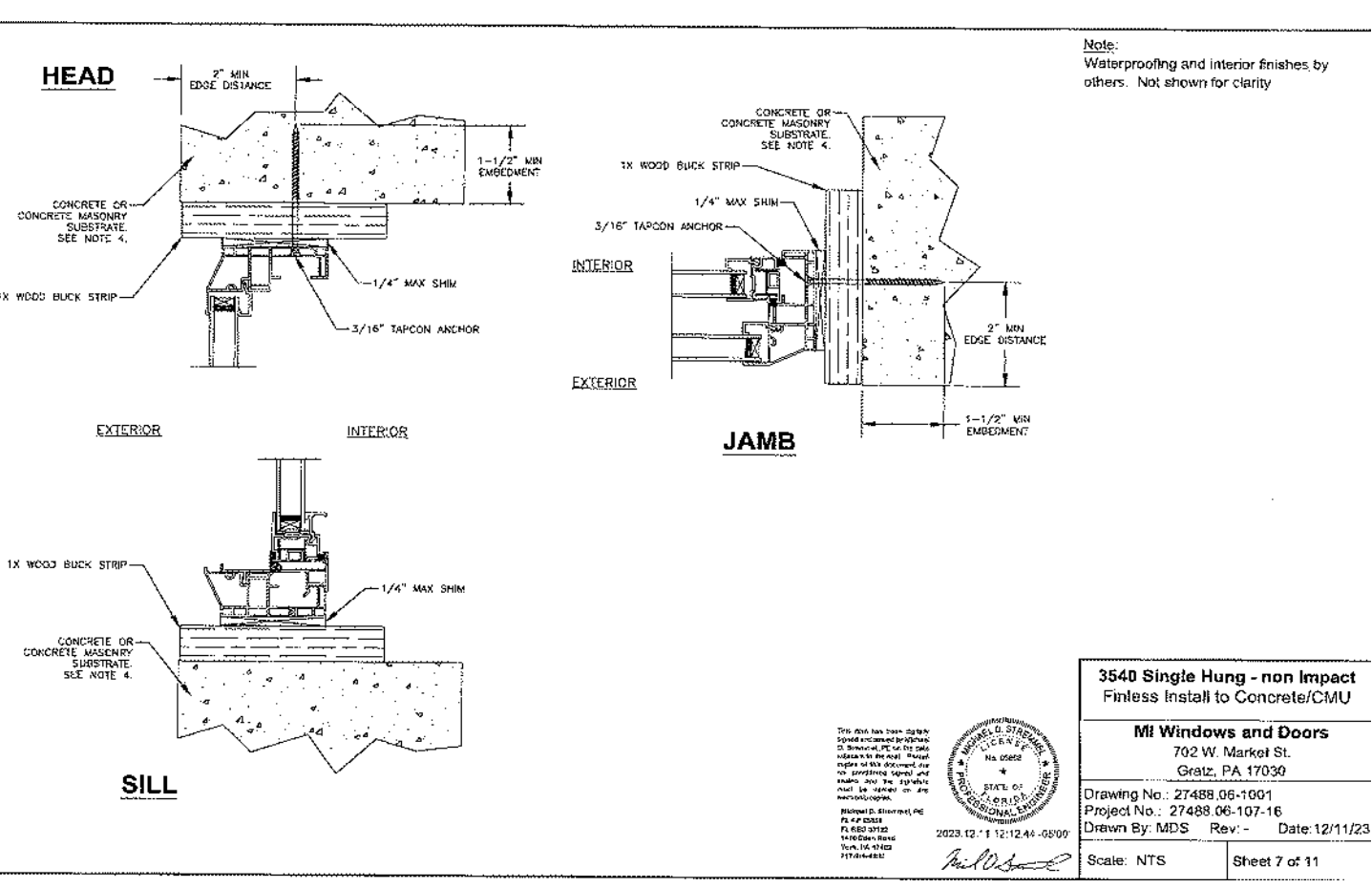
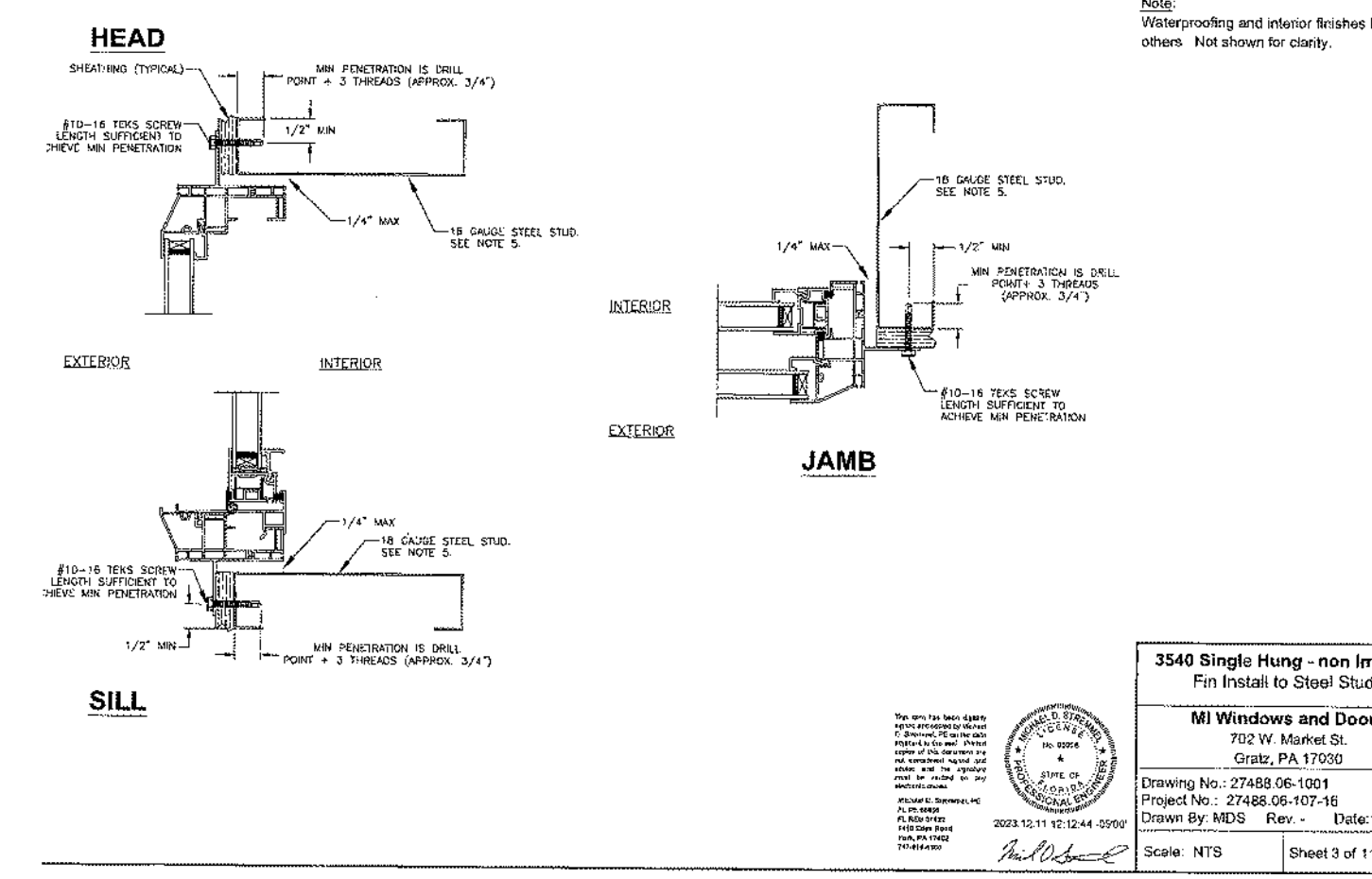
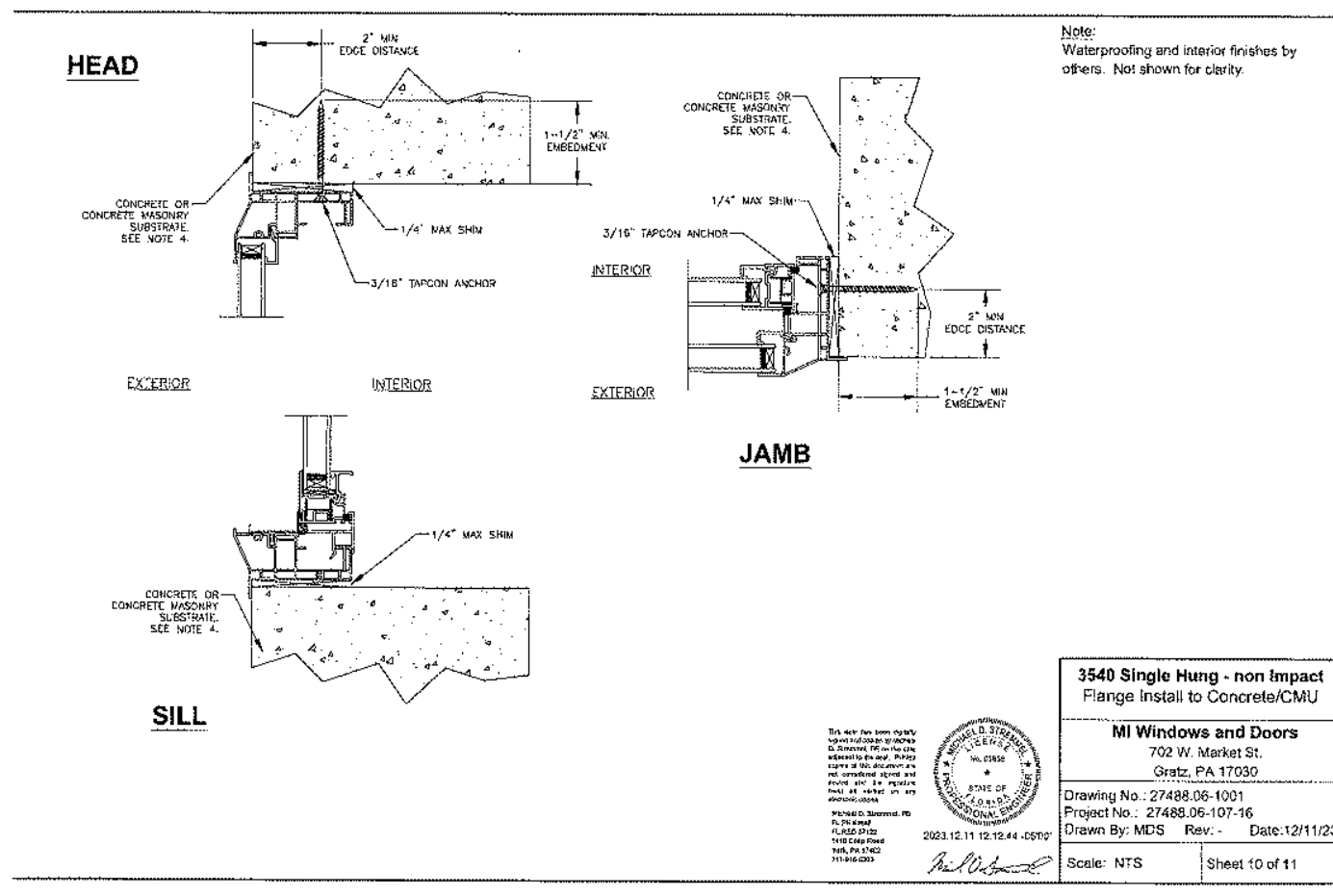
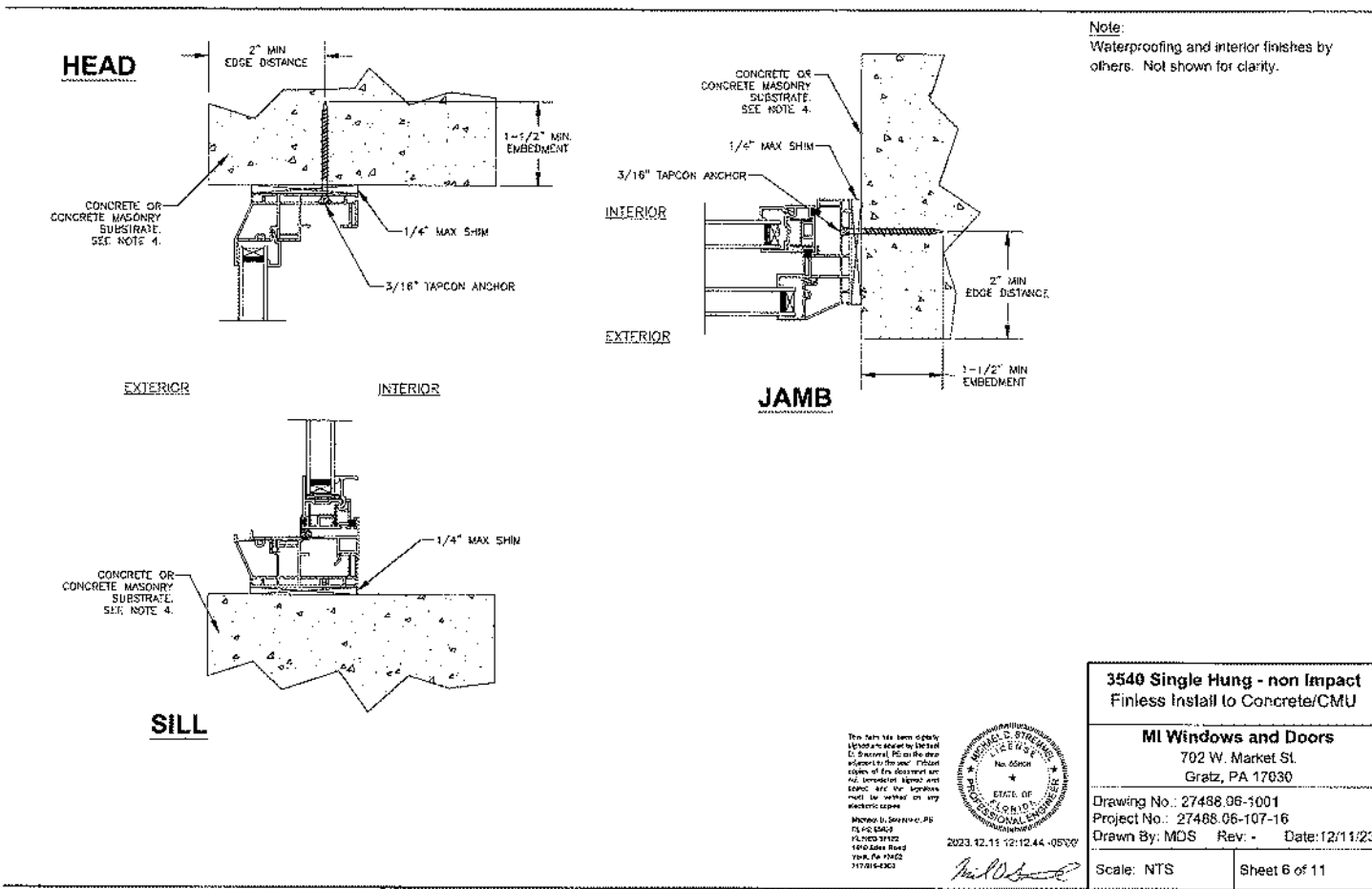
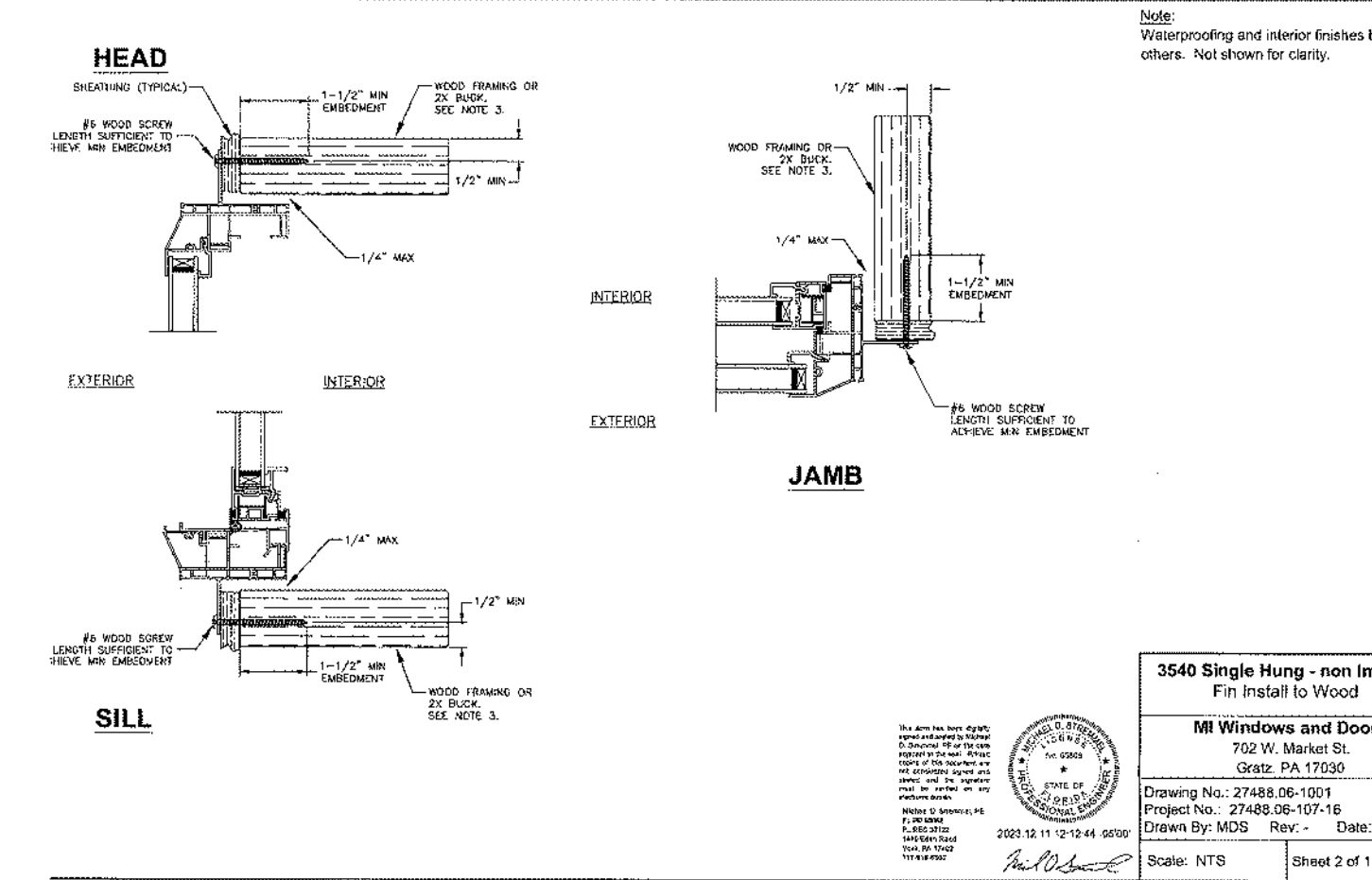
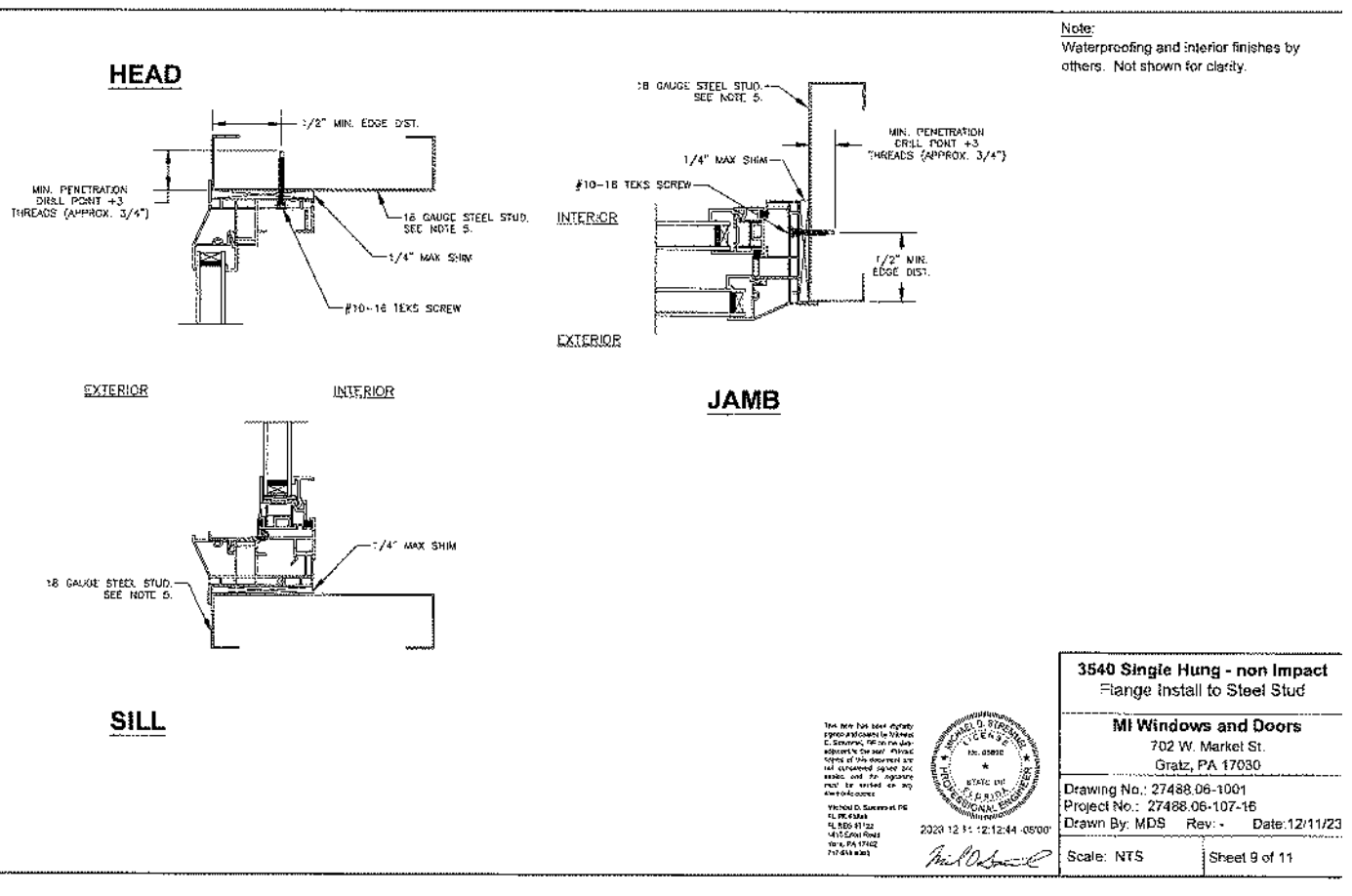
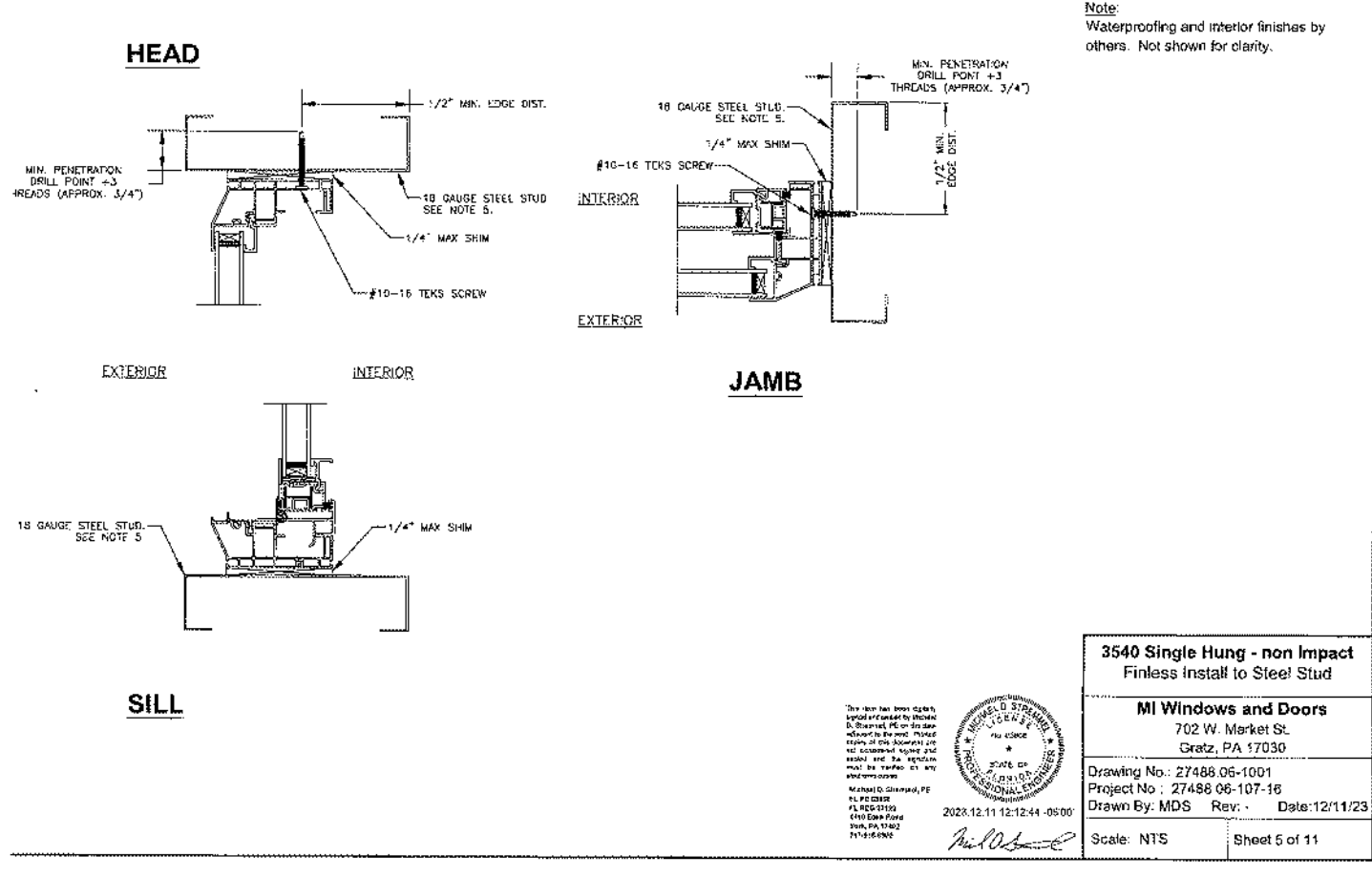
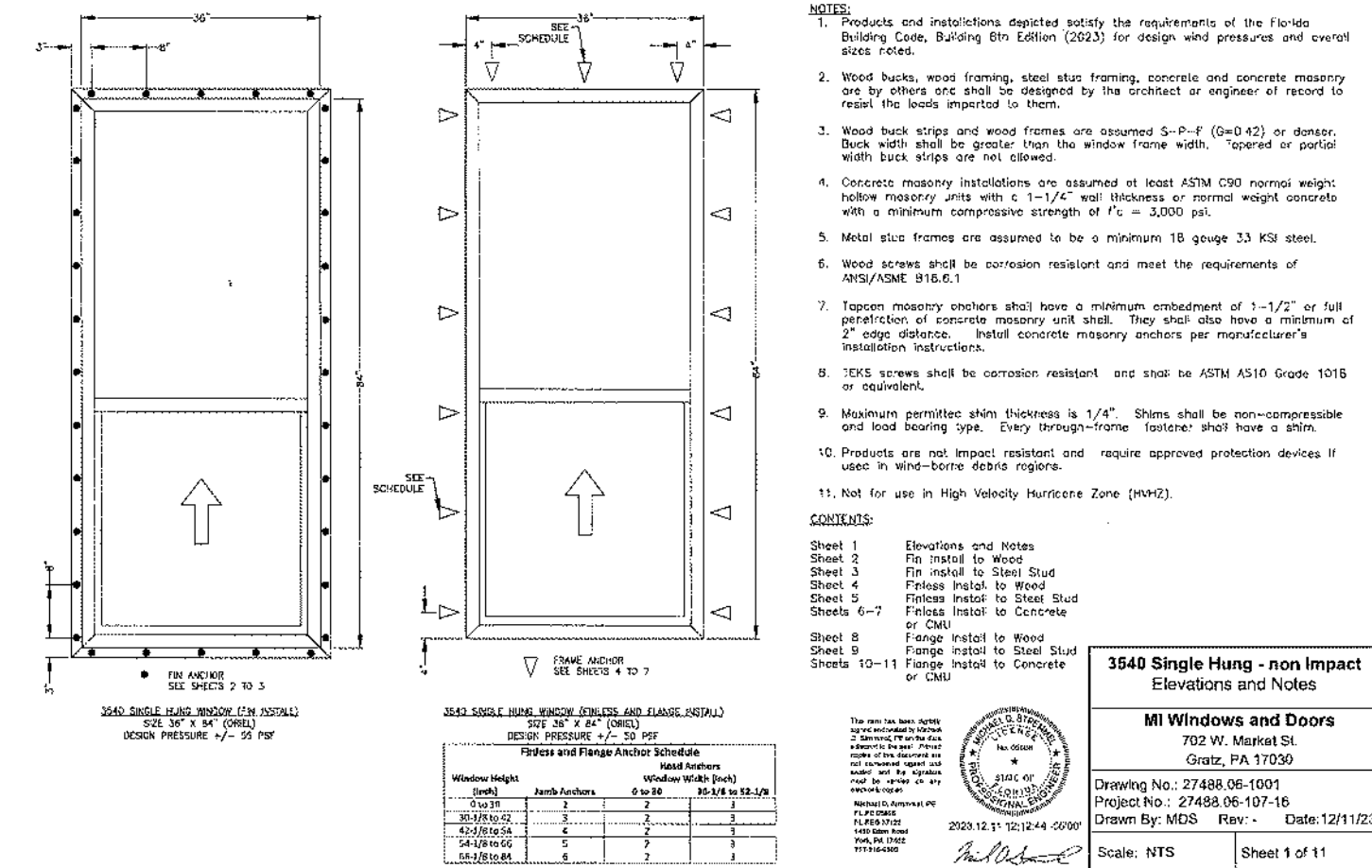
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.	
	
3993 West First Street Sanford, FL 32711 (407) 302-9871	
▼ Plan Revisions Date:	
1	1-25-21 Revised to 2020 7th Edition codes
2	1-1-24 2023 8th Edition Code
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
Tech: ERAND	
Job Information:	



Making Dreams Come True

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

100% Employee Owned
 myTSGhome.com
 CA No. 9161 AA26003115



FLORIDA PRODUCT
APPROVAL #41886.16

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

Maronda Homes

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

FLORIDA
THIS STRUCTURE WAS DESIGNED
IN ACCORDANCE AND MEETS THE
REQUIREMENTS OF SECTION
1303.0 OF THE FLORIDA BUILDING
CODE 8th EDITION (2023).
RESIDENTIAL ALL CONNECTORS
HAVE BEEN CHECKED TO
WITHSTAND ALL APPLICABLE
LOADS AND DESIGN CRITERIA
STATED ON THE COVER SHEET.

DESIGNED WIND SPEED
V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

DRAWN BY:
RELEASE DATE: JULY 6, 2015

SHEET:

WIN-V1

FLORIDA PRODUCT APPROVAL FL # 17894.3

[illegible]

REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATIONS	12/10/13	R.L.
B	REVISED INSTALLATION DETAILS	08/02/15	R.L.
C	REVISED INSTALLATION DETAILS	08/21/17	R.L.

INTERIOR

TRIM

1 5/8" MIN. EDGE DIST.

1 3/4" MIN. EMBEDMENT

MASONRY/CONCRETE BY OTHERS

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

3/16" GAP

HOOK STRIP

EXTERIOR

PANEL INTERLOCK

HOOK STRIP INSTALLATION
MASONRY/CONCRETE

1/2" MIN. EDGE DISTANCE

METAL STRUCTURE (BY OTHERS)

TRIM

INTERIOR

HOOK STRIP

#10 SELF DRILLING SCREW

PANEL INTERLOCK

EXTERIOR

HOOK STRIP INSTALLATION
METAL STRUCTURE

1/2" MIN. EDGE DISTANCE

TRIM

1 3/8" MIN. EMBEDMENT

HOOK STRIP

#10 WOOD SCREW

PANEL INTERLOCK

EXTERIOR

HOOK STRIP INSTALLATION
2X BUCKWOOD FRAMING

NOTES:

1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E112

FLORIDA PRODUCT APPROVAL FL #17894.4

CONCRETE/MASONRY BY OTHERS

OPTIONAL 1X BUCK SEE NOTES 3 - 7 SHEET 1

BACKER ROD & APPROVED SEALANT

1/2" MIN. EDGE DISTANCE

1 1/4" MIN. EMBEDMENT

1/4" MAX. SHIM SPACE

3/16" TAPCON

EXTERIOR

INTERIOR

CONCRETE/MASONRY BY OTHERS

OPTIONAL 1X BUCK SEE NOTES 3 - 7 SHEET 1

BACKER ROD & APPROVED SEALANT

1/4" MAX. SHIM SPACE

3/16" TAPCON

2 1/2" MAX. EDGE DISTANCE

EXTERIOR

INTERIOR

BACKER ROD & APPROVED SEALANT

JAMB INSTALLATION DETAIL
CONCRETE/MASONRY INSTALLATION

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

NOTES:

1. INTERIOR AND EXTERIOR FINISHES BY OTHERS.
NOT SHOWN FOR CLARITY

2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E212

FL #15332
FL #17894

DRAWN BY: _____
RELEASE DATE: JULY 6, 2015

WIN-V2

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

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

JAMB INSTALLATION DETAIL
CONCRETE/MASONRY INSTALLATION

VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION

NOTES:

1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM D5215

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

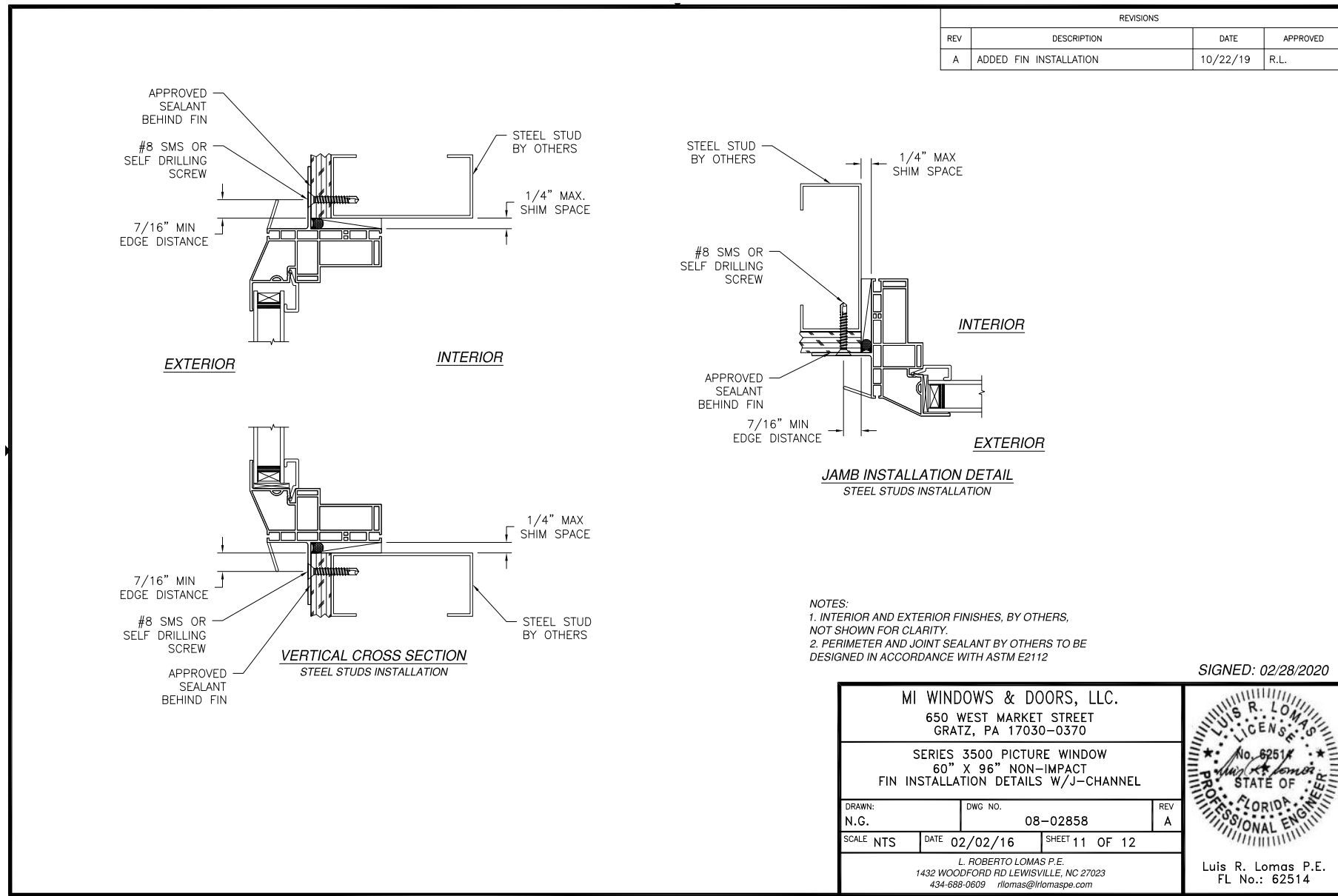
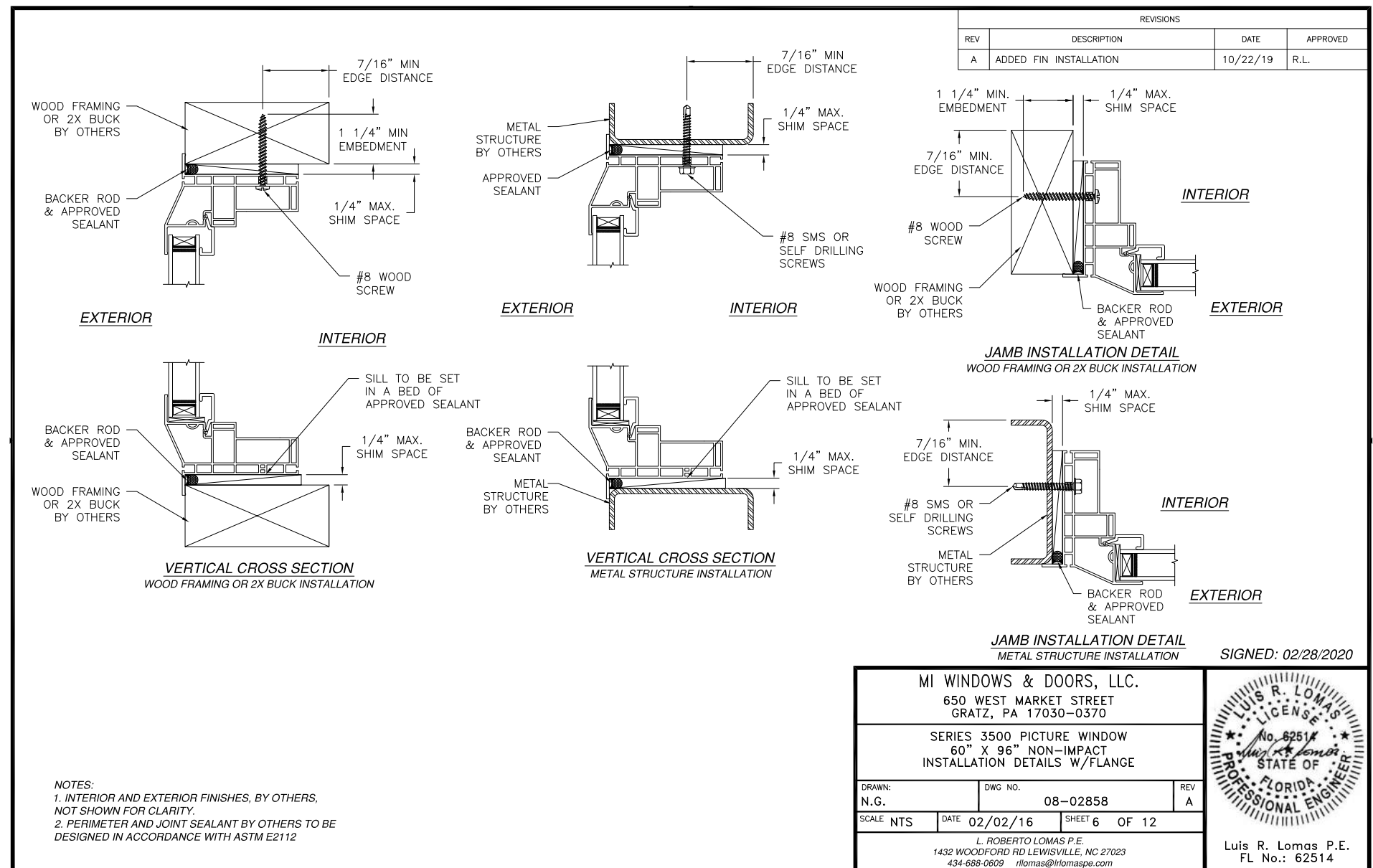
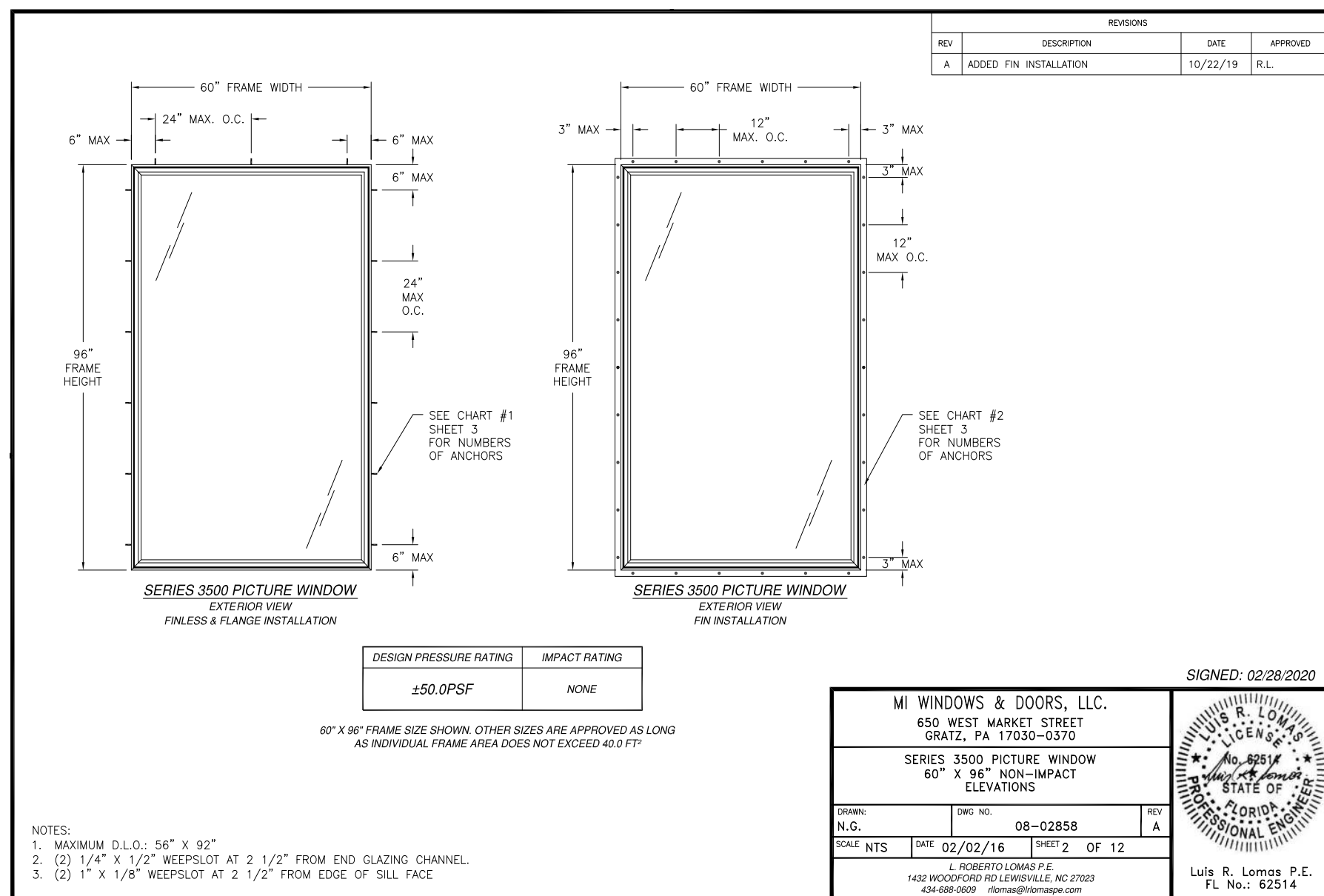
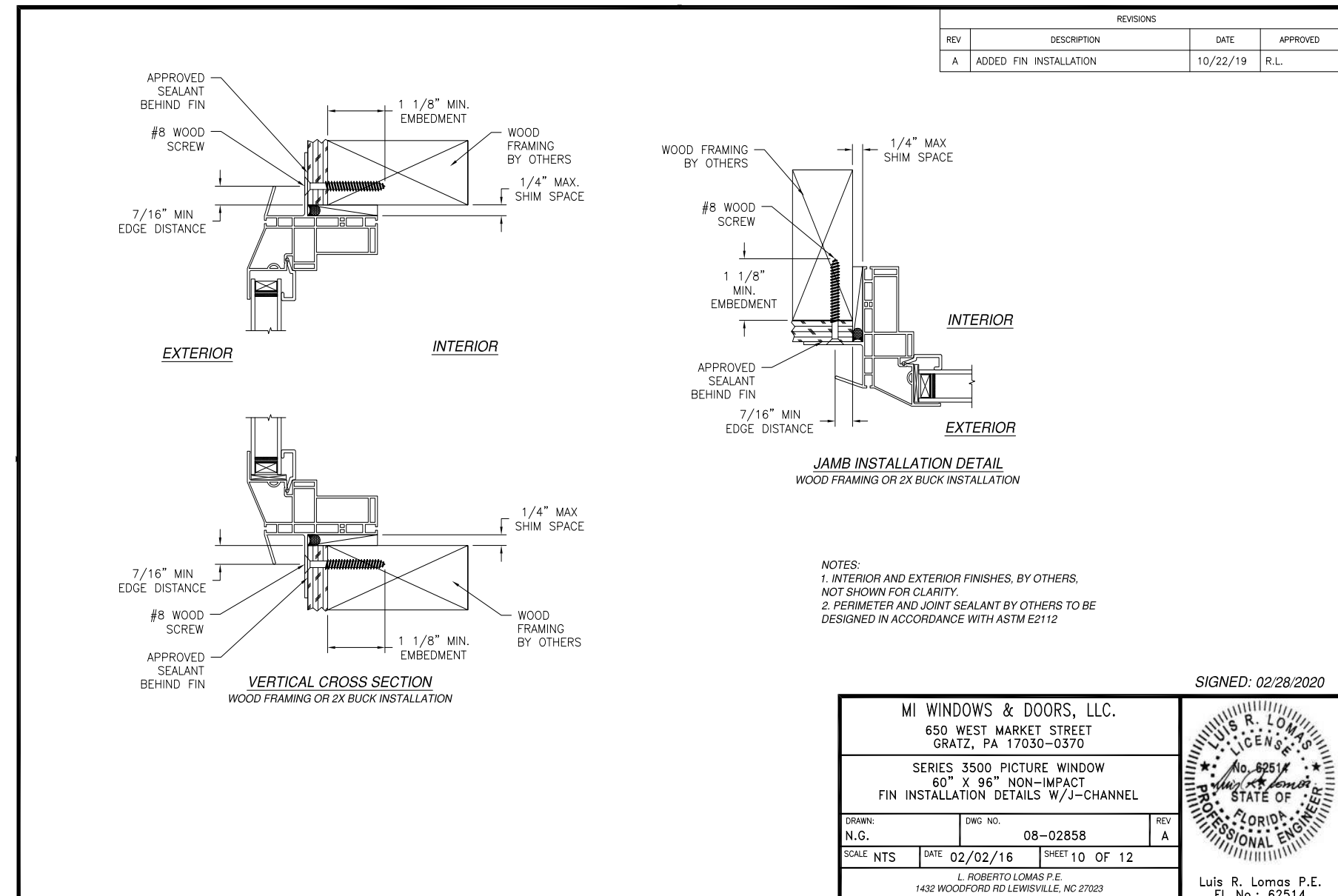
SERIES 3500 PICTURE WINDOW
60" X 90" NON-IMPACT
INSTALLATION DETAILS

DRAWN N.G.	DWG. NO. 08-02858	REV A	
SHEET NTS	DATE 02/02/16	SHEET 5	OF 12

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27033
434-888-0303 - Roberto@miwindows.com

SIGNED: 02/28/2020

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



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

		Chart #1																Number of anchor locations required	
		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					
Frame Height (in)	Height (ft)	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb	Steel Jamb					
24.00	2.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
30.00	2.5	2	2	2	2	2	2	2	2	2	2	2	2	2					
36.00	3.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
42.00	3.5	2	2	2	2	2	2	2	2	2	2	2	2	2					
48.00	4.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
54.00	4.5	2	2	2	2	2	2	2	2	2	2	2	2	2					
60.00	5.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
66.00	5.5	2	2	2	2	2	2	2	2	2	2	2	2	2					
72.00	6.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
78.00	6.5	2	2	2	2	2	2	2	2	2	2	2	2	2					
84.00	7.0	2	2	2	2	2	2	2	2	2	2	2	2	2					
90.00	7.5	2	2	2	2	2	2	2	2	2	2	2	2	2					

		Chart #2																Number of anchor locations required	
		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					
Frame Height (in)	Height (ft)	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb	4 S Jamb					
24.00	2.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
30.00	2.5	3	3	3	3	3	3	3	3	3	3	3	3	3					
36.00	3.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
42.00	3.5	3	3	3	3	3	3	3	3	3	3	3	3	3					
48.00	4.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
54.00	4.5	3	3	3	3	3	3	3	3	3	3	3	3	3					
60.00	5.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
66.00	5.5	3	3	3	3	3	3	3	3	3	3	3	3	3					
72.00	6.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
78.00	6.5	3	3	3	3	3	3	3	3	3	3	3	3	3					
84.00	7.0	3	3	3	3	3	3	3	3	3	3	3	3	3					
90.00	7.5	3	3	3	3	3	3	3	3	3	3	3	3	3					

MI WINDOWS & DOORS, LLC.

650 WEST MARKET STREET

GRATZ, PA 17030-0370

SERIES 3550 PICTURE WINDOW

60" X 96" NON-IMPACT

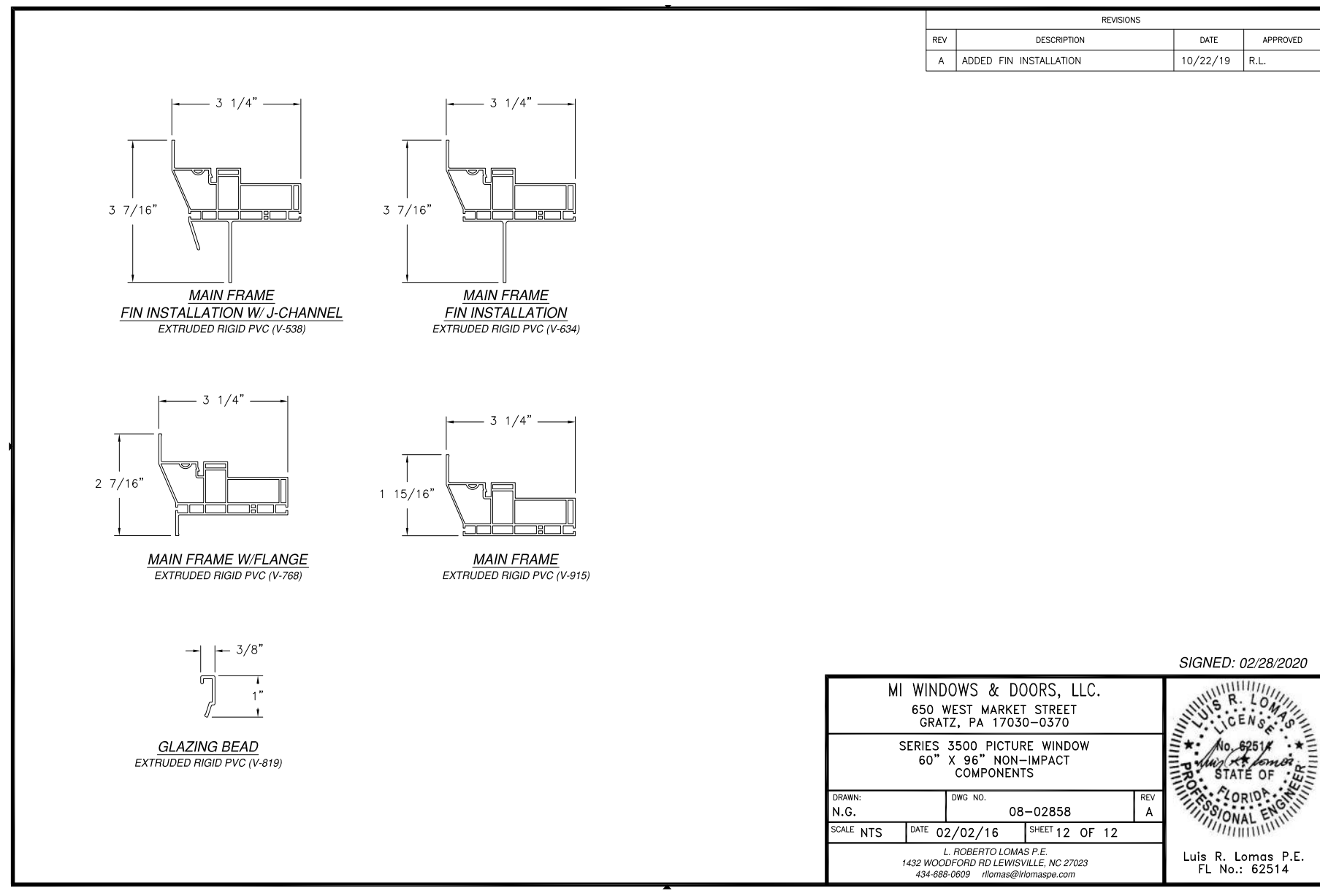
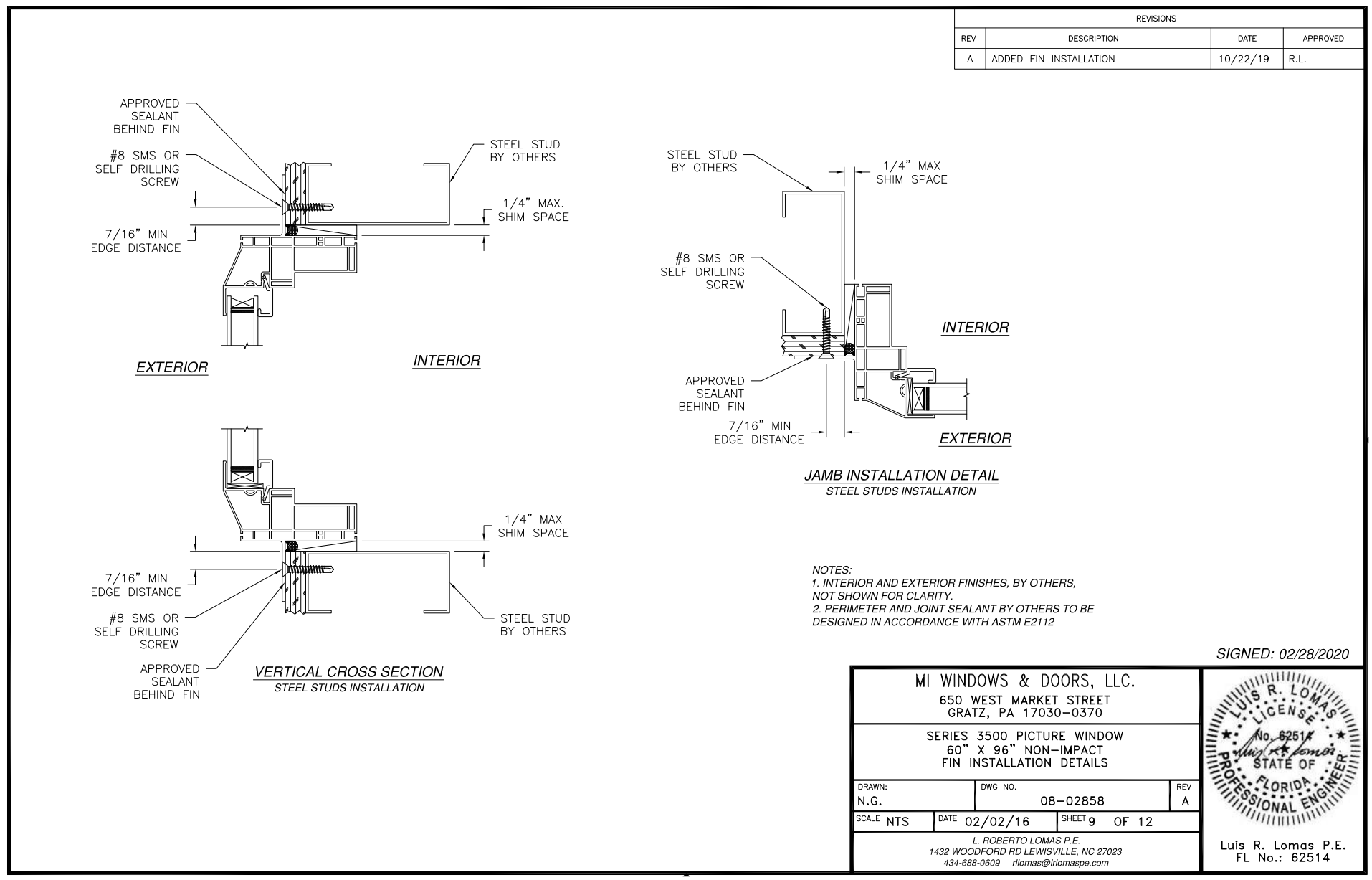
NUMBER OF ANCHORS CHARTS

DRAWN	DWG NO.	REV
N.G.	08-02558	A
TOTAL NTS	DTE 02/02/16	PRTS 5 OF 12

SIGNED: 02/28/2020

Luis R. Lomas P.E.

FL No.: 62514



FL GSE