

[illegible]

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CA No. 9161 AA26003115



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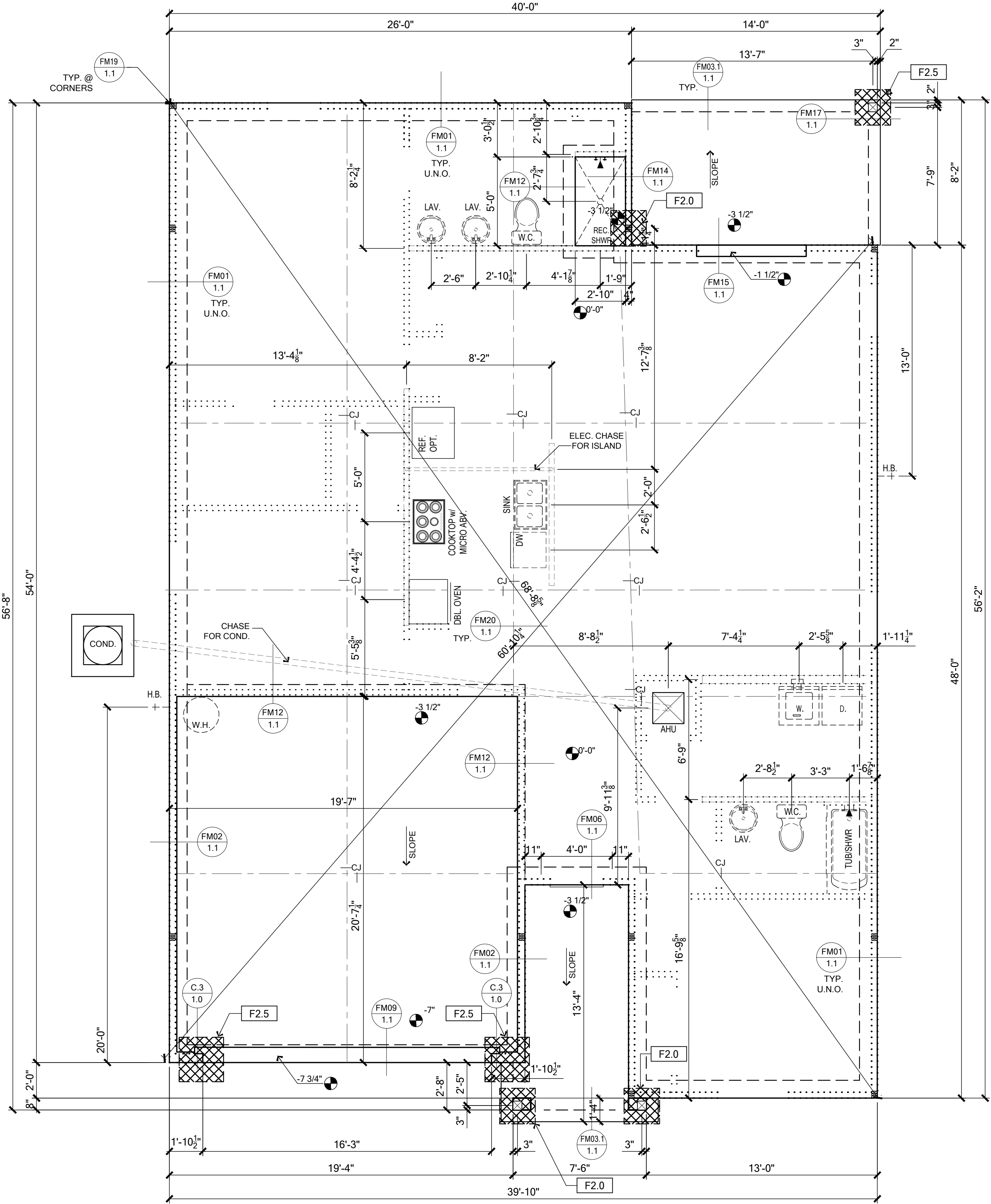
Community:		Forest Cove	
Plan Name:		Memphis	Elev - J
Lot:		Block:	
Address:		TBD SW Cadence Glen Lake City, FL 32024	
Reference No:		25-00445	
Sheet:		Americana Series	

COVER SHEET

MEMPHIS - J

REVISIONS

DATE	MARK	DESCRIPTION
	</	



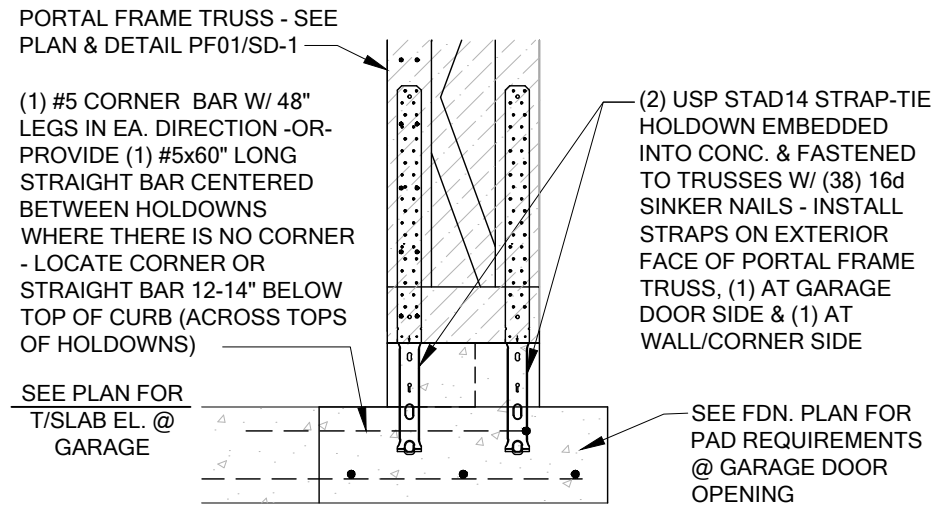
TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES

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

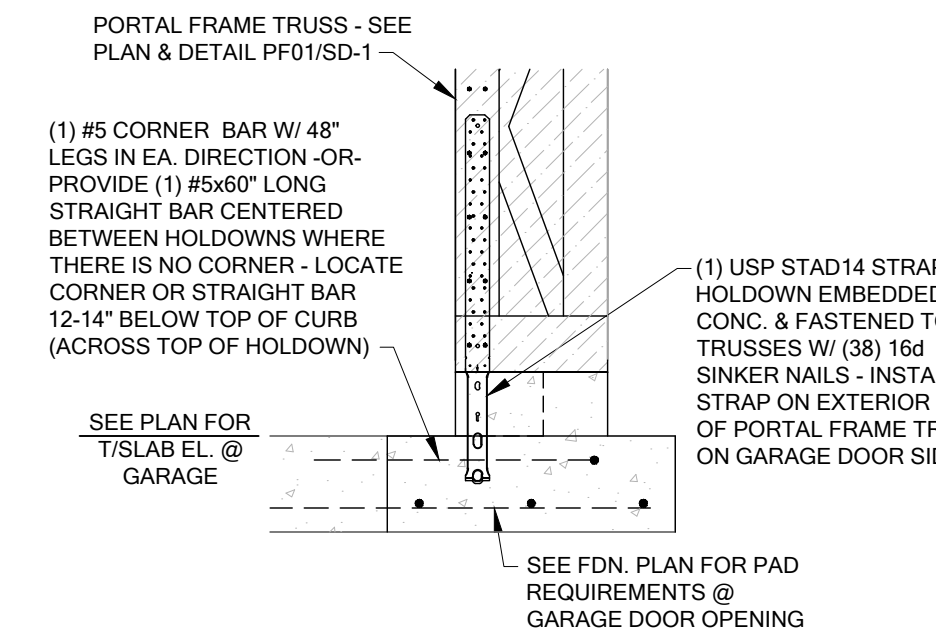
NOTE:

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



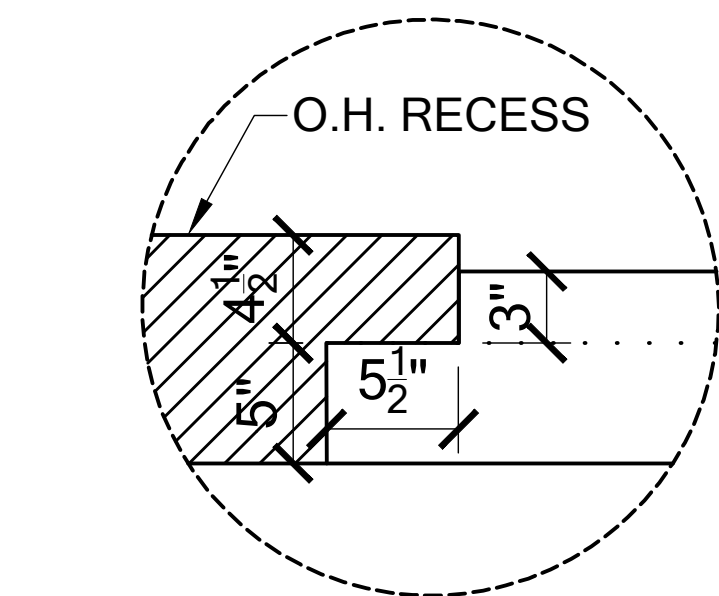
PORTAL FRAME BASE CONNECTOR DETAIL (2 STRAPS)

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



PORTAL FRAME BASE CONNECTOR DETAIL (1 STRAP)

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



GARAGE DOOR CURB DETAIL

SCALE: N.T.S.

FOUNDATION PLAN

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

FOUNDATION SCHEDULE

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

FOUNDATION DEPTH NOTE:

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

GENERAL FOUNDATION NOTES

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

FOUNDATION LEGEND

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

NOTE:

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

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Community:	Forest Cove	Garage Side:	Left
Plan Name:	Memphis	Elev - J	
Lot:	4	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job No:	9FC00401		

Reference No. 25-00445

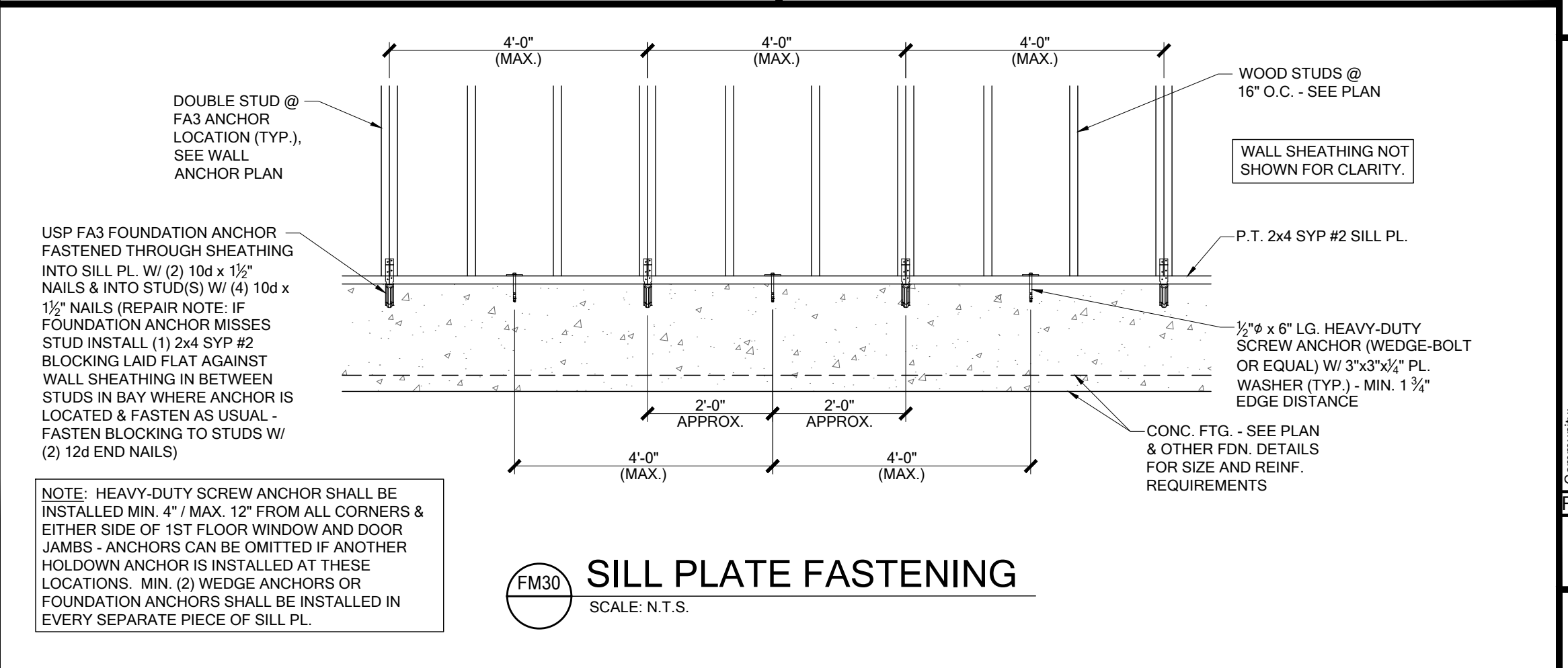
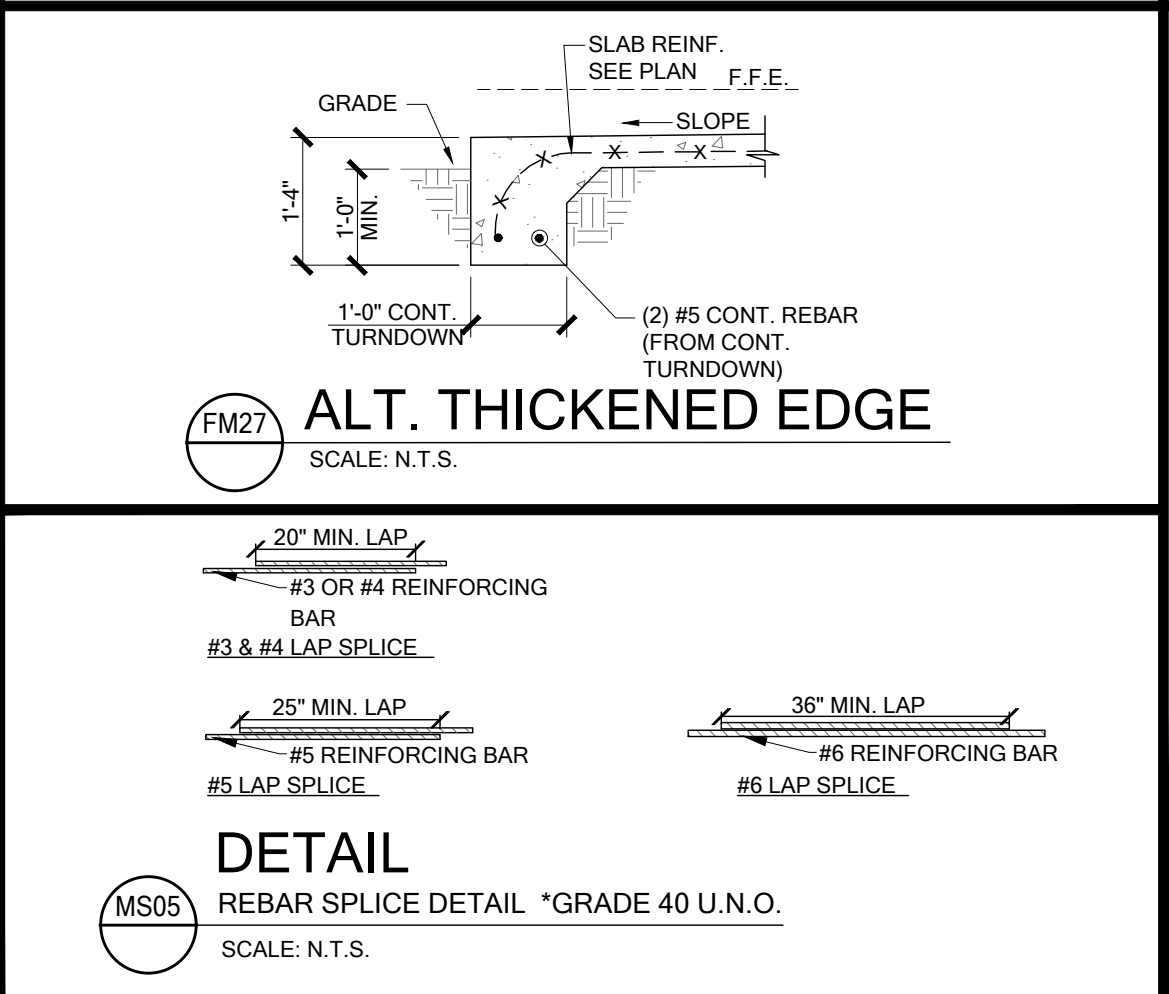
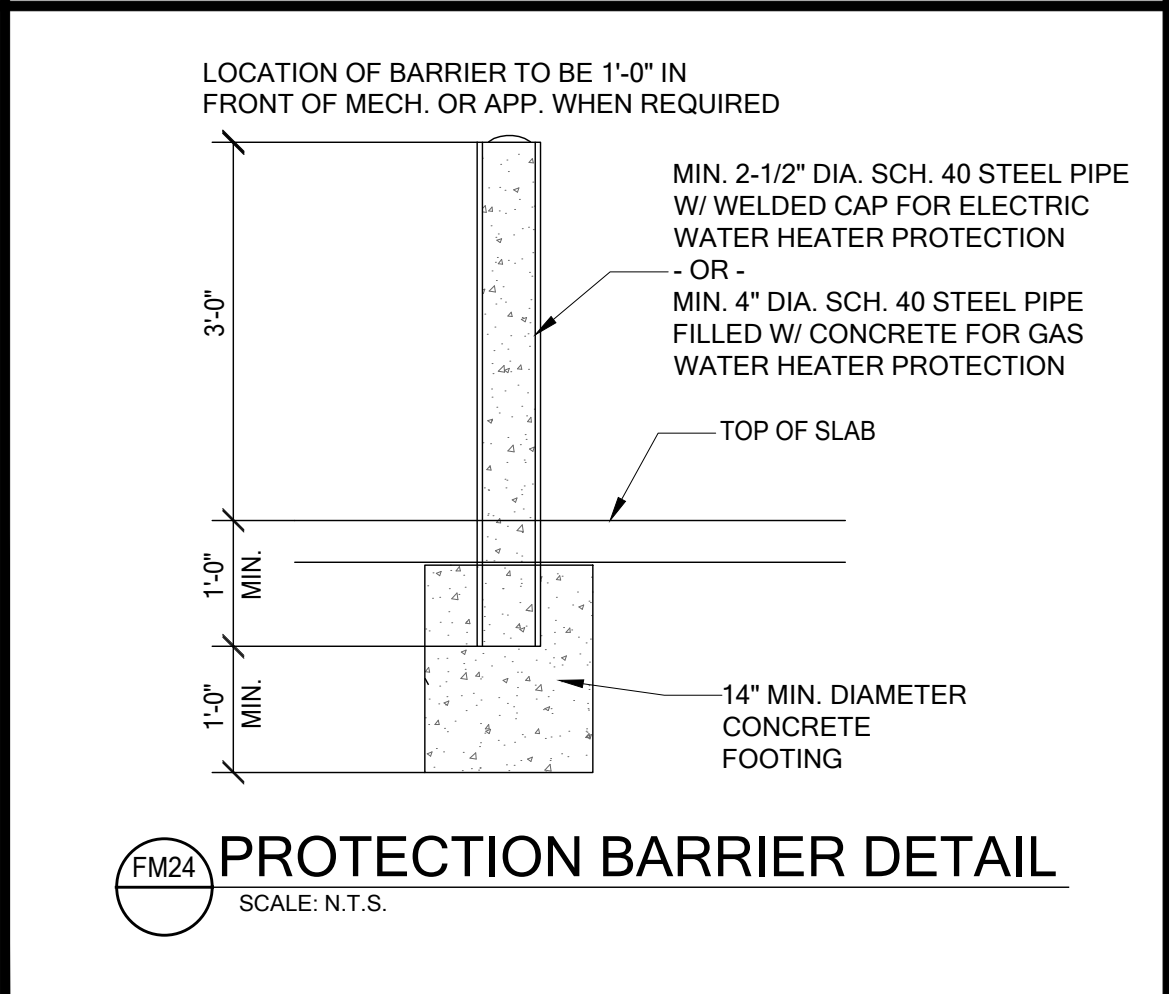
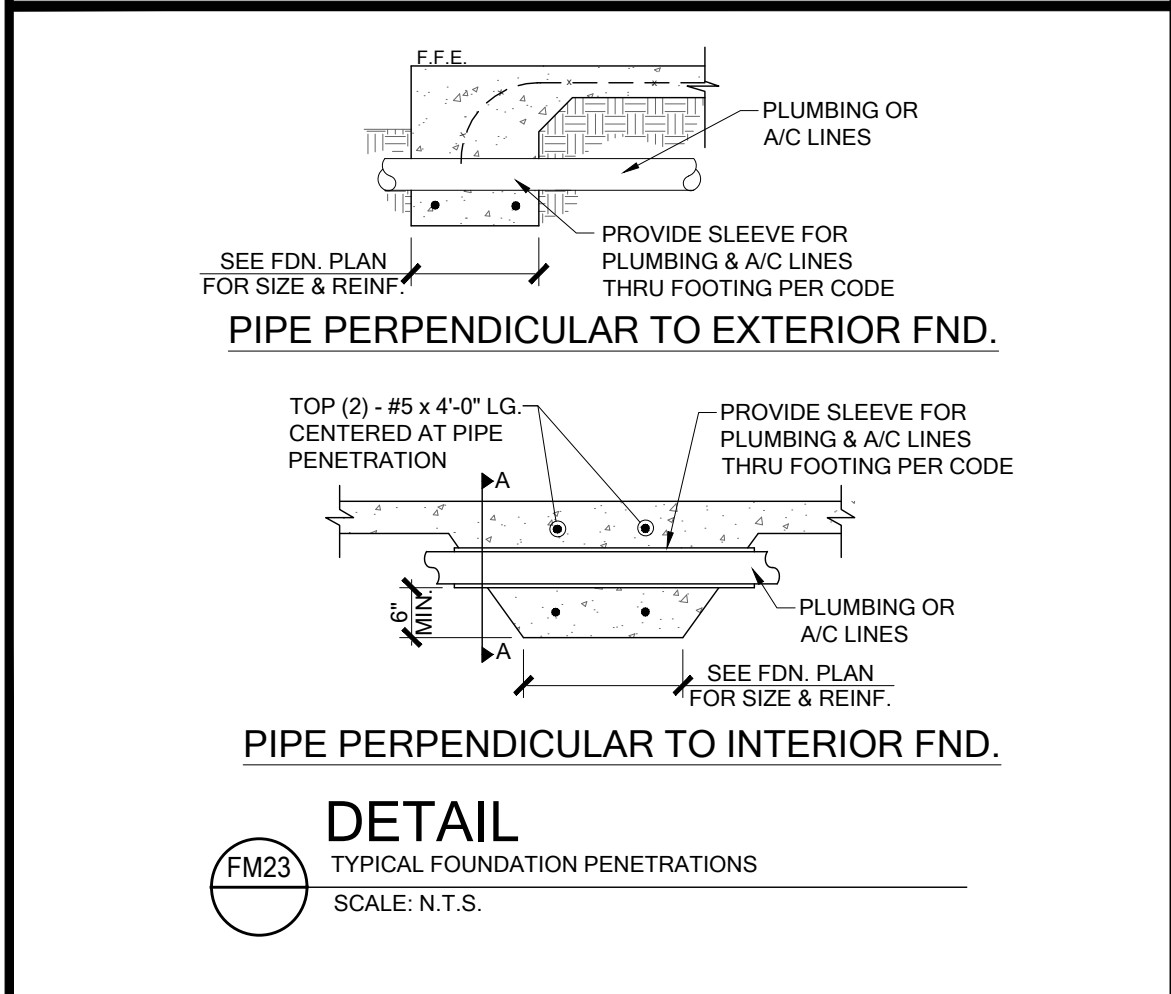
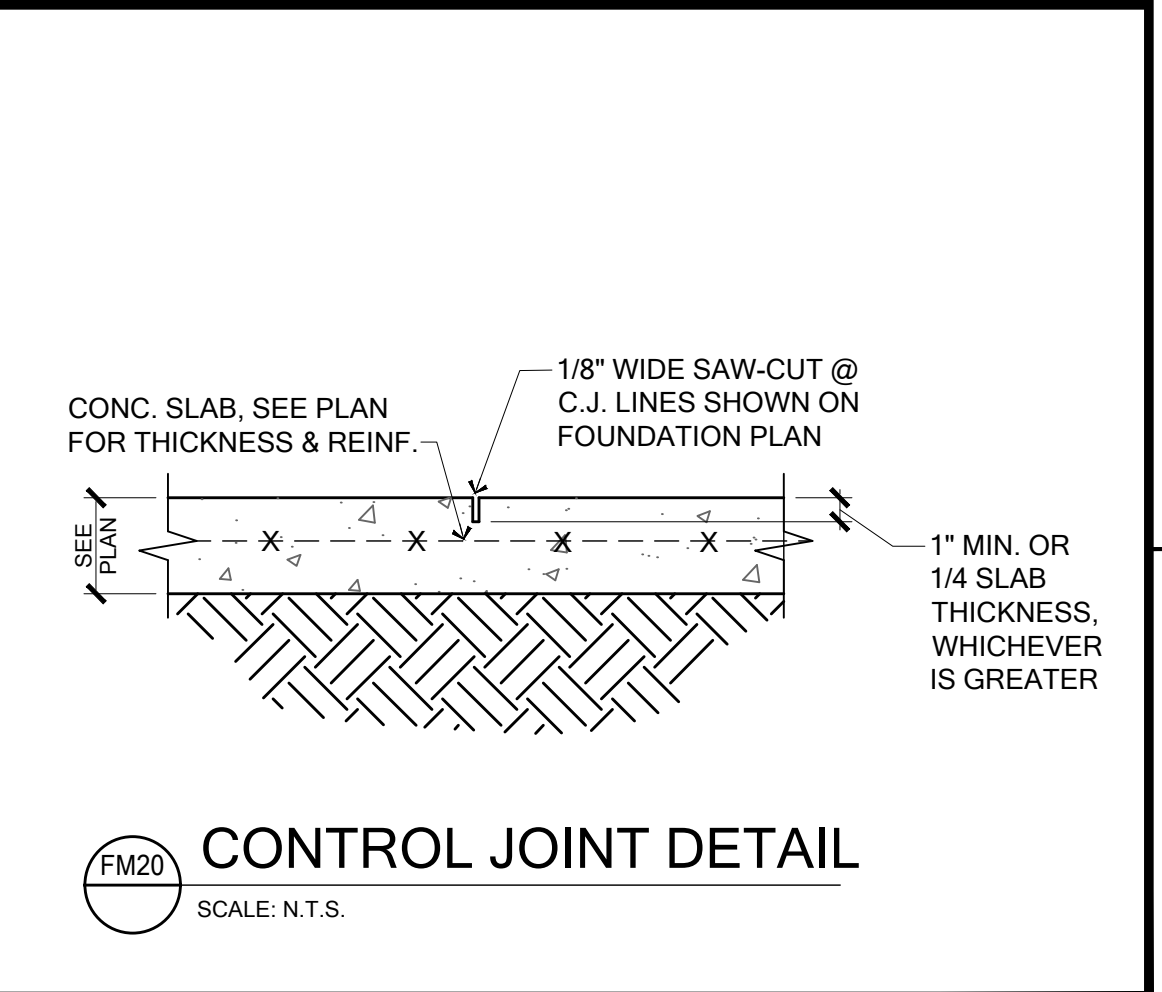
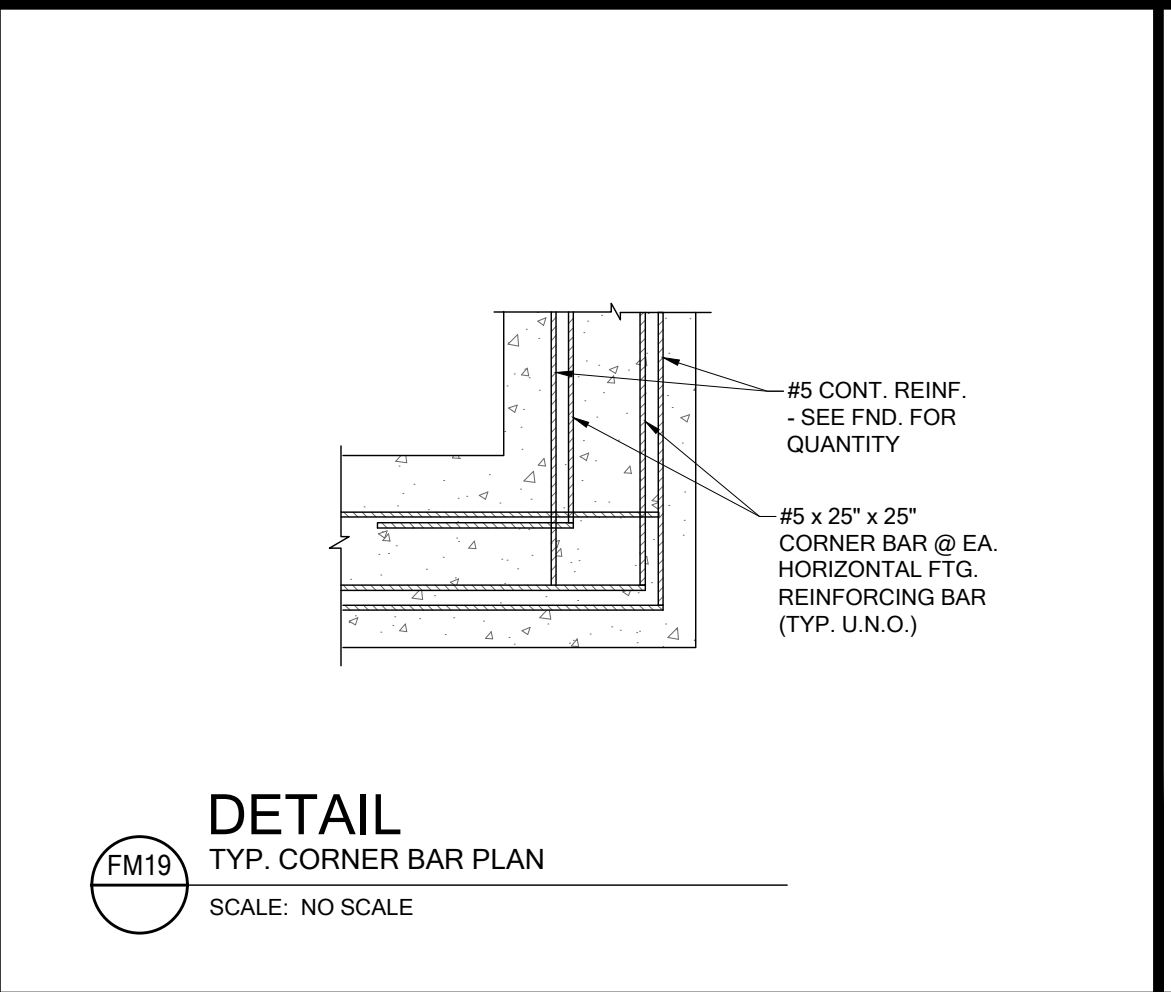
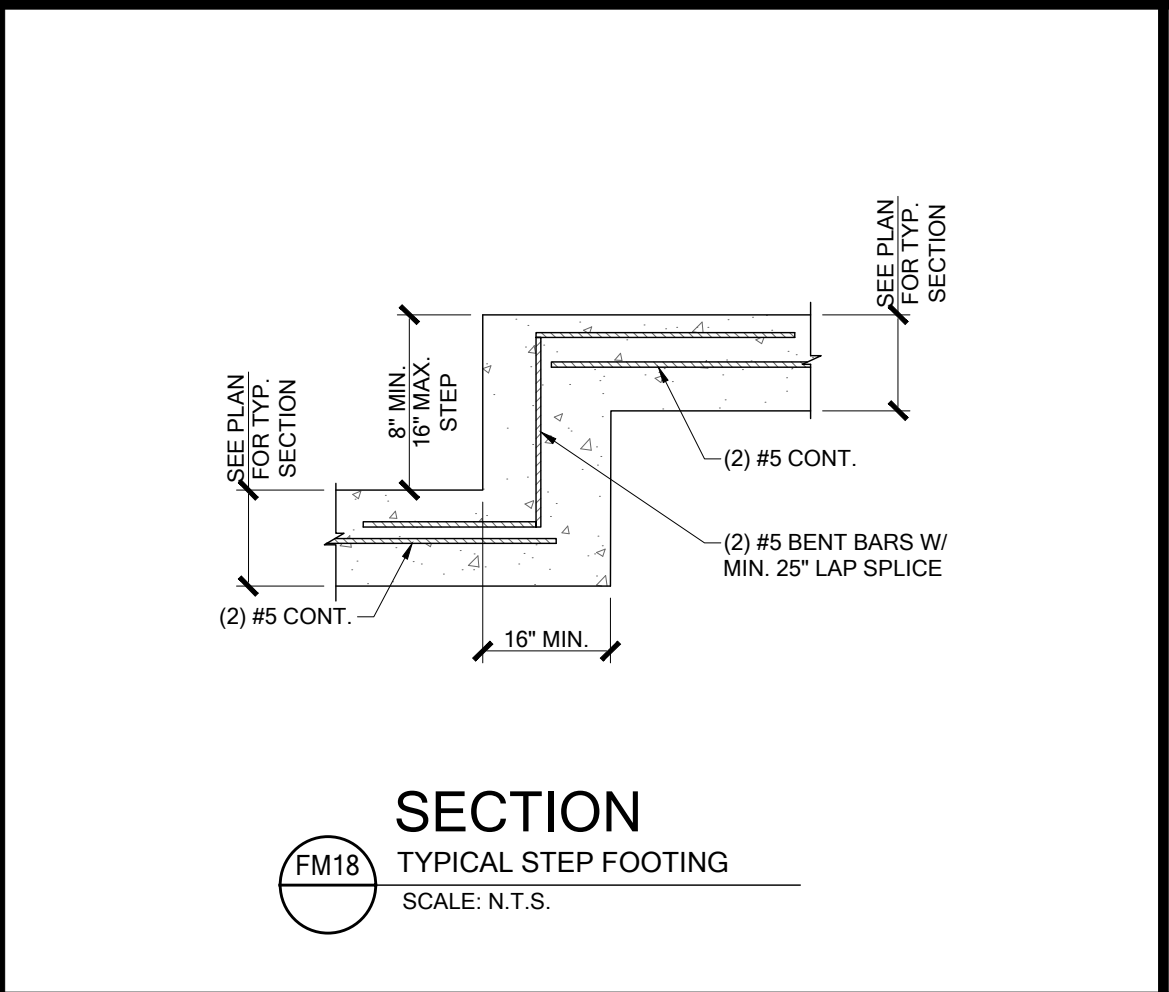
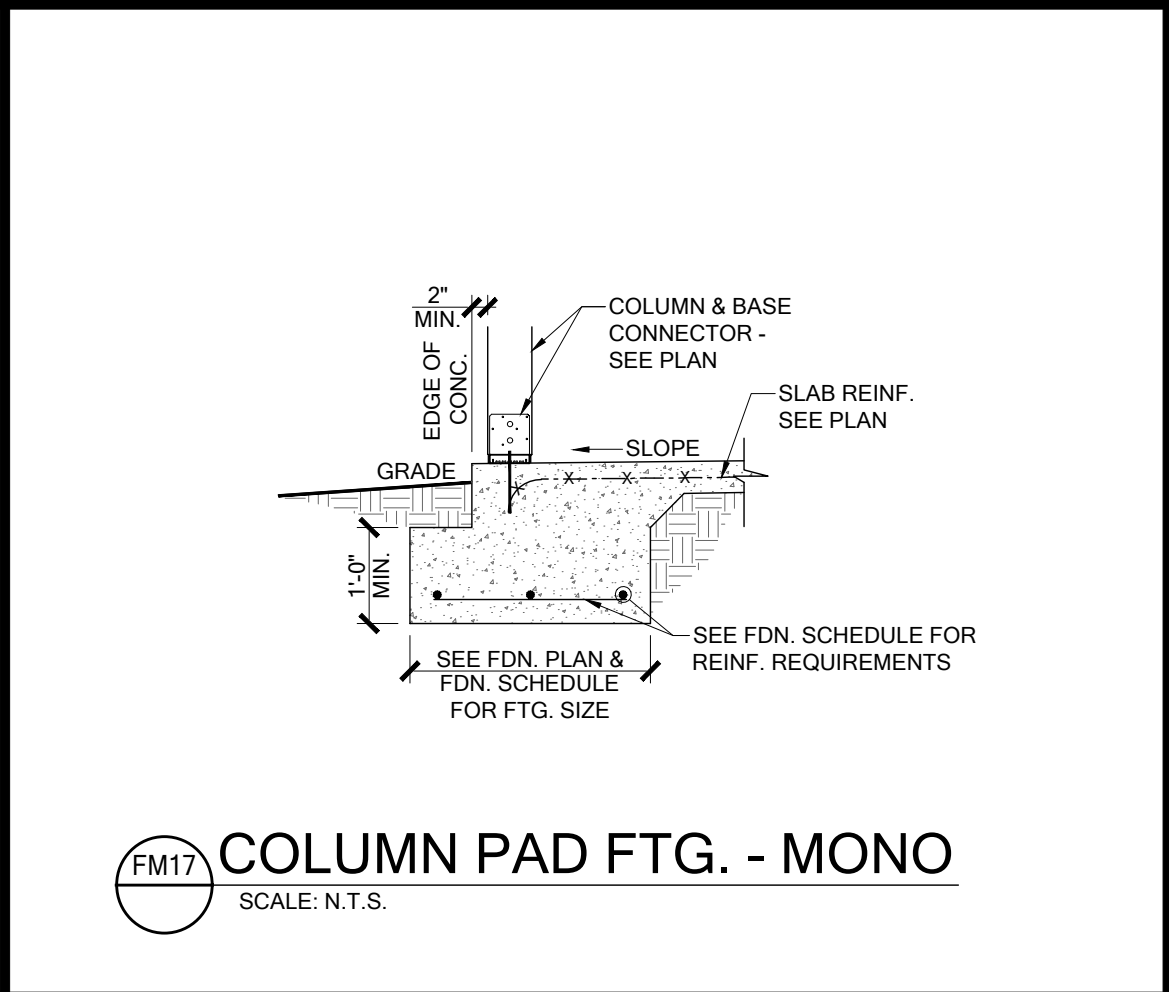
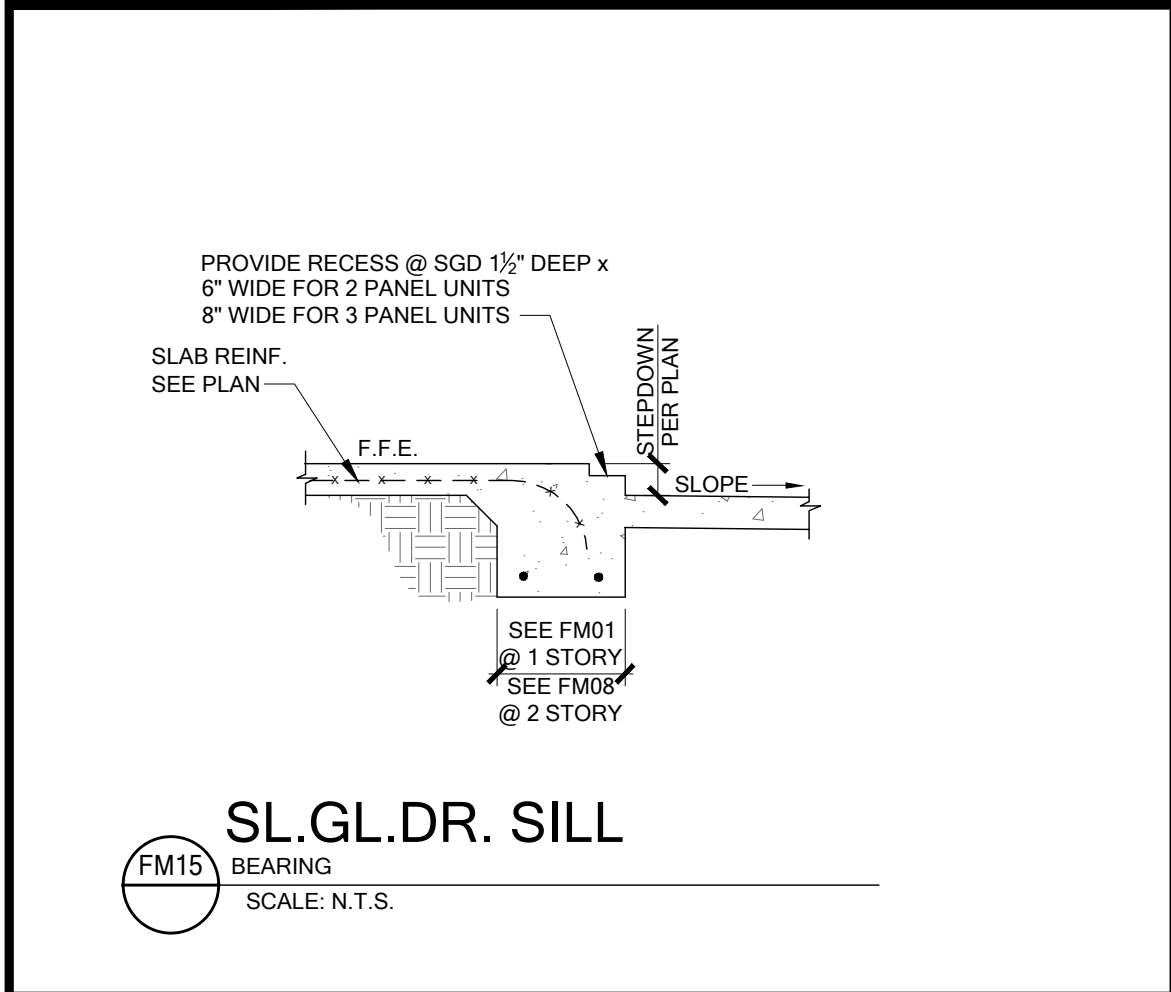
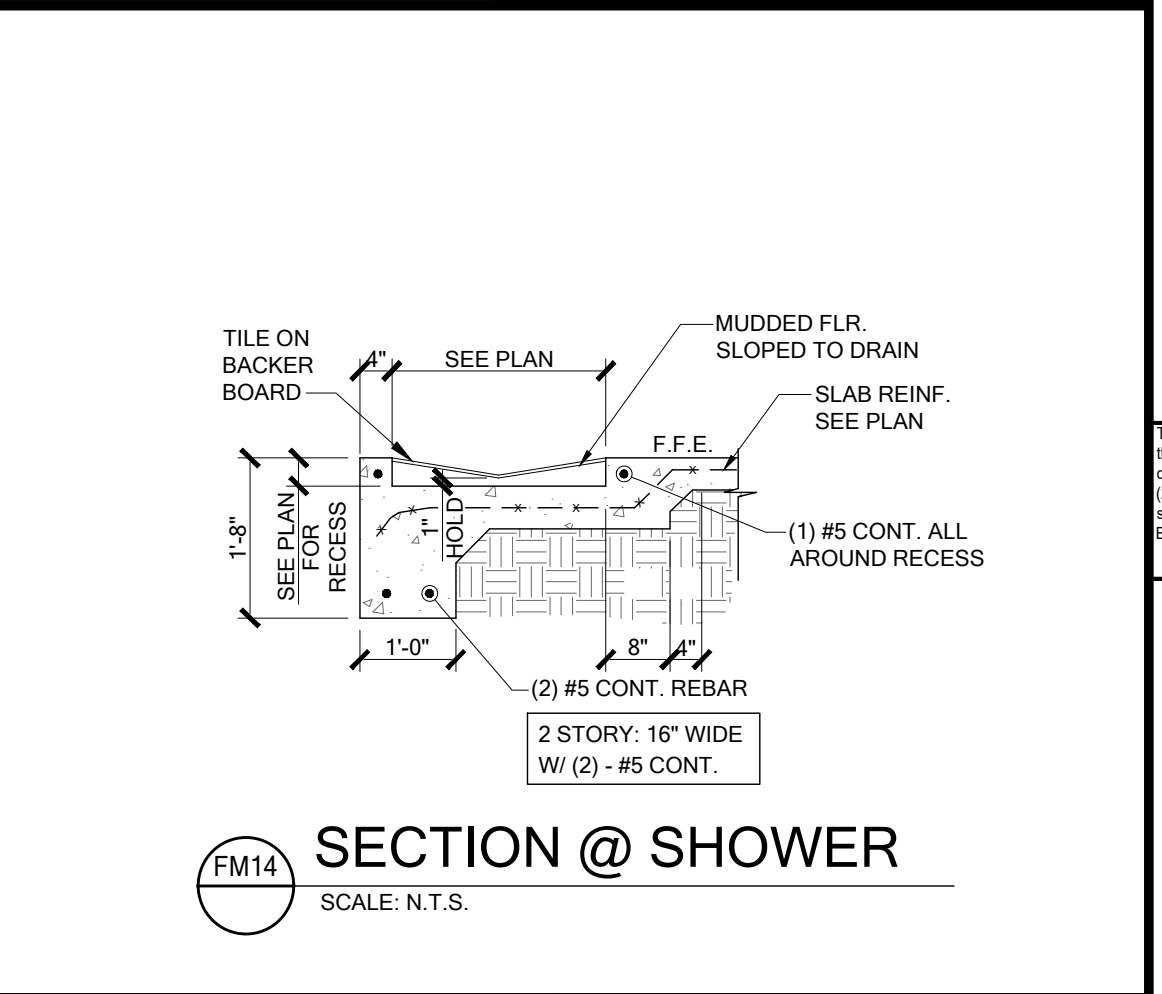
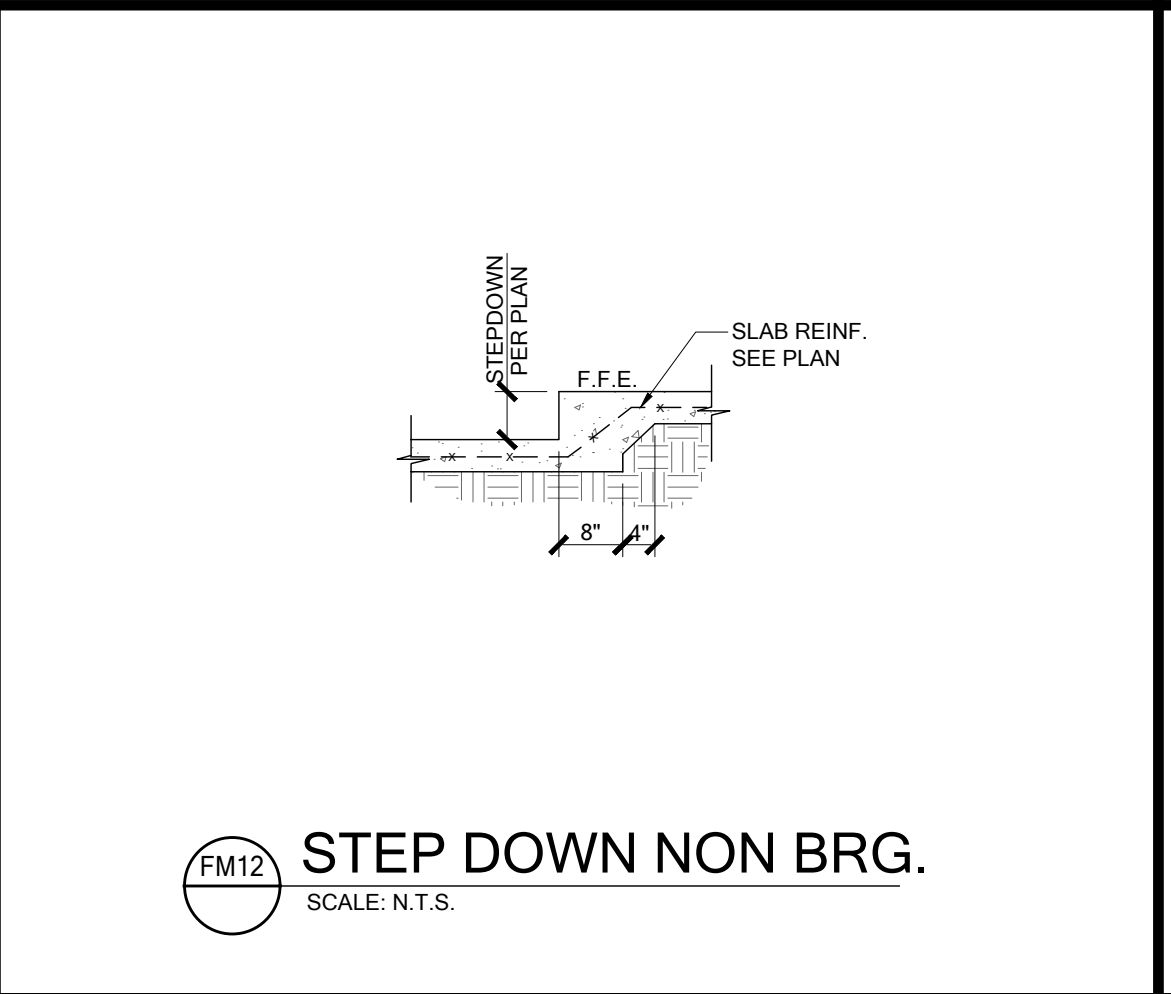
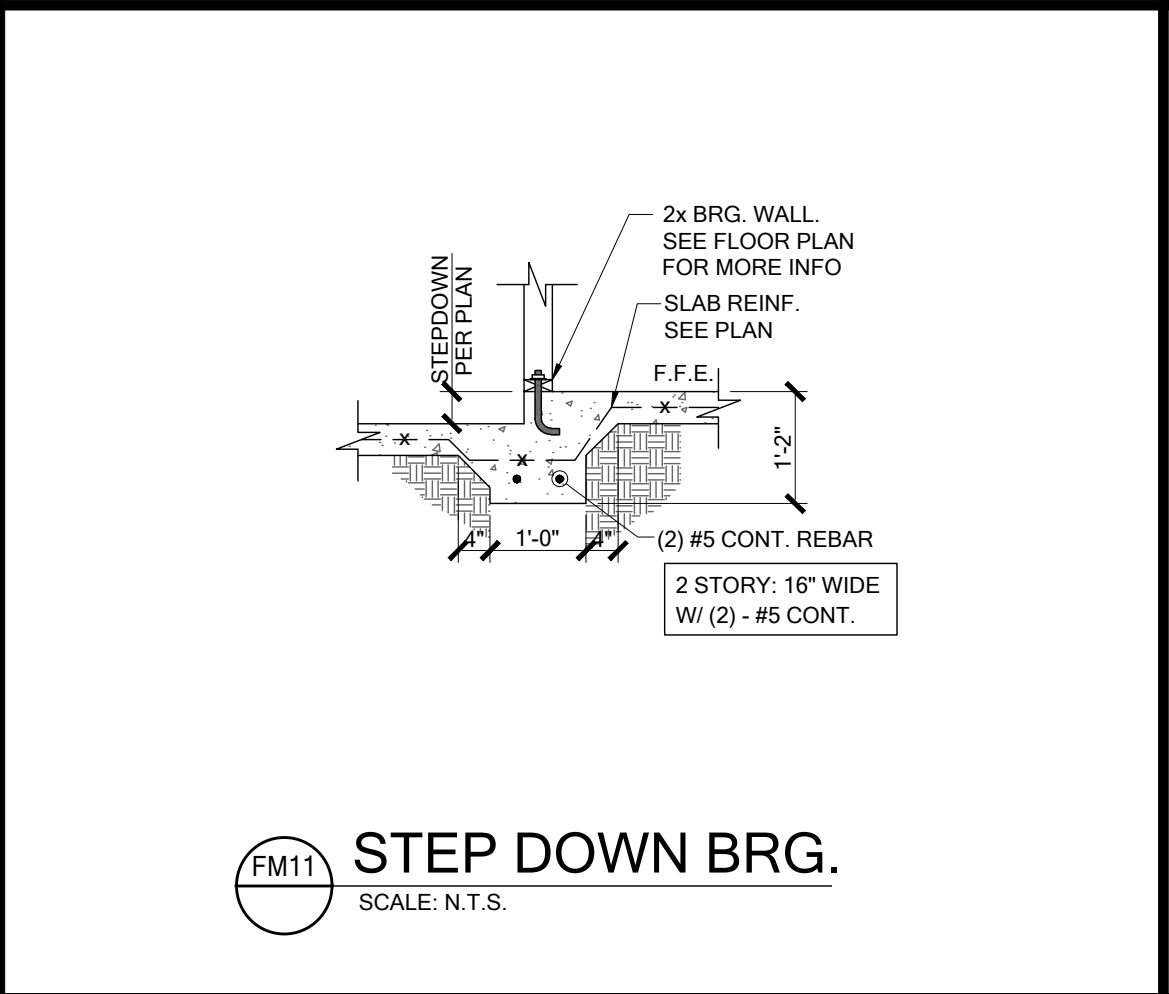
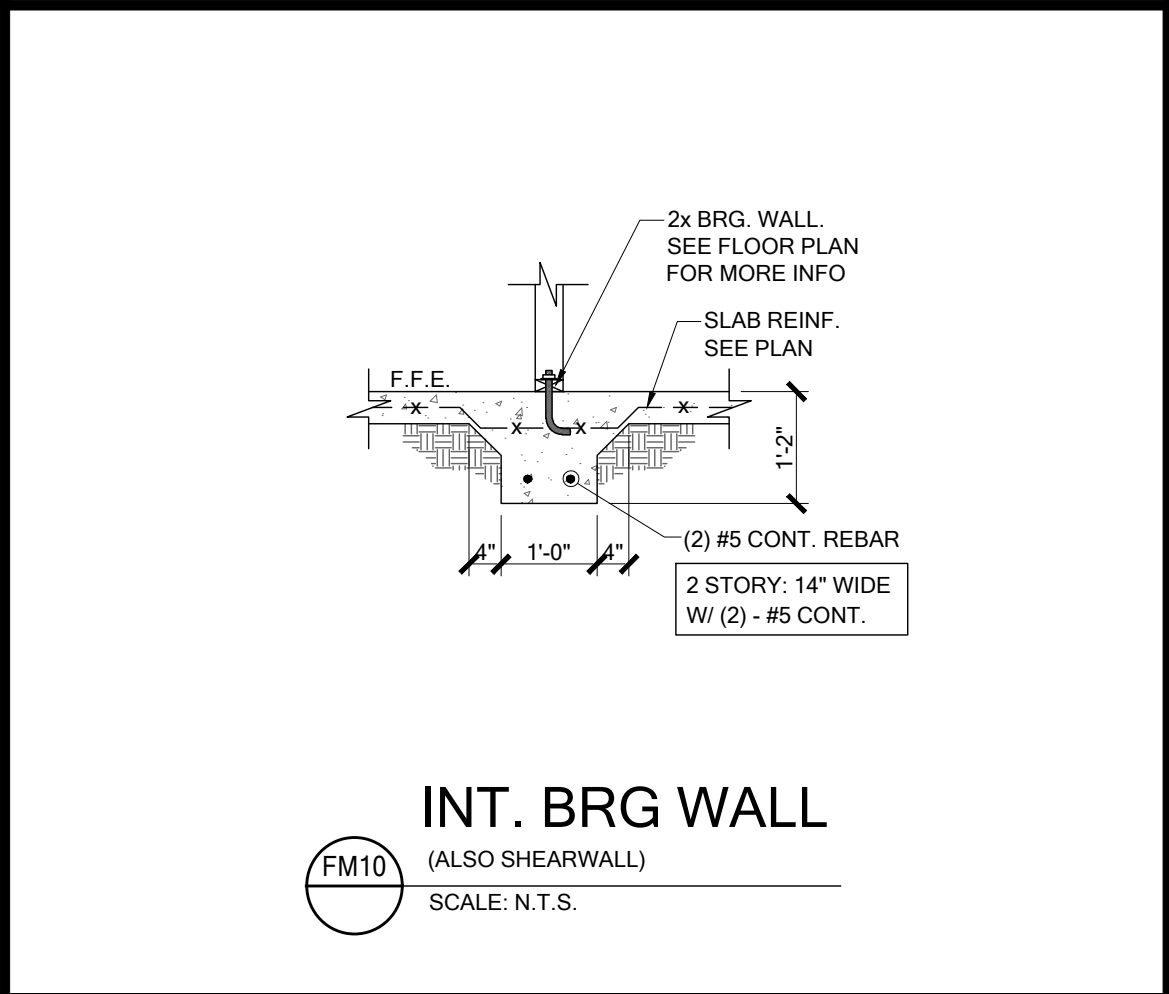
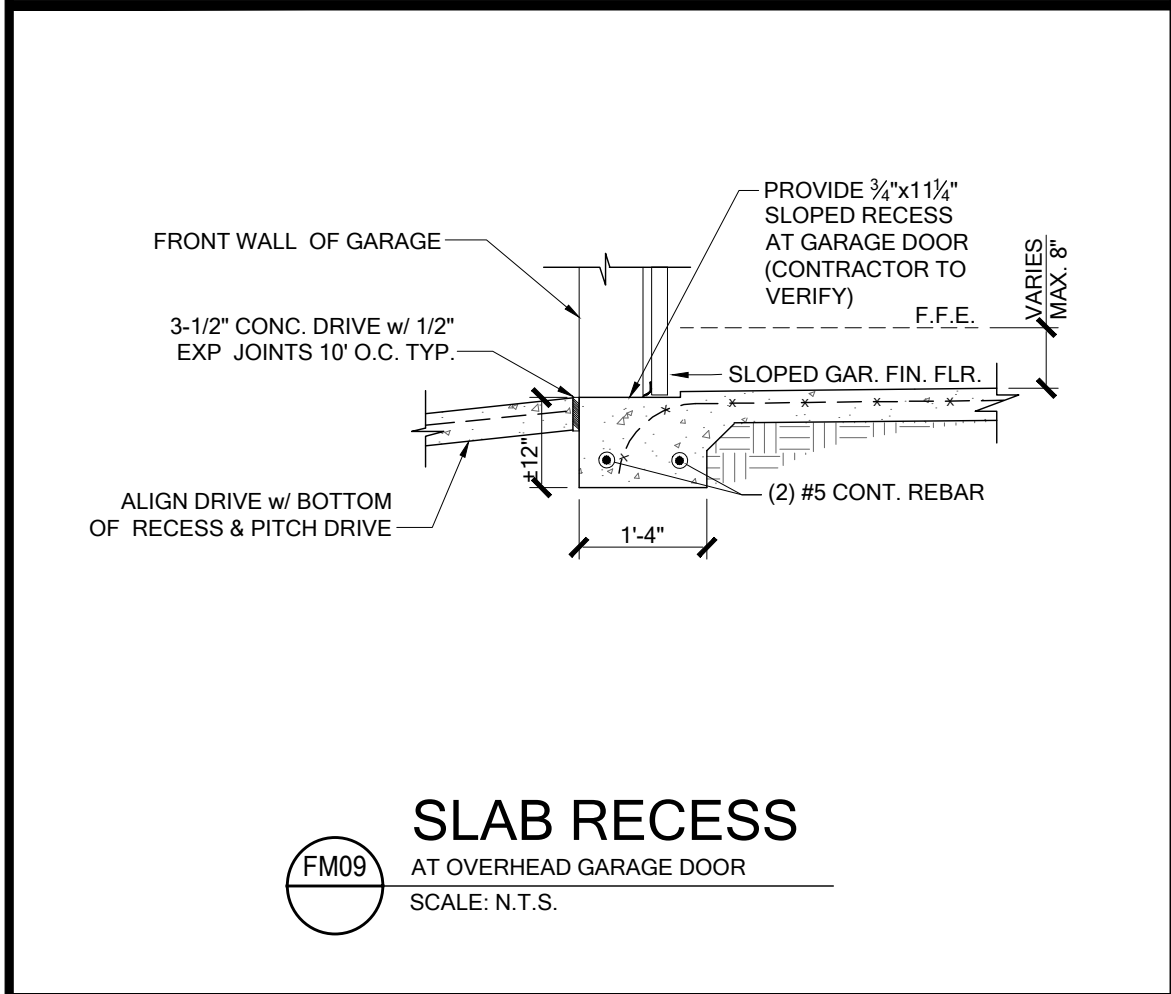
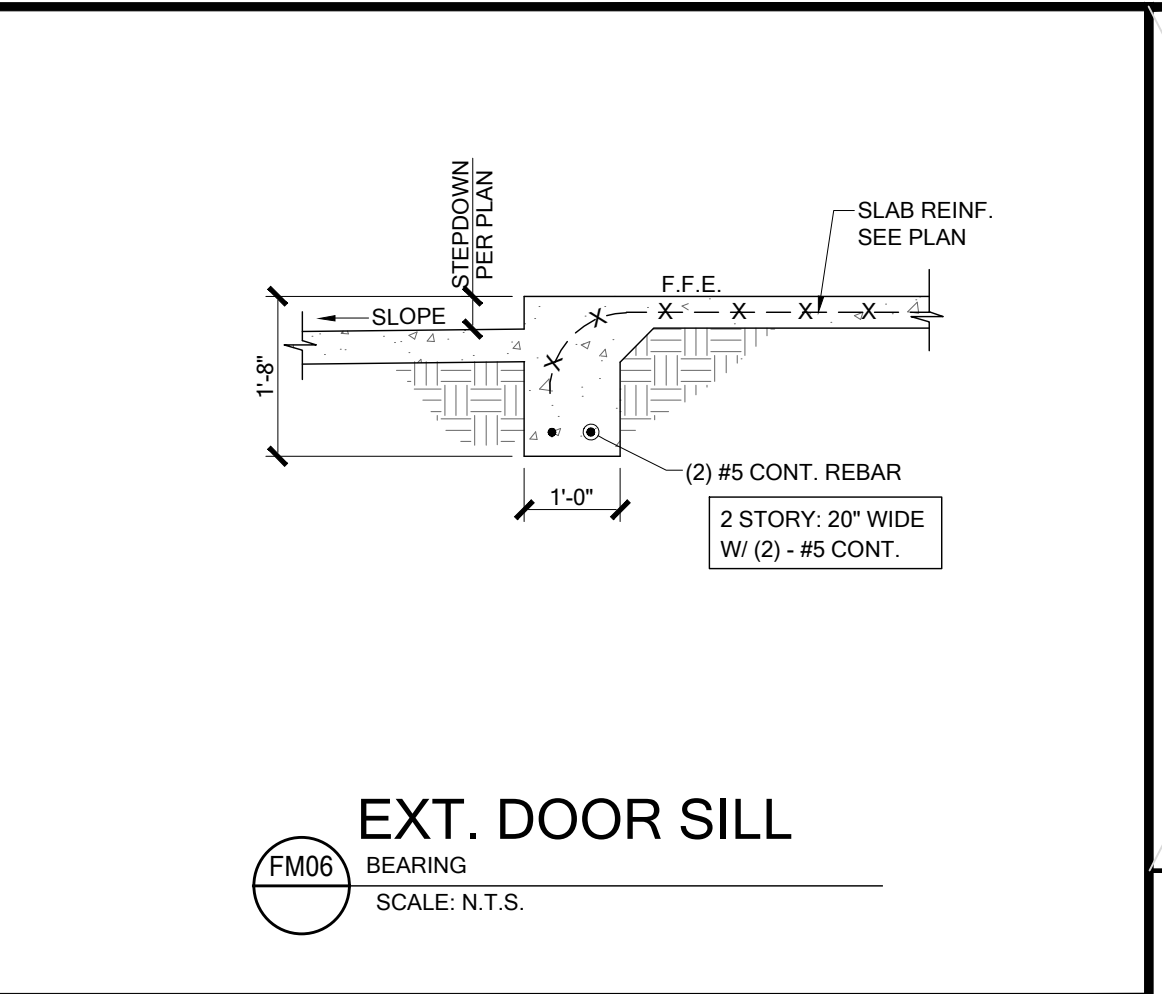
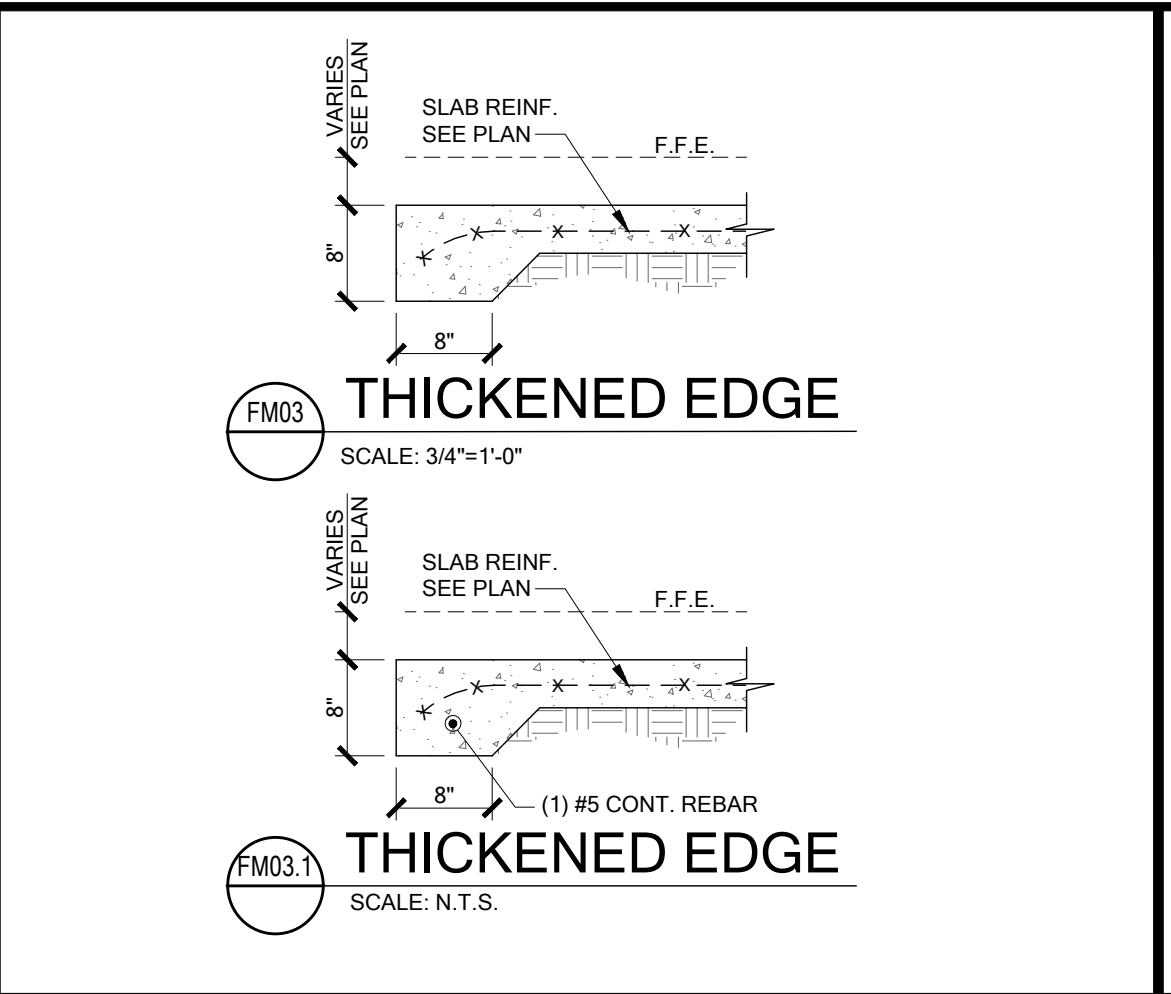
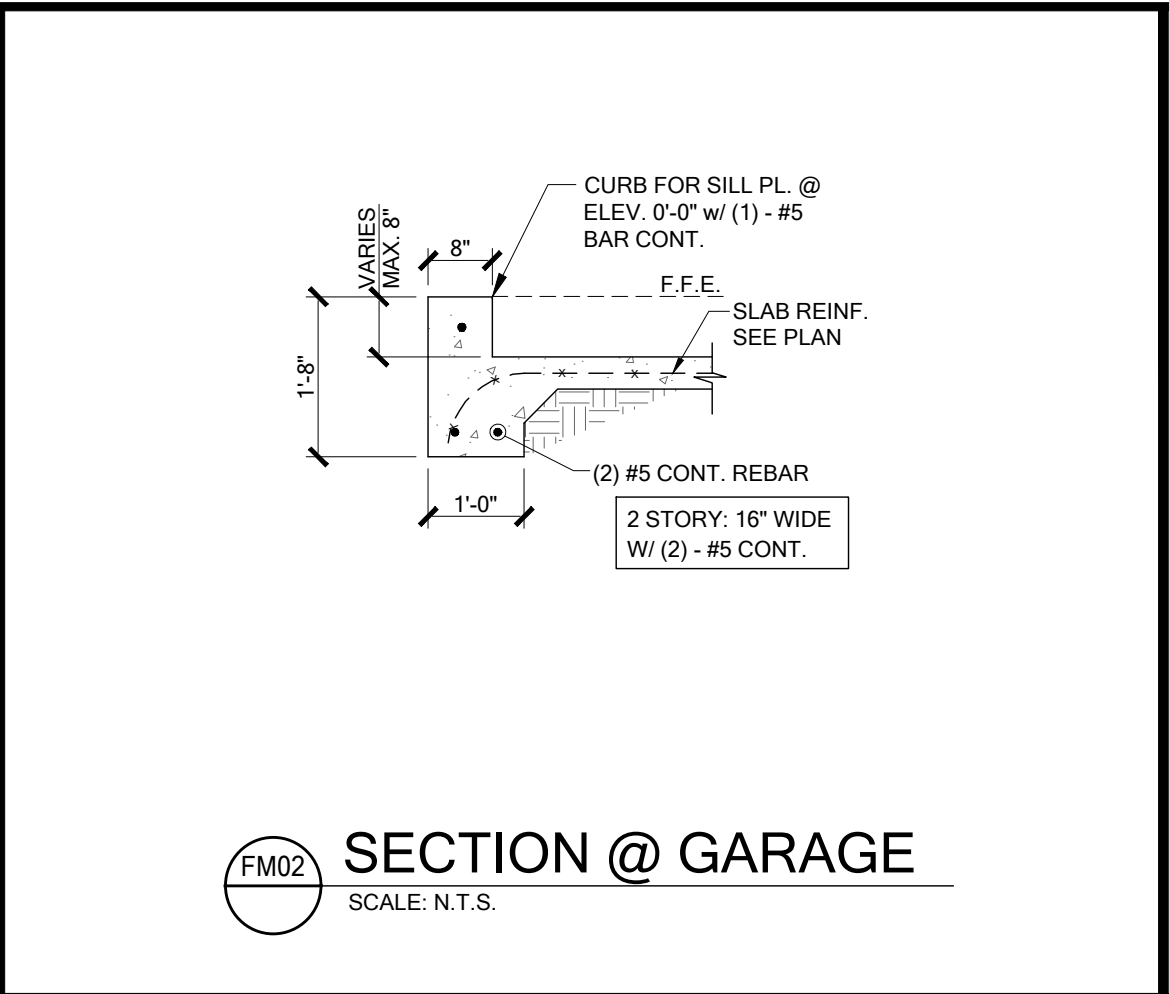
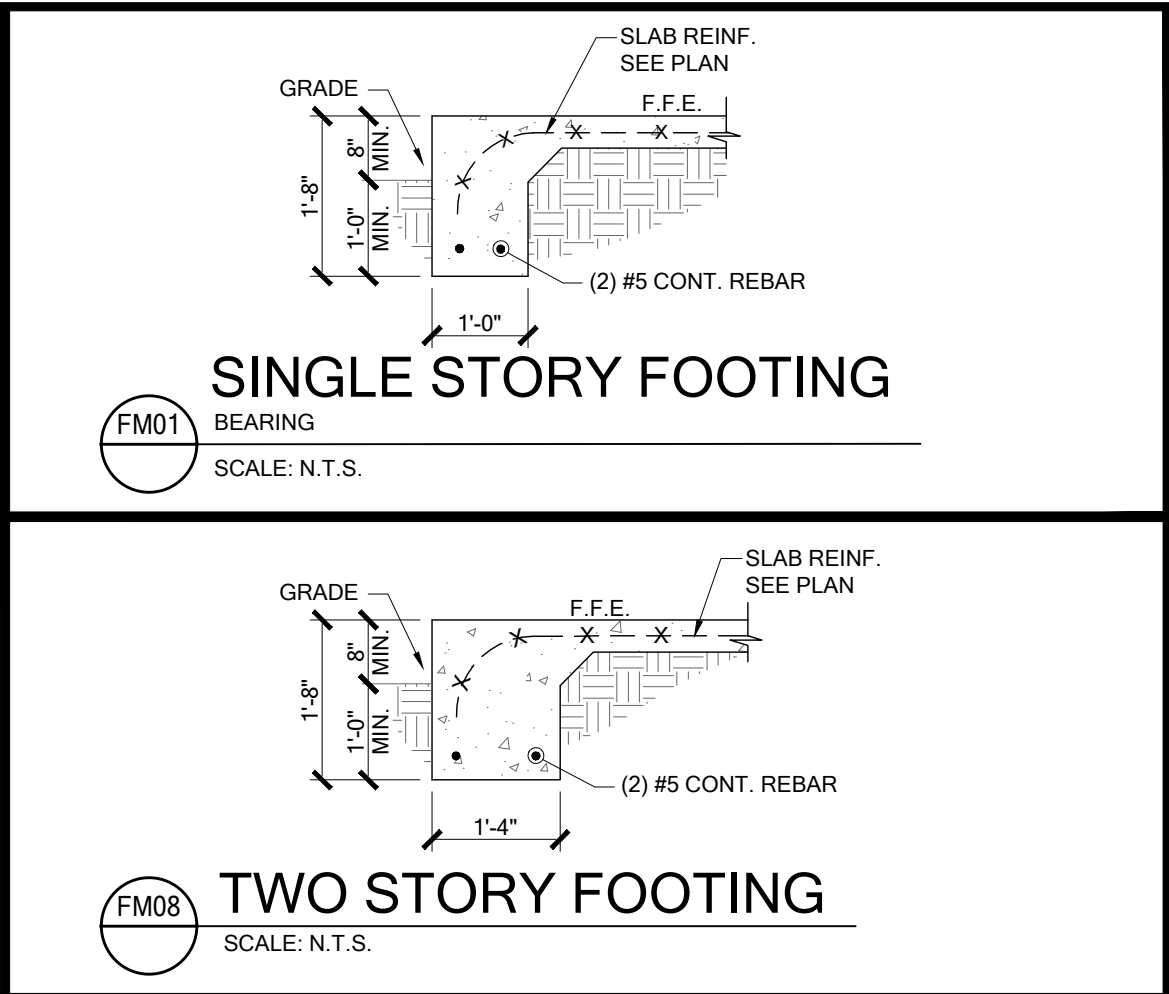
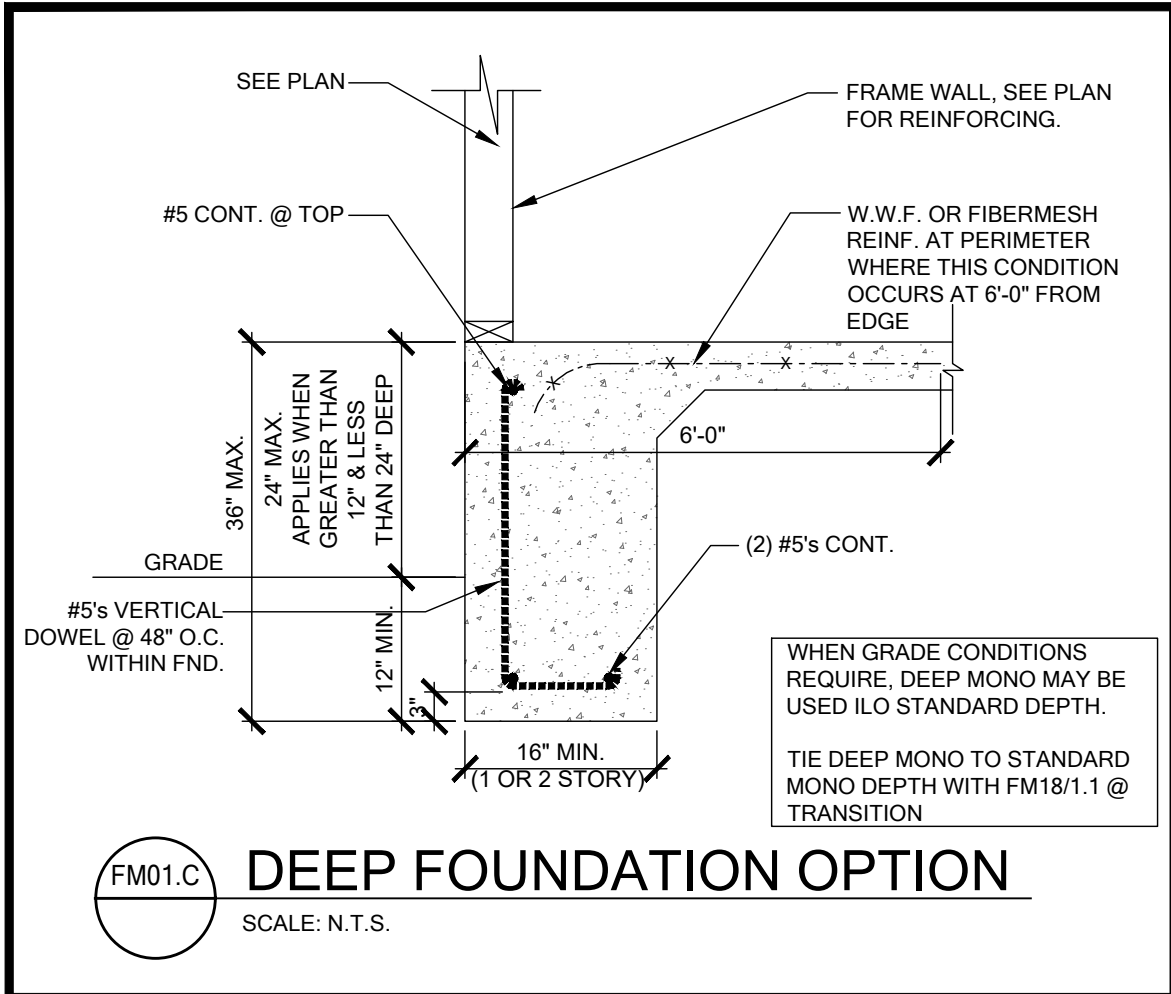
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FOUNDATION

FOR COUNTY
USE ONLY

01/15/2025



FOR COUNTY USE ONLY

01/15/2025

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Plan Name: Memphis

Garage Side: Elev - J

Left

Lot: 4

Block:

Address: TBD Sw Cadence Glen

Lake City, FL 32024

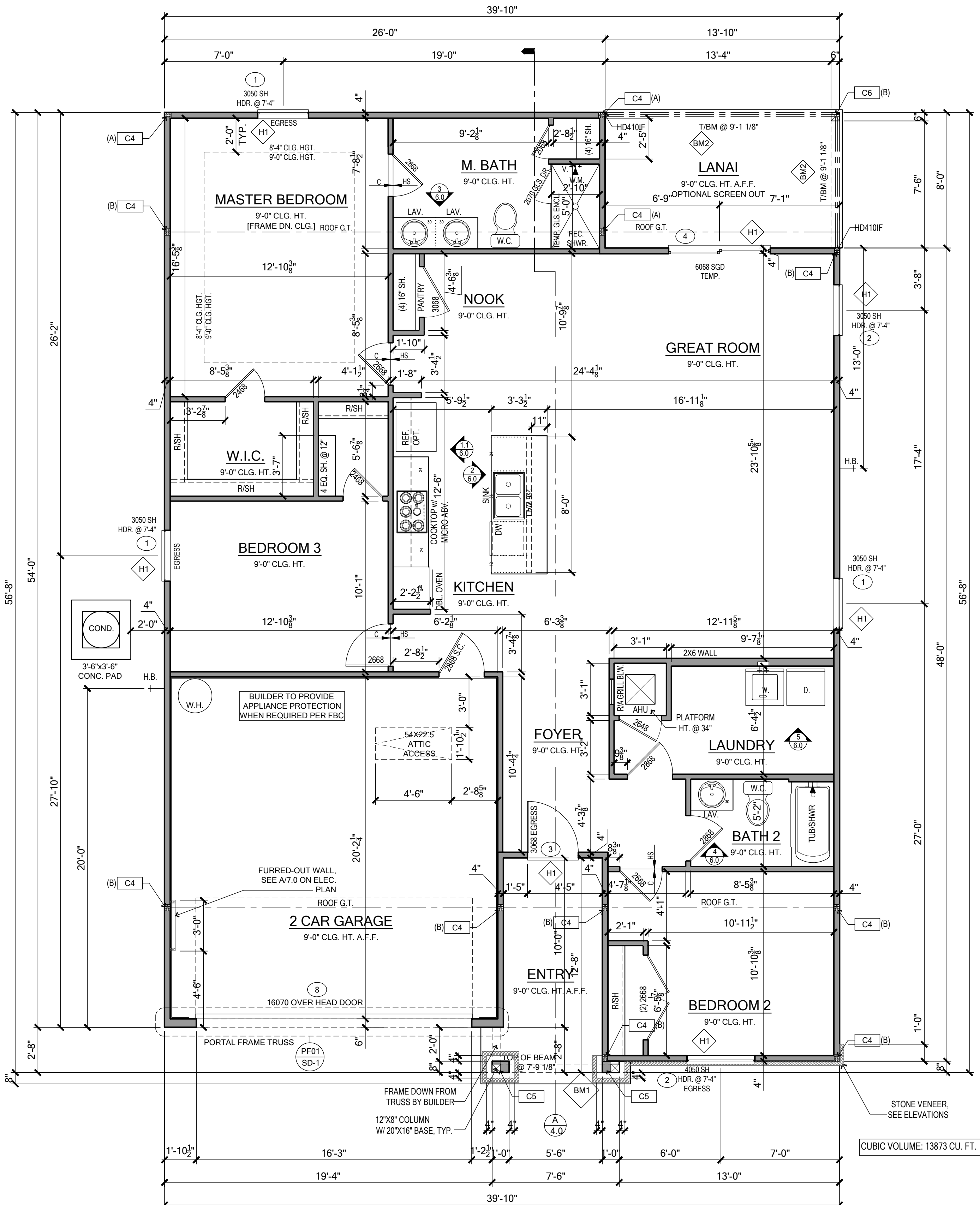
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Americana Series

Reference No. 25-00445

1.1

FND. DTLS.



FLOOR PLAN

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

BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM4	3 1/2" x 9 1/2" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM5	3 1/2" x 11 1/4" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM6	3 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM7	5 1/2" x 16" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN
BM8	3 1/2" x 14" GLULAM (1.9E / Fb=2,400 PSI)	PROVIDE (2) USP MSTA18 OR (2) USPTHW24 TO WOOD POST OR (2) USPTA18 TO CMU COL. U.N.O. ON ROOF OR FLOOR PLAN

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

PORCH CEILINGS:
SEE NOTE #13/WS-S1

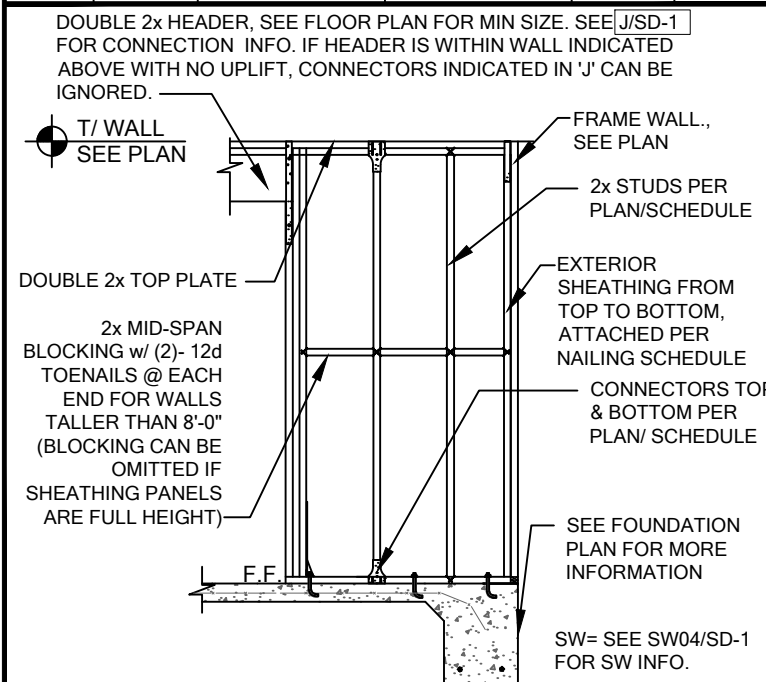
AREA TABULATION J		
FIRST FLOOR PLAN	1602	SQ.FT.
LIVING TOTAL	1602	SQ.FT.
GARAGE	408	SQ.FT.
ENTRY	84	SQ.FT.
LANAI	111	SQ.FT.
TOTAL AREA	2205	SQ.FT.

WALL TYPES LEGEND

	Standard 2x4 Framing
	Standard 2x6 Framing
	Interior Bearing Wall
	Frame Wall Located Below 42" A.F.F. w/ Cap
	Insulated Interior Partition
	2x Interior Shear Wall

BEARING WOOD WALL SCHEDULE

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



BEARING WALL DETAIL

GENERAL BEARING WALL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SPMS, SPIS OR SPIS CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- IF 'BW' IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)
- ALL 2x EXTERIOR WALLS w/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE 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	(A) HTT45 w/ 5/8" ATR & (18) 16d X 2-1/2" NAILS (B) ATTACH BASE w/ (2) 1/2" L1/4"	2470
C5	4 x 4 P.T.#2 SYP POST	PAU44 w/ 5/8" ATR & (12) 16d NAILS	G = 6775 U = 2535
C6	6 x 6 P.T.#2 SYP POST	PAU66 w/ 5/8" ATR & (12) 16d NAILS	G = 16005 U = 2435
C9	4 x 6 P.T.#2 SYP POST	HTT45 w/ 5/8" ATR & (18) 16d NAILS	4215
C11	5.25X5.25" P.L. 1.8E Fb=2400 (WOLMANIZED IF EXT.)	UPH08 w/ 7/8" ATR & (24) 1/4"X2-1/2" WS3 WOOD SCREWS	8185

GENERAL COLUMN NOTES

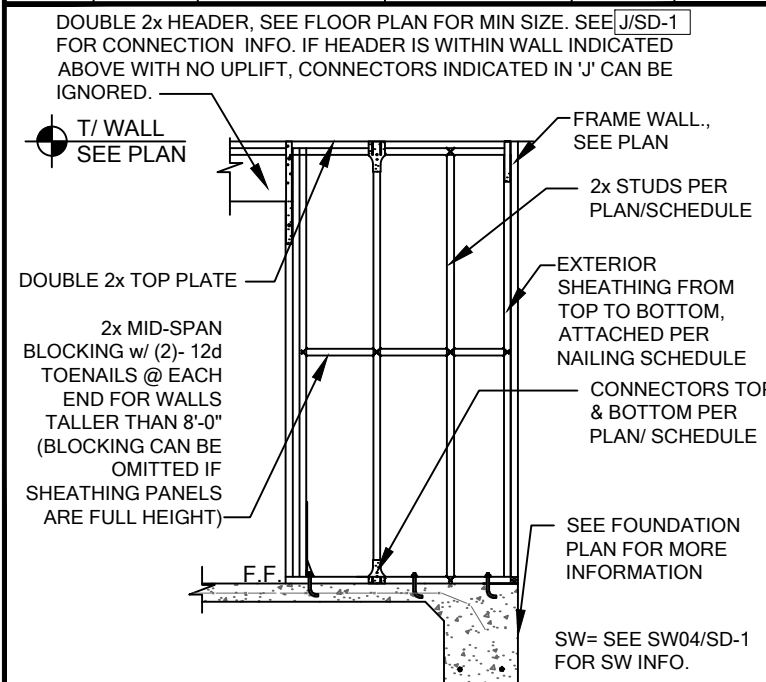
- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.
- NAIL BUILT UP STUDS PER DETAIL WS-1.
- ALL HOLDOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT:
8" EMBEDMENT FOR 12" ATR
7" EMBEDMENT FOR 5/8" ATR
8" EMBEDMENT FOR 7/8" ATR
- SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION

WALL TYPES LEGEND

	Standard 2x4 Framing
	Standard 2x6 Framing
	Interior Bearing Wall
	Frame Wall Located Below 42" A.F.F. w/ Cap
	Insulated Interior Partition
	2x Interior Shear Wall

BEARING WOOD WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [lb]
		TOP	BOTTOM		
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BW3	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
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BW5	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
BW6	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
BW7	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
BW8	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
BW9	16"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	998
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	(1) FRAMEFAST FMFF006 SCREW	(1) FRAMEFAST FMFF006 SCREW	SYP	665
BW12	12"	(2) FRAMEFAST FMFF006 SCREWS	(2) FRAMEFAST FMFF006 SCREWS	SYP	1338



BEARING WALL DETAIL

GENERAL BEARING WALL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SPMS, SPIS OR SPIS CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- IF 'BW' IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE DETAIL INDICATED IN PLANS FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY.)
- ALL 2x EXTERIOR WALLS w/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE 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	(A) HTT45 w/ 5/8" ATR & (18) 16d X 2-1/2" NAILS (B) ATTACH BASE w/ (2) 1/2" L1/4"	2470
C5	4 x 4 P.T.#2 SYP POST	PAU44 w/ 5/8" ATR & (12) 16d NAILS	G = 6775 U = 2535
C6	6 x 6 P.T.#2 SYP POST	PAU66 w/ 5/8" ATR & (12) 16d NAILS	G = 16005 U = 2435
C9	4 x 6 P.T.#2 SYP POST	HTT45 w/ 5/8" ATR & (18) 16d NAILS	4215
C11	5.25X5.25" P.L. 1.8E Fb=2400 (WOLMANIZED IF EXT.)	UPH08 w/ 7/8" ATR & (24) 1/4"X2-1/2" WS3 WOOD SCREWS	8185

GENERAL COLUMN NOTES

- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP#2 UNO ON PLAN.
- NAIL BUILT UP STUDS PER DETAIL WS-1.
- ALL HOLDOWN ANCHORS SHALL BE EPOXY ANCHORS W/ MINIMUM BOLT EMBEDMENT:
8" EMBEDMENT FOR 12" ATR
7" EMBEDMENT FOR 5/8" ATR
8" EMBEDMENT FOR 7/8" ATR
- SEE WOOD CONSTRUCTION NOTE #4 ON SN SHEET FOR CORROSION INFORMATION

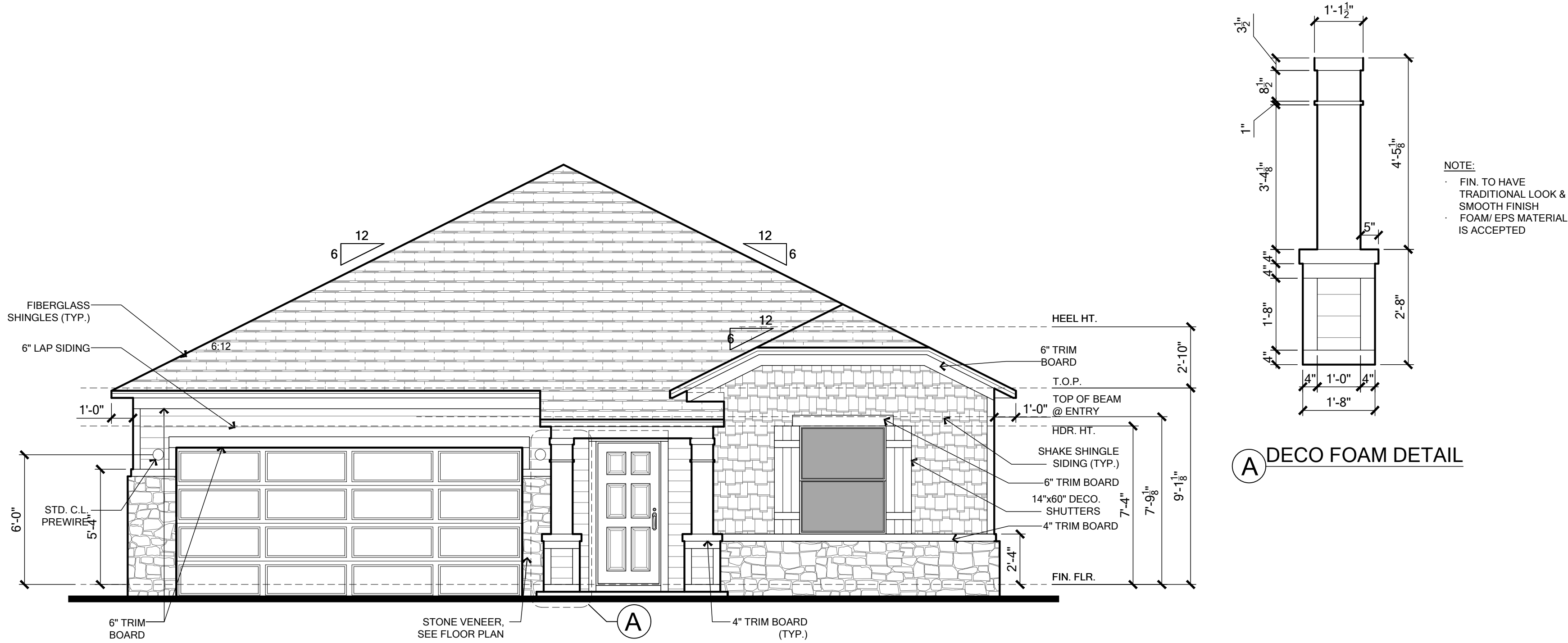
GENERAL NOTES

- NOTE-1: OPTIONAL CROWN MOULDING TO BE INSTALLED ONLY IN THE FOLLOWING ROOMS:
- MASTER BEDROOM AND TRAY
 - GREAT ROOM AND TRAY
 - LIVING ROOM AND TRAY
 - DINING ROOM AND TRAY
 - KITCHEN (INCLUDING NOOK)
 - FLEX/END 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.

WINDOW SCHEDULE

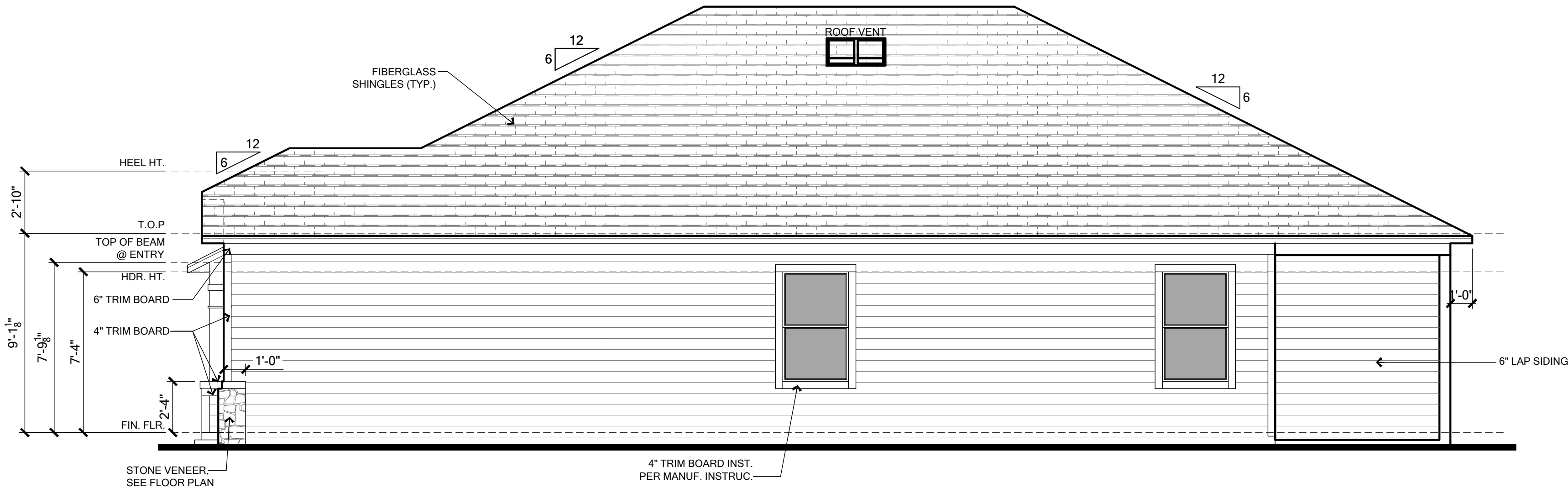
FRAME									
WINDOW TYPES	SIZE	ROUGH OPNG	U-Value w/o Grds	SHGC w/o U-Value w/ Grds	SHGC w/ Grds	SHGC w/ Grds	SHGC w/ Grds	SHGC w/ Grds	SHGC w/ Grds
2020 SH	23 1/2" X 23 1/2"	24" X 24"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
2020 SH	23 1/2" X 27 1/2"	24" X 28"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
2030 SH	23 1/2" X 35 1/2"	24" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
2040 SH	23 1/2" X 47 1/2"	24" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
2050 SH	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
3030 SH	35 3/4" X 35 1/2"	36 1/4" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
3040 SH	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
3050 SH	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
3060 SH	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
4030 SH	47 1/2" X 35 1/2"	48" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
4040 SH	47 1/2" X 47 1/2"	48" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
4050 SH	47 1/2" X 59 3/4"	48" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5030 PW	23 1/2" X 23 1/2"	24" X 24"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5040 PW	23 1/2" X 27 1/2"	24" X 28"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5050 PW	23 1/2" X 35 1/2"	24" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5060 PW	23 1/2" X 47 1/2"	24" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5070 PW	23 1/2" X 59 3/4"	24" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
5080 PW	23 1/2" X 71 1/2"	24" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
6030 PW	35 3/4" X 35 3/4"	36 1/4" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
6040 PW	35 3/4" X 47 1/2"	36 1/4" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
6050 PW	35 3/4" X 59 3/4"	36 1/4" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
6060 PW	35 3/4" X 71 1/2"	36 1/4" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
7030 PW	47 1/2" X 35 3/4"	48" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
7040 PW	47 1/2" X 47 1/2"	48" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
7050 PW	47 1/2" X 59 3/4"	48" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
7060 PW	47 1/2" X 71 1/2"	48" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
8030 SH	59 1/8" X 35 1/2"	59 5/8" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
8040 SH	59 1/8" X 47 1/2"	59 5/8" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
8050 SH	59 1/8" X 59 3/4"	59 5/8" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
8060 SH	59 1/8" X 71 1/2"	59 5/8" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
9030 SH	71 5/8" X 35 3/4"	72 1/8" X 36"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
9040 SH	71 5/8" X 47 1/2"	72 1/8" X 48"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
9050 SH	71 5/8" X 59 3/4"	72 1/8" X 60 1/4"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
9060 SH	71 5/8" X 71 1/2"	72 1/8" X 72"	0.33	0.23	0.33	0.21	0.33	0.21	0.33
10-3500 SH	106 5/8" X 34 1/2"	108 5/8" X 34 1/2"	0.33	0.23	0.33	0.21	0.33	0.21	0.33

SEE MANUFACTURERS DETAILS FOR INSTALLATION AND NUMBER OF FASTENERS PER WINDOW.



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	ATTIC SPACE	1/150 Rule		1/300 Rule	
		SQ. IN. of ventilation required	SQ. FT. of vented soffit needed	SQ. IN. of ventilation required	SQ. FT. of vented soffit needed
FIRST FLOOR PLAN	2197	2109.1	141.6	200	1054.6

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

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To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the Florida Building Code 8th Edition (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



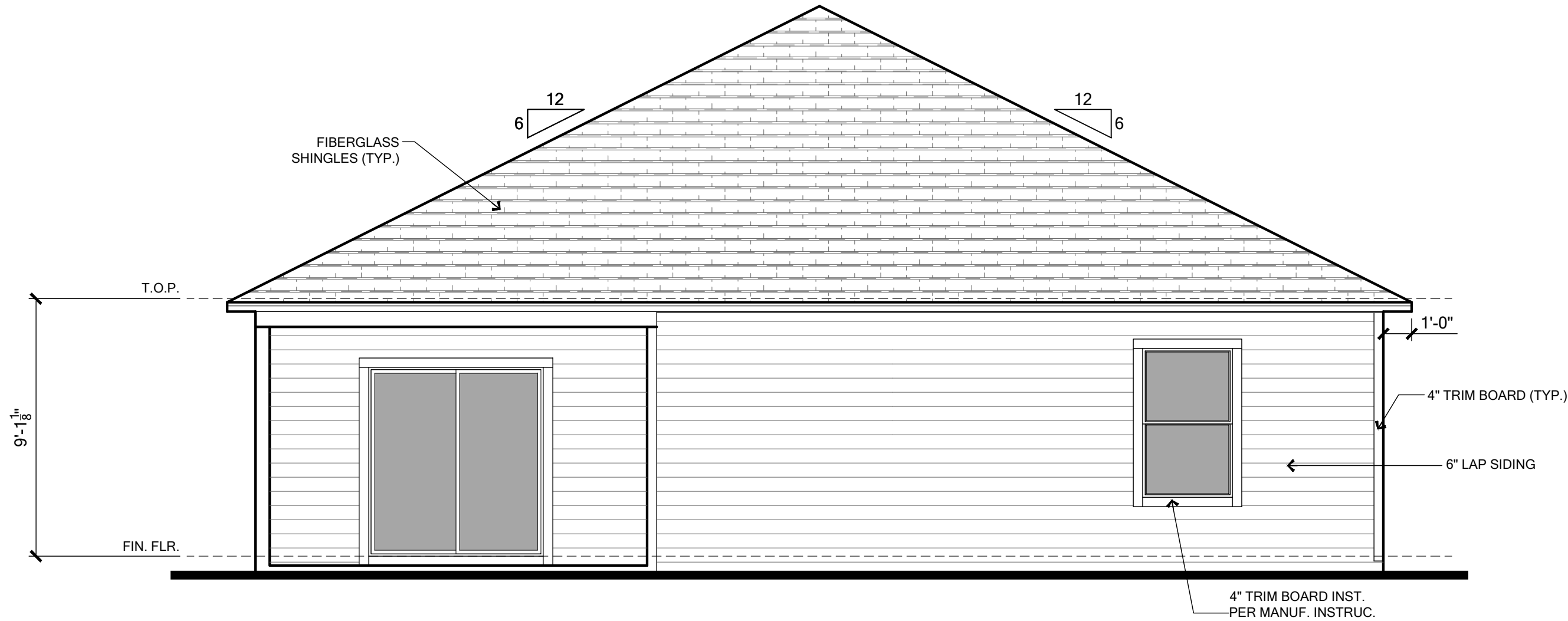
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MARONDA Homes
3999 West First Street
Sanford, FL 32771
(407) 302-9871

Community:	Forest Cove		Garage Side:	Left	
	Plan Name:	Memphis	Elev - J		
	Lot:	4	Block:		
	Address:	TBD Sw Cadence Glen Lake City, FL 32024			
	Job no:	9FC00401	Americana Series		
Reference No	25-00445				
Sheet:	3.0				

ELEVATIONS



REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

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

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- At Built-in gutters.

R703.12 Adhered Masonry Veneer

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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:"

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- 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	2197	2109.1	141.6	200	1054.6	35.4	527.3

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

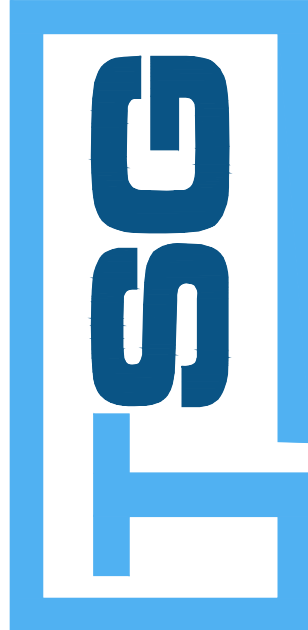
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CA No. 9161

AA26003115



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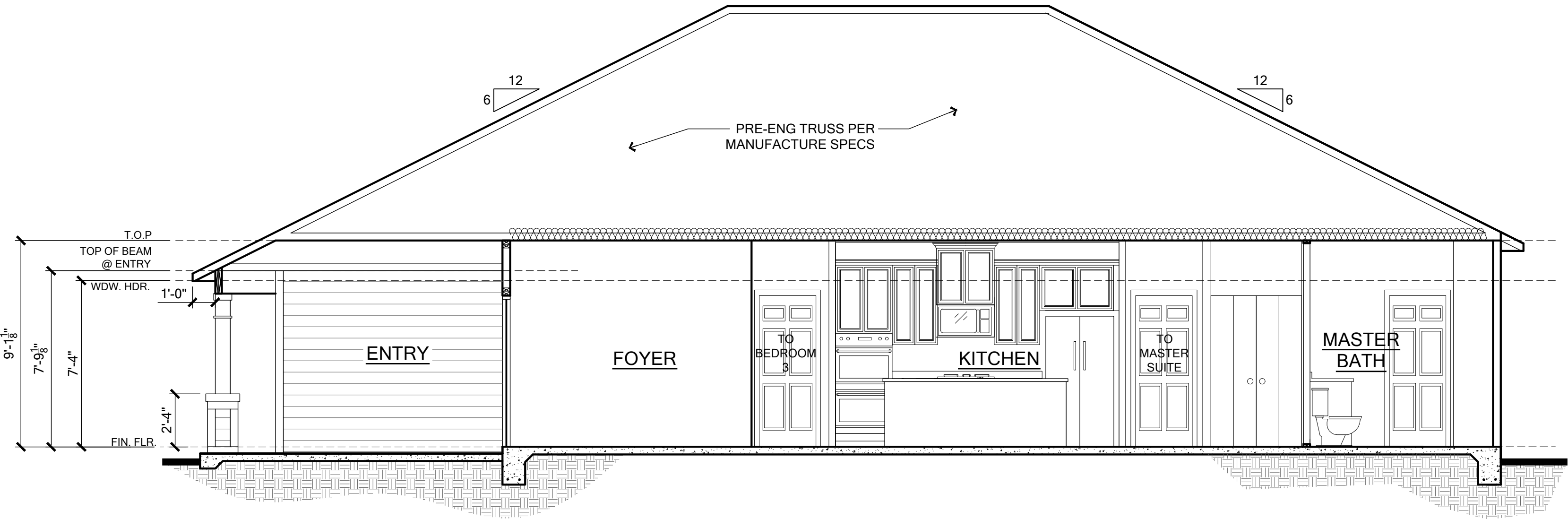
MARONDA Homes
3999 West First Street
Sanford, FL 32711
(407) 302-9871

Community: Forest Cove	Garage Side:	Left
	Plan Name: Memphis	Elev - J
Lot: 4	Block:	
	Address: TBD Sw Cadence Glen Lake City, FL 32024	
Ref No: 25-00445	Sheet:	

3.1

ELEVATIONS

Americana Series



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

BLDG. SECTION

Community: Forest Cove		Garage Side: Left
Plan Name: Memphis	Elev - J	
Lot: 4	Block:	
Address: TBD Sw Cadence Glen Lake City, FL 32024		
Job No: 9FC00401		Americana Series

Reference No: 25-00445

Sheet: 4.0

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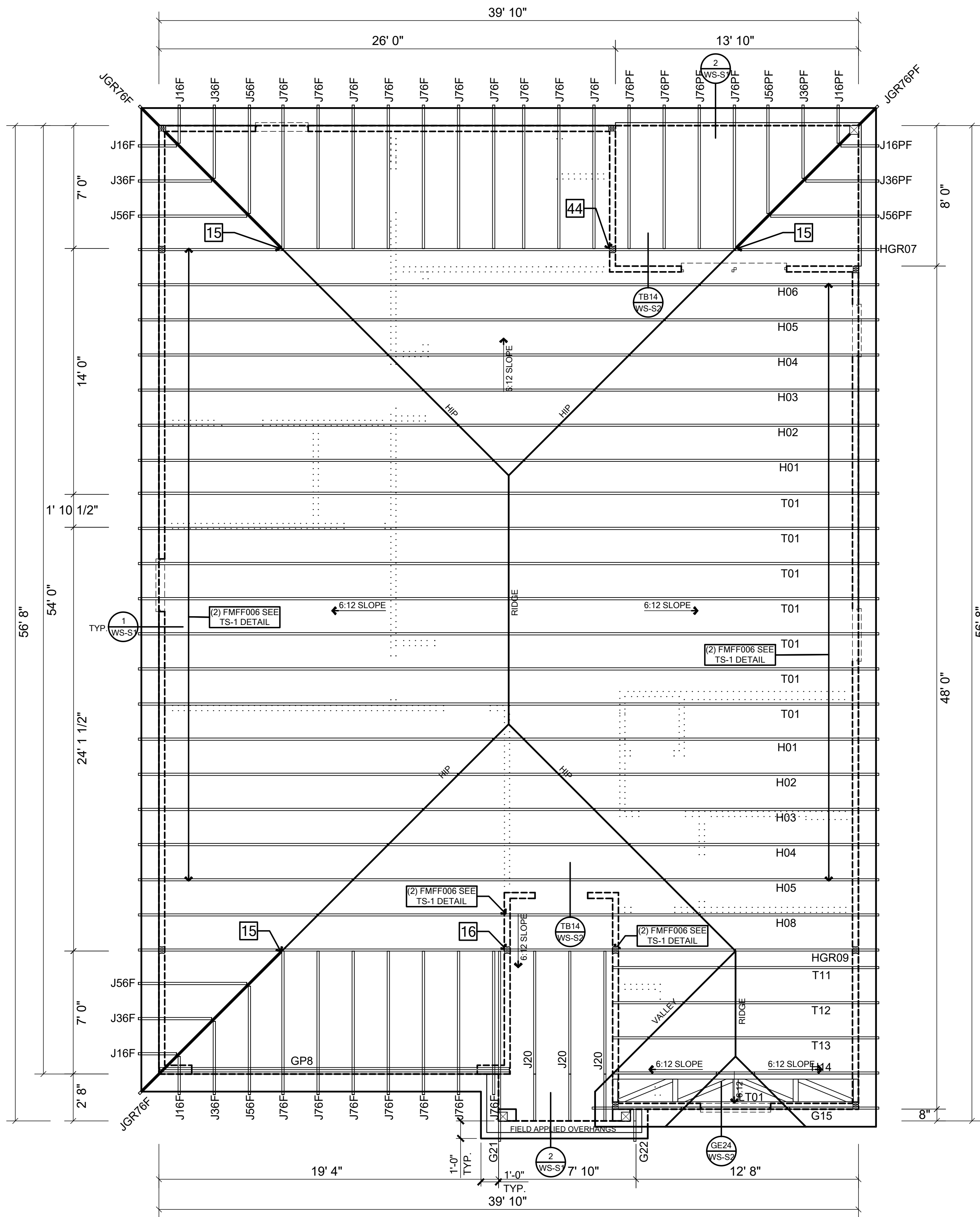
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FRAMING PLAN
SCALE: 1/4" = 1'-0"

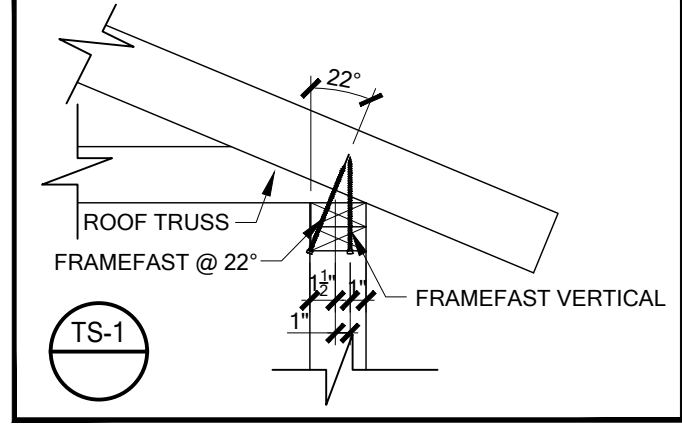
TYPICAL TRUSS CONNECTION			
U.N.O. ON ROOF FRAMING PLAN			
- TRUSS TO WOOD FRAMING: (1) 6" LG. FRAMEFAST FMFF006 TRUSS SCREW w/ (2) 10d TOENAILS			
JACK TRUSSES TO GIRDER TRUSS SHALL BE NAILED TOP/BOTTOM CHORD. FOR VALLEY SET TRUSSES, SEE ENGINEERING TRUSS PACKAGE FOR CORRECT CONNECTION [VC1]			

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

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

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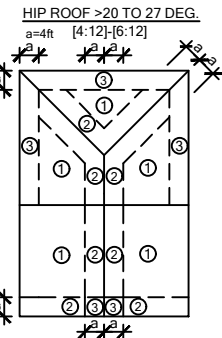
R302 6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE
AND ITS ATTIC BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM
BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS
SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY
NOT LESS THAN 5/8-INCH (15.9MM) TYPE X GYPSUM BOARD OR
EQUIVALENT. WHERE THE SEPARATION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



USP HARDWARE 160% 61ST EDITION CATALOG				REV FOR 8TH EDITION FLORIDA CODE
MARK	PRODUCT CODE	REF. NO.	FASTENERS	UPLIFT ROOF 1195A
HANGERS FOR TRUSS TO TRUSS CONNECTION				
1	HUS 26	HUS26	HEADER: (14) 16d TRUSS: (8) 16d	2045 3140
2	HUS 28	HUS28	HEADER: (22) 16d TRUSS: (8) 16d	2290 4745
3	JUS 26	LUS26	HEADER: (4) 16d TRUSS: (4) 16d	1050 1000
12	THD 28-2	HTU28-2	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2895 4860
13	THD 28-3	HOU28-3	HEADER: (28) 16d TRUSS: (12) 16d X 1-1/2"	4245 8175
14	THD 48	HU848	HEADER: (28) 16d TRUSS: (16) 16d X 1-1/2"	2895 4860
15	HUC26	THU26	HIP: (5) 16d HEADER: (16) 16d JACK: (7) 16d	2345 3055
28	HUC26-SK60	LTHU26, THU26	HEADER: (16) 16d JACK: (7) 16d	2345 3055
60	HUS179	HUS18110	HEADER: (20) 16d TRUSS: (10) 16d	4110 6060
71	HD410	HU410	HEADER: (20) 16d TRUSS: (10) 16d	1950 3475
72	THD210-3	HU8210-3	HEADER: (28) 16d TRUSS: (20) 16d	4635 7255
73	HD48 IF	HU48	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 16d	2430 1170
74	HD410 IF	HU410	HEADER: (20) 316 X 1-3/4" CMU; (20) 16d FRM JOIST/BEAM: (10) 16d	3475 1950
75	LGUM410- SDS		SOLID POUR CMU: (8) 3/4 X 4" JOIST/BEAM: (8) W3 SCREWS	3350 9905
76	HD28-2 IF	HU28-2	HEADER: (14) 316 X 1-3/4" CMU; (14) 16d FRM JOIST/BEAM: (8) 16d	1170 2430

CONNECTORS FOR TRUSS TO WALL				
16d NAILS - (2) TOP CHORD NAILS / (2) BOTTOM CHORD NAILS				
N				
1	8" LONG TRUSS SCREW	FMFF006 SDWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE	890 12105 115
(2) 8" LONG TRUSS SCREW	FMFF006 SDWC 16600	FASTEN MASTER FRAMEFAST SIMPSON STRONG DRIVE		1105 615
16	(2) MTW12	MTS12	(25) 10d	2370
17	(2) MUST15	MGT	CMU: (25) 10d (1) 5/8" THREADED ROD 12" FRAME: (25) 10d, PHD4A W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	5485
18	(2) MT16-2	(2) MT16-2	PLATE: (16) 8d TRUSS: (16) 8d	2320
19	(2) MSTA24	(2) MSTA24	PLATE: (16) 8d X 1-1/2" TRUSS: (16) 8d X 1-1/2"	3380
20	RT5A	H8	TOP: (4) 10d X 1-1/2" SIDE: (2) 10d X 1-1/2"	750
22	FA3	MAS	TOP: (4) 10d X 1-1/2" SIDE: (2) 10d X 1-1/2"	1350
25	HTA20	HETA20	(10) 10d X 1-1/2"	1870
26	(2) HTA20	(2) HETA20	(20) 10d X 1-1/2"	2430
27	HTW24	HTS24	(20) 10d	1585
31	LP1A	LTA1	(10) 10d X 1-1/2" FACE OF GABLE W/2x4	1470
32	LTW12	LTS12	(12) 10d	625
35	KST27	MST7	(24) 16d NAILS (4) 1/2 BOLTS	4215 2190
36	LSTA24	LSTA24	(16) 16d NAILS	1235
37	MSTA12	MSTA12	(10) 10d	935
38	MSTA18	MSTA18	(14) 10d	1310
39	MSTA24	MSTA24	(16) 10d	1640
40	MSTA30	MSTA30	(22) 10d	2065
41	MTW12	MTS12	(14) 10d	1185
43	MSTAM36	MSTAM36	CONCRETE/CMU: (8) 1/4" X 2-1/4" TAPCON FRAME: (18) 10d	1945
44	MUST15	MGT	CMU: (25) 10d (1) 5/8" THREADED ROD 12" FRAME: (25) 10d, PHD4A W/ (10) W3 SCREWS & (1) 5/8" THREADED ROD	4240
46	MSTC40	MSTC40	(25) 10d NAILS TENSION (24) 16d NAILS	2890 2725
47	MSTCM60	MSTCM60	CONCRETE/CMU: (14) 1/4" X 2-1/4" TAPCON FRAME: (24) 10d OR (20) 16d	3665
48	RT16A	H16A, H16	PLATE: (8) 8d TRUSS: (8) 16d X 1-1/2"	1025
49	UPH08	HD08-SD08	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) W3 SCREWS	9165
50	DTB-TZ	DTTZ	(1) 1/2" X 8" HD SCREW (PHD1411480) (8) W3 SCREWS	1635
51	PAU66	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (7) 16d NAILS OR (2) 1/2 BOLT	2465 2365 BOLTS
53	PAU44	ABU44	(1) 5/8" X 8" HD SCREW (PHD1411680) (12) 16d NAILS OR (2) 1/2 BOLT	2465 2365 BOLTS
54	PHD8	H0U8-SD08.5	(1) 7/8" THREADED ROD, 8" EPOXY EMBED. (24) W3 WOOD SCREWS	8185
55	PHD4A	H0U4-SD08.5	STRAP: (10) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY FND: 5/8" X 8" HD SCREW (PHD1411680)	5215
56	HGAM 19KT	HGAM19KTA	RAFTER/TRUSS: (4) WS15 TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	580
57	LUGT4	LG14-SD08	FRM: (32) 16d SINKER CMU: (4) 3/8" X 8" TAPCON TOP PLATE: (5) 16d SINKER TRUSS: (16) W3 SCREW	4725
58	PHD2A	H0U2-SD08.5	STRAP: (8) W3 WOOD SCREWS CMU: 5/8" THREADED ROD, 8" EPOXY FND: 5/8" X 8" HD SCREW (PHD1411680)	3215
59	KST218	ST215	(25) 16d	2855
64	HGA 19KT	HGA19KT	RAFTER/TRUSS: (4) WS15 TOP PLATE: (4) W3	790
65	LUGT2	LG2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 10d	2020
66	(2) LUGT2	(2) LG2	STUDS: (14) 16d TOP PLATE: (2) 16d TRUSS: (16) 10d	4040
67	LUGT3	LG3-SD08.5	FRM: (24) 16d SINKER CMU: (4) 3/8" X 8" TAPCON TOP PLATE: (4) 16d SINKER TRUSS: (12) W3 SCREW	3590
69	HTT45	HTT45	STRAP: (25) 16d or (25) 16d CMU: 5/8" THREADED ROD, 12" EPOXY EMBED FND: 5/8" X 8" HD SCREW (PHD1411680)	5795

RSH ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft			
WIND SPEED (ULTIMATE)	140 MPH		
EFFECTIVE WIND AREA (SQ FEET)	108 MPH		
WIND SPEED (ALLOWABLE)	8		
EXPOSURE CATEGORY	(*) VALUE DENOTES SUCTION		
AREA	1	2	3
ROOF	-26.50	-36.75	-36.75
HIP	-26.50	-36.75	-36.75
GABLE	-26.50	-45.12	-53.58
ROOF NAILING SCHEDULE NAILING ZONES SHINGLE AND TILE			
ZONE 1: ASTM F1667 RRS-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD			
ZONE 2: ASTM F1667 RRS-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD			
ZONE 3: ASTM F1667 RRS-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD			
ROOF SHEATHING			
SHINGLE/METAL: 7/16" STRUCT 1 ZIP ROOF SYSTEM			
NOTE:			
1. PER CODE ASTM F1667 RRS-01 REFERENCE TO 8d (2 3/4" x 0.113") NAILS			
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RRS-04 (2" x 120") NAILS			
3. CABLES: 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 RAFTERS W/ BLOCKING PER NAILING SCHEDULE			
• IN ACCORDANCE WITH FBC RESIDENTIAL SECTION R301.3 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 R903.2.2			
• 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 R903.2.2 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 R903.2.3.1.			



FOR COUNTY
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01/15/2025

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the structural plans and specifications contained within these
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(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

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Making Dreams Come True

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

Forest Cove

Garage Side: Left

Plan Name: Memphis Elev - J

Lot: 4 Block: TBD Sw Cadence Glen Lake City, FL 32024

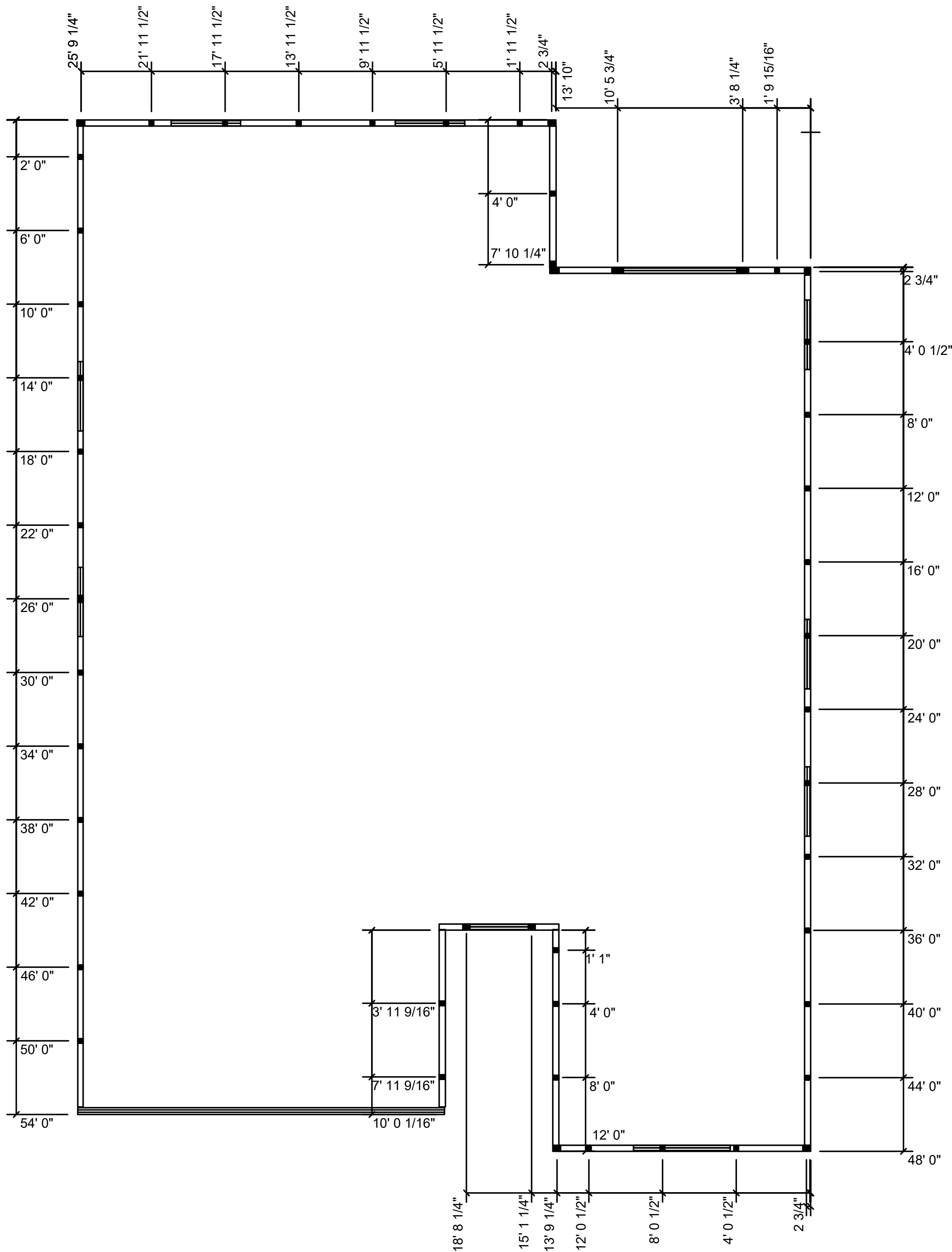
Address: 95C00401

Community: Americana Series

Reference No. 25-00445

Sheet: 5.0

FRAMING PLAN



WALL STRAPPING LAYOUT PLAN

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

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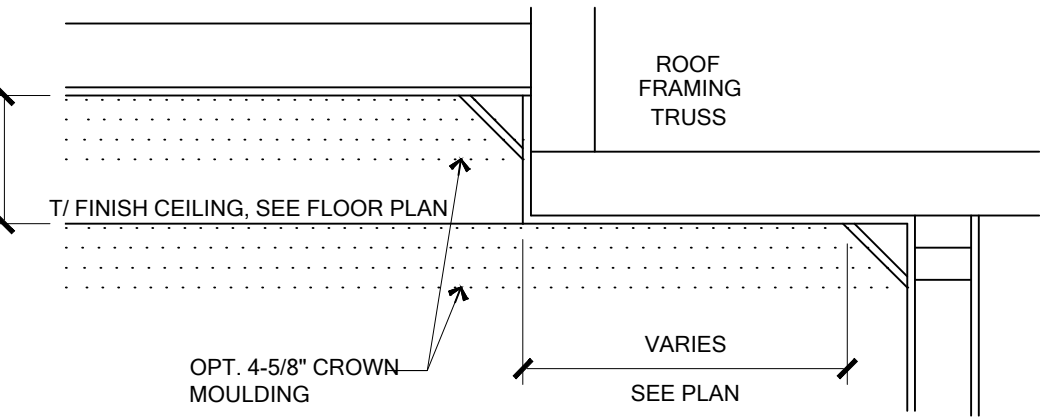
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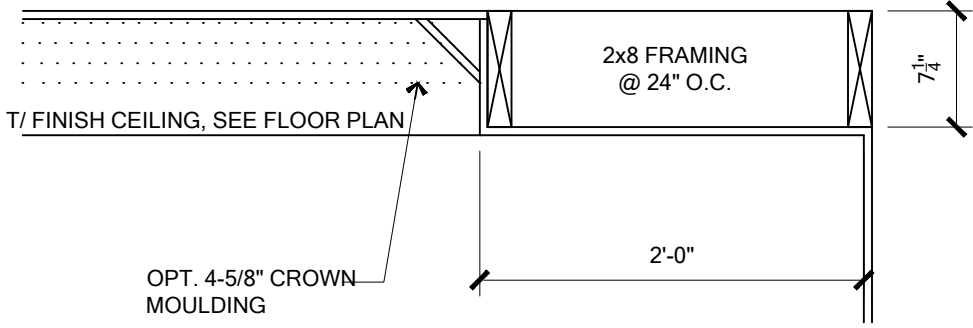
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Homes
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Sanford, FL 32771
(407)302-9871

Community: Forest Cove	Plan Name:	Memphis	Elev - J	Garage Side:	Left
	Lot: 4	Block:			
Address:		TBD Sw Cadence Glen Lake City, FL 32024			
Reference No:	25-00445				
Sheet:					
	Lot no:		Americana Series		
	9FC00401				

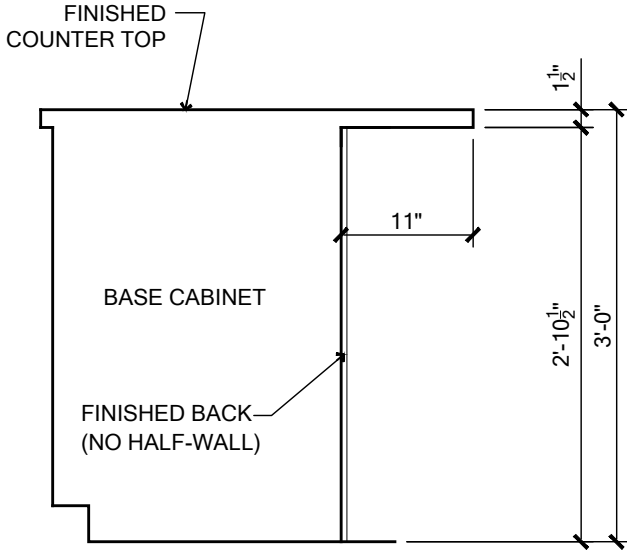
5.1 WALL STRAPPING



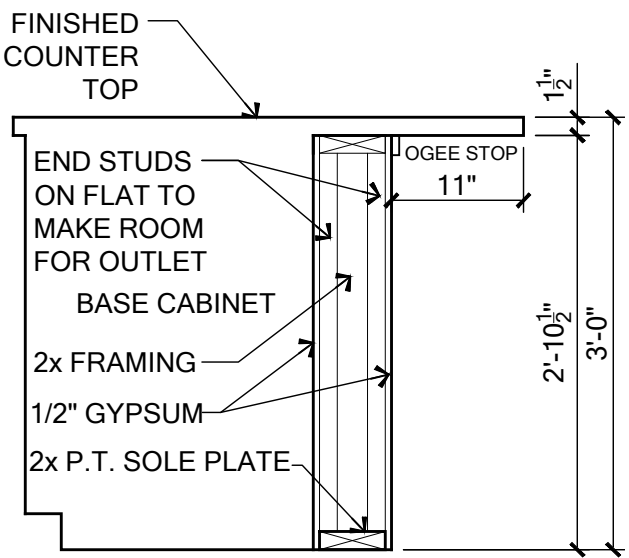
POP-UP ROOF TRUSS TRAY CEILING
SCALE: 1" = 1'- 0"



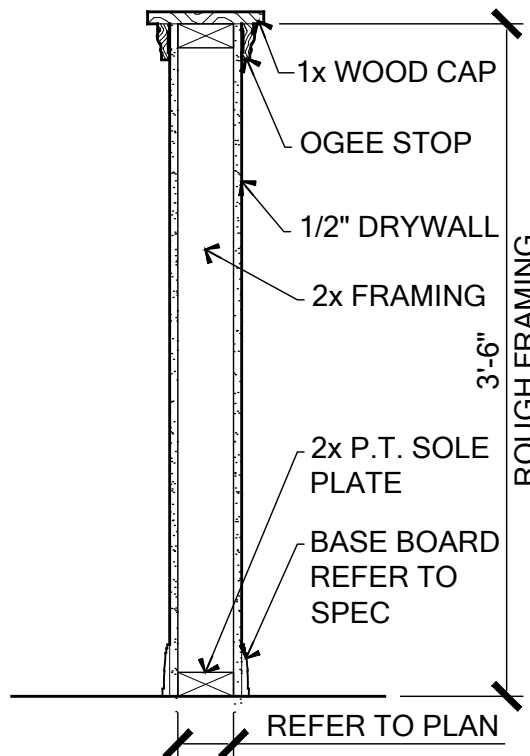
DROP DOWN TRAY CEILING
SCALE: 1" = 1'- 0"



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"

Community:	Forest Cove		Garage Side:	Left
	Plan Name:	Memphis	Elev - J	
Reference No.	25-00445	Lot:	4	Block:
Sheet:		Address:	TBD Sw Cadence Glen Lake City, FL 32024	
		Job no.	9FC00401	Americana Series

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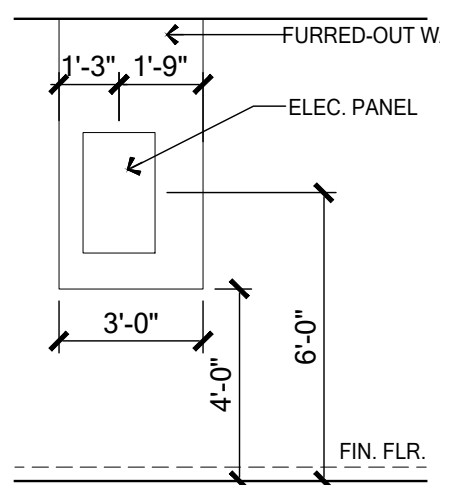
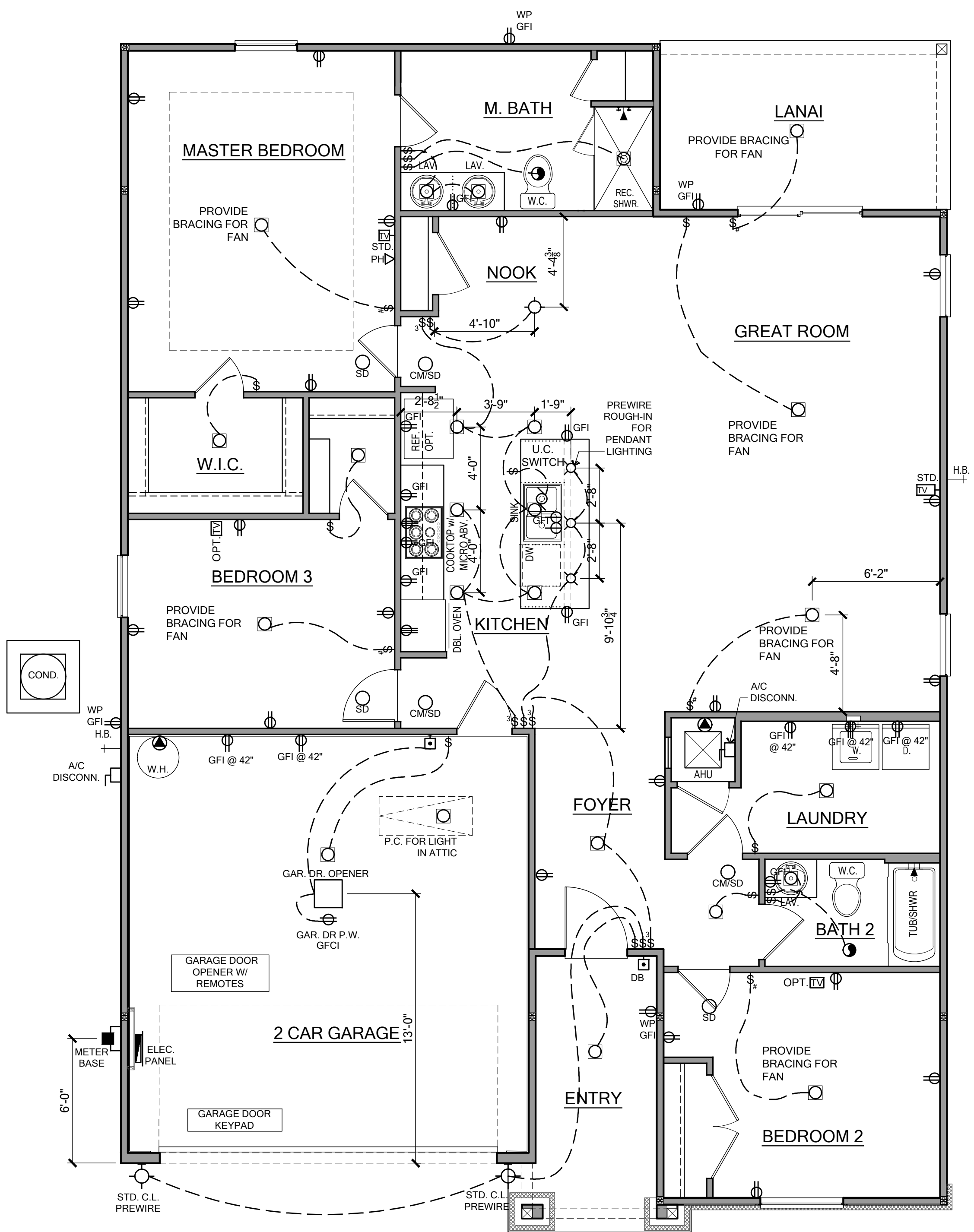
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PANEL WALL DETAIL
SCALE: 1/4" = 1'-0"

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

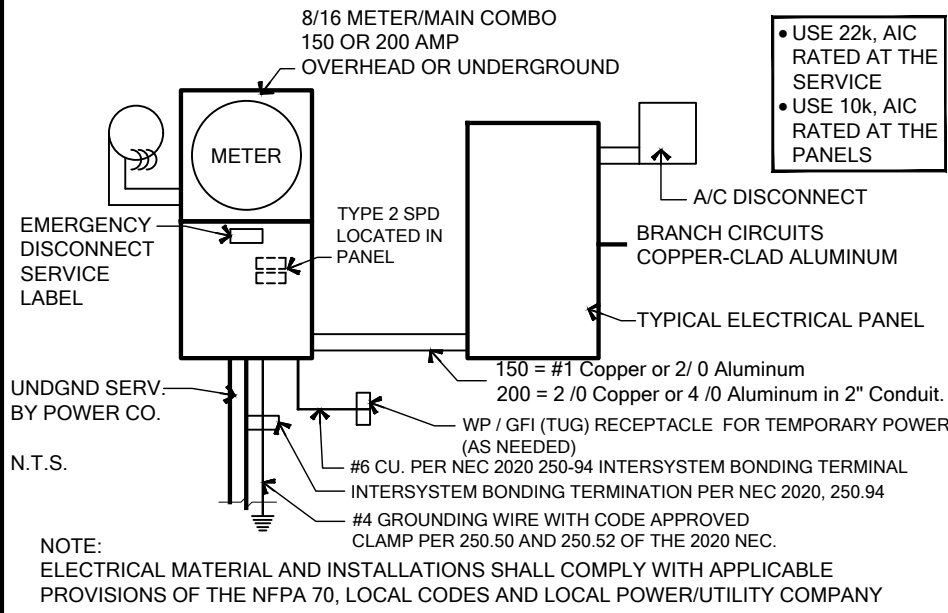
ELECTRICAL LEGEND

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

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

LOW VOLTAGE SYMBOLS		
		PUSH BUTTON / DOOR BELL
		DATA OUTLET
		THERMOSTAT

ELECTRICAL RISER DIAGRAM



- Notes:** unless otherwise noted.
- Electrical outlet heights as measured from finished floor to centered line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 1. Kitchen 44" AFF GFIs AT Front Entry 24" AFF
 2. Bathroom 39" AFF Door Bell Push Button 44" AFF
 3. Laundry Room 36" AFF Thermostat 60" AFF
 4. Exterior Waterproof 12" AFF To Chandelier Bottom 66" AFF
 5. Garage General Purpose 42" AFF Microwave Outlet 80" AFF
 6. Range 2" AFF Vented Hood 80" AFF
 7. All trim plates and devices to be ganged, where possible.
 8. Electrical switches to be at 42" centerline above finished floor.
 9. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 10. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 11. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 12. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 13. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 14. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 15. Keep all smoke detectors minimum of 36" from bathroom doors.
 16. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 17. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 18. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
 19. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
 20. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
 21. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
(1) Service disconnects marked as follows:
EMERGENCY DISCONNECT,
SERVICE DISCONNECT
(2) Meter disconnects installed per 230.82(3) and marked as follows:
EMERGENCY DISCONNECT,
METER DISCONNECT,
NOT SERVICE EQUIPMENT
(3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows:
EMERGENCY DISCONNECT,
NOT SERVICE EQUIPMENT
Markings shall comply with 110.21(B).
 22. All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

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Community:	Forest Cove	Garage Side:	Left
Plan Name:	Memphis	Elev - J	
Lot:	4	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job no	9FC00401	Americana Series	

Reference No. 25-00445

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."

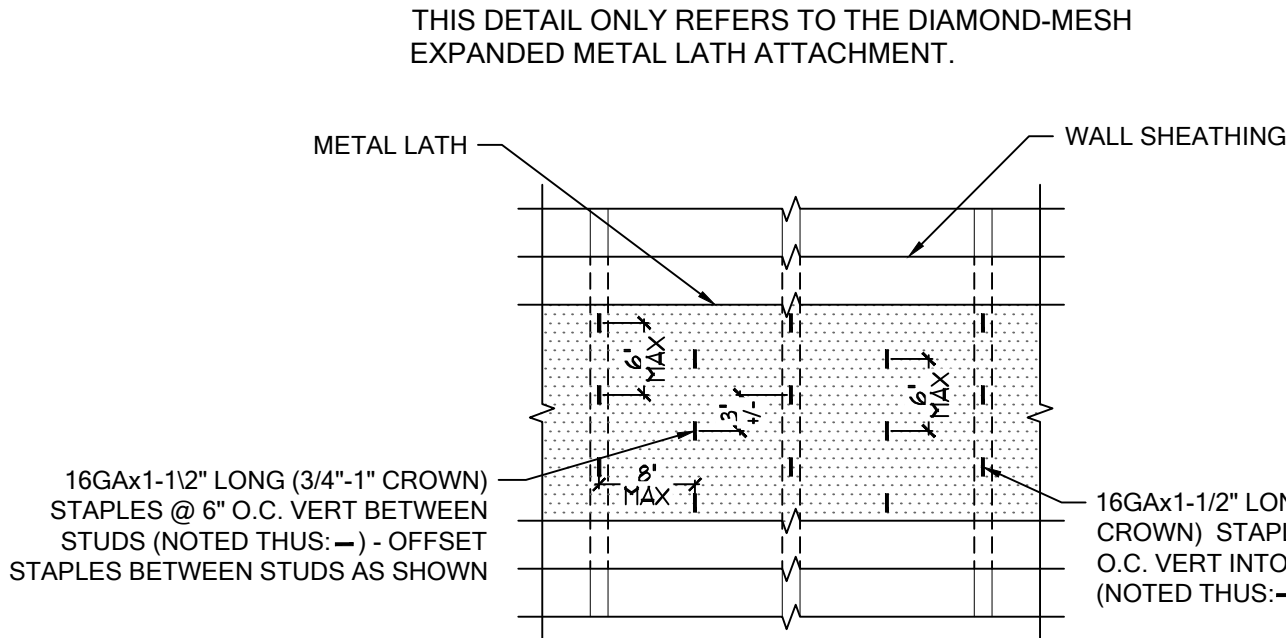
NOTES:

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

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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

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



METAL LATH ATTACHMENT DETAIL

REV. 09.24.21 SCALE: 3/4" = 1'-0"
DETAIL EXCEEDS THE REQUIREMENTS FOR 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/SF 24F-V5 LAYUP (1.7E Fb = 2400 PSI) MIN.
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: 3/4" T&G WOOD DECKING GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
WALL SHEATHING: 7/16" STRUCTURAL OSB (EXPOSURE 1)-OR-15/32" OSB PLYWOOD (C-C/C-D) (EXPOSURE 1) MINIMUM OF 18" SPACE IS RECOMMENDED BETWEEN PANELS, AT EDGES, AND END JOINTS TO ALLOW FOR EXPANSION. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
- LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1-1/2" LONG, 11 GAUGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAUGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE ASTM A325M U.N.O.
- STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL

UPLIFT CONNECTORS

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

GYPSUM BOARD

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

PRE ENGINEERED WOOD TRUSSES

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

FIELD REPAIR NOTES (WOOD)

- MISSED FA3 FOUNDATION ANCHORS CAN BE REPAIRED WITH 3/8"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 RATIO FOR OVERDRIVEN FASTENERS IN ALL CASES. IF SPLITTING OF WOOD FRAMING IS OBSERVED THEN STOP IMMEDIATELY AND CONTACT E.O.R. FOR RECOMMENDATIONS.
- FOR ALL OTHER REPAIRS/MODIFICATIONS CONTACT E.O.R. FOR RECOMMENDATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

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

Code references are summaries of code sections. See 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

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

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

DEFLECTION CRITERIA

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

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

WIND LOADING CRITERIA 140-B

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

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

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

GENERAL PRESSURE NOTES

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

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

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 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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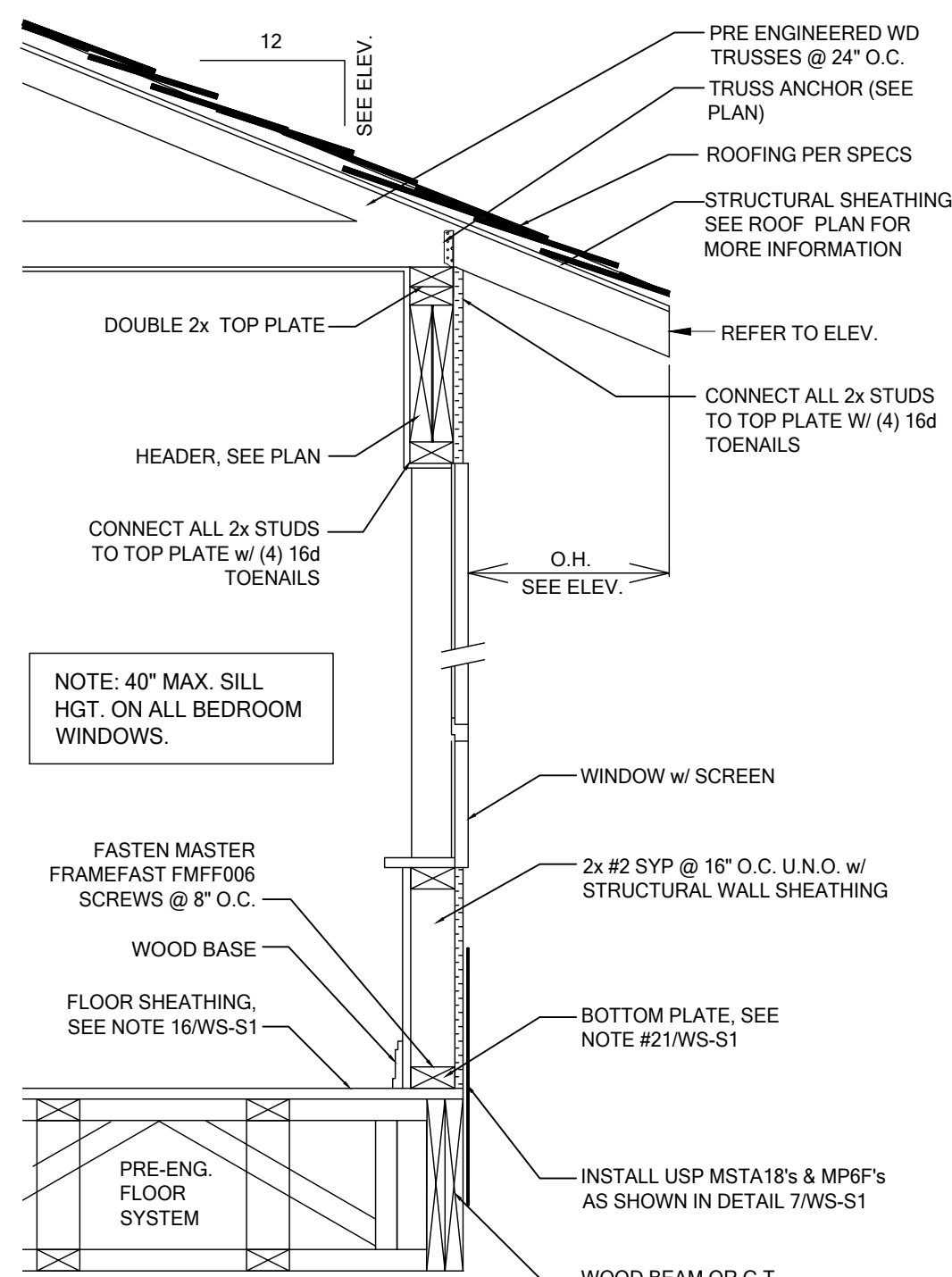
MARONDA
Home
3999 West First Street
Sanford, FL 32771
(407) 902-9871

Community: Forest Cove
Plan Name: Memphis
Garage Side: Left
Elev - J
Block:
Lot: 4
Address: TBD Sw Cadence Glen Lake City, FL 32024
Job no: 9FC0401
Americana Series

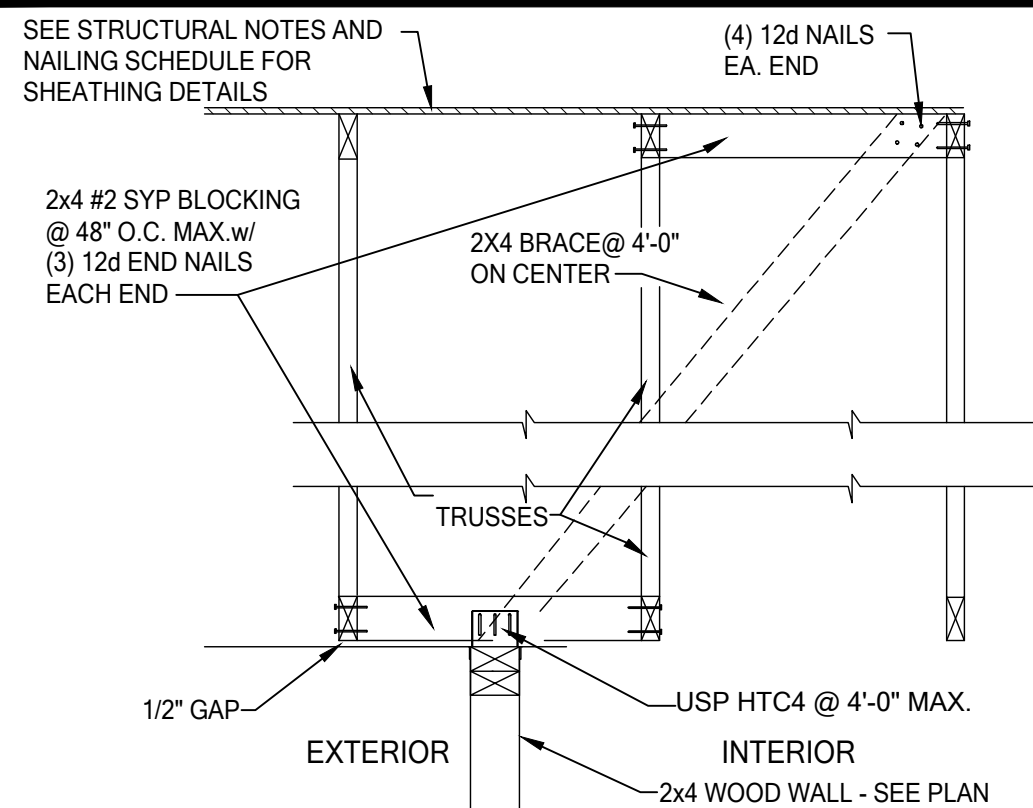
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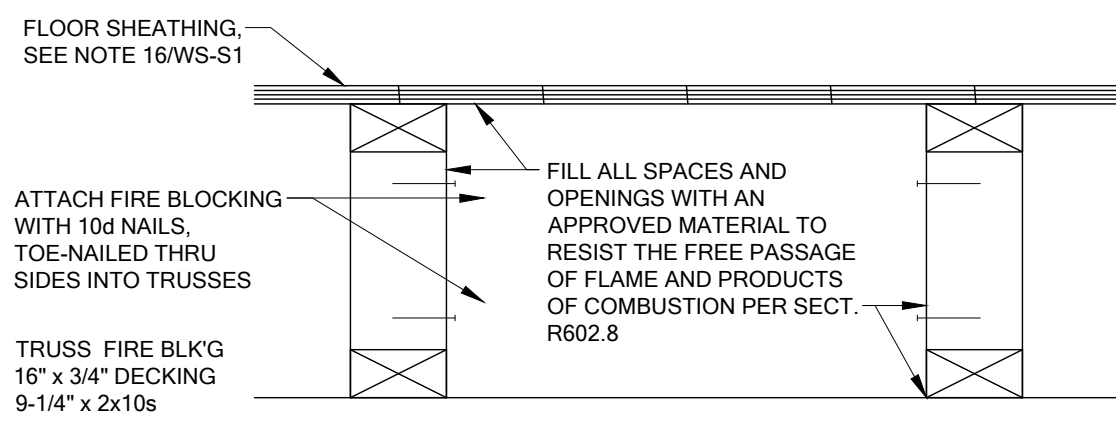
STRUCT NOTES



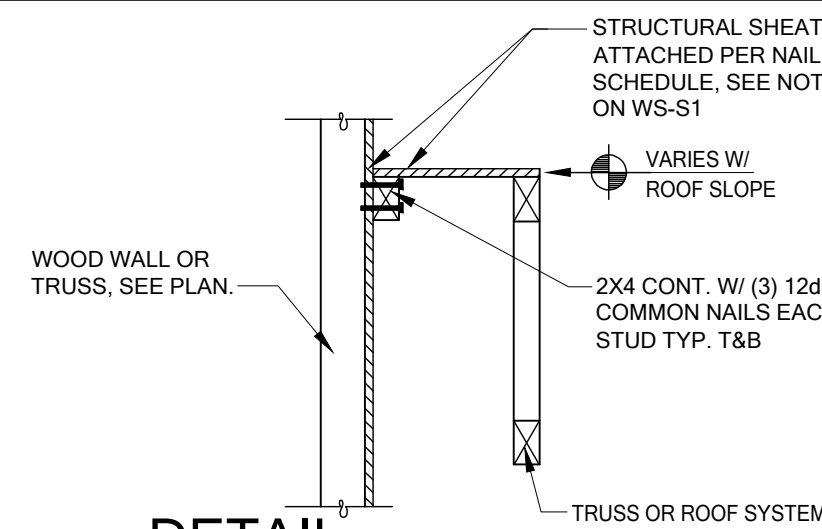
DETAIL
WF31 TYPICAL WALL SECTION
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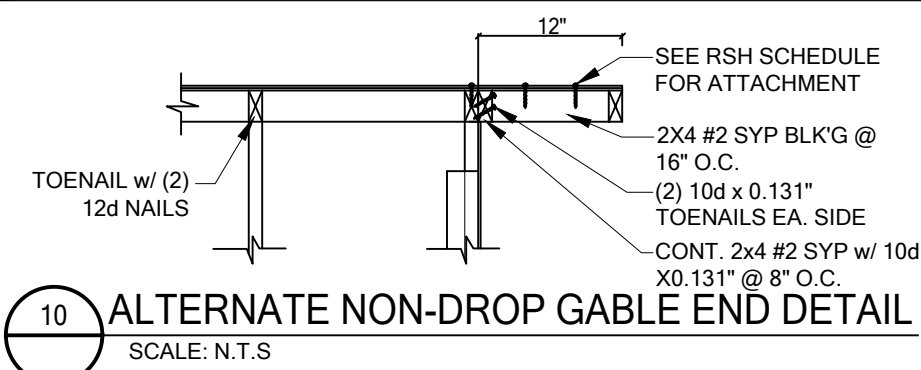
TB14 NON-BRG. EXTERIOR WALL
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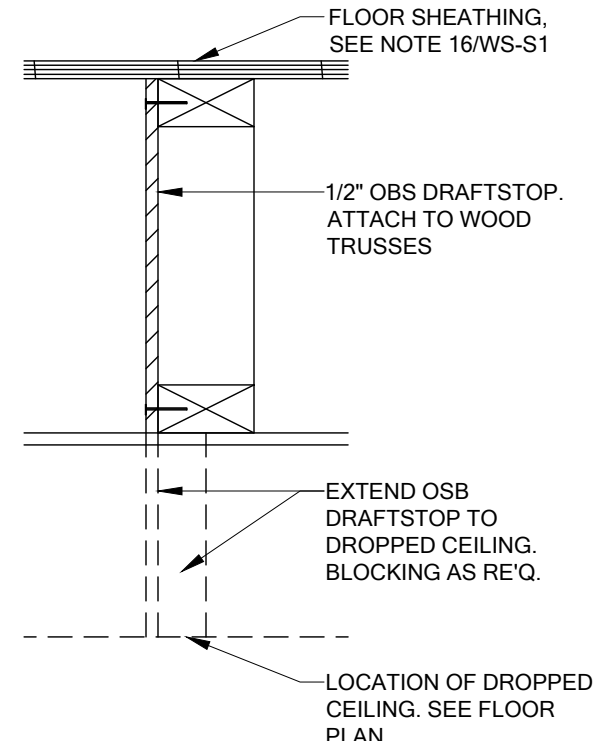
3 TRUSS FLOOR DETAIL
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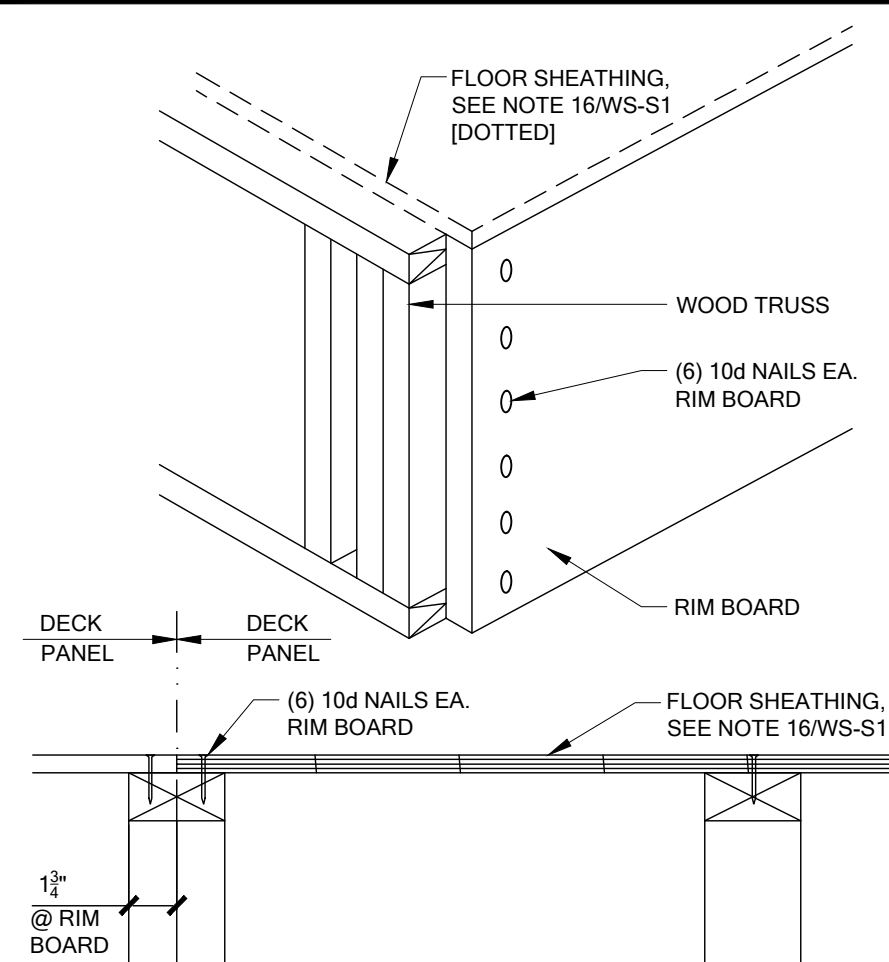
8 DETAIL
SHEAR TRANSFER EXTERIOR WALL
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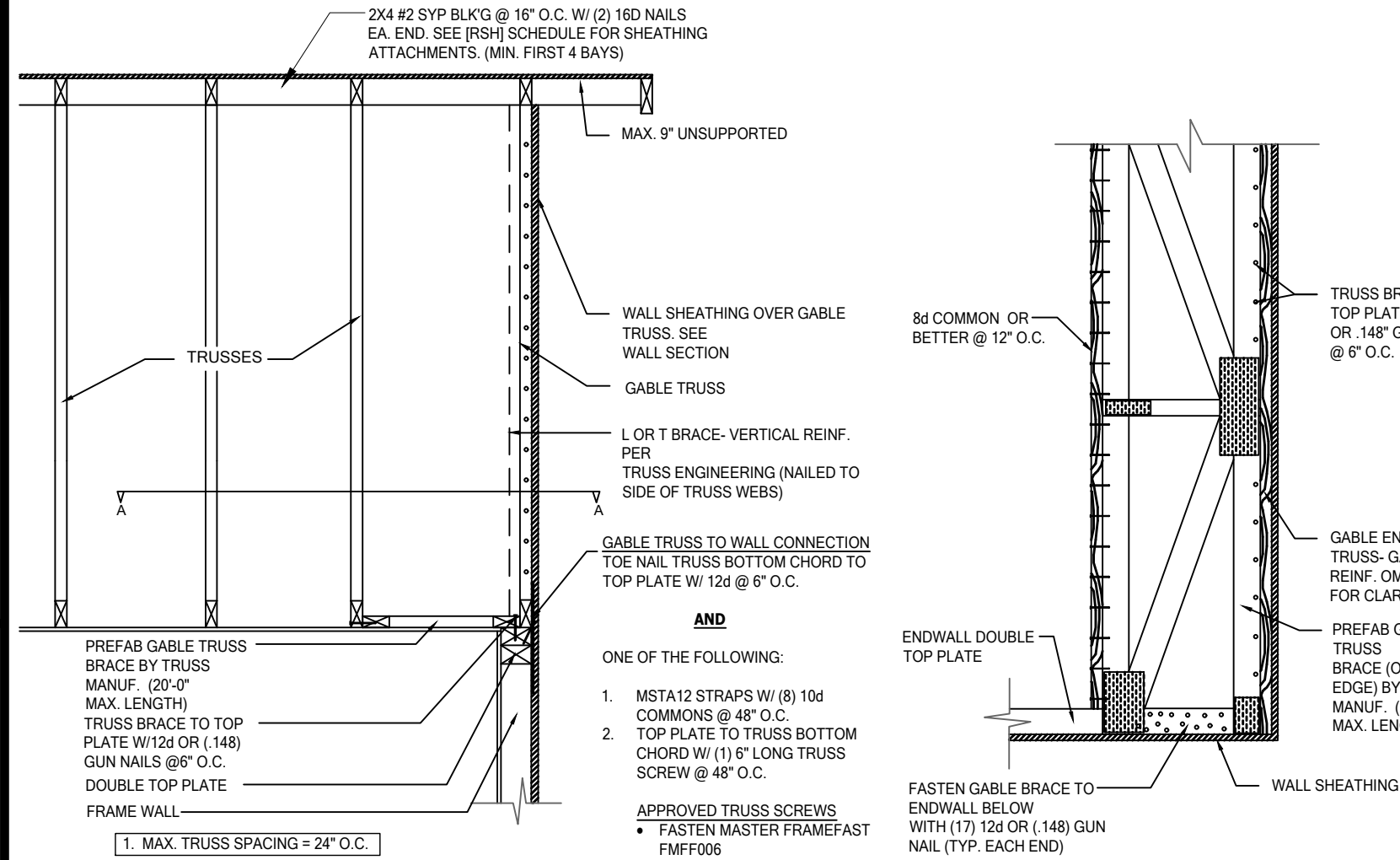
10 ALTERNATE NON-DROP GABLE END DETAIL
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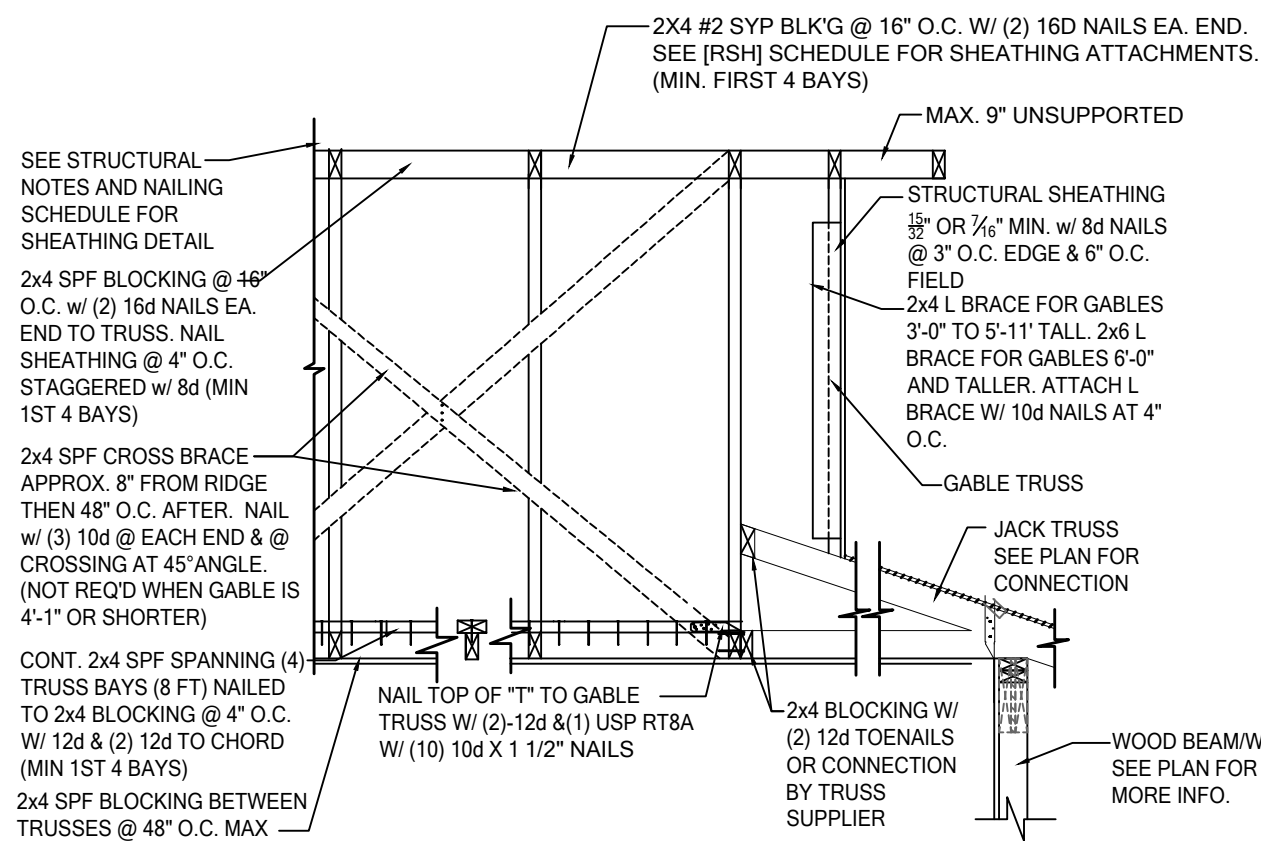
1 TRUSS FLOOR DETAIL
DRAFT STOPPING
SCALE: N.T.S.



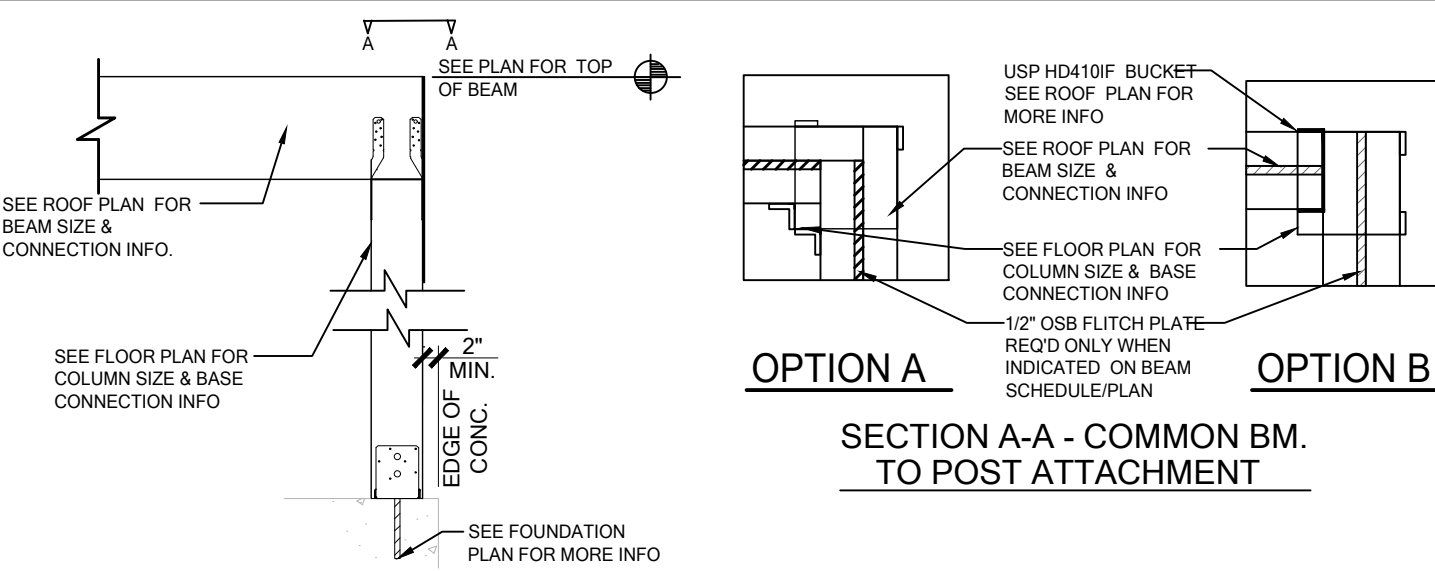
2 TRUSS FLOOR DETAIL
DECK CONNECTION @ PANEL JOINT
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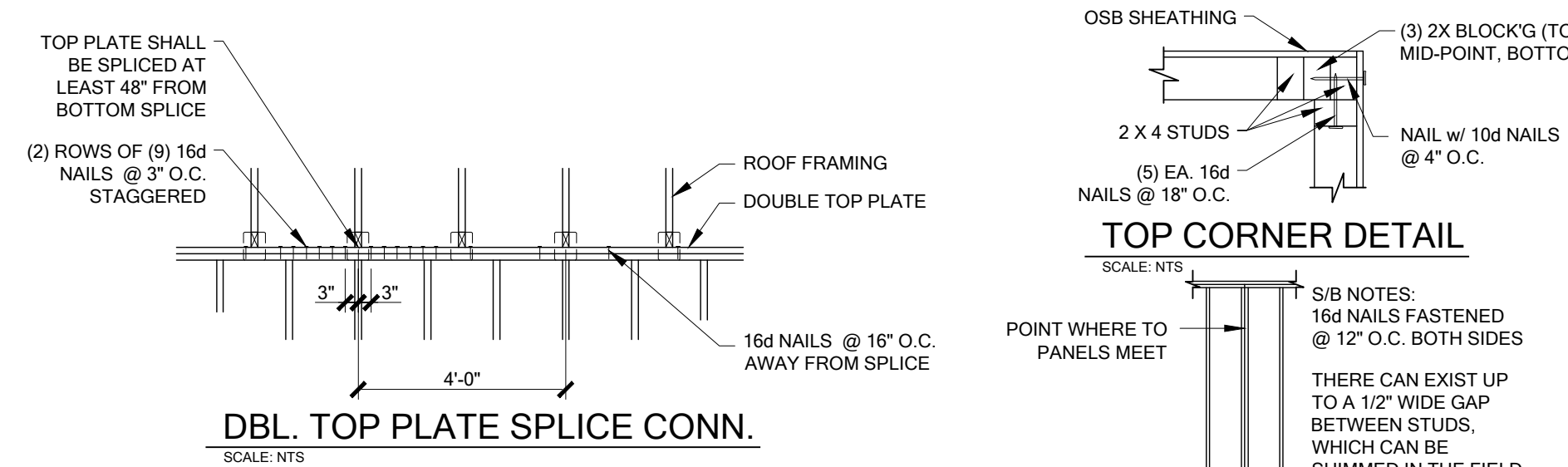
GE24 DETAIL
GABLE BRACING WITH WIND TRUSS
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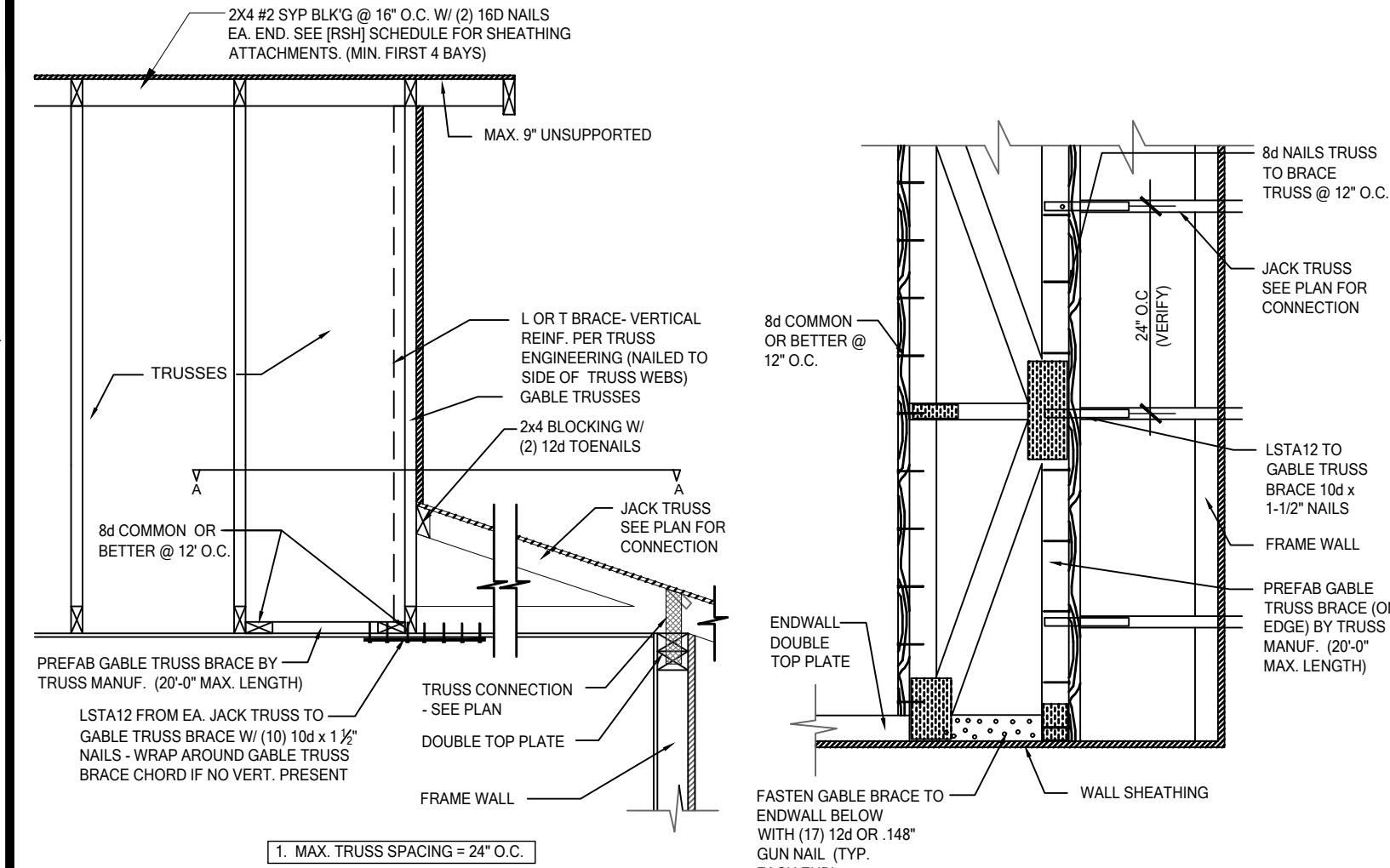
GE26 DETAIL
SECTION @ DUTCH GABLE WITH VALLEY TRUSS
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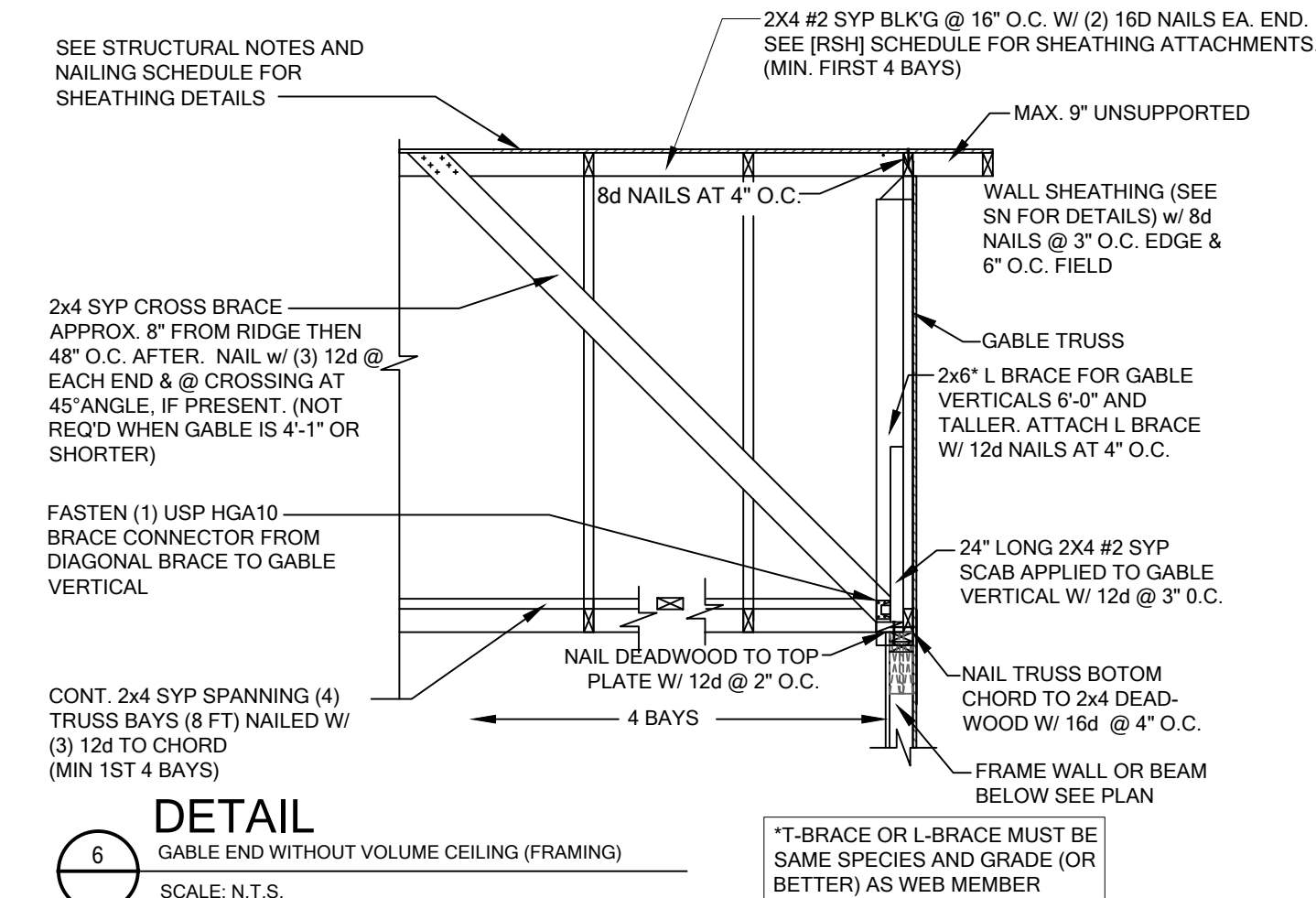
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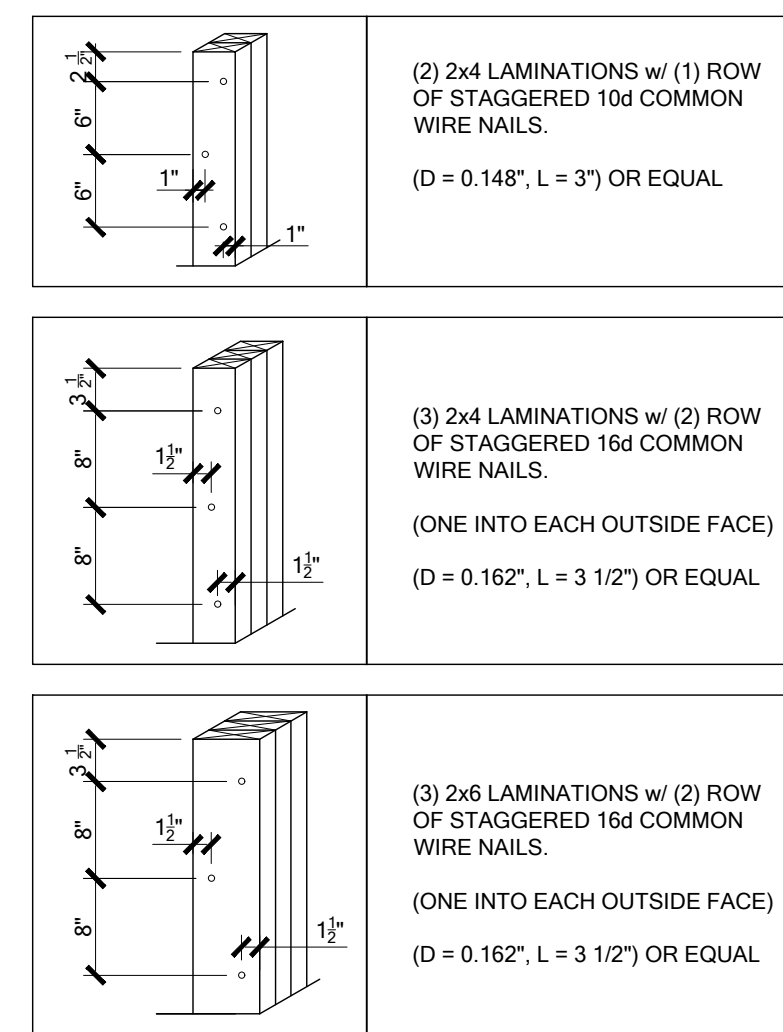
N WALL DETAILS
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GE27 DETAIL
DUTCH GABLE BRACING WITH WIND TRUSS
SCALE: N.T.S.



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



K STD. NAILING FOR BUILT-UP COLUMNS

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MARONDA Homes
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Sanford, FL 32771
(407) 902-9871

Community: Forest Cove
Plan Name: Memphis
Garage Size: Elev. - J
Left
Address: TBD Sw Cadence Glen
Lake City, FL 32024
Lot: 4
Block:
Job No. 9FC00401
Americana Series

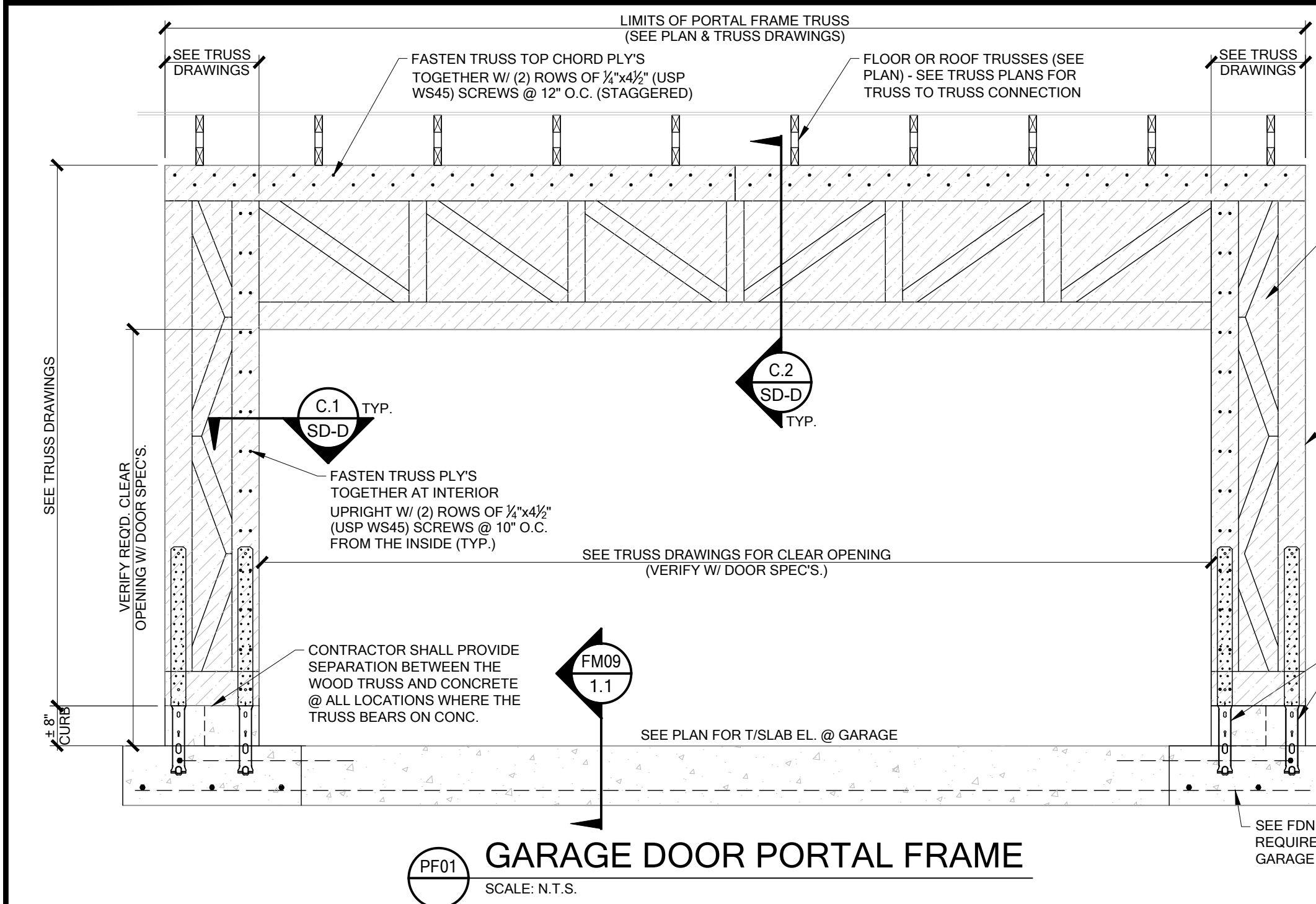
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Sheet **WS-S2**

DETAILS

FOR COUNTY
USE ONLY

01/15/2025



GARAGE DOOR PORTAL FRAME

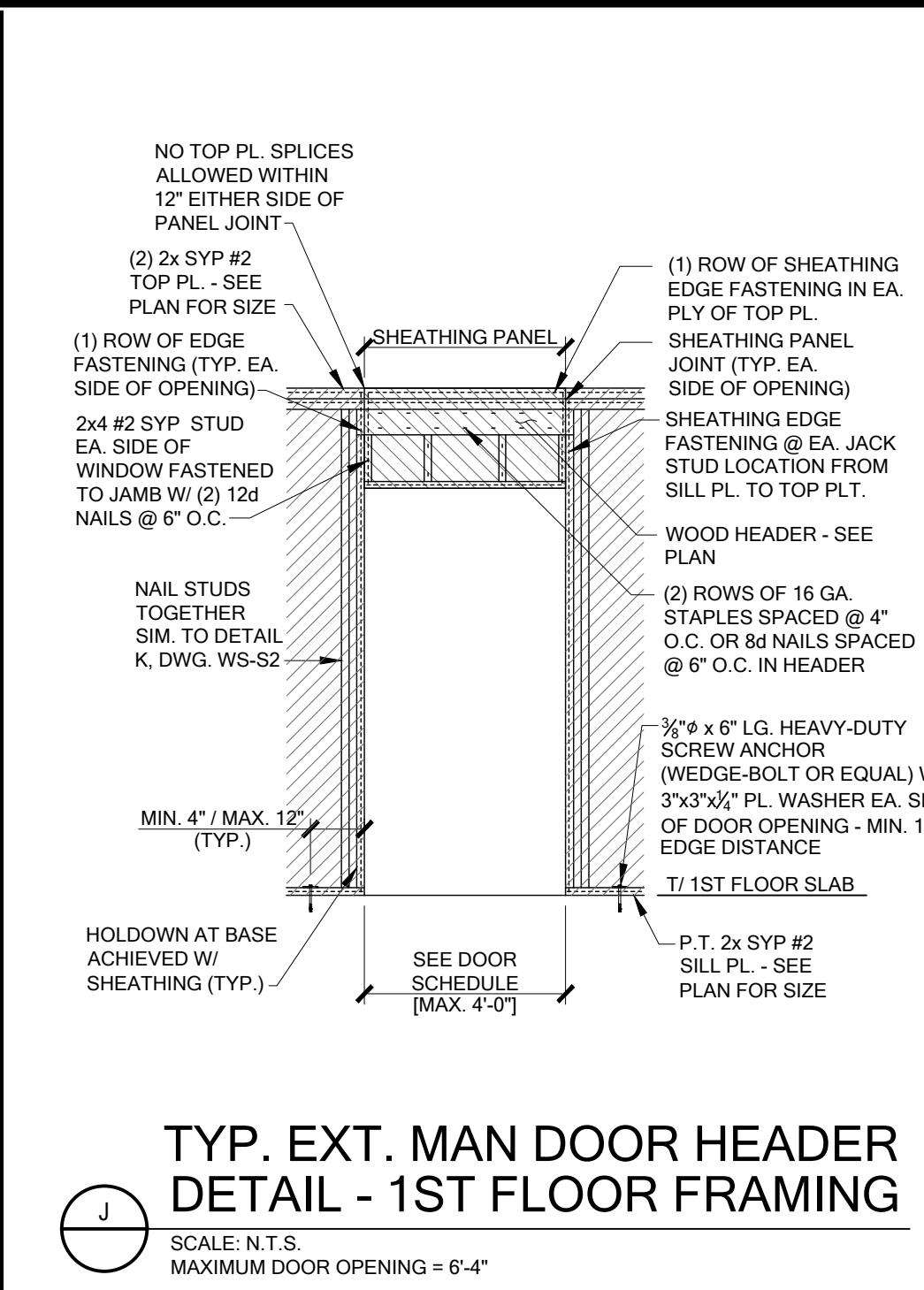
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GARAGE DOOR JAMB DETAIL

SCALE: N.T.S.

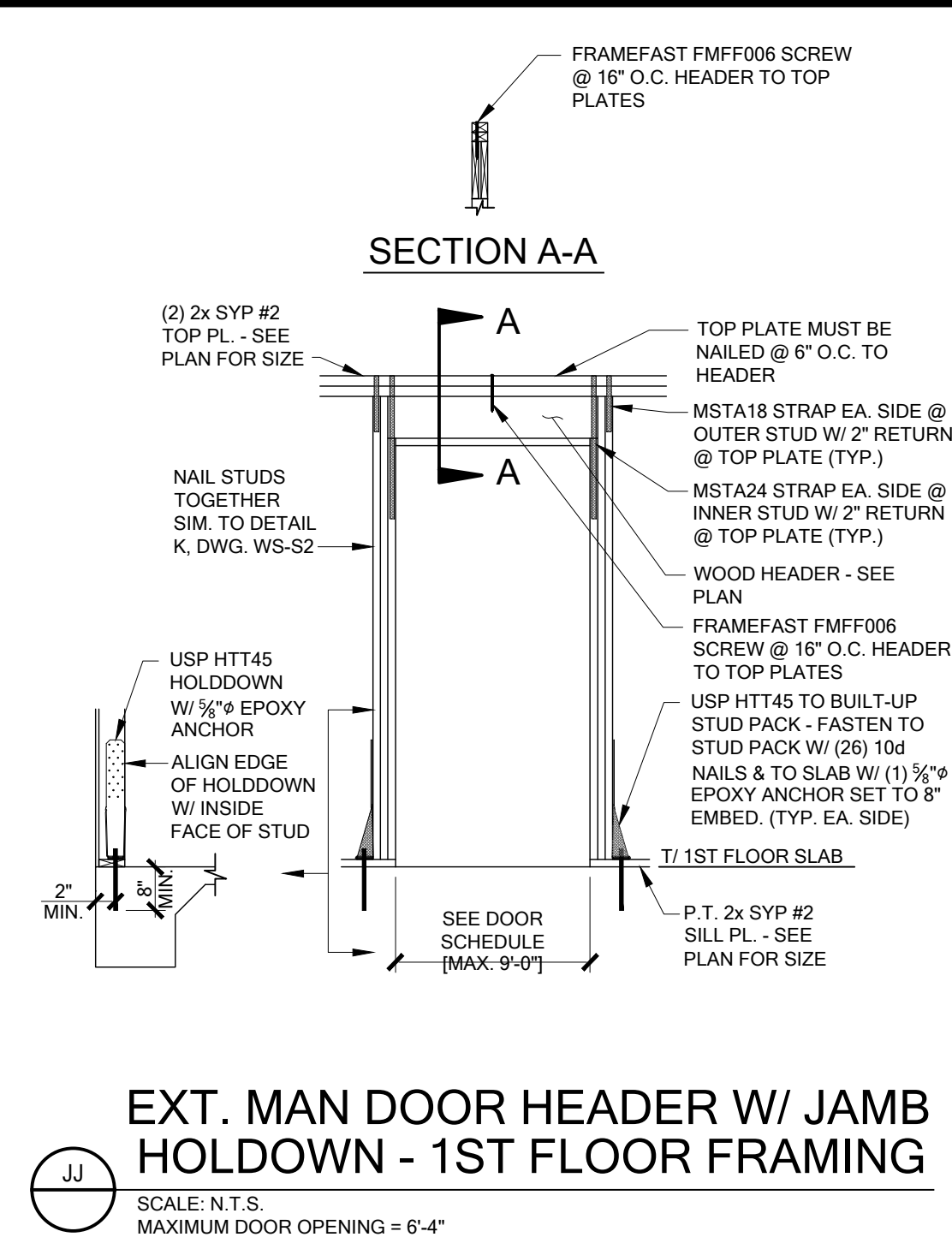
GARAGE DOOR HEAD DETAIL

SCALE: N.T.S.



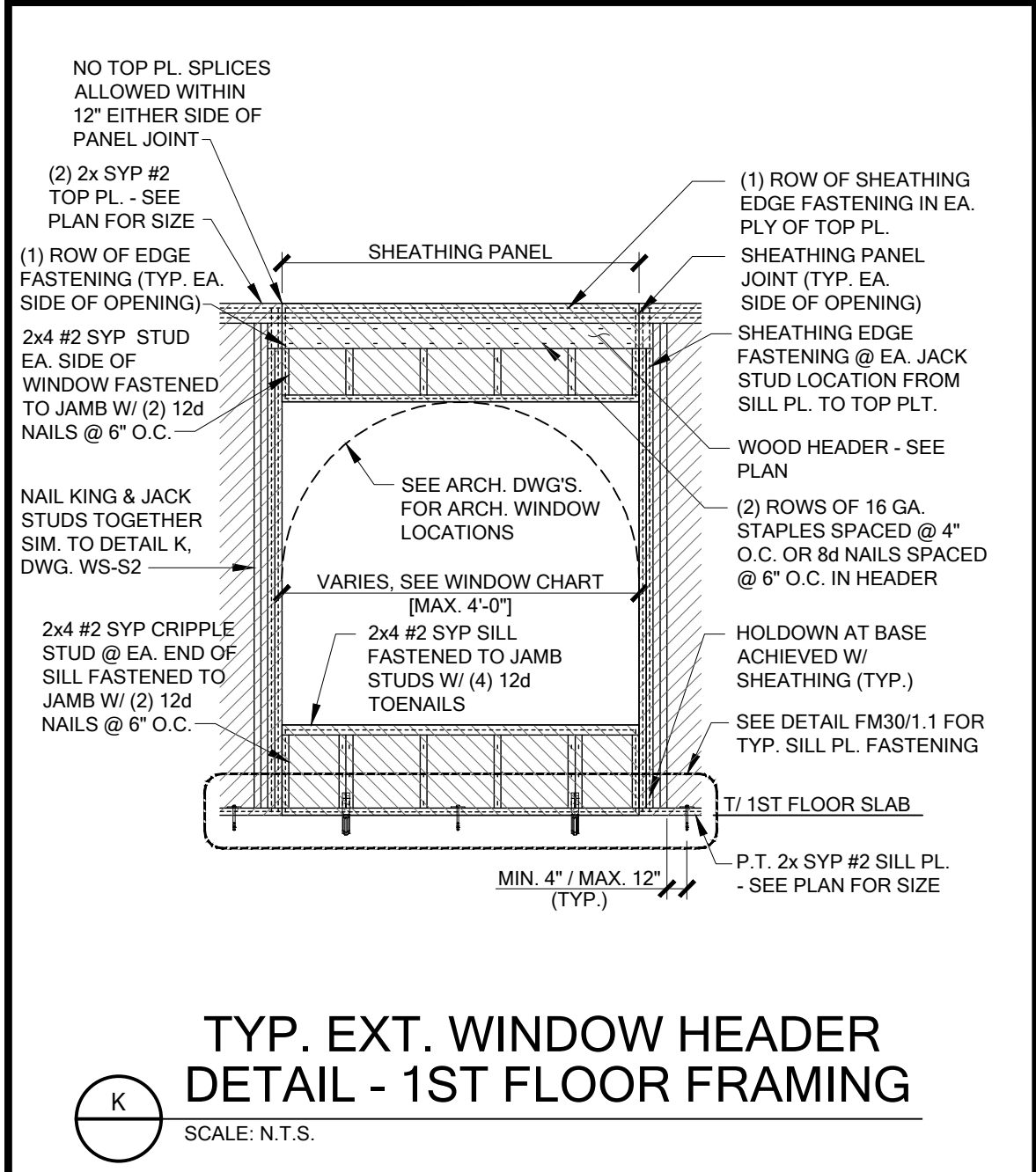
TYP. EXT. MAN DOOR HEADER DETAIL - 1ST FLOOR FRAMING

SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



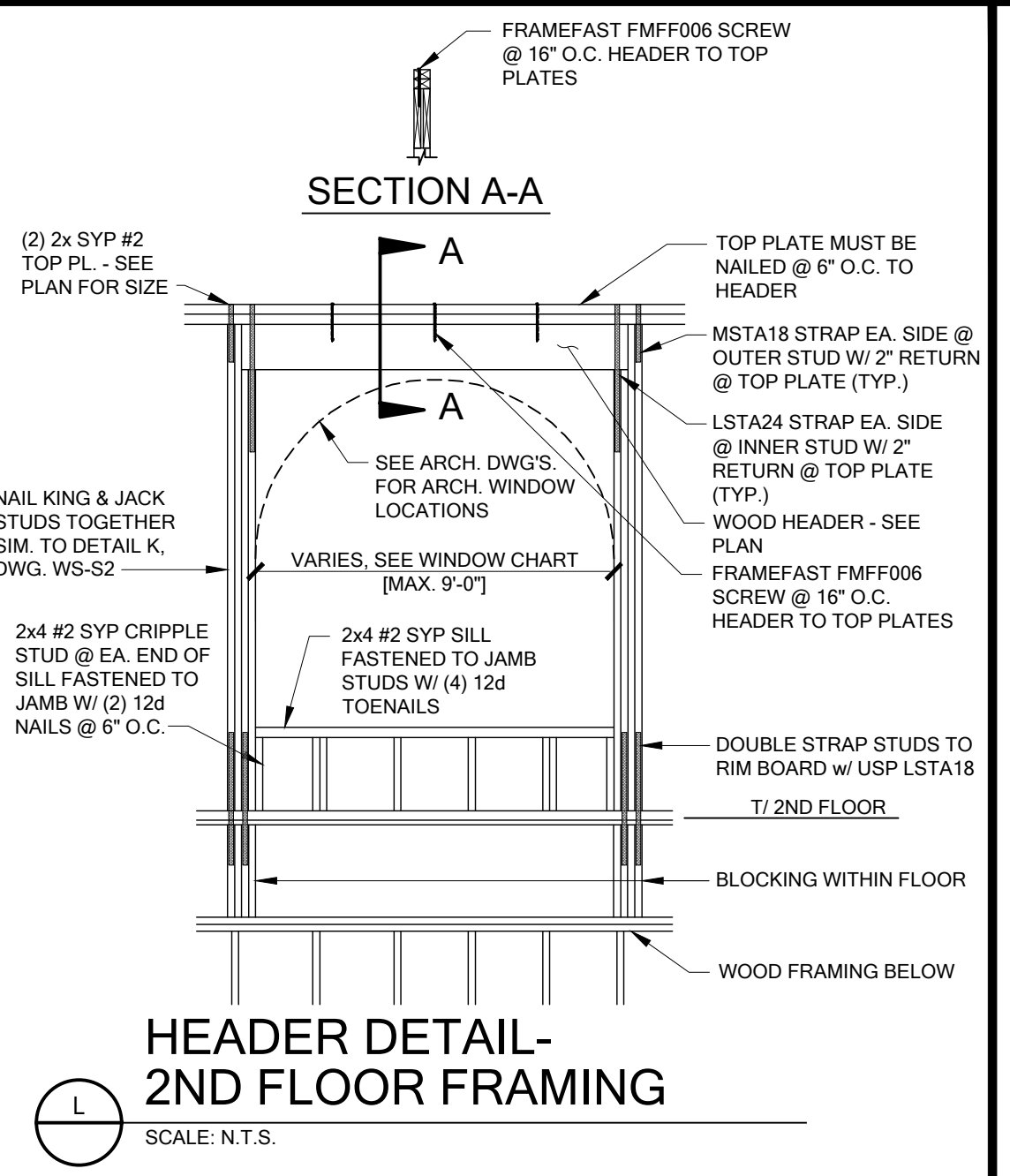
EXT. MAN DOOR HEADER W/ JAMB HOLD-DOWN - 1ST FLOOR FRAMING

SCALE: N.T.S.
MAXIMUM DOOR OPENING = 6'-4"



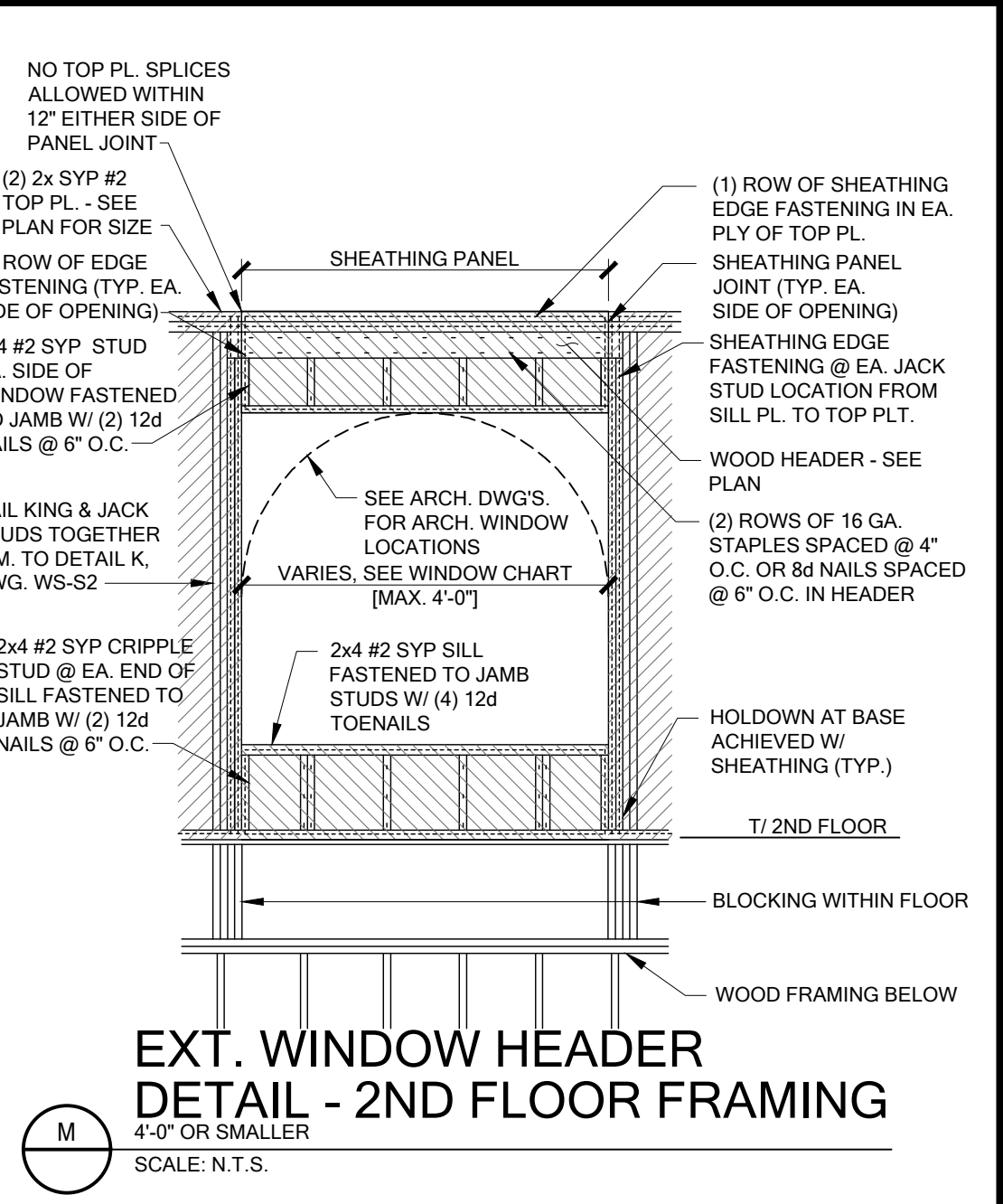
TYP. EXT. WINDOW HEADER DETAIL - 1ST FLOOR FRAMING

SCALE: N.T.S.



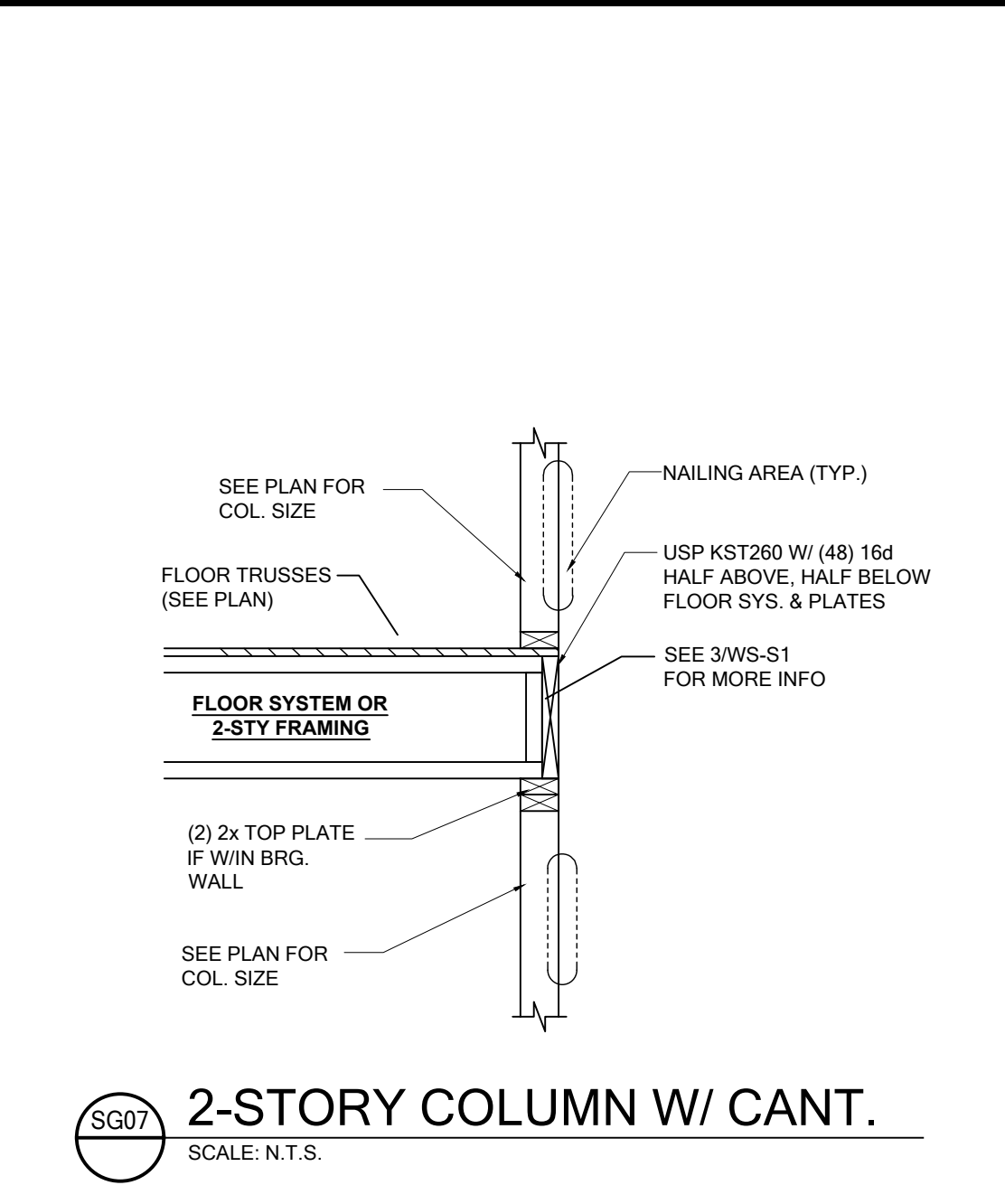
HEADER DETAIL- 2ND FLOOR FRAMING

SCALE: N.T.S.



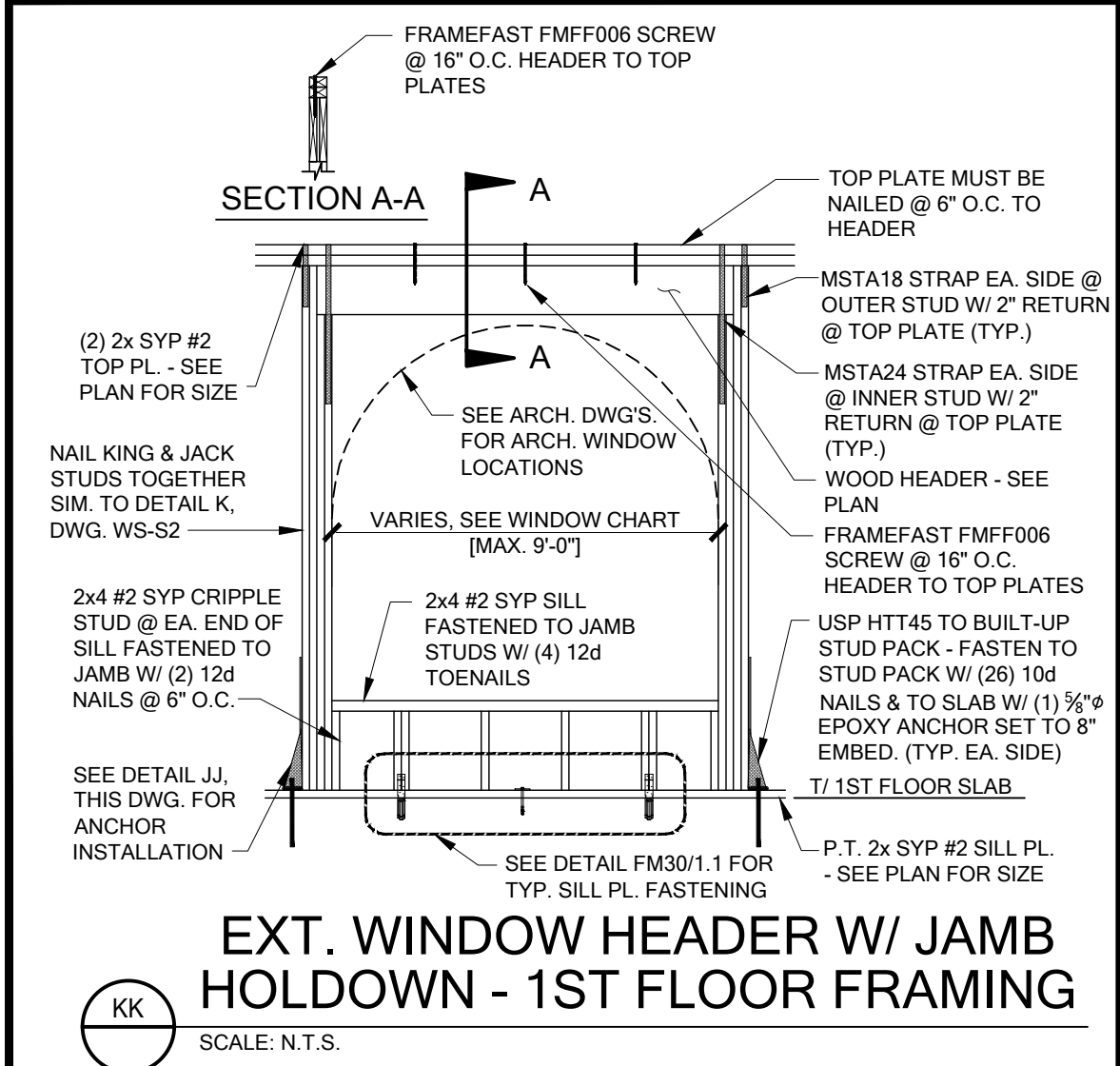
EXT. WINDOW HEADER DETAIL - 2ND FLOOR FRAMING

SCALE: N.T.S.



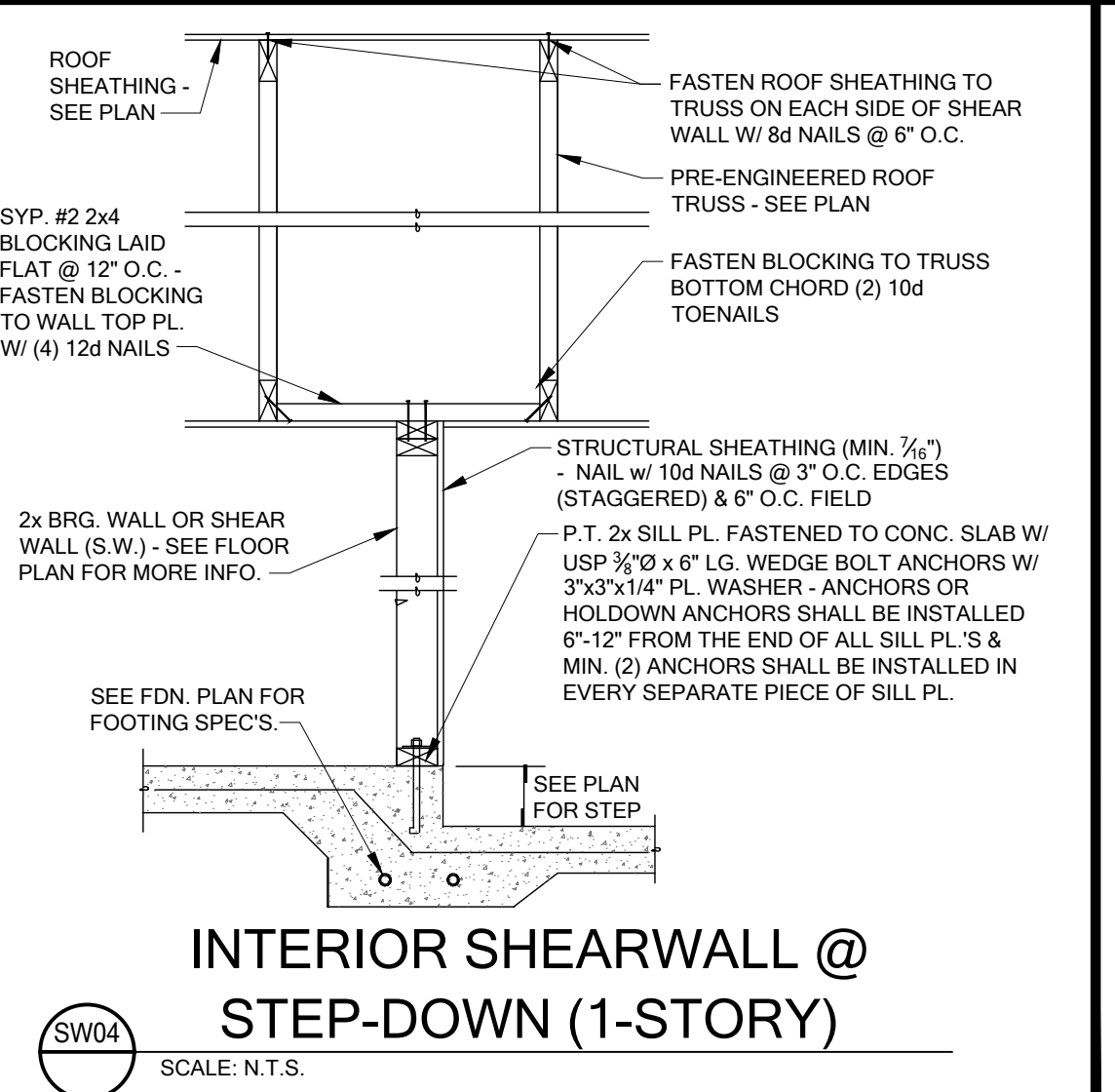
2-STORY COLUMN W/ CANT.

SCALE: N.T.S.



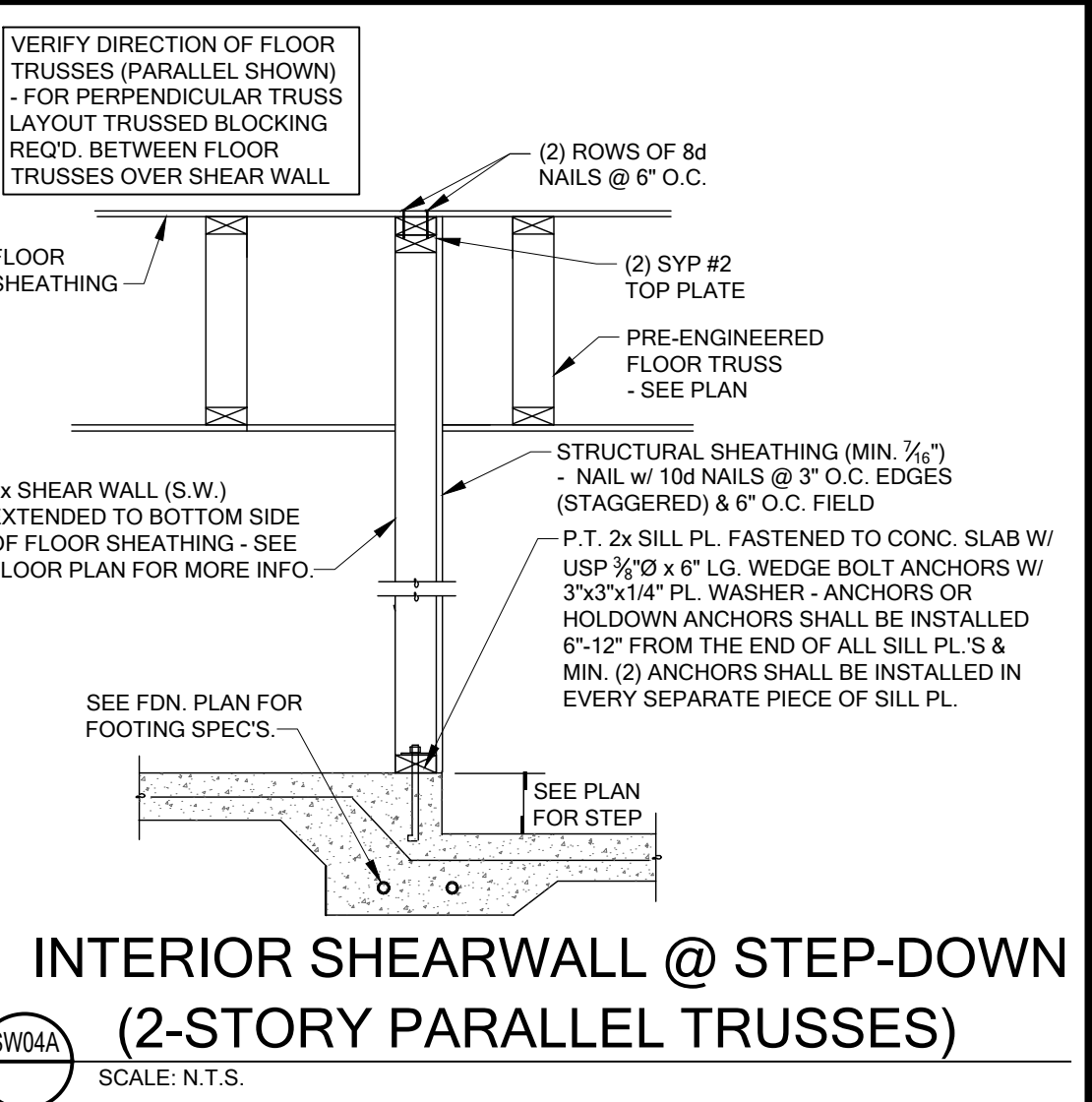
EXT. WINDOW HEADER W/ JAMB HOLD-DOWN - 1ST FLOOR FRAMING

SCALE: N.T.S.



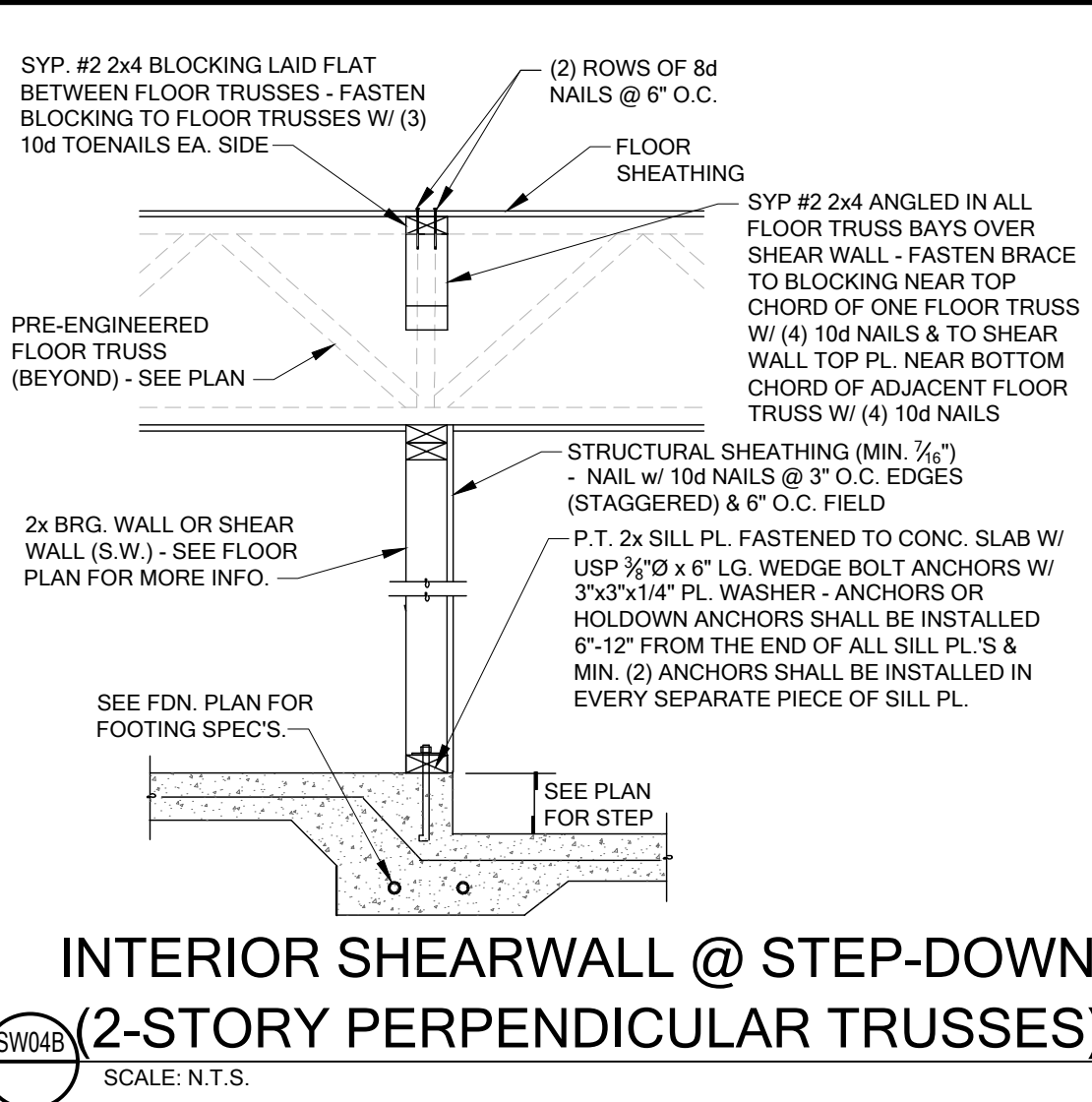
INTERIOR SHEARWALL @ STEP-DOWN (1-STORY)

SCALE: N.T.S.



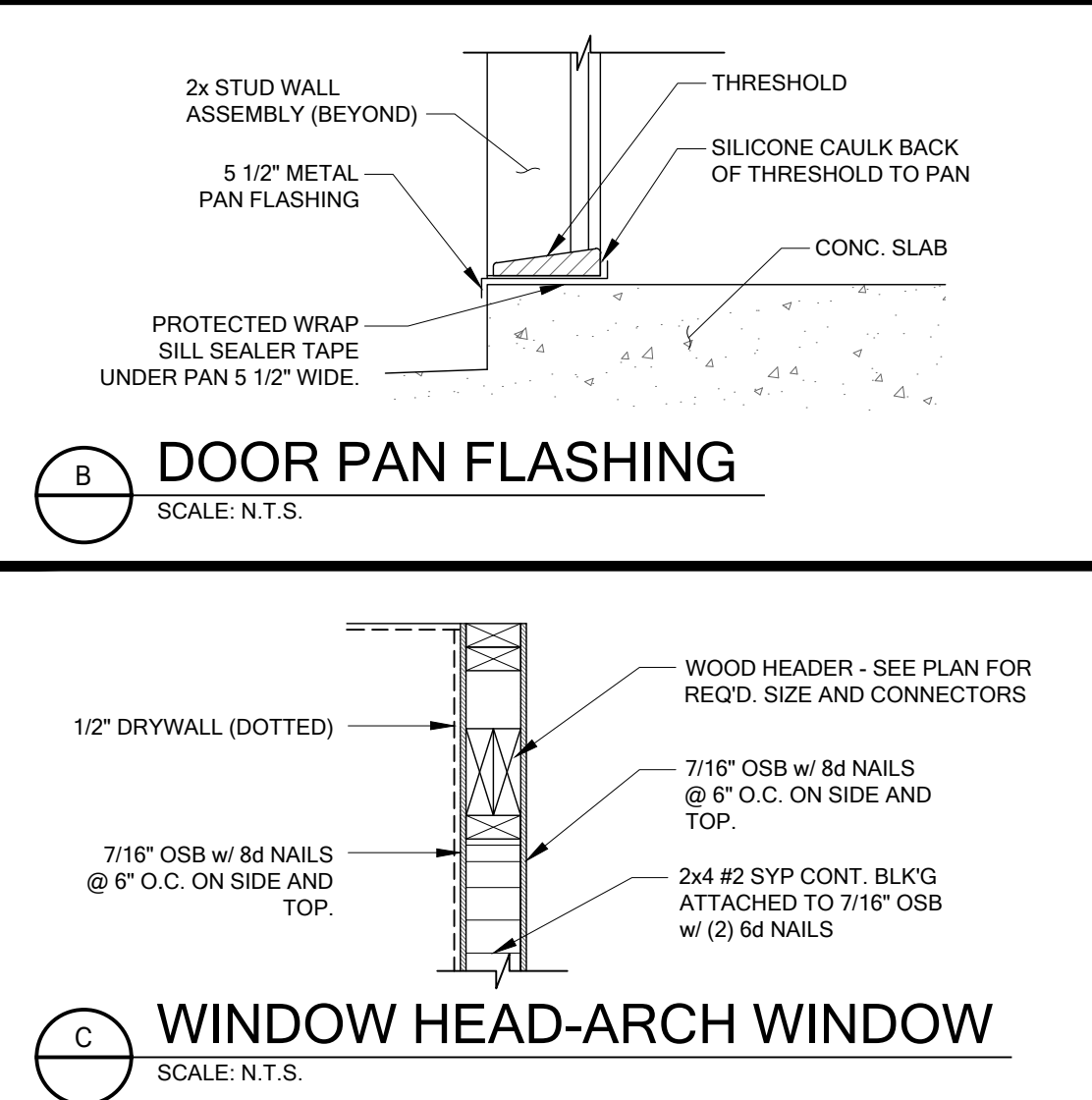
INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PARALLEL TRUSSES)

SCALE: N.T.S.



INTERIOR SHEARWALL @ STEP-DOWN (2-STORY PERPENDICULAR TRUSSES)

SCALE: N.T.S.



WINDOW HEAD-ARCH WINDOW

SCALE: N.T.S.

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

CA No. 9161 AA26003115

ESG

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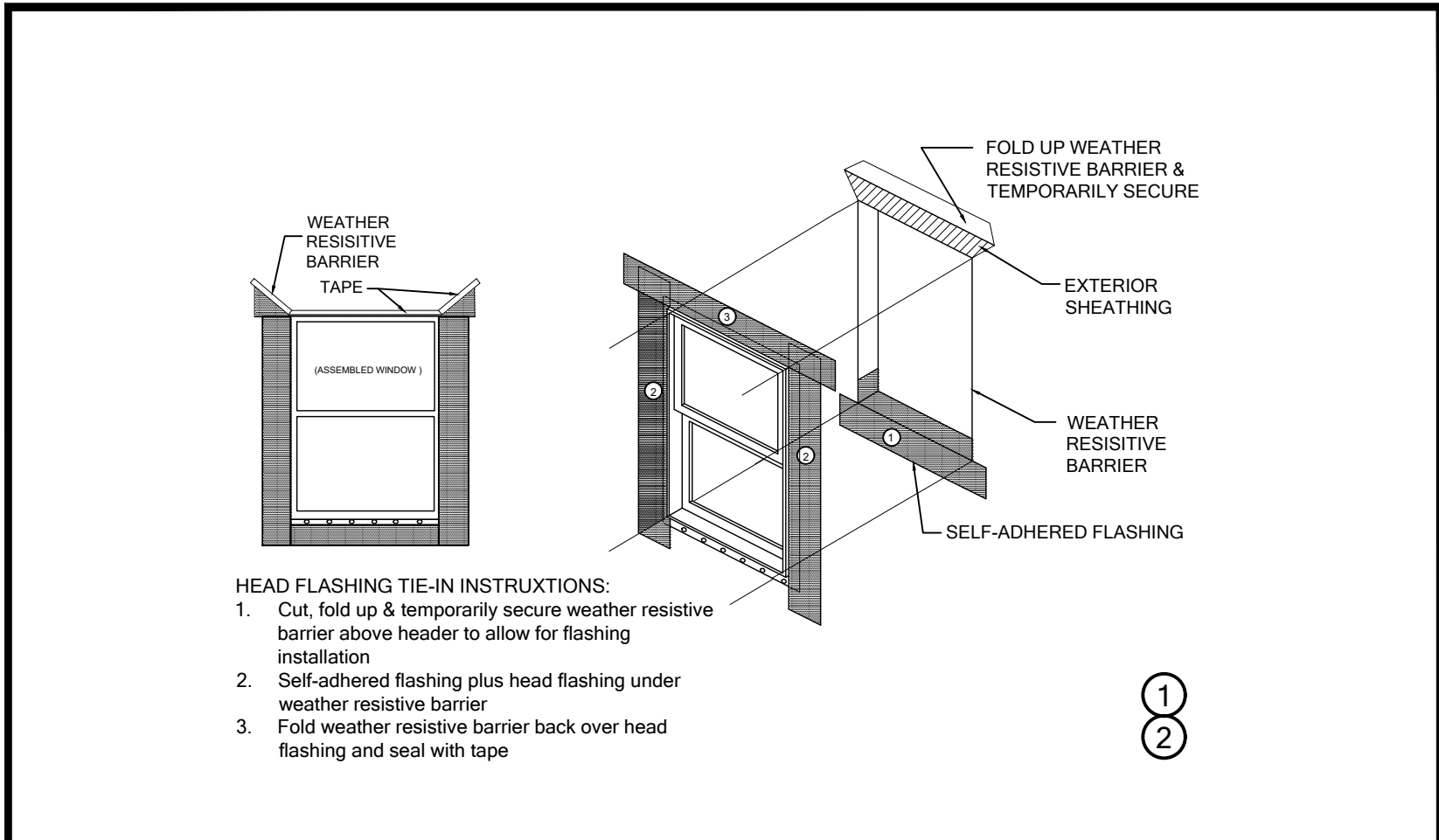
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3999 West First Street
Sanford, FL 32771
(407) 902-9871

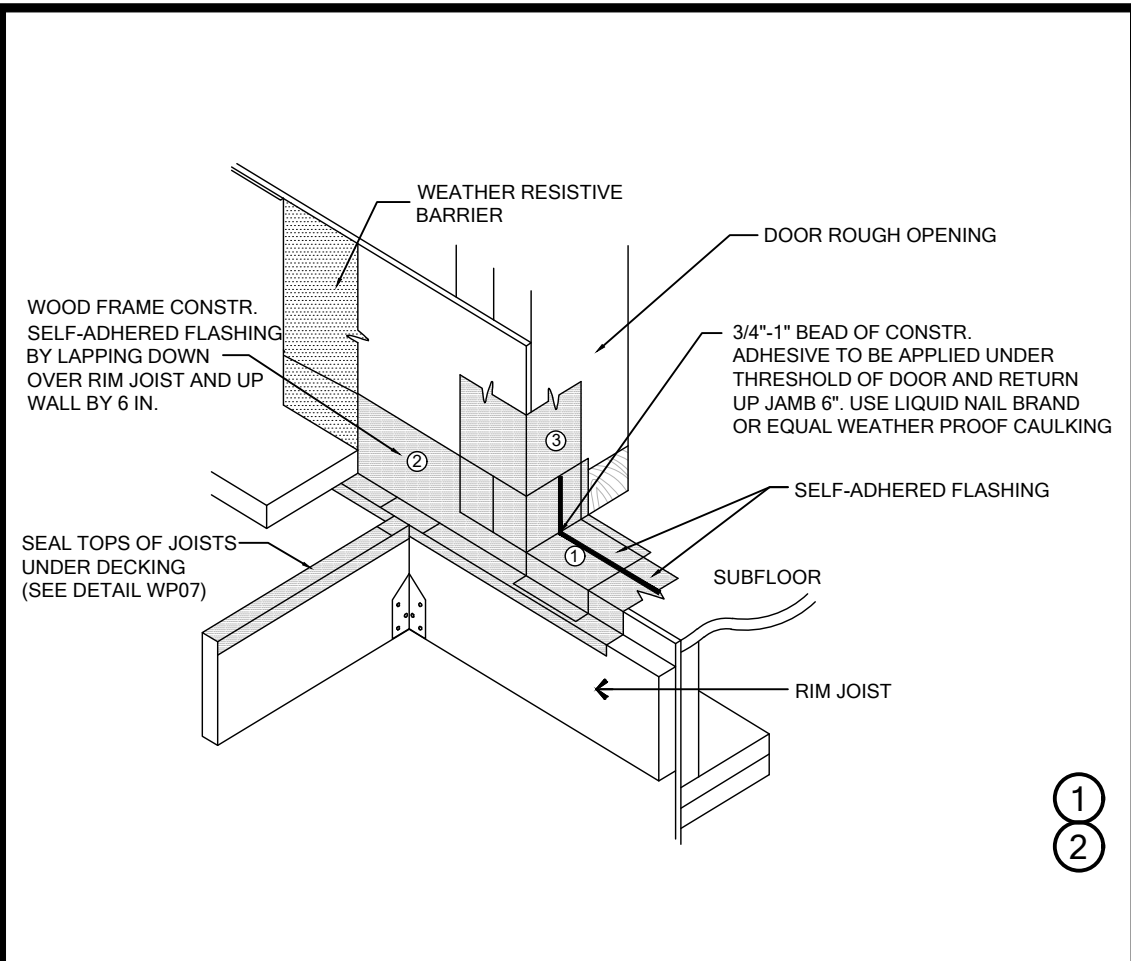
Community: **Forest Cove**
Plan Name: **Memphis**
Garage Side: **Left**
Elev: **J**
Block: **4**
Address: **TBD Sw Cadence Glen Lake City, FL 32024**
Job No: **9FC00401**

Reference No: **25-00445**
Sheet: **SD-1**
DETAILS

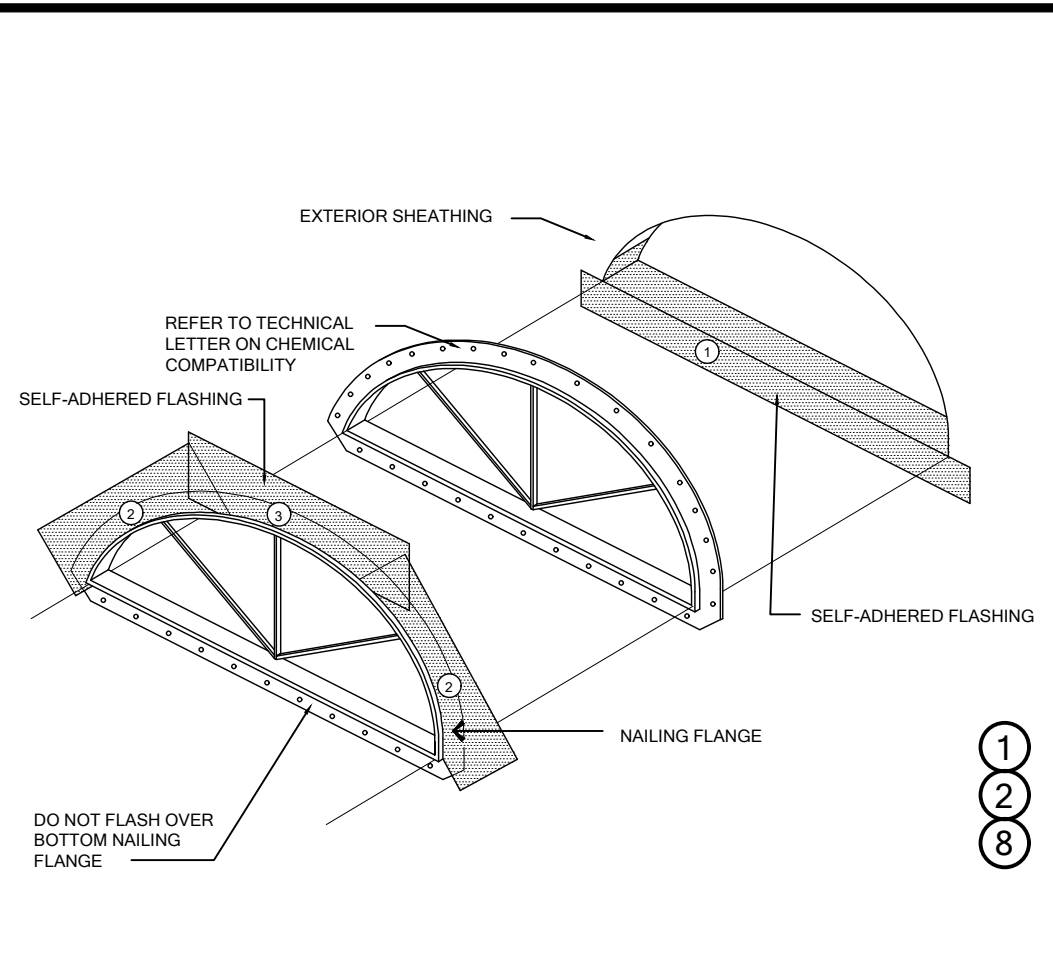
MARIA HERNANDEZ 1/15/2025



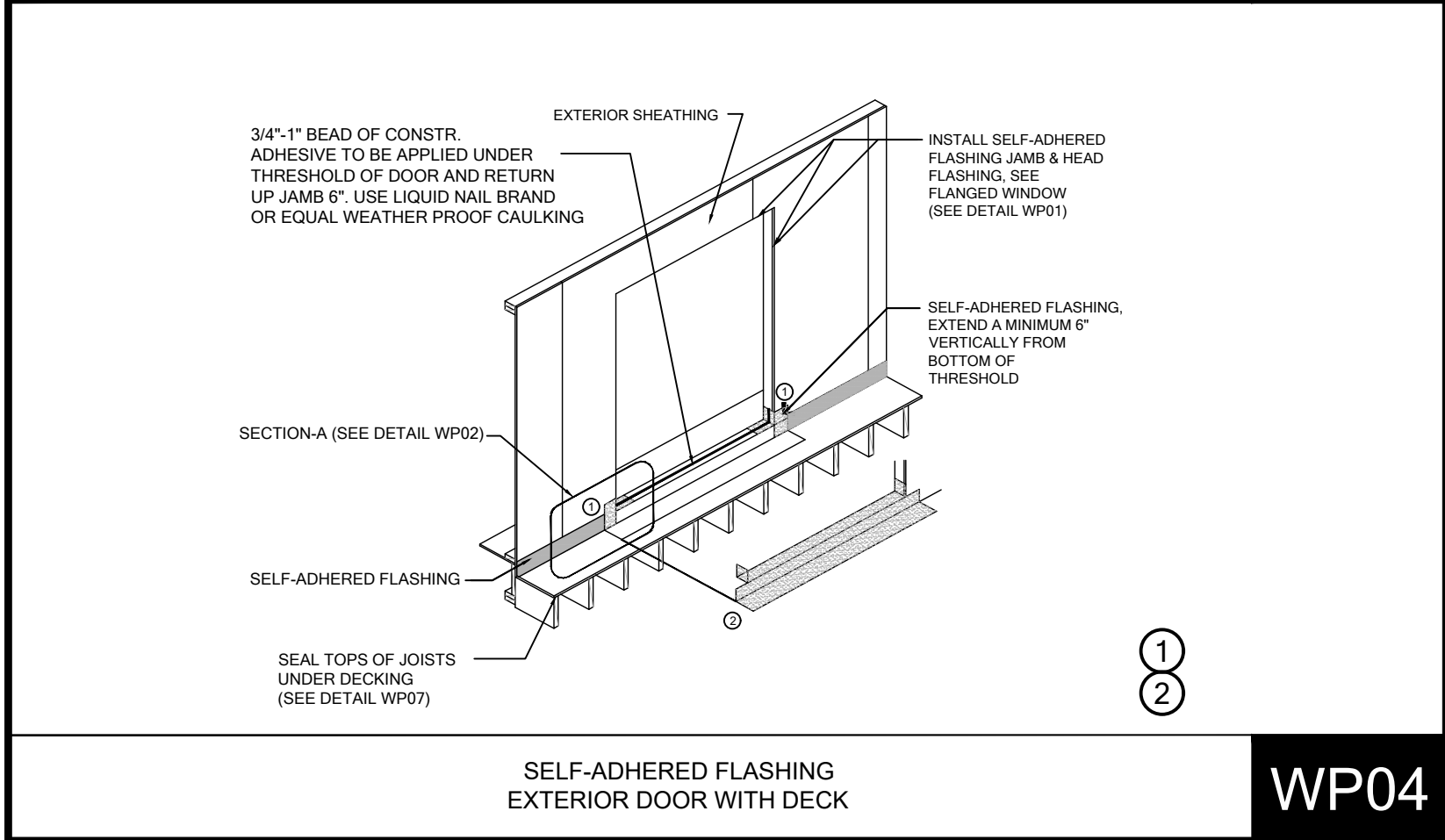
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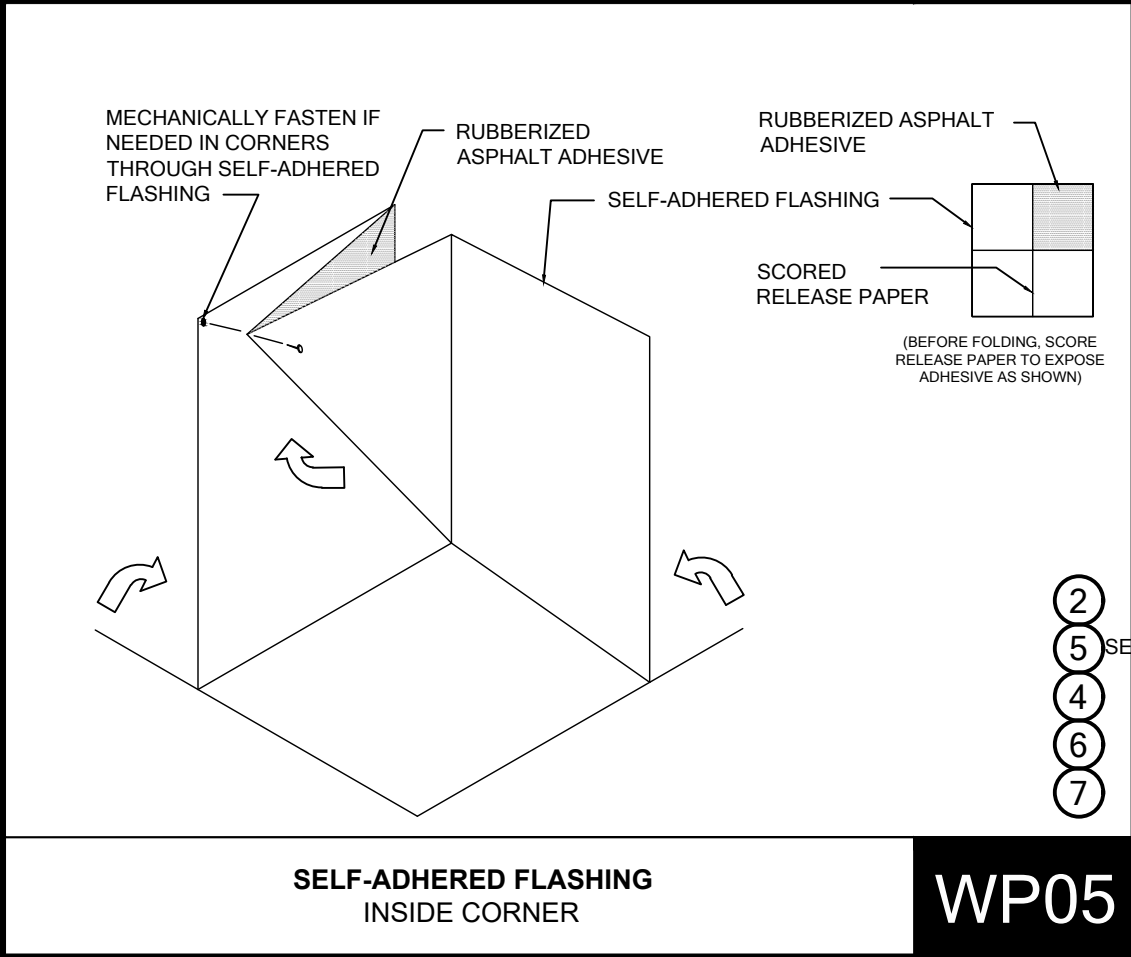
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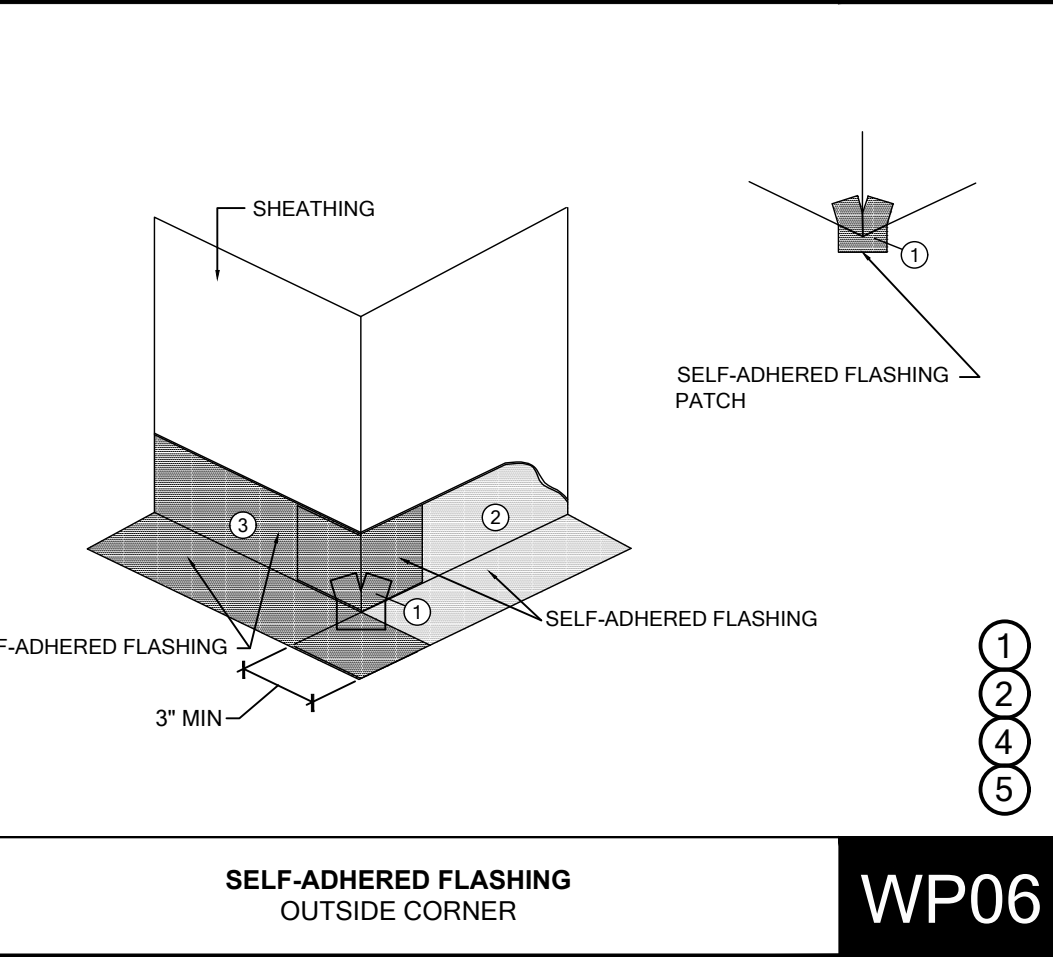
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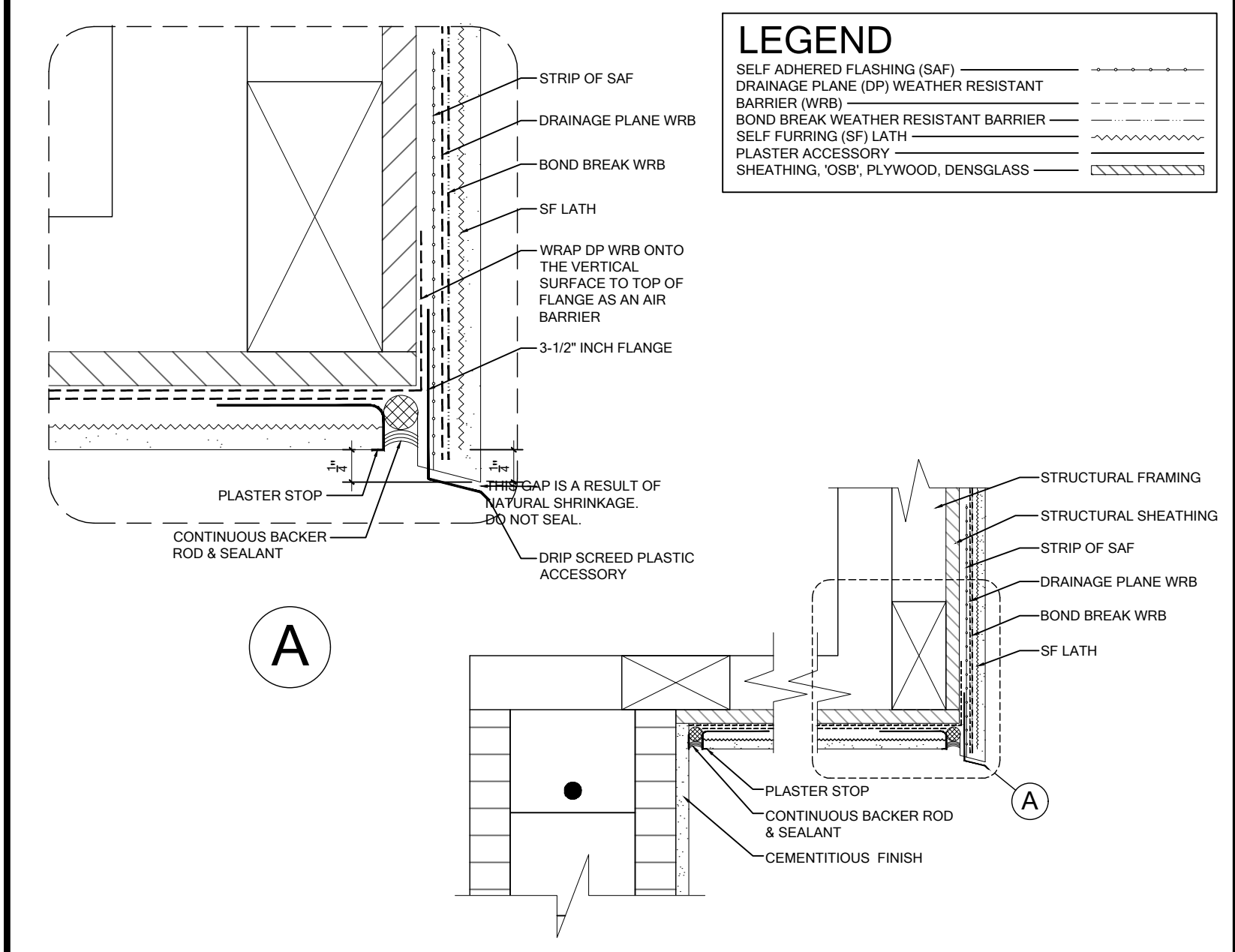
WP04



WP05



WP06



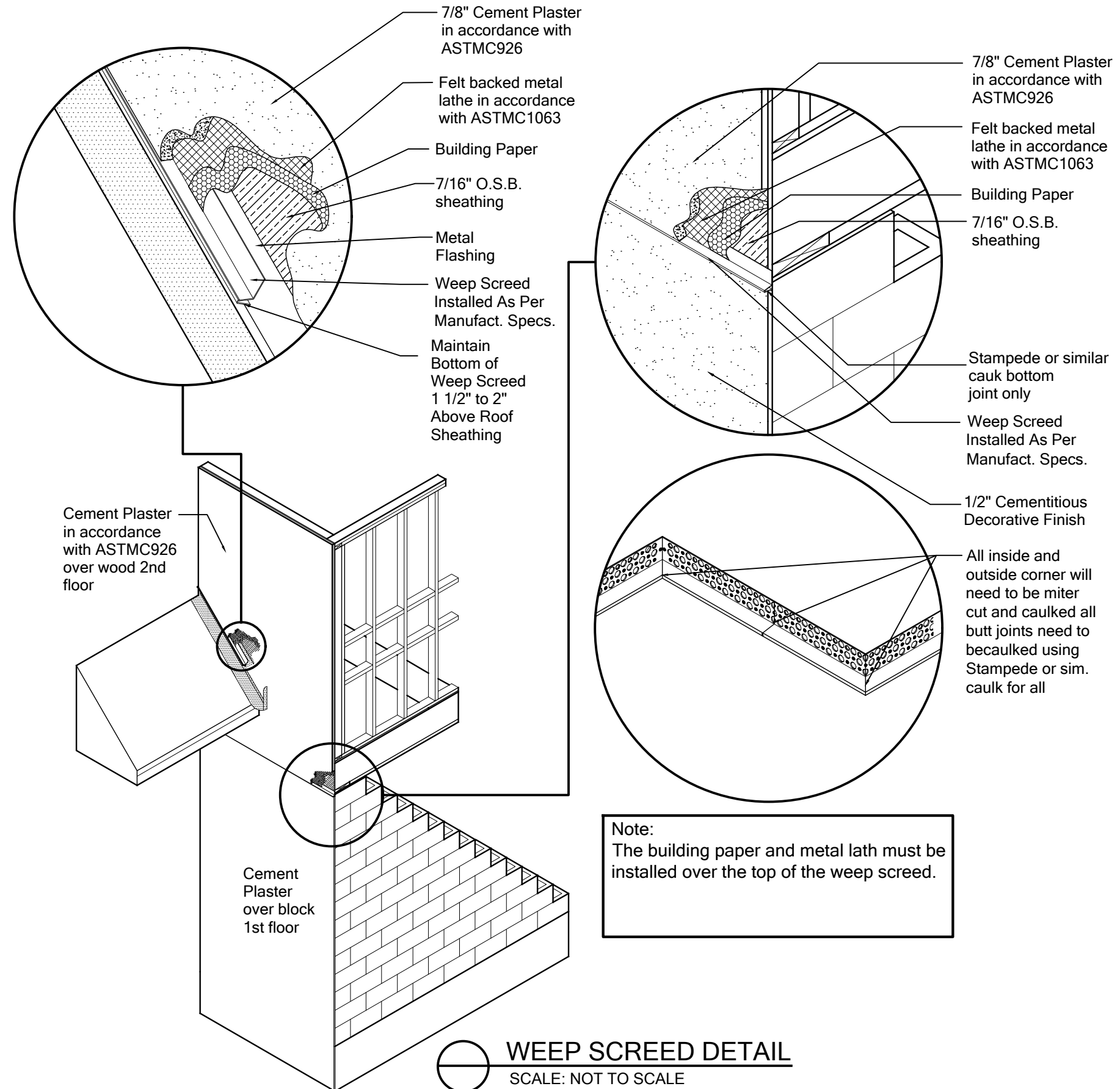
WP07

SELF-ADHERED FLASHING PRODUCTS DETAILS

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

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

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



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.

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

Community:	Forest Cove	Garage Side:	Left
Plan Name:	Memphis	Elev - J	
Lot:	4	Block:	
Address:	TBD Sw Cadence Glen Lake City, FL 32024		
Job no.	9FC00401	Americana Series	

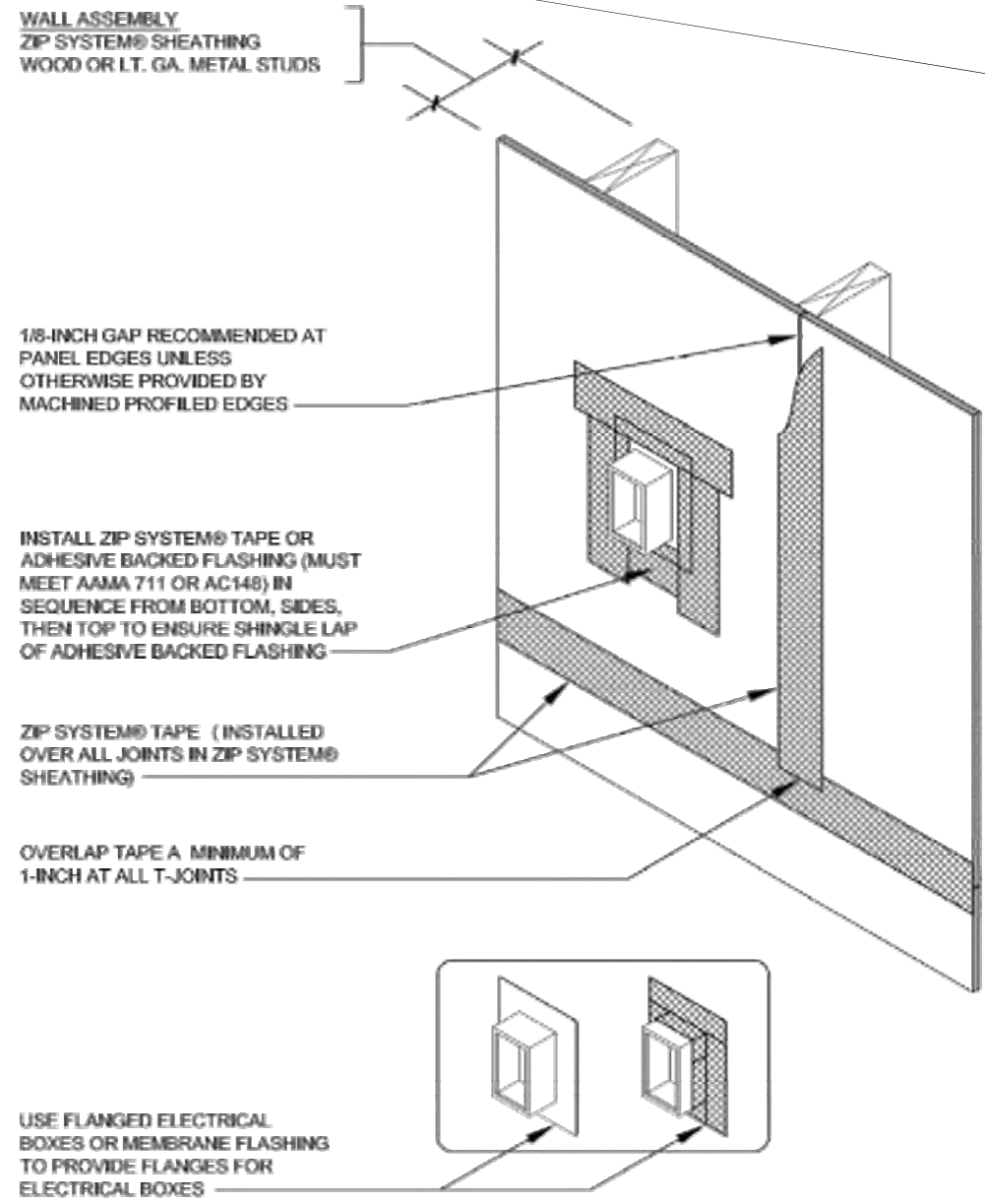
Reference No. 25-00445

Sheet **WP**

WATERPROOFING

ZIP SYSTEM® SHEATHING WALL AT TYPICAL ELECTRICAL PENETRATION

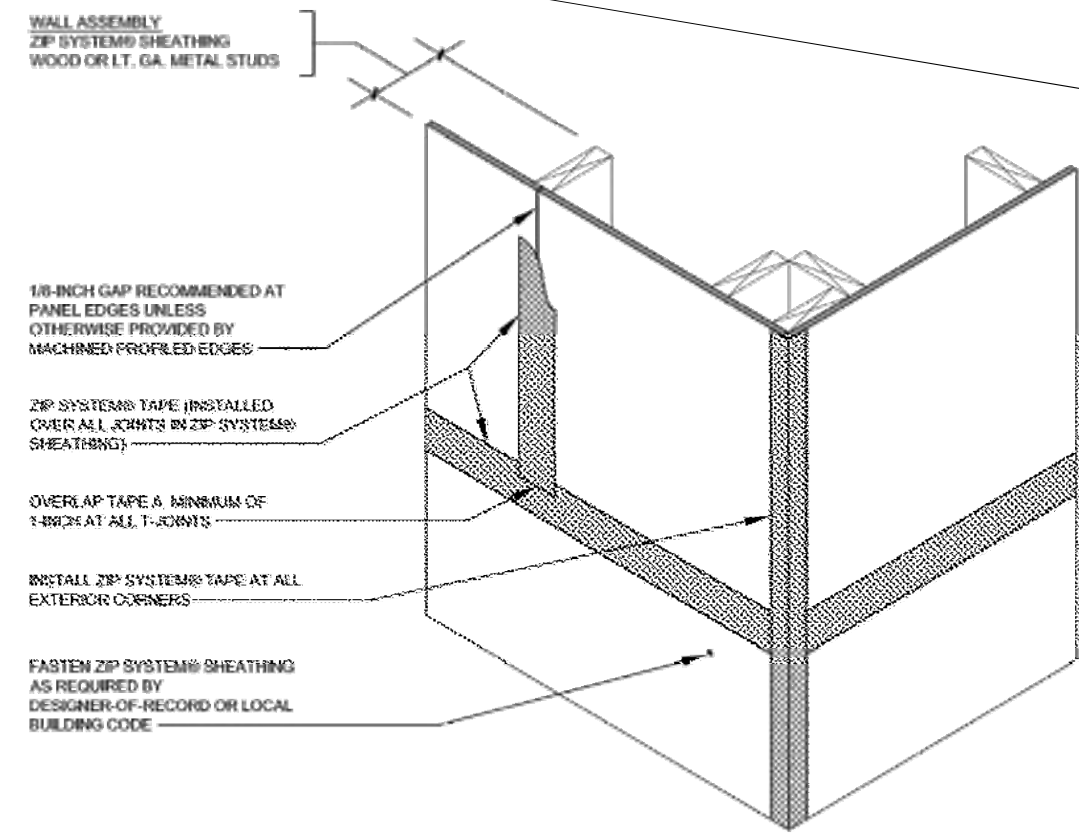
P-3



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING-WALL AT TYPICAL EXTERIOR CORNER

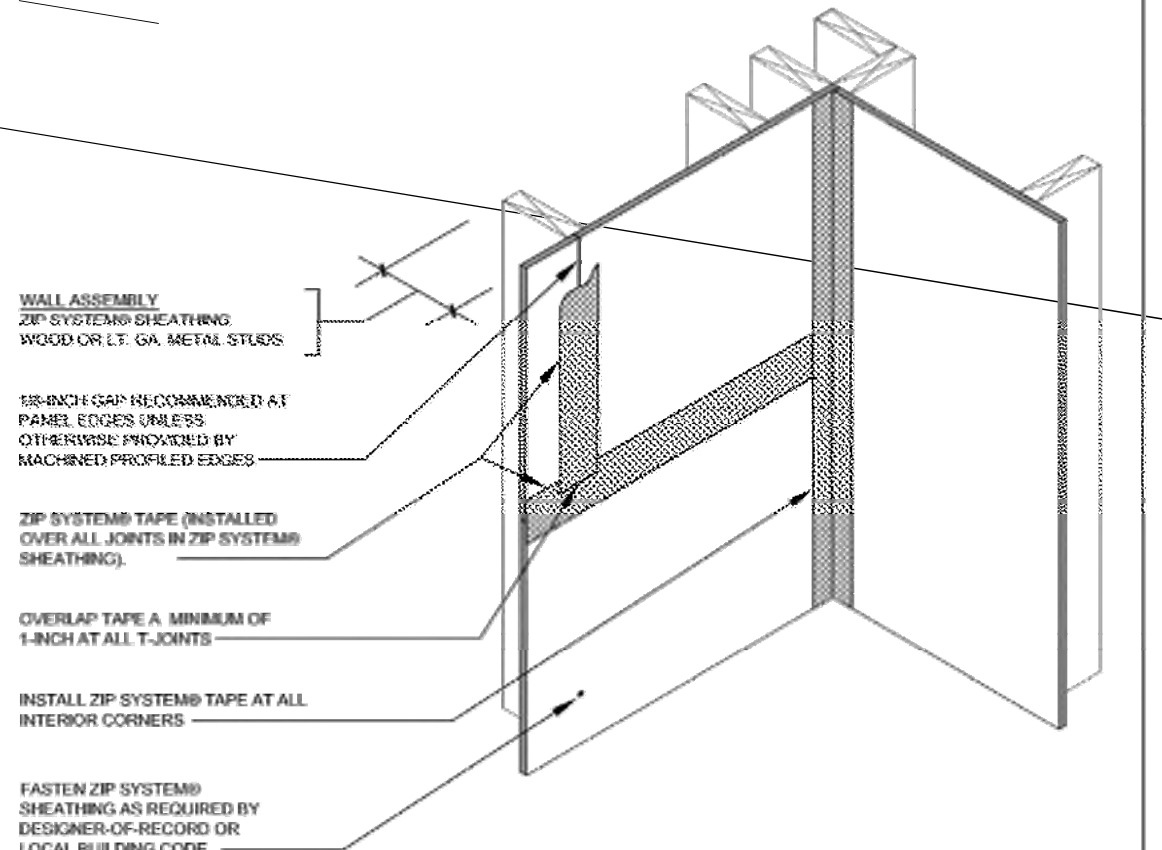
P-2



DRAWING NOT TO SCALE

ZIP SYSTEM® SHEATHING AT TYPICAL INTERIOR CORNER

P-1



DRAWING NOT TO SCALE

ZIP System® SHEATHING & TAPE

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Telephone: 800.933.9220 - www.zipsystem.com

another innovation from HUBER ENGINEERED WOODS

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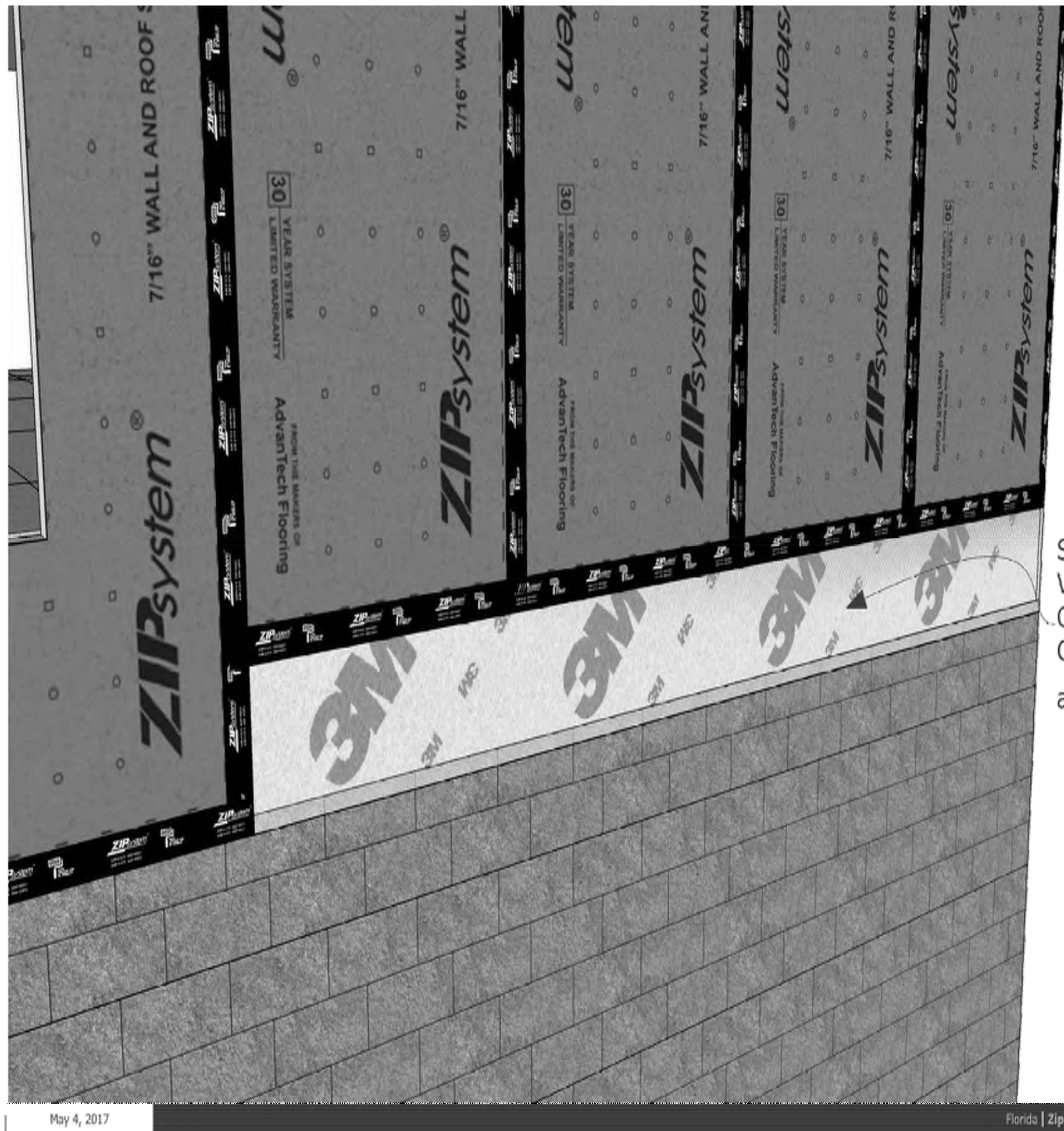
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ZIP SYSTEM® ROOF SHEATHING TO ZIP SYSTEM® WALL SHEATHING

TD-2.1

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

ZIP System® SHEATHING & TAPE



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



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. The 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 logos are trademarks of Huber Engineered Woods LLC. Huber Engineered Woods products are covered by various patents. See ZIPSystem.com for details. HUB E-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.



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					
#	Ítem	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 ESPECÍFICAMENTE 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 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 E-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.



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CA No. 9161 AA26003115

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

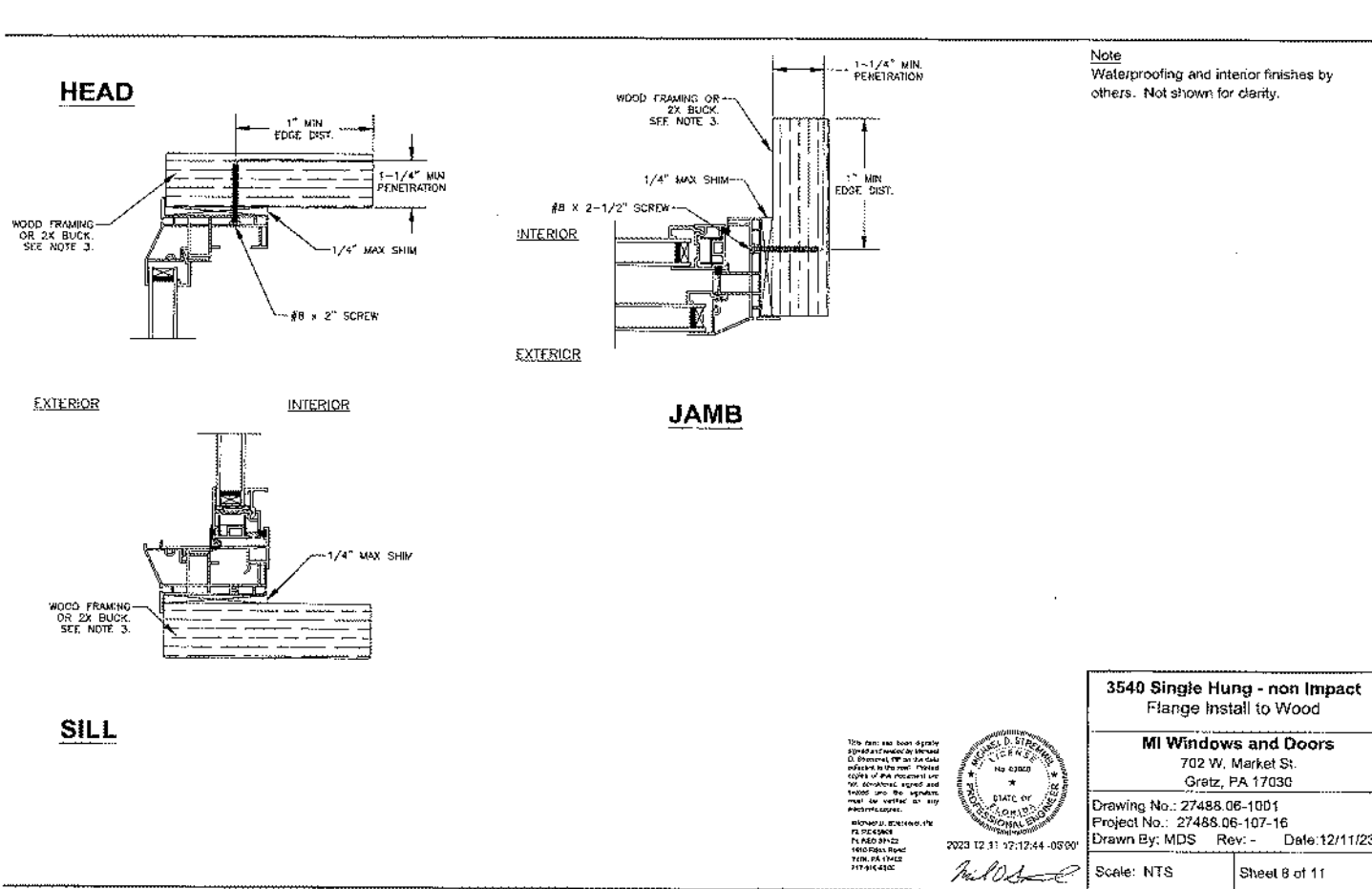
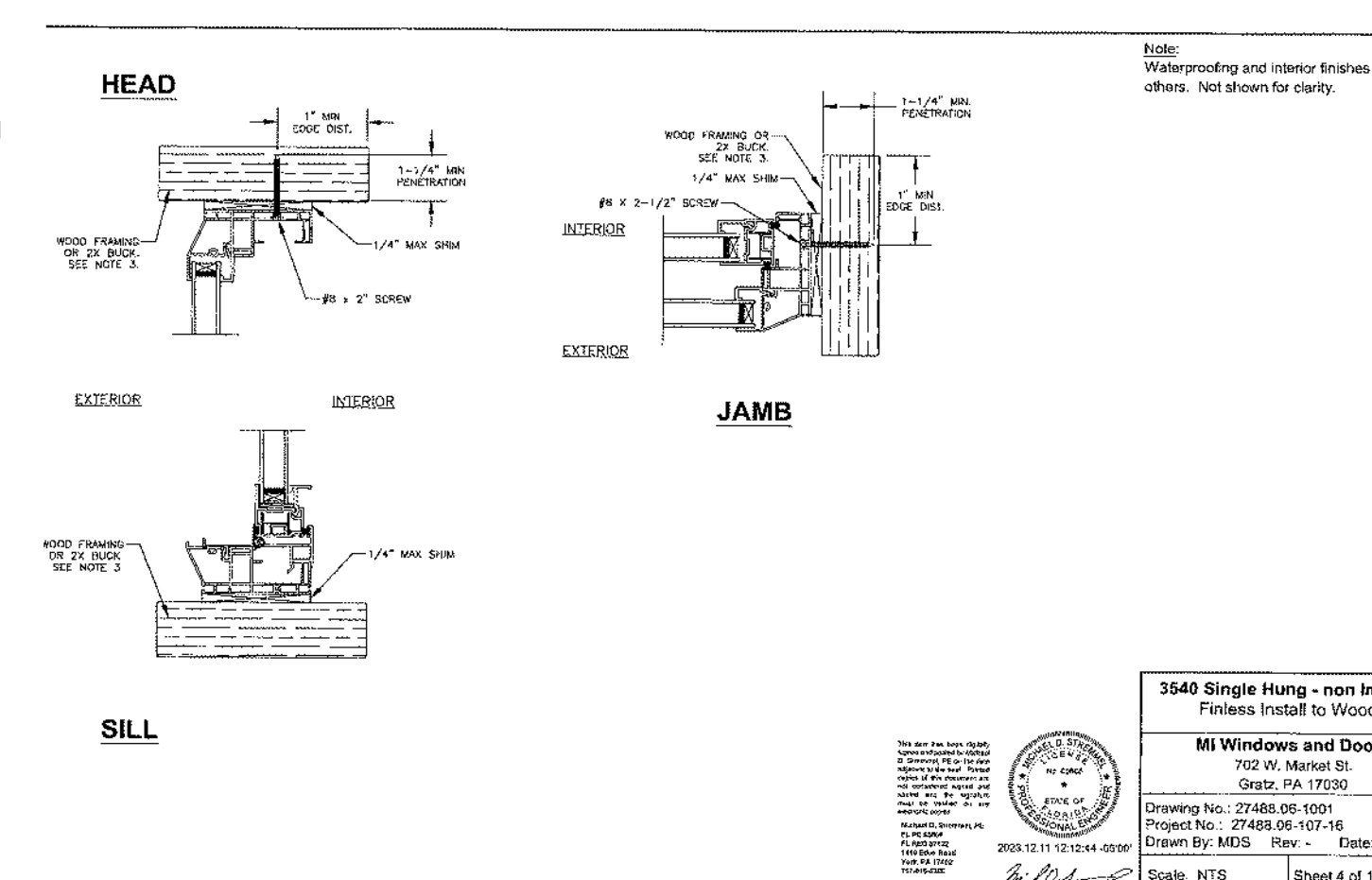
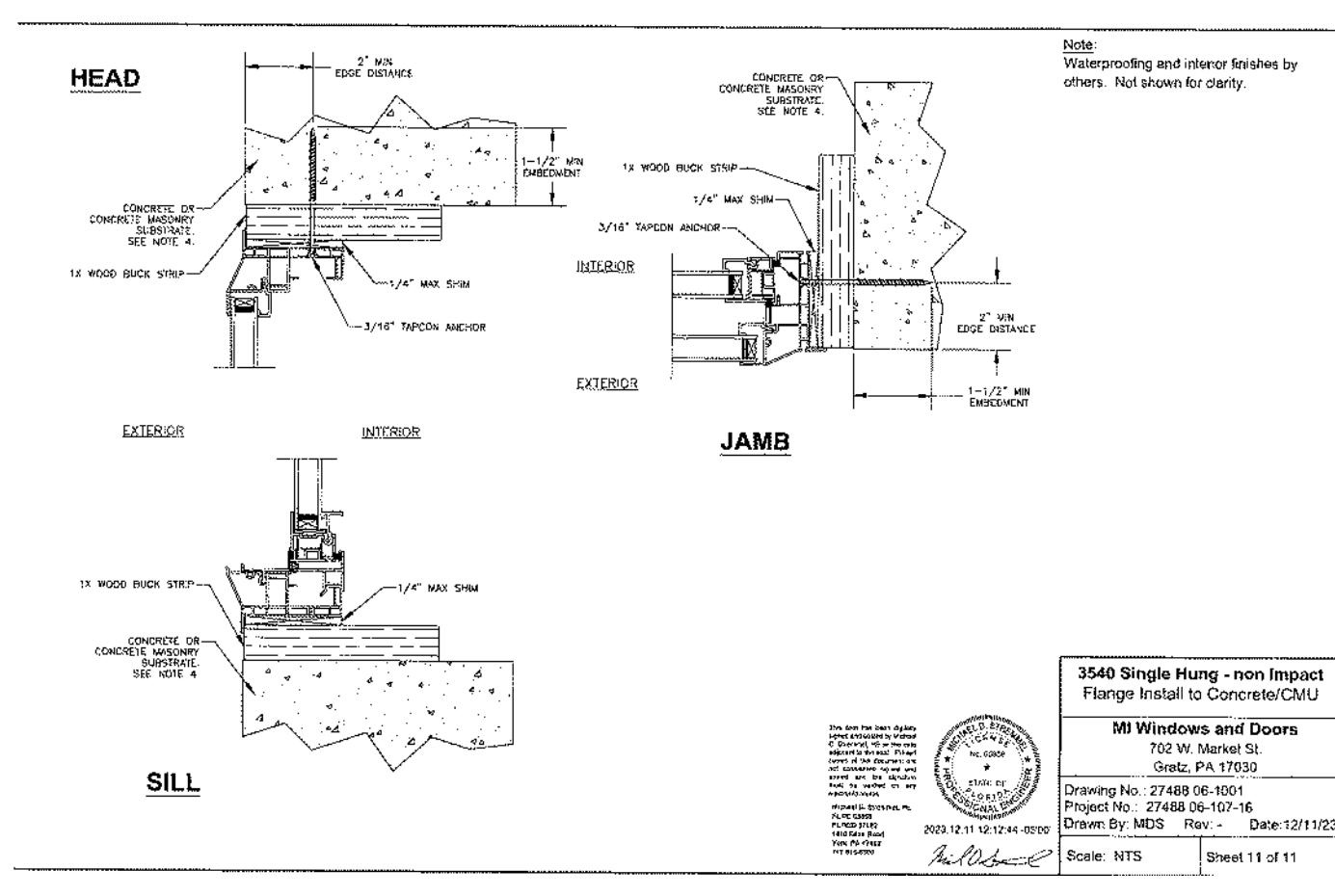
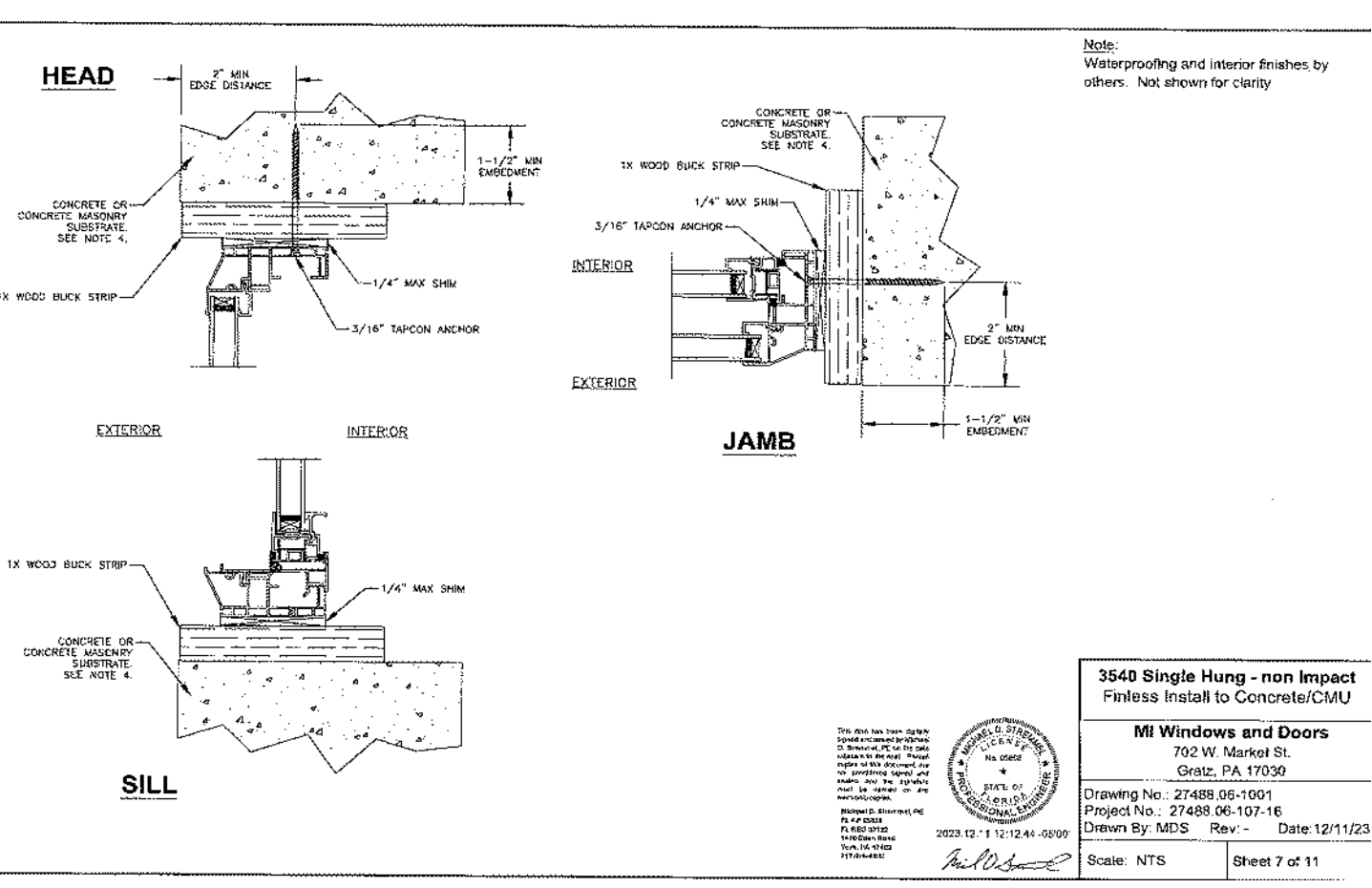
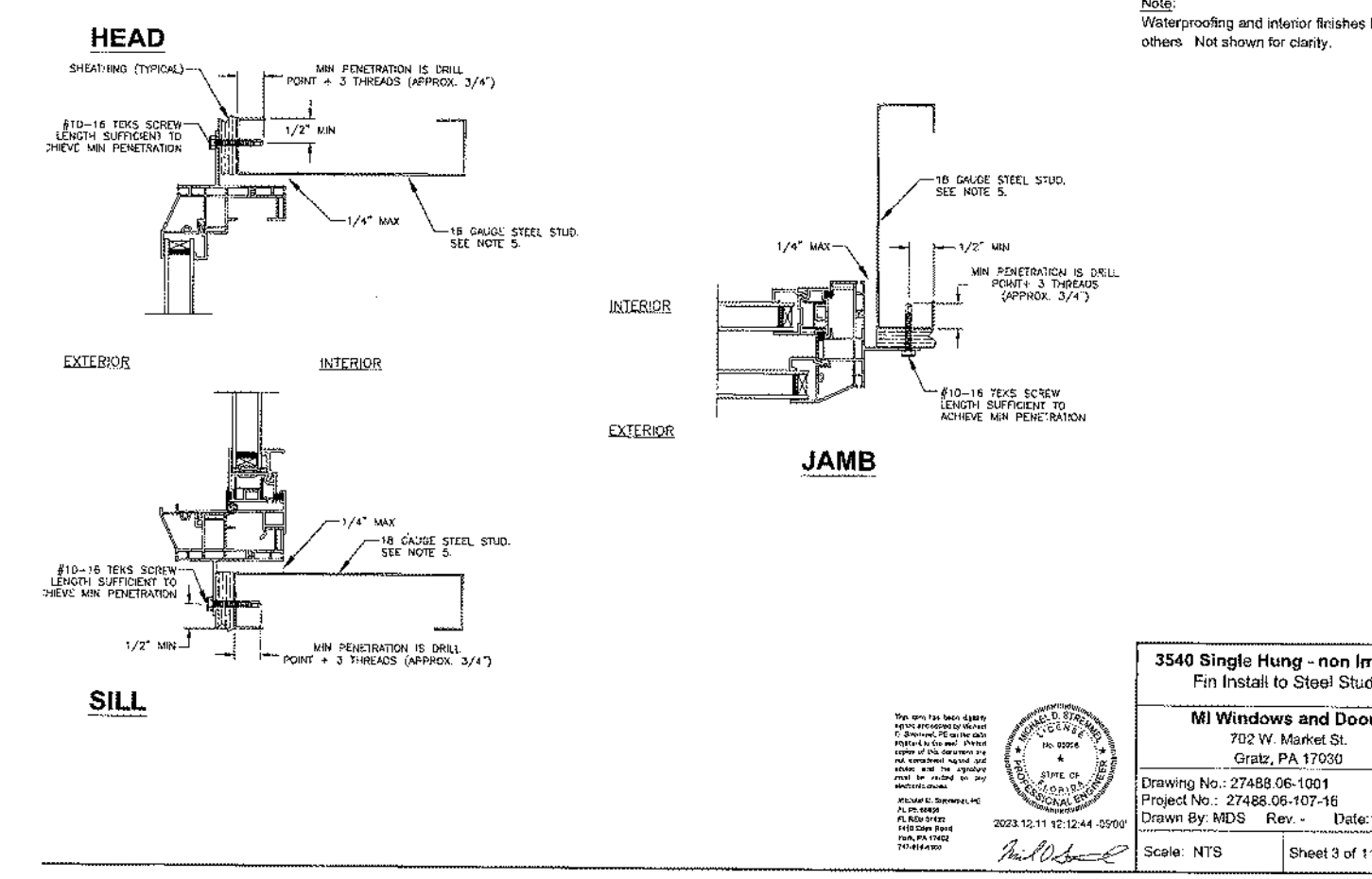
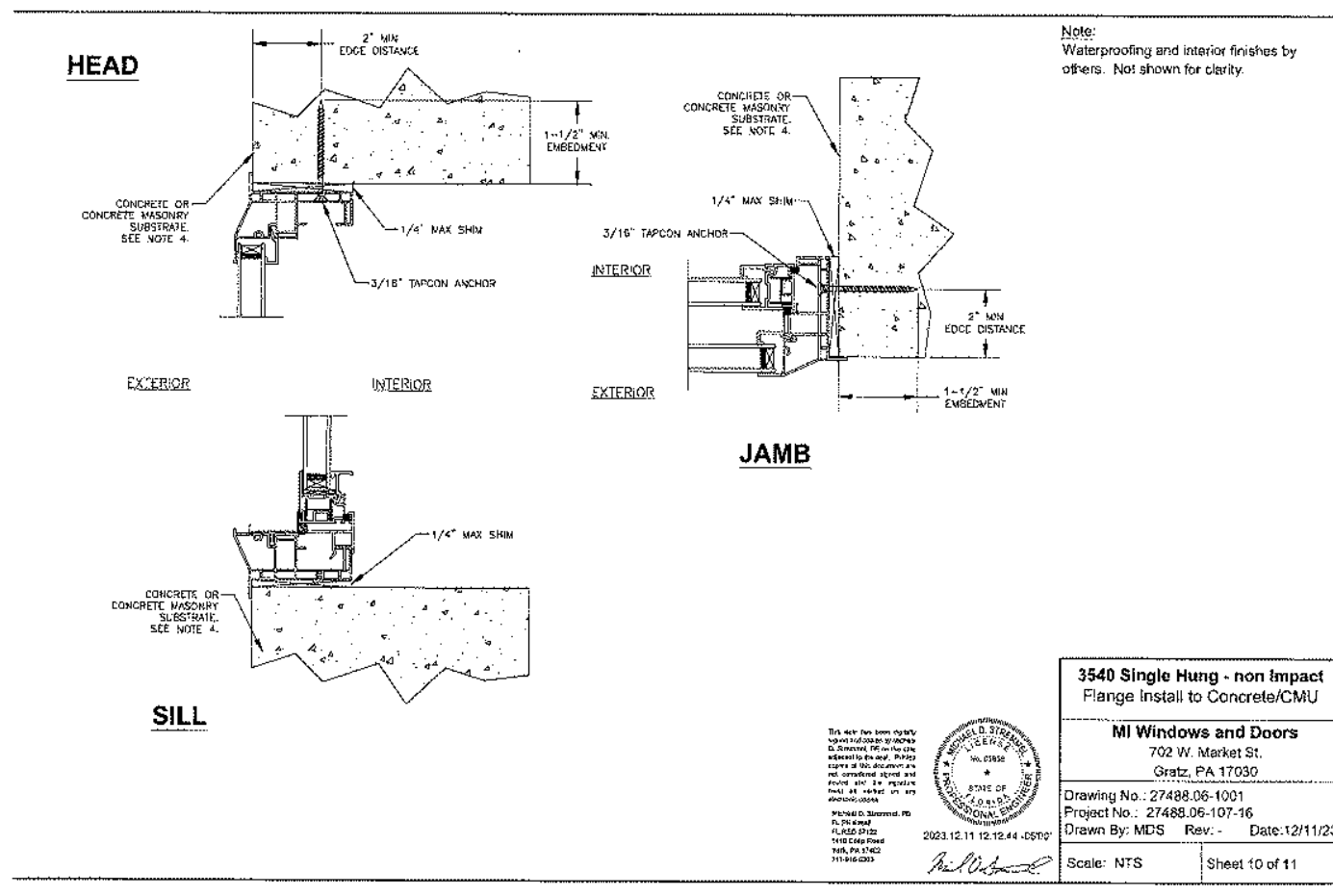
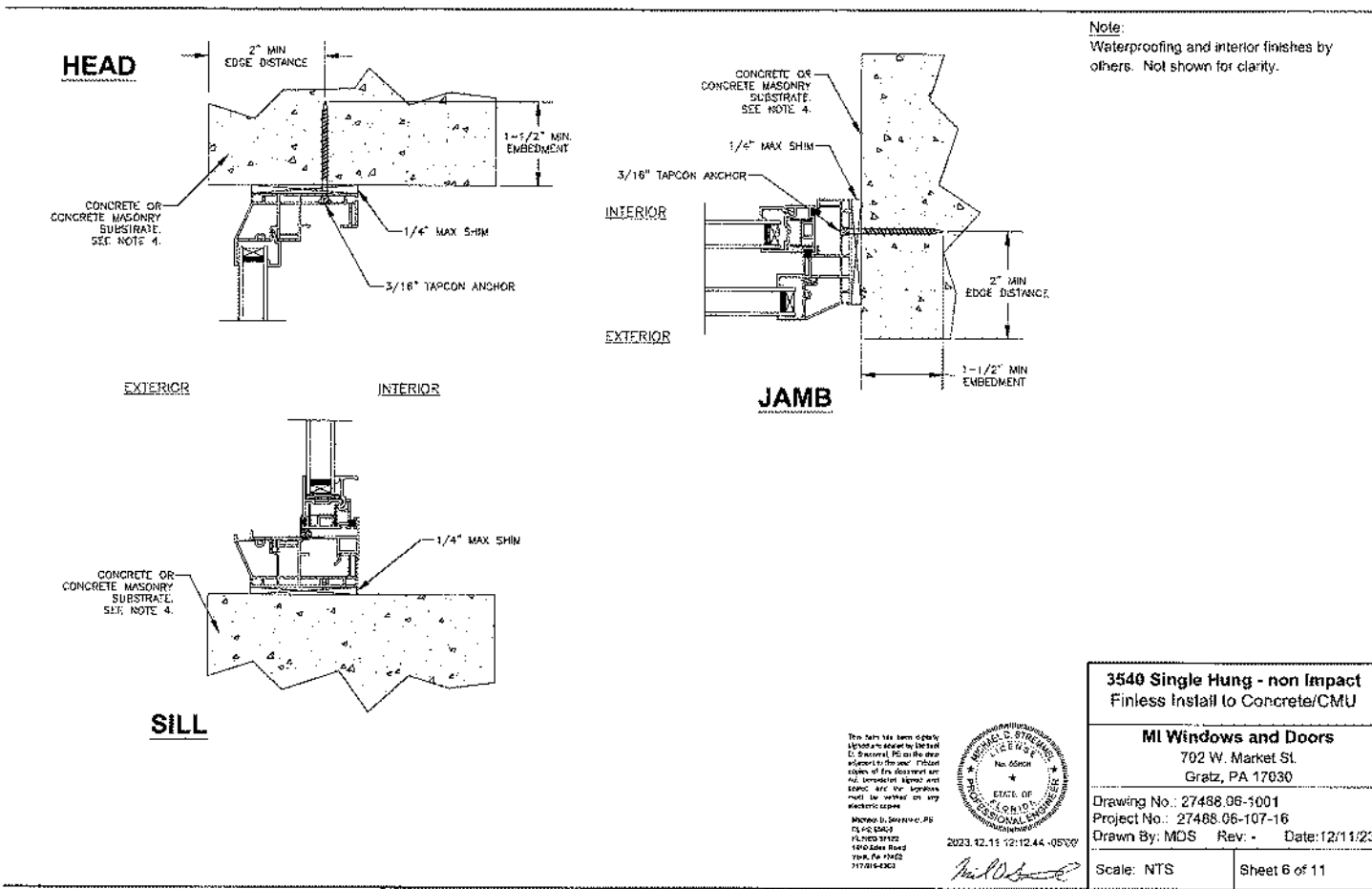
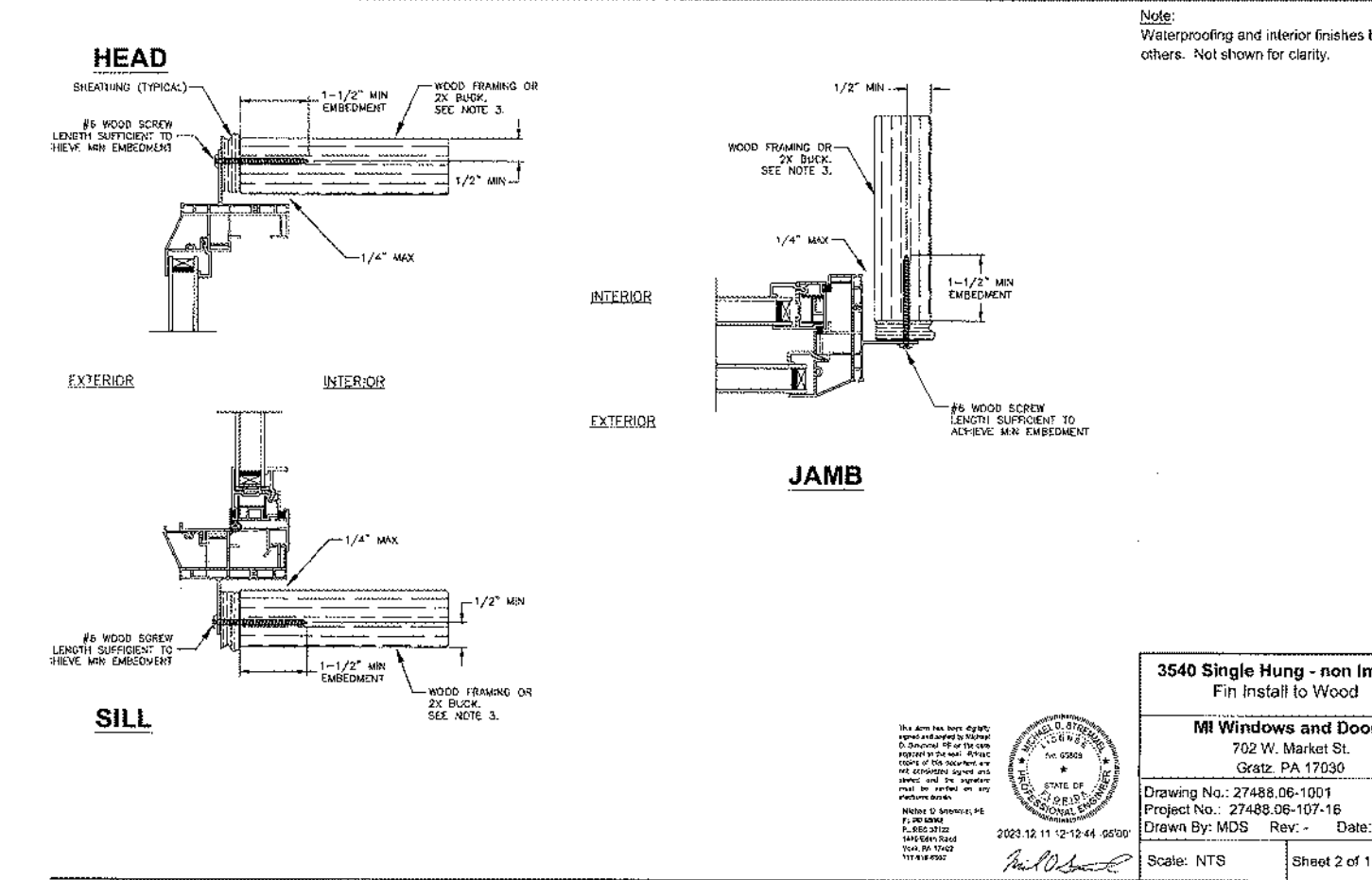
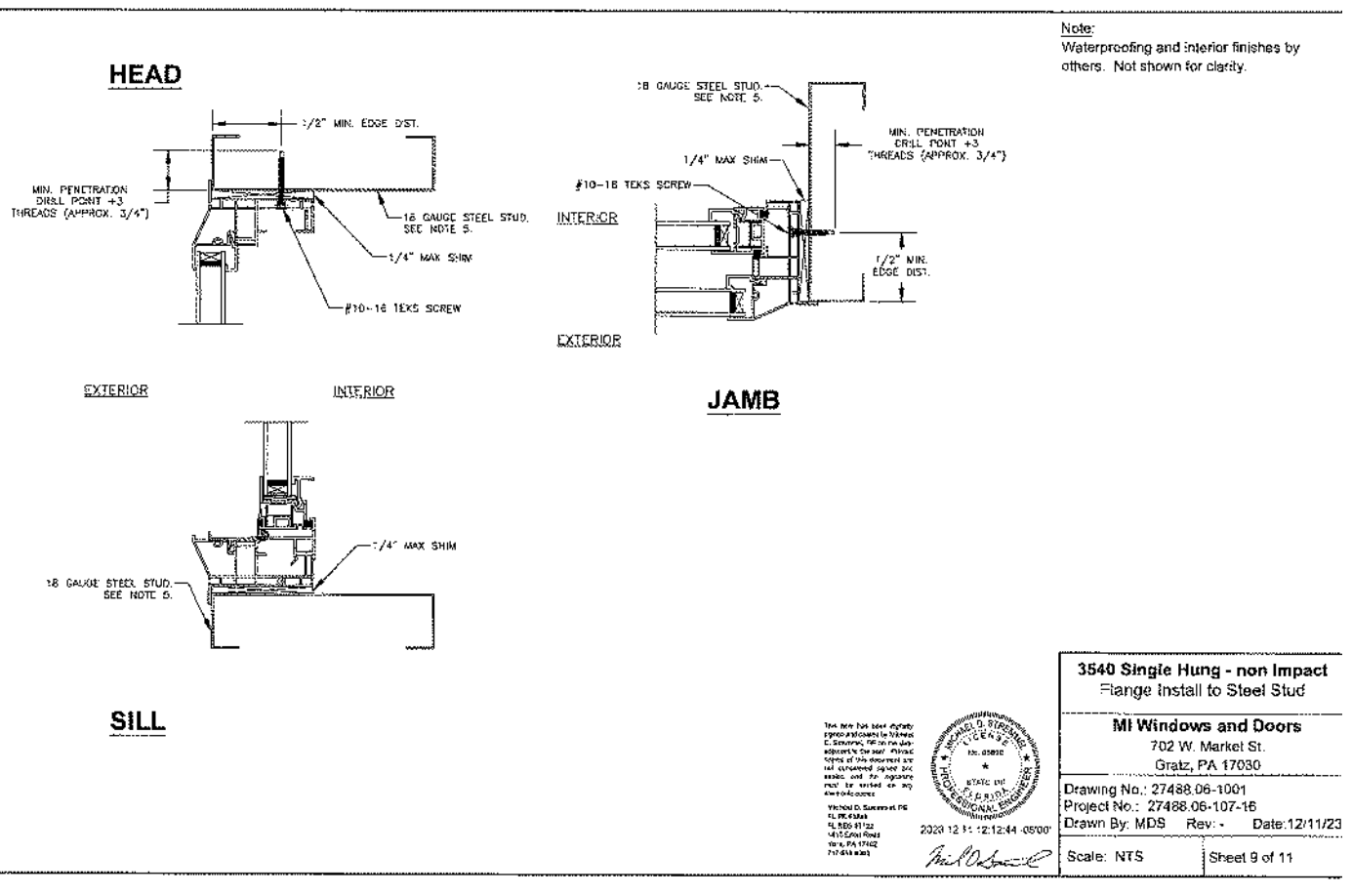
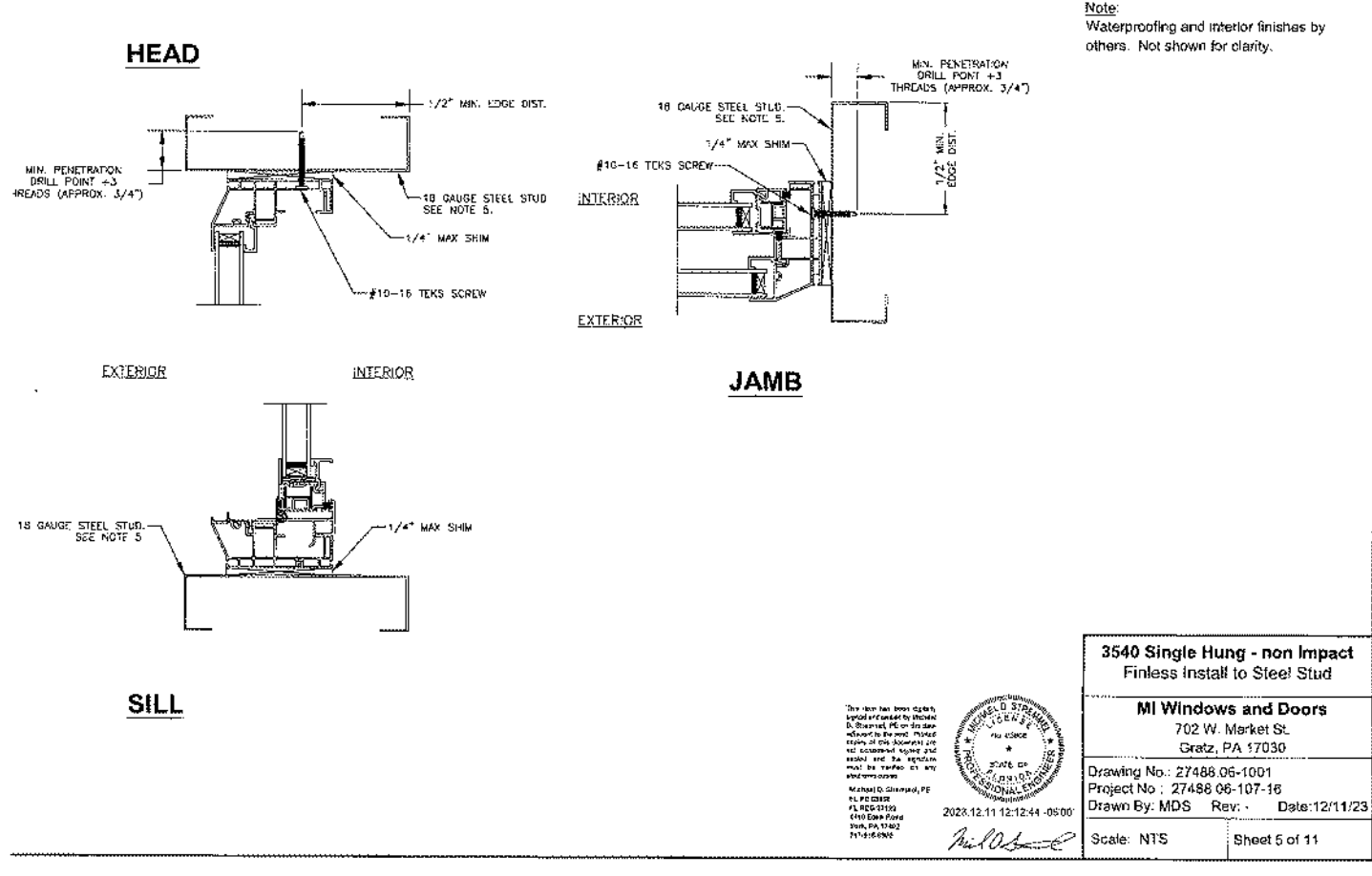
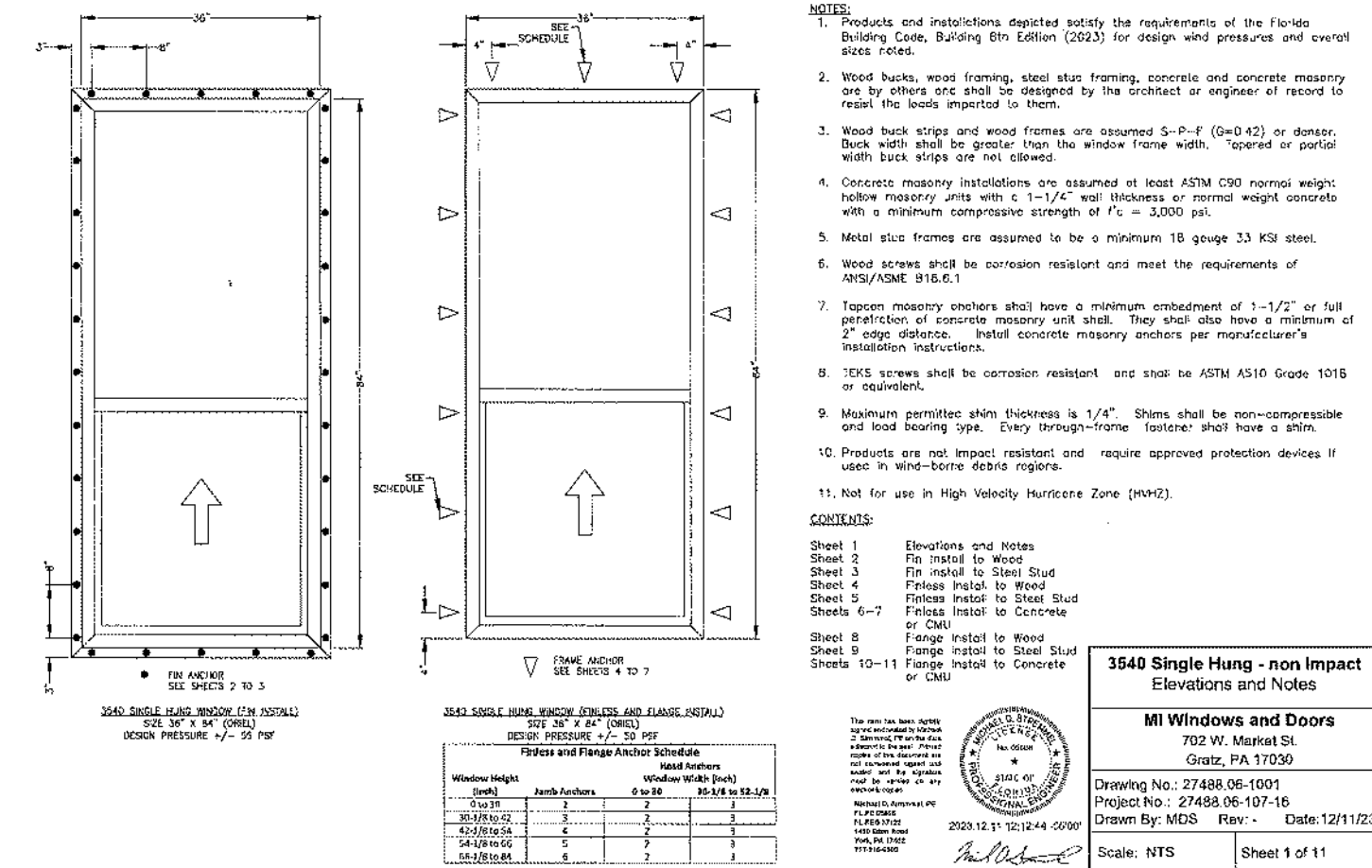
3993 West First Street | Sanford, FL 32771 | (407) 302-9871

Plan Revisions Date:	
1	1-1-24 2023 8th Edition Code
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

Tech: ERAND

Job Information:

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



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
1609 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

VERTICAL CROSS SECTION CONCRETE MASONRY INSTALLATION

EXTERIOR

INTERIOR

JAMB INSTALLATION DETAIL
CONCRETE MASONRY INSTALLATION

REVISIONS

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

NOTES:

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 E711.

SIGNED: 06/21/2017

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

SERIES 430/440 XIX 50D
143" x 96" REINFORCED WITHOUT ADAPTER
FRAME INSTALLATION DETAILS

Drawn:	10/30/13	Rev:	5	602
V.L.	08-02250	C		
DATE	10/30/13	SHEET	5 OF 9	

STATE OF PENNSYLVANIA
COUNTY OF ALLEGANY
NOTARY PUBLIC
My Comm. Expires 12/31/2018

Luis R. Lomax P.E.
P. No. - 80534

VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION

JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

INTERIOR

EXTERIOR

NOTES:

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

REVISIONS

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

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

SERIES 430/440 XIX SGD
143" x 96" REINFORCED WITHOUT ADAPTER
FLANGE INSTALLATION DETAILS

DATE 10/30/13 **SHEET** 6 OF 9

FOR ROBERTO LOANES P.E.
1432 WOODCOCK RD LENOIRVILLE, NC 27023

DATE 10/30/13 **SHEET** 6 OF 9

FOR Luis R. Lomas P.E.
FL No. 87581

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

HOOK STRIP INSTALLATION
MASONRY/CONCRETE

HOOK STRIP INSTALLATION
2x4 WOOD FRAMES

HOOK STRIP INSTALLATION
METAL STRUCTURE

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

MI WINDOWS AND DOORS LLC 650 WEST MARKET STREET GRANT, PA 17350 SERIES 430/440 XX SGD 143" x 98" REINFORCED WITHOUT ADAPTER HOOK INSTALLATION DETAILS DATE: 10/30/13 NTS	REV. NO. 38-02250 DATE: 10/30/13 NTS DATE: 10/30/13 NTS	DATE: 10/30/13 NTS DATE: 10/30/13 NTS DATE: 10/30/13 NTS
---	---	--

L. ROMERO/MI GRAYS P.E.
 430 WOODBURY RD. LENOXVILLE, MI 7703
 409-688-0000 - 409-688-0000/lenoxville@mi-grays.com

LUIS R. LOMAZA P.E.
 FL. NO.: 62514

FLORIDA PRODUCT APPROVAL FL #17894.4

SHEET:

WIN-V2

MI WINDOWS 3500 SERIES PW

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NOTES		SCALE: NTS DATE: 02/02/16 SHEET 1 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

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

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

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS		SCALE: NTS DATE: 02/02/16 SHEET 5 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

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

NOTES:

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- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL		SCALE: NTS DATE: 02/02/16 SHEET 10 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

DESIGN PRESSURE RATING: ±50 ODPF
IMPACT RATING: NONE

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT ELEVATIONS		SCALE: NTS DATE: 02/02/16 SHEET 2 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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- PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT INSTALLATION DETAILS W/FLANGE		SCALE: NTS DATE: 02/02/16 SHEET 6 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS W/J-CHANNEL		SCALE: NTS DATE: 02/02/16 SHEET 11 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

Chart #2
Number of anchor locations required

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

Chart #2
Number of anchor locations required

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT NUMBER OF ANCHORS CHARTS		SCALE: NTS DATE: 02/02/16 SHEET 3 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT FIN INSTALLATION DETAILS		SCALE: NTS DATE: 02/02/16 SHEET 9 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

NOTES:

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

SIGNED: 02/28/2020

MI WINDOWS & DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370		DRAWN: N.G. DWG NO: 08-02858 REV: A	
SERIES 3500 PICTURE WINDOW 60" X 96" NON-IMPACT COMPONENTS		SCALE: NTS DATE: 02/02/16 SHEET 12 OF 12	
Luis R. Lomas P.E. 1432 WOODFORD RD LEWISVILLE, NC 27033 434-688-0809 - lomas@miwindows.com		Luis R. Lomas P.E. FL No.: 62514	

Product Approval
FL 18644.3

Revised to 20230 8th Edition Code

Maronda Homes

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

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

DESIGNED WIND SPEED

V_W = 160 MPH
V_W = 124 MPH

Manufacture
MI Windows

SHEET:

WIN - 3

FLGSE