

SHEET LIST - CONSTRUCTION

| Sheet Number | Sheet Name |
|--------------|---|
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| E-2 | LEFT & RIGHT ELEVATIONS & ROOF OVERVIEW |
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| H-1 | FIRST FLOOR ELECTRICAL & HVAC PLAN |
| S-1 | DETAILS |
| S-2 | MONOSLAB WALL SECTIONS |
| S-3 | COLUMN DETAILS |
| S-4 | DETAILS |
| S-5 | FL-COLUMN HOLD DOWN DETAILS |
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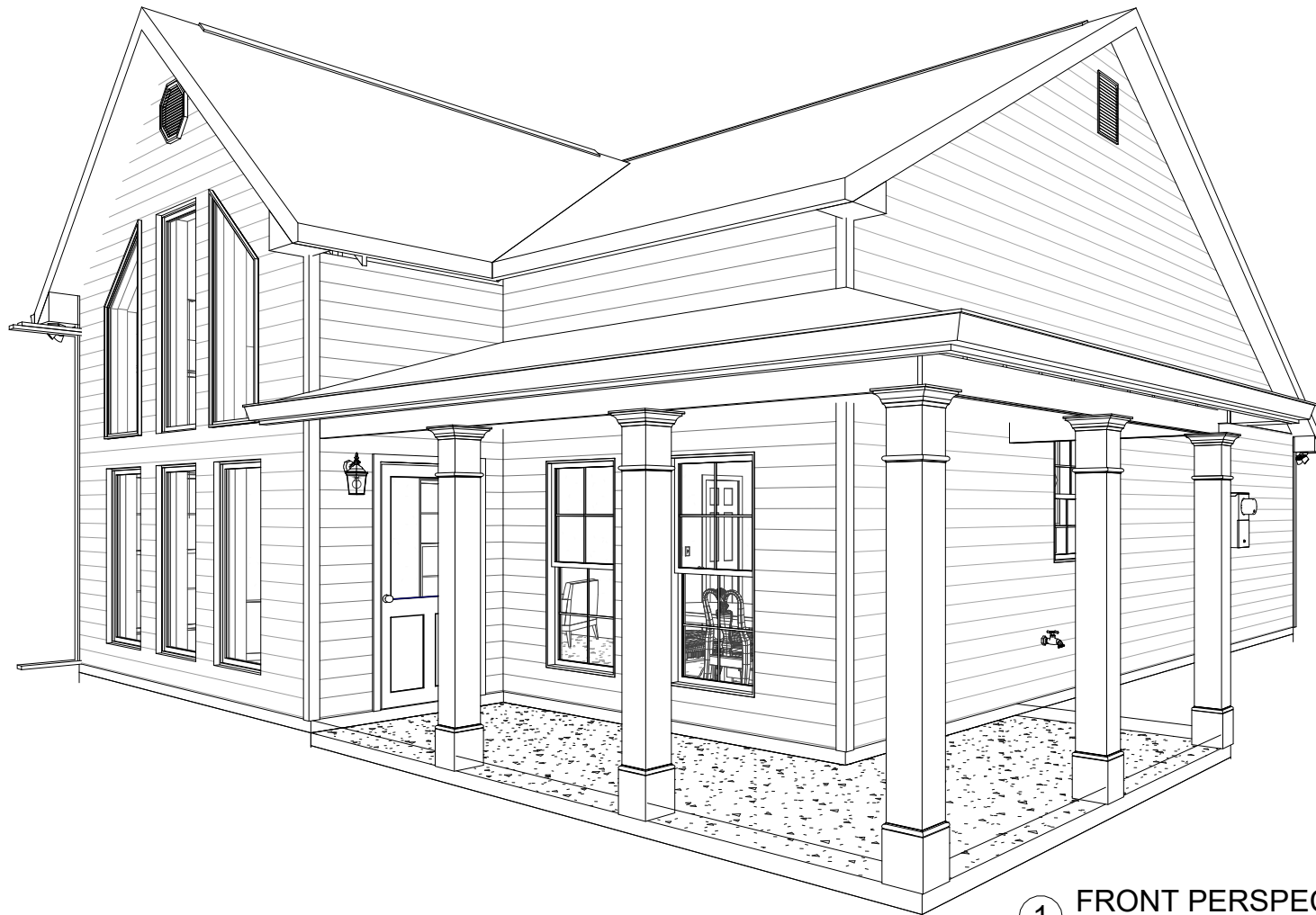
ABBREVIATIONS LEGEND-

| | | |
|----------------------------------|-----------------------------------|--|
| 5 SH.- FIVE SHELVES | HDWD.- HARDWOOD | SD.- SMOKE DETECTOR |
| 6 SH.- SIX SHELVES | HDR.- HEADER | SH.- SINGLE HUNG |
| A.F.F.- ABOVE FINISHED FLOOR | HT.- HEIGHT | SH-RD.- SHELF AND ROD |
| B.C.- BLIND CORNER (CABINET) | INT.- INTERIOR | S.J.- SINGLE JOIST |
| C.J.- CEILING JOIST | K.S.- KNEE SPACE | SM/CO.- SMOKE AND CARBON MONOXIDE DETECTOR |
| C.M.U.- CONCRETE MASONRY UNIT | KDAT.- KILN DRIED AFTER TREATMENT | SPEC.- SPECIFIED |
| C.O.- CASED OPENING | L.B.W.- LOAD BEARING WALL | SPF.- SPRUCE/PINE/FIR |
| CONC.- CONCRETE | LAUNDRY SINK or LAZY SUSAN | S.R.O.- SHEETROCK OPENING |
| C.R.V.- CONTINUOUS RIDGE VENT | L.V.P.- LUXURY VINYL PLANK | SYP.- SOUTHERN YELLOW PINE |
| DBL SH-RD.- DOUBLE SHELF AND ROD | LVT.- LUXURY VINYL TILE | T & G.- TONGUE AND GROOVE |
| DH.- DOUBLE HUNG | O.C.- ON CENTER | TEMP.- TEMPERED |
| DR. or DRWR.- DRAWER | O.H.- OVERHEAD | T.O.P.- TOP OF PLATE |
| D.S.- DRAWER SPACE | OPT.- OPTIONAL | TRAP.- TRAPEZOID (WINDOW) |
| EVP.- ENGINEERED VINYL PLANK | O.W.H.- OVER THE WALL HEIGHT | U.N.O.- UNLESS NOTED OTHERWISE |
| EXT.- EXTERIOR | P.T.- PRESSURE TREATED | UTIL.- UTILITY |
| F.J.- FLOOR JOIST | PANT.- PANTRY | VAN.- VANITY |
| FS.- SUPPLY IN FLOOR (HVAC) | R/A.- RETURN AIR (HVAC) | W/H.- WATER HEATER |
| FTG.- FOOTING | REINF.- REINFORCED | W.H.H.- WINDOW HEADER HEIGHT |
| GYP. BD.- GYPSUM BOARD | R.O.- ROUGH OPENING | W.I.C.- WALK IN CLOSET |
| HB.- HOSE BIBB | SC.- SUPPLY IN CEILING (HVAC) | |
| HDG.- HOT DIPPED GALVANIZED | | |

GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS OTHERWISE NOTED.
- STANDARD FIRST FLOOR WINDOW HEADERS SHALL BE FRAMED DOWN 2'-2" FROM T.O.P., U.N.O.
- WINDOW HEADERS FOR WINDOWS LOCATED ABOVE KITCHEN SINK SHALL BE FRAMED DOWN 1'-5" FROM T.O.P., U.N.O.
- STANDARD SECOND FLOOR WINDOW HEADERS SHALL BE FRAMED DOWN 1'-2" FROM T.O.P., U.N.O.
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- ALL CLOSET SHELVES TO BE 12" U.N.O. HEIGHT OFF FLOOR:
SINGLE - 68"
DOUBLE - 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AN LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- PORCH, STOOP, & DECK HANDRAILS NOT INCLUDED W/ SLAB FOUNDATION
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH FROM FINISHED GRADE

**WIND ANALYSIS -- 120 MPH Wind Velocity or as interpolated
2020 7th edition Florida Building Code
Calculations as per Section 1609ASCE 7-16**



1 FRONT PERSPECTIVE CONST

Importance factor: 1.0 Building Category: ENCLOSED
Wind Exposure (s): B Risk Category II
Internal Pressure Coefficient +/- .18

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Date: 2022.05.16 16:26:38 -04'00'

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| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| 1 | FINALS | 5/9/22 |

| AREAS: | 1,162 SF | 1,162 SF | 162 SF | 162 SF | 1,314 SF |
|--------------------|----------|----------|--------|--------|----------|
| FIRST FLOOR HEATED | | | | | |
| COVERED PORCH | | | | | |
| TOTAL UNDER ROOF | | | | | |

| | |
|----------|---|
| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

| | |
|------------------|--------------------|
| JOB#: | 59-22-016 |
| FOUNDATION TYPE: | MONOSLAB |
| FOUNDATION TYPE: | 2x4 EXTERIOR WALLS |
| FOUNDATIONS: | MONOSLAB |
| FOUNDATIONS: | 2x4 EXTERIOR WALLS |

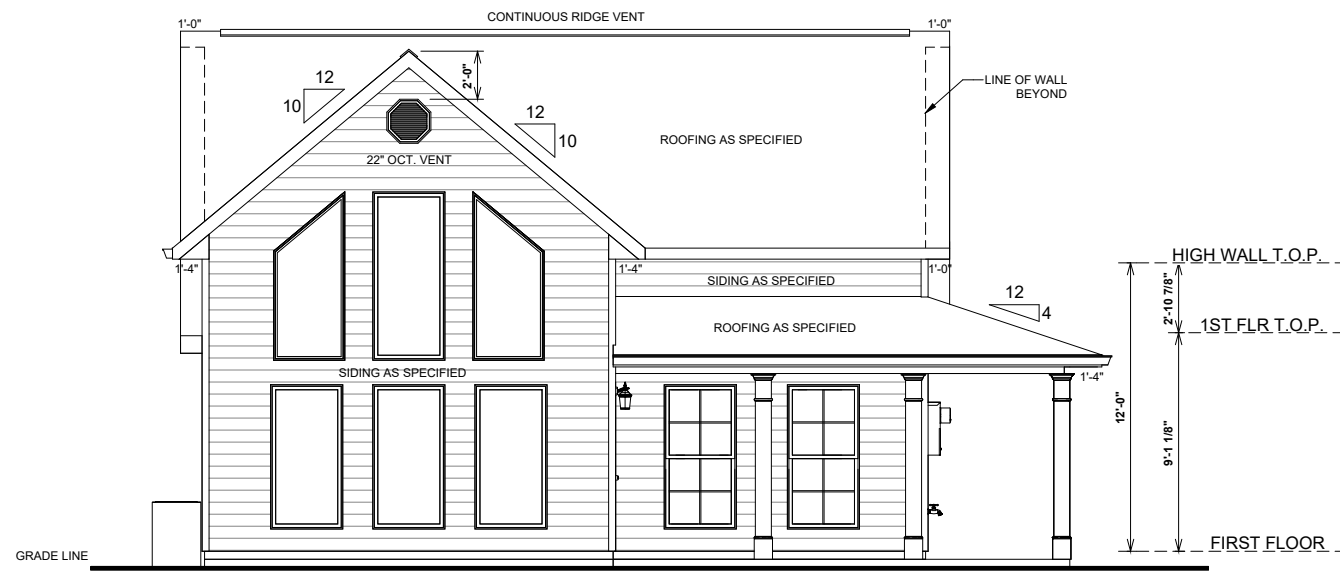
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| SHEET NUMBER: | E-0 |
| COVER SHEET | |

James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FL 32312 PH 850-766-7778

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS



1 REAR ELEVATION
1/8" = 1'-0"

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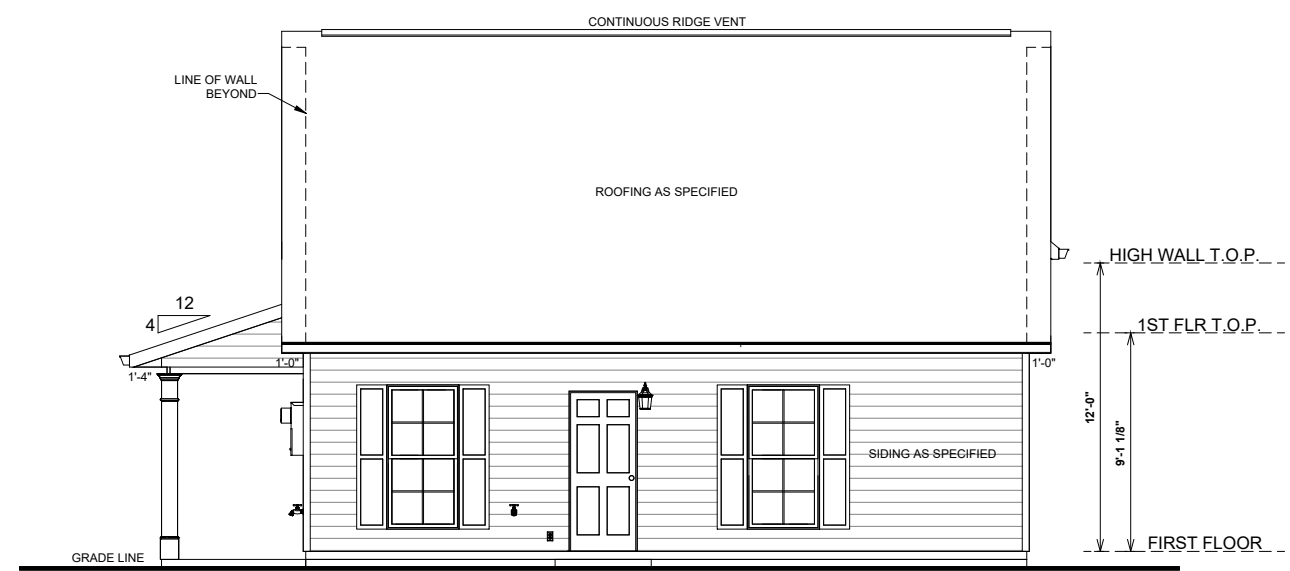
James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FL 32312 PH 850-766-7778

ELEVATION NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- 7/16" O.S.B AND HOUSEWRAP REQUIRED
- ROOF OVERHANGS, AS NOTED, ARE FROM WALL SHEATHING TO OUTSIDE OF FASCIA
- FINAL GRADE TO BE DETERMINED ON SITE
- FOUNDATION DRAWN AS REPRESENTATION ONLY

7:12 O.W.H. = 4 5/16"

PORCH, STOOP & DECK HANDRAILS NOT INCLUDED WITH SLAB FOUNDATION. RAILING IS A FORCED OPTION WHEN PORCH IS OVER 32" HIGH



2 FRONT ELEVATION
1/8" = 1'-0"

| Revision Schedule | |
|-------------------|----------------------|
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| | 5/9/22 |

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| FIRST FLOOR HEATED | 1,162 SF |
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| | |
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| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

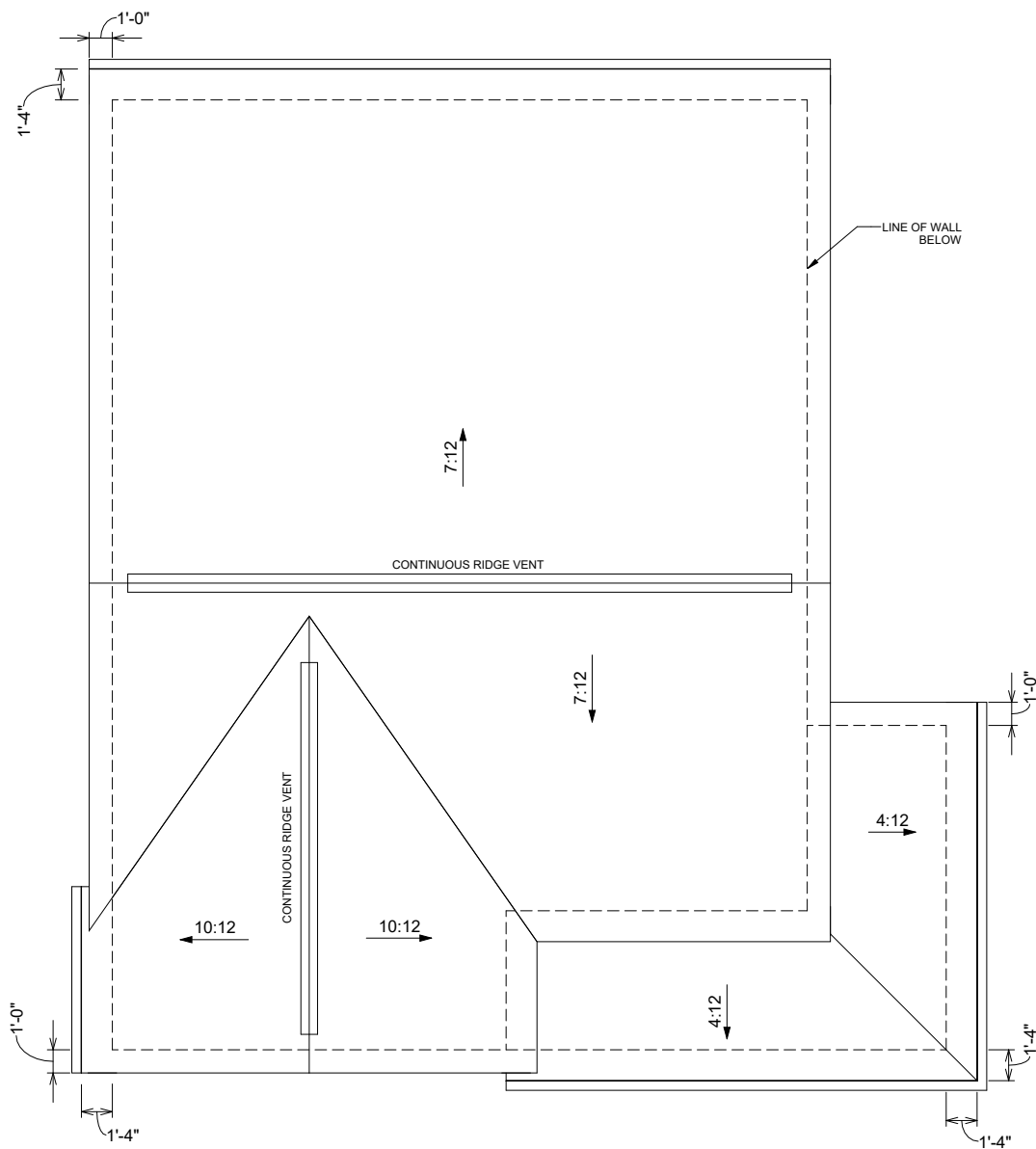
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|------------------|--|
| JOB# | 59-22-016 |
| FOUNDATION TYPE: | MONOSLAB |
| FOUNDATIONS: | Jobs/Doug Higgins 40-43 53 59 63 66 73 98 120 121 125 145)159-Gainesville, FL 32609 MFH-Monoslab59-Flat-UnionMFH-Monoslab |
| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:42 AM |

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SHEET NUMBER: **E-1**

FRONT & REAR ELEVATIONS

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%
FINAL CONSTRUCTION PLANS



3 ROOF OVERVIEW
1/8" = 1'-0"

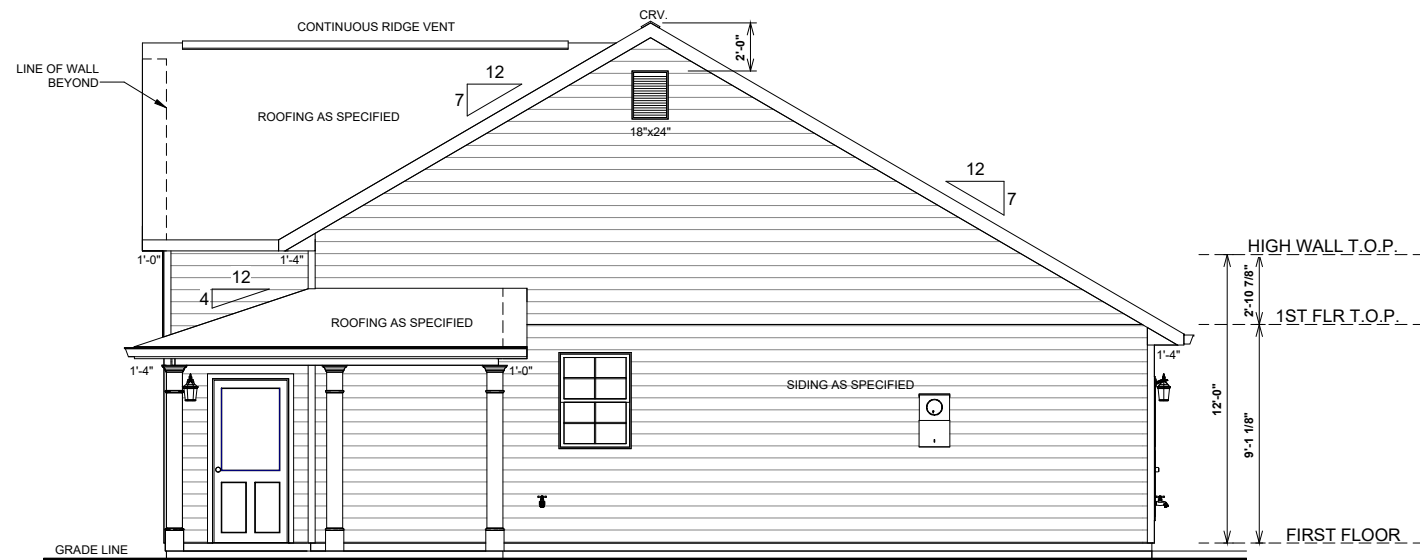
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Zaleski**

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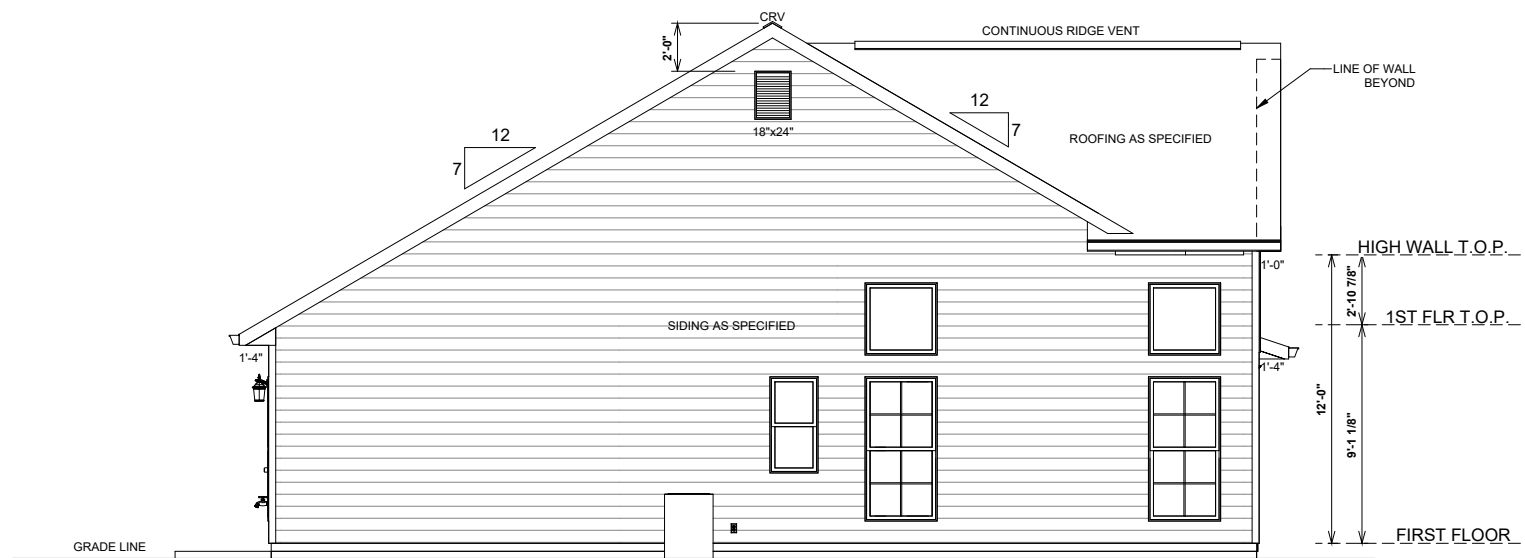
1 LEFT ELEVATION
1/8" = 1'-0"

PORCH, STOOP & DECK HANDRAILS NOT INCLUDED WITH SLAB FOUNDATION. RAILING IS A FORCED OPTION WHEN PORCH IS OVER 32" HIGH

ELEVATION NOTES

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7:12 O.W.H. = 4 5/16"



2 RIGHT ELEVATION
1/8" = 1'-0"

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

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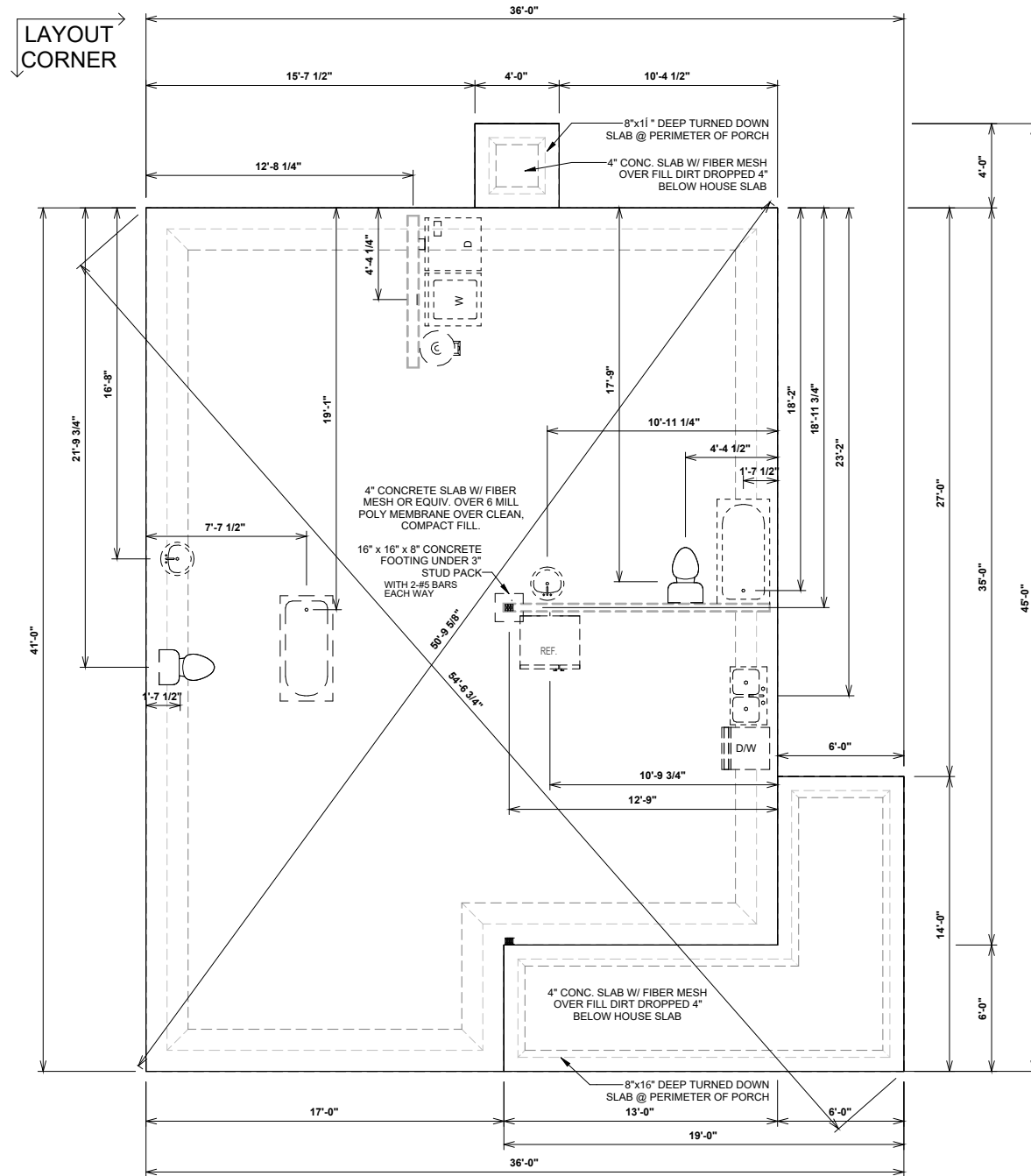
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| | | |
|-----------------------|--------------------------|---|
| THE: UNION MFH | FOR: DANIEL FLATT | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: GAINESVILLE | SOLD BY: RD | |

| | |
|------------------------|--|
| JOB#: 59-22-016 | FOUNDATION TYPE: MONOSLAB |
| 2x4 EXTERIOR WALLS | CS/Shared drives/AHP Drafting/AHP Jobs/Doug Higgins (404) 535-9666 (7398) 120 121 125 (407) 599-6366 (407) 599-6366 (407) 599-6366 |

| | |
|--|--|
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| SHEET NUMBER: E-2 | LEFT & RIGHT ELEVATIONS & ROOF OVERVIEW |

FOUNDATION FOR SUITABLE SOILS - IF BUILDER FINDS ADVERSE SOILS NOTIFY ENGINEER



1 FOUNDATION PLAN
1/8" = 1'-0"

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NOTE:
TURN OUT REBAR AT THE POWER
METER FOR ELECTRICAL GROUNDING
AS REQUIRED BY CODE

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OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

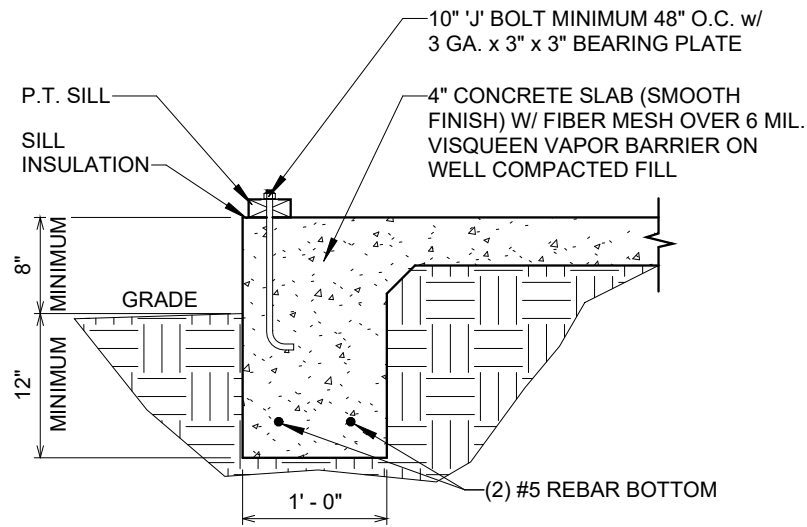
| Revision Schedule | |
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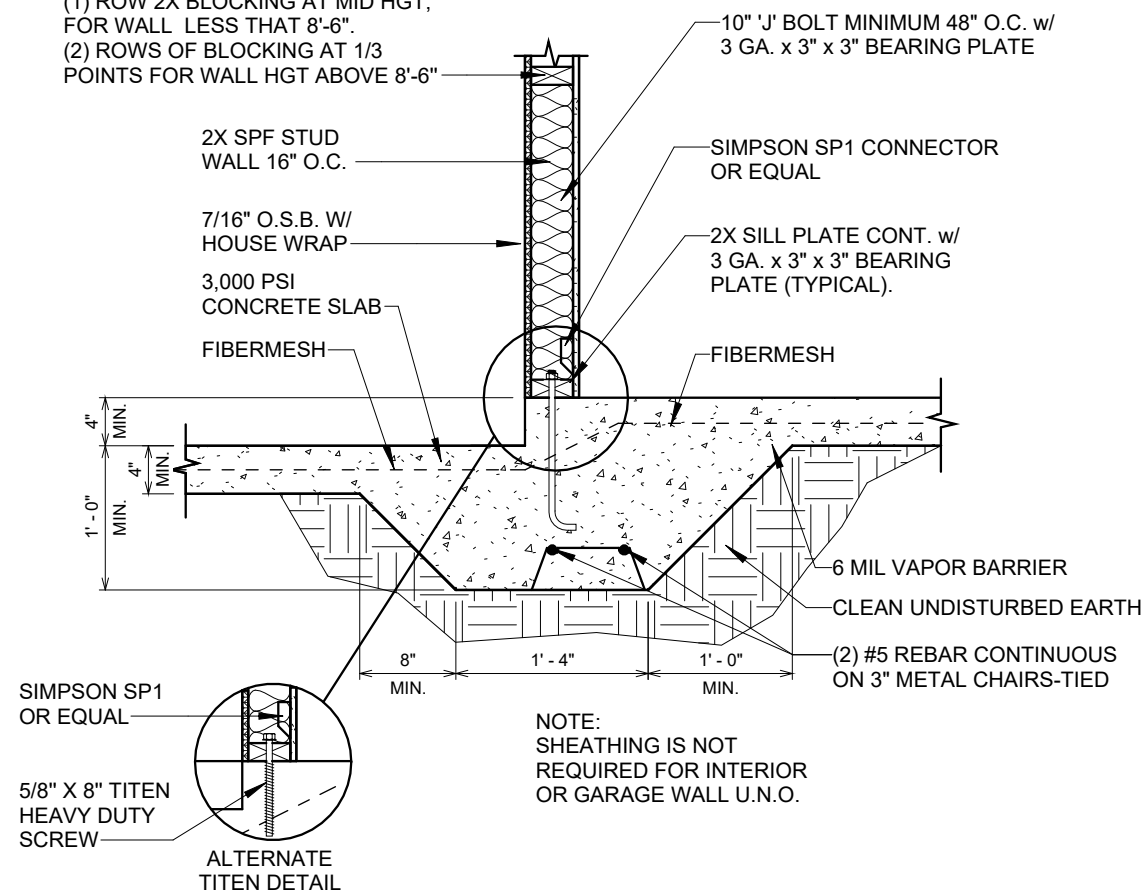
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| JOB# | 59-22-016 |
| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:44 AM |
| FOUNDATION TYPE: | MONOSLAB |
| | 2x4 EXTERIOR WALLS |

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| | FOUNDATION PLAN |

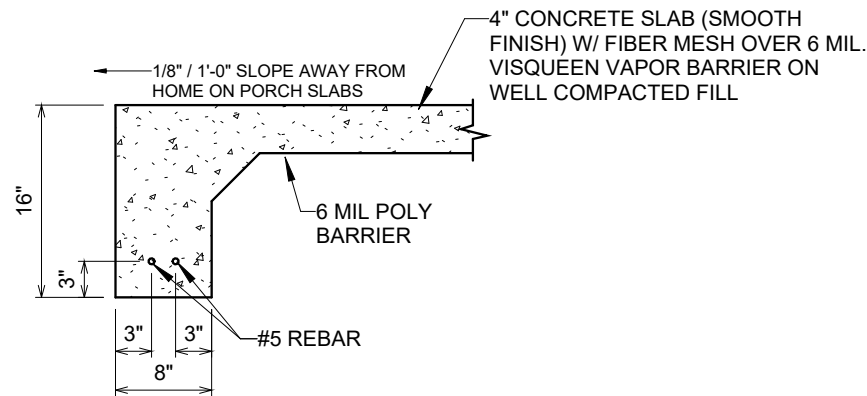


1 1 STORY MONOSLAB DETAIL 1
3/4" = 1'-0"

(1) ROW 2X BLOCKING AT MID HGT, FOR WALL LESS THAT 8'-6"
(2) ROWS OF BLOCKING AT 1/3 POINTS FOR WALL HGT ABOVE 8'-6"



2 BEARING WALL AT STEP 1
3/4" = 1'-0"



3 EDGE OF TURNED DOWN PATIO SLAB 1
3/4" = 1'-0"

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MONOSLAB FOUNDATION DETAILS FOR AREAS 43, 59, 66, 73

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

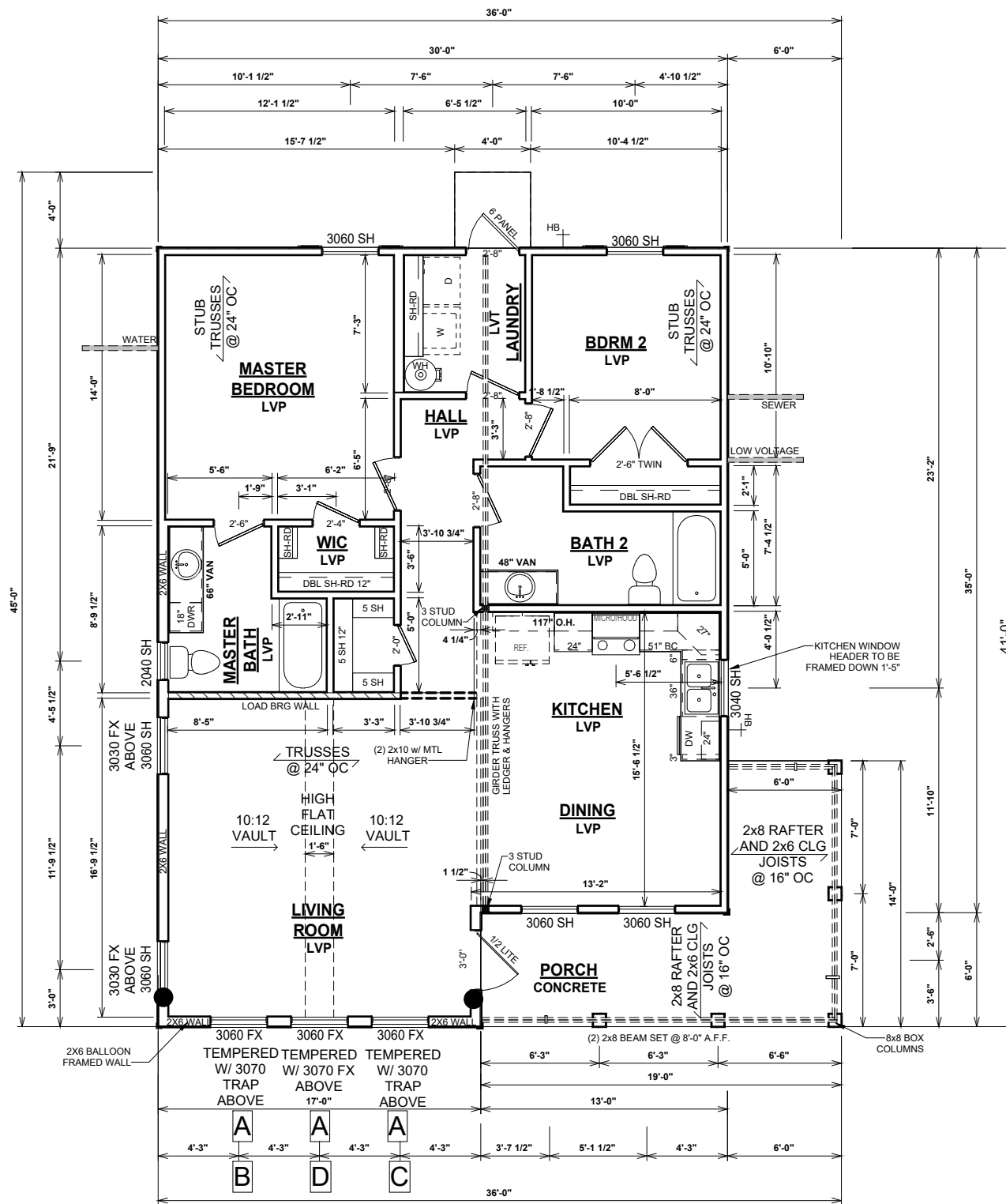
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| 1 | FINALS | 5/9/22 |

| AREAS: | FIRST FLOOR HEATED | COVERED PORCH | TOTAL UNDER ROOF |
|--------|--------------------|---------------|------------------|
| | 1,162 SF | 162 SF | 1,314 SF |

| | |
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| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

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| JOB# | 59-22-016 |
| FOUNDATION TYPE: | MONOSLAB |
| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
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| SHEET NUMBER: | F-1.1 |
| | MONOSLAB FOUNDATION DETAILS |



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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GENERAL NOTES

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- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS OTHERWISE NOTED.
- STANDARD FIRST FLOOR WINDOW HEADERS SHALL BE FRAMED DOWN 2'-2" FROM T.O.P., U.N.O.
- WINDOW HEADERS FOR WINDOWS LOCATED ABOVE KITCHEN SINK SHALL BE FRAMED DOWN 1'-5" FROM T.O.P., U.N.O.
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- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- ALL CLOSET SHELVES TO BE 12" U.N.O. HEIGHT OFF FLOOR:
SINGLE - 68"
DOUBLE - 42" & 84"
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- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- PORCH, STOOP, & DECK HANDRAILS NOT INCLUDED W/ SLAB FOUNDATION
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH FROM FINISHED GRADE

SHEATH EXTERIOR 100%

● INDICATES SIMPSON HDU5 HOLD DOWN

POST BASE - SIMPSON ABU POST BASE

POST CAP - SIMPSON BC CAP

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10,368 CUBIC FEET

| Revision Schedule | |
|-------------------|----------------------|
| Revision Number | Revision Description |
| 1 | FINALS |
| | 5/9/22 |

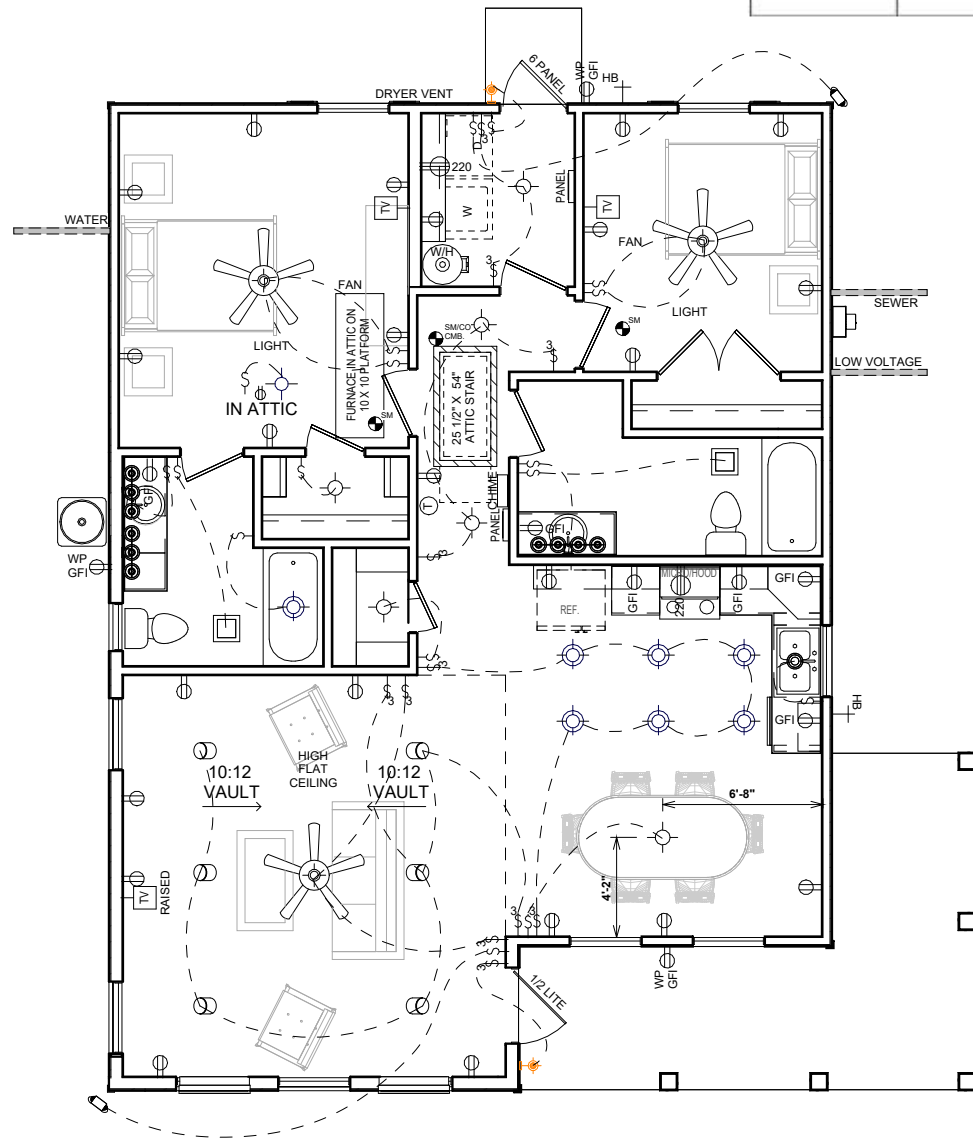
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| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| FOUNDATION TYPE: | MONOSLAB |
| ADDRESS: | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

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| SHEET NUMBER: | F-2 |
| COPYRIGHT: | © COPYRIGHT - 2022 |
| PROJECT: | FIRST FLOOR PLAN |

| | | |
|------|--------------------------------|-------------|
| 2020 | FLORIDA BUILDING CODE | RESIDENTIAL |
| 2020 | FLORIDA EXISTING BUILDING CODE | |
| 2020 | FLORIDA BUILDING CODE | PLUMBING |
| 2020 | FLORIDA BUILDING CODE | MECHANICAL |
| 2017 | NATIONAL ELECTRICAL CODE | ELECTRICAL |



1 FIRST FLOOR ELECTRICAL & HVAC PLAN
1/8" = 1'-0"

James A Zaleski

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Date: 2022.05.16
16:24:49 -04'00'

James A Zaleski
Digitally signed by James A Zaleski
Date: 2022.05.16
16:25:16 -04'00'

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ELECTRICAL NOTES:

- BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 & 20 AMP RECEPTACLE OUTLETS IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER. ART. 210-12(b) CONFORM ELECTRICAL WIRING & COMPONENTS TO CURRENT NEC PROVISIONS OF 1 & 2 FAMILY DWELLINGS AS REQUIRED BY CODE! OUTLET LOCATIONS ARE REPRESENTATION ONLY ACTUAL OUTLET LOCATIONS MAY VARY PER LOCAL CODE

HVAC NOTES:

- FURNACE NOT LOCATED IN HEATED AREA TO BE AS CENTRALLY LOCATED AS POSSIBLE. IN ACCORDANCE WITH ALL APPLICABLE CODES
- BUILDER & HVAC CONTRACTOR RESERVE THE RIGHT TO LOCATE SUPPLY VENTS OR LINES
- RETURN AIR REGISTERS TO BE AS CLOSE TO FURNACE UNIT & CENTRALLY LOCATED AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED AS CLOSE TO INTERIOR AIR HANDLER AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED 10' AWAY MIN. FROM DRYER VENT

| ELECTRICAL LEGEND | |
|---------------------------------------|--|
| LIGHTING FIXTURES | |
| Ceiling Fan | |
| Ceiling Fan w/ Light | |
| Ceiling Mounted Light | |
| Recessed Ceiling Light | |
| Pendent Ceiling Light | |
| Fluorescent Ceiling Light | |
| Ceiling Exhaust Fan/Light Combo | |
| Ceiling Exhaust Fan/Light Combo | |
| Emergency Exit Light | |
| Junction Box for Future Fixture | |
| Fluorescent Wall Mounted Light | |
| Wall Mounted Vanity 3 Light | |
| Wall Mounted Vanity 4 Light | |
| Wall Mounted Interior Sconce Light | |
| Wall Mounted Exterior Coach Light | |
| Exterior Flood Light | |
| ELECTRICAL FIXTURES | |
| Duplex Outlet | |
| Duplex Outlet - GFI | |
| Duplex Outlet - Water Proof GFI | |
| Duplex Outlet - 220v | |
| Duplex Outlet - Ceiling Mounted | |
| Duplex Outlet - Floor Mounted | |
| 4-plex Outlet | |
| 4-plex Outlet - Floor Mounted | |
| Outlet, Light and Switch (AtticCrawl) | |
| 2-Way Switch | |
| 3-Way Switch | |
| 4-Way Switch | |
| Dimmer Switch | |
| Rocker Switch | |
| Smoke Detector | |
| Smoke Detector/Carbon Monoxide | |
| Thermostat | |
| Door Bell | |
| Door Bell Chime | |
| Telephone Jack | |
| Television / Cable Jack | |
| Telephone / Data Jack | |

| Revision Number | Revision Description | Revision Date |
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| 1 | FINALS | 5/9/22 |

| AREAS: | 1,162 SF | 1,162 SF | 162 SF | 162 SF | 1,314 SF |
|--------------------|----------|----------|--------|--------|----------|
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| | | |
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| THE: UNION MFH | FOR: DANIEL FLATT | ADDRESS: 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| JOB#: 59-22-016 | FOUNDATION TYPE: MONOSLAB | OFFICE: GAINESVILLE |
| CHECKED BY: B. TOOMBS | PRINT DATE: 5/10/2022 8:33:45 AM | SOLD BY: RD |

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| DRAWN BY: J. GENCHUR | CHECKED BY: B. TOOMBS | PRINT DATE: 5/10/2022 8:33:45 AM |
| G:\Shared drives\AHP Drafting\AHP Jobs\Doug Higgins (40-43-53-59-63-66-73-98-120-121-125-145)\59-Gainesville - Flat-Union MFH-Monoslab-59-Flat-Union-MFH-Monoslab.rvt | | |

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SHEET NUMBER: **H-1**

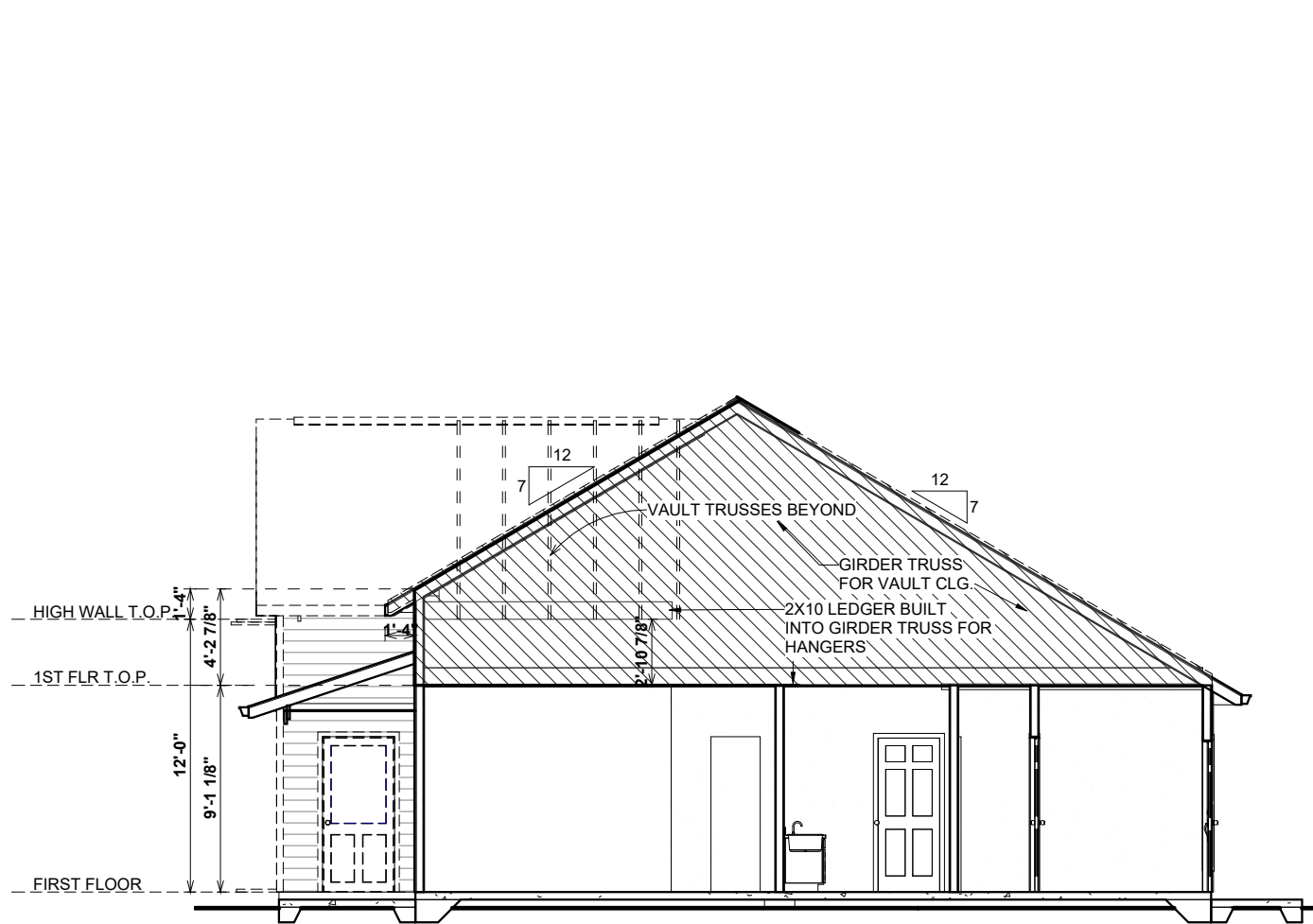
FIRST FLOOR ELECTRICAL & HVAC PLAN

James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FL 32312 PH 850-766-7778

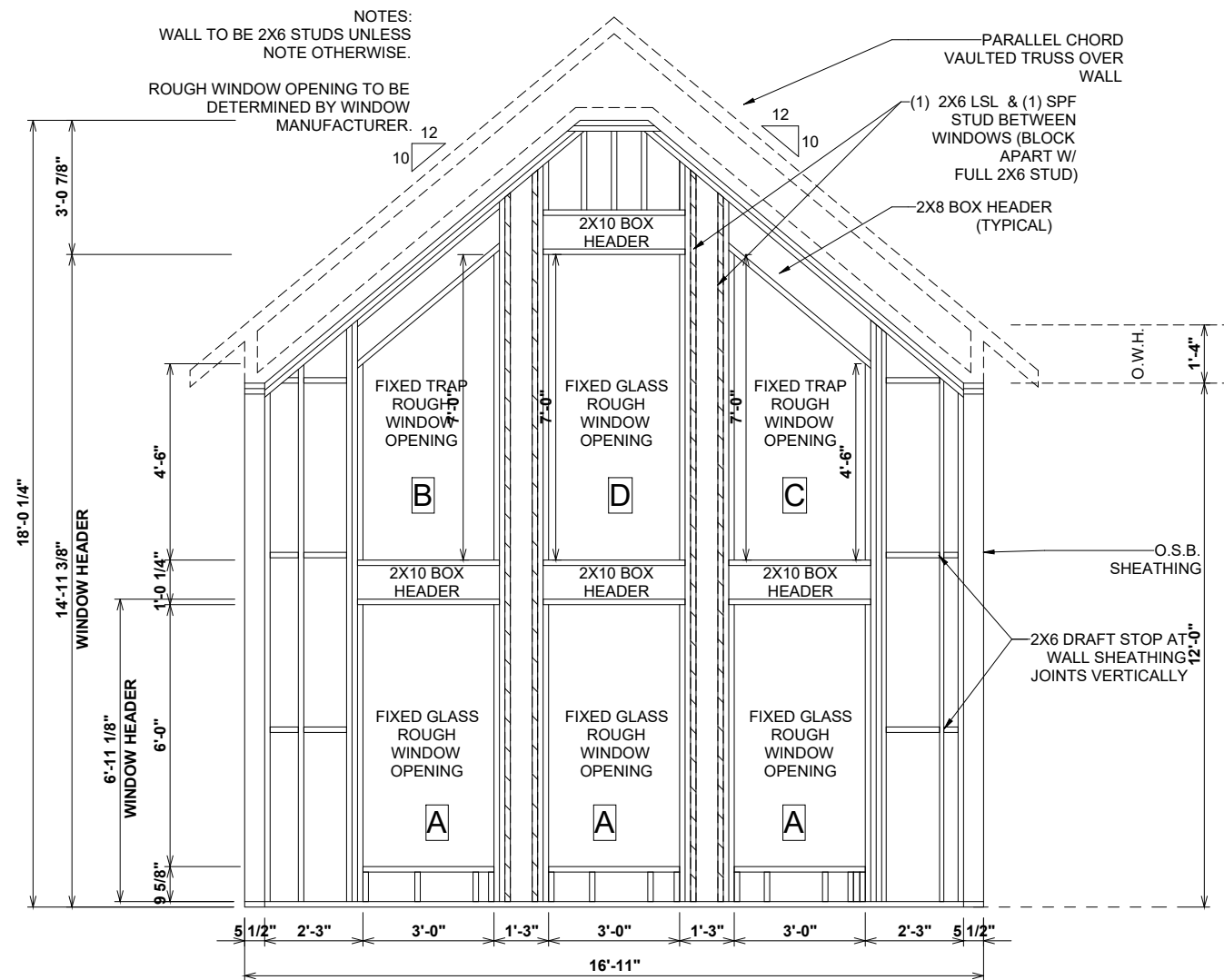
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

FOR VIEW WALL FOR STUDS 0'-0" – 16'-0" USE 2X6 SPF STUDS
 ALL STUDS OVER 16 FEET TO BE 2 X 6 LSL
 ALL STUDS IN VIEW WALL TO HAVE 1- SIMPSON SDWC 15450
 AT THE BASE AND 1- SIMPSON SDWC 15600 AT THE TOP
 IN ADDITION TO ANY STRAPPING



2 GIRDER TRUSS VIEW
 1/8" = 1'-0"



1 VIEW WALL FRAMING
 1/4" = 1'-0"

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James A
 Zaleski

Digitally signed by
 James A Zaleski
 Date: 2022.05.16
 16:24:35 -04'00'

James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FL 32312 PH 850-766-7778

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

| Revision Schedule | |
|-------------------|----------------------|
| Revision Number | Revision Description |
| 1 | FINALS |
| | 5/9/22 |

| AREAS: | |
|--------------------|----------|
| FIRST FLOOR HEATED | 1,162 SF |
| COVERED PORCH | 1,162 SF |
| TOTAL UNDER ROOF | 1,314 SF |

| | |
|----------|---|
| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

| | |
|------------------|--------------------|
| JOB#: | 59-22-016 |
| | 2x4 EXTERIOR WALLS |
| FOUNDATION TYPE: | MONOSLAB |

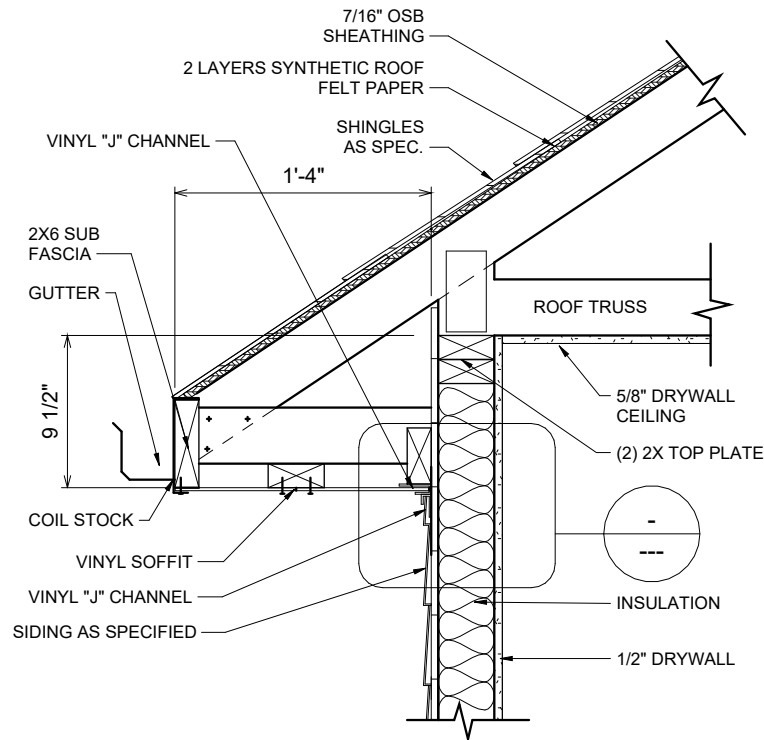
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| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:46 AM |



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| SHEET NUMBER: | S-1 |
|---------------|-----|

PAPER SIZE: 11" x 17" SCALE: As indicated

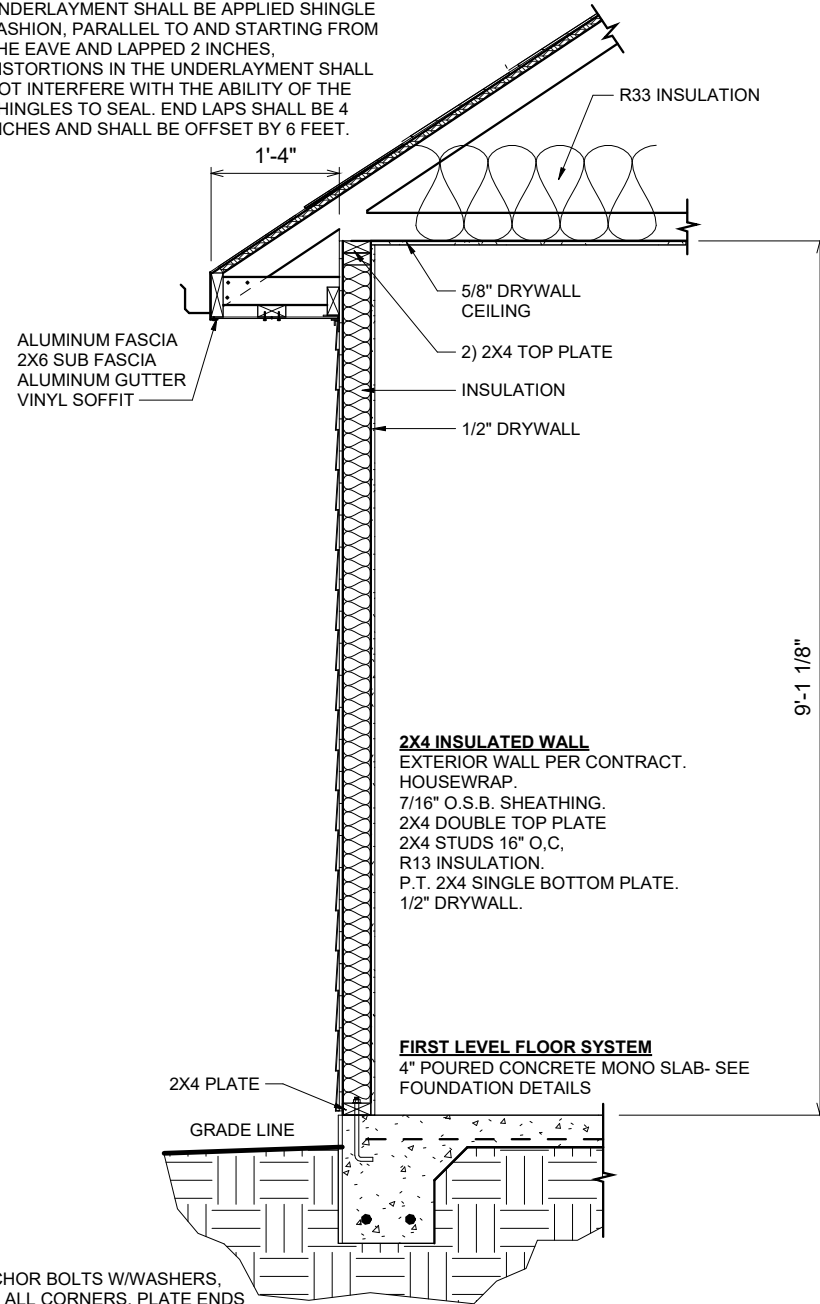
DETAILS



ROOF SYSTEM
 ROOF COVERING AS SPECIFIED DOUBLE LAYER OF SYNTHETIC UNDERLAYMENT WITH 7/16" OSB SHEATHING NAILED AND CLIPPED PRE ENGINEERED ROOF TRUSSES PER PRINT R-33 INSULATION IN FLAT AREAS R-30 INSULATION IN SLOPED AREAS

UNDERLAYMENT MATERIALS
 UNDERLAYMENT MATERIALS TO COMPLY WITH ASTM D226, D4869 TYPE III OR TYPE IV SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION.

UNDERLAYMENT APPLICATION
 UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.



NOTE:
 1/2" X 10" ANCHOR BOLTS W/WASHERS, WITHIN 6" OF ALL CORNERS, PLATE ENDS AND EACH SIDE OF AN OPENING. THEN SPACED A MINIMUM OF 4'-0" O.C. OR AS REQUIRED.

③ 1 STORY WALL SECTION ON SLAB - FL
 1/2" = 1'-0"

① 400.1 RAFTER TAIL AT SIDING WALL - FL
 1" = 1'-0"

Wall Exterior Panel - Sheath with 7/16" OSB
 PANEL GRADE - OSB STRUCTURAL I
 2 X 4 STUD SPACING 16" O.C UP TO 16.0 FEET (All Load Bearing and Shear Walls) (IF REQUIRED)

MIN NAIL PENETRATION - 1-1/2"
 Nail Type 8D
 Edge Nail Spacing 4" o.c
 Intermediate Nail Spacing 8" o.c

SIMPSON SPH4 @48" O.C. TOP AND BOTTOM OF STUD

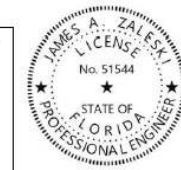
INTERIOR GYPSUM WALLBOARD GREEN 1/2"
 Edge Nailing 5" o.c
 Intermediate Nailing 12" o.c
 Nails 5d Coolers Nails or Wallboard Screws

2-Simpson PA28 straps from beam to pier

Wood Posts Simpson ABU Base and 2- Simpson LSTA24 Straps at Top. And 1-Simpson SDWC15600 Screw from post to beam

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FOR VIEW WALL FOR STUDS 0'-0" - 16'-0"
 USE 2X6 SPF STUDS
 ALL STUDS OVER 16 FEET TO BE 2 X 6 LSL
 ALL STUDS IN VIEW WALL TO HAVE 1- SIMPSON SDWC 15450 AT THE BASE AND 1- SIMPSON SDWC 15600 AT THE TOP IN ADDITION TO ANY STRAPPING



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 Date: 2022.05.16 16:24:23 -04'00'

MONOSLAB WALL DETAILS FOR AREAS 43, 53, 59, 66, & 73

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%
FINAL CONSTRUCTION PLANS

| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| 1 | FINALS | 5/9/22 |

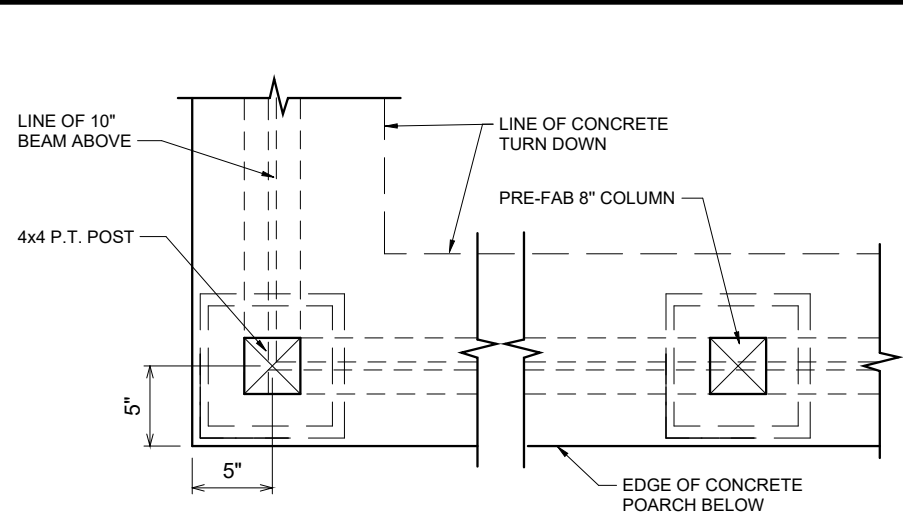
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|--------------------|----------|----------|--------|--------|----------|
| FIRST FLOOR HEATED | | | | | |
| COVERED PORCH | | | | | |
| TOTAL UNDER ROOF | | | | | |

| | | |
|-----------------------|--------------------------|--|
| THE: UNION MFH | FOR: DANIEL FLATT | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: GAINESVILLE | SOLD BY: RD | |

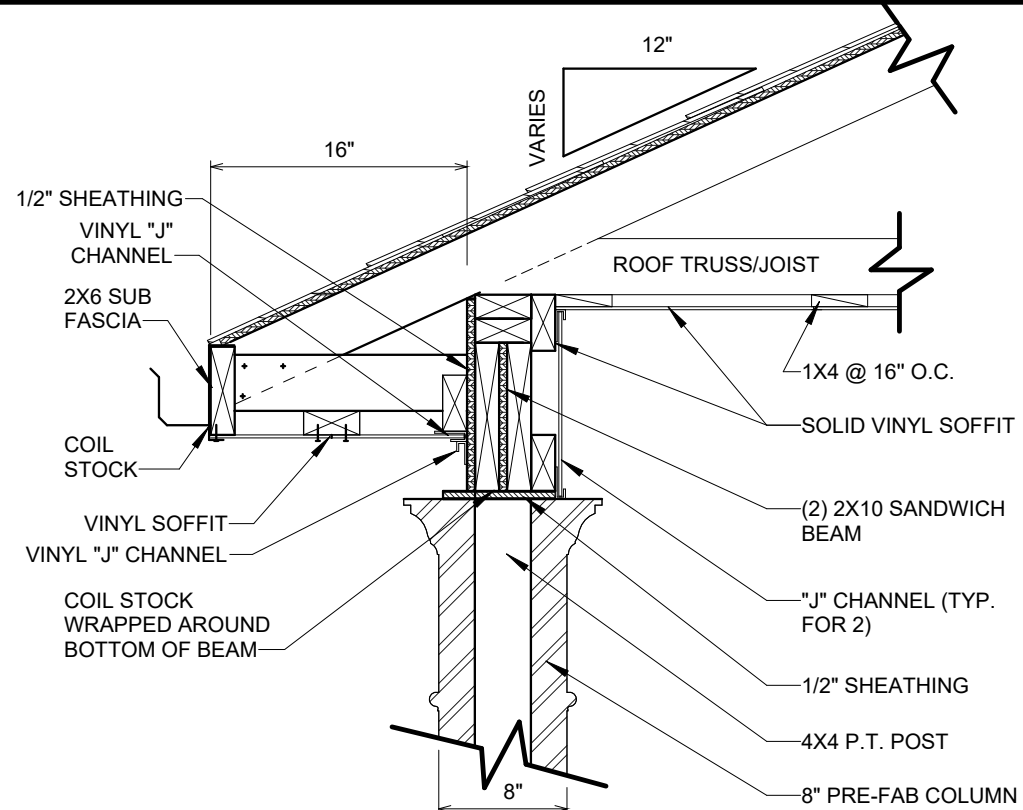
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|------------------------------|---|
| JOB#: 59-22-016 | FOUNDATION TYPE: MONOSLAB |
| DRAWN BY: J. GENCHUR | PRINT DATE: 5/10/2022 8:33:47 AM |
| CHECKED BY: B. TOOMBS | |

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| SHEET NUMBER: S-2 | MONOSLAB WALL SECTIONS |

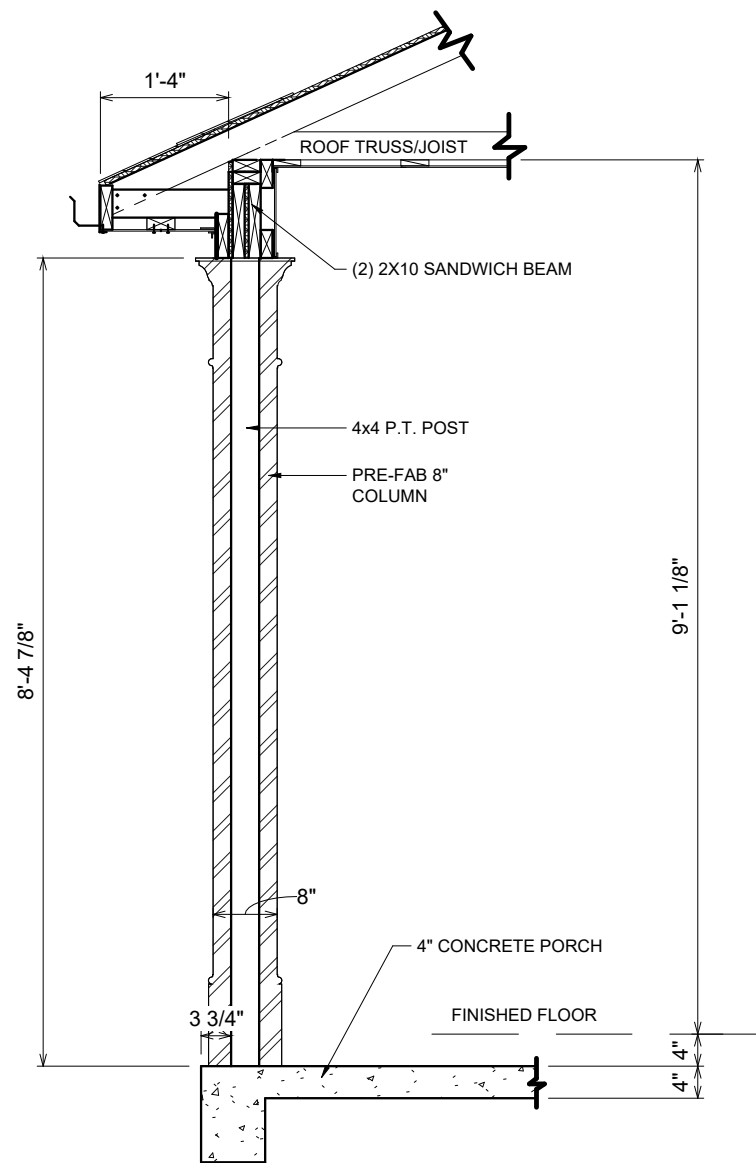
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1 820.2 PORCH 8" COLUMN FRAMING ON SLAB
1" = 1'-0"



3 8" COLUMN PORCH SOFFIT DETAIL - FL
1" = 1'-0"



2 820.1 8" PORCH COLUMN - FL - ON CONC
1/2" = 1'-0"

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COLUMN DETAILS FOR AREAS
43, 53, 59, 66, & 73

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

| Revision Schedule | |
|-------------------|----------------------|
| Revision Number | Revision Description |
| 1 | FINALS |
| | 5/9/22 |

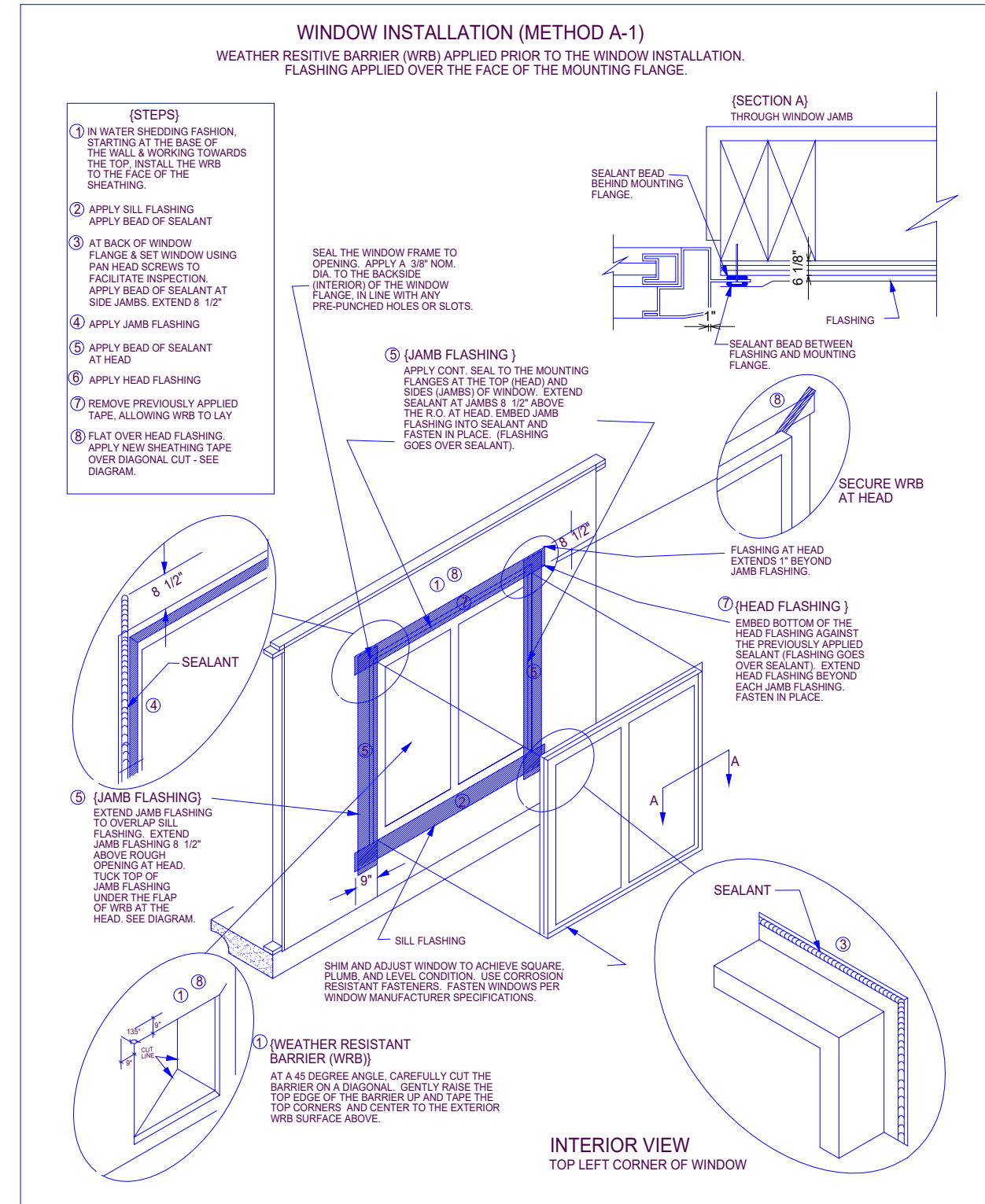
| AREAS: | FIRST FLOOR HEATED | COVERED PORCH | TOTAL UNDER ROOF |
|--------|--------------------|---------------|------------------|
| | 1,162 SF | 162 SF | 1,314 SF |

| | |
|----------|--|
| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

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|------------------|----------------------|
| JOB# | 59-22-016 |
| FOUNDATION TYPE: | MONOSLAB |
| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:47 AM |

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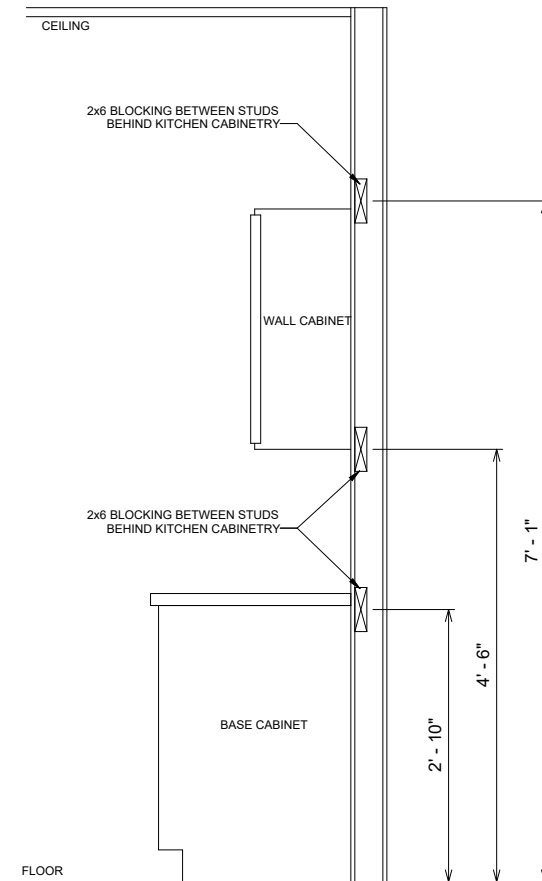
COLUMN DETAILS



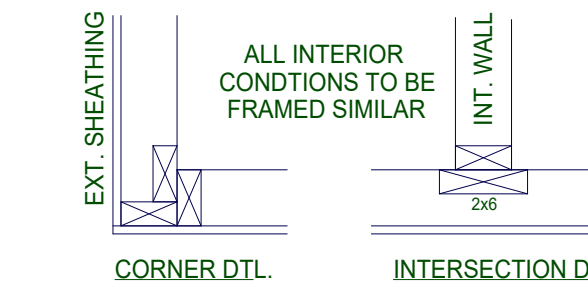
1 WINDOW INSTALLATION (TYPICAL)
3/16" = 1'-0"

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2 KITCHEN CABINET WALL BLOCKING
1/2" = 1'-0"



TYPICAL FRAMING DETAILS

3 43.2 CORNER T FRAMING DETAIL
1" = 1'-0"

| Revision Schedule | |
|-------------------|----------------------|
| Revision Number | Revision Description |
| 1 | FINALS |

| AREAS: | 1,162 SF | 1,162 SF | 162 SF | 162 SF | 1,314 SF |
|--------------------|----------|----------|--------|--------|----------|
| FIRST FLOOR HEATED | | | | | |
| COVERED PORCH | | | | | |
| TOTAL UNDER ROOF | | | | | |

| | |
|------------------|----------------------|
| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| FOUNDATION TYPE: | MONOSLAB |
| JOB# | 59-22-016 |
| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:48 AM |
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| SHEET NUMBER: | S-4 |
| OFFICE: | GAINESVILLE |
| SOLD BY: | RD |

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|---|
| 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
|---|

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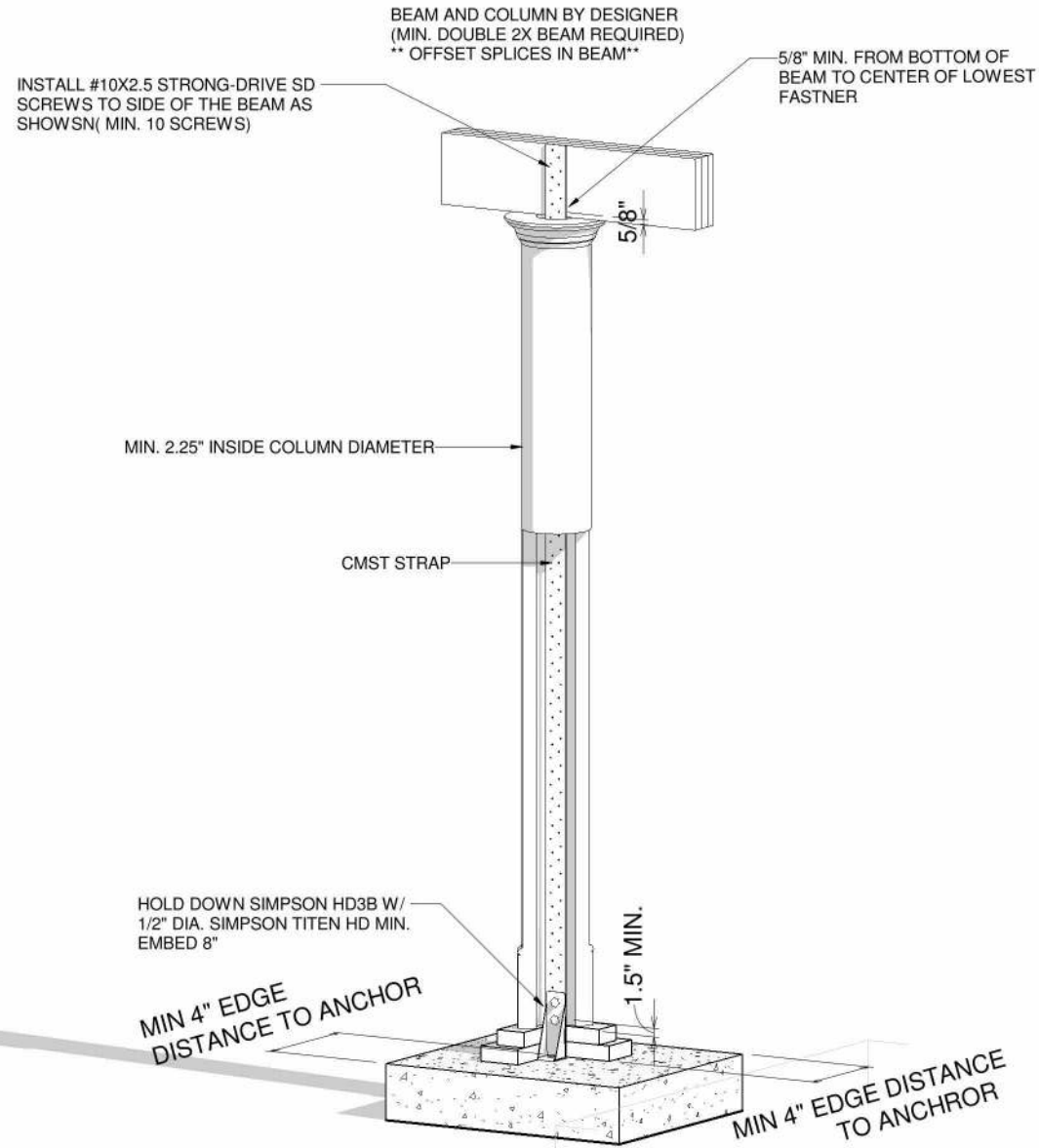
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

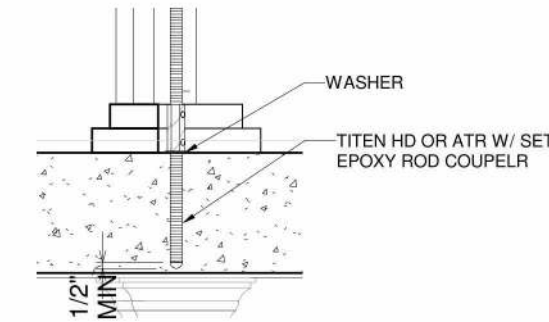
James A Zaleski

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16:23:38 -04'00'

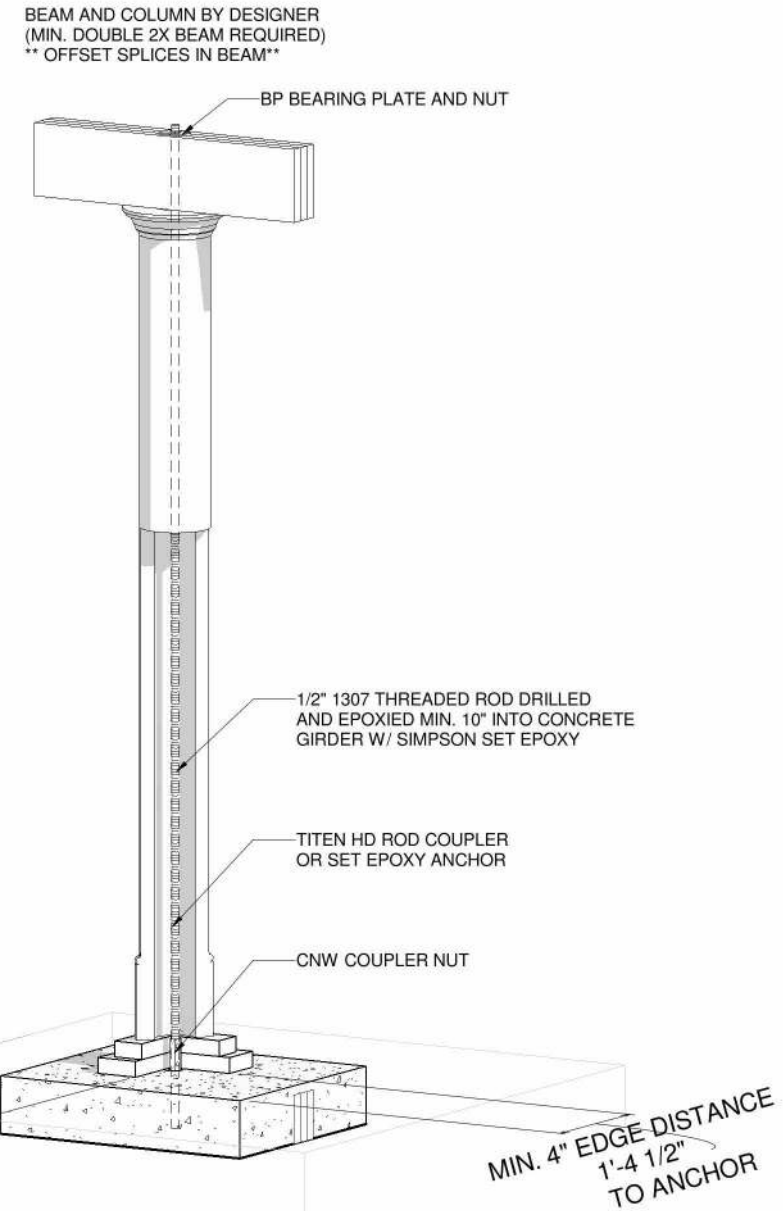
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1 COLUMN DETAIL



COLUM DETAIL BLOWUP



2 COLUMN DETAIL 2

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OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

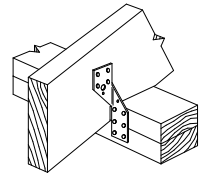
| Revision Schedule | |
|-------------------|----------------------|
| Revision Number | Revision Description |
| 1 | FINALS |

| AREAS: | 1,162 SF | 1,162 SF | 162 SF | 162 SF | 1,314 SF |
|--------------------|----------|----------|--------|--------|----------|
| FIRST FLOOR HEATED | | | | | |
| COVERED PORCH | | | | | |
| TOTAL UNDER ROOF | | | | | |

| | | |
|-----------------------|--|----------------------------|
| THE: UNION MFH | FOR: DANIEL FLATT | OFFICE: GAINESVILLE |
| | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 | SOLD BY: RD |

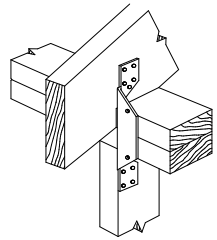
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| JOB#: 59-22-016 | FOUNDATION TYPE: MONOSLAB |
| DRAWN BY: J. GENCHUR | CHECKED BY: B. TOOMBS |
| PRINT DATE: 5/10/2022 8:33:49 AM | |

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| SHEET NUMBER: S-5 | FL-COLUMN HOLD DOWN DETAILS |



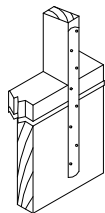
Simpson Strong-Tie
H2.5

RAFTER WITH NO STUD BELOW
WHEN H2 ARE NOT USED PROVIDE
SIMPSON CS16 @ 48" O.C. STRAP OVER
TOP PLATE AND MIN. 10" LAP ON STUDS U.N.O.

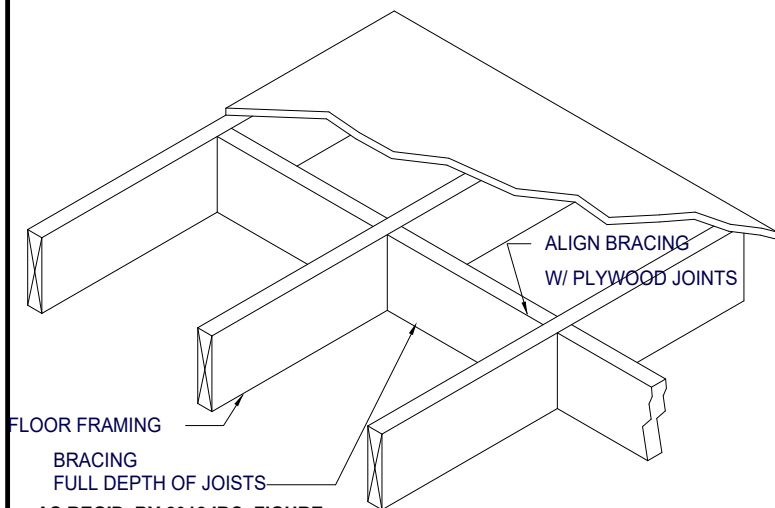


Simpson Strong-Tie
H2

RAFTER ABOVE STUD
WHEN H2 ARE USED EVERY OTHER JOIST
SIMPSON CS16 STRAP OVER TOP PLATE
& MIN. 10" LAP ON STUDS ARE NOT REQUIRED U.N.O.

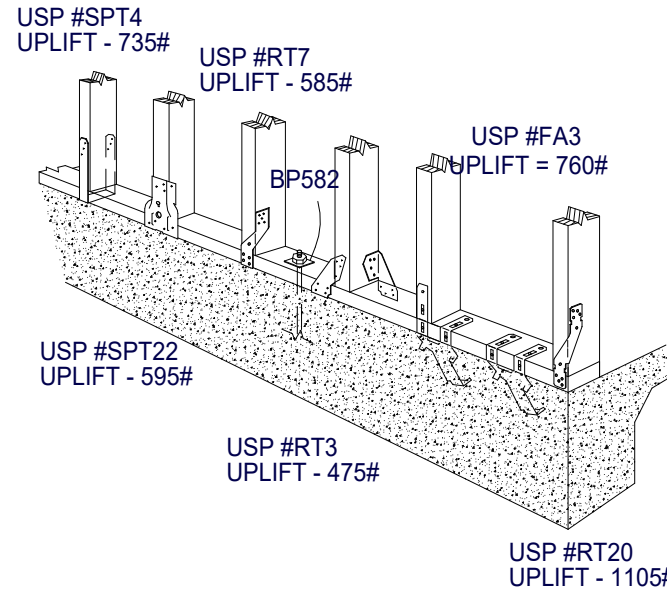


20" SIMPSON CS 16 TIE STRAP CONNECTS STUDS TO
FLOOR SYSTEM @ 48" O.C., 10d NAILS ALL HOLES
AND WOOD COLUMNS TO PORCH HEADERS
AND WOOD COLUMNS TO FLOOR RIM JOIST U.N.O.



FLOOR FRAMING
BRACING
FULL DEPTH OF JOISTS
AS REQ'D. BY 2018 IRC, FIGURE
R502.2 & SECTION R502.7

OPTIONAL RAFTER OR STUD/POST
TO DBL PLATE/HEADER CONNECTION:
6" FASTENMASTER TIMBERLOK
INSTALLED AT 22.5 DEGREE
MIN. 2.5" FROM CONNECTION
WWW.FASTENMASTER.COM



OPTIONAL SLAB/BOTTOM PLATE/WALL CONNECTIONS
SIMPSON H2.5, H3, OR SSP OR DSP BOTTOM PLATE TO STUDS

RAFTER/TRUSS

USP RS200 ON EACH RAFTER PAIR, 12" MIN.
END LENGTH ON EACH RAFTER, (11)
8d FASTENERS REQ'D EACH END.

ALT: 1x6 COLLAR TIE EVERY OTHER RAFTER,
MIN. (9) 8d NAILS EACH END.

NOTE: DETAIL ABOVE NOT REQUIRED
FOR CONTINUOUS TRUSSES.

USP RT16 STRAP AT
ALL BEARING POINTS

RT16 MUST BE INSTALLED ON OUTSIDE OF
STUD WALL. IF INSTALLED ON INSIDE OF
WALL, STUDS ON EITHER SIDE OF RT16
MUST BE ANCHORED TO TOP PLATE USING
RT7 STRAPS.

INTERIOR LOAD BEARING WALLS--
STRAP TRUSS/RAFTERS TO TOP PLATES
WITH USP RT16. ANCHOR TOP PLATES TO
STUDS WITH USP SPT24 STRAPS ON SAME
SIDE AS RT16 STRAPS. CONNECT 2ND
FLOOR WALL STUDS TO 1ST FLOOR WALL
STUDS OR BEAMS USING USP RS200
STRAPS @ 48" O.C. (MIN. 11 8d NAILS EACH
END). ATTACH 1ST FLOOR STUDS TO
SUPPORTING GIRDERS IN SIMILAR MANNER.
ANCHOR FLOOR JOISTS TO DROPPED
GIRDERS WITH USP RT 17. SEE DETAIL I
FOR DROPPED GIRDER ANCHORING.

OPTIONAL TIEDOWN IS THE QUICK TIE SYSTEM
WWW.QUICKTIEPRODUCTS.COM
CONTRACTOR SHALL SUBMIT TIEDOWN PLAN
FOR ENGINEER'S APPROVAL

STRAP OVERBUILT VALLEY
(SET) TRUSSES/RAFTERS OVER
MAIN TRUSSES/RAFTERS WITH
USP MTW12 OR MTW18

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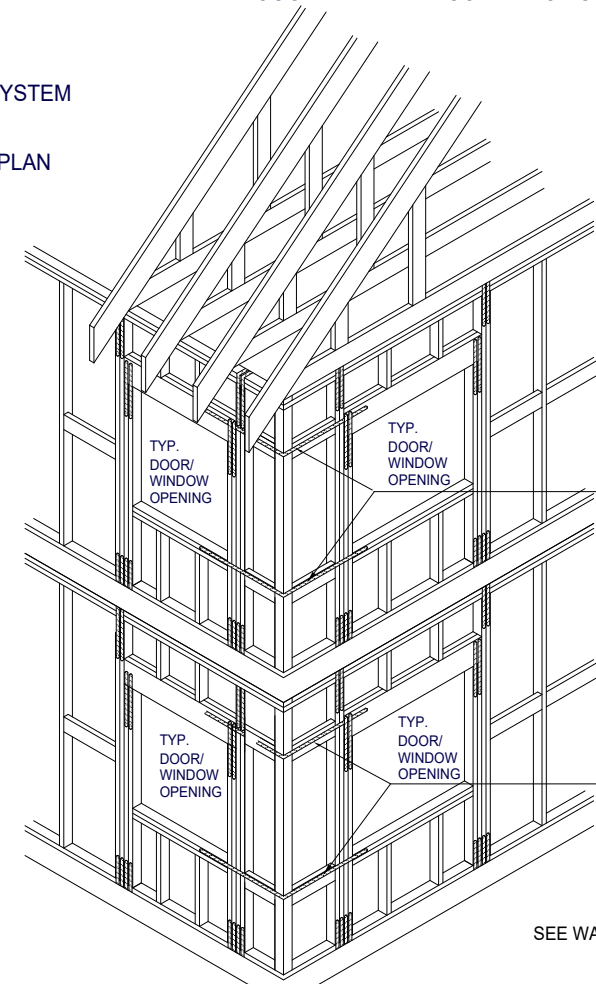


USP STRAP RS200 -- WRAP
OVER TOP OF EVERY PIGGY
BACK RAFTER/TRUSS AND FASTEN
WITH (4) 8d COMMON NAILS
AT EACH MEMBER

OPTIONAL RAFTER TIEDOWN IS:
6" FASTENMASTER TIMBERLOK
2'-3" IN TOP AND 3'-4" IN BOTTOM

MIN. (4) 8d COMMON NAILS
ON EACH SIDE OF 2 MEMBER
CONNECTION

RAFTER TO HIP CONNECTION:
SIMPSON LS50 OR
(2) 1/4"X3.5" WOOD SCREWS PLACED
AT 1/3 DEPTH POINTS AND PASS
THROUGH THE INSIDE CORNER OF CONNECTION



SEE WALL SECTIONS FOR VERTICAL TIEDOWN

HORIZONTAL STRAPPING DETAIL @ CORNERS

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

James
A
Zaleski
i
Digitally
signed by
James A
Zaleski
Date:
2022.05.16
16:22:59
-04'00'

| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| 1 | FINALS | 5/9/22 |

| AREAS: | 1,162 SF | 1,162 SF | 162 SF | 162 SF | 1,314 SF |
|--------------------|----------|----------|--------|--------|----------|
| FIRST FLOOR HEATED | | | | | |
| COVERED PORCH | | | | | |
| TOTAL UNDER ROOF | | | | | |

| | |
|----------|--|
| THE: | UNION MFH |
| FOR: | DANIEL FLATT |
| OFFICE: | 236 SW NEBRASKA TER. FORT WHITE, FL 32038 |
| SOLD BY: | RD |

| | |
|--------------------|-----------|
| JOB# | 59-22-016 |
| FOUNDATION TYPE: | MONOSLAB |
| 2x4 EXTERIOR WALLS | |

| | |
|---------------|----------------------|
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| DRAWN BY: | J. GENCHUR |
| CHECKED BY: | B. TOOMBS |
| PRINT DATE: | 5/10/2022 8:33:52 AM |
| SHEET NUMBER: | S-6 |

FL- HOLD DOWN DETAILS

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