

SHEET LIST - CONSTRUCTION

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E-2	LEFT & RIGHT ELEVATIONS & ROOF OVERVIEW
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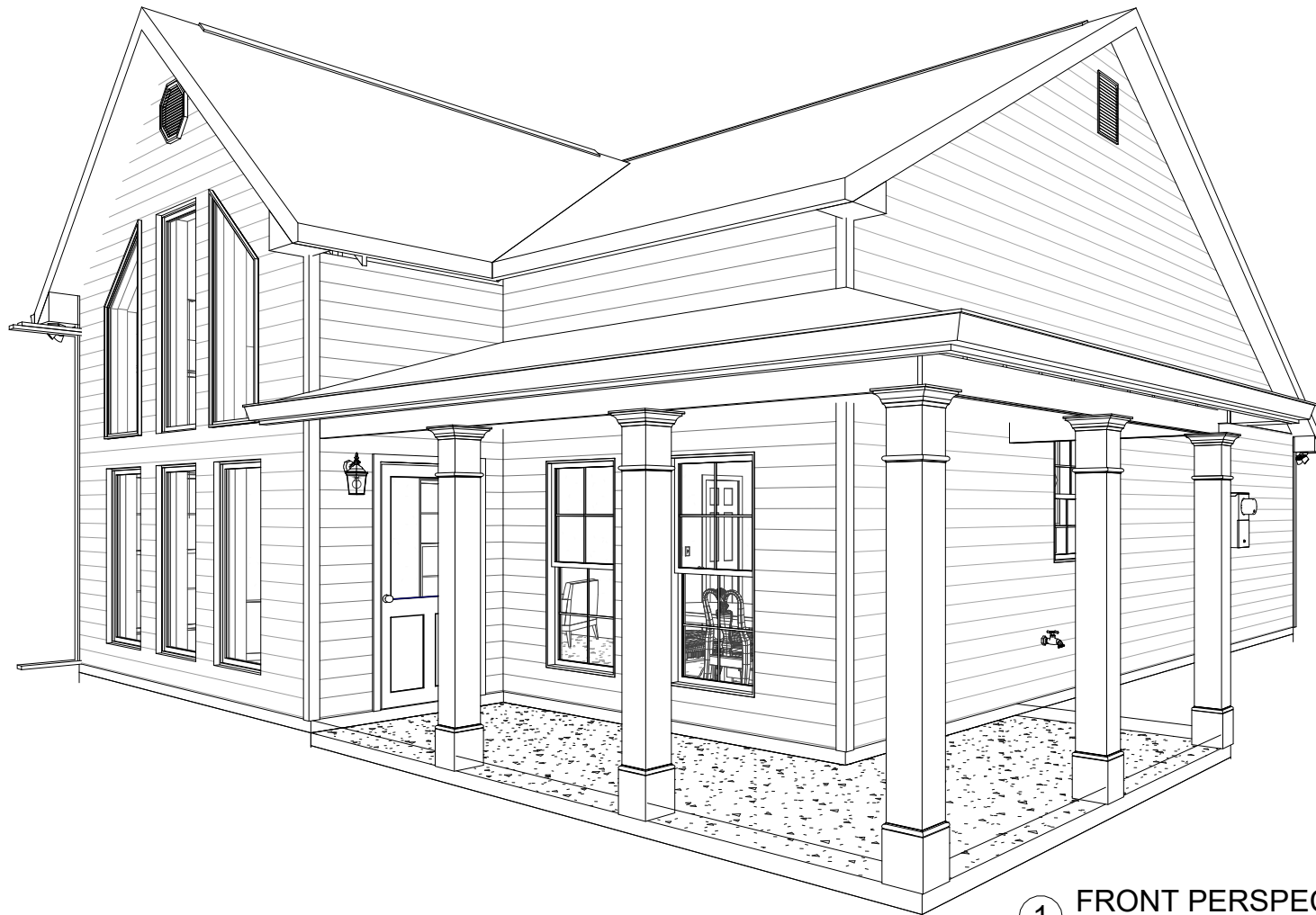
ABBREVIATIONS LEGEND-

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	L.S.-	LAUNDRY SINK or LAZY SUSAN	S.R.O.-	SHEETROCK OPENING
C.R.V.-	CONTINUOUS RIDGE VENT	LVP-	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**



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

James A Zaleski

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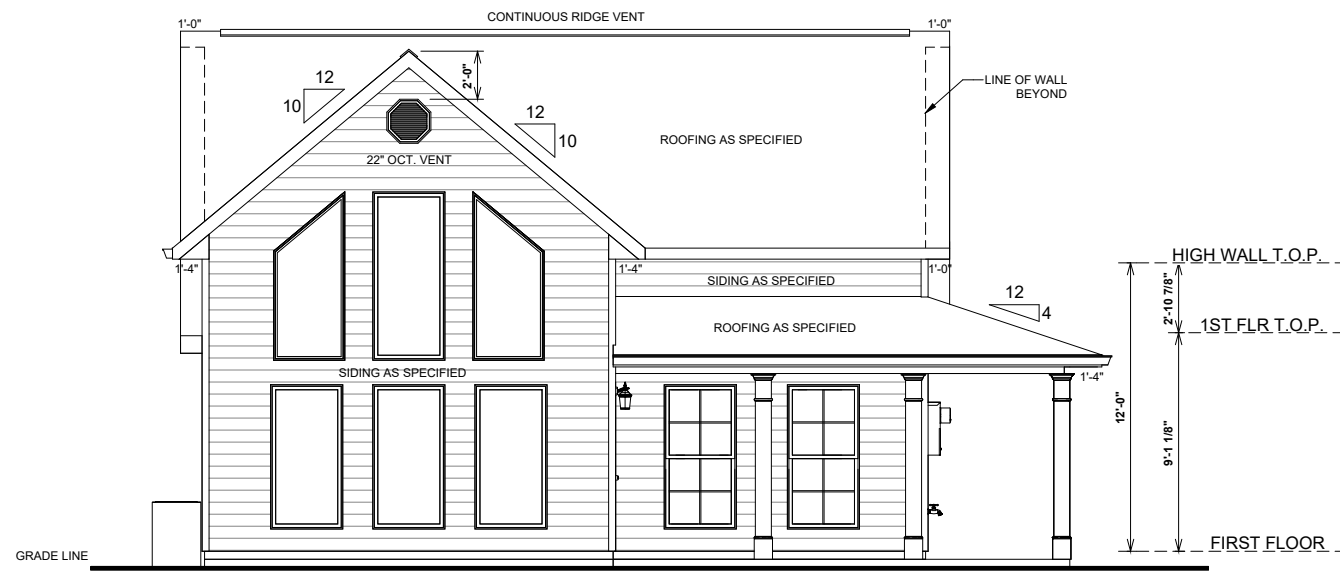


James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FL 32312 PH 850-766-7778

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

FINAL CONSTRUCTION PLANS

Revision Schedule		1,162 SF	1,162 SF	162 SF	162 SF	1,314 SF
Revision Number	Description	AREAS:	FIRST FLOOR HEATED	COVERED PORCH	TOTAL UNDER ROOF	
1	FINALS					
		THE:	UNION MFH			
		FOR:	DANIEL FLATT			
			236 SW NEBRASKA TER. FORT WHITE, FL 32038			
			OFFICE: GAINESVILLE RD			
JOB#	59-22-016		2x4 EXTERIOR WALLS			
DRAWN BY:	J. GENCHUR		FOUNDATION TYPE: MONOSLAB			
CHECKED BY:	B. TOOMBS		G:\Shared drives\AHP Drafting\AHP Jobs\Doug Higgins (40 43 53 59 63 66 73 98 120 121 125 145)\59-Gainesville - FL\59-Flat-Union MFH - Members\59 - Flat\Union MFH - Members.rvt			
PRINT DATE:	5/10/2022 8:33:41 AM		© COPYRIGHT - 2022			
PROPERTY OF:			E-0			
SHEET NUMBER:			COVER SHEET			



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

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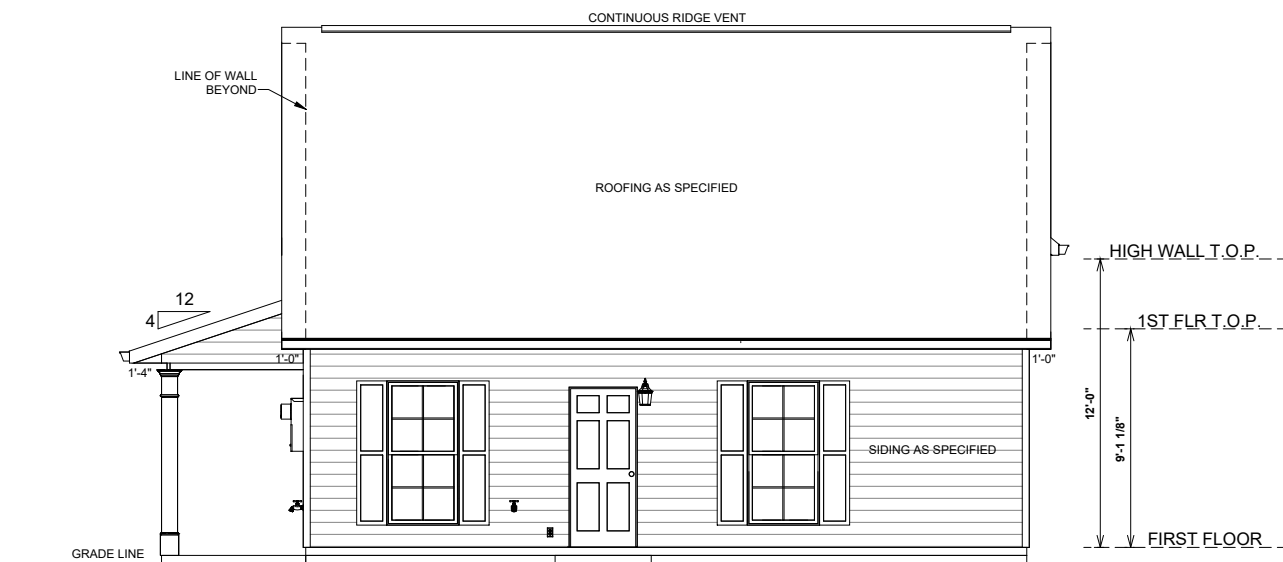
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ELEVATION NOTES

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

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

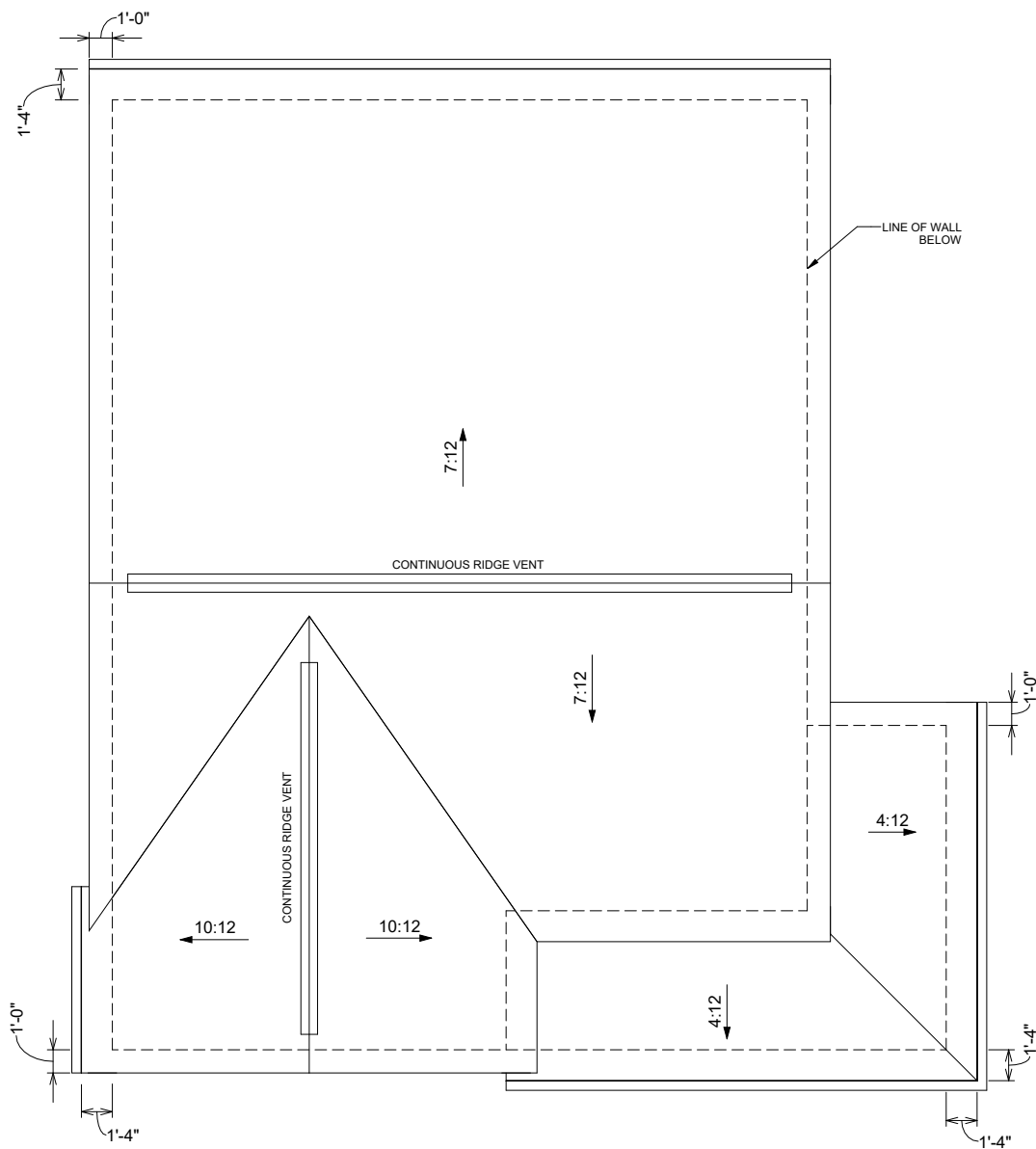
THE:	UNION MFH
FOR:	DANIEL FLATT
	236 SW NEBRASKA TER. FORT WHITE, FL 32038
OFFICE:	GAINESVILLE
SOLD BY:	RD

JOB#	59-22-016
FOUNDATION TYPE:	MONOSLAB
FOUNDATIONS:	Jobs/Doug Higgins
PRINT DATE:	5/10/2022 8:33:42 AM
CHECKED BY:	B. TOOMBS
DRAWN BY:	J. GENCHUR

PROPERTY OF:	AMERICA'S HOME PLACE
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"

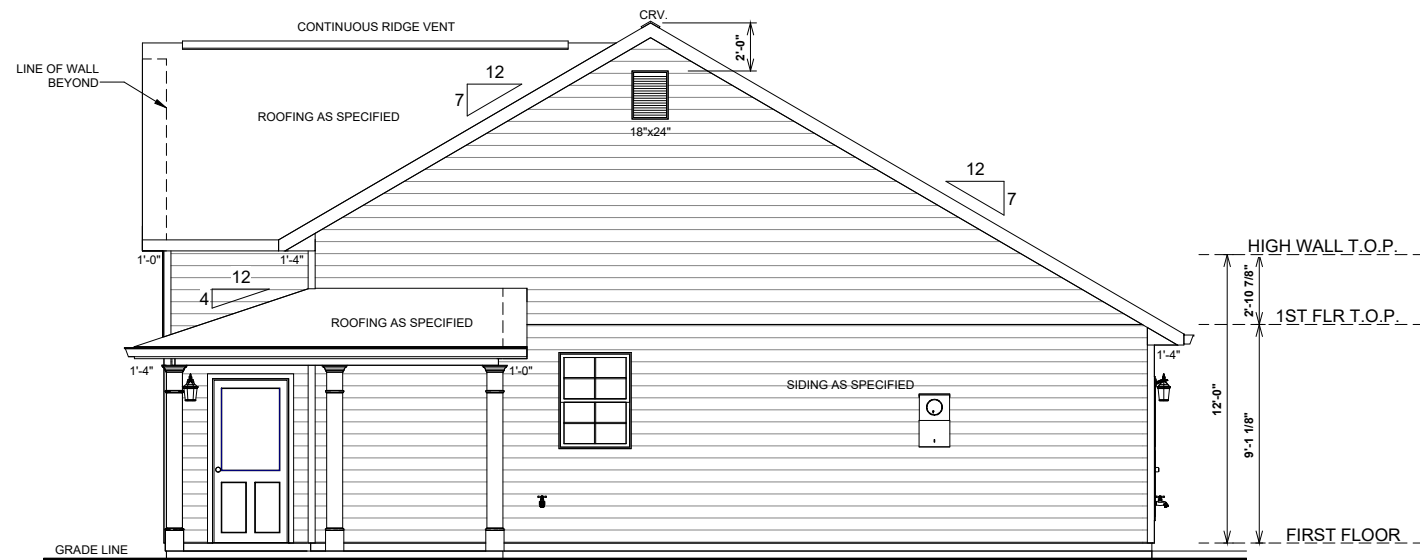
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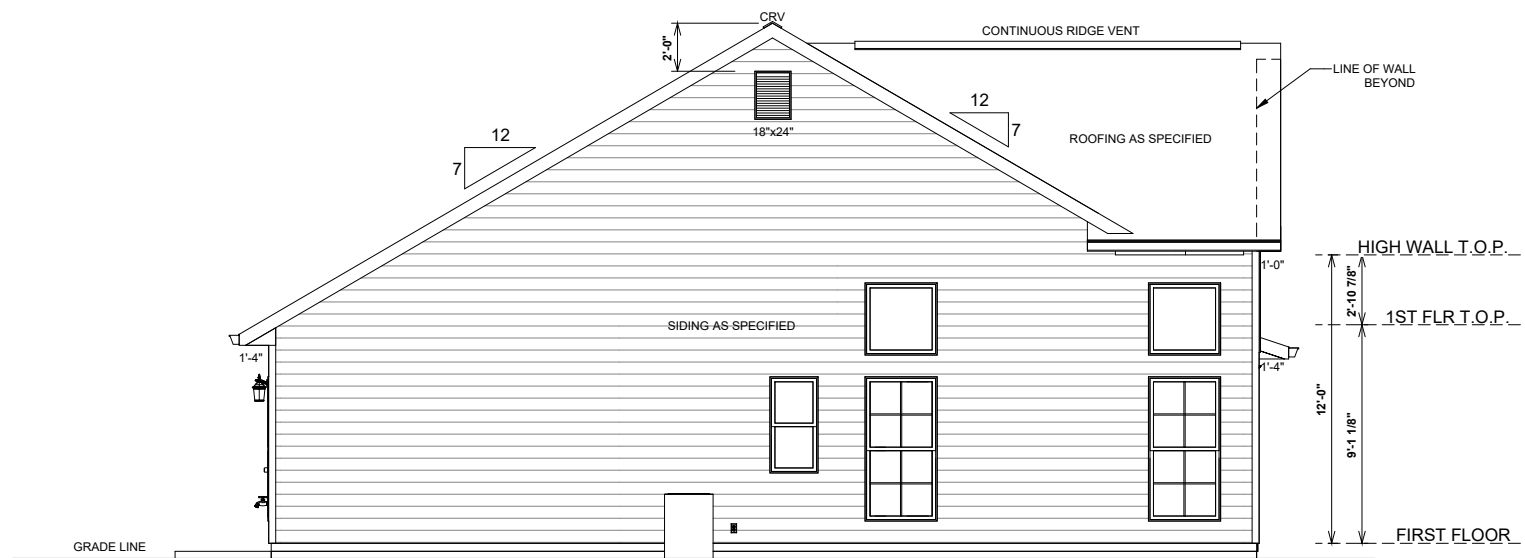
1 LEFT ELEVATION
1/8" = 1'-0"

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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- 7/16" 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"



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

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

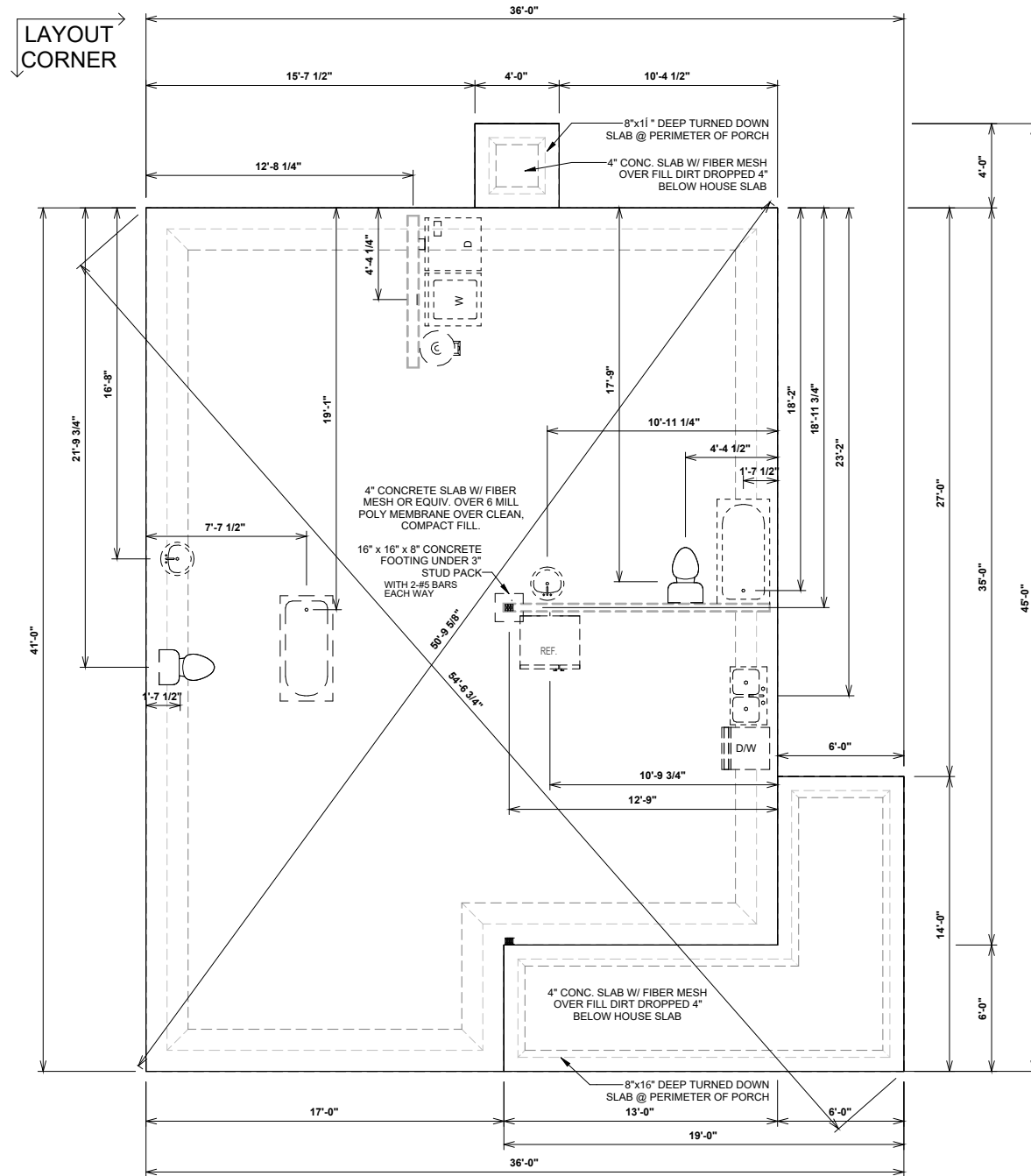
AREAS:	1,162 SF	1,162 SF	162 SF	162 SF	1,314 SF
FIRST FLOOR HEATED					
COVERED PORCH					
TOTAL UNDER ROOF					

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
2x4 EXTERIOR WALLS	
PRINT DATE:	5/10/2022 8:33:43 AM
Checked by:	B. TOOMBS
Drawn by:	J. GENCHUR

PROPERTY OF:	
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

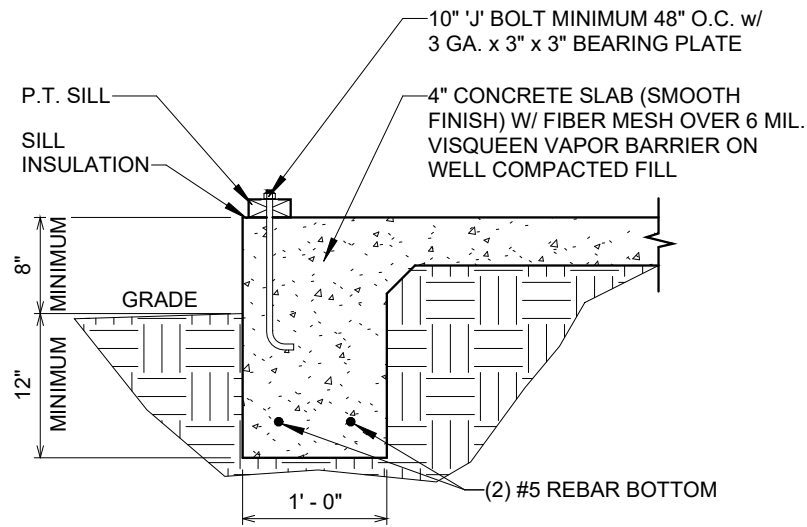
Revision Schedule	
Revision Number	Revision Description
1	FINAL
	5/9/22

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

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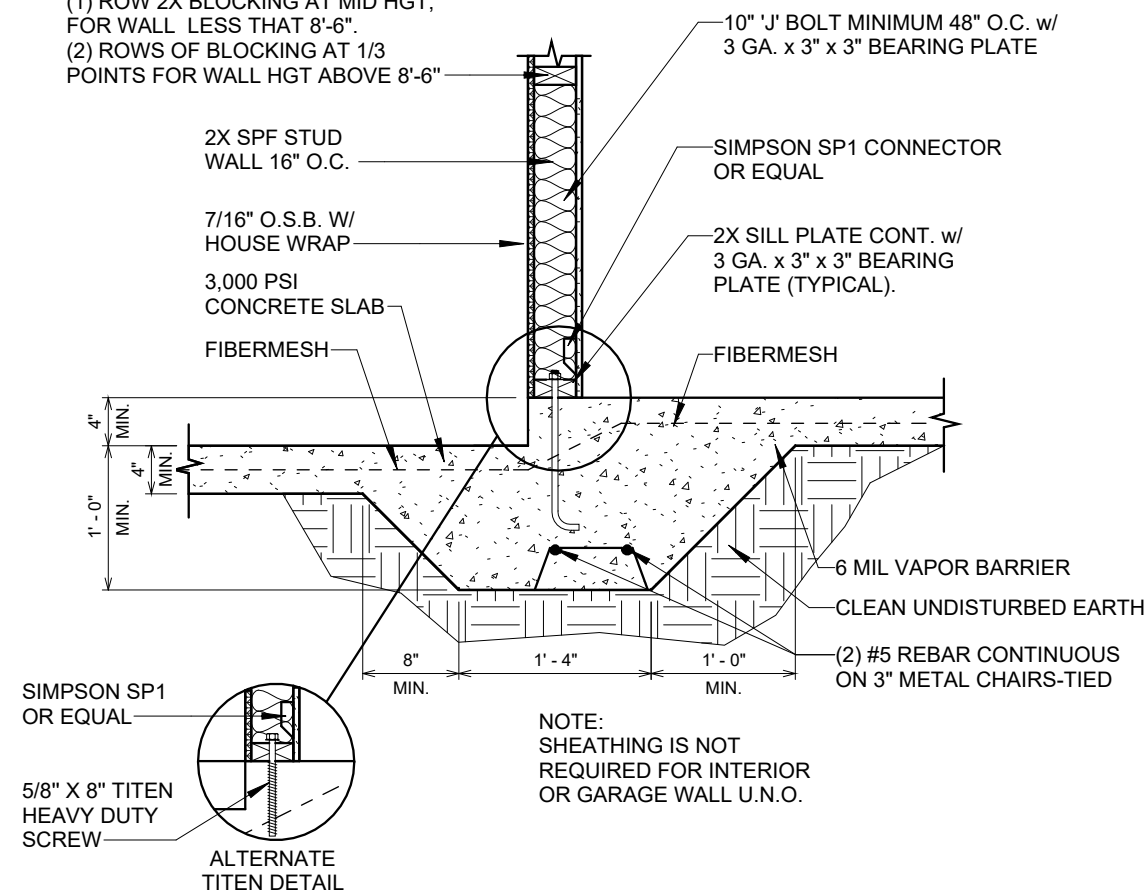
JOB#	59-22-016
FOUNDATION TYPE:	MONOSLAB
2x4 EXTERIOR WALLS	
PRINT DATE:	5/10/2022 8:33:44 AM
CHECKED BY:	B. TOOMBS
DRAWN BY:	J. GENCHUR

PROPERTY OF:	AMERICA'S HOME PLACE
SHEET NUMBER:	F-1
FOUNDATION PLAN	

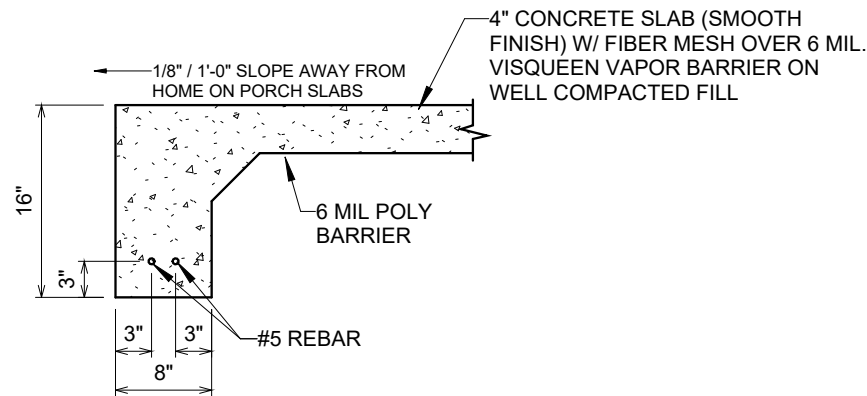


1 1 STORY MONOSLAB DETAIL 1
3/4" = 1'-0"

(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

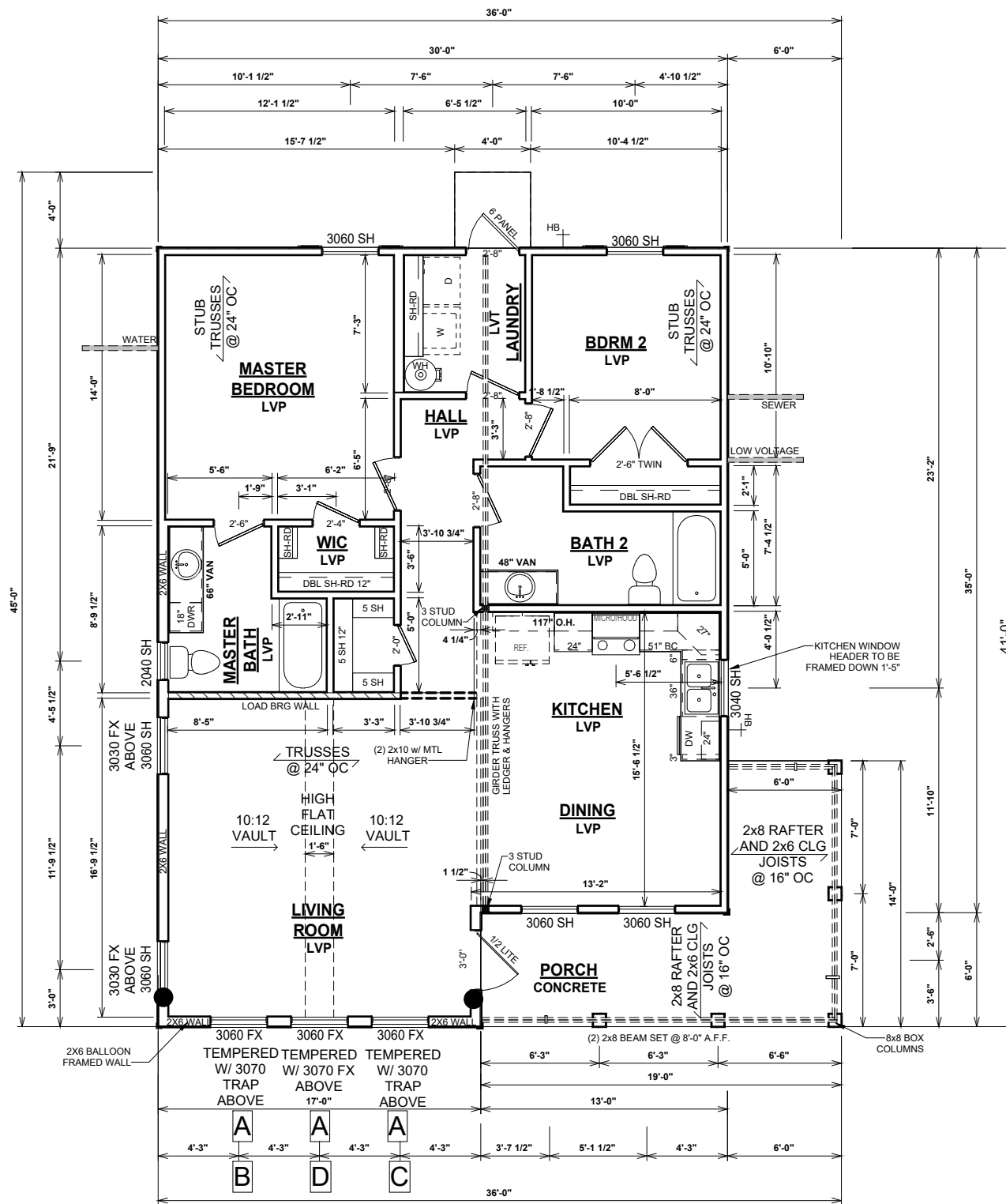
Revision Number	Revision Description	Revision Date
1	FINALS	5/9/22

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
	2x4 EXTERIOR WALLS
FOUNDATION TYPE:	MONOSLAB
DRAWN BY:	J. GENCHUR
CHECKED BY:	B. TOOMBS
PRINT DATE:	5/10/2022 8:33:44 AM

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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 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
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DOUBLE - 42" & 84"
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- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
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- 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

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

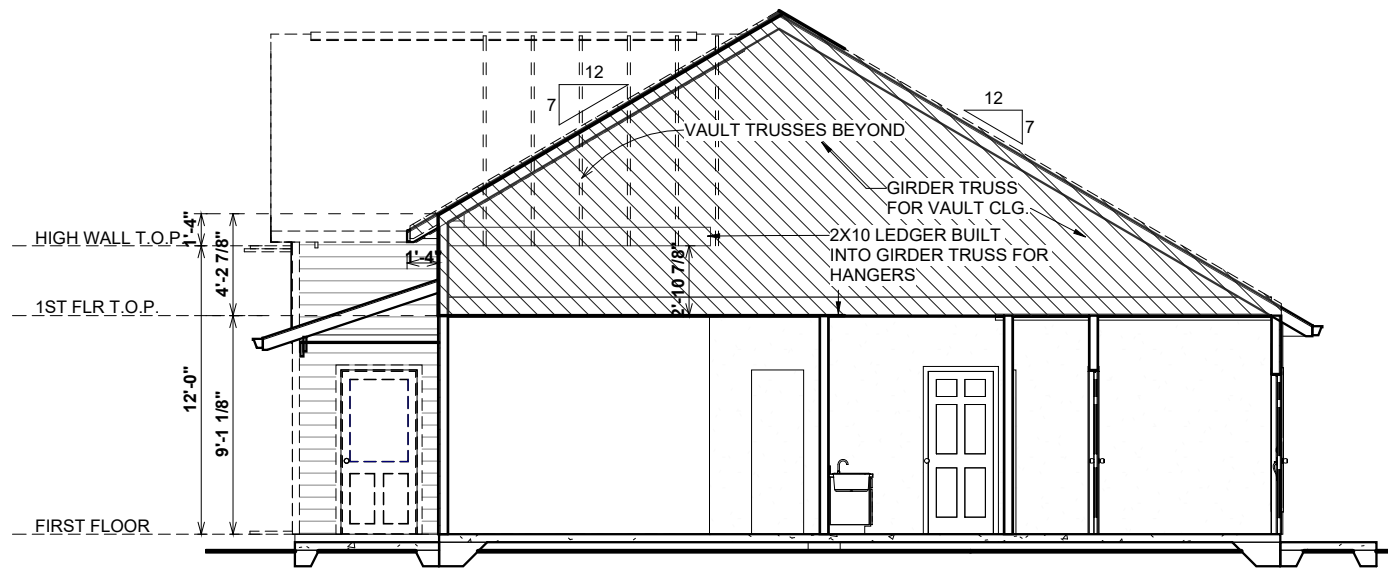
JOB#:	59-22-016
FOUNDATION TYPE:	MONOSLAB
FOUNDATION TYPE:	2x4 EXTERIOR WALLS

PROPERTY OF:	AMERICA'S HOME PLACE
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CHECKED BY:	B. TOOMBS
PRINT DATE:	5/10/2022 8:33:44 AM
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SHEET NUMBER:	F-2
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	FIRST FLOOR PLAN

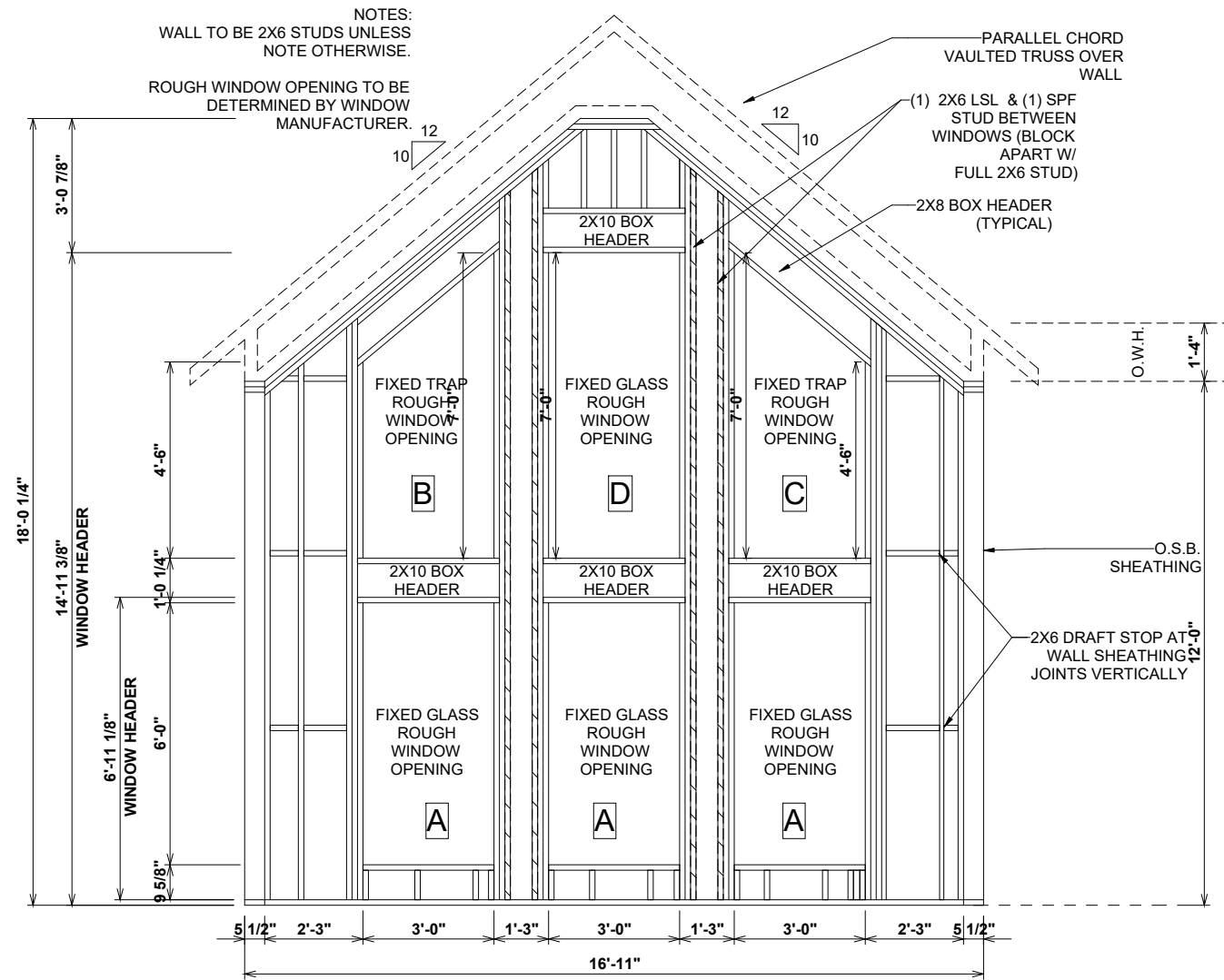
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

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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FINAL CONSTRUCTION PLANS

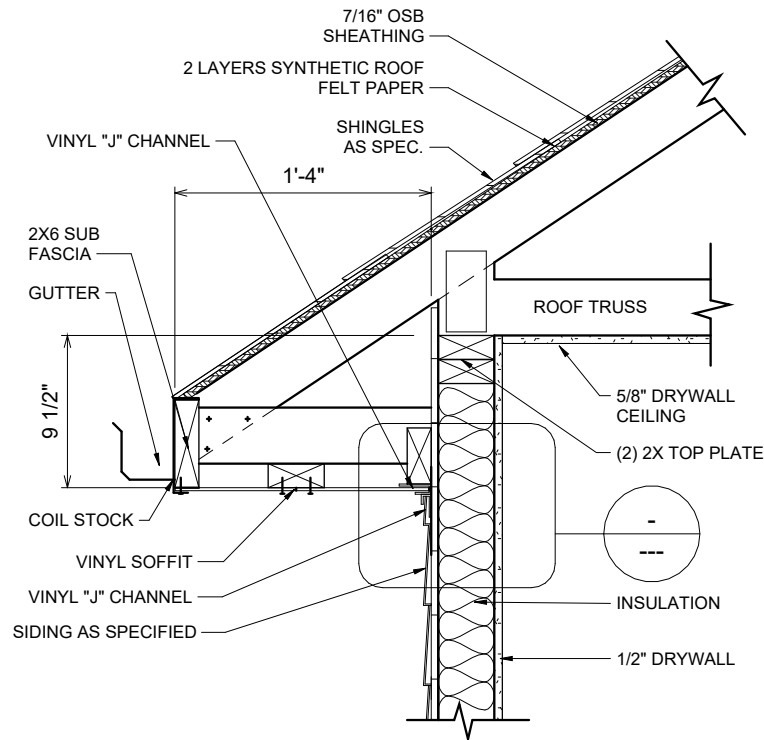
Revision Schedule	
Revision Number	Revision Description
1	FINALS
	5/9/22

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
DESCRIPTION:	2x4 EXTERIOR WALLS
FOUNDATION TYPE:	MONOSLAB
DRAWN BY:	J. GENCHUR
CHECKED BY:	B. TOOMBS
PRINT DATE:	5/10/2022 8:33:46 AM

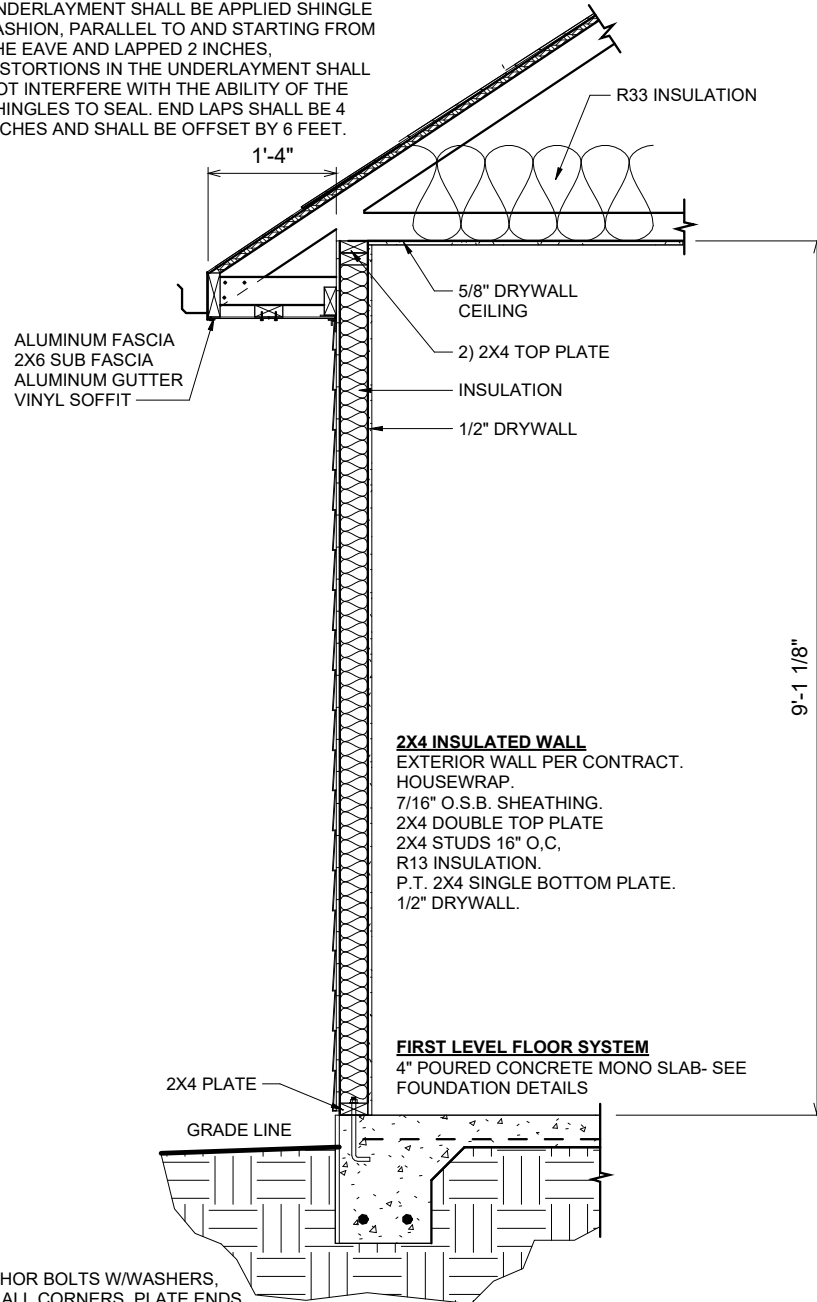
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ROOF SYSTEM
 ROOF COVERING AS SPECIFIED DOUBLE LAYER OF SYNTHETIC UNDERLAYMENT WITH 7/16" OSB SHEATHING NAILED AND CLIPPED PRE ENGINEERED ROOF TRUSSES PER PRINT R-33 INSULATION IN FLAT AREAS R-30 INSULATION IN SLOPED AREAS

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"

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

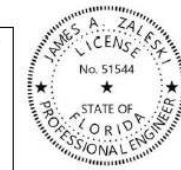
INTERIOR GYPSUM WALLBOARD GREEN 1/2"
 Edge Nailing 5" o.c
 Intermediate Nailing 12" o.c
 Nails 5d Coolers Nails or Wallboard Screws

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
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 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'

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

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

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

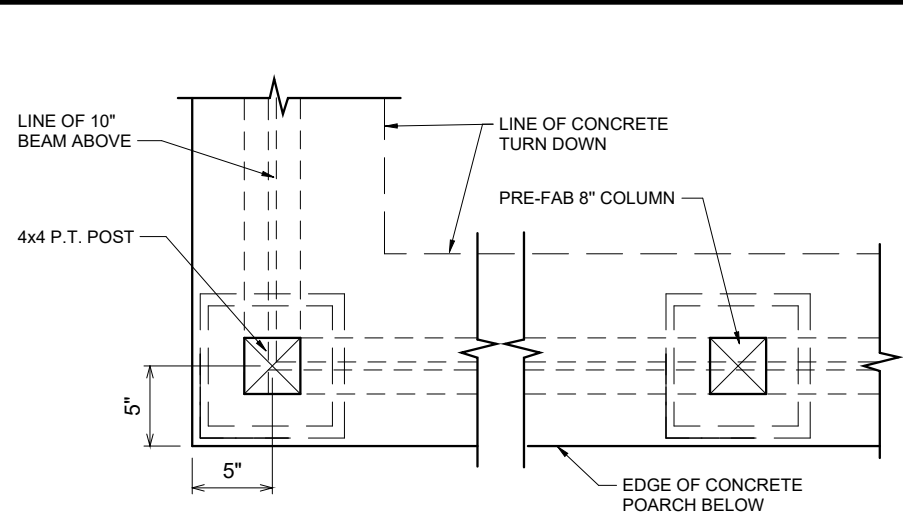
Revision Number	Revision Description	Revision Date
1	FINALS	5/9/22

AREAS:	1,152 SF	1,162 SF	162 SF	162 SF	1,314 SF
FIRST FLOOR HEATED					
COVERED PORCH					
TOTAL UNDER ROOF					

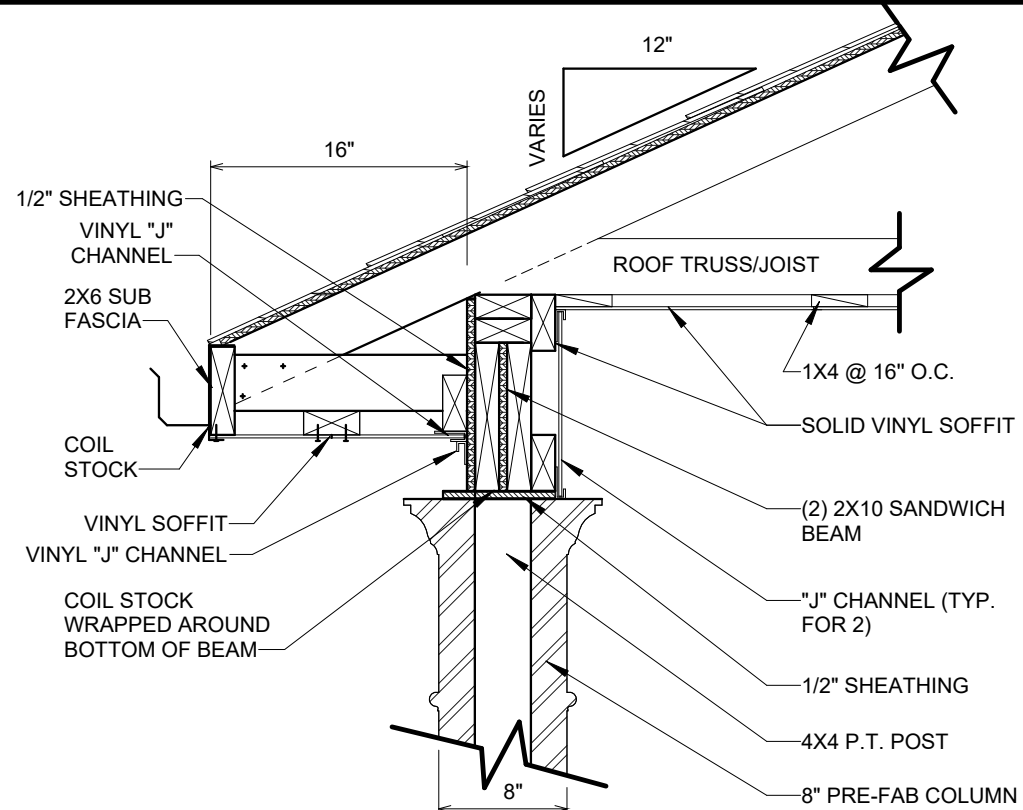
THE: UNION MFH	FOR: DANIEL FLATT	236 SW NEBRASKA TER. FORT WHITE, FL 32038
OFFICE: GAINESVILLE	SOLD BY: RD	

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

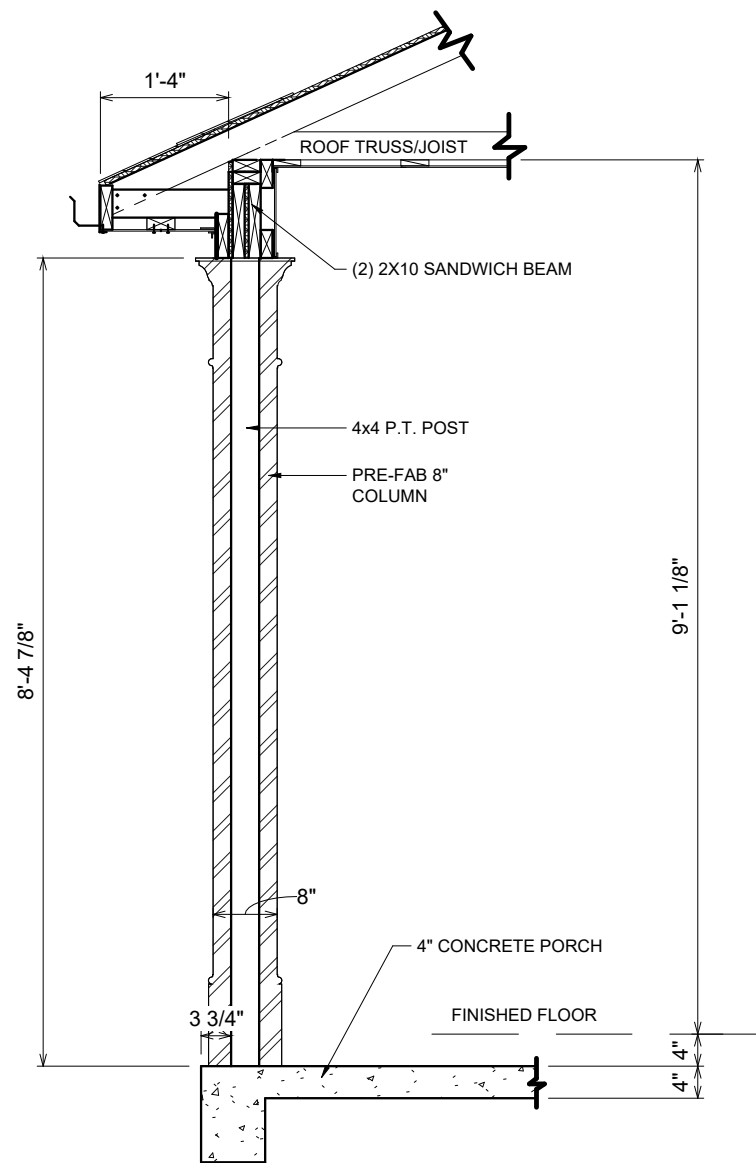
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SHEET NUMBER: S-2	MONOSLAB WALL SECTIONS



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"

Digitally signed by James A Zaleski
Date: 2022.05.16 16:24:10 -04'00'

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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

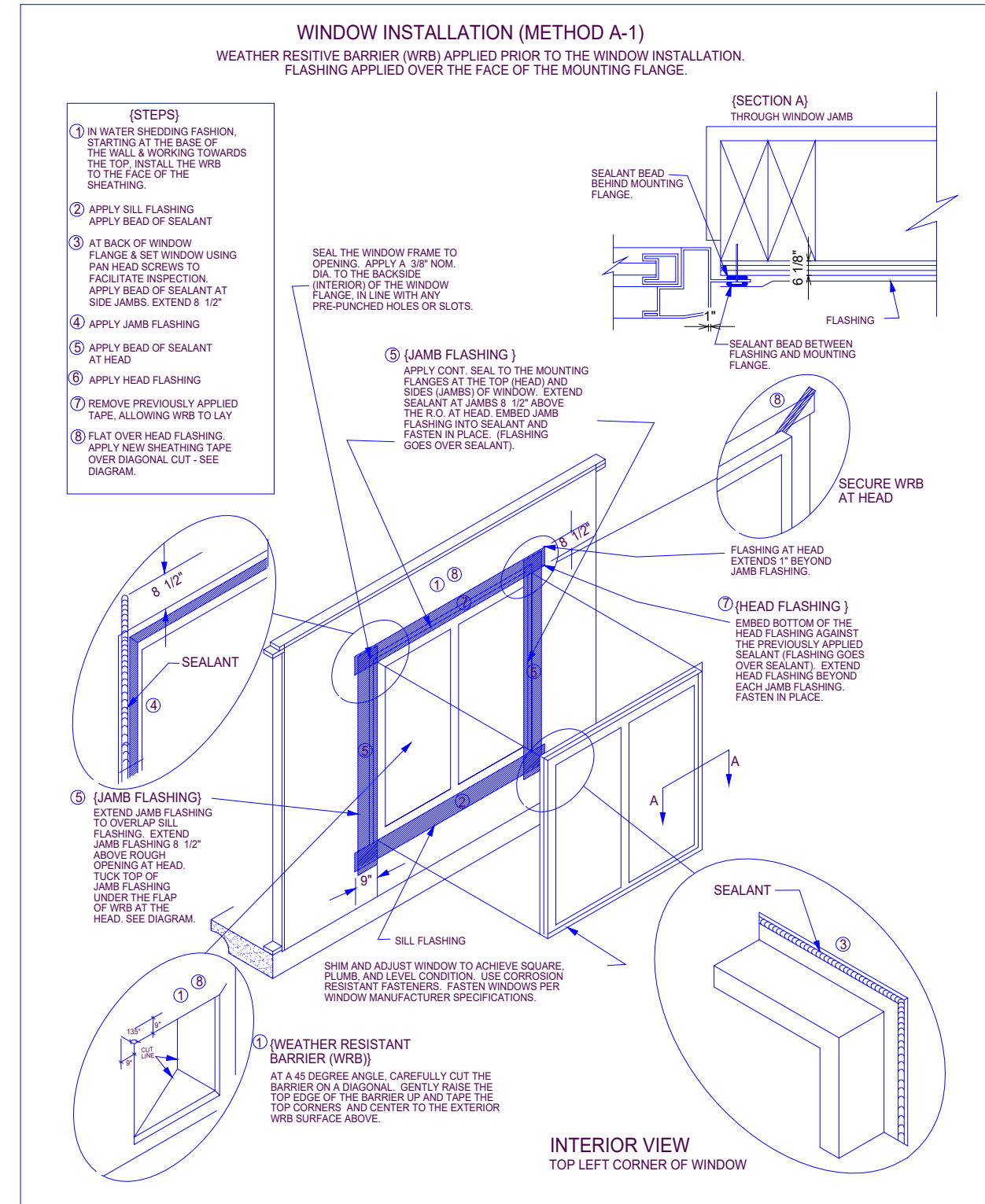
AREAS:	FIRST FLOOR HEATED	COVERED PORCH	TOTAL UNDER ROOF
	1,162 SF	162 SF	1,314 SF

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

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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SHEET NUMBER:	S-3
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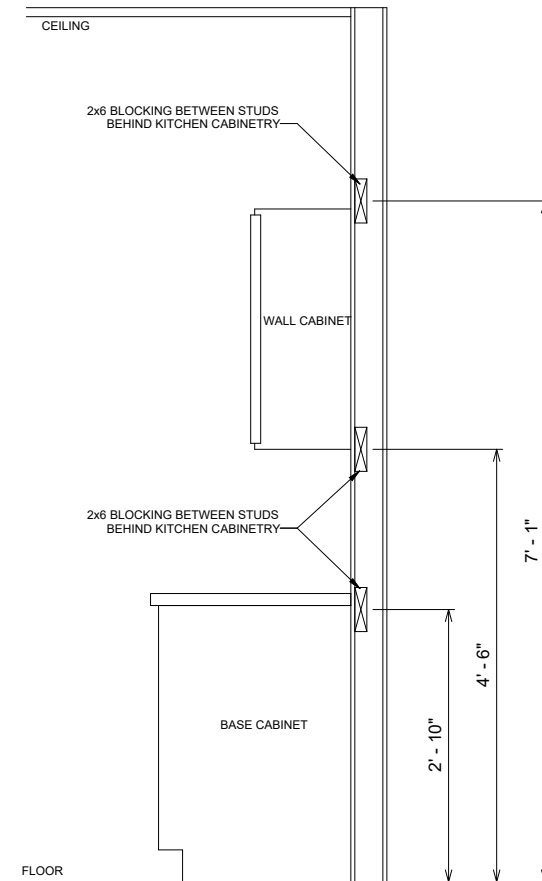
COLUMN DETAILS



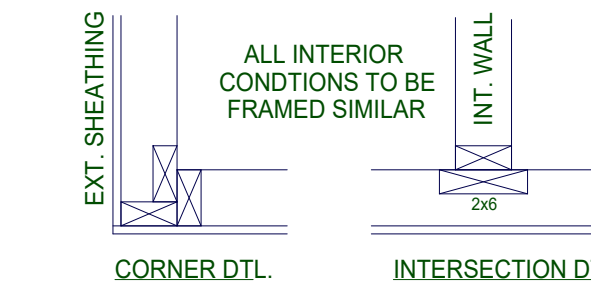
1 WINDOW INSTALLATION (TYPICAL)
3/16" = 1'-0"

James A Zaleski
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Date: 2022.05.16 16:23:57 -04'00'

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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	236 SW NEBRASKA TER. FORT WHITE, FL 32038
OFFICE: GAINESVILLE	SOLD BY: RD	

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

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SHEET NUMBER: S-4	

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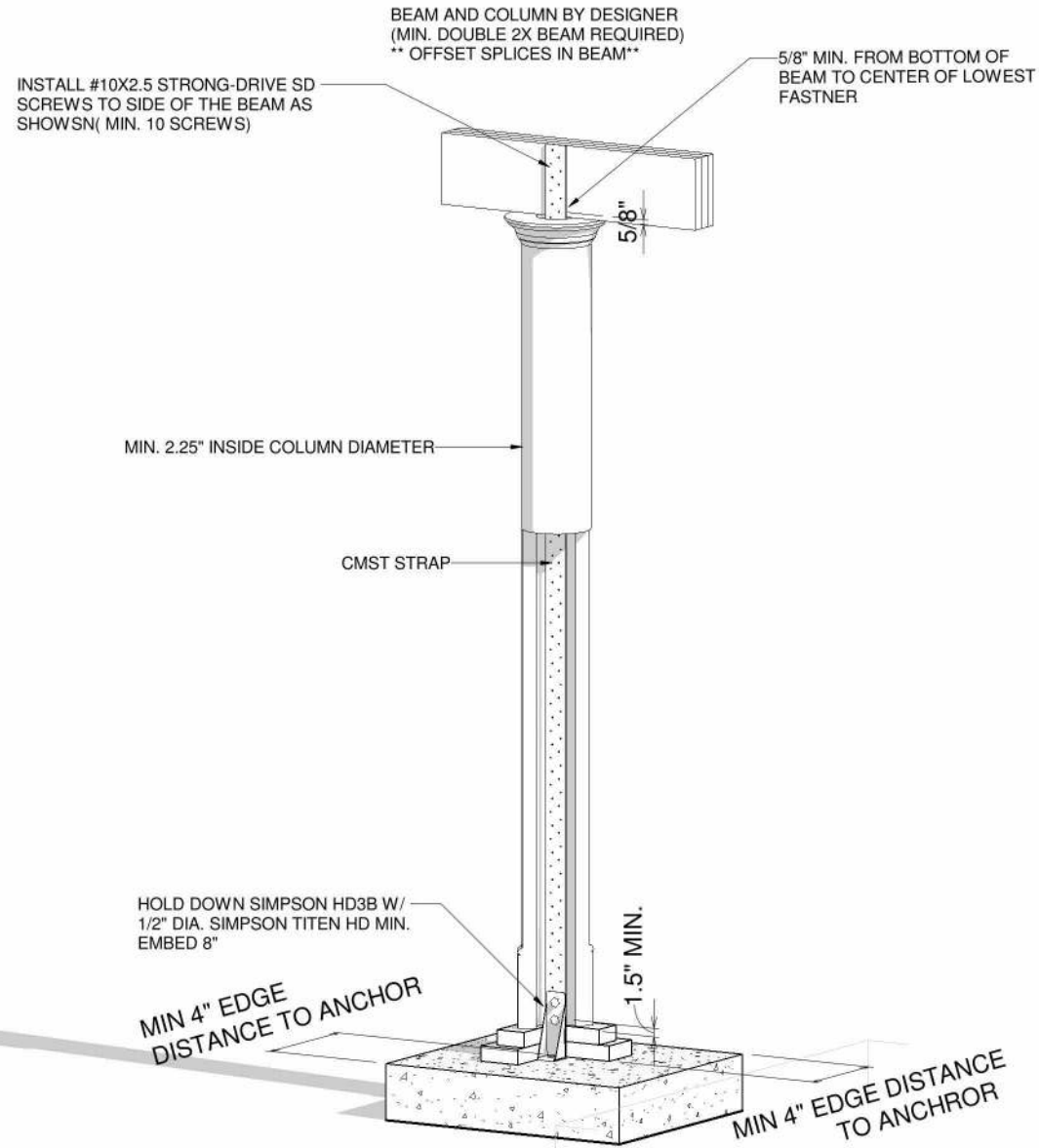
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

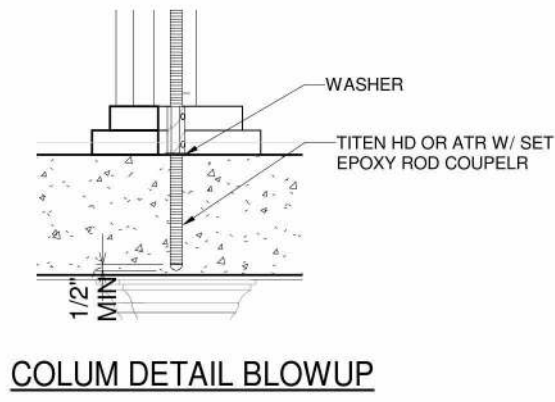
James A Zaleski

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James A Zaleski
Date: 2022.05.16
16:23:38 -04'00'

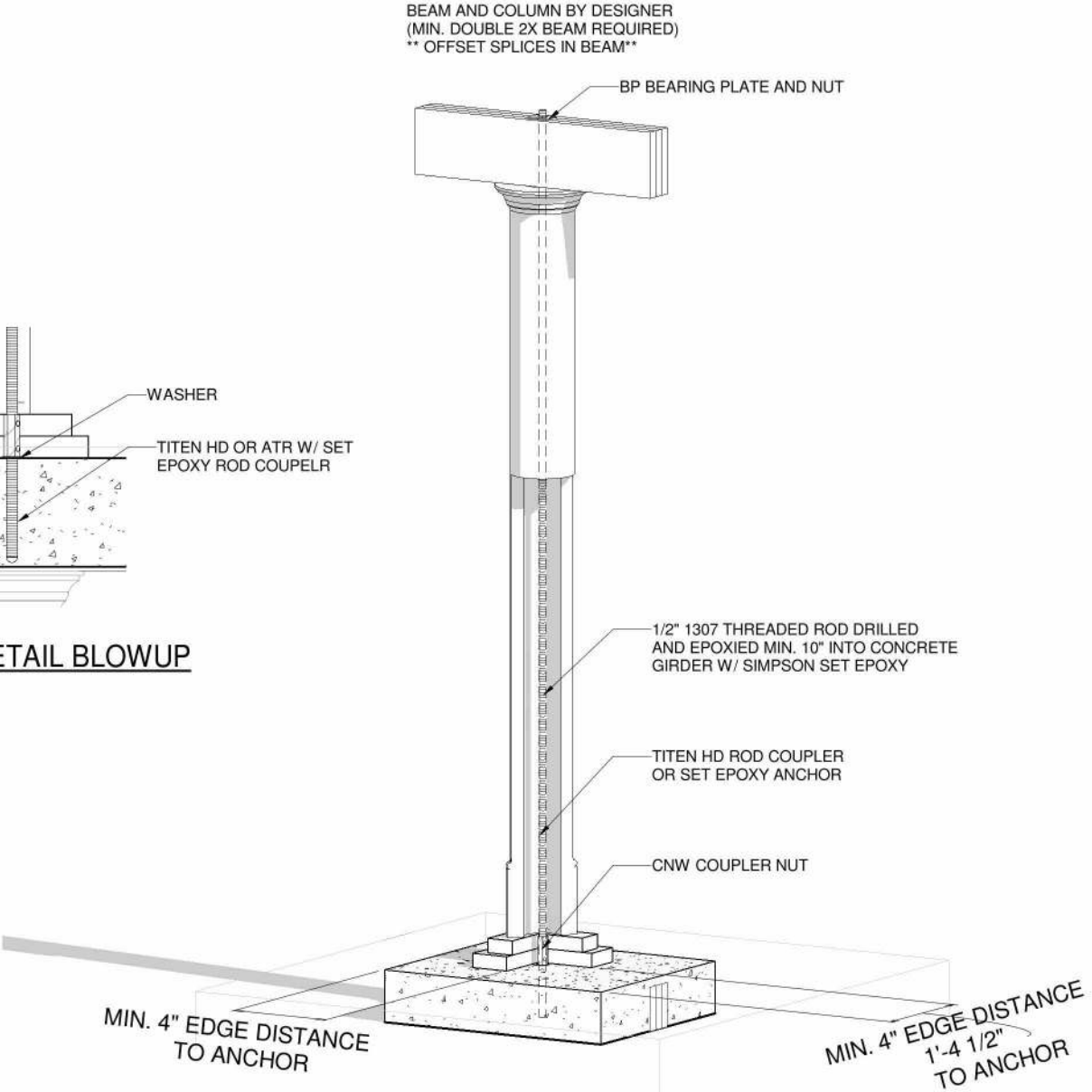
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1 COLUMN DETAIL



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		Revision
Number	Description	Date	Number	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					

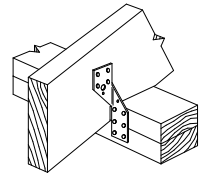
THE:	UNION MFH
FOR:	DANIEL FLATT
	236 SW NEBRASKA TER. FORT WHITE, FL 32038
OFFICE:	GAINESVILLE
SOLD BY:	RD

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

DRAWN BY:	J. GENCHUR
CHECKED BY:	B. TOOMBS
PRINT DATE:	5/10/2022 8:33:49 AM

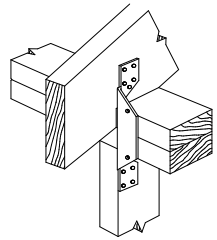
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SHEET NUMBER:	S-5
FL-COLUMN HOLD DOWN DETAILS	



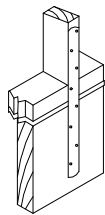
Simpson Strong-Tie
H2.5

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.

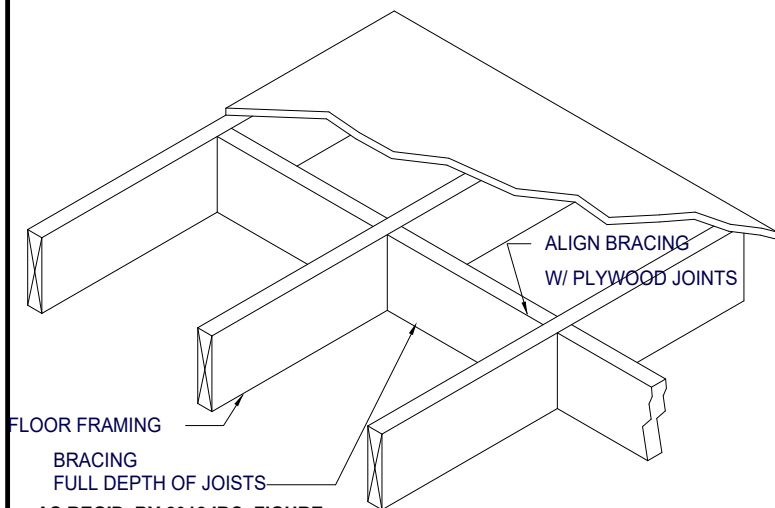


Simpson Strong-Tie
H2

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.

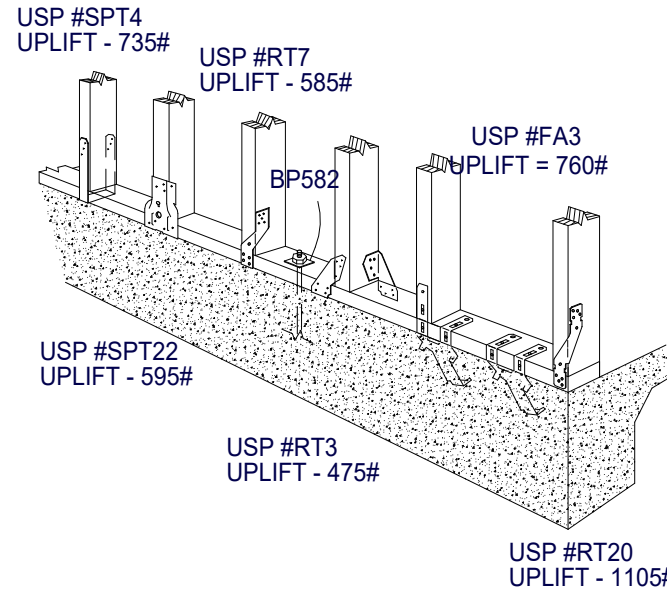


20" SIMPSON CS 16 TIE STRAP CONNECTS STUDS TO
FLOOR SYSTEM @ 48" O.C., 10d NAILS ALL HOLES
AND WOOD COLUMNS TO PORCH HEADERS
AND WOOD COLUMNS TO FLOOR RIM JOIST U.N.O.

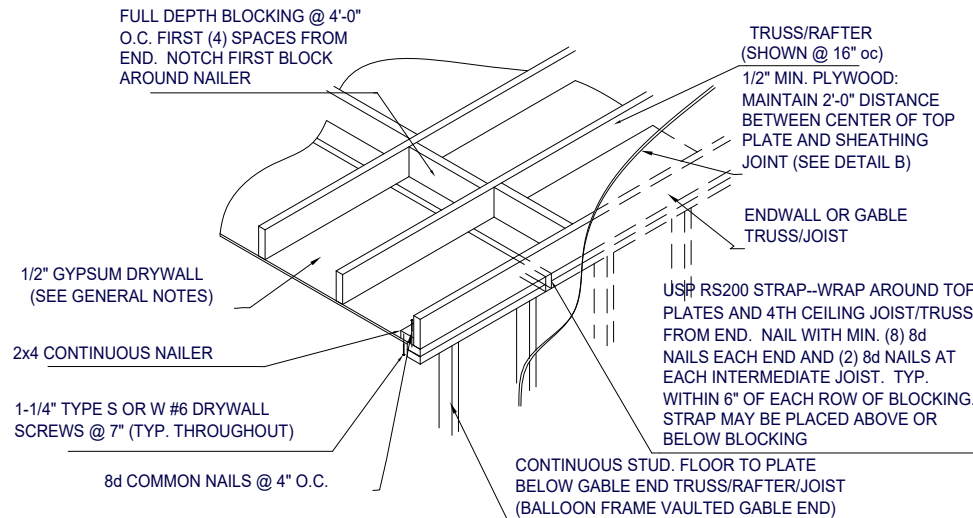


FLOOR FRAMING
BRACING
FULL DEPTH OF JOISTS
AS REQ'D. BY 2018 IRC, FIGURE
R502.2 & SECTION R502.7

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



ENDWALL CEILING
CONNECTION

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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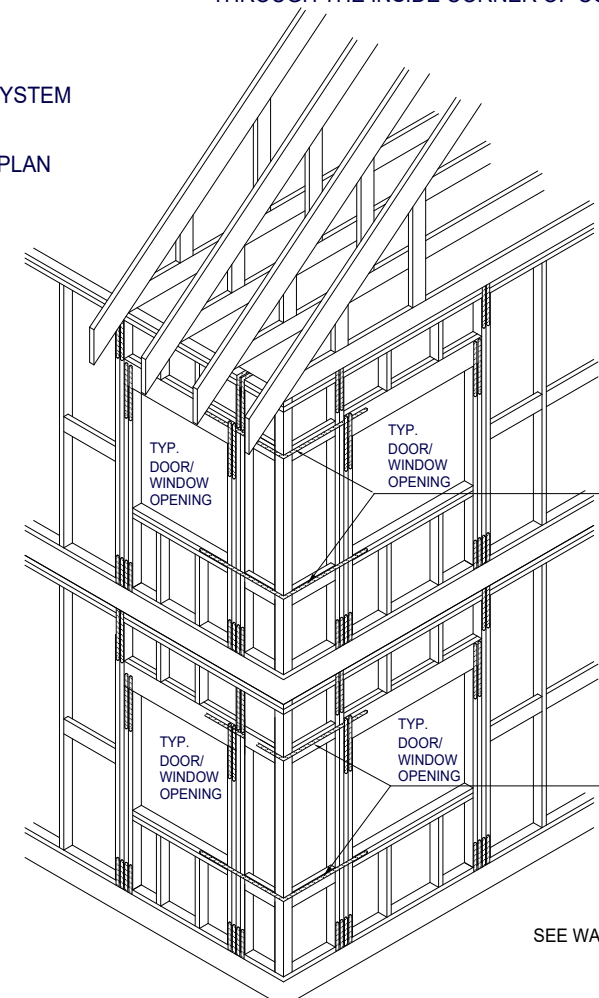


USP STRAP RS200 -- WRAP
OVER TOP OF EVERY PIGGY
BACK RAFTER/TRUSS AND FASTEN
WITH (4) 8d COMMON NAILS
AT EACH MEMBER

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

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	

PROPERTY OF:	AMERICA'S HOME PLACE
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