

SHEET NUMBER	SHEET NAME
C-0	COVER SHEET
E-1	FRONT & REAR ELEVATIONS
E-2	LEFT & RIGHT ELEVATIONS
F-1	FOUNDATION
F-1.1	MONOSLAB FOUNDATION DETAILS
F-2	FIRST FLOOR PLAN
H-1	ELECTRICAL & HVAC PLAN
S-1	MONOSLAB WALL SECTIONS
S-2	COLUMN DETAILS
S-3	DETAILS
S-4	FL-COLUMN HOLD DOWN DETAILS
S-5	FL- HOLD DOWN DETAILS

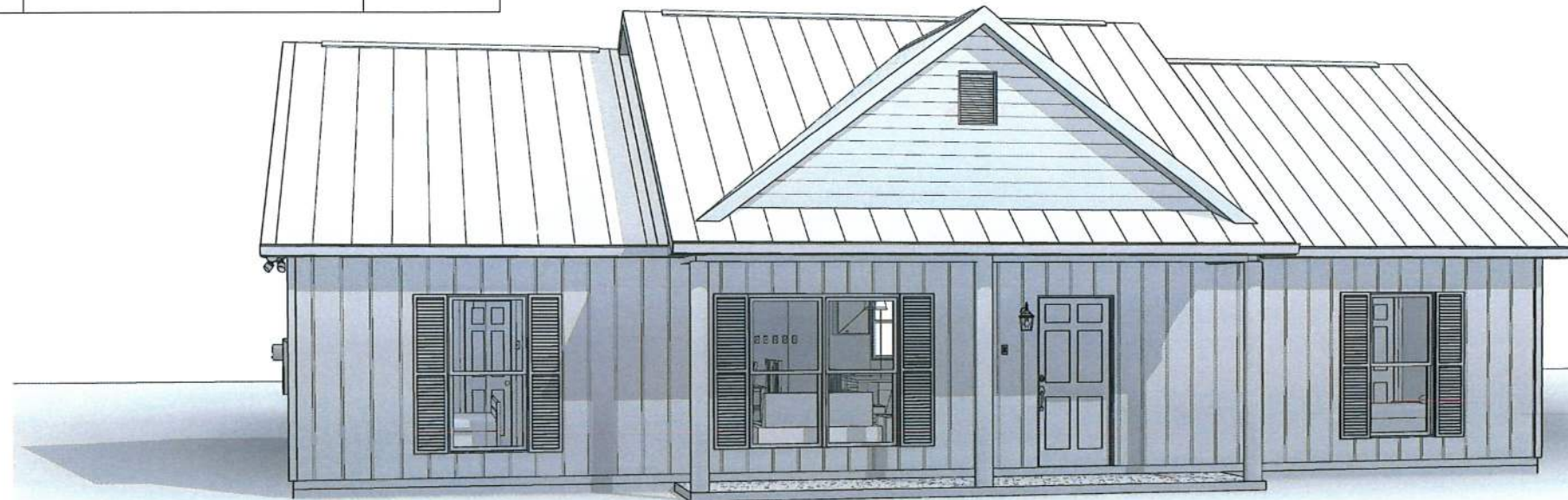
2020	FLORIDA BUILDING CODE	RESIDENTIAL
2020	FLORIDA EXISTING BUILDING CODE	
2020	FLORIDA BUILDING CODE	PLUMBING
2020	FLORIDA BUILDING CODE	MECHANICAL
2017	NATIONAL ELECTRICAL CODE	ELECTRICAL

GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS U.N.O.
- 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
- CLOSET SHELF 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

SPECIAL NOTES:

- ALL INTERIOR WALLS TO BE INSULATED WITH R-13 BATTS
- INTERIOR DOOR STYLE: SADDLE BROOK



1 FRONT PERSPECTIVE - CONSTRUCTION

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




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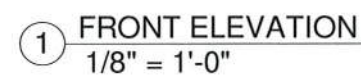
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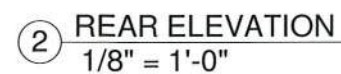
COVER SHEET

17"	SHEET NUMBER: <div style="font-size: 2em; font-weight: bold; text-align: center;">C-0</div>	PROPERTY OF:  © COPYRIGHT - 2021	DRAWN BY: J. GENCHUR	JOB# 59-21-010	THE: JILLIAN - A	AREAS:		Revision Schedule Revision Number Revision Description	
			CHECKED BY: B. TOOMBS PRINT DATE: 3/20/2021 3:26:16 AM	FOUNDATION TYPE: MONOSLAB	FOR: BARBARA DANIELLO 1028 SW HIGH FIELD TER. LAKE CITY, FL 32024	FIRST FLOOR HEATED 1,450 SF FRONT PORCH 110 SF TOTAL UNDER ROOF 1,560 SF	PATIO 16 SF TOTAL UNCOVERED 16 SF	Revision Number Revision Description	Revision n Date
COVER SHEET OFFICE: GAINESVILLE, FL SOLD BY: RD									




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ZALESKI

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JAMES ZALESKI
Date: 2021.03.22
15:53:00 -04'00'



7:12 O.W.H.= 5 1/4"

NOTE: RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH

17	SHEET NUMBER: <div>E-1</div>	PROPERTY OF: <div></div> © COPYRIGHT - 2021	DRAWN BY: J. GENCHUR	JOB# 59-21-010	THE: JILLIAN - A	AREAS:		Revision Schedule		
			CHECKED BY: B. TOOMBS	2x6 EXTERIOR WALLS	FOR: BARBARA DANIELLO	FIRST FLOOR HEATED	1,450 SF	Revision Number	Revision Description	Revision Date
			PRINT DATE: 9/20/2021 9:26:17 AM	FOUNDATION TYPE: MONOSLAB	1028 SW HIGH FIELD TER. LAKE CITY, FL 32024	FRONT PORCH	110 SF			
						TOTAL UNDER ROOF	1,560 SF			
						PATIO	16 SF			
						TOTAL UNCOVERED	16 SF			
			OFFICE: GAINESVILLE, FL		SOLD BY: RD					
FRONT & REAR ELEVATIONS										

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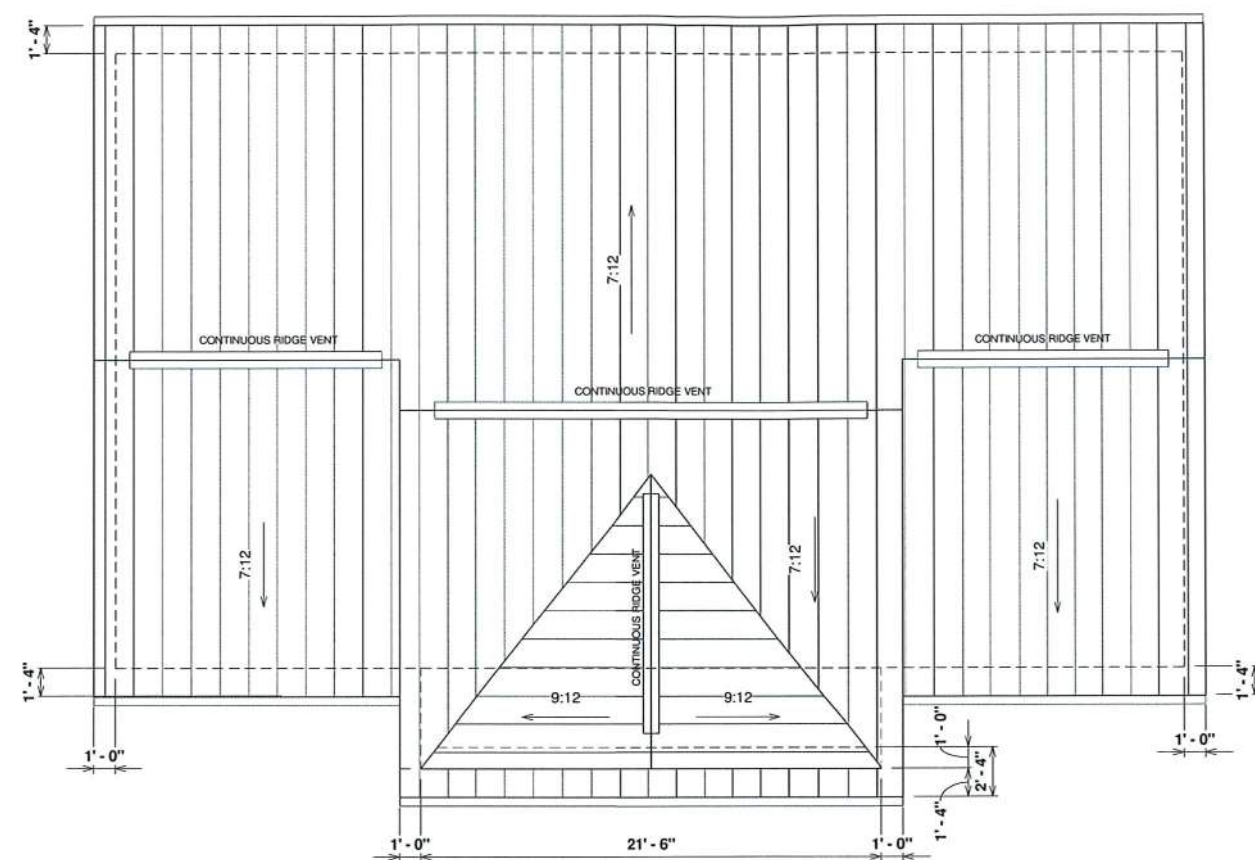
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15:53:19 -04'00'



③ ROOF OVERVIEW
1/8" = 1'-0"

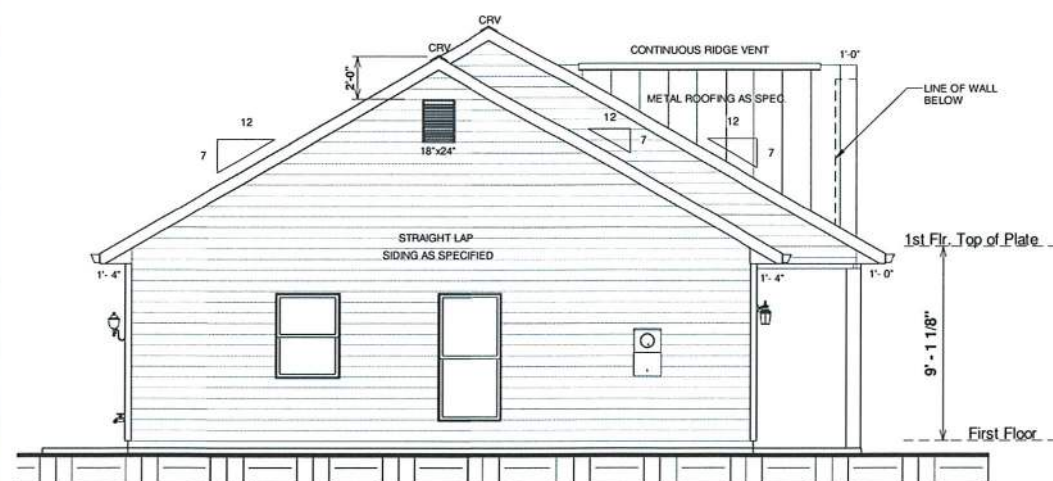
ELEVATION NOTES

- 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

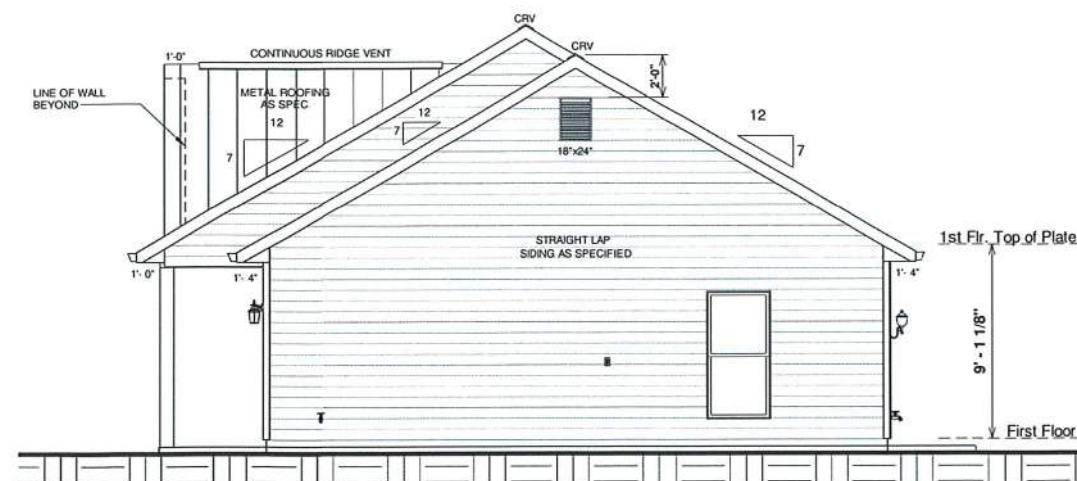
7:12 O.W.H.= 5 1/4"

PORCH, STOOP, & DECK HANDRAILS
NOT INCLUDED W/ SLAB FOUNDATION

NOTE: RAILINGS ARE A FORCED OPTION
WHEN PORCH IS OVER 30" HIGH



① LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
 $1/8" = 1'-0"$

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FINAL CONSTRUCTION PLANS

[illegible]

AREAS:		
FIRST FLOOR HEATED	1,450 SF	
FRONT PORCH	110 SF	
TOTAL UNDER ROOF	1,560 SF	
PATIO	16 SF	

THE:	JILLIAN - A
FOR:	BARBARA DANIELLO
	1028 SW HIGH FIELD TER. LAKE CITY, FL 32024
OFFICE:	SOLD BY:

DRAWN BY: J. GENGUR	JOB# 59-21-010
CHECKED BY: B. TOOMBS	2x6 EXTERIOR WALLS
PRINT DATE: 3/20/2021 9:26:18 AM	FOUNDATION TYPE: MONOSLAB



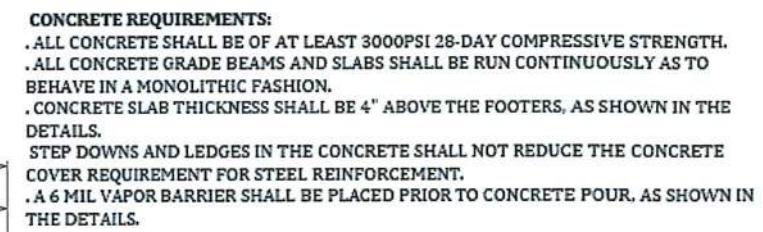
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NOTE:
TURN OUT REBAR AT THE POWER
METER FOR ELECTRICAL GROUNDING
AS REQUIRED BY CODE.

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JAMES ZALESKI
Date: 2021.03.22
15:53:55 -04'00'



① FOUNDATION PLAN
1/8" = 1'-0"

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17'		SCALE: 1/8" = 1'-0"		FOUNDATION									
SHEET NUMBER:		PROPERTY OF:		DRAWN BY:		JOB#		THE:		AREAS:		Revision Schedule	
F-1				J. GENCHUR		59-21-010		JILLIAN - A		FIRST FLOOR HEATED FRONT PORCH TOTAL UNDER ROOF		Revision Number Revision Date	
				CHECKED BY:		2x6 EXTERIOR WALLS		FOR:		1,450 SF 110 SF 1,560 SF			
				B. TOOMBS				BARBARA DANIELLO					
				PRINT DATE:		FOUNDATION TYPE:		1028 SW HIGH FIELD TER. LAKE CITY, FL 32024		PATIO TOTAL UNCOVERED			
				3/20/2021 9:26:19 AM		MONOSLAB		OFFICE: GAINESVILLE, FL		16 SF 16 SF			
								SOLD BY: RD					



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

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Date: 2021.03.22 15:54:25 -04'00'

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

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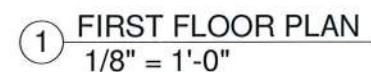
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<u>AREAS:</u>		
FIRST FLOOR HEATED		1,450 SF
FRONT PORCH		110 SF
TOTAL UNDER ROOF		1,560 SF
PATIO		16 SF
TOTAL UNCOVERED		16 SF

THE:	JILLIAN - A	
FOR:	BARBARA DANIELLO	
1028 SW HIGH FIELD TER. LAKE CITY, FL 32024		
OFFICE:	GAINESVILLE, FL RD	SOLD BY:

DRAWN BY: J. GENCHUR	JOB# 59-21-010	1
CHECKED BY: B. TOOMBS	2x6 EXTERIOR WALLS	2
PRINT DATE: 3/20/2021 9:26:20 AM	FOUNDATION TYPE: MONOSLAB	3

17"	SCALE: 3/4" = 1'-0"	<p>F-1.1</p> <p>AMERICAN HOME PLACE</p> 	<p>MONOSLAB FOUNDATION DETAILS</p> <p>© COPYRIGHT - 2021</p>
<p>SHEET NUMBER:</p>		<p>PROPERTY OF:</p>	<p>8</p>



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PAPER SIZE:	11" x 17"	SCALE:	1/8" = 1'-0"
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ELECTRICAL & HVAC PLAN



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



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

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		CHECKED BY: B. TOOMBS	2x6 EXTERIOR WALLS	FOR: BARBARA DANIELLO	FIRST FLOOR HEATED	1,450 SF	Revision Number	Revision Date
©COPYRIGHT - 2021 MONOSLAB WALL SECTIONS		FOUNDATION TYPE: MONOSLAB			FRONT PORCH	110 SF		
		PRINT DATE: 3/20/2021 9:26:22 AM			TOTAL UNDER ROOF	1,560 SF		
					PATIO	16 SF		
					TOTAL UNCOVERED	16 SF		
				OFFICE: GAINESVILLE, FL	SOLD BY: RD			

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

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

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

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ZALESKI

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


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S-2		 © COPYRIGHT - 2020.		J. GENCHUR		59-21-010		JILLIAN - A		FIRST FLOOR HEATED		1,450 SF	Revision Number	Revision Date
				B. TOOMBS		2x6 EXTERIOR WALLS		FOR:		FRONT PORCH		110 SF		
				PRINT DATE:		FOUNDATION TYPE:		BARBARA DANIELLO		TOTAL UNDER ROOF		1,560 SF		
				9/20/2021		MONOSLAB		1028 SW HIGH FIELD TER.		PATIO		16 SF		
				8:26:23 AM				LAKE CITY, FL 32024		TOTAL UNCOVERED		16 SF		
COLUMN DETAILS				OFFICE:		GAINESVILLE, FL		SOLD BY:						
								RD						

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

- 1 IN WATER SHEEDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP. INSTALL THE WRB TO THE FACE OF THE SHEATING.
- 2 APPLY SILL FLASHING
APPLY BEAD OF SEALANT
- 3 AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- 4 APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8" 1/2"
- 5 APPLY JAMB FLASHING
- 6 APPLY BEAD OF SEALANT AT HEAD
- 7 REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY
- 8 FLAT OVER HEAD FLASHING.
APPLY NEW SHEATING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SEAL THE WINDOW FRAME TO OPENING. APPLY A 3/8" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS

⑤ (JAMB FLASHING)
APPLY CONT. SEAL TO THE MOUNTING
FLANGES AT THE TOP (HEAD) AND
SIDES (JAMBS) OF WINDOW. EXTEND
SEALANT AT JAMBS 8 1/2" ABOVE
THE R.O. AT HEAD. EMBED JAMB
FLASHING INTO SEALANT AND
FASTEN IN PLACE. (FLASHING
GOES OVER SEALANT).

SECURE WRB
AT HEAD

FLASHING AT HEAD
EXTENDS 1" BEYOND
JAMB FLASHING.

⑦ (HEAD FLASHING) EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

5 (JAMB FLASHING)
EXTEND JAMB FLASHING
TO OVERLAP SILL
FLASHING. EXTEND
JAMB FLASHING 8 1/2"
ABOVE ROUGH
OPENING AT HEAD.
TUCK TOP OF
JAMB FLASHING
UNDER THE FLAP
OF WR8 AT THE
HEAD. SEE DIAGRAM.

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER SPECIFICATIONS.

① (WEATHER RESISTANT BARRIER (WRB))

AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

JAMES
ZALESKI

Digitally signed by
JAMES ZALESKI
Date: 2021.03.22
15:57:16 -04'00'



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

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DETAILS

SHEET NUMBER: <div>S-3</div>	PROPERTY OF: <div></div> © COPYRIGHT - 2021	DRAWN BY: J. GENCHUR	JOB# 59-21-010	THE: JILLIAN - A	AREAS:		Revision Schedule		
		CHECKED BY: B. TOOMBS	2x6 EXTERIOR WALLS	FOR: BARBARA DANIELLO	FIRST FLOOR HEATED	1,450 SF	Revision Number	Revision Description	Revision Date
		PRINT DATE: 3/20/2021 9:25:24 AM	FOUNDATION TYPE: MONOSLAB	1028 SW HIGH FIELD TER. LAKE CITY, FL 32024		FRONT PORCH	110 SF		
				TOTAL UNDER ROOF	1,560 SF				
				PATIO	16 SF				
				TOTAL UNCOVERED	16 SF				
DETAILS									



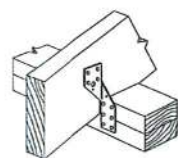
A circular professional engineer seal for James A. Zaleski. The outer ring contains the text "JAMES A. ZALESKI" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. The inner circle contains the word "LICENSE" at the top, "No. 51544" in the center, and "STATE OF FLORIDA" at the bottom, also separated by three stars.

JAMES ZALESKI Digitally signed by JAMES ZALESKI
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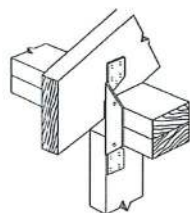
PAPER SIZE:	11" x 17"	SCALE:	$\frac{3}{4}" = 1'-0"$
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Simpson Strong-Tie

H2.5

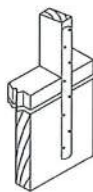
RAFTER WITH NO STUD BELOW
WHEN H2 ARE NOT USED PROVIDE
SIMPSON CS16 @ 48" O.C. STRAP OVER
TOP PLATE AND MIN. 10" LAP ON STUDS U.N.O.



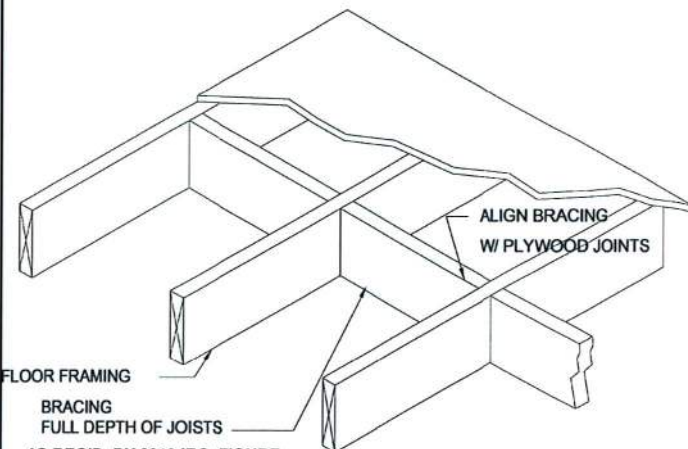
Simpson Strong-Tie

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.

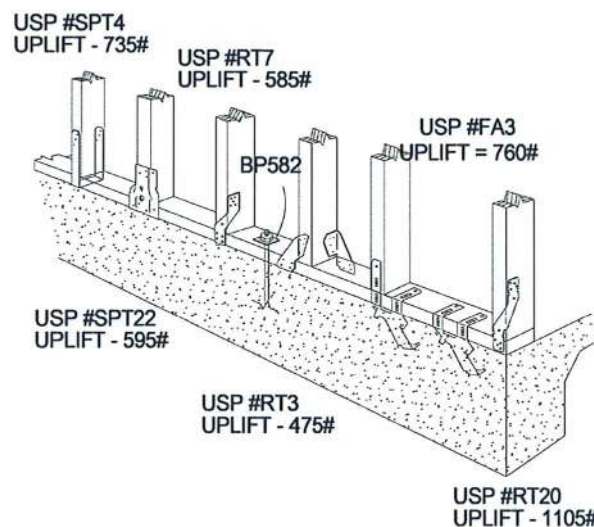


FLOOR FRAMING

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

FULL DEPTH BLOCKING @ 4'-0"
O.C. FIRST (4) SPACES FROM
END. NOTCH FIRST BLOCK
AROUND NAILER

1/2" GYPSUM DRYWALL
(SEE GENERAL NOTES)

2x4 CONTINUOUS NAILER

1-1/4" TYPE S OR W #6 DRYWALL
SCREWS @ 7" (TYP. THROUGHOUT)

8d COMMON NAILS @ 4" O.C.

ENDWALL CEILING CONNECTION

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

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

TOP PLATE/GIRDER/BREAM

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
RT17 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

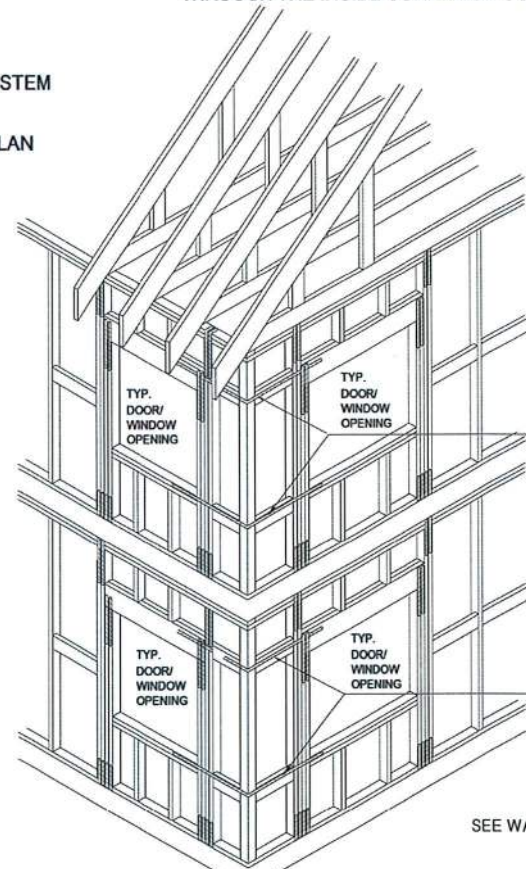
STRAP OVERBUILT VALLEY
SET) TRUSSES/RAFTERS OVER
MAIN TRUSSES/RAFTERS WITH
USP MTW12 OR MTW18

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



USP RS200 STRAP-OVERLAP
TOP AND BOTTOM HEADER (USE
BLOCKING BETWEEN STUDS WHERE
HEADERS DON'T ALIGN) 12" MIN.
EACH SIDE. TYP. WITH CORNER
WALLS SHEATHED LESS THAN 3'-6"
EITHER WAY AND ALL BAY WINDOWS.

SEE WALL SECTIONS FOR VERICAL 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
ZALESKI

Digitally signed
by JAMES ZALESKI
Date: 2021.03.22
15:59:08 -04'00'



Revision Schedule		Revision Number		Revision Description	
1		1		1,450 SF	110 SF
2		2		1,560 SF	16 SF
3		3		16 SF	16 SF
4		4			
5		5			
6		6			
7		7			
8		8			
9		9			
10		10			

AREAS:	FIRST FLOOR HEATED	1,450 SF
	FRONT PORCH	110 SF
	TOTAL UNDER ROOF	1,560 SF
	PATIO	16 SF
	TOTAL UNCOVERED	16 SF

THE:	JILLIAN - A
FOR:	BARBARA DANIELLO
1028 SW HIGH FIELD TER.	LAKE CITY, FL 32024
OFFICE:	GAINEVILLE, FL
SOLD BY:	RD

DRAWN BY:	J. GENCHUR
CHECKED BY:	B. TOOMBS
PRINT DATE:	3/20/2021 9:28:27 AM

PROPERTY OF:	AMERICA'S HOME PLACE
SHEET NUMBER:	S-5
FL- HOLD DOWN DETAILS	