

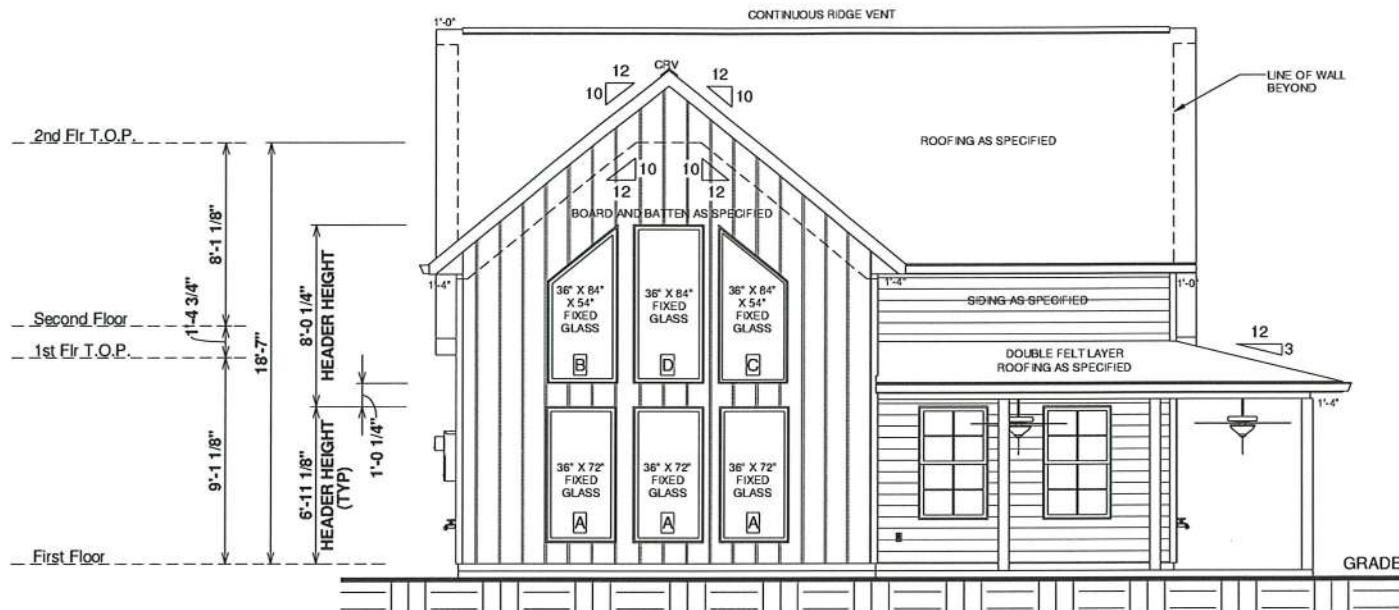
E-1	FRONT & REAR ELEVATIONS
E-2	LEFT & RIGHT ELEVATIONS
E-3	ROOF OVERVIEW
F-1	FOUNDATION PLAN
F-1.1	MONOSLAB FOUNDATION DETAILS
F-2	FIRST FLOOR PLAN
F-3	SECOND FLOOR PLAN
H-1	FIRST FLOOR ELECTRICAL & HVAC PLAN
H-2	SECOND FLOOR ELECTRICAL & HVAC PLAN
S-1	DETAILS & SECTIONS
S-1.1	DETAILS
S-1.2	STAIR DETAILS
S-2	MONOSLAB WALL SECTIONS
S-3	8" KDAT COLUMN DETAILS - FL
S-4	DETAILS
S-5	FL-COLUMN HOLD DOWN DETAILS
S-6	FL- HOLD DOWN DETAILS

2020	FLORIDA BUILDING CODE	MECHANICAL
2017	NATIONAL ELECTRICAL CODE	ELECTRICAL



1 FRONT PERSPECTIVE

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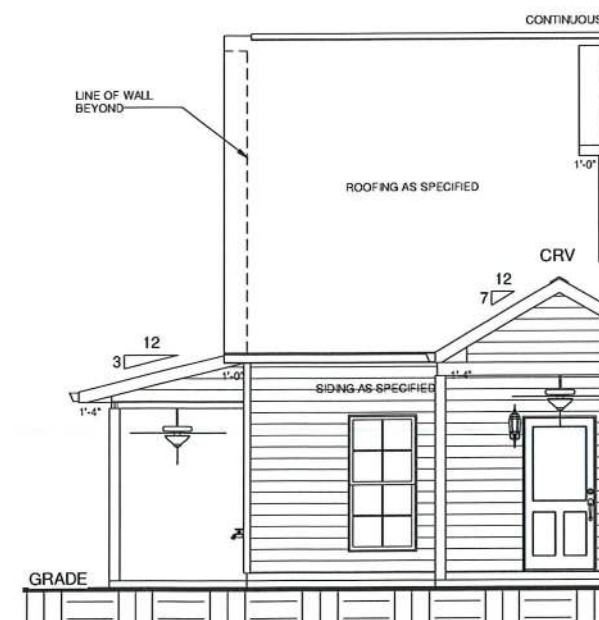


② FRONT ELEVATION
1/8" = 1'-0"

James A
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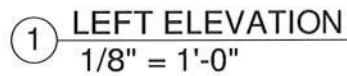
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James A Zaleski

Date: 2021.07.22
12:15:56 -04'00'



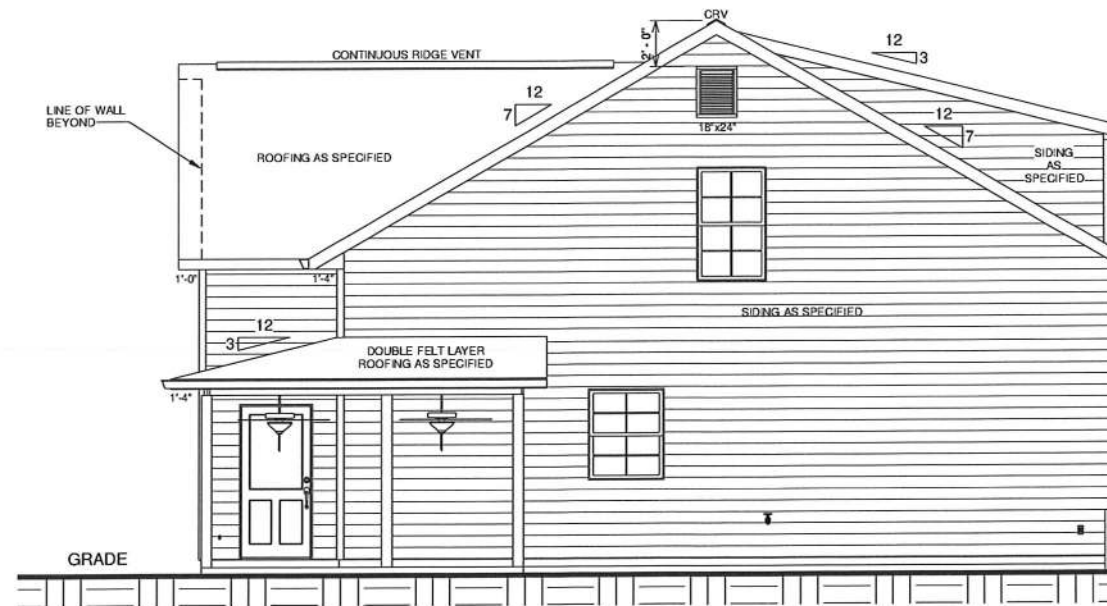
① REAR ELEVATION
1/8" = 1'



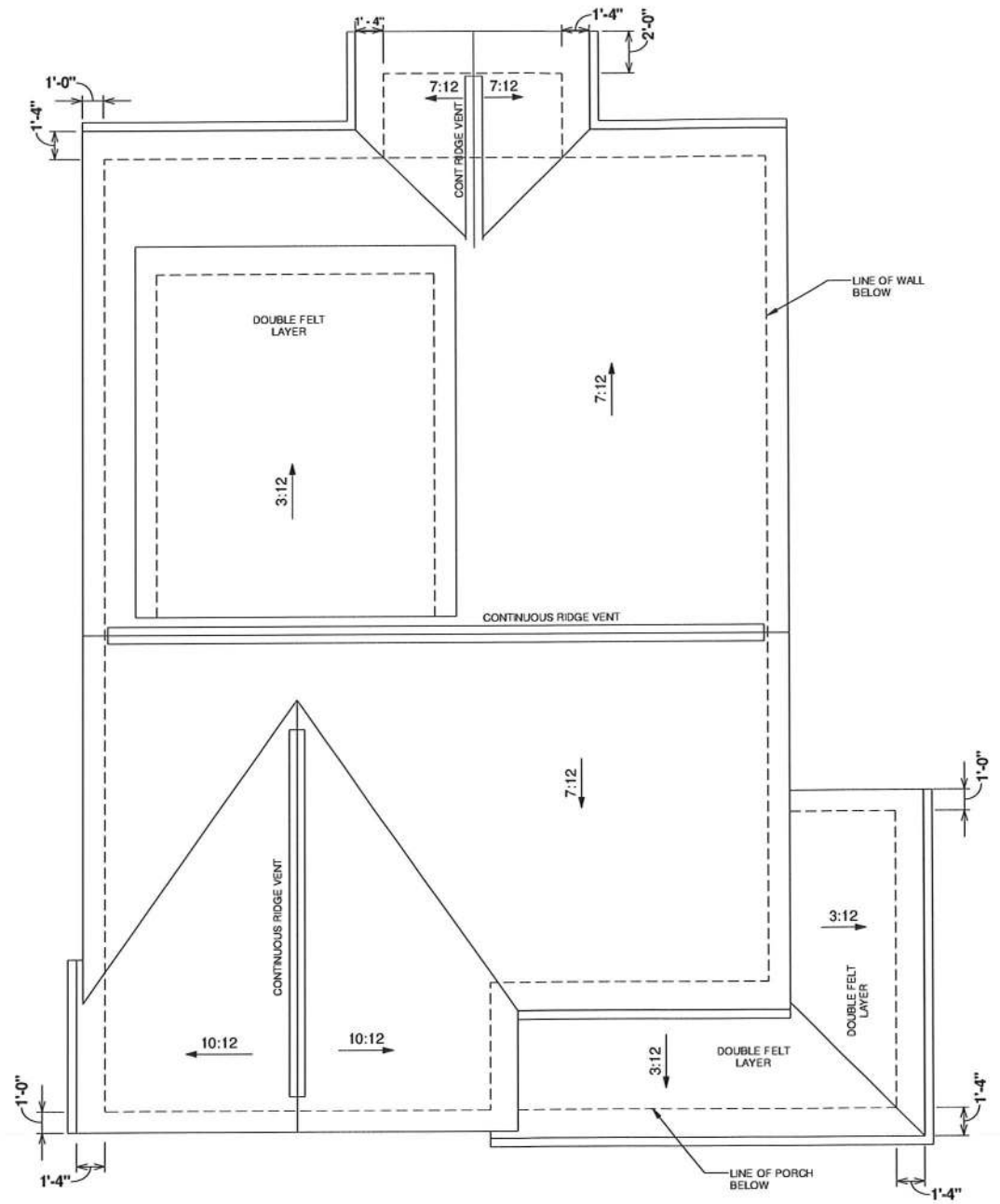


James A Zaleski

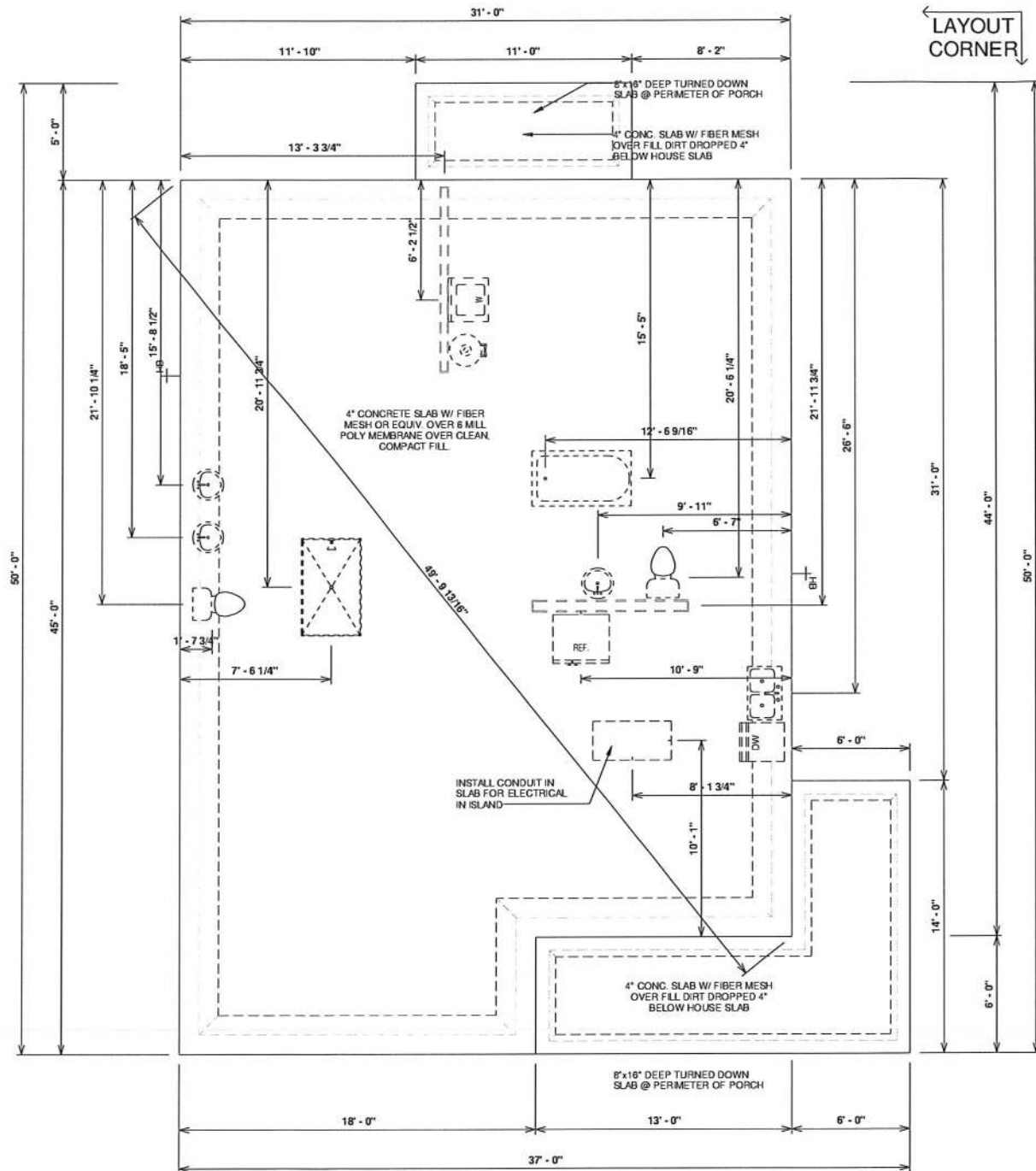
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by James A
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2 RIGHT ELEVATION

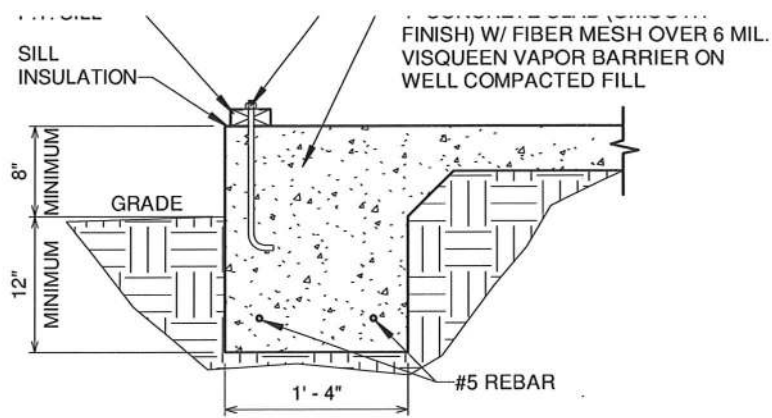


① **ROOF OVERVIEW**
 1/8" = 1'-0"

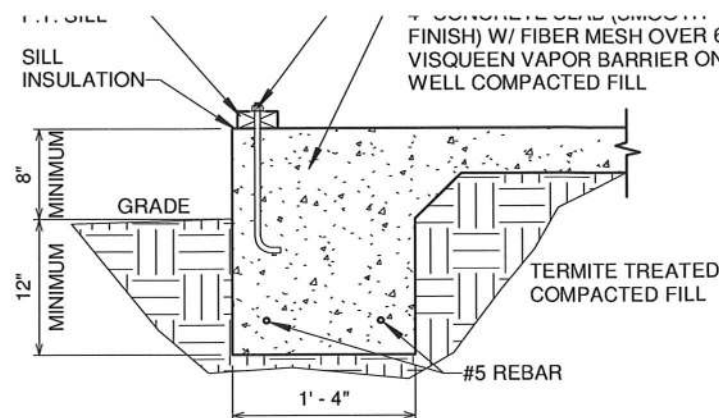


NOTE:
TURN OUT REBAR AT THE POWER METER FOR ELECTRICAL GROUNDING AS REQUIRED BY CODE

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



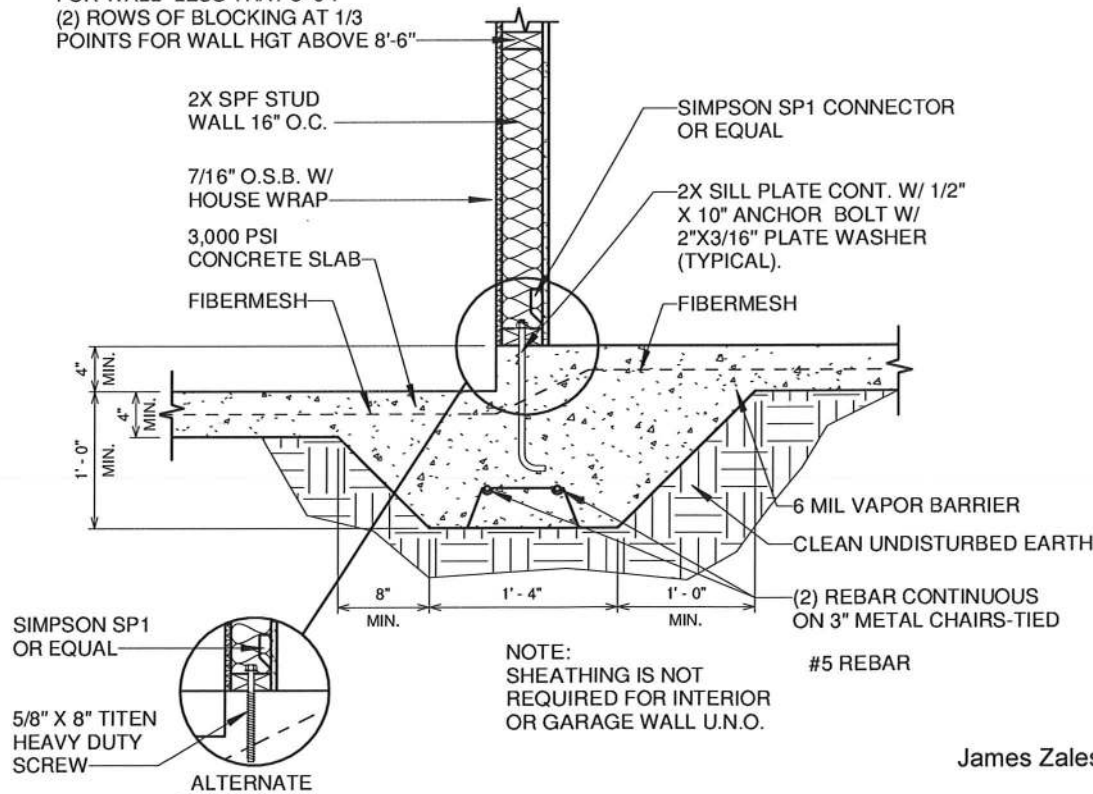
① 1 STORY MONOSLAB DETAIL
3/4" = 1'-0"



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

⑥ EDGE OF
3/4" = 1'-0"

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



GENERAL NOTES & SPECIFICATIONS:

CONCRETE REQUIREMENTS:

- ALL CONCRETE SHALL BE OF AT LEAST 3000PSI 28-DAY STRENGTH.
- ALL CONCRETE GRADE BEAMS AND SLABS SHALL BE CAST IN A MONOLITHIC FASHION.
- CONCRETE SLAB THICKNESS SHALL BE 4" ABOVE THE FINISH GRADE.
- STEP DOWNS AND LEDGES IN THE CONCRETE SHALL BE AVOIDED.
- A 6 MIL VAPOR BARRIER SHALL BE PLACED PRIOR TO THE CONCRETE.

REINFORCEMENT REQUIREMENTS:

- ALL STEEL REINFORCEMENT SHALL BE GRADE 60 (60,000 PSI YIELD STRENGTH).
- ALL LONGITUDINAL REBAR SHALL BE RUN CONTINUOUS THROUGH THE FOUNDATION SYSTEM ACTS IN A MONOLITHIC FASHION.
- ALL REBAR OVERLAPS (LAP SPLICES) SHALL BE AT LEAST 48" LONG.

SOIL:

- SATISFACTORY FILL MATERIAL SHALL BE FREE OF VARIATIONS, WITH NOT MORE THAN 20 PERCENT BY WEIGHT OF FILL LIFTS SHALL BE 12 INCHES MAXIMUM.
- ALL TOP SOIL CONTAINING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
- ALL CLEAN FILL SHALL BE PLACED ON TOP OF UNDERLYING MATERIALS, AS NOTED ON THE DRAWINGS.
- COMPACTION TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, BUILDING FOUNDATIONS, PAVEMENTS, ETC.
- EACH LAYER OF CLEAN FILL SHALL BE ADEQUATELY COMPACTED TO THE OPTIMUM DRY DENSITY AS DETERMINED BY THE ENGINEER.
- ALL SOILS SHALL BE ADEQUATELY DRAINED/DRIED PRIOR TO PLACEMENT.
- SOIL BENEATH SLAB SHALL BE CHEMICALLY TREATED.

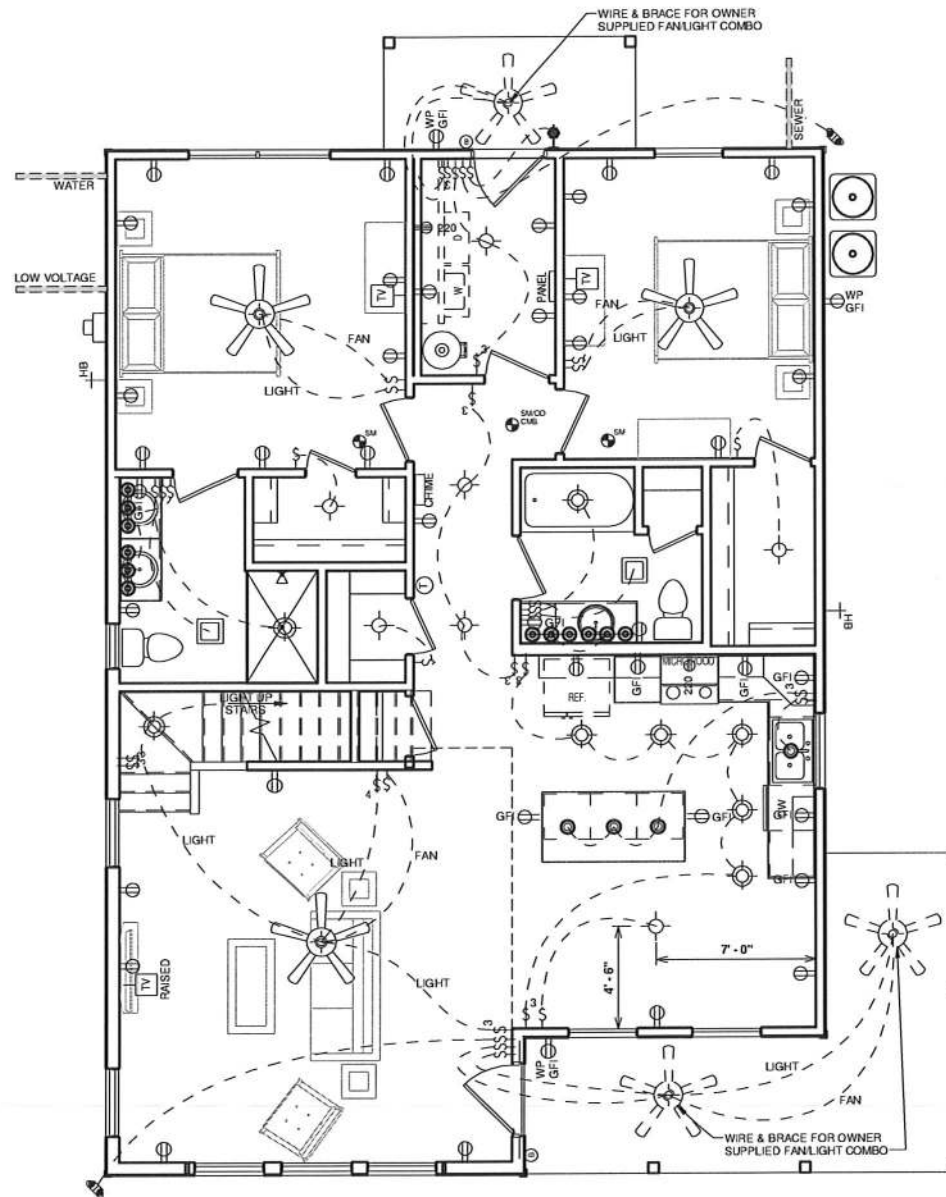
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①

ELECTRICAL N

- BRANCH CIRCUITS 1 SINGLE PHASE, 15 & RECEPTACLE OUTLI SHALL BE PROTECT CIRCUIT INTERRUPT 1999 NEC
- CONFORM ELECTRI COMPONENTS TO C PROVISIONS OF 1 & DWELLINGS AS REC
- OUTLET LOCATIONS REPRESENTATION C
- ACTUAL OUTLET LO PER LOCAL CODE



HVAC NOTES

- FURNACE NOT LO AREA TO BE AS CI POSSIBLE. IN ACC APPLICABLE CODI
- BUILDER & HVAC (RESERVE THE RIC SUPPLY VENTS OI
- RETURN AIR REGI CLOSE TO FURNA LOCATED AS POS
- OUTSIDE COMPRE LOCATED AS CLO: HANDLER AS POS
- OUTSIDE COMPRE LOCATED 10' AW/ VENT

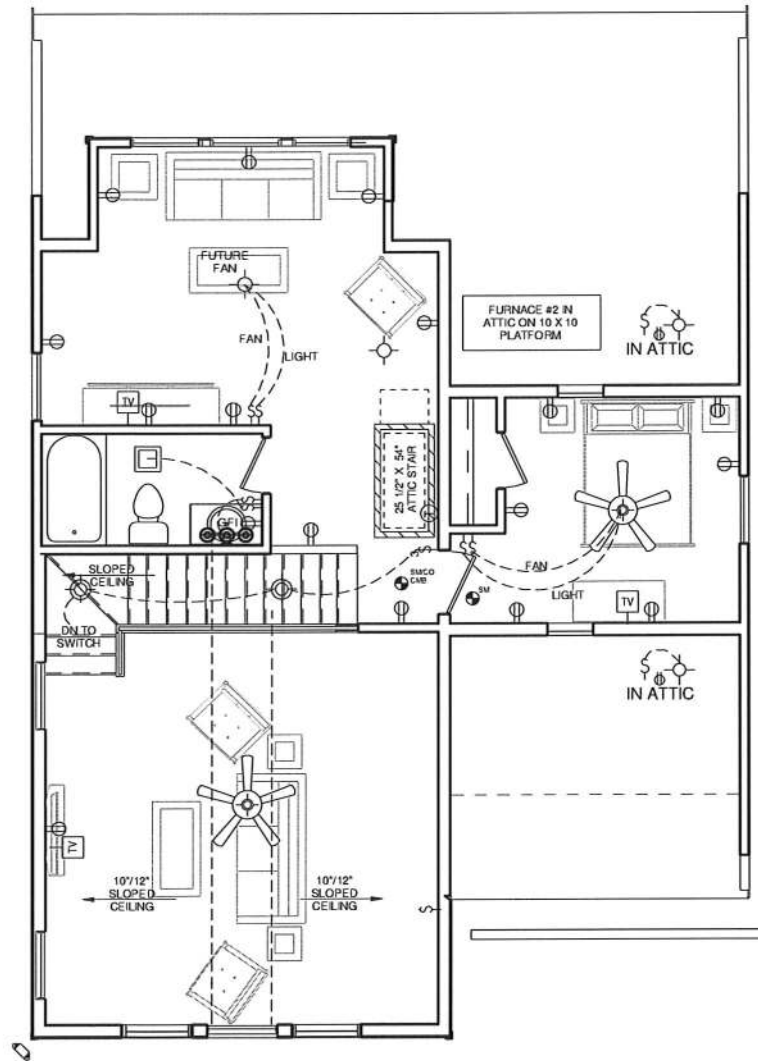
James A
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① FIRST FLOOR ELECTRICAL & HVAC PLAN
1/8" = 1'-0"

ELECTRICAL N

- BRANCH CIRCUITS 1 SINGLE PHASE, 15 & RECEPTACLE OUTLET SHALL BE PROTECTED BY CIRCUIT INTERRUPTER 1999 NEC
- CONFORM ELECTRICAL COMPONENTS TO THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AS REQUIRED FOR DWELLINGS AS REPRESENTED ON THIS REPRESENTATION
- ACTUAL OUTLET LOCATION PER LOCAL CODE



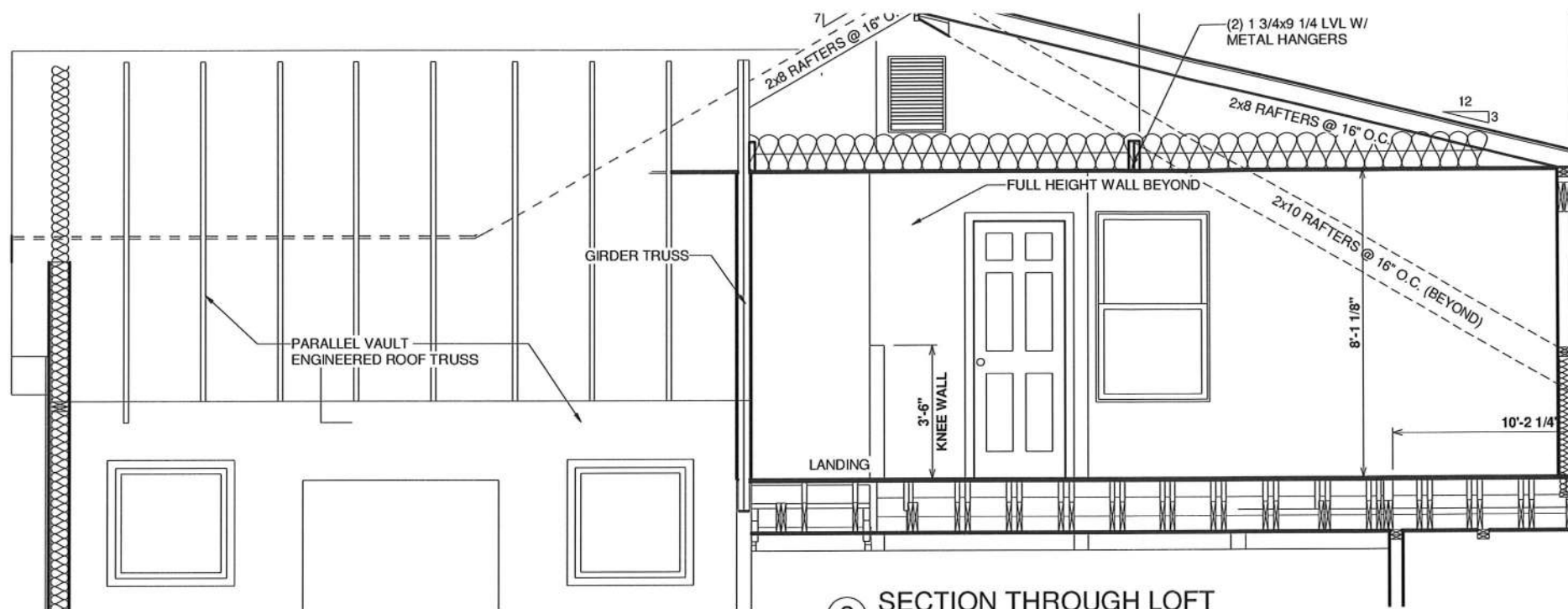
HVAC NOTES:

- FURNACE NOT LOCATED IN AREA TO BE AS CLOSE TO EXTERIOR AS POSSIBLE. IN ACCORDANCE WITH APPLICABLE CODES
- BUILDER & HVAC CONTRACTOR TO RESERVE THE RIGHT TO MOVE SUPPLY VENTS OR RETURN AIR REGISTERS CLOSE TO FURNACE LOCATED AS POSSIBLE
- OUTSIDE COMPRESSOR LOCATED AS CLOSE TO EXTERIOR AS POSSIBLE
- OUTSIDE COMPRESSOR LOCATED 10' AWAY FROM VENT

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

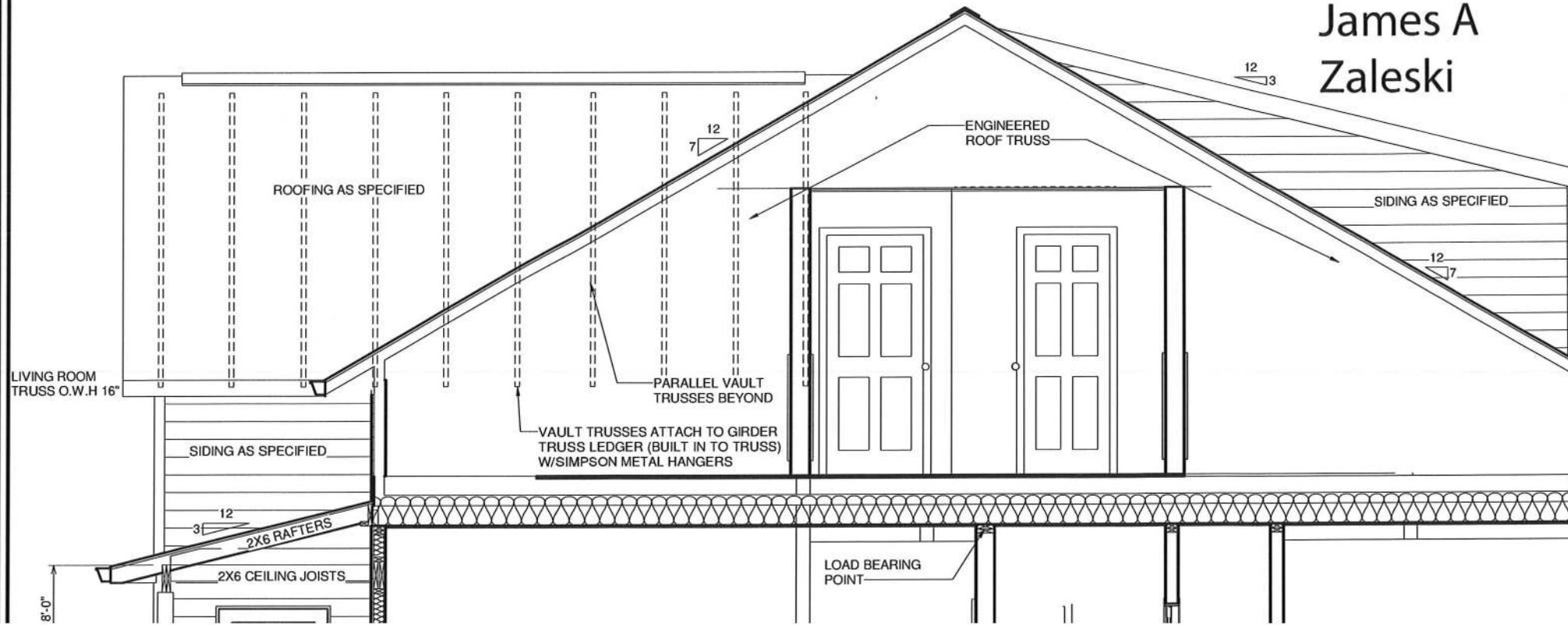
James A Zaleski

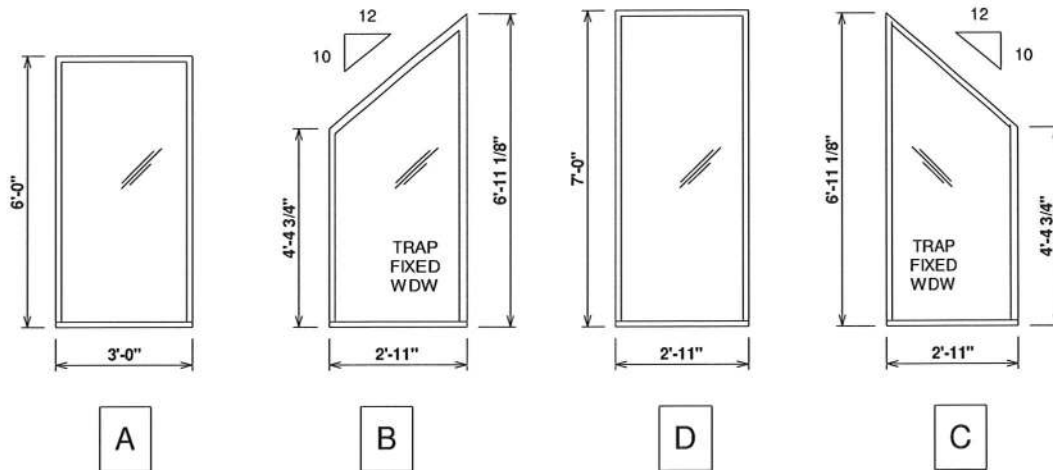
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Date: 2021.07.22 12:19:42 -04'00'



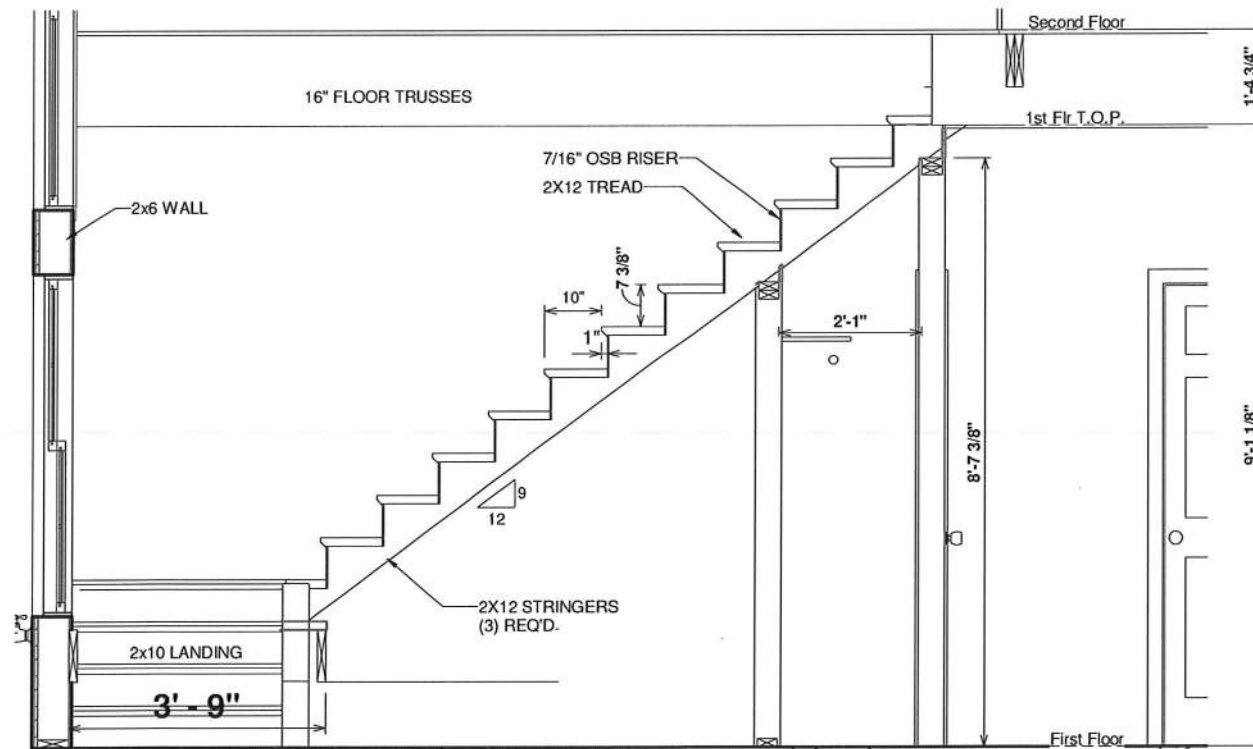
② SECTION THROUGH LOFT
1/4" = 1'-0"

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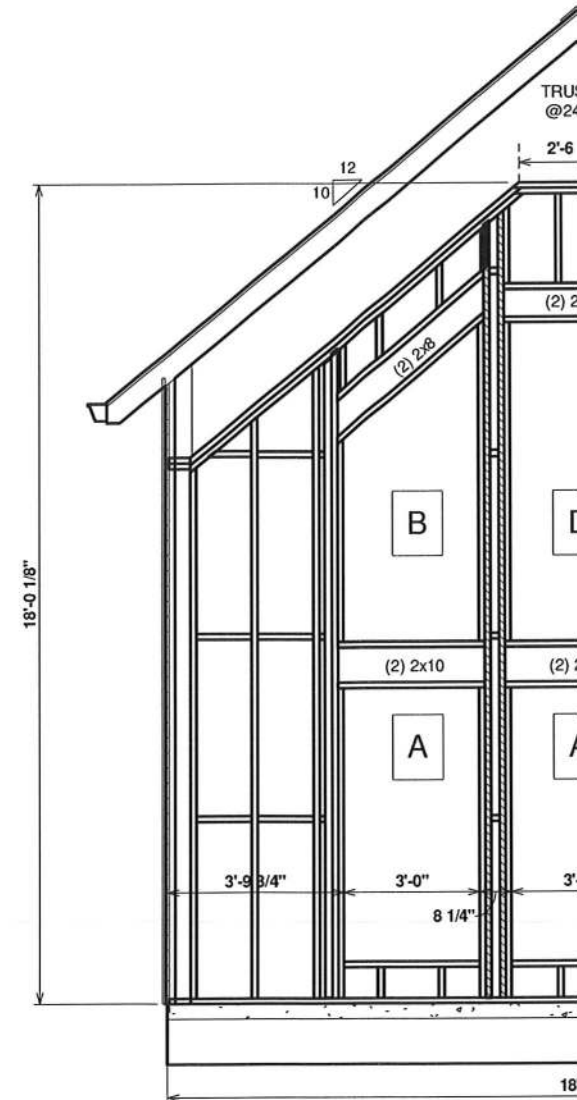


③ FRONT WALL WINDOW DETAILS
1/4" = 1'-0"



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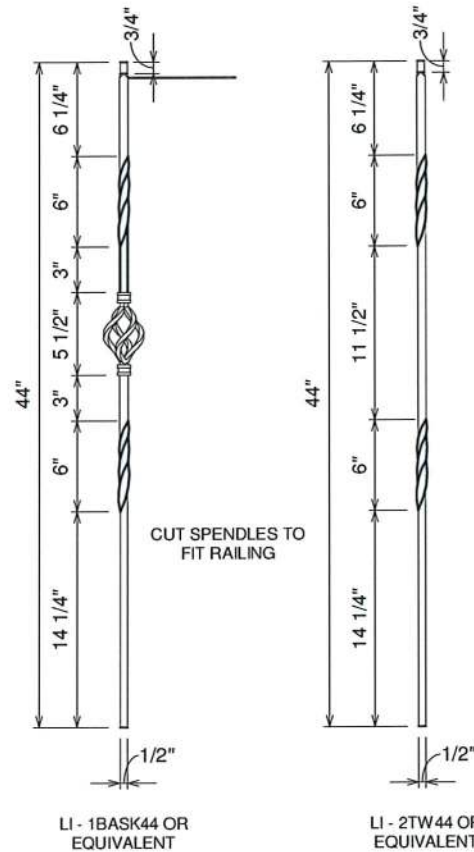


① VIEW WALL FRAMING
1/4" = 1'-0"

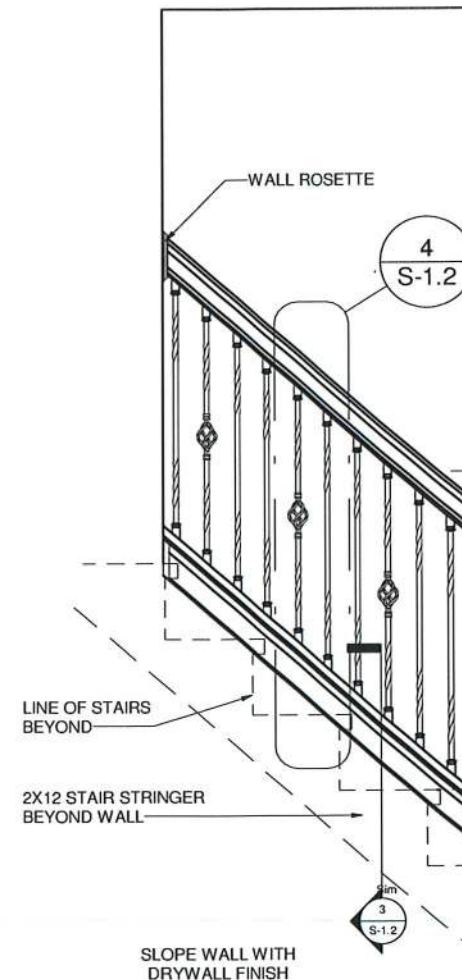
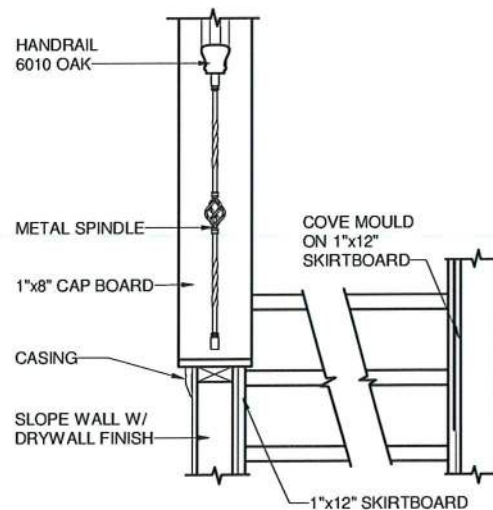
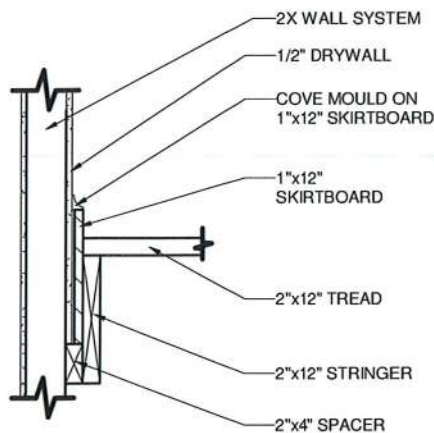


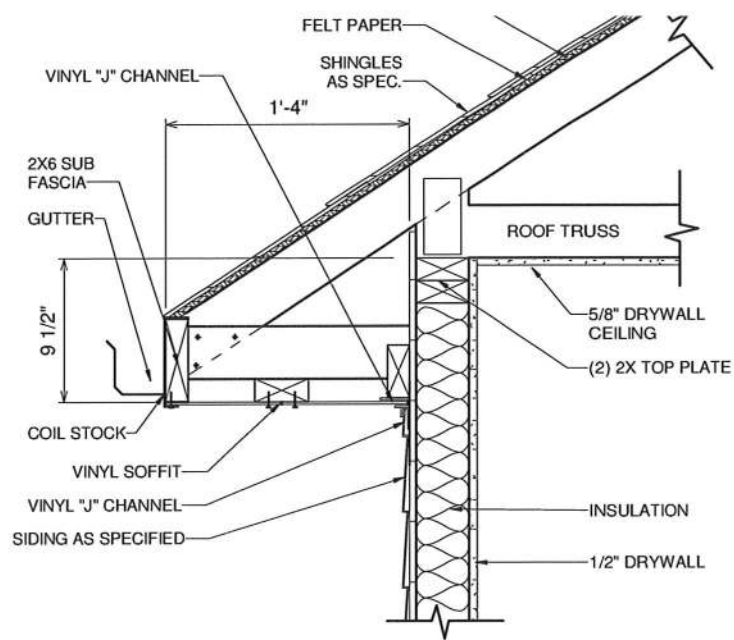
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by James A
Zaleski
Date:
2021.07.22
12:20:57 -04'00'



4 900.7 STAIR SPINDLE DETAIL
1" = 1'-0"





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

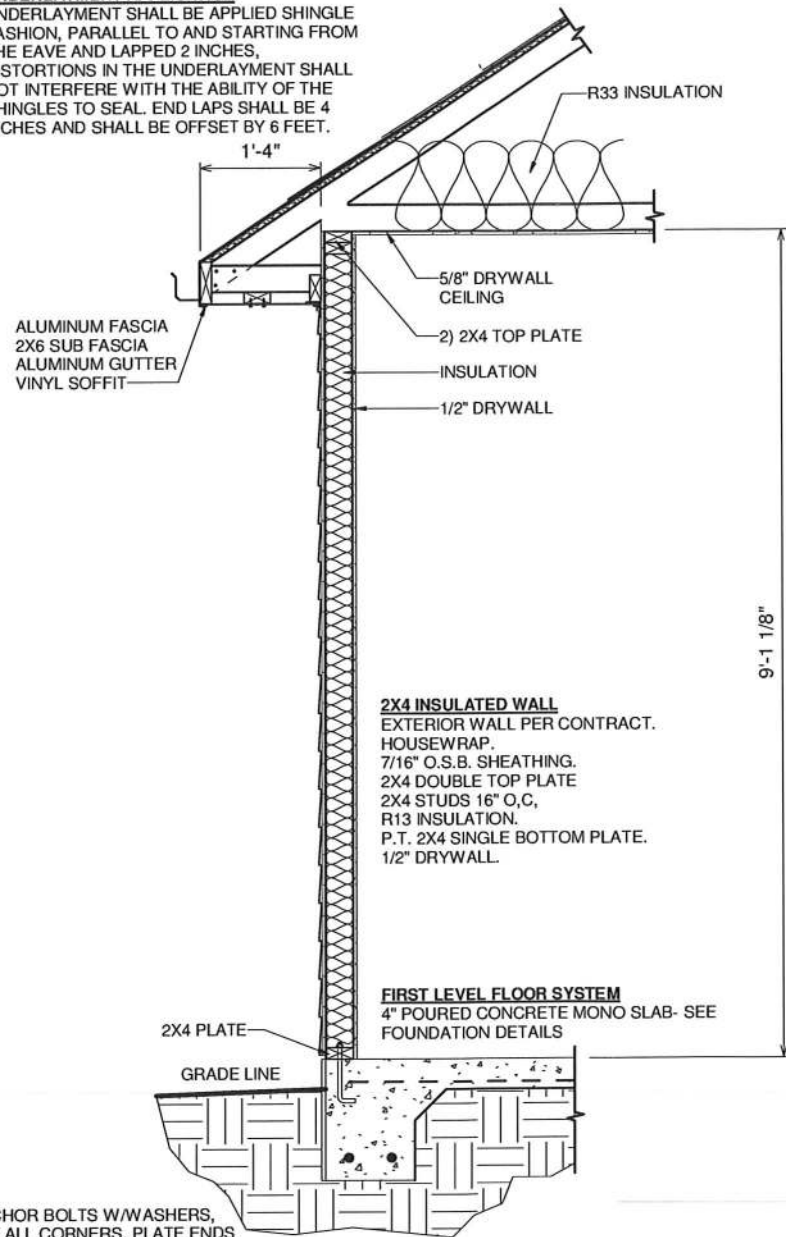
R-33 INSULATION IN FLAT AREAS
R-30 INSULATION IN SLOPED AREAS

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.

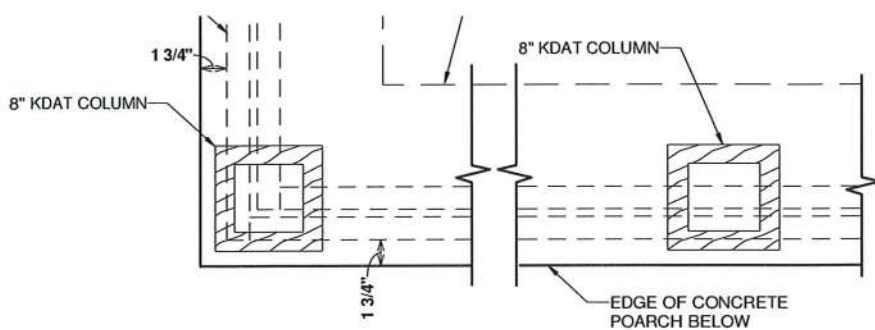
UNDERLAYMENT APPLICATION

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.

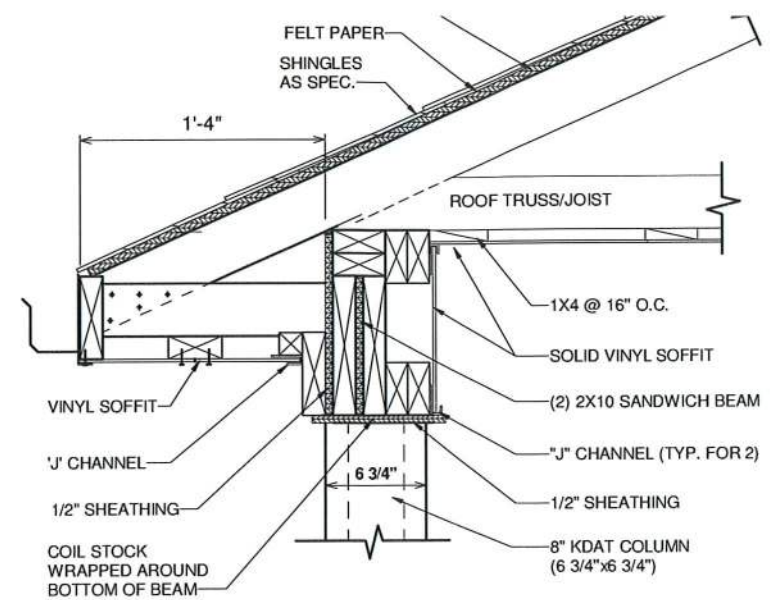
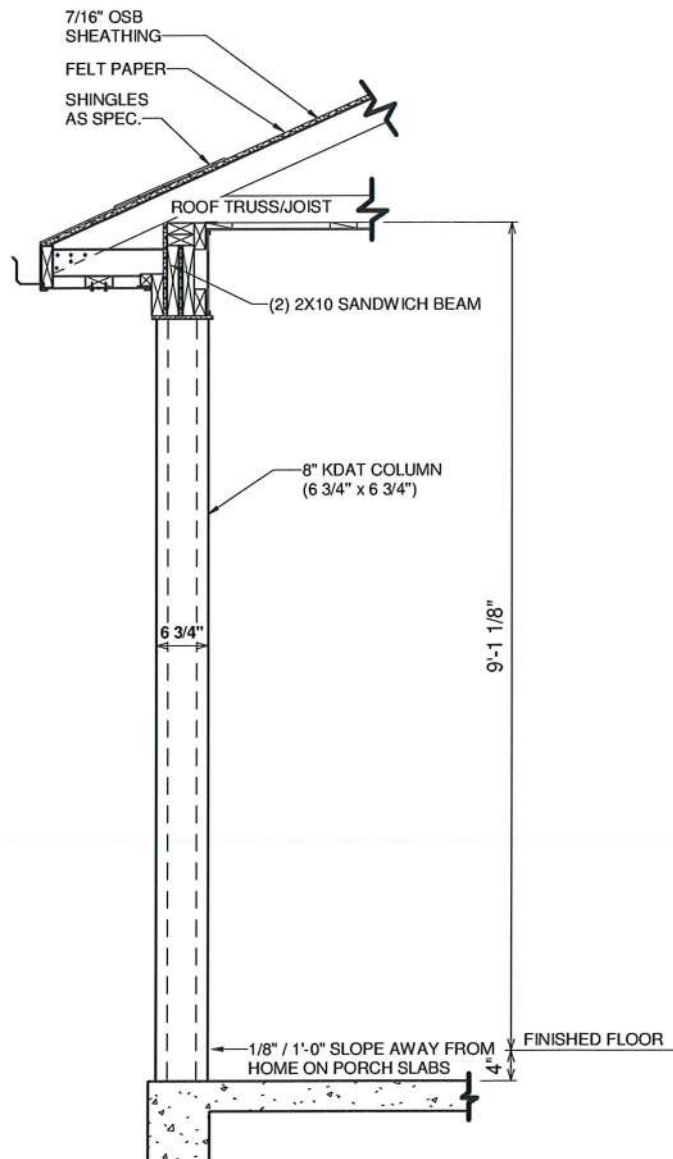


NOTE:
1/2" X 10" ANCHOR BOLTS W/WASHERS,
WITHIN 6" OF ALL CORNERS, PLATE ENDS
AND EACH SIDE OF AN OPENING.
THEN SPACED A MINIMUM OF 4'-0" O.C. OR
AS REQUIRED.

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



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



③ 8" KADT Column Eve Detail - FL
1" = 1'-0"

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by James A
Zaleski
Date: 2021.07.22
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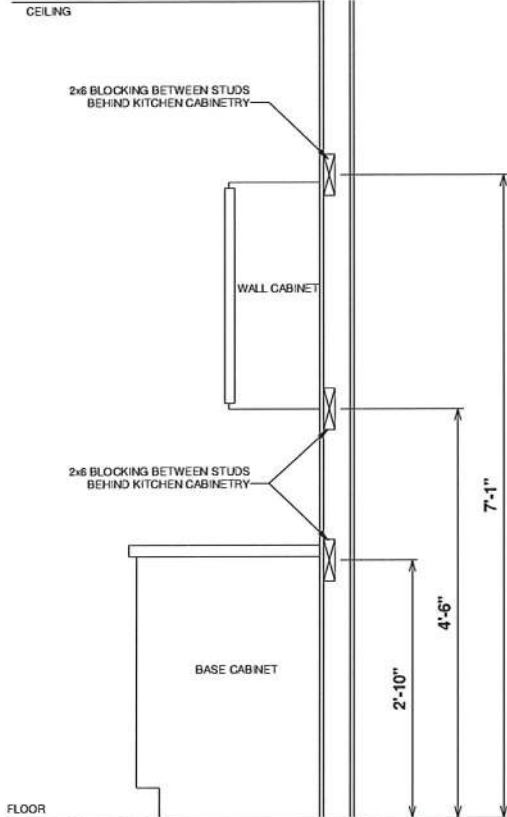


CMST14

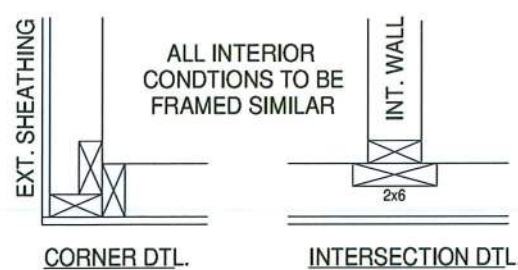
SIMPSON

ANCHOR

5/8" All 1

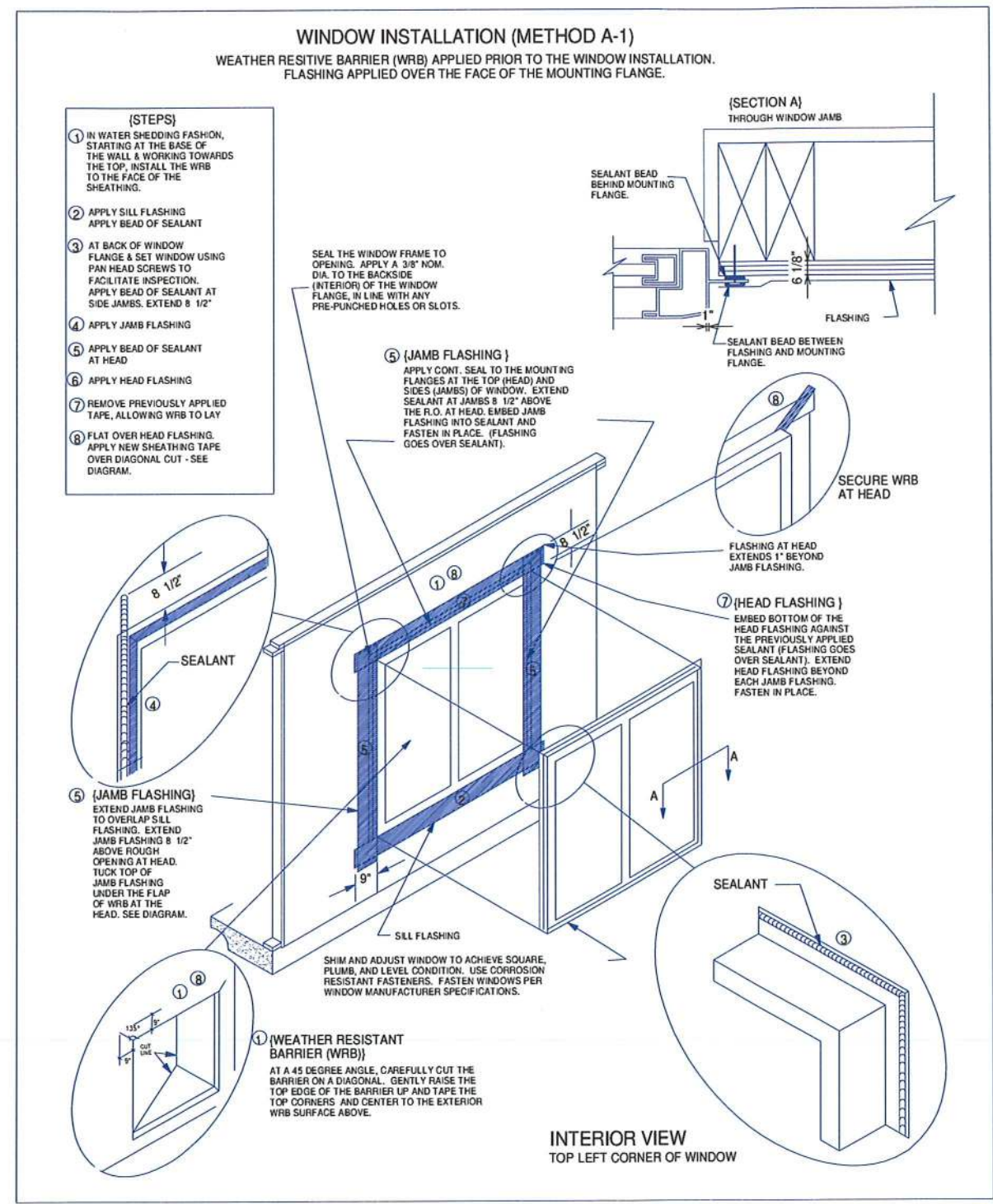


1 KITCHEN CABINET WALL BLOCKING
1/2" = 1'-0"



TYPICAL FRAMING DETAILS

2 43.2 CORNER T FRAMING DETAIL
1" = 1'-0"



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

SCREW AT EACH CORN

356 CASING | FRAMED ARC OPENING—

3/4" MDF PA

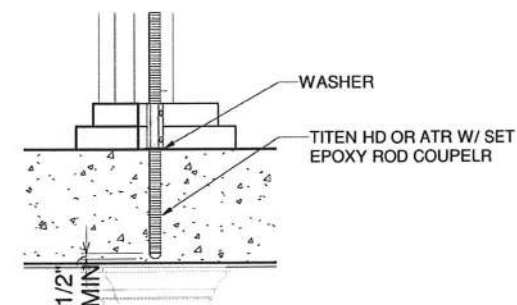
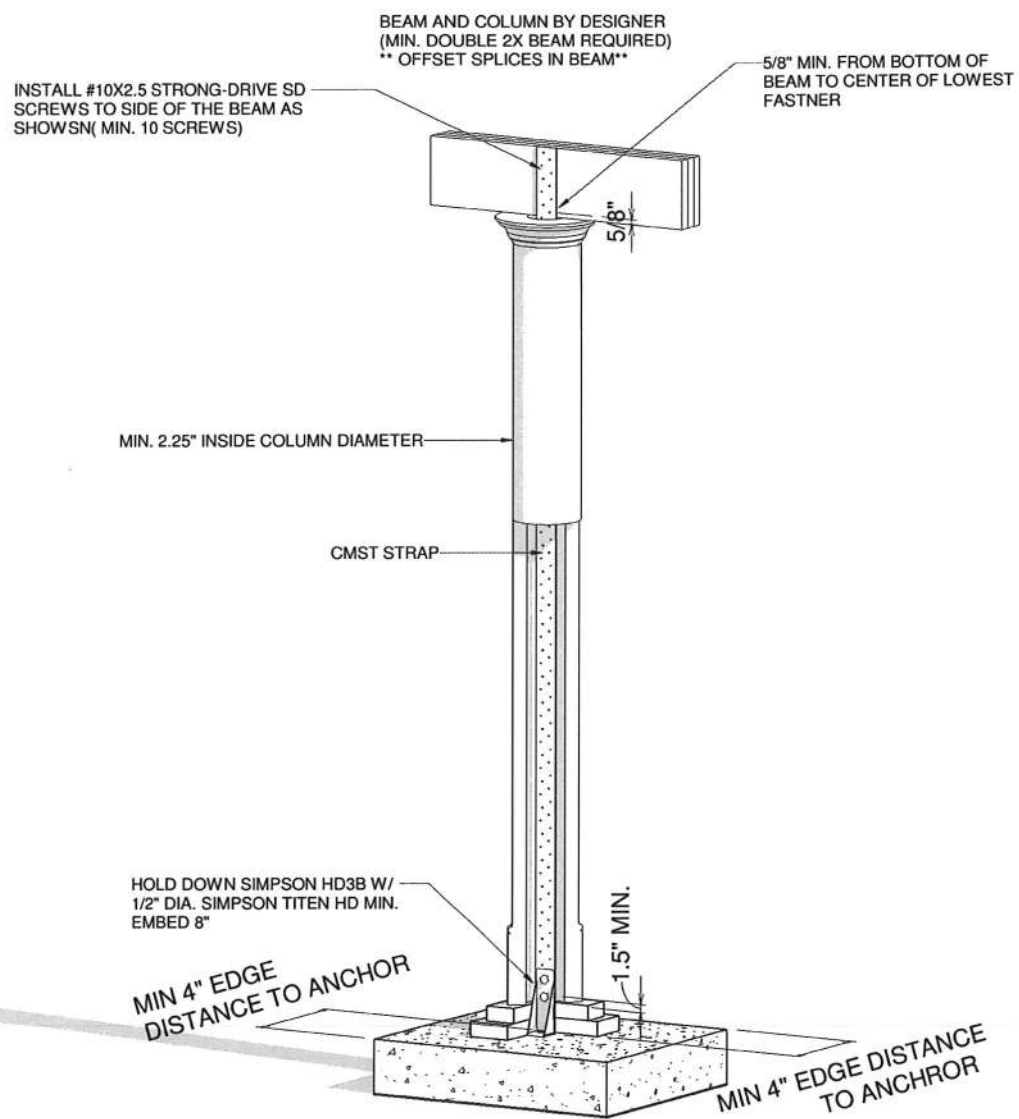
R-19 BATT IN STAPLED TO MDF PANEL—

TRIM NAIL BENT @ 90°

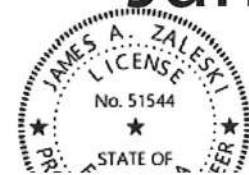
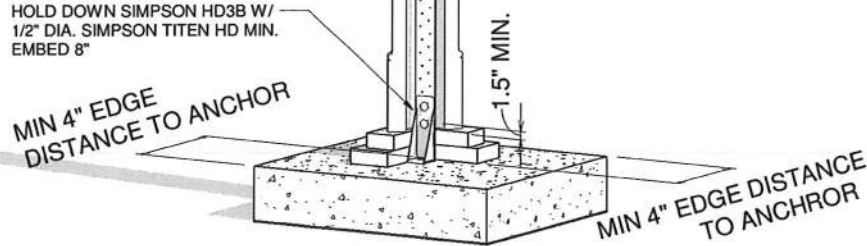
SCREW AT EACH CORN

5 1/4" BASE BOARD—

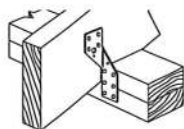
BEAM AN.
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COLUMN DETAIL BLOWUP



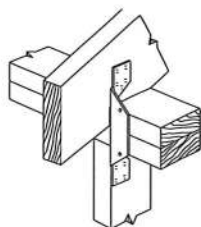
James A Zaleski



Simpson Strong-Tie

H2.5

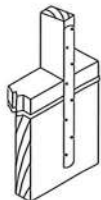
RAFTER WITH NO STUD BELOW
WHEN H2 ARE NOT USED PROVIDE
SIMPSON CS16 @ 48" O.C. STRAP OVER
TOP PLATE AND MIN. 10" LAP ON STUDS U.N.O.



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.

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

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/BEAM

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.

USP #SPT4
UPLIFT - 735#

USP #RT7
UPLIFT - 585#

USP #FA3
UPLIFT = 760#

BP582

USP #SPT22
UPLIFT - 595#

USP #RT3
UPLIFT - 475#

USP #RT20
UPLIFT - 1105#

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

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

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

TRUSS/RAFTER
(SHOWN @ 16" oc)
1/2" MIN. PLYWOOD:
MAINTAIN 2'-0" DISTANCE
BETWEEN CENTER OF TOP
PLATE AND SHEATHING
JOINT (SEE DETAIL B)

ENDWALL OR GABLE
TRUSS/JOIST

USP RS200 STRAP--WRAP AROUND TOP
PLATES AND 4TH CEILING JOIST/TRUSS
FROM END. NAIL WITH MIN. (8) 8d
NAILS EACH END AND (2) 8d NAILS AT
EACH INTERMEDIATE JOIST. TYP.
WITHIN 6" OF EACH ROW OF BLOCKING.
STRAP MAY BE PLACED ABOVE OR
BELOW BLOCKING

1/2" GYPSUM DRYWALL
(SEE GENERAL NOTES)

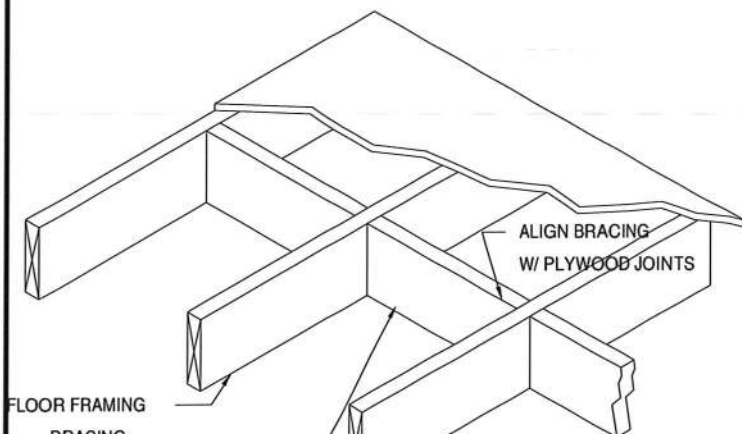
2x4 CONTINUOUS NAILER

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

8d COMMON NAILS @ 4" O.C.

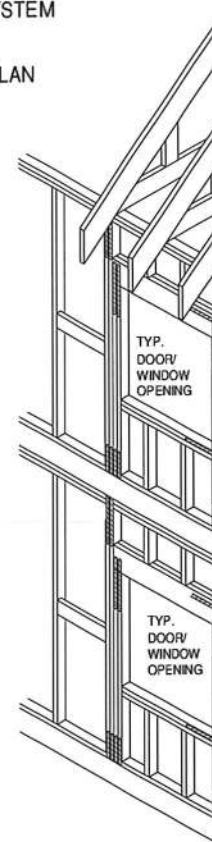
CONTINUOUS STUD. FLOOR TO PLATE
BELOW GABLE END TRUSS/RAFTER/JOIST
(BALLOON FRAME VAULTED GABLE END)

ENDWALL CEILING CONNECTION



ALIGN BRACING
W/ PLYWOOD JOINTS

FLOOR FRAMING
BRACING



TYP.
DOOR/
WINDOW
OPENING

TYP.
DOOR/
WINDOW
OPENING

R/
SI
(2)
AT
TH