

Columbia County Cover Sheet

D Griffis Construction

The Chandler ADU

SQUARE FOOTAGE INFORMATION

ENCLOSED CONDITIONED SPACE	-	800 S.F.
ENCLOSED UNCONDITIONED SPACE	-	0 S.F.
UNENCLOSED SPACE	-	0 S.F.
TOTAL	-	800 S.F.

CODE SUMMARY

FLORIDA BUILDING CODE (BUILDING) 8th EDITION (2023)
FLORIDA BUILDING CODE (RESIDENTIAL) 8th EDITION (2023)
FLORIDA BUILDING CODE (EXISTING BUILDING) 8th EDITION (2023)
FLORIDA BUILDING CODE (PLUMBING) 8th EDITION (2023)
FLORIDA BUILDING CODE (MECHANICAL) 8th EDITION (2023)
FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8th EDITION (2023)
FLORIDA BUILDING CODE (FUEL GAS) 8th EDITION (2023)
FLORIDA BUILDING CODE (ACCESSIBILITY) 8th EDITION (2023)
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
FLORIDA FIRE PREVENTION, 8th EDITION (2023)

STRUCTURE HEIGHT AND NO. OF STORIES

MAXIMUM HEIGHT OF STRUCTURE	13'-3"
MEAN ROOF HEIGHT	10'-10"
NUMBER OF STORIES	1.0

WIND ZONE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION
BASIC WIND SPEED (3 SECOND GUST) 120 M.P.H.
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE CATEGORY = B
BUILDING CATEGORY = ENCLOSED
INTERNAL PRESSURE COEFFICIENT = ±.18

COMPONENTS & CLADDING

SHALL COMPLY WITH R301.2.1

COMPONENTS & CLADDING (P.S.F.)				
SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	25.9	34.7	25.9	28.1
20-50	24.7	32.4	24.7	26.9
50-100	23.2	29.3	23.2	25.4
>100	22.0	26.9	22.0	24.2

DIMENSION OF ZONE 5 IN FEET: 4' FRONT & BACK
4' SIDES

MATERIAL INFORMATION

ROOFING MATERIAL SHALL MEET THE THE REQUIREMENTS OF CHAPTER 15 OF THE 2023 FLORIDA BUILDING CODE AND CHAPTER 9 OF THE 2023 FLORIDA RESIDENTIAL CODE 8TH EDITIONS.

CLASSIFICATION OF CONSTRUCTION TYPE

TYPE V, UNPROTECTED / RESIDENTIAL R-3

PROJECT LOCATION

154 NW BISON COURT
WHITE SPRINGS, FL. 32096
PARCEL ID: 14-2S-16-01608-103



PROJECT LOCATION MAP

* INDICATES PROJECT LOCATION

ENGINEER

SAM I. PARK, P.E.
FL-PE 17887
8211 OSTEEN ST.
JACKSONVILLE, FL. 32210
(904) 885-4162

DESIGNER

AMMONS' HOUSE PLANS
8030 WESTPORT ROAD
JACKSONVILLE, FL. 32011
(904) 749-4630

INDEX OF DRAWINGS

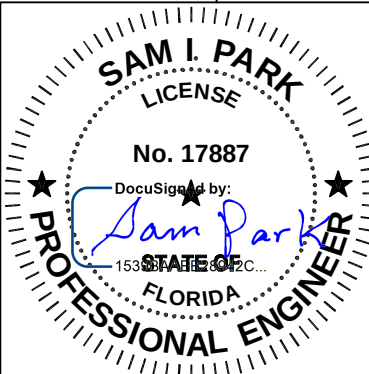
SHT	DESCRIPTION
COVER	COVER SHEET
SHT-1	ELEVATIONS
SHT-2	FLOOR & ELECTRICAL PLAN
SHT-3	ROOF PLAN & DETAILS
SHT-4	FOUNDATION PLAN & DETAILS
SHT-5	WINDOW DETAILS

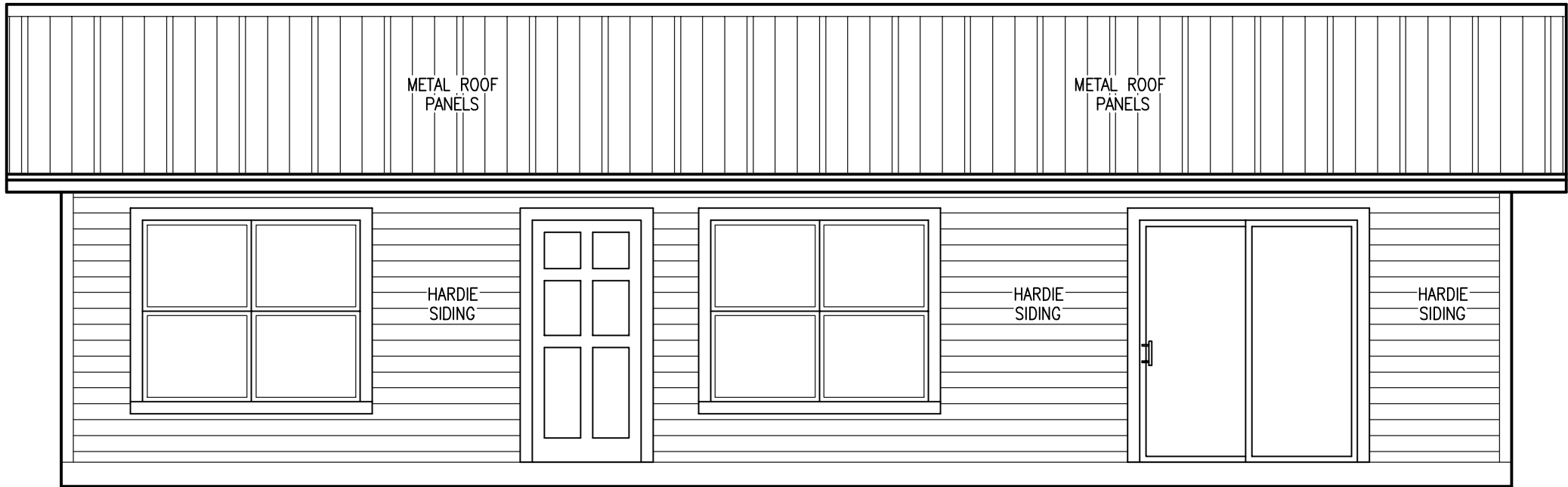
ANY OMISSION OR INFORMATION SHOWN ON PLANS IN ERROR SHALL NOT RELIEVE THE CONTRACTOR OF COMPLYING WITH ALL CODES AND REQUIREMENTS.

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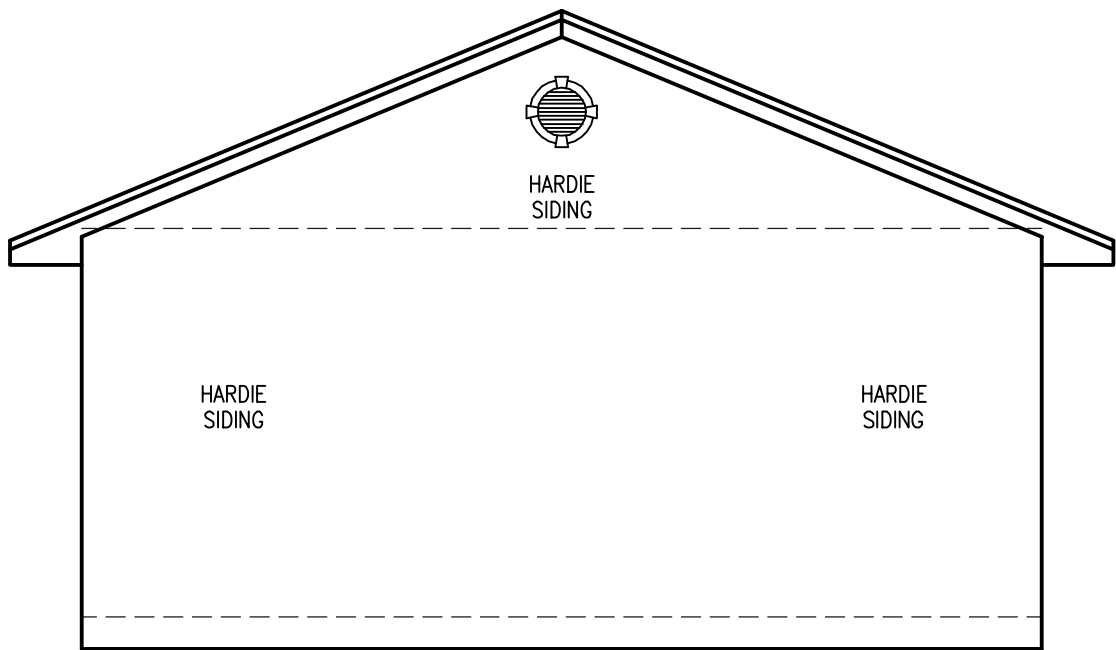
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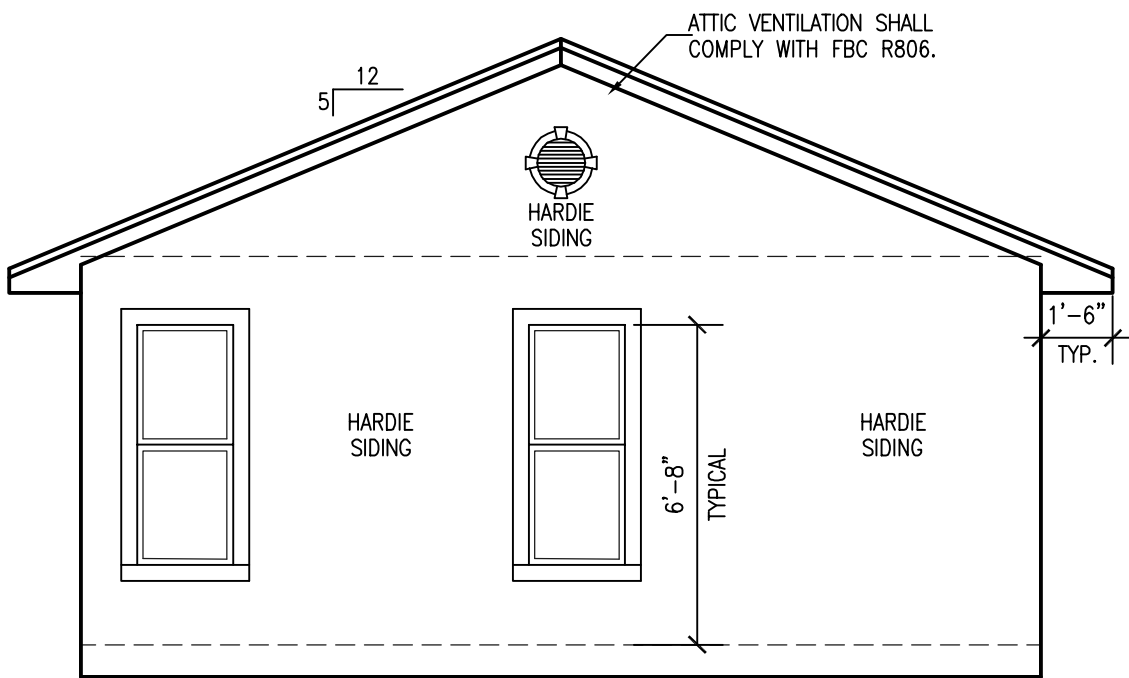




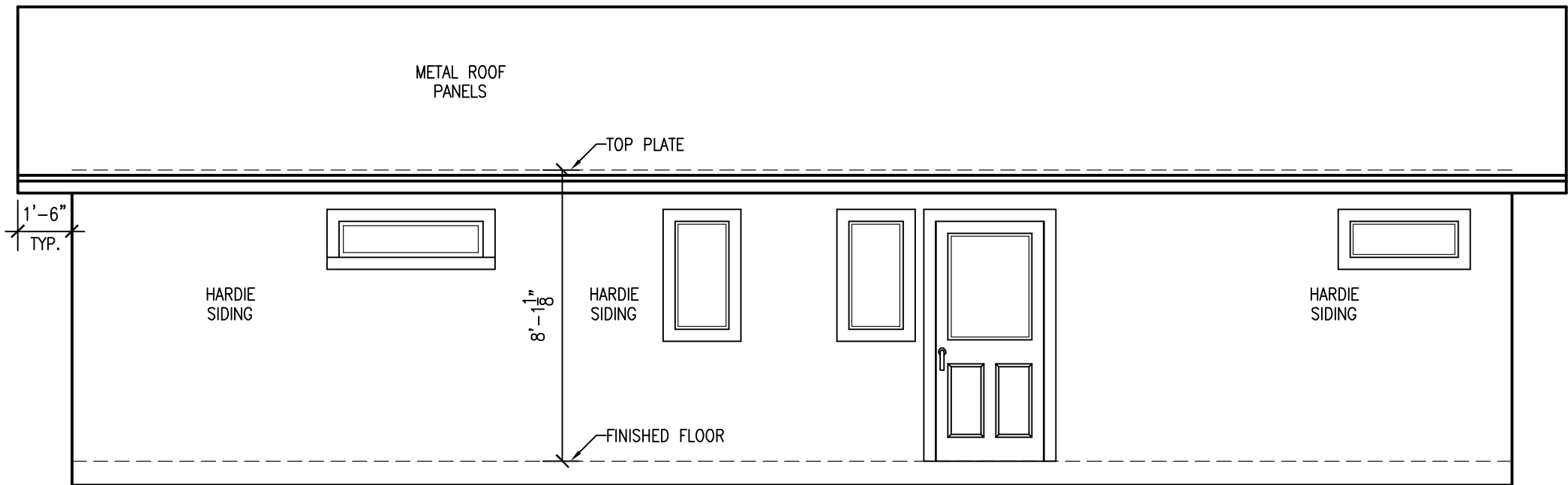
FRONT ELEVATION
SCALE: 1/4"= 1'-0"



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



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

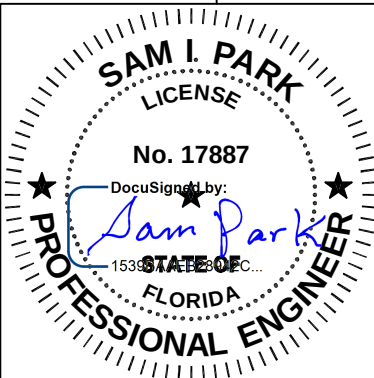


REAR ELEVATION
SCALE: 1/4"= 1'-0"

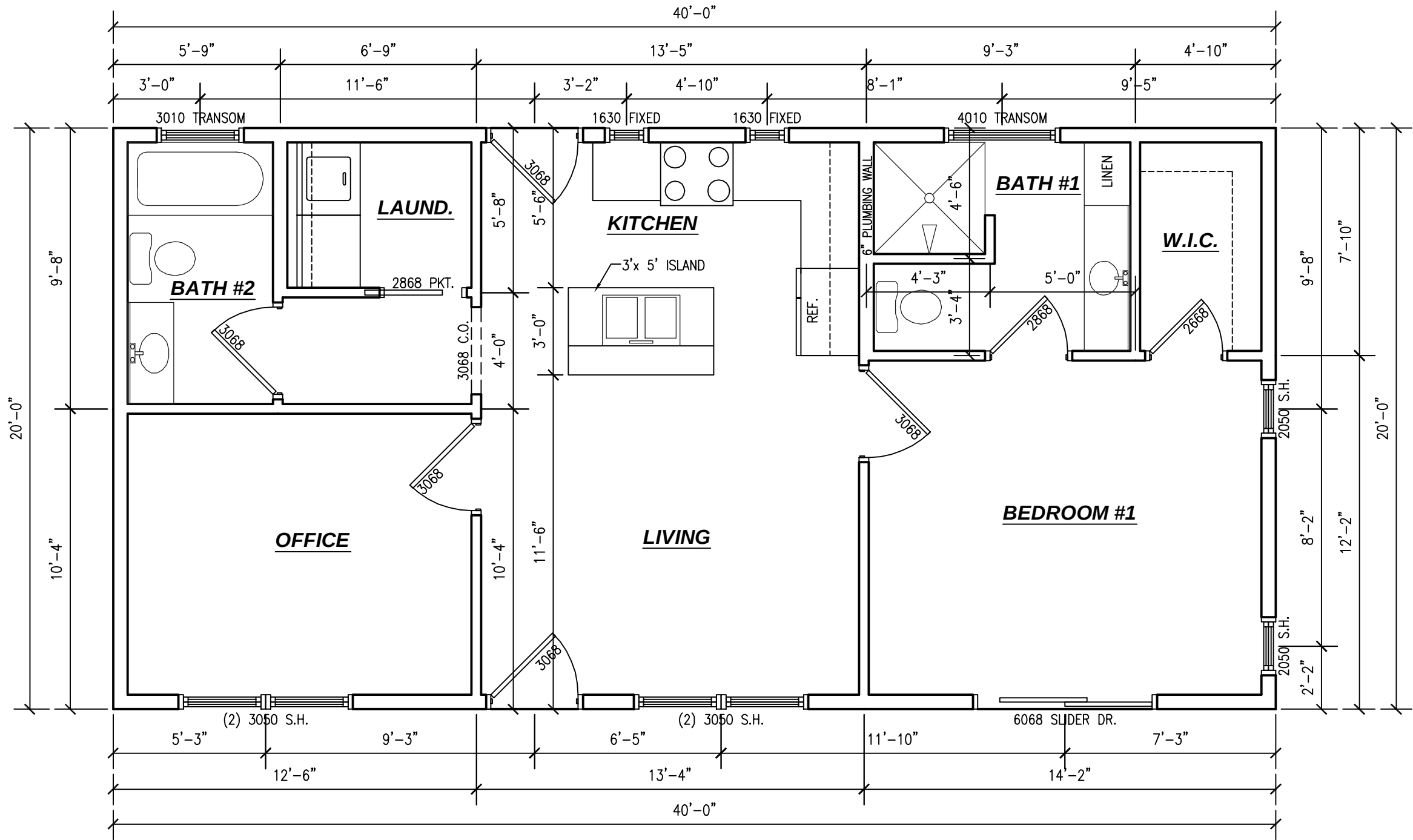
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ELECTRICAL LEGEND	
	SMOKE & CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET
	200v OUTLET
	WATERPROOF GFI DUPLEX OUTLET
	GROUND-FAULT INTERRUPTER
	GROUND-FAULT INTERRUPTER POP UP
	ARC FAULT CIR. INTERRUPTER
	FLOOR OUTLET
	JUNCTION BOX
	T.V./CABLE OUTLET
	PHONE JACK
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	TWO BULB FLOURESCENT LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	RECESS LIGHT
	PENDANT LIGHT
	TRACK LIGHTING
	FOUR BULB FLOURESCENT LIGHT
	FLOODLIGHT & WATERPROOF OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT COMBO

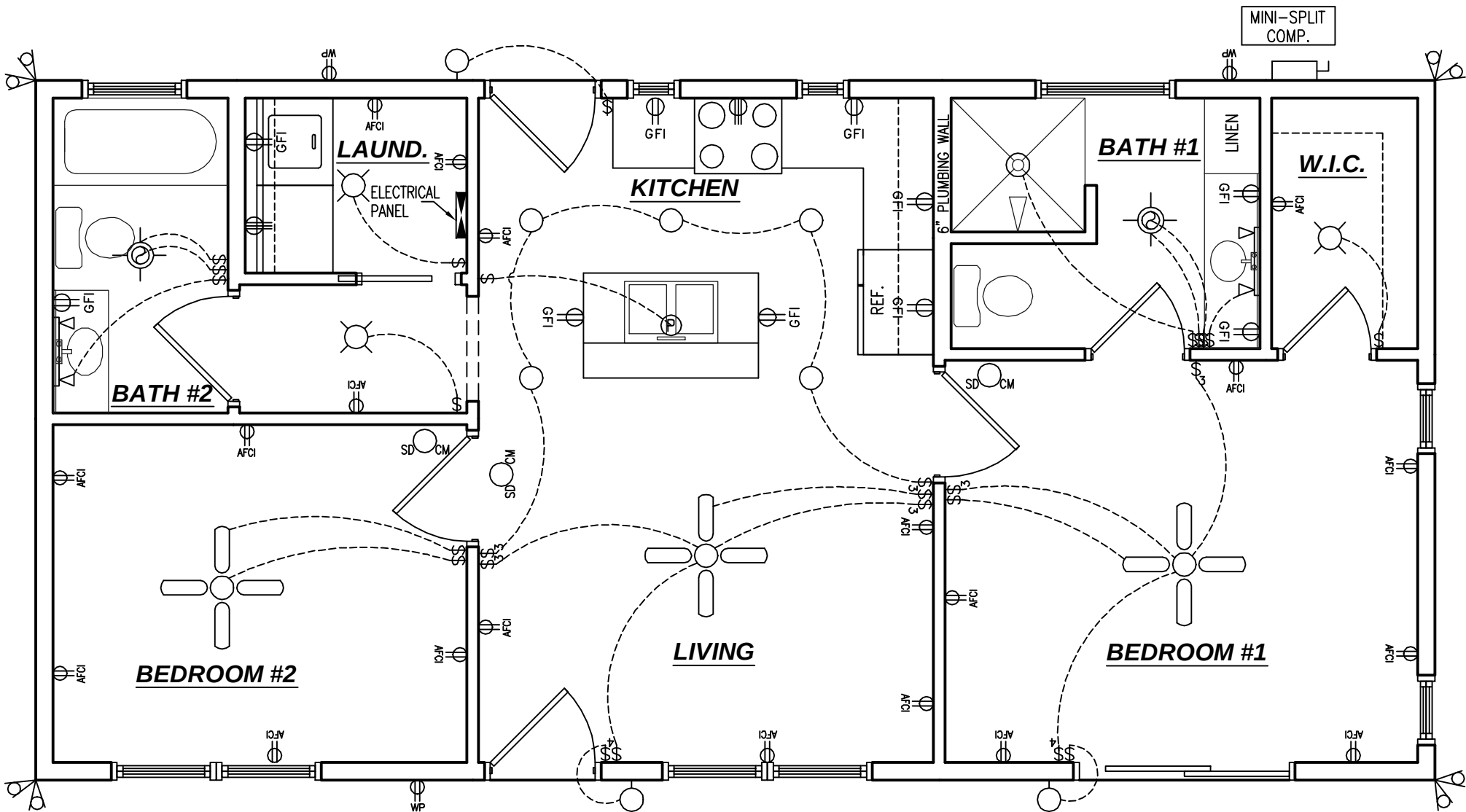


HEADER SCHEDULE (SHALL COMPLY WITH FBC R602.7)			
OPENING WIDTH	HEADER SIZE	# OF KING STUDS	# OF JACK STUDS
1'-0" TO 4'-0"	2 - 2"x 8"	2	1
4'-1" TO 9'-0"	2 - 2"x 10"	3	2
9'-1" TO 12'-0"	2 - 2"x 12"	3	3
GARAGE DR.	2 - 1 3/4"x 11 7/8" LVL'S	3	3
PORCH	2 - 2"x 12"	6"x 6" P.T. POST	

FLOOR PLAN

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

- NOTE:
- FASTENING SCHEDULE SHALL COMPLY WITH FBC R602.3 AND TABLES R602.3(1)-(4) UNLESS NOTED OTHERWISE.
 - SHEAR WALLS: ALL EXTERIOR WALLS SHALL BE SHEAR WALLS. SINGLE SHEATHING NAILED AT 3" AT EDGES AND 6" INTERMEDIATE W/ 8d NAILS.



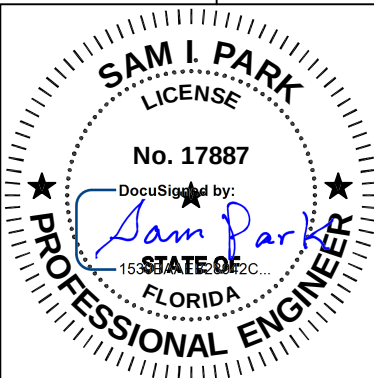
ELECTRICAL PLAN

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

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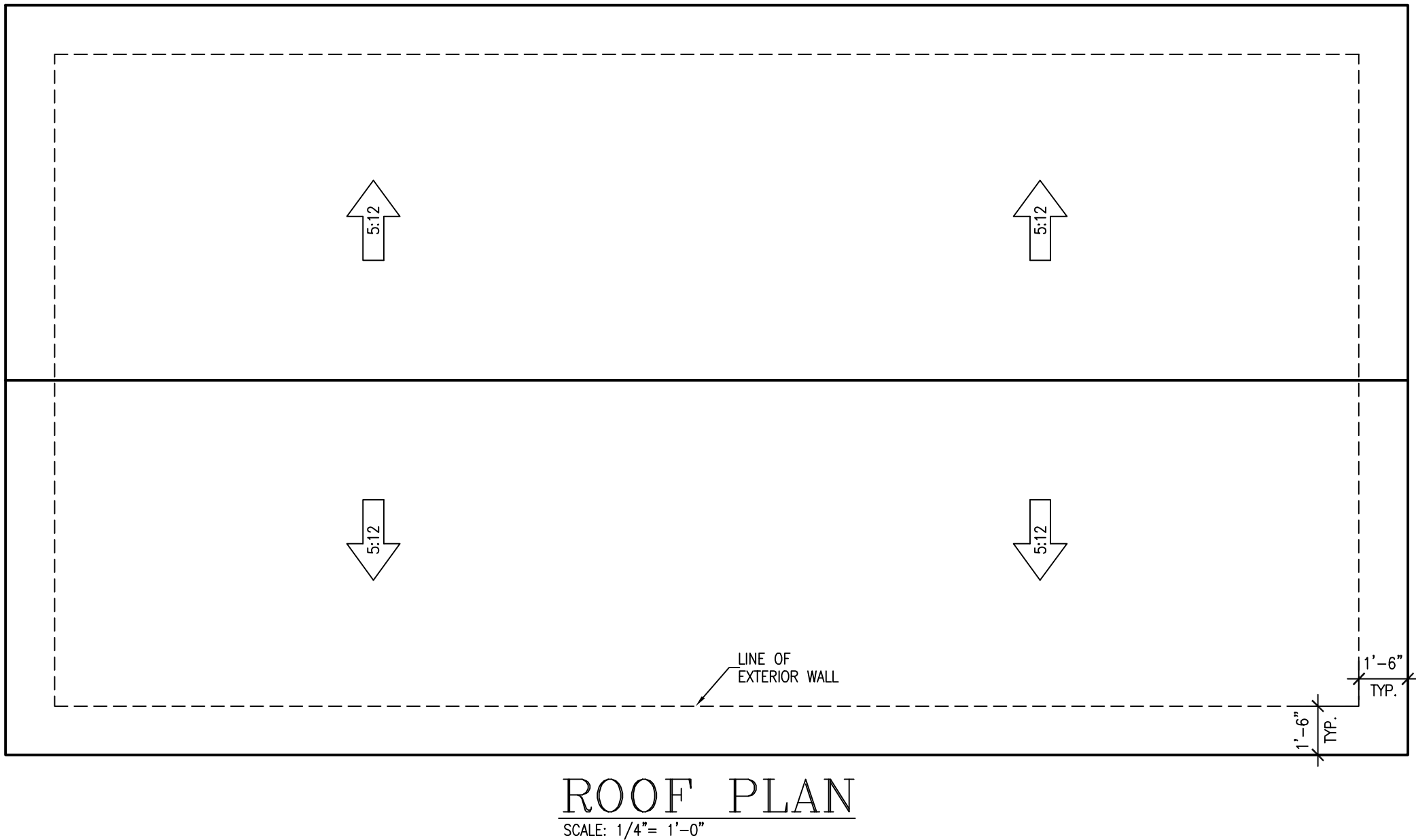
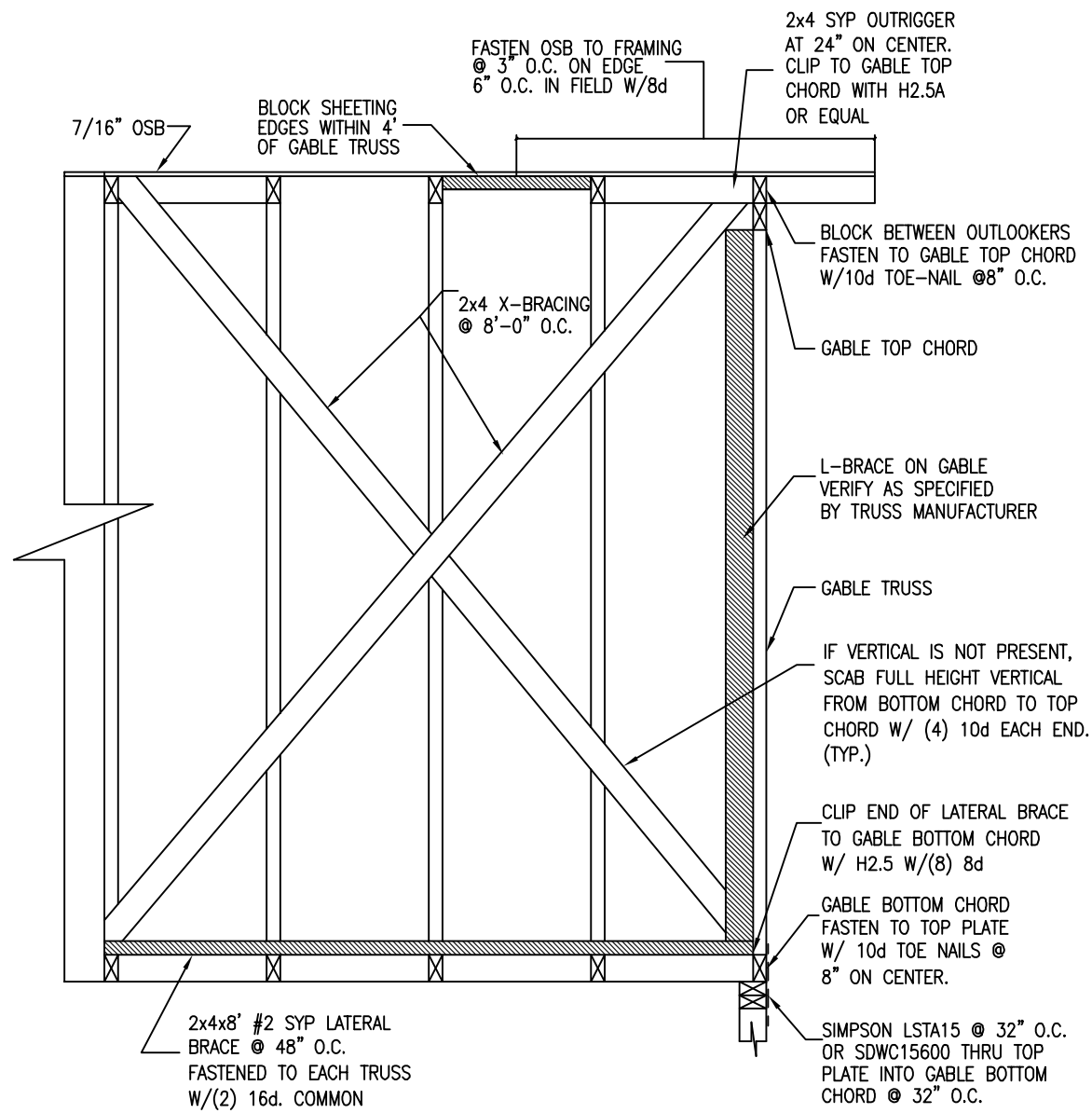
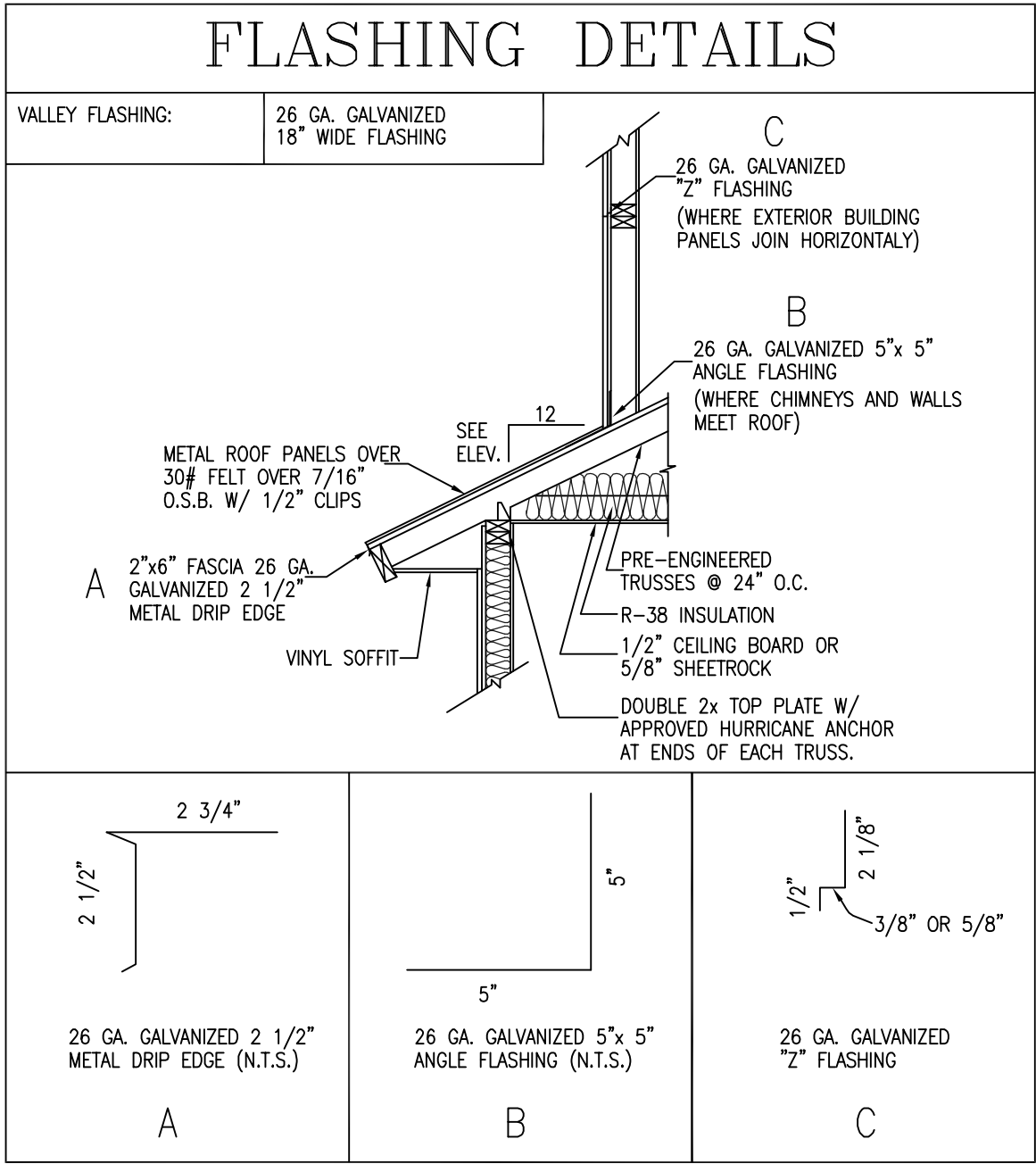
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D GRIFFIS CONSTRUCTION
ADU FOR THE CHANDLER FAMILY
COLUMBIA COUNTY, FLORIDA
FLOOR & ELECTRICAL PLAN

Ammons'
HOUSE PLANS
8030 Westport Road
Jacksonville, FL 32244
(904) 749-4630
4/10/26
22612
2 of 5
SHEET NUMBER



TRUSS ANCHORING

① TRUSS ANCHOR SCHEDULE / JOIST

LOAD	ANCHOR
0-495	(1) SIMPSON H2.5A OR (1) SIMPSON SDWC15600
495-990	(2) SIMPSON H2.5A OR (1) SIMPSON H10A
990-1265	(1) SIMPSON H16

OR EQUIVALENT SIMPSON STRAP OR ANCHORS

② GIRDER TRUSS STRAPPING - VERTICALS

SIMPSON STRAPS (TOP)
ST6224 TO 2500
MSTC28 TO 2980
MSTC40 TO 4300
MSTC52 TO 4700
MSTC66 TO 5800

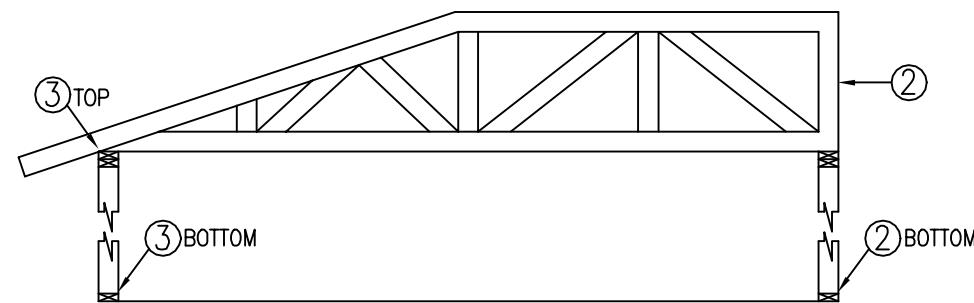
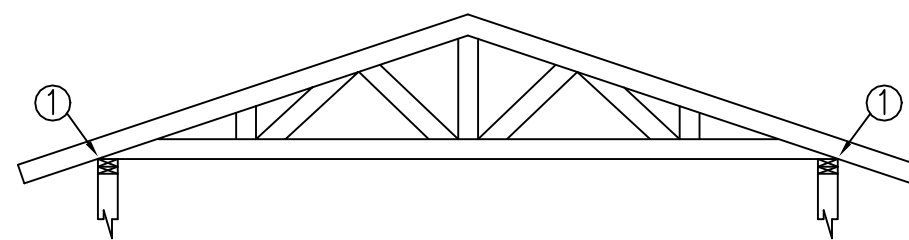
SIMPSON HTT-5 (BOTTOM)
FOR LOAD LESS THAN 1200# USE SIMPSON LSTA24

③ GIRDER TRUSS END ANCHORING - PITCHED

HGT SERIES 1, 2, OR 3 PLY (TOP)

SIMPSON HTT-5 (BOTTOM)

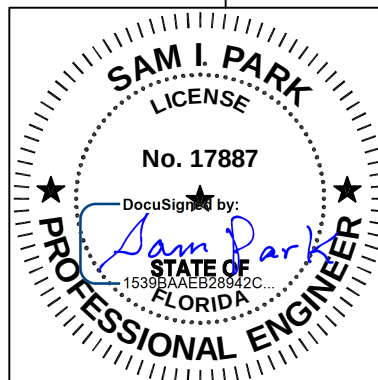
NOTE: FOR LOADS LESS THAN 1600# USE #1 TOP, NO HTT-5 BOTTOM.



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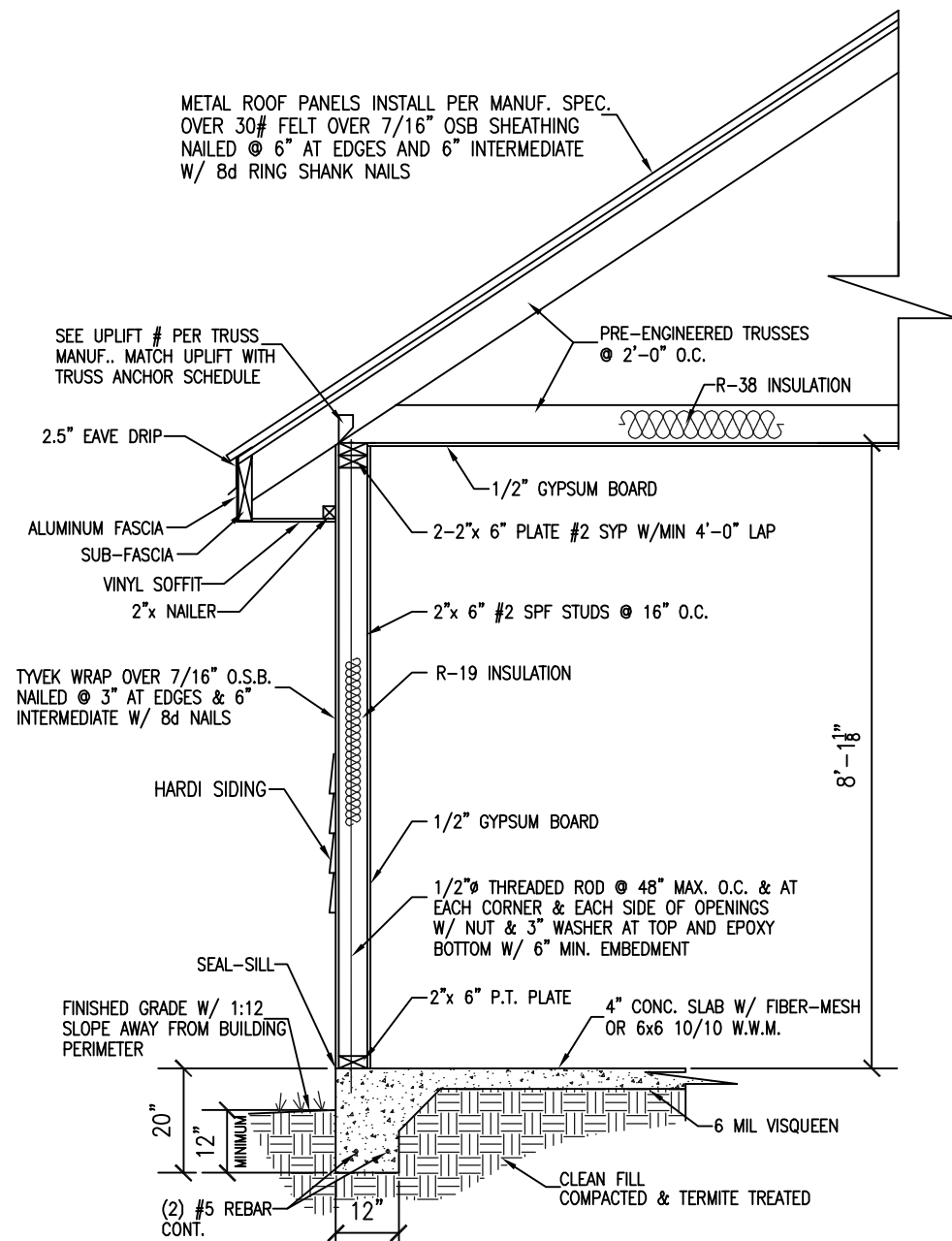
4/10/26
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3 OF 5
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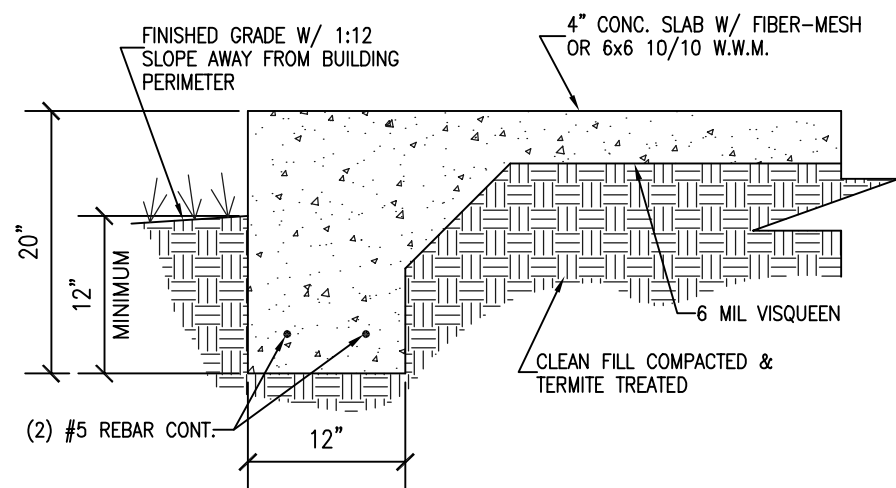
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HOUSE PLANS

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ADU FOR THE CHANDLER FAMILY
COLUMBIA COUNTY, FLORIDA
ROOF PLAN & DETAILS

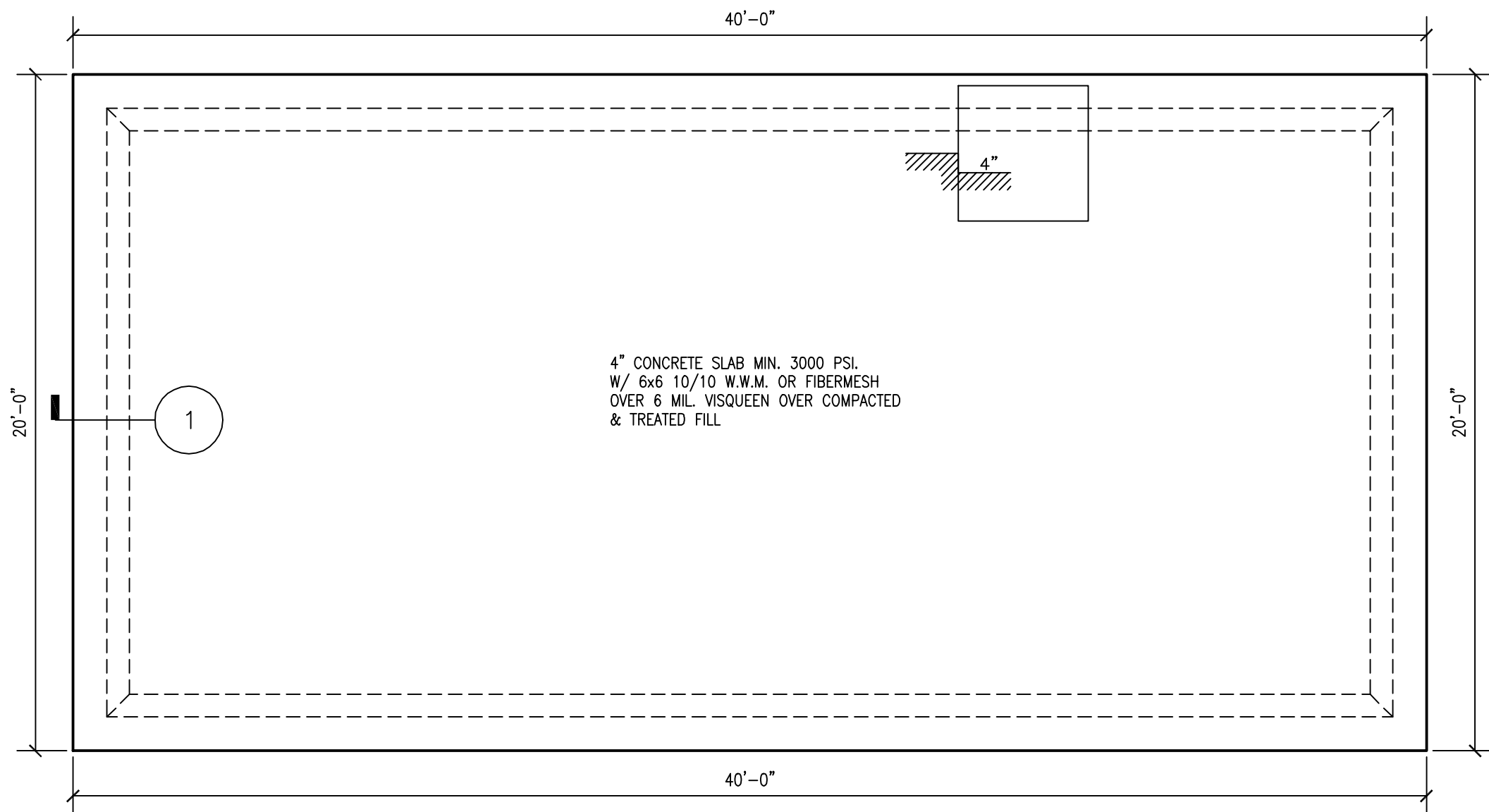
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TYPICAL WALL SECTION
SCALE: N.T.S.



1 FOUNDATION DETAIL
SCALE: N.T.S.

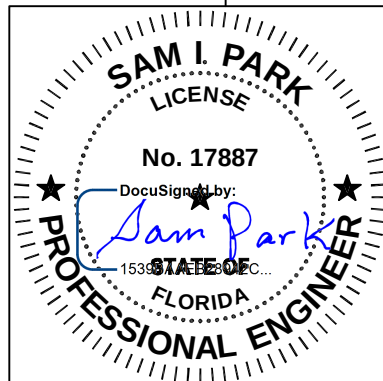


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION PLAN & DETAILS

Ammons'
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8030 Westport Road
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4/10/26
222612
200 WOODS
4 of 5
HOUSE PLANS

WINDOW INSTALLATION (METHOD A-1)

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

STEPS

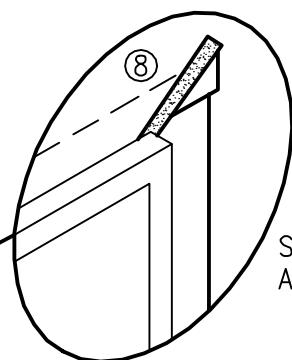
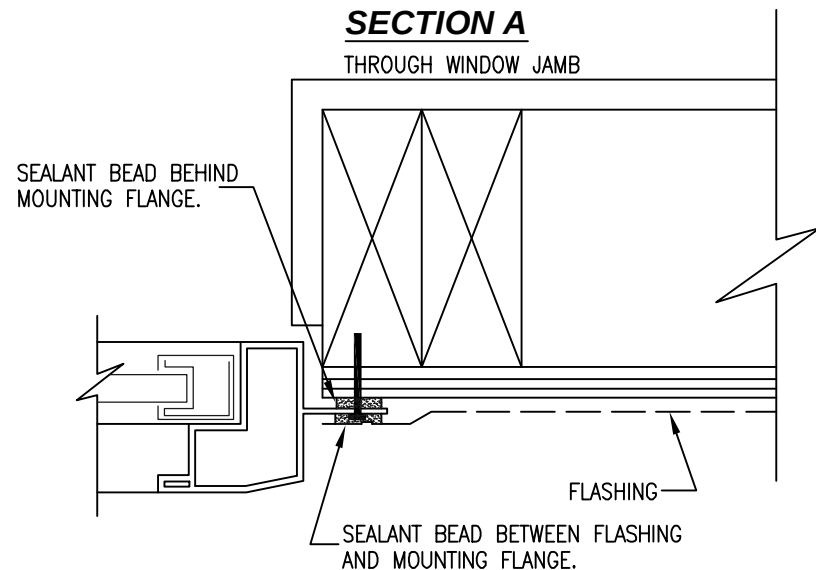
- 1 IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- 2 APPLY SILL FLASHING
- 3 APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- 4 APPLY BEAD OF SEALANT AT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

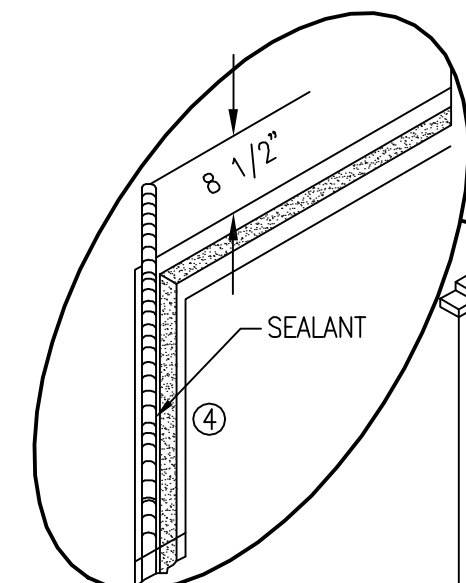
SECTION A



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 WRB AT THE HEAD. SEE DIAGRAM.

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

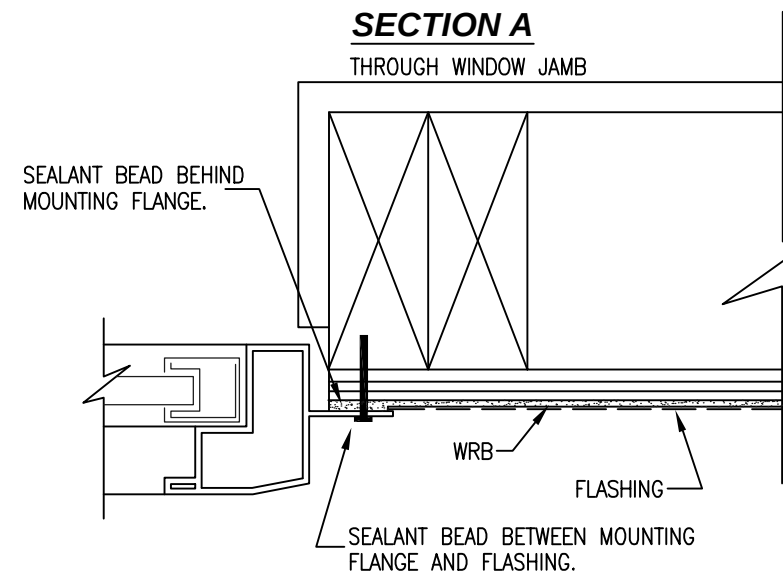
WINDOW INSTALLATION (METHOD B-1)

WEATHER RESISTANT BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION
FLASHING APPLIED BEHIND THE MOUNTING FLANGE.

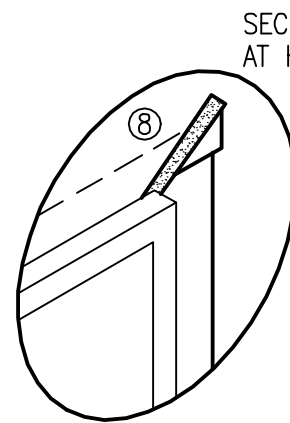
STEPS

- 1 IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- 2 APPLY SILL FLASHING
- 3 APPLY JAMB FLASHING
- 4 APPLY BEAD OF SEALANT AROUND THE PERIMETER OF THE BACK SIDE (INTERIOR SURFACE) OF WINDOW MOUNTING FLANGE.
- 5 IMMEDIATELY INSTALL WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- 6 APPLY BEAD OF SEALANT ACROSS THE FACE OF MOUNTING FLANGE AT HEAD.
- 7 APPLY HEAD FLASHING
- 8 REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A



4 APPLY A 3/8" NOM. DIA. BEAD OF SEALANT TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE AROUND THE ENTIRE PERIMETER. PLACE BEAD IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.



FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

7 HEAD FLASHING

APPLY A CONT. SEAL ALONG MOUNTING FLANGE AT THE HEAD. FLASHING GOES OVER MOUNTING FLANGE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

3 JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 1/2" (220 mm) ABOVE ROUGH OPENING AT HEAD. APPLY TAPE AT CORNERS TO TEMPORARILY HOLD FLASHING IN PLACE UNTIL WRB IS APPLIED.

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

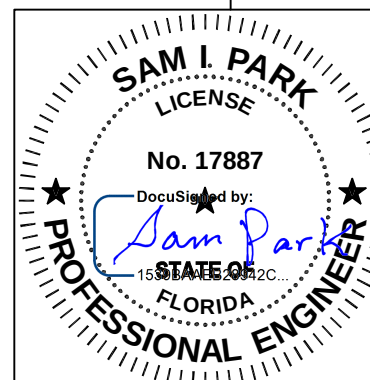
INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

AFTER INSTALLATION
SEAL ALL CORNERS OF MECHANICALLY JOINED FRAMES TO SEAL FRAME SEAM JUNCTURE.

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