RESIDENTIAL COVER SHEET

CODE SUMMARY :

- FLORIDA BUILDING CODE (2004) W/2005 & 2006 REV.
- FLORIDA RESIDENTIAL CODE (2004) W/2005 & 2006 REV.
- FLORIDA PLUMBING CODE (2004) W/2005 & 2006 REV.
- FLORIDA MECHANICAL CODE (2004) W/2005 & 2006 REV.
- NATIONAL ELECTRICAL CODE (2005)

SQUARE FOOTAGE INFORMATION :

- CONDITIONED SPACE 1330 S.F.
- UNCONDITIONED SPACE 371 S.F.
- UNENCLOSED SPACE 293 S.F.
- LOT AREA (EXCLUDING WETLANDS AND BODIES OF WATER) _____ S.F.

STRUCTURE HEIGHT AND # OF STORIES

- MAXIMUM HEIGHT OF THE STRUCTURE: 18'-0"
- NUMBER OF STORIES: 1

TYPE OF CONSTRUCTION

- OCCUPANCY: R-3
- TYPE OF CONSTRUCTION: VB
- SPRINKLED NO

MATERIAL INFORMATION

ROOFING (MATERIAL SHALL MEET THE THE REQUIREMENTS OF CHAPTER 15, OF THE 2004 FLORIDA BUILDING CODE W/2005 & 2006 REV. AND THE 2004 FLORIDA RESIDENTIAL CODE CHAPTER 9 W/2005 & 2006 REV.

WIND ZONE INFORMATION
(UNLESS SPECIFIED BY THE ENGINEER OF RECORD)

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF SECTION 1600 OF THE 2004 EDITION OF THE FLORIDA BUILDING CODE.

THIS BUILDING (IS NOT) LOCATED IN THE WIND BORNE DEBRIS REGION

- BASIC WIND SPEED (M.P.H. – 3-SECOND GUST) : No Trusses
- WIND IMPORTANCE FACTOR: 1
- WIND EXPOSURE CATEGORY: B
- BUILDING CATEGORY: CLOSED
- INTERNAL PRESSURE COEFFICIENT: ±.18

COPONENT & 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
50–10(	23.2	29.3	23.2	25.4
>100	22	26.9	22	24.2

DIMENSON OF ZONE 5 IN FEET: 4'

PLAN INDEX	
DWG. D.	TITLE
CS	COVER SHEET
1	ELEVATIONS
2	FLOOR/FND PLANS
3	WALL SECT/DET
4	FLASHING
	PLOT PLAN

frank j holas and associates, inc.
Consulting Engineers
8201 ATLANTIC BLVD. #119
JACKSONVILLE, FLORIDA 32207
OFFICE: (904)396-3318
FAX: (904)396-1087

HOME LOG MEADOWLANDS
COLUMBIA CT.
COLUMBIA COUNTY

COLUMBIA COUNTY BUILDING DEPARTMENT
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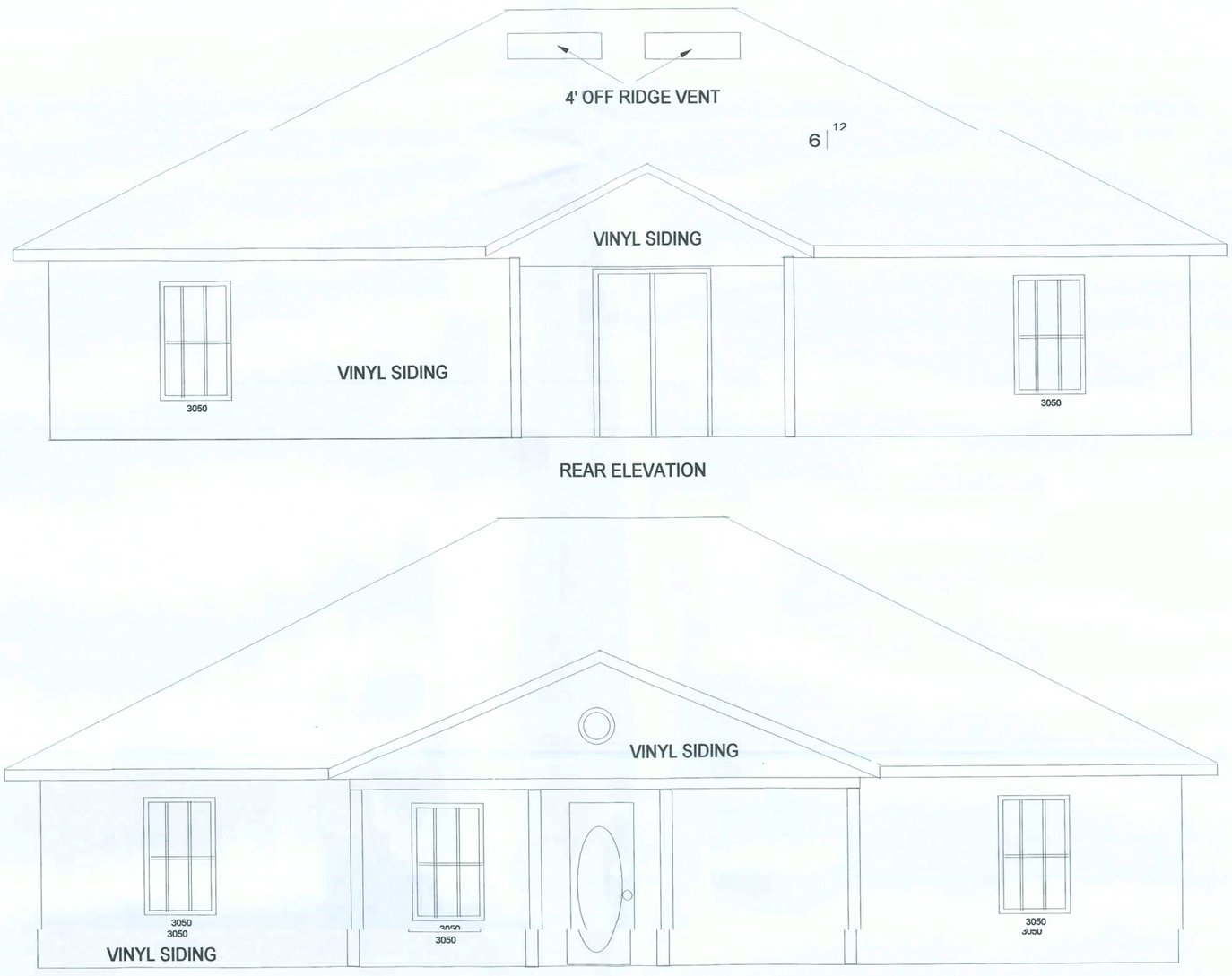
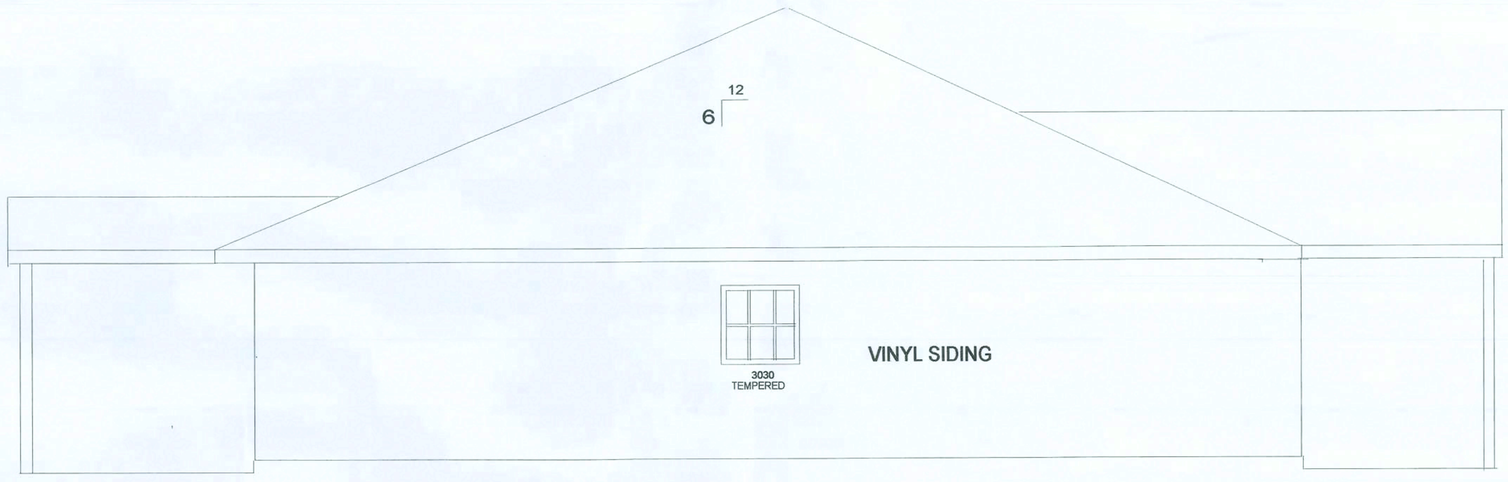
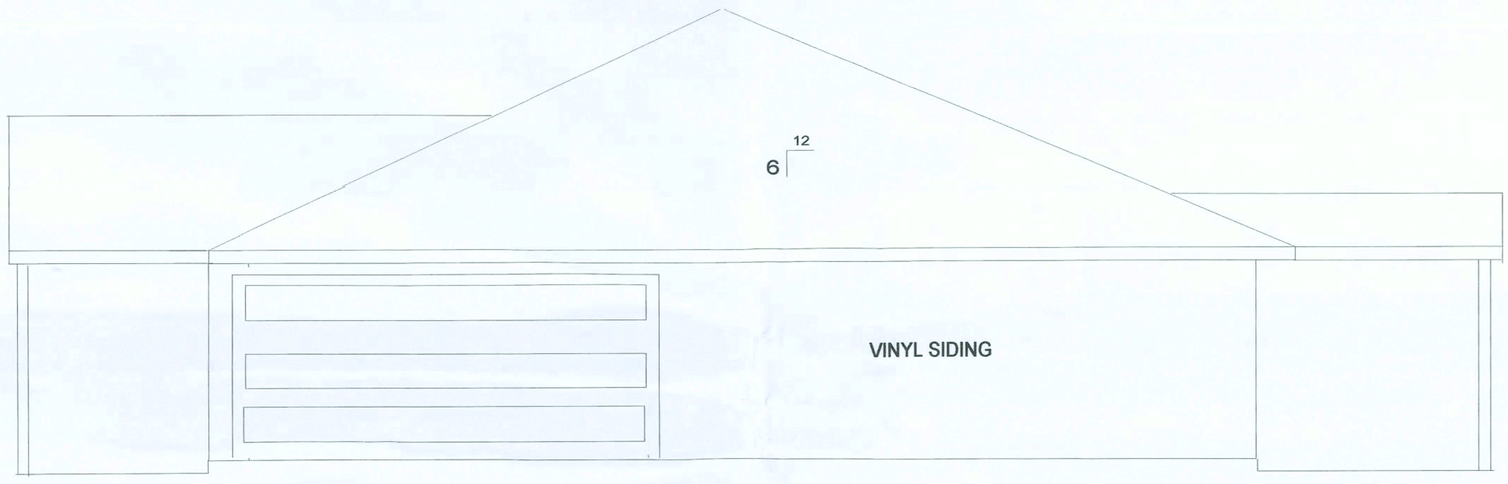
REVISIONS

DATE 9/5/05
DRAWN BY HOLAS
CHECKED BY
SHEET NO. CS OF

9/5/05







FRANK J. ROLAND AND ASSOCIATES, INC.
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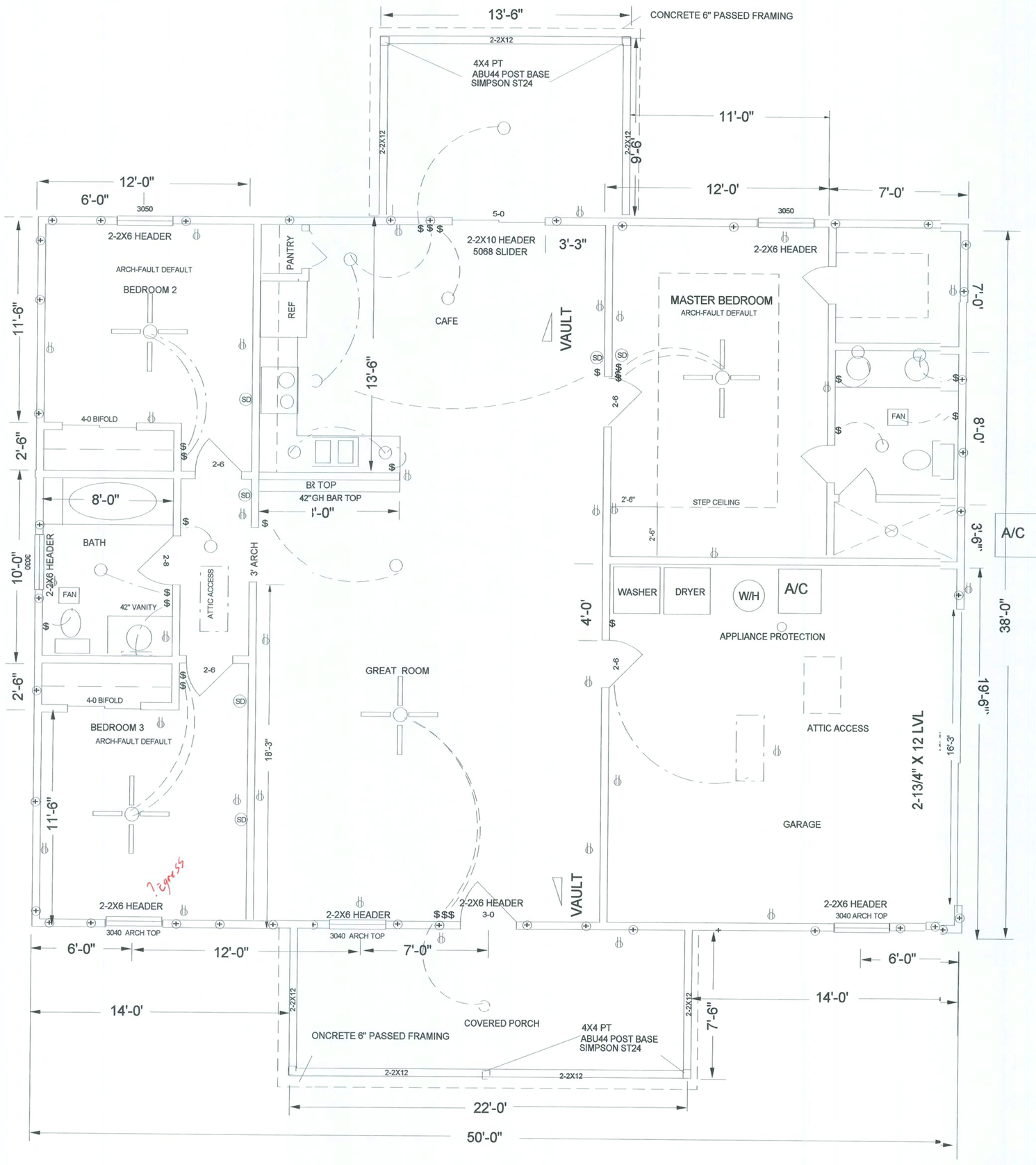
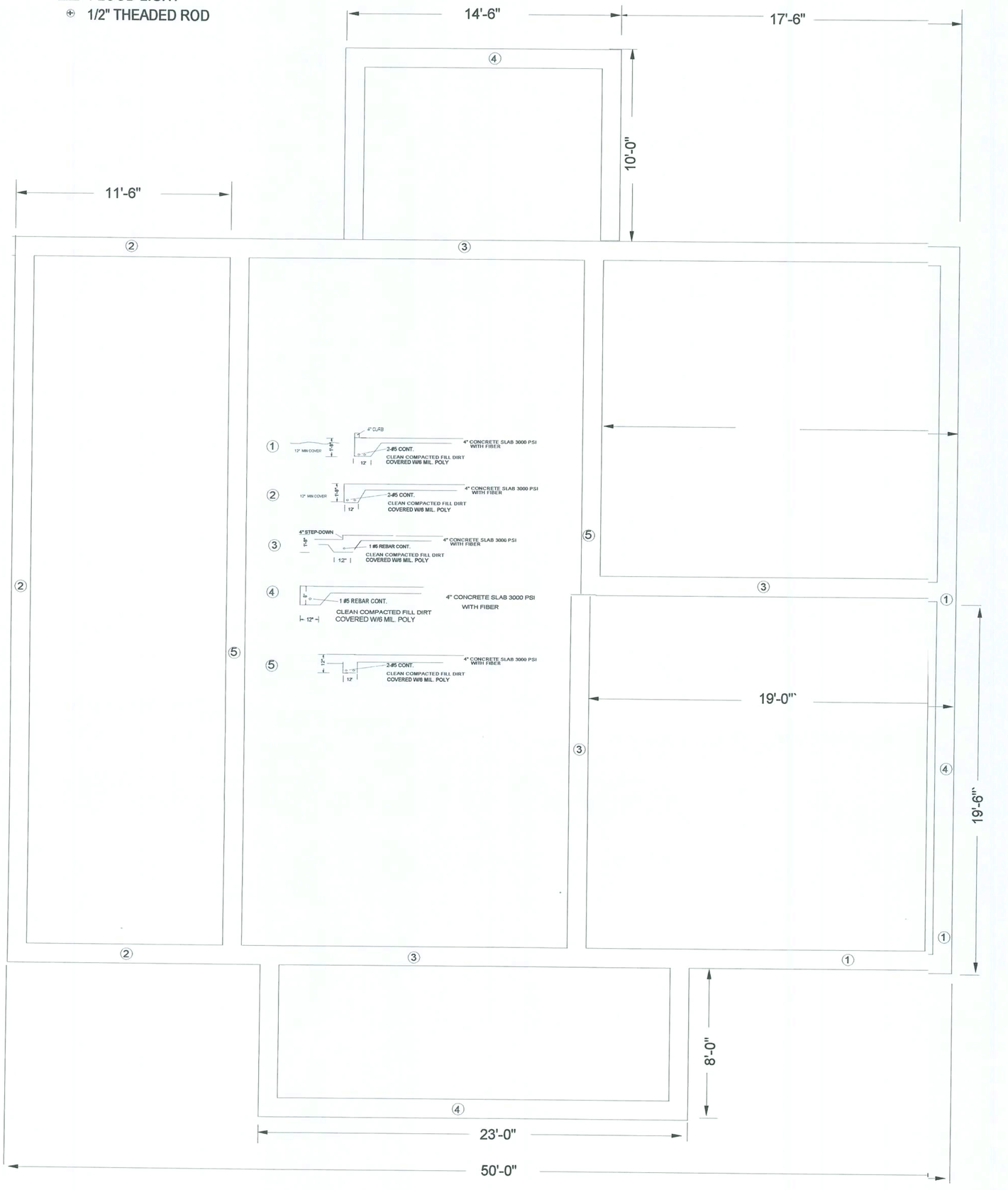
9/1/06



ELECT. OUTLET
RECESS LIGHT
SD SMOKE DETECTOR /CO
$ LIGH SWITCH
FL FLOOD LIGHT
1/2" THEADED ROD

FLOOR PLAN

SCALE 1/4" = 1 FOOT



FOUNDATION PLAN

FRANK J HALL & ASSOCIATES, INC.
CONSULTING ENGINEER
ENGINEERING SUPPORT TO THE CONSTRUCTION INDUSTRY
5201 ATLANTIC BLVD. #119
JACKSONVILLE, FL 32207
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TRUSS ANCHOR SCHEDULE / JOIST

LOAD	ANCHOR
0-350	1-SIMPSON H2.5
350-700	2- SIMPSON H2.5
700-1200	1- SIMPSON H15 (4/4/12-10D)
1200-1500	1-SIMPSON H16 (1/10-10D)

1

FOR HIGHER LOAD SEE #2 GIRDER STRAPPING

2

ST6224 TO 2500 #
MSTC28 TO 3000 #
MSTC 40 TO 4000 #
MSTC 52 TO 4600 #
MSTC 60 TO 5600 #

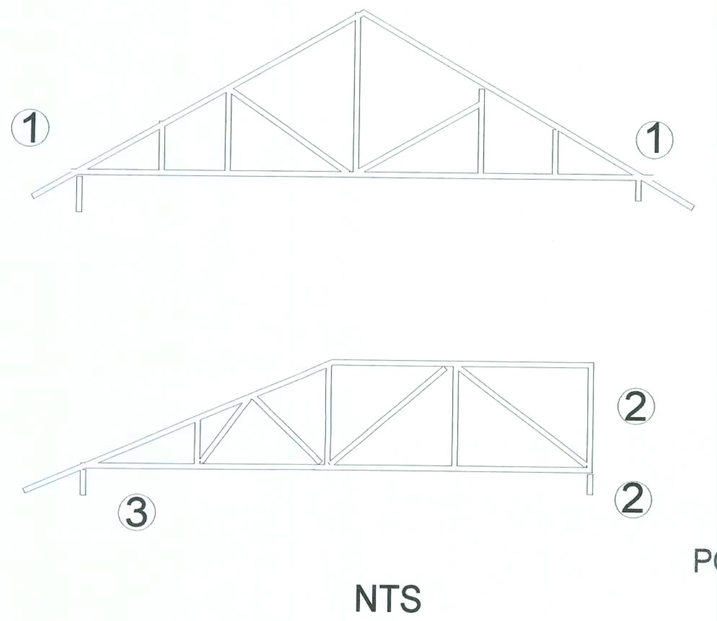
SIMPSON HTT-22 (BOTTOM)
FOR LOADS LESS THAN 1200# USE SIMPSON LSTA24

3

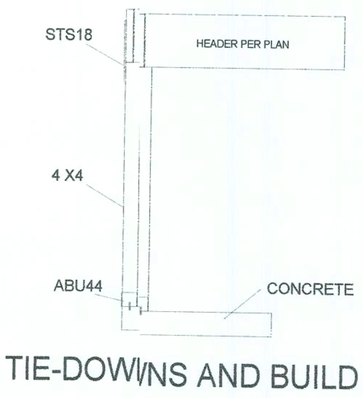
GIRDER TRUSS END ANCHORING - PITCHED
HGT SERIES 1, 2, OR 3 PLY (TOP)

SIMPSON HTT-22(BOTTOM

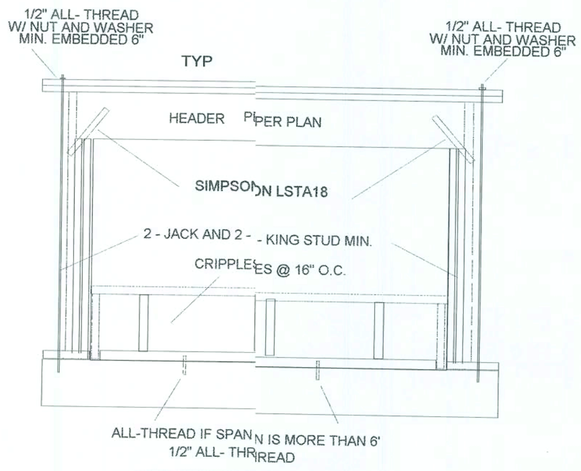
FOR LOADS LESS THAN 1600# USE #1 H SERIES-- NO HTT-22 BOTTM



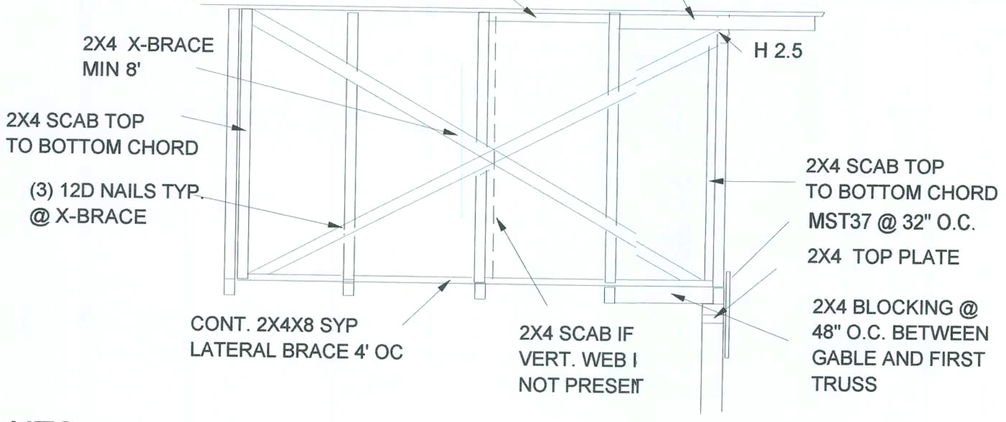
NTS



POST TIE-DOWNS AND BUILD UPS

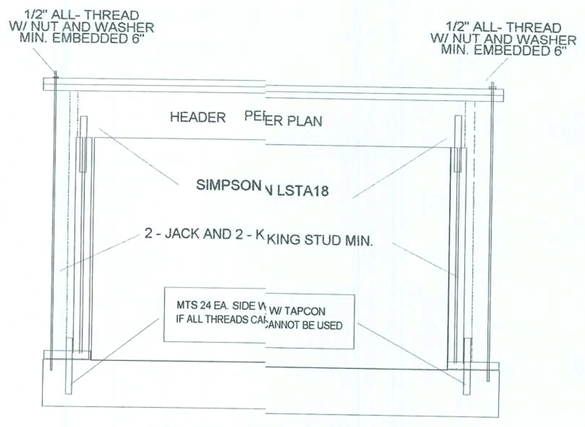


SPANS GREATER THAN 6'

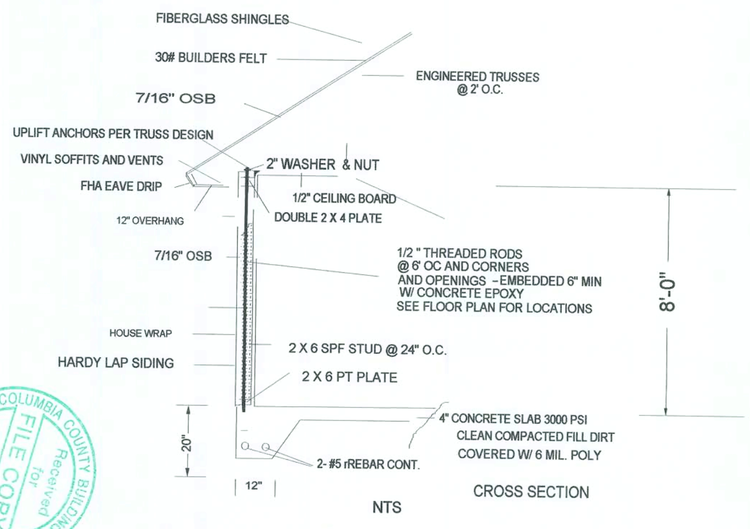


NTS

PLATFORM FRAMING GABLE END



GARAGE DOOR OPENING



CROSS SECTION

NTS

ROOFING
SHINGLE NAIL W. 6-1" GALV.
OVER #30 FELT ON 7/16" OSB
SHEETING W/8D RING SHANK
NAILS @ 6" OC EDGES 6" OC INTERIOR

WALL NAIL PATTERN
4" OC EDGES
12' OC FIELD
W/ #8

DOOR AND WINDOW
HEADER ON FLOOR PLAN

ALL WALL SECTION GREATER THAN 4'
ARE SHEAR WALLS

**** BORATE @ FRAMING ***

SEE FLOOR PLAN FOR FOR CEILING HEIGHT

*** SEE FOUNDATION PAGE FOR INDIVIDUAL FOOTERS ***

AMELIA JEWEL INC.
CUSTOM HOMES

COLUMBIA COUNTY BUILDING DEPARTMENT
PLANS EXAMINER
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CONSULTING ENGINEER
ENGINEERING SUPPORT TO THE CONSTRUCTION INDUSTRY
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JACKSONVILLE, FL 32207
OFFICE (904) 396-4994

SECTION 1403 VENEERED WALLS

1403.1.3 Veneered walls shall provide weather protection for the building at the walls.

1403.1.4 Flashing shall be provided as necessary to prevent the entrance of water at openings in or projections through veneered walls. Flashing shall be provided at intersections of veneered walls of diffrent materials unless such materials provide a self-flashing joint and at other points subject to the entrance of water. Caulking shall be provided where such flashing is determined by the building official to be impractical.

1403.1.4.1 Flashing and weepholes as outlined in 2111.1.3 shall be located in the first course of masonry above finished ground level above the foundation wall or slab, and other poin of support, including structural floors, shelf angles and lintels when anchored veneers are designed in accordance with 1403.2.4, 1403.2.5 & 1403.2.6

1403.1.5 Anchored masonry veneer shall conform to the requirments of 1403.1 & 1403.2 or shall conform to the requirements of Chapter 6 of ACI 530/ASCE 5/TMS 402

1403.1.6 In order to provide for inspections for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6".

EXCEPTIONS

1) Paint or decorative cementitious finish less than 5/8" thick adhered directly to the masonary foundation sidewall.
2) Access or vehicle ramps which rise to the interior finish floor elevation fot the width of such ramps only.
3) A 4-inch inspection space above patio and garage slabs and entry areas.
4) If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only.
5) Masonry veneers.

Anchored masonry veneer

1403.2

1403.2.1 Anchored veneer is veneer secured with approval mechanical fasteners to an approved bacing. All masonry units, mortar and metal accessories used in anchored veneer walls shall mee the physical requirements of Chapter21. Anchored veneer units shall not be less than 1-5/8"(41mm) in actual thickness for solid masonry units and not less than 2-5/8" (67mm) in actual iickness for hollow masonry units.

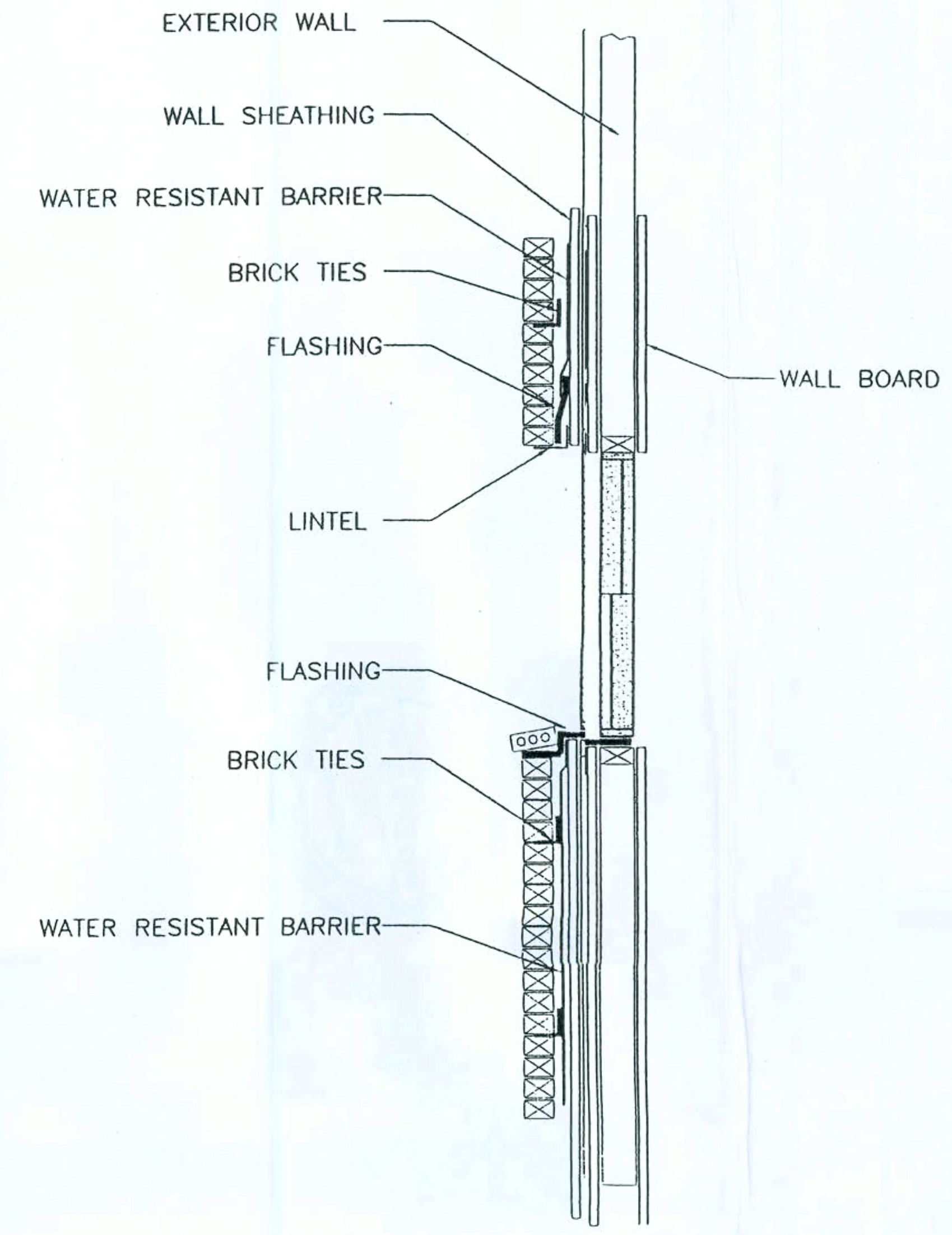
EXCEPTION: Anchored masonry veneers in accordance with Chapter 14 are not required to meet the tolerances in Section 3,3G(1) of ACI 530,1/ASCE 8/TMS 602.

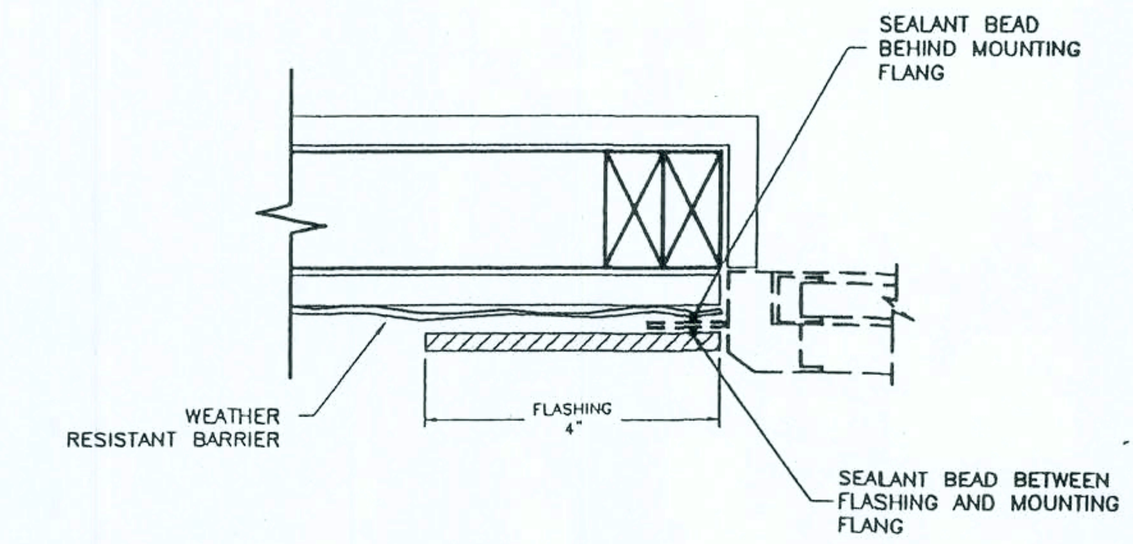
Height of anchored veneer supports.

1403.2.2 Anchored veneer shall be vertically supported on footings, foundation walls or other approed noncombustible structural elements. Wood foundations meeting the requirementsof 1804.8 re

1403.2.2.1 permitted to vertically support anchored veneer.

1403.2.4 Masonry veneer anchored to wood framing shall be attached with corrosion resistant corruated sheet metal and shall not be less than 0.029" (.74mm) by 7/8" (22.2mm) wide or corrcion-resistant ties of strand wire and shall not be less than W1.7 wire (3.76mm) with ends of the wirebent to a 90° angle to form a hook not less than 2" (51mm) long. The metal ties shall be embedd in the mortar joint a min. of one-half the veneer thickness. Each metal tie shall support not mre than 3 sq. ft. of wall area with a max. spacing of 18" inches vertically and 32" horizontally. Whn anchored veneer is applied over wood frame, the studs shall be spaced a maximum of 24" on cerer horizontally and be faced with sheathing materials as specified in Table 2308.2.2B on both sides. A ' min. air space shall be maintained between.

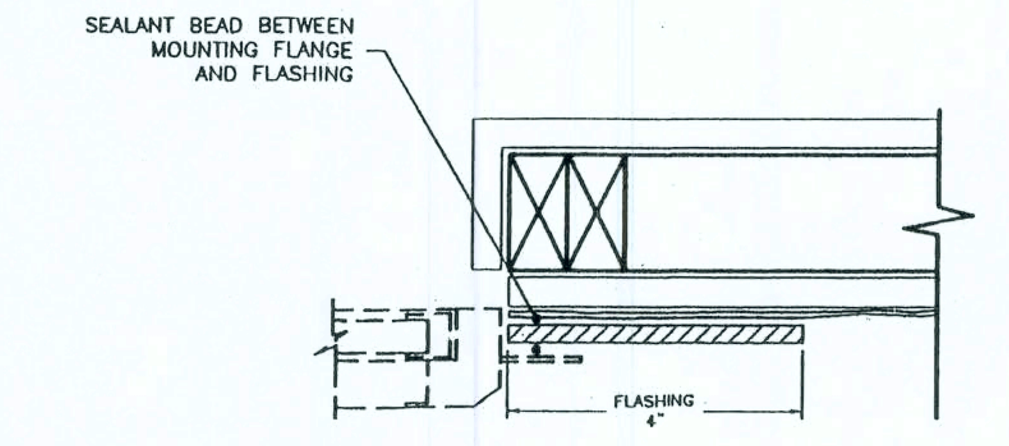




SECTION THROUGH WINDOW JAMB

METHOD A-1

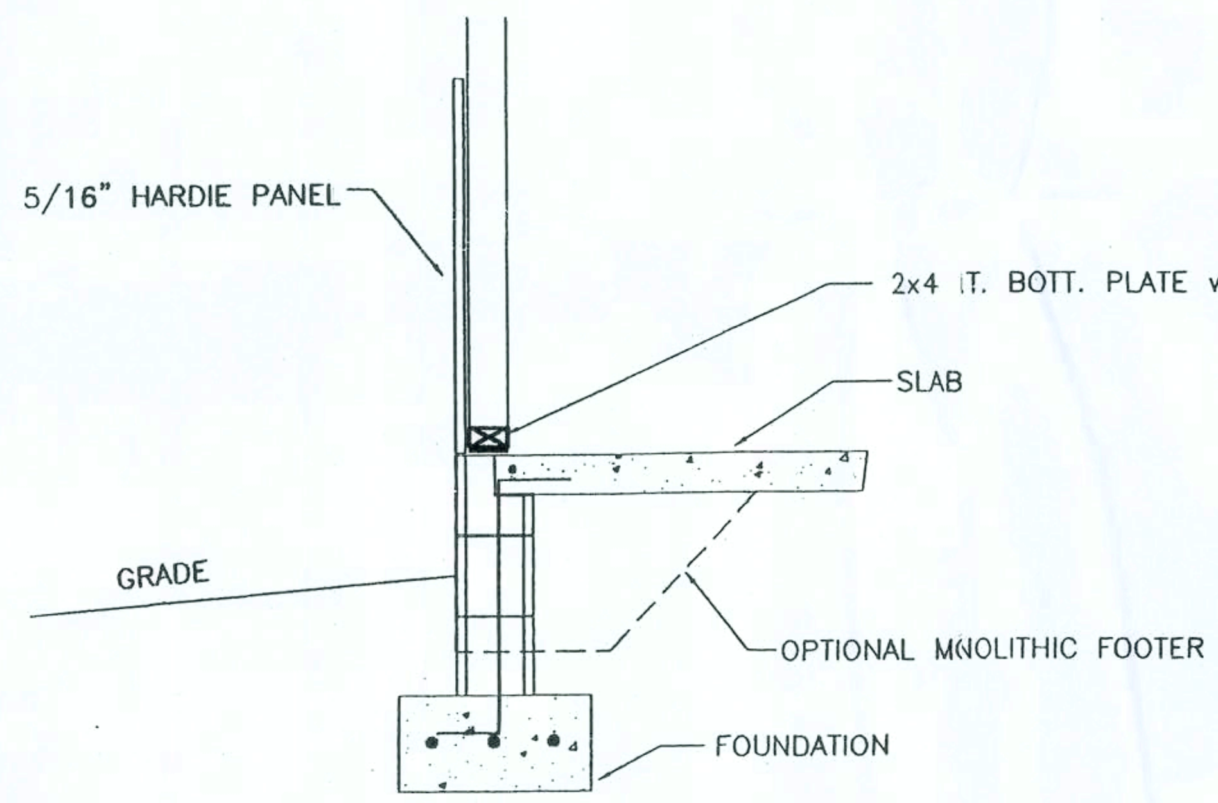
WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



SECTION THROUGH WINDOW JAMB

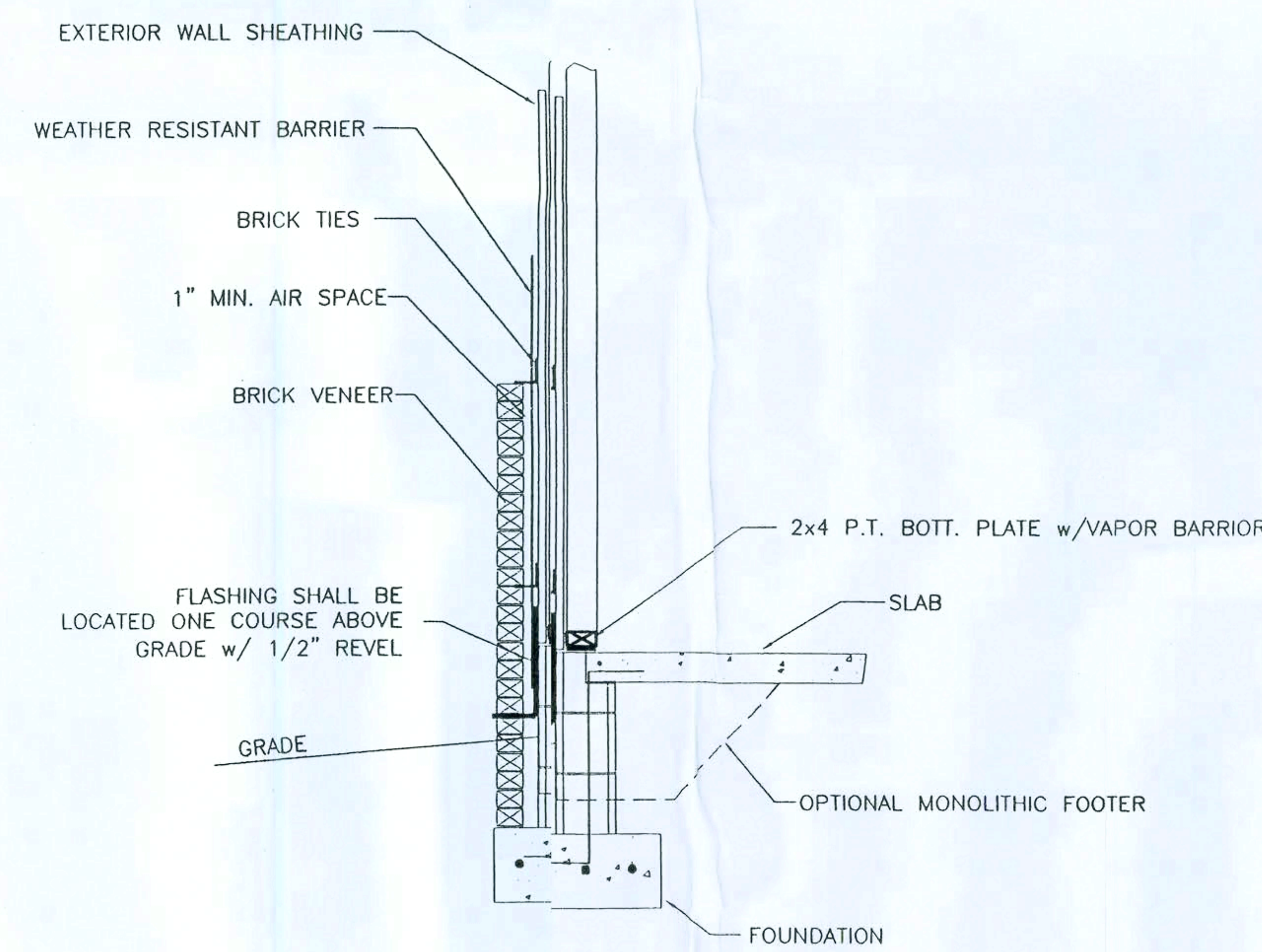
METHOD B-1

WEATHER RESITIVE BARRIER APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.



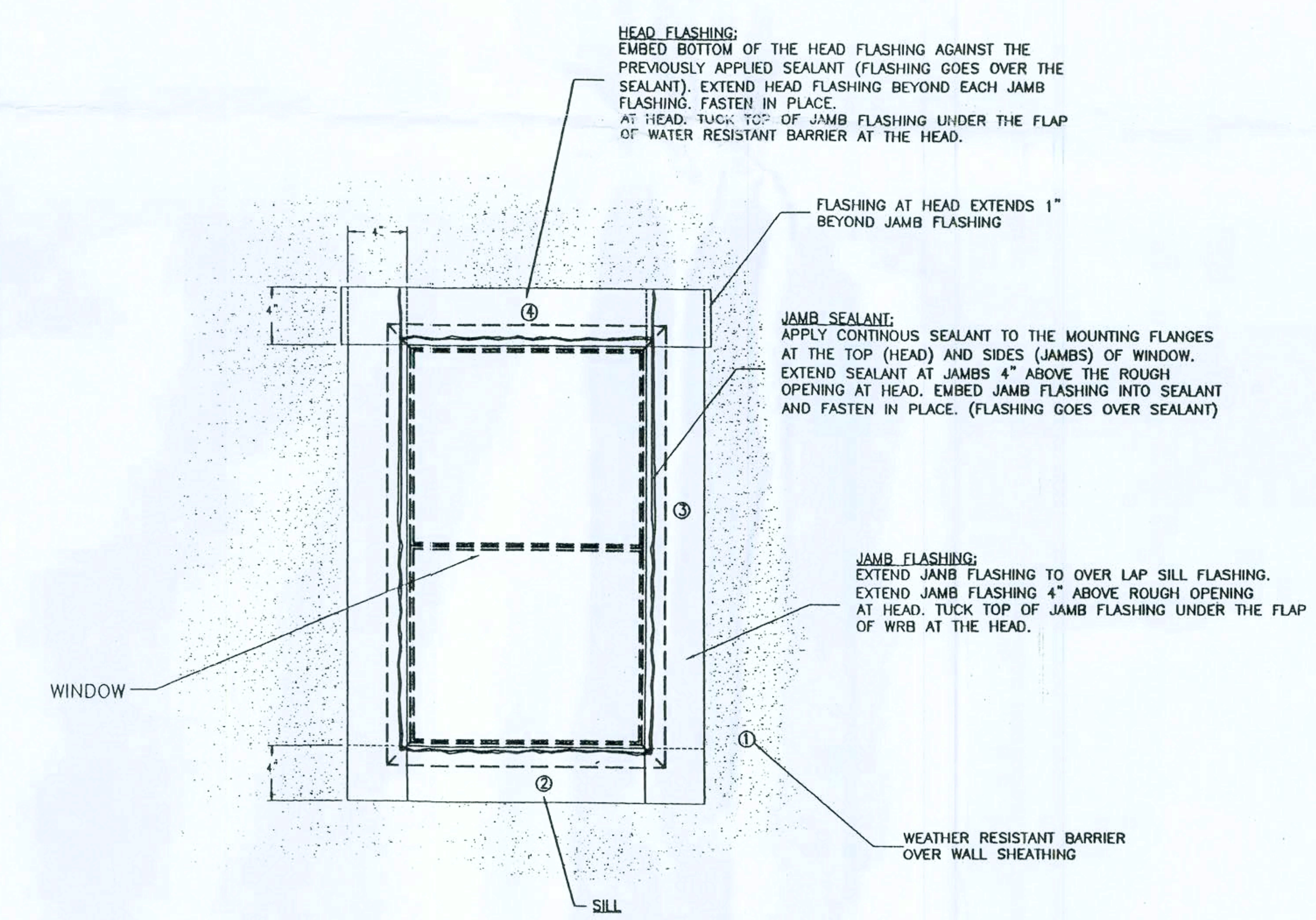
HARDI PANEL

HARDI PANEL SHALL BE INSTALLED 1" MIN. BELOW SLAB



BRICK VENEER

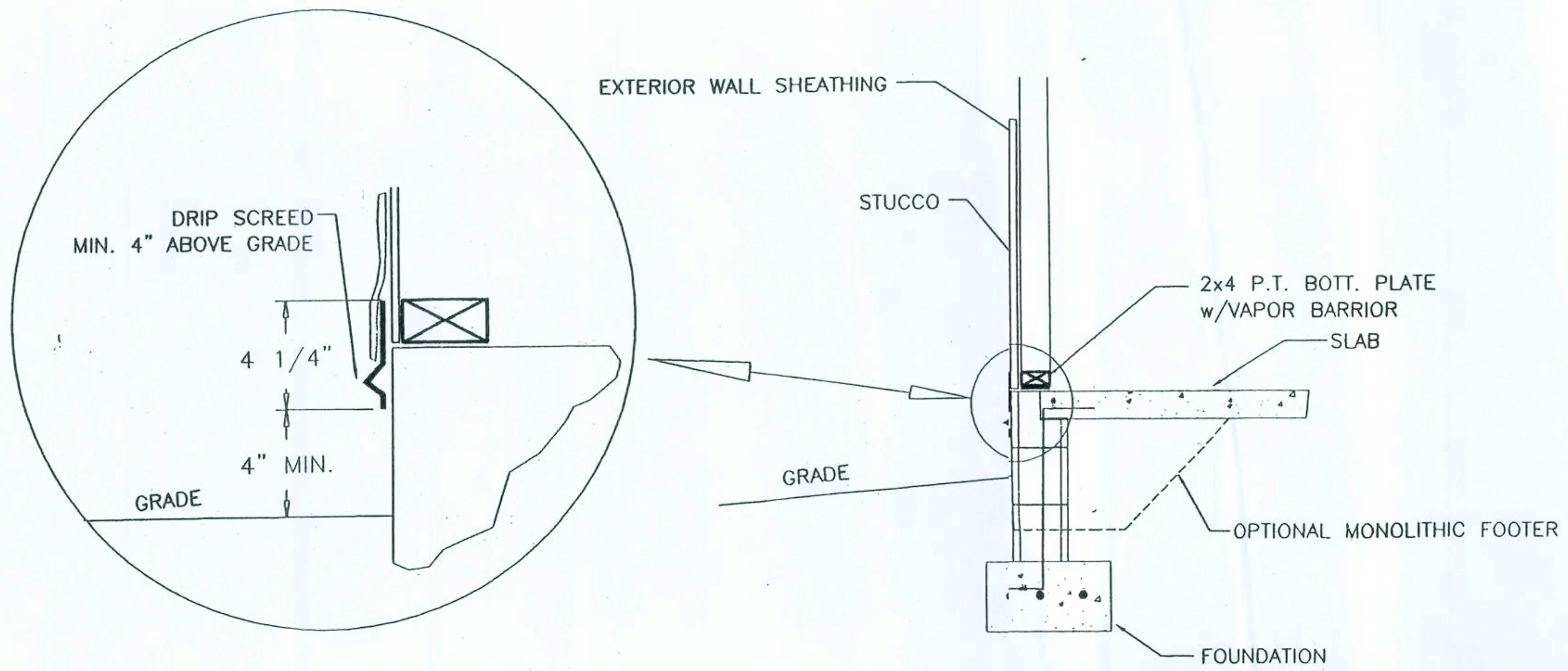
WALL TIES AS PER CODE
WEEP HOLES AS PER CODE



NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

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

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



EXTERIOR WALL SHEATHING SHALL BE RAISED OFF THE CONCRETE AND ALIGNED WITH THE FACE OF THE FOUNDATION. IN AREAS WHERE THE BOTTOM OF THE OSB IS EXPOSED IT SHALL BE EXTERIOR GRADE OR OTHERWISE PROTECTED AS APPROVED BY THE BUILDING OFFICIAL.

STUCCO

WINDOW INSTALLATION

COLUMBIA COUNTY BUILDING DEPARTMENT
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PLANS EXAMINER

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OFFICE: (904) 396-0884

FLASHING DETAILS

N.T.S.

date: NOVEMBER 1, 2004
drawn by: DAVIDJ
PLANS UNLIMITED
revised: 12/28/05
03/13/06