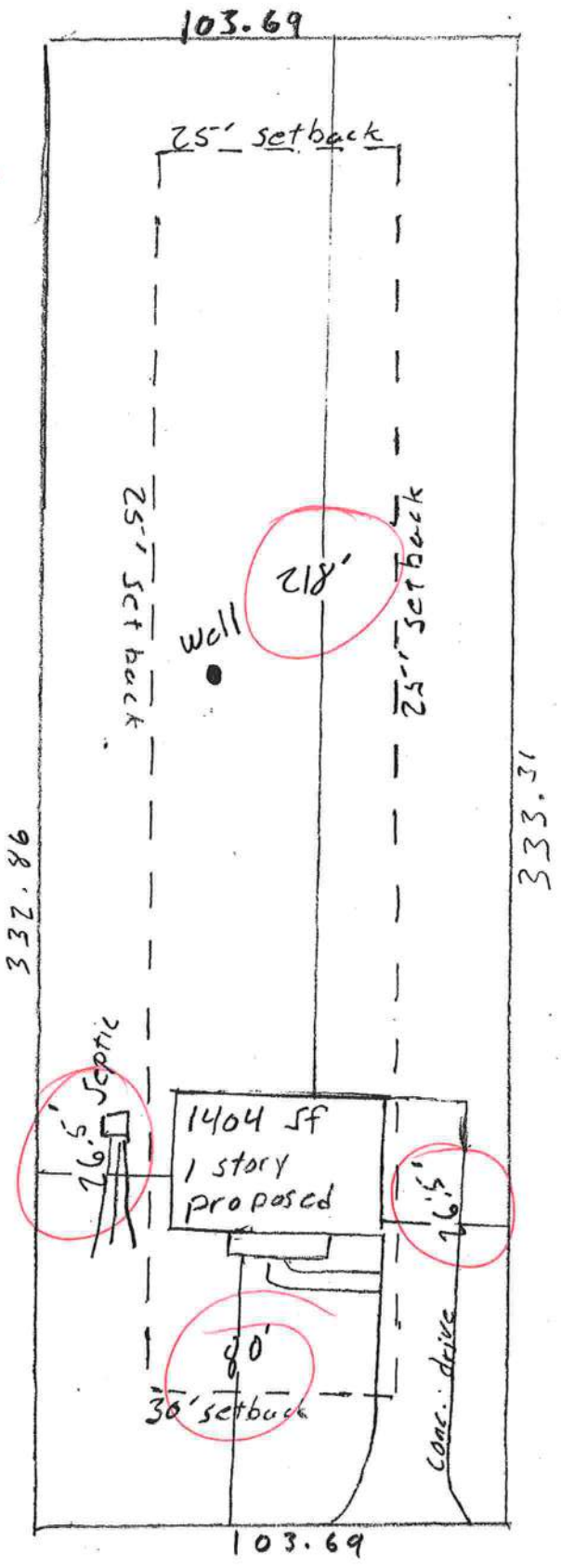
Parcel ID 12-55-16-03585-009

Revised Site Plan



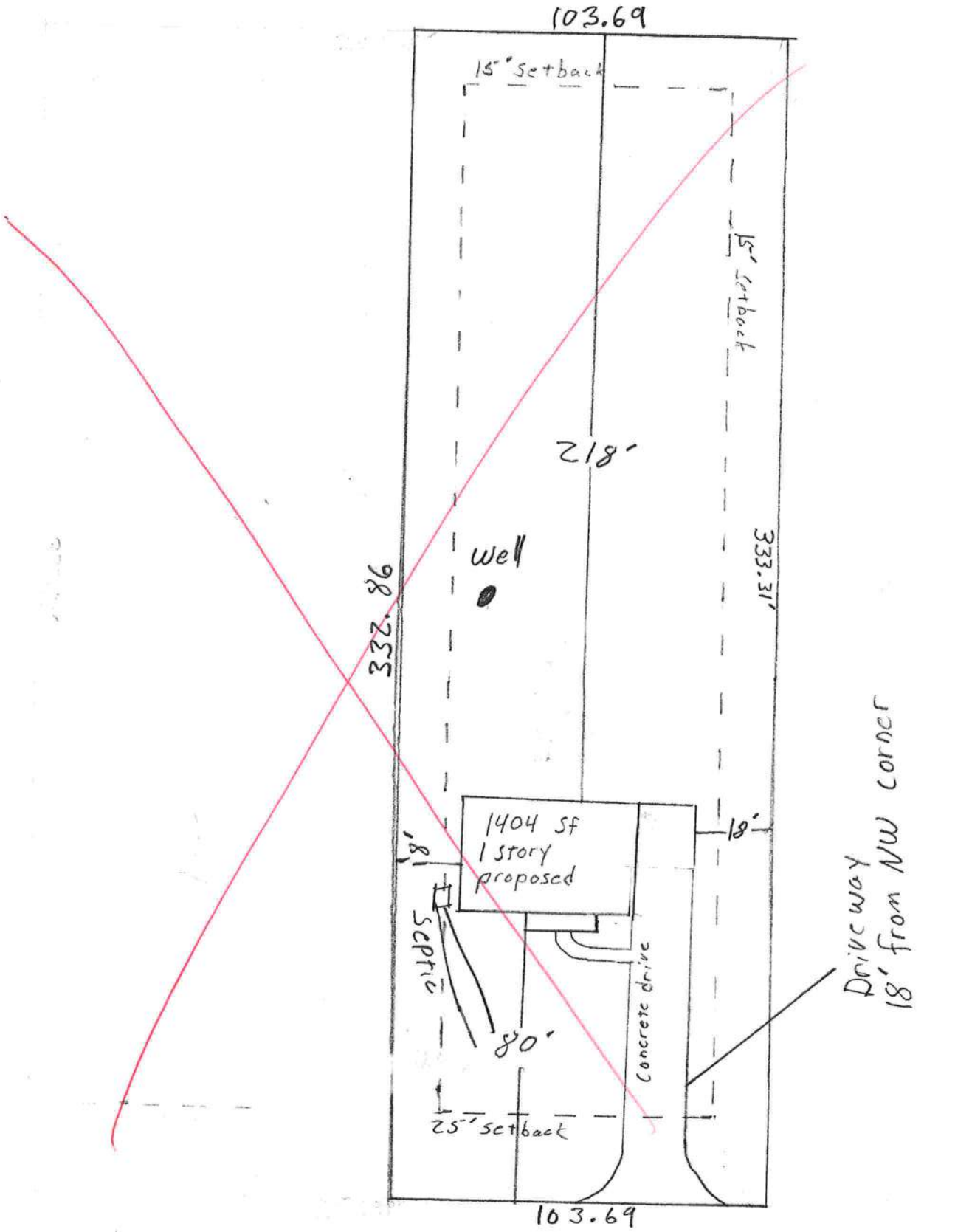
Scale
1" = 40'

SW Meadow Ter.

North

Parcel ID 12-55-16-03585-009

Legal attached.



Scale

1" = 40'

EXISTING SPECIAL FAMILY LOT PERMIT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst:201012004634 Date:3/25/2010 Time:9:09 AM
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1191 P:925

BEFORE ME the undersigned Notary Public personally appeared, Josh Nickelson, the Parent Parcel Owner (Owner) which has been subdivided for Joey Nickelson, the Immediate Family Member of the Owner, which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as Brother. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.

2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.

3. The Owner at the time of transfer of property to the family member held fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 12-5S-16- 03585-010.

4. The Owner has divided the parent parcel for use of an Immediate Family Member on November 10, 2008 (date), intended for their primary residence and the family lot and the remaining parent parcel are at least one-half (1/2) acre in size.

5. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 12-5S-16-03585-009, and **shall obtain homestead exemption on said parcel once dwelling is placed on parcel**.

6. Except persons residing with the Immediate Family Member, no person or entity other than the Owner and Immediate Family Member to whom permit is being issued claims or is presently entitled to the right of possession or is in possession of the family lot, and there are no tenancies, leases or other occupancies that affect the property.

7. The issuance of the Special Family Lot Permit shall comply with the Columbia County Land Development Regulations, as amended. The site location of the dwelling on the property shall be in compliance with all other conditions not conflicting with this section for permitting as set forth in the Columbia County Land Development Regulations.

8. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member on the parcel divided in accordance with Section 14.9 of the Columbia County Land Development Regulations.

9. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Josh Nickelson
Owner

Typed or Printed Name

Joey Nickelson
Immediate Family Member

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 16 day of March, 2010, by * (Owner) who is personally known to me or has produced _____ as identification.

Jonathan Rocco
Notary Public

Notary Public State of Florida
Jonathan Rocco
My Commission DD749681
Expires 01/17/2012

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20___, by _____ (Family Member) who is personally known to me or has produced _____ as identification.

_____
Notary Public

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: BRIAN L. KEPNER

Title: LAND DEVELOPMENT REGULATION ADMINISTRATOR

* Josh Nickelson AND Joey Nickelson

Amended 29 July 2009

From: Joey Nickelson

To: Building Department

RE: Permit application 1002-25

I have enclosed an affidavit stating the sole ownership of Southeast Developers Group under Josh Nickelson.

Please notice the attached revised siteplan indicating the correct setbacks and distant to side property lines.

The property that I currently own is .79 Acres and is accurately shown on the site plan. The parcel as seen on the Property appraiser's site at 1.6AC has not been updated to reflect the recent sale to Jennifer Petersen. I have attached a copy of the deed and surveys to that sale for your reference.

Thanks,

Joey Nickelson

AFFIDAVIT

I, Joshua A. Nickelson, declare under the the laws of the state of Florida that the following statement is true and correct.

I am the President of Southeast Developers Group and the sole owner of all shares of corporate stock.

Josh Nickelson

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd Day of March , 2010,

By Josh Nickelson who are personally known to me or did provide
_____ as identification.

NOTARY PUBLIC

Notary Public State of Florida
Marla M Landin
My Commission DD877339
Expires 04/22/2013

Name: Marla M Landin

My Commission Expires:_____

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA.
CASE NO. 09-184-CA

Inst:200912021603 Date:12/30/2009 Time:10:48 AM
Doc Stamp-Deed:0.70
DC,P.DeWitt Cason,Columbia County Page 1 of 4 B:1186 P:1689

COLUMBIA BANK,
Plaintiff,
vs.

JOSHUA A. NICKELSON; DANETTE M. NICKELSON; COMPASS BUILDERS & ASSOCIATES CORP, a Florida corporation; SOUTHEAST DEVELOPERS GROUP, INC., a Florida corporation; SOUTHEASTERN COMMERCIAL FINISHING, INC., a dissolved Florida corporation; GRAYER ELECTRIC, INC., a Florida corporation; WADE'S GLASS COMPANY INC., a Florida corporation; D & D GARAGE DOORS OF LAKE CITY AND GAINESVILLE, INC., a Florida corporation; DAVID HALL'S AIR CONDITIONING & HEATING SERVICES, INC., a Florida corporation; THE SHERWIN-WILLIAMS COMPANY; THE STATE OF FLORIDA; and TRINITY MATERIALS, LLC, a Florida limited liability company; and WOOD'S ELECTRICAL SERVICES, INCORPORATED, a Florida corporation;
Defendants.
_____/

2009 DEC 30 AM 8:43

CERTIFICATE OF TITLE
COUNT V

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on December 9, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Columbia County, Florida:

SEE SCHEDULE "A" ATTACHED HERETO.

was sold to COLUMBIA BANK on December 9, 2009, who now owns the above described property.

WITNESS my hand and official seal in the State and County last aforesaid this 30 day of December, 2009.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA (Courthouse)

P. DEWITT CASON
As Clerk of Court

By _____
Deputy Clerk

SCHEDULE "A"
TO CERTIFICATE OF TITLE (COUNT V)
Case Number 09-184-CA

Lot 48 of Rolling Meadows, a subdivision as per the plat thereof, recorded in Plat Book 8, pages 45 and 46 of the public records of COLUMBIA County, Florida.

ALSO: A part of the NW 1/4 of the NE 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NW corner of said NW 1/4 of the NE 1/4 and run N. 89 deg. 20' 28" E. along the North line of NW 1/4 of the NE 1/4, a distance of 333.21 feet; thence run S. 00 deg. 08' 38" W. 207.38 feet to the point of beginning; thence continue S. 00 deg. 08' 38" W. a distance of 159.86 feet; thence run S. 89 deg. 20' 28" W. a distance of 331.98 feet to the West line of the NE 1/4 of said Section 12; thence run N. 00 deg. 02' 51" W. 159.86 feet; thence run N. 89 deg. 20' 28" E. a distance of 332.51 feet to the point of beginning. Containing 1.22 acres, more or less.

ALSO: A part of the NW 1/4 of the NE 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NW corner of said NW 1/4 of the NE 1/4 and run S. 00 deg. 02' 51" E. along the West line of the NE 1/4 of said Section 12 a distance of 436.94 feet to the point of beginning; thence run N. 89 deg. 20' 28" E. a distance of 165.80 feet; thence run S. 00 deg. 02' 51" E. 186.51 feet; thence run S. 89 deg. 17' 43" W. a distance of 165.80 feet to the West line of the NE 1/4 of said Section 12; thence run N. 00 deg. 02' 51" W. a distance of 186.64 feet to the point of beginning. Containing 0.71 acres, more or less.

Together with and subject to a 60 foot road easement for ingress, egress and utilities, the centerline of which is more particularly described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of said Section 12 and run N. 89 deg. 20' 28" E. along the South line of Southwood Meadows, a subdivision recorded in Plat Book 6, page 49 of the public records of Columbia County, Florida, a distance of 662.35 feet; thence run S. 00 deg. 01' 07" E. 260.63 feet to Point "A", also the point of beginning for the centerline of said easement; thence run S. 88 deg. 14' 08" W. 330.33 feet to Point "B"; from said Point "B", thence run N. 00 deg. 08' 38" E. 266.88 feet to the point of termination of said easement; also from said Point "B", thence run S. 00 deg. 08' 38" W. a distance of 392.08 feet to the point of termination, said easement lying 30 feet to right and 30 feet to left of centerline; and

Subject to an easement over and across the South 10.00 feet and the East 15.00 feet for utilities and drainage.

ALSO

SCHEDULE "A"
TO CERTIFICATE OF TITLE (COUNT V)
Case Number 09-184-CA

Subject to an easement over and across the South 10.00 feet and the East 15.00 feet for utilities and drainage.

ALSO

TOGETHER WITH A 60 FOOT ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THE EAST 1/2 OF SECTION 1 AND 12 OF TOWNSHIP 6 SOUTH, RANGE 16 EAST, THE CENTERLINE OF WITH IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND RUN N 89° 16' 03" E, ALONG THE NORTH LINE THEREOF, 529.90 FEET; THENCE S 00° 19' 13" E, 40.80 FEET TO THE SOUTH RIGHT-OF-WAY OF LITTLE ROAD ACCORDING TO THE PLAT OF RIVERS MANOR UNIT #1, AS RECORDED IN PLAT BOOK 5, PAGE 139, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. SAID POINT ALSO THE POINT OF BEGINNING FOR THE CENTERLINE OF SAID EASEMENT; THENCE S 00° 19' 13" W, ALONG SAID CENTERLINE, 698.13 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A CENTERLINE RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 134.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23' 54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 134.07 FEET; THENCE S 00°19'13" E, 1336.16 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A CENTERLINE RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.92 FEET; THENCE S 89°20'28" W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 358.71 FEET; THENCE S 00°01'07" E, 565.48 FEET; THENCE N 89°58'53" E, 20.00 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC AND THE END OF THE CENTERLINE OF SAID 60 FOOT EASEMENT. SAID EASEMENT INCLUDES A CUL-DE-SAC OF 50 FOOT RADIUS CENTERED ON THE ABOVE DEFINED RADIUS POINT WITH THE RETURN OF A 25 FOOT RADIUS AT THE INTERSECTION OF THE 60 FOOT ARC AND THE EAST RIGHT-OF-WAY EASEMENT.

ALSO

TOGETHER WITH A 20 FOOT ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THE CENTERLINE OF WITH IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND RUN N 89° 16' 03" E, ALONG THE NORTH LINE THEREOF, 529.90 FEET; THENCE S 00° 19' 13" E, 40.80 FEET TO THE SOUTH RIGHT-OF-WAY OF LITTLE ROAD ACCORDING TO THE PLAT OF RIVERS MANOR UNIT #1, AS RECORDED IN PLAT BOOK 5, PAGE 139, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. RUN THENCE S 00° 19' 13" W, ALONG SAID LINE, 698.13 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 134.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23' 54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 134.07 FEET; THENCE S 00°19'13" E, 1336.16 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.92 FEET; THENCE S 89°20'28" W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 358.71 FEET; THENCE S 00°01'07" E, 132.44 FEET, SAID POINT ALSO THE POINT OF BEGINNING FOR THE CENTERLINE OF SAID EASEMENT; RUN THENCE S 88°14'08" W, 359.81 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT, LYING 10.00 FOOT ON EACH SIDE.

SCHEDULE "A"
TO CERTIFICATE OF TITLE (COUNT V)
Case Number 09-184-CA

Country Estates

TRACT "C": A PARCEL OF LAND LYING, BEING AND SITUATE IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 18 EAST, AND IN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 18 EAST, UNION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 89° 52' 48" W ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 660 FEET, THENCE RUN N 00° 47' 07" E A DISTANCE OF 14.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 238; THENCE RUN S 77° 38' 30" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 441.93 FEET TO THE POINT OF CURVATURE OF A 1° CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE A CHORD BEARING OF S 78° 47' 15" W A CHORD DISTANCE OF 227.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S 79° 56' 00" W A DISTANCE OF 1164.18 FEET; THENCE RUN N 00°28'00" W A DISTANCE OF 701.82 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL: THENCE RUN S 89°18'29"W, A DISTANCE OF 350.00 FEET; THENCE RUN N 00°28'00" W, A DISTANCE OF 178.32 FEET; THENCE RUN N 89°18'29" E, A DISTANCE OF 700.00 FEET; THENCE RUN S 00°28'00" E, A DISTANCE OF 178.32 FEET; THENCE RUN S 89°18'29" W, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING. CONTAINING A TOTAL AREA OF 2.87 ACRES, MORE OR LESS.

LESS AND EXCEPTING THEREFROM A 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EAST 20 FEET THEREOF.

TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENT DESCRIBED AS A 40 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES LYING, BEING AND SITUATE IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 18 EAST, AND IN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 18 EAST, UNION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF SECTION 34; THENCE RUN S 89° 52' 48" W ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 660.00 FEET; THENCE RUN N 00° 47' 07" E A DISTANCE OF 14.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 238; THENCE RUN S 77° 38' 30" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 441.93 FEET TO THE POINT OF CURVATURE OF A 1° CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE A CHORD BEARING OF S 78° 47' 15" W AND A CHORD DISTANCE OF 227.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S 79° 56' 00" W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 809.21 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED EASEMENT; FROM SAID POINT OF BEGINNING AS THUS DESCRIBED SAID EASEMENT LIES 20 FEET EACH SIDE OF A LINE RUNNING N 00° 28' 00" W A DISTANCE OF 1612.07 FEET TO A POINT; THENCE FROM SAID POINT, SAID EASEMENT LIES 40 FEET TO THE RIGHT OF A LINE RUNNING N 89° 18' 29" E A DISTANCE OF 845.77 FEET TO THE END OF SAID EASEMENT.

SOUTHEAST
DEVELOPERS GROUP

484 NW Turner Ave, Ste 101 – Lake City, FL 32025

P386-965-3497
F866-943-4617

3/1/2010
~~21 January 2009~~

Brian Kepner, Plans Review
Columbia County Building Dept.
Lake City, FL 32055

Joey
RE: ~~Charles~~ Nickelson Residence
Plan Review #~~0901-5~~
1002-25

Dear Sir,

Please be advised that I, Josh Nickelson, am the sole owner of Southeast Developers Group, Inc. and I own all authorized shares of corporate stock as evidenced by the attached stock certificate.

If there be any further questions please don't hesitate to call.

Sincerely,

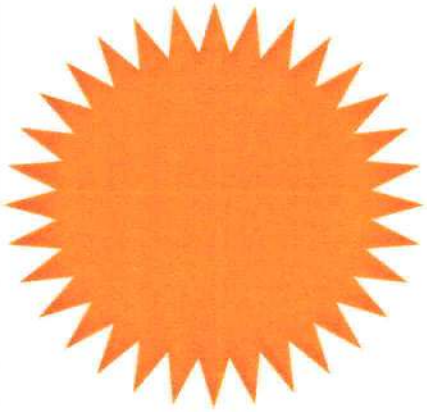
Josh Nick

Joshua A. Nickelson
President, Owner
Southeast Developers Group, Inc.

No. 001 _____ Shares 1000

Southeast Developers Group, Inc.

This Certifies that **Josh Nickelson** is the registered holder of **1000** Shares of the Capital Stock transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.



In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal is to be hereunto affixed this 4th day of June, A.D. 2004

Columbia County, Florida
Planning & Zoning Department

Review of Building Permit for compliance with County's Comprehensive Plan and Land Development Regulations

23 February 2010

Joseph Nickelson
P.O. Box 3248
Lake City, FL 32056-3248

RE: Building Permit Application 1002-25

Dear Mr. Nickelson:

The above referenced building permit application property is located within an Agriculture-3 (A-3) zoning district. This zoning district requires a minimum of five (5) acres for one (1) dwelling unit. Under the County's Land Development Regulations (LDR's), a Special Family Lot Permit can be issued to a family member being, brother, sister, parent, grandparent, child, adopted child or grandchild for less than the required density of five (5) acres for one (1) dwelling unit. In order for a building permit to be issued, Joshua A. Nickelson must provide a notarized statement that he is the sole owner of Southeast Developers Group, Inc. and the two (2) of you have to complete the family relationship affidavit confirming the family relationship. I have enclosed a family relationship affidavit to be completed, witnessed by a Notary, reviewed by me for approval and then recorded in the Clerk of the Courts Office with a copy returned to this office.

The deed that was submitted with the application indicates that the property is 332.86 feet by 207.38 feet, for a total amount of acreage of 1.58 acres, more or less. The application indicates a 0.79 acre parcel with dimensions of 332.86 feet by 103.69 feet. Has the previous 1.58 acres been divided further into smaller parcels? If it has, when was this done?

In addition, the setback requirements from the side property lines in an A-3 zoning district is twenty-five (25) feet. The application and site plan submitted with the application indicates eighteen (18) feet from the side property lines. If you wish to leave the house as indicated on the application, a variance would have to be approved. Variances require a public hearing before the Board of Adjustment and there is a $750.00 fee involved. Applications are available here at the Building and Zoning Department or on line at the County's website www.columbiacountyfla.com. If you wish to reconfigure the location of the house, a new site plan will need to be submitted showing such with the appropriate dimensions to the property lines.

If you have any questions concerning this matter, please do not hesitate to contact me at 754.7119.

Sincerely,

Brian L. Kepner
Land Development Regulation Administrator,
County Planner

Enclosure

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation

SOUTHEAST DEVELOPERS GROUP, INC

Filing Information

Document Number	P04000088478
FEI/EIN Number	201227524
Date Filed	06/07/2004
State	FL
Status	ACTIVE
Effective Date	06/04/2004
Last Event	AMENDMENT
Event Date Filed	10/07/2004
Event Effective Date	10/10/2004

Principal Address

484 NW TURNER AVE
SUITE 101
LAKE CITY FL 32055 US

Changed 02/21/2008

Mailing Address

484 NW TURNER AVE
SUITE 101
LAKE CITY FL 32055 US

Changed 02/21/2008

Registered Agent Name & Address

NICKELSON, JOSHUA A
484 NW TURNER AVE
SUITE 101
LAKE CITY FL 32055 US

Address Changed: 02/21/2008

Officer/Director Detail

Name & Address

Title P

NICKELSON, JOSHUA A
484 NW TURNER AVE, STE 101
LAKE CITY FL 32055 US

Annual Reports

FORM 1100A-08

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs Residential Performance Method A

Project Name:	Joey Nickelson Residence	Builder Name:	Joey Nickelson
Street:	610 Meadow Terrace	Permit Office:	Columbia County
City, State, Zip:	Lake City , FL ,	Permit Number:	
Owner:	Joey Nickelson	Jurisdiction:	221000
Design Location:	FL, Gainesville		

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Single-family
3. Number of units, if multiple family	1
4. Number of Bedrooms	3
5. Is this a worst case?	Yes
6. Conditioned floor area (ft²)	1410

7. Windows

	Description	Area
a. U-Factor: SHGC:	Dbl, U=0.45 SHGC=0.32	215.00 ft²
b. U-Factor: SHGC:	N/A	ft²
c. U-Factor: SHGC:	N/A	ft²
d. U-Factor: SHGC:	N/A	ft²
e. U-Factor: SHGC:	N/A	ft²

8. Floor Types

	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	1410.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

9. Wall Types

	Insulation	Area
a. Frame - Wood, Exterior	R=13.0	1072.00 ft²
b. Frame - Wood, Adjacent	R=13.0	160.00 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

10. Ceiling Types

	Insulation	Area
a. Under Attic (Vented)	R=30.0	1410.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

11. Ducts

a. Sup: Attic Ret: Attic AH: Interior Sup. R= 6, 198 ft²

12. Cooling systems

a. Central Unit — Cap: 30.0 kBtu/hr, SEER: 13

13. Heating systems

a. Electric Heat Pump — Cap: 30.0 kBtu/hr, HSPF: 8.2

14. Hot water systems

a. Electric — Cap: 40 gallons, EF: 0.94

b. Conservation features: None

15. Credits: Pstat

Glass/Floor Area: 0.152

Total As-Built Modified Loads: 27.55

Total Baseline Loads: 32.28

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____

DATE: 2-10-10

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: _____

DATE: _____

PROJECT

Title:	Joey Nickelson Residence	Bedrooms:	3	Adress Type:	Street Address
Building Type:	FLAsBuilt	Conditioned Area:	1410	Lot #	1
Owner:	Joey Nickelson	Total Stories:	1	SubDivision:	
# of Units:	1	Worst Case:	Yes	PlatBook:	
Builder Name:	Joey Nickelson	Rotate Angle:	90	Street:	610 Meadow Terrace
Permit Office:		Cross Ventilation:		County:	Columbia
Jurisdiction:		Whole House Fan:		City, State, Zip:	Lake City , FL ,
Family Type:	Single-family				
New/Existing:	New (From Plans)				
Comment:					

CLIMATE

√	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
____	FL, Gainesville	FL_GAINESVILLE_REGI	2	32	92	75	70	1305.5	51	Medium

FLOORS

√	#	Floor Type	Perimeter	R-Value	Area	Tile	Wood	Carpet
____	1	Slab-On-Grade Edge Insulatio	162 ft	0	1410 ft²	0	0	1

ROOF

√	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	Tested	Deck Insul.	Pitch
____	1	Hip	Composition shingles	1527 ft²	0 ft²	Medium	0.96	No	0	22.6 deg

ATTIC

√	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
____	1	Full attic	Vented	300	1410 ft²	N	N

CEILING

√	#	Ceiling Type	R-Value	Area	Framing Frac	Truss Type
____	1	Under Attic (Vented)	30	1410 ft²	0.11	Wood

WALLS

√	#	Ornt	Adjacent To	Wall Type	Cavity R-Value	Area	Sheathing R-Value	Framing Fraction	Solar Absor.
____	1	N	Exterior	Frame - Wood	13	376 ft²		0.23	0.75
____	2	E	Exterior	Frame - Wood	13	80 ft²		0.23	0.75
____	3	E	Garage	Frame - Wood	13	160 ft²		0.23	0.01
____	4	S	Exterior	Frame - Wood	13	376 ft²		0.23	0.75
____	5	W	Exterior	Frame - Wood	13	240 ft²		0.23	0.75

DOORS

√	#	Ornt	Door Type	Storms	U-Value	Area
____	1	N	Wood	None	0.460000	20 ft²
____	2	E	Wood	None	0.460000	20 ft²

WINDOWS

Orientation shown is the entered orientation (=>) changed to Worst Case.

√	#	Ornt	Frame	Panes	NFRC	U-Factor	SHGC	Storms	Area	Overhang Depth	Overhang Separation	Int Shade	Screenin
____	1	E=>S	Metal	Low-E Double	Yes	0.45	0.32	N	90 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None
____	2	E=>S	Metal	Low-E Double	Yes	0.45	0.32	N	30 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None
____	3	S=>W	Metal	Low-E Double	Yes	0.45	0.32	N	60 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None
____	4	S=>W	Metal	Low-E Double	Yes	0.45	0.32	N	9 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None
____	5	S=>W	Metal	Low-E Double	Yes	0.45	0.32	N	6 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None
____	6	S=>W	Metal	Low-E Double	Yes	0.45	0.32	N	20 ft²	1 ft 6 in	6 ft 0 in	HERS 2006	None

INFILTRATION & VENTING

√	Method	SLA	CFM 50	ACH 50	ELA	EqLA	---- Forced Ventilation ---- Supply CFM	Exhaust CFM	Run Time Fraction	Fan Watts
____	Default	0.00036	1331	7.08	73.1	137.5	0 cfm	0 cfm	0	0

GARAGE

√	#	Floor Area	Ceiling Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
____	1	400 ft²	400 ft²	60 ft	8 ft	(invalid)

COOLING SYSTEM

√	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Ducts
____	1	Central Unit	None	SEER: 13	30 kBtu/hr	900 cfm	0.75	sys#1

HEATING SYSTEM

√	#	System Type	Subtype	Efficiency	Capacity	Ducts
____	1	Electric Heat Pump	None	HSPF: 8.2	30 kBtu/hr	sys#1

HOT WATER SYSTEM

√	#	System Type	EF	Cap	Use	SetPnt	Conservation
____	1	Electric	0.94	40 gal	60 gal	120 deg	None

SOLAR HOT WATER SYSTEM

√	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
____	None	None			ft²		

DUCTS

✓	#	---- Supply ---- Location	R-Value	Area	---- Return ---- Location	Area	Leakage Type	Air Handler	CFM 25	Percent Leakage	QN	RLF
_____	1	Attic	6	198 ft²	Attic	70.5 ft²	Default Leakage	Interior	(Default)	(Default) %		

TEMPERATURES

Programable Thermostat: Y

Ceiling Fans:

Cooling	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec
Heating	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec
Venting	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec

Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

FORM 1100A-08

Code Compliance Cheklist

Residential Whole Building Performance Method A - Details

ADDRESS: 610 Meadow Terrace
Lake City, FL,

PERMIT #:

INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	N1106.AB.1.1	Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	
Exterior & Adjacent Walls	N1106.AB.1.2.1	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	N1106.AB.1.2.2	Penetrations/openings > 1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	N1106.AB.1.2.3	Between walls & ceilings; penetrations of ceiling plane to top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	N1106.AB.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	N1106.AB.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	N1106.AB.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	N1112.AB.3	Comply with efficiency requirements in Table N112.ABC.3. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	N1112.AB.2.3	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%. Heat pump pool heaters shall have a minimum COP of 4.0.	
Shower heads	N1112.AB.2.4	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	N1110.AB	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated and installed in accordance with the criteria of Section N1110.AB. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	N1107.AB.2	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	N1104.AB.1 N1102.B.1.1	Ceilings-Min. R-19. Common walls-frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 85

The lower the EnergyPerformance Index, the more efficient the home.

610 Meadow Terrace, Lake City, FL,

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Single-family
3. Number of units, if multiple family		1
4. Number of Bedrooms		3
5. Is this a worst case?		Yes
6. Conditioned floor area (ft²)		1410
7. Windows**	Description	Area
a. U-Factor: SHGC:	Dbl, U=0.45 SHGC=0.32	215.00 ft²
b. U-Factor: SHGC:	N/A	ft²
c. U-Factor: SHGC:	N/A	ft²
d. U-Factor: SHGC:	N/A	ft²
e. U-Factor: SHGC:	N/A	ft²

8. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	1410.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

9. Wall Types	Insulation	Area
a. Frame - Wood, Exterior	R=13.0	1072.00 ft²
b. Frame - Wood, Adjacent	R=13.0	160.00 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

10. Ceiling Types	Insulation	Area
a. Under Attic (Vented)	R=30.0	1410.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

11. Ducts
a. Sup: Attic Ret: Attic AH: Interior Sup. R= 6, 198 ft²

12. Cooling systems
a. Central Unit — Cap: 30.0 kBtu/hr SEER: 13

13. Heating systems
a. Electric Heat Pump — Cap: 30.0 kBtu/hr HSPF: 8.2

14. Hot water systems
a. Electric — Cap: 40 gallons EF: 0.94

b. Conservation features
None

15. Credits — Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____

*Note: The home's estimated Energy Performance Index is only available through the EnergyGauge USA - FlaRes2008 computer program. This is not a Building Energy Rating. If your Index is below 100, your home may qualify for incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at (321) 638-1492 or see the Energy Gauge web site at energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code for Building Construction, contact the Department of Community Affairs at (850) 487-1824.

**Label required by Section 13-104.4.5 of the Florida Building Code, Building, or Section B2.1.1 of Appendix G of the Florida Building Code, Residential, if not DEFAULT.

Residential System Sizing Calculation

Summary

Joey Nickelson
610 Meadow Terrace
Lake City, FL

Project Title:
Joey Nickelson Residence

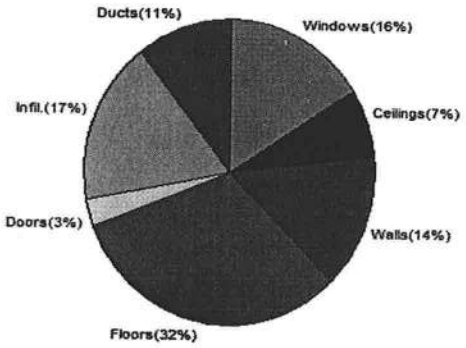
2/12/2010

Location for weather data: Gainesville, FL - Defaults: Latitude(29.7) Altitude(152 ft.) Temp Range(M) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(54gr.)					
Winter design temperature(MJ8 99%)	33	F	Summer design temperature(MJ8 99%)	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	37	F	Summer temperature difference	17	F
Total heating load calculation	**22431**	**Btuh**	**Total cooling load calculation**	**21189**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Heat Pump)	133.7	30000	Sensible (SHR = 0.75)	132.7	22500
Heat Pump + Auxiliary(0.0kW)	133.7	30000	Latent	177.0	7500
			Total (Electric Heat Pump)	141.6	30000

WINTER CALCULATIONS

Winter Heating Load (for 1410 sqft)

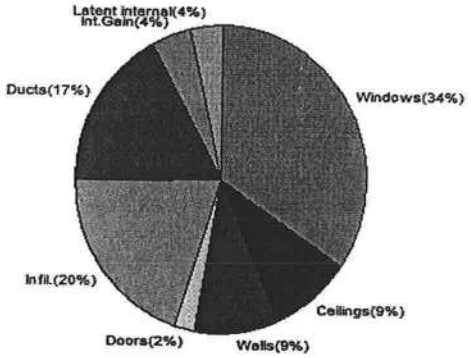
Load component			Load	
Window total	215	sqft	3580	Btuh
Wall total	977	sqft	3209	Btuh
Door total	40	sqft	681	Btuh
Ceiling total	1410	sqft	1661	Btuh
Floor total	1410	sqft	7073	Btuh
Infiltration	94	cfm	3808	Btuh
Duct loss			2420	Btuh
Subtotal			**22431**	**Btuh**
Ventilation	0	cfm	0	Btuh
TOTAL HEAT LOSS			**22431**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 1410 sqft)

Load component			Load	
Window total	215	sqft	7271	Btuh
Wall total	977	sqft	2009	Btuh
Door total	40	sqft	515	Btuh
Ceiling total	1410	sqft	1886	Btuh
Floor total			0	Btuh
Infiltration	75	cfm	1400	Btuh
Internal gain			920	Btuh
Duct gain			2952	Btuh
Sens. Ventilation	0	cfm	0	Btuh
Blower Load			0	Btuh
Total sensible gain			**16953**	**Btuh**
Latent gain(ducts)			688	Btuh
Latent gain(infiltration)			2748	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			800	Btuh
Total latent gain			**4236**	**Btuh**
TOTAL HEAT GAIN			**21189**	**Btuh**



Powered by ACCA MANUAL J 8th Edition

EnergyGauge® System Sizing
PREPARED BY:
DATE: 2-12-10

System Sizing Calculations - Winter

Residential Load - Whole House Component Details

Joey Nickelson
610 Meadow Terrace
Lake City, FL

Project Title:
Joey Nickelson Residence
Building Type: User

2/12/2010

Reference City: Gainesville, FL (Defaults) Winter Temperature Difference: 37.0 F (MJ8 99%)
This calculation is for Worst Case. The house has been rotated 135 degrees.

Component Loads for Whole House

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
1	2, NFRC 0.32	Metal	0.45	SW	90.0	16.6	1498 Btuh
2	2, NFRC 0.32	Metal	0.45	SW	30.0	16.6	500 Btuh
3	2, NFRC 0.32	Metal	0.45	NW	60.0	16.6	999 Btuh
4	2, NFRC 0.32	Metal	0.45	NW	9.0	16.6	150 Btuh
5	2, NFRC 0.32	Metal	0.45	NW	6.0	16.6	100 Btuh
6	2, NFRC 0.32	Metal	0.45	NW	20.0	16.6	333 Btuh
	Window Total				215.0(sqft)		3580 Btuh

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
1	Frame - Wood	- Ext	(0.089)	13.0/0.0	356	3.28	1169 Btuh
2	Frame - Wood	- Ext	(0.089)	13.0/0.0	50	3.28	164 Btuh
3	Frame - Wood	- Adj	(0.089)	13.0/0.0	50	3.28	164 Btuh
4	Frame - Wood	- Ext	(0.089)	13.0/0.0	281	3.28	923 Btuh
5	Frame - Wood	- Ext	(0.089)	13.0/0.0	240	3.28	788 Btuh
	Wall Total				977(sqft)		3209 Btuh

Doors	Type	Storm	Ueff.	Area X	HTM=	Load
1	Wood - Exterior,	n	(0.460)	20	17.0	340 Btuh
2	Wood - Garage,	n	(0.460)	20	17.0	340 Btuh
	Door Total			40(sqft)		681Btuh

Ceilings	Type/Color/Surface	Ueff.	R-Value	Area X	HTM=	Load
1	Vented Attic/L/Shing	(0.032)	30.0/0.0	1410	1.2	1661 Btuh
	Ceiling Total			1410(sqft)		1661Btuh

Floors	Type	Ueff.	R-Value	Size X	HTM=	Load
1	Slab On Grade	(1.180)	0.0	162.0 ft(perim.)	43.7	7073 Btuh
	Floor Total			1410 sqft		7073 Btuh

	Envelope Subtotal:	16203 Btuh

Infiltration	Type	ACH	Volume(cuft)	Wall Ratio	CFM=	
	Natural	0.50	11280	1.00	94.0	3808 Btuh

Duct load	Average sealed, R6.0, Supply(Att), Return(Att)	(DLM of 0.121)	2420 Btuh

All Zones	**Sensible Subtotal All Zones**	**22431 Btuh**

Manual J Winter Calculations

Residential Load - Component Details (continued)

Joey Nickelson
610 Meadow Terrace
Lake City, FL

Project Title:
Joey Nickelson Residence
Building Type: User

2/12/2010

WHOLE HOUSE TOTALS

Totals for Heating	Subtotal Sensible Heat Loss Ventilation Sensible Heat Loss Total Heat Loss	22431 Btuh 0 Btuh 22431 Btuh

EQUIPMENT

1. Electric Heat Pump	#	30000 Btuh

Key: Window types - NFRC (Requires U-Factor and Shading coefficient(SHGC) of glass as numerical values)
or - Glass as 'Clear' or 'Tint' (Uses U-Factor and SHGC defaults)
U - (Window U-Factor)
HTM - (ManualJ Heat Transfer Multiplier)

Version 8

System Sizing Calculations - Summer

Residential Load - Whole House Component Details

Joey Nickelson
610 Meadow Terrace
Lake City, FL

Project Title:
Joey Nickelson Residence

2/12/2010

Reference City: Gainesville, FL Temperature Difference: 17.0F(MJ8 99%) Humidity difference: 54gr.
This calculation is for Worst Case. The house has been rotated 135 degrees.

Component Loads for Whole House

Window	Type* Panes	SHGC	U	InSh	IS	Ornt	Overhang Len	Hgt	Window Area(sqft) Gross	Shaded	Unshaded	HTM Shaded	Unshaded	Load
1	2 NFRC	0.32, 0.45	B-D	No	SW	1.5ft	6.0ft	90.0	0.0	90.0	12	27	2396 Btuh
2	2 NFRC	0.32, 0.45	B-D	No	SW	1.5ft	6.0ft	30.0	0.0	30.0	12	27	799 Btuh
3	2 NFRC	0.32, 0.45	B-D	No	NW	1.5ft	6.0ft	60.0	0.0	60.0	12	25	1490 Btuh
4	2 NFRC	0.32, 0.45	B-D	No	NW	1.5ft	6.0ft	9.0	0.0	9.0	12	25	223 Btuh
5	2 NFRC	0.32, 0.45	B-D	No	NW	1.5ft	6.0ft	6.0	0.0	6.0	12	25	149 Btuh
6	2 NFRC	0.32, 0.45	B-D	No	NW	1.5ft	6.0ft	20.0	0.0	20.0	12	25	497 Btuh
	Excursion												1717 Btuh
	Window Total							215 (sqft)					7271 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
1	Frame - Wood - Ext	0.09	13.0/0.0	356.0	2.1	743 Btuh
2	Frame - Wood - Ext	0.09	13.0/0.0	50.0	2.1	104 Btuh
3	Frame - Wood - Adj	0.09	13.0/0.0	50.0	1.5	75 Btuh
4	Frame - Wood - Ext	0.09	13.0/0.0	281.0	2.1	586 Btuh
5	Frame - Wood - Ext	0.09	13.0/0.0	240.0	2.1	501 Btuh
	Wall Total			977 (sqft)		2009 Btuh

Doors	Type	Area (sqft)	HTM	Load
1	Wood - Exterior	20.0	12.9	258 Btuh
2	Wood - Garage	20.0	12.9	258 Btuh
	Door Total	40 (sqft)		515 Btuh

Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
1	Vented Attic/Light/Shingle	0.032	30.0/0.0	1410.0	1.34	1886 Btuh
	Ceiling Total			1410 (sqft)		1886 Btuh

Floors	Type	R-Value	Size	HTM	Load
1	Slab On Grade	0.0	1410 (ft-perimeter)	0.0	0 Btuh
	Floor Total		1410.0 (sqft)		0 Btuh

	Envelope Subtotal:	11682 Btuh

Infiltration	Type	ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	SensibleNatural	0.40	11280	977	94.0	1400 Btuh

Internal gain		Occupants		Btuh/occupant		Appliance	Load
		4	X	230	+	0	920 Btuh

	Sensible Envelope Load:	14001 Btuh
Duct load	Average sealed, Supply(R6.0-Attic), Return(R6.0-Attic) (DGM of 0.211)	2952 Btuh
	Sensible Load All Zones	**16953 Btuh**

Manual J Summer Calculations

Residential Load - Component Details (continued)

Joey Nickelson
610 Meadow Terrace
Lake City, FL

Project Title: Climate:FL_GAINESVILLE_REGIONAL_A
Joey Nickelson Residence

2/12/2010

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**14001 Btuh**
	Sensible Duct Load	2952 Btuh
	Total Sensible Zone Loads	**16953 Btuh**
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	**16953 Btuh**
	Latent infiltration gain (for 54 gr. humidity difference)	2748 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	688 Btuh
	Latent occupant gain (4 people @ 200 Btuh per person)	800 Btuh
	Latent other gain	0 Btuh
	Latent total gain	**4236 Btuh**
	TOTAL GAIN	**21189 Btuh**

EQUIPMENT

1. Central Unit	#	30000 Btuh

*Key: Window types (Panes - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
For Draperies: Assume medium weave, half closed
For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(½))
(Ornt - compass orientation)

Version 8

A & B Well Drilling, Inc.
5673 NW Lake Jeffery Road
Lake City, FL, 32055
(O) 386-758-3409
(F) 386-758-3410
(C) 386-623-3151

2/11/2010

To: Columbia **County Building Department**

Description of well to be installed for Customer: Nickelson
Located at Address: Meadow Terr

1 hp 15 GPM Submersible Pump, 1 ¼" drop pipe, 86 gallon captive tank and back flow prevention, With SRWMD permit.

Bruce Park

Sincerely
Bruce Park
President

This instrument prepared by
& return to
Joey Nickelson
PO Box 3248
Lake City, FL 32056
REC:

Inst:201012002307 Date:2/16/2010 Time:2:47 PM
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1189 P:459

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of Property -.
Parcel ID 01-5S-16-03585-009

2. General Description improvements – Residential New Construction, Single Family Dwelling

3. Owner Information:
   a. Name & Address — Joey Nickelson, PO Box 3248, Lake City, FL 32056

   b. Interest in Property — Fee Simple

   c. Name & Address of Fee simple title holder (if other than owner) n/a

4. Contractor: — Joey Nickelson, PO Box 3248, Lake City, FL 32056

5. Lender: n/a

6. Additional persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by section 713.13(1)(a)7., Florida Statutes

7. In addition to himself, The owner designates the following persons to receive a copy of the Lienor's Notice as provided in section 713.13(1)(b). Florida Statutes

8. Expiration date of Notice of Commencement is one (1) year from date of recording.

Joey Nickelson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th Day of February , 2010,
By Joey Nickelson who are personally known to me or did provide FL DL as identification.

NOTARY PUBLIC
Laurie Hodson
Name: Laurie Hodson
My Commission Expires:

LAURIE HODSON
MY COMMISSION # DD 805657
EXPIRES: July 14, 2012
Bonded Thru Notary Public Underwriters

(NOC)

FLORIDA

10-084

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 950191
DATE PAID: 1/27/10
FEE PAID: 310.00
RECEIPT #: 123832

APPLICATION FOR:
[X] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: Joseph Nickelson

AGENT: ROCKY FORD, A & B CONSTRUCTION TELEPHONE: 386-497-2311

MAILING ADDRESS: P.O. BOX 39 FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTEI (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: na BLOCK: na SUB: na PLATTED: NA

PROPERTY ID #: 12-5S-16-03585-009 ZONING: Res. I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 1.58 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [ ]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] DISTANCE TO SEWER: — FT

PROPERTY ADDRESS: SW Meadow Terr, Lake City, FL, 32024

DIRECTIONS TO PROPERTY: 47 South, TL on Walter Road, TL on Little Road, TR on Meadow Terr, Property through gate on right (1st lot)

BUILDING INFORMATION [X] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	1404	
2				
3				

[N] Floor/Equipment Drains [N] Other (Specify) _____

SIGNATURE: Rocky D Ford DATE: 1/25/2010

DH 4015, 10/97 (Previous Editions May Be Used)

COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787
PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 1/22/2010 **DATE ISSUED:** 1/25/2010

ENHANCED 9-1-1 ADDRESS:

610 SW MEADOW TER

LAKE CITY FL 32024

PROPERTY APPRAISER PARCEL NUMBER:

12-5S-16-03585-009

Remarks:

Address Issued By: _____
Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

1627

Julius Lee Engineering

RE: 324115 - JOEY & LYDIA NICKELSON RES.

1109 Coastal Bay Blvd.
Boynton Beach, FL 33435

Site Information:

Project Customer: JOEY & LYDIA NICKELSON Project Name: 324115 Model: OWNER BLDR,
Lot/Block: Subdivision:
Address: 123 BLAYLOCK LANE
City: COLUMBIA CTY State: FL

Name Address and License # of Structural Engineer of Record, If there is one, for the building.

Name: License #:
Address:
City: State:

General Truss Engineering Criteria & Design Loads (Individual Truss Design Drawings Show Special Loading Conditions):

Design Code: FBC2007/TPI2002 Design Program: MiTek 20/20 7.1
Wind Code: ASCE 7-05 Wind Speed: 110 mph Floor Load: N/A psf
Roof Load: 32.0 psf

This package includes 13 individual, dated Truss Design Drawings and 0 Additional Drawings.
With my seal affixed to this sheet, I hereby certify that I am the Truss Design Engineer and this index sheet conforms to 61G15-31.003, section 5 of the Florida Board of Professional Engineers Rules.
This document processed per section 16G15-23.003 of the Florida Board of Professionals Rules

In the event of changes from Builder or E.O.R. additional coversheets and drawings may accompany this coversheet. The latest approval dates supersede and replace the previous drawings.

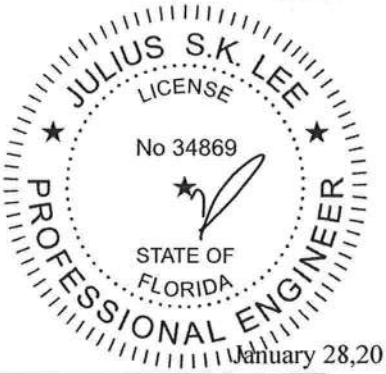
No.	Seal#	Truss Name	Date
1	I4206906	T02	1/28/010
2	I4206907	T02G	1/28/010
3	I4206908	T03	1/28/010
4	I4206909	T04	1/28/010
5	I4206910	T04G	1/28/010
6	I4206911	T05	1/28/010
7	I4206912	T05G	1/28/010
8	I4206913	T06	1/28/010
9	I4206914	T07	1/28/010
10	I4206915	T08	1/28/010
11	I4206916	T09	1/28/010
12	I4206917	T09G	1/28/010
13	I4206918	V15	1/28/010

The truss drawing(s) referenced above have been prepared by MiTek Industries, Inc. under my direct supervision based on the parameters provided by Builders FirstSource (Lake City).

Truss Design Engineer's Name: Julius Lee

My license renewal date for the state of Florida is February 28, 2011.

NOTE: The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI-1 Chapter 2.



January 28,2010

Julius Lee

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.
324115	T02	COMMON	3	1	I4206906
					Job Reference (optional)

Builders FrstSource, Lake City, FL 32055 — 7.140 s Oct 1 2009 MiTek Industries, Inc. Thu Jan 28 08:03:24 2010 Page 1

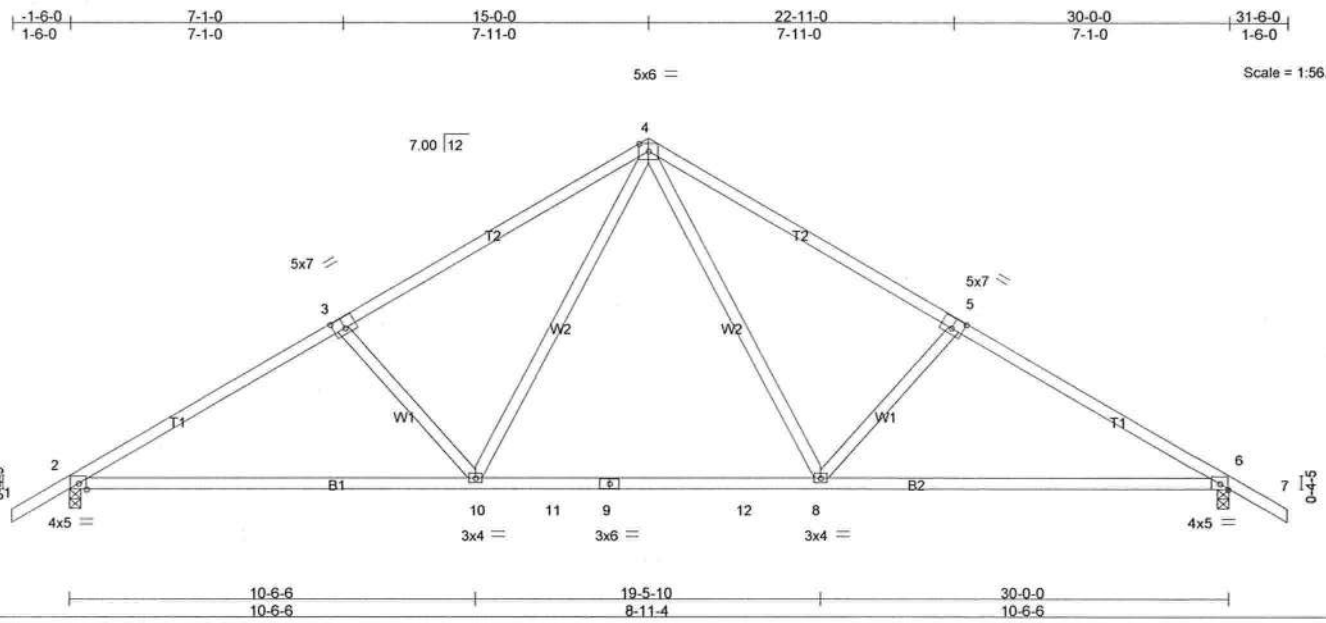


Plate Offsets (X,Y): [3:0-3-8,0-3-4], [5:0-3-8,0-3-4]

LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plates Increase	1.25	TC	0.48	Vert(LL)	-0.36	8-10	>985	360	MT20	244/190
TCDL	7.0	Lumber Increase	1.25	BC	0.63	Vert(TL)	-0.54	6-8	>658	240		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.54	Horz(TL)	0.06	6	n/a	n/a		
BCDL	5.0	Code FBC2007/TPI2002		(Matrix)		Wind(LL)	0.09	2-10	>999	240	Weight: 146 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-4-8 oc purlins.
BOT CHORD Rigid ceiling directly applied or 8-0-2 oc bracing.

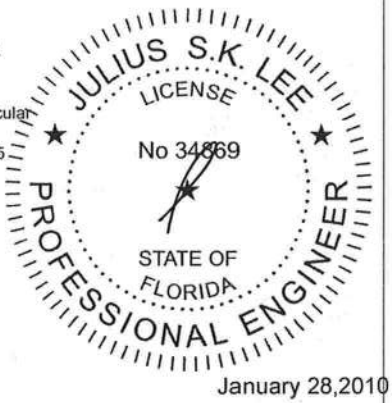
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1138/0-3-8, 6=1138/0-3-8
Max Horz 2=298(LC 5)
Max Uplift 2=-390(LC 6), 6=-390(LC 7)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1752/933, 3-4=-1501/897, 4-5=-1501/897, 5-6=-1752/933
BOT CHORD 2-10=-619/1432, 10-11=-195/941, 9-11=-195/941, 9-12=-195/941, 8-12=-195/941, 6-8=-619/1432
WEBS 4-8=-314/575, 5-8=-385/440, 4-10=-314/575, 3-10=-385/440

NOTES (8-9)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 110mph (3-second gust); TCDL=4.2psf; BCDL=3.0psf; h=16ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 5.0psf.
5) All bearings are assumed to be SYP No.2 .
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 390 lb uplift at joint 2 and 390 lb uplift at joint 6.
7) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
8) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
9) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard



January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

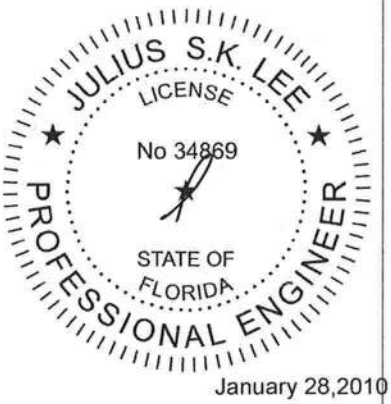
Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.
324115	T02G	GABLE	1	1	I4206907
					Job Reference (optional)

NOTES (14-15)

13) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
14) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
15) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard

1) Regular: Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (plf)
Vert: 1-10=-87(F=-33), 10-19=-87(F=-33), 2-18=-10



January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.	I4206909
324115	T04	SCISSOR	6	1	Job Reference (optional)	

Builders FrstSource, Lake City, FL 32055 — 7.140 s Oct 1 2009 MiTek Industries, Inc. Thu Jan 28 08:03:28 2010 Page 1

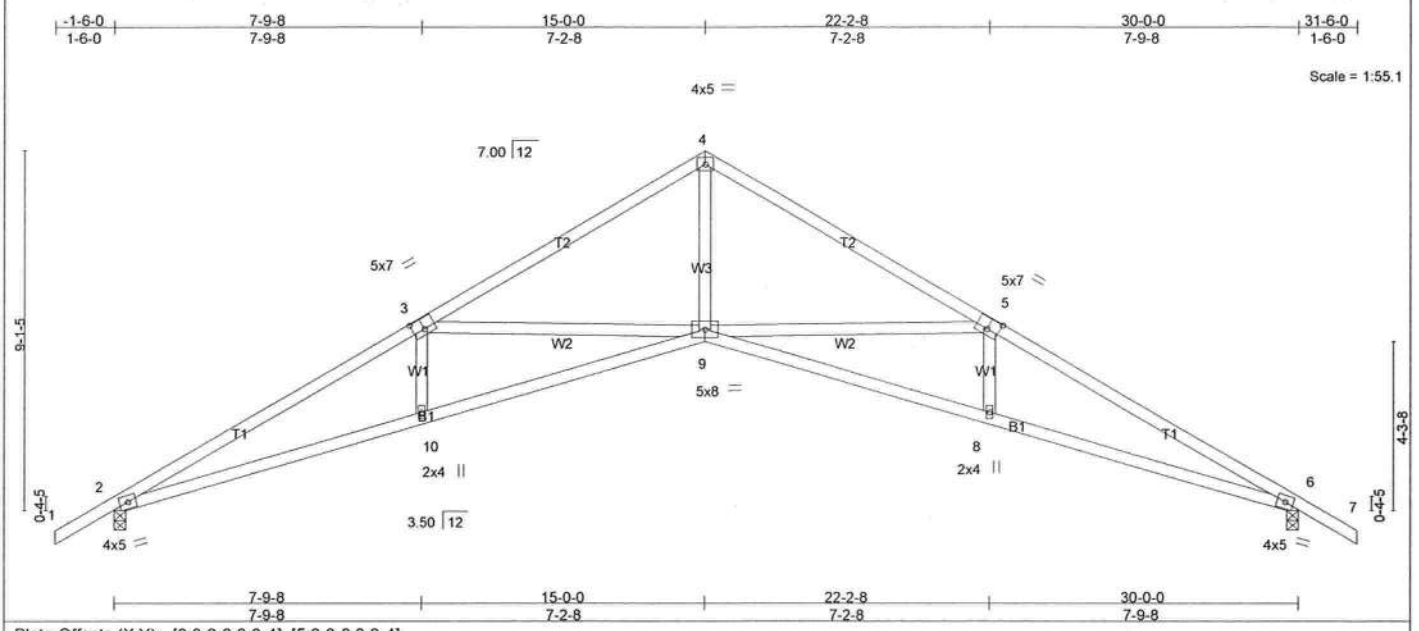


Plate Offsets (X,Y): [3:0-3-8,0-3-4], [5:0-3-8,0-3-4]

LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plates Increase	1.25	TC	0.55	Vert(LL)	-0.26	9	>999	360	MT20	244/190
TCDL	7.0	Lumber Increase	1.25	BC	0.58	Vert(TL)	-0.52	9-10	>680	240		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.74	Horz(TL)	0.42	6	n/a	n/a		
BCDL	5.0	Code FBC2007/TPI2002		(Matrix)		Wind(LL)	0.30	9	>999	240	Weight: 137 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-1-11 oc purlins.
BOT CHORD Rigid ceiling directly applied or 5-9-14 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1040/0-3-8, 6=1040/0-3-8
Max Horz 2=300(LC 5)
Max Uplift 2=-390(LC 6), 6=-390(LC 7)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-2845/1494, 3-4=-1944/946, 4-5=-1944/946, 5-6=-2845/1494
BOT CHORD 2-10=-1135/2464, 9-10=-1136/2460, 8-9=-1136/2460, 6-8=-1135/2464
WEBS 4-9=-654/1502, 5-9=-805/716, 5-8=0/251, 3-9=-805/716, 3-10=0/251

NOTES (9-10)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 110mph (3-second gust); TCDL=4.2psf; BCDL=3.0psf; h=16ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
5) All bearings are assumed to be SYP No.2 .
6) Bearing at joint(s) 2, 6 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 390 lb uplift at joint 2 and 390 lb uplift at joint 6.
8) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
9) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
10) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard

January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.	I4206911
324115	T05	COMMON	3	1	Job Reference (optional)	

Builders FrstSource, Lake City, FL 32055 — 7.140 s Oct 1 2009 MiTek Industries, Inc. Thu Jan 28 08:03:31 2010 Page 1

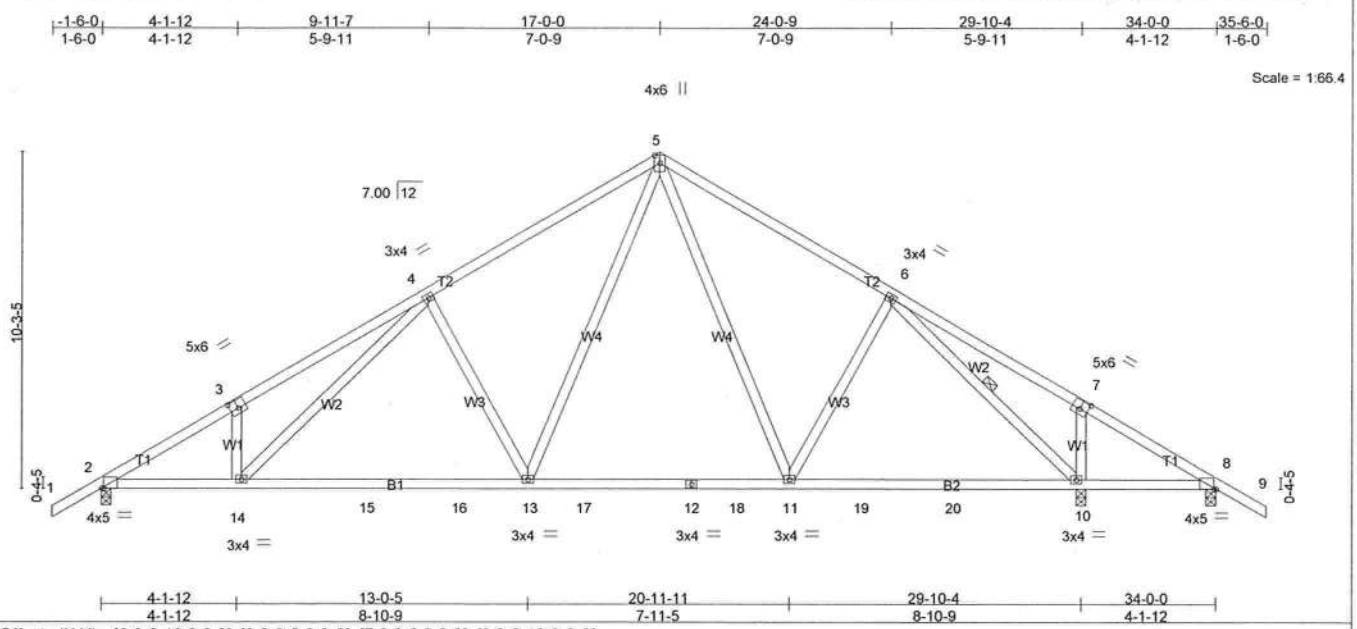


Plate Offsets (X,Y): [2:0-0-13,0-0-2], [3:0-3-0,0-3-0], [7:0-3-0,0-3-0], [8:0-0-13,0-0-2]

LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plates Increase	1.25	TC	0.44	Vert(LL)	-0.17	13-14	>999	360	MT20	244/190
TCDL	7.0	Lumber Increase	1.25	BC	0.54	Vert(TL)	-0.31	13-14	>999	240		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.80	Horz(TL)	0.06	10	n/a	n/a		
BCDL	5.0	Code FBC2007/TPI2002		(Matrix)		Wind(LL)	0.09	13-14	>999	240	Weight: 195 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-2-14 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS 1 Row at midpt 6-10

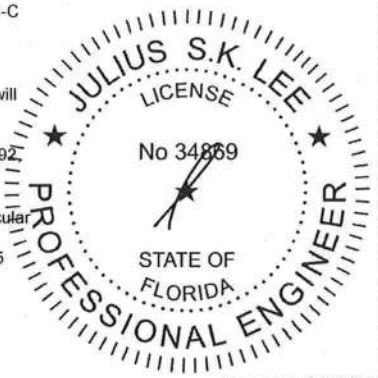
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1208/0-3-8, 10=1417/0-3-8, 8=128/0-3-8
Max Horz 2=338(LC 5)
Max Uplift 2=-392(LC 6), 10=-419(LC 7), 8=-176(LC 7)
Max Grav 2=1208(LC 1), 10=1417(LC 1), 8=161(LC 11)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1986/914, 3-4=-1963/1066, 4-5=-1423/853, 5-6=-1217/746
BOT CHORD 2-14=-637/1642, 14-15=-442/1347, 15-16=-442/1347, 13-16=-442/1347, 13-17=-99/877, 12-17=-99/877, 12-18=-99/877, 11-18=-99/877, 11-19=-235/941, 19-20=-235/941, 10-20=-235/941
WEBS 5-11=-165/318, 6-10=-1447/657, 7-10=-257/304, 5-13=-393/720, 4-13=-456/464, 4-14=-273/420, 3-14=-181/253

NOTES (8-9)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 110mph (3-second gust); TCDL=4.2psf; BCDL=3.0psf; h=16ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) zone; porch right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 5.0psf.
5) All bearings are assumed to be SYP No.2 .
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=392, 10=419, 8=176.
7) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
8) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
9) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard



January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.
324115	T05G	GABLE	1	1	I4206912
					Job Reference (optional)

LOAD CASE(S) Standard

1) Regular: Lumber Increase=1.25, Plate Increase=1.25

Uniform Loads (plf)

Vert: 1-5=-54, 5-6=-87(F=-33), 6-11=-87(F=-33), 2-36=-10, 36-37=-50, 37-38=-10, 38-39=-50, 39-40=-10, 40-41=-50, 10-41=-10

JULIUS S.K. LEE
LICENSE
No 34869
STATE OF FLORIDA
PROFESSIONAL ENGINEER

January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.	I4206914
324115	T07	SPECIAL	1	1	Job Reference (optional)	

Builders FrstSource, Lake City, FL 32055 — 7.140 s Oct 1 2009 MiTek Industries, Inc. Thu Jan 28 08:03:34 2010 Page 1

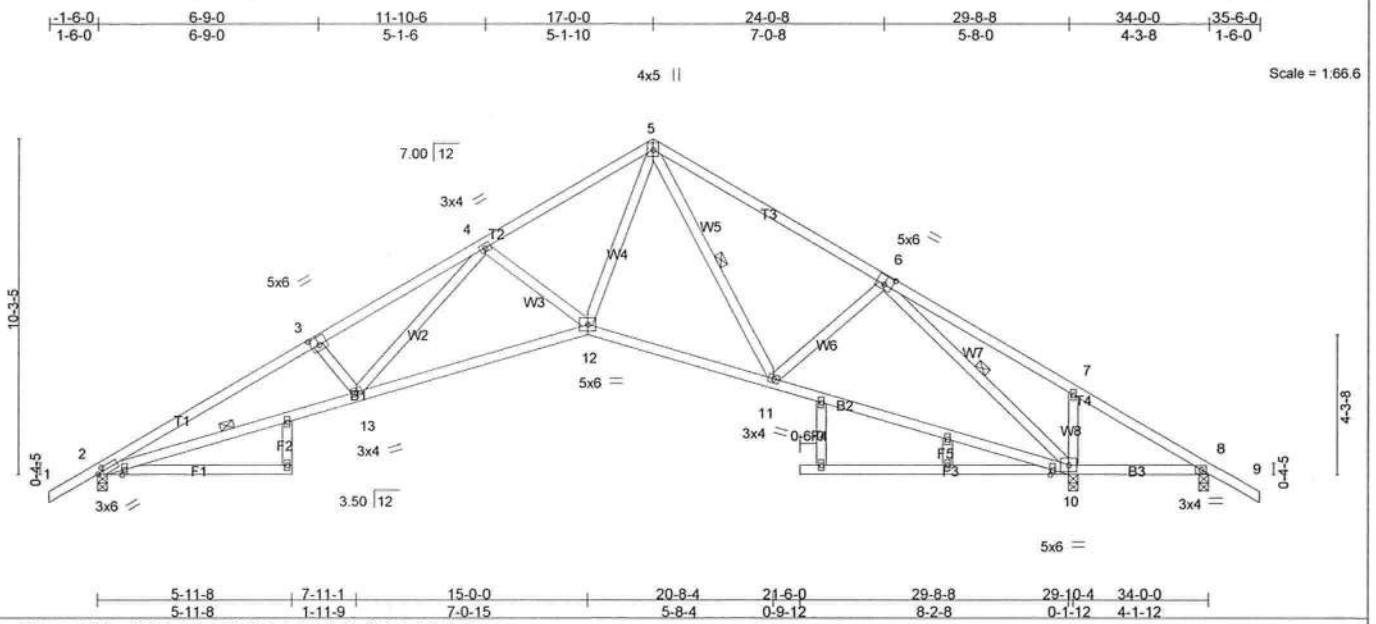


Plate Offsets (X,Y): [2:0-2-3,0-1-8], [3:0-3-0,0-3-0], [6:0-3-0,0-3-4]

LOADING (psf)		SPACING 2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plates Increase 1.25	TC 0.51	Vert(LL)	-0.18	10-11	>999	360	MT20	244/190
TCDL	7.0	Lumber Increase 1.25	BC 0.57	Vert(TL)	-0.37	12-13	>964	240		
BCLL	0.0 *	Rep Stress Incr YES	WB 0.71	Horz(TL)	0.25	10	n/a	n/a		
BCDL	5.0	Code FBC2007/TPI2002	(Matrix)	Wind(LL)	0.21	12-13	>999	240	Weight: 203 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-6-12 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing. Except:
6-2-0 oc bracing: 2-13
WEBS 1 Row at midpt 5-11, 6-10

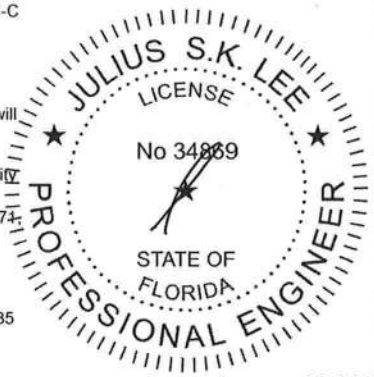
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=962/0-3-8, 10=1672/0-3-8, 8=-299/0-3-8
Max Horz 2=-339(LC 4)
Max Uplift 2=-371(LC 6), 10=-539(LC 6), 8=-362(LC 10)
Max Grav 2=962(LC 1), 10=1672(LC 1), 8=81(LC 6)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-2573/1373, 3-4=-2371/1372, 4-5=-1557/832, 5-6=-1053/667, 6-7=-346/1029, 7-8=-507/1002
BOT CHORD 2-13=-1037/2225, 12-13=-559/1702, 11-12=-128/947, 10-11=-157/680, 8-10=-797/551
WEBS 3-13=-246/309, 4-13=-439/569, 4-12=-467/448, 5-12=-457/1146, 5-11=-284/217, 6-11=-123/315, 6-10=-2091/1029, 7-10=-285/309

NOTES (10-11)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 110mph (3-second gust); TCDL=4.2psf; BCDL=3.0psf; h=16ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) zone; porch right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) All plates are 2x4 MT20 unless otherwise indicated.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) All bearings are assumed to be SYP No.2 .
7) Bearing at joint(s) 2 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=371, 10=539, 8=362.
9) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
10) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
11) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard



January 28,2010

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 BEFORE USE.
Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design paramenters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult **ANSI/TPI1 Quality Criteria, DSB-89 and BCSI1 Building Component Safety Information** available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.	I4206916
324115	T09	SPECIAL	3	1	Job Reference (optional)	

Builders FirstSource, Lake City, FL 32055 — 7.140 s Oct 1 2009 MiTek Industries, Inc. Thu Jan 28 08:03:36 2010 Page 1

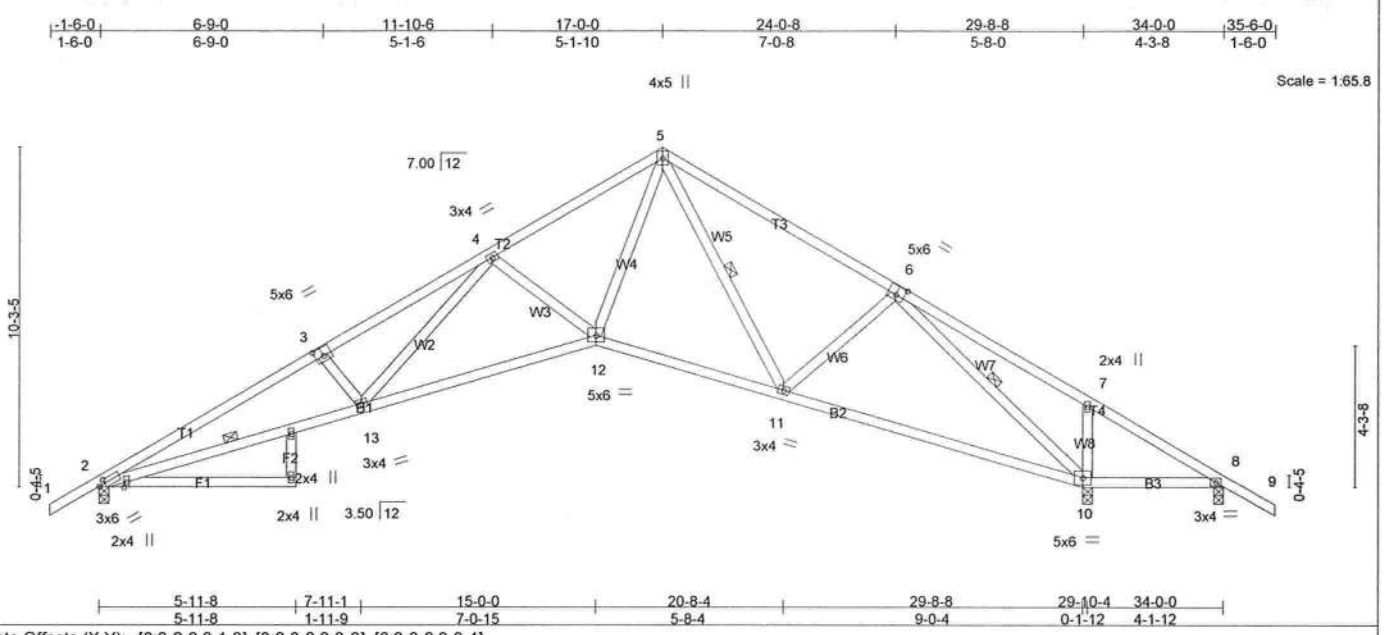


Plate Offsets (X,Y): [2:0-2-3,0-1-8], [3:0-3-0,0-3-0], [6:0-3-0,0-3-4]

LOADING (psf)		SPACING 2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL 20.0		Plates Increase 1.25	TC 0.51	Vert(LL)	-0.18	10-11	>999	360	MT20	244/190
TCDL 7.0		Lumber Increase 1.25	BC 0.57	Vert(TL)	-0.37	12-13	>964	240		
BCLL 0.0	*	Rep Stress Incr YES	WB 0.71	Horz(TL)	0.25	10	n/a	n/a		
BCDL 5.0		Code FBC2007/TPI2002	(Matrix)	Wind(LL)	0.21	12-13	>999	240	Weight: 186 lb	

LUMBER
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-6-12 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing. Except:
6-2-0 oc bracing: 2-13
WEBS 1 Row at midpt 5-11, 6-10

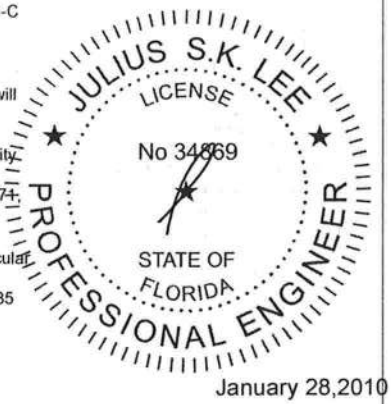
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=962/0-3-8, 10=1672/0-3-8, 8=-299/0-3-8
Max Horz 2=-339(LC 4)
Max Uplift 2=-371(LC 6), 10=-539(LC 6), 8=-362(LC 10)
Max Grav 2=962(LC 1), 10=1672(LC 1), 8=81(LC 6)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-2573/1373, 3-4=-2371/1372, 4-5=-1557/832, 5-6=-1053/667, 6-7=-346/1029, 7-8=-507/1002
BOT CHORD 2-13=-1037/2225, 12-13=-559/1702, 11-12=-128/947, 10-11=-157/680, 8-10=-797/551
WEBS 3-13=-246/309, 4-13=-439/569, 4-12=-467/448, 5-12=-457/1146, 5-11=-284/217, 6-11=-123/315, 6-10=-2091/1029, 7-10=-285/309

NOTES (9-10)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 110mph (3-second gust); TCDL=4.2psf; BCDL=3.0psf; h=16ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) zone; porch right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
5) All bearings are assumed to be SYP No.2 .
6) Bearing at joint(s) 2 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=371, 10=539, 8=362.
8) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
9) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
10) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard



January 28,2010

Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Job	Truss	Truss Type	Qty	Ply	JOEY & LYDIA NICKELSON RES.
324115	T09G	GABLE	1	1	I4206917
					Job Reference (optional)

13) This manufactured product is designed as an individual building component. The suitability and use of this component for any particular building is the responsibility of the building designer per ANSI TPI 1 as referenced by the building code.
14) Truss Design Engineer: Julius Lee, PE: Florida P.E. License No. 34869: Address: 1109 Coastal Bay Blvd. Boynton Beach, FL 33435

LOAD CASE(S) Standard
1) Regular: Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (plf)
Vert: 1-2=-54, 2-6=-54, 6-7=-87(F=-33), 7-12=-87(F=-33), 2-15=-10, 13-15=-10, 11-13=-10

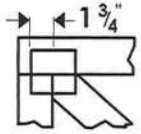
JULIUS S.K. LEE
LICENSE
No 34869
STATE OF FLORIDA
PROFESSIONAL ENGINEER

January 28,2010

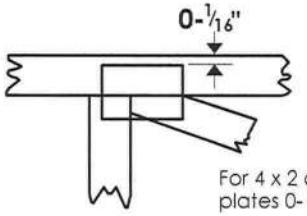
Julius Lee Engineering
1109 Coastal Bay Blvd.
Boynton, FL 33435

Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0-1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

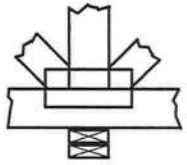
4 x 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION

Indicated by symbol shown and/or by text in the bracing section of the output. Use T, I or Eliminator bracing if indicated.

BEARING

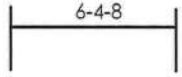


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur.

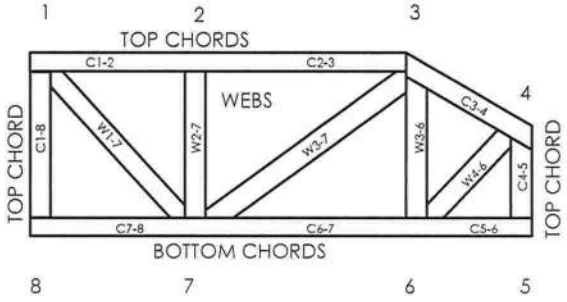
Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI1: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



dimensions shown in ft-in-sixteenths (Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ER-5243, 9604B, 9730, 95-43, 96-31, 9667A
NER-487, NER-561
95110, 84-32, 96-67, ER-3907, 9432A

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⚠ General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI1.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative T, I, or Eliminator bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.

STEPDOWN CORNER SET

TOP CHORD 2X4 SO. PINE #2 or Better
BOT CHORD 2X4 SO. PINE #2 or Better
WEBS 2X4 SO. PINE #3 or Better

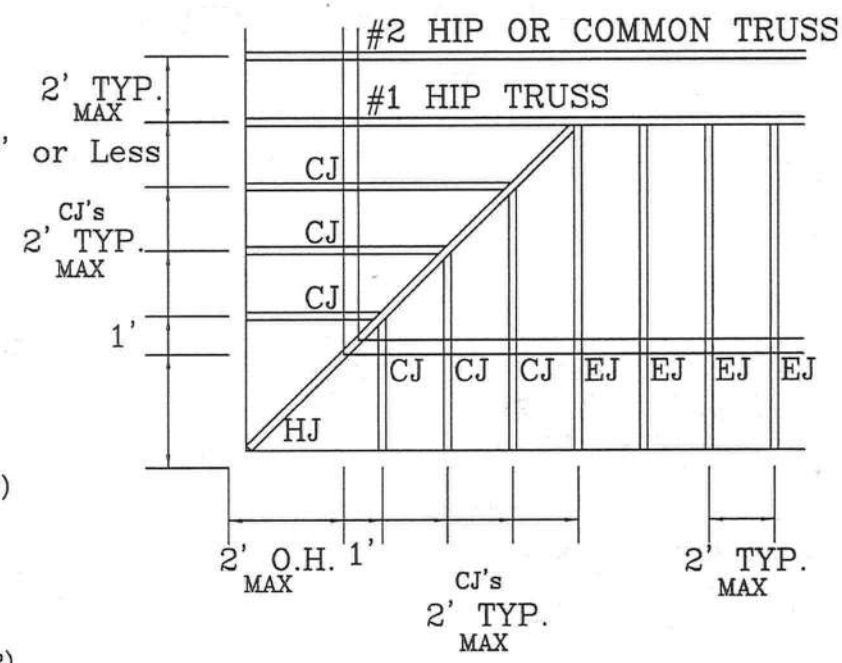
120 MPH MAX

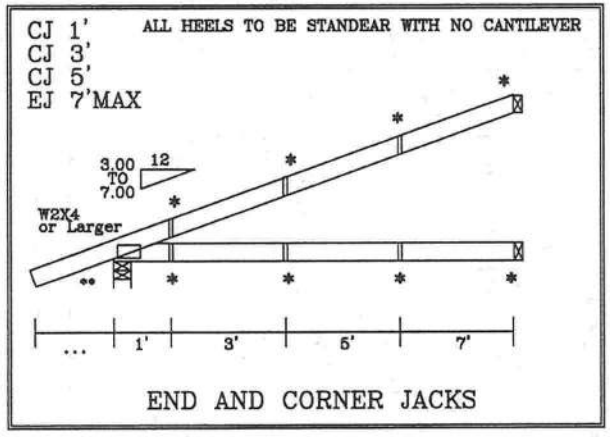
Setback 7' or Less

PROVIDE UPLIFT CONNECTIONS AT BEARINGS AS INDICATED.
UPLIFT: 400# or Less
BRG LOC: *
UPLIFT BASED ON 7.2 PSF TOTAL DEAD LOAD. WIND SPEED=120 "C" MPH. MEAN HGT=28 FT. ENCLOSED. (ASCE 7-02)

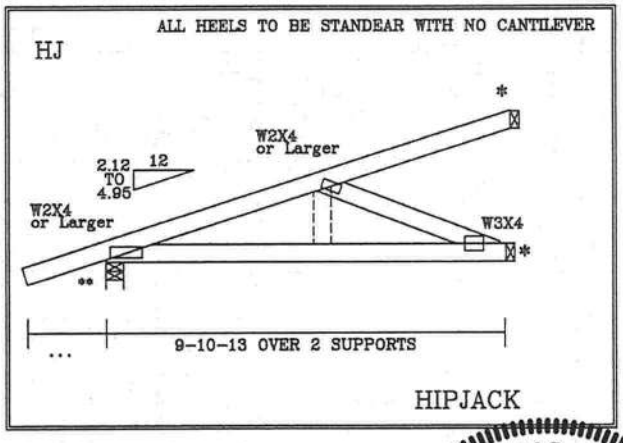
PROVIDE UPLIFT CONNECTIONS AT BEARINGS AS INDICATED. TILE
UPLIFT: 400# or Less
BRG LOC: *
UPLIFT BASED ON 15.0 PSF TOTAL DEAD LOAD. WIND SPEED=120 "C" MPH. MEAN HGT (of jacks)=28 FT. ENCLOSED. (ASCE 7-02)

PROVIDE UPLIFT CONNECTIONS AT BEARINGS AS INDICATED.
UPLIFT: 400# or Less
BRG LOC: *
UPLIFT BASED ON 7.2 PSF TOTAL DEAD LOAD. WIND SPEED=120 "B" MPH. MEAN HGT (of jacks)=28 FT. ENCLOSED. (ASCE 7-02)





END AND CORNER JACKS



HIPJACK

* (3) 16d TOENAILS

** SEE EOR FOR TIE DOWN

UPLIFT VALUES DO TAKE INTO ACCOUNT PORCHES EXPOSED
BC LIVE LOAD IS NON CONCURRENT 10*

CORNER SET SETBACK
7'0" MAX

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI. 53719) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

IMPORTANT FURNISH COPY OF THIS DESIGN TO INSTALLATION CONTRACTOR. ALPINE ENGINEERED PRODUCTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH TPI; OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES. DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF NDS (NATIONAL DESIGN SPEC BY AF&PA) AND TPI. ALPINE CONNECTOR PLATES ARE MADE OF 20/18/16GA (W,H/S/K) ASTN A653 GRADE 40/60 (W,K/H,S) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER DRAWINGS 160A-Z. ANY INSPECTION OF PLATES FOLLOWED BY (D SHALL BE PER ANNEX A3 OF TPI 1-2002 SEC. 3. A SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER, PER ANSI/TPI 1 SEC. 2.

JULIUS LEE P.E.
CONS. ENGINEERS, P.A.
1455 SW 4TH AVENUE
DELRAY BEACH, FL 33444-2181
NO. 54869
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHINGLE		
TC LL	20	MAX PSF
TC DL	7	MAX PSF
BC LL	10*	MAX PSF
BC DL	5	MAX PSF
TILE		
TC LL	20	MAX PSF
TC DL	20	MAX PSF
BC LL	10*	MAX PSF
BC DL	5	MAX PSF
DUR. FAC.	1.25	
SPACING	2'	MAX

REF	7'MAX STBK CS
DATE	Jun./27/2008
DRWG	
-ENG	

REVIEWED
By julius lee at 10:52 am, Jun 27, 2008

ASCE 7-02: 130 MPH WIND SPEED, 30' MEAN HEIGHT, ENCLOSED, I = 1.00, EXPOSURE C

MAX GABLE VERTICAL LENGTH

2X4 GABLE VERTICAL SPACING	SPECIES	BRACE GRADE	NO BRACES	(1) 1X4 "L" BRACE *		(1) 2X4 "L" BRACE *		(2) 2X4 "L" BRACE **		(1) 2X6 "L" BRACE *		(2) 2X6 "L" BRACE **	
				GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B
24" O.C.	SPF HF	#1 / #2	3' 2"	5' 6"	5' 6"	6' 6"	6' 9"	7' 10"	8' 0"	10' 3"	10' 7"	12' 3"	12' 7"
		#3	3' 1"	4' 5"	4' 5"	5' 10"	5' 10"	7' 10"	7' 10"	9' 1"	9' 1"	12' 3"	12' 3"
		STUD	3' 1"	4' 5"	4' 5"	5' 10"	5' 10"	7' 10"	7' 10"	9' 1"	9' 1"	12' 3"	12' 3"
		STANDARD	2' 11"	3' 9"	3' 9"	5' 0"	5' 0"	6' 9"	6' 9"	7' 10"	7' 10"	10' 7"	10' 7"
	SP DFL	#1	3' 6"	5' 6"	5' 11"	6' 8"	7' 0"	7' 10"	8' 5"	10' 3"	11' 1"	12' 3"	13' 2"
		#2	3' 5"	5' 6"	5' 11"	6' 6"	7' 0"	7' 10"	8' 5"	10' 3"	11' 1"	12' 3"	13' 2"
		#3	3' 3"	4' 6"	4' 6"	6' 0"	6' 0"	7' 10"	8' 1"	9' 4"	9' 4"	12' 3"	12' 6"
		STUD	3' 3"	4' 6"	4' 6"	5' 11"	5' 11"	7' 10"	8' 0"	9' 3"	9' 3"	12' 3"	12' 6"
		STANDARD	3' 0"	3' 10"	3' 10"	5' 1"	5' 1"	6' 11"	6' 11"	8' 0"	8' 0"	10' 10"	10' 10"
16" O.C.	SPF HF	#1 / #2	3' 8"	6' 4"	6' 6"	7' 6"	7' 8"	8' 11"	9' 2"	11' 9"	12' 1"	14' 0"	14' 0"
		#3	3' 7"	5' 5"	5' 5"	7' 2"	7' 2"	8' 11"	8' 11"	11' 2"	11' 2"	14' 0"	14' 0"
		STUD	3' 7"	5' 5"	5' 5"	7' 2"	7' 2"	8' 11"	8' 11"	11' 1"	11' 1"	14' 0"	14' 0"
		STANDARD	3' 7"	4' 6"	4' 6"	6' 2"	6' 2"	8' 3"	8' 3"	9' 7"	9' 7"	12' 11"	12' 11"
	SP DFL	#1	4' 0"	6' 4"	6' 10"	7' 8"	8' 1"	8' 11"	9' 7"	11' 9"	12' 8"	14' 0"	14' 0"
		#2	3' 11"	6' 4"	6' 10"	7' 8"	8' 1"	8' 11"	9' 7"	11' 9"	12' 8"	14' 0"	14' 0"
		#3	3' 9"	5' 7"	5' 7"	7' 4"	7' 4"	8' 11"	9' 6"	11' 5"	11' 5"	14' 0"	14' 0"
		STUD	3' 8"	5' 6"	5' 6"	7' 3"	7' 3"	8' 11"	9' 5"	11' 4"	11' 4"	14' 0"	14' 0"
		STANDARD	3' 8"	4' 9"	4' 9"	6' 3"	6' 3"	8' 3"	8' 5"	9' 9"	9' 9"	13' 3"	13' 3"
12" O.C.	SPF HF	#1 / #2	4' 0"	6' 11"	7' 2"	8' 5"	8' 6"	9' 10"	10' 1"	12' 11"	15' 4"	14' 0"	14' 0"
		#3	3' 11"	6' 3"	6' 3"	8' 3"	8' 3"	9' 10"	9' 10"	12' 11"	12' 11"	14' 0"	14' 0"
		STUD	3' 11"	6' 3"	6' 3"	8' 3"	8' 3"	9' 10"	9' 10"	12' 10"	12' 10"	14' 0"	14' 0"
		STANDARD	3' 11"	5' 4"	5' 4"	7' 1"	7' 1"	9' 6"	9' 6"	11' 1"	11' 1"	14' 0"	14' 0"
	SP DFL	#1	4' 5"	6' 11"	7' 6"	8' 3"	8' 11"	9' 10"	10' 7"	12' 11"	13' 11"	14' 0"	14' 0"
		#2	4' 4"	6' 11"	7' 6"	8' 3"	8' 11"	9' 10"	10' 7"	12' 11"	13' 11"	14' 0"	14' 0"
		#3	4' 2"	6' 6"	6' 5"	8' 3"	8' 6"	9' 10"	10' 4"	12' 11"	13' 3"	14' 0"	14' 0"
		STUD	4' 2"	6' 4"	6' 4"	8' 3"	8' 6"	9' 10"	10' 4"	12' 11"	13' 1"	14' 0"	14' 0"
		STANDARD	4' 0"	5' 6"	5' 6"	7' 3"	7' 3"	9' 9"	9' 9"	11' 4"	11' 4"	14' 0"	14' 0"

BRACING GROUP SPECIES AND GRADES:

GROUP A:

SPRUCE-PINE-FIR	
#1 / #2	STANDARD
#3	STUD

HEM-FIR	
#2	STUD
#3	STANDARD

DOUGLAS FIR-LARCH
#3
STUD
STANDARD

SOUTHERN PINE
#3
STUD
STANDARD

GROUP B:

HEM-FIR
#1 & BTR
#1

SOUTHERN PINE
#1
#2

DOUGLAS FIR-LARCH
#1
#2

GABLE TRUSS DETAIL NOTES:

LIVE LOAD DEFLECTION CRITERIA IS L/240.

PROVIDE UPLIFT CONNECTIONS FOR 180 PLF OVER CONTINUOUS BEARING (6 PSF TC DEAD LOAD).

GABLE END SUPPORTS LOAD FROM 4' 0" OUTLOOKERS WITH 2' 0" OVERHANG, OR 12" PLYWOOD OVERHANG.

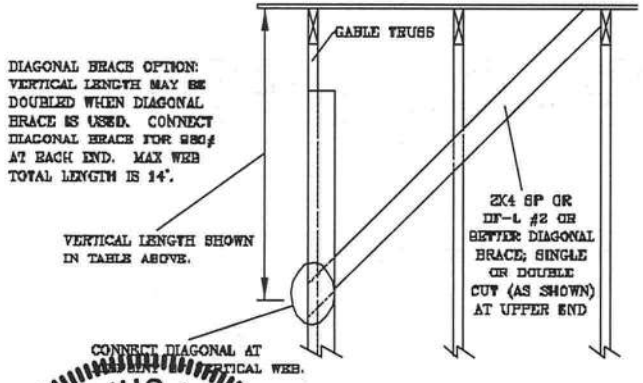
ATTACH EACH "L" BRACE WITH 10d NAILS.
* FOR (1) "L" BRACE: SPACE NAILS AT 2" O.C. IN 18" END ZONES AND 4" O.C. BETWEEN ZONES.
** FOR (2) "L" BRACES: SPACE NAILS AT 3" O.C. IN 18" END ZONES AND 6" O.C. BETWEEN ZONES.

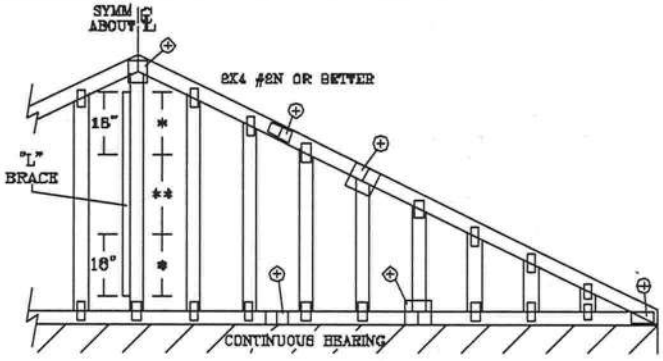
"L" BRACING MUST BE A MINIMUM OF 80% OF WEB MEMBER LENGTH.

GABLE VERTICAL PLATE SIZES

VERTICAL LENGTH	NO SPLICE
LESS THAN 4' 0"	1X4 OR 2X3
GREATER THAN 4' 0", BUT LESS THAN 11' 8"	2X4
GREATER THAN 11' 8"	2.5X4

+ REFER TO COMMON TRUSS DESIGN FOR PEAK, SPLICE, AND HEEL PLATES.





REFER TO CHART ABOVE FOR MAX GABLE VERTICAL LENGTH.

JULIUS LEE LICENSE NO. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVIEWED
By julius lee at 12:00 pm, Jun 11, 2008

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 BUILDING COMPONENT SAFETY INFORMATION, PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI 53719) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

JULIUS LEE'S
CONS. ENGINEERS P.A.
1456 SW 4th AVENUE
DELRAY BEACH, FL. 33444-2161

No: 34869
STATE OF FLORIDA

MAX. TOT. LD. 60 PSF

MAX. SPACING 24.0"

REF ASCE7-02-GAB13030
DATE 11/26/03
DWG MTEK STD GABLE 30' E HT
-ENG

PIGGYBACK DETAIL

TOP CHORD 2X4 #2 OR BETTER
BOT CHORD 2X4 #2 OR BETTER
WEBS 2X4 #3 OR BETTER

REFER TO SEALED DESIGN FOR DASHED PLATES.

SPACE PIGGYBACK VERTICALS AT 4' OC MAX.

TOP AND BOTTOM CHORD SPLICES MUST BE STAGGERED SO THAT ONE SPLICE IS NOT DIRECTLY OVER ANOTHER.

PIGGYBACK BOTTOM CHORD MAY BE OMITTED. ATTACH VERTICAL WEBS TO TRUSS TOP CHORD WITH 1.5X3 PLATE.

ATTACH PURLINS TO TOP OF FLAT TOP CHORD. IF PIGGYBACK IS SOLID LUMBER OR THE BOTTOM CHORD IS OMITTED, PURLINS MAY BE APPLIED BENEATH THE TOP CHORD OF SUPPORTING TRUSS.

REFER TO ENGINEER'S SEALED DESIGN FOR REQUIRED PURLIN SPACING.

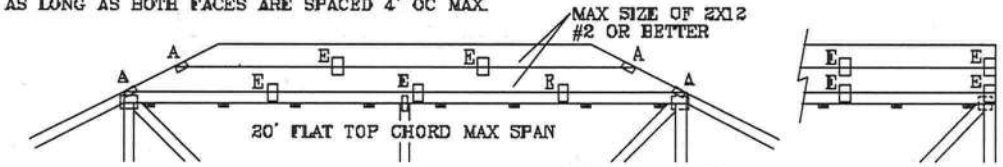
THIS DETAIL IS APPLICABLE FOR THE FOLLOWING WIND CONDITIONS:

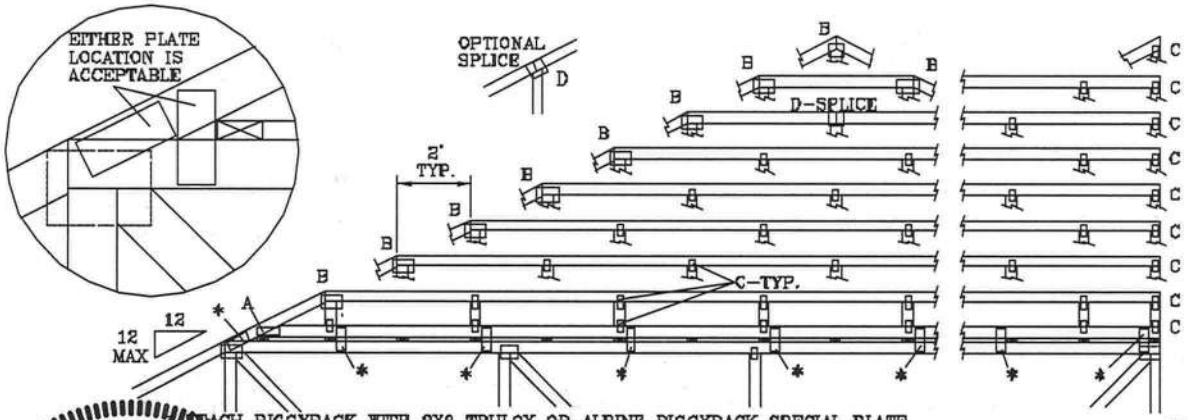
110 MPH WIND, 30' MEAN HGT, ASCE 7-02, CLOSED BLDG, LOCATED ANYWHERE IN ROOF, 1 MI FROM COAST CAT I, EXP C, WIND TC DL=5 PSF, WIND BC DL=5 PSF

110 MPH WIND, 30' MEAN HGT, FBC ENCLOSED BLDG, LOCATED ANYWHERE IN ROOF WIND TC DL=5 PSF, WIND BC DL=5 PSF

130 MPH WIND, 30' MEAN HGT, ASCE 7-02, CLOSED BLDG, LOCATED ANYWHERE IN ROOF, CAT II, EXP. C, WIND TC DL=5 PSF, WIND BC DL=5 PSF

FRONT FACE (E,*) PLATES MAY BE OFFSET FROM BACK FACE PLATES AS LONG AS BOTH FACES ARE SPACED 4' OC MAX.





ATTACH PIGGYBACK WITH 3X6 TRULOX OR ALPINE PIGGYBACK SPECIAL PLATE.

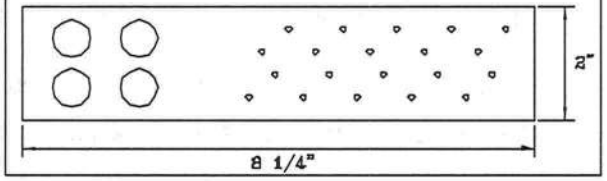
JOINT TYPE	SPANS UP TO			
	30'	34'	38'	52'
A	2X4	2.5X4	2.5X4	3X5
B	4X6	5X6	5X6	5X6
C	1.5X3	1.5X4	1.5X4	1.5X4
D	5X4	5X5	5X5	5X6
E	4X6 OR 3X6 TRULOX AT 4' OC, ROTATED VERTICALLY			

ATTACH TRULOX PLATES WITH (6) 0.120" X 1.375" NAILS, OR EQUAL, PER FACE PER PLY. (4) NAILS IN EACH MEMBER TO BE CONNECTED. REFER TO DRAWING 160 TL FOR TRULOX INFORMATION.

WEB BRACING CHART	
WEB LENGTH	REQUIRED BRACING
0' TO 7'9"	NO BRACING
7'9" TO 10'	1x4 "T" BRACE. SAME GRADE, SPECIES AS WEB MEMBER, OR BETTER, AND 80% LENGTH OF WEB MEMBER. ATTACH WITH 8d NAILS AT 4" OC.
10' TO 14'	2x4 "T" BRACE. SAME GRADE, SPECIES AS WEB MEMBER, OR BETTER, AND 80% LENGTH OF WEB MEMBER. ATTACH WITH 16d NAILS AT 4" OC.

* PIGGYBACK SPECIAL PLATE

ATTACH TEETH TO THE PIGGYBACK AT THE TIME OF FABRICATION. ATTACH TO SUPPORTING TRUSS WITH (4) 0.120" X 1.375" NAILS PER FACE PER PLY. APPLY PIGGYBACK SPECIAL PLATE TO EACH TRUSS FACE AND SPACE 4' OC OR LESS.



THIS DRAWING REPLACES DRAWINGS 634,016 634,017 & 647,045

JULIUS LEE LICENSE NO. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

WARNING: TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI. 53719) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

REVIEWED
By julius lee at 11:59 am, Jun 11, 2008

JULIUS LEE'S
CONS. ENGINEERS P.A.
1450 SW 4th AVENUE
DELRAY BEACH, FL. 33444-2161

No: 34869
STATE OF FLORIDA

MAX LOADING
55 PSF AT 1.33 DUR. FAC.
50 PSF AT 1.25 DUR. FAC.
47 PSF AT 1.15 DUR. FAC.
SPACING 24.0"

REF PIGGYBACK
DATE 09/12/07
DRWG MITEK STD PIGGY
-ENG JL

TOE-NAIL DETAIL

TOE-NAILS TO BE DRIVEN AT AN ANGLE OF APPROXIMATELY THIRTY DEGREES WITH THE PIECE AND STARTED APPROXIMATELY ONE-THIRD THE LENGTH OF THE NAIL FROM THE END OF THE MEMBER.

PER ANSI/AF&PA NDS-2001 SECTION 12.4.1 - EDGE DISTANCE, END DISTANCE, SPACING: "EDGE DISTANCES, END DISTANCES AND SPACINGS FOR NAILS AND SPIKES SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD."

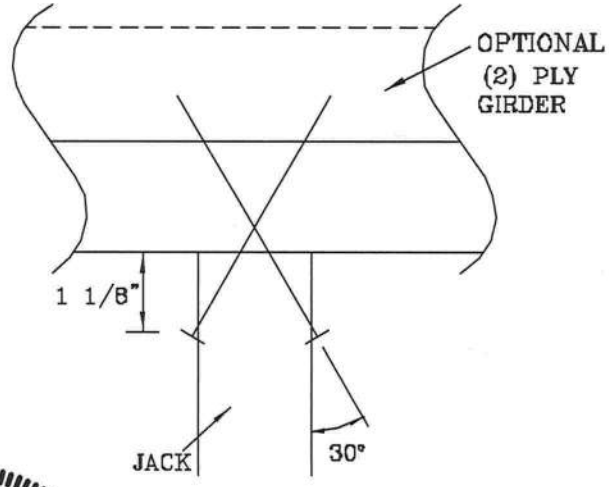
THE NUMBER OF TOE-NAILS TO BE USED IN A SPECIFIC APPLICATION IS DEPENDENT UPON PROPERTIES FOR THE CHORD SIZE, LUMBER SPECIES, AND NAIL TYPE. PROPER CONSTRUCTION PRACTICES AS WELL AS GOOD JUDGEMENT SHOULD DETERMINE THE NUMBER OF NAILS TO BE USED.

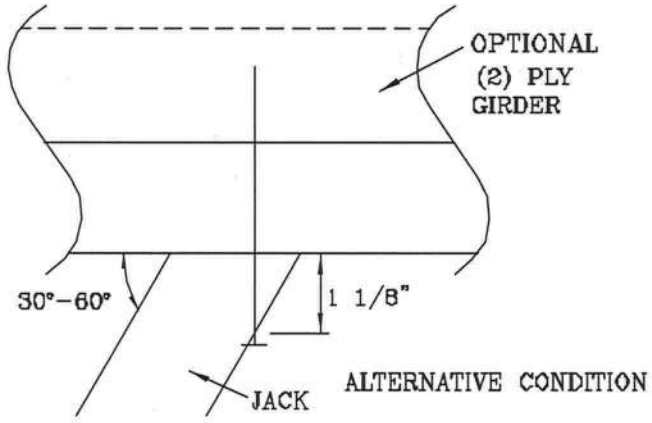
THIS DETAIL DISPLAYS A TOE-NAILED CONNECTION FOR JACK FRAMING INTO A SINGLE OR DOUBLE PLY SUPPORTING GIRDER.

MAXIMUM VERTICAL RESISTANCE OF 16d (0.162"X3.5") COMMON TOE-NAILS

NUMBER OF TOE-NAILS	SOUTHERN PINE		DOUGLAS FIR-LARCH		HEM-FIR		SPRUCE PINE FIR	
	1 PLY	2 PLIES	1 PLY	2 PLIES	1 PLY	2 PLIES	1 PLY	2 PLIES
2	197#	256#	181#	234#	156#	203#	154#	199#
3	296#	383#	271#	351#	234#	304#	230#	298#
4	394#	511#	361#	468#	312#	406#	307#	397#
5	493#	639#	452#	585#	390#	507#	384#	496#

ALL VALUES MAY BE MULTIPLIED BY APPROPRIATE DURATION OF LOAD FACTOR.





ALTERNATIVE CONDITION

THIS DRAWING REPLACES DRAWING 784040

JULIUS LEE LICENSE NO. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

"WARNING" TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI 53719) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

REVIEWED
By julius lee at 11:59 am, Jun 11, 2008

JULIUS LEE'S
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1455 SW 4th AVENUE
DELRAY BEACH, FL 33444-2161

No: 34869
STATE OF FLORIDA

TC LL	PSF	REF TOE-NAIL
TC DL	PSF	DATE 09/12/07
BC DL	PSF	DRWG CNTONAIL1103
BC LL	PSF	-ENG JL
TOT. LD.	PSF	
DUR. FAC.	1.00	
SPACING		

TRULOX CONNECTION DETAIL

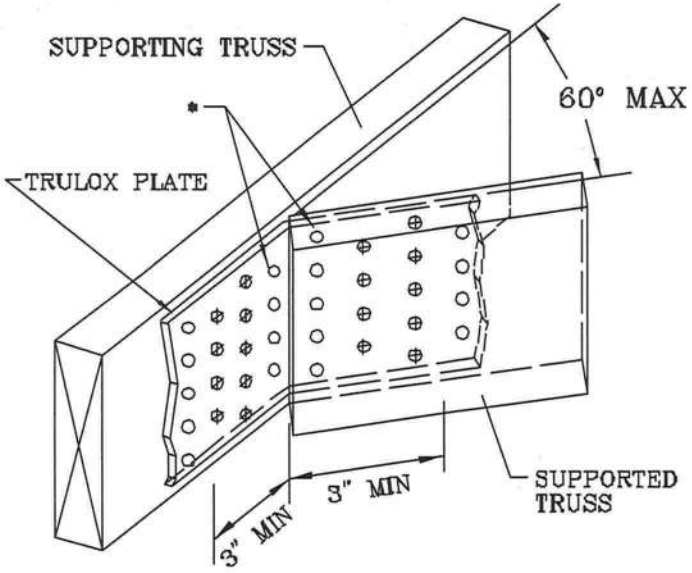
11 GAUGE (0.120" X 1.375") NAILS REQUIRED FOR TRULOX PLATE ATTACHMENT. FILL ROWS COMPLETELY WHERE SHOWN (⊕).

* NAILS MAY BE OMITTED FROM THESE ROWS.

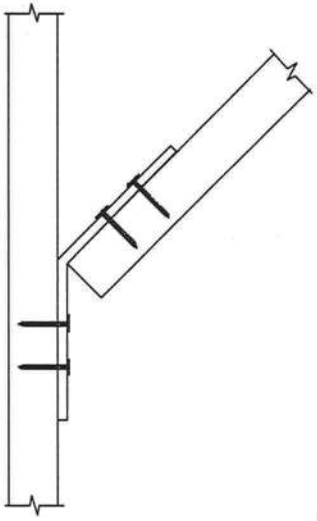
THIS DETAIL MAY BE USED WITH SO. PINE, DOUGLAS-FIR OR HEM-FIR CHORDS WITH A MINIMUM 1.00 DURATION OF LOAD OR SPRUCE-PINE-FIR CHORDS WITH A MINIMUM 1.15 DURATION OF LOAD. CHORD SIZE OF BOTH TRUSSES MUST EXCEED THE TRULOX PLATE WIDTH.

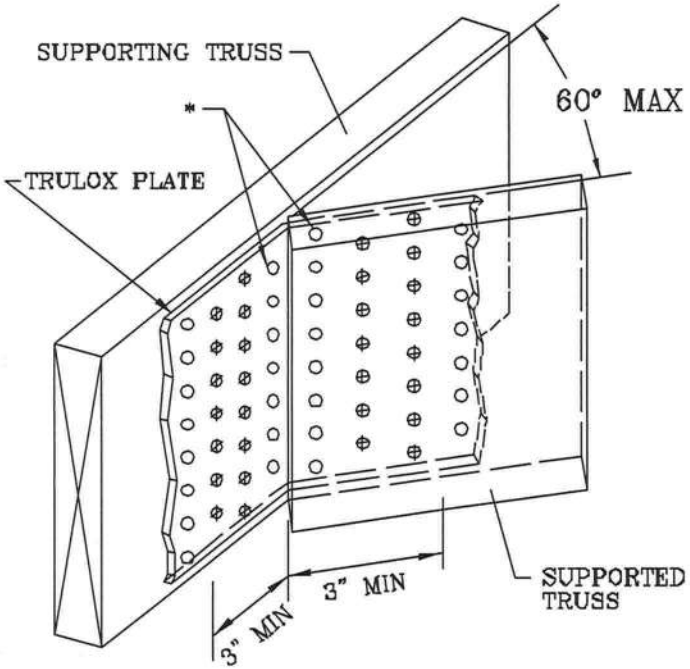
TRULOX PLATE IS CENTERED ON THE CHORDS AND BENT BETWEEN NAIL ROWS.

REFER TO ENGINEER'S SEALED DESIGN REFERENCING THIS DETAIL FOR LUMBER, PLATES, AND OTHER INFORMATION NOT SHOWN.



MINIMUM 3X6 TRULOX PLATE





MINIMUM 5X6 TRULOX PLATE

TRULOX PLATE SIZE	REQUIRED NAILS PER TRUSS	MAXIMUM LOAD UP OR DOWN
3X6	9	350#
5X6	15	990#

REVIEWED
By julius lee at 11:58 am, Jun 11, 2008

JULIUS LEE LICENSE NO. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS DRAWING REPLACES DRAWINGS 1,158,989 1,158,989/R 1,154,944 1,152,217 1,152,017 1,159,154 & 1,151,524

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION, PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI 53719) AND WTCA (WOOD TRUSS COUNCIL AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

JULIUS LEE'S
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1455 SW 4th AVENUE
DELRAY BEACH, FL. 33444-2161
No: 34869
STATE OF FLORIDA

REF	TRULOX
DATE	11/26/03
DRWG	CNTRULOX1103
-ENG	JL

MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS

Maximum Uniform Load Applied to Either Outside Member (PLF)

Connector Type	Number of Rows	Connector On-Center Spacing	Connector Pattern					
			Assembly A	Assembly B	Assembly C	Assembly D	Assembly E	Assembly F
			3½" 2-ply	5¼" 3-ply	5¼" 2-ply	7" 3-ply	7" 2-ply	7" 4-ply
10d (0.128" x 3") Nail[1]	2	12"	370	***280***	280	***245***		
	3	12"	555	***415***	415	***370***		
½" A307 Through Bolts[2][4]	2	24"	505	380	520	465	860	340
		19.2"	635	475	655	580	1,075	425
		16"	760	570	785	695	1,290	505
SDS ¼" x 3½"[4]	2	24"	680	***510***	510	***455***		
		19.2"	850	***640***	640	***565***		
		16"	1,020	***765***	765	***680***		
SDS ¼" x 6"[3][4]	2	24"				***455***	***465***	***455***
		19.2"				***565***	***580***	***565***
		16"				***680***	***695***	***680***
USP WS35[4]	2	24"	480	***360***	360	***320***		
		19.2"	600	***450***	450	***400***		
		16"	715	***540***	540	***480***		
USP WS6[3][4]	2	24"				***350***	***525***	***350***
		19.2"				***440***	***660***	***440***
		16"				***525***	***790***	***525***
3⅜" TrussLok[4]	2	24"	635	***475***	475	***425***		
		19.2"	795	***595***	595	***530***		
		16"	955	***715***	715	***635***		
5" TrussLok[4]	2	24"		***500***	500	***445***	***480***	***445***
		19.2"		***625***	625	***555***	***600***	***555***
		16"		***750***	750	***665***	***725***	***665***
6¾" TrussLok[4]	2	24"				445	620	445
		19.2"				555	770	555
		16"				665	925	665

(1) Nailed connection values may be doubled for 6" on-center or tripled for 4" on-center nail spacing.

(2) Washers required. Bolt holes to be 9/16" maximum.

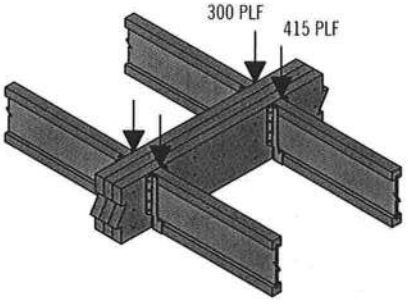
(3) 6" SDS or WS screws can be used with Parallam® PSL and Microllam® LVL, but are not recommended for TimberStrand® LSL.

(4) 24" on-center bolted and screwed connection values may be doubled for 12" on-center spacing.

General Notes

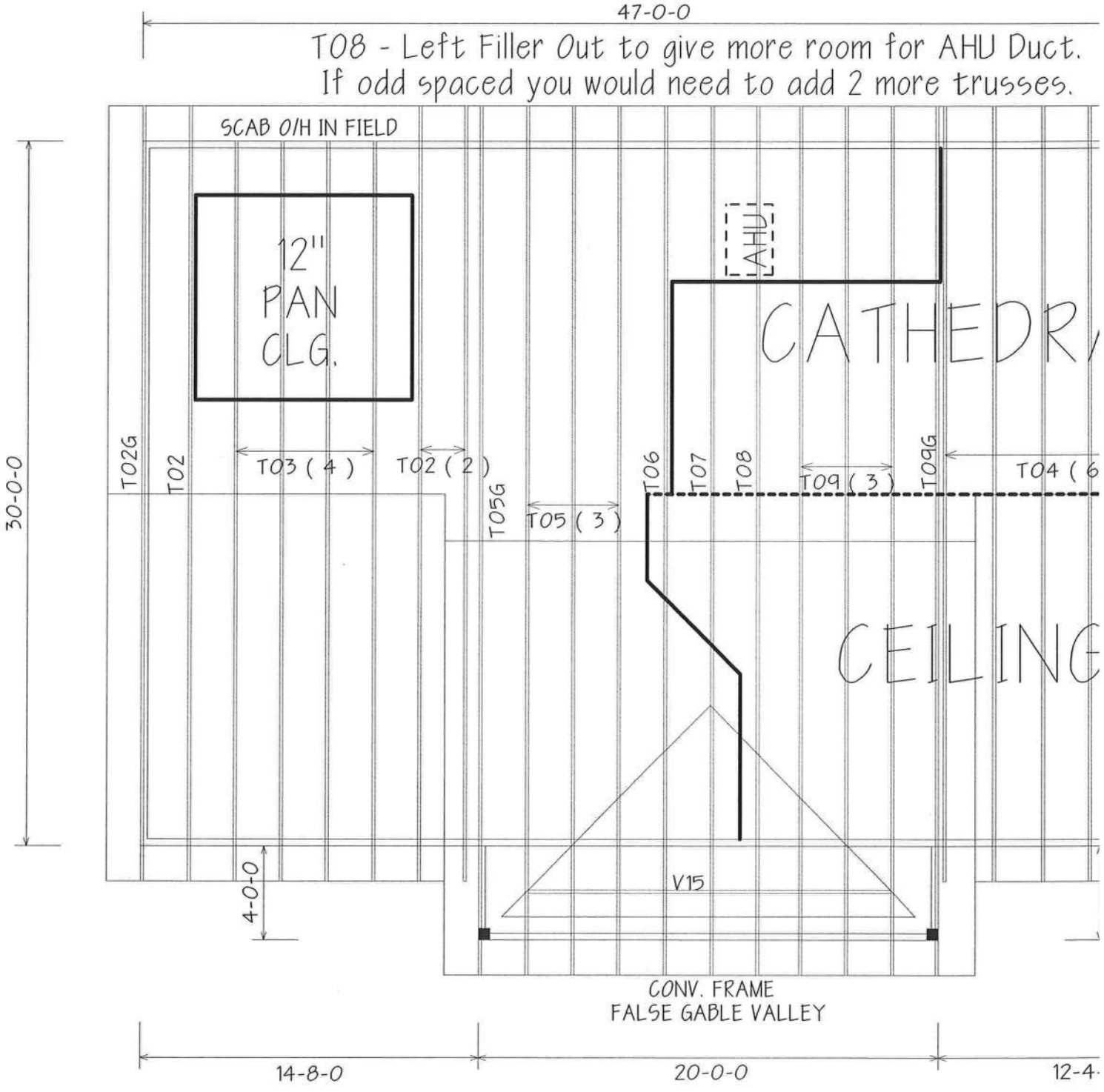
- Connections are based on NDS® 2005 or manufacturer's code report.
- Use specific gravity of 0.5 when designing lateral connections.
- Values listed are for 100% stress level. Increase 15% for snow-loaded roof conditions or 25% for non-snow roof conditions, where code allows.
- ***Bold Italic*** cells indicate **Connector Pattern** must be installed on both sides. Stagger fasteners on opposite side of beam by ½ the required **Connector Spacing**.
- Verify adequacy of beam in allowable load tables on pages 16–33.
- 7" wide beams should be side-loaded only when loads are applied to both sides of the members (to minimize rotation).
- Minimum end distance for bolts and screws is 6".
- Beams wider than 7" require special consideration by the design professional.

Uniform Load Design Example



First, check the allowable load tables on pages 16–33 to verify that three pieces can carry the total load of 715 plf with proper live load deflection criteria. Maximum load applied to either outside member is 415 plf. For a 3-ply 1¾" assembly, two rows of 10d (0.128" x 3") nails at 12" on-center is good for only 280 plf. Therefore, use three rows of 10d (0.128" x 3") nails at 12" on-center (good for 415 plf).

Alternates:
Two rows of ½" bolts or SDS ¼" x 3½" screws at 19.2" on-center.



7/12 PITCH

1'-6" O/H

COLUMBIA COUNTY BUILDING DEPARTMENT 6-25-09
RESIDENTIAL CHECK LIST REQUIRMENTS

MINIMUM PLAN REQUIREMENTS FOR THE FLORIDA BUILDING CODE RESIDENTIAL 2007 EFFECTIVE 1 MARCH 2009 & 2009 SUPPLEMENTS EFFECTIVE 1 MARCH 2009, ONE (1) AND TWO (2) FAMILY DWELLINGS with Supplements and Revision, OF THE NATIONAL ELECTRICAL 2008

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE with the Current 2007 FLORIDA BUILDING CODES RESIDENTIAL EFFECTIVE 1 MARCH 2009 & 2009 SUPPLEMENTS EFFECTIVE 1 MARCH 2009. ALL PLANS OR DRAWINGS SHALL PROVIDE CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION FOR ONE-AND-TWO FAMILY DWELLINGS.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FIGURE R301.2(4) of the FLORIDA BUILDING CODES RESIDENTIAL (Florida Wind speed map) **SHALL BE USED.**

WIND SPEED LINE SHALL BE DEFINED AS FOLLOWS: THE CENTERLINE OF INTERSTATE 75.

ALL BUILDINGS CONSTRUCTED EAST OF SAID LINE SHALL BE -------- 100 MPH
ALL BUILDINGS CONSTRUCTED WEST OF SAID LINE SHALL BE --------110 MPH
NO AREA IN COLUMBIA COUNTY IS IN A WIND BORNE DEBRIS REGION

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL			Items to Include- Each Box shall be Circled as Applicable		
				Yes	No	N/A
1	Two (2) complete sets of plans containing the following:			✓		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void			✓		
3	Condition space (Sq. Ft.)	1404	Total (Sq. Ft.) under roof 1484	IIIIIII	IIIIIII	IIIII

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES RESIDENTIAL R101.2.1

Site Plan information including:

4	Dimensions of lot or parcel of land	✓		
5	Dimensions of all building set backs	✓		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	✓		
7	Provide a full legal description of property.	✓		

Wind-load Engineering Summary, calculations and any details required

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
8	**Plans or specifications must show compliance with FBCR Chapter 3**	IIIIII	IIIII	IIIIII
		YES	**NO**	**N/A**
9	Basic wind speed (3-second gust), miles per hour	✓		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	✓		
11	Wind importance factor and nature of occupancy	✓		
12	The applicable internal pressure coefficient, Components and Cladding	✓		
13	The design wind pressure in terms of psf (kN/m²), to be used for the design of exterior component, cladding materials not specifally designed by the registered design professional.	✓		

Elevations Drawing including:

14	All side views of the structure	✓		
15	Roof pitch	✓		
16	Overhang dimensions and detail with attic ventilation	✓		
17	Location, size and height above roof of chimneys	✓		
18	Location and size of skylights with Florida Product Approval	✓		
18	Number of stories	✓		
20A	Building height from the established grade to the roofs highest peak	✓		

Floor Plan including:

20	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	✓		
21	Raised floor surfaces located more than 30 inches above the floor or grade	✓		
22	All exterior and interior shear walls indicated	✓		
23	Shear wall opening shown (Windows, Doors and Garage doors)	✓		
24	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBCR 613.2 where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.	✓		
25	Safety glazing of glass where needed	✓		
26	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 of FBCR)		✓	
27	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails		✓	
28	Identify accessibility of bathroom (see FBCR SECTION 322)	✓		

All materials placed within opening or onto/into exterior walls, soffits or roofs shall have Florida product approval number and mfg. installation information submitted with the plans (see Florida product approval form)

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable

FBCR 403: Foundation Plans

		YES	NO	N/A
29	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	✓		
30	All posts and/or column footing including size and reinforcing	✓		
31	Any special support required by soil analysis such as piling.		✓	
32	Assumed load-bearing valve of soil_____ Pound Per Square Foot		✓	
33	Location of horizontal and vertical steel, for foundation or walls (include # size and type) **For** structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3		✓	✓

FBCR 506: CONCRETE SLAB ON GRADE

34	Show Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)	✓		
35	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	✓		✓

FBCR 320: PROTECTION AGAINST TERMITES

36	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or Sub mit other approved termite protection methods. **Protection shall be provided by registered termiticides**	✓		

FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)

37	Show all materials making up walls, wall height, and Block size, mortar type	✓		
38	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement			✓

Metal frame shear wall and roof systems shall be designed, signed and sealed by Florida Prof. Engineer or Architect

Floor Framing System: First and/or second story

39	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer	✓		
40	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or priers	✓		
41	Girder type, size and spacing to load bearing walls, stem wall and/or priers	✓		
42	Attachment of joist to girder	✓		
43	Wind load requirements where applicable	✓		
44	Show required under-floor crawl space			✓

45	Show required amount of ventilation opening for under-floor spaces			✓
46	Show required covering of ventilation opening			✓
47	Show the required access opening to access to under-floor spaces			✓
48	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & inter of the areas structural panel sheathing			✓
49	Show Draftstopping, Fire caulking and Fire blocking		✓	
50	Show fireproofing requirements for garages attached to living spaces, per FBCR section 309	✓		
51	Provide live and dead load rating of floor framing systems (psf).			✓

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
		YES	NO	N/A
52	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	✓		
53	Fastener schedule for structural members per table FBCR 602.3 are to be shown	✓		
54	Show Wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing	✓		
55	Show all required connectors with a max uplift rating and required number of connectors and oc spacing for continuous connection of structural walls to foundation and roof trusses or rafter systems	✓		
56	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per FBCR Table 502.5 (1)	✓		
57	Indicate where pressure treated wood will be placed	✓		
58	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	✓		
59	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	✓		

FBCR :ROOF SYSTEMS:

60	Truss design drawing shall meet section FBCR 802.10 Wood trusses	✓		
61	Include a layout and truss details, signed and sealed by Florida Professional Engineer	✓		
62	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	✓		
63	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	✓		
64	Provide dead load rating of trusses	✓		

FBCR 802:Conventional Roof Framing Layout

65	Rafter and ridge beams sizes, span, species and spacing			✓
66	Connectors to wall assemblies' include assemblies' resistance to uplift rating			✓
67	Valley framing and support details			✓
68	Provide dead load rating of rafter system			✓

FBCR Table 602,3(2) & FBCR 803 ROOF SHEATHING

69	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	✓		
70	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	✓		

FBCR ROOF ASSEMBLIES FRC Chapter 9

71	Include all materials which will make up the roof assembles covering	✓		
72	Submit Florida Product Approval numbers for each component of the roof assembles covering	✓		

FBCR Chapter 11 Energy Efficiency Code for residential building

Residential construction shall comply with this code by using the following compliance methods in the FBCR chapter11 Residential buildings compliance methods. **Two of the required forms are to be submitted**, *N1100.1.1.1 As an alternative to the computerized Compliance Method A, the Alternate Residential Point System Method hand calculation, Alternate Form 600A, may be used. All requirements specific to this calculation are located in Sub appendix C to Appendix G. Buildings complying by this alternative shall meet all mandatory requirements of this chapter. Computerized versions of the Alternate Residential Point System Method shall not be acceptable for code compliance.*

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
		YES	**NO**	**N/A**
73	Show the insulation R value for the following areas of the structure	✓		
74	Attic space	✓		
75	Exterior wall cavity	✓		
76	Crawl space			✓

HVAC information

77	Submit two copies of a Manual J sizing equipment or equivalent computation study	✓		
78	Exhaust fans shown in bathrooms **Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required**	✓		
79	Show clothes dryer route and total run of exhaust duct	✓		

Plumbing Fixture layout shown

80	All fixtures waste water lines shall be shown on the foundation plan	✓		
81	Show the location of water heater	✓		

Private Potable Water

82	Pump motor horse power	✓		
83	Reservoir pressure tank gallon capacity	✓		
84	Rating of cycle stop valve if used	✓		

Electrical layout shown including

85	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	✓		
86	Show all 120-volt, single phase, 15- and 20-ampere branch circuits outlets required to be protected by **Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A**	✓		
87	Show the location of smoke detectors & Carbon monoxide detectors	✓		
88	Show service panel, sub-panel, location(s) and total ampere ratings	✓		
89	On the electrical plans identify the electrical service overcurrent protection device for the main electrical service. This device shall be installed on the exterior of structures to serve as a disconnecting means for the utility company electrical service. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground. Indicate if the utility company service entrance cable will be of the overhead or underground type. **For structures** with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an Grounding electrode system. Per the National Electrical Code article 250.52.3	✓		
90	Appliances and HVAC equipment and disconnects	✓		
91	Show all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed **Combination arc-fault circuit interrupter,** Protection device.	✓		

Disclosure Statement for Owner Builders *If you as the applicant will be acting as an owner/builder under section 489.103(7) of the Florida Statutes, submit the required owner builder disclosure statement form.*

Notice Of Commencement

A notice of commencement form **recorded** in the Columbia County Clerk Office is required to be filed with the building department Before Any Inspections can be preformed.

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

		YES	NO	N/A
92	**Building Permit Application** A current Building Permit Application form is to be completed and submitted for all residential projects	✓		
93	**Parcel Number** The parcel number (Tax ID number) from the Property Appraiser (386) 758-1084 is required. A copy of property deed is also requested	✓		
94	**Environmental Health Permit or Sewer Tap Approval** A copy of a approved Columbia County Environmental Health (386) 758-1058	✓		
95	**City of Lake City** A permit showing an approved waste water sewer tap			✓
96	**Toilet facilities shall be provided for all construction sites**	✓		
97	**Town of Fort White** (386) 497-2321 If the parcel in the application for building permit is within the Corporate city limits of Fort White an approval land use development letter issued by the Town of Fort is required to be submitted with the application for a building permit.			✓

98	**Flood Information:** All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting a application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of Section 8.5.2 of the Columbia County Land Development Regulations. Any project located within a flood zone where the base flood elevation has not been established (Zone A) shall meet the requirements of Section 8.5.3 of the Columbia County Land Development Regulations			
99	CERTIFIED FINISHED FLOOR ELEVATIONS will be required on any project where the base flood elevation (100 year flood) has been established			
100	A development permit will also be required. Development permit cost is **$50.00**			
101	**Driveway Connection:** If the property does not have an existing access to a public road, then an application for a culvert permit (**$25.00**) must be made. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (**$50.00**). All culvert waivers are sent to the Columbia County Public Works Department for approval or denial.			
102	**911 Address:** If the project is located in an area where a 911 address has not been issued, then application for a 911address must be applied for and **received** through the Columbia County Emergency Management Office of 911 Addressing Department (386) 758-1125			

Section R101.2.1 of the Florida Building Code Residential:

The provisions of Chapter 1, Florida Building Code, Building shall govern the administration and enforcement of the Florida Building Code, Residential.

Section 105 of the Florida Building Code defines the:

Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Single-family residential dwelling.

Section 105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the applicatio or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

Permit intent.

Section 105.4.1: A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

If work has commenced.

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

New Permit.

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became nul and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date if issuance of the new permit.

Work Shall Be:

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

The Fee:

Section 105.4.1.4: The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

When the submitted application is approved for permitting the applicant will be notified by phone as to the date and time a building permit will be prepared and issued by the Columbia County Building & Zoning Department

PRODUCT APPROVAL SPECIFICATION SHEET

Location: Sw. Meadow lane **Project Name:** Joey Nickelson

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and the product approval number(s) on the building components listed below if they will be utilized on the construction project for which you are **applying for a building permit on or after April 1, 2004**. We recommend you contact your local produc supplier should you not know the product approval number for any of the applicable listed products. More information about statewide product approval can be obtained at

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
A. EXTERIOR DOORS			
1. Swinging	Jeld-wen	Exterior door	FL-495-R1
2. Sliding			
3. Sectional			
4. Roll up	Raynor	Garage door	FL-4867
5. Automatic			
6. Other			
B. WINDOWS			
1. Single hung	MI Products	SH	FL-5108
2. Horizontal Slider			
3. Casement			
4. Double Hung			
5. Fixed			
6. Awning			
7. Pass-through			
8. Projected			
9. Mullion			
10. Wind Breaker			
11 Dual Action			
12. Other			
C. PANEL WALL			
1. Siding	James Hardie	Hardi-Plank	FL-884-R1
2. Soffits	Kaycan	Aluminum	FL-495-7
3. EIFS			
4. Storefronts			
5. Curtain walls			
6. Wall louver			
7. Glass block			
8. Membrane			
9. Greenhouse			
10. Other			
D. ROOFING PRODUCTS			
1. Asphalt Shingles	Elk	Asphalt - Architectual	FL-586-R2
2. Underlayments			
3. Roofing Fasteners			
4. Non-structural Metal Rf			
5. Built-Up Roofing			
6. Modified Bitumen			
7. Single Ply Roofing Sys			
8. Roofing Tiles			
9. Roofing Insulation			
10. Waterproofing			
11. Wood shingles /shakes			
12 Roofing Slate			

Category/Subcategory (cont.)	Manufacturer	Product Description	Approval Number(s
13. Liquid Applied Roof Sys			
14 Cements-Adhesives – Coatings			
15. Roof Tile Adhesive			
16. Spray Applied Polyurethane Roof			
17. Other			
E. SHUTTERS			
1 Accordion			
2. Bahama			
3 Storm Panels			
4 Colonial			
5. Roll-up			
6 Equipment			
7. Others			
F. SKYLIGHTS			
1 Skylight			
2 Other			
G. STRUCTURAL COMPONENTS			
1. Wood connector/anchor	Simpson	Straps	FL - 474 R1
2. Truss plates			
3 Engineered lumber			
4. Railing			
5. Coolers-freezers			
6 Concrete Admixtures			
7. Material			
8 Insulation Forms			
9. Plastics			
10. Deck-Roof			
11. Wall			
12. Sheds			
13. Other			
H. NEW EXTERIOR ENVELOPE PRODUCTS			
1.			
2			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the performance characteristics which the product was tested and certified to comply with. 3) copy of the applicable manufacturers installation requirements.

I understand these products may have to be removed if approval cannot be demonstrated during inspectio

Joey Nickelson
Contractor or Contractor's Authorized Agent Signature

Joey Nickelson 2/10/10
Print Name Date

Location

Permit # **(FOR STAFF USE ONLY)**

Attention Connie

Columbia County Building Department
Culvert Waiver

Culvert Waiver No. 000001834

DATE: 07/07/2010 BUILDING PERMIT NO. 28711

APPLICANT JOEY NICKELSON PHONE 623-0235

ADDRESS PO BOX 3248 LAKE CITY FL 32056

OWNER JOEY NICKELSON PHONE 623-0235

ADDRESS 610 SW MEADOW TERR LAKE CITY FL 32024

CONTRACTOR OWNER PHONE

LOCATION OF PROPERTY 47 S, L INTO SOUTHWOOD ESTATES FOLLOW TO LITTLE DR TURN LEFT, R MEADOW LANE, TO CUL-DE-SAC 1ST LOT ON RIGHT

SUBDIVISION/LOT/BLOCK/PHASE/UNIT

PARCEL ID # 12-5S-16-03585-009

I HEREBY CERTIFY THAT I UNDERSTAND AND WILL FULLY COMPLY WITH THE DECISION OF THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE HEREIN PROPOSED APPLICATION.

SIGNATURE: Joey Nickelson

A SEPARATE CHECK IS REQUIRED
MAKE CHECKS PAYABLE TO BCC

Amount Paid 50.00

PUBLIC WORKS DEPARTMENT USE ONLY

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND DETERMINED THAT THE CULVERT WAIVER IS:

__ APPROVED __ NOT APPROVED - NEEDS A CULVERT PERMIT

COMMENTS: Does not need anything from us. It is on a private drive.

SIGNED: Jon. McCoy DATE: 12 July 10

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

135 NE Hernando Ave., Suite B-21
Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

JUL 07 2010

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Attention Connie

Columbia County Building Department
Culvert Waiver

Culvert Waiver No. 000001834

DATE: 07/07/2010 BUILDING PERMIT NO. 28711

APPLICANT JOEY NICKELSON PHONE 623-0235

ADDRESS PO BOX 3248 LAKE CITY FL 32056

OWNER JOEY NICKELSON PHONE 623-0235

ADDRESS 610 SW MEADOW TERR LAKE CITY FL 32024

CONTRACTOR OWNER PHONE

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✓ APPROVED ~~NOT APPROVED~~ NOT APPROVED - NEEDS A CULVERT PERMIT

COMMENTS: Does not need anything from us. It is on a private drive.

SIGNED: J. M. McCoy DATE: 12 July 10

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

135 NE Hernando Ave., Suite B-21
Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

RECEIVED
JUL 07 2010
By

COLUMBIA COUNTY GATEWAY TO FLORIDA

CORPORATE WARRANTY DEED

Made this NOVEMBER 10, 2008 A.D. By **SOUTHEAST DEVELOPERS GROUP, INC. a Florida corporation**, whose post office address is: 484 NW Turner Avenue, Lake City, Florida 32055, hereinafter called the grantor, to **Joseph Nickelson, a married man**, whose post office address is: P. O. Box 3248, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **Part of 03585-009**

Inst 200812020371 Date 11/10/2008 Time 3:34 PM
Doc Stamp-Deed 0.70
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B 1161 P 2480

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Elizabeth Free

Witness Printed Name Rose Ann Aiello

SOUTHEAST DEVELOPERS GROUP, INC.

BY: JOSHUA A. NICKELSON
ITS: PRESIDENT

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2008, by Joshua A. Nickelson, as President of SOUTHEAST DEVELOPERS GROUP, INC., a FLORIDA corporation, who is/are personally known to me or who has produced a Drivers License as identification.

ROSE ANN AIELLO
MY COMMISSION # DD397594
EXPIRES: February 17, 2009
1-800-3-NOTARY FL Notary Discount Assoc. Co.

Notary Public
Print Name: Rose Ann Aiello

My Commission Expires: 2-17-2009

PREPARED BY
JOSHUA A. NICKELSON
484 NW Turner AVENUE
Lake City, FL 32055

Exhibit "A"

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4 AND RUN N 89°20'28" E, ALONG THE NORTH LINE OF NW 1/4 OF THE NE 1/4, A DISTANCE OF 333.21 FEET; THENCE S 00°08'38" W, 207.38 FEET; THENCE S 89°20'28" W, A DISTANCE OF 332.86 FEET TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12; THENCE N 00°02'51" W, A DISTANCE OF 207.38 FEET TO THE POINT OF BEGINNING. CONTAINING 1.58 ACRES MORE OR LESS.

7.