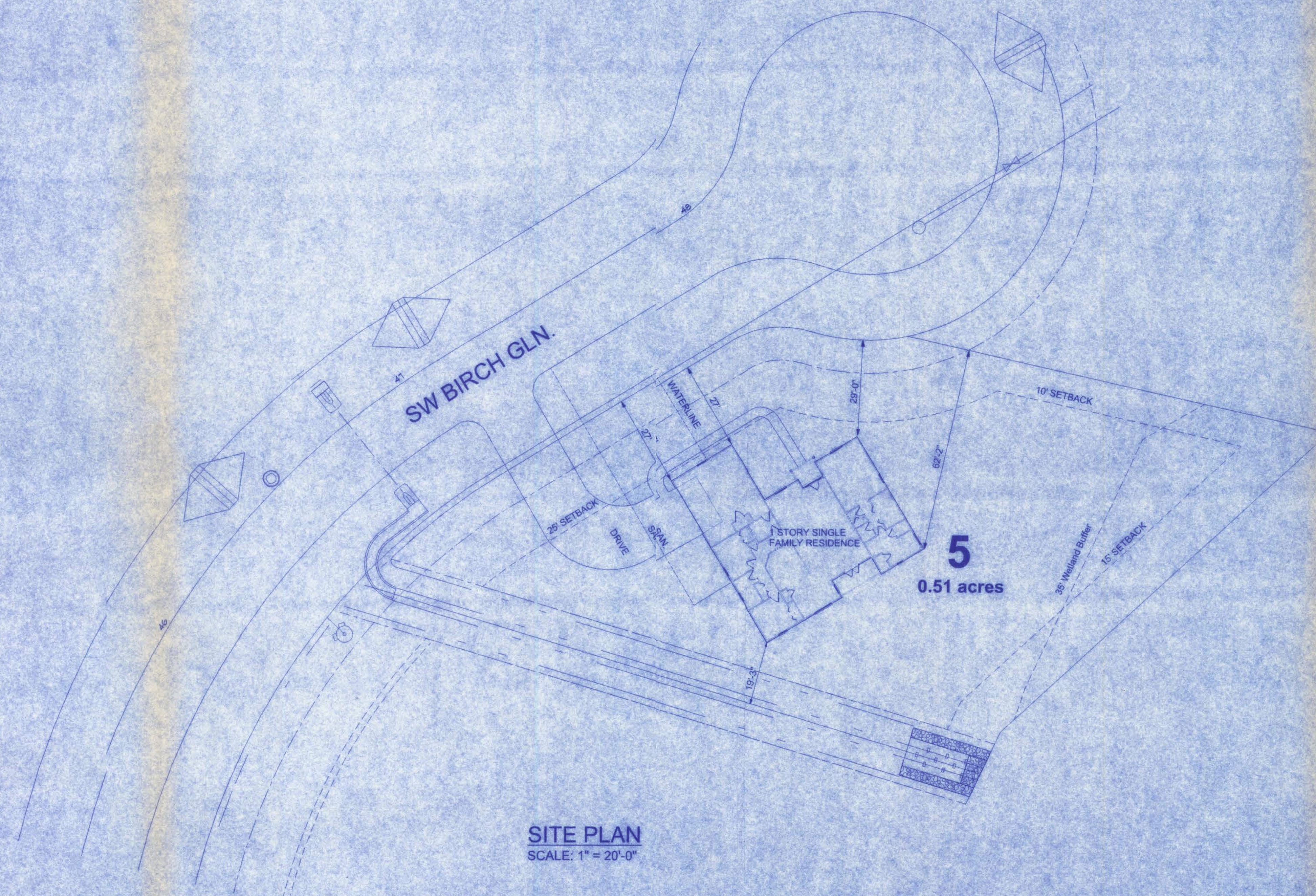


Walter H. Fane
12/29/56

LAUREL LAKE LOT #5 PHASE 2, LAK CITY, FL



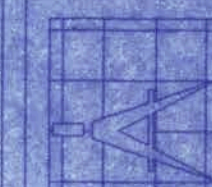
SITE PLAN
SCALE: 1" = 20'-0"



LAUREL LAKE LOT #5 PHASE 2

306 EAST DUVAL STREET
SUITE #3
LAKE CITY, FL. 32055
(386)758-4209

CERTIFICATE OF AUTHORIZATION # 00008701



Freeman
Design Group, Inc.

DATE	DRAWN BY
12/18/06	W.H.F.

REVISIONS

SHEET SP-1

OF 1

PROJECT NO.

FILE COPY

FILE COPY

TYPE	WIDTH	HEIGHT	COUNT
DOOR	3'-0"	6'-8"	1
DOOR	3'-0"	6'-8"	1
DOOR	5'-0"	6'-8"	1
BIFOLD	3'-0"	6'-8"	1
BIFOLD	4'-0"	6'-8"	1
BIFOLD	4'-0"	6'-8"	2
BIFOLD	6'-0"	6'-8"	1
DOOR	2'-0"	6'-8"	2
DOOR	2'-4"	6'-8"	2
DOOR	2'-6"	6'-8"	1
DOOR	2'-6"	6'-8"	1
DOOR	2'-8"	6'-8"	2
DOOR	2'-8"	6'-8"	3
GARAGE	16'-0"	7'-0"	1
GLASS BLOCK	4'-0"	4'-0"	1
DOOR	2'-4"	6'-8"	1
WINDOW	4'-0"	7'-0"	1
WINDOW	4'-1"	5'-1"	1
WINDOW	6'-0"	6'-0"	1
WINDOW	2'-0"	3'-0"	1
WINDOW	3'-0"	3'-0"	1
WINDOW	3'-0"	5'-0"	4
WINDOW	3'-0"	6'-0"	1
WINDOW	1'-0"	6'-9 1/2"	2

NOT:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION
1609 FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE		B
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD		10 psf
ROOF LIVE LOAD		20 psf
FLOOR DEAD LOAD		20 psf
FLOOR LIVE LOAD		40 psf

NOTE:
APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6 FEET ABOVE THE FLOOR EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 1" ABOVE THE FLOOR.

NOTE:
BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

OPENING PROTECTION:
Opening from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or a 20-minute fire rated door.

SEPARATION REQUIRED:
The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

DUCT PENETRATION:
ducts into the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

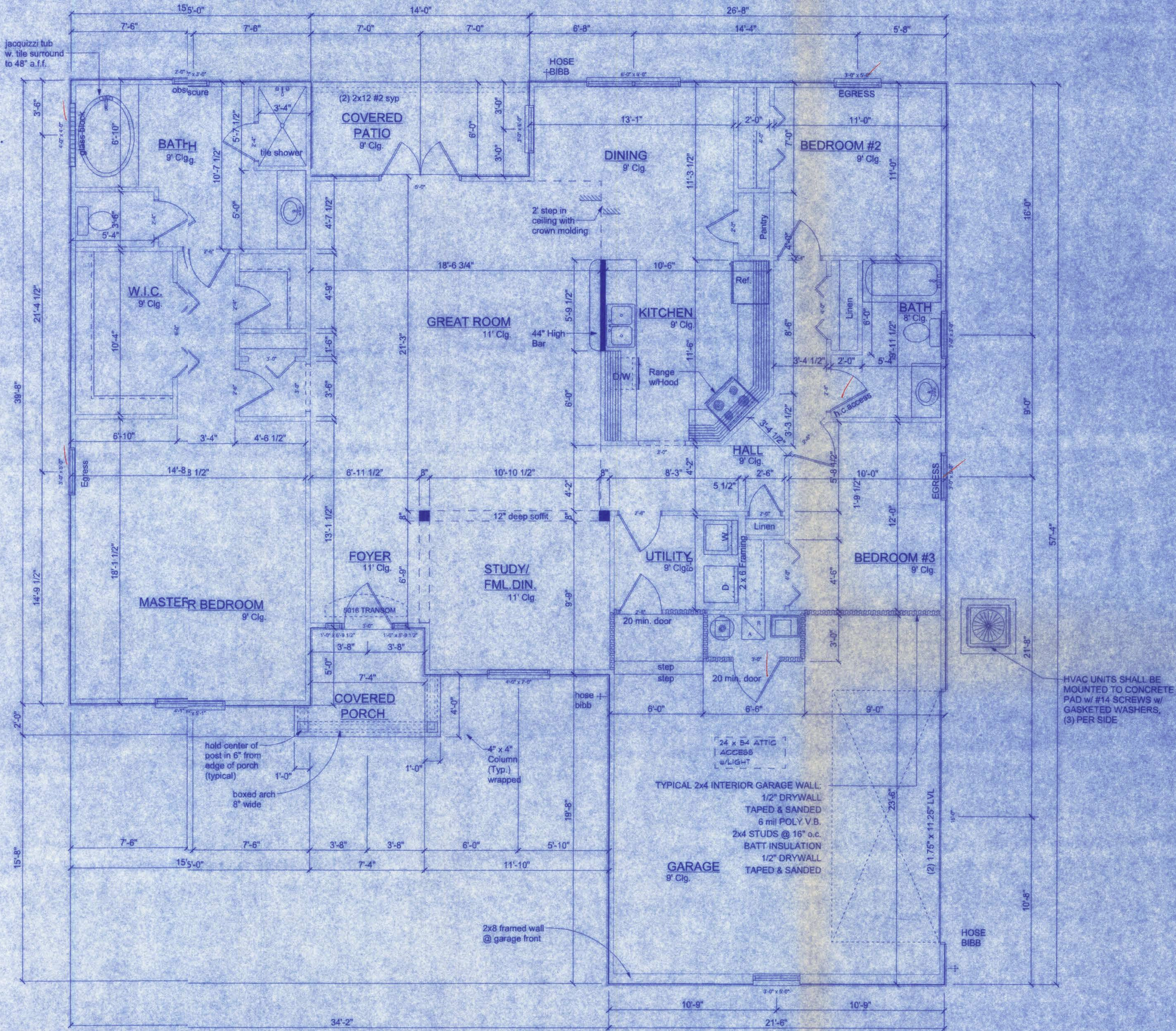
NOTE:
DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE RATED WALL OR CEILING ASSEMBLY.

NOTE:
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AIA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AIA/WDMA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM D330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

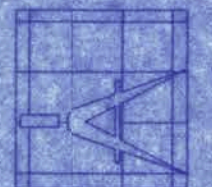


FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SUMMARY	
LIVING AREA:	1,959 S.F.
GARAGE:	520 S.F.
PORCHES:	138 S.F.
TOTAL:	2,617 S.F.

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386) 758-4209



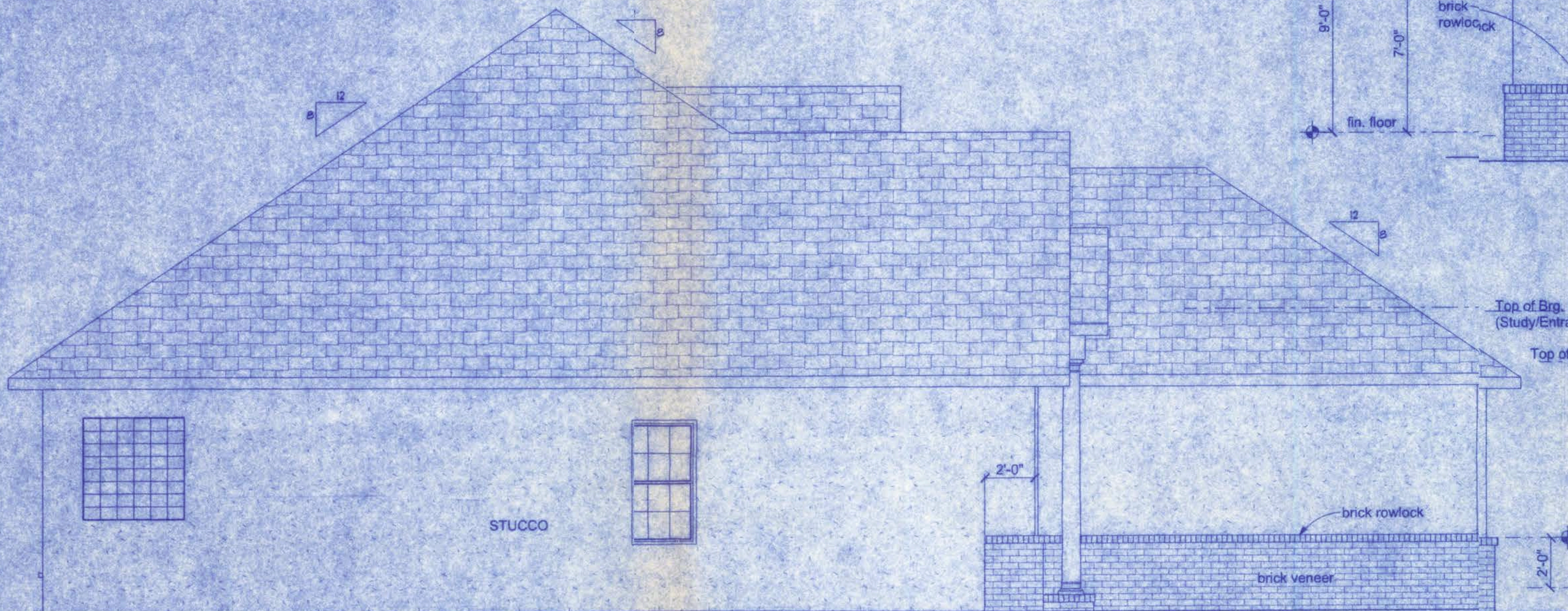
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SHEET	A-1
OF	6
PROJECT NO.	

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GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE WORK DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



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



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



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



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

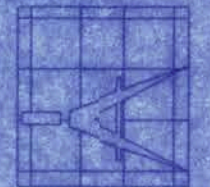
NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

CONSTRUCTION DOCUMENTS:
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

161 NW MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386)758-4208

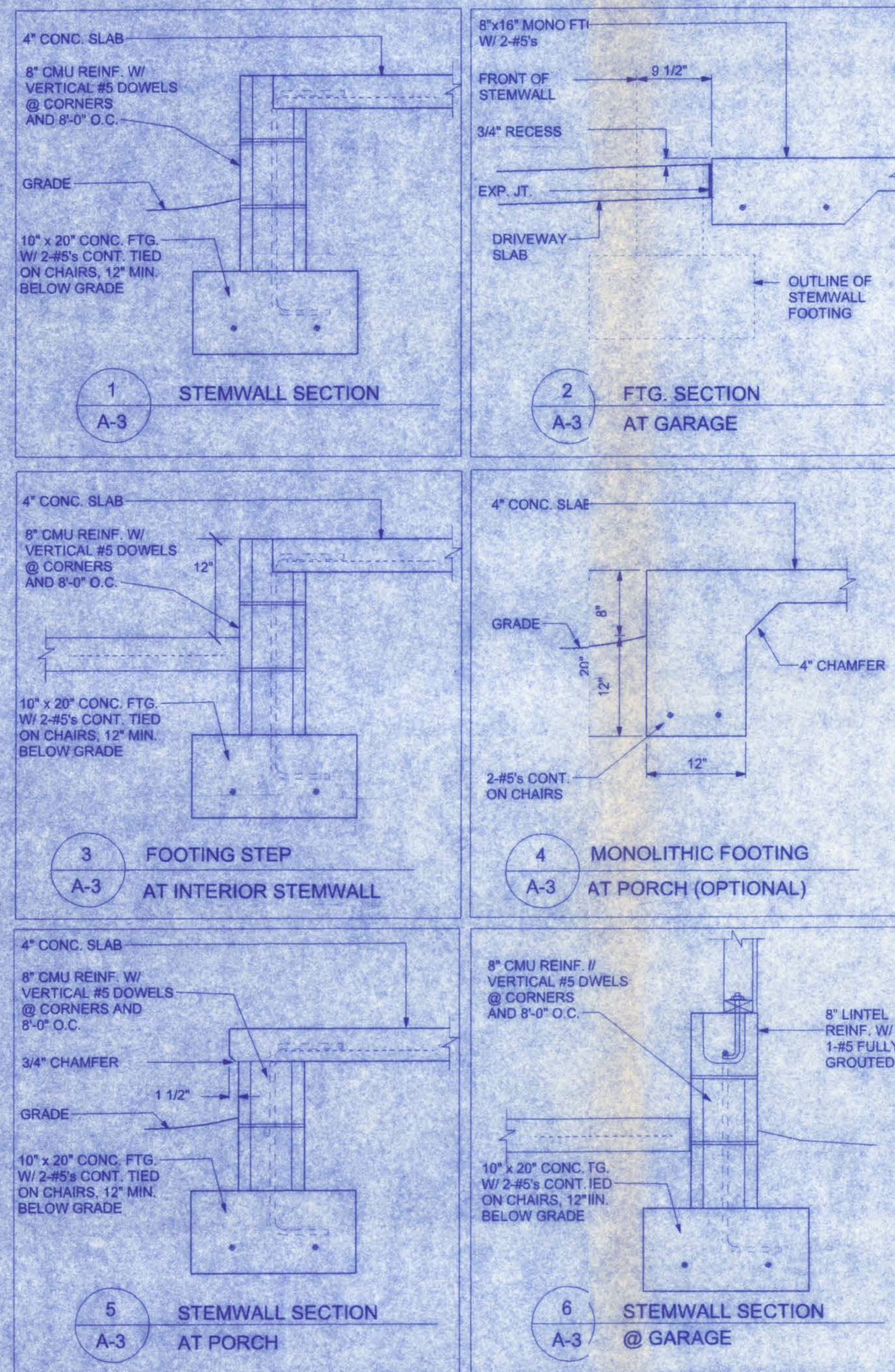


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Design Group

DATE	DRAWN BY
12/21/01	W.H.F.
REVISIONS	
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A-2	
OF	
6	
PROJECT NO.	

LAUREL LAKE PHASE 2

CERTIFICATE OF AUTHORIZATION #00008701



FOUNDATION NOTES:

BEARING CAPACITY:

THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 1,000 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST, COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

- ALL REINFORCEMENT IS BENT COLD.
- THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
- REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

REINFORCING STEEL:

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

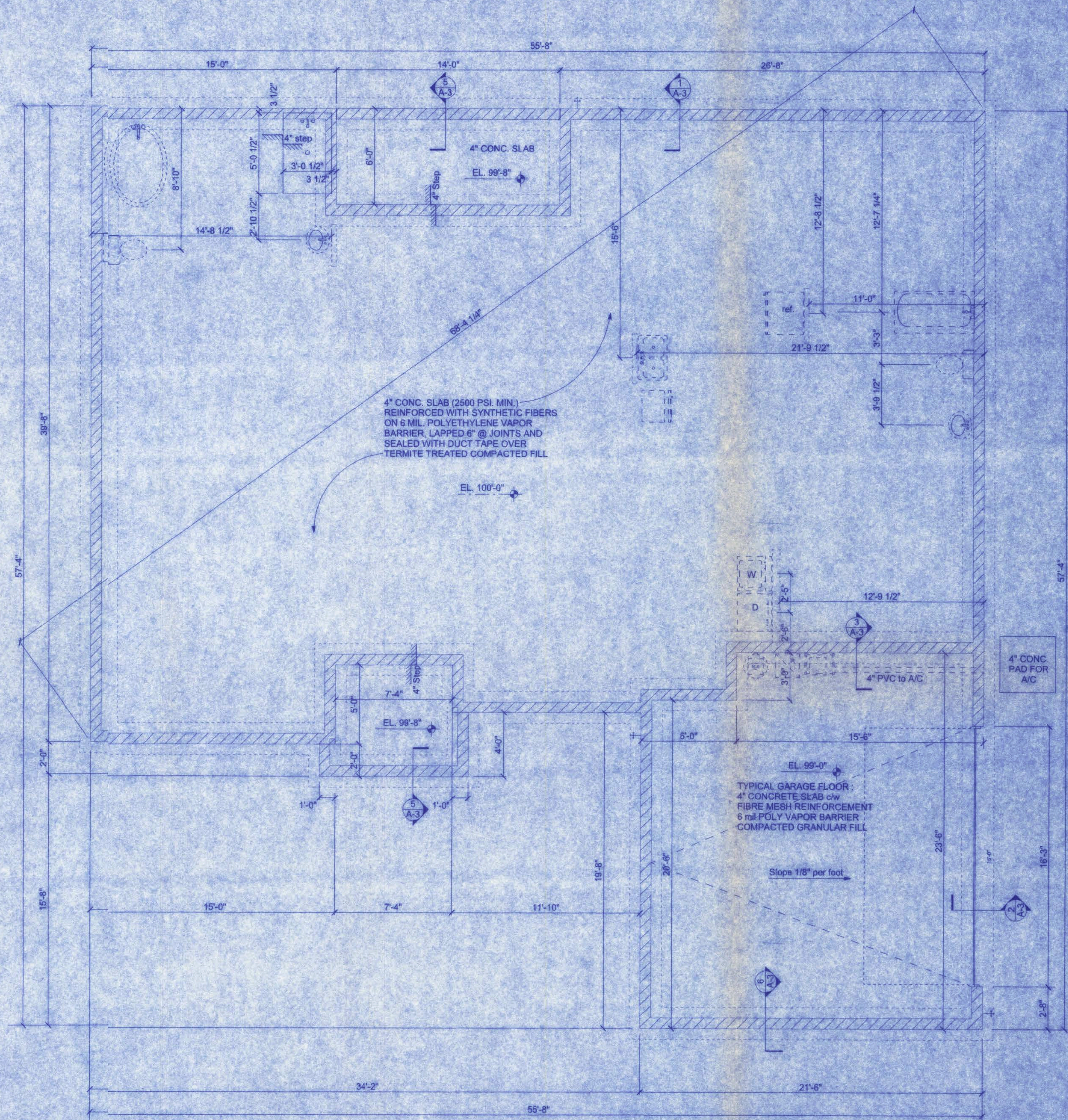
GALVANIZATION:

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 183, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

SLAB REQUIREMENTS

JOINTS ARE NOT REQUIRED IN UNREINFORCED PLAIN CONCRETE SLABS ON GROUND OR IN SLABS FOR ONE AND TWO FAMILY DWELLINGS COMPLYING WITH ONE OF THE FOLLOWING:

- CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2 INCHES IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C 1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL. OR
CONCRETE SLABS ON GROUND CONTAINING 6x6 W1.4 x W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER 1/3 OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIAL OR SUPPORTS AT SPACING NOT TO EXCEED 3 FT OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185, STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

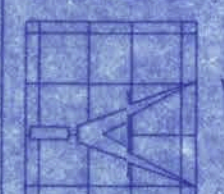


FOUNDATION PLAN

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

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32050
(386) 758-4203



Freeman
Design Group inc.

DATE: 12/21/06

DRAWN BY: W.H.F.

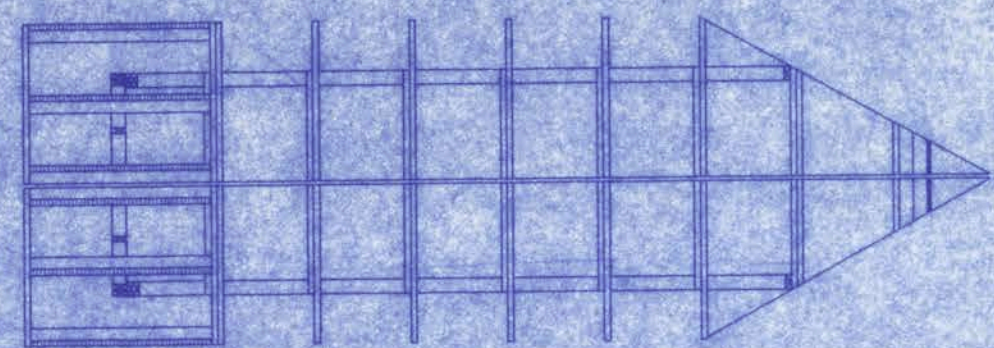
REVISIONS:

SHEET: A-3

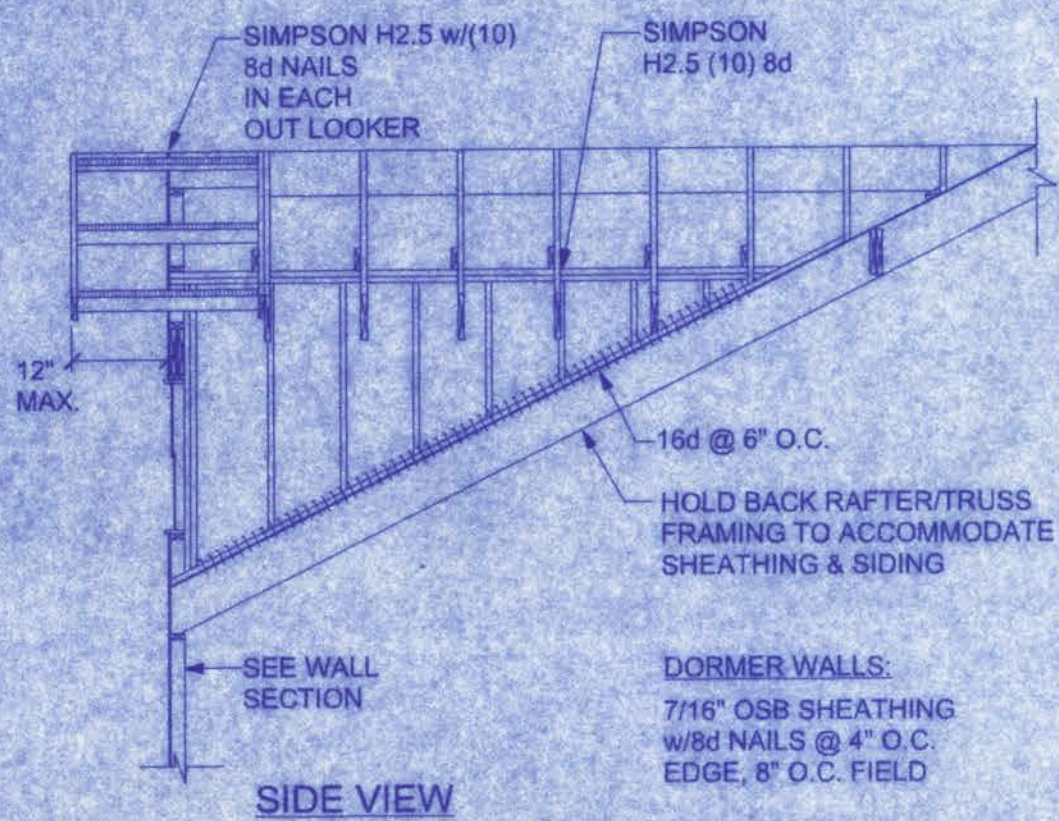
OF: 6

PROJECT NO.:

CERTIFICATE OF AUTHORIZATION: 00000701



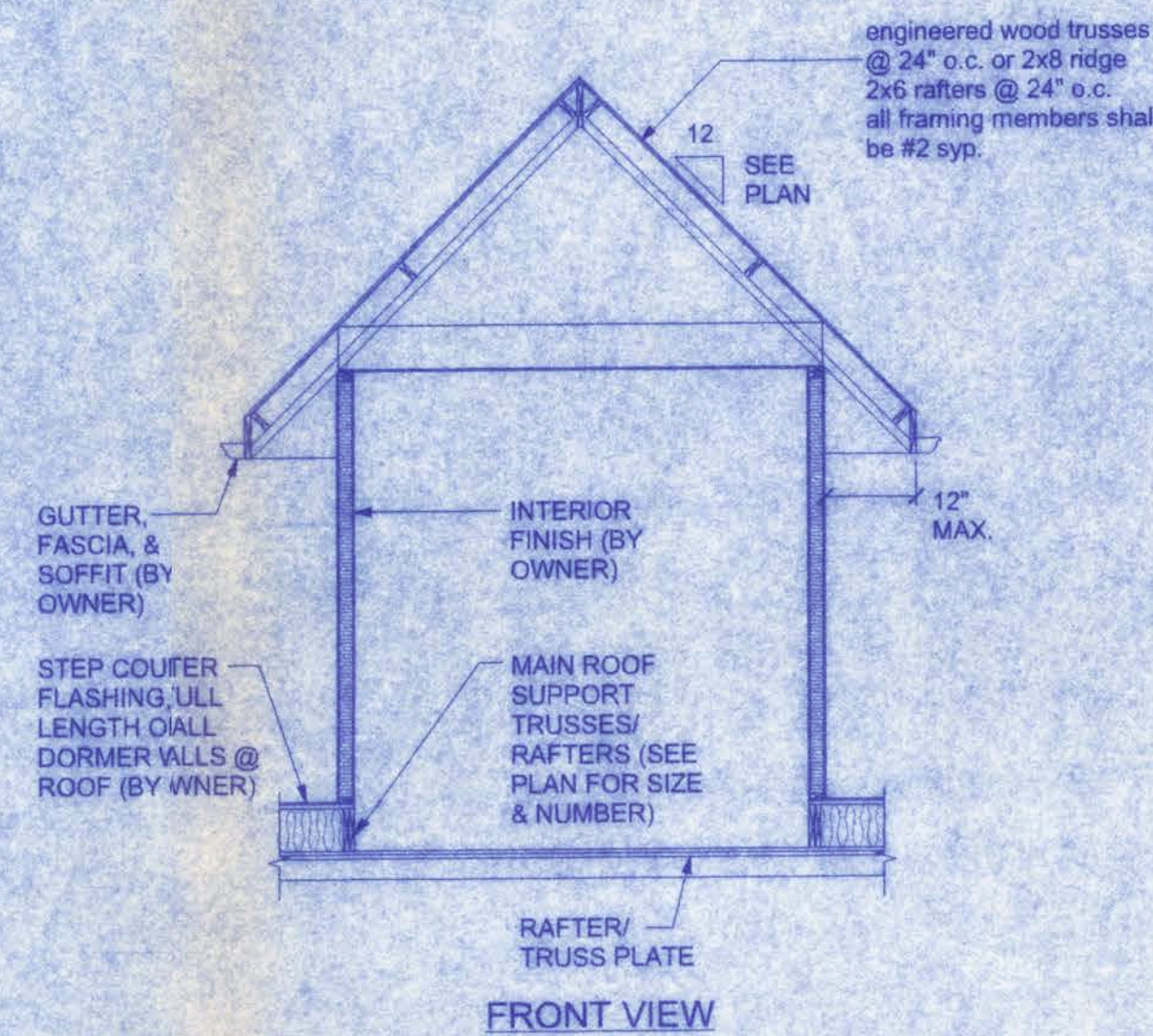
FRAMING PLAN



SIDE VIEW

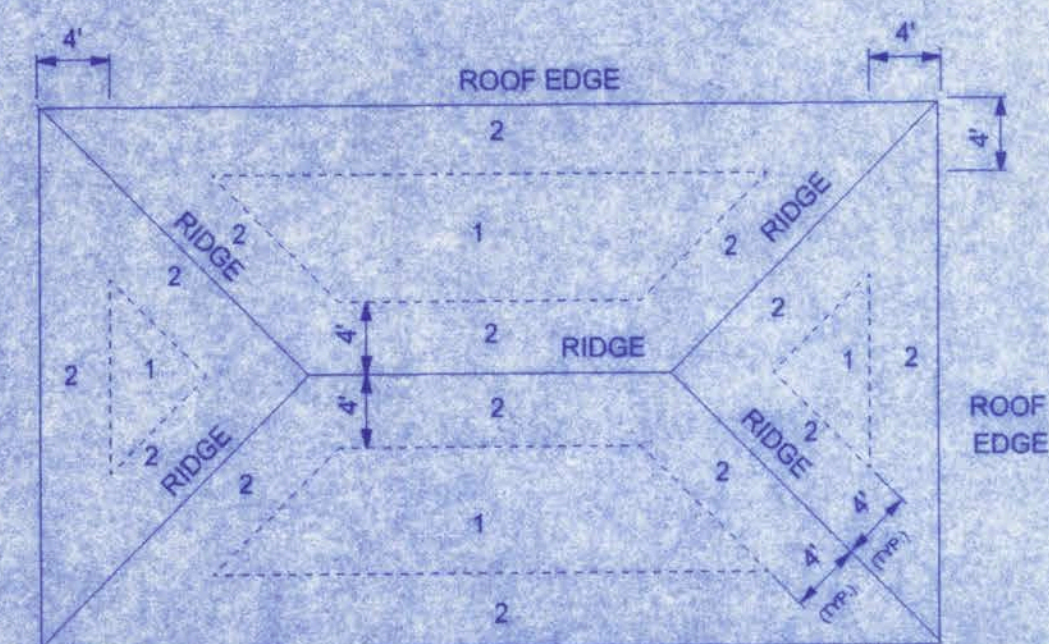
DORMER ROOF ROOFING (BY OWNER)
15 LB. FELT/TYER 1/2" OSB TRUSSES/RAFTERS (SEE ROOF FRAMING PLAN FOR SIZE & SPACING) TO RIDGE BOARD (FUL DEPTH OF RAFTER CU)
CEILING JOISTS
CEILING FINISH (BY OWNER)

CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

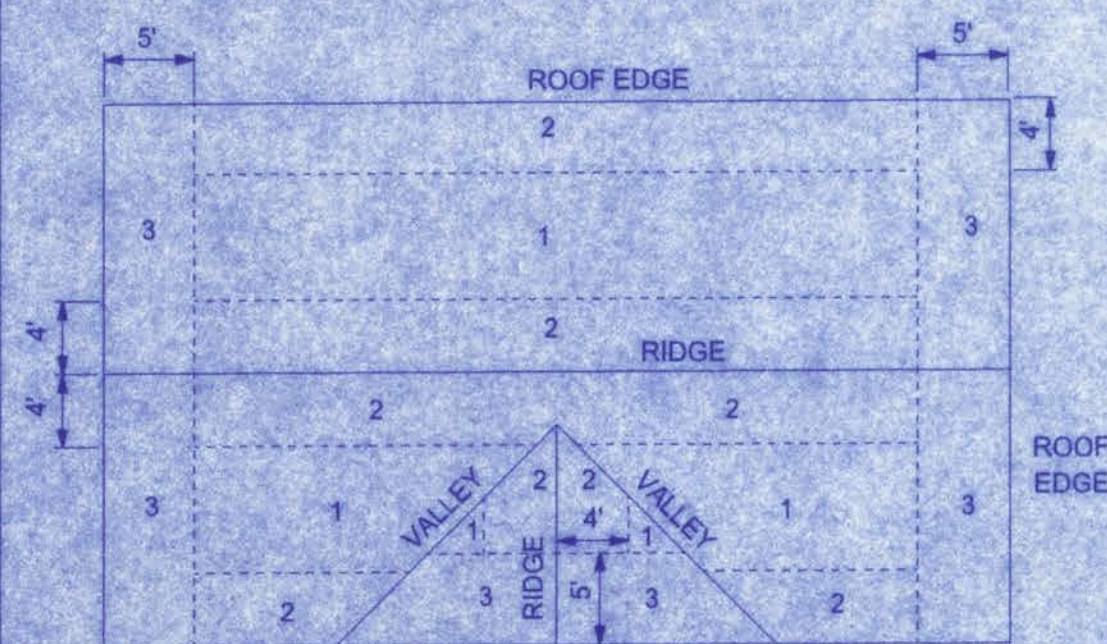


FRONT VIEW

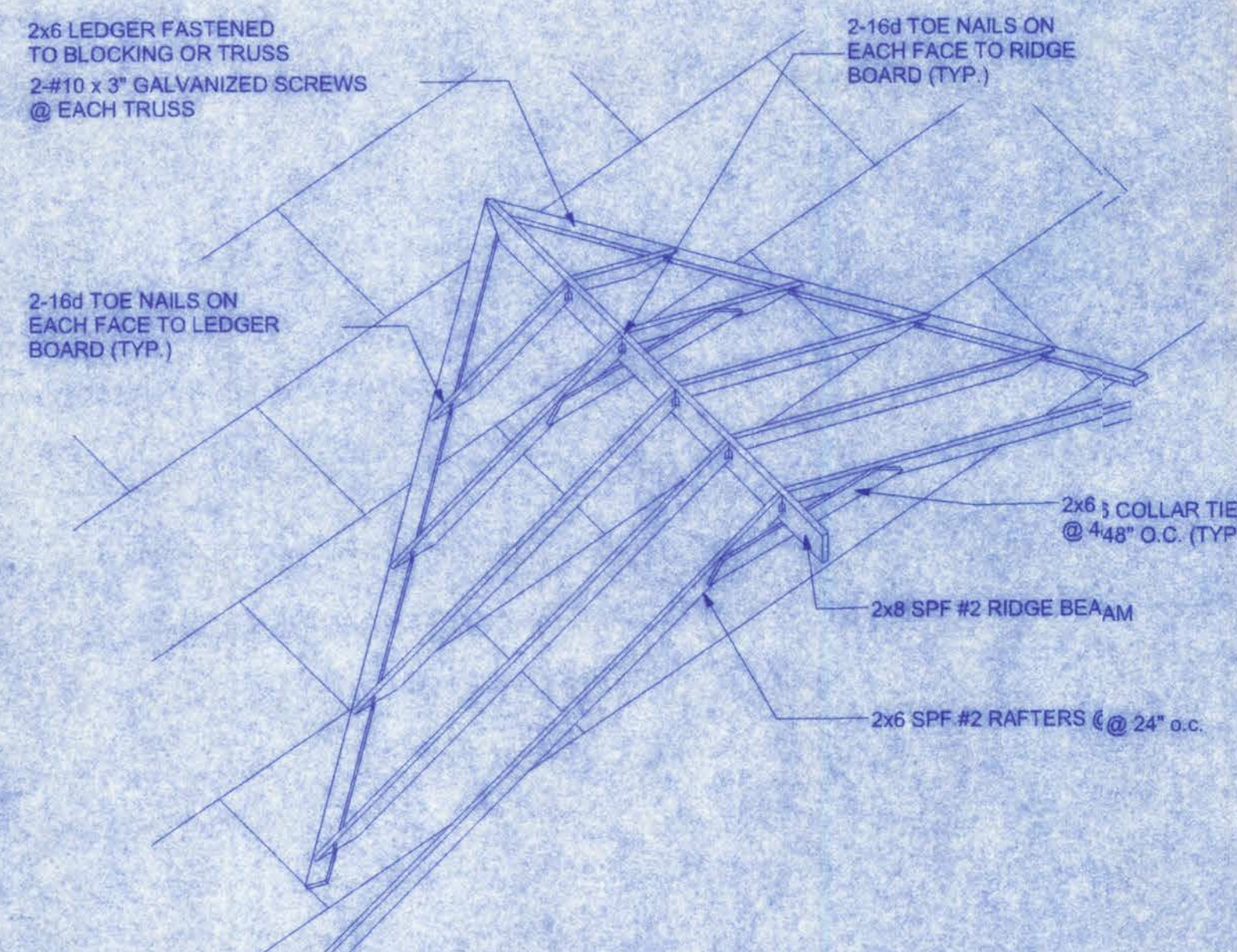
DORMER ANCHORING DETAIL
NTS



ROOF SHEATHING NAILING ZONES (HIP ROOF)



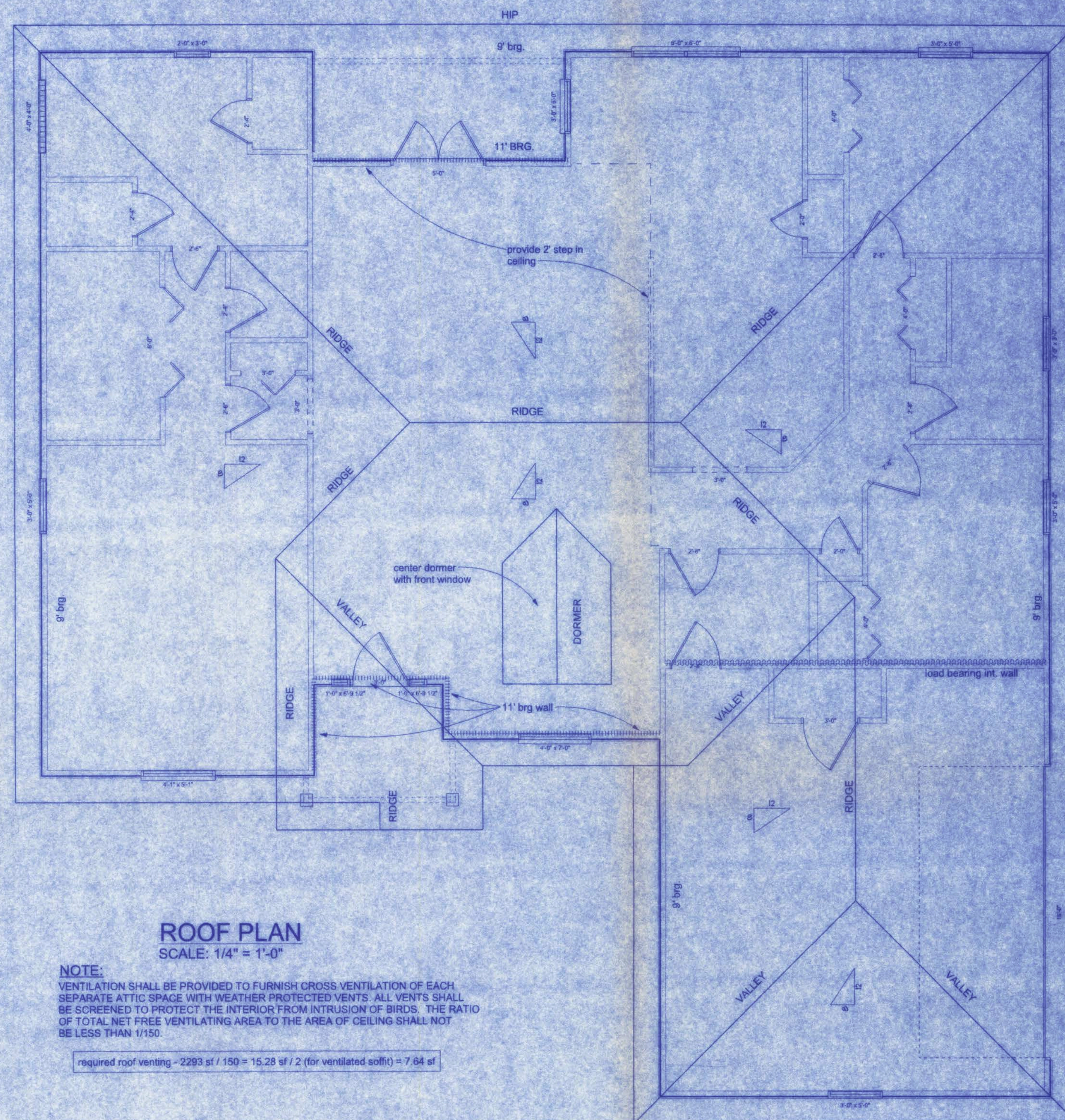
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



ROOF INTERSECTION CONNECTION DETAIL
NTS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

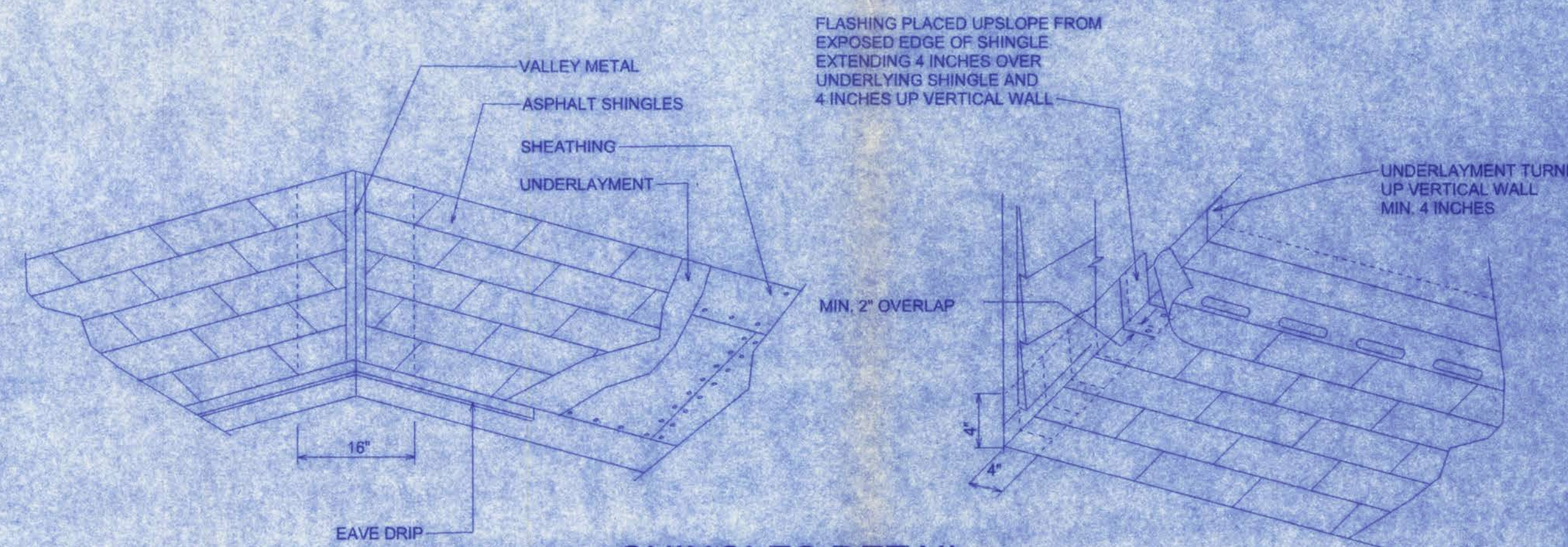
ROOF SHEATHING FASTENINGS



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

NOTE:
VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.

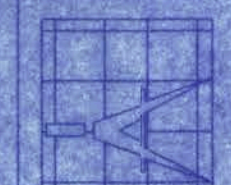
required roof venting - 2293 sf / 150 = 15.28 sf / 2 (for ventilated soffit) = 7.64 sf



SHINGLES DETAIL
NTS

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32005
(386)758-4209



Freeman
Design Group

DATE: 12/21/06
DRAWN BY: W.H.F.

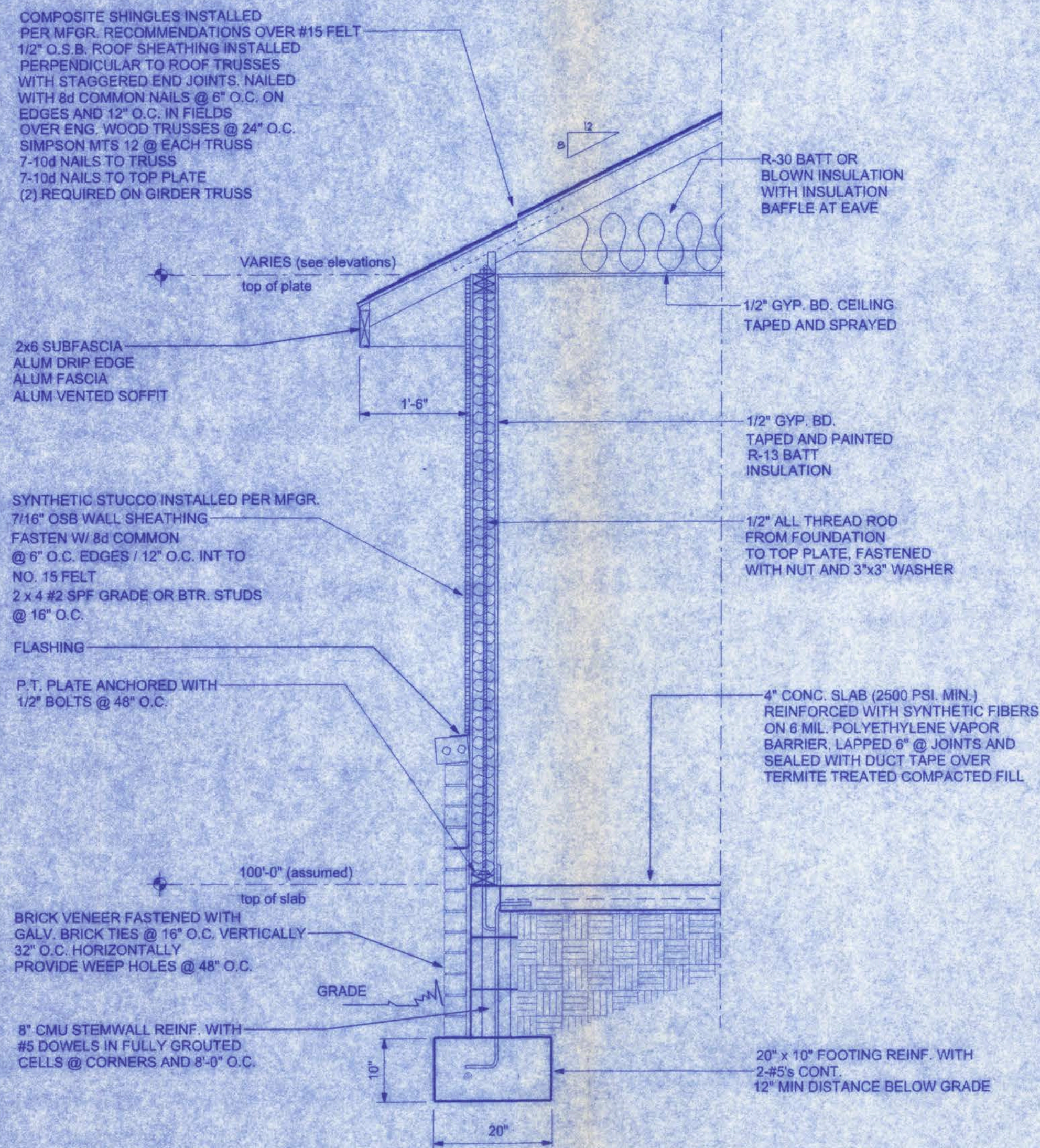
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OF: 6

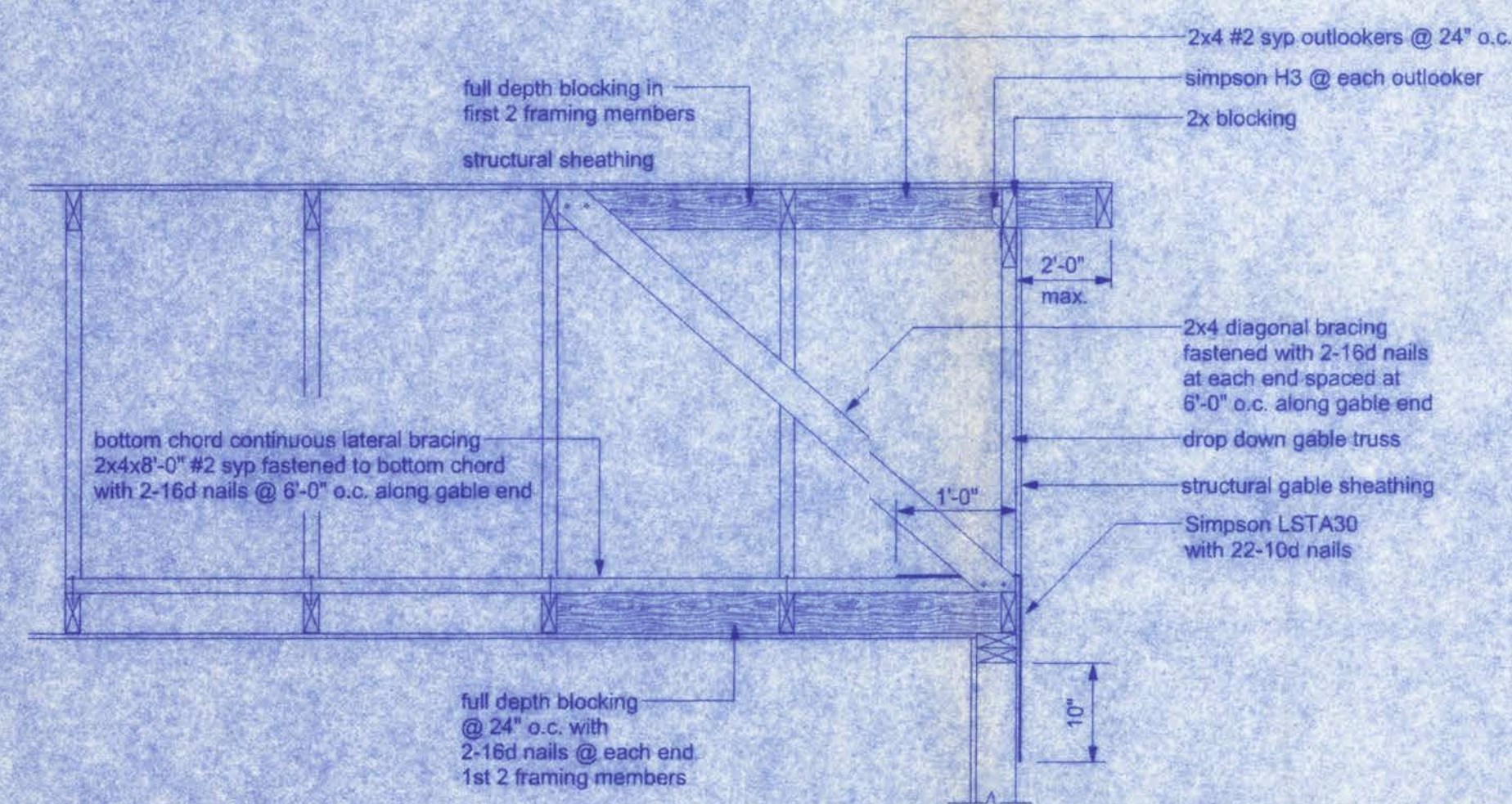
PROJECT NO.

CERTIFICATE OF AUTHORIZATION # 00087071



TYPICAL WALL SECTION

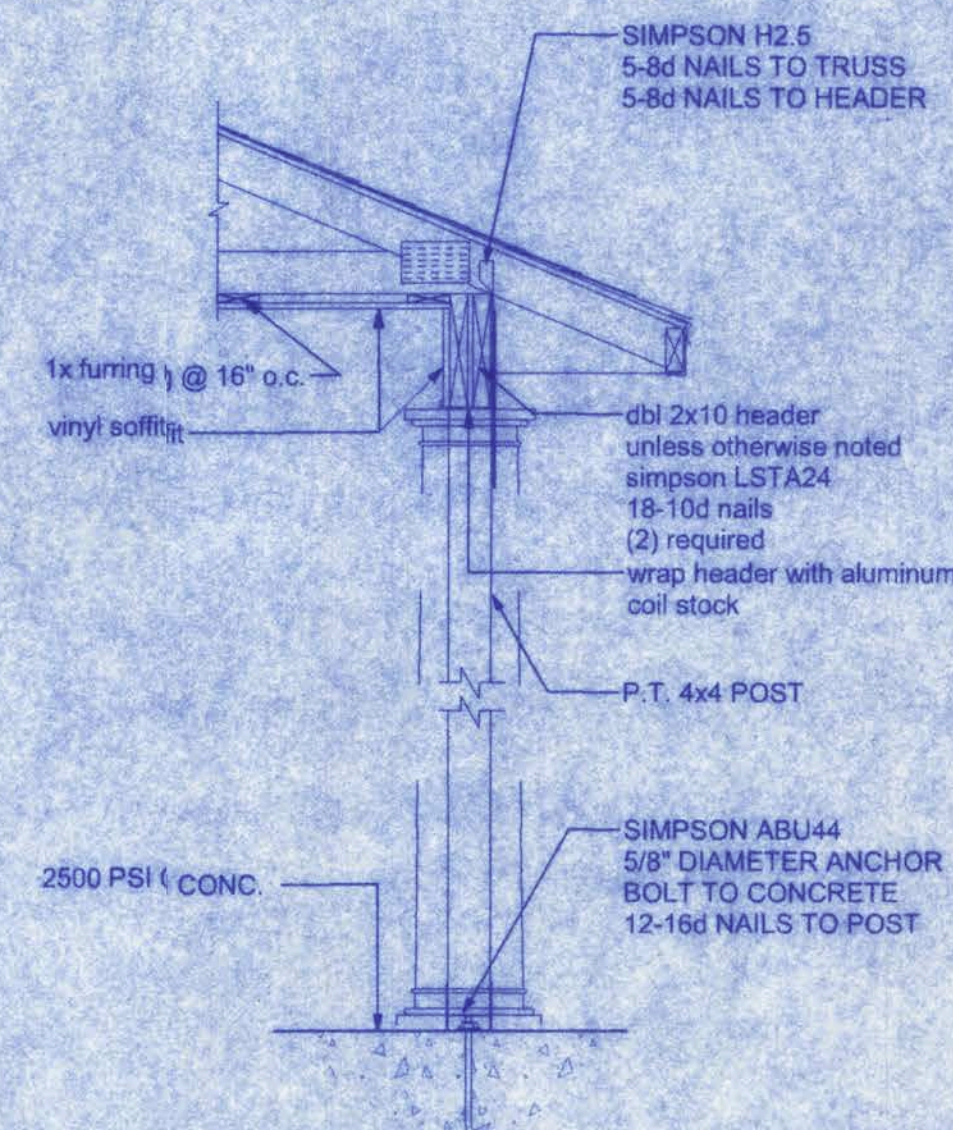
3/4" = 1'-0"



END WALL BRACING FOR CEILING DIAPHRAGM

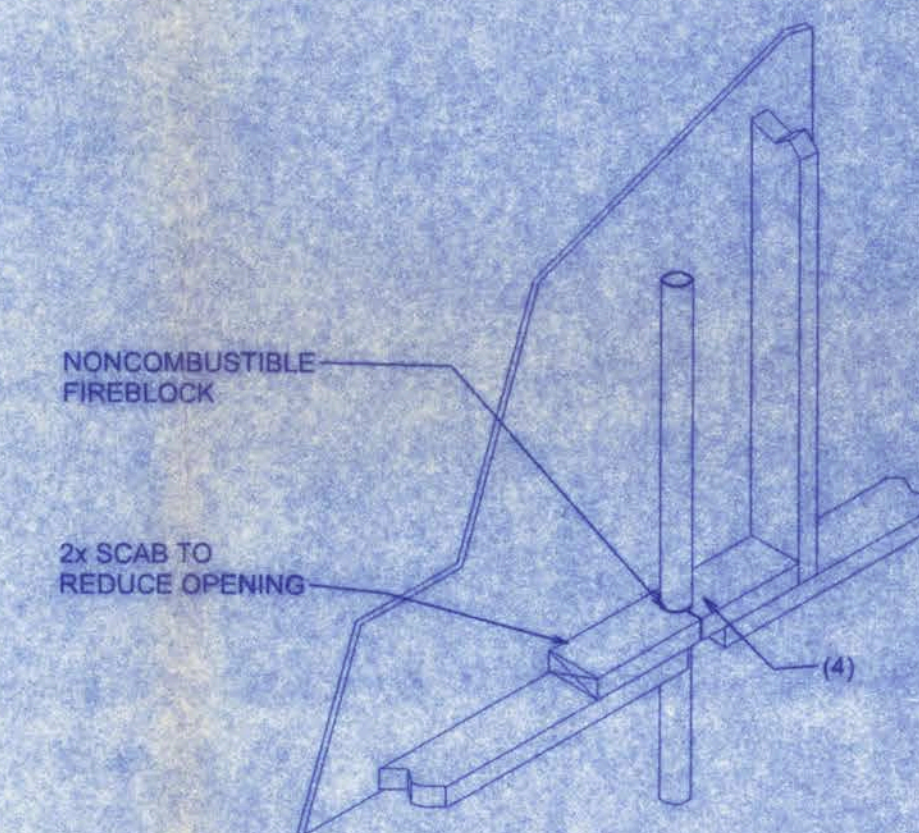
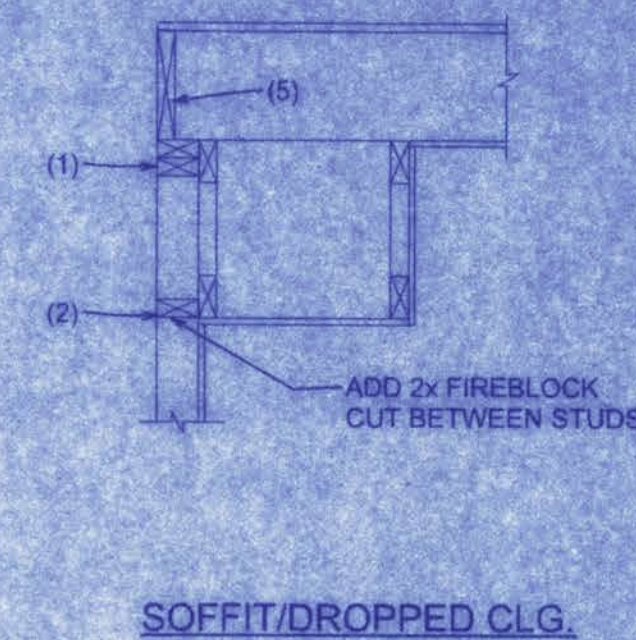
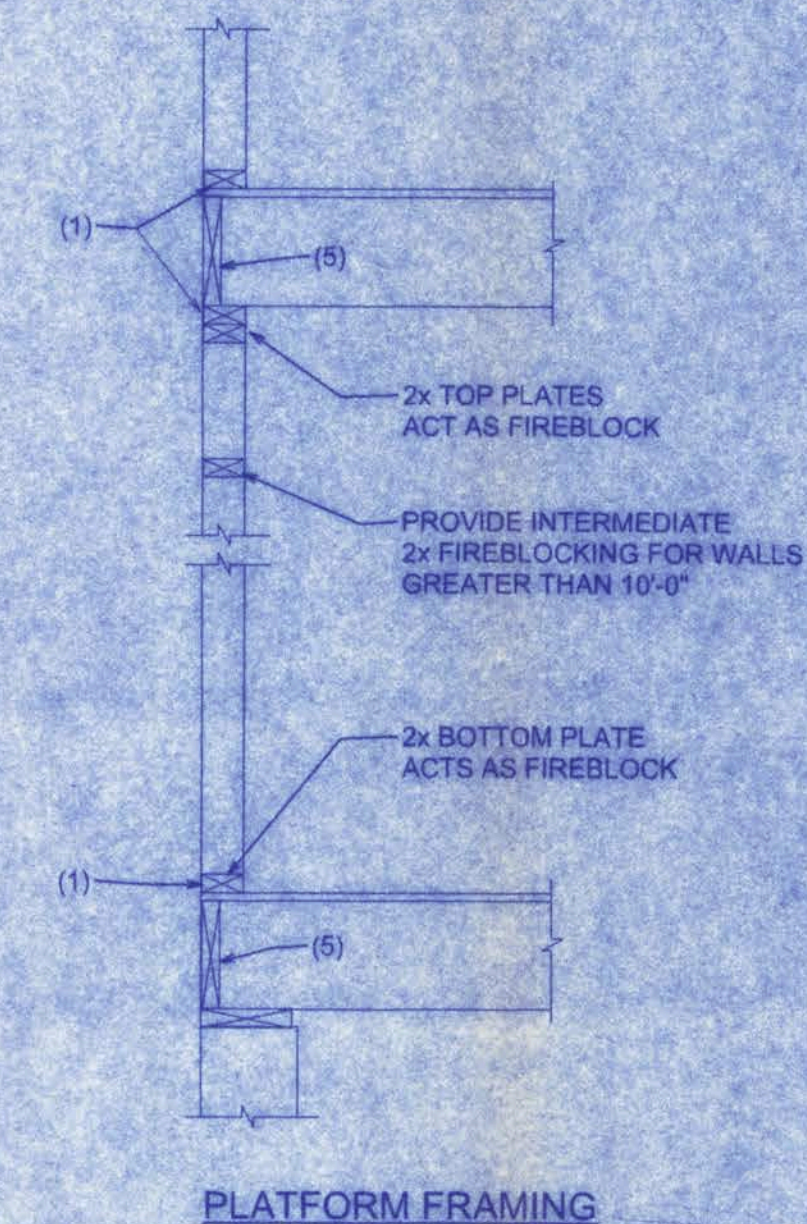
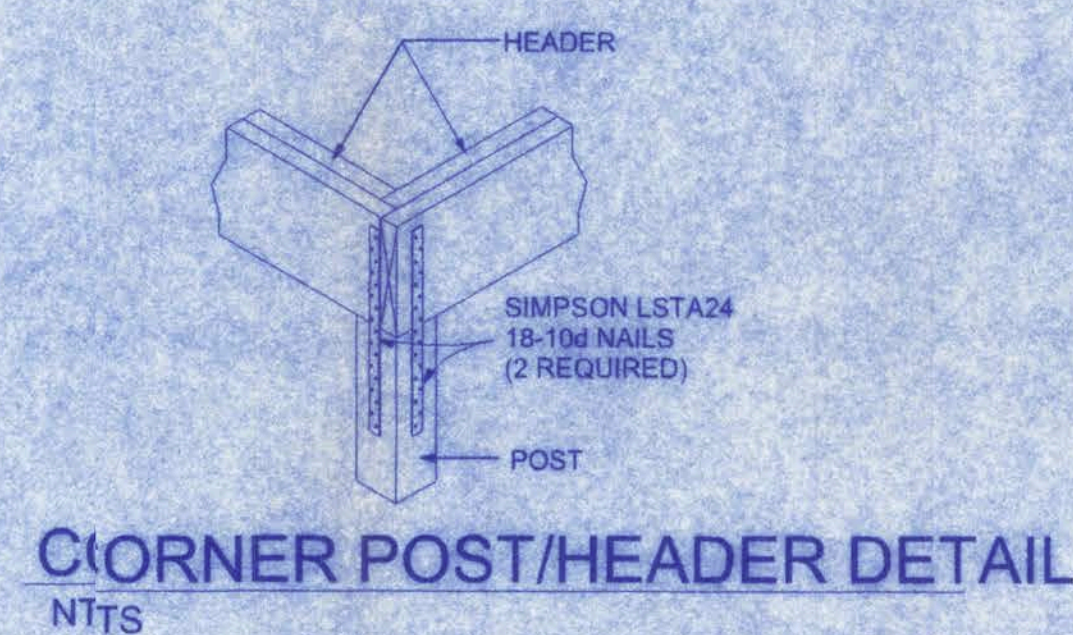
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NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



PORCH SECTION

SCALE: 3/4" = 1'-0"



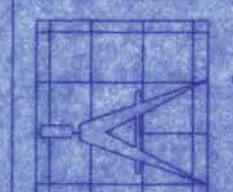
FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPANEL MULTIFLEX SEALANT
5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

LAUREL LAKE PHASE 2

161 NW MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386) 758-4209



Freeman
Design Group inc

DATE 12/1/08 DRAWN BY W.H.F.

REVISIONS

SHEET A-5

OF 6

PROJECT NO.

CERTIFICATE OF AUTHORIZATION #00000701

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
chandelier	
fluorescent fixture	
HVAC motor	
Meter can	
electrical panel	
non-fused disconnect	
fan	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
switch 3 way	
switch double	
weather proof GFI	

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER N.E.C. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

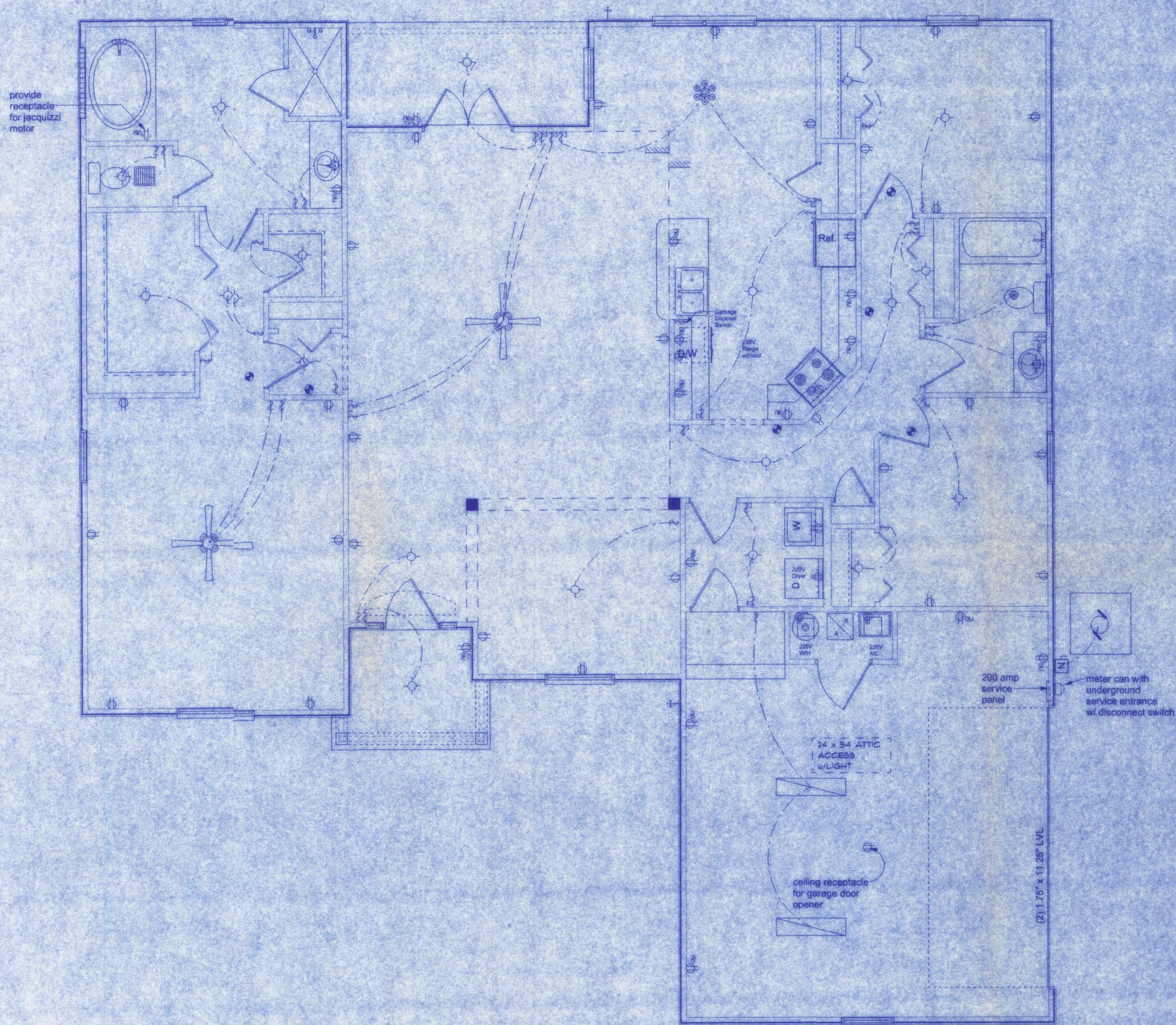
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, DDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT NO., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH, RISER DIA. SHALL INCLUDE WIR. SIZES/TYPES & EQUIPMENT TYPE W/ RATINGS & LOADS.

CONTRACTOR SHALL PROVIDE COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN AFCI FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.



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

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32065
(888)758-4209

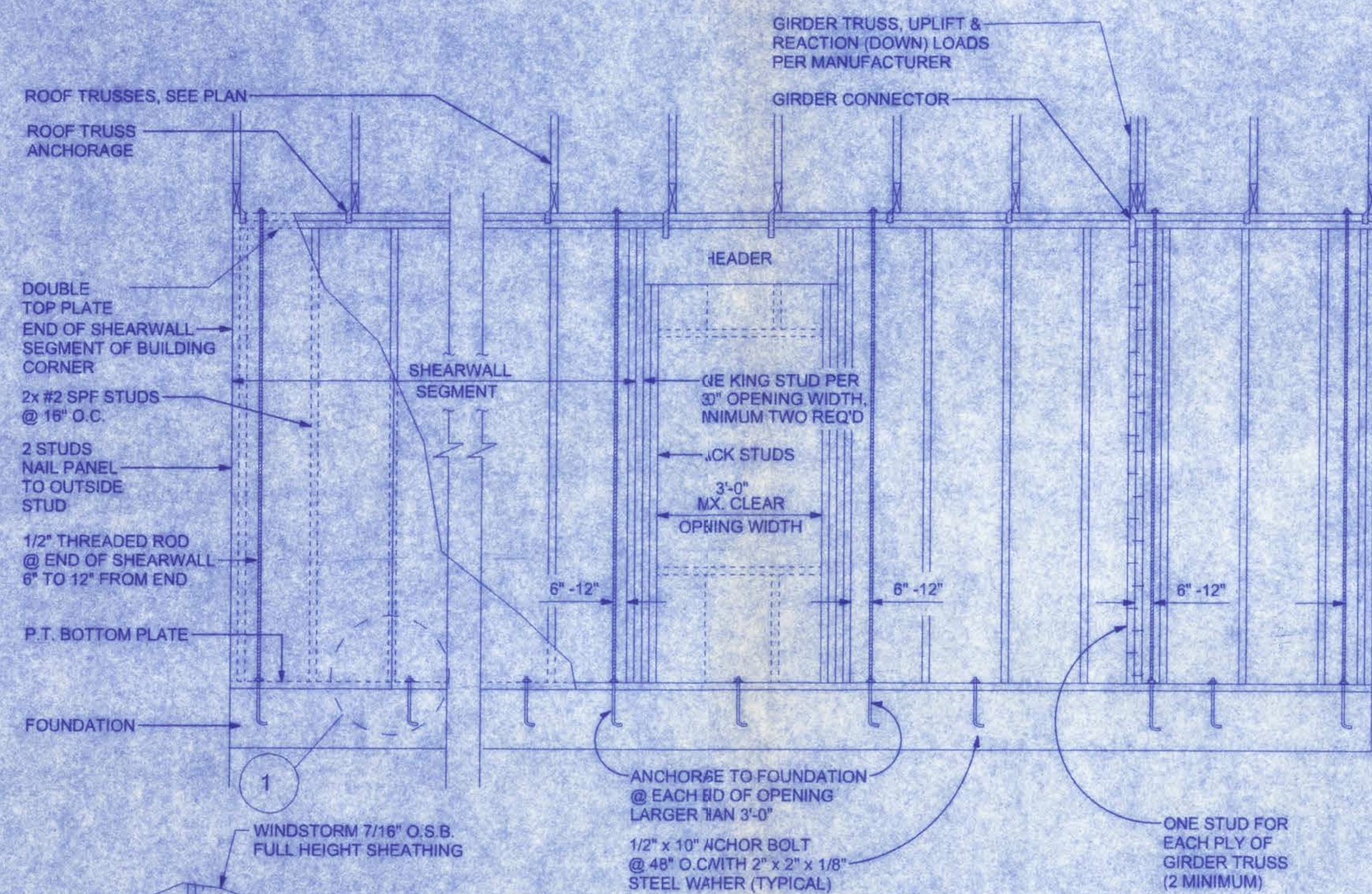


Freeman
Design Group Inc.

CERTIFICATE OF AUTHORIZATION # 00088701

DATE 12/21/06	DRAWN BY W.H.F.
REVISIONS	
SHEET A-6	OF 6
PROJECT NO.	

W.H.F. 12/21/06



SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"

DOUBLE NAIL EDGE SPACING
TOP AND BOTTOM PLATE
UPLIFT CAPACITY = 474 plf
(TABLE 305S1 SSTD10-99)

- RULES:**
1. One all-thread rod at each corner.
 2. One all-thread rod at each end of shearwall.
 3. One all-thread rod at each end of opening headers greater than 3'-0".
 4. Check sub-sheathing to top plate connection for horizontal transfer capability.
 5. If necessary, end all-thread rods to girders individually to exclude the from average uplift plf.
 6. Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

Corners:
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.

Header ends:
When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

Top Connections:
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

Intermediate Coupler Connections:
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

Retro-fits:
In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

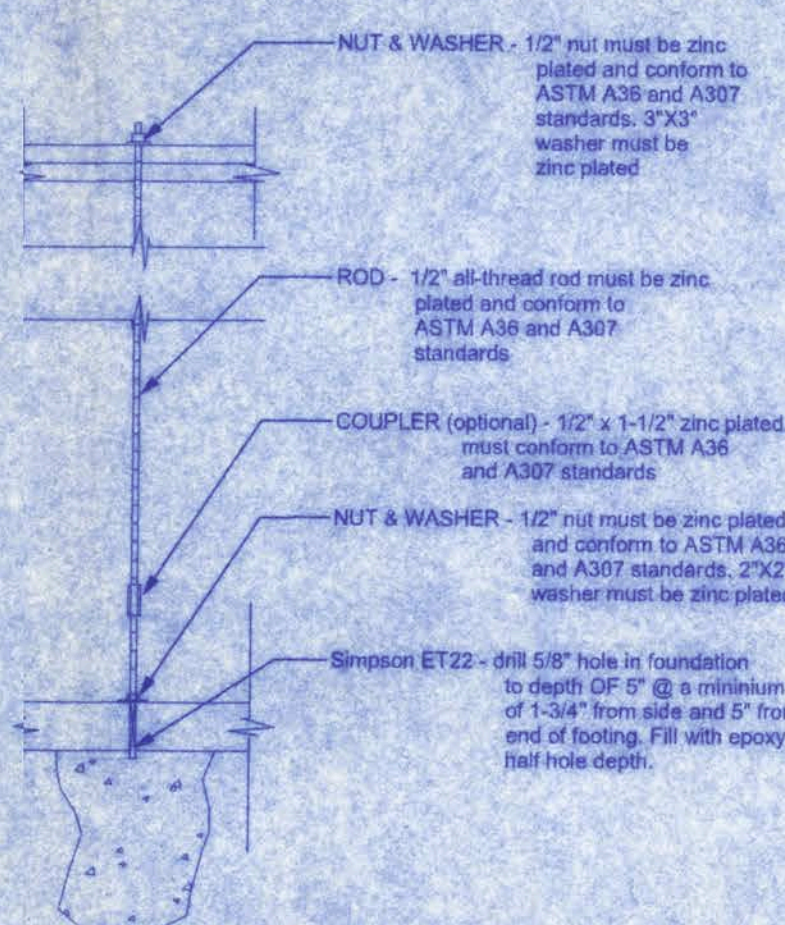
Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

System Tightening:
On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 ie. FOR 8'-0" WALLS - (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

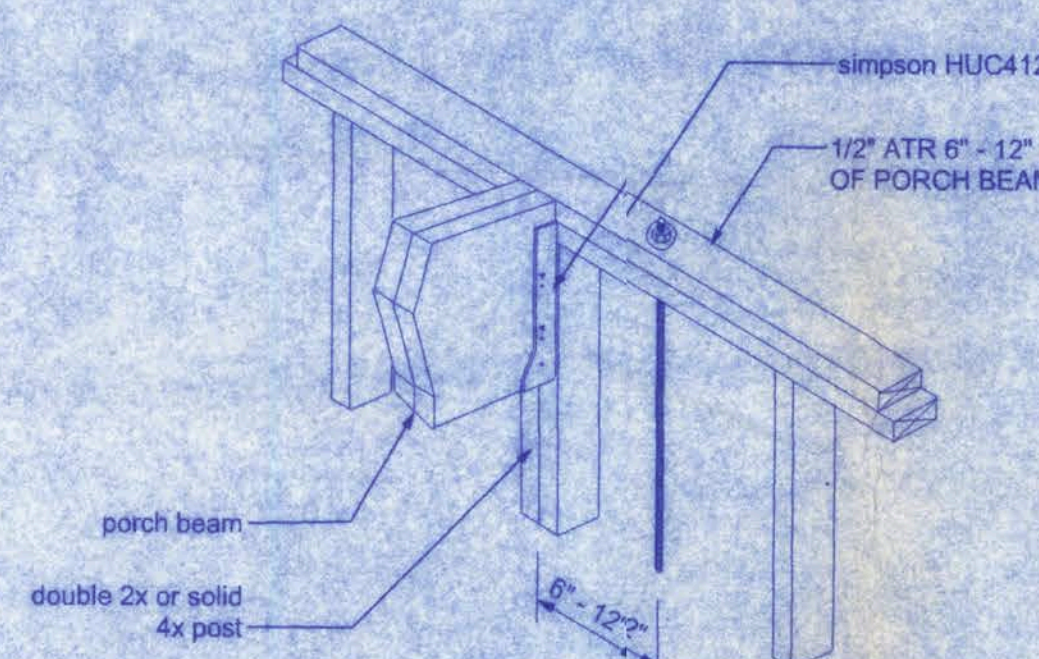


GIRDER COLUMN DETAIL
SCALE: 1/2" = 1'-0"

OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD

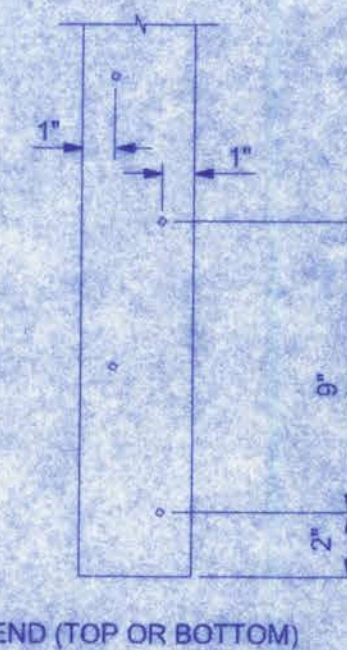
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - wind loads with brittle finishes	L/240
exterior walls - wind loads with flexible finishes	L/120



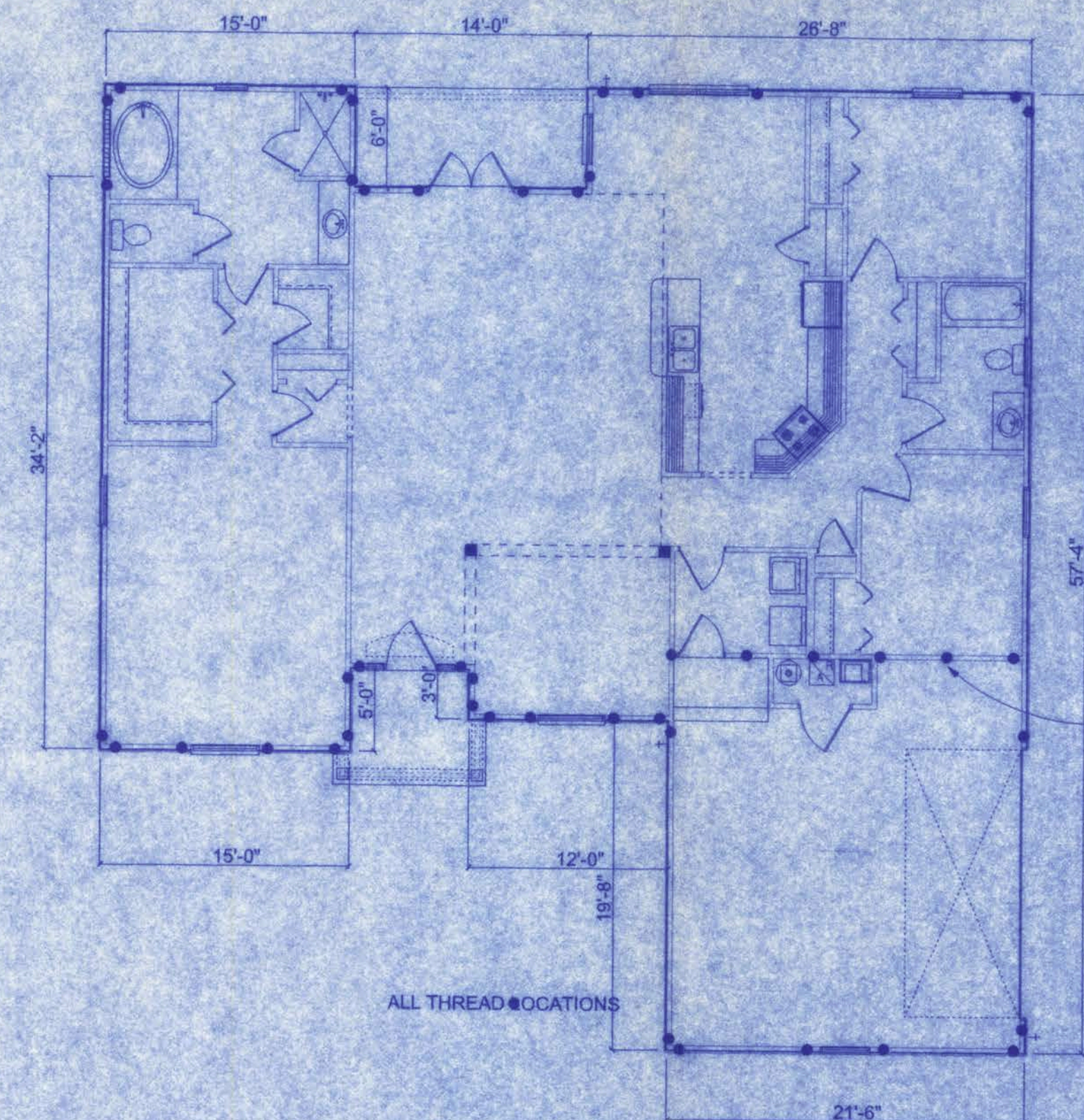
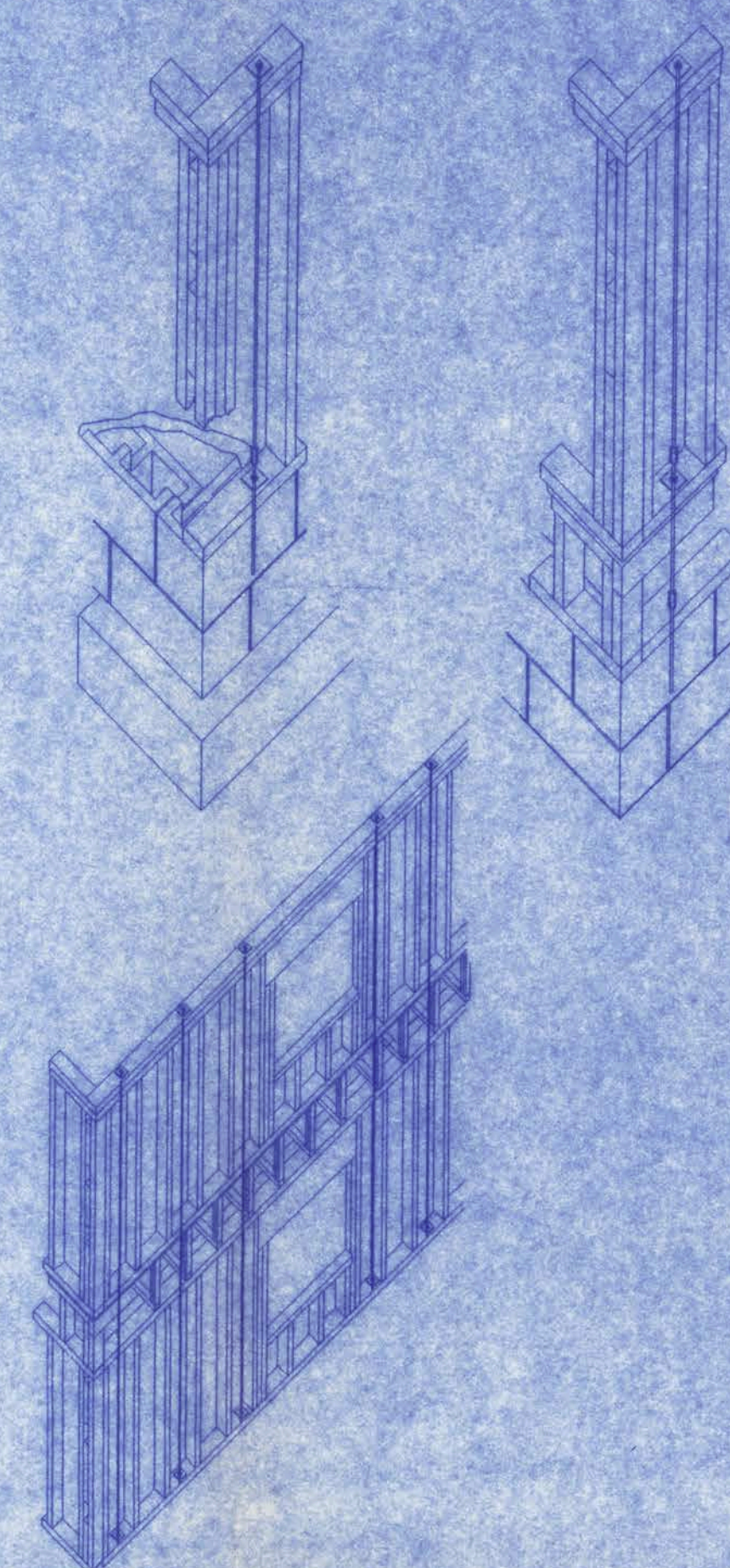
ALL THREAD @ PORCH BEAM
NTS

NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED. IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.



NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.

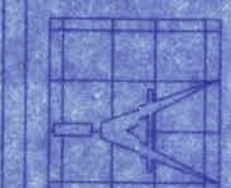
BASIC WIND SPEED	110 MPH
IMPORTANCE FACTOR	1.0
BUILDING CATEGORY	2
EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS +21.8/-29.1 PSF ROOF +12.5/-29.1 PSF OVERHANGS -71.6 PSF
TYPE OF STRUCTURE	ENCLOSED
ROOF DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF
FLOOR DEAD LOAD	20 PSF
FLOOR LIVE LOAD	40 PSF



SHEARWALL PLAN
SCALE: 1/8" = 1'-0"

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386)758-4209



Freeman
Design Group

DATE
12/21/06

DRAWN BY
W.H.F.

REVISIONS

SHEET
S-1

OF
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PROJECT NO.

CERTIFICATE OF AUTHORIZATION # 00003701