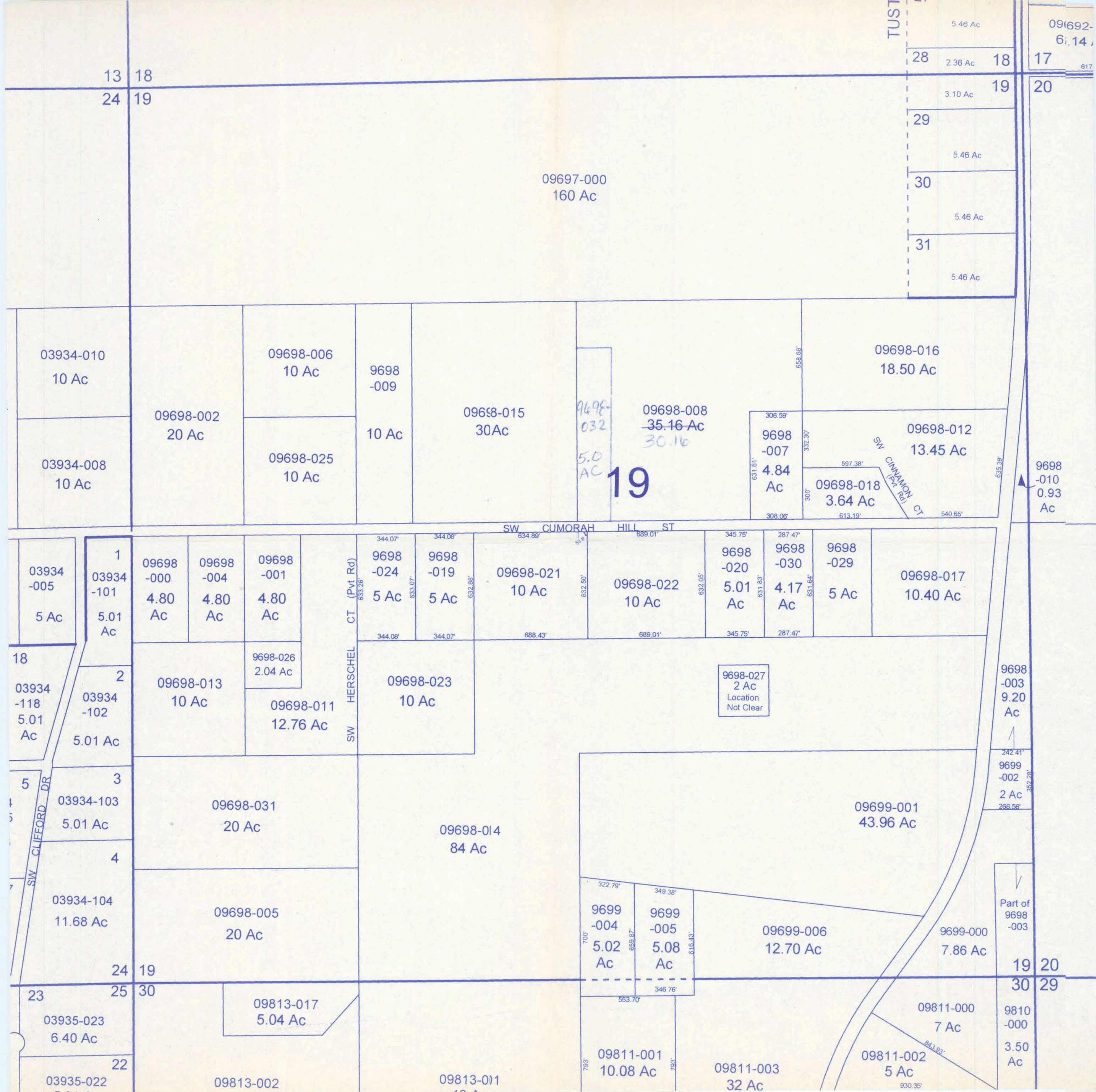




#1

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

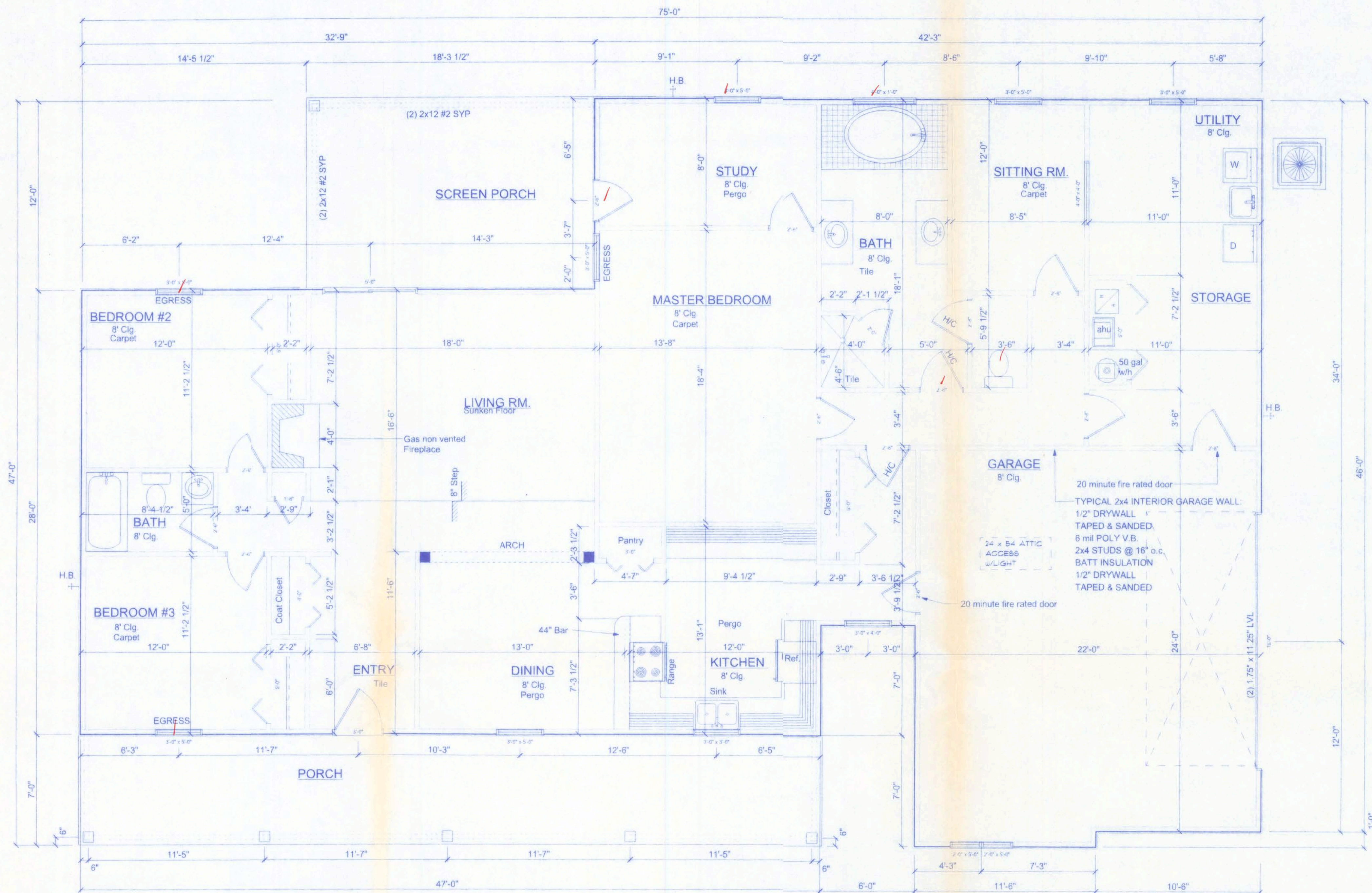


DESCRIPTION:

COMENCE at the Southeast corner of the Section 14 of the Northeast 1/4 of Section 19, Township 8 South, Range 17 East, Clatsop County, Oregon and run North 07°01'14" East along the East line of said Southwest 1/4 of Section 19, Township 8 South, Range 17 East, Clatsop County, Oregon to the North Right-Of-Way line of Cumorton Hills Road; thence North 88°58'55" West; along said North Right-Of-Way line of Cumorton Hills Road a distance of 121.1 feet to the POINT OF BEGINNING; thence continue North 88°58'55" West; along said North Right-Of-Way line of Cumorton Hills Road a distance of 200.00 feet to the North Right-Of-Way line of Cumorton Hills Road; thence North 07°01'14" East along the East line of Cumorton Hills Road a distance of 14.0 feet to the Southwest 1/4 of Section 19, Township 8 South, Range 17 East, Clatsop County, Oregon; thence South 88°58'55" East a distance of 1,088.00 feet; thence South 88°58'55" East a distance of 1,088.00 feet to the POINT OF BEGINNING-- Containing 5.00 acres, more or less.

SITE PLAN
SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"



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

AREA SUMMARY

LIVING AREA:	2124 S.F.
SCREEN PORCH:	264 S.F.
FRONT PORCH:	329 S.F.
GARAGE:	545 S.F.
TOTAL:	3262 S.F.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA 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/AAMA/NWDDA 101/S2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

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 18" 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.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
EACH VERTICAL DRYER VENT RISER SHALL BE PROVIDED WITH A CLEANOUT. DRYER EXHAUSTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WITHOUT SCREENS.

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.

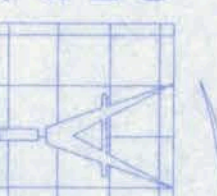
PRODUCT CODE	SIZE	COUNT
36x80 colonial	3'-0"	1
72x80 sliding glass 2	6'-0"	1
192x84 garge door	16'-0"	1
3068-2 BF	3'-0"	1
4068-2 BF	4'-0"	1
5068-2 BF	5'-0"	1
6068-2 BF	6'-0"	3
1868	1'-8"	1
2068	2'-0"	1
2668	2'-6"	5
2668	2'-6"	3
2868	2'-8"	4
2868	2'-8"	1
48x12 transom	4'-0" x 1'-0"	1
SH 2050	2'-0" x 5'-0"	2
SH 3040	3'-0" x 4'-0"	1
SH 3050	3'-0" x 5'-0"	5
SH 4040	4'-0" x 4'-0"	1

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.

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

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Freeman
Design Group
INC.

DATE: 2/3/06
DRAWN BY: W.H.F.

REVISIONS

SHEET: A-1

OF: 6

PROJECT NO.: 05.R066

WAUGH RESIDENCE

W.H.F. 2/1/06

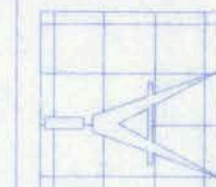
CERTIFICATE OF AUTHORIZATION # 0008701

W.H.F. 2/14/06

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REVISIONS

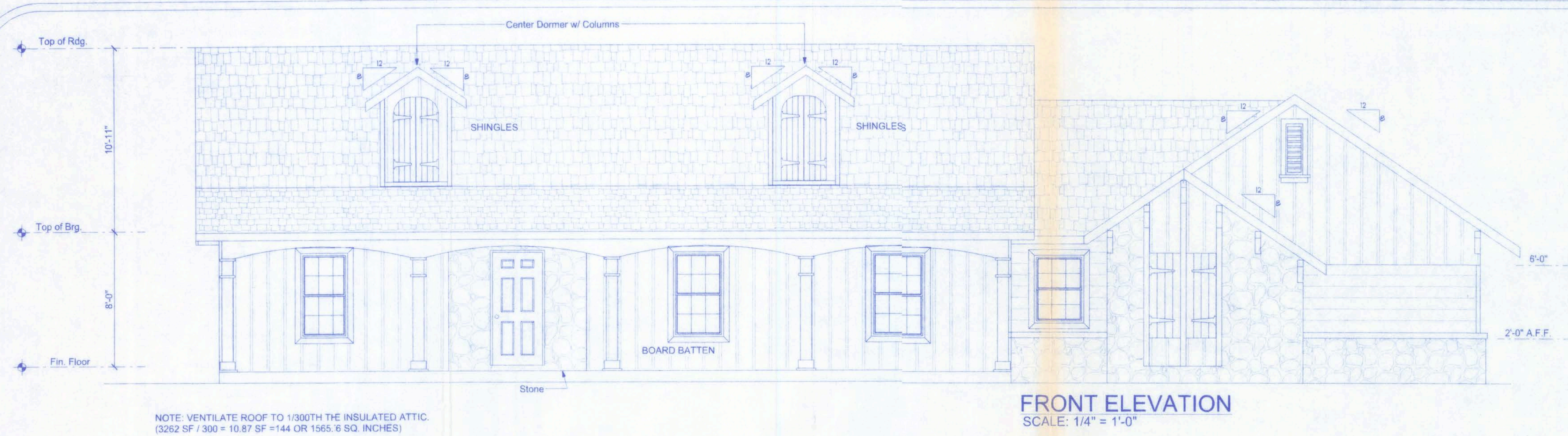
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PROJECT NO. 05.R066

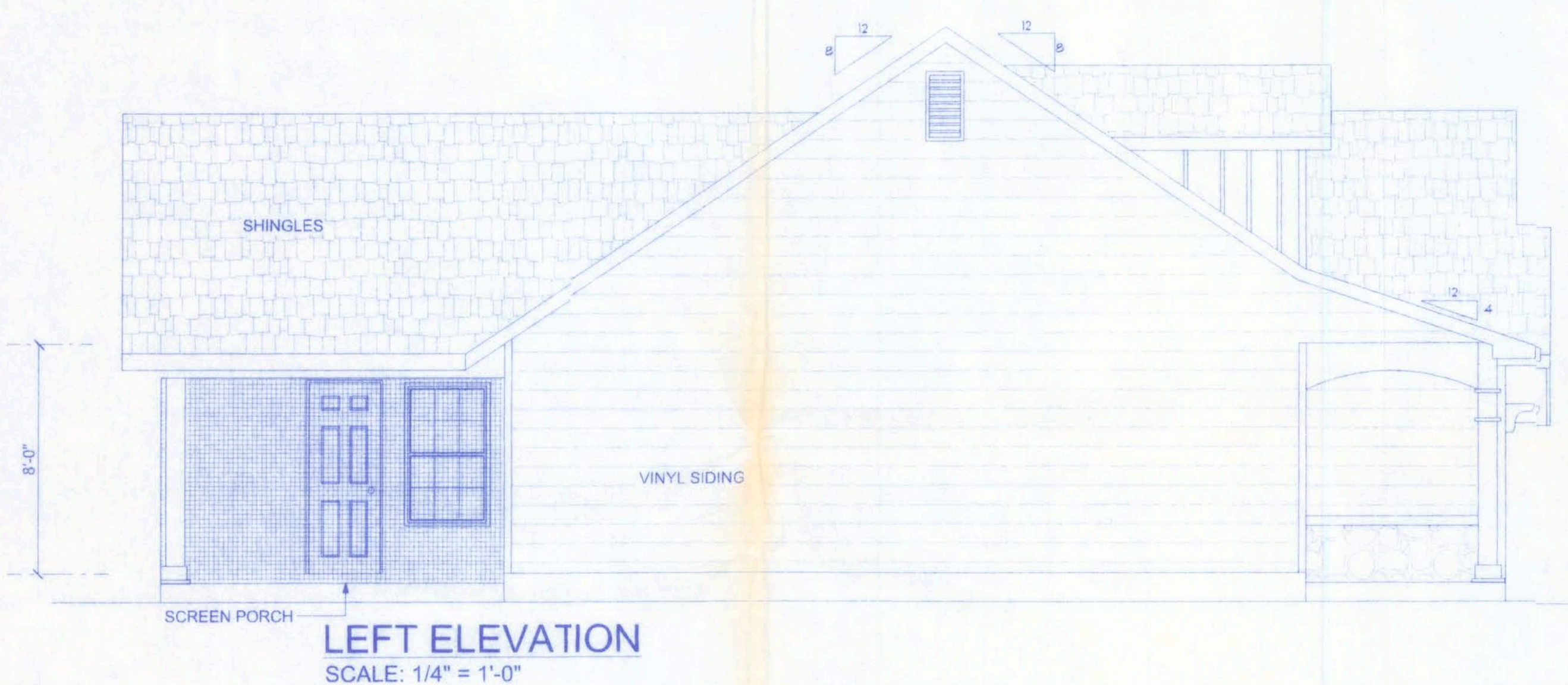
GENERAL NOTES:

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.

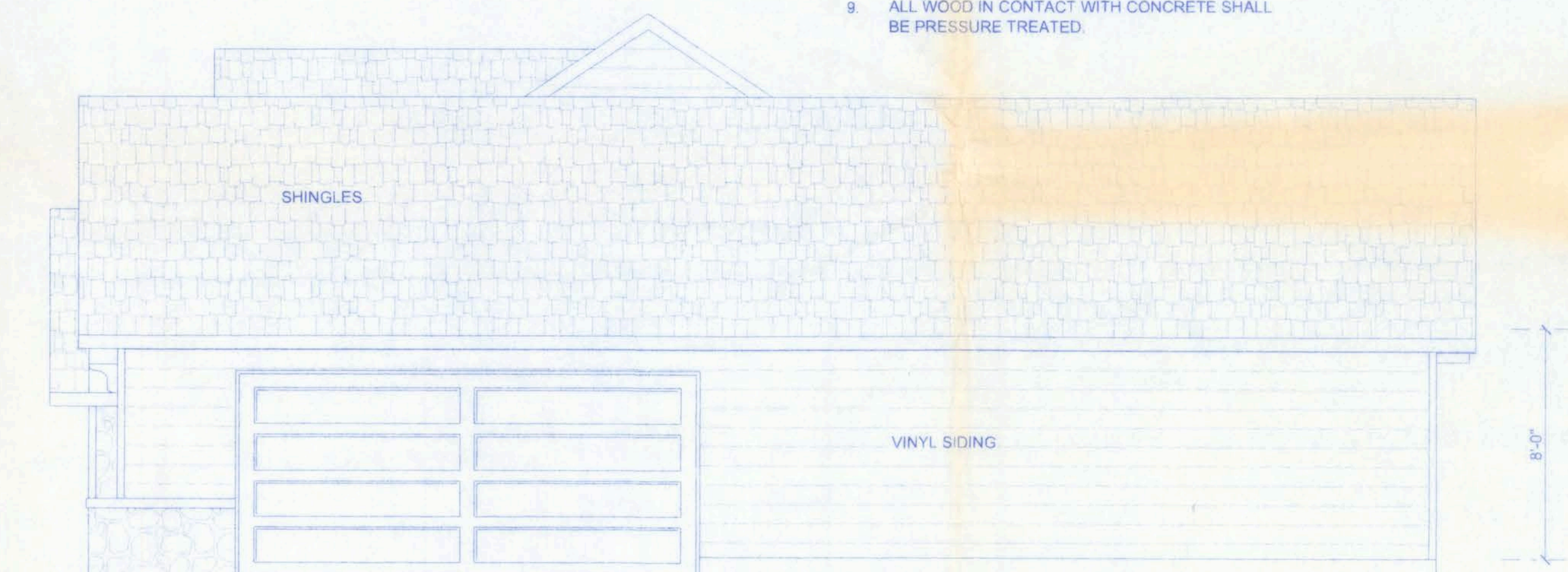


NOTE: VENTILATE ROOF TO 1/300TH THE INSULATED ATTIC.
(3262 SF / 300 = 10.87 SF = 144 OR 1565.6 SQ. INCHES)

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



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



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

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:

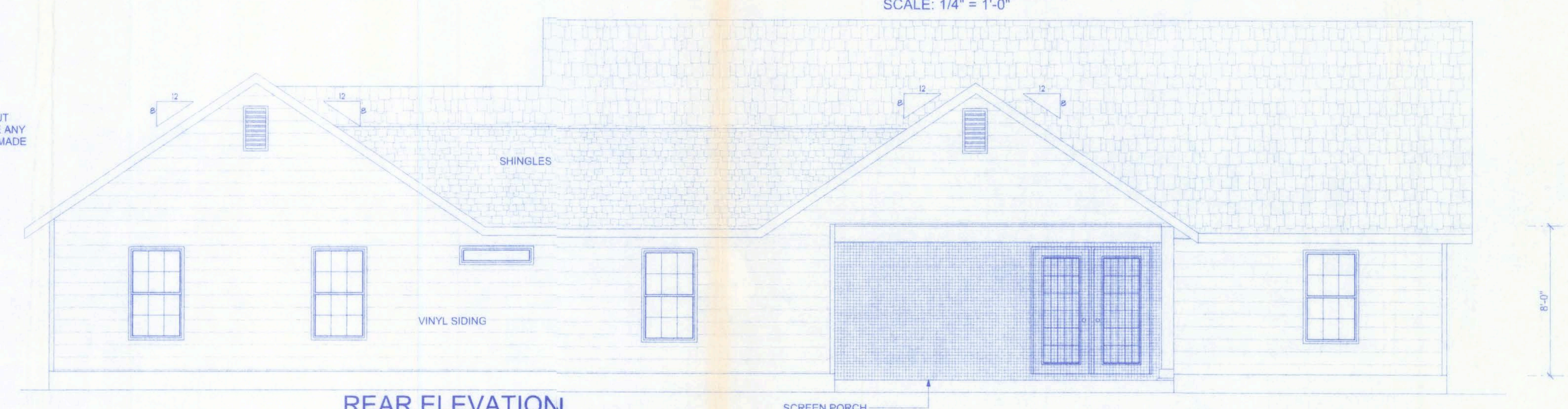
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

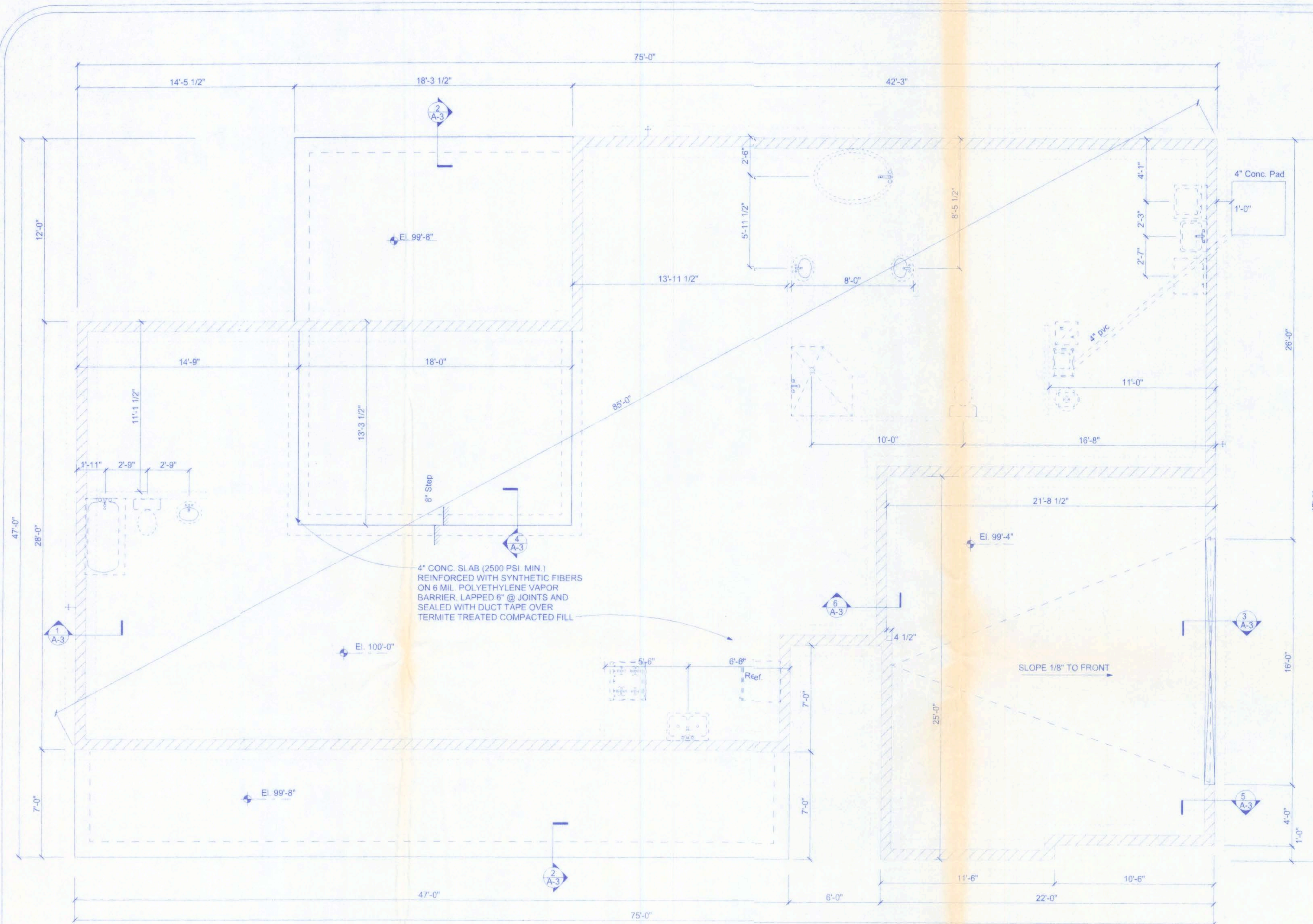
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

NOTE:

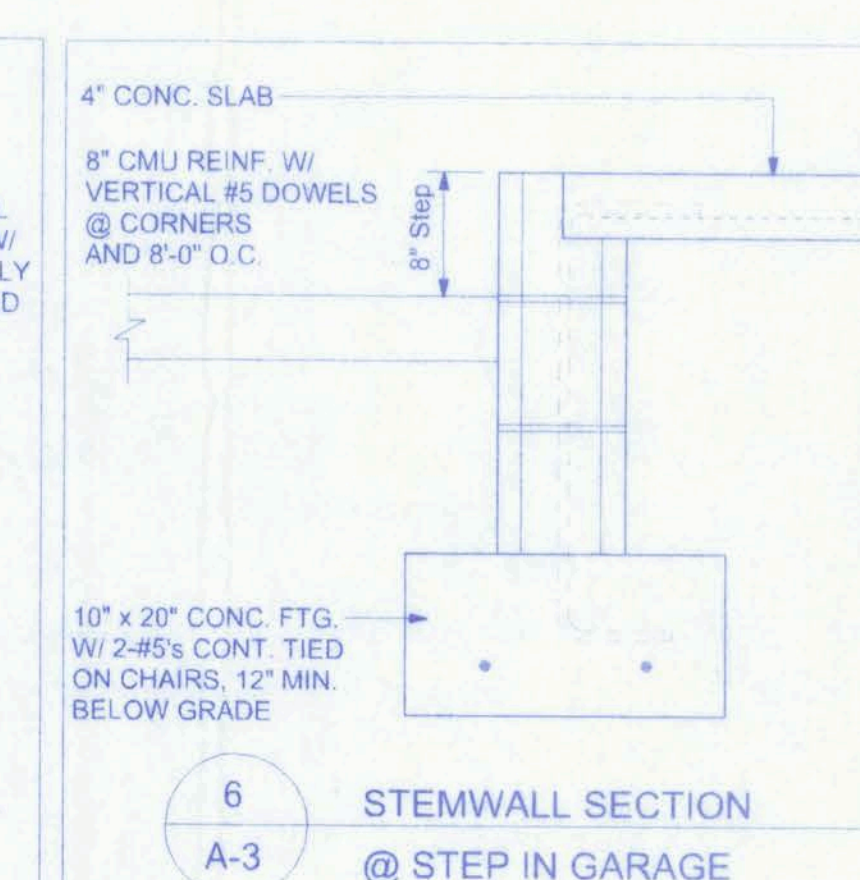
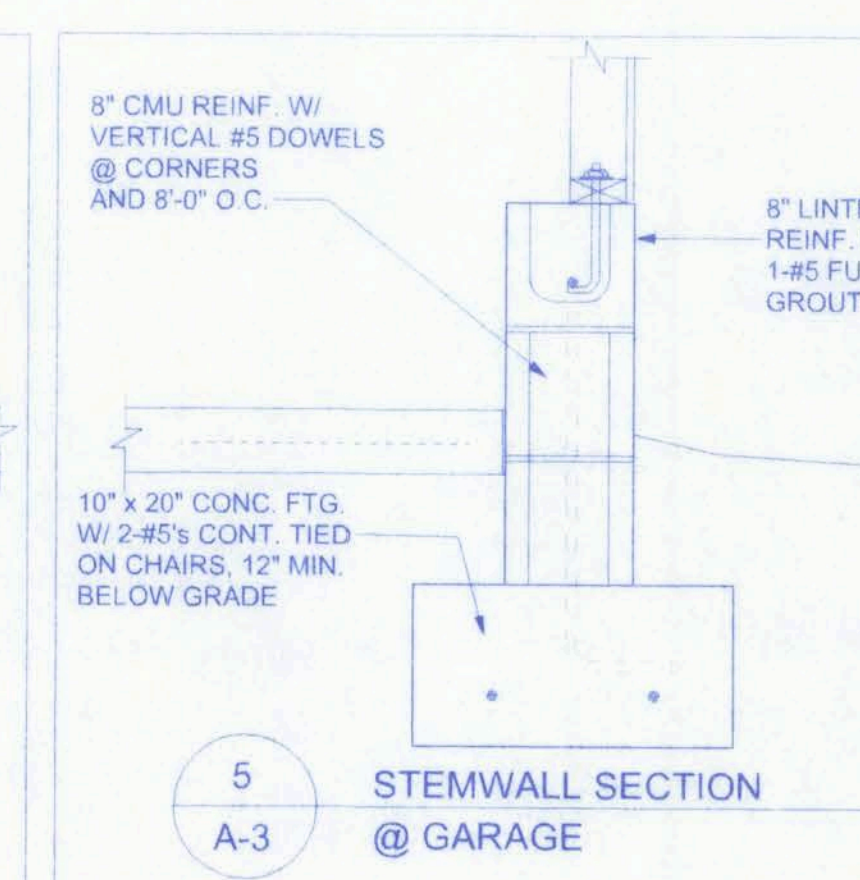
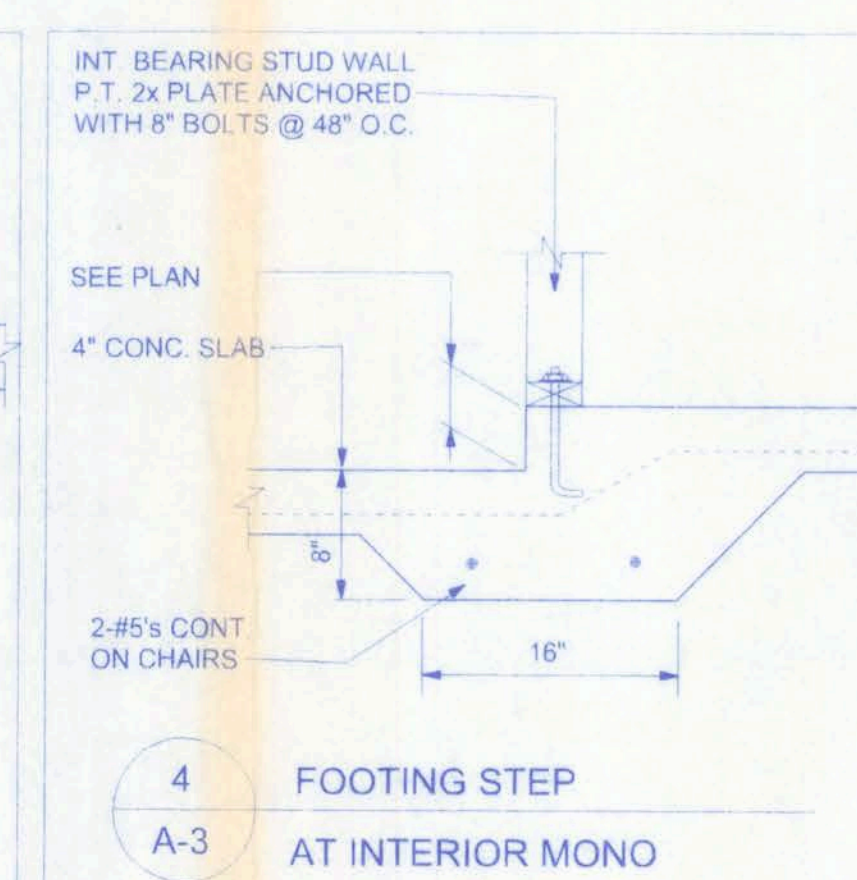
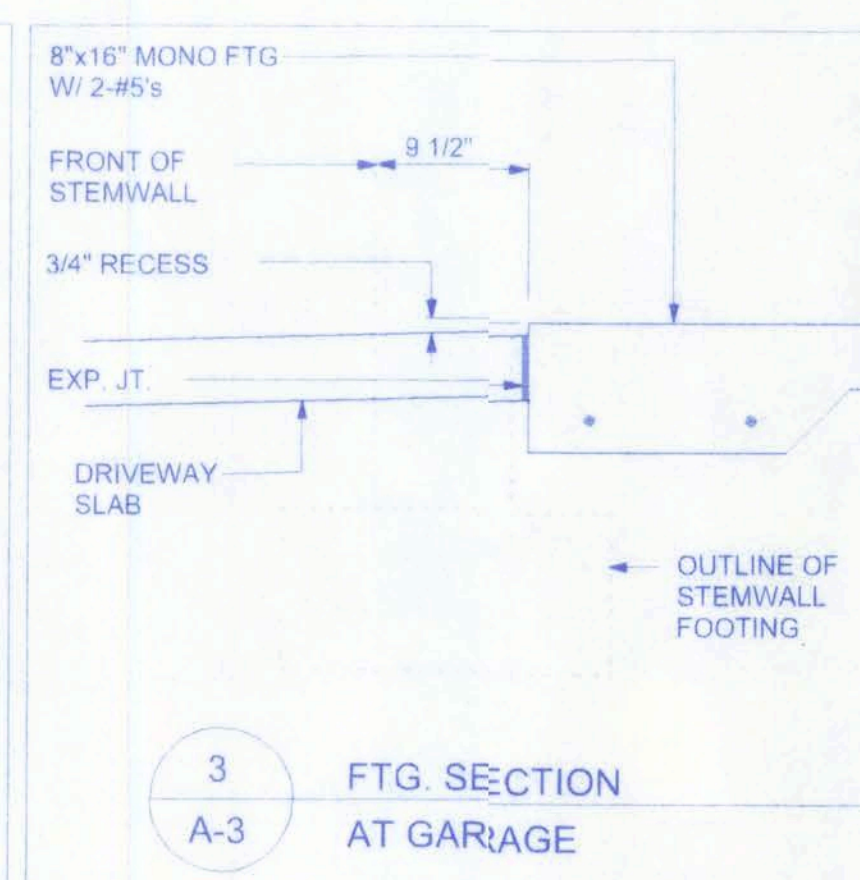
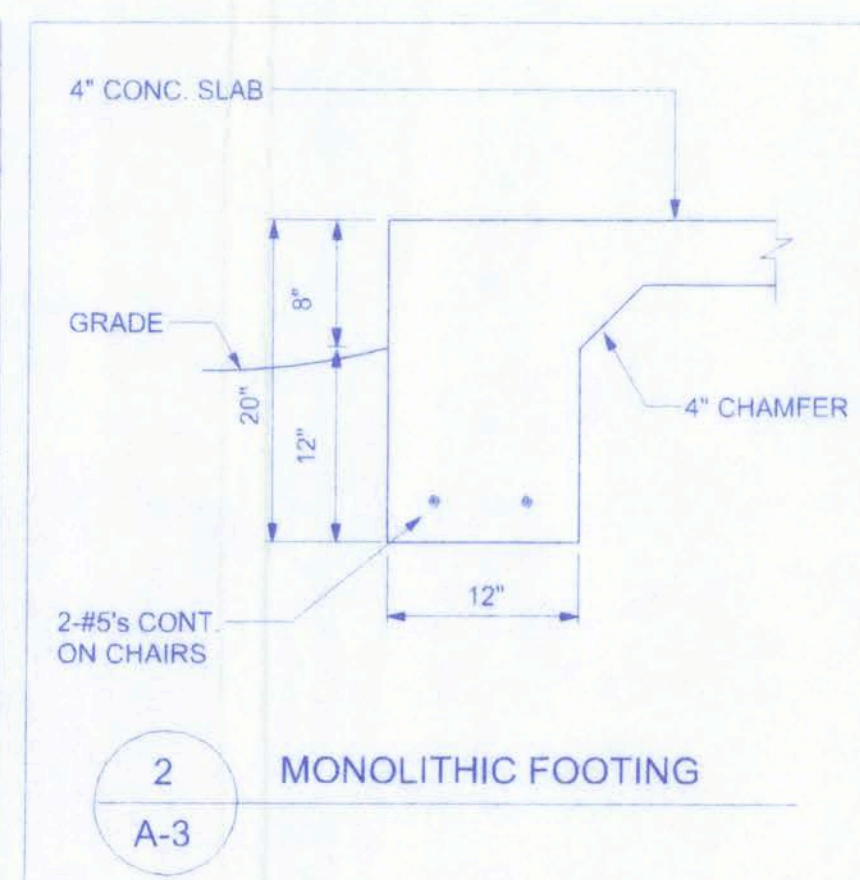
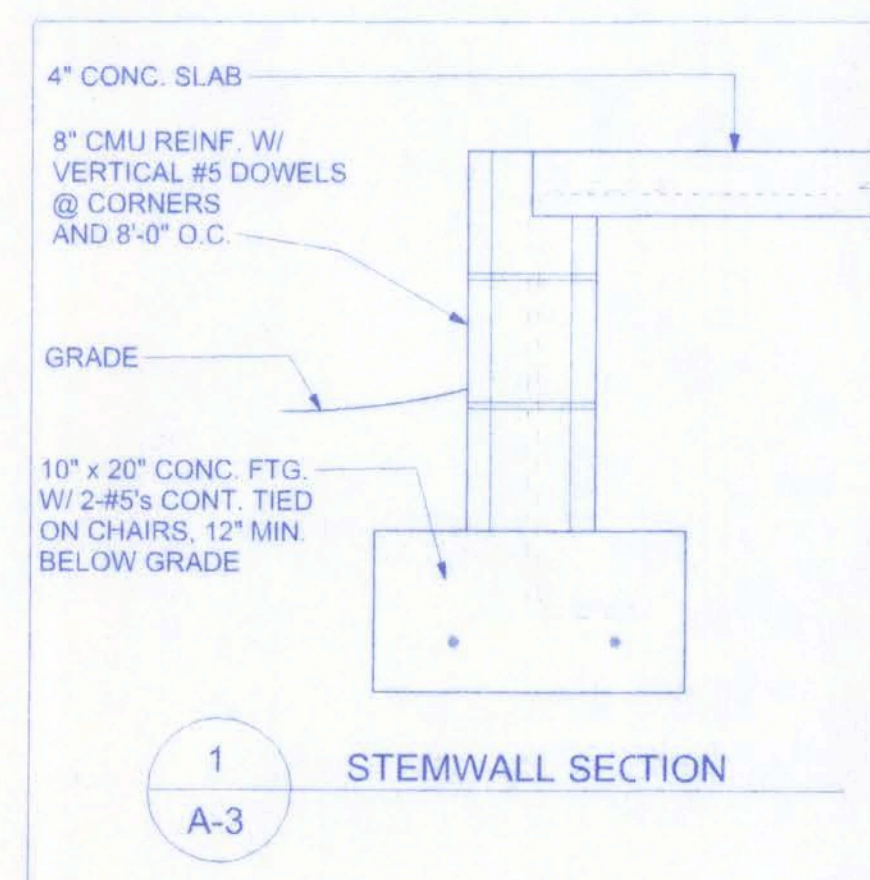
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.



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



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



FOUNDATION NOTES

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

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

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.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

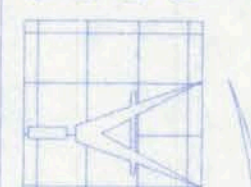
BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY
OF 1,000 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED
SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST
COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED
PROCTOR AND COMPACTED IN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

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:

1. 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.
- 2.

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A-3

OF
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PROJECT NO
05.R066

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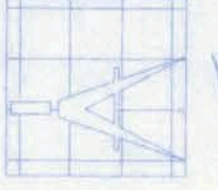
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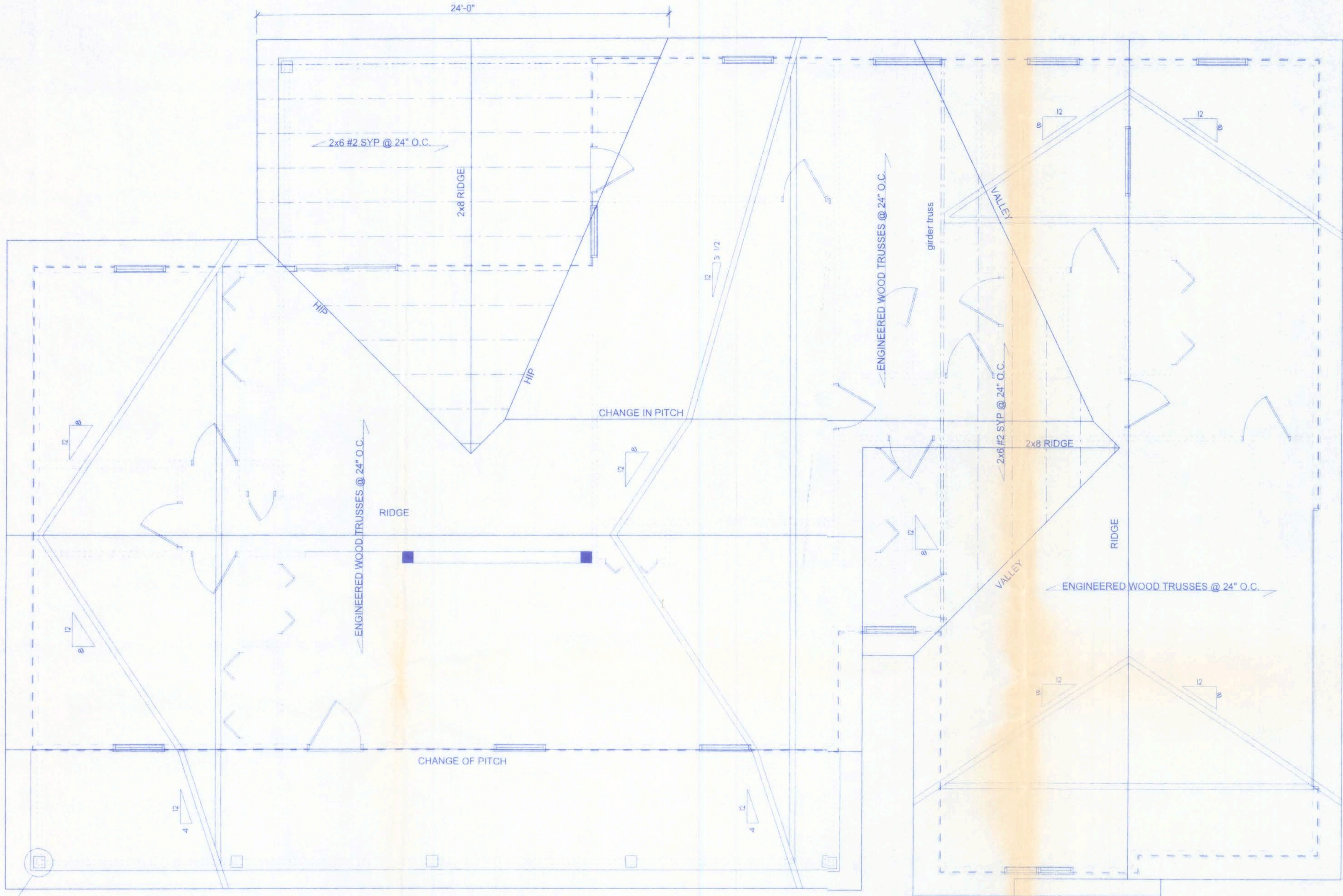
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PROJECT NO.: 05.R066

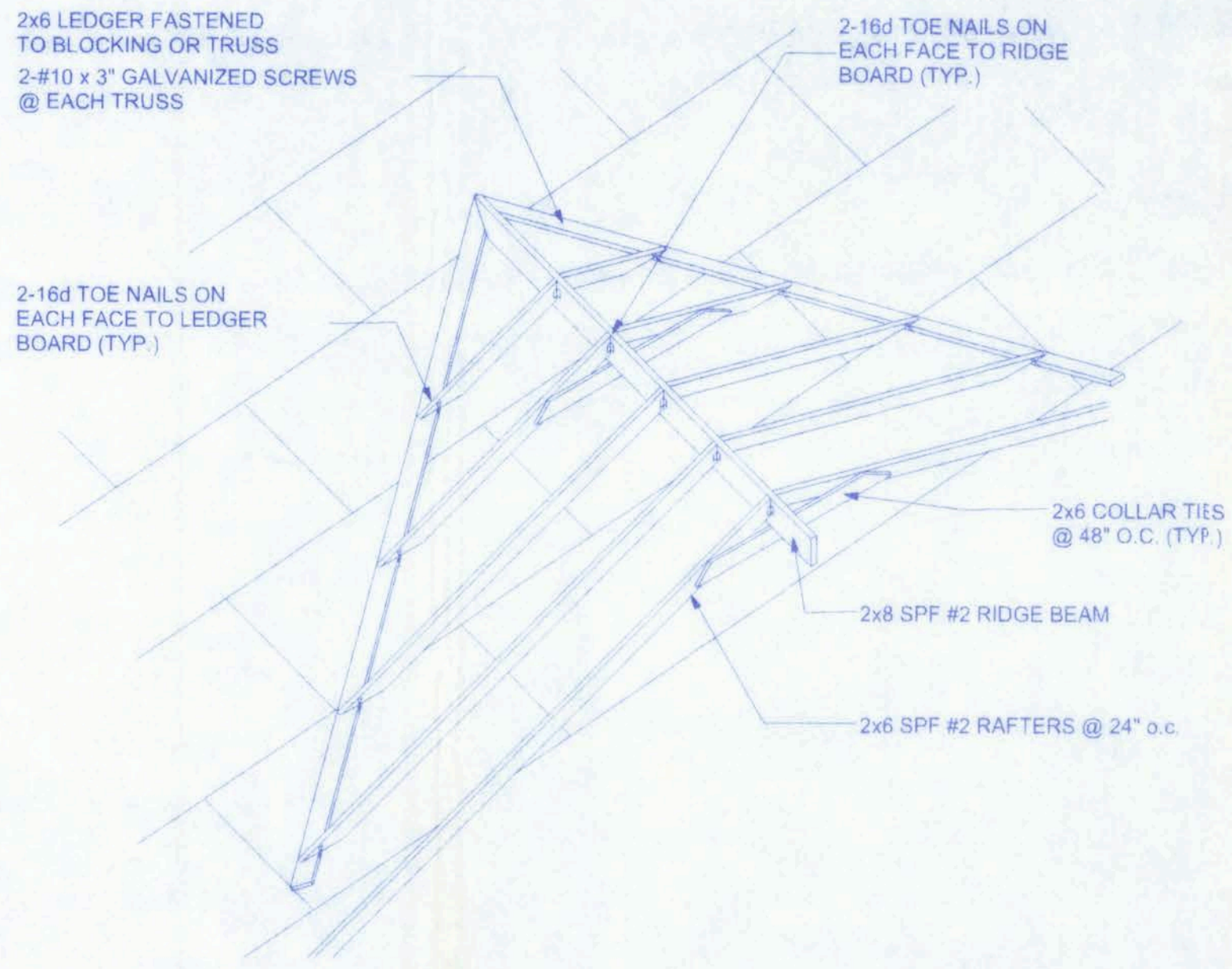
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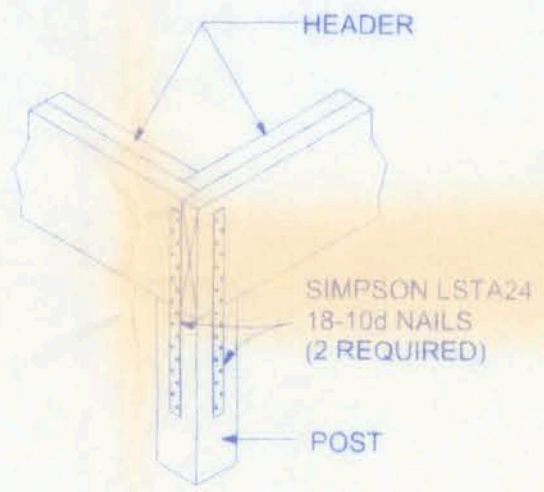
ROOF PLAN
SCALE: 1/4" = 1'-0"

CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
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

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"	SIMPSON H2.5	SIMPSON SPH4
>3' - 6'	(2) 2x10	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>6' - 9'	(2) 2x12	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(2) SIMPSON LSTA30	SIMPSON HD5A
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(2) SIMPSON LSTA30	SIMPSON HD5A

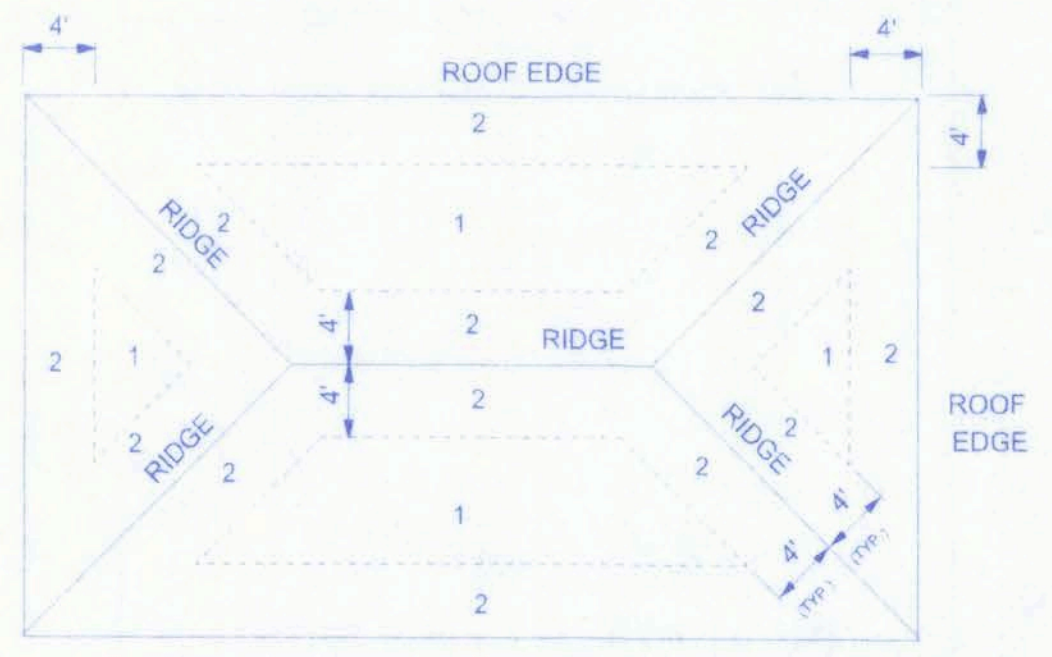


ROOF INTERSECTION CONNECTION DETAIL
NTS

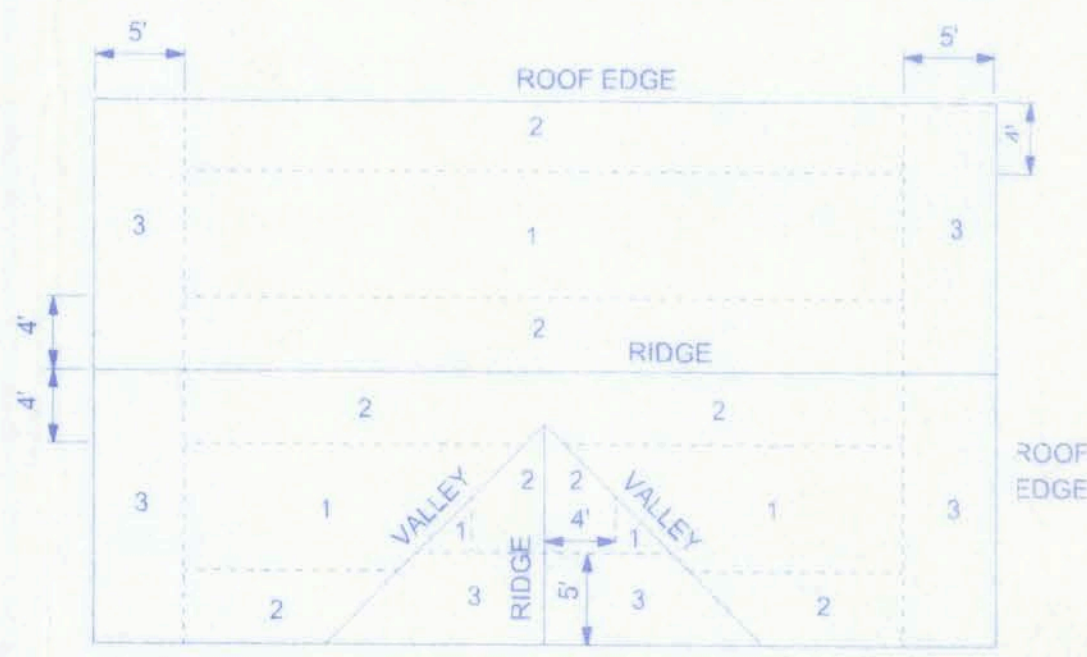


CORNER POST/HEADER DETAIL
NTS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" 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

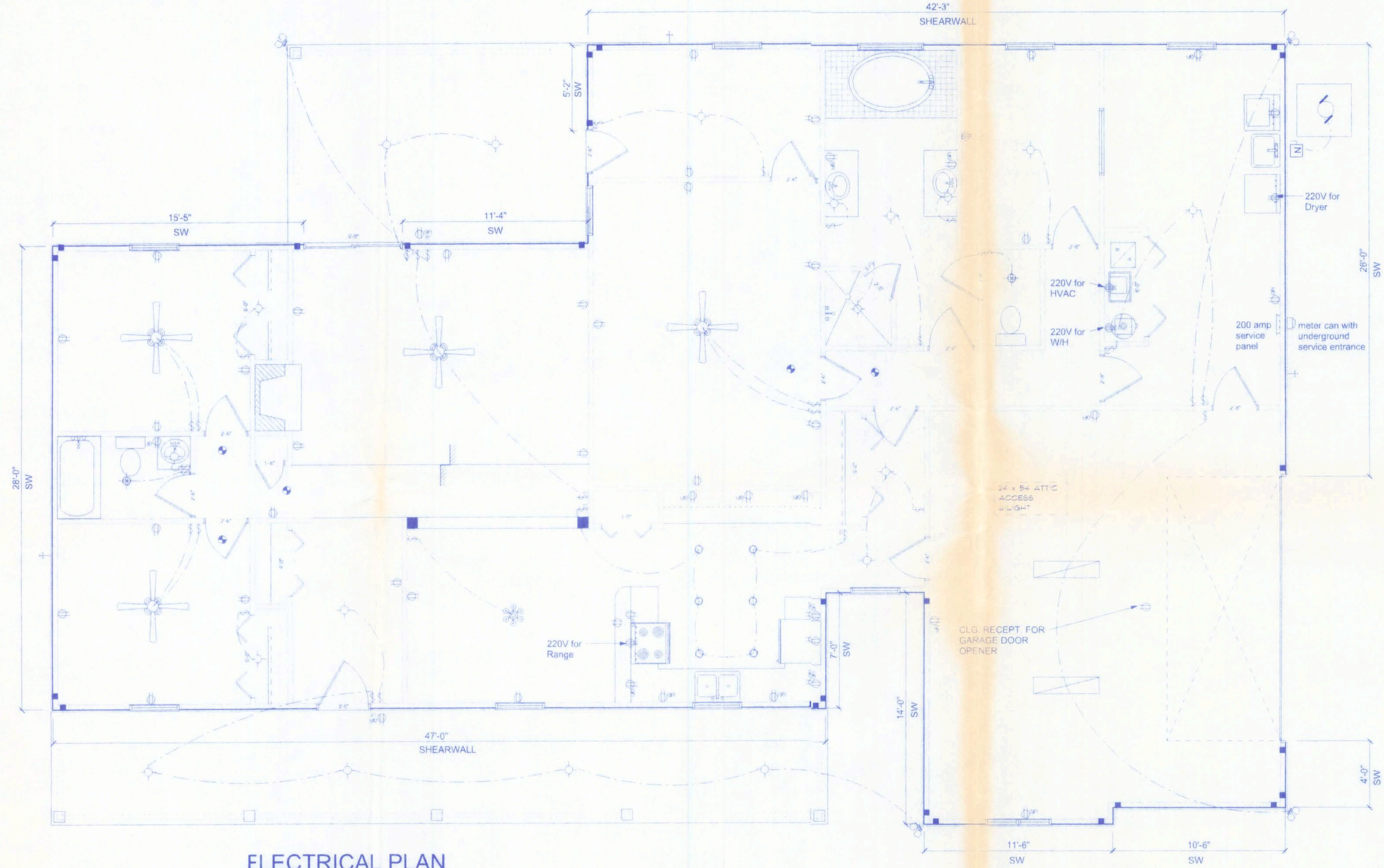


ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

■ ALL THREAD LOCATION AT ENDS OF SHEARWALLS



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

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
chandelier	
double spotlight	
fluorescent fixture	
pot light	
fan	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
switch 3 way	
weather proof GFI	

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. 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.

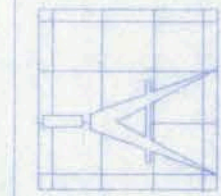
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 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 ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

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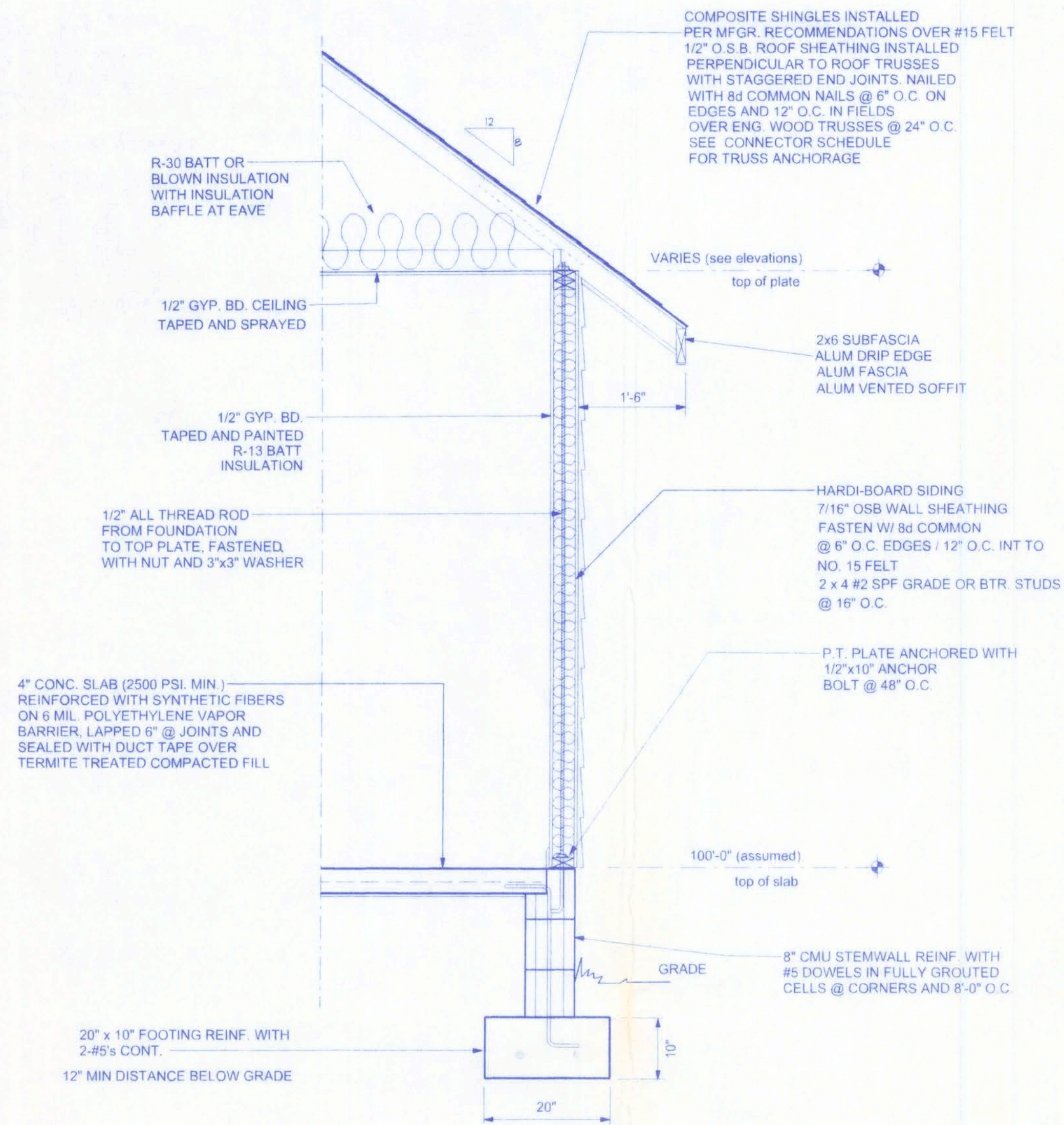
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W.H.F.
2/1/06

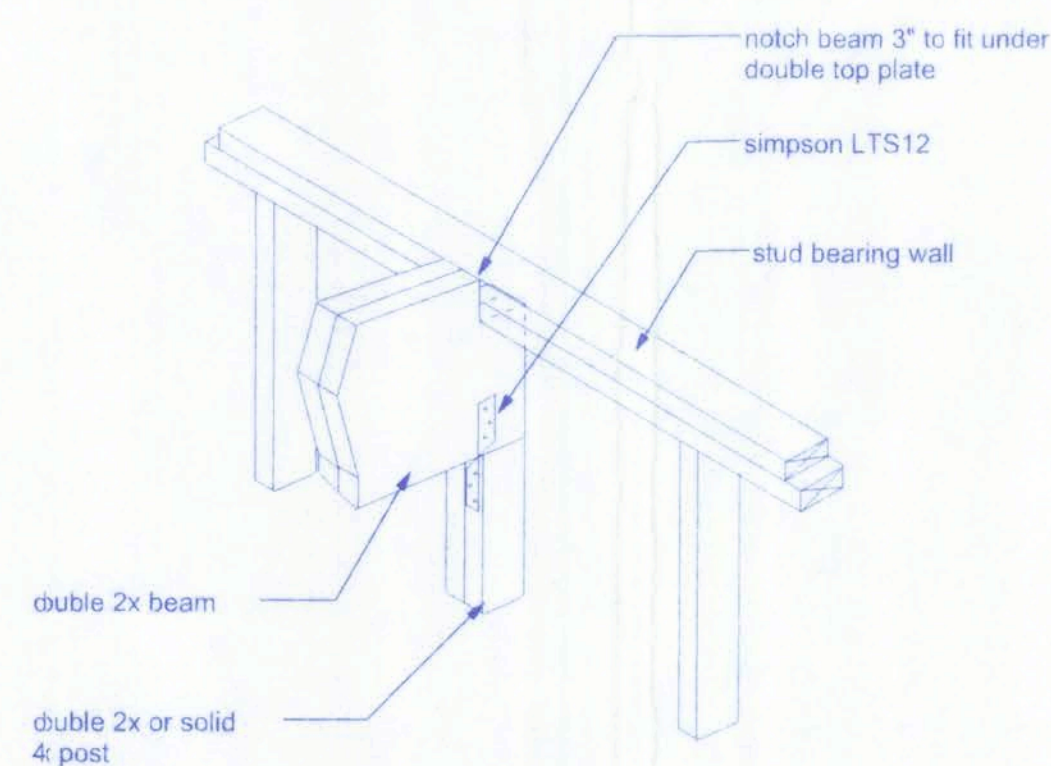
WAUGH RESIDENCE

CERTIFICATE OF AUTHORIZATION # 00008701



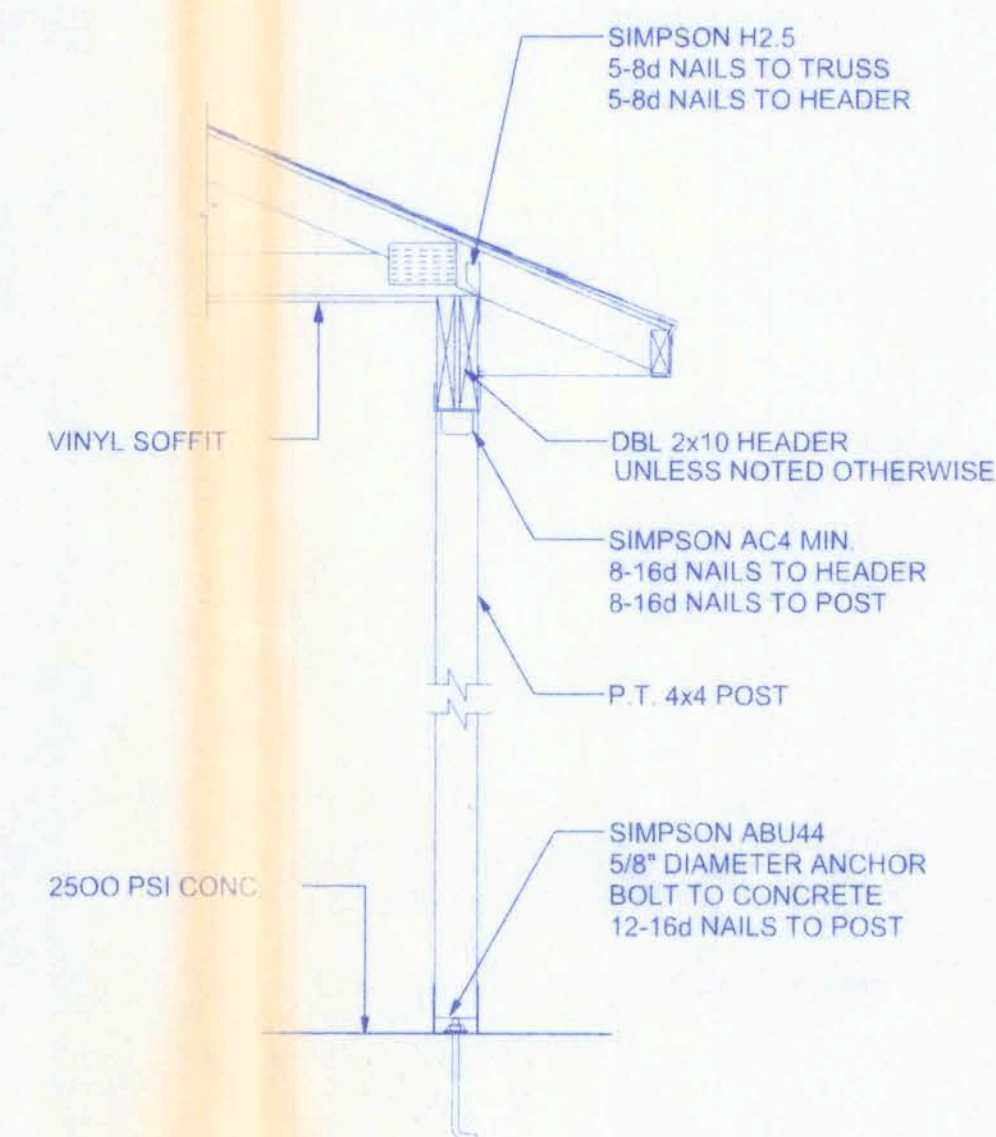
TYPICAL WALL SECTION

3/4" = 1'-0"



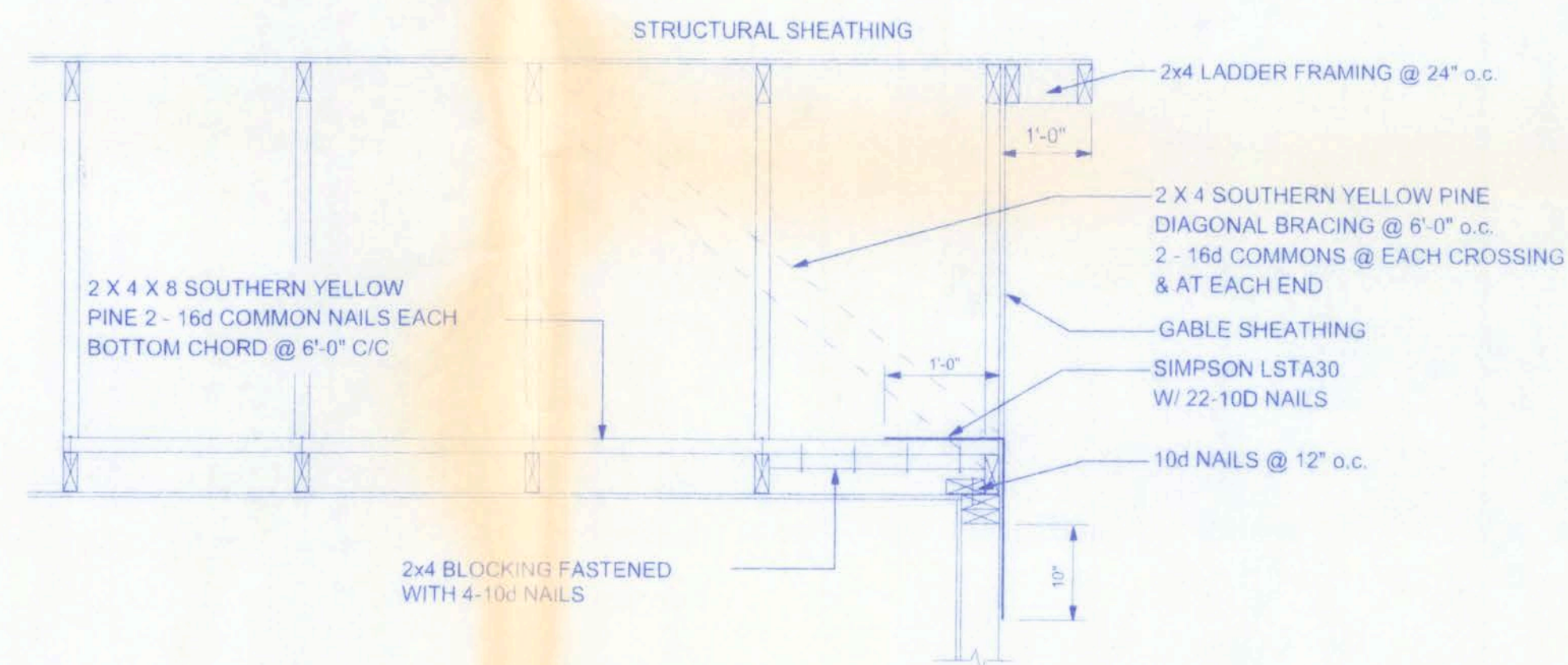
BEAM/WALL CONNECTION

NTS



A PORCH SECTION

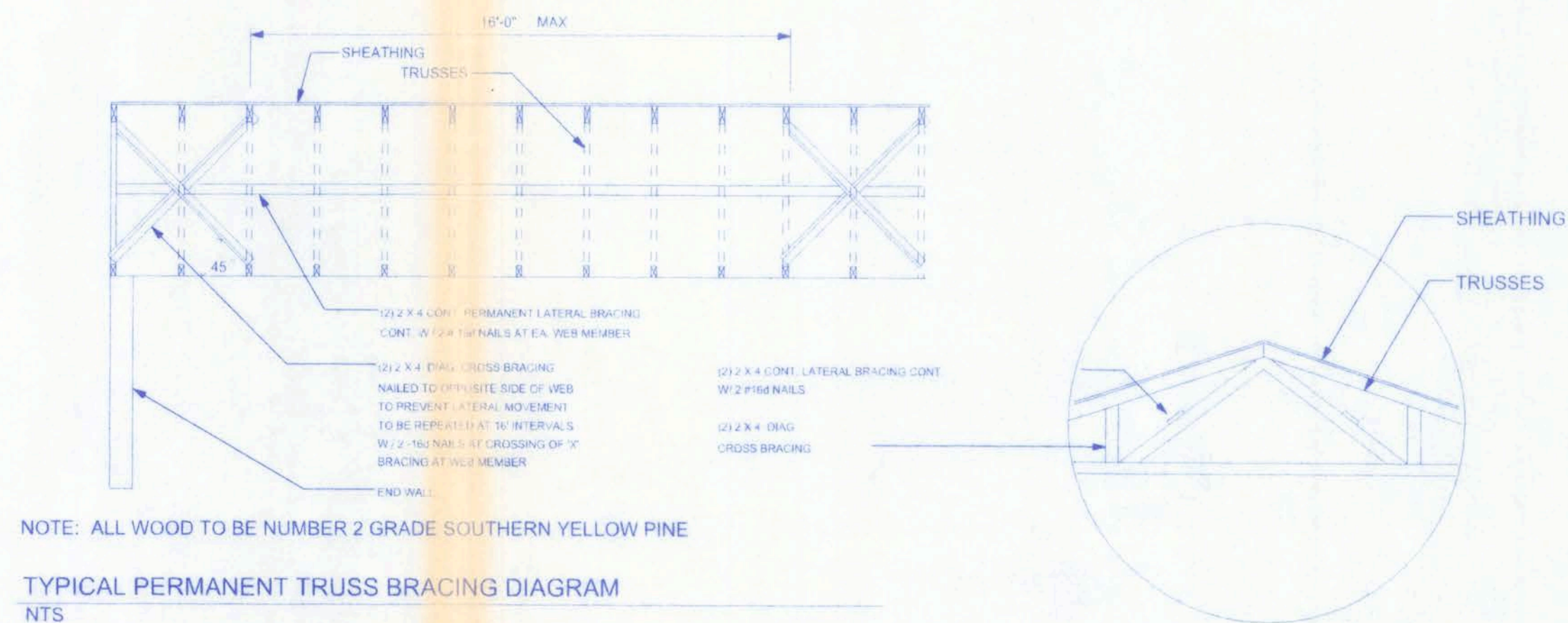
SCALE: 3/4" = 1'-0"



END WALL BRACING FOR CEILING DIAPHRAGM

NTS

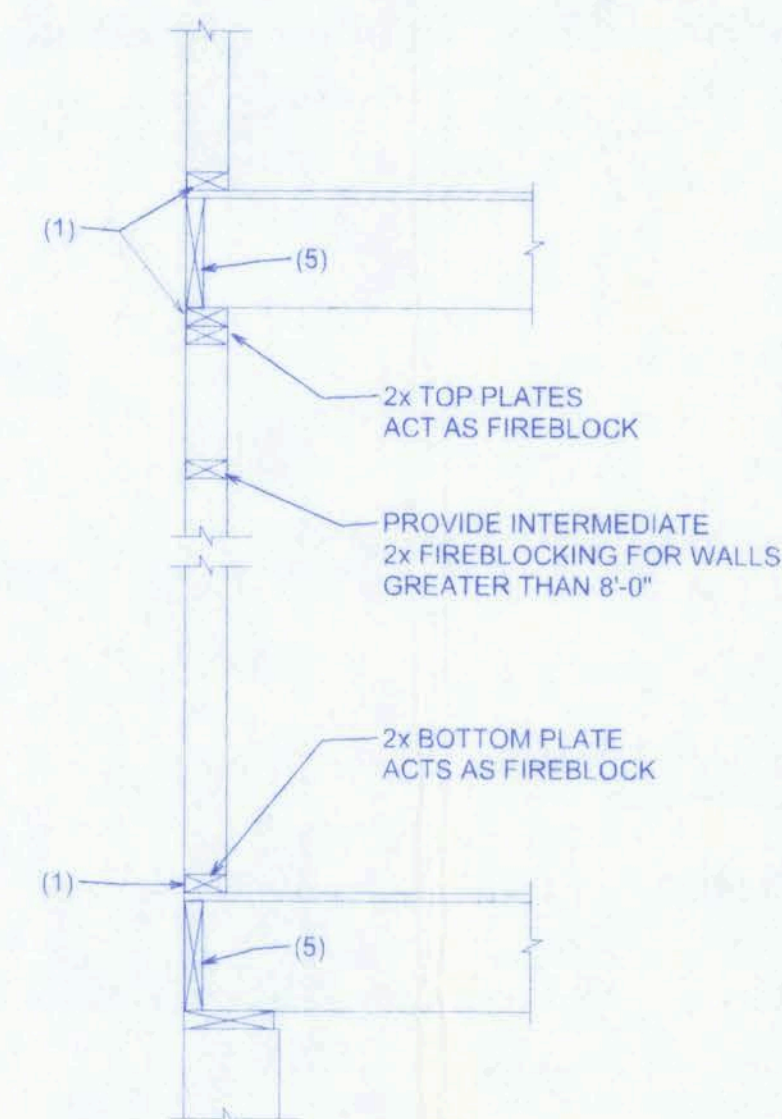
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



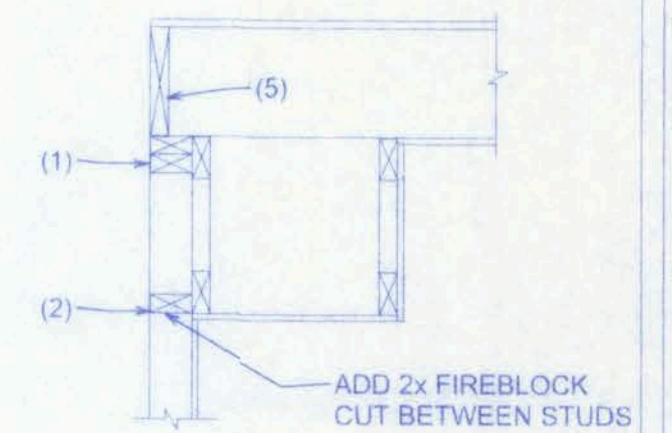
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

TYPICAL PERMANENT TRUSS BRACING DIAGRAM

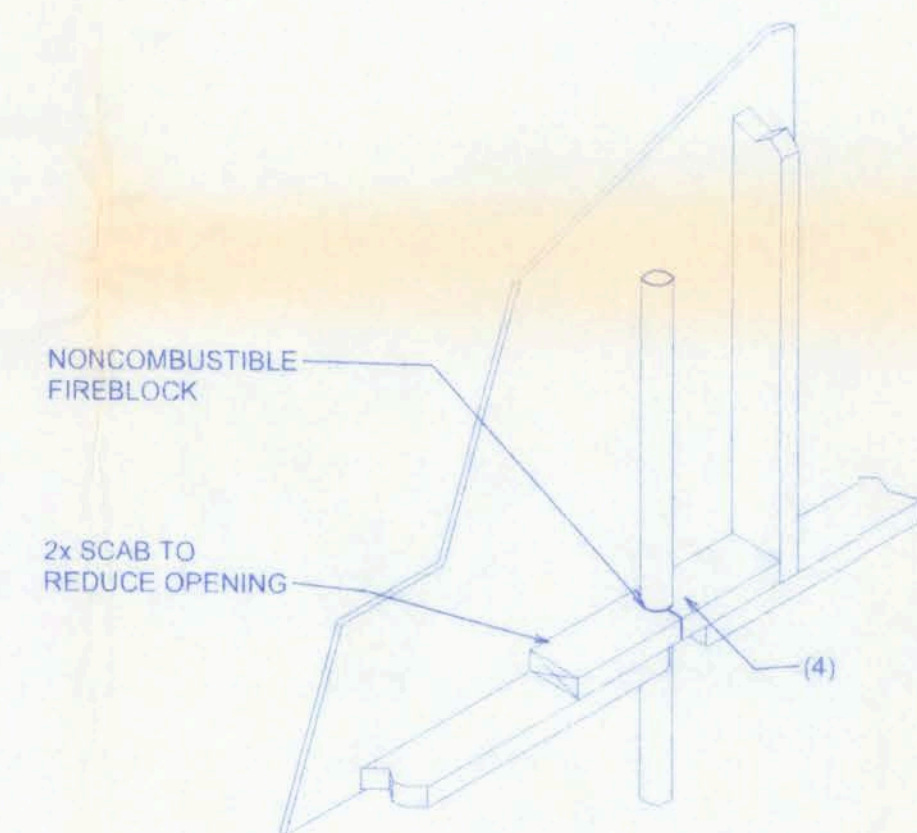
NTS



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



PENETRATIONS

FIREBLOCKING NOTES:

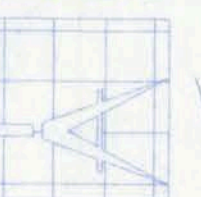
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

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.

2/16/06

WAUGH RESIDENCE

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



Freeman
Design Group

DATE: 2/3/06

DRAWN BY: W.H.F.

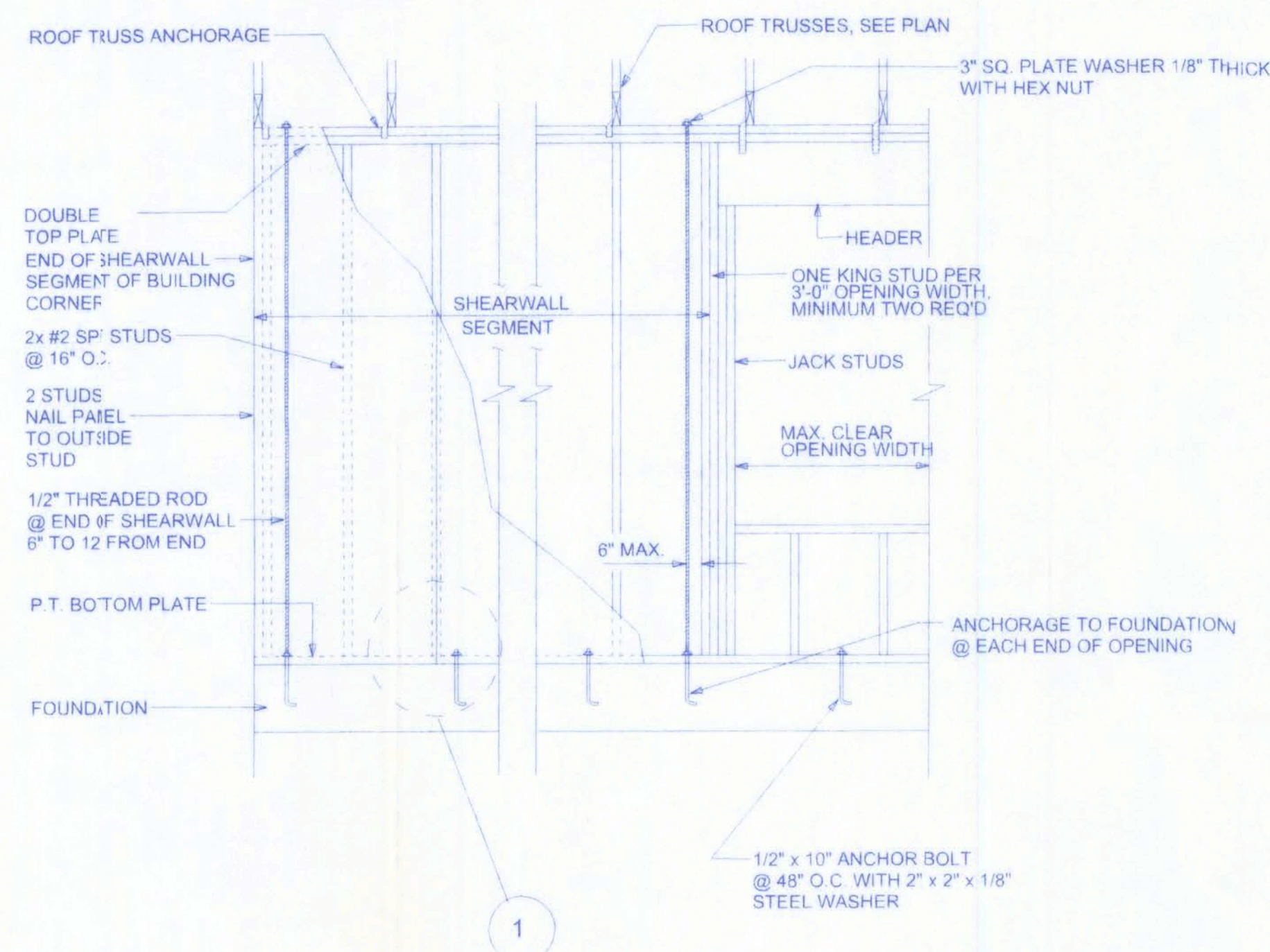
REVISIONS:

SHEET: A-6

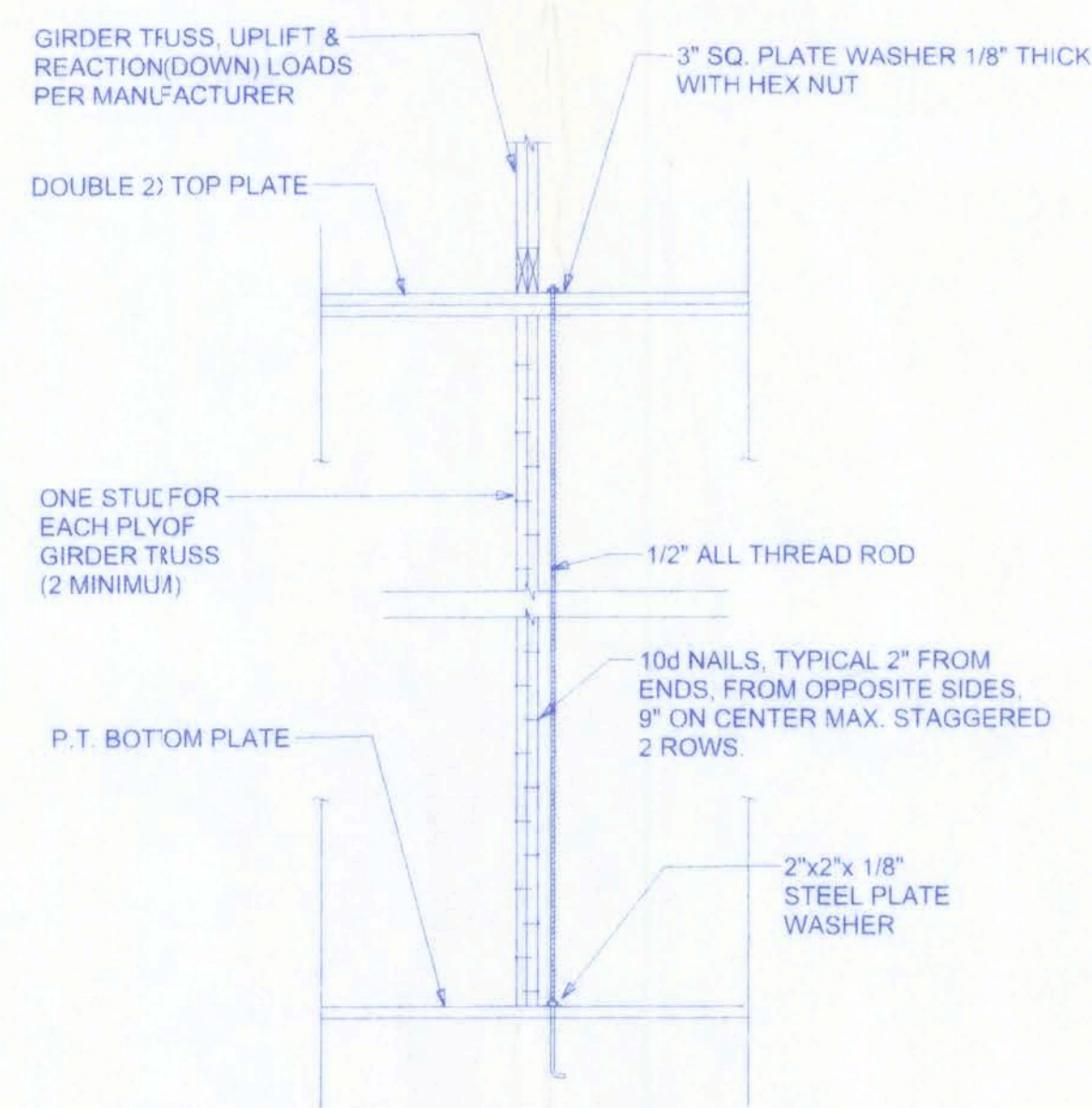
OF: 6

PROJECT NO: 05.R066

CERTIFICATE OF AUTHORIZATION # 00008701

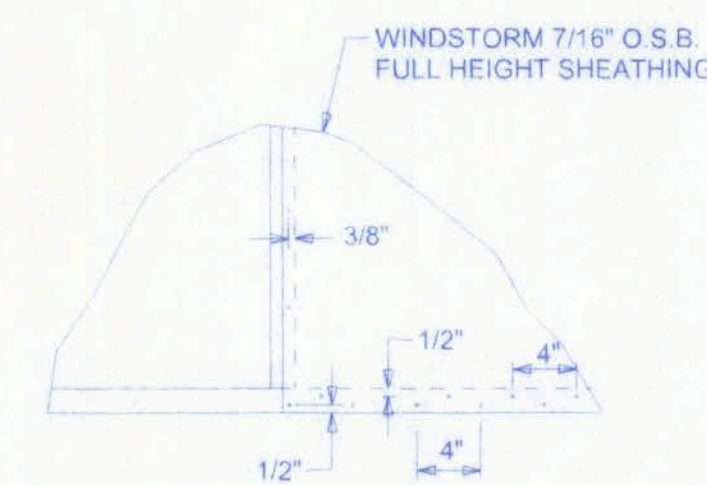


SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"



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"	N/A	N/A
>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



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

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

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

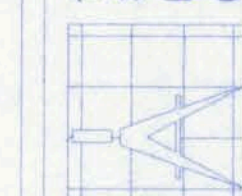
BASIC WIND SPEED	110 MPH
IMPORTANCE FACTOR	1.0
BUILDING CATEGORY	2
EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS +21.8/-29.1 PSF ROOF +12.5/-29.1 PSF OVERHANGS -71.6 PSF
TYPE OF STRUCTURE	ENCLOSED
ROOF DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF
FLOOR DEAD LOAD	20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

SHEARWALL NOTES:

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

161 N.W. MADISON STREET
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(386) 758-4209



Freeman
Design Group

DATE: 2/3/06

DRAWN BY: W.H.F.

REVISIONS

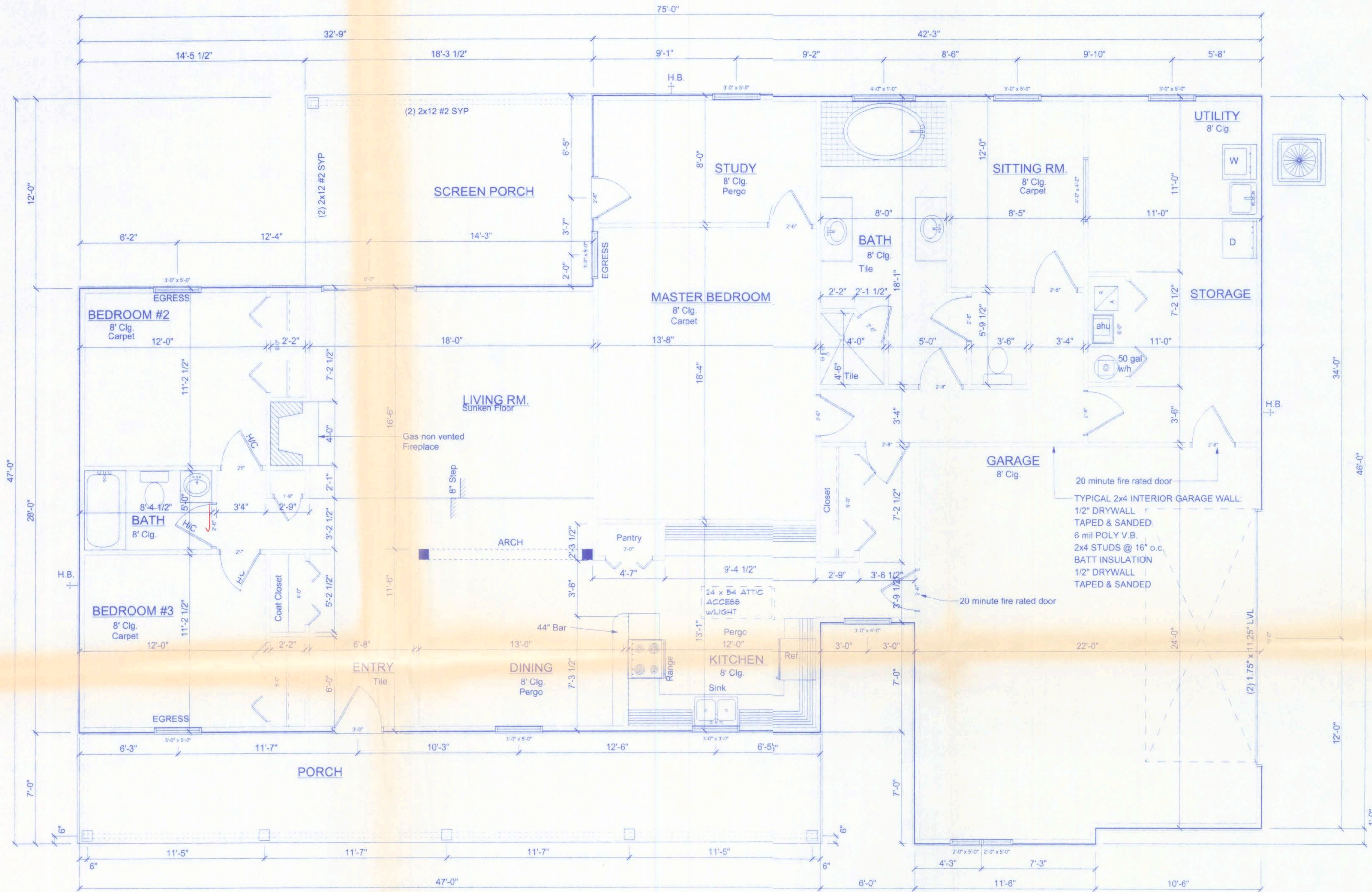
SHEET: S-1

OF: 1

PROJECT NO.: 05 R066

WAUGH RESIDENCE

2/1/06



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

AREA SUMMARY

LIVING AREA:	212' S.F.
SCREEN PORCH:	26' S.F.
FRONT PORCH:	32' S.F.
GARAGE:	54' S.F.
TOTAL:	326' S.F.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA 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/AAMA/NWDDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

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 18" 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.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
EACH VERTICAL DRYER VENT RISER SHALL BE PROVIDED WITH A CLEANOUT. DRYER EXHAUSTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WITHOUT SCREENS.

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.

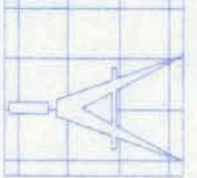
PRODUCT CODE	SIZE	COUNT
36x80 colonial	3'-0"	1
72x80 sliding glass 2	6'-0"	1
192x84 garge door	16'-0"	1
3068-2 BF	3'-0"	1
4068-2 BF	4'-0"	1
5068-2 BF	5'-0"	1
6068-2 BF	6'-0"	3
1868	1'-8"	1
2068	2'-0"	1
2668	2'-6"	5
2668	2'-6"	3
2868	2'-8"	4
2868	2'-8"	1
48x12 transom	4'-0" x 1'-0"	1
SH 2050	2'-0" x 5'-0"	2
SH 3040	3'-0" x 4'-0"	1
SH 3050	3'-0" x 5'-0"	5
SH 4040	4'-0" x 4'-0"	1

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.

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

161 N.W. MADISON STREET
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Freeman
Design Group
inc

DATE
2/3/06

DRAWN BY
W.H.F.

REVISIONS

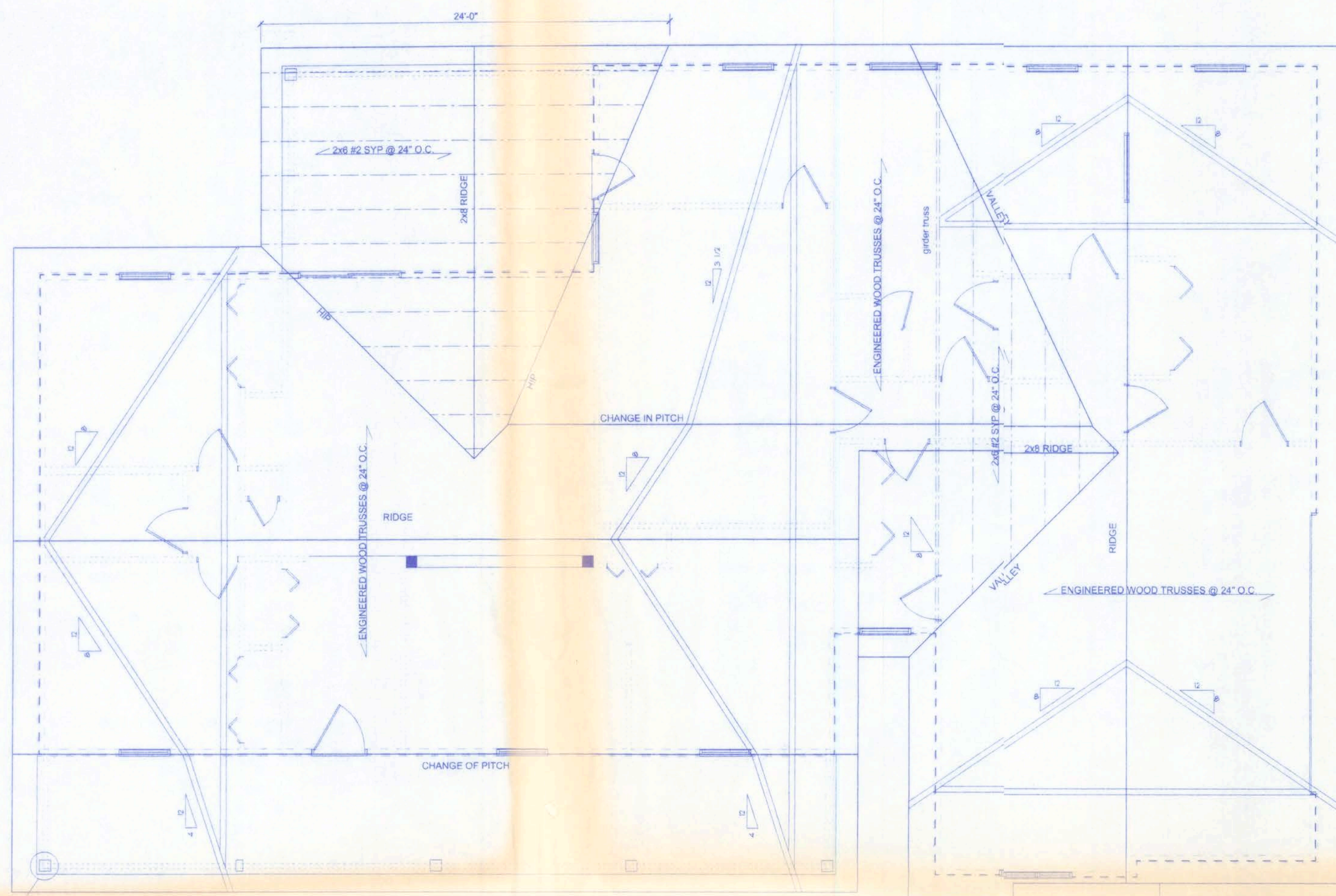
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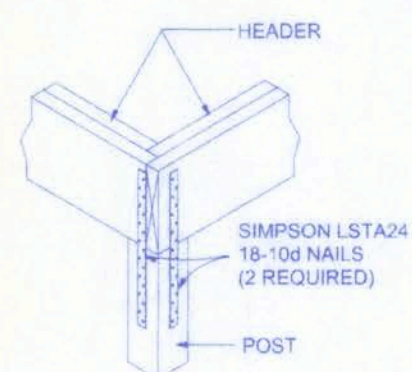
PROJECT NO.
05.R066

WAUGH RESIDENCE

3/26/06



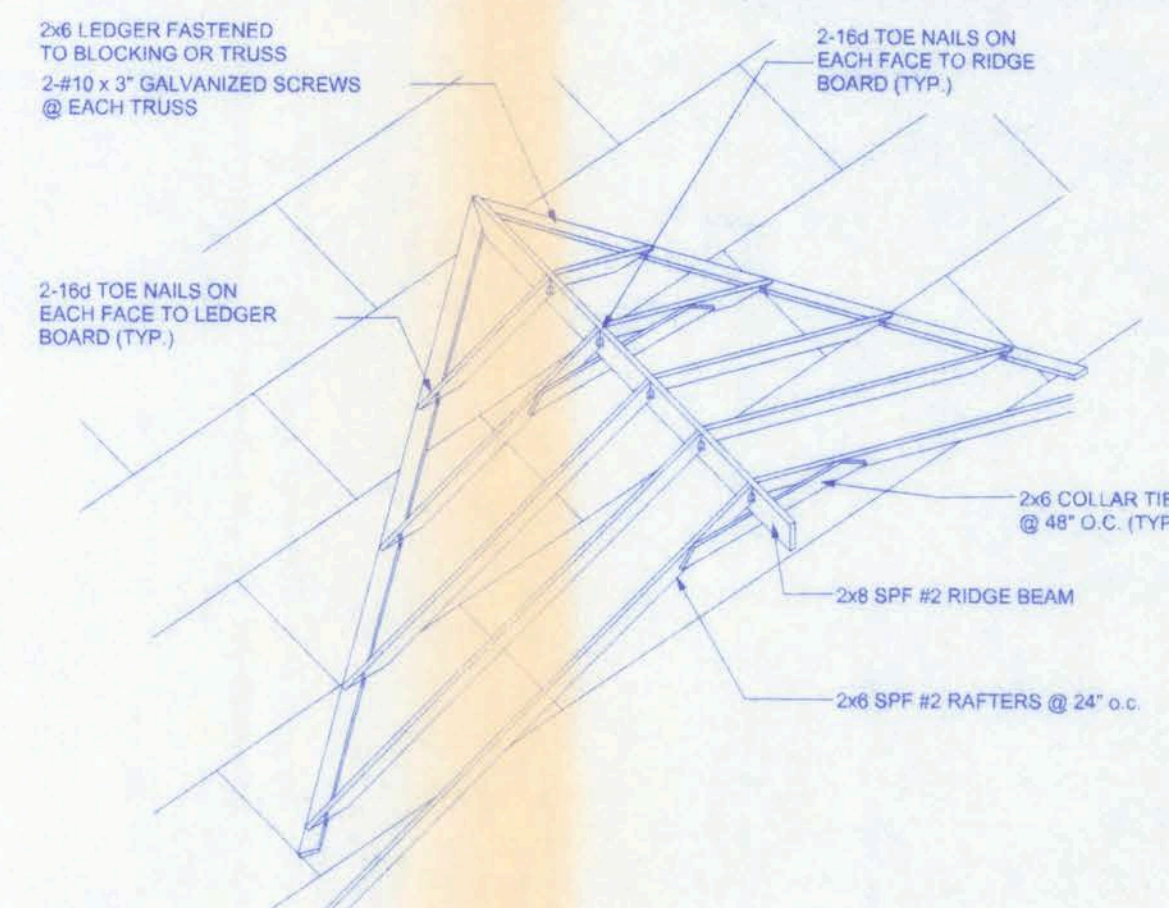
ROOF PLAN
SCALE: 3/16" = 1'-0"



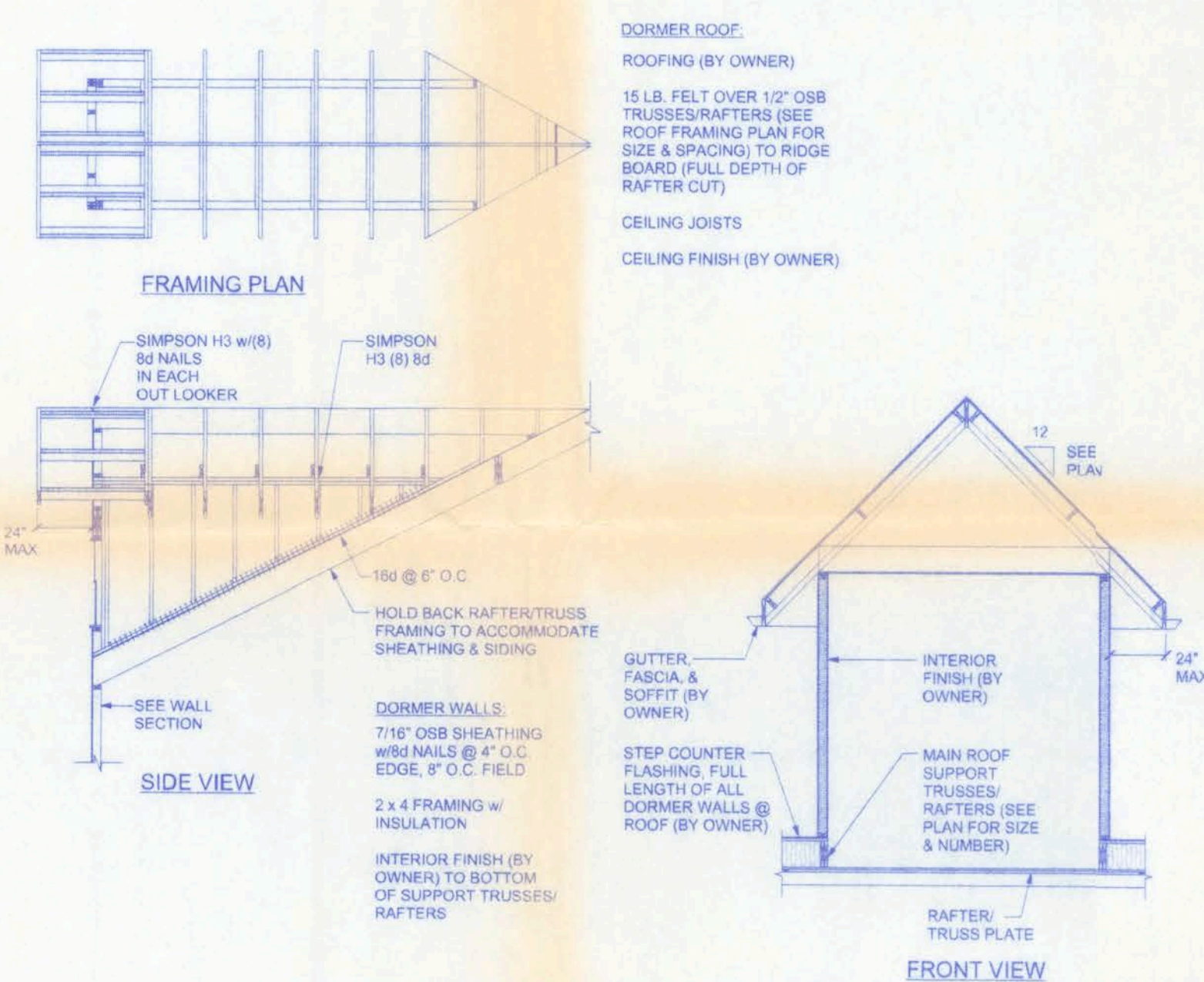
1 CORNER POST/HEADER DETAIL
A-4 NTS

CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	385 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)PTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 + 2,900 LBS	SIMPSON

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) 2x6	1.5"	SIMPSON H2.5	SIMPSON SPH4
>3' - 6'	(2) 2x10	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>6' - 9'	(2) 2x12	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(2) SIMPSON LSTA30	SIMPSON HDS4
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	(2) SIMPSON LSTA30	SIMPSON HDS4

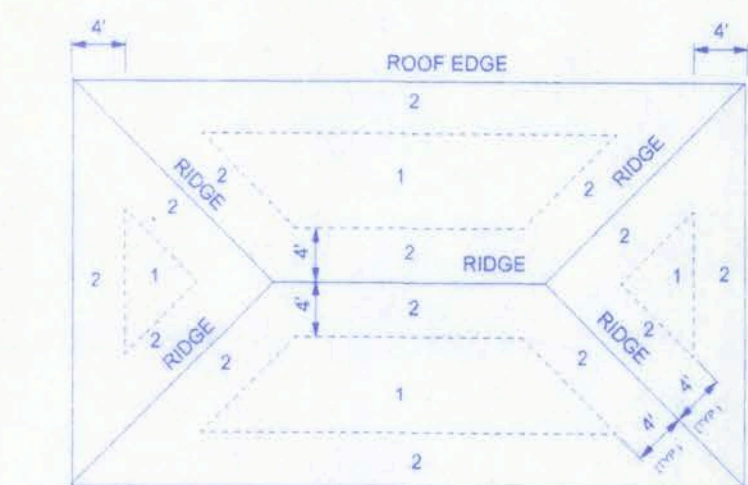


ROOF INTERSECTION CONNECTION DETAIL
NTS

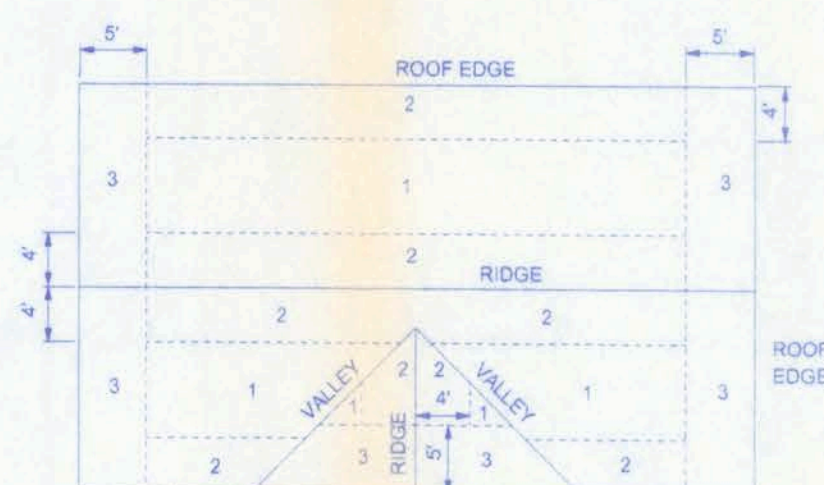


DORMER ANCHORING DETAIL
NTS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE
			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS
			6 in. o.c. EDGE
			8 in. o.c. FIELD

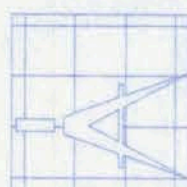


ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

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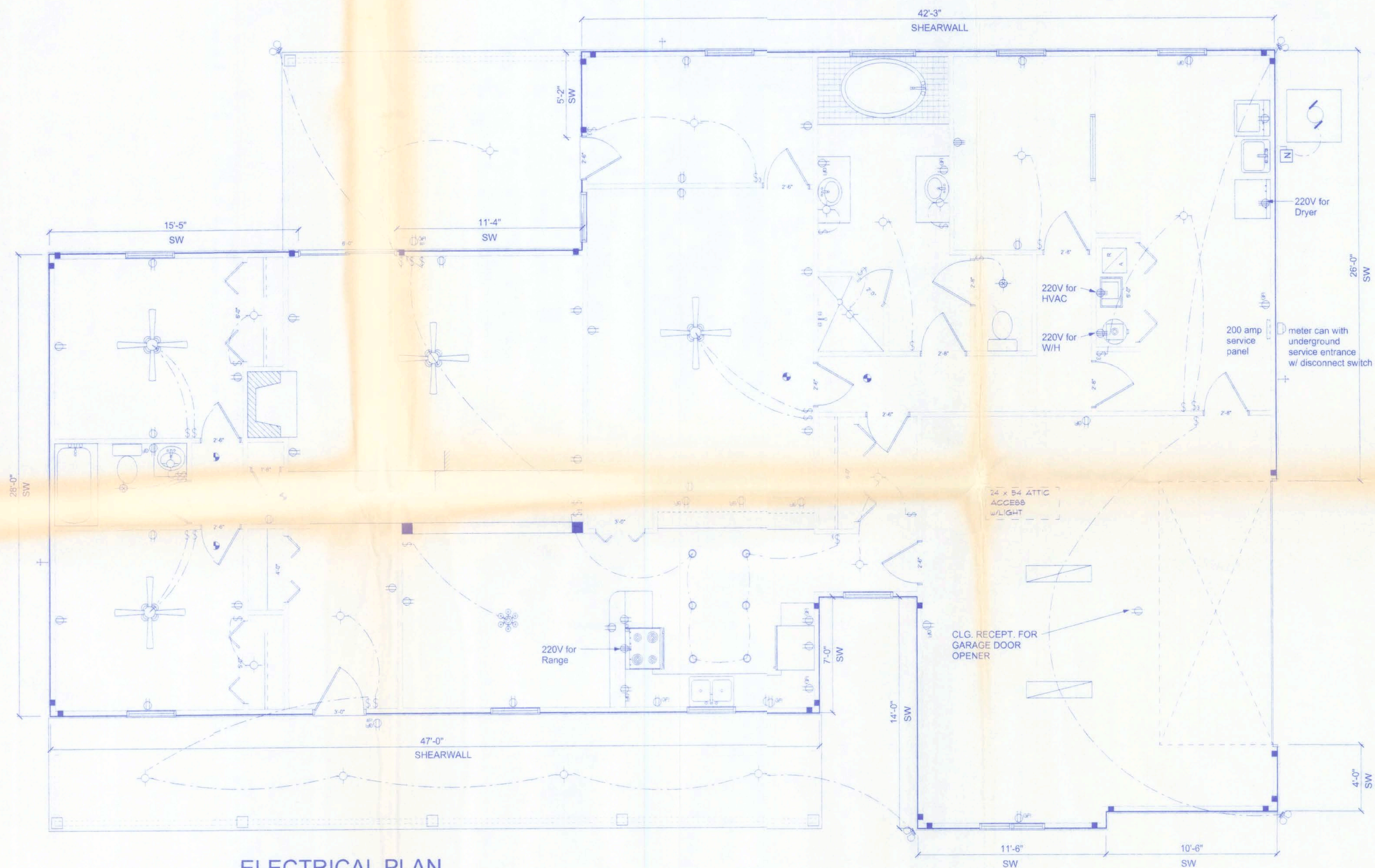


Freeman
Design Group inc

DATE: 2/3/06
DRAWN BY: W.H.F.
REVISIONS:
SHEET: A-4
OF: 6
PROJECT NO.: 05.R066

WAUGH RESIDENCE

William H. Freeman
3/16/06



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

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
chandelier	
double spotlight	
fluorescent fixture	
pot light	
fan	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
switch 3 way	
weather proof GFI	

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. 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 AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

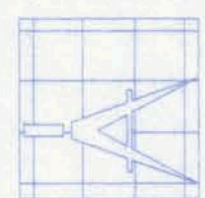
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 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 ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

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REVISIONS

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A-5

OF
6

PROJECT NO.
05.R066

CERTIFICATE OF AUTHORIZATION # 00000701