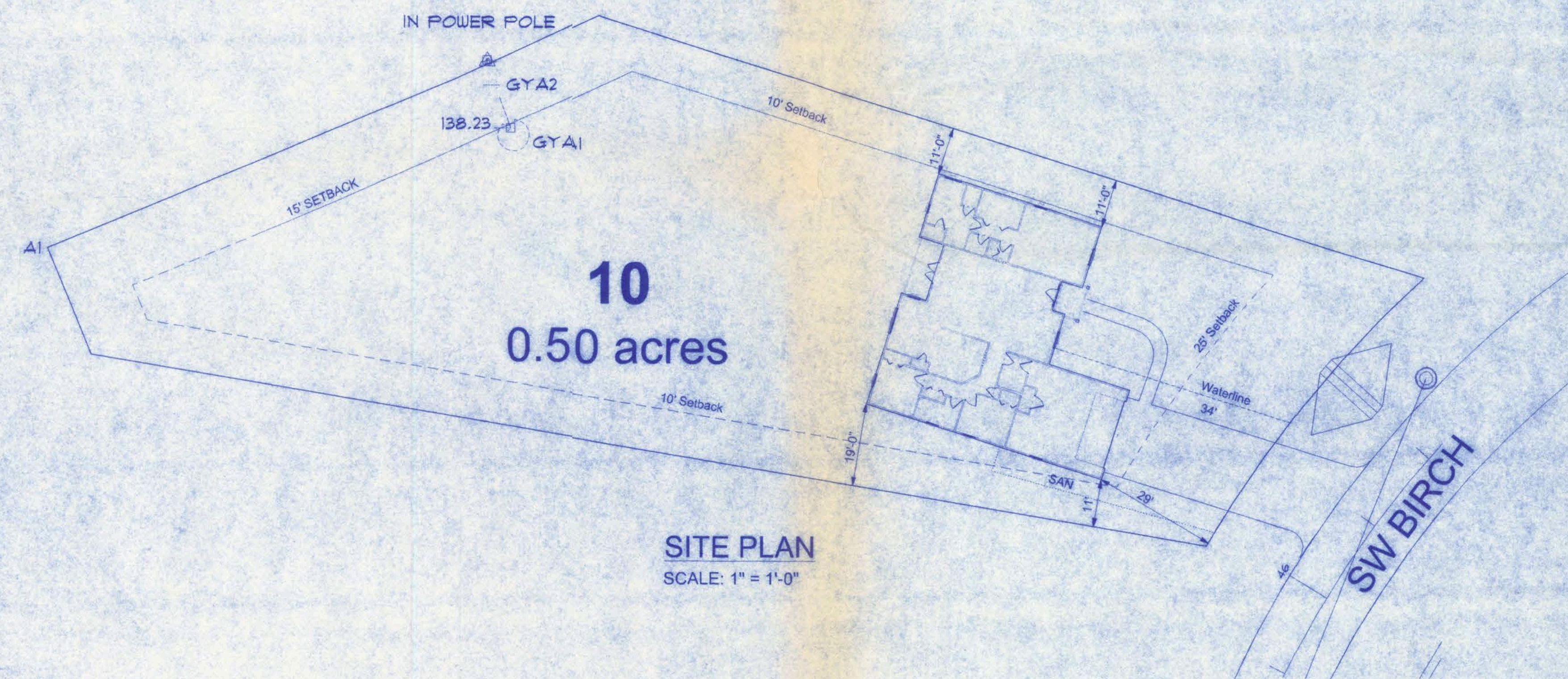


DESCRIPTION

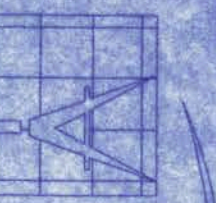
LAUREL LAKE LOT #10 PHASE 2, LAKE CITY, FL



W.H.F.  
12/23/06

LAUREL LAKE LOT #10 PHASE 2

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



Freeman  
Design Group

DATE  
12/18/06

DRAWN BY  
W.H.F.

REVISIONS

SHEET  
OF

SP-1  
1

PROJECT NO.

CERTIFICATE OF AUTHORIZATION # 000087011



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

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

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.

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 SQ FT 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 SQ FT 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:  
Openings 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 doors.

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 in 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.

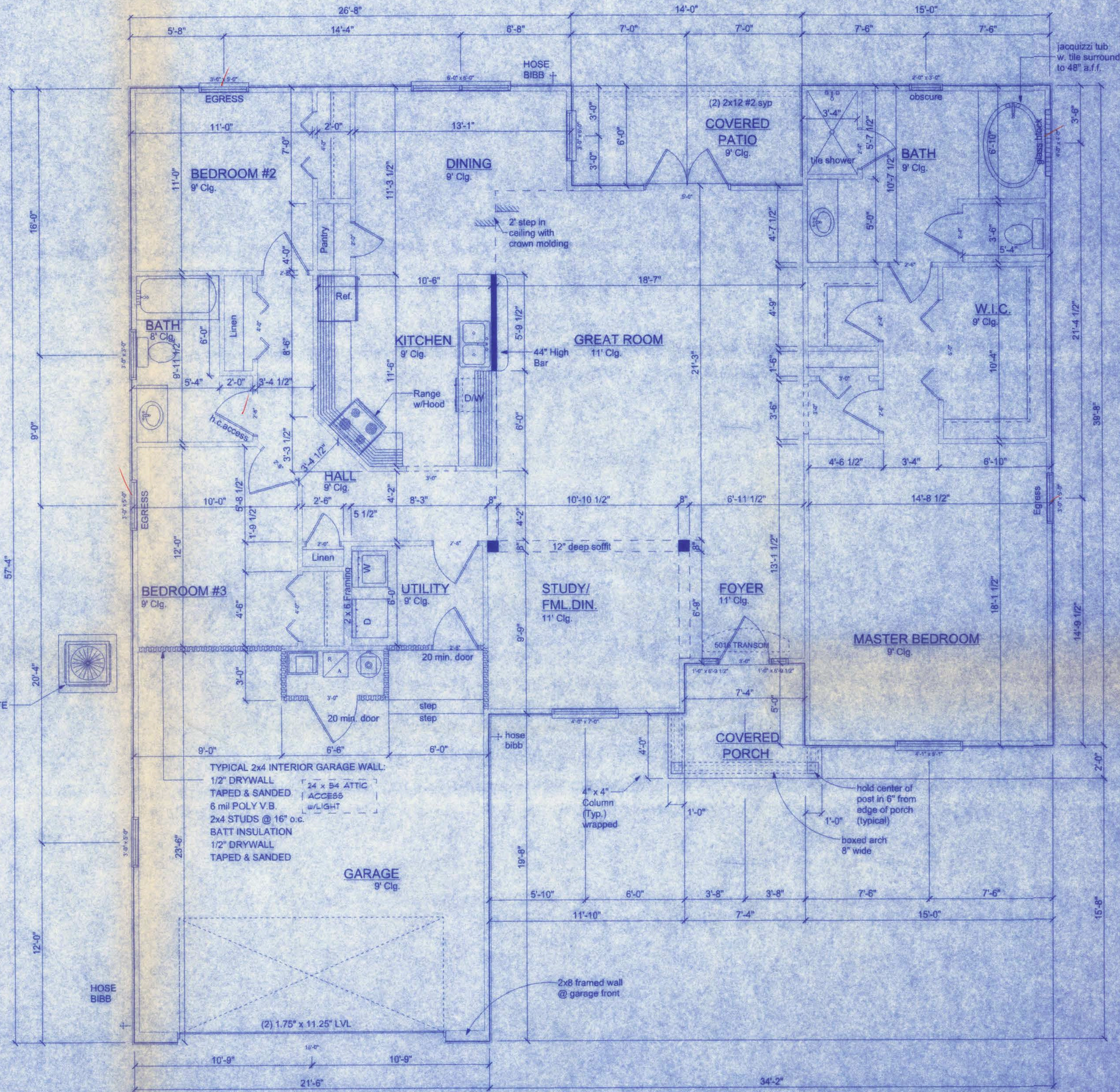
NOTE:  
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

NOTE:  
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN 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/NWDA 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.

HVAC UNITS SHALL BE MOUNTED TO CONCRETE PAD w/ #14 SCREWS w/ GASKETED WASHERS, (3) PER SIDE



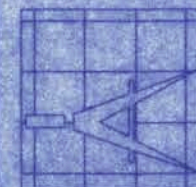
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

#### AREA SUMMARY

LIVING AREA:	1,959 S.F.
GARAGE:	520 S.F.
PORCHES:	138 S.F.
<b>TOTAL:</b>	<b>2,617 S.F.</b>

## 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: A-1

OF: 6

PROJECT NO.

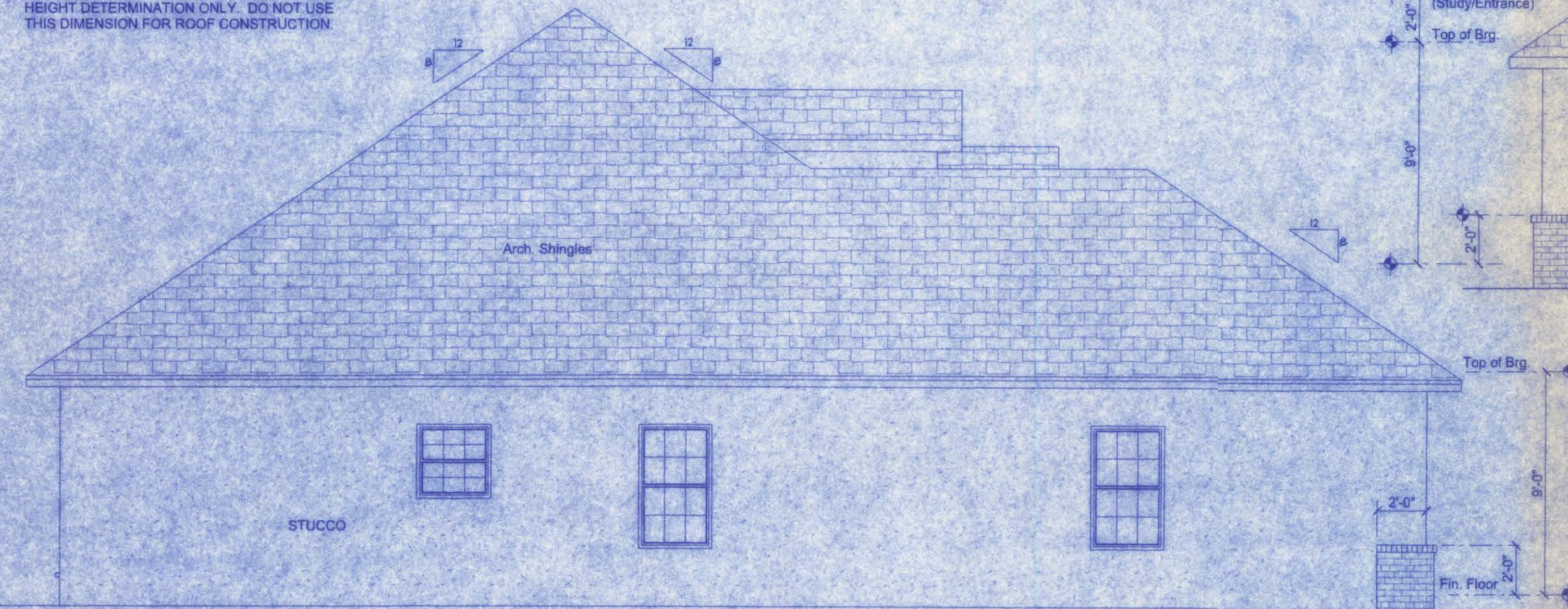
CERTIFICATE OF AUTHORIZATION # 00000901





**FRONT 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.



**LEFT 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:**

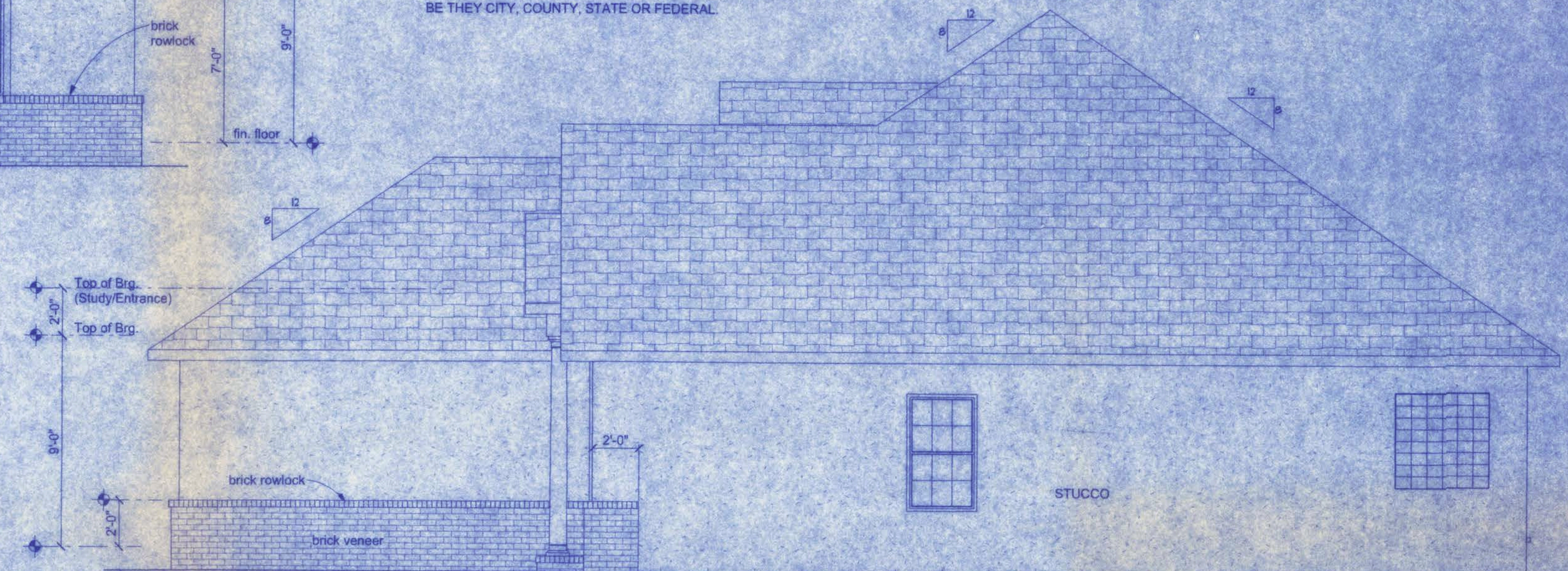
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

**CHANGES TO PLAN SETS:**

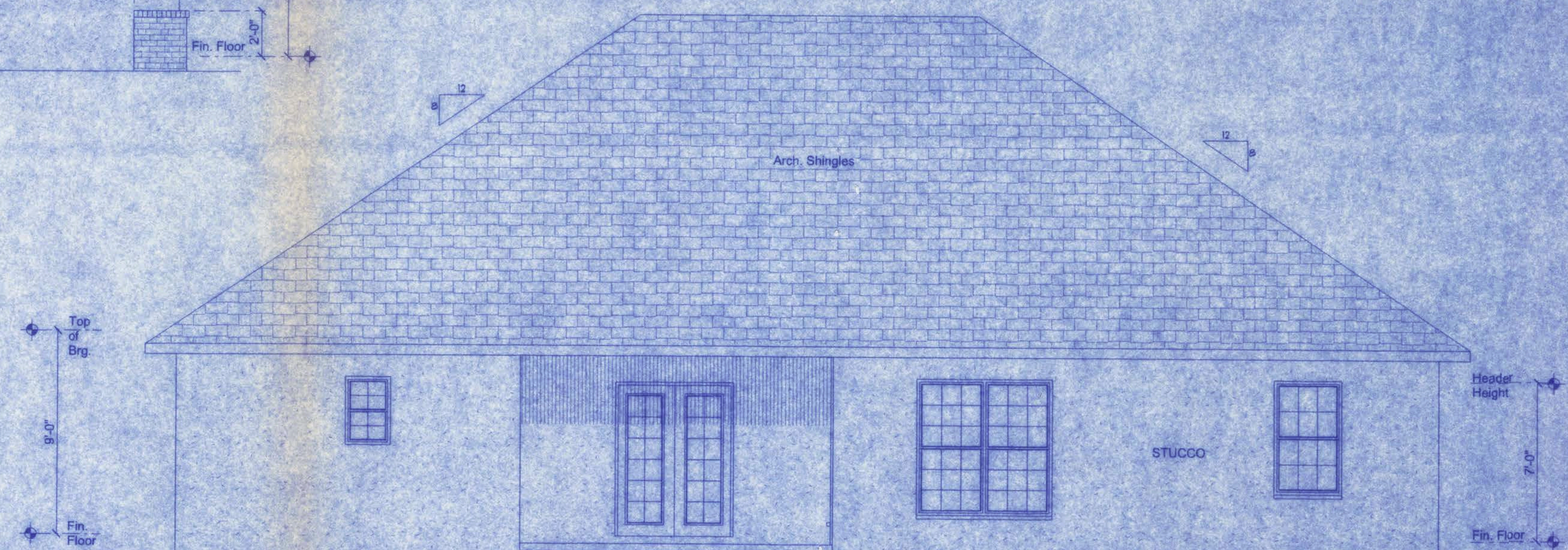
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

**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"

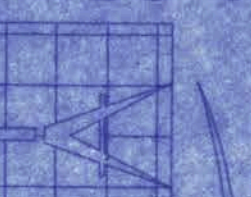


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

*Walt Lee*  
12/21/06

LAUREL LAKE PHASE 2

161 N.W. MADISON STREET  
SUITE #102  
LAKE CITY, FL 32055  
(888)758-4203  
CERTIFICATE OF AUTHORIZATION # 00008701



**Freeman**  
Design Group

DATE: 12/21/06

DRAWN BY: W.H.F.

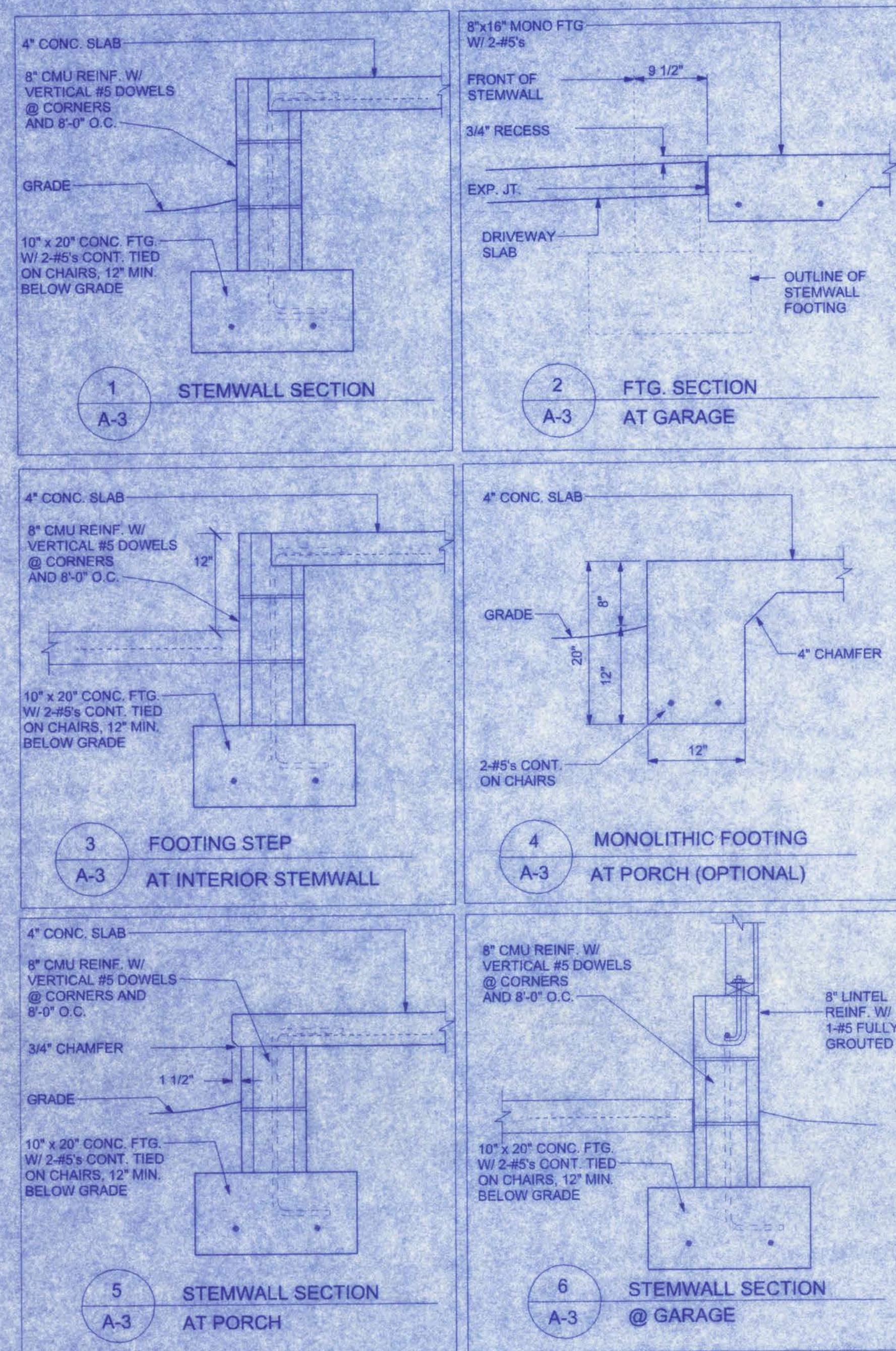
REVISIONS:

SHEET: A-2

OF: 6

PROJECT NO.





#### 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 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.

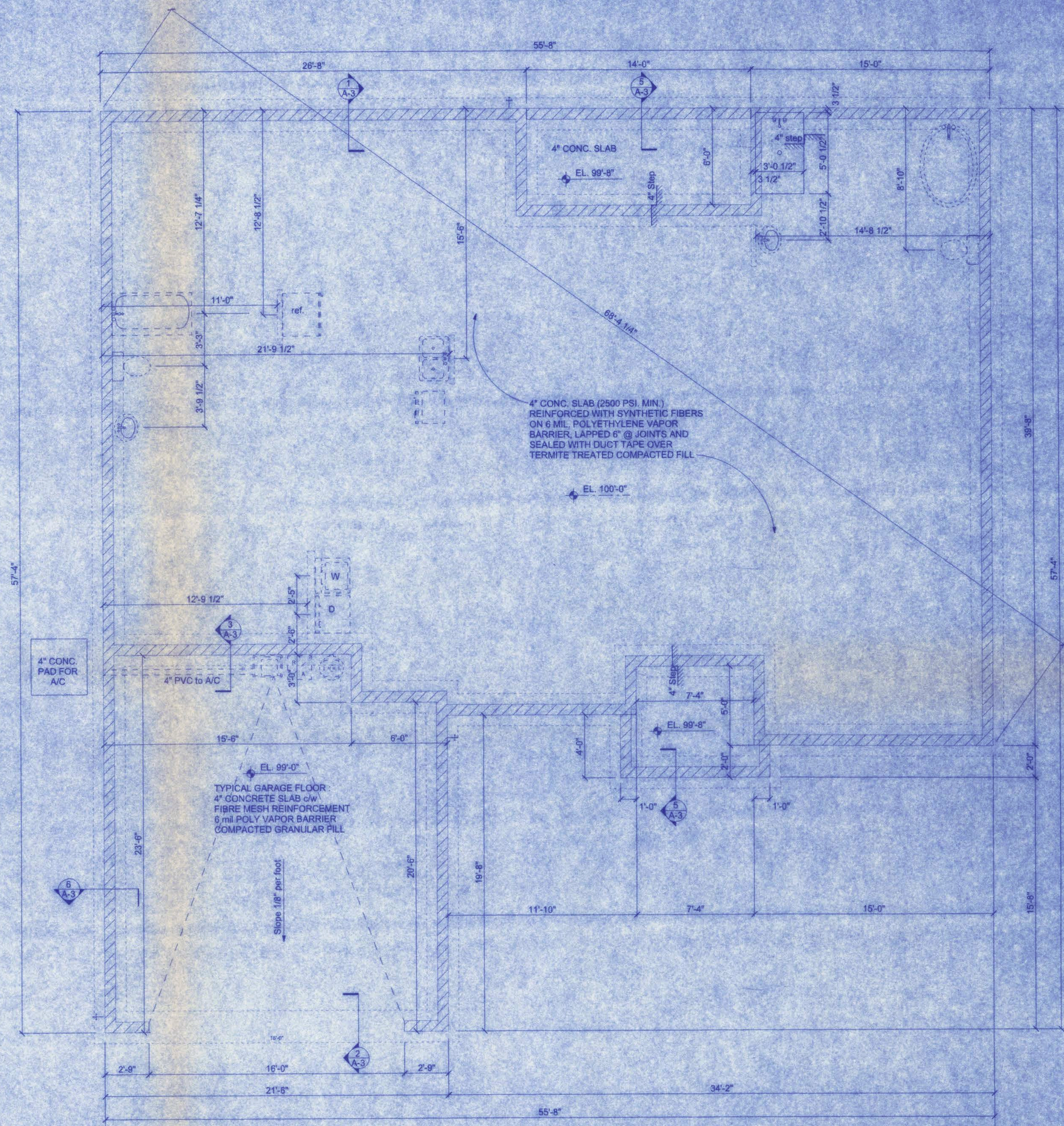
##### GALVANIZATION:

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, 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.

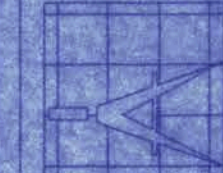


#### FOUNDATION PLAN

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

## LAUREL LAKE PHASE 2

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



**Freeman**  
Design Group

DATE: 12/21/08  
DRAWN BY: W.H.F.

REVISIONS:

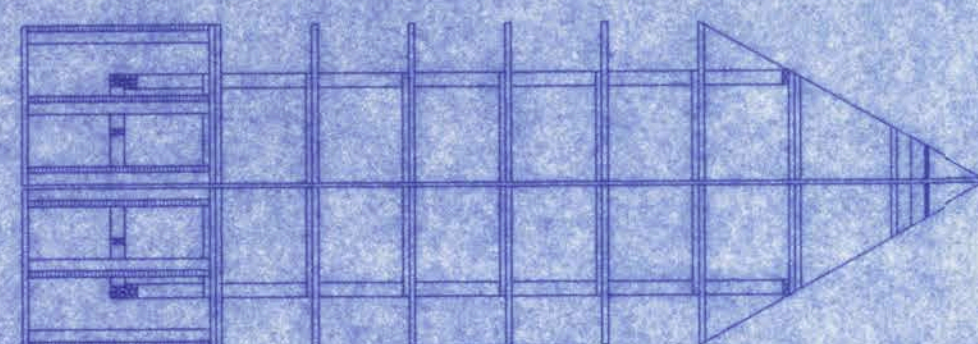
SHEET: A-3

OF: 6

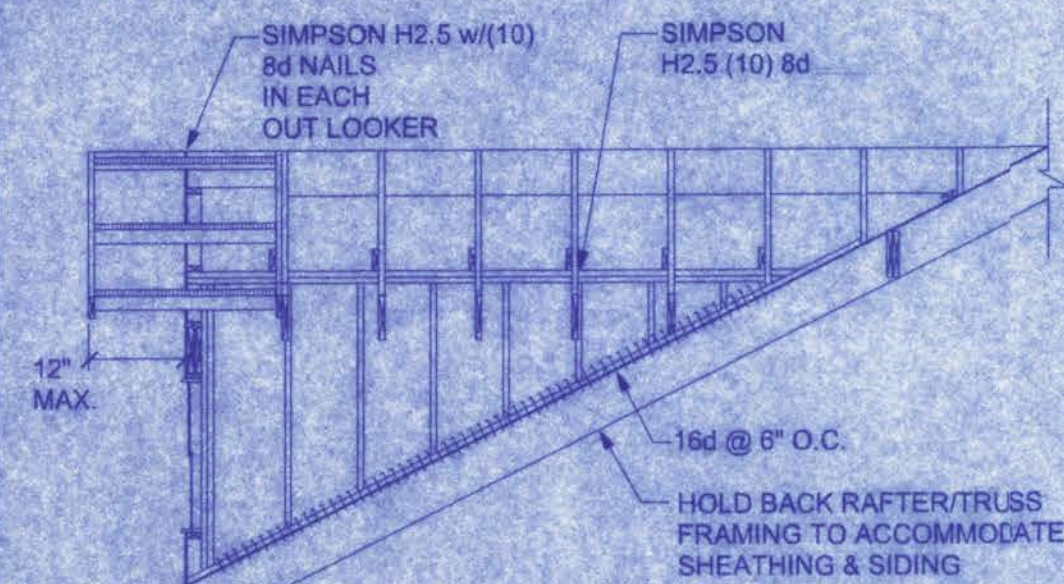
PROJECT NO.:

CERTIFICATE OF AUTHORIZATION # 00008703





FRAMING PLAN



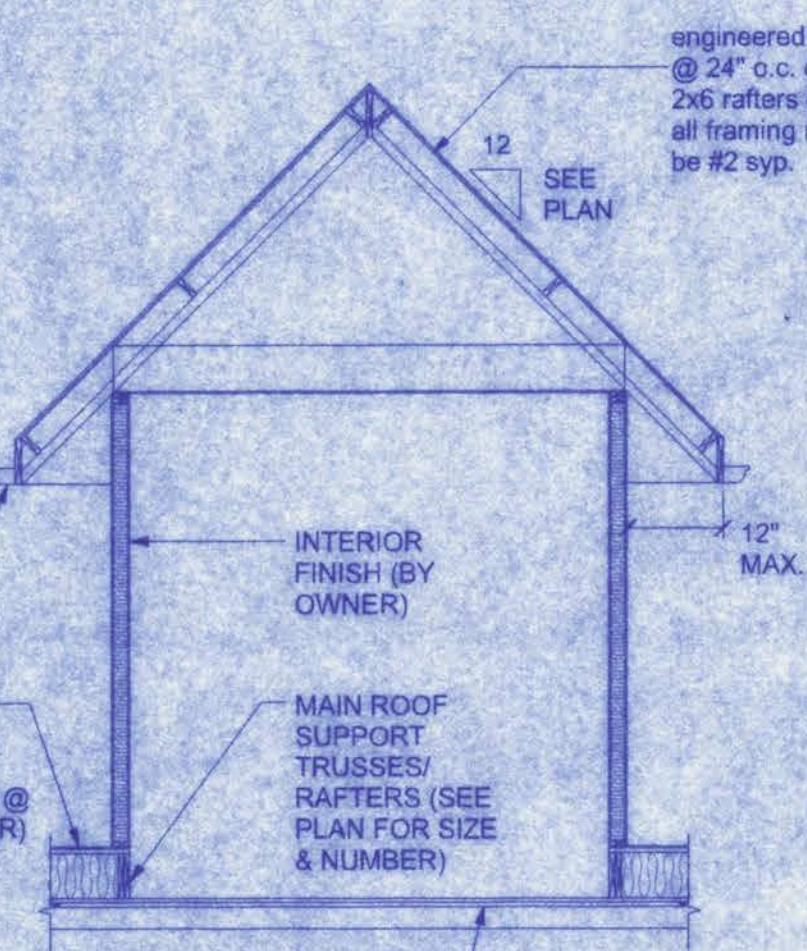
SIDE VIEW

DORMER ROOF:  
ROOFING (BY OWNER)

16 LB. FELT OVER 1/2" OSB  
TRUSSES/RAFTERS (SEE  
ROOF FRAMING PLAN FOR  
SIZE & SPACING) TO RIDGE  
BOARD (FULL DEPTH OF  
RAFTER CUT)

CEILING JOISTS

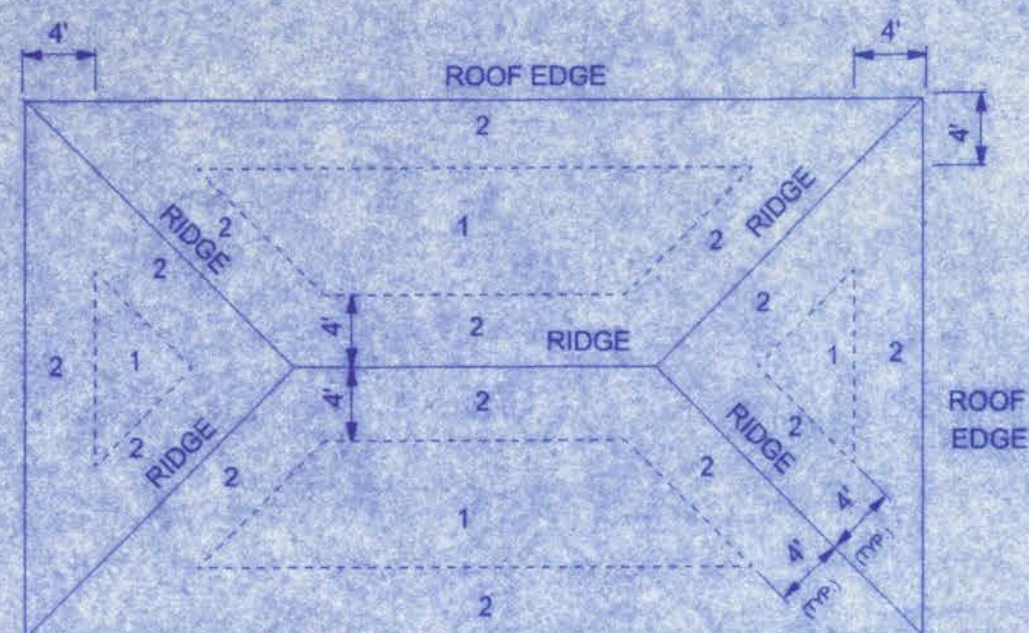
CEILING FINISH (BY OWNER)



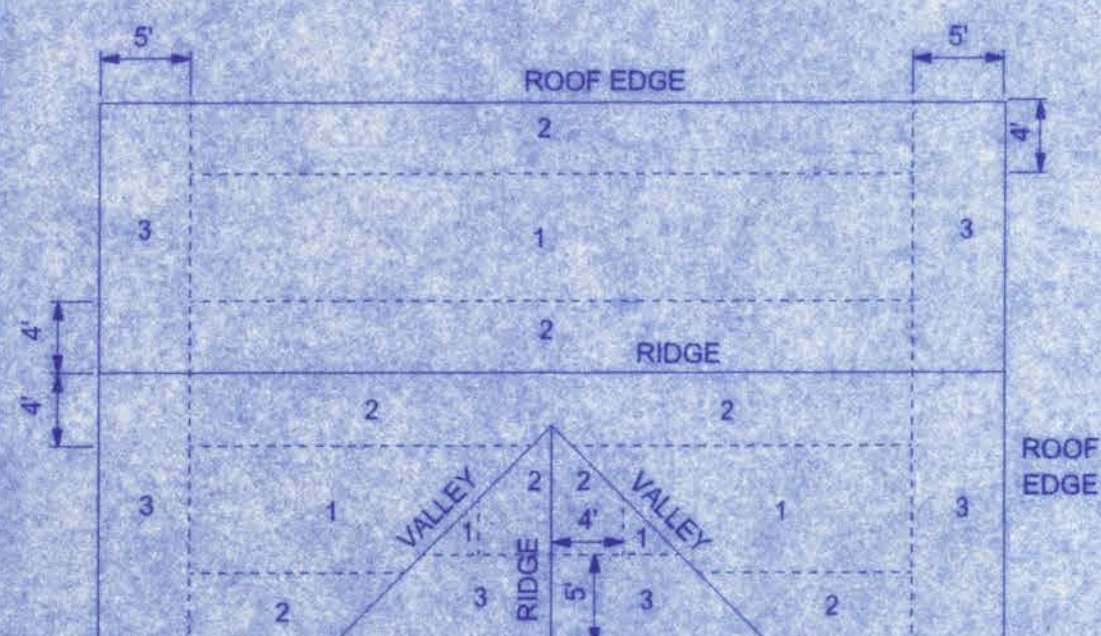
FRONT VIEW

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

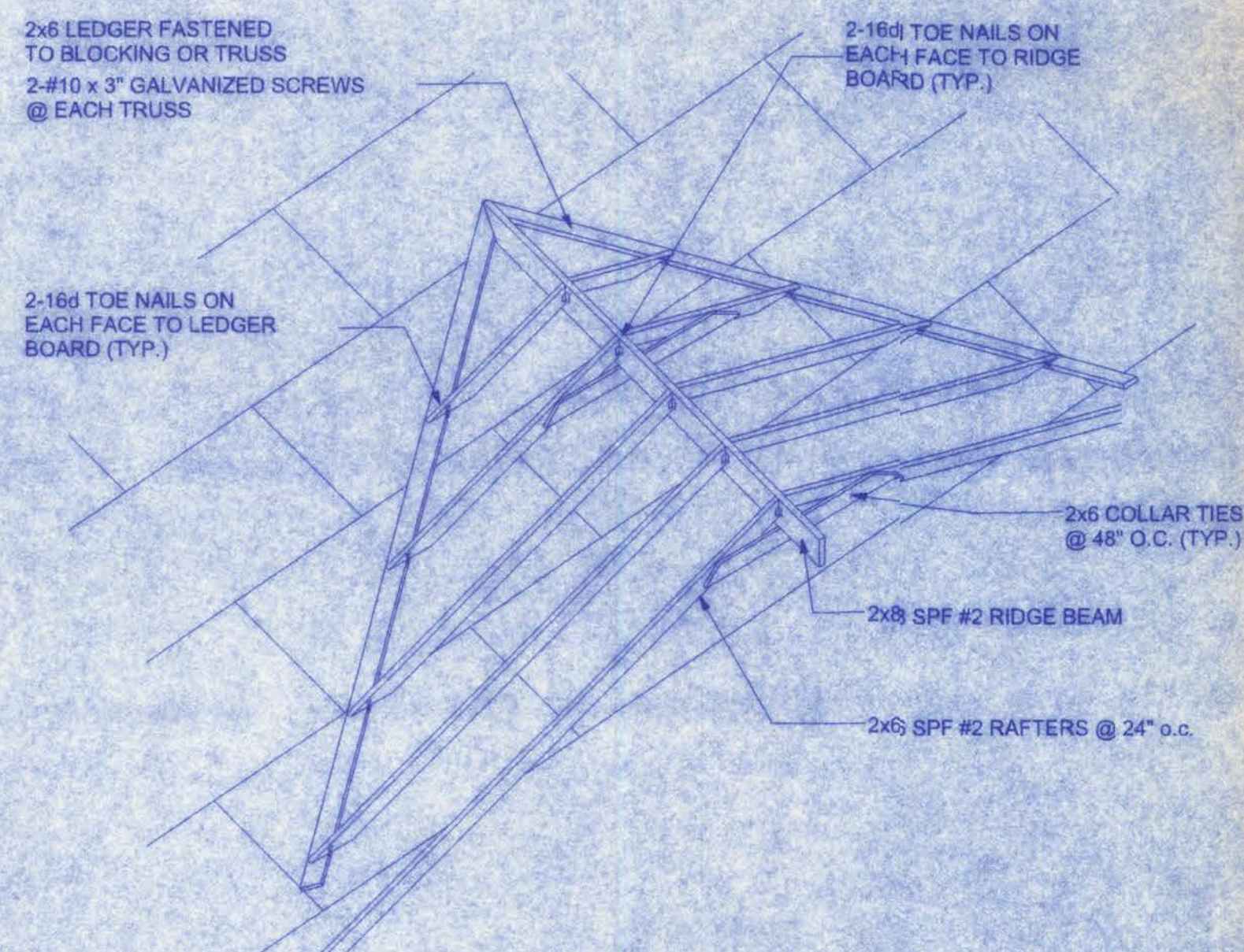
DORMER ANCHORING DETAIL  
NTS



ROOF SHEATHING NAILING ZONES  
(HIP ROOF)



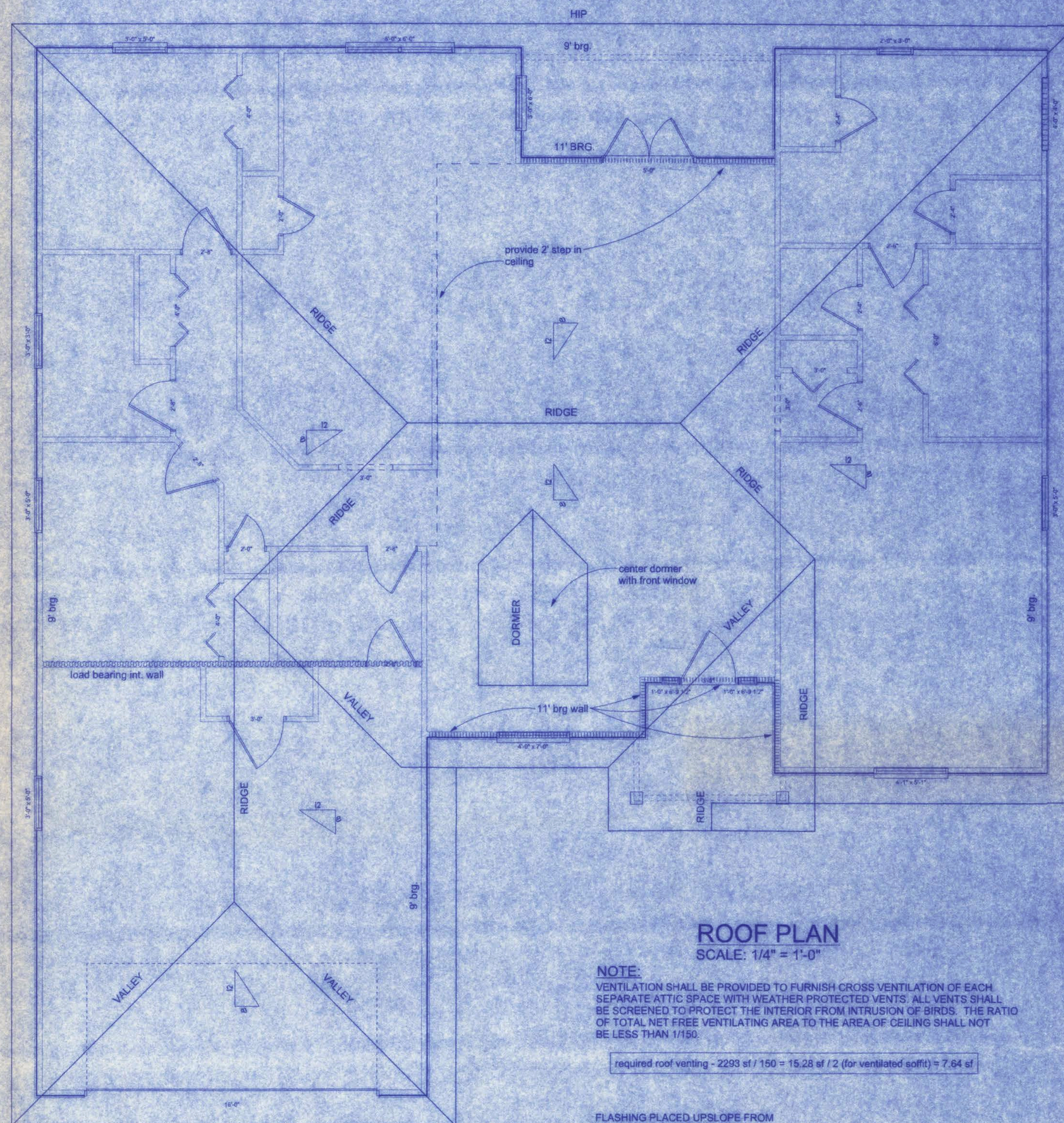
ROOF SHEATHING NAILING ZONES  
(GABLE ROOF)



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
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE
			6 in. o.c. FIELD
			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS
			6 in. o.c. EDGE
			6 in. o.c. FIELD

ROOF SHEATHING FASTENINGS



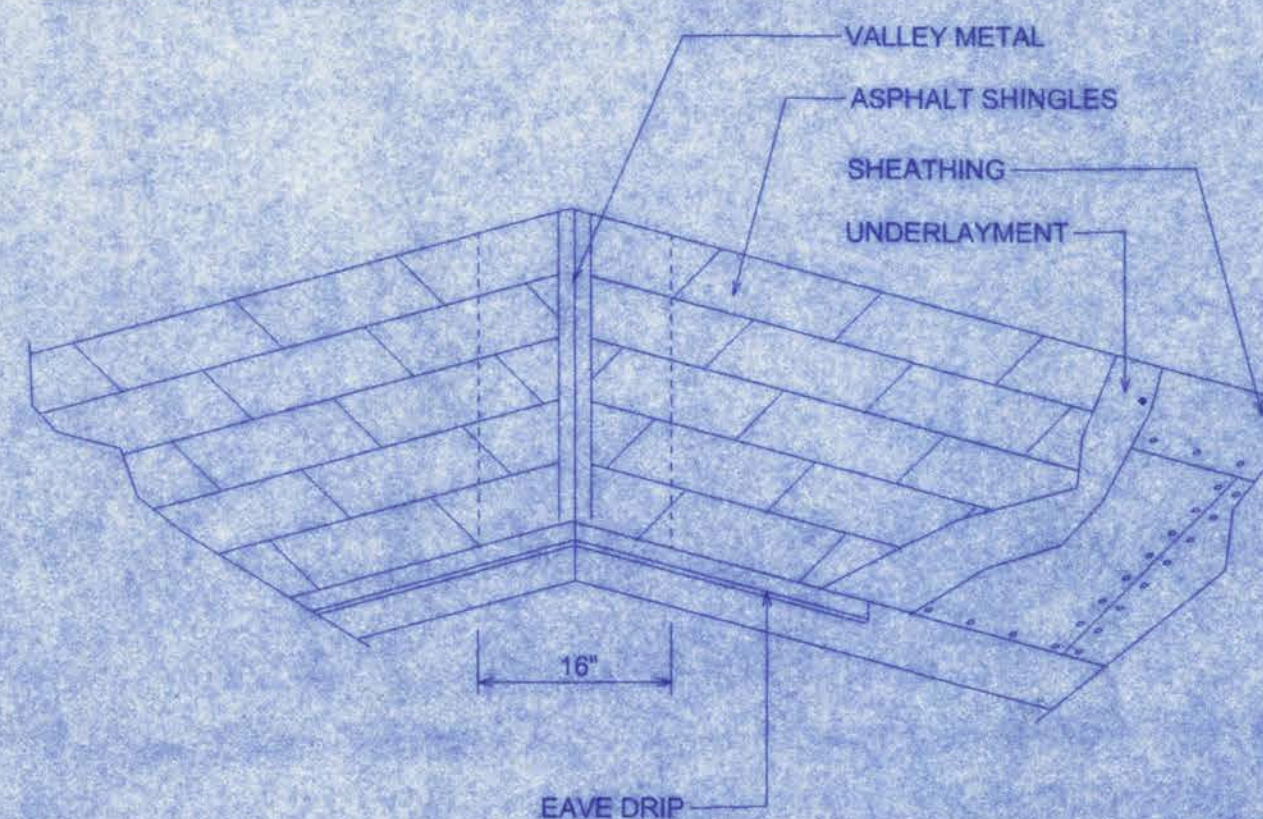
ROOF PLAN  
SCALE: 1/4" = 1'-0"

NOTE:

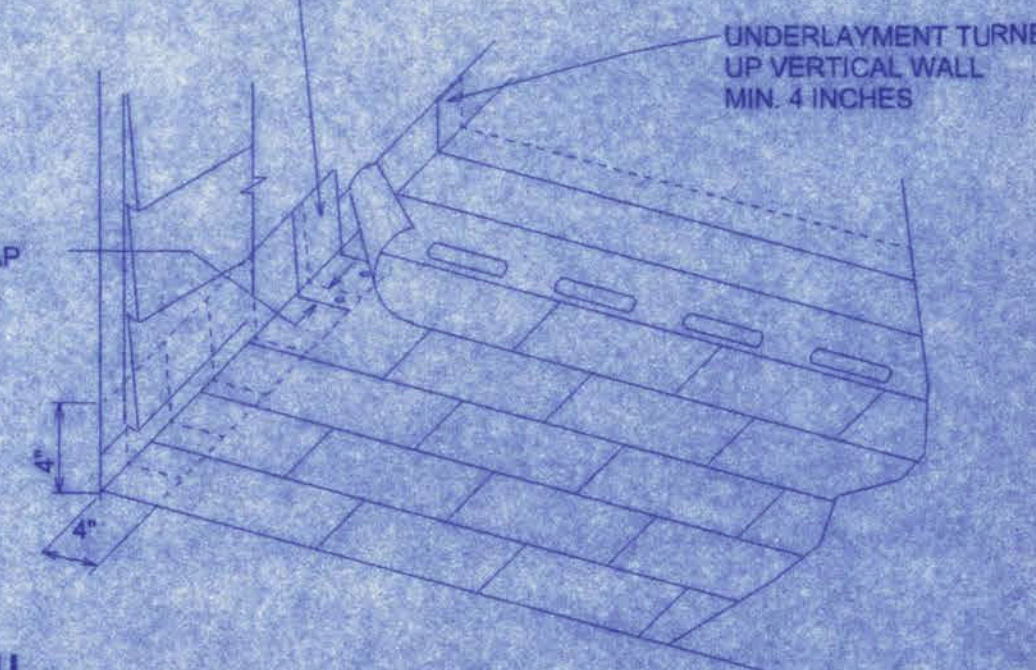
VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.

required roof venting -  $2293 \text{ sf} / 150 = 15.28 \text{ sf} / 2$  (for ventilated soffit) = 7.64 sf

FLASHING PLACED UPSLOPE FROM EXPOSED EDGE OF SHINGLE EXTENDING 4 INCHES OVER UNDERLYING SHINGLE AND 4 INCHES UP VERTICAL WALL

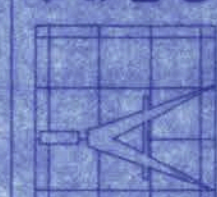


SHINGLES DETAIL  
NTS



LAUREL LAKE PHASE 2

161 N.W. MADISON STREET  
SUITE #102  
LAKE CITY, FL 32055  
(386)758-4203

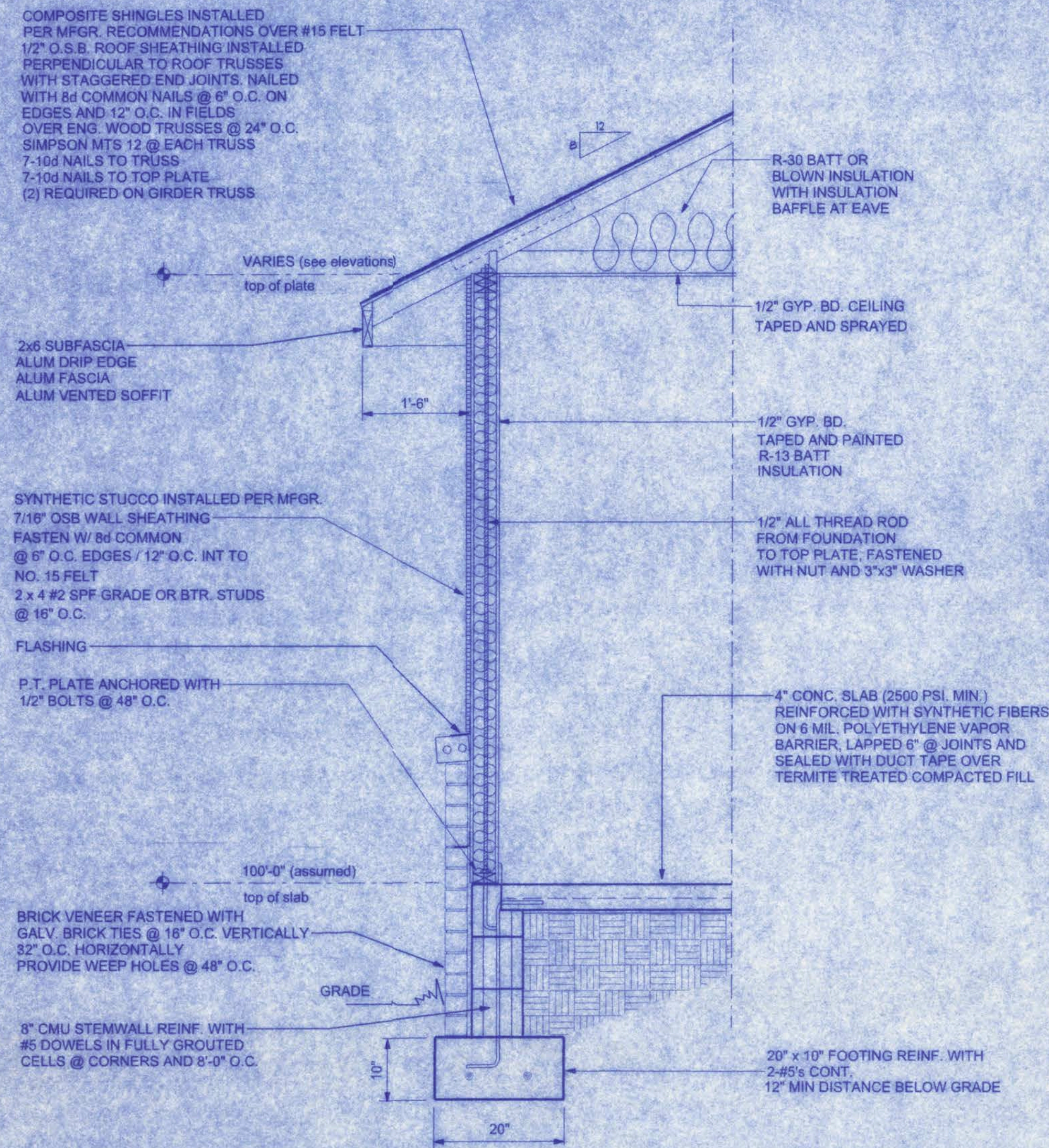


Freeman  
Design Group  
INC.

DATE	DRAWN BY
12/21/06	W.H.F.
REVISIONS	
SHEET	A-4
OF	6
PROJECT NO.	

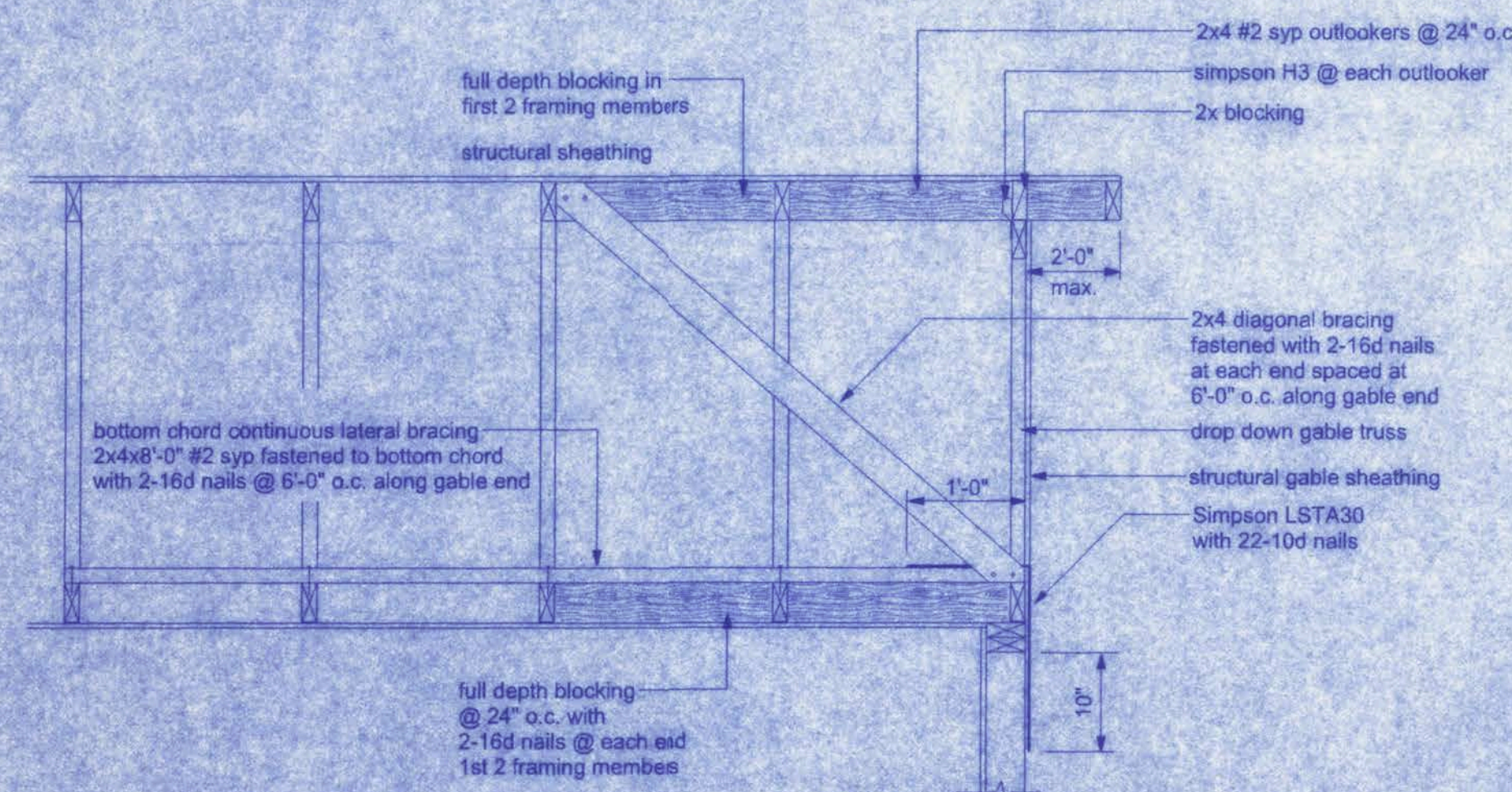
CERTIFICATE OF AUTHORIZATION #100082701





**TYPICAL WALL SECTION**

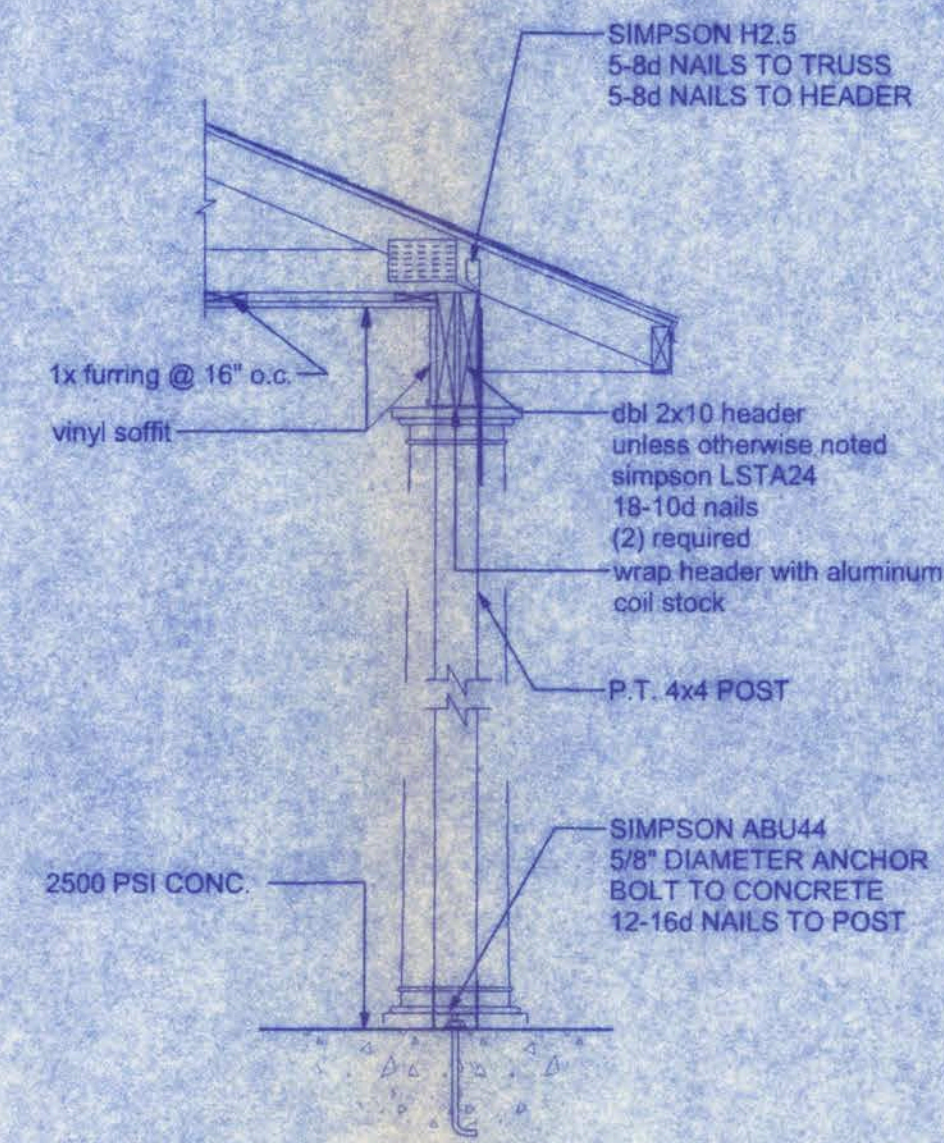
3/4" = 1'-0"



**END WALL BRACING FOR CEILING DIAPHRAGM**

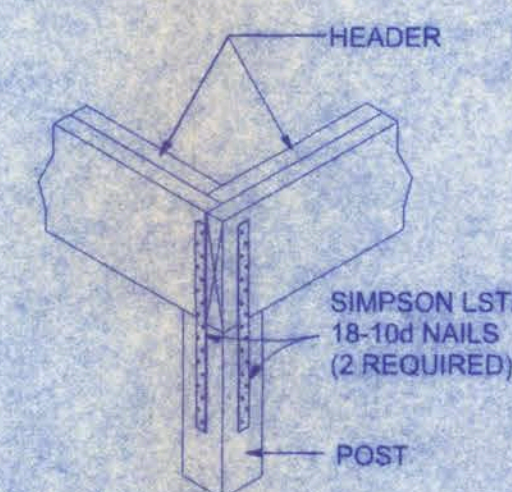
NTS

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



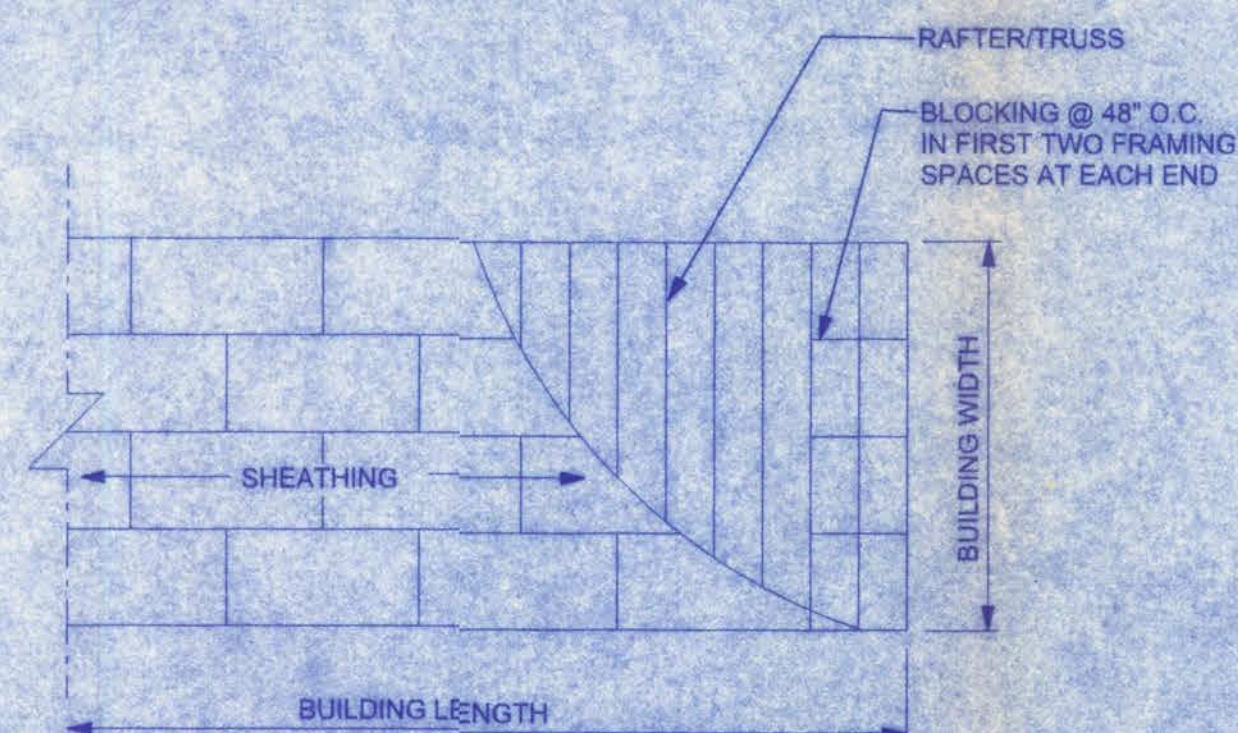
**PORCH SECTION**

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

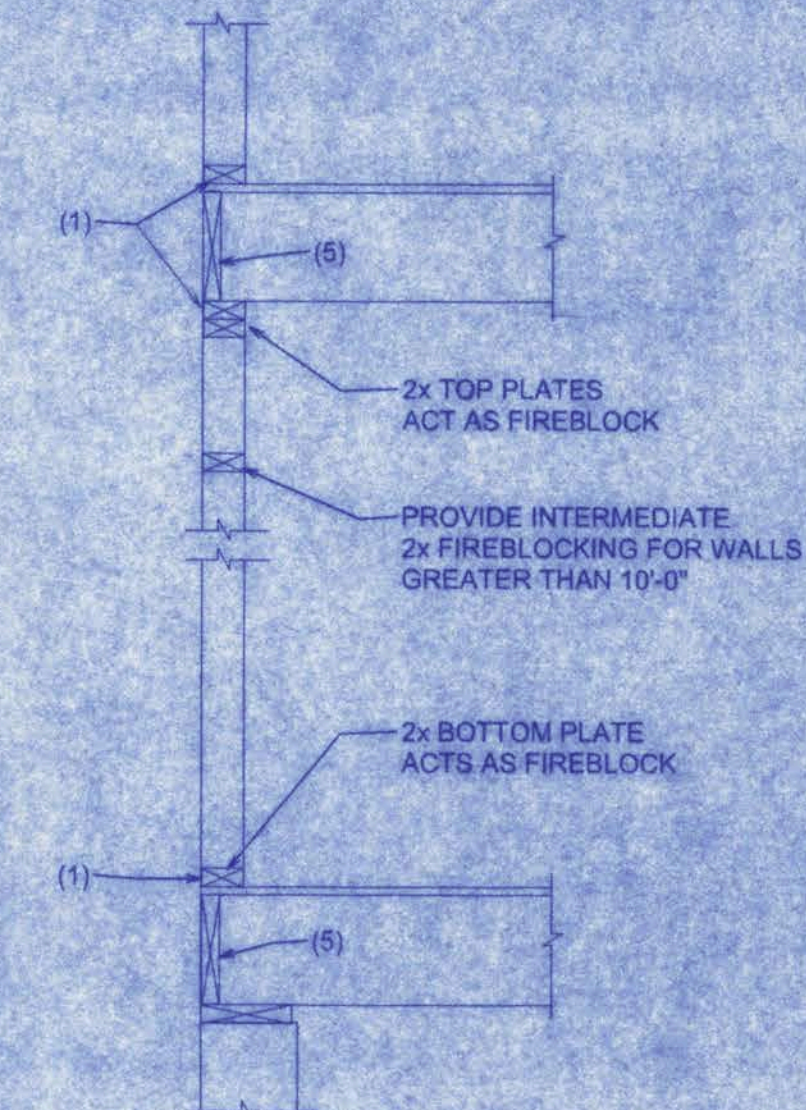


**CORNER POST/HEADER DETAIL**

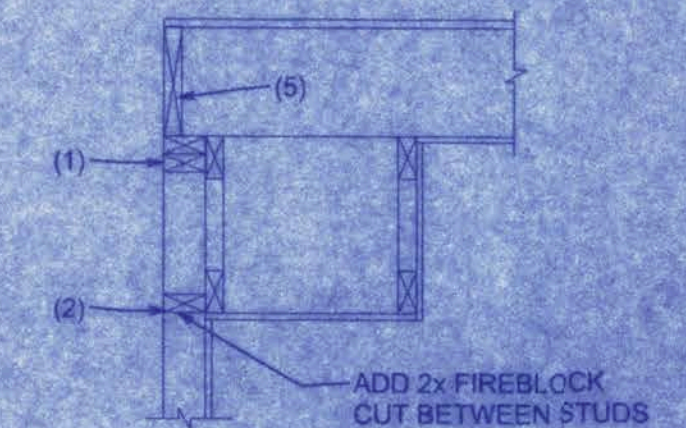
NTS



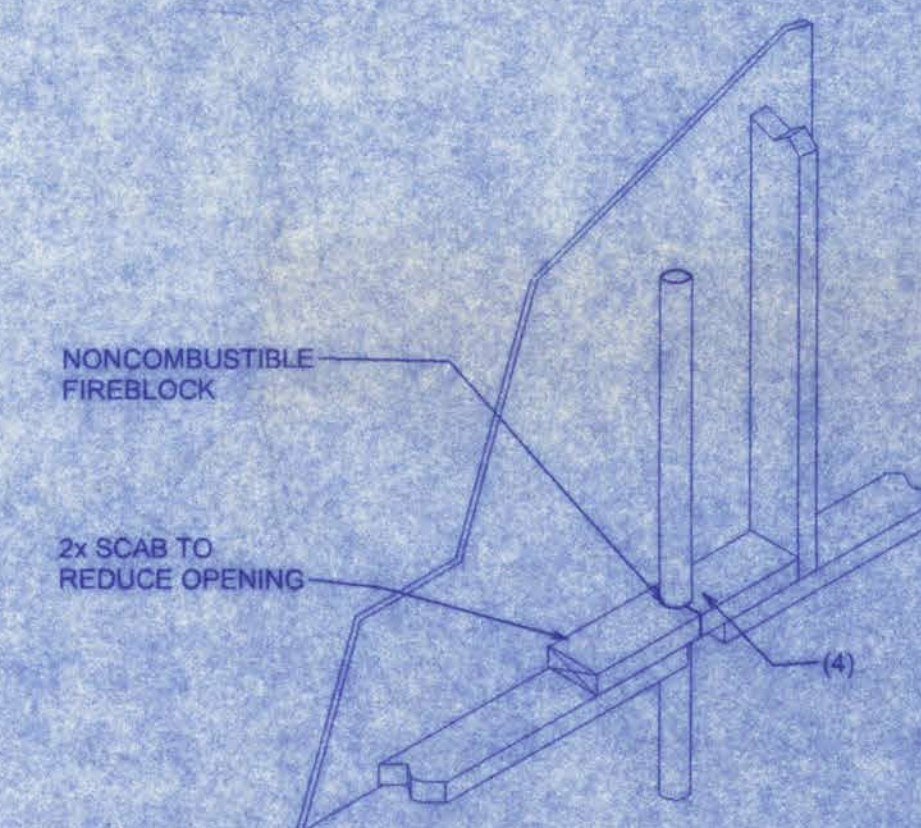
**ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING**



**PLATFORM FRAMING**



**SOFFIT/DROPPED CLG.**



**PENETRATIONS**

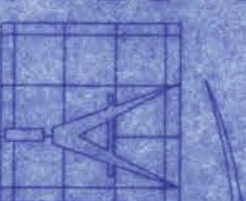
**FIREBLOCKING NOTES:**

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.

LAUREL LAKE PHASE 2

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



**Freeman**  
Design Group

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

REVISIONS

SHEET A-5

OF 6

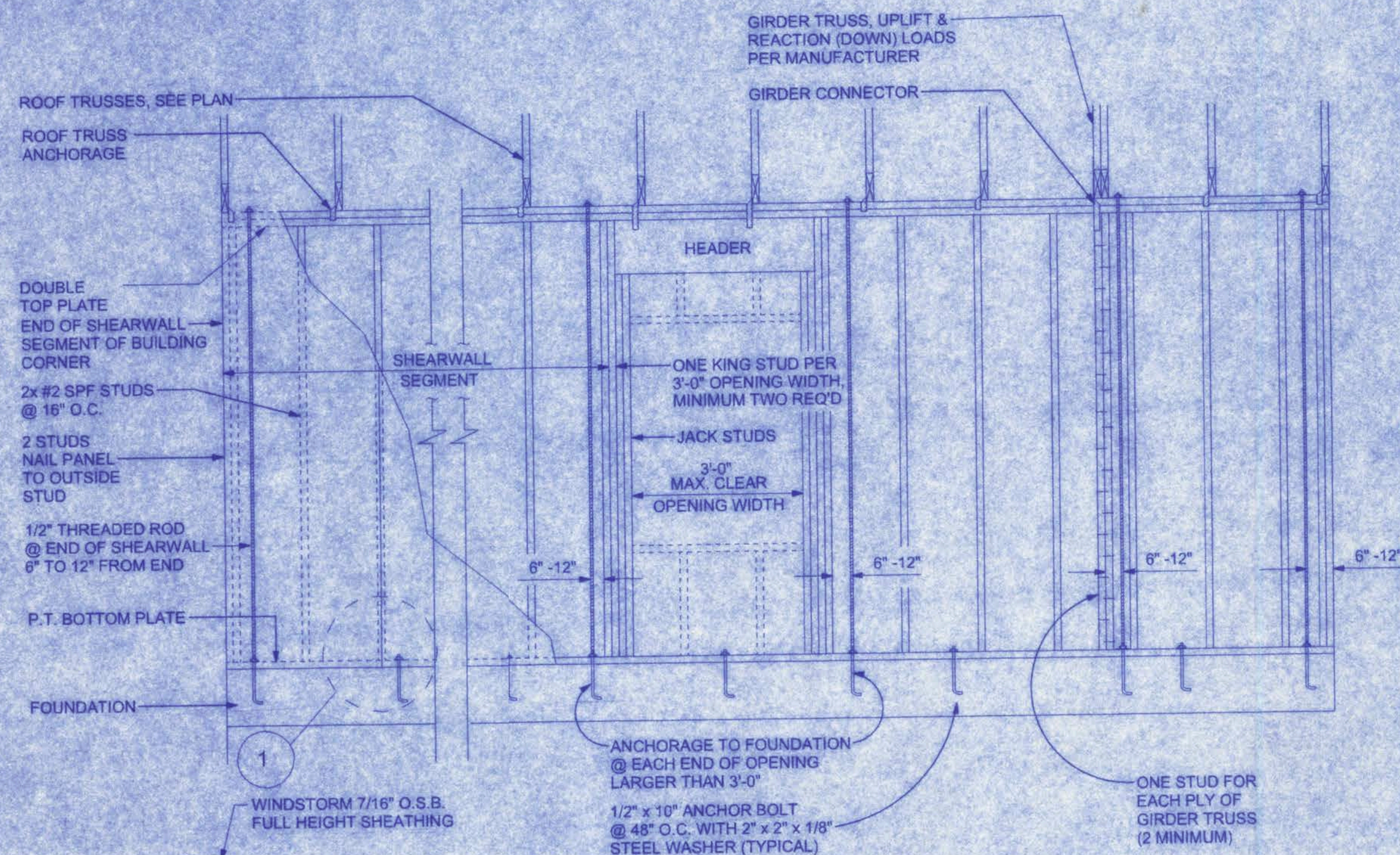
PROJECT NO.

CERTIFICATE OF AUTHORIZATION # 00608701









## 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 shearwalls.
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, add 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 pre-setting 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 pre-setting 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.

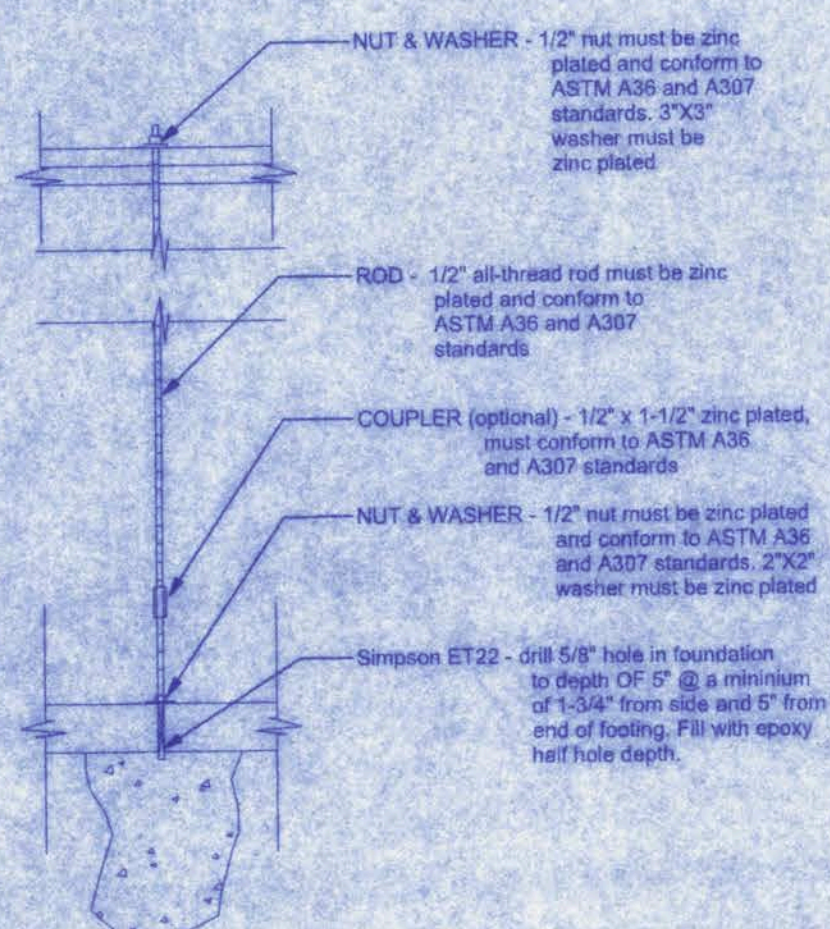
#### System Tightening:

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 OCCURRING 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 i.e. 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

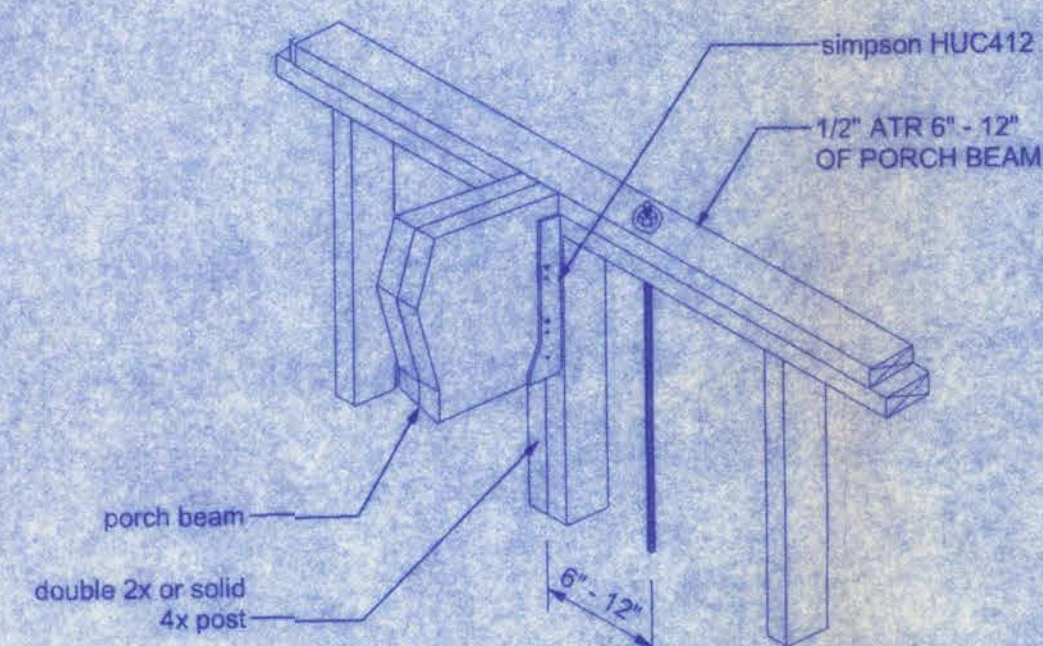


## GIRDER COLUMN DETAIL

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

### 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

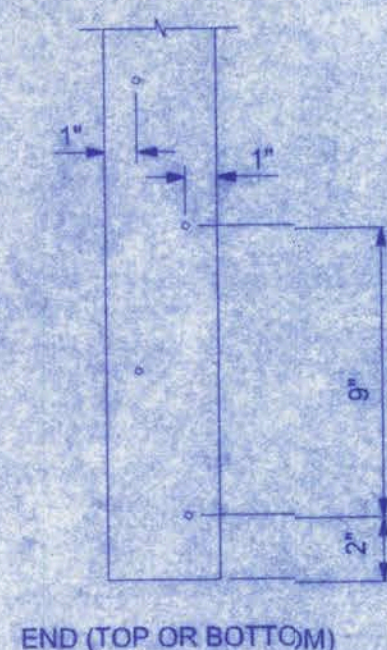


## ALL THREAD @ PORCH BEAM

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.

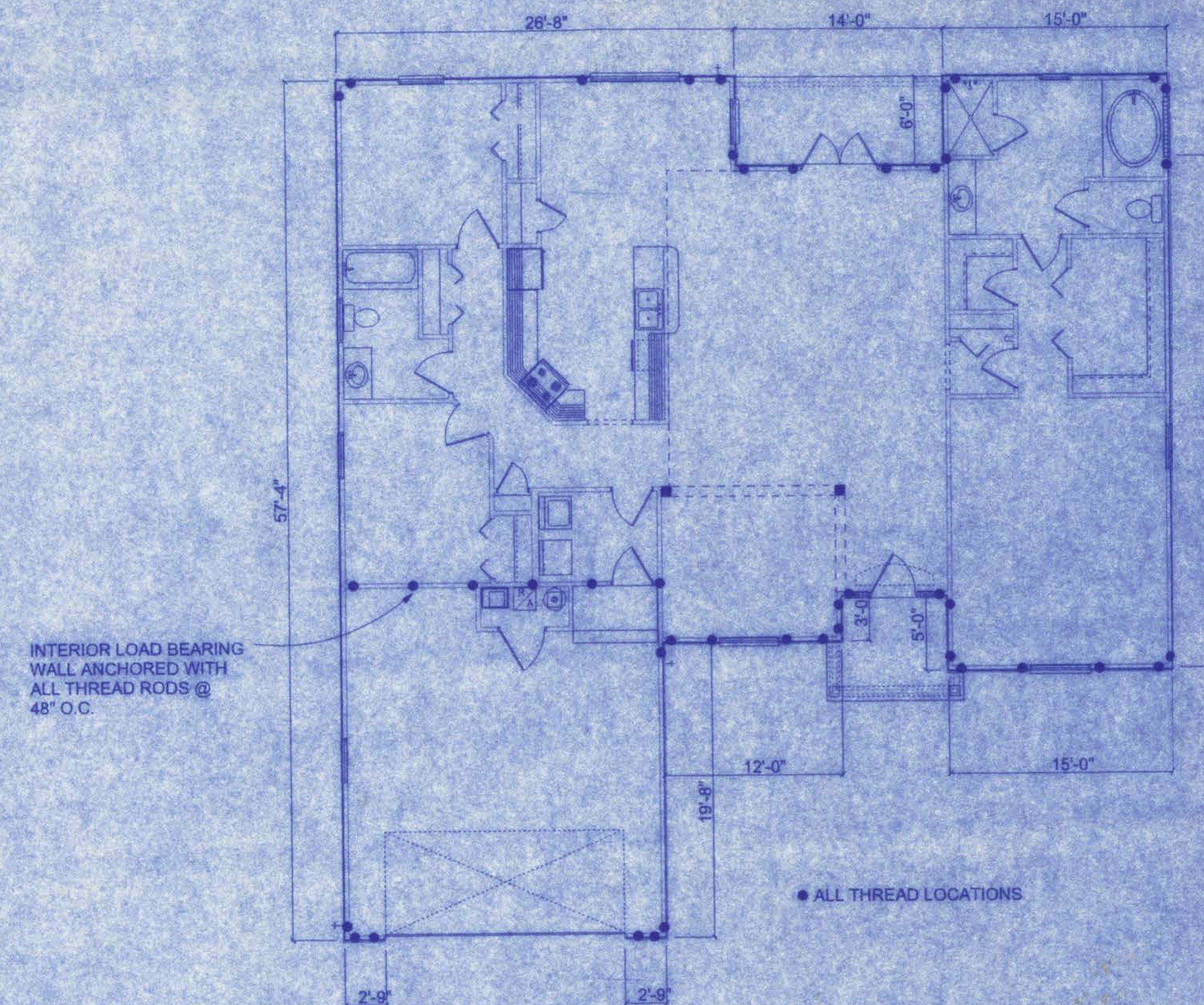
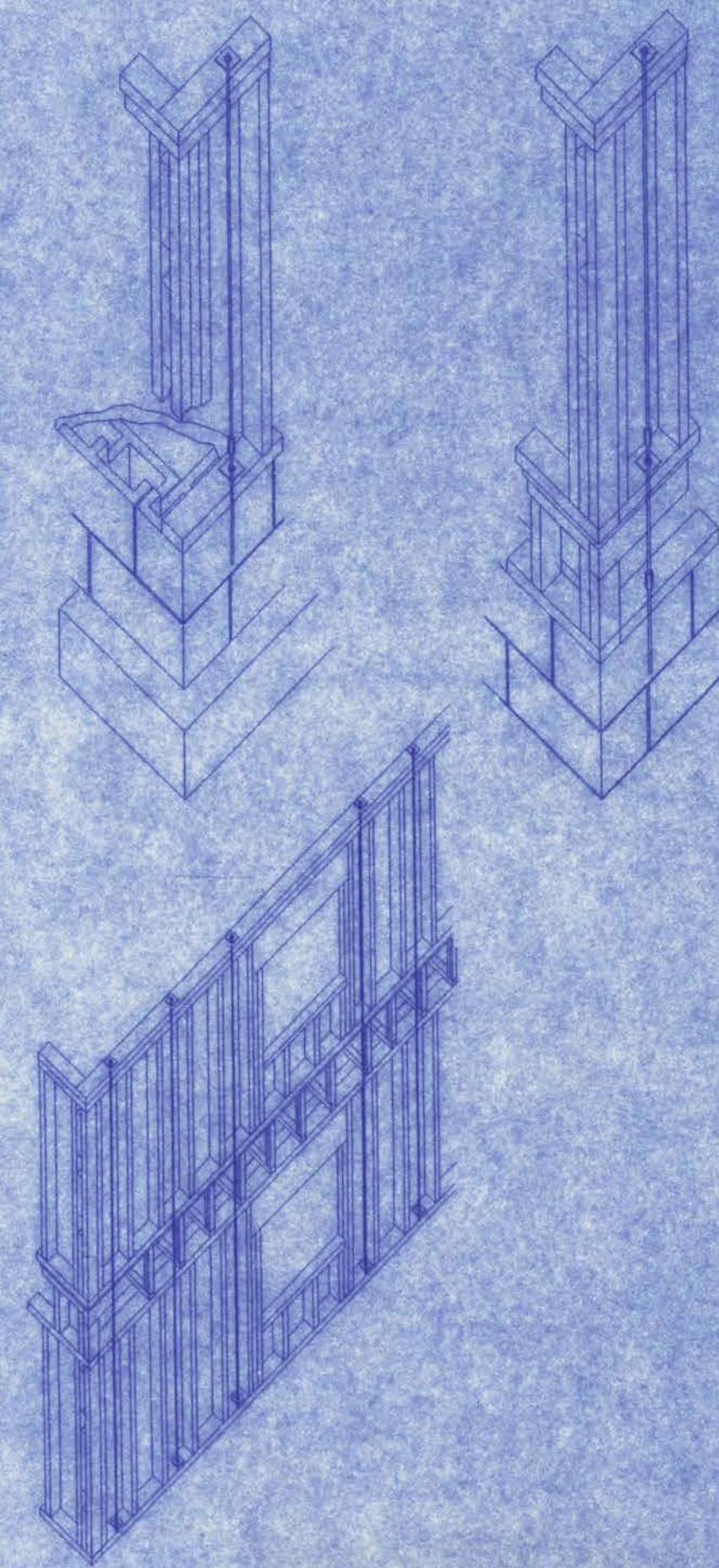


OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD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

#### NOTE:

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

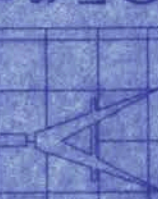
BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE		B
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD		10 PSF
ROOF LIVE LOAD		20 PSF
FLOOR DEAD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



## SHEARWALL PLAN

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

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



Freeman  
Design Group inc

DATE  
12/21/06

DRAWN BY  
W.H.F.

REVISIONS

SHEET  
S-1

OF  
1

PROJECT NO.

LAUREL LAKE PHASE 2

CERTIFICATE OF AUTHORIZATION # 00088701



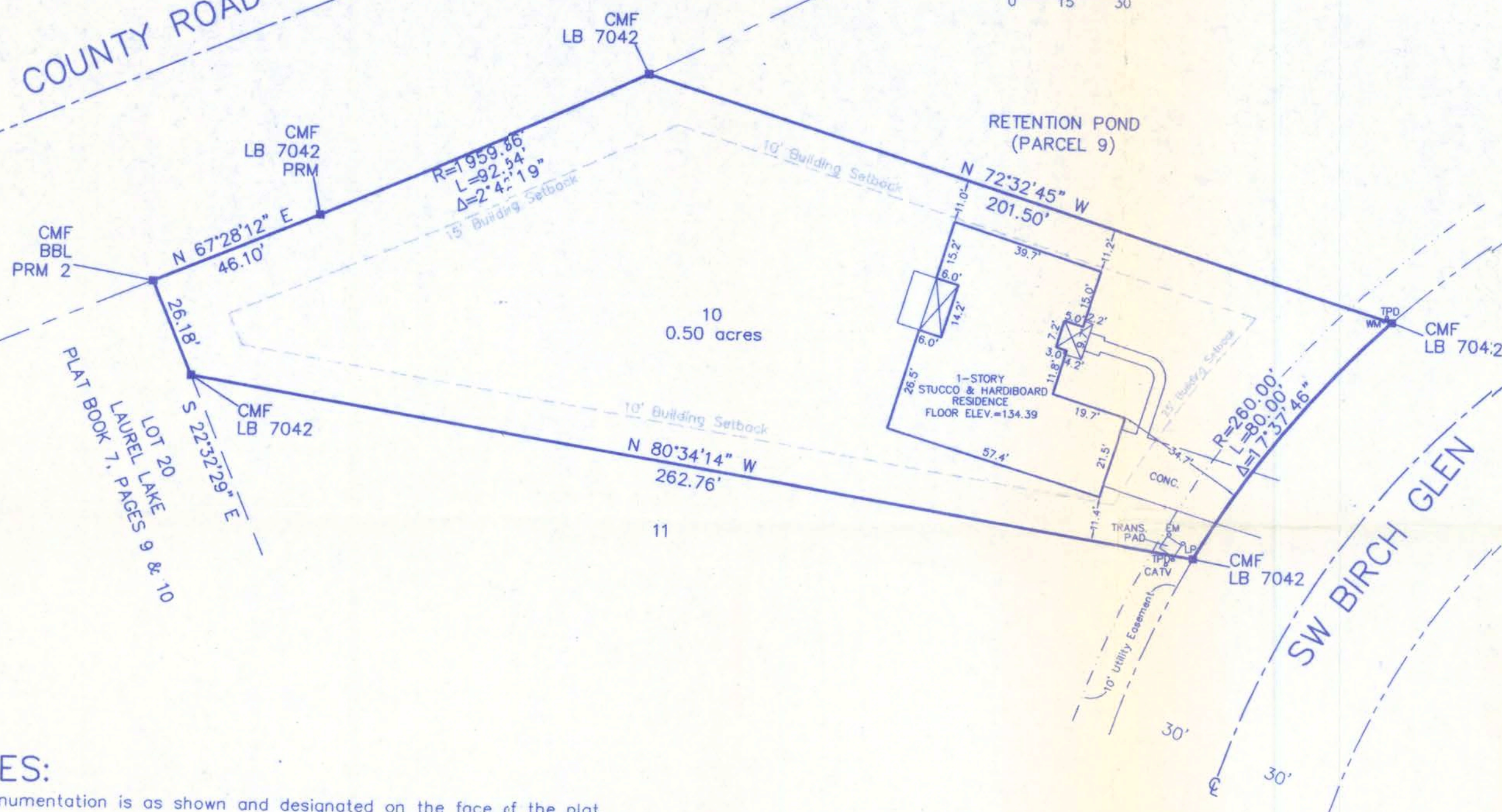
# BOUNDARY SURVEY

LOT 10, LAUREL LAKE PHASE 2  
IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

## DESCRIPTION:

Lot 10, LAUREL LAKE PHASE 2, a subdivision  
recorded in Plat Book 8, Pages 110-111 of the  
Public Records of Columbia County, Florida.

COUNTY ROAD NO. 252



## NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on description furnished by client, survey and subdivision by this Company.
- 3.) Bearings based on above referenced prior survey and subdivision by this Company.
- 4.) Interior improvements were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: July 15, 2008.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 500 year flood plain (ref: Community Panel No. 120070 0175 B).

A Base Flood Elevation for the 100 year flood plain has been established by the project engineer (Bailey, Bishop & Lane, Inc.) at 113.0 MSL.

MINIMUM FLOOR ELEVATIONS: The minimum finish floor elevation for all lots in the development shall be 114.0 MSL, and in all cases shall be a minimum of one (1) foot above the highest adjacent grade at the structure.

LEGEND	
CMF=CONCRETE MONUMENT FOUND	
PLS=PROFESSIONAL LAND SURVEYOR	
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	
R/W=RIGHT-OF-WAY	
C=CENTER LINE	
R=RADIUS OF CURVE	
L=LENGTH OF CURVE	
SEC.=SECTION	
RGE.=RANGE	
TWP.=TOWNSHIP	
COR.=CORNER	
NE=NORTHEAST	
NW=NORTHWEST	
SW=SOUTHWEST	
SE=SOUTHEAST	
LB=LICENSED BUSINESS	
DA=DELTA ANGLE, CENTRAL ANGLE	
FD=FOUND	
TPD=TELEPHONE PEDESTAL	
WM=WATER METER	
EM=ELECTRIC METER	
LP=LIGHT POLE	
CATV=CABLE TV PEDESTAL	
TRANS=TRANSFORMER	

CERTIFIED TO: Columbia Bank  
Attorneys' Title Insurance Fund, Inc.  
Phoenix Land Development & Property Management, Inc.

CAD FILE: 5577.DWG

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF A  
FLORIDA REGISTERED PROFESSIONAL  
SURVEYOR AND MAPPER

*Timothy A. Delbene*  
Timothy A. Delbene, P.L.S.  
Florida Reg. No. 5594  
DATE: 7/16/2008



**Donald F. Lee and Associates, Inc.**

SURVEYORS — ENGINEERS

140 Northwest Ridgewood Avenue, Lake City, Florida 32055

Phone: (386) 755-6166 FAX: (386) 755-6167

Certificate of Authorization # LB 7042

Date: 07/15/2008

Drafting: A V G

Computations: A V G

Checked: T A D

**J.L. DUPREE  
CONSTRUCTION**

Scale: 1"=30'

Field Book: 07-514

Work Order: 08-5577

File: A-47-14