

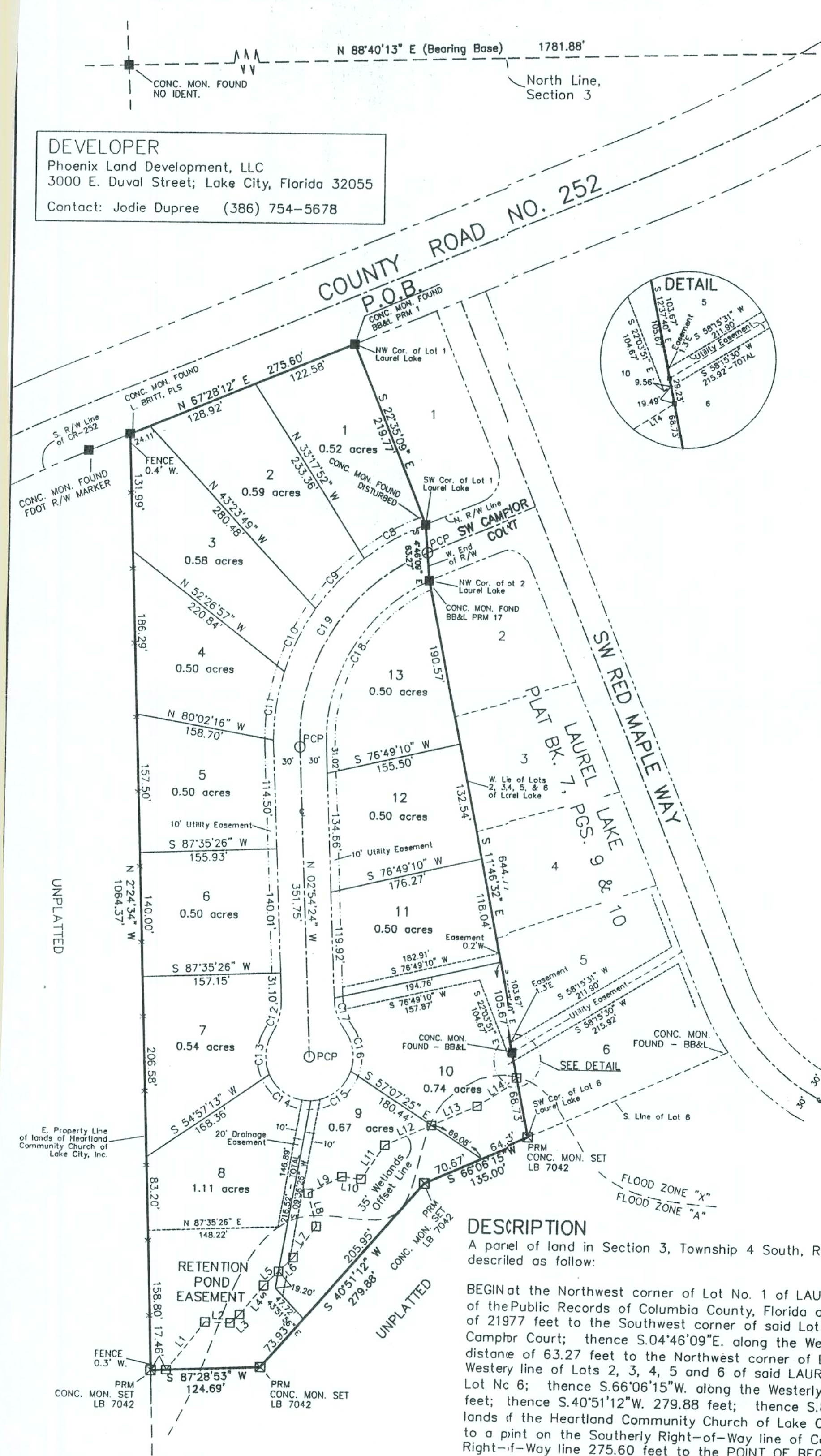
LAUREL LAKE PHASE 3

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PRELIMINARY

DEVELOPER

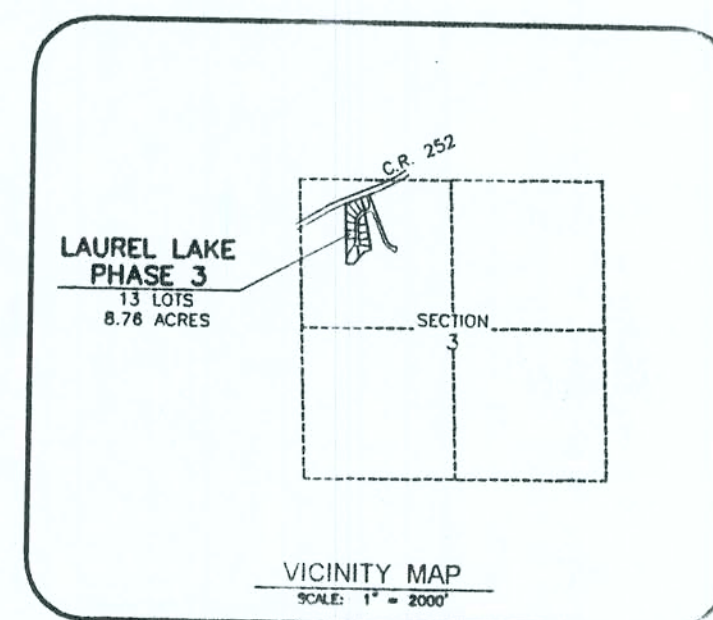
Phoenix Land Development, LLC
3000 E. Duval Street; Lake City, Florida 32055
Contact: Jodie Dupree (386) 754-5678



TOTAL ACREAGE = 8.76 ACRES

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	80.00'	260.12'	17°37'17"	79.69'	S 60°45'45" W
C9	80.00'	260.12'	17°37'17"	79.69'	S 43°08'28" W
C10	80.00'	260.12'	17°37'17"	79.69'	S 25°31'12" W
C11	80.06'	260.12'	17°38'02"	79.74'	S 07°53'32" W
C12	40.87'	70.00'	33°27'13"	40.29'	N 13°49'12" E
C13	48.03'	50.00'	55°02'18"	46.20'	S 03°01'39" W
C14	60.00'	50.00'	68°45'18"	56.46'	S 58°52'08" E
C15	60.00'	50.00'	68°45'18"	56.46'	N 52°22'34" E
C16	47.44'	50.00'	54°21'32"	45.68'	N 09°10'51" W
C17	40.87'	70.00'	33°27'13"	40.29'	S 19°38'01" E
C18	235.77'	199.88'	67°35'02"	222.34'	S 30°53'07" W
C19	282.47'	230.00'	70°21'56"	265.05'	S 32°16'34" W

WETLANDS OFFSET LINE DATA		
LINE	LENGTH	BEARING
L1	70.26'	S 37°47'32" W
L2	28.66'	N 88°24'46" W
L3	14.41'	S 47°05'11" W
L4	42.79'	S 38°40'33" W
L5	23.08'	S 46°03'19" W
L6	22.92'	S 46°03'19" W
L7	43.84'	S 35°38'07" W
L8	38.74'	S 15°26'19" E
L9	43.09'	S 63°10'27" W
L10	22.04'	N 83°39'09" W
L11	47.18'	S 34°00'19" W
L12	57.73'	S 65°54'01" W
L13	56.66'	S 65°54'01" W
L14	60.66'	S 57°22'43" W



- ABBREVIATION LEGEND**
- P.L.S. = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - CONC. = CONCRETE
 - MON. = MONUMENT
 - Δ = DELTA (CENTRAL ANGLE)
 - R = RADIUS OF CURVE
 - L = ARC LENGTH OF CURVE
 - CH = CHORD OF CURVE
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - BB&L = BAILEY, BISHOP & LANE
 - L1 = LINE DATA
 - C1 = CURVE DATA

DONALD F. LEE & ASSOCIATES WILL NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR ANY SURVEY PLAT NOT BEARING THE SIGNATURE AND RAISED SEAL OF A REGISTERED SURVEYOR OR MAPPER.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: ____/____/20____

SEAL

SHEET 1 OF 2 PLAT DATE: 03/14/2006



Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

DESCRIPTION

A parcel of land in Section 3, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot No. 1 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages: 9 & 10 of the Public Records of Columbia County, Florida and run S.22°35'09"E. along the West line of said Lot No. 1 a distance of 21977 feet to the Southwest corner of said Lot No. 1 and a point on the Northerly Right-of-Way line of SW Camphor Court; thence S.04°46'09"E. along the Westerly end of the Right-of-Way of said SW Camphor Court a distance of 63.27 feet to the Northwest corner of Lot No. 2 of said LAUREL LAKE; thence S.11°46'32"E. along the West line of Lots 2, 3, 4, 5 and 6 of said LAUREL LAKE a distance of 644.77 feet to the Southwest corner of said Lot No. 6; thence S.66°06'15"W. along the Westerly extension of the South line of said Lot No. 6 a distance of 135.00 feet; thence S.40°51'12"W. 279.88 feet; thence S.87°28'53"W. 124.69 feet to a point on the Easterly property line of lands of the Heartland Community Church of Lake City, Inc.; thence N.02°24'34"W. along said property line 1064.37 feet to a point on the Southerly Right-of-Way line of County Road No. 252; thence N.67°28'12"E. along said Southerly Right-of-Way line 275.60 feet to the POINT OF BEGINNING. Containing 8.76 acres, more or less.

LAUREL LAKE PHASE 2

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PRELIMINARY

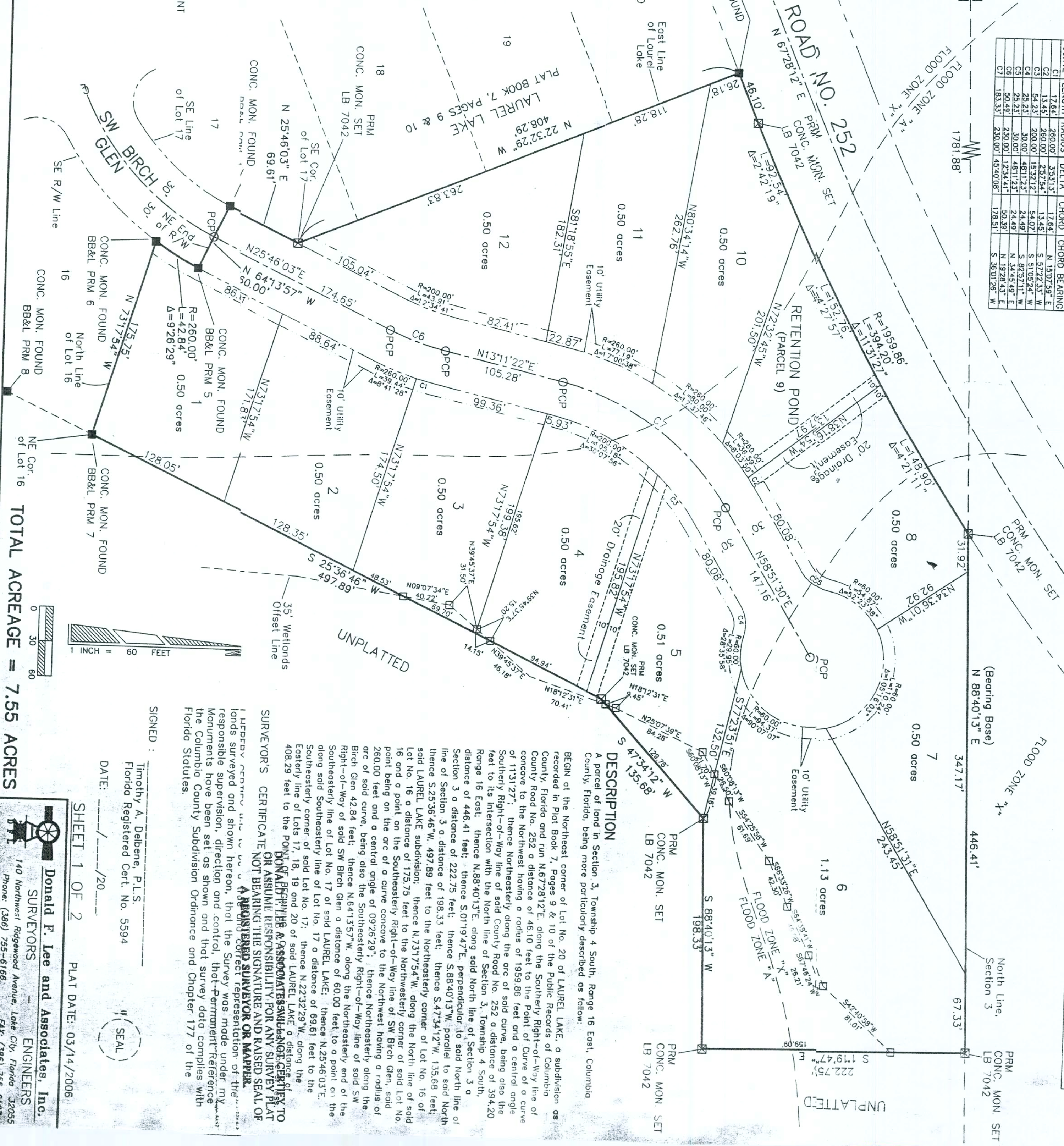
PLAT BOOK PAGE

DEVELOPER
Phoenix Land Development, LLC
3000 E. Duval Street, Lake City, Florida 32055
Contact: Jodie Dupree (386) 754-5678

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	17.84'	280.00'	33.313°	17.84'
C2	13.45'	280.00'	25.754°	13.45'
C3	54.23'	200.00'	15.3212°	54.07'
C4	25.23'	30.00'	48.1123°	24.49'
C5	25.23'	30.00'	48.1123°	24.49'
C6	50.49'	230.00'	12.3441°	50.39'
C7	183.33'	230.00'	45.4008°	178.51'

ABBREVIATIONS:
P.L.S. = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
PRM = PERMANENT REFERENCE MONUMENT
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CONC. = CONCRETE
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A = DELTA (CENTRAL ANGLE)
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CH = ARC LENGTH OF CURVE
P.B. = PLAT BOOK
PG. = PAGE
BB&L = BAILEY, BISHOP & LANE
C1 = LINE DATA
C1 = CURVE DATA

VICINITY MAP
SCALE: 1" = 2000'



TOTAL ACREAGE = 7.55 ACRES

SIGNED:

Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594

DATE: / / 20

SHEET 1 OF 2

PLAT DATE: 03/14/2006

Donald F. Lee and Associates, Inc.
SURVEYORS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

DESCRIPTION
A parcel of land in Section 3, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:
BEGIN at the Northeast corner of Lot No. 20 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages 9 & 10 of the Public Records of Columbia County, Florida and run N.67°28'12"E. along the Southerly Right-of-Way line of County Road No. 252 a distance of 46.10 feet to the Point of Curve of a curve of 1131.27', thence Northeastly along the arc of said curve, being also the Southerly Right-of-Way line of said County Road No. 252 a distance of 394.20 feet to its intersection with the North line of Section 3, Township 4 South, Range 16 East; thence N.88°40'13"E. along said North line of Section 3 a distance of 446.41 feet; thence S.01°19'47"E. perpendicular to said North line of Section 3 a distance of 222.75 feet; thence S.88°40'13"W. parallel to said North line of Section 3 a distance of 198.33 feet; thence S.47°34'12"W. parallel to said North line of Section 3 a distance of 175.75 feet to the Northeastly corner of Lot No. 16 of said LAUREL LAKE subdivision; thence N.73°17'54"W. along the North line of said Lot No. 16 a distance of 175.75 feet to the Northwest corner of said Lot No. 16 and a point on the Southerly Right-of-Way line of said SW Birch Glen, said point being on the arc of a curve concave to the Northwest having a radius of 260.00 feet and a central angle of 09°26'29"; thence Northeastly along the arc of said curve, being also the Southerly Right-of-Way line of said SW Birch Glen 42.84 feet; thence N.64°13'57"W. along the Northeastly end of the Southerly Right-of-Way of said SW Birch Glen a distance of 60.00 feet to a point on the Southerly line of Lot No. 17 of said LAUREL LAKE; thence N.25°46'03"E. Southeastly corner of said Lot No. 17; thence N.22°32'29"W. along the Easterly line of Lot No. 17, 18, 19 and 20 of said LAUREL LAKE a distance of 408.29 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
I, HEREBY CERTIFY that the foregoing is a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

A REGISTERED SURVEYOR OR MAPPER
DONALD F. LEE & ASSOCIATES, INC.
REGISTERED SURVEYOR
NOT BEARING THE SIGNATURE AND RAISED SEAL OF

LAUREL LAKE LOT #1 PHASE 2, LAKE CITY, FL

LAUREL LAKE LOT #1 PHASE 2, LAKE CITY, FL

SCALE: 1" = 20'

LAUREL LAKE PHASE 2

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

CERTIFICATE OF AUTHORIZATION # 00008701

Freeman
Design Group, Inc.

DATE	DRAWN BY
5/11/06	W.H.F.

REVISIONS

SHEET SP-1

OF 1

PROJECT NO
05.R015



OPENING ID	TYPE	WIDTH	HEIGHT	COUNT
1	WINDOW	4'-0"	7'-0"	1
2	WINDOW	3'-0"	5'-0"	4
3	WINDOW	3'-0"	3'-0"	1
4	WINDOW	6'-0"	6'-0"	1
5	WINDOW	3'-0"	6'-0"	1
7	WINDOW	4'-1"	5'-1"	1
8	WINDOW	1'-0"	6'-9 1/2"	2
9	GLASS BLOCK	4'-0"	4'-0"	1
10	WINDOW	2'-0"	3'-0"	1
A	BIFOLD	4'-0"	6'-8"	1
C	DOOR	2'-8"	6'-8"	1
D	DOOR	3'-0"	6'-8"	1
E	DOOR	2'-0"	6'-8"	1
F	DOOR	2'-8"	6'-8"	1
G	DOOR	2'-8"	6'-8"	1
H	BIFOLD	4'-0"	6'-8"	1
I	BIFOLD	4'-0"	6'-8"	1
J	DOOR	2'-0"	6'-8"	1
K	DOOR	2'-8"	6'-8"	1
L	DOOR	2'-8"	6'-8"	1
M	GARAGE	16'-0"	7'-0"	1
N	DOOR	3'-0"	6'-8"	1
O	DOOR	5'-0"	6'-8"	1
Q	BIFOLD	6'-0"	6'-8"	1
R	DOOR	2'-6"	6'-8"	1
S	DOOR	2'-6"	6'-8"	1
T	BIFOLD	3'-0"	6'-8"	1
U	DOOR	2'-4"	6'-8"	1
V	DOOR	2'-4"	6'-8"	1
W	DOOR	2'-4"	6'-8"	1

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 residences 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.

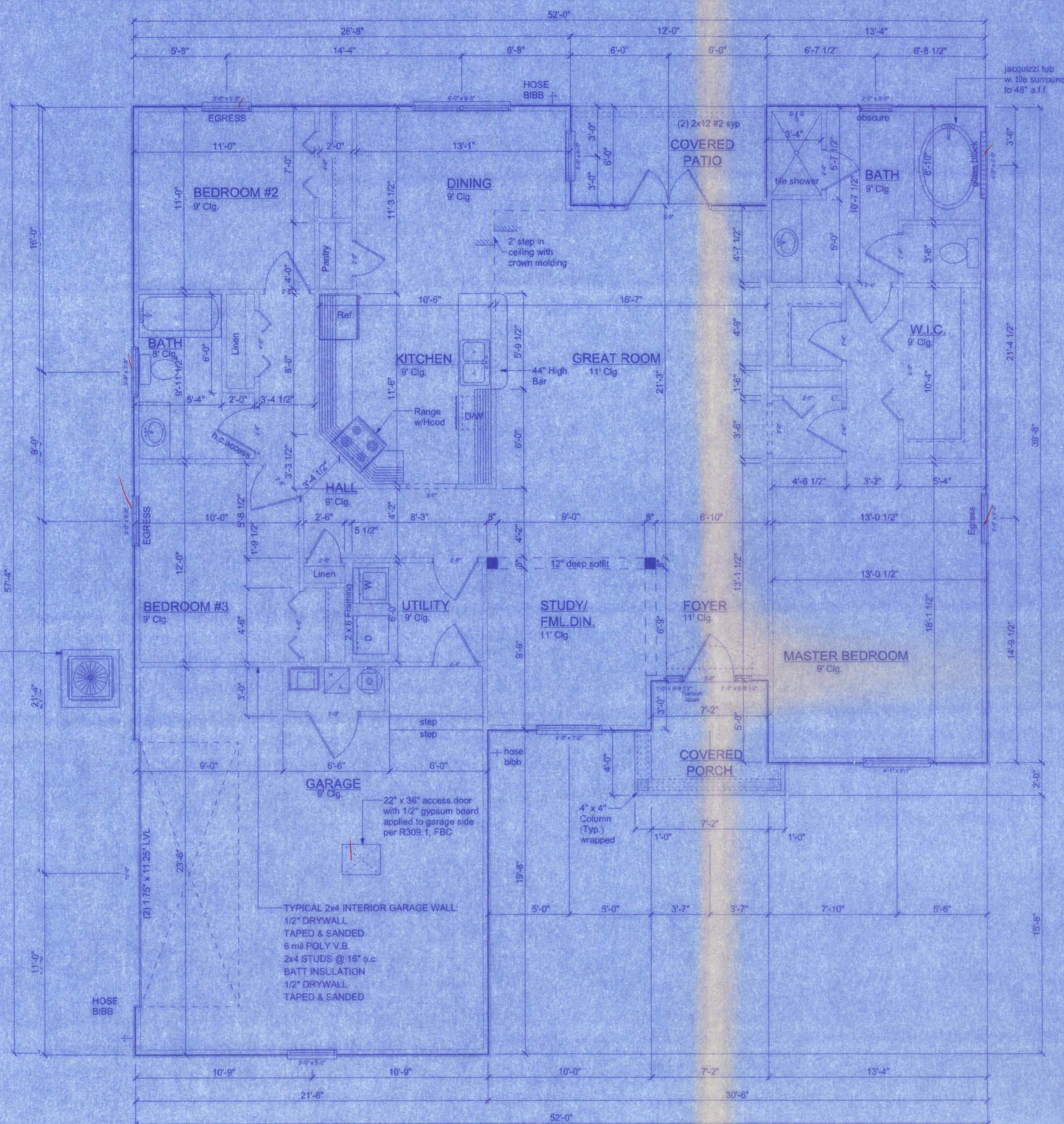
NOTE:
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

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:	1820 S.F.
GARAGE:	520 S.F.
PORCHES:	138 S.F.
TOTAL:	2,478 S.F.

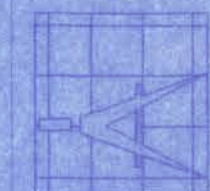
NOTE:
FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY. FIRE DAMPERS SHALL BE CLASSIFIED AND IDENTIFIED FOR USE IN EITHER:
1. STATIC SYSTEMS THAT AUTOMATICALLY SHUT DOWN IN THE EVENT OFFIRE.
2. DYNAMIC SYSTEMS THAT OPERATE IN THE EVENT OF FIRE.

NOTE:
FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
1. DUCTS PENETRATING WALLS OR PARTITIONS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.
2. DUCTS PENETRATING SHAFT WALLS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.

W.H. for
7/2/06

LAUREL LAKE LOT 1 PHASE 2

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

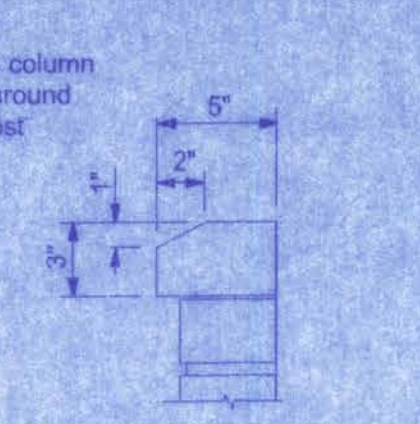


Freeman
Design Group

DATE	DRAWN BY
6/2/06	W.H.F.
REVISIONS	
SHEET	A-1
OF	6
PROJECT NO.	



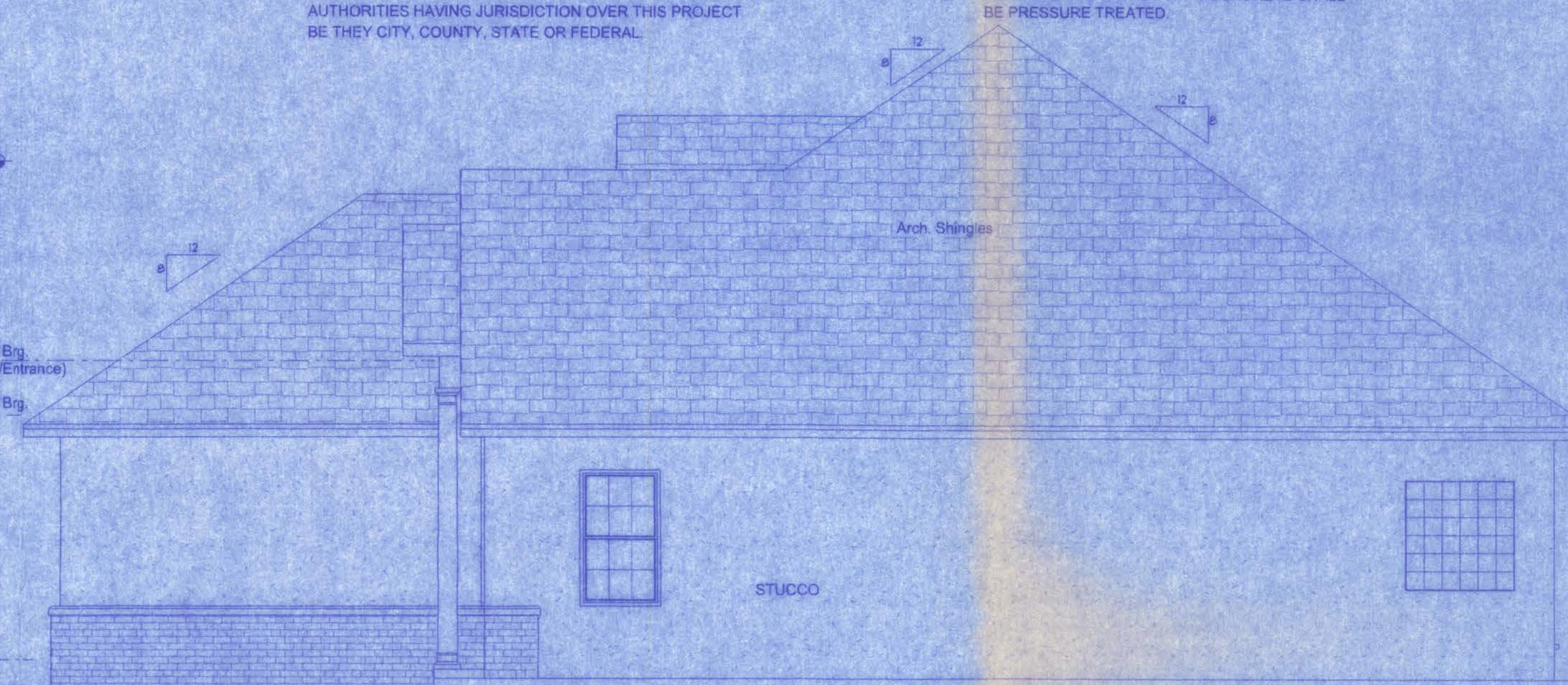
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



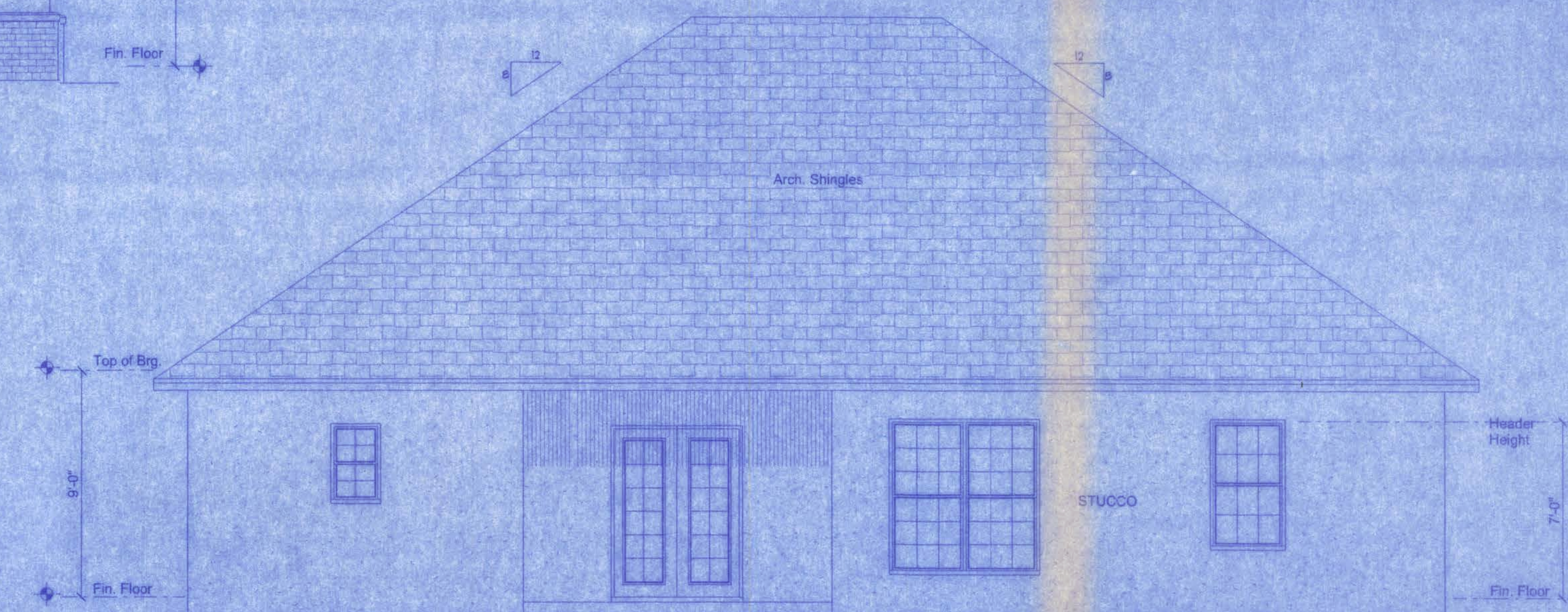
WATER TABLE DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



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

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.

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.

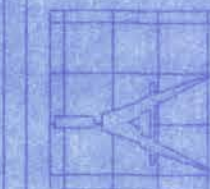
DO NOT SCALE THESE PLANS:

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMATIC 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 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386) 758-4289



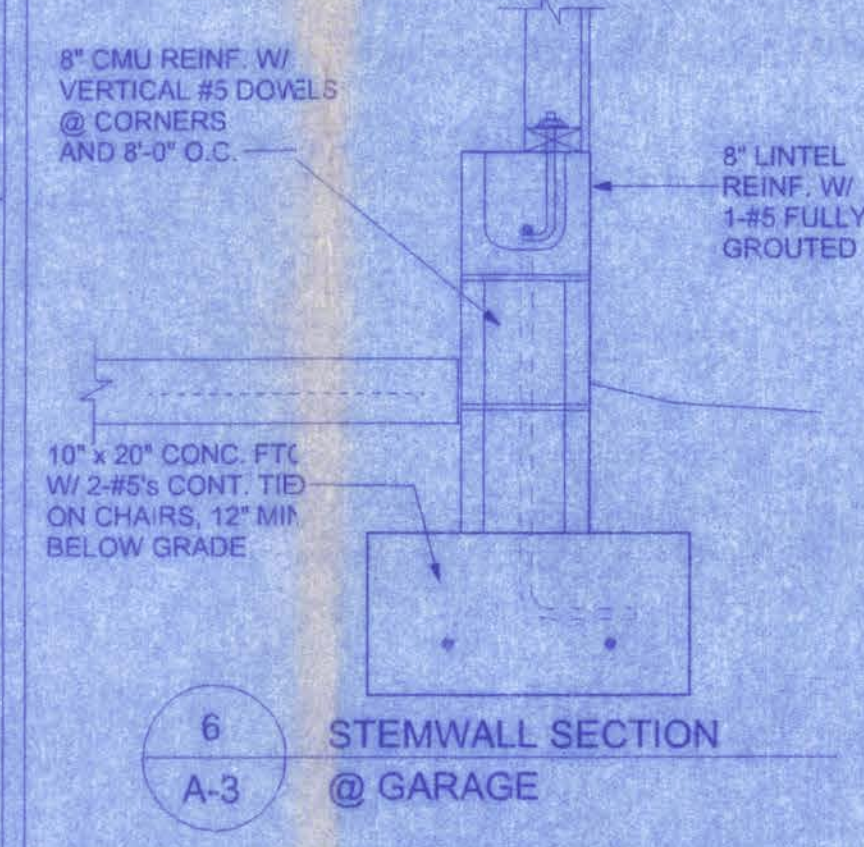
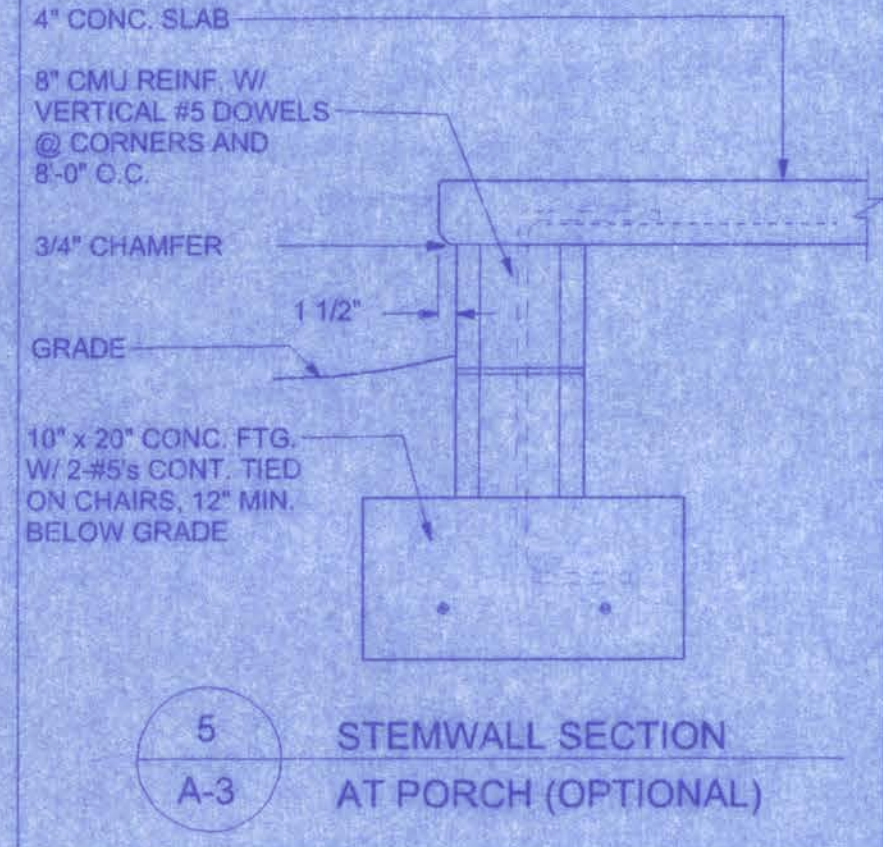
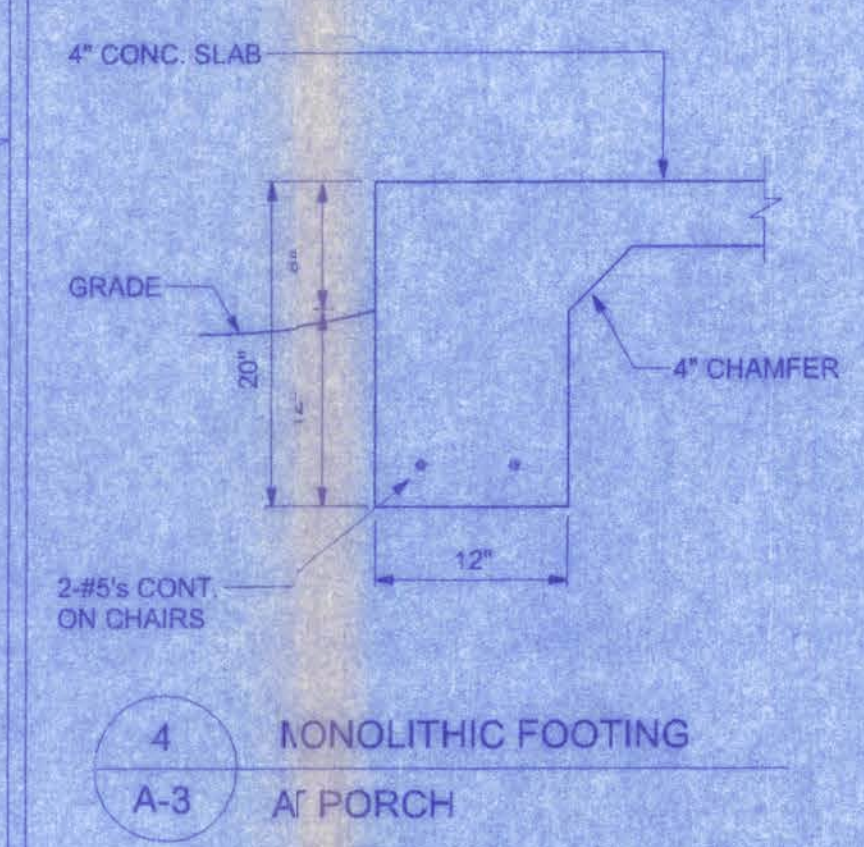
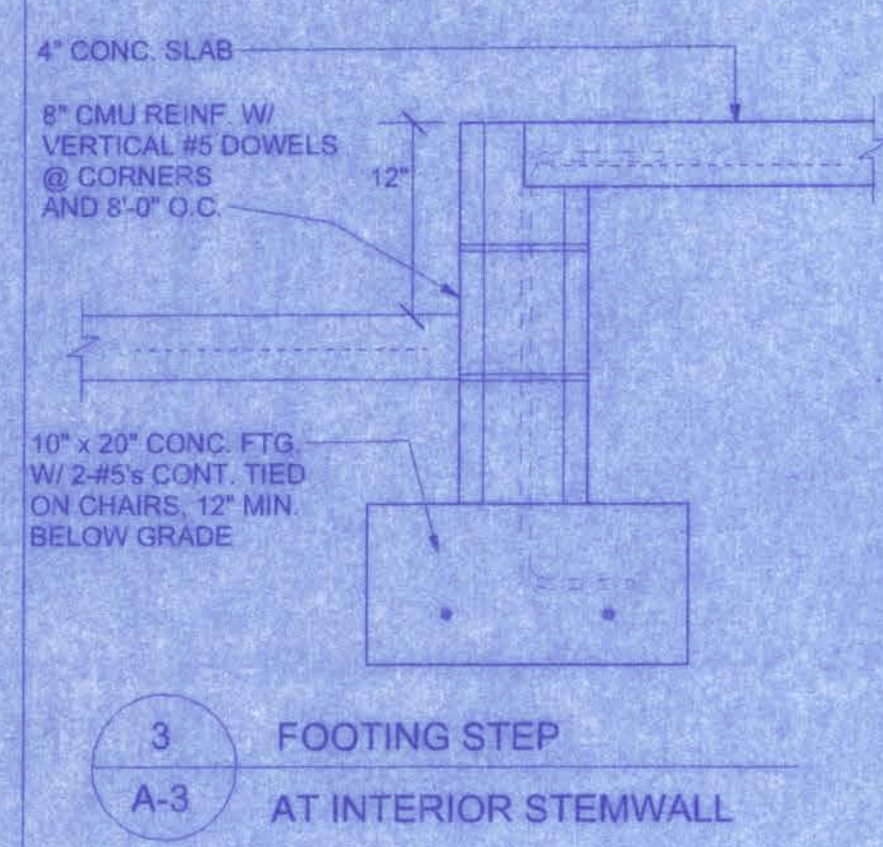
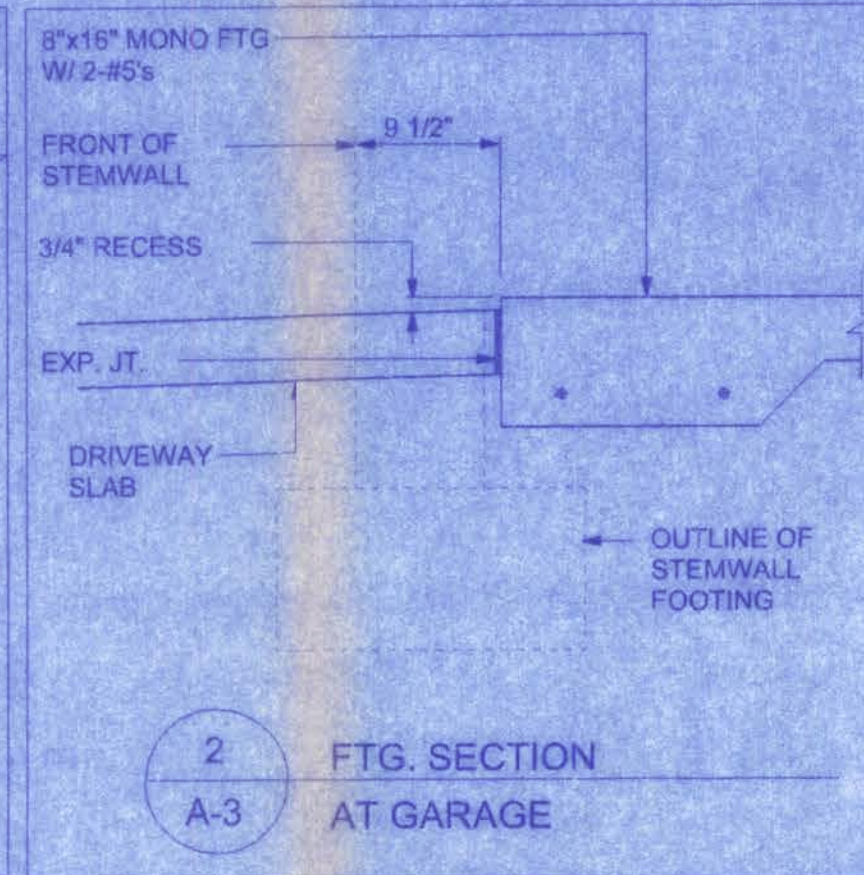
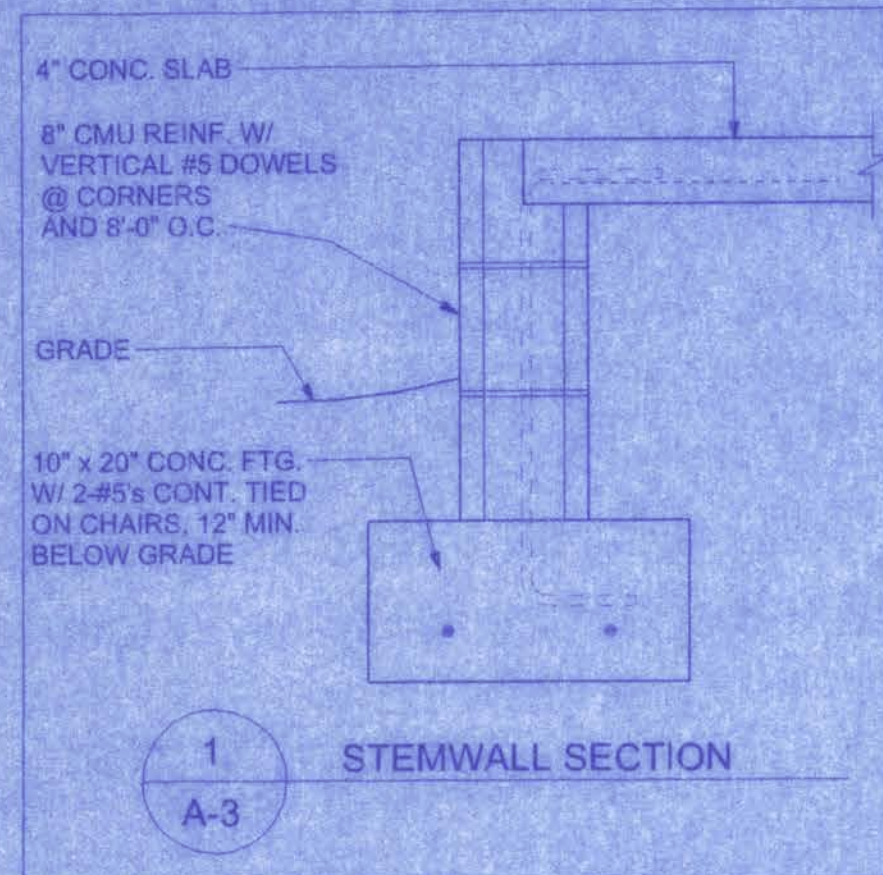
Freeman
Design Group Inc.

DATE	DRAWN BY
6/21/06	W.H.F.
REVISIONS	
SHEET	A-2
OF	6
PROJECT NO.	

LAUREL LAKE LOT 1 PHASE 2

CERTIFICATE OF AUTHORIZATION # 00008703

W.H.F. Inc.
7/12/06



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 MINIMUM 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:

1. ALL REINFORCEMENT IS BENT COOL.
 2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
 3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
- EXCEPTION: WHEN 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:

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 C1116.
2. MANUFACTURER'S OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL OR, CONCRETE SLABS ON GROUND CONTAINING 6x6 W14 x W14 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE END 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 A195, STANDARD SPECIFICATION FOR STEEL WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

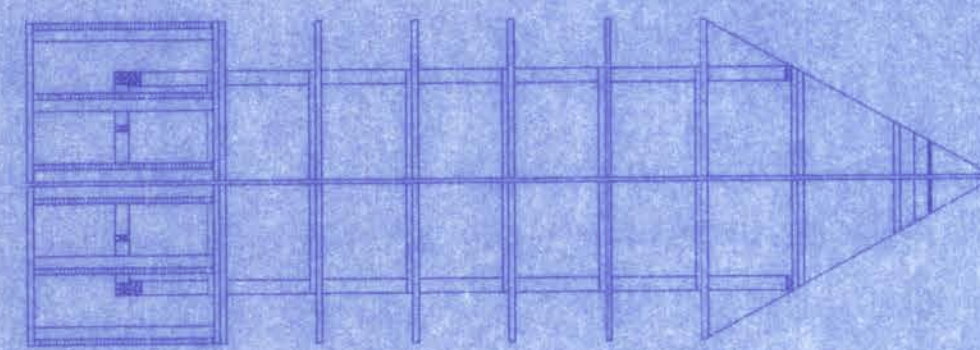


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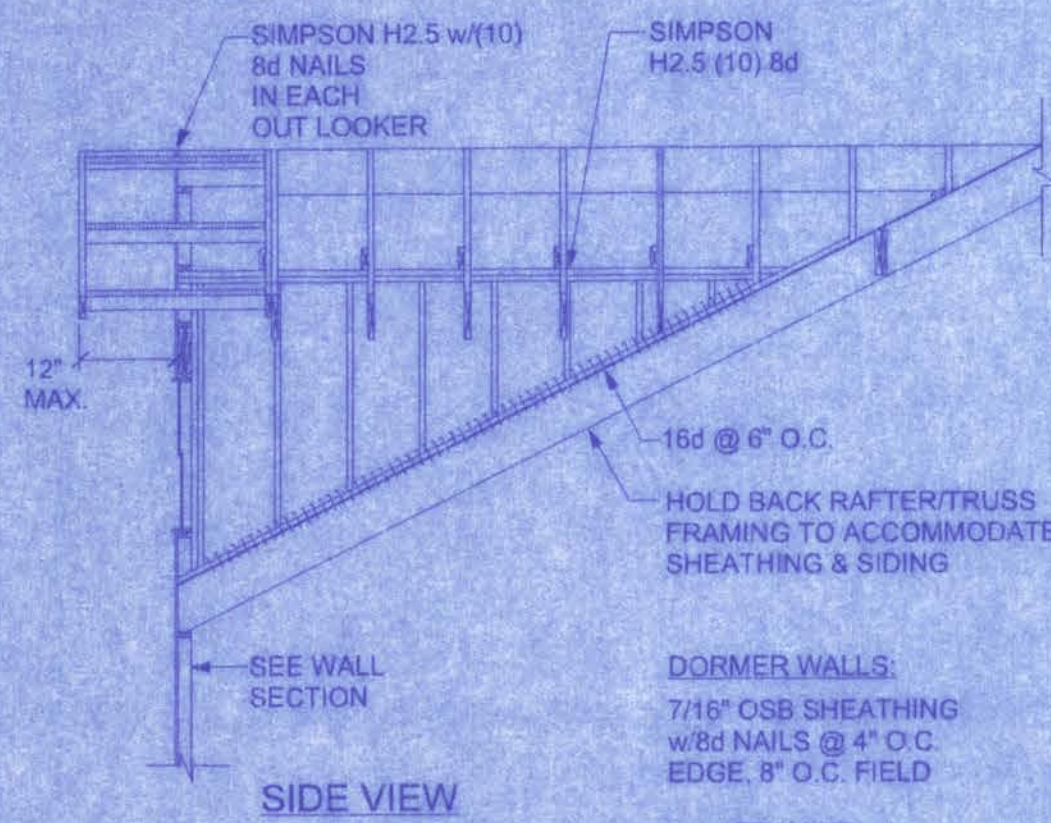
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Design Group

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OF	3
PROJECT NO.	



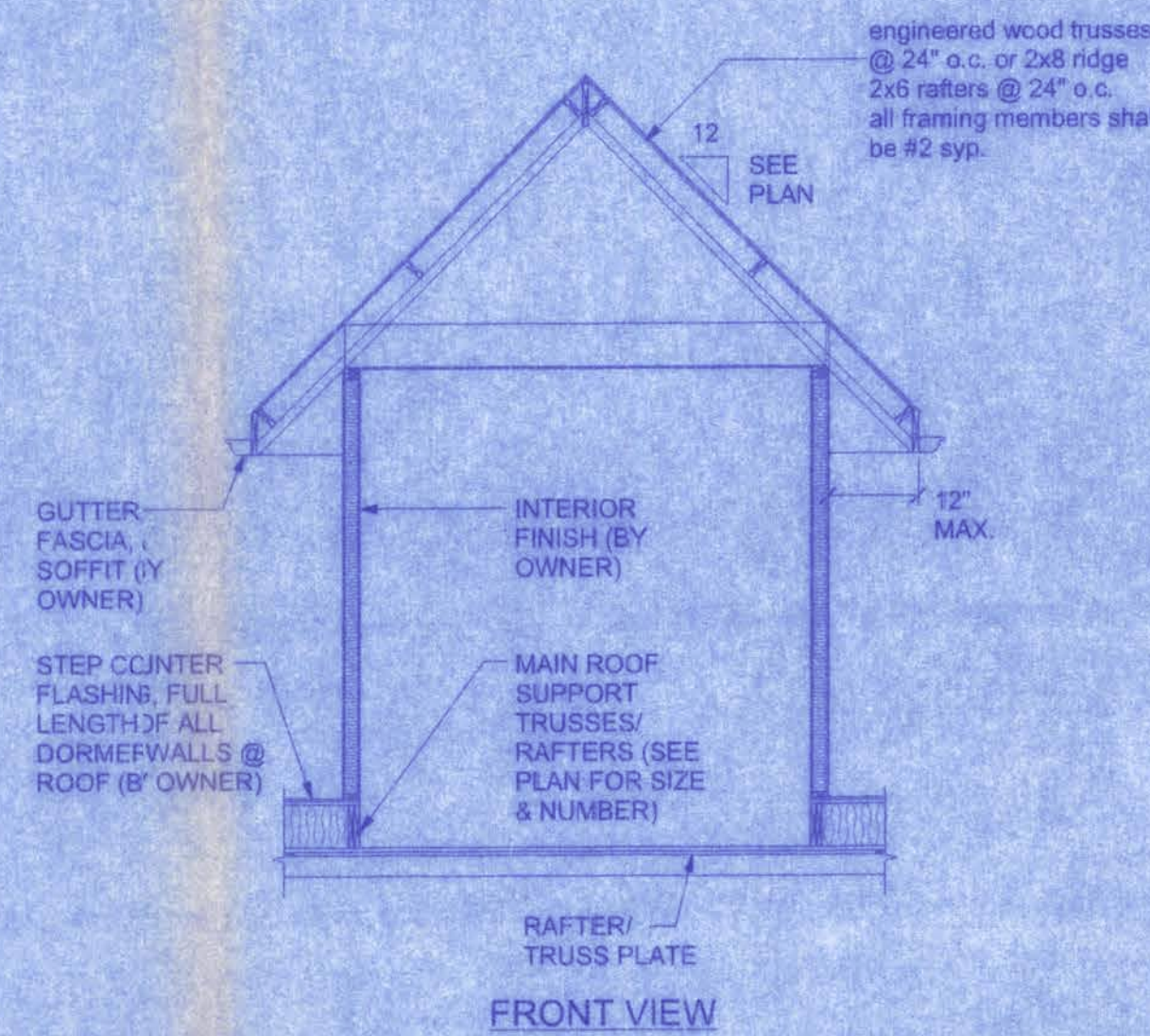
FRAMING PLAN



SIDE VIEW

DORMER ROOF (BY OWNER)
15 LB. FET OVER 1/2" OSB TRUSSE/RAFTERS (SEE ROOF FRAMING PLAN FOR SIZE & SPACING) TO RIDGE BOARD (BILL DEPTH OF RAFTER (UT))
CEILING DIST.
CEILING FINISH (BY OWNER)

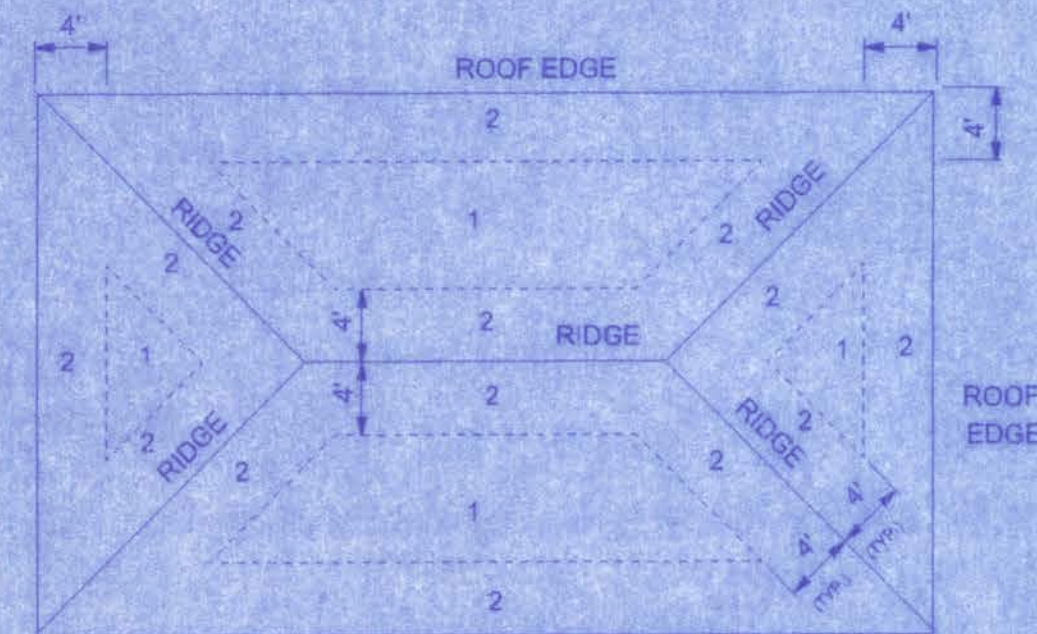
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON



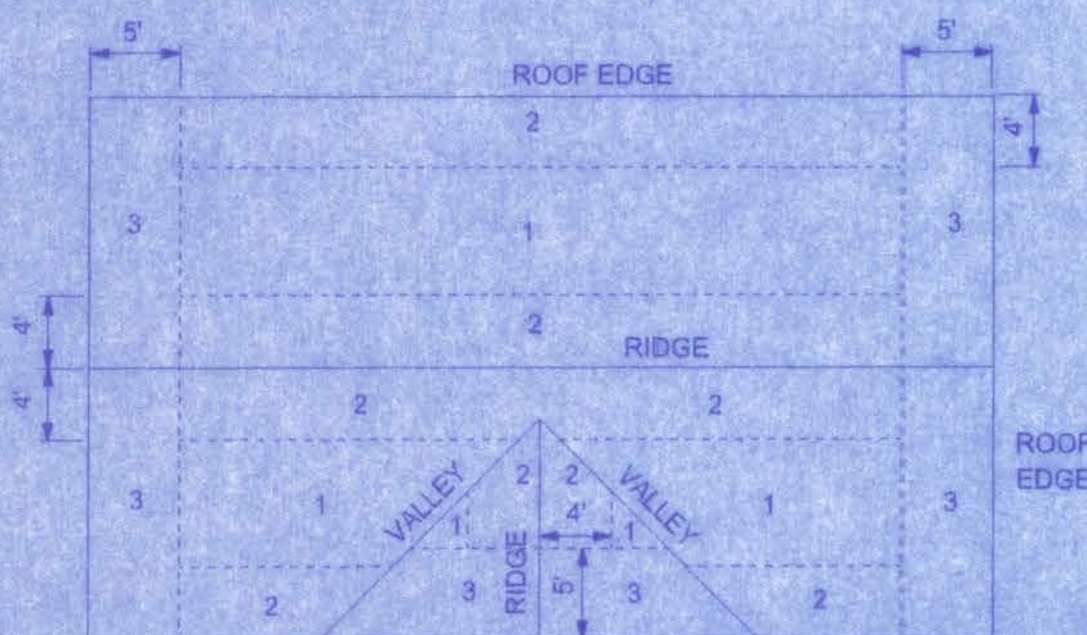
FRONT VIEW

DORMER ANCHORING DETAIL

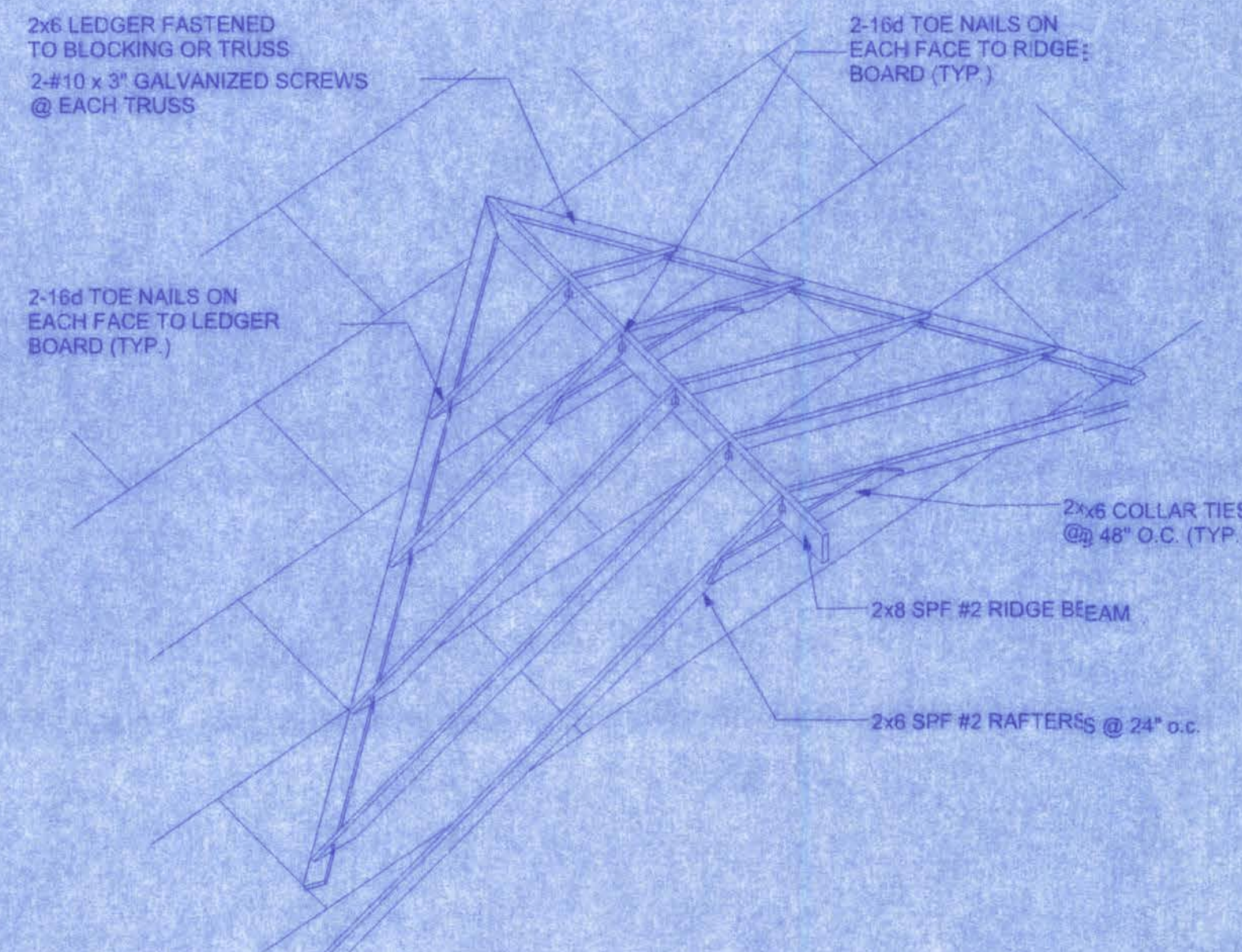
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ROOF SHEATHING NAILING ZONES (HIP ROOF)



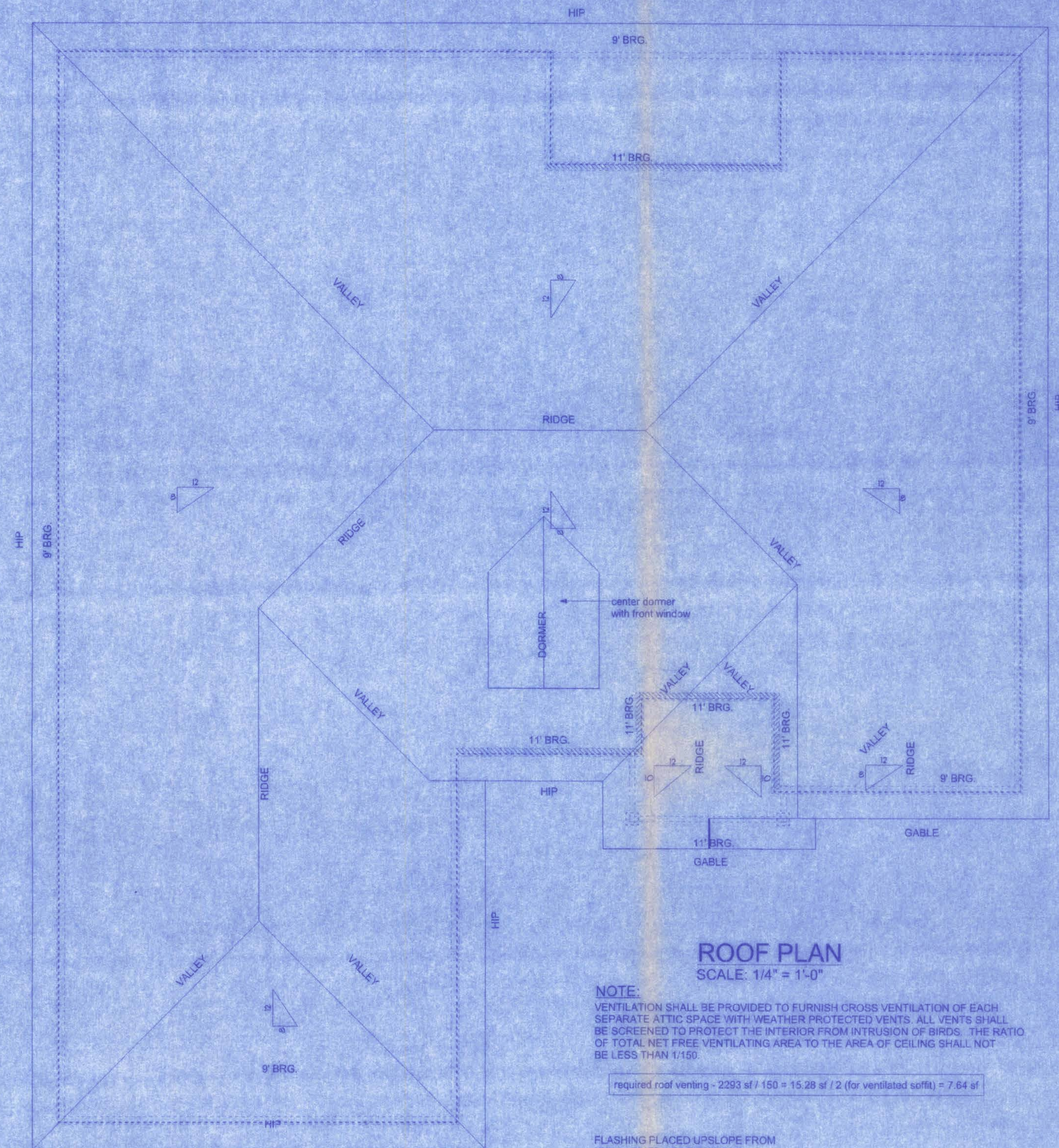
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



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

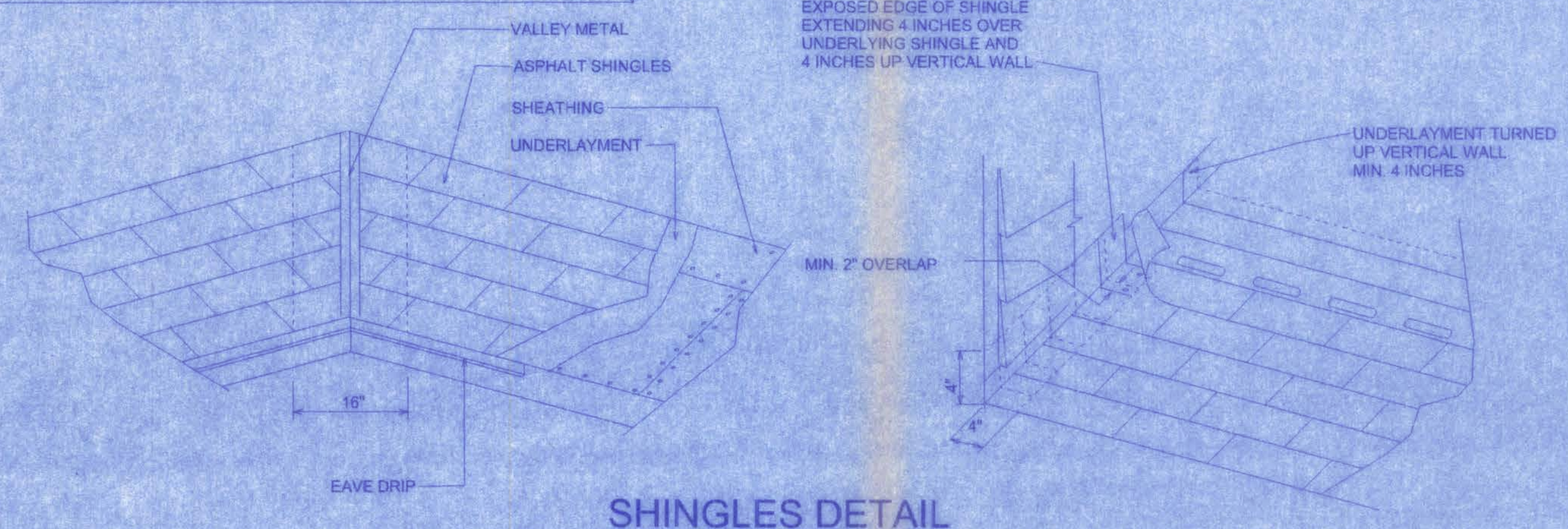


ROOF PLAN

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

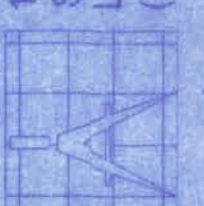


SHINGLES DETAIL

NTS

LAUREL LAKE LOT 1 PHASE 2

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



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Design Group

DATE: 6/21/06
DRAWN BY: W.H.F.
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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 SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

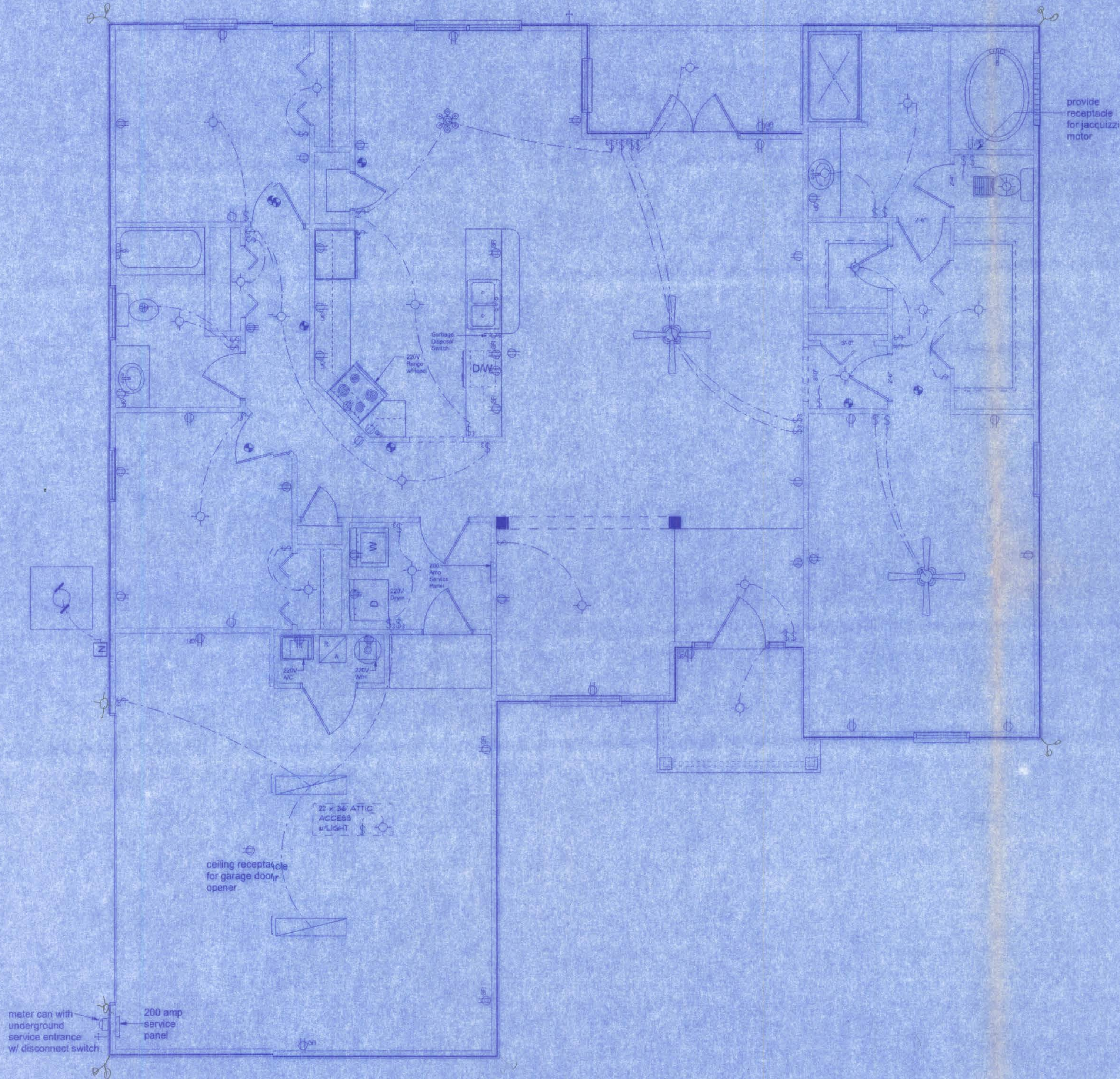
ALL SMOKE DETECTORS SHALL BE 120W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

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 & I/R, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATION/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY IF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

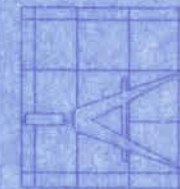
NOTE:

ALL BRANCH CIRCUITS THAT SUPPLY 125VOLT, 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.



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

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



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Design Group
INC.

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REVISIONS

SHEET: A-5

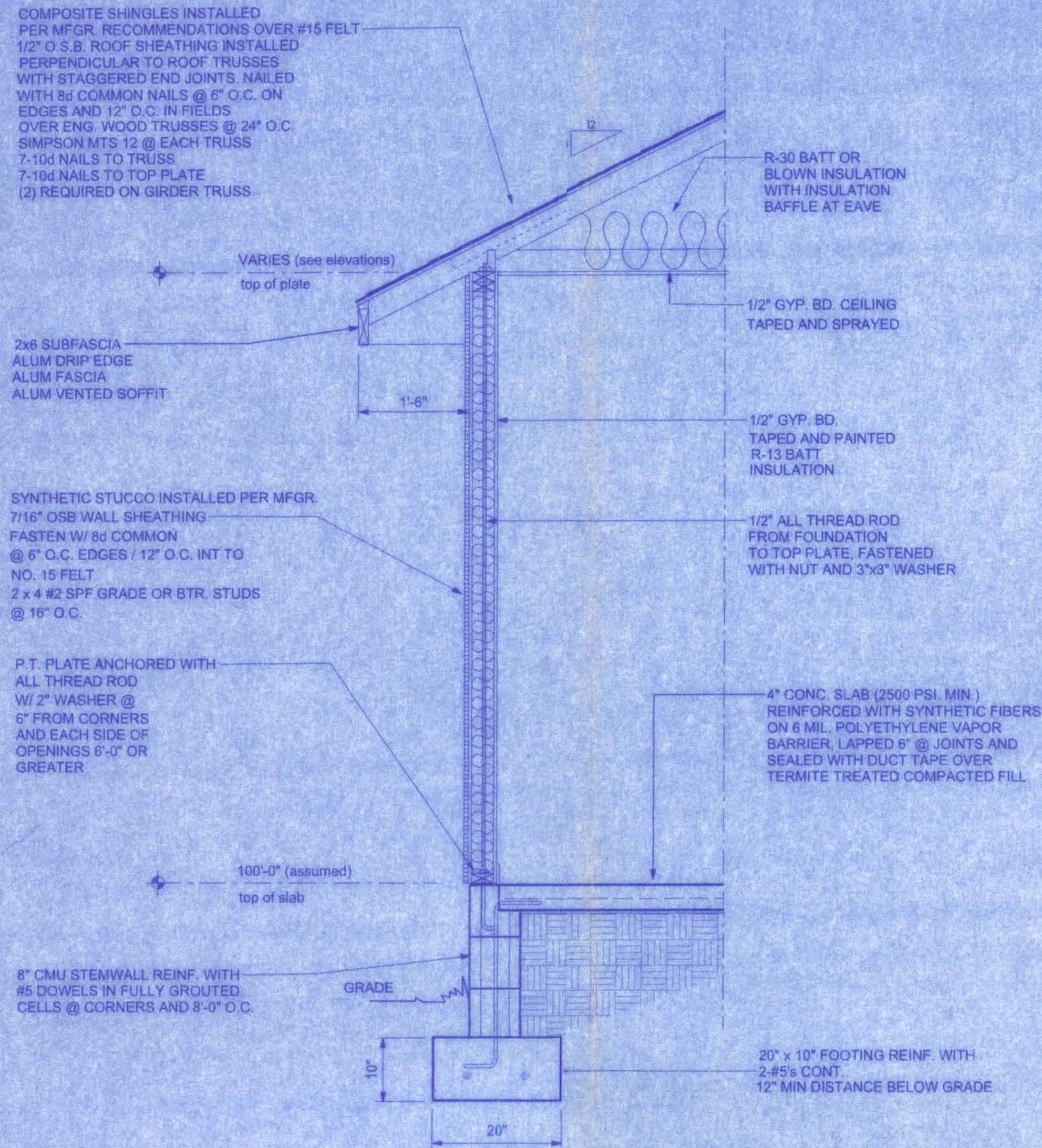
OF: 6

PROJECT NO.

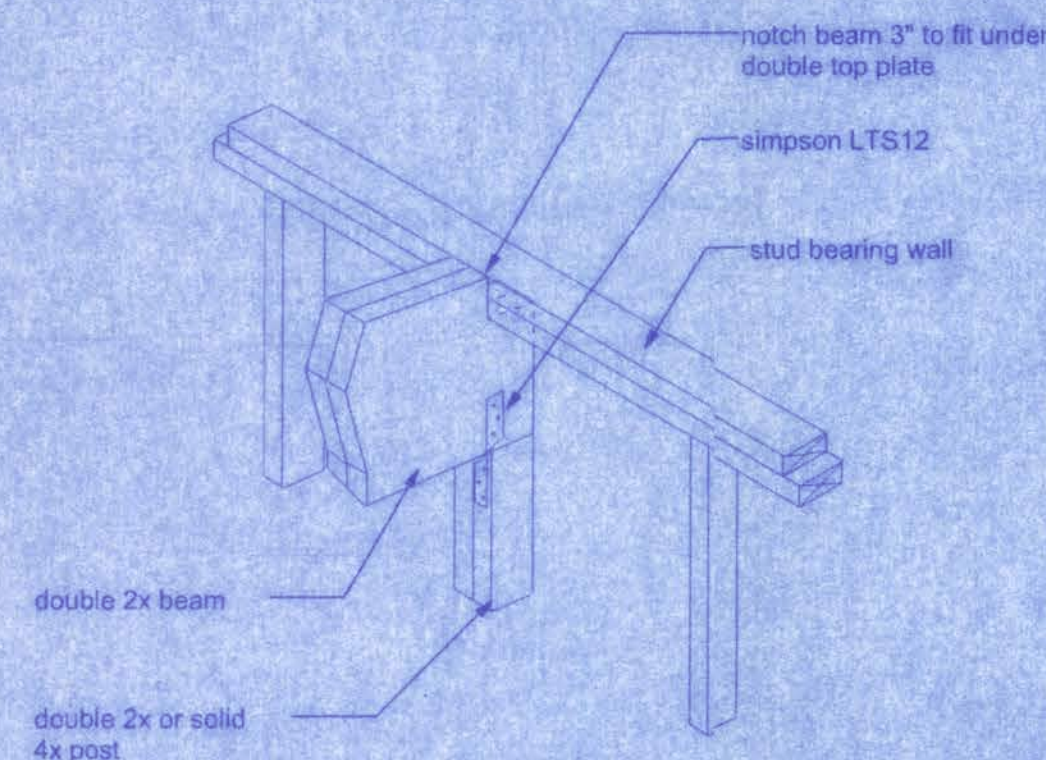
LAUREL LAKE LOT 1 PHASE 2

W.H.F.
7/2/06

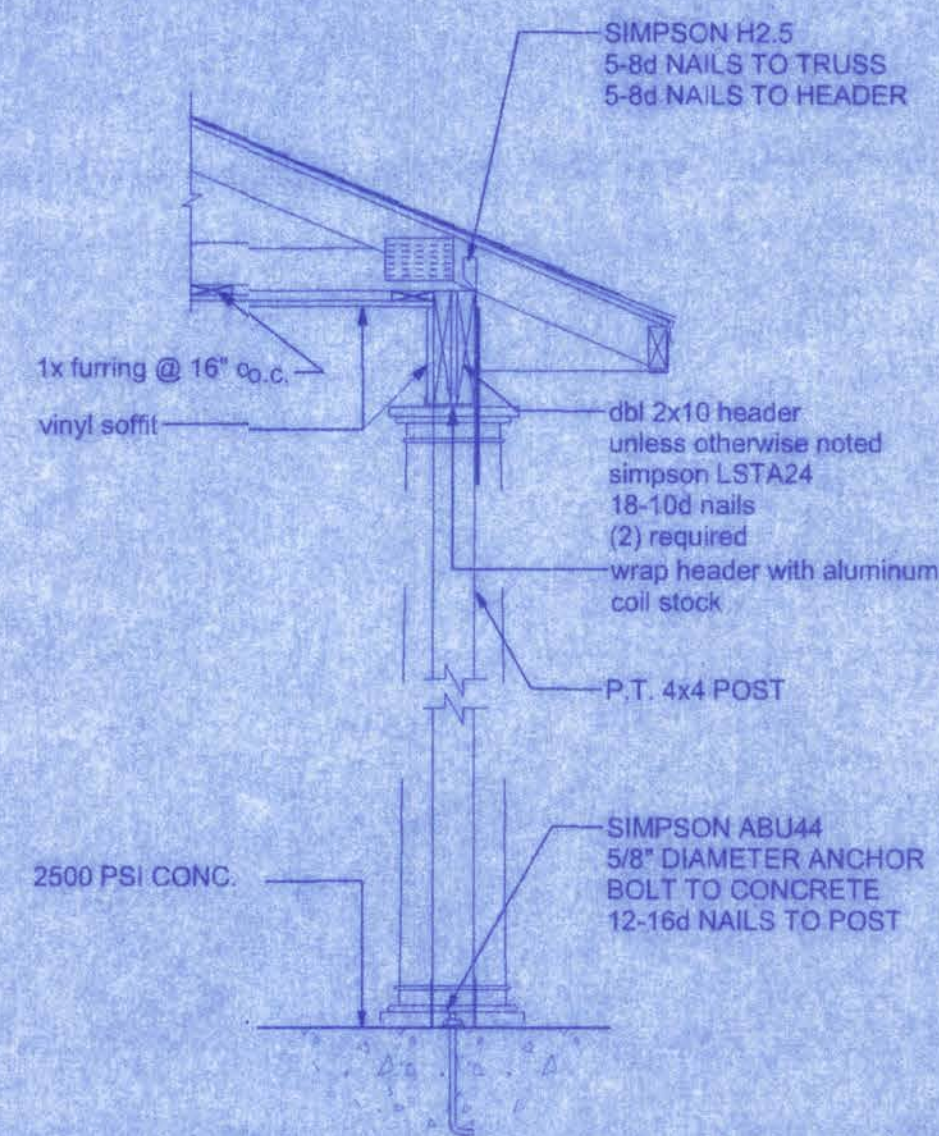
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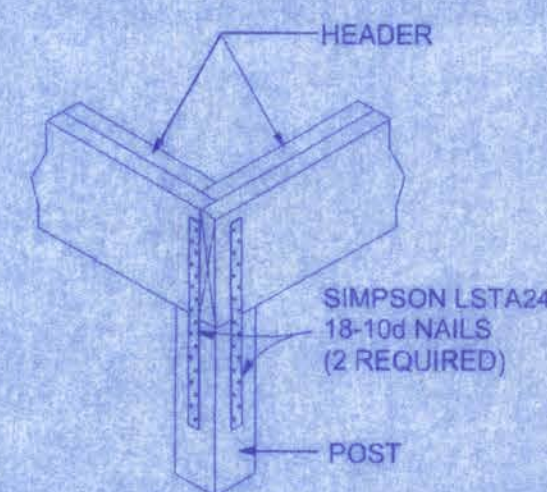
TYPICAL WALL SECTION
3/4" = 1'-0"



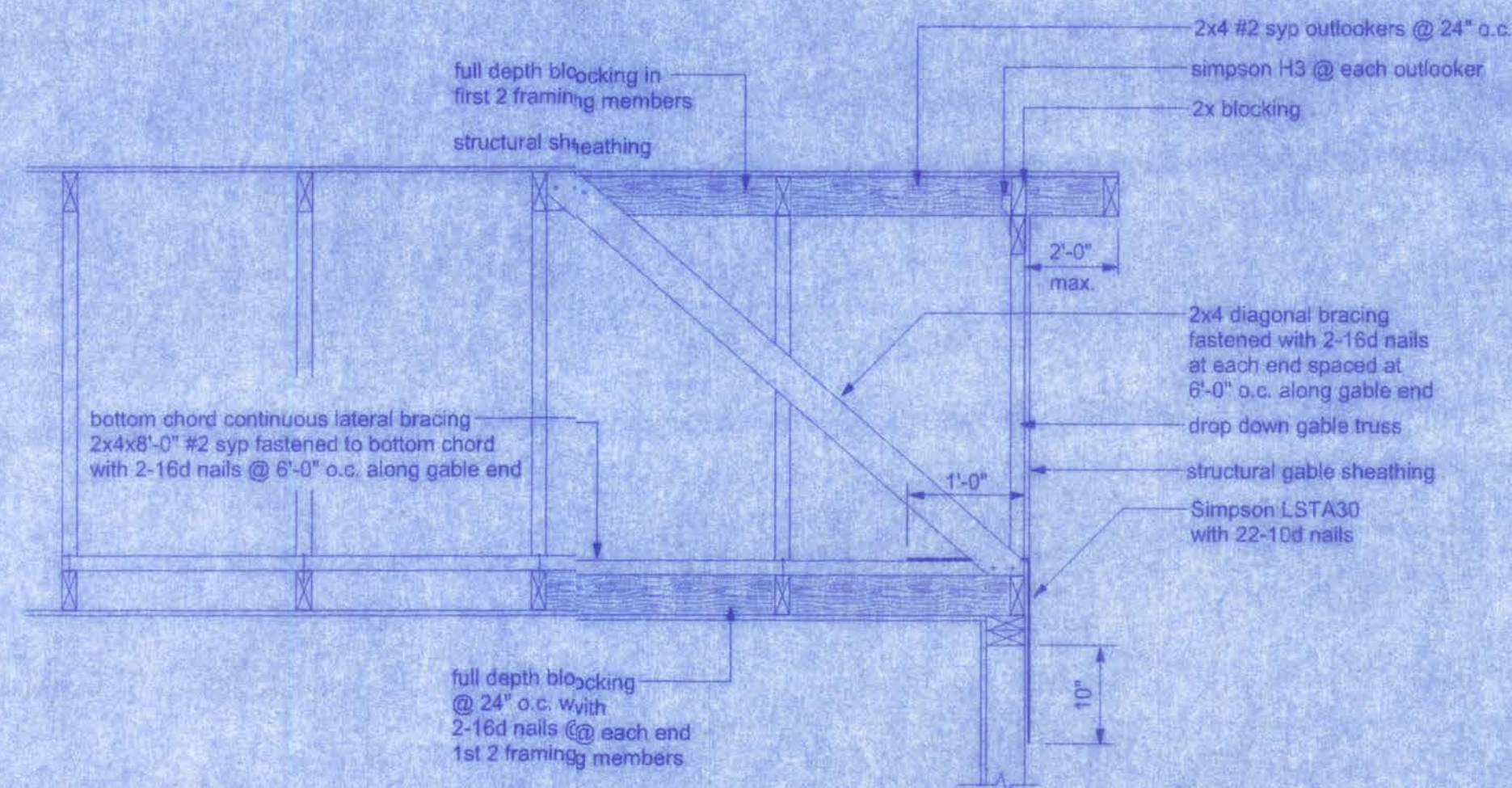
BEAM/WALL CONNECTION
NTS



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

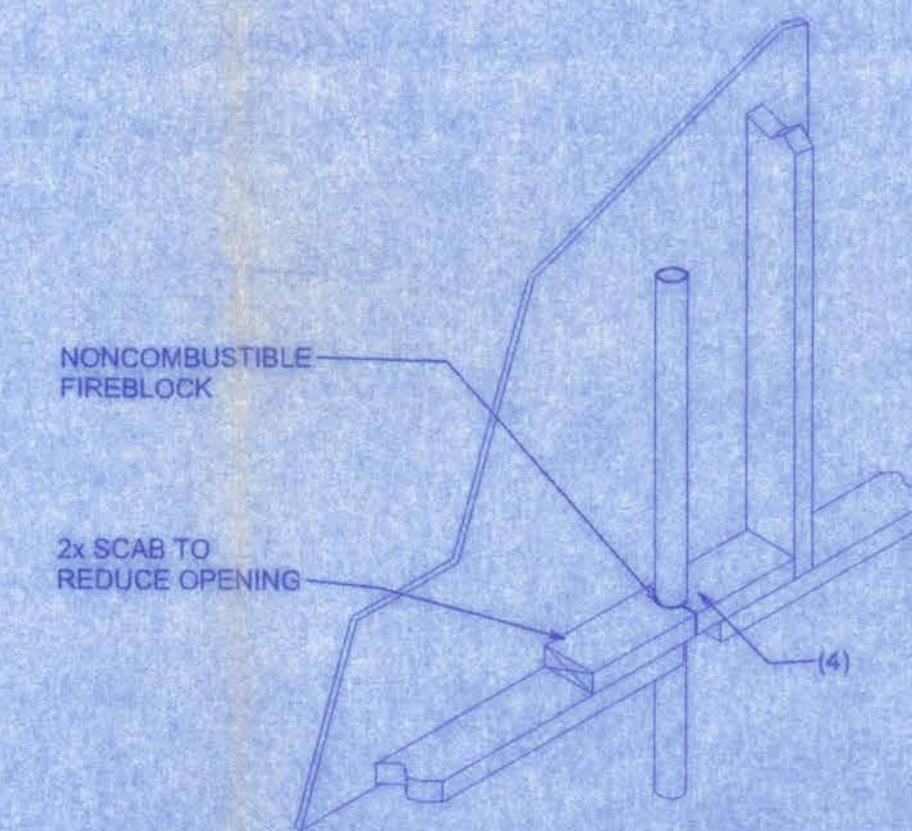
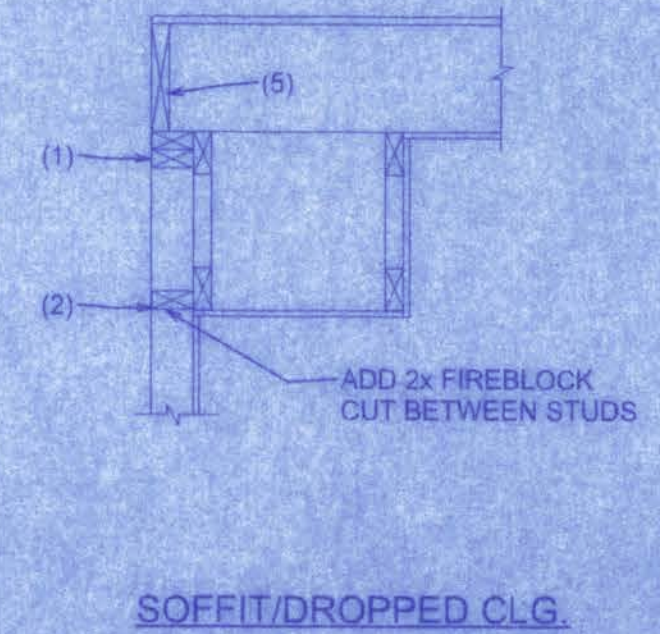
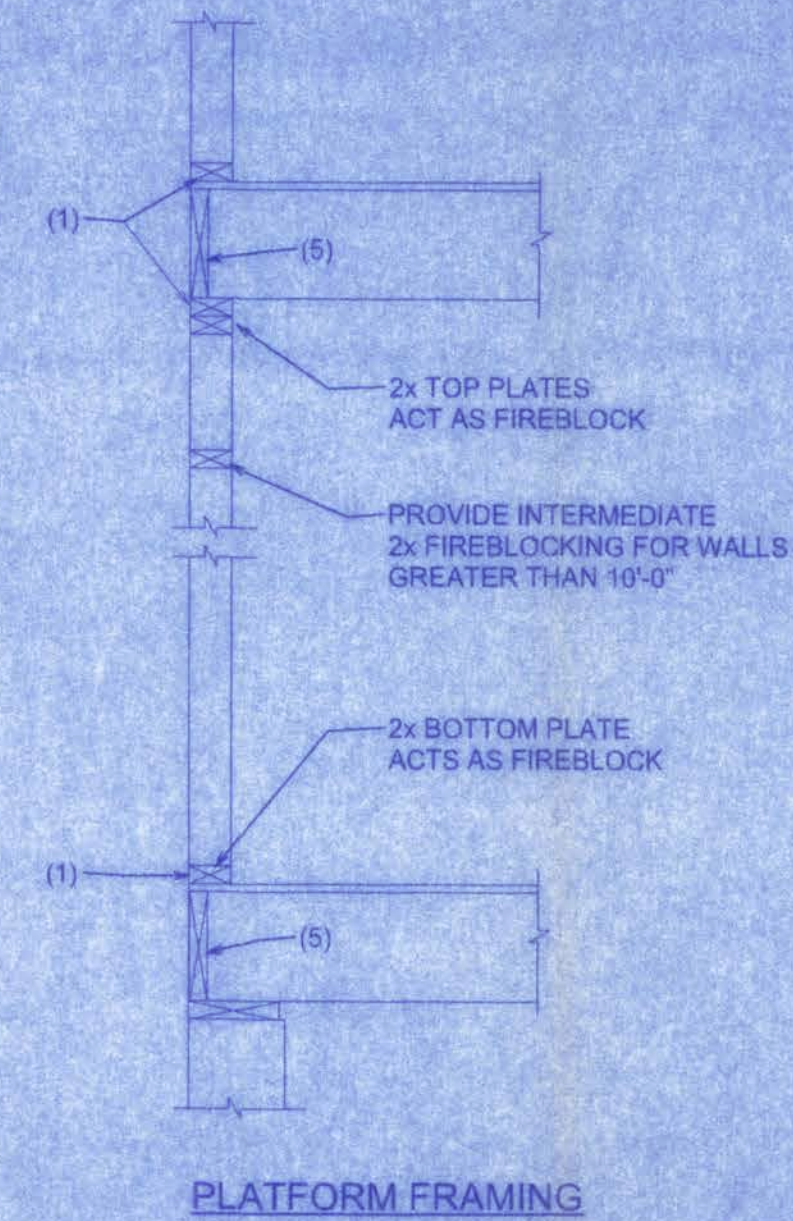


CORNER POST/HEADER DETAIL
NTS



END WALL BRACING FOR CEILING DIAPHRAGM
NTS

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



PENETRATIONS

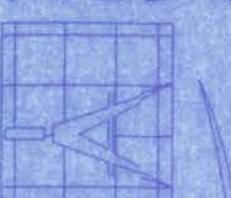
FIREBLOCKING NOTES:

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 LOT 1 PHASE 2

161 N.W. MADISON STREET
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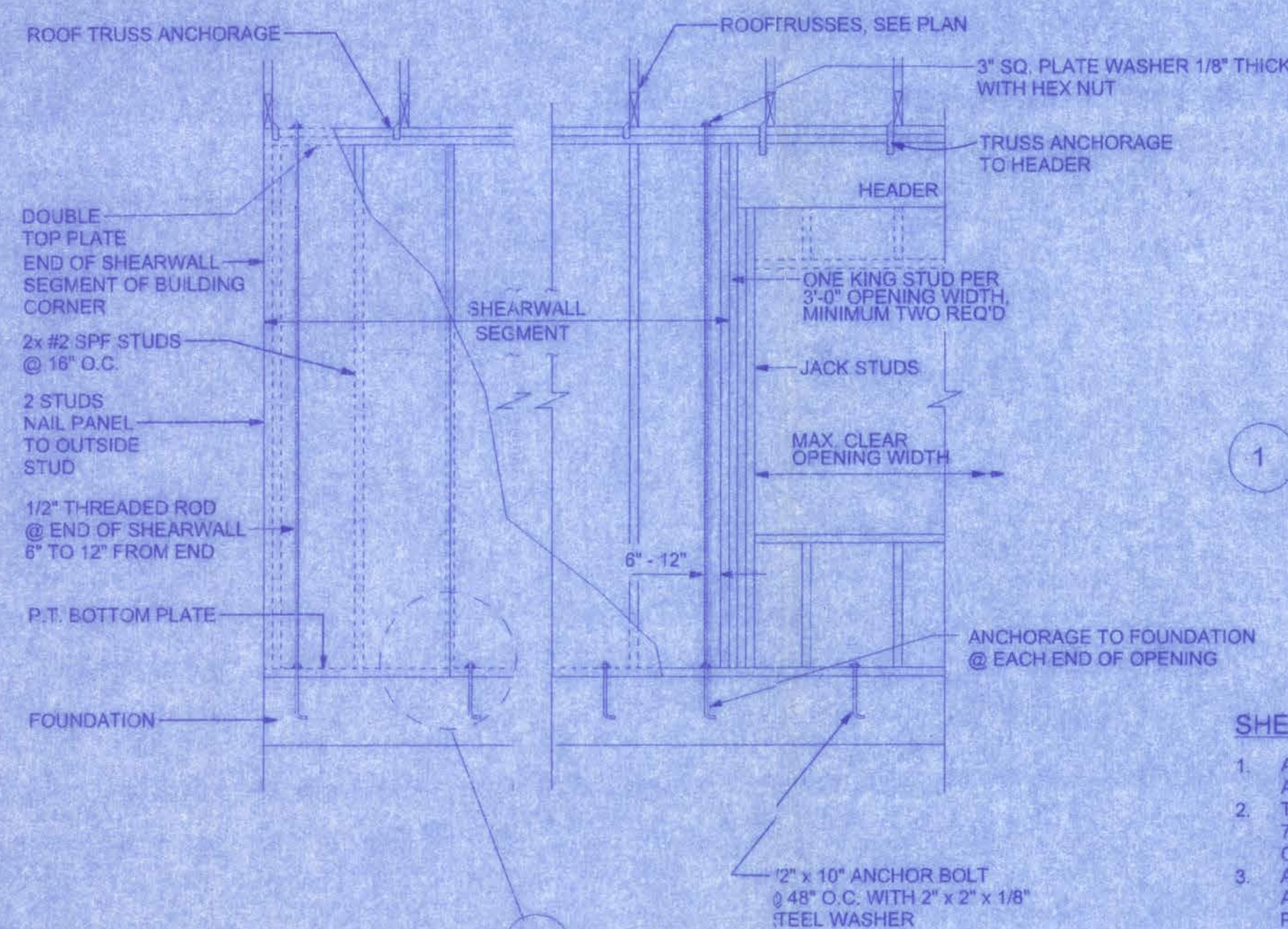


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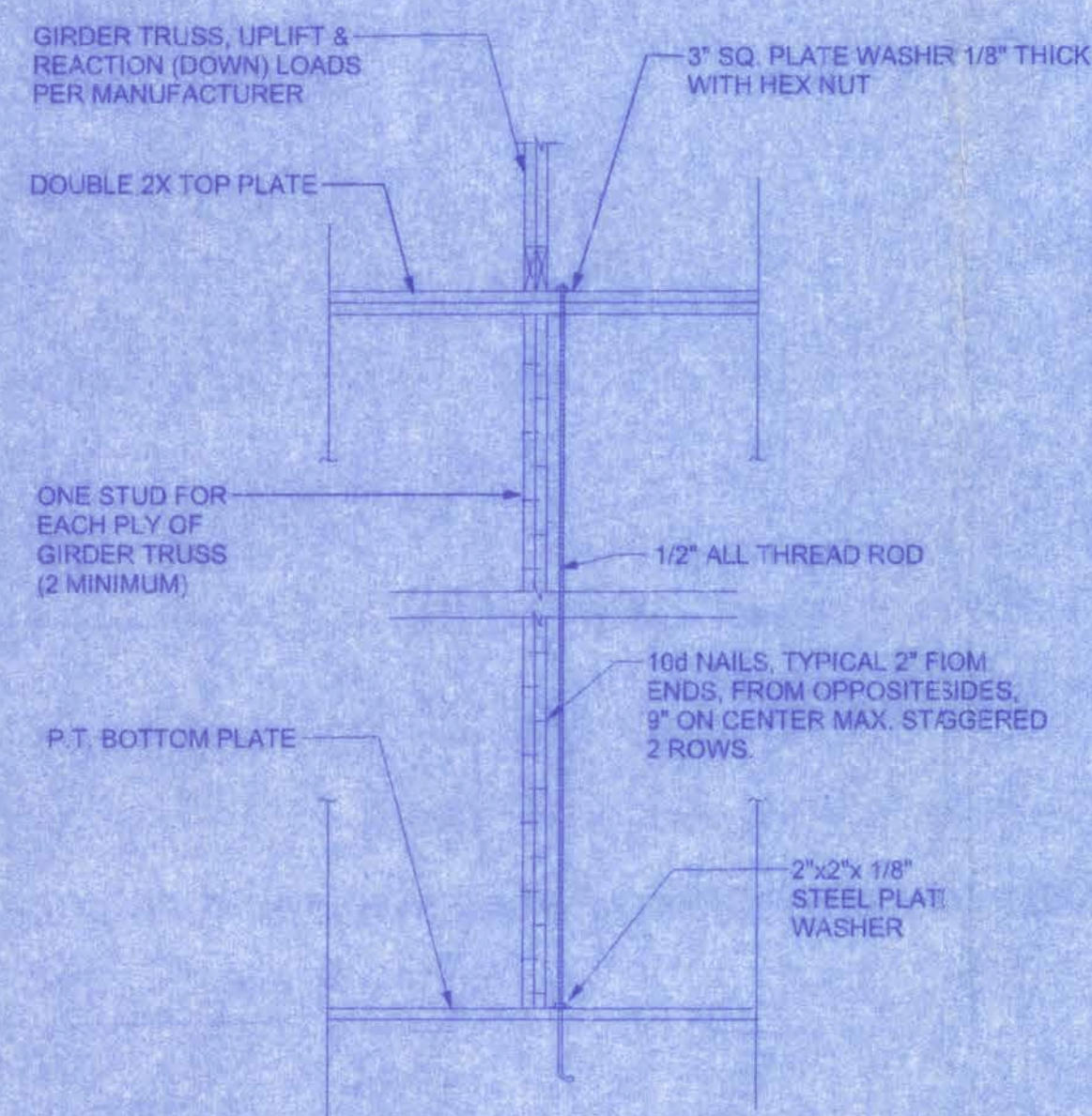
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7/23/06



SHEARWALL DETAILS

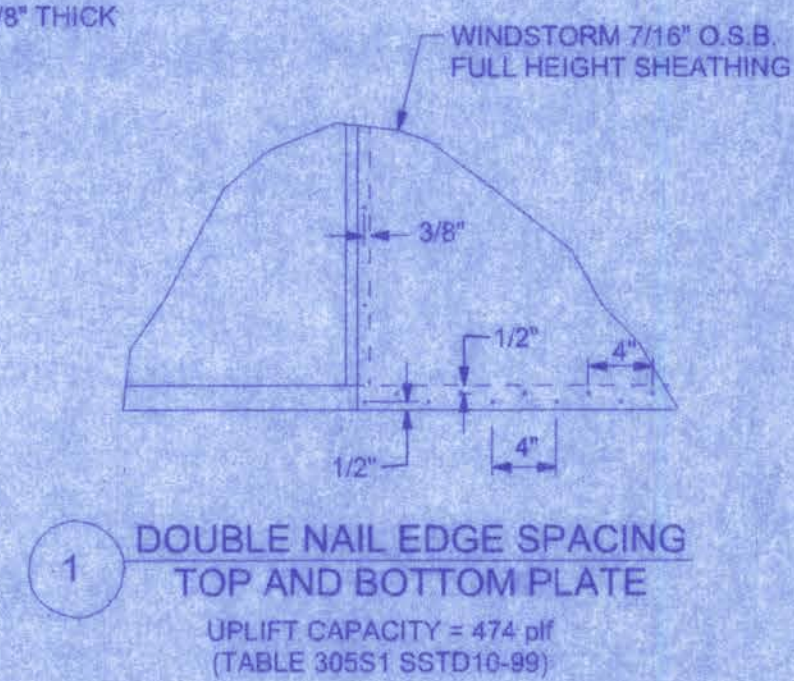
SCALE: 1/2" = 1'-0"



GIRDER COLUMN DETAIL

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

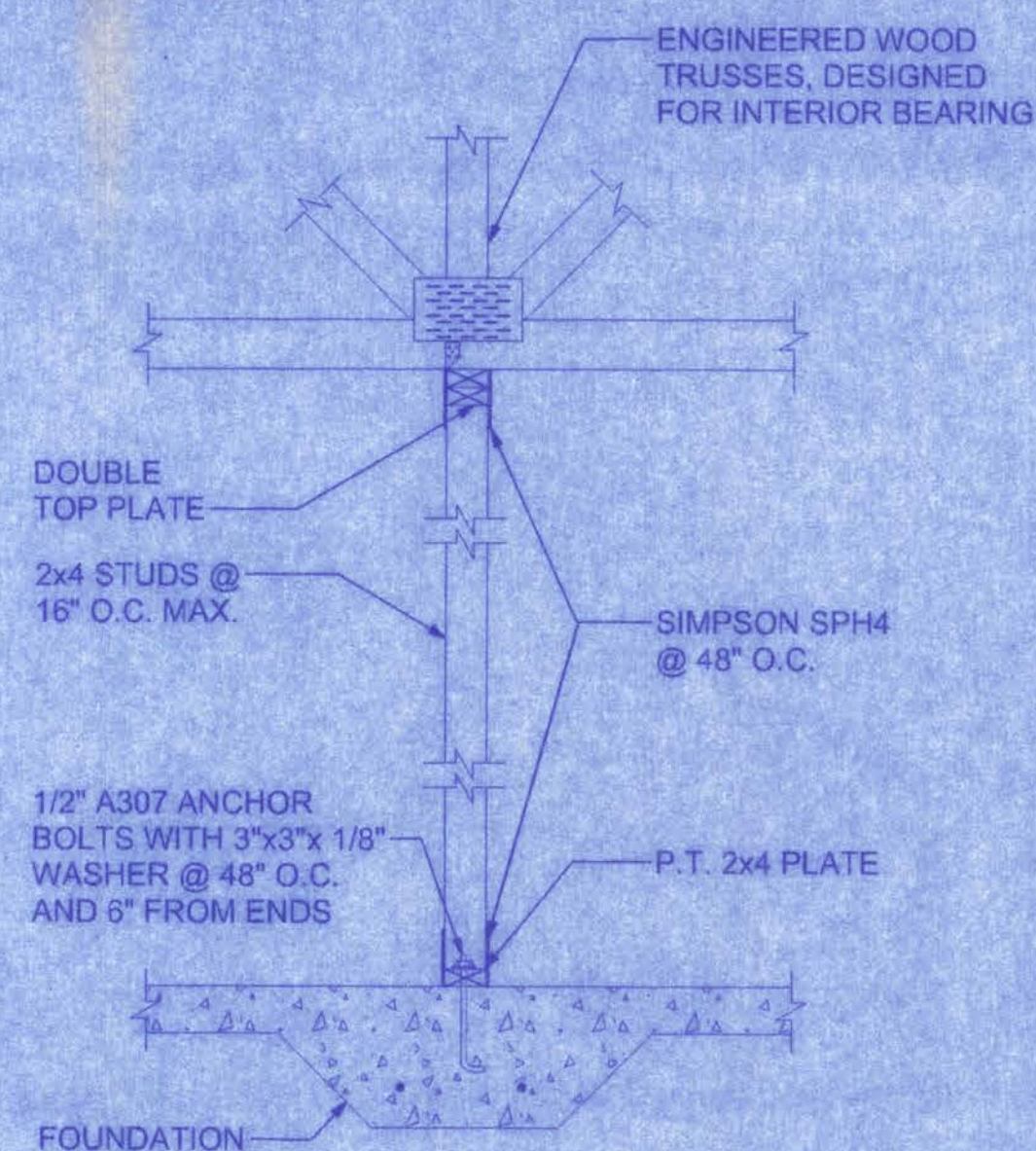
OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	N/A	N/A
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9'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



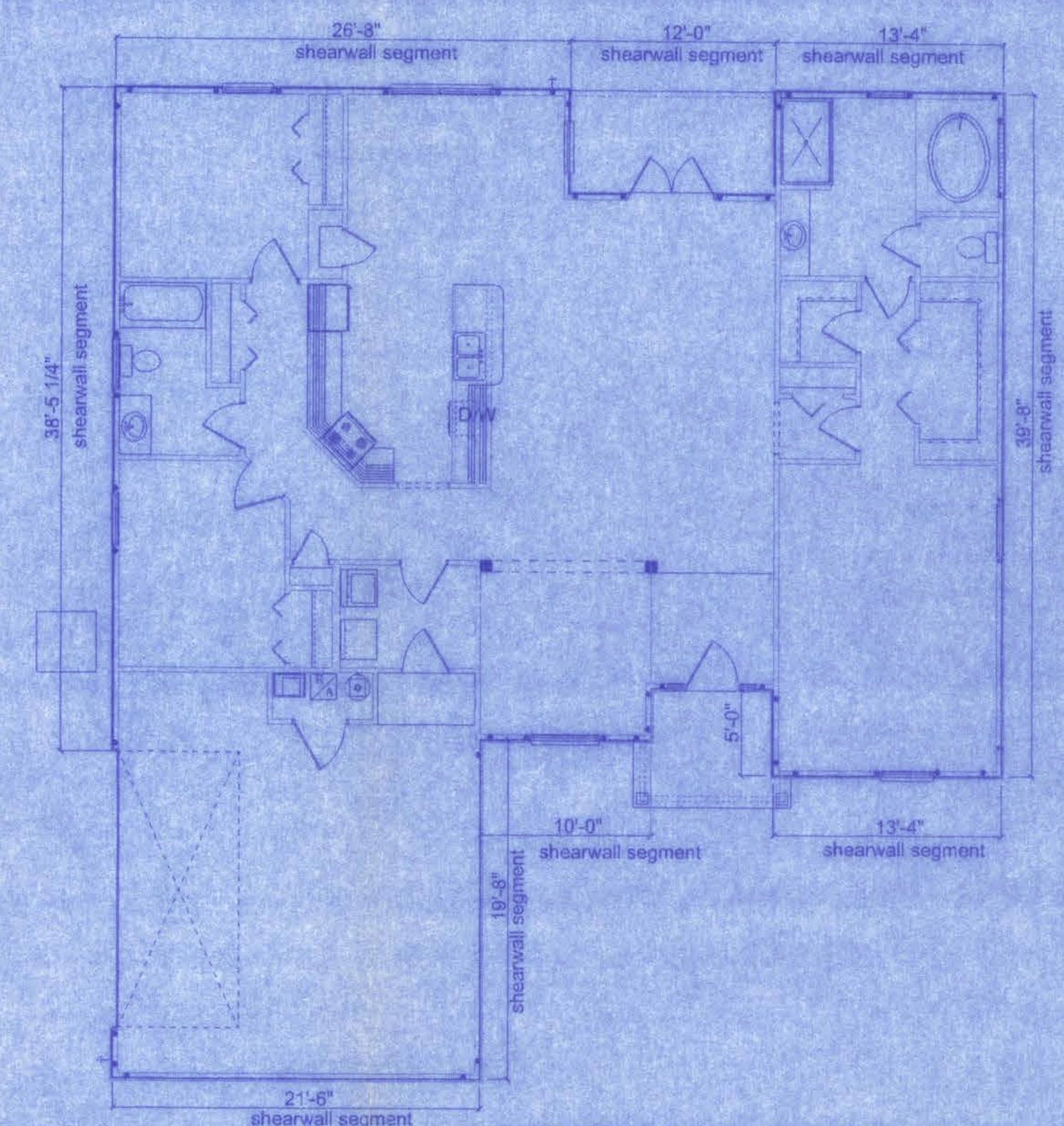
SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-90 305.4.3
- 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 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



INTERIOR BRG. WALL DETAIL



SHEARWALL DETAIL

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

• ALL THREADS

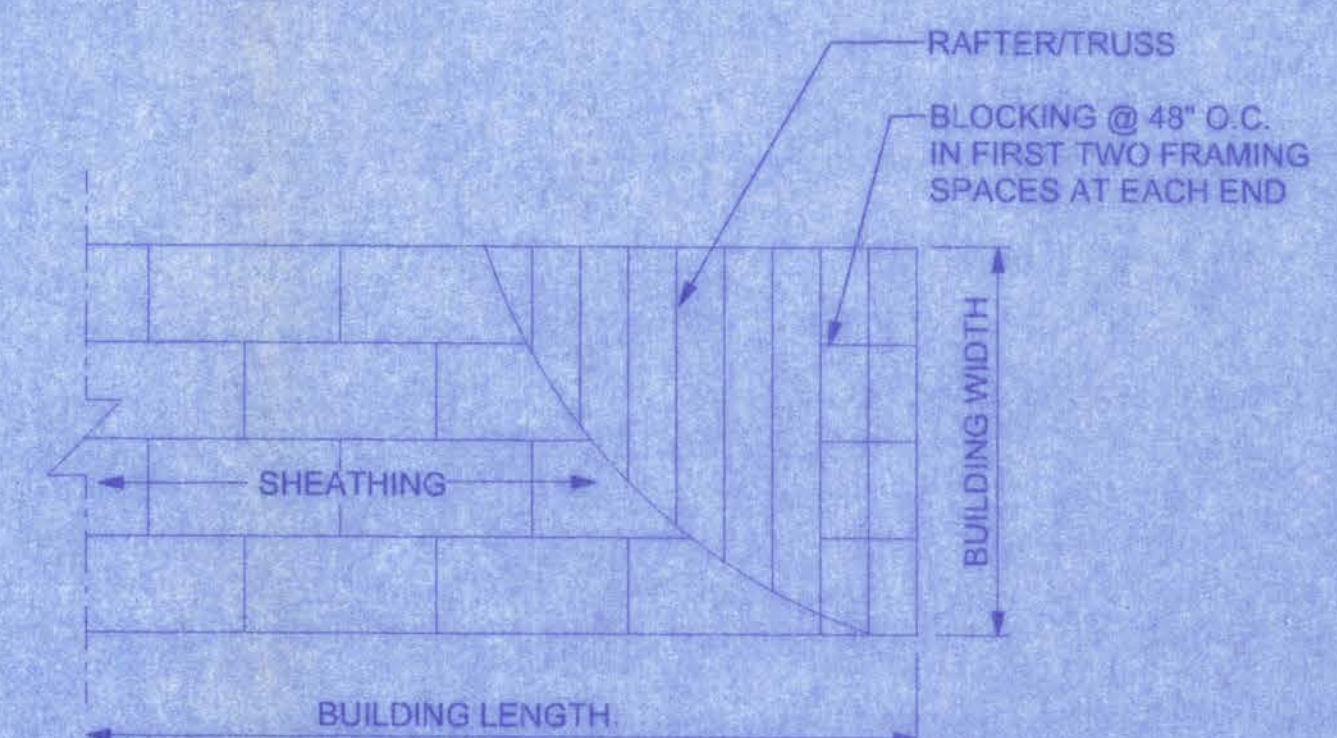
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifier's control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudfill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

Simpson Strong-Tie Product Finishes	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with NASIO	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	X					
ZMAX (G185)	X	X	X	X	X	X		
Post Hot-Dip Galvanized (HDG)	X	X	X	X	X	X	X	X
SST300 (Stainless Steel)	X	X	X	X	X	X	X	X

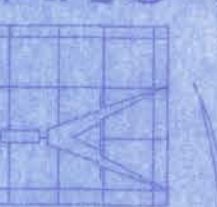


ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING

Will Fre
7/20/06

LAUREL LAKE LOT 1 PHASE 2

161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL 32009
(386)758-4209



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