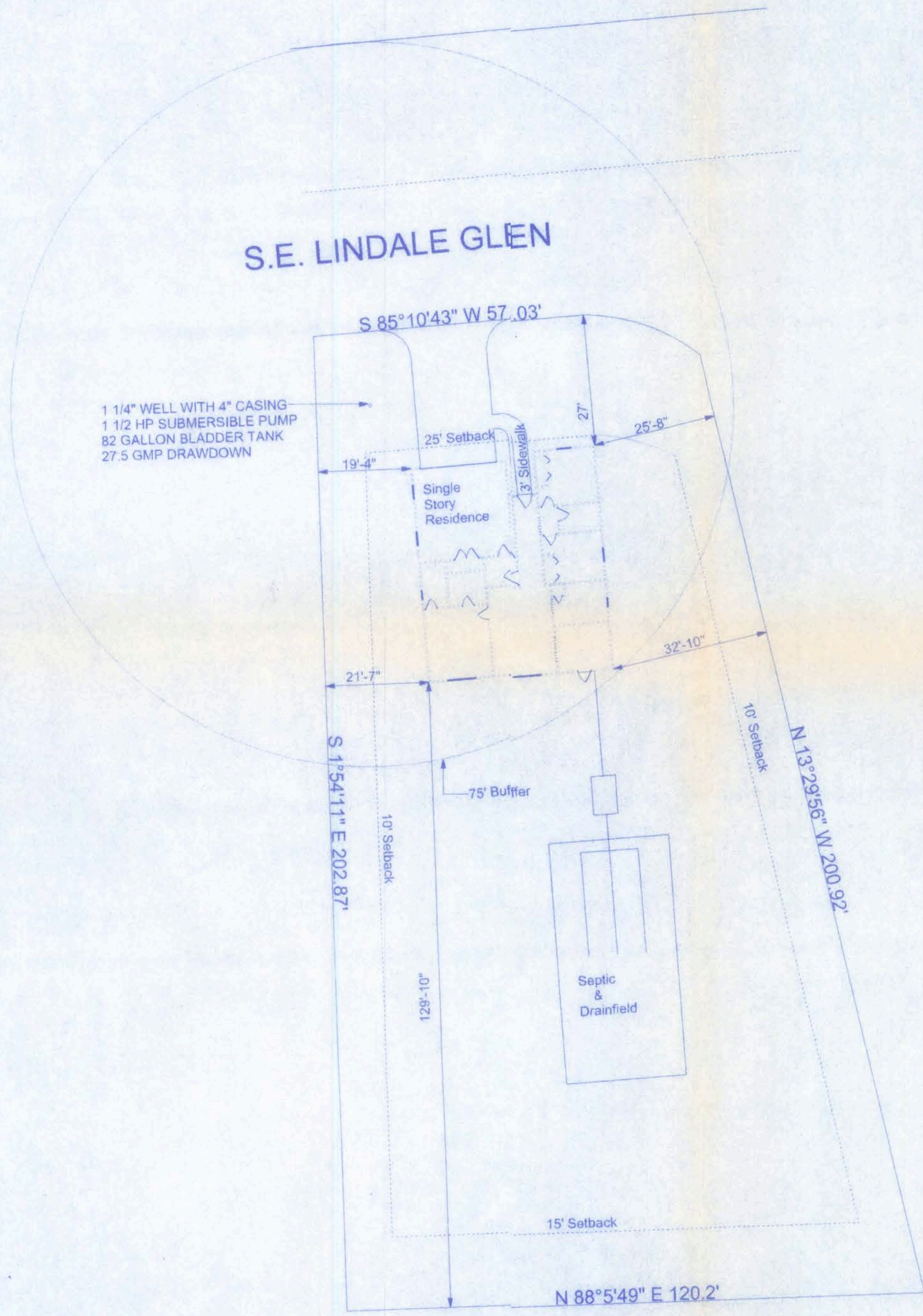


DESCRIPTION

HEIGHT ASHBURY LOT 13; LAKE CITY, FL

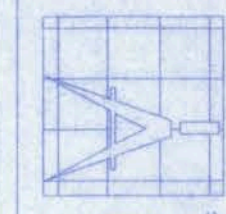


SITE PLAN
SCALE: 1" = 20'-0"

W.H.F.
3/15/06

HEIGHT ASHBURY LOT #13

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



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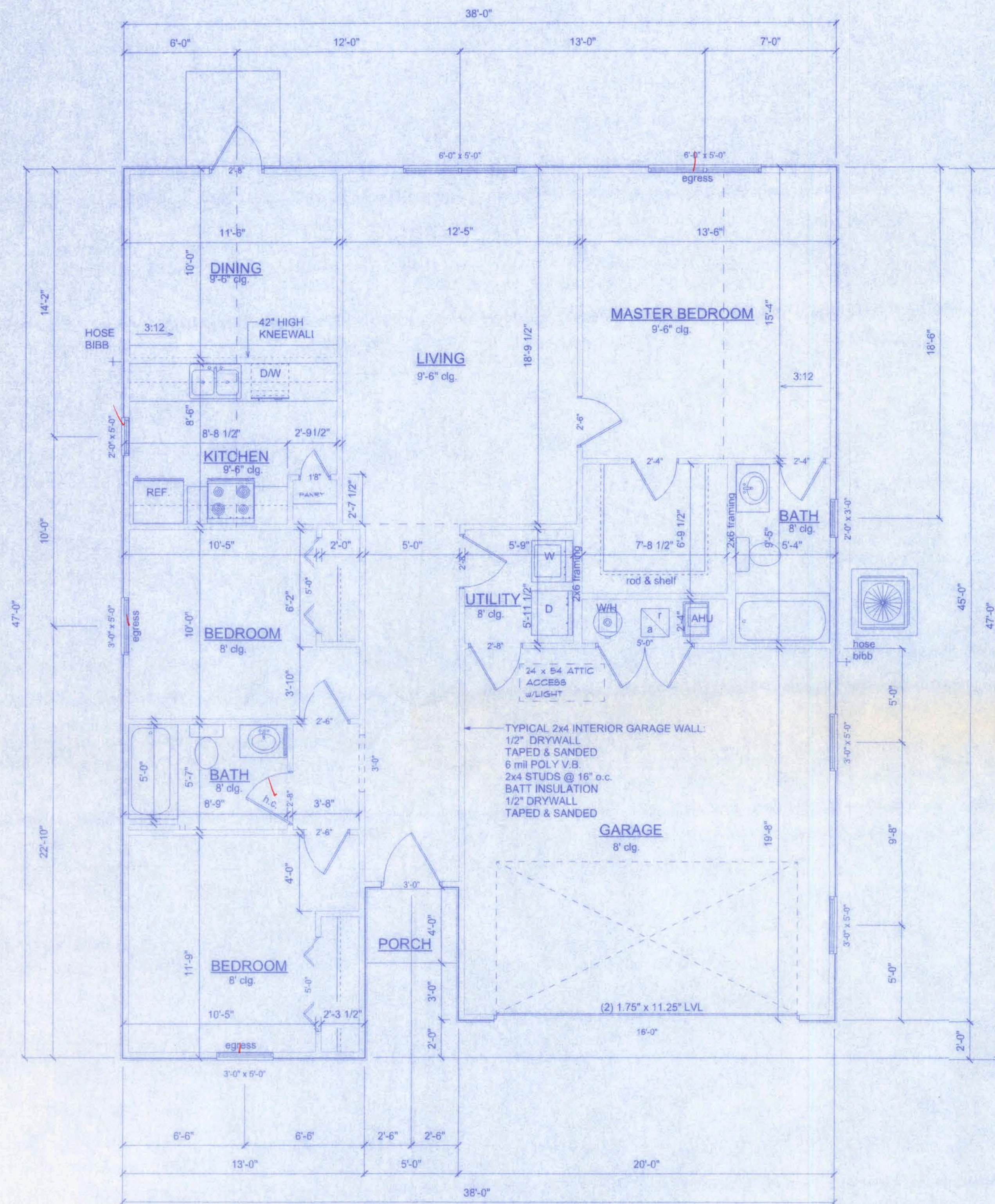
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REVISIONS	
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SHEET	SP-1
OF	1

PROJECT NO.
05.R066



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

AREA SUMMARY

MAIN LIVING	1,328 SF
GARAGE	404 SF
PORCH	25 SF
TOTAL	1,757 SF

PRODUCT CODE	SIZE	COUNT
36x80 colonial	3'-0"	1
60x80 plain	5'-0"	1
32x80 french	2'-8"	1
192x84 wide panel garage door	16'-0"	1
5068-2 BF	5'-0"	2
1868	1'-8"	1
2468	2'-4"	2
2668	2'-6"	3
2868	2'-8"	3
(2) SH 3050	6'-0" x 5'-0"	2
SH 2030	2'-0" x 3'-0"	1
SH 2050	2'-0" x 5'-0"	1
SH 3050	3'-0" x 5'-0"	4

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

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

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.

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 2/87

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.

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.

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.

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.

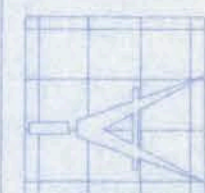
NOTE:
BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

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:
CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.

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.

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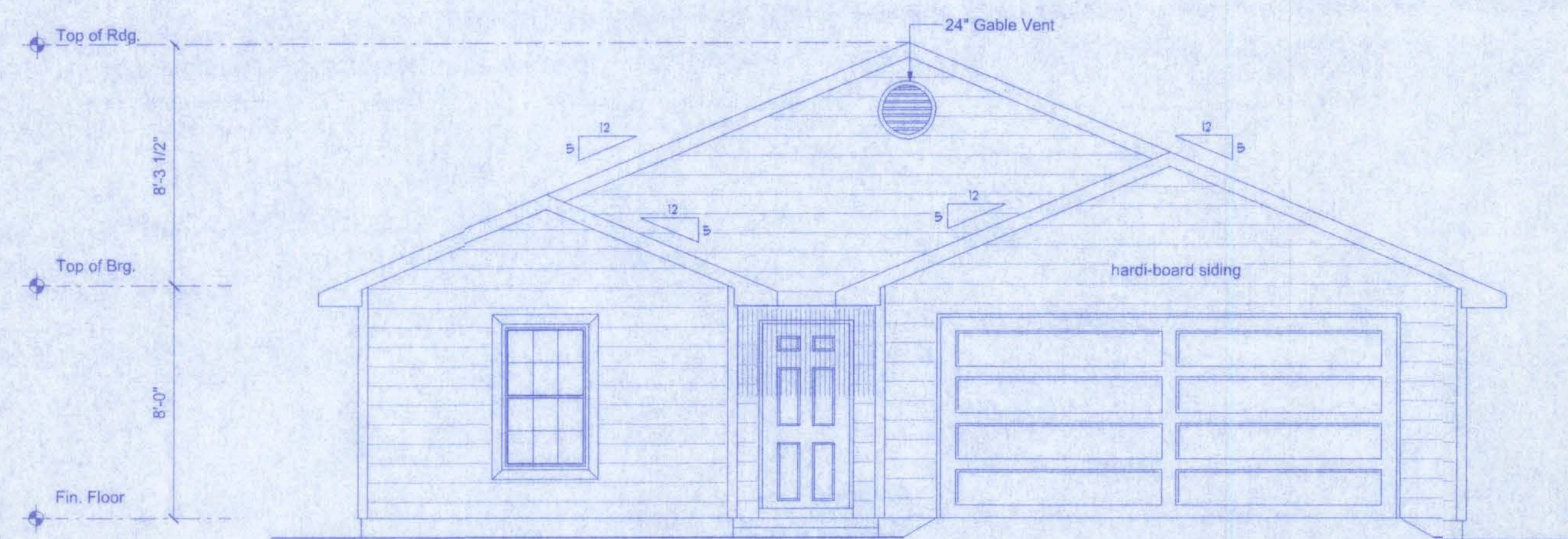
SHEET
A-1

OF
6

PROJECT NO.

THE MAPLE COLUMBIA MODEL

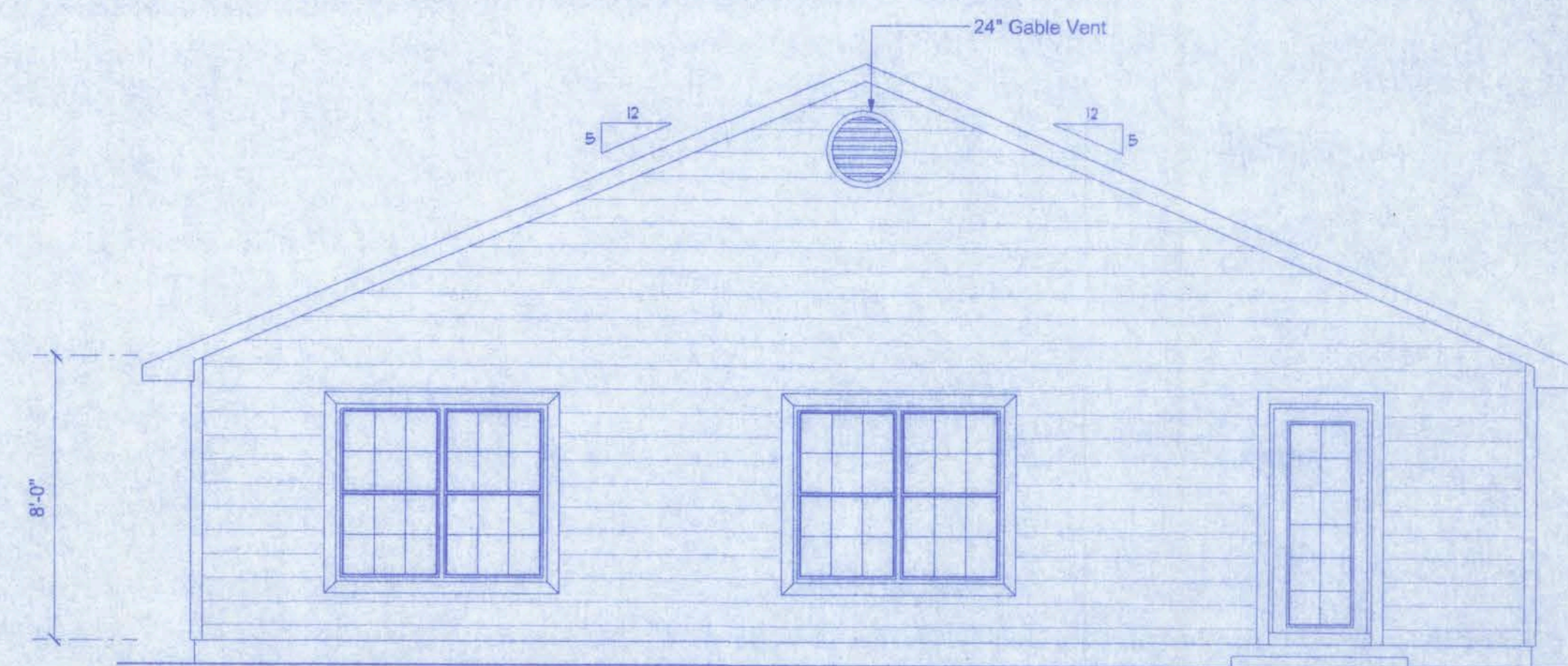
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FRONT ELEVATION

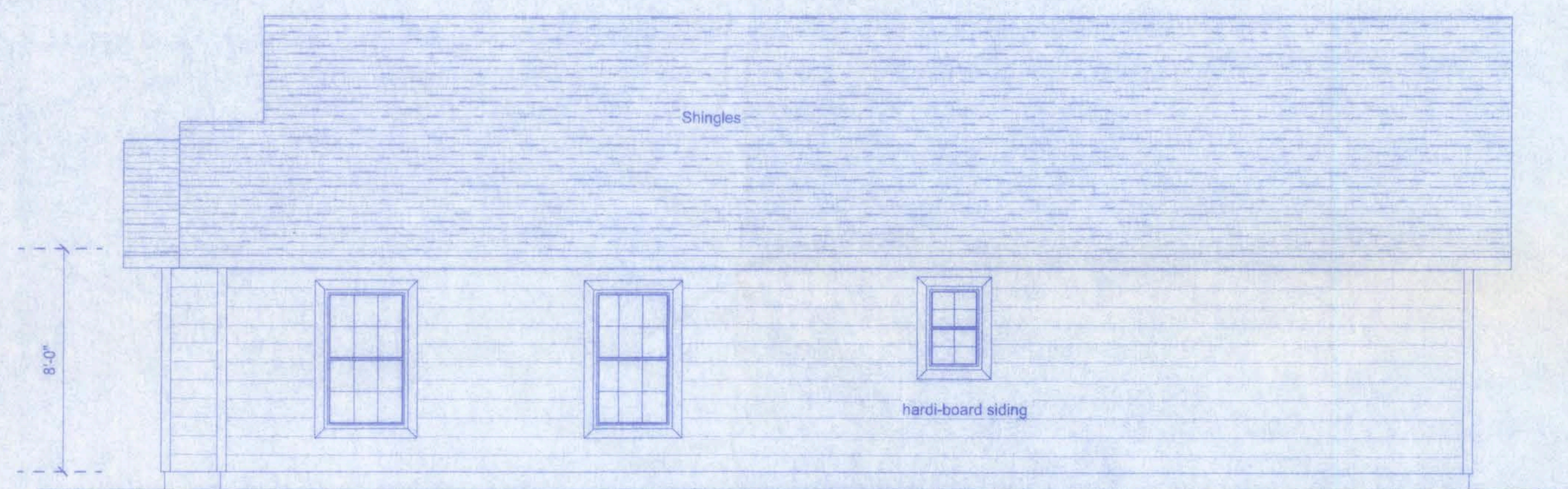
SCALE: 1/4" = 1'-0"

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



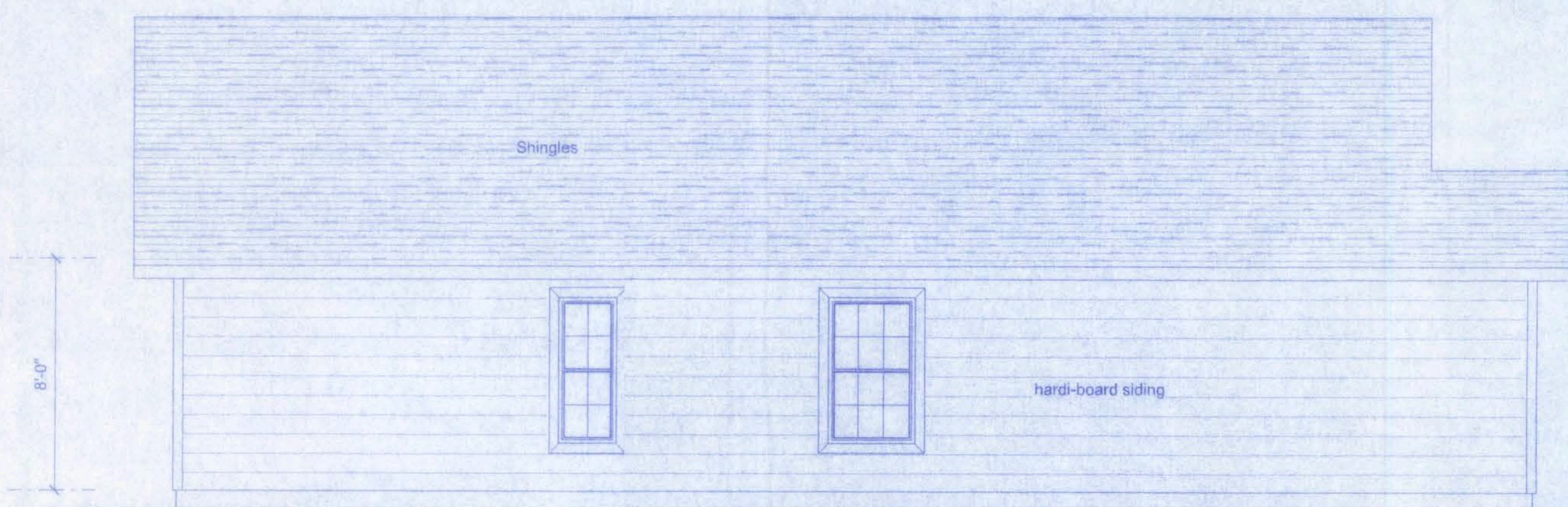
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT 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 ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

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

161 NW MADISON STREET
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REVISIONS

SHEET A-2

OF 6

PROJECT NO.

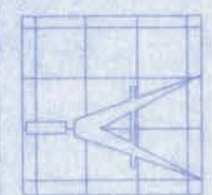
THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

W.H.F.
3/15/06

THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

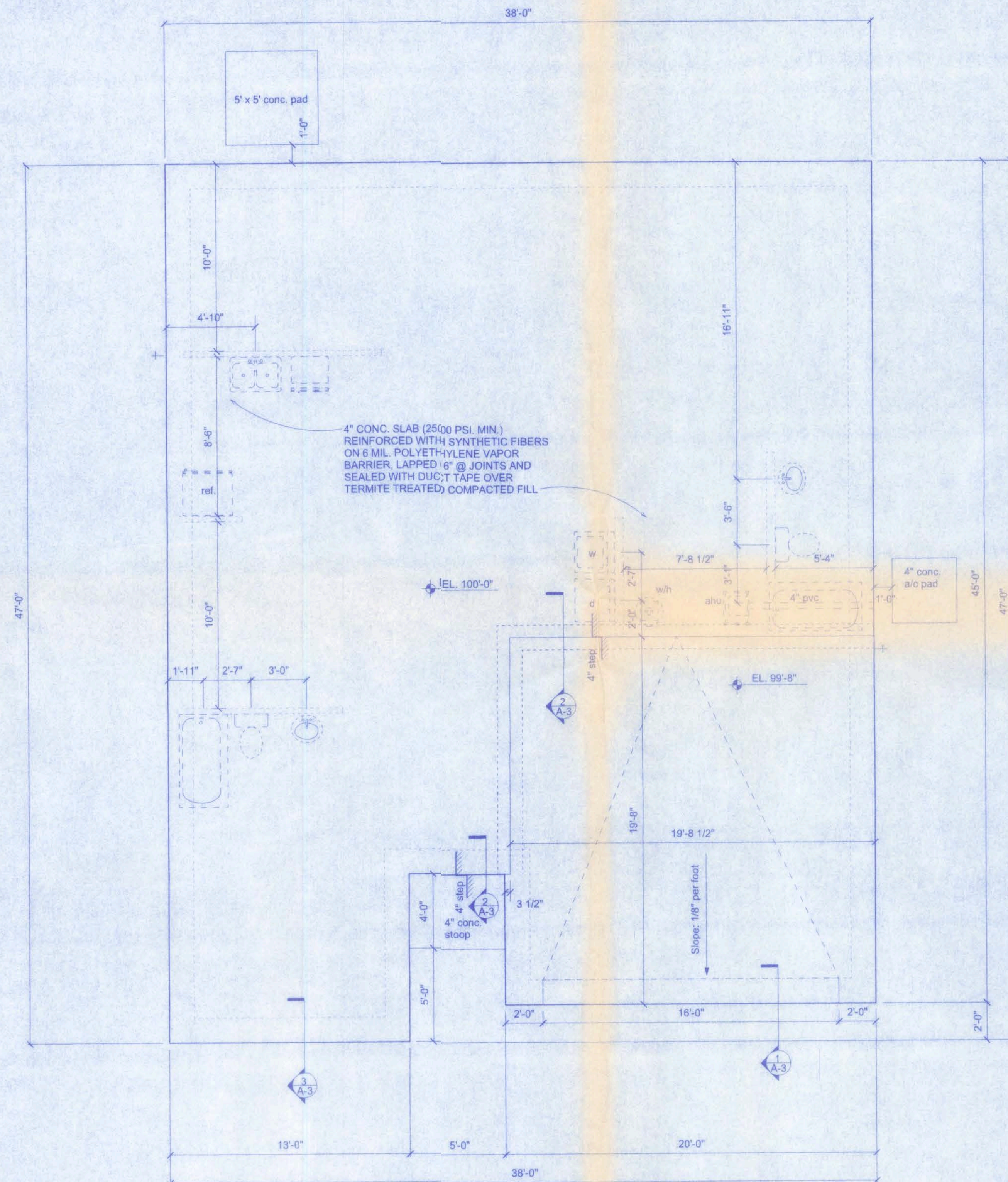
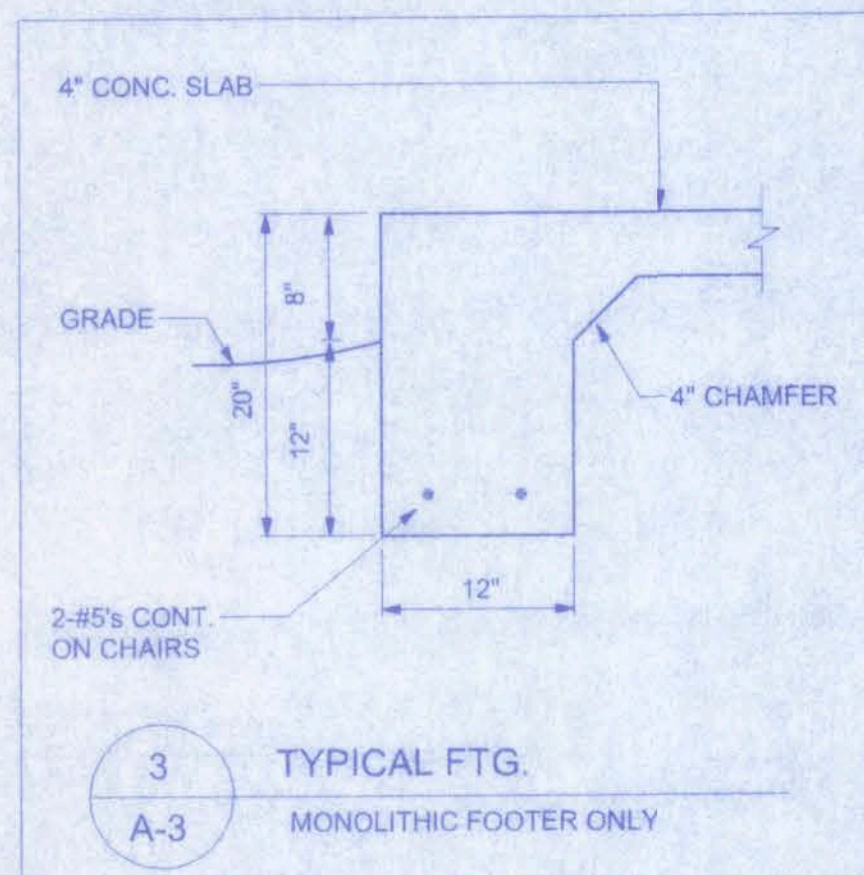
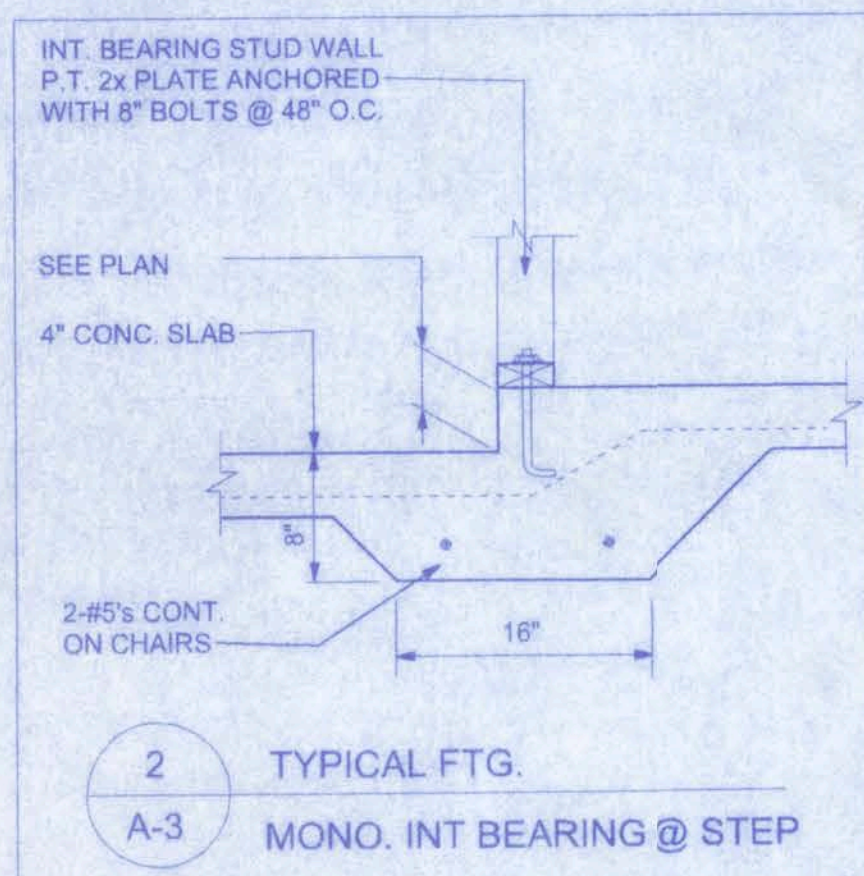
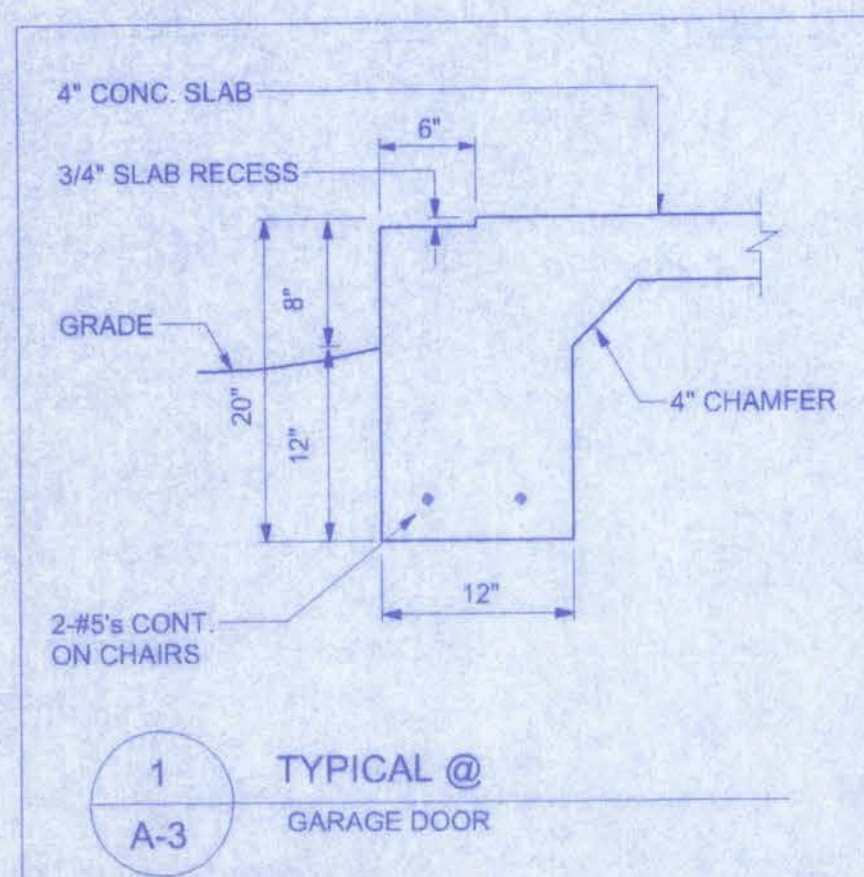
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OF	6
PROJECT NO.	



FOUNDATION PLAN

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

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. PLAIN, FOR CONCRETE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185, STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.
- 2.

FOUNDATION NOTES

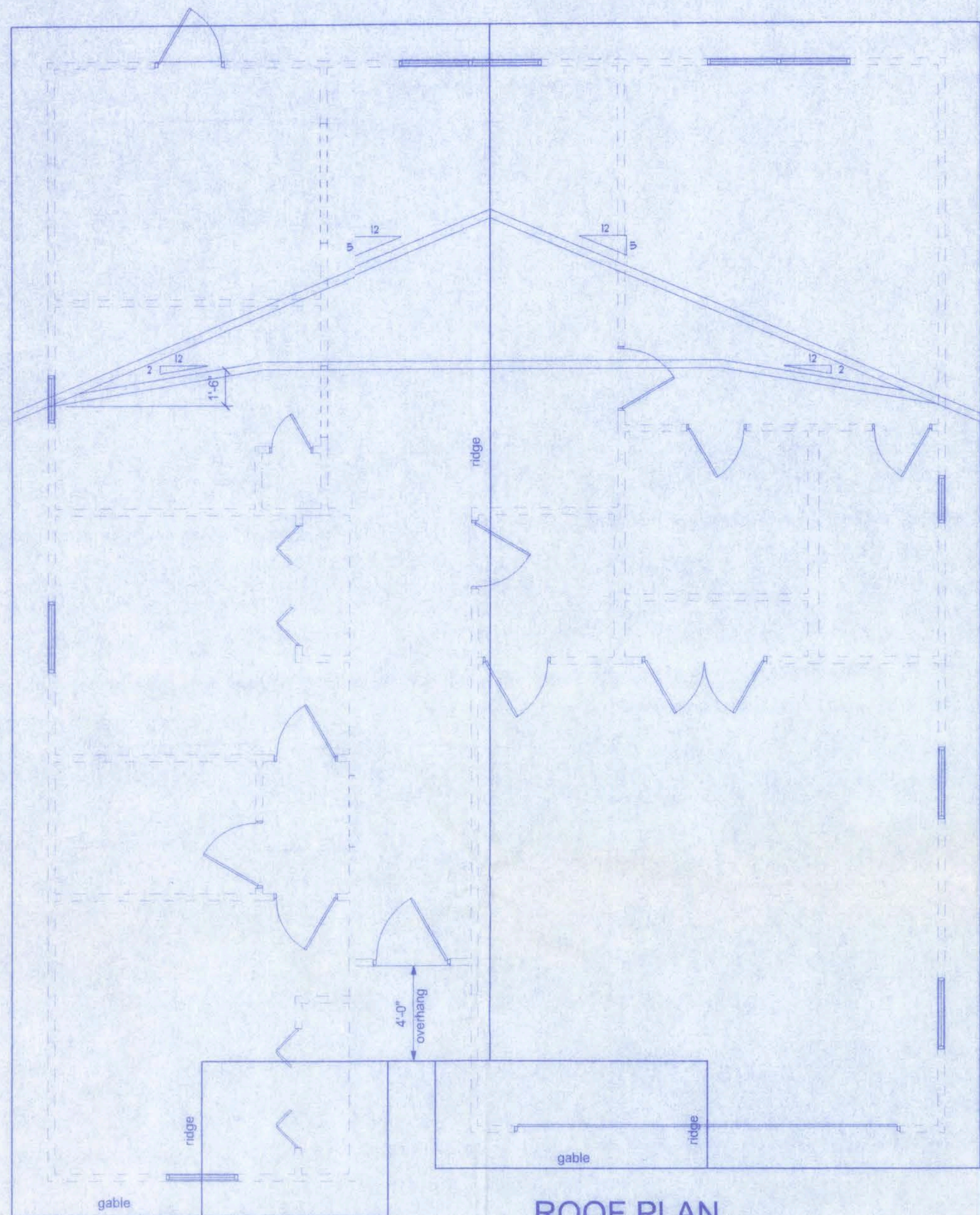
COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:

3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND IMMEDIATELY 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 BE PROTECTED BY A MINIMUM 1/2 INCH THICK COATING 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

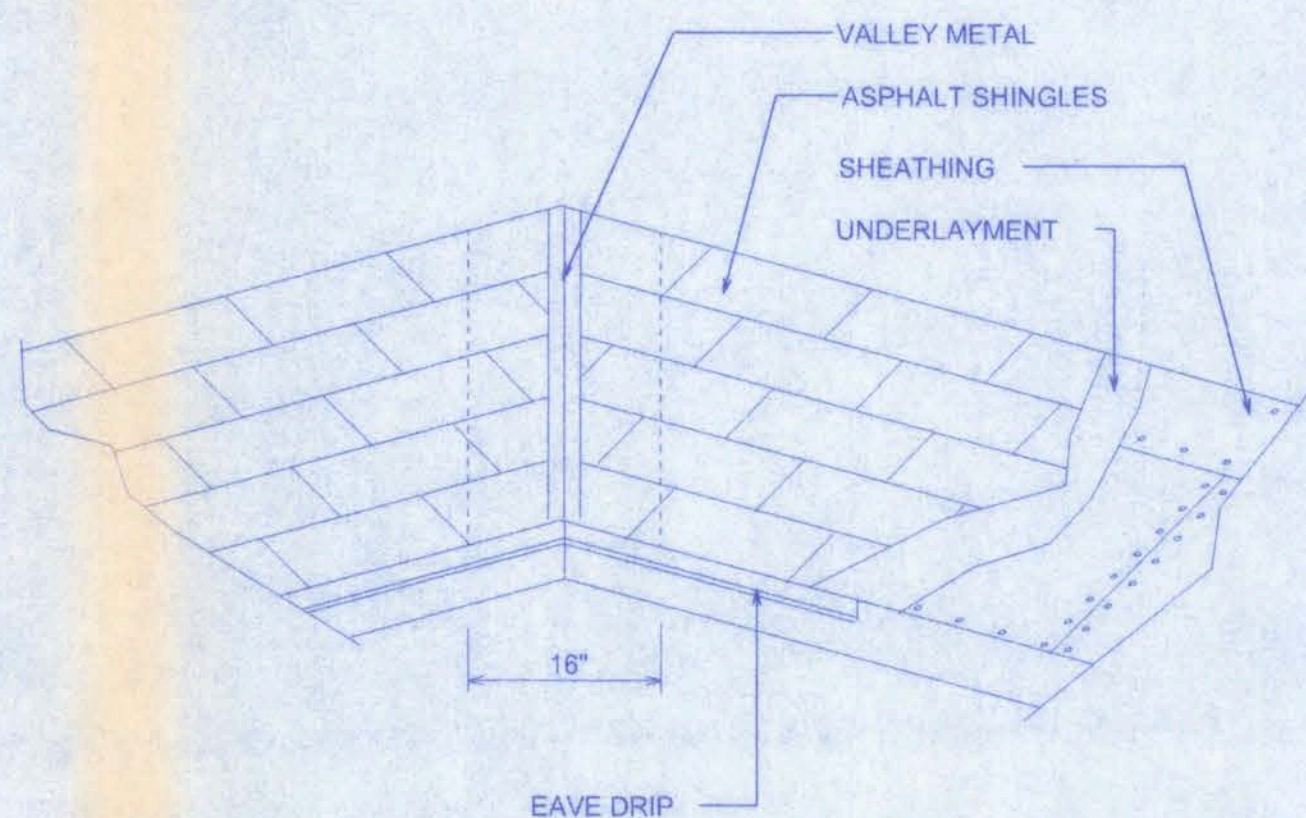
CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH
OF 2500 PSI AT 28 DAYS.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

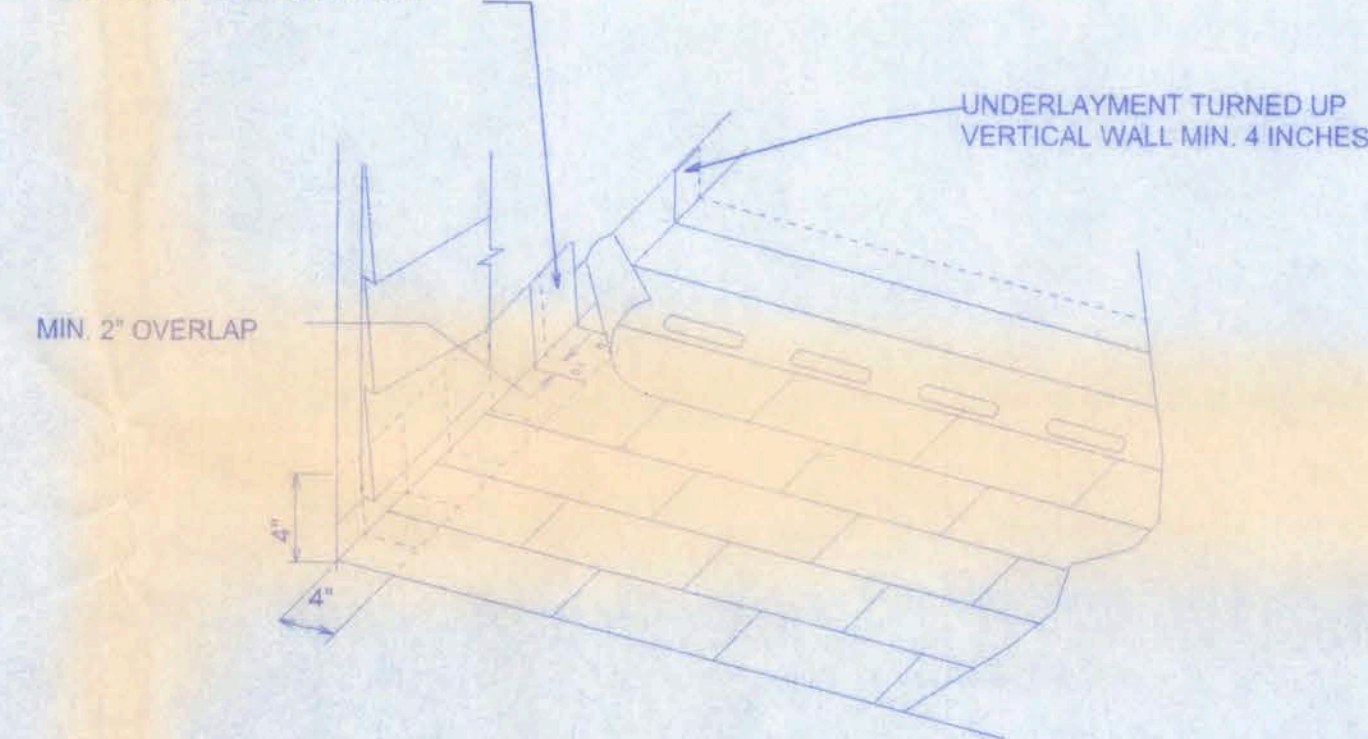
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.



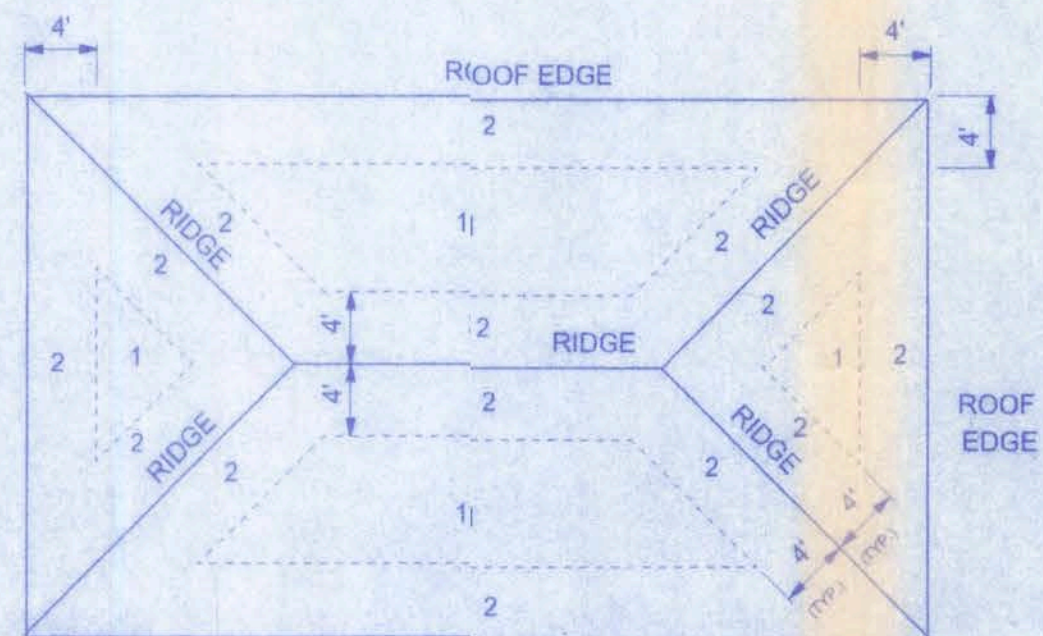
ROOF PLAN
SCALE: 1/4" = 1'-0"



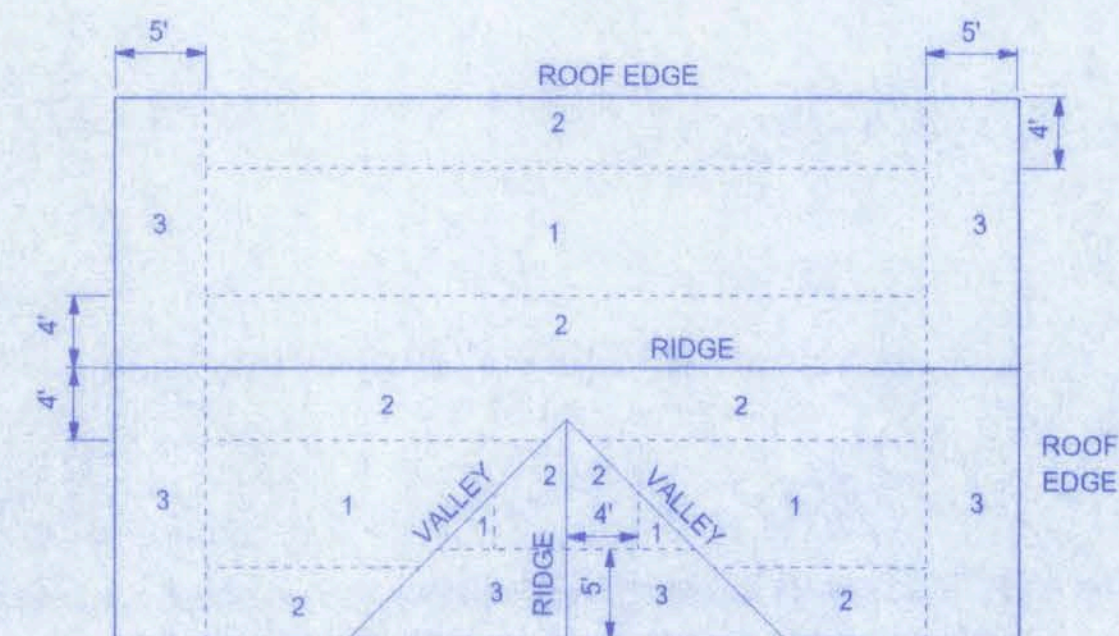
FLASHING PLACED UPSLOPE FROM EXPOSED EDGE OF SHINGLE EXTENDING 4 INCHES OVER UNDERLYING SHINGLE AND 4 INCHES UP VERTICAL WALL



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



**ROOF SHEATHING NAILING ZONES
(HIP ROOF)**



**ROOF SHEATHING NAILING ZONES
(GABLE ROOF)**

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DOUBLE UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4889, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

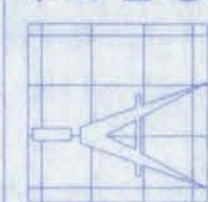
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179		
ZINC ALLOY LEAD PAINTED TERNE	0.027	26 (ZINC COATED G90)	2 1/2 20

W.H.F.
3/15/06

THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

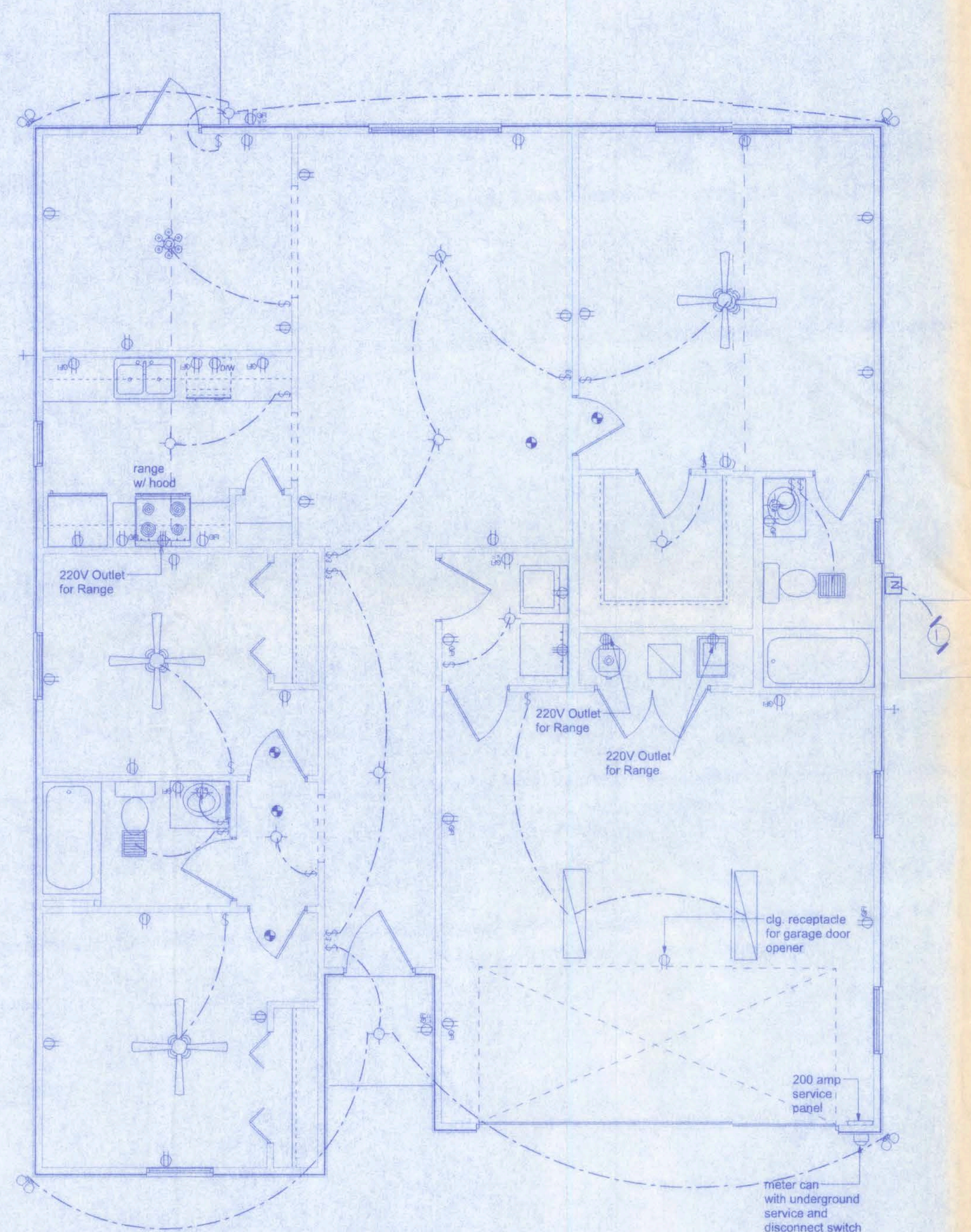
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OF	6
PROJECT NO.	



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

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

ELECTRICAL NOTES:

ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELECTRICAL PLAN, ADDITIONS TO THE ELECTRICAL PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CIRCUITS IDENTIFIED W/ CIRCUIT NUMBER, DESCRIPTION & BREAKER. SERVICE ENTRANCE & ALL UNDERGROUND WIRE LOCATIONS RISER DIAGRAM SHALL INCLUDE WIRE SIZES/TYPE AND EQUIPMENT TYPE W/RATINGS & LOADS.

CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DRAWINGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY. TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF THE NEC-LATEST EDITION.

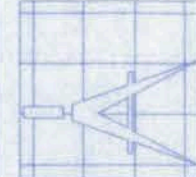
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER.

PHONE JACKS AND CABLE JACKS LOCATED PER OWNER.

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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SUITE #102
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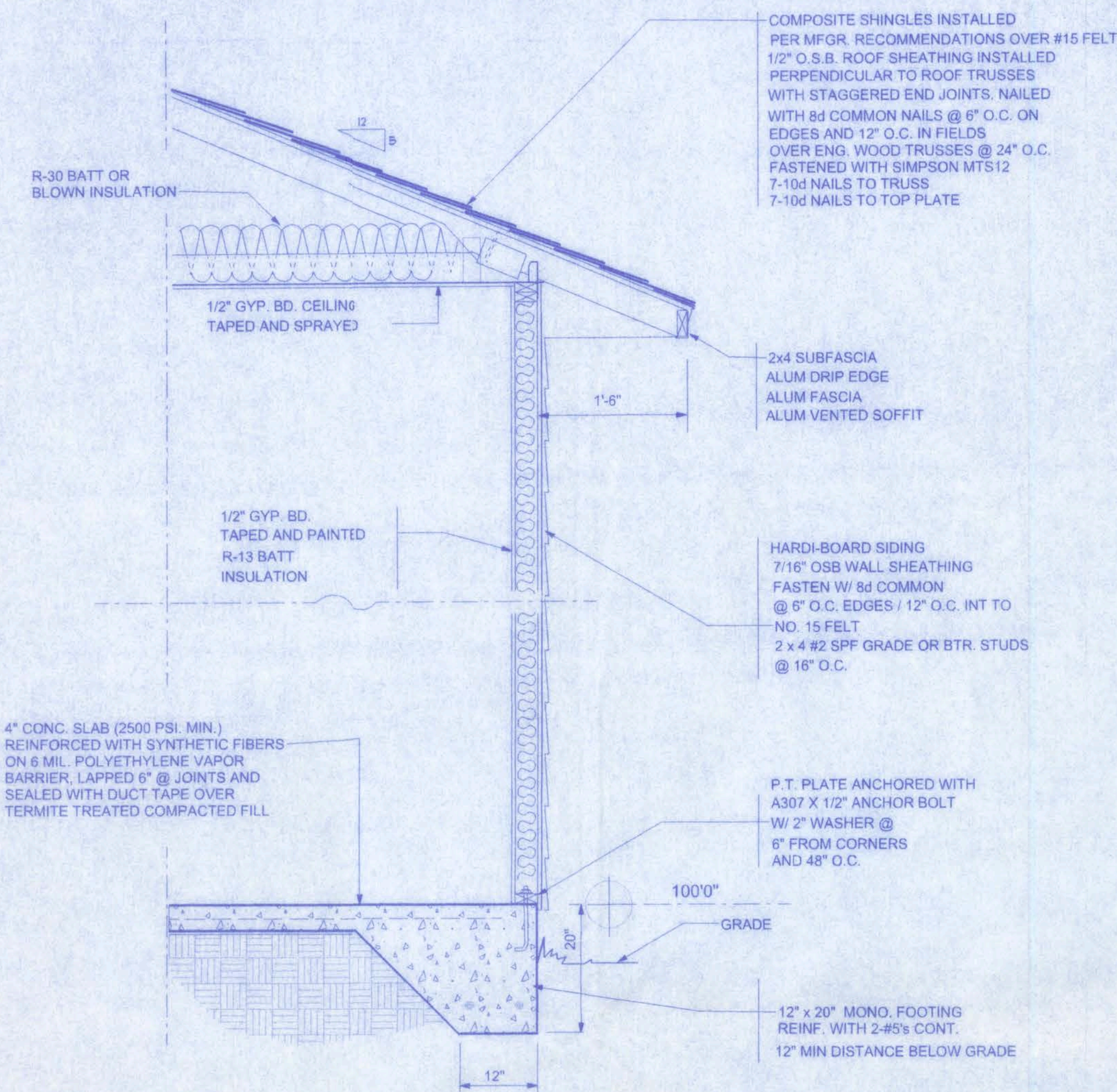
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PROJECT NO.

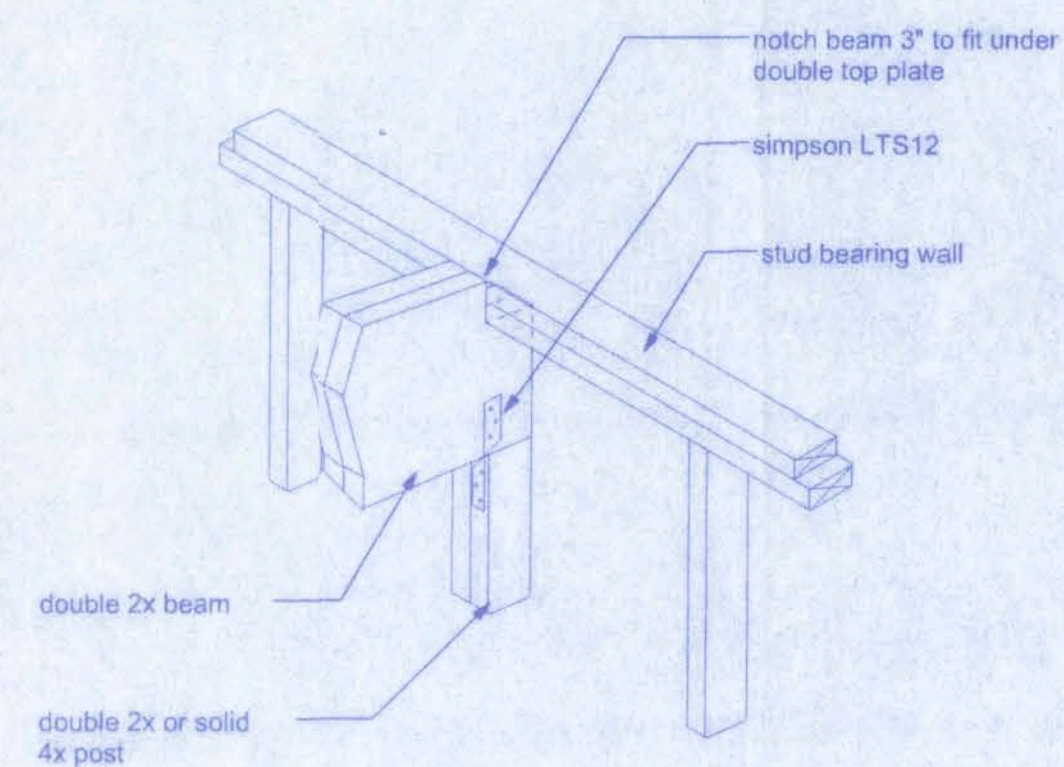
THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

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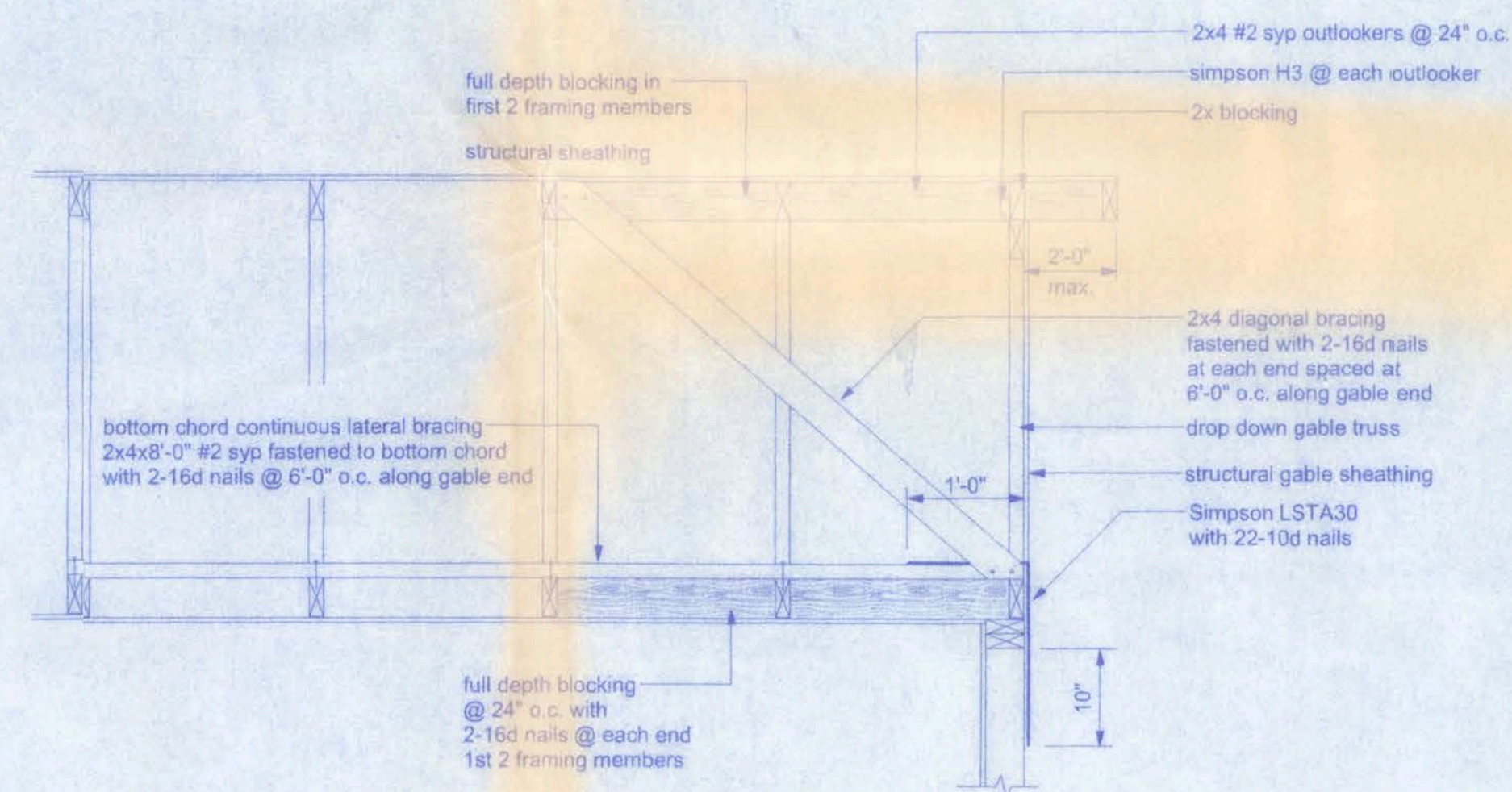
TYPICAL WALL SECTION

3/4" = 1'-0"



BEAM/WALL CONNECTION

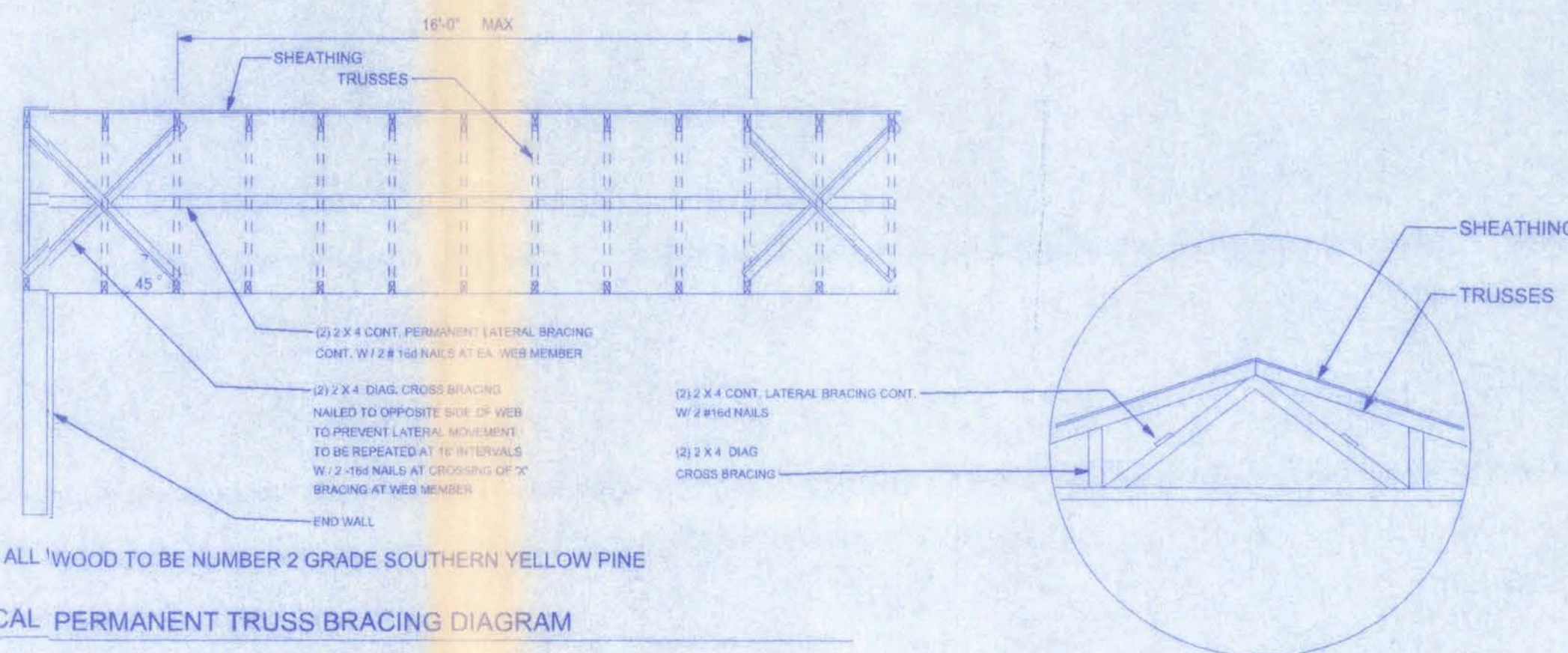
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END WALL BRACING FOR CEILING DIAPHRAGM

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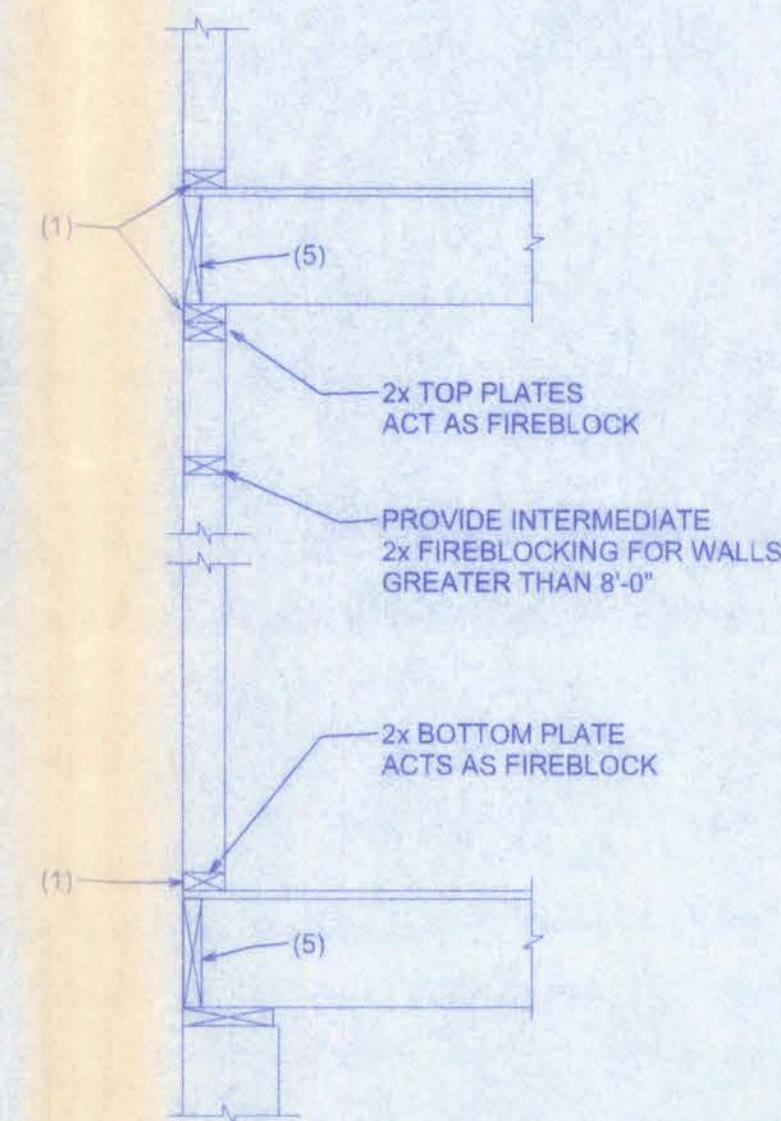
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



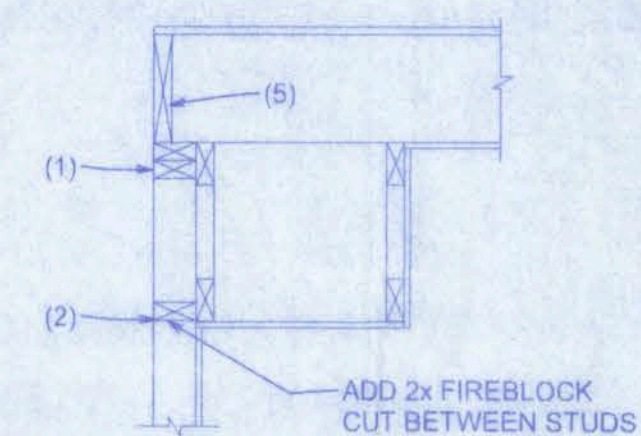
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

TYPICAL PERMANENT TRUSS BRACING DIAGRAM

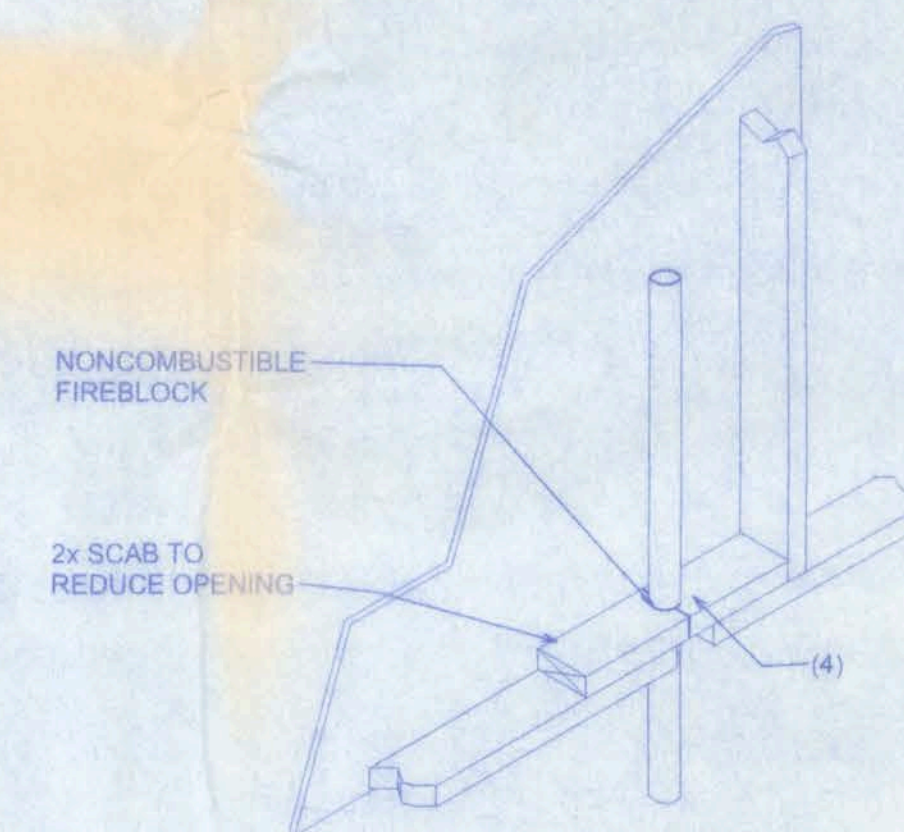
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PLATFORM FRAMING



SOFFIT/DROPPED CLG.



PENETRATIONS

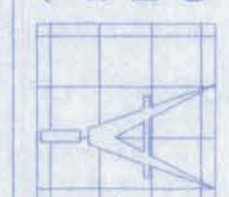
FIREBLOCKING NOTES:

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.

THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

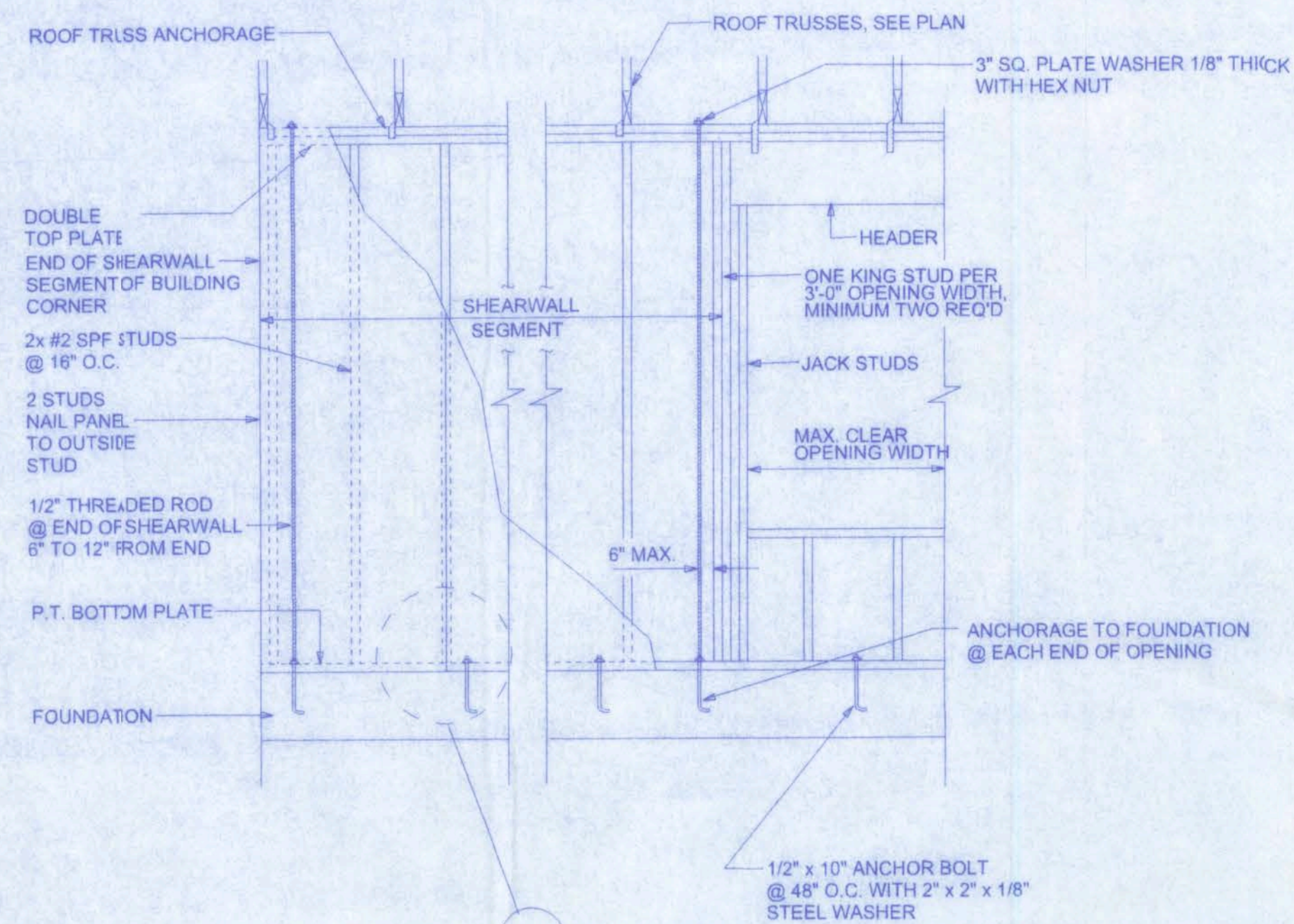
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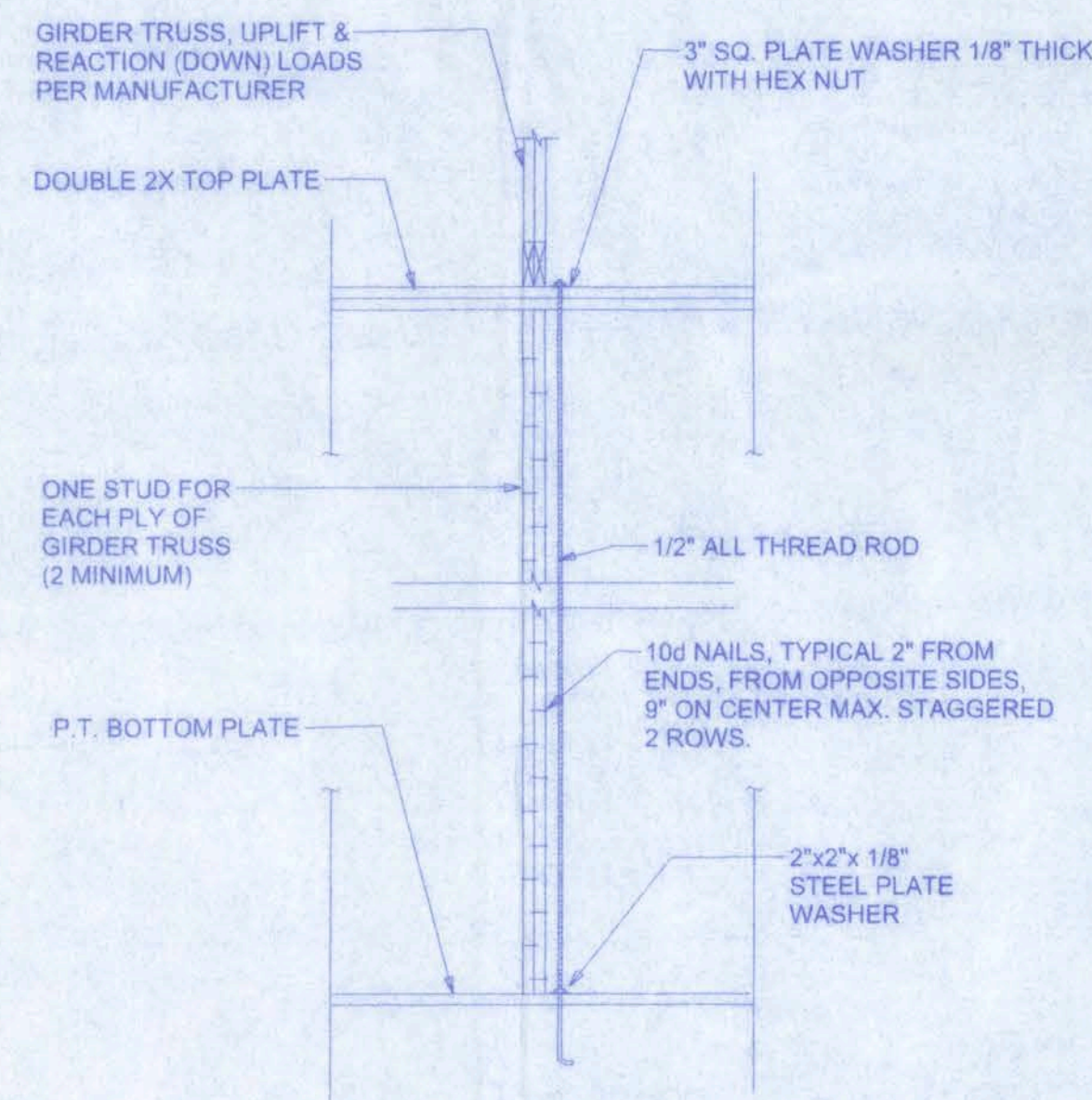
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SHEARWALL DETAILS

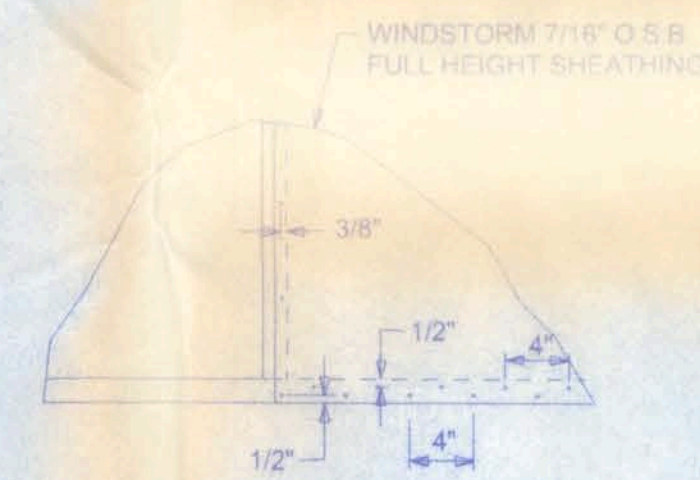
SCALE: 1/2" = 1'-0"



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



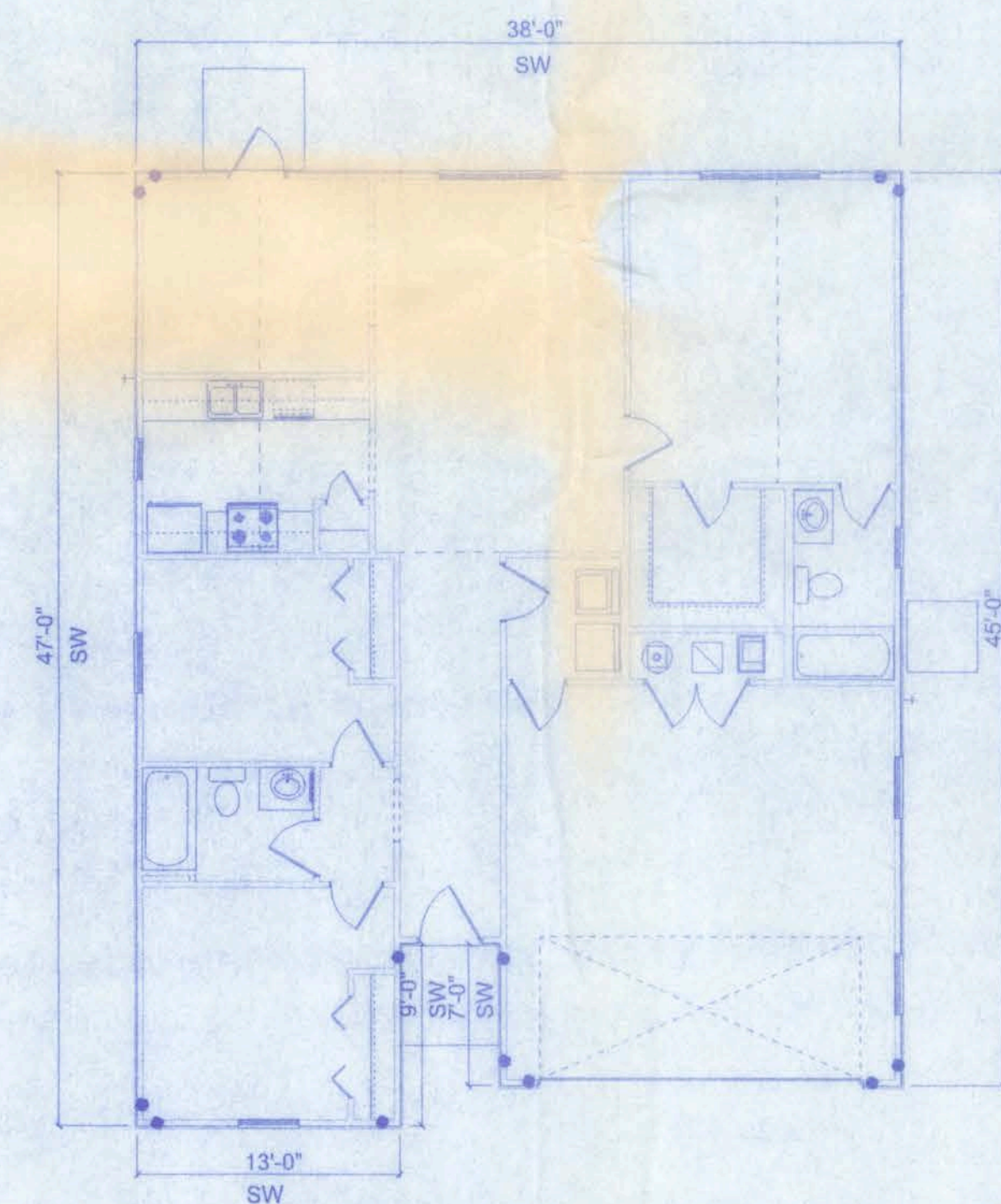
DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)

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 5/6 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



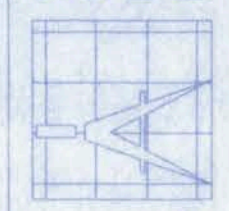
SHEARWALL LAYOUT

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

• ALL THREAD ROD LOCATIONS

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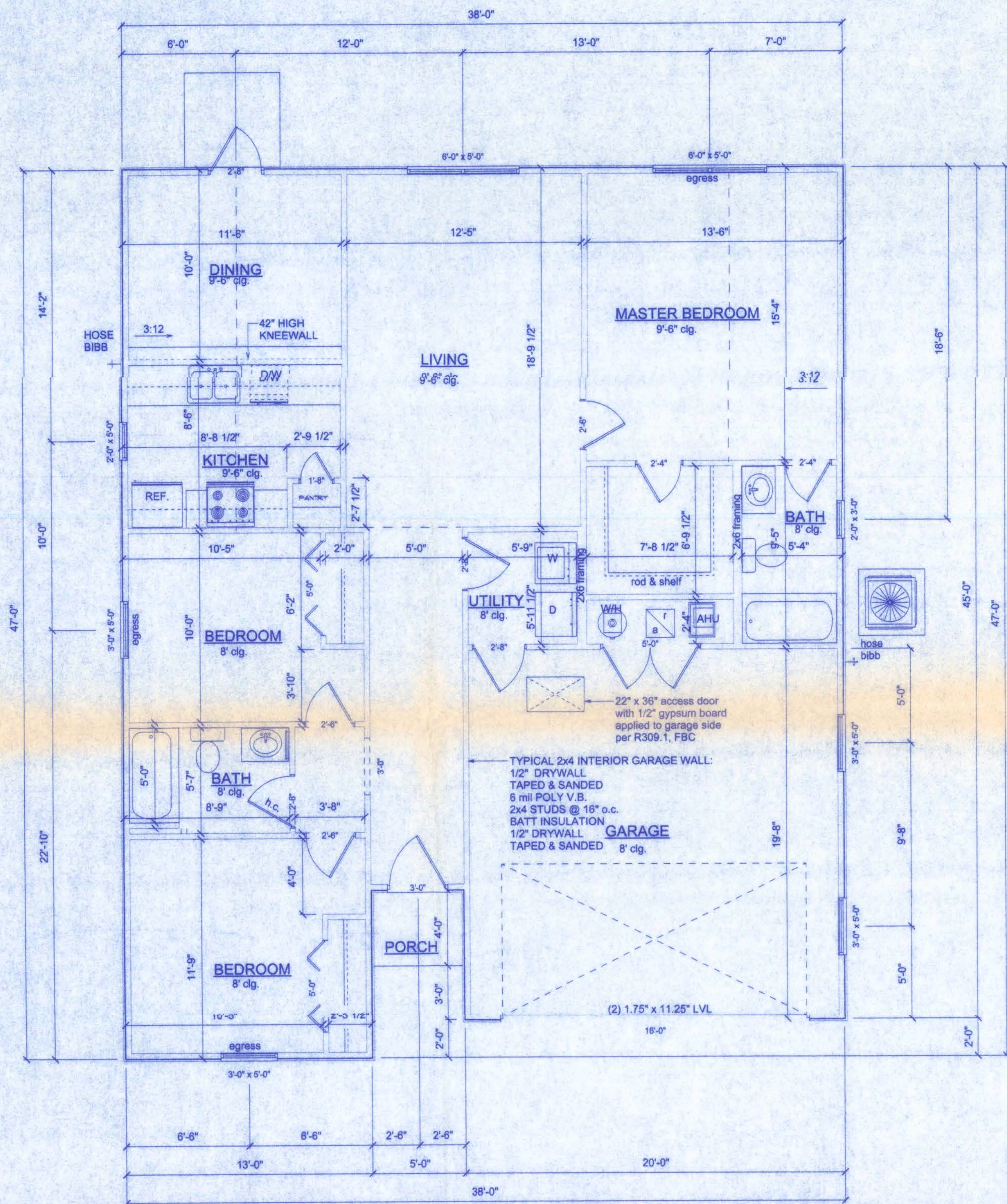


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THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

CERTIFICATE OF AUTHORIZATION # 00005707

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

AREA SUMMARY

MAIN LIVING	1,328 SF
GARAGE	404 SF
PORCH	25 SF
TOTAL	1,757 SF

PRODUCT CODE	SIZE	COUNT
36x80 colonial	3'-0"	1
60x80 plain	5'-0"	1
32x80 french	2'-8"	1
192x84 wide panel garage door	16'-0"	1
5068-2 BF	5'-0"	2
1868	1'-8"	1
2468	2'-4"	2
2668	2'-6"	3
2868	2'-8"	3
(2) SH 3050	6'-0" x 5'-0"	2
SH 2030	2'-0" x 3'-0"	1
SH 2050	2'-0" x 5'-0"	1
SH 3050	3'-0" x 5'-0"	4

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

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

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:
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/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.

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.

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.

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.

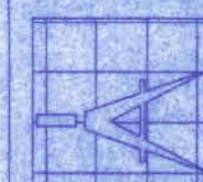
NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.

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.

THE MAPLE C MODEL
LOT #13 HEIGHT ASHBURY

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