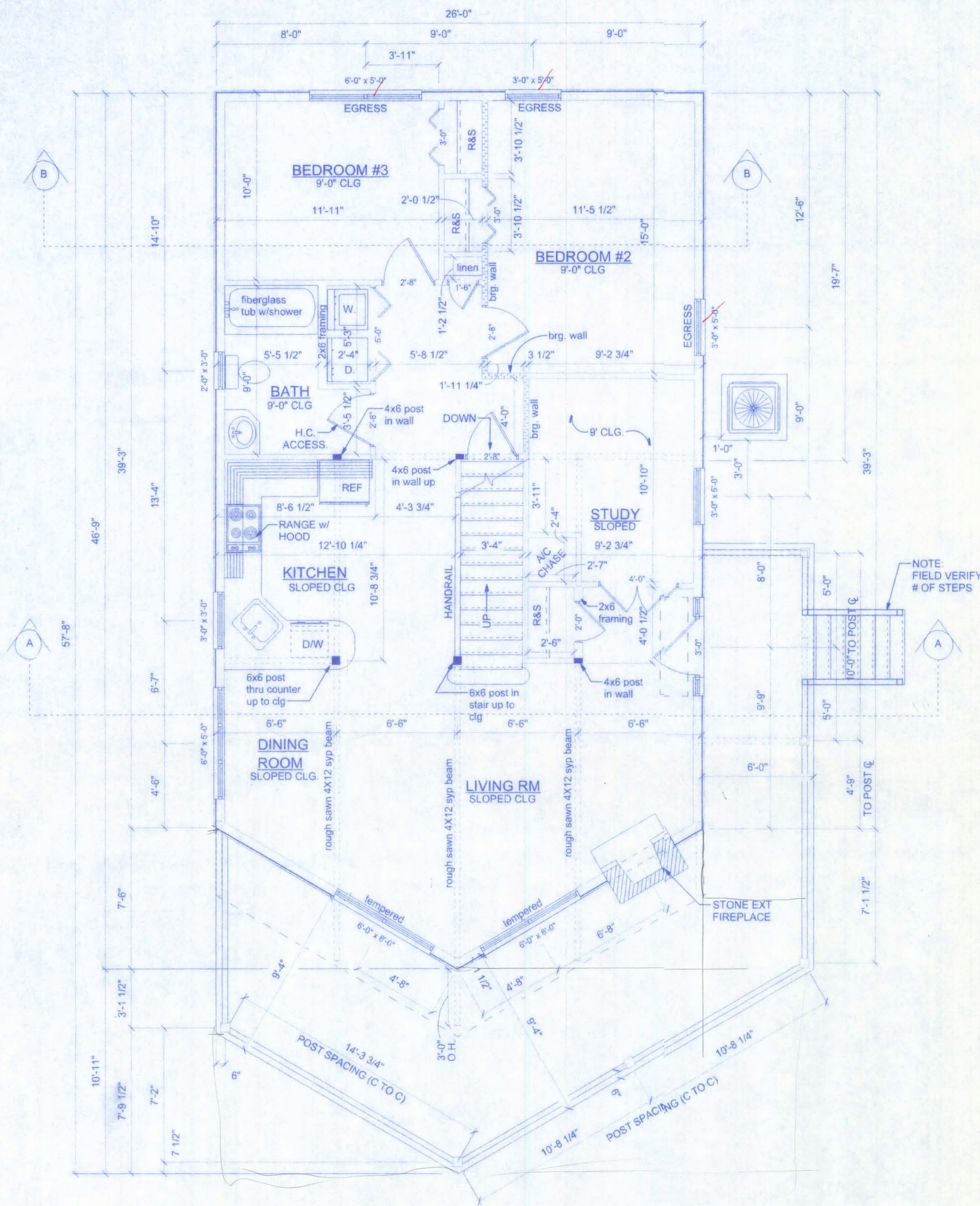




AREA SUMMARY:

MAIN.....	1233 SF
GAR.....	370 SF
LOWER.....	257 SF
UPPER.....	470 SF
DECK.....	398 SF
TOTAL.....	2'28 SF

MAIN FLOOR PLAN

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

NOTE:

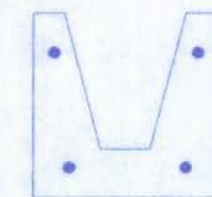
FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY. FIRE DAMPERS SHALL BE CLASSIFIED AND IDENTIFIED FOR USE IN EITHER:

1. STATIC SYSTEMS THAT AUTOMATICALLY SHUT DOWN IN THE EVENT OF FIRE.
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.



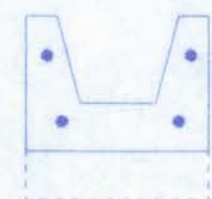
Lintel Concrete Strength = 4000 psi
Fill Concrete Strength = 3000 psi
Steel Strength = Grade 60 (#6), Grade 40 (#2 - #5)

TYPE	TOP BARS	BOTTOM BARS
A	NONE	2-#3
B	2-#2	2-#4
C	2-#3	2-#4
D	2-#3	2-#5
E	2-#4	2-#6

PRECAST LINTEL OVER OPENINGS

LENGTH	CLEAR SPAN	TYPE	FILLED + BEAM
4'-6"	3'-2"	A	6000+ PLF
7'-6"	6'-2"	B	5663 PLF
12'-0"	10'-8"	D	2181 PLF
17'-4"	16'-0"	E	1366 PLF

FILLED + BEAM = Acting as composite beam with an 8" perimeter beam
1-#5 rebar in lintel, 1-#5 rebar in perimeter beam



Lintel Concrete Strength = 4000 psi
Fill Concrete Strength = 3000 psi
Steel Strength = Grade 60 (#6), Grade 40 (#2 - #5)

TYPE	TOP BARS	BOTTOM BARS
A	NONE	2-#3
B	NONE	2-#4
C	2-#2	2-#4

DOORWAY HEADER

DOOR SIZE	TYPE	FILLED + BEAM
3'-0"	A	6000+ PLF
5'-0"	B	5689 PLF
6'-0"	C	4262 PLF

FILLED + BEAM = Acting as composite beam with an 8" perimeter beam
1-#5 rebar in lintel, 1-#5 rebar in perimeter beam

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/NWDDA 101/IS2 2/97

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

PRODUCT CODE	SIZE	COUNT
36x80 french exterior w/ 12x80 french sidelites	3'-0" 1'-0"	1 2
3068-2 BF	3'-0"	2
5068-2 BF	5'-0"	1
48x80 colonial masonite	4'-0"	1
1668 colonial masonite	1'-6"	1
2068 colonial masonite	2'-0"	1
2868 colonial masonite	2'-8"	4
(3) SH 2050 capitol 650 series	6'-0" x 5'-0"	1
(2) 3050 Fixed specialty (on front of home)	6'-0" x 8'-0"	2
(2) SH 3050 capitol 650 series	6'-0" x 5'-0"	1
SH 2030 capitol 650 series	2'-0" x 3'-0"	1
SH 3030 capitol 650 series	3'-0" x 3'-0"	1
SH 3050 capitol 650 series	3'-0" x 5'-0"	3

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

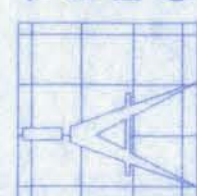
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls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

NOTE:

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION, AND IN ACCORDANCE WITH ASCE-7

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

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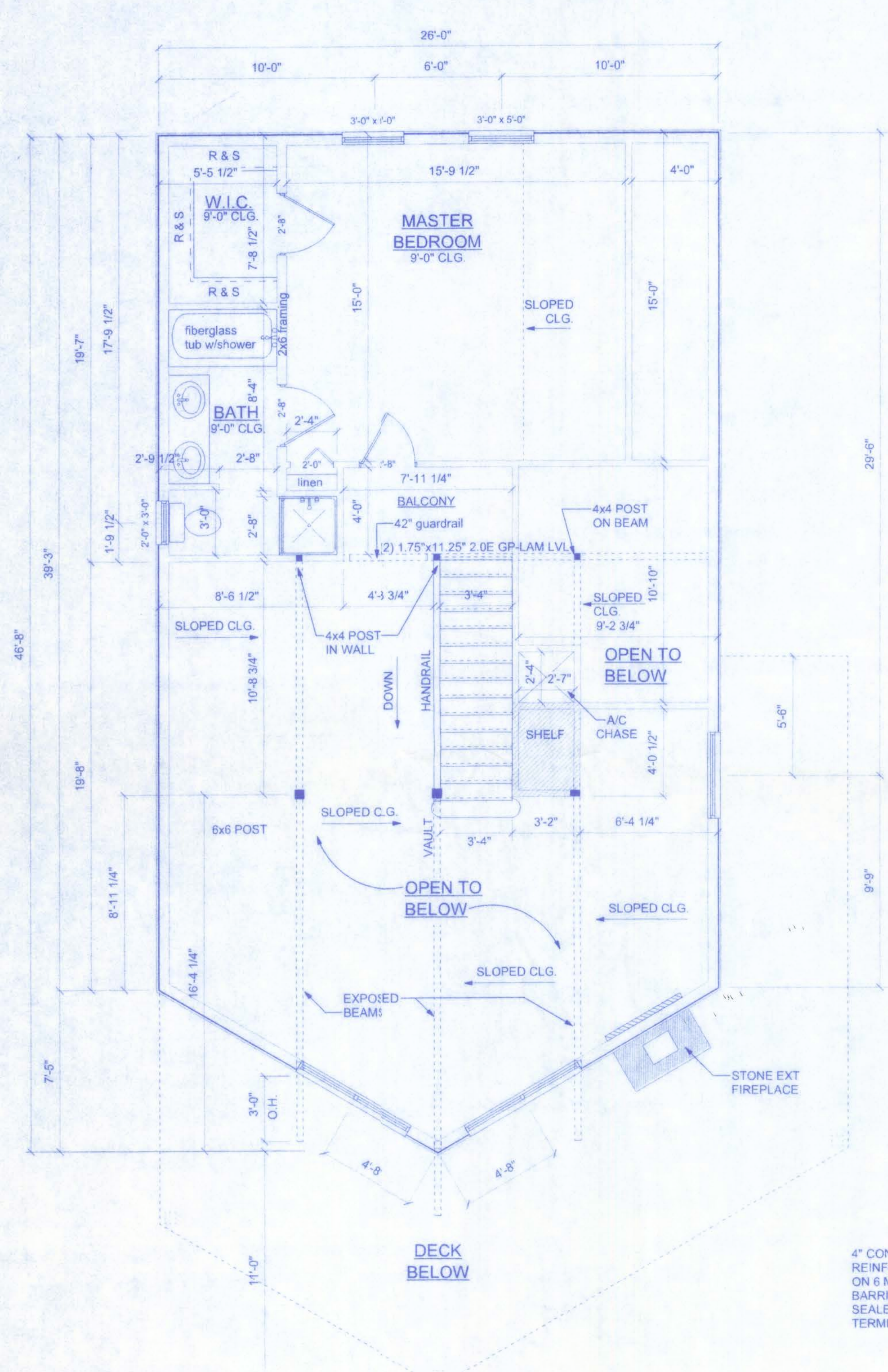
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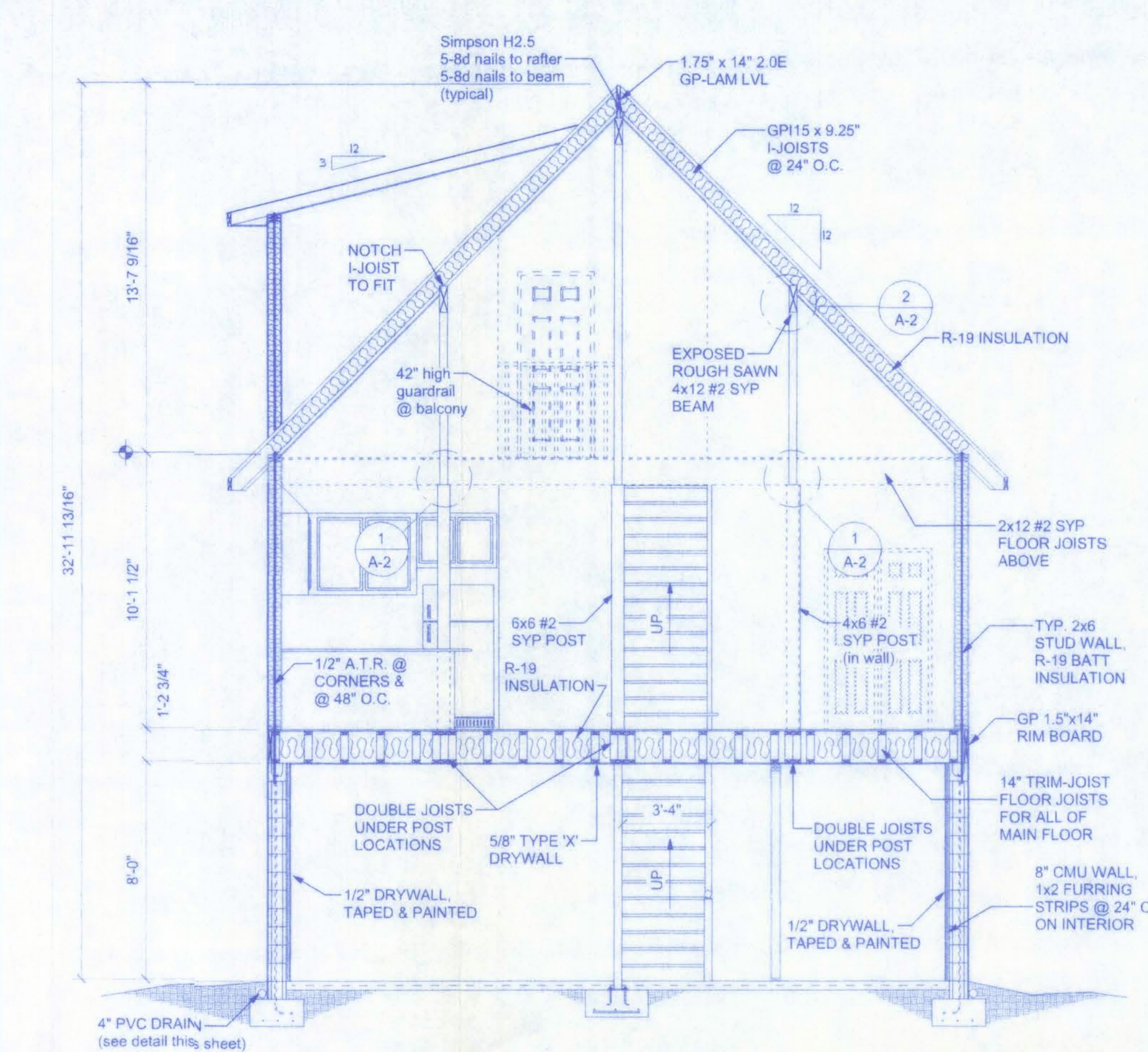
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W.H.F. 1/12/06

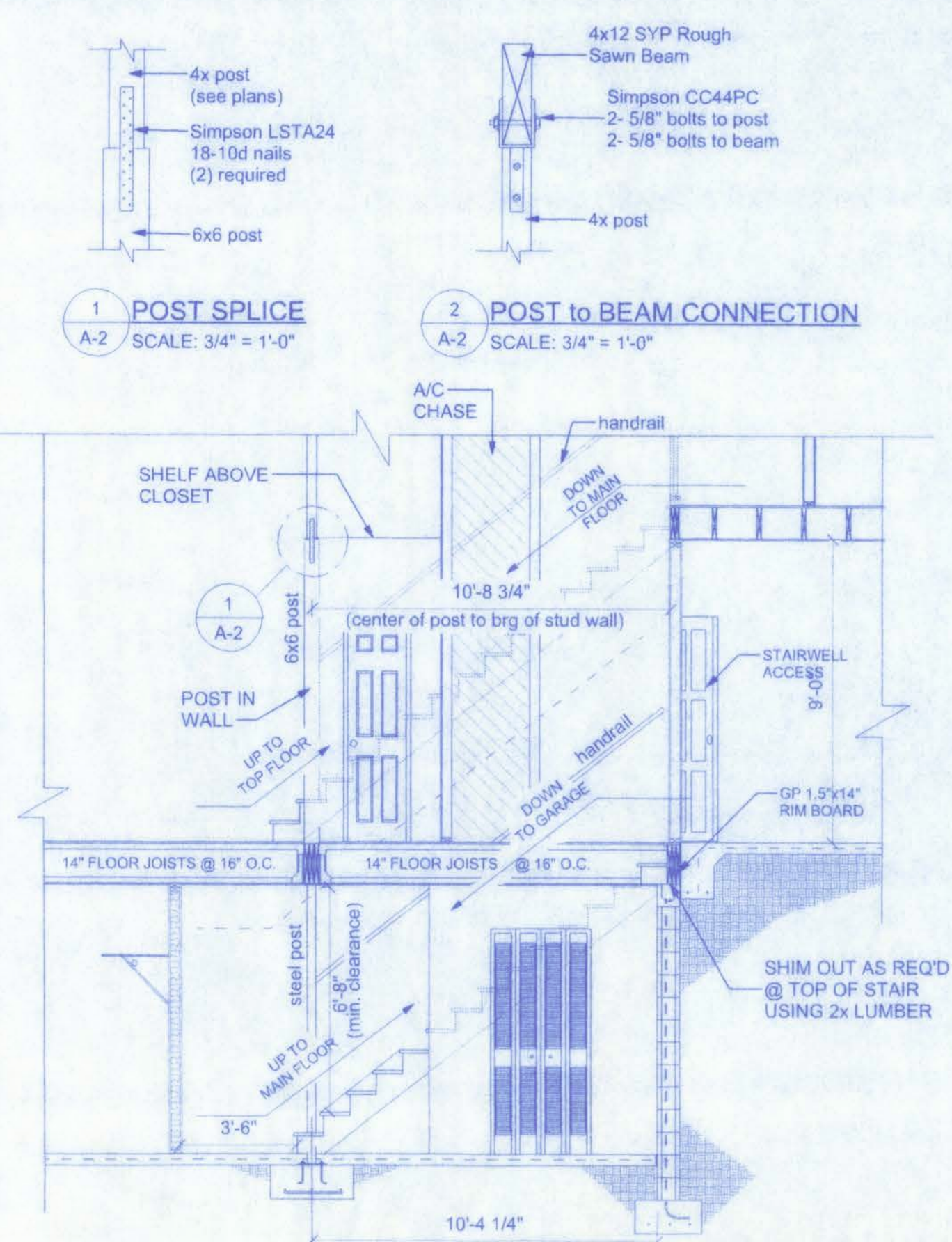
CERTIFICATE OF AUTHORIZATION # 00008701



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

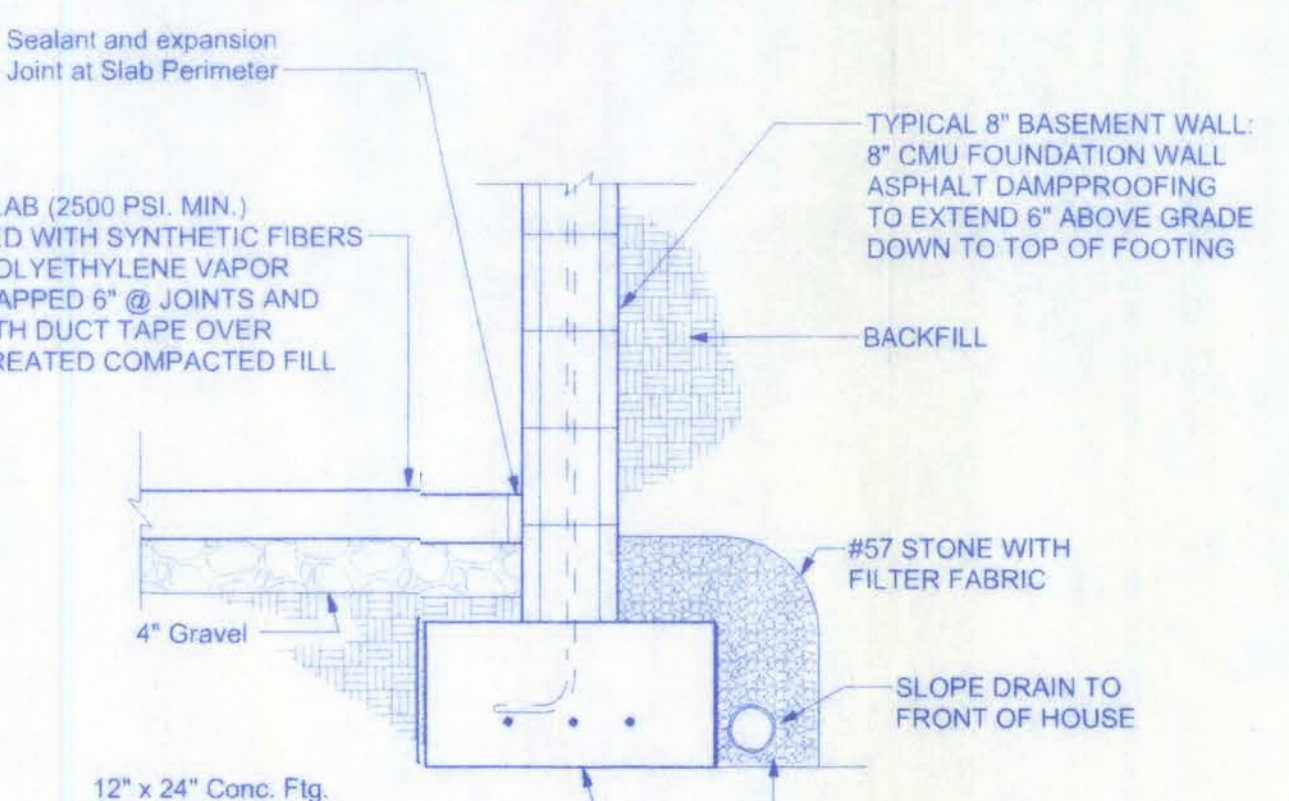


SECTION A
SCALE: 1/4" = 1'-0"

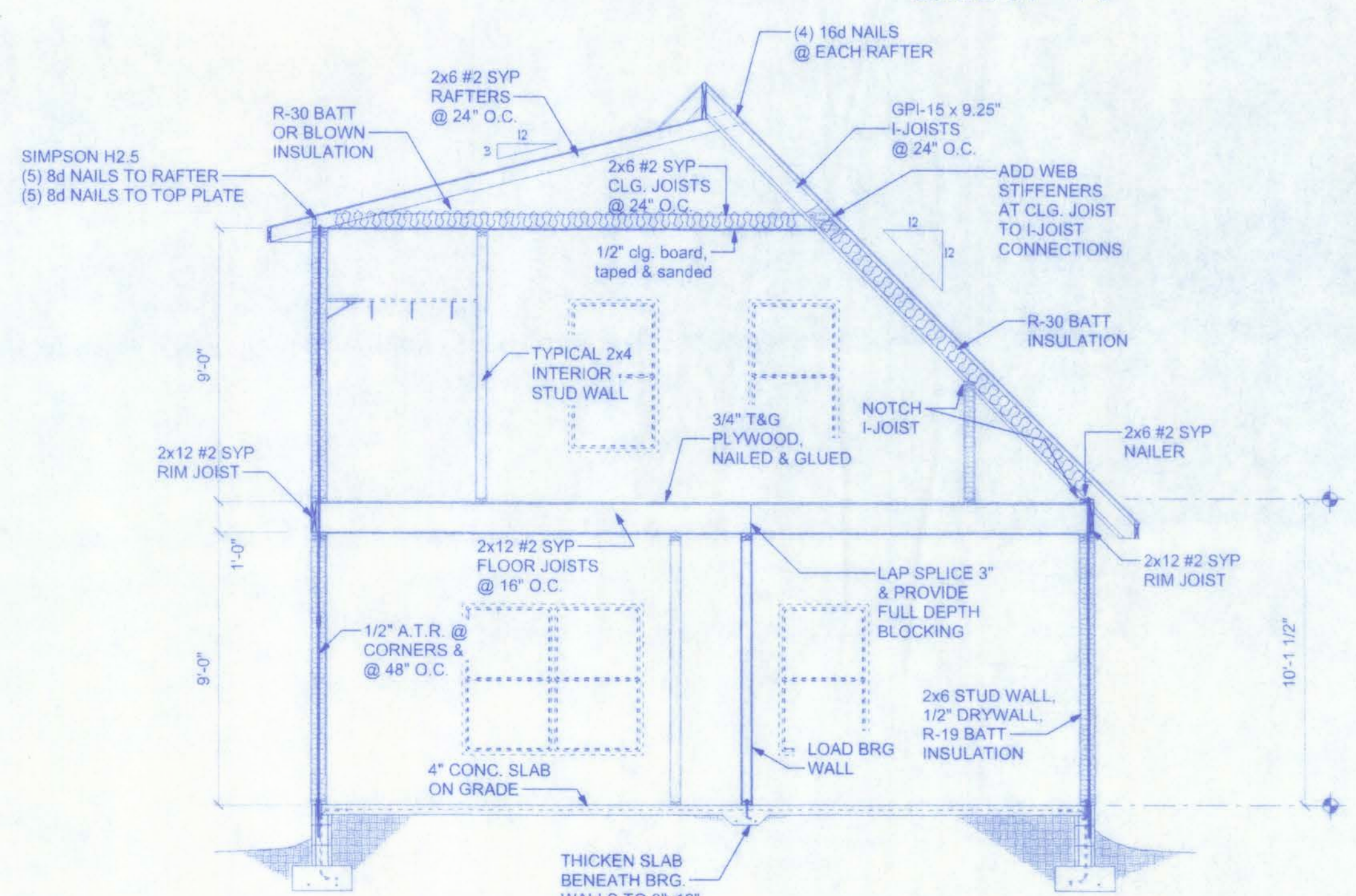


SECTION D
SCALE: 1/4" = 1'-0"

PRODUCT CODE	SIZE	COUNT
20i68 BF	2'-0"	1
28i68	2'-8"	3
48x24 round top	4'-0" x 2'-0"	1
(2) Fixed 3050 specialty (on front of home)	6'-0" x 5'-0"	2
SH 2030	2'-0" x 3'-0"	1
SH 3050	3'-0" x 5'-0"	2



FOUNDATION DRAINAGE DETAIL
SCALE: 3/4" = 1'-0"

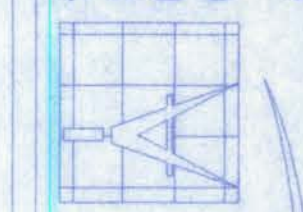


SECTION B
SCALE: 1/4" = 1'-0"

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11/2/06

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PRODUCT CODE	SIZE	COUNT
32x80 steel colonial	2'-8"	1
108x84 amaar garage door	9'-0"	1
3068-2 BF	3'-0"	1
2868 interior colonial	2'-8"	1

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.

FOUNDATION PLAN

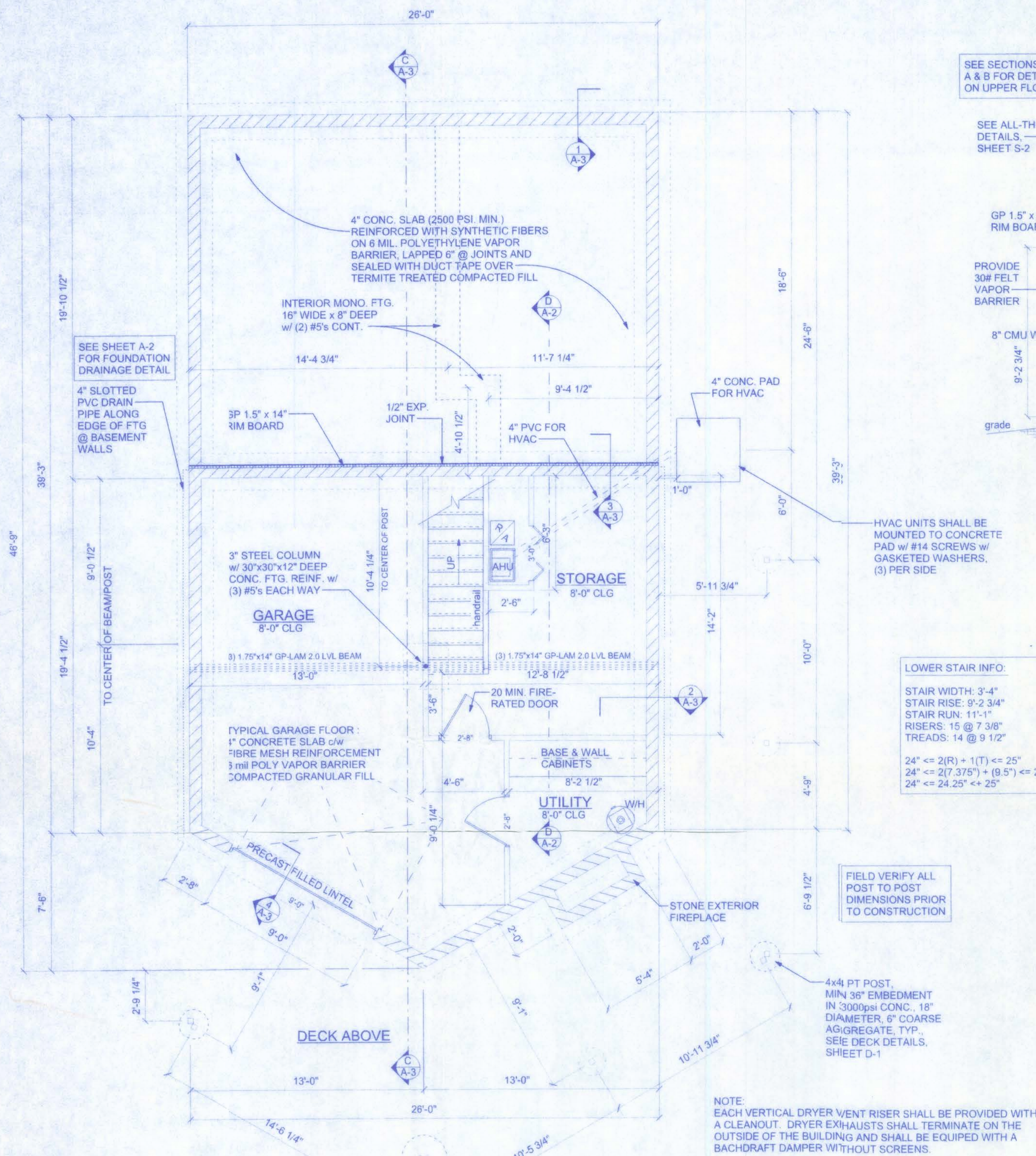
SCALE: 1/4" = 1'-0"

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.

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.



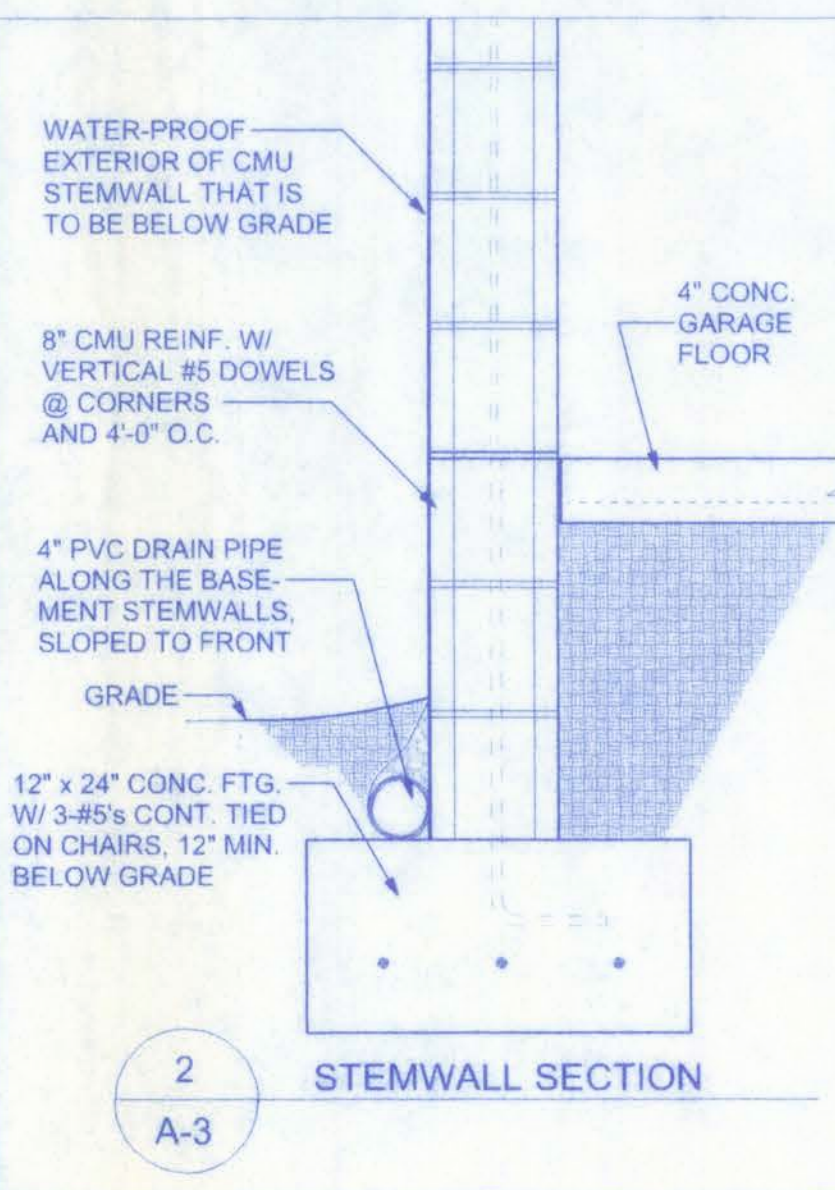
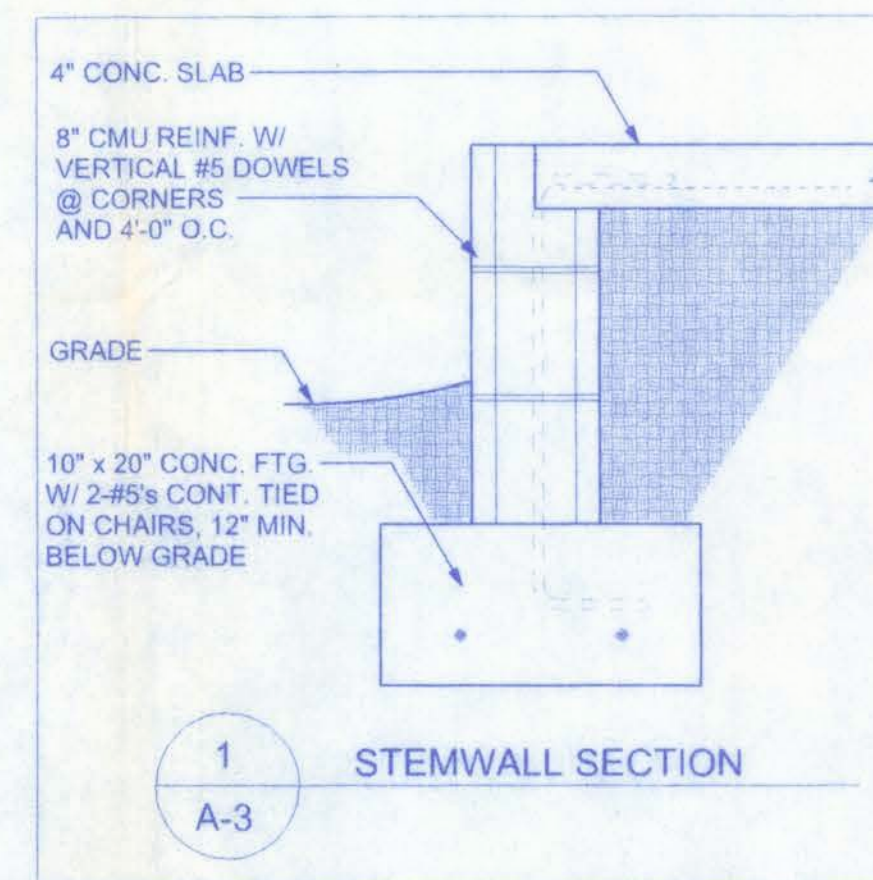
LOWER STAIR INFO:

STAIR WIDTH: 3'-4"
STAIR RISE: 9'-2 3/4"
STAIR RUN: 11'-1"
RISERS: 15 @ 7 3/8"
TREADS: 14 @ 9 1/2"
24" <= 2(R) + 1(T) <= 25"
24" <= 2(7 3/8") + (9 1/2") <= 25"
24" <= 24 25" <= 25"

FIELD VERIFY ALL POST TO POST DIMENSIONS PRIOR TO CONSTRUCTION

SECTION C

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



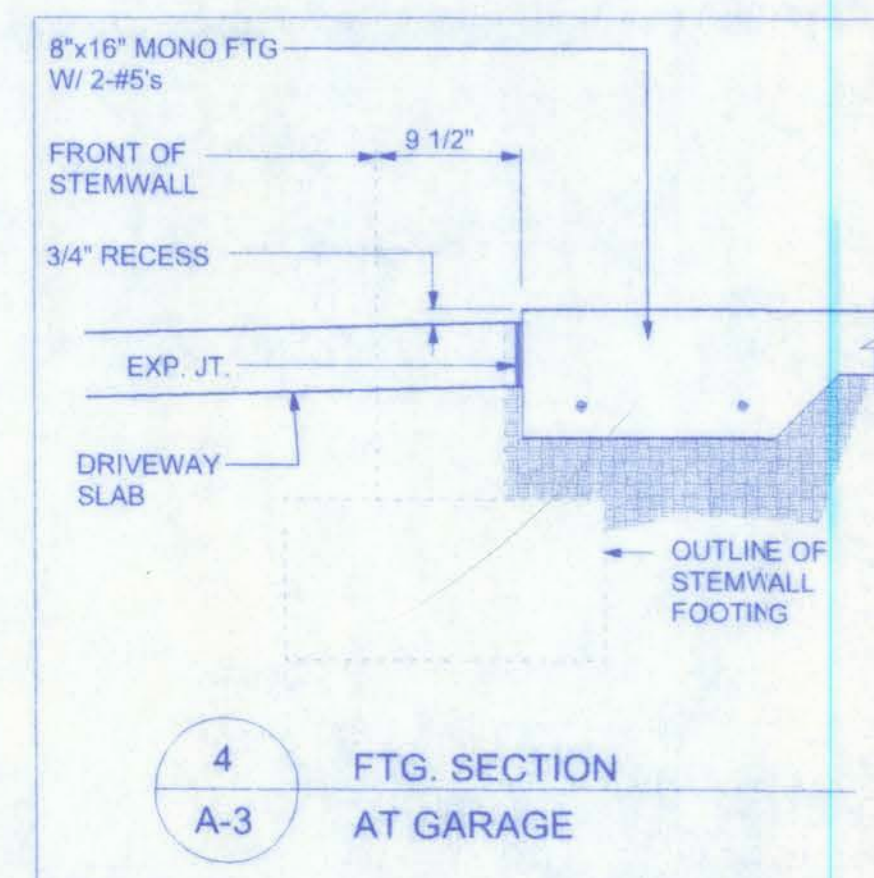
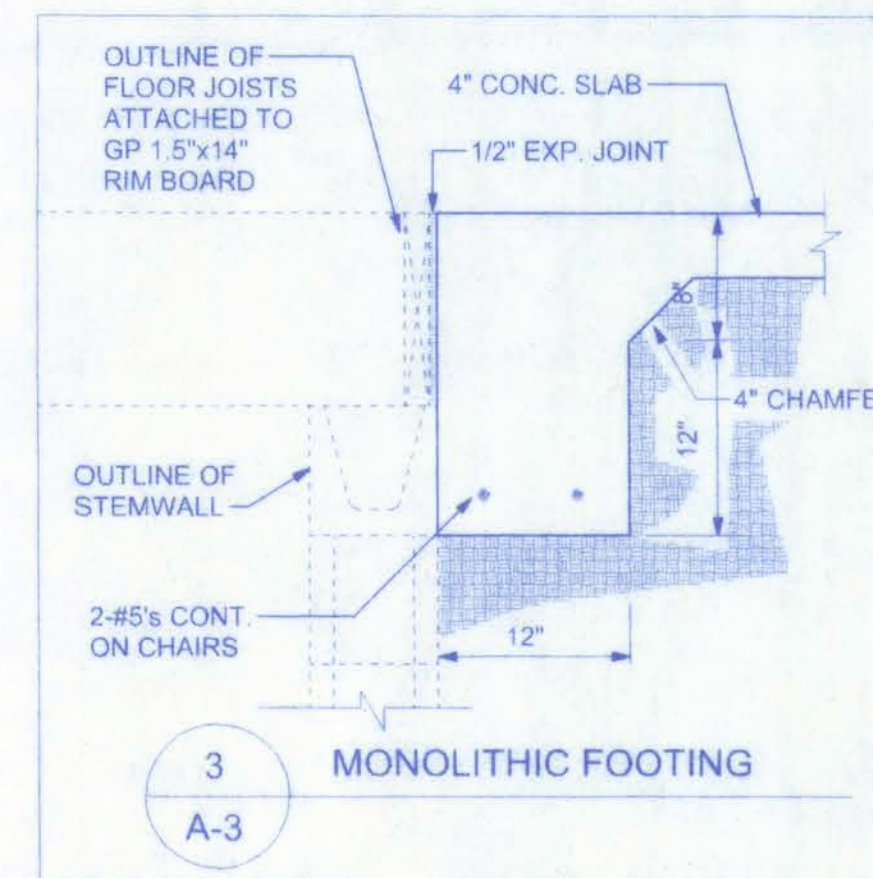
AREA SUMMARY:

LIVING	257 SF
GARAGE	370 SF
TOTAL	627 SF

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.

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.



FOUNDATION NOTES:

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

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

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.

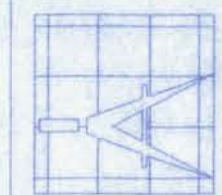
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

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.

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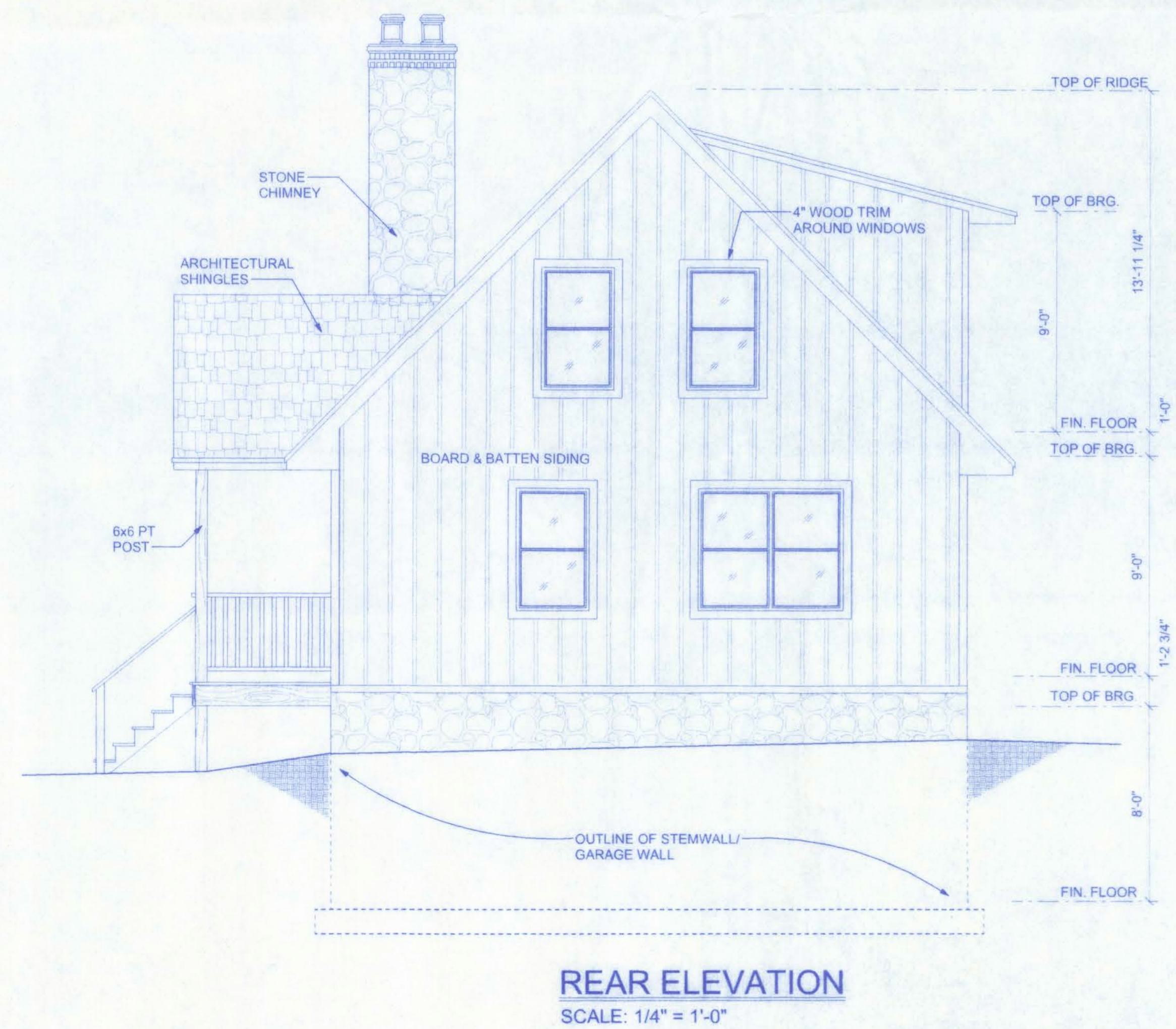
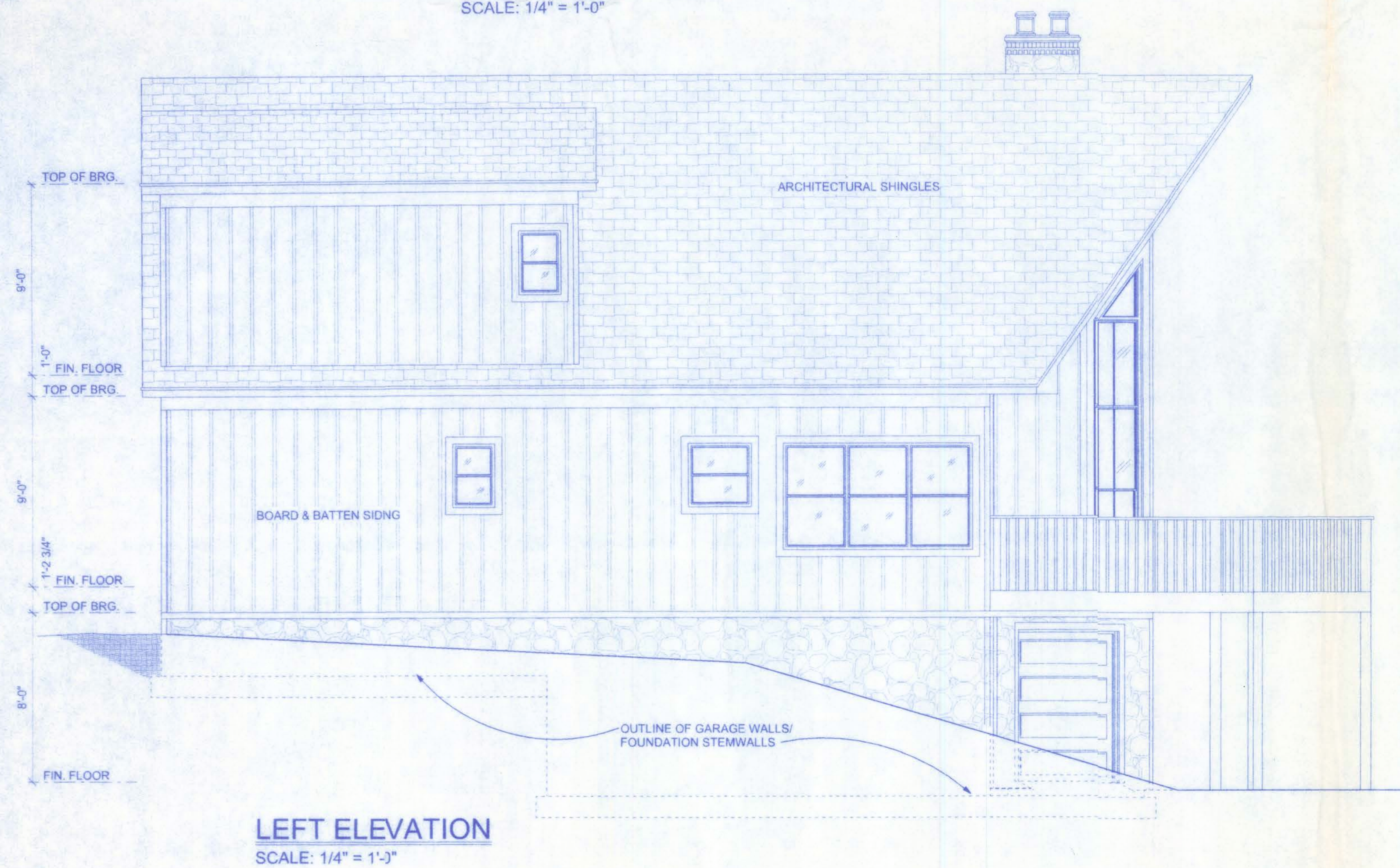
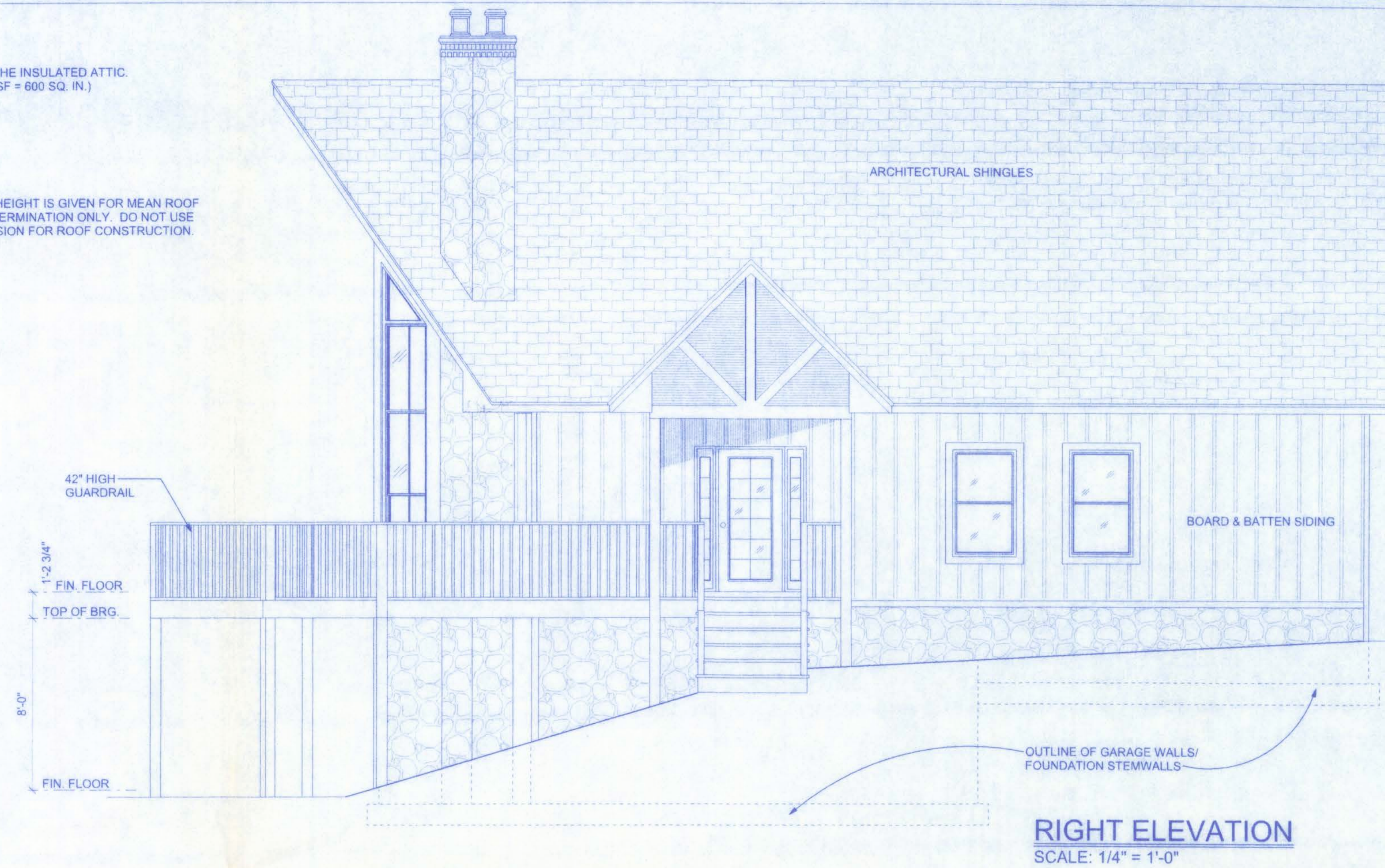
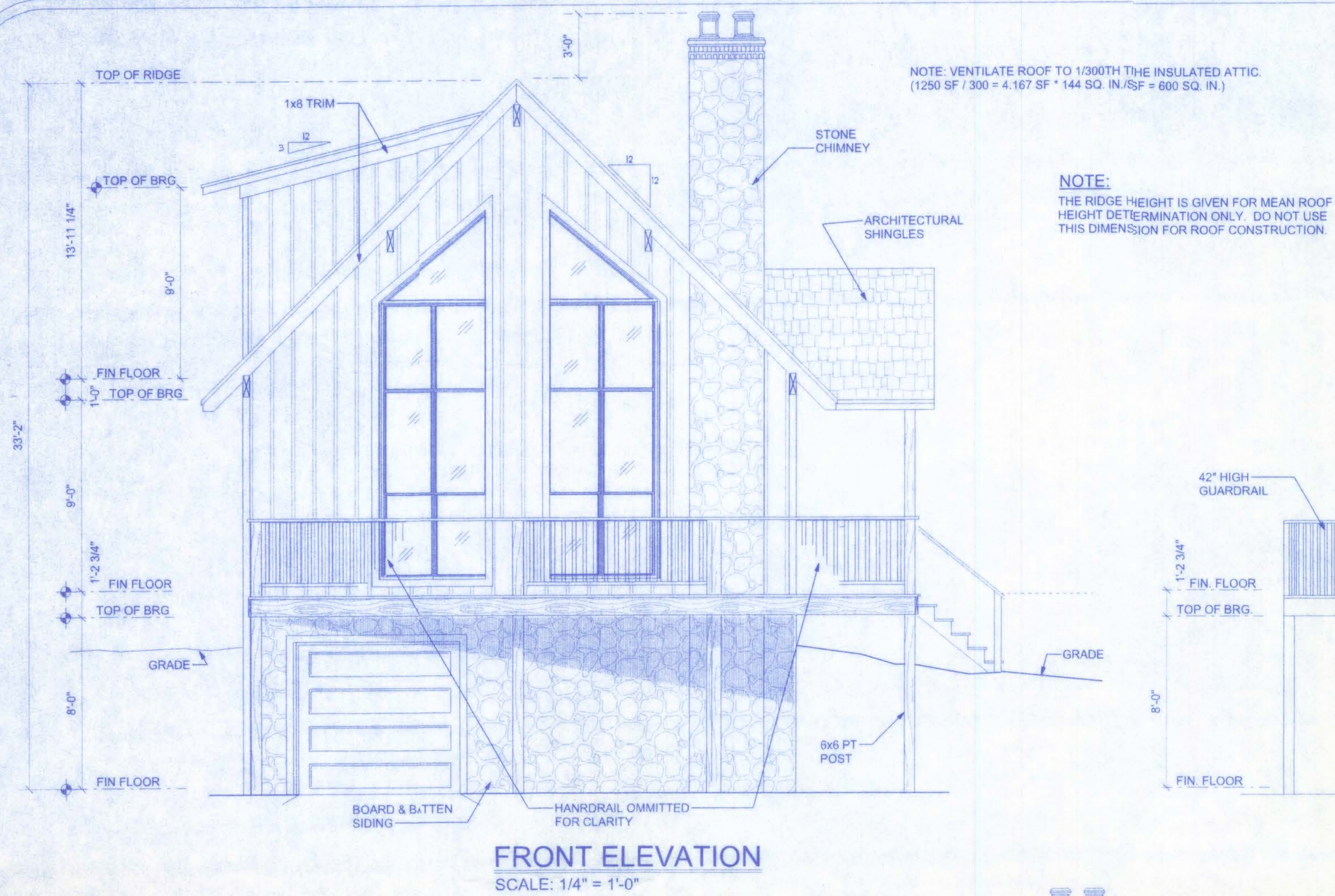
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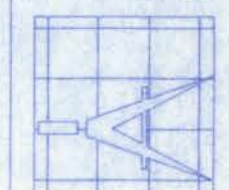
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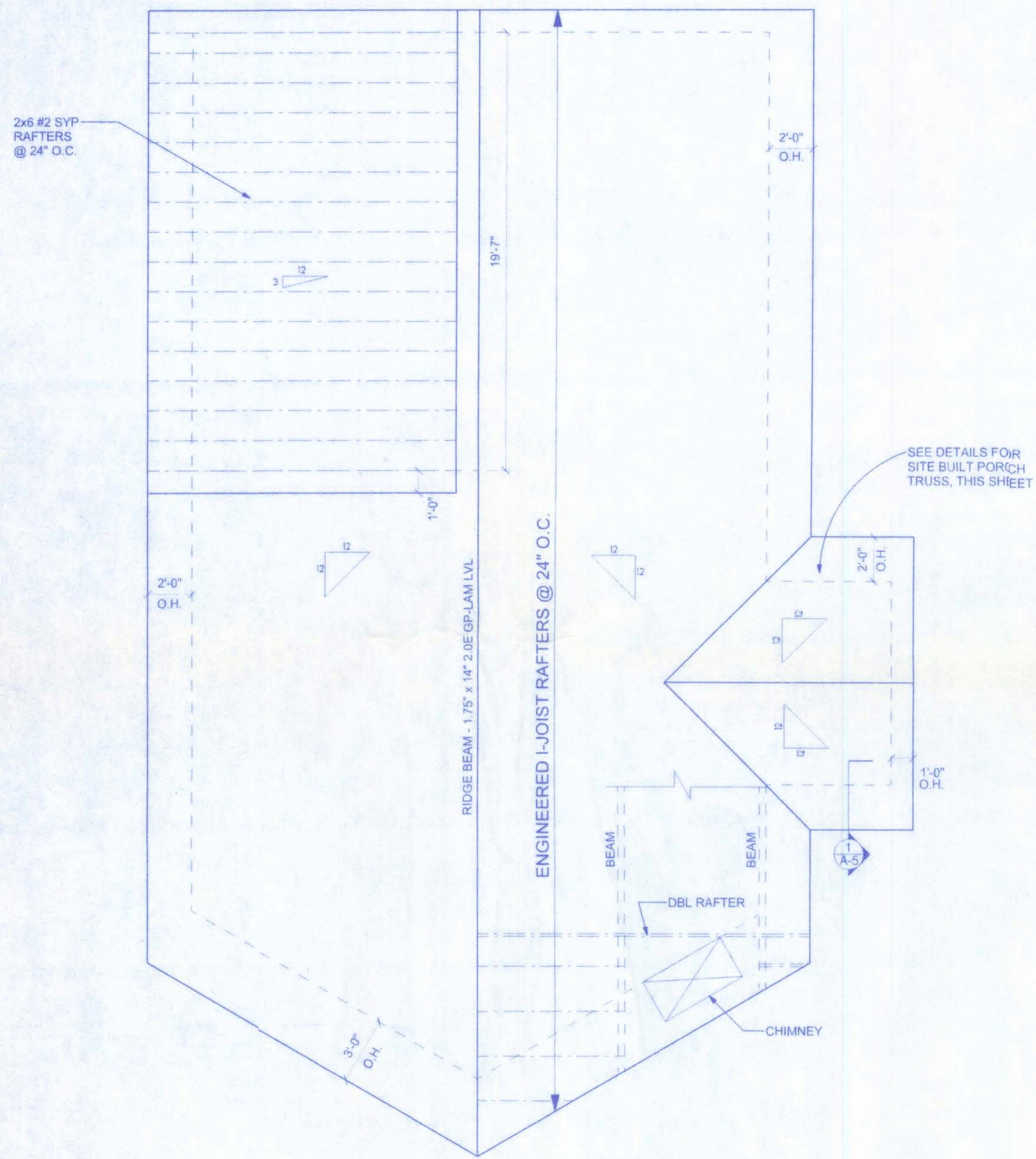
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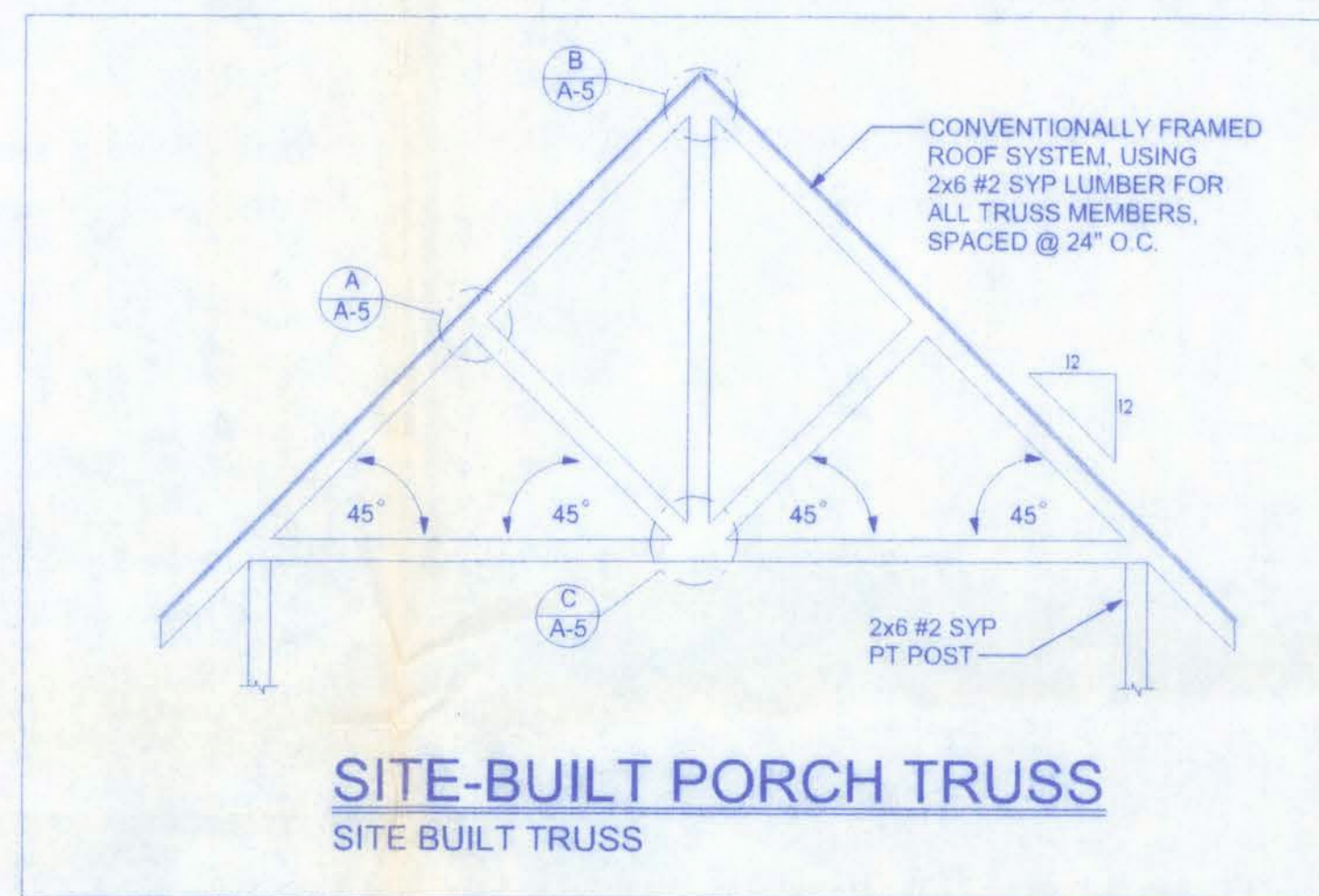
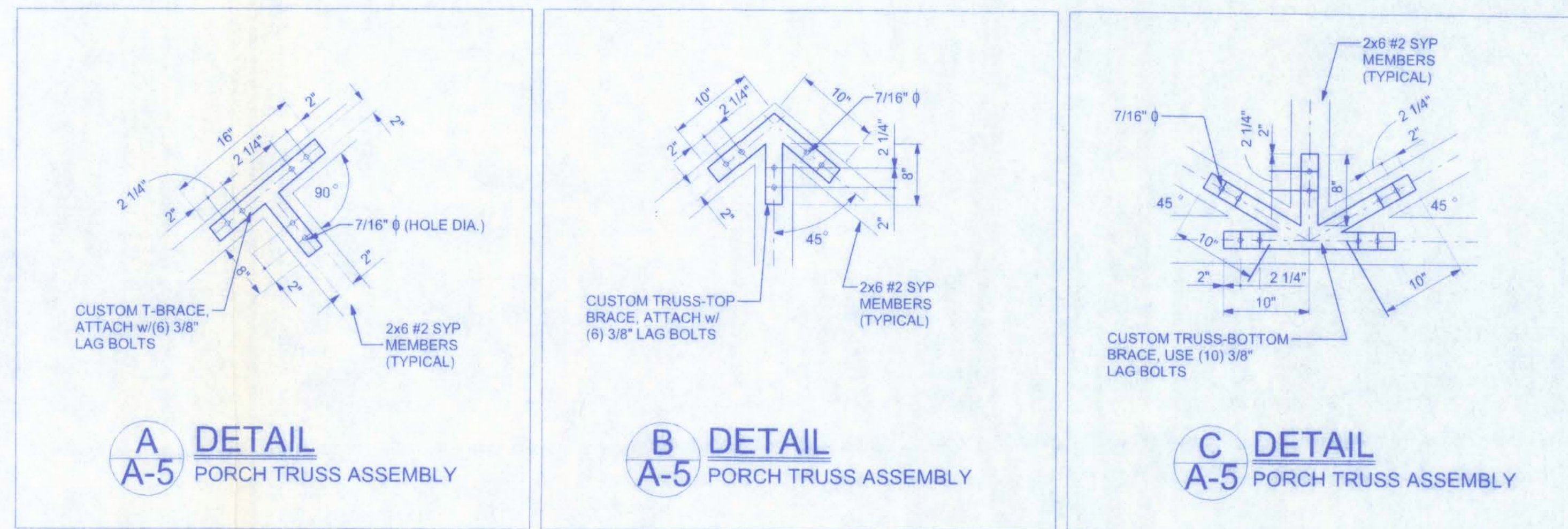
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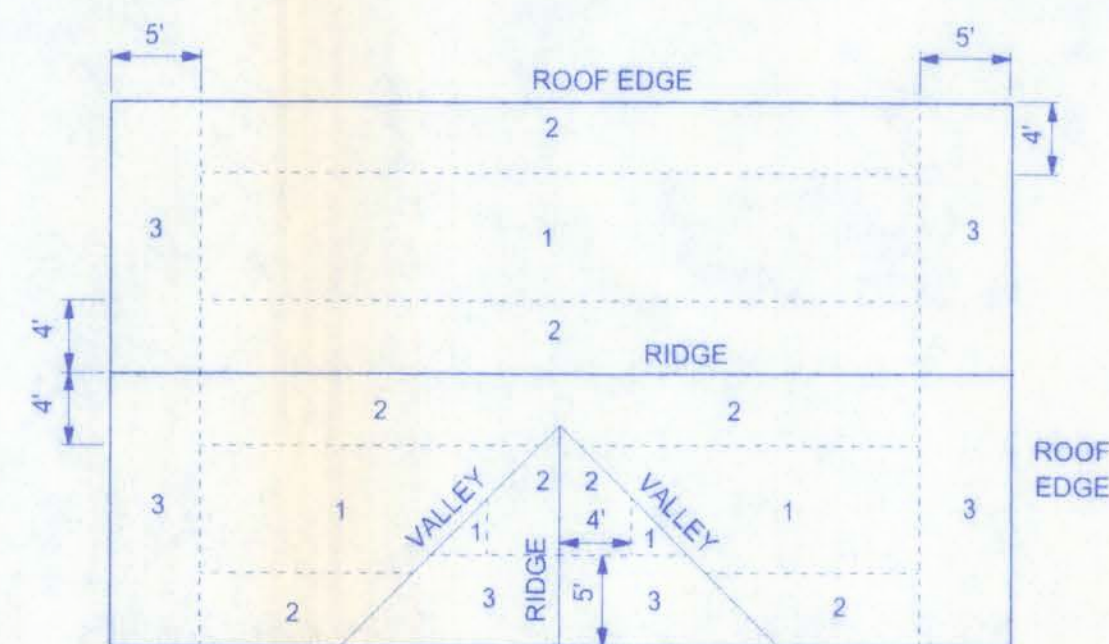
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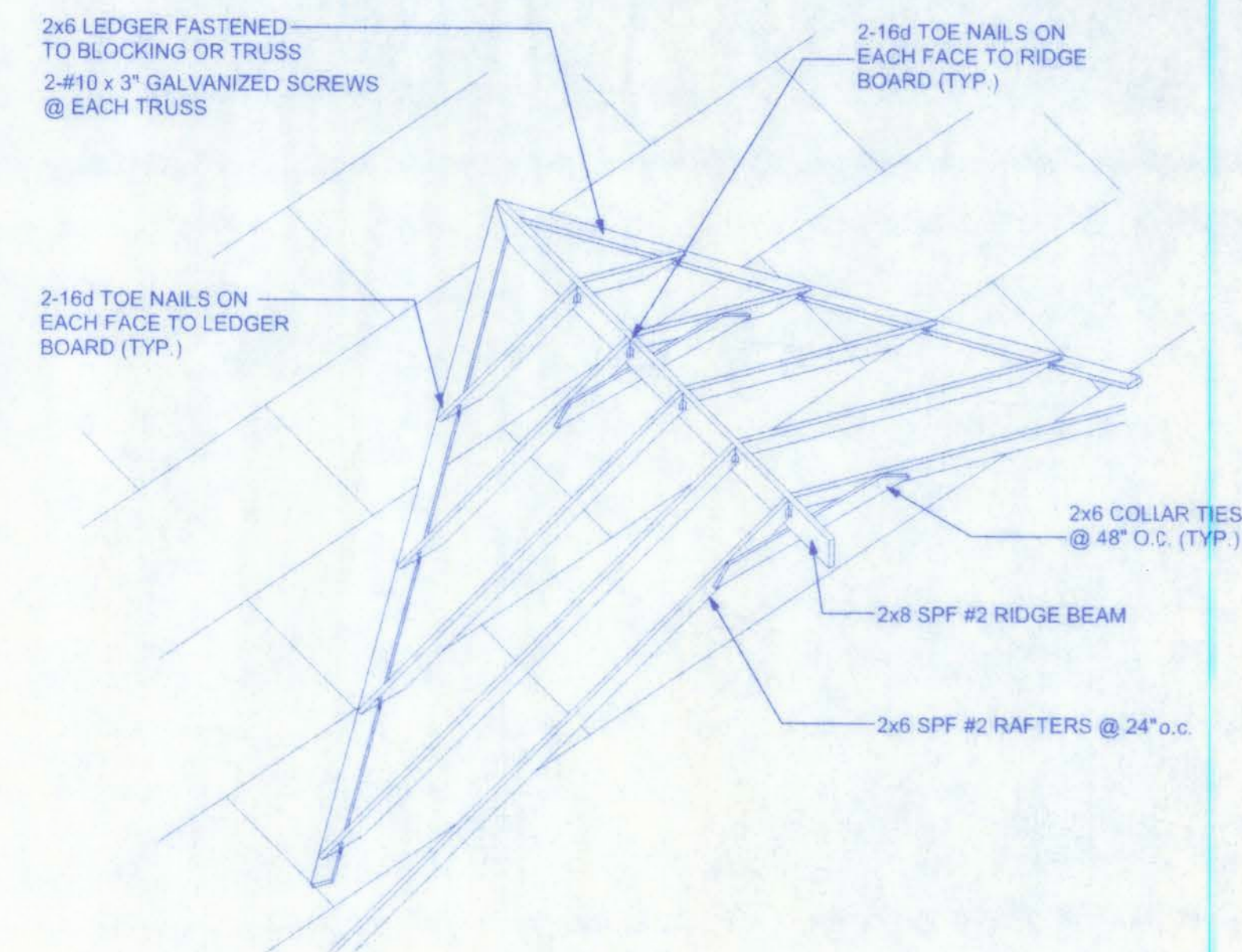
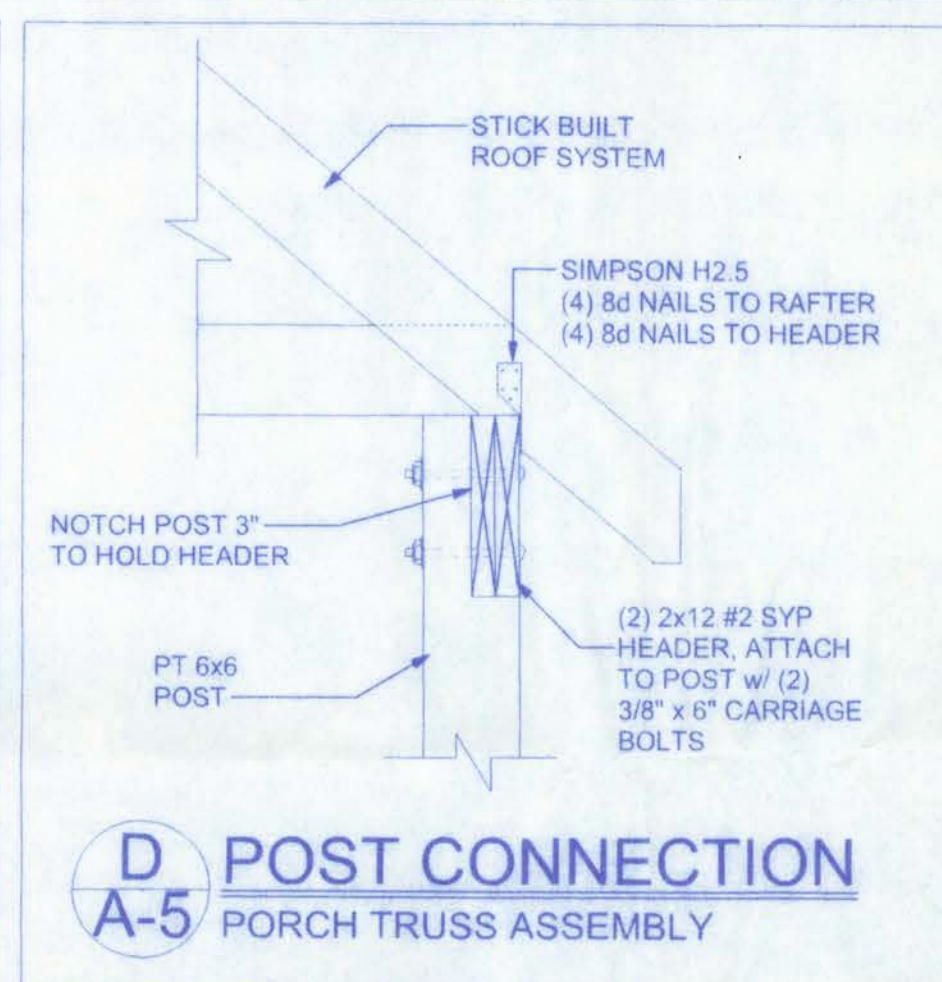
ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	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



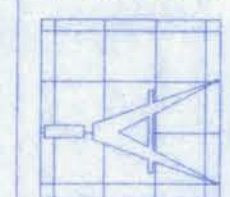
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



ROOF INTERSECTION CONNECTION DETAIL
NTS

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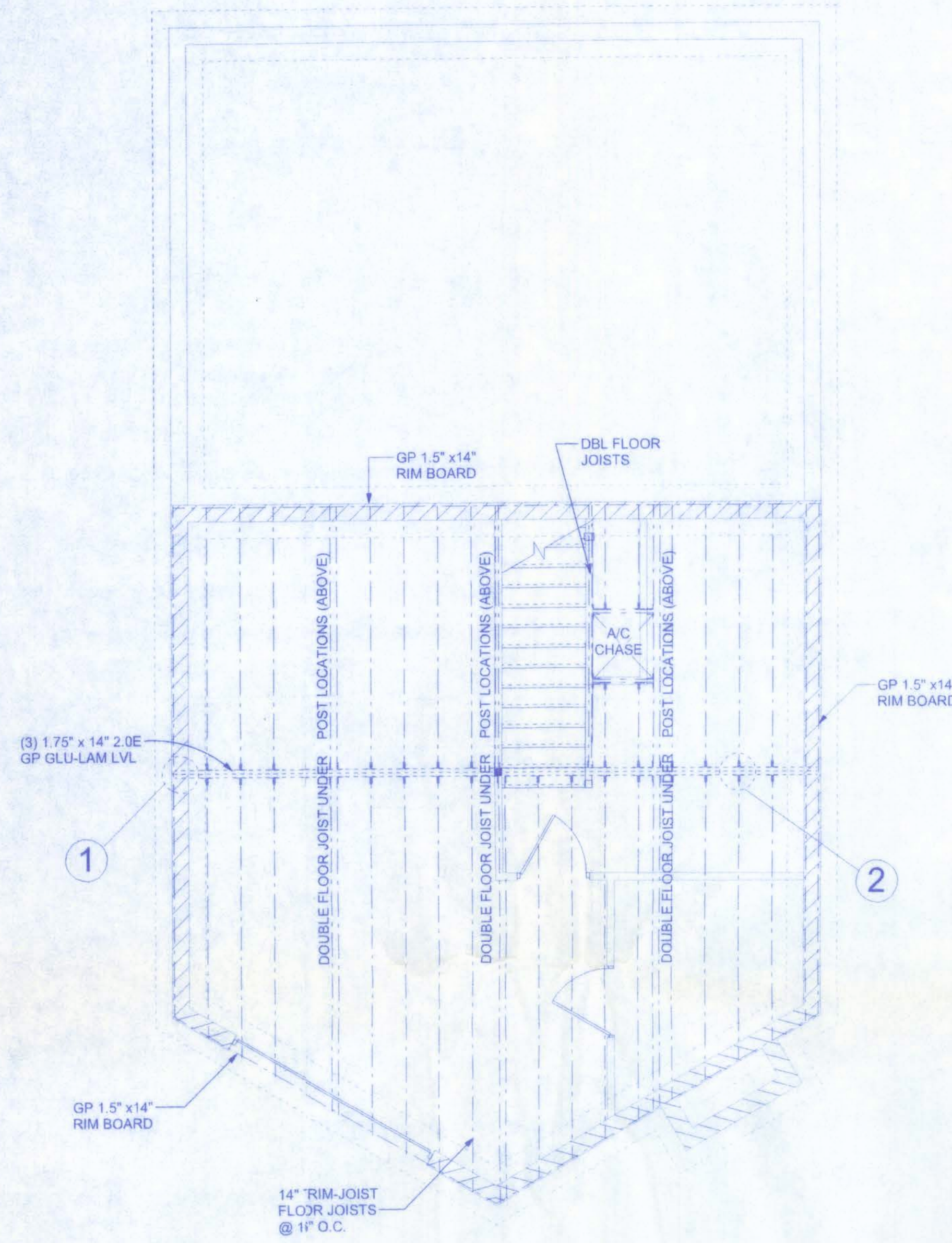
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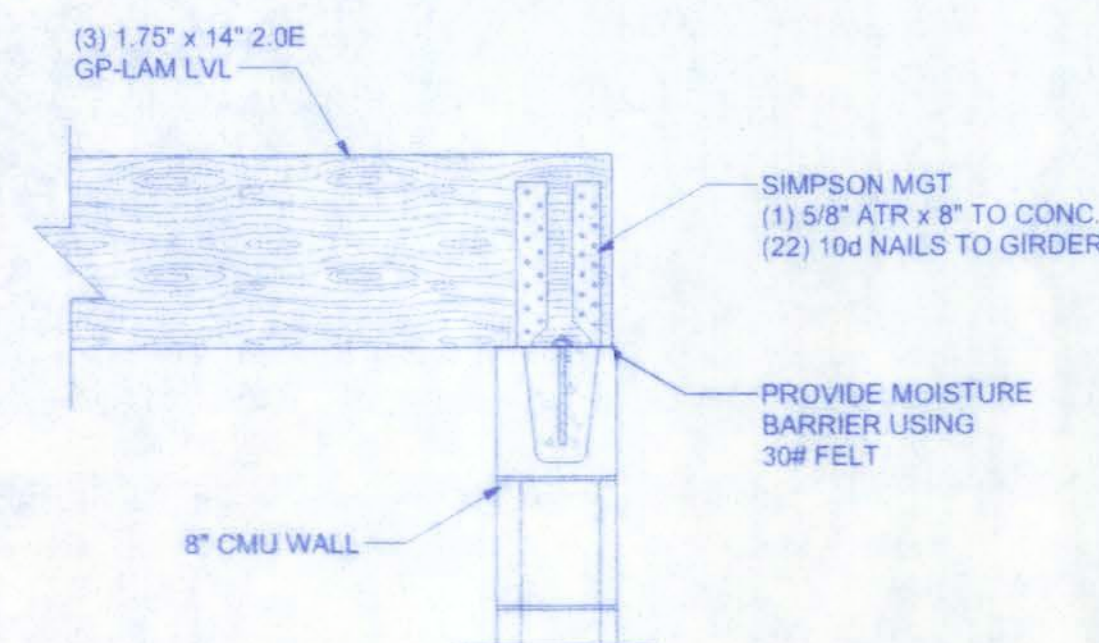
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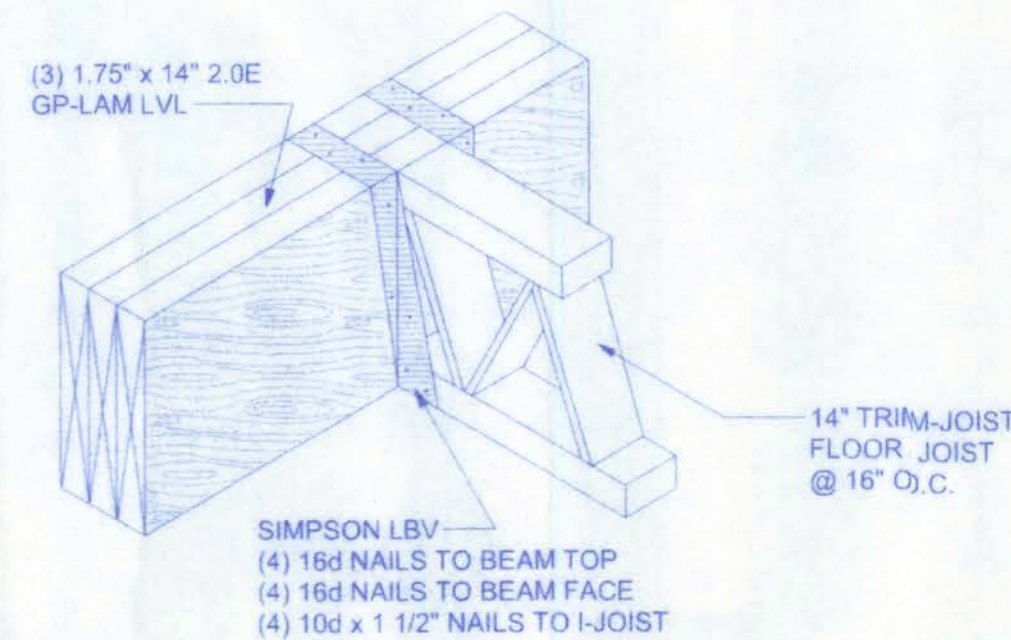
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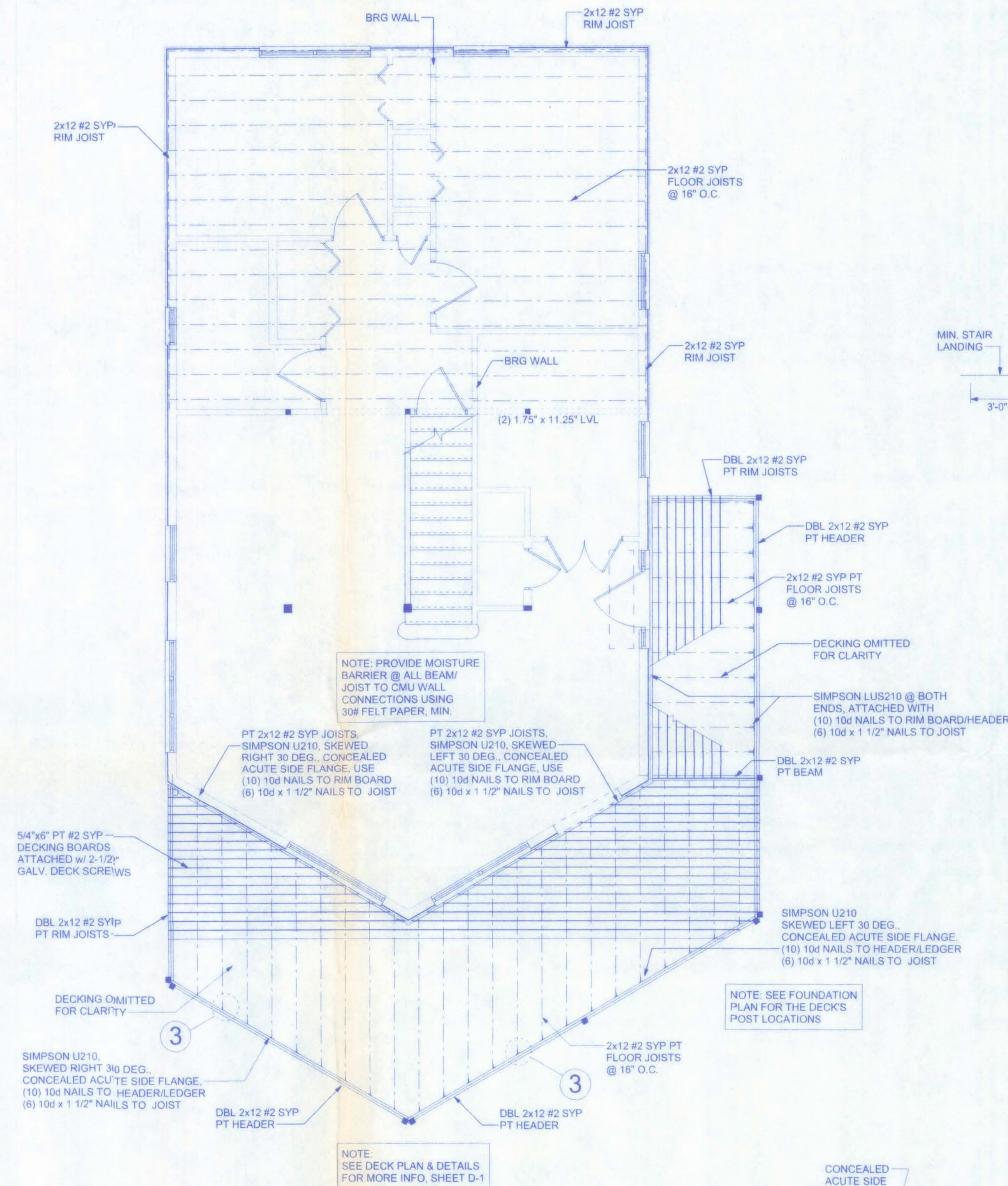
1ST FLOOR - FLOOR JOIST LAYOUT
SCALE: 1/4" = 1'-0"



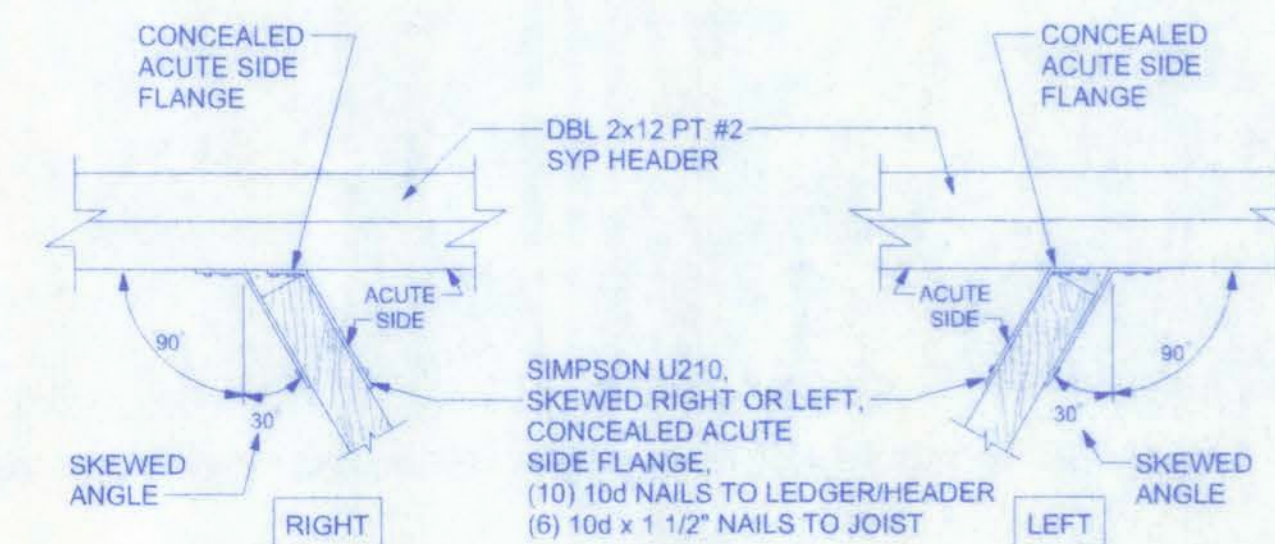
1 LVL BEAM/CMU WALL CONNECTION
SCALE: 3/4" = 1'-0"



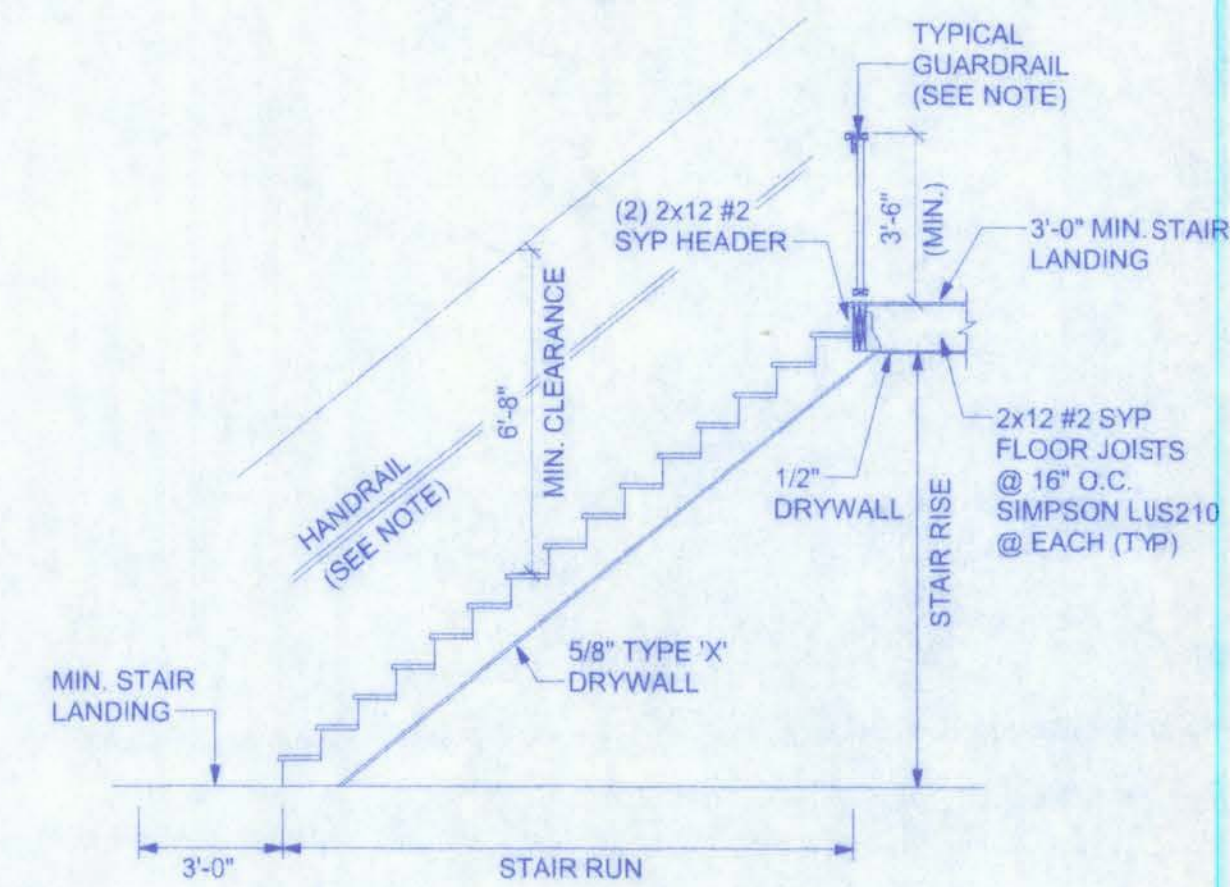
2 LVL BEAM/FLOOR TRUSS CONNECTION
NOT TO SCALE



2ND FLOOR - FLOOR JOIST LAYOUT
SCALE: 1/4" = 1'-0"



3 JOIST TO HEADER CONNECTION
SCALE: 1-1/2" = 1'-0"



TYPICAL STAIR DETAIL
SCALE: 1-1/2" = 1'-0"

NOTE:
guardrails shall form a vertical protective barrier not less than 42" high. open guardrails shall have intermediate rails or ornamental pattern such that a 4" sphere cannot pass through any opening up to a height of 34". a bottom rail or curb shall be provided that will reject the passage of a 2" sphere.

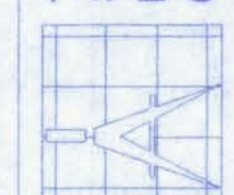
NOTE:
handrail - shall have min. and max. heights from top of tread @ nosing of 30" and 38" respectively. handrails shall have either a cross section diameter between 1 1/4" to 2" or shall provide equivalent graspability. clear space between handrail and wall shall be a min. of 1 1/2".

UPPER STAIR INFO:

STAIR WIDTH: 3'-4"
STAIR RISE: 10'-0"
STAIR RUN: 11'-10 1/2"
RISERS: 15 @ 7 1/2"
TREADS: 15 @ 9 1/2"

24" <= 2(R) + 1(T) <= 25"
24" <= 2(7.5") + (9.5") <= 25"
24" <= 24.5" <= 25"

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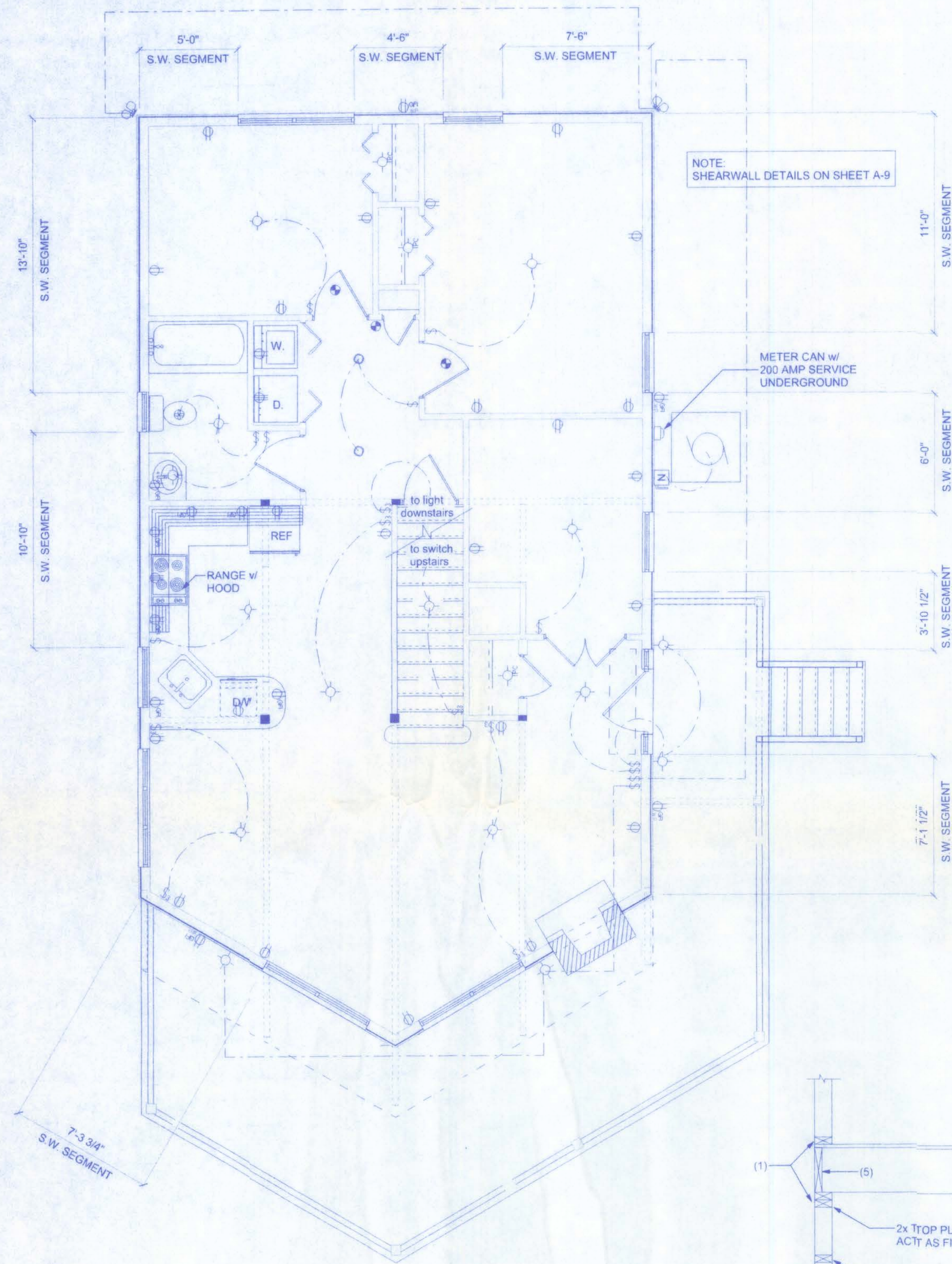


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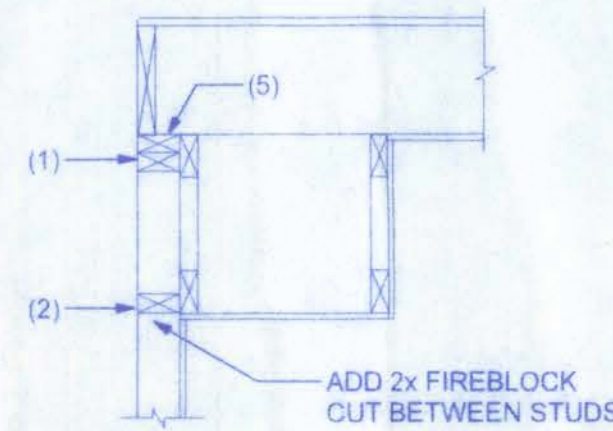
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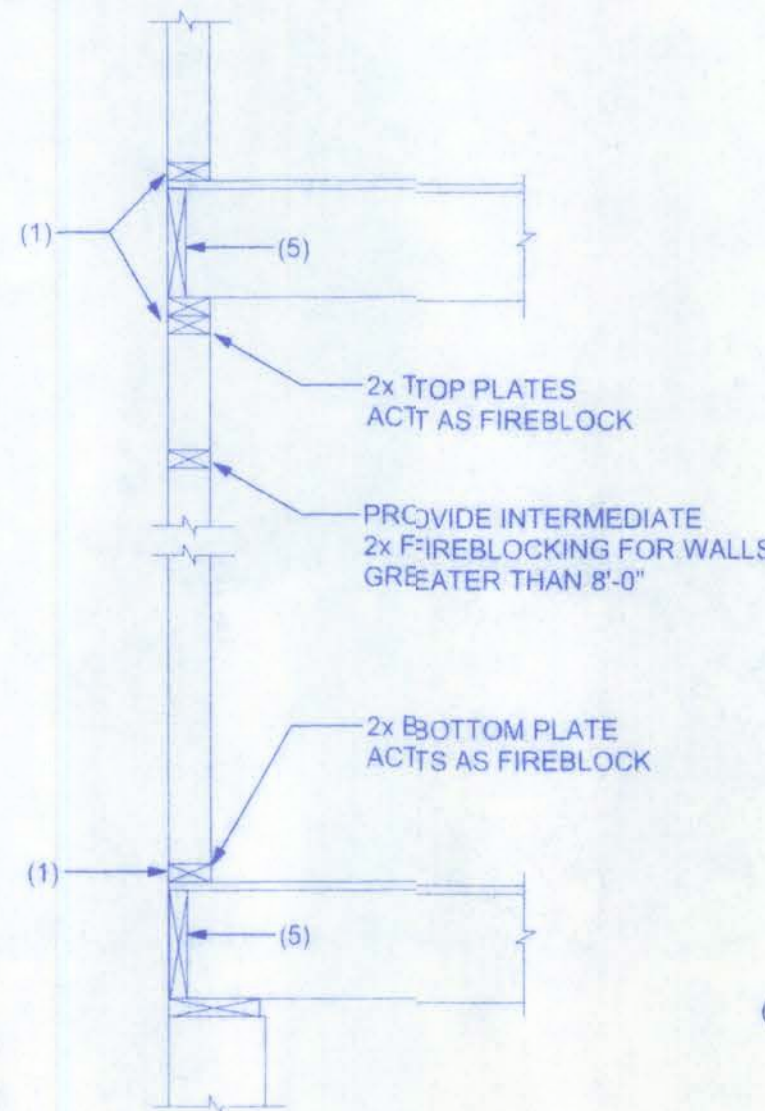


MAIN ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

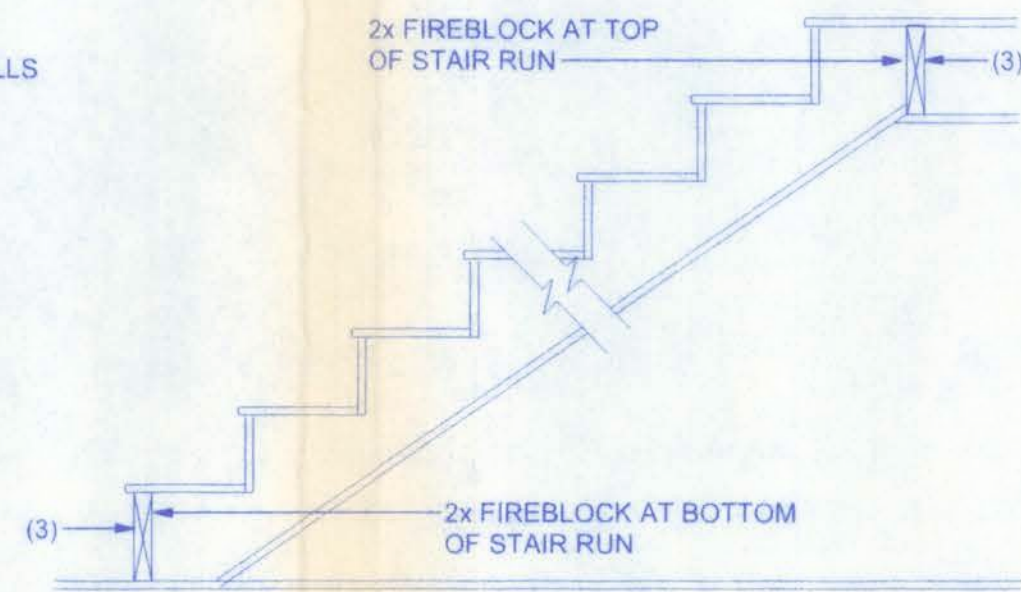
NOTE: CEILING HEIGHT IN BATHROOMS
SHALL BE NOT LESS THAN 7'-0"



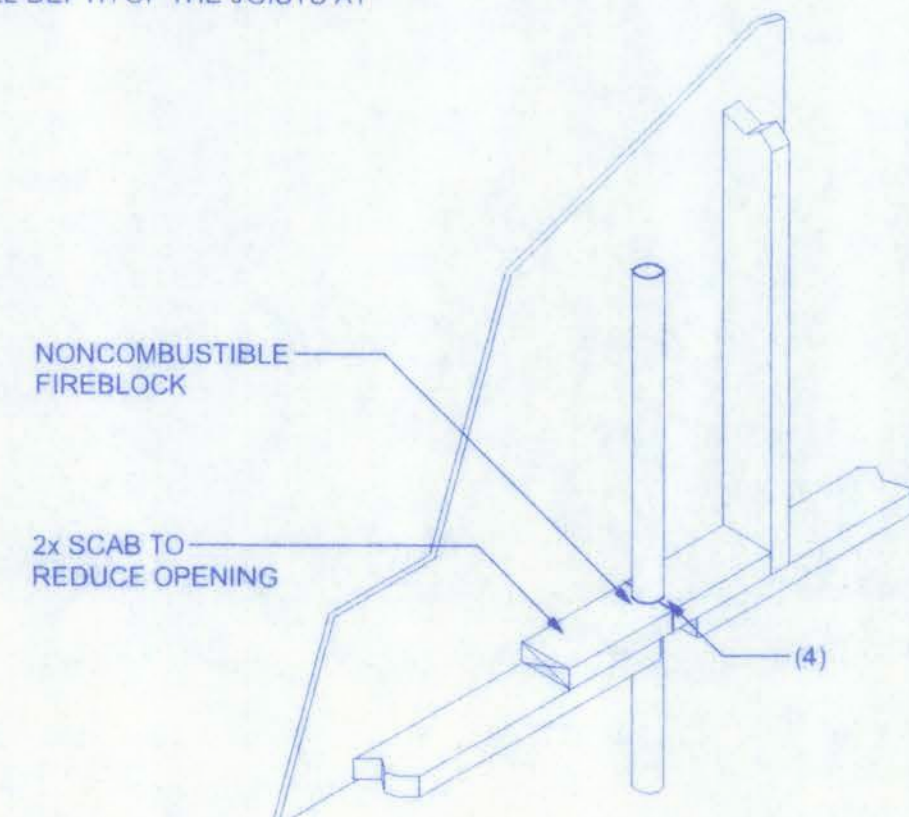
SOFFIT/DROPPED CLG.



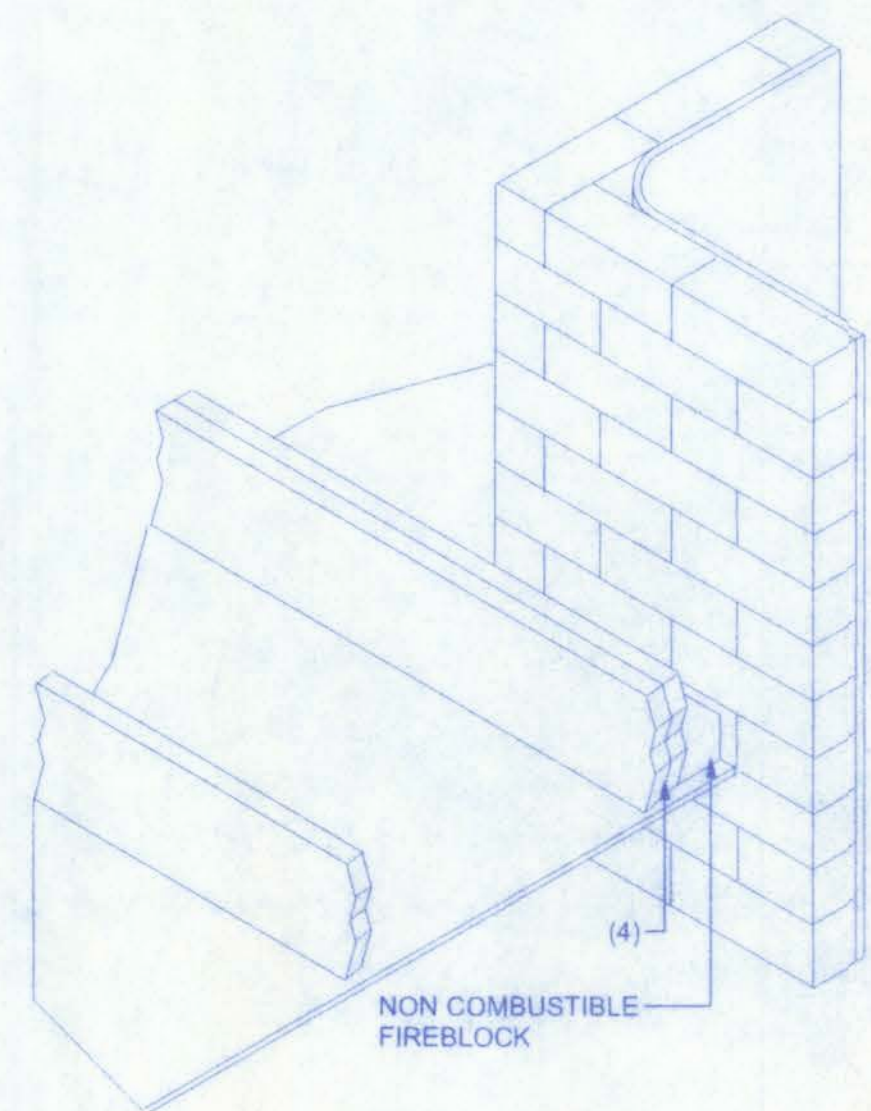
PLATFORM FRAMING



BETWEEN STAIR STRINGERS



PENETRATIONS



FIREPLACE/CHIMNEY

ELECTRICAL	SYMBOL
double spotlight	
recessed light	
electric motor	
meter can	
non-fused disconnect	
50 cfm exhaust fan	
light	
outlet	
outlet 220v	
outlet gfi	
pull chain light	
smoke detector	
switch	
switch 3 way	
weatherproof gfi	

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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.

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 PYRO PANEL 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.

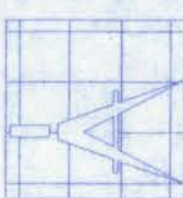
GENERAL NOTES:

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

NOTE:

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

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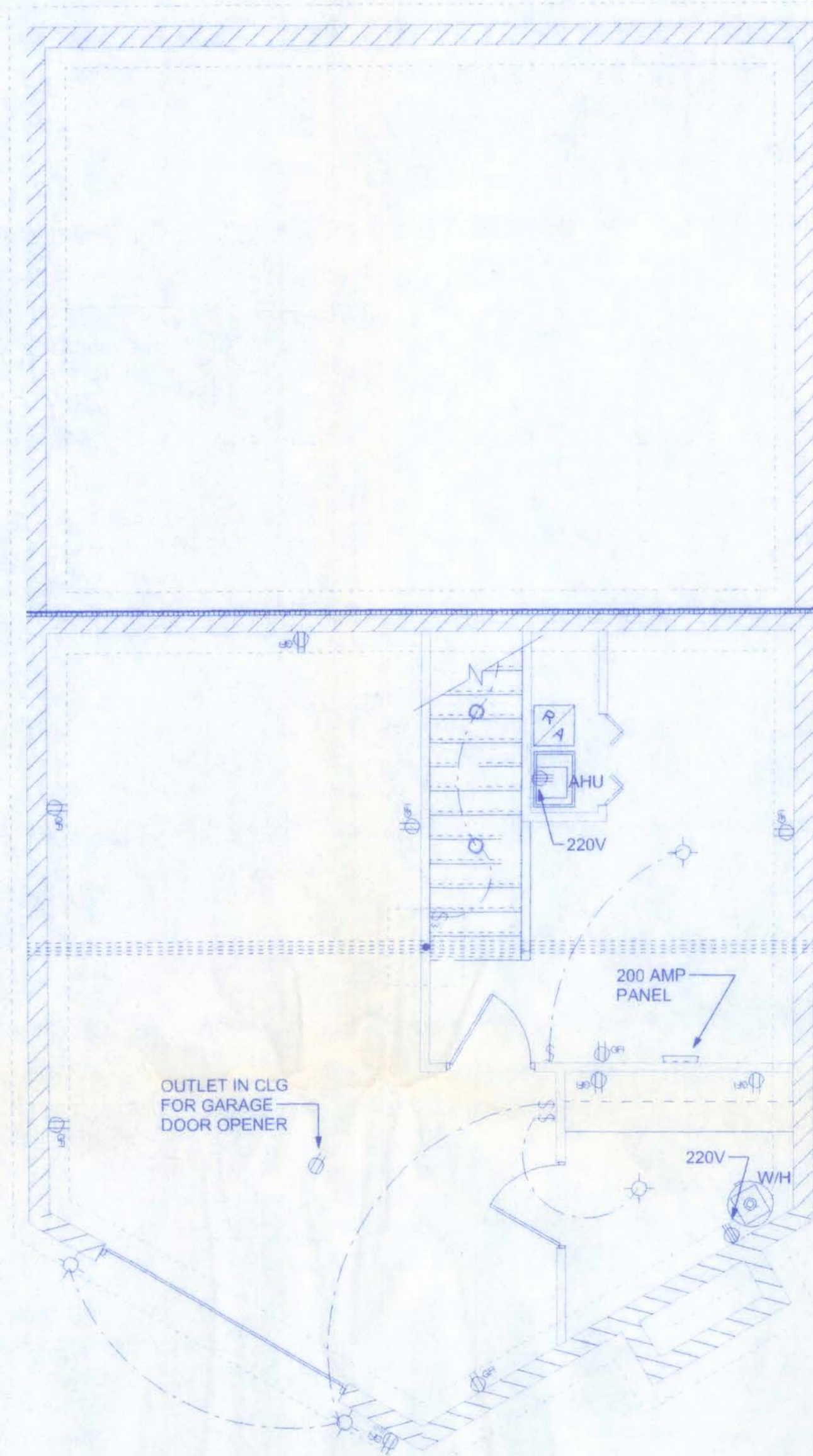


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	APPROVED BY W.H.F.
REVISIONS	
SHEET OF	A-7 10
PROJECT NO.	

FRED HILL RESIDENCE

CERTIFICATE OF AUTHORIZATION # 00008701



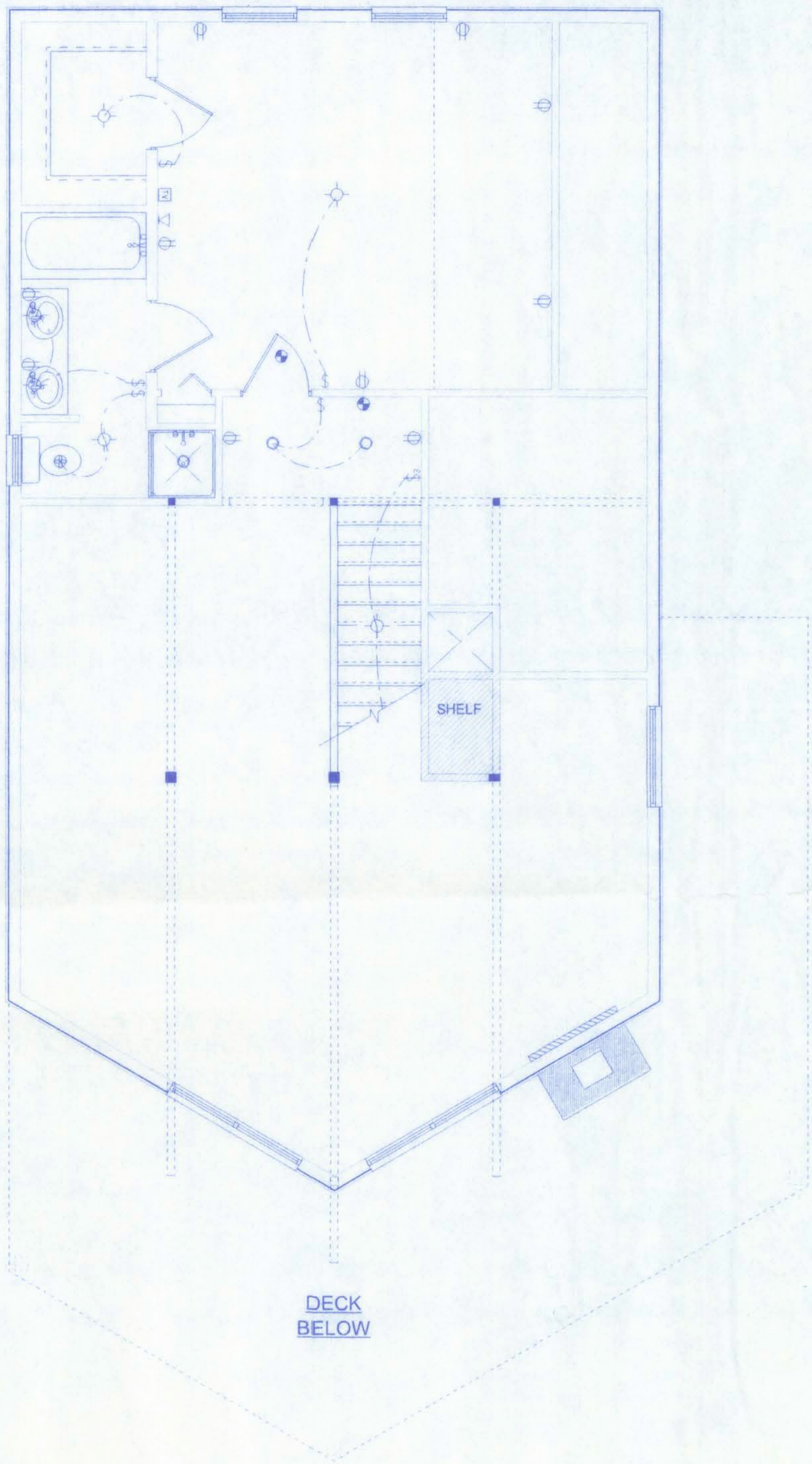
LOWER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL	SYMBOL
pot light	○
electrical panel	⎓
50 cfm exhaust fan	⊕
Light	⊙
cable tv outlet	⊞
light	⊙
outlet	⊞
outlet 220v	⊞
outlet gfi	⊞
smoke detector	⊙
switch	⊞
switch 3 way	⊞
telephone	⊞
weatherproof gfi	⊞

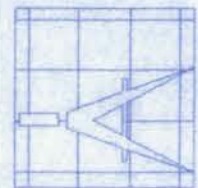
NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15, AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

- ELECTRICAL NOTES:**
- ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
 - OPTIONAL SECURITY LIGHT SWITCH LOCATIONS TO BE MADE DURING CONSTRUCTION.
 - PREWIRE LOW VOLTAGE CONTROL WIRING FOR ELECTRIC GARAGE DOOR OPENERS.
 - PROVIDE WIRING AS REQUIRED FOR AIR CONDITIONING, HEATING, AND WATER HEATING EQUIPMENT.

NOTE:
ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO ACTUATE ALL ALARMS IF ANY ONE UNIT IS ACTUATED.



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



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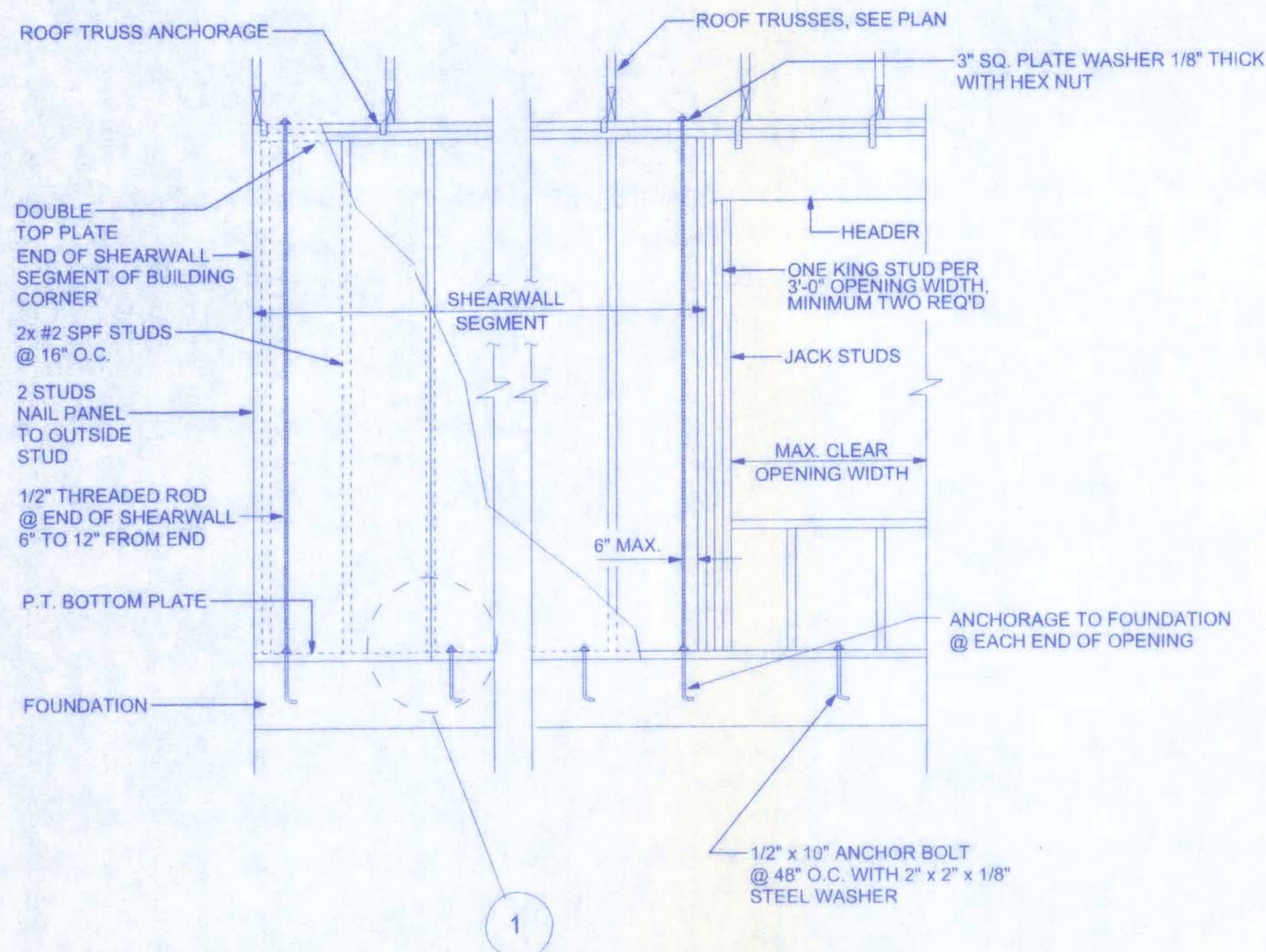
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(386)758-4209

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OF 10	
PROJECT NO.	

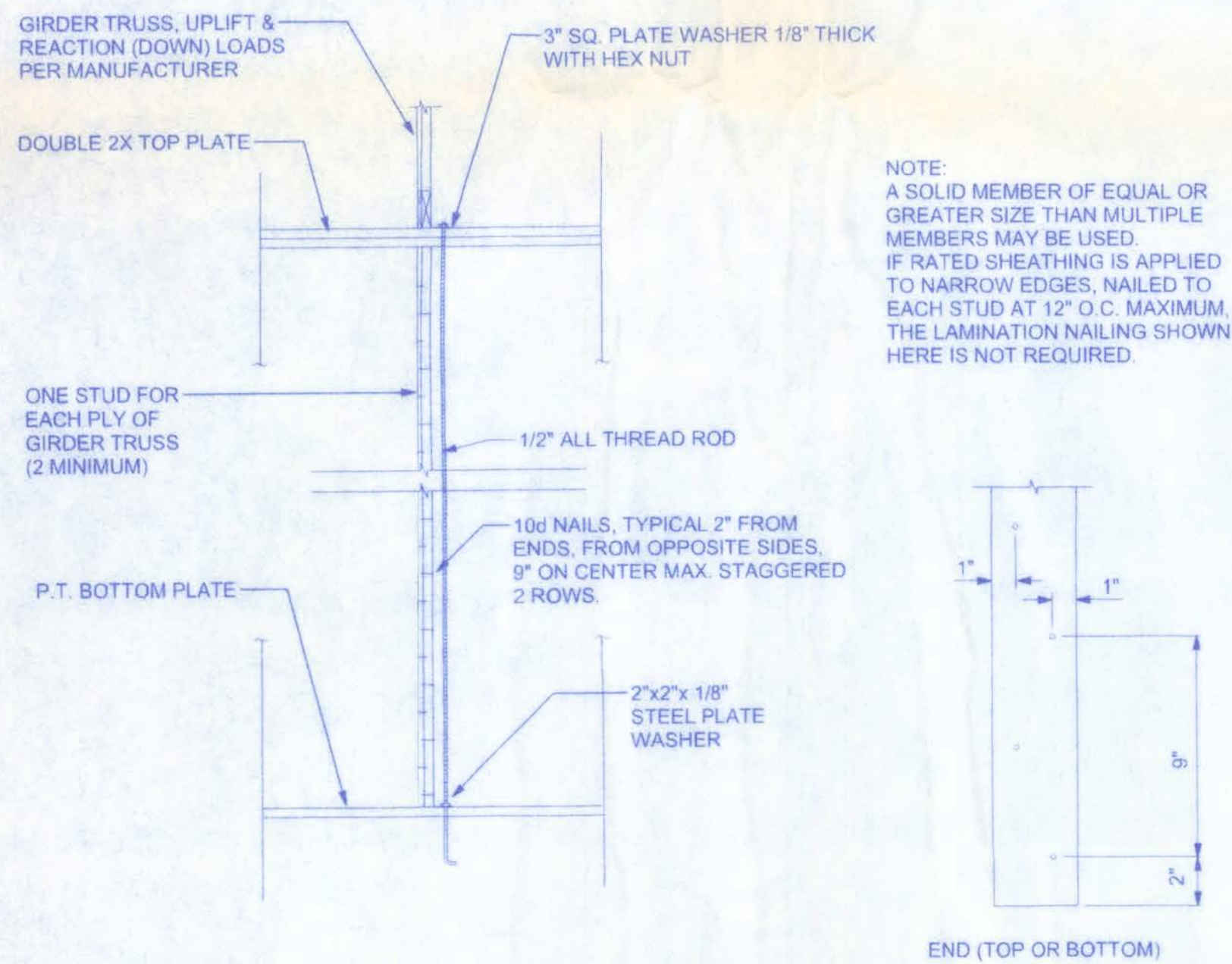
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W.H.F.
11/2/06



SHEARWALL DETAILS

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



GIRDER COLUMN DETAIL

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

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 NOTES:

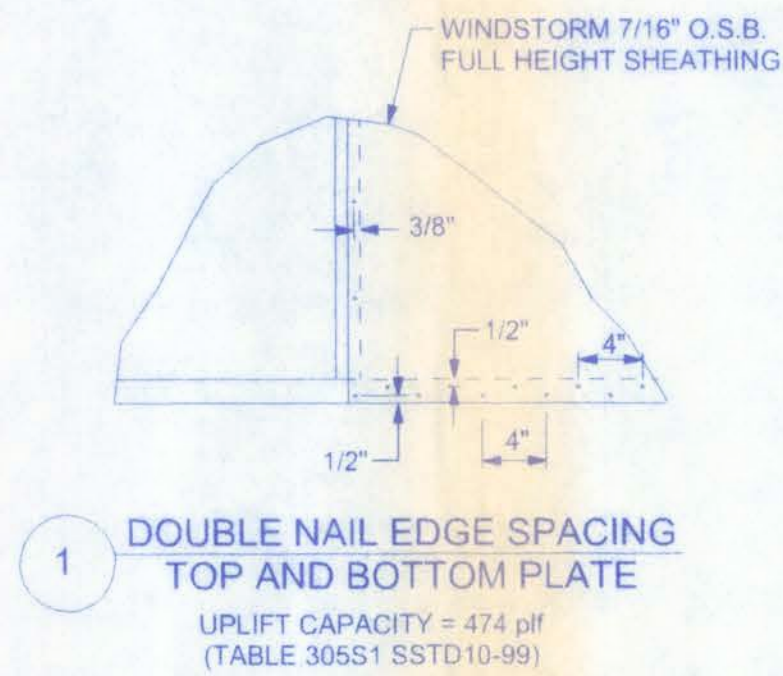
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING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

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

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

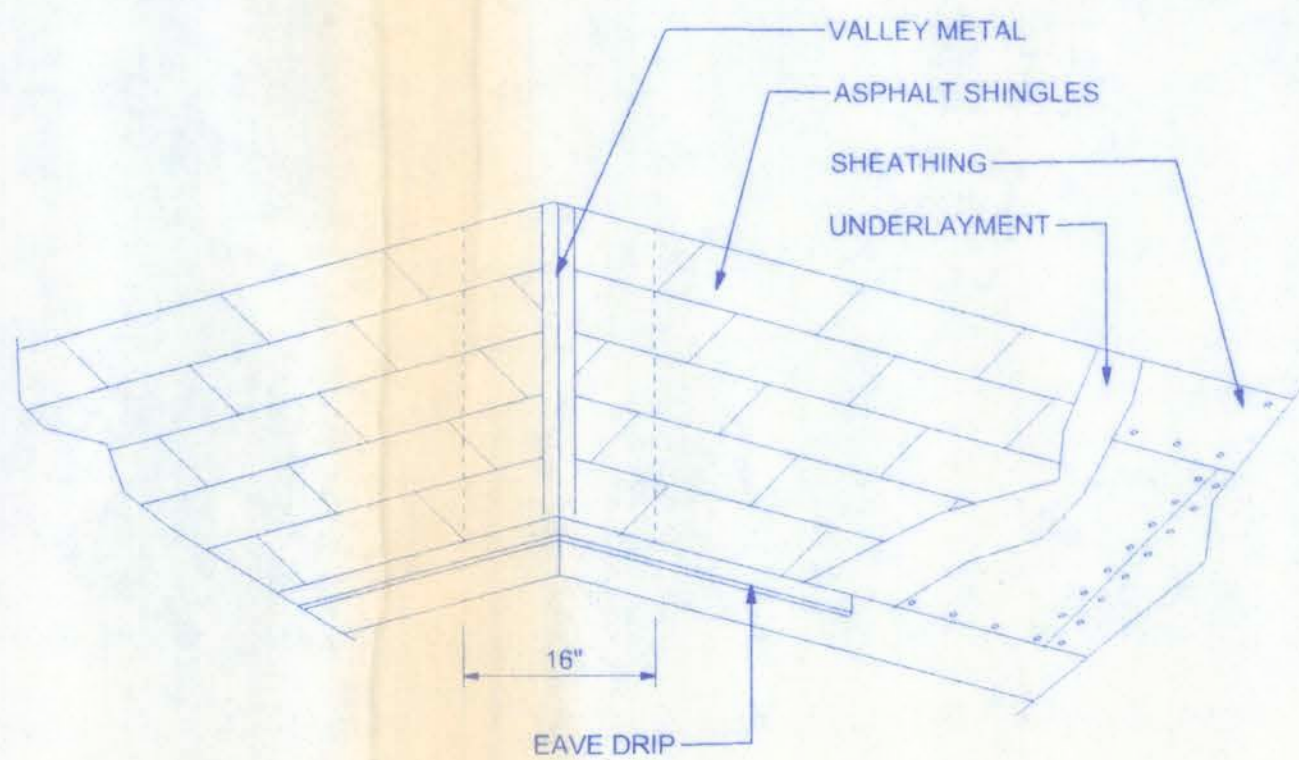
- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure 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 mudsill 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 ACO-C and ACQ-D (Carbonate)	Copper Azole (CA-A and CA-B)	SBX (DOT) with NAS/O ₂	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
SS304 (Stainless Steel)	X	X	X	X	X	X	X	X

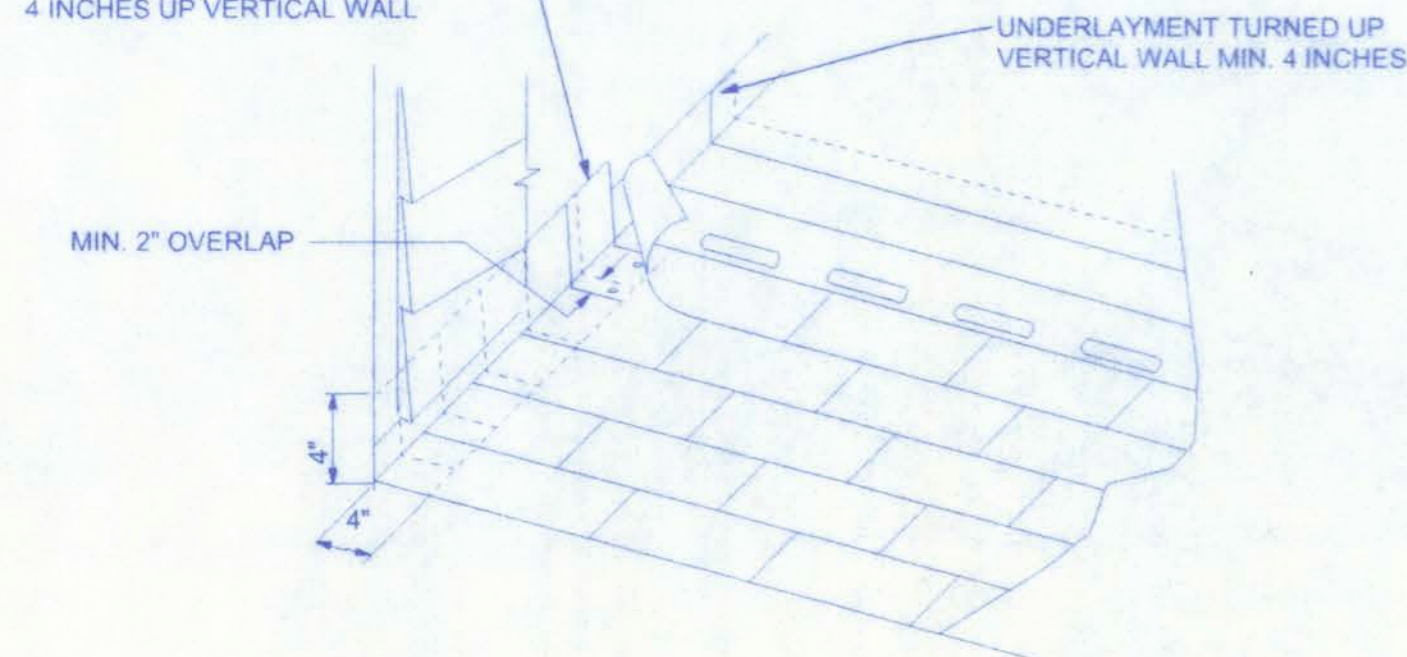


DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf (TABLE 305S1 STD10-99)



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



SHINGLE NOTES:

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 4869, 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.

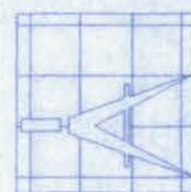
BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE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

- 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.
- 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.
- 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	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20

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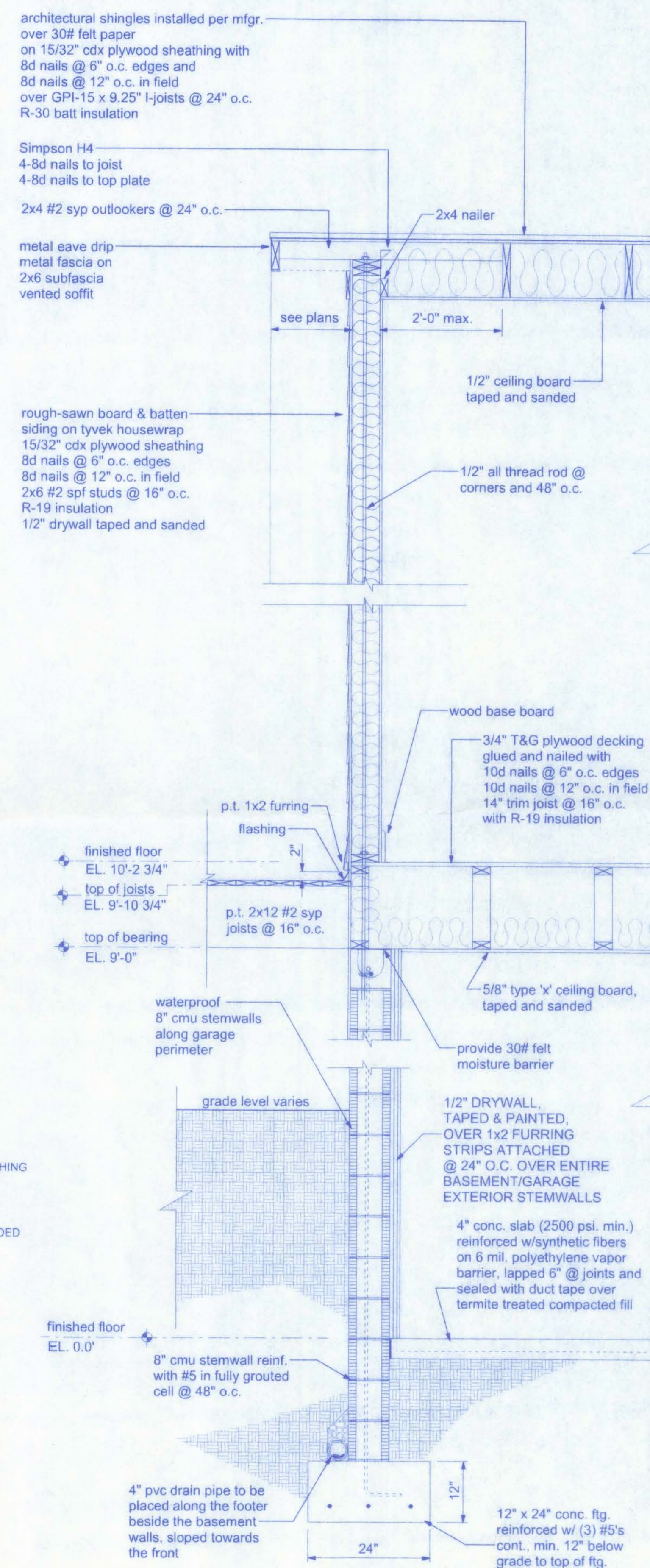
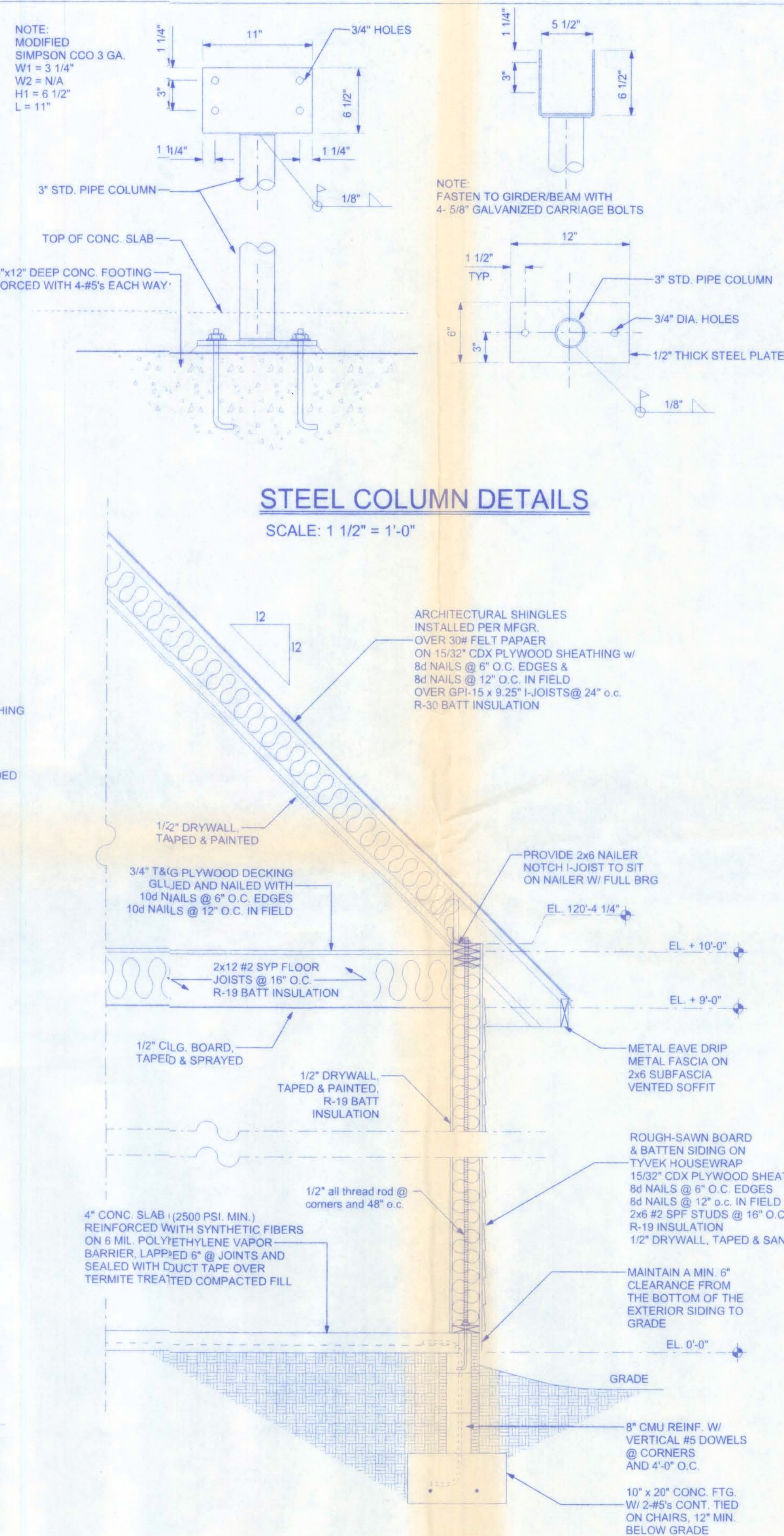
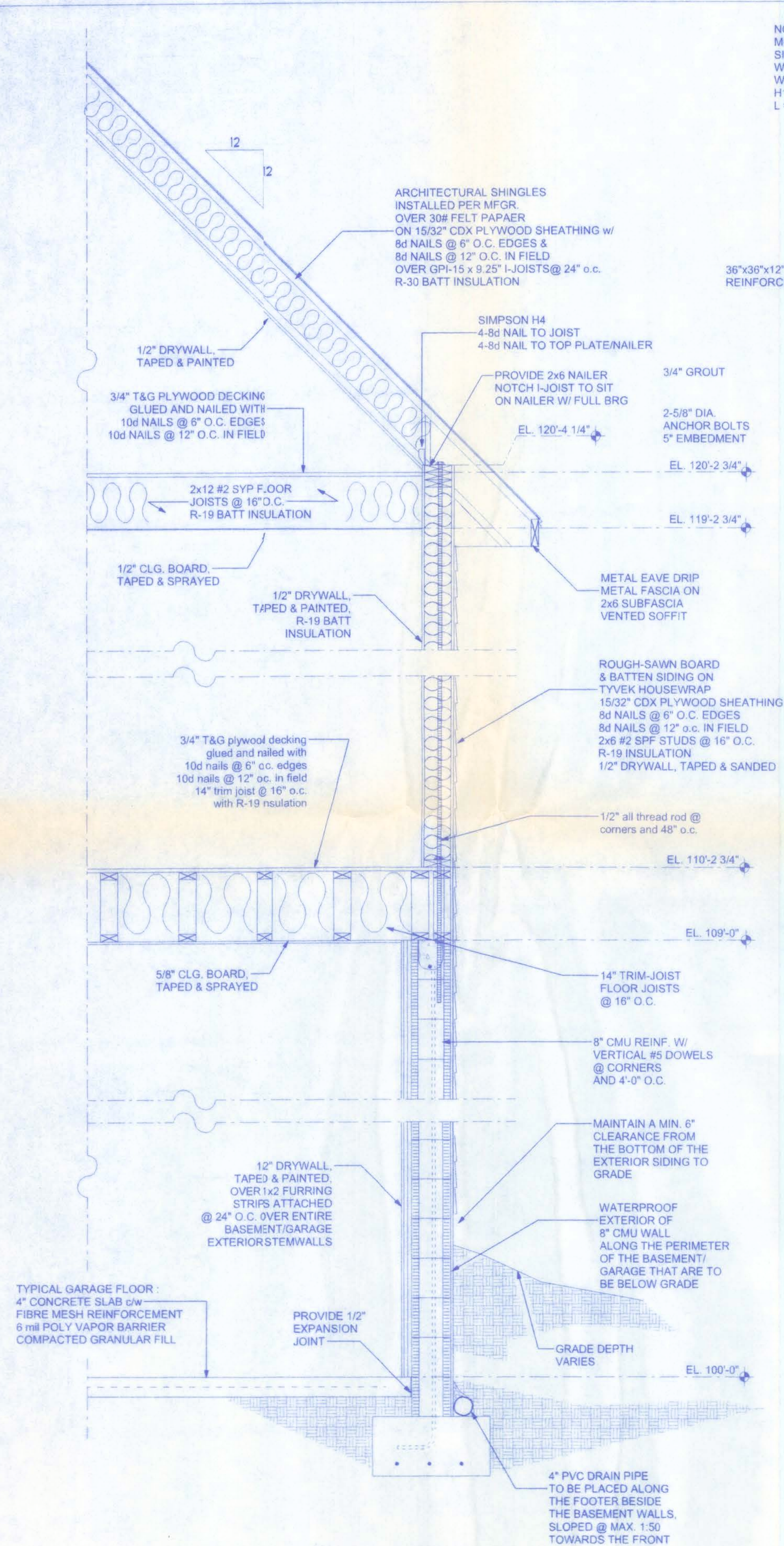


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FRED HILL RESIDENCE

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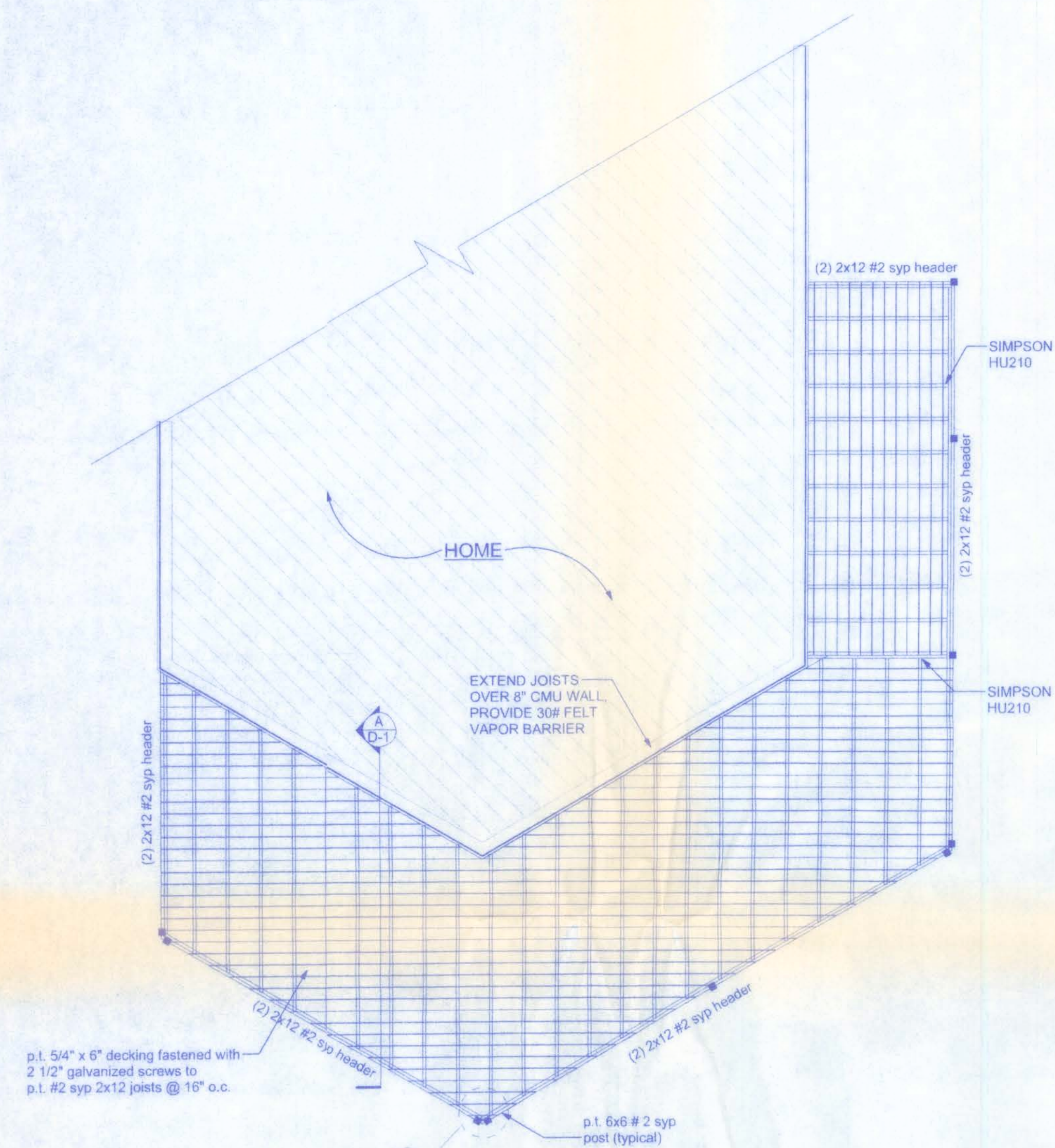
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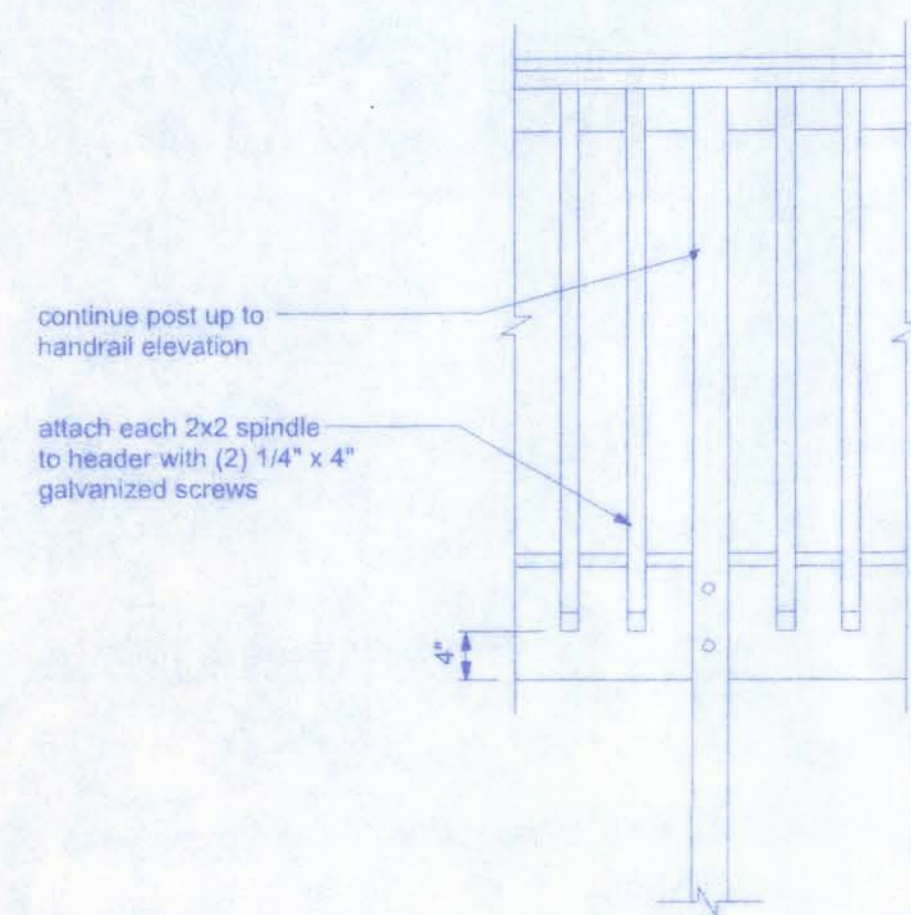
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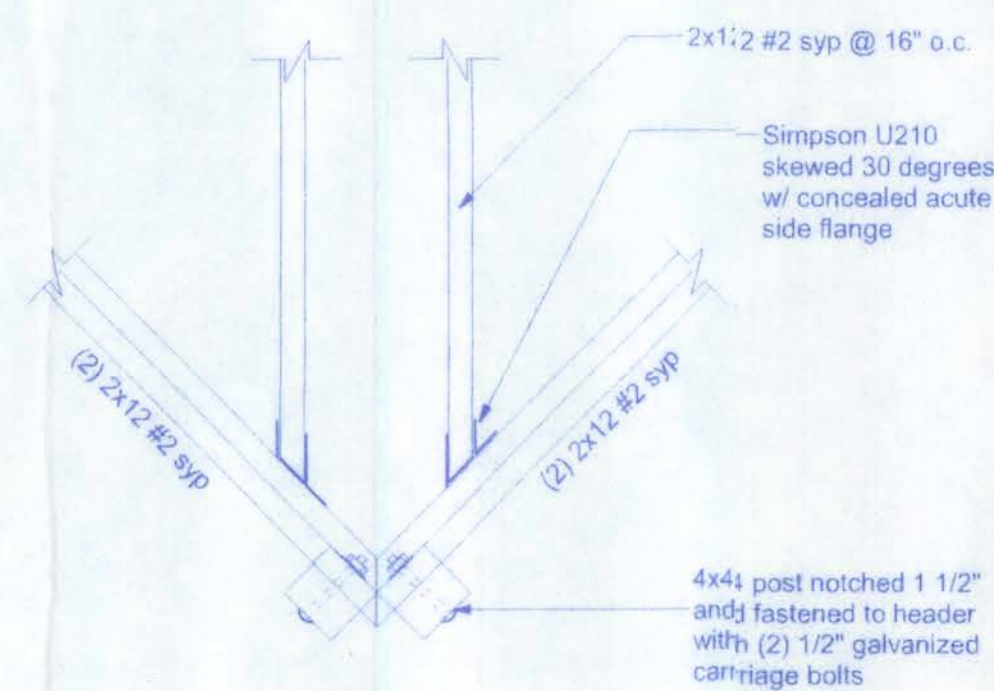
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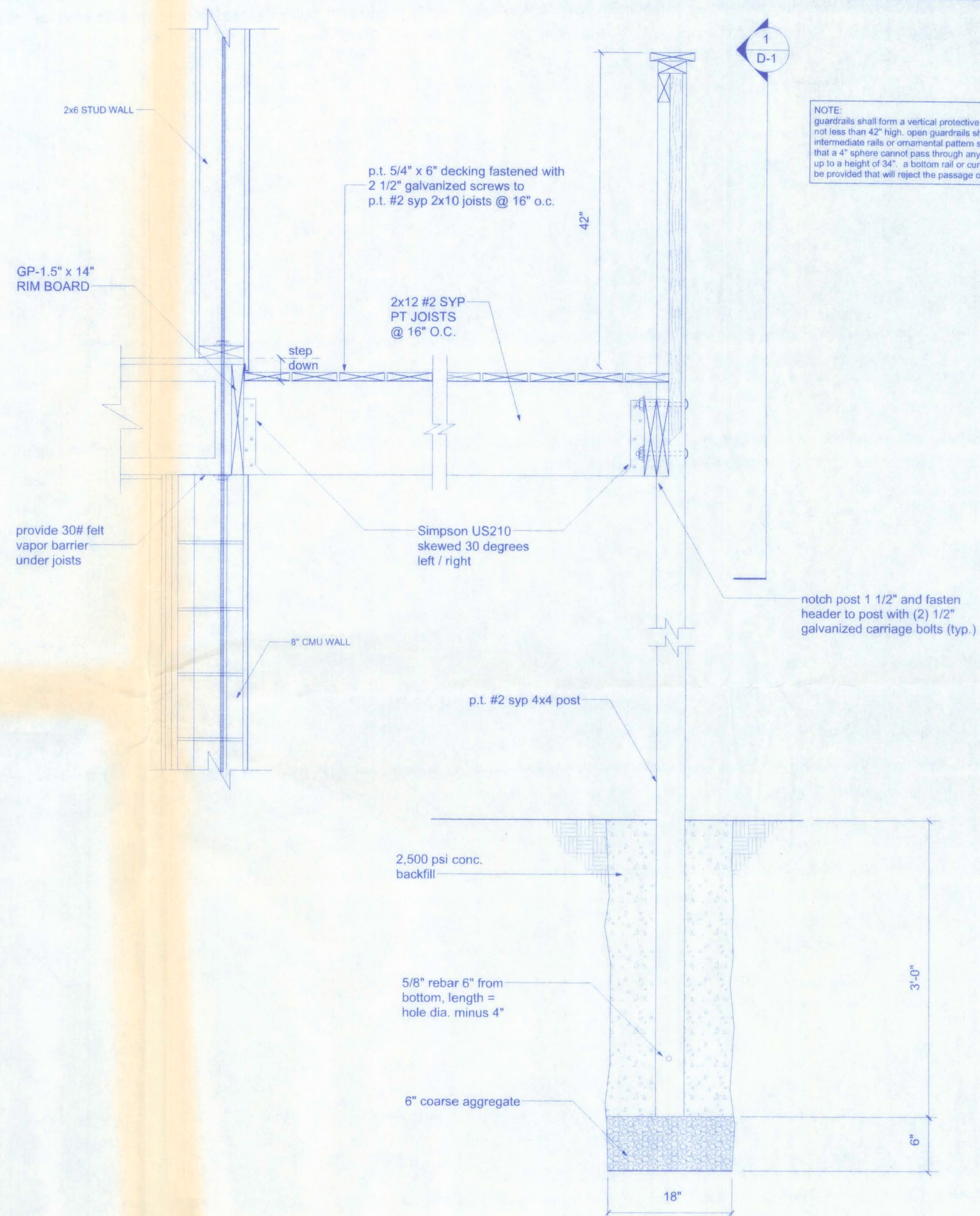
DECK PLAN
SCALE: 1/4" = 1'-0"



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



CORNER FRAMING DETAIL
NOT TO SCALE



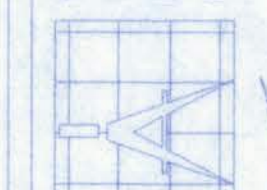
NOTE:
guardrails shall form a vertical protective barrier not less than 42" high. open guardrails shall have intermediate rails or ornamental pattern such that a 4" sphere cannot pass through any opening up to a height of 34". a bottom rail or curb shall be provided that will reject the passage of a 2" sphere.

TYP SECTION @ HOUSE
SCALE: 1 1/2" = 1'-0"

W.H.F. 1/2/06

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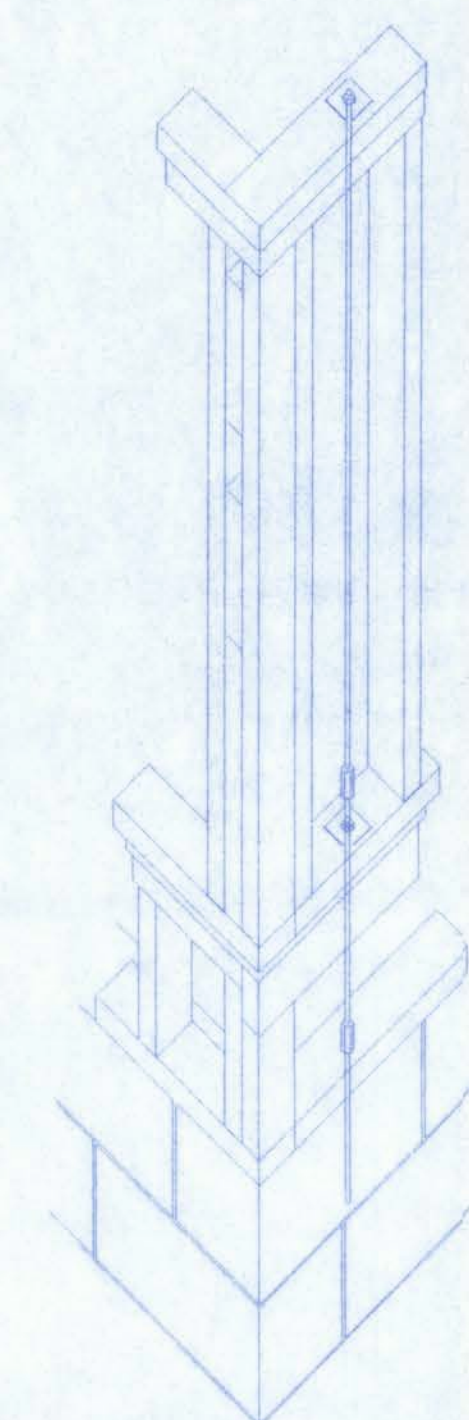
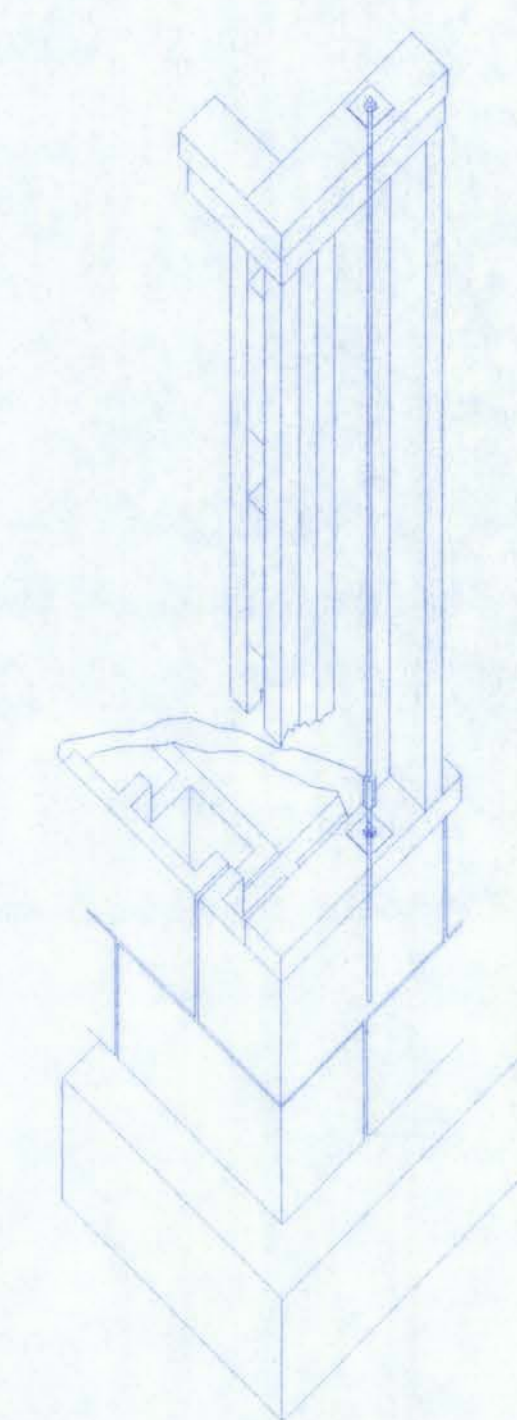
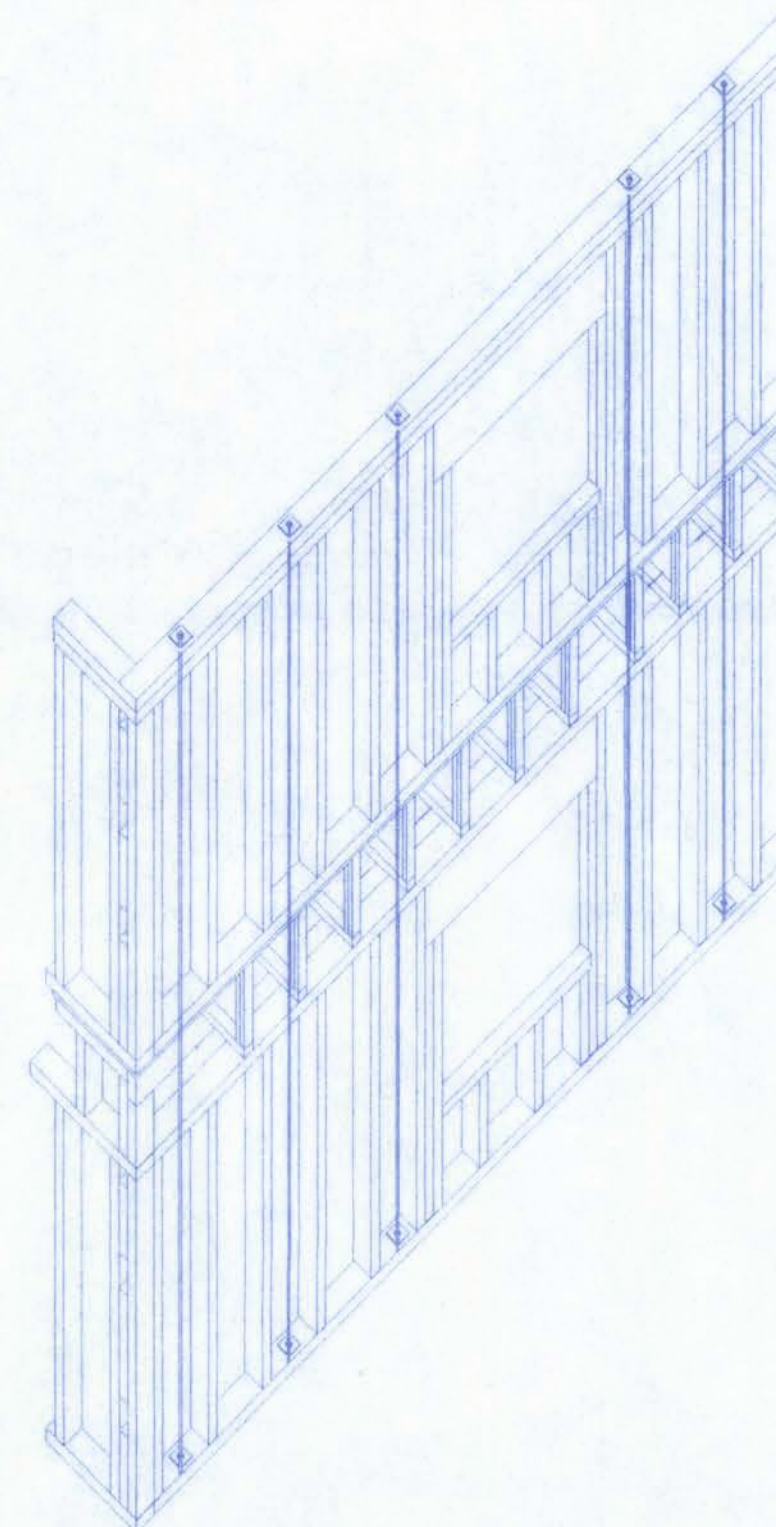
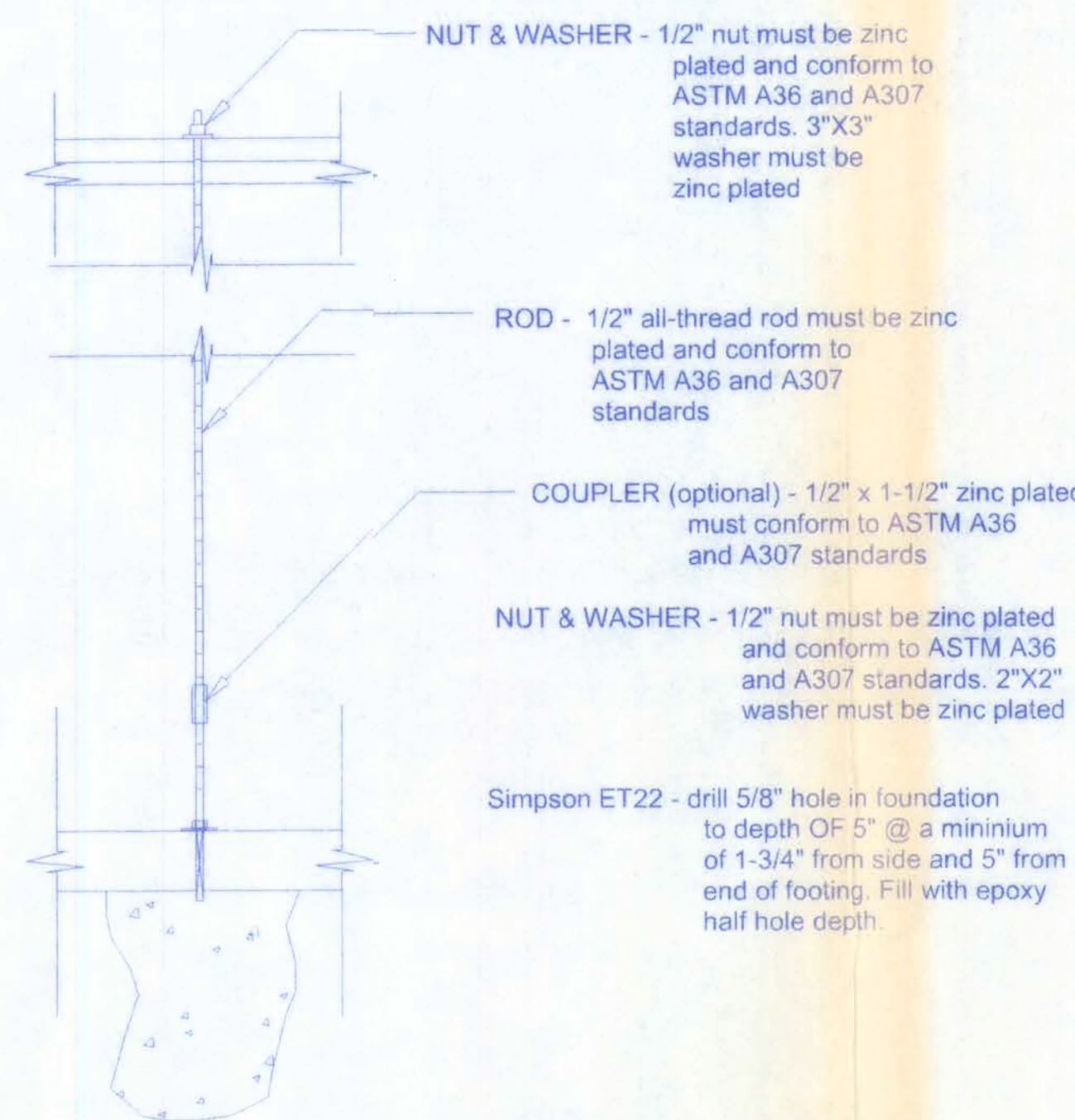
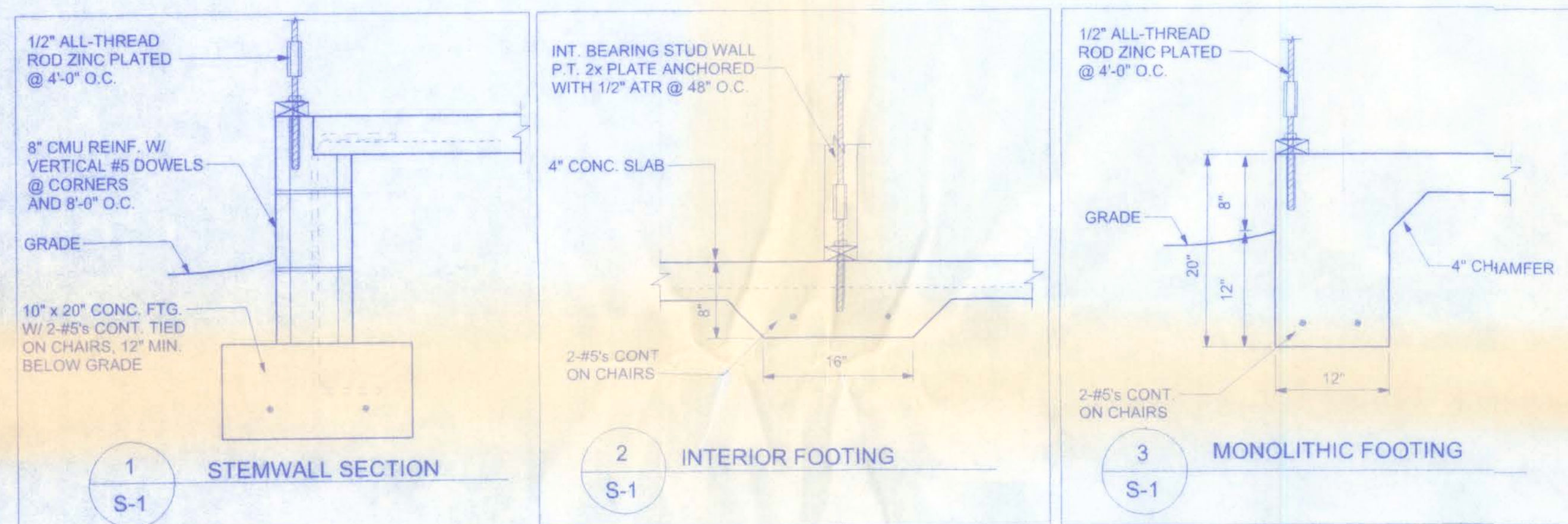
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RULES:

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.
4. All-thread rods at 4'-0" O.C. spacing through wall sections.
5. Check sub-sheathing to top plate connection for horizontal transfer capability.
6. If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
7. Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

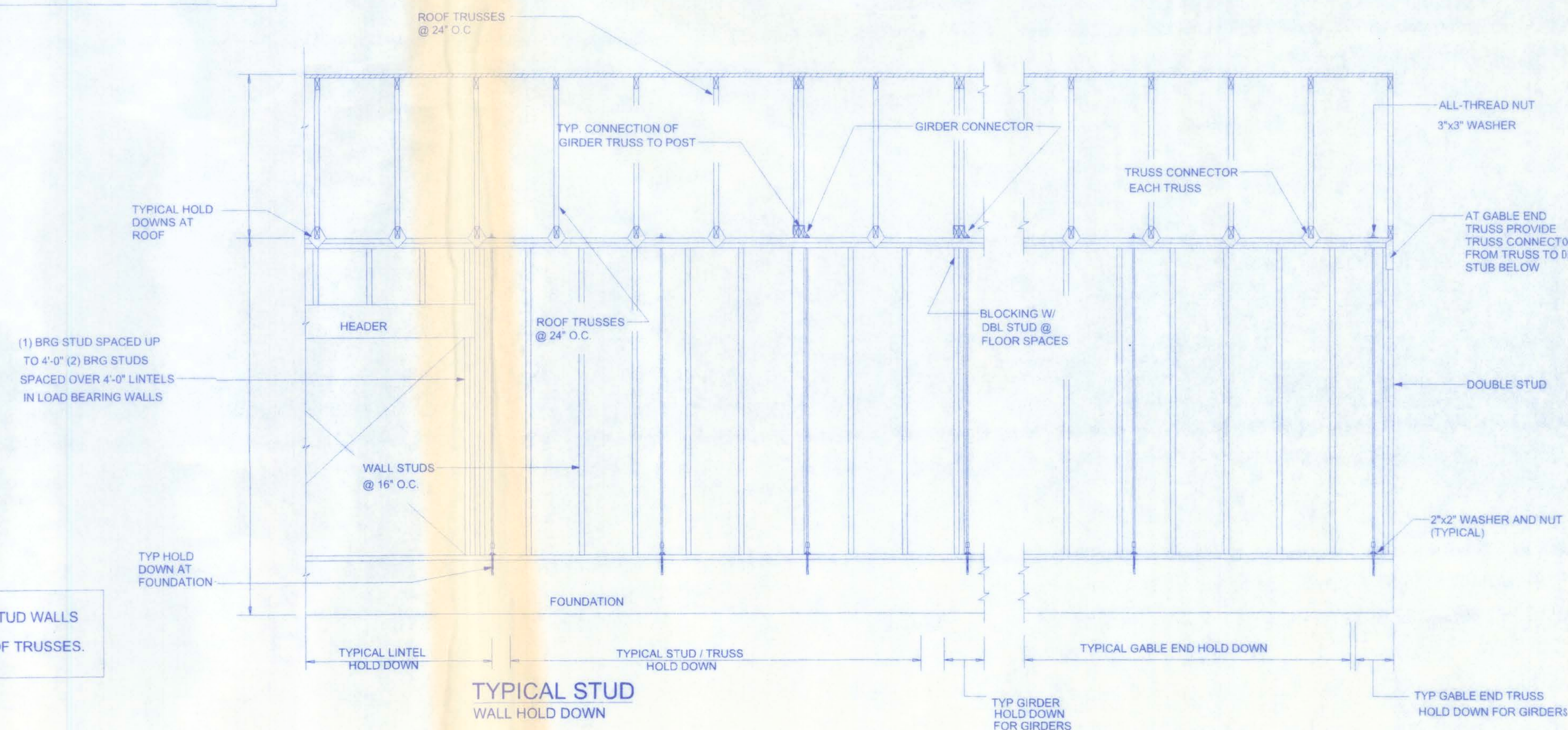
ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.



Placement at slab level:

- Corners**
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not get under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.
- Header ends**
When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.
- Top Connections**
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washers 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.

APPLIES TO ALL STUD WALLS
SUPPORTING ROOF TRUSSES.



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



Freeman
Design Group
INC.

DATE 12/05/05	DRAWN BY J.T.D.
	APPROVED BY W.H.F.
REVISIONS	
SHEET OF	S-1 2
PROJECT NO.	

FRED HILL RESIDENCE

CERTIFICATE OF AUTHORIZATION # 00008701

