

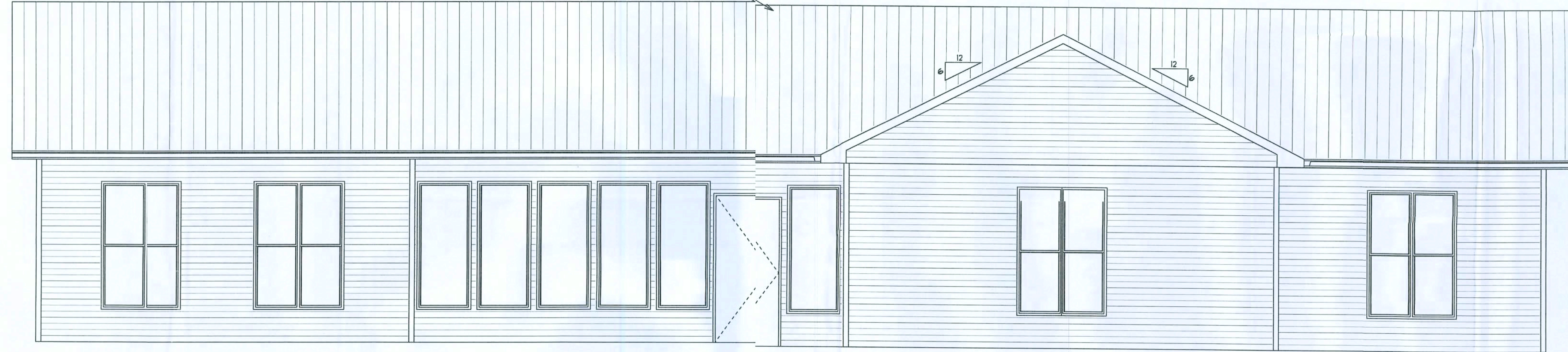


10'-0"



REAR ELEVATION

10'-0"



FRONT ELEVATION

10'-0"

10'-0"

**BRIAN & MELINDA
SGANGA**

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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SCALE: 1/4" = 1' (vertical)
DRAWN BY: JAP
DATE: 12/26/2009 REV: 4/11/10

REVISIONS TO THESE PLANS SHALL BE INDICATED BY A CIRCLED NUMBER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SCOPE, AND MATERIALS OF ANY CHANGES. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM K & J DRAFTING & DESIGN. (LANCE FOR ANY ERRORS OR OMISSIONS).

**FRONT/REAR
ELEVATIONS**

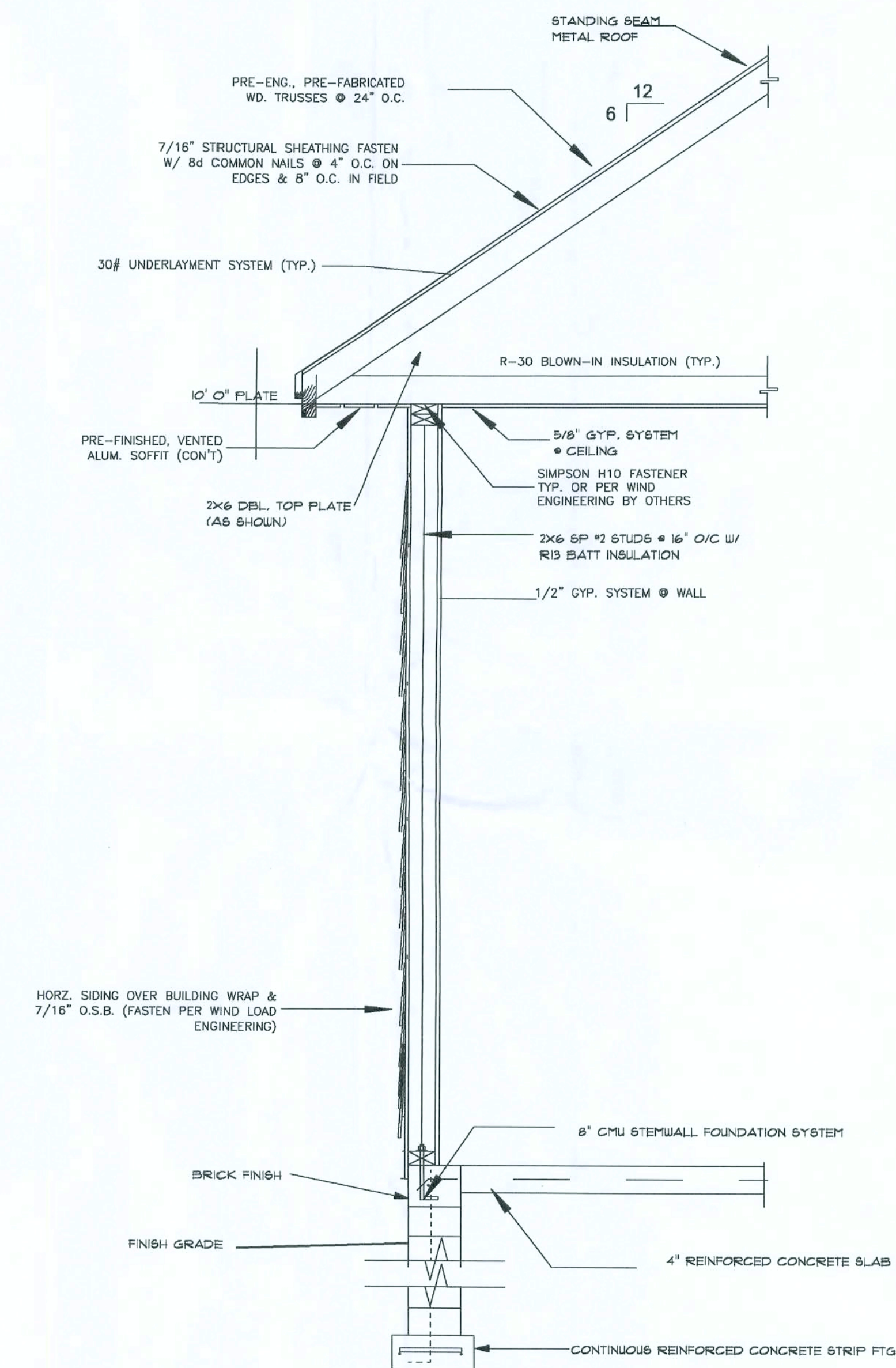
PAGE #:
3



LEFT ELEVATION



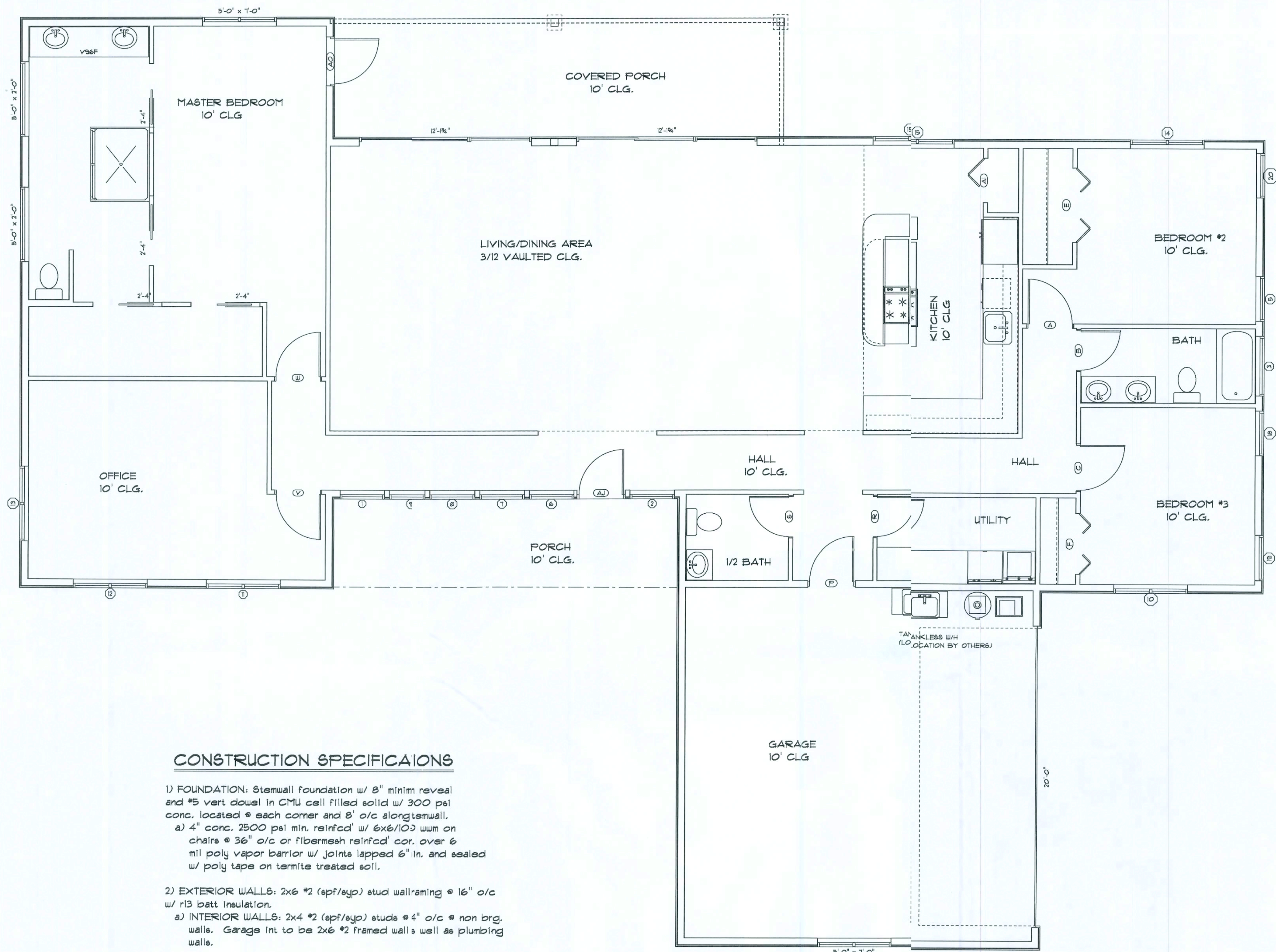
RIGHT ELEVATION



WALL SECTION TYPICAL

SCALE: NTS WITH OPENING - T.B.H. VARY

F.1

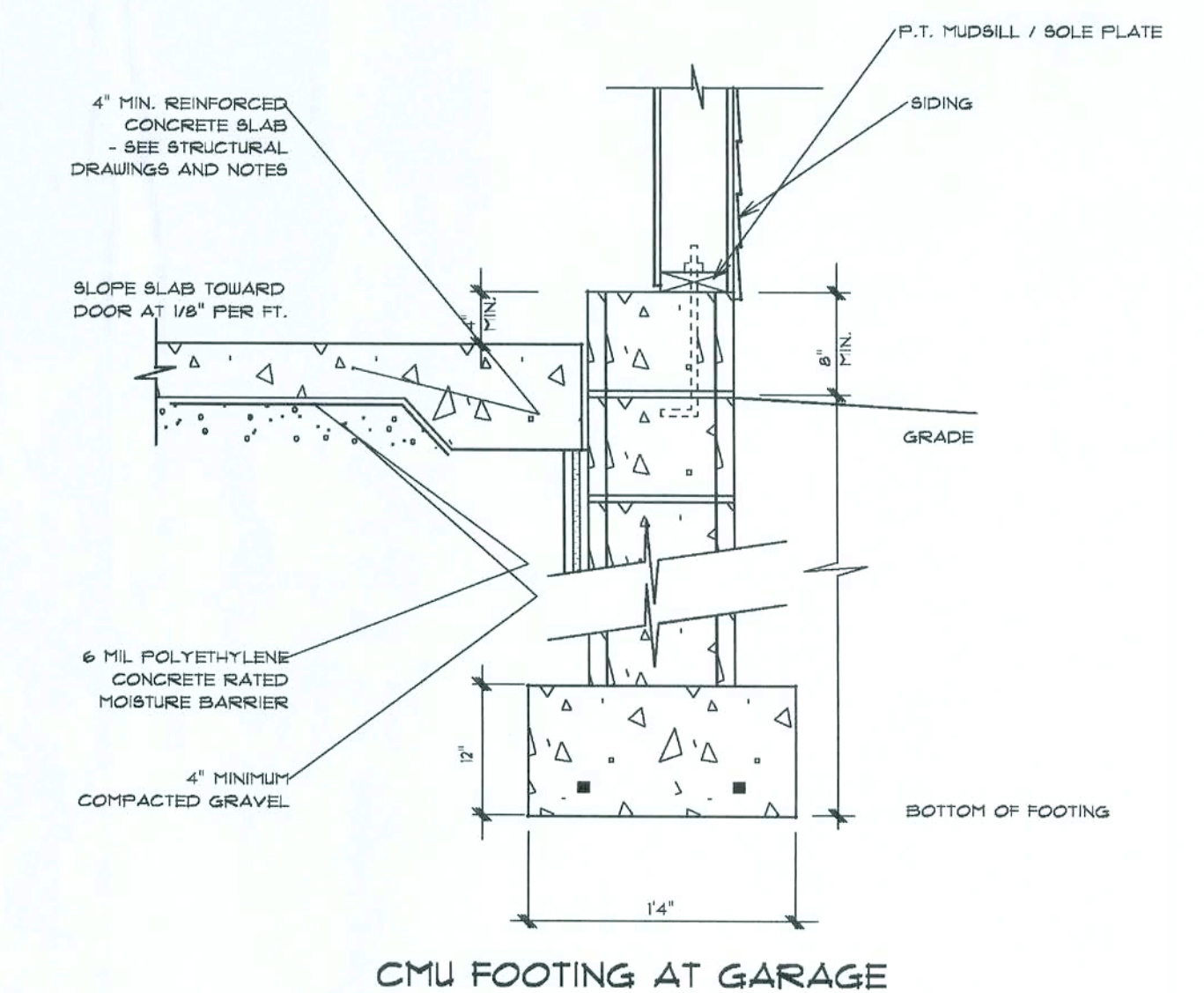
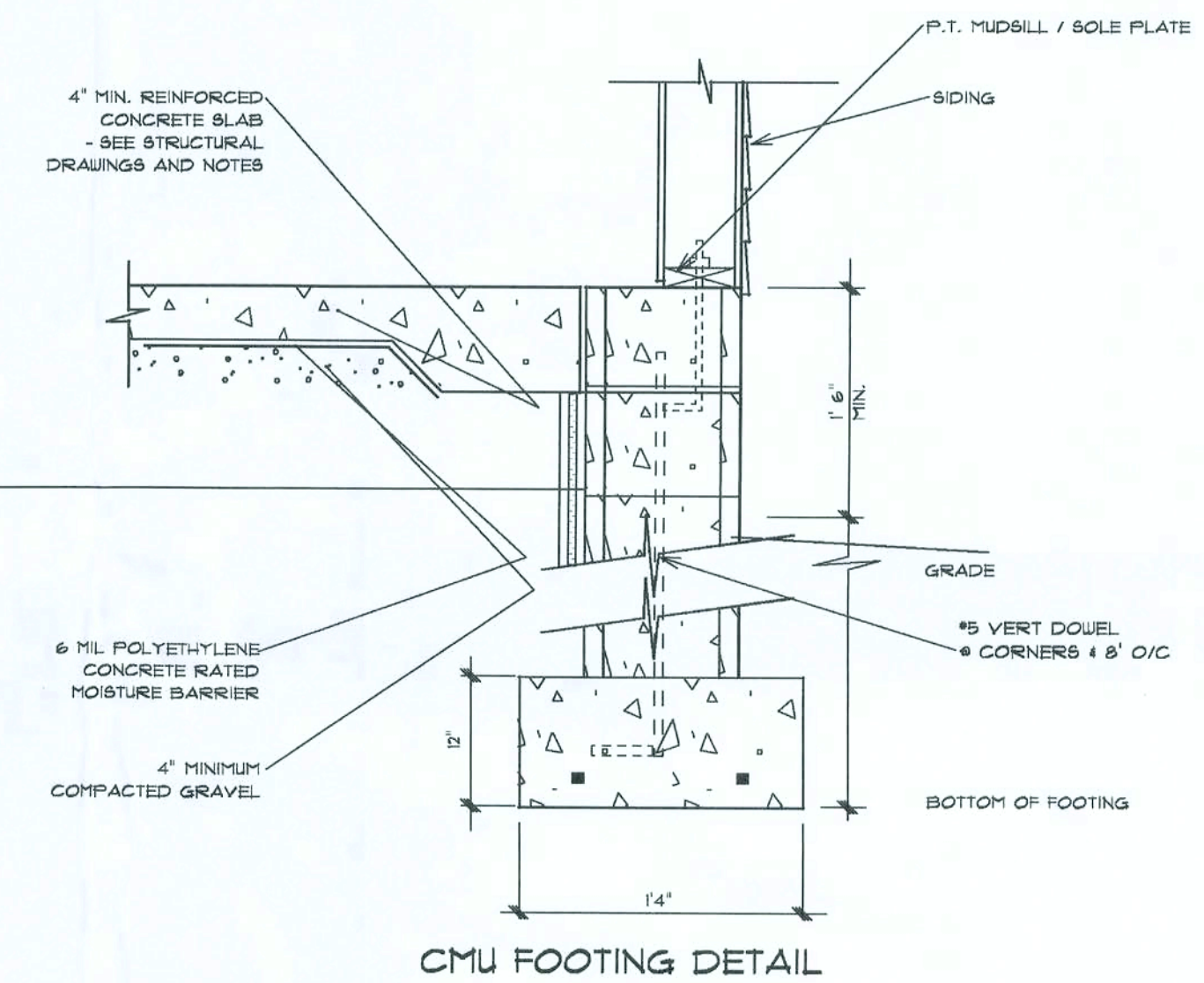
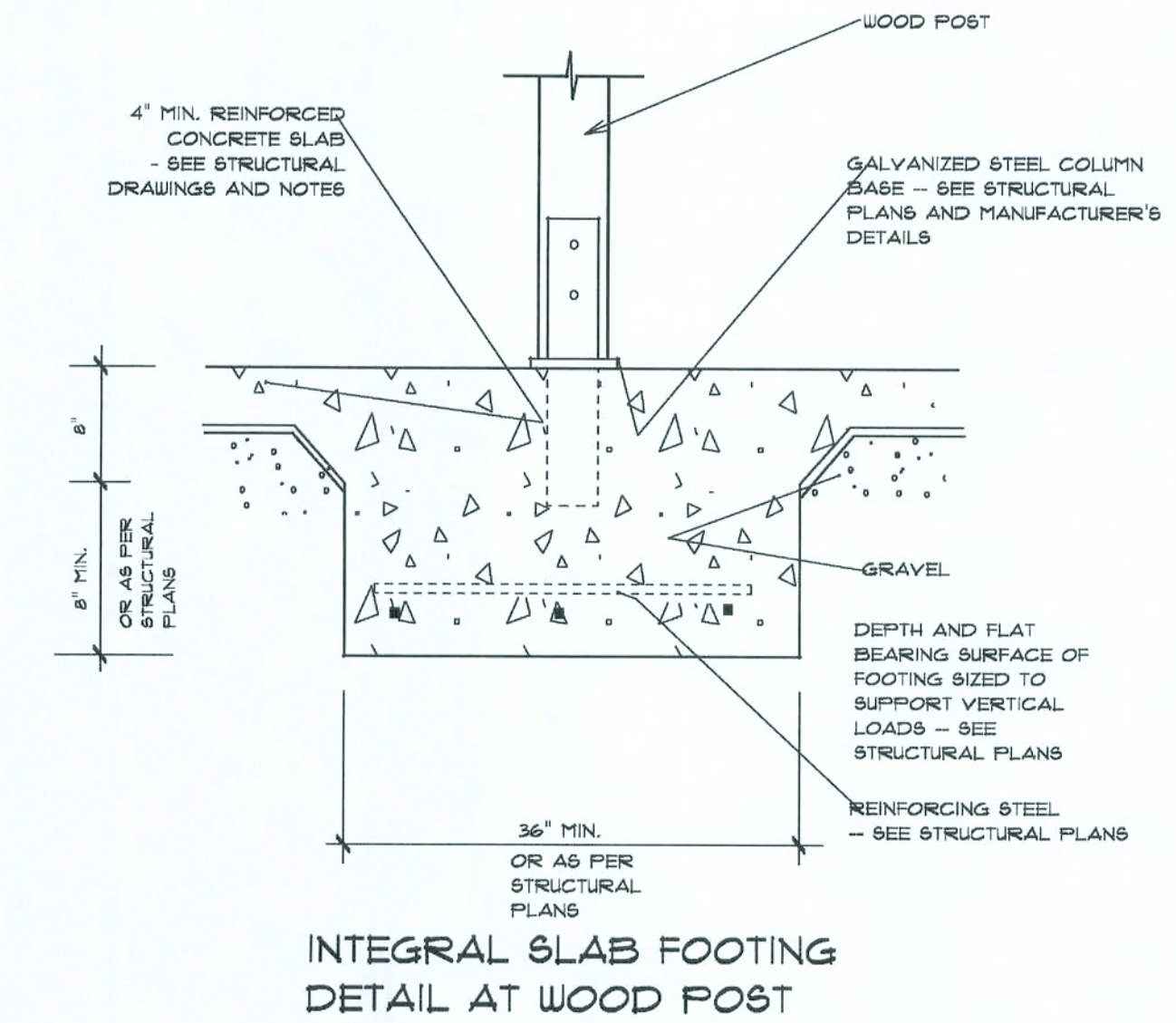
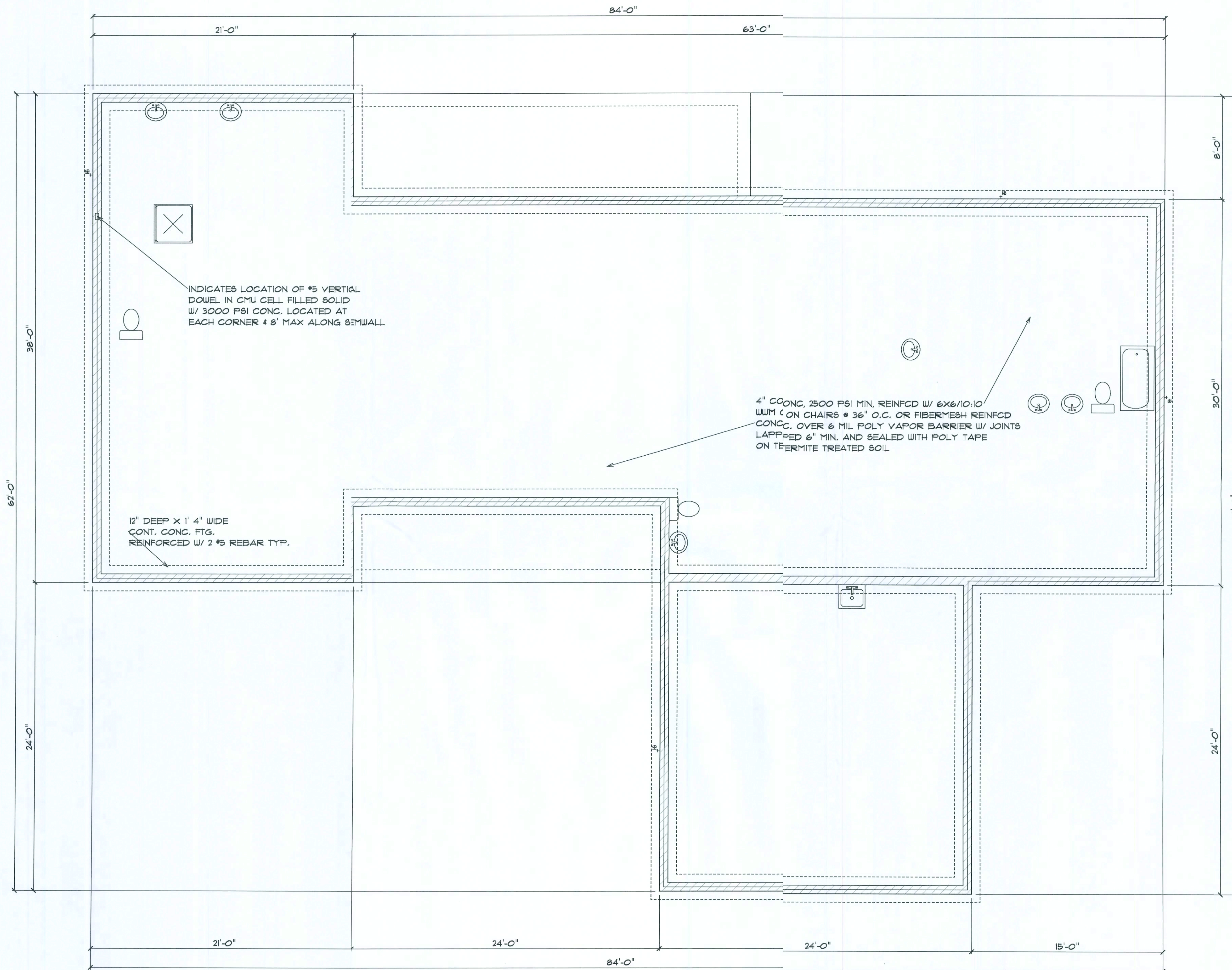


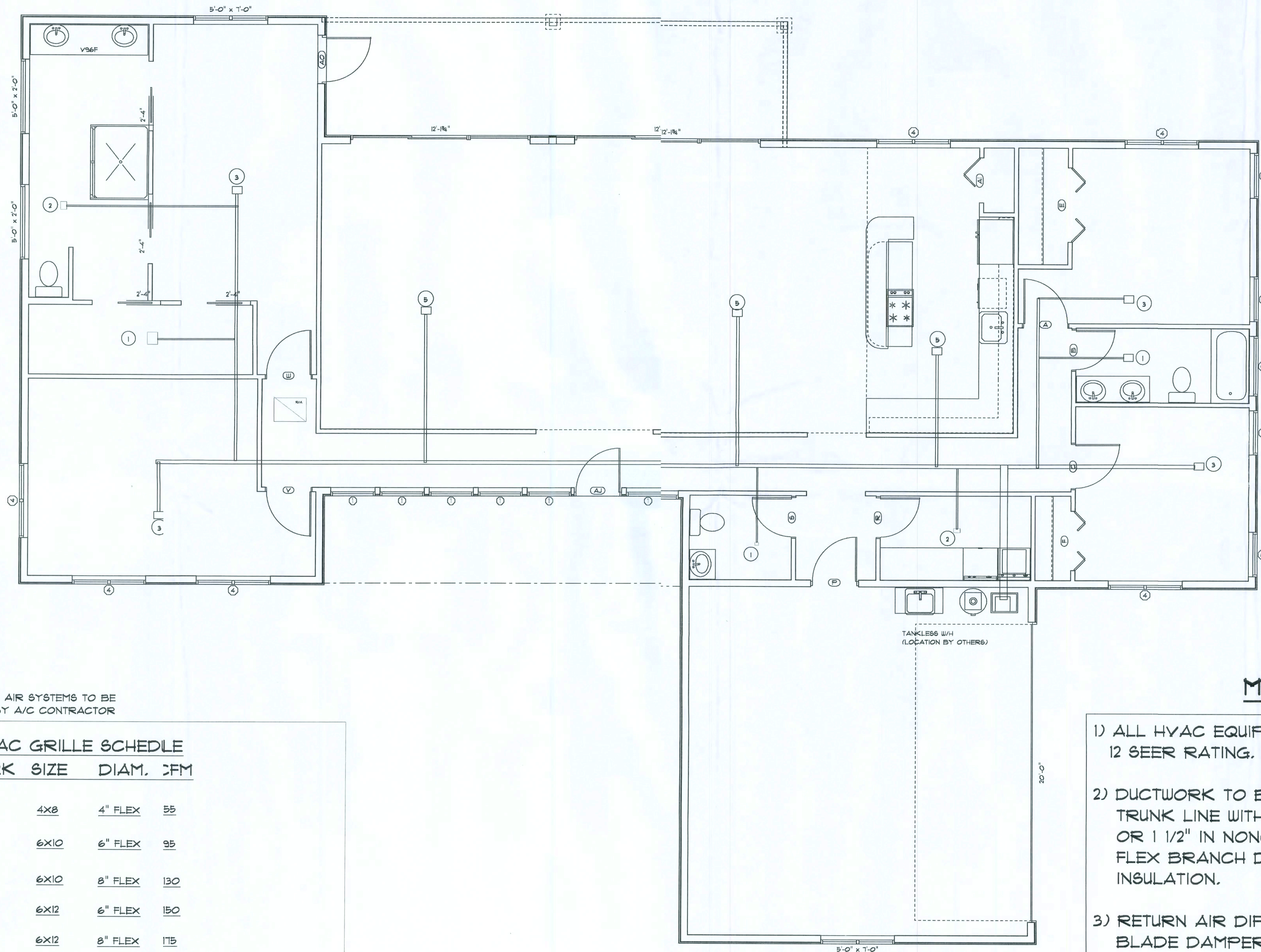
CONSTRUCTION SPECIFICATIONS

- 1) FOUNDATION: Stemwall foundation w/ 8" min. reveal and #5 vert. dowel in CMU cell filled solid w/ 300 psi conc. located @ each corner and 8' o/c along stemwall.
a) 4" conc. 2500 psi min. reinf'd w/ 6x6/105 wum on chairs @ 36" o/c or fiberglass reinf'd cor. over 6 mil poly vapor barrier w/ joints lapped 6" in. and sealed w/ poly tape on termite treated soil.
- 2) EXTERIOR WALLS: 2x6 #2 (spf/typ) stud wall framing @ 16" o/c w/ r13 batt insulation.
a) INTERIOR WALLS: 2x4 #2 (spf/typ) studs @ 4" o/c @ non brg. walls. Garage int. to be 2x6 #2 framed wall as well as plumbing walls.
- 3) EXTERIOR WALL FINISH: Horz. hardboard lapped over housewrap and 7/16" osb (fasten per windload engineer)
a) INTERIOR WALL FINISH: 1/2" gypsum wall bod.
- 4) CEILING FINISH: 5/8" gypsum wall board w/ R0 insulation thru roof rafters.
- 5) ROOFING: Standing seam metal roofing over x-pulins @ 24" o/c and 7/16" osb. w/ 15# felt.
- 6) FASCIA: Aluminum fascia over 2x6 pt. subfasc.
- 7) WINDOWS & DOORS: Per selection of homeowner, & per specifications of windload engineer.

PRODUCT CODE	SIZE	COUNT	OPENING ID
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	1
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	2
48X24 SLIDER-MODIFIED	4'-0" x 2'-0"	1	3
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	4
36X12 SINGLE HUNG I-MODIFIED	3'-0" x 1'-0"	1	5
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	6
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	7
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	8
36X12 CASEMENT I-MODIFIED	3'-0" x 1'-0"	1	9
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	10
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	11
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	12
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	13
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	14
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	15
60X12 SINGLE HUNG 2-MODIFIED	5'-0" x 1'-0"	1	16
60X24 TRANSOM	5'-0" x 2'-0"	2	17
36X12 SINGLE HUNG I-MODIFIED	3'-0" x 1'-0"	1	18
36X12 SINGLE HUNG I-MODIFIED	3'-0" x 1'-0"	1	19
36X12 SINGLE HUNG I-MODIFIED	3'-0" x 1'-0"	1	20
36X96 PLAIN I	3'-0"	1	A
32X96 PLAIN I	2'-8"	1	B
36X96 PLAIN I	3'-0"	1	C
60X96 BIFOLD PLAIN 2-MODIFIED	5'-0"	1	E
48X96 BIFOLD PLAIN 2-MODIFIED	4'-0"	1	F
36X96 PLAIN I-MODIFIED	3'-0"	1	P
32X96 PLAIN I	2'-8"	1	R
32X96 PLAIN I	2'-8"	1	S
36X96 PLAIN I	3'-0"	1	V
36X96 PLAIN I	3'-0"	1	W
36X96 BIFOLD PLAIN I-MODIFIED	3'-0"	1	AI
36X96 PLAIN I-MODIFIED	3'-0"	1	AJ
36X96 GLASS I-MODIFIED	3'-0"	1	AO
28X96 GLASS POCKET I-MODIFIED	2'-4"	1	AS
28X96 GLASS POCKET I	2'-4"	1	AT
28X96 GLASS POCKET I-MODIFIED	2'-4"	1	AU
28X96 GLASS POCKET I-MODIFIED	2'-4"	1	AV
E 12080-O-XO	12'-1 3/4"	1	BA
E 12080-O-XO	12'-1 3/4"	1	BB
192X96 - 8 PANEL - SUN BURST WINDOW-MODIFIED	20'-0"	1	BC







RETURN AIR SYSTEMS TO BE
SIZED BY A/C CONTRACTOR

HYVAC GRILLE SCHEDULE MARK SIZE DIAM. CFM

1	4X8	4" FLEX	55
2	6X10	6" FLEX	95
3	6X10	8" FLEX	130
4	6X12	6" FLEX	150
5	6X12	8" FLEX	175

ALL DUCTS AND GRILLES DESIGNED
IN ACCORDANCE WITH ACCA MANUAL D

MECHANICAL NOTES

- 1) ALL HYVAC EQUIP. SHALL BE
12 SEER RATING.
- 2) DUCTWORK TO BE 1" THICK DUCTBOARD
TRUNK LINE WITHIN CONDITIONED SPACE.
OR 1 1/2" IN NONCONDITIONED SPACE W/
FLEX BRANCH DUCTS. ALL MINIMUM R-6
INSULATION.
- 3) RETURN AIR DIFFUSERS SHALL BE OPPOSED
BLADE DAMPER (OBD) STYLE.
- 4) ALL DUCTS, FITTINGS, MECH. EQUIP. AND PLENUM
CHAMBERS SHALL BE MECHANICALLY ATTACHED
SEALED, INSULATED AND INSTALLED IN ACCORDANCE
WITH THE CRITERIA OF SECTION 610 OF 6A-22, FLORIDA
ENERGY EFFICIENCY CODE FOR BLDG. CONST.

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GRAPHIC - 1' (HVAC)
DRAWN BY: JAP
DATE: 12/26/2009 REV: 4/18/10

HYVAC PLAN

PAGE #:

7

