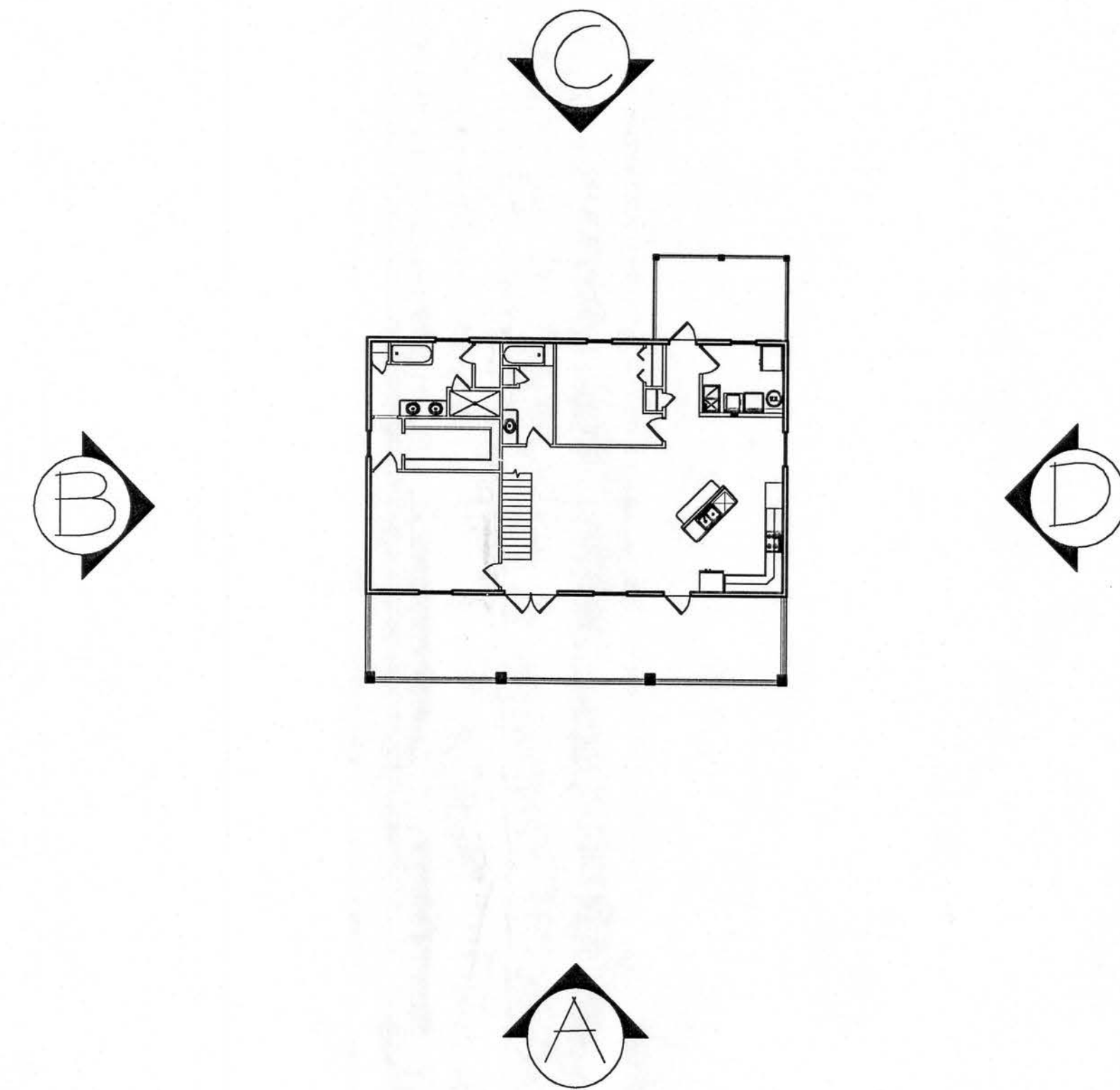
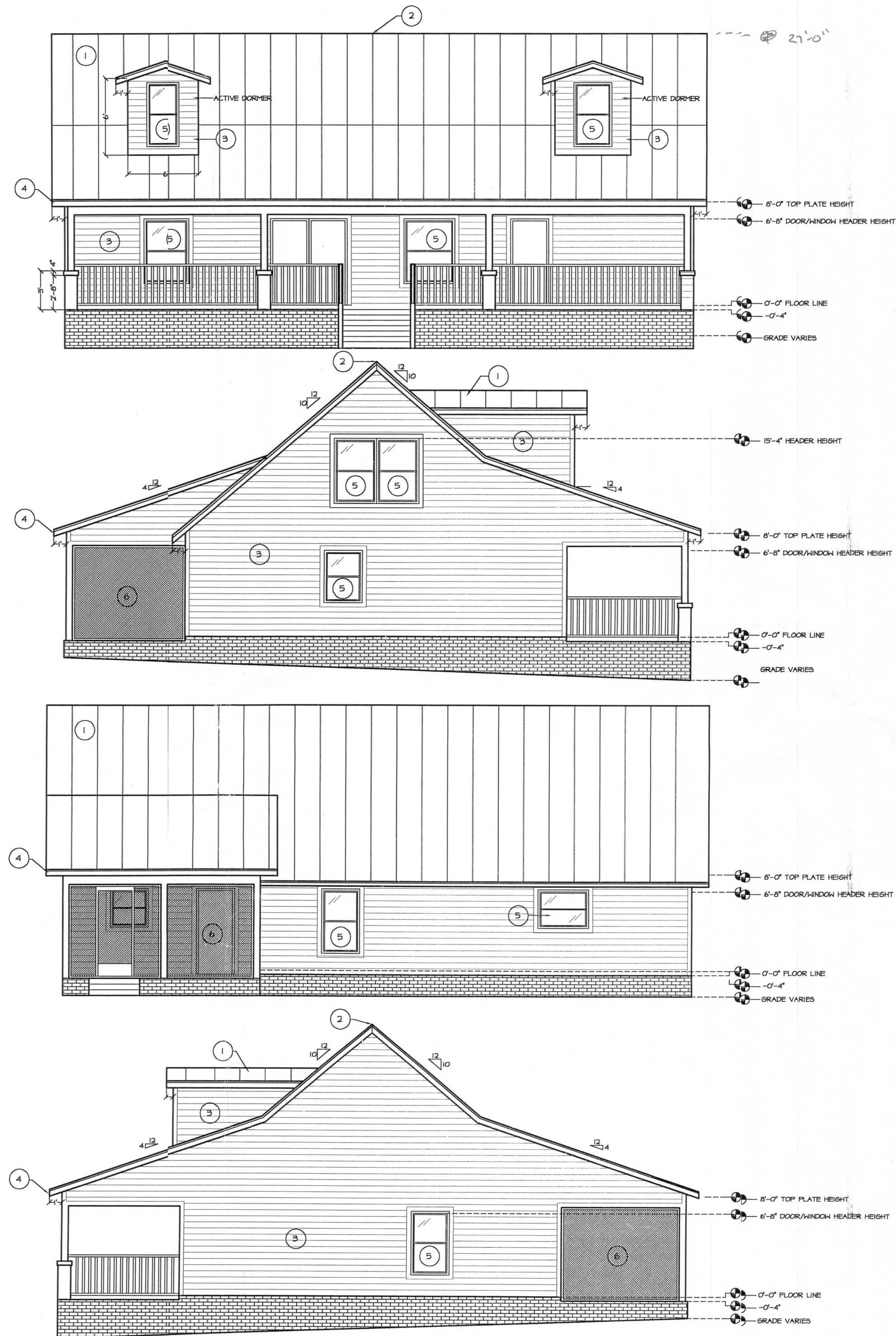




EXTERIOR FINISH NOTES

1. METAL ROOFING OVER 30# FELT ON 1/2" PLYWOOD SHEATHING
2. CONTINUOUS RIDGE VENT
3. HARDIE BOARD SIDING
4. ALUMINUM SOFFIT/FACIA
5. INSULATED WINDOW
6. SCREEN BY OTHERS

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ELEVATIONS
 3/16" = 1'-0"

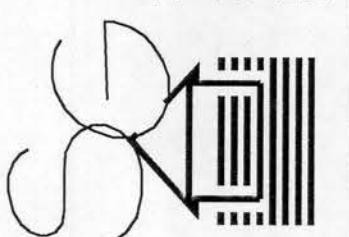
SBCA
 MEMBER NO. 28955

incode
 Local County Building Department

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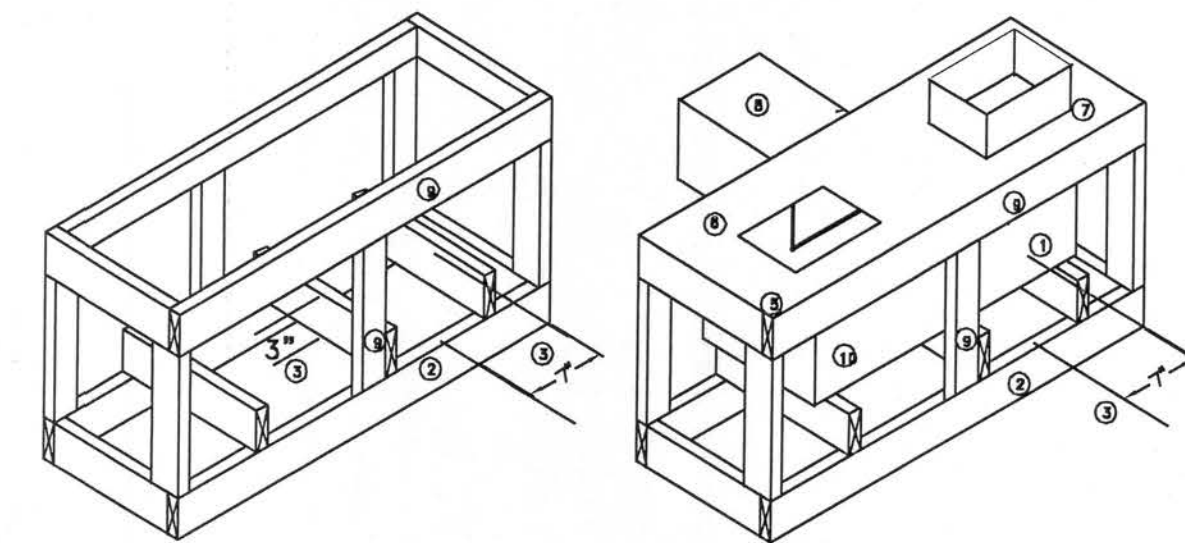
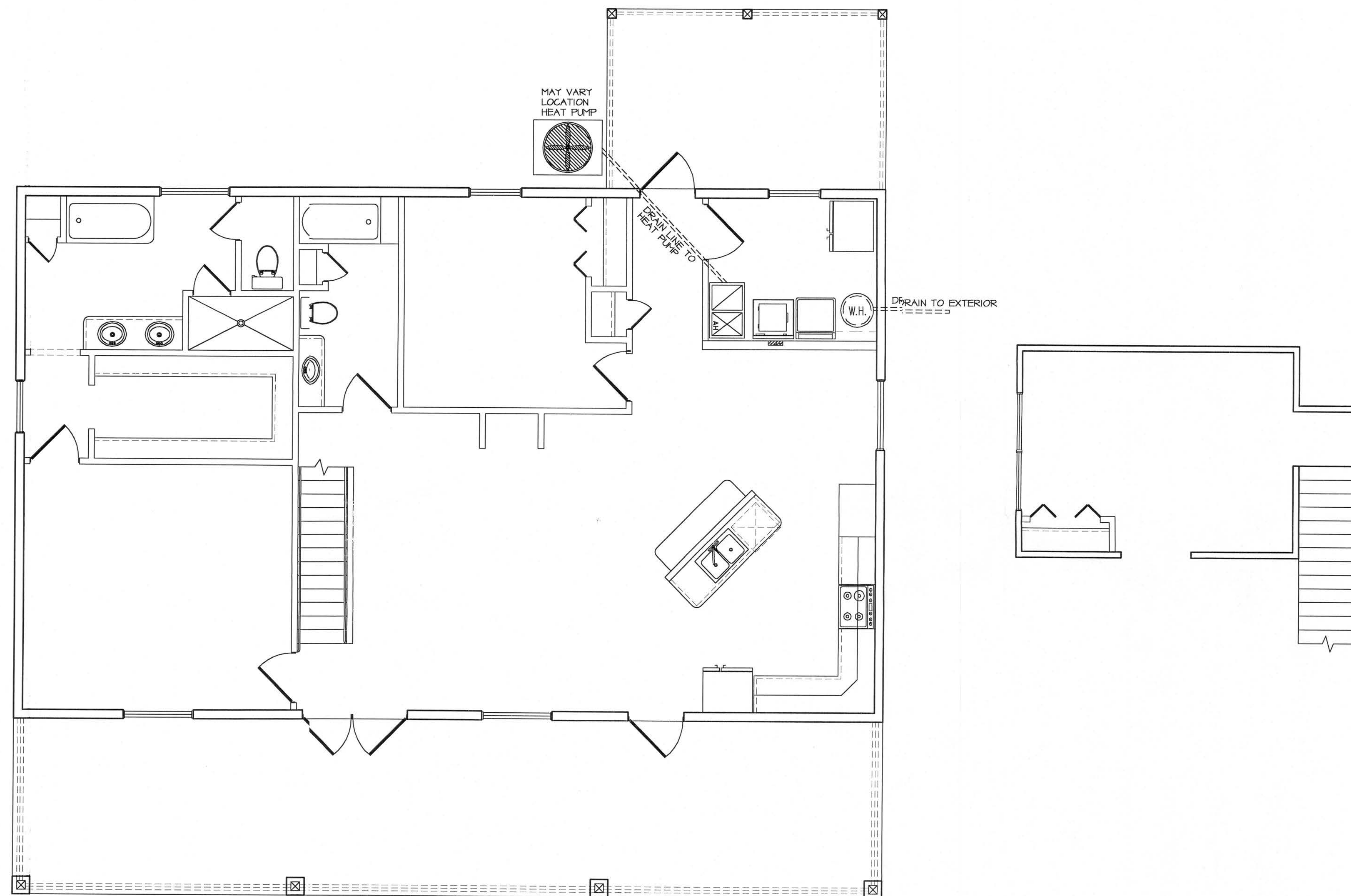


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OFFICE COPY



1. A DUCT SECTION WITHIN THE PLATFORM IS NOW MANDATORY. IF SHEET METAL, IT MUST BE SEALED ACCORDING TO THE ENGERY CODE SECTION 904.6 (a)1. IF DUCT BOARD, IT MUST BE CONSTRUCTED, ERECTED, AND SEALED ACCORDING TO TIMA STANDARDS.
2. PRESSURE TREATED 2x4 SET ON EDGE.
3. SEVEN INCH (7") CLEARANCE BELOW DUCT FOR REFRIGERANT LINES.
4. ONE AND ONE-HALF (1 1/2") MINIMUM CLEARANCE FOR REFRIGERANT AND CONDENSATE LINES.
5. WOOD PANEL LID IN FIRM CONTACT WITH THE DUCT SECTION.
6. OPENING ON THE WOOD PANEL LID DIRECTLY BELOW THE AIR HANDLER INLET. THE WOOD PANEL IS SEALED TO THE AIR BARRIER (FOIL CLADDING) OF THE DUCT SECTION USING MASTIC.
7. METAL FITTING OR BRANCH DUCT PASSING THROUGH THE LID AND SEALED TO THE DUCT SECTION.
8. THROUGH-WALL RETURN, IF USED, MUST BE JOINED TO THE DUCT SECTION ACCORDING TO TIMA STANDARDS, AND SEALED TO THE SHEATHING OF THR INTERIOR WALL USING MASTIC.
9. FRONT RAIL AND CENTER SUPPORT, IF THROUGH-WALL RETURN IS USED, FASTEN THIS RAIL AND SUPPORT AFTER THE DUCT SECTION IS IN PLACE.
10. SHEET METAL BELOW AIR HANDLER INLET TO MEET NFPA 90B SECTION 2-2.1.3.
11. F.B.C. 2004 SECTION R309.1.1 Duct penetration. Ducts In the garage and ducts penetrating the walls or ceilings separation the dwelling from the garage shall be constructed of a minimum NO. 26 gage (.48mm) sheet steel or other approved metal and shall have no openings into the garage.

AIR HANDLER PLATFORM SIZE CHART					
SIZE (TON)	WIDTH	HEIGHT	DEPTH	REMOTE RETURN AIR	NON REMOTE R/A
2	30"	34"	30"		XX
2	42"-48"	34"	30"	XX	
2 1/2 TO 3	56"	34"	30"	XX	
2 1/2 TO 3	56"	34"	30"		XX
3 1/2 TO 4	60"	34"	30"	XX	
3 1/2 TO 4	60"	34"	30"		XX
4 1/2 TO 5	62"	34"	30"	XX	
4 1/2 TO 5	62"	34"	30"		XX

NOTE: PROVIDE 144" OF RETURN AIR FOR ONE (1)TON OF AIR (MINIMUM)

AIR HANDLER SUPPORT PLATFORM CONSTRUCTION

--NTS--

H.V.A.C. SYSTEM NOTES

INTERIOR DOORS MAY BE CUT 2" MIN. TO 2 1/2" MAX. FROM FINISHED FLOOR FOR RETURN AIR.
CEILING REGISTERS & DUCT SIZE SHALL BE CALCULATED AND DESIGNED BY A CERTIFIED MECHANICAL ENGINEER OR A LICENSED H.V.A.C. CONTRACTOR.
REFER TO 2004 F.B.C.

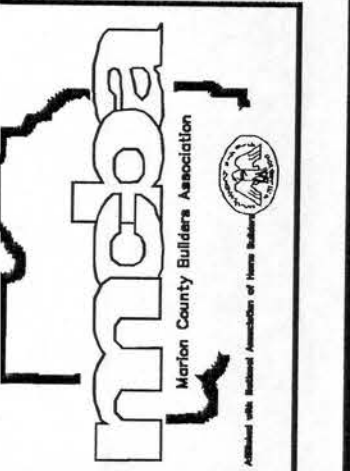
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HVAC PLAN

1/4" = 1'-0"

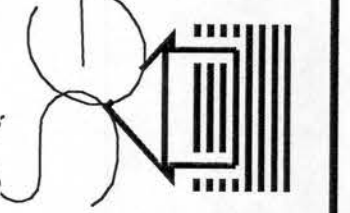
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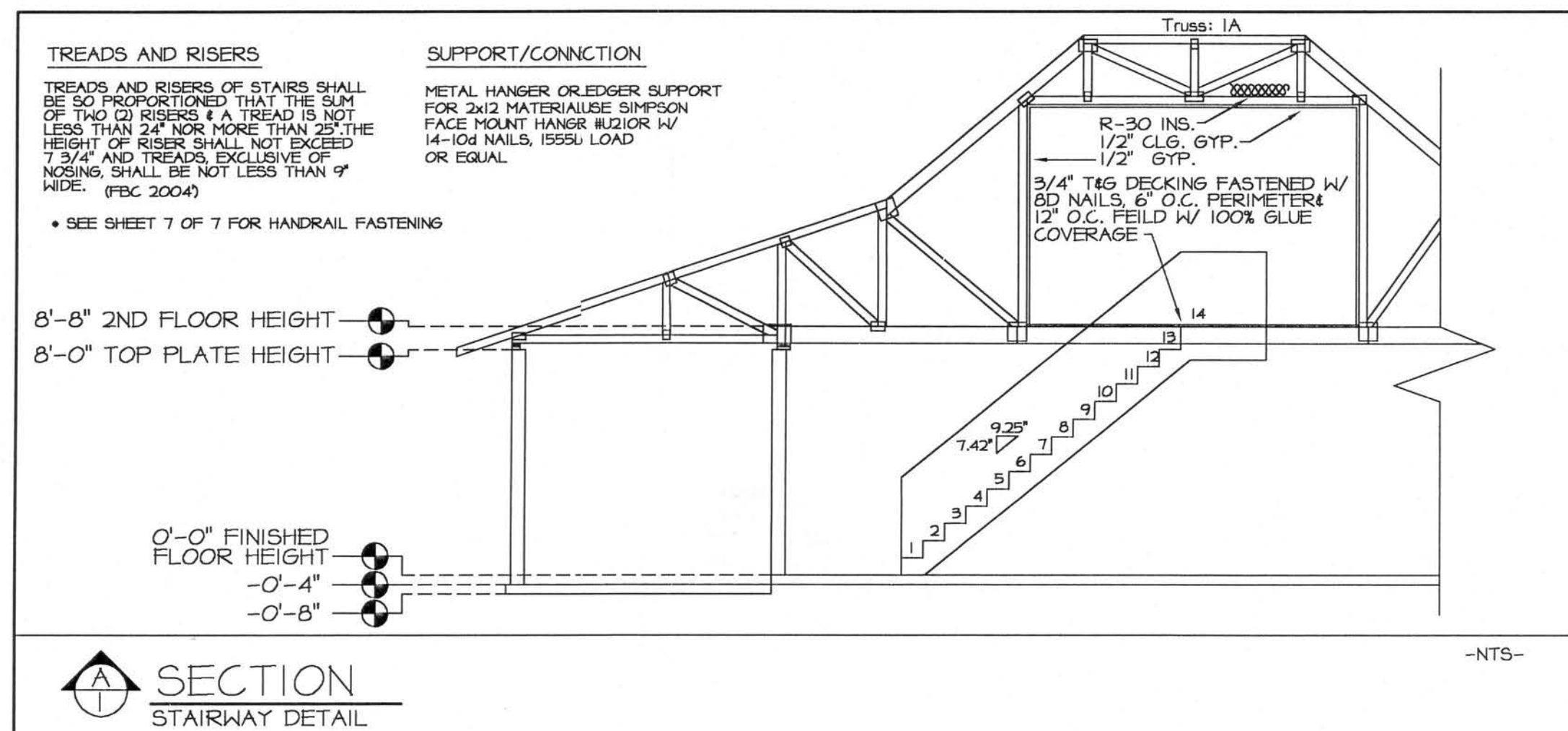
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STANDARD LITE

DIVIDED LITE

RICH DOWNS				BUILDING TOTAL SQUARE FEET	
DESIGN WIND LOADS FOR WINDOWS AND DOORS (PSF)				LIVING LEVEL 1: 1500	
MEAN ROOF HEIGHT (MRH)		30 FEET		LIVING LEVEL 2: 176	
BASIC WIND SPEED		110 MPH		FRONT PORCH: 500	
SIZE OF WINDOW OR DOOR (SQFT)	ZONES				
	INTERIOR ZONE		WITHIN 4' OF CORNERS AND BAY WINDOWS		
	POS.	NEG.	POS.	NEG.	
10	21.8	-23.6	21.8	-29.1	REAR PORCH: 160
20	20.8	-22.6	20.8	-27.2	TOTAL: 2336
50	19.5	-21.3	19.5	-24.6	
100	18.5	-20.4	18.5	-22.6	
DESIGN WIND LOADS FOR GARAGE DOORS ARE FOR 110 MPH WIND SPEED AND CONFORM TO THE 2004 FLORIDA BUILDING CODE REVISIONS 1901-2002, PAGE 3-4					

[illegible]

- * 8'-0" FRAME PLATE HEIGHT UNLESS NOTED
- * 2"x4" INTERIOR WOOD CONSTRUCTION UNLESS NOTED.
- * ALL ANGLED WALLS ARE SET AT 45 DEGREES UNLESS NOTED
- * OWNER/BUILDER RESERVES THE RIGHT TO ALTER NON-BEARING INTERIOR WALLS DURING CONSTRUCTION.
- * VERIFY ALL ROUGH OPENINGS WITH DOOR AND WINDOW MANUFACTURER
- * ASSUMED SOIL BEARING CAPACITY 2 KSF.
- * CONCRETE TO BE 2500 MIN. PSI. @ 28 DAYS
- * REINFORCING STEEL TO BE GRADE 40 OR BETTER
- * CONTRACTOR/OWNER TO REVIEW FLOOR PLANS AND CHECK DIMENSIONS PRIOR TO CONSTRUCTION. SOUTHERN GRAPHICS & DESIGN ASSUMES NO RESPONSIBILITY FOR DESIGN, STRUCTURAL, OF ENGINEERING DEFECTS. CONTRACTOR ASSUMES ALL LIABILITIES



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FLOOR PLAN

$$1/4'' = 1' - 0'$$

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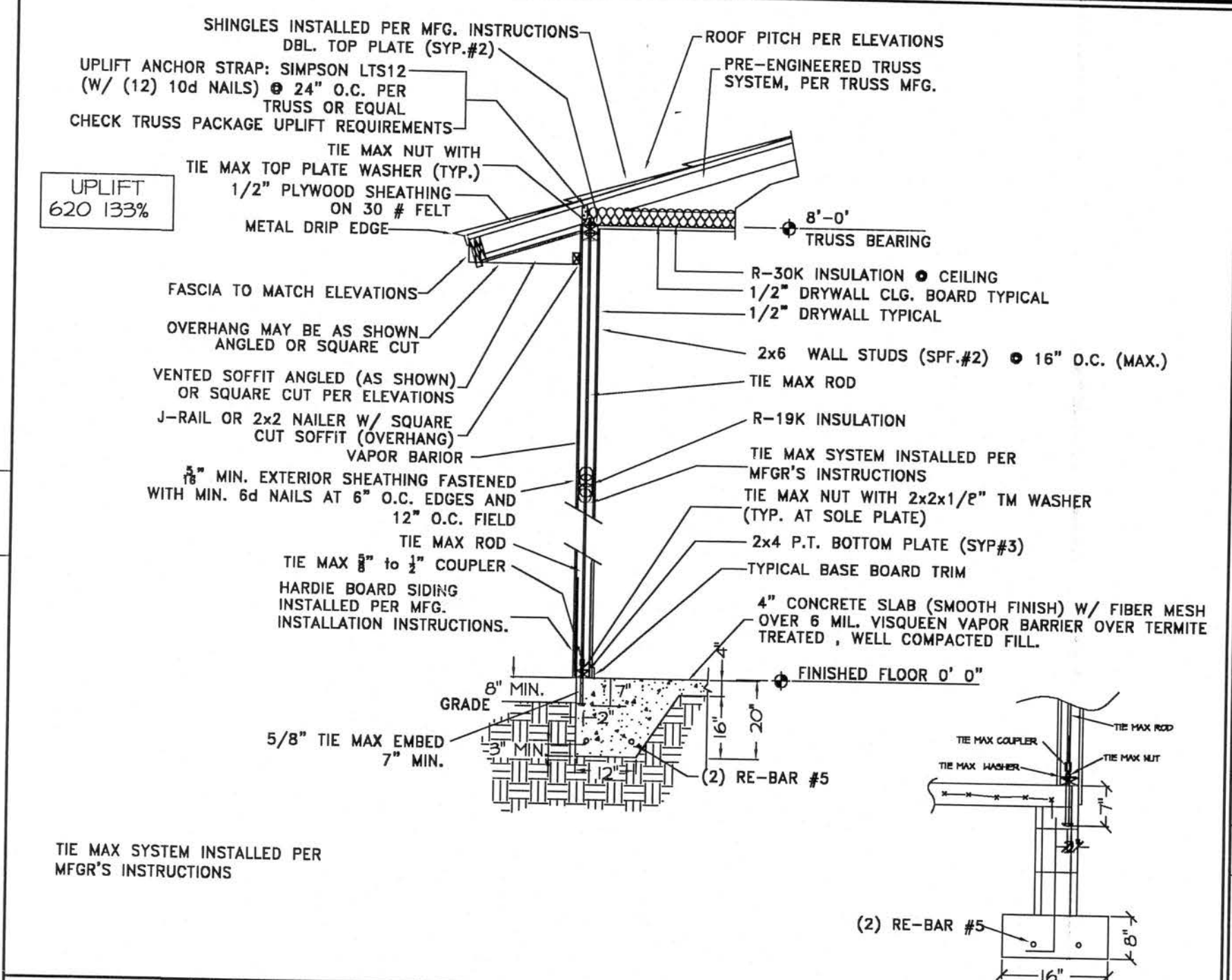
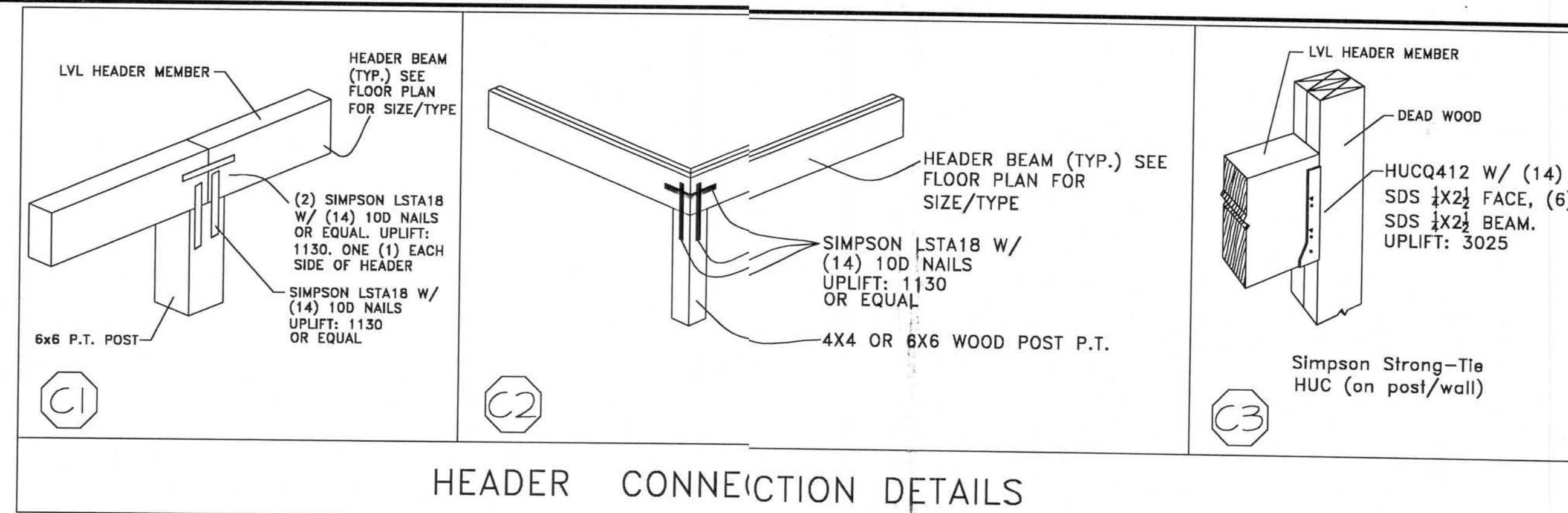
 $1/4'' = 1'-0''$

DATE: 8/7/88

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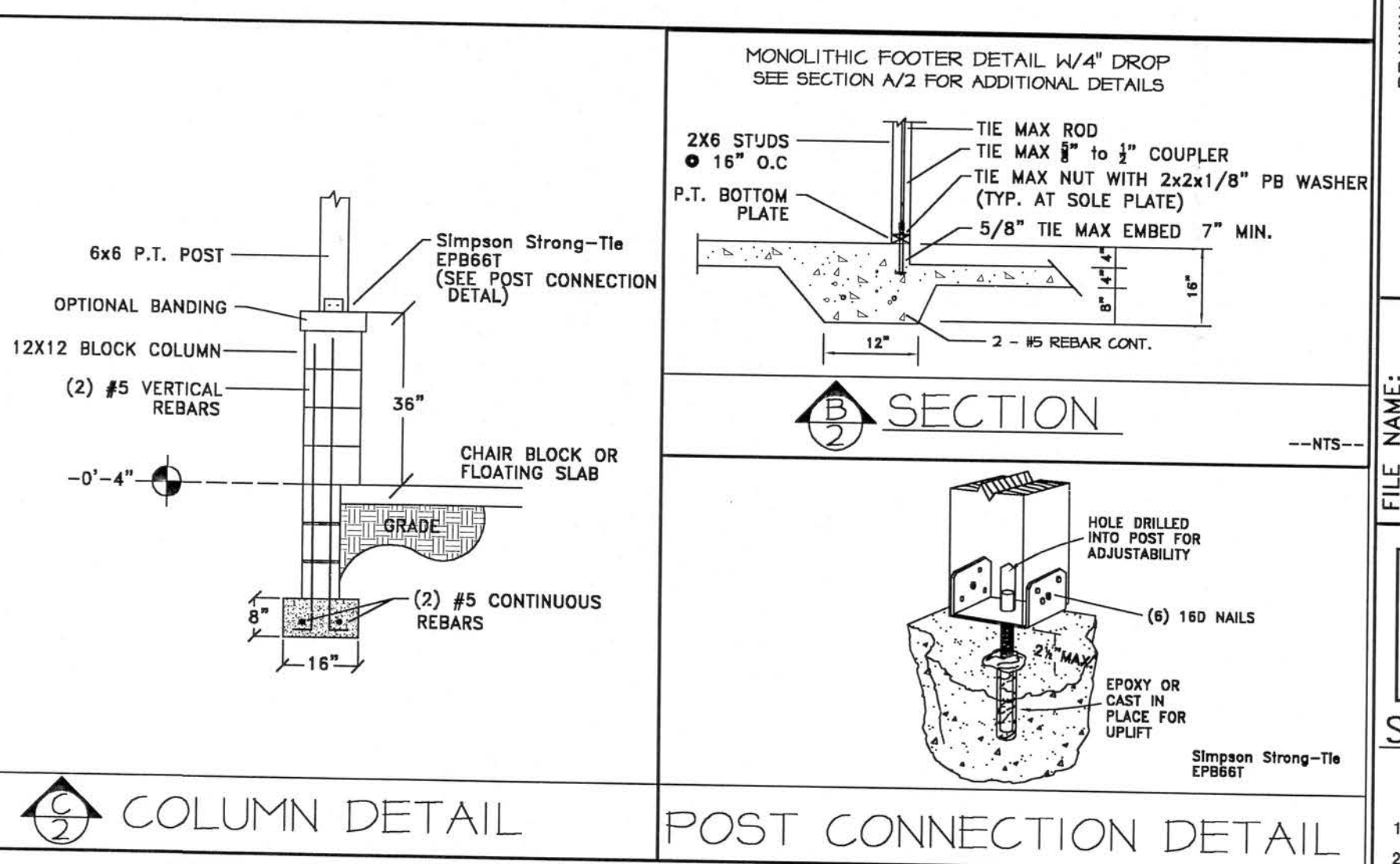
SHEET 1 OF 7



FOUNDATION NOTES:

NOTES:

- ALL LUMBER TO BE SYP or SPF#3 MINIMUM, M.C. of 19% EXTERIOR LUMBER TO BE PRESSURE TREATED.
- 4" CONCRETE SLAB REINFORCED W/ 6"x 6" - #10-10 WIRE MESH OVER 6mm VISQUEEN ON CLEAN COMPACTED TERMITE TREATED FILL.
- CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI @ 28 DAYS. REINFORCED FOOTINGS AND SHALL CONFORM TO A-615, GR-40. AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP 25" MINIMUM.
- EXTEND SLAB 1 1/2" AND RECESS 3/4" FOR SLIDING GLASS DOOR TRACKS.
- MISSING DOWEL, PREDRILL HOLE TO MIN. 8" DEPTH, CLEAN HOLE WITH AIR COMPRESSOR FILL HOLE 1/2 TO 2/3 RDS FULL STARTING FROM BOTTOM OF HOLE TO PREVENT AIR POCKETS, DOWEL MUST BE CLEAN AND OIL FREE, SLOWLY TURN UNTIL THE DOWEL CONTACTS THE BOTTOM OF THE HOLE AT FOOTING ALLOW 24 HOUR CURE TIME. USE ONLY HIGH STRENGTH EPOXY



FOUNDATION

1/4" = 1'-0"

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mcob Marion County Builders Association

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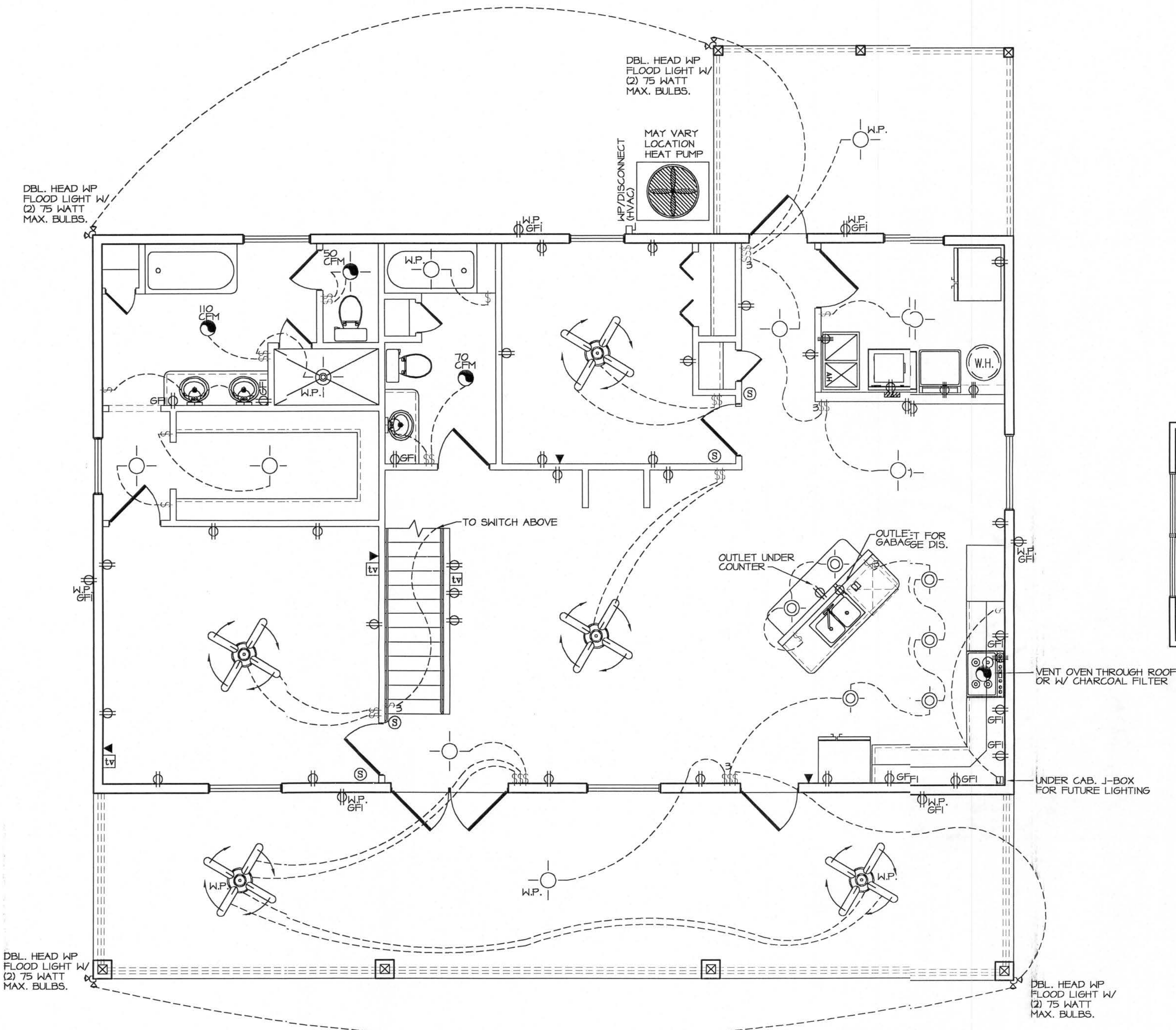
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Ventilation Rate	
FBC2004 Residential	
M1506.3 Ventilation systems shall be designed to have the capacity to exhaust the minimum air flow rate determined in accordance with table M1506.3	
Area to be ventilated	Ventilation rates
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms	Mechanical exhaust capacity of 20 cfm continuous or 50 cfm intermittent.
FBC2004 Mechanical	
402.3.1. Residential bathrooms with windows having no less than 3 square feet of open space need not be mechanically ventilated.	

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
\$	3 WAY SWITCH
⌚	DUPLEX OUTLET
⌚	220 VOLT OUTLET
⌚ GFI	DUPLEX OUTLET W/GROUND FAULT INTERRUPTER
⌚ GFI/WP	DUPLEX OUTLET W/GROUND FAULT INTERRUPTER (WEATHER PROOF)
⌚	FLOOR MOUNTED RECEPT
⌚	GARBAGE DISPOSAL
⌚	DOOR BELL OR GARAGE DOOR OPENER
⌚	TELEVISION CABLE OUTLET
⌚	CEILING EXHAUST FAN
⌚	SMOKE DETECTOR
⌚	JUNCTION BOX
⌚	THERMOSTAT
⌚	TELEPHONE JACK
⌚	SECURITY FLOOD LIGHT (MOTION SENSOR OPTIONAL)
⌚	ELECTRICAL PANEL BOX, NEMA 1
⌚	DOOR CHIME
⌚	POWER DISCONNECT
⌚	CEILING LIGHT FIXTURE
⌚	CEILING LIGHT FIXTURE W/EXHAUST FAN
⌚	RECESSED CAN LIGHT FIXTURE
⌚	WALL MOUNTED LIGHT FIXTURE
⌚	SURFACED MOUNT FLUORESCENT LIGHT FIXTURE
⌚	WATER HEATER
⌚	CEILING J-BOX W/SUPPORT MEMBER FOR CEILING FAN
⌚	DOUBLE FLOOR RECEPT

ELECTRICAL NOTES: N.E.C. 2002

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRIC CODE (N.E.C.)
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY THE N.E.C. SECTION 410-8(9).
- WHEN WATERHEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- H.V.A.C. EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE H.V.A.C. EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE N.E.C. BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL FEEDER IS DESIGNED AND INSTALLED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- THE OWNER/CONTRACTOR RESERVES THE RIGHT TO THE ALTER ELECTRICAL PLAN DURING CONSTRUCTION, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- NEC 210-12. Arc fault circuit interrupter protection will be required on all branch circuits that supply 125-volt, single phase 15 & 20 ampere receptacle outlets installed in dwelling unit bedrooms.

* ELECTRICAL CONTRACTOR TO PROVIDE RISER DIAGRAM, PANEL SCHEDULE, AND PANEL WIRE SIZE.

Overcurrent protection device shall be installed on the exterior of structures to serve as a disconnecting means. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground.

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ELECTRICAL
1/4" = 1'-0"



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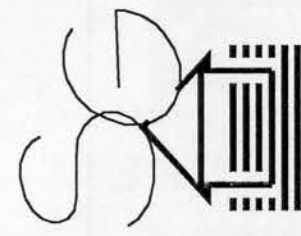


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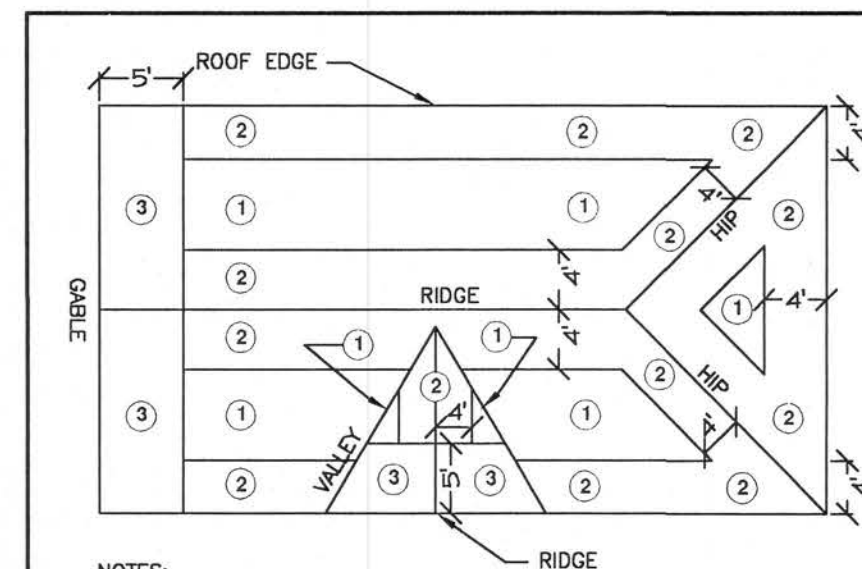
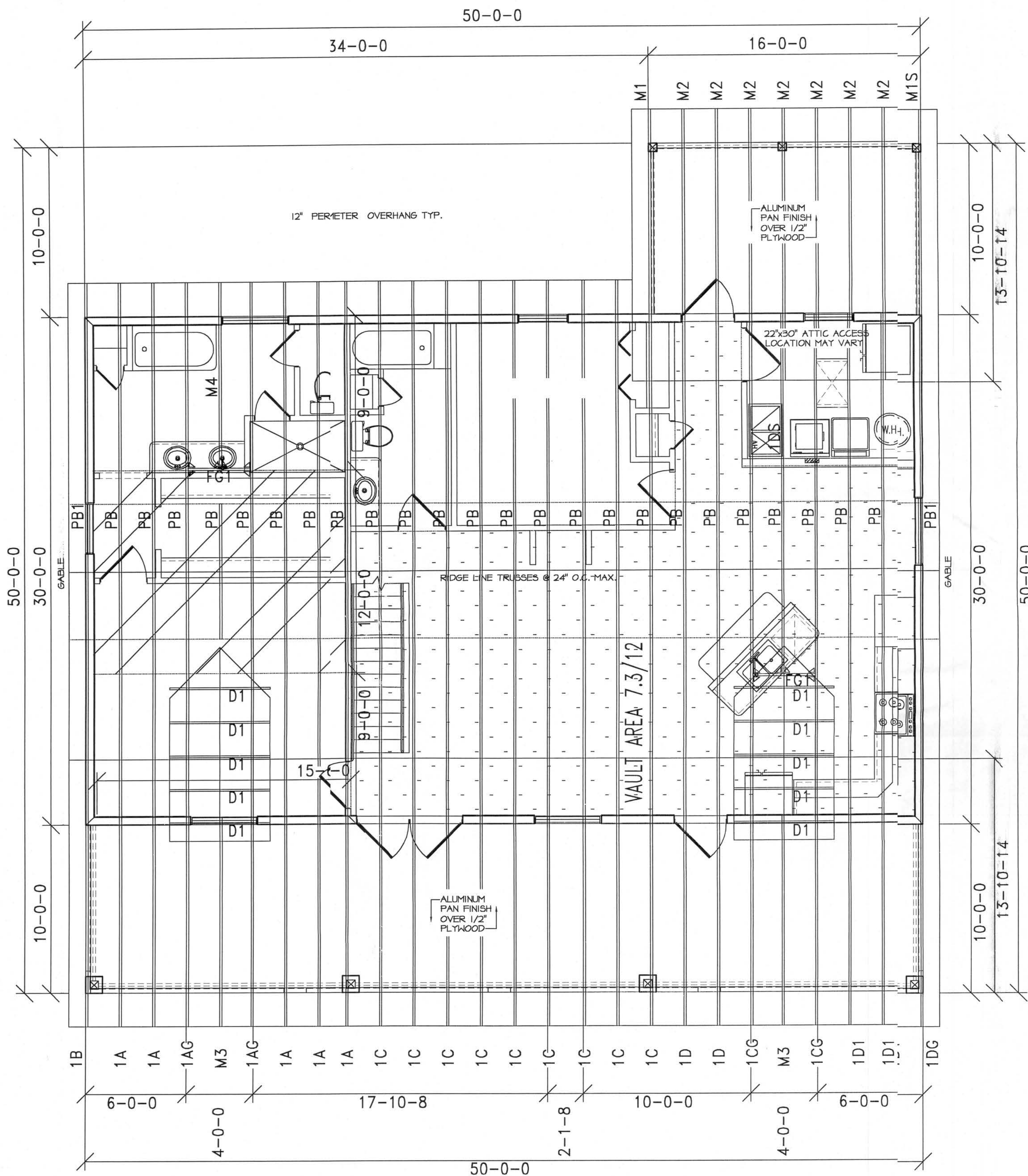


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NOTES:
TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS, TRUSSES, GIRDERS, AND BEAM TIE DOWNS TO BE SIZED PER TRUSS MANUFACTURER'S UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A NAIL STRAP OR CLIP SHOULD BE VERIFIED BY THE STRUCTURAL ENGINEER.

Roof Nailing Pattern:
ZONE 1: 8d NAILS AT 6" O.C.
ZONE 2: 8d NAILS AT 6" O.C.
ZONE 3: 8d NAILS AT 4" O.C.
GYPSUM CEILING: 8d NAILS AT 7" O.C.

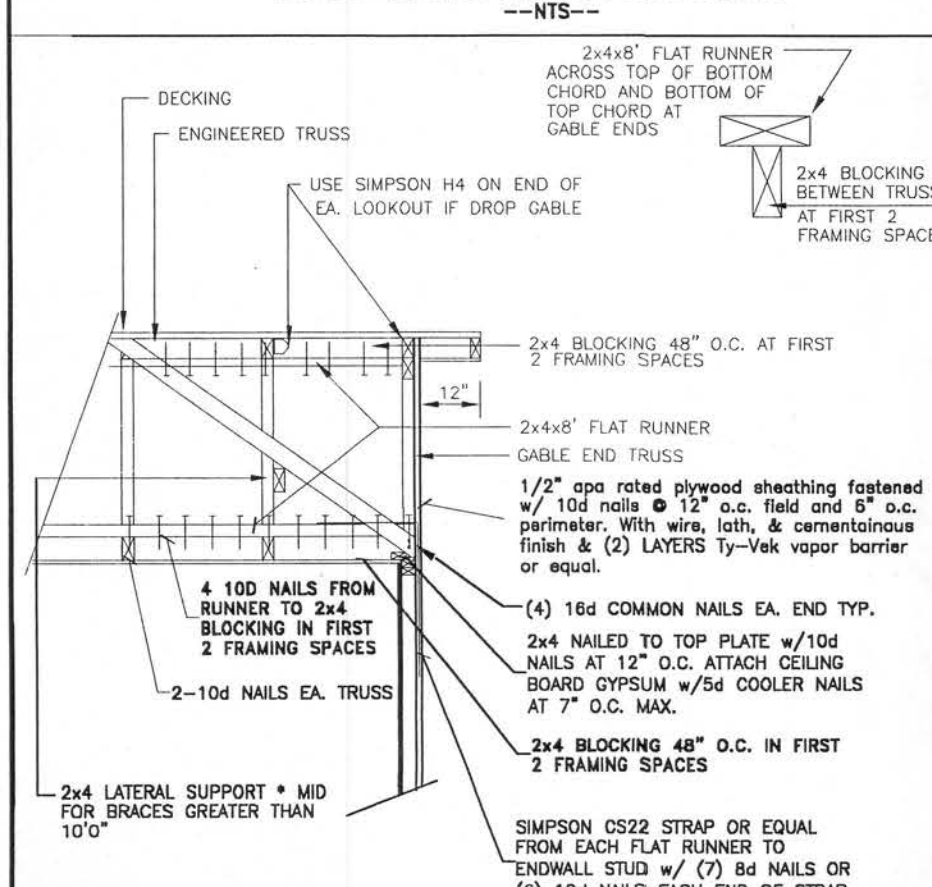
Underlayment: R905.2.3
Required underlayment shall conform with ASTM D 226, type 1 or 2 or ASTM D 4869 type 1 or 2. Self-adhering polymer modified bitumen sheet shall comply with ASTM D1970.

Asphalt Shingles: R905.2.4
Asphalt shingles shall have self seal strips or be interlocking, and comply with ASTM D 225 OR D 3462.

Fasteners: R905.2.5
Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12 gage shank with a minimum 3/8" diameter head, ASTM F 1667, of a length to penetrate through the roofing material a minimum of 3/4" into the roof sheathing. Where the roof sheathing is less than 3/4" thick, the fastener shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

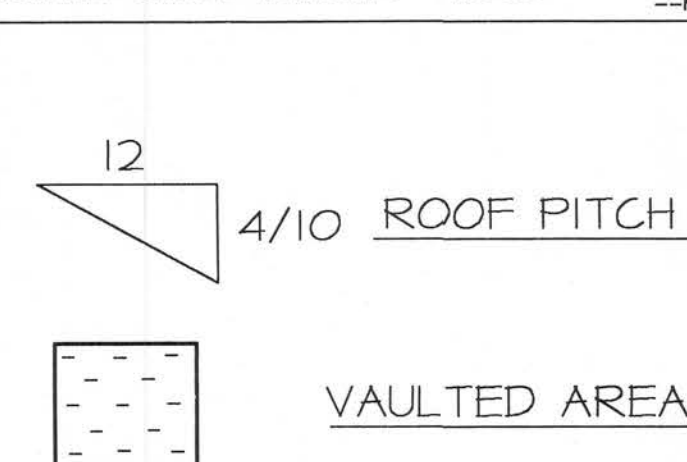
Attachment: R905.2.6
Asphalt shingles shall have a minimum of 6 fasteners as required by the manufacturer.

Roof Material Connection



NOTES:
IF OVERHANG IS GREATER THAN 12", USE 2x4 OUTLOOKERS CONNECTED TO GABLE TRUSS AND TO FIRST COMMON TRUSS W/ SIMPSON H4 CLIPS.
DESIGN SPEED: 110 MPH
DESIGN LOADS: 20 PSF LL / 10 PSF DL

ENDWALL GABLE BRACING "WOOD"



ROOF NOTES

* **UNDERLAYMENT APPLICATION: SECTION: R905.2.7 FRC 2004**
FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
A. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
B. STARTING AT THE EAVE, A 36 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
C. FOR ROOF PITCHES 4:12 OR GREATER SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER, UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE, AND LAPPED 2 INCHES FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET 6 FEET.

* **FLASHING: SECTION R905.2.8 FRC 2004**
BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.0179 INCH THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77LB PER 100 SQ.FT. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH THICKNESS.

* **VALLEYS: SECTION R905.2.8.2 FRC 2004**
VALLEY LINING 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 (VALLEY LINING EXPOSED) LINED WITH METAL. THE VALLEY SHALL BE AT LEAST 24 INCHES WIDE AND OF ANY OF THE OF THE CORROSION RESISTANT METALS LISTED BELOW.
COPPER (16 OZ. PER SQ. FT.)
ALUMINUM (0.024 MIN. THICKNESS)
STAINLESS STEEL (28 GA.)
GALVANIZED (0.0179 MIN. THICKNESS) (26 GA. ZINC COATED G90)
ZINC ALLOY LEAD PAINT TERNE (0.027 MIN. THICKNESS) (LEAD 40 OZ.)

* **DRIP EDGE: SECTION: R905.2.8.6 FRC 2004**
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLE ENDS OF SINGLE ROOFS, AND OVERLAPPED A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND A 1/4 INCH BELOW SHEATHING AND EXTEND BACK ON ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES O.C.

* **CRICKETS: SECTION: R905.2.8.3 FRC 2004**
THE CRICKET SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES WIDE. CRICKET COVERING SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

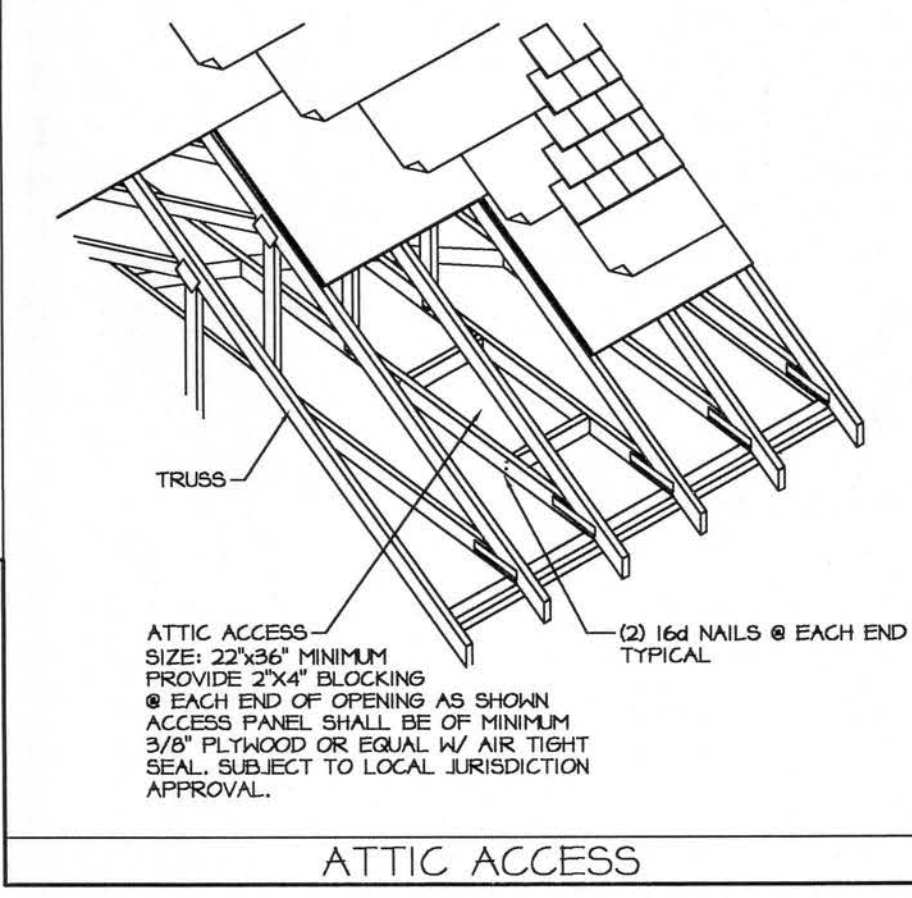
* **CLAY AND CONCRETE TILES: SECTION: R 905.3.1 - 905.3.8**
EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK. THE TILE MANUFACTURE'S WRITTEN APPLICATION INSTRUCTIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
A. THE TILE'S PLACEMENT AND SPACING.
B. ATTACHMENT SYSTEM NECESSARY TO COMPLY W/ CHAPTER 16 OF THE FBC 2001.

1. AMOUNT AND PLACEMENT OF MORTAR.
2. AMOUNT AND PLACEMENT OF ADHESIVE.
3. TYPE, NUMBER, & SIZE, AND LENGTH OF FASTENERS AND CLIPS.
4. UNDERLAYMENT.
5. SLOPE REQUIREMENTS.

* **ATTIC ACCESS: R807 FRC 2004**
ATTIC SPACES SHALL BE PROVIDED WITH AN INTERIOR ACCESS OF 22x30 INCHES ACCESS IS NOT REQUIRED WHEN THE CLEAR HEIGHT OF THE ATTIC SPACE, MEASURED AT THE ROOF PEAK, IS LESS THAN 30 INCHES OR AREAS THAT DO NOT EXCEED 30 SF.

* **ROOF VENTILATION: R806 FRC 2004**
THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NOT LESS THAN 1/150, THAT RATIO MAY BE REDUCED TO 1/300 PROVIDED:
A. A VAPOR RETARDER HAVING A PERFORMANCE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.
B. AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE (AT LEAST 3 ABOVE EAVE OR CORNICE VENTS), WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

* **SEE FOUNDATION SHEET (BUILDING SECTION) FOR ADDITIONAL INFORMATION**
* **TRUSS MFR. SHALL FURNISH DESIGN CALC'S, DRAWINGS, AND ERECTION PLAN, SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER.**
* **TRUSSES SHALL BE BRACED PER F.R.C. 2004 SECTION 205.11.2 & TPI & HIB-91 SECTION 13.2 & 13.2.3.3**
* **SISSOR TRUSSES SHALL BE BRACED CONTINUOUS @ 10' O.C., STD. TRUSSES CONTINUOUS @ 15' O.C.**
* **MISSING UPLIFT STRAP:**
MASONRY:
APPLY SIMPSON HTSM16 UPLIFT STRAP TO BOND BEAM W/ (3) 10d NAILS TO TRUSS & (4) 1/4" x 2 1/4" TITENS TO CMU, UPLIFT 1175
WOOD:
APPLY SIMPSON H2A UPLIFT STRAP TO TOP PLATE W/ (5) 8d NAILS & TO TRUSS W/ (5) 8d NAILS UPLIFT 600



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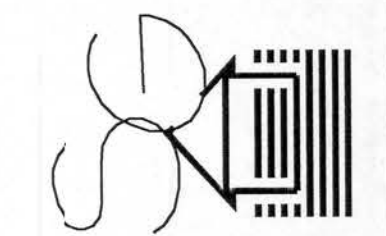
ROOF PLAN
1/4" = 1'-0"



REVISIONS

THE CARTER RESIDENCE

DRAWING PREPARED BY:
SOUTHERN GRAPHICS AND DESIGN
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FILE NAME: CARTER.DWG
SCALE: 1/4" = 1'-0"
DATE: 2/3/06



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