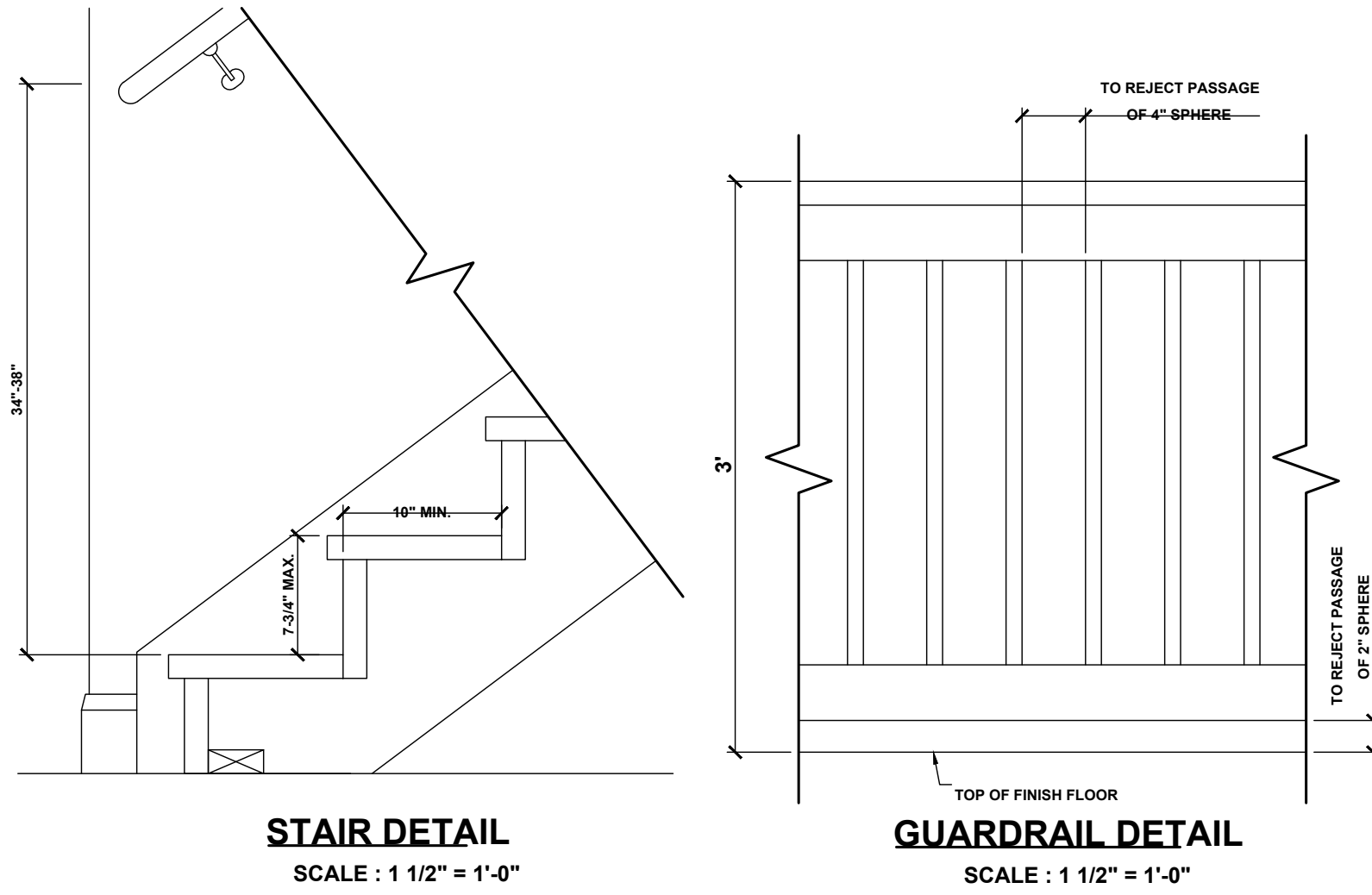


CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8th ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3



- GENERAL NOTES:**
1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
 2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
 3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
 4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.

*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.

*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.

*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.

*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.

*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

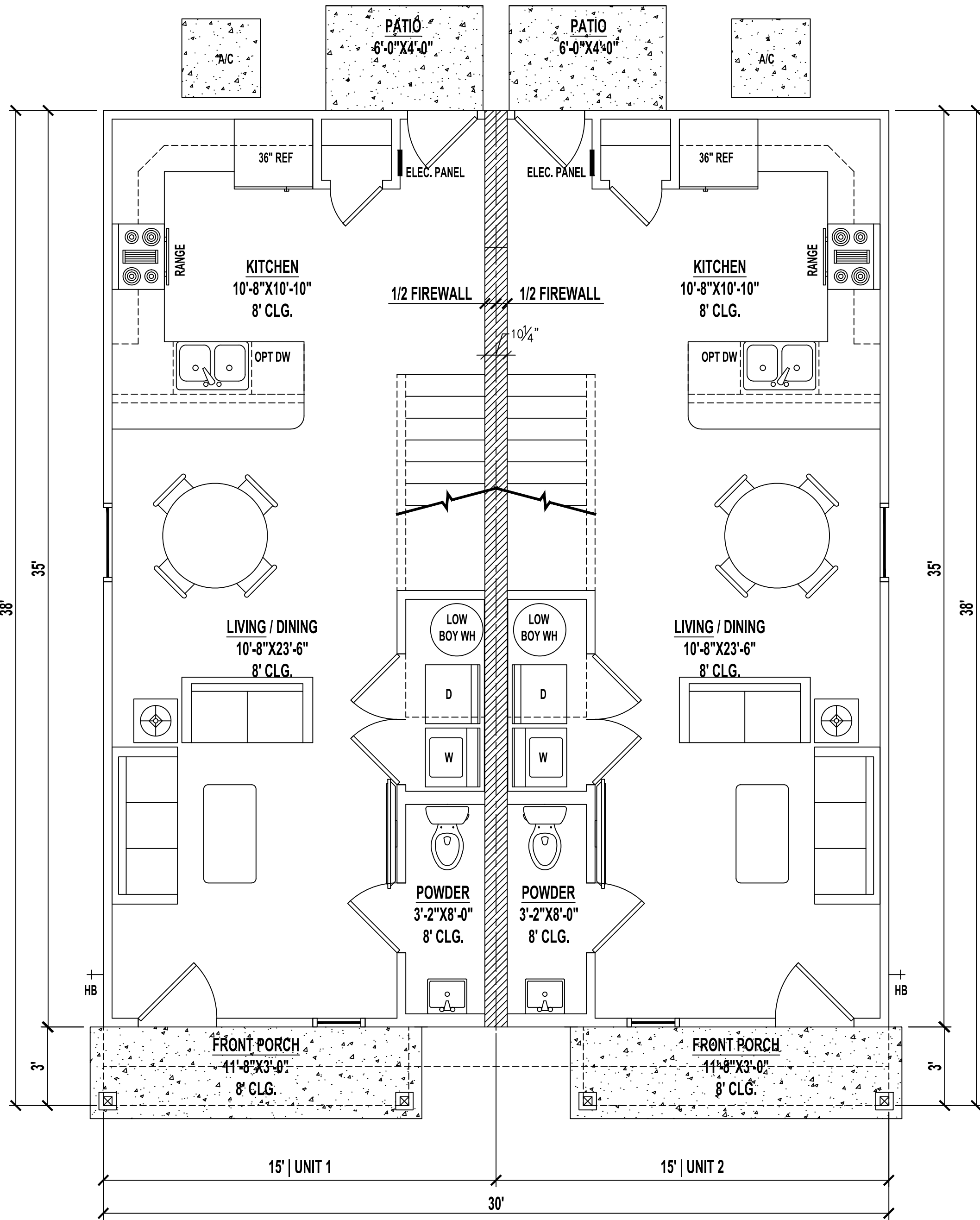
STAIR NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.

*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.

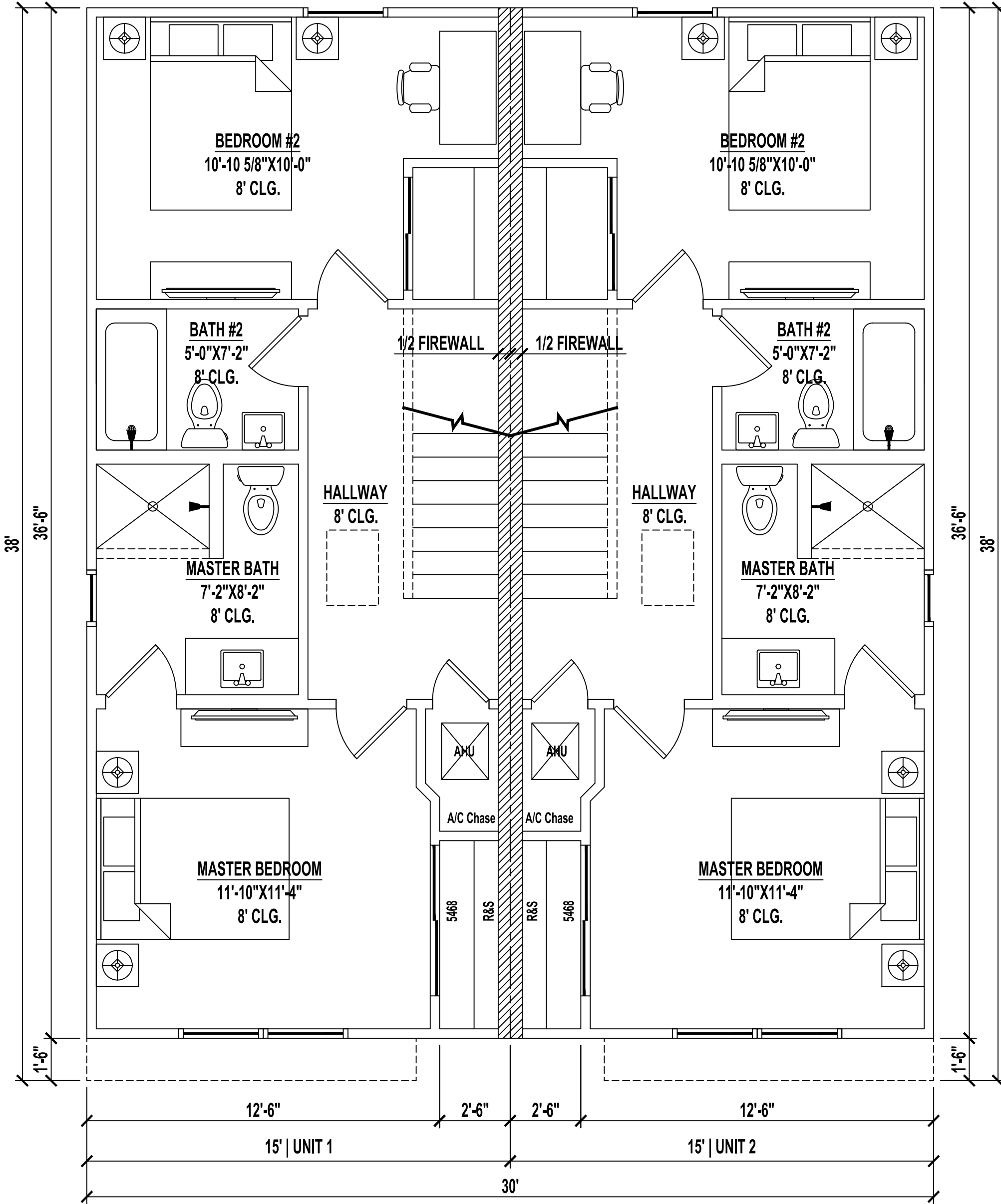
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".

*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.



OVERALL 1ST FLOOR PLAN

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



OVERALL 2ND FLOOR PLAN

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

BUILDING AREAS PER UNIT

1ST FLOOR HEATED AREA	525 SF
2ND FLOOR HEATED AREA	516 SF
TOTAL HEATED AREA	1,041 SF
FRONT PORCH	35 SF
TOTAL UNDER ROOF	1,076 SF

CONDITIONED SPACE = 8,328 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Revisions		By	Date
No			
1			
2			
3			
4			
5			
6			

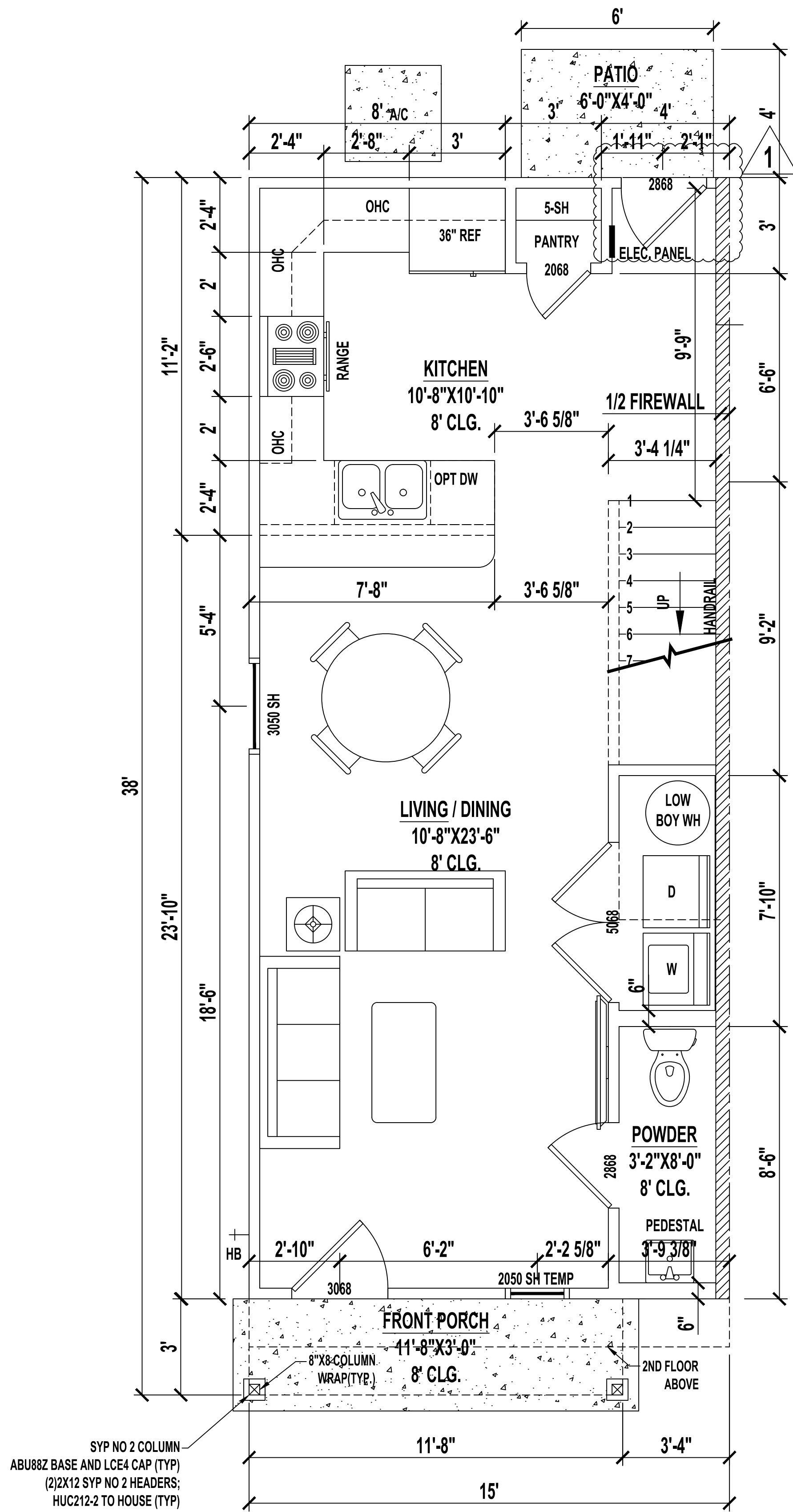
CEDAR VILLAS 2082
FR DPLX 2ST 2BD
2.5BA 0G

DUPLEX 2,082 SF
27 CEDAR ROAD
OCALA, FL 34472
MARION COUNTY, FL

A Project For:
SOUTHERN IMPRESSION HOMES
10151 Deerwood Park Blvd, Building 400,
Suite 300, Jacksonville, FL 32256

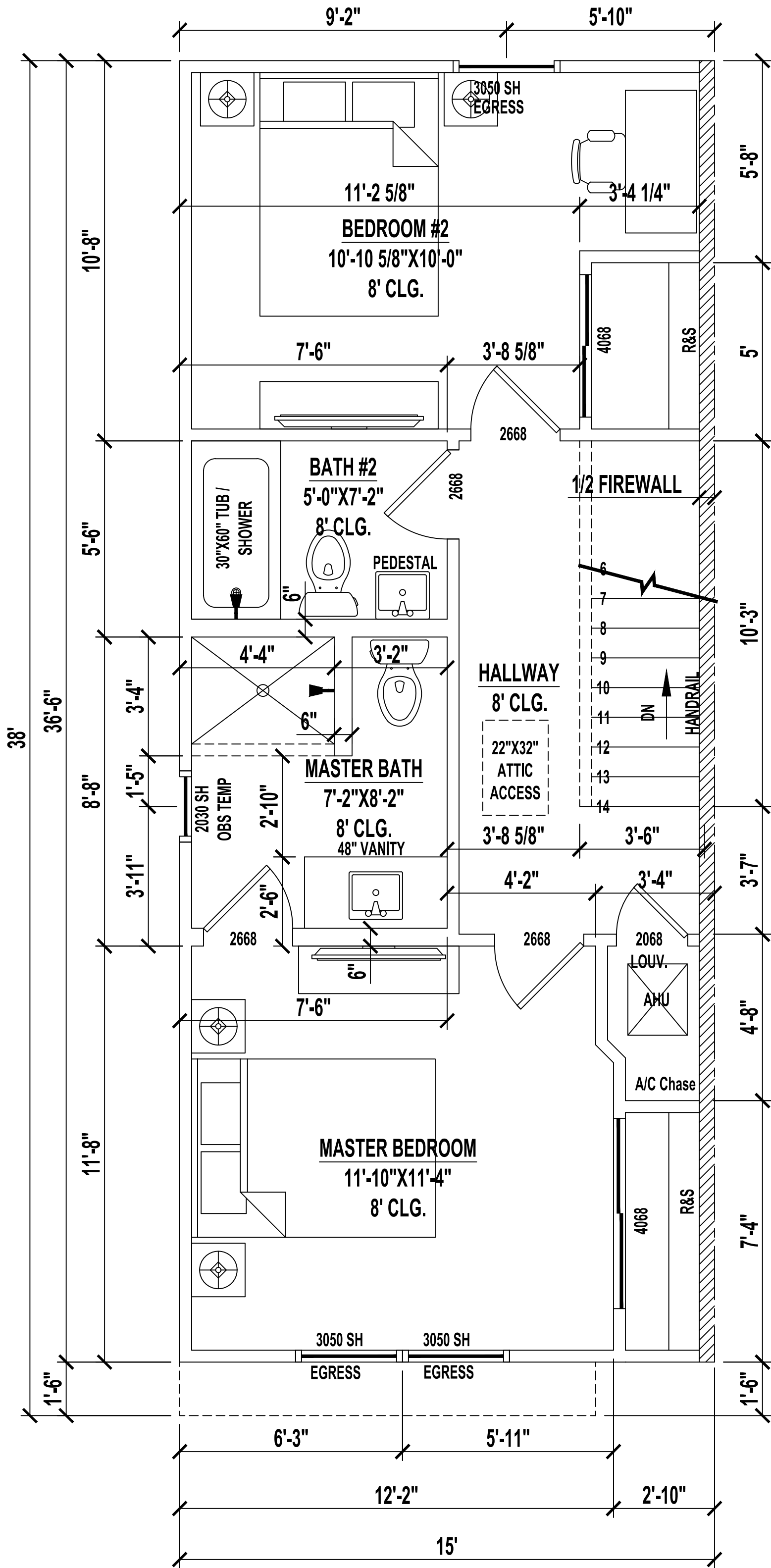
Sheet Description
A1.1-Overall Floor Plan

Drawn by:	Checked by:
Issued Date:	Scale (U.N.O.):
Printed Date:	Sheet Number



TYPICAL 1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"



TYPICAL 2ND FLOOR PLAN

SCALE: 3/8" = 1'-0"

Revisions		Date	By
No	1		
	2		
	3		
	4		
	5		
	6		

CEDAR VILLAS 2082 FR DPLX 2ST 2BD 2.5BA 0G	
DUPEX 2,082 SF 27 CEDAR ROAD OCALA, FL 34472 MARION COUNTY, FL	
SOUTHERN IMPRESSION HOMES 10151 Deerwood Park Blvd. Building 400, Suite 300, Jacksonville, FL 32256	

A Project For:	
Sheet Description	
A1.2-Floor Plan	
Drawn by:	Checked by:
Issued Date:	Scale (U.N.O.):
Printed Date:	Sheet Number