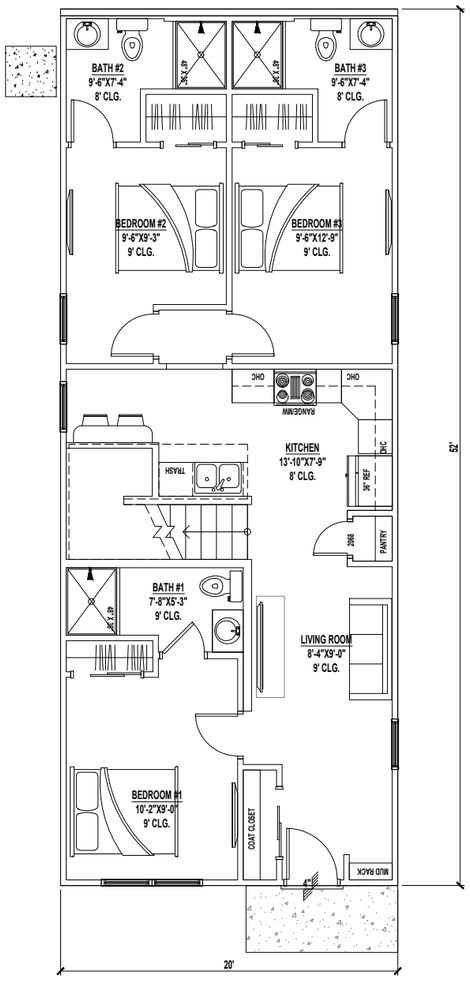
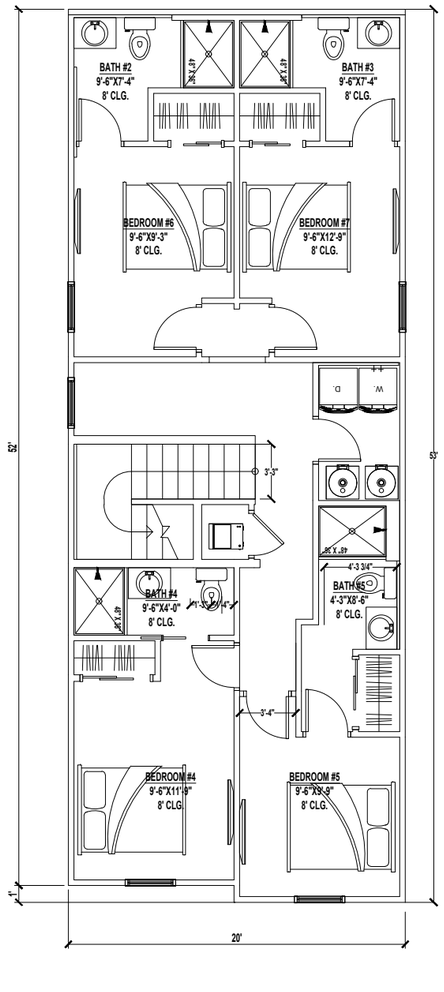
2023 FLORIDA BUILDING CODE:

1. SLEEPING ROOMS HAVE ADEQUATE WINDOW SIZE AND PROPER LOCATION FOR ESCAPE & RESCUE FBC R310
2. ONE BATHROOM WITH A 29" MINIMUM CLEAR ACCESS, ON THE LOWER FLOOR. FBC R320
3. HAZARDOUS GLASS LOCATIONS INDICATED. FBC R308.4
4. ATTIC ACCESS LOCATED WITH OPENING DIMENSIONS FBC R807.
5. PROVIDE PROTECTION FROM IMPACT IN GARAGES FOR DUCTWORK & APPLIANCES. FBC M1307, FBC MECHANICAL 603.15, FBC FUEL GAS 303.4
6. STAIR CONSTRUCTION DETAILS INDICATE PROPER TREAD/RISER REALTIONSHIP, HANDRAIL LOCATION, HANDRAIL/GUARDRAIL HTS., & MINIMUM OPEN RAIL SPACING INDICATED. FBC 311.7, R312.1
7. FLASHING DETAILS @ EXTERIOR WINDOW/DOOR OPENINGS, INTERSECTIONS W/ CHIMNEY/MASONRY/ETC, PROJECTING WOOD TRIM, EXTERIOR DECKS/PORCHES/STAIRS, WALL/ROOF INTERSECTIONS, VENEERS , ETC. FBC BUILDING 107.2.4, FBC R703.4
8. SMOKE DETECTOTS & CARBON MONOXIDE DETECTORS(IF APPLICABLE) LOCATED FBS R314 R315
9. PROVIDE ROOF VENTILATION CALCULATION, FBC R806
10. PROVIDE DETAILS FOR DWELLING-GARAGE OPENING AND PENETRATION PROTECTION; PROVIDE DETAILS FOR DWELLING-GARAGE FIRE SEPARATION. FBC R302.5, R302.6
11. PROVIDE LOCATION OF ALL REQUIRED GFI/AFI AND WATERPROOF RECEPTACLE. FBC R3901, E4002
12. ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT FBC ENERGY CONSERVATION
13. LOCATION OF REQUIRED VENTING FOR ALL FUEL BURNING APPLIANCES, INCLUDING FIREPLACES. FB CHAPTER 24



2 A0.1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A0.1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A0.1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

PADSPLIT AREA PER UNIT

1ST FLOOR HEATED	1040 SF
2ND FLOOR HEATED	989 SF
TOTAL HEATED AREA	2,029 SF
GARAGE	0 SF
FRONT ENTRY	35 SF
REAR EXIT	0 SF
TOTAL UNDER ROOF	2,029 SF
TOTAL SLAB	1075 SF

CONDITIONED SPACE = 17,304 CF

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	OVERVIEW
A1.1	FLOOR PLAN
A1.2	FOUNDATION PLAN & ROOF PLAN
A1.3	ELECTRIC FLOOR PLAN
A2.1	ELEVATIONS
A3.1	DETAILS

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

No	Revisions	Date	By
1			
2			
3			
4			
5			
6			

Master Plan 2029 Fr SF 2ST
7BD 7BA 0G
JACKSONVILLE, FL

A Project For:
SOUTHERN IMPRESSION HOMES
10151 DEERWOOD PARK BLVD, BUILDING 400, BEDROOM 300, JACKSONVILLE, FL 32256

Sheet Description
A0.1 -OVERVIEW

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