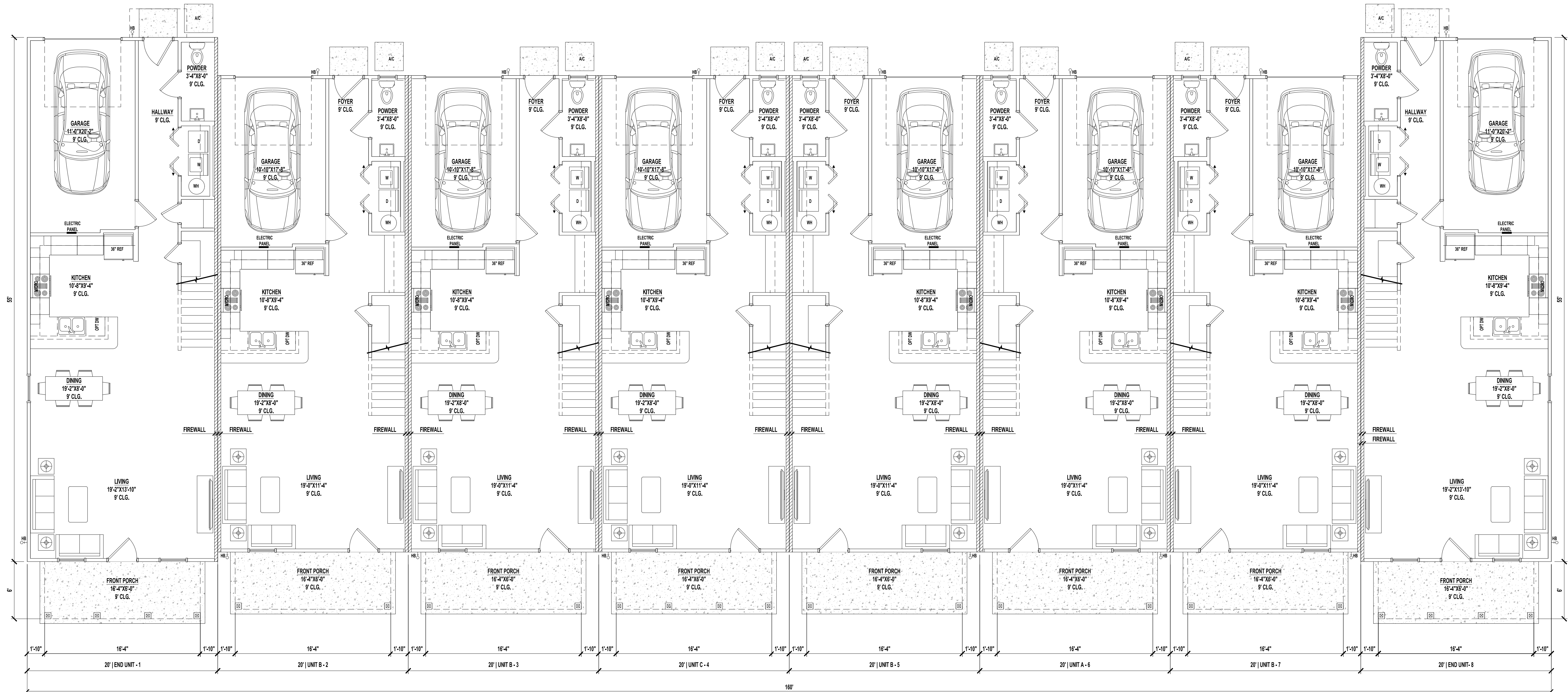




OVERALL 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

END UNIT AREAS

1ST FLOOR HEATED AREA	864 SF
2ND FLOOR HEATED AREA	1,088 SF
TOTAL HEATED AREA	1,932 SF
GARAGE	236 SF
FRONT PORCH	98 SF
BALCONY	98 SF
TOTAL UNDER ROOF	2,364 SF

CONDITIONED SPACE = 15,456 CF

END UNIT AREAS

1ST ANSI SF	869 SF
2ND ANSI SF	1,100 SF
TOTAL ANSI SF	1,969 SF

MIDDLE UNIT AREAS

1ST ANSI SF	797 SF
2ND ANSI SF	870 SF
TOTAL HEATED AREA	1,667 SF

MIDDLE UNIT AREAS

1ST FLOOR HEATED AREA	792 SF
2ND FLOOR HEATED AREA	830 SF
TOTAL HEATED AREA	1,622 SF
GARAGE	208 SF
FRONT PORCH	98 SF
BALCONY	98 SF
TOTAL UNDER ROOF	2,026 SF

CONDITIONED SPACE = 12,976 CF

NOTES:

- IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
- PROVIDE TEMPERED GLASS AS REQUIRED.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS.
- PROVIDE DOUBLE LAYER FIRE RATED PLYWOOD FOR FRONT PORCH CEILINGS PER UL ER7002-01.
- REFER TO DETAIL U314 FOR EXTERIOR GARAGE SIDE WALLS ON 1ST AND 2ND FLOOR.

2X4 EXTERIOR WALLS
16" OVERHANG U.O.N

FBC NOTE:

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM No. 26 GAGE(0.48mm) SHEET STEEL, 1INCH(25.4mm) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. FBC R305.5.2

TABLE R302.6: DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN 5/8" TYPE "X" GYPSOM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALL THAT ARE WITHIN THIS AREA

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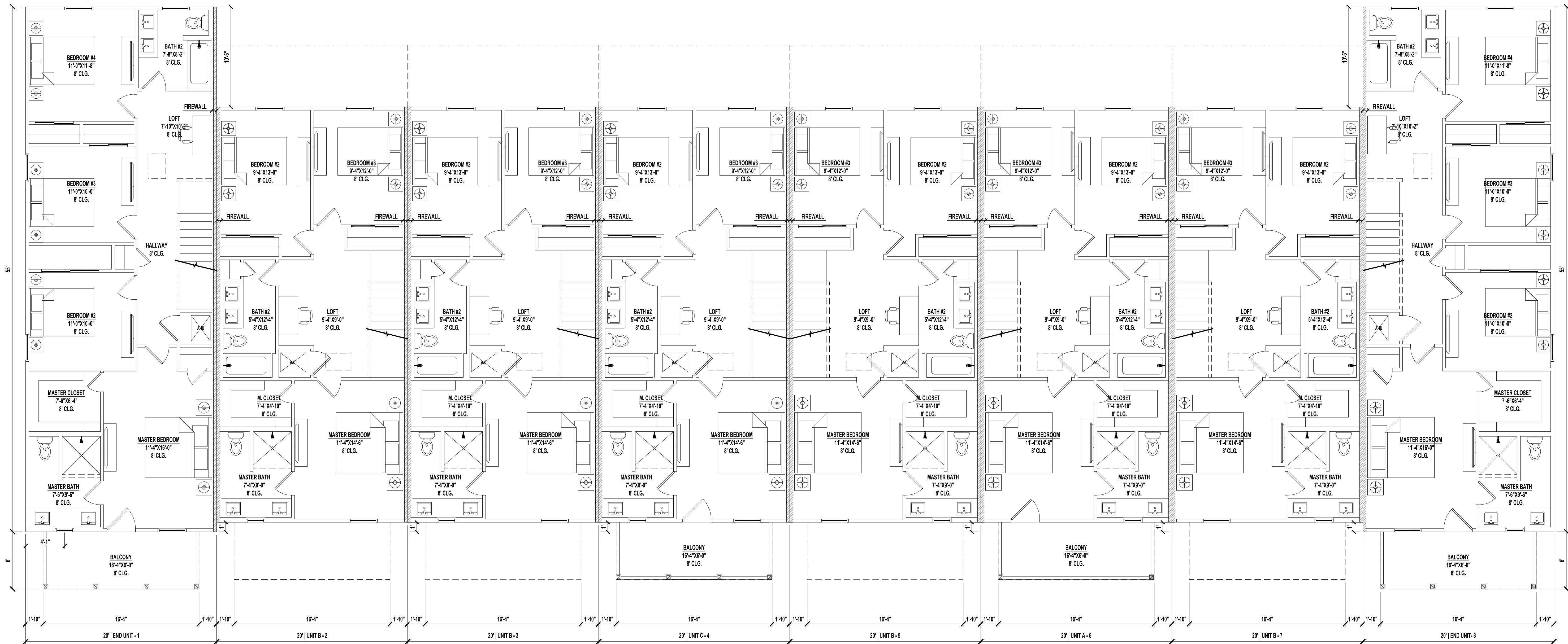
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8 UNIT TOWNHOMES
SARASOTA, FLORIDA

A Project For:
Southern Impression Homes
5711 Richard St, Suite 3
Jacksonville, FL 32216

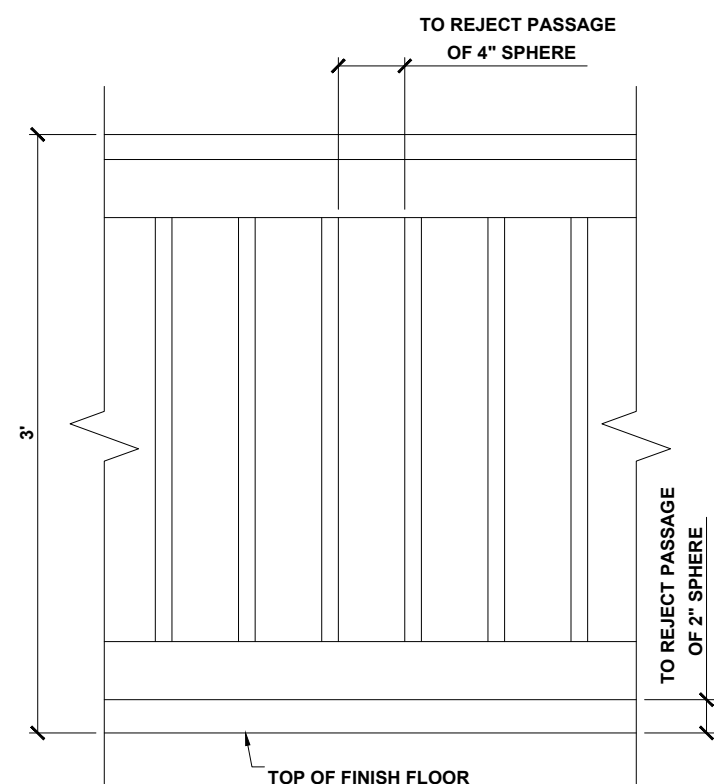
Sheet Description
A1.1-Overall 1st
FLOOR PLAN

Drawn by: EBG	Checked by: CG
Issued Date: 11/25/25	Scale (U.N.O.):
Printed Date: 11/25/25	Sheet Number of 5



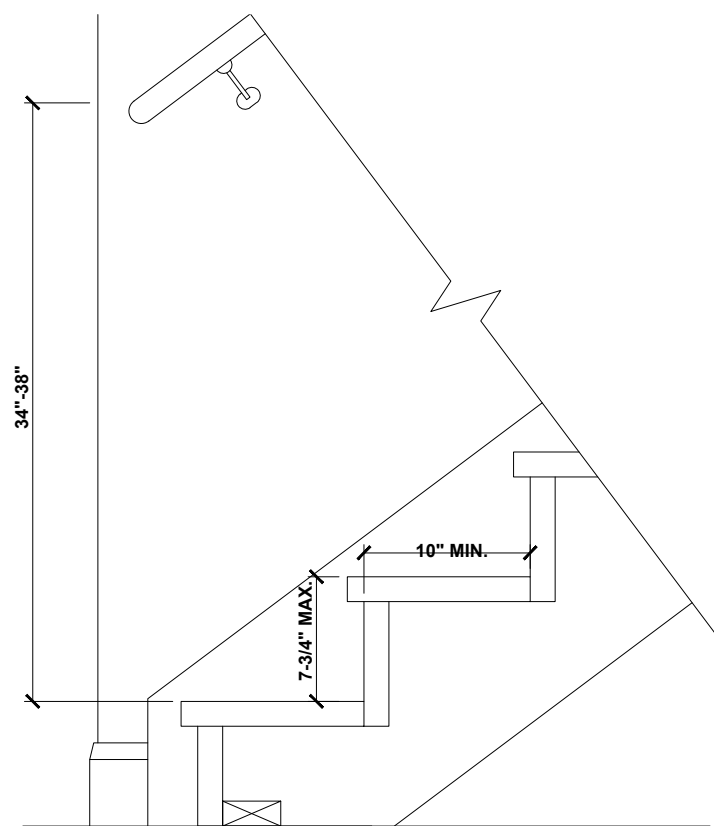
OVERALL 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



GUARDRAIL DETAIL

SCALE: 1/16" = 1'-0"



STAIR DETAIL

SCALE: 1/16" = 1'-0"

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 SAPACE 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 RISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE ANS 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 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.

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8 UNIT TOWNHOMES
SARASOTA, FLORIDA

A Project For:
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Jacksonville, FL 32216

Sheet Description
**A1.2-Overall 2nd
FLOOR PLAN**

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NOTES:

A FOUNDATION SURVEY SHALL BE PERFORMED. A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE PRIOR TO THE FRAMING INSPECTIONS.
PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.

5" TYPE X GYP. BOARD REQUIRED ON CLG. PER R302.6

HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5

UNDER STAIR PROTECTION TO CMPLY WITH FBC R302.7 (IF ACCESSIBLE)

BUILDING CODE:

2023 FBC RESIDENTIAL 5th EDITION

2023 FBC MECHANICAL

2023 FBC PLUMBING

2020 NEC

CONSTRUCTION TYPE: SB

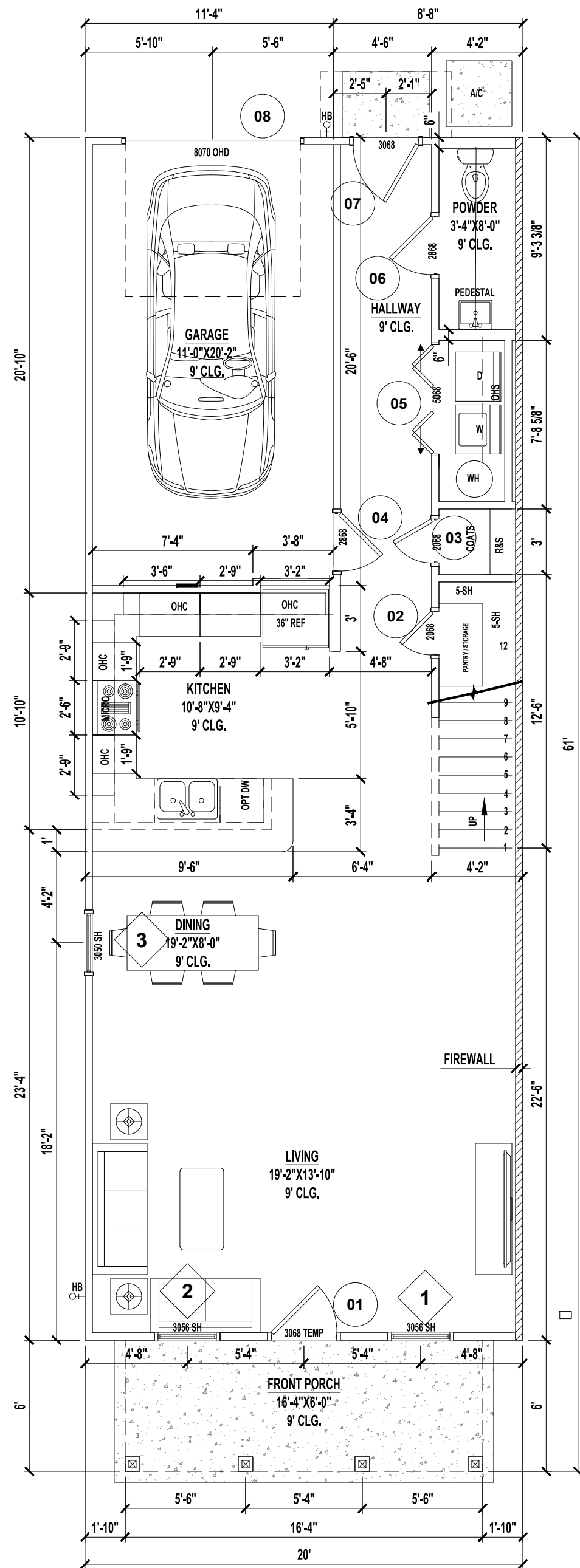
OCCUPANCY CLASS: R-3

WINDOW SCHEDULE END UNIT

MARK	SIZE		NOTES
	Width	HEIGHT	
1	3'-0"	5'-6"	3056 SH
2	3'-0"	5'-6"	3056 SH
3	3'-0"	5'-0"	3050 SH
4	3'-0"	5'-6"	3056 SH EGRESS
5	2'-0"	3'-0"	2030SH TEMP
6	3'-0"	5'-0"	3050 SH EGRESS
7	3'-0"	5'-0"	3050 SH EGRESS
8	3'-0"	5'-0"	3050 SH EGRESS
9	3'-0"	5'-0"	3050 SH

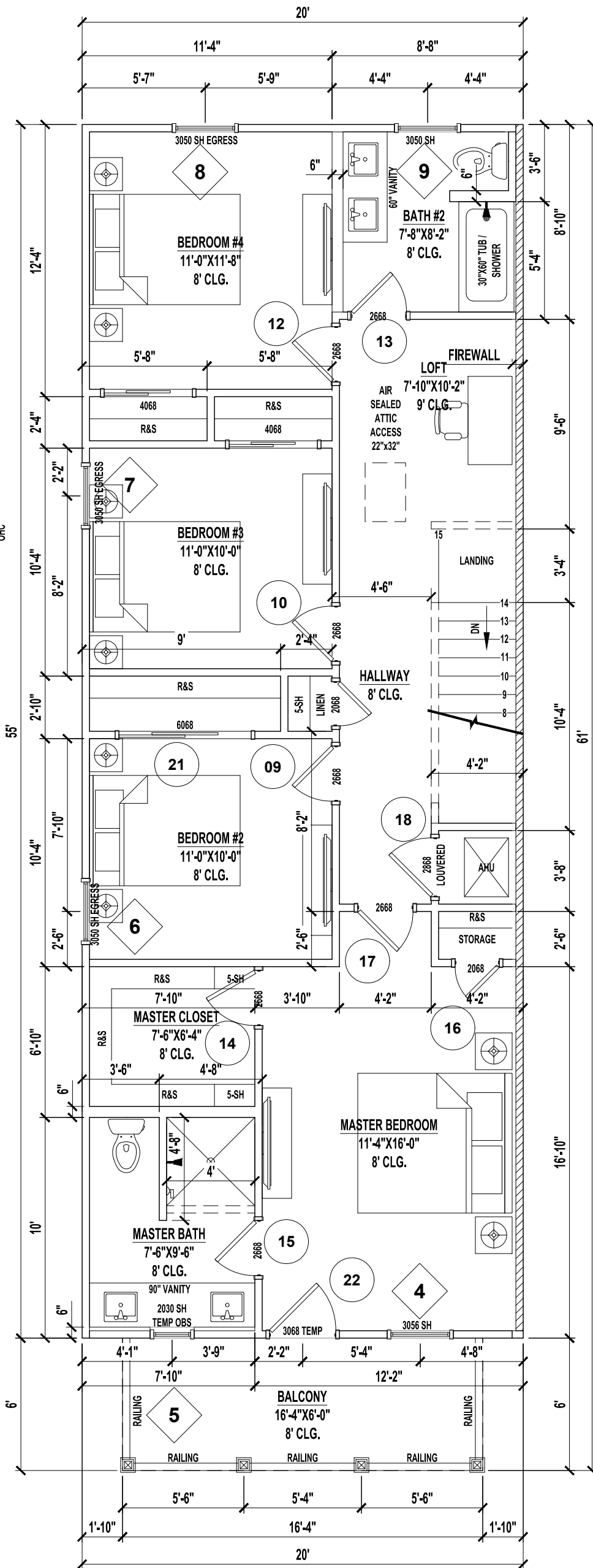
DOOR AND FRAME SCHEDULE END UNIT

Number	DOOR		NOTES
	Width	SIZE HGT	
1	3'-0"	6'-8"	3068 Temp swg ext.
2	2'-0"	6'-8"	2068 Swg int.
3	2'-0"	6'-8"	2068 Swg int.
4	2'-0"	6'-8"	2068 Swg int.
5	5'-0"	6'-8"	5068 Bifold doub.
6	2'-0"	6'-8"	2068 Swg int.
7	3'-0"	6'-8"	3068 Swg ext.
8	8'-0"	7'-0"	8070 Ohd
9	2'-6"	6'-8"	2668 Swg int.
10	2'-6"	6'-8"	2668 Swg int.
11	2'-0"	6'-8"	2068 Swg int.
12	2'-6"	6'-8"	2668 Swg int.
13	2'-6"	6'-8"	2668 Swg int.
14	2'-6"	6'-8"	2668 Swg int.
15	2'-6"	6'-8"	2668 Swg int.
16	2'-6"	6'-8"	2068 Swg int.
17	2'-6"	6'-8"	2668 Swg int.
18	2'-6"	6'-8"	2068 Swg int.
19	4'-0"	6'-8"	4068 Sliding
20	4'-0"	6'-8"	4068 Sliding
21	6'-0"	6'-8"	6068 Sliding
22	3'-0"	6'-8"	3068 Temp swg ext.



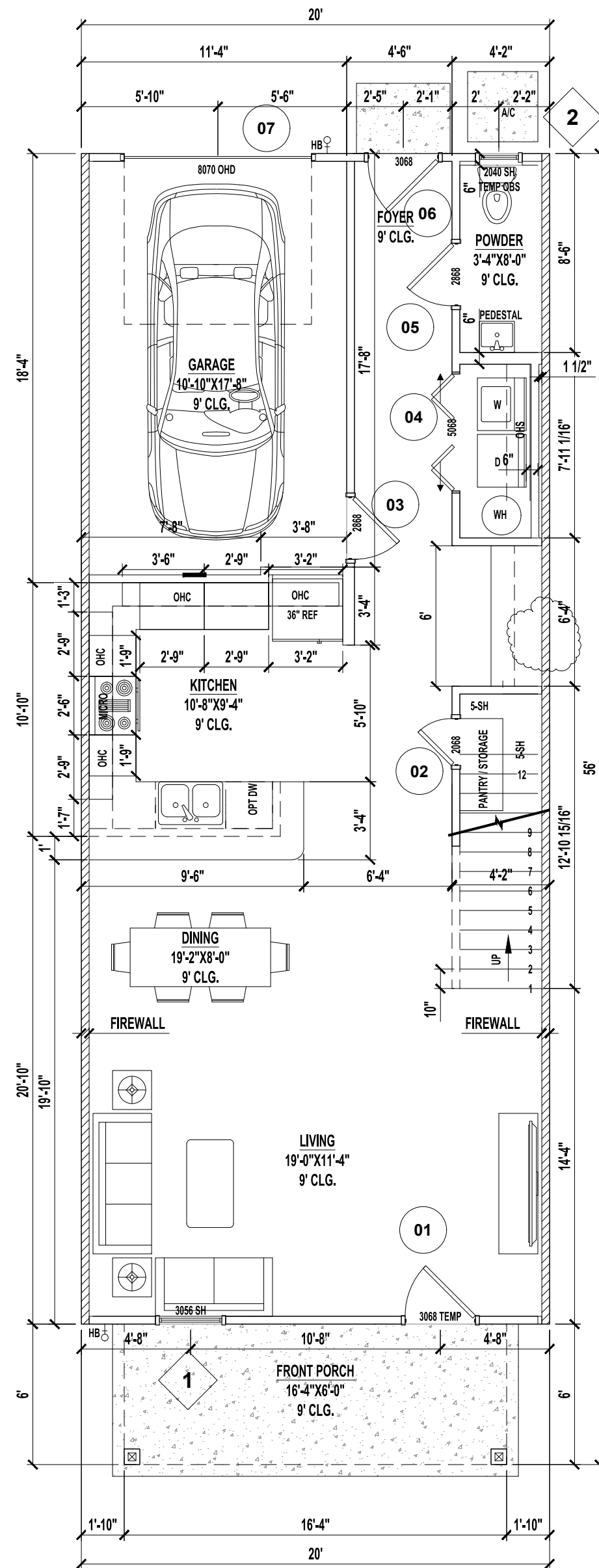
1ST FLOOR PLAN | END UNIT

SCALE: 3/16" = 1'-0"



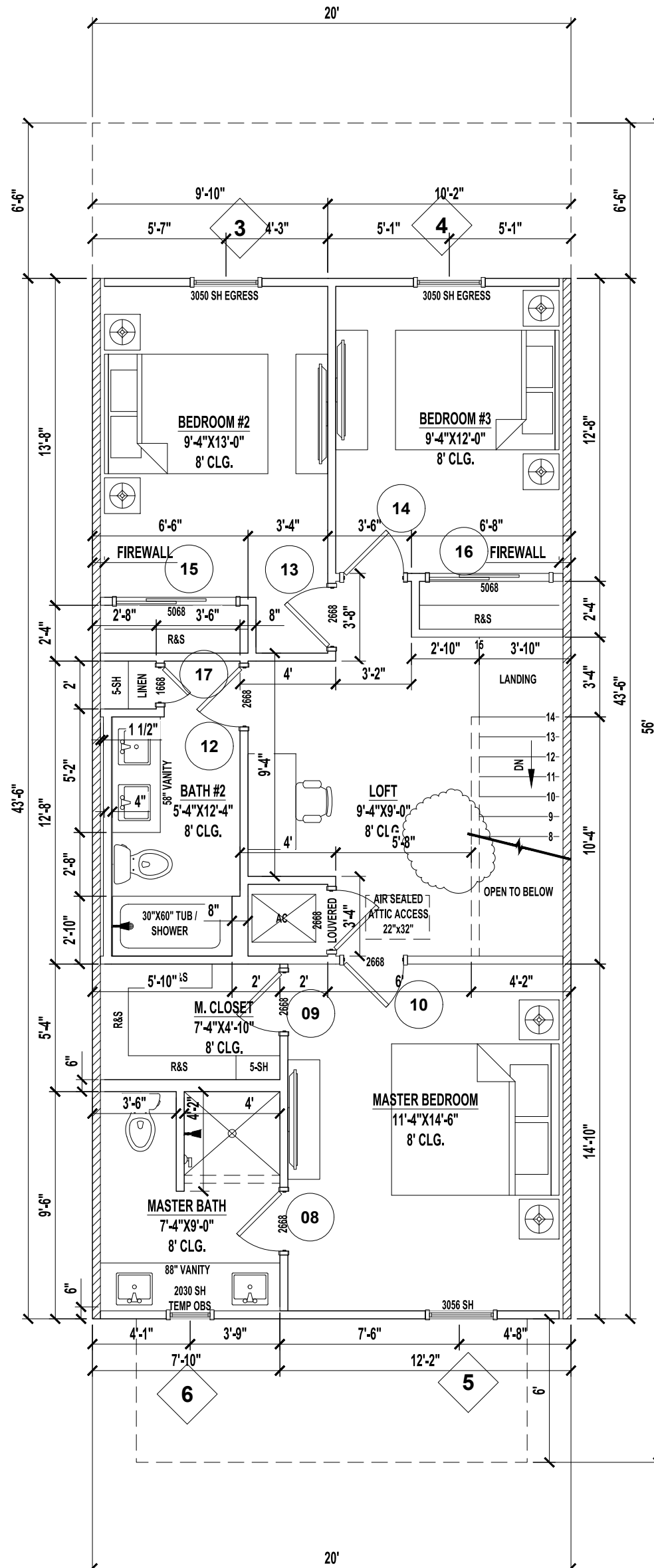
2ND FLOOR PLAN | END UNIT

SCALE: 3/16" = 1'-0"



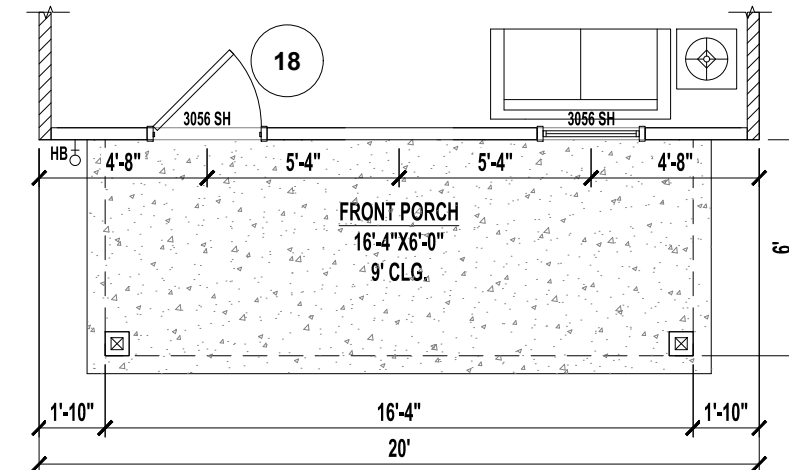
1ST FLOOR PLAN | MIDDLE UNIT B

SCALE: 3/16" = 1'-0"



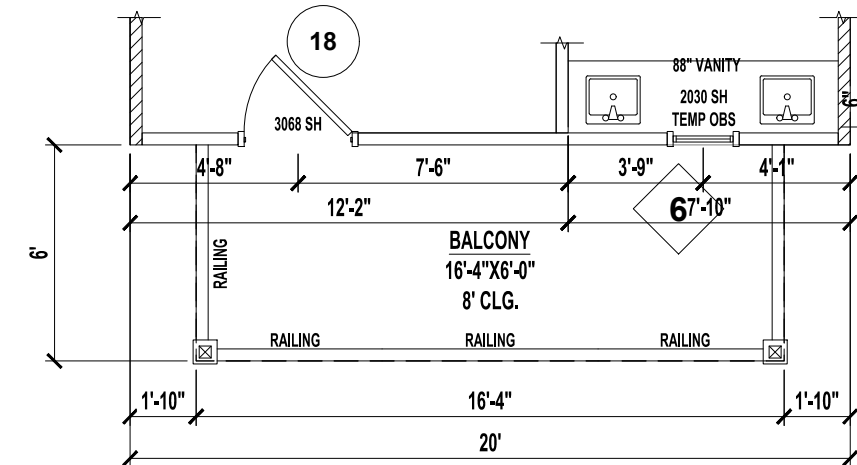
2ND FLOOR PLAN | MIDDLE UNIT B

SCALE: 3/16" = 1'-0"



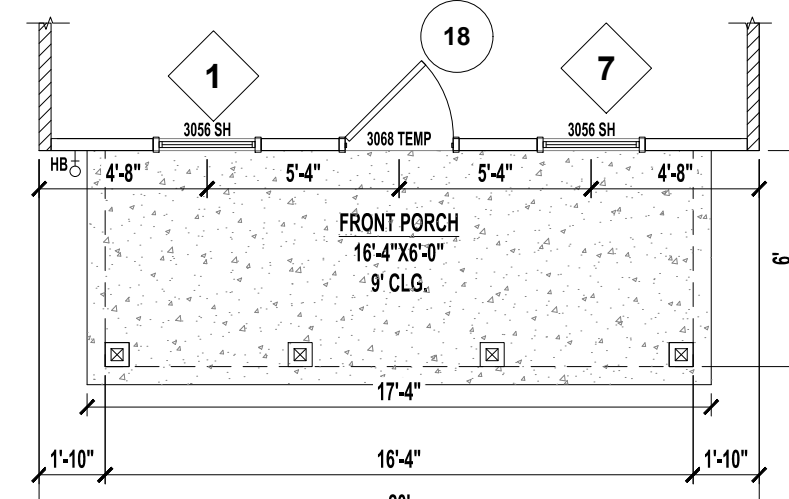
PARTIAL 1ST FLOOR PLAN | MIDDLE UNIT A

SCALE: 3/16" = 1'-0"



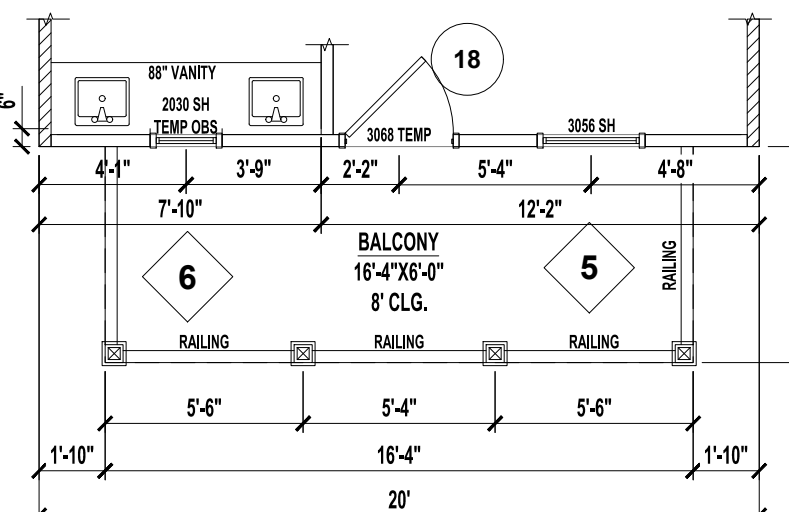
PARTIAL 2ND FLOOR PLAN | MIDDLE UNIT A

SCALE: 3/16" = 1'-0"



PARTIAL 1ST FLOOR PLAN | MIDDLE UNIT C

SCALE: 3/16" = 1'-0"



PARTIAL 2ND FLOOR PLAN | MIDDLE UNIT C

SCALE: 3/16" = 1'-0"

DOOR AND FRAME SCHEDULE MID UNIT

Number	DOOR		NOTES
	Width	SIZE HGT	
1	3'-0"	6'-8"	3068 Temp swg ext.
2	2'-0"	6'-8"	2068 Swg int.
3	2'-8"	6'-8"	2668 Swg int.
4	5'-0"	6'-8"	5068 Bifold doub.
5	2'-8"	6'-8"	2668 Swg int.
6	3'-0"	6'-8"	3068 Swg ext.
7	8'-0"	7'-0"	8070 Ohd
8	2'-6"	6'-8"	2668 Swg int.
9	2'-6"	6'-8"	2668 Swg int.
10	2'-6"	6'-8"	2668 Swg int.
11	2'-6"	6'-8"	2668 Swg int.
12	2'-6"	6'-8"	2668 Swg int.
13	2'-6"	6'-8"	2668 Swg int.
14	2'-6"	6'-8"	2668 Swg int.
15	5'-0"	6'-8"	5068 Sliding
16	5'-0"	6'-8"	5068 Sliding
17	1'-6"	6'-8"	1668 Swg int.
18	3'-0"	6'-8"	3068 Temp swg ext. **

NOTES:

** ON MID UNIT A AND C

WINDOW SCHEDULE MID UNIT

MARK	SIZE		NOTES
	Width	HEIGHT	
1	3'-0"	5'-6"	3056 SH
2	2'-0"	4'-0"	2040 SH TEMP
3	3'-0"	5'-0"	3050 SH EGRESS
4	3'-0"	5'-0"	3050 SH EGRESS
5	3'-0"	5'-6"	3056 SH EGRESS
6	2'-0"	3'-0"	2030 SH TEMP
7	3'-0"	5'-6"	3056 SH*

NOTES:

* ONLY ON MID C

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8 UNIT TOWNHOMES
SARASOTA, FLORIDA

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Sheet Description
A1.5-FLOOR PLANS

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