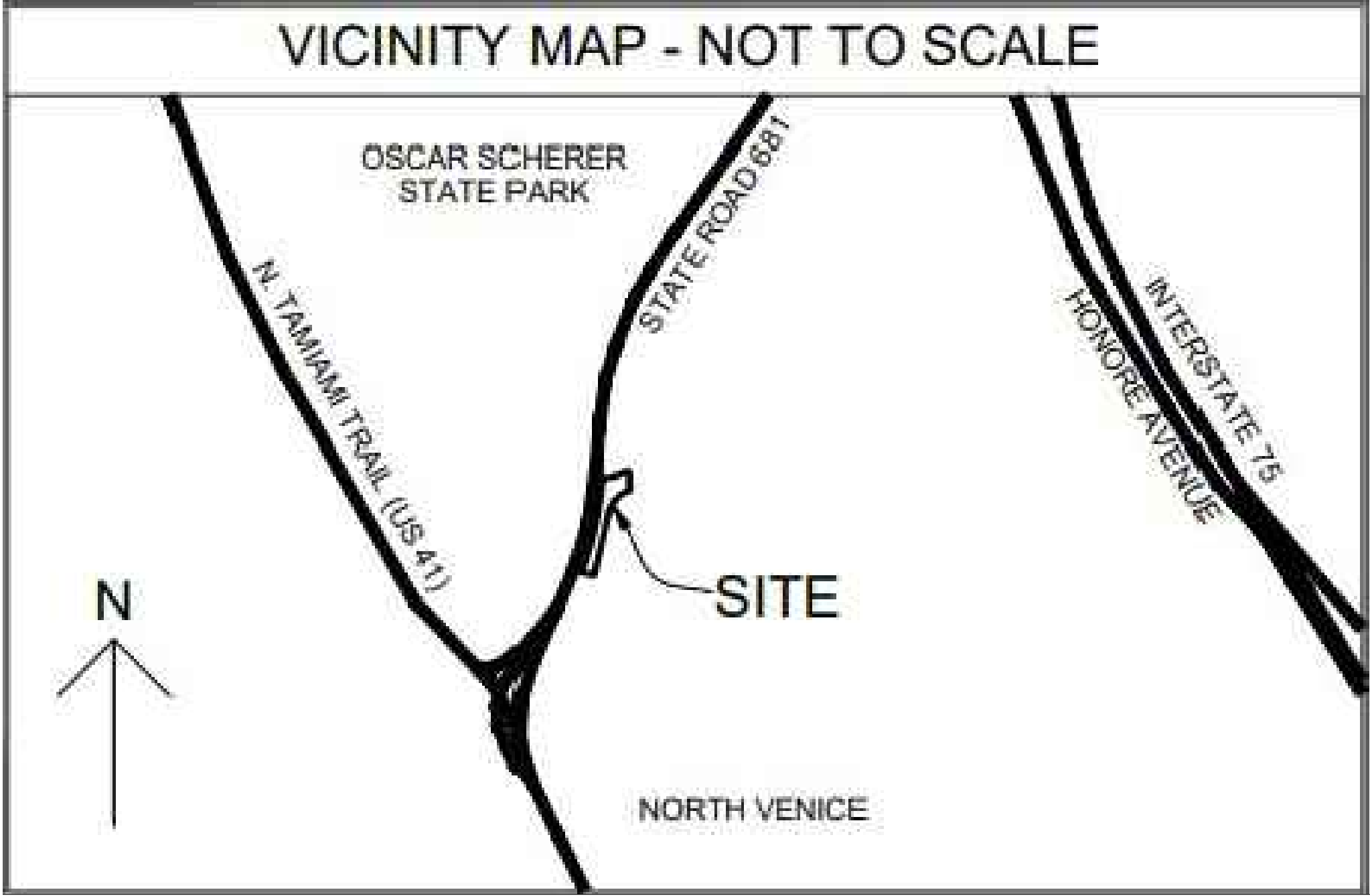
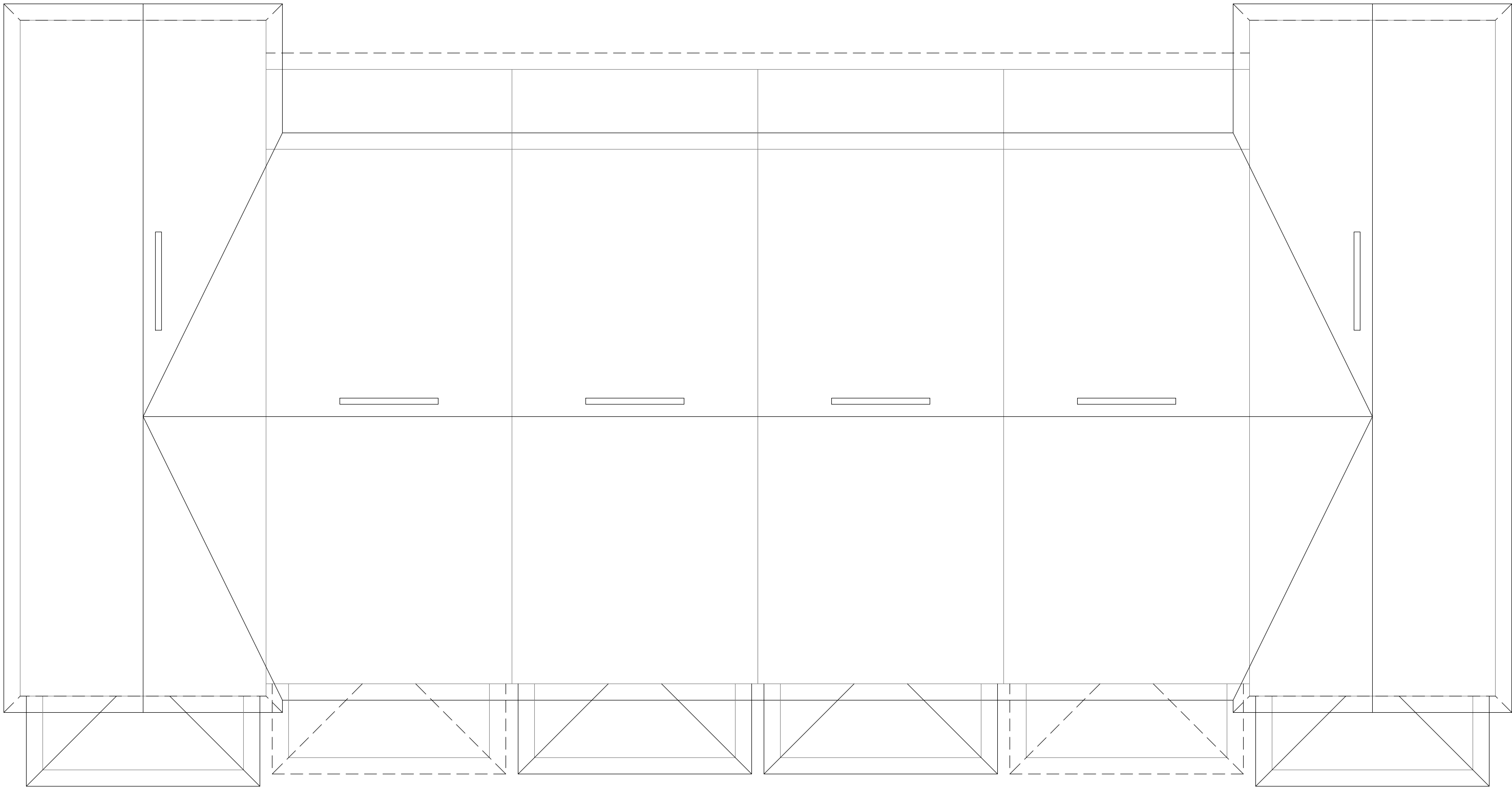




CONTRACTOR TO VERIFY ALL DIMENSIONS AND OPTIONS INCLUDED



2023 FLORIDA BUILDING CODE:

- SLEEPING ROOMS HAVE ADEQUATE WINDOW SIZE AND PROPER LOCATION FOR ESCAPE & RESCUE FBC R310
- ONE BATHROOM WITH A 29" MINIMUM CLEAR ACCESS, ON THE LOWER FLOOR. FBC R320
- HAZARDOUS GLASS LOCATIONS INDICATED. FBC R308.4
- ATTIC ACCESS LOCATED WITH OPENING DIMENSIONS FBC R807.
- PROVIDE PROTECTION FROM IMPACT IN GARAGES FOR DUCTWORK & APPLIANCES. FBC M1307, FBC MECHANICAL 603.15, FBC FUEL GAS 303.4
- STAIR CONSTRUCTION DETAILS INDICATE PROPER TREAD/RISER REALTIONSHIP, HANDRAIL LOCATION, HANDRAIL/GUARDRAIL HTS., & MINIMUM OPEN RAIL SPACING INDICATED. FBC 311.7, R312.1
- 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
- SMOKE DETECTOTS & CARBON MONOXIDE DETECTORS(IF APPLICABLE) LOCATED FBS R314 R315
- PROVIDE ROOF VENTILATION CALCULATION, FBC R806
- PROVIDE DETAILS FOR DWELLING-GARAGE OPENING AND PENETRATION PROTECTION; PROVIDE DETAILS FOR DWELLING-GARAGE FIRE SEPARATION. FBC R302.5, R302.6
- PROVIDE LOCATION OF ALL REQUIRED GFI/AFI AND WATERPROOF RECEPTACLE. FBC R3901, E4002
- PROVIDE MINIMUM 75% HIGH-EFFICACY LIGHTING FBC ENERGY CONSERVATION R404
- LOCATION OF REQUIRED VENTING FOR ALL FUEL BURNING APPLIANCES, INCLUDING FIREPLACES. FB CHAPTER 24

NOTE:

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	OVERALL 1ST FLOOR PLAN
A1.2	OVERALL 2ND FLOOR PLAN
A1.3	FOUNDATION PLAN
A1.4	ROOF PLAN
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A3.1	DETAILS

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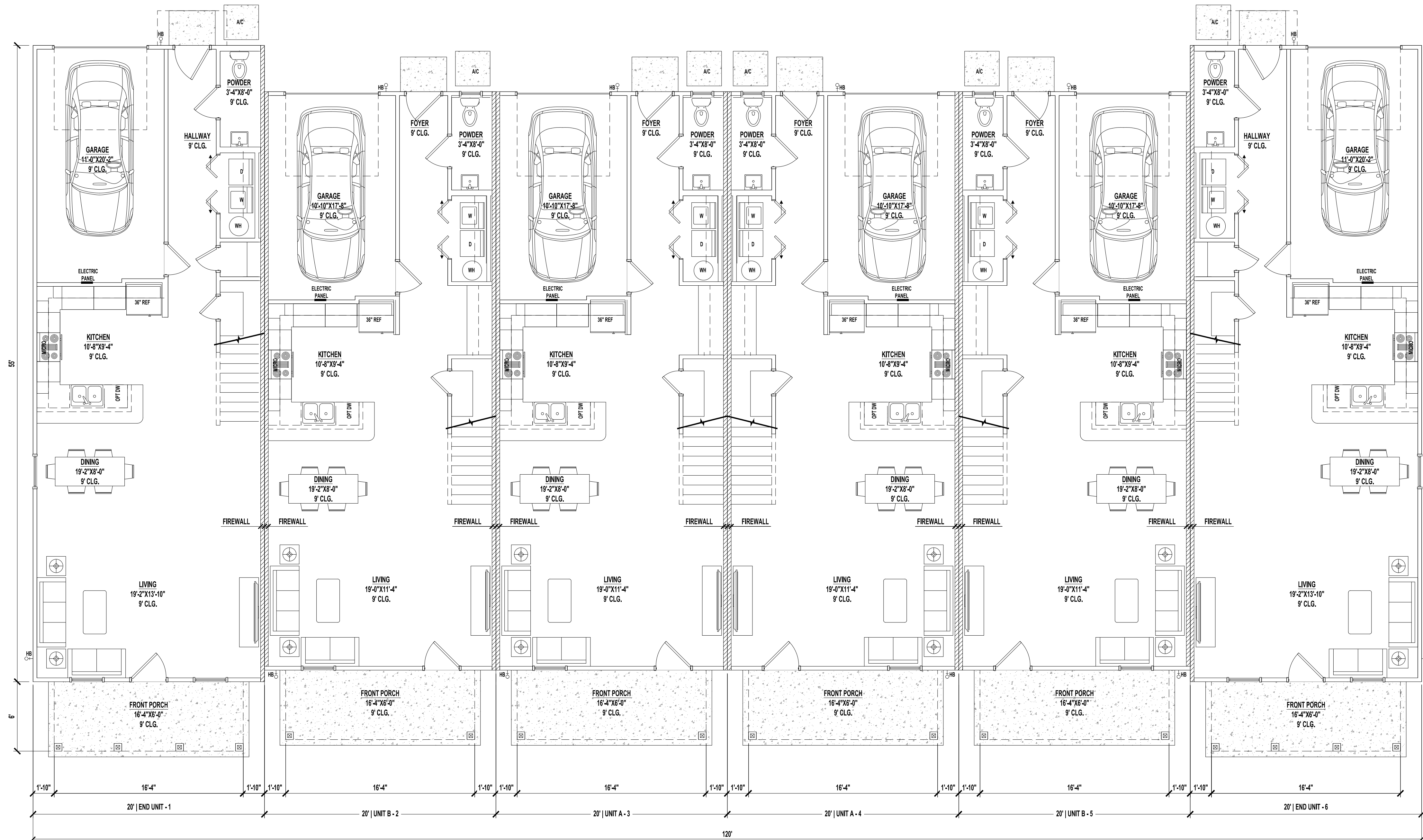
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6 UNIT TOWNHOMES
SARASOTA, FLORIDA

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

Sheet Description
A0.0-Overview

Drawn by: EBG	Checked by: CG
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OVERALL 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

END UNIT AREAS

1ST FLOOR HEATED AREA	864 SF
2ND FLOOR HEATED AREA	1,068 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

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

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

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6 UNIT TOWNHOMES SARASOTA, FLORIDA

A Project For:

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5711 Richard St, Suite 3
Jacksonville, FL 32216

Sheet Description

A1.1-Overall 1st
FLOOR PLAN

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EBG

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11/25/25

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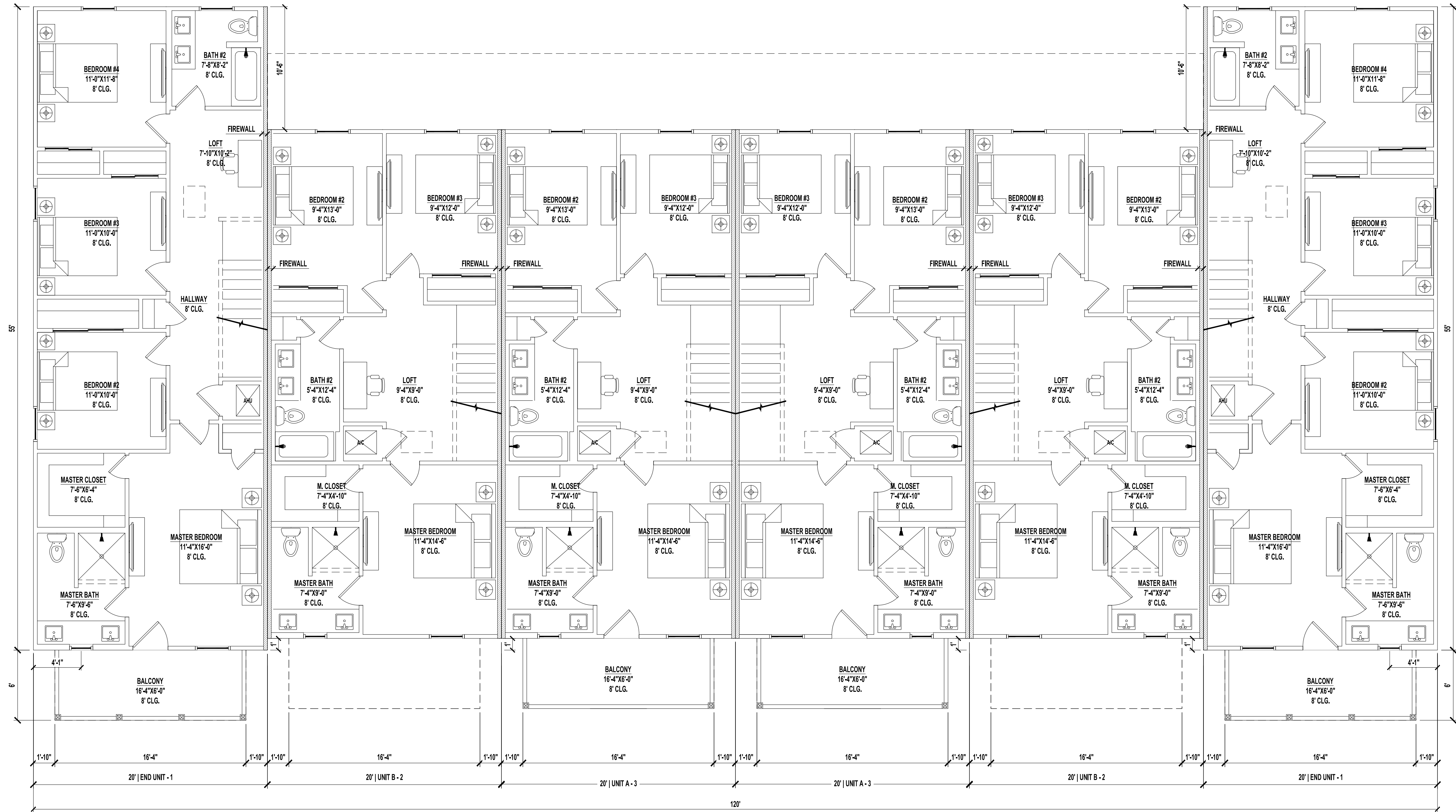
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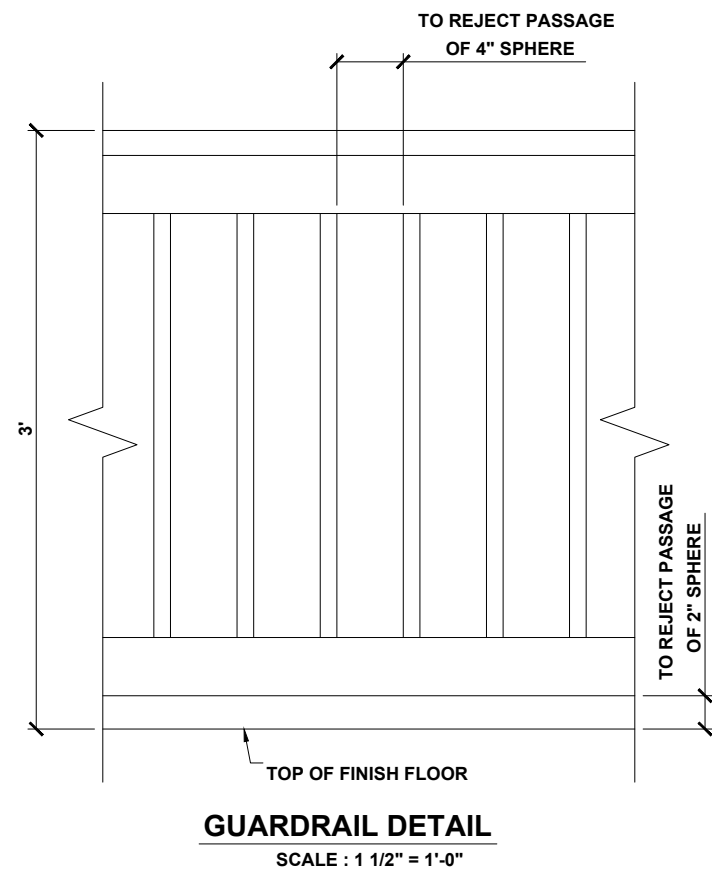
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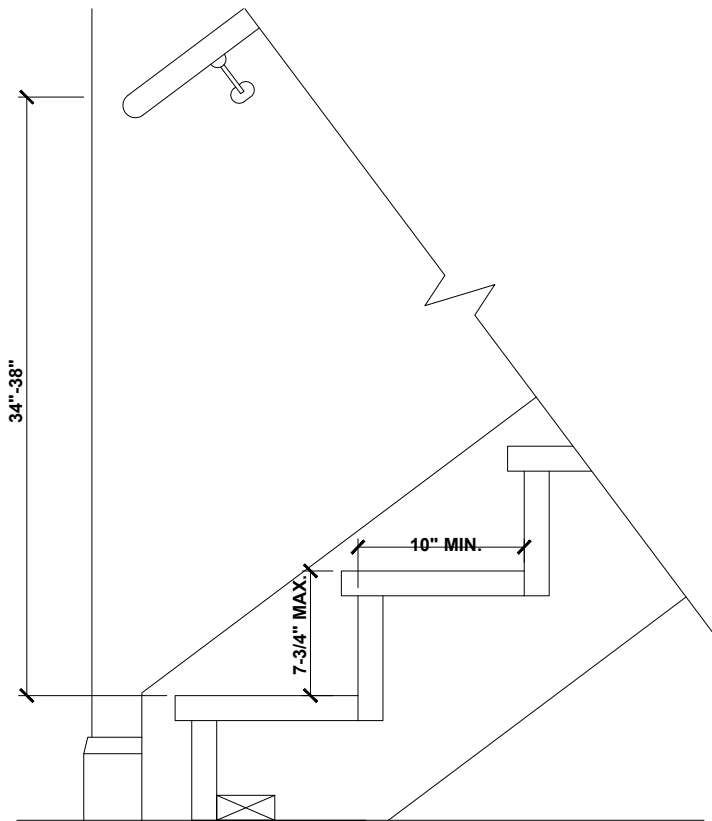
of 5



OVERALL 2ND FLOOR PLAN



GUARDRAIL DETAIL



STAIR DETAIL

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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**A1.2-Overall 2nd
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