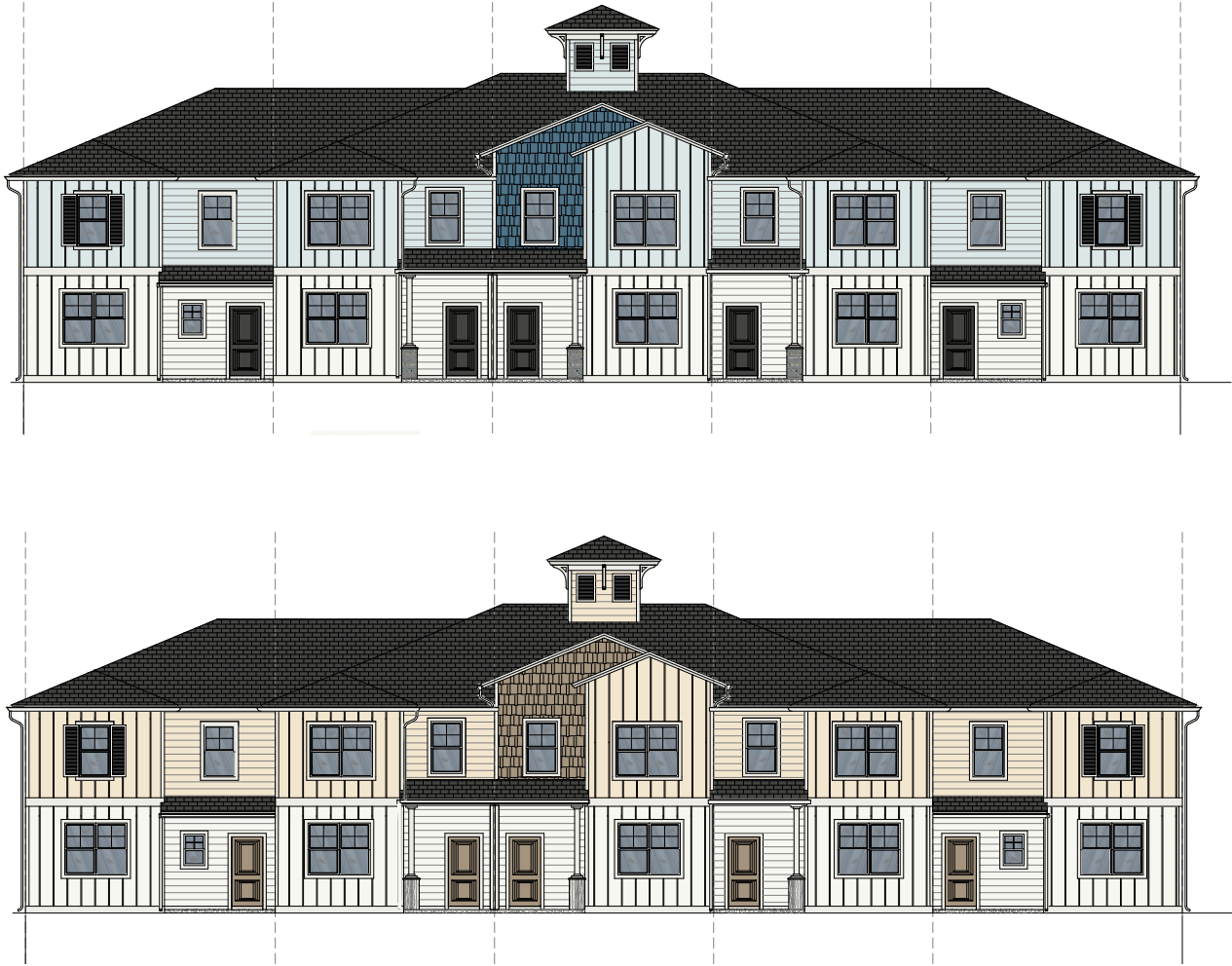
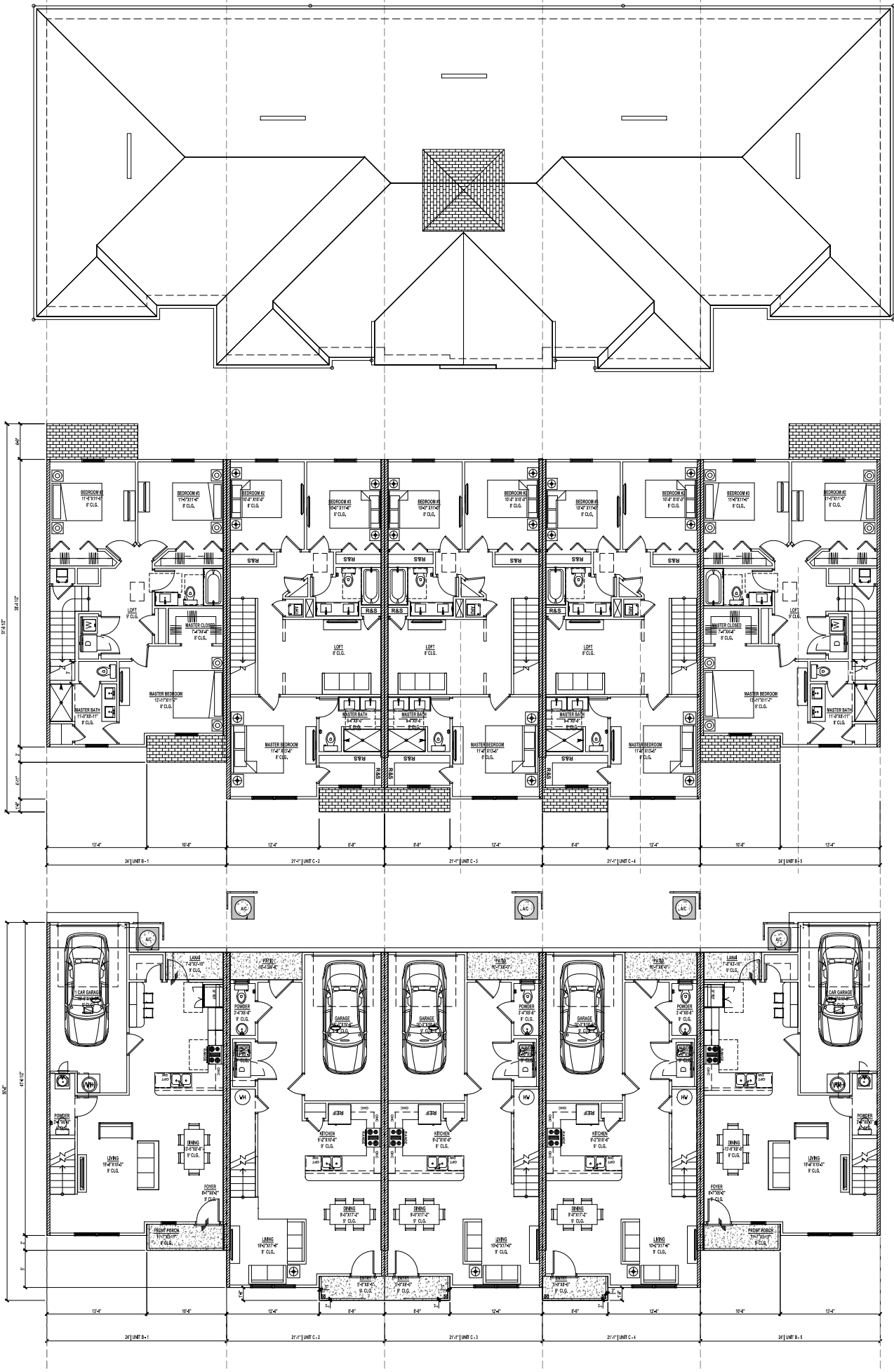




**GENERAL NOTES:**  
1. TOTAL UNDER ROOF AREA: 7763 SF;

**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             |
| A0.0          | OVERVIEW               |
| A1.1          | OVERALL PLAN           |
| A1.2          | FLOOR PLAN END UN B    |
| A1.3          | FLOOR PLAN END UN C    |
| A1.4          | FOUNDATION PLAN        |
| A1.5          | ROOF PLAN              |
| A1.6          | ELECTRIC PLAN END UN B |
| A1.7          | ELECTRIC PLAN END UN C |
| A2.1          | ELEVATIONS OPI         |
| A2.2          | ELEVATIONS OPII        |
| A3.1          | DETAIL SHEET           |
| A4.1          | ELEVATION BLUE         |
| A4.2          | ELEVATION YELLOW       |

| CODE INFORMATION   |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING CODE:     | 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION<br>2023 FLORIDA BUILDING CODE PLUMBING<br>2023 FLORIDA BUILDING CODE MECHANICAL<br>2020 NEC |
| CONSTRUCTION TYPE: | 5B                                                                                                                                              |
| OCCUPANCY CLASS:   | R-3                                                                                                                                             |

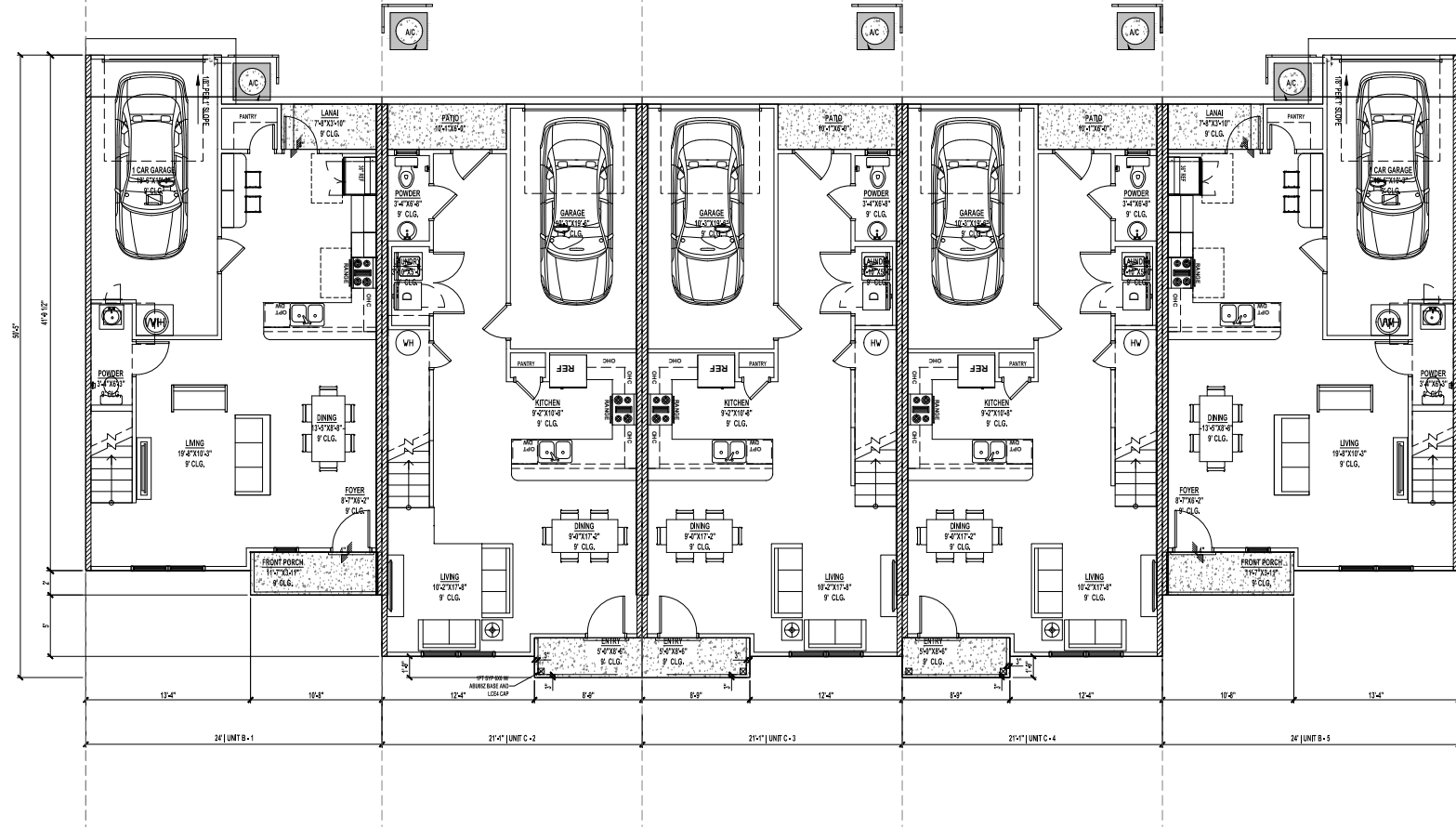
| Revisions |   | Date | By |
|-----------|---|------|----|
| No        | 1 |      |    |
|           | 2 |      |    |
|           | 3 |      |    |
|           | 4 |      |    |
|           | 5 |      |    |
|           | 6 |      |    |

TWELVE OAKS 5PLEX  
TOWNHOMES  
ORLANDO, FL

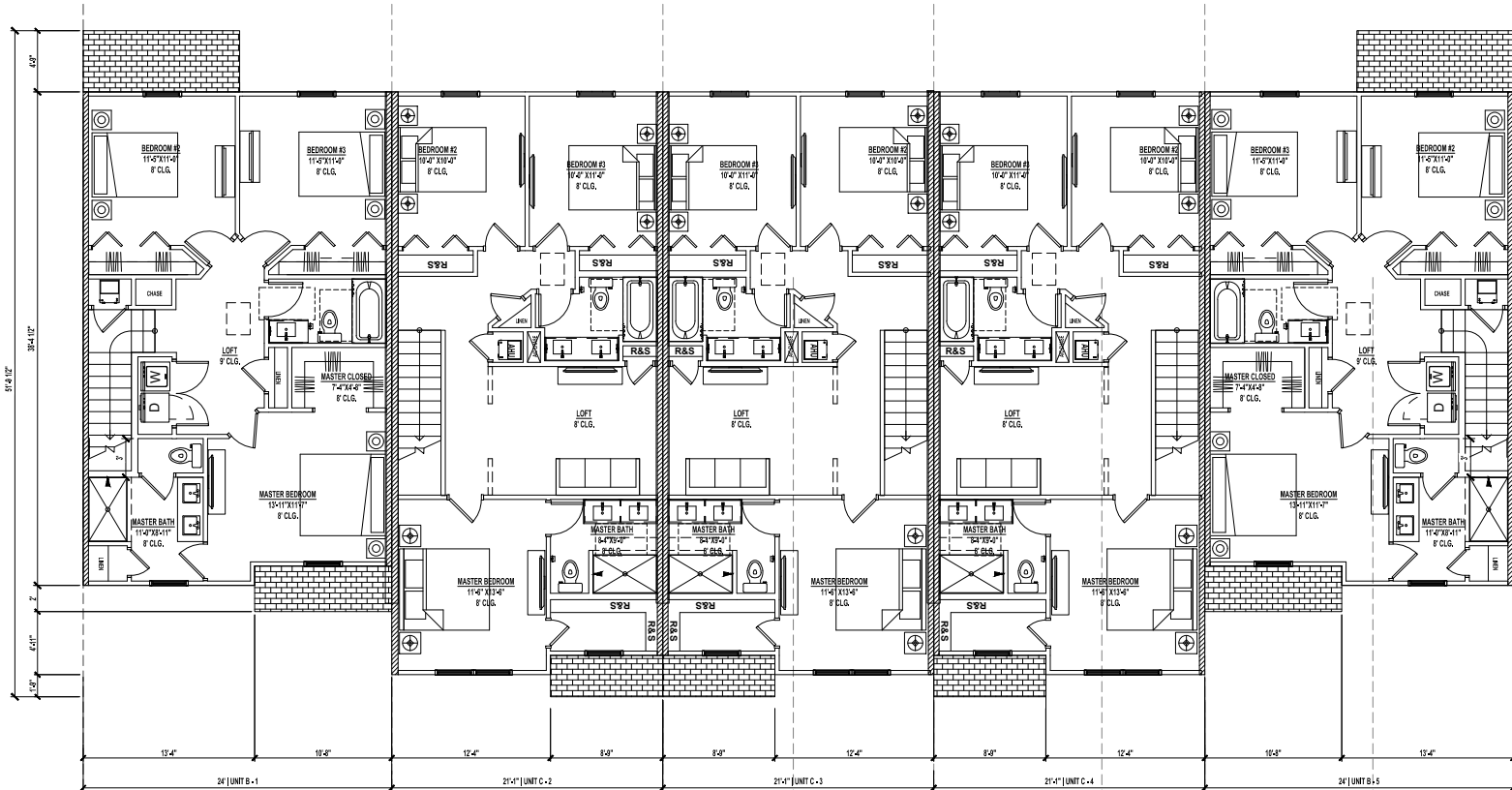
A Project For:  
SOUTHERN IMPRESSION  
HOMES  
10151 DEERWOOD PARK BLVD, BUILDING  
400, SUITE 300, JACKSONVILLE, FL 32256

Sheet Description:  
A0.0 - OVERVIEW

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



**1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
HEATED AREA: 3,036 SF



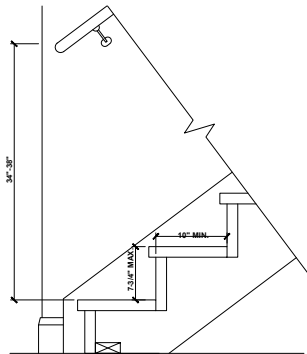
**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
HEATED AREA: 4,725 SF

| UNIT B 3BD            |          |
|-----------------------|----------|
| 1ST FLOOR HEATED AREA | 667 SF   |
| 2ND FLOOR HEATED AREA | 852 SF   |
| TOTAL HEATED AREA     | 1,519 SF |
| GARAGE                | 237 SF   |
| FRONT PORCH           | 36 SF    |
| LANAI                 | 28 SF    |
| TOTAL UNDER ROOF      | 1,820 SF |

CONDITIONED SPACE = 12,152 CF

| UNIT C 3BD            |          |
|-----------------------|----------|
| 1ST FLOOR HEATED AREA | 680 SF   |
| 2ND FLOOR HEATED AREA | 895 SF   |
| TOTAL HEATED AREA     | 1,575 SF |
| GARAGE                | 217 SF   |
| FRONT PORCH           | 28 SF    |
| LANAI                 | 37 SF    |
| TOTAL UNDER ROOF      | 1,857 SF |

CONDITIONED SPACE = 12,600 CF



**STAIR DETAIL**  
SCALE: 1/2" = 1'-0"

| Revisions |  | By | Date |
|-----------|--|----|------|
| No        |  |    |      |
| 1         |  |    |      |
| 2         |  |    |      |
| 3         |  |    |      |
| 4         |  |    |      |
| 5         |  |    |      |
| 6         |  |    |      |

**TWELVE OAKS 5PLEX**  
TOWNHOMES  
ORLANDO, FL

**SOUTHERN IMPRESSION HOMES**  
10151 DEERWOOD PARK BLVD, BUILDING 400, SUITE 300, JACKSONVILLE, FL 32256

|                     |                 |
|---------------------|-----------------|
| A Project For:      |                 |
| Sheet Description   |                 |
| A1.1 - OVERALL PLAN |                 |
| Drawn by:           | Checked by:     |
| Issued Date:        | Scale (U.N.O.): |
| Printed Date:       | Sheet Number    |



**CONDITIONED SPACE = 12,152 CF**

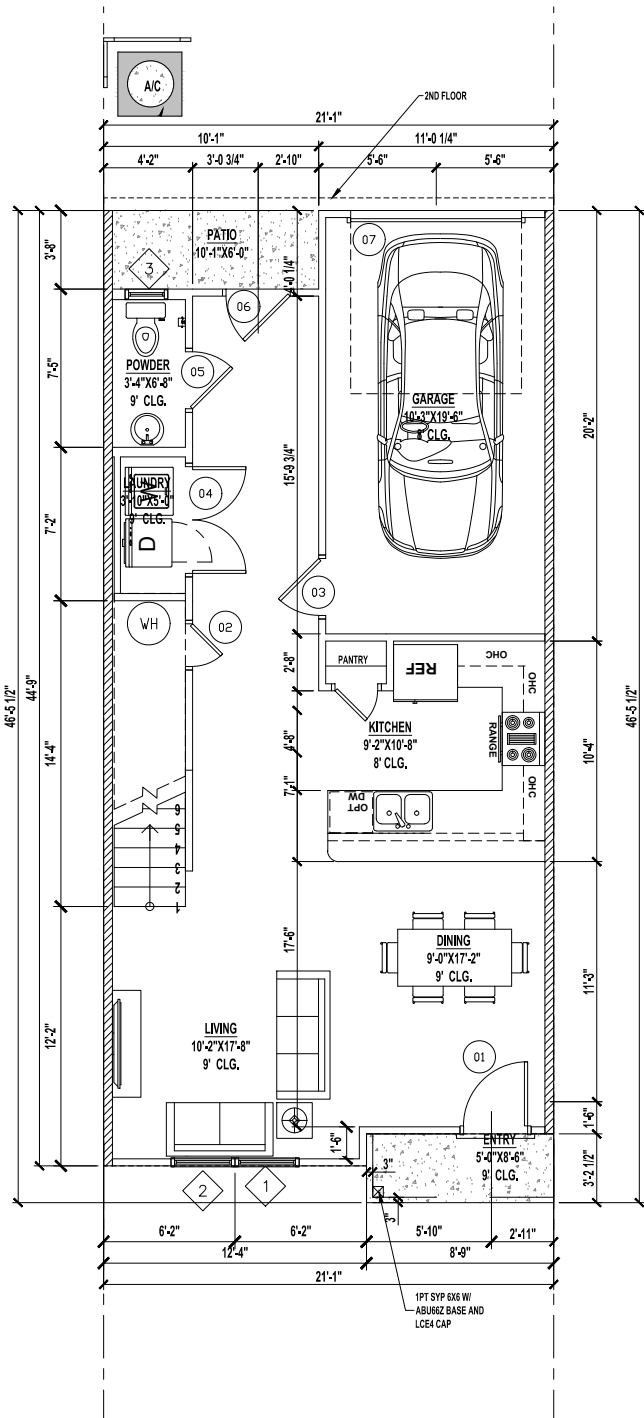
| WINDOW SCHEDULE |       |        |                |
|-----------------|-------|--------|----------------|
| MARK            | SIZE  |        | NOTES          |
|                 | Width | HEIGHT |                |
| 1               | 2'-0" | 3'-0"  | 2030 SH        |
| 2               | 3'-0" | 5'-0"  | 3050 SH        |
| 3               | 3'-0" | 5'-0"  | 3050 SH        |
| 4               | 3'-0" | 5'-0"  | 3050 SH TEMP   |
| 5               | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 6               | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 7               | 3'-0" | 5'-0"  | 3050 SH EGRESS |

**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.

**GENERAL NOTES:**

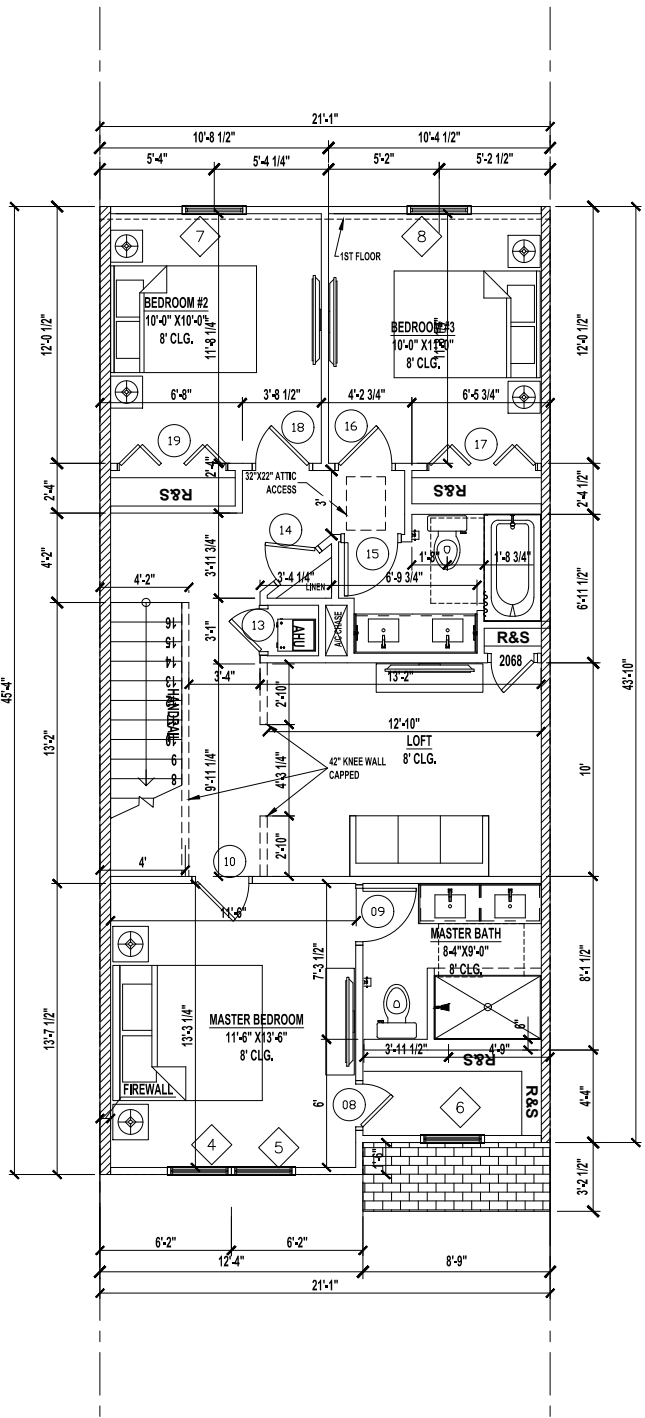
1. TOTAL UNDER ROOF AREA: 7763 SF
2. TOTAL UNDER ROOF AREA: 9211 SF

|                                                                                                                                 |  |                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|
| A Project For:<br><b>SOUTHERN IMPRESSION HOMES</b><br>10151 DEERWOOD PARK BLVD, BUILDING 400, SUITE 300, JACKSONVILLE, FL 32256 |  | <b>TWELVE OAKS 5PLEX</b><br>TOWNHOMES<br>ORLANDO, FL                    |  |
| Sheet Description:<br><b>A1.2 - FLOOR PLAN</b><br><b>END UN B</b>                                                               |  | No<br>1<br>2<br>3<br>4<br>5<br>6                                        |  |
| Drawn by: _____<br>Issued Date: _____<br>Printed Date: _____                                                                    |  | Revisions<br>Date<br>_____<br>_____<br>_____<br>_____<br>_____<br>_____ |  |
| Checked by: _____<br>Scale (U.N.O.): _____<br>Sheet Number _____                                                                |  |                                                                         |  |



1ST FLOOR PLAN UN C 3BD

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



2ND FLOOR PLAN UN C 3BD

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

UNIT C 3BD

|                       |          |
|-----------------------|----------|
| 1ST FLOOR HEATED AREA | 680 SF   |
| 2ND FLOOR HEATED AREA | 895 SF   |
| TOTAL HEATED AREA     | 1,575 SF |
| GARAGE                | 217 SF   |
| FRONT PORCH           | 28 SF    |
| LANAI                 | 37 SF    |
| TOTAL UNDER ROOF      | 1,857 SF |

CONDITIONED SPACE = 12,600 CF

DOOR AND FRAME SCHEDULE

| MARK | DOOR SIZE |       | NOTES             | Style                            |
|------|-----------|-------|-------------------|----------------------------------|
|      | WD        | HGT   |                   |                                  |
| 1    | 3'-0"     | 6'-8" | 3068              | Hinged - Single - Exterior Panel |
| 2    | 2'-0"     | 5'-0" | 2050              | Hinged - Single - 6 Panel        |
| 3    | 2'-8"     | 6'-8" | 2068              | Hinged - Single - 6 Panel        |
| 4    | 5'-0"     | 6'-8" | 5068              | Hinged - Double - 6 Panel        |
| 5    | 2'-8"     | 6'-8" | 2068              | Hinged - Single - 6 Panel        |
| 6    | 3'-0"     | 6'-8" | 3068              | Hinged - Single - 6 Panel        |
| 7    | 8'-0"     | 8'-0" | 8080              | Overhead - Sectional             |
| 8    | 2'-0"     | 6'-8" | 2068              | Hinged - Single - 6 Panel        |
| 9    | 2'-6"     | 6'-8" | 2668              | Hinged - Single - 6 Panel        |
| 10   | 2'-6"     | 6'-8" | 2668              | Hinged - Single - 6 Panel        |
| 13   | 2'-0"     | 6'-8" | 2068              | Standard                         |
| 14   | 2'-4"     | 6'-8" | 2468              | Hinged - Single - 6 Panel        |
| 15   | 2'-6"     | 6'-8" | 2668              | Standard                         |
| 16   | 2'-6"     | 6'-8" | 2668              | Hinged - Single - 6 Panel        |
| 17   | 5'-0"     | 6'-8" | 5068              | Bifold - Double - Louver         |
| 18   | 2'-6"     | 6'-8" | 2668              | Hinged - Single - 6 Panel        |
| 19   | 5'-0"     | 6'-8" | 5068              | Bifold - Double - Louver         |
| 20   | 2'-0"     | 6'-8" | 2068              | Hinged - Single - 6 Panel        |
| 21   | 2'-0"     | 6'-8" | 2068              | Standard                         |
| 22   | 2'-6"     | 6'-8" | 2668(Loft option) | Hinged - Single - 6 Panel        |
| 23   | 5'-0"     | 6'-8" | 5068(Loft option) | Bifold - Double - Louver         |

WINDOW SCHEDULE

| MARK | WINDOW SIZE |        | NOTES          |
|------|-------------|--------|----------------|
|      | Width       | HEIGHT |                |
| 1    | 3'-0"       | 5'-0"  | 3050 SH        |
| 2    | 3'-0"       | 5'-0"  | 3050 SH        |
| 3    | 2'-0"       | 5'-0"  | 2050 SH        |
| 4    | 3'-0"       | 5'-0"  | 3050 SH EGRESS |
| 5    | 3'-0"       | 5'-0"  | 3050 SH EGRESS |
| 6    | 3'-0"       | 5'-0"  | 3050 SH        |
| 7    | 3'-0"       | 5'-0"  | 3050 SH EGRESS |
| 8    | 3'-0"       | 5'-0"  | 3050 SH EGRESS |

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 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 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.

A Project For:

SOUTHERN IMPRESSION  
HOMES  
10151 DEERWOOD PARK BLVD, BUILDING  
400, SUITE 300, JACKSONVILLE, FL 32256

Sheet Description  
A1.3 - FLOOR PLAN  
MID UN C

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

Revisions

Date

By

TWELVE OAKS 5PLEX

TOWNHOMES  
ORLANDO, FL