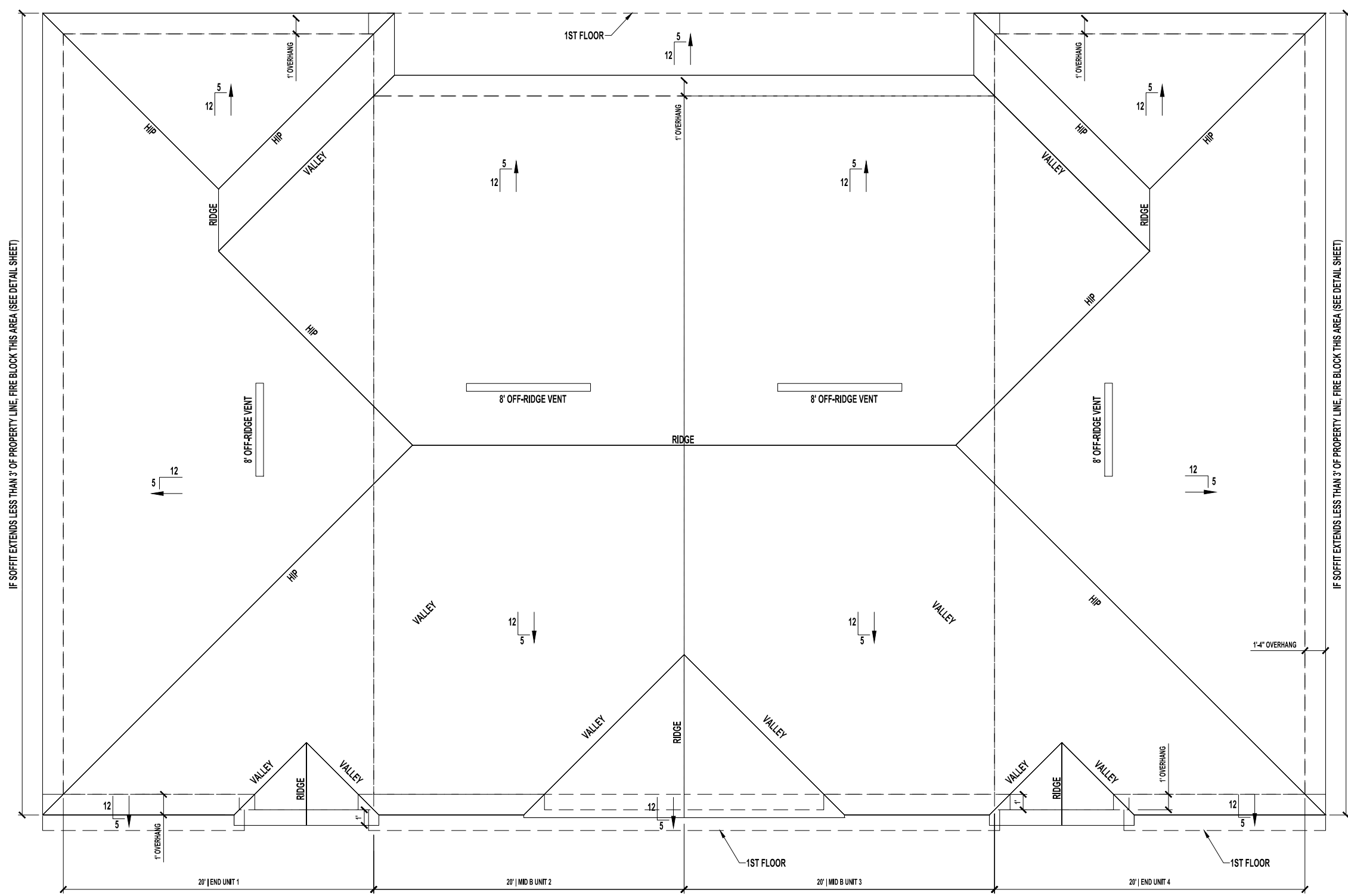
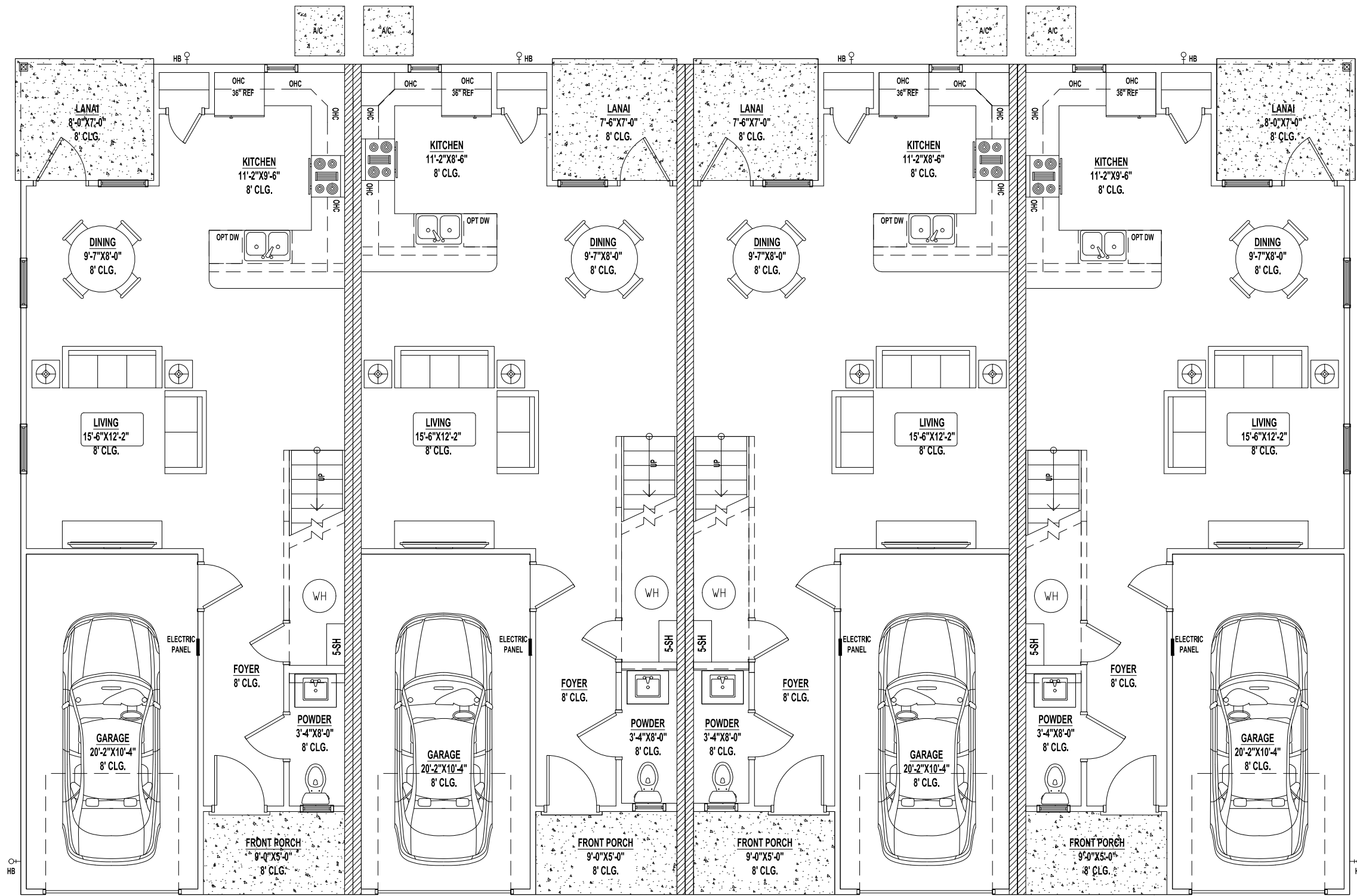




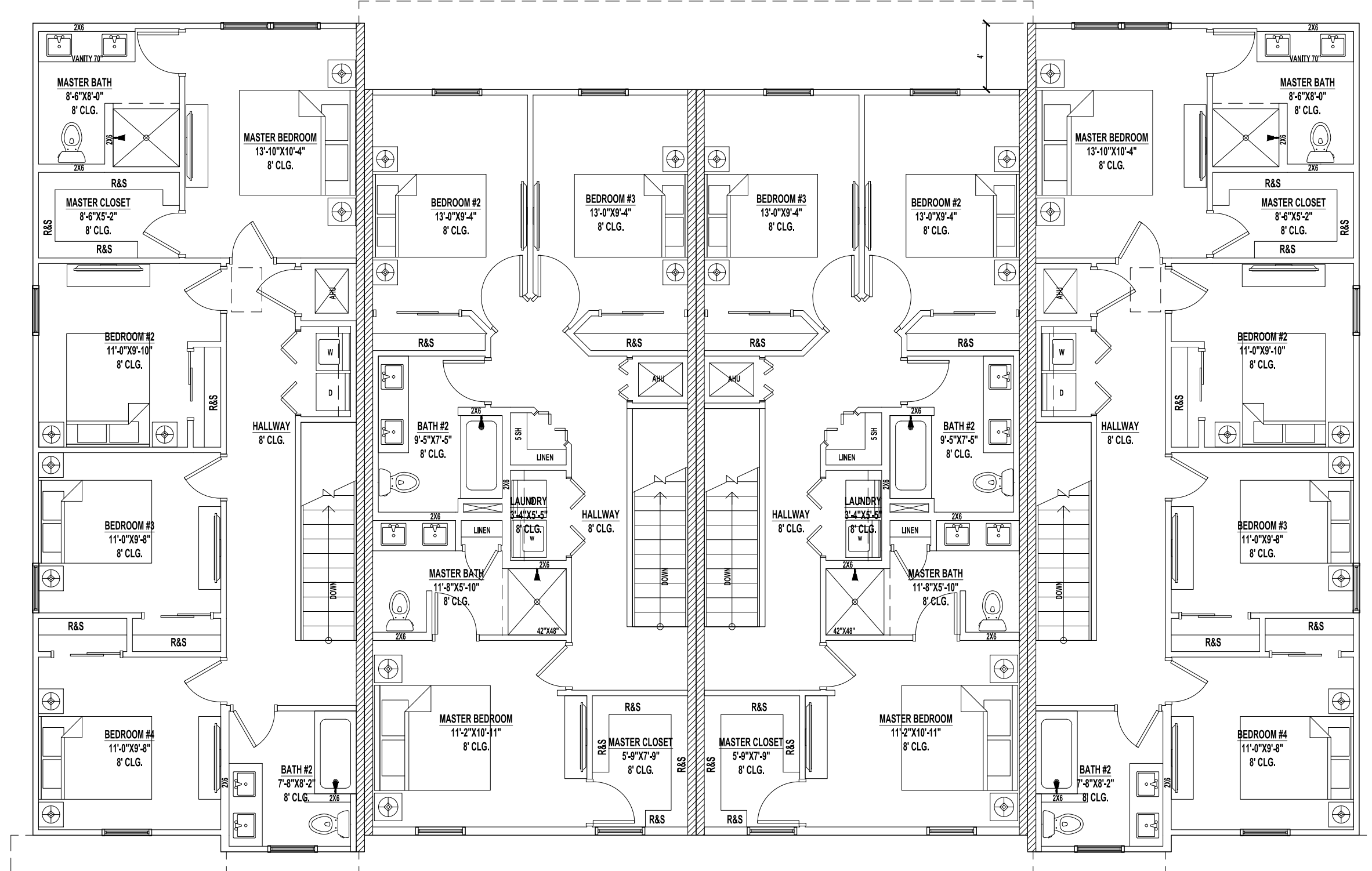
ROOF PLAN
SCALE: 1/8" = 1'-0"



OVERALL 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



CONTRACTOR TO VERIFY ALL DIMENSIONS AND OPTIONS INCLUDED



OVERALL 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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 GF/AFI AND WATERPROOF RECEPTACLE. FBC R3901, E4002
- 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
- LOCATION OF REQUIRED VENTING FOR ALL FUEL BURNING APPLIANCES, INCLUDING FIREPLACES. FB CHAPTER 24

END UNIT AREAS

1ST FLOOR HEATED AREA	674 SF
2ND FLOOR HEATED AREA	945 SF
TOTAL HEATED AREA	1,619 SF
GARAGE	225 SF
FRONT PORCH	43 SF
LANAI	56 SF
TOTAL UNDER ROOF	1,943 SF

CONDITIONED SPACE = 12,952 CF

END UNIT ANSI AREAS

1ST ANSI SF	674 SF
2ND ANSI SF	989 SF
TOTAL ANSI AREA	1,663 SF

MIDDLE UNIT B AREAS

1ST FLOOR HEATED AREA	674 SF
2ND FLOOR HEATED AREA	849 SF
TOTAL HEATED AREA	1,503 SF
GARAGE	225 SF
FRONT PORCH	43 SF
LANAI	53 SF
TOTAL UNDER ROOF	1,824 SF

CONDITIONED SPACE = 12,096 CF

MIDDLE UNIT B ANSI AREAS

1ST ANSI SF	674 SF
2ND ANSI SF	900 SF
TOTAL ANSI AREA	1,574SF

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 4 PLEX
A1.1	OVERALL PLAN
A1.2	FOUNDATION PLAN
A1.3	ROOF PLAN
A1.4	FLOOR PLANS
A1.5	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAILS

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 5TH ADDITION
	2023 FLORIDA BUILDING CODE PLUMBING
	2023 FLORIDA BUILDING CODE MECHANICAL
	2020 NEC

CONSTRUCTION TYPE: SB
OCCUPANCY CLASS: R-3

PROPOSED 2 STORY 4 UNIT TOWNHOME

A 0.0 - OVERVIEW 4Plex

SOUTHERN IMPRESSION HOMES

5711 Richard Street
Jacksonville, FL 32216
(904) 814-7428

By

Date

Revisions

No.

Date

04-25-23

Scale

AS SHOWN

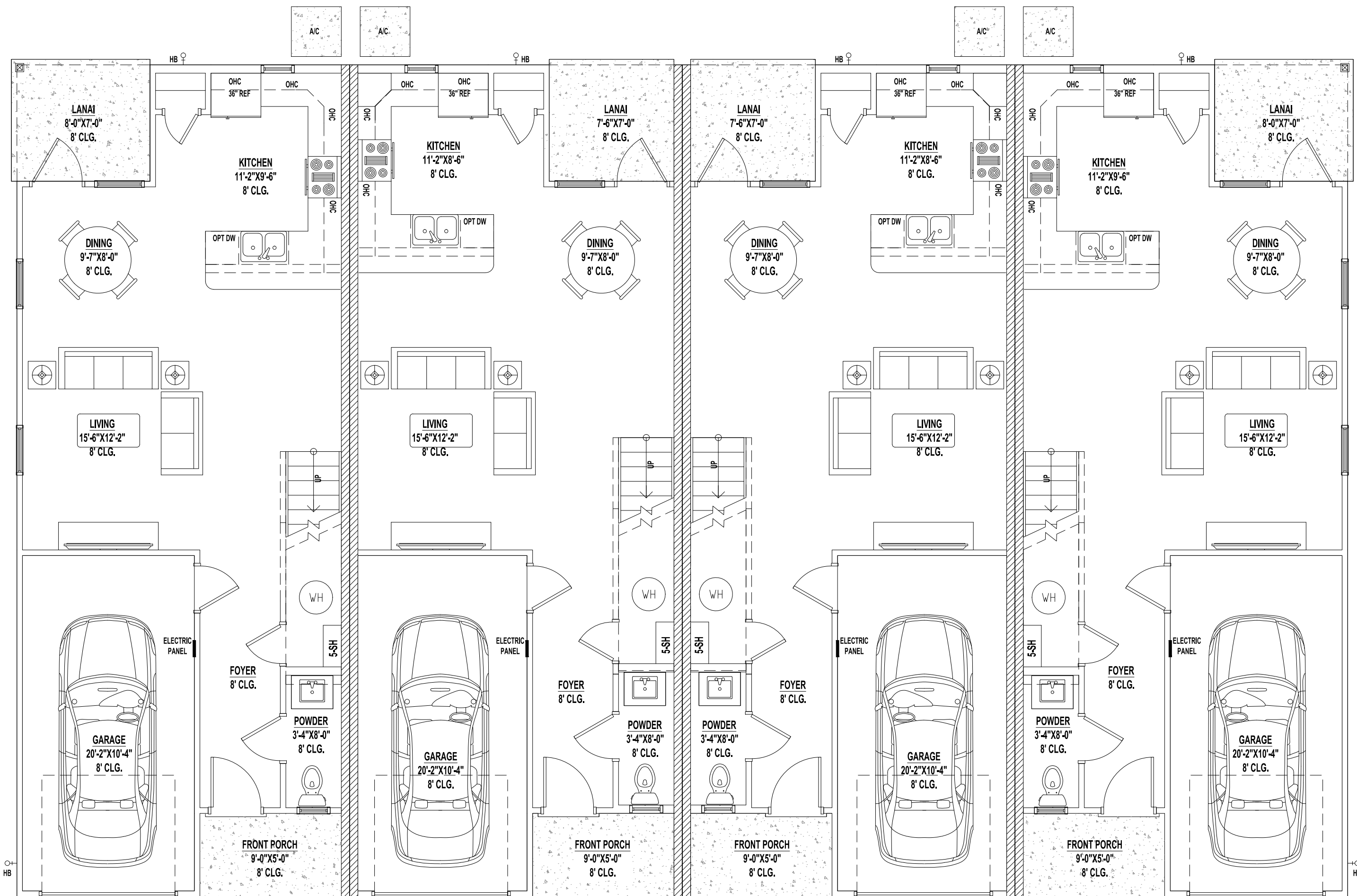
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20W - 5PLEX

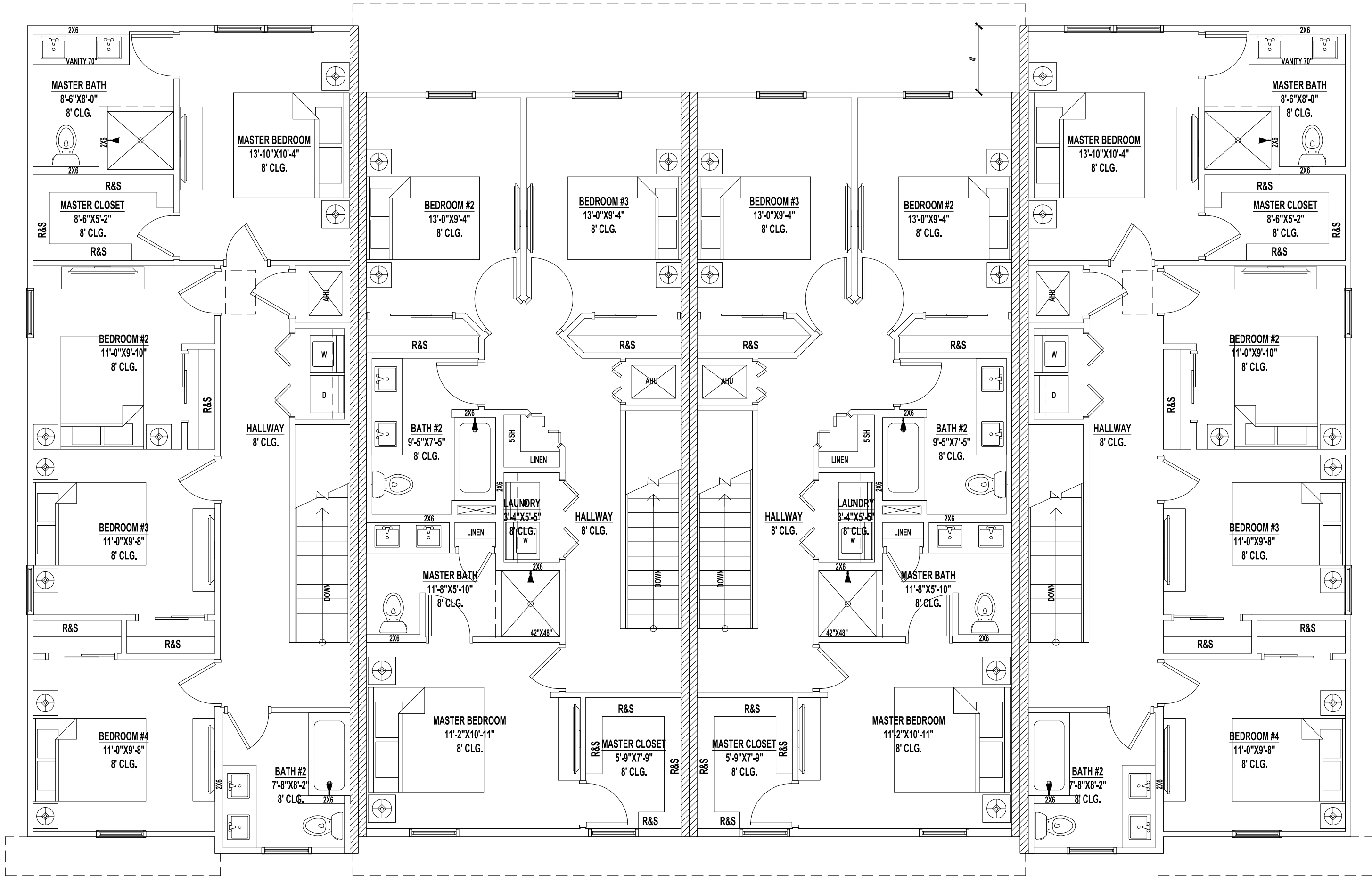
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A 0.0 - OVERVIEW

4Plex



OVERALL 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



OVERALL 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE END UNIT

NUMBER	DOOR		Style
	WD	SIZE	
1	3'-0"	6'-8"	3068 Door Front
2	2'-8"	6'-8"	2868 Std Internal Door
3	2'-4"	6'-4"	Standard
4	2'-8"	6'-8"	2668 Std Internal Door
5	3'-0"	6'-8"	3068 - Hinged - Single - Full Lite
6	2'-0"	6'-8"	2068 Std Internal Door
7	8'-0"	7'-0"	8070 Overhead - Garage
8	2'-6"	6'-8"	2668 Std Internal Door
9	2'-6"	6'-8"	2668 Std Internal Door
10	4'-0"	6'-8"	4068 Sliding
11	4'-0"	6'-8"	4068 Sliding
12	2'-6"	6'-8"	2668 Std Internal Door
13	5'-0"	6'-8"	Bifold - Double - Louver
14	4'-0"	6'-8"	4068 Sliding
15	2'-8"	6'-8"	2668 Std Internal Door
16	2'-6"	6'-8"	2668 Std Internal Door
17	2'-6"	6'-8"	2668 Std Internal Door
18	2'-6"	6'-8"	2668 Std Internal Door
19	2'-6"	6'-8"	2668 Std Internal Door

DOOR SCHEDULE MIDDLE B UNIT

MARK	DOOR		Style
	WD	SIZE	
1	3'-0"	6'-8"	3068 Door Front
2	2'-8"	6'-8"	2868 Std Internal Door
3	2'-4"	6'-8"	2868 Std Internal Door
4	2'-8"	6'-8"	Standard
5	3'-0"	6'-8"	3068 - Hinged - Single - Full Lite
6	2'-0"	6'-8"	2068 Std Internal Door
7	8'-0"	7'-0"	8070 Overhead - Garage
8	2'-6"	6'-8"	2668 Std Internal Door
9	2'-6"	6'-8"	2668 Std Internal Door
10	2'-6"	6'-8"	2668 Std Internal Door
11	2'-2"	6'-8"	3068 Bifold
12	4'-8"	6'-8"	5068 Bifold
13	2'-6"	6'-8"	Bifold - Double - Louver
14	1'-8"	6'-8"	2068 Std Internal Door
15	2'-6"	6'-8"	2668 Std Internal Door
16	2'-6"	6'-8"	Bifold - Double - Louver
17	2'-6"	6'-8"	2668 Std Internal Door
18	2'-6"	6'-8"	2668 Std Internal Door
19	5'-0"	6'-8"	5068 Sliding
20	5'-0"	6'-8"	5068 Sliding

WINDOW SCHEDULE END UNIT

Number	SIZE		Style
	Width	Height	
1	2'-0"	3'-0"	2030SH
2	3'-0"	5'-0"	3050SH
3	3'-0"	5'-0"	3050SH
4	2'-0"	3'-0"	2030SH
5	3'-0"	5'-0"	3050SH EGRESS
6	3'-0"	5'-0"	3050SH EGRESS
7	3'-0"	5'-0"	3050SH EGRESS
8	3'-0"	5'-0"	3050SH EGRESS
9	3'-0"	5'-0"	3050SH EGRESS
10	3'-0"	5'-0"	3050SH EGRESS

WINDOW SCHEDULE END UNIT

Number	SIZE		Style
	Width	Height	
1	2'-0"	3'-0"	2030SH
2	3'-0"	5'-0"	3050SH
3	2'-0"	3'-0"	2030SH
4	3'-0"	5'-0"	3050SH EGRESS
5	3'-0"	5'-0"	3050SH EGRESS
6	3'-0"	5'-0"	3050SH EGRESS
7	3'-0"	5'-0"	3050SH EGRESS

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:

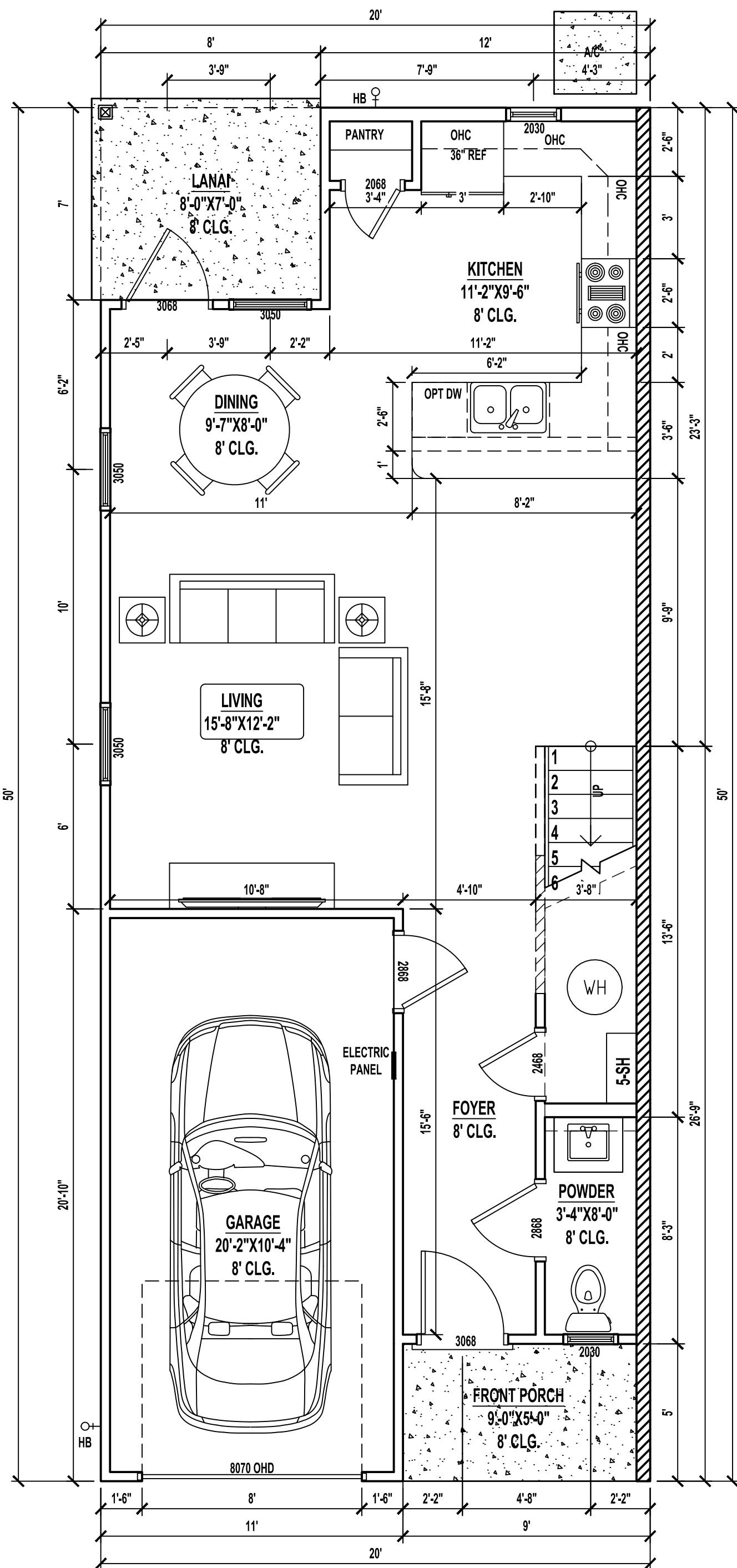
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS. HEIGHT SHALL BE 36"MIN. WHEN PORCH, BALCONY OR RISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE ANS SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE 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.

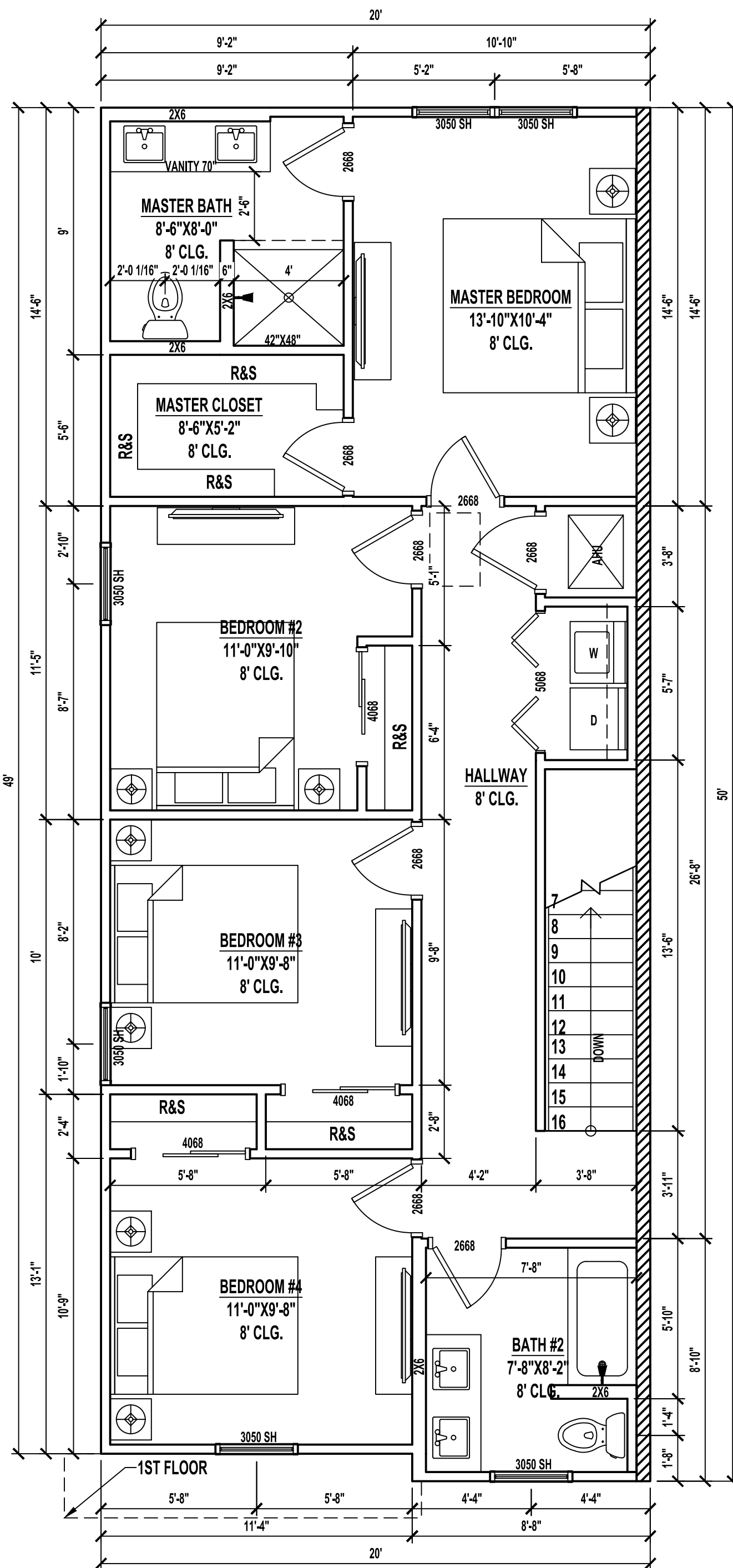
STAIR NOTE:

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.



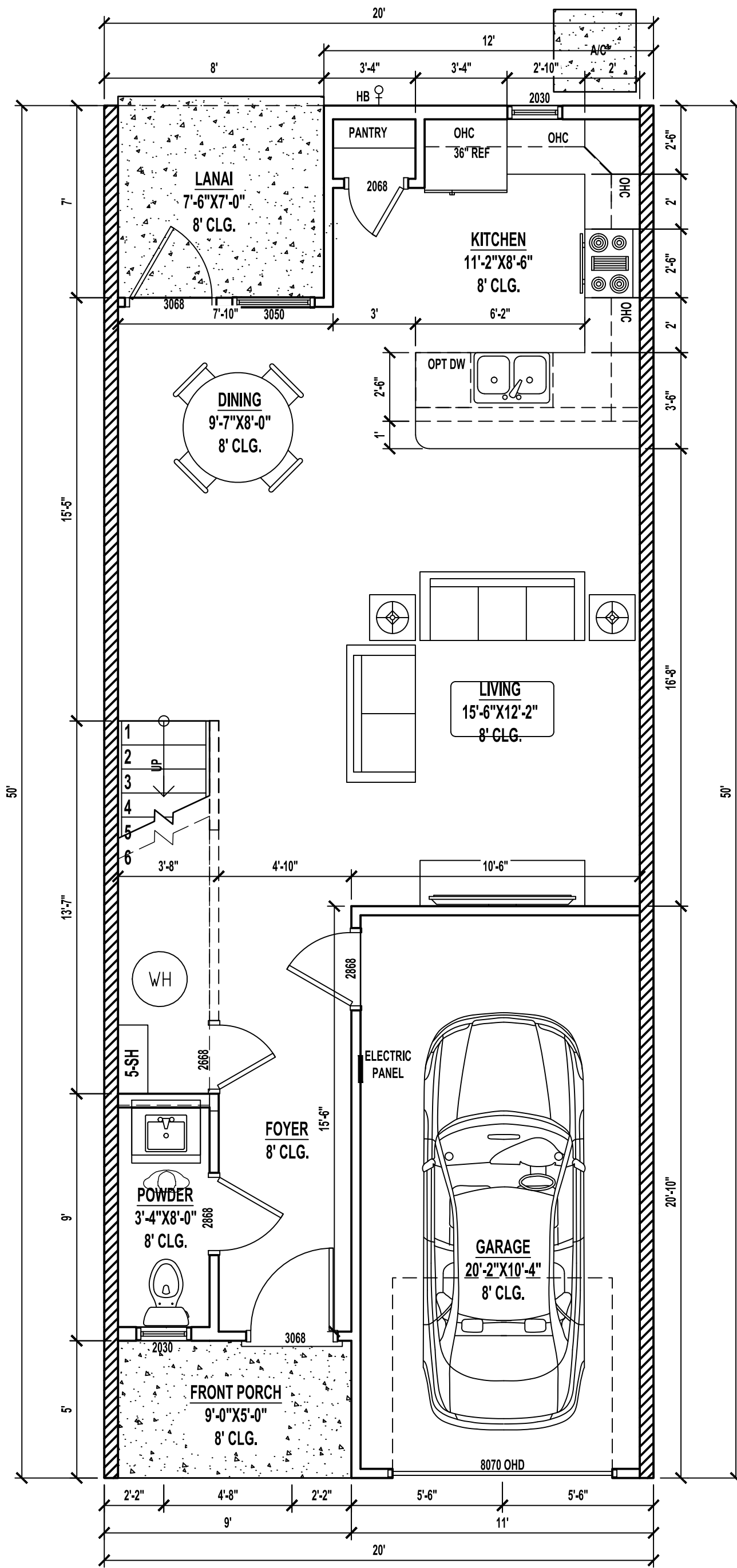
1ST FLOOR PLAN | END UNIT

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



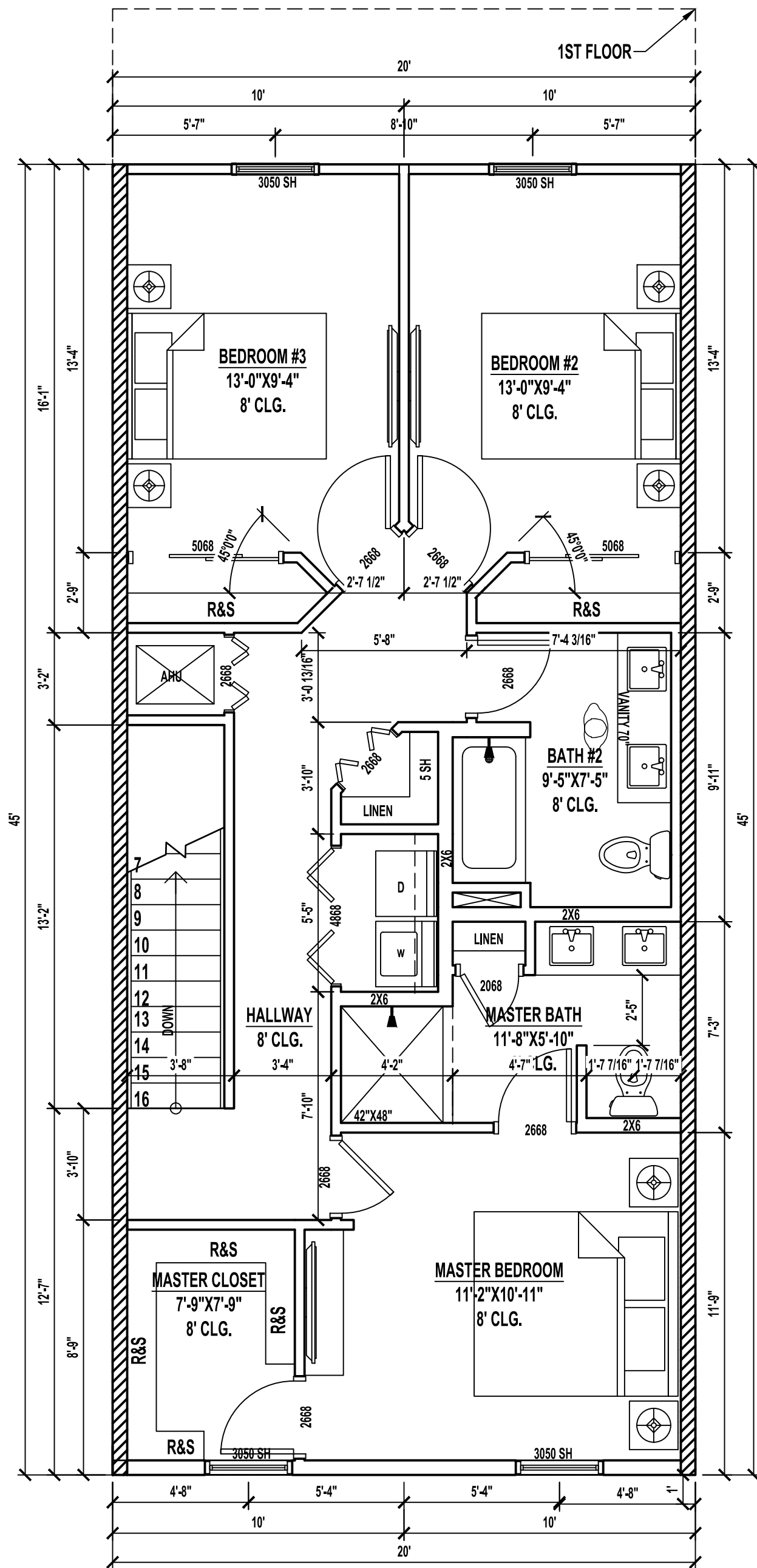
2ND FLOOR PLAN | END UNIT

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



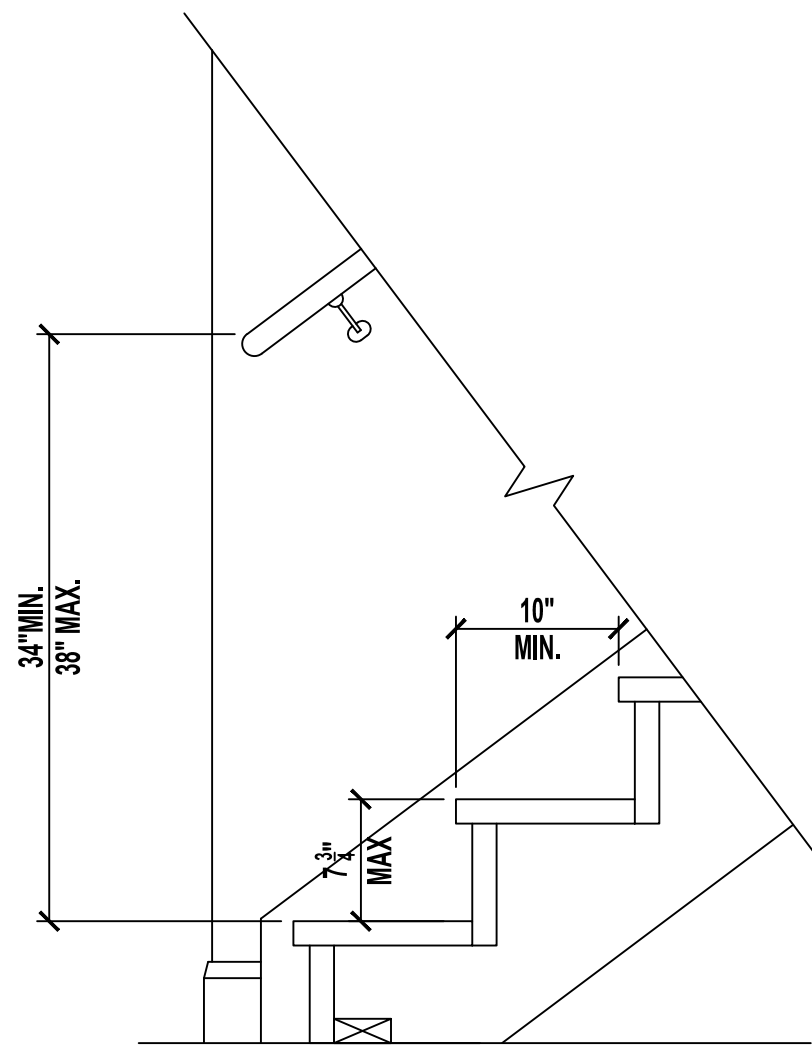
1ST FLOOR PLAN | MIDDLE UNIT B

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



2ND FLOOR PLAN | MIDDLE UNIT B

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



1 TYPICAL DETAIL @ STAIR
A1.3 1" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	EXTERIOR 2"x4" WOOD FRAME WALL
	2"x6" WOOD FRAME WALL
	FIREWALL

NOTES:
2X4 EXTERIOR WALL
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" GYPSUM 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, 1/4"(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