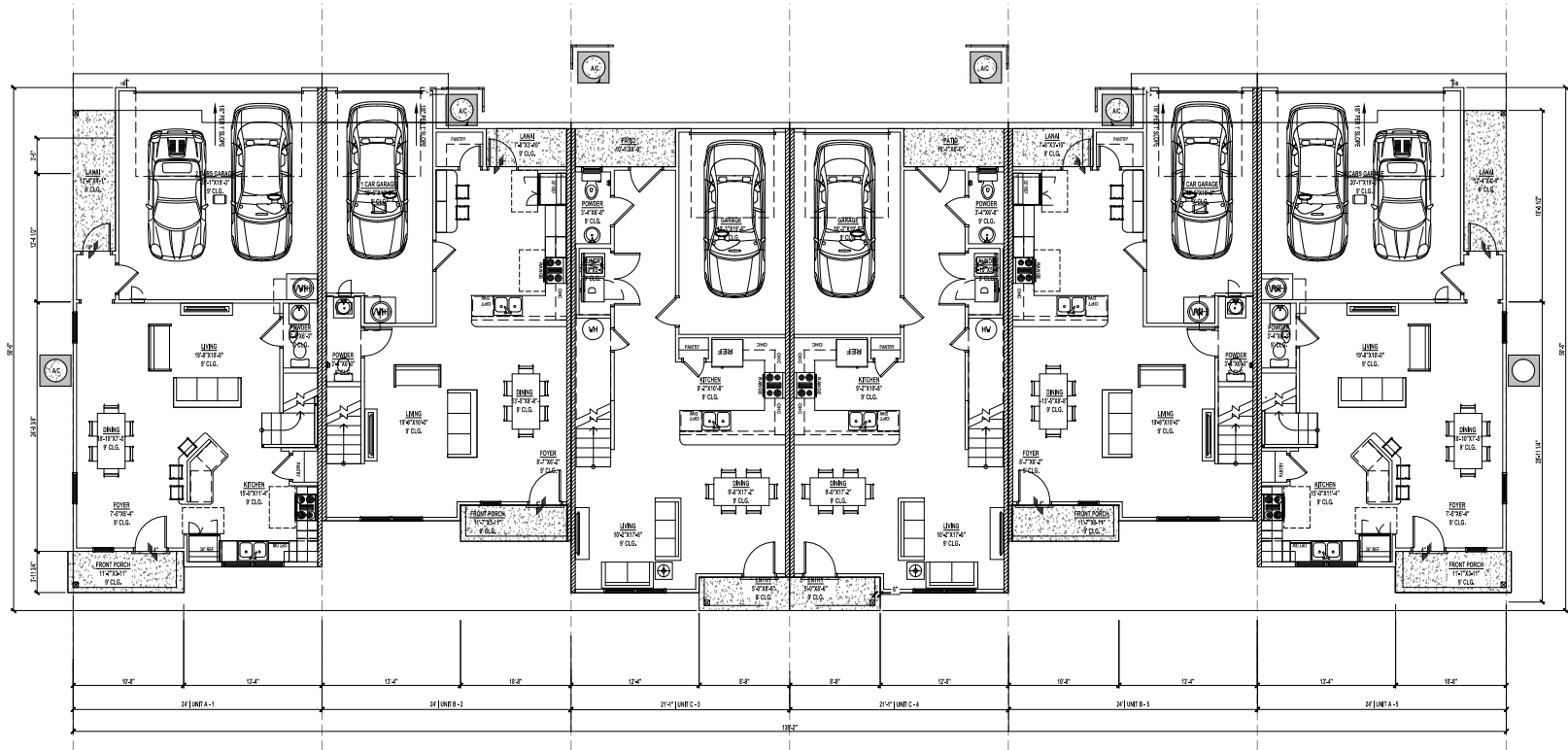
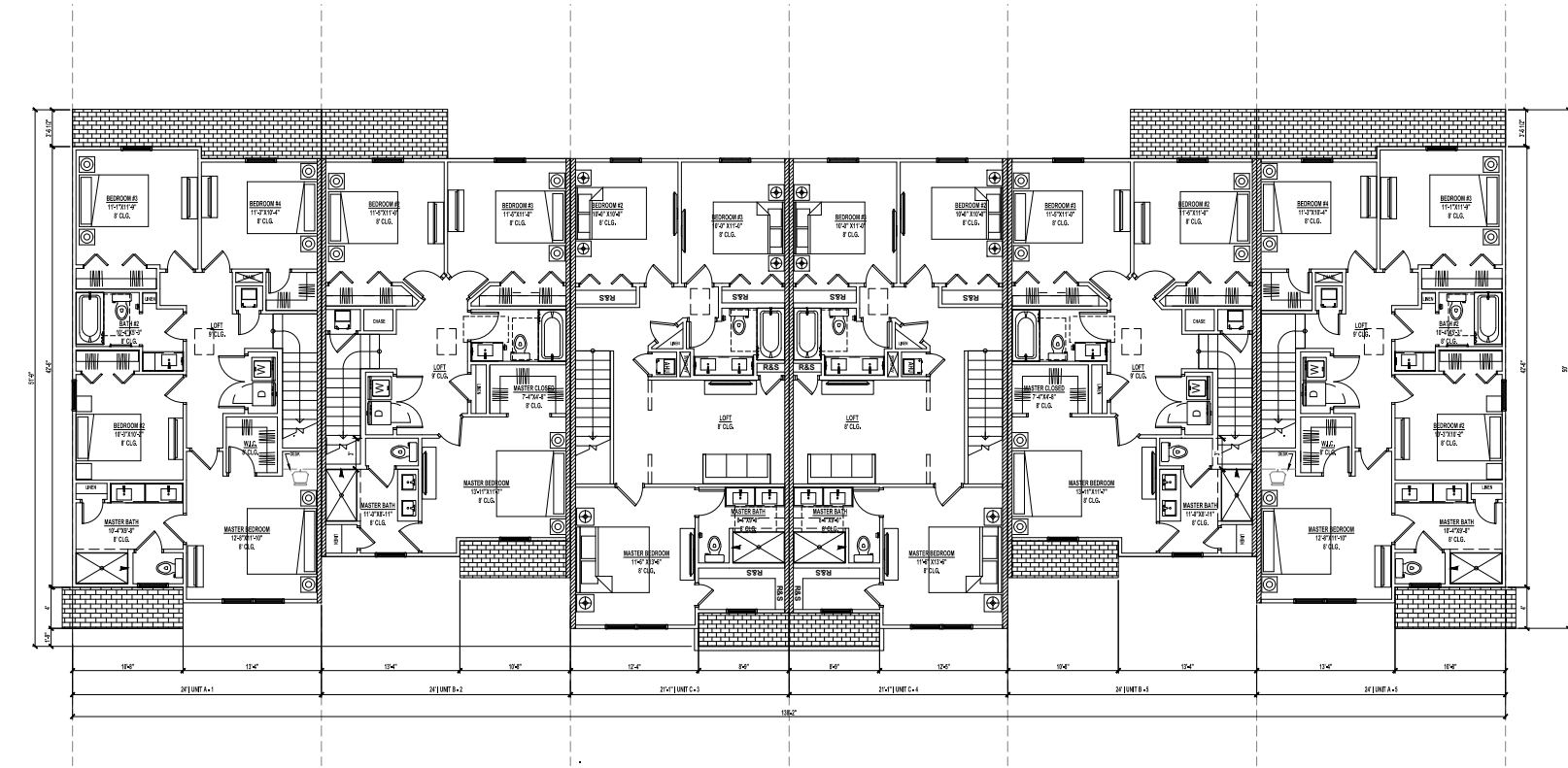




1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"
HEATED AREA: 3,940 SF



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"
HEATED AREA: 5,450 SF

UNIT A 4BD	
1ST FLOOR HEATED AREA	623 SF
2ND FLOOR HEATED AREA	978 SF
TOTAL HEATED AREA	1,601 SF
GARAGE	407 SF
FRONT PORCH	46 SF
LANAI	50 SF
TOTAL UNDER ROOF	2,104 SF

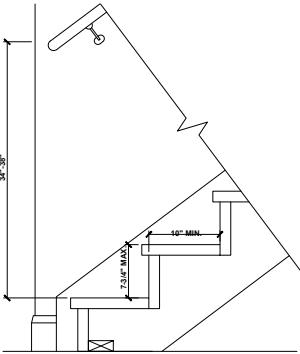
CONDITIONED SPACE = 13,431 CF

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"

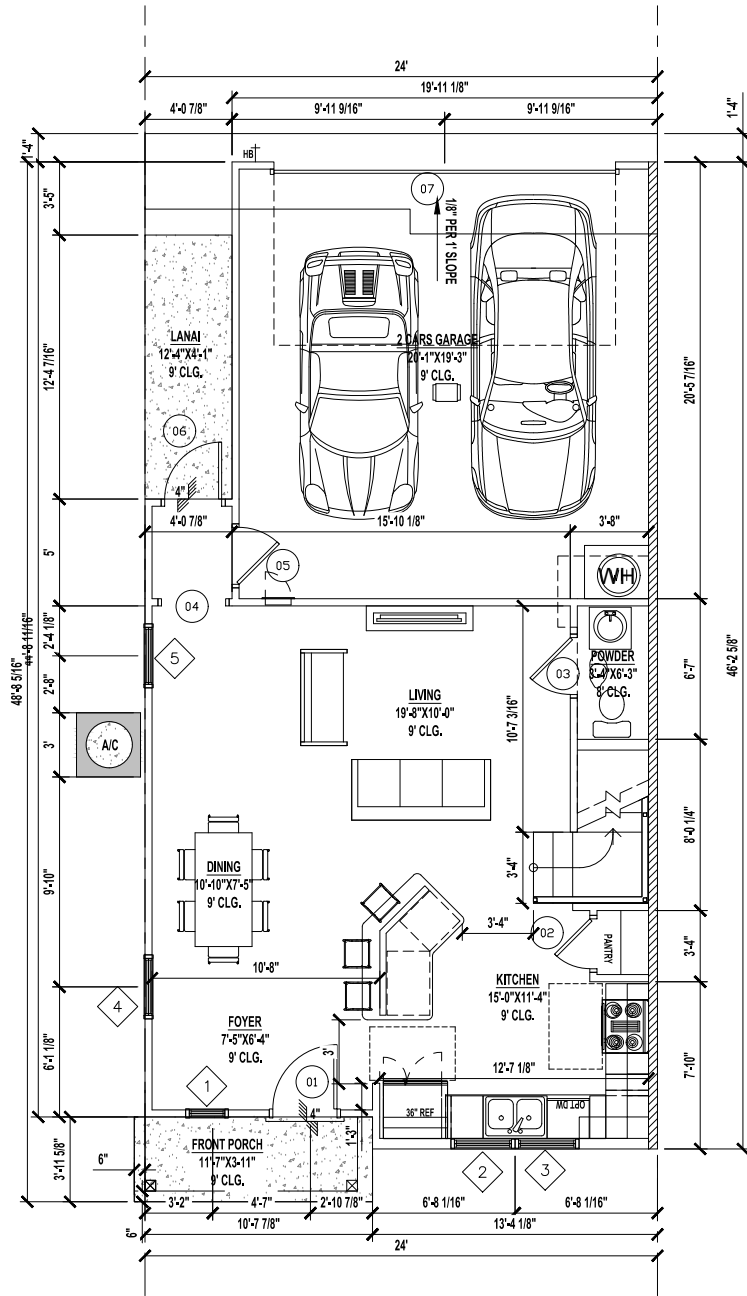
Revisions		By	Date
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TWELVE OAKS
TOWNHOMES
ORLANDO, FL

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

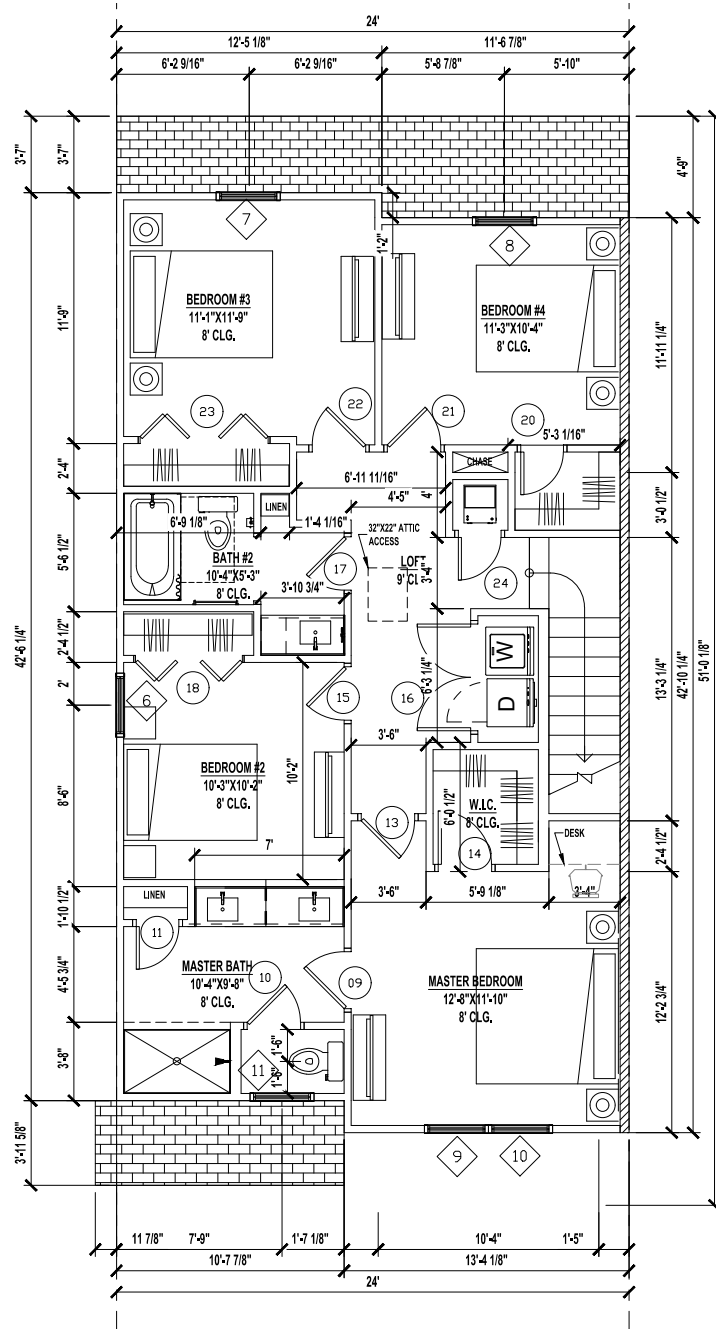
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A1.1 - OVERALL PLAN

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Printed Date:	Sheet Number



1ST FLOOR PLAN UN A 4BD

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



2ND FLOOR PLAN UN A 4BD

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

UNIT A 4BD

1ST FLOOR HEATED AREA	623 SF
2ND FLOOR HEATED AREA	978 SF
TOTAL HEATED AREA	1,601 SF
GARAGE	407 SF
FRONT PORCH	46 SF
LANAI	50 SF
TOTAL UNDER ROOF	2,104 SF

CONDITIONED SPACE = 13,431 CF

DOOR AND FRAME SCHEDULE

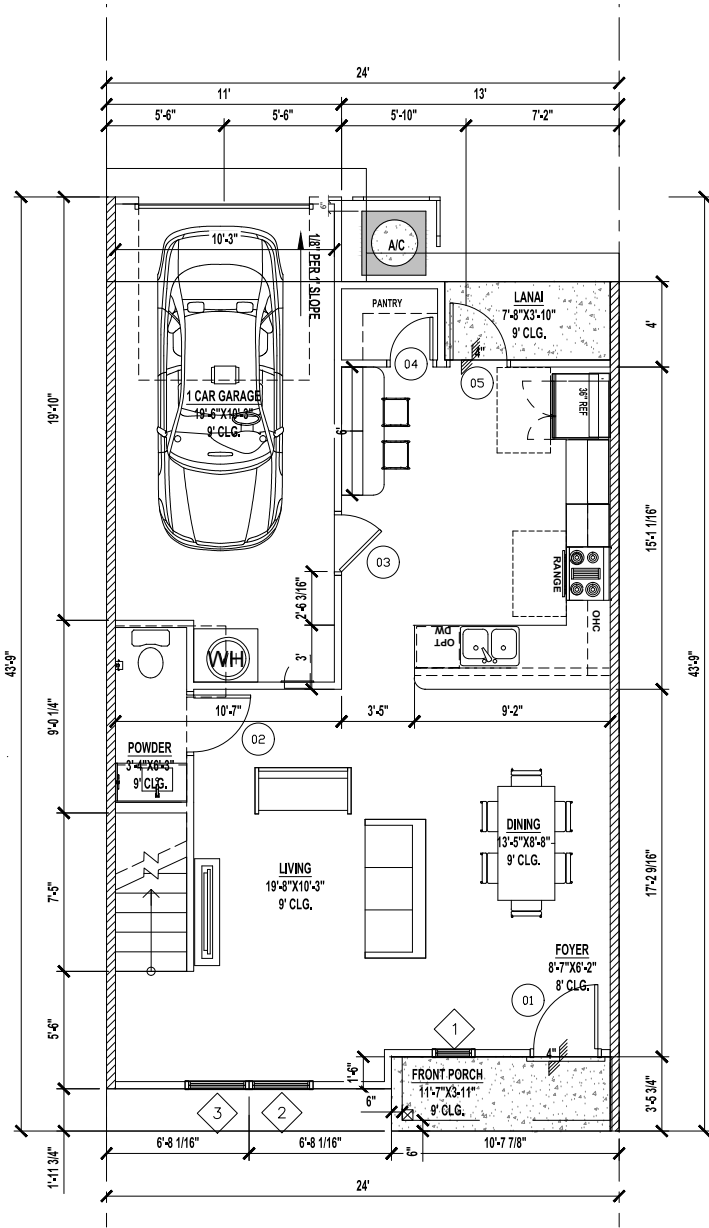
MARK	DOOR SIZE		NOTES	Style
	WD	HGT		
1	3'-0"	6'-8"	3068	Hinged - Single - Exterior Panel
2	2'-4"	6'-8"	2468	Hinged - Single - 6 Panel
3	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
4	3'-0"	6'-8"	3068	Cased Opening
5	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
6	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
7	16'-0"	8'-0"	16080	Overhead - Sectional
9	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
10	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
11	2'-0"	6'-8"	4068	Hinged - Single - 6 Panel
13	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
14	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
15	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
16	5'-0"	6'-8"	5068	Hinged - Double - 6 Panel
17	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
18	5'-0"	6'-8"	5068	Bifold - Double
19	3'-0"	6'-8"	3068	Cased Opening
20	2'-0"	6'-8"	6068	Hinged - Single - 6 Panel
21	2'-0"	6'-8"	6068	Hinged - Single - 6 Panel
22	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
23	6'-0"	6'-8"	6068	Bifold - Double
24	2'-0"	6'-8"	2068	Hinged - Single - 6 Panel

WINDOW SCHEDULE

MARK	WINDOW SIZE		NOTES
	Width	HEIGHT	
1	2'-0"	3'-0"	2030
2	3'-0"	4'-0"	3040 SH
3	3'-0"	4'-0"	3040 SH
4	3'-0"	5'-0"	3050 SH
5	3'-0"	5'-0"	3050 SH
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
10	3'-0"	5'-0"	3050 SH
11	3'-0"	5'-0"	3050 SH

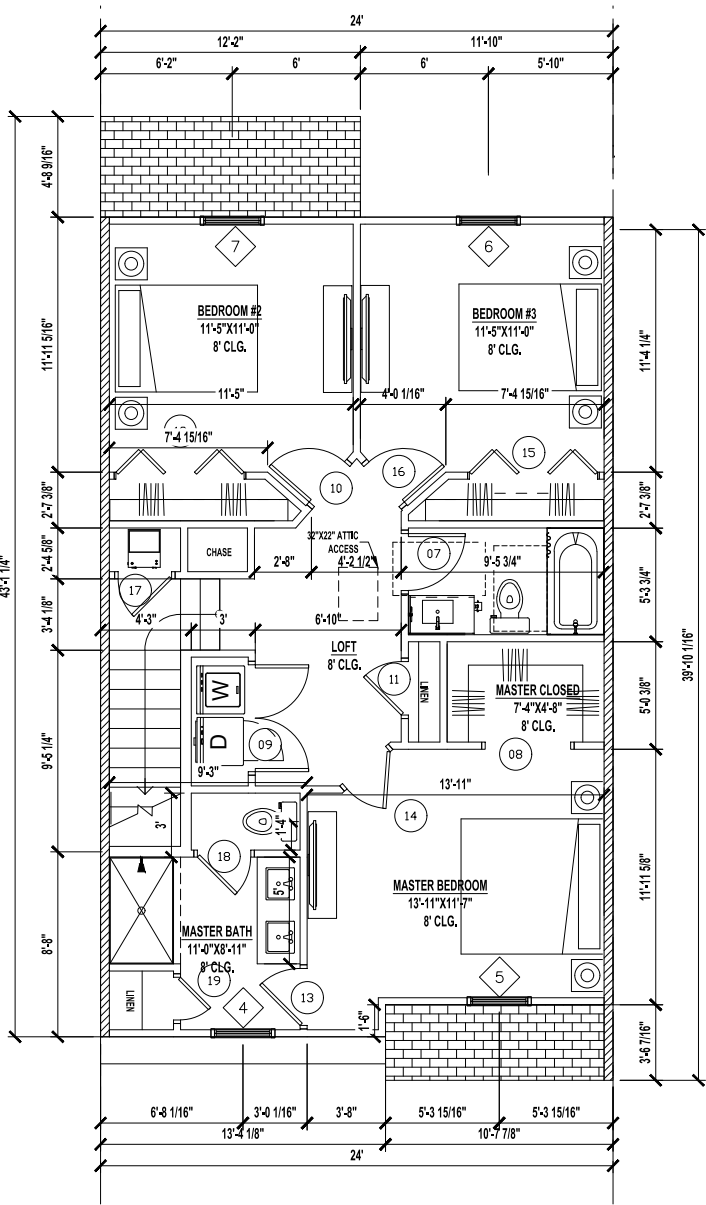
STAIR NOTE:

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 UN B 3BD

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



2ND FLOOR PLAN UN B 3BD

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

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

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE		NOTES	Style
	WD	HGT		
1	3'-0"	6'-8"	3068	Hinged - Single - Exterior Panel
2	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
3	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
4	2'-0"	6'-8"	2068	Hinged - Single - 6 Panel
5	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
6	8'-0"	8'-0"	8080	Overhead - Sectional
7	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
8	4'-0"	6'-8"	4068	Cased Opening
9	5'-0"	6'-8"	5068	Hinged - Double - 6 Panel
10	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
11	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
12	6'-0"	6'-8"	6068	Bifold - Double
13	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
14	2'-8"	6'-8"	2868	Hinged - Single - 6 Panel
15	6'-0"	6'-8"	6068	Bifold - Double
16	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
17	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
18	2'-6"	6'-8"	2668	Hinged - Single - 6 Panel
19	2'-0"	6'-8"	2068	Hinged - Single - 6 Panel

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

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 4-8" PERIMETER IF NOT CIRCULAR.

A Project For:

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

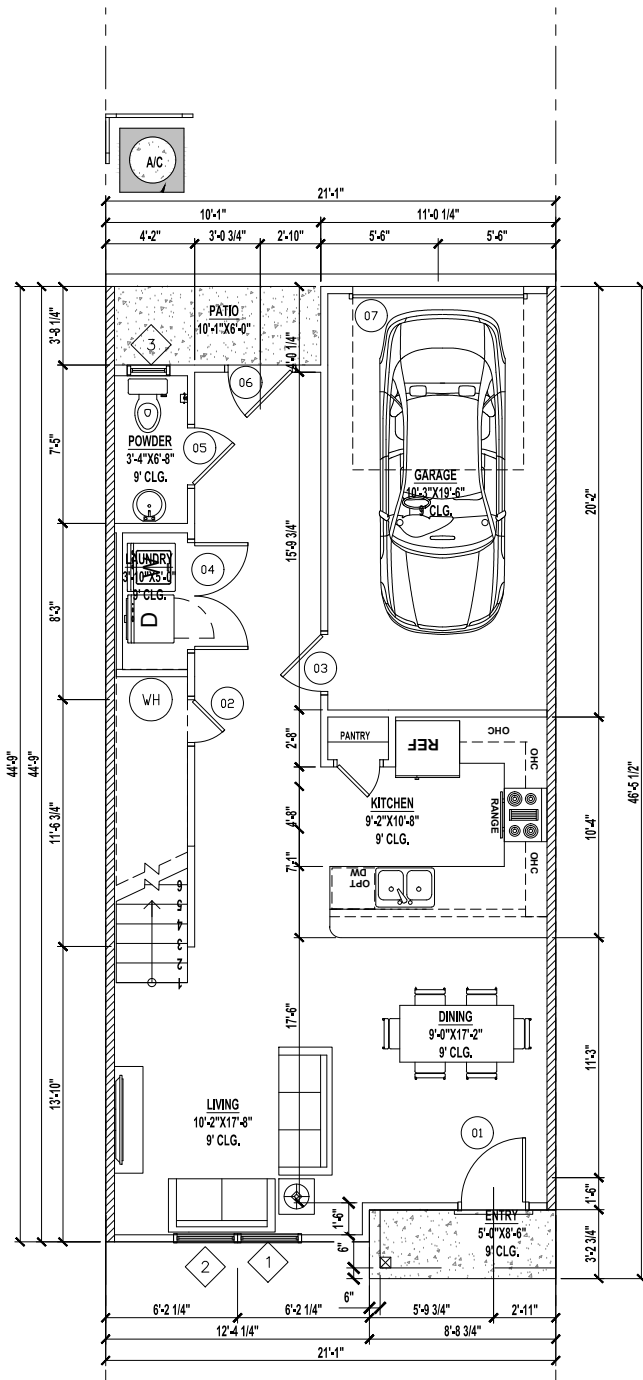
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A1.3 - FLOOR PLAN
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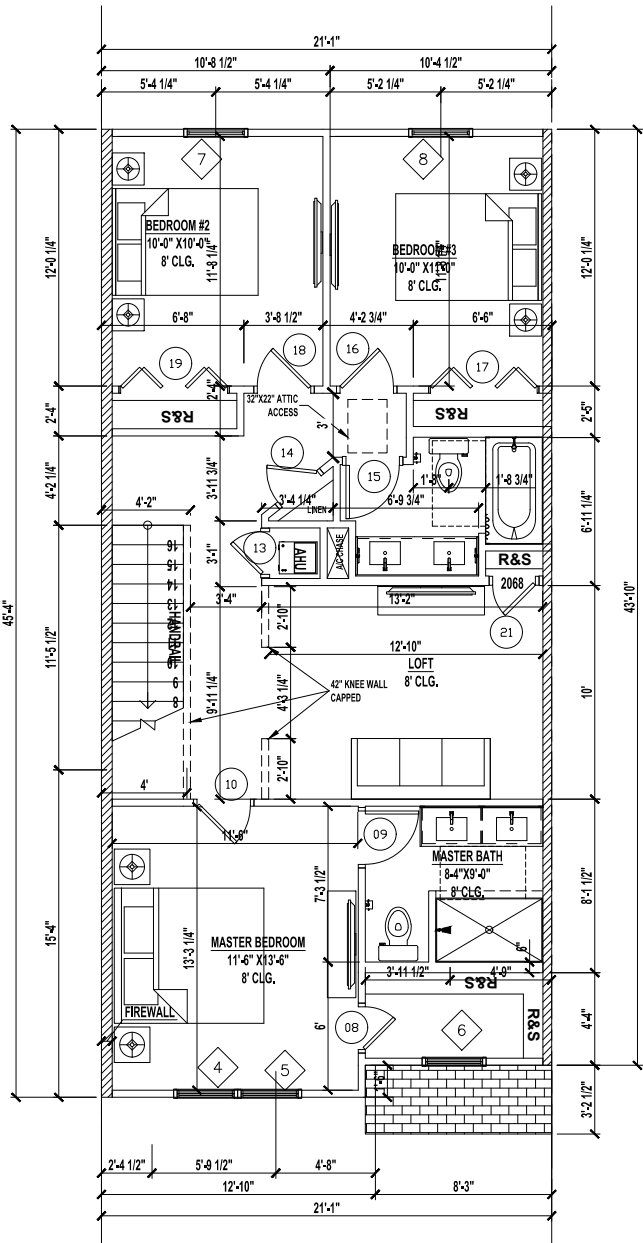
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TWELVE OAKS
TOWNHOMES
ORLANDO, FL



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

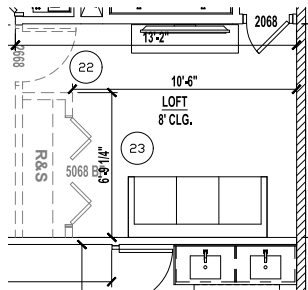
CONDITIONED SPACE = 12,600 CF

DOOR AND FRAME SCHEDULE

DOOR		SIZE	NOTES	Style
MARK	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"	2868	Hinged - Single - 6 Panel
4	5'-0"	6'-8"	5068	Hinged - Double - 6 Panel
5	3'-0"	6'-8"	2868	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	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



LOFT OPTION

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

A Project For:

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

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Revisions

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TWELVE OAKS
TOWNHOMES

ORLANDO, FL