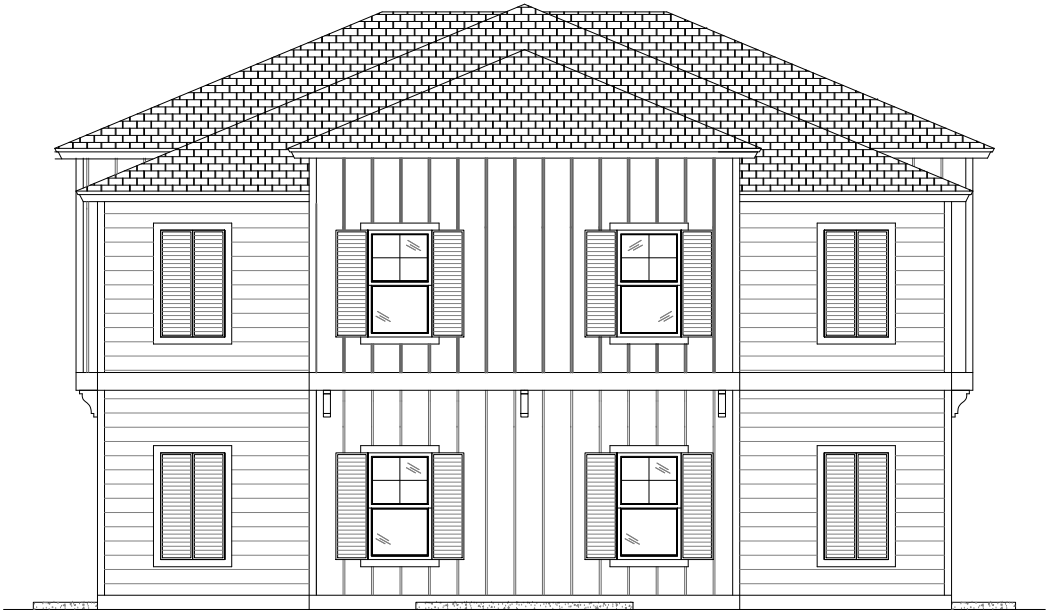
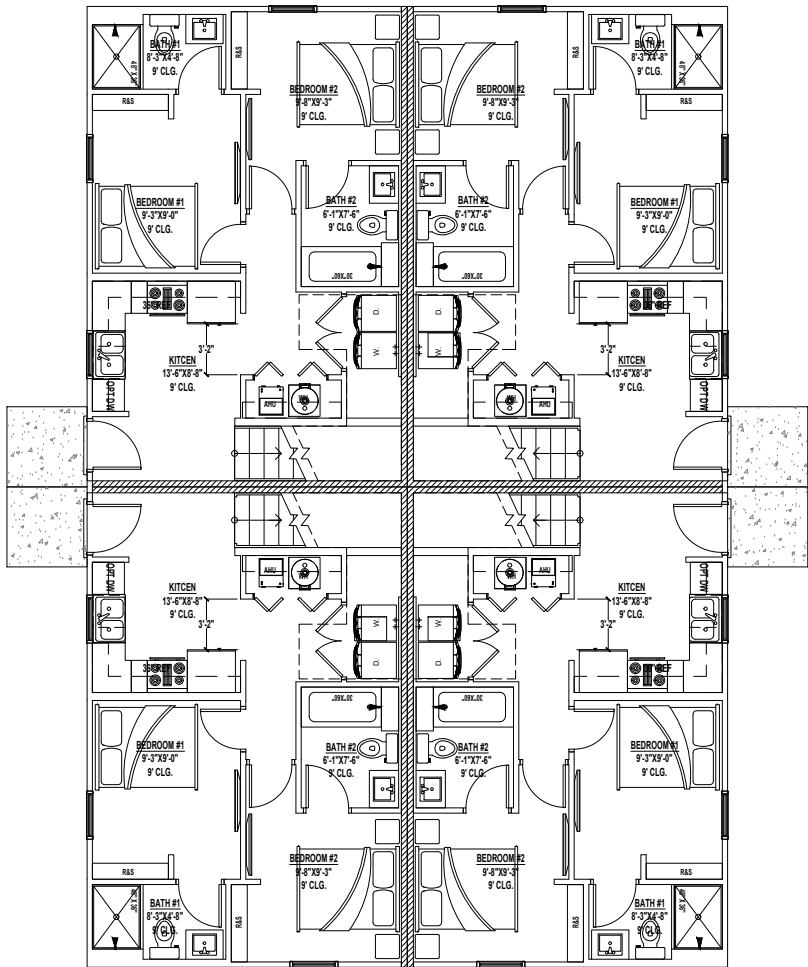


2023 FLORIDA BUILDING CODE:

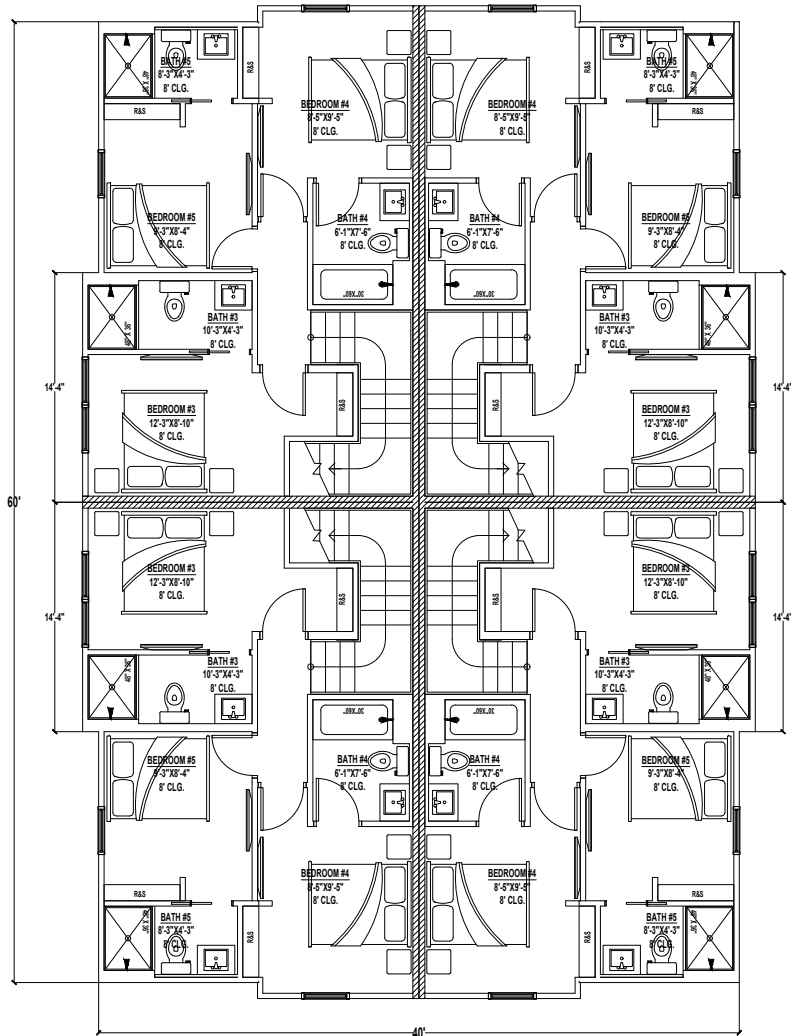
1. SLEEPING ROOMS HAVE ADEQUATE WINDOW SIZE AND PROPER LOCATION FOR ESCAPE & RESCUE FBC R310
2. ONE BATHROOM WITH A 20" MINIMUM CLEAR ACCESS, ON THE LOWER FLOOR. FBC R320
3. HAZARDOUS GLASS LOCATIONS INDICATED. FBC R308.4
4. ATTIC ACCESS LOCATED WITH OPENING DIMENSIONS FBC R807.
5. PROVIDE PROTECTION FROM IMPACT IN GARAGES FOR DUCTWORK & APPLIANCES. FBC M1307, FBC MECHANICAL 603.15, FBC FUEL GAS 303.4
6. STAIR CONSTRUCTION DETAILS INDICATE PROPER TREAD/RISER REALTIONSHIP, HANDRAIL LOCATION, HANDRAIL/GUARDRAIL HTS., & MINIMUM OPEN RAIL SPACING INDICATED. FBC 311.7, R312.1
7. 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
8. SMOKE DETECTOTS & CARBON MONOXIDE DETECTORS(IF APPLICABLE) LOCATED FBS R314 R315
9. PROVIDE ROOF VENTILATION CALCULATION. FBC R806
10. PROVIDE DETAILS FOR DWELLING-GARAGE OPENING AND PENETRATION PROTECTION; PROVIDE DETAILS FOR DWELLING-GARAGE FIRE SEPARATION. FBC R302.5, R302.6
11. PROVIDE LOCATION OF ALL REQUIRED GF/IAFI AND WATERPROOF RECEPTACLE. FBC R3801, E4002
12. 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
13. LOCATION OF REQUIRED VENTING FOR ALL FUEL BURNING APPLIANCES, INCLUDING FIREPLACES. FB CHAPTER 24



1 FRONT ELEVATION
A0.1 SCALE: 1/4" = 1'-0"



2 1ST FLOOR PLAN
A0.1 SCALE: 3/8" = 1'-0"



3 2ND FLOOR PLAN
A0.1 SCALE: 3/8" = 1'-0"

AREA PER UNIT

1ST FLOOR HEATED AREA	600 SF
2ND FLOOR HEATED AREA	560 SF
TOTAL HEATED AREA	1160 SF
FRONT PORCH	25 SF
LANAI	0 SF
TOTAL UNDER ROOF	1150 SF

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	OVERVIEW
A1.1	FLOOR PLAN
A1.2	FOUNDATION PLAN & ROOF PLAN
A1.3	ELECTRIC FLOOR PLAN
A2.1	ELEVATIONS
A3.1	DETAILS

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

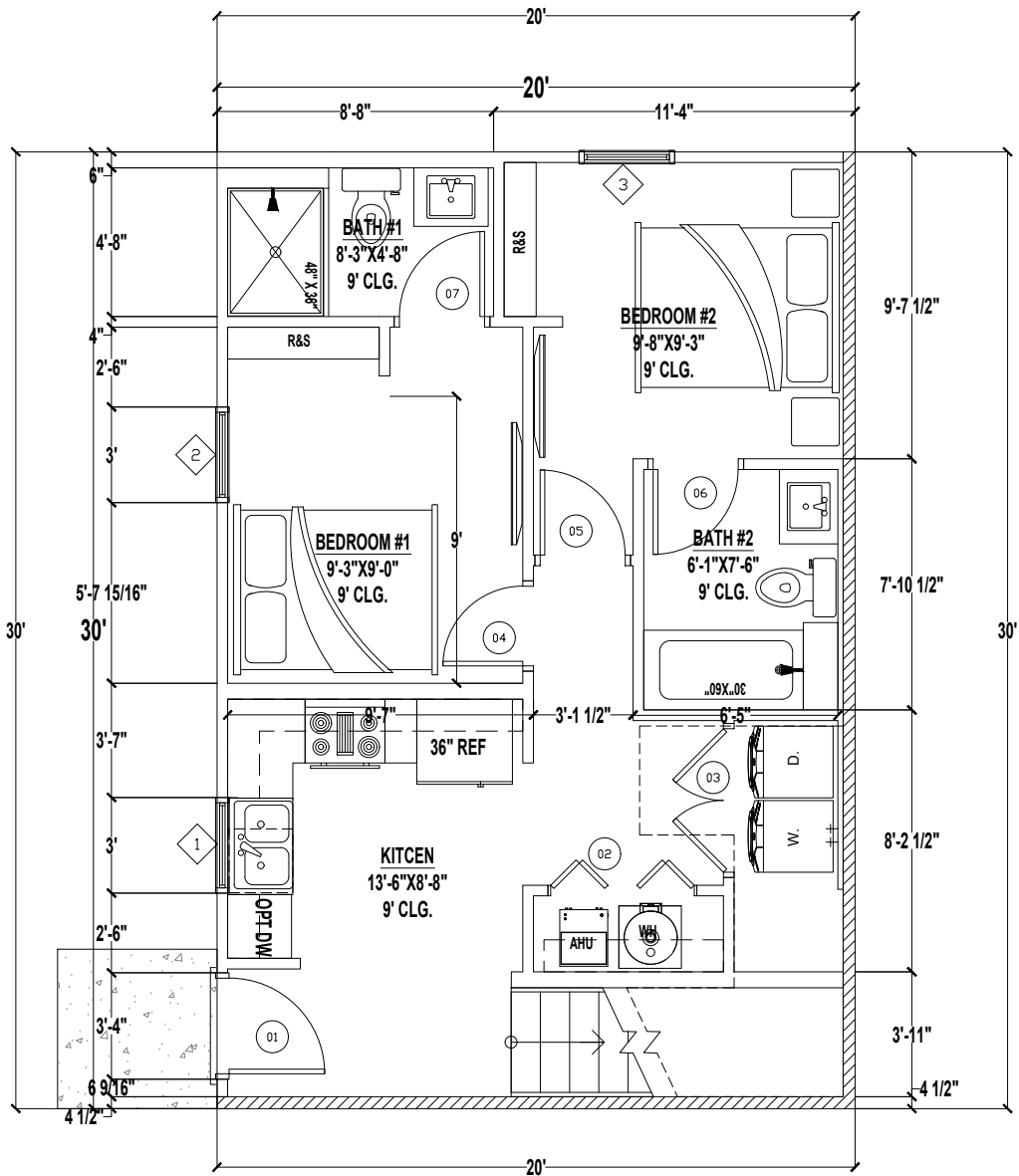
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MASTER PLAN 4640 Fr
4plex 2ST 5BD 5BA 0G
JACKSONVILLE, FL

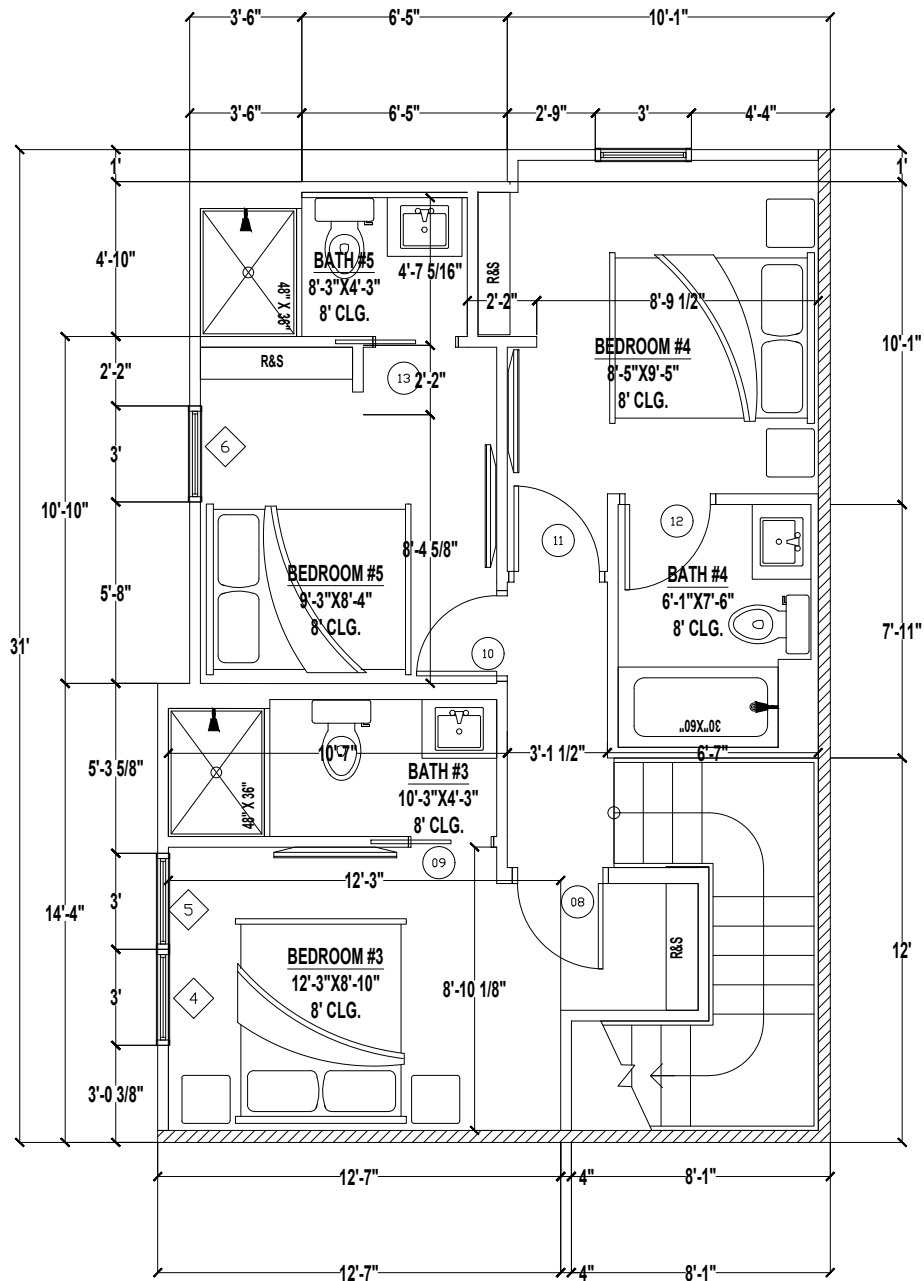
A Project For:
SOUTHERN IMPRESSION
HOMES
10151 DEERWOOD PARK BLVD, BUILDING
400, BEDROOM 300, JACKSONVILLE, FL
32256

Sheet Description:
A0.1 - OVERVIEW

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



1 1ST FLOOR PLAN
A1.1 SCALE: 3/8" = 1'-0"



1 2ND FLOOR PLAN
A1.1 SCALE: 1/2" = 1'-0"

AREA PER UNIT	
1ST FLOOR HEATED AREA	600 SF
2ND FLOOR HEATED AREA	560 SF
TOTAL HEATED AREA	1160 SF
FRONT PORCH	25 SF
LANAI	0 SF
TOTAL UNDER ROOF	1150 SF

CONDITIONED SPACE = 9,880 CF

WINDOW SCHEDULE			
MARK	SIZE		NOTES
	Width	HEIGHT	
1	3'-0"	3'-0"	3030SH
2	3'-0"	5'-0"	3050SH EGRESS
3	3'-0"	5'-0"	3050SH EGRESS
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

DOOR AND FRAME SCHEDULE			
MARK	DOOR SIZE		NOTES
	WD	HGT	
1	3'-0"	6'-8"	3068
2	4'-6"	6'-8"	4668
3	4'-6"	6'-8"	4668
4	2'-6"	6'-8"	2668
5	2'-8"	6'-8"	2868
6	2'-8"	6'-8"	2868
7	2'-8"	6'-8"	2868
8	2'-8"	6'-8"	2868
9	2'-6"	6'-8"	2668
10	2'-6"	6'-8"	2668
11	2'-8"	6'-8"	2868
12	2'-8"	6'-8"	2868
13	2'-6"	6'-8"	2868

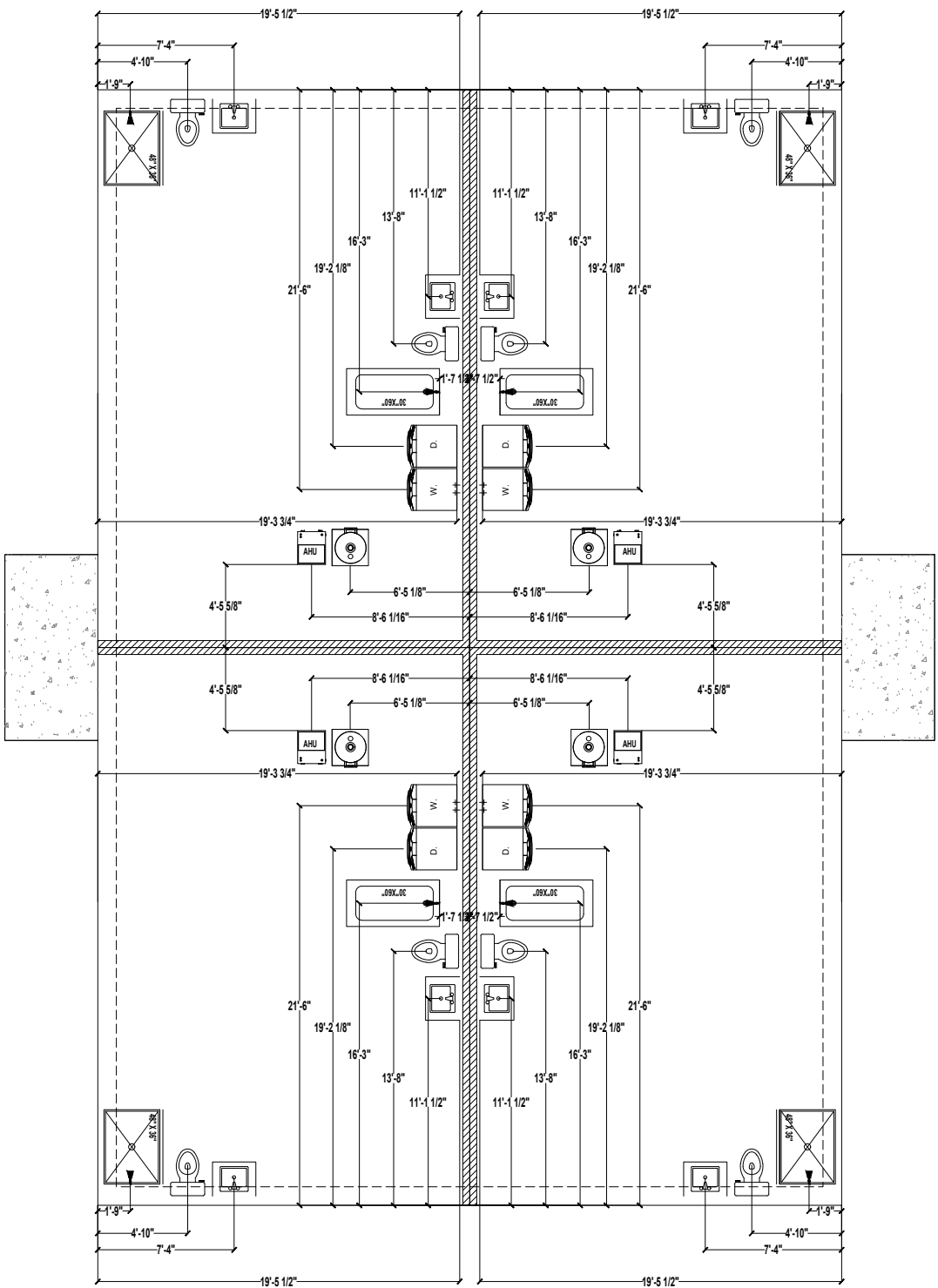
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MASTER PLAN 4640 Fr
4plex 2ST 5BD 5BA 0G
JACKSONVILLE, FL

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

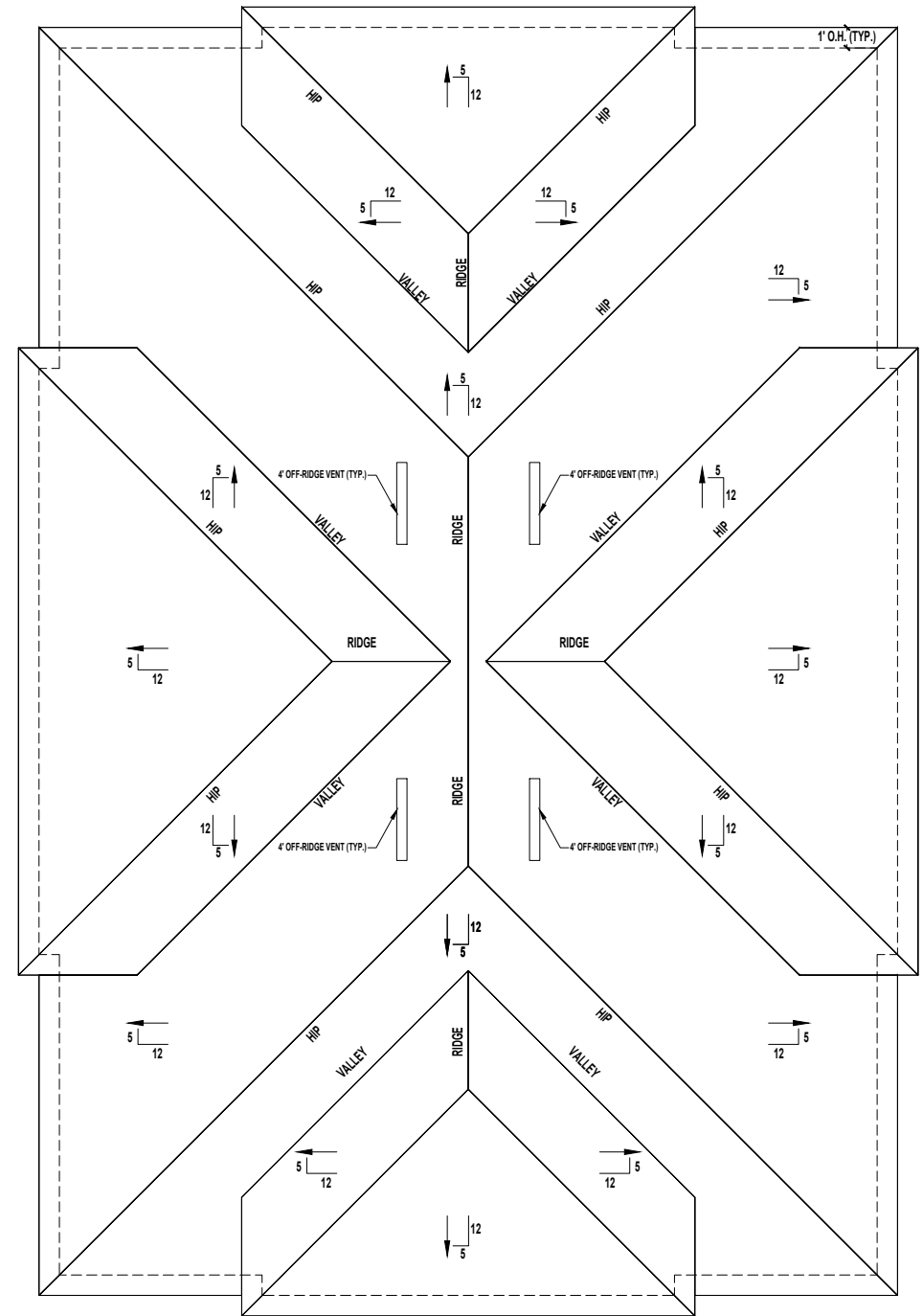
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A1.1 - FLOOR PLAN

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Printed Date:	Sheet Number

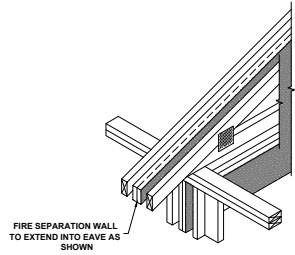


1 FOUNDATION PLAN
A1.2 SCALE: 1/4" = 1'-0"

NOTES TO PLUMBERS:
1. PLUBING SHALL COMPLY W/ FBC 2023 PLUBING CODE.
2. WATER HEATER SHALL HAVE A PAN AS REQUIRED AND RELIEF VALVE TO BE PIPED OUTSIDE WITHOUT TRAPPING
3. CLEANDUCT SHALL BE PROVIDED @ BASE OF STACK & @ 41'-0" A.F.F. IN LAUNDRY ROOMS



2 ROOF PLAN
A1.2 SCALE: 1/4" = 1'-0"

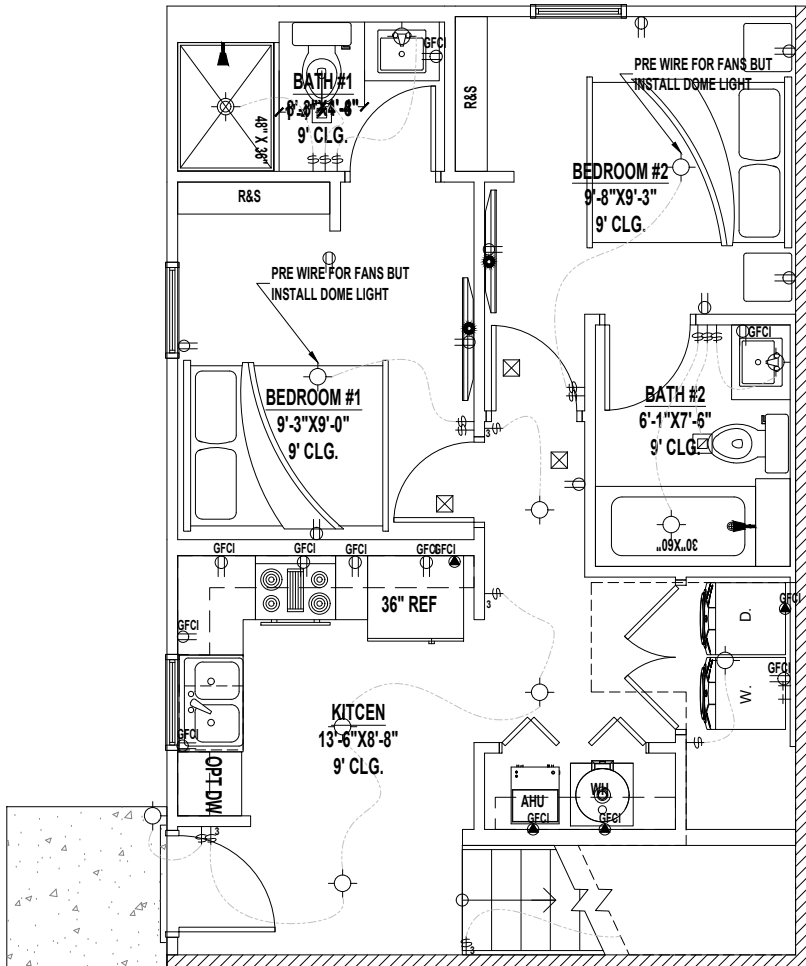


FIRE RATED WALL AT SOFFIT - UL DESIGN: U388
SCALE: N.T.S.

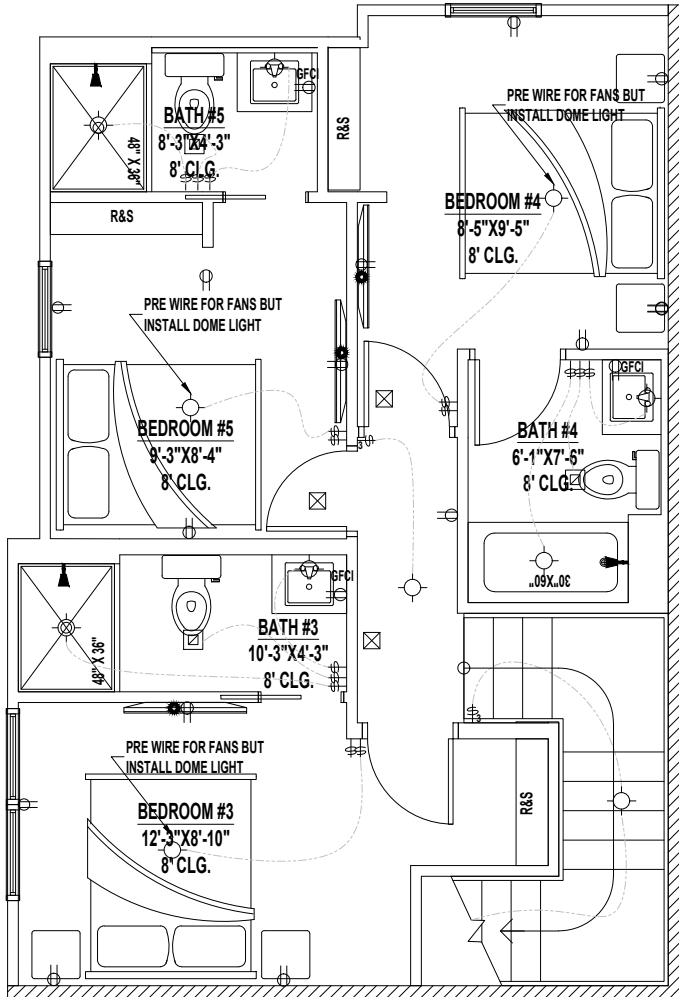
VENT CALCULATIONS PER UNIT

VENTED SOFFIT
VENTILATED ATTIC AREA: 1934 SQ. FT.
1934 / 300 = 6.44 SQ. FT.
6.44 SQ. FT. X 144 = 928 SQ. IN. TOTAL NET FREE VENT AREA
928 X 50% = 464 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
464 / 6.55 = 71 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 1934 SQ. FT.
1934 / 300 = 6.44 SQ. FT.
6.44 SQ. FT. X 144 = 928 SQ. IN. TOTAL NET FREE VENT AREA
928 X 50% = 464 SQ. IN. NET FREE
(2) 6' OFF-RIDGE VENTS REQUIRED (207 SQ. IN. EACH)

A Project For:		MASTER PLAN 4640 Fr 4plex 2ST 5BD 5BA 0G JACKSONVILLE, FL		Revisions		No
Sheet Description						1
A1.2 - FOUNDATION & ROOF PLAN						2
						3
						4
						5
						6
SOUTHERN IMPRESSION HOMES 10151 DEERWOOD PARK BLVD, BUILDING 400, BEDROOM 300, JACKSONVILLE, FL 32256						
Drawn by:		Checked by:				
Issued Date:		Scale (U.N.O.):				
Printed Date:		Sheet Number				



1 1ST FLOOR ELECTRIC PLAN
A1.3 SCALE: 3/8" = 1'-0"



2 2ND FLOOR ELECTRIC PLAN
A1.3 SCALE: 1/4" = 1'-0"

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

- NOTES:
- ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
 - ALL FIXTURES TO BE CFL OR LED.
 - ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

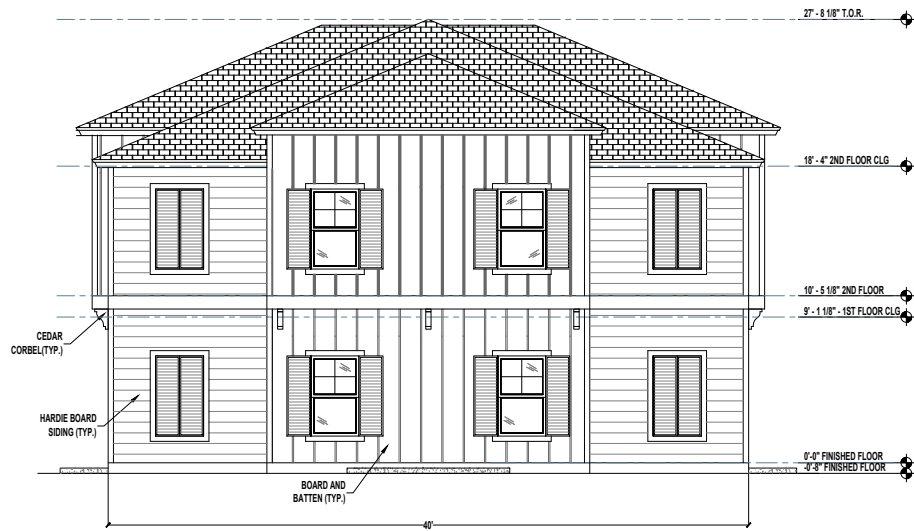
MASTER PLAN 4640 Ft
4plex 2ST 5BD 5BA 0G
JACKSONVILLE, FL

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

Sheet Description
A1.3 - ELECTRIC
PLAN

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Printed Date:	Sheet Number

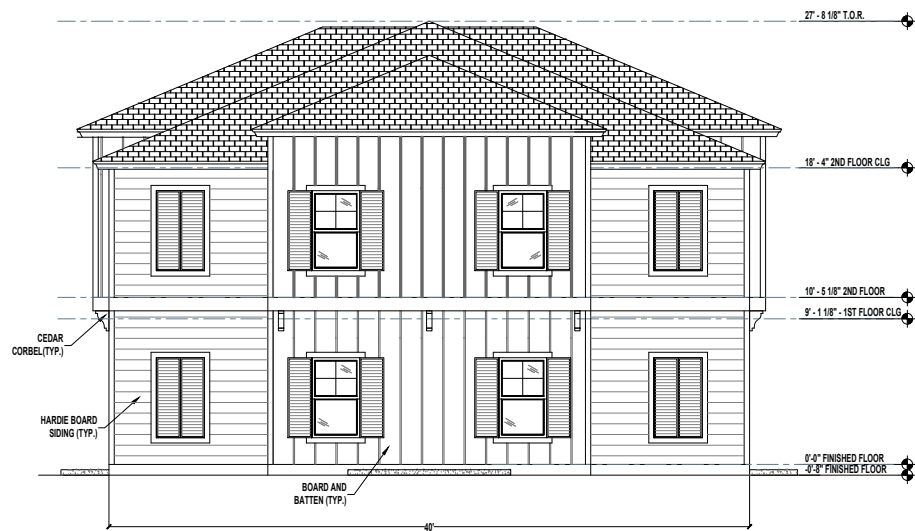
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1 FRONT ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION
A2.1 SCALE: 3/16" = 1'-0"

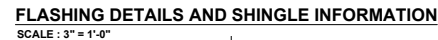
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MASTER PLAN 4640 Fr
4plex 2ST 5BD 5BA 0G
JACKSONVILLE, FL

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

Sheet Description
A2.1 - ELEVATIONS

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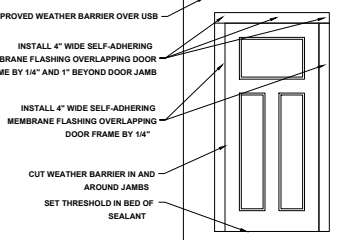


APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED
SHINGLE-FASHION SUCH A MAJOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR
PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING
SHALL BE APPLIED TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION
RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATION:

1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR
STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
WHICH ARE AT ENDS OF MASONRY WALLS, STUCCO COPINGS AND SILLS.
2. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
3. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO WALL OR FLOOR ASSEMBLY OR
WOOD FRAMED CONSTRUCTION.
4. AT WALL AND ROOF INTERSECTIONS.
5. AT BUILT IN GUTTERS.

VALLEY SHINGLE E INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

1. EXTEND(1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DONOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.

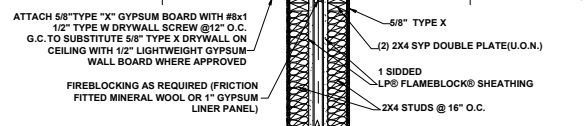
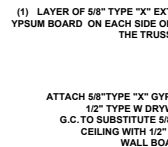


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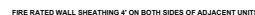
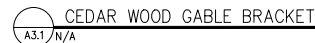




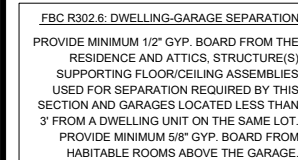
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SCALE: N/A



TYPICAL WALL SECTION



SCALE: N.T.S

MASTER PLAN 4640 Fr
4plex 2ST 5BD 5BA 0G
JACKSONVILLE, FL

A Project For:

**SOUTHERN
HOMES**

10151 DEERWOOD
4000 BEDFORD

Sheet Description
A3.1 - DETAIL SHEET

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Printed Date:	Sheet Number