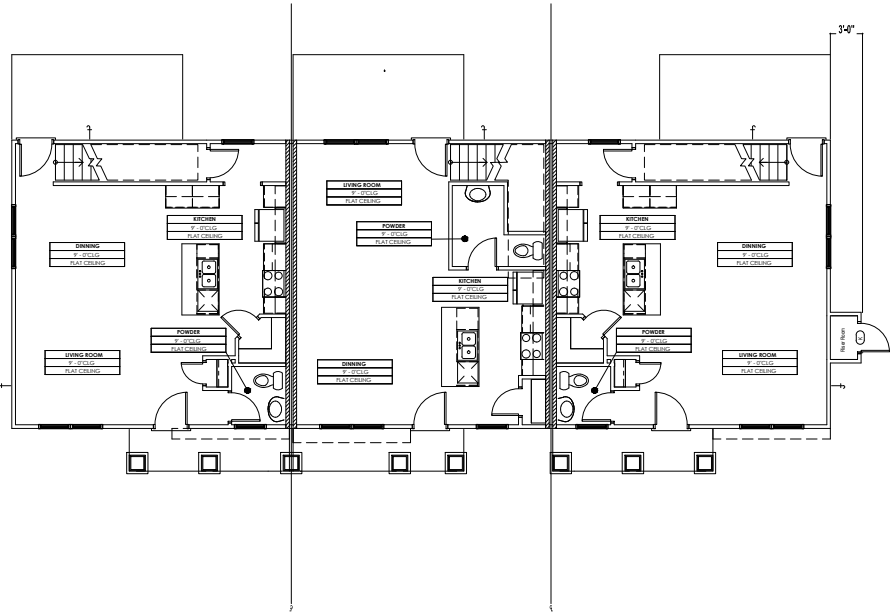
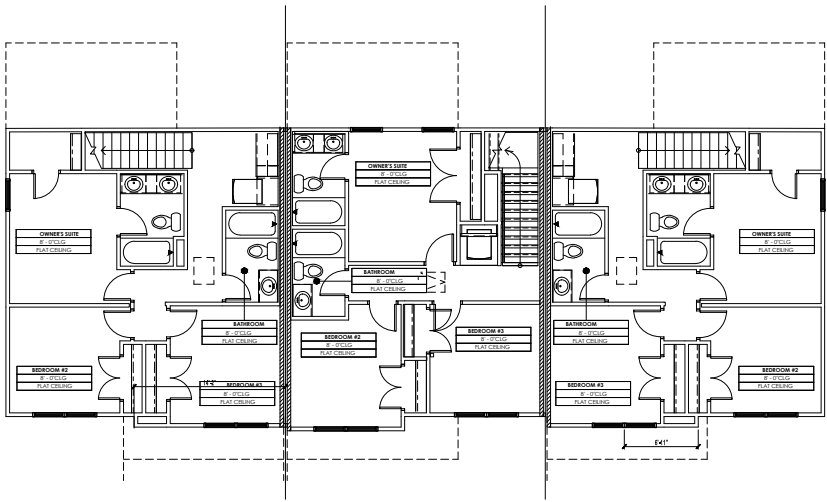
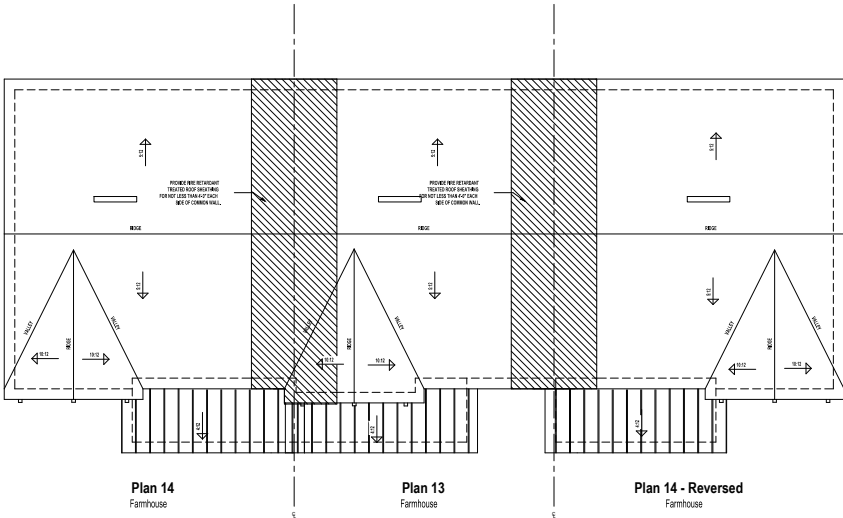




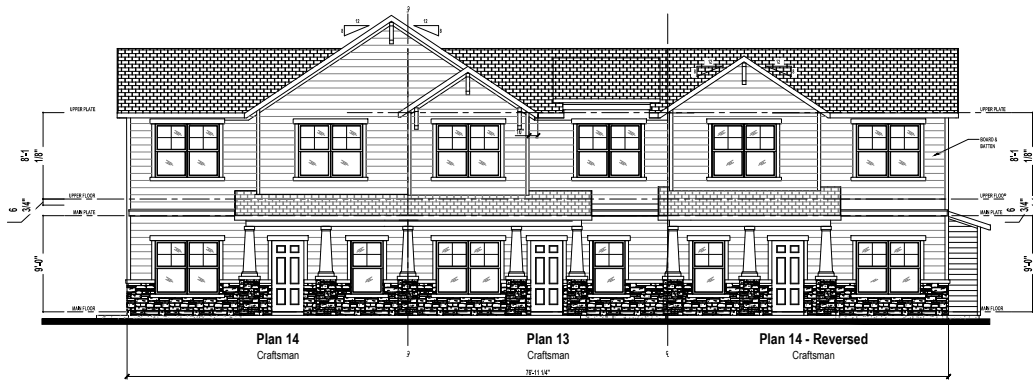
1 1ST FLOOR PLAN  
SCALE: 1/8":1'-0"



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



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



4 FRONT ELEVATION  
SCALE: 3/32":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 GFIAFI 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

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 1ST FLOOR PLAN |
| A1.3         | FLOOR PLAN 13          |
| A1.4         | FLOOR PLAN 14          |
| A1.5         | ROOF PLAN              |
| A1.6         | FOUNDATION PLAN        |
| A1.7         | ELECTRIC PLAN 13       |
| A1.8         | ELECTRIC PLAN 14       |
| A2.1         | ELEVATIONS             |
| A3.1         | DETAIL SHEET           |

CODE INFORMATION

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

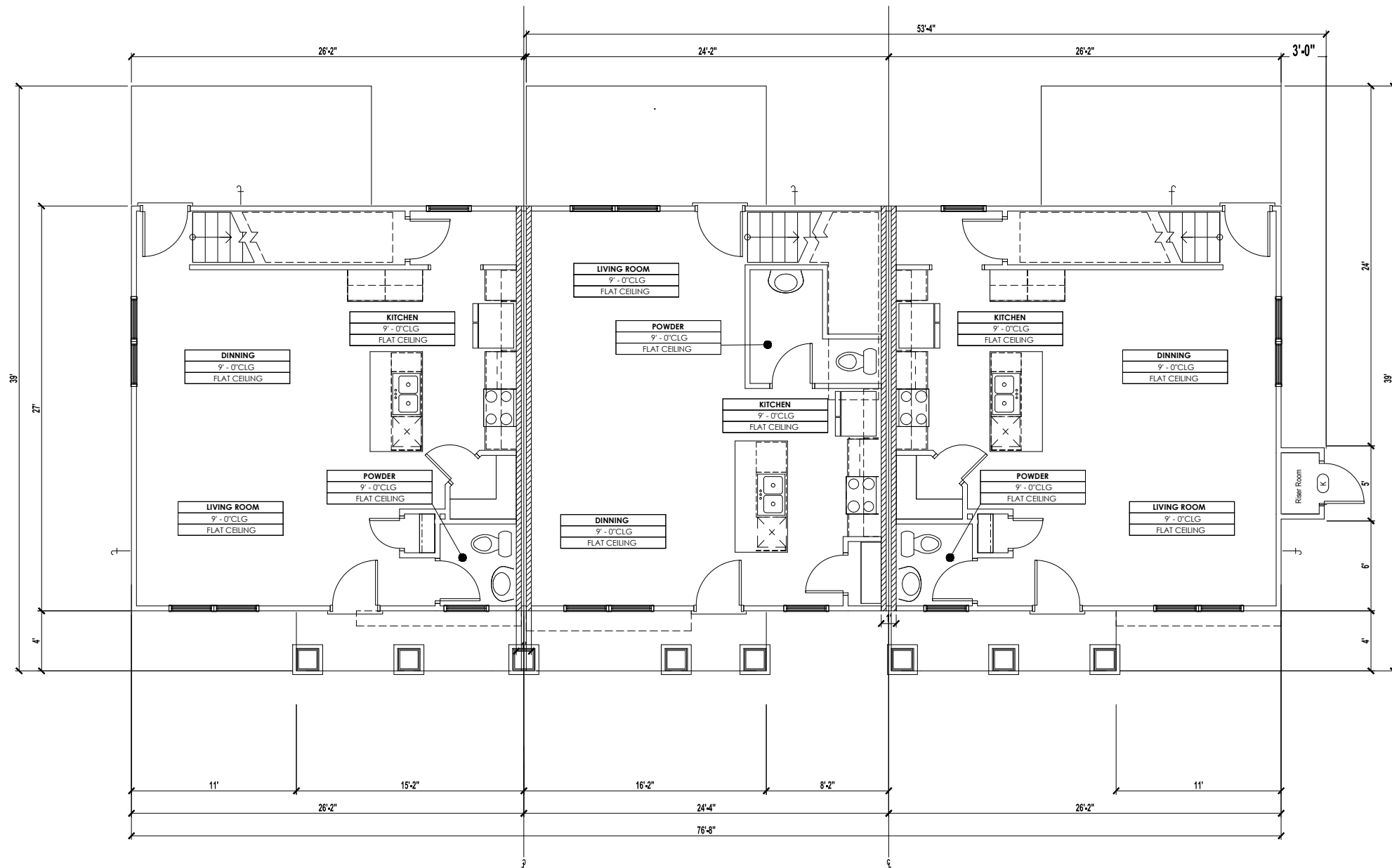
CONSTRUCTION TYPE: 5B  
OCCUPANCY CLASS: R-3

WESTGATE 4025 FR  
3PLEX 2ST 3BD 2.5BA 0G  
3PLEX  
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    |



Plan 14  
Craftsman

Plan 13  
Craftsman

Plan 14 - Reversed  
Craftsman

1 1ST FLOOR PLAN  
SCALE: 3/16"=1'-0"

Westgate PLAN 13 FR DPLEX 2ST 3BD 2.5BA 0G

|                   |         |
|-------------------|---------|
| 1ST HEATED AREA   | 648 SF  |
| 2ND HEATED AREA   | 610 SF  |
| TOTAL HEATED AREA | 1258 SF |
| FRONT PORCH       | 64 SF   |
| LANAI             | 128 SF  |
| TOTAL UNDER ROOF  | 1450 SF |

CONDITIONED SPACE = 10,712 CF

|                   |         |
|-------------------|---------|
| 1ST HEATED AREA   | 702 SF  |
| 2ND HEATED AREA   | 682 SF  |
| TOTAL HEATED AREA | 1384 SF |
| GARAGE            | 0 SF    |
| FRONT PORCH       | 64 SF   |
| LANAI             | 128 SF  |
| TOTAL UNDER ROOF  | 1576 SF |

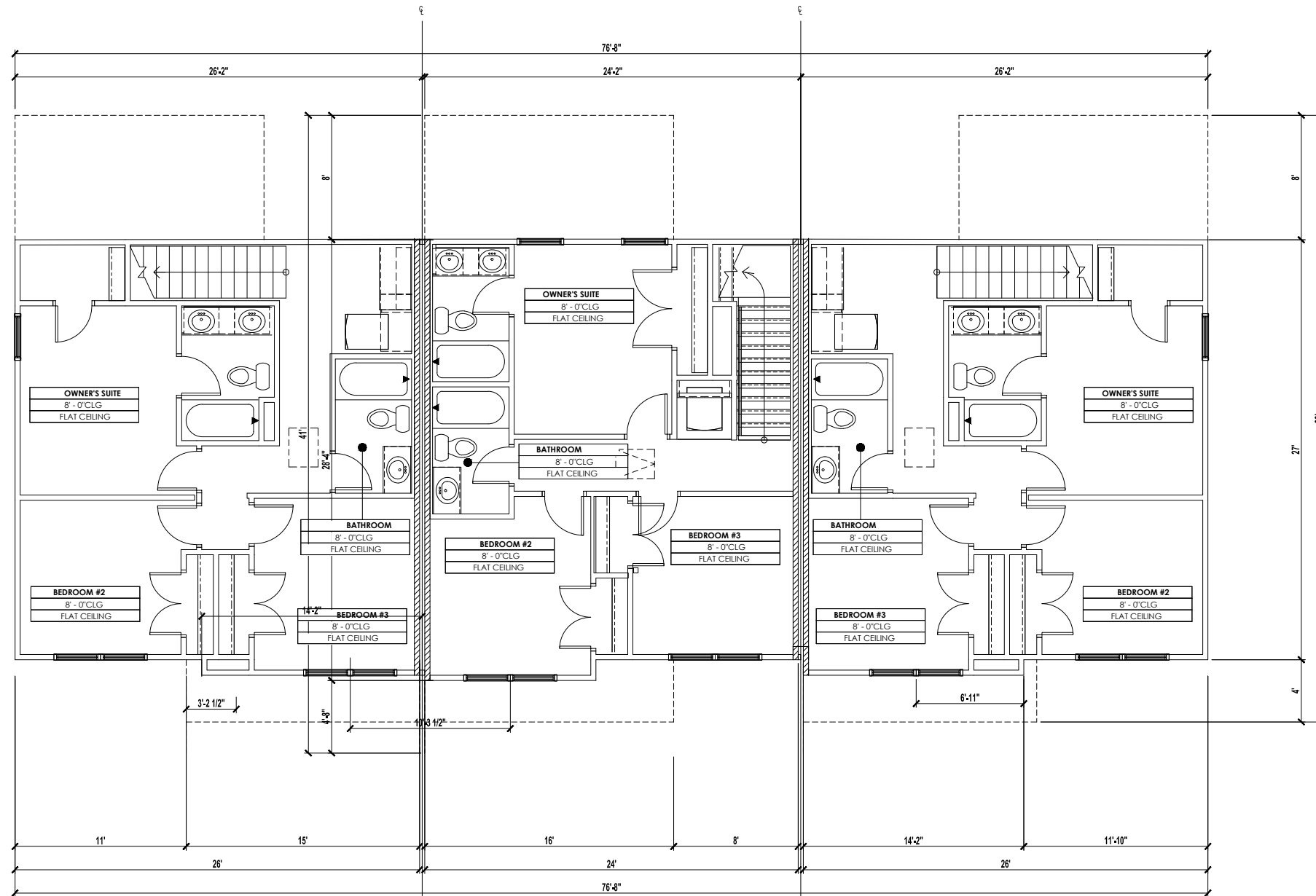
CONDITIONED SPACE = 11,772 CF

WESTGATE 4025 FR  
3PLEX 2ST 3BD 2.5BA 0G  
3PLEX  
FL

A Project For:  
SOUTHERN IMPRESSION  
HOMES  
10151 DEERWOOD PARK BLVD, BUILDING  
400, SUITE 300, JACKSONVILLE, FL 32256  
Sheet Description  
A1.1 - OVERALL 1ST  
FLOOR

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

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



Plan 14

Plan 13

Plan 14 - Reversed

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

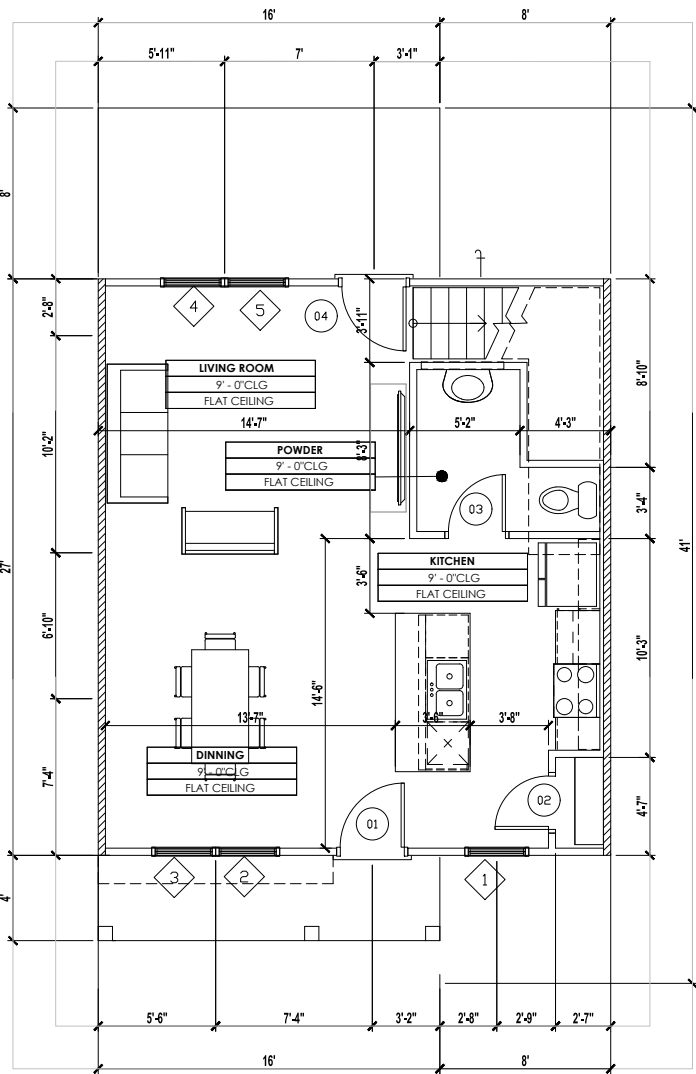
WESTGATE 4025 FR  
3PLEX 2ST 3BD 2.5BA 0G  
3PLEX  
FL

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

Sheet Description  
A1.2 - OVERALL 2ND  
FLOOR

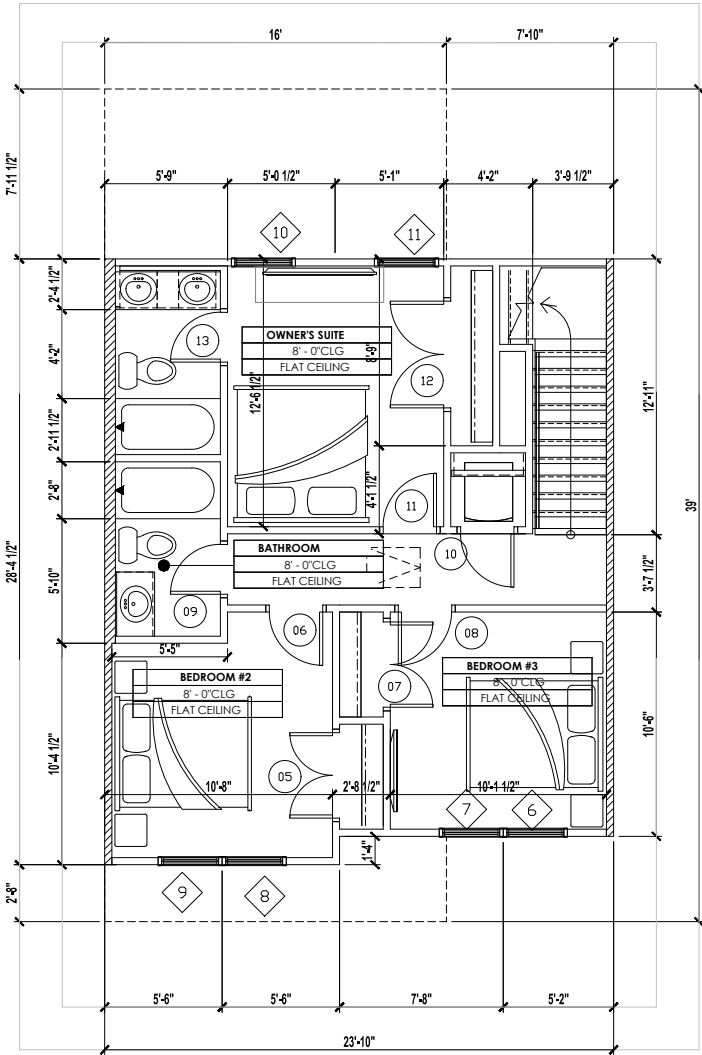
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| Issued Date:  | Scale (U.N.O.): |
| Printed Date: | Sheet Number    |

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



Plan 13  
1ST FLOOR

1 FLOOR PLAN 9  
SCALE: 1/4"=1'-0"



Plan 13  
2ND FLOOR

Westgate PLAN 13 FR DPLEX 2ST 3BD 2.5BA 0G

|                   |         |
|-------------------|---------|
| 1ST HEATED AREA   | 648 SF  |
| 2ND HEATED AREA   | 610 SF  |
| TOTAL HEATED AREA | 1258 SF |
| FRONT PORCH       | 64 SF   |
| LANAI             | 128 SF  |
| TOTAL UNDER ROOF  | 1450 SF |

CONDITIONED SPACE = 10,712 CF

DOOR AND FRAME  
SCHEDULE

| MARK | DOOR  |       | NOTES | Style                            |
|------|-------|-------|-------|----------------------------------|
|      | WD    | HGT   |       |                                  |
| 1    | 3'-0" | 6'-8" | 3068  | Hinged - Single - Exterior Panel |
| 2    | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 3    | 2'-8" | 6'-8" | 2868  | Hinged - Single - 6 Panel        |
| 4    | 3'-0" | 6'-8" | 3068  | Hinged - Single - Exterior Panel |
| 5    | 4'-0" | 6'-8" | 4068  | Hinged - Double - 6 Panel        |
| 6    | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 7    | 4'-0" | 6'-8" | 4068  | Hinged - Double - 6 Panel        |
| 8    | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 9    | 2'-4" | 6'-8" | 2468  | Hinged - Single - 6 Panel        |
| 10   | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 11   | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 12   | 5'-0" | 6'-8" | 5068  | Hinged - Double - 6 Panel        |
| 13   | 2'-4" | 6'-8" | 2468  | Hinged - Single - 6 Panel        |

WINDOW  
SCHEDULE

| MARK | SIZE  |        | NOTES          |
|------|-------|--------|----------------|
|      | Width | HEIGHT |                |
| 1    | 3'-0" | 5'-0"  | 3050 SH        |
| 2    | 3'-0" | 5'-0"  | 3050 SH        |
| 3    | 3'-0" | 5'-0"  | 3050 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 EGRESS |
| 10   | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 11   | 3'-0" | 5'-0"  | 3050 SH EGRESS |

WESTGATE 4025 FR  
3PLEX 2ST 3BD 2.5BA 0G  
3PLEX  
FL

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

Sheet Description  
A1.3 - FLOOR PLAN 13

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Scale (U.N.O.):  
Sheet Number

Revisions

Date

By

No

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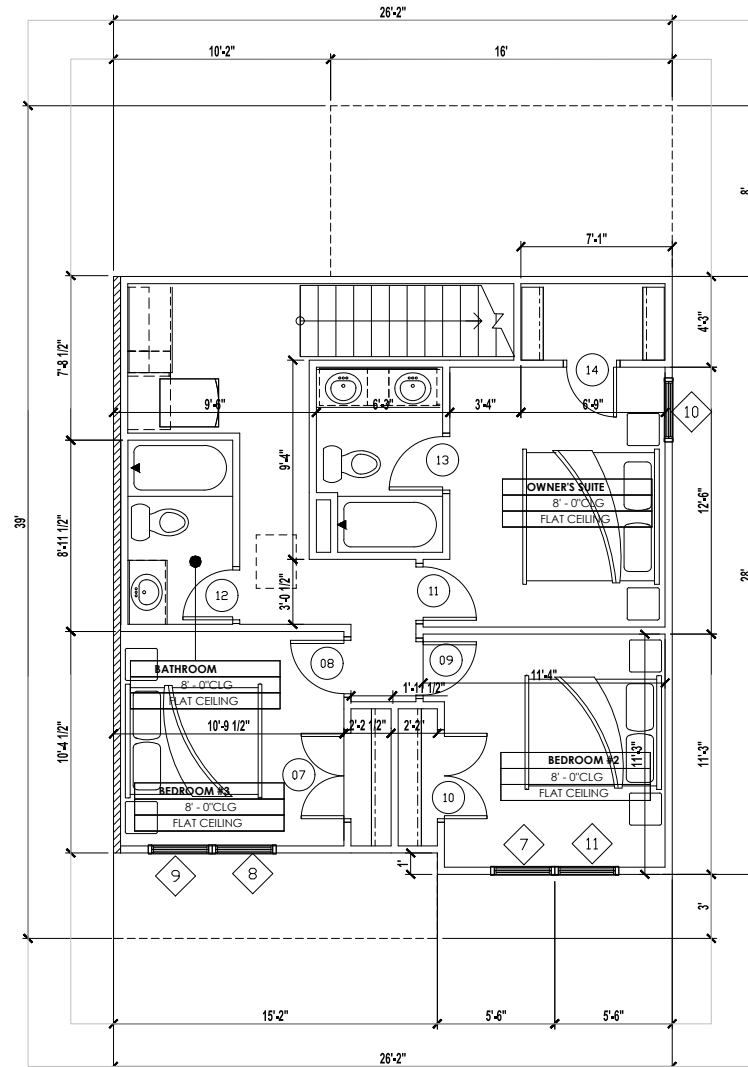
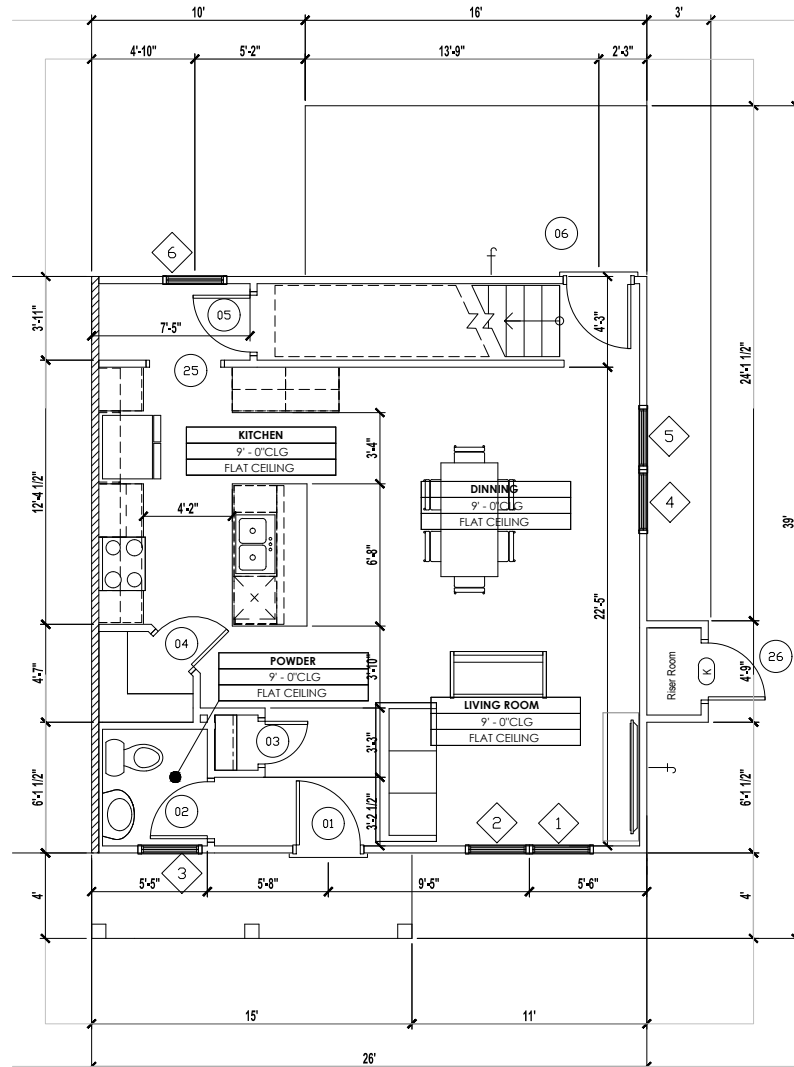
2

3

4

5

6



|                   |         |
|-------------------|---------|
| 1ST HEATED AREA   | 702 SF  |
| 2ND HEATED AREA   | 682 SF  |
| TOTAL HEATED AREA | 1384 SF |
| GARAGE            | 0 SF    |
| FRONT PORCH       | 64 SF   |
| LANAI             | 128 SF  |
| TOTAL UNDER ROOF  | 1576 SF |

CONDITIONED SPACE = 11,772 CF

## DOOR AND FRAME SCHEDULE

| DOOR |       |       | NOTES | Style                            |
|------|-------|-------|-------|----------------------------------|
| MARK | SIZE  |       |       |                                  |
|      | WD    | HGT   |       |                                  |
| 1    | 3'-0" | 6'-8" | 3068  | Hinged - Single - Exterior Panel |
| 2    | 2'-8" | 6'-8" | 2868  | Hinged - Single - 6 Panel        |
| 3    | 2'-0" | 6'-8" | 2068  | Hinged - Single - 6 Panel        |
| 4    | 2'-4" | 6'-8" | 2468  | Hinged - Single - 6 Panel        |
| 5    | 2'-8" | 6'-8" | 2868  | Hinged - Single - 6 Panel        |
| 6    | 3'-0" | 6'-8" | 3068  | Hinged - Single - Exterior Panel |
| 7    | 4'-0" | 6'-8" | 4068  | Hinged - Double - 6 Panel        |
| 8    | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 9    | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 10   | 4'-0" | 6'-8" | 4068  | Hinged - Double - 6 Panel        |
| 11   | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 12   | 2'-4" | 6'-8" | 2468  | Hinged - Single - 6 Panel        |
| 13   | 2'-6" | 6'-8" | 2668  | Hinged - Single - 6 Panel        |
| 14   | 2'-4" | 6'-8" | 2468  | Hinged - Single - 6 Panel        |
| 25   | 3'-4" | 6'-8" | 3468  | Cased Opening                    |
| 26   | 2'-8" | 6'-8" | 2868  | Hinged - Single - 6 Panel        |

# WINDOW SCHEDULE

| MARK | SIZE  |        | NOTES          |
|------|-------|--------|----------------|
|      | Width | HEIGHT |                |
| 1    | 3'-0" | 5'-0"  | 3050 SH        |
| 2    | 3'-0" | 5'-0"  | 3050 SH        |
| 3    | 3'-0" | 5'-0"  | 3050 SH        |
| 4    | 3'-0" | 5'-0"  | 3050 SH        |
| 5    | 3'-0" | 5'-0"  | 3050 SH        |
| 6    | 3'-0" | 5'-0"  | 3050 SH        |
| 7    | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 8    | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 9    | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 10   | 3'-0" | 5'-0"  | 3050 SH EGRESS |
| 11   | 3'-0" | 5'-0"  | 3050 SH EGRESS |

WESTGATE 4025 FR  
3PLEX 2ST 3BD 2.5BA 0G  
3PLEX  
FL

**SOUTHERN IMPRESSION  
HOMES**  
10151 DEERWOOD PARK BLVD, BUILDING  
3400, SUITE 300, JACKSONVILLE, FL 32256

Project For:

Sheet Description  
1.4 - FLOOR PLAN 14

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|---------------|-----------------|
| Drawn by:     | Checked by:     |
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