

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

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 HABITABLE SPACE 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:

DEPENDENT 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 RAISED 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:

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.3 FOR HANDRAIL HEIGHT 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 4-4" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.3 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 34" AND NOT MORE THAN 25".
 *WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL, AND 31-1/2" BELOW HANDRAIL.

BUILDING AREAS PER UNIT

1ST FLOOR HEATED AREA	1,005 SF
FRONT PORCH	45 SF
TOTAL UNDER ROOF	1,050 SF

CONDITIONED SPACE = 8,040 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

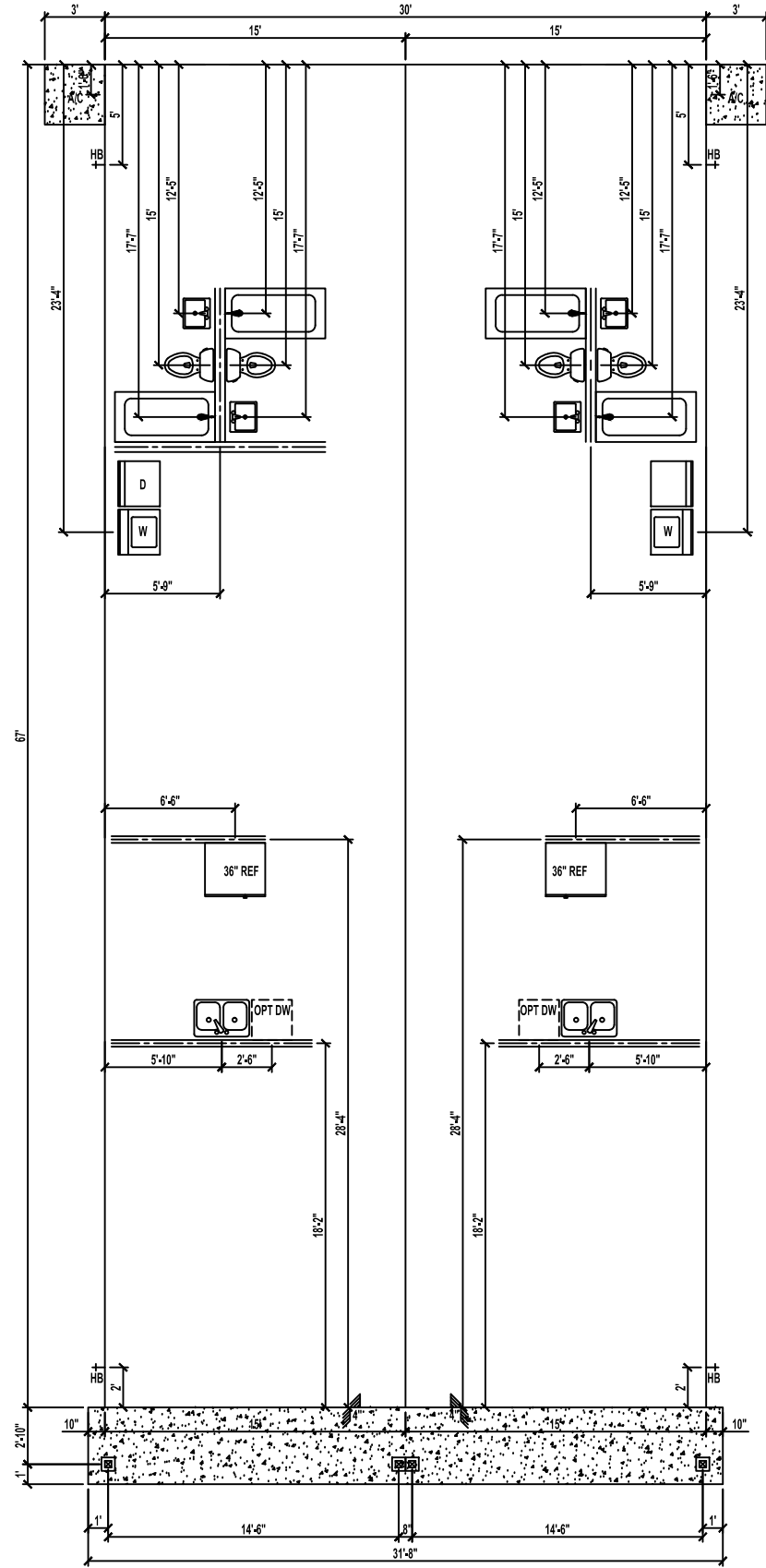
No	Revisions	Date	By
1	Front Door outside and Windows close to the fire wall	02/16/2024	EBG
2			
3			
4			
5			
6			

**1 STORY DUPLEX
COMANCHE 2010**
Jacksonville, FL

A Project For:
**SOUTHERN IMPRESSION
HOMES**
5711 Richard St. Suite 1
Jacksonville, FL 32216

Sheet Description
**A1.1-Overall
Floor Plan**

Drawn by:	Checked by:
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Printed Date:	Sheet Number:



FOUNDATION PLUMBING PLAN

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.

VENT CALCULATIONS PER UNIT

VENTED SOFFIT

VENTILATED ATTIC AREA: 1,050 SQ. FT.

$1,050 / 300 = 3.50 \text{ SQ. FT.}$

$3.50 \text{ SQ. FT.} \times 144 = 504 \text{ SQ. IN. TOTAL NET FREE VENT AREA}$

$504 \times 50\% = 252 \text{ SQ. IN. NET FREE}$

SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF

$252 / 6.55 = 38 \text{ LF VENTED SOFFIT REQUIRED}$

OFF-RIDGE VENTS

VENTILATED ATTIC AREA: 1,050 SQ. FT.

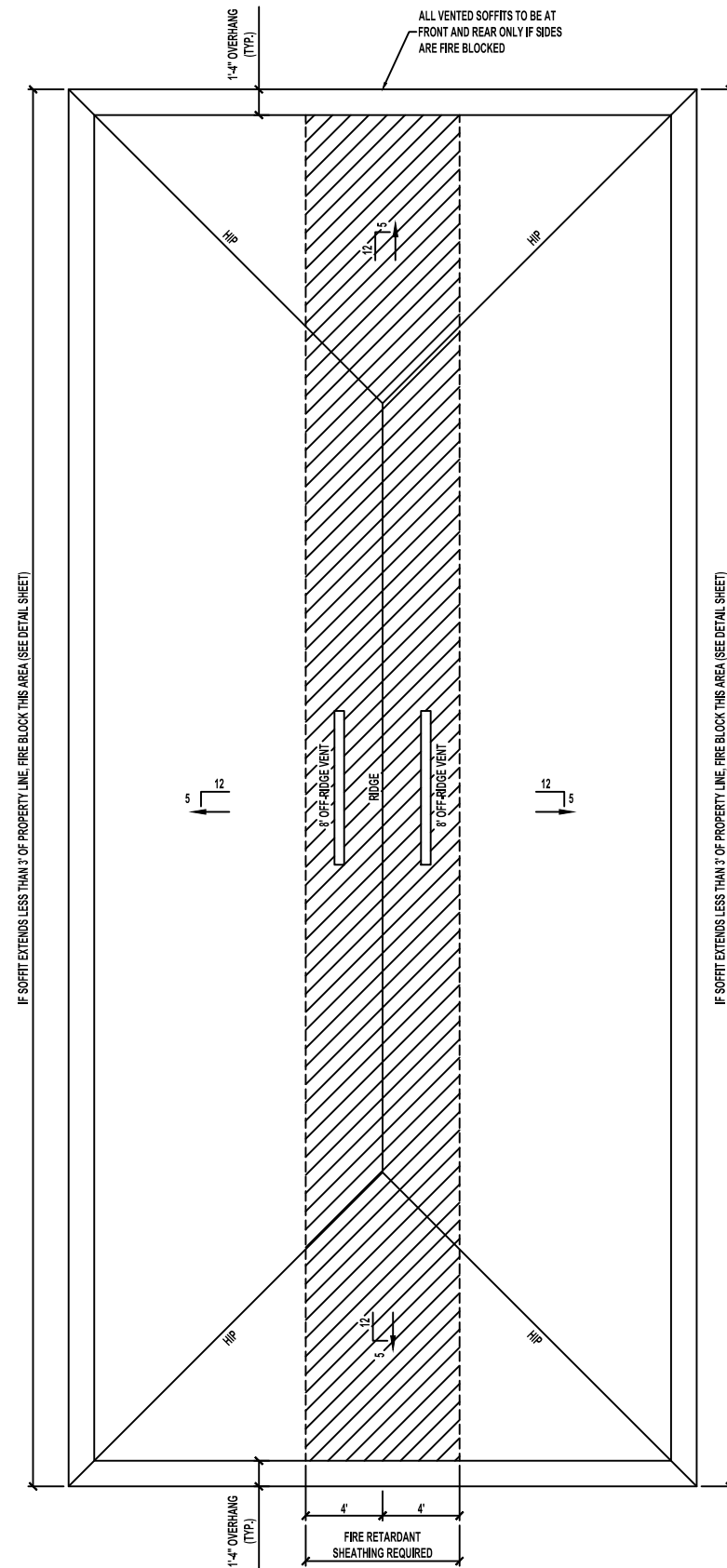
$1,050 / 300 = 3.50 \text{ SQ. FT.}$

$3.50 \text{ SQ. FT.} \times 144 = 504 \text{ SQ. IN. TOTAL NET FREE VENT AREA}$

$504 \times 50\% = 252 \text{ SQ. IN. NET FREE}$

(1) 8' OFF-RIDGE VENT REQUIRED

(8' = 288 SQ. IN. EACH)



ROOF PLAN

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

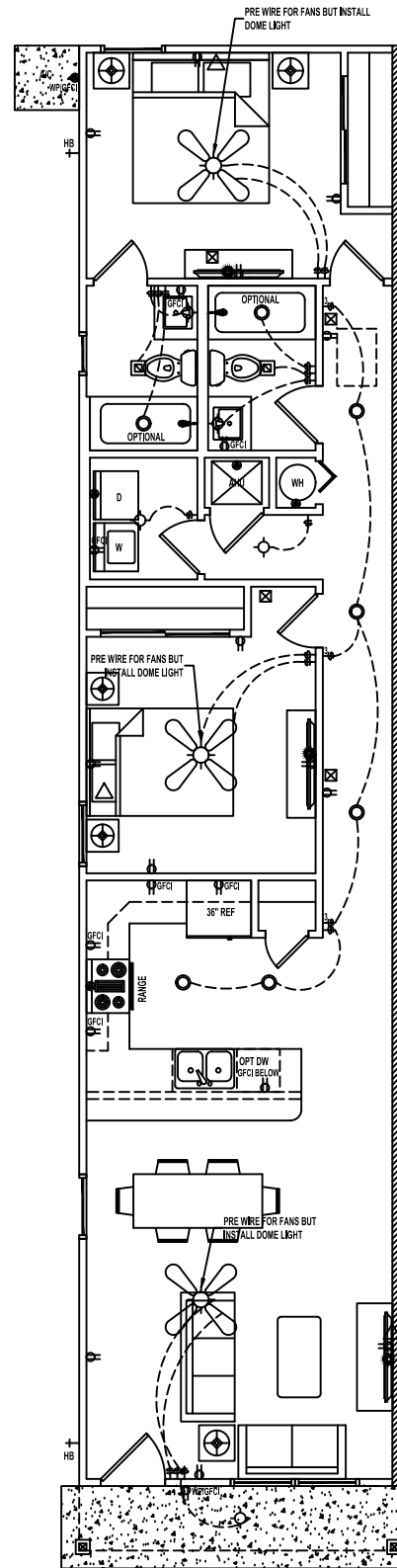
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Sheet Description:
**A1.2-Foundation
& Roof Plans**

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TYPICAL ELECTRIC PLAN

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

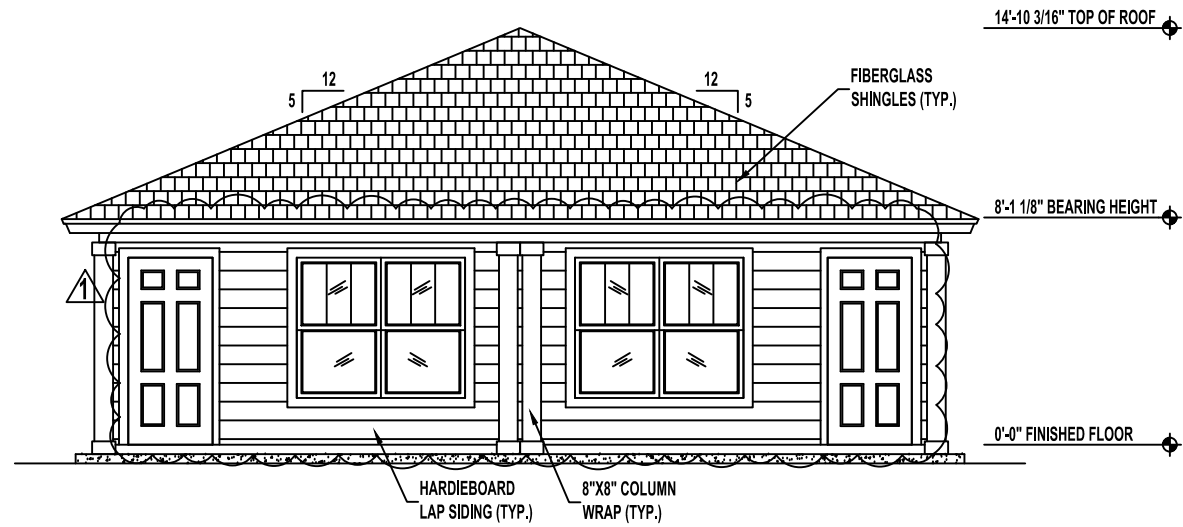
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Sheet Description
**A1.3-Electric
Plan**

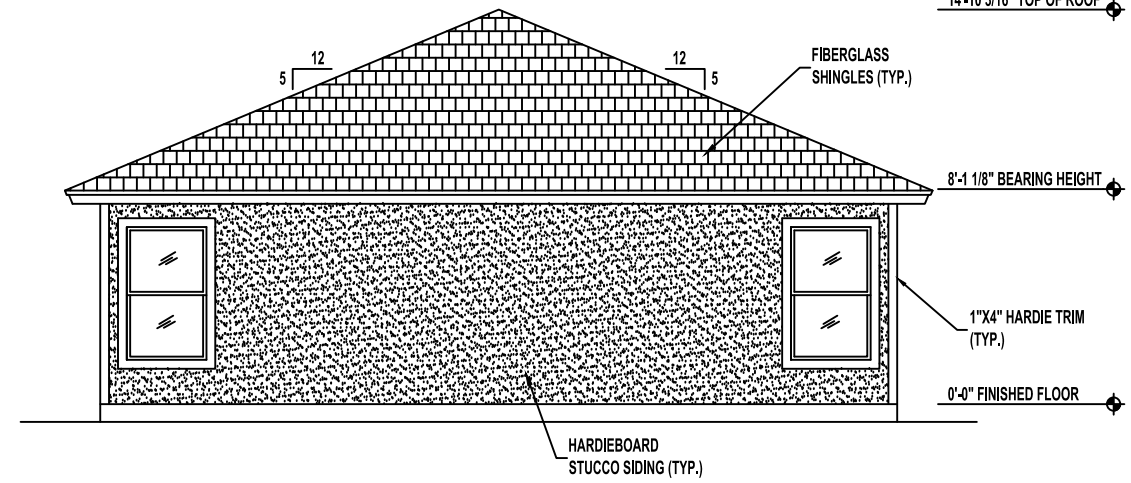
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FRONT ELEVATION "A" | HIP ROOF

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

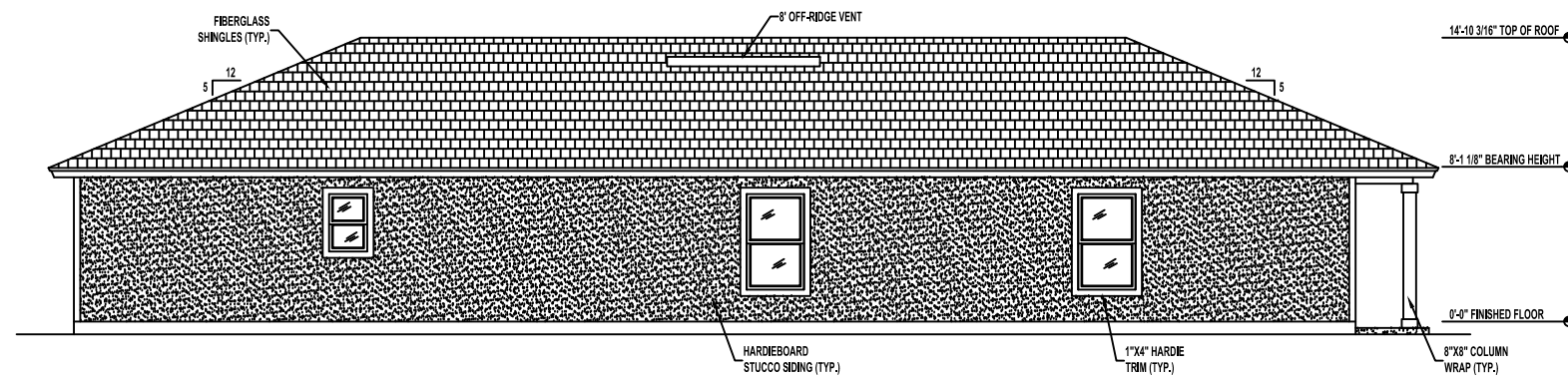
NOTE: OPTIONAL HARDIEBOARD SHAKE OR BRICK FINISH.



REAR ELEVATION

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

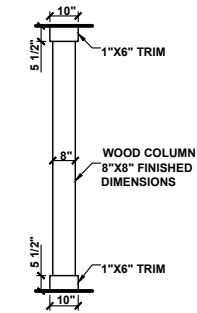
NOTE: OPTIONAL HARDIEBOARD LAP SIDING, HARDIEBOARD SHAKE OR BRICK FINISH.



LEFT SIDE ELEVATION

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

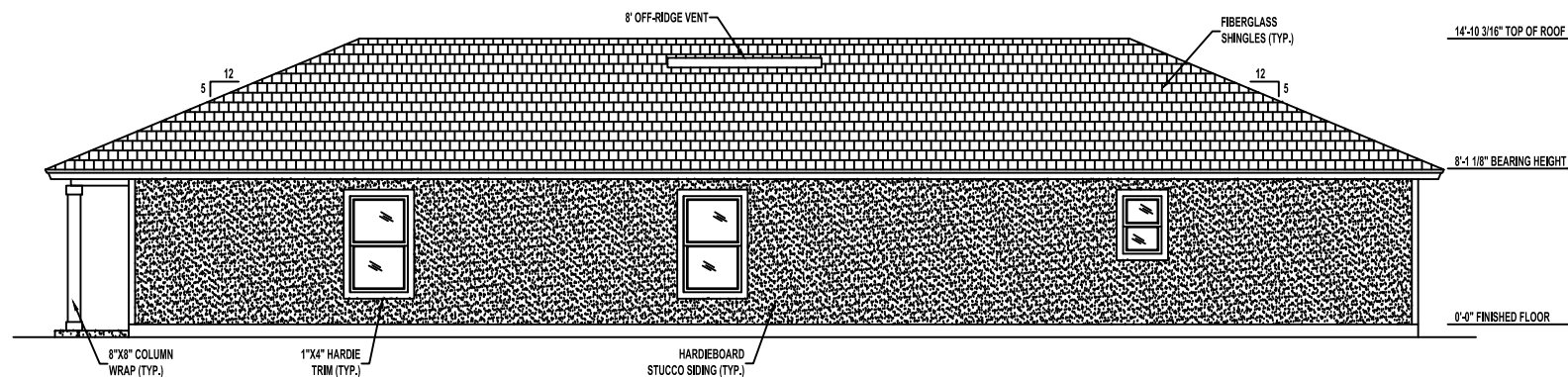
NOTE: OPTIONAL HARDIEBOARD LAP SIDING, HARDIEBOARD SHAKE OR BRICK FINISH.



8"X8" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION NOTES:

1. PROVIDE 10"X10" MOUNTING BLOCK FOR COACH LIGHTS.
2. PROVIDE 6"X6" MOUNTING BLOCK FOR EXTERIOR OUTLETS.
3. PROVIDE 6"X6" MOUNTING BLOCK FOR HOSE BIBS.



RIGHT SIDE ELEVATION

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

NOTE: OPTIONAL HARDIEBOARD LAP SIDING, HARDIEBOARD SHAKE OR BRICK FINISH.

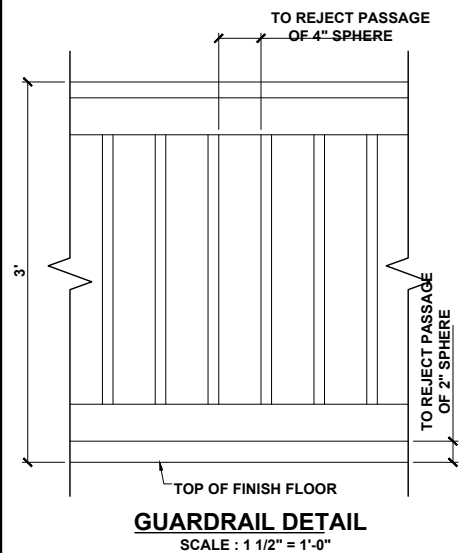
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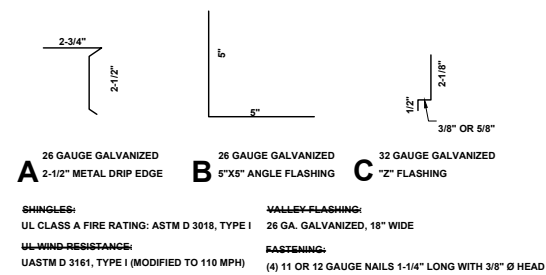
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Sheet Description
A2.1-Elevations

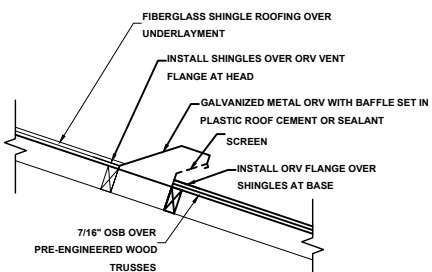
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GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"



FLASHING DETAILS AND SHINGLE INFORMATION
SCALE: 3" = 1'-0"



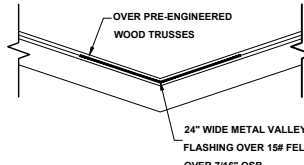
OFF RIDGE VENT DETAIL
NOT TO SCALE

R703.4 FLASHING:
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

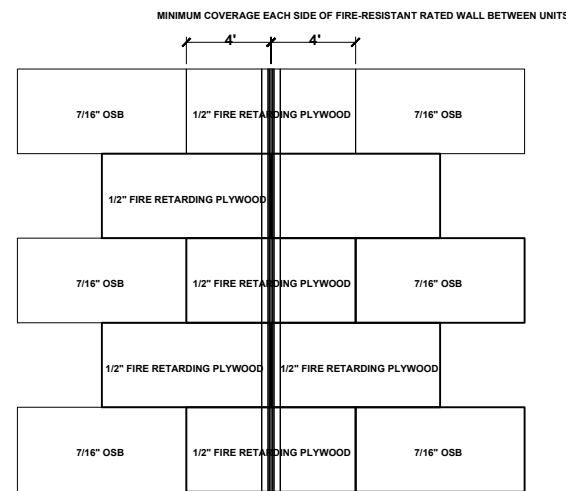
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS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

VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

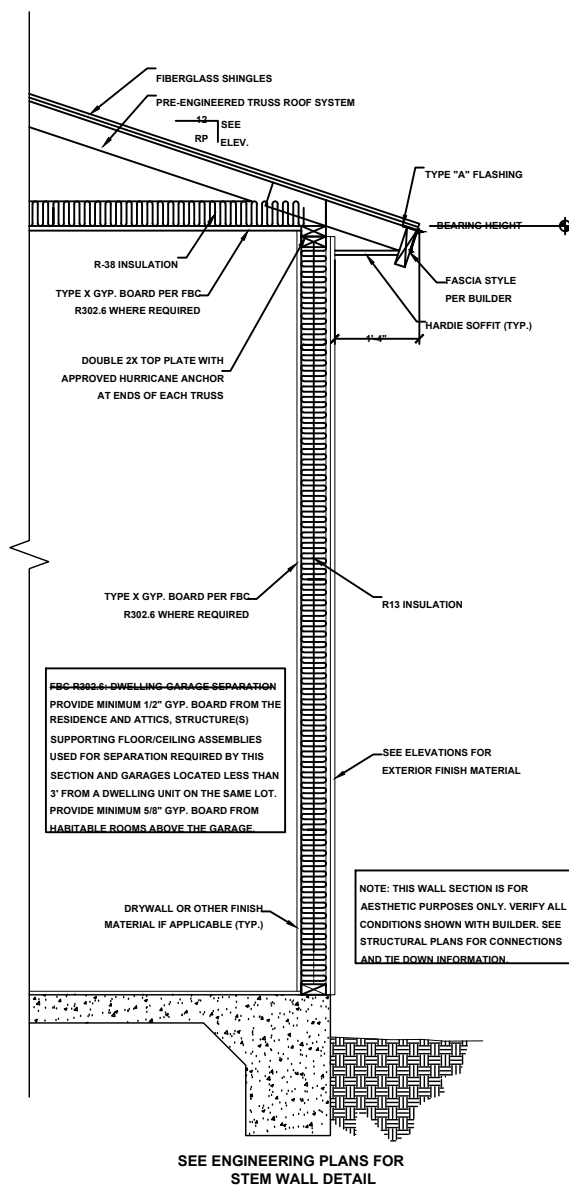
1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



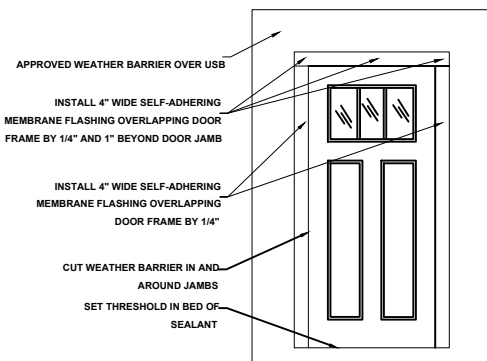
VALLEY FLASHING DETAIL
NOT TO SCALE



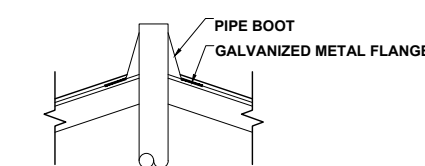
ROOF SHEATHING DETAIL AT PARTY WALL
SCALE: 1/4" = 1'-0"



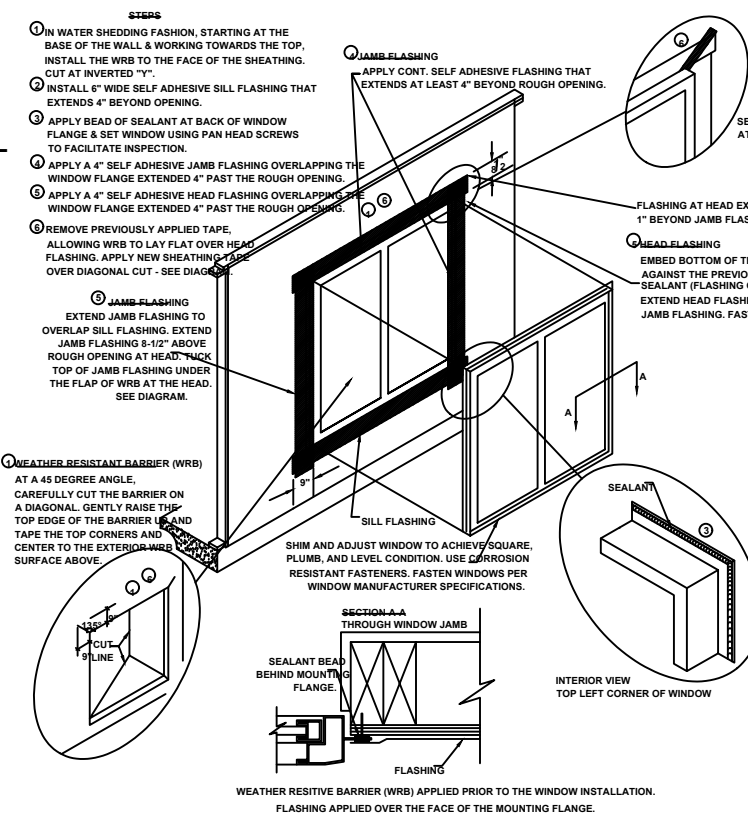
TYPICAL WOOD FRAMING WALL SECTION
SCALE: 1" = 1'-0"



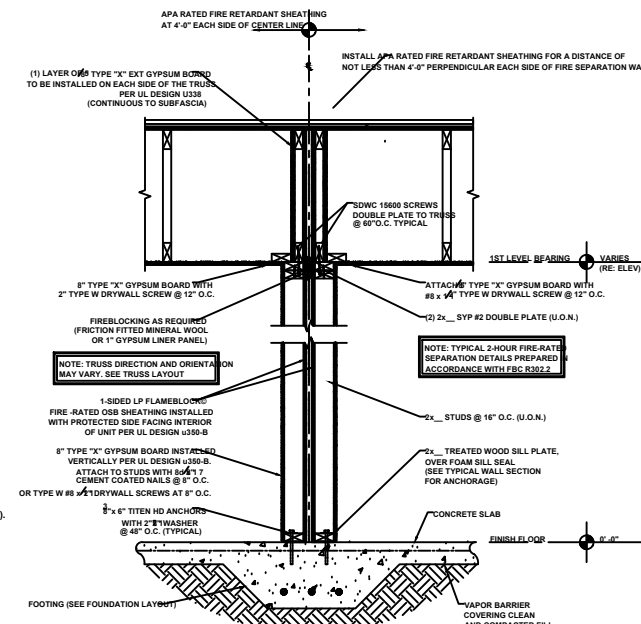
DOOR FLASHING INSTALLATION AND DETAIL
SCALE: N.T.S.



PLUMBING STACK FLASHING DETAIL
NOT TO SCALE



WINDOW INSTALLATION
SCALE: N.T.S.



OPTION 2: TYPICAL FRAMED SEPARATION WALL - 2-HOUR RATED

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Sheet Description
A3.1-Detail

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