

UNIT 1 BUILDING AREAS

1ST FLOOR HEATED AREA	1,155 SF
FRONT ENTRY	20 SF
LANAI	92 SF
GARAGE	244 SF
TOTAL UNDER ROOF	1,511 SF

CONDITIONED SPACE = 9,240 CF

UNIT 2 BUILDING AREAS

1ST FLOOR HEATED AREA	1,132 SF
FRONT ENTRY	20 SF
LANAI	123 SF
GARAGE	222 SF
TOTAL UNDER ROOF	1,497 SF

CONDITIONED SPACE = 9,056 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.

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

LINTEL BEAMS
A : 8"X16" 17/1B
B : 8"X16" 21/2B

LEDGERS
L1 : (1) 2X10 SYP WITH 3/8" WEDGE ANCHORS @ 16" O.C. STAGGERED (2) ROWS, TOP AND BOTTOM
SEE TRUSS LAYOUT FOR LEDGER PLACEMENT.

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	FLOOR PLAN
A1.2	FOUNDATION PLAN
A1.3	ROOF PLAN
A1.4	ELECTRIC PLAN
A2.1	ELEVATIONS
A2.2	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

PROPOSED 1 STORY DUPLEX

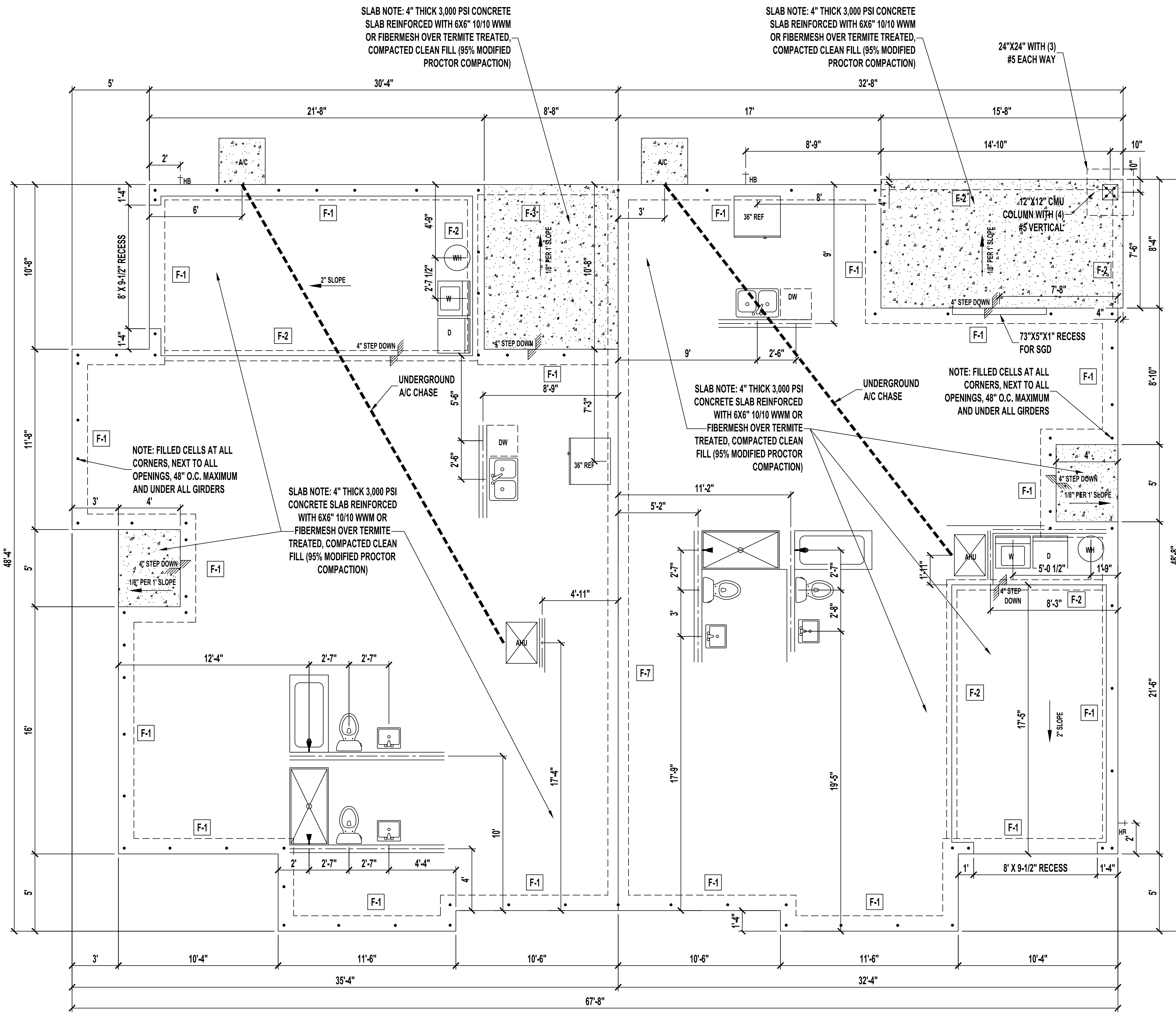
SOUTHERN IMPRESSION HOMES

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

A 1.1 - Floor Plan

No.	Revisions	Date	By

Date 10-26-21
Scale AS SHOWN
Job 1150D
Sheet A 1.1 - Floor Plan



SLAB NOTE: 4" THICK 3,000 PSI CONCRETE SLAB REINFORCED WITH 6X6" 10/10 WWM OR FIBERMESH OVER TERMITE TREATED, COMPACTED CLEAN FILL (95% MODIFIED PROCTOR COMPACTION)

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NOTE: FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, 48" O.C. MAXIMUM AND UNDER ALL GIRDERS

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

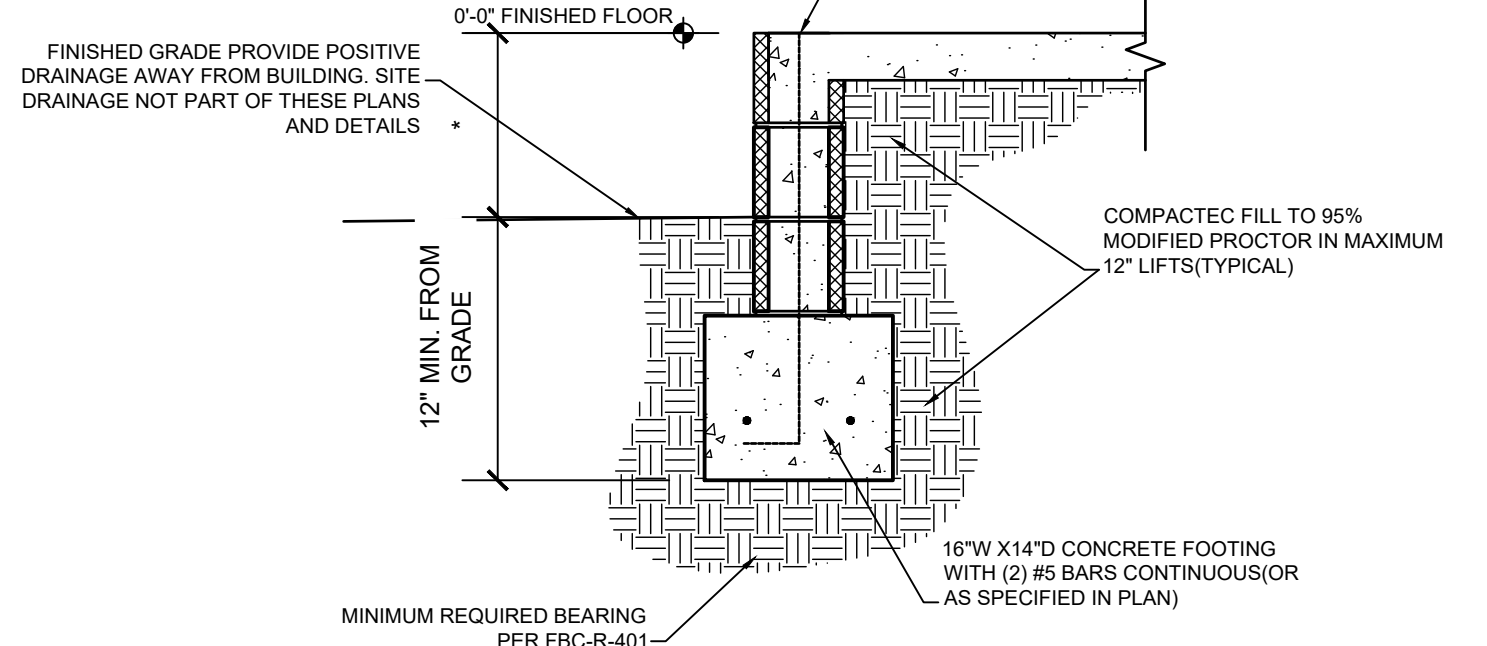
GENERAL NOTES

- ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. NOTIFY ENGINEER IF UNSUITABLE OR UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED.
- SEE CONSTRUCTION MANAGER FOR DRAIN LINE DETAILS.

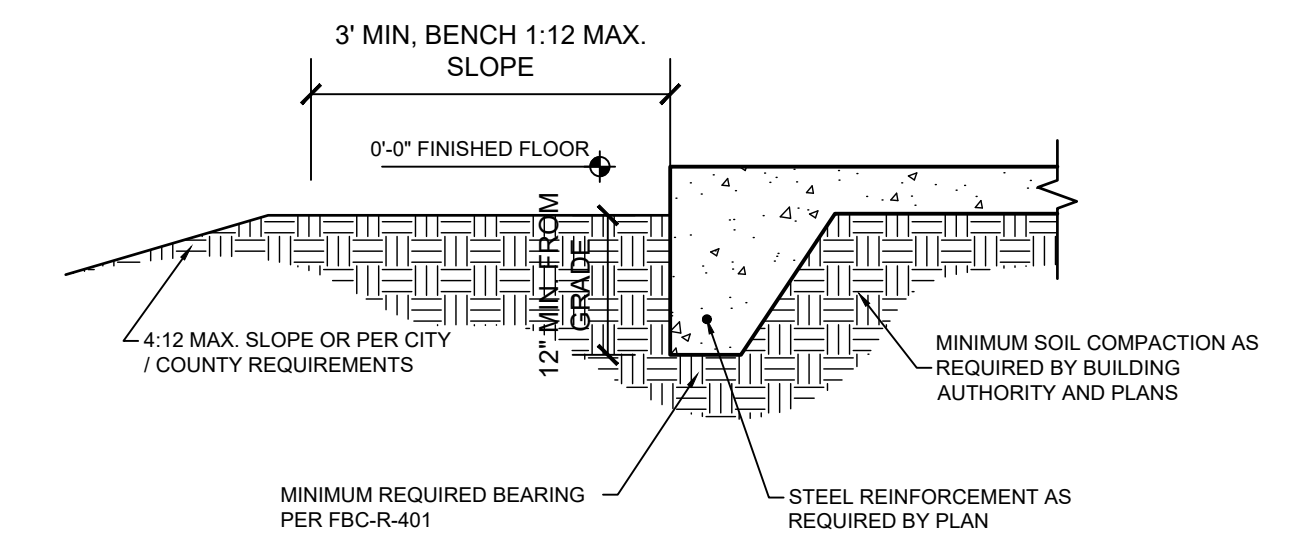
FOOTING SCHEDULE

LOCATE	SIZE	TYPE	REINFORCEMENTS	COMMENTS
F-1	16"W X 20"D	MONOLITHIC	(2) #5 CONTINUOUS	TYPICAL FOOTING
F-2	8"W X 8"D	EDGE	(1) #5 CONTINUOUS	
F-3	30"X30" X 12"D	PAD	(4) #5 BARS O.C. EACH WAY	PAD FOOTING
F-4	36"X36" X 12"D	PAD	(4) #5 BARS O.C. EACH WAY	PAD FOOTING
F-7	16"W X 20"D	MONOLITHIC	(2) #5 CONTINUOUS	TYPICAL FOOTING

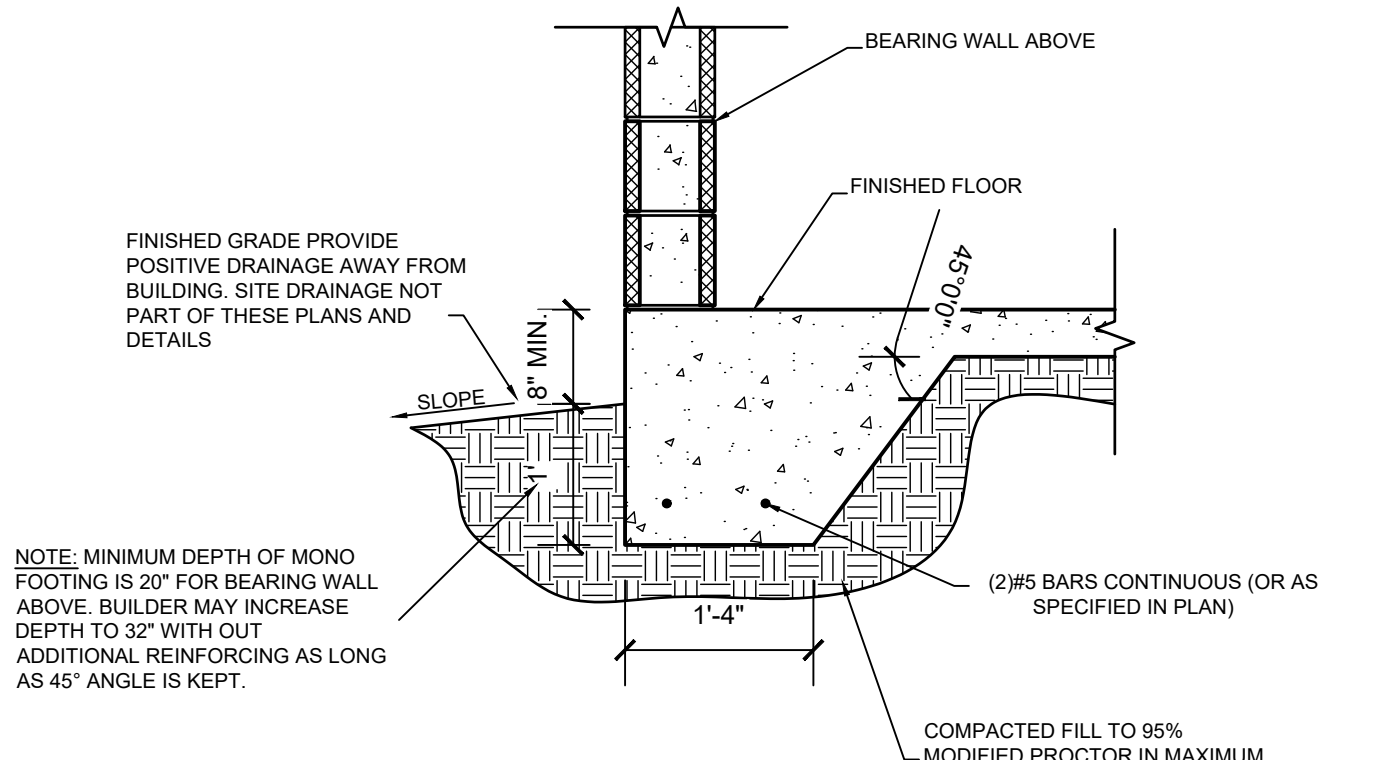
- NOTE:**
- UP TO 4 COURSE STEM WALL - GROUT CELLS SOLID PER PLAN.
 - 5 COURSE STEM WALL - GROUT ALL CELL SOLID.
 - GREATER THAN 5 COURSE REQUIRES SPECIAL ENGINEERING DETAILS.



1F | STEM WALL FOOTER
SCALE: N/A



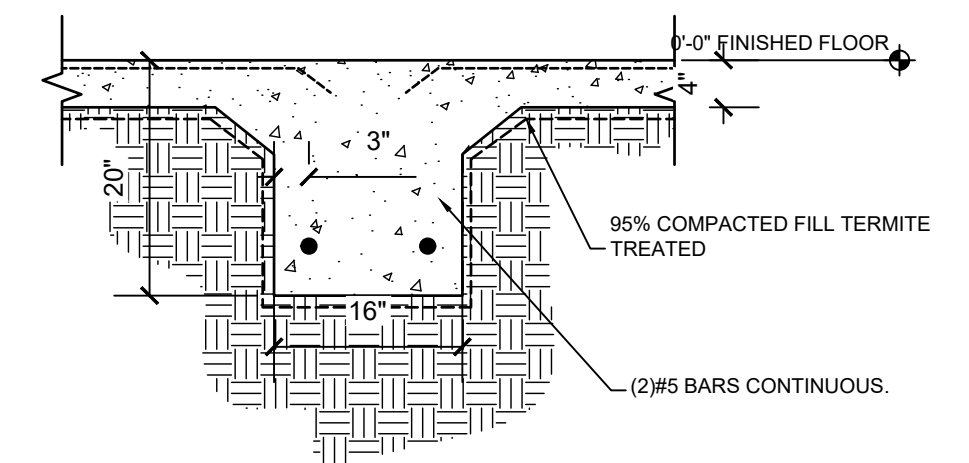
1G | MONOLITHIC FOOTER
SCALE: N/A



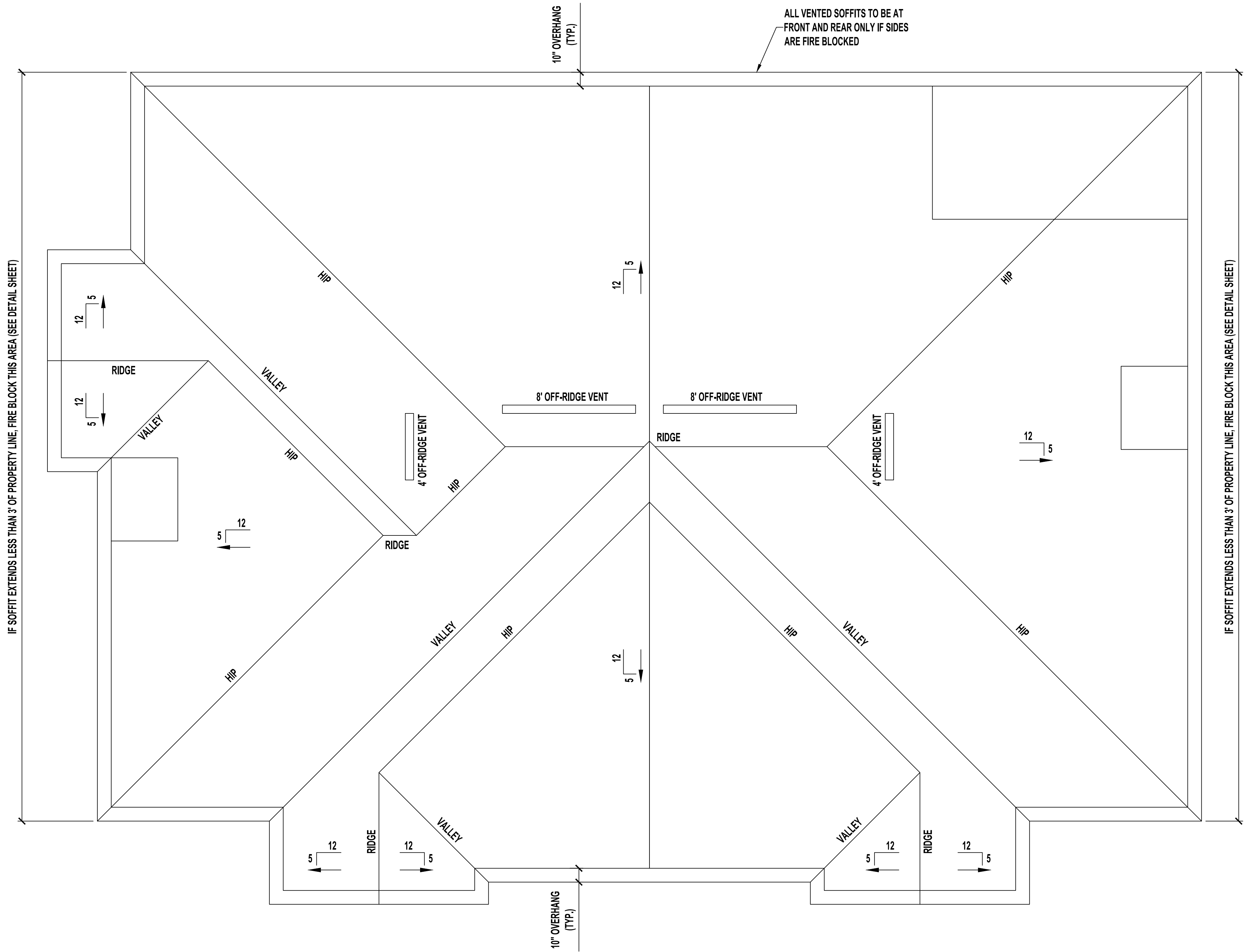
1A | TYPICAL FOOTINGS
SCALE: N/A

FOOTING NOTES

- PROVIDE 1-1/2" COVERAGE TOP, SIDES, BOTTOM AND 1" IN BETWEEN ADJACENT REBAR LAPS.
- PROVIDE MINIMUM 3" COVERAGE FOR ALL CONCRETE IN CONTACT WITH THE EARTH.
- FOOTING CONCRETE SHALL BE MIN 3,000 PSI AT 28 DAYS.
- FOOTING REINFORCEMENT SHALL MIN GRADE 40.
- ALL FILL AT FOUNDATIONS AND SALS IS TO BE PLACED IN MAXIMUM 12" LIFTS AND COMPACTED TO 95% PROCTOR.



F-7 | FOOTER DETAIL
SCALE: N/A



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

UNIT 1 VENT CALCULATIONS

VENTED SOFFIT
 VENTILATED ATTIC AREA: 1,511 SQ. FT.
 $1,511 / 300 = 5.04$ SQ. FT.
 5.04 SQ. FT. X $144 = 726$ SQ. IN. TOTAL NET FREE VENT AREA
 $726 \times 50\% = 363$ SQ. IN. NET FREE
 SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
 $363 / 6.55 = 55$ LF VENTED SOFFIT REQUIRED

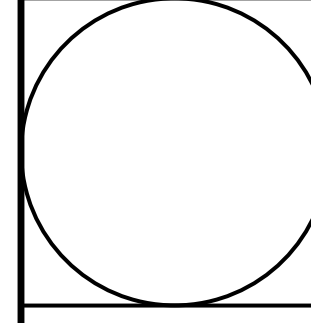
OFF-RIDGE VENTS
 VENTILATED ATTIC AREA: 1,511 SQ. FT.
 $1,511 / 300 = 5.04$ SQ. FT.
 5.04 SQ. FT. X $144 = 726$ SQ. IN. TOTAL NET FREE VENT AREA
 $726 \times 50\% = 363$ SQ. IN. NET FREE
 (1) 4' AND (1) 8' OFF-RIDGE VENT REQUIRED
 (4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

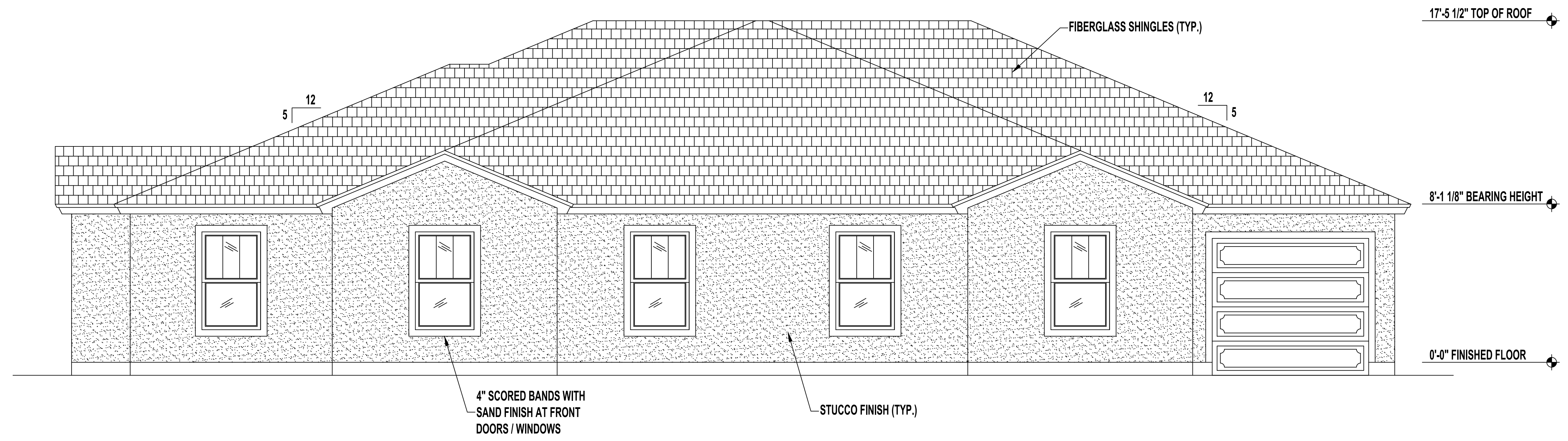
UNIT 2 VENT CALCULATIONS

VENTED SOFFIT
 VENTILATED ATTIC AREA: 1,497 SQ. FT.
 $1,497 / 300 = 4.99$ SQ. FT.
 4.99 SQ. FT. X $144 = 719$ SQ. IN. TOTAL NET FREE VENT AREA
 $719 \times 50\% = 359.5$ SQ. IN. NET FREE
 SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
 $359.5 / 6.55 = 55$ LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS
 VENTILATED ATTIC AREA: 1,497 SQ. FT.
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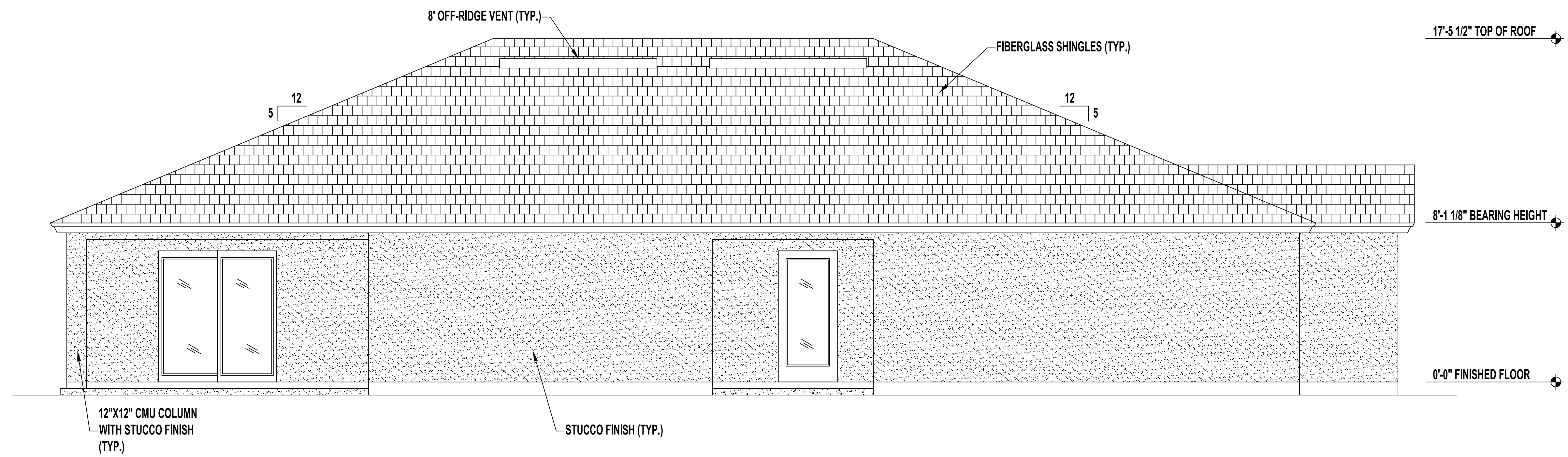
No.	Revisions	Date	By





FRONT ELEVATION

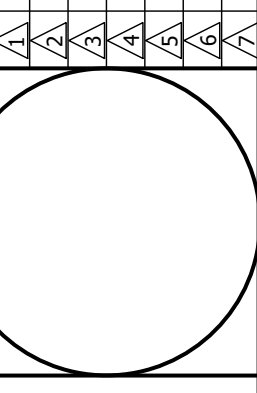
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

No.	Revisions	Date	By

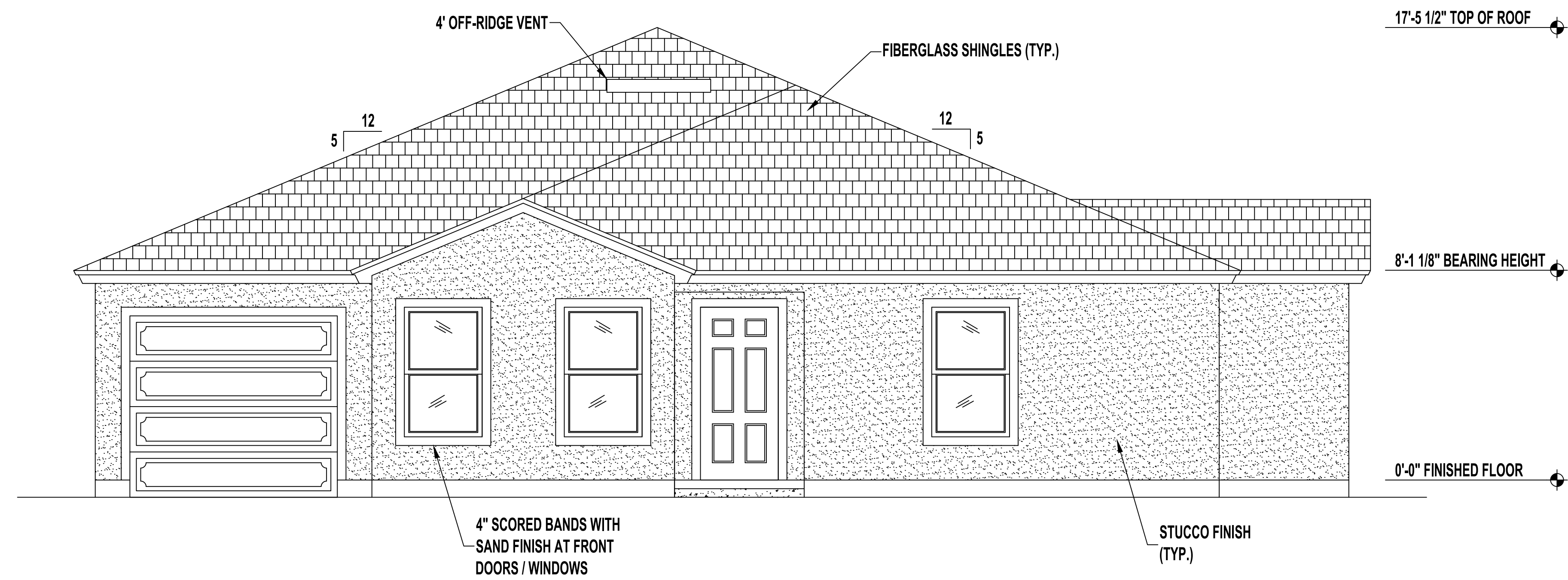


Date 10-26-21

Scale AS SHOWN

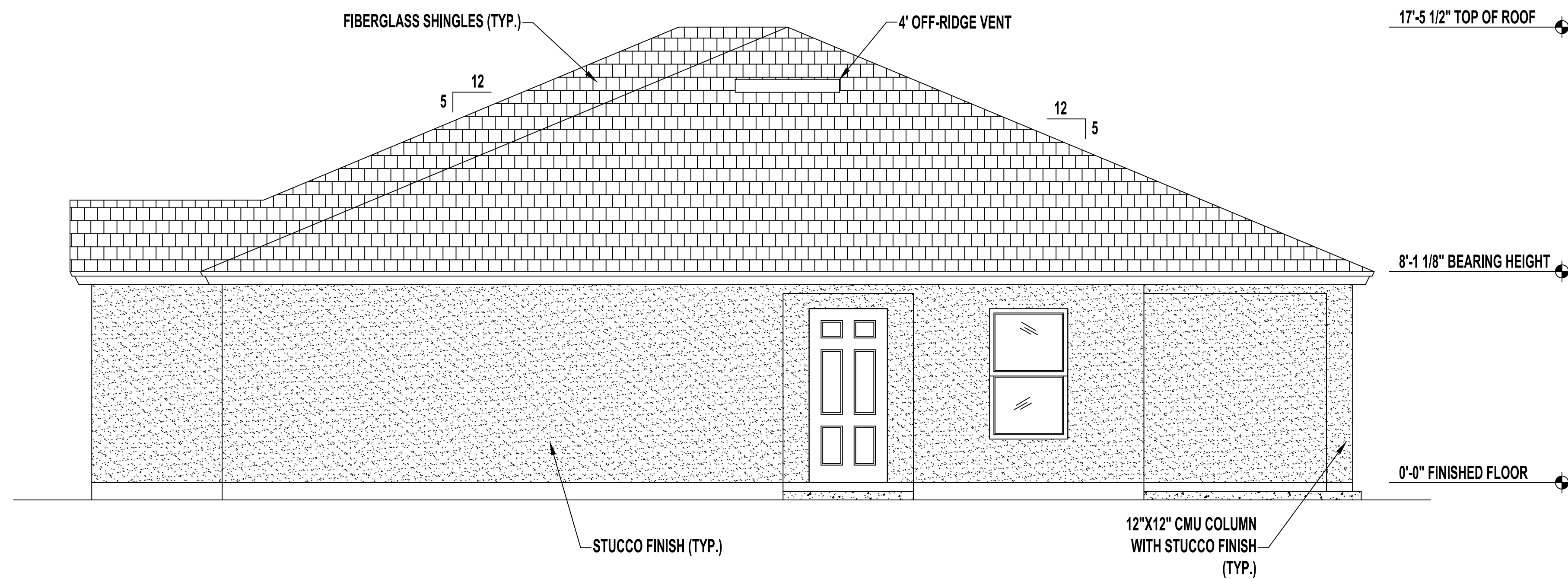
Job 1150D

Sheet A 2.1 - Elevations



LEFT SIDE ELEVATION

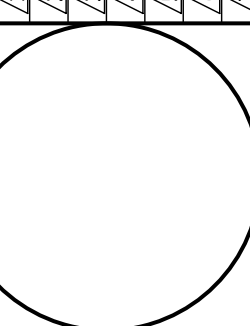
SCALE: 1/4" = 1'-0"

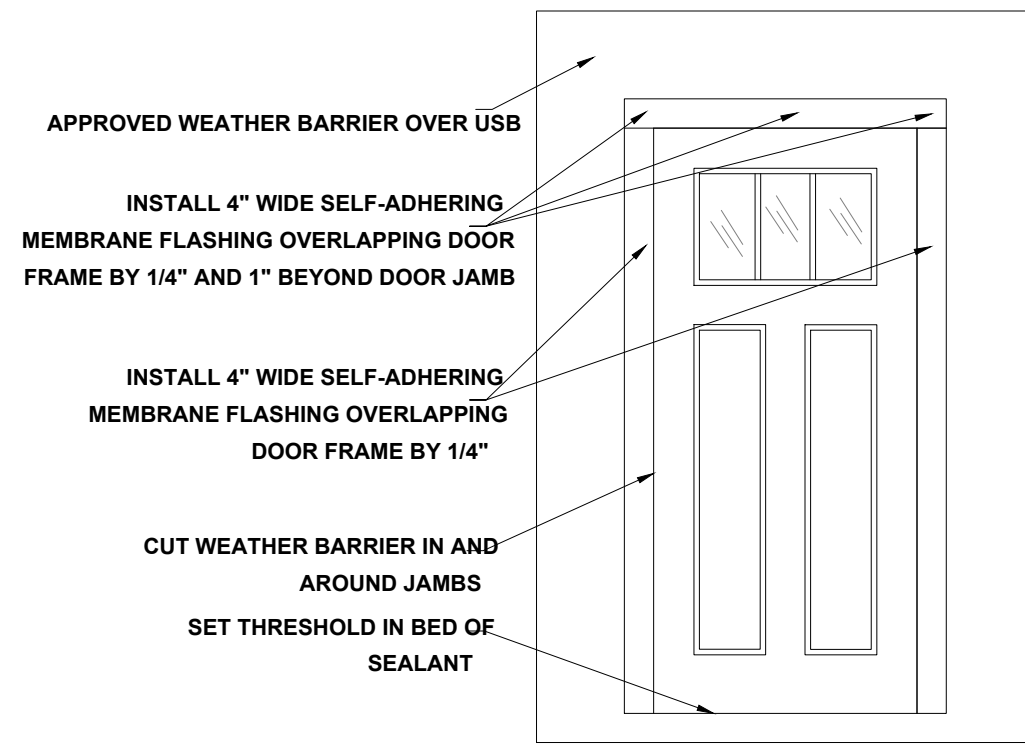


RIGHT SIDE ELEVATION

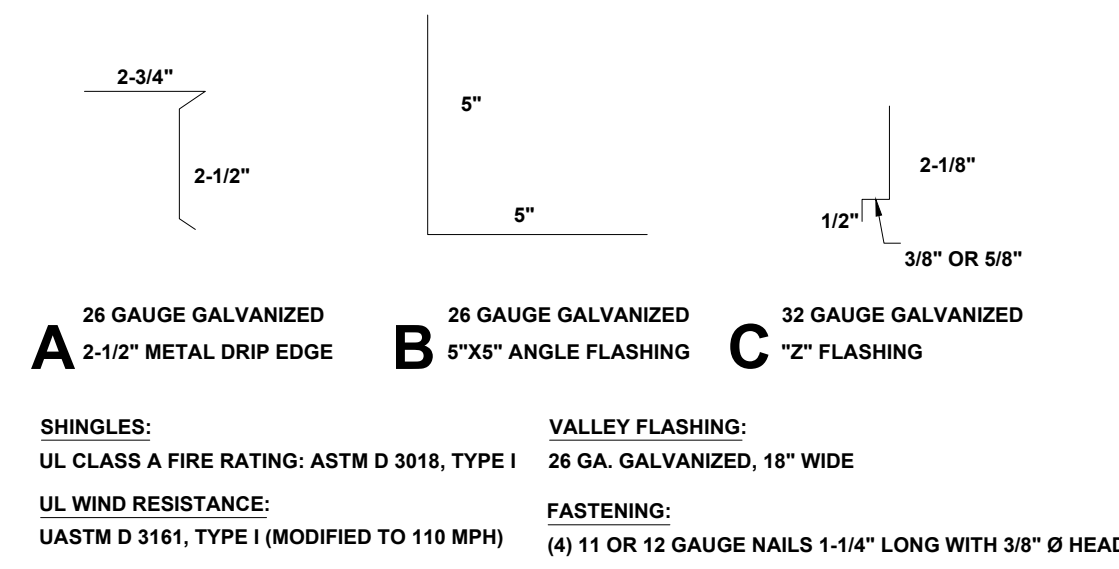
SCALE: 1/4" = 1'-0"

No.	Revisions	Date	By

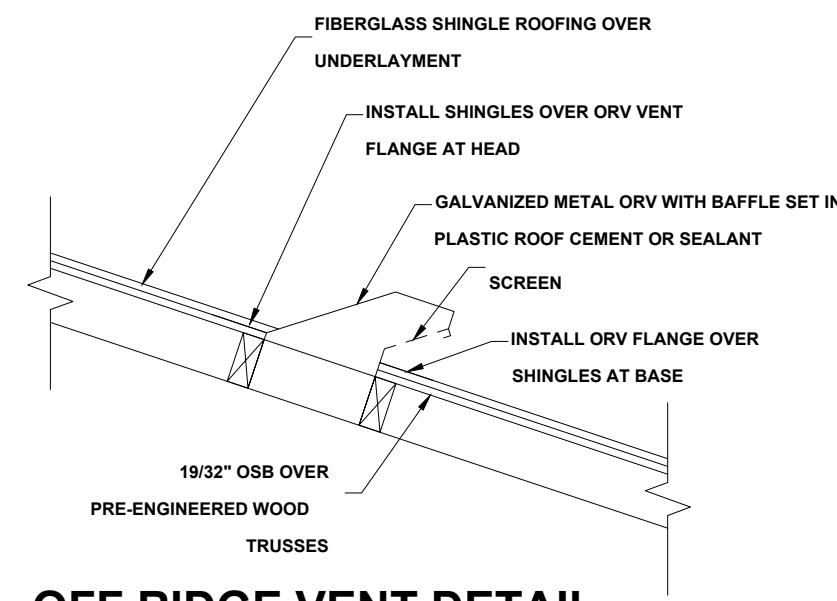




DOOR FLASHING INSTALLATION AND DETAIL
SCALE: N.T.S.



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

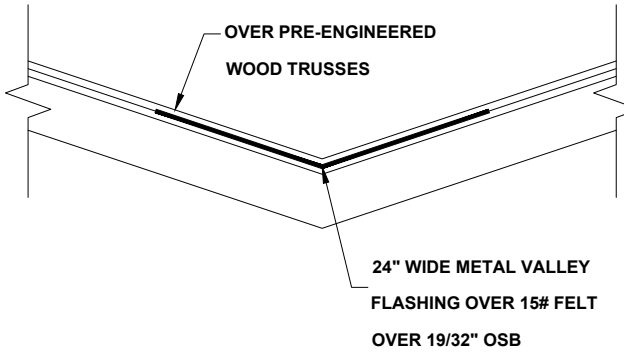
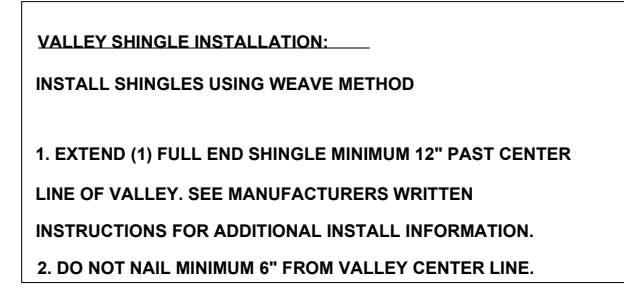


OFF RIDGE VENT DETAIL
NOT TO SCALE

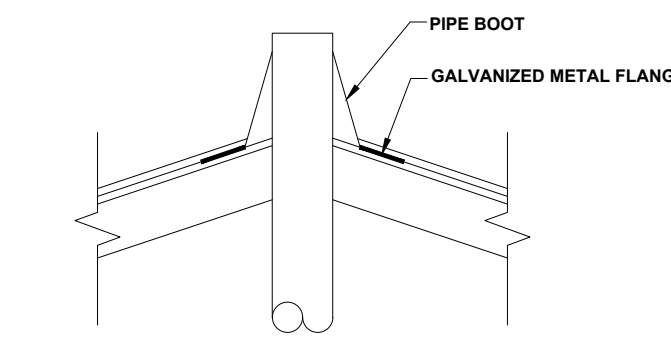
R703.4 FLASHING:

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.

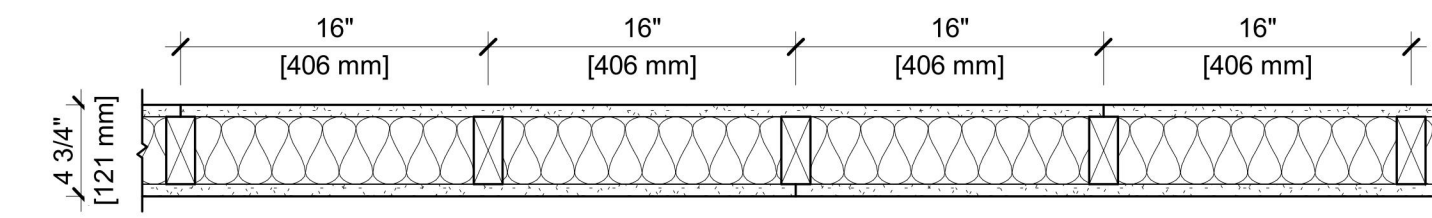


VALLEY FLASHING DETAIL
NOT TO SCALE



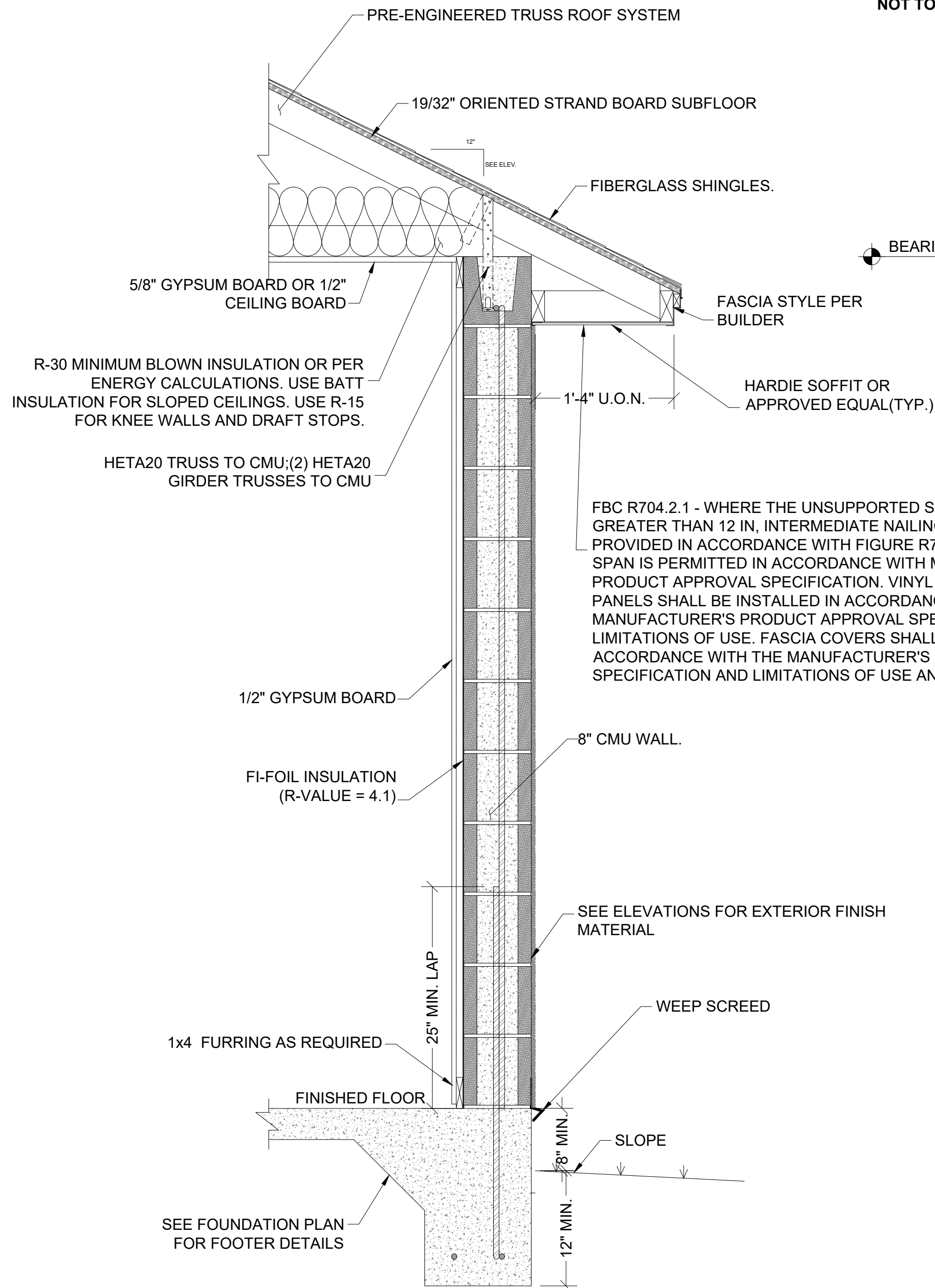
PLUMBING STACK FLASHING DETAIL
NOT TO SCALE

DESIGN NO. UL U305
FIRE RATING: 1 HOUR
STC RATING: 34
SOUND TEST: RAL-TL11-130
SYSTEM THICKNESS: 4-3/4" [121 MM]
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

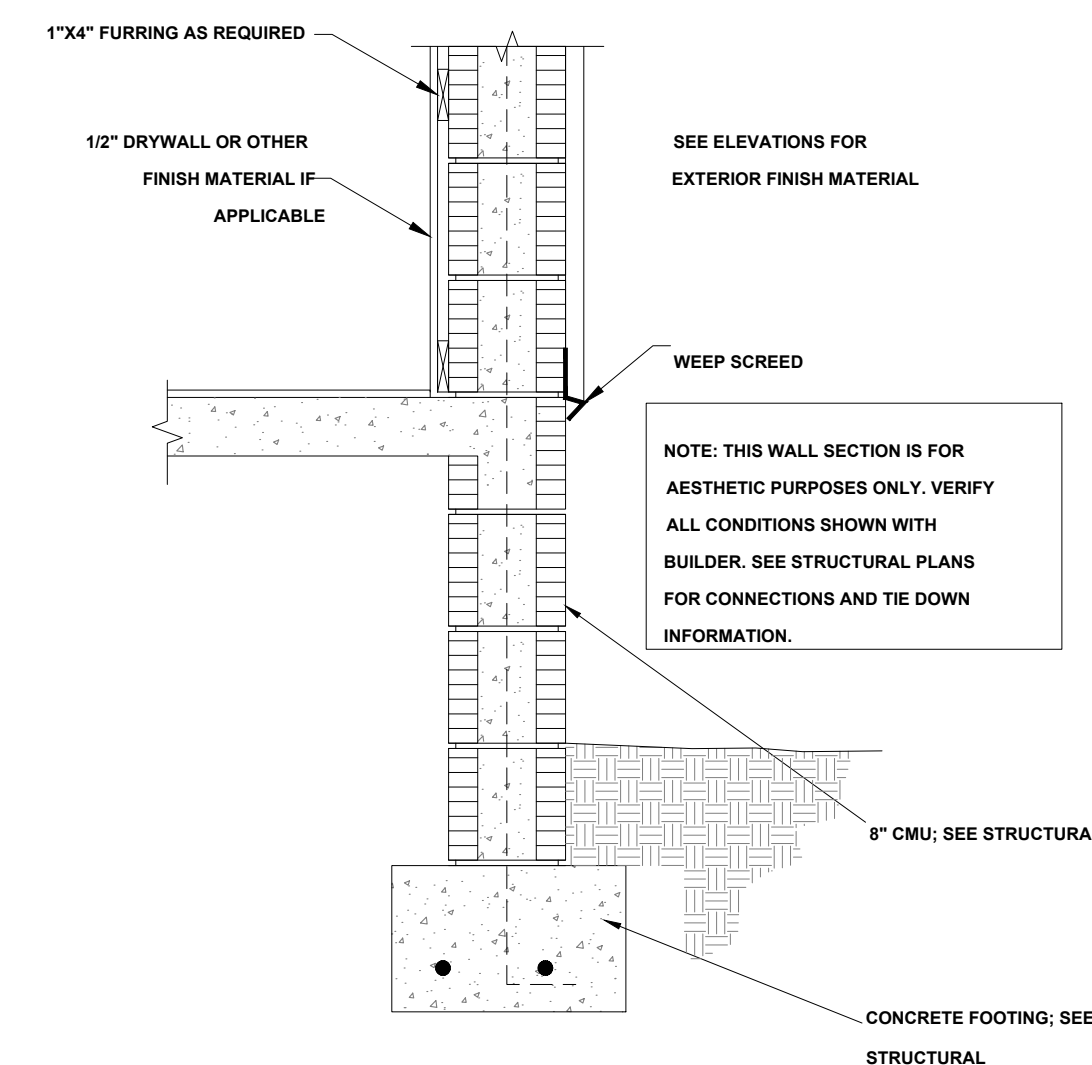


ASSEMBLY REQUIREMENTS:

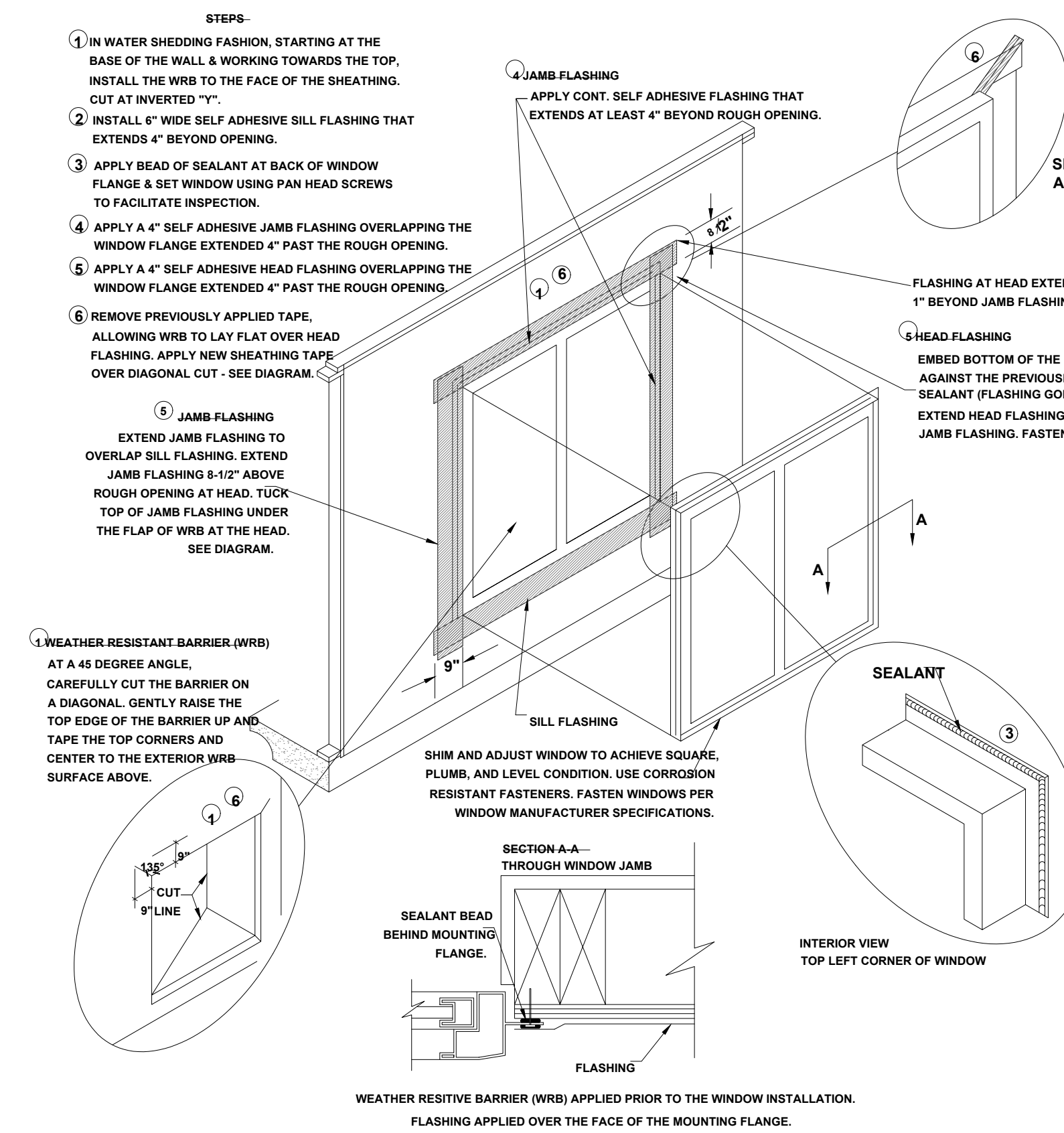
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)
WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)



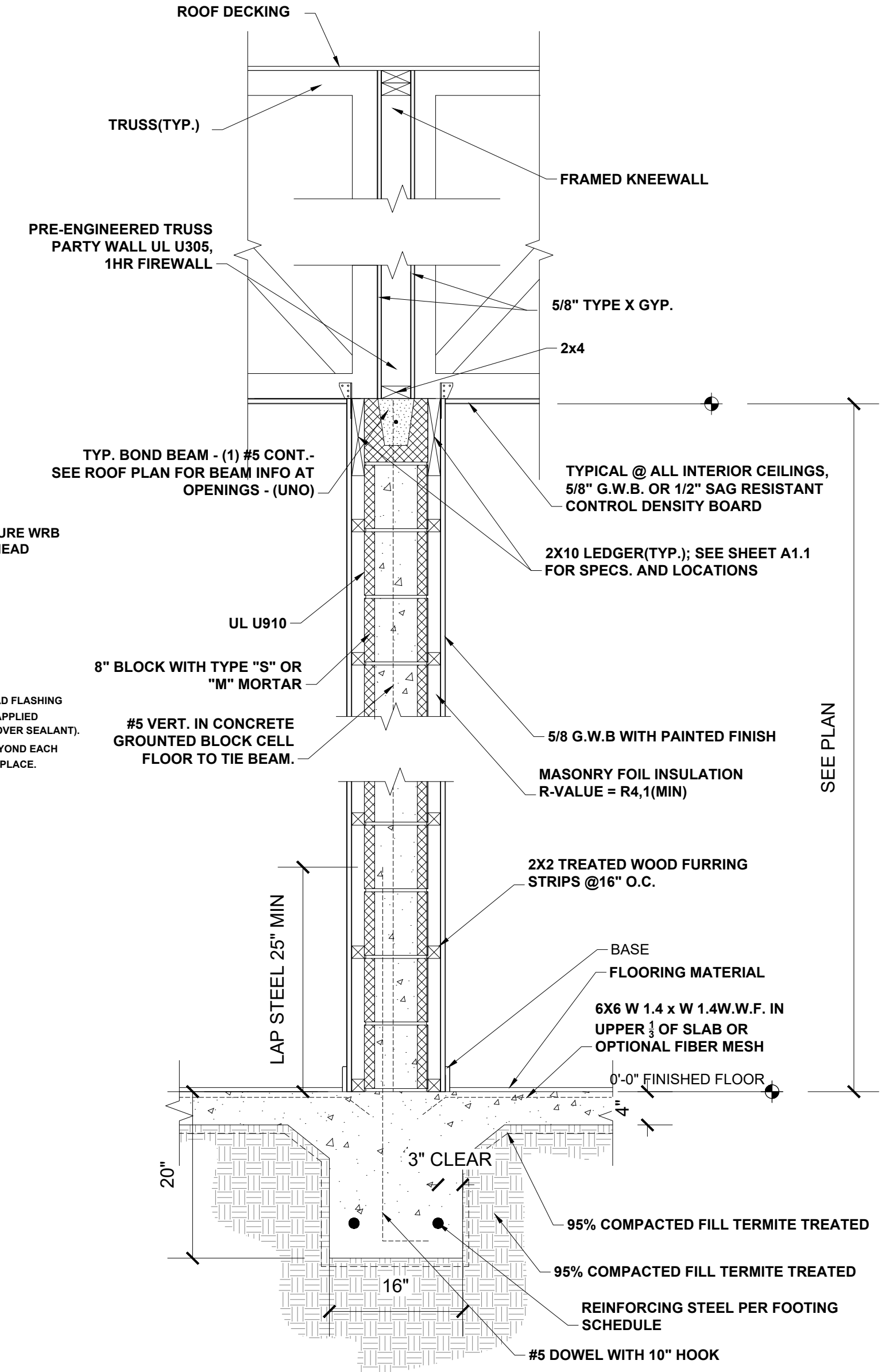
TYPICAL CMU WALL SECTION
SCALE: 1" = 1'-0"



TYPICAL WALL SECTION (STEM WALL OPTION)
SCALE: 1" = 1'-0"



WINDOW INSTALLATION
SCALE: N.T.S.



1-HOUR TRUSS FIREWALL SECTION (TRUSSES PERPENDICULAR)
SCALE: 1" = 1'-0"