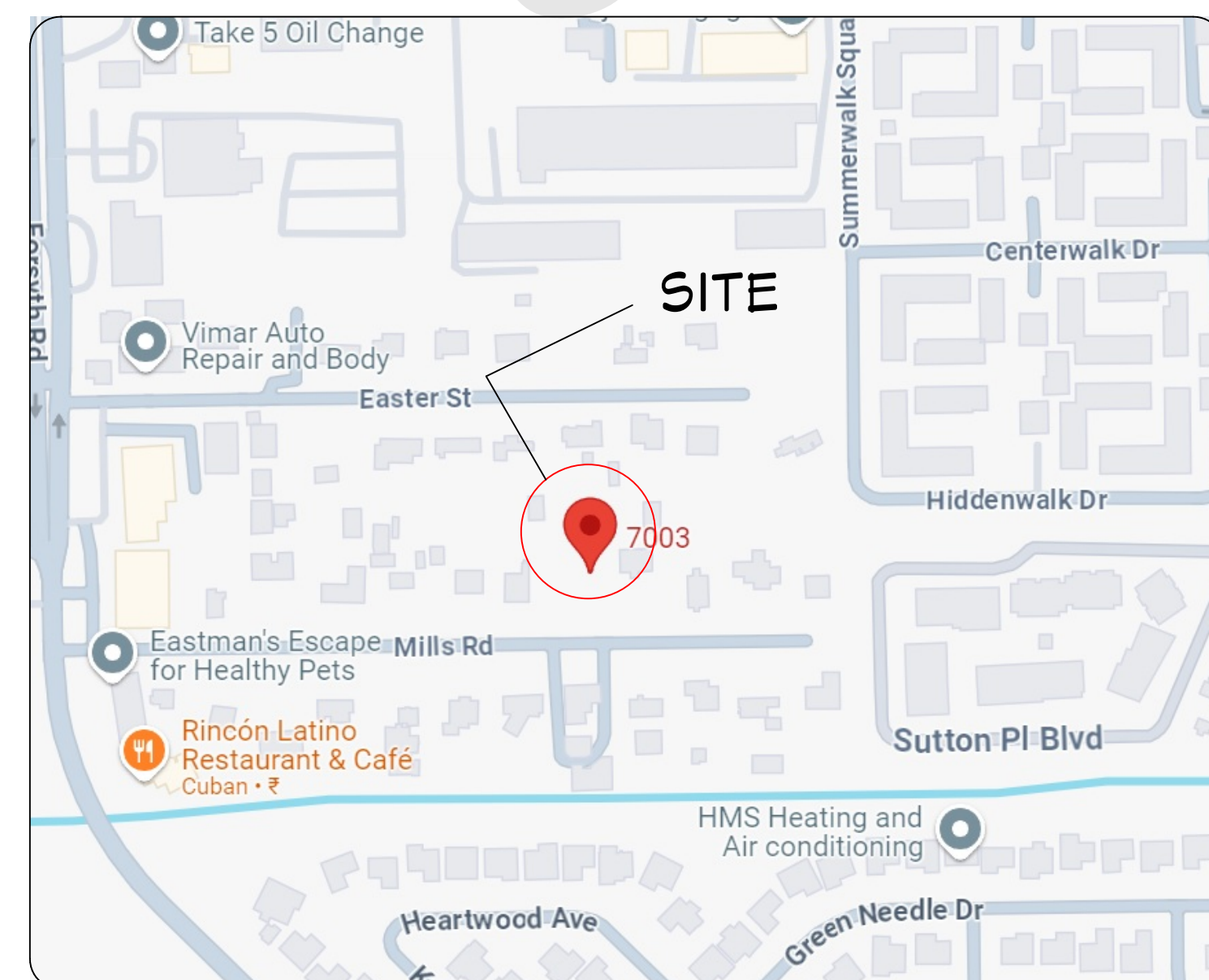


SINGLE-FAMILY RESIDENTIAL BUILDING



RENDERING
FOR ILLUSTRATION ONLY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

CODE INFORMATION:

PROJECT DESCRIPTION:

PROPOSED SINGLE FAMILY RESIDENTIAL UNIT

BUILDING CODE:

FLORIDA BUILDING CODE, RESIDENTIAL, 2023

CHAPTER 3- CLASSIFICATION:

R-3 RESIDENTIAL

CHAPTER 5- HEIGHT AND AREA:

ALLOWABLE HEIGHT = 60'-0"
ACTUAL HEIGHT = 28.7'
ALLOWABLE AREA = UL
ACTUAL AREA = 4,860 SQ.FT

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 4 STORIES
ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE = 2 STORIES

CHAPTER 6- CONSTRUCTION TYPE:

TYPE V-B FOR R-3 RESIDENTIAL CLASSIFICATION. TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES:

2 HRS FIRE RESISTANCE RATING
TYPE VB CONSTRUCTION SHALL BE ALLOWED FOR COMBUSTIBLE PROJECTIONS IN GROUP R-3 AND U OCCUPANCIES WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 5 FEET

CHAPTER 8- INTERIOR FINISH RATINGS:

INTERIOR EXIT PASSAGEWAYS: CLASS C
CORRIDORS AND ENCLOSURES: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C

CHAPTER 9- FIRE PROTECTION:

AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES

CHAPTER 10- MEANS OF EGRESS:

FIRE ALARM NOT NECESSARY UNLESS THE BUILDING AREA IS LARGE OR HAS MULTIPLE DWELLING UNITS
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT = 200 SFT OF GROSS FLOOR AREA

CHAPTER 24- PLUMBING FIXTURES:

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES,

WATER CLOSETS REQUIRED	= 1 PER DWELLING UNIT
WATER CLOSETS PROVIDED	= 5
LAVATORIES REQUIRED	= 1 PER 10 PERSONS
LAVATORIES PROVIDED	= 6
BATHTUBS / SHOWERS	= 1 PER DWELLING UNIT
BATHTUBS / SHOWERS	= 5 BATHTUBS / 6 SHOWERS
KITCHEN SINK REQUIRED	= 1 PER DWELLING UNIT
KITCHEN SINK PROVIDED	= 2
AUTOMATIC CLOTHES WASHER CONNECTION REQUIRED	= 1 PER DWELLING UNIT
AUTOMATIC CLOTHES WASHER CONNECTION PROVIDED	= 2
WET BAR SINK PROVIDED	= 2
LAUNDRY SINK PROVIDED	= 2

BUILDING DESIGN AND CODE DATA:

NOTE: Branch Circuitry and Panel designations to be designed and installed by certified local electrician. L.S. (NFPA 70 LIFE SAFETY CODE) AS APPLICABLE.

APPLICABLE BUILDING CODES:

- 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION

CLIMATE DESIGN:

WIND SPEED (ULTIMATE)	137 MPH
WIND SPEED (NOMINAL)	106 MPH
RISK CATEGORY	II
WIND EXPOSURE	C
CLIMATE ZONE	2A

BUILDING ENVELOPE REQUIREMENTS:

MASS WALLS	R6
FLOORS	R13
CEILING	R38

WINDOWS:

U-VALUE	0.40
SHGC	0.25

DESIGNER'S NOTE:

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PROJECT INFORMATION:

OWNER	:	
PROJECT	:	PROPOSED SINGLE-FAMILY RESIDENTIAL BUILDING
ADDRESS	:	
WATER	:	PUBLIC
SEWER	:	SEPTIC ON SITE
BUILDING PERMIT	:	
ZONE CODE	:	R-T-2
ZONE NAME	:	COMBINATION MOBILE HOME AND SINGLE FAMILY DWELLING DISTRICT
ZONE TYPE	:	RESIDENTIAL SINGLE FAMILY
LAND USE PERMIT	:	SINGLE FAMILY, COMMERCIAL AND INDUSTRIAL
EXPOSURE	:	C
RISK CATEGORY	:	II
COUNTY	:	ORANGE, FL
MUNICIPALITY	:	ORLANDO
PARCEL ID	:	302210000000052
LOT AREA	:	22,390 SFT / 0.51 ACRES
BUILDING AREA	:	4,860 SFT / 0.11 ACRES

INDEX

LABEL	TITLE
G01	PROJECT SUMMARY
A02	FIRST FLOOR PLAN
A03	SECOND FLOOR PLAN
A04	ELEVATION-1
A10	ELEVATION-2
E02	ELECTRICAL PLAN-1ST FLOOR
E03	ELECTRICAL PLAN-2ND FLOOR
P02	PLUMBING PLAN-1ST FLOOR
P03	PLUMBING PLAN-2ND FLOOR
P04	SEWER PLAN-1ST FLOOR
P05	SEWER PLAN-2ND FLOOR

ARCHITECT SEAL:

PROJECT SUMMARY

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK
CHECKED BY: ERC

SINGLE-FAMILY RESIDENCE

8735 Dunwoody Place
#6694, Atlanta, GA 30350
unifiedstudioarchitect.com
Ph: 302 889 1886

Unified Studio Architect

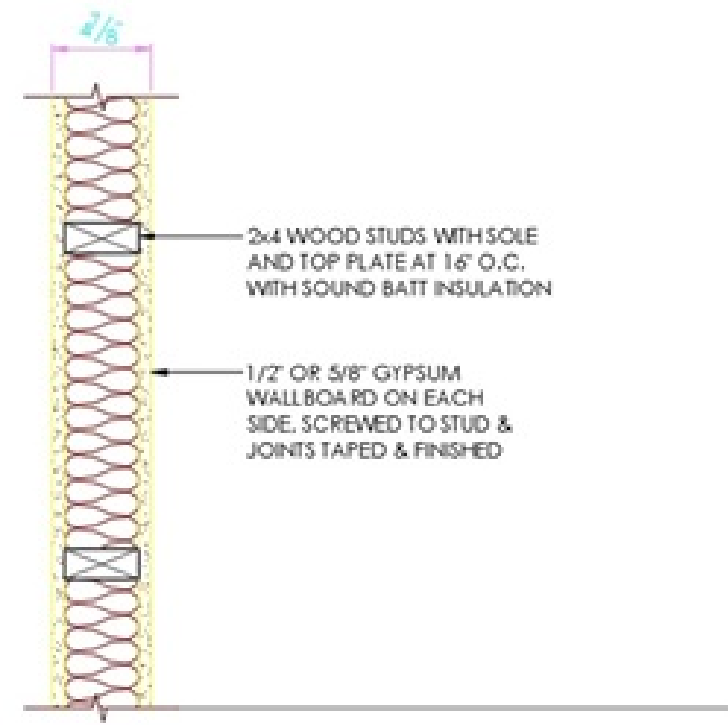
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G01

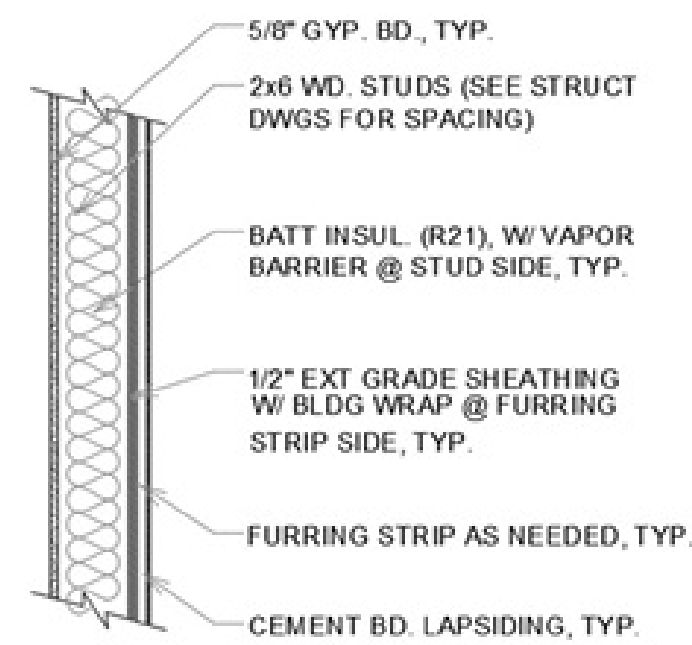
WALL SCHEDULE	
2D SYMBOL	DESCRIPTION
	8" CMU (BLOCK) 2" INT. WALL_3
	8" CONCRETE STEM WALL
	INTERIOR RAILING
	INTERIOR-4

AREA CALCULATION:

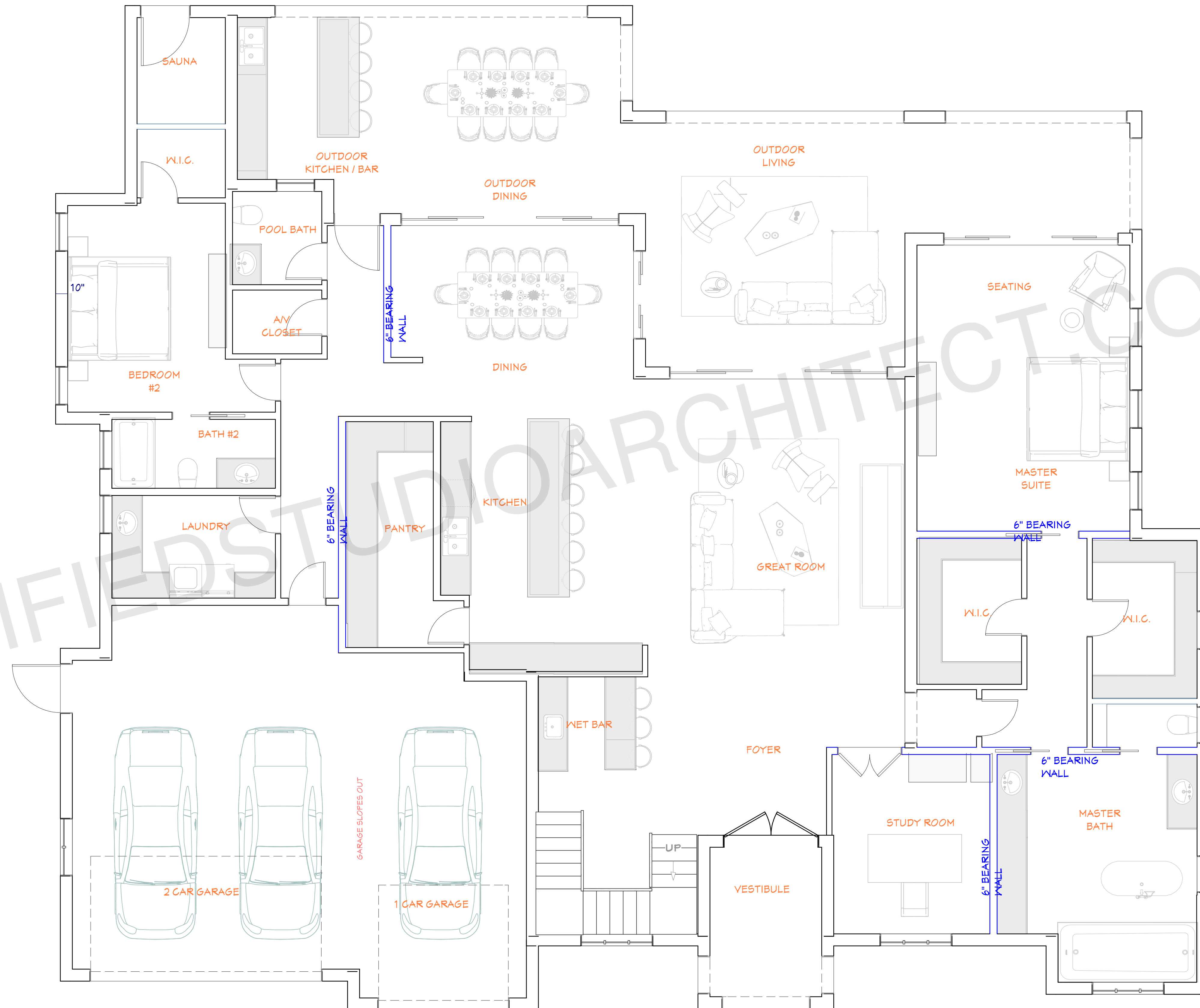
CONDITIONED SPACE: 3,108 SFT.
 FRONT PORCH: 45 SFT.
 GARAGE: 812 SFT.
 REAR PORCH: 845 SFT.
 TOTAL: 4,860 SFT.



A WALL TYPE A - TYP. INTERIOR WALL
 SCALE: 1/2" = 1'-0"



B TYPICAL EXTERIOR WALL SECTION
 N.T.S.



FIRST FLOOR PLAN
 1/4"=1'

ARCHITECT SEAL:

FIRST FLOOR PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

CHECKED BY: ERC





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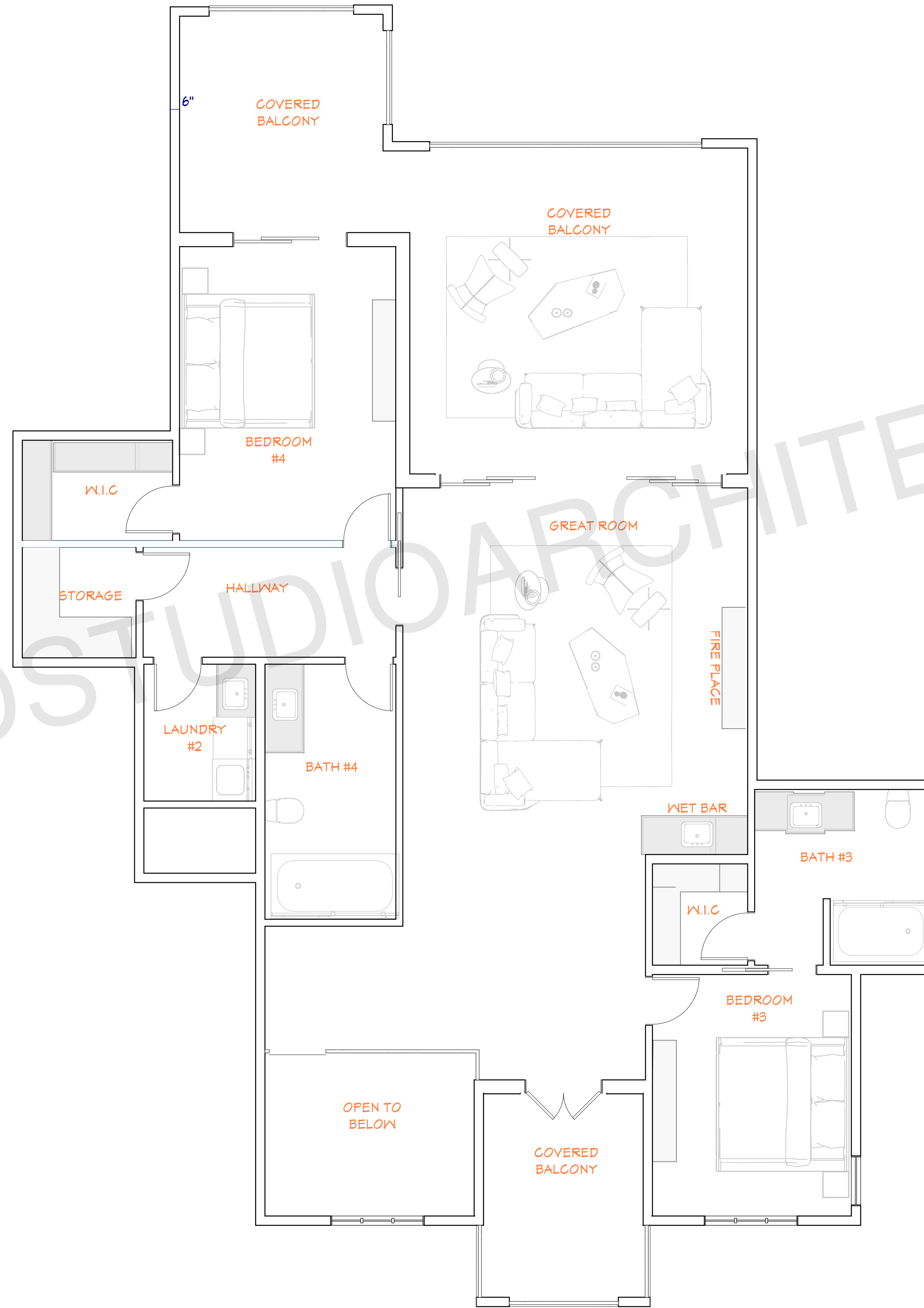
SHEET NUMBER

A02

WALL SCHEDULE	
2D SYMBOL	DESCRIPTION
	8" CMU (BLOCK) 2" INT. WALL_3
	8" CONCRETE STEM WALL
	INTERIOR RAILING
	INTERIOR-4

AREA CALCULATION:

CONDITIONED SPACE: 1,595 SFT.
 FRONT BALCONY: 98 SFT.
 REAR BALCONY: 482 SFT.
 TOTAL: 2,175 SFT.



**SECOND FLOOR
PLAN**

1/4"=1'

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ARCHITECT SEAL:

**SECOND
FLOOR PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

CHECKED BY: ERC

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SHEET NUMBER

A03



E1 FRONT ELEVATION
A07

MATERIALS:

- (A) METAL ROOFING
- (B) EXTERIOR STUD WALL W/ VINYL SIDING
- (C) VINYL GUTTERS
- (D) EXTERIOR CMU W/ VINYL SIDING



E2 REAR ELEVATION
A07

ARCHITECT SEAL:

ELEVATION-1

SCALE @ 24" X 36"

DATE: 10-16-2024

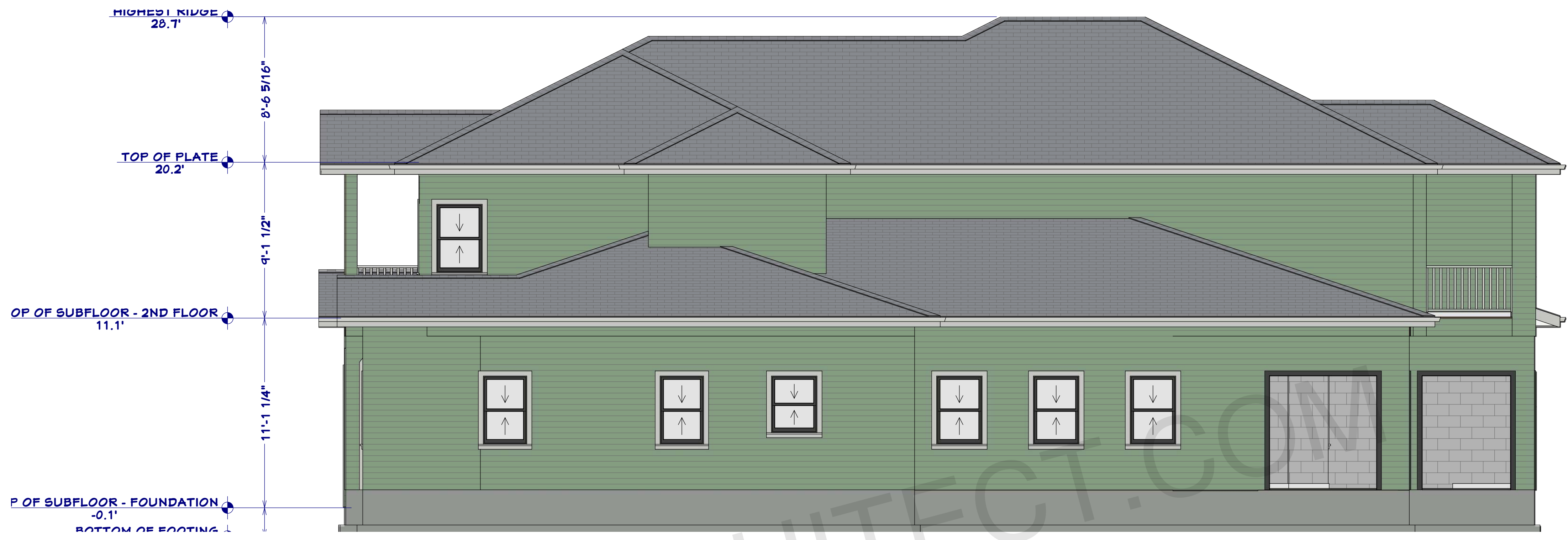
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SHEET NUMBER

A09



E3 RIGHT ELEVATION
A08



E4 LEFT ELEVATION
A08

ARCHITECT SEAL:

ELEVATION-2

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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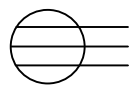

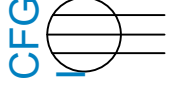



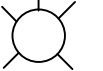






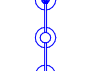

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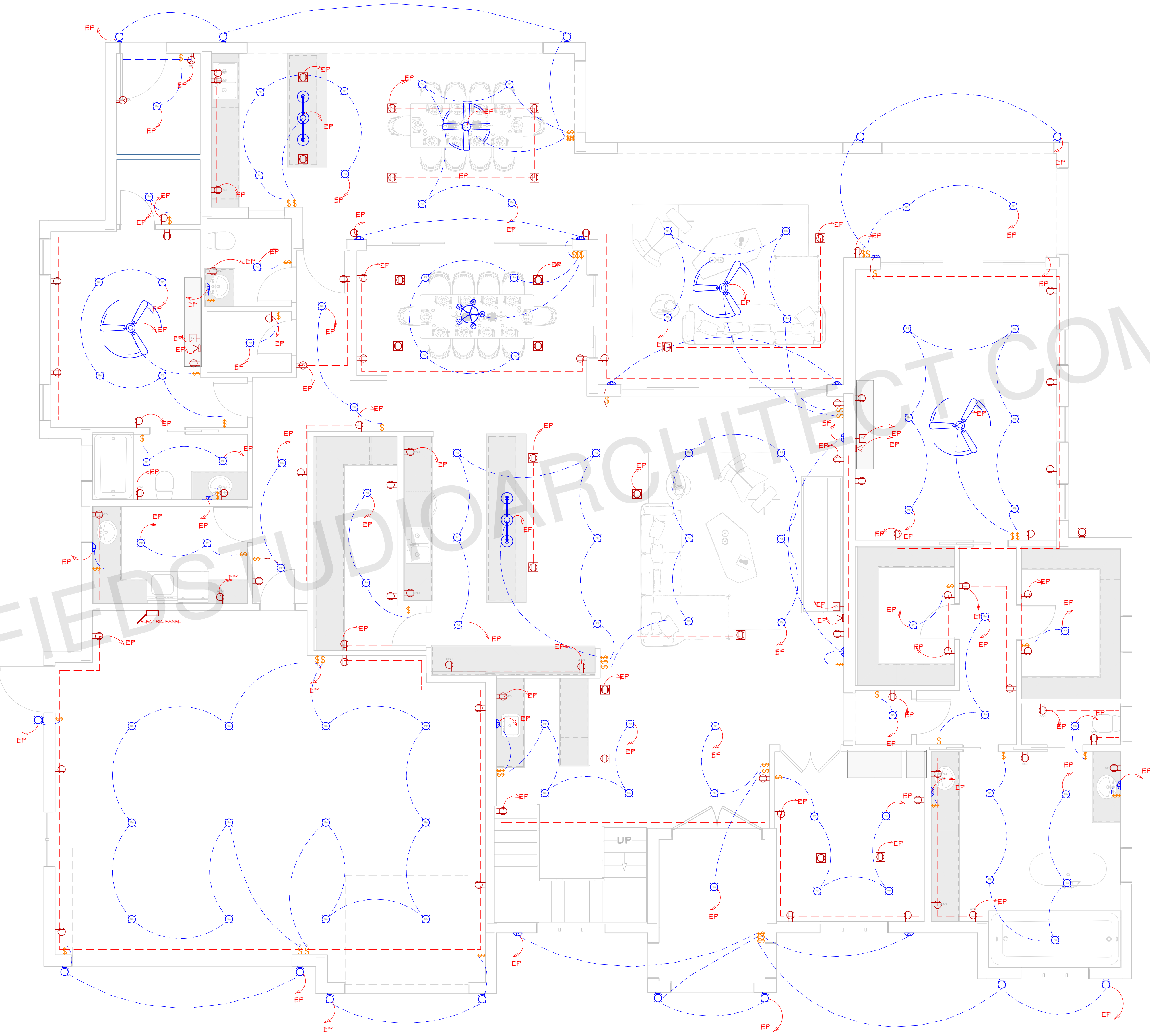
A10

ELECTRICAL LEGEND

-  110V OUTLET (RECEPTACLES)
-  CONNECTION
-  CFG OUTLET
-  HOME RUN
-  ELECTRICAL PANEL
-  LED FIXTURE
-  WALL MOUNTED LIGHT
-  SWITCHES
-  TV OUTLET
-  TELEPHONE OUTLET
-  FLOOR RECEPTACLES
-  FAN WITH LIGHT
-  CEILING FAN
-  3 WAY PENDENT LAMP
-  5 LAMP CHANDELIER

RCP, LIGHTING, & POWER NOTES:

1. VERIFY ALL ELECTRICAL LOADS AND CIRCUIT REQUIREMENTS BASED ON LIGHTING FIXTURES AND OUTLET LOCATIONS. COORDINATE WITH ELECTRICAL PLANS FOR ACCURATE INSTALLATION.
2. ENSURE PROPER LABELING OF SWITCHES AND OUTLETS ACCORDING TO ROOM NAMES OR NUMBERS INDICATED ON THE PLAN.
3. COORDINATE WITH OTHER TRADES (E.G., HVAC, PLUMBING) TO AVOID CONFLICTS WITH LIGHTING FIXTURES, SWITCHES, AND OUTLETS.
4. PROVIDE ACCESS PANELS OR REMOVABLE SECTIONS IN CEILING GRIDS AS NECESSARY FOR MAINTENANCE OF LIGHTING FIXTURES AND ELECTRICAL COMPONENTS.
5. ALL ELECTRICAL WORK TO COMPLY WITH LOCAL BUILDING CODES, NEC (NATIONAL ELECTRICAL CODE), AND ANY OTHER RELEVANT REGULATIONS.



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'

ARCHITECT SEAL:

**ELECTRICAL
PLAN-1ST
FLOOR**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK
CHECKED BY: ERC

SINGLE-FAMILY RESIDENCE







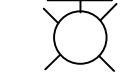







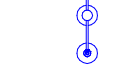
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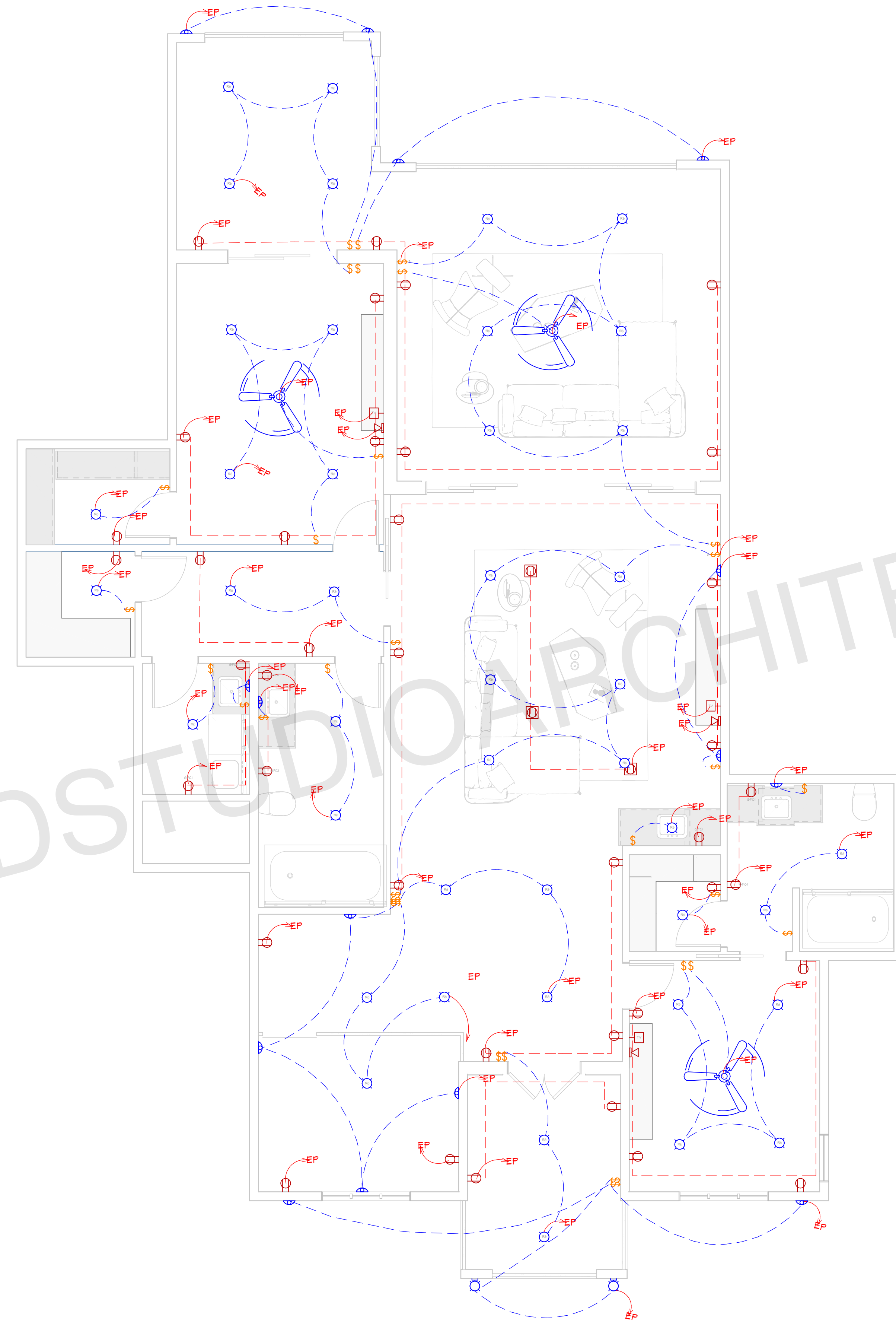
E02

ELECTRICAL LEGEND

-  110V OUTLET (RECEPTACLES)
-  CONNECTION
-  CFG OUTLET
-  HOME RUN
-  ELECTRICAL PANEL
-  LED LIGHT
-  WALL MOUNTED LIGHT
-  SWITCHES
-  TV OUTLET
-  TELEPHONE OUTLET
-  FLOOR RECEPTACLES
-  FAN WITH LIGHT
-  CEILING FAN
-  3 WAY PENDENT LAMP
-  5 LAMP CHANDELIER

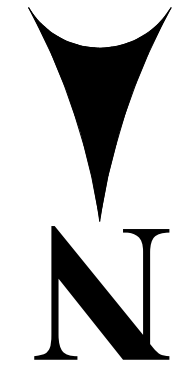
RCP, LIGHTING, & POWER NOTES:

1. VERIFY ALL ELECTRICAL LOADS AND CIRCUIT REQUIREMENTS BASED ON LIGHTING FIXTURES AND OUTLET LOCATIONS. COORDINATE WITH ELECTRICAL PLANS FOR ACCURATE INSTALLATION.
2. ENSURE PROPER LABELING OF SWITCHES AND OUTLETS ACCORDING TO ROOM NAMES OR NUMBERS INDICATED ON THE PLAN.
3. COORDINATE WITH OTHER TRADES (E.G., HVAC, PLUMBING) TO AVOID CONFLICTS WITH LIGHTING FIXTURES, SWITCHES, AND OUTLETS.
4. PROVIDE ACCESS PANELS OR REMOVABLE SECTIONS IN CEILING GRIDS AS NECESSARY FOR MAINTENANCE OF LIGHTING FIXTURES AND ELECTRICAL COMPONENTS.
5. ALL ELECTRICAL WORK TO COMPLY WITH LOCAL BUILDING CODES, NEC (NATIONAL ELECTRICAL CODE), AND ANY OTHER RELEVANT REGULATIONS.



SECOND FLOOR ELECTRICAL PLAN

1/4"=1'



ARCHITECT SEAL:

**ELECTRICAL
PLAN-2ND
FLOOR**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

CHECKED BY: ERC

SINGLE-FAMILY RESIDENCE

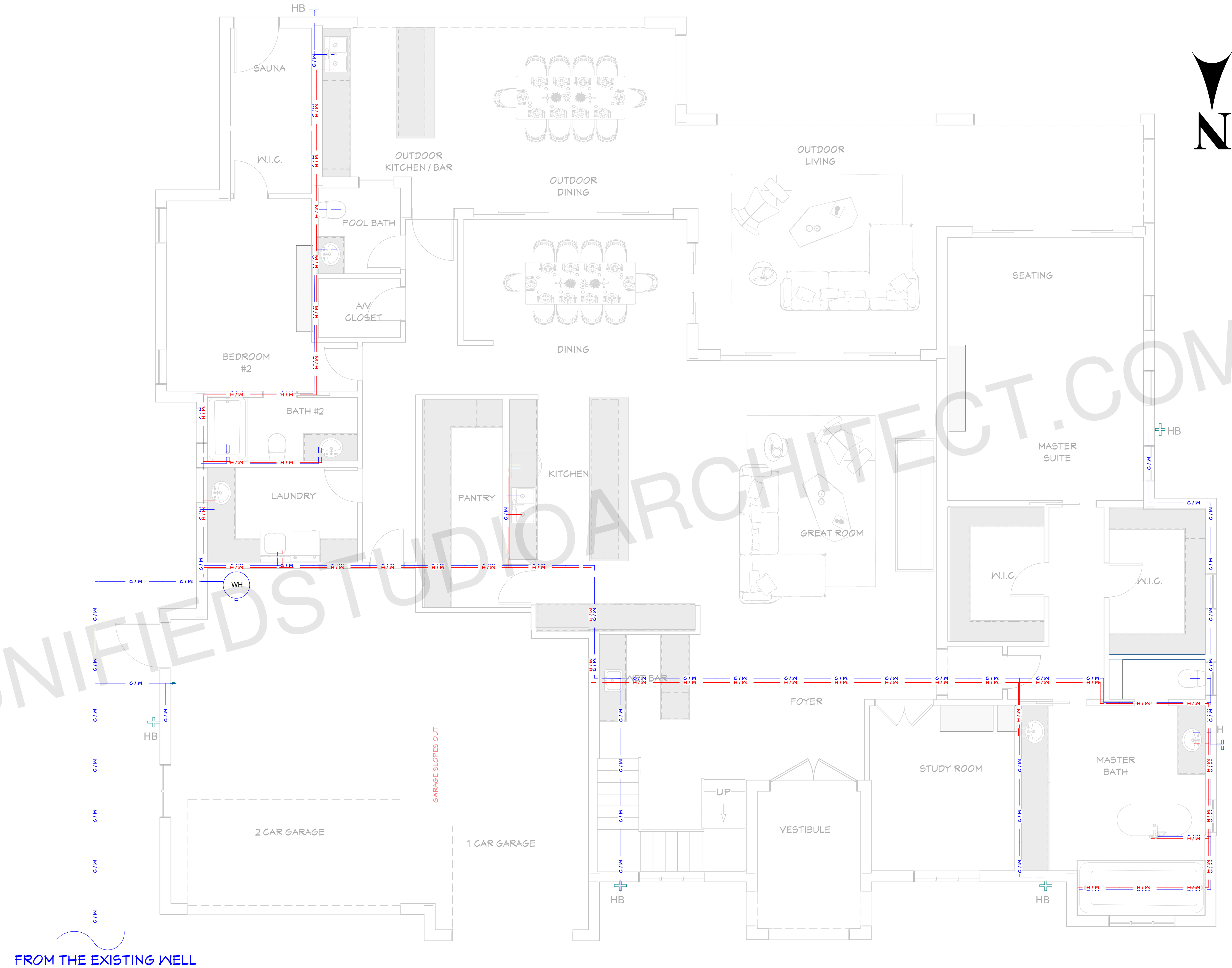
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SHEET NUMBER

E03

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)

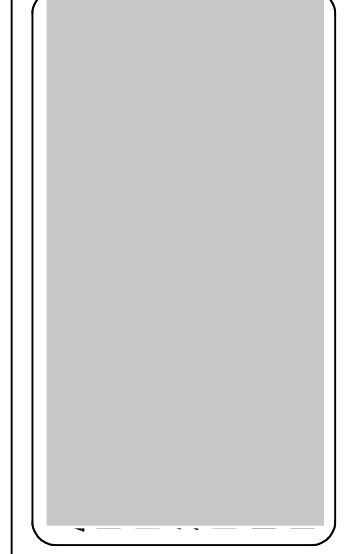
PIPE SIZES:
 Cold Water Pipe Line = 3/4"
 Hot Water Pipe Line = 1/2"
 Sewer Pipe = 2.5"
 Main sewer Pipe = 3"
 Vent = 2"



FROM THE EXISTING WELL

FIRST FLOOR PLUMBING PLAN
 1/4"=1'

ARCHITECT SEAL:



**PLUMBING
 PLAN-1ST
 FLOOR**

SCALE @ 24" X 36"
 DATE: 10-16-2024
 DRAWN BY: AK
 CHECKED BY: ERC

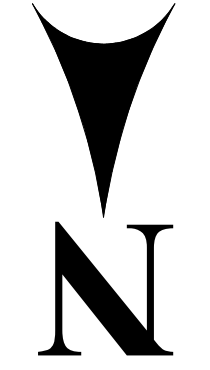
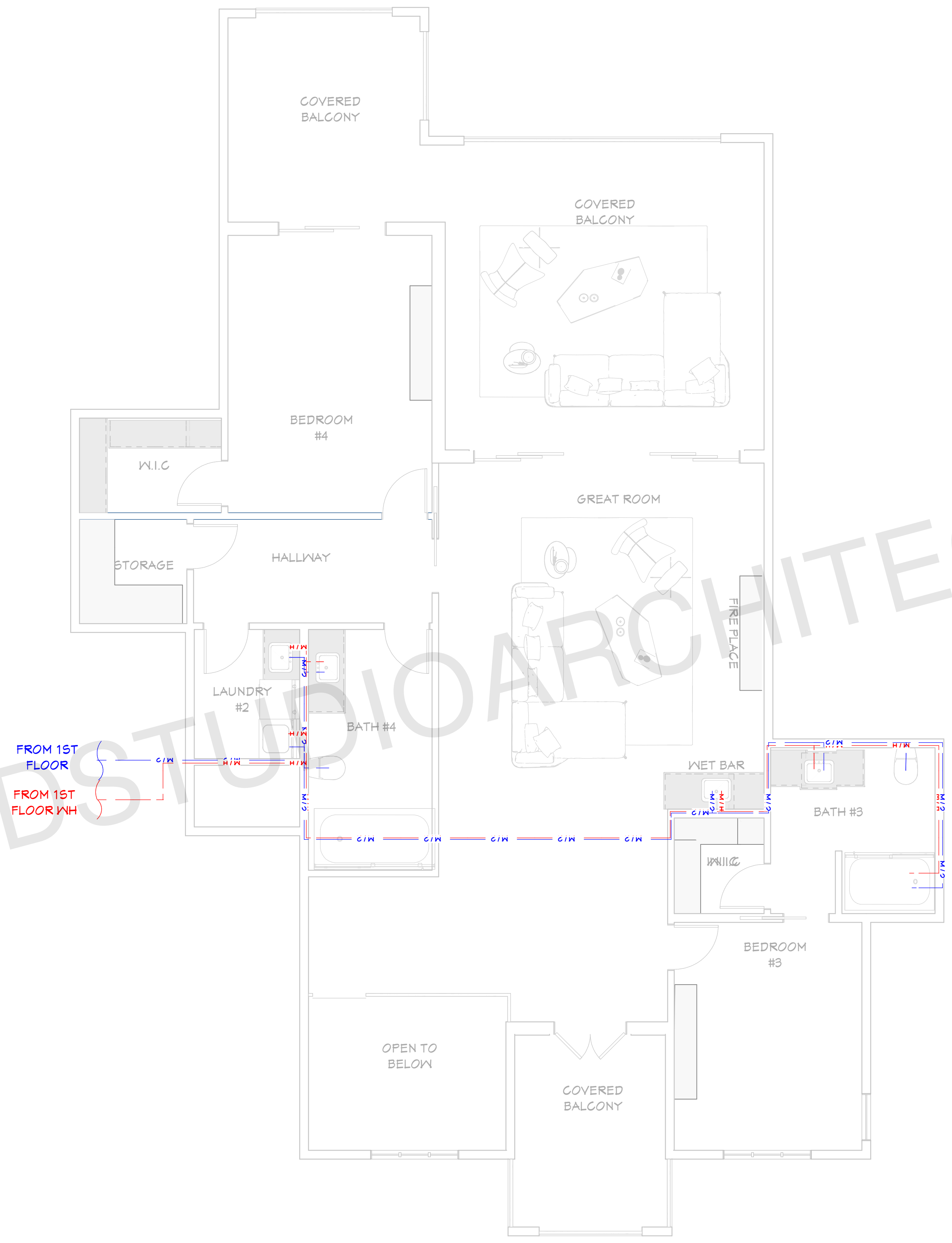
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SHEET NUMBER
P02

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

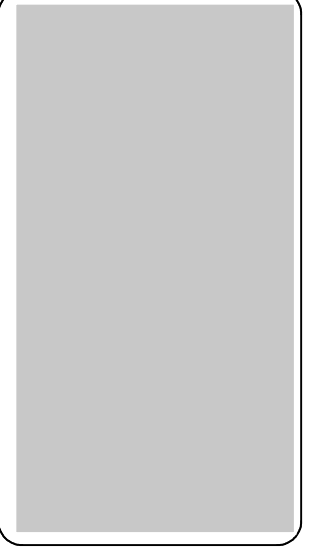
PIPE SIZES:
 Cold Water Pipe Line = 3/4"
 Hot Water Pipe Line = 1/2"
 Sewer Pipe = 2.5"
 Main sewer Pipe = 3"
 Vent = 2"



SECOND FLOOR PLUMBING PLAN

1/4"=1'

ARCHITECT SEAL:



**PLUMBING
 PLAN-2ND
 FLOOR**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK
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SINGLE-FAMILY RESIDENCE

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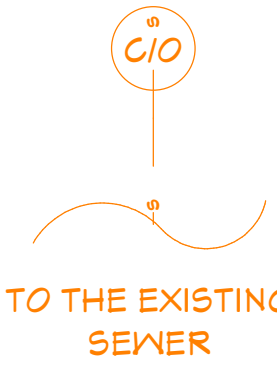
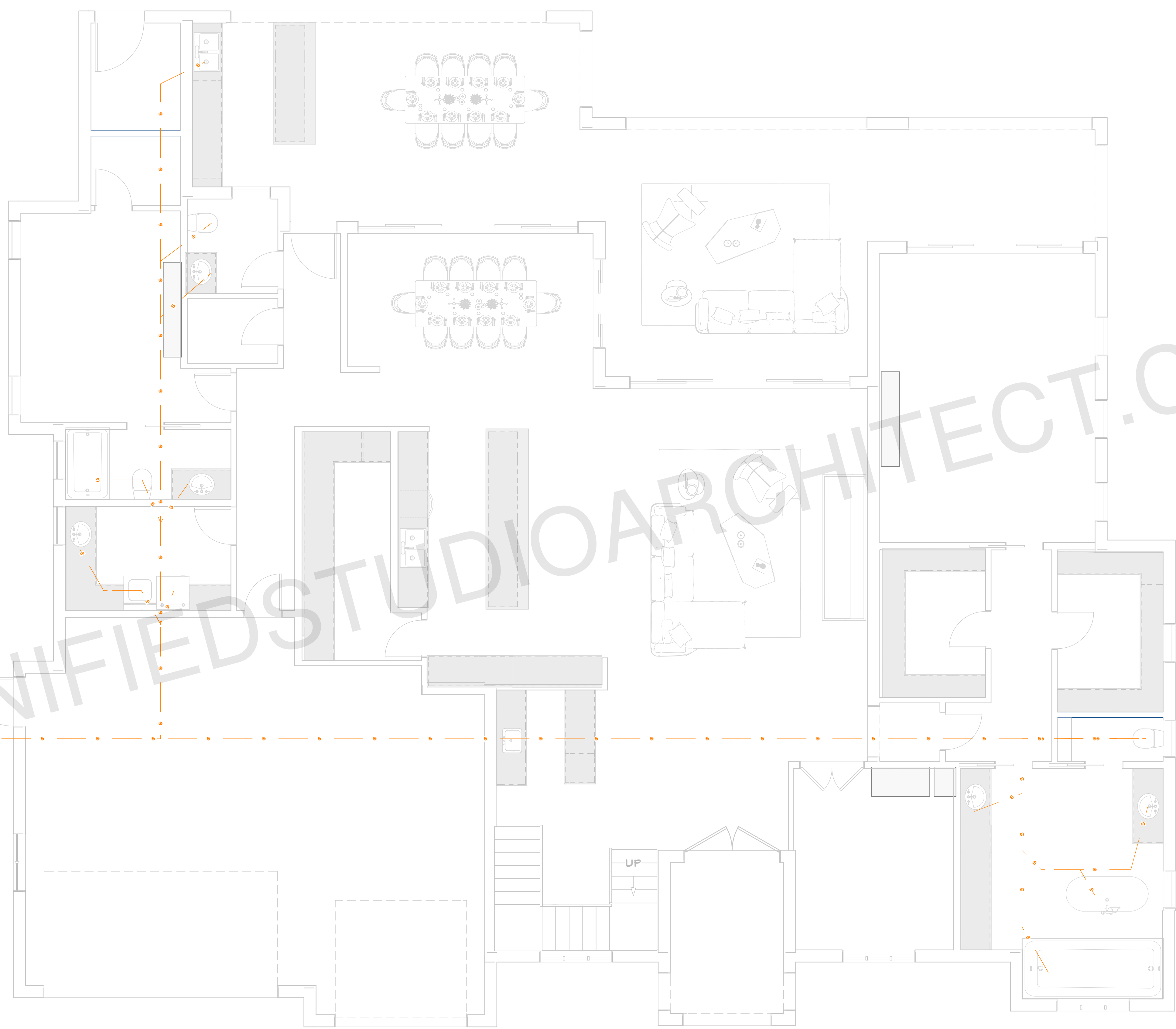
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P03

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

PIPE SIZES:

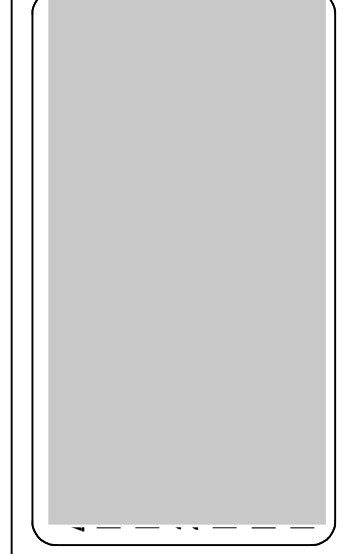
Cold Water Pipe Line	= 3/4"
Hot Water Pipe Line	= 1/2"
Sewer Pipe	= 2.5"
Main sewer Pipe	= 3"
Vent	= 2"



FIRST FLOOR SEWER PLAN

1/4"=1'

ARCHITECT SEAL:



**SEWER
PLAN-1ST
FLOOR**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK
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SINGLE-FAMILY RESIDENCE

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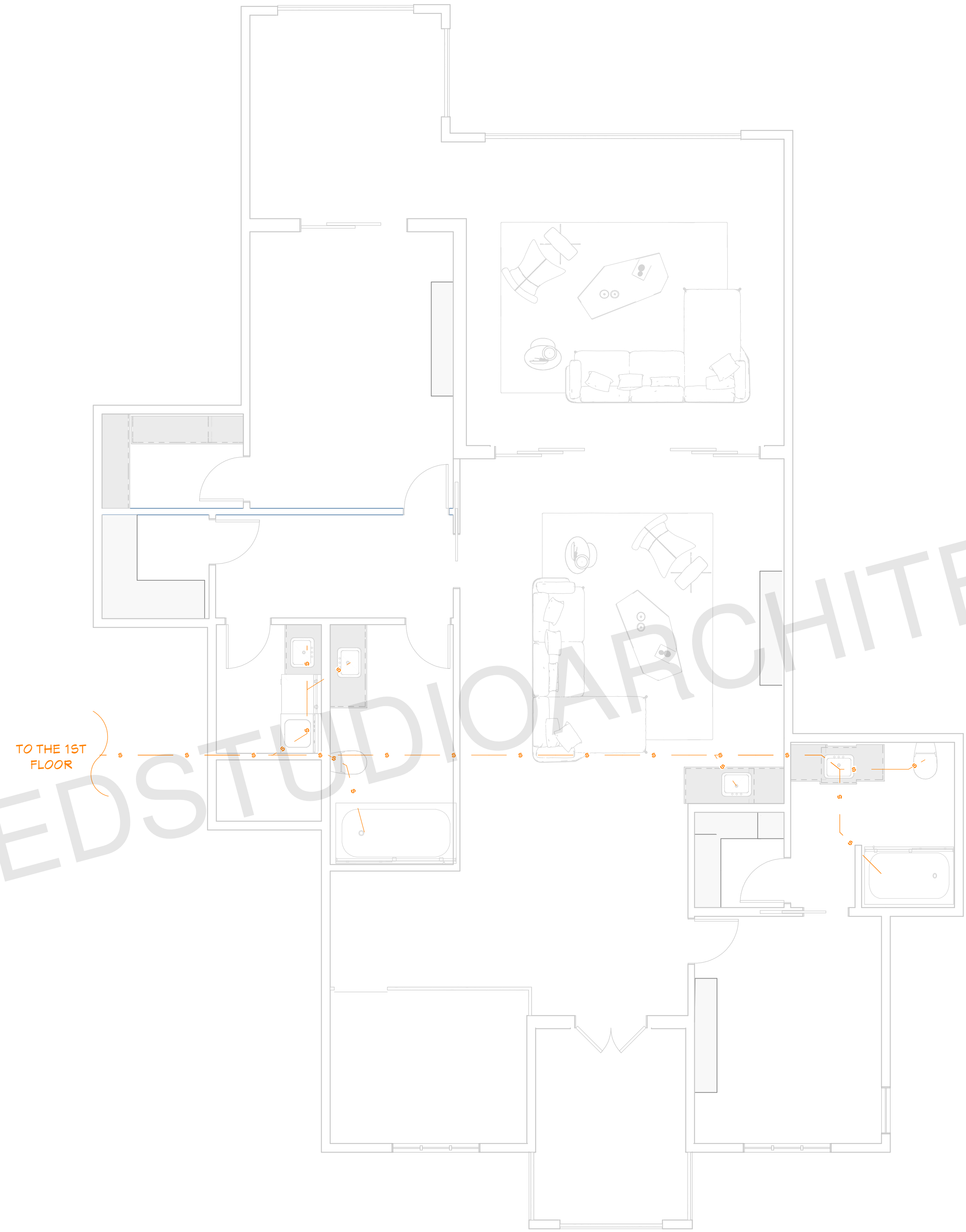
SHEET NUMBER

P04

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)

PIPE SIZES:

- Cold Water Pipe Line = 3/4"
- Hot Water Pipe Line = 1/2"
- Sewer Pipe = 2.5"
- Main sewer Pipe = 3"
- Vent = 2"



SECOND FLOOR SEWER PLAN

1/4"=1'

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ARCHITECT SEAL:

**SEWER
PLAN-2ND
FLOOR**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

CHECKED BY: ERC

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SHEET NUMBER

P05