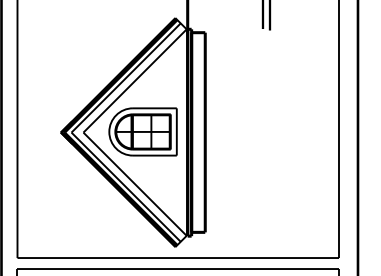


CONSTRUCTION NOTE:
 EVERY EFFORT IS MADE FOR ACCURACY AND PRECISION.
 CONTRACTOR RESPONSIBLE FOR ALL DIMENSIONS.
 STRUCTURES AND SPECIFICATIONS. VERIFY EACH PRIOR TO
 CONSTRUCTION. ANY DISCREPANCIES SHOULD BE ADDRESSED
 PRIOR TO CONSTRUCTION.

DENNEEN CONSTRUCTION, Inc.
 Duplex Plan for
 Lot 10, Block 45 - Pablo Beach South
 Jacksonville Beach, Florida

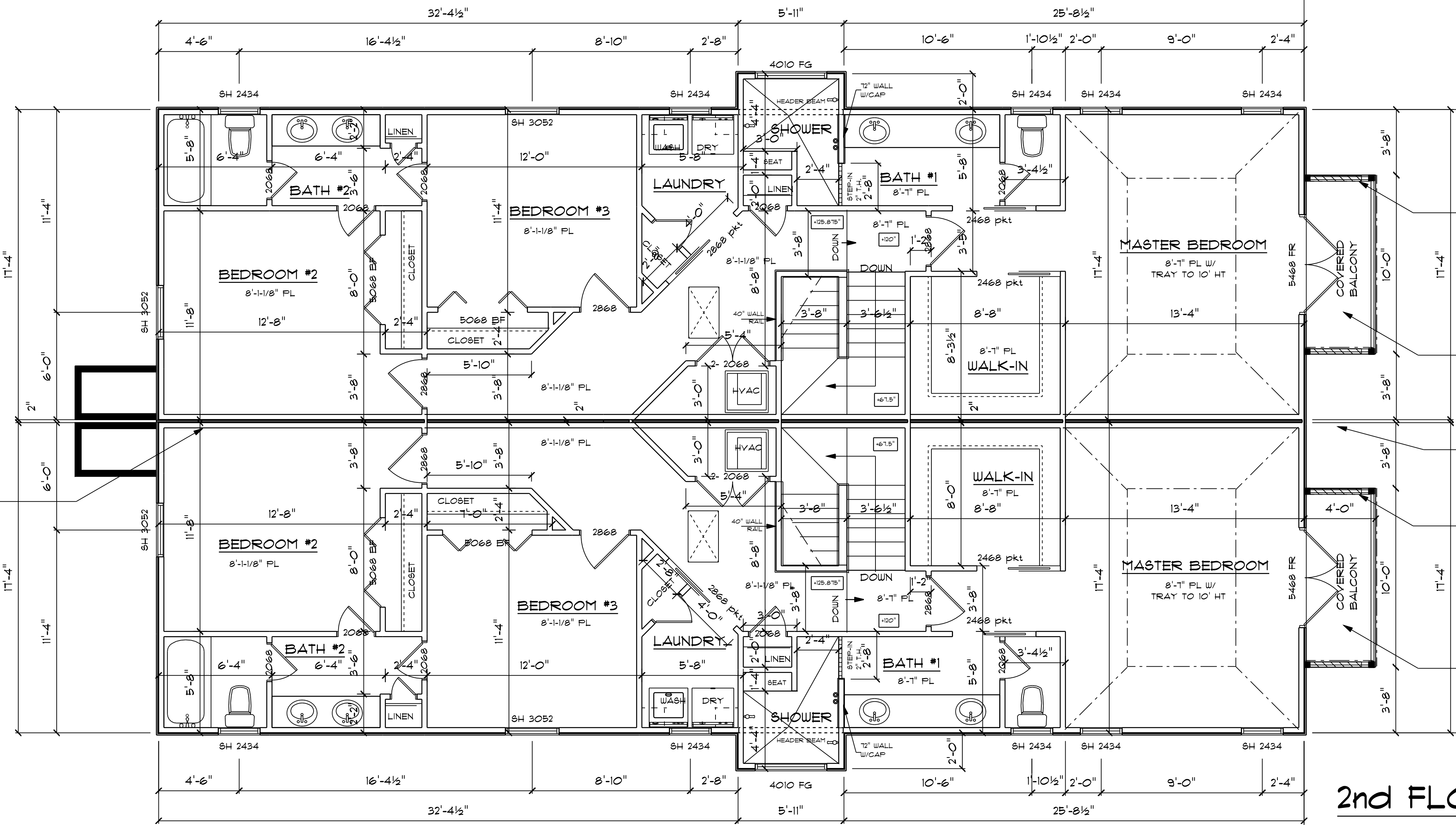
DAVE MOSBY
 Residential Designer
 Jacksonville, Florida
 904-133-6262



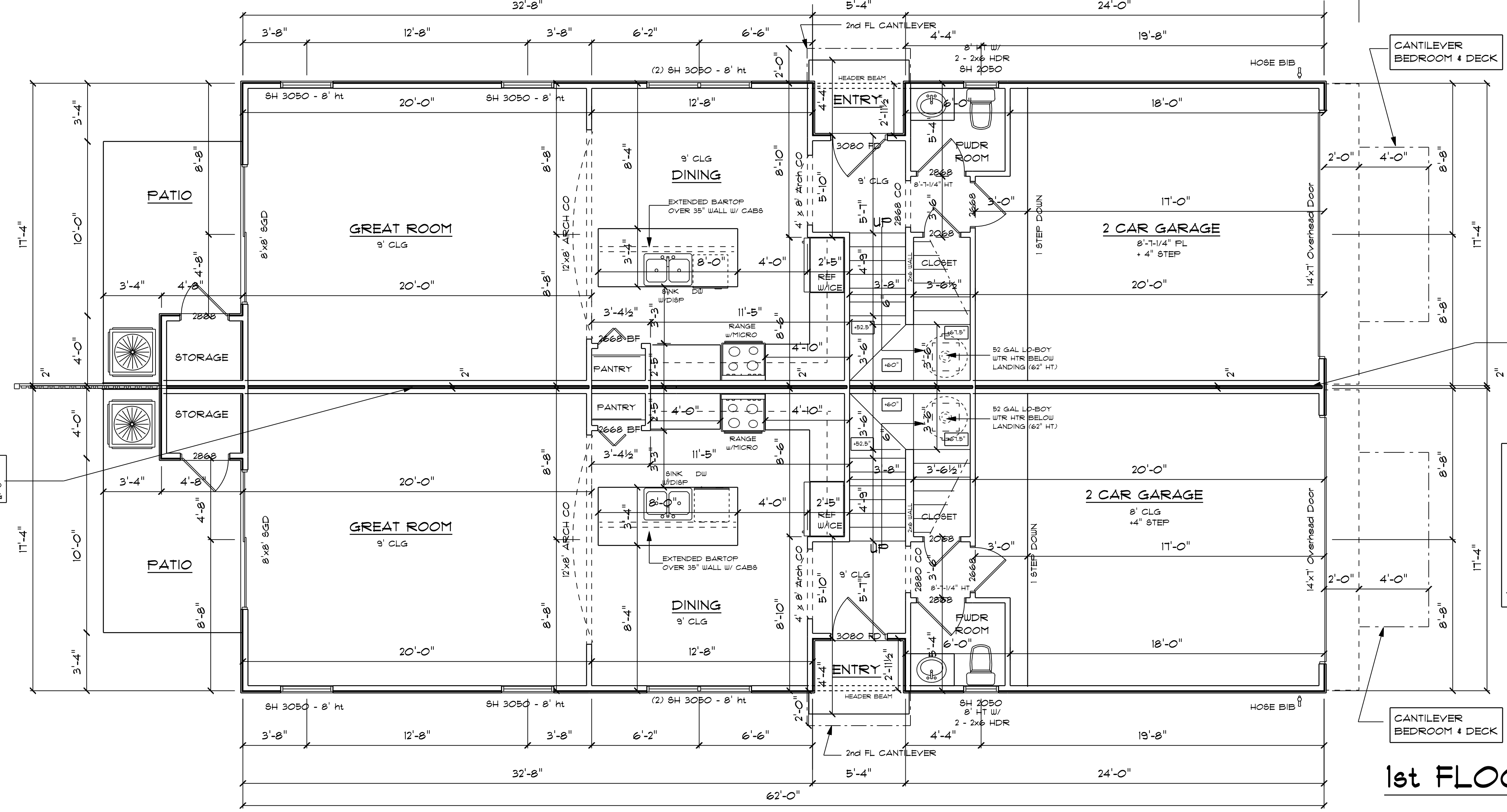
FINAL PLANS
 Scale: 1/4" = 1'-0"
 Date: MAY, 4, 2015

SHEET

A - 2



2nd FLOOR



1st FLOOR

- GENERAL CONSTRUCTION NOTES:
- APPLICABLE CODES:
 - FLORIDA BUILDING CODE 2010
 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (CH.11 FBC-2001)
 - FLORIDA FIRE PREVENTION CODE 2001 EDITION
 - NATIONAL ELECTRICAL CODE 2008, NFPA 70
 - NATIONAL FIRE ALARM CODE 2001, NFPA 72
- EXTERIOR WALLS:
 - 2x4 #2 GYP W/R-13 INSULATION
 - 1/16" OSB W/ TYVEK OR EQ.
 - HARDPLANK COMPOSITE SIDING
 - 1/2" SHEETROCK
 - PAINTED FOUNDATION
 - ALL WINDOW AND DOOR OPENINGS PER MANUFACTURER'S SPECIFICATIONS FOR R/O SIZE, JAMB SPECS AND WIND REQUIREMENTS AND STANDARDS.
 - GARAGE DOORS SERIES 280 - D.L. 25 F81/ T.L. 315 F81
 - WINDOWS LESS THAN 18" AFF TO BE SAFETY GLASS PER FBC-R 2001-3028
 - INTERIOR FRAMING 2X4 TYP., 2X6 AT PLUMBING AND BEARING WALLS > 10' HT. FINISH 1/2" SHEETROCK
 - PLATES:
 - 1st FLOOR MAIN: 9'-11/8" PL
 - FLOORING: 16" FLOOR TRUSSES W/ 3/4" TAG CDX SUBFLOOR
 - 2nd FLOOR MAIN: 8'-11/8" PL ---> 18'-1" TOP PL
 - GARAGE: 8'-7-1/4" PL + 4" FLOOR DROP
 - MAIN ROOF PITCH: 5/12, OVERHANG 16" TYP.
 - BOXED EAVES WITH VENTED VINYL SOFFITS
 - ROOF RAFTERS/JOISTS PER DESIGN BY STRUCTURAL ENGINEER
 - ASPHALT OR FIBERGLASS SHINGLES PER MANUF. SPECS
 - 1/16" OSB ROOF DECK W/ #15 FELT TYP.
 - MONOLITHIC FOUNDATION PER SITE CONDITIONS. VERIFY SOIL SUITABILITY AND CONDITIONS PER ENGINEERING SPECS DETERMINED BY CERTIFIED STRUCTURAL ENGINEER
 - INSULATION AREAS TO INCLUDE:
 - ALL EXTERIOR WALLS
 - ALL WALLS ADJACENT TO UNCONDITIONED SPACES
 - ALL PLUMBING WALLS
 - ALL ROOF RAFTERS BENEATH EXPOSED ROOF MATERIALS
 - HVAC BY OTHERS
 - PLUMBING BY OTHERS
 - ALL STRUCTURAL ENGINEERING TO BE CERTIFIED BY LICENSED STRUCTURAL ENGINEER OR TRUSS MANUFACTURER.

2x4 WALLS EACH UNIT WITH 1/2" AIRSPACE FOR 1-HOUR RATED GYPSUM BOARD EACH SIDE TO ROOF SHEATHING

2x4 WALLS EACH UNIT WITH 1/2" AIRSPACE FOR 1-HOUR RATED GYPSUM BOARD EACH SIDE TO ROOF SHEATHING

STRUCTURAL WALL BRACKETS PER ENGINEERING WITH EXTENDED OVERHANG TO 48" OPEN GABLE END 2X10 JOISTS FOR CANTILEVERED DECK

2X10 JOISTS FOR CANTILEVERED DECK W/ WOOD RAIL PER CODE

2x4 WALLS EACH UNIT WITH 1/2" AIRSPACE FOR 1-HOUR RATED GYPSUM BOARD EACH SIDE TO ROOF SHEATHING

STRUCTURAL WALL BRACKETS PER ENGINEERING WITH EXTENDED OVERHANG TO 48" OPEN GABLE END 2X10 JOISTS FOR CANTILEVERED DECK

2X10 JOISTS FOR CANTILEVERED DECK W/ WOOD RAIL PER CODE

2x4 WALLS EACH UNIT WITH 1/2" AIRSPACE FOR 1-HOUR RATED GYPSUM BOARD EACH SIDE TO ROOF SHEATHING

EACH UNIT	TOTAL
1st FLOOR:	120 sf 1440 sf
2nd FLOOR:	1142 sf 2284 sf
COND. SQ. FTG.:	1862 sf 3724 sf
Garage:	340 sf 680 sf
Entry Porch:	22 sf 44 sf
Outside Storage:	18 sf 36 sf
Total UNDER ROOF:	2248 sf 4496 sf