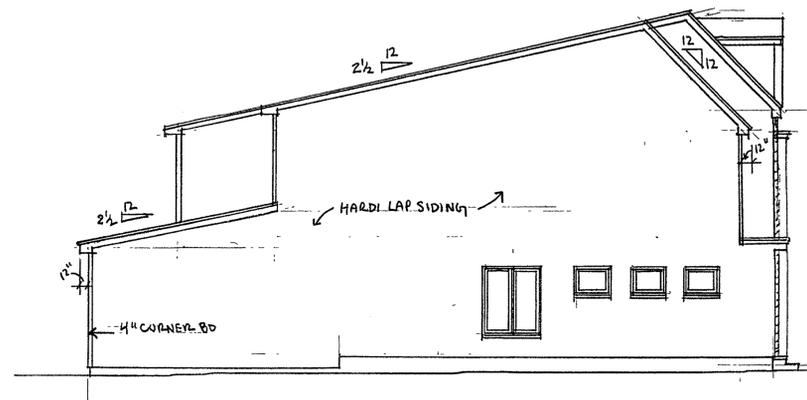
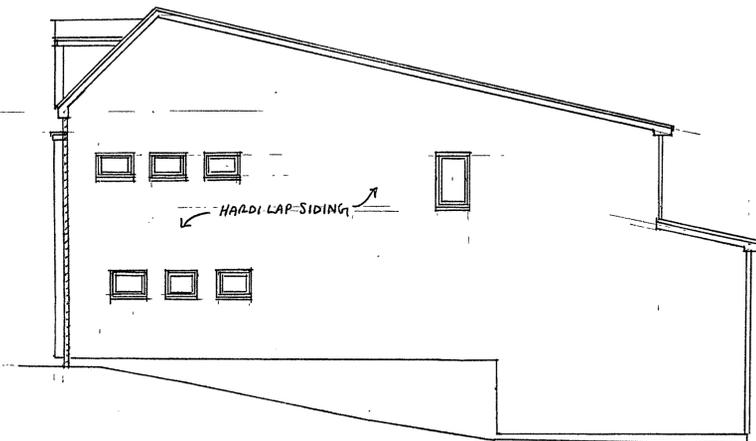


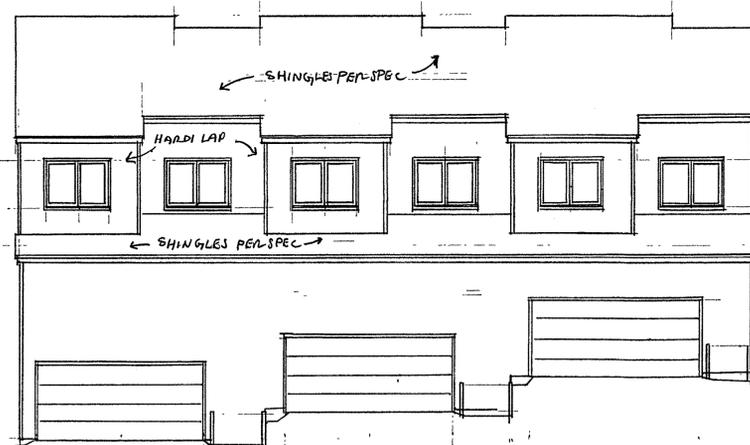
FRONT ELEVATION 1/4"=1'-0"



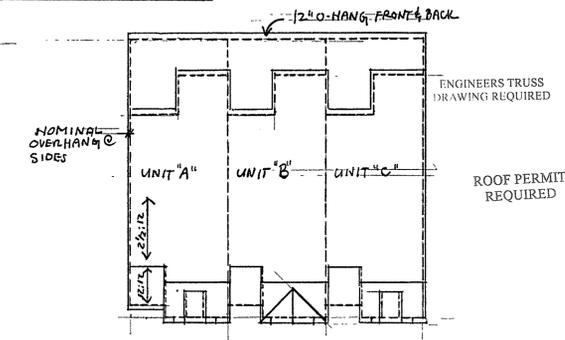
LEFT ELEVATION 1/8"=1'-0"



RIGHT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



ROOF PLAN 1"=20'

REVIEWED FOR CODE COMPLIANCE
CITY OF TALLHASSEE
BUILDING INSPECTION DIVISION

This review does not relieve the applicant from the responsibility of complying with all applicable codes, laws, and ordinances. Any changes to reviewed plans must be submitted for review.

11-18-19
REC 17

Any product used in the construction of this building that requires approval pursuant to Florida Statute 553.842, must have the required approval prior to being used in this building. The issuance of this building permit does not constitute approval of any product.

BLOWER DOOR TEST REQUIRED
Prior to Building Final Inspection
Per FBC-Energy R402.4.1.2

These plans are modified to meet local codes and all requirements. It is the responsibility of the purchaser and/or builder to insure that the home is built in strict compliance with all applicable codes (city, county, state and federal). Distinctive Home Planners Ltd. Co. are protected under Federal Copyright Act, Title 17 of the United States Code and Chapter 39 of the Code of Federal Regulation. The purchaser is granted a limited use of these plans for construction purposes only. Further distribution of these plans is strictly prohibited. Prices and conditions of plans subject to change without notice. The purchaser of these plans is given a limited license to reproduce these plans for the sole purpose of constructing one house only. Further distribution or reproduction of any kind is strictly prohibited without applicable written consent and authorization of Distinctive Home Planners Ltd. Co. © copyright 2017

Distinctive Home Planners Ltd. Co. home plans are designed and drafted to meet average conditions and codes in the State of Florida at the time they were drawn. Because every state, county and municipality has its own regulations, code ordinances and requirements, the purchaser of these plans shall verify the local capacity of structural elements and general structural integrity, and the availability of materials and general notes are to be viewed and verified by a qualified builder or owner prior to construction. Distinctive Home Planners Ltd. Co. and its employees, officers, directors and employees from any claims or lawsuits that may arise during the construction of this home or anytime thereafter. Distinctive Home Planners Ltd. Co. authorizes the sale of these plans expressly upon the purchaser's obligation to determine the suitability of these plans for the specific site and application.



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CHRIS LARICHIUTA

TALLHASSEE, FLA. 850.212.7319

7-13-2019

PINE ST. TRIPLEX

1 OF 6

This review does not relieve the applicant from the responsibility of complying with all applicable codes, laws, and ordinances. Any changes to reviewed plans must be submitted for review.

BLOWER DOOR TEST REQUIRED
Prior to Building Final Inspection
Per FBC-Energy R402.4.1.2

BALANCED RETURN AIR
PER SECTION M1602.4 FRC

R310. Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one required opening. The net clear space shall have not less than 5.7 sq. ft.
• Min-vertical opening-24"
• Min-horizontal opening-20"

FRG-613.2 Window Sills. Where the window counting is more than 72 inches above the finished grade, the window sill shall be a minimum of 24 inches above the finished floor. See the Code for exceptions.

These plans are to be modified to meet your local code and all requirements. It is the responsibility of the applicant to ensure that the plans comply with all applicable codes (City, county, state and federal). All plans published and sold by Distinctive Home Planners Ltd. Co. are protected under Federal Copyright Act, Title 17 of the United States Code and Chapter 59 of the Code of Federal Regulations. The purchaser of these plans is given a limited license to reproduce these plans for the sole purpose of constructing one house only. Further distribution or reproduction of these plans is strictly prohibited without the written consent and authorization of Distinctive Home Planners Ltd. Co. © copyright 2013

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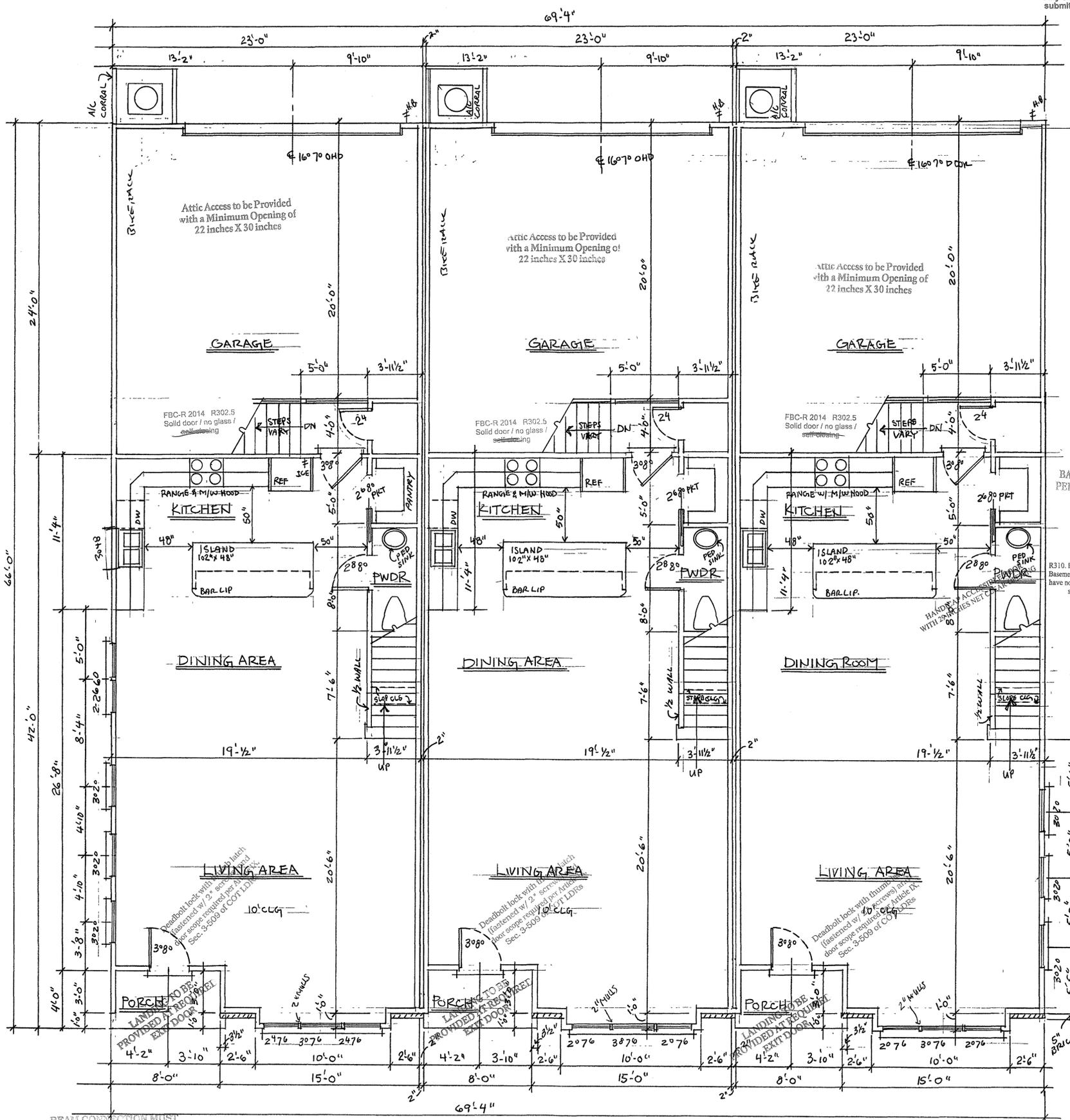
CHRIS LARICHUTA

TALLAHASSEE, FLA. 850.212.7319

7-31-20 19

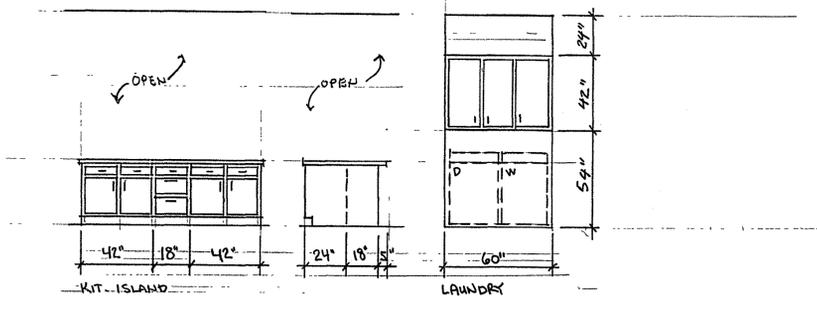
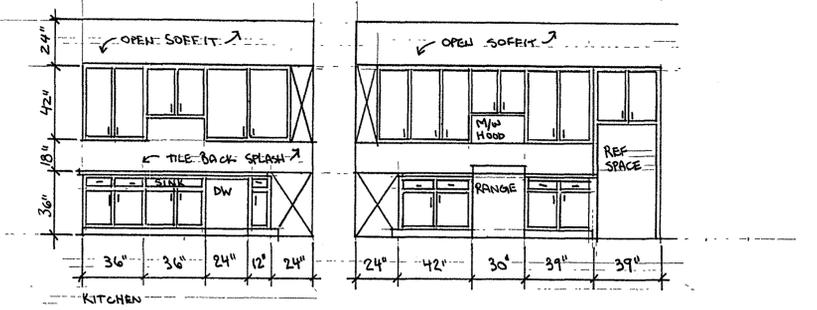
PINE ST. TRIPLEX

2 OF 6

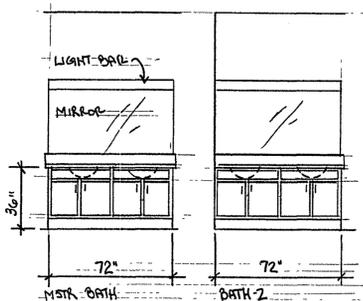


BEAM CONNECTION MUST BE CONTINUOUS THROUGH POSTS TO FOUNDATION WITH APPROVED ANCHORS
UNIT "A"
UNIT "B"
UNIT "C"
BEAM CONNECTION MUST BE CONTINUOUS THROUGH POSTS TO FOUNDATION WITH APPROVED ANCHORS

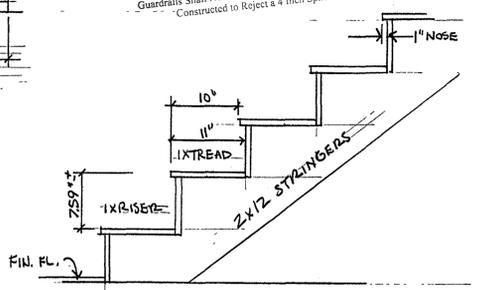
FIRST FLOOR PLAN 1/4"=1'-0"



CABINET ELEVATIONS 1/4"=1'-0"



Handrail(s) Required on Stairs Having Four or More Risers. Handrail Height to be From 34-38 inches From Nose of Tread. Stair or Step Risers Shall Not Exceed 7 1/4 inches and Treads Shall Not be Less Than 10 inches With 1 inch Nose. Guardrail(s) Required For Floor or Roof Openings More than 30 inches Above Finished Grade. Residential Guardrails Shall Not be Less Than 36 inches High And Constructed to Resist a 4 inch Sphere.



STAIR DETAIL 1"=1'-0"

FOOTAGE - PER UNIT -	
1ST FL	931.77
2ND FL	1152.77
TOTAL H/C	2,083.54
GARAGE/STDR-PORCH	552.77
TOTAL UNDER ROOF (PER UNIT)	2,636.31
UNIT A	2,667.77
UNIT B	2,667.77
UNIT C	2,667.77
TOTAL TRIPLEX	8,003.31

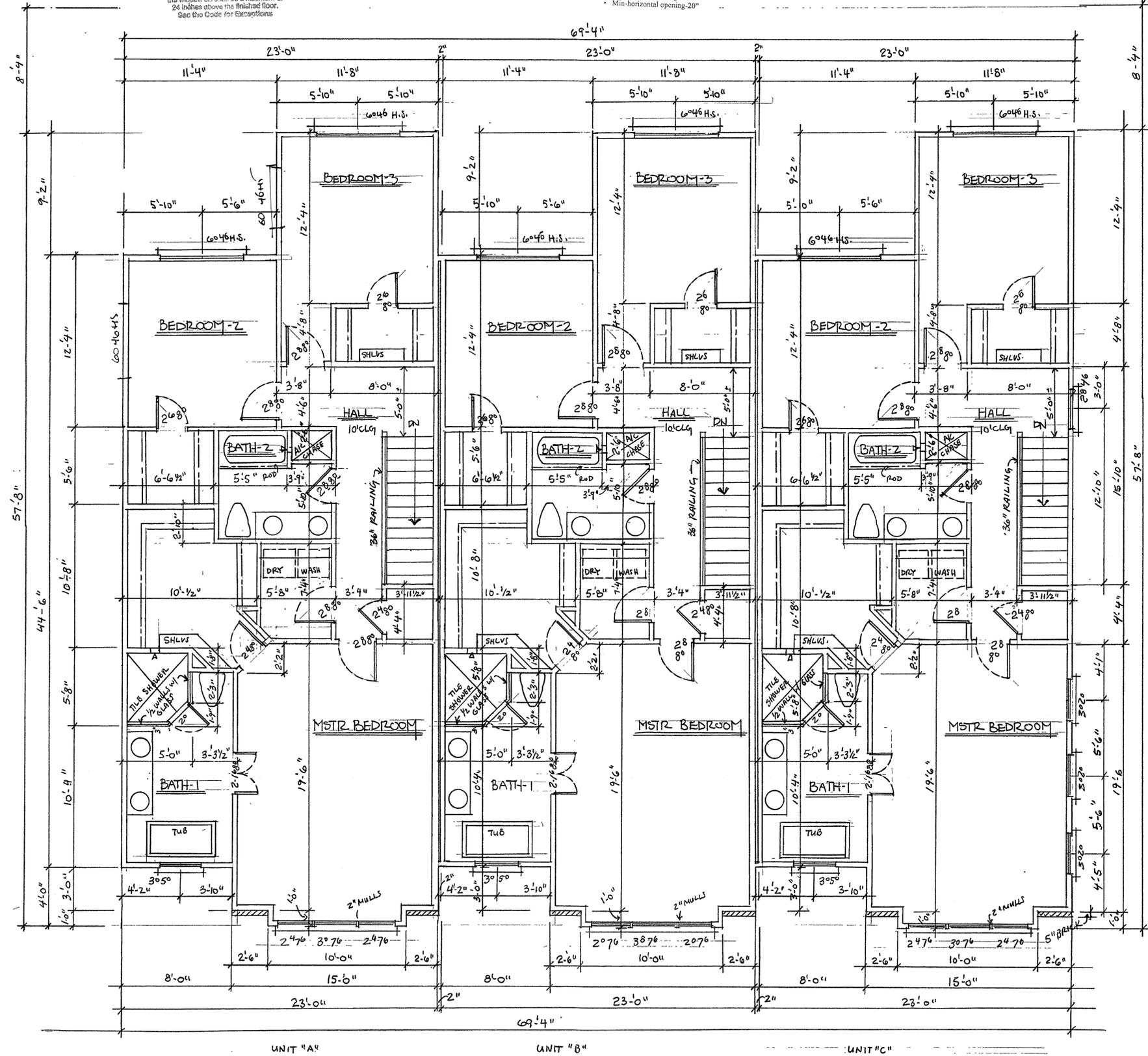
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BLOWER DOOR TEST REQUIRED
Prior to Building Final Inspection
Per FBC-Energy R402.4.1.2

FRG-513.3 Window Sills
When the window casing is more than 72 inches above the finished grade, the window sill shall be a minimum of 24 inches above the finished floor. See the Code for Exceptions.

BALANCED RETURN AIR
PER SECTION M 1602.4 FRC

R310. Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one required opening. The net clear space shall have not less than 5.7 sq. ft.
• Min-vertical opening-24"
• Min-horizontal opening-20"



UNIT "A" UNIT "B" UNIT "C"
SECOND FLOOR PLAN 1/4" = 1'-0"

These plans are modified to meet your local codes and all requirements. It is the responsibility of the purchaser and/or builder to insure that the home is built in strict compliance with all applicable codes (city, county, state and federal). Distinctive Home Planners Ltd. Co. are protected under Federal Copyright Act. This is a United States Code and Chapter 30 of the Code of Federal Regulations. The purchaser is granted a limited use of these plans for construction purposes only. Further distribution of these plans is strictly prohibited. Prices and conditions of plans subject to change without notice. The purchase of these plans is given a limited license to reproduce these plans for the sole purpose of constructing one home only. Further distribution or reproduction of any kind is strictly prohibited without obtainable reuse fee and authorization of Distinctive Home Planners Ltd. Co. © copyright 2011

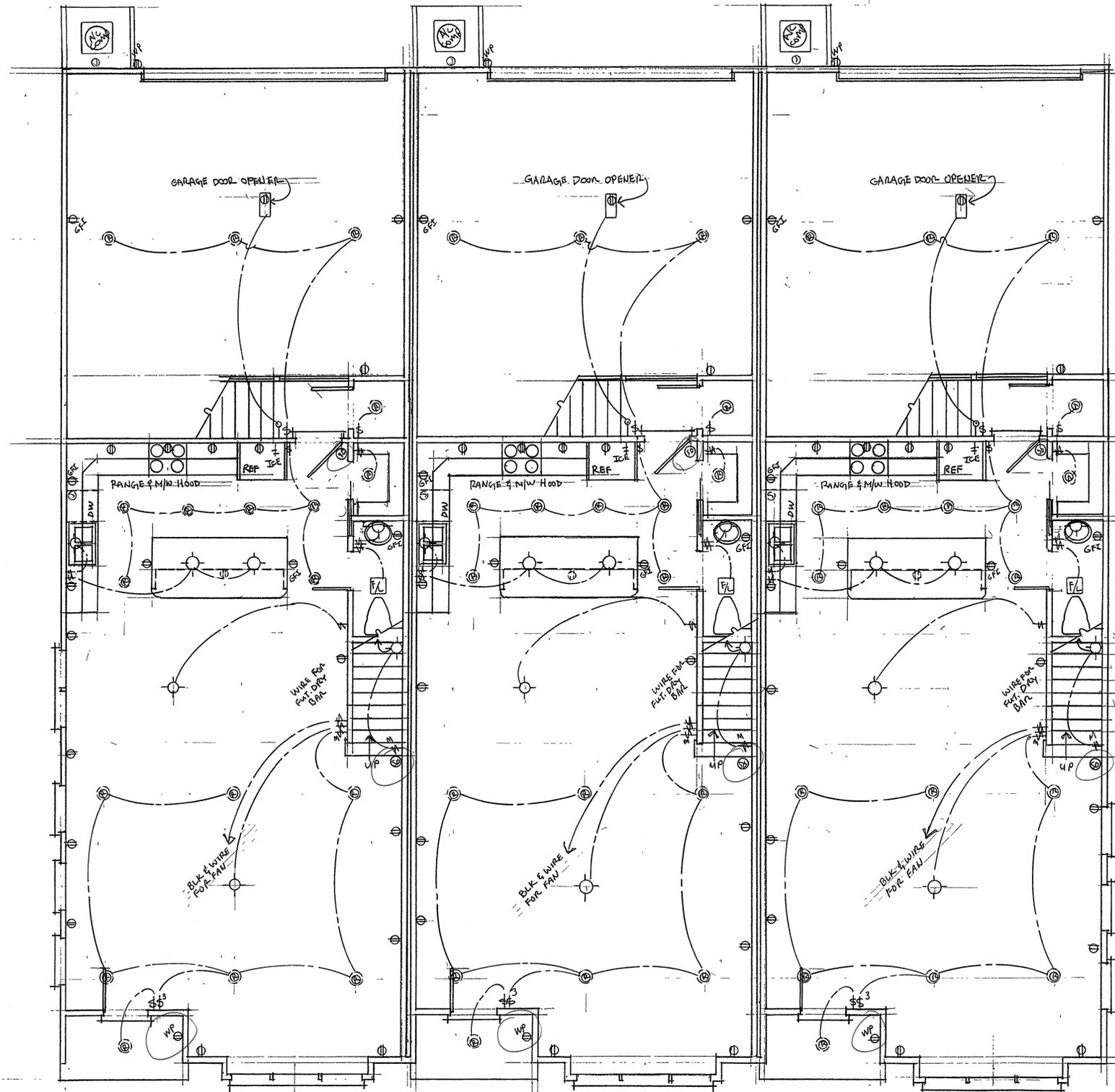
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CARBON MONOXIDE ALARM
ON A/C POWER w/BATTERY BACKUP

SMOKE DETECTOR
ON A/C POWER PER
SECTION R314 FRC



FIRST FLOOR ELECTRICAL PLAN 1/4" = 1'-0"

These plans can be modified to meet your local codes and all requirements. It is the responsibility of the purchaser to ensure that the home is built in strict compliance with all applicable codes (city, county, state and federal). All plans published and sold by Distinctive Home Planners Ltd. Co. are protected under Federal Copyright Act, Title 17 of the United States Code and Chapter 30 of the Code of Federal Regulations. The purchaser is granted a limited license to use these plans for the construction of a single-family residence. These plans are strictly prohibited. Prices and conditions of plans subject to change without notice. The purchaser of these plans is given a limited license to reproduce these plans for the sole purpose of constructing one house only. Further publication or reproduction of these plans is strictly prohibited without the written consent of Distinctive Home Planners Ltd. Co. © copyright 2017

Distinctive Home Planners Ltd. Co. home plans are designed and drafted to meet average conditions and requirements. The purchaser of these plans shall be responsible for verifying or causing a third party or parties to verify the scale and all dimensions on the drawings, the load capacity of structural elements and general structural integrity, and the availability of materials and labor. The purchaser shall be responsible for obtaining all necessary permits, details and general notes and to be verified by a qualified builder or contractor. Distinctive Home Planners Ltd. Co. is not responsible for any errors or omissions that may arise during the construction of this home or any other structure. Distinctive Home Planners Ltd. Co. authorizes the sale of these plans and the purchaser's obligation to determine the suitability of these plans for the specific site and application.



DISTINCTIVE
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7-13-2019

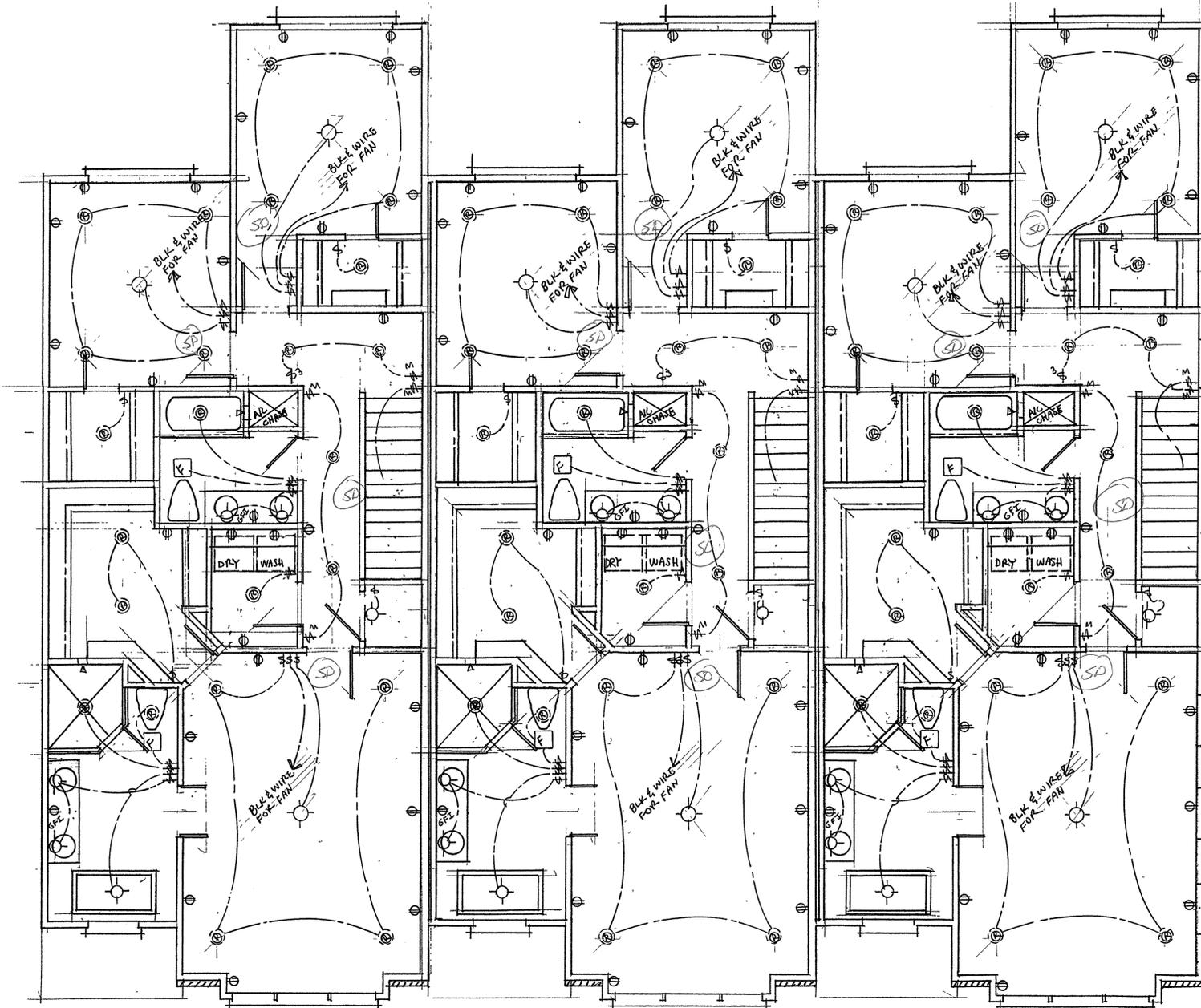
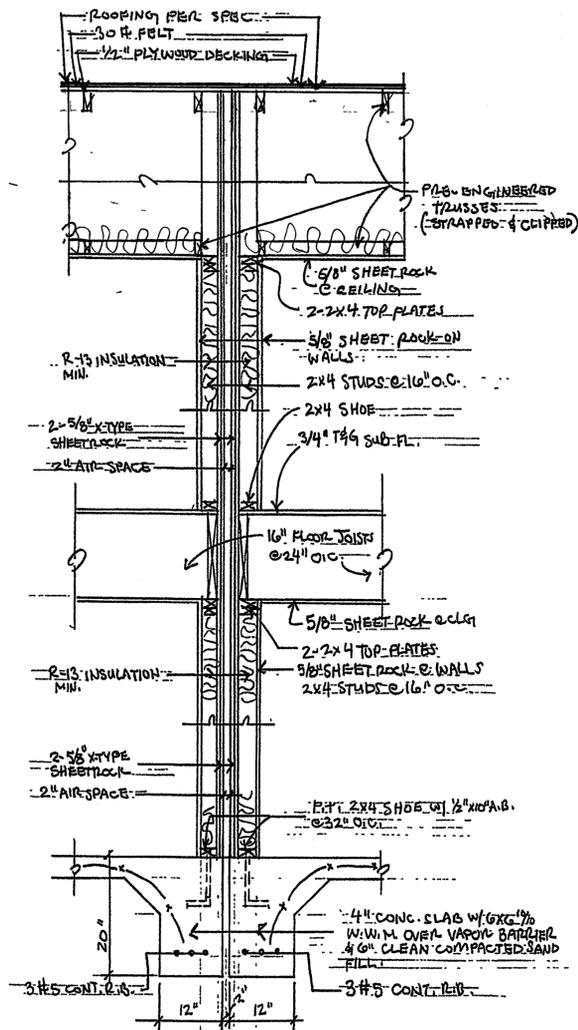
PINE ST. TRIPLEX

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OF
6

This review does not relieve the applicant from the responsibility of complying with all applicable codes, laws, and ordinances. Any changes to reviewed plans must be submitted for review.

CARBON MONOXIDE ALARM
ON A/C POWER w/BATTERY BACKUP

SMOKE DETECTOR
ON A/C POWER PER
SECTION R314 FRC



SECOND FLOOR ELECTRICAL PLAN 1/4" = 1'-0"

These plans are to be used in accordance with all applicable codes and regulations. It is the responsibility of the contractor to ensure that the house is built in strict compliance with all applicable codes (city, county, state and federal). All plans published and sold by Distinctive Home Planners Ltd. Co. are protected under Federal Copyright Act, Title 17 of the United States Code and Chapter 30 of the Code of Federal Regulations. The purchase of these plans is strictly prohibited. Prices and conditions of plans subject to change without notice.

Distinctive Home Planners Ltd. Co. hereby disclaims any design and liability in any circumstances and codes in the State of Florida at the time they were drawn. Because every case, circumstance and municipality has its own regulations, code ordinances and requirements, the purchaser of these plans shall be responsible for verifying or causing a third party or parties to verify the scale and all dimensions on the drawings and general notes and general instructions and the availability of materials and the availability of materials and general notes are to be verified and verified by a qualified builder or owner prior to construction. The purchaser and/or builder of this plan releases Distinctive Home Planners Ltd. Co., its representatives, officers, directors and employees from any claims or lawsuits that may arise during the construction of the house. The purchaser's obligation to determine the suitability of these plans for the specific site and application.



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7-13-2019

PINE ST. TRIPLE

5 OF 6

1541, 1543, 1545 PINE ST.

FILE COPY

TBB #: 191156, 191157, 191158
Address: 1541, 1543, 1545 PINE ST.
Remarks: _____
Plan File # _____