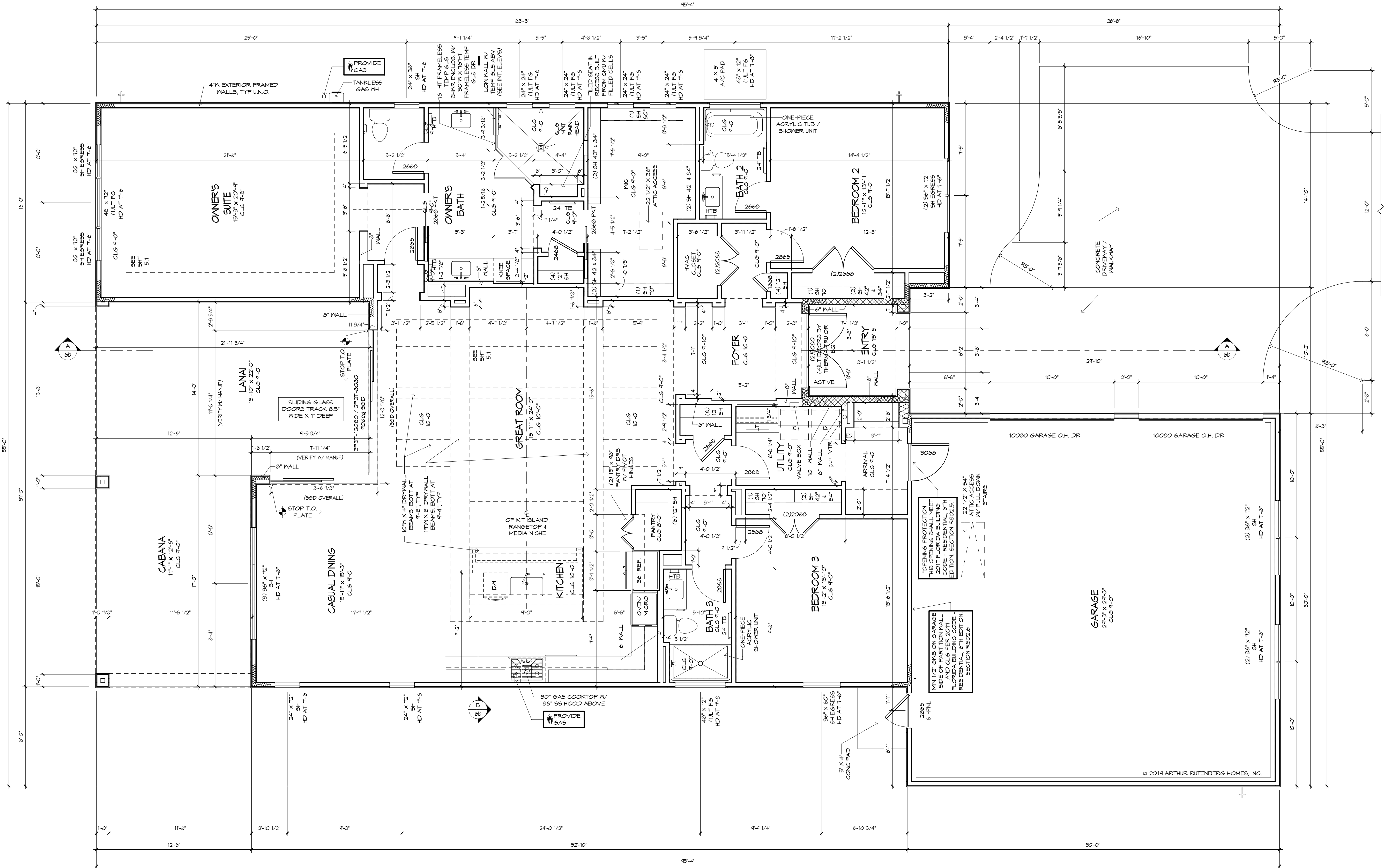
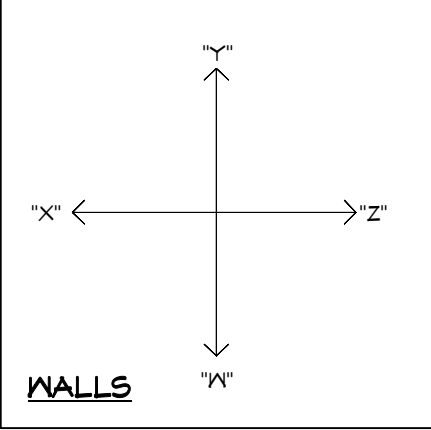




FLOOR PLAN
1/4" = 1'-0"



SQUARE FOOTAGES	
LIVING	2550
LANAI/CABANA	520
GARAGE	842
ENTRY	60
TOTAL	4022

T.O. PLATE HEIGHT SCHEDULE	
HTS FROM 1st FIN. FLR.	
9'-0"	
10'-0"	

INSULATION NOTES:

ATTIC - OPEN CELL, SPRAY FOAM INSULATION APPLIED TO THE ROOF DECKING OF LIVING SPACE ONLY IN THE ATTIC, AVERAGE OF 5.5" THICK.

EXTERIOR 4" FRAME WALL - R-13 OPEN CELL, SPRAY FOAM INSULATION AT FRAMED WALL, LIVING AREA ONLY, NOT THE GARAGE, AVERAGE OF 3.5" THICK.

PROJECT NOTES:

ALLOWANCE FOR WELL - TO BE DETERMINED.

SEPTIC SYSTEM - TO BE DETERMINED.

INTERIOR WALL FINISH TO BE LIGHT ORANGE PEEL WITH SQUARE CORNER BEAD.

INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN.

PEST CONTROL - UNDER THE SLAB TERMITE PREVENTION TREATMENT.

GENERAL NOTES:

DIMENSIONS ARE FROM FACE OF CMU TO EDGE OF STUD WALL, UNLESS OTHERWISE NOTED.

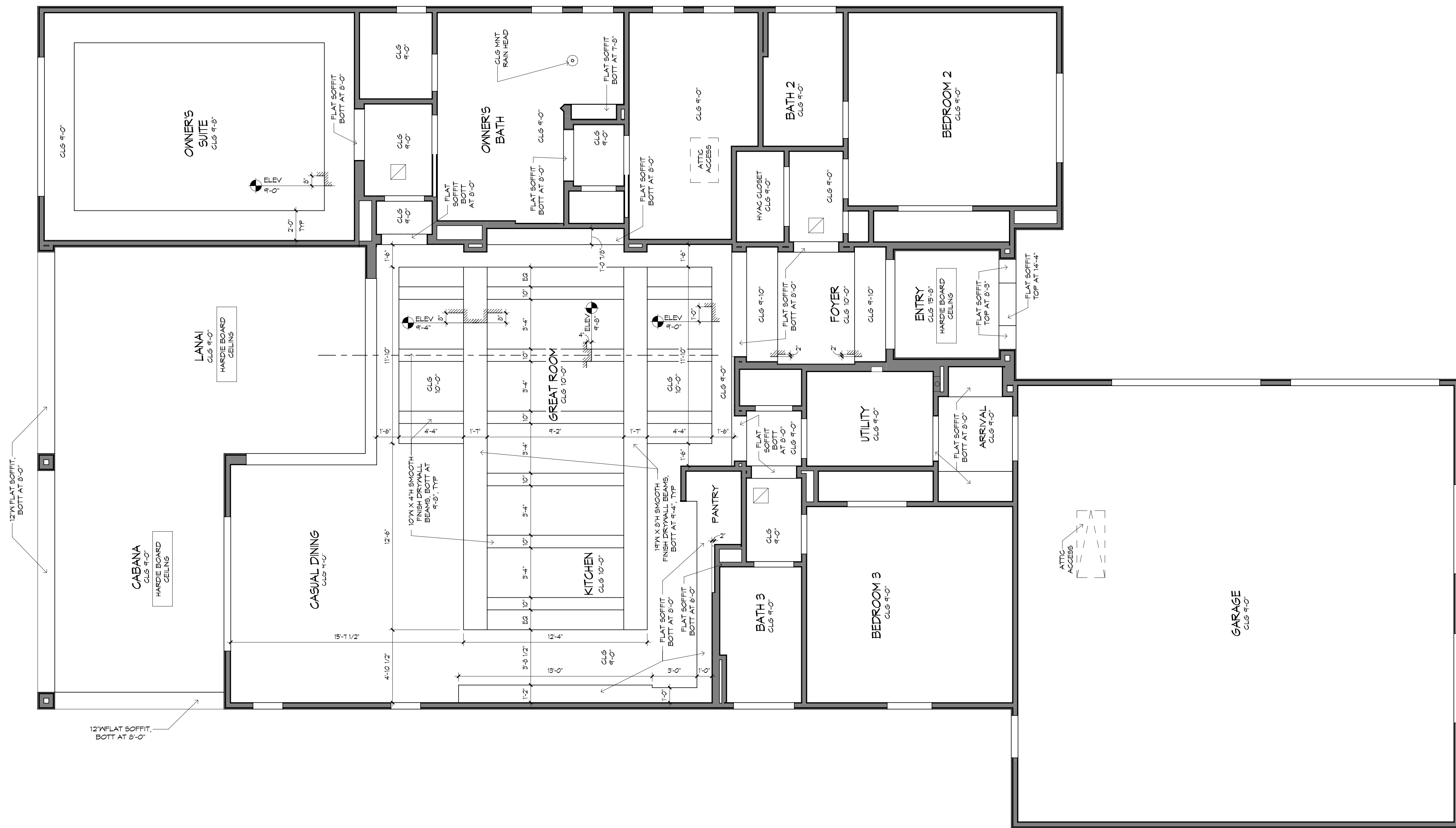
ALL WINDOWS TO HAVE FLUSH SILLS. PITCH TOP OF SILL FINISH AWAY FROM WINDOW FRAME.

VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER SPEC'S. SEE PLAN FOR WINDOW HEADER HEIGHTS.

VERIFY DEPTH AND WIDTH OF SLAB TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MANUFACTURER REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.

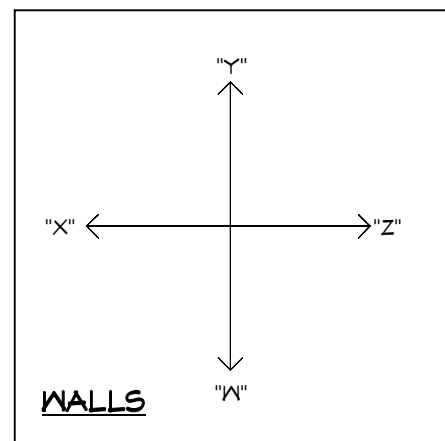
RECESSED CEILING SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FINISH.

PROVIDE SOLID FILLED CONCRETE BLOCK AT ALL SHOWER SEATS.



REFLECTED CEILING PLAN
1/4" = 1'-0"

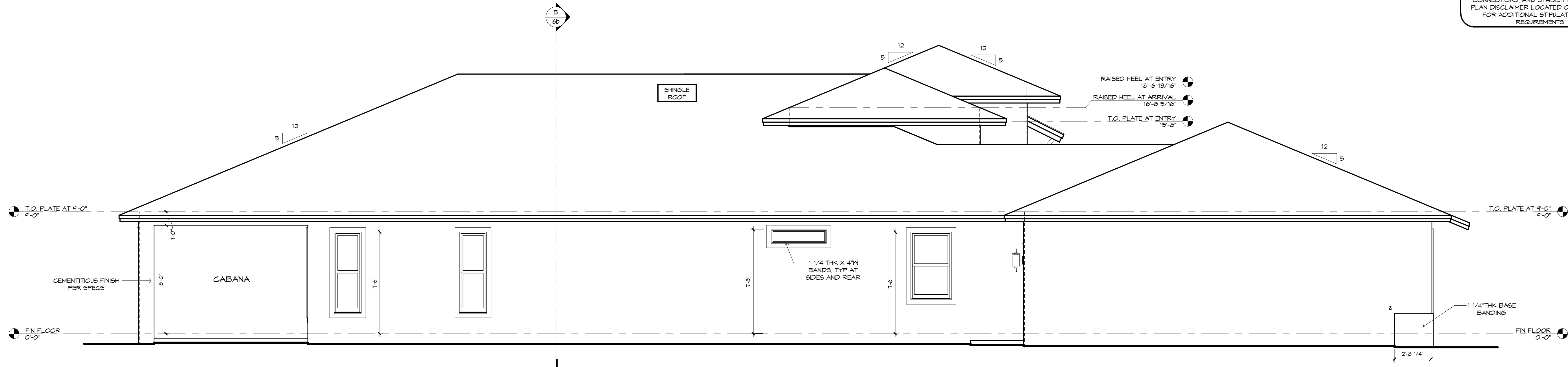
CEILING FINISH NOTE:
RECESSED CLG SURFACES, BOTH
HORIZONTAL AND VERTICAL,
SHALL HAVE SMOOTH FINISH



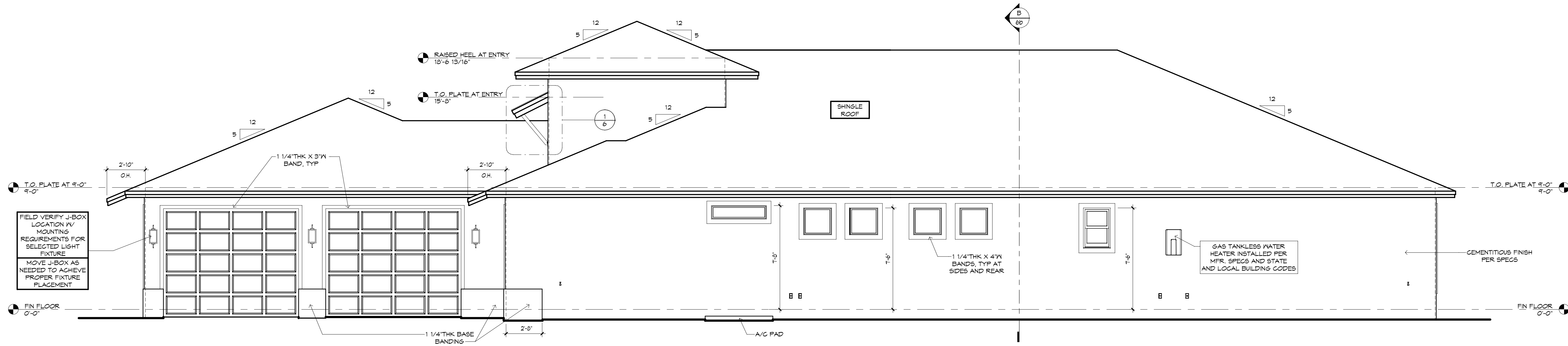


THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STIFFNESS, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS



GARAGE SIDE ELEVATION
1/4" = 1'-0"



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

MECHANICAL DISCLAIMER

ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

!! ATTENTION !!

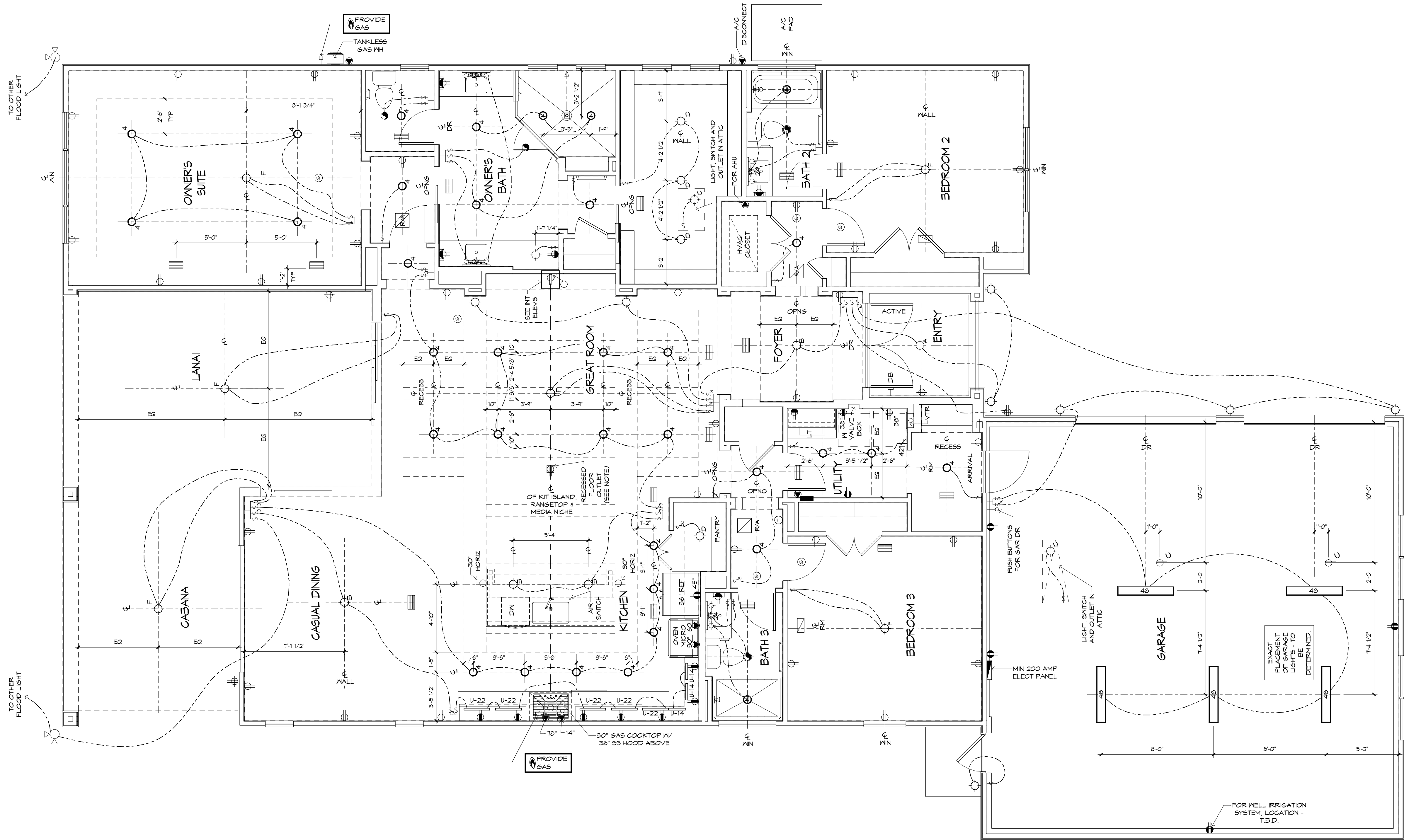
NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.

ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETTED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.



NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS



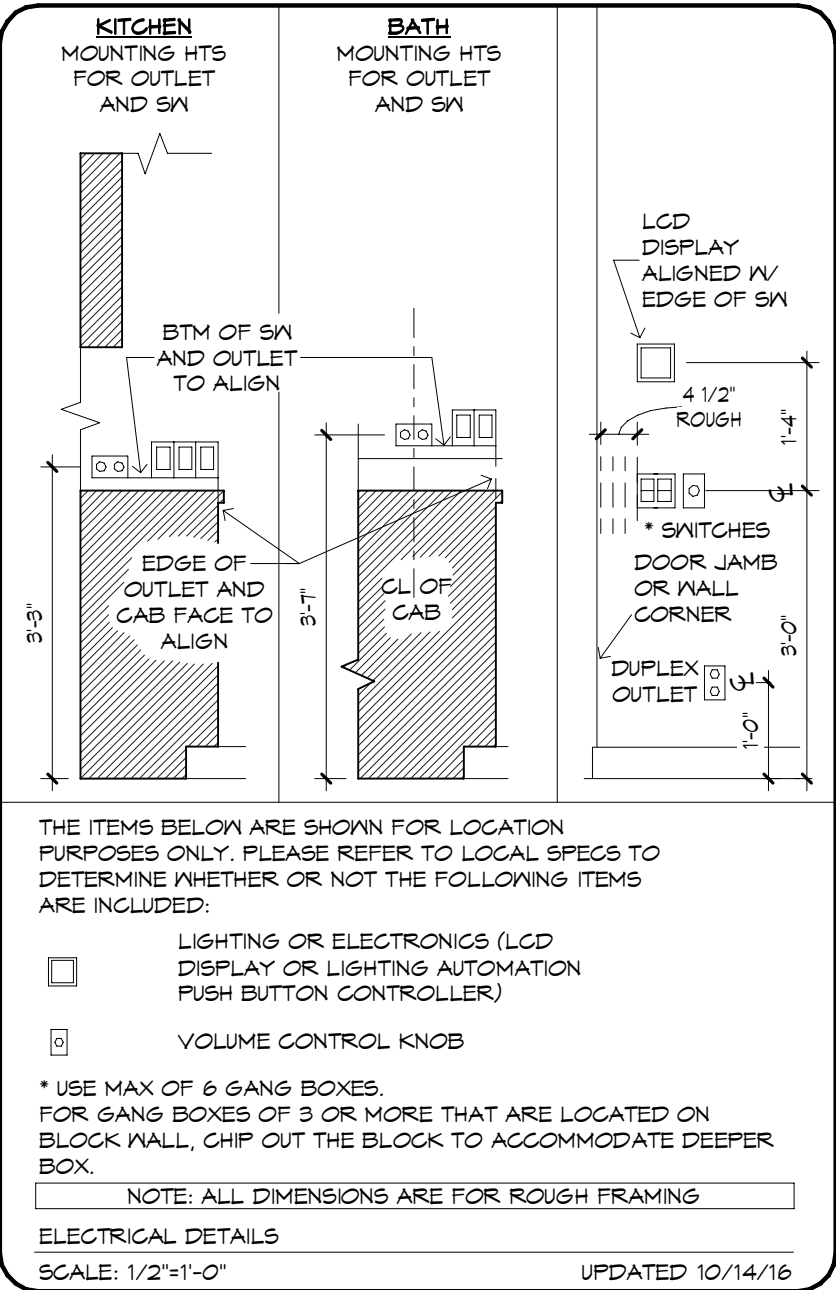
ELECTRICAL PLAN
1/4" = 1'-0"

WATER HEATER NOTE:
INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND CURRENT APPLICABLE CODES

LOW VOLTAGE NOTE:
BUILDING COMPANY TO COORDINATE ALL TV AND CABLE OUTLETS IN/ON VOLTAGE CONTRACTOR

MECHANICAL DISCLAIMER
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

LED LIGHTING NOTE:
ALL LED LIGHTING, INCLUDING RECESSED CAN BULBS, LED TAPE LIGHT, UNDER CABINET LIGHTING AND ACCENT LIGHTING SHALL BE 3000K.



- ELECTRICAL LEGEND**
- DUPLEX OUTLET (110V AT 12" OR AS NTD)
 - DUPLEX OUTLET (110V AT 34") *
 - DUPLEX OUTLET (110V AT 43") *
 - DUPLEX OUTLET (110V AT 45") *
 - SPLIT DPLX OUTLET (110V AT 12") TOP IS HOT
 - WEATHERPROOF DPLX OUTLET (110V AT 12")
 - WEATHERPROOF DPLX OUTLET (110V AT 12") - TOP IS HOT
 - OUTLET W/ USB PORTS (110V AT 12" OR AS NTD)
 - 220V OUTLET
 - RECESS FLOOR OUTLET
 - RECESS CEILING OUTLET (110V)
 - SPECIAL PURPOSE CONN
 - SW SEE ELEC DTL
 - 3-WAY SW SEE ELEC DTL
 - 4-WAY SW SEE ELEC DTL
 - 1-GANG COMBINATION FAN / LIGHT SWITCH
 - OCCUPANCY/MOTION DETECTOR SWITCH
 - PUSH-BUTTON FOR GARAGE DOOR AT 60"
 - DIMMER SW AT 36"
 - PUSH-BUTTON DOORBELL
 - CLG MNT LST FIXTURE
 - T1 SURFACE MNT 3000K, 1000 LUMEN, LED FIXTURE
 - SURFACE MNT FIXTURE
 - KEYLESS
 - MALL MNT FIXTURE
 - 6" ROUND RECESS 3000K LED RETROFIT TRIM W/ OPEN BAFFLE
 - 6" ROUND RECESSED ULTRA THIN LED
 - 4" MINI ROUND RECESSED ULTRA THIN LED
 - 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM W/ OPEN BAFFLE
 - 4" MINI ROUND RECESS 3000K LED EYEBALL TRIM
 - 6" ROUND SLOPE CLG RECESS WITH 3000K LED BULB (INTERIOR SLOPED CLG)
 - 2 1/2" MINI ROUND LED 3000K
 - TELEPHONE OUTLET AT 12" OR AS NOTED
 - CLG FAN/LIGHT FENRIVE AND SWITCHES
 - SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
 - UNDER CAB LED 1"
 - UNDER CAB LED 22"
 - 24 LED UNDER CAB LED 14"
 - 24" OR 48" CLG MNT 3000K, LED FIXTURE
 - 24" & 36" VANITY LIGHTING (SEE SPECS)
 - EXHAUST FAN / LIGHT FIXTURE COMBO
 - EXHAUST FAN
 - SOFFIT MNT FLOOD LIGHT
 - CLG MNT SPEAKER
 - CHIMES
 - ELEC PANEL
 - 12-1" RETURN AIR GRILLE
 - CLG WALL
 - SUPPLY DIFFUSER 24" LINEAR DIFFUSER - LENGTH IN INCHES
 - THERMOSTAT
 - SECURITY PAD

NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY

NOTE: ALL 125V, 15 AND 20 AMP OUTLETS TO BE TAMPER-RESISTANT IN AREAS SPECIFIED BY NEC 2020 406.12

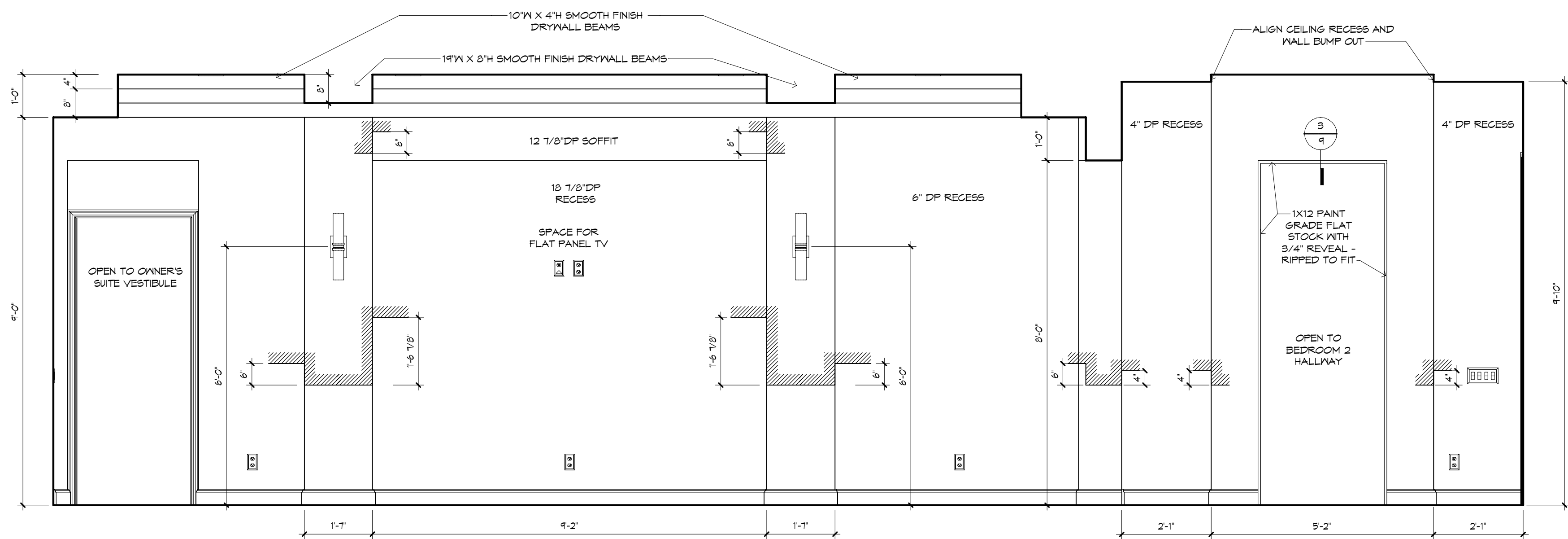
NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, WALL OUTLETS IN KITCHENS AND BATHROOMS AND ALL OUTLETS WITHIN 8'-0" OF A WATER SOURCE SHALL BE GFI. ALL NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. ALL HEIGHTS TO CENTERLINE AFF.

NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, HALLS AND HALLWAYS, TYP UNO

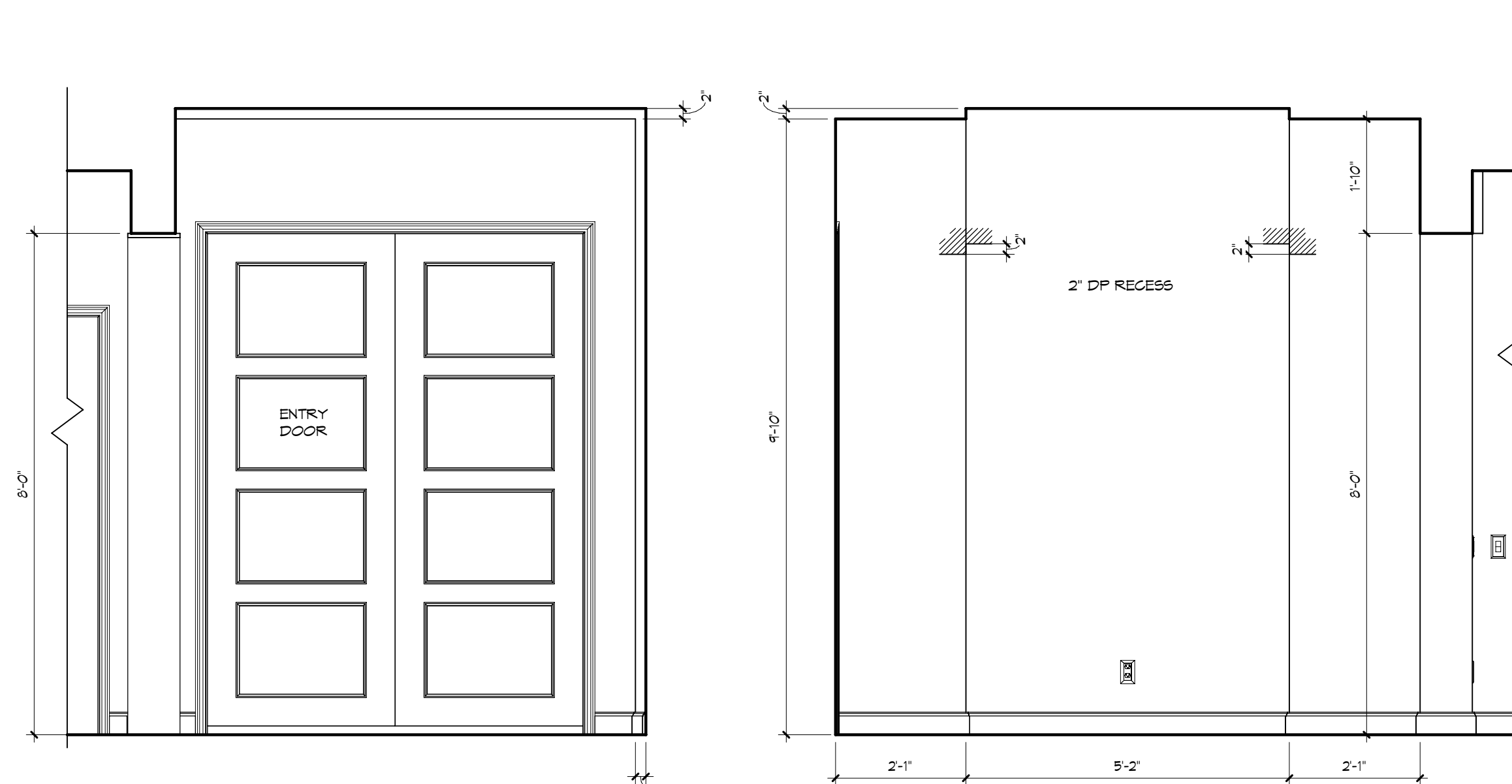
NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 24 AND FBC-R, 7TH EDITION, SECTION R314 & 315.

NOTE: COORDINATE LOCATION OF ALL REG ELECTRICAL CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR INSTALLATION REQ FOR ALL FLAT PANEL DISPLAYS.

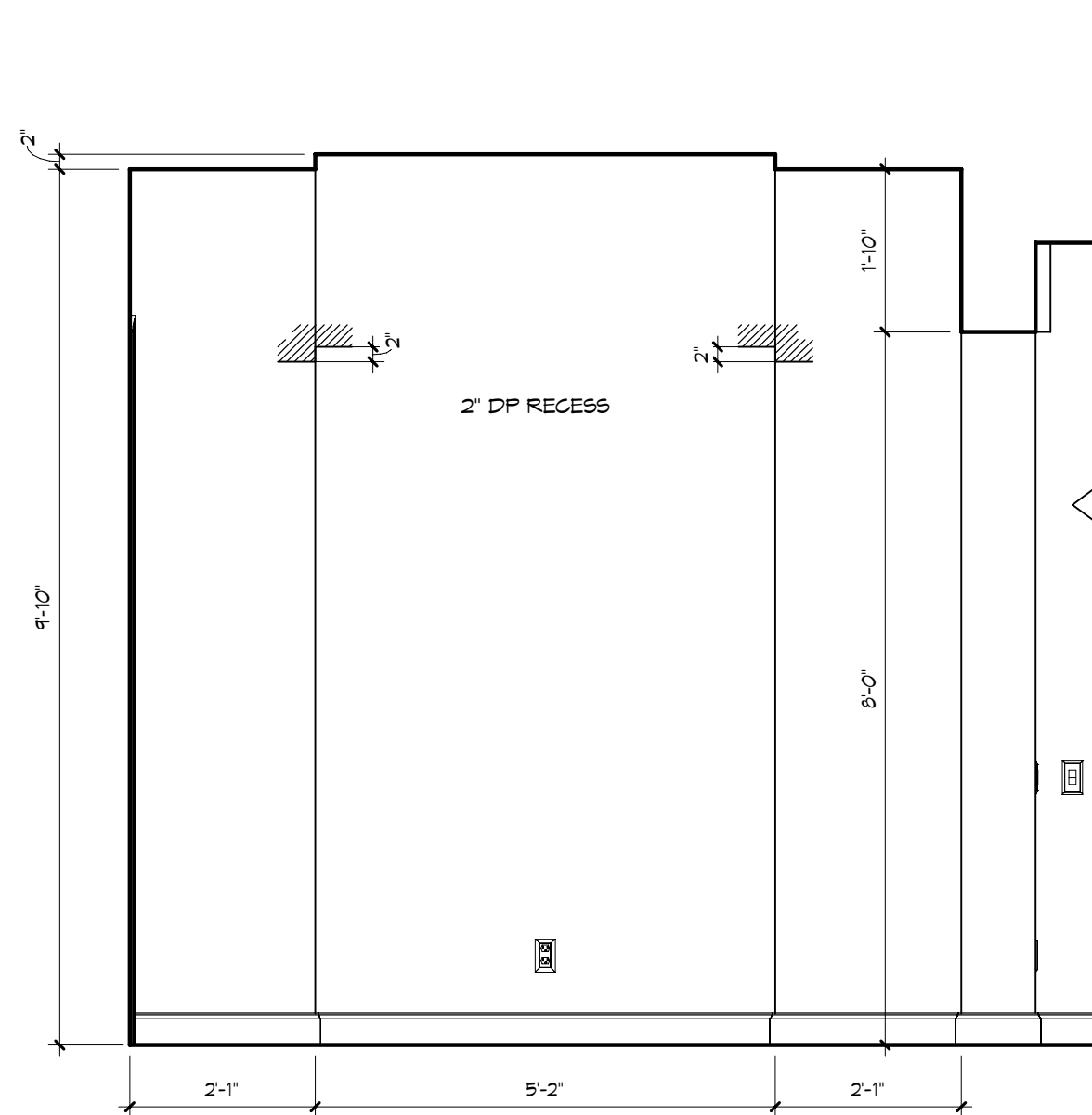
UPDATED 3/10/2022



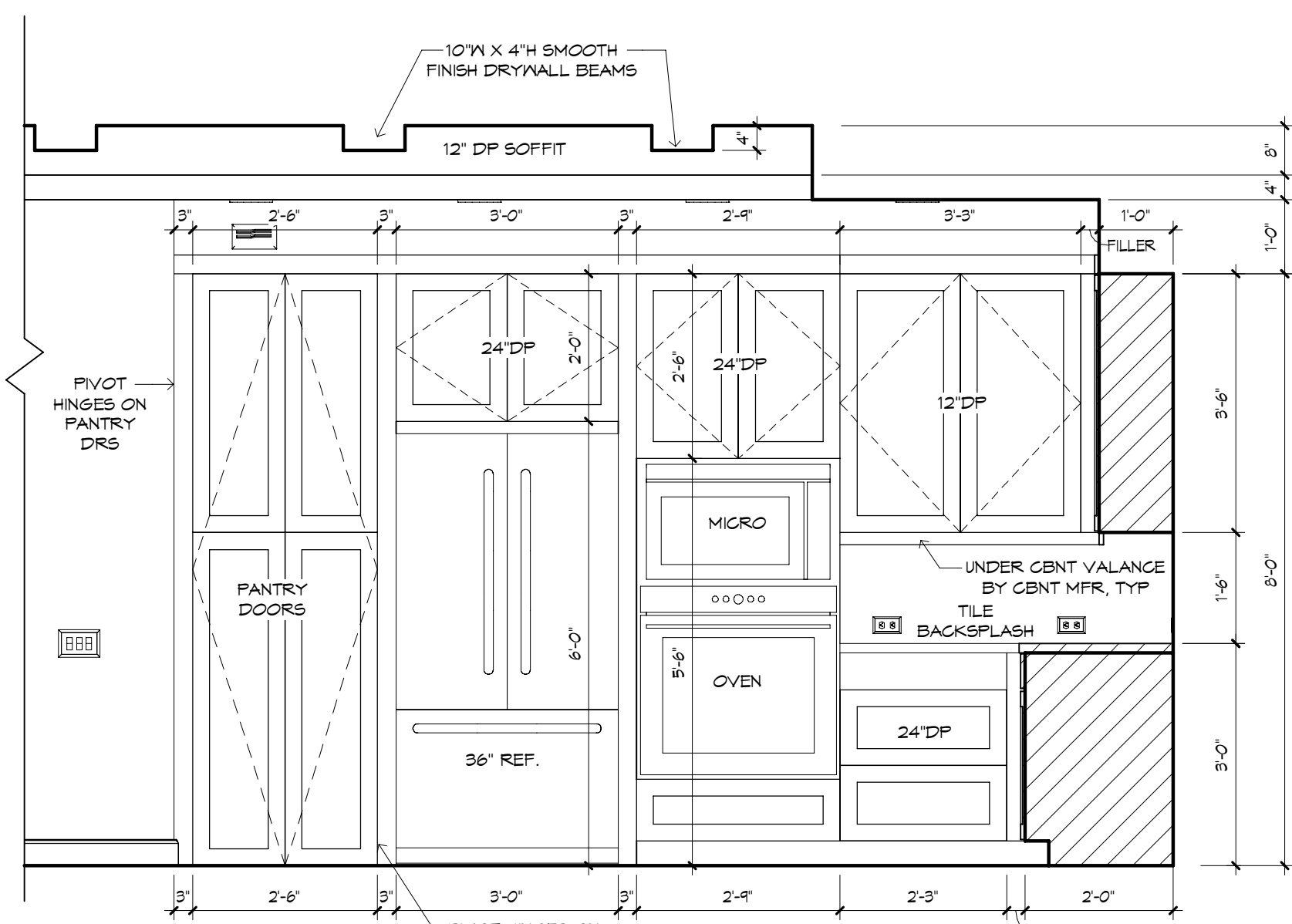
GREAT ROOM / FOYER - "Y"
1/2" = 1'-0"



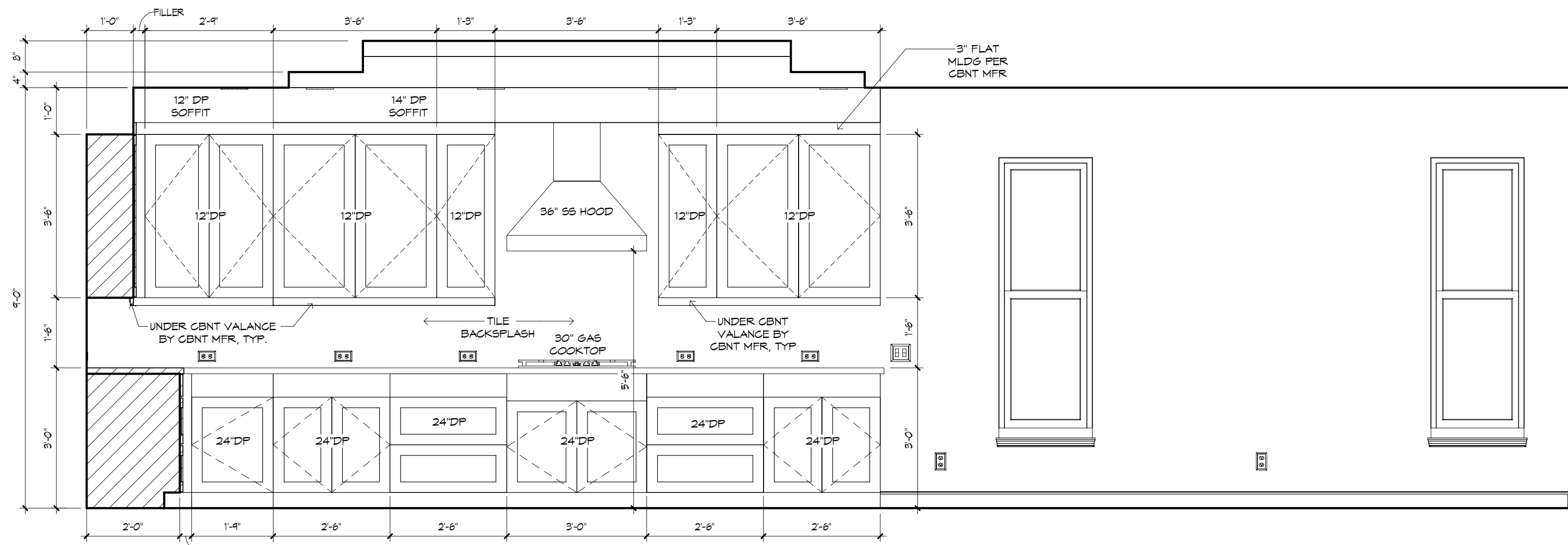
FOYER - "Z"
1/2" = 1'-0"



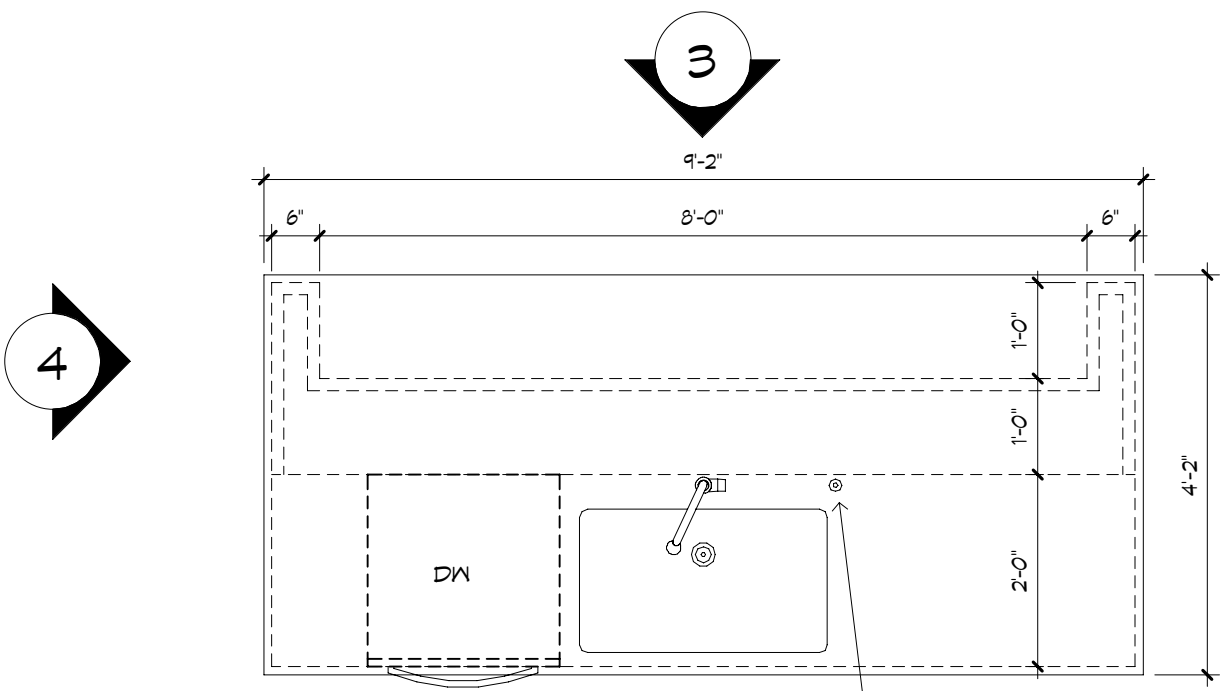
FOYER - "W"
1/2" = 1'-0"



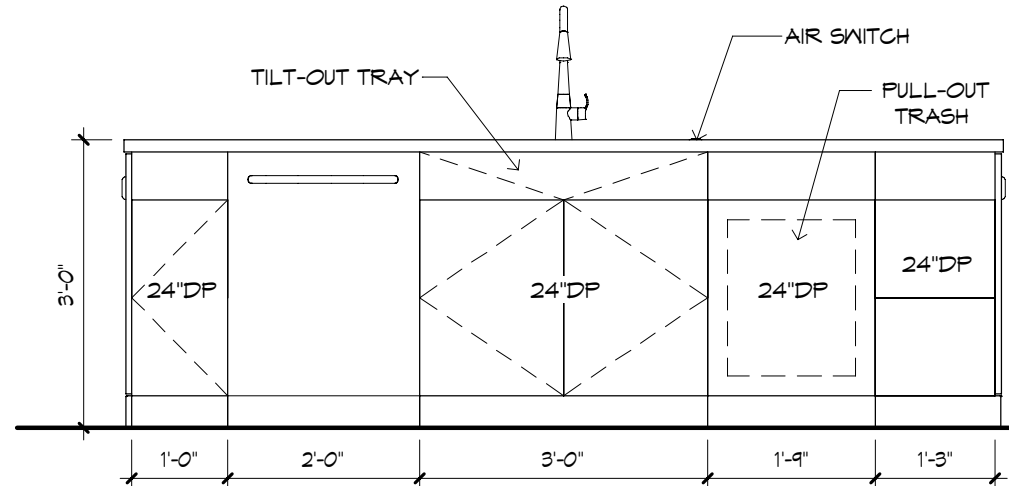
KITCHEN - "Z"
1/2" = 1'-0"



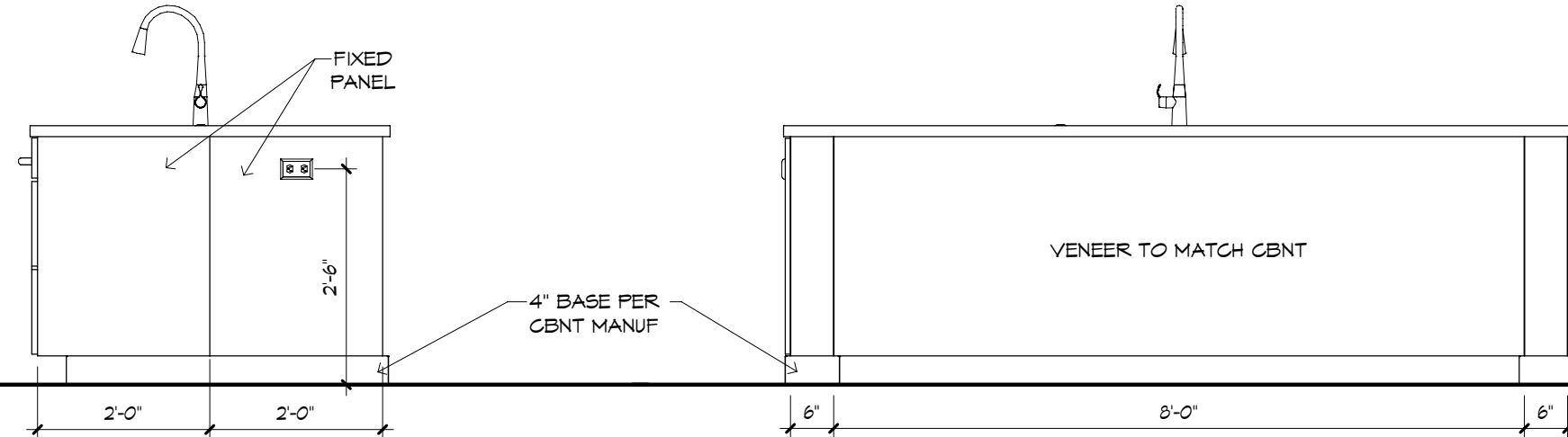
KITCHEN / CASUAL DINING - "W"
1/2" = 1'-0"



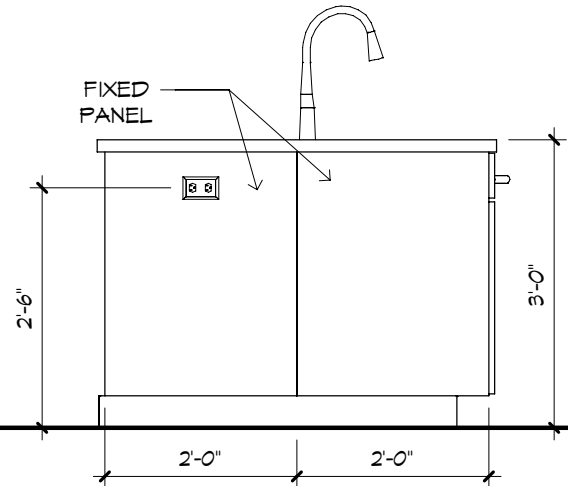
KITCHEN ISLAND PLAN
1/2" = 1'-0"



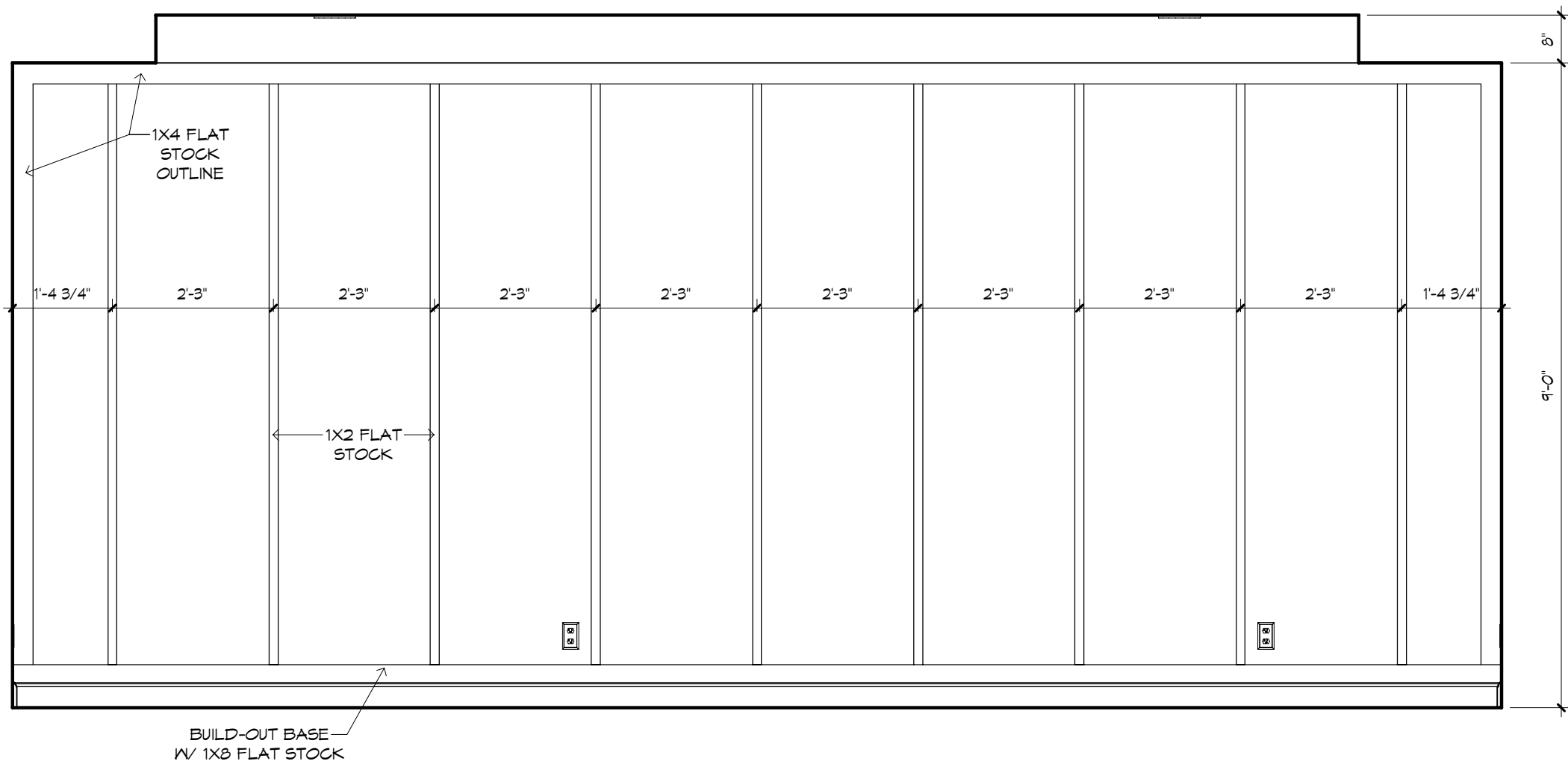
1
1/2" = 1'-0"



2
1/2" = 1'-0"

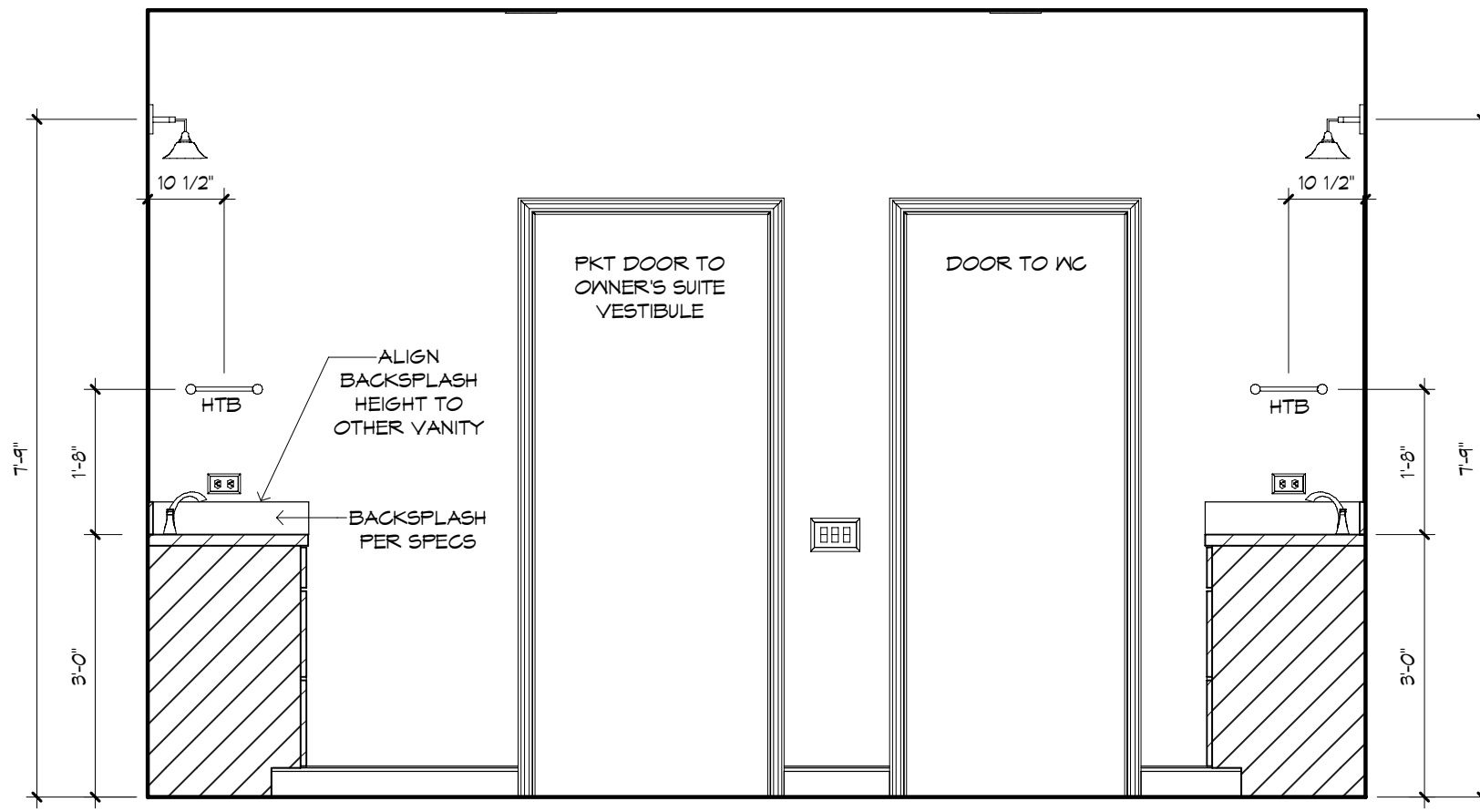


3
1/2" = 1'-0"



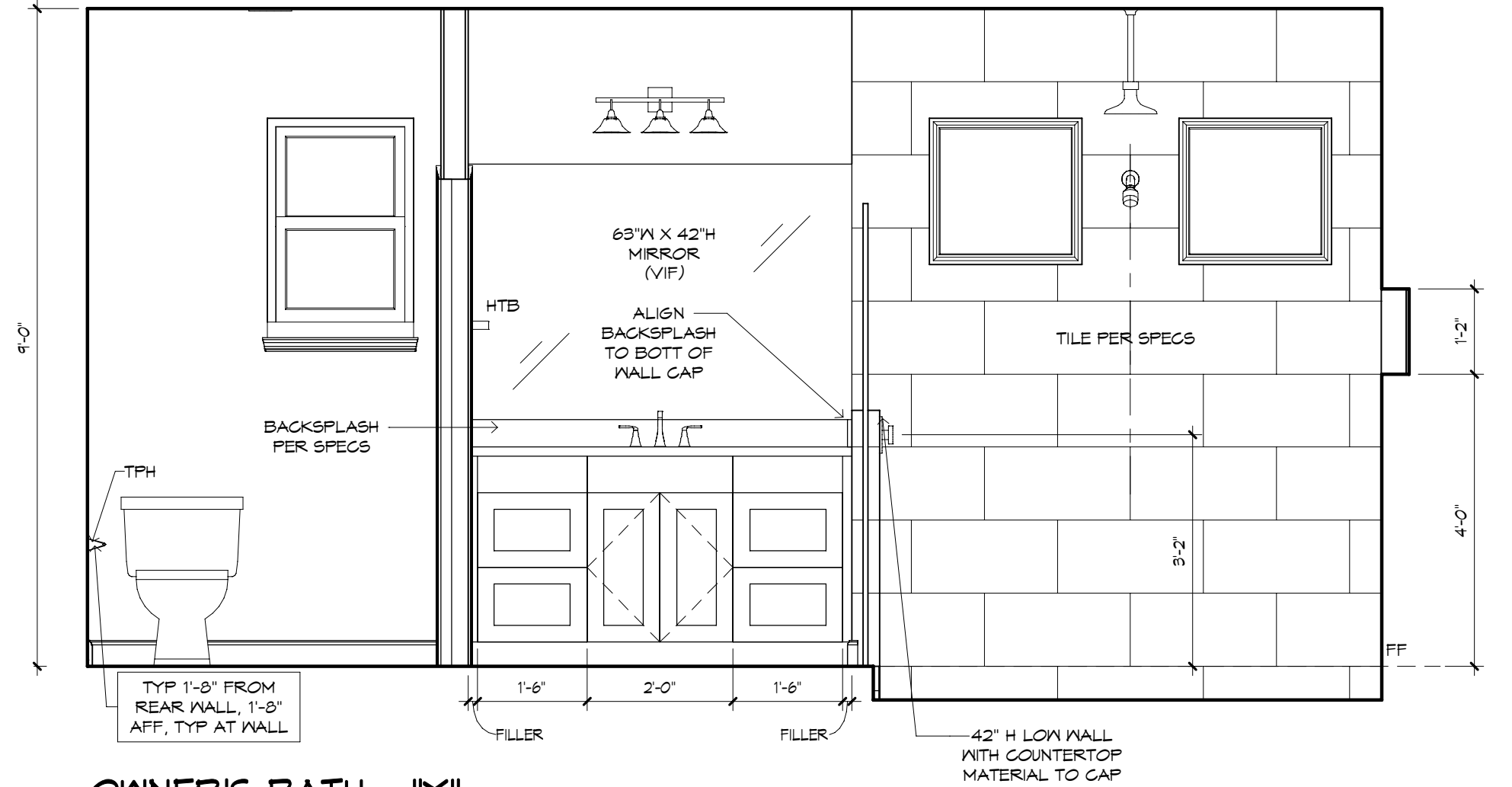
OWNER'S SUITE - "Y"

1/2" = 1'-0"



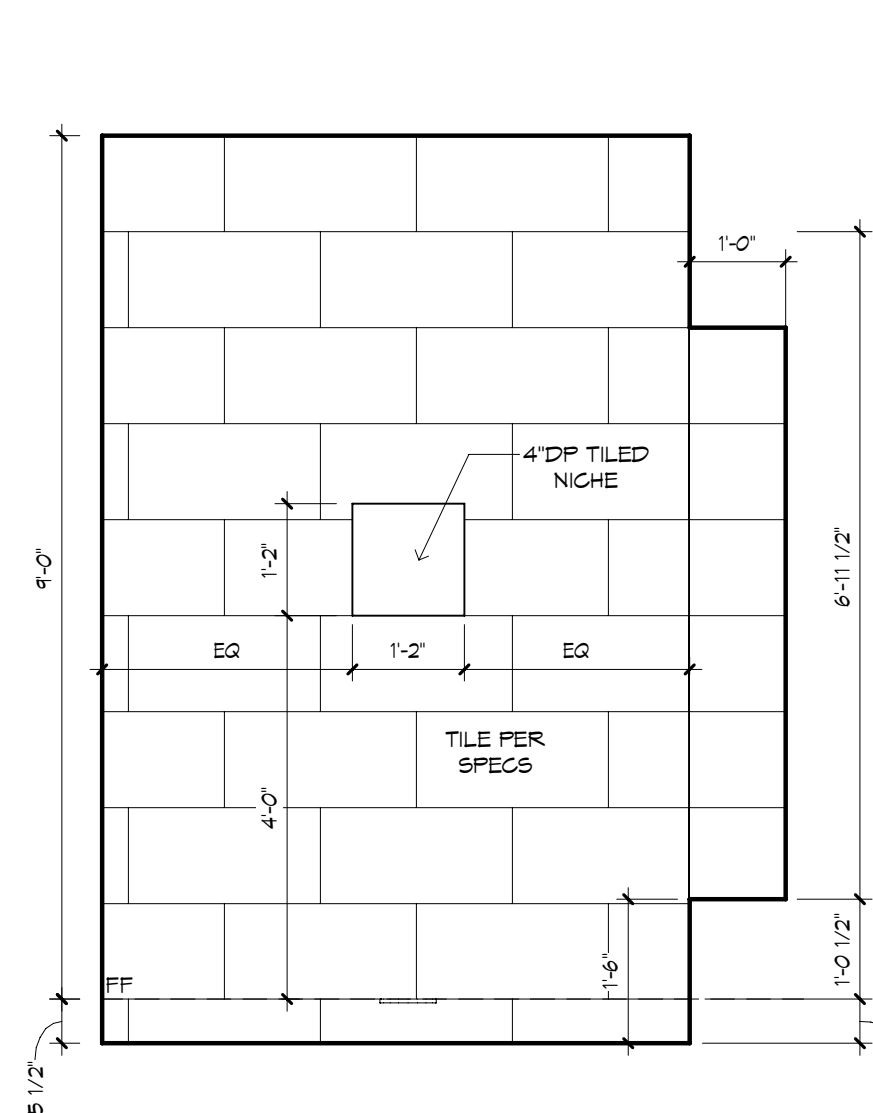
OWNER'S BATH - "X"

1/2" = 1'-0"



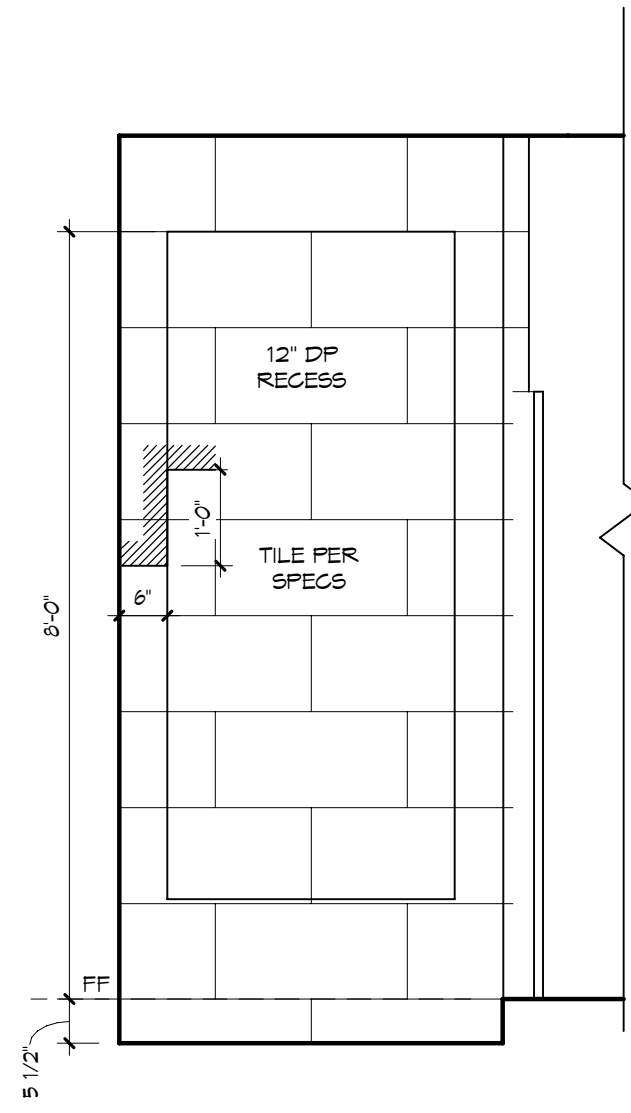
OWNER'S BATH - "Y"

1/2" = 1'-0"



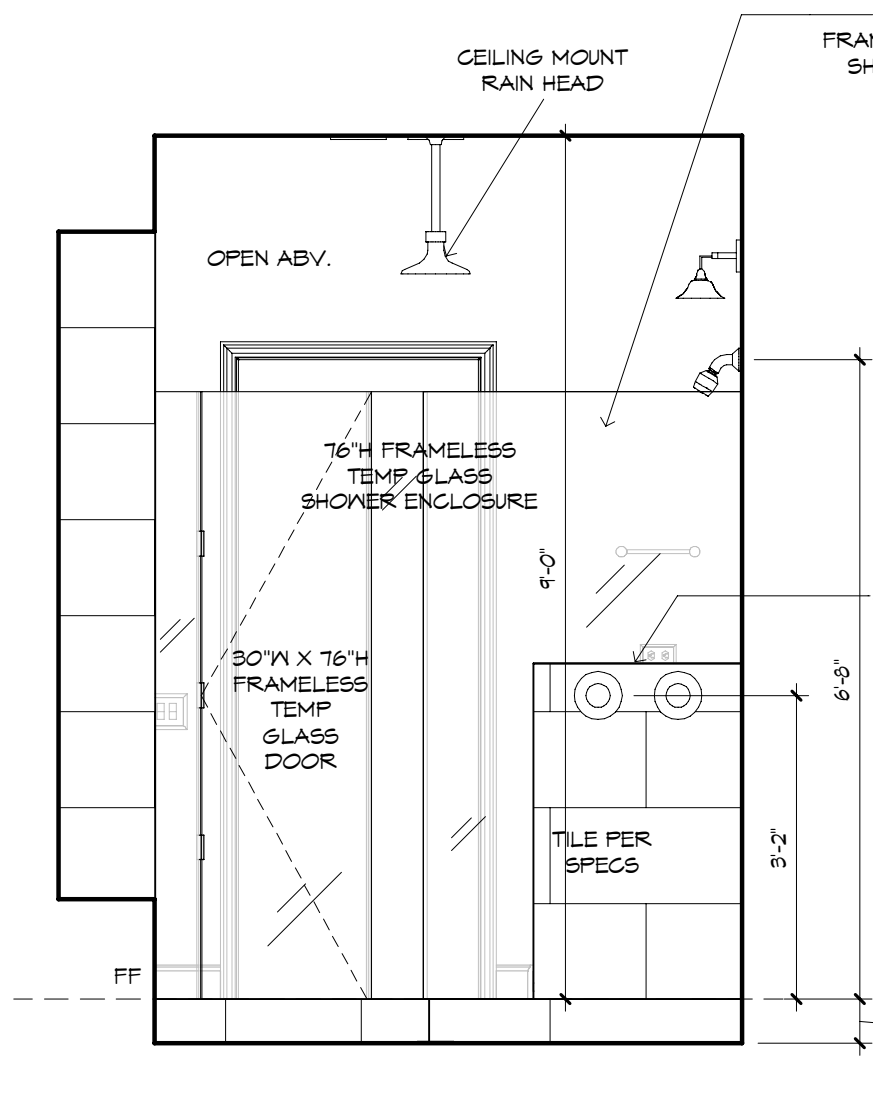
OWNER'S BATH SHOWER - "Z"

1/2" = 1'-0"



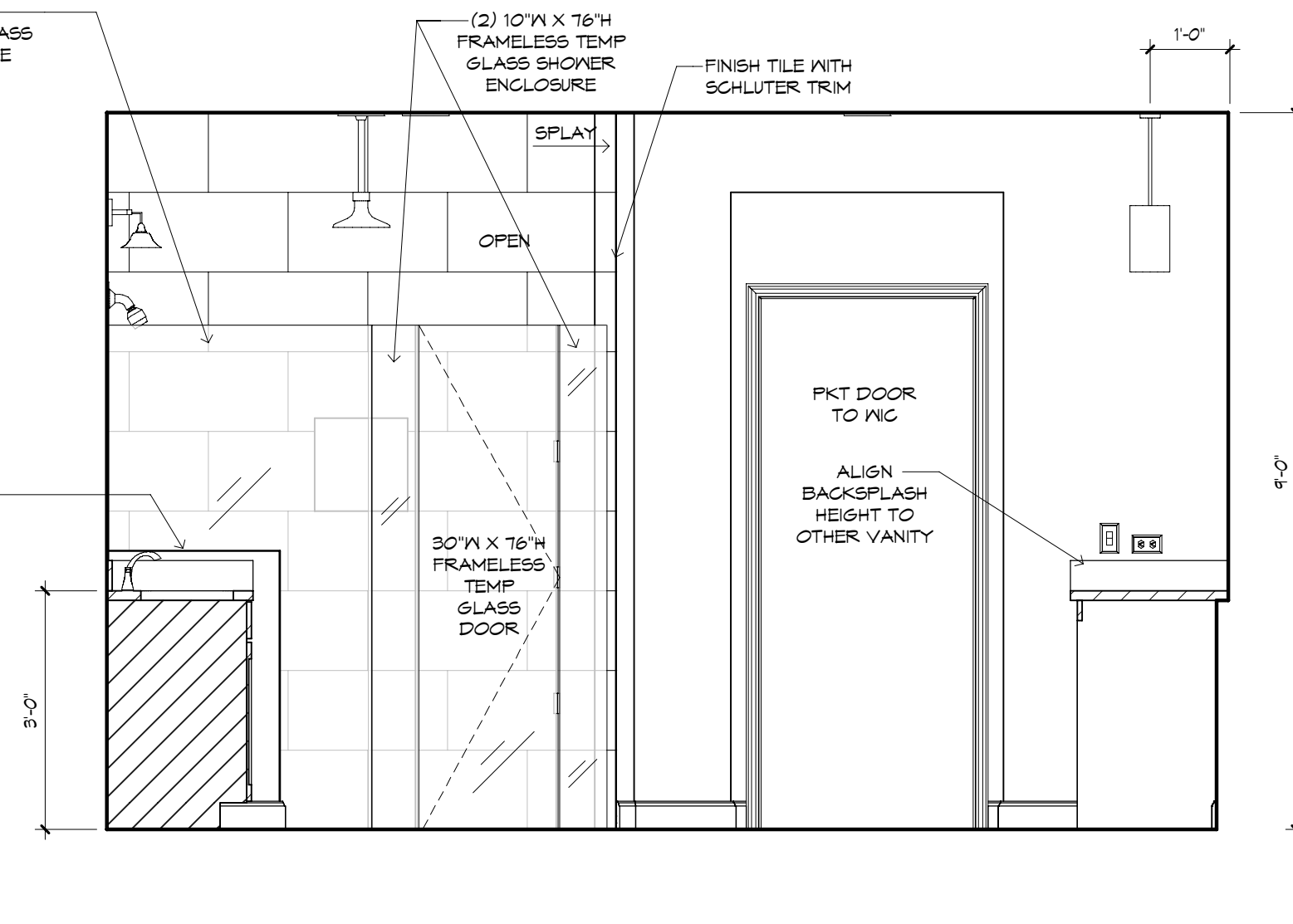
OWNER'S BATH SHOWER - "W"

1/2" = 1'-0"



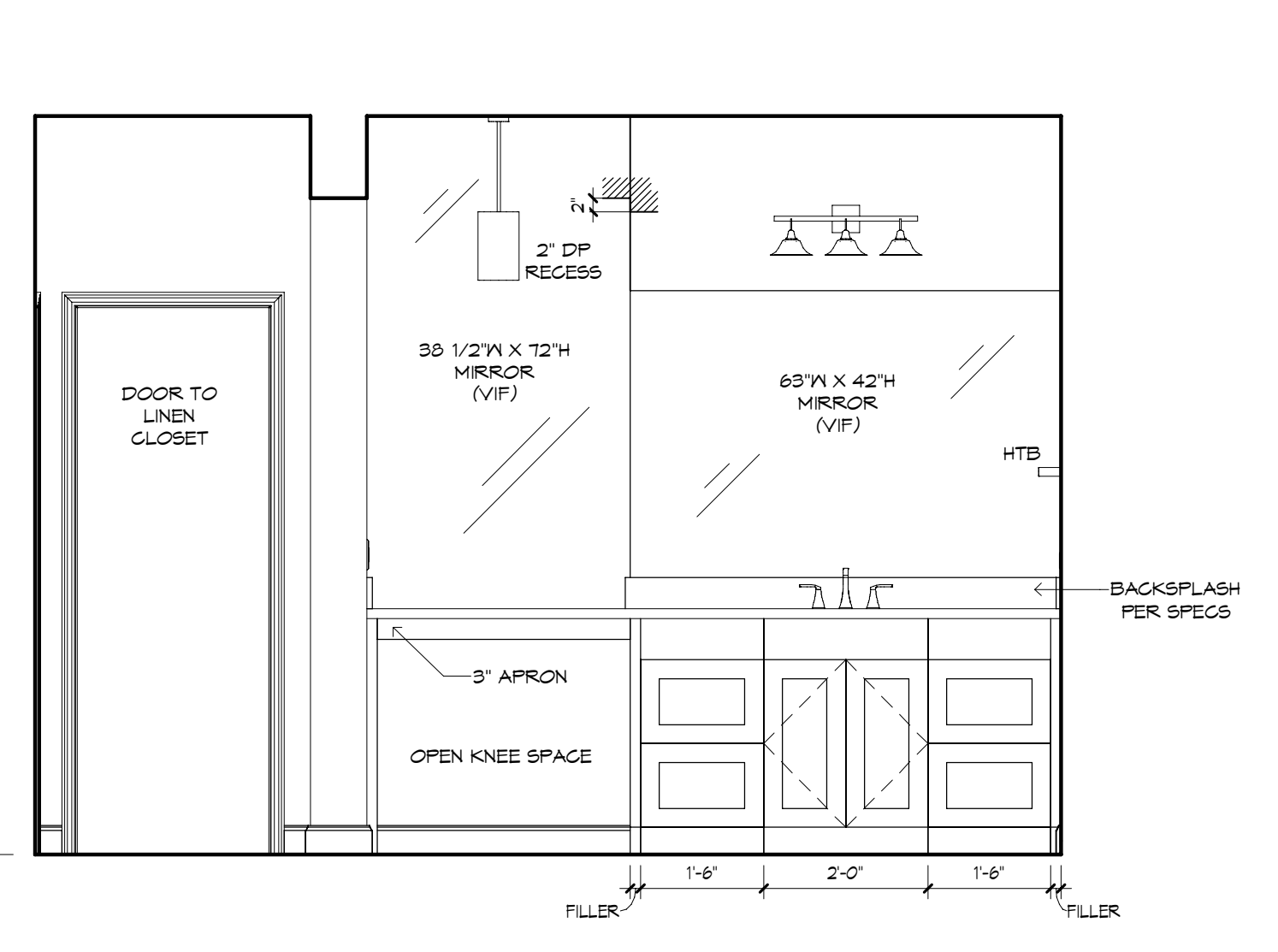
OWNER'S BATH SHOWER - "X"

1/2" = 1'-0"



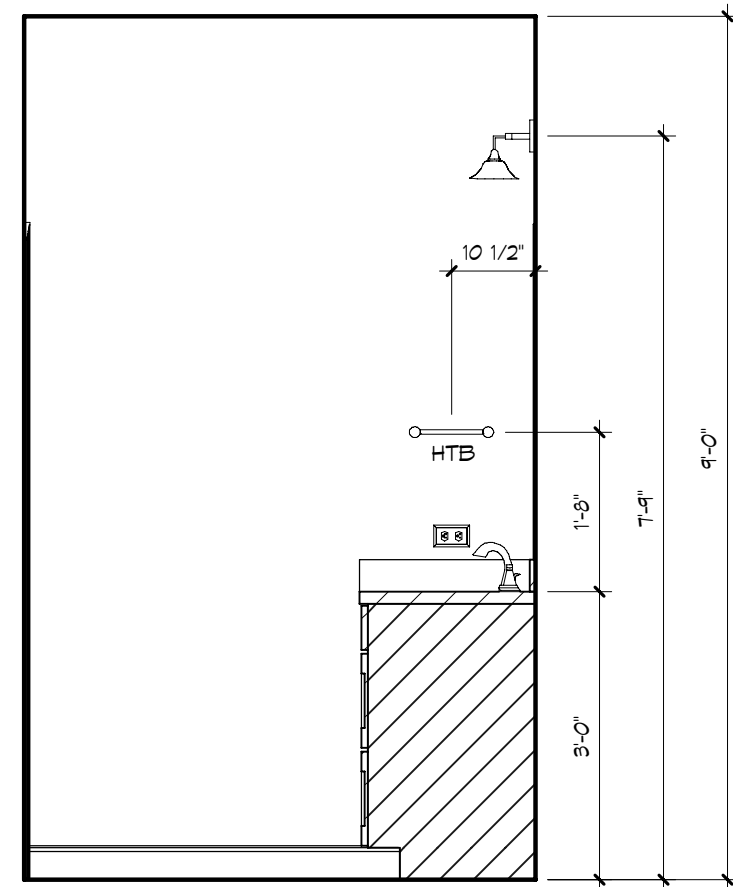
OWNER'S BATH - "Z"

1/2" = 1'-0"



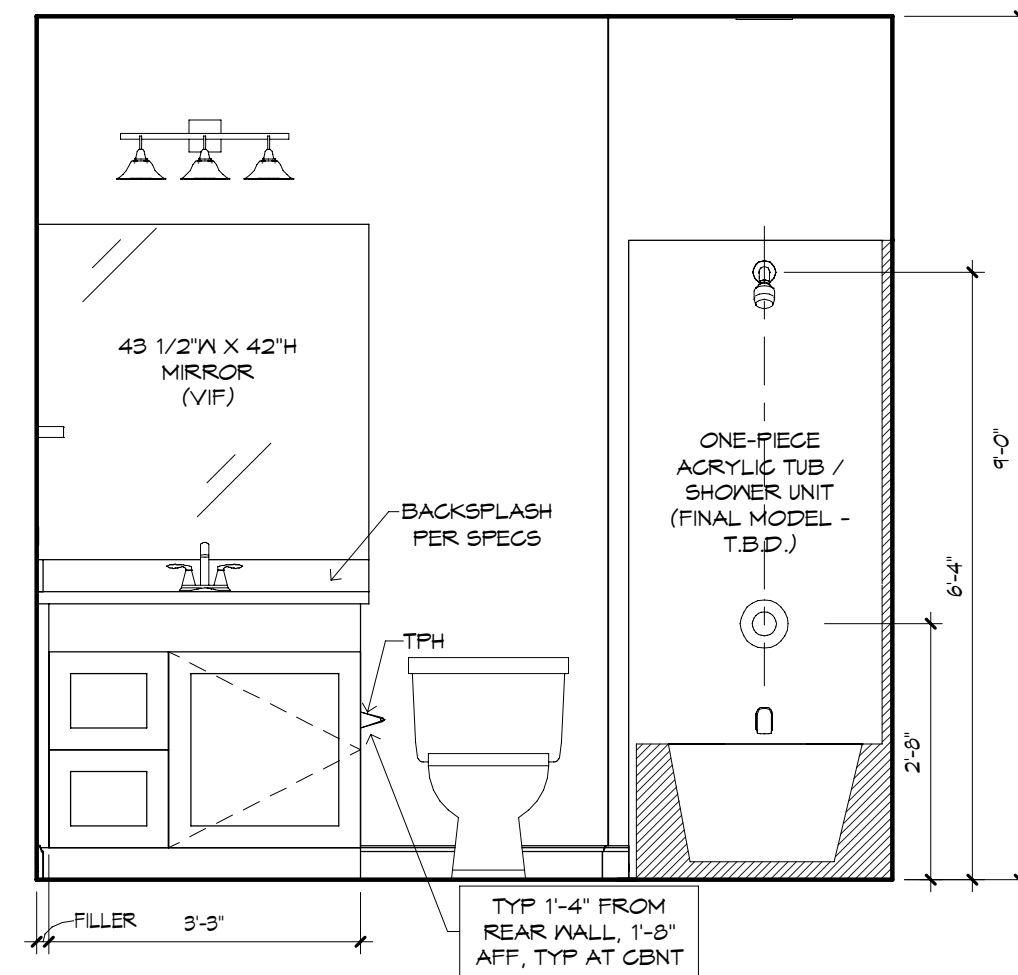
OWNER'S BATH - "W"

1/2" = 1'-0"



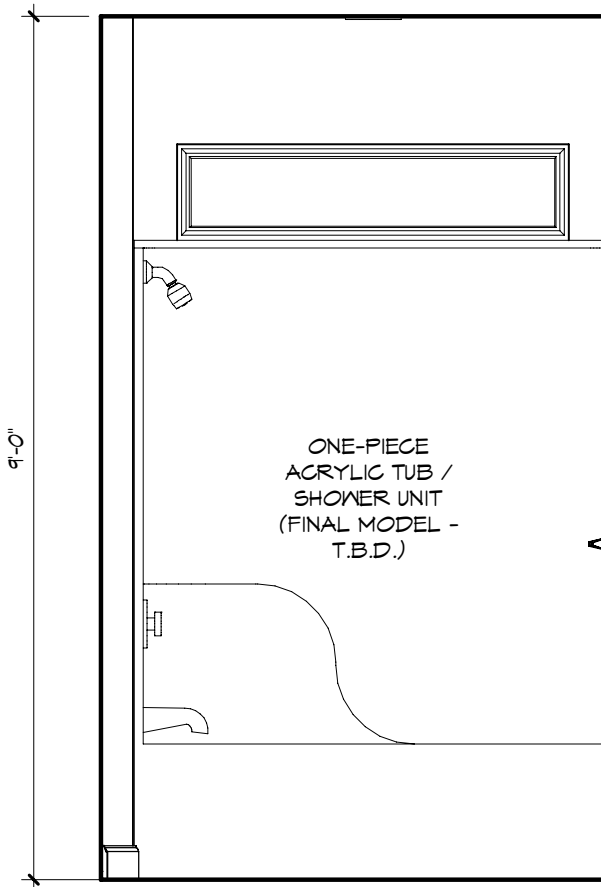
BATH 2 - "W"

1/2" = 1'-0"



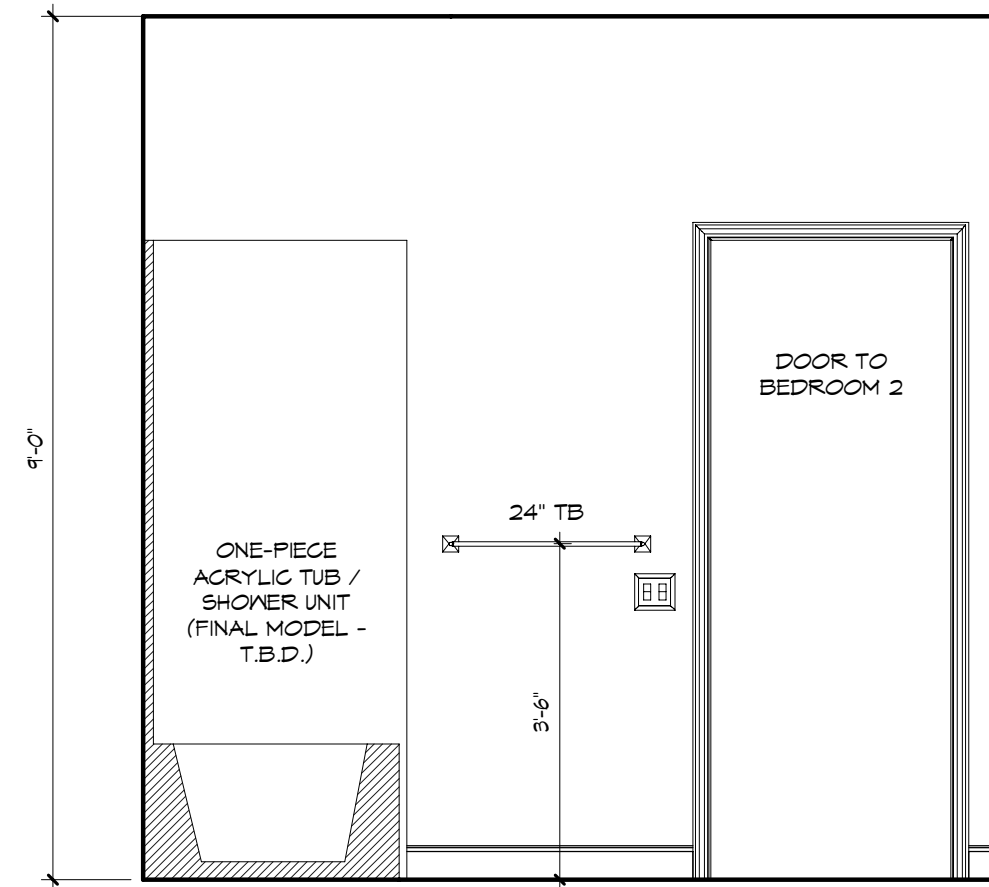
BATH 2 - "X"

1/2" = 1'-0"



BATH 2 - "Y"

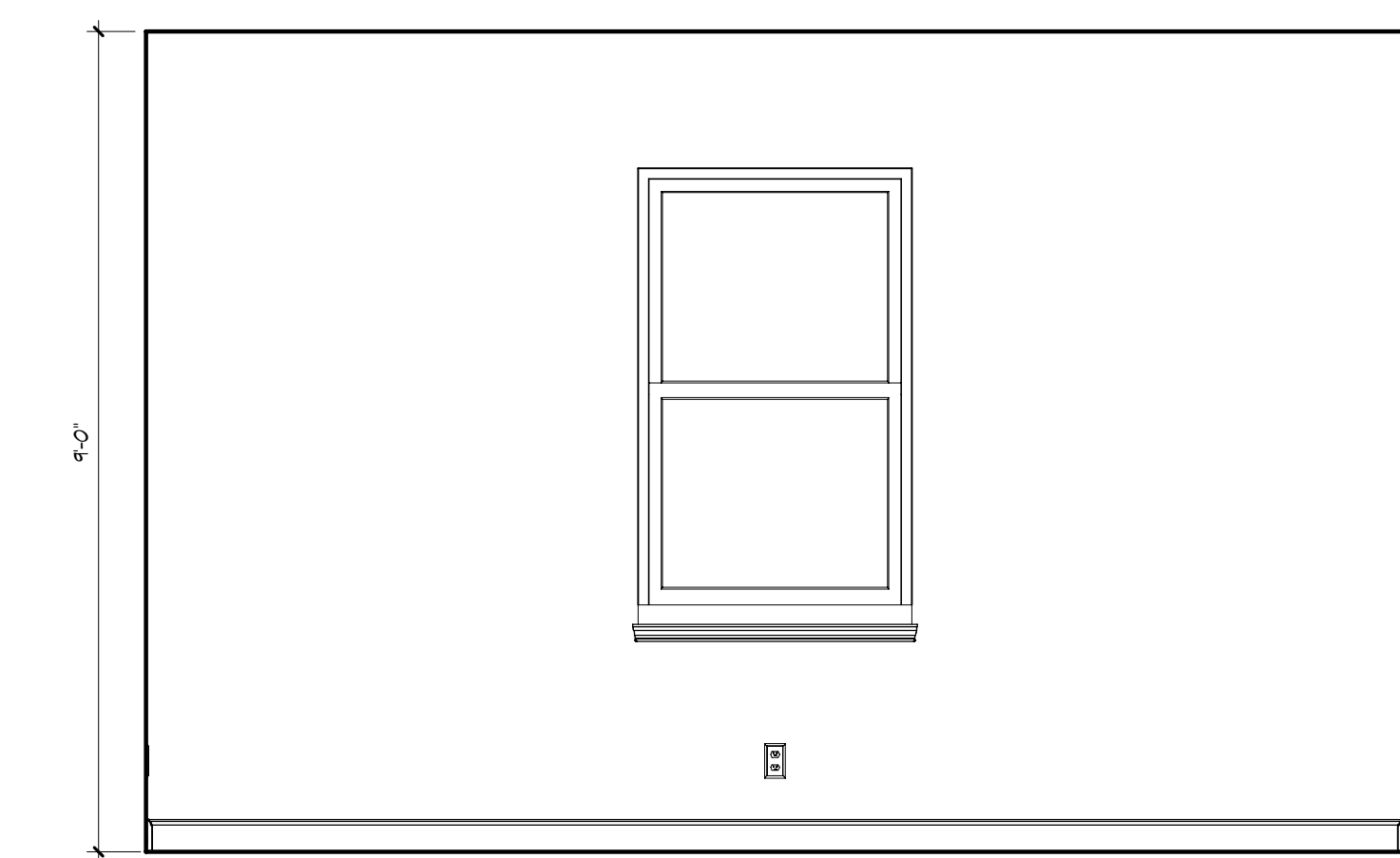
1/2" = 1'-0"



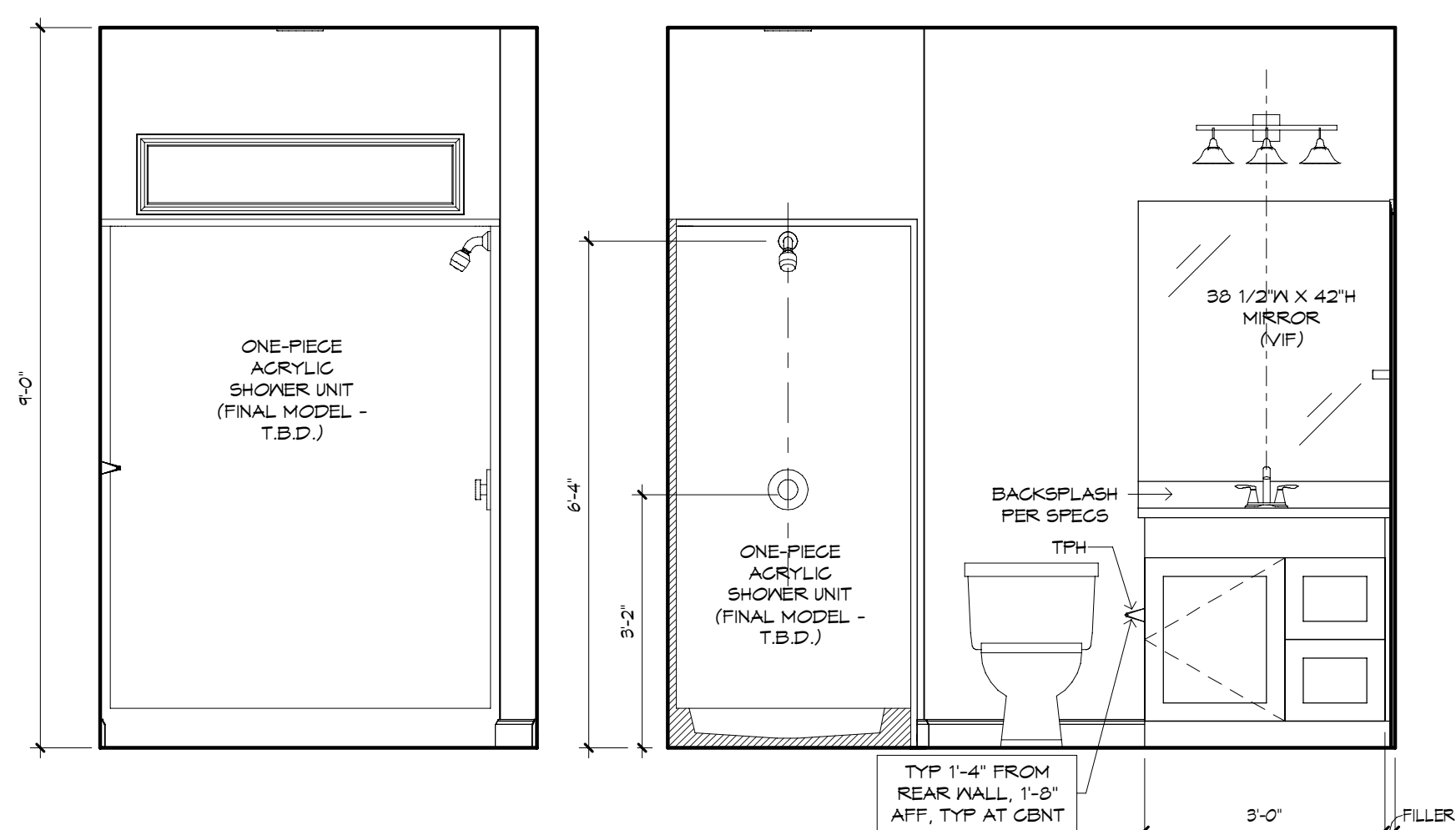
BATH 2 - "Z"

1/2" = 1'-0"

PHOTO: JEFFREY

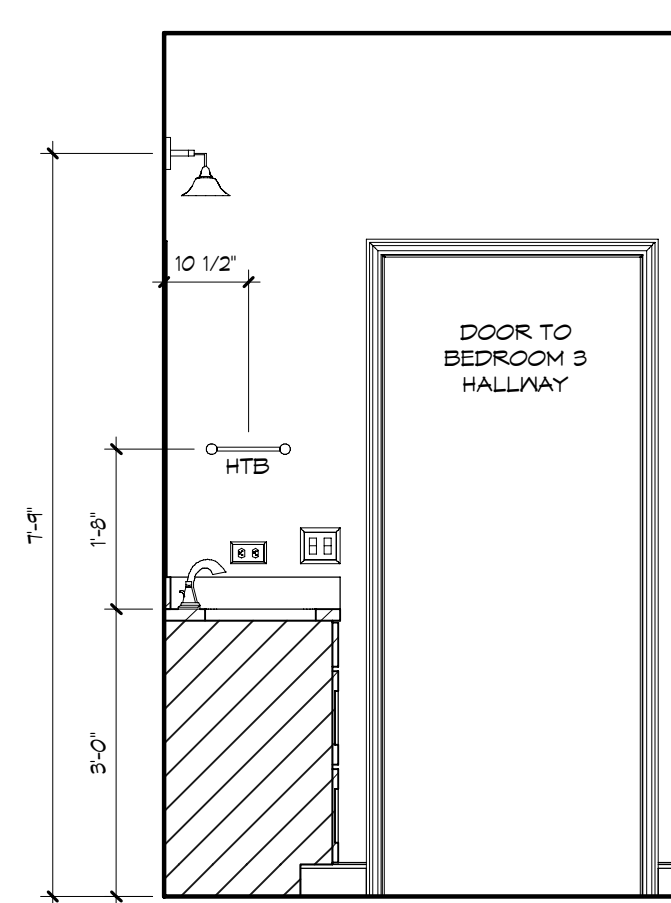


BEDROOM 3 - "W"
1/2" = 1'-0"

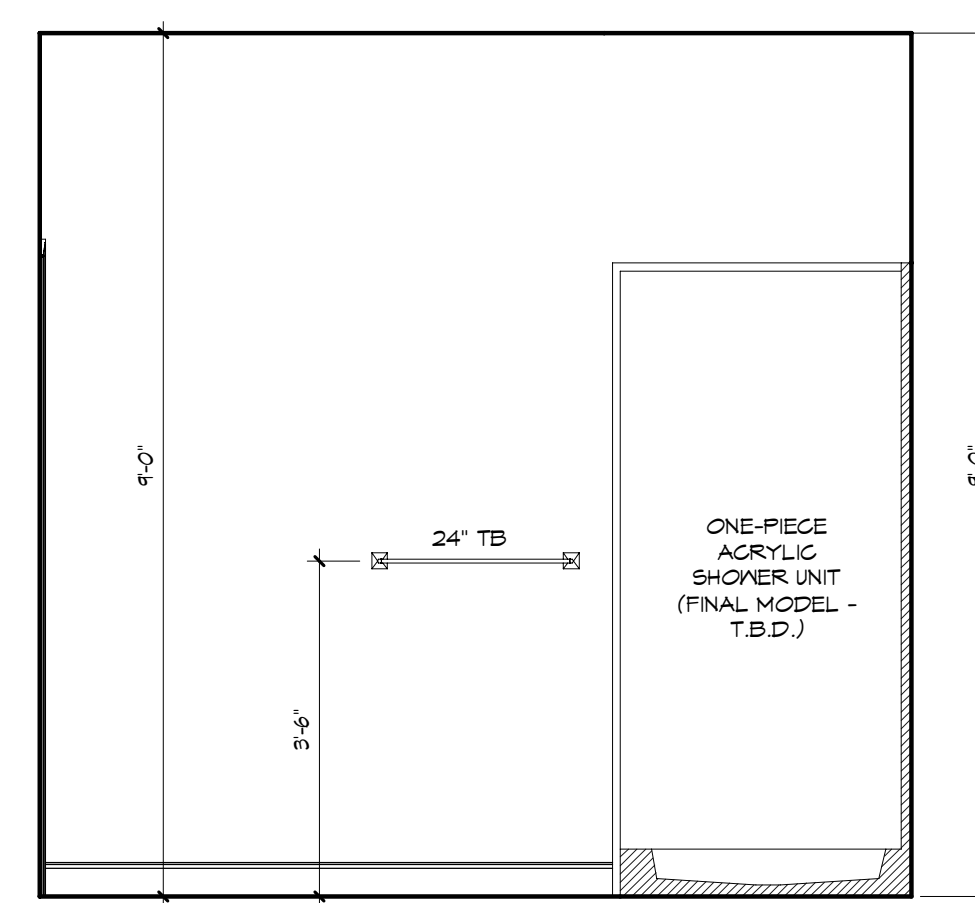


BATH 3 - "W"
1/2" = 1'-0"

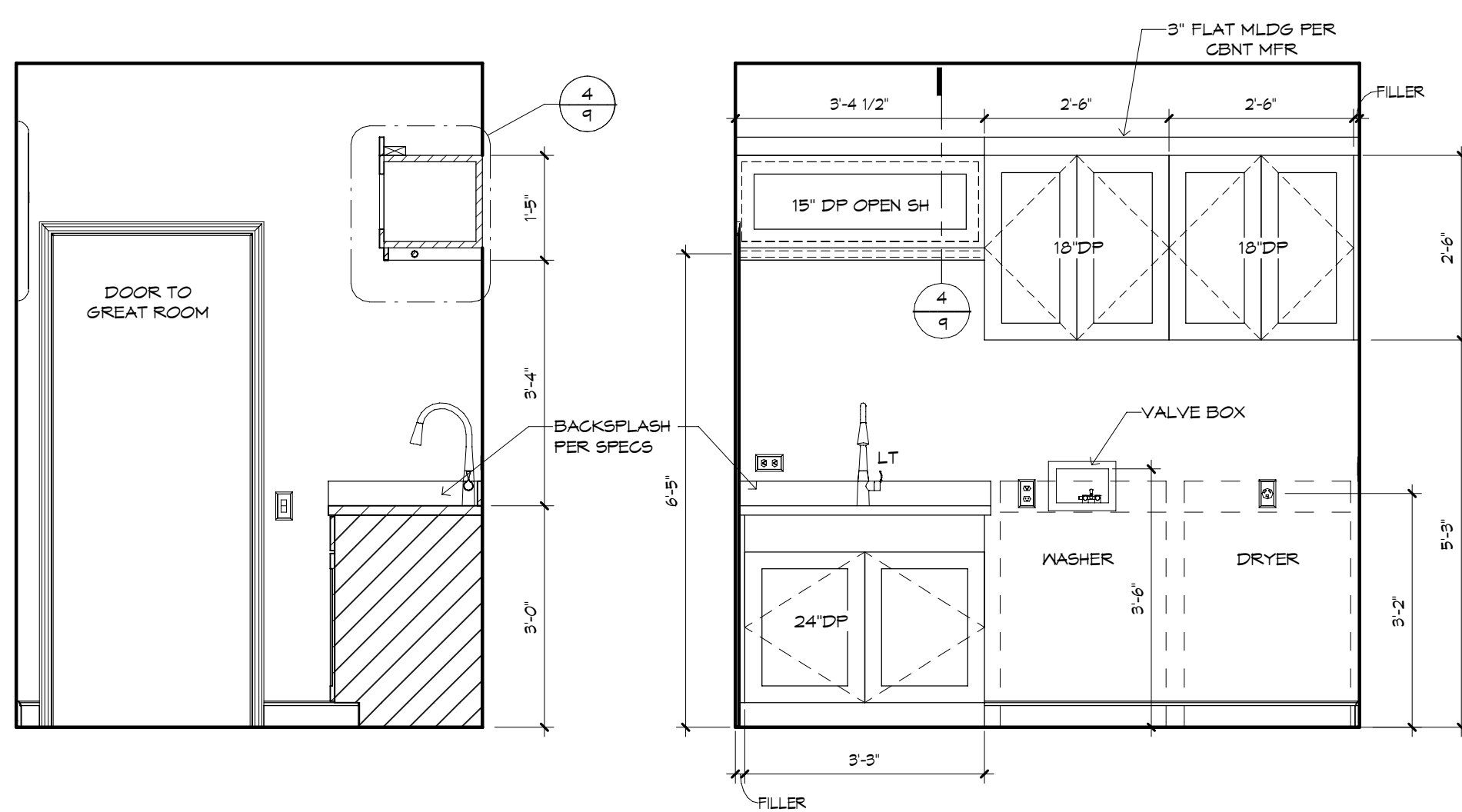
BATH 3 - "X"
1/2" = 1'-0"



BATH 3 - "Y"
1/2" = 1'-0"

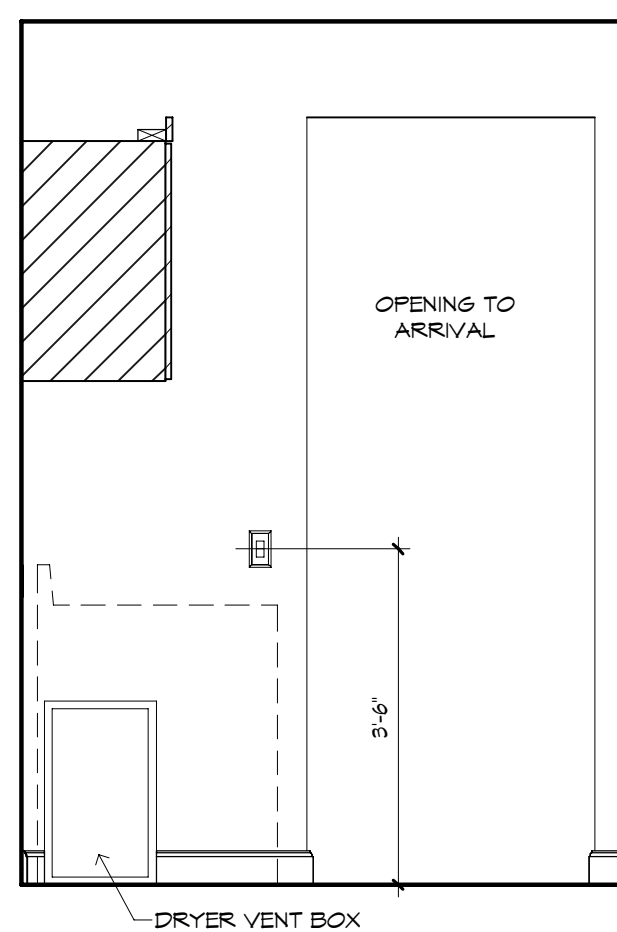


BATH 3 - "Z"
1/2" = 1'-0"

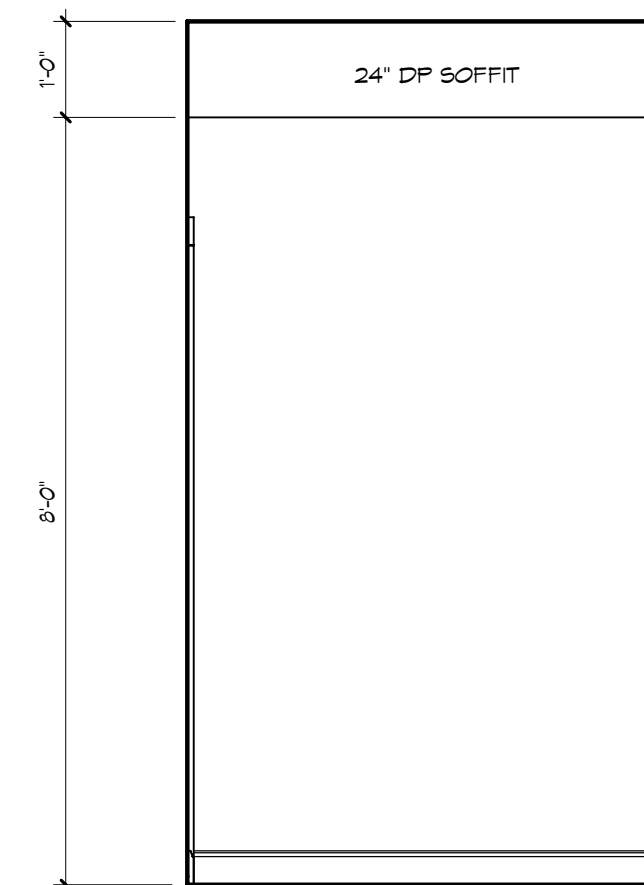


UTILITY - "X"
1/2" = 1'-0"

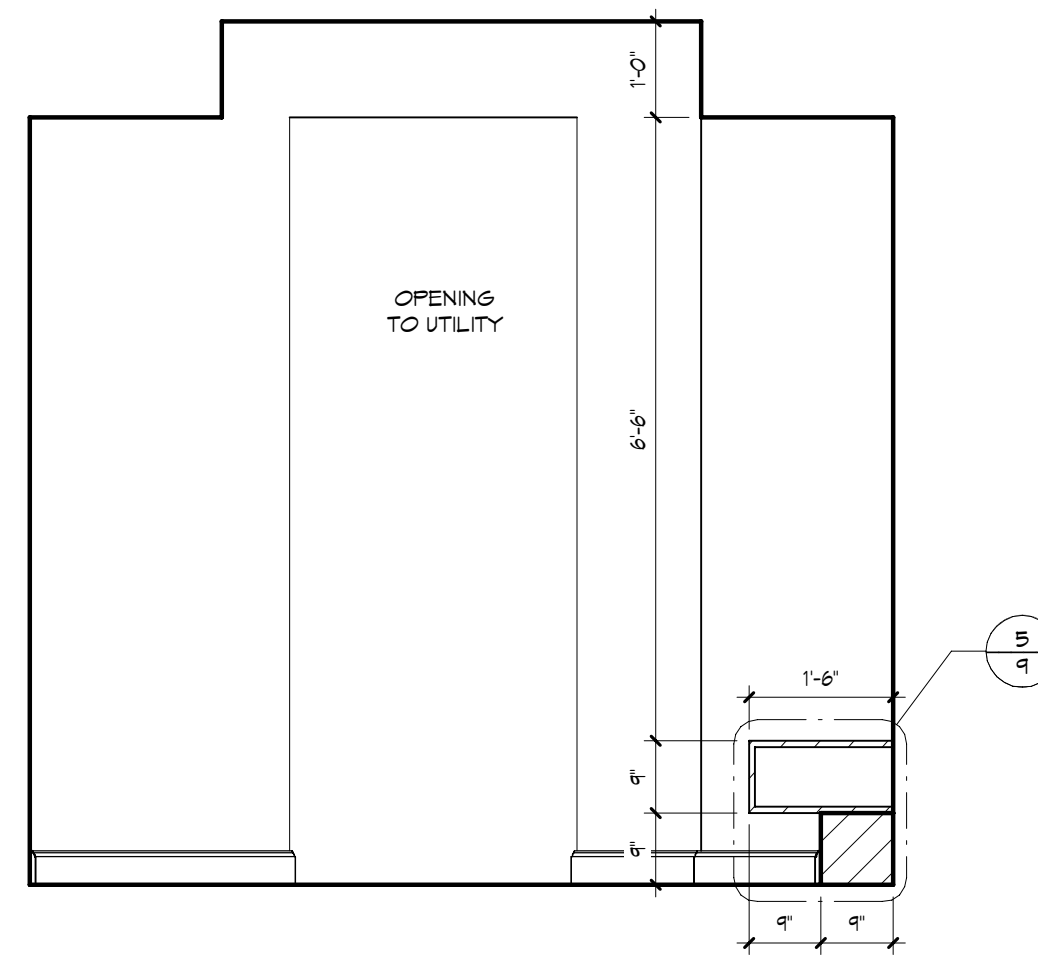
UTILITY - "Y"
1/2" = 1'-0"



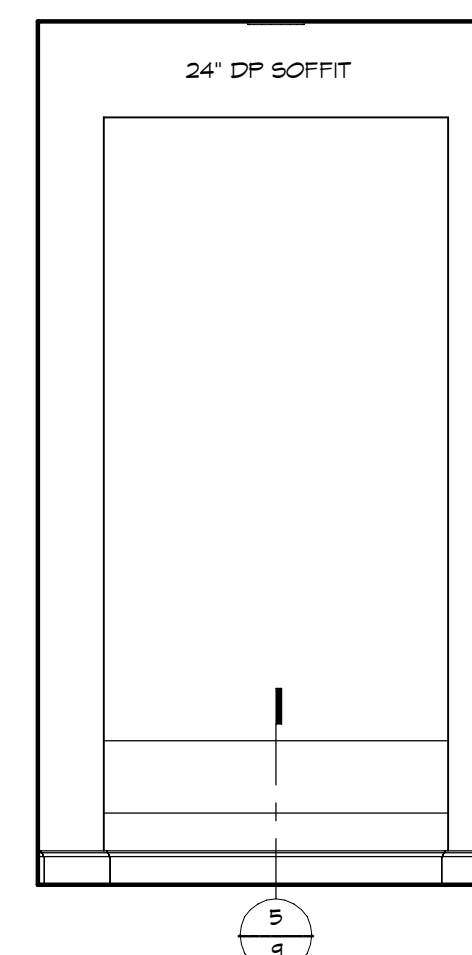
UTILITY - "Z"
1/2" = 1'-0"



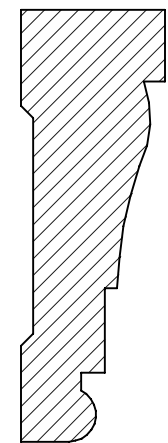
ARRIVAL - "W"
1/2" = 1'-0"



ARRIVAL - "X"
1/2" = 1'-0"

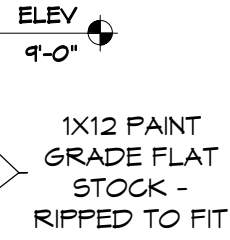


ARRIVAL - "Y"
1/2" = 1'-0"

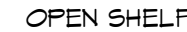


① 4 1/4" BASE MLDG

② 2 1/4" CASING



③ FOYER OPENING JAM DETAIL
3" = 1'-0"



④ OPEN SHELF WITH ROD & VALANCE
3" = 1'-0"



5 ARRIVAL BENCH DETAIL
3" = 1'-0"

GENERAL NOTES:

CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS.

THE TOE KICK IS 4"

PLUMBING, TILE, BASE MLDG, DOOR CASING &
DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE
ILLUSTRATED FOR LOCATION PURPOSES ONLY.
PLEASE REFER TO COMMUNITY STANDARDS FOR
SIZES & SPECS.

INTERIOR WALL FINISH TO BE LIGHT ORANGE PEEL
WITH SQUARE CORNER BEAD.

INTERIOR CEILING FINISH TO BE A SINGLE
KNOCKDOWN.