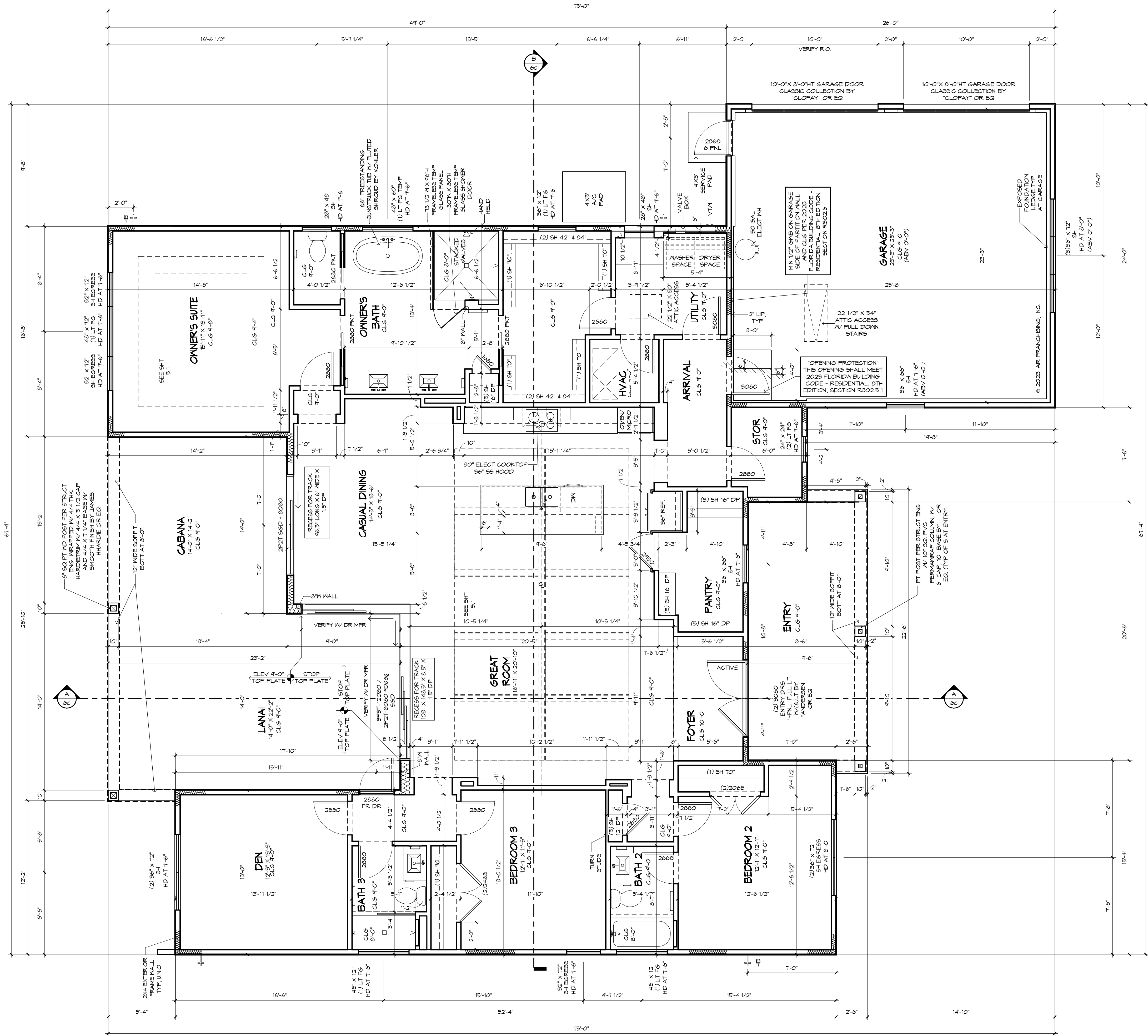
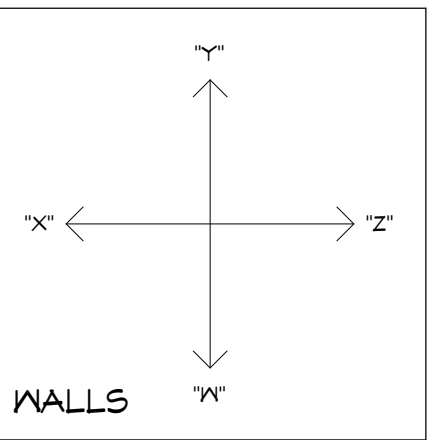




FLOOR PLAN
1/4" = 1'-0"



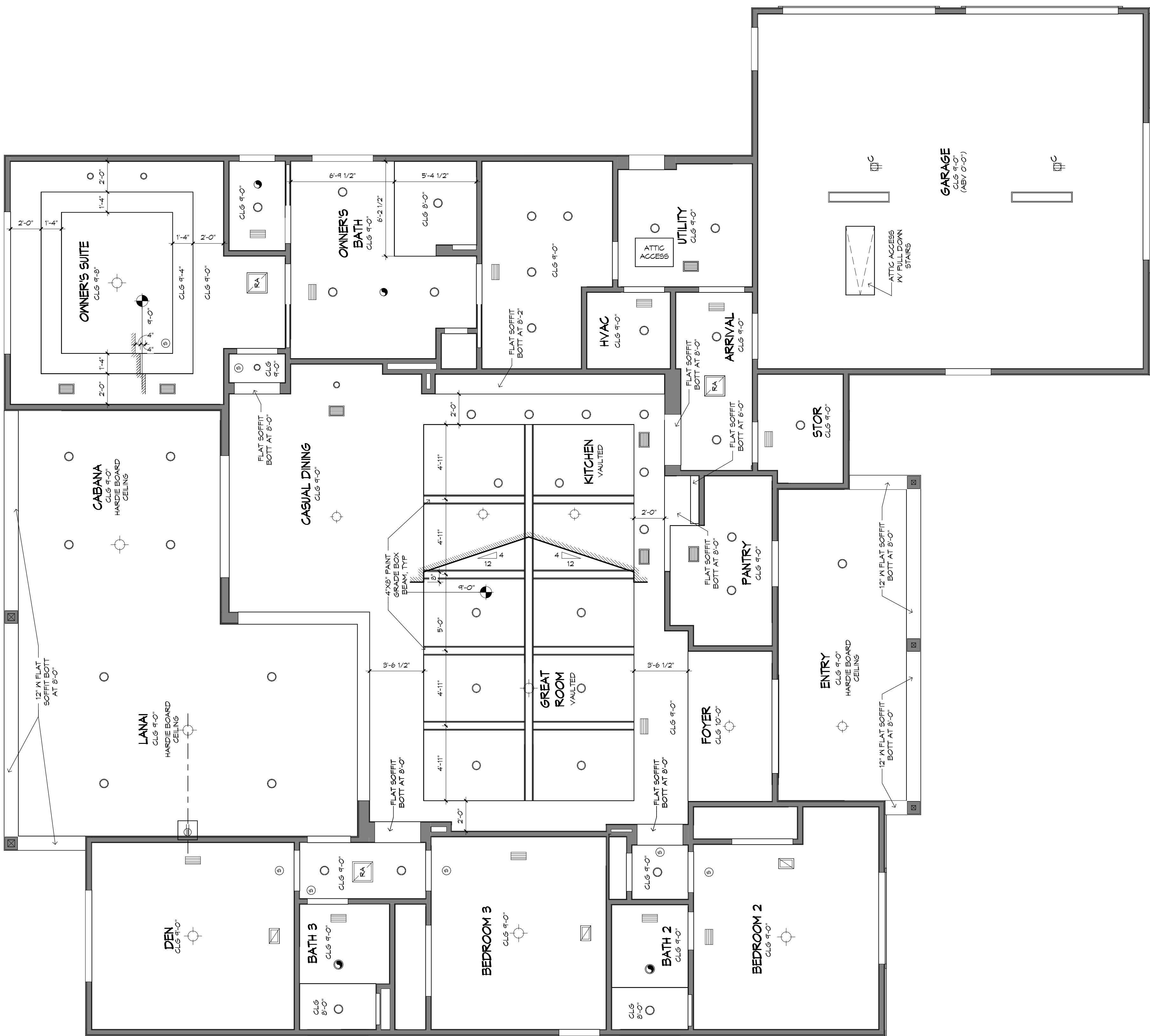
AREA SCHEDULE - FRAME	
LIVING	2456
CABANA/LANA	521
GARAGE	616
ENTRY	202
TOTAL	3801

!! ATTENTION !!
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

NOTES:
ALLOWANCE FOR WELL
SEPTIC ALLOWANCE FOR SEPTIC TANK, DRAINFIELD, INSTALL - MOUND SYSTEM WILL BE EXTRA

NOTE:
VERIFY CLEARANCE OF TRIM IN ALL CEILINGS AND SOFFITS WITH RECESSED GAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS

GENERAL NOTES:
DIMENSIONS ARE FROM FACE OF EXT. PLYWOOD TO EDGE OF STUD WALL, UNLESS OTHERWISE NOTED.
VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER SPECS. SEE PLAN FOR WINDOW HEADER HEIGHTS.
VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS 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.



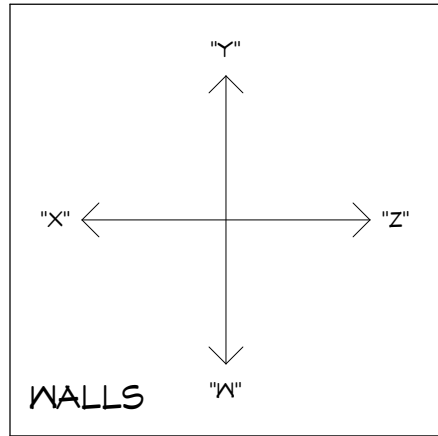
REFLECTED CEILING PLAN

1/4" = 1'-0"

CEILING FINISH NOTE:
VAULTED CLG SURFACES, SLOPED
HORIZONTAL AND VERTICAL, SHALL
HAVE SMOOTH FINISH

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

NOTE:
VERIFY CLEARANCE OF TRIM IN ALL
CEILINGS AND SOFFITS WITH
RECESSED CAN, A/C SUPPLY AND
RETURN GRILLE LOCATIONS





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

FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.

VERIFY ALL WINDOW AND DOOR
ROUGH OPENINGS N/MFR SPECS.

LOCATE ALL PLUMBING STACKS
BEYOND THE FRONT ELEV ROOF
RIDGES, IF ALLOWABLE PER CODE

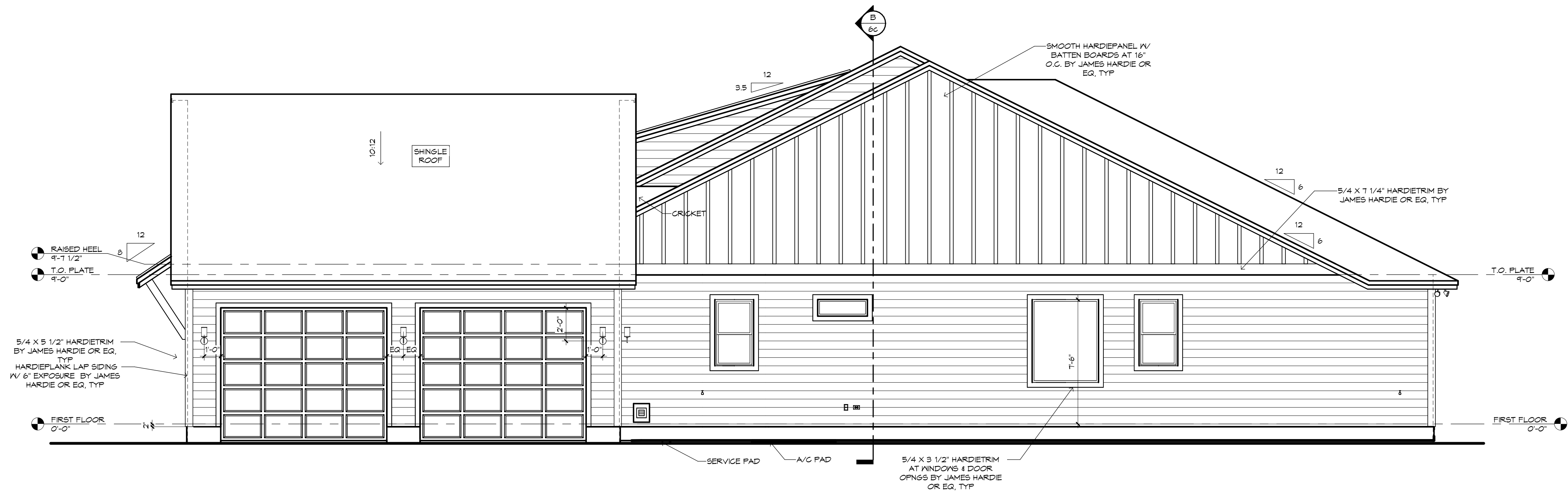
WHERE EPS CORNICE OCCURS,
PROVIDE 1/2" FNT GRADE
PLYWOOD SOFFIT, UNO.

GUTTERS ON EXTERIOR

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.

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 OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR FURTHER INFORMATION. SEE PREVIOUS SHEETS.





GARAGE SIDE ELEVATION

1/4" = 1'-0"

MECHANICAL DISCLAIMER:

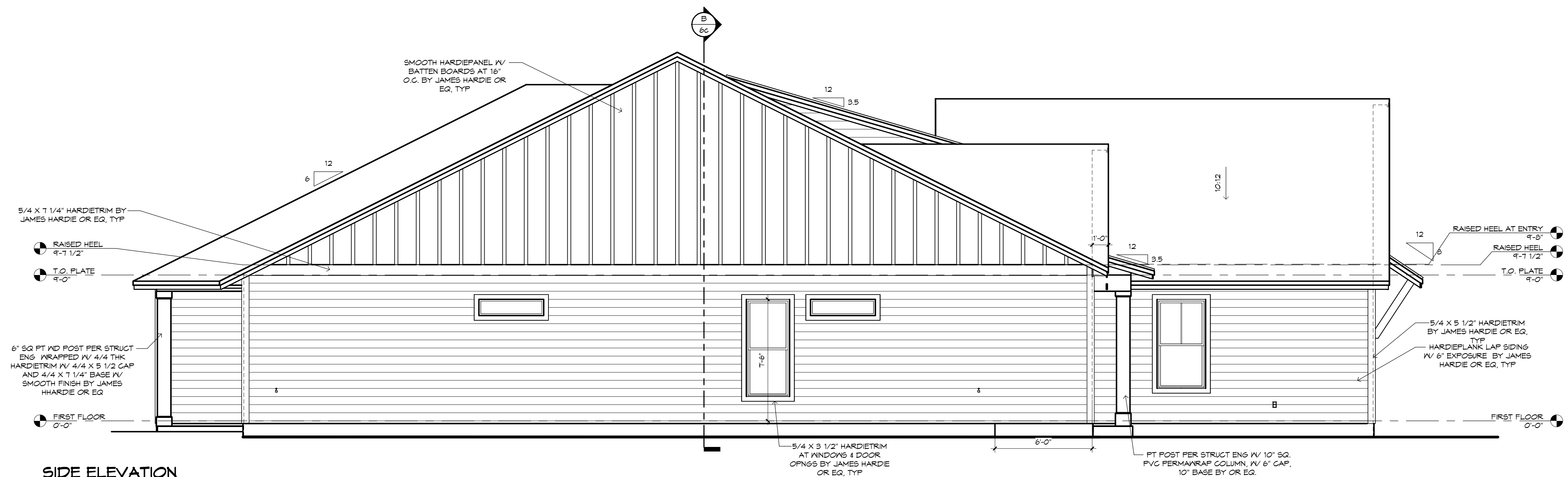
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNAMTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT FLAGEMENT 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 OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

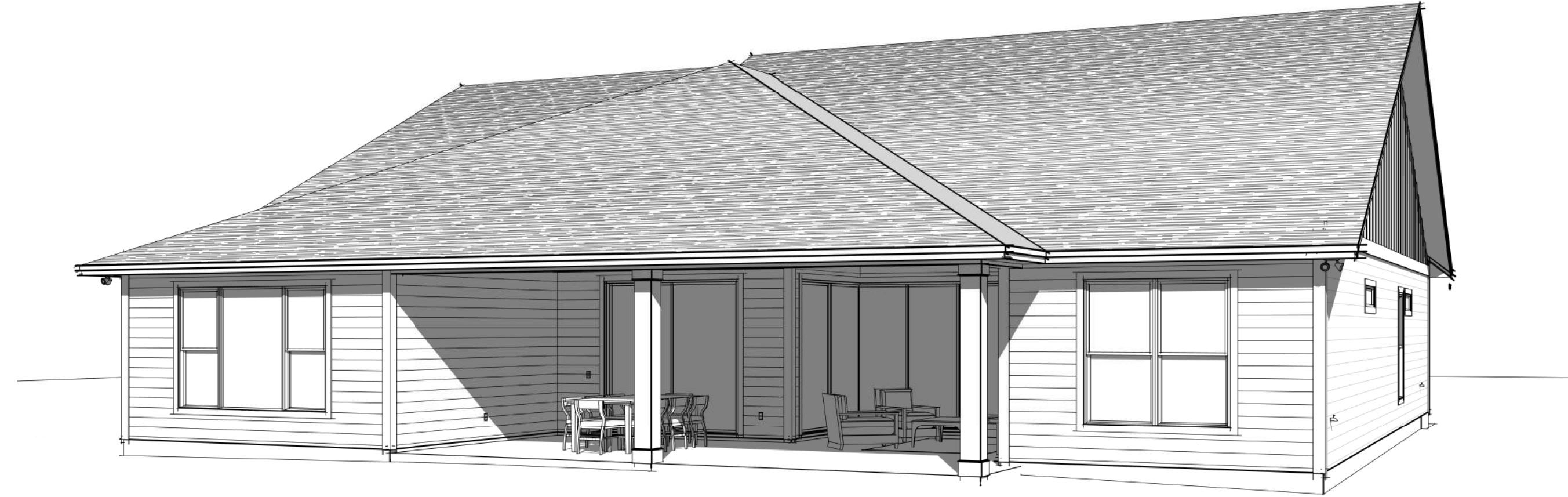
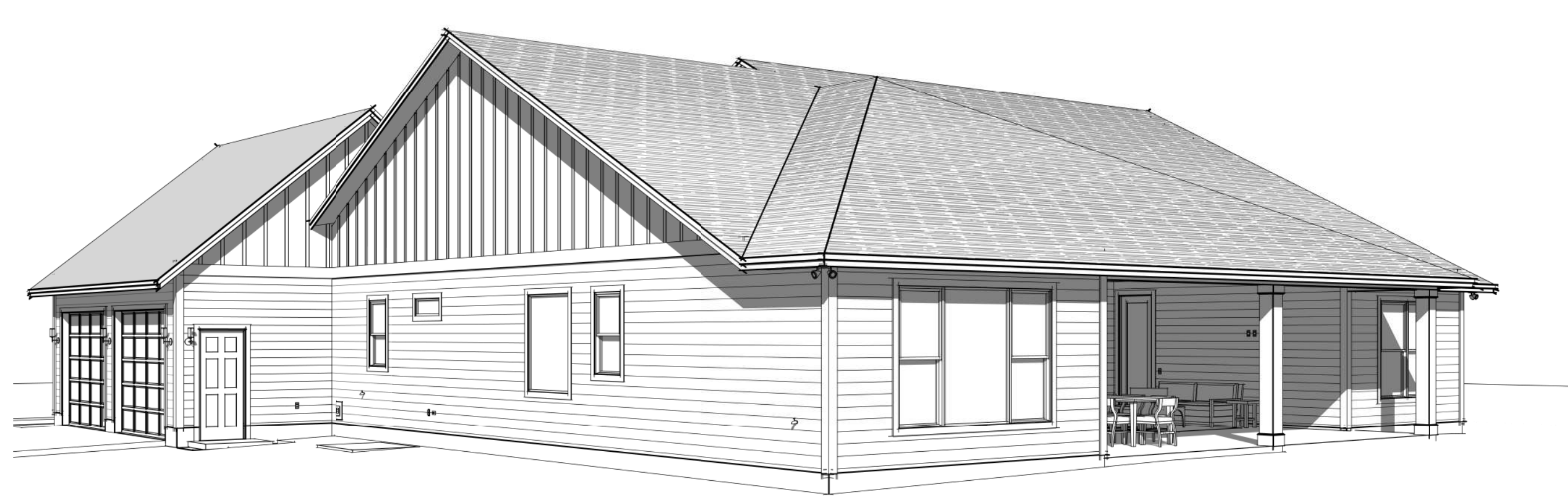
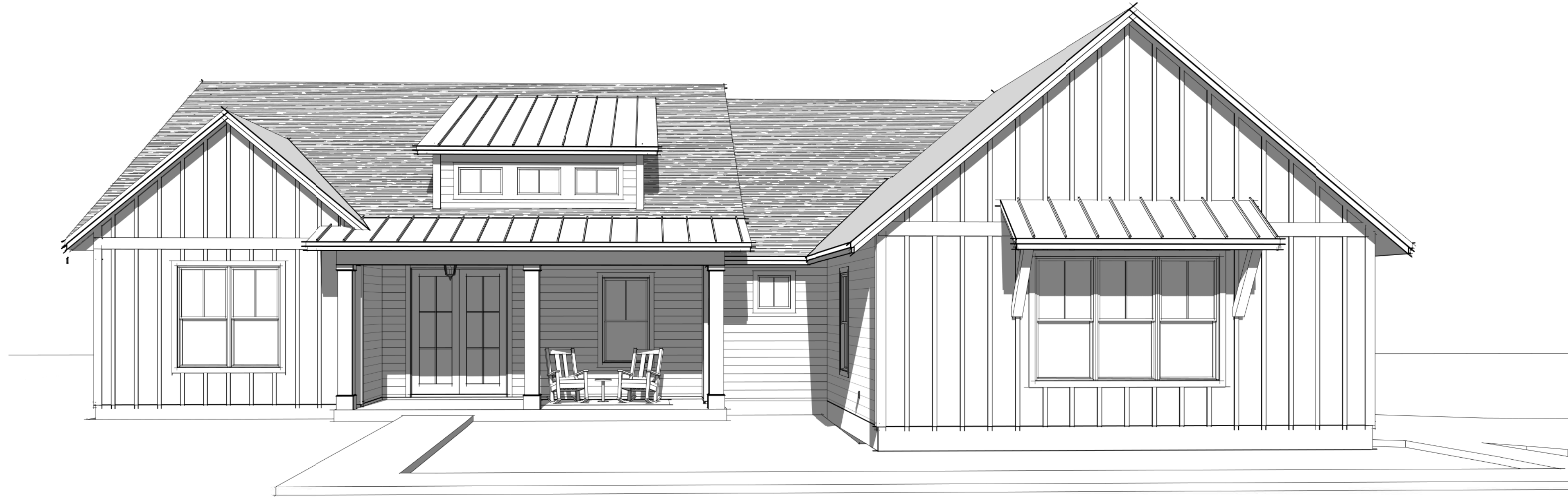
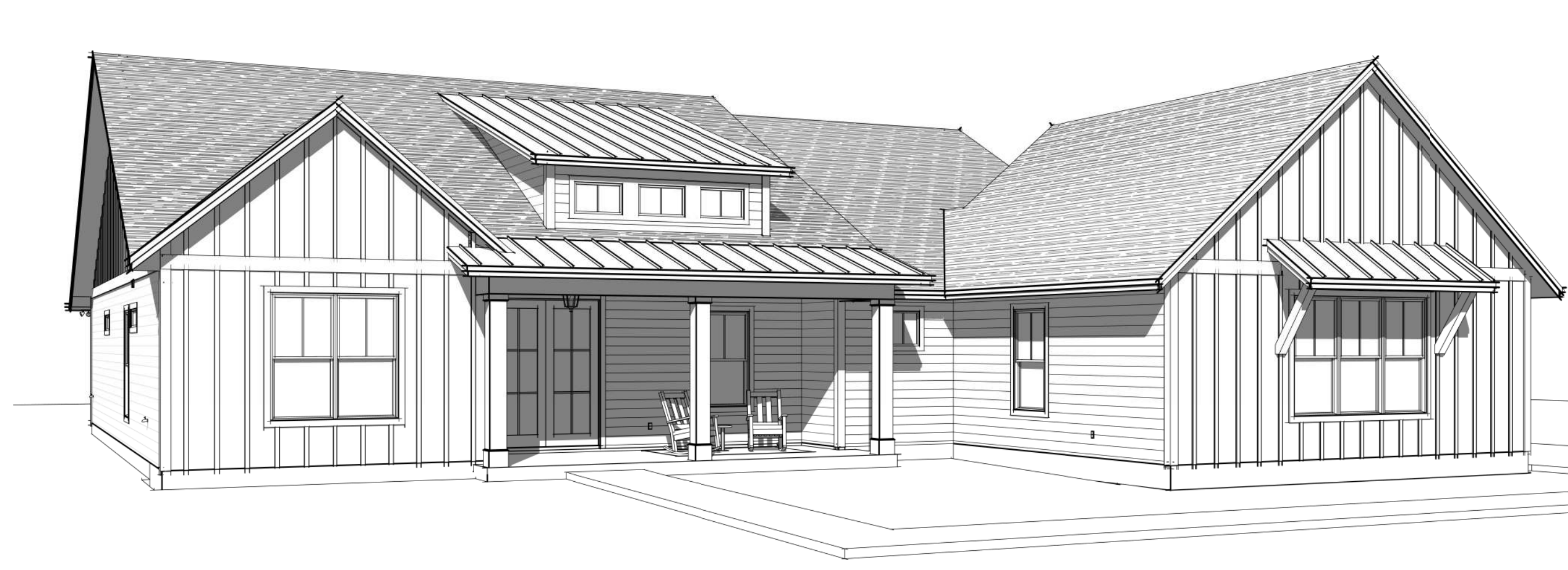
!! ATTENTION !!

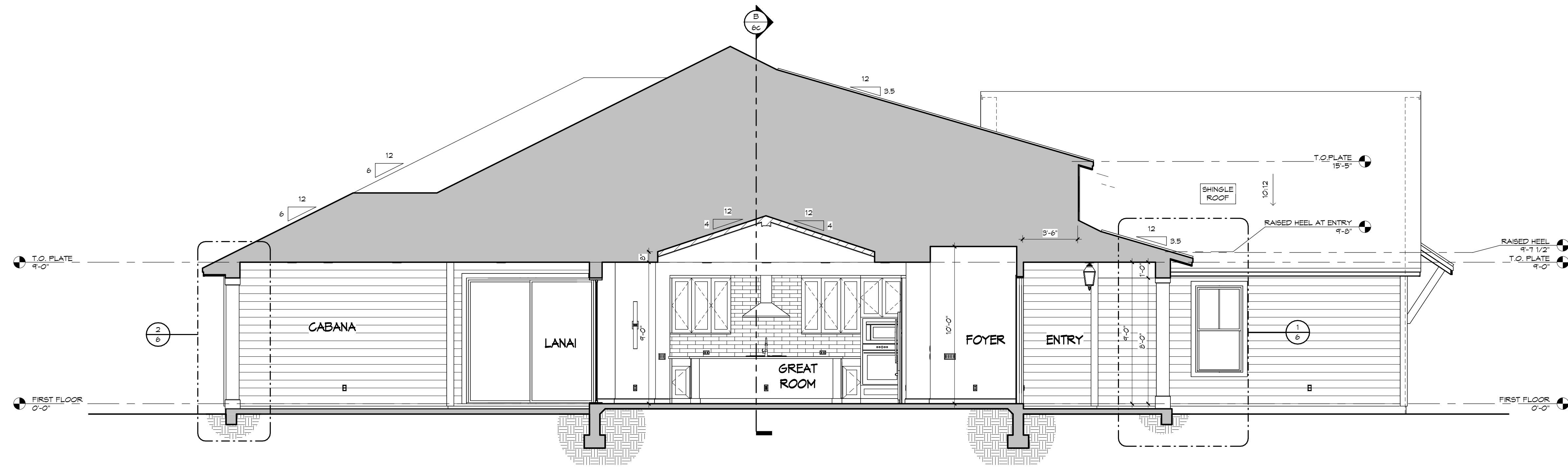
IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS



SIDE ELEVATION

1/4" = 1'-0"





BUILDING SECTION - "A"

1/4" = 1'-0"

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.

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 OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

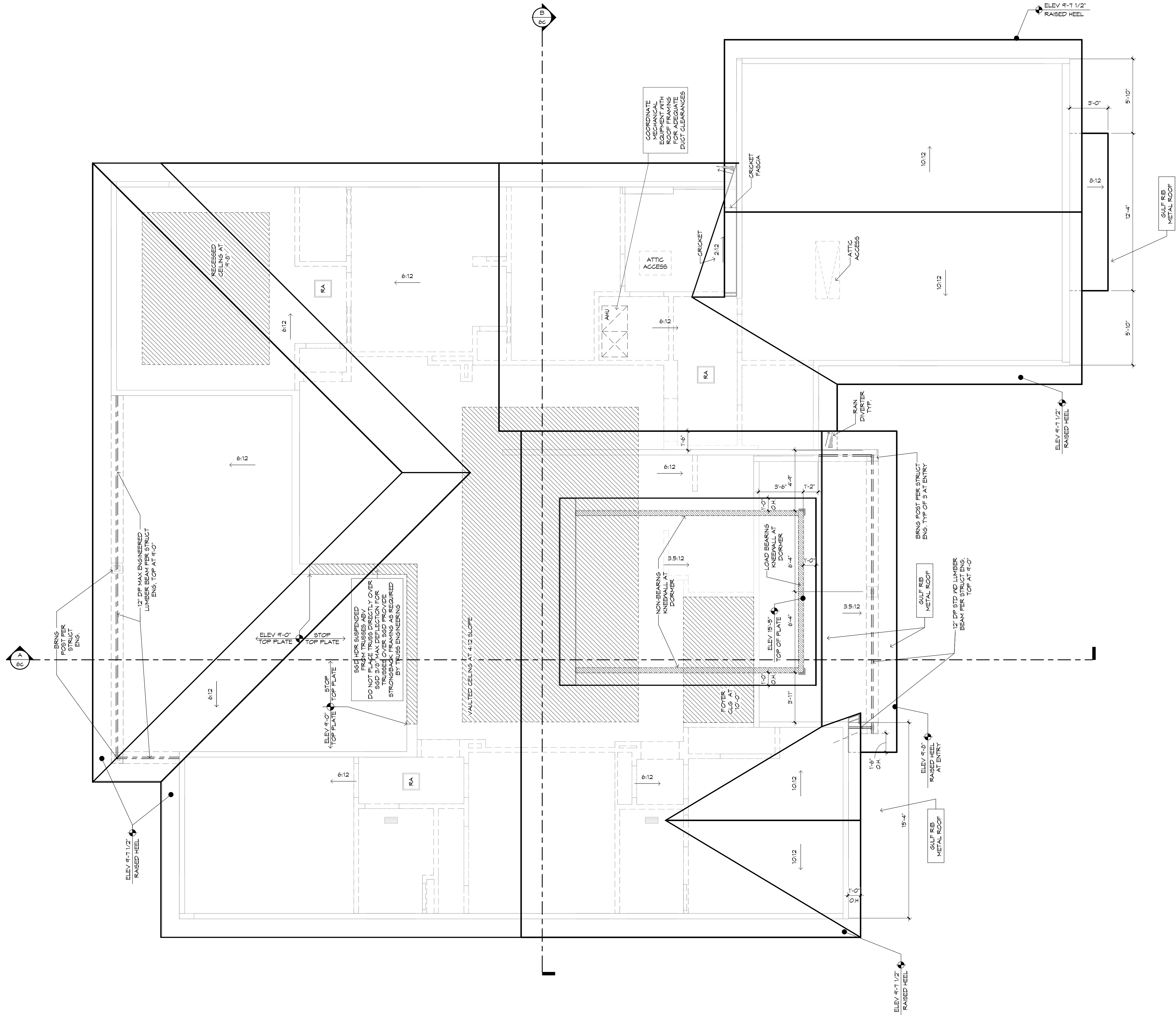
!! ATTENTION !!

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.



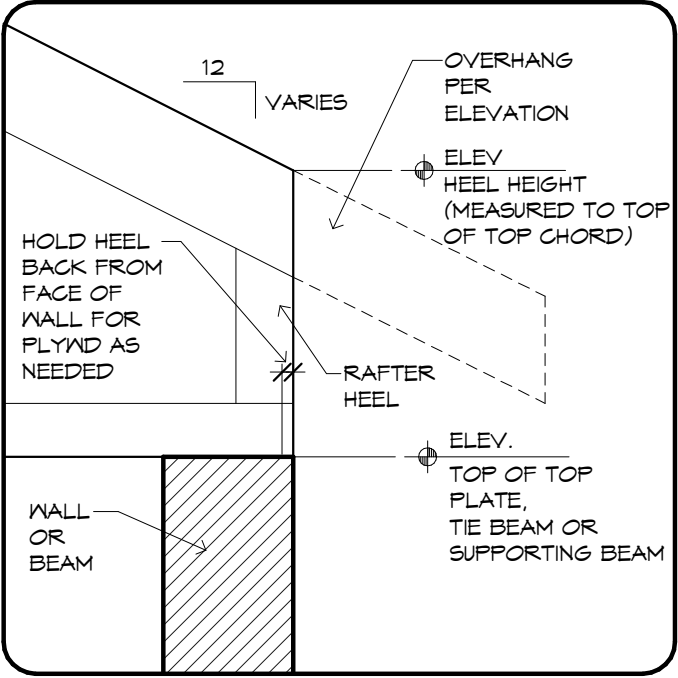
BUILDING SECTION - "B"

1/4" = 1'-0"



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

- SHINGLES & GULF RIB METAL ROOF
- ALL OVERHANGS TO BE 1'-6" UNO
- SEE SHEETS 5, 4, 5, 1 FOR CLG HEIGHTS, REG CLG SIZES AND LOCATIONS
- PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVERFRAMING PER TRUSS MFR AND STRUCT ENG
- ROOF PITCH 6:12 UNO



RAISED HEEL DETAIL
1" = 1'-0"

MECHANICAL DISCLAIMER:

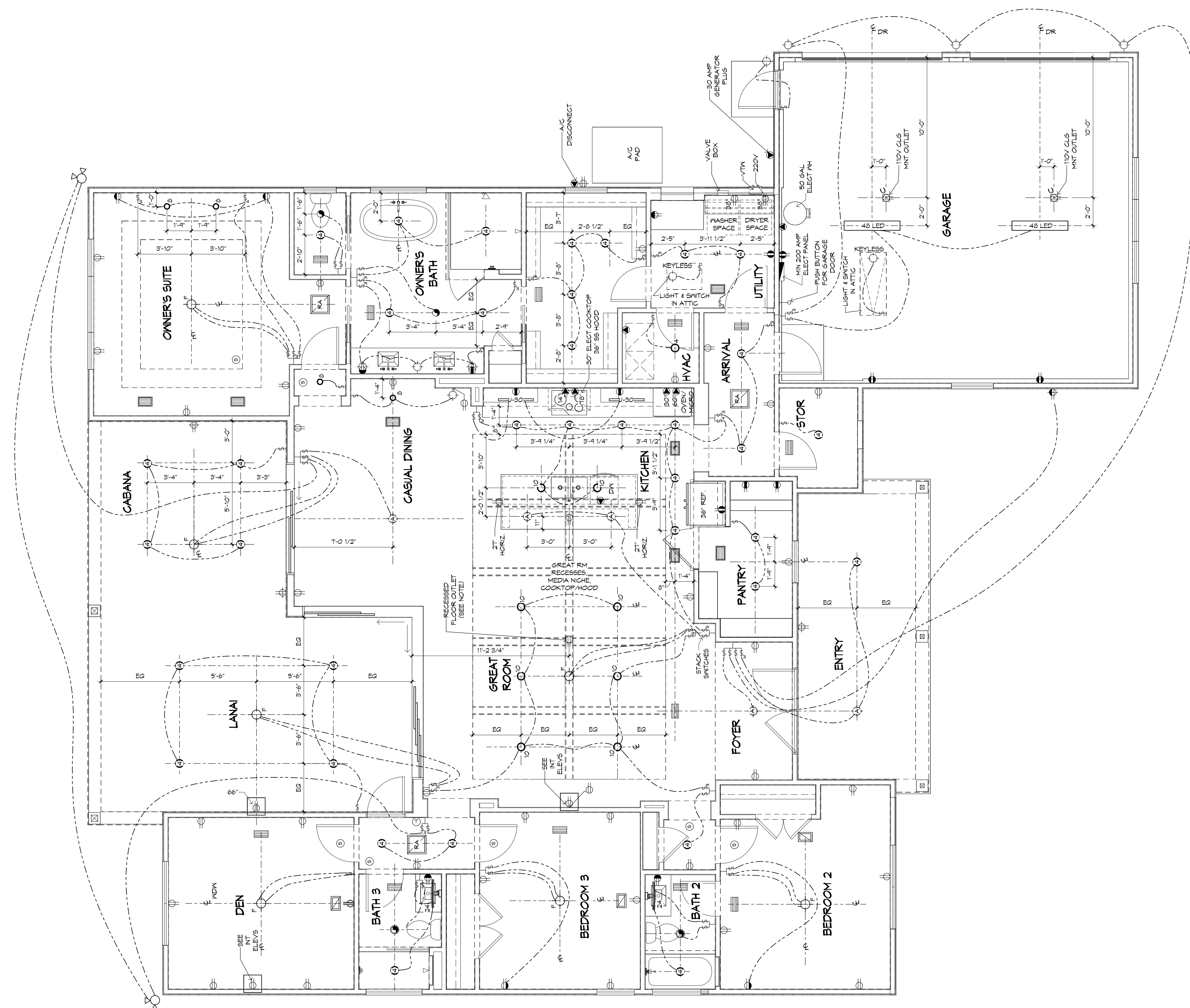
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL 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:

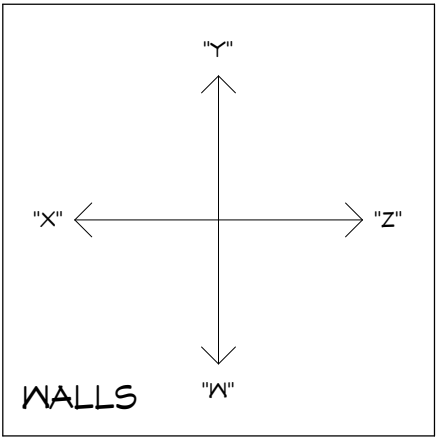
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

!! ATTENTION !!

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"



- LOW VOLTAGE NOTE:**
BUILDING COMPANY TO COORDINATE ALL TV & CABLE OUTLETS W/LOW VOLTAGE CONTRACTOR
- NOTE:**
VERIFY CLEARANCE OF TRIM IN ALL CEILINGS AND SOFFITS WITH RECESSED CAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS
- RECESSED CAN NOTE:**
ALL RECESSED CANS MUST BE LED; SEE ELECTRICAL LEGEND FOR SIZE AND COLOR TEMPERATURE
- FLOOR OUTLET NOTE:**
RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) 168-FP IN COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL
- WATER HEATER NOTES:**
INSTALL WATER HEATER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CURRENT APPLICABLE CODES

KITCHEN
MOUNTING HTS FOR OUTLET AND SW

BATH
MOUNTING HTS FOR OUTLET AND SW

LCD DISPLAY
ALIGNED W/ EDGE OF SW

4 1/2" ROUGH

• SWITCHES

DOOR JAMB OR WALL CORNER

DUPLEX OUTLET

THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:

□ LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)

□ VOLUME CONTROL KNOB

* USE MAX OF 6 GANG BOXES FOR GANGS BOXES OF 3 OR MORE THAT ARE LOCATED ON BLOCK WALL, CHIP OUT THE BLOCK TO ACCOMMODATE DEEPER BOX.

ELECTRICAL DETAILS
SCALE: 1/2"=1'-0" UPDATED 7/11/16

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.

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
□ RECESSED FLOOR OUTLET
□ RECESSED CEILING OUTLET (110V)
● SPECIAL PURPOSE CONN
□ SWITCH SEE ELEC DTL
□ 3-WAY SWITCH SEE ELEC DTL
□ 4-WAY SWITCH SEE ELEC DTL
□ I-GANG COMBINATION FAN / LIGHT SWITCH
□ OCCUPANCY / MOTION DETECTOR SWITCH
□ PUSH-BUTTON FOR GARAGE DOOR AT 60"
□ DIMMER SWITCH AT 36"
□ PUSH-BUTTON DOORBELL
● CEILING MOUNTED LIGHT FIXTURE
● 7" SURFACE MOUNTED 3000K, 1000 LUMEN, LED FIXTURE
● SURFACE MOUNTED FIXTURE
● KEYLESS
● WALL MOUNTED FIXTURE
● 6" ROUND RECESSED 2100K LED RETROFIT TRIM W/ OPEN BAFFLE
● 6" ROUND RECESSED ULTRA THIN LED
● 4" MINI ROUND RECESSED 2100K LED RETROFIT TRIM W/ OPEN BAFFLE
● 4" MINI ROUND RECESSED ULTRA THIN LED
● 6" ROUND SLOPE CEILING RECESSED WITH 2100K LED BULB (INTERIOR SLOPED CLG)
● 4" MINI ROUND SLOPE CEILING RECESSED WITH 2100K LED BULB (INTERIOR SLOPED CLG)
● 2" MINI ROUND RECESSED 2100K LED
▼ TELEPHONE OUTLET AT 12" OR AS NOTED
● CLG FAN/LIGHT PREWIRE AND SWITCHES
● SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
● UNDER CAB LED 4"
● UNDER CAB LED 14"
● 24 LED
● 48 LED
● 24" OR 48" CLG MNT 3000K, LED FIXTURE
● 24" & 36" VANITY LIGHTING (SEE SPECS)
● EXHAUST FAN / LIGHT FIXTURE COMBO
● EXHAUST FAN
● SOFFIT MOUNTED FLOOD LIGHT
● CEILING MOUNTED SPEAKER
● CHIMES
● ELEC PANEL
● RETURN AIR GRILLE
● SUPPLY DIFFUSER XX 30" 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 2023 406.12.

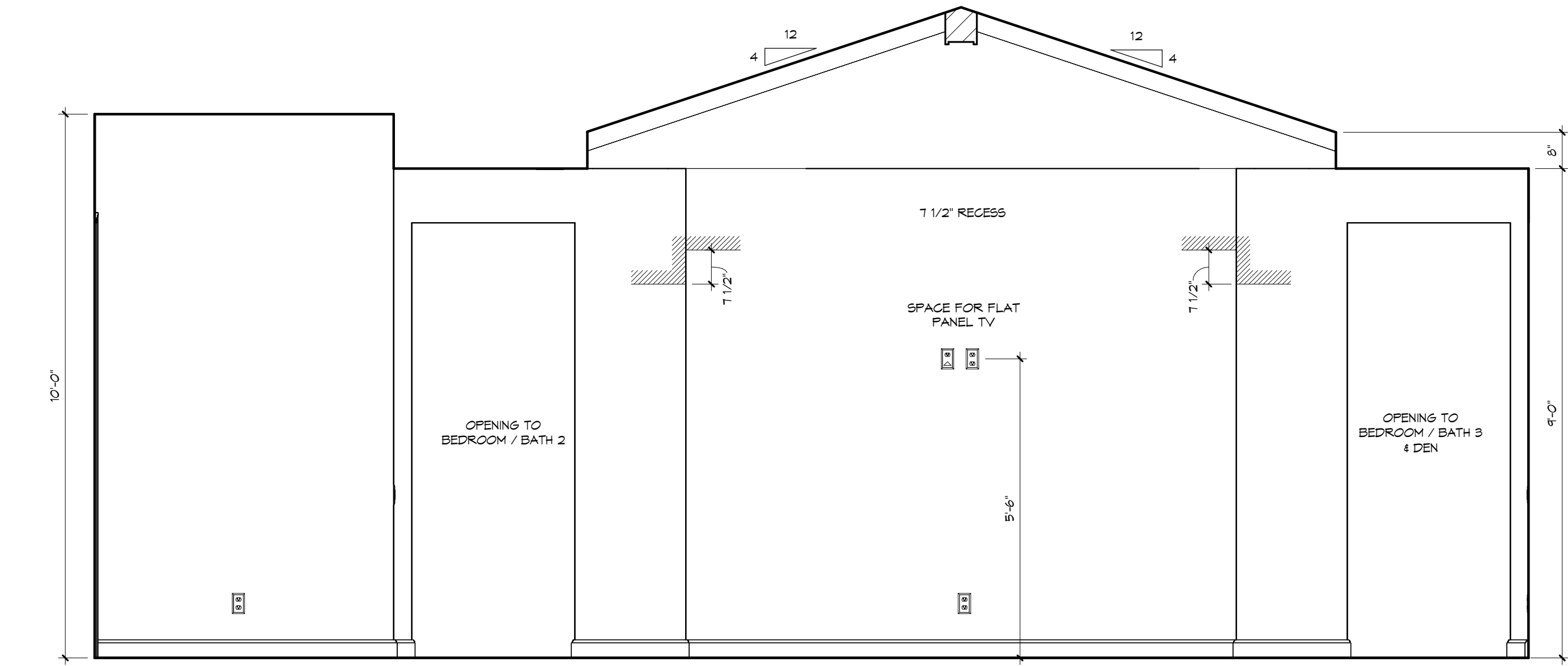
NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, WALL OUTLETS IN KITCHENS AND BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE GFI. ALL NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. ALL HEIGHTS TO CENTERLINE AFF.

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 29 AND FBC-R, 7TH EDITION, SECTION R314 & 315.

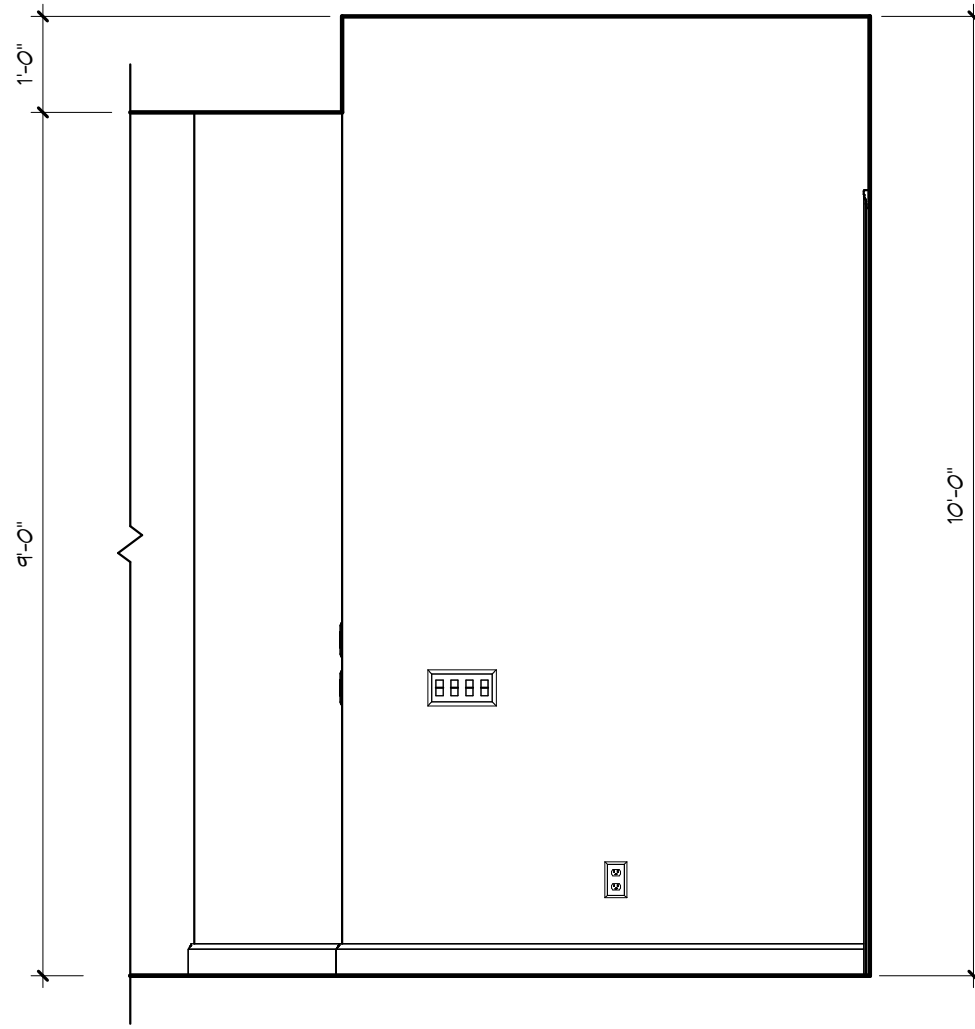
NOTE: COORDINATE LOCATION OF ALL REG ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR INSTALLATION REG FOR ALL FLAT PANEL DISPLAYS.

UPDATED 10/16/2023



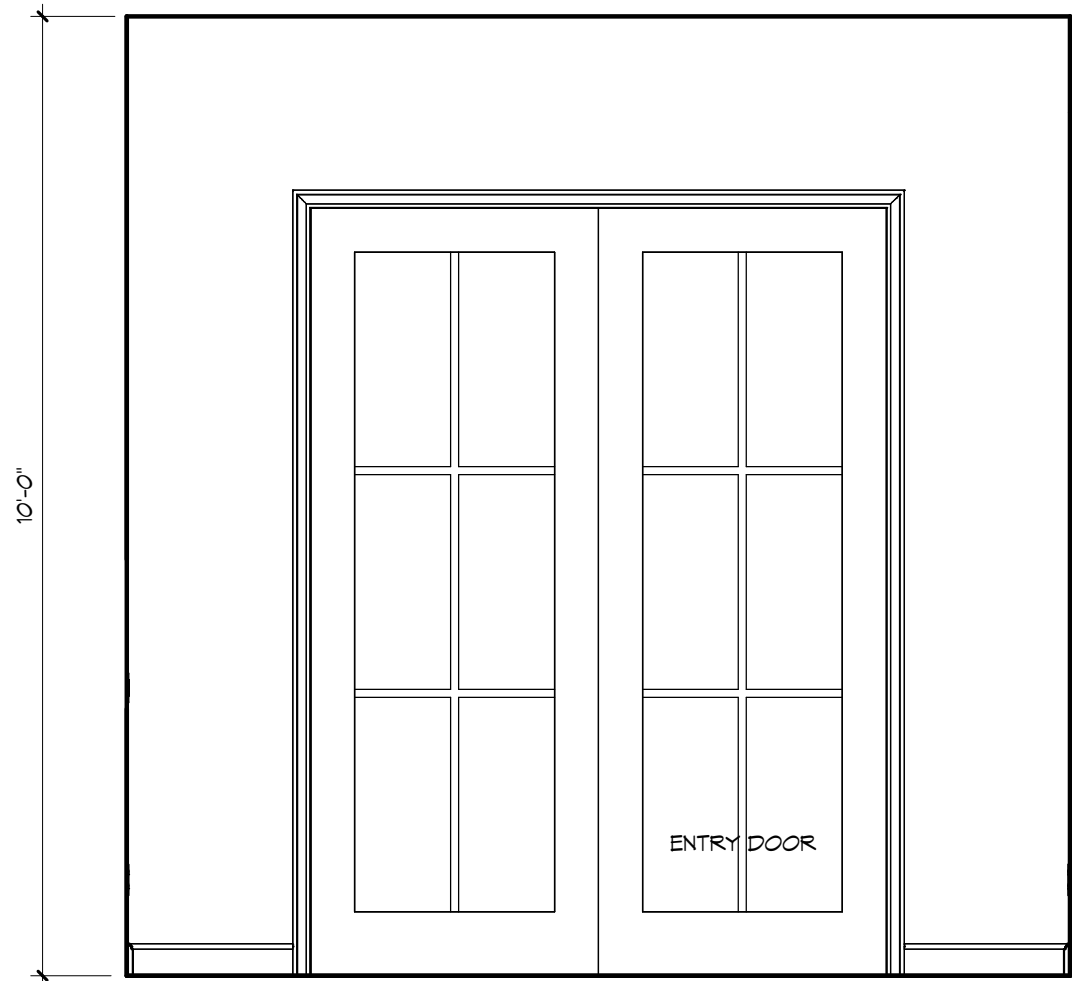
FOYER / GREAT ROOM - "W"

1/2" = 1'-0"



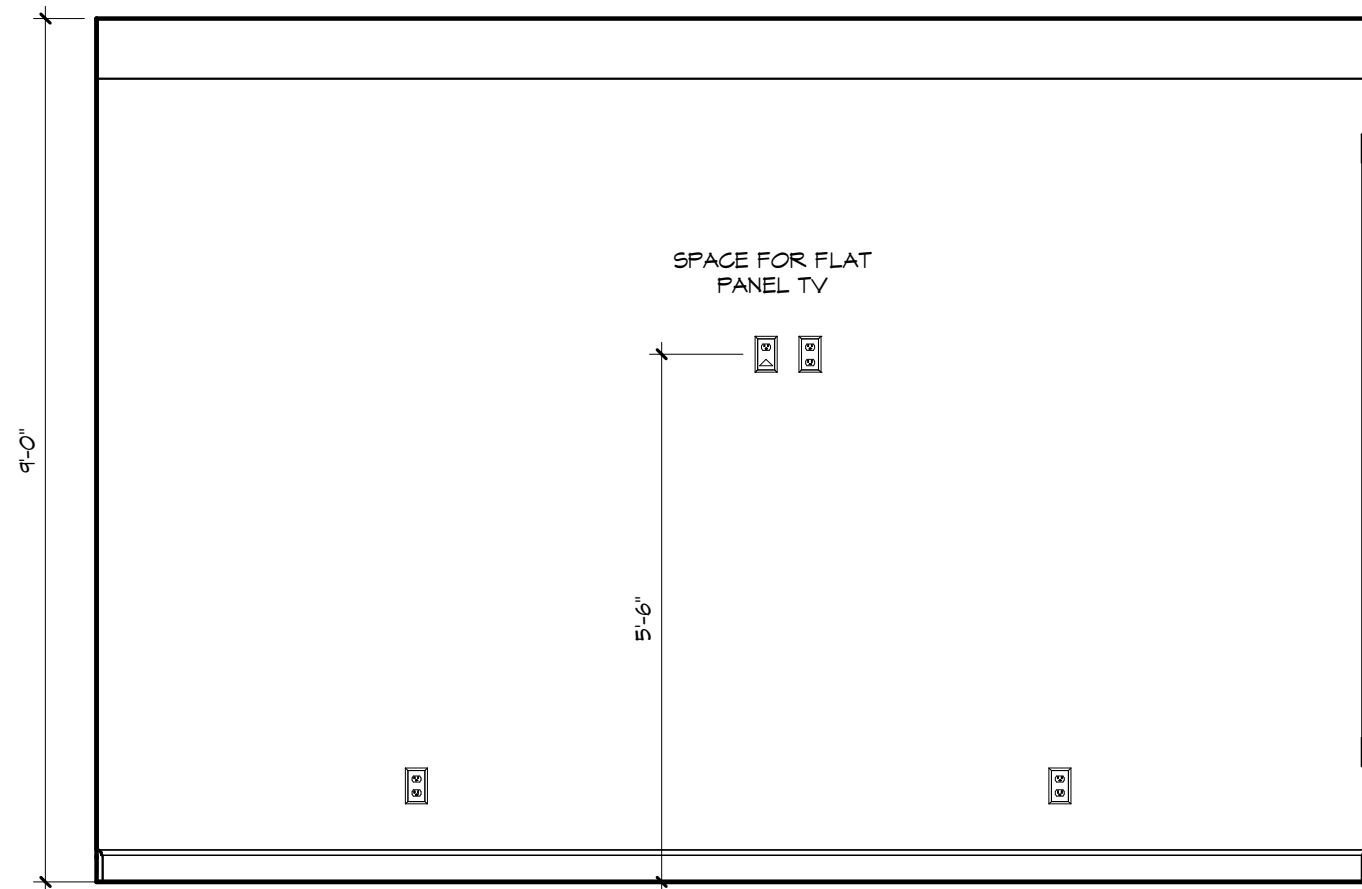
FOYER - "Y"

1/2" = 1'-0"



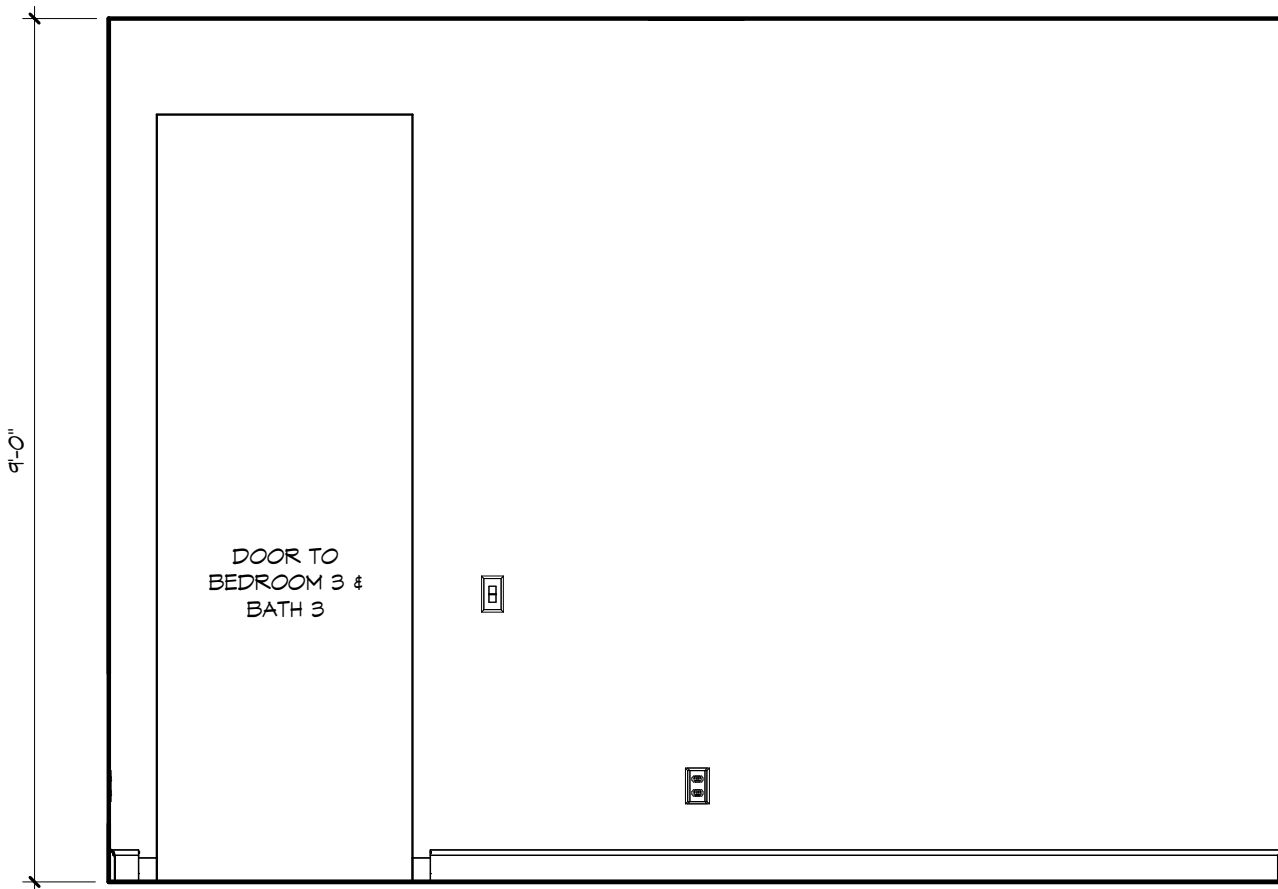
FOYER - "Z"

1/2" = 1'-0"



DEN - "W"

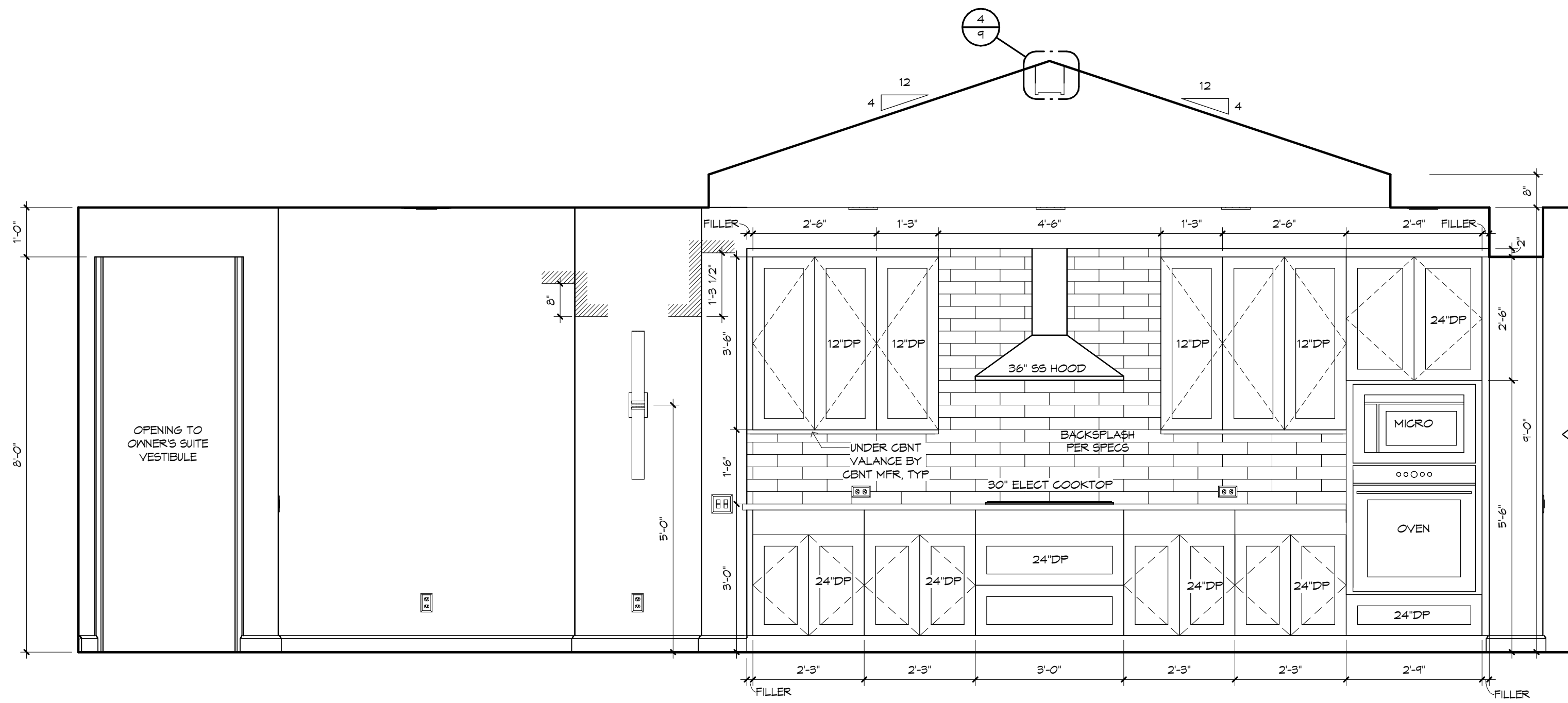
1/2" = 1'-0"



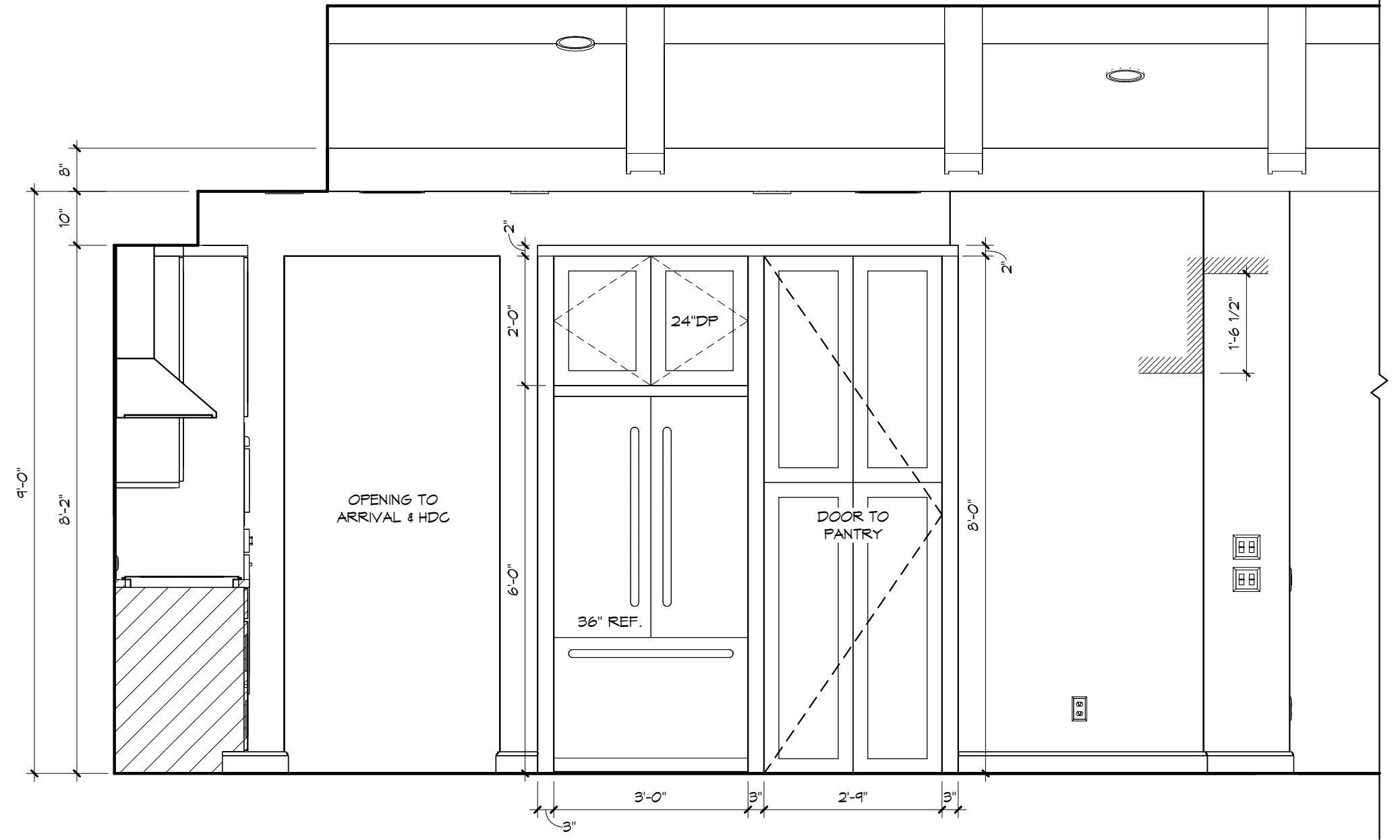
DEN - "Z"

1/2" = 1'-0"

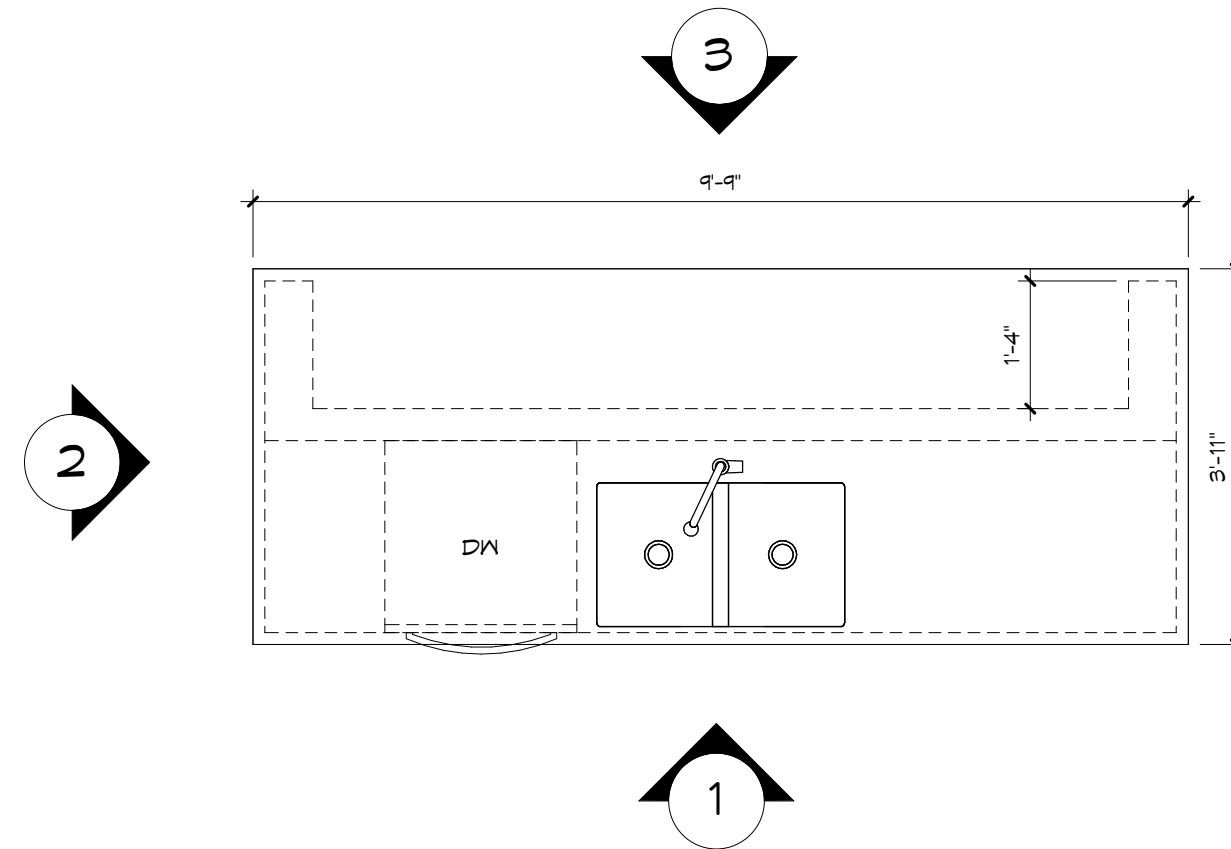




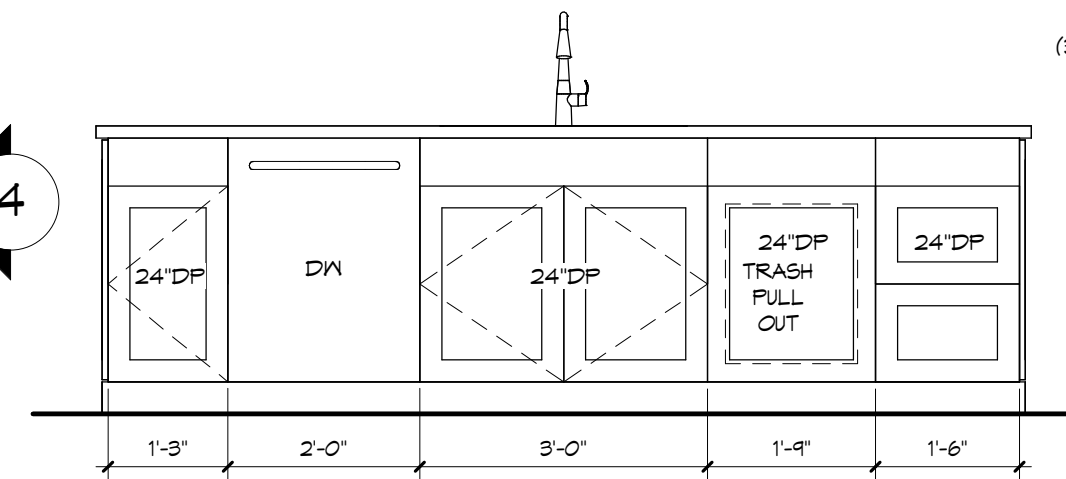
CASUAL DINING / KITCHEN - "Y"
1/2" = 1'-0"



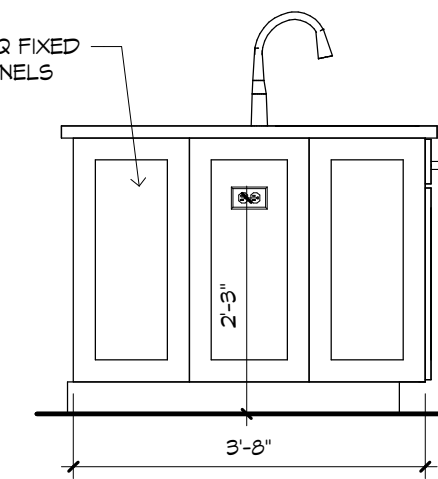
KITCHEN - "Z"
1/2" = 1'-0"



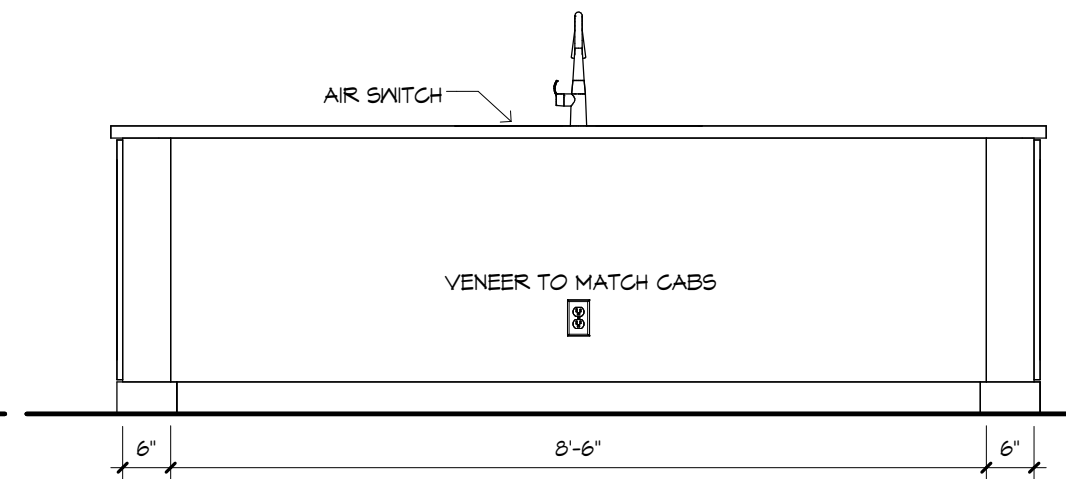
KITCHEN ISLAND FLOOR PLAN
1/2" = 1'-0"



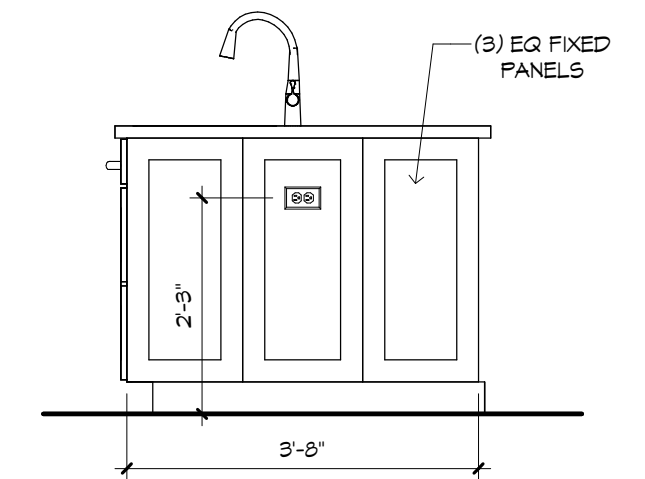
1
1/2" = 1'-0"



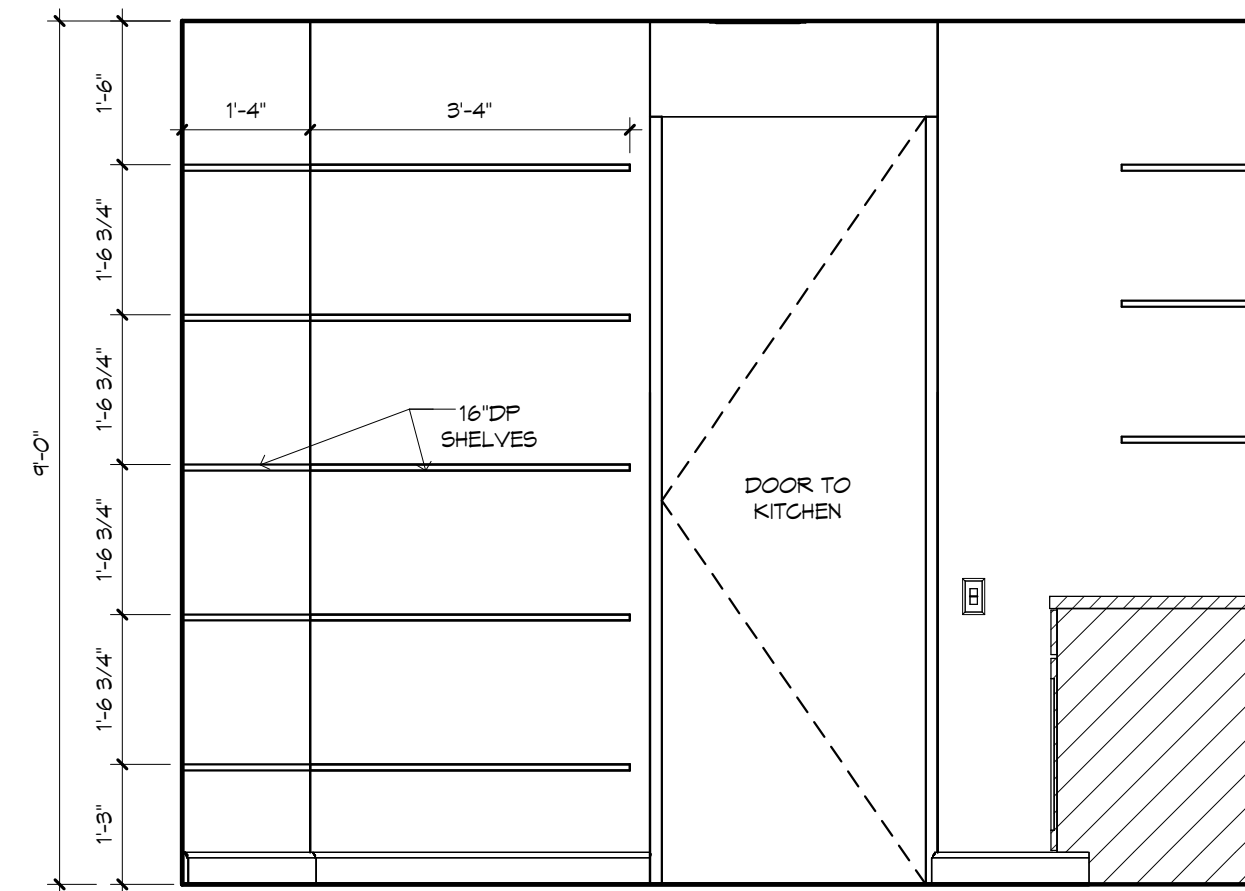
2
1/2" = 1'-0"



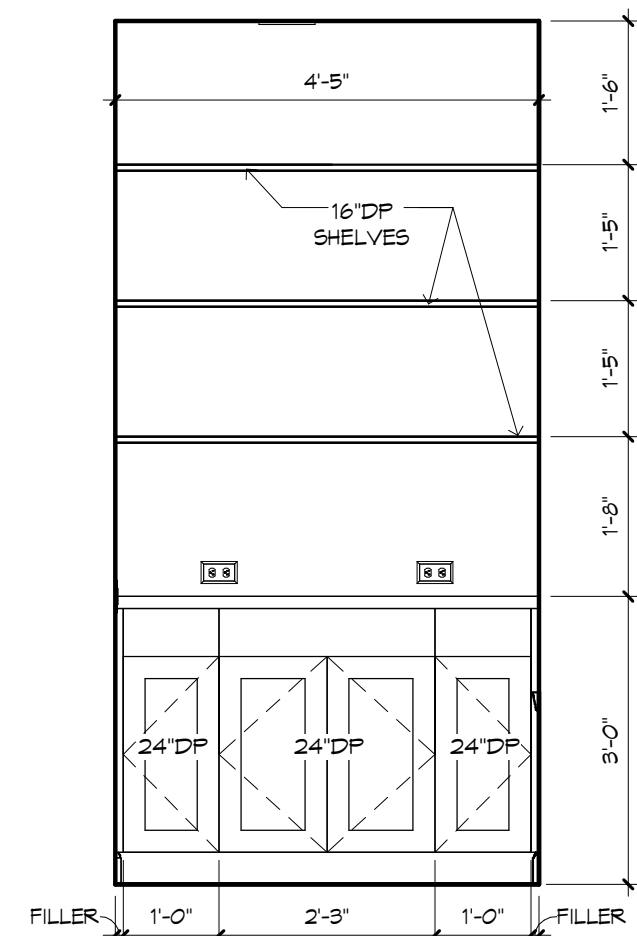
3
1/2" = 1'-0"



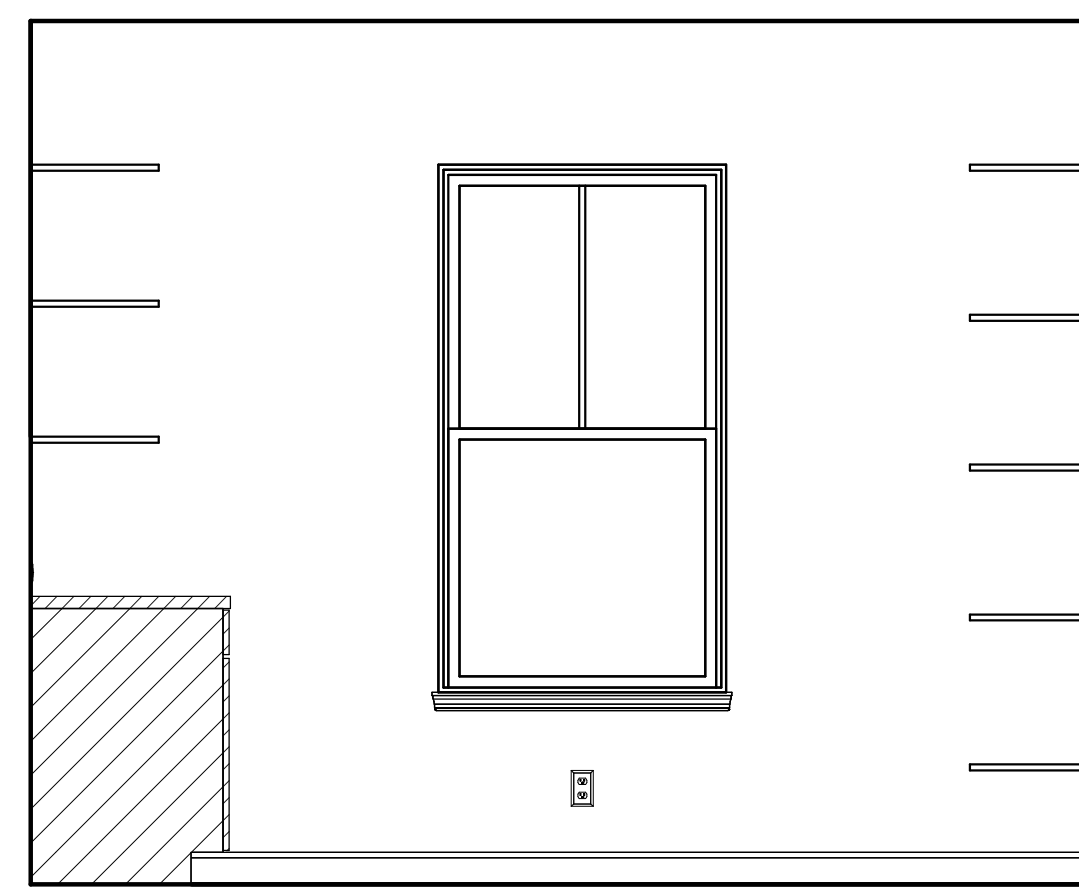
4
1/2" = 1'-0"



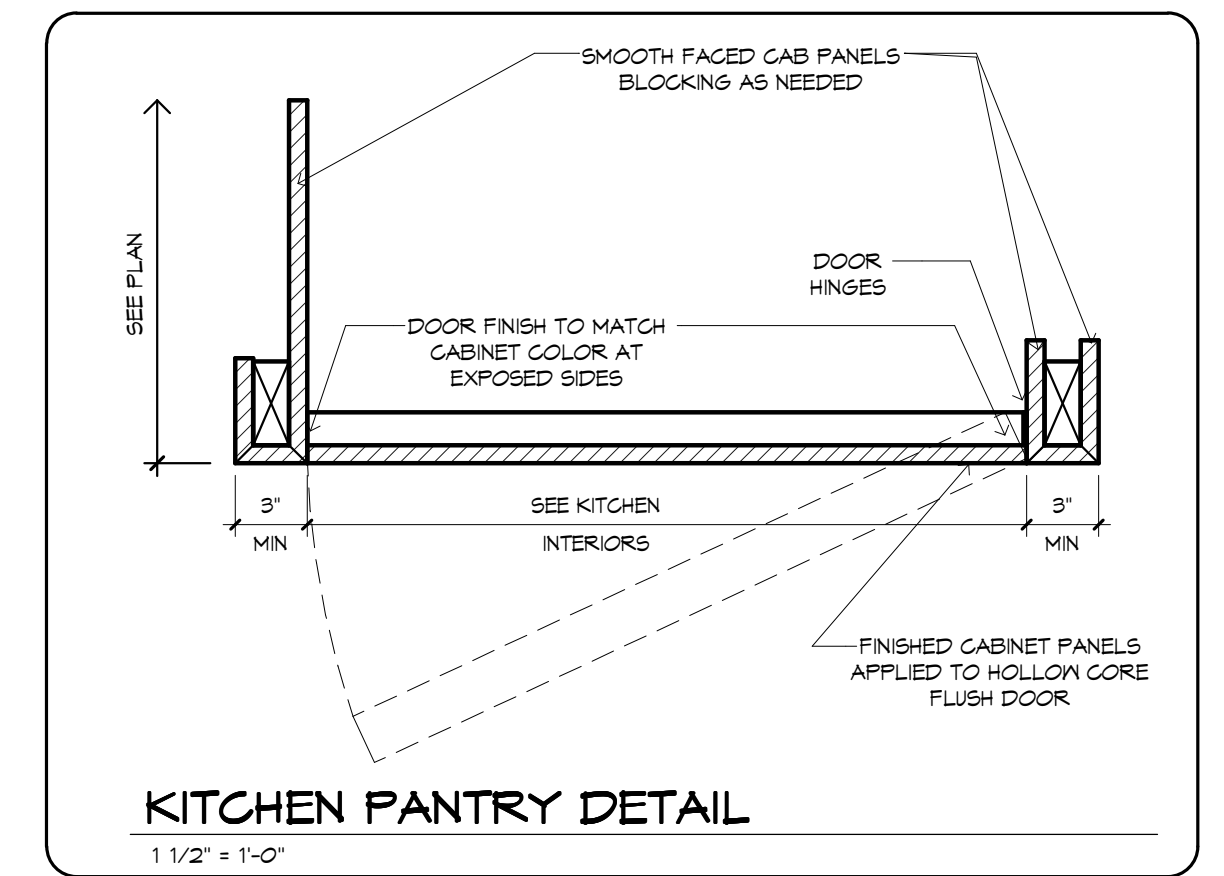
PANTRY - "X"
1/2" = 1'-0"

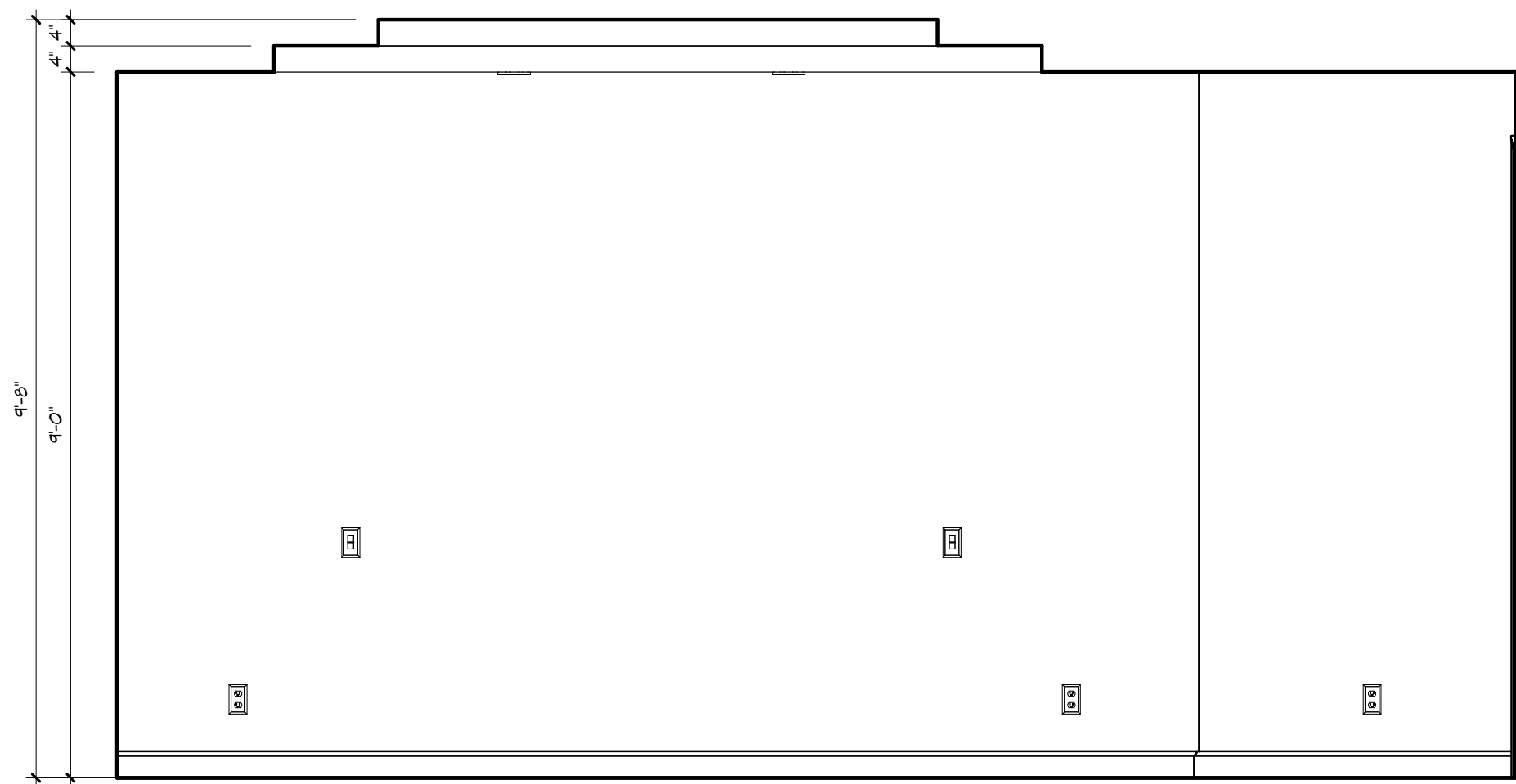


PANTRY - "Y"
1/2" = 1'-0"



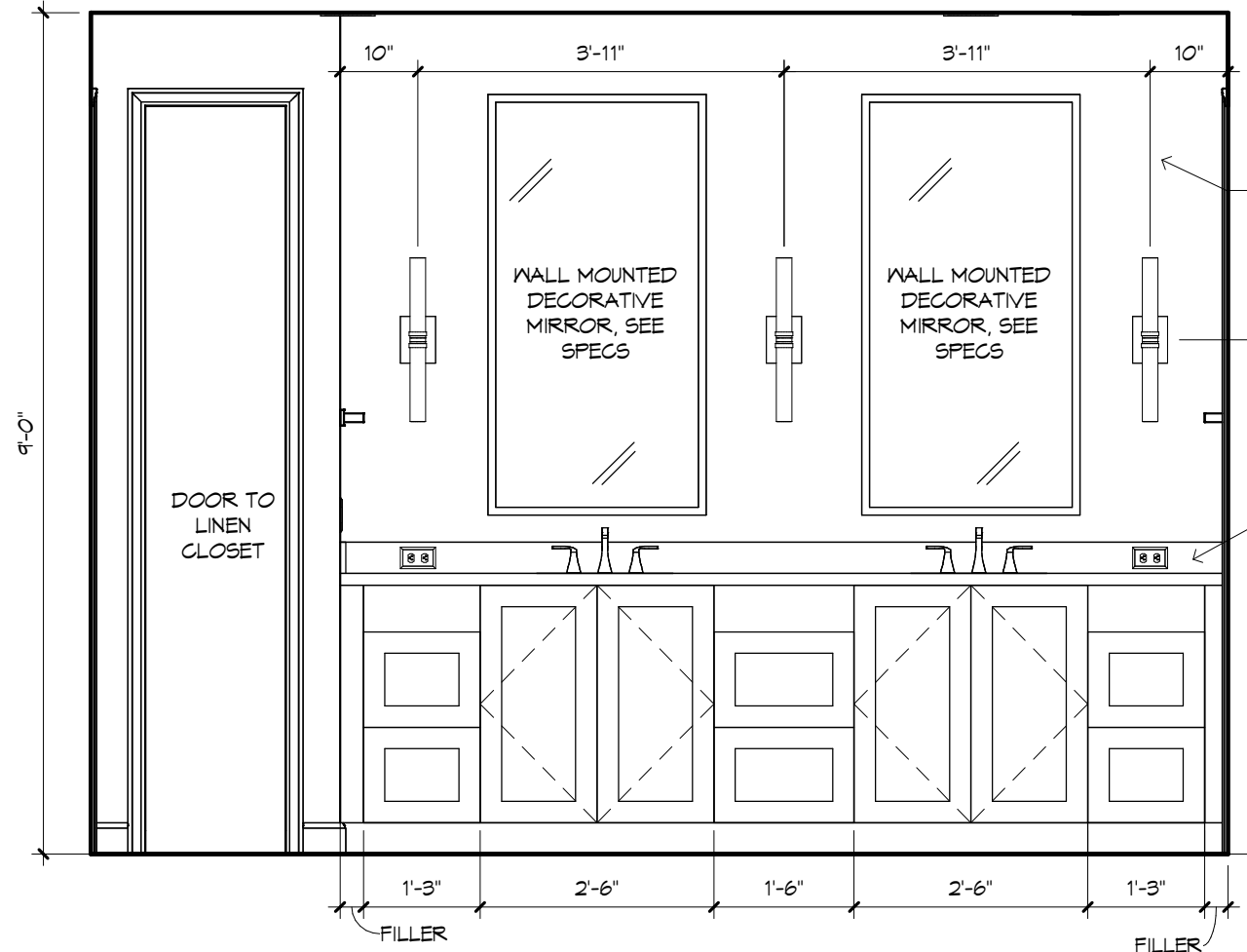
PANTRY - "Z"
1/2" = 1'-0"





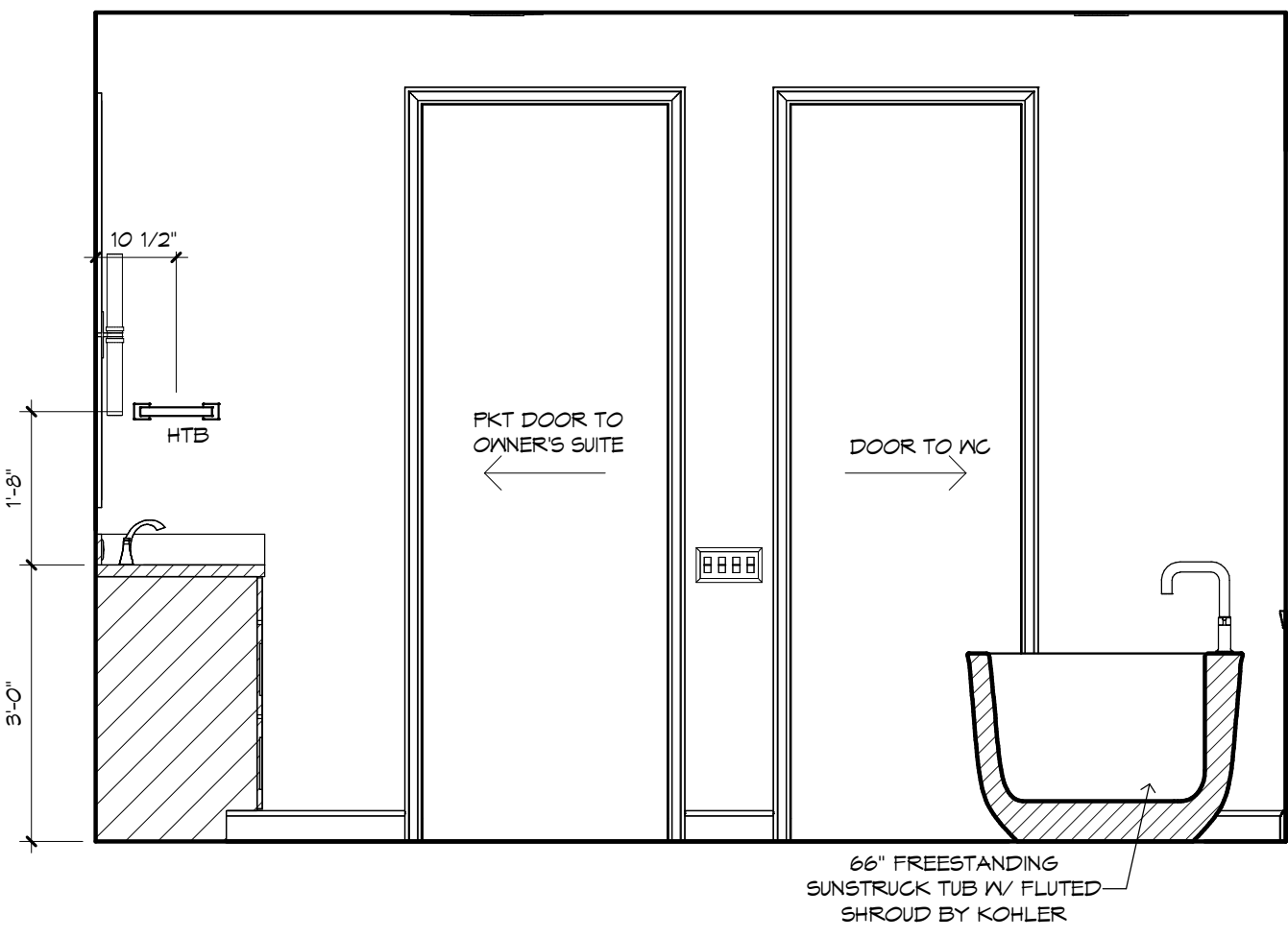
OWNER'S SUITE - "Y"

1/2" = 1'-0"



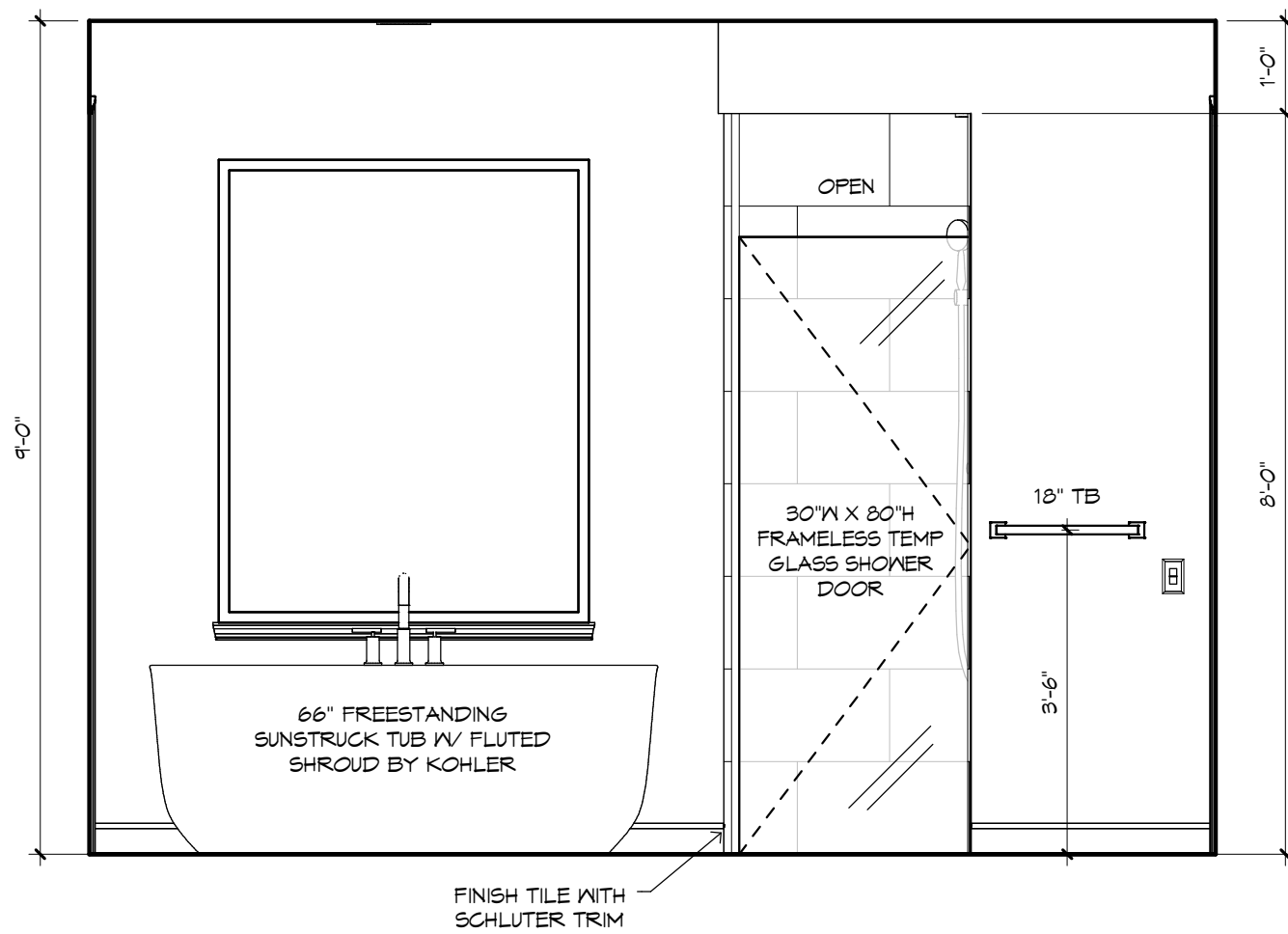
OWNER'S BATH - "W"

1/2" = 1'-0"



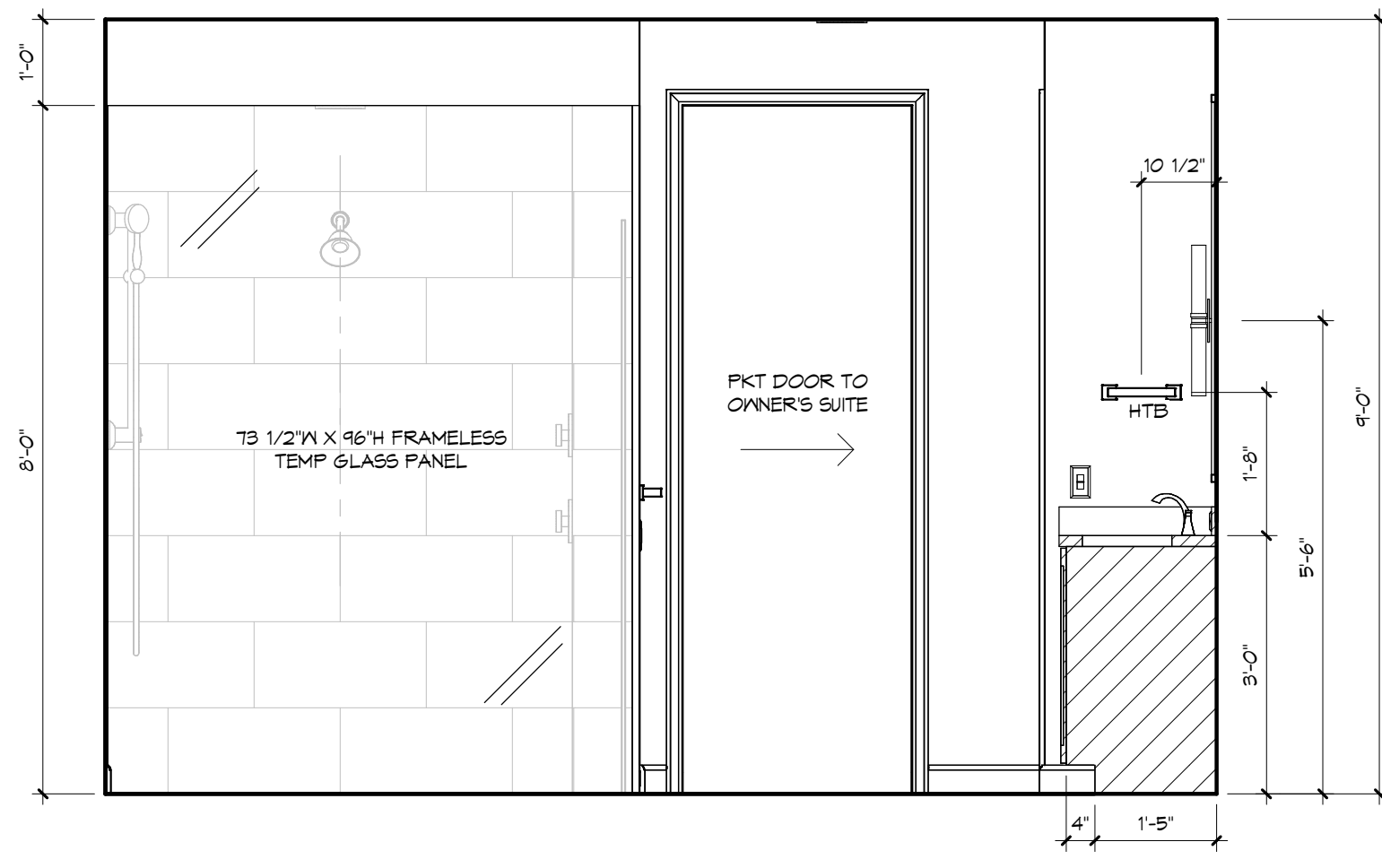
OWNER'S BATH - "X"

1/2" = 1'-0"



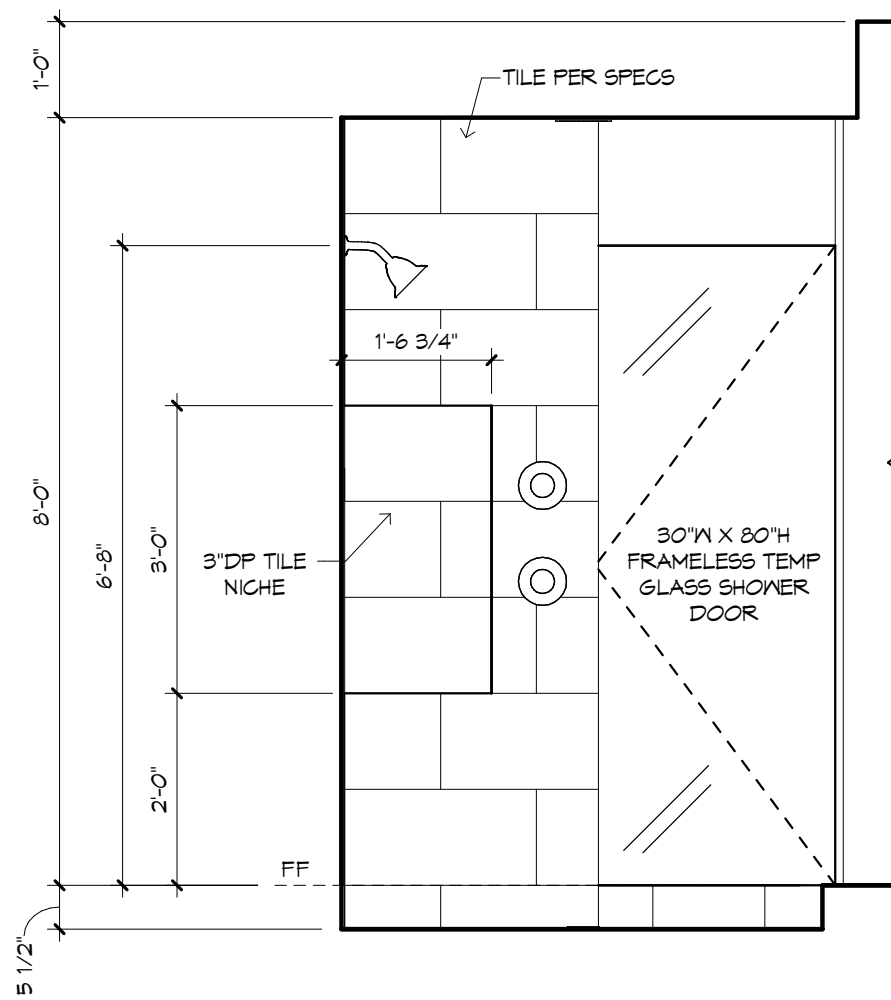
OWNER'S BATH - "Y"

1/2" = 1'-0"



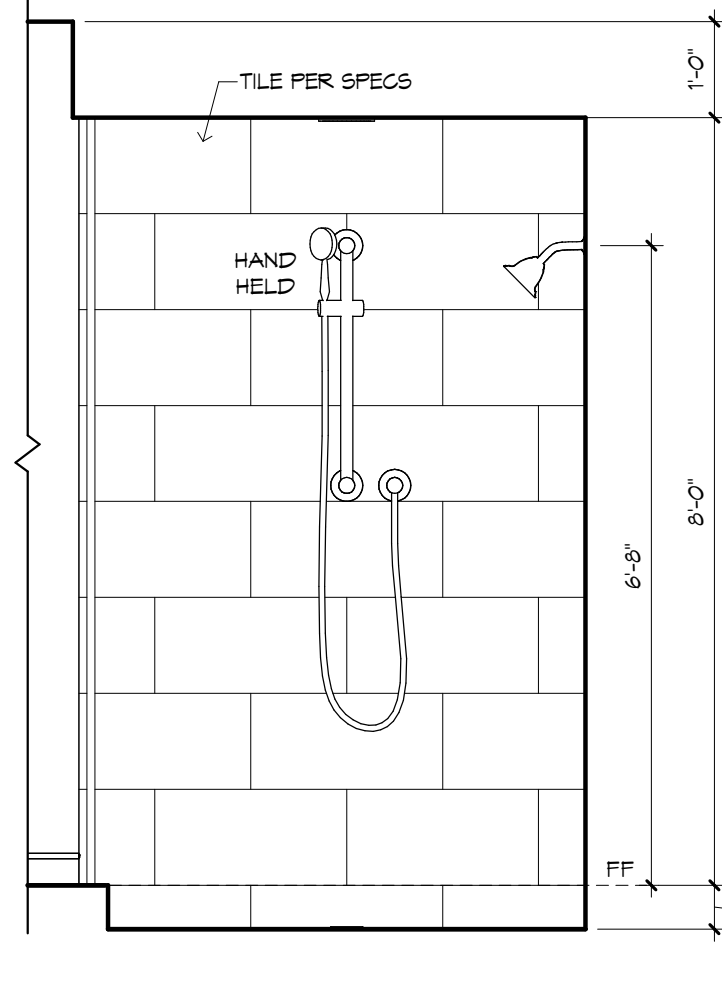
OWNER'S BATH - "Z"

1/2" = 1'-0"



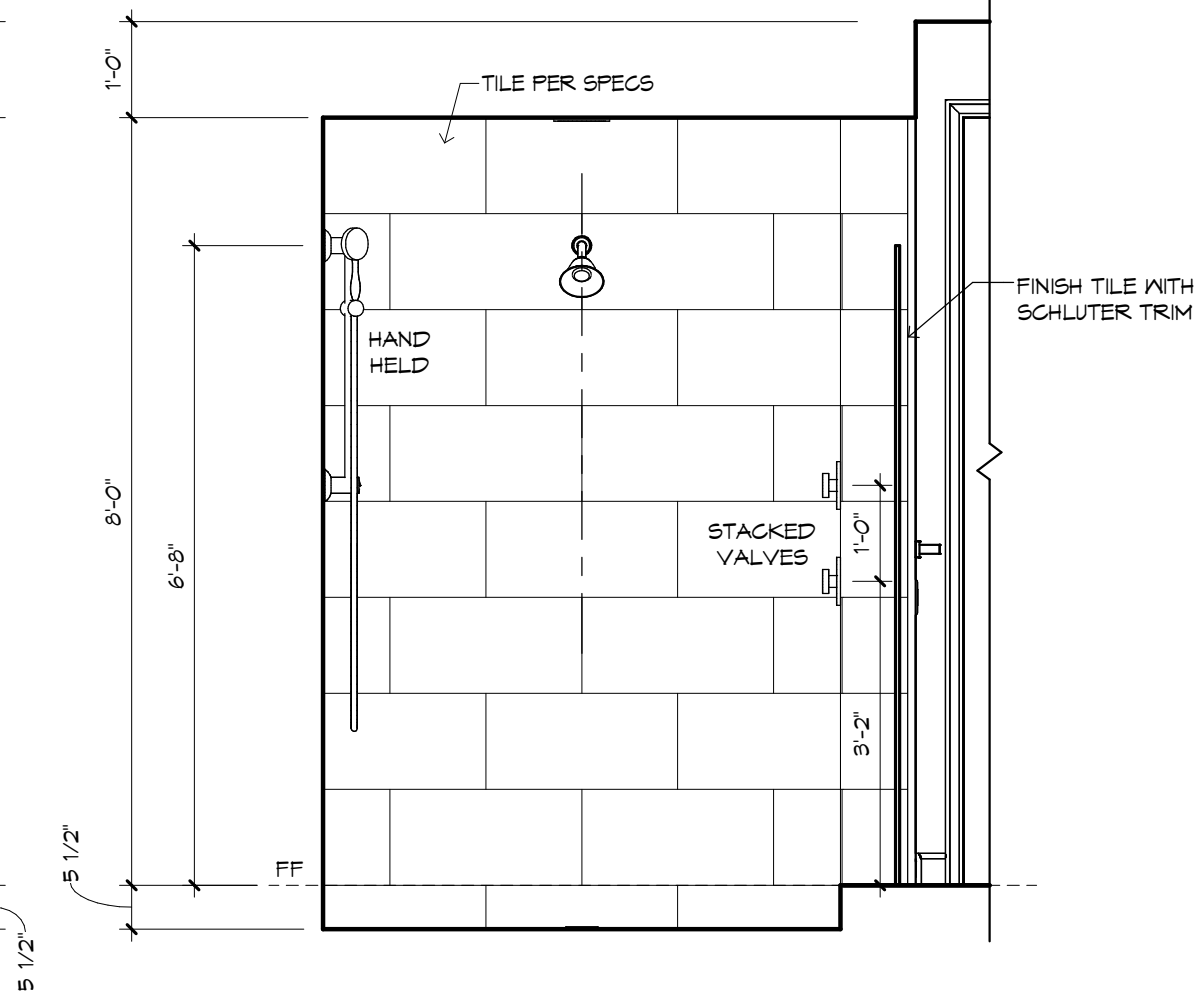
OWNER'S SHOWER - "W"

1/2" = 1'-0"



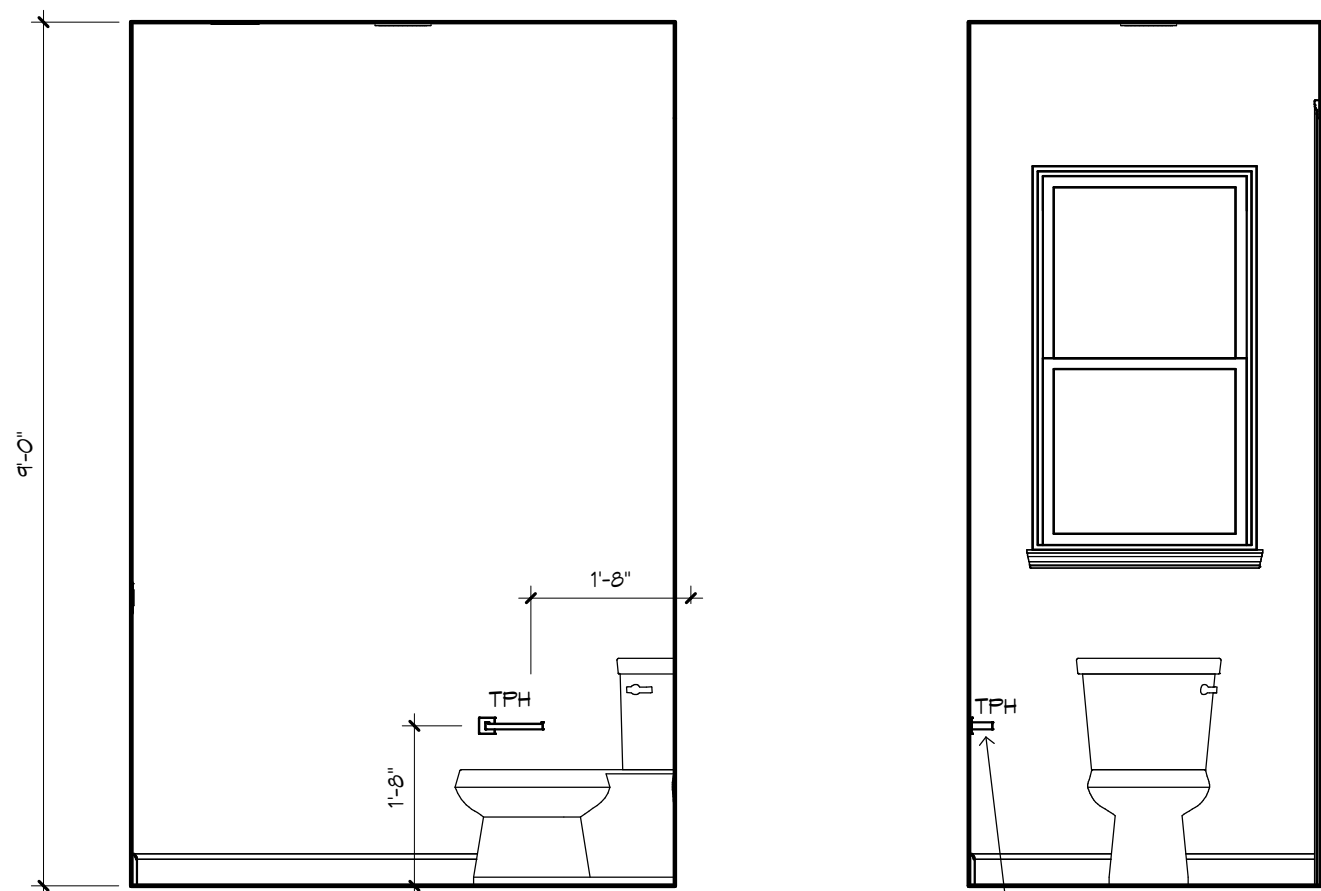
OWNER'S SHOWER - "Y"

1/2" = 1'-0"



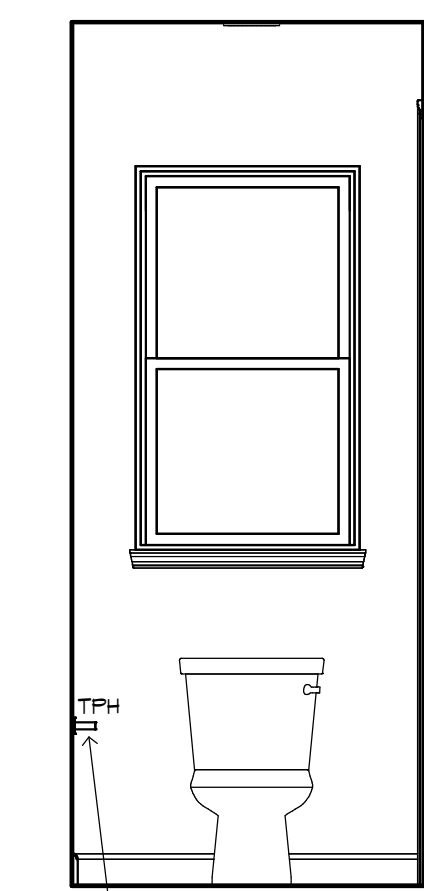
OWNER'S SHOWER - "Z"

1/2" = 1'-0"



OWNER'S WC - "X"

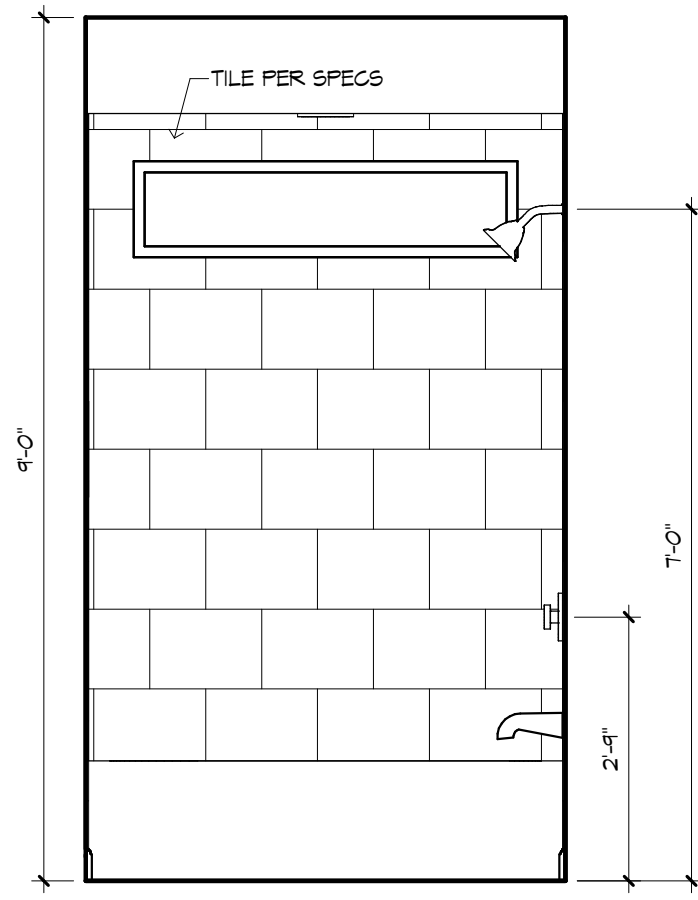
1/2" = 1'-0"



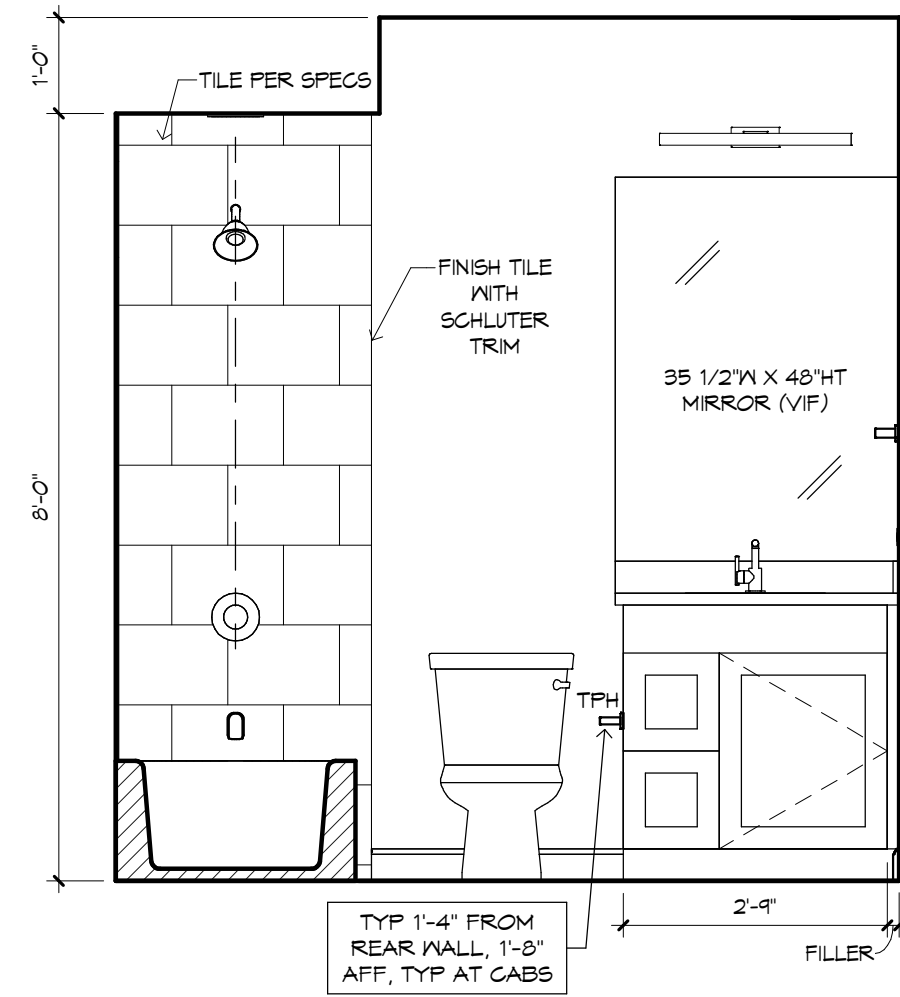
OWNER'S WC - "Y"

1/2" = 1'-0"

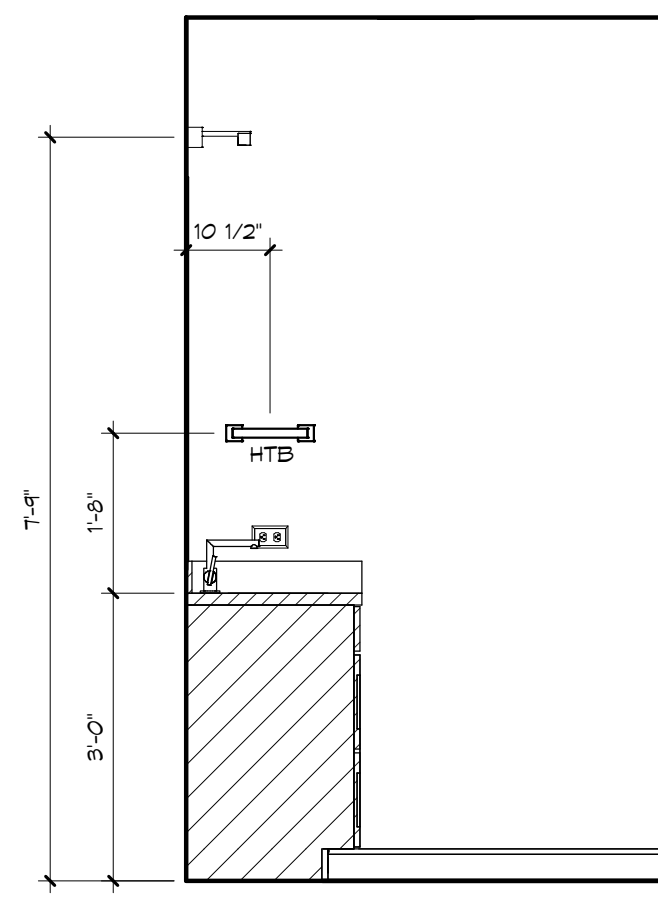




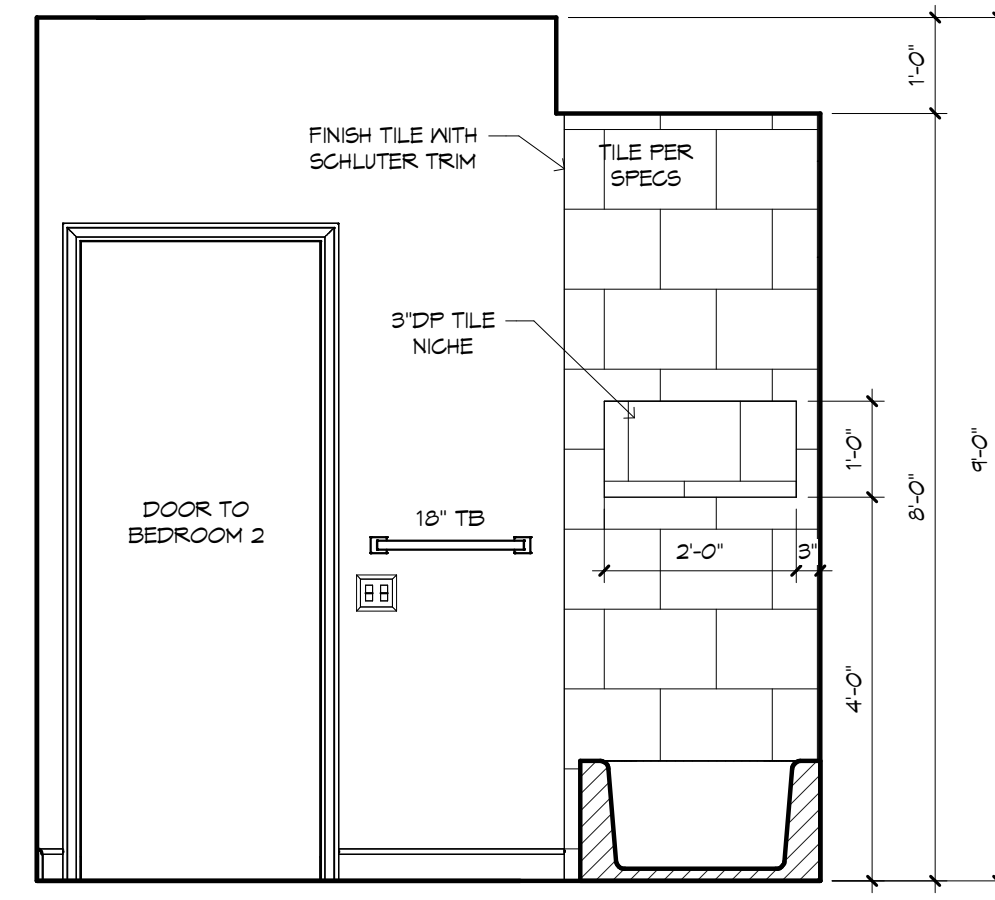
BATH 2 - "W"
1/2" = 1'-0"



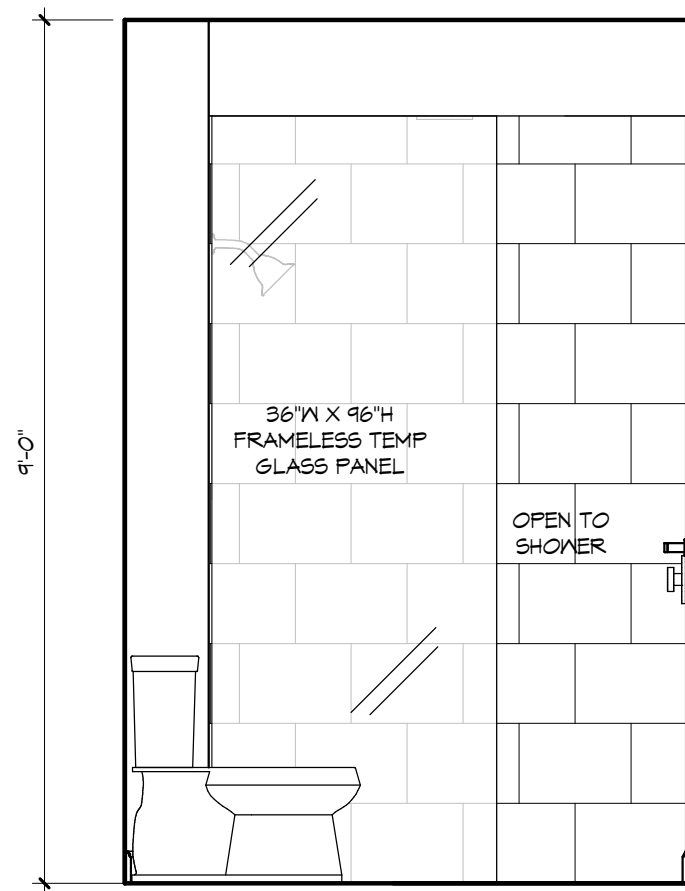
BATH 2 - "X"
1/2" = 1'-0"



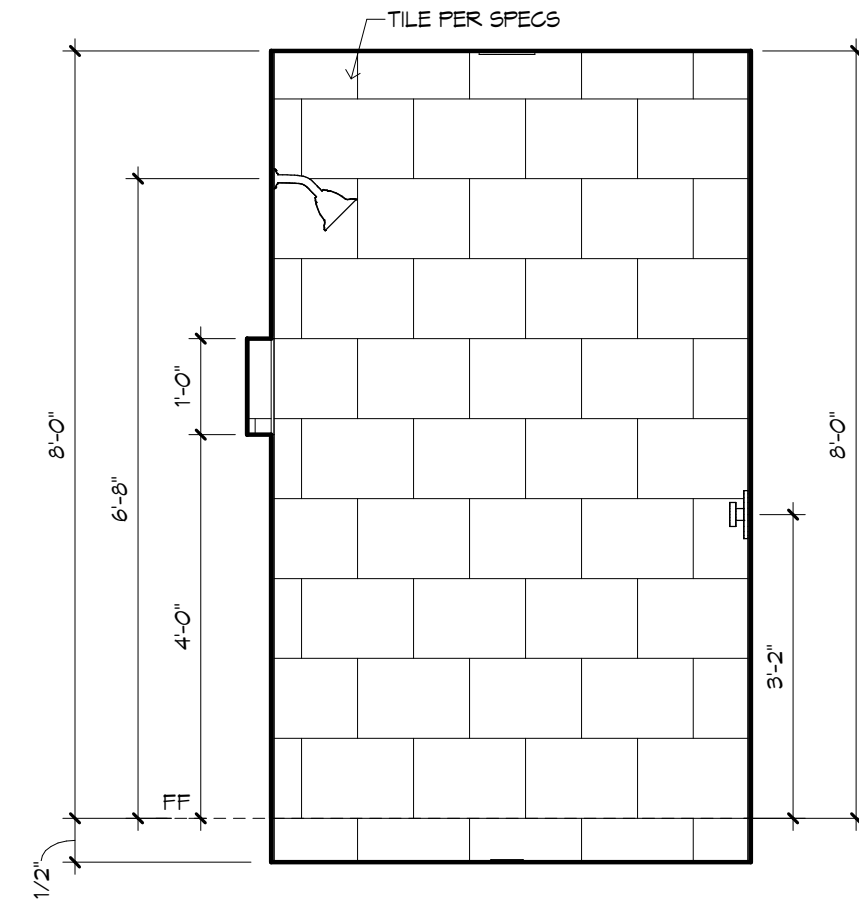
BATH 2 - "Y"
1/2" = 1'-0"



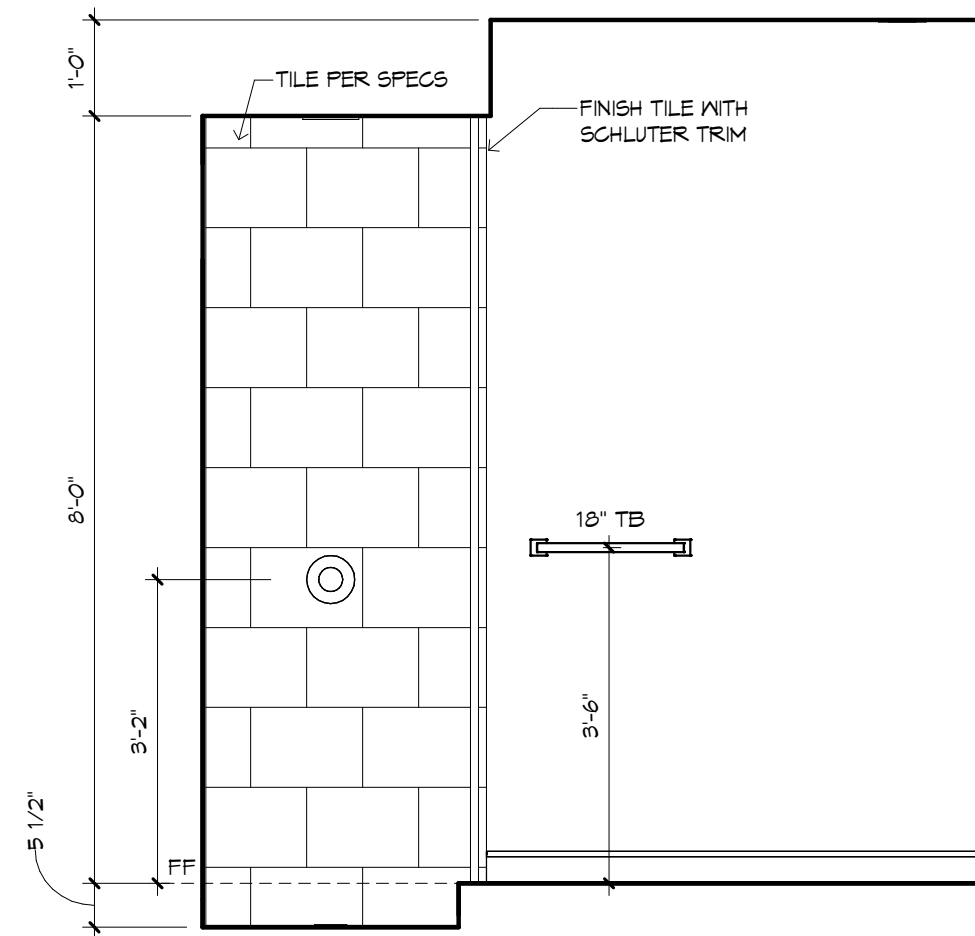
BATH 2 - "Z"
1/2" = 1'-0"



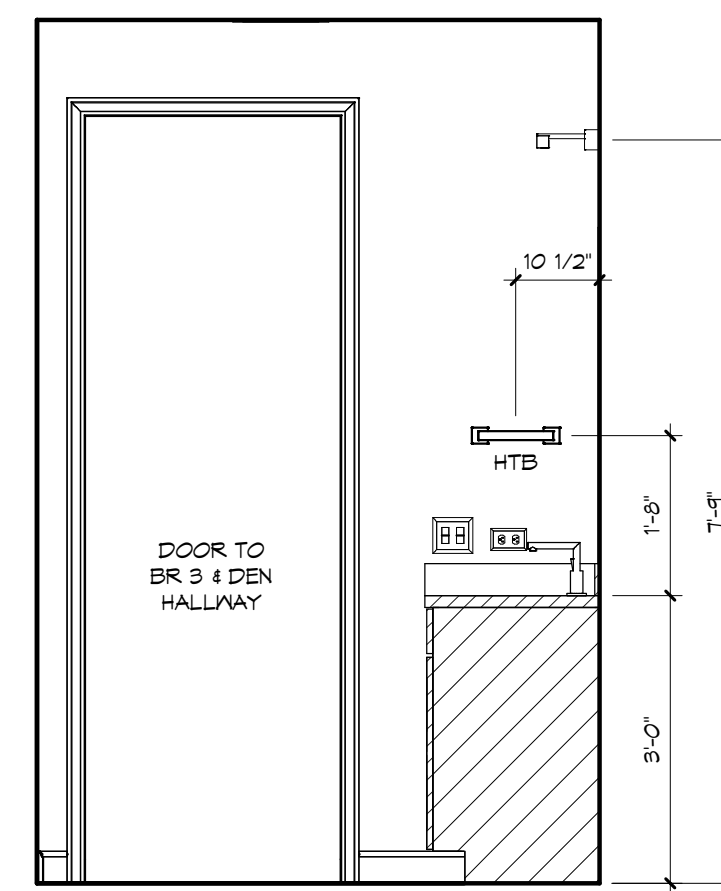
BATH 3 - "W"
1/2" = 1'-0"



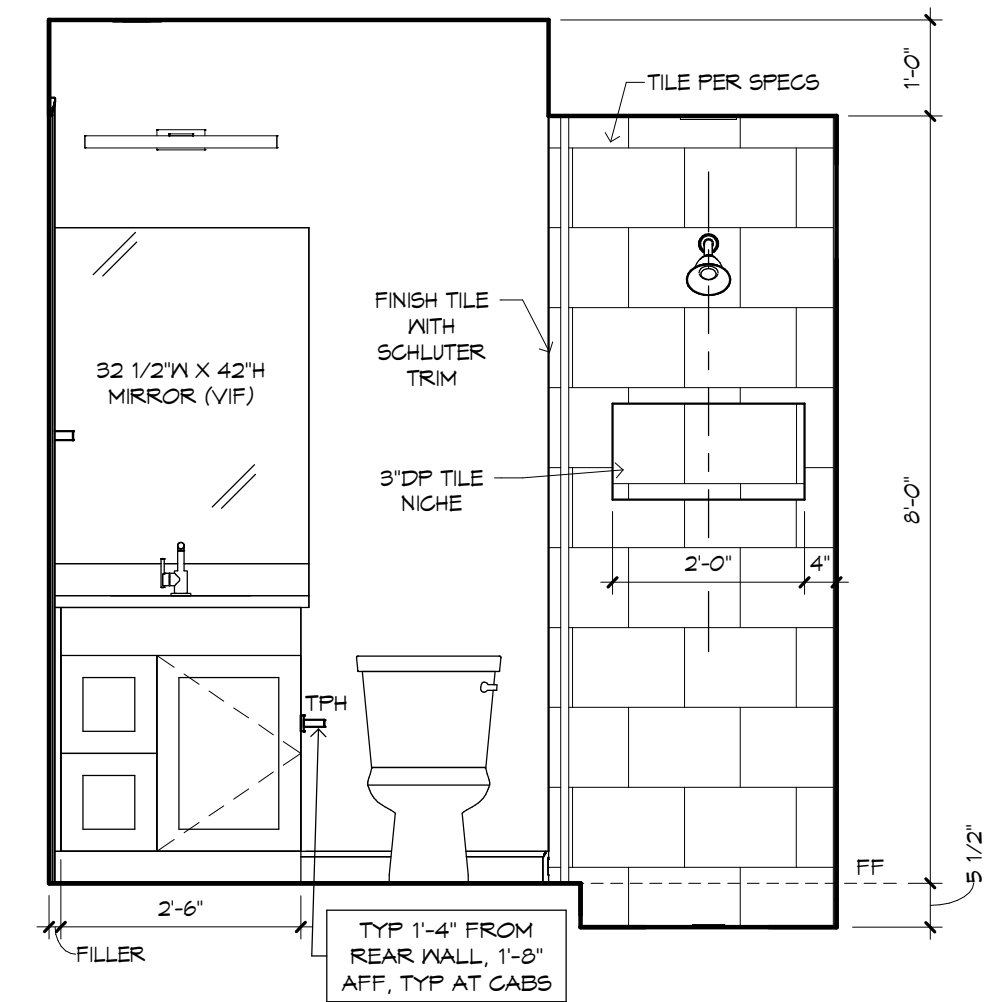
BATH 3 - SHOWER - "W"
1/2" = 1'-0"



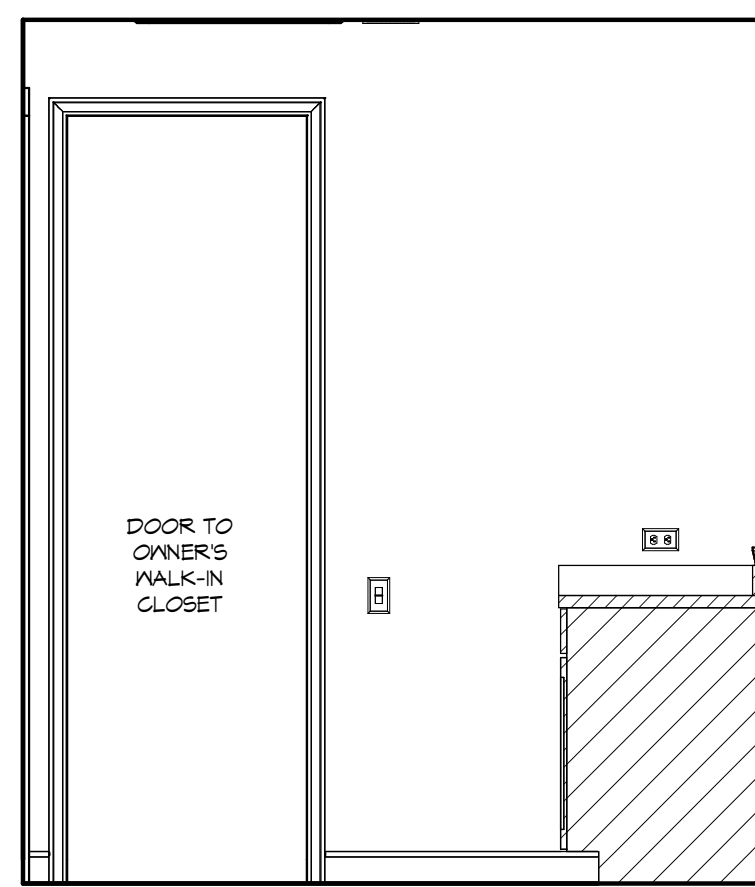
BATH 3 - "X"
1/2" = 1'-0"



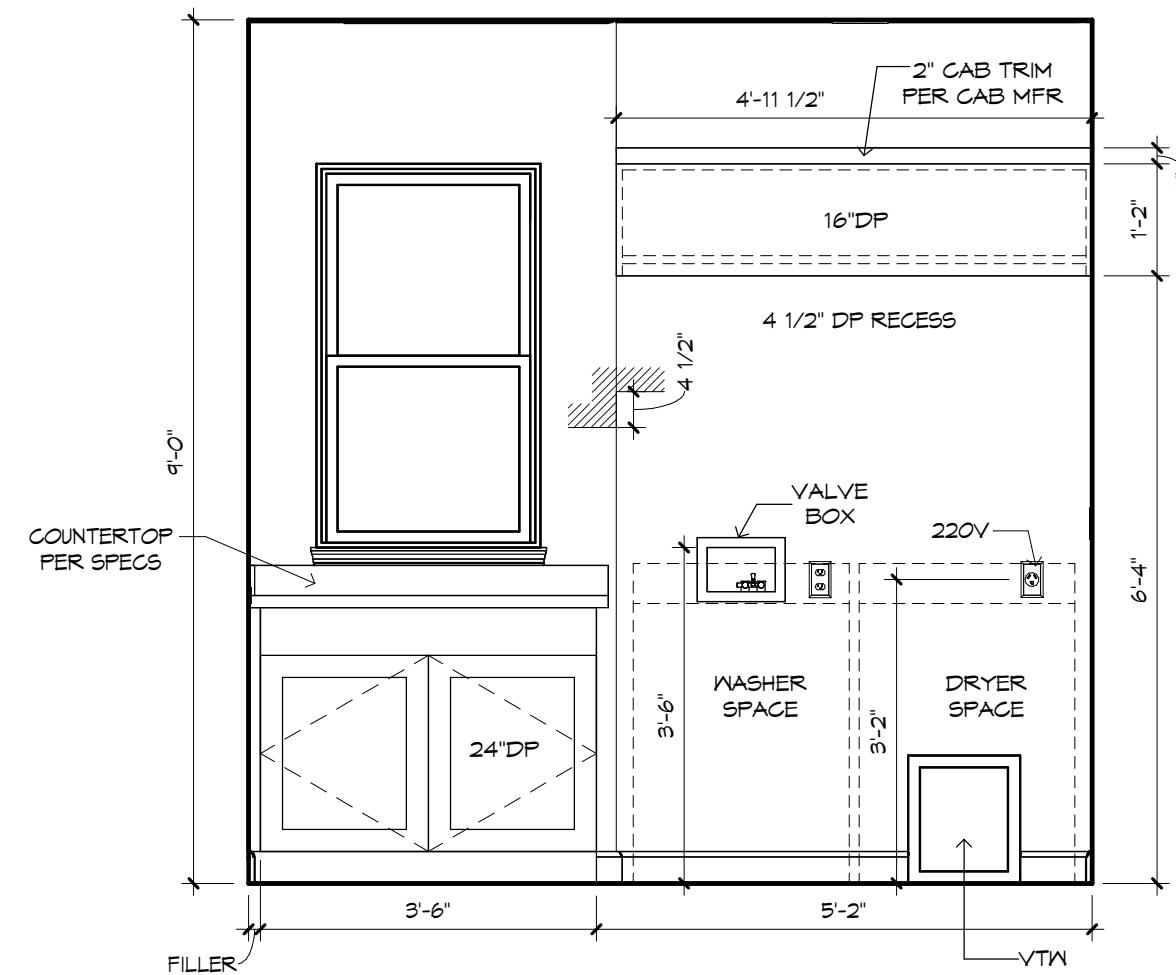
BATH 3 - "Y"
1/2" = 1'-0"



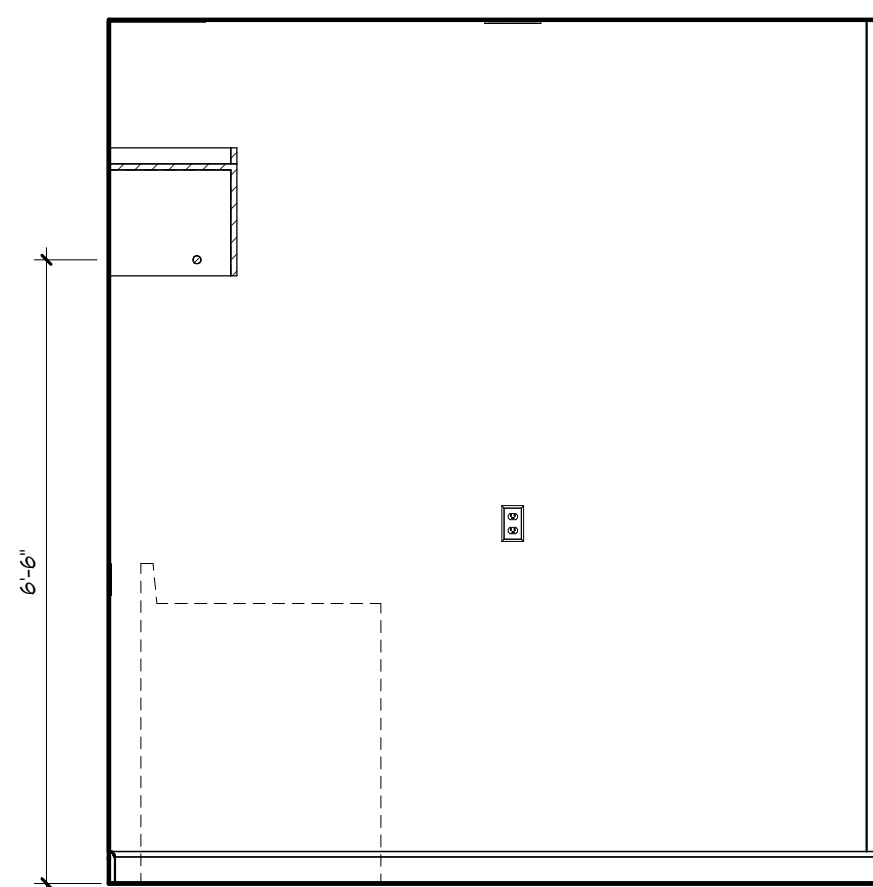
BATH 3 - "Z"
1/2" = 1'-0"



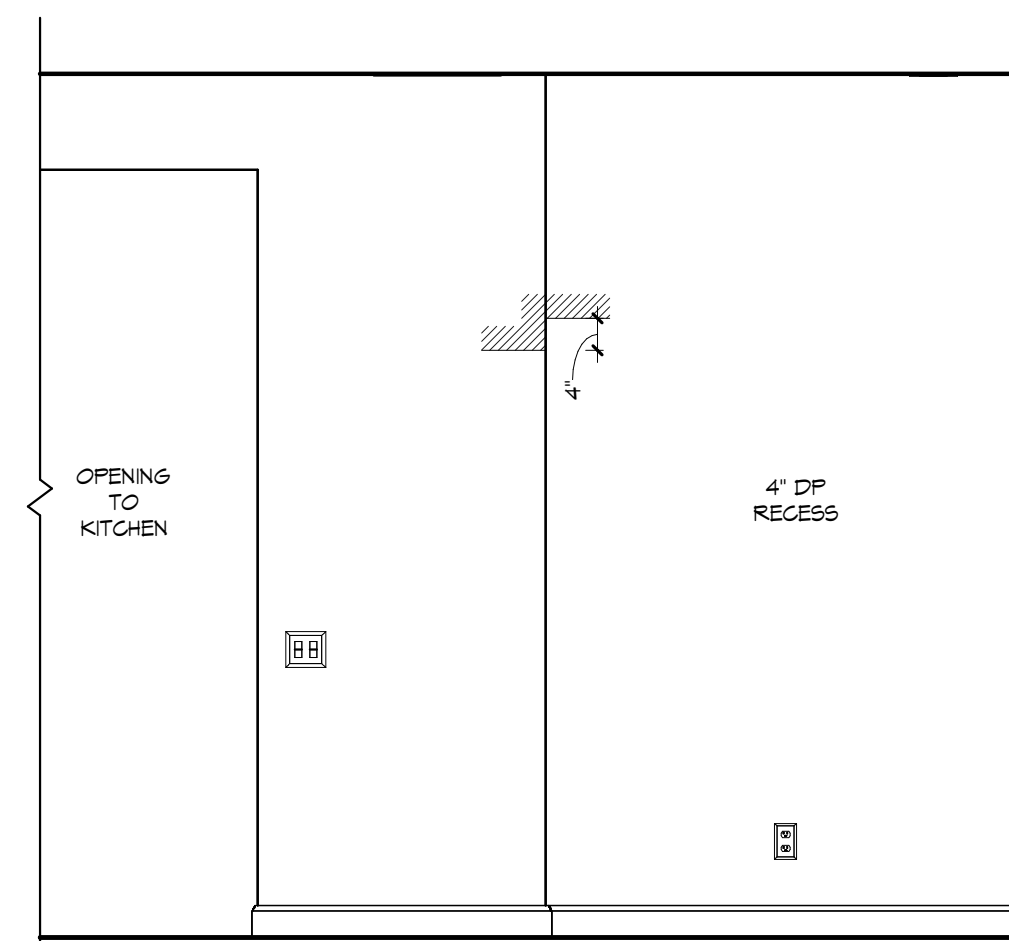
UTILITY - "X"
1/2" = 1'-0"



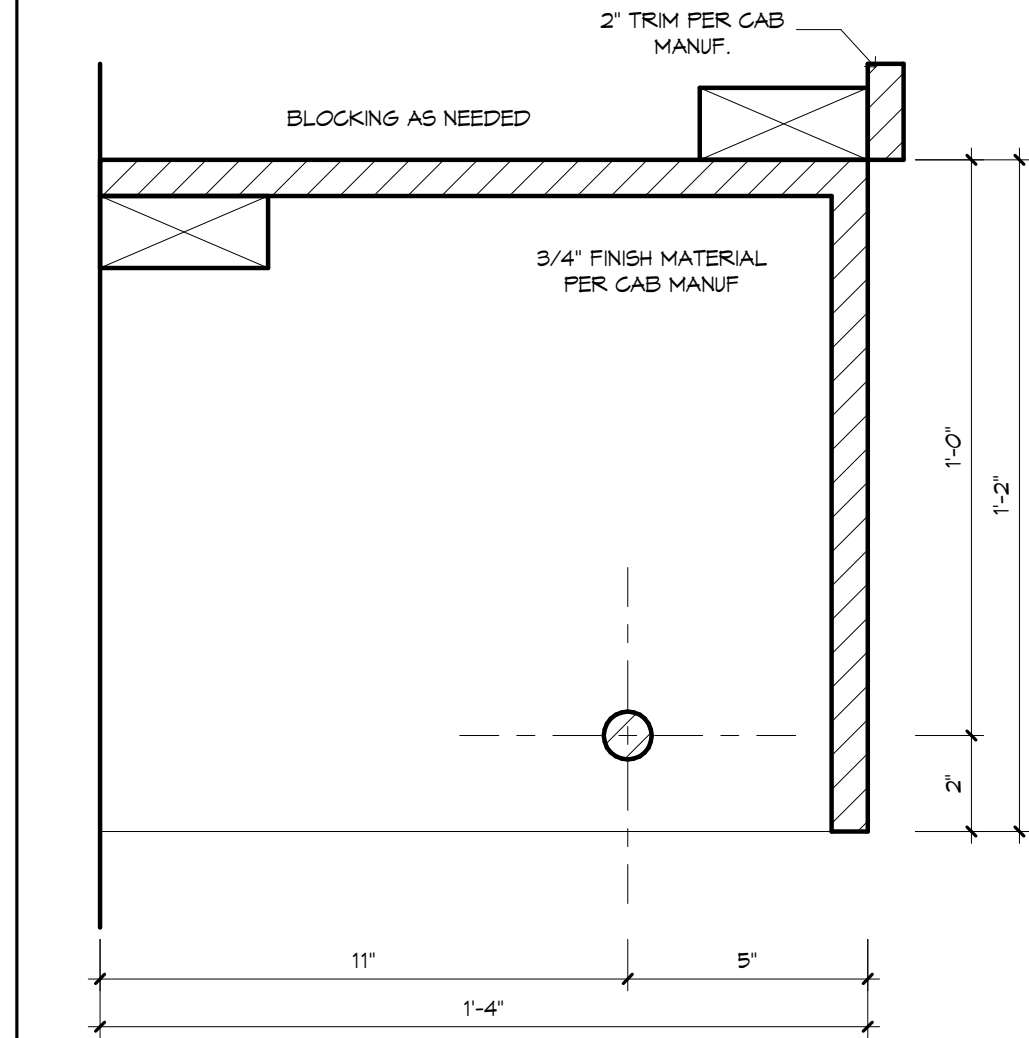
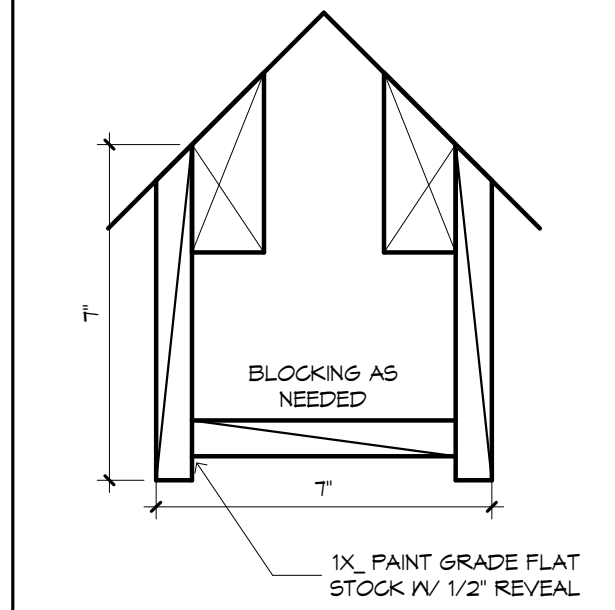
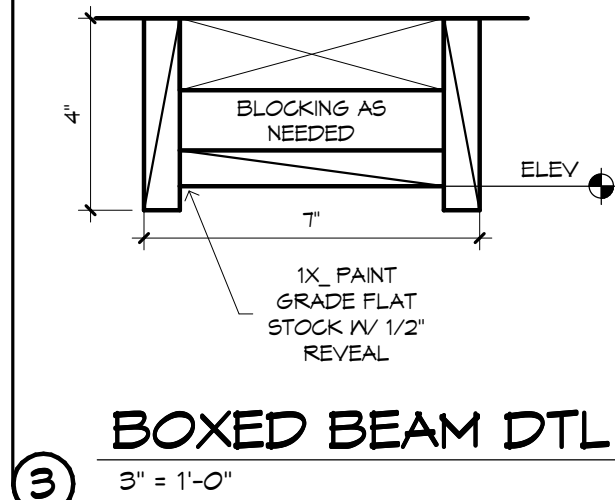
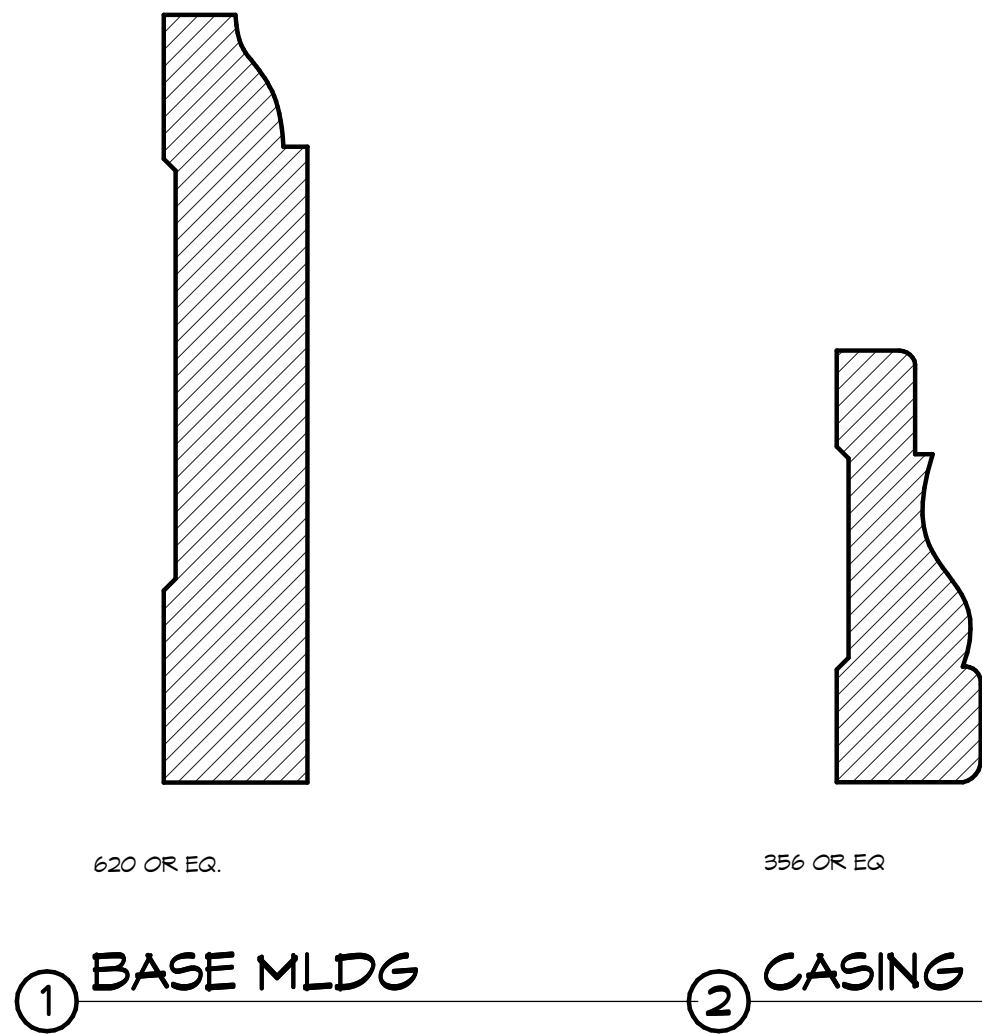
UTILITY - "Y"
1/2" = 1'-0"



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



ARRIVAL - "X"
1/2" = 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 & DECO MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.