

SQUARE FOOTAGES	
LIVING	2550
LANAI/CABANA	520
GARAGE	892
ENTRY	60
TOTAL	4022



T.O. PLATE
HEIGHT SCHEDULE
HTS FROM 1st FIN. FLR.

CUSTOM PL

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.

10'-0"

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

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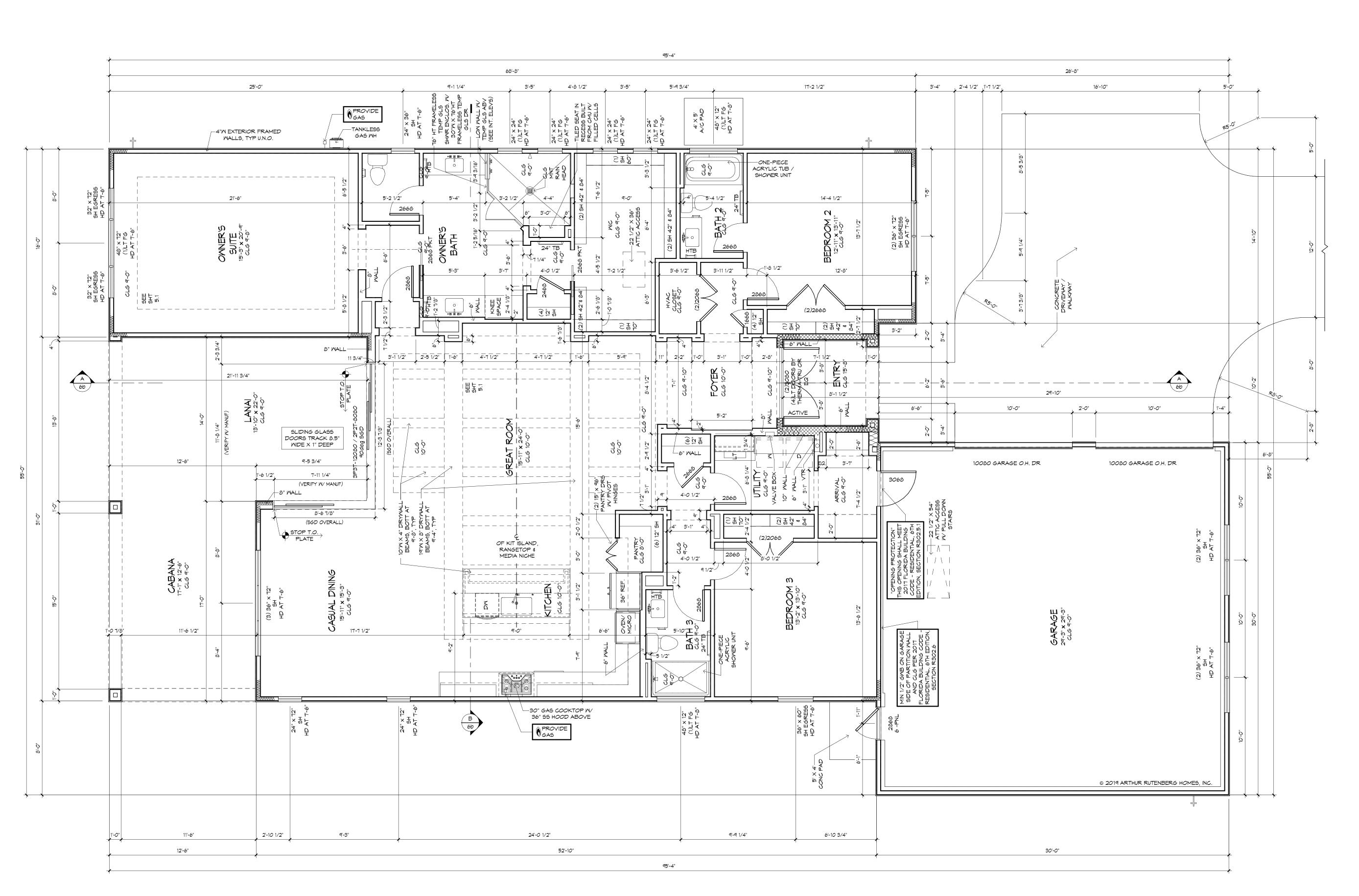
ALL MINDOWS TO HAVE FLUSH SILLS.
PITCH TOP OF SILL FINISH AWAY
FROM MINDOW FRAME.

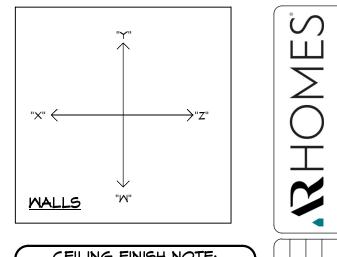
VERIFY ALL MINDOM AND DOOR ROUGH OPENINGS MITH MANUFACTURER SPECS. SEE PLAN FOR MINDOM HEADER HEIGHTS.

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.





CEILING FINISH NOTE:

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



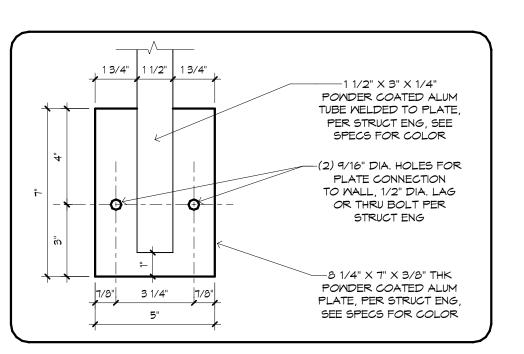
REFLECTED CEILING PLAN PLAN BLAN: PLAN 0000F-2M-01-"B"
JOB: 88-2207-B
Ci#s C.I.'5 # 1-24

# 1) SECTION AT OPENING ABY. ENTRY

ENTRY OPNG

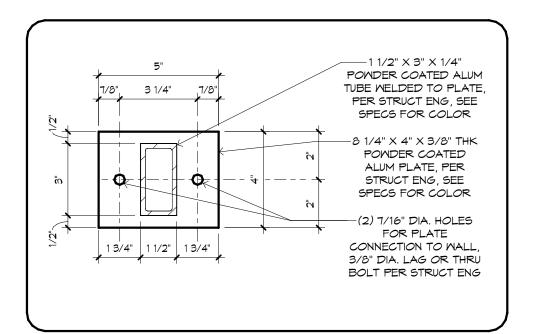
3/4" THK CEMENTITOUS -

CLADDING PANELS OVER FRAME WALL, TYP AT EA. SIDE OF ENTRY OPNG



## BRACE PLATE "A"

3" = 1'-0"



## BRACE PLATE "B"

#### 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 INSTALLATIO 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.

HOME

7

CUSTOM 4

FASCIA - 2X6 SUBFASCIA WITH 6" ALUMINUM FASCIA AND GALVANIZED ROOF MATERIAL - 30 YEAR FIBERGLASS LAMINATED DIMENSIONAL SHINGLES. ROOF SHEATHING - OSB 1/2".

SOFFIT - VINLY NON-VENTED AT LIVING AREA SPRAY FOAM WITH VENTED AT ALL AREAS.

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

AT FRAMED WALL, LIVING AREA

OF 3.5" THICK.

DRIP EDGE.

ONLY, NOT THE GARAGE, AVERAGE

PROJECT NOTES:

OPEN CELL, SPRAY FOAM INSULATION

EPS SHALL BE 2 LB CU/FT W/APPROVED CEMENTITIOUS FINISH REFER TO DRAWINGS FOR FINISH TEXTURE

## GENERAL NOTES:

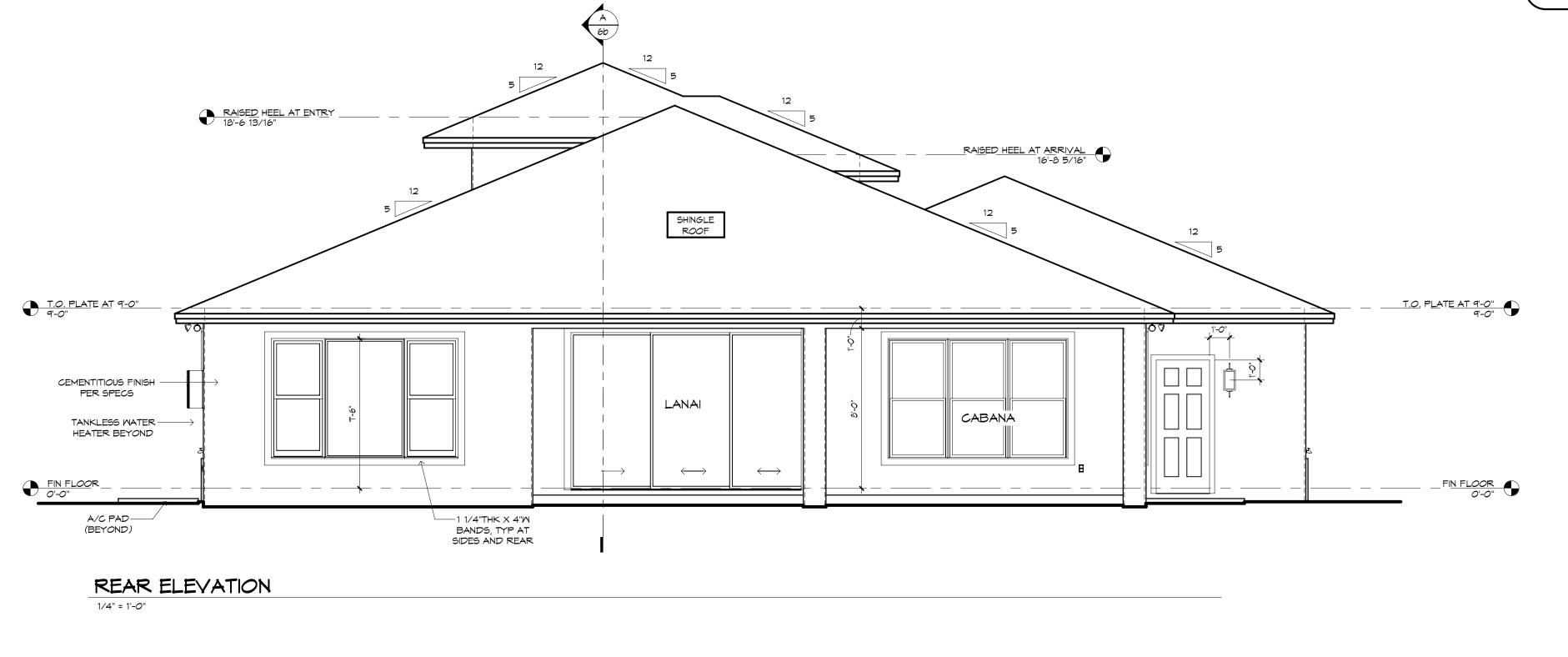
VERIFY LOCATION AND POSSIBLE ADDITION OF FILLED CELLS.
USE EPS FILLER ON ALL BANDS 2" AND

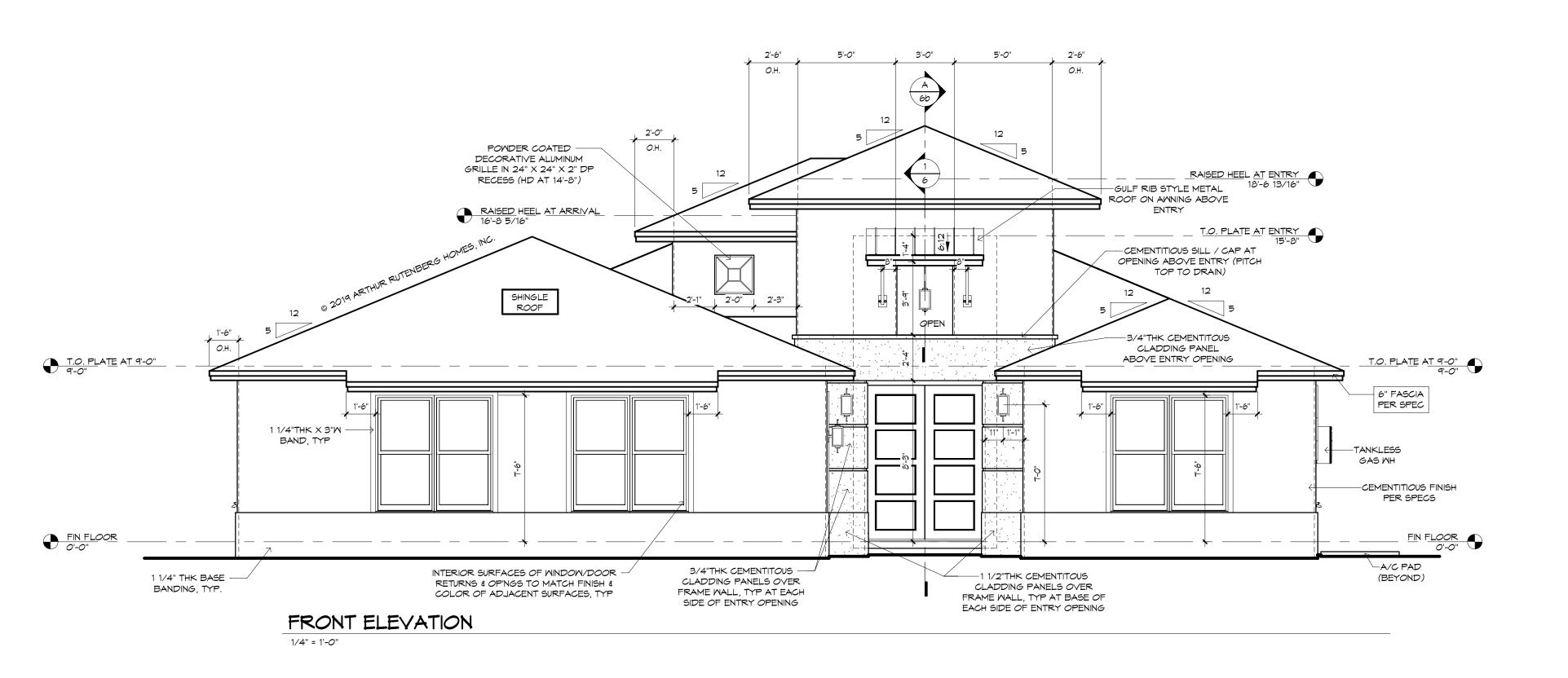
FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE. VERIFY ALL MINDOM AND DOOR ROUGH OPENINGS W/MFR SPECS.

LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE. WHERE EPS CORNICE OCCURS, PROVIDE 1/2" PNT GRADE PLYWOOD SOFFIT,

!! 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





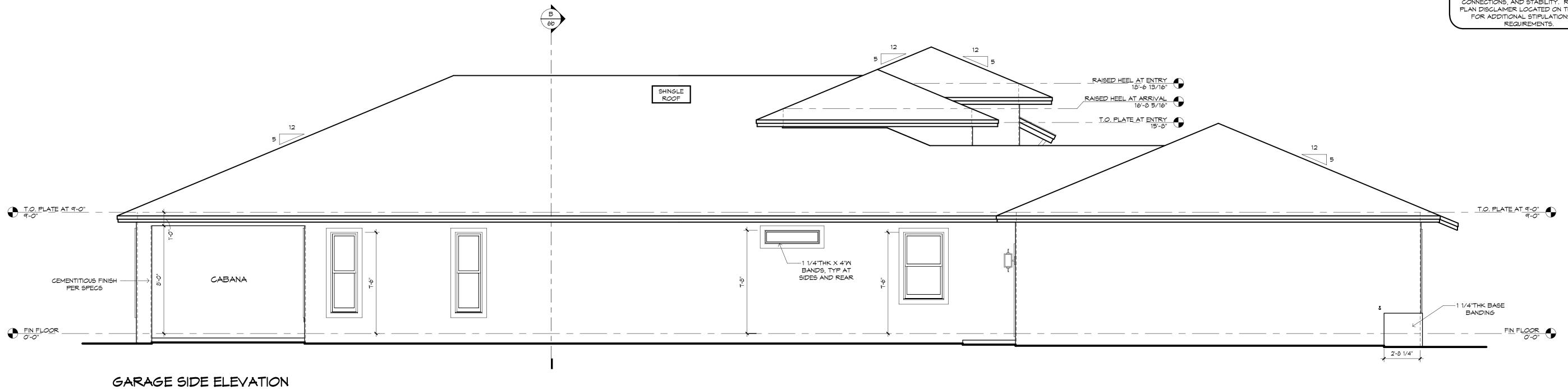
FRAMING PLAN DISCLAIMER MECHANICAL DISCLAIMER ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR.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

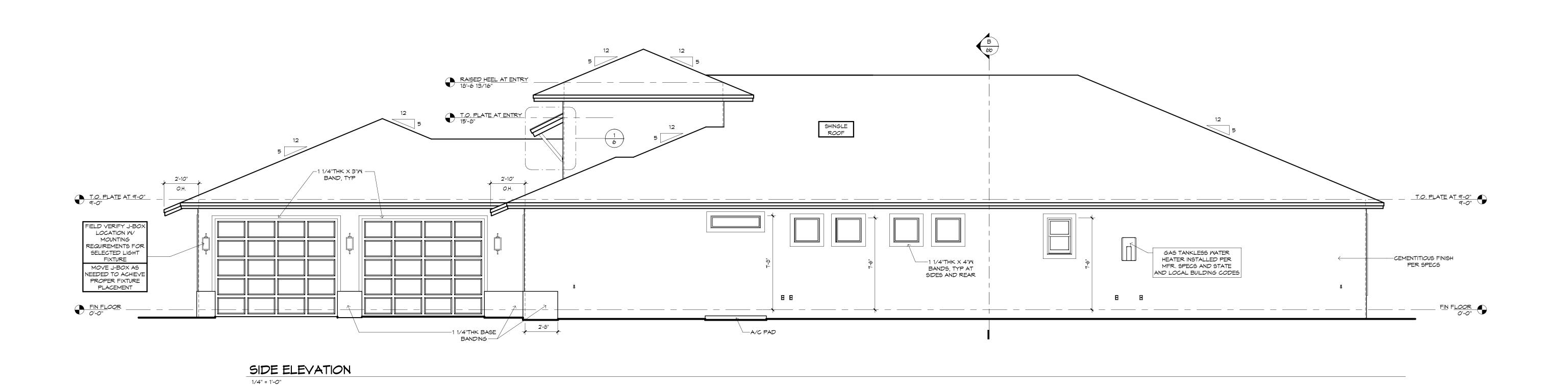
SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL

MECHANICAL CODES.

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS,
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RHOME





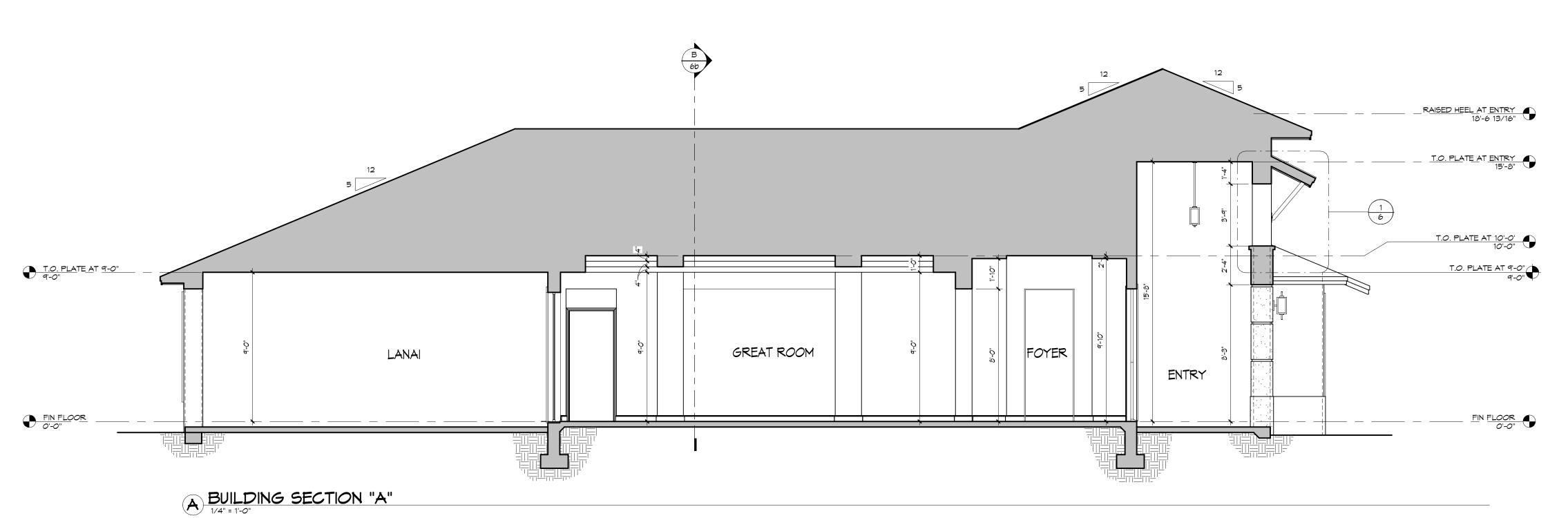
1/4" = 1'-0"

!! 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

!! ATTENTION !!

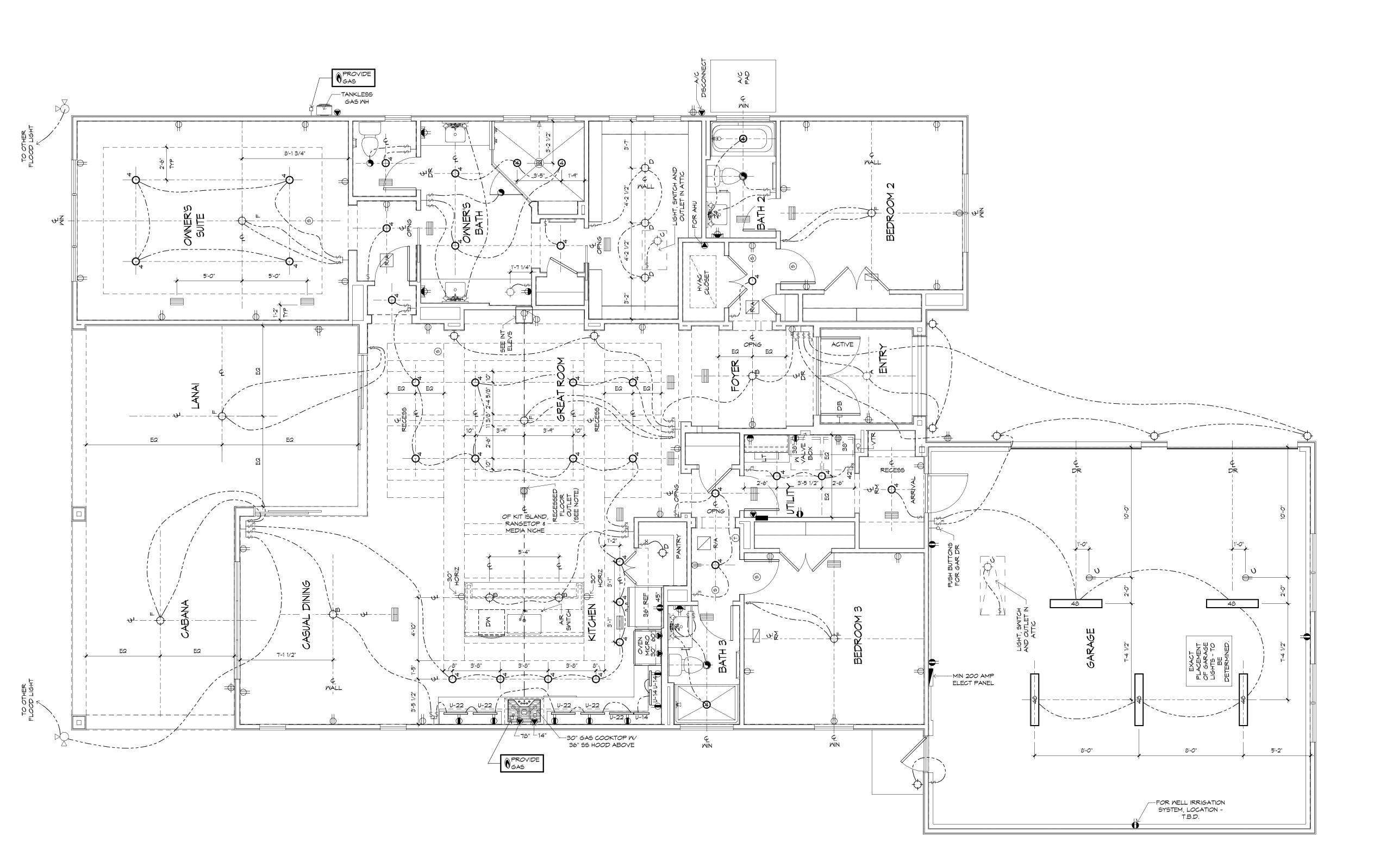
# RAISED HEEL AT ENTRY 18'-6 13/16" T.O. PLATE AT 9'-0" 9'-0" T.O. PLATE AT 9'-0" 9'-0" OWNER'S BUILDING SECTION "B"



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RHOME



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

> LED LIGHTING NOTE: ALL LED LIGHTING, INCLUDING RECESSED CAN BULBS, LED TAPE LIGHT, UNDER CABINET LIGHTING AND ACCENT

LIGHTING SHALL BE 3000K.

MATER HEATER NOTE: INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION

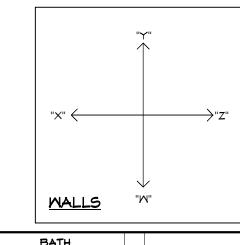
NSTRUCTIONS AND CURRENT APPLICABLE CODES

LOW VOLTAGE NOTE: BUILDING COMPANY TO COORDINATE ALL TV AND CABLE OUTLETS W/LOW

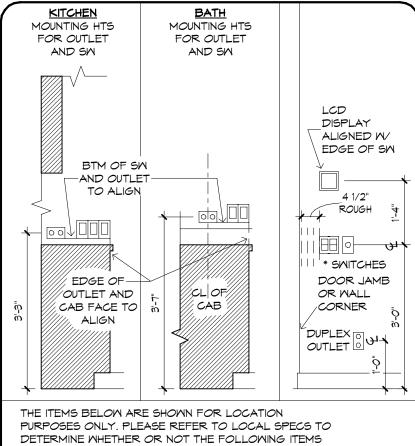
VOLTAGE CONTRACTOR

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 $\Box$ 



DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS

- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB

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

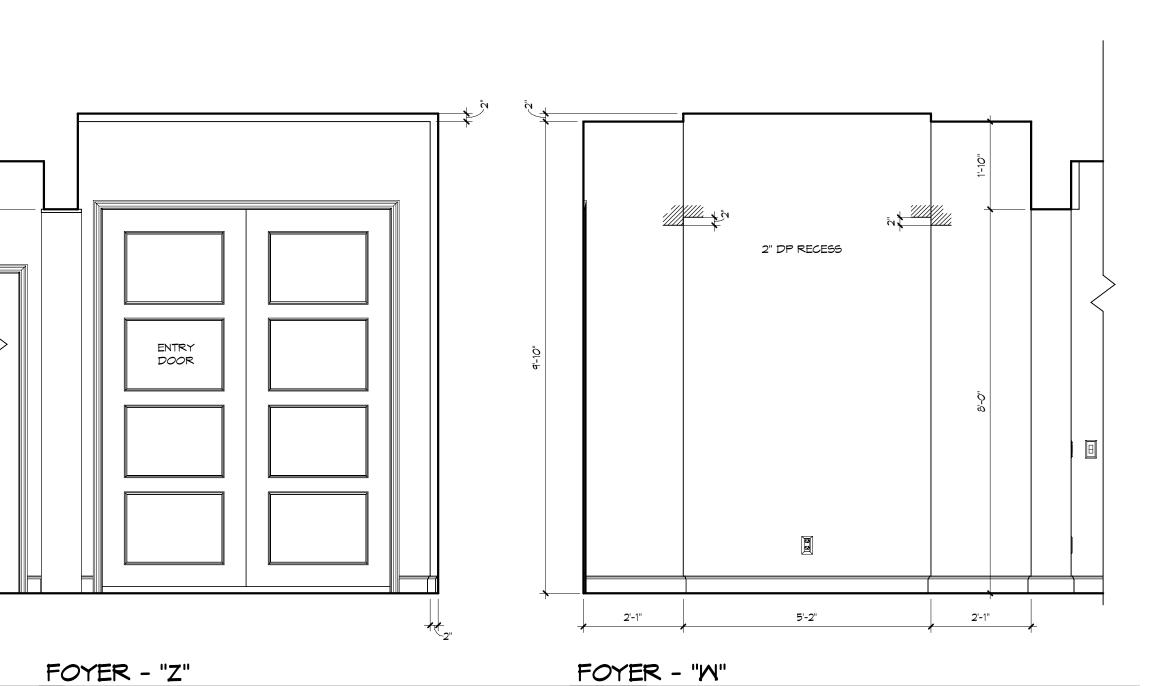
UPDATED 10/14/16

NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

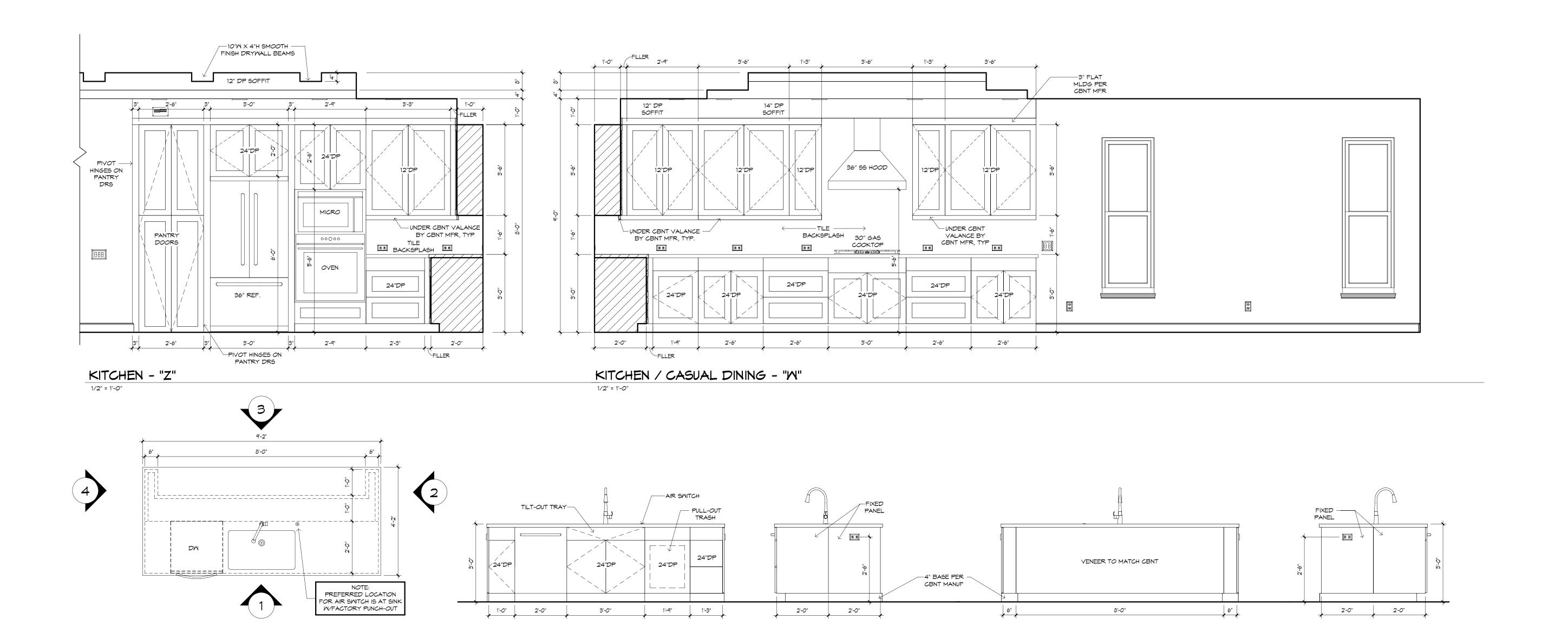
ELECTRICAL DETAILS SCALE: 1/2"=1'-0"

ELECTRICAL LEGEND

- → DUPLEX OUTLET (110V AT 12" OR AS NTD) DUPLEX OUTLET (110∨ AT 39") \*
- ₱ DUPLEX OUTLET (110V AT 43") \*
- DUPLEX OUTLET (110V AT 45") \*
- ⇒ SPLIT DPLX OUTLET (110V AT 12") TOP IS 'HOT'
- ₩EATHERPROOF DPLX OUTLET (110V AT 12") TOP IS 'HOT'
- $\widehat{\mathbb{P}} \oplus$  outlet W/ USB PORTS(110V AT 12" OR AS NTD) . ⊕ 220∨ OUTLET
- RECESS FLOOR OUTLET
- RECESS CEILING OUTLET (110V)
- → SM SEE ELEC DTL
- ⊕ 3-WAY SM SEE ELEC DTL
- ⊕ 4-WAY SM SEE ELEC DTL # I-GANG COMBINATION FAN / LIGHT SMITCH
- OCCUPANCY/MOTION DETECTOR SMITCH
- -O PUSH-BUTTON FOR GARAGE DOOR AT 60"
- ─□ DIMMER SM AT 36" - PUSH-BUTTON DOORBELL
- CLG MNT LGT FIXTURE
- 7" SURFACE MNT 3000K, 1000 LUMEN, LED FIXTURE
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- 6" ROUND RECESS 3000K LED RETROFIT TRIM WOPEN BAFFLE () 6" ROUND RECESSED ULTRA THIN LED
- O, 4" MINI ROUND RECESSED ULTRA THIN LED
- Oa 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM WOPEN BAFFLE
- 4" MINI ROUND RECESS 3000K LED EYEBALL TRIM
- 6" ROUND SLOPE CLG RECESS WITH 3000K LED BULB (INTERIOR SLOPED CLG)
- ▼▼ TELEPHONE OUTLET AT 12" OR AS NOTED
- CLG FAN/LIGHT PREWIRE AND SMITCHES
- SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE
- DETECTOR PER CODE UNDER CAB LED 9" UNDER CAB LED 22"
- UNDER CAB LED 14" UNDER CAB LED 30" 24 LED 48 LED 24" OR 48" CLG MNT 3000K, LED FIXTURE
- \$\frac{1}{4} \frac{1}{4} \frac
- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- OLG MNT SPEAKER CHIMES
- ELEC PANEL
- RETURN AIR GRILLE
- SUPPLY DIFFUSER LINEAR DIFFUSER LENGTH IN INCHES THERMOSTAT
- TP 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 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, MDMS AND HALLMAYS, 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 REQ ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR INSTALLATION REQ FOR ALL FLAT PANEL DISPLAYS.



1/2" = 1'-0"



2 1/2" = 1'-0"

2'-1"

— ALIGN CEILING RECESS AND WALL BUMP OUT———

3

-1X12 PAINT

GRADE FLAT STOCK WITH 3/4" REVEAL -RIPPED TO FIT

OPEN TO BEDROOM 2 HALLWAY

5'-2"

4" DP RECESS

2'-1"

**3** 1/2" = 1'-0"

FOYER - "Z"

1/2" = 1'-0"

-10"W imes 4"H SMOOTH FINISH  $\cdot$ 

DRYWALL BEAMS

12 7/8"DP SOFFIT

18 7/8"DP

RECESS

SPACE FOR FLAT PANEL TV

9'-2"

OPEN TO OWNER'S SUITE VESTIBULE

1/2" = 1'-0"

GREAT ROOM / FOYER - "Y"

KITCHEN ISLAND PLAN

1/2" = 1'-0"

1'-7"

6" DP RECESS

1'-7"

1/2" = 1'-0"

– 19"W X 8"H SM*OO*TH FINISH DRYWALL BEAMS—



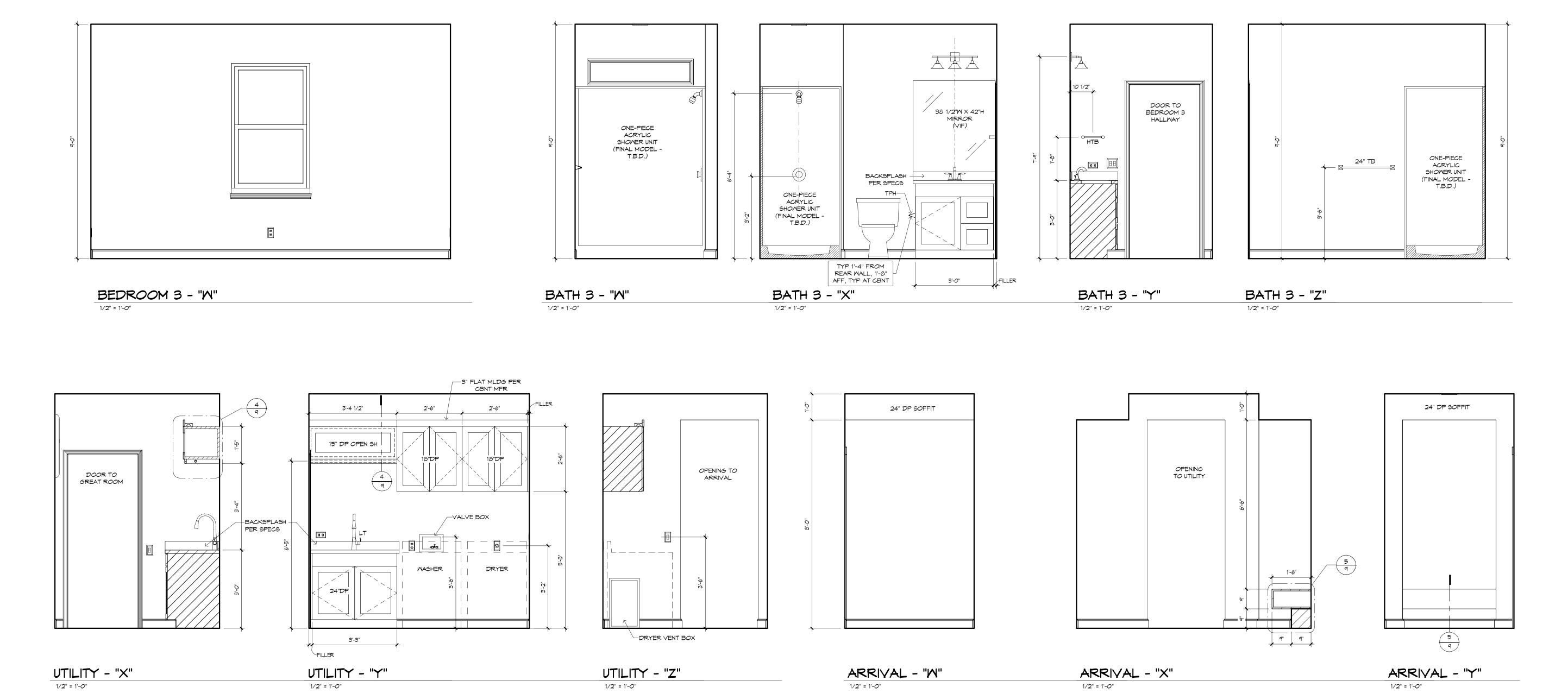
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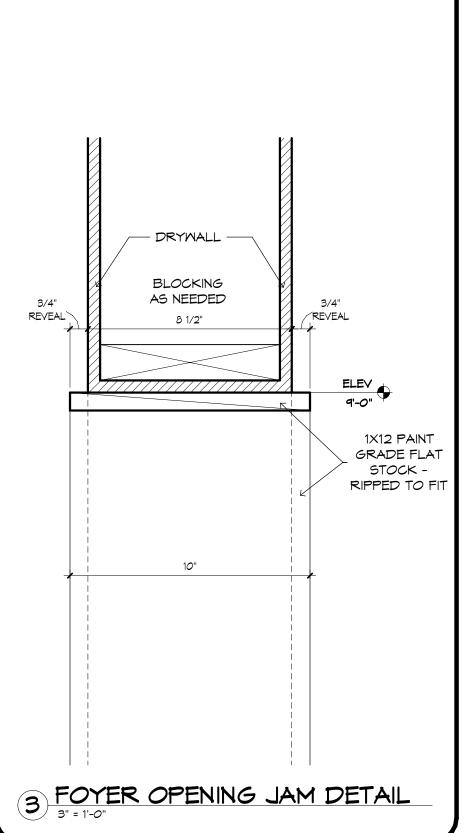
8.1

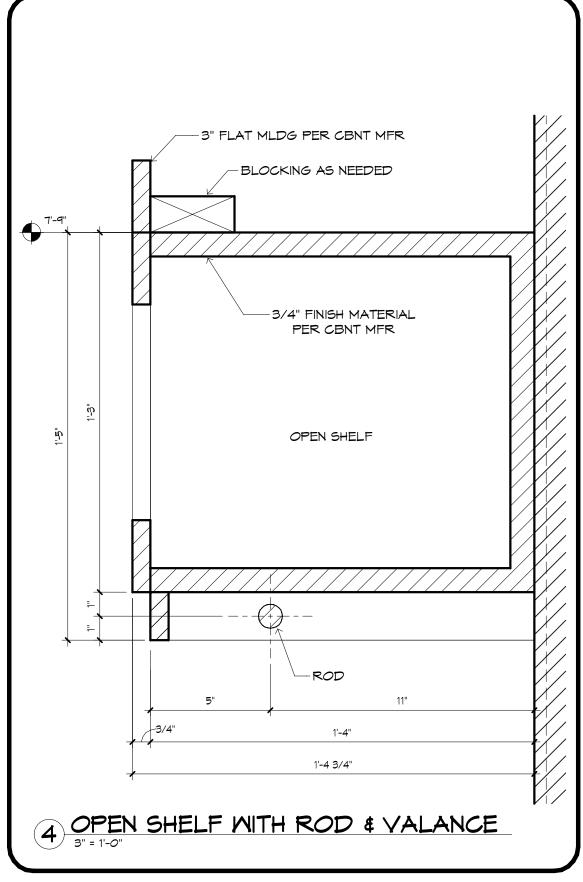


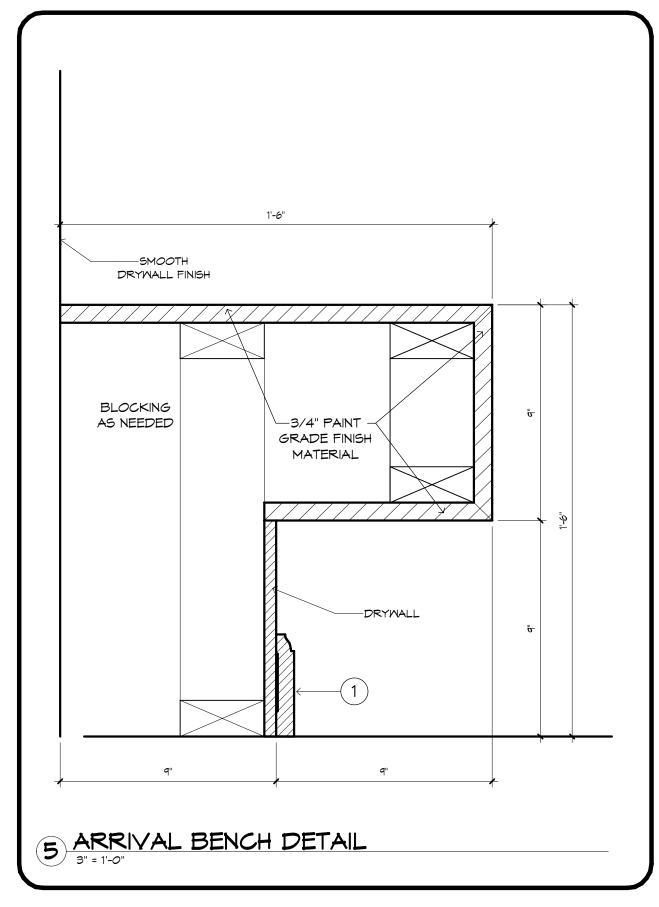
& DETAILS

2 1/4" CASING

1) 4 1/4" BASE MLDG







## 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.