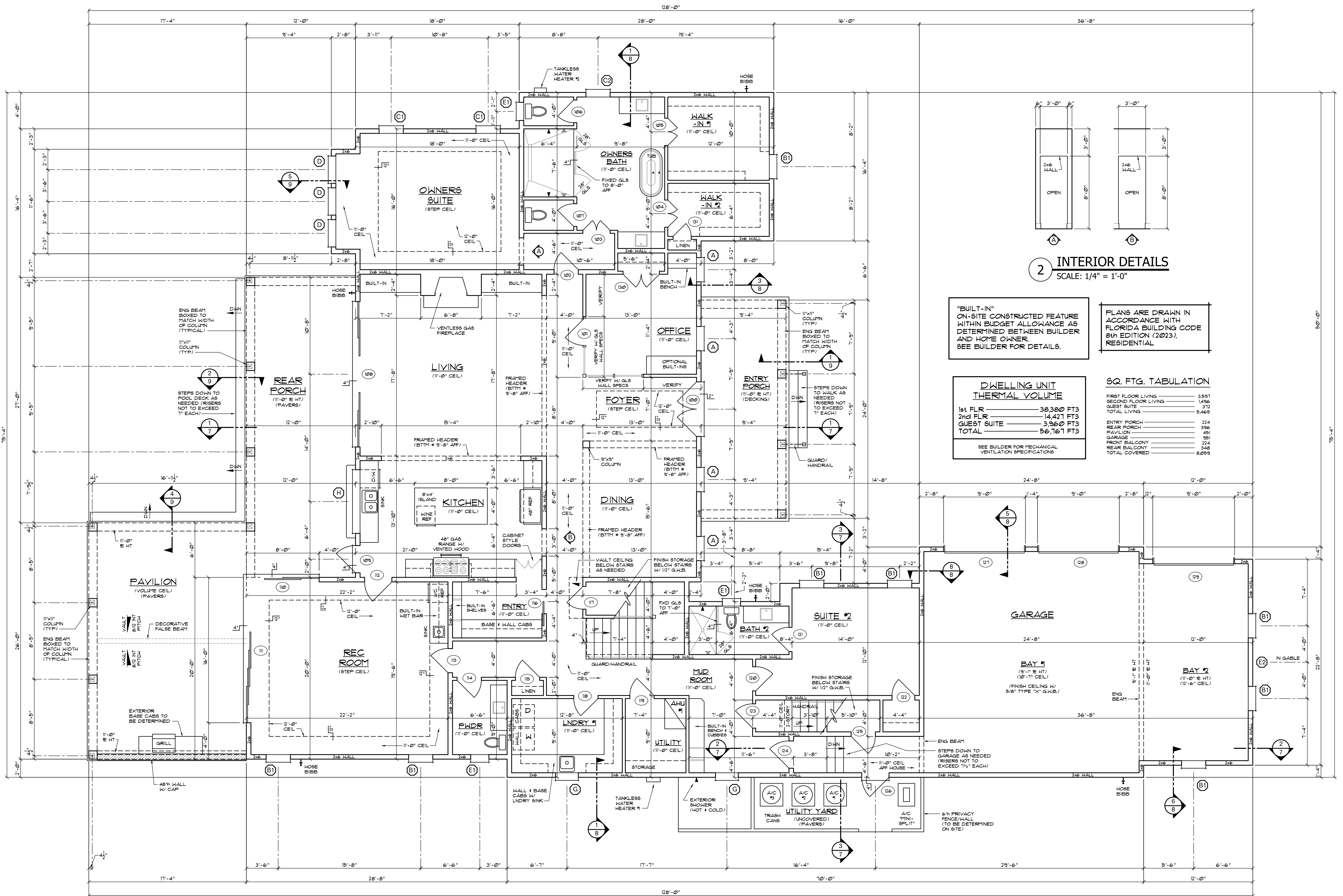




1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 INTERIOR DETAILS
SCALE: 1/4" = 1'-0"

"BUILT-IN" ON-SITE CONSTRUCTED FEATURE WITHIN BUDGET ALLOWANCE AS DETERMINED BETWEEN BUILDER AND HOME OWNER. SEE BUILDER FOR DETAILS.

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 8th EDITION (2023), RESIDENTIAL

DWELLING UNIT THERMAL VOLUME	
1st FLR	38,380 FT ³
2nd FLR	14,421 FT ³
GUEST SUITE	3,960 FT ³
TOTAL	56,761 FT ³
SEE BUILDER FOR MECHANICAL VENTILATION SPECIFICATIONS	

SQ. FTG. TABULATION	
FIRST FLOOR LIVING	3,591
SECOND FLOOR LIVING	1,496
GUEST SUITE	312
TOTAL LIVING	5,465
ENTRY PORCH	224
REAR PORCH	396
PAVILION	491
GARAGE	981
FRONT BALCONY	224
REAR BALCONY	348
TOTAL COVERED	8,095

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

NOTES:

- EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.
- ATTIC ACCESS TO BE 22"x30" MINIMUM (LOCATION TO BE VERIFIED IN FIELD). (SEE BUILDER FOR FULL-DOWN STAIR FRAMING REQUIREMENTS).
- GARAGE-TO-HOUSE INTERIOR DOOR TO BE:
 - SOLID WOOD DOOR W/ 1 1/2" MIN THICKNESS
 - OR SOLID OR HONEYCOMB-CORE STEEL
 - OR 20-MINUTE FIRE-RATED
 - (ANY DOOR CHOSEN SHALL HAVE A SELF-CLOSER)
- ALL SHOWER GLASS (FIXED GLASS PARTITIONS + DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPECS).

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Revisions:

Drawn by: JBF

Date: 8/18/2025

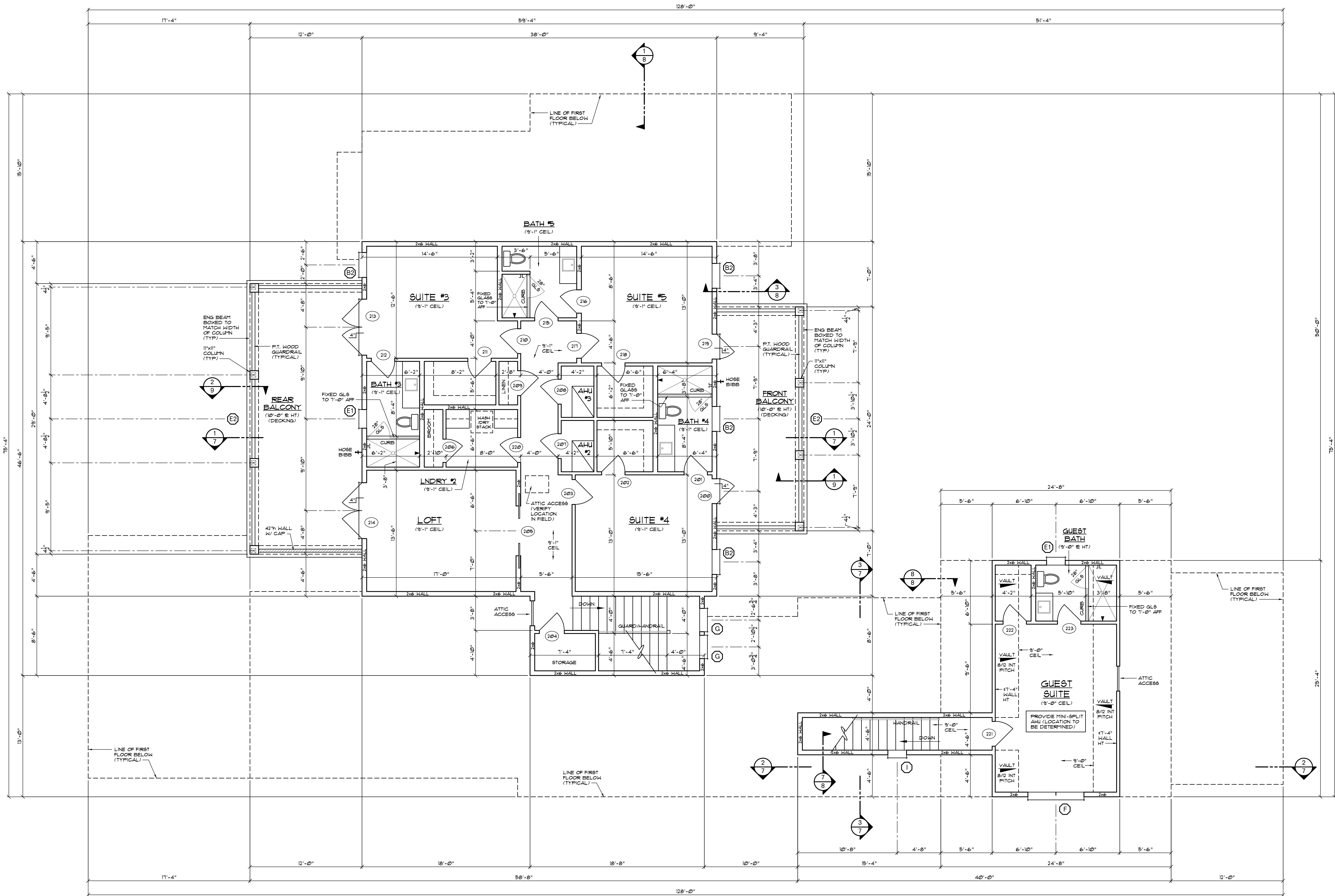
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Plan #:

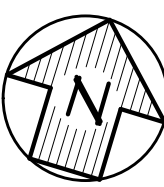
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Sheet Number

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1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



- NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.
- NOTE:
1 - EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.
2 - ATTIC ACCESS TO BE 22"x30" MINIMUM (LOCATION TO BE VERIFIED IN FIELD). (SEE BUILDER FOR FULL-DOWN STAIR FRAMING REQUIREMENTS).
3 - GARAGE-TO-HOUSE INTERIOR DOOR TO BE:
- SOLID WOOD DOOR W/ 8" MIN THICKNESS
- OR SOLID OR HONEYCOMB-CORE STEEL
- OR 20-MINUTE FIRE-RATED
(ANY DOOR CHOSEN SHALL HAVE A SELF-CLOSER)
4 - ALL SHOWER GLASS (FIXED GLASS PARTITIONS & DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPECS).

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