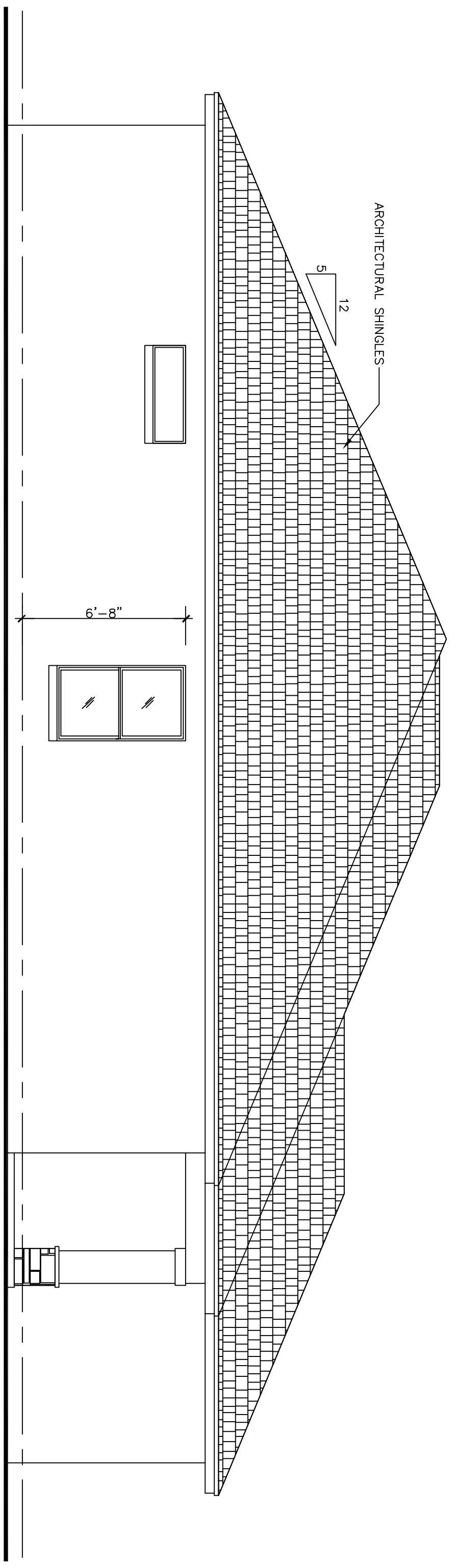
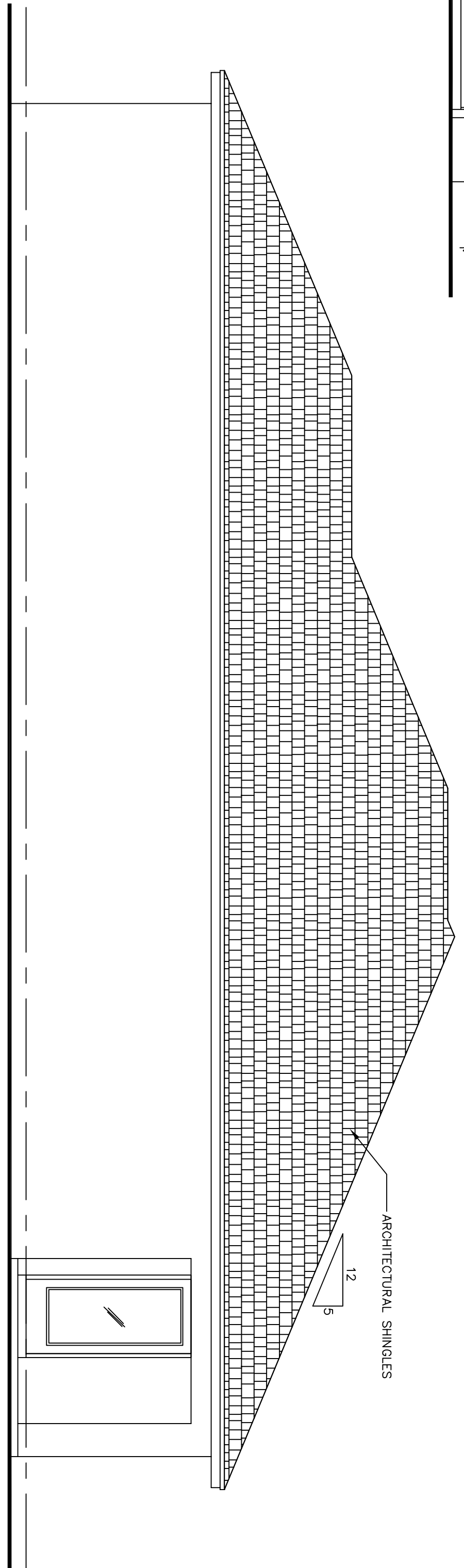


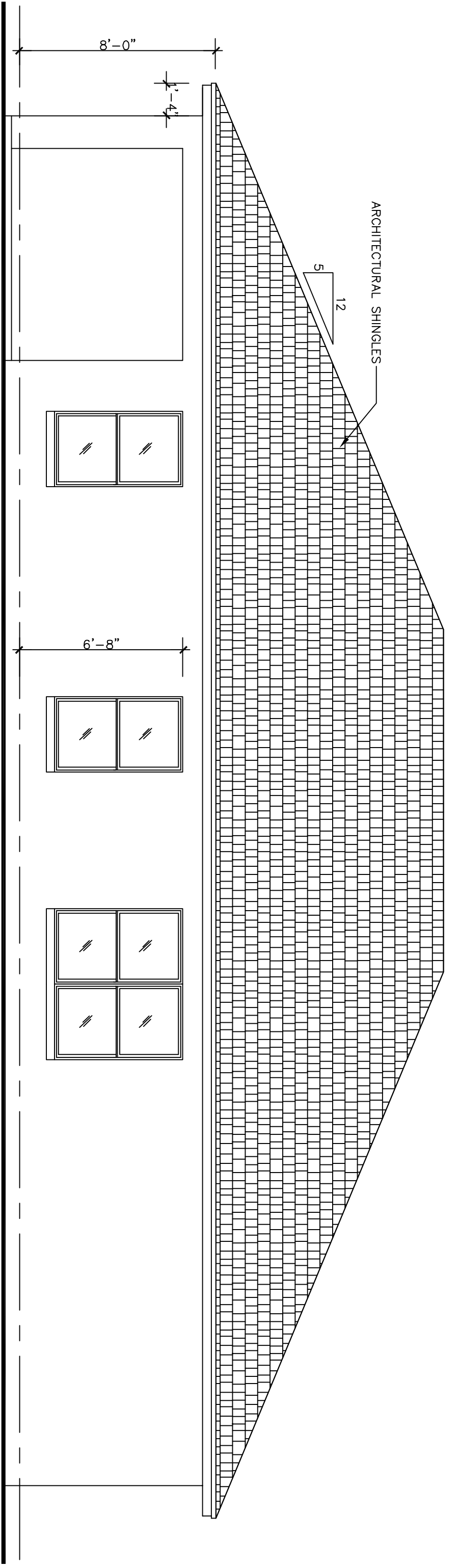
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FEATURES PORTRAYED ON THESE PLANS SUCH AS DECORATIVE COATING, DECORATIVE BANDING, DECORATIVE LOUVERS, & SIDING TYPE ARE SUGGESTIVE ONLY AND SUBJECT TO CHANGE PER OWNERS SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL AREA CALCULATIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION.

DRAWING NO. 222055
DATE: February 2022
Elevations

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Otterwoods Estates
Marianna Base Model

NOTES:

GENERAL PLANNING NOTES

WINDOW GRILLS ARE OPTIONAL - PER OWNER.
 ALL UNDIMENSIONED PARTITIONS ARE 4" ROUGH.
 ALL ANGLED PARTITIONS ARE 45° UNLESS OTHERWISE NOTED.
 ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
 ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED. (TRUSS ENGINEERING BY OTHERS & CROSS MANUFACTURER TO BE PROVIDED BY OWNER. HANGERS, FASTENERS, AND SET SPACING FOR ALL TRUSSES.)
 PROVIDE FIRESTOPPING EVERY 8'-0" VERTICALLY IN FRAME WALLS > 8'-1".
 ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUGGESTIVE AND SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTORS TO VERIFY.
 EXTERIOR FEATURES PORTRAYED ON THESE PLANS SUCH AS DECORATIVE COATING, DECORATIVE PAINTING, DECORATIVE LIGHTING, & SIDING ARE SUGGESTIVE ONLY AND SUBJECT TO CHANGE PER OWNER'S SPECIFICATIONS. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING. EXHAUST TO ATTIC SPACE AND SIFTS IS NOT ACCEPTABLE.
 ALL WINDOWS WITHIN 24" OF DOORS AND IN SHOWER OR TUB AREAS WILL BE SAFETY TEMPERED GLASS.
 ALL DOOR AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO A POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPILING WITH UL 2020. LAUNDRY NOTE: UNLESS OTHERWISE NOTED, PROVIDE DRYER VENT THRU ROOF MAX LENGTH 35'. WASHER AND DRYER UNIT W/HANSON BOX @ 36" AL-F-F.
 ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES IE ATTIC, CRAWL SPACE, GARAGE, SHALL BE PROVIDED WITH INSULATION TO A LEVEL EQUIV. TO THE INSULATION ON THE SURROUNDING SURFACES.
 DOOR FROM GARAGE INTO HOUSE MUST BE A MINIMUM 1-3/8" SOLID WOOD DOOR, SOLID OR HOLOCOMB STEEL DOOR, OR 20 MINUTE FIRE RATED ANY ACCESSIBLE SPACE BENEATH A STAIRWAY SHALL BE PROTECTED WITH 1/2" Gypsum Board.

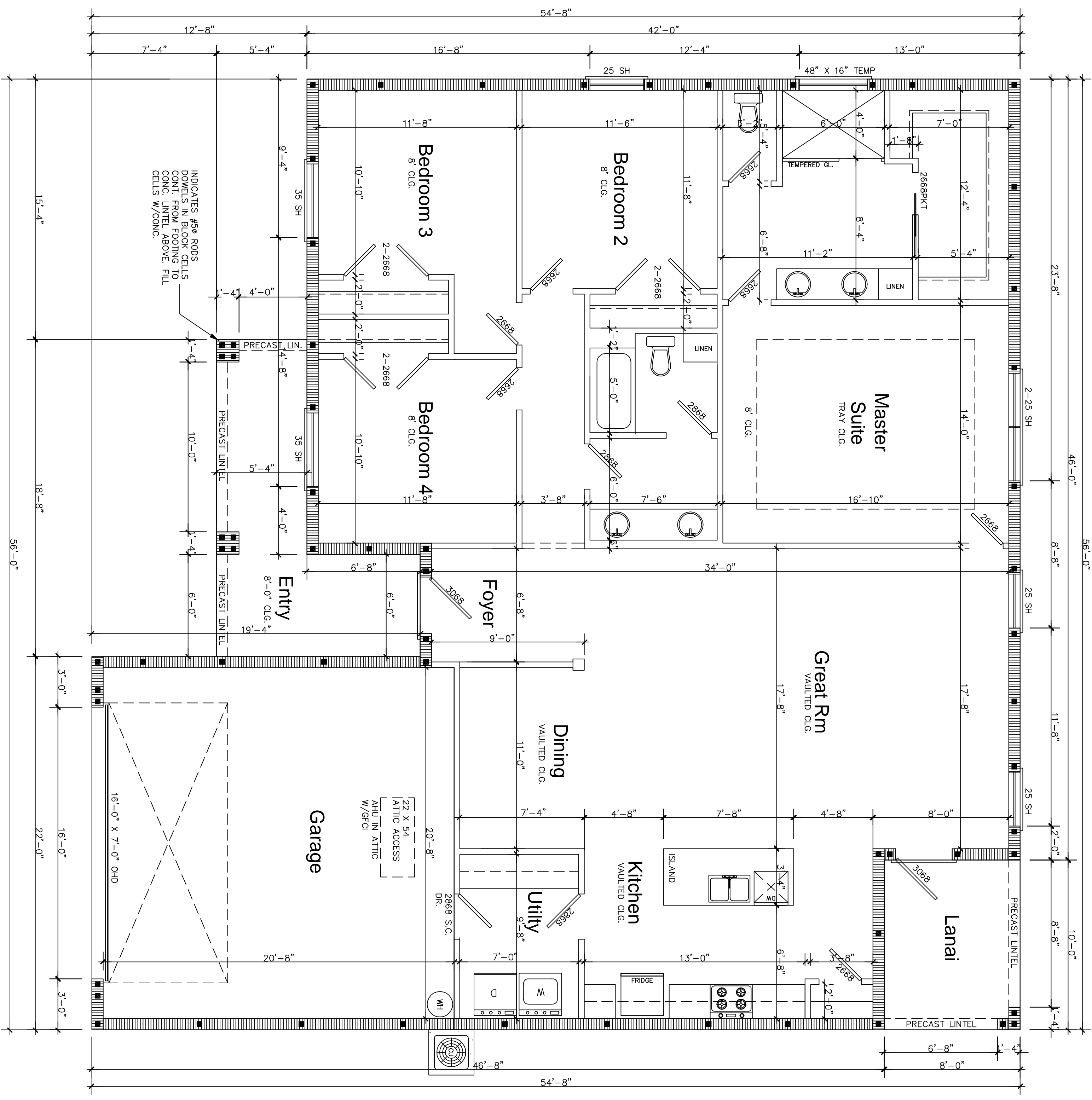
GENERAL CONSTRUCTION NOTES

SINCE SITE VISITATION IS NOT ALWAYS FEASIBLE OR NECESSARY, IT IS ASSUMED THAT THE SITE IS FLAT UNLESS A TOPOGRAPHY SURVEY IS FURNISHED SHOWING INFORMATION TO THE CONTRARY.
 ANY SPECIAL STRUCTURAL DESIGN REQUIRED, NOT SHOWN BY THE DRAFTSMAN SHALL BE DONE BY A QUALIFIED STRUCTURAL ENGINEER OR LICENSED ARCHITECT.
 ONLY WORK SHOW ON THIS DRAWING IS CERTIFIED BY THE ENGINEER OR ARCHITECT ON FILE.
 VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. ASSUMED SOIL BEARING PRESSURE MIN. 2000 PSF.
 BACK FILLING BEHIND CONCRETE WALLS TO BE DONE IN 6" TO 12" LAYERS TAMPED.
 ALL CONCRETE 3000 PSI IN 28 DAYS LOCKED IN PLACE.
 ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CONFORM TO ALL STATE AND LOCAL CODES APPLICABLE TO THEIR TRADES.
 CONTRACTOR RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION. SITE ENGINEERING, BUILDING PLACEMENT, SOIL ANALYSIS & TOPOGRAPHIC WORK WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. ANY INFORMATION NOT CONSISTANT WITH PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSMAN IN WRITING.
 TO THE BEST OF THE DRAFTSMAN'S KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION OR OCCUPANCY.
 ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND GOVERNING REGULATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.
 THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW, THE GENERAL CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DRAFTSMAN OF ANY ERRORS, OMISSIONS, DISCREPANCIES, OR CONFLICTS. THE GENERAL CONTRACTOR SHALL REVIEW THE PORTION OF THE PROPOSED WORK. THE DRAFTSMAN SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE.
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS FURNISHED BY SUB-CONTRACTORS AND VENDORS.
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS FURNISHED BY SUB-CONTRACTORS AND VENDORS.
 DEVIATIONS FROM THESE DOCUMENTS IN CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY THE DRAFTSMAN. ANY DEVIATIONS WITHOUT PRIOR REVIEW, QUESTION, OR DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS. SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE DIRECTED UNDER A SEPARATE AGREEMENT.
 TRUSS ENGINEERING IS PERFORMED BY OTHERS. TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
 WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT. WITH A MINIMUM DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
 ALL GLASS/PAN BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
 ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
AREA SPECIFICATIONS
 LIVING AREA 2043 SQ. FT.
 GARAGE 468
 COVERED LANAI 80
 ENTRY 140
 TOTAL 2731 SQ. FT.

LEGEND

- TYP. 8" CMU WALL
- TYP. 2X STUD WALL

NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS
 (1) #5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS & AT 6'-0" MAX. TYP. PROVIDE #5 BELOW SILL FOR OPENINGS GREATER THAN 6'-0"-W
 (2) #5 REBAR OR (1) #7 FOR OPENINGS 16'-0"-OR LARGER TYP.
 (1) #9 REBAR BELOW SLAB (IN STEEWALL) OR
 (1) #9 REBAR REINFORCE (FOR RENOVATION)
 (1) #5/8" X 6" LONG TIEEN HD W/3"x3"x1/8" WASHER @ 18" O.C. ON BOTTOM PLATE. 6'-12" FROM END WALLS



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

CONTRACTOR TO VERIFY ALL AREA SHADING CONSTRUCTION.

SHEET 5 OF 8

DRAWING NO. 222055
 DATE: February 2022
Floor Plan

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 Lena Base Model**

NOTES:

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 Since 1975

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