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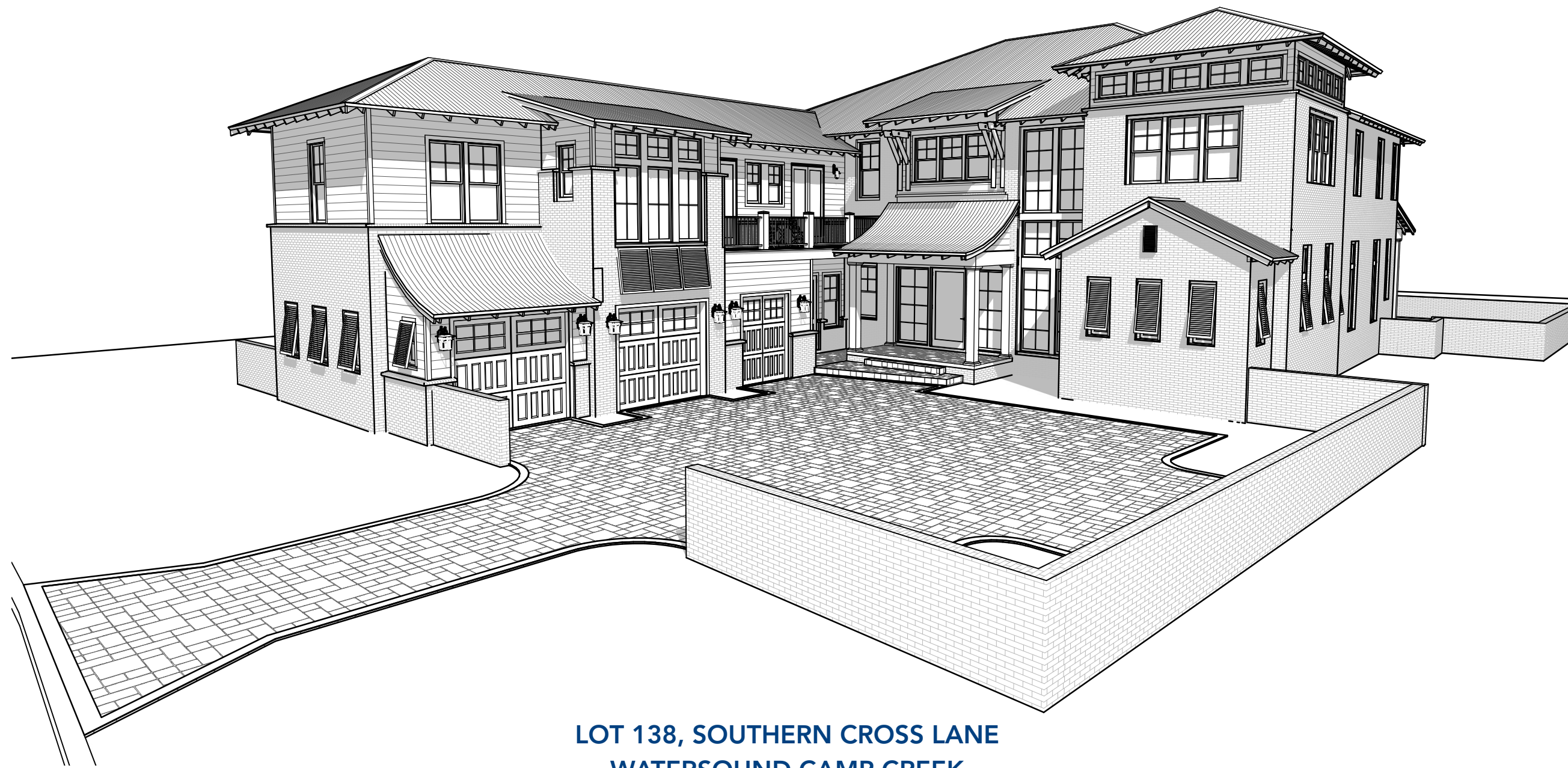
Design & Construction Documents for:
Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

Project Number: 23-005
Project Name: Lot 138 W5CC
Drawing Name: Cover Sheet

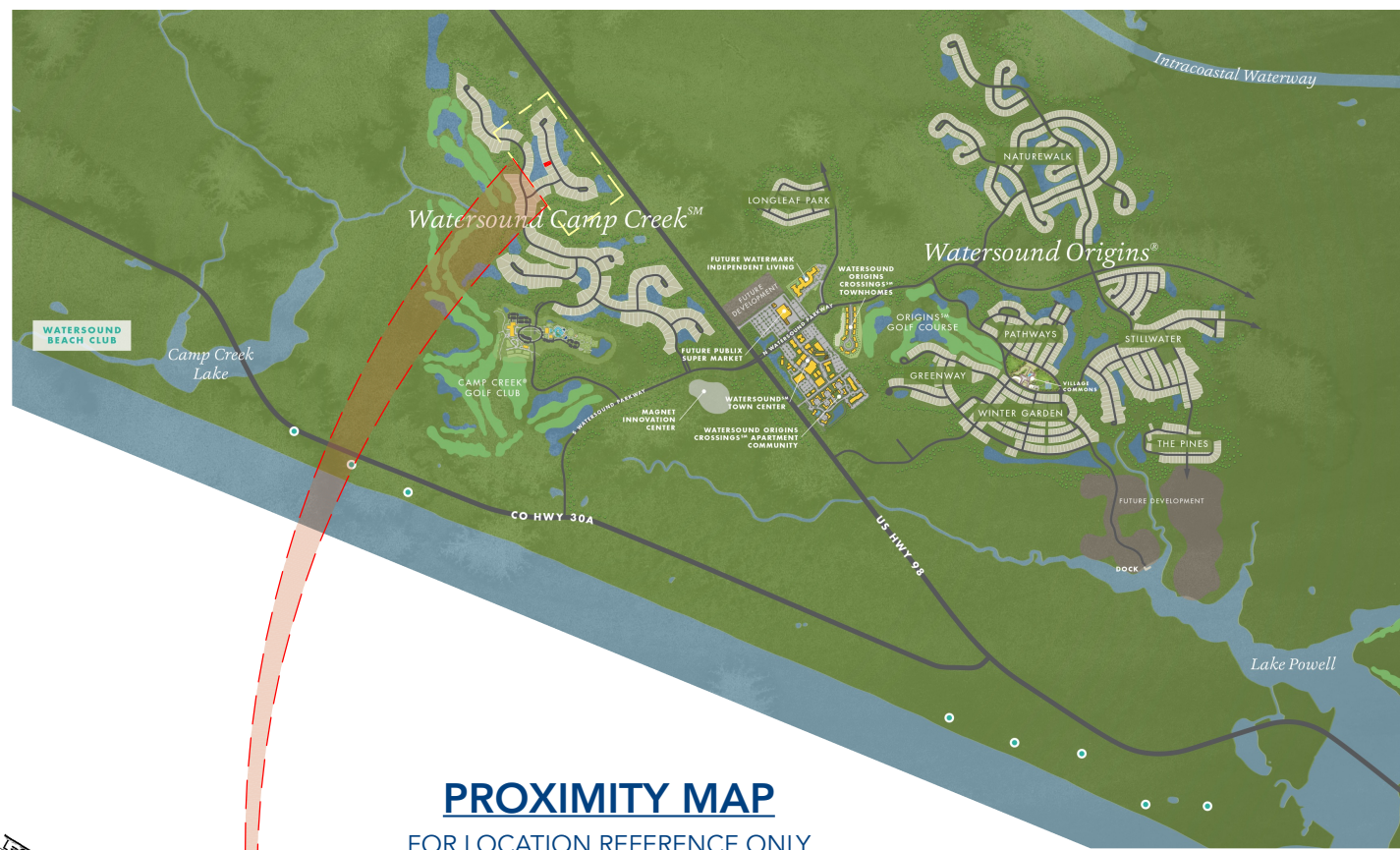
ISSUES AND REVISIONS	DATE	DESCRIPTION
1	12/12/23	DRG RELEASE

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SAR	SAR

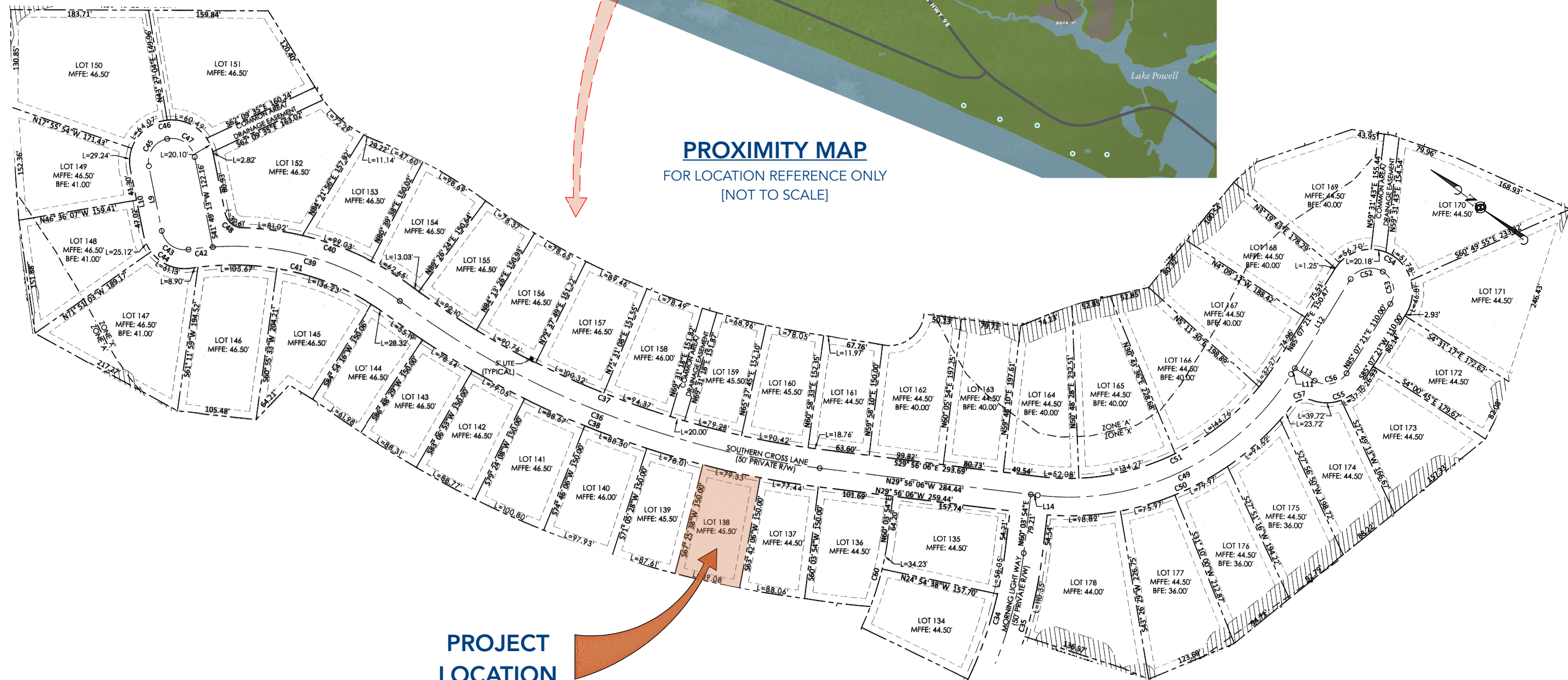
LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
CS	COVER SHEET		
SP1.1	SITE PLAN		
A1.1	1ST FLOOR PLAN		
A1.2	2ND FLOOR PLAN		
A2.1	ROOF PLAN		
A3.1	EXTERIOR ELEVATIONS		
A3.2	EXTERIOR ELEVATIONS		
A4.1	BUILDING SECTION		
A4.2	BUILDING SECTION		
A5.1	WALL SECTION		
E1.1	GROUND LEVEL ELECTRICAL		
E1.2	1ST FLOOR ELECTRICAL		
E1.3	2ND FLOOR ELECTRICAL		



LOT 138, SOUTHERN CROSS LANE
WATERSOUND CAMP CREEK



PROXIMITY MAP
FOR LOCATION REFERENCE ONLY
[NOT TO SCALE]



PROJECT
LOCATION

ENLARGED STREET PLAT
FOR LOCATION REFERENCE ONLY
[NOT TO SCALE]

ENERGY CODE AND CONSERVATION NOTES

THESE PLANS ARE TO BE BUILT IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE, ENERGY CONSERVATION

HVAC SYSTEMS

- ALL HVAC SYSTEMS WILL BE SIZED BY LICENSED PROFESSIONAL AND INSTALLED IN ACCORDANCE TO ALL APPLICABLE CODES. ALL LINES, DUCTS, ETC WILL BE INSULATED TO AT LEAST THE MINIMUM REQUIRED BY CODE
- ANY EXTERIOR INSULATION WILL BE CONCEALED BY A PROTECTIVE COVER ENSURING COMPLIANCE WITH ENERGY CODE
- MANUF MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS SHALL BE AVAILABLE FOR VERIFICATION
- ALL SEPARATE HVAC UNITS SHALL HAVE DEDICATED THERMOSTAT.
- PROGRAMMABLE THERMOSTATS FOR PRIMARY HVAC SYSTEMS SHALL BE INITIALLY SET BY MANUF TO CODE SPEC'S
- HEAT PUMP HVAC UNITS SHALL HAVE HEAT PUMP THERMOSTAT INSTALLED
- ALL DUCTWORK AND CONNECTIONS SHALL BE CONSTRUCTED AND SEALED PER MIN. CODE REQUIREMENTS AND SHALL BE INSTALLED IN CONDITIONED SPACE. WHERE UNITS AND DUCTS INSTALLED IN ATTIC SPACE, ATTIC SPACE MUST BE INSULATED AND CONDITIONED TO MINIMUM SPEC.

WINDOWS & DOORS

- U-FACTORS AND SHGC VALUES FOR ALL FENESTRATION PRODUCTS WILL BE AT A MINIMUM THOSE SET IN THE DEFAULT TABLE. ALL FENESTRATION PRODUCTS WILL BE LISTED TO NOT EXCEED CODE LIMITS
- AIR & THERMAL BARRIERS WILL BE INSTALLED PER MANUF RECOMMENDATIONS
- IC RATED RECESSED FIXTURES WILL BE SEALED TO CONFORM TO MAX CFM LEAKAGE
- ANY WATER HEATING SYSTEM WILL BE PROVIDED WITH AUTOMATIC TEMPERATURE CONTROLS AND SEPARATE SHUTOFFS FOR EITHER POWER FOR ELECTRIC UNITS, OR FUEL FOR COMBUSTION TYPES.
- ALL OUTDOOR INTAKES OR EXHAUST VENTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS INSTALLED

INSULATION

- INSULATION VALUES SHALL BE PROVIDED BY INSTALLER TO BE POSTED IN THE ELECTRICAL PANEL PRIOR TO ISSUANCE OF CO
- ALL INSULATION SHALL BE INSTALLED PER MANUFACTURERS SPEC'S
- FLOOR INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR, OR CONTINUOUS INSULATION WILL BE INSTALLED ON THE UNDERSIDE OF THE FLOOR FRAMING MATERIAL AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
- VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS, EXTENDING OVER INSULATION
- ATTIC ACCESS HATCH AND DOOR SHALL BE INSULATED TO BE EQUAL OR GREATER THAN ADJACENT INSULATION

LIGHTING

- 75% OF PERMANENT LIGHTING SHALL HAVE HIGH EFFICACY LAMPS. (DOES NOT APPLY TO LOW VOLTAGE LIGHTING)
- GAS LIGHTING SHALL NOT HAVE A CONTINUOUS PILOT LIGHT

GENERAL NOTES & REQUIREMENTS

- ALL DIMENSIONS SUPERSEDE SCALED DRAWINGS. DO NOT SCALE ANY DRAWING.
- DIMENSIONS ARE TO OUTSIDE OF STUDS OR GIRDER UNLESS NOTED OTHERWISE.
- ALL WOOD WALLS ARE 2x6 UNLESS NOTED OTHERWISE.
- MASONRY DIMENSIONS ARE TO OUTSIDE OF MASONRY U.N.O.
- ALL WALLS IN PLAN ARE DRAWN AND DIMENSIONED NOMINALLY. GENERAL CONTRACTOR TO MAKE NECESSARY ALLOWANCES FOR ACTUAL DIMENSIONS.
- ALL CONDITIONS THAT THIS SET OF DOCUMENTS ADDRESS SHALL BE SHALL BE INSTALLED IN A MANNER TO CONFORM WITH ALL GENERAL STANDARDS SET FORTH BY ANSI, ASTM, ETC., EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY AGREEMENT.
- THE DESIGNER SHALL BE CONSULTED IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK PERFORMED BY THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO DESIGNER FOR RESOLUTION. ALL CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR THE PROJECT. WHERE JOB CONDITIONS PREVENT OBTAINING DIMENSIONS OR RESULTS AS SHOWN OR SPECIFIED, THE CONTRACTOR SHALL CONSULT THE DESIGNER FOR RESOLUTION.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR THE PROJECT. WHERE JOB CONDITIONS PREVENT OBTAINING DIMENSIONS OR RESULTS AS SHOWN OR SPECIFIED, THE CONTRACTOR SHALL CONSULT THE DESIGNER FOR RESOLUTION.
- ALL WORK PERFORMED BY THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWING.
- THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE LAWS, RULES, AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE THE CONTRACT, NOTES, OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
- THE DESIGNER SHALL BE PROVIDED WITH SHOP DRAWINGS OR SAMPLES OF CUSTOM FABRICATED ITEMS PRIOR TO CONSTRUCTION.
- REASONABLE ALLOWANCES SHALL BE PROVIDED FOR ALL ITEMS NOT SPECIFIED IN THE DRAWINGS, MATERIAL LISTS, NOTES AND SPECIFICATIONS.
- SUBSTITUTIONS FOR SPECIFIED ITEMS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE DESIGNER
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK.
- THE CONTRACTOR IS RESPONSIBLE TO SEE THAT EASEMENTS AND SETBACKS ARE NOT ENCROACHED.
- THE CONTRACTOR SHALL COORDINATE ALL TIE INS AND ALL UTILITY SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND LEAVE THE SITE UNIFORMLY GRADED.
- ELECTRICAL / MECHANICAL DRAWINGS SHOW FIXTURE LOCATIONS ONLY. CONTRACTOR RESPONSIBLE FOR LOAD CALCULATIONS, POWER REQUIREMENTS, ETC.
- MECHANICAL CONTRACTOR TO VERIFY SIZE, EFFICIENCY AND PLACEMENT OF ALL MECHANICAL EQUIPMENT. GENERAL CONTRACTOR TO CONSULT W/ MECH. CONTRACTOR AND/OR MECH. ENGINEER AND NOTIFY DESIGNER OF ANY DIFFICULTY W/ INSTALLATION, EFFICIENCY OR PERFORMANCE OF SYSTEMS PRIOR TO CONSTRUCTION.
- ALL EQUIPMENT AND/OR MATERIAL, I.E. DOORS, WINDOWS, WATERPROOFING MATERIALS, ETC. MUST MEET OR EXCEED ALL DESIGN CRITERIA AS INDICATED IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS. ANY SUBSTITUTIONS SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO PURCHASING. THE BURDEN OF PROOF FOR EQUAL SUBSTITUTIONS LIES ON THE GENERAL CONTRACTOR, NOT THE DESIGNER. IN ALL CASES, HOWEVER, THE EQUIPMENT AND/OR MATERIALS MUST STILL MEET OR EXCEED ALL DESIGN CRITERIA AS INDICATED IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR TO SECURE WRITTEN DOCUMENTATION THAT WINDOWS AND DOORS TO BE INSTALLED MEET OR EXCEED WIND LOADING AND ALL OTHER DESIGN CRITERIA AS INDICATED IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS. THIS INCLUDES ANY SUBSTITUTIONS MADE DURING THE COURSE OF THE PROJECT.
- ALL WINDOWS AND DOORS ARE TO BE IMPACT RATED TO MEET FLORIDA BUILDING CODE REQUIREMENTS
- ALL HABITABLE ROOMS TO HAVE WINDOW OR DOOR SIZED TO MEET EGRESS REQUIREMENTS SET FORTH IN FLORIDA BUILDING CODE.

STRUCTURAL INSPECTIONS

STRUCTURAL INSPECTIONS ARE CONDUCTED BY THE ENGINEER OF RECORD OR A REPRESENTATIVE THEREOF. THESE INSPECTIONS ARE IN ADDITION TO CUSTOMARY COUNTY BUILDING OFFICIAL INSPECTIONS. IT IS RECOMMENDED TO HAVE DESIGNER PERFORM EACH OF THESE INSPECTIONS IN COMBINATION WITH ENGINEER OF RECORD.

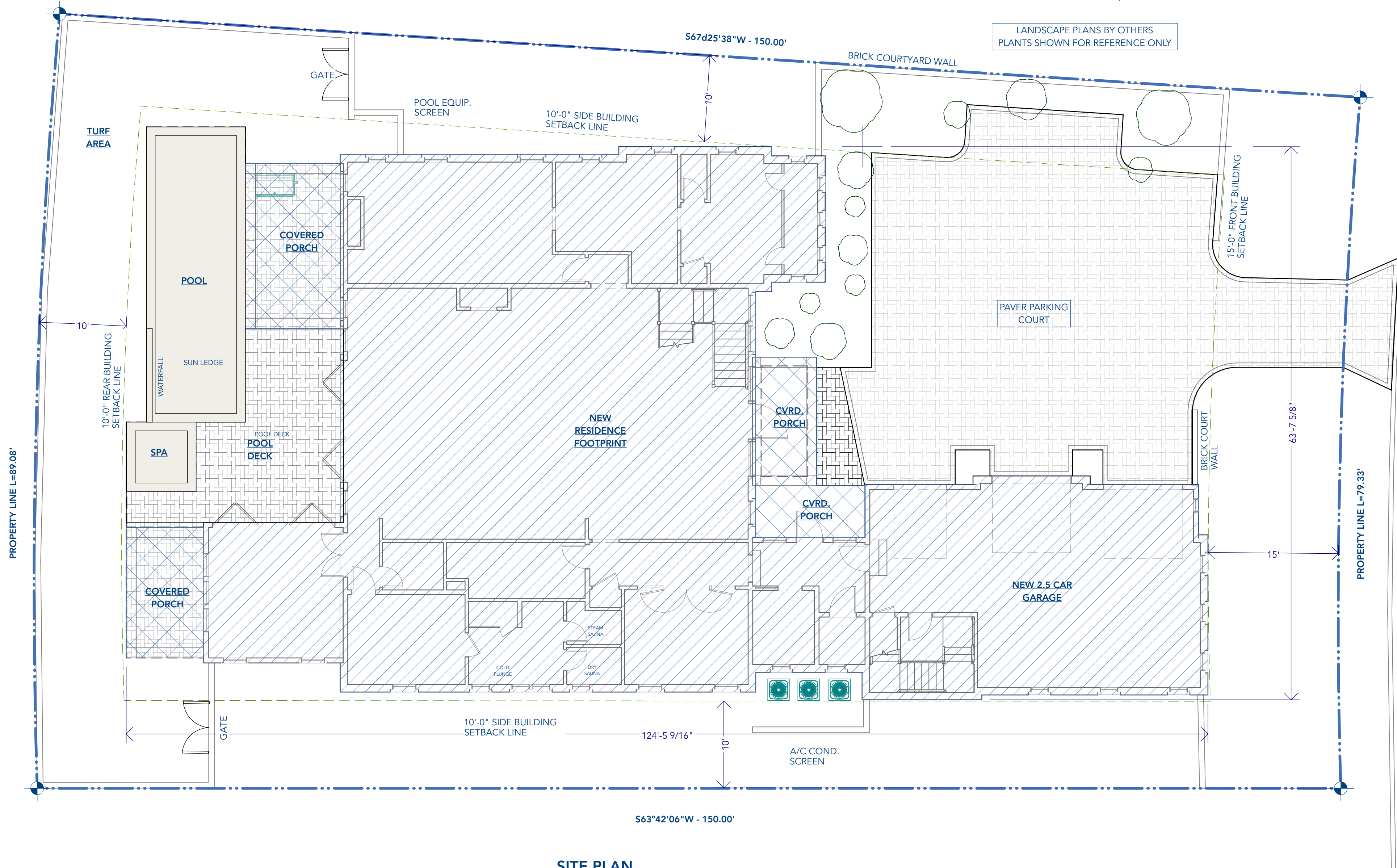
STRUCTURAL ENGINEER TO BE NOTIFIED IN WRITING ONE WEEK (IF POSSIBLE, THREE DAYS MINIMUM) PRIOR TO ALL STRUCTURAL INSPECTION DATES (SEE STRUCTURAL INSPECTION SCHEDULE BELOW). COPY DESIGNER ON ALL CORRESPONDENCE WITH STRUCTURAL ENGINEER, INCLUDING THE SCHEDULING OF SITE INSPECTIONS. FINAL CERTIFICATE OF OCCUPANCY LETTERS ARE EXPECTED TO COME FROM THE STRUCTURAL ENGINEER, AND IT IS THEREFORE CRITICAL THAT HE/SHE DO ALL OF THE STRUCTURAL INSPECTIONS. THIS INCLUDES FOOTING INSPECTIONS PRIOR TO POURING CONCRETE.

TYPICAL SCHEDULE OF INSPECTIONS

- PILAGES
- FOUNDATION (GRADE BEAMS (LAYOUT AND REBAR))
- SLAB (REINFORCING STEEL AND GRADE BEAMS) (WHERE APPLICABLE)
- FRAMING/STRAPPING (BEAMS, COLUMNS, TRUSSES, STRAPS, HOLDOWNS, SHEAR WALLS)
- FINAL FOLLOW-UP FRAMING/STRAPPING (IF CORRECTIONS WERE REQUIRED AFTER FIRST FRAMING/STRAPPING INSPECTION)
- ENGINEER CERTIFICATION

[SEE ENGINEERING DRAWINGS FOR FULL LIST OF REQUIRED INSPECTIONS]

*ANY CHANGES IN DESIGN OR SPECIFICATIONS MUST BE SUBMITTED IN WRITING BY THE ENGINEER, TO THE BUILDING DEPARTMENT.



LOT 138 DESIGN INFO:	
___ BEDROOM / ___ BATH	
2.5 CAR GARAGE (SIDE ENTRY)	
FRONT PAVER PARKING COURT	
SOUTHERN CROSS LANE, WATERSOUND CAMP CREEK	
FRONT SETBACK	20'-0"
SIDE SETBACK	10'-0"
REAR SETBACK	10'-0"
SITE CALCULATIONS CHART	
12,662 S.F.	GROSS LOT SIZE
8,068 S.F.	BUILD-ABLE LOT SIZE (W/IN SETBACK)
CONDITIONED AREAS	
3,582 S.F.	FIRST LEVEL CONDITIONED
3,340 S.F.	SECOND LEVEL CONDITIONED
6,922 S.F.	TOTAL CONDITIONED
NON-CONDITIONED AREAS	
809 S.F.	GARAGE
538.5 S.F.	FIRST LEVEL COVERED PORCHES
156 S.F.	SECOND LEVEL COVERED PORCHES
6,922 S.F.	TOTAL NON-CONDITIONED
HARDSCAPE AREAS	
1,761 S.F.	DRIVEWAY/ PARKING COURT
450 S.F.	POOL/ SPA
345 S.F.	POOL DECK
6,922 S.F.	TOTAL HARDSCAPE

SITE PLAN

SCALE: 1/8" = 1'-0"

PROVIDED SURVEY/ SITE INFORMATION
ALL SITEWORK DESIGN BASED ON SURVEY PROVIDED BY OWNER/AGENT/BUILDER
COMPLETED BY INNERLIGHT ENGINEERING CORPORATION, FOR FINAL PLAT OF
SUBDIVISION.

ALL SITE INFORMATION MUST BE VERIFIED BY SURVEYOR. CAD SURVEY WAS NOT
PROVIDED AT TIME OF LAYOUT

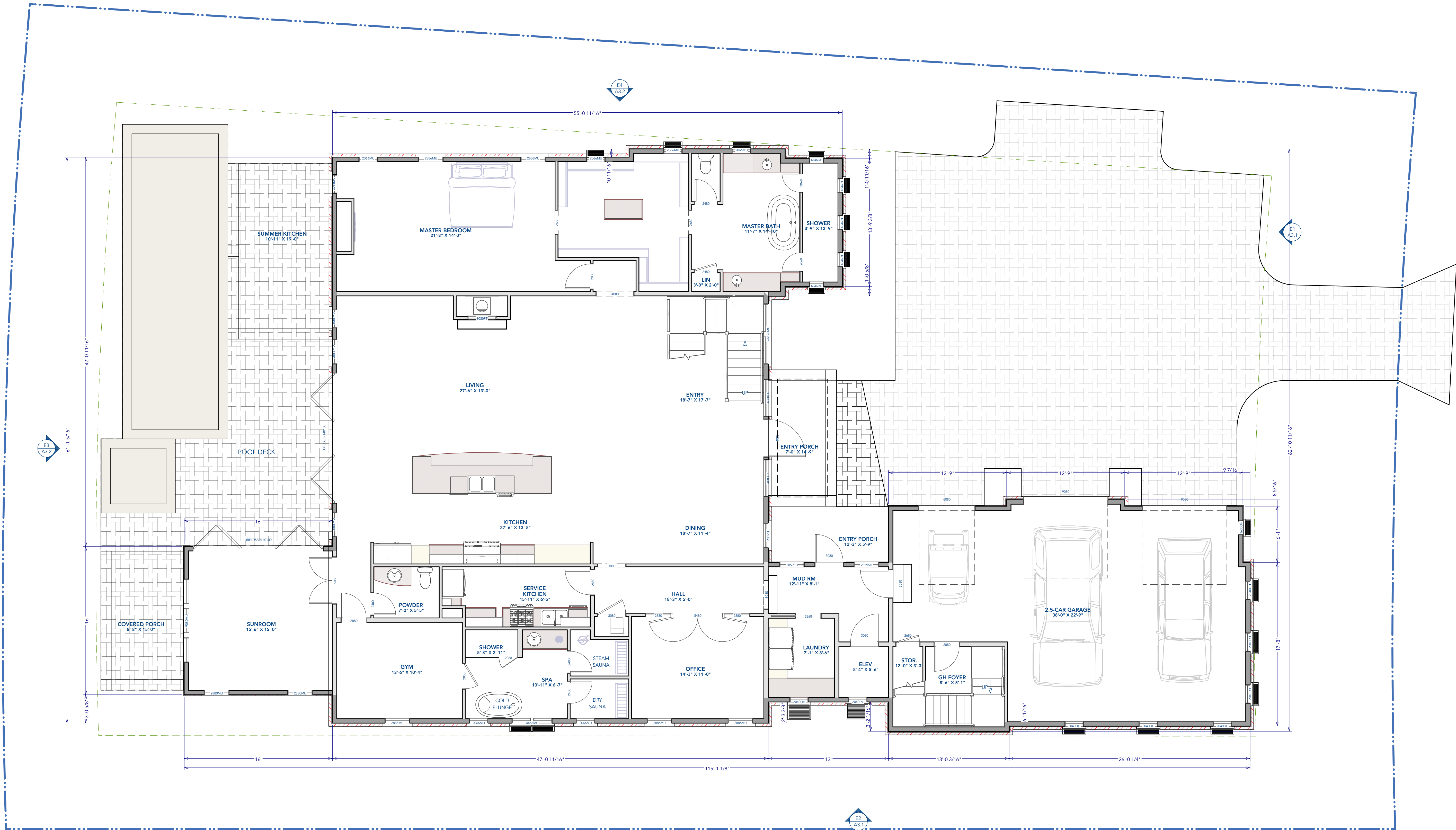
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Design & Construction Documents for:
Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

Project Number:	23-005
Project Name:	Lot 138 MSCC
Drawing Name:	Site Plan

NO.	DATE	DESCRIPTION
1	12/12/23	DRG RELEASE

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

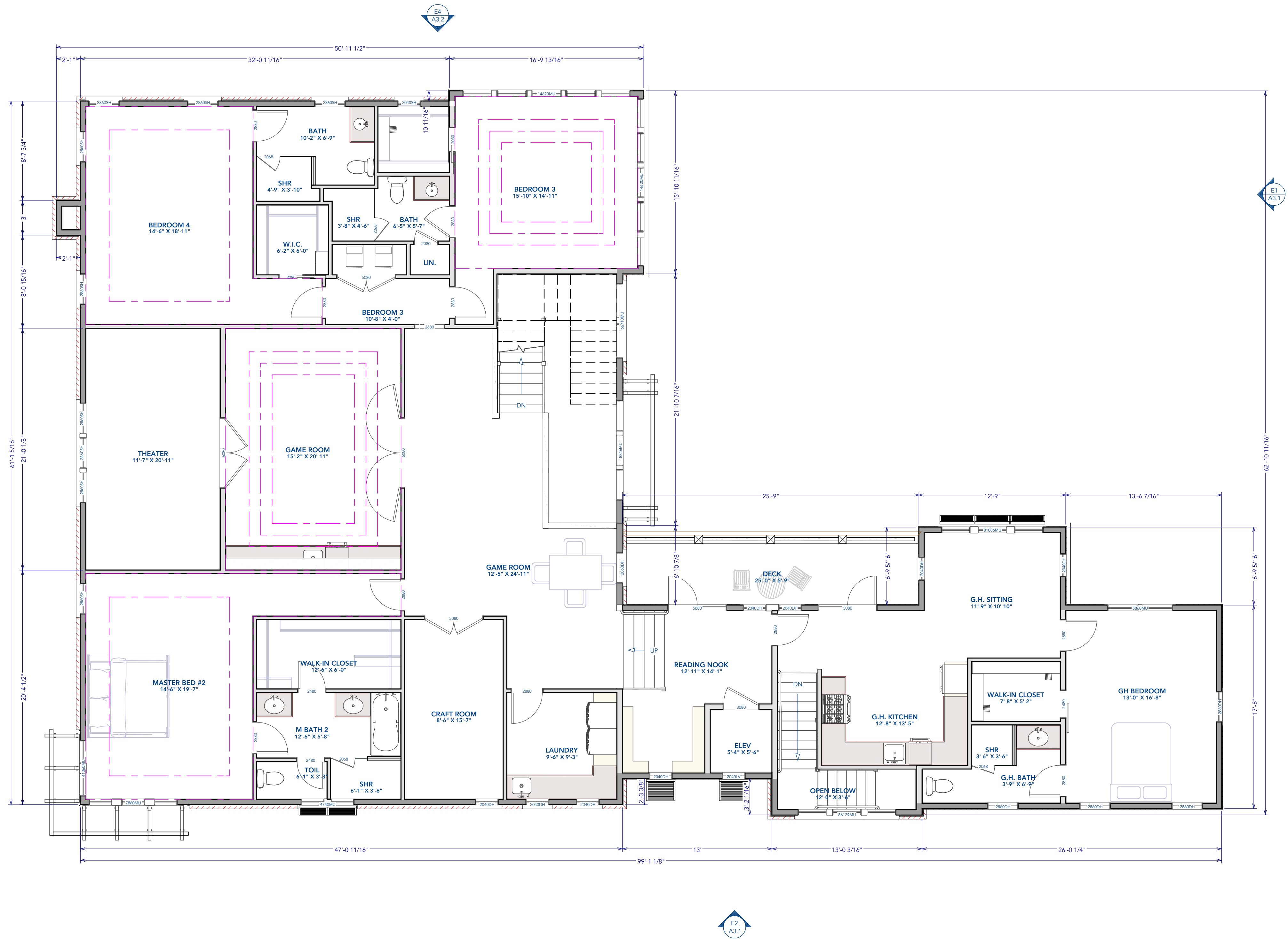
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Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

ISSUES AND REVISIONS		Project Number:
NO.	DATE DESCRIPTION	23-005
1	12/12/23 DRB RELEASE	
		Project Name:
		Lot 138 M5CC
		Drawing Name:
		1st Floor Plan

DRAWN BY:
SAR

CHECKED BY:
SAR



2nd Floor Plan
SCALE: 1/4"=1'-0"

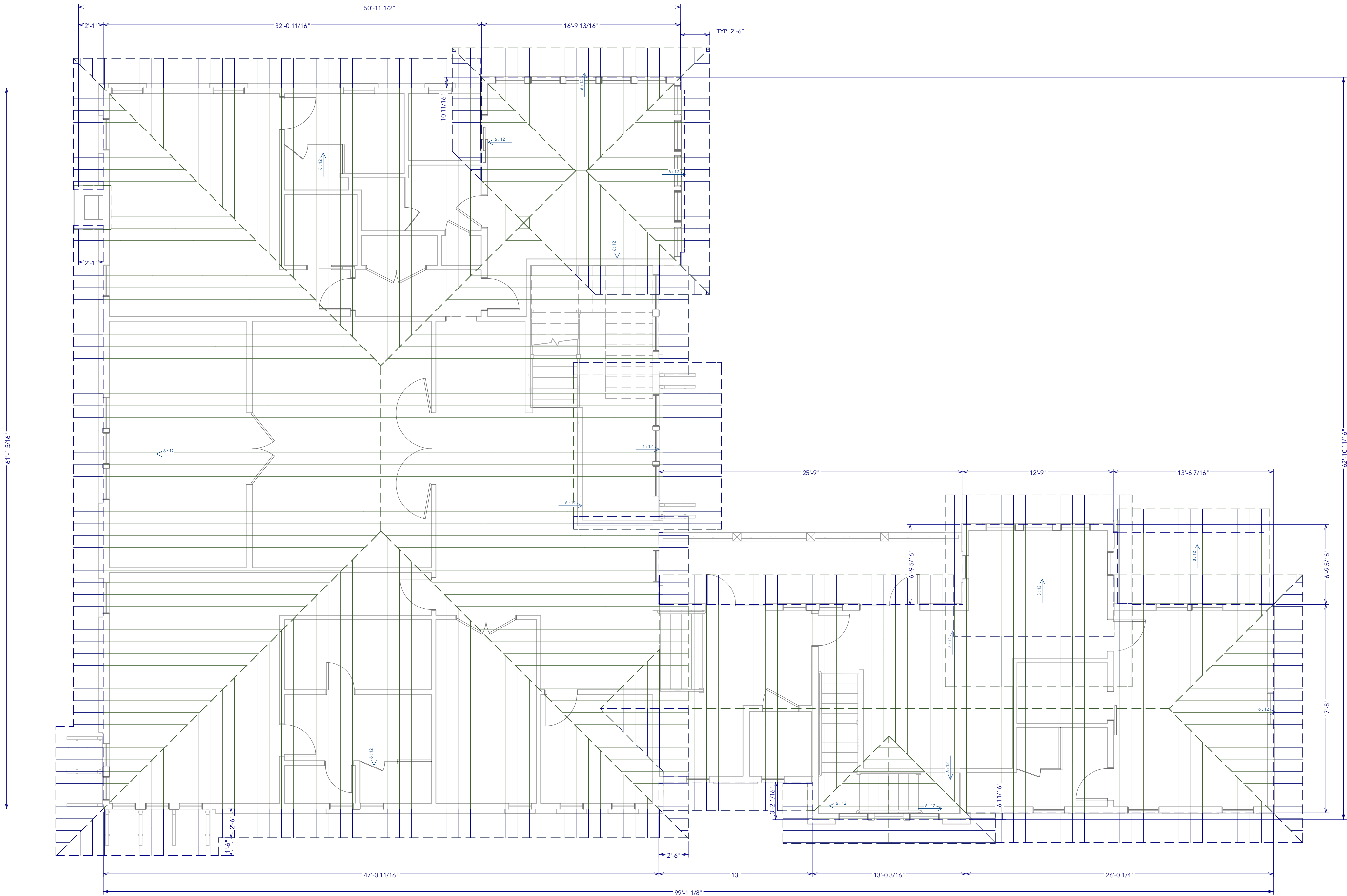
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Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

Project Number: 23-005
Project Name: Lot 138 M5CC
Drawing Name: 2nd Floor Plan

NO.	DATE	DESCRIPTION
1	12/12/23	DRG RELEASE

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CHECKED BY: SAR



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

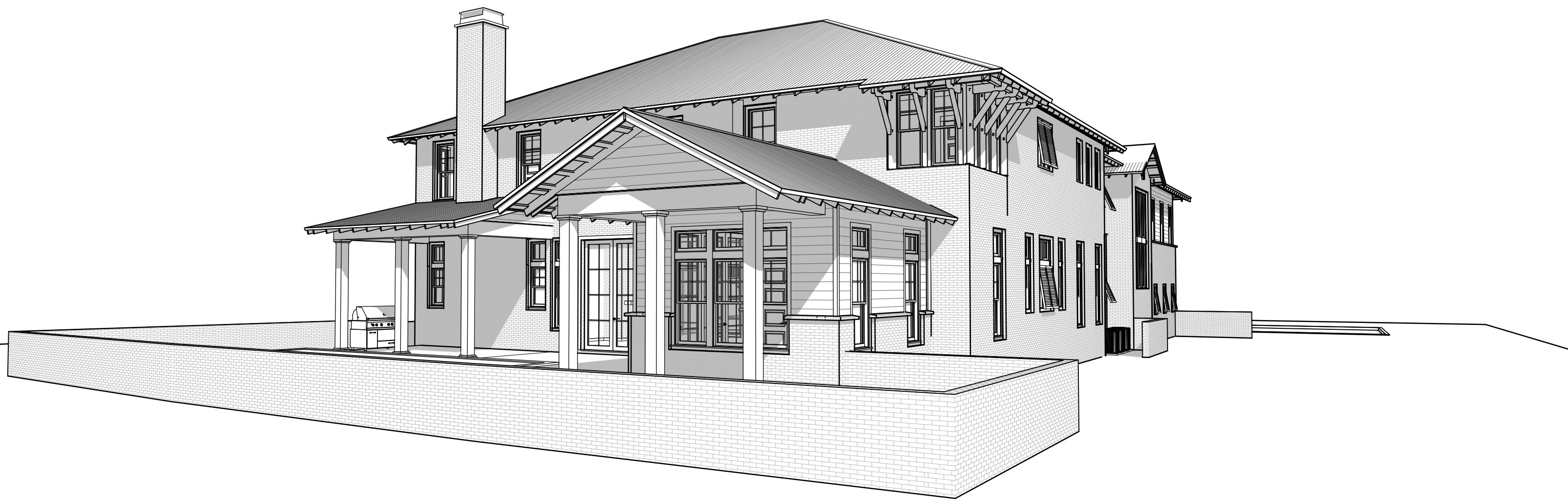
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Design & Construction Documents for:
Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

Project Number:
23-005
Project Name:
Lot 138 MSCC
Drawing Name:
Roof Plan

NO.	DATE	DESCRIPTION
1	12/12/23	DRB RELEASE

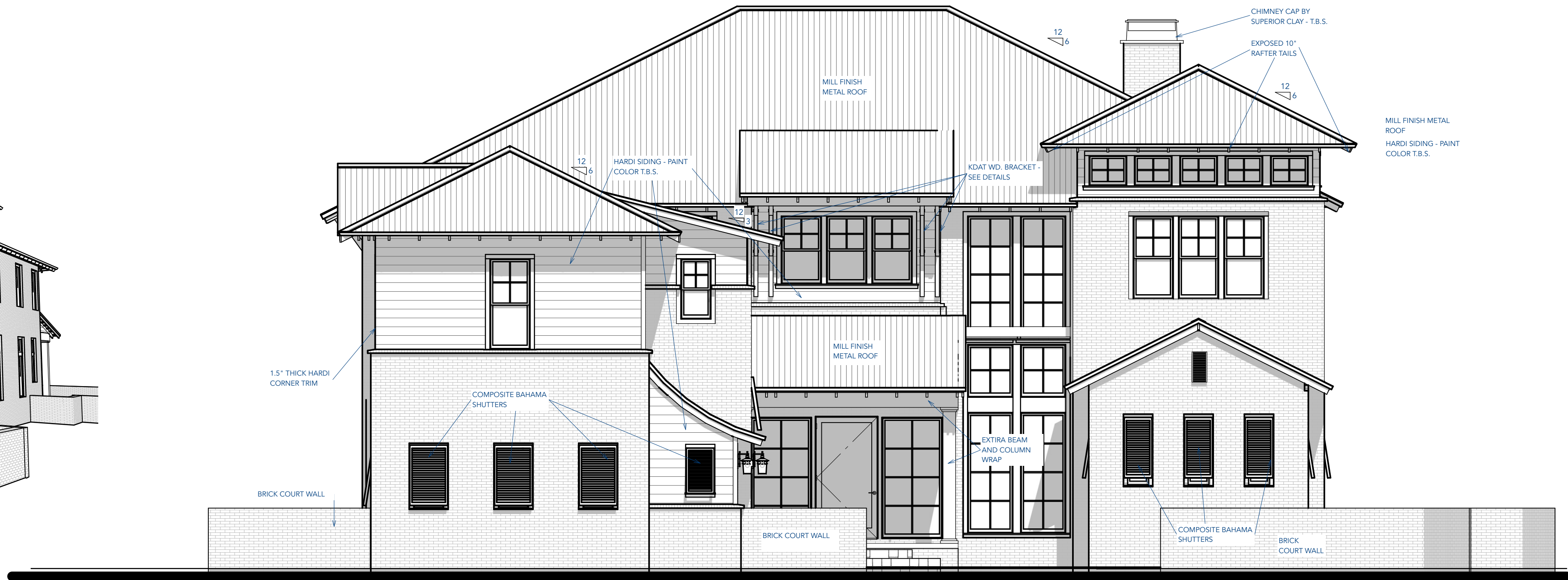
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SAR



PERSPECTIVE
SCALE: N.T.S.



PERSPECTIVE
SCALE: N.T.S.



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



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

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Design & Construction Documents for:
Carrot Top Development
Lot 138, Watersound Camp Creek
Santa Rosa Beach, FL 32459

Project Number:	23-005
Project Name:	Lot 138 MSCC
Drawing Name:	Exterior Elevations

NO.	DATE	DESCRIPTION
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Design & Construction Documents for:
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Santa Rosa Beach, FL 32459

Project Number: 23-005
Project Name: Lot 138 WSCC
Drawing Name: Exterior Elevations

ISSUES AND REVISIONS		DATE	DESCRIPTION
NO.	1	12/12/23	DRB RELEASE

DRAWN BY: SAR
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WEST ELEVATION
SCALE: 1/4"=1'-0"



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