

\*PRINT PLANS @ 100% SCALE ON 24X36 SHEETS



LAKE + LAND

GENERAL NOTES

1. THE CONTRACTOR SHALL FULLY COMPLY WITH THE MOST CURRENT IBC AS WELL AS ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE MOST CURRENT IEC AND IMC SHALL BE USED. THE CONTRACTOR SHALL BE LIABLE FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES INVOLVED.
2. THE CONTRACTOR SHALL USE ONLY WRITTEN DIMENSIONS, OR THOSE OTHERWISE DIRECTLY INDICATED BY LAKE AND LAND STUDIO, LLC. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND FOR THE CONDITIONS ON THE JOB.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.
4. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DETAILS CONTAINED WITHIN THE DESIGN PLANS; PRIOR TO THE INITIATION OF CONSTRUCTION, ANY SUSPECTED ERRORS, INCONSISTENCIES, AND/OR POTENTIAL DETAIL OMISSIONS ARE TO BE REPORTED TO LAKE AND LAND STUDIO, LLC FOR CLARIFICATION. THE CONTRACTOR SHALL NOT WORK WITHOUT CORRECT DESIGN PLANS. LAKE AND LAND STUDIO, LLC WILL NOT BE RESPONSIBLE FOR ANY IMPLICATIONS THAT RESULT SECONDARY TO A CONTRACTOR OR SUBCONTRACTOR'S CONSTRUCTION MEANS AND METHODS OR ACTS THAT ARE NOT COMPLETED IN ACCORDANCE WITH DESIGN PLANS.
5. THESE DESIGN PLANS ARE PROPERTY OF LAKE AND LAND STUDIO, LLC AND ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. USE OF THE DESIGN PLAN INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR ONE-TIME USE ONLY, AS OUTLINED WITHIN THE DESIGN PLAN PURCHASE AGREEMENT. ANY DUPLICATION, PUBLICATION, DISTRIBUTION, AND/OR SALE OF ANY PART(S) OF THE PLANS IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE OF THE COPYRIGHTED MATERIAL REPRESENTS A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES UNLESS PRIOR WRITTEN PERMISSION FOR USE IS GRANTED BY LAKE AND LAND STUDIO, LLC.
6. PURCHASE AGREEMENT:  
PURCHASE OF THESE DESIGN PLANS GRANTS THE BUYER THE RIGHT TO USE DOCUMENTS CONTAINED WITHIN FOR THE CONSTRUCTION OF A SINGLE HOME. THE BUYER ACKNOWLEDGES THAT THE TITLE, DESIGN PLANS (AND DERIVATIVES THEREOF), INTEREST IN COPYRIGHTS, AND ALL OTHER RIGHTS OF OWNERSHIP REMAIN WITH LAKE AND LAND STUDIO, LLC. ANY DESIGN PLAN MODIFICATIONS ARE CONSIDERED TO BE DERIVATIVES OF THE ORIGINAL AND ARE PROTECTED WITHIN THE COPYRIGHT PARAMETERS PREVIOUSLY STATED; PLAN DERIVATIVES MAY NOT BE SOLD, COPIED, OR USED FOR CONSTRUCTION OF ANY OTHER RESIDENCE.
7. LAKE AND LAND STUDIO, LLC WILL NOT BE HELD RESPONSIBLE FOR ANY FAULT RESULTING FROM UNAUTHORIZED USE OF ANY PART(S) OF THESE DESIGN PLANS (OR ANY AFTER-PURCHASE DESIGN MODIFICATIONS) IN ANY CONSTRUCTION OR BUILDING ACT.
8. LAKE AND LAND STUDIO, LLC RESERVES THE RIGHT TO MAKE MODIFICATIONS TO DESIGN PLANS, DRAWINGS, AND/OR MODELS AT ANY TIME; DETAILS IN IMAGES USED FOR MARKETING PURPOSES ON WEBSITES OR IN CATALOGS MAY NOT MATCH DESIGN PLANS EXACTLY.
9. LIMITATION OF LIABILITY:  
LAKE AND LAND STUDIO, LLC SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, OR INDIRECT DAMAGES ARISING FROM USE OF THE PLANS INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF ANTICIPATED PROFITS OR LOSS OF BUSINESS OPPORTUNITY. TO THE EXTENT PERMITTED BY LAW, LIABILITY OF LAKE AND LAND STUDIO, LLC SHALL BE LIMITED TO THE RETAIL PRICE OF THE PLANS.
10. BUILDING CODES VARY BY LOCATION DUE TO VAST DIFFERENCES IN GEOGRAPHICAL AND CLIMATE RELATED FACTORS THAT IMPACT CONSTRUCTION. EACH STATE, COUNTY, AND MUNICIPALITY HAS ITS OWN RESPECTIVE BUILDING CODES, ZONE REQUIREMENTS, AND ORDINANCES FOR BUILDING REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS TO THE NECESSARY STATE, COUNTY, AND LOCAL OFFICIALS FOR PERMITTING OF CONSTRUCTION OF THIS PROJECT. DESIGN PLANS MAY NEED TO BE MODIFIED TO COMPLY WITH LOCAL REQUIREMENTS REGARDING SNOW LOADS, ENERGY CODES, SOIL AND SEISMIC CONDITIONS, AND NUMEROUS OTHER VARIABLE FACTORS. IT IS THE BUYER'S RESPONSIBILITY TO CONSULT WITH APPROPRIATE LOCAL CONSTRUCTION PROFESSIONALS (ARCHITECTS, ENGINEERS) TO DETERMINE IF PLANS COMPLY WITH CODES GOVERNING THE BUYER'S BUILDING SITE AND, IF NECESSARY, TO SEE THAT APPROPRIATE MODIFICATIONS ARE MADE TO PLANS PRIOR TO CONSTRUCTION.

SUOZZI RESIDENCE

BLUFFTON, SC



DRAWING INDEX

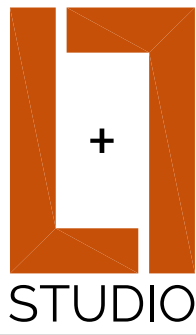
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- S-101
- A-101
- A-102
- A-103
- A-104
- A-201
- A-202
- A-401
- E-101
- E-102
- P-101
- P-102
- COVER PAGE
- SITE PLAN
- FOUNDATION PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- LOWER ROOF PLAN
- UPPER ROOF PLAN
- EXTERIOR ELEVATIONS
- EXTERIOR ELEVATIONS
- SCHEDULES + DETAILS
- FIRST FLOOR ELECTRICAL PLAN
- SECOND FLOOR ELECTRICAL PLAN
- FIRST FLOOR PLUMBING PLAN
- SECOND FLOOR PLUMBING PLAN

SYMBOL KEY

- DOOR LABEL
- WINDOW LABEL
- INTERIOR ELEVATION LABEL
- ANNOTATION
- BREAK LINE
- HIDDEN OR INVISIBLE LINE
- ELEVATION DATUM LINE
- SECTION CUT LINE

SQUARE FOOTAGE

CONDITIONED SPACE		UNCONDITIONED SPACE	
FIRST FLOOR	1,482 SF	PORCHES	943 SF
SECOND FLOOR	813 SF	GARAGE	443 SF
C.H. UPSTAIRS	360 SF	TOTAL	1,386 SF
TOTAL	2,655 SF		
TOTAL UNDER ROOF SF			
4,041 SF			



LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.

SHEET TITLE:

COVER PAGE

PROJECT DESCRIPTION:

SUOZZI RESIDENCE  
BLUFFTON, SC

DRAWINGS PROVIDED BY:

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DATE:

7/18/2023

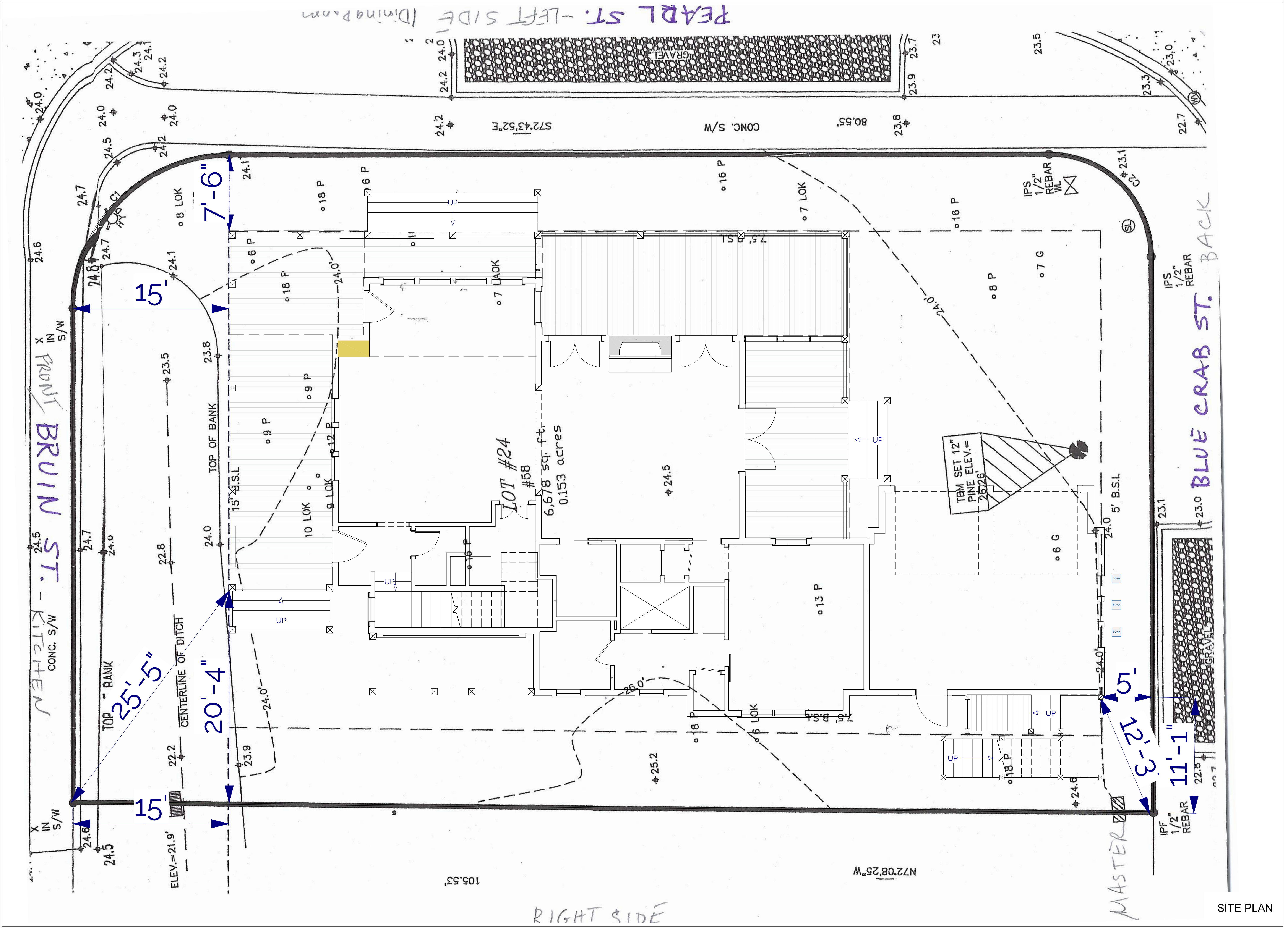
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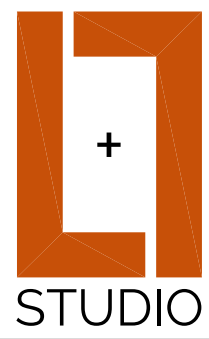
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SHEET TITLE:  
FOUNDATION PLAN

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

DRAWINGS PROVIDED BY:  
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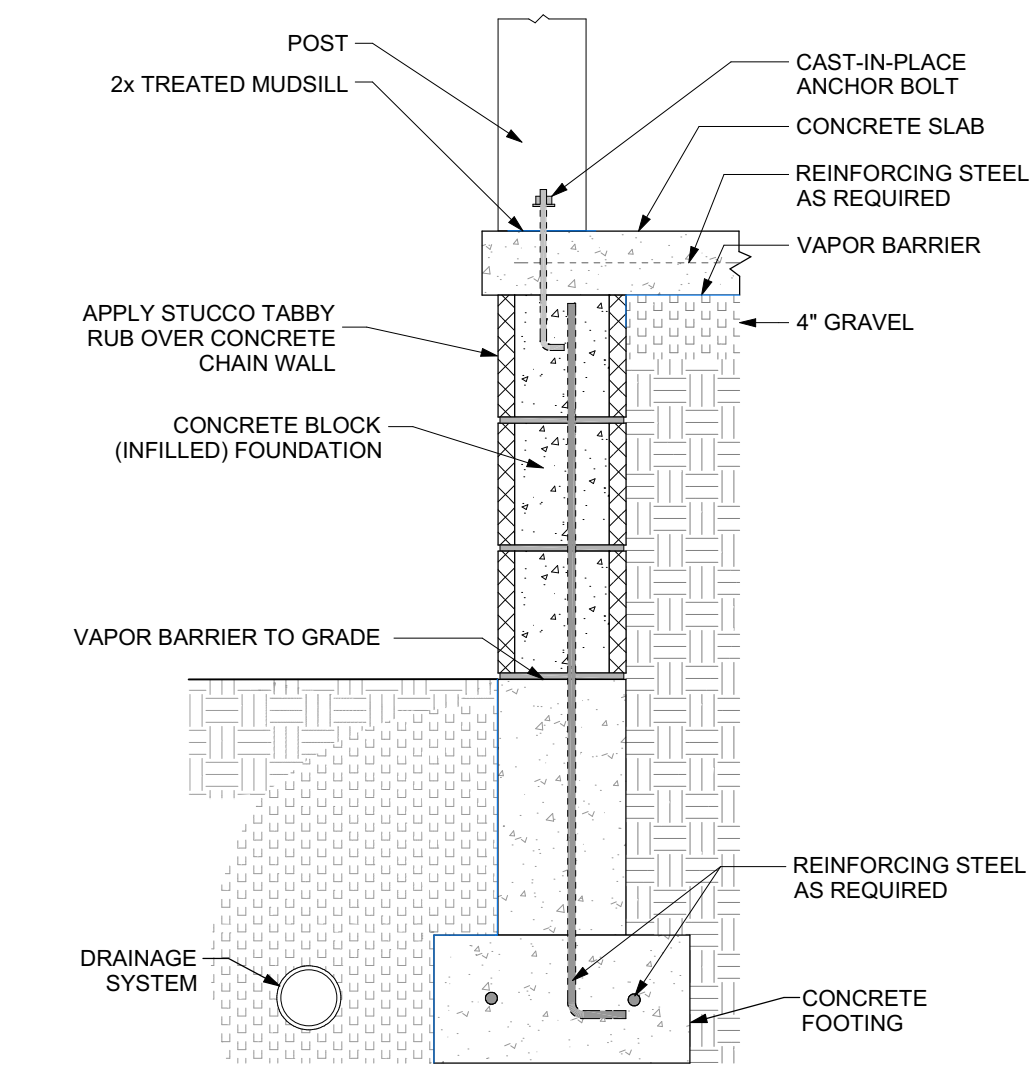
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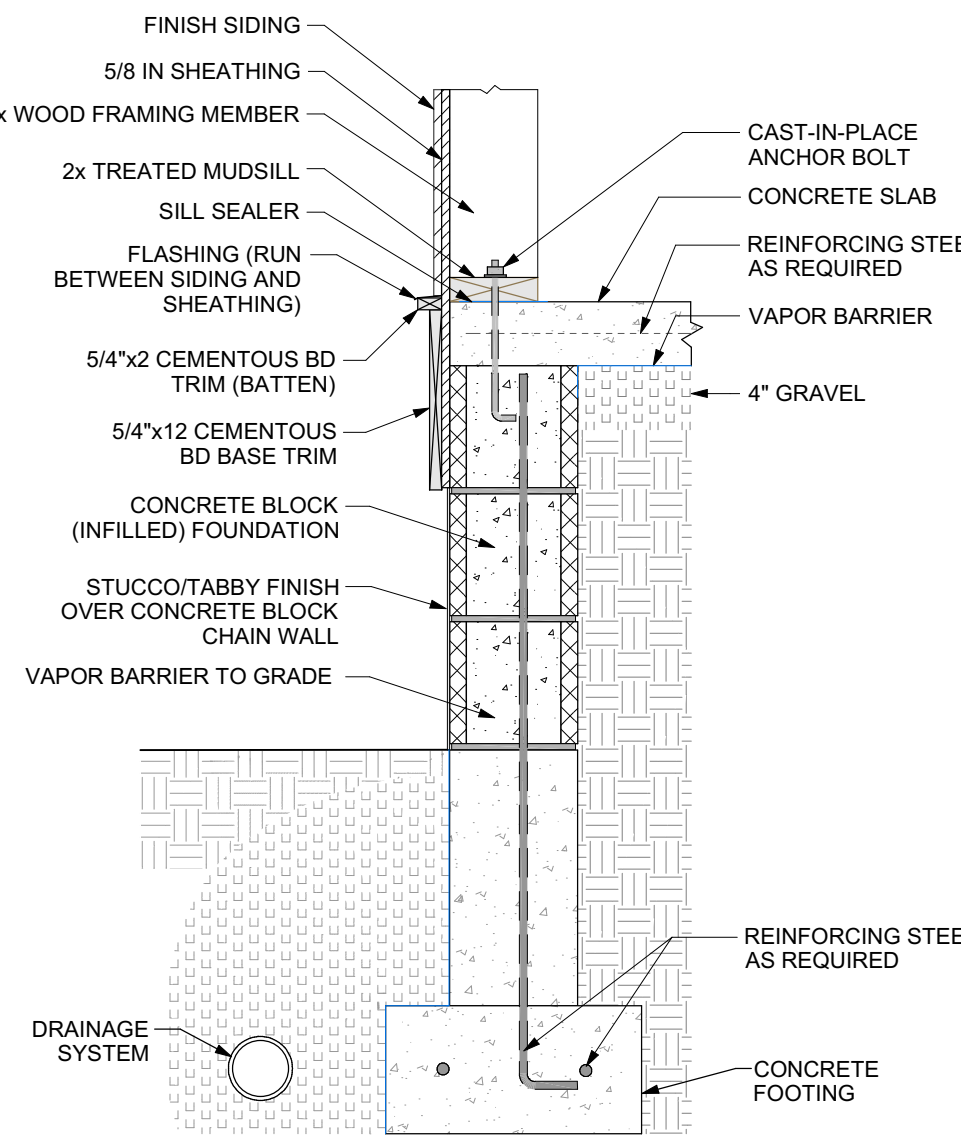
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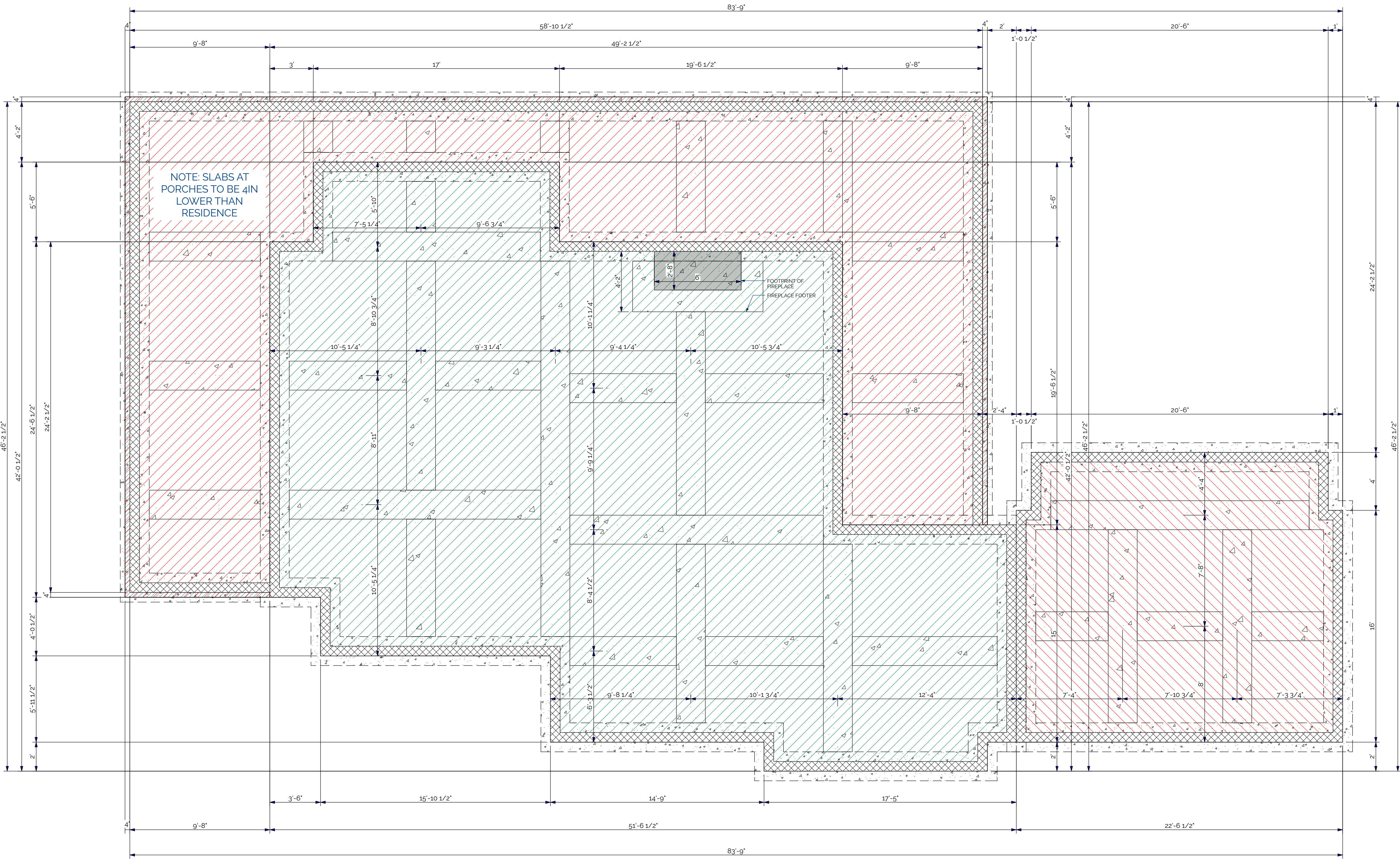
S-101



CMU/SLAB FOUNDATION DETAIL  
@ PORCHES  
SCALE: 1"=1'-0"



CMU/SLAB FOUNDATION DETAIL  
@ HOUSE  
SCALE: 1"=1'-0"



FOUNDATION PLAN

GENERAL FRAMING NOTES

1. CONTRACTOR TO ENSURE ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES (I.B.C.) AND/OR LOCAL BUILDING CODES.
3. THE GENERAL CONTRACTOR SHALL HAVE A LOCAL LICENSED ENGINEER (P.E.) REVIEW THE STRUCTURAL DESIGN NEEDS OF THE STRUCTURE IN CONJUNCTION WITH SITE CONDITIONS, AND DESIGN ALL FRAMING ELEMENTS SUCH AS JOISTS, BEAMS, GIRDERS, HEADERS, COLUMNS AND RAFTERS. CONSTRUCTION SHALL NOT BEGIN WITHOUT SAID REVIEW AND DELIVERY OF ENGINEERED PLANS BY THE P.E.
4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATION AND DETAILS, AND ADVISE THE OWNER AND/OR DESIGNER SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF 'ENGINEERED LUMBER' OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E.
6. INSTALL SOLID BRACING, OR EQUAL, AT ALL OUTSIDE CORNERS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOIST UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
9. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
10. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
11. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
12. INSTALL HURRICANE CONNECTIONS AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.
13. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.

GENERAL FOUNDATION NOTES

1. ALL CONSTRUCTION INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR SHALL HAVE A LOCAL LICENSED STRUCTURAL ENGINEER (P.E.) REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FOOTINGS, REINFORCEMENT, FOUNDATION WALLS, PIERS AND SLAB TO ENSURE IT MEETS LOCAL BUILDING CODES.
2. GENERAL CONTRACTOR SHALL INSPECT SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OR P.E. OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
3. GENERAL CONTRACTOR IS TO REVIEW THE PLANS, ELEVATIONS AND DETAILS FOR DESIRED ELEVATION OF FINISH FLOOR ABOVE TYPICAL GRADE. ADVISE OWNER SHOULD ANY SITE CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS, (IE. NUMBER OF STEPS FROM FINISH GRADE TO THE FIRST FLOOR, OR NUMBER OF STEPS BETWEEN THE GARAGE FLOOR TO THE FIRST FLOOR OF THE HOUSE).
4. CONTRACTOR TO INSTALL ALUMINUM SHEET METAL TERMITE SHIELDS CONTINUOUS BETWEEN ANY WOOD SURFACES THAT ARE EXPOSED TO CONCRETE SURFACES.
5. ALL CONCRETE WORK SHALL CONFORM TO APPROPRIATE ACI RATING. ALL DETAILING, FABRICATION, ACCESSORIES AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM STANDARDS.
6. ALL POURED IN PLACE CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. ALL CONSTRUCTION ON FILL SOILS SHALL BE DESIGNED BY A P.E.
8. FOOTINGS MUST BE BELOW THE LOCAL FROST LINE. PROVIDE 12" MINIMUM COVER OF FOOTING, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH.

FOUNDATION LEGEND

	2'-0" WIDE (18" THICK) CONTINUOUS FOOTER TO RUN AROUND THE ENTIRE EXTERIOR OF ALL HEATED AND COOLED SPACES, ALSO INCLUDING FOOTPRINT OF GARAGE.
	2'-0" WIDE (12" THICK) INTERIOR FOOTER.
	2'-8" SQUARE (16" THICK) SPREAD FOOTER.
	SLAB FOUNDATION EXTENTS
	SLAB FOUNDATION EXTENTS AT PORCHES
	SLAB FOUNDATION EXTENTS AT GARAGE
	8" CONCRETE BLOCK CHAIN WALL
	8" EXTRUDED BRICK SILL





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SHEET TITLE:  
FIRST FLOOR PLAN

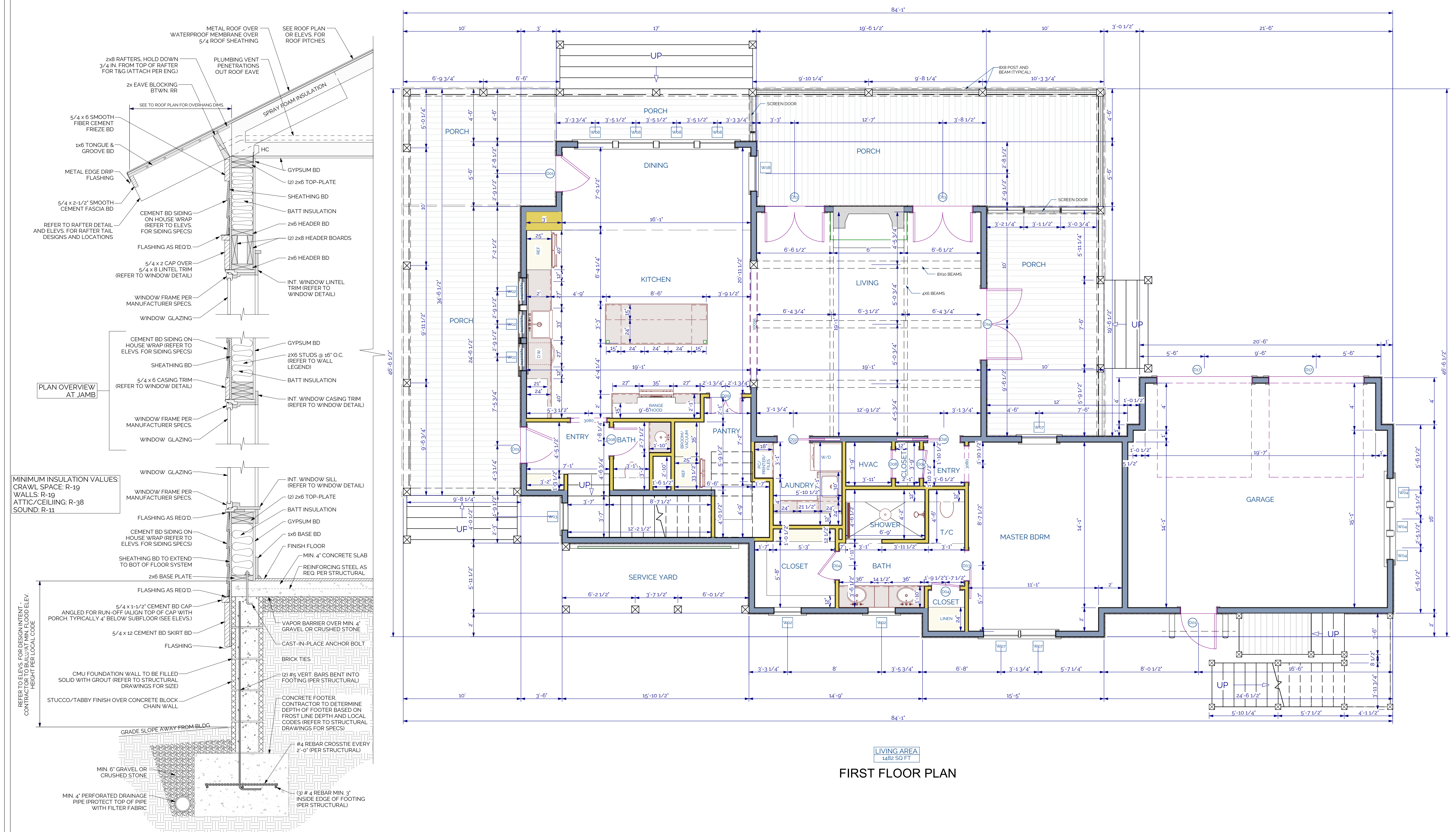
PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

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DATE:
7/18/2023

SCALE:
$1/4'' = 1' - 0''$

SHEET:
A-101



### TYPICAL WALL SECTION DETAIL - RAISED SLAB FOUNDATION



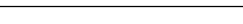



SCALE: 1"=1'-0"

LAKE + LAND STUDIO, L.L.C. MAKES NO WARRANTY THAT THESE DRAWINGS COMPLY WITH ANY BUILDING CODES AND ARE PROVIDED TO YOU "AS IS."

## FIRST FLOOR PLAN

## LIVING AREA

### WALL LEGEND

	EDGE OF DECK/PORCH
	EXTERIOR 2X4 WALL W/ HARDIE
	EXTERIOR 2X6 WALL W/ HARDIE
	INTERIOR 2X4 W/ 1/2 GYPSUM BOARD
	INTERIOR 2X6 WITH 1/2" GYPSUM BOARD
	PORCH AND DECK RAILING

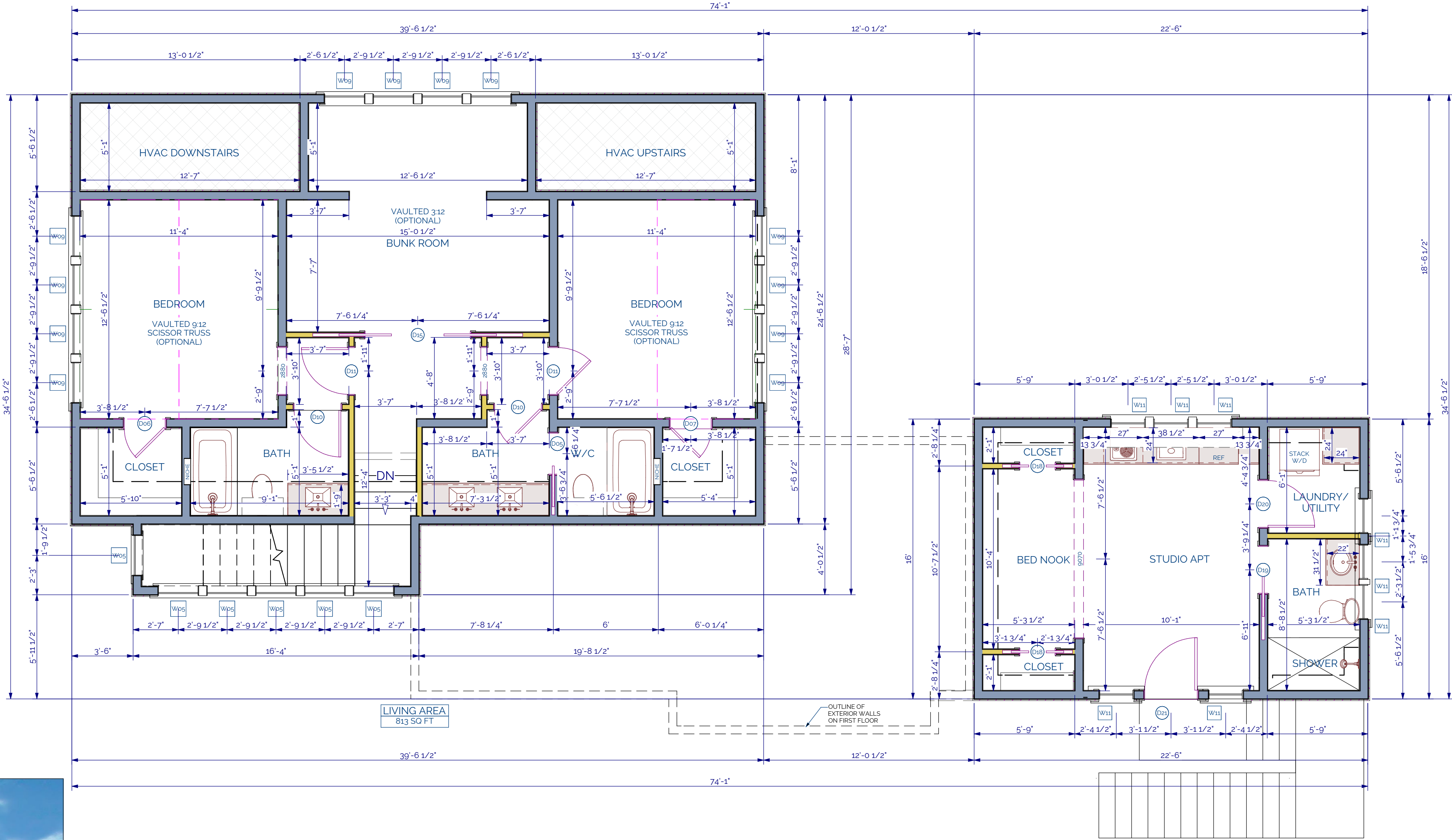
### GENERAL FLOOR PLAN NOTES

- GENERAL FLOOR PLAN NOTES**
1. FIRST FLOOR CEILINGS ARE 10'-0" UNLESS OTHERWISE NOTED.
  2. SECOND FLOOR CEILINGS ARE 9'-0" UNLESS OTHERWISE NOTED.





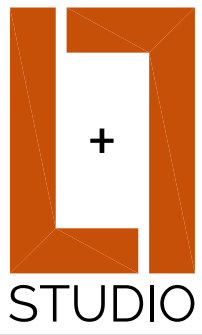
FRONT PERSPECTIVE



SECOND FLOOR PLAN

- GENERAL FLOOR PLAN NOTES**
- 1. FIRST FLOOR CEILINGS ARE 10'-0" UNLESS OTHERWISE NOTED.
  - 2. SECOND FLOOR CEILINGS ARE 9'-0" UNLESS OTHERWISE NOTED.

WALL LEGEND	
	EDGE OF DECK/PORCH
	EXTERIOR 2X4 WALL W/ HARDIE
	EXTERIOR 2X6 WALL W/ HARDIE
	INTERIOR 2X4 WALL W/ 1/2 GYPSUM BOARD
	INTERIOR 2X6 WALL W/ 1/2 GYPSUM BOARD
	PORCH AND DECK RAILING



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SHEET TITLE:  
SECOND FLOOR PLAN

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

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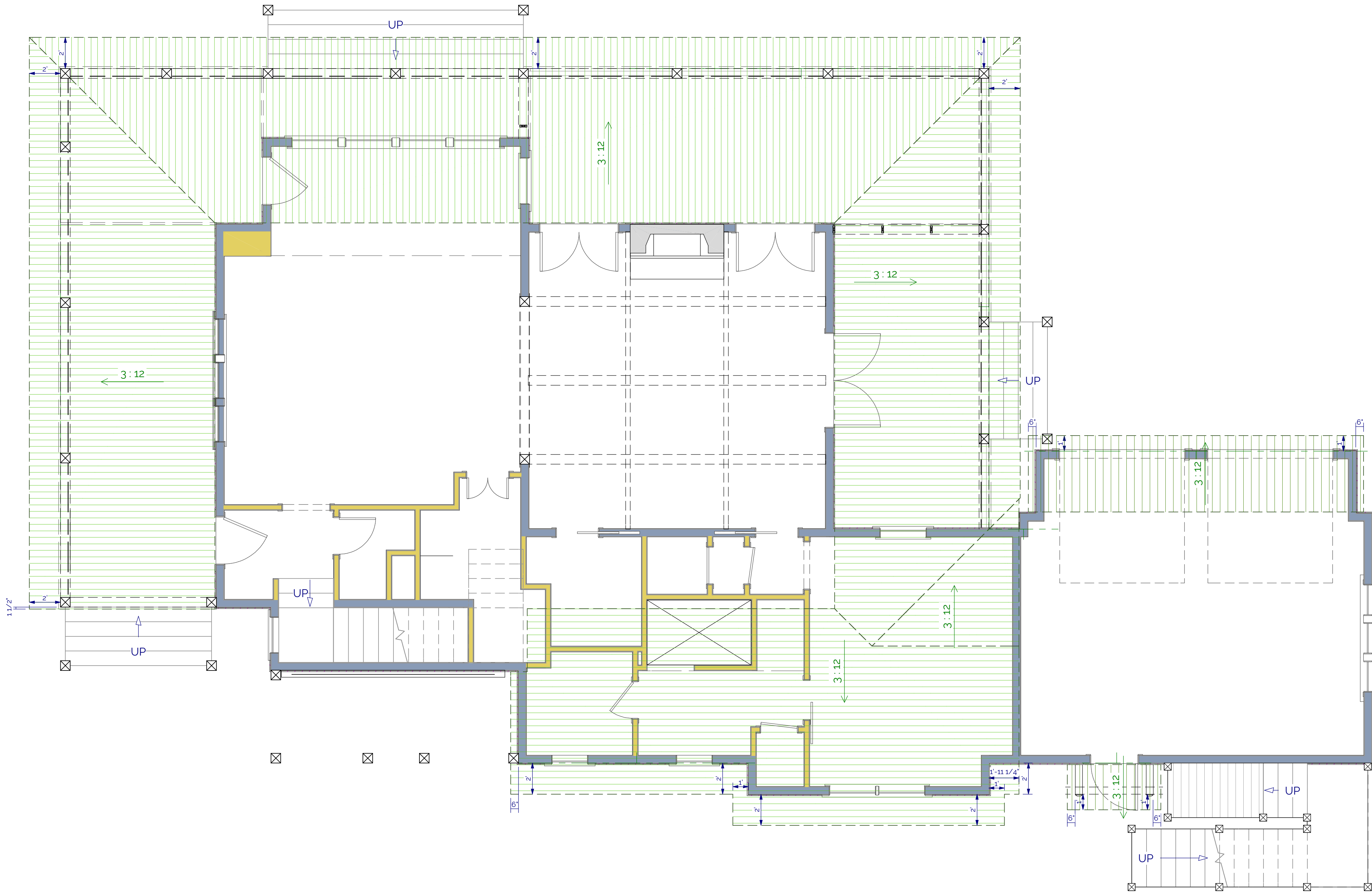
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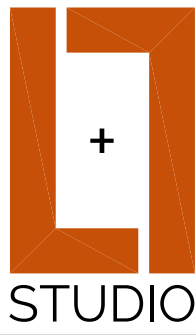
A-102





LOWER ROOF PLAN

**GENERAL ROOF PLAN NOTES**  
1. NO ROOF PENETRATIONS, ALL PLUMBING  
VENTS TO BE ROUTED TO EAVE OVERHANGS.



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SHEET TITLE:  
**LOWER ROOF PLAN**

PROJECT DESCRIPTION:  
**SUOZZI RESIDENCE**  
BLUFFTON, SC

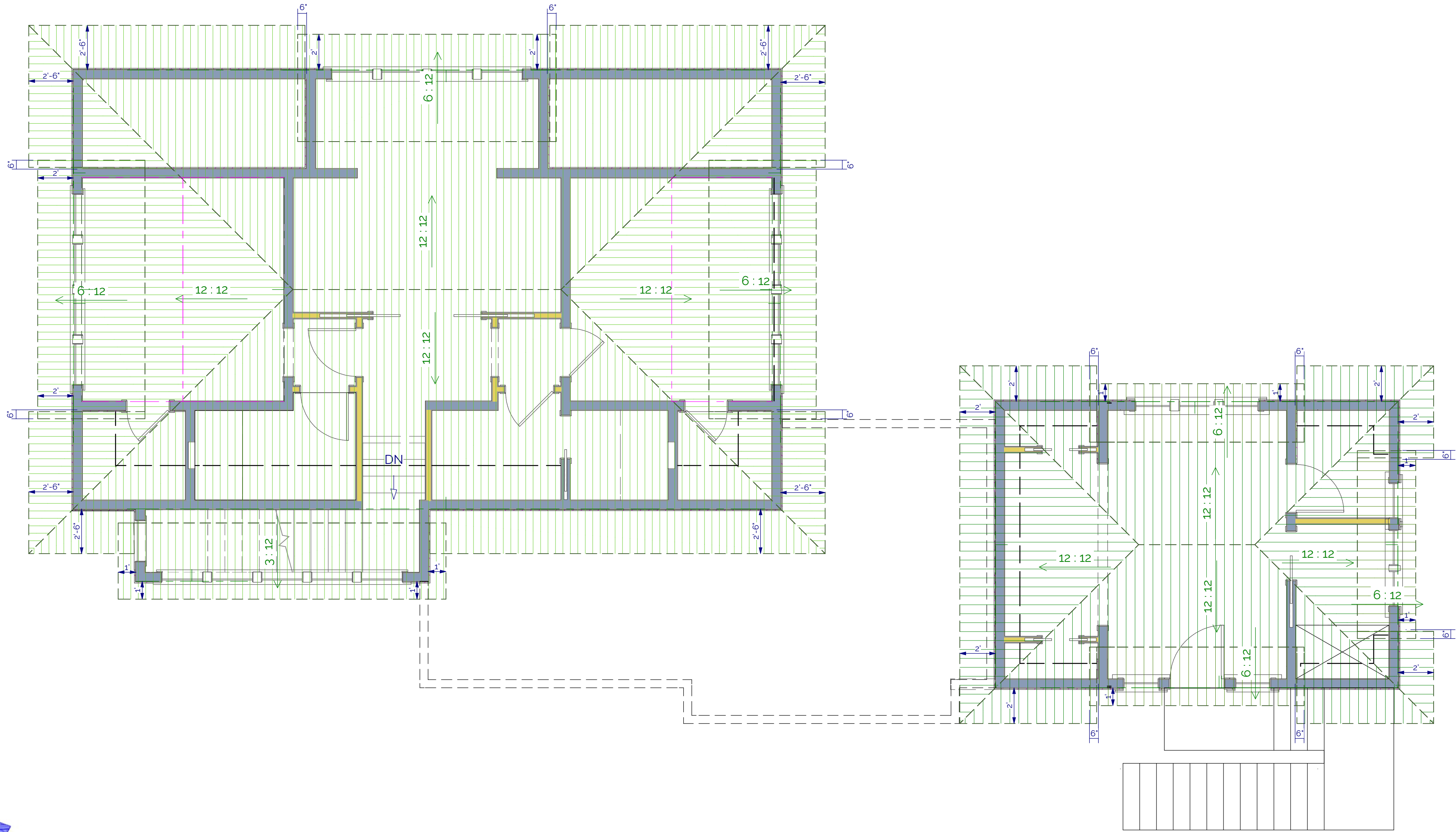
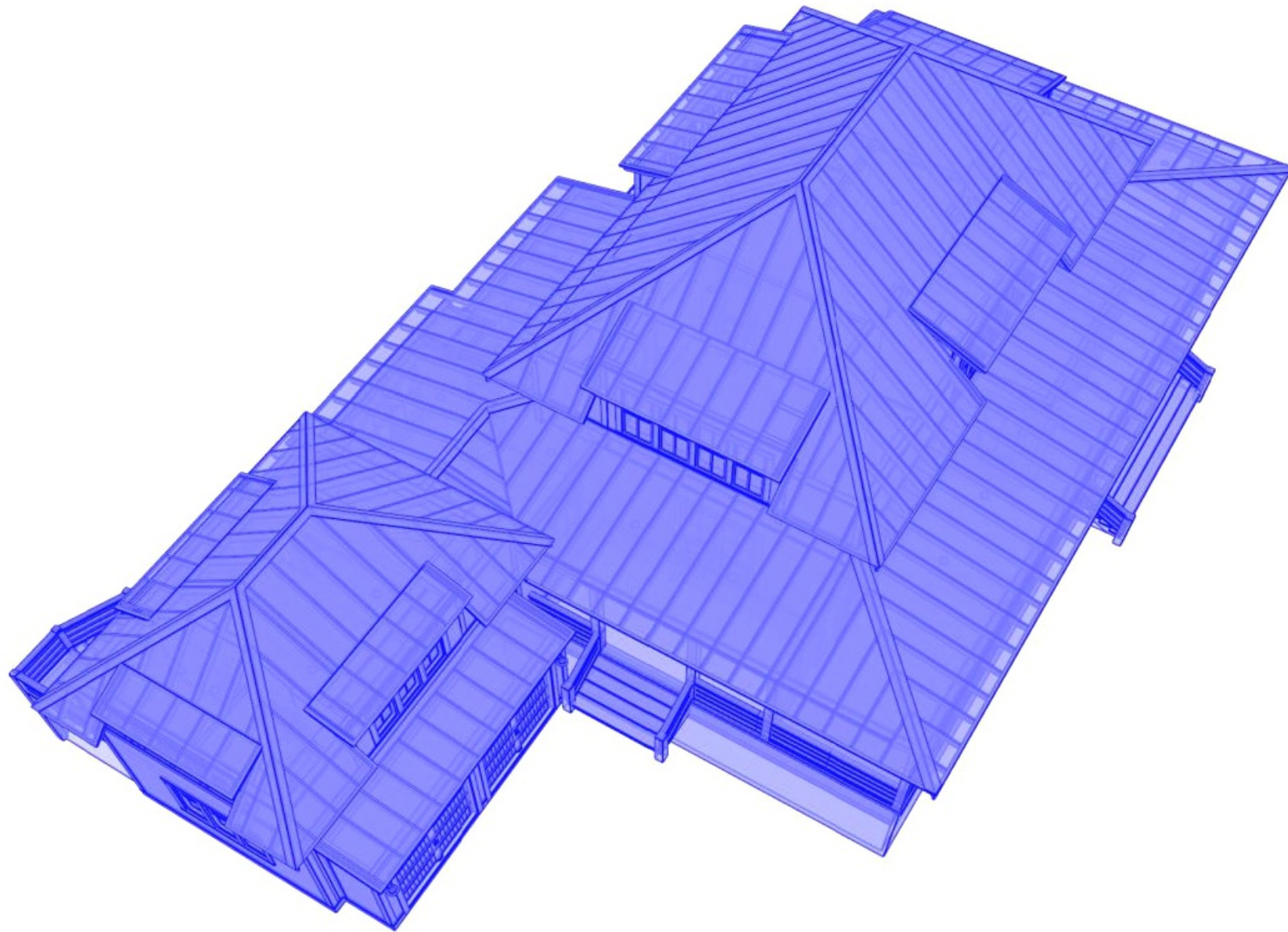
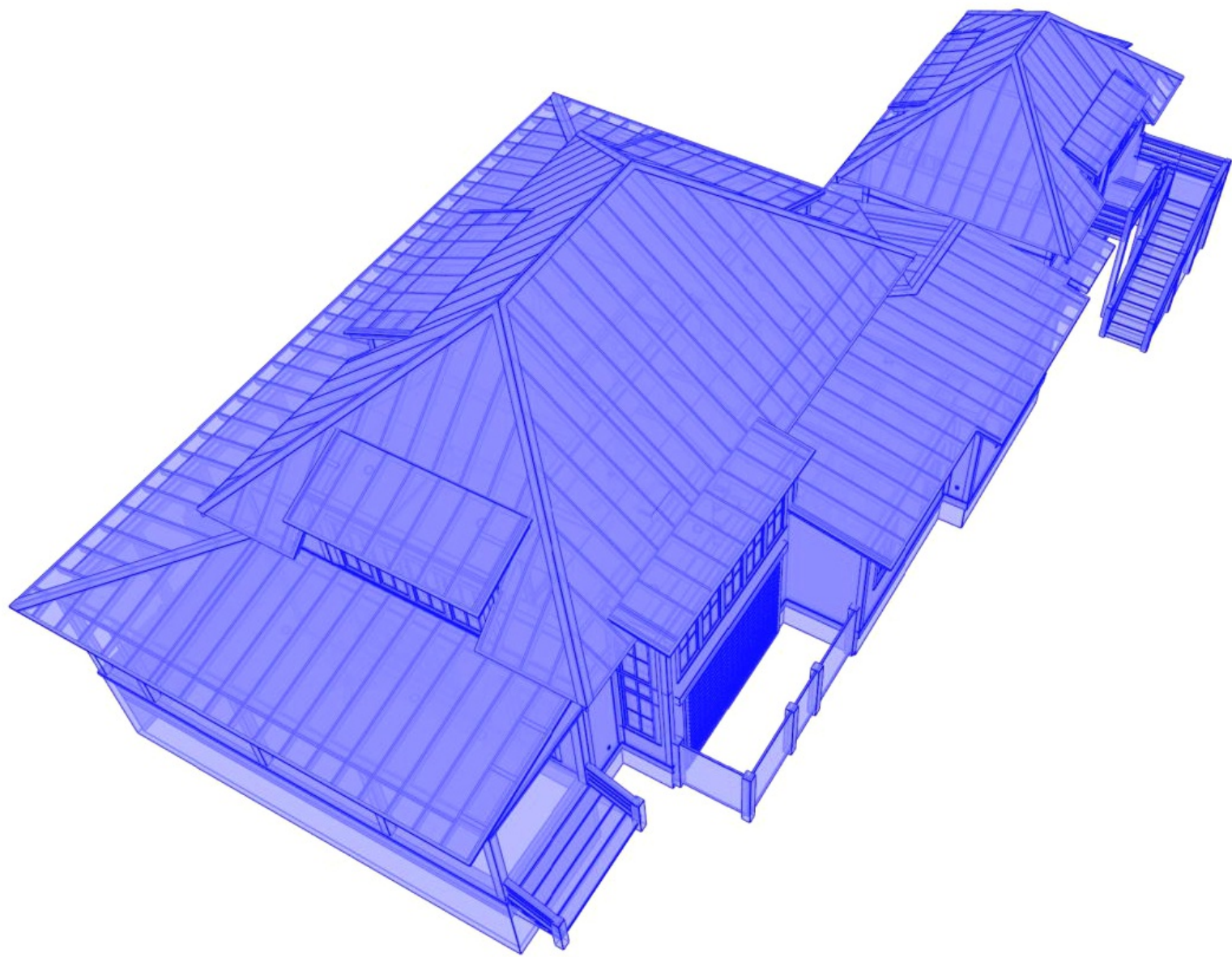
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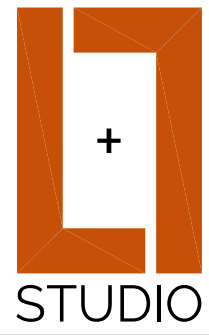
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A-103





UPPER ROOF PLAN



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UPPER ROOF PLAN

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

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DATE:  
7/18/2023

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

SHEET:  
A-104



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SHEET TITLE:  
EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

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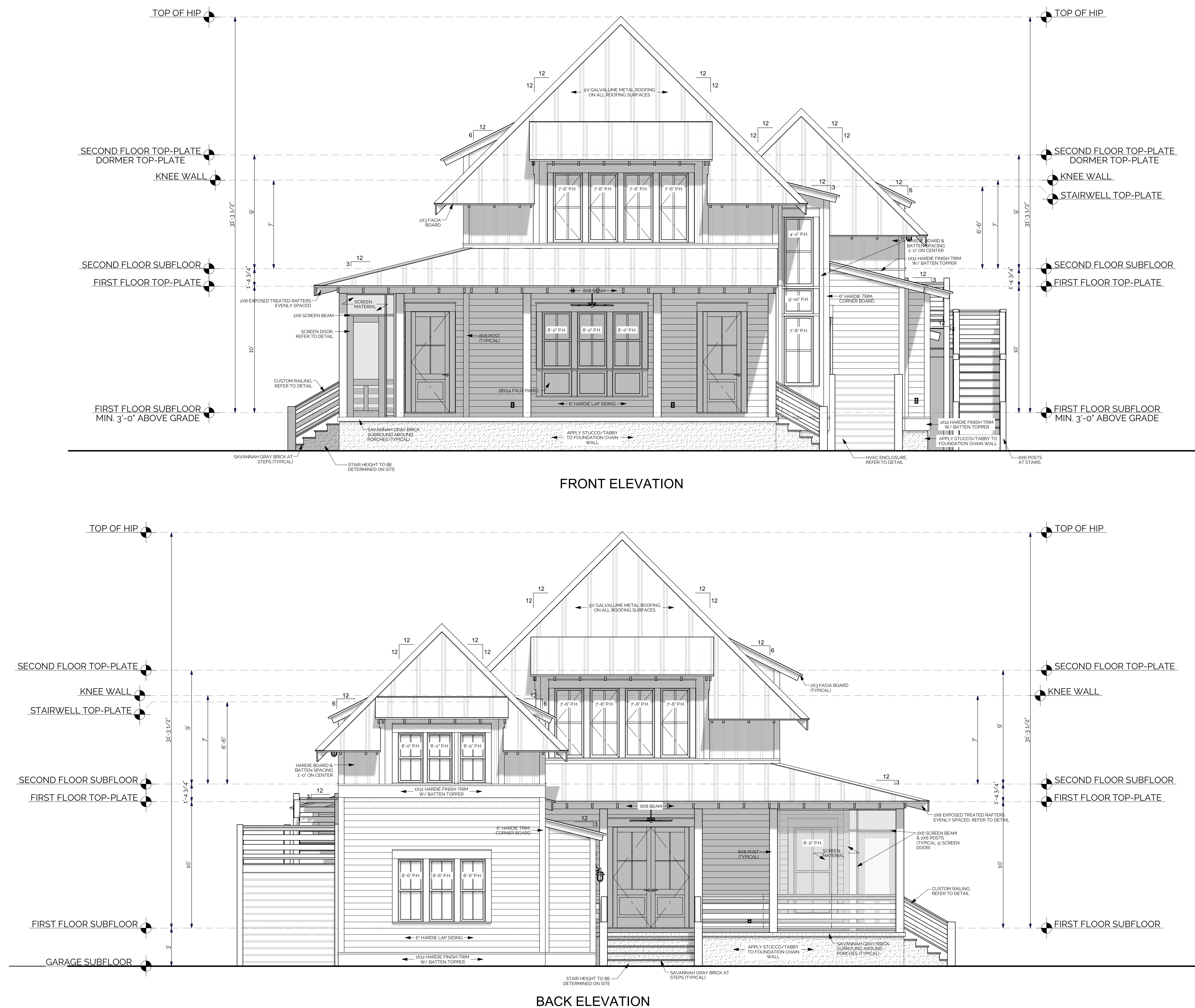
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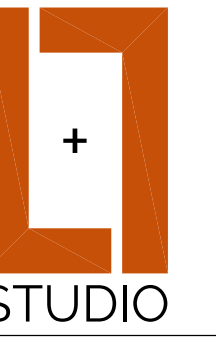
$$1/4'' = 1' - 0''$$

SHEET:

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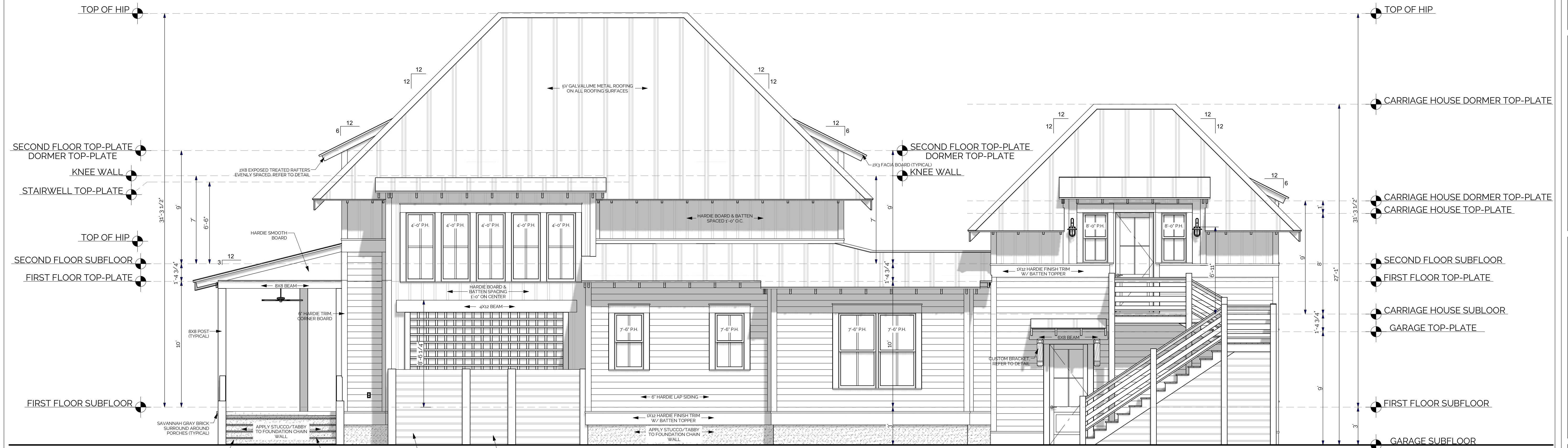
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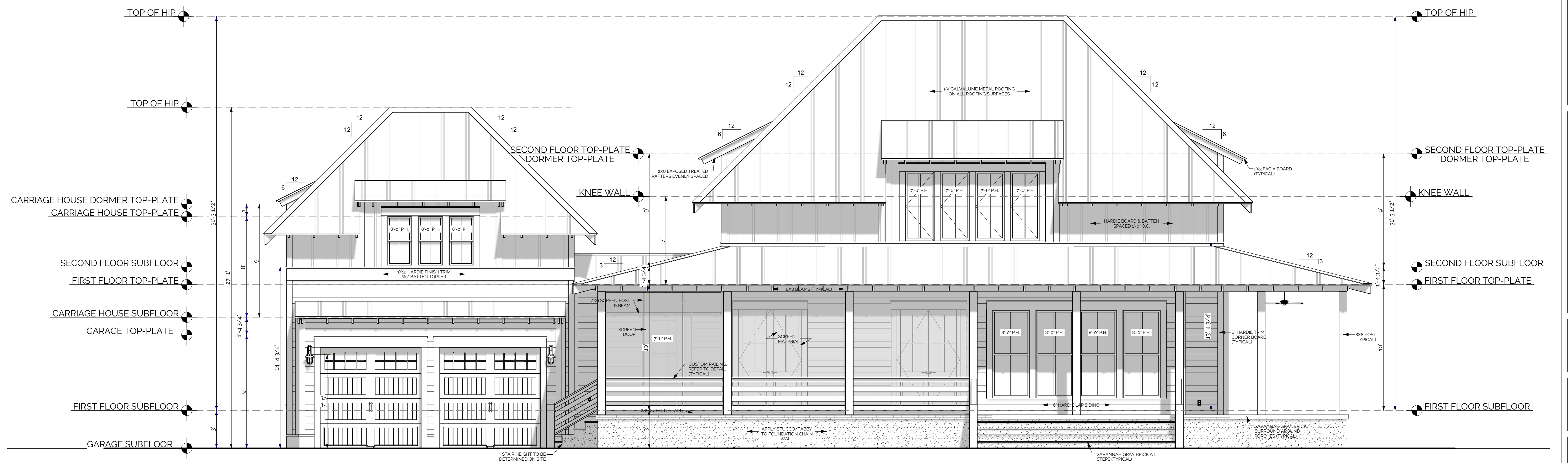
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$1/4'' = 1' - 0''$

SHEET:  
A-202

















RIGHT ELEVATION



LEFT ELEVATION



RESIDENCE - DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	ELEVATION	COMMENTS
D01	3080	3	1	3080 L EX	36"	96"		METAL CLAD
D02	2880	1	1	2880 L	32"	96"		
D03	2680	1	1	2680 L	30"	96"		
D04	2480	3	1	2480 R IN	28"	96"		
D05	2480	1	2	2480 R	28"	96"		
D06	2480	1	2	2480 L IN	28"	96"		
D07	2480	1	2	2480 R IN	28"	96"		
D08	2480	2	1	2480 L IN	28"	96"		
D09	2880	1	1	2880 L/R IN	32"	96"		
D10	2880	2	2	2880 L IN	32"	96"		
D11	2880	2	2	2880 R IN	32"	96"		
D13	5080	2	1	5080 L/R EX	60"	96"		MAHOGANY
D14	6080	1	1	6080 L/R EX	72"	96"		MAHOGANY
D15	6080	1	2	6080 L/R	72"	96"		
D16	2880	1	1	2880 R	32"	96"		
D17	8080	2	1	8080	96"	96"		CLOPAY
D18	2070	2	2	2070 L/R	24"	84"		
D19	2870	1	2	2870 L	32"	84"		
D20	2870	1	2	2870 R IN	32"	84"		

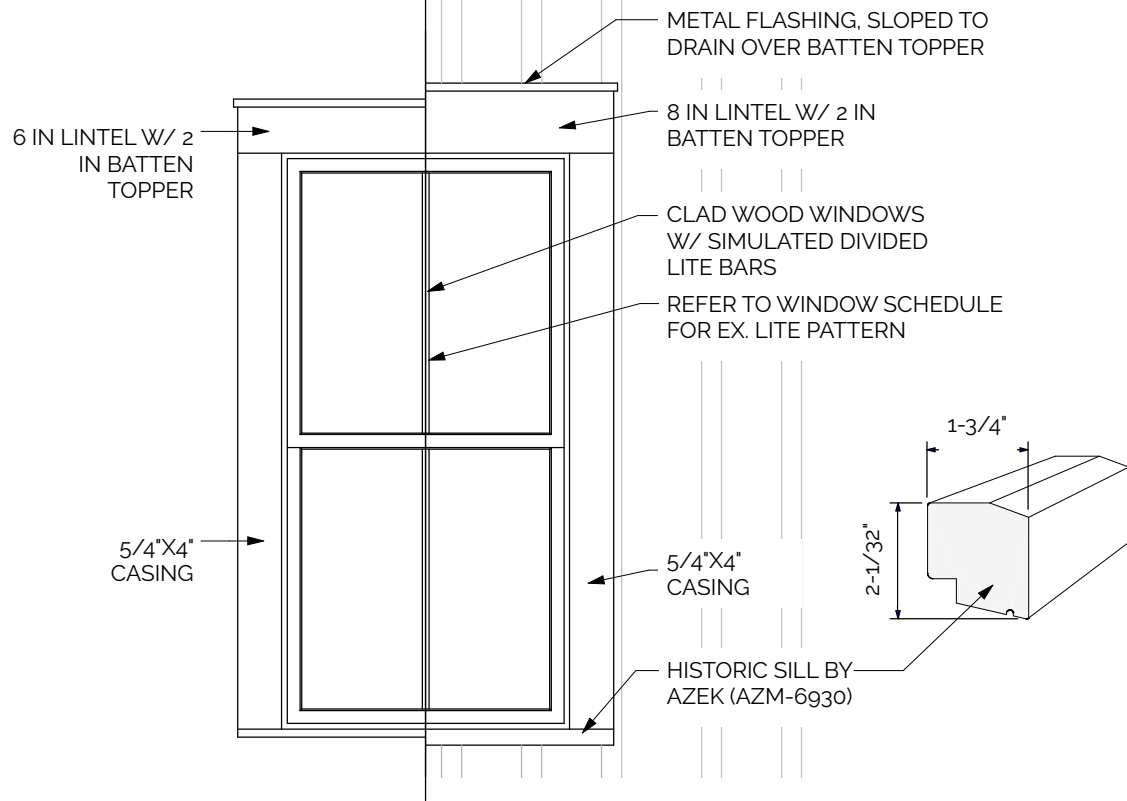
D21	3080	1	2	3080 R EX	36"	96"		METAL CLAD
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RESIDENCE - WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	ELEVATION
W01	2420FX	1	1	2420FX	28"	24"	
W02	2446SH	5	1	2446SH	28"	54"	
W03	2456FX	1	1	2456FX	28"	66"	
W04	WUDH 3632	3	1	2050SH	24"	60"	
W05	2456FX	6	2	2456FX	28"	66"	
W07	3060SH	3	1	3060SH	36"	72"	
W08	3070SH	5	1	3070SH	36"	84"	
W09	2456SC	12	2	2456SC	28"	66"	
W11	WUDH 3632	8	2	2040SH	24"	48"	

ALL WINDOWS VINYL

**GENERAL SCHEDULE ABBREVIATIONS**  
FX - FIXED GLASS  
SC - SINGLE CASEMENT  
DC - DOUBLE CASEMENT  
MU - MULLED UNIT  
SH - SINGLE HUNG

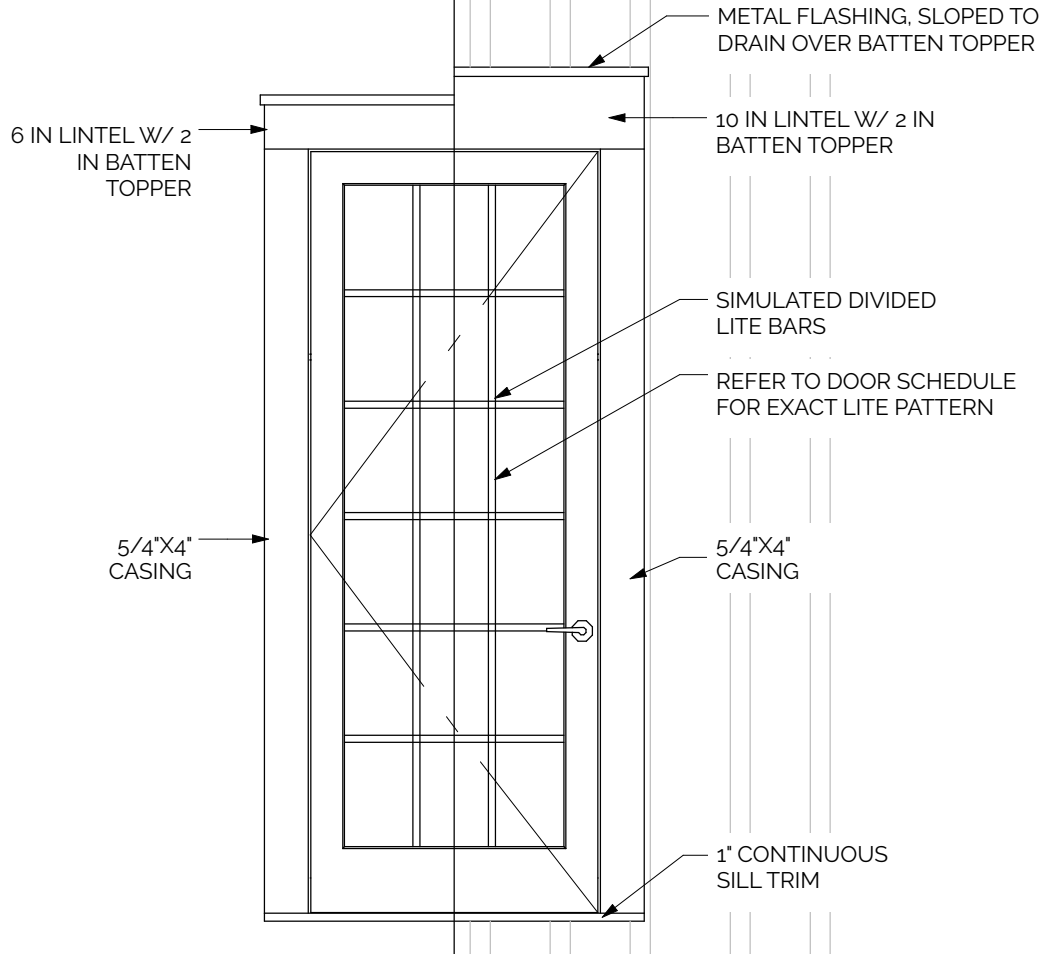
INTERIOR EXTERIOR



TYPICAL WINDOW DETAIL

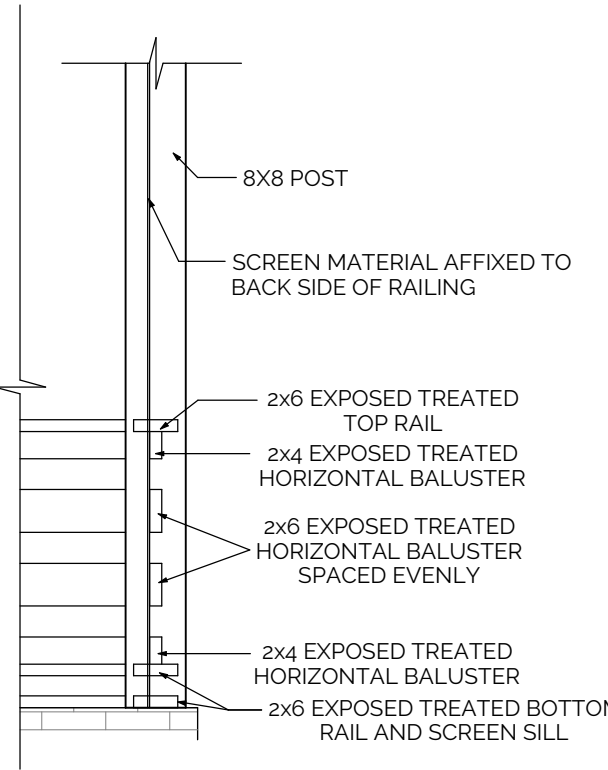
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INTERIOR EXTERIOR



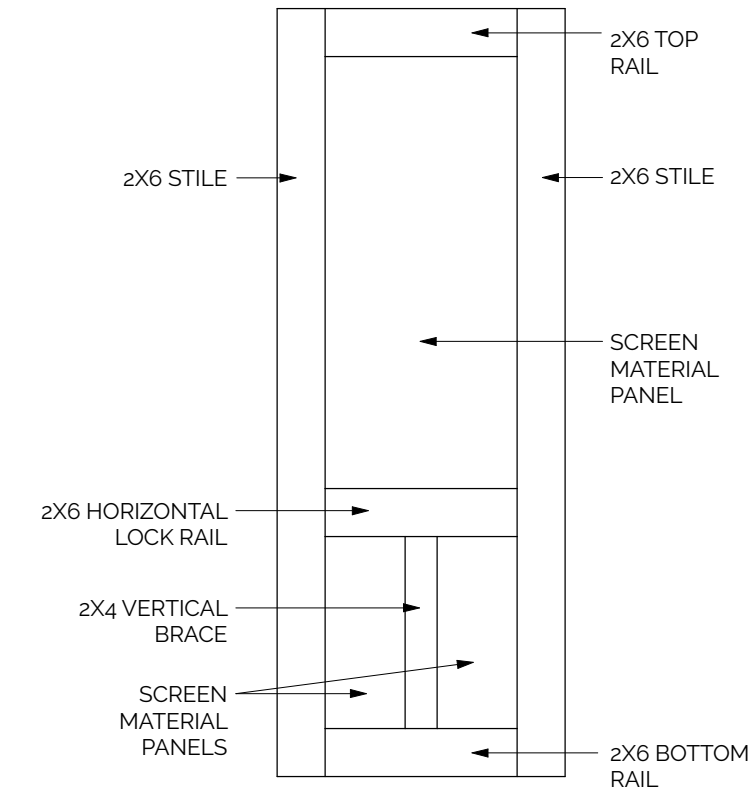
TYPICAL DOOR DETAIL

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



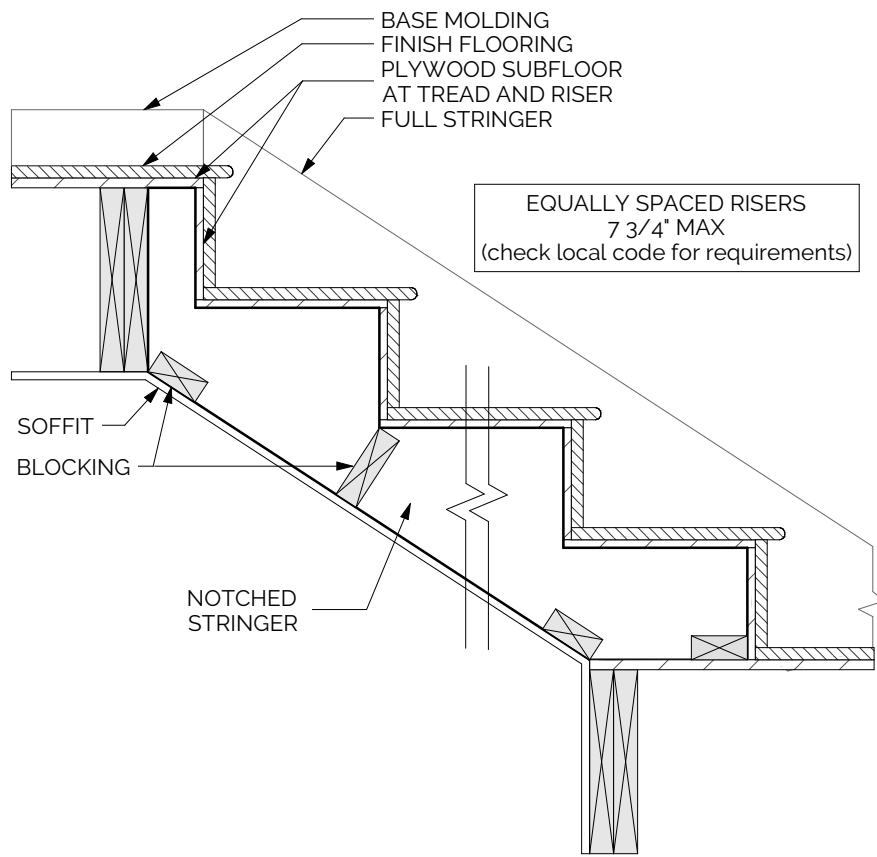
SCREEN PORCH DETAIL AT RAILING

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



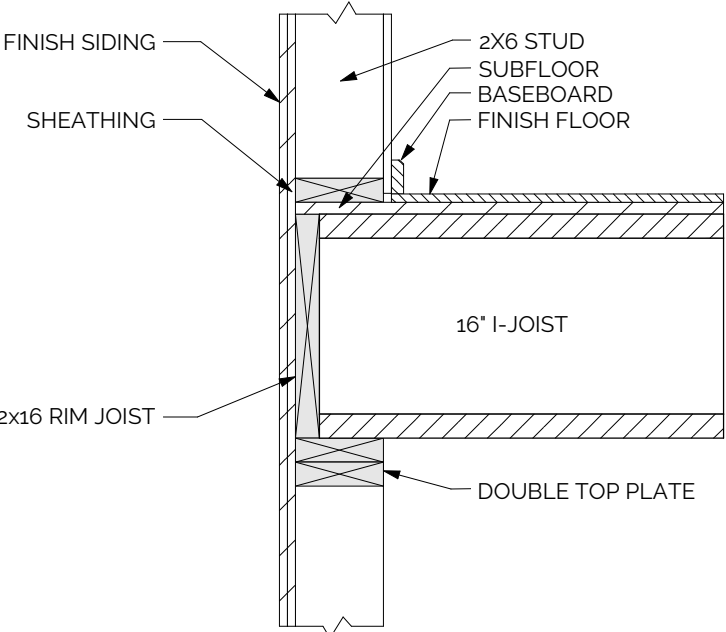
SCREEN DOOR - 1 OVER 2 PANEL

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



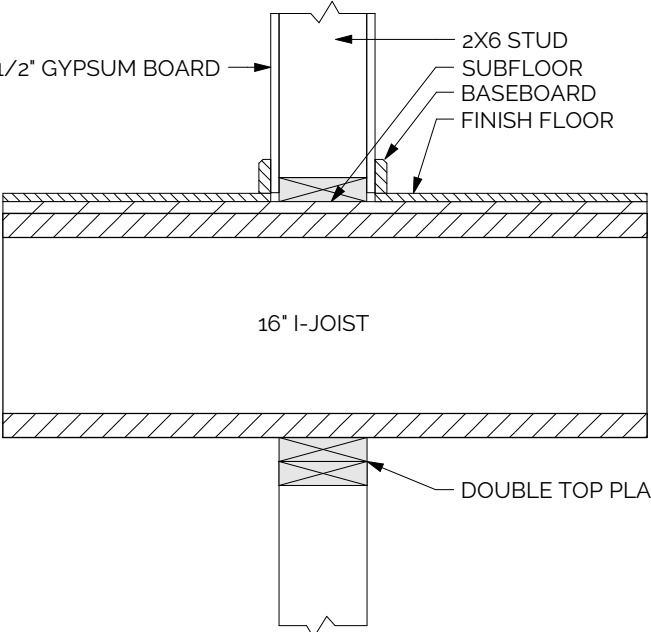
INTERIOR STAIR

SCALE 1'-1'-0"



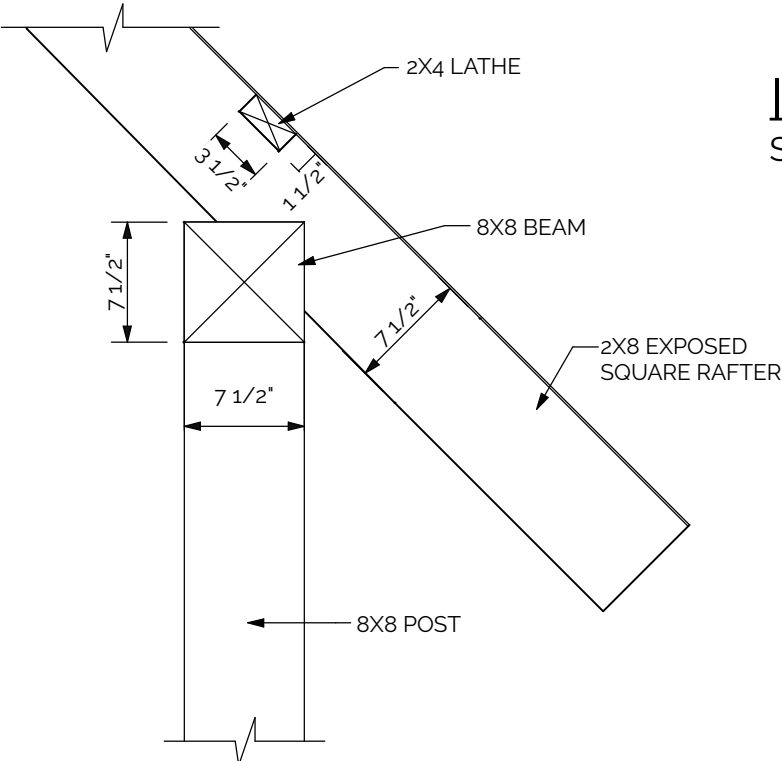
STANDARD FLOOR TRANSITION

SCALE: 1'-1'-0"



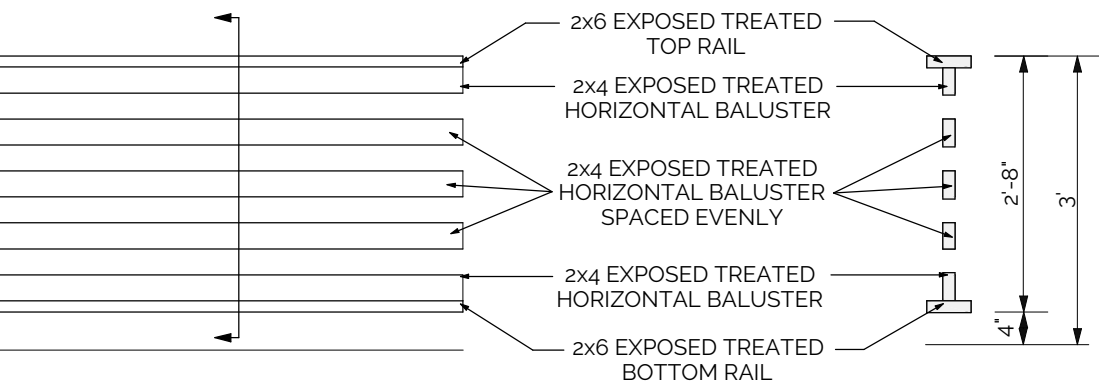
STANDARD INTERIOR FLOOR TRANSITION

SCALE: 1'-1'-0"



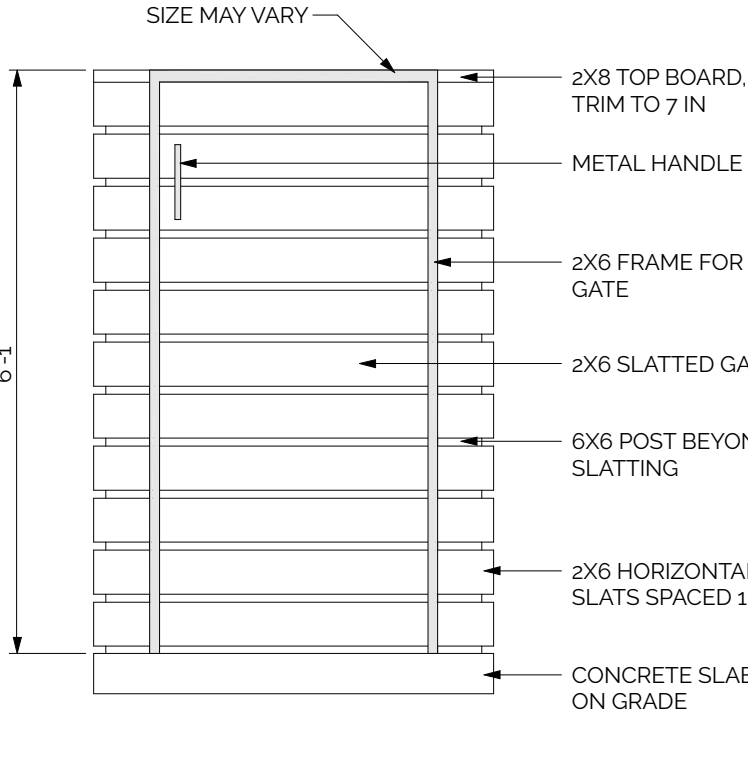
RAFTER DETAIL

SCALE: 1'-1'-0"



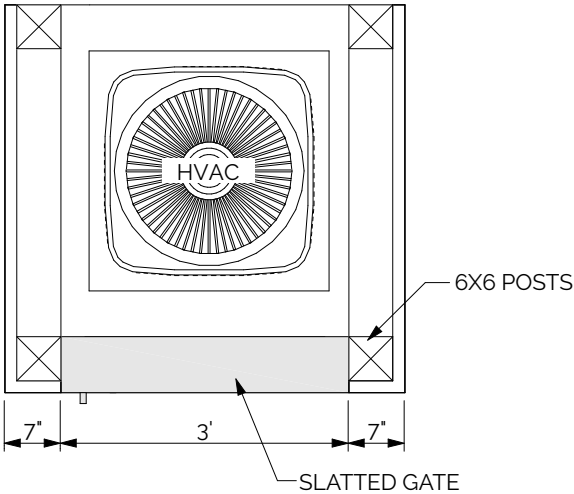
HORIZONTAL BALUSTER RAILING DETAIL

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

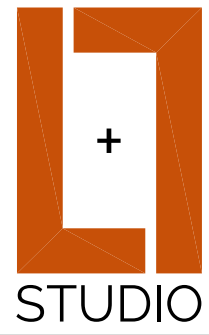


SLATTED HVAC ENCLOSURE ON SLAB

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



NOTE:  
1. ADJUST PERIMETER SIZE OF ENCLOSURE BASED ON EQUIPMENT REQUIRED.  
2. ADJUST GATE LOCATION BASED ON EQUIPMENT LOCATION.



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SHEET TITLE:  
SCHEDULES + DETAILS

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

DRAWINGS PROVIDED BY:  
LAKE AND LAND STUDIO, LLC  
16 Bellegrass Blvd  
Hattiesburg, MS 39402  
601.336.8114  
info@lakeandlandstudio.com

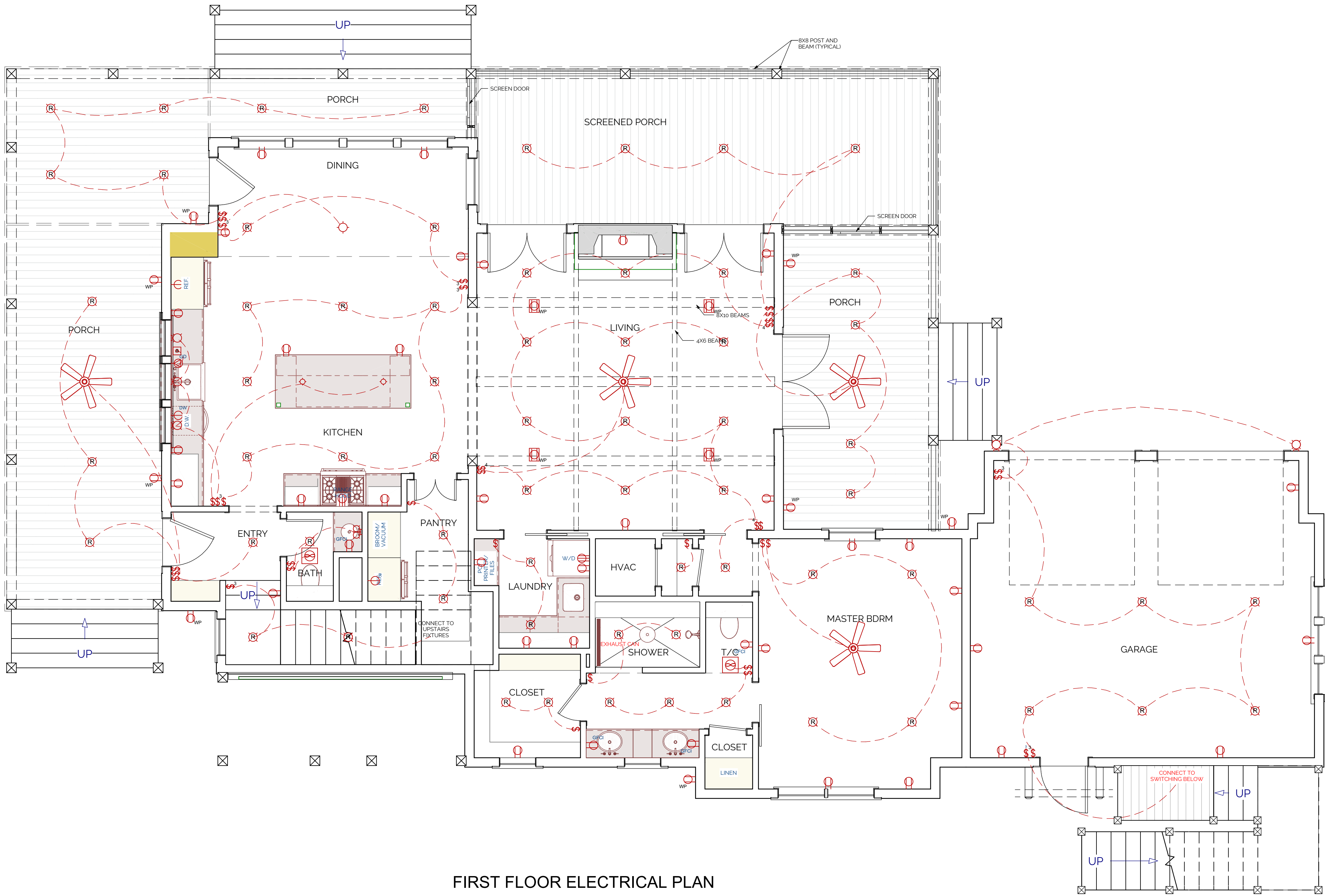
DATE:  
7/18/2023

SCALE:  
1'-1'-0"

SHEET:

A-401





FIRST FLOOR ELECTRICAL PLAN

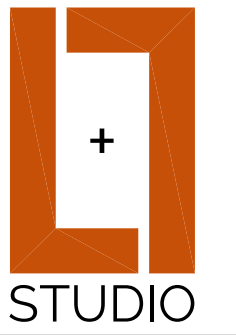
- GENERAL MECHANICAL NOTES**

  - 1. CLOSELY COORDINATE WORK WITH ALL OTHER TRADES ESPECIALLY CONCERNING ENGINEERED FLOOR SYSTEMS.
  - 2. DESIGN AND SPECIFICATION OF MECHANICAL SYSTEM TO BE DETERMINED BY BUILDER OR LOCAL ENGINEER.
  - 3. BUILDER TO FURNISH ALL DUCTWORK, CONTROL WIRING, PIPING, FITTINGS, ACCESSORIES, ECT. FOR COMPLETE INSTALLATION.
  - 4. MAINTAIN CEILING HEIGHTS AND DUCT SPACES PROVIDED.

- GENERAL ELECTRICAL NOTES**

  - 1. DRAWINGS PROVIDED ARE FOR DIAGRAMMATIC PURPOSES ONLY AND SHOULD ONLY BE USED AS A CONCEPTUAL GUIDE. EXACT LOCATIONS OF BREAKER PANELS, WIRING, CONDUIT, DISCONNECTS, ETC MUST BE DETERMINED BY A LOCAL CERTIFIED ELECTRICIAN. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE FINAL LOCATIONS OF ALL ELECTRICAL ITEMS WITH BUYER AND ELECTRICIAN TO MEET LOCAL ELECTRICAL CODES, STANDARDS, AND REQUIREMENTS.
  - 2. ALL OUTLET LOCATIONS MUST MEET LOCAL BUILDING CODES AND STANDARDS. WET LOCATIONS INCLUDING KITCHEN, BATHROOM, LAUNDRY, OR ANY AREA EXPOSED TO WEATHER MUST HAVE GFCI OUTLETS PER CODE WHERE RUNNING WATER IS PRESENT. WATER PROOF OUTLETS MUST BE USED IN ALL EXTERIOR APPLICATIONS.
  - 3. ELECTRICIAN AND BUILDER TO INSTALL. HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUPS AS NEEDED TO MEET CODE REQUIREMENTS AND OWNERS REQUEST. ELECTRICIAN TO MAKE SURE DETECTORS ARE INSTALLED IN ALL SLEEPING AREAS, KITCHEN, AND OTHER PLACES REQUIRED BY CODE.
  - 4. ELECTRICIAN AND CONTRACTOR TO COORDINATE ELECTRICAL SERVICE TO AIR CONDITIONING, WATER HEATERS, CONDENSATE PUMPS, ETC. CONTRACTOR AND ELECTRICIAN RESPONSIBLE TO COORDINATE APPROPRIATE AMPACITY REQUIRED AS NEEDED. AREAS IN NON-LIT AREAS REQUIRE ONE OUTLET AND ONE LIGHT. ALL OUTLETS EXPOSED TO WEATHER SHALL HAVE WEATHERPROOF GFCI AS REQUIRED BY CODE.
  - 5. ELECTRICIAN TO PROVIDE PANEL BOARDS OF PROPER AMPACITY AND VOLTAGE FOR ALL ELECTRICAL CIRCUITS.
  - 6. ALL SERVICE REQUIREMENTS MUST BE COORDINATED WITH LOCAL POWER COMPANY INCLUDING LOCATION AND TYPES OF TRANSFORMERS, DISCONNECTS AT EXTERIOR OF BUILDING, VOLTAGES, AMPACITIES AND ALL OTHER ELECTRICAL CONSTRUCTION DETAILS. FEEDERS SHOULD BE SIZED ACCORDING TO NEC REQUIREMENTS.
  - 7. ALL CONCEALED CABLES TO BE RUN IN FLOORS, WALLS, OR CEILINGS AS NEEDED.
  - 8. CONTRACTOR AND ELECTRICIAN TO PROVIDE BLOCKING FOR ALL ELECTRICAL FIXTURES AS NEEDED.
  - 9. RECEPTACLES IN EXTERIOR WALLS MUST BE ISOLATED AND SEALED SOLIDLY.
  - 10. SWITCHES SHOULD TYPICALLY BE MOUNTED 48" ABOVE FINISH FLOOR TO CENTER OF SWITCH. LOCATE SWITCHES ADJACENT TO DOOR CASINGS BUT NOT INTERSECTING DOOR CASINGS OR TRIM.
  - 11. EXTERIOR SECURITY LIGHTING TO BE SELECTED AND LOCATED BY OWNER. ELECTRICIAN TO VERIFY SWITCHING LOCATION.
- ELECTRICAL LEGEND**

	110 VOLT OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	SCONCE LIGHT
	RECESSED DOWN LIGHT
	PENDANT LIGHT
	GOOSENECK LIGHT
	CEILING FAN



LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.

SHEET TITLE:  
FIRST FLOOR  
ELECTRICAL PLAN

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

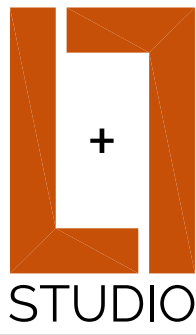
DRAWINGS PROVIDED BY:  
LAKE AND LAND STUDIO, LLC  
16 Bellegrass Blvd  
Hattiesburg, MS 39402  
601.336.8114  
info@lakeandlandstudio.com

DATE:  
7/18/2023

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

SHEET:  
E-101





LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.

SHEET TITLE:  
SECOND FLOOR  
ELECTRICAL PLAN

PROJECT DESCRIPTION:  
SUOZZI RESIDENCE  
BLUFFTON, SC

DRAWINGS PROVIDED BY:  
LAKE AND LAND STUDIO, LLC  
16 Bellegraass Blvd  
Hattiesburg, MS 39402  
601.336.8114  
info@lakeandlandstudio.com

DATE:

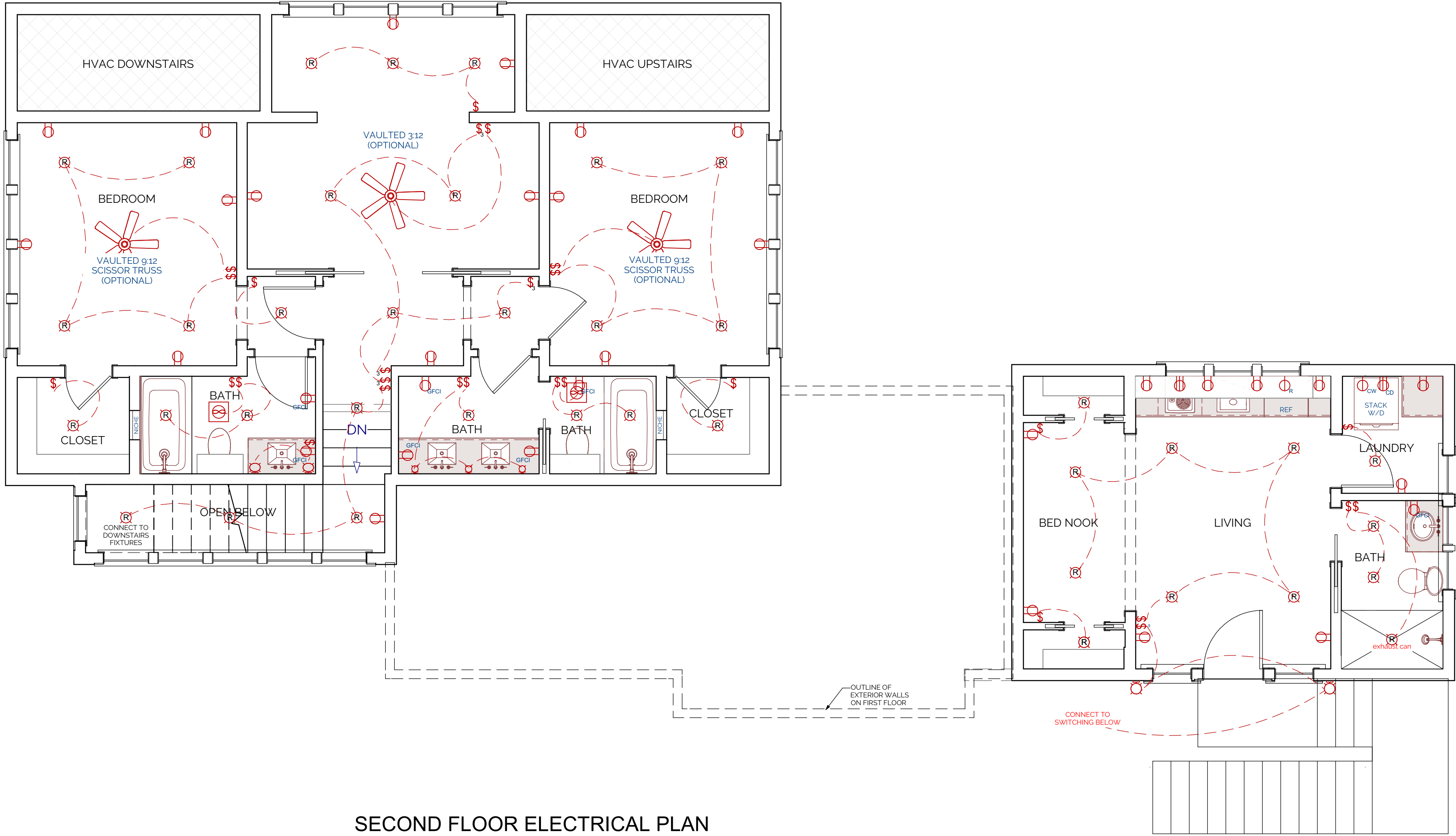
7/18/2023

SCALE:

1/4"=1'-0"

SHEET:

E-102



SECOND FLOOR ELECTRICAL PLAN

GENERAL MECHANICAL NOTES

- CLOSELY COORDINATE WORK WITH ALL OTHER TRADES ESPECIALLY CONCERNING ENGINEERED FLOOR SYSTEMS.
- DESIGN AND SPECIFICATION OF MECHANICAL SYSTEM TO BE DETERMINED BY BUILDER OR LOCAL ENGINEER.
- BUILDER TO FURNISH ALL DUCTWORK, CONTROL WIRING, PIPING, FITTINGS, ACCESSORIES, ECT. FOR COMPLETE INSTALLATION.
- MAINTAIN CEILING HEIGHTS AND DUCT SPACES PROVIDED.

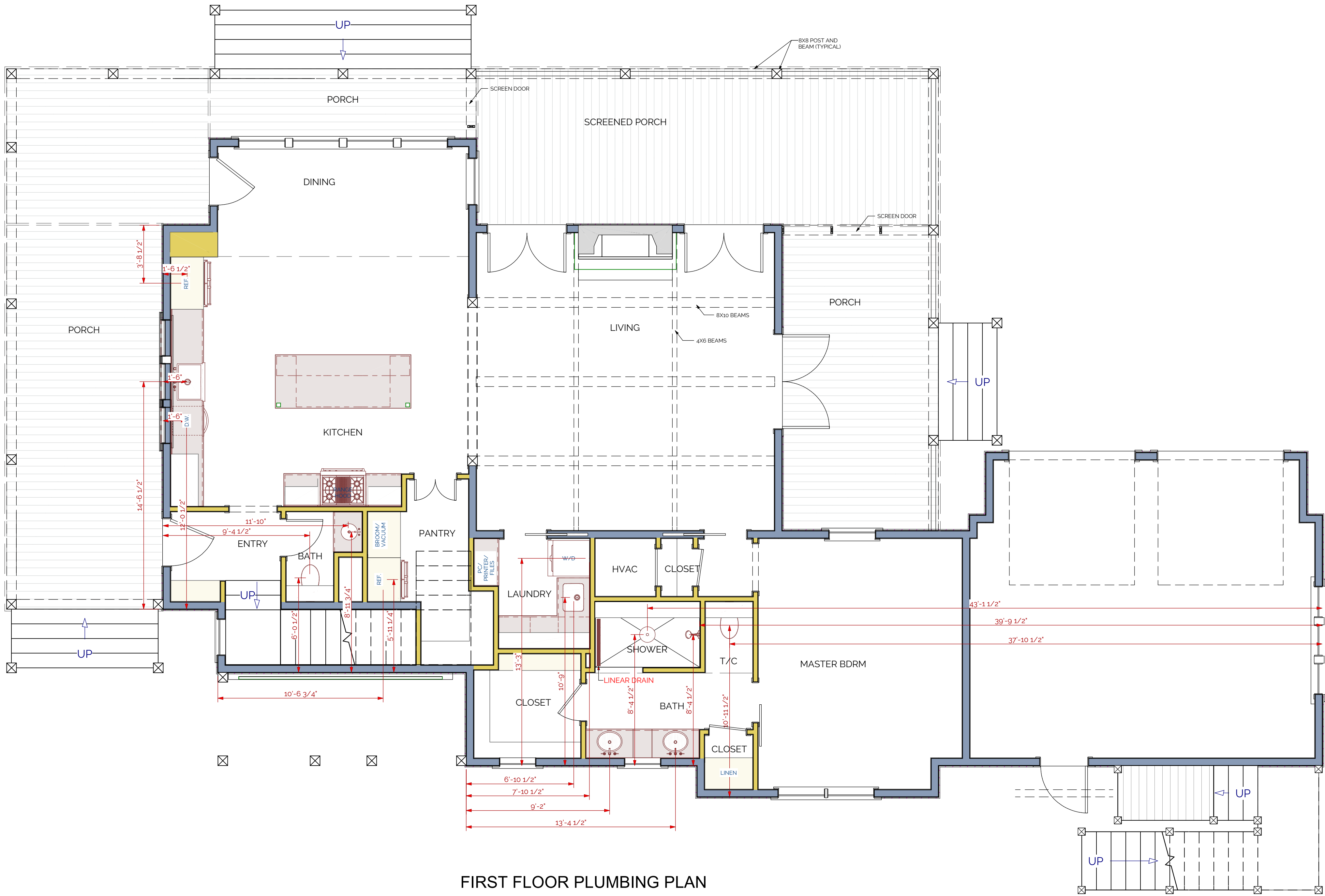
GENERAL ELECTRICAL NOTES

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- EXTERIOR SECURITY LIGHTING TO BE SELECTED AND LOCATED BY OWNER. ELECTRICIAN TO VERIFY SWITCHING LOCATION.

ELECTRICAL LEGEND

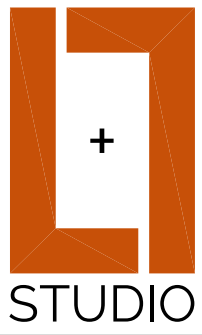
	110 VOLT OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	SCONCE LIGHT
	RECESSED DOWN LIGHT
	PENDANT LIGHT
	GOOSENECK LIGHT
	CEILING FAN





FIRST FLOOR PLUMBING PLAN

- GENERAL PLUMBING NOTES**
1. PLUMBING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REQUIREMENTS OF LOCAL UTILITY OFFICIALS.
  2. INSULATE ALL DOMESTIC WATER SUPPLY LINES IN UN-INSULATED SPACES WITH TUBULAR FOAM INSULATION. INSULATION SHALL BE OF SELF-SEALING TYPE OR SHALL BE TAPED CLOSED WITH FOIL FACED TAPE.
  3. CENTER ALL FIXTURES IN SPACE ALLOCATED UNLESS NOTED OTHERWISE. COORDINATE PLACEMENT OF ALL DRAINS WITH FLOORING SUBCONTRACTOR.
  4. CLEANOUTS SHALL EXTEND TO SURFACES OR SHALL BE PROVIDED WITH ACCESS DOORS OR SIMILAR DEVICES. CAP ALL PIPE TO BE LEFT OPEN OVERNIGHT, AND PROTECT PIPE DURING INSTALLATION FROM DIRT, GRAVEL, AND OTHER DEBRIS WHICH MIGHT CAUSE BLOCKAGES OR FLOW RESTRICTIONS. ALL VALVES, CLEANOUTS, AND CONTROL DEVICES SHALL BE ACCESSIBLE FOR OPERATION AND MAINTENANCE THROUGH ACCESS DOORS OR PANELS MANUFACTURED FOR SUCH PURPOSES.
  5. LEAD SOLDER IS NOT ALLOWED ON THIS PROJECT.
  6. SOIL AND VENT STACKS SHALL HAVE CLEANOUTS AS REQUIRED BY APPLICABLE CODES FOR PROPER MAINTENANCE.
  7. COORDINATE WITH AN ELECTRICIAN CONCERNING ITEMS REQUIRING ELECTRICAL SERVICE SUCH AS WATER COOLERS, SENSOR FLUSH VALVES AND WATER HEATERS. COORDINATE SERVICE AND AMPACITY REQUIRED.
  8. SEAL TO WALL, FLOOR OR COUNTERTOP AROUND ALL FIXTURES WITH TUB AND TILE SEALANT TO MATCH COLOR OF FIXTURE UNLESS OTHERWISE NOTED.



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THAT ALL DRAWINGS BE REVIEWED AND  
APPROVED BY A LICENSED ARCHITECT OR  
STRUCTURAL ENGINEER. INCLUDED DRAWINGS  
ARE FOR DESIGN PURPOSES ONLY.

SHEET TITLE:  
**FIRST FLOOR PLUMBING  
PLAN**

PROJECT DESCRIPTION:  
**SUOZZI RESIDENCE  
BLUFFTON, SC**

DRAWINGS PROVIDED BY:  
**LAKE AND LAND STUDIO, LLC**  
16 Beltegrass Blvd  
Hattiesburg, MS 39402  
601.336.8114  
info@lakeandlandstudio.com

DATE:

7/18/2023

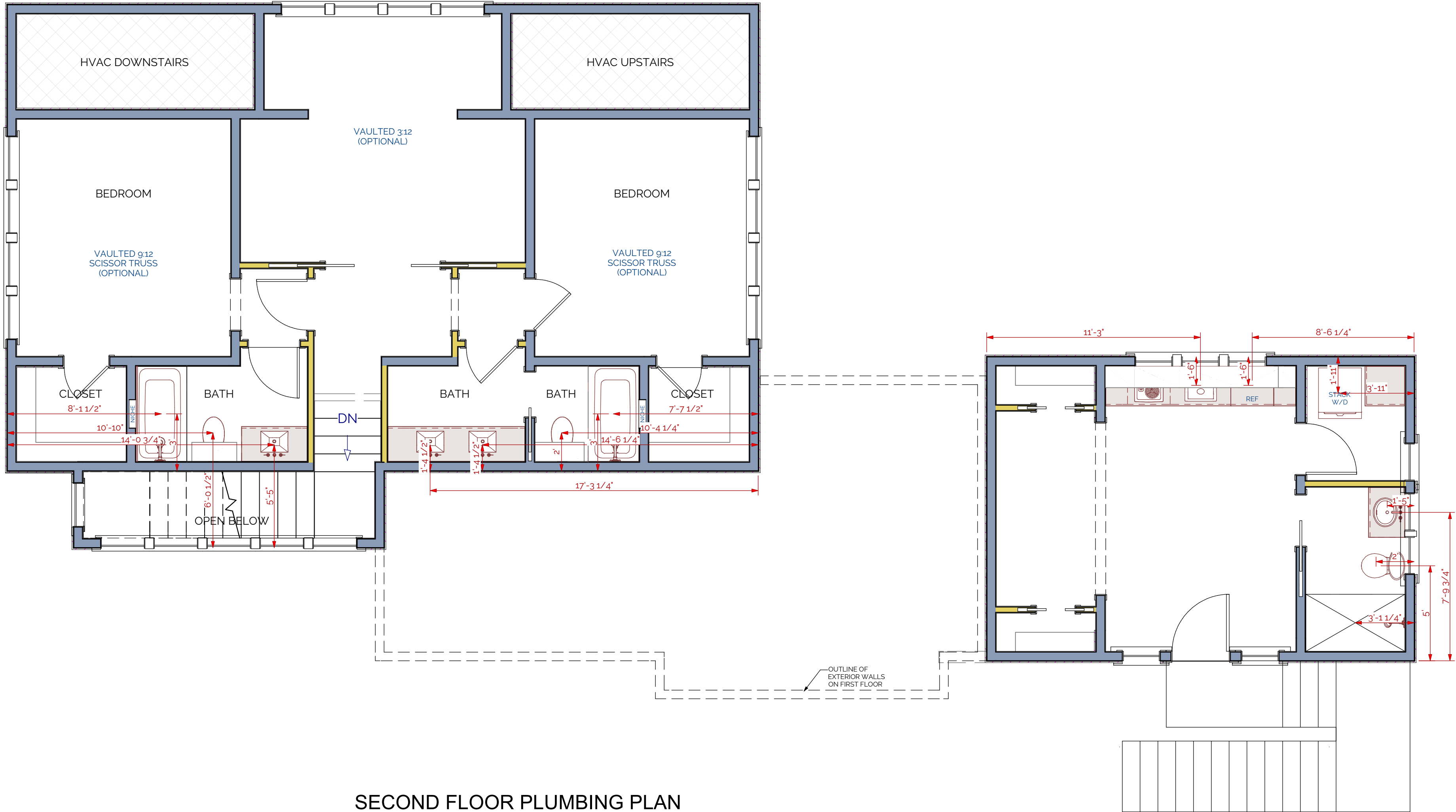
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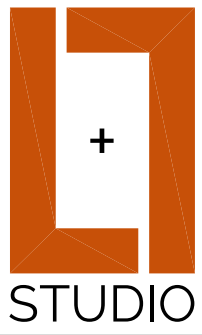
P-101





SECOND FLOOR PLUMBING PLAN

- GENERAL PLUMBING NOTES**
1. PLUMBING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REQUIREMENTS OF LOCAL UTILITY OFFICIALS.
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SHEET TITLE:  
**FIRST FLOOR PLUMBING  
PLAN**

PROJECT DESCRIPTION:  
**SUOZZI RESIDENCE  
BLUFFTON, SC**

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SCALE:

1/4"=1'-0"

SHEET:

P-102