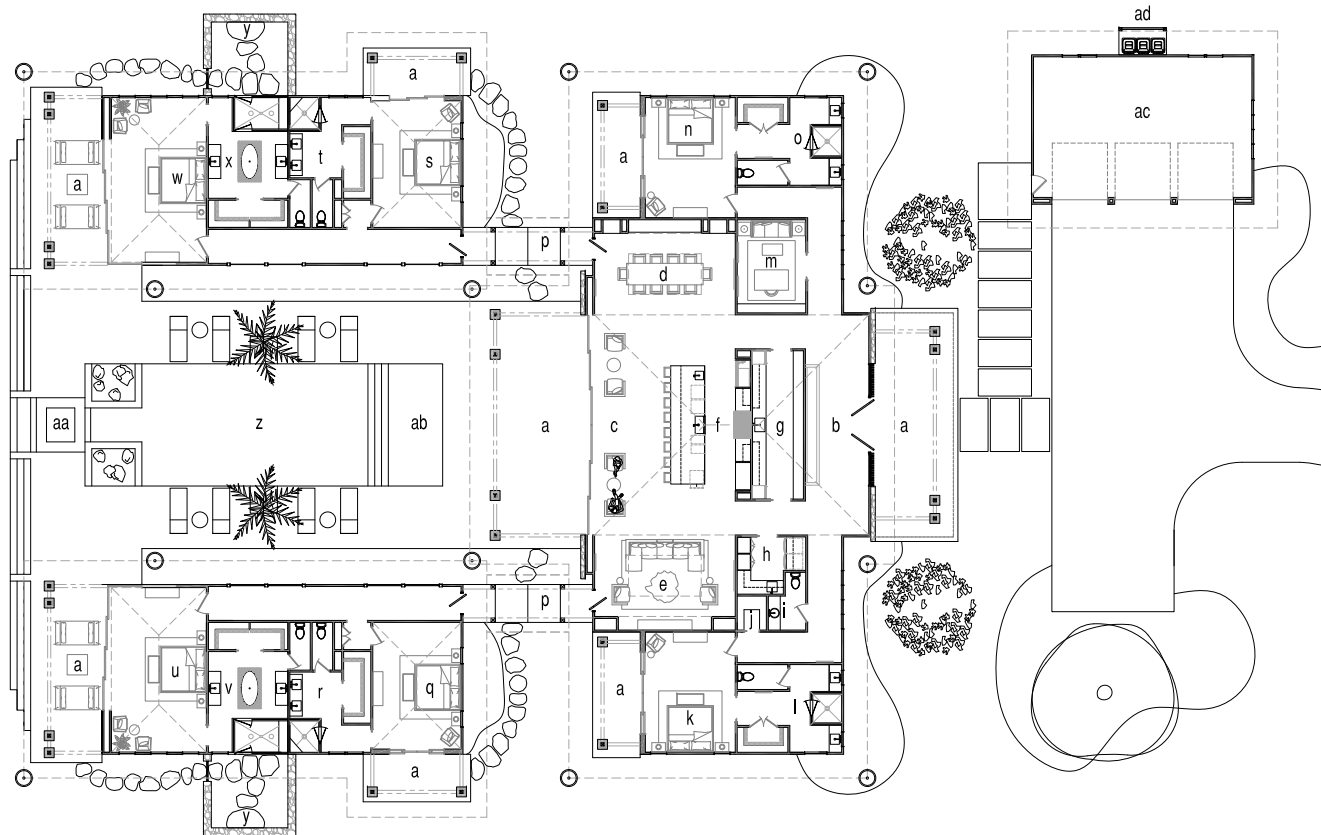




T PLAN

Shown in the "Eterno" Style

- a Lanai(s)
- b Foyer
- c Great Room
- d Dining Room
- e Living Room
- f Kitchen
- g Butler's Pantry
- h Laundry
- i Powder Room
- j A/V Closet
- k Suite 2
- l Suite 2 Bath
- m Study
- n Suite 3
- o Suite 3 Bath
- p Breeze Way(s)
- q Suite 4
- r Suite 4 Bath
- s Suite 5
- t Suite 5 Bath
- u Master Suite
- v Master Bath
- w 2nd Master Suite
- x 2nd Master Bath
- y Outdoor Shower(s)
- z Pool (optional)
- aa Spa (optional)
- ab Aqua Lounge (optional)
- ac 3 Car Garage
- ad Refuse/Recycle



T PLAN

Shown in the "Eterno" Style



T Plan is a hale (home) that brings you comfort. A spacious plan for everyone to get-a-way. The hale was designed to bring you together yet suggest privacy by connecting structures via Breeze Ways. The Great Room starts at the Entry with vaulted ceiling unifying the space as you walk in the door and recessed ceilings at Living and Dining Rooms to clearly define the spaces.



FULLY stocked Butler's Pantry makes for a second Kitchen where all the fun continues without interruption. Full-height glass doors disappear and perfectly frame the view of pool and beyond, creating a breathtaking experience. Each suite was crafted to include a Private Lanai (patio) and enough room for king size beds. When you think of get-a-way, this is your hale.

T PLAN

Shown in the “Eterno” Style



6 BED

6.5 BATHS

6,150 SF LIVING

1,965 SF LANAI

TAPIA + DESIGN



T+D was founded on the principle of crafting and mastering the art of design. Here to serve and provide a unique and memorable experience to the Home Owner.

LISTEN. DESIGN. DELIVER. That's our philosophy.

info@tapiadesigns.com | 808.664.5773

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PAC BUILD



Established high-end builder that focuses on quality by working closely with designers and homeowners to build awe-inspiring custom homes.

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HOME DESIGN PROCESS

HOMES FOR ALL DESIGN STYLES.



Step 1

Design Style & Home Plan Selection

Client selects design style and home plan, any plan can be tailored to the clients individual taste. T+D meets with client to discuss lot, design style preferences, needs, wants to begin home design.



Step 2

Preliminary Design | DRC

Place house on lot, add site amenities and plantings to complete Preliminary Package. Preliminary Package is submitted to Design Review Committee (DRC).



Step 3

Final Design | DRC

Complete architectural plan, landscape plan and structural plan. Package is submitted to Design Review Committee (DRC).



Step 4

Permitting

Complete working drawings for architectural plan, landscape plan and structural plan. Package is submitted to County.

Permit Package is submitted to Builder Partner for final pricing. Builder is queue'd to begin construction after permit approval.



Step 5

Start Construction

If liaison support services are selected (charged hourly per rate sheet), T+D has pre-construction meeting with builder to review home plans and material specification to ensure clients design intent is realized. Dream becomes a home.

Design Philosophy Approach

T+D has multiple hand crafted Home Plans that are customizable for the perfect fit. There are numerous plans in our library. All plans were developed to either, add or remove living square footage to meet the homeowner overall budget. If you love one of the plans, it makes for an ideal place to begin the design process and places the project at the *Preliminary Design Package* phase shortening the design process. However, if a one-of-a-kind design is your dream, you've come to the right place where your ideas become our starting point. Here at T+D our process is budget focused but design driven.