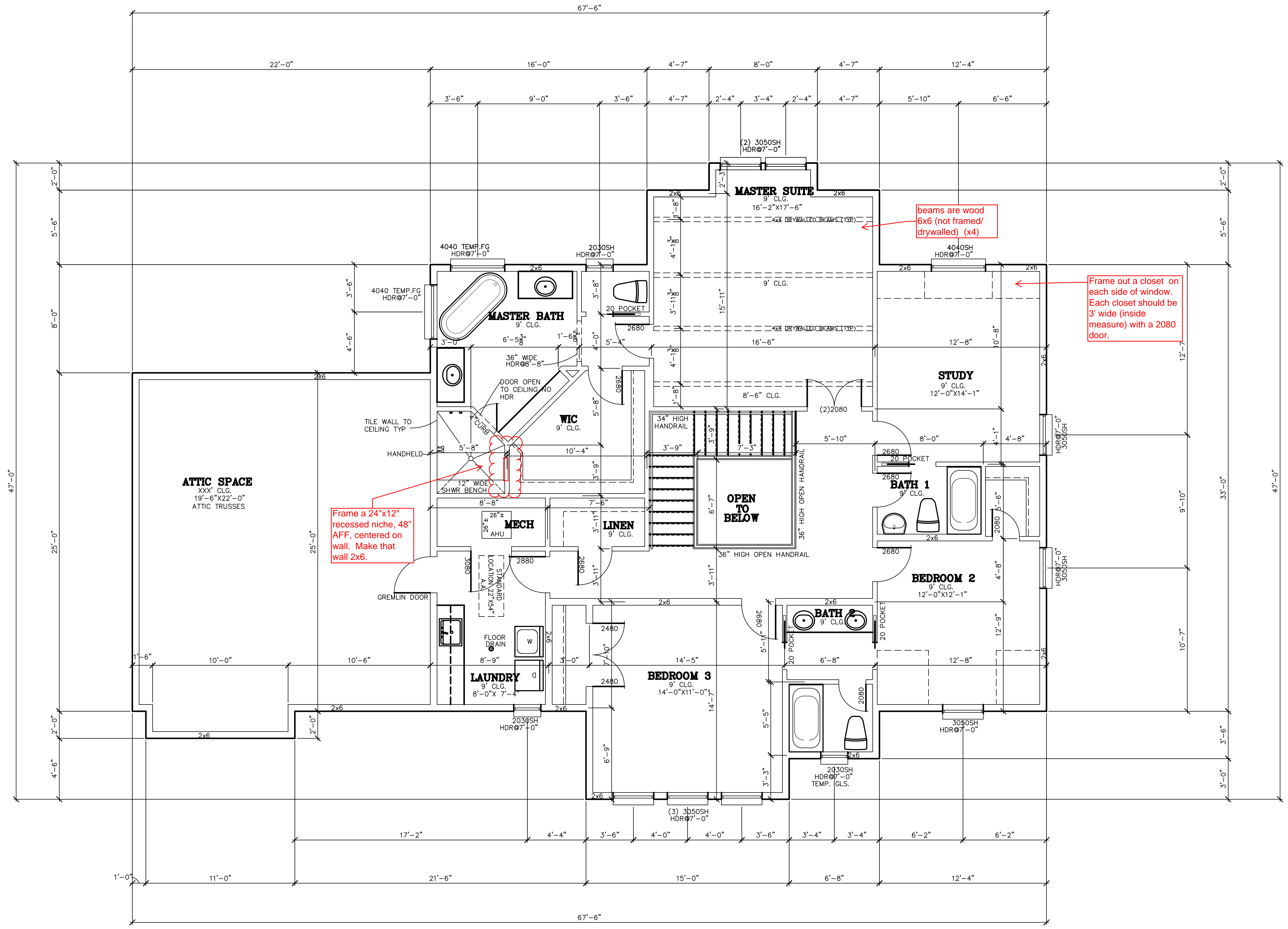


*ALL DOOR RETURNS ARE TO BE 6" UNLESS OTHERWISE NOTED

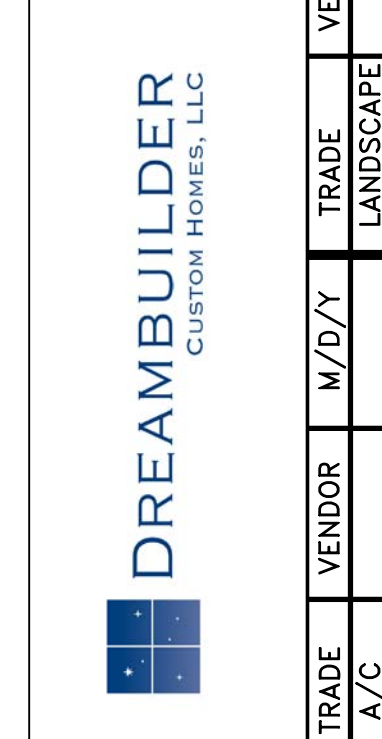


SECOND FLOOR PLAN

DRAWN BY: PATRICK MANGUS
 2025 OLD TWEET AVE. ST.
 AUGUSTINE, FL 32084
 PHONE: 904-929-9041
 DATE: 2-28-12

PLAN
PLAN 3455

A CUSTOM HOME FOR:
DREAMBUILDER 18-ROSAS
 TO BE BUILT AT:
LOT 131 PABLO CREEK RESERVE
 1850 MORNINGS DOVE LANE
 JACKSONVILLE BEACH, FLA.



TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
STRUC.			LANDSCAPE			CONCRETE	SQUARE FOOTAGES (±)	98	STREET WALK:	XXXX	

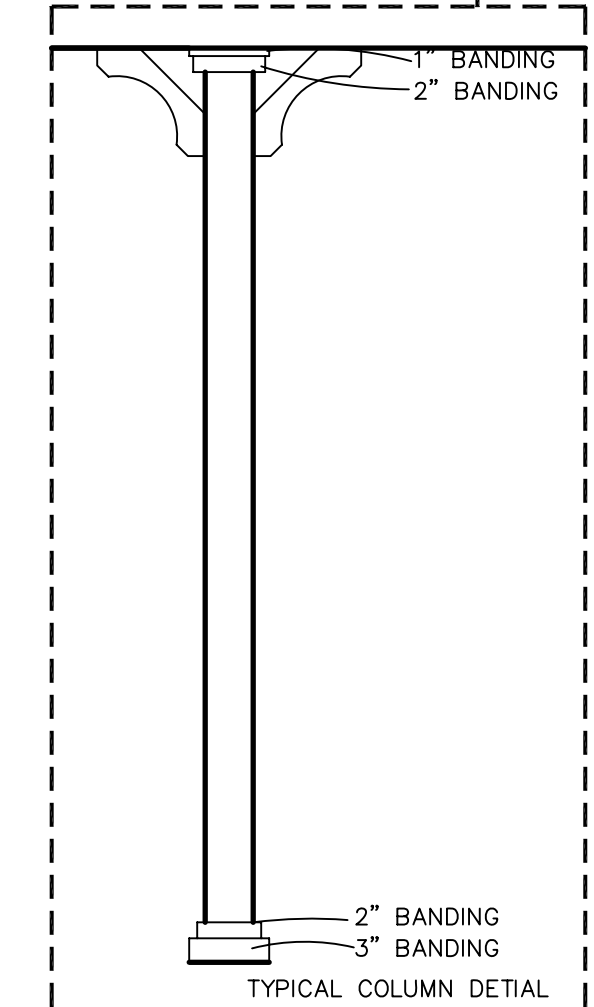
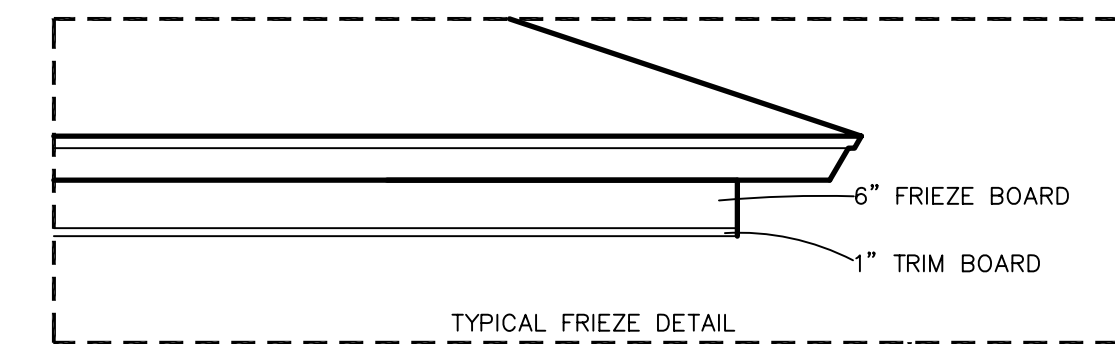
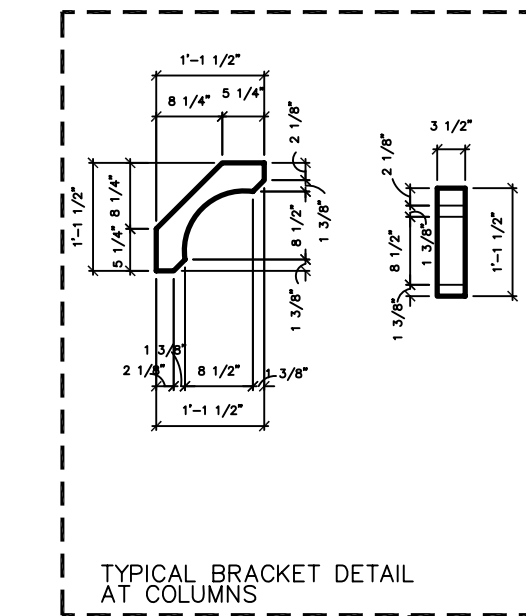
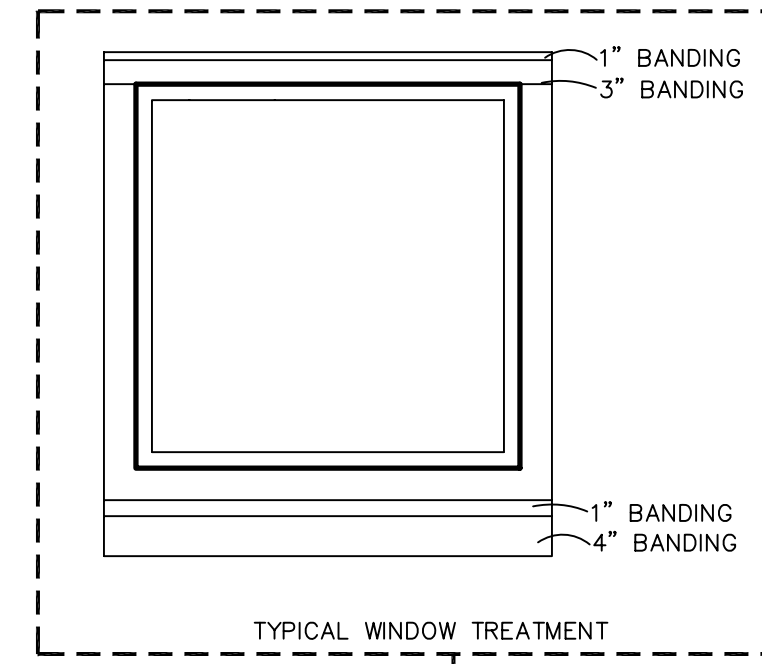
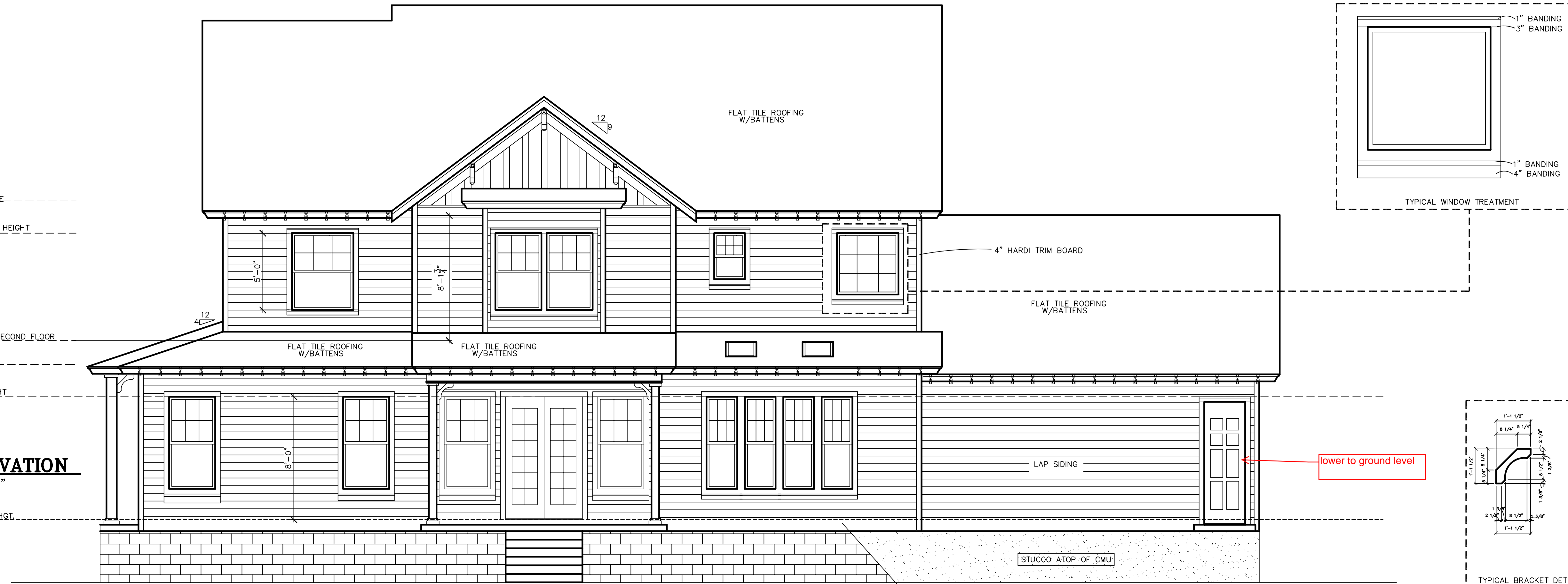
A-2

--- 20'-9" PLATE ---
 --- 7'-0" WINDOW HEAD HEIGHT ---

--- 11'-7 7/8" SECOND FLOOR ---
 --- 10'-1 1/8" PLATE ---
 --- 8'-0" HDR HEIGHT ---

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

--- MAIN SLAB HGT. ---



--- 9'-1-1/8" / 20'-9" PLATE ---
 --- 7'-0" WINDOW HEAD HEIGHT ---
 --- SECOND FLOOR 11'-7 7/8" ---
 --- 10'-1 1/8" PLATE ---

--- MAIN SLAB HGT. ---

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



DRAWN BY: PATRICK MANGUS
 2025 OLD TWE. AVE. ST.
 AUGUSTINE, LA. 70804
 PHONE: 504-992-9014
 DATE: 2-28-12

PLAN
PLAN 3455

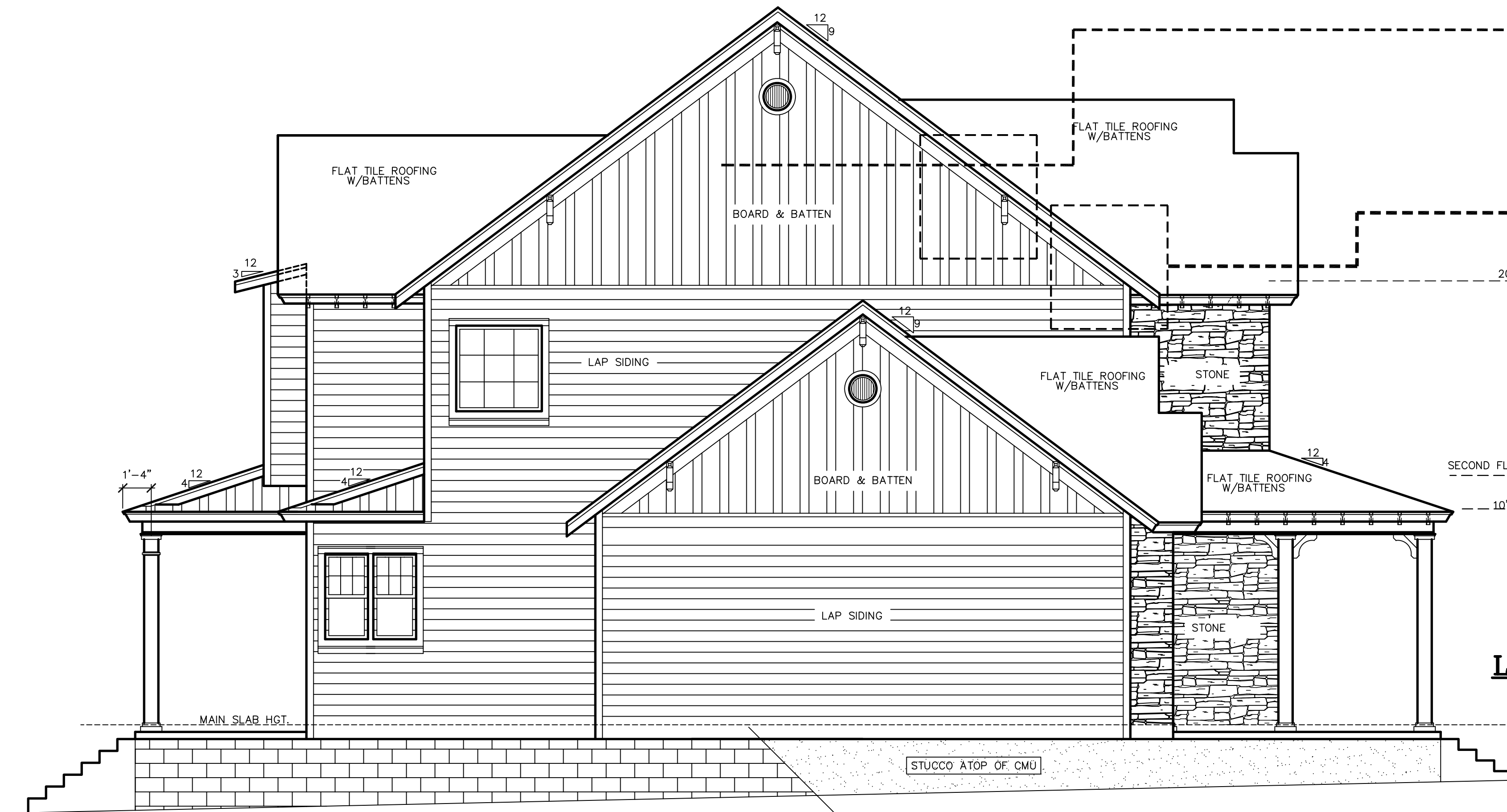
A CUSTOM HOME FOR:
DREAMBUILDER 18 - ROSAS
 TO BE BUILT AT:
LOT 131 PABLO CREEK RESERVE

DREAMBUILDER
 CUSTOM HOMES, LLC

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
STRUC.			LANDSCAPE			A/C			CONCRETE	SQUARE FOOTAGES (+)	98' STREET WALK:
									DRIVEWAY:	905'	CONCRETE
											98' STREET WALK:
											XXXX

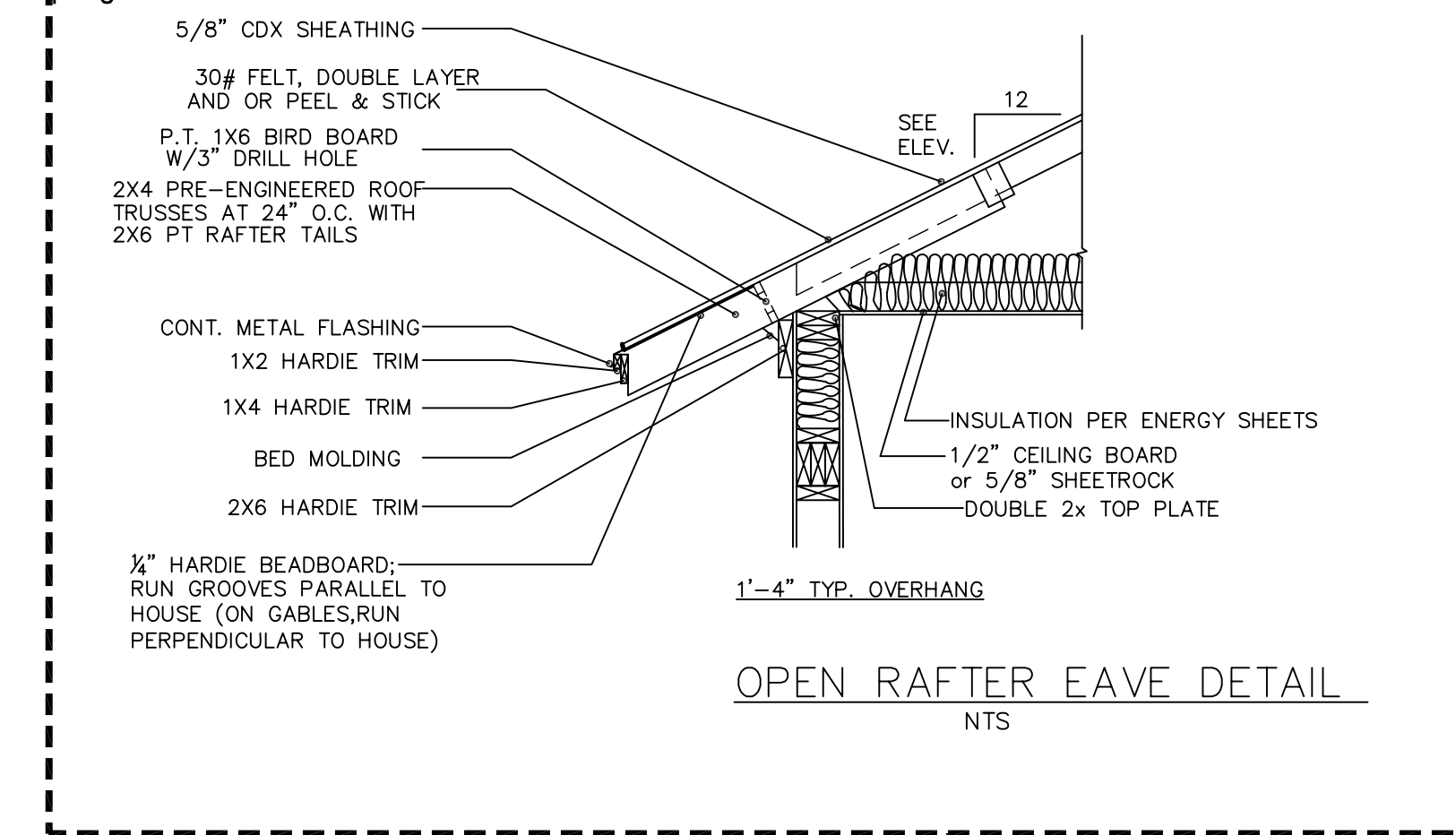
DATE: 6/20/12
 SCALE: 1/4"=1'-0"
 CHECKED: XXXX
 DRAWN: PM
 REVISIONS:
 REV. DATE: 6/21/12 XXX
 REV. DATE: 7/12/12
 REV. DATE: 7/18/12

SHEET NUMBER
A-4



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

DRAWN BY: PATRICK MANGUS
 2025 OLD TWE. AVE. ST.
 AUGUSTINE, LA. 70804
 PHONE: 909-901-9011
 DATE: 2-28-12

PLAN
PLAN 3455

A CUSTOM HOME FOR:
DREAMBUILDER 18 - ROSAS
 TO BE BUILT AT:
LOT 131 PABLO CREEK RESERVE

DREAMBUILDER
 CUSTOM HOMES, LLC

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	
STRUC.			LANDSCAPE			CONCRETE			SOFTW.			MECH.			PLUMB.			WALK.

CONCRETE SQUARE FOOTAGES (±) XXXX
 DRIVEWAY: 905 T STREET WALK: 98 T STREET WALK: XXXX

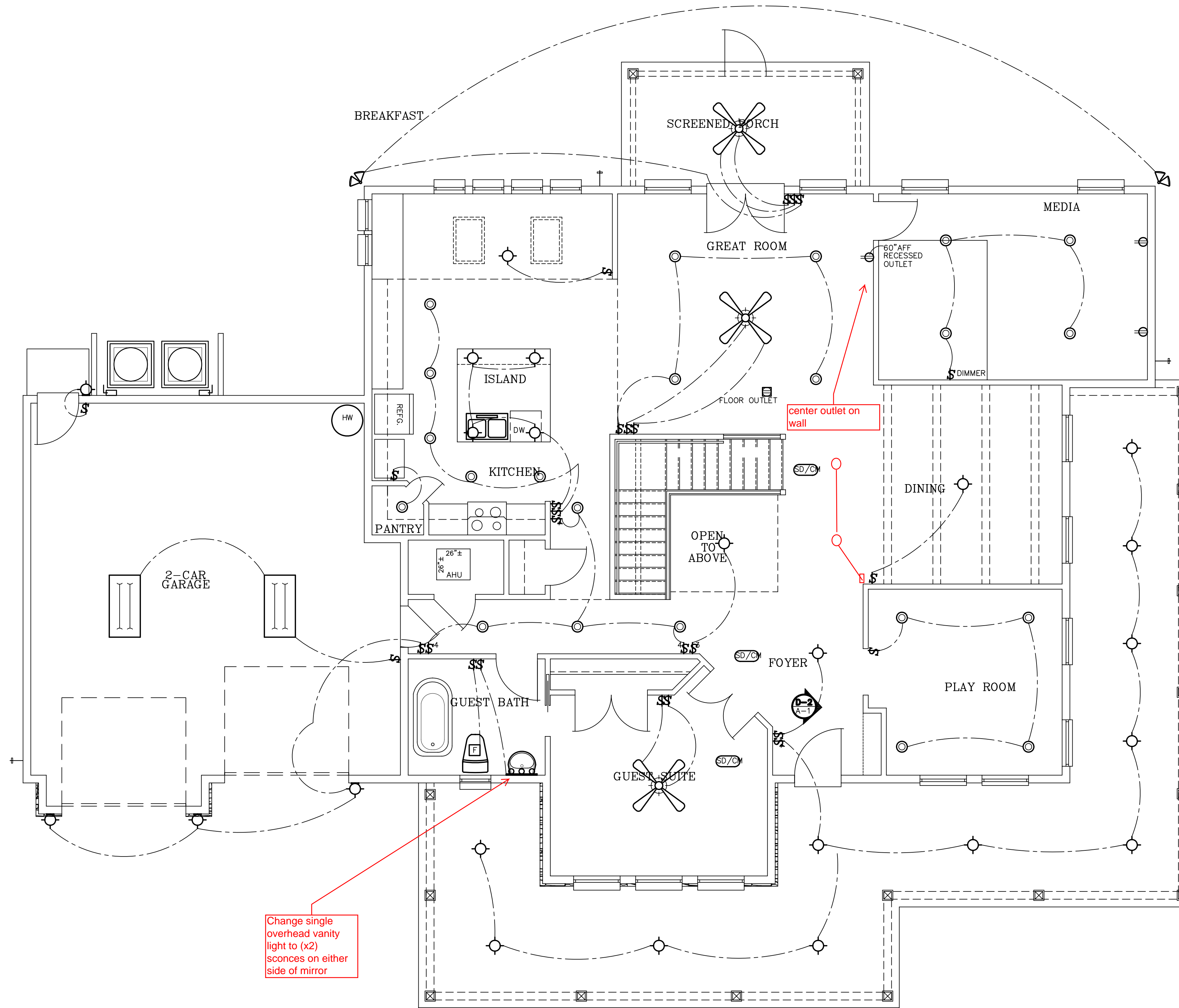
DRAWN	CHECKED
PM	XXX
SCALE	
	1/4"=1'-0"
DATE	6/26/12
CHANGES	M/D/Y
REV. DATE	6/21/12
REV. DATE	7/2/12
REV. DATE	7/2/12
REV. DATE	7/19/12

SHEET NUMBER

A-5

GENERAL NOTES:

-ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH '08 NEC. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN ALL BEDROOMS PER ARTICLE 210-12.



ELECTRICAL LEGEND

THE LOCATIONS OF PLACEMENT OUTLETS, SWITCHES, AND FIXTURES ON THIS PLAN MAY VARY IN THE ACTUAL HOUSE DUE TO LOCAL BUILDING CODES AND THE LOCATION OF BUILDING MATERIALS. ELECTRICAL CONTRACTOR SHOULD TRY TO MATCH THESE LOCATIONS AS CLOSE AS POSSIBLE.

BELOW ARE CUSTOMER REQUESTED LOCATIONS.

<ul style="list-style-type: none"> ⊙ RECESSED ⊕ MICRO PREWIRE ⊙ WALL LIGHT ⊕ DBL. FLOOD ⊕ PHONE OUTLET ⊕ CABLE TV OUTLET ⊕ WIRE/BRACE FOR CEILING FAN W/ LIGHT ⊕ WIRE/BRACE FOR CEILING FAN W/NO LIGHT ⊕ STANDARD FIXTURES ⊕ UNDER CABINET LIGHTING ⊕ ELECTRICAL SERVICE PANEL 	<ul style="list-style-type: none"> ⊕ 110 DUPLEX OUTLET ⊕ WEATHER-PROOF OUTLET ⊕ CEILING OUTLET ⊕ FLOOR OUTLET ⊕ 220 OUTLET ⊕ SWITCH ⊕ 3-WAY SWITCH ⊕ HALF-SWITCHED DUPLEX OUTLET ⊕ FLUORESCENT LIGHT FIXTURE ⊕ EXHAUST FAN ⊕ SMOKE DETECTOR CARBON MONOXIDE ⊕ VANITY FIXTURES ⊕ FOCAL FIXTURES ⊕ HALL FIXTURES ⊕ EXHAUST FAN W/ LIGHT
---	--

* INSTALL SMOKE/CARBON MONOXIDE DETECTORS PER CODE.
 * INSTALL GFI'S PER CODE. * INSTALL AFI'S PER CODE.

DRAWN BY: PATRICK MANGUS
2025 OLD TWE. AVE. ST.
AUGUSTINE, FL 32084
PHONE: 904-901-1901
DATE: 2-28-12

A CUSTOM HOME FOR:
DREAMBUILDER 18-ROSAS
TO BE BUILT AT:
LOT 131 PABLO CREEK RESERVE
1830 MORNINGS DOVE
LANE JACKSONVILLE
BEACH, FLA.

TRADE VENDOR M/D/Y

TRADE LANDSCAPE M/D/Y

TRADE VENDOR M/D/Y

TRADE SURVIVOR M/D/Y

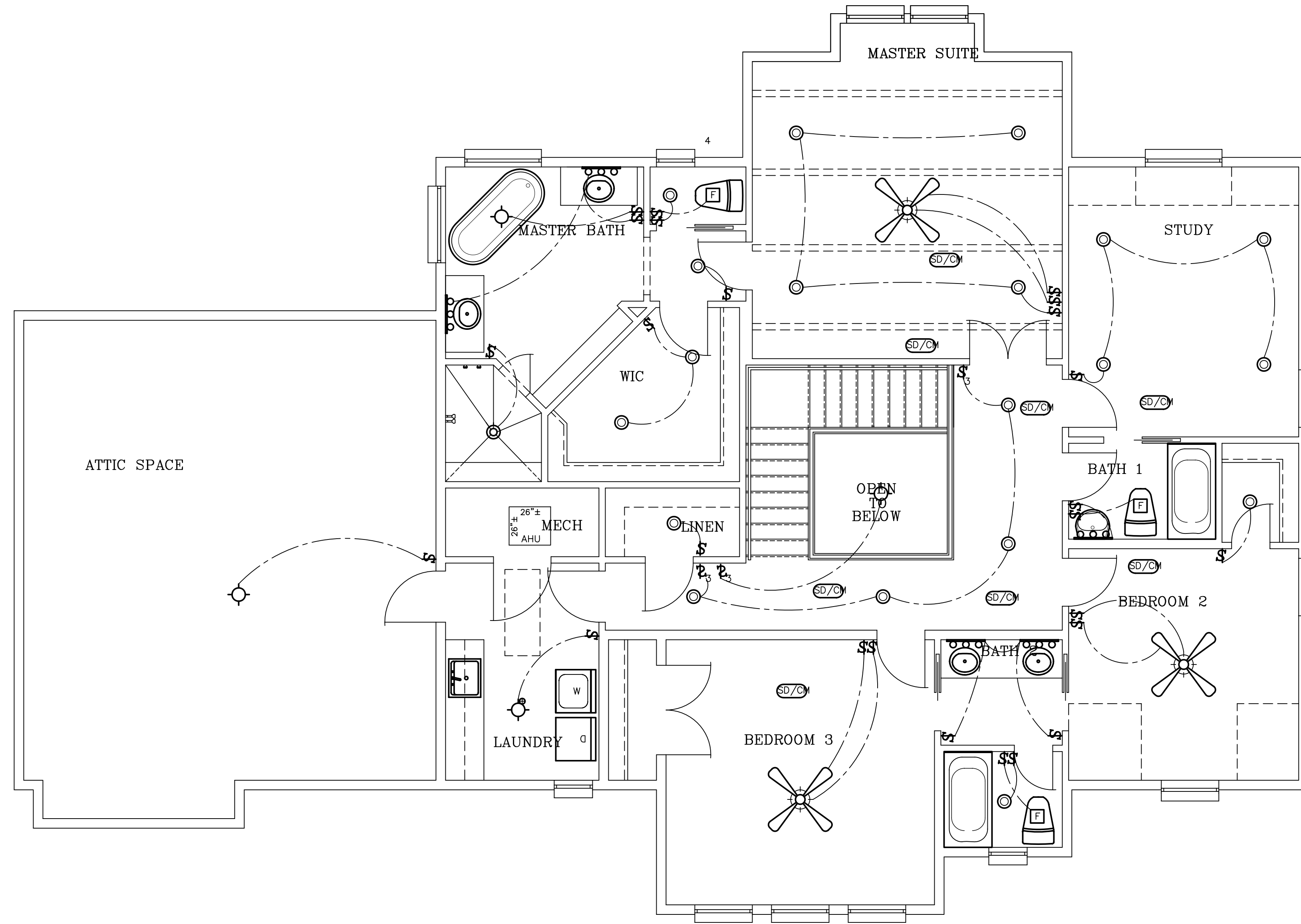
CONCRETE SQUARE FOOTAGES (±) DRIVEWAY: 905 STREET WALK: 98 T STREET WALK: XXXX

PLAN
PLAN 3455

SHEET NUMBER
E-1

GENERAL NOTES:

-ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH '08 NEC. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN ALL BEDROOMS PER ARTICLE 210-12.



ELECTRICAL LEGEND

THE LOCATIONS OF PLACEMENT OUTLETS, SWITCHES, AND FIXTURES ON THIS PLAN MAY VARY IN THE ACTUAL HOUSE DUE TO LOCAL BUILDING CODES AND THE LOCATION OF BUILDING MATERIALS. ELECTRICAL CONTRACTOR SHOULD TRY TO MATCH THESE LOCATIONS AS CLOSE AS POSSIBLE.

BELOW ARE CUSTOMER REQUESTED LOCATIONS.

<ul style="list-style-type: none"> ⊙ RECESSED ⊖ MICRO PREWIRE ⊕ WALL LIGHT ⊖ DBL. FLOOD ⊖ PHONE OUTLET ⊖ CABLE TV OUTLET ⊖ WIRE/BRACE FOR CEILING FAN W/ LIGHT ⊖ WIRE/BRACE FOR CEILING FAN W/NO LIGHT ⊖ STANDARD FIXTURES ⊖ UNDER CABINET LIGHTING ⊖ ELECTRICAL SERVICE PANEL 	<ul style="list-style-type: none"> ⊖ 110 DUPLEX OUTLET ⊖ WEATHER-PROOF OUTLET ⊖ CEILING OUTLET ⊖ FLOOR OUTLET ⊖ 220 OUTLET ⊖ SWITCH ⊖ 3-WAY SWITCH ⊖ HALF-SWITCHED DUPLEX OUTLET ⊖ FLUORESCENT LIGHT FIXTURE ⊖ EXHAUST FAN ⊖ SMOKE DETECTOR CARBON MONOXIDE ⊖ VANITY FIXTURES ⊖ FOCAL FIXTURES ⊖ HALL FIXTURES ⊖ EXHAUST FAN W/ LIGHT
---	--

* INSTALL SMOKE/CARBON MONOXIDE DETECTORS PER CODE.
 * INSTALL GFIs PER CODE. * INSTALL AFCIs PER CODE.

DRAWN BY: PATRICK MANGUS
 2025 OLD TWEED AVE. ST.
 AUGUSTINE, FL 32084
 904-929-6000
 DATE: 2-29-12

PLAN 3455

DREAMBUILDER 18-ROSAS

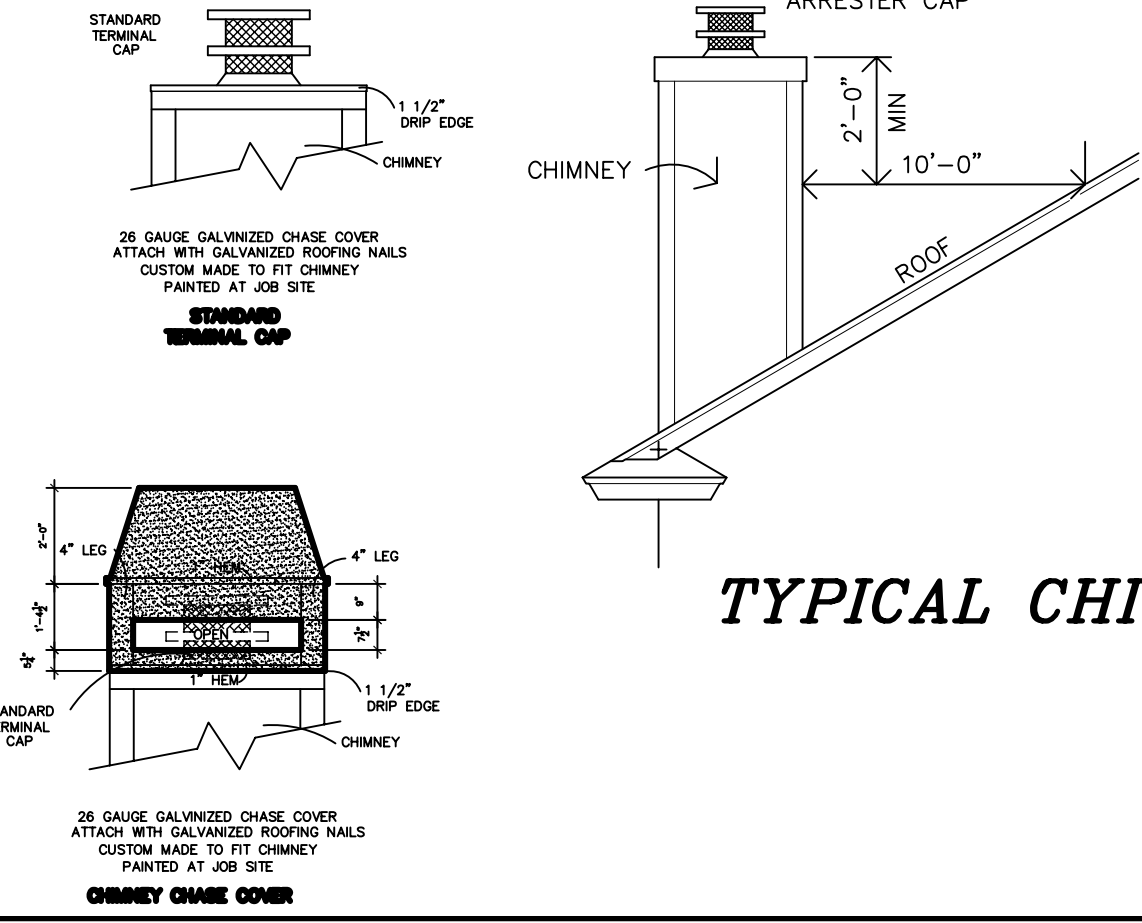
TO BE BUILT AT:
 1830 MORNINGS DOVE LANE
 JACKSONVILLE BEACH, FLA.

LOT 131 PABLO CREEK RESERVE

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
LANDSCAPE			LANDSCAPE			LANDSCAPE			LANDSCAPE			LANDSCAPE			LANDSCAPE		
CONCRETE	SQUARE FOOTAGES (±)		CONCRETE	SQUARE FOOTAGES (±)		CONCRETE	SQUARE FOOTAGES (±)		CONCRETE	SQUARE FOOTAGES (±)		CONCRETE	SQUARE FOOTAGES (±)		CONCRETE	SQUARE FOOTAGES (±)	
DRIVEWAY:	905	ENTRANCE WALK:	98	STREET WALK:	XXXX	DRIVEWAY:	905	ENTRANCE WALK:	98	STREET WALK:	XXXX	DRIVEWAY:	905	ENTRANCE WALK:	98	STREET WALK:	XXXX

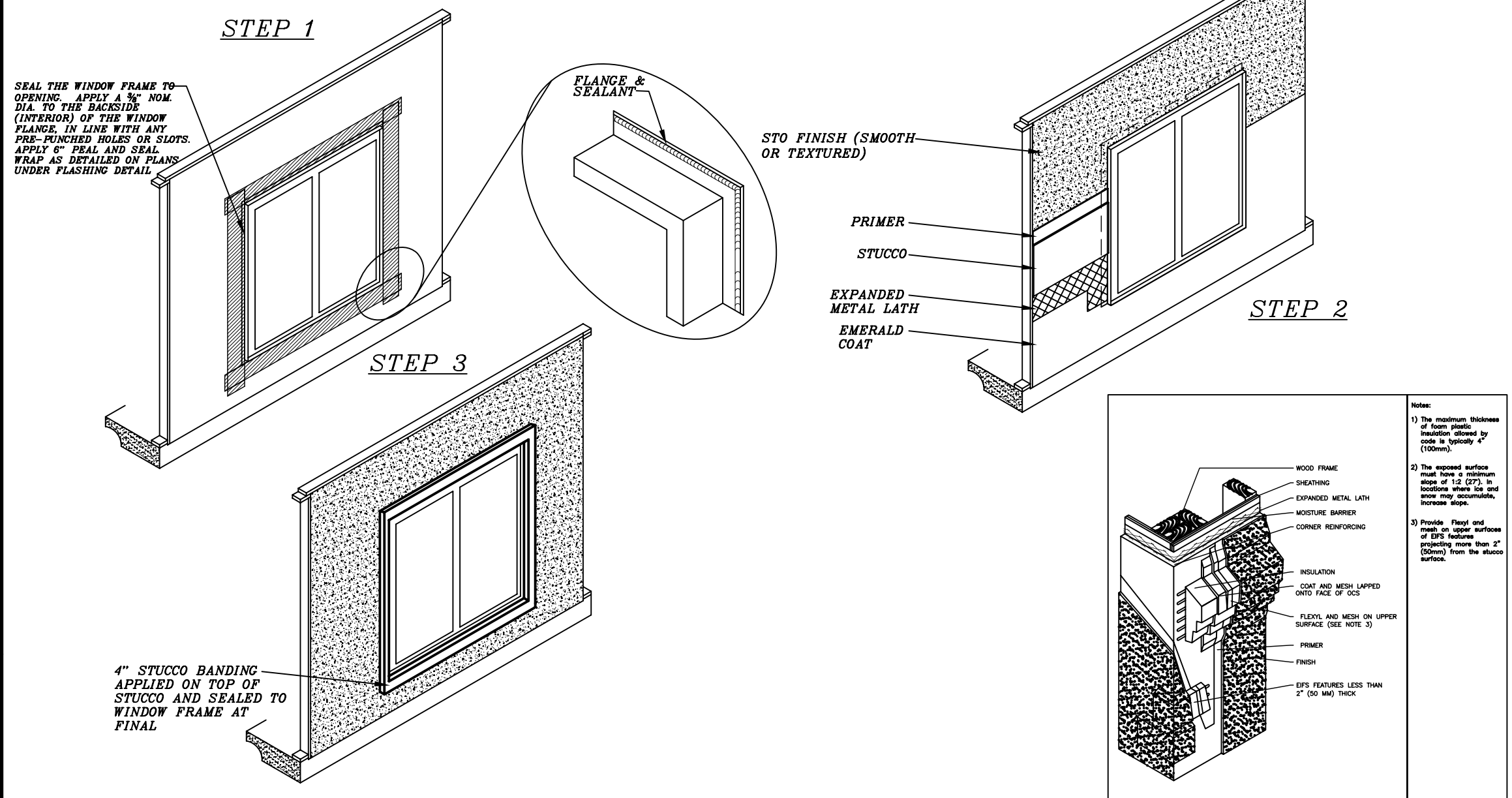
SHEET NUMBER
E-2

TYPICAL CHIMNEY CAPS

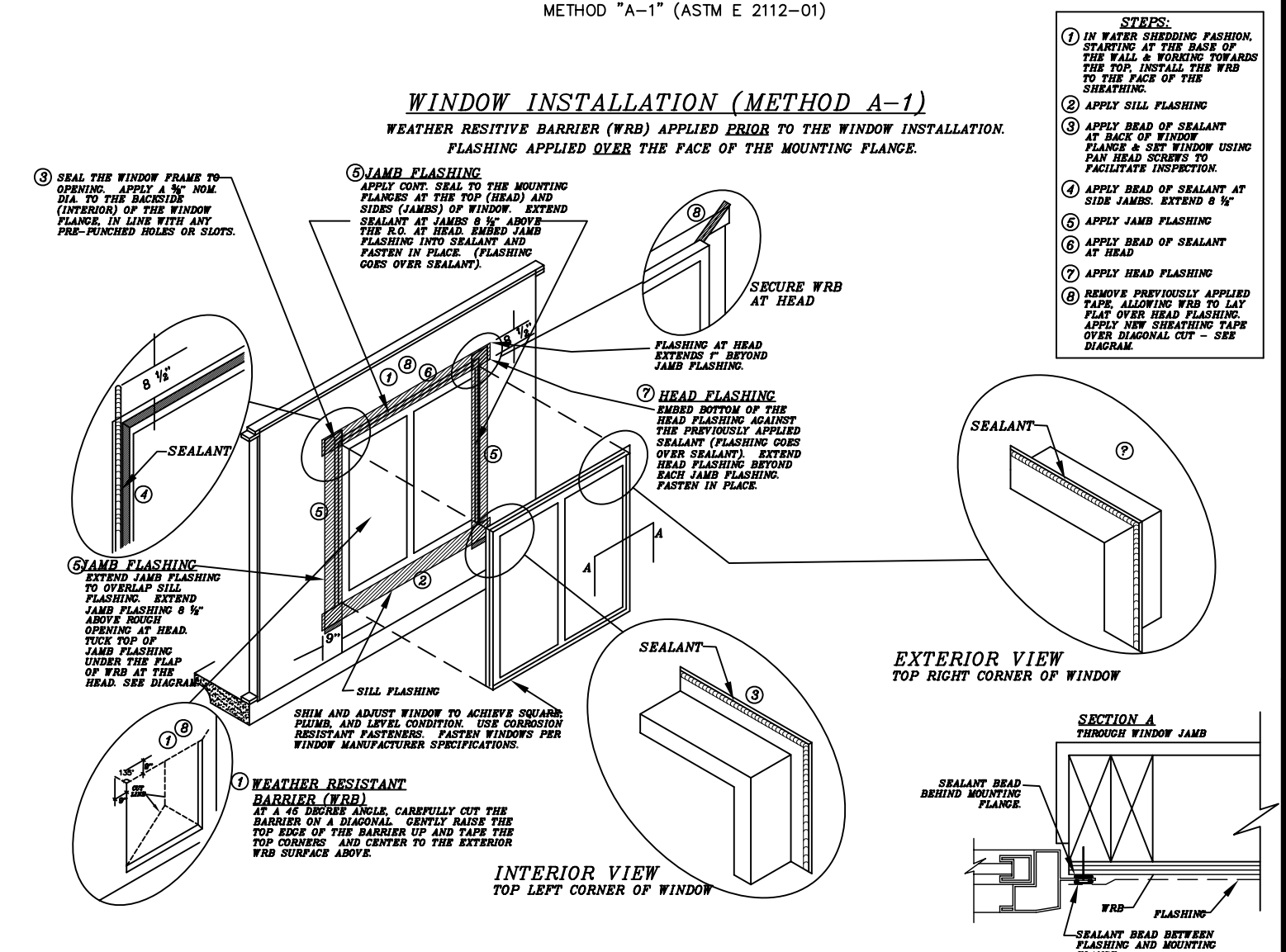


TYPICAL CHIMNEY HEIGHTS

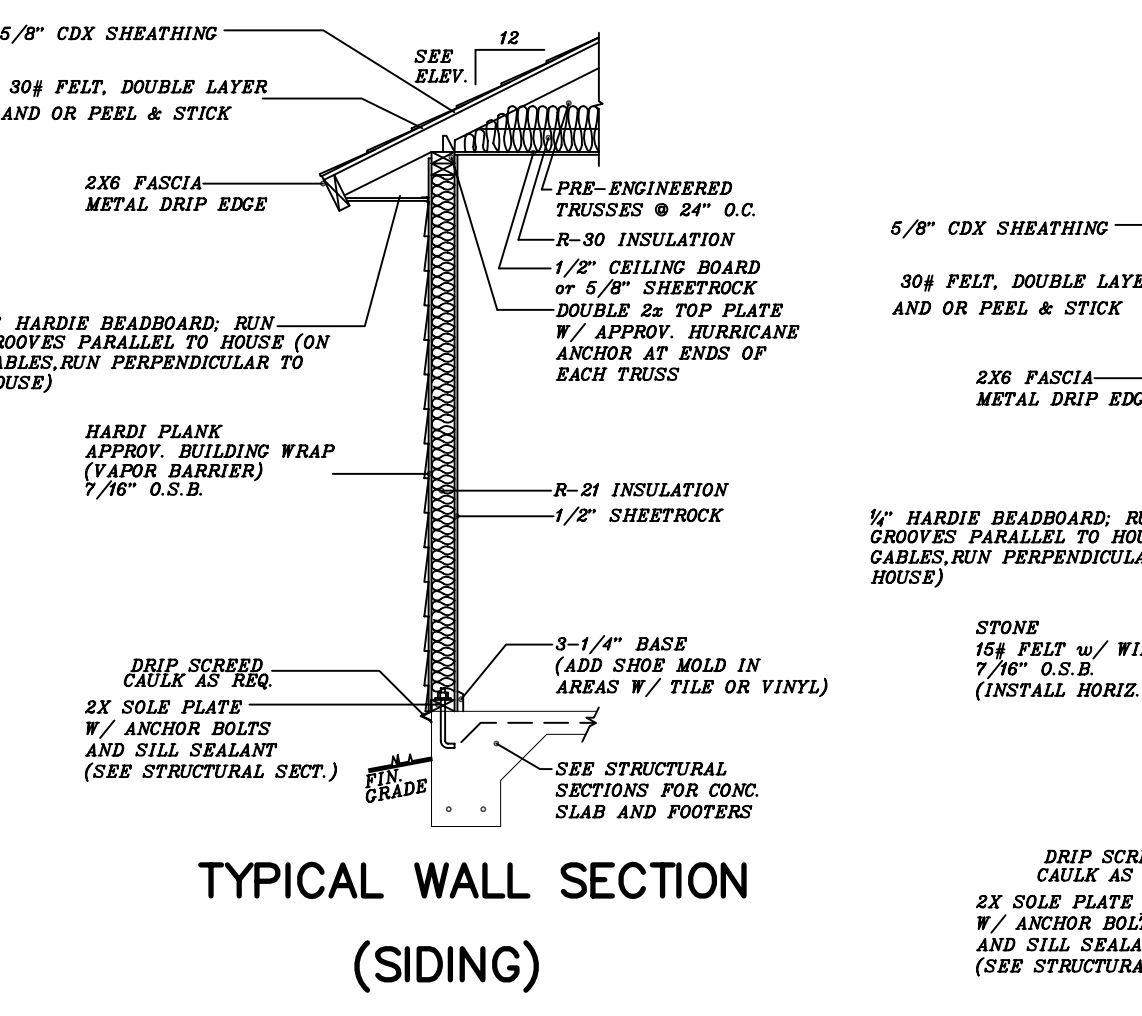
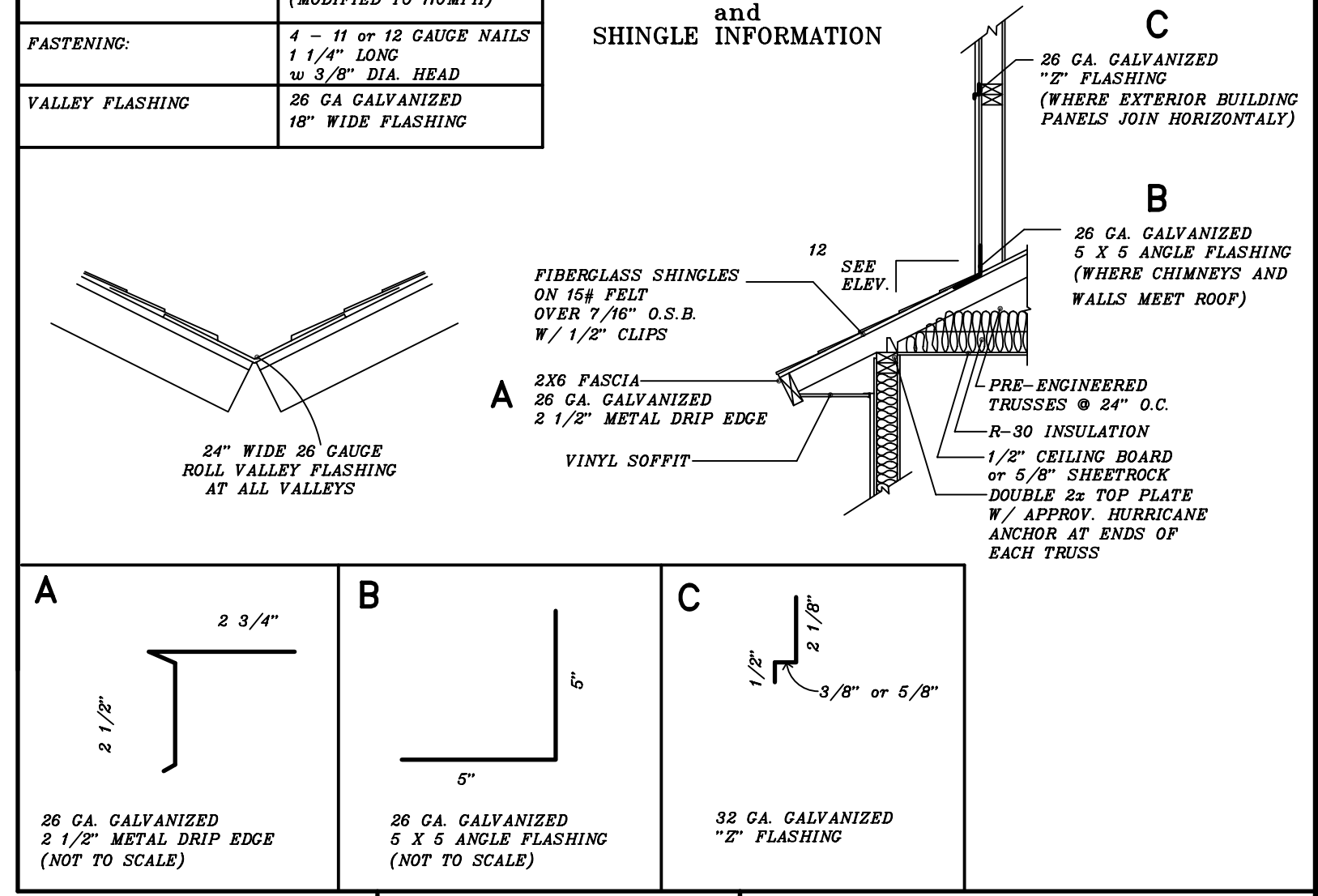
STUCCO INSTALL



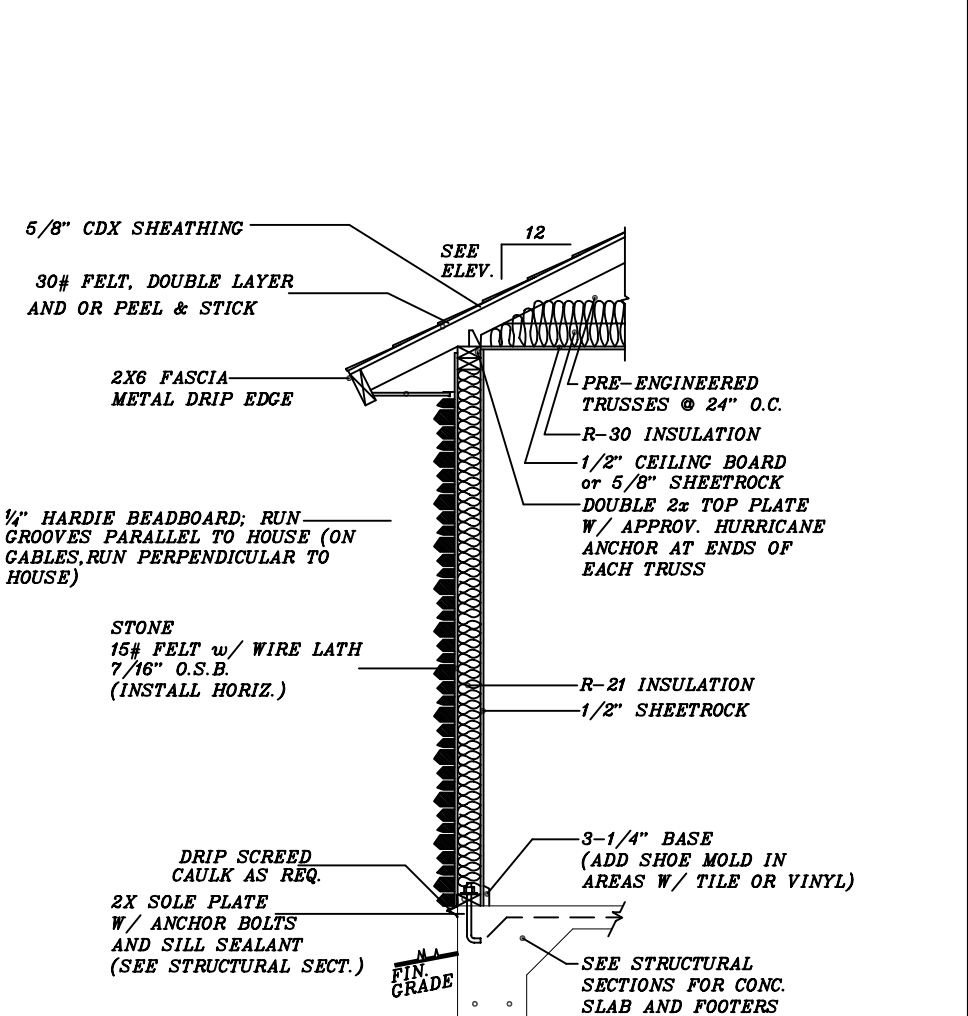
WINDOW FLASHING



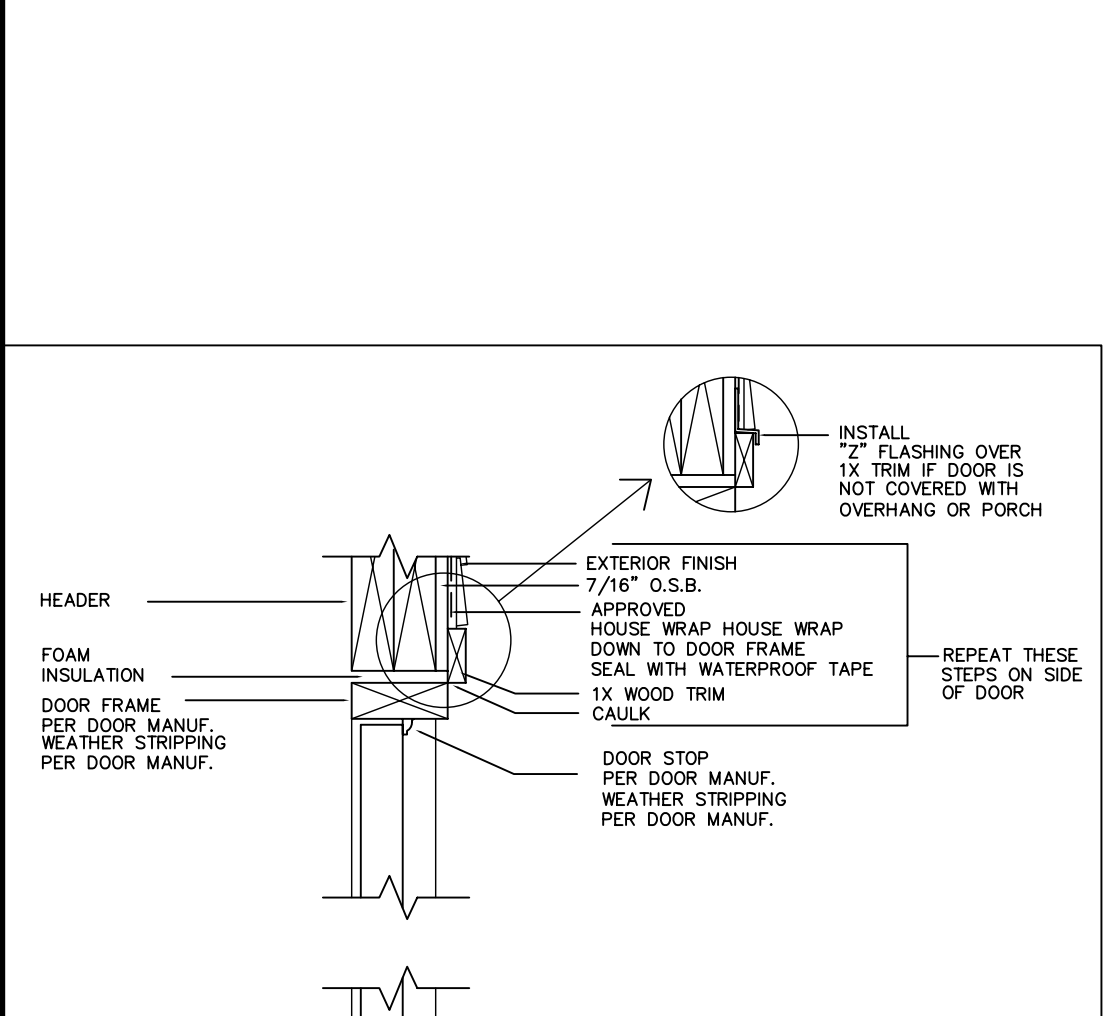
ROOF FLASHING



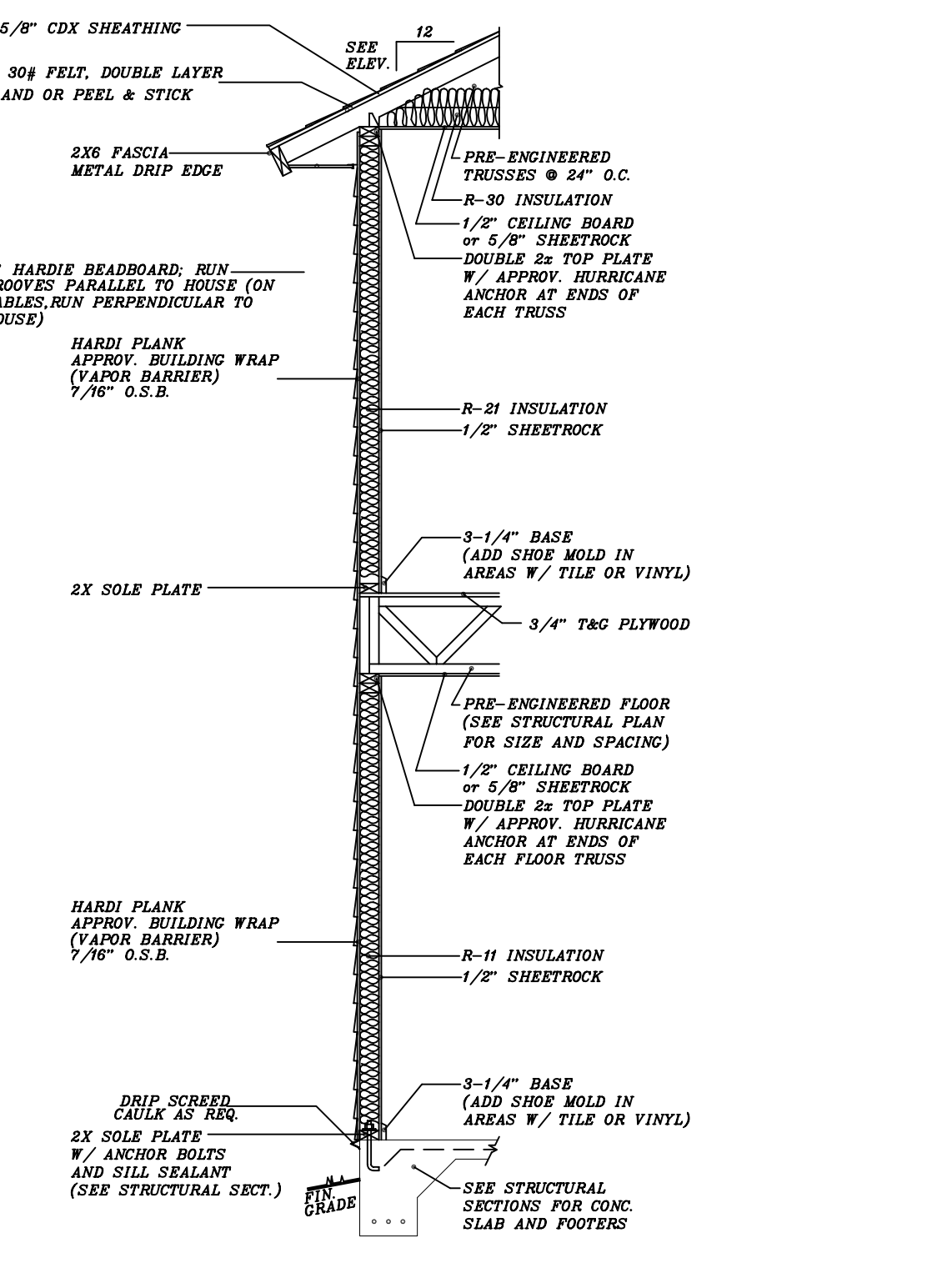
TYPICAL WALL SECTION (SIDING)



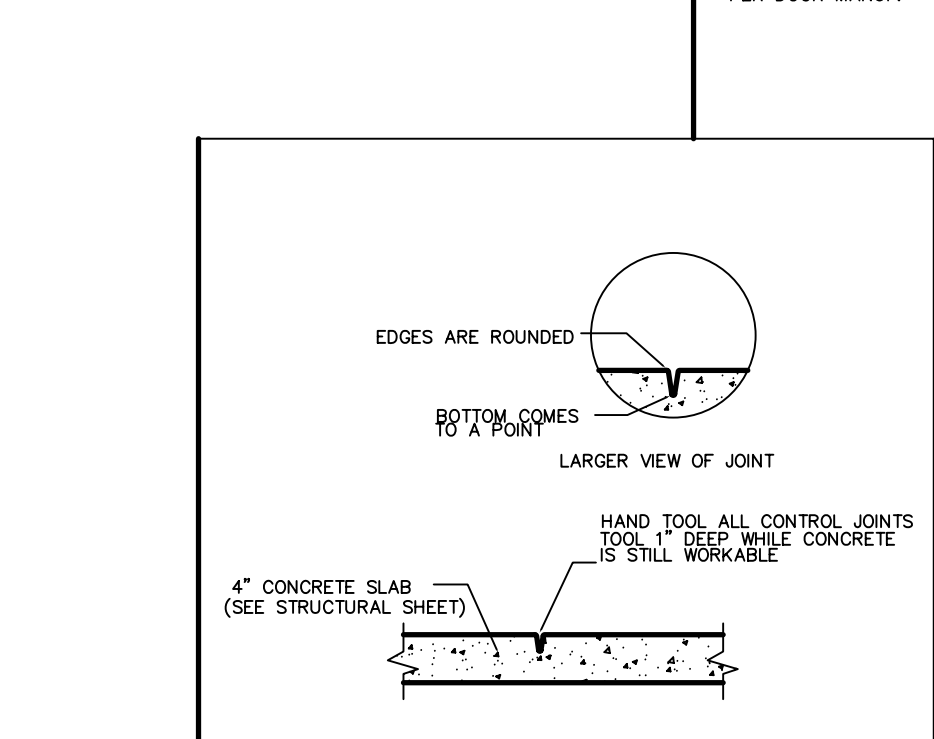
TYPICAL WALL SECTION (STONE)



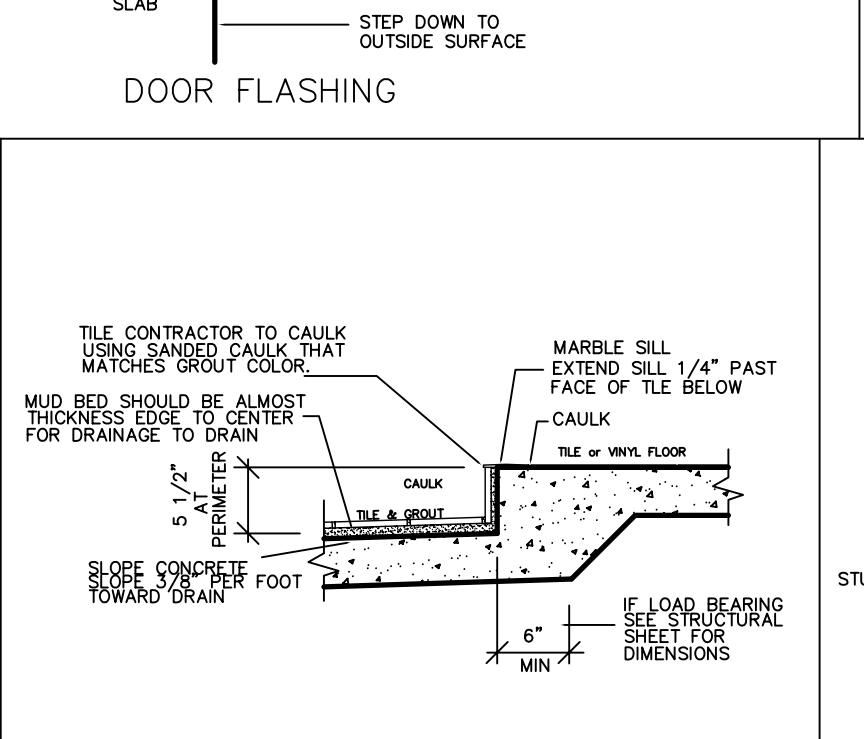
DOOR FLASHING



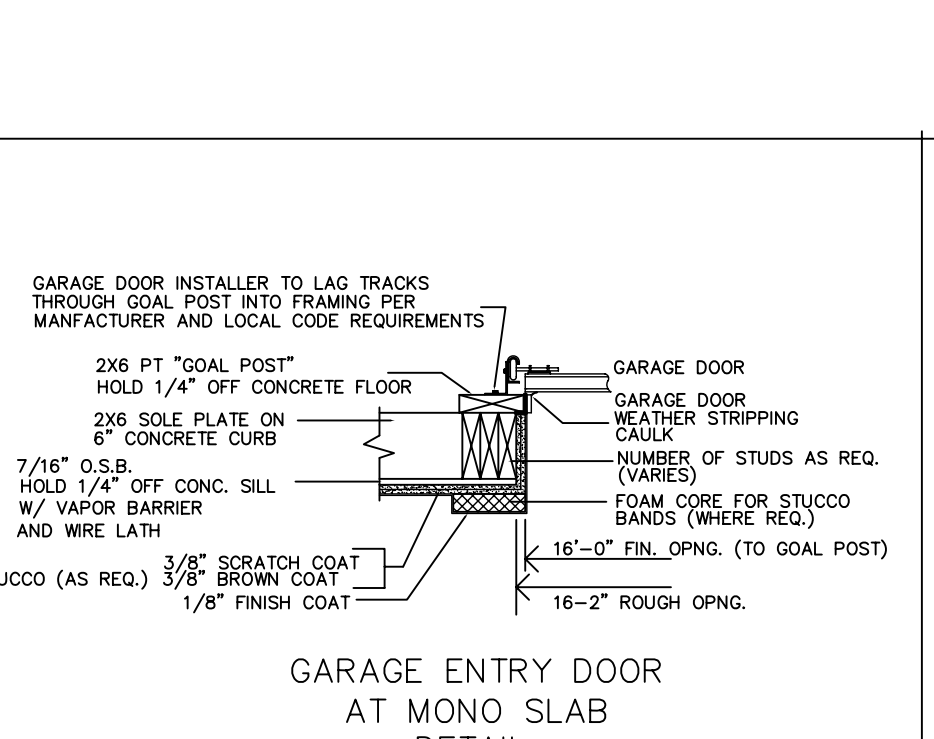
TYPICAL WALL SECTION TWO STORY (SIDING)



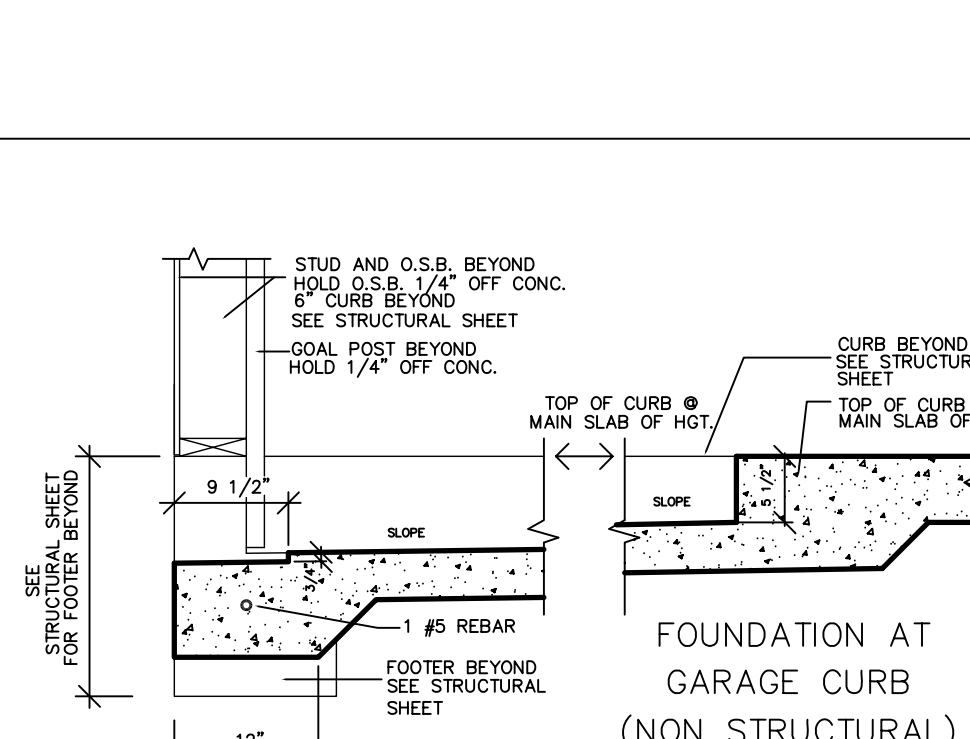
FOUNDATION AT CONTROL JOINT



FOUNDATION AT SUNKEN SHOWER

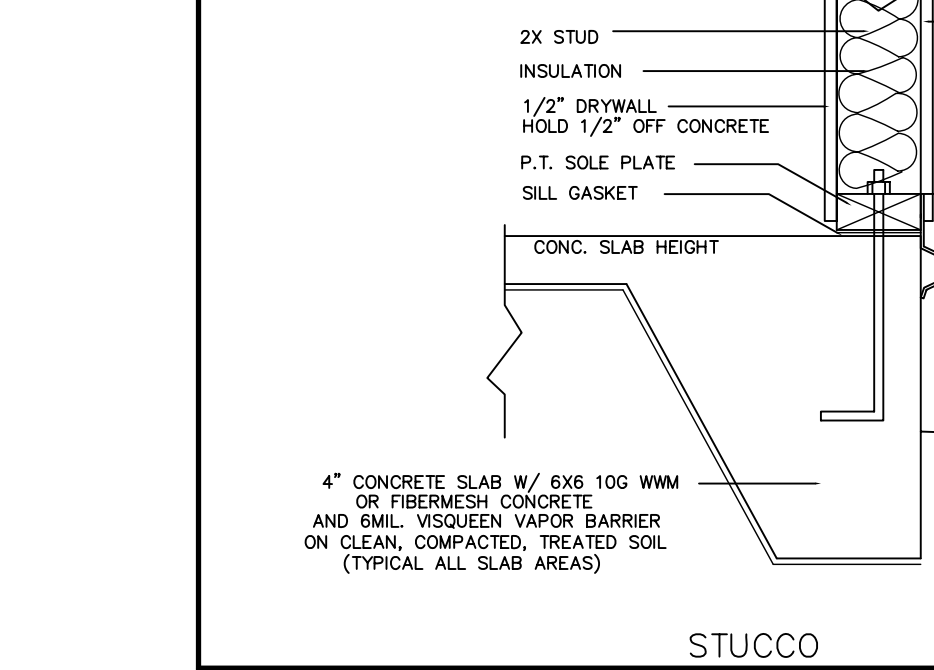


GARAGE ENTRY DOOR AT MONO SLAB DETAIL

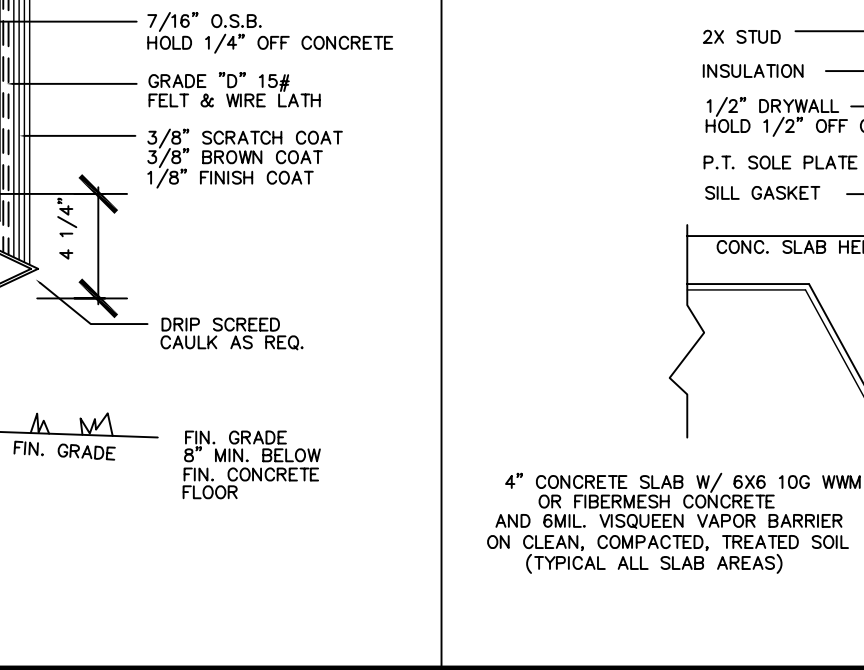


FOUNDATION AT GARAGE CURB (NON STRUCTURAL)

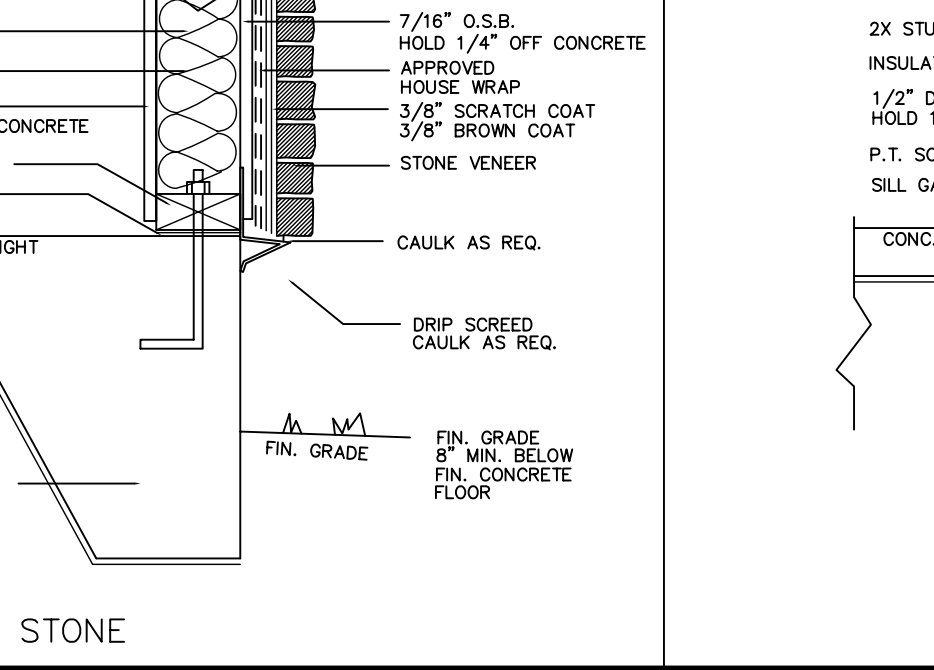
TYPICAL WALL FLASHINGS



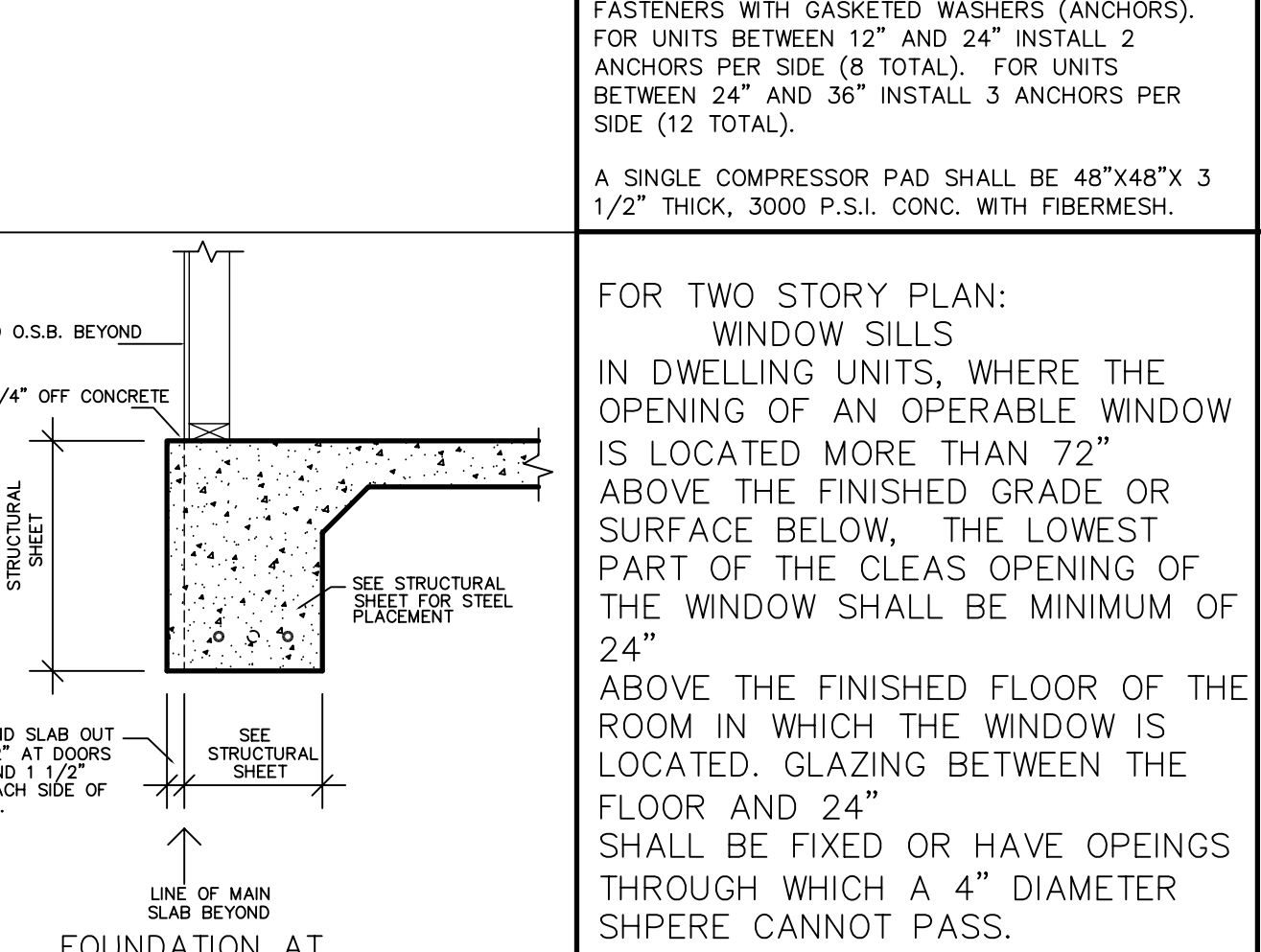
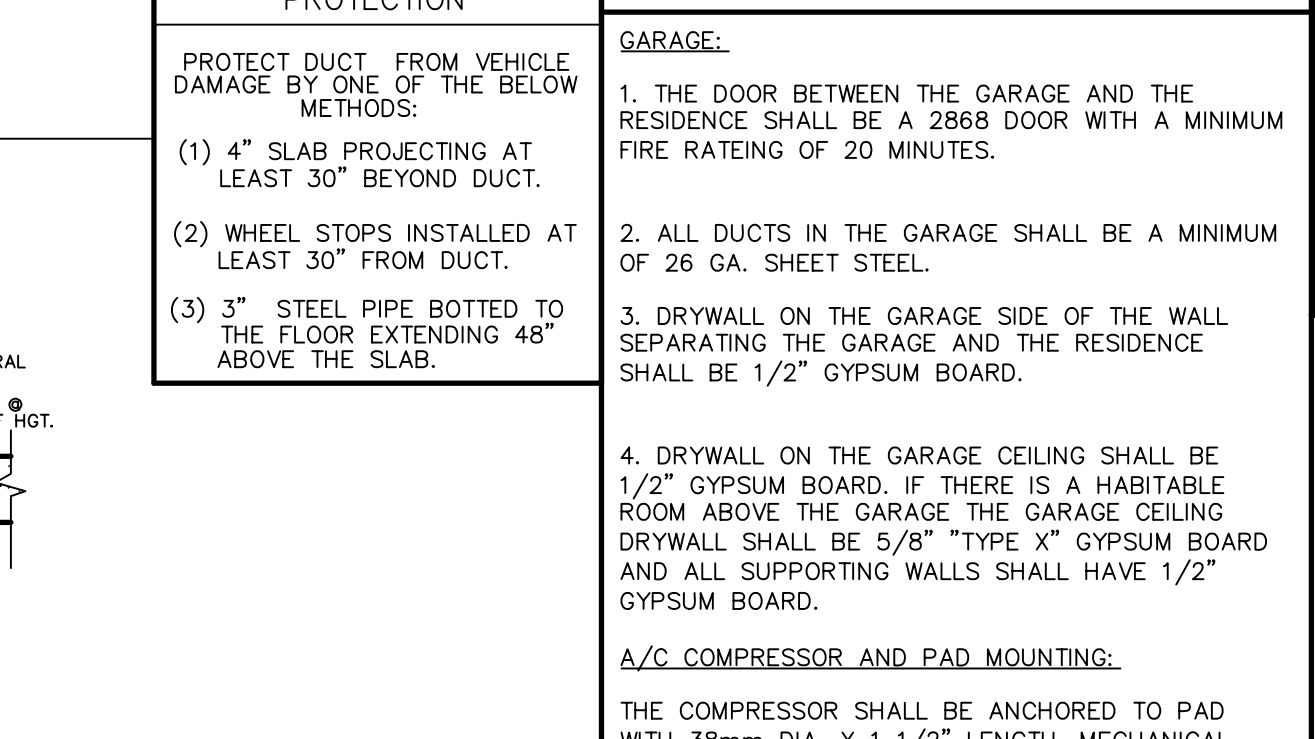
STUCCO



STONE



LAP SIDING



FOUNDATION AT SWING DOOR SILLS

NON-STRUCTURAL FOOTERS DETAILS at DOORS, SHOWERS, GARAGE CONTROL JOINT

DRAWN BY: PATRICK MANGUS
2023 OLD TME. AVE. ST.
AUGUSTINE, FLA. 32084
904-810-5904
DATE: 2-29-12

PLAN 3455

A CUSTOM HOME FOR:
DREAMBUILDER 18 - ROSAS
TO BE BUILT AT:
LOT 191 PABLO CREEK RESERVE

DREAMBUILDER
CUSTOM HOMES, LLC

SCALE: 1/4" = 1'-0" (UNO)
DATE: 6/18/09
CHANGES: M/D/Y
REV. DATE: 10/7/10
REV. DATE: 3/15/12
JOB NO.
SHEET
D-1
OF

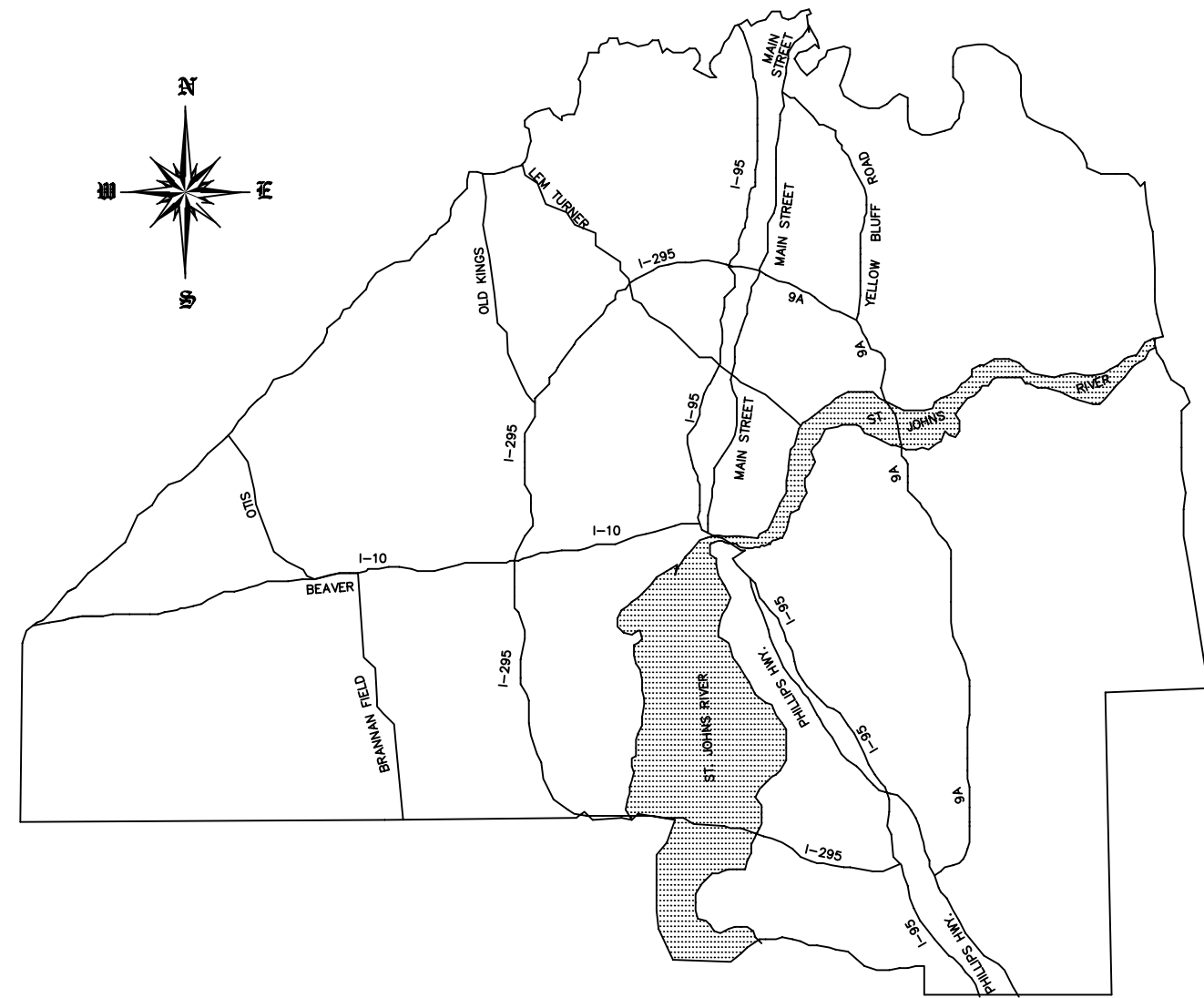
CONCRETE SQUARE FOOTAGES (+) 98
STREET WALK: XXXX
DRIVEWAY: 905
VENDOR: M/D/Y
TRADE: VENDOR
LANDSCAPE: M/D/Y
A/C: M/D/Y

OCCUPANCY CLASSIFICATION..... GROUP R3

BUILDING AREA CONDITIONED AREA:..... 3477 SQ. FT.
 (FIRST FLOOR) UNCONDITIONED SPACE:..... 1182 SQ. FT.
 UNENCLOSED SPACE:..... 836 SQ. FT.

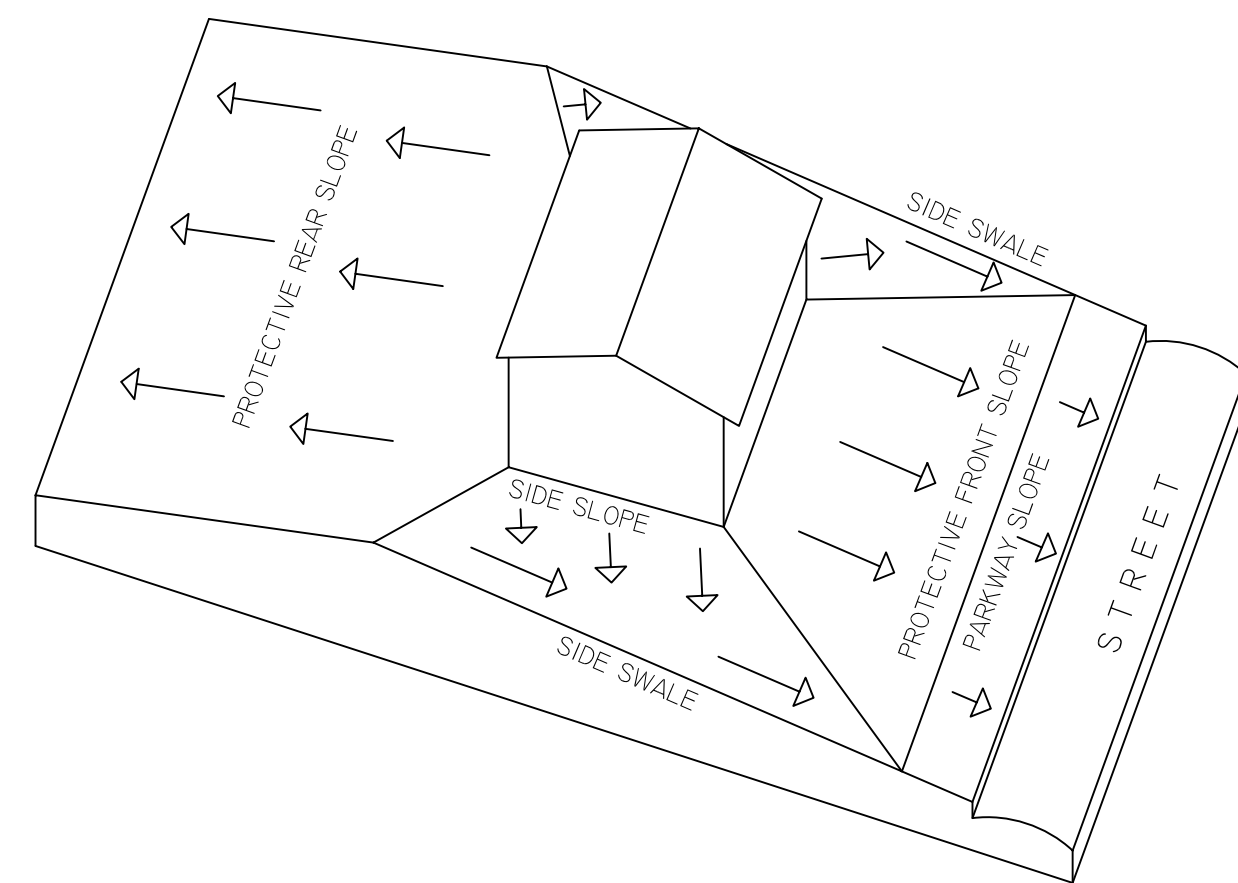
LOT AREA..... 13483 SQ. FT.
 HIGHEST PEAK OF ROOF..... 33' FT.

F.F. = 19.50



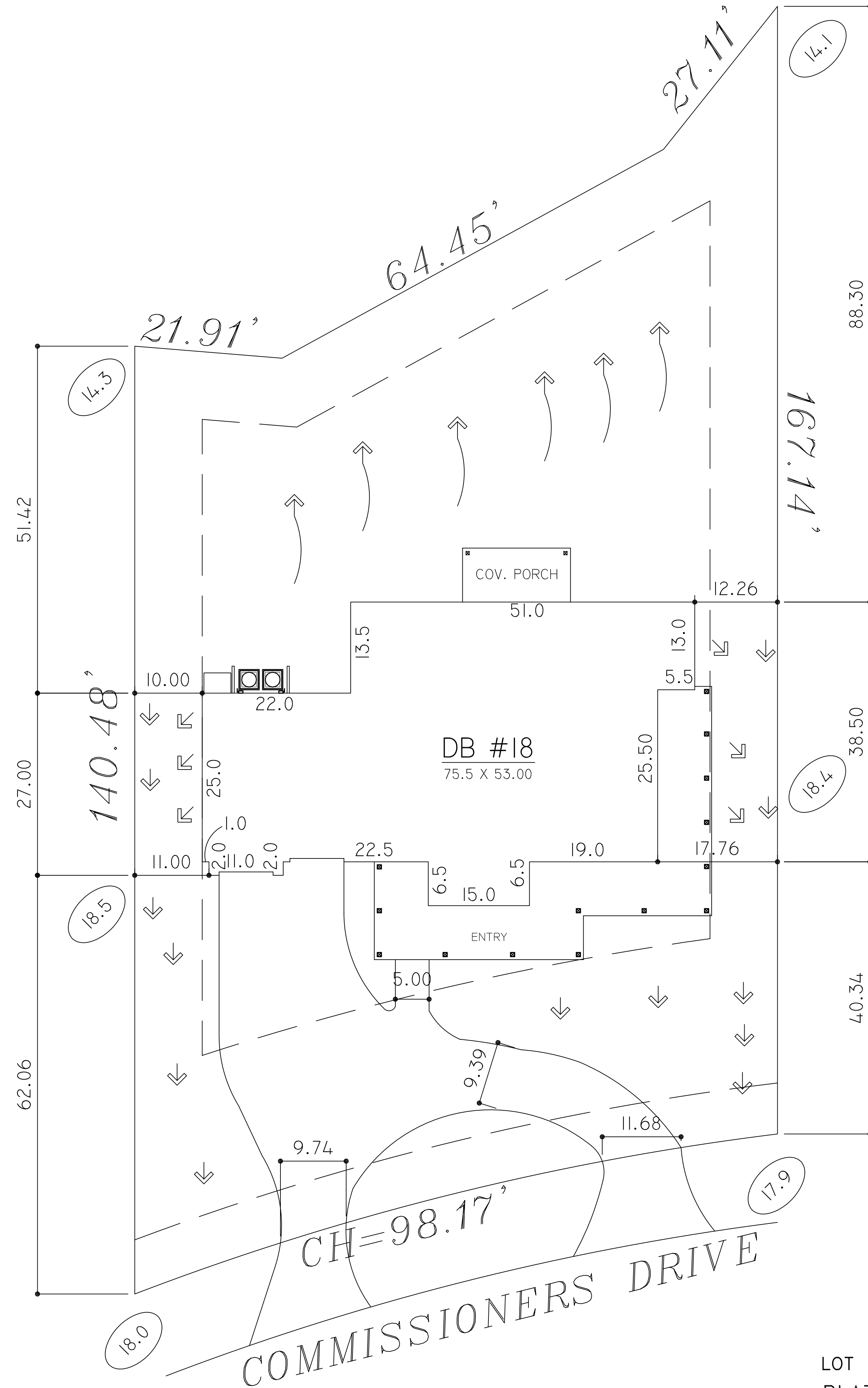
DUVAL COUNTY WINDZONE MAP

DRAINAGE



LOT GRADING TYPE B

DRAINAGE BOTH TO STREET AND REAR LOT LINE
 (MAY VARY PER LOT - NOT TO SCALE)



LOT 131 PABLO CREEK RESERVE
 PLAT BOOK 57 PAGE 49-490
 OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY,
 FLORIDA.

DREAMBUILDER
 CUSTOM HOMES, LLC

A CUSTOM HOME FOR:
DREAMBUILDER 18 - ROSAS
 TO BE BUILT AT:
LOT 131 PABLO CREEK RESERVE

PLAN
PLAN 3455

TRADE VENDOR M/D/Y TRADE VENDOR M/D/Y TRADE VENDOR M/D/Y TRADE VENDOR M/D/Y
 STRUC. A/C

CONCRETE SQUARE FOOTAGES (±)
 ENTRY WALK: 36 STREET WALK: XXXX DRIVEWAY: 1918

DRAWN BY: XXXX TO
 SAME AS: XXXX TO

DATE: 6/20/12
 CHANGES: 7/2/12
 REV. DATE: 7/15/12
 REV. DATE: 7/16/12

JOB NO. XXXX
 SHEET NUMBER

SITE

PLAN ACCEPTANCE SIGN-OFF
 These plans have been customized to meet your individual needs, and may vary from
 your specifications. It is your responsibility to verify all dimensions, materials, and
 conditions of the site. The Buyer must be in written form and signed by the Builder.
 Buyer: _____ Date: _____
 Buyer: _____ Date: _____