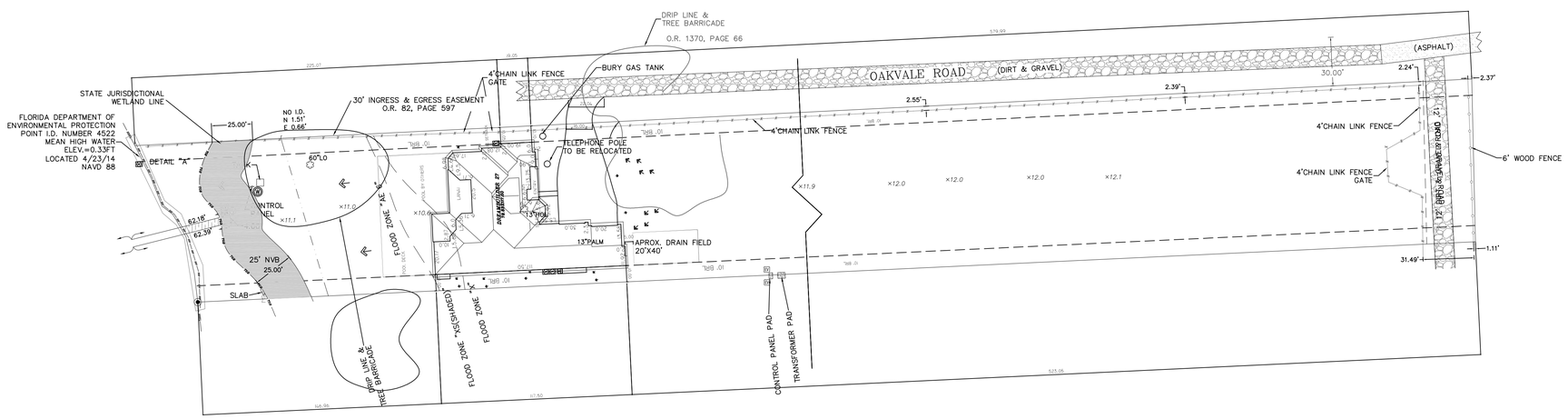
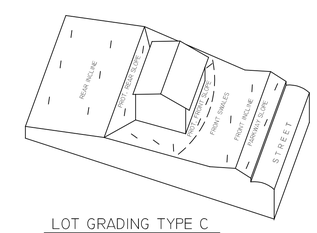
F.F. = 7.0





LOT GRADING TYPE C

ALL DRAINAGE TO REAR LOT LINE
(MAY VARY PER LOT - NOT TO SCALE)

- DENOTES SET 5/8" REBAR BTS LB 6991
- DENOTES FND 1/2" I.P. CLARY UNLESS OTHERWISE NOTED
- DENOTES CONCRETE
- DENOTES ELECTRIC SERVICE PEDISTAL
- DENOTES METAL LIGHT POLE
- DENOTES WELL
- DENOTES IRRIGATION VALVE
- DENOTES ELECTRIC VAULT

TOB – DENOTES TOP OF BANK
EOW – DENOTES EDGE OF WATER
MHWL – DENOTES MEAN HIGH WATER LINE
O.R. – DENOTES OFFICIAL RECORDS
PB – DENOTES PLAT BOOK
PG – DENOTES PAGE
DB – DENOTES DEED BOOK

* ALL TREES SHOWN ARE TO REMAIN ON SITE

AREA TABULATION	
LIVING	4063 S.F.
TOTAL UNDER ROOF	5989 S.F.
LOT SIZE=	79450=11%
TOTAL BLG=	6068=8%
IMPERVIOUS=	2303=3%

LOT WAS CLEARED PREVIOUSLY	YES X	NO
LOT SQ. FTG.:	79450	SQ FT
% OF ACRE (SQ FT / 43,560)	1.8	ACRES
ACRE % X 40	72.9	REQ. CREDITS
70%/50% REQUIREMENT	75	INCHES USED
* CF = CANOPY&FLOWERING TREES / NC=NON CANOPY TREES		

TREE ABBERVIATIONS:

HICK– HICKORU TREE
CAT– CATALPA TREE
HOL– HOLLY TREE
LOB– LOBLOLLY PINE TREE
WO– WATER OAK TREE
LL– LONGLEAF PINE TREE
LAO– LAUREL OAK TREE
MAG– MAGNOLIA TREE
LO– LIVE OAK TREE
RED– RED CEDAR TREE
PALM– PALM TREE
SG–SWEETGUM TREE

FLOOD ZONE 29 DATUM

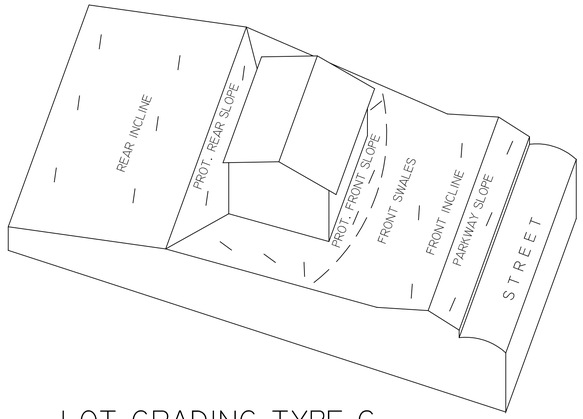
LOT 2 SECTION 36 TOWNSHIP 4 SOUTH
O.R. 1932 PAGE 896
OF THE CURRENT PUBLIC
RECORDS OF ST. JOHNS COUNTY,
FLORIDA.

PLAN
DREAMBUILDER 27

A CUSTOM HOME FOR:
THE LAW FAMILY

TO BE BUILT AT:
1060 OAKVALE RD
1060 OAKVALE RD.
FRUIT COVE, FL.
32259

| | | |



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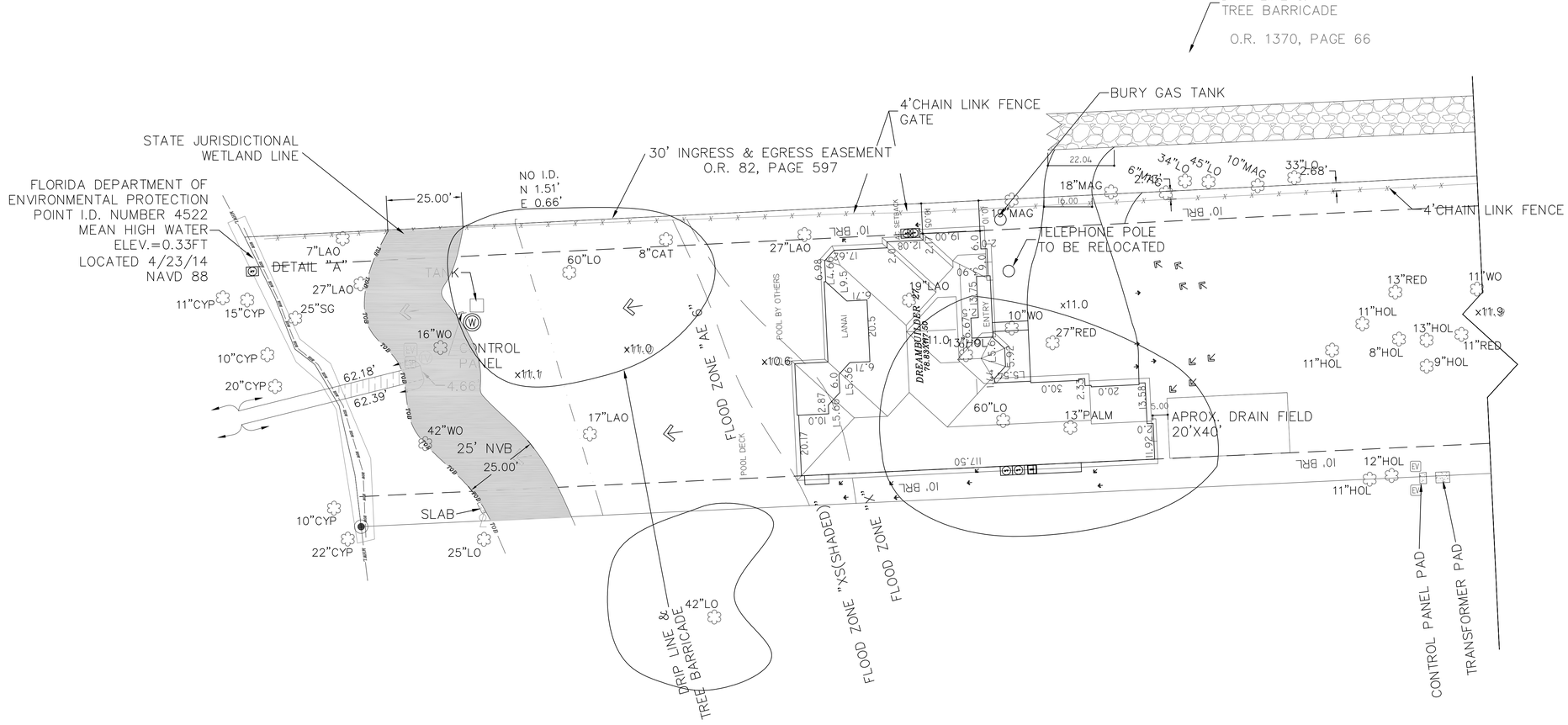

PLAN

DREAMBUILDER 27

CONCRETE SQUARE FOOTAGES (±)
DRIVEWAY: 2243 | ENTRY WALK: | 60 | STREET WALK: XXXX

DRAWN BY: XXXX | CUSTOM XXXX
SAME AS: XXXX | TO XXXX

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32259

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
TRUSSES			STRUCT.			A/C			LANDSCAPE			SURVEYOR		

DRAWN	CHECKED
PM	XXX

SCALE
1" = 20'-0" (U.N.O.)

DATE: 7/1/14

CHANGES	M/D/Y
REV. DATE	9/22/14
REV. DATE	10/15/14
REV. DATE	12/19/14

JOB NO. XXX

SHEET NUMBER

SITE

10/23/14

DREAMBUILDER
CUSTOM HOMES, LLC

DREAMBUILDER 27
LAW RESIDENCE

REVISIONS

DATE	MARK	DESCRIPTION

-CONTRACTOR:
DREAMBUILDER CUSTOM HOMES
SHAWN STARR
SHAWN@YOURDREAMBUILDER.COM
(904)612-6946

-ENGINEER:
LOU PONTIGO & ASSOCIATES
LOU PONTIGO
LOU@LP-A.COM
904-242-0908

-INTERIOR DESIGNER:
MS J DESIGN
JOSIE MYRES
MSJDESIGNINC@AOL.COM
(904)535-1981

-DRAWN BY: PATRICK MANGUS
2023 OLD TMYE. AVE. ST. AUGUSTINE, FLA. 32084
904-810-5904

ABBREVIATIONS

A.B.	Anchor Bolt	G.C.	General Contractor	Temp.	Tempered
Abv.	Above	G.F.I.	Ground Fault Interrupter	Thk'n.	Thicken
A/C	Air-Conditioner	G.T.	Girder Truss	T.O.B.	Top of Block
Adj.	Adjustable	Hdr.	Header	T.O.M.	Top of Masonry
A.F.F.	Above Finished Floor	Hgt.	Height	T.O.P.	Top of Plate
A.H.U.	Air Handler Unit	HB	Hose Bibb	Trans.	Transom Window
ALT.	Alternate	Int.	Interior	Typ.	Typical
B.C.	Base Cabinet	K/Wall	Kneewall	U.C.	Under Counter
B.F.	Bifold Door	K.S.	Knee Space	UCL	Under Cabinet Lighting
Bk Sh	Book Shelf	Laun.	Laundry	U.N.O.	Unless Noted Otherwise
Bm.	Beam	Lav.	Lavatory	VB	Vanity Base
BOT.	Bottom	L.F.	Linear Ft.	Vert.	Vertical
B.P.	Bypass door	L.T.	Laundry Tub	V.L.	Versalam
Brg.	Bearing	Mas.	Masonry	VTR	Vent through Roof
Clr.	Circle	Max	Maximum	W	Washer
Clg.	Ceiling	M.C.	Medicine Cabinet	W/	With
CJ	Control Joint	Mfgr.	Manufacturer	W/C	Water Closet
Col.	Column	Micro.	Microwave	W.A.	Wedge Anchor
Comp.	A/C Compressor	Min	Minimum	Wd	Wood
C.T.	Ceramic Tile	M.L.	Microlam	WP	Water Proof
D	Dryer	Mlr.	Mirror		
Dec.	Decorative	Mono	Monolithic		
Ded.	Dedicated Outlet	N.T.S.	Not to Scale		
Dbl.	Double	Opn'g.	Opening		
Dia.	Diameter	Opt.	Optional		
Disp.	Disposal	Pc.	Piece		
Dist.	Distance	Ped.	Pedestal		
D.S.	Drawer Stack	P.L.	Parallam		
D.V.	Dryer Vent	PLF	Pounds per linear foot		
D.W.	Dishwasher	Plt. Ht.	Plate Height		
Ea.	Each	Plt Sh.	Plant Shelf		
E.W.	Each Way	PSF	Pounds per square foot		
Elec.	Electrical	P.T.	Pressure Treated		
Elev.	Elevation	Pwd.	Powder Room		
Ext.	Exterior	Rad.	Radius		
Exp.	Expansion	Ref.	Refrigerator		
F.B.C.	Florida Bldg. Code	Req'd.	Required		
Fin. Flr.	Finished Floor	Rm.	Room		
F.G.	Fixed Glass	Rnd.	Round		
Flr.	Floor	R/S	Rod and Shelf		
Fdn.	Foundation	SD.	Smoke Detector		
Flr. Sys.	Floor System	S.F.	Square Ft.		
F.Pl.	Fireplace	Sh.	Shelves		
F.O.M.	Face Of Masonry	SHT	Sheet		
Ft.	Foot / Feet	S.L.	Side Lights		
Ftg.	Footing	S.P.F.	Spruce Pine Fir		
FX	Fixed	Sq.	Square		
Galv.	Galvanized	S.W.H	SHOWER HEAD		
		S.Y.P.	Southern Yellow Pine		

GENERAL NOTES

1. ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. SEE STRUCTURAL FLOOR PLAN AND FOUNDATION PLAN FOR WALL REINFORCEMENT LOCATIONS.
2. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOORS LABELED ON PLAN.
3. CABINET MFRS. SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN.
4. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
5. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE FLORIDA BUILDING CODE RESIDENTIAL.
6. INTERIOR TO GARAGE DOOR MUST BE EITHER 1-3/8" SOLID WOOD, SOLID OR HONEYCOMB STEEL, OR 20 MIN. FIRE RATED DOOR.
7. DRYER VENTS TO BE PLACED BEHIND THE DRYER LOCATION AND TO BE NO MORE THAN 25-0" LONG.
8. IF WATER BASED CEILING TEXTURE MATERIAL IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING, OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING. NOTE: 1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM.
9. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT.WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT.
10. ANY ACCESSIBLE SPACE UNDER A STAIRWAY SHALL BE PROTECTED WITH 1/2" GYPSUM.
11. ATTIC ACCESS: PROVIDE 20 MIN. FIRE RATING AT ACCESS PANEL
12. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

CURRENT BUILDING CODE.....
FLORIDA BUILDING CODE 2010 RESIDENTIAL
OCCUPANCY CLASSIFICATION.....
GROUP R3
CONSTRUCTION TYPE.....5B

DATE: 12-17-14

INDEX

DRAWING INDEX

Sheet #	SHEET TITLE
	COVER PAGE
SITE	SITE PLAN
S-1	NOTES PAGE
F-1	FOUNDATION PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	ROOF LAYOUT
A-4	FLOORING LAYOUT
D-1	DETAILS
E-1	ELECTRICAL PLAN
	SPECS

AREA EVALUATION

FIRST FLOOR	4063 SQ FT
TOTAL LIVIING	4063 SQ FT
GARAGE	1271 SQ FT
COV. ENTRY (FRONT)	109 SQ FT
COV. PORCH (REAR)	546 SQ FT
TOTAL UNDER ROOF	5989 SQ FT

PLUMBING NOTES

1. Install in-slab AC chase for all first-floor units
2. Individually cap supply lines at kitchen island; do not loop
3. Template roman tub faucet spread in tub deck at top-out"
4. No stacks, venting or penetrations shall be made through the roof in the front of the house or through the front wall of the house. All shall be routed to the rear of the house; and if not possible, the sides, and located discreetly. Identify any issues with builder prior to installation.
5. Plumber to provide appropriate valves, tub waste, wood toilet seats, etc., that are not specified on fixture list

FRAMING NOTES

1. Wall sheathing: 7/16" Zip System
2. Roofing sheathing: 7/16" OSB with radiant barrier
3. Porch ceiling sheathing: 7/16" OSB
4. Install roof trusses (provided by others)
5. Roof dry-in by others
6. No wall thickness are to be changed (e.g., 2x4 2x6) without builder approval
7. Check trade information for rough openings for exterior doors, interior doors, pocket doors and windows
8. Maintain door returns of 5" whenever possible to accommodate wide casing; review exceptions with builder prior to framing
9. Garage rough openings to be call size
10. Garage goal posts on interior only; no bucks on jambs
11. Install 2x6 blocking around perimeter of walk-in showers at floor
12. Install appropriate blocking/nailers for drywall throughout

TRUSS/METAL NOTES

1. Trusses: open web; 2x6 bottom chords on roof trusses
2. Truss engineer to review HVAC duct placement with builder prior to finalizing design
3. Quick-Tie structural metal system

HOUSEWRAP/WINDOW TAPE NOTES

1. Housewrap: n/a (ZIP System sheathing)
2. ZIP System seam taping: tape all wall sheathing seams, corners, penetrations, etc., in accordance with manufacturer's instructions with 4" ZIP System Tape (tape provided by builder)
3. Window tape: install 6" ZIP System Tape, all sides (butterfly sill corners) (tape provided by builder)

TERMITE TREATMENT NOTES

1. Treat all framing with BoraCare per manufacturer's instructions
2. Provide renewable termite bond with minimum $250,000 coverage
3. In-Install wall pest tubes

WINDOW NOTES

1. Windows: MI 3500 series vinyl single hung, low-E2, white

HVAC NOTES

1. Amana 15 SEER systems (trade to specify sizing and equipment model numbers)
2. Thermostat: Nest Learning Thermostat – 2nd Generation T200577 (or per H.O's vendor) Provided by builder and installed by trade
3. White adjustable grills
4. Ductwork installation to meet Energy Star requirements
5. Install condensate lines for all units as needed
6. No stacks, venting or penetrations shall be made through the roof in the front of the house or through the front wall of the house. All shall be routed to the rear of the house; and if not possible, the sides, and located discreetly. Identify any issues with builder prior to installation.
7. Provide roof boots as needed
8. Vent hood in kitchen

GAS (propane) NOTES

1. Note locations of gas drops: cooktop, fireplace x2, HWH x2, grill, pool, fire pit x2
2. Rinnai tankless HWH x2 (trade to specify sizing and equipment model numbers)
3. Provide and install buried 250g fuel tank and fill tank prior to end of construction
4. No stacks, venting or penetrations shall be made through the roof in the front of the house or through the front wall of the house. All shall be routed to the rear of the house; and if not possible, the sides, and located discreetly. Identify any issues with builder prior to installation.

LOW VOLTAGE NOTES (per H.O's vendor)

DRYWALL NOTES

1. 4 x 12 boards (typically)
2. Walls: 1/2" regular sheetrock; level 4 smooth finish
3. Ceilings: 5/8" ceiling board; smooth finish (highbuild will be applied by painter)
4. Exterior ceilings: by others
5. Wet areas: Durock
   - Master shower to ceiling, including any bench and niche
   - Secondary baths to ceiling
   - Master tub skirt only (no deck or splash)
   - Front face of Fireplace up to mantle in great room
6. Fixed windows: do not drywall sills
7. Cased windows: do not drywall sills, jambs or header
8. Cased doorways: do not drywall jambs or header
9. Take special care to not leave exposed fasteners in pocket door cavities

INSULATION NOTES

1. Ceiling: R-38 blown fiberglass
2. Walls: R-21 high density fiberglass batt
3. Other areas: insulate per building code
4. Building caulking and sealing to meet Energy Star requirements
5. Insulate garage and both HVAC closets

ELECTRICAL NOTES

1. All electrical wiring to be in accordance with '08 NEC. Provide arc-fault interrupters in all bedrooms per article 210-12.
2. Install temp pole; underground by others- tie into existing
3. Wall receptacles to code, plus additional per plans
4. Decora switches
5. Subcontractor to provide and install all fixtures for attic lighting, recessed lighting, undercabinet lighting, fluorescent lighting, bath fans, doorbell and double floodlights; install only all decorative surface mount fixtures and ceiling fans provided by builder/lighting supplier
6. Bond gas line, if present
7. Note Vac. circuit, bev. fridge, & other extras

SIDING NOTES

1. Shutters: paintable 2 panel louver, vinyl size on plans
2. Gable vents: paintable vinyl size on plans
3. All materials primed
4. Hardie Cedarmill Select 7 ¼" (6" reveal) lap siding
5. HardieShingle individual shakes straight edge
6. 5/4 HardieTrim boards, smooth
7. Hardie- wrapped columns are to be sandwiched
8. All trim and seams to be straight, plumb, and tight
9. Installion according to manufactures instructions

SOFFIT/FASCIA/GUTTERS NOTES

(match to wall section)

1. Kaycan, full O vent, linen, Vinyl
2. Gutters: 6" seamless along front porch, linen

STUCCO NOTES/ Stone Notes

1. Skip trowel stem wall
2. Eldrado Stone Hillstone, Verona (Exterior and fireplace)
3. Gray mortar

ROOFING NOTES

1. Dry-in: peel & stick (Polystick TU Plus or equivalent)
2. Shingle: Certainteed Landmark 30 yr. architectural, weathered wood
3. Metal roof: Millennium metals 16" M-seam/ standing seam 26 gal. w/ ridge vent, dark gray
4. Venting: 6': color black
5. Eave drip: 6"x10': black
6. Flashing: 5"x5" 26 GA
7. Valley: 18" x50' roll 26 GA.
8. Installer to provide own fasteners
9. Provide and install lead plumbing boots

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

PLAN
DREAMBUILDER 27

A CUSTOM HOME FOR:
THE LAW FAMILY
TO BE BUILT AT:
1060 OAKVALE RD
1060 OAKVALE RD.
FRUIT COVE, FL.
32259

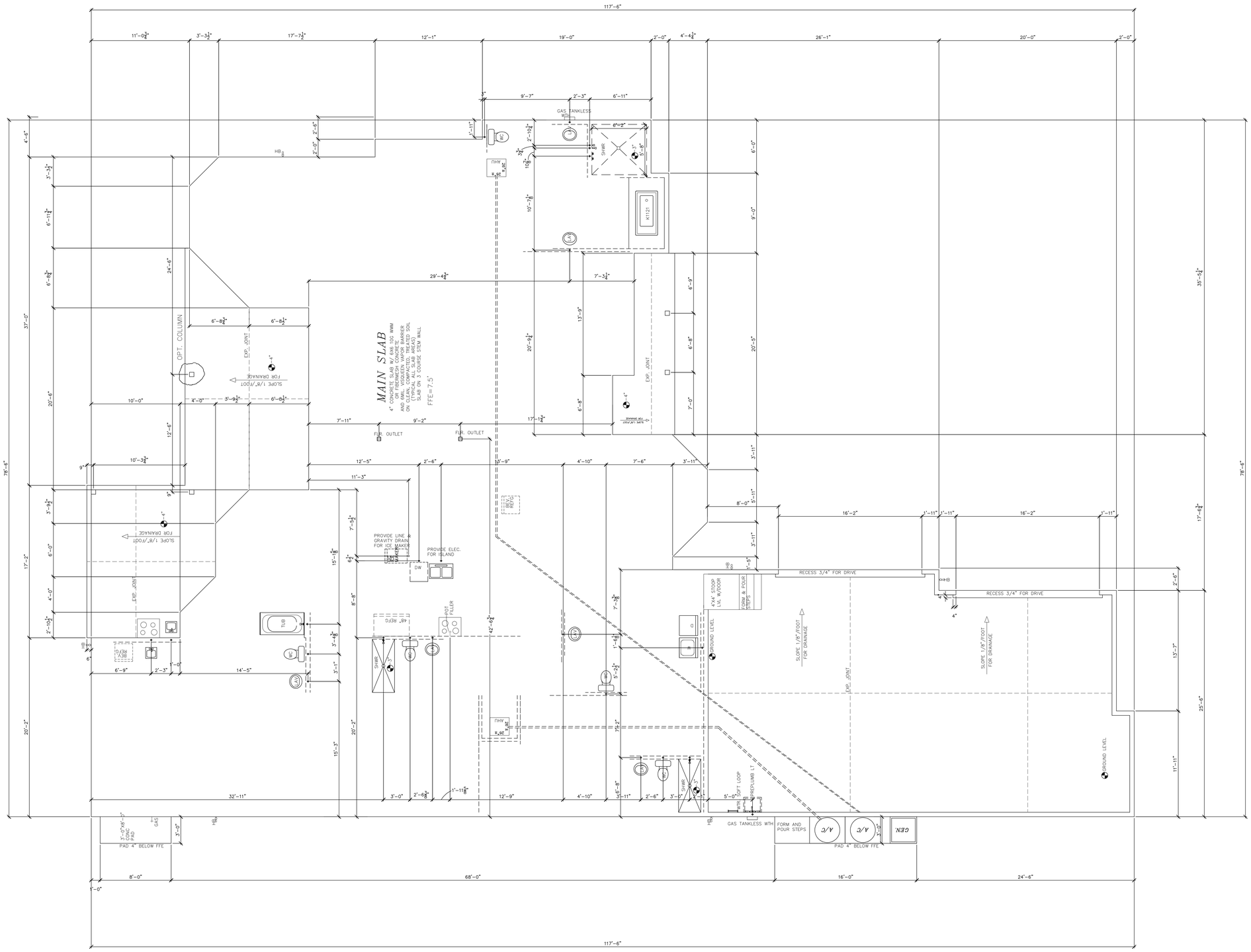
CONCRETE SQUARE FOOTAGES (±)			
DRIVEWAY:	905.	ENTRY WALK:	98.
STREET WALK:	XXXX.		

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
SURVEYOR.			LANDSCAPE.			A/C.			STRUCT.		

DREAMBUILDER
CUSTOM HOMES, LLC

DRAWN	CHECKED
PM	XXX
SCALE 1/4"=1'-0"	
DATE: 7/7/14	
CHANGES	M/D/Y
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO: XXX	
SHEET NUMBER	
S1	

GENERAL NOTES:
– A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION. OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS



FOUNDATION PLAN

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

PLAN
DREAMBUILDER 27

CONCRETE SQUARE FOOTAGES (±)

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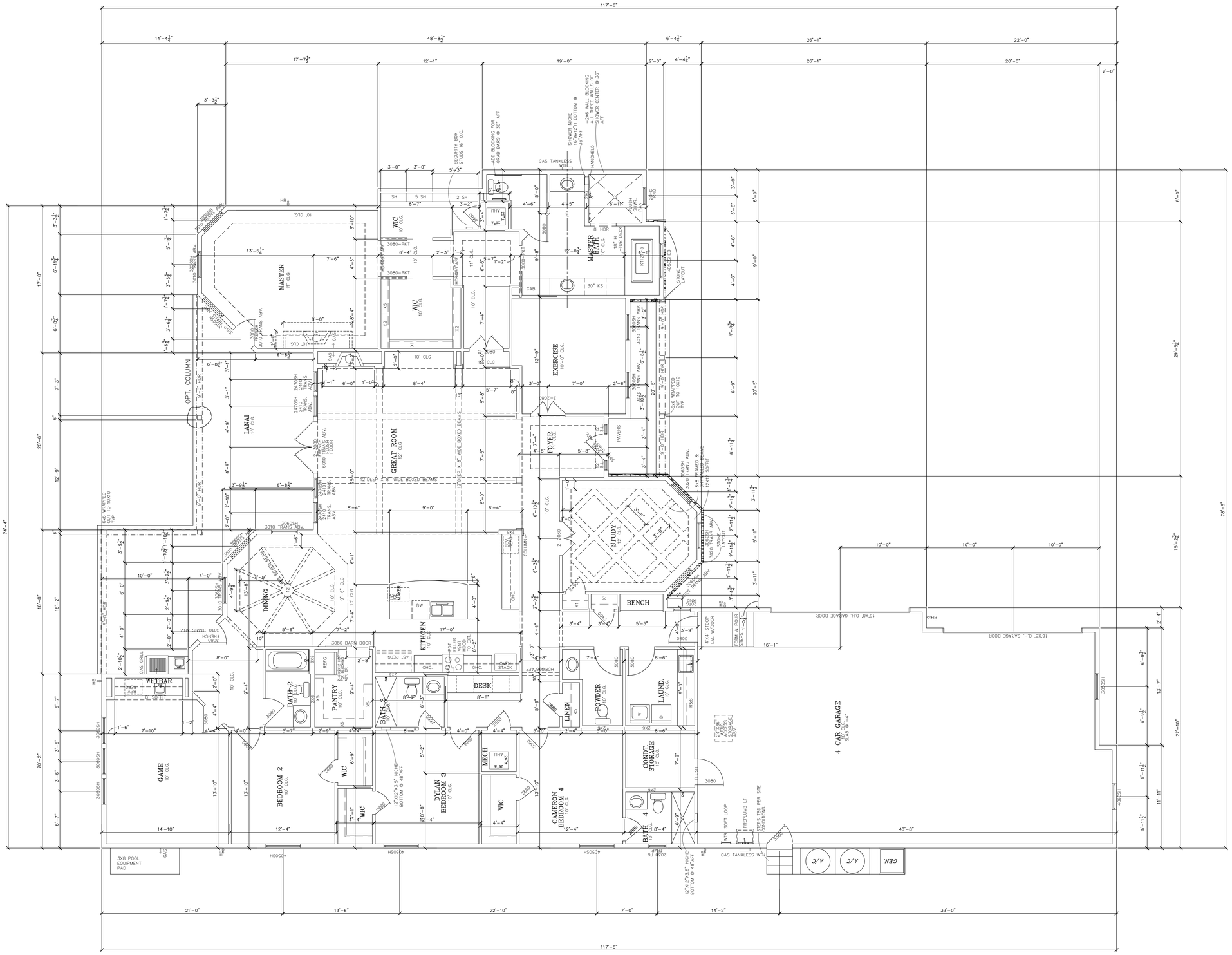
DREAMBUILDER
CUSTOM HOMES, LLC

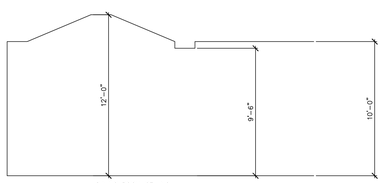
TRADE	VENDOR	M/D/Y
STRUCT.		
A/C		
LANDSCAPE		
SURVEYOR		

DRAWN	CHECKED
PM	XXX
SCALE	
1/4"=1'-0"	
DATE:	7/7/14
CHANGES	12/17/14
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO.	XXX

SHEET NUMBER
F-1

NOTE: FIREPLACE ROUGH OPENING
41"WX36"HX21-1/8"D





DINING ROOM CEILING LAYOUT

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REV. DATE	
JOB NO. XXX	
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A-1	

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
STRUCT.			A/C			LANDSCAPE					

CONCRETE SQUARE FOOTAGES (±)					
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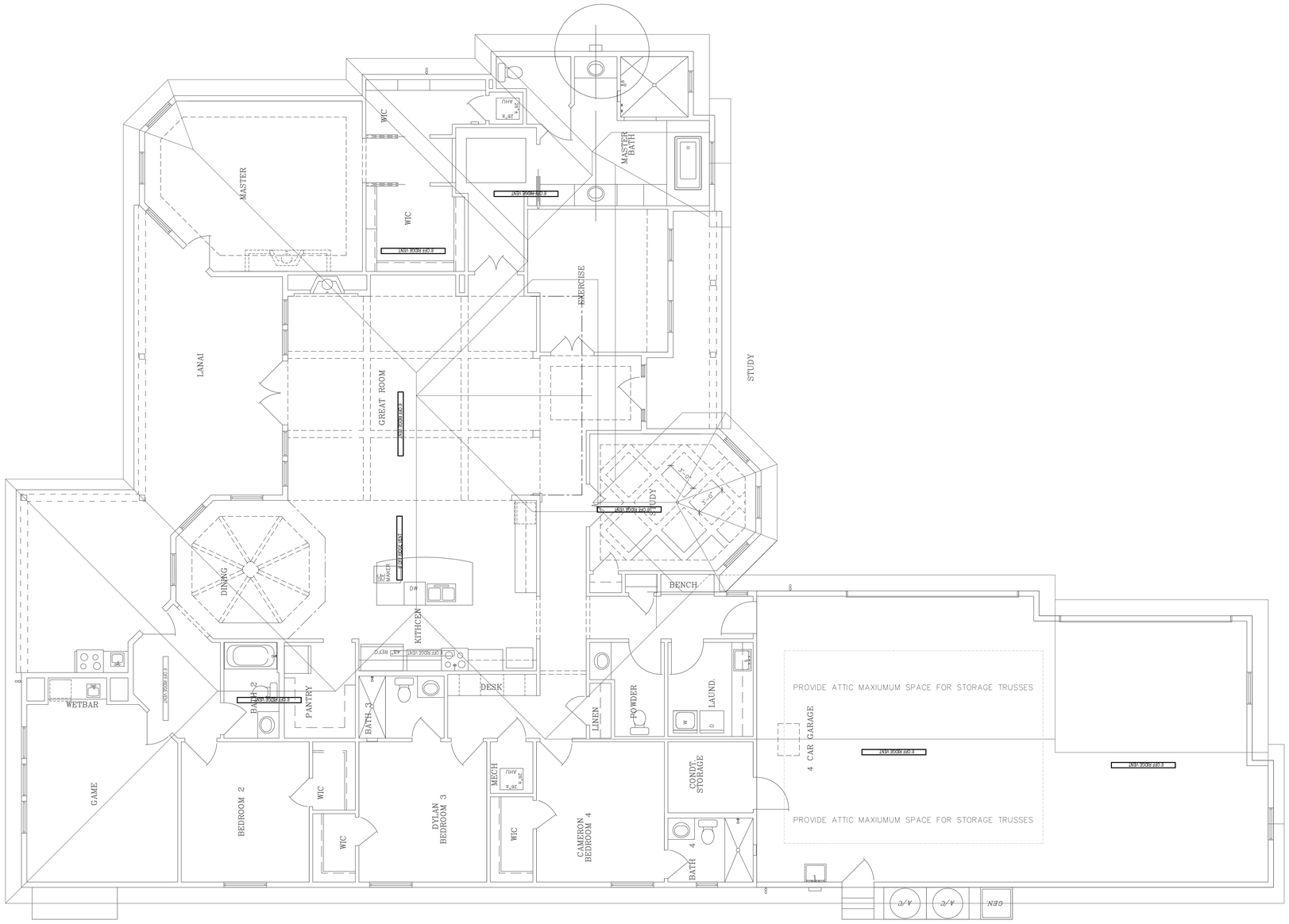


ATTIC VENTILATION

$\frac{5998}{300}$ X 0.5 =10.0 SQ FT NEEDED

USE SEVEN 6" VENTS

(6" VENT = 1.5 SQ FT (PERFERRED)

ROOF VENT LEGEND & GENERAL NOTES

ROOF BOOST VENT

1. VENTING CALCULATIONS BASED ON A 1:300 RATIO.

2. THE PERCENTAGE OF NET FREE ROOF EXHAUST VENT AREA SHALL NOT BE LESS THAN 50% OF THE TOTAL NET FREE VENT AREA REQ'D. FOR THE ROOF.

3. VENT CALCULATIONS AND COUNTS ARE BASED ON A ROOF VENT HAVING 140 SQ.INS. OF NET FREE AREA.

4. VENTS ARE TO BE LOCATED 2'-0" MIN. AND 3'-0" MAX. FROM RIDGE.

5. IF POSSIBLE LOCATE VENTS IN AN INCONSPICUOUS LOCATION NOT VIEWABLE FROM FRONT OR SIDE ELEVATIONS.

6. ATTIC AREAS ARE CONSISTANT WITH SQUARE FOOTAGE TABULATIONS CHARTS FOUND ON FLOOR PLAN SHEETS.

7. ADDITIONAL VENTS MAY BE REQUIRED WITH OPTIONS. REFER TO OPTION SHEET FOR ADDITIONAL VENT CALL-OUTS.

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

PLAN

DREAMBUILDER 27

CONCRETE SQUARE FOOTAGES (±)

STREET WALK:	XXXX
98	
ENTRY WALK:	
905	
DRIVEWAY:	

A CUSTOM HOME FOR:

THE LAW FAMILY

TO BE BUILT AT:

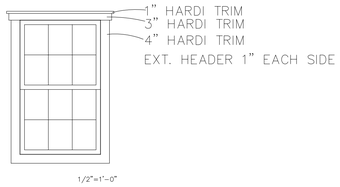
1060 OAKVALE RD

1060 OAKVALE RD.
FRUIT COVE, FL.
32259

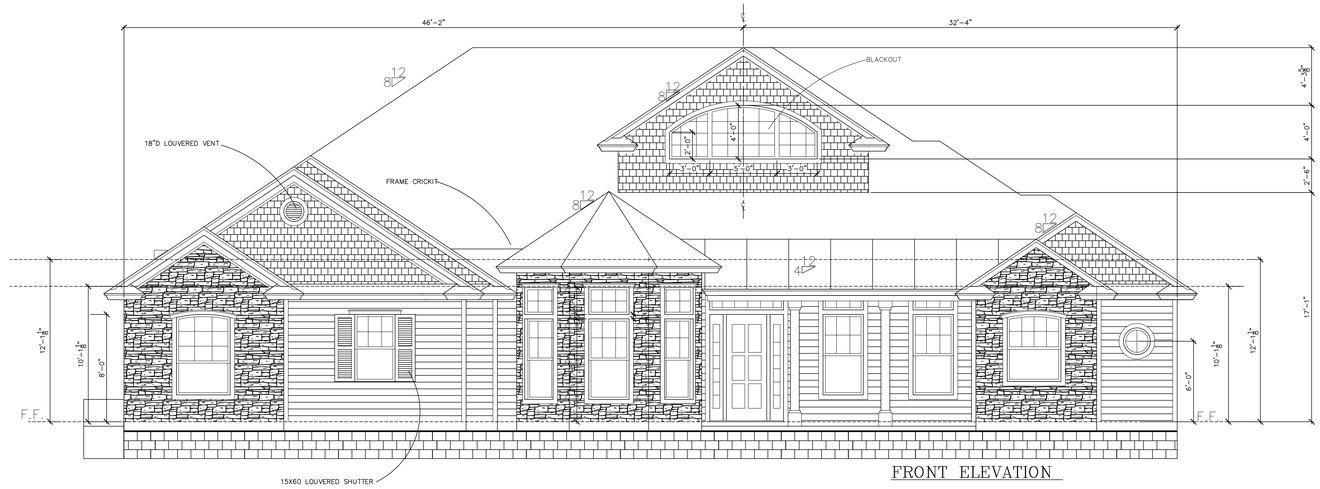
DREAMBUILDER
CUSTOM HOMES, LLC

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
SURVEYOR			LANDSCAPE			A/C		
STRUCT.								

DRAWN	CHECKED
PM	XXX
SCALE	
1/4"=1'-0"	
DATE:	7/7/14
CHANGES	12/17/14
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO.	XXX
SHEET NUMBER	
A-2	

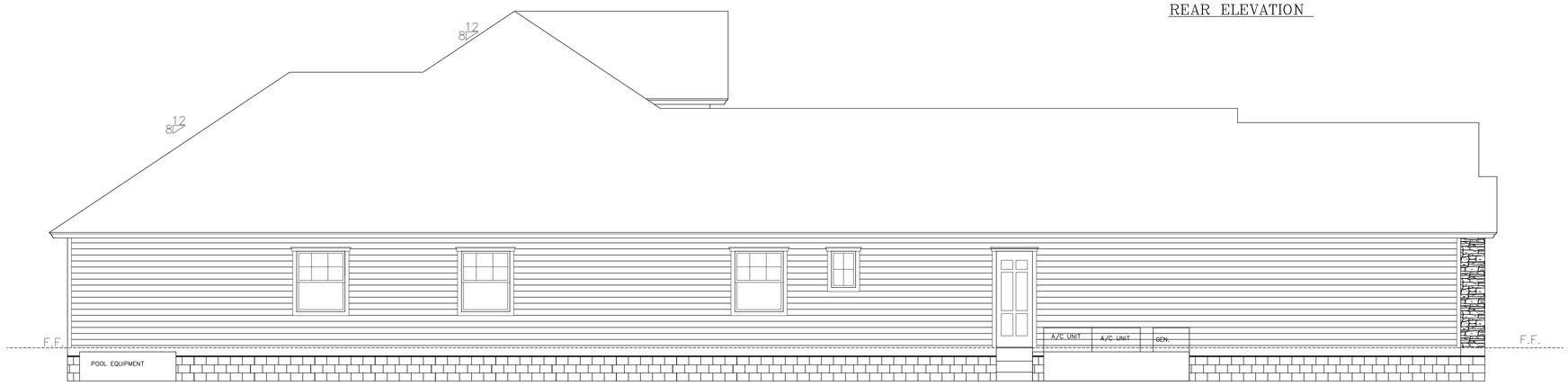


STANDARD BANDING DETAIL

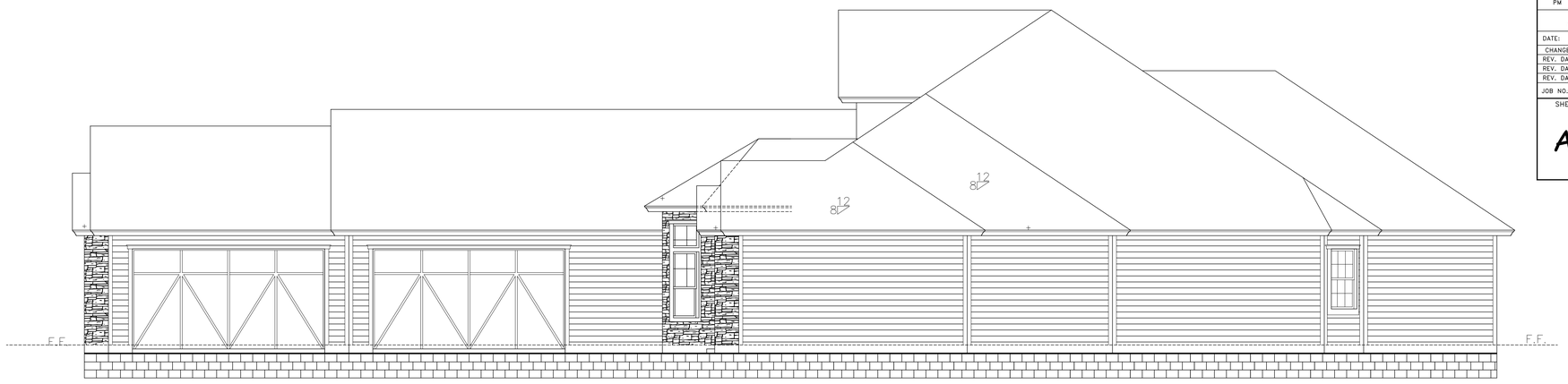


FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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AUGUSTINE, FLA. 32084
904-810-5904
DATE: 2-29-12

PLAN
DREAMBUILDER 27

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

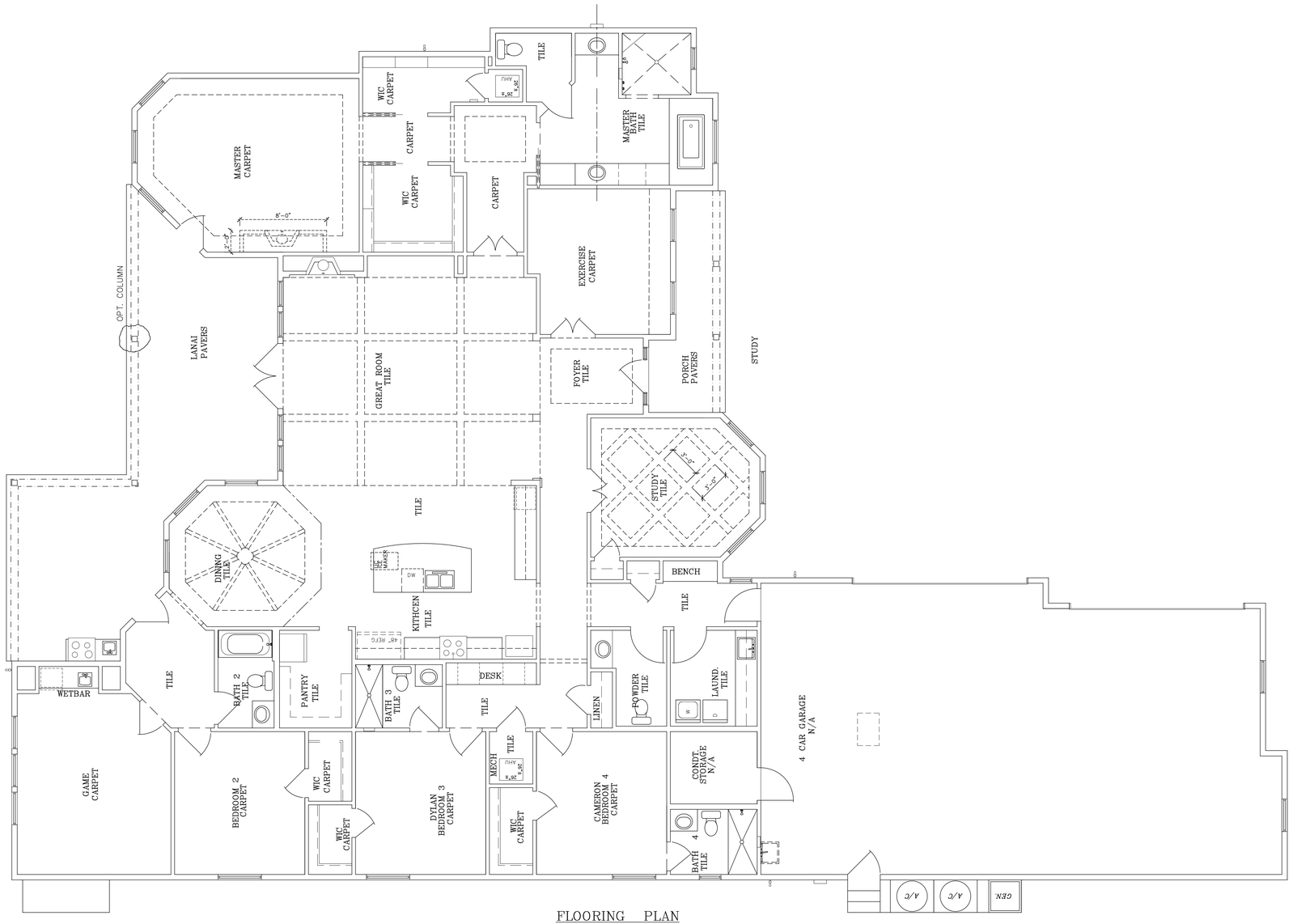
A CUSTOM HOME FOR:
THE LAW FAMILY
TO BE BUILT AT:
1060 OAKVALE RD
1060 OAKVALE RD.
FRUIT COVE, FL.
32259

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
SURVEYOR			LANDSCAPE			A/C		
						STRUCT.		

DREAMBUILDER
CUSTOM HOMES, LLC

DRAWN	CHECKED
PM	XXX
SCALE 1/4"=1'-0"	
DATE:	7/7/14
CHANGES	12/17/14
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO.	XXX

SHEET NUMBER
A-3



FLOORING PLAN

A CUSTOM HOME FOR:

THE LAW FAMILY

TO BE BUILT AT:

1060 OAKVALE RD

1060 OAKVALE RD.
FRUIT COVE, FL.
32259

PLAN

DREAMBUILDER 27

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

CONCRETE SQUARE FOOTAGES (±)

DRIVEWAY:	905	ENTRY WALK:	98
STREET WALK:	XXXX		

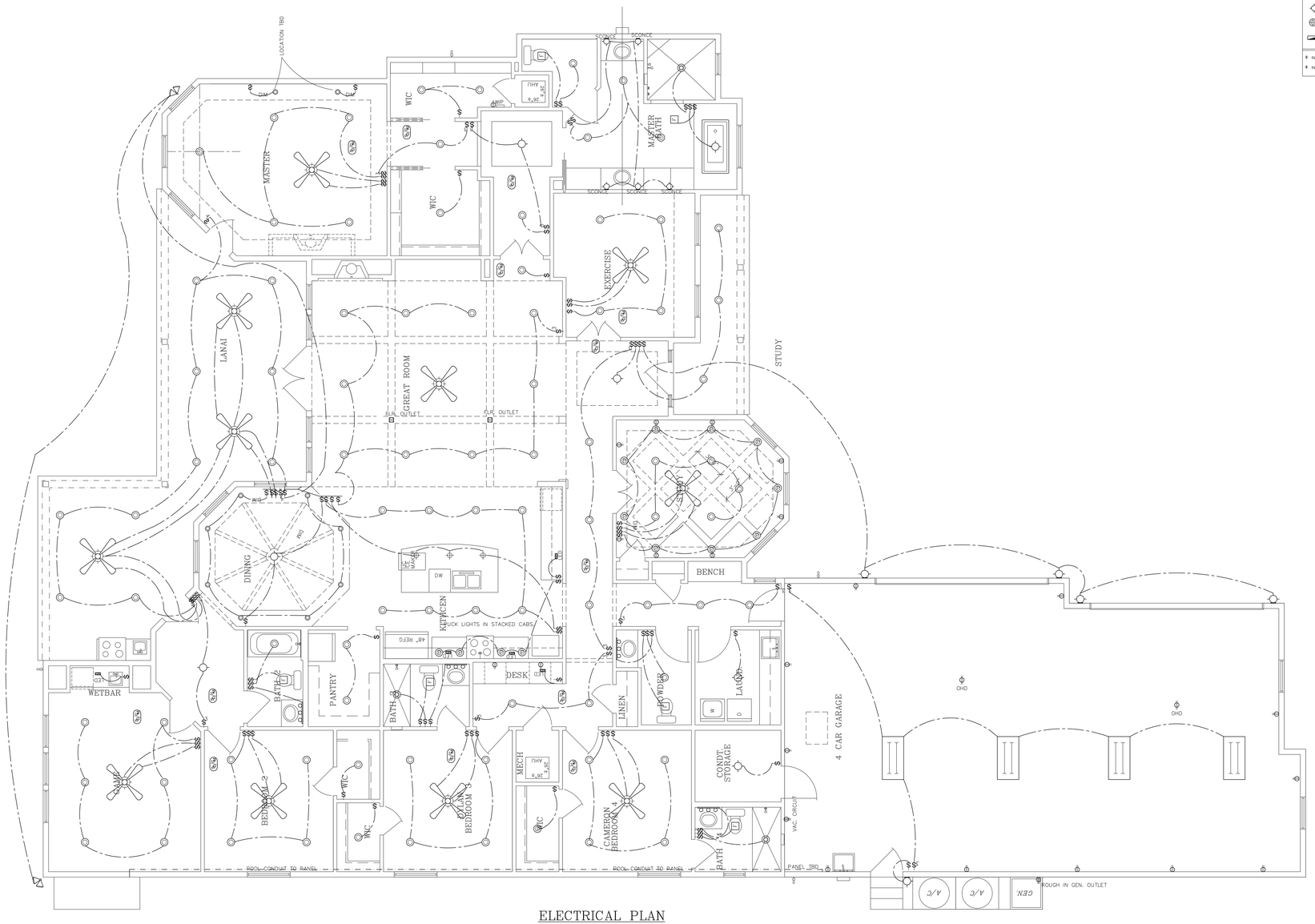
DREAMBUILDER
CUSTOM HOMES, LLC

DRAWN	PM
CHECKED	XXX
SCALE	1/4"=1'-0"
DATE:	7/7/14
CHANGES	12/17/14
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO.	XXX

SHEET NUMBER

A-4

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
STRUCT.			A/C			LANDSCAPE		



ELECTRICAL PLAN

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 CUTOMER REQUESTED LOCATIONS.

- 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
- 110 DUPLEX OUTLET
- WP MEATHER-PROOF OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- 220 OUTLET
- SWITCH
- 3 3-WAY SWITCH
- HALF-SWITCHED DUPLEX OUTLET
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- SD/CO 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.

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PLAN
DREAMBUILDER 27

CONCRETE SQUARE FOOTAGES (±)

ENTRY WALK:	98
STREET WALK:	XXXX
DRIVEWAY:	905

A CUSTOM HOME FOR:
THE LAW FAMILY

TO BE BUILT AT:
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FRUIT COVE, FL.
32259

DREAMBUILDER
CUSTOM HOMES, LLC

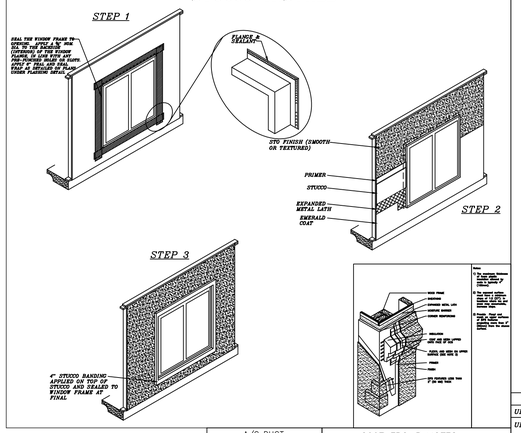
TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
SURVEYOR			LANDSCAPE			A/C		
STRUCT.								

DRAWN PM	CHECKED XXX
SCALE 1/4"=1'-0"	
DATE:	7/7/14
CHANGES	12/17/14
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO.	XXX

SHEET NUMBER

E-1

STUCCO INSTALL

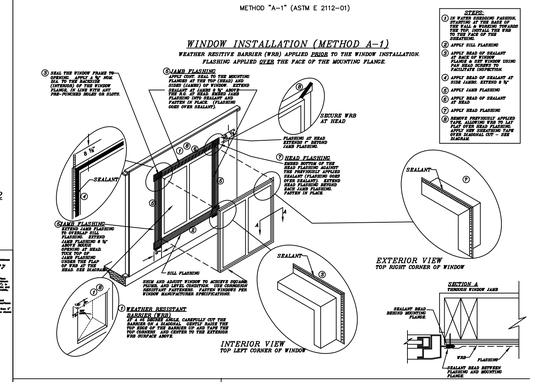


WINDOW FLASHING

METHOD "A-1" (ASTM E 2112-01)

WINDOW INSTALLATION (METHOD A-1)

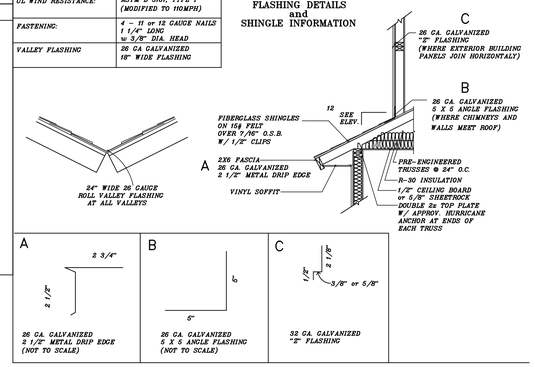
WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



TAMKO 3-TAB SHINGLES	
UL CLASS A FIRE RATING:	ASTM D 3018, TYPE I
UL WIND RESISTANCE:	ASTM D 3161, TYPE I (MODIFIED TO 110MPH)
FASTENING:	4 - 11 or 12 GAUGE NAILS 1 1/4" LONG w/ 3/8" DIA. HEAD
VALLEY FLASHING	26 GA GALVANIZED 18" WIDE FLASHING

ROOF FLASHING

FLASHING DETAILS and SHINGLE INFORMATION



A/C DUCT PROTECTION

PROTECT DUCT FROM VEHICLE DAMAGE BY ONE OF THE BELOW METHODS:

(1) 4" SLAB PROJECTING AT LEAST 30" BEYOND DUCT.

(2) WHEEL STOPS INSTALLED AT LEAST 30" FROM DUCT.

(3) 3" STEEL PIPE BOTTED TO THE FLOOR EXTENDING 48" ABOVE THE SLAB.

2007 FBC-R NOTES

GARAGE:

1. THE DOOR BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE A 20ø8 DOOR WITH A MINIMUM FIRE RATEING OF 20 MINUTES. (R309.1 2007 FBC-R.)

2. ALL DUCTS IN THE GARAGE SHALL BE A MINIMUM OF 26 GA. SHEET STEEL. (R309.1.1 2007 FBC-R.)

3. DRYWALL ON THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE AND THE RESIDENCE SHALL BE 1/2" GYPSUM BOARD. (R309.2 2007 FBC-R.)

4. DRYWALL ON THE GARAGE CEILING SHALL BE 1/2" GYPSUM BOARD. IF THERE IS A HABITABLE ROOM ABOVE THE GARAGE THE GARAGE CEILING DRYWALL SHALL BE 5/8" TYPE X" GYPSUM BOARD AND ALL SUPPORTING WALLS SHALL HAVE 1/2" GYPSUM BOARD. (R309.2 2007 FBC-R.)

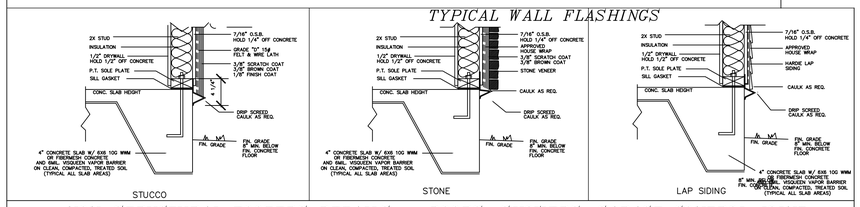
A/C COMPRESSOR AND PAD MOUNTING:

THE COMPRESSOR SHALL BE ANCHORED TO PAD WITH 38mm DIA. X 1 1/2" LENGTH, MECHANICAL FASTENERS WITH GASKETED WASHERS (ANCHORS). FOR UNITS BETWEEN 12" AND 24" INSTALL 2 ANCHORS PER SIDE (8 TOTAL). FOR UNITS BETWEEN 24" AND 36" INSTALL 3 ANCHORS PER SIDE (12 TOTAL). (M1307.2 2007 FBC-R.)

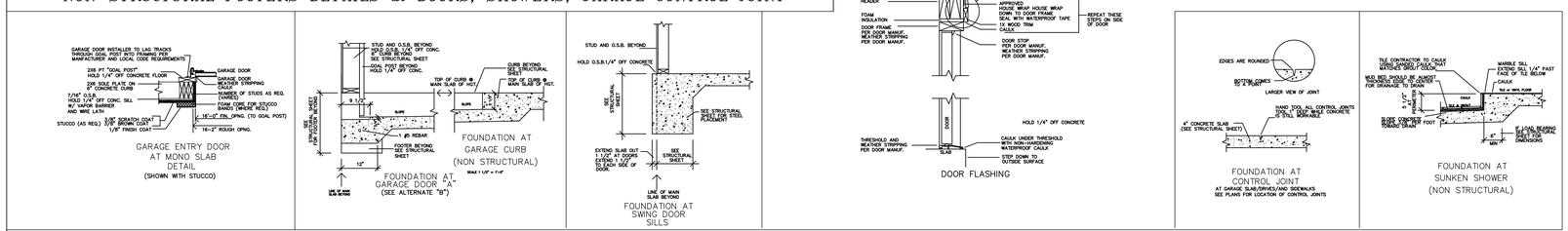
A SINGLE COMPRESSOR PAD SHALL BE 48"x48"x 3 1/2" THICK, 3000 P.S.I. CONC. WITH FIBERMESH.

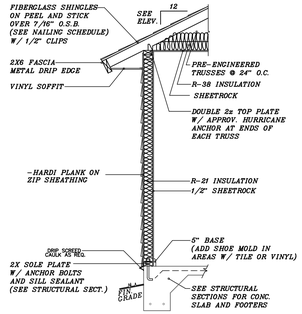
FOR TWO STORY PLAN:
FBC-R613.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAS OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPEINGS THROUGH WHICH A 4" DIAMETER SHPERE CANNOT PASS.

TYPICAL WALL FLASHINGS

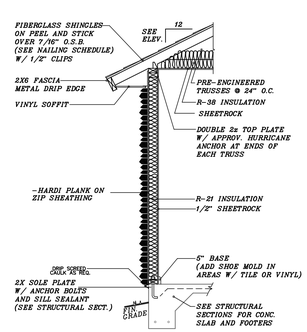


NON-STRUCTURAL FOOTERS DETAILS at DOORS, SHOWERS, GARAGE CONTROL JOINT





TYPICAL WALL SECTION
(SIDING)



TYPICAL WALL SECTION
(STONE)

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

PLAN
DREAMBUILDER 27

CONCRETE SQUARE FOOTAGES (±)

DRIVEWAY:	ENTRY WALK:	STREET WALK:
905	98	XXXX

A CUSTOM HOME FOR:
THE LAW FAMILY

TO BE BUILT AT:
1060 OAKVALE RD

1060 OAKVALE RD.
FRUIT COVE, FL.
32259

DREAMBUILDER
CUSTOM HOMES, LLC

TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y	TRADE	VENDOR	M/D/Y
SURVEYOR			STRUCT.			A/C.			LANDSCAPE		

DRAWN	CHECKED
PM	XXX
SCALE 1/4"=1'-0"	
DATE: 7/7/14	
CHANGES	M/D/Y
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO. XXX	

SHEET NUMBER
D-1

Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
2	Overhead Door	Courtyard 105T	16x8	White	None	Strap hinges Spade stop plate Spade lift handles	

Notes:

- Garage door opener (x2): ½ HP chain or belt drive; supplier to specify
- Keyless entry (x1): supplier to specify

Exterior doors:

Location	Manufacturer	Style	Size	Notes
Front door		Storm door: final spec TBD	3080 w/x1 1-0 sidelights	
Garage to house and garage service door		Fiberglass smooth matching interior door profile	3080 each	
Great room to lanai		Fiberglass smooth single full lite	6080	No mullins, low-e
Master bedroom and rear entry to lanai		Fiberglass smooth single full lite	3080 each	No mullins, low-e

Notes:

- Composite thresholds and jambs
- Weatherstripping and sweep

Interior doors/trim materials

- **Note: All materials primed whenever possible.**

Interior doors	Masonite Molded Panel Styles 2 Panel Square Top Smooth Door, hollow core
HVAC doors	Solid
Pantry barn door	Rustica Barn Door

	• Hardware Style: industrial • Hardware Finish: dark bronze • Track Lengths: 6 ft • Wheel Style: metal convex • Track Holes: pre-drilled • Floor Mount: U-channel • Door Finish: unfinished • Door Height: 8' • Door Width: 3' • Door Style: 7-bars • Handle: industrial, 8", dark bronze, front only
Ceiling	US Lumber 8D-3, 3 ⅝" (delta home); use 2 ⅝" "baby" delta home at the following locations: • Master HVAC door, J/O • Mud room closet, 1 • Study closet, 1 • Garage storage, J/O • Garage entry, O • Secondary baths x3, 1 • Hall linen, 1 • Bedroom WICs x3, 1 • Hall HVAC door, 1
Baseboard	US Lumber 633, 7 ¼"
Shoe	129 (7/16" x 11/16"); install in all hard surface areas
Crown and ceiling treatments:	• Foyer, hall, hall to bedrooms, mudroom, powder, rear entry: US Lumber 4 1/4" crown 40 • Foyer recess: 1/4" beadboard (front to back) with US lumber 4 1/4" crown 40 • Study: perimeter: US lumber 6 5/16" crown 42; coffers: US Lumber 4 1/4" crown 40 • Great room coffers: 12"x8" lamed beams (paint grade) with US Lumber 4 1/4" crown 40; perimeter: chair rail 1217 set such that bottom of rail and bottom of beams are equal (see detail) • Dining room: 4"x4" lamed beams dying into 1x4 at base (vertical) and at top (flat) around light fixture; beadboard on ceilings running vertical (see detail) • Master bedroom and vestibule: perimeter: US Lumber 6 5/16" crown 42; coffers: US Lumber 4 1/4" crown 40 • Master bath: US Lumber 4 1/4" crown 40

							• All porches: 1x6 TB&G pine, front to back
Columns (great room)							Fur out with 2x to wainscot; trim knurls with 942 slugs; crown with 2x4 (see detail)
Cased doorways (for jambs)							None
Cased windows (for jambs)							Great room, dining room, master bedroom, study
Other windows							Wood sill with shirt
Hardware							• Front door handleset: Emtboat Ashfield, iron black • Other doors: Emtboat Ashfield, iron black • Hinges and door stops to match hardware finish

Plumbing:

- **Note:** Fixture pricing must be itemized. Plumber to supply coordinating parts (valves, handles, drains, etc) in matching finish.

Item	Quantity	Brand	Model Name	Model Number	Finish/Color	Notes
Kitchen sink	1	Vigo	n/a	VGK1522GR1L1	Stainless	33" farmhouse; includes sink grids and strainers
Kitchen sink faucet	1	Delta	Victorian	955-DST	Brilliance stainless	2 hole
Kitchen pot filler	1	Delta	Traditional	1177LF	Brilliance stainless	Over cooktop
Laundry sink	1	Sterling	Latitude	995-U	White	Vitreil undermount utility
Laundry sink faucet	1	Moen	Camerist	5955	Chrome	Two hole
Wet bar sink	1	elkay	Dayton	DLR311922S0	Stainless	Undermount 12"x14"
Wet bar faucet	1	Moen	Level	5300	Chrome	Single lever handle, one hole

								clerestory valve
Bath #2 toilet	1	Kohler	Highline	K-3979	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height		
Bath #2 sink	1	Kohler	Vertical	K-2882	White	Undermount		
Bath #2 sink faucet	1	Kohler	Bratelford	6600	Chrome	Single hole		
Bath #3 shower faucet	1	Delta	Victorian	T17255	Brilliance stainless	Use Delta 52687 shower head and RP62273 shower arm; also include Delta 57021 + diverter valve		
Bath #3 toilet	1	Kohler	Highline	K-3979	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height		
Bath #3 sink	1	Kohler	Vertical	K-2882	White	Undermount		
Bath #3 sink faucet	1	Delta	Victorian	5561F	Brilliance stainless	Single hole		
Bath #4 shower faucet	1	Moen	90 Degree	TS2712 w/S3879 handheld	Chrome	Use Moen Arris S110 shower arm; include matching diverter jet (+ valve, one valve system);		
Bath #4 toilet	1	Kohler	Highline	K-3979	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height		
Bath #4 sink	1	Kohler	Vertical	K-2882	White	Undermount		
Bath #4 sink faucet	1	Moen	90 Degree	56705	Chrome	Single hole		
Hot water heater	2					Tankless by others		

Fireplace (great room): see detail

Fireplace	36" gas, FMI Chateau, direct vent, with switch; herringbone interior, clean face; gas connection by others
Mantle	Wood
Surround	Eldorado Stone Hillstone, Verona, gray mortar
Hearth	None; raise base 12" AFF

Fireplace (master bedroom): OPTIONAL; see detail

Fireplace	36" gas, FMI Chateau, direct vent, with switch; herringbone interior, clean face; gas connection by others
Mantle	Wood
Surround	By others
Hearth	Flat by others; box on floor

Paint:

Interior	Color	Finish
Walls (except as noted below)	SW7030 accessible beige	Flat
Ceilings (painted)	SW7005 pure white	Flat
Ceiling treatments	SW7005 pure white	Semi gloss
Foyer ceiling	SW9524 Chestnut	Stain
Doors and trim	SW7005 pure white	Semi gloss
Laundry walls	SW9204 sea salt	Flat

Exterior	Color	Finish
Front door	SW9524 Chestnut	Stain
Shutters		
Porch ceilings		
Lap siding	SW7031 sugar geiger	
Shutters		
Trim	SW7042 shoji white	
Garage doors		
Exterior doors		

Carpet:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
Carpet	Beaulieu Bliss	Mystic Wind	33 black walnut	8lf pad	room Master suite	

Carpet	Dixie	Tempting 1083	113 serious	8lf pad	room Master suite		

- **Note:** Consult floor mark-up for flooring assignments and borders.

Tile:

- **Note:** Consult floor mark-up for flooring assignments and borders.
- **Note:** Floors must be checked for level. Leveling agent must be used prior to installation when floors are out of tolerance.
- **Note: The underlayment must be used for all floor tile. Obtain builder approval prior to installation.**

Room	Location	Tile	Color/Finish	Size/placement	Grout	Shelves/niches	Notes
All main areas: foyer, great, dining, kitchen, rear entry, powder, study, laundry, halls	Floor	Tessoro Sandalwood	Palm taupe	5x24 running bond with random staggering; front to back	52 tobacco brown		Minimal grout lines
Kitchen	Backsplash	1. Dalillo Limestone 2. Dalillo Cobweave glass	1. chenille white L193, honed 2. smoked pearl CW17	1. 4x12 2. 3x6	386 oyster gray		See detail
Laundry	Backsplash	Porcelanosa	Taco Moon Glacier Metallic Crema	8" x 12"	11 snow white		[Traditions in Tile]
Game room wet bar	Backsplash	Tessoro Metallica	#5 black & grey aluminum glass blend		19 pewter		
Master bath	Floor	657410	Royal Amber	Planks, varying widths, random staggering, front to back	Kahlua cream		[The Tile Shop (all master tile)]
Master bath	Wall	657382	Royal Amber Pol Arcelli	2x6 brick	Kahlua cream	30"x12" niche recessed per plan	Interior of shower; master bath

							shirt and 6" splash
Master bath	Pan	655658	Armamus Brown, matte	3 cm straight	Kahlua cream		
Master bath	Shower doorway pencil	657386	Royal Amber Pol Raines	On outside corners of shower entrance	Kahlua cream		See detail
Master bath	Shower doorway chair (as a trim)	659848	Queen Beige Pol Somerset	On outside face of shower entrance; also at top of master tub splash	Kahlua cream		See detail
Bath #2	Floor paviometer	Dalillo Bitrebouse	K111 black glossy	3x6; two rows around perimeter of bath, brick	60 charcoal		
Bath #2	Floor rug effect	Dalillo octagon with dot	Matto white 6501 w/21 black dot glossy	60 charcoal			
Bath #2	Wall	Dalillo Bitrebouse	K100 white glossy	3x6 horizontal brick	381 bright white		
Bath #2	Lintel	Dalillo Bitrebouse	K111 black glossy	3x6 horizontal brick; two rows at 60" AFF	381 bright white		See detail
Bath #3	Floor	Tessoro Mercury	Beige	20x20 straight	388 haystack		
Bath #3	Wall	Tessoro Mercury	Beige	10x14 horizontal brick	388 haystack	12"x12" niche recessed per plan	
Bath #3	Lintel	Tessoro Mercury	Universal accent 5090	66" AFF	388 haystack		
Bath #3	Pan	Tessoro Mercury	Beige	2x2 straight	388 haystack		
Bath #4	Floor	Tessoro Silk	Café	12x24 straight	185 new taupe		

Powder bath sink	1					By others	
Powder bath faucet	1	Kohler	Archer	K-31076-4	Chrome	8" widespread	
Powder bath toilet	1	Kohler	Highline	K-3979	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height	
Master bathtub	1	Kohler	Undercone	K-1121	White	60"x30"; undermount installation	
Master bathtub faucet	1	Moen	Rothbury	T5925	Chrome	Roman tub w/handheld	
Master shower faucet	1	Moen	Rothbury	2096 shower system	Chrome	+ std valve and body spray valve; DO NOT INSTALL Rothbury shower arm/head; instead use Moen S113 Waterfall shower arm with Moen S112 Waterfall 10" shower head (chrome) MEET WITH BUILDER AT TOP OUT FOR SPECIFIC LOCATIONS OF THESE FIXTURES PRIOR TO INSTALL	
Master toilet	1	Kohler	Highline	K-3979	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height	
Master vanity sink	2	Kohler	Archer	K-2355	White	Undermount	
Master vanity sink faucet	2	Moen	Rothbury	T95205	Chrome	8" widespread	
Bath #2 bathtub	1	Kohler	Villager	K-716	White	Right-hand drain	
Bath #2 bathtub faucet	1	Moen	Bratelford	T2153	Chrome	+ valve; also include handheld Moen 3868 + drop oil +	

							slide to slide
Bath #4	Wall	Tessoro Silk	Café	12x24 vertical straight	185 new taupe	12"x12" niche recessed per plan	
Bath #4	Lintel	Dalillo Colorweave glass	Willow waters CW21	1x1 glass mosaic; x2 4" wide			See detail
Bath #2	Pan	Keystones	Matte suede gray speckle 02018	7x7 straight			

Cabinets:

- **Note:** Basic finish selections below. See vendor's separate cabinet plans document for specific layouts and perspectives.
- **Note:** Touch-up kits for all cabinet finishes must be provided for homeowner.
- **Note:** Aristokraft specification: APC, FX, soft close dovetail drawers.
- **Note:** Install pewter and bath #3 vanities off side walls; see builder for exact placement.

Location	Manufacturer	Style/wood	Color	Hardware
Kitchen	Aristokraft	Wentwood maple	All wall cabinets: painted white; island: amber	JA Hudson: 050-329SN handle, 050-SN pull
Mudroom	Aristokraft	Wentwood maple	Umber	JA Hudson: 050-329SN handle, 050-SN pull
Laundry	Aristokraft	Wentwood maple	Painted white	JA Hudson: 050-329SN handle, 050-SN pull
Hall desk	Aristokraft	Wentwood maple	Umber	JA Hudson: 050-329SN handle, 050-SN pull
Great room media	Aristokraft	Wentwood maple	Umber	JA Hudson: 050-329SN handle, 050-SN pull
Game room wet bar	Aristokraft	Wentwood maple	Sarsparilla	JA Key West: 340SN handle, 480M pull
Master bath	Aristokraft	Wentwood maple	Sarsparilla	JA Avondale: 435-96SN handle, 435SN pull
Powder	Hardware Resources	VAN036-T-MW [33" w]	Alder black vanity w/white marble top, sink & splash	Included
Bath #2	Hardware Resources	VAN079-T-MC [26 ½" w]	Espresso vanity; DO NOT	Included

			USE INCLUDED TOP/SINK			
Bath #3	Aristokraft	Tengan maple	Umber	JA Calvo: 595-96SN handle, 595-SN pull		
Bath #4	Aristokraft	Tengan maple	Sarsparilla	JA Key West: 340SN handle, 480M pull		

Countertops:

- **Note:** A 15-year sealer shall be applied to all granite countertops.

Location	Material	Color	Edge	Backsplash	Sink	Notes
Kitchen	Cambria quartz	Torquay	Eased 7ish (except island: "double thick" eased 7ish)	None	By others	
Mudroom	Wood					Cabinet top
Laundry	Cambria quartz	Whitney	Eased 7ish	None	By others	
Hall desk	Wood					Cabinet top; include x2 grommets
Great room media	Wood					Cabinet top; include grommet
Game room wet bar	Cambria quartz	Purys	Eased 7ish	None	By others	
Master fireplace surround	Cambria quartz	Darlington	Eased, inside edge only	n/a	n/a	6" wide; eased edge should border fireplace box
Master fireplace hearth	Cambria quartz	Darlington	Eased	n/a	n/a	12" x 54" on floor in fireplace hearth
Master vanity	Cambria quartz	Darlington	Ogee	Standard	By others	
Master tub deck	Cambria quartz	Darlington	Ogee	Standard	By others	
Pantry					By others	
Bath #2	Cambria quartz	Cambrian black	Eased 7ish	Std, rear only	By others	
Bath #3	Granite	Galaxy white	Eased 7ish	Standard	By others	

Bath #4	Cambria quartz	New Quay	Eased 7ish	Standard	By others		

Specialties:

Shelving:

Location	Style	Finish	Number of Shelves	Notes
Master closet	Cape Closets wood, vented	walnut	Per plans	
Pantry	Cape Closets wood, solid	walnut	5	
Linen	Cape Closets wood, vented	walnut	5	
All other closets	Cape Closets wood, vented	walnut	3	

Enclosures:

Room	Style	Frame/frameless	Finish	Notes
Bath #3	Door and panel	Framed	Brushed nickel	To 7' height
Bath #4	Door and panel	Framed	Chrome	To 7' height

Mirrors and Accessories:

- **Note:** TP holders are positioned as if one is sitting on the commode
- **Note:** Installer is to walk house with builder prior to installation to determine final placement of accessories

Room	Item	Quantity	Manufacturer	Style	Model #	Finish	Location each vanity	Notes
Master bath	Mirror	2		Plate glass				Framed with cabinetry + shower cutouts; see detail
Master bath	TP holder	1	Moen	Rothbury	YB6208	Chrome	Left of toilet	
Master bath	Robe hook	1	Moen	Rothbury	YB6203	Chrome	Left of shower entrance	
Master bath	Towel bar	2	Moen	Rothbury	YB6224	Chrome	Foot of tub;	24"

							right of small vanity	
Master bath	Grab bars	2	Moen	Designer Ultima	x1 48"; 8829483G x1 18"; 8819183G	Brushed nickel	On each side of toilet	
Powder	Mirror	1						
Powder	TP holder	1	Kohler	Archer	K-13056	Chrome	Wall to right of toilet	
Powder	Towel bar	1	Kohler	Archer	K-13053	Chrome	Wall opposite vanity	24"
Powder	Towel ring	1	Kohler	Archer	K-13057	Chrome	Wall right of vanity	
Bath #2	Mirror	1						By owner
Bath #2	TP holder	1	Kohler	Fairfax	K-12157	Chrome	Between toilet and vanity or wall opposite	
Bath #2	Towel bar	1	Kohler	Fairfax	K-12153	Chrome	Wall opposite toilet	24"
Bath #2	Towel ring	1	Kohler	Fairfax	K-12165	Chrome	Wall to right of vanity	
Bath #3	Mirror	1		34x36 rectangle frameless beveled edge				Mount 4 – 6" above splash
Bath #3	TP holder	1	Kohler	Forte	K-11274	Brushed nickel	Between toilet and vanity or wall opposite	
Bath #3	Towel bar	1	Kohler	Forte	K-11271	Brushed nickel	Wall opposite toilet	24"
Bath #4	Mirror	1		34x36 rectangle frameless beveled edge				Mount 4 – 6" above splash

Bath #4	TP holder	1	Moen	90 Degree	YB8828	Chrome	Between toilet and vanity or wall opposite
Bath #4	Towel bar	1	Moen	90 Degree	YB8824	Chrome	Wall opposite toilet 24"

Lighting: TBD

- **Note: The following chart of fixtures will be provided by LIGHTING SUPPLIER includes all bulbs.**
- **Note: ELECTRICIAN will install all lighting, and will provide all fixtures and bulbs not included in chart below, including garage fluorescents, double lamps, conditioned storage outlet ensure, mirror door, attic fixture, bath fans, doorbell, etc.**

Location	Manufacturer	Quantity	Model #	Style	Finish	Notes
Foyer		1				Surface or small chand
Dining		1				Chandelier
Kitchen		3				Pendants
Rear hall		1				Surface mount
Laundry	Progress	1	P3957	Hinge	Brushed nickel	Surface mount
Mudroom		1				Surface or small chand
Master vanity		5				Sconces (1 + 2)
Master tub		1				Surface or small chand
Bath 2		1 or 2				Center or sconces ?
Bath 3		1 or 2				Center or sconces ?
Bath 4		1 or 2				Center or sconces ?
Powder		1 or 2				Center or sconces ?
Garage		4				Carriage lights
All bths, great, game, study, mudroom		8				Ceiling fan (indoor) + light kits (optional)
Rear lanai		3				Ceiling fan (outdoor)
Kitchen and desk undercab lights		n/a				LED (white)
Game room undercab lights		n/a				LED (blue)

Appliances: (NOTE: Thermador "Professional" is not identical to GE Monogram "Professional")

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Cooktop	Kitchen	Thermador	SGS365FS	Stainless, Masterpiece	36" w/LP kit
Hood	Kitchen	Thermador	PH36HS	Stainless, Professional	+ VTM630C 600 cfm blower
Wall oven	Kitchen	Thermador	POD302U	Stainless, Professional	Single convection
Microwave	Kitchen	GE Monogram	ZSC2202WSS	Stainless, Professional	Advantium 240V
Refrigerator	Kitchen	Thermador	T48IR905NS	Stainless, Professional	48" built-in w/dispenser and water line
Dishwasher	Kitchen	Thermador	DWHD660WFP	Stainless, Professional	
Disposer	Kitchen	KitchenAid	KCDB250J	n/a	¾ HP
Washer and dryer					By owner
Water softener					By owner
Grill					By others

Pavers:

Manufacturer	Style	Pattern	Color	Location
Tremron	Mega Olde Towne	Random	Sierra	1": driveway, entry walk 1": all porches, lanais and stoops; include coping on all stops and porch edges

Summer kitchen:

- Aluminum frame construction with fire resistant backer board; final sheathing by others
- Granite countertop: Ubatuba
- Blaze 32 inch 4-Burner Grill With Rear Burner

- Stainless steel undermount bar/veggie sink (supplier to specify)
- Faucet: two-handle high arc (supplier to specify)

DRAWN BY: PATRICK MANGUS
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AUGUSTINE, FLA. 32084
904-810-5904
DATE: 2-23-12

PLAN

DREAMBUILDER 27

1060 OAKVALE RD.
FRUIT COVE, FL.
32259

A CUSTOM HOME FOR:
THE LAW FAMILY
TO BE BUILT AT:
1060 OAKVALE RD

DREAMBUILDER
CUSTOM HOMES, LLC

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

TRADE STRUCT.	VENDOR	M/D/Y	TRADE A/C	VENDOR	M/D/Y
TRADE LANDSCAPE	VENDOR	M/D/Y	TRADE SURVEYOR	VENDOR	M/D/Y

DRAWN PM	CHECKED XXX
SCALE	1/4"=1'-0"
DATE:	7/7/14
CHANGES	M/D/Y
REV. DATE	
REV. DATE	
REV. DATE	
JOB NO:	XXX
SHEET NUMBER	