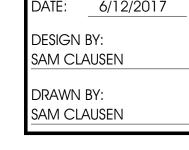
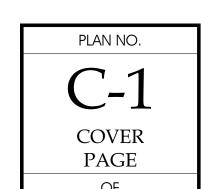
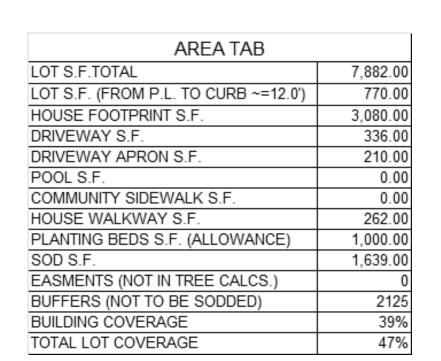
LIVING 1:	1643
LIVING 2:	870
TOTAL A/C:	2513
STUDIO:	322
TOTAL LIVING:	2835
FRONT PORCH:	49
COV. LANAI:	258
GARAGES:	517
TOTAL:	3659

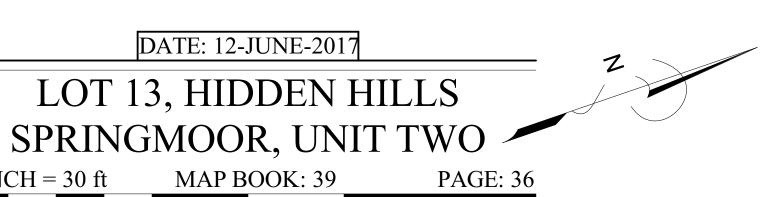


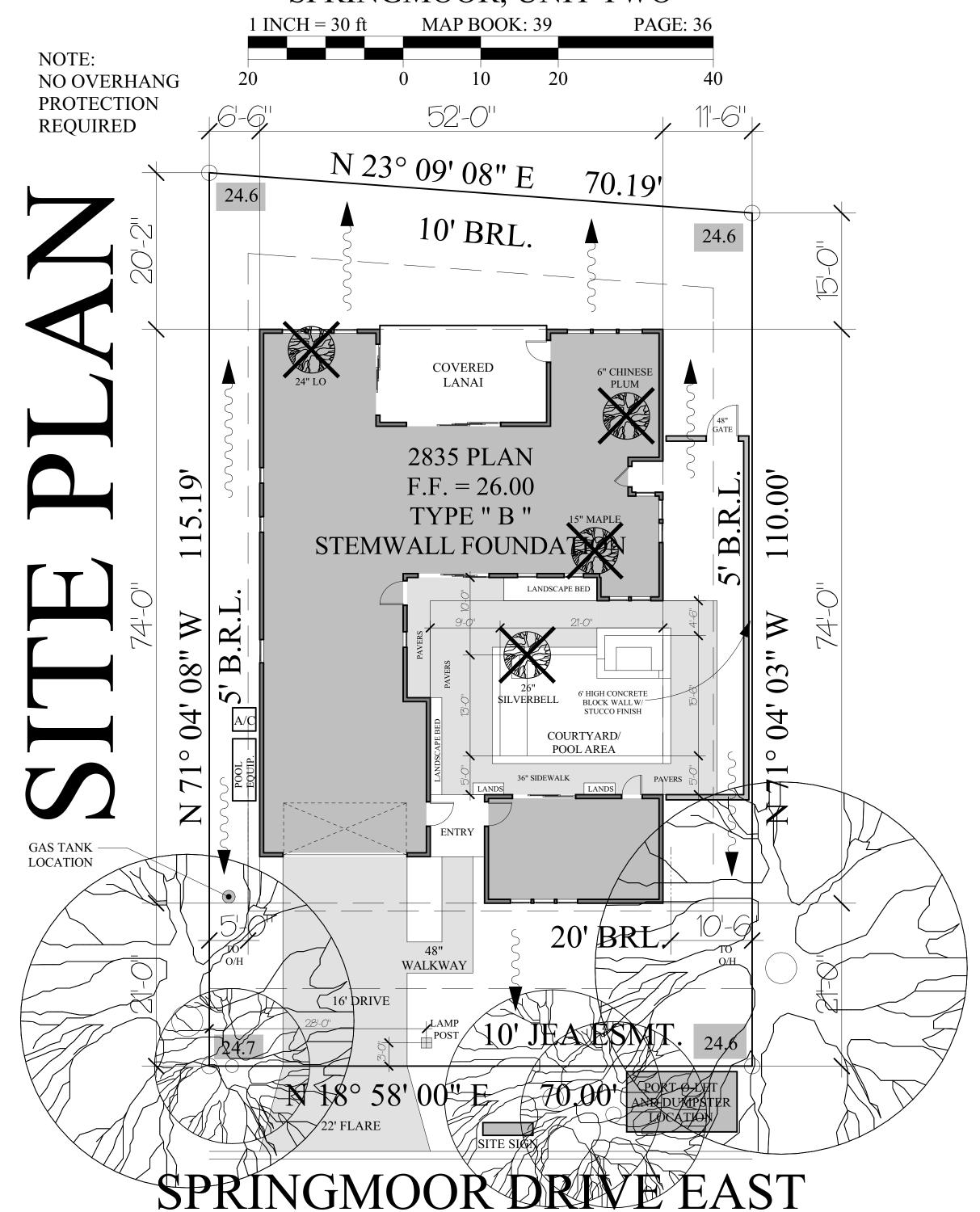


CITY OF JACKSONVILLE RESIDENTIAL COVER SHEET



TREE CREDIT TABLE - DUVAL	COUNTY
LOT S.F. (LESS ESMTS. & WETLANDS)	7,882.00
% OF ACRE (DIV. BY 43,560 S.F.)	0.18
4" FOR FIRST 5,000 S.F.	4.00
2" EACH ADDITIONAL 2,500 S.F.	2.3
# OF INCHES REQ'D. TREES	7.00
# OF INCHES EXISTING TREES	0.00
# OF INCHES NEEDED (MINUS EXIST.)	7.00
*** FOR UNPLATTED LAND IN DUVAL CO	UNTY ***





(60' PRIVATE STREET)

DreamDesign 25: Starr Residence Hidden Hills, Lot 13 4330 Springmoor Drive East Jacksonville, 32225

BUILDER: Shawn Starr - (904) 612-6946, shawn@starrcustom.com HOME DESIGNER: Sam Clausen - (904) 759-6036, sclausen@bellsouth.net INTERIOR DESIGNER: Josie Myers - (904) 535-1981, msjdesigninc@gmail.com ENGINEER: Lou Pontigo - (904) 242-0908, lou@lp-a.com

Nassau

Building - FIGURE 1609A)

PROJECT LOCATION MAP

INDEX OF DRAWINGS:

C-1 COVER SHEET

1 FOUNDATION

A-2 FLOOR PLAN

1-2 ILOOK FLAN

A-3 ROOF PLAN AND FLOORING PLAN

A-4 ELEVATIONS/SECTIONS A-5 ELEVATIONS/SECTIONS

-1 ELECTRICAL PLAN

F-1 FLASHING DETAILS

CURRENT BUILDING CODE: Florida Building Code 2014 Residential

OCCUPANCY CLASS: Group R3
CONSTRUCTION TYPE: 5B

BUILDING AREA:

1st Floor A/C: 1643

2nd Floor A/C: 870

Studio: 322

Total A/C: 2835

Garage: 517

Entry: 49

Cov. Lanai: 258

Total Covered: 3659

Overalls: 52'W x 74'D

Roof Height: 29'-2"

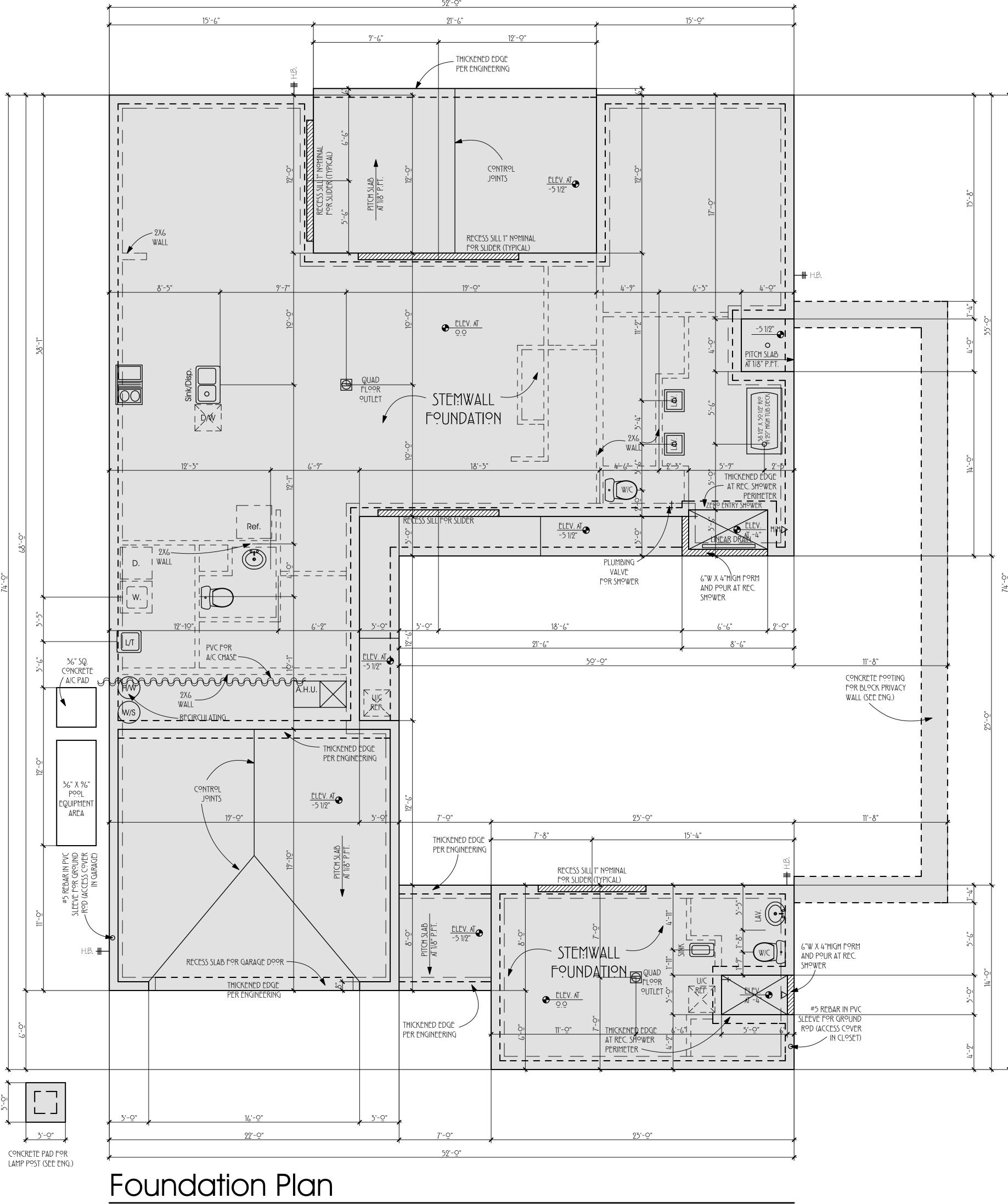


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SAM CLAUSEN

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PLAN NO.



Starr Residence

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY

SHALL BE ON SITE FOR THE BUILDING INSPECTOR'S USE PRIOR TO FRAMING

INSPECTION; OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING

STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

1/4" EQUALS 1'-9"

TERMITE TREATMENT NOTES

Treat all framing with BoraCare per manufacturer's instructions
 Provide renewable termite bond with minimum \$250,000 coverage

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. All shower heads to be at 84" AFF unless otherwise noted 4. Template roman tub faucet spread in tub deck at top-out
- 5. Secure pedestal sinks, free standing vanities, etc, to wall per manufacturer's instructions 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. Plumber to provide appropriate toilet supplies, tub waste, wood toilet seats, etc., that are not specified on fixture list
- 8. Review location of plumbing to upper floor with builder prior to installation.

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AND EXCLUSIVE PROPERTY OF PYRAMID CUSTOM
HOME DESIGNS. THE USE OF THESE PLANS AND
SPECIFICATIONS OR ANY PORTION THEREOF OR
REPRODUCTION OF SAME WITHOUT THE PRIOR
REPRODUCTION OF SAME WITHOUT THE PRIOR
RITTEN CONSENT OF CLAUSEN RESIDENTIAL DESIGN
S STRICTLY PROHIBITED AND WILL BE PROSECUTED
TO THE FULLEST EXTENT OF THE LAW.

T 13, HIDDEN HILLS SPRINGMOOI T TWO - DREAMDESIGN 25

FIGERALISEN residential designation

2835 NG 1: 1643

LIVING 2: 870

TOTAL A/C: 2513

STUDIO: 322

TOTAL LIVING: 2835

FRONT PORCH: 49

COV. LANAI: 258

GARAGES: 517

TOTAL: 3659

DATE: 6/12/2017

DESIGN BY:
SAM CLAUSEN

DRAWN BY:
SAM CLAUSEN

A-2

_ COPYRIGHT 2016 CLAUSEN RESIDENTIAL DESIGN,

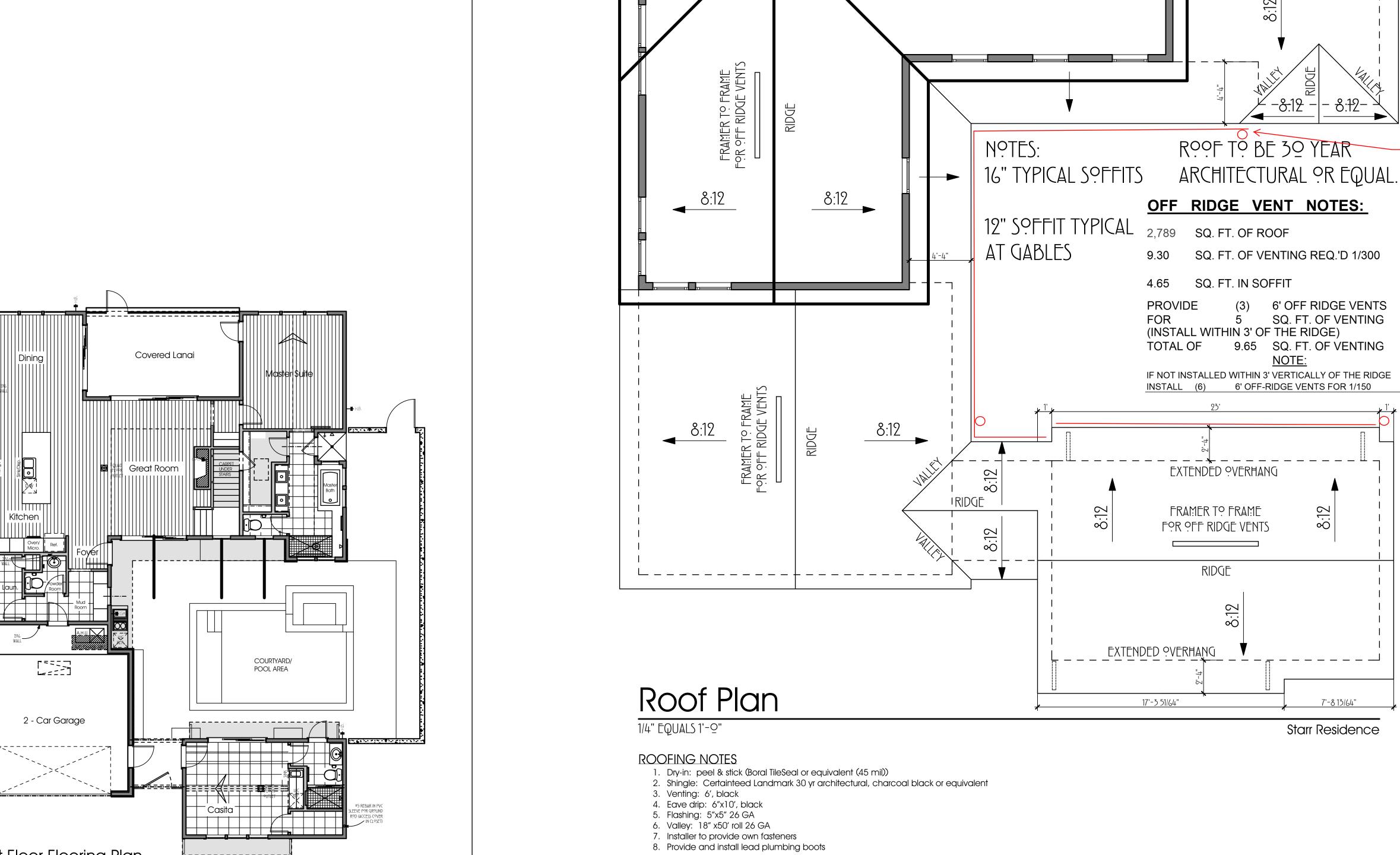
FIREPLACE FLUE O 9

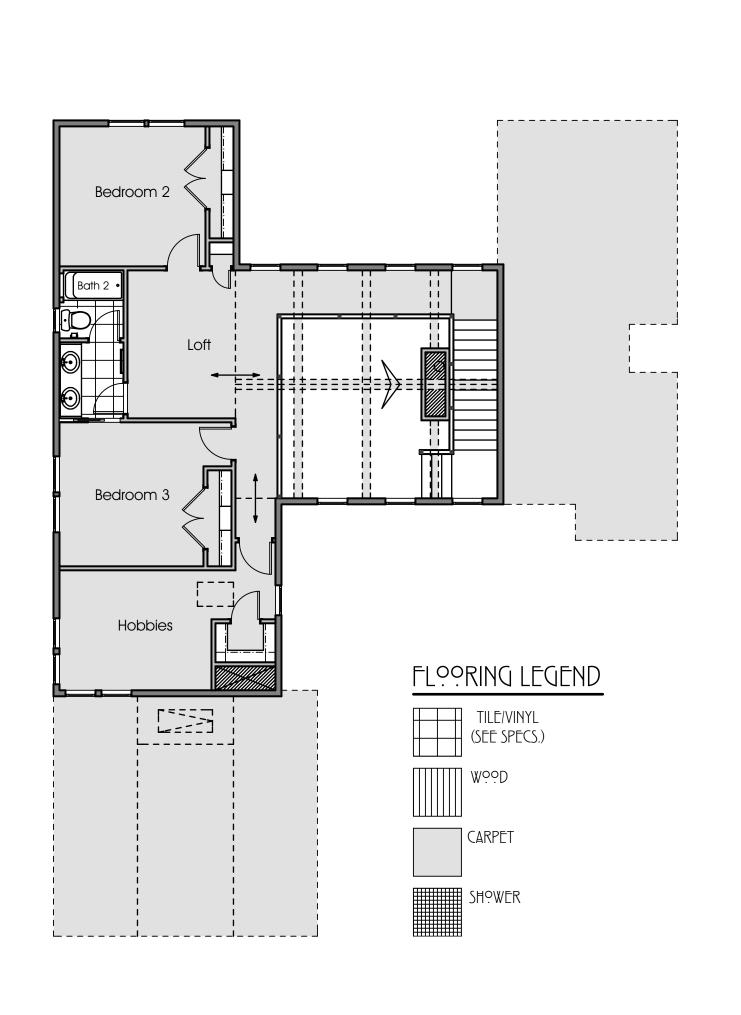
REVISIONS:

PLAN NO.

_ COPYRIGHT 2016 CLAUSEN RESIDENTIAL DESIGN, LLC

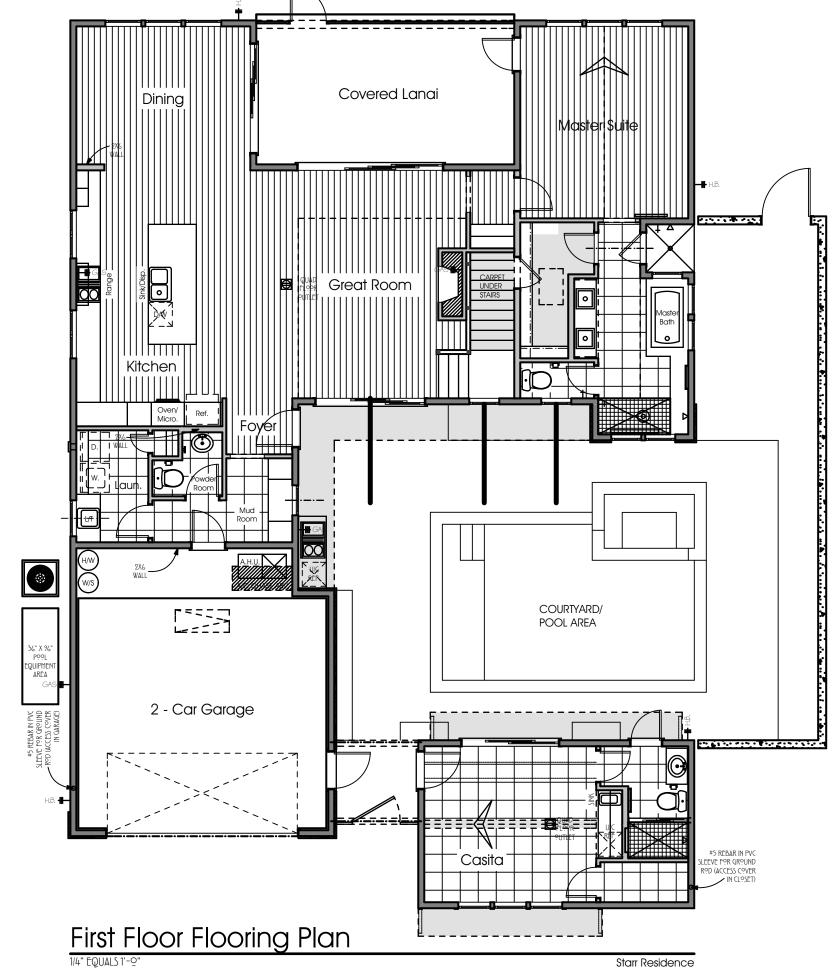
Starr Residence





Second Floor Flooring Plan

1/4" EQUALS 1'-9"



A-4

TRUSSES By 9thers — ARCHITECTURAL 4" WIND?W TRIM AS SHOWN ——— 16" B9ARD AND BATTEN 29 3/4" FL99R SYSTEM 19'-11/8" AT HOUSE _ G EXTENDED S?FFIT T? LINE UP WITH GARAGE S?FFIT GARAGE H?USE F.F. — LAP SIDING PER SPECS Section/Elevation A-A Starr Residence

SIDING NOTES

- 1. All materials primed 2. Hardie Cedarmill Select 7 1/4" (6" reveal) lap siding
- 3. 5/4 HardieTrim boards, smooth 4. 4' width Hardie panel, smooth
- 5. ¾ x 2 ¾ Hardie batten strips, 16" OC, smooth 6. Gable vents: paintable vinyl; size on plans
- 7. Brackets: by others
- 8. Porch ceilings: by others9. Installation according to manufacturer's instructions
- 10. All trim and seams to be straight, plumb and tight

SOFFIT/FASCIA/PORCH CEILING/GUTTERS NOTES 1. Kaycan, full O vent, sandalwood

- 2. Porch ceilings by others
- 3. If needed: Gutters: 6" seamless with rainchain downspouts; see gutter plan detail for locations

STUCCO NOTES

- 1. Skip trowel stem wall
- 2. Skip trowel privacy wall

STONE NOTES

- Eldorado Stone Rough Cut, Moonlight, gray mortar
 Use stone mounts at garage carriage lights
 Fireplace stone: same; use hearthstones on the rakes
- 4. Lamppost stone: same; use hearthstone on top



Section/Elevation B-B

1/4" EQUALS 1'-9" Starr Residence



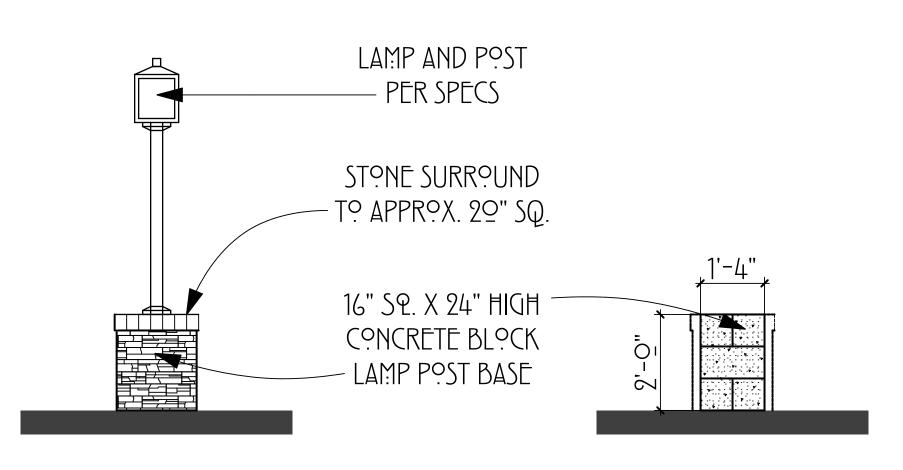
COLORS: SOFFIT/FACIA - SANDALWOOD WINDOWS - WHITE ROOF SHINGLES - CHARCOAL BLACK



Rear Elevation

1/4" EQUALS 1'-9" Starr Residence

A-5



Lamp Post Detail

1/2" EQUALS 1'-9"

Starr Residence

SIDING NOTES

- 1. All materials primed 2. Hardie Cedarmill Select 7 1/4" (6" reveal) lap siding
- 3. 5/4 HardieTrim boards, smooth
- 4. 4' width Hardie panel, smooth
 5. ³/₄ x 2 ³/₄ Hardie batten strips, 16" OC, smooth
- 6. Gable vents: paintable vinyl; size on plans7. Brackets: by others
- 8. Porch ceilings: by others Installation according to manufacturer's instructions

SOFFIT/FASCIA/PORCH CEILING/GUTTERS NOTES

10. All trim and seams to be straight, plumb and tight

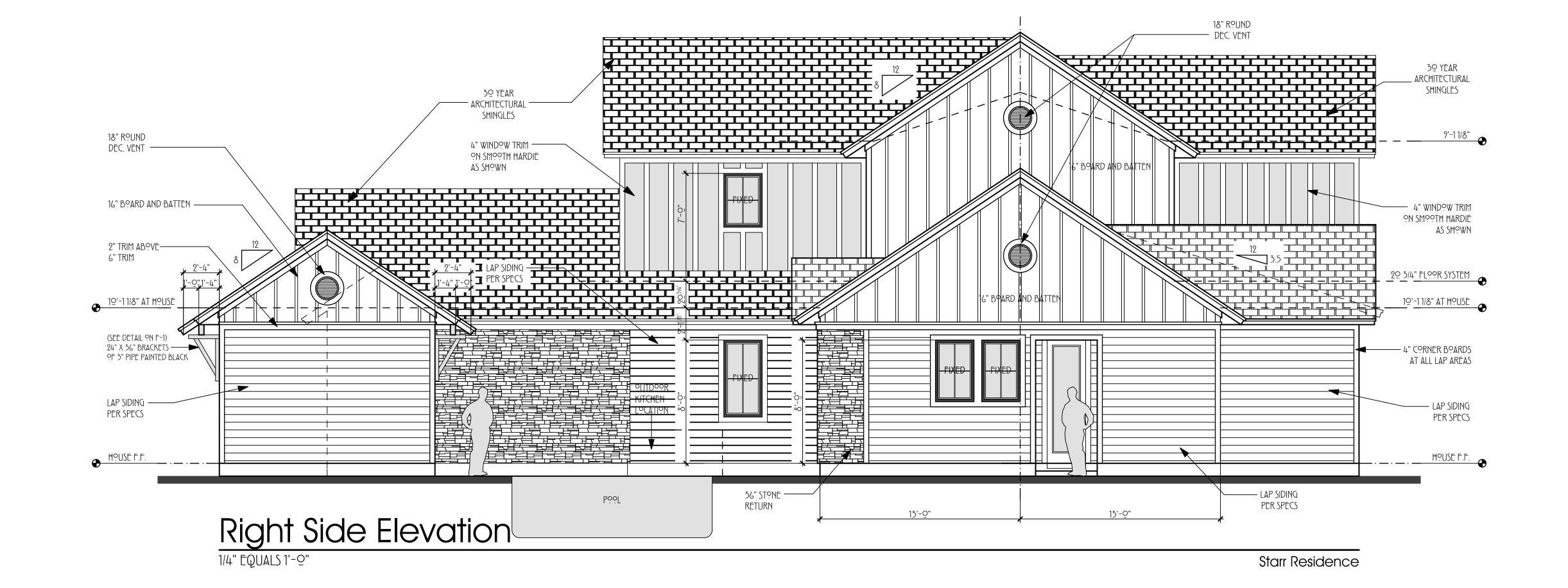
1. Kaycan, full O vent, sandalwood

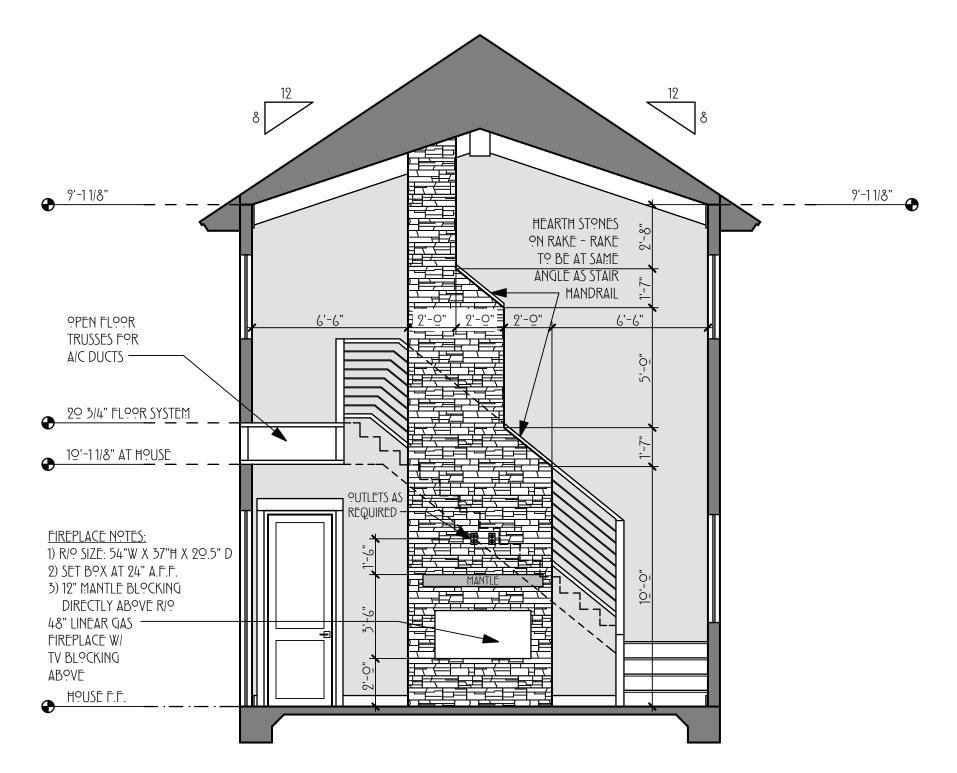
see gutter plan detail for locations

2. Porch ceilings by others 3. If needed: Gutters: 6" seamless with rainchain downspouts;

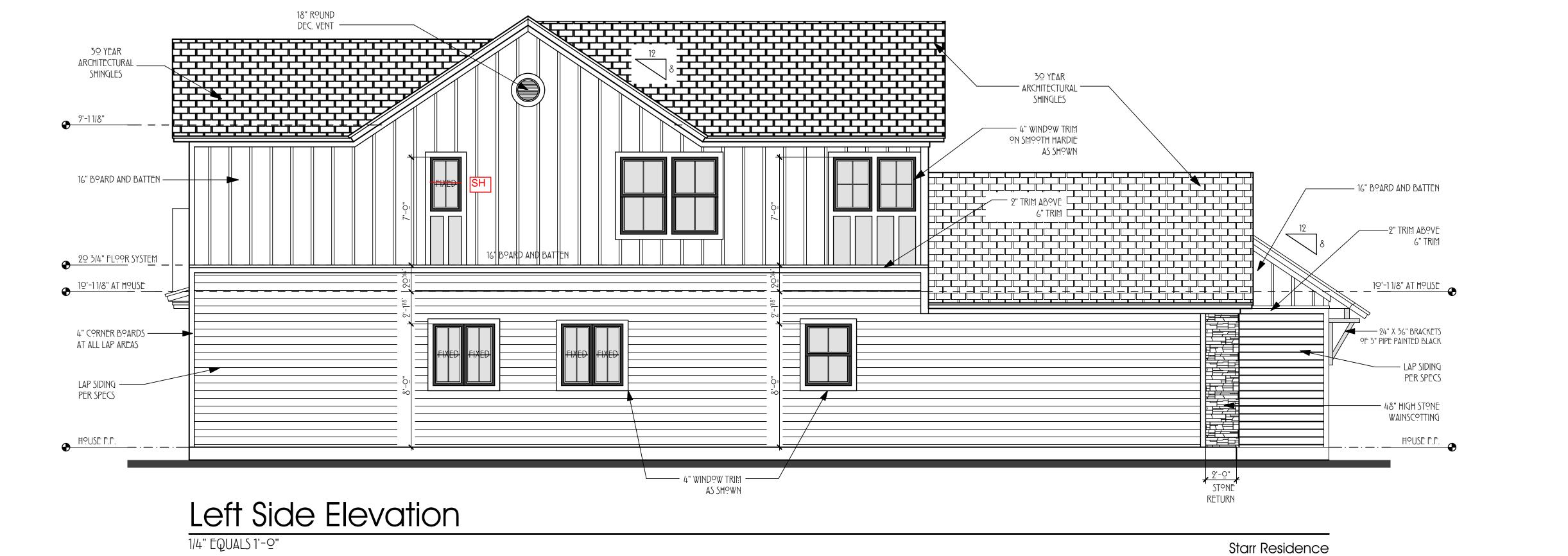
STUCCO NOTES

- 4. Lamppost stone: same; use hearthstone on top
- Skip trowel stem wall 2. Skip trowel privacy wall STONE NOTES 1. Eldorado Stone Rough Cut, Moonlight, gray mortar 2. Use stone mounts at garage carriage lights3. Fireplace stone: same; use hearthstones on the rakes









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1643
870
2513
322
2835
49
258
517
3659

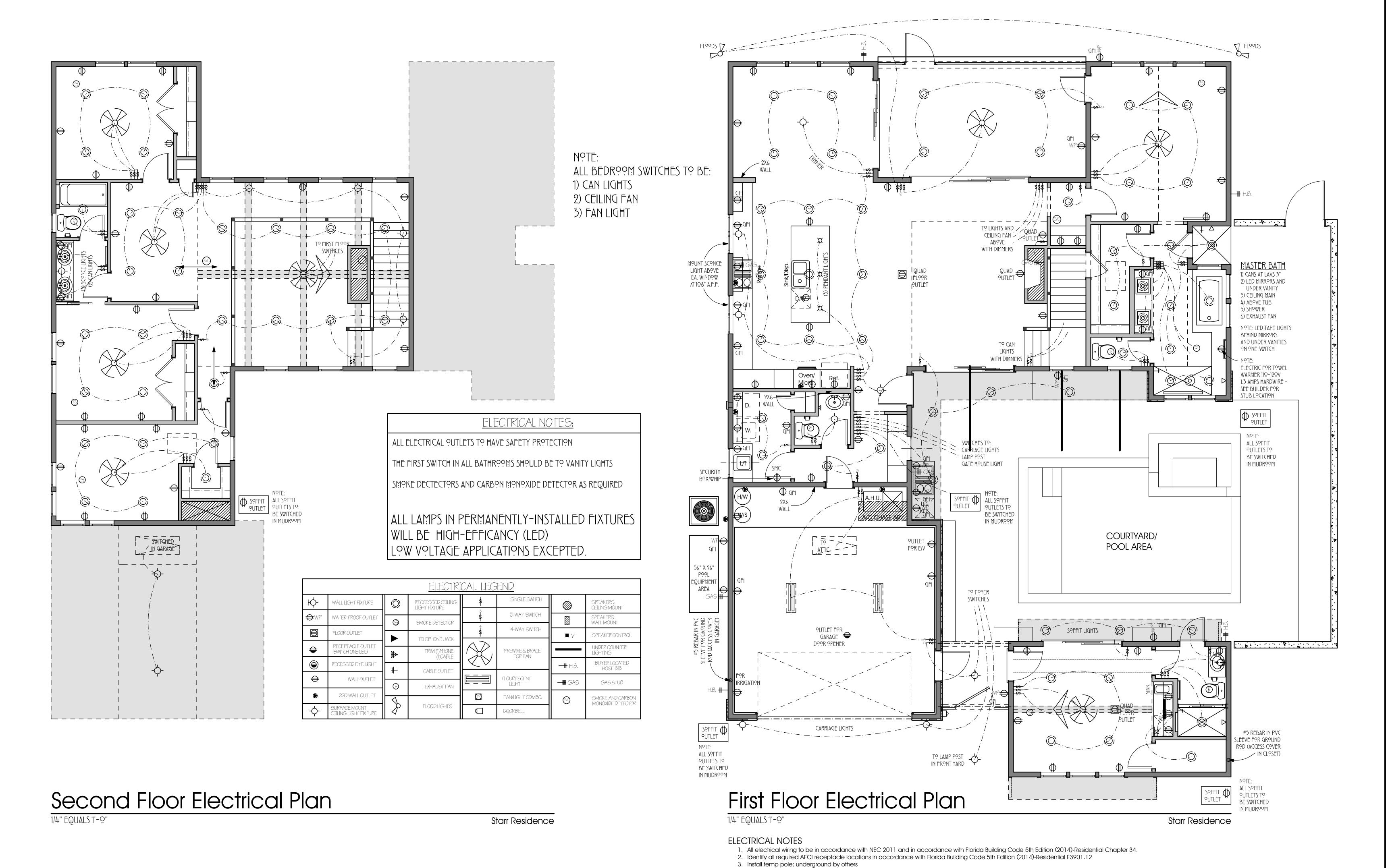
DATE: 6/12/2017

DESIGN BY:
SAM CLAUSEN

DRAWN BY:
SAM CLAUSEN

PLAN NO.

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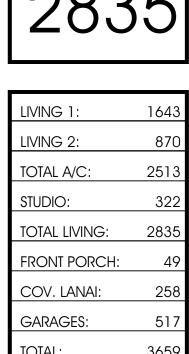
4. Wall receptacles to code, plus additional per plans

8. Conduct 'box-out' walk with builder prior to wiring to verify locations of switches, receptacles, fixtures, etc.

6. Subcontractor to provide and install all fixtures for attic lighting, recessed lighting w/LED bulbs, LED tape undercabinet lighting, function fluorescent lighting, bath fans, doorbell and double floodlights; install only all decorative surface mount fixtures and ceiling fans provided by builder/lighting supplier

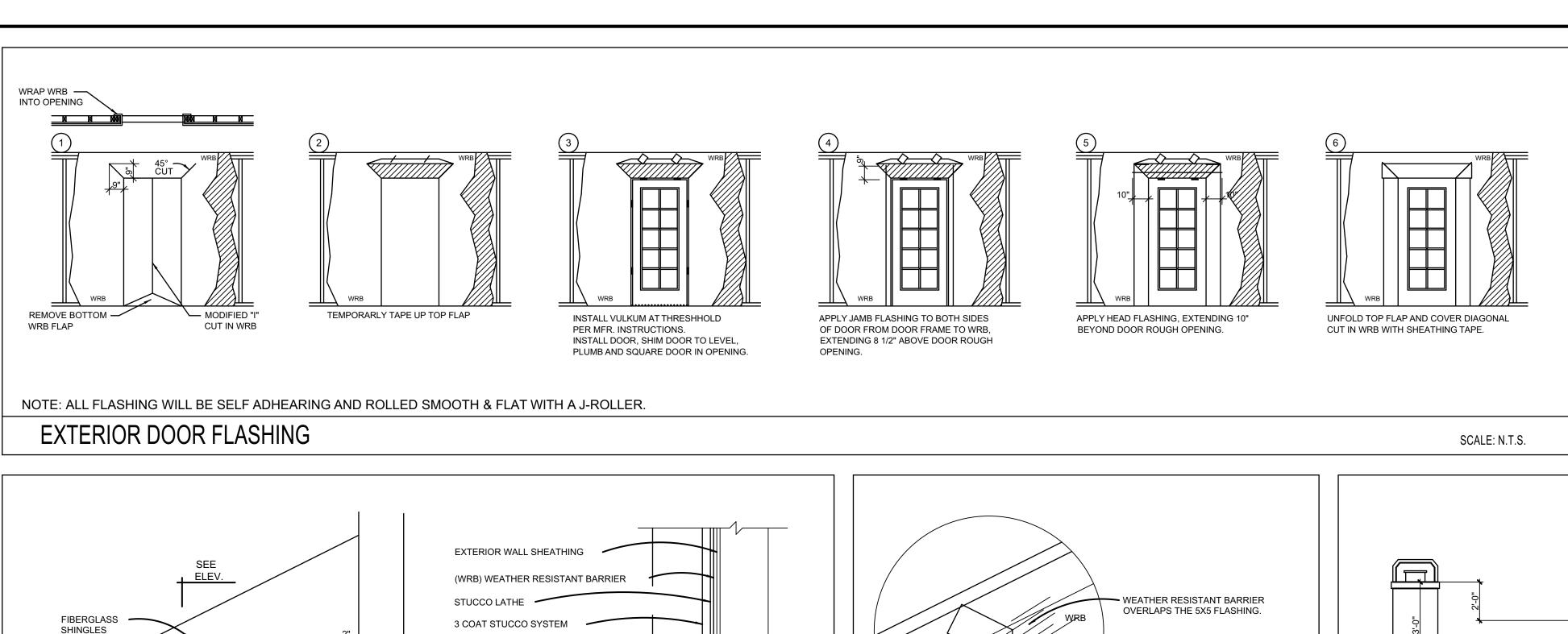
5. Decora switches

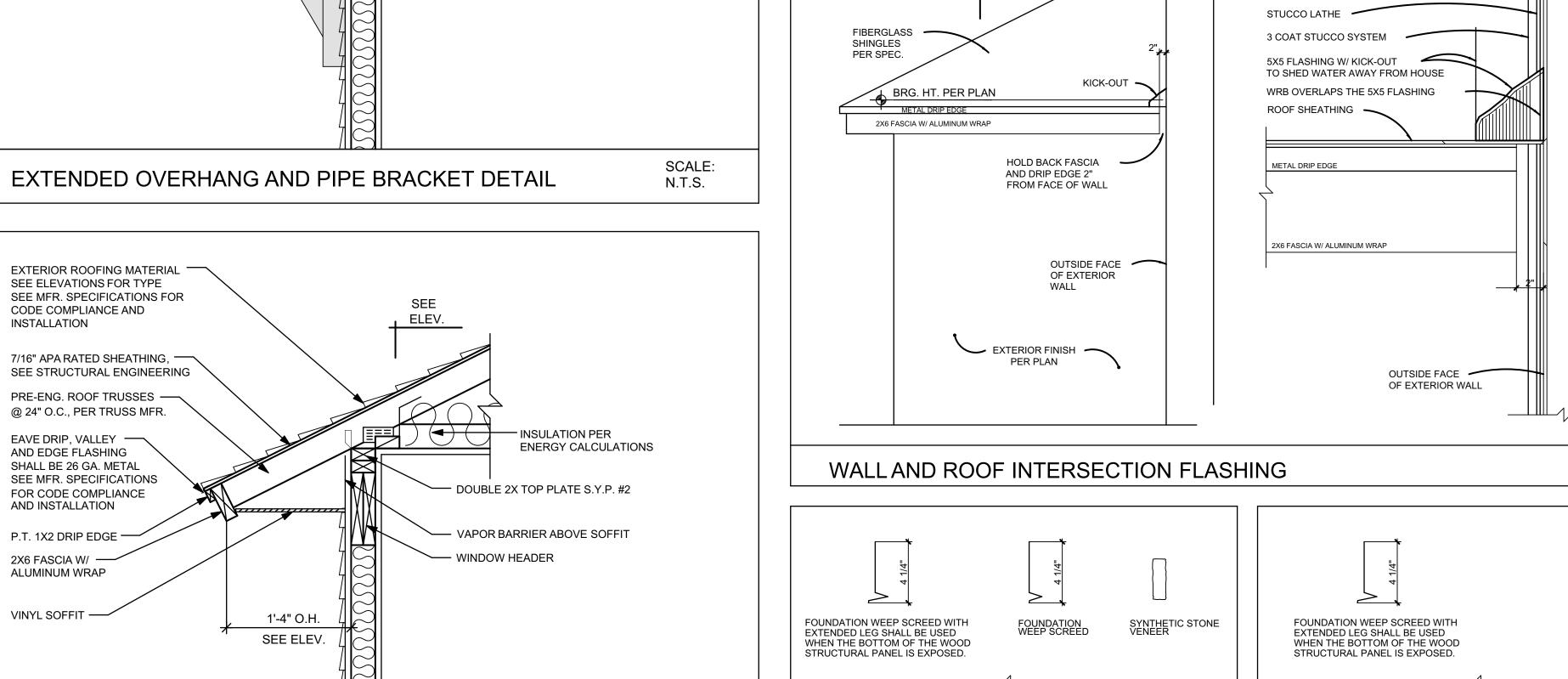


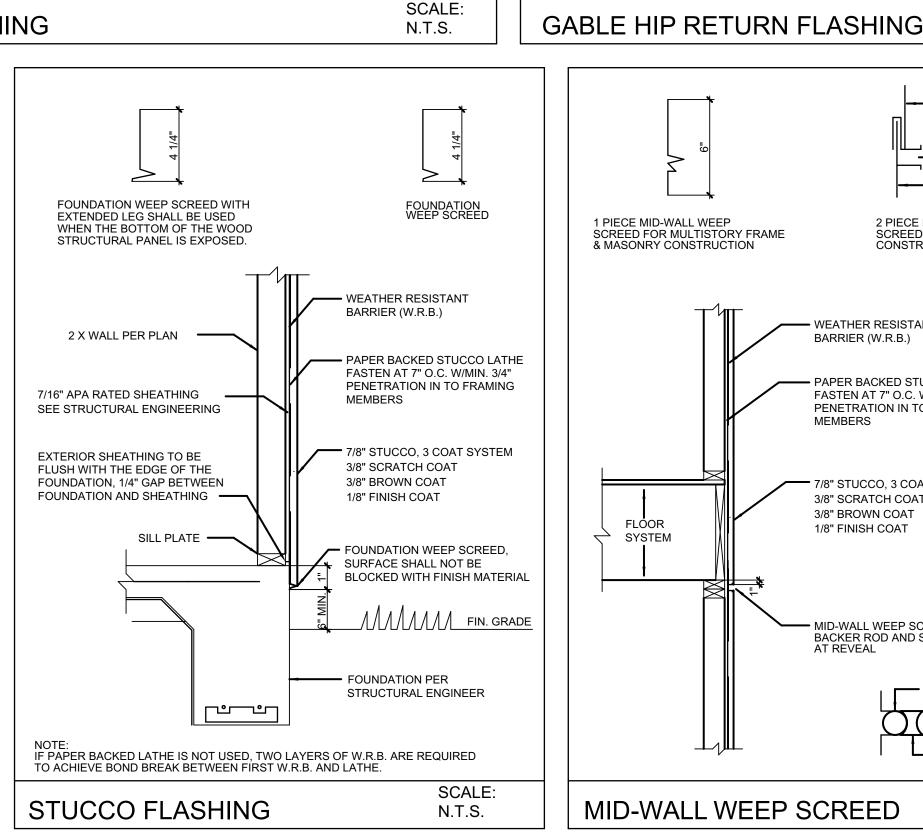


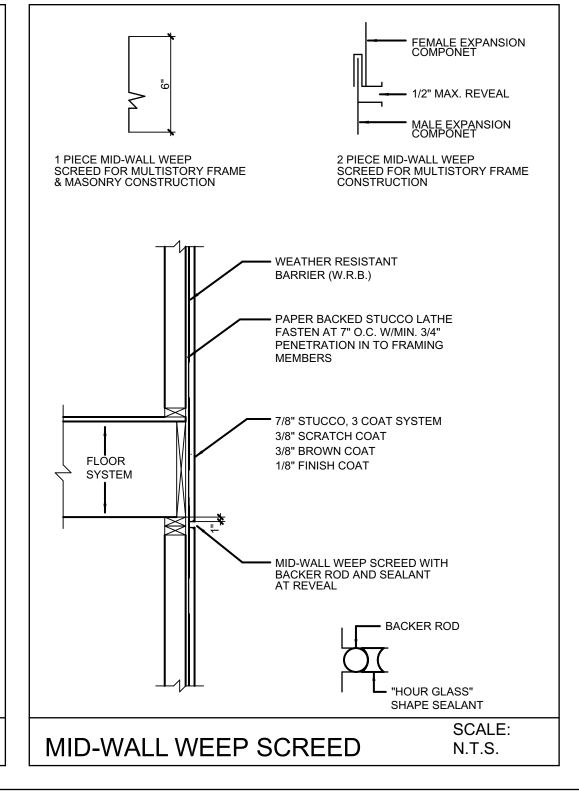
DATE: 6/12/2017 DESIGN BY: SAM CLAUSEN DRAWN BY: SAM CLAUSEN

PLAN NO. FLASHING **DETAILS**









CUT AND FOLD 5X5 FLASHING

TO FORM KICK-OUT AS TO SHED WATER AWAY FROM THE HOUSE.

W/ KICK-OUT

TO SHED WATER

SCALE:

N.T.S.

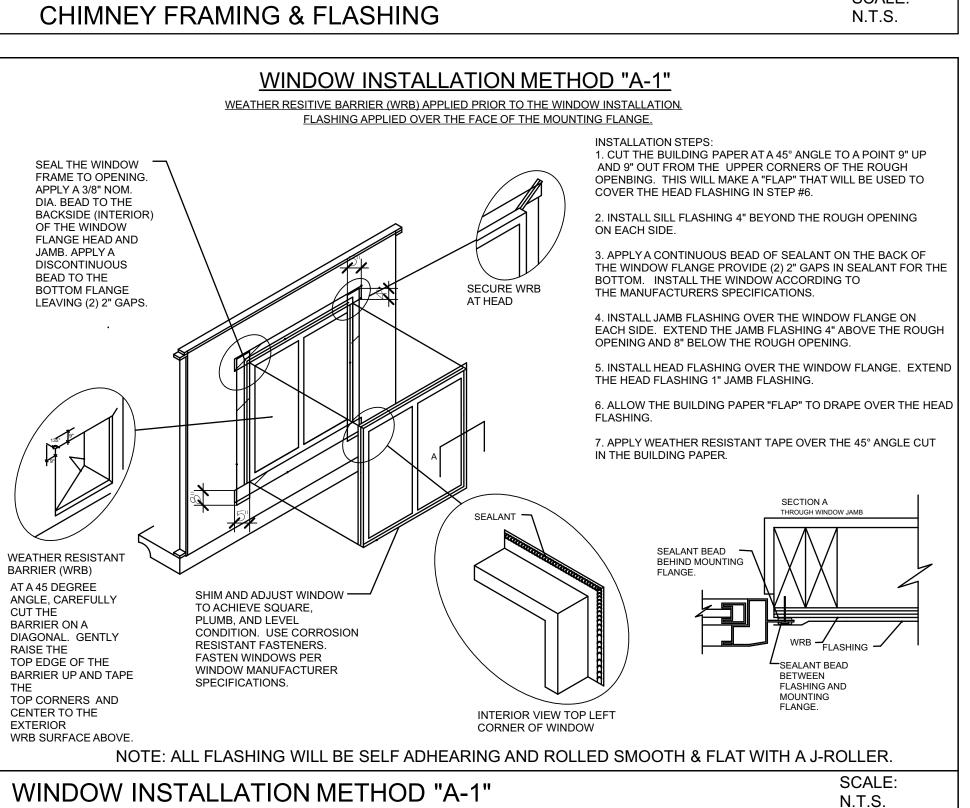
FIBERGLASS SHINGLES

METAL DRIP EDGE

2X6 FASCIA W/

EXTERIOR FINISH PER PLAN

ALUMINUM WRAP



WIND SCREEN PER SPEC.

METAL SPARK

EXTERIOR FINISH

5/16" HARDI PANEL

W/ 8d. NAILS 6"/6"

O.C. OVER HOUSE WRAP (WRB)

3 COAT STUCCO

NAILS 6"/12" O.C. **OVER HOUSE** WRAP (WRB)

CHIMNEY FLUE

2X4 #2 SPF

3 PLY CORNERS

UNDER HOUSE

WRAP (WRB)

& 16" O.C.

CHIMNEY HEIGHT REQUIREMENTS

CHIMNEYS SHALL EXTEND AT LEAST 2 FEET

3 FEET ABOVE THE HIGHEST POINT WHERE

THE CHIMNEY PASSES THROUGH THE ROOF

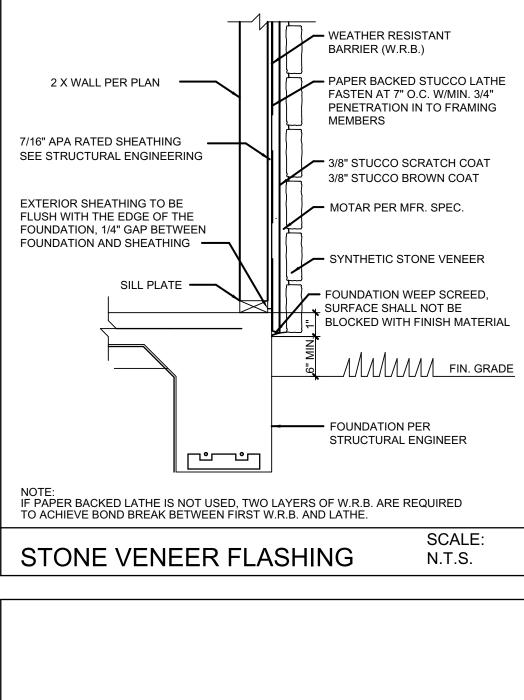
HIGHER THAN ANY PORTION OF A BUILDING

WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN

SYSTEM OVER 7/16" APA RATED SHEATHING W/ 8d.

ARESTORR

PER PLAN



DETAILS FOR:

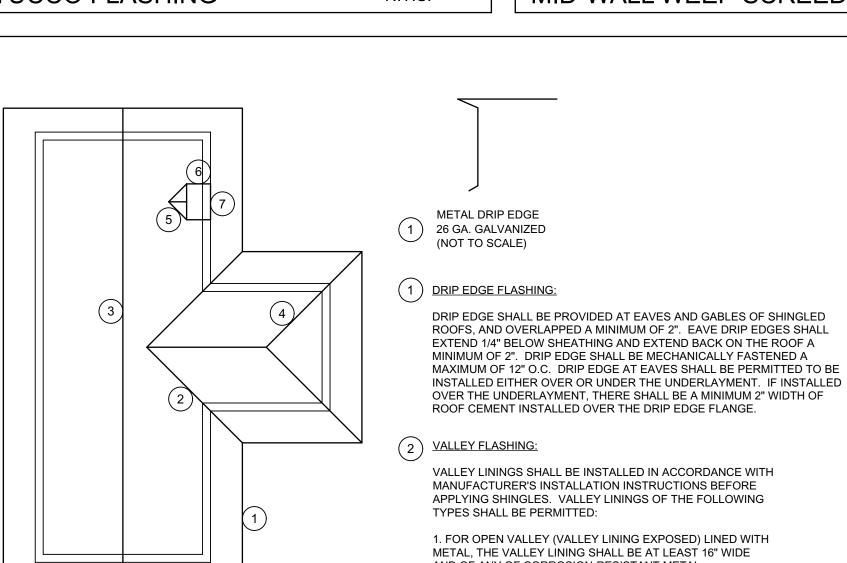
FLORIDA BUILDING CODE

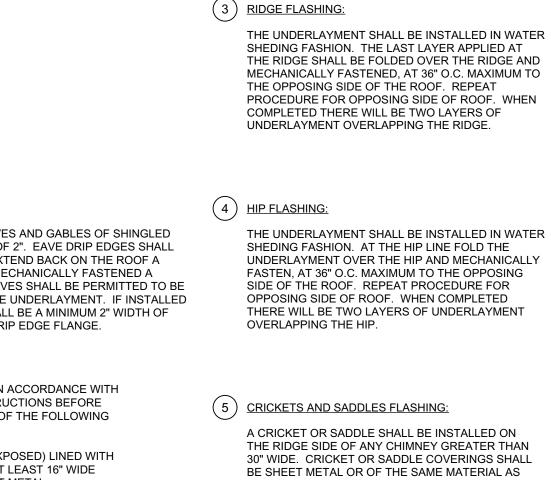
RESIDENTIAL

5TH EDITION

SCALE:

N.T.S.





THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION. AT THE HIP LINE FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP. (5) <u>CRICKETS AND SADDLES FLASHING:</u> A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

6 BASE AND COUNTER FLASHING (7) FIBER CEMENT SIDING FLASHING BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4" FULLY SEALED IN APPROVED FLASHING CFMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEADING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT. BASE FLASHING SHALL BE OF EITHER CORRISION-RESISTANT METAL OR MINERAL SURFACE ROOL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100

SQUARE FEET. COUNTER FLASHING SHALL BE

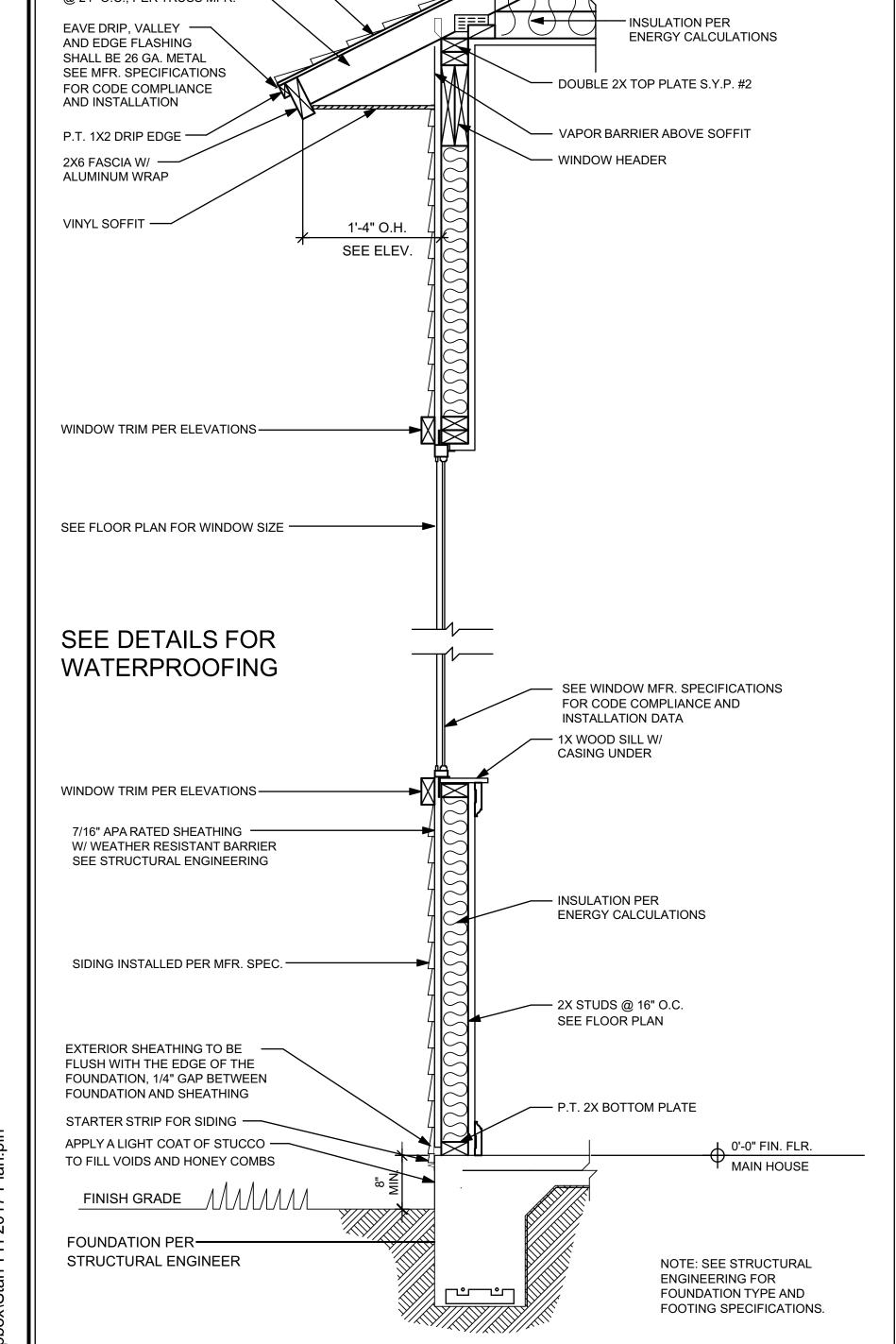
CORROSION-RESISTANT METAL

5 X 5 ANGLE FLASHING

(6) 26 GA. GALVANIZED

(NOT TO SCALE)

PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO FRAMING, VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH "Z-FLASHING" AND BLOCKED WITH SOLID WOOD FRAMING. **HORIZONTAL LAP SIDING:** LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4" AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, OR LOCATED OVER A STRIP OF FLASHING. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED. ACCORDING TO APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.



FRAME WALL SECTION WITH SIDING

EXTERIOR ROOFING MATERIAL SEE ELEVATIONS FOR TYPE SEE MFR. SPECIFICATIONS FOR

7/16" APA RATED SHEATHING, — SEE STRUCTURAL ENGINEERING

PRE-ENG. ROOF TRUSSES -@ 24" O.C., PER TRUSS MFR.

EAVE DRIP, VALLEY -

AND EDGE FLASHING SHALL BE 26 GA. METAL SEE MFR. SPECIFICATIONS

FOR CODE COMPLIANCE

AND INSTALLATION

2X6 FASCIA W/ — ALUMINUM WRAP

VINYL SOFFIT -

4" X 8" DEC. BEAM

AND FINISH DESIRED)

24" X 36" BRACKETS

MADE OF 3" PIPE -PAINTED BLACK

(SEE BUILDER FOR MATERIAL

CODE COMPLIANCE AND

INSTALLATION

SEE

SEE ELEV.

ELEV.

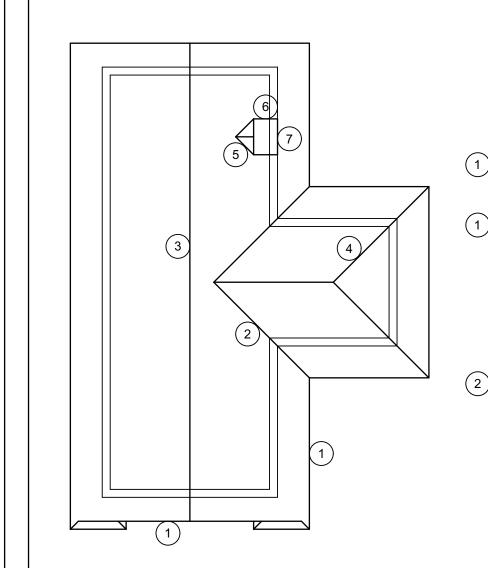
INSULATION PER

DOUBLE 2X TOP PLATE S.Y.P. #2

VAPOR BARRIER ABOVE SOFFIT

- WINDOW HEADER

ENERGY CALCULATIONS



ROOF FLASHING

MINIMUM OF 36" WIDE.

AND OF ANY OF CORROSION-RESISTANT METAL. 2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A

3. FOR CLOSED VALLEYS (VALLEY COVERED WITH

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

SHINGLES), THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF CORROSION-RESISTANT METAL.

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"Z" FLASHING

29 GA. GALVANIZED

(NOT TO SCALE)