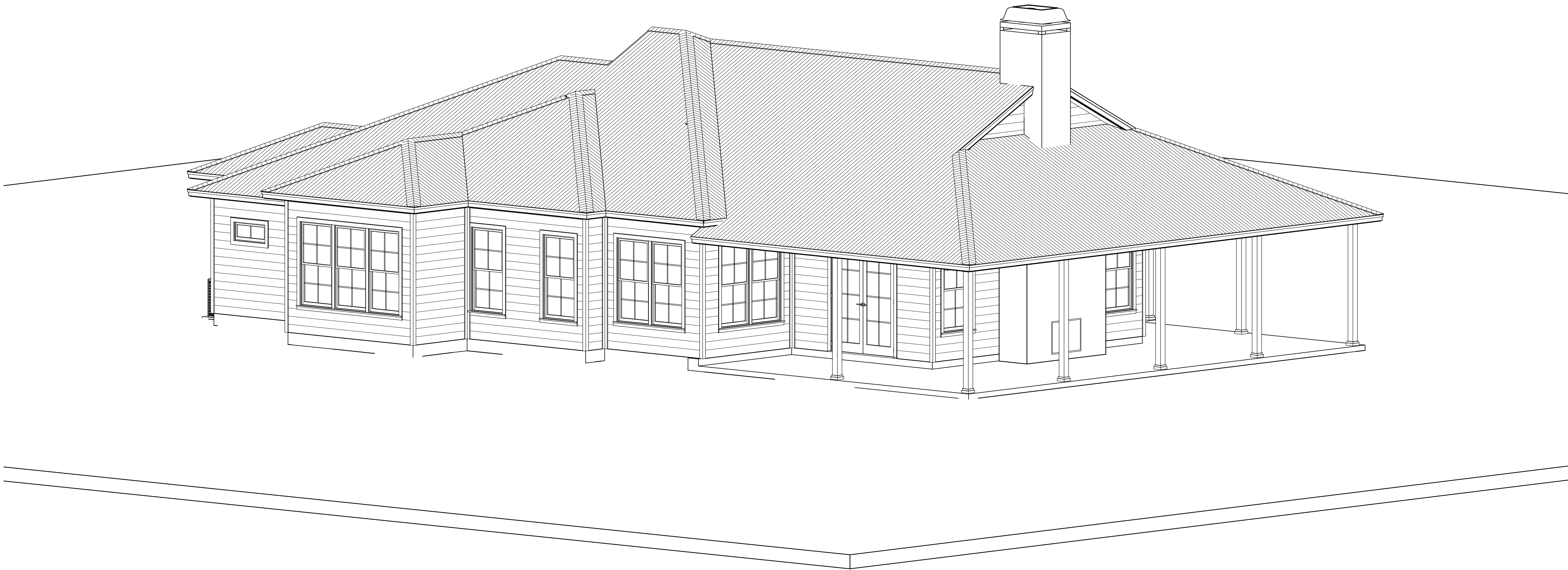


FUTURE HOME FOR THE FRANCIS FAMILY

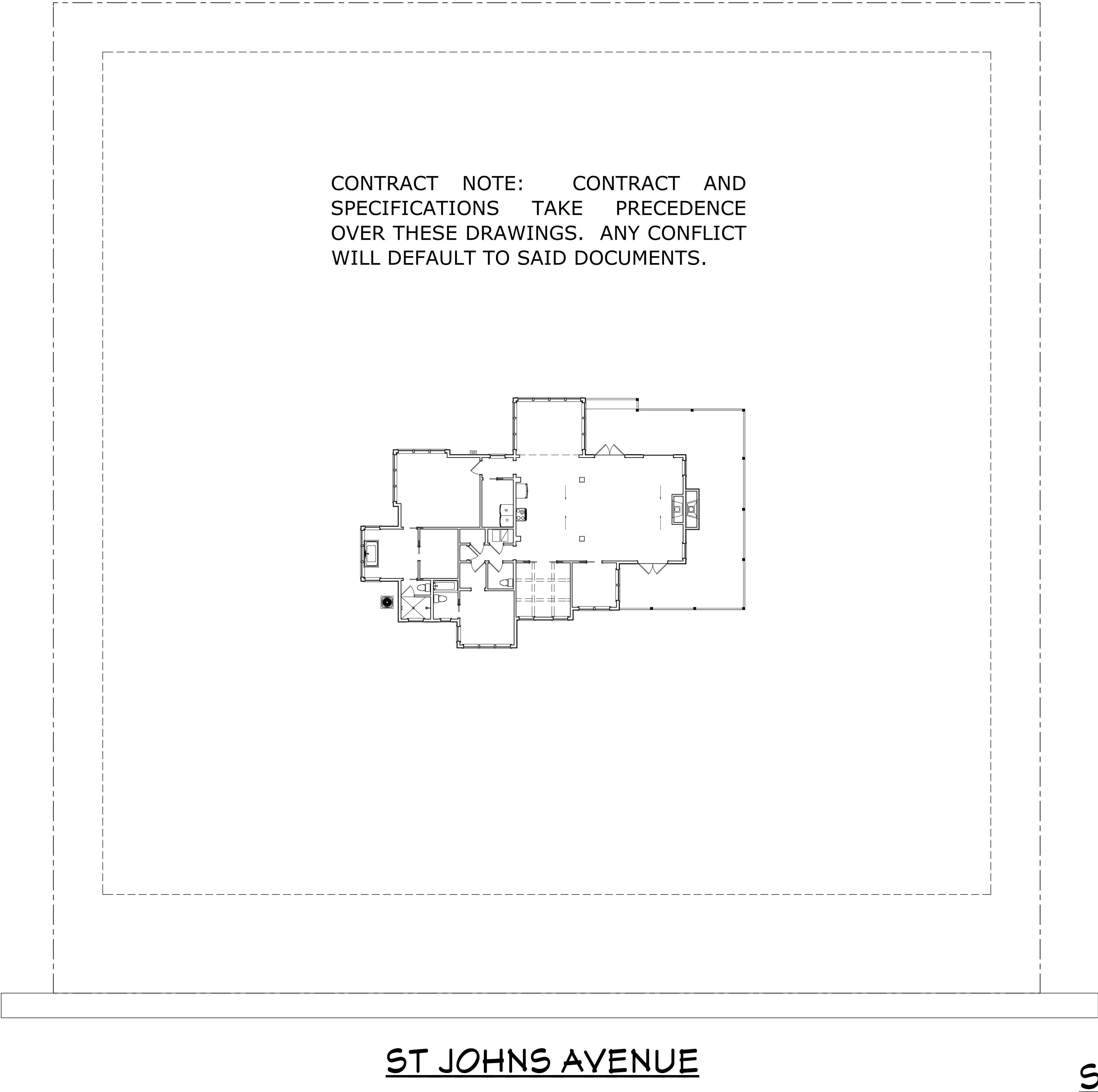
REVIEW SET 5/1/2017



ST. JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32043
R/E #: 538-06-26-017576-000-00
LOT 2, BLOCK 8, N.S. OF GCS AS RECORDED
O/R 3744, PAGE 2166
BUILT BY: PICKETT CONSTRUCTION, INC.
9526 ARGYLE FOREST BLVD.
SUITE B2 #302
JACKSONVILLE, FL 32222
OFFICE: 904-282-5505
CELL: 904-591-0190
CGC1506644

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions. This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt is made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living is not liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PLAN # 2111	
CLIENT APPROVAL SIGNATURE	DATE
DON FRANCIS	
JENN C. FRANCIS	
BUILT BY: CGC150664 904-591-0190	
PROJECT DESCRIPTION: FRANCIS NEW HOME ST JOHNS AVENUE GREEN COVE SPRINGS, FLORIDA 32097 R/E #: 38-06-26-017576-000-00	
Design Drawings provided by: 904-730-7135	
DATE:	5/1/2017
SCALE:	N.T.S
SHEET:	A-1



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

ST JOHNS AVENUE

SITE PLAN

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt has been made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living is not liable for copyright infringement or other errors after delivery via email or drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

SHEET:
A-2

SCALE:
1' = 10'-0"

DATE:
5/1/2017

Design Drawings
provided by:
DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1998
904-730-7135

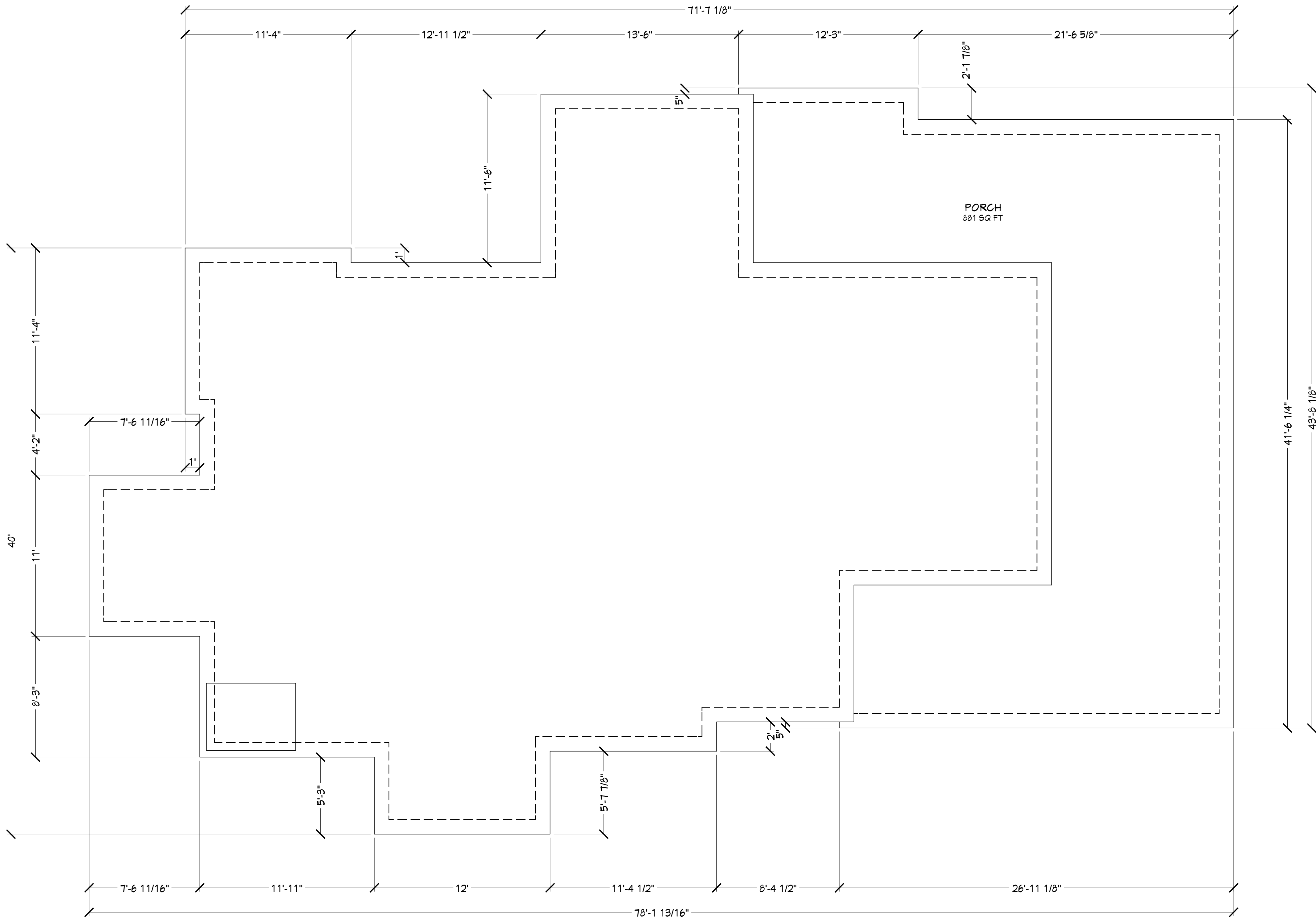
PROJECT DESCRIPTION:
FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

BUILT BY:
CGC150664
904-591-0190
PICKETT
CONSTRUCTION, INC.

CLIENT APPROVAL SIGNATURE	DATE
DON FRANCIS	
JENN C. FRANCIS	

PLAN #
2111

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



FOUNDATION PLAN

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt shall be made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or R.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email or drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PROJECT DESCRIPTION:
FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

Design Drawings
provided by:
DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGNER SINCE 1998
904-730-7135

DATE:

5/1/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-3

CLIENT APPROVAL SIGNATURE

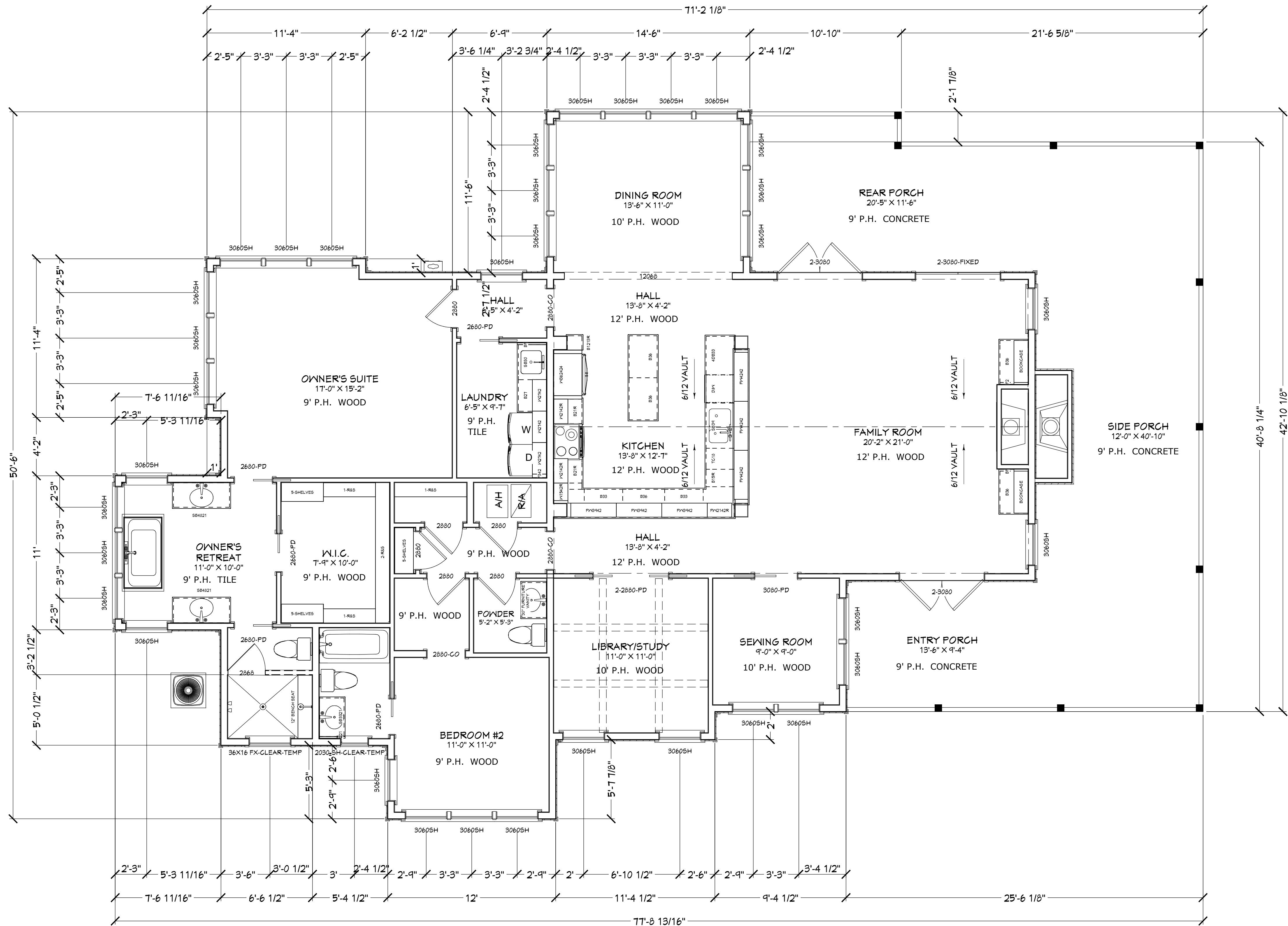
DATE

DON FRANCIS
JENN C. FRANCIS

BUILT BY:
CGC150664
904-591-0190

PICKETT
CONSTRUCTION, INC.

PLAN #
2111



FOOTAGES (A.N.S.I.):	
PORCHES:	784.71
HEATED:	2,111.82
SLAB EXTENSIONS:	51.09
SLAB AREA:	2,947.62
UNDER ROOF:	2,896.53

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

FLOOR PLAN

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt shall be made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or K.E. Chip Mitchell shall not be liable for error for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PLAN #
2111

CLIENT APPROVAL SIGNATURE

DATE

DON FRANCIS

JENN C. FRANCIS

BUILT BY:

CGC150664
904-591-0190

PROJECT DESCRIPTION:

FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

Design Drawings
provided by:

904-730-7135

DATE:

5/1/2017

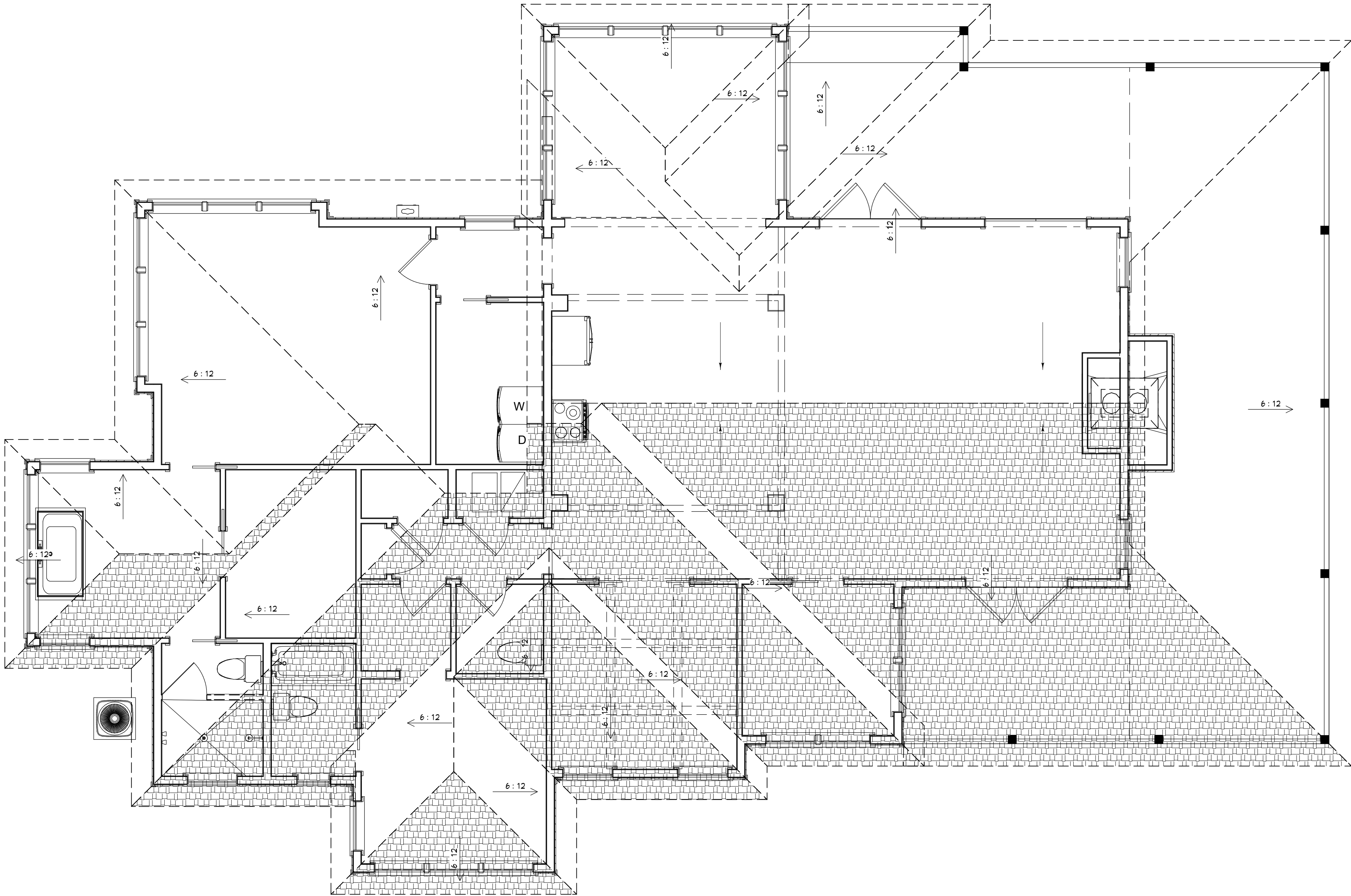
SCALE:

1/4" = 1'-0"

SHEET:

A-4

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



ROOF PLAN

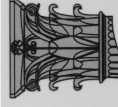
COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions. This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt has been made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or K.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

SHEET:
A-5

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

DATE:
5/1/2017

Design Drawings
provided by:

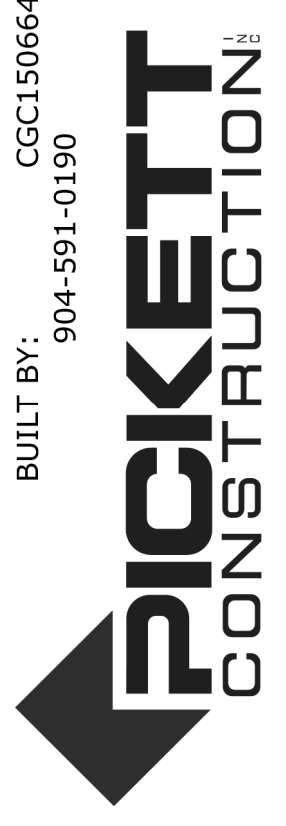


DESIGNS *for* LIVING, LLC
RESIDENTIAL DESIGN SINCE 1990

904-730-7135

PROJECT DESCRIPTION:
FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

BUILT BY:
904-591-0190



PICKETT
CONSTRUCTION

CLIENT	APPROVAL SIGNATURE	DATE
DON FRANCIS		
JENN C. FRANCIS		

PLAN #
2111



Exterior Elevation Back

REAR ELEVATION



FRONT ELEVATION

FRONT/REAR ELEVATIONS

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt shall be made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or K.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PLAN #
2111

CLIENT APPROVAL SIGNATURE

DATE

DON FRANCIS

JENN C. FRANCIS

BUILT BY:

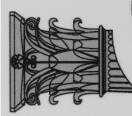
CGC150664
904-591-0190



PROJECT DESCRIPTION:

FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

Design Drawings
provided by:


DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1999
904-730-7135

DATE:

5/1/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-6

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



RIGHT ELEVATION



LEFT ELEVATION

SIDE ELEVATIONS

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt shall be made to avoid mistakes. The Contractor and the owners also fully acknowledge that they have full copyright release approval and Designs for Living or K.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PLAN #
2111

CLIENT APPROVAL SIGNATURE	DATE
DON FRANCIS	
JENN C. FRANCIS	

BUILT BY:
904-591-0190



PROJECT DESCRIPTION:

FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

Design Drawings
provided by:



DATE:

5/1/2017

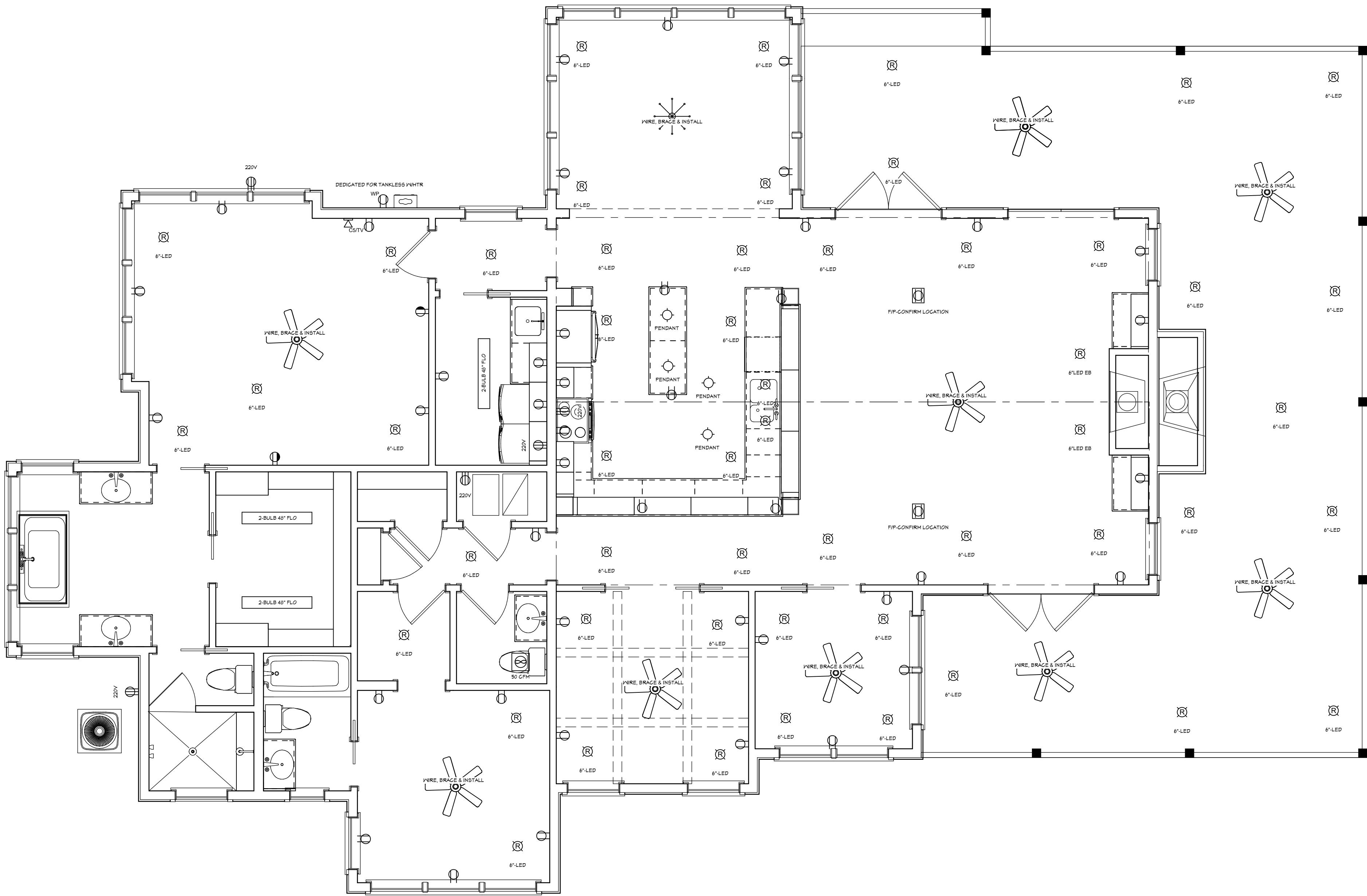
SCALE:

1/4" = 1'-0"

SHEET:

A-7

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



ELECTRICAL PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt has been made to avoid errors and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or K.E. Chip Mitchell shall not be liable for error for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PROJECT DESCRIPTION:
FRANCIS NEW HOME
ST JOHNS AVENUE
GREEN COVE SPRINGS, FLORIDA 32097
R/E #: 38-06-26-017576-000-00

Design Drawings provided by:
DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGNER SINCE 1998
904-730-7135

DATE:

5/1/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-8

PLAN #
2111

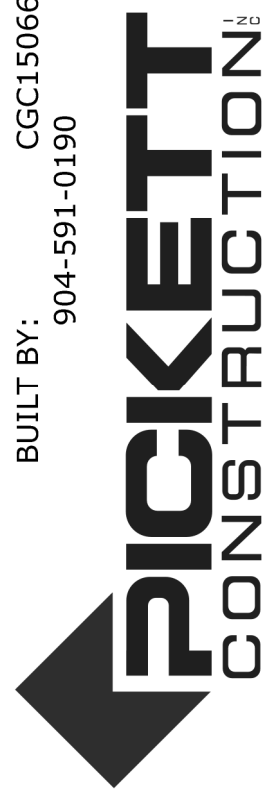
CLIENT APPROVAL SIGNATURE

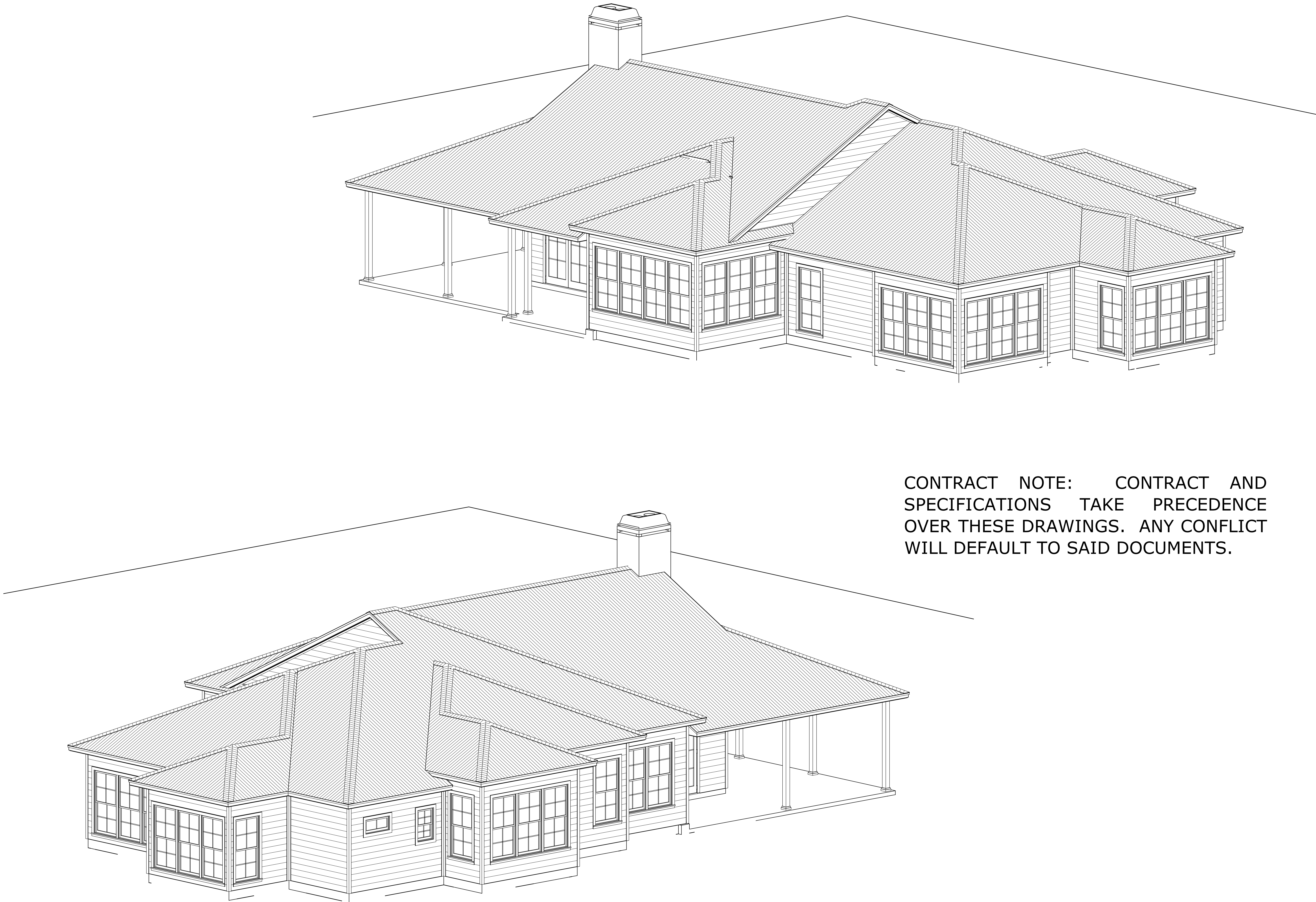
DATE

DON FRANCIS

JENN C. FRANCIS

BUILT BY:
CGC150664
904-591-0190





CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

ISOMETRIC VIEWS

COPYRIGHT 2017: DESIGNS FOR LIVING, LLC. -Under section 102 of the Architectural Works Copyright Protection Act (title 17 of the United States Code) specific tact copyright laws apply to original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC. herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer. The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designers without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the North Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt has been made to avoid mistakes. The Designer and the owners also fully acknowledge that they have full copyright release approval and Designs for Living, LLC or R.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun. This copyright law is only valid on building designs created on or after December 1, 1990.

PLAN # 2111	
CLIENT APPROVAL SIGNATURE	DATE
DON FRANCIS	
JENN C. FRANCIS	
BUILT BY: CGC150664 904-591-0190	
	
PROJECT DESCRIPTION: FRANCIS NEW HOME ST JOHNS AVENUE GREEN COVE SPRINGS, FLORIDA 32097 R/E #: 38-06-26-017576-000-00	
Design Drawings provided by:  904-730-7135	
DATE: 5/1/2017	
SCALE: N.T.S	
SHEET: A-9	