

FUTURE HOME OF THE RANUCCI FAMILY

CONTRACT SET 1/4/2013



102 CYPRESS LANDING
SAINT JOHNS, FLORIDA 32259
PART OF GL 1 CYPRESS LANDING
UNRECORDED SUBDIVISION, LOT 2

DESIGNED & BUILT BY
HERITAGE HOMES OF JAX, INC.
2950 HALCYON LANE, SUITE 604
CGC047108
OFFICE: 904-886-0990

INDEX TO DRAWINGS:
A-1: COVER PAGE
A-2: SITE PLAN
A-3: FOUONDATION PLAN
A-4: 1ST FLOOR PLAN
A-5: 2ND FLOOR PLAN
A-6: ROOF PLAN
A-7: FRONT/REAR ELEVATIONS
A-8: SIDE ELEVATIONS
A-9: ELECTRICAL PLAN
A-10: ISOMETRIC EXTERIORS
A-11: ISOMETRIC INTERIORS
A-12: CABINET DETAILS
A-13: FLASHING DETAILS

COVER PAGE

PLAN #:
4209

NO.	DESCRIPTION	BY	DATE

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2950 Halcyon Lane, Suite 604
Jacksonville, FL 32223

PROJECT DESCRIPTION:
HOME OF THE RANUCCI
FAMILY
102 CYPRESS LANDING
SAINT JOHNS, FLORIDA 32259

HERITAGE HOMES
OF
Jacksonville
CUSTOM HOMES • REMODELING & ADDITIONS • DESIGN-BUILD

DATE:

7/2/2012

SCALE:

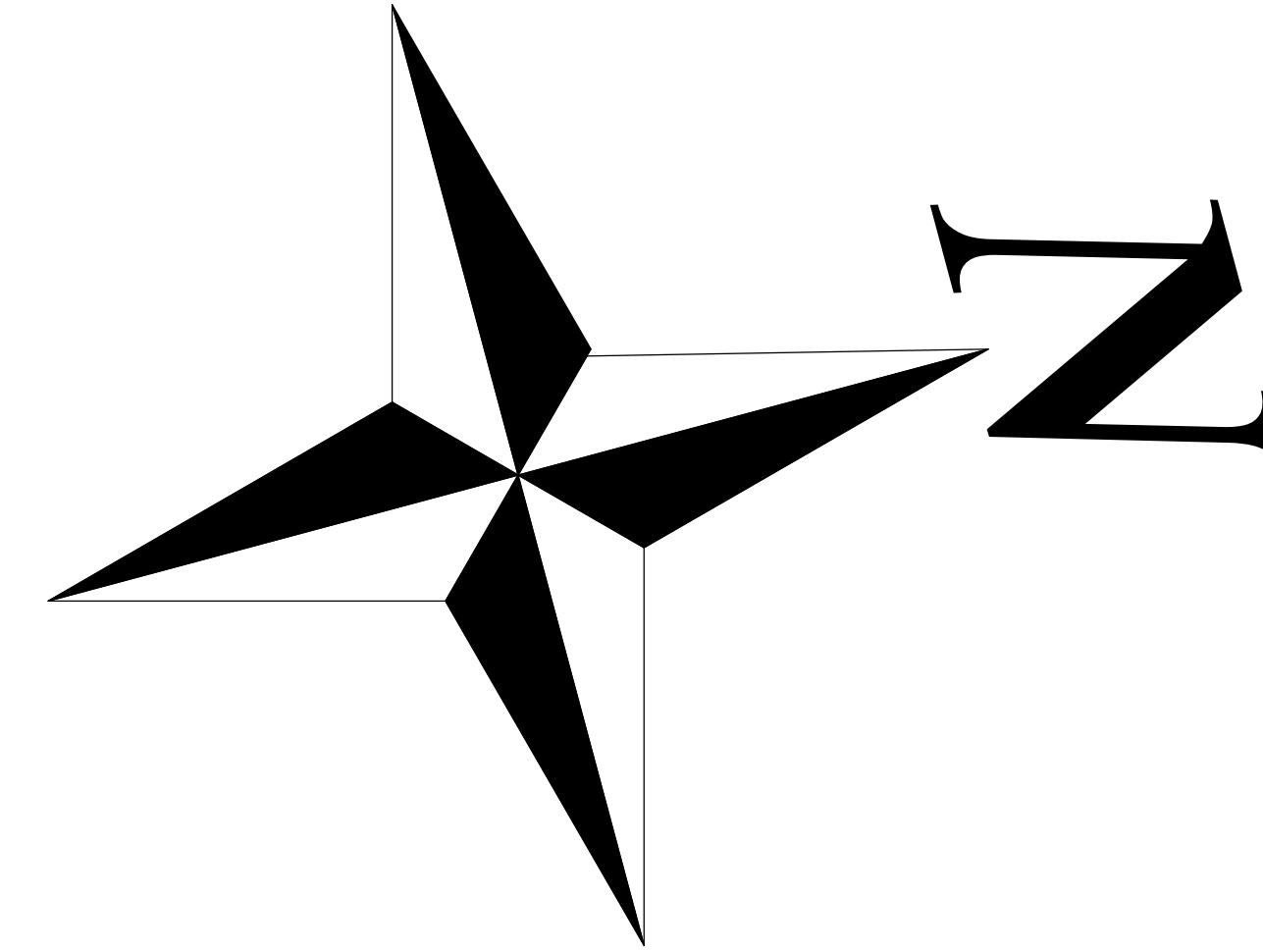
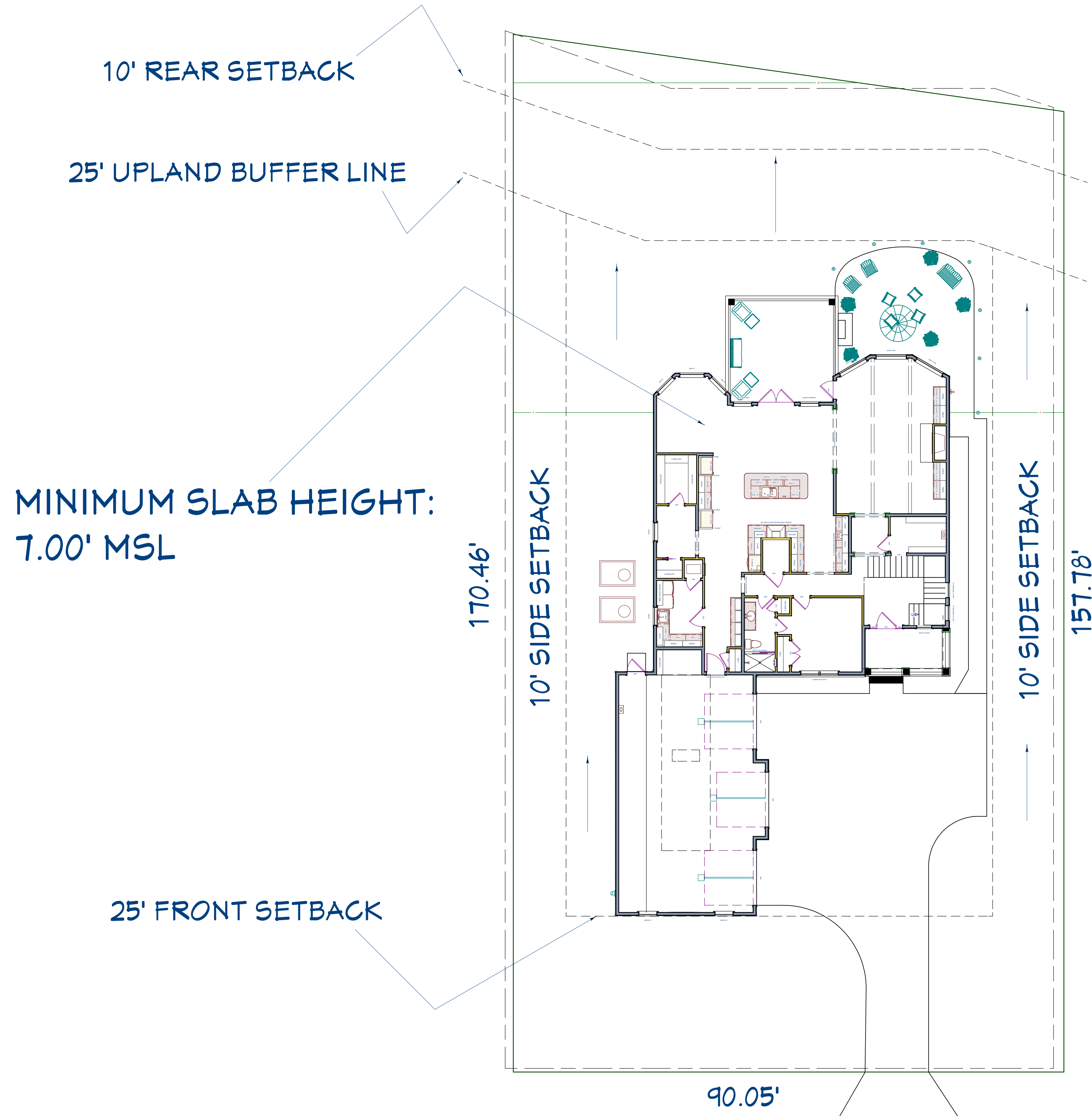
N.T.S.

SHEET:

A-1

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ST. JOHNS RIVER



ZONING: RS-2
FLOOD ZONE: AE6
F.F.E: 7.00' MINIMUM INCLUDING
ALL EQUIPMENT
DRAINAGE: TYPE "C"
REAR SETBACK: 10'
SIDE SETBACK: 8' TO FURTHEREST
PROJECTION
FRONT SETBACK: 25'

SITE PLAN

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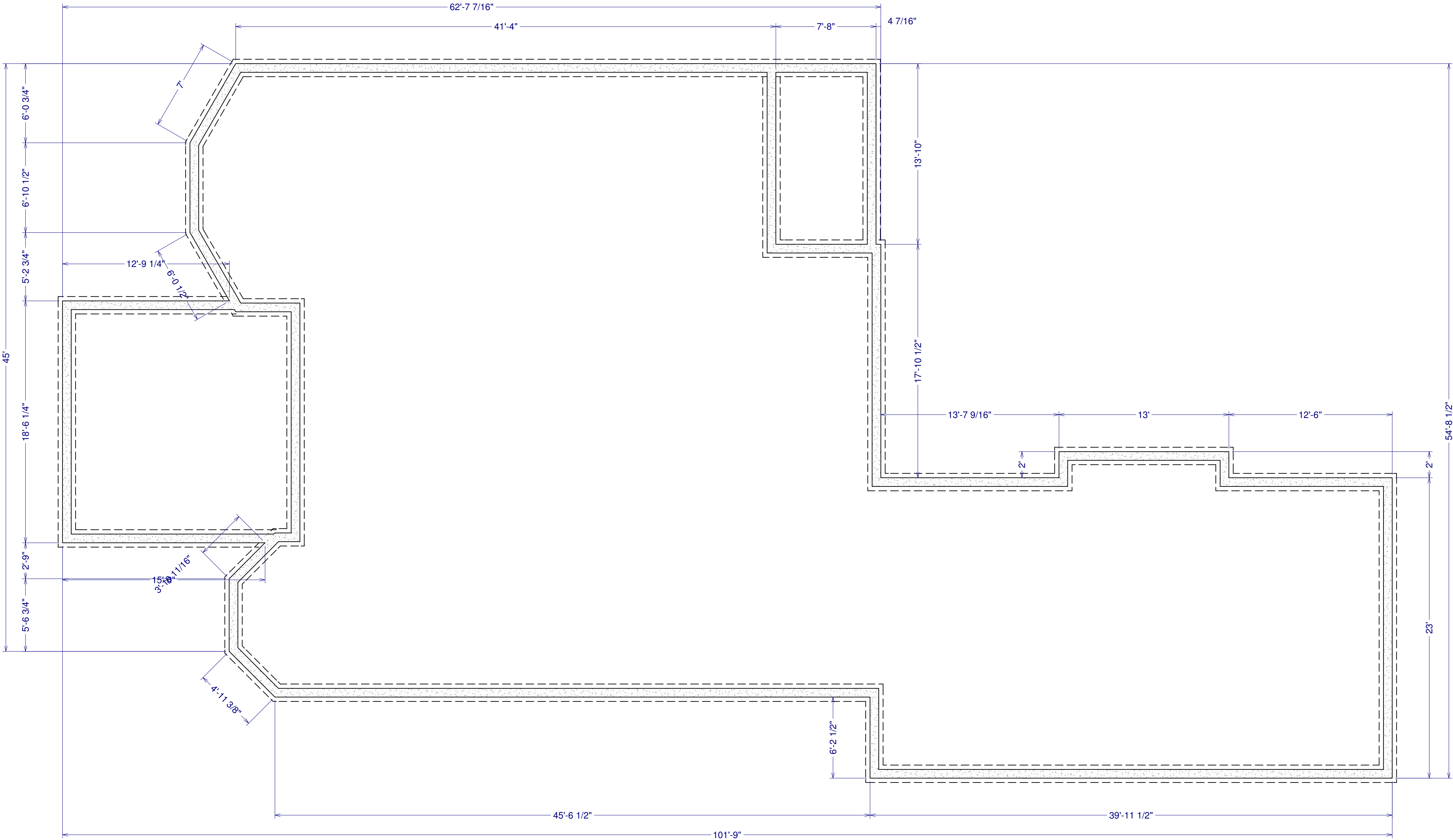
SCALE:

1" = 10' - 0"

SHEET:

A-2

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- FOUNDATION NOTE: 3-CMU FOOTERS & STEMWALL**
- 1. ALL SHOWERS RECESSED 6 INCHES**
 - 2. ALL PORCHES ARE CONCRETE**
 - 3. PROVIDE BEARING PAD FOR EQUIPMENT PER PLANS AND AT 7.00' MSL**
 - 4. THE LOT IS TIGHT AND YOU WILL HAVE TO PUMP THE FOUNDATION**
 - 5. INTERIOR FOOTINGS ARE TYPICAL**
 - 6. USE THE FLOOR PLAN FOR ANY DIMENSIONING**
 - 7. MAIN FINISH FLOOR IS AT 7.00' M.S.L.**

FOUNDATION PLAN

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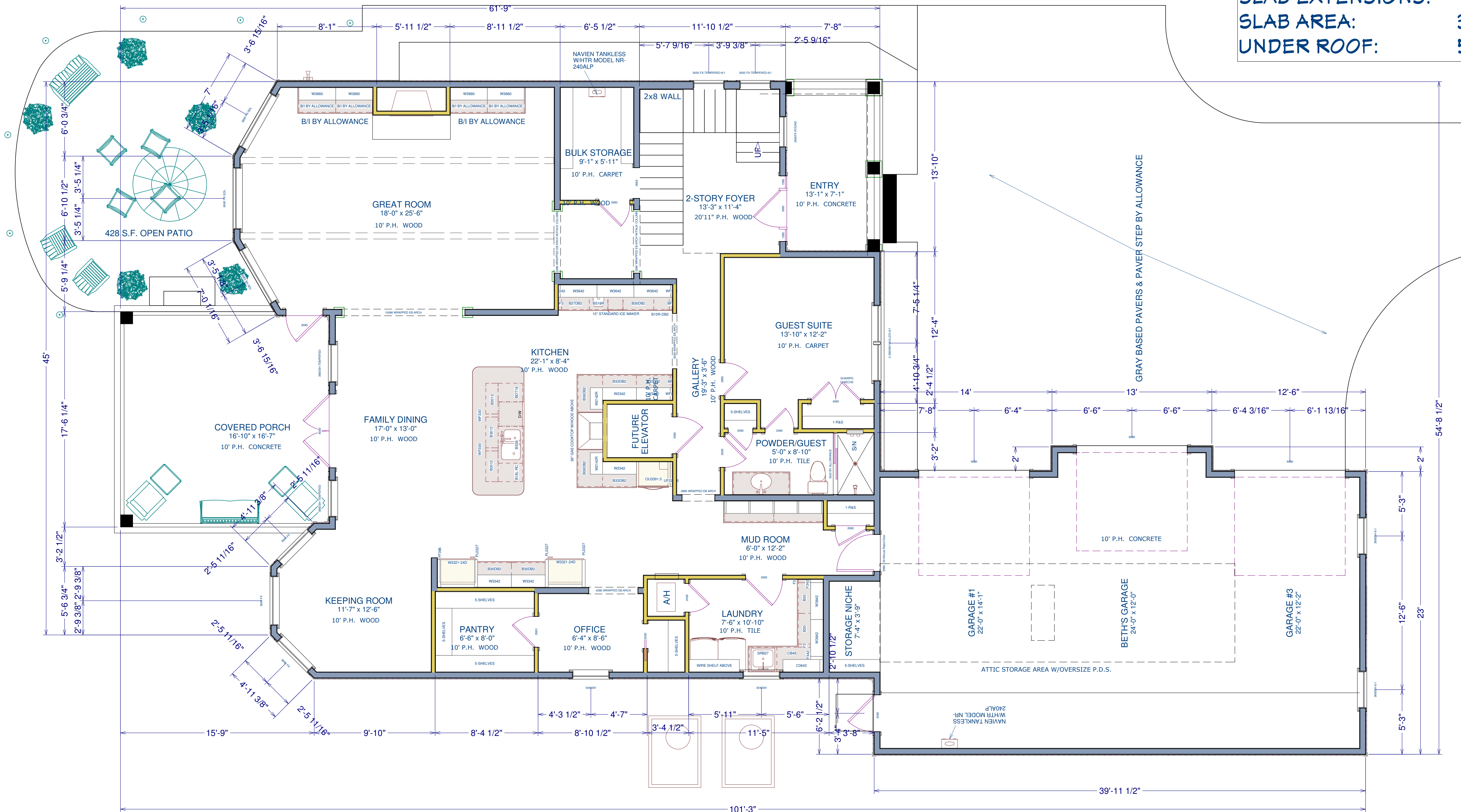
7/2/2012

SCALE:

1/4" = 1' - 0"

SHEET:

A-3



FOOTAGES (A.N.S.I.):	
1ST FLOOR HEATED:	2,187.61
2ND FLOOR HEATED:	2,021.62
TOTAL HEATED:	4,209.23
OPEN BALCONY:	308.82
GARAGE:	944.26
COVERED ENTRY:	106.08
COVERED PORCH:	308.82
SLAB EXTENSIONS:	35.34
SLAB AREA:	3,582.11
UNDER ROOF:	5,568.39

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1ST FLOOR PLAN

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MINI SPECIFICATIONS FOR THE HOME (CONTRACT SPECIFICATIONS TAKE PRECEDENCE):

WINDOWS: VINYLE, LOW-E, CHILD LOCKS ARE NOTED AS REQUIRED ON THE 2ND FLOOR BEDROOMS

EXTERIOR DOORS: MASONITE FLUSH GLAZE COMPOSITE, LOW-E WITH COMPOSITE JAMBS DOUBLE BORE

INTERIOR DOORS: MASONITE SOLID CORE DOORS WITH FOUR BN HINGES

BASEBOARDS: #218 BASE CAP BASE F/J PINE PRIMED 5&1/4" THROUGHOUT THE ENTIRE HOME

CROWN: 5&1/4" MDF PRIMED; EVERYWHERE EXCEPT THE GARAGE, PORCHES, AND CLOSETS

CASINGS: #217 3&1/4" F/J PINE PRIMED; WINDOWS JAMBED & CASED EXCEPT GARAGE

GARAGE DOORS: CARRAIGE STYLE WITH DECORATIVE HARDWARE. ONE EXTERNAL REMOTE. BELT DRIVE OPENERS. INSULATED

SIDING: CERTAINTED DOUBLE 7" STRAIGHT EDGE SHAKES WITH 1-PIECE VINYL CORNERS

STONE ACCENTS: NON GROUTED TYPE PER PLAN

SOFFITS & PORCH CEILINGS: VENTED BEADED VINYL

SHINGLES: GAF LIFETIME OR EQUAL OVER OSB SHEATHING WITH 30# FELT

DRYWALL CEILINGS SMOOTH PAINTED AND WALLS SMOOTH, PAINTED WITH BENJAMIN MOORE AURA PAINT. ALL WINDOWS WILL HAVE WOOD JAMB AND CASING, EXCEPT GARAGE.

TILE IN SHOWERS GOES UP TO 8 FEET ON 1ST FLOOR & 7 FOOT ON 2ND FLOOR

STAIRS AND BALCONY RAILING: RED OAK STAINED TREADS & RAILINGS WITH WROUGHT IRON SPINDLES PROVIDED BY INSTALLER BY ALLOWANCE

INSULATION: WALLS: R-19 BATTS. CEILINGS: R-38 BLOWN FIBERGLASS.

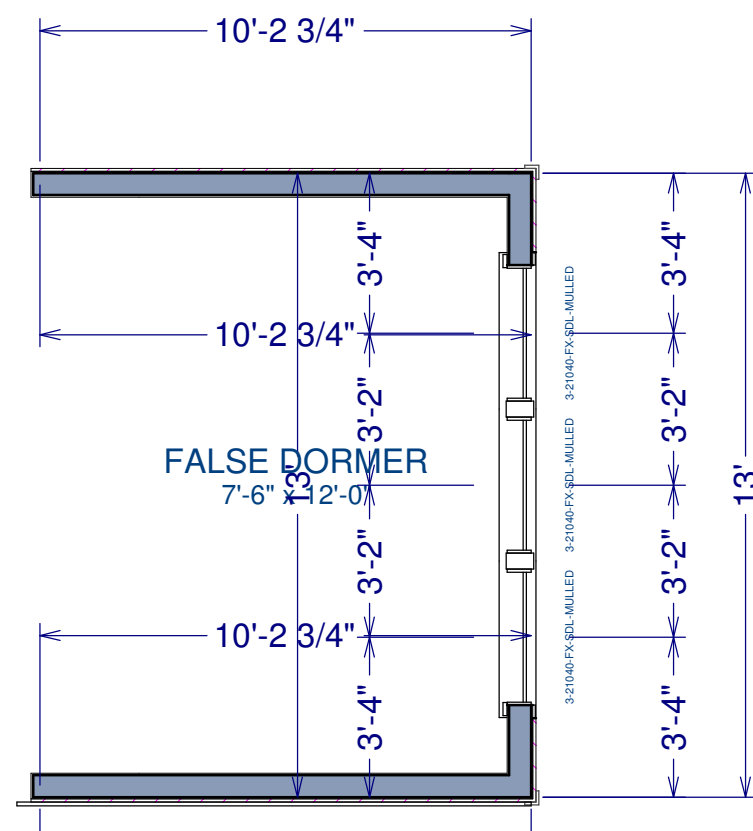
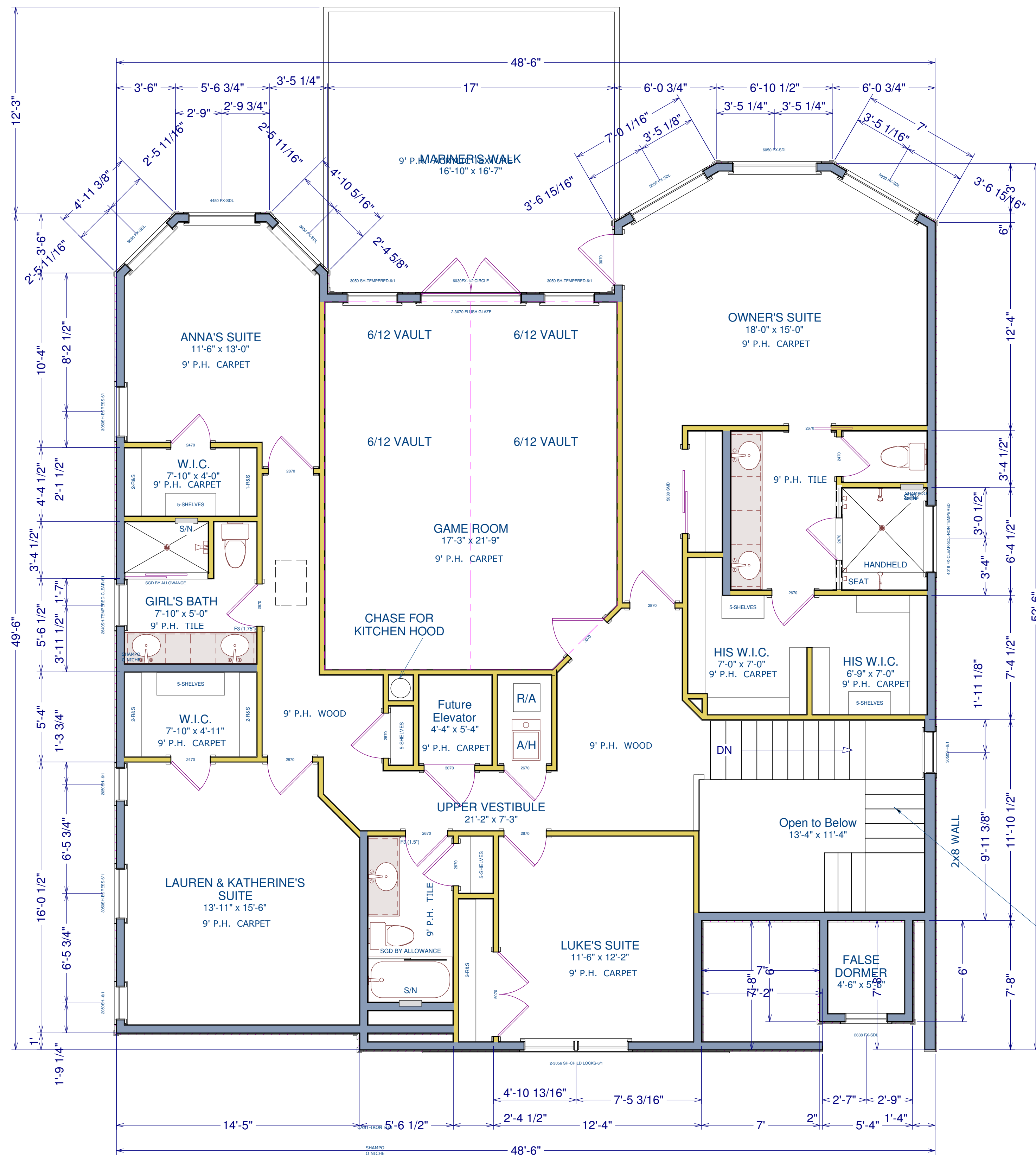
FRAMER: USE OSB ON ROOF WITH 30# FELT & WALLS WITH TYVEK OR EQUAL. ALL WALLS ARE 2X6 EXTERIOR EXCEPT AS NOTED

FOUNDATION: 3-BLOCK CMU AVERAGE FOOTERS AND SLAB, 2500 PSI CONCRETE WITH FIBERMESH.

SHOWER ENCLOSURES: SEMI-FRAMELESS WITH BRUSHED NICKEL HARDWARE BY ALLOWANCE

HVAC: 2- UNITS, 14 SEER, STANDARD FILTER, DIGITAL THERMOSTAT MUST BE SET AT AE-7

PLUMBER: CAST IRON DOWNPIPES FROM THE SECOND FLOOR. ALL OTHER FIXTURES PROVIDED BY BUILDER BY ALLOWANCE



ALLOWANCES (SEE ALLOWANCE SCHEDULE):

WOOD FLOORING: \$7.50/S.F.
BACKSLASH TILE: \$4/S.F.
FLOOR & WALL TILE: \$3.50/S.F.
KITCHEN GRANITE: \$50/S.F.
BATH GRANITE: \$30/S.F.
CARPET: \$26/S.Y.D.
LAMINATE TOPS: \$16/L.F.
PAVERS: \$3.25/S.F.
DOOR HARDWARE: POLISHED NICKEL-CONFIRM
FIXTURES: POLISHED NICKEL-CONFIRM
APPLIANCES: FRIGIDAIRE PACKAGE

STAIR NOTES:
TOTAL RISE: 141.875"
20 RISERS @ 7.094"
19 TREADS @ 10.812
2R + T = 25.00"
FIELD ADJUST!
OAK TREADS WITH PAINTED
RISERS AND SKIRTBOARDS
ALL TREADS ARE EXPOSED
WITH BASIC WROUGHT IRON
SPINDLES
RAILING: STAINED OAK

2ND FLOOR PLAN

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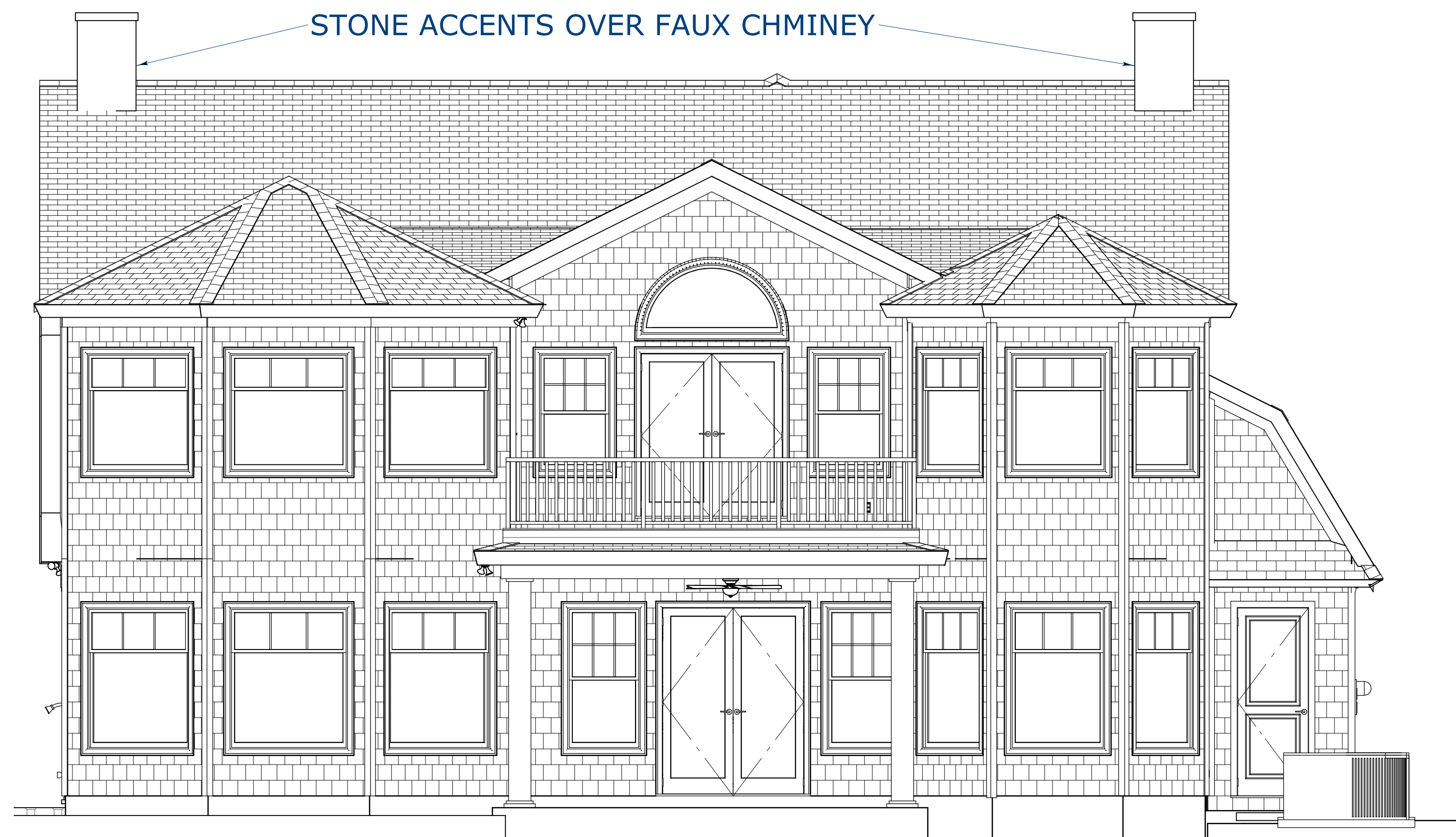
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SHEET:

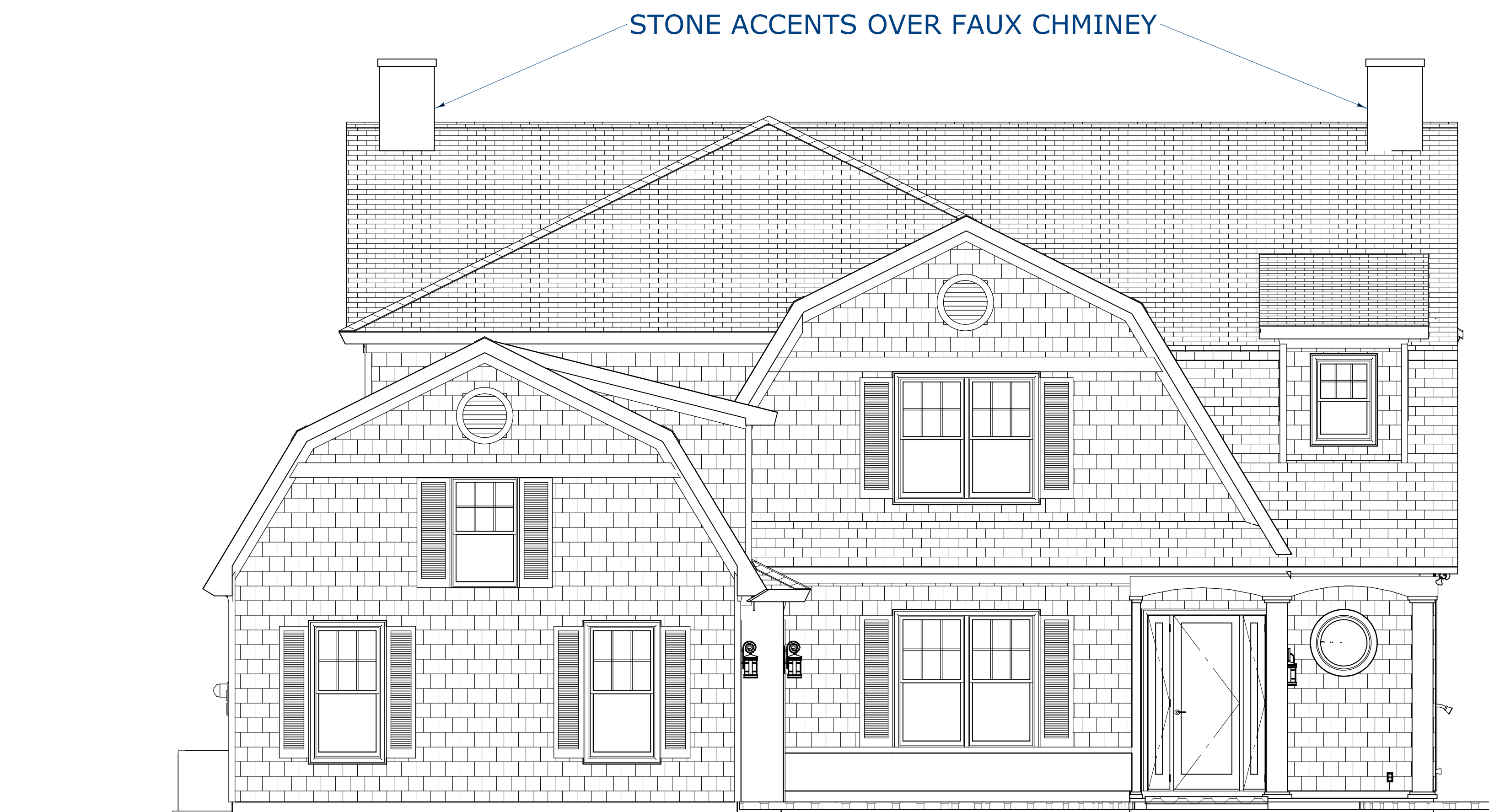
A-5

ROOF NOTES:
ROOF TRUSSES: PRE-ENGINEERED @ 24" O.C.
FLOOR TRUSSES: 20" SYSTEM 42 @ 24" O.C.
FLOOR DECKING: 3/4" T&G
LIGHT STORAGE TRUSSES IN THE GARAGE WITH OVERSIZED PULL DOWN STAIRS AND 2X6 BOTTOM CHORD DECKED WITH 3/4" T&G DECKING
OVERHANG: 16"
FASCIA: SQUARE CUT W/1X2 PT DRIP
SOFFITS: BEADED VINYL
FRIEZE: 1X6 UTILITY COVERED WITH CPVC COATED ALUMINUM ON THE ENTIRE HOME
PITCH: 6/12 (U.O.N.)





REAR ELEVATION



FRONT ELEVATION

EXTERIOR NOTES:

1. FAUX VINYL 24" ROUND VENTS PER PLAN.
2. CERTAINTEED VINYL SHAKE SIDING.
3. WINDOWS WILL HAVE INTEGRAL J-CHANNEL BUILT IN.
4. INSIDE AND OUTSIDE CORNERS TO BE 1-PIECE VINYL TYPE LIKE WOLVERINE.
5. STONE ACCENTS PER PLAN AND BY ALLOWANCE
6. FRONT AND REAL COLUMNS ARE COMPOSITE
7. DROP BEAMS WILL BE F/J CEDAR AND PAINTED BY PAINT CONTRACTOR
8. FASCIA & SOFFIT TO BE BEADED TYPE
9. PORCH CEILINGS SHALL BE 1X6 C-PINE, STAINED WITH PAINTED CROWN MOULDING.
- 10.FRIEZE TO BE 1X6 UTILITY WRAPPED WITH CPVC COATED ALUMINUM

FRONT/REAR ELEVATIONS

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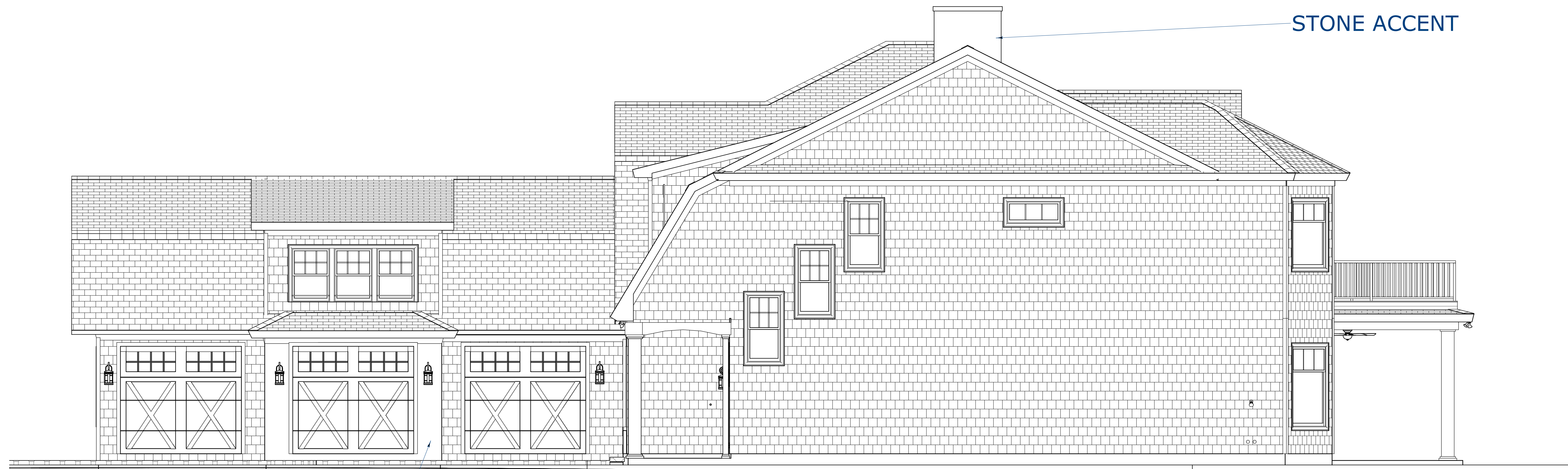
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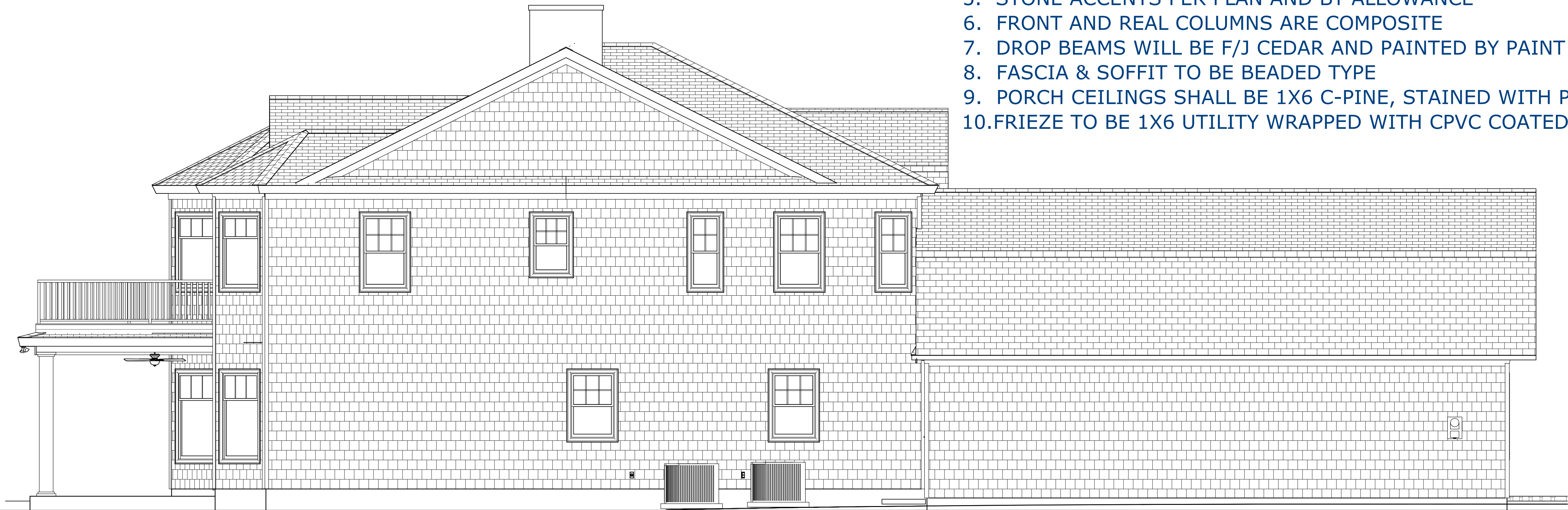
A-7



STONE ACCENT

LEFT ELEVATION

- EXTERIOR NOTES:
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STONE ACCENT

RIGHT ELEVATION

SIDE ELEVATIONS

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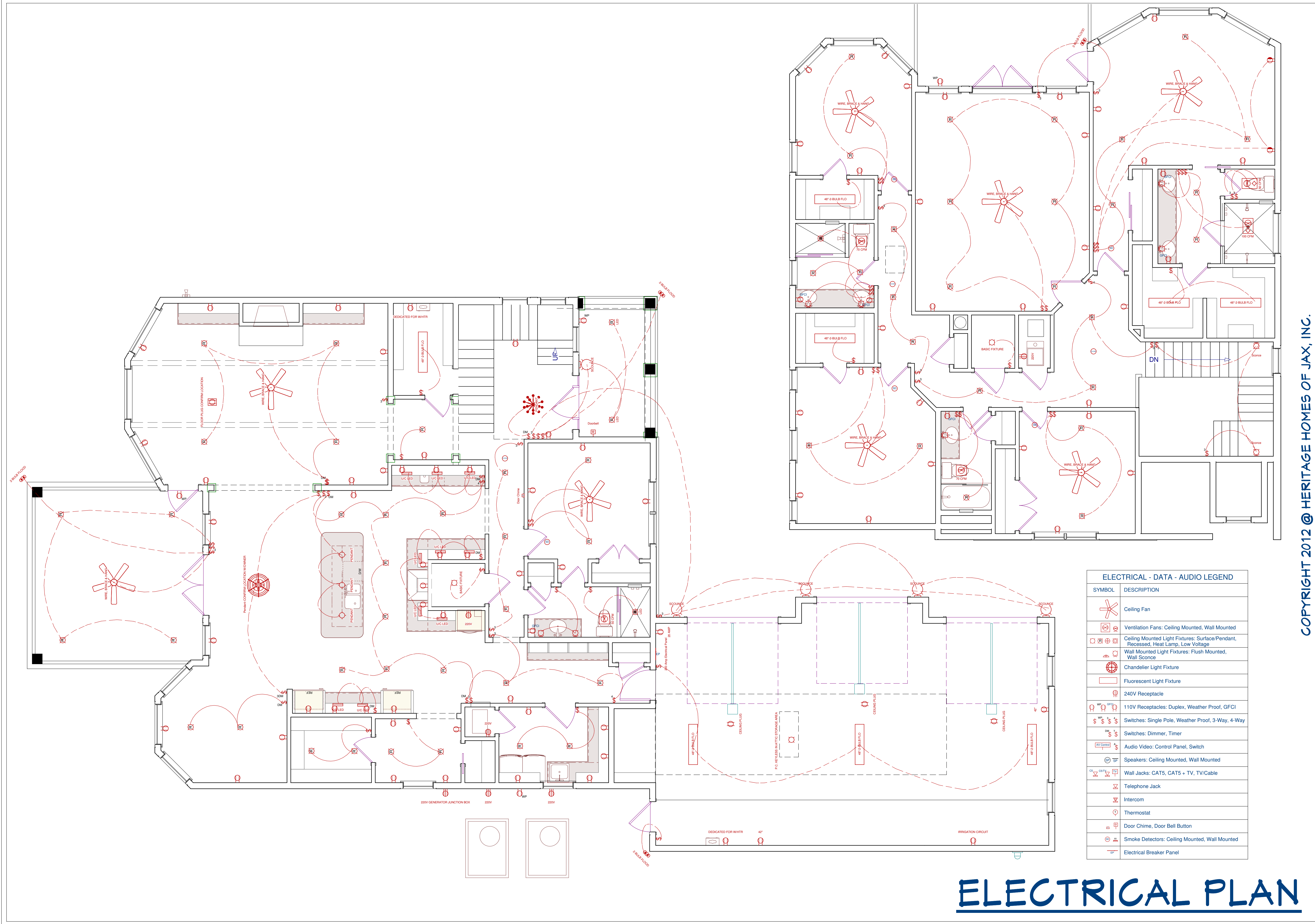
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A-8



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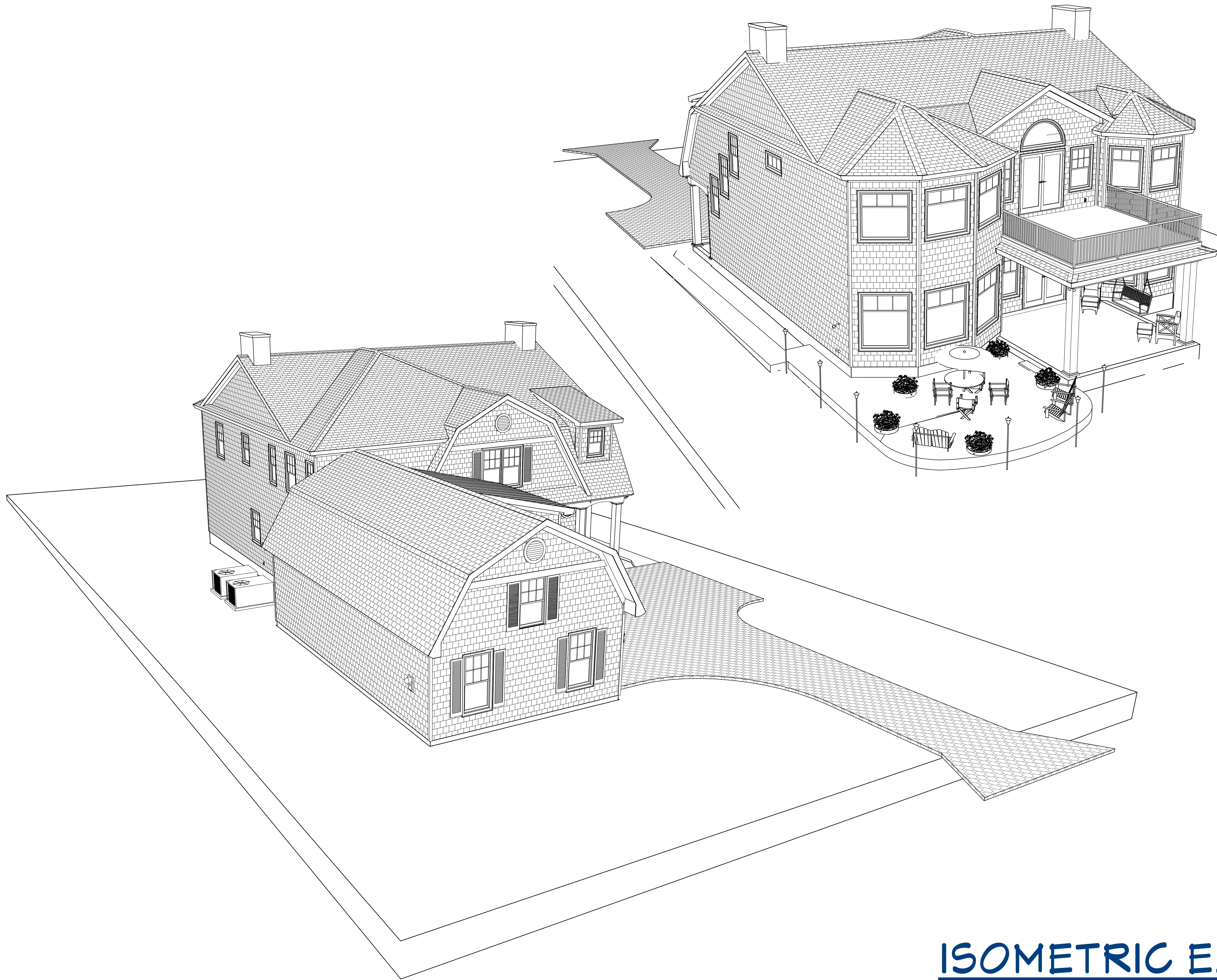
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SHEET:
A-9



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ISOMETRIC ELEVATIONS

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A-10



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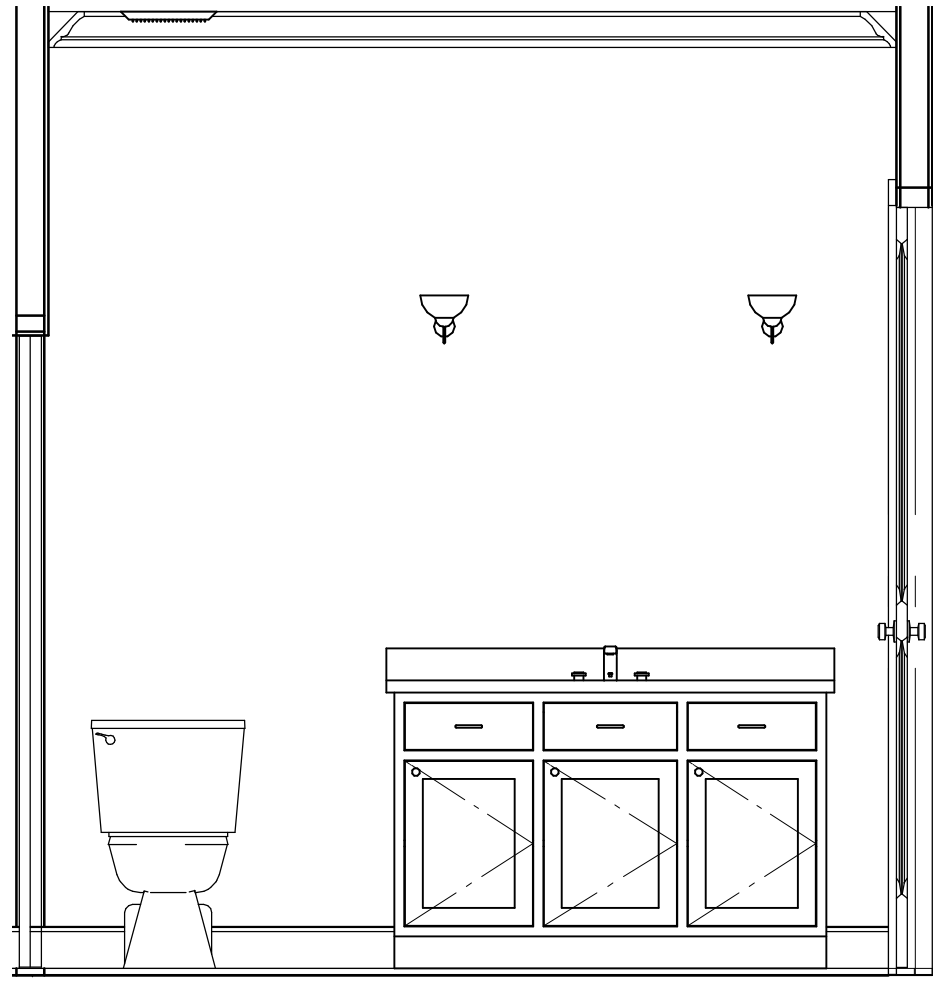
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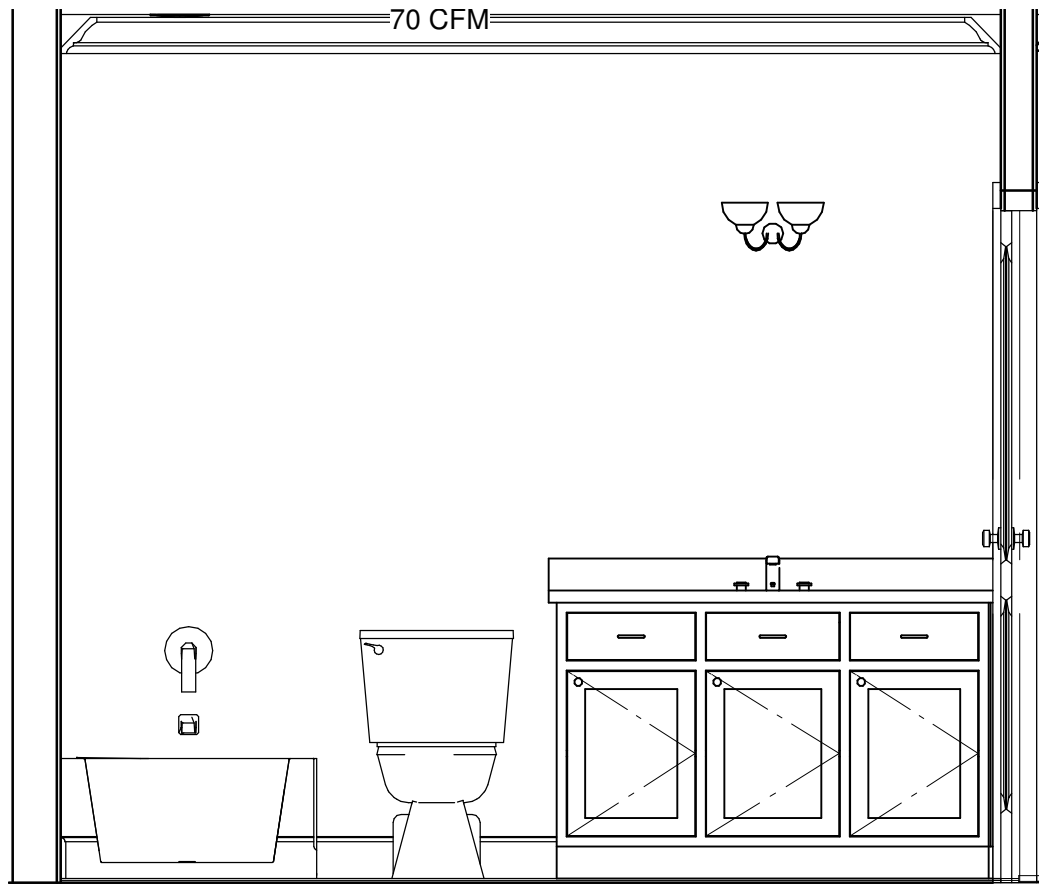
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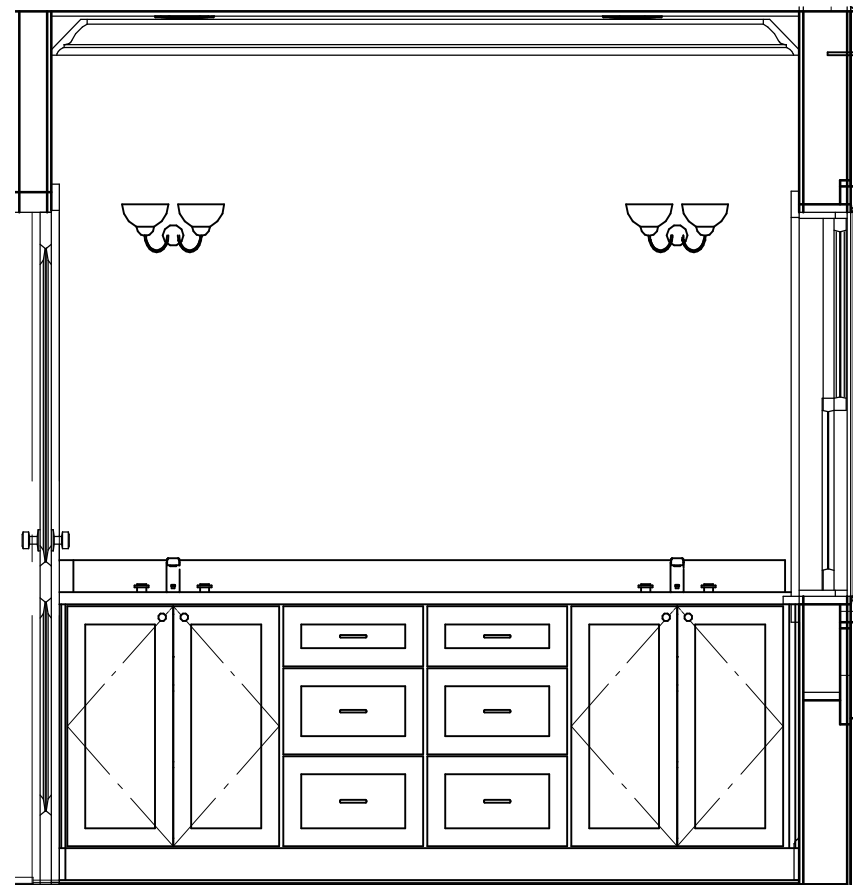
ISOMETRIC INTERIORS



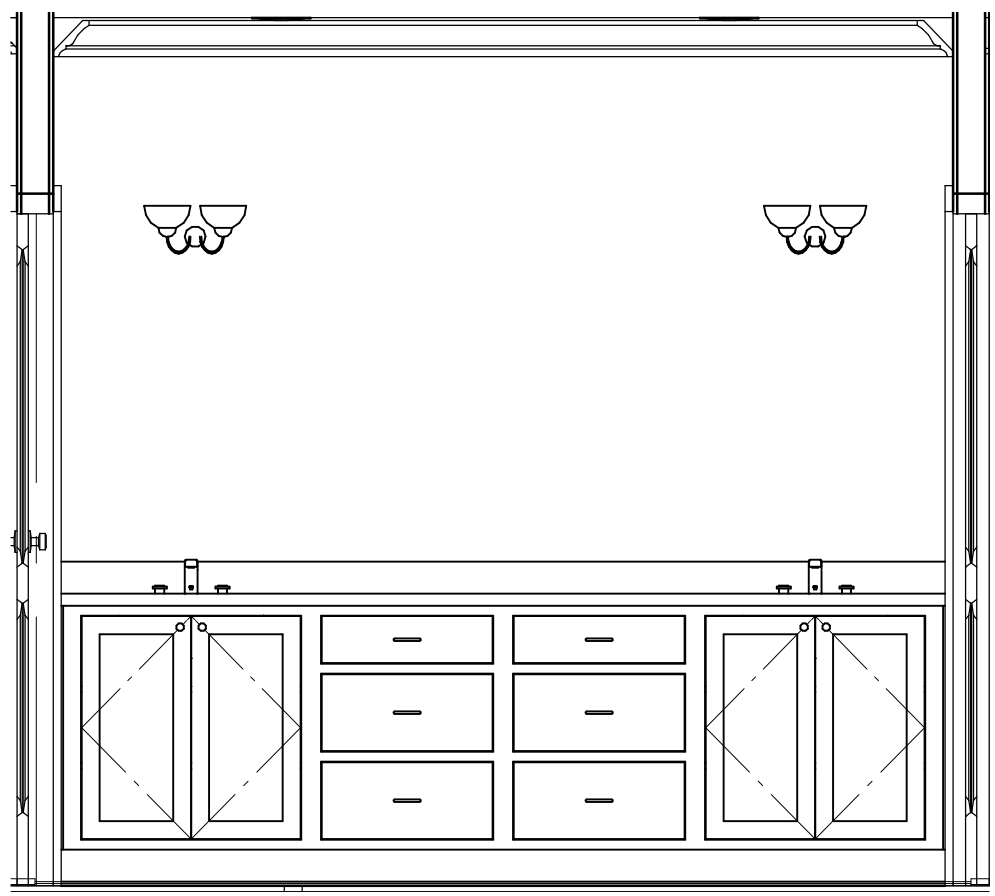
GUEST/POWDER BATH



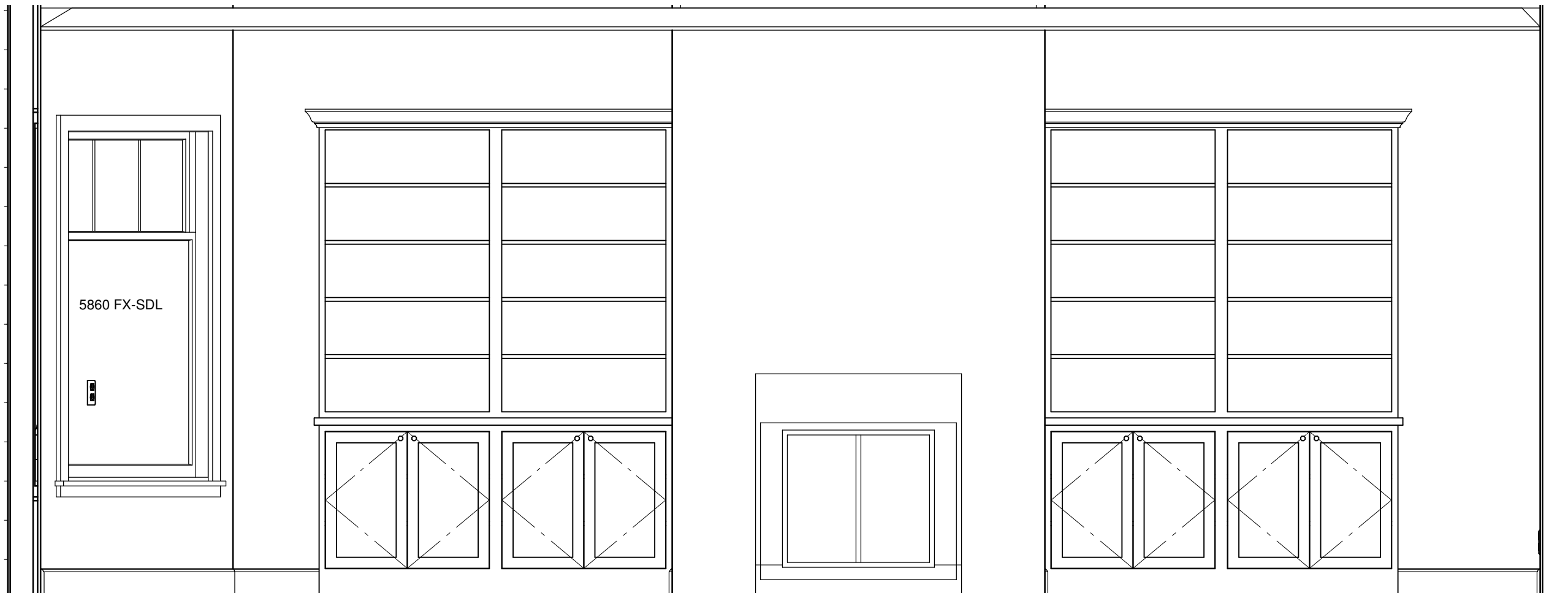
LUKE'S BATH



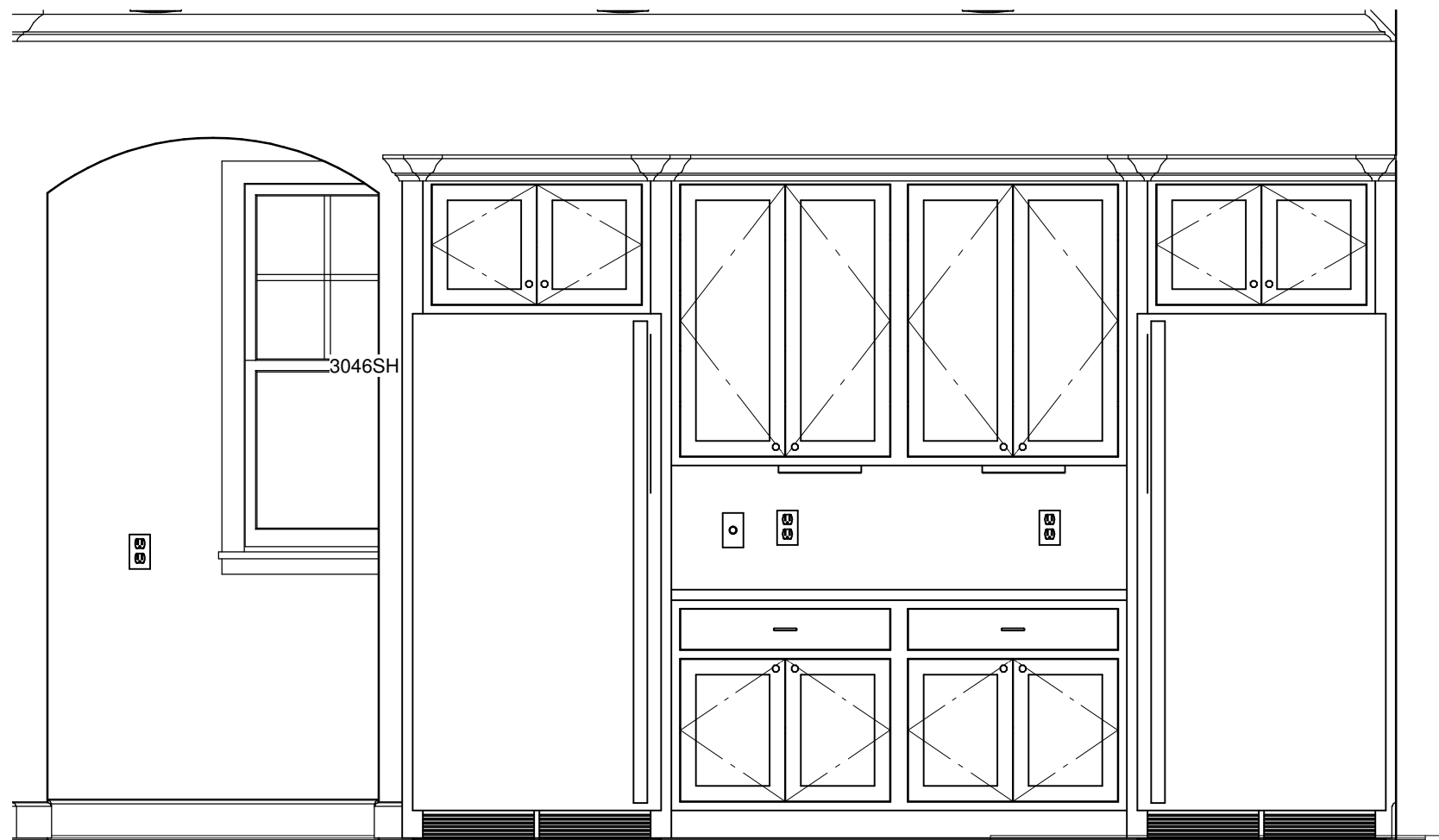
GIRL'S VANITIES



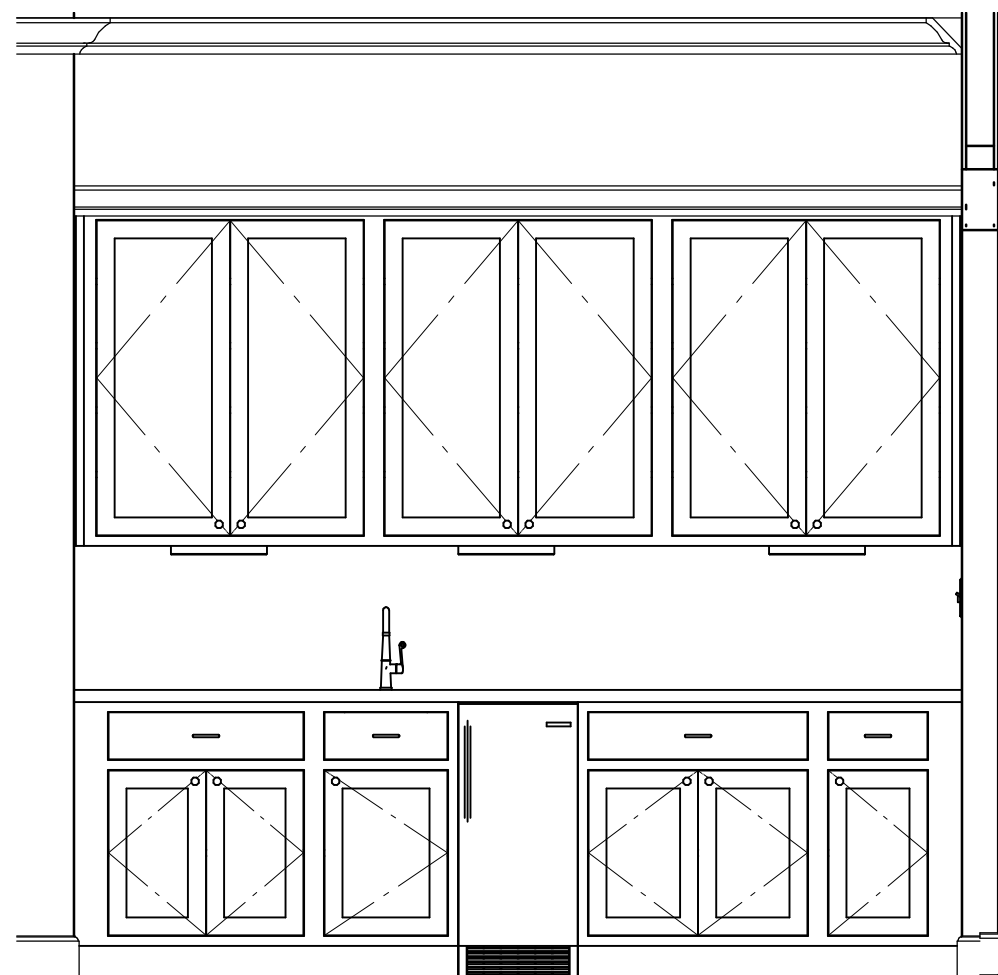
OWNER'S VANITIES



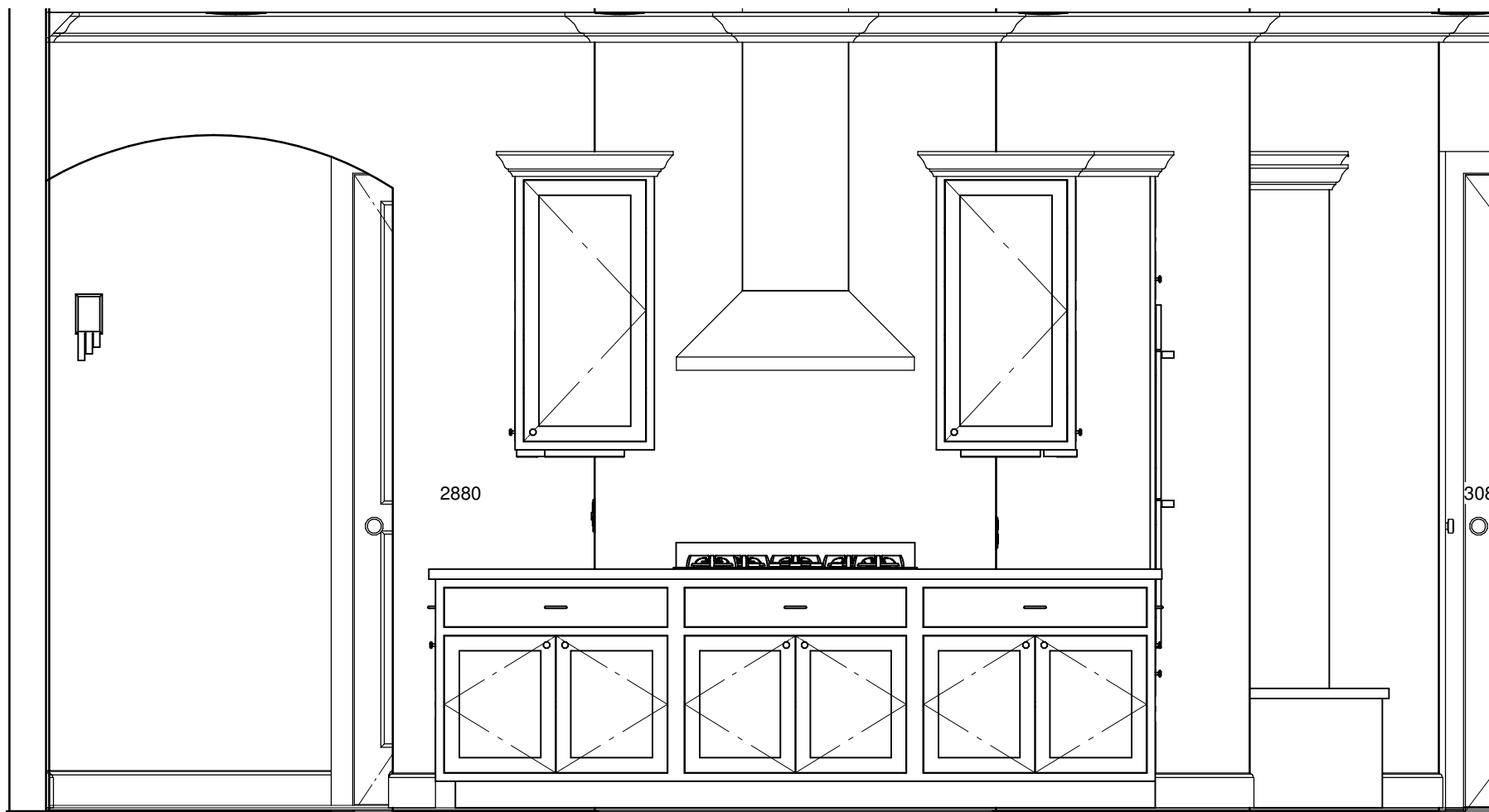
BUILT-INS BY ALLOWANCE



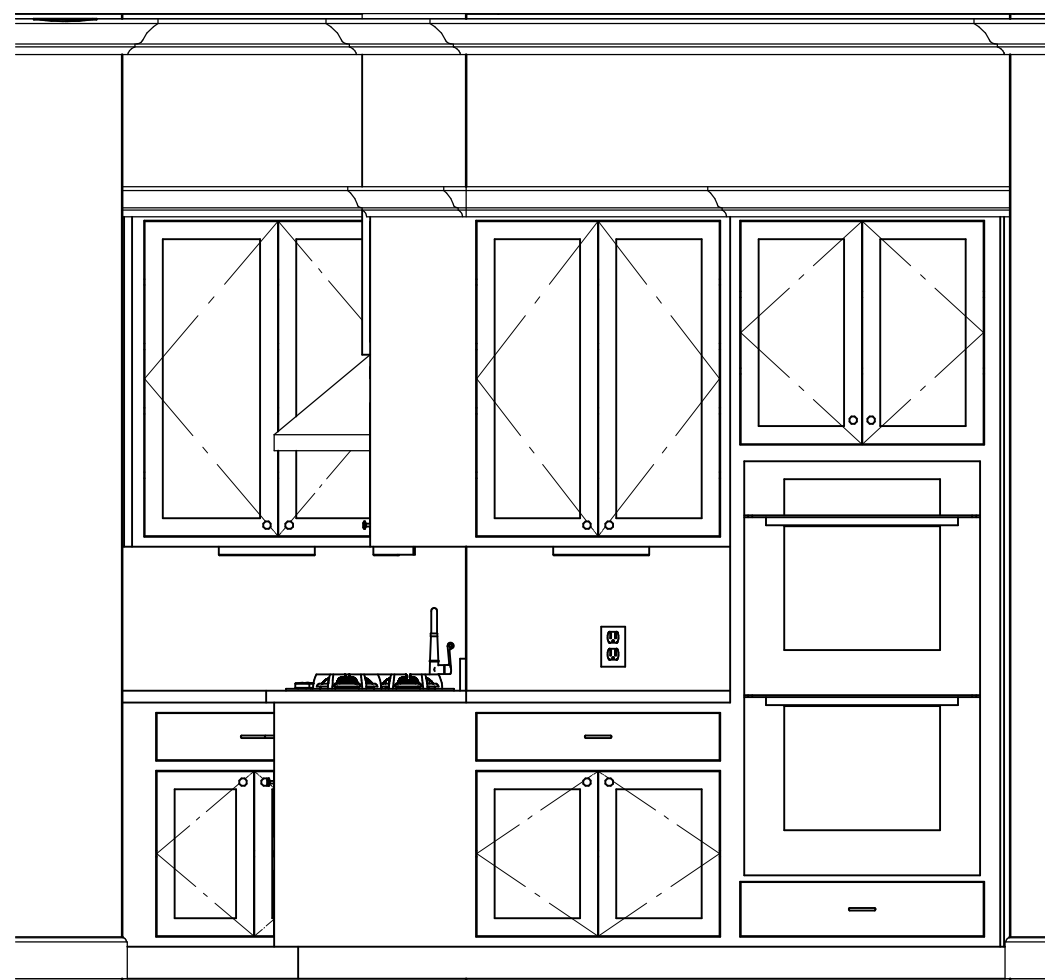
FRIG/FREEZER AREA



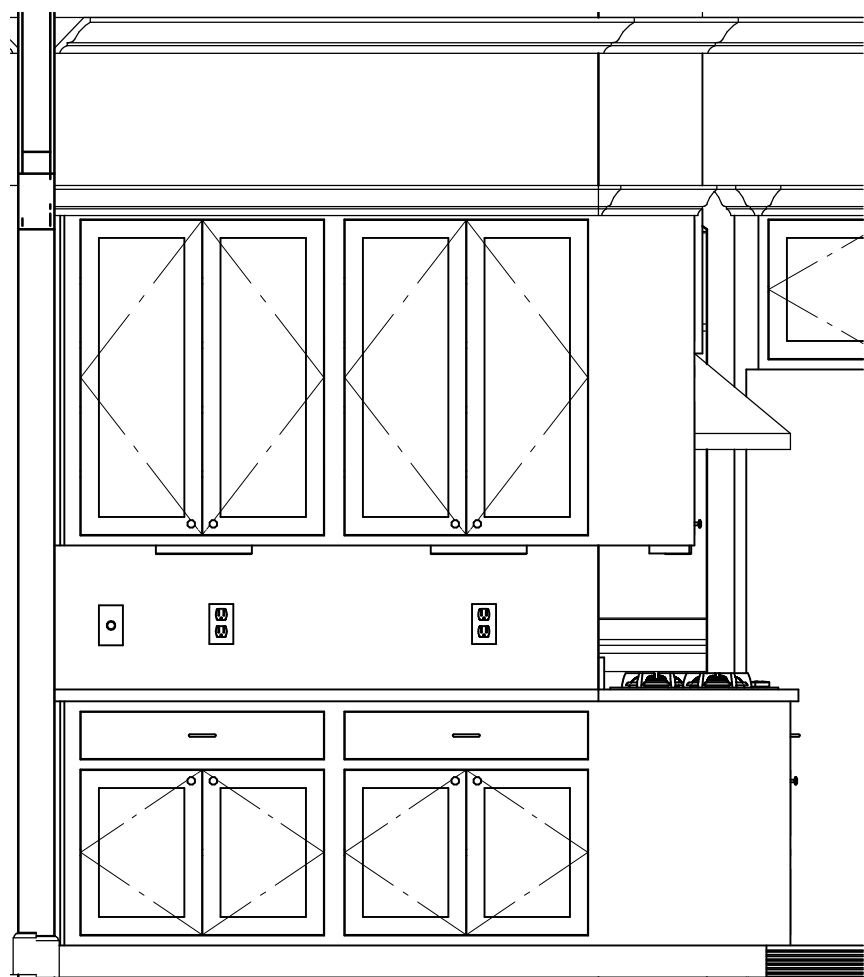
WET BAR



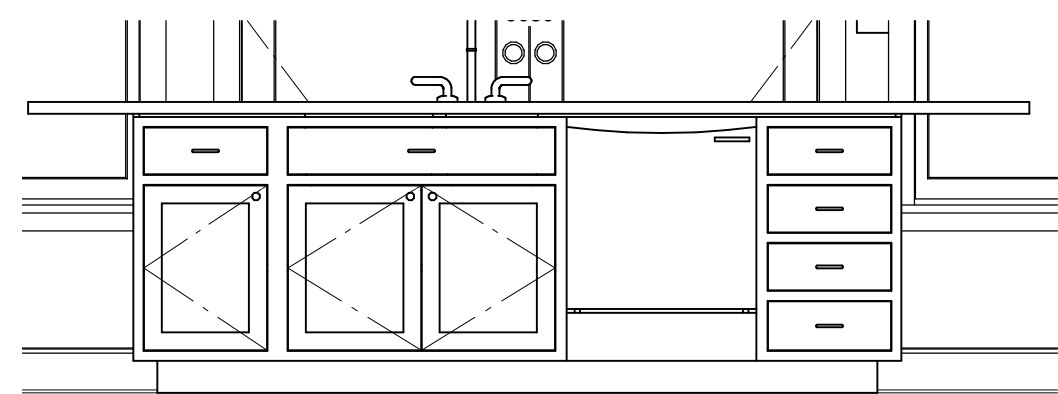
COOKING AREA



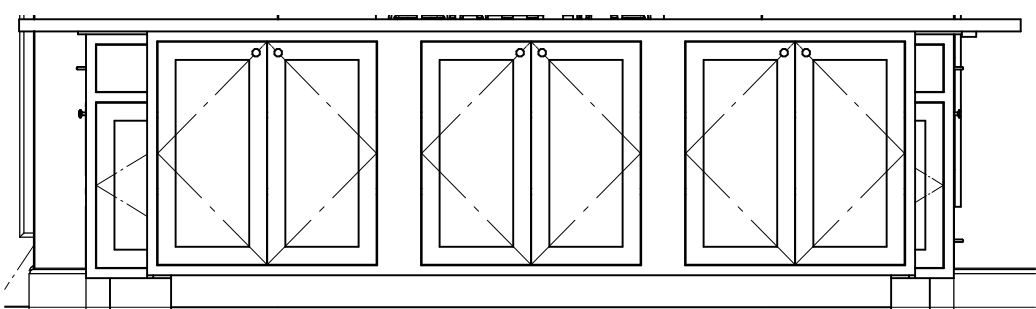
BAKING CENTER



SERVING AREA



CLEAN-UP AREA



36" EATING BAR

CABINET DETAILS

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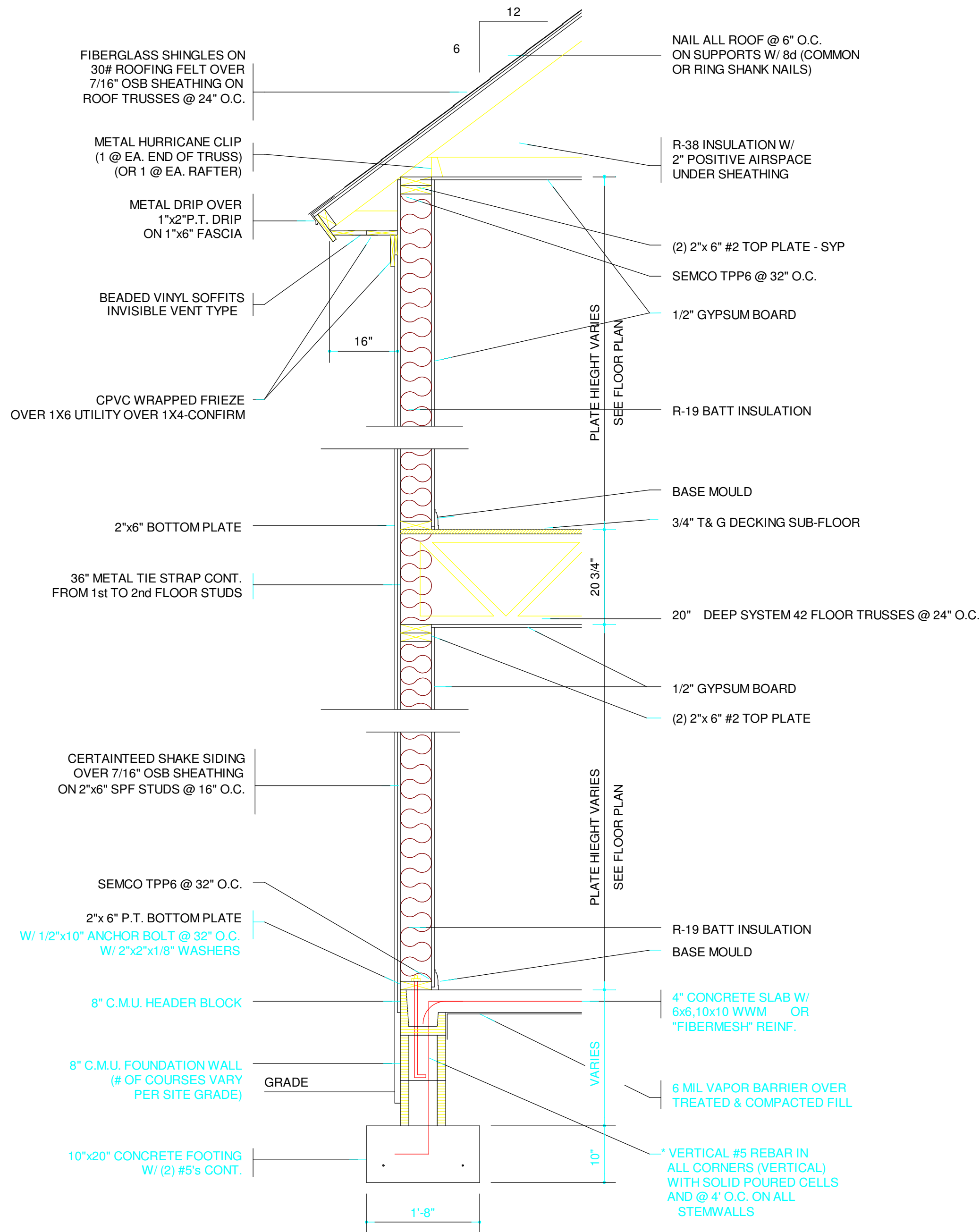
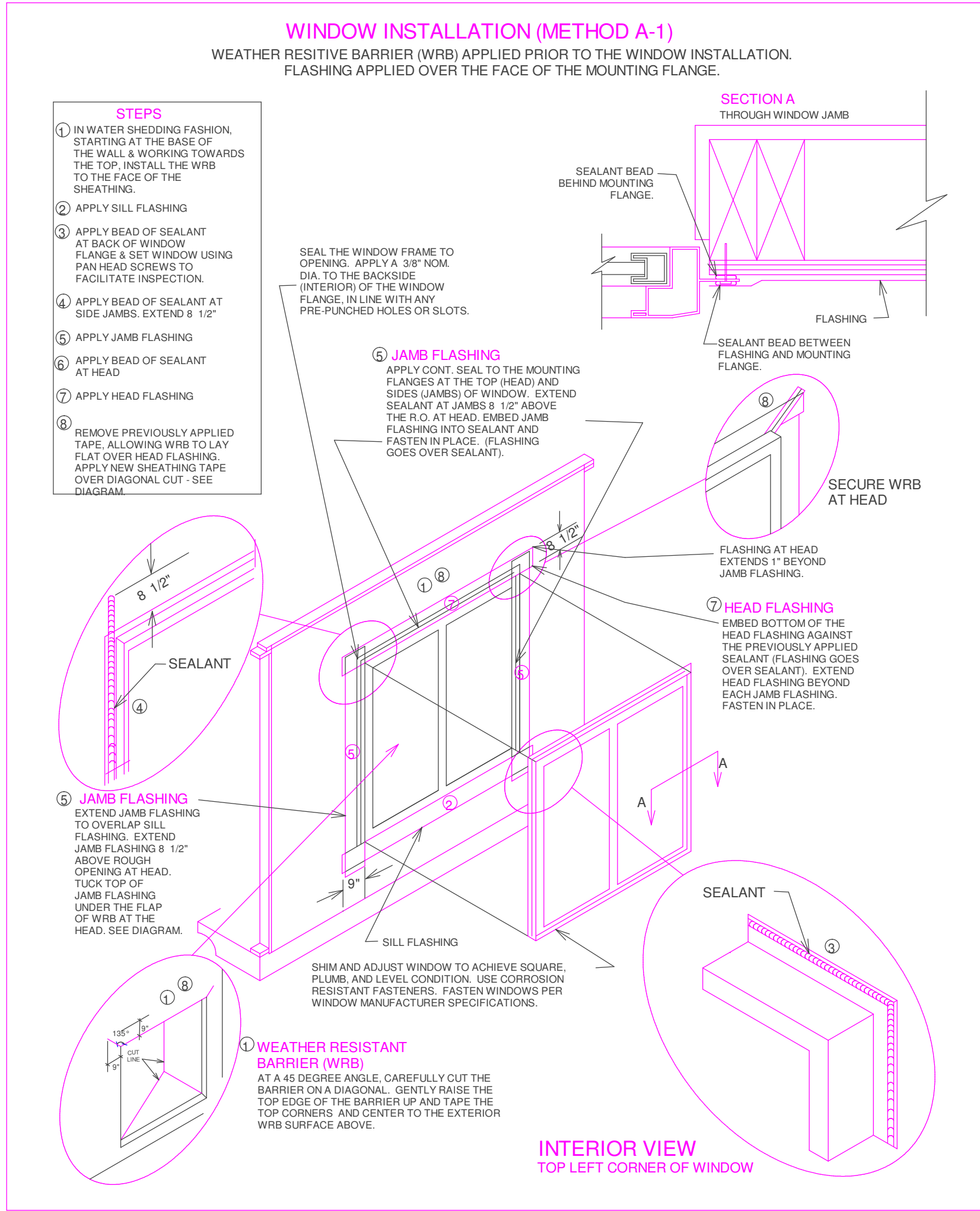
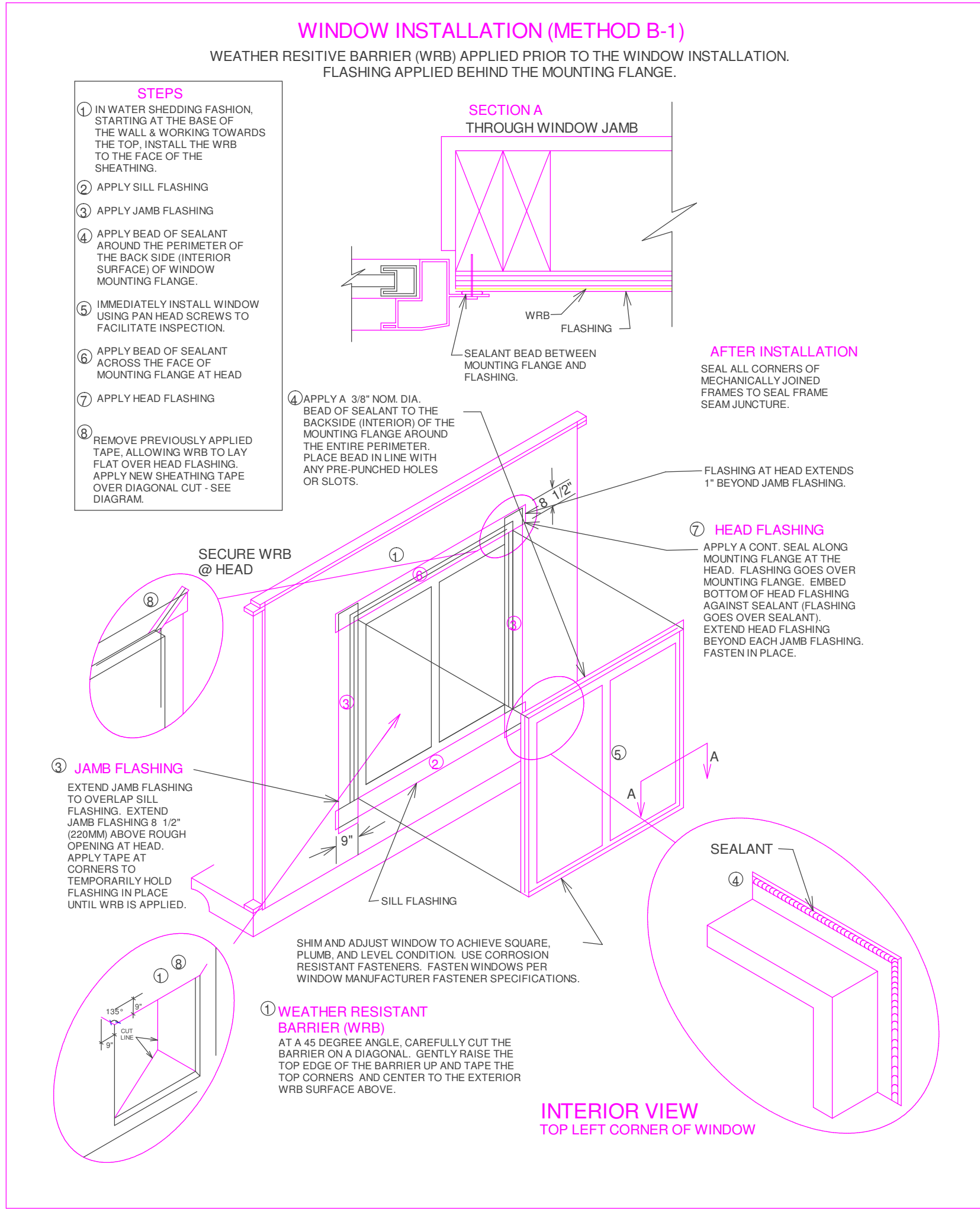
SCALE:

1/2" = 1'-0"

SHEET:

A-12

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FLASHING & TYPICAL DETAILS