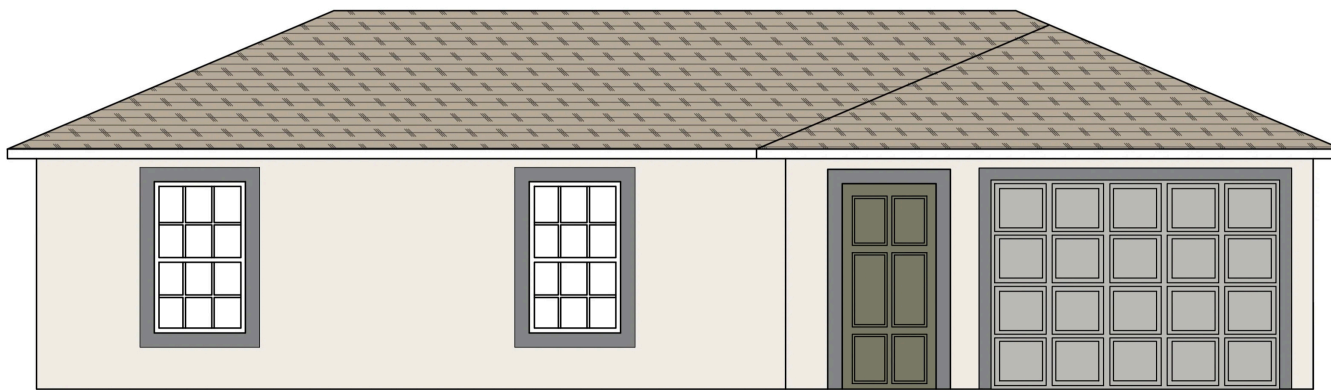




# Telestial Model 800

Custom Homes  
Since 1974



Front Elevation

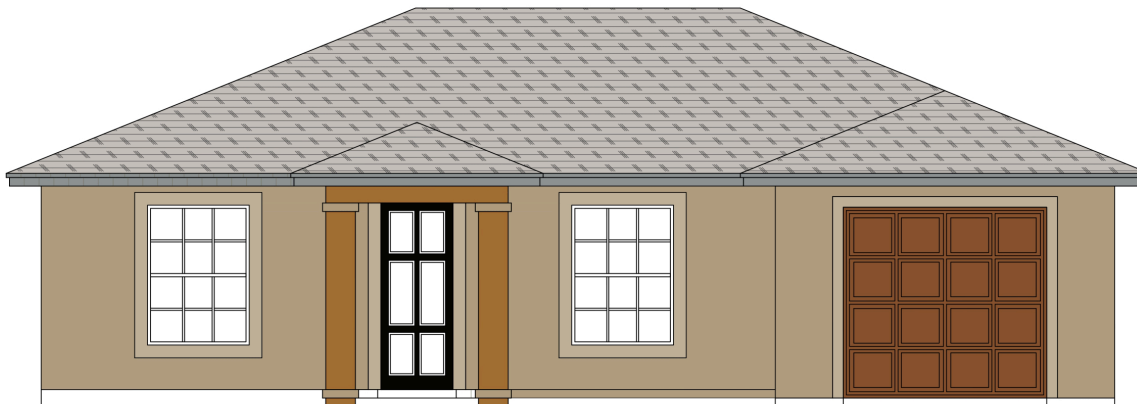


Floor Plan



# Telestial Model 1053

Custom Homes  
Since 1974



Front Elevation



Floor Plan



# Telestial Model 1280

Custom Homes  
Since 1974



Front Elevation



Floor Plan



## Custom Homes Since 1974

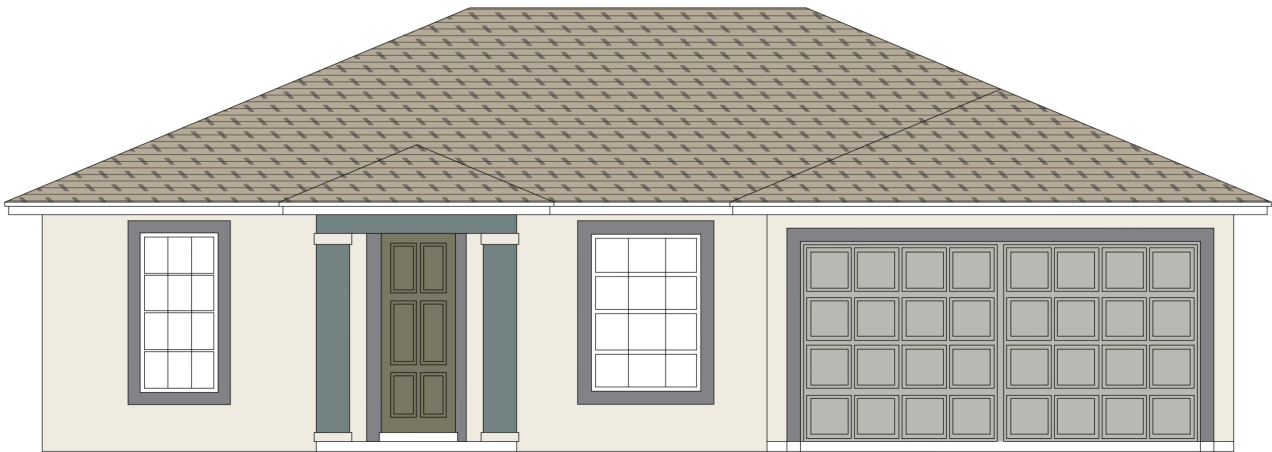






# Celestial Model 1553

Custom Homes  
Since 1974



Front Elevation

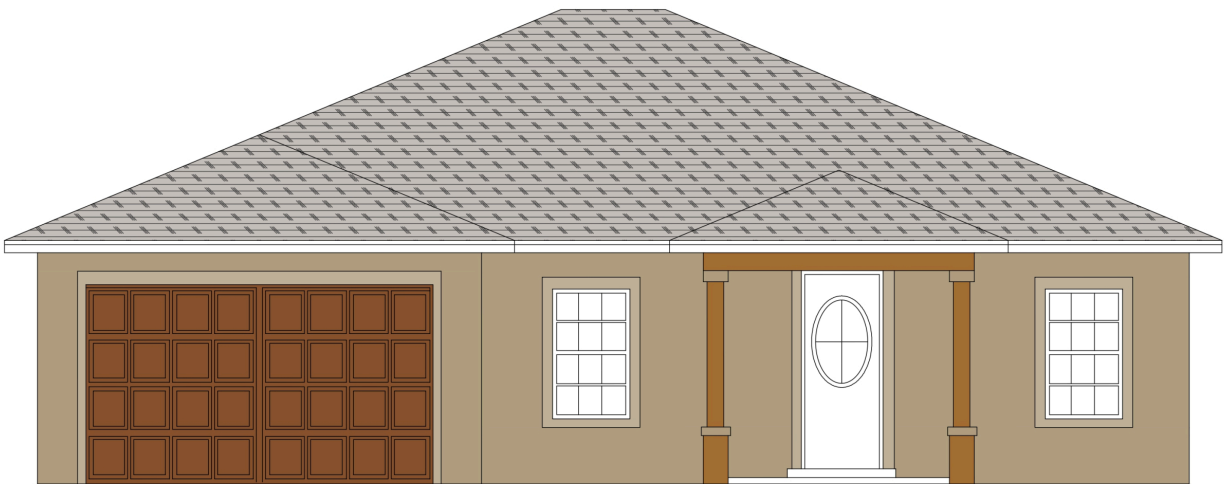


Floor Plan



# Celestial Model 1728

Custom Homes  
Since 1974



Front Elevation



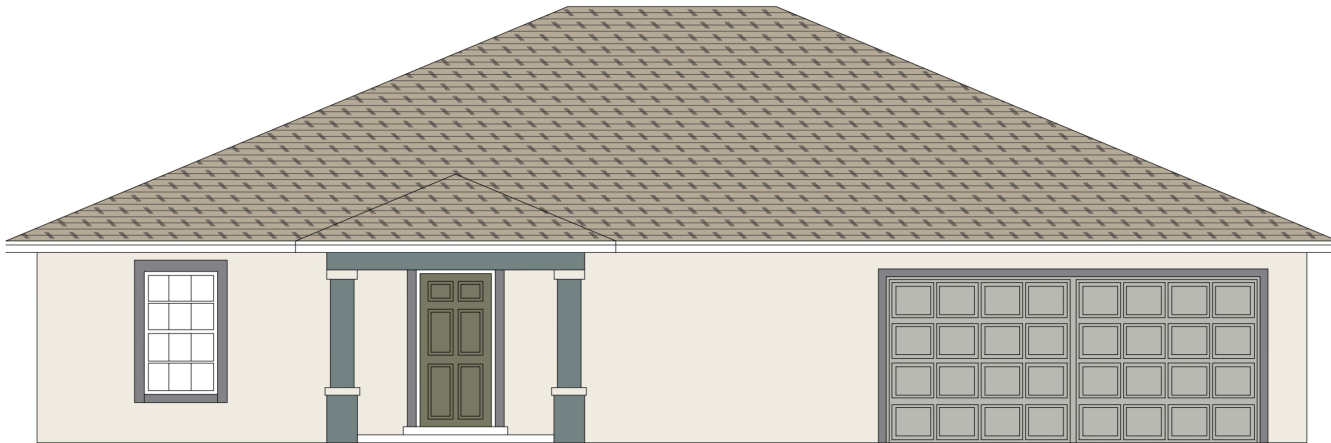
Floor Plan

Living Area	= 1728.0sqft
Garage Area	= 368.0sqft
Porch Area	= 66.0sqft
Total Area	= 1262.0sqft



# Celestial Model 1845

Custom Homes  
Since 1974



Front Elevation

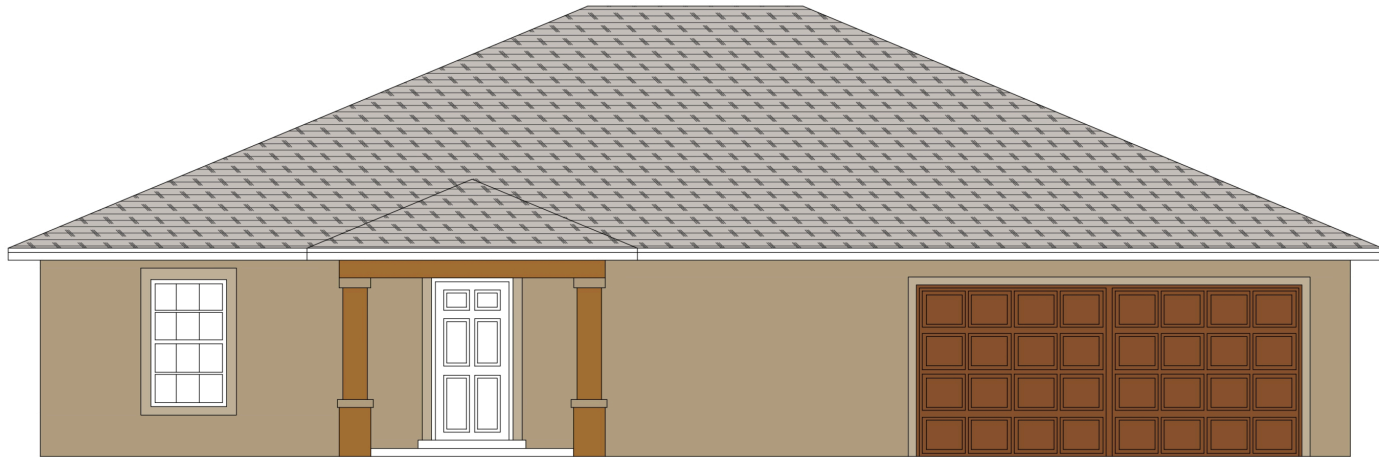


Floor Plan



# Celestial Model 1986

Custom Homes  
Since 1974



Front Elevation



Floor Plan



# Celestial Model 3066

Custom Homes  
Since 1974



Front Elevation





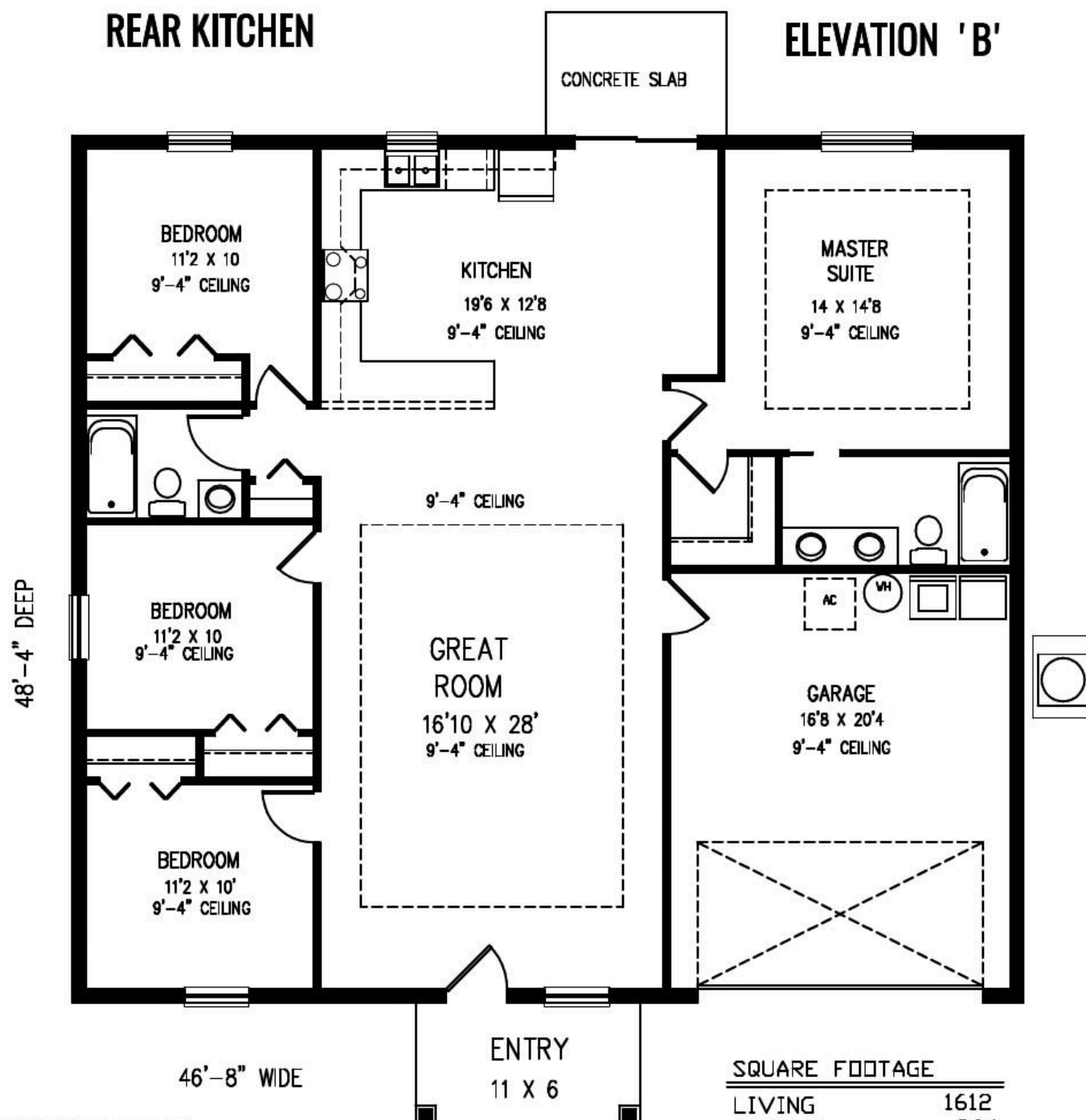
# Celestial Model 1612

Custom Homes  
Since 1974



REAR KITCHEN

ELEVATION 'B'



## MEADOWS PROPERTIES

WAYMON MEADOWS  
404 RIDGEWOOD AVE  
DUNDEE, FL 33838  
(863) 287-5981  
WWW.GDMRC.NET  
BIGW1937@AOL.COM

This brochure is for illustration only and is not part of the legal contract. Client must verify details on the finished blueprints. Room sizes on this sheet are approximate. Items shown here may not be on finalized prints.

## SQUARE FOOTAGE

LIVING	1612
GARAGE	364
ENTRY	66
TOTAL	2042





Telestial Features  
See options  
Appliance stove, hood  
Baseboards 3 1/4  
Bathroom exhaust fans  
Baths see plans  
Blower door testing per building code  
Car garage see plans  
Energy efficient air conditioning per Florida Building Code  
Entry door insulated and tested for air infiltration  
Formica cabinets  
Laminate counter tops  
Front door 6'8" feet high  
Garage door opener extra cost  
Ground fault receptacles in kitchen, bathrooms, and garage  
High ceilings 8 feet  
Hose bibs-2 hose bibs outside  
Insulating A/C duct work  
Irrigation and timer for lawn extra cost  
Ladder in garage, extra cost  
Low E rated windows as required by Building code  
Luxurious tile flooring extra cost  
Off vents in soffit and roof  
Termite bond-Owner can renew termite bond  
Prewired for ceiling fans and lights  
Prewired for one outlet in great or living room  
R- 38 insulation in living area  
R-13 insulation in exterior walls in living area  
Sherwin Williams paint  
Shower & Tub fiberglass-tile extra cost  
Sliding glass door 7' feet high  
Smoke detectors per building code  
Structural warranty-10 year structural warranty per building code  
Survey owner pays for surveying their surveying their building lot  
Tray ceilings extra cost  
One year-building warranty non transferable  
Tile on floors and shower walls extra cost  
Vaper barrier-6 mil vapor barrier under concrete in living area and garage  
Vented Electric dryer  
Water conservation in bathroom toilet, shower heads, and faucets per building code  
Water heater 40 gallon  
Window Storm protection per building code  
\* See plans & blueprints for details-owner responsible to sign plans



## Celestial Features

Accent lighting Appliance package included

Dishwasher, disposal, microwave oven/exhaust, Stove, and Refrigerator.

Baseboards 5 ¼ “

Baths ( 2) full baths Car(2) car garage

Front door 8' feet high

Garage door opener

High ceilings (9'4”)

Irrigation and timer for lawn

Ladder in garage

Luxurious tile flooring

Open floor plan

Quartz counter tops

Sherwin Williams quality paint

Shower upgrade doors

Tray ceilings in great room and master bedroom

Upgrade tile on floors and shower walls

Wood cabinets with easy closure doors

## Building Specifications 6/4/2024

All construction shall meet or exceed the standards for hurricane resistant residential construction codes Florida Building Code Residential 2023 8th Edition, and applicable local codes.

Section-1 Excavation Bearing soil type shall be Sandy Loom.

Section-2 Foundation Footing concrete mix shall be 3000 PSI. with reinforcing of 2-5/8” rods. Monolithic/Stim wall, footing/ termite protection with a five year warranty, with 6 mill visqueen beneath. 1- 5/8 continuous rod shall be used from footing to lintel in corners and cells poured solid with concrete rods tied together with wires at splices. See additional items on foundation plan.

Section -3 Exterior Walls All Sides of building shall have struck blocks (stucco extra) finish unless otherwise noted. Masonry construction shall be 8” thick concrete blocks. Door sills, windowsills, and lintels shall be precast with rods. Furring shall be ½ pretreated pine 24” o.c.

Section -4 Floor framing Shall be a ground supported concrete slab. Concrete mix shall be 3000 PSI and be 3-1/2”. Reinforcing shall be fiberglass? over compacted sand fill material of at least 8”thick.

Section-5 Partition Framing Studs shall be #2grade spruce species of 2x4 with sole plates pressure treated. Spacing of studs shall be 24” o.c. Interior load bearing walls shall have a stud spacing of 16” o.c.

Section-6 Celling Framing Ceiling framing shall be trusses. Trusses shall be yellow pine. Truss straps anchored to lintels secured to each to truss.

Section- 7 Roof Framing/Sheathing shall be aspenite. The shingles shall be grade ‘A’ , size 37 fiberglass Architectural shingles, with a 25 year warranty. Underlayment shall be synthetic and shall be fastened with nails. Nails shall be galvanized 8 gauge nails. Facia shall be white aluminum unless otherwise stated.

Section-8 Drywall shall be sheetrock ½ thick with texture on walls/ceilings with orange peel (knock-down extra) finish. Joint treatment shall be taped and sanded.

Section -9 Decorating Kitchen shall have a wall finish of approved paint with a ceiling finish of primer and one cost of approved paint. Bath shall have a wall finish of approved paint. Other areas shall be finished with primer/latex approved paint.

Section-10 Interior Doors and Trim Door type shall be 6 panel Masonite prehung interior doors. Door trim shall be type colonial and make of pine with a base type of 2 piece pine size 2-1/4” and shall be primed and painted.

Section-11 Windows shall be single hung MI 3540 Vinyl Glass grade Low-E Insulated. Balance constant force. Trim type sheet rock return. Heavy duty weatherstripping. All screens shall be fiberglass 6/18 mesh.

Section-12 Entrances and Exteriors Main entrance door shall be steel or fiberglass of a width of 36” thickness of 7/4 8’ high. Framing shall be fir with a thickness of 7/4. Other exterior entrance doors shall be steel or fiberglass with a width of 32” and with a framing material of fire and shall be 7/4. Head flashing shall be caulking. Weather stripping shall be magnetic. Door from home into garage shall be solid wood core.

Painting shall be Sherwin Williams approved latex.

Section -13 Cabinets and Interior Details Kitchen cabinets, wall units, material shall be factory built color shall be white. Cabinet units shall be plywood/wood. Tops shall be Quartz or Granite Backsplash shall be Tile.

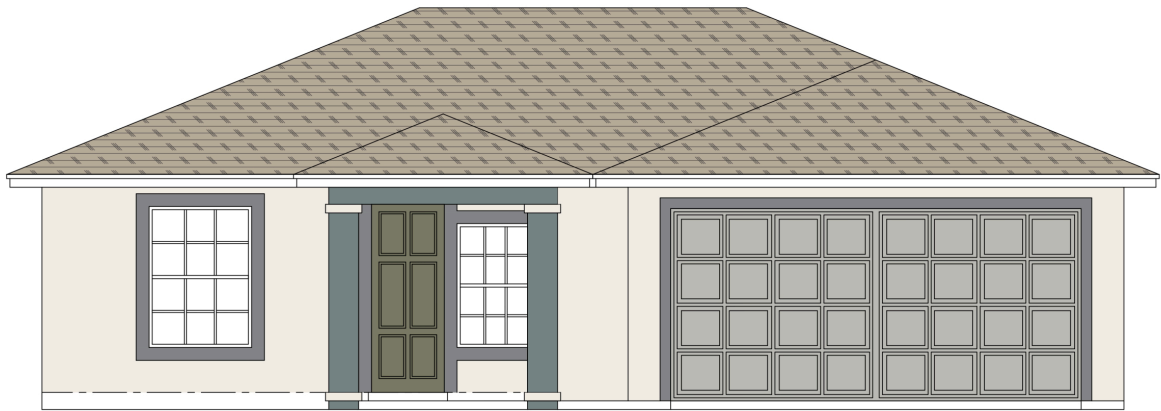
Section-14 Special Floors and Wainscot Kitchen and bathroom floors shall be tile. Threshold material shall be aluminum. Wall base material shall be pine. Under floor material shall be concrete slab. Bathroom walls shall be painted with approved Sherwin Williams paint. Height of the tile over tub shall be to ceiling. Bathroom accessories shall be recessed ceramic.

Meadows Realty and Construction Co., LLC This Contract is made between the contractor whose address is 404 Ridgewood Avenue, Dundee, Fl. 33838 Email: BigW1937@aol.com Web: www.gomrc.net (863) 287-5981 FL LIC # CBC1250530, referred to as the “Contractor,” AND



# Telestial Model 1058

Custom Homes  
Since 1974



Front Elevation

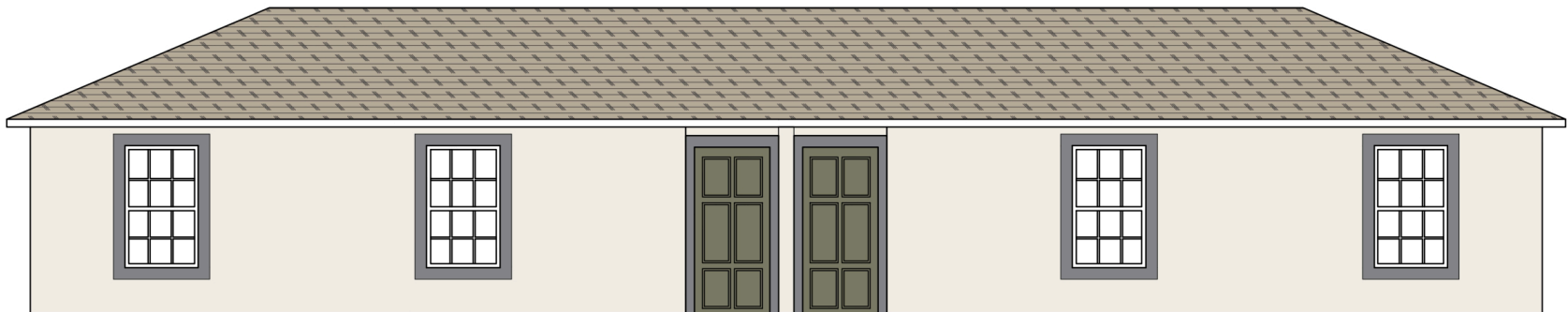


Floor Plan

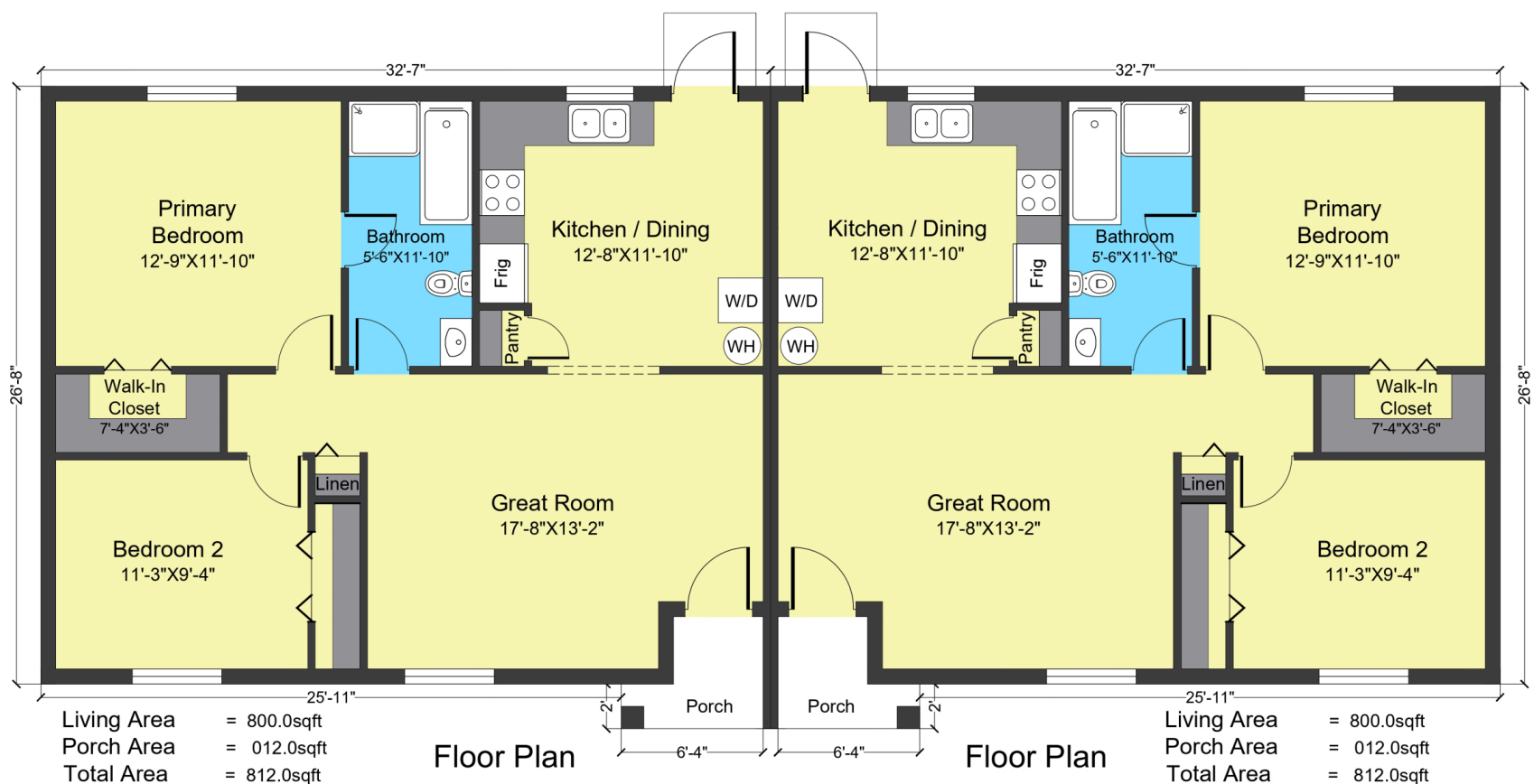


# Telestial Model 1053

Custom Homes  
Since 1974



Front Elevation





# Telestial Model 1053

Custom Homes  
Since 1974

## Options

We start with the basics of building your home to save you money. You make the decision to include items listed below:

Air Conditioning Duck In Lanai & Garage

Cabinets next to front door in model 1845

Ceilings: 9'4" or higher ceilings

Ceramic tile in shower bathrooms.

Electrical extra sockets or other electric items above code requirements.

Front door upgrade

Front porch

Garage: increase the size of the garage and master bath and bedroom

Granite on kitchen & bathroom tops

Insulation in ceiling in garage

Insulation in Lanai Ceiling

Irrigation

Kitchen Cabinets: more cabinets than is needed based on the cost of the model square footage.

Ladder in garage

Lanai

Lanai Enclose

Larger Air Conditioning Unit for garage and Lanai

Lazy Susan in the corner cabinet

Lighting bathrooms more than code requires.

Lot clearing, fill dirt and preparation per building house

Mirrors

Side door in garage

Sod extra sod for larager lots or more than required by city or county

Stucco sides and rear

Stucco: stucco entire house

Towel bars

Tray ceilings

Upgrade landscaping

Widow more than one window in bedrooms, living room or elsewhere.

Window In Master Bathroom

Window not required by code.

Window In Hall Bathroom