



PATTERSON II MODEL

10603 Sugar Pine Drive

Ft Pierce, Florida. 34945



PATTERSON MODEL ELEVATION

CONSTRUCTION FEATURES

- 3000 PSI FOUNDATION W/ STEEL & CONCRETE FOOTERS
- EXTERIOR WALLS 10' CONCRETE BLOCK
- STEEL REINFORCED BEAMS AND COLUMNS
- INTERIOR WALLS 2 X 4 WOOD STUDS W/BLOCKING
- 5 PLY ROOF SHEATING (5/8") W/30LB FELT
- 5/12 PITCH ROOF - ENGINEERED ROOF TRUSSES
- DIMENSIONAL SHINGLES W/30YEAR WARRANTY
- TRUSSED COVERED FRONT AND BACK PORCHES

EXTERIOR FEATURES AND ALLOWANCES

- STUCCO EXTERIOR WITH DECORATIVE BANDS PER PLAN
- SHERWIN WILLIAMS INT/EXT PAINT
- VINYL SOFFIT/ FACIA ON EXTERIOR
- TILE FRONT / BACK EXT. PORCHES
- PAVER DRIVEWAY ALLOWANCE
- ST AUGUSTINE SOD ALLOWANCE
- CUSTOMIZED LANDSCAPE PACKAGE

WINDOWS AND DOORS

- WHITE OR BRONZE TINTED LOW E IMPACT WINDOWS
- 8' X 12' IMPACT SLIDERS TO BACK PORCH
- 8' HOLLOW CORE PANELED INTERIOR DOORS
- 8' DOUBLE FIBERGLASS DOOR
- 8' X 16' INSULATED GARAGE DOOR - W/TWO REMOTES
- 8' X 8' INSULATED GOLF CART GARAGE DOOR
- 8' BARN DOORS AND/OR POCKET DOORS PER PLAN
- 8' IMPACT FRENCH DOORS W/BUILT BLINDS (PER MODEL)
- 8' SIDE GARAGE DOOR
- TRANSOM WINDOWS IN CLOSET OR MASTERBATH

ENERGY EFFICIENT FEATURES

- R20 FOAM INSULATION OVER ALL AC AREAS
- R - 11 INSULATION IN GARAGE AND INTERIOR WALLS
- 16 SEER HVAC- **SPECS BY ENGINEER**
- 4.1 FOIL INSULATION ON BLOCK INTERIOR WALLS
- QUICK RECOVERY WATER HEATER
- FOAM INSULATION AROUND DOORS/WINDOWS

PLUMBING FEATURES

- ELONGATED COMFORT HEIGHT TOILETS IN ALL BATHS - WHITE
- MOEN VANITY FIXTURES THROUGHOUT
- PLUMB FOR POT FILLER IN KITCHEN -
- WALK IN SHOWERS HAVE 48" KNEE WALL AND 3' GLASS ON TOP
- 5' FREESTANDING TUB/SHOWER BATH 2 OR SHOWER PER PLAN
- LAUNDRY SINK WITH FAUCET IN LAUNDRY ROOM
- WATER LINE TO FRIDGE AND ICE MAKER
- WATER SOFTNER ALLOWANCE
- SEPTIC TANK SYSTEM ALLOWANCE
- 4 HOSE BIBS

ELECTRICAL FEATURES

- SMOKE DETECTORS PER COUNTY CODE
- WIRED FOR FAN /TV/CAT 6 PER PLAN
- DOOR CHIME SYSTEM
- DÉCOR PADDLE LIGHT SWITCHES (4) USB OUTLETS
- DIMMER AND 3 WAY SWITCHES PER PLAN
- COACH LIGHTS AND SIDE GARAGE DOOR LIGHT
- LED FIXTURES IN LAUNDRY ROOM, GARAGE & WALK IN CLOSETS
- RECESSED LIGHTS
- VANITY LIGHT OUTLETS OVER ALL BATHROOM SINKS
- 5 EXTERIOR ELECTRICAL OUTLETS
- PREWIRE FOR POOL
- AUTOMATIC HURRICANE SHUTTERS FOR REAR PORCH
- PREWIRE FOR OUTDOOR KITCHEN/GRILL
- WELL,/PUMP FOR IRRIGATION

FINISHINGS

- VENTILATED SHELF AND ROD IN CLOSETS/PANTRY AND LINEN
- MIRRORS OVER ALL VANITIES 42"
- FLOORING MATERIAL TILE AND /OR WOOD VINYL
- FINISHED CEILING IN GARAGE W/PULL DOWN ATTIC STAIRS
- 1" X 4" DOOR CASINGS THROUGHOUT HOME
- 5 1/4" BASE BOARDS THROUGHOUT HOME
- FRAME BACKING FOR ANY TV HUNG ON WALLS
- QUARTZ TOPS WITH 42" PANELED SOFT CLOSE CABINETS
- CUSTOM DESIGN WALK IN KITCHEN PANTRY
- APPLIANCE ALLOWANCE INCL. DISHWASHER, COOKTOP, REFRIGERATOR, WALL OVEN, EXHAUST HOOD
- 2 YEAR WARRANTY PLUS MANUFACTURER WARRANTIES



2394 Sq,Ft, AC, 3422 Total. 4/3/3 and Private Office. Spacious Walk in Kitchen Pantry. Open family with large covered porches

**Features and Color Selections Subject to Change without Notice*

PLM Construction, LLC. - Custom Home Builder #RR282812216

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