

12141 CAMDEN ROAD

13195 SAWPII ROAD  
JACKSONVILLE, FL 32226  
LOT 2, PT GOVT, RECD O/R 17169-437  
R/E #: 159786-1070  
DAVIS & ASSOCIATES, INC. A.K.A.  
DIRECT MOVEMENT GROUP, LLC  
2602 UNIVERSITY BLVD WEST  
JACKSONVILLE, FL 32217  
904-999-0999  
CBC1257358

|            |
|------------|
| DATE:      |
| 4/1/2016   |
| SCALE:     |
| N.T.S      |
| SHEET:     |
| <b>A-1</b> |

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## A Google Map of the area around 13745 Sanger Rd. The map shows a road network with a red pin marking the location of 13745 Sanger Rd. A blue line, likely representing a water body or a specific route, runs through the area. The map is labeled with 'Google' and '13745 Sanger Rd'.

of 2 1/23/2016 7:45 AM

FLOOD ZONE: TYPE "X"-SHADED

# SITE PLAN

LEGAL DESCRIPTION:  
23 - 1N - 28E 39 ACRES  
R/E #: 159786-1070  
PT GOVT LOT 2, RECD O/R 17169-437  
PT UNSURVEYED MARSH SEC 23,24  
RECD O/R 17169-455

PLAN #  
7130

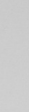
[illegible]

**BUILT BY:**

**DMG**  
Direct Movement Group

PROJECT DESCRIPTION:  
RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

Design Drawings  
provided by:



**DESIGNS *for* LIVING, INC.**  
RESIDENTIAL DESIGN SINCE 1969

904-730-7135

DATE:

4/1/2016

SCALE:

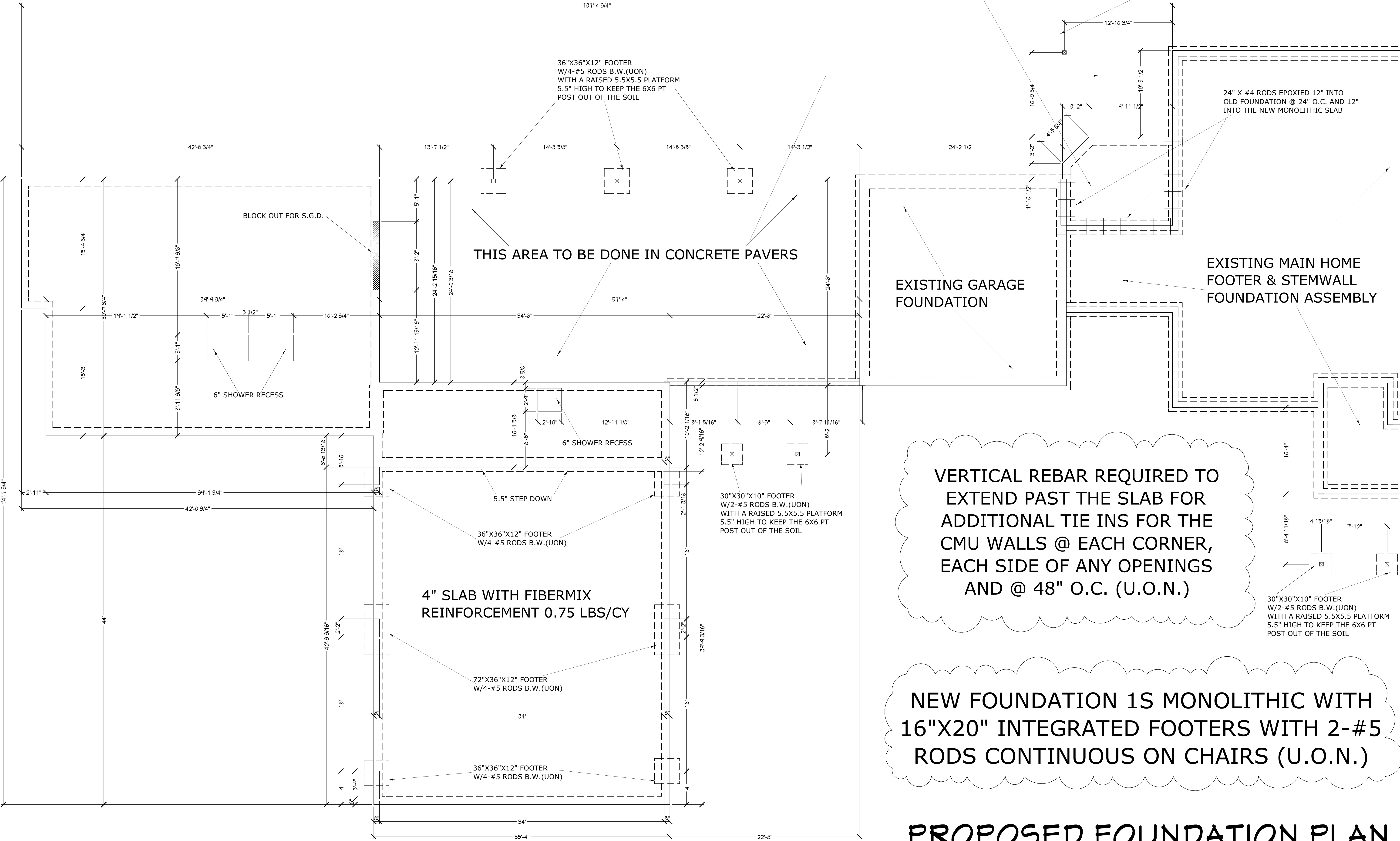
$$1'' = 100'-0''$$

SHEET:

**A-2**

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NEW FOUNDATION 1S MONOLITHIC WITH 12"X20" INTEGRATED FOOTERS WITH 2-#5 RODS CONTINUOUS ON CHAIRS (U.O.N.) @ SAUNA AREA ONLY



VERTICAL REBAR REQUIRED TO EXTEND PAST THE SLAB FOR ADDITIONAL TIE INS FOR THE CMU WALLS @ EACH CORNER, EACH SIDE OF ANY OPENINGS AND @ 48" O.C. (U.O.N.)

NEW FOUNDATION 1S MONOLITHIC WITH 16"X20" INTEGRATED FOOTERS WITH 2-#5 RODS CONTINUOUS ON CHAIRS (U.O.N.)

**PROPOSED FOUNDATION PLAN**  
**CAUTION: 3/16" SCALE**

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BUILT BY:

PROJECT DESCRIPTION:

RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

Design Drawings  
provided by:

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

DATE:

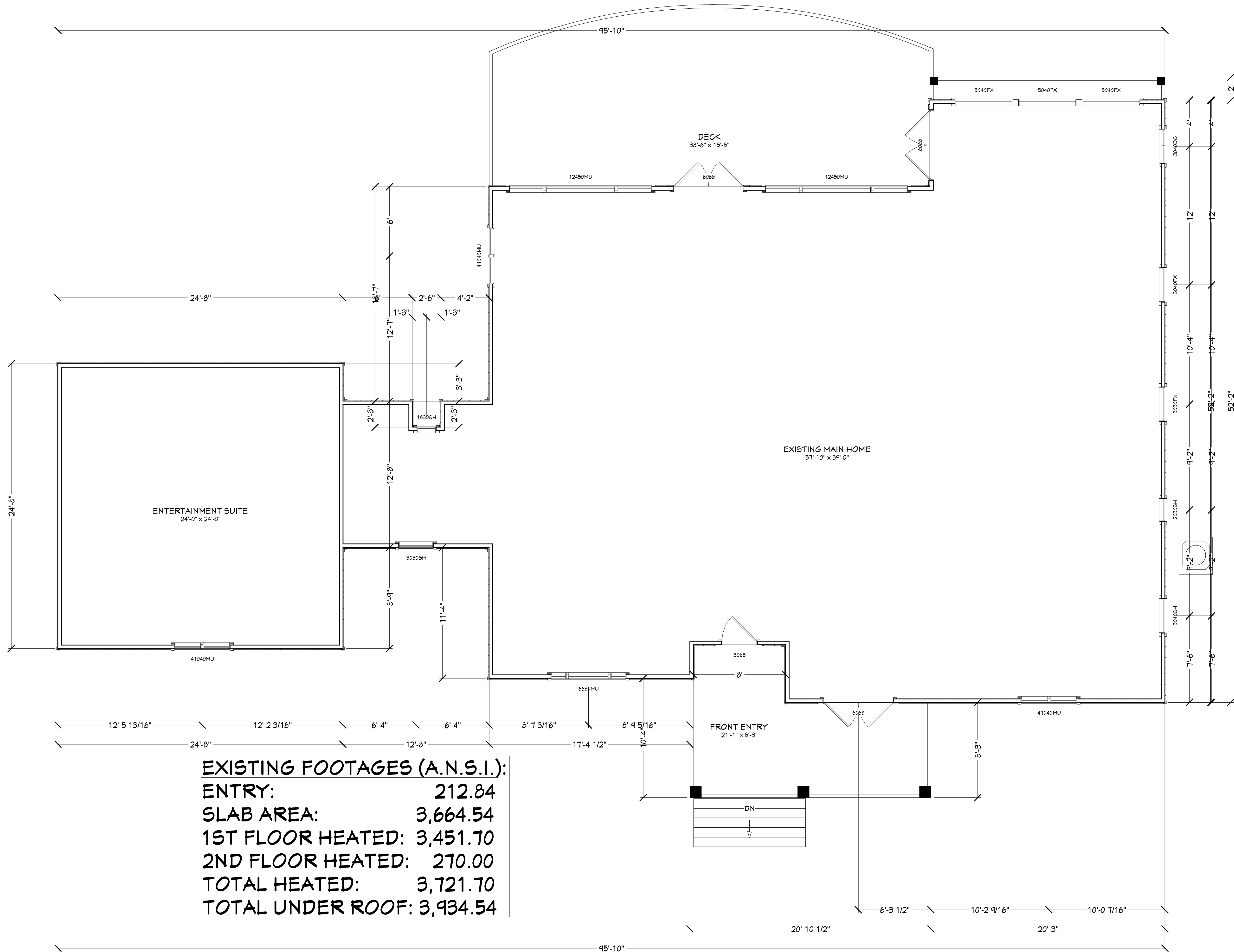
4/1/2016

SCALE:

3/16" = 1'-0"

SHEET:

A-3



|                               |          |
|-------------------------------|----------|
| EXISTING FOOTAGES (A.N.S.I.): |          |
| ENTRY:                        | 212.84   |
| SLAB AREA:                    | 3,664.54 |
| 1ST FLOOR HEATED:             | 3,451.70 |
| 2ND FLOOR HEATED:             | 270.00   |
| TOTAL HEATED:                 | 3,721.70 |
| TOTAL UNDER ROOF:             | 3,934.54 |

AS-BUILT 1ST FLOOR PLAN

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BUILT BY:

PROJECT DESCRIPTION:

RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

Design Drawings  
provided by:

RESIDENTIAL DESIGN SINCE 1999  
904-730-7135

DATE:

4/1/2016

SCALE:

1/4" = 1'-0"

SHEET:

A-4

MATCH EXISTING  
 LIFETIME ARCH FIBERGLASS  
 : 6/12  
 ELS: RAISED TO CREATE LEVEL  
 HORD ON SOFFITS TO MATCH THE  
 HOME  
 R PLAN  
 R BETWEEN NEW AND OLD TO BE  
 NALLY FRAMED  
 ST CONFIRM TRUSS HEELS AND PITCH  
 EXISTING HOME PRIOR TO THE  
 RE OF THE NEW TRUSSES

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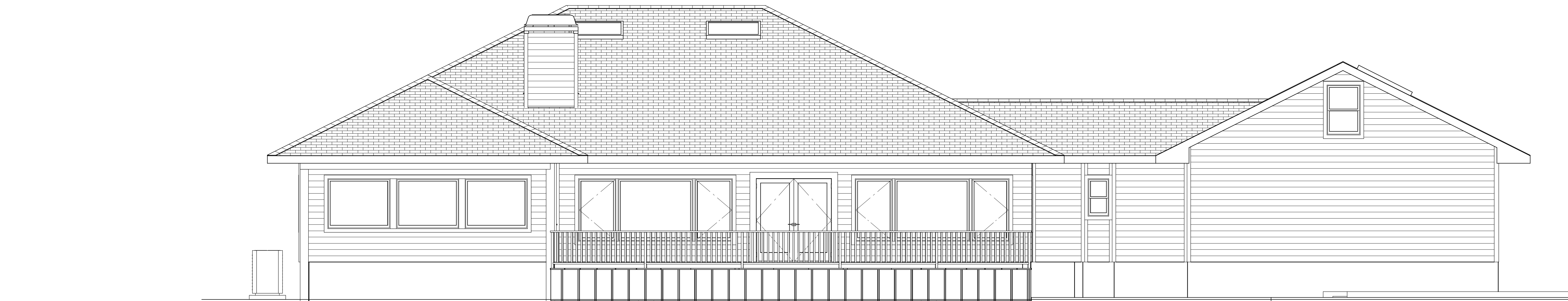
RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070



DATE:  
4/1/2016

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

SHEET:  
**A-5**



REAR ELEVATION



FRONT ELEVATION

AS-BUILT FRONT/REAR ELEVATIONS

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DMG

Direct Movement Group

BUILT BY:

PROJECT DESCRIPTION:

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13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

Design Drawings  
provided by:

DESIGNS FOR LIVING, LLC

RESIDENTIAL DESIGN SINCE 1989

904-730-7135

DATE:

4/1/2016

SCALE:

1/4" = 1'-0"

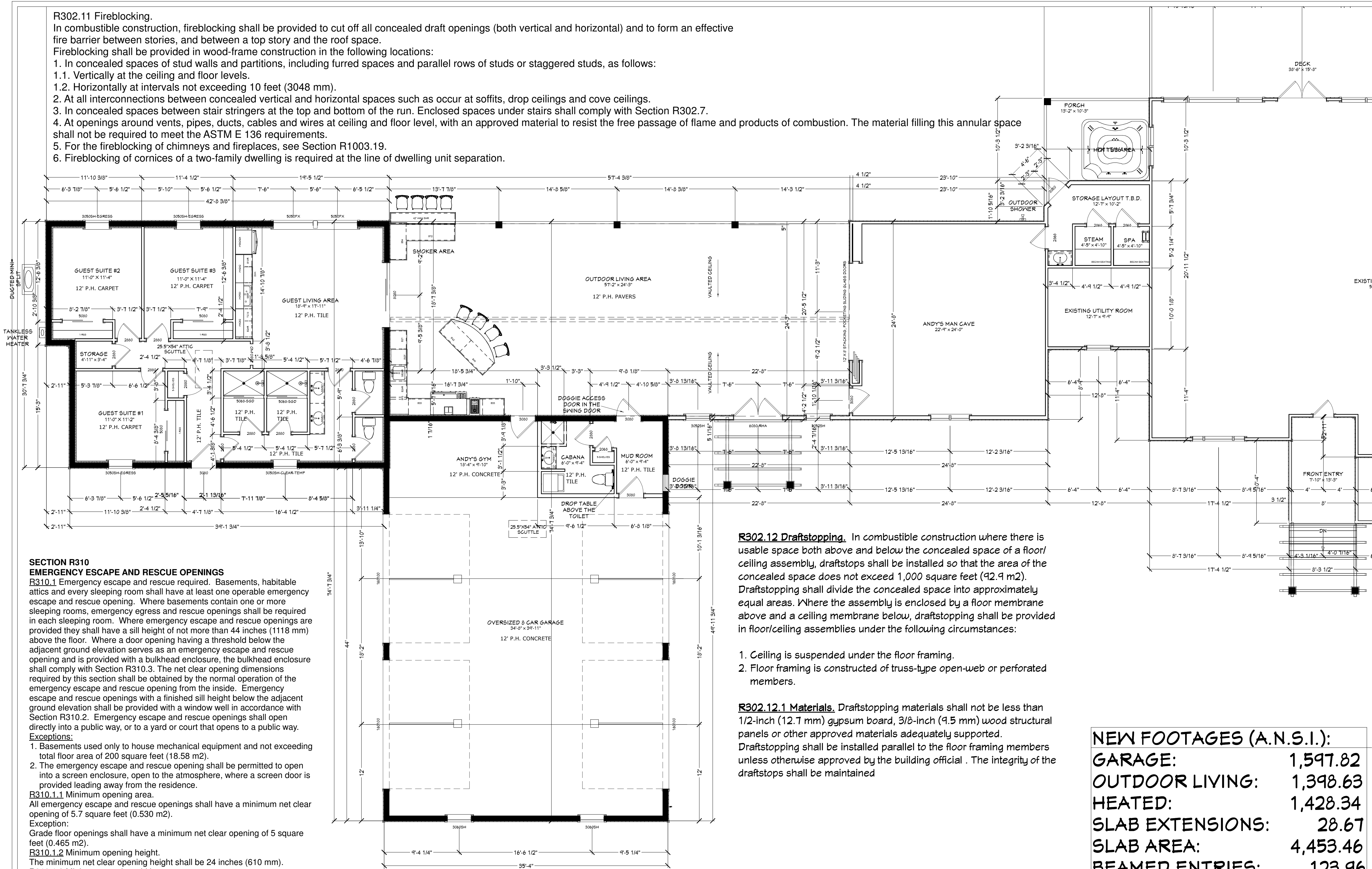
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**R302.11 Fireblocking.**  
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.  
Fireblocking shall be provided in wood-frame construction in the following locations:  
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:  
1.1. Vertically at the ceiling and floor levels.  
1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).  
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.  
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.  
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.  
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.  
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



**SECTION R310**  
**EMERGENCY ESCAPE AND RESCUE OPENINGS**  
**R310.1** Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.  
**Exceptions:**  
1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).  
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.  
**R310.1.1** Minimum opening area.  
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).  
Exception:  
Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).  
**R310.1.2** Minimum opening height.  
The minimum net clear opening height shall be 24 inches (610 mm).  
**R310.1.3** Minimum opening width.  
The minimum net clear opening width shall be 20 inches (508 mm).  
**R310.1.4** Operational constraints.  
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

**R302.6 Dwelling/garage fire separation.** The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

**R302.12 Draftstopping.** In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

**R302.12.1 Materials.** Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained.

| NEW FOOTAGES (A.N.S.I.): |          |
|--------------------------|----------|
| GARAGE:                  | 1,597.82 |
| OUTDOOR LIVING:          | 1,398.63 |
| HEATED:                  | 1,428.34 |
| SLAB EXTENSIONS:         | 28.67    |
| SLAB AREA:               | 4,453.46 |
| BEAMED ENTRIES:          | 123.96   |
| TOTAL UNDER ROOF:        | 4,424.79 |

**FLOOR PLAN PROPOSED**  
**CAUTION: 3/16" SCALE**

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PLAN #  
7130

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BUILT BY:

PROJECT DESCRIPTION:

RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

Design Drawings  
provided by:

RESIDENTIAL DESIGNER SINCE 1989  
904-730-7135

|        |               |
|--------|---------------|
| DATE:  | 4/1/2016      |
| SCALE: | 3/16" = 1'-0" |
| SHEET: | A-9           |

BUILDER MUST CONFIRM TRUSS HEELS AND PITCH TO THE EXISTING HOME PRIOR TO THE MANUFACTURE OF THE NEW TRUSSES

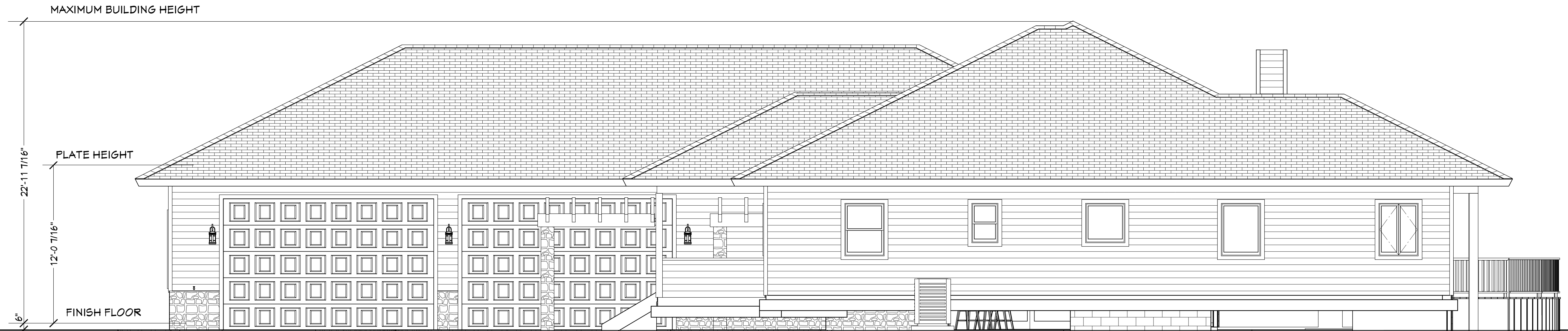
LIGHT STORAGE (FINK)  
TRUSSES DECKED WITH 3/4" T &  
G DECKING WITH OVERSIZED  
PULL DOWN STAIRS

TOTAL: 2,130 SQ. IN.  
VENTILATION REQUIRED:  
HIGH: 1,065 SQ. IN. (5) SIX FOOT OFF RIDGE VENTS\* @ 216  
SQ.IN. IN EACH EQUAL 1,080 SQ. IN.  
LOW: 1,065 SQ. IN. SOFFIT VENTING GREATER THAN 5  
FEET FROM THE PROPERTY LINE. SOFFIT VENTING ON  
FRONT & REAR: 254 L.F. X 7 IN SQUARED/L.F. = 1,778 SQ.  
IN.  
\*- 6- OFF RIDGE VENTS

PROPOSED ROOF PLAN  
*CAUTION: 3/16" SCALE*

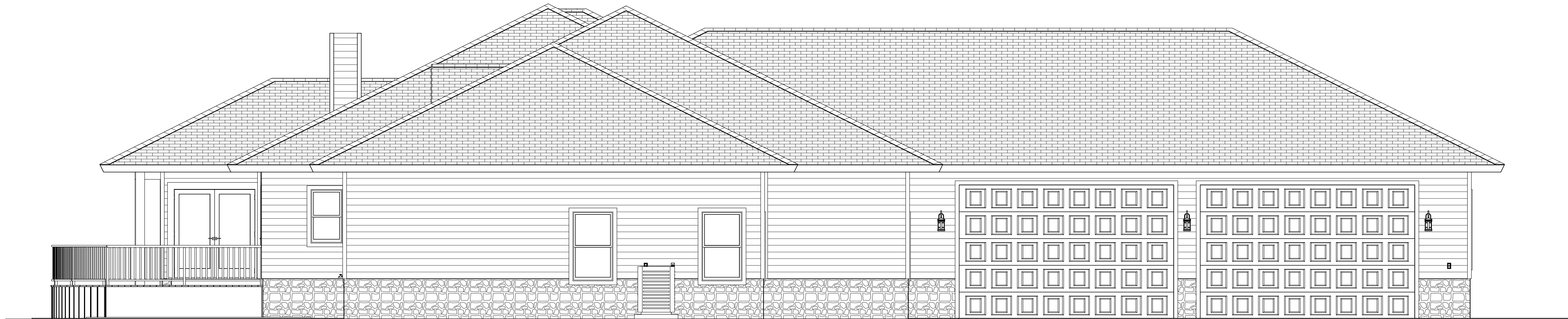
**A-10**





RIGHT ELEVATION

EXTERIOR NOTES:  
EXTERIOR: HARDY SHAKE PAINTED OVER CMU  
SOFFITS: VINYL/MATCH EXISTING  
FASCIA: CPVC COATED ALUMINUM OVER 2X6 SUB-FASCIA WITH 1X2 PT DRIP  
ROOFING: ARCHITECTURAL FIBERGLASS  
FOUNDATION: MONOLITHIC SLAB & FOOTERS  
CORNER BOARDS: 3X3 STEALTH CORNERS BY VERSATEX  
FRIEZE: 1X6 STEALTH FRIEZE BY VERSATEX OVER 1X4 PINE SPACERS  
WALKS & DRIVES: BY OTHERS  
WAINSCOT: FAUX STONE



LEFT ELEVATION

PROPOSED SIDE ELEVATIONS

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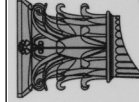
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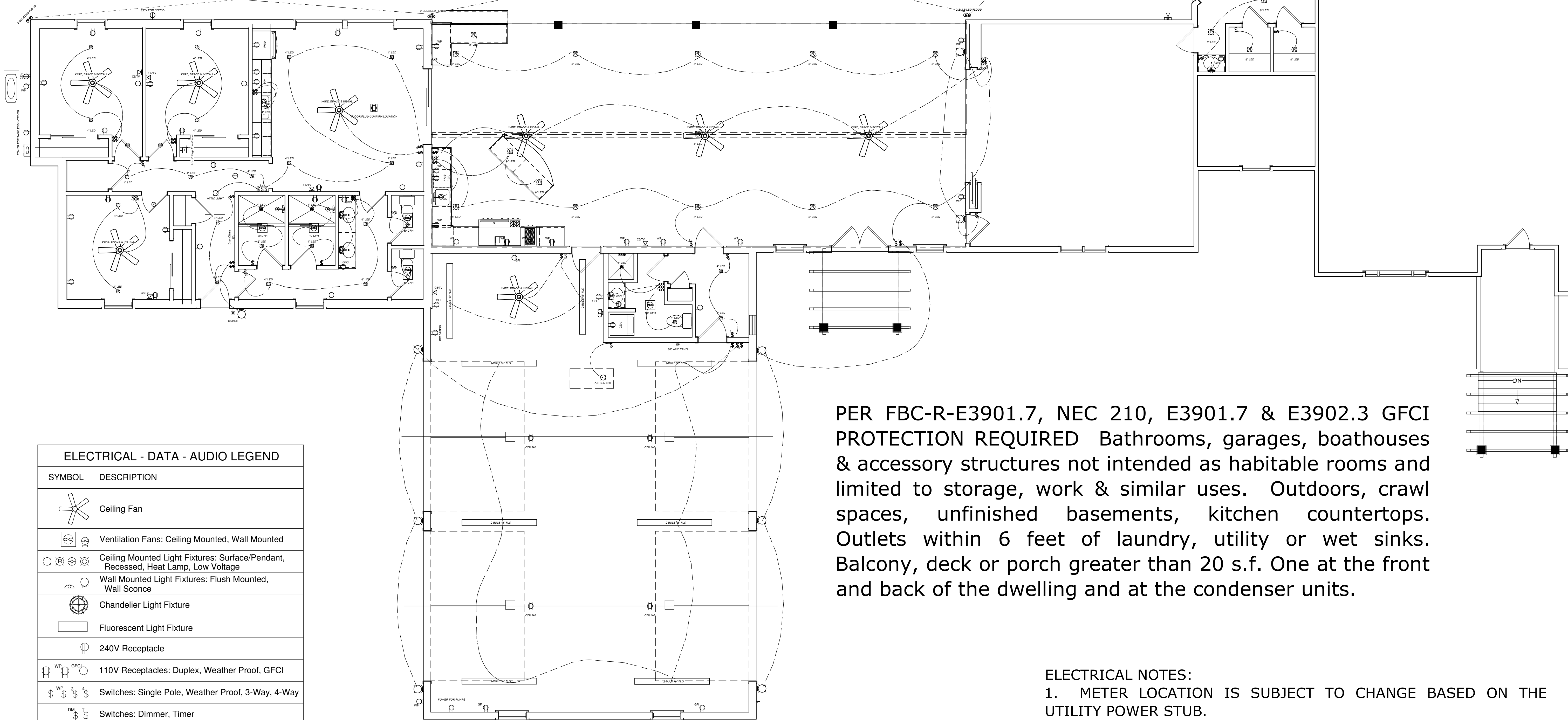
1/4" = 1'-0"

SHEET:

A-12



PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.



| 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                                                          |

EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

- ELECTRICAL NOTES:
- METER LOCATION IS SUBJECT TO CHANGE BASED ON THE UTILITY POWER STUB.
  - CONFIRM & PROVIDE POWER FOR SEPTIC SYSTEM
  - CONFIRM & PROVIDE POWER FOR WELL EQUIPMENT
  - INSTALL TANKLESS L.P. GAS WATER HEATER.
  - INSTALL CAT5 CABLE PER PLAN
  - CONFIRM LOCATION OF EVERYTHING WITH OWNER PRIOR TO INSTALLATION

PROPOSED ELECTRICAL PLAN

CAUTION: 3/16" SCALE

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PLAN #  
7130

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

BUILT BY:

PROJECT DESCRIPTION:  
RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070

DESIGNS FOR LIVING  
RESIDENTIAL DESIGNER SINCE 1989  
904-730-7135

Design Drawings  
provided by:

DATE:  
4/1/2016

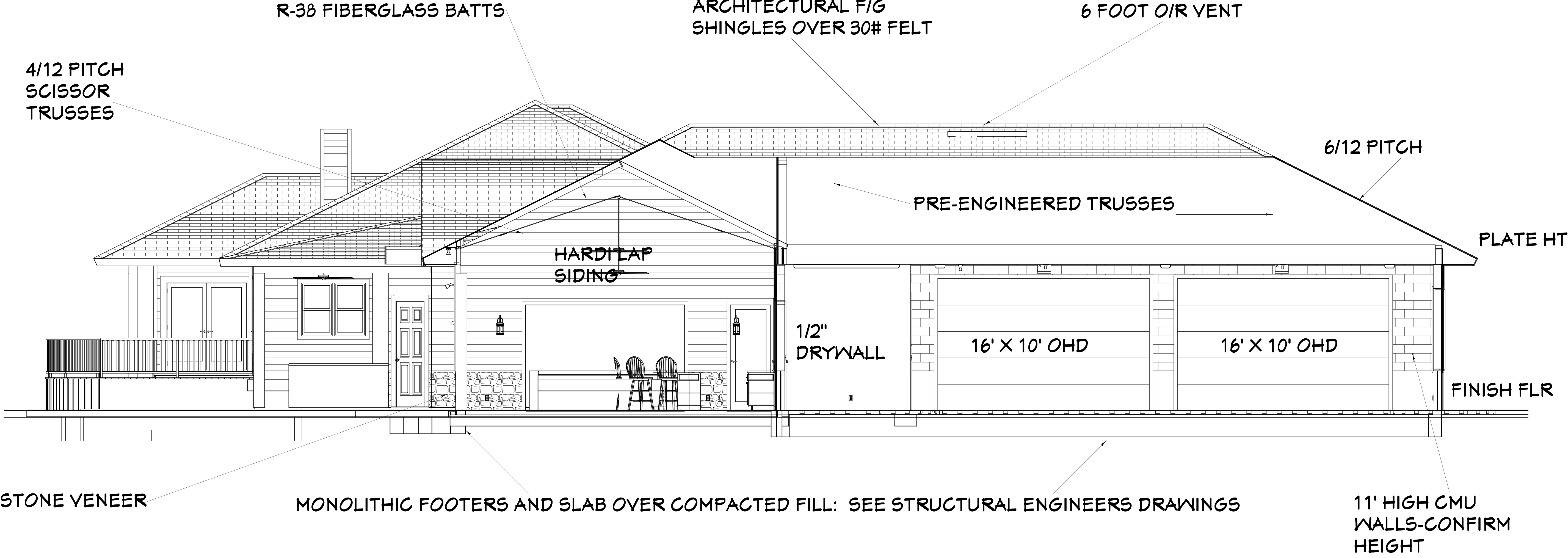
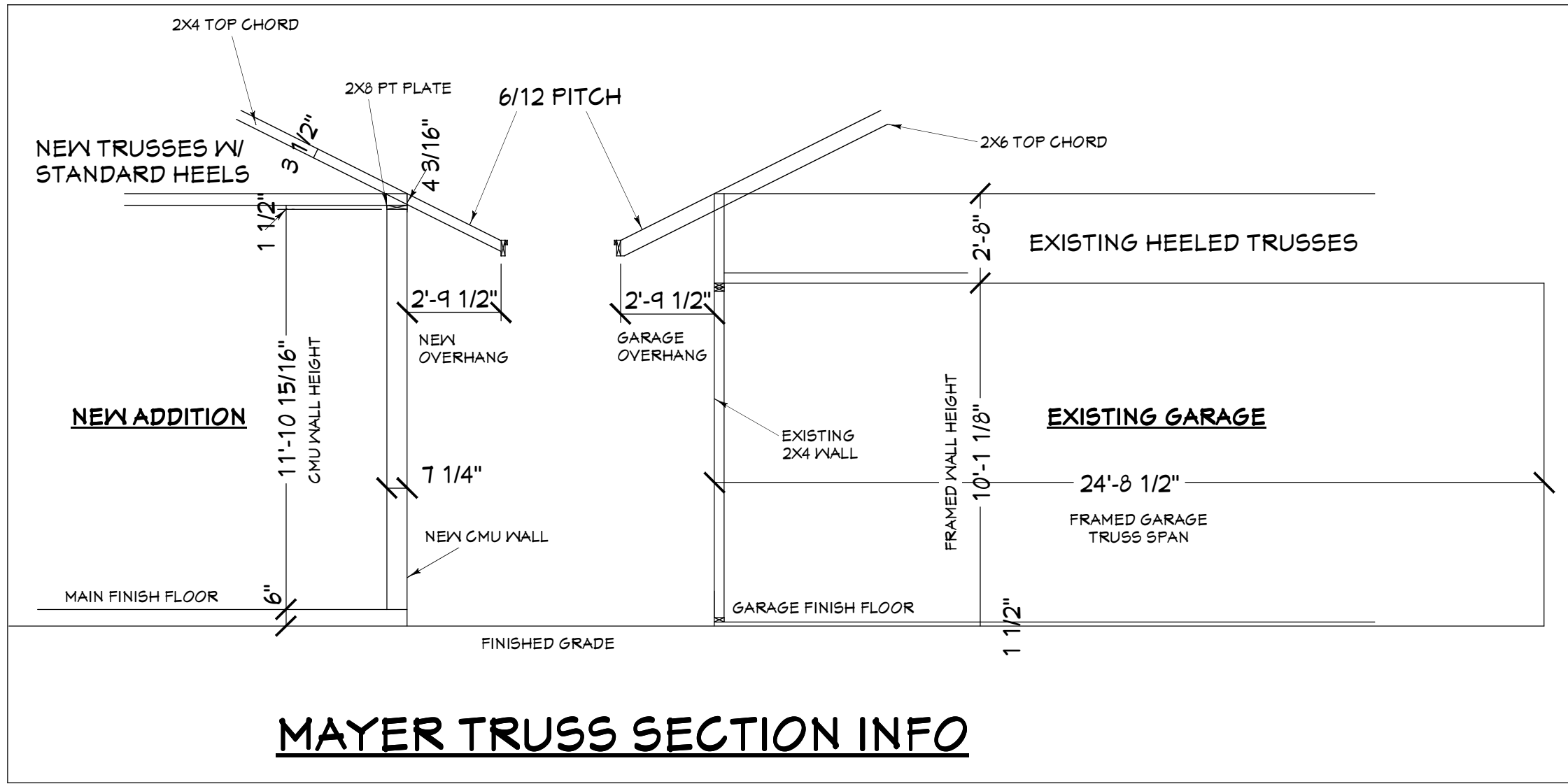
SCALE:  
3/16" = 1'-0"

SHEET:  
A-14



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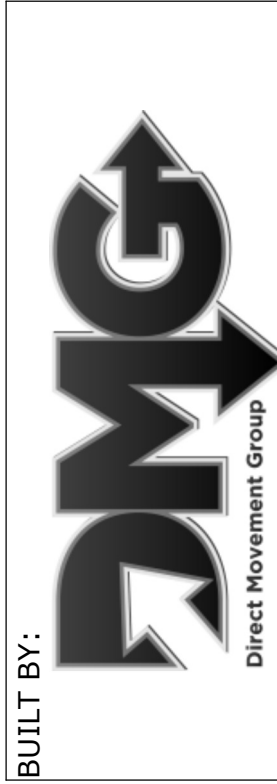
EXTERIOR WALL CONSTRUCTION:  
8X8X16 CMU MAIN CORE.  
INTERIOR INSTALL 1" HIGH-R BOARD SECURED BY 3/4" PT  
FURRING STRIPS NAILED THROUGH THE INSULATION INTO  
THE CMU.  
EXTERIOR TO HAVE PT FURRING STRIPS TAPCON INTO THE  
CMU WITH 1/2" OSB ATTACHED ON TOP OF THE FURRING  
STRIPS AND THEN INSTALL HARDI-LAP SIDING OVER THE CMU



**IMPORTANT TRUSS NOTE: IT IS THE BUILDERS  
RESPONSIBILITY TO CONFIRM THE HEEL HEIGHT REQUIRED ON  
THE TRUSSES PRIOR TO ENGINEERING AND CONSTRUCTION**

## BUILDING SECTION

PLAN #  
7130

[illegible]

PROJECT DESCRIPTION:  
RENOVATIONS FOR THE MAYER FAMILY  
13795 SAWPIT ROAD  
JACKSONVILLE, FLORIDA 32226  
R/E #: 159786-1070



DATE:

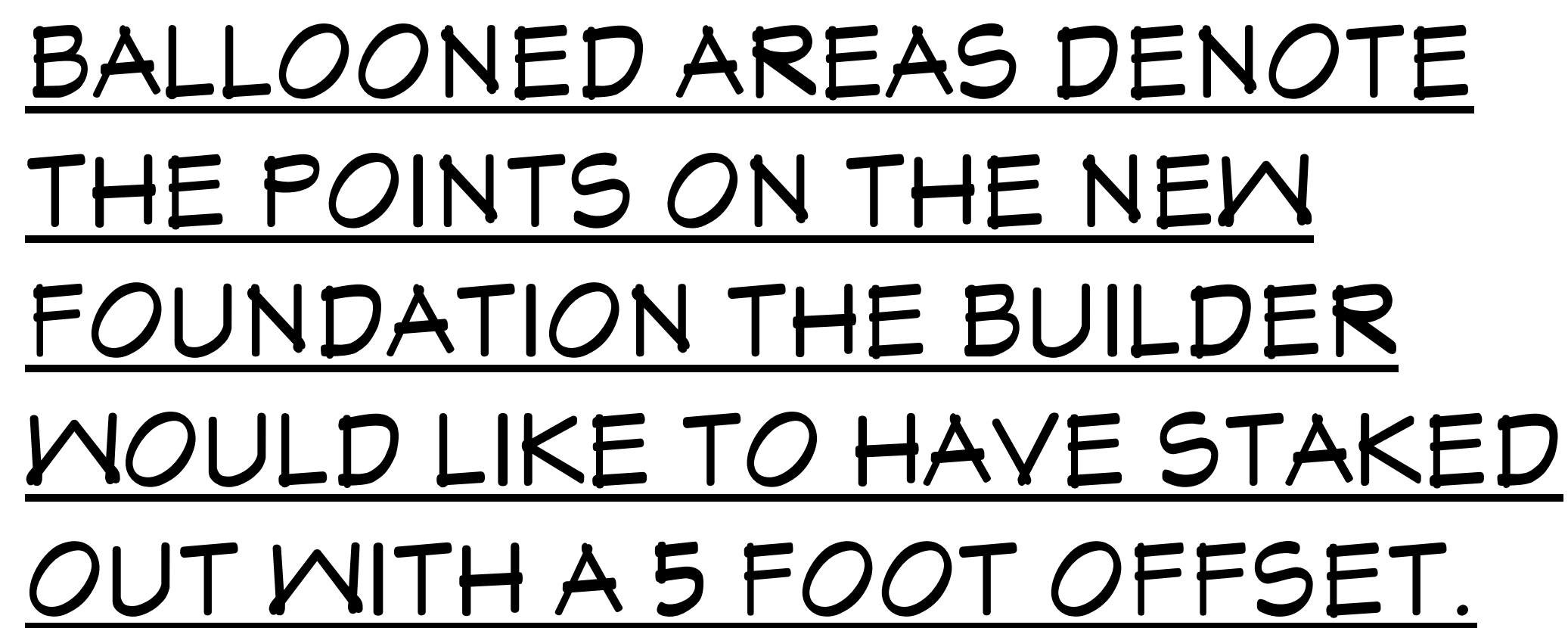
4/1/2016

SCALE:

N.T.S

SHEET:

**A-16**



ALSO NEED THE "MEAN  
HIGH WATER LINE" IN  
ORDER TO PROCESS A  
SEPTIC PERMIT

## SURVEY POINTS

| PLAN #                           |             |
|----------------------------------|-------------|
| 7130                             |             |
| BUILT BY:                        |             |
| PROJECT DESCRIPTION:             |             |
| RENOVATIONS FOR THE MAYER FAMILY |             |
| 13795 SAWPIT ROAD                |             |
| JACKSONVILLE, FLORIDA 32226      |             |
| R/E #:                           | 159786-1070 |

| DATE:    |  |
|----------|--|
| 4/1/2016 |  |

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

| SHEET: |  |
|--------|--|
| A-17   |  |

[illegible]