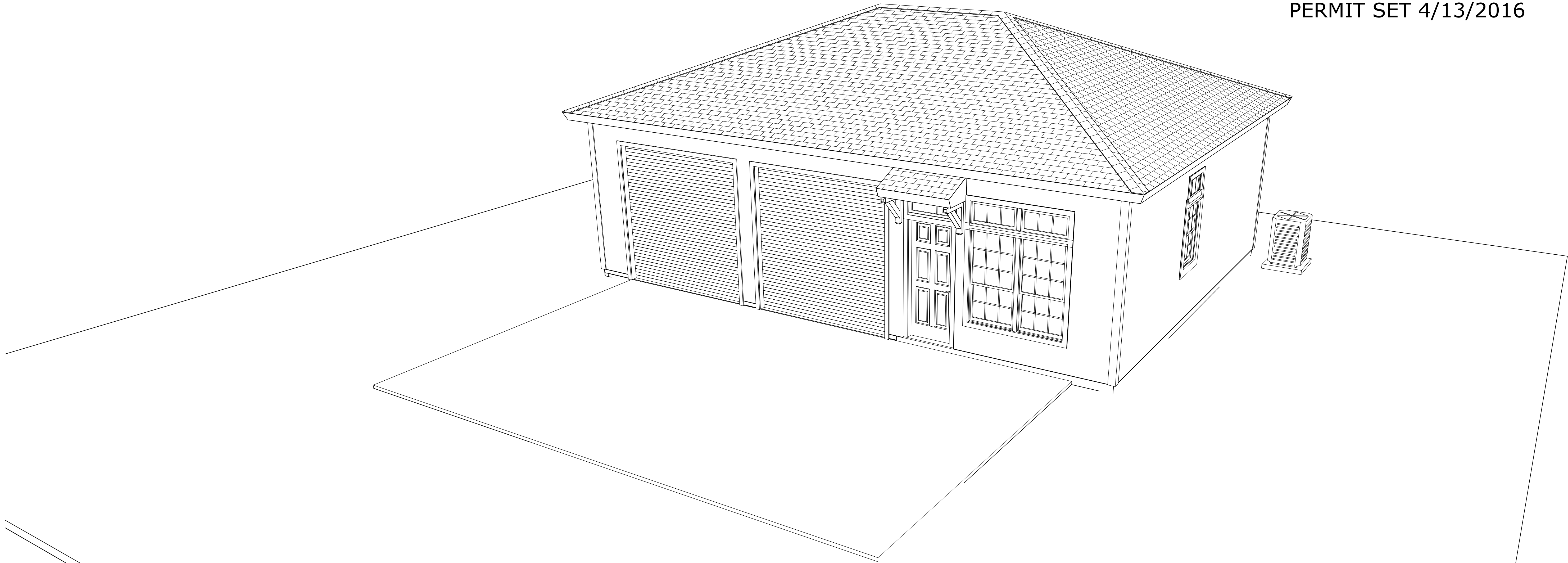


# DETACHED GARAGE INTERIOR RENOVATIONS FOR THE TOWNSEND FAMILY

PERMIT SET 4/13/2016



71 CAT ROAD  
PONTE VEDRA BEACH, FL 32082  
LOT 75, UNIT 2, EAST COAST CANAL ESTATES

R/E #: 063580-0000

BUILT BY:

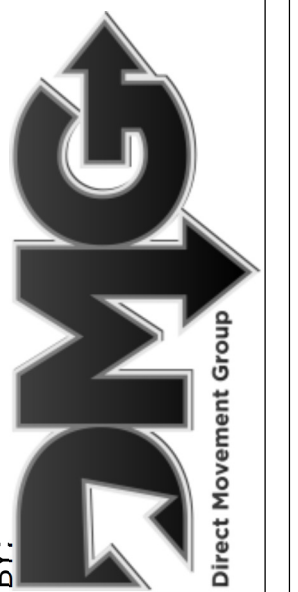
DAVIS & ASSOCIATES, INC.  
DIRECT MARKETING GROUP, LLC  
2602 UNIVERSITY BLVD. W.  
JACKSONVILLE, FL 32217

904-999-0999

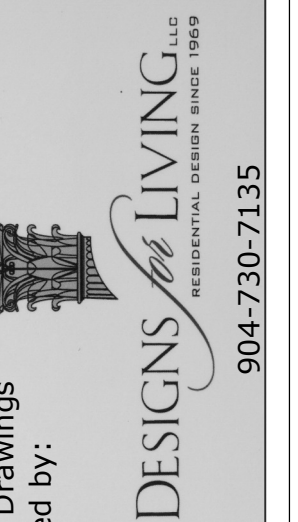
CBC1257358

IMPORTANT: HOME IN  
"AE" FLOOD ZONE.  
FINISH FLOOR AND  
EQUIPMENT MUST BE AT  
OR ABOVE 7.00' M.S.L.

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PLAN #  
3651[illegible]

PROJECT DESCRIPTION:  
RENOVATIONS FOR THE TOWNSEND  
FAMILY  
71 CAT ROAD  
PONTE VEDRA BEACH, FLORIDA 32082



DATE:

4/9/2016

SCALE:

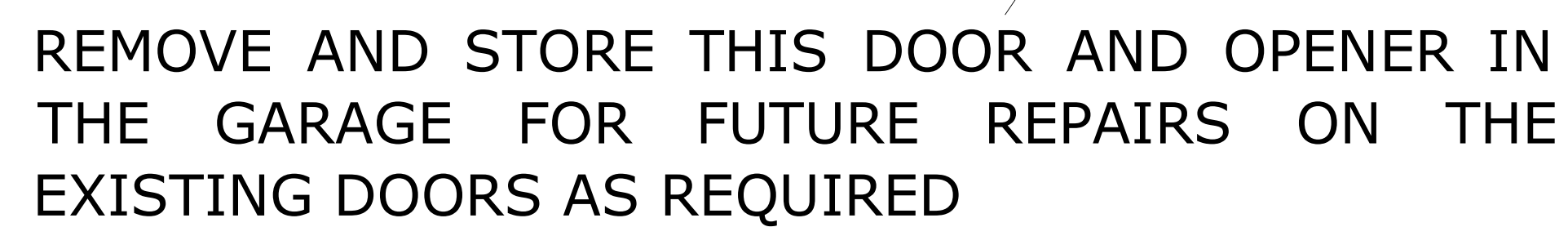
N.T.S.

SHEET:

**A-25**



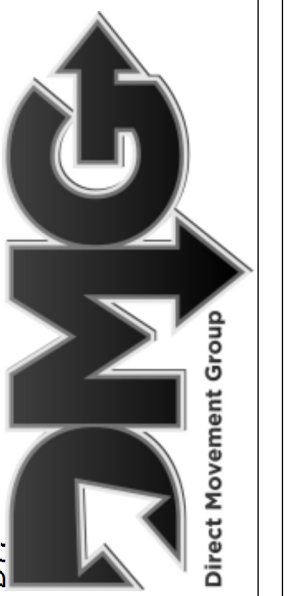
1. MONOLITHIC FOOTERS AND SLAB
2. 12'-1&1/8" PLATE HEIGHT
3. ROOF SHEATHED WITH 1/2" OSB
4. FULLY TRUSSED AT A 5/12 PITCH
5. EXTERIOR SHEATHED WITH 5/8" T-11 STRUCTURAL SHEATHING
6. SHINGLES ARCHITECTURAL FIBERGLASS
7. GARAGE DOORS ARE ROLL-UP TYPE
8. EXTERIOR WALLS ARE 2X6#2SPF @ 16" O.C.



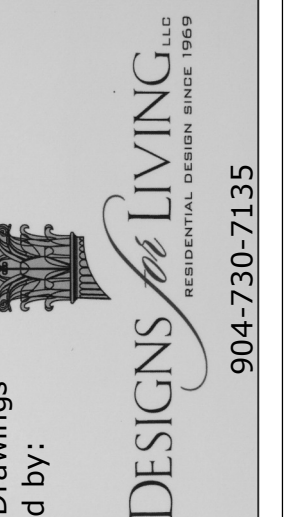
1. NEW WINDOWS AND DOOR CUT-IN PER PLANS WITH NEW HEADERS INSTALLED FOR THE SIDE AND REAR WINDOWS
2. NEW DOOR AND WINDOW TRIMS TO MATCH EXISTING
3. SMALL AWNING STYLE FRAMED INSTALLED SUPPORTED BY WOOD BRACKETS
4. PAINT ALL NEW TO MATCH THE EXISTING
5. INSTALL INSULATION AS NOTED.
6. INSTALL HVAC PER PLAN
7. INSTALL GRINDER PUMP FOR THE SEWAGE THAT WILL BE PUMPED INTO THE EXISTING SEWER PIPES BEFORE ENTRY INTO THE SEPTIC
8. STUDOR VENTS TO BE USED FOR VENTING OF ALL PLUMBING TO AVOID ROOF REPAIRS



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

PLAN #  
3651[illegible]

RENOVATIONS FOR THE TOWNSEND  
FAMILY  
71 CAT ROAD  
PONTE VEDRA BEACH, FLORIDA 32082



DATE:

4/9/2016

SCALE:

$$1/4" = 1'-0"$$

SHEET:

A-26

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1. SHOWER TO BE RECESSED TO THE EXISTING SLAB
2. 2500 PSI MINIMUM CONCRETE
3. CLEAN AND APPLY A BONDING AGENT TO OVER POUR THE EXISTING FOUNDATION 4" FOR THE NEW HEATED FRAMED AREA
4. THE EXISTING MONOLITHIC CODE COMPLIANT FOUNDATION WILL BE CUT AS REQUIRED TO GET IN THE NEW PLUMBING.



# PROPOSED CARRIAGE HOUSE ROOF & FOUNDATION PLAN

1. NOTHING IS CHANGING ON THE ROOF TRUSSES OR THE SHINGLES.
2. THE EXISTING STRUCTURE IS FULLY TRUSSED AND THERE WILL BE NO MODIFICATIONS TO THE TRUSSES.
3. THE EXISTING TRUSSES ARE DECKED WITH 1/2" OSB

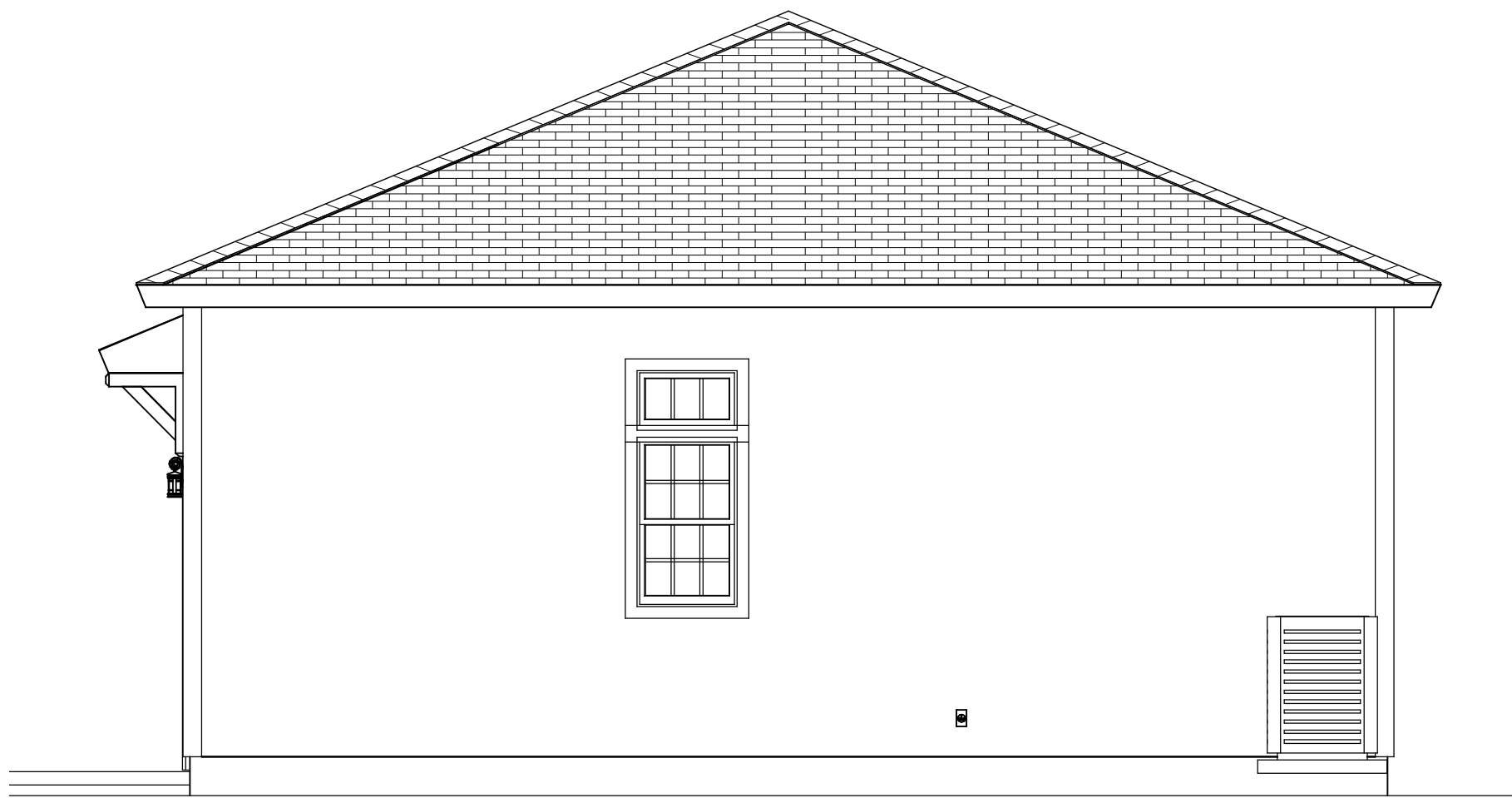


**A-27**

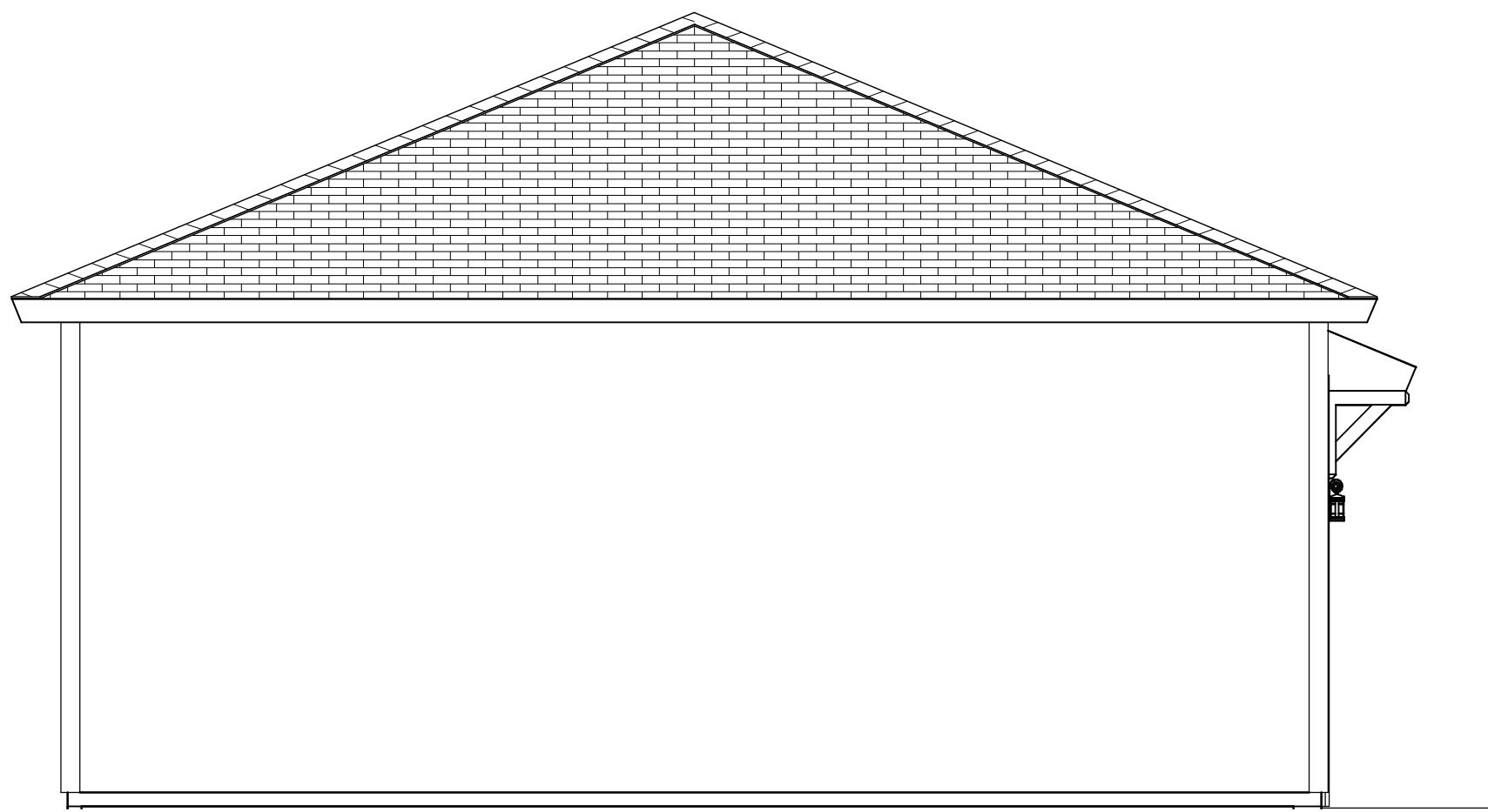
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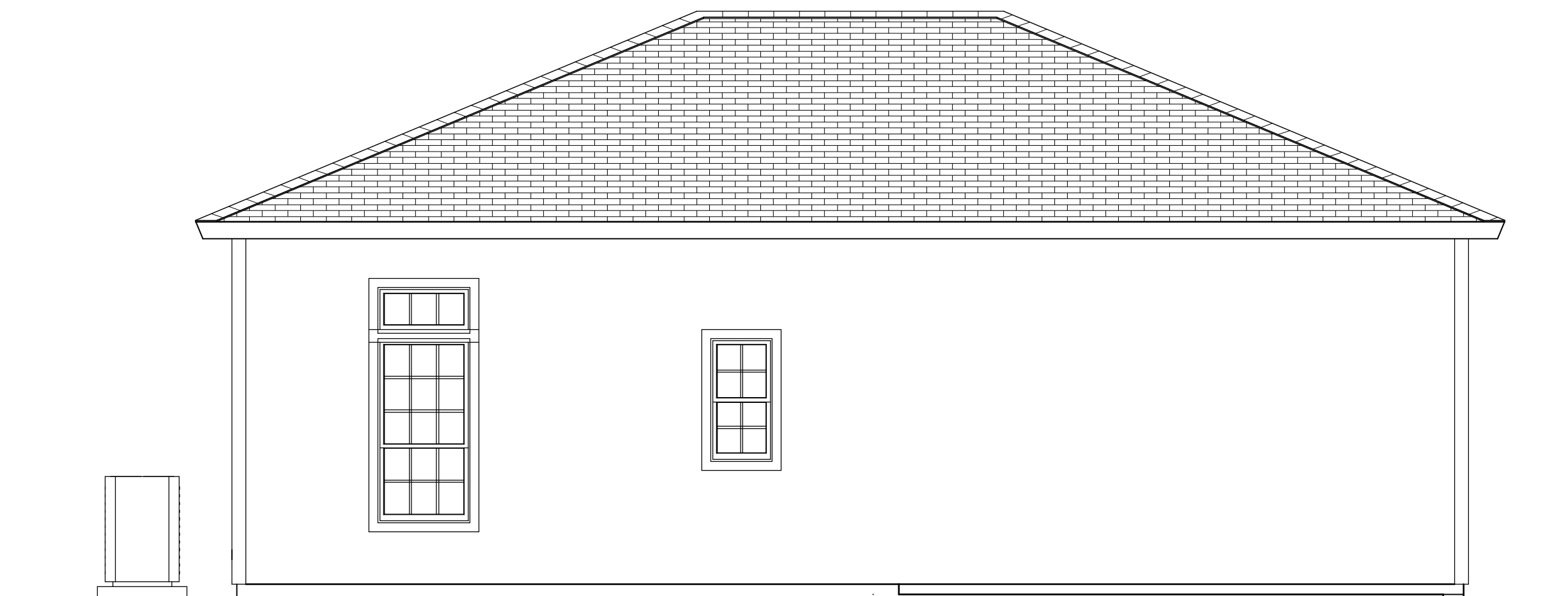




RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

# CARRIAGE HOUSE ELEVATIONS

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PLAN #  
3651

NO.	DESCRIPTION	BY	DATE

BUILT BY:

DMG  
Direct Movement Group

PROJECT DESCRIPTION:

RENOVATIONS FOR THE TOWNSEND FAMILY  
71 CAT ROAD  
PONTE VEDRA BEACH, FLORIDA 32082

Design Drawings provided by:

DESIGNS FOR LIVING, LLC  
RESIDENTIAL DESIGN SINCE 1989  
904-730-7135

DATE:  
4/9/2016

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

SHEET:  
A-29