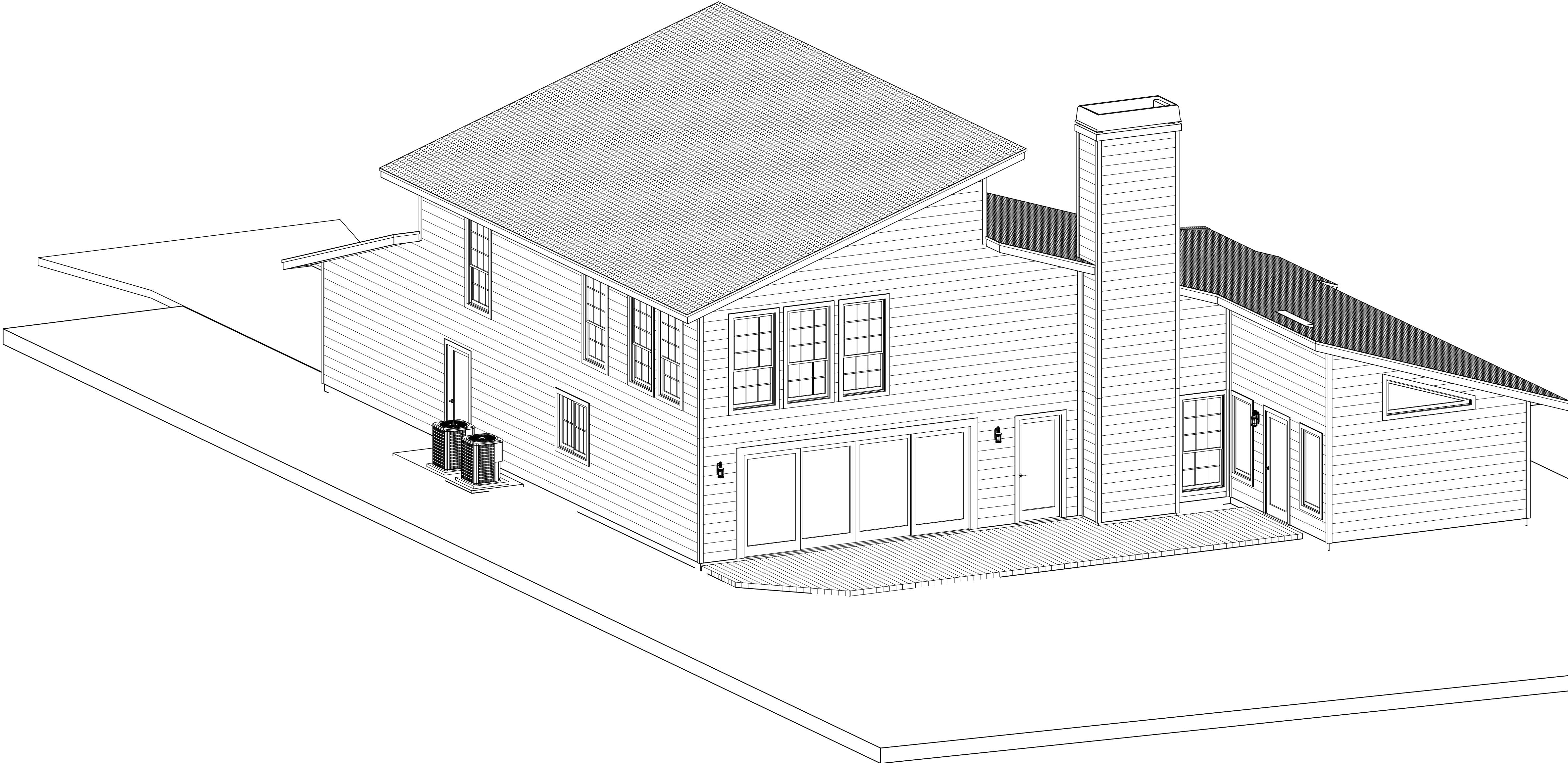


RENOVATIONS FOR THE CHRISTIAN FAMILY

REVIEW PLANSET: 4/26/2017



4322 SEDGEMOOR DRIVE E.
JACKSONVILLE, FL 32225
R/E #: 160671-0334

BUILT BY:
TO BE DETERMINED

COVER PAGE

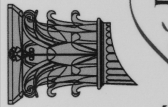
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PLAN #
A-4322

CLIENT APPROVAL SIGNATURE	DATE
RAYMOND E. CHRISTIAN	
ANGELA CHRISTIAN	

Design Drawings
provided by:



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

PROJECT DESCRIPTION:
RENOVATIONS FOR THE
CHRISTIAN FAMILY
4322 SPRINGMOOR COURT E.
JACKSONVILLE, FL 32225
R/E #: 160671-0334

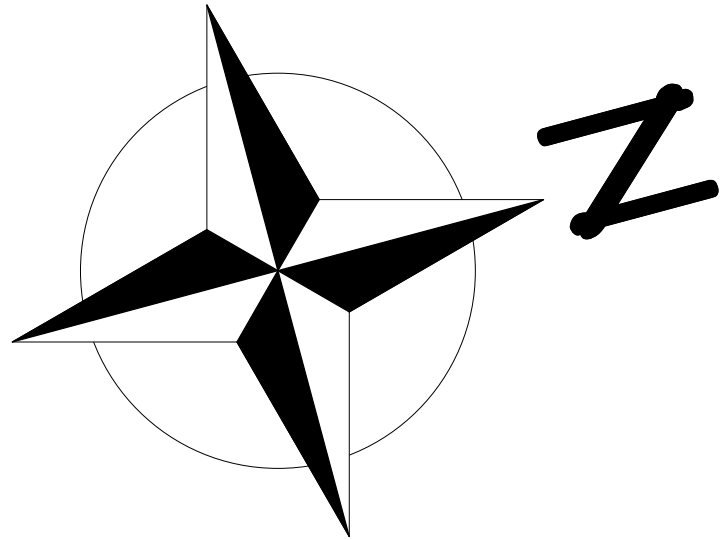
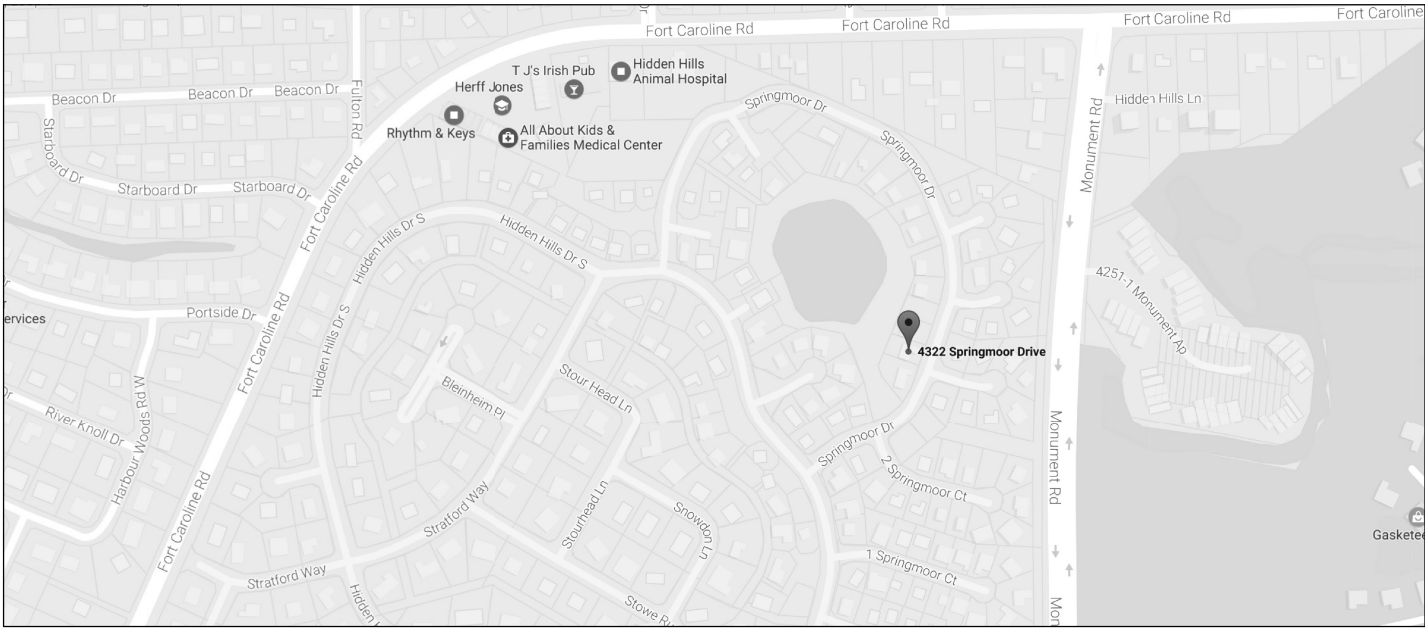
BUILT BY:
TO BE DETERMINED

DATE:
4/26/2017

SCALE:
N.T.S.

SHEET:
A-1

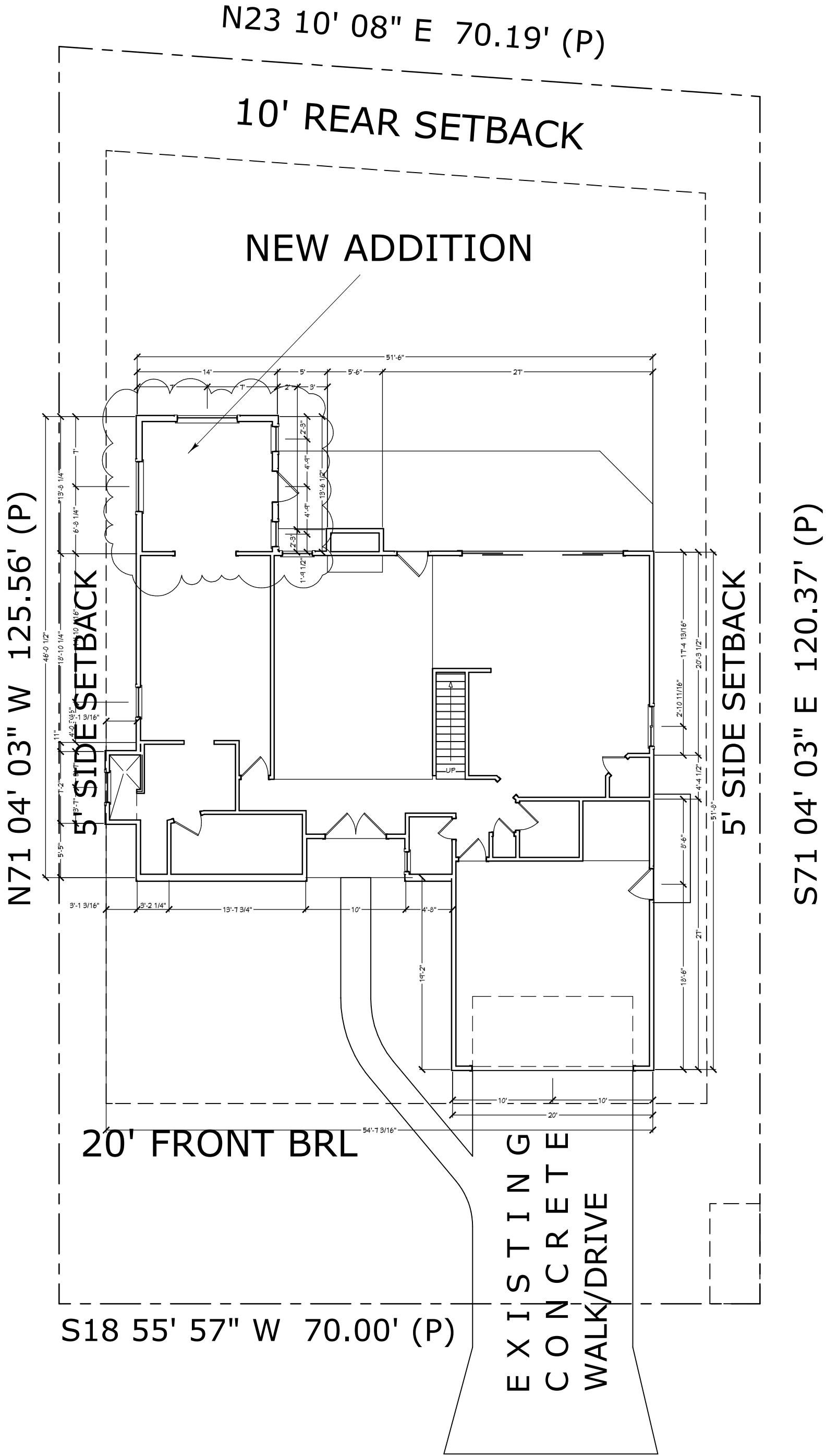
SITE LOCATION



YEAR BUJILT: 1986

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

FLOOD ZONE: "X"



4322 E. SPRINGMOOR DRIVE

WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "B"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: -25 FT
BUILDING CODE: 2014 FBC-R

WATER: JEA
SEWER: JEA
ELECTRIC: JEA

LEGAL DESCRIPTION:
R/E #: 160671-0334
LOT 11, BLOCK 1
HIDDEN HILLS
SPRINGMOOR UNIT 2
39-36 33-15-28E

ZONING: PUD
SETBACKS:
FRONT: 20'
SIDES: 5'
REAR: 10'

PLANS NOT RELEASED FOR CONSTRUCTION

SITE PLAN

CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS.

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A-4322

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DATE

RAYMOND E. CHRISTIAN

ANGELA CHRISTIAN

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904-730-7135

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
CHRISTIAN FAMILY
4322 SPRINGMOOR COURT E.
JACKSONVILLE, FL 32225
R/E #: 160671-0334

BUILT BY:

TO BE DETERMINED

DATE:

4/26/2017

SCALE:

1" = 10'-0"

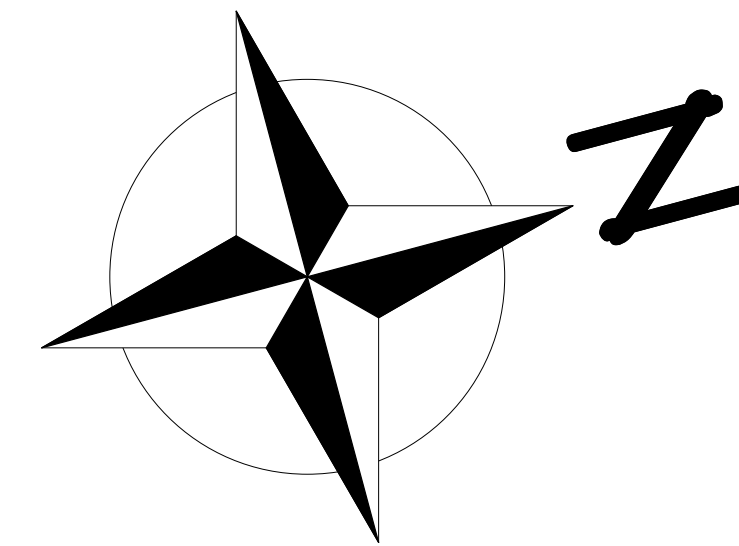
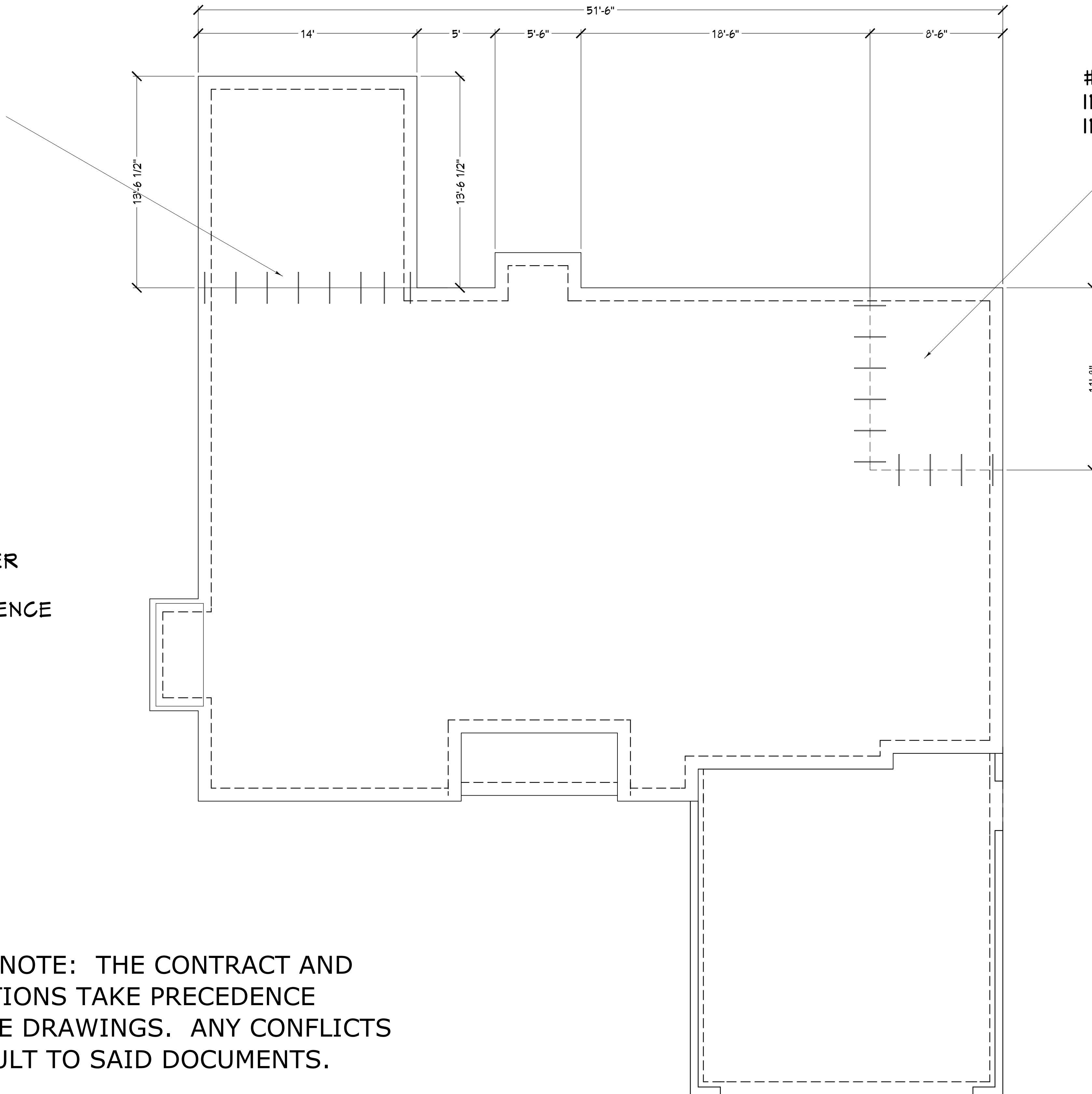
SHEET:

A-2

1. 2,500 PSI MINIMUM
2. MONOLITHIC FOOTER & 4" SLAB OVER TREATED AND COMPACTED FILL
3. ENGINEERS DETAILS TAKE PRECEDENCE
4. FIELD CONFIRM EVERYTHING

#5 REBAR @ 24" O.C. EPOXIED
INTO EXISTING 12" WITH 12"
INTO THE NEW SLAB

#5 REBAR @ 24" O.C. EPOXIED
INTO EXISTING 12" WITH 12"
INTO THE NEW SLAB



FOUNDATION PLAN

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A-3

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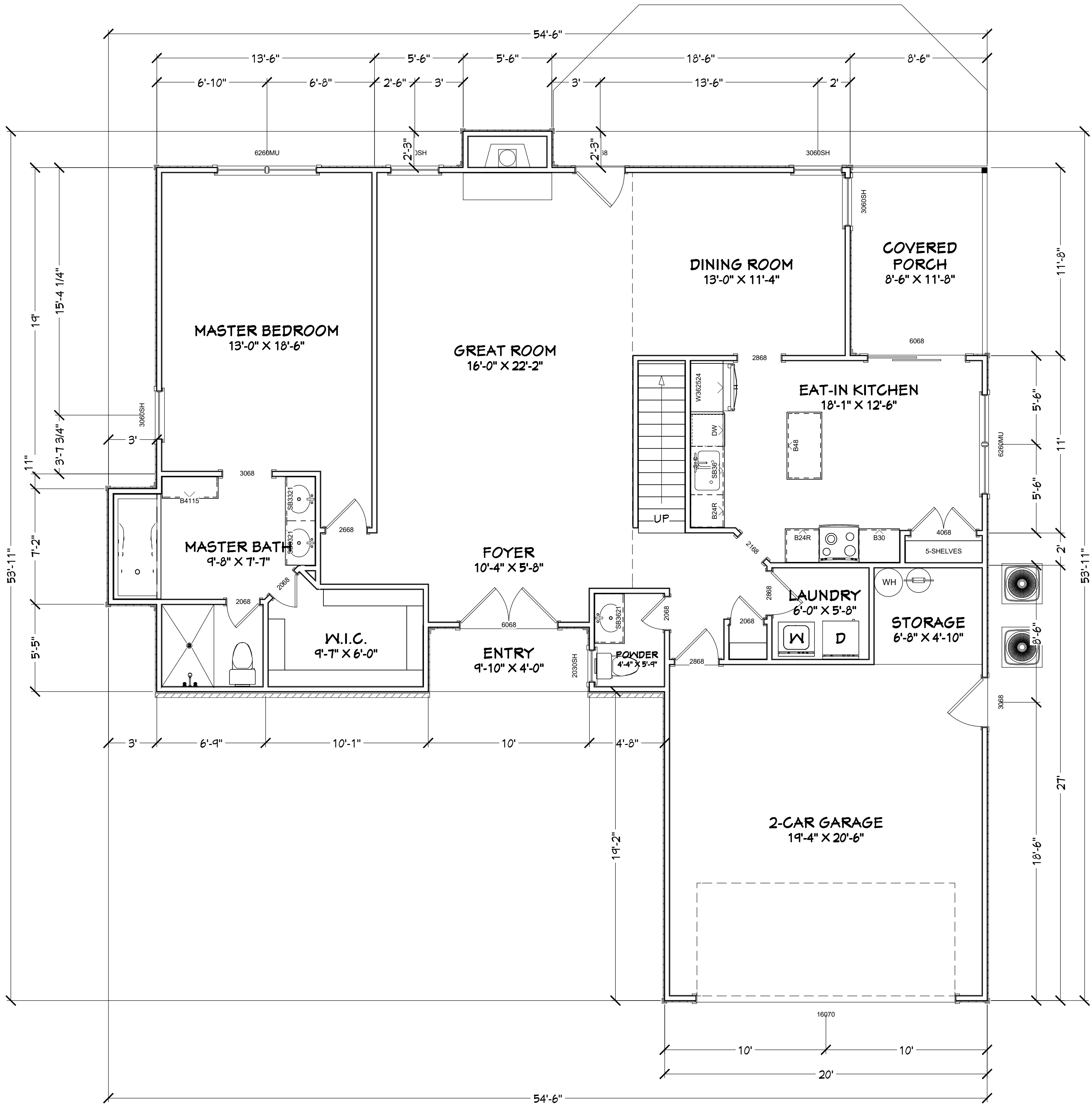
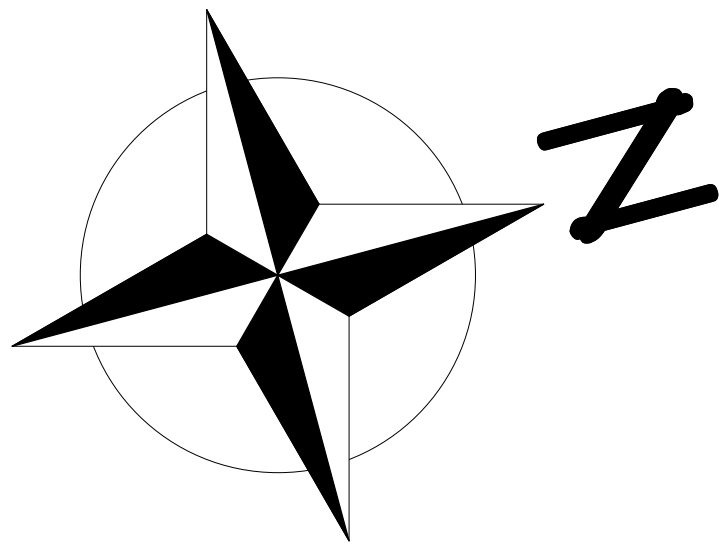
PROJECT DESCRIPTION:
**RENOVATIONS FOR THE
CHRISTIAN FAMILY**
4322 SPRINGMOOR COURT E.
JACKSONVILLE, FL 32225
R/E # : 160671-0334



ANGELA CHRISTIAN

PLAN #
A-4322

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AS-BUILT 1ST FLOOR PLAN

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A-4322

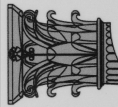
CLIENT APPROVAL SIGNATURE

DATE

RAYMOND E. CHRISTIAN

ANGELA CHRISTIAN

Design Drawings provided by:



DESIGNS FOR LIVING, LLC

RESIDENTIAL DESIGN SINCE 1989

904-730-7135

PROJECT DESCRIPTION:

RENOVATIONS FOR THE CHRISTIAN FAMILY

4322 SPRINGHOOR COURT E.

JACKSONVILLE, FL 32225

R/E #: 100671-0334

BUILT BY:

TO BE DETERMINED

DATE:

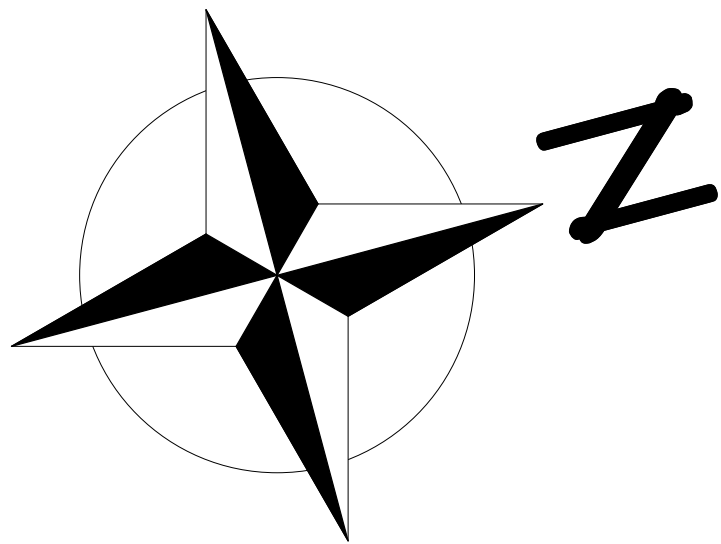
4/26/2017

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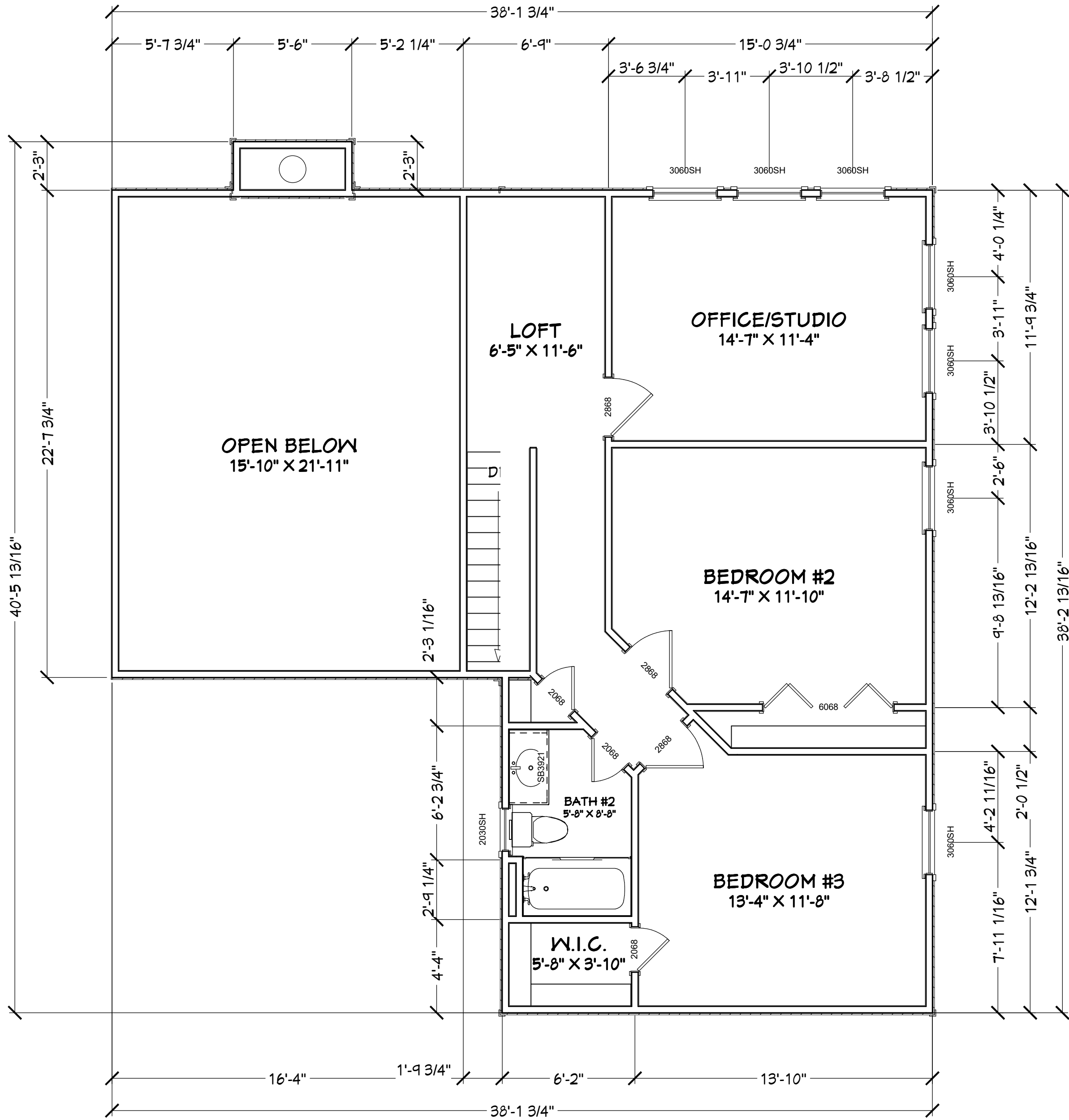
1/4" = 1'-0"

SHEET:

A-4



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AS-BUILT 2ND FLOOR PLAN

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A-4322

CLIENT APPROVAL SIGNATURE

DATE

RAYMOND E. CHRISTIAN

ANGELA CHRISTIAN

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904-730-7135

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
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4322 SPRINGHOOR COURT E.
JACKSONVILLE, FL 32225
R/E #: 100671-0334

BUILT BY:

TO BE DETERMINED

DATE:

4/26/2017

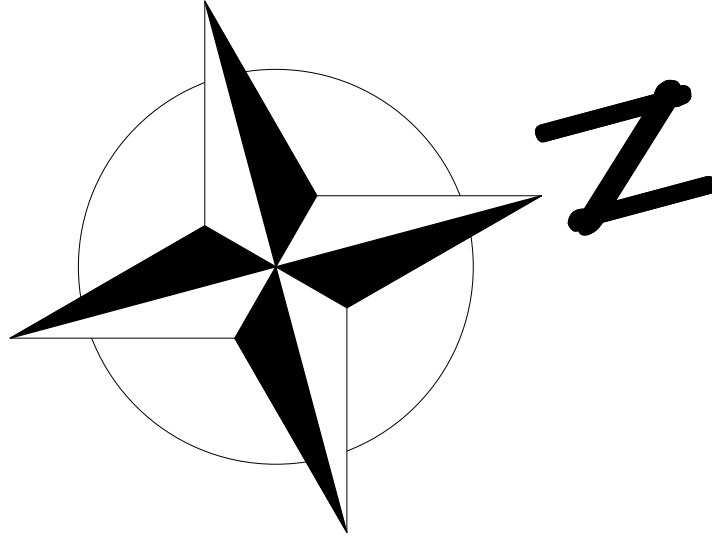
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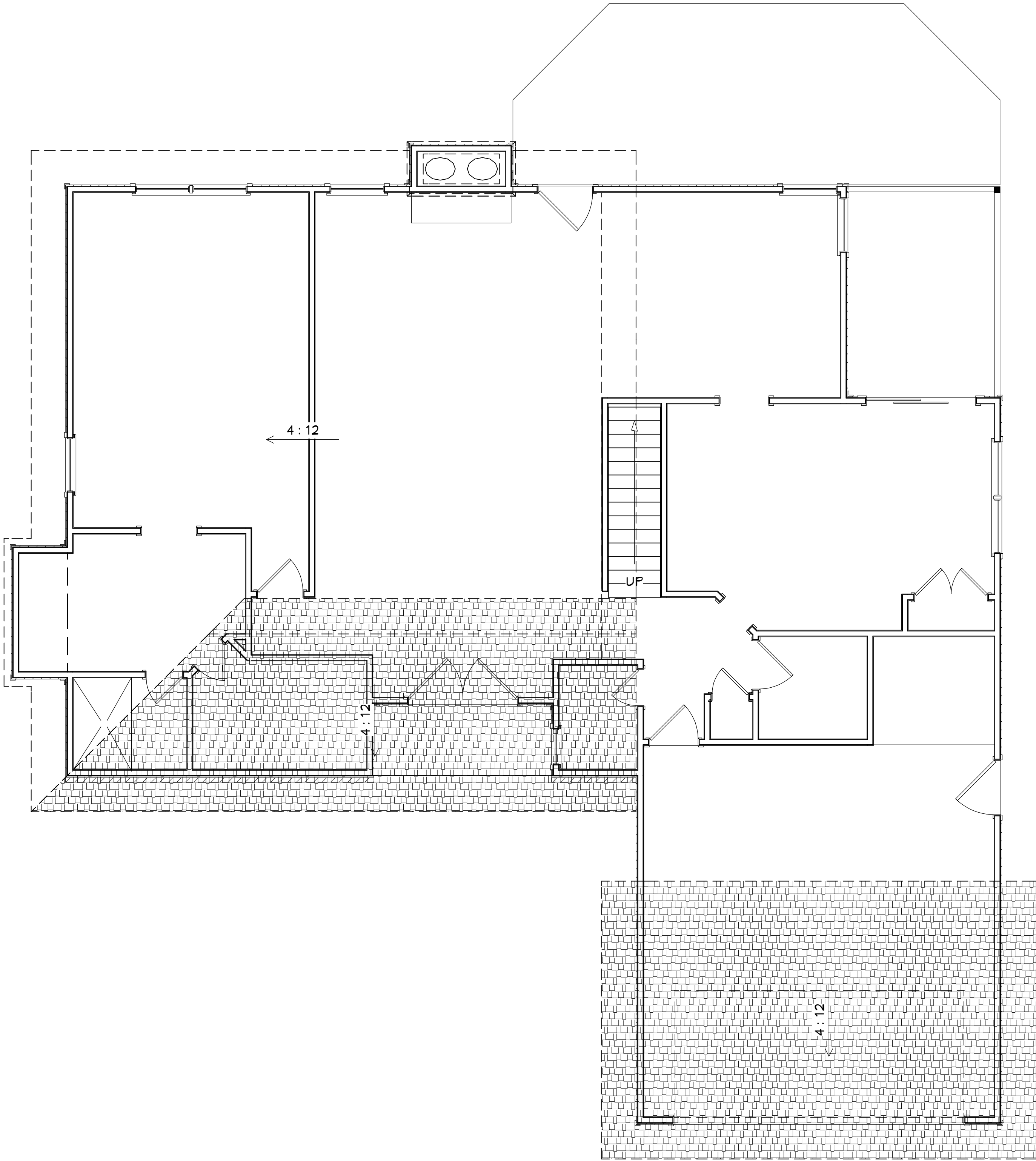
SHEET:

A-5

ROOF NOTES (EXISTING SYSTEM):
PITCH: 4/12
UNDERLAYMENT: STANDARD OR SYNTHETIC FELT
HEEL HEIGHT: STANDARD BASED ON ORIGINAL PLANS
FASCIA: PLUMB CUT TO MATCH EXISTING
SOFFITS: PLUMB CUT
ROOFING: ARCHITECTURAL SHINGLES
EAVE OVERHANG: 24"-CONFIRM
ROOF SHEATHING: 1/2" OSB
FRAMING: CONVENTIONALLY FRAMED SINGLE
ASSEMBLY ROOF



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SPECIFICATIONS TAKE PRECEDENCE
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WILL DEFAULT TO SAID DOCUMENTS.



AS-BUILT ROOF PLAN

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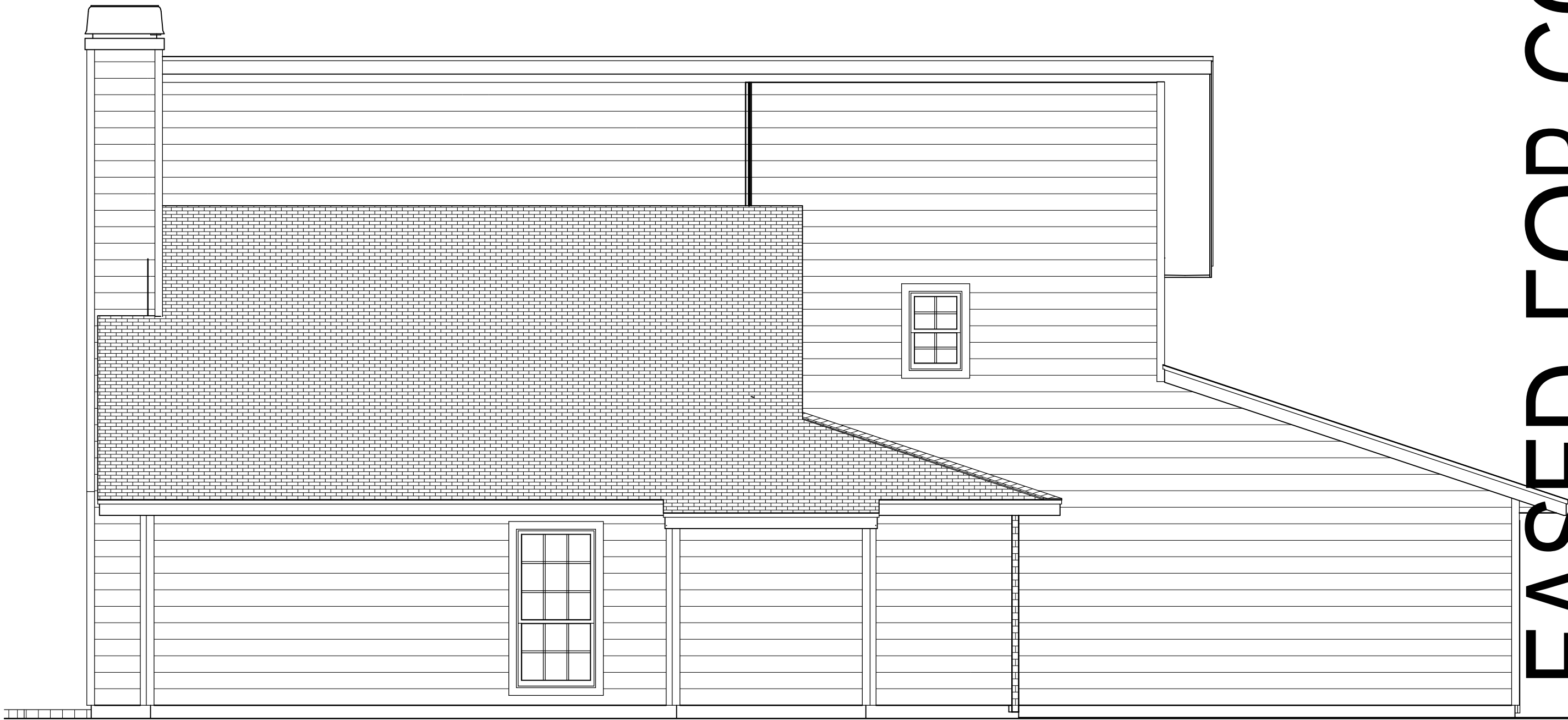
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CLIENT APPROVAL SIGNATURE		DATE
RAYMOND E. CHRISTIAN		
ANGELA CHRISTIAN		

Design Drawings provided by:	
PROJECT DESCRIPTION:	RENOVATIONS FOR THE CHRISTIAN FAMILY 4322 SPRINGHOOR COURT E. JACKSONVILLE, FL 32225 R/E #: 160671-0334
BUILT BY:	TO BE DETERMINED
DATE:	4/26/2017
SCALE:	1/4" = 1'-0"
SHEET:	A-6



AS-BUILT REAR ELEVATION



AS-BUILT RIGHT ELEVATION



AS-BUILT LEFT ELEVATION

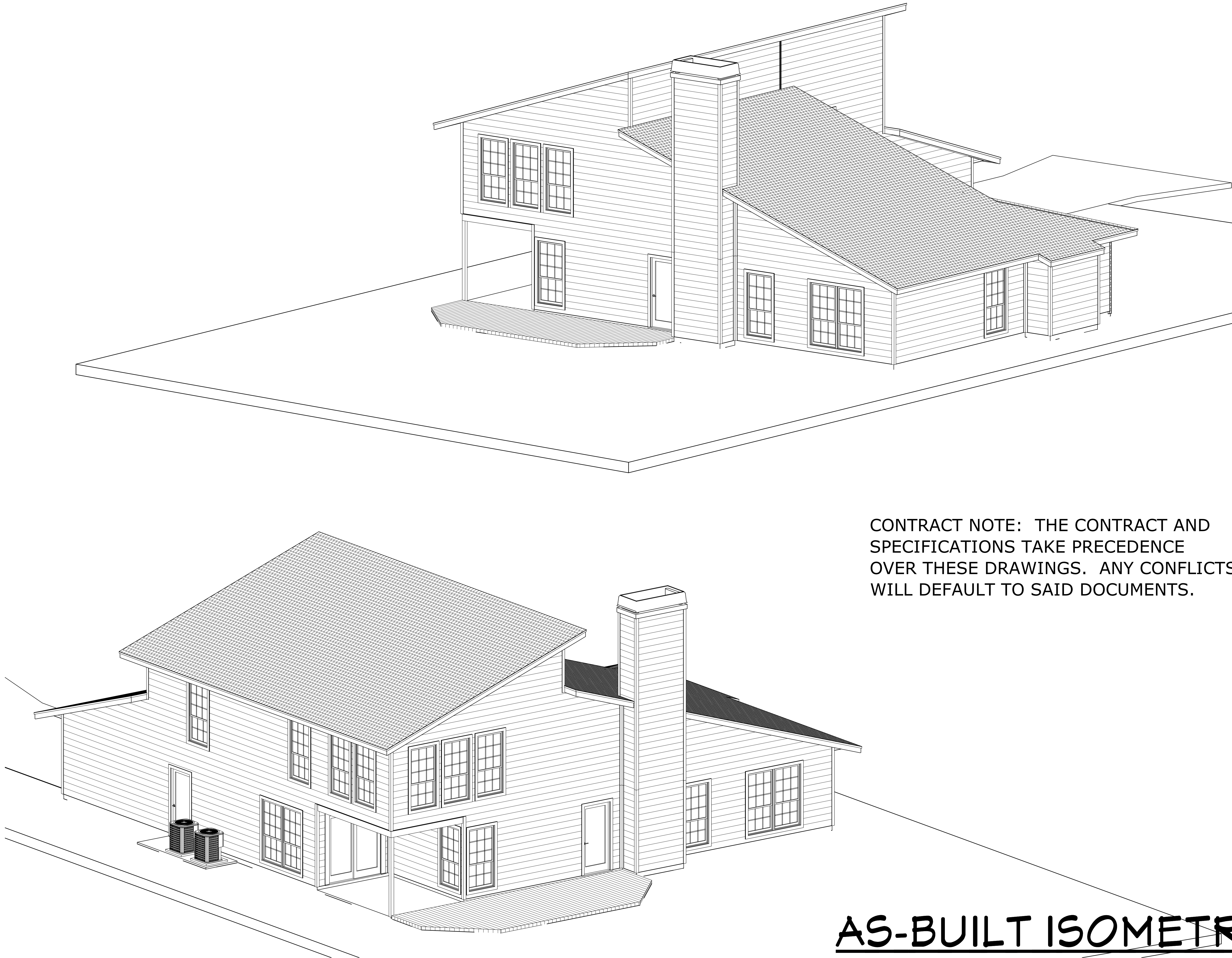
AS-BUILT ELEVATION

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CLIENT APPROVAL SIGNATURE	DATE
RAYMOND E. CHRISTIAN	
ANGELA CHRISTIAN	
Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN SINCE 1989 904-730-7135	
PROJECT DESCRIPTION: RENOVATIONS FOR THE CHRISTIAN FAMILY 4322 SPRINGHOOR COURT E. JACKSONVILLE, FL 32225 R/E #: 160671-0334	
BUILT BY: TO BE DETERMINED	
DATE: 4/26/2017	
SCALE: 1/4" = 1'-0"	
SHEET: A-7	



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AS-BUILT ISOMETRICS

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BUILT BY:		TO BE DETERMINED		DATE:		4/26/2017		SCALE:		N.T.S.		SHEET:		A-8	
PROJECT DESCRIPTION: RENOVATIONS FOR THE CHRISTIAN FAMILY 4322 SPRINGHOOR COURT E. JACKSONVILLE, FL 32225 R/E #: 160671-0334															
Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN SINCE 1989 904-730-7135															
CLIENT APPROVAL SIGNATURE		DATE		RAYMOND E. CHRISTIAN		ANGELA CHRISTIAN		PLAN # A-4322							

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.

R302.11 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.

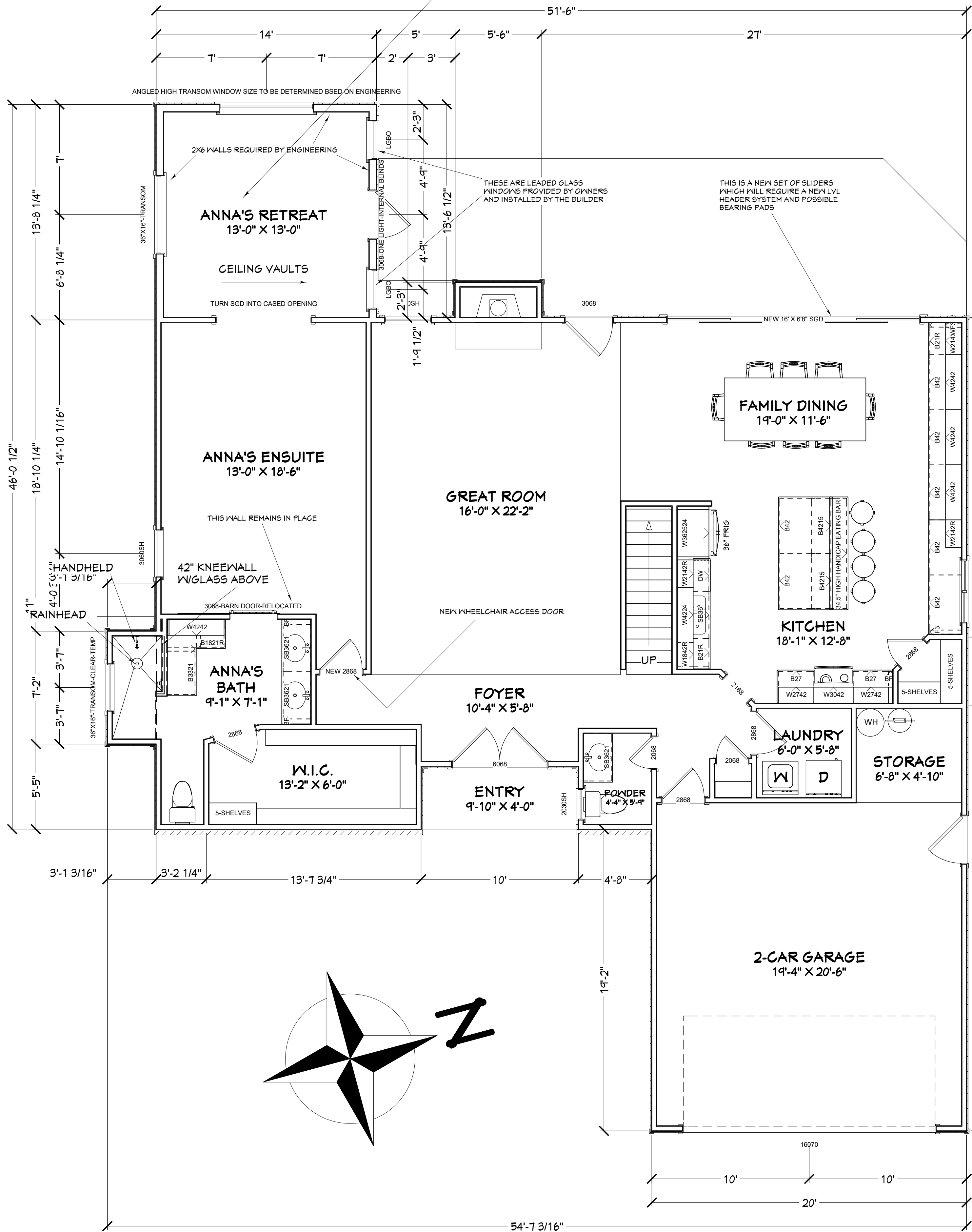
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

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

NOTE: ANNA'S RETREAT ROOM IS A NEW ADDITION THAT IS CONVENTIONALLY FRAMED



PROPOSED 1ST FLOOR PLAN

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PLAN #
A-4322

CLIENT APPROVAL SIGNATURE	DATE
RAYMOND E. CHRISTIAN	
ANGELA CHRISTIAN	

Design Drawings provided by:

DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN BUILT IDEAS

904-730-7135

PROJECT DESCRIPTION:
RENOVATIONS FOR THE CHRISTIAN FAMILY
4322 SPRINGHOOR COURT E.
JACKSONVILLE, FL 32225
R/E #: 160671-0334

BUILT BY:
TO BE DETERMINED

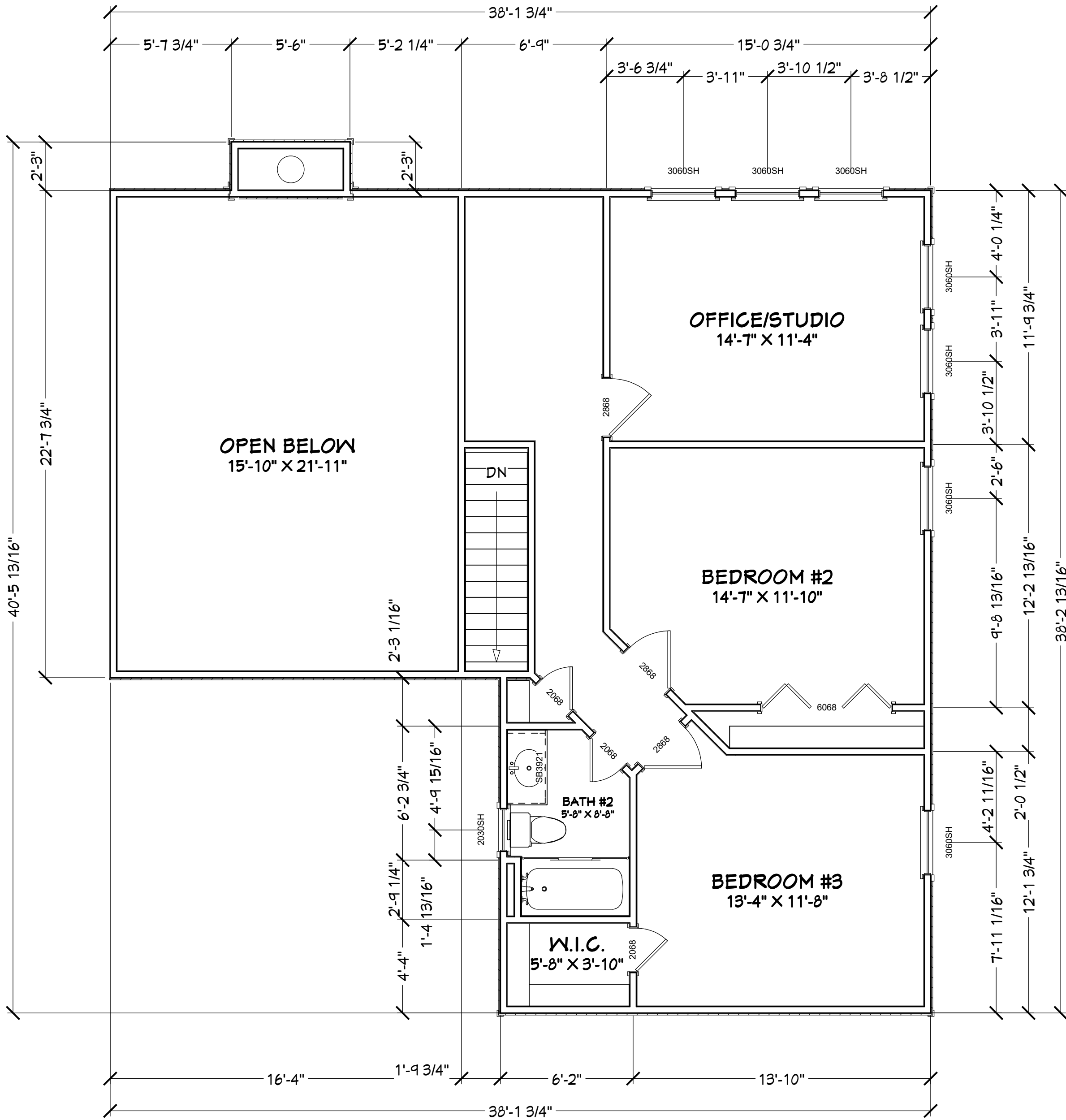
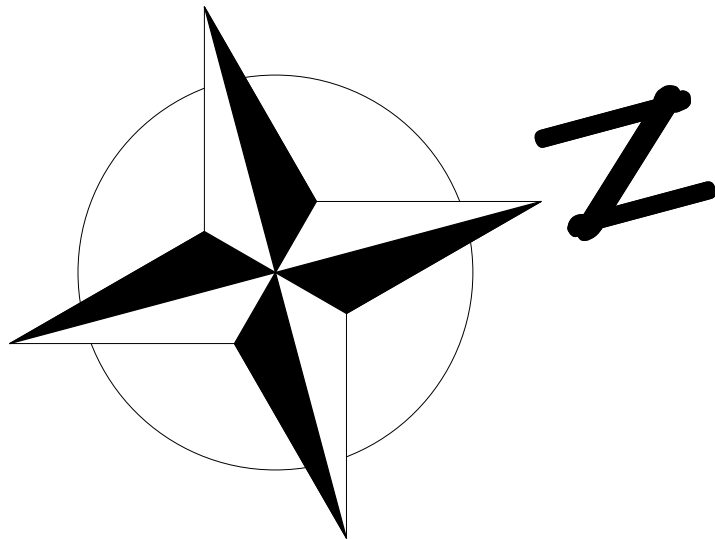
DATE:
4/26/2017

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

SHEET:
A-9

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

NOTE: NOTHING IS HAPPENING ON THIS FLOOR



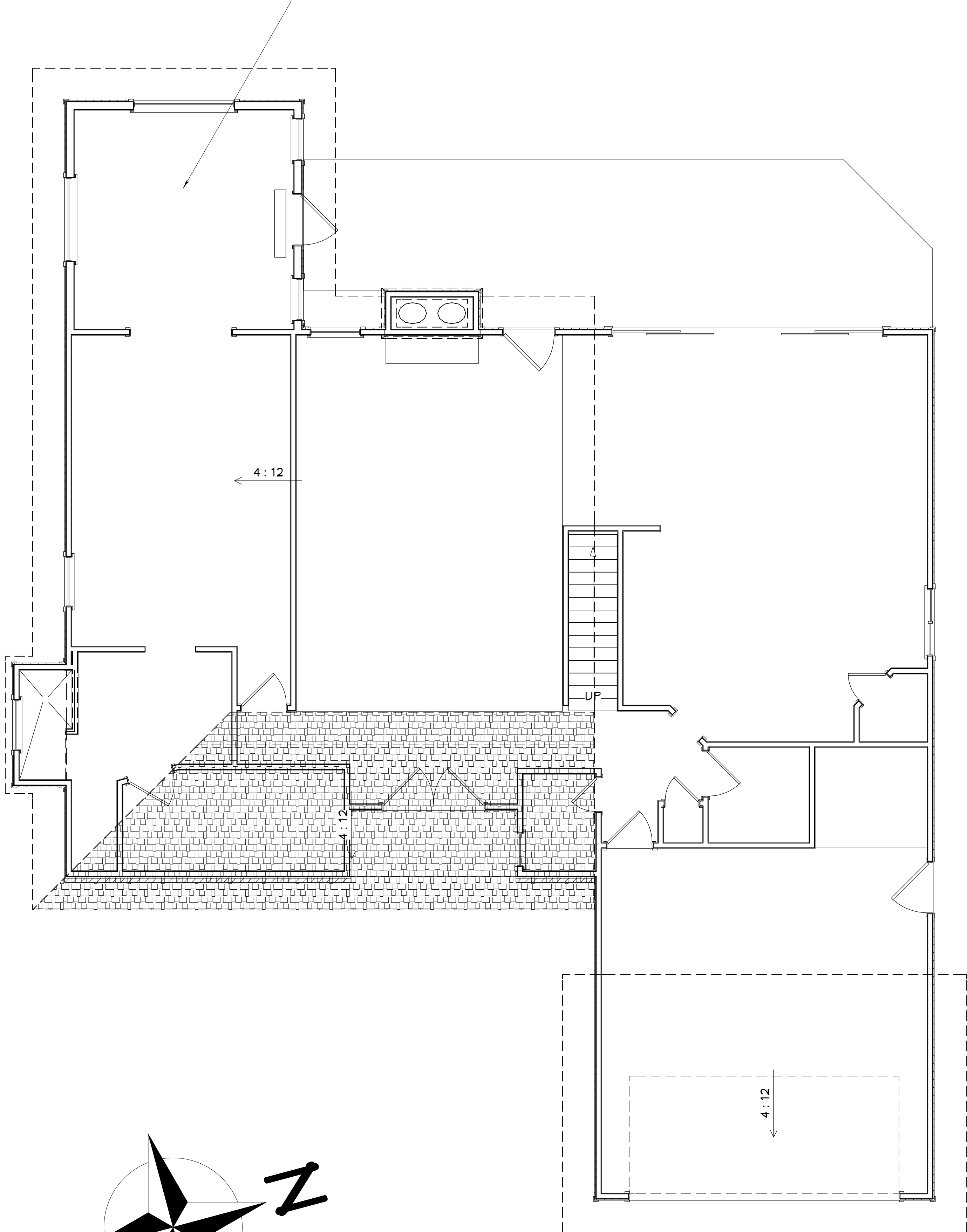
PROPOSED 2ND FLOOR PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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CLIENT APPROVAL SIGNATURE		DATE
RAYMOND E. CHRISTIAN		
ANGELA CHRISTIAN		
Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN BUILT 1989 904-730-7135		
PROJECT DESCRIPTION: RENOVATIONS FOR THE CHRISTIAN FAMILY 4322 SPRINGHOOR COURT E. JACKSONVILLE, FL 32225 R/E #: 160671-0334		
BUILT BY: TO BE DETERMINED		
DATE: 4/26/2017		
SCALE: 1/4" = 1'-0"		
SHEET: A-10		
PLAN # A-4322		

PROPOSED SINGLE ASSEMBLY FRAMING
USING 2X12 #2 SYP @ 16" O.C. (U.O.N.)



ROOF NOTES (EXISTING SYSTEM):
PITCH: 4/12
UNDERLAYMENT: STANDARD OR SYNTHETIC FELT
HEEL HEIGHT: STANDARD BASED ON ORIGINAL PLANS
FASCIA: PLUMB CUT TO MATCH EXISTING
SOFFITS: MATCH EXISTING
ROOFING: ARCHITECTURAL SHINGLES TO MATCH
EXISTING AS CLOSE AS POSSIBLE
EAVE OVERHANG: 1MATCH EXSTING
ROOF SHEATHING: 1/2" OSB
FRAMING: CONVENTIONALLY FRAMED SINGLE
ASSEMBLY ROOF

INSULATION NOTES:
WALLS: R-19 FIBERGLASS BATTS
CEILINGS: R-38 FIBERGLASS BATTS

CONTRACT NOTE: THE CONTRACT AND
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PROPOSED ROOF PLANS

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A-4322

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SHEET:
A-11



RIGHT (NORTH) ELEVATION



REAR (WEST) ELEVATION



LEFT (SOUTH) ELEVATION

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PROPOSED ELEVATIONS

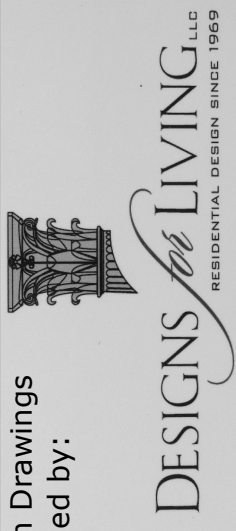
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A-4322

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Design Drawings
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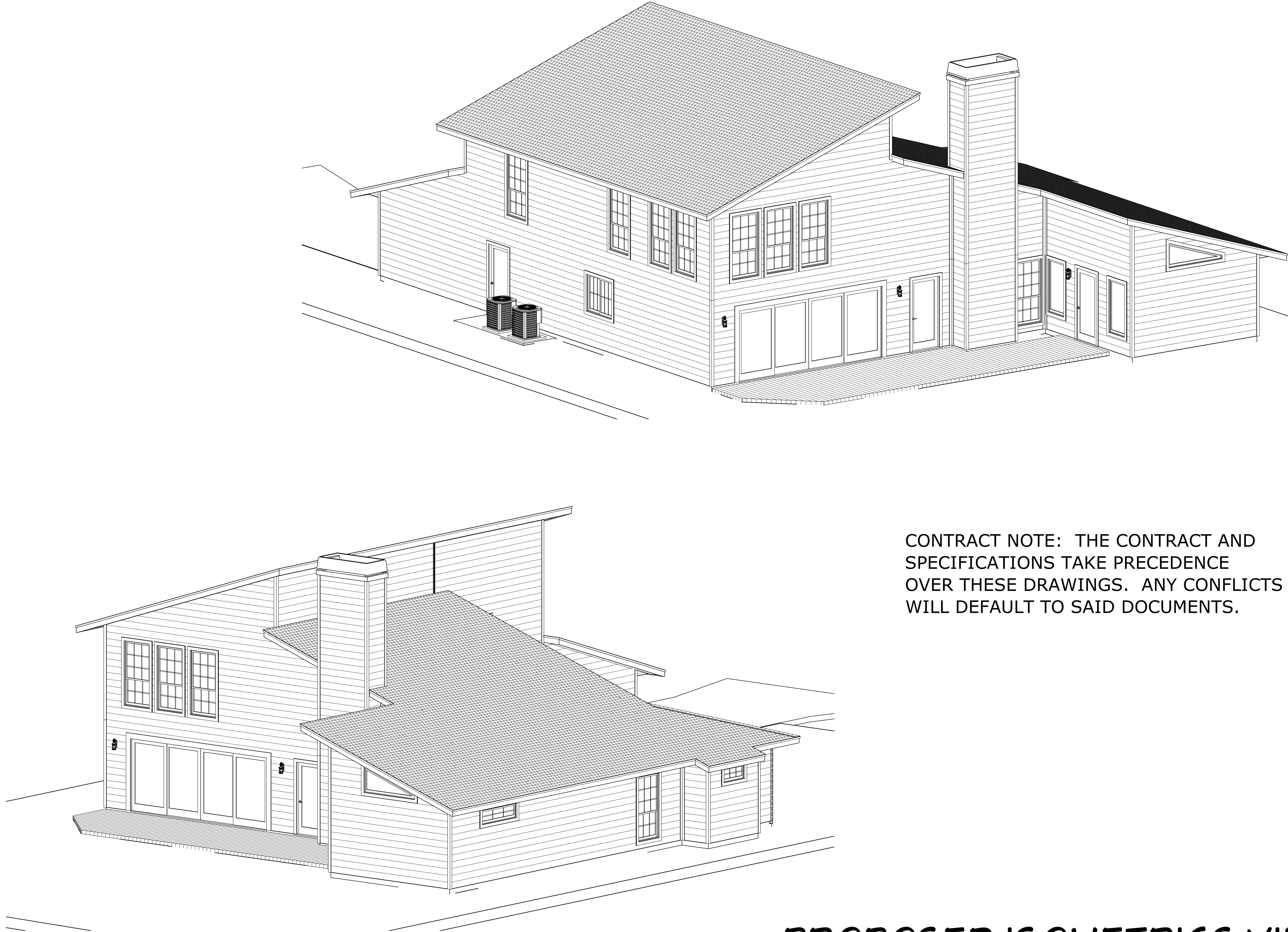
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SHEET:
A-12



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PROPOSED ISOMETRICS VIEWS

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A-13

SHEET:

N.T.S.

SCALE:

4/26/2017

DATE:

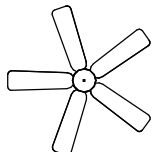
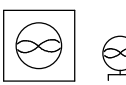
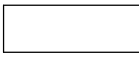
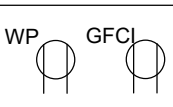
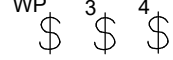
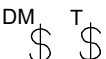
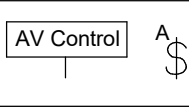
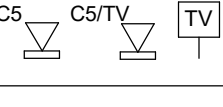
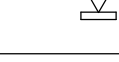
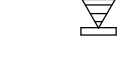
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R/E #: 160671-0334

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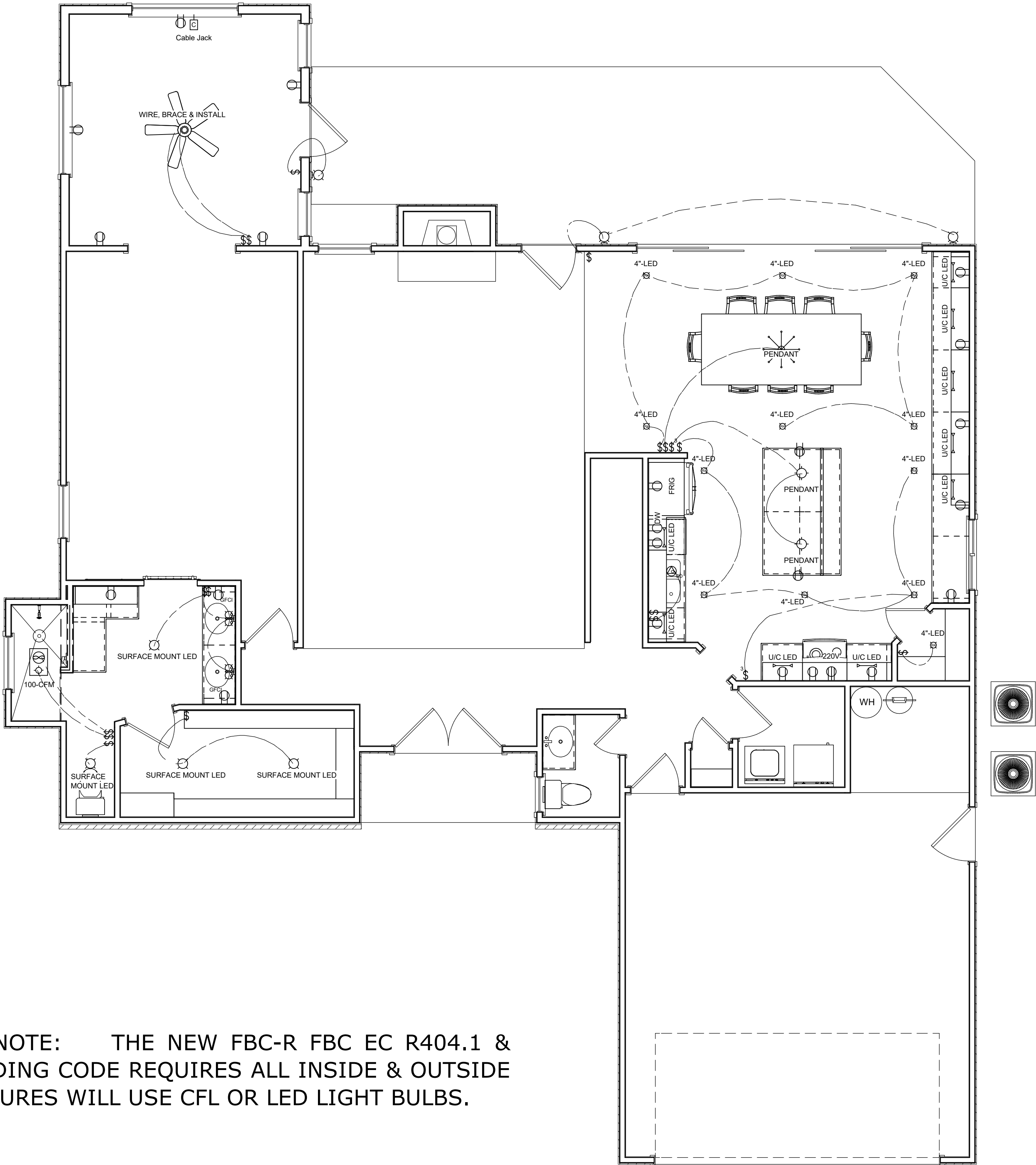
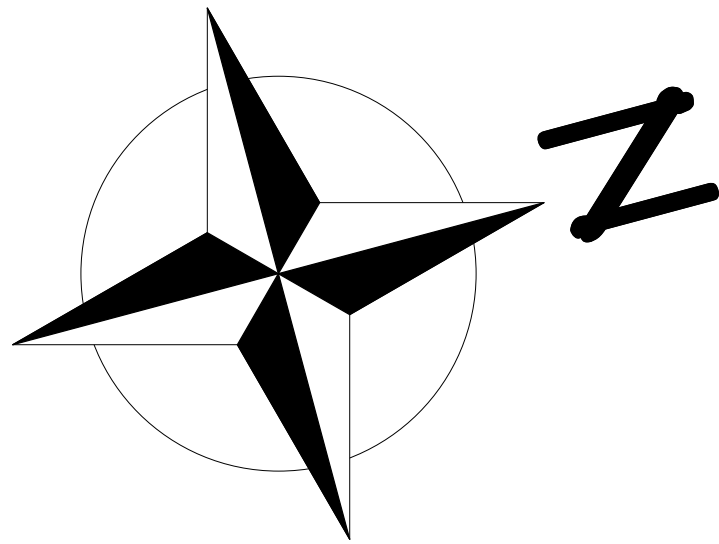
CLIENT APPROVAL SIGNATURE	DATE
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ANGELA CHRISTIAN	

PLAN #
A-4322

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

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.

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.



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.

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

PROPOSED ELECTRICAL PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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ANGELA CHRISTIAN

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A-14