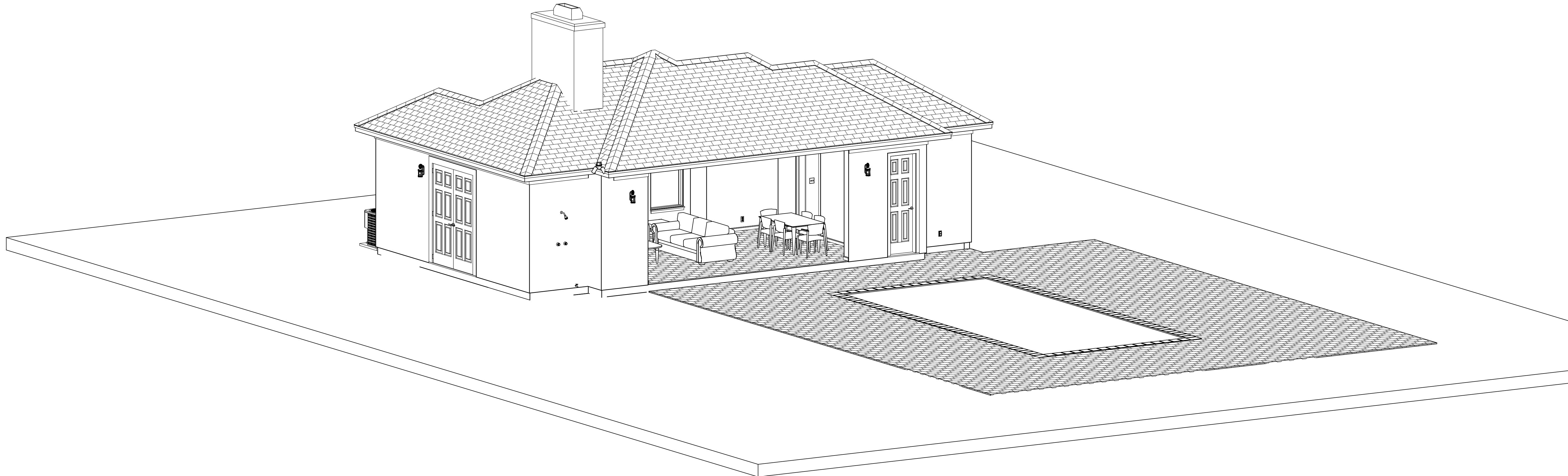


POOLHOUSE FOR THE ULMER FAMILY

PERMIT SET 5/23/2017



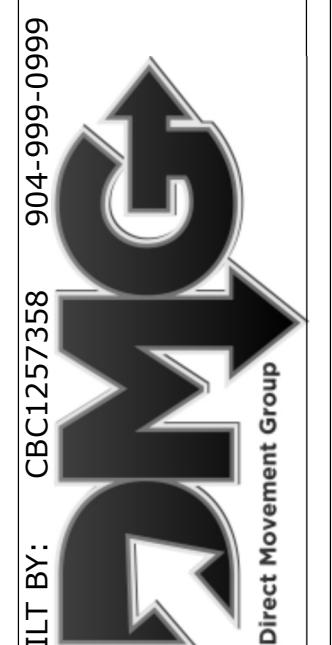
126 ARNAU COURT
SAINT AUGUSTINE, FL 32095
MARSHALL CREEK DRI, UNIT EV-6, LOT 16
R/E #: 072097-0160
DAVIS & ASSOCIATES, INC. D.B.A.
DIRECT MOVEMENT GROUP, LLC
2602 UNIVERSITY BLVD WEST
JACKSONVILLE, FL 32217
904-999-0999
CBC1257358

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PLAN #	
A-126	
CLIENT APPROVAL SIGNATURE DATE	
BRYAN ULMER	AMY ULMER
 Direct Movement Group	
POOL HOUSE FOR THE ULMER FAMILY 126 ARNAU COURT SAINT AUGUSTINE, FLORIDA 32095 R/E #: 072097-0160	
	
DATE:	5/23/2017
SCALE:	N.T.S
SHEET:	A-1

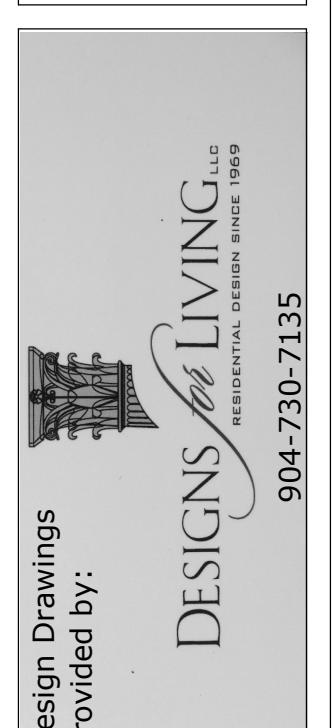
PLAN #
A-126

CLIENT APPROVAL SIGNATURE	DATE
BRYAN ULMER	
AMY ULMER	



BUILT BY: CBC1257358

PROJECT DESCRIPTION:	POOL HOUSE FOR THE ULMER FAMILY 126 ARNAU COURT SAINT AUGUSTINE, FLORIDA 32095 R/E #: 072097-0160
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Design Drawings provided by:	DESIGNS FOR LIVING, LLC RECREATIONAL, DESIGN & BUILD SINCE 1989 904-730-2135
DATE:	5/23/2017
SCALE:	1" = 10'-0"
SHEET:	A-2

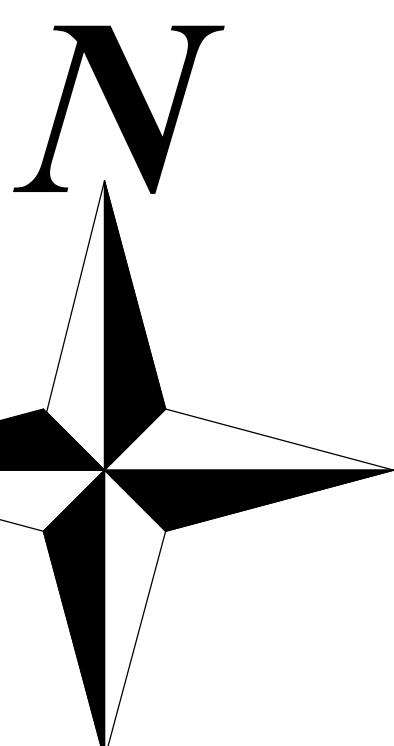
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WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "B"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: SLIGHT SLOPE
MEAN ROOF HEIGHT: -25 FT
BUILDING CODE: 2015 FBC-R

ZONING: PUD
FRONT SETBACK: 35'
SIDE SETBACKS: 20'
REAR SETBACK: 15'

UNPLATTED PORTION OF SECTION 54,
TOWNSHIP 5 SOUTH, RANGE 29 EAST
PRESERVATION AREA
(INCLUDES WETLANDS, UPLAND BUFFERS
AND UPLAND PRESERVATION
(BEARING BASE)

FLOOD ZONE: "X"



SITE PLAN

IMPERVIOUS CALCULATIONS:
0.59 ACRES = 25,521 S.F.
AC PADS: 23 S.F.
POOL PUMP PAD: 24 S.F.
POOL & SPA: 515 S.F.
BUILDING AREA: 5,575 S.F.
TOTAL IMPERVIOUS = 6,137 S.F.
PERCENT IMPERVIOUS = 24.05%

SET NAIL
& DISC ON
EDGE OF WATER
METER; LB #3857

2.1'

1' PLUMMITTY
EASEMENT

ARNAU COURT
(50' RIGHT OF WAY)
60' RADIUS CUL-DE-SAC

ALL AMERICAN SURVEYORS
OF FL, INC. FILE #: 14-404

MAP SHOWING BOUNDARY SURVEY OF
LOT 16 AS SHOWN ON MAP OF
MARSHALL CREEK DRI UNIT EV-6

AS RECORDED IN MAP BOOK 56 PAGES 75-77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

CERTIFIED TO: BRYAN & AMY ULMER / WELLS FARGO BANK, N.A. /
CHICAGO TITLE INSURANCE COMPANY / NEWTON & NEWTON, P.A.

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

LOT 15

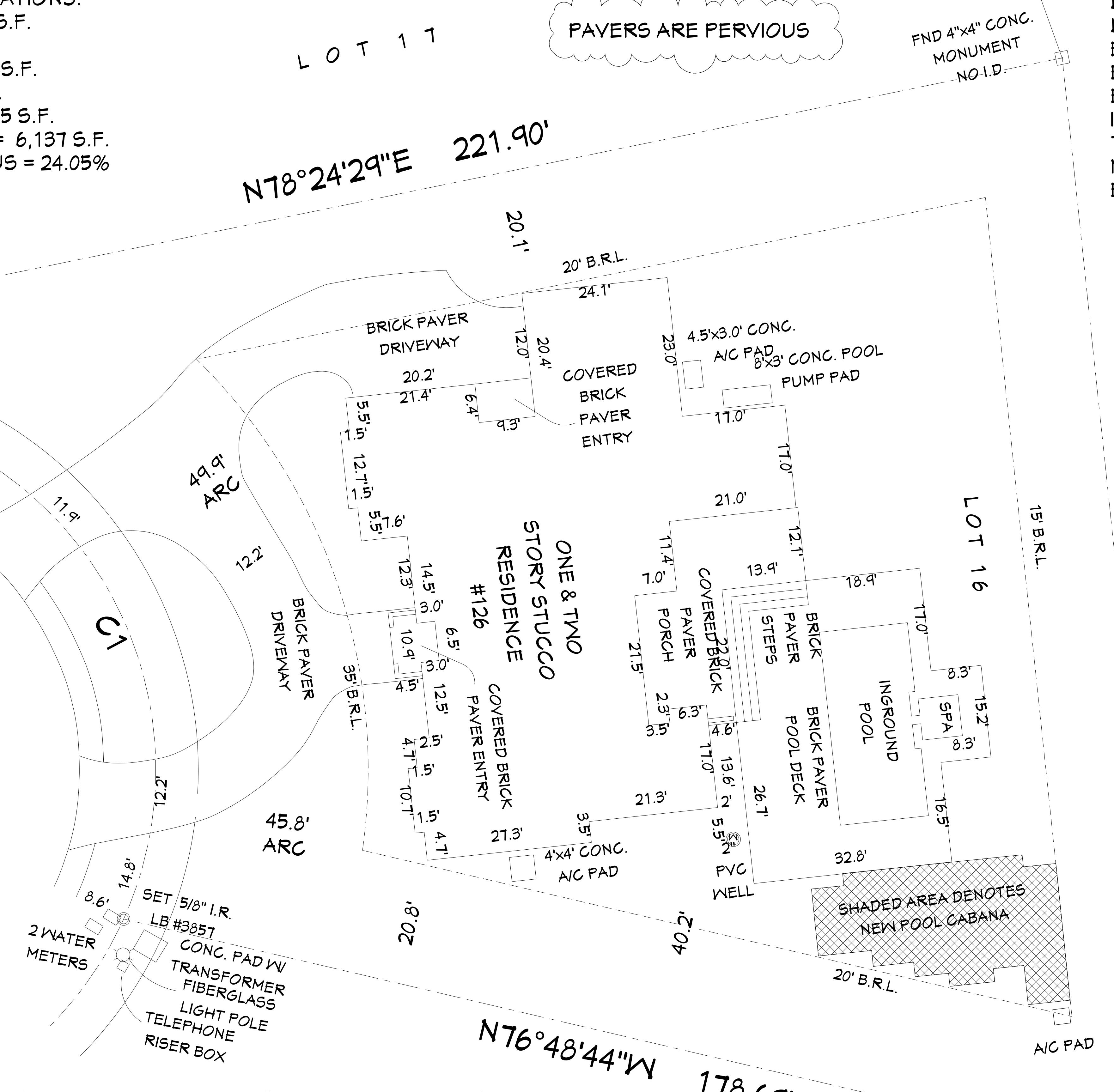
N 76° 48' 44" W 178.69'

LOT 17

N 78° 24' 29" E 221.90'

PAVERS ARE PERVIOUS

FND 4"x4" CONC.
MONUMENT
NO.I.D.

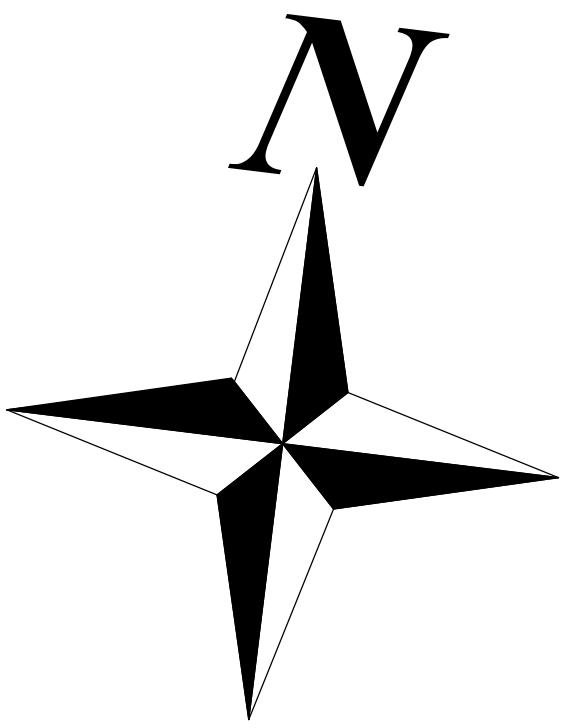


LOT 16

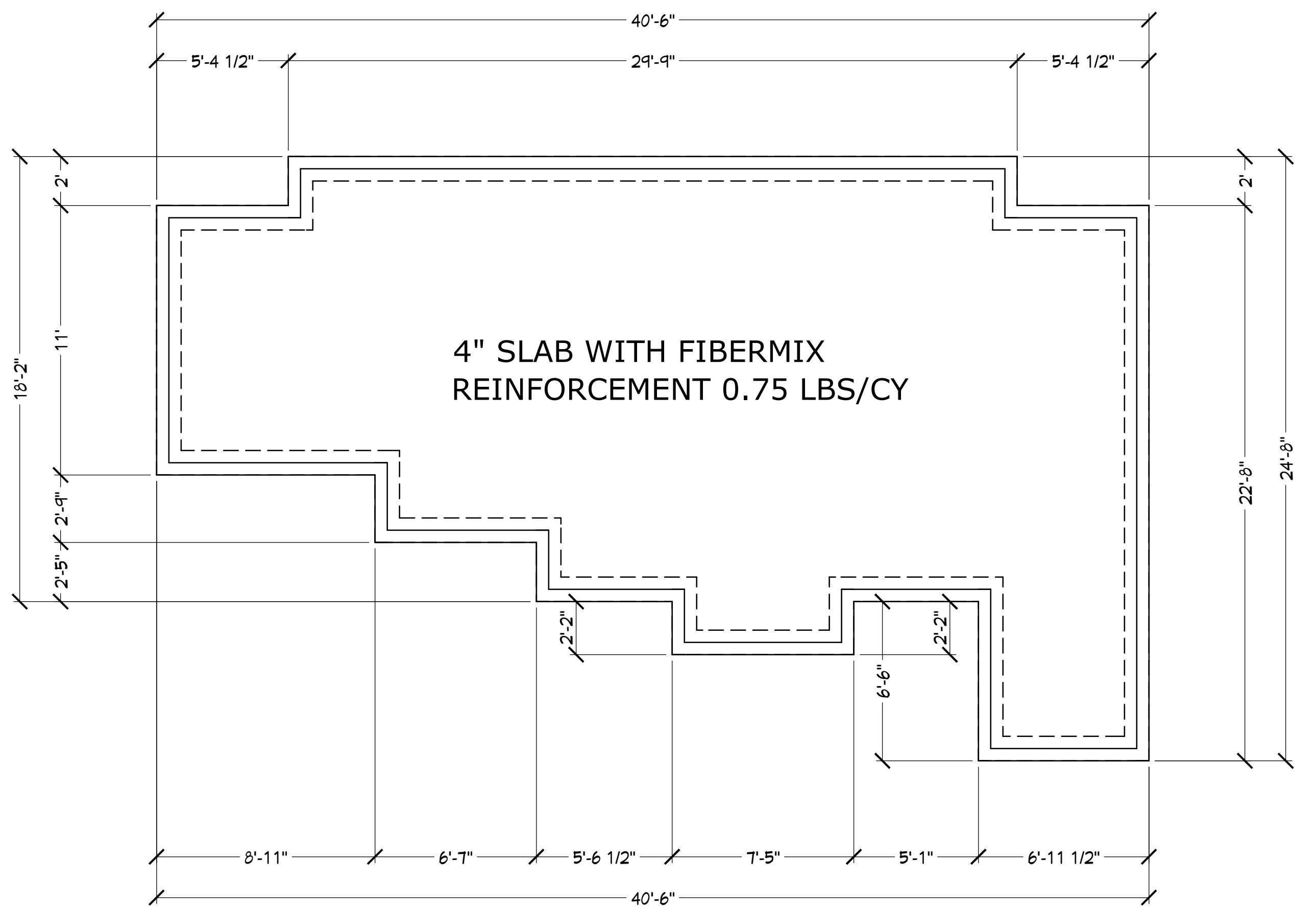
15' B.R.L.

15' B.R.L

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



**TERMITE TREATMENT IS THE OWNER'S
RESPONSIBILITY DUE TO THE EXISTING
SERVICE PROVIDER ON THE CURRENT HOME**



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ENGINEER'S DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS

PROPOSED FOUNDATION PLAN

PLAN #

A-126

CLIENT APPROVAL SIGNATURE	DATE
BRYAN ULMER	

The logo consists of three large, dark grey arrows forming a triangle. One arrow points upwards through a central circle containing a stylized letter 'G'. Another arrow points downwards from the bottom left, and a third arrow points to the right from the bottom right. The entire logo is set against a white background.

PROJECT DESCRIPTION:
POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

PROJECT DESCRIPTION:
POOL HOUSE FO
126 AR
SAINT AUGUSTI
R/E #:

The logo for Swings Signs LLC features a detailed, ornate chair base as the central graphic. To the left of the base, the word "Swings" is written vertically in a bold, sans-serif font. To the right of the base, the words "SIGNS" and "LIVING" are stacked vertically. A large, flowing, cursive-style "S" is positioned behind the "SIGNS" text, extending from the bottom left towards the top right. Above the "LIVING" text, the letters "LLC" are written in a small, capital, sans-serif font. To the right of the "LIVING" text, the words "RESIDENTIAL DESIGN SINCE 1969" are printed in a smaller, all-caps, sans-serif font. The entire logo is set against a white background.

DATE:
5/23/2017

SCALE:

1/4" = 1'-0"

SHEET:

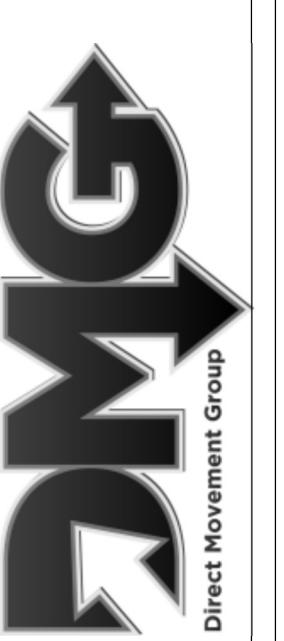
A-3

PROJECT DESCRIPTION:	BUILT BY:	SIGNATURE:	DATE
The designs, plans, drawings, or other services or products furnished by each architect or engineer, specifically or generally, to an owner, client, or customer, shall be the exclusive property of such architect or engineer, and no part of any design, plan, drawing, or other service or product shall be reproduced, copied, or otherwise used without the express written consent of the architect or engineer.	Contractor &/or owner	No exceptions and no excuses!	Contractor &/or owner

CLIENT APPROVAL SIGNATURE DATE

BRYAN ULMER

ANY ULMER



BUILT BY:

DMG

Direct Movement Group

PROJECT DESCRIPTION:

POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160



Design Drawings
provided by:

DATE:

5/23/2017

SCALE:

1/4" = 1'-0"

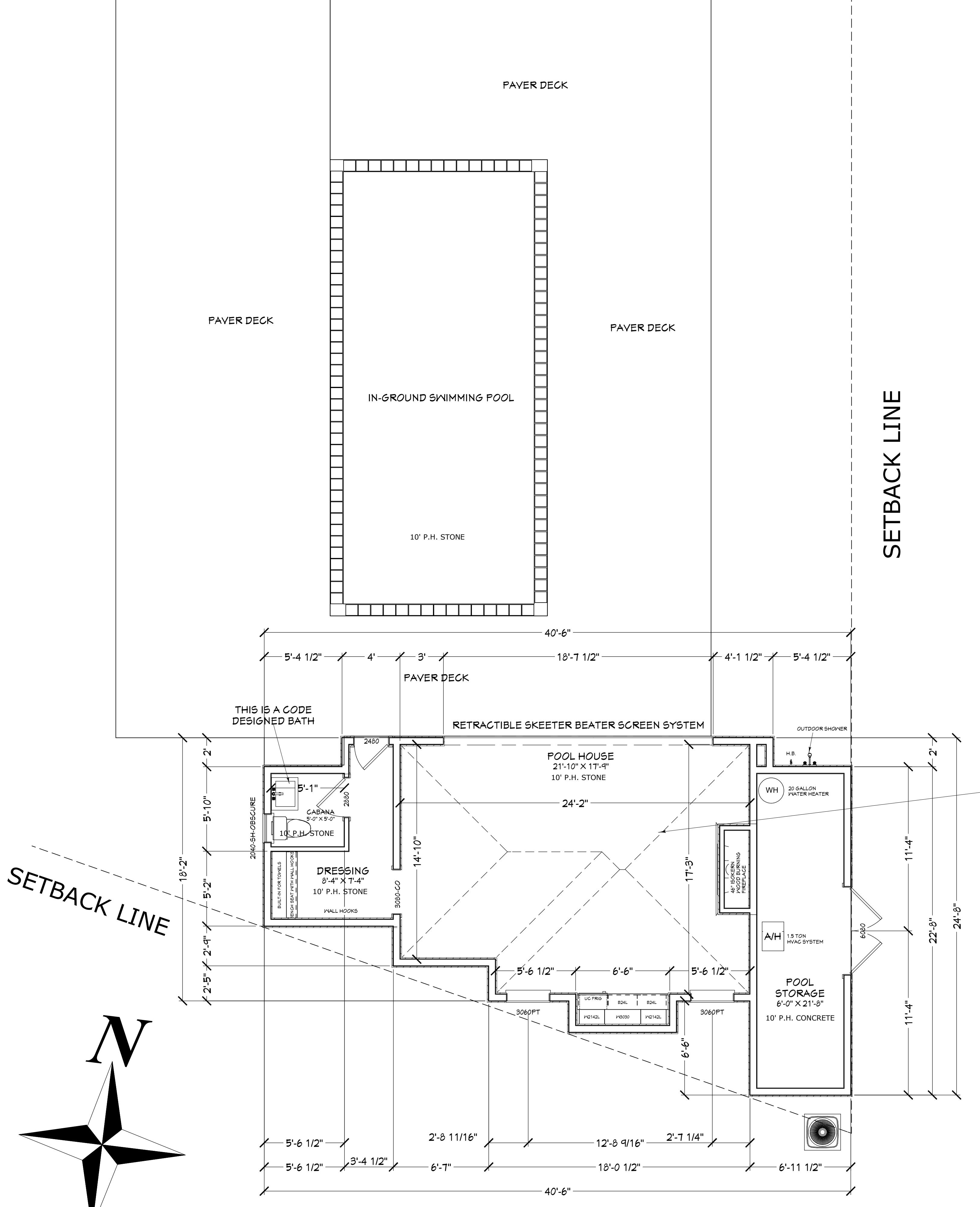
SHEET:

A-4

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

I RECOMMEND WOULD RECOMMEND FULL
FOAM IN THE WALLS AND CEILINGS

DASHED LINES AND ARROWS DENOTE
VAULTED CEILINGS INSIDE THE MAIN
AREA. THIS WILL BE A MINIMUM OF A 5/12
INTERIOR PITCH. TRUSS DESIGNER IS TO
CONTACT THE DESIGNER IF QUESTIONS
EXIST @ 904-993-2231



FLOOR PLAN

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A large, bold black letter 'N' is centered at the top of the page. Below it is a black and white compass rose. The compass rose features four main points: North (top), South (bottom), East (right), and West (left). Each point is represented by a thick black wedge. The lines connecting these points form a star-like shape. The entire compass rose is rendered in black ink on a white background.

This architectural cross-section diagram illustrates the construction details of a building's exterior wall and roof. The vertical height of the wall is labeled as 10'-1 1/8". The roof slope is indicated by a triangle with a vertical rise of 12 and a horizontal run of 8. The roof assembly includes 5.5" OPEN CELL FOAM insulation and a HURRICANE CLIPS, SEE STRUCTURAL fastening system. The exterior wall features 12" GWB (Gypsum Wall Board) insulation, 2x6 FRAMING, R-19 F/G BATTs, EXTERIOR WALL SHEATHING, SEE STRUCTURAL, and a STUCCO SYSTEM OVER WATER RESISTIVE BARRIER (PROVIDE WATER-RESISTIVE BARRIER PER FBC-R703.2 & R703.6.3 AND PER FBC 1404.2.1). The foundation consists of CONC. FOUNDATION, SEE STRUCTURAL, resting on 6 MIL VAPOR BARRIER ON COMPAKTED & TERMITE TREATED SOIL. The diagram also shows a TRUSS BEARING at the top right corner and a FIRST FLOOR elevation at the bottom right.

12

8

5.5" OPEN
CELL FOAM

ELEV: 10'-1 1/8"
TRUSS BEARING

12" GWB

HURRICANE CLIPS,
SEE STRUCTURAL

12" GWB

1'-6"

STUCCO SYSTEM OVER WATER RESISTIVE BARRIER
(PROVIDE WATER-RESISTIVE BARRIER PER
FBC-R703.2 & R703.6.3 AND PER FBC 1404.2.1)

EXTERIOR WALL SHEATHING,
SEE STRUCTURAL

2x6 FRAMING,
R-19 F/G BATTs

10'-1 1/8"

CONC. SLAB, SEE
STRUCTURAL

6 MIL VAPOR BARRIER
ON COMPAKTED &
TERMITE TREATED SOIL

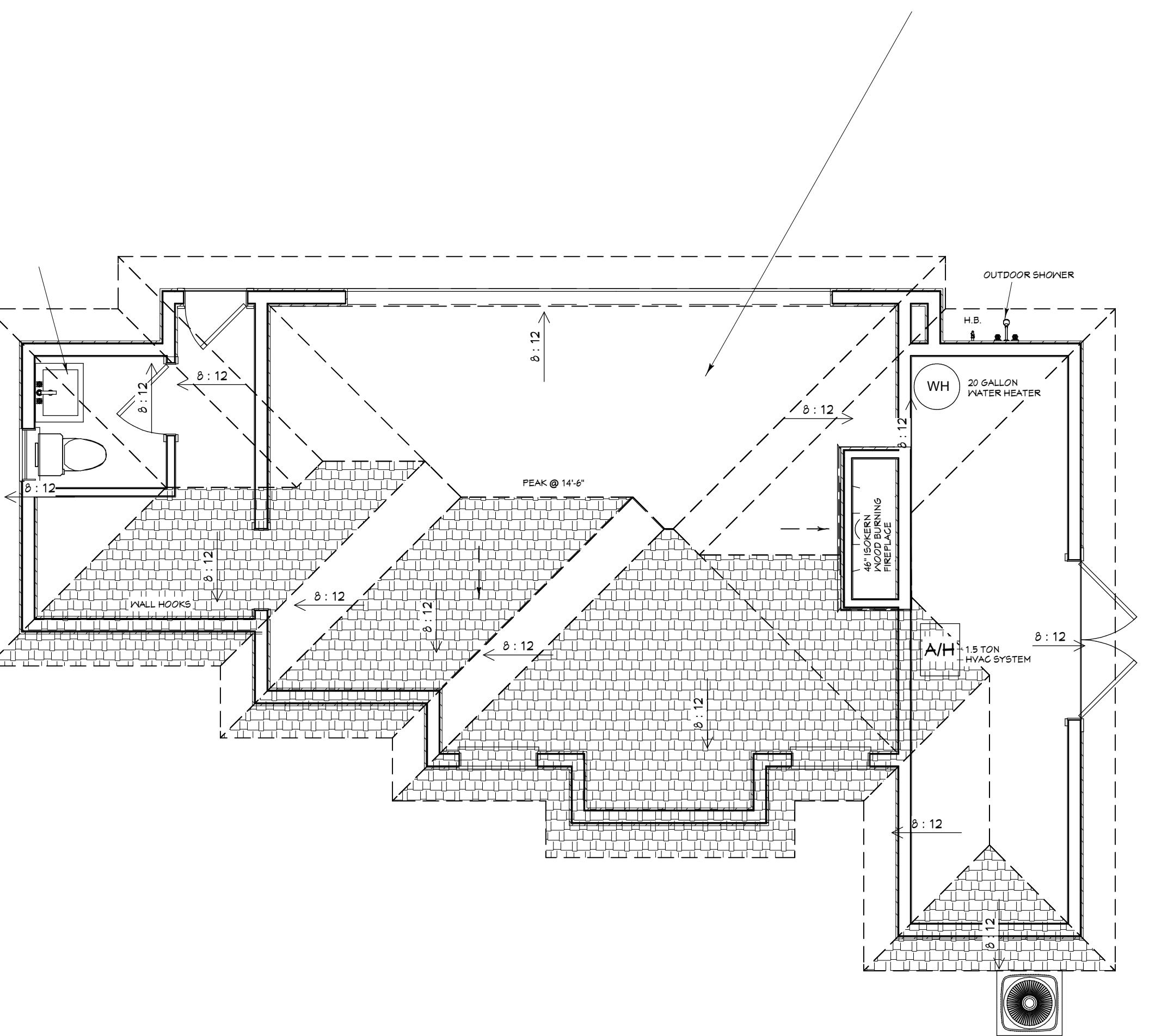
ELEV: 0'-0'
FIRST FLOOR

CONC. FOUNDATION,
SEE STRUCTURAL

TYPICAL SECTION

ROOF NOTES:

FASCIA: 2X6 W/1X2 P.T. DRIP-MATCH EXISTING
EAVE OVERHANG: 16" - MATCH EXISTING
SOFFITS: MATCH EXISTING
ROOFING: ARCH F/G - MATCH EXISTING
ROOF PITCH: 8/12-FIELD CONFIRM
TRUSS HEELS: 10"
VENTS: N/A



DASHED LINES AND ARROWS DENOTE VAULTED CEILINGS INSIDE THE MAIN AREA. MAXIMIZE THE INTERIOR PITCH BASED ON TRUSS ENGINEERING. TRUSS DESIGNER IS TO CONTACT THE DESIGNER IF QUESTIONS EXIST @ 904-993-2231

R1003.9 Termination.

Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

INSULATION NOTES:

WALLS: R-19 FIBERGLASS BATTS
KNEEWALLS: R-19 FIBERGLASS BATTS
CEILINGS: OPEN CELL SPRAY FOAM
ROOF SHEATHING: 1/2" OSB

ROOF PLAN

PLAN

A-126

CLIENT APPROVAL SIGNATURE **DATE**

CLIENT APP

BRYAN ULMER

AMV III MED

The logo consists of a large, three-dimensional arrow pointing upwards and to the right. The arrow is formed by several thick, dark grey or black lines. Inside the arrow, there is a smaller, lighter grey arrow pointing in the same direction. The overall design is modern and dynamic.

PROJECT DESCRIPTION:
POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

PROJECT DESCRIPTION:

The logo for Signs of Living LLC features a tall, ornate column on the left side. The column has a flared base and a decorative capital with acanthus leaves. To the right of the column, the word "SIGN" is written vertically in a bold, sans-serif font. A large, flowing, italicized script "of" connects the "SIGN" to the word "LIVING" which follows it. Below "LIVING", the letters "LLC" are printed in a smaller, all-caps font. To the right of the "LLC", the words "RESIDENTIAL DESIGN SINCE 1969" are printed in a small, all-caps font. The entire logo is set against a white background.

Design Drawing
provided by:

DATE:
5/23/2017

1

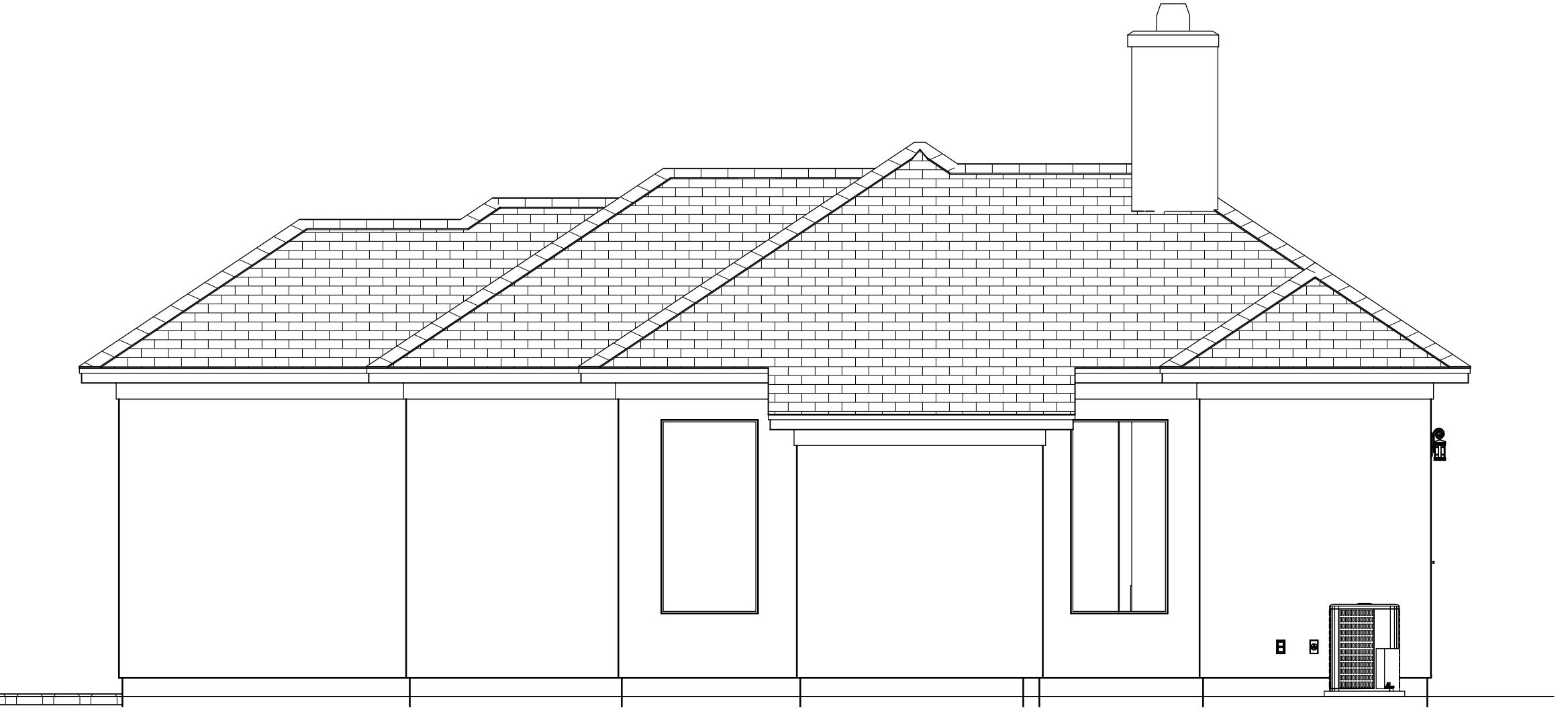
SHEET:
A-5

PROJECT DESCRIPTION: **CLIENT APPROVAL SIGNATURE DATE:**
BUILT BY: **904-999-0999** **DATE:**
Design Drawings 

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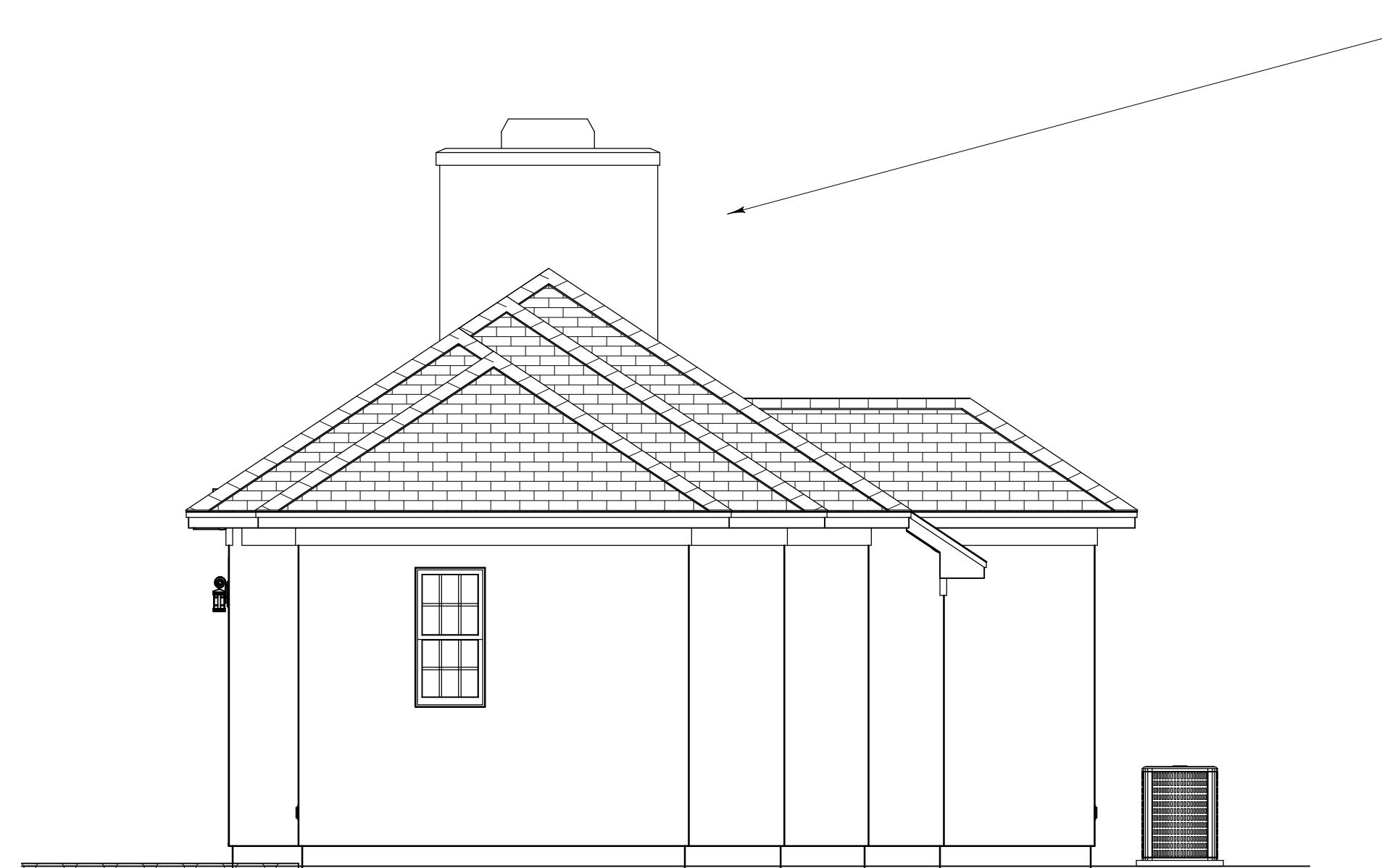


FRONT (NORTH) ELEVATION

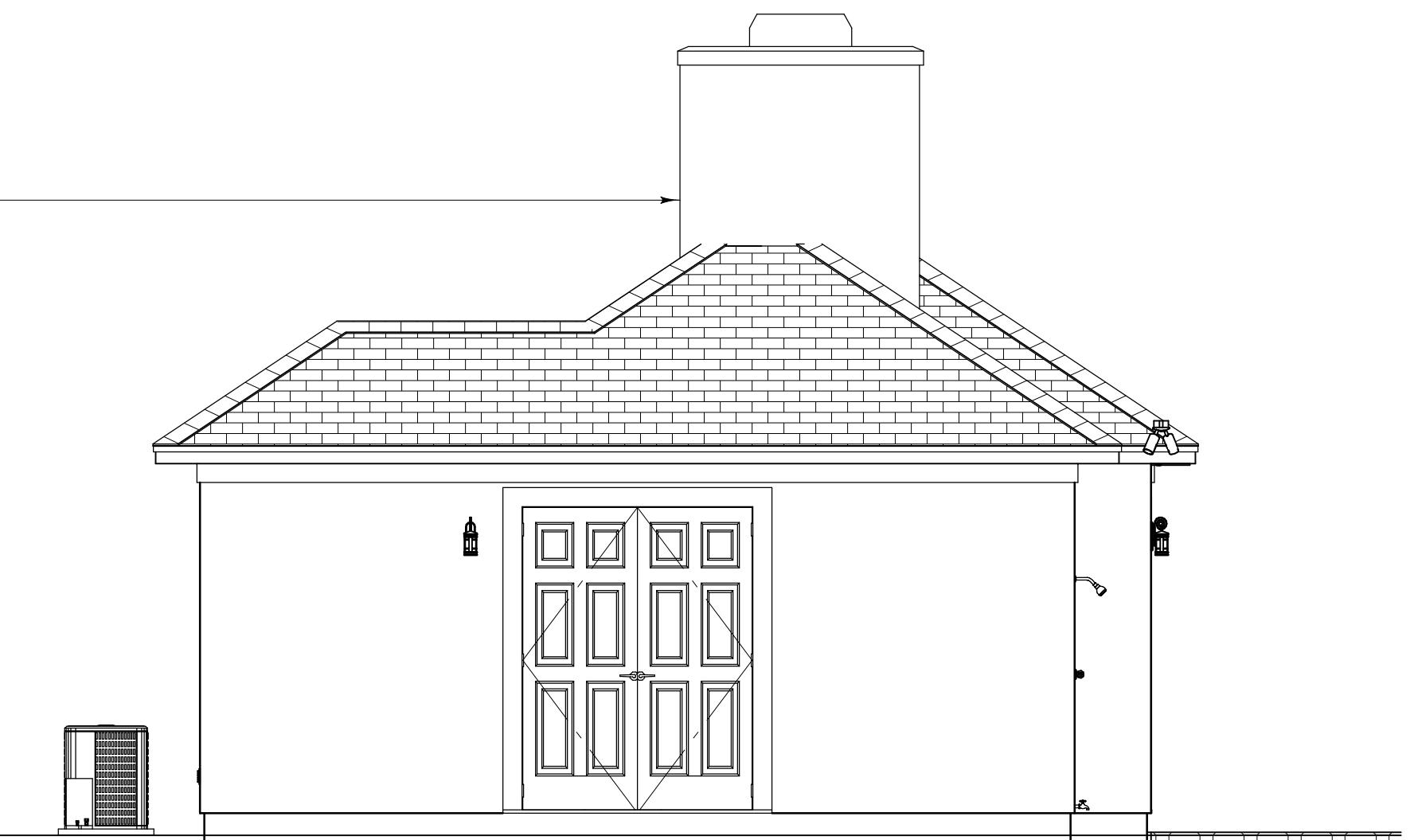


REAR (SOUTH) ELEVATION

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RIGHT (EAST) ELEVATION



LEFT (WEST) ELEVATION

ELEVATIONS

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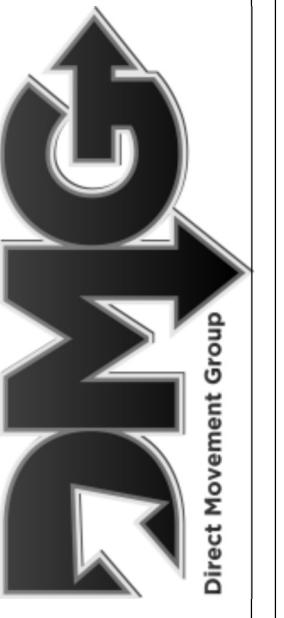
CLIENT APPROVAL SIGNATURE DATE

BRYAN ULMER

ANY ULMER

904-999-0999
CBC1257358

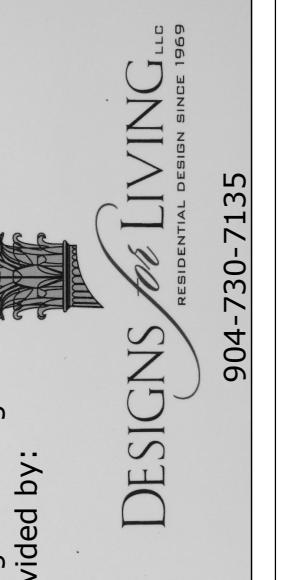
BUILT BY:



PROJECT DESCRIPTION:

POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

Design Drawings provided by:



DATE:

5/23/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-6

PLAN

A-126

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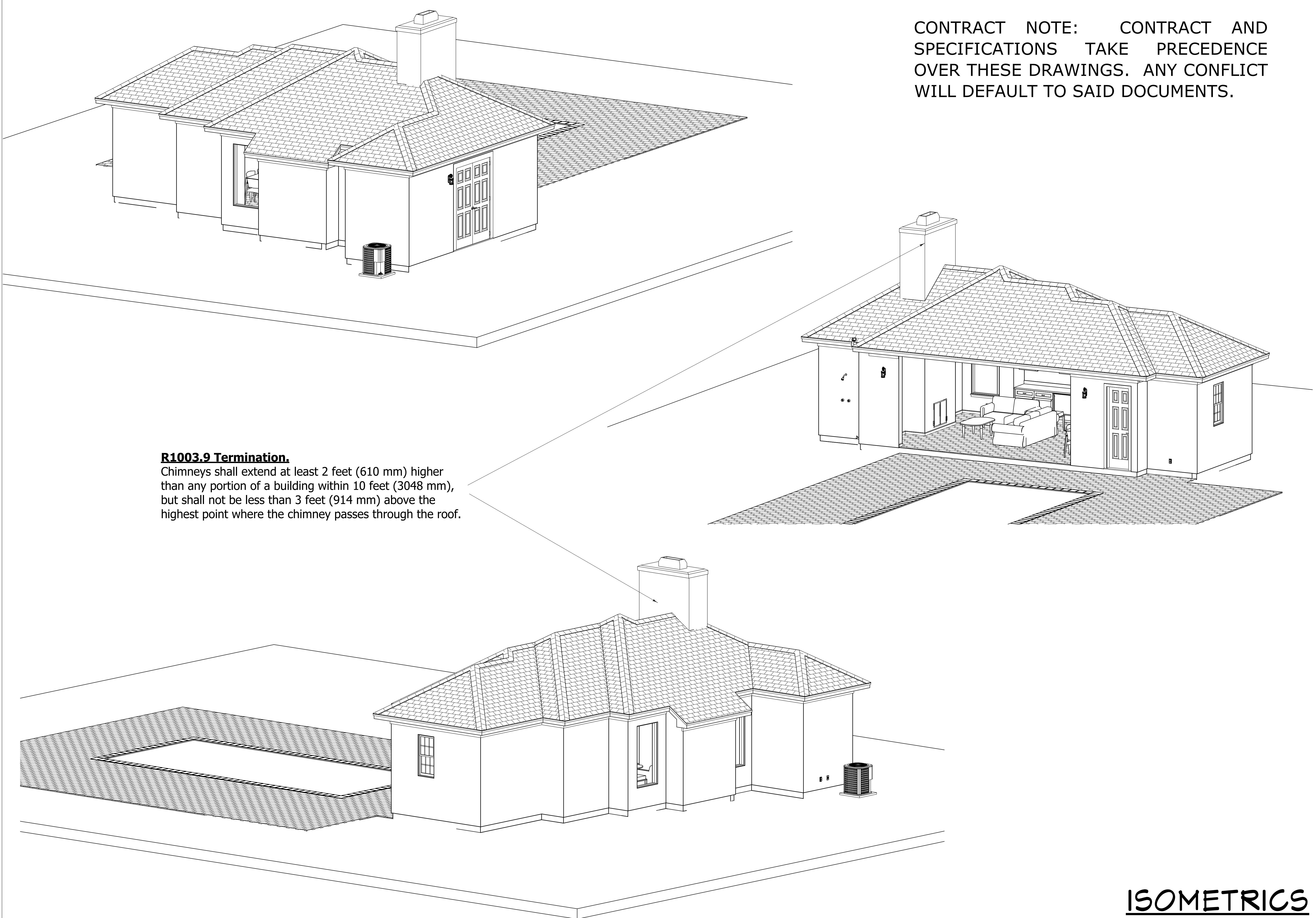
PLAN #		
A-126		
CLIENT APPROVAL SIGNATURE DATE		
	BRYAN ULMER	
		AMY ULMER

The logo consists of a large, bold letter 'G' formed by several thick black arrows pointing to the right. The arrows are arranged in a way that creates a sense of motion and direction.

PROJECT DESCRIPTION:
POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

The logo for Designs in Living LLC features a classical pedestal with intricate carvings on the left. To the right, the word "DESIGNS" is written vertically in a bold, serif font, followed by "in" in a smaller script font, and "LIVING" in a large, bold, serif font. A large, sweeping, thin-lined "C" shape starts from the top of "DESIGNS" and curves down to the bottom of "LIVING". Above the "C", the words "RESIDENTIAL DESIGN SINCE 1969" are printed vertically. At the very top, "LLC" is written in a small, sans-serif font. The entire logo is set against a white background.

Design []
provided
DATE:
5/23/2017
SCALE:
N.T.S
SHEET:
A-7



CLIENT APPROVAL SIGNATURE DATE

BRYAN ULMER

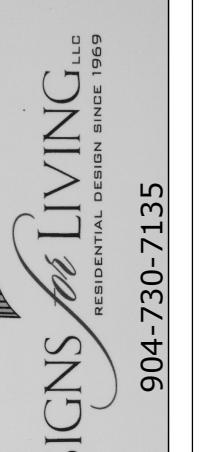
AMY ULMER



BUILT BY:

PROJECT DESCRIPTION:
POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

PROJECTION:



Design Drawings
provided by:

DATE:
5/23/2017

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

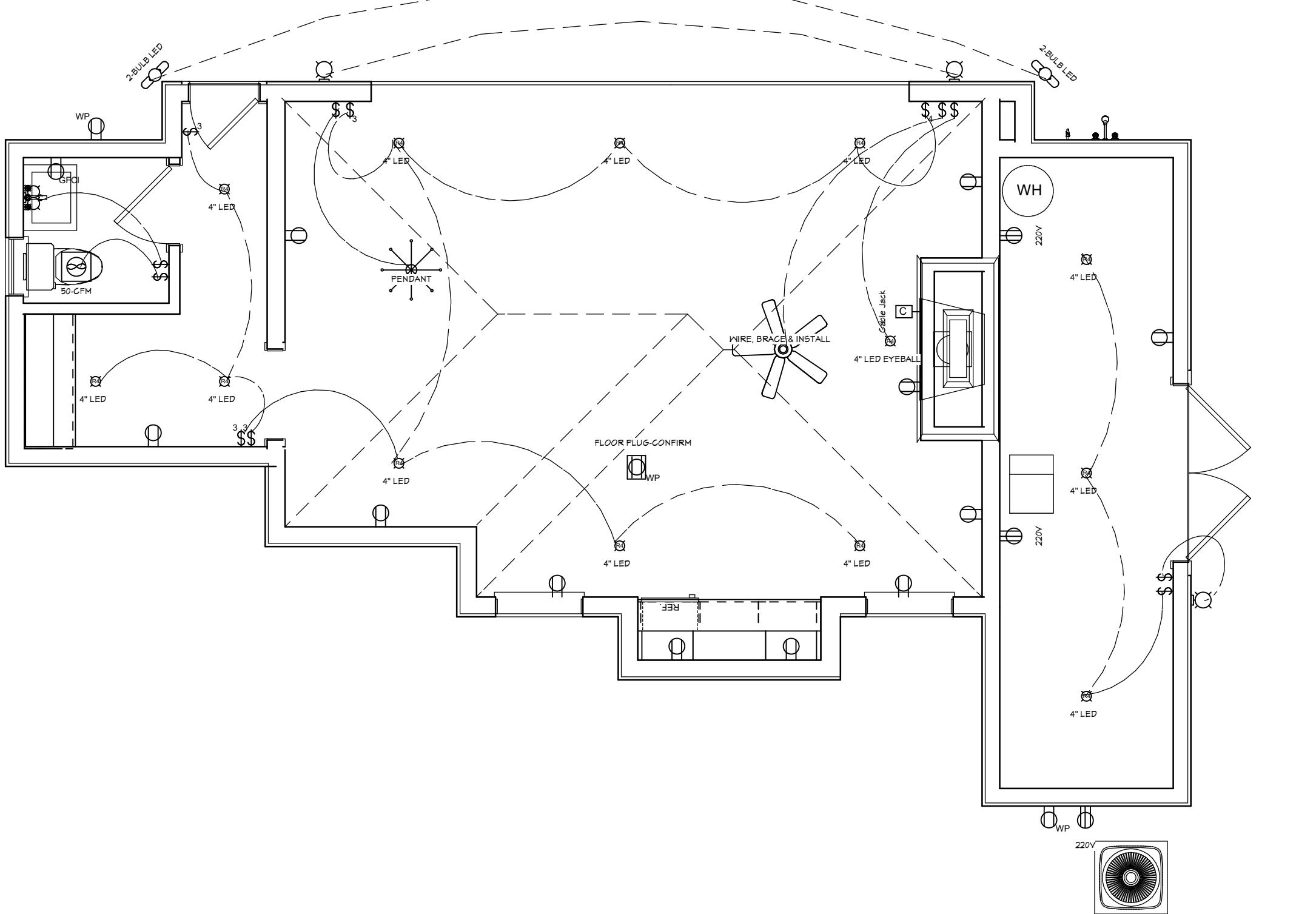
SHEET:
A-8

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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.

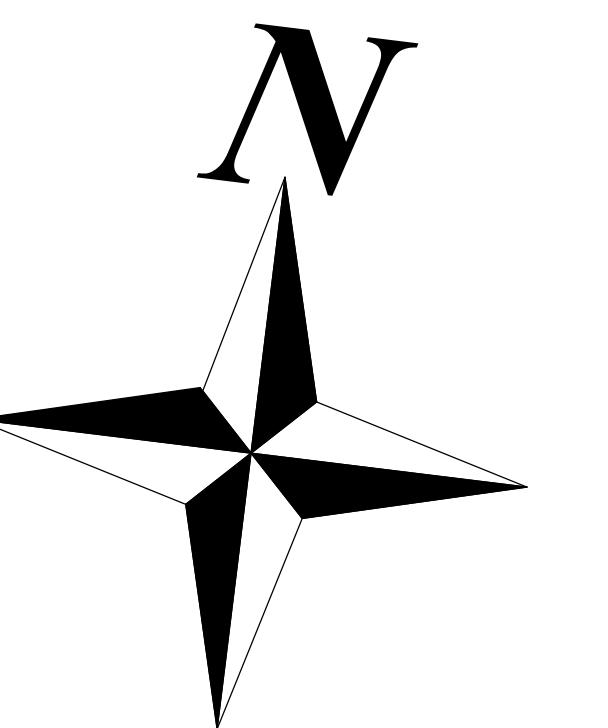
GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch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

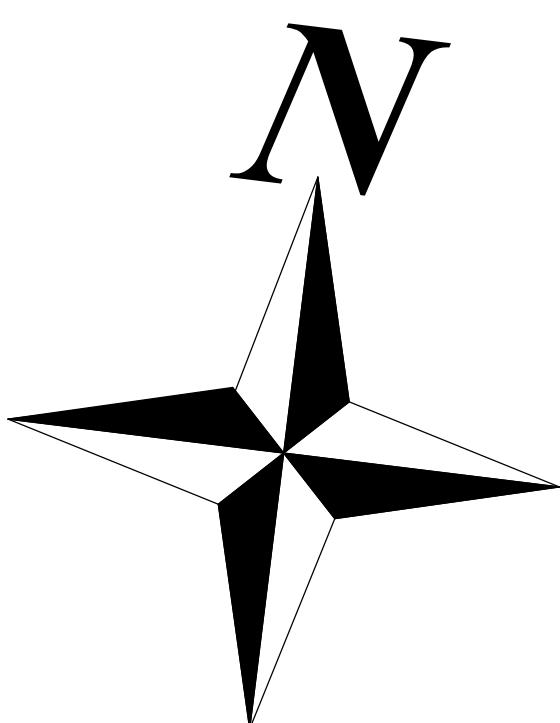
STRUCTURE TO BE PIPED FOR LP GAS LOG LIGHTER



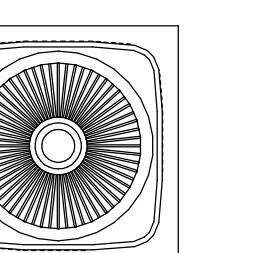
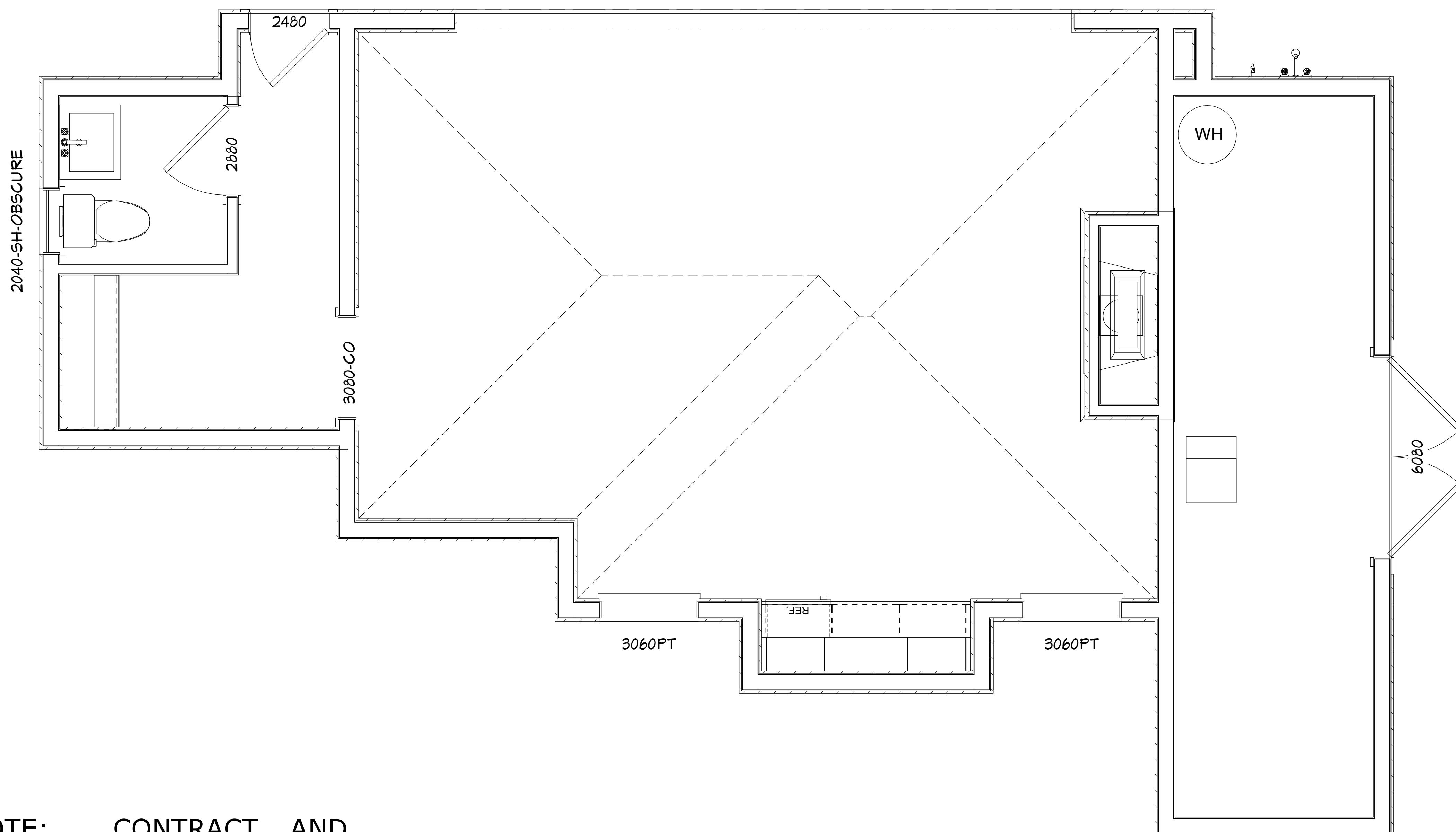
EFFICACY NOTE: THE INTERNATIONAL BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

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





**CONTRACT NOTE: CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
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WILL DEFAULT TO SAID DOCUMENTS.**



FURNITURE PLAN

Design Drawings provided by:	DESIGN
DATE: 5/23/2017	
SCALE: 1/2" = 1'-0"	
SHEET: A-9	

PLAN # A-126

CLIENT APPROVAL SIGNATURE	DATE	
BRYAN ULMER		AMY LIU MED

alid on building designs created on or after December
1, 2010

UILT BY: CBC1257358 904-999-0999

Direct Movement Group

PROJECT DESCRIPTION:
POOL HOUSE FOR THE ULMER FAMILY
126 ARNAU COURT
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 072097-0160

drawings including after com
PROJECT DESCRIPTION:
POOL HOUSE FO
126 AR
SAINT AUGUSTI
R/F #.

The logo for Signs 4 Living LLC consists of a stylized, ornate building icon with a decorative base and a curved roofline. To the right of the icon, the word "SIGNS" is written vertically in a bold, sans-serif font. A large, flowing cursive "4" is positioned between "SIGNS" and "LIVING". To the right of "LIVING", the words "LLC" are written in a smaller, all-caps sans-serif font. Below the main text, the words "RESIDENTIAL DESIGN SINCE 1969" are printed in a small, all-caps sans-serif font.

DESIGN
C

DATE:
5/23/2017

SCALE:

$$172^\circ = 1^\circ 02'$$

STREET.