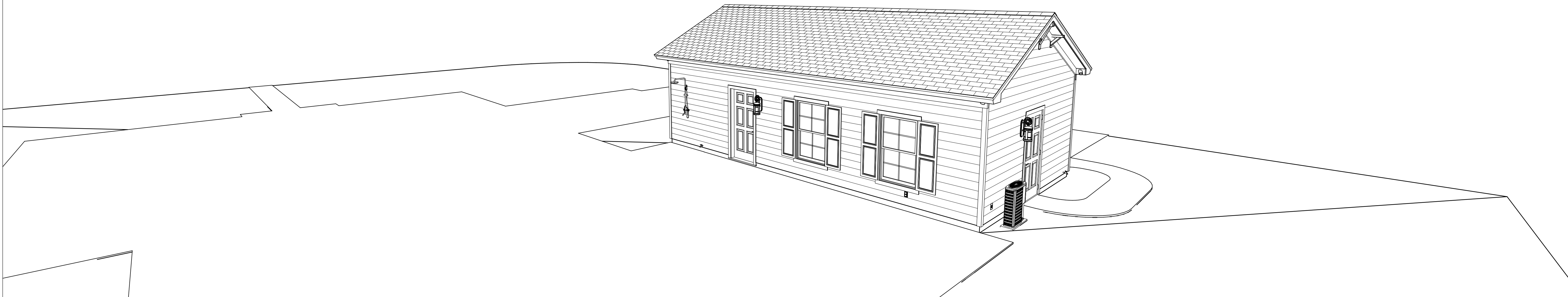


GUEST HOUSE FOR THE IRVIN FAMILY

REVIEW SET 8/9/2017



201 HISTORY PLACE
ST. AUGUSTINE, FL 32095
R/E #: 074661-0350
LOT 35, ISTORIA
BUILT BY: JEWEL HOMES, LLC
SAINT JOHNS, FL 32259
FAX: 904-230-0003
CELL: 904-219-9056
CRC1253573

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DATE:
8/9/2017
SCALE:
N.T.S
SHEET:
A-1

Design Drawings
provided by:



DESIGNS *for* LIVING
RESIDENTIAL DESIGN SINCE 1969

904-730-7135

PROJECT DESCRIPTION:
GUEST HOUSE FOR THE IRVIN FAMILY
201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

BUILT BY:

 JEWEL HOMES

JEWEL HOMES
CRC1253573
904-219-9056

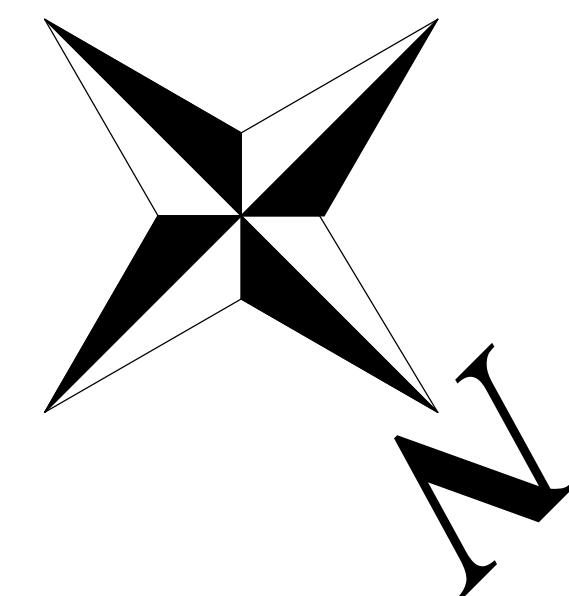
CLIENT APPROVAL SIGNATURE	DATE
WILLIAM H. IRVIN	
KAREN A. IRVIN	

PLAN #
A-387

X-X-X-X-X = SILT FENCE
WHICH WILL BE USED ON SITE
TO PREVENT IMPACTS TO
SURROUNDING PROPERTIES

HYAC PAD LOCATION-A MINIMUM
5 FOOT FROM THE PROPERTY
LINE SHALL BE MAINTAINED

FLOOD ZONE: "AE-8"



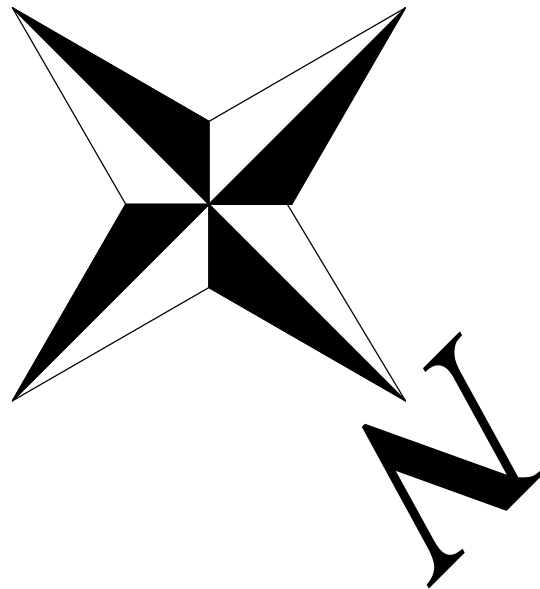
SITE PLAN

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PLAN #		A-387	
CLIENT APPROVAL SIGNATURE	DATE		
WILLIAM H. IRVIN			
KAREN A. IRVIN			
BUILT BY: JEWEL HOMES JEWEL HOMES CRC1253573 904-219-9056			
PROJECT DESCRIPTION: GUEST HOUSE FOR THE IRVIN FAMILY 201 HISTORY PLACE SAINT AUGUSTINE, FLORIDA 32095 R/E #: 0746661-0350			
Design Drawings provided by: DESIGNS <i>for</i> LIVING, LLC RESIDENTIAL DESIGN SINCE 1999 904-730-7135			
DATE:		8/9/2017	
SCALE:		1" = 10'-0"	
SHEET:		A-2	

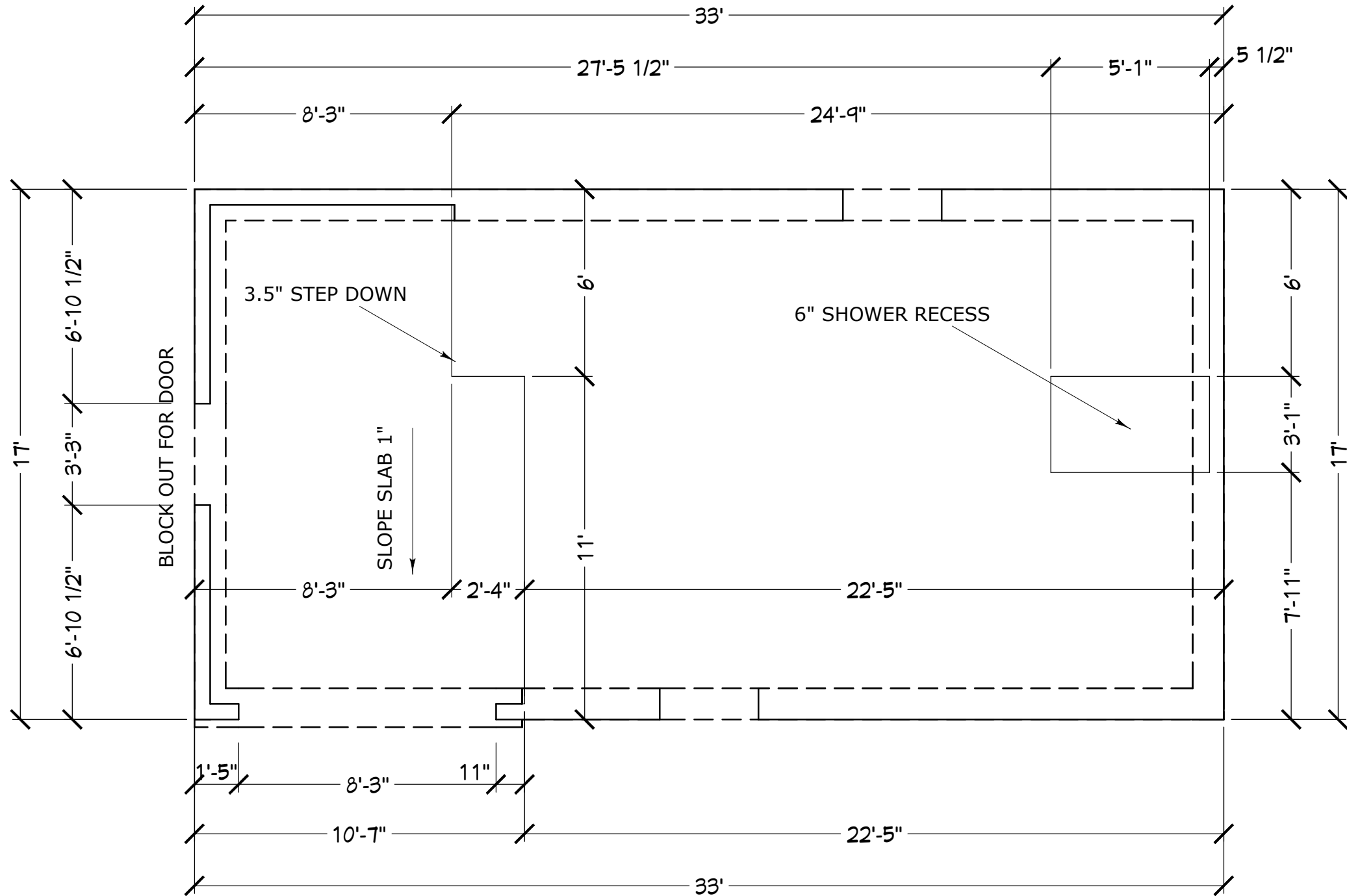
TERMITE TREATMENT IS THE OWNER'S RESPONSIBILITY DUE TO THE EXISTING SERVICE PROVIDER ON THE CURRENT HOME



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

ENGINEER'S DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS

PROPOSED FOUNDATION PLAN



4" SLAB WITH FIBERMIX REINFORCEMENT 0.75 LBS/CY

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

PLANS NOT RELEASDED FOR CONSTRUCTION

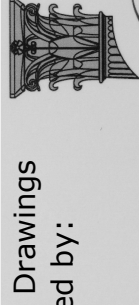
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SHEET:
A-3

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

DATE:
8/9/2017

Design Drawings provided by:



DESIGNS for LIVING, LLC
RESIDENTIAL DESIGN SINCE 1999

904-730-7135

PROJECT DESCRIPTION:
GUEST HOUSE FOR THE IRVIN FAMILY
201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

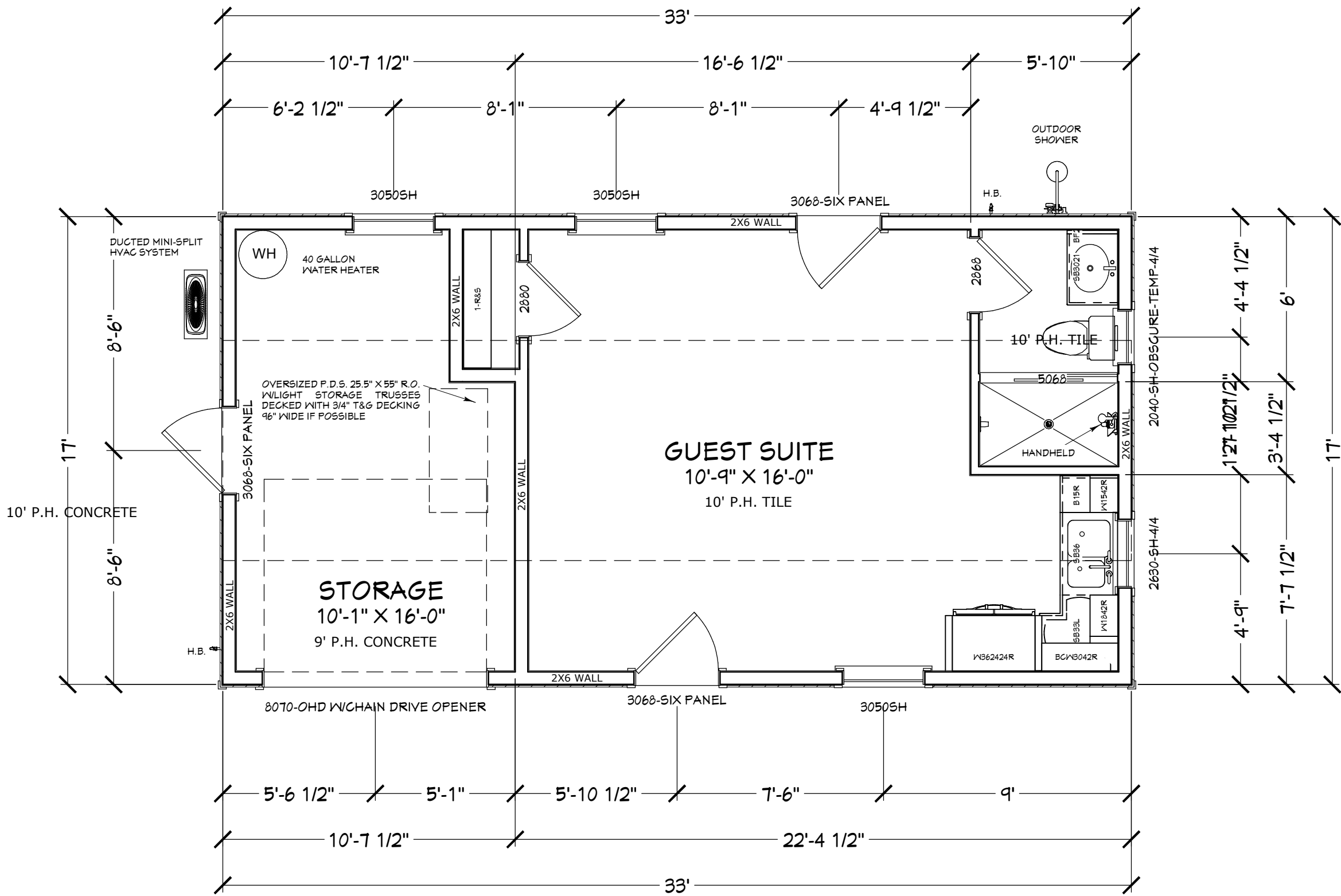
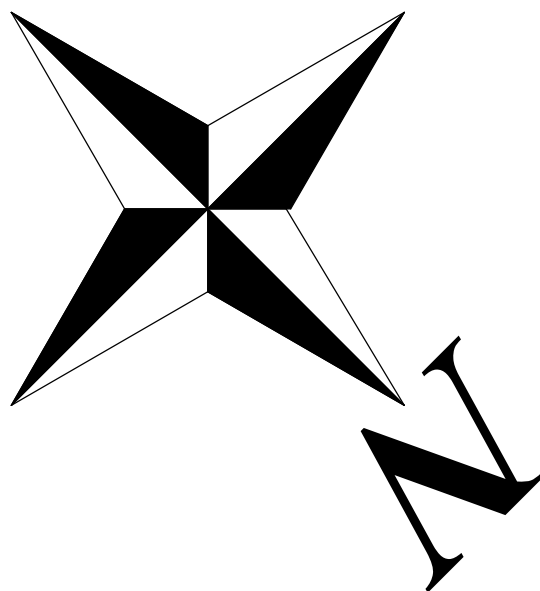
BUILT BY:



JEWEL HOMES
CRC1253573
904-219-9056

CLIENT APPROVAL SIGNATURE	DATE
	
	

PLAN #
A-387



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I RECOMMEND WOULD RECOMMEND FULL FOAM IN THE WALLS AND CEILINGS

- GENERAL NOTES:
1. HVAC IS DUCTED MINI-SPLIT LOCATED IN ATTIC STORAGE
 2. PULL DOWN STAIRS IS OVERSIZED AND MUST BE ADDRESSED IN THE TRUSS SPACING IN THAT AREA
 3. TRUSSES ABOVE ARE LIGHT STORAGE TRUSSES DECKED WITH 3/4" T&G DECKING

FOOTAGES (A.N.S.I.):	
HEATED:	388.87
STORAGE GARAGE:	172.13
SLAB AREA:	561.00
UNDER ROOF:	561.00

FLOOR PLAN

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Design Drawings provided by:



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201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

BUILT BY: JEWEL HOMES
JEWEL HOMES
CRC1253573
904-219-9056

CLIENT APPROVAL SIGNATURE DATE

WILLIAM H. IRVIN

KAREN A. IRVIN

PLAN #
A-387

DATE:

8/9/2017

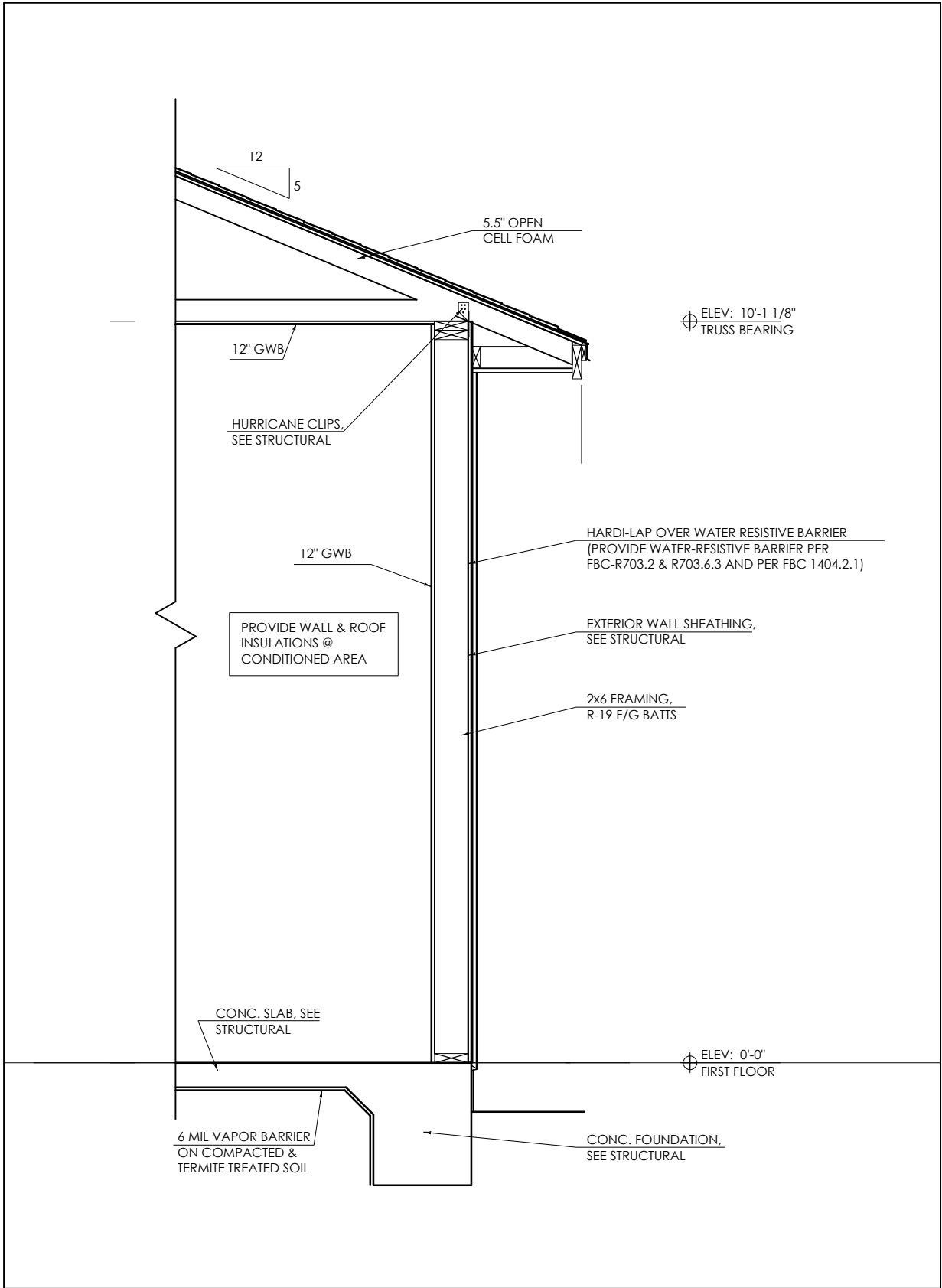
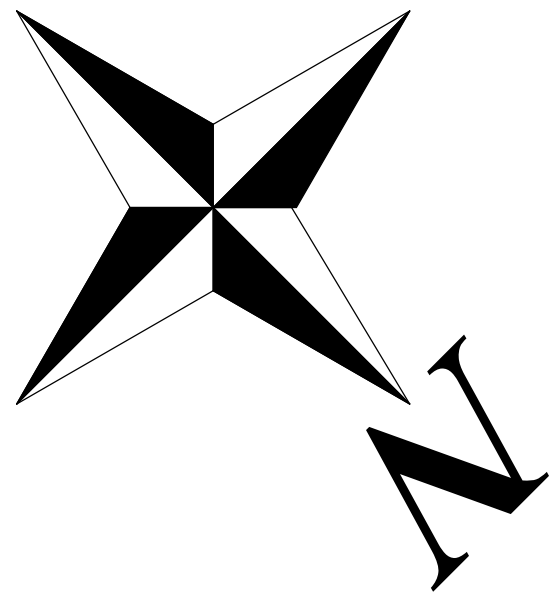
SCALE:

1/4" = 1'-0"

SHEET:

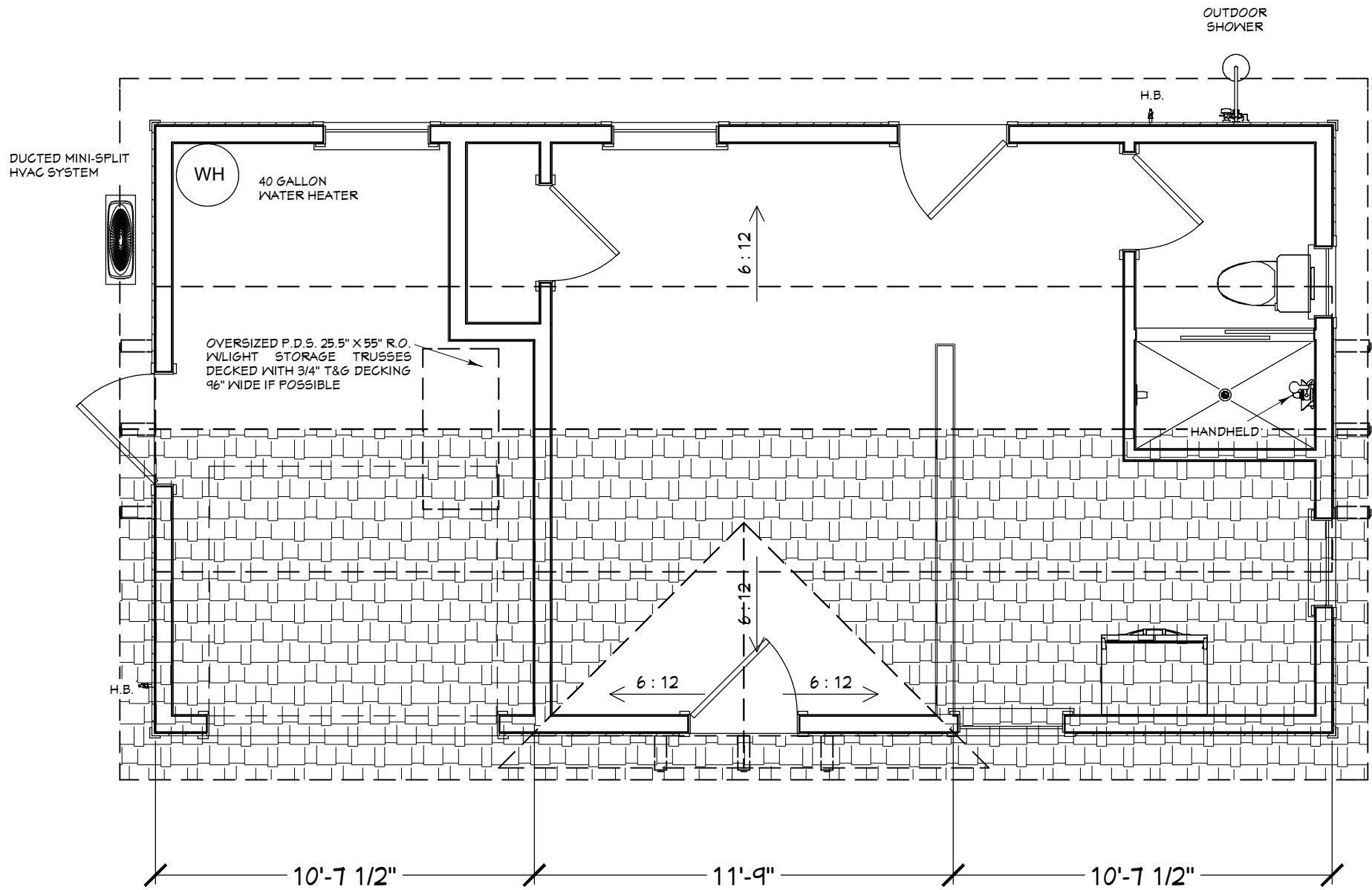
A - 4

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TYPICAL SECTION

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



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: 5/12-FIELD CONFIRM
TRUSS HEELS: STANDARD
VENTS: N/A

ROOF PLAN

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SHEET:
A-5

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

DATE:
8/9/2017

Design Drawings
provided by:



PROJECT DESCRIPTION:
GUEST HOUSE FOR THE IRVIN FAMILY
201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

BUILT BY:
JEWEL HOMES
CRC1253573
904-219-9056

CLIENT APPROVAL SIGNATURE DATE
WILLIAM H. IRVIN
KAREN A. IRVIN

PLAN #
A-387



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

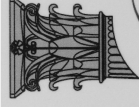
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ELEVATIONS

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RESIDENTIAL DESIGN SINCE 1999
904-730-7135

PROJECT DESCRIPTION:

GUEST HOUSE FOR THE IRVIN FAMILY
201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

BUILT BY:



JEWEL HOMES
CRC1253573
904-219-9056

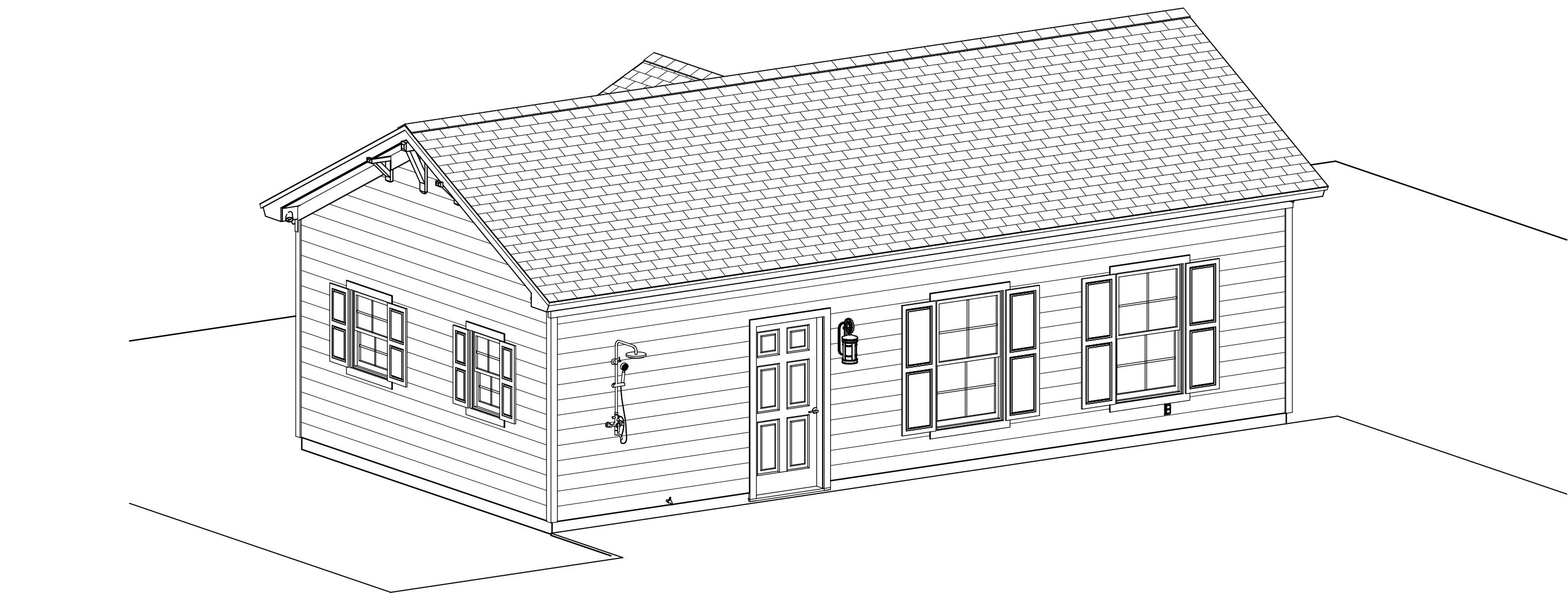
CLIENT APPROVAL SIGNATURE	DATE
WILLIAM H. IRVIN	
KAREN A. IRVIN	

PLAN #
A-387

DATE:
8/9/2017

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

SHEET:
A-6



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ISOMETRICS

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Design Drawings
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RESIDENTIAL DESIGN SINCE 1999

904-730-7135

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201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

BUILT BY:

JEWEL HOMES



CRC1253573

904-219-9056

CLIENT APPROVAL SIGNATURE

WILLIAM H. IRVIN
KAREN A. IRVIN

DATE

PLAN #
A-387

DATE:

8/9/2017

SCALE:

N.T.S

SHEET:

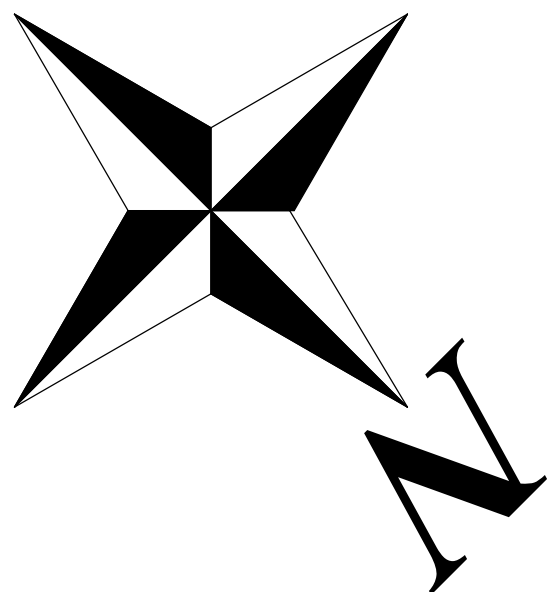
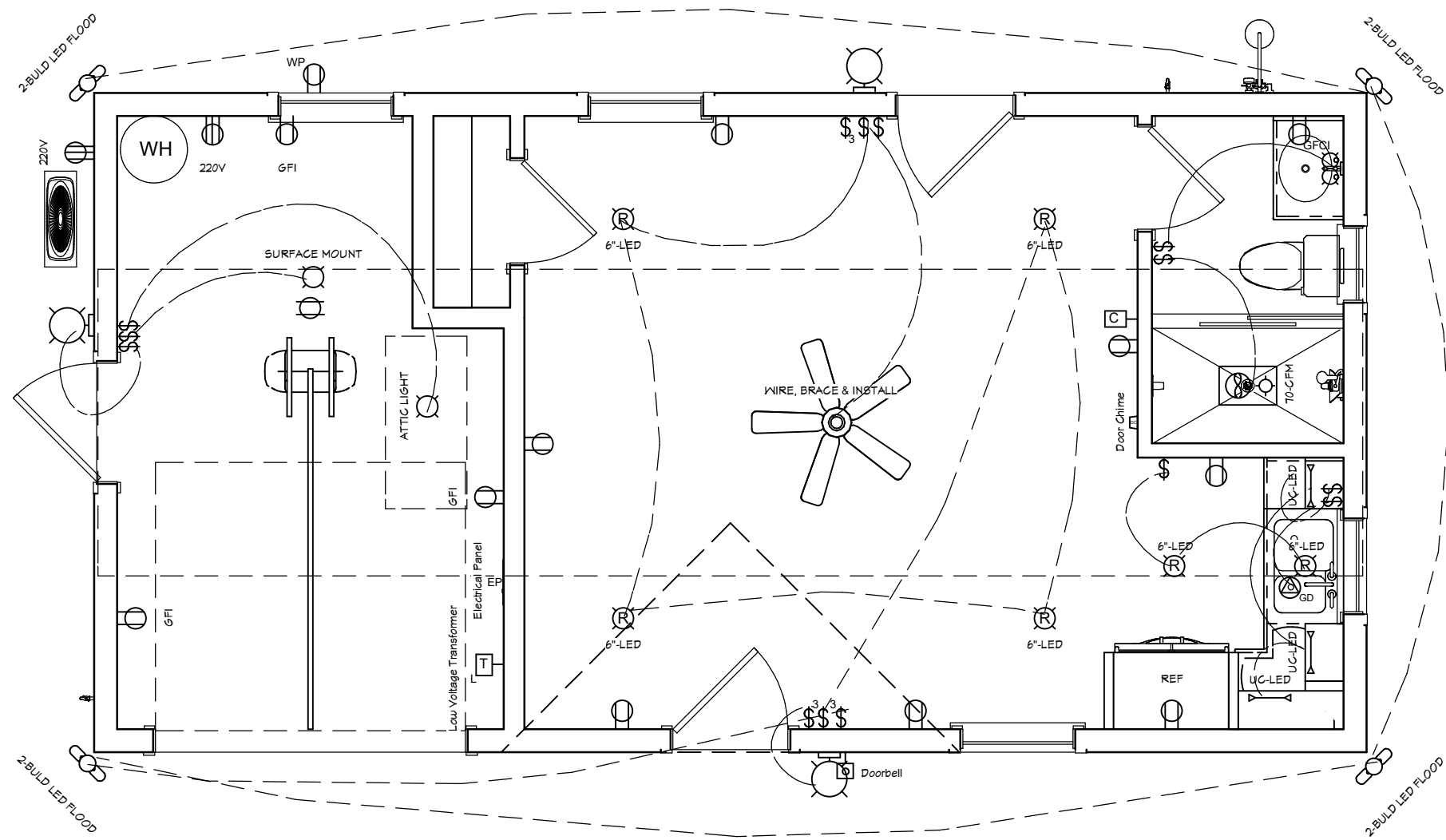
A-7

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.

POWER IS ACQUIRED FROM THE MAIN HOME WITH A SUB-PANEL IN THE STORAGE GARAGE AREA

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.



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 - 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

ELECTRICAL PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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BUILT BY: JEWEL HOMES
JEWEL HOMES
CRC1253573
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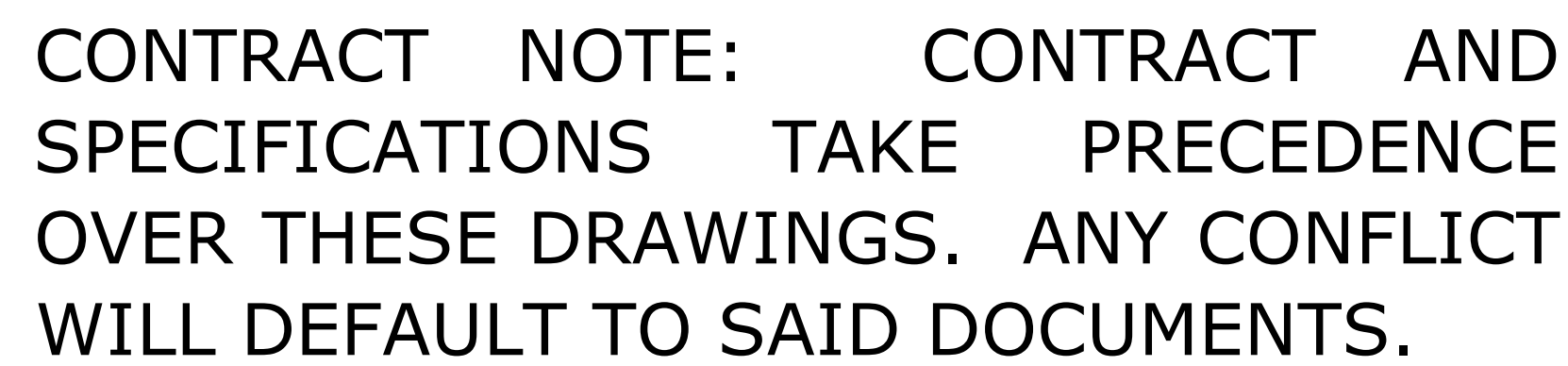
PROJECT DESCRIPTION:
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201 HISTORY PLACE
SAINT AUGUSTINE, FLORIDA 32095
R/E #: 074661-0350

Design Drawings provided by:
DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1990
904-730-7135

DATE:
8/9/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-8

PLAN #
A-387

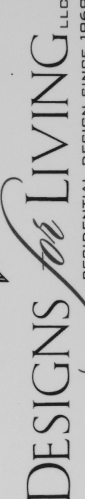
CLIENT APPROVAL SIGNATURE DATE
WILLIAM H. IRVIN
KAREN A. IRVIN



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Design Drawings provided by:



904-730-7135

DATE:

8/9/2017

SCALE:

$$1/2'' = 1'-0''$$

SHEET:

A-9

BUILT BY: JEWEL HOMES



904-219-9056

904-219-9056

PROJECT DESCRIPTION:

GUEST HOUSE FOR THE TRVIN FAMILY

201 HISTORY PLACE

SAINT AUGUSTINE, FLORIDA

R/E #: 074661-0350

CLIENT APPROVAL SIGNATURE	DATE
---------------------------	------

WILLIAM H. IRVIN

KAREN A. TRIVIN

PLAN #
A-387