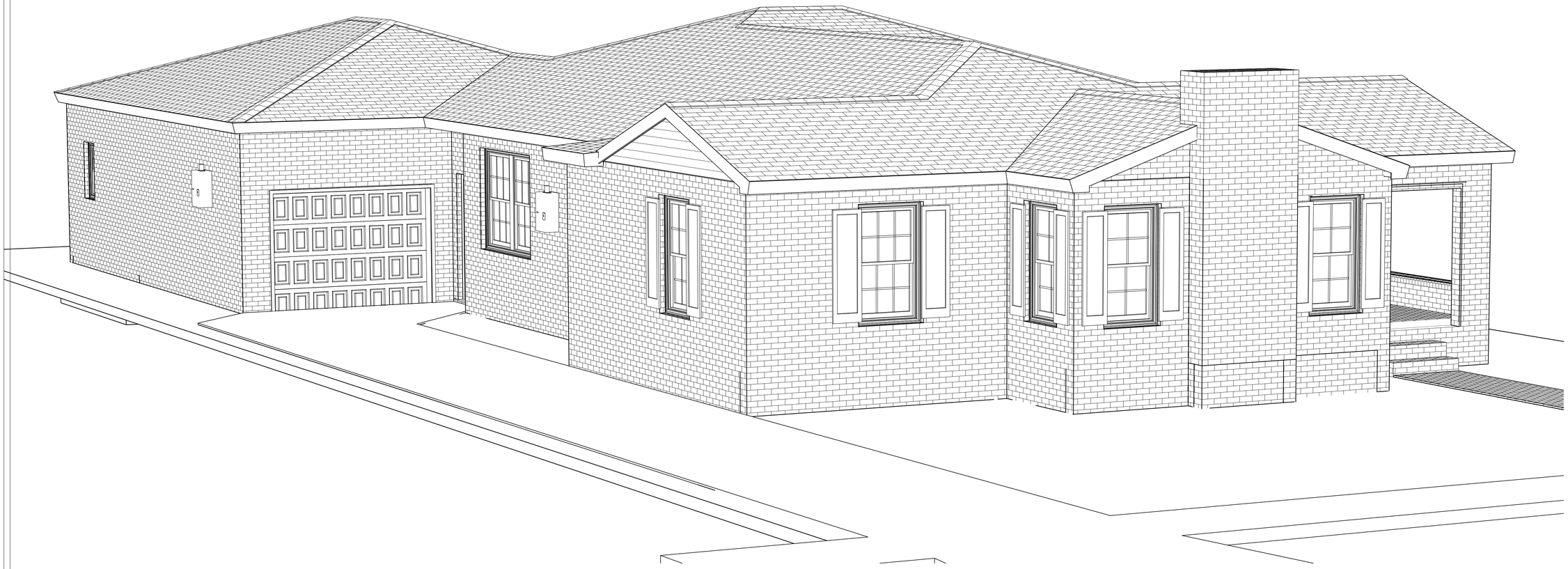
# RENOVATIONS FOR THE YOUNG FAMILY

REVIEW PLAN 3/20/2016



2780 RIVERWOOD LANE
JACKSONVILLE, FL32205
R/E #: 082385-0000

RENOVATIONS BY
DAVIS & ASSOCIATES CONSTRUCTION, INC.
D.B.A. DIRECT MOVEMENT GROUP, LLC
JACKSONVILLE, FLORIDA 32207
CBC1257358
OFFICE: 904-999-0999
P.O.C.: JASON HORROCKS
CELL: 904-284-5337

## COVER PAGE

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PLAN #: 2230

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

BUILT BY: DMG Direct Movement Group

PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

Design Drawings provided by: DESIGNS for LIVING LLC ARCHITECTURAL & ENGINEERING SERVICES 904-730-7135

DATE: 3/20/2016

SCALE: N.T.S.

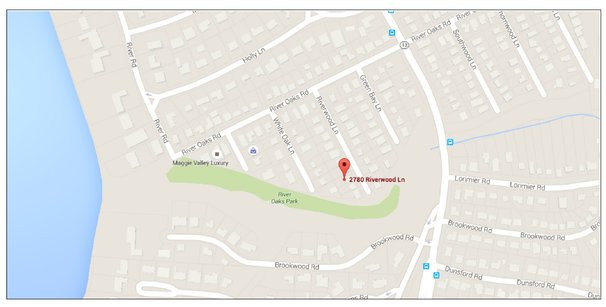
SHEET: A-1

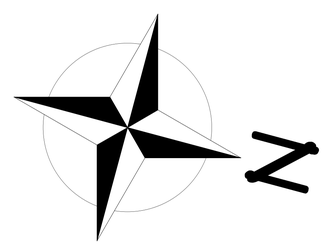
WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "B"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: 15 FT
BUILDING CODE: 2014 FBC-R

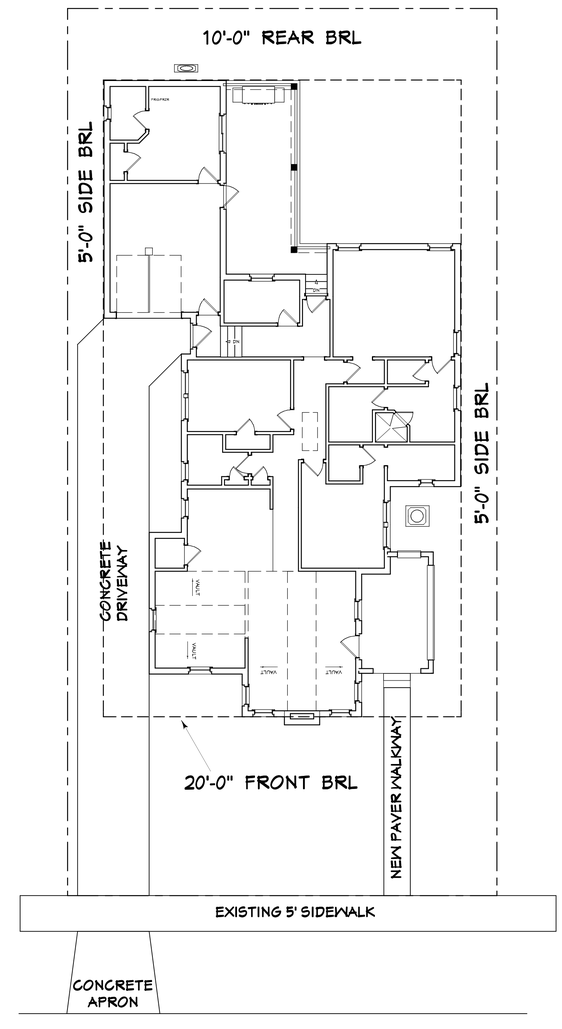
SITE CALCULATIONS:
TOTAL LAND AREA: 7,440 S.F.=0.171 ACRES
HOME COVERAGE: 2,993 S.F.
% OF HOME COVERAGE: 40.23%
WALKS & DRIVE COVERAGE: T.B.D.
% OF WALKS & DRIVE COVERAGE: T.B.D.
TOTAL IMPERVIOUS: T.B.D.
MAX ALLOWABLE COVERAGE PER CODE: 75%

ZONING: RLD-60
SETBACKS:
FRONT = 20'
SIDES = 5'
REAR = 10'

SITE LOCATION




2780 RIVERWOOD LANE

LEGAL DESCRIPTION:
R/E #: 082385-0000
RIVER OAKS A REPLAT OF SAN JOSE PARK
LOT 9, BLOCK 8

2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
FLOOD ZONE: X
TYPE "A" DRAINAGE

# SITE PLAN

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PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

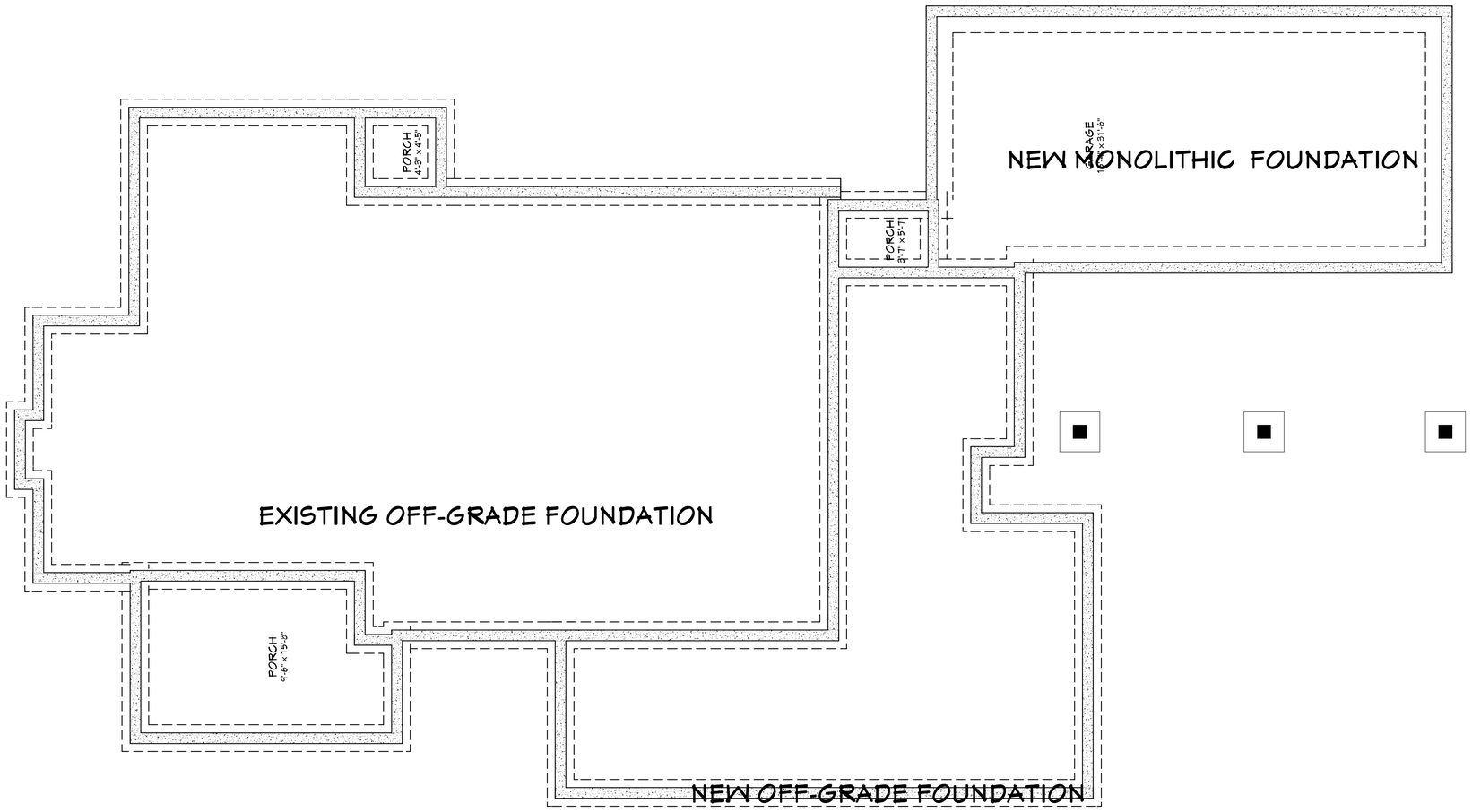
Design Drawings provided by:
DESIGNS for LIVING LLC
904-730-7135

DATE: 3/20/2016

SCALE: 1" = 10' - 0"

SHEET: A-2

STRUCTURAL ENGINEERS
DRAWINGS TAKE PRECEDENCE




FOUNDATION NOTES:

1. 2500 PSI MINIMUM
2. FOOTER & STEMWALL
3. OFF GRADE FRAMING USING DIMENSIONAL LUMBER DECKED WITH 3/4" T&G DECKING GLUED AND SCREWED
4. PROVIDE FOUNDATION VENTING PER CODE
5. FOOTERS TO BE SIZED FOR BRICK VENEER

# FOUNDATION PLAN

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DMG Direct Movement Group

PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

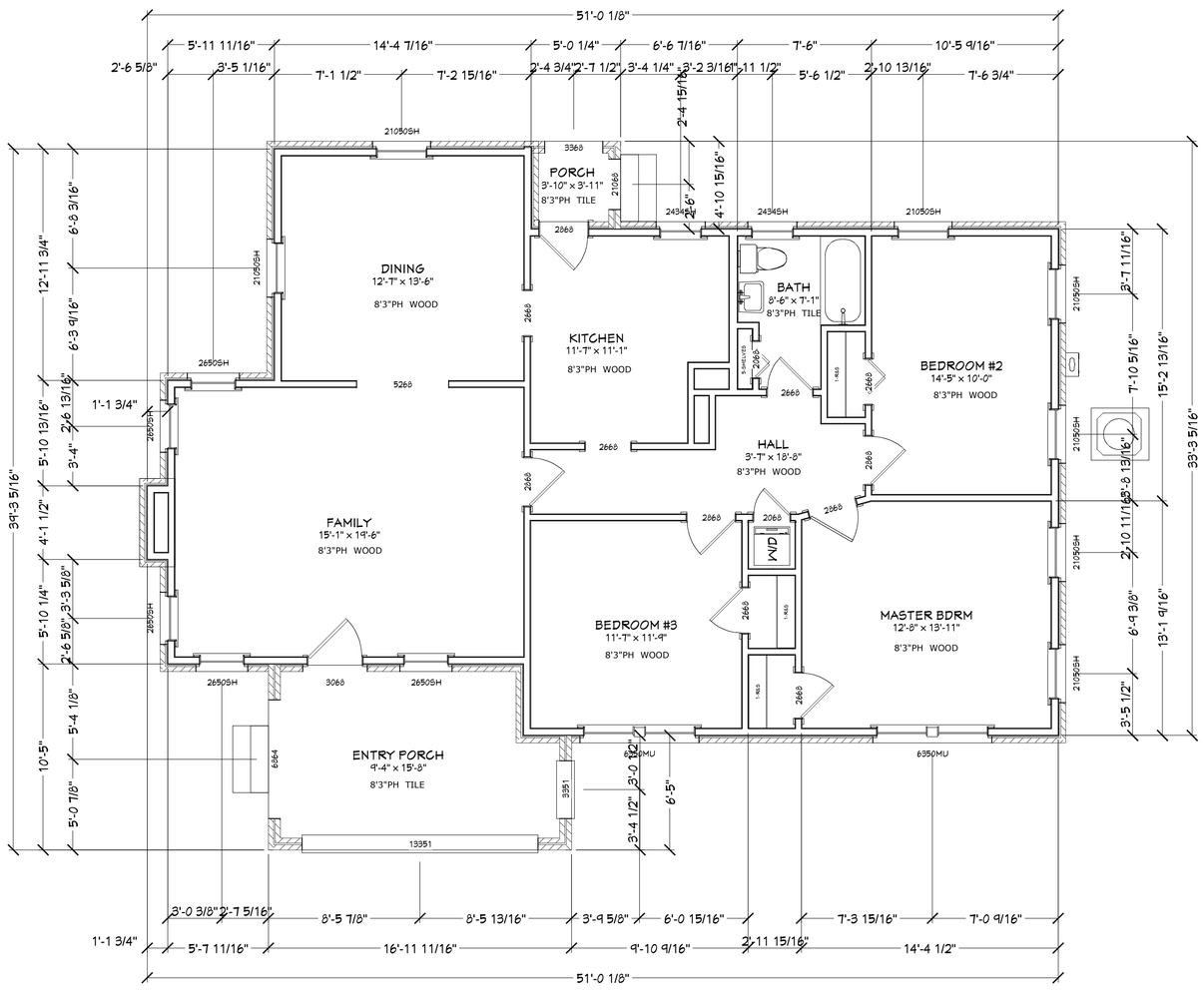
Foundation

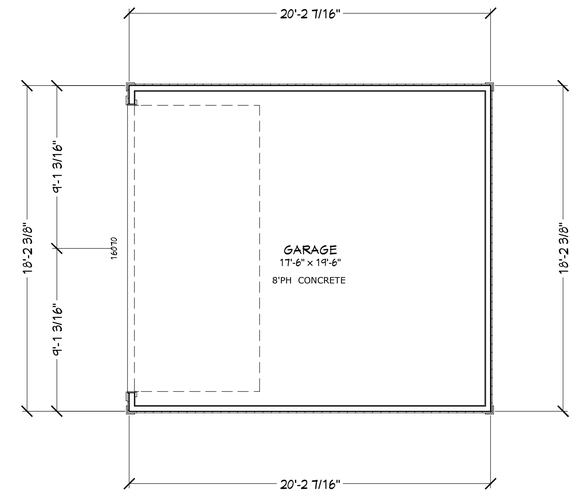
Design Drawings provided by:
DESIGNS for LIVING LLC
ARCHITECTURAL & STRUCTURAL DESIGN
904-730-7135

DATE:
3/20/2016

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

SHEET:
A-3




| FOOTAGES (A.N.S.I.): | |
|---|---|
| SIDE ENTRY: | 20.66 |
| GARAGE: | 367.66 |
| TOTAL HEATED: | 1,348.61 |
| COVERED ENTRY: | 157.32 |
| FIREPLACE: | 7.96 |
| SLAB AREA: | 367.66 |
| TOTAL UNDER ROOF: | 1,902.21 |

# AS-BUILT FLOOR PLAN

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BUILT BY: Direct Movement Group

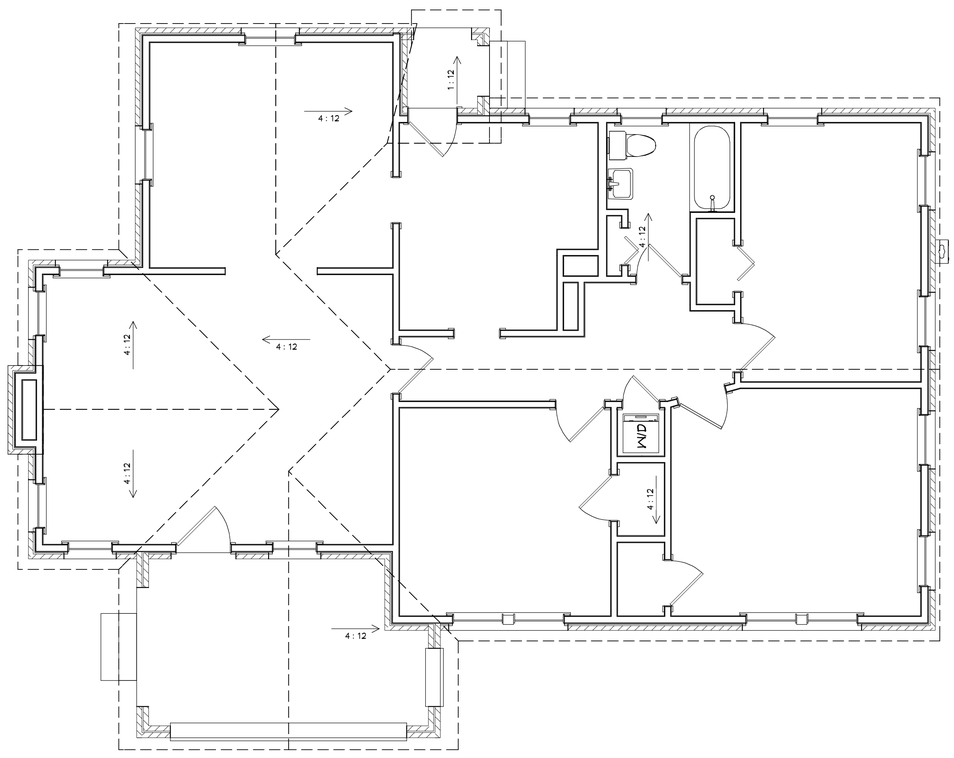
PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

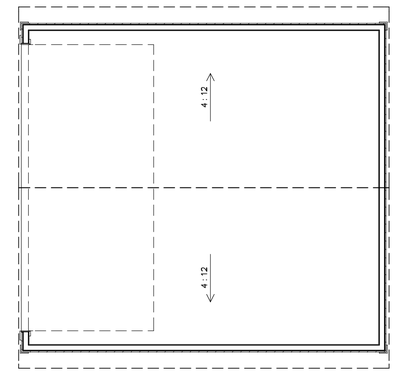
Design Drawings provided by:
DESIGNS for LIVING LLC
904-730-7135

DATE: 3/20/2016

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

SHEET: A-4

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DMG Direct Movement Group

PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

Design Drawings provided by:
DESIGNS for LIVING LLC
ARCHITECTURAL & INTERIOR DESIGN
904-730-7135

DATE:
3/20/2016

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

SHEET:
A-5

LEFT AS-BUILT ELEVATION

AS-BUILT REAR ELEVATION

FRONT AS-BUILT ELEVATION

RIGHT AS-BUILT ELEVATION

# AS-BUILT ELEVATIONS

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R/E#: 082385-0000

Design Drawings provided by:
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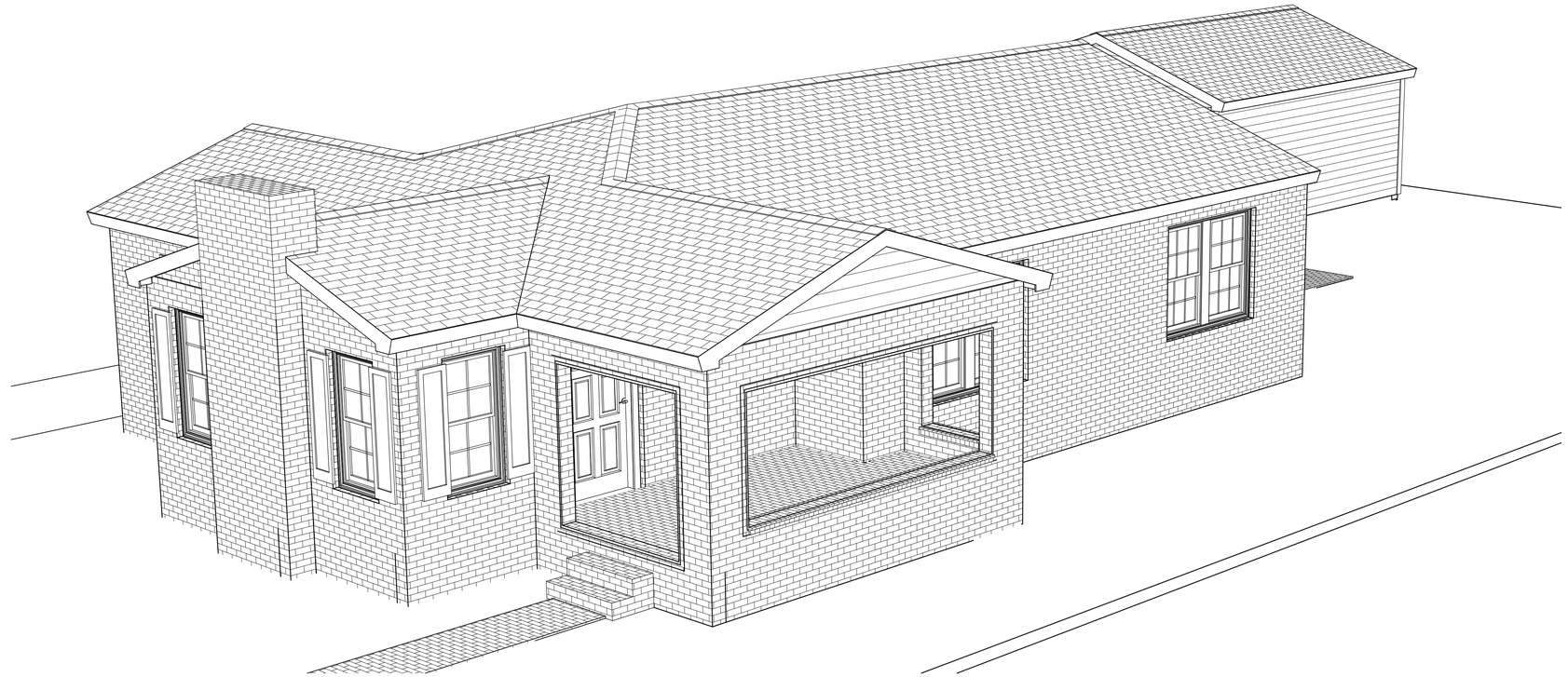
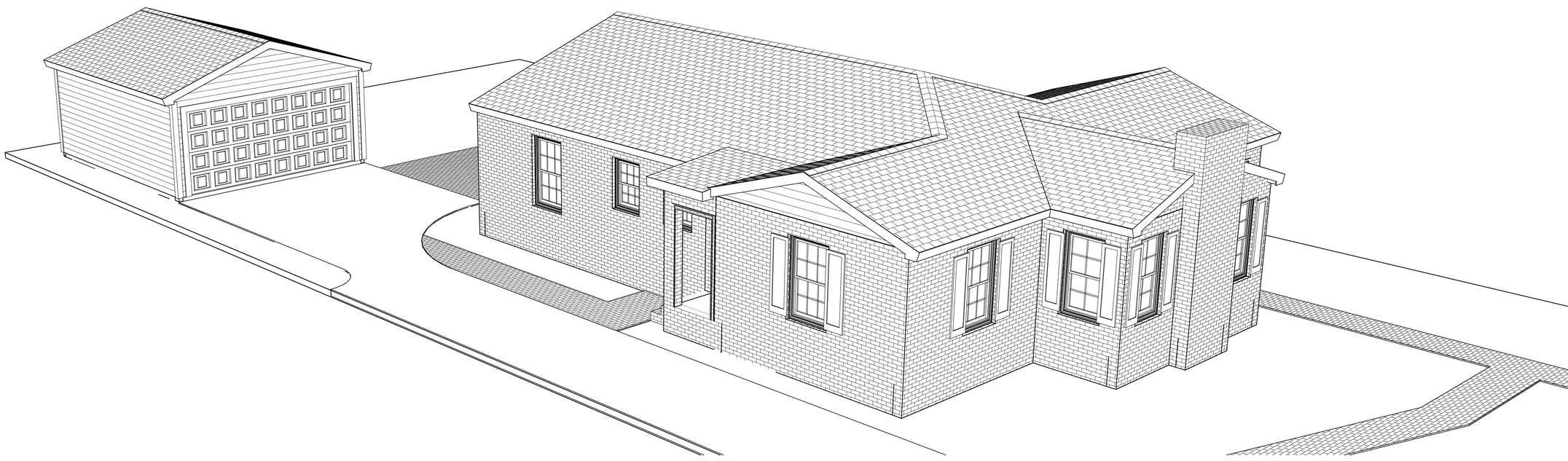
ARCHITECTURAL DESIGN & CONSTRUCTION SERVICES
904-730-7135

DATE: 3/20/2016

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

SHEET: A-6





# AS-BUILT ISOMETRICS

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R/E#: 082385-0000

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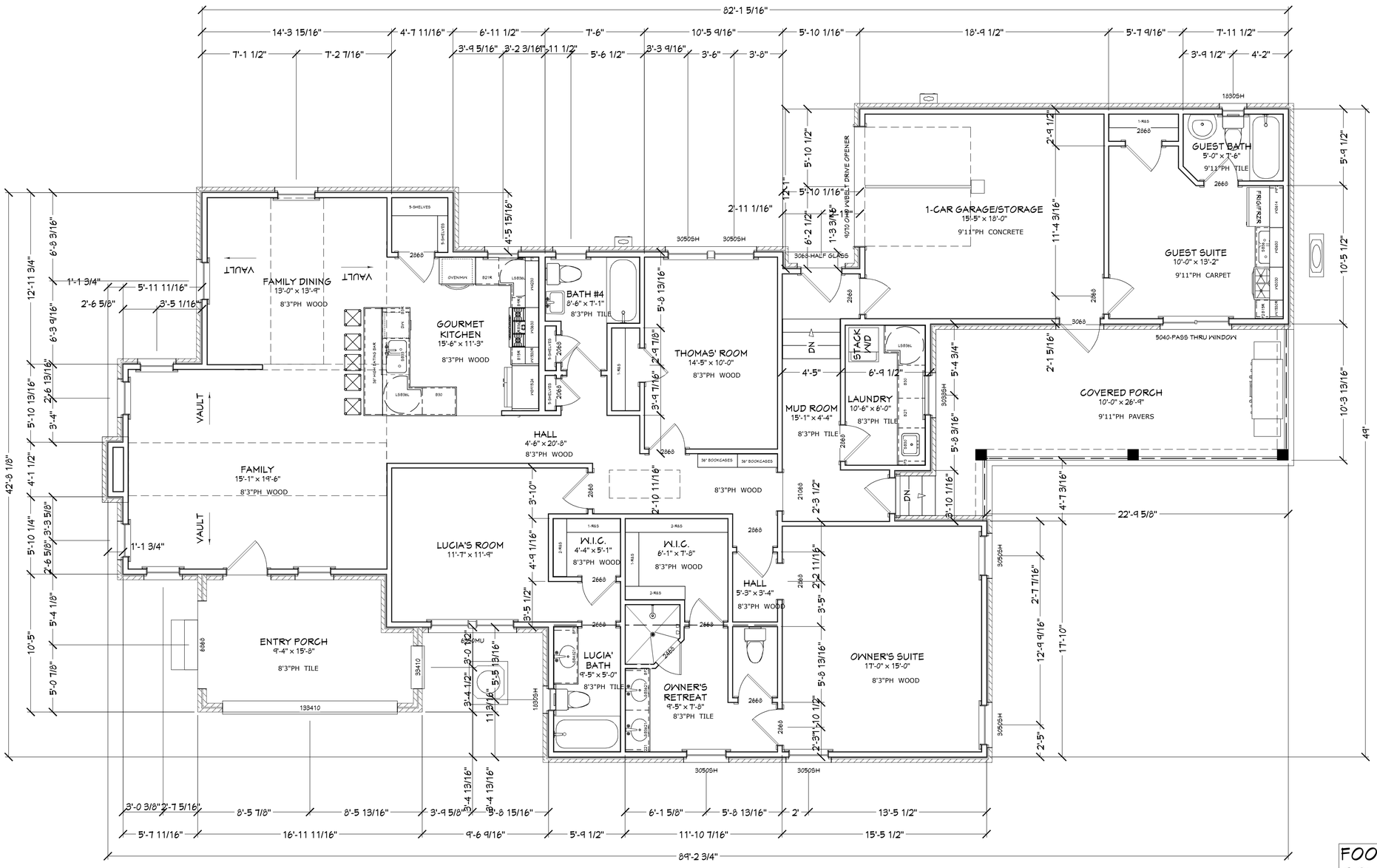
DESIGNS for LIVING LLC
ARCHITECTURAL & ENGINEERING SERVICES
904-730-7135

DATE:
3/20/2016

SCALE:
N.T.S.

SHEET:
A-7




| FOOTAGES (A.N.S.I.): | |
|---|---|
| COVERED PORCH: | 308.70 |
| GARAGE: | 296.53 |
| EXISTING HEATED: | 1,348.61 |
| GUEST HEATED: | 226.25 |
| NEW HEATED: | 655.53 |
| TOTAL HEATED: | 2,230.39 |
| COVERED ENTRY: | 157.32 |
| FIREPLACE: | 7.96 |
| SLAB AREA: | 559.74 |
| TOTAL UNDER ROOF: | 2,992.94 |

# PROPOSED FLOOR PLAN

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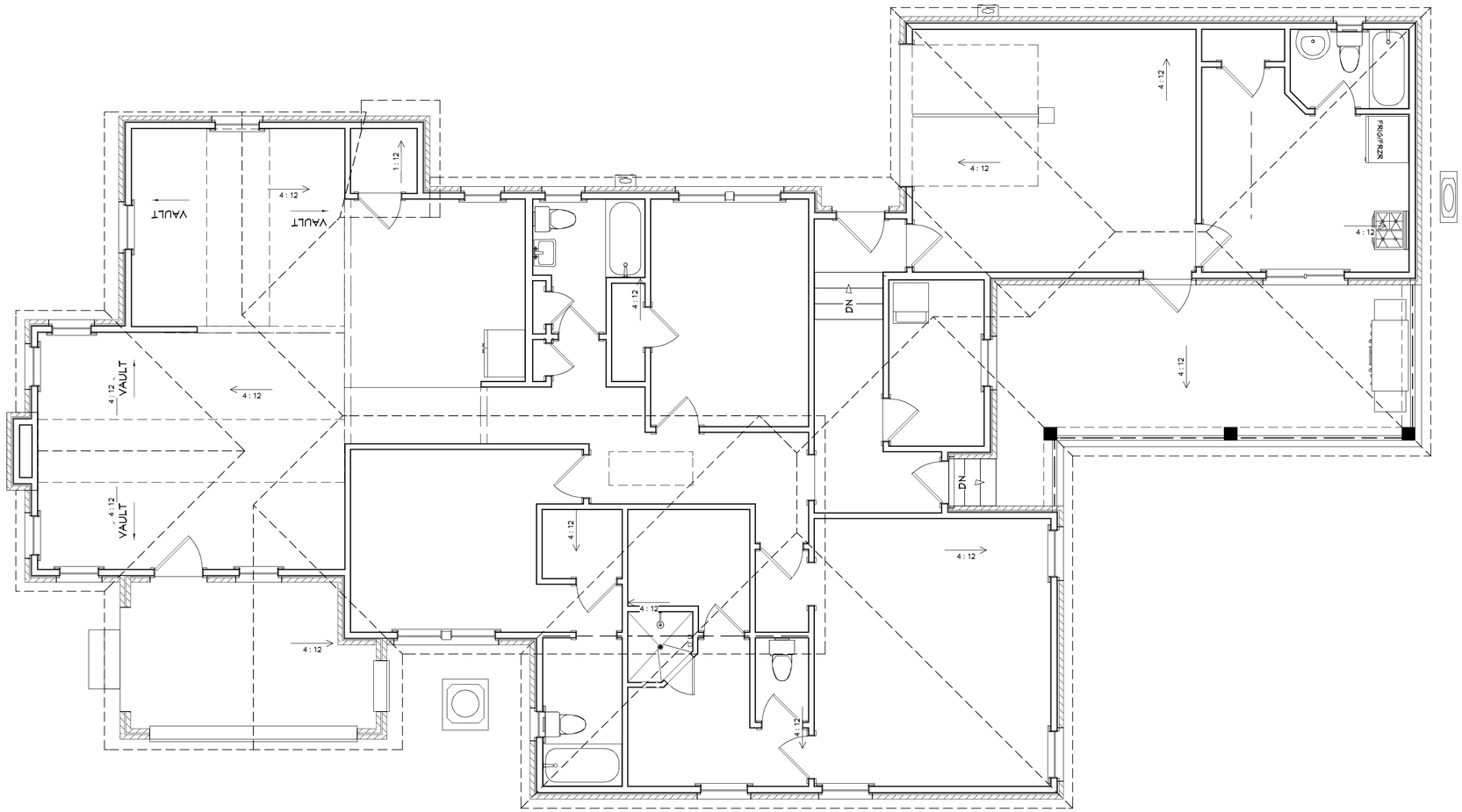
Design Drawings provided by: DESIGNS for LIVING LLC
904-730-7135

DATE: 3/20/2016

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

SHEET: A-8

ROOF NOTES:
CONVENTIONALLY FRAMED ROOF
OVERHANG: MATCH EXISTING
FASCIA & SOFFITS: MATCH EXISTING
ROOFING: LIFETIME FIBERGLASS ARCH SHINGLES
UNDERLAYMENT: SYNTHETIC FELT
VENTING: T.B.D.

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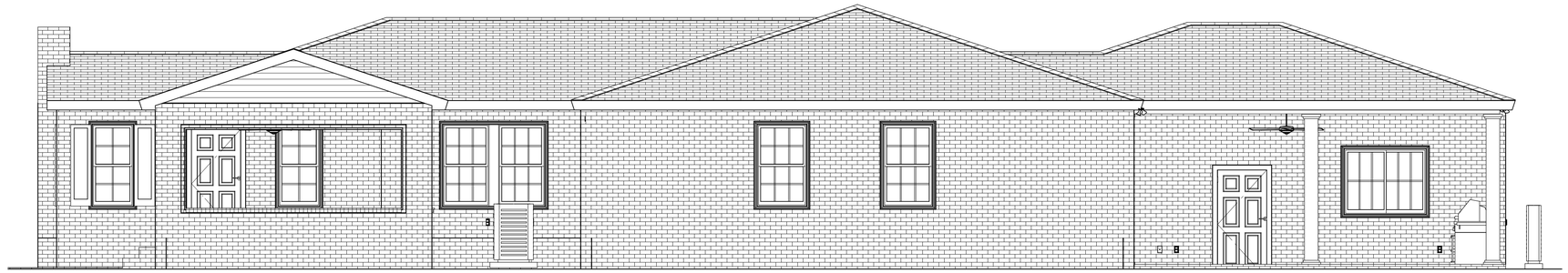
904-730-7135

DATE: 3/20/2016

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

SHEET: A-9



RIGHT ELEVATION PROPOSED

PROPOSED FRONT ELEVATION

REAR PROPOSED ELEVATION

PROPOSED LEFT ELEVATION

# PROPOSED ELEVATIONS

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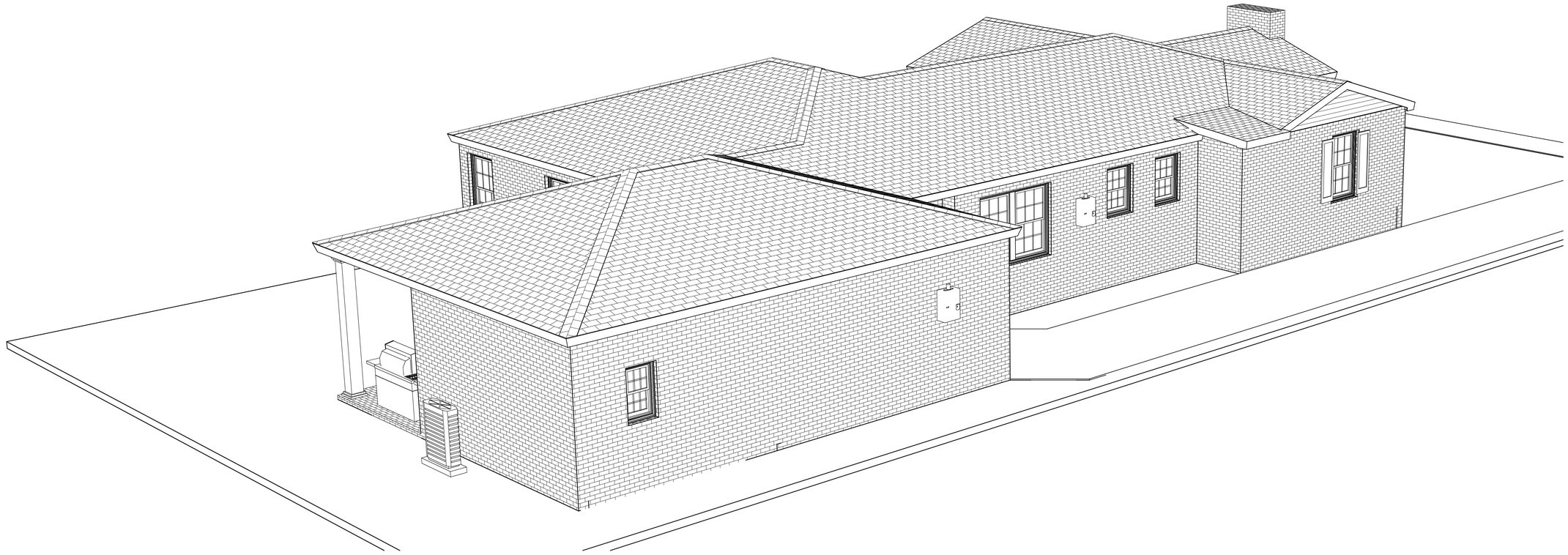
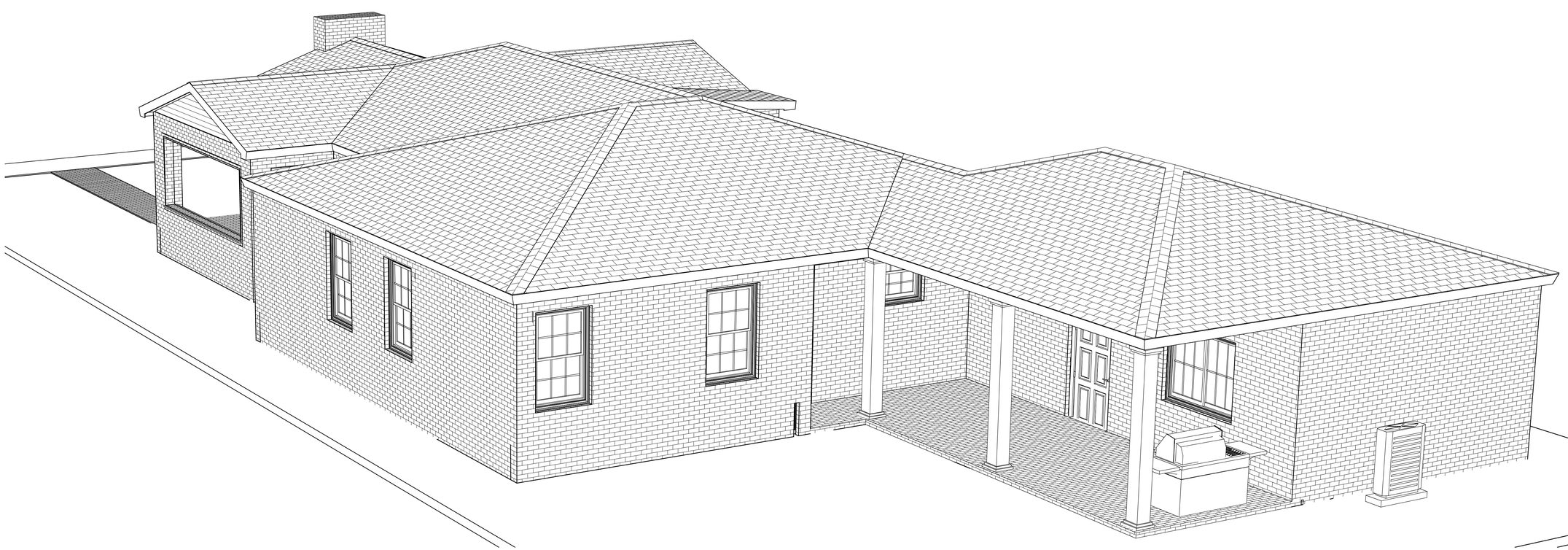
DESIGNS for LIVING LLC
ARCHITECTURAL & STRUCTURAL DESIGNS
904-730-7135

DATE:
3/20/2016

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

SHEET:
A-10





# PROPOSED ISOMETRICS

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PLAN #:
2230

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

BUILT BY:
Direct Movement Group

PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

Design Drawings provided by:
DESIGNS for LIVING LLC
ARCHITECTURAL DESIGN SERVICES
904-730-7135

DATE:
3/20/2016

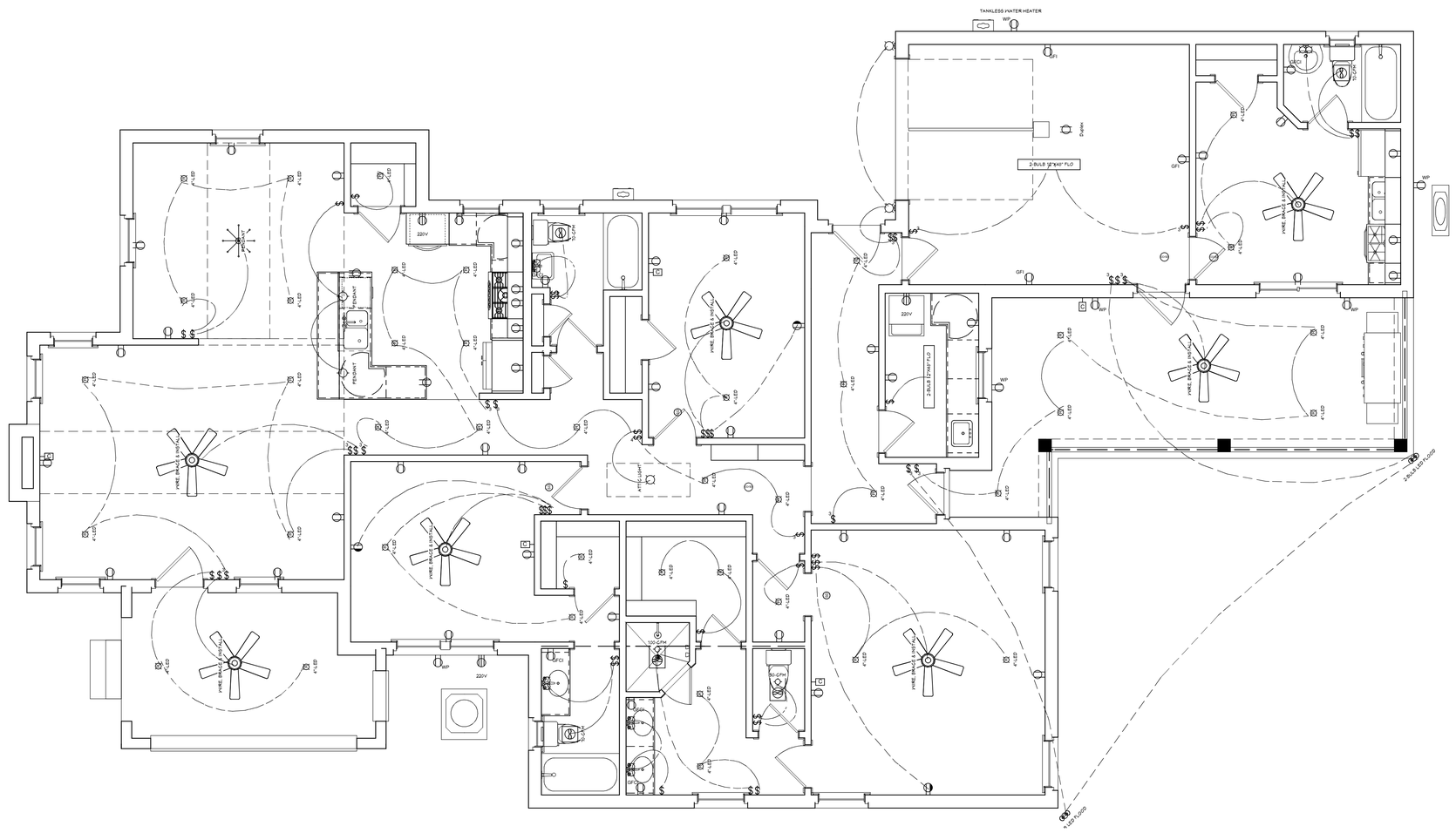
SCALE:
N.T.S.

SHEET:
A-11

ELECTRICAL NOTES:

1. ENTIRE HOME TO BE BROUGHT UP TO CURRENT CODE
2. PROVIDE POWER FOR NEW HVAC IN THE HOMES ATTIC
3. GUEST COTTAGE TO BE A DUCTED MINI-SPLIT
4. SERVICE POWER TO THE HOME TO REMAIN THE SAME
5. CONFIRM WITH OWNERS ALL ELECTRICAL PRIOR TO INSTALLATION

| 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 |
| WP GFCI | 110V Receptacles: Duplex, Weather Proof, GFCI |
| $ WP $ 3 $ 4 $ | Switches: Single Pole, Weather Proof, 3-Way, 4-Way |
| DM $ T $ | Switches: Dimmer, Timer |
| AV Control A $ | Audio Video: Control Panel, Switch |
| SP SP | Speakers: Ceiling Mounted, Wall Mounted |
| C5 C5/TV TV | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Telephone Jack |
| | Intercom |
| T | Thermostat |
| | Door Chime, Door Bell Button |
| SD SD | Smoke Detectors: Ceiling Mounted, Wall Mounted |
| EP | Electrical Breaker Panel |




# PROPOSED ELECTRICAL PLAN

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PLAN #: 2230

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

BUILT BY: Direct Movement Group

PROJECT DESCRIPTION:
YOUNG FAMILY RENOVATIONS
2780 RIVERWOOD LANE
JACKSONVILLE, FL 32205
R/E#: 082385-0000

Design Drawings provided by:
DESIGNS for LIVING LLC
904-730-7135

DATE: 3/20/2016

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

SHEET: A-12