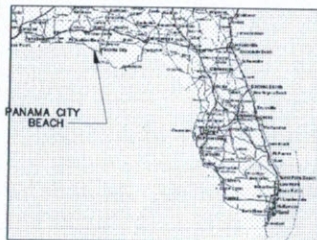


AERIAL LOT VIEW



PROJECT LOCATION

VICINITY MAP



CONSTRUCTION DOCUMENTS FOR:

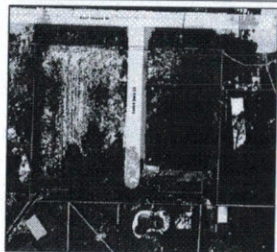
NEW RESIDENTIAL CONSTRUCTION PLANS GULF PINES PARTNERSHIP

SARAH JEAN COURT
PANAMA CITY BEACH, FLORIDA

PARCEL# 30197-590-000

CONSTRUCTION DOCUMENTS DATE: January 27, 2018

CLOSE UP AERIAL OF SITE



PHYSICAL PROJECT LOCATION

PROJECT DATA

JURISDICTION: BAY COUNTY
APPLICABLE CODES

1. ☐ 2017 FLORIDA BUILDING CODE (FBC) - OR -
2. ☒ 2017 FLORIDA RESIDENTIAL BUILDING CODE (FBC) - OR -
3. ☐ 2017 FLORIDA EXISTING BUILDING CODE (FBC)
4. ☒ 2017 FLORIDA MECHANICAL CODE (FMC)
5. ☒ 2017 FLORIDA PLUMBING CODE (FPC)
6. ☒ 2017 FLORIDA PREVENTION CODE
7. ☒ INCLUDING AMENDED VERSION OF THE NFPA 101
8. ☒ 2017 & LIFE SAFETY CODE (LSC) 2012 EDITION
9. ☒ 2014 NATIONAL ELECTRIC CODE (NEC)
10. ☒ 2017 FLORIDA STATE ACCESSIBILITY CODE CH. 11
11. ☒ 2017 FLORIDA FUEL/GAS CODE
12. ☒ 2017 FLORIDA ENERGY CODE

*THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH

☐ 2017 F.B.C. SECTION 1609 FOR DESIGN PRESSURES - OR -

☒ 2017 F.B.C. SECTION R301 FOR DESIGN PRESSURES

OCCUPANCY: GROUP " R-3 " RESIDENTIAL

CONSTRUCTION TYPE: TYPE 5-A, NON - SPRINKLERED

OWNER DATA

GULF PINES PARTNERSHIP
448 RHYDWEN AVE.
TORONTO, ONTARIO M1N2E1

RENOVATION INFORMATION:

COMPLIANCE METHOD:

PERMISSIVE ☐

WORK AREA ☐

PERFORMANCE ☐

EXCEPTION ☐

LEVEL OF ALTERATION:

LEVEL I ☐ LEVEL III ☐

LEVEL II ☐ EXCEPTION ☐

CHANGE OF OCCUPANCY: YES ☐ NO ☒

DRAWING SHEET INDEX

GENERAL

CVR COVER SHEET

CIVIL

C1.1 SITE PLAN

ARCHITECTURAL

A1.1 FLOOR PLAN

A2.1 EXTERIOR ELEVATIONS

BUILDING DESIGN PARAMETERS

STRUCTURAL

S1.1 FOUNDATION & FLOOR FRAMING PLANS, SECTION DETAILS

S2.1 STRUCTURAL NOTES, TYPICAL WALL SECTION

ELECTRICAL

E1.1 ELECTRICAL PLAN

BASIC WIND SPEED: 140 MPH • ULTIMATE WIND SPEED
155 MPH • NOMINAL WIND SPEED
AS PER FBC TABLE R603.3
WIND IMPORTANCE FACTOR: CATEGORY I, IMPORTANCE FACTOR=1.0
WIND EXPOSURE: SURFACE ROUGHNESS = "B"
EXPOSURE CATEGORY = "B"

ENCLOSURE CLASSIFICATION: FULLY ENCLOSED
PER ASCE 7-10

COMPONENTS AND CLADDING WIND LOAD PER TABLE R603(3)

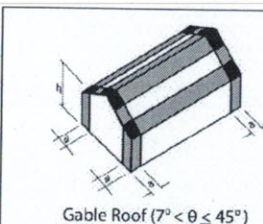
ROOF: ZONE 1 = 32.3 - 38.3 PSF

ZONE 2 = 32.3 - 42.3 PSF

ZONE 3 = 32.3 - 42.3 PSF

WALL: ZONE 4 = 32.3 - 38.3 PSF

ZONE 5 = 32.3 - 42.3 PSF



Gable Roof ($7^\circ < \theta \leq 45^\circ$)

End Zones: Front - Zone 2; Wall - Zone 3
Corner Zones: Roof - Zone 3

WIND ZONES:

SCOPE OF WORK UNDER THIS CONTRACT:

1. THE PLANS HEREIN CONTAIN DRAWINGS FOR THE CONSTRUCTION OF 3 SINGLE FAMILY RESIDENCES WITH 2 BEDROOMS AND 2 BATHROOM
2. PROPOSED FOUNDATION TO BE COMPOSED OF CONCRETE MONOLITHIC SLAB
3. ROOF COMPOSED OF PRE-ENGINEERED WOOD TRUSSES
- 4.

CODE CHECK LIST

	YES	NO	NA
1. PROPOSED OCCUPANCY: R-3, RESIDENTIAL	☒	☐	☐
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL	☒	☐	☐
3. EXTERIOR STOREFRONT: RENOVATION	☐	☐	☒
4. PROPOSED STRUCTURAL ALTERATIONS?	☒	☐	☐
5. ENERGY CALCULATION ATTACHED?	☒	☐	☐
6. TOILET FACILITIES PROVIDED AT FACILITY (ADA COMPLIANT)	☒	☐	☐
7. TOILET FACILITIES PROVIDED WITHIN 300 FT OF FACILITY (ADA COMPLIANT)	☐	☐	☒
8. FIRE SYSTEM MODIFICATIONS	☐	☐	☒
EMERGENCY EXIT LIGHTS	☐	☐	☒
WALL PACK EMERGENCY LIGHTS	☐	☐	☒
STROBES	☐	☐	☒
SMOKE ALARM	☐	☐	☒
FIRE SUPPRESSION SYSTEM	☐	☐	☒

Rev.	Date	Description

CONSTRUCTION DOCUMENTS:
Project Location:
RESIDENTIAL CONSTRUCTION PLANS FOR:
GULF PINES PARTNERSHIP
SARAH JEAN COURT

Jeffrey S. Waddell
Architect
912 Commerce Drive
Suite 100
Panama City Beach, Florida
Phone: (904) 836-4800

Architectural Design
Services

Florida Registered Architect
Registration Number: JH-00187

PLAN STATUS:

NOTE: CONTRACTOR SHALL ALLOW MINIMUM APPROVED
CONSTRUCTION DOCUMENTS TO BE PREPARED BY A
PROFESSIONAL ARCHITECT, ENGINEER, OR LANDSCAPE
ARCHITECT AS REQUIRED BY THE FLORIDA STATUTES.

PRELIMINARY
NOT FOR CONSTRUCTION

FINAL
CONSTRUCTION DOCUMENTS

PLAN STATUS:

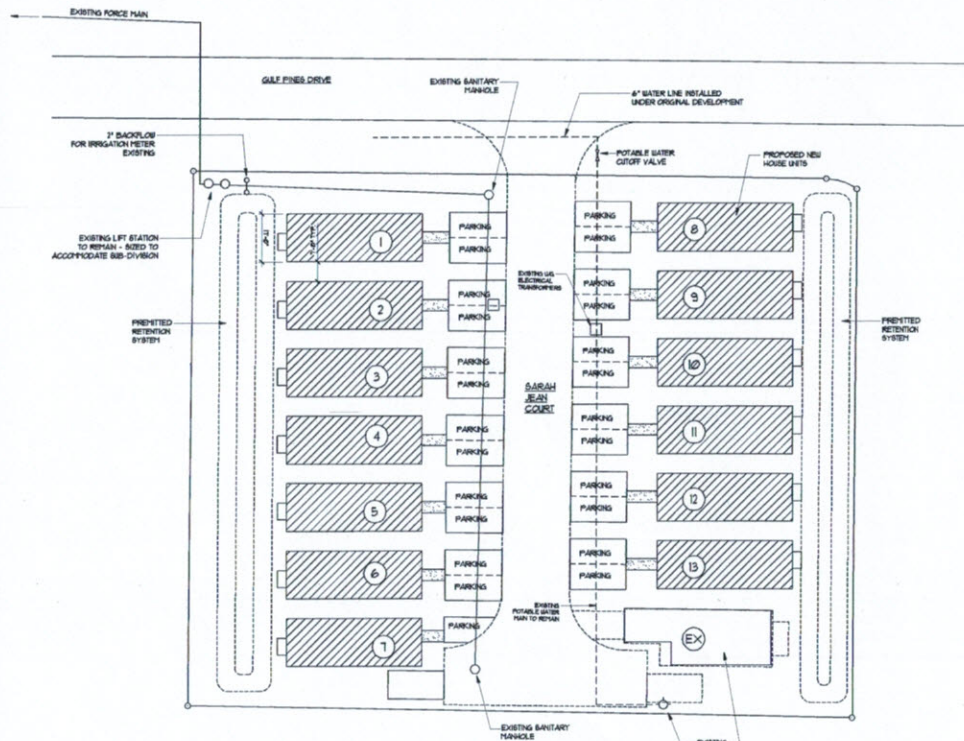
NOTE: CONTRACTOR SHALL ALLOW MINIMUM APPROVED
CONSTRUCTION DOCUMENTS TO BE PREPARED BY A
PROFESSIONAL ARCHITECT, ENGINEER, OR LANDSCAPE
ARCHITECT AS REQUIRED BY THE FLORIDA STATUTES.

PRELIMINARY
NOT FOR CONSTRUCTION

FINAL
CONSTRUCTION DOCUMENTS

Sarah Jean Court Lots:
Parcel ID No: 30197-590-000

Sheet No.	Sheet
200-01	CVR
200-02	
200-03	
200-04	



LEGEND:
 --- ORIGINAL BUILDING LAYOUT PERMITTED UNDER THE DEVELOPMENT ORDER
 --- NEW PROPOSED BUILDING LAYOUT UNDER THIS CONTRACT

SITE DATA TABLE	
TOTAL AREA OF SITE	45,266 SQUARE FEET • 1.03 ACRES
TOTAL IMPERVIOUS AREA	23,584 SQUARE FEET • ORIGINALLY PERMITTED
TOTAL IMPERVIOUS AREA	3,225 SQUARE FEET • NEW PROPOSED LAYOUT

- NOTES:**
1. ORIGINAL PERMITTED PROJECT WAS TWO STORY AND HAD DOUBLE THE FUTURE ENTRY AS THE NEW PROPOSED LAYOUT
 2. REFER TO REVISED CIVIL ENGINEERING PLANS PROVIDED BY G&P ENGINEERING FOR FINAL BUILDING LAYOUT AND UTILITY CONNECTIONS

SITE UTILITY PLAN
 SCALE: 1" = 30'-0"

Rev.	Date	Description

CONSTRUCTION DOCUMENTS:
 Project Location:
RESIDENTIAL CONSTRUCTION PLANS for:
GULF PINES PARTNERSHIP
SARAH JEAN COURT



J.S.W.
 Civil, Survey, and Interior
Jeffrey S. Waddell
 Architect
 912 Commerce Drive
 Suite 101
 Palm City, Florida
 Phone: (888) 616-4888

Architectural Design
 Services

Florida Registered Architect
 Registration Number: JK-025075

PLAN STATUS:

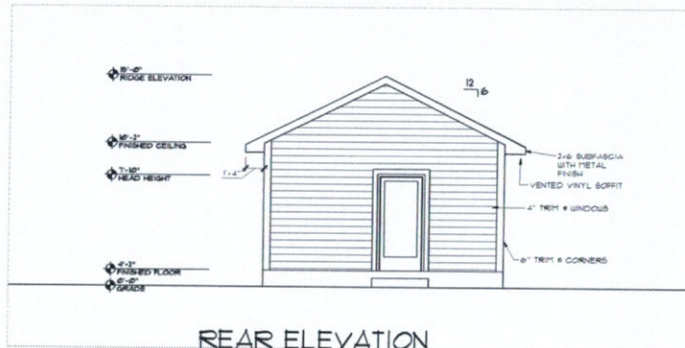
NOTE: CONTRACTOR SHALL OBTAIN PERMITS, APPROVED CONSTRUCTION ORDERS, AND PERMITS FROM ALL APPLICABLE AGENCIES AND AGENCIES SHALL BE USED FOR CONSTRUCTION OF CONSTRUCTION.

PRELIMINARY ☐ **FINAL** ☒

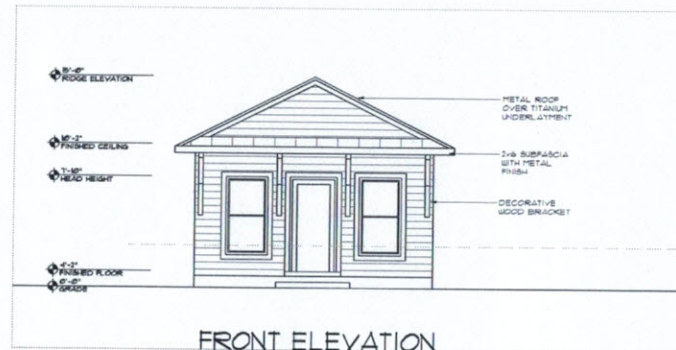
CONSTRUCTION DOCUMENTS

Project Number:	200-00
Date:	01/10/20
Drawn By:	JSW
Checked By:	JSW

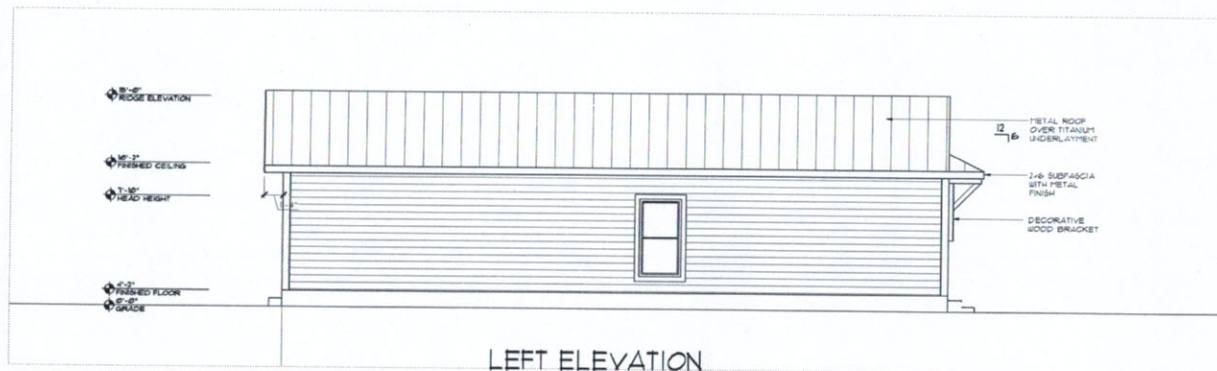
Sarah Jean Court Lots:
 Parcel ID No: 30191-530-000



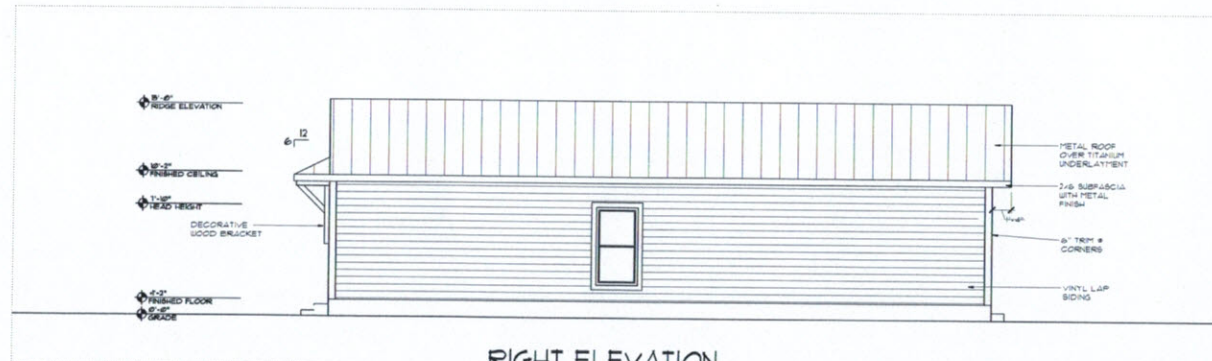
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Sarah Jean Court Lots:
Parcel ID No: 30191-590-000

Rev.	Date	Description

CONSTRUCTION DOCUMENTS:
PROJECT LOCATION:
RESIDENTIAL CONSTRUCTION PLANS for:
GULF PINES PARTNERSHIP
SARAH JEAN COURT

J.S.W.
Jeffrey S. Waddell
Architect
312 Commerce Drive
Suite 101
Punta Gorda, FL 33950
Phone: (888) 436-4000
Architectural Design
Services
Florida Registered Architect
Registration Number: JAS-005470

PLAN STATUS:
THIS CONSTRUCTION DOCUMENTS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. NO RETENTION SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF J.S.W. ARCHITECT.
PRELIMINARY ☒ NOT FOR CONSTRUCTION
FINAL CONSTRUCTION DOCUMENTS ☐

Sheet No.	25 of 25
Scale	AS SHOWN
Project No.	JSW
Revision	A2.1

© Copyright 2001 - Jeffrey S. Waddell Architect. ALL RIGHTS RESERVED. THIS DOCUMENT CONTAINS INTELLECTUAL PROPERTY AND NO RETENTION SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF J.S.W. ARCHITECT.



- 1) FOUNDATION DESIGN IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2000 P.S.I. CONTRACTOR SHALL CONFIRM SOIL CAPACITY WITH A MINIMUM OF 3 SOIL COMPACTION TESTS INSIDE THE FOOTPRINT OF THE BUILDING. TEST BY A FLORIDA LICENSED SOIL ENGINEER. PROVIDE TEST RESULTS TO ARCHITECT FOR REVIEW.
- 2) REMOVE ALL DEBRIS, SHELL, MARL, ORGANIC MATERIALS AND ANY OTHER DELETERIOUS MATERIALS PRIOR TO THE PLACEMENT OF SOIL FILL. REMOVE TO A DISTANCE OF 5 FEET BEYOND THE FOUNDATION AND ANY HORIZONTAL 6.45 WORK.
- 3) ALL SOIL FILL MATERIALS SHALL BE PLACED AND COMPACTION IN 10" LIFTS - MAXIMUM. AFTER FILL IS BROUGHT TO FINAL GRADE, PERFORM SOIL COMPACTION TESTS AT A RATE OF 2000 SQ. FT. OF FOUNDATION AREA PER TEST. COMPACTION SHALL BE 98% MODIFIED PROCTOR WATER CONTENT. ADD TO THE SOIL TO OBTAIN COMPACTION IF DEEMED ACCEPTABLE TO THE SOIL TESTING COMPANY. PERFORM SOIL COMPACTION TEST UNDER EVERY OTHER STRUCTURAL FOOTING. IF COMPACTION IS LESS THAN SPECIFIED, TEST THE NEXT ADJACENT FOOTING UNTIL COMPACTION IS AS SPECIFIED.
- 4) CONCRETE SHALL BE 3000 P.S.I. DESIGN MIX AS CERTIFIED FROM BATCH PLANT. SLUMP SHALL BE IN THE RANGE OF 4" TO 4 1/2" UNLESS BATCH PLANT CERTIFICATE GUARANTEES THAT CONCRETE WILL TEST ABOVE 3000 P.S.I. AT 28 DAYS. TAKE SLUMP TEST ON FIRST CONCRETE TRUCK AND EVERY 5 ADDITIONAL TRUCKS I.E. TRUCK 1, TRUCK 6, TRUCK 11 ETC. TAKE 4 CONCRETE TEST CYLINDERS FROM THE 5TH TRUCKS AND PERFORM CONCRETE BREAKS AT 7 DAYS, 14 DAYS AND 28 DAYS TO VERIFY CONCRETE STRENGTH.
- 5) ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615. ALL CONTINUOUS STEEL SHALL BE LAPPED PER ACI 305 OR MINIMUM OF 12" WHICHEVER IS THE GREATER. ALL STEEL BARS AND PLACEMENT SHALL MEET ACI 305 AND MINIMUM STEEL COVER SHALL COMPLY WITH ACI 308. WELDED REINFORCEMENT SHALL CONFORM TO ASTM A886 AND MESH SHALL LAP MINIMUM ONE FULL MESH WIDTH TYPICAL.

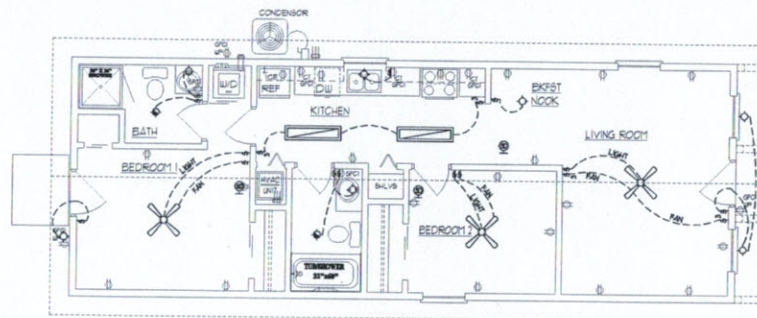
Florida Architectural Seal

Sarah Jean Court Lots:
Parcel ID No: 30197-590-000

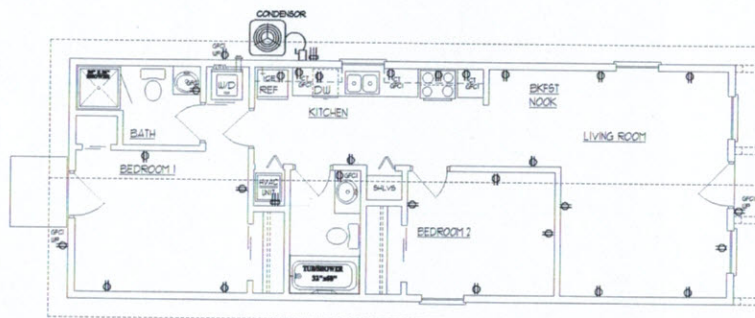
Project Number: 2008-05	Drawn: S.I.
Date: 01/1/2008	
Drawn By: JWS	

ELECTRICAL SYMBOLS

	2'x4' FLOUORESCENT FIXTURE w/ EMERGENCY BATTERY BACKUP		2'x4' FLOUORESCENT FIXTURE w/ EMERGENCY BATTERY BACKUP
	6'x4' FLOUORESCENT LIGHT FIXTURE		2'x4' FLOUORESCENT LIGHT FIXTURE
	DUPLEX CONVENIENCE OUTLET		120 VOLT APPLIANCE OUTLET VERIFY POWER REQUIREMENTS
	GROUND FAULT INTERRUPTER CIRCUIT - DUPLEX CONVENIENCE OUTLET		DUPLEX CONVENIENCE OUTLET LOCATE ABOVE COUNTER TOP
	GROUND FAULT INTERRUPTER CIRCUIT - DUPLEX CONVENIENCE OUTLET - WEATHERPROOF TYPE		SMOKE DETECTOR w/ BATTERY BACKUP HARDWIRED TO ELECTRICAL PANEL
	EXHAUST FAN - DUCTED TO OUTSIDE		EMERGENCY EXIT SIGN - LIGHTED WITH BATTERY BACKUP
	INCANDESCENT LIGHT FIXTURE		DOUBLE TELEPHONE 1/1 OUTLET TWO CABLES RUN TO OUTLET
	INCANDESCENT LIGHT FIXTURE POINT ON CABINETRY		COAXIAL TV OUTLET
	HIGH INTENSITY HIGH BAY LIGHTING		WALL MOUNT THERMOSTAT
	RECESSED CAN FIXTURE		DUPLEX CONVENIENCE OUTLET LOCATE ABOVE RANGE CAB
	PENDANT INCANDESCENT FIXTURE		200-800 OUT
	EXHAUST FAN & LIGHT COMBINATION FIXTURES ON SEPARATE SWITCHES		WALL MOUNT INCANDESCENT LIGHT FIXTURE
	LIGHT SWITCH		WALL MOUNT INCANDESCENT LIGHT FIXTURE-EXTERIOR
	THREE-WAY LIGHT SWITCH		EMERGENCY EXIT LIGHTS & EXIT SIGN WITH BATTERY BACKUP (WALLPACK)
	BREAKER BOX (ELEC PANEL)		EMERGENCY EXIT LIGHTS w/ BATTERY BACKUP (WALLPACK)
	CEILING FAN w/ LIGHT		EXTERIOR FLOOD LIGHTS - RESIDENTIAL
	GARBAGE DISPOSAL		JUNCTION BOX ABOVE CEILING FOR TRACK LIGHT FIXTURE
	WALL MOUNT SCONCE LIGHT FIXTURE		



FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



FLOOR PLAN - POWER
SCALE: 1/4" = 1'-0"

Rev.	Date	Description

CONSTRUCTION DOCUMENTS
Project Location
RESIDENTIAL CONSTRUCTION PLANS for:
GULF PINES PARTNERSHIP
SARAH JEAN COURT



Jeffrey S. Suddell
Architect
502 Commerce Drive
Suite 101
Palm Bay, Florida 32909
Phone: (321) 436-4000

Architectural Design
Services

Florida Registered Architect
Registration Number: JN-025570

PLAN STATUS:

THIS CONSTRUCTION DOCUMENT SET IS THE PROPERTY OF J.S.W. ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.S.W. ARCHITECT.

PRELIMINARY NOT FOR CONSTRUCTION

PLAN CONSTRUCTION DOCUMENTS

Date: 10/10/2007

Page	Scale	Notes
1	1/4" = 1'-0"	E.I.

Sarah Jean Court Lots:
Parcel ID No: 30131-590-000

© Copyright 2007 - Jeffrey S. Suddell Architect. All rights reserved. This document constitutes intellectual property and no reproduction shall be made without the prior approval of Jeffrey S. Suddell Architect.