# CITY OF PARKER
# AGENDA ITEM SUMMARY

1

| 1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:* | 2. *MEETING DATE:* |
|---|---|
| Nashbuilt Construction and RudraP Inc | May 16, 2023 |

Request approval of development order

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

**Development approval request for 5711 E Hwy 98 (formerly La Brisa Inn) .**

**Order was reviewed by the Planning Committee on May 9, 2023, draft minutes are included as well as all supporting documents.**

1

**Meeting of**
**THE CITY OF PARKER PLANNING COMMITTEE**
**May 9, 2023**
**5:00 pm**
**PARKER CITY HALL**

**Chairman Rega called the meeting to order at 5:03pm**

**Invocation given by Mr. Stryker**

**Pledge of Allegiance**

**Roll Call:**
Ms. Hutto – present
Mr. Palmer – present
Mr. Robicheaux – present
Mr. Stryker – present
Mr. Rega – present

**Approval of the minutes**
On a motion of Ms. Hutto and a second by Mr. Stryker, council approved the minutes from April 11, 2023, as written.

Ms. Hutto – aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Stryker - aye
Mr. Rega - aye

**Items from the audience:**

1. Dave Whaler of 45 West Cooper, has been working on revamping West Cooper, added 160' dock, buying a lot from Royal Thai, handed out survey. Would like to put multifamily structure on property, zoned currently as residential and does not meet the LDR. Lot is approximately 8450 square feet. He may apply for a land use change. Mr. Palmer stated it is hard to see the vision of the building. Mr. Sloan stated the land used change would need to be made then the development order. Minimum lot size would not be met, and a variance would also be needed. Mr. Whaley pointed out that a triplex is across the street. Mr. Rega would like this project to continue with talks in the future.
2. Pat Fousek of 1344 Stratford Ave feels Anchor's analysis and recommendation at the last meeting was inconsistent with the comprehensive plan, LDR and the CRA. Discussion of the appropriate process, she would like to see the planning department speak with Anchor. Mr. Rega explained that plans go to Anchor for review first, they look at parking, and the LDR height, weight, size etc, , they make sure the development meets certain criteria, it may fail some points. Planning members and council members receive Anchor's review. The council can look at other criteria, the planning committees' goal is to look at the LDR. Planning is an advisory committee; Clerk gives planning minutes to council. Anchor is an engineering concept review. Ms. Fousek states Anchor report

stated it was interpreting the LDR and not engineering aspects and they may have overstepped. Mr. Rega stated that the report may state that a development does not suit all parts of the LDR.

3. Duane Christie of 4803 Sunset Dr may not be the right venue but would like to talk about debris pickup. Mr. Rega stated that debris pickup is not in the LDR. Mr. Christie has a large pile of debris on the lot across the street from his home, it is his mother-in-law's lot. He feels he was given incorrect information; letter was sent to mother in laws home. Debris has been there only two and a half weeks. Allowable pile is 4X4X6. Document with explanation of pickup procedures is on the website and at the front office. Mr. Christie asked if a complaint if filed, could it be anonymous. Ms. Gibson stated she had concern over debris showing up on an empty lot, Ms. Gibson called days after code enforcement spoke with Mr. Christie. Mr. Christie has spoken with public works and arranged pickup of debris. Mr. Palmer stated there are procedures in place that code enforcement must follow. Mr. Robicheaux called for a point of order to get back on topic of agenda.

**Regular Agenda**

1. Quasi-Judicial Review, all who speak must be sworn in.

Kishawn Patel, on behalf of RudraP Inc., was sworn in. Hotel was formerly the La Brisa Inn, extensive damages from Hurricane Michael, insurance difficulties occurred. Last year and a half have been spent planning for rebuilding. One of the factors in the delay rebuilding was insurance, the other delay was financing of the building. The hotel will be a franchise Choice Hotel. Ownership group has invested 2.2 million in the rebuild, due to structural reports, geo technical reports, demo, contactor, demolition, and security. There will be 90 units on site, will be a reputable hotel in the community, it will create jobs. This hotel will be for tourists, the brand itself will enforce quality standards, it demands consistency in the hotel. Thankful to assistance the city has provided to the rebuilding process. Financing is secured through Trustmark Bank, and extension is in place until it goes to council. They are ready to begin building now. Hotel will be a Quality Inn by Choice Hotels.

Ms. Hutto asked if the current walls that are standing can be used in the rebuilding. Mr. Patel stated MK Weber Structural Engineering stated the walls are sound. Some repair needs to be done, but the property as it sits is worth 1.3 million dollars. Robert Carroll, engineer, has answered all questions sent. Ms. Hutto has concerns about law enforcement issues at La Brisa Inn previously. Mr. Kishawn Patel stated it will be held to a higher standard with the brand hotel. Hotel versus a motel discussed by Mr. Patel. Financial obligation of owner, the flagship will pull the brand if not meeting standards. This will be a family-oriented location. This renovation will be an 8-million-dollar hotel. Wanting this to be a positive in the community.

Mr. Rega asked if it will have internal access to rooms to define it as a hotel. Mr. Patel said there is a lobby but exterior room access, you go through the lobby for check in. The brand itself will monitor and police the hotel standards.

Mr. Stryker stated Florida Statutes define a motel as a public lodging establishment that offers rental units with an exit to the outside of each rental unit. Which makes it different from a hotel. Mr. Patel said there is a practical definition that in our mind makes you think of a motel as al local lodging in, purely a check in and receive a key. We think of the amenities, such as a pool, and service offered. This will have a Choice Hotel standard and not a local independent hotel. There will be a lobby, restaurant, pool, fitness center, and a small meeting space.

Mr. Palmer asked if any structural changes would be needed to accommodate the lobby. Mr. Kishawn Patel said he believed the center would need to be modified. Mr. Jay Patel sworn in. Mr. Jay Patel designed the hotel based on the current shape, the brand hotel looked at safety and security recommendations, it was put together by the architect. The loan itself is tied to the brand and cannot

default or lose funding. Reviews on social websites are looked at by the brand. The structure is reviewed and approved to the local codes. The recommendations of drainage and waterflow have been met in the plans.
Mr. Palmer asked if it is a hotel or motel. Mr. Jay Motel said the industry calls it a hotel. A motel is more of a mom-and-pop setting. This hotel will not have a manager living at the hotel.
Mr. Rega said it is in the CRA. The community identified what is acceptable, hotels not motels are acceptable. Certain architectural styles are needed to be met, sidewalks and bike paths required. Parking is being met. Street scape and light scape must be met.
Mr. Jay Patel stated the landscape plan has been submitted.
Discussion as to variance requirement needed from council over hotel versus motel. Hotel will have a lobby, breakfast nook.
Mr. Jay Patel said most hotels in the south have exterior corridors unlike norther hotels, it is not uncommon in the south to have exterior corridors. 25-year rain event will need to be updated to 100-year rain event. Jay Patel acceptable to change. Hotel is at 85% impervious and allowed up to 90% per commercial site. Frustration over the length of time taking to rebuild the destroyed area from planning committee, willing to pull permits in 30 days after permitted per order from magistrate.
Mr. Stryker asked if we look at this from date of submittal of application or as LDR is now.
Mr. Sloan said not vesting rights, look at LDR as of now. Difference of opinion over definition of motel and hotel.
Mr. Robicheaux stated it has been vacant for more than 180 days limit, per section 6.3.1.4 of LDR, which means this development is subject to current LDR. Is in the CRA, Anchor review is silent on this, but no motels are allowed in CRA. Approval depends on hotel or motel and Florida 509.242 states it is a motel. Mr. Robicheaux doesn't feel you can ignore the Florida Statutes. Key distinction allows access from the street. Mr. Robicheaux conducted survey on Facebook and asked, "If you remember the La Brisa Inn on Tyndall Parkway, do you consider it a hotel or motel?" 100% of 139 respondents responded that it's a motel. There exists no national authority to establish a hotel or motel. Some hotel amenities have been added but it is still not controlled access by guests. To make it compliant with LDR section 4-7.5 change to eliminate open access from street to all guests, change to all access past the 24/7 registration desk (completed now) change design for emergency exits for all floors. We can choose to ignore Florida Statutes.
Mr. Rega looked at existing nonconforming developments, and the cause of the abandonment was directly related to the storm. There is precedent in 7.11.1 result of a natural disaster, it specifies 6 months unless a natural disaster. It is open ended delay from a natural disaster. Section 6.3 continuance of non-conforming development, their building had the right to remain in the nonconforming state. Item number 2, they have a right to repair their building, engineer report stated 33% damage at time of occurrence in 2018. Rules show the importance of allowing. Item number 5, under damage and destruction, when substantially damaged, nothing included here within can preclude an owner from replacing the structure in the same footprint. You cannot extend the non-conformity if all other provisions of the LDR are adhered to. This protects their rebuild if all other requirements of the CRA are met. La Brisa took the time to get an independent engineer and it showed 33% damage. Number 8, the non-conforming structure can convert other components to conforming.
Mr. Rega stated our worries are areas of crime in a hotel, they are going to follow all the rules of the CRA. Mr. Jay Patel stated they have experience with these hotels all over Florida. Kishane Patel said this is an 8-million-dollar investment and will not let it deteriorate.
Mr. Rega wished it had interior doors, but section 6.4 protects the rebuilding. Committee would like to see the empty lot improved and will be a positive improvement. Mr. Jay Patel stated it is in the same footprint, losing rooms to accommodate the lobby and breakfast area. Awning is only a canopy, not an additional structure.

Mr. Palmer recognizes the catastrophe of the hurricane; you are going to turn this into a reusable nice looking place. If we deny we could be left with a piece of property for a long time. Gut is a positive net effect, but possibly falls under the particular passages Mark Rega pointed out. Property wasn't abandoned, just not used.

Ms. Hutto remembered police presence needed at former site. Mr. Kishawn Patel stated the investment will not allow that to happen again.

Ms. Hutto asked for the length of contract with Quality Inn. Mr. Kishawn Patel believes 15-year **contract but could be a 20-year contract, he believes 20 years may be more accurate.**

**Public Hearing opened at 6:12pm**

1. Joe Hofbauer of 5033 Sharon Dr., sworn it, impressed with drainage designs. Stated there is significant contamination around the site from Florida Power and Light in neighboring wells. Robert Carroll, engineer for project, submitted report, no impact on wetlands. Storm system under parking lot A.
2. Jeanette Howard of 1123 E Park feels this is a wonderful project, should not be denied.
3. Pat Fousek of 1344 Stratford Ave, asked about page 5 of the review comments. Pointed out that there may be an error on the setback. Mr. Rega looked at it and feels it meets setbacks. Ms. Fousek also noted that two numbers that did not match were given by Anchor Engineering. Mr. Palmer would like a joint meeting to discuss the lack of attention by the city engineer and concerns.
4. Cameron Fuqua of 621 N 9th Street, sworn in, works with hotels as attorney, strict penalties with this franchise if rules not followed, strict inspections from his personal experiences. Would like to put weight on the opinion of Robert Carrol and MK Weber. The statute of hotel versus motel states "and generally recognized as a motel" but not the question here, this hotel will not be recognized at a motel.

**Public Hearing closed at 6:22pm**

Mr. Kishane Patel stated no interest in contamination of water wells and will have engineer look it drainage.

Ms. Hutto made a motion to approve the development order for 5711 Business 98 proposed Quality Inn, second by Mr. Robicheaux.

Ms. Hutto – aye
Mr. Palmer – aye
Mr. Robicheaux – aye
Mr. Stryker - aye
Mr. Rega – aye

Mr. Sloan will include standard conditions and report that there is no groundwater contamination in report.

2. Mr. Robicheaux would like to make additional motions. Two changes to the definition's sections.

LDR definitions of hotel and motel, passed out literature written by Mr. Robicheaux. Motion by Mr. Robicheaux withdrawn and will be presented at next meeting.

3. Mr. Robicheaux discussion of manufacturing exclusion in the current LDR. A business such as CB Sails would not be permitted currently. Proposing a change to the Comprehensive Plan

section 1.1.1 to include "LTIP" Light Temporary Industrial Privileges. Not wanting to open up all manufacturing but accommodate small desirable manufacturing entities. Proposing to create industrial use district is not a good idea, maybe be able to change the comp plan and attach industrial use to the parcel. The "LTIP" designation could attach to the parcel and the business. Discussion of only allowing industrial use in general commercial, discussions need to continue. The land use districts could stay and this would be a privilege to only certain parcels if approved. Mr. Sloan has concern due to the LDR being an objective set of standards that anyone can look at when developing a parcel, individual designations on grandfathered designations would be temporary and limited. Mr. Rega would like to continue discussion to fit all who look at LDR Mr. Robicheaux said this would be limited and temporary. Mr. Sloan has concerns for those who look at LDR and it should be an objective standard. Mr. Rega would like to revisit the definition of manufacturing. Mr. Sloan stated there is an industrial sewage ordinance in effect, one idea could be to not allow industrial sewer waste. Planning would like to add looking at definitions to the next agenda. This is a need perceived of the city, not due to any previous development plans. Ms. Hutto stated we did not know the changes that would come after storm or mill closure.

Mr. Palmer has concern that the arguments made for the LU change create a precedent that will absolutely decimate future planning. Arguments need to come up that cannot propagate. Mr. Rega stated that when a land change comes up, it is due to not being able to build in the current designation, what would be the driving factor? Mr. Palmer stated that there was a commercial portion that could accommodate the size of the building, he did not need a change. Three different designations don't require a land use change. Mr. Rega state that is why they must come to planning. Mr. Rega would like to look at considerations for land use changes. Mr. Robicheaux stated that the land use is in the comprehensive plan, the burden of proof is on the owner, they must offer compelling evidence for the change. Mr. Rega asked what the process should be to consider a land use change. Mr. Palmer presented to council, on one occasion, a proposal for what are the decision makers to go into it, the LDR and comp plan go into it, adjacency is a horrible precedence, that is scary to him. Mr. Palmer will bring back paperwork to show planning member. He recommends a joint meeting with planning commission, council, administrative staff, and front staff, to clear up issues of what you say when they ask your opinion. Mr. Palmer stated there is a process, when a decision is made, a standardized report should go to council listing pros and cons, formalize how we report, that reports value is only as good as the council can trust the process, we use to evaluate these request is a standardized process. Mr. Palmer spoke to the Property Appraisers office to find vacant land, he spoke of comp plan and the evolution of an orderly process to ensure state regulations are being followed. Mr. Palmer would like attorney to present legal obligations in this process to make everyone aware. Mr. Palmer would like a joint meeting, Mr. Rega would like a clear agenda when the joint meeting occurs, would like Mr. Palmer to share his process recommendations with planning. Mr. Palmer will bring information to next meeting, his sole objection is that his desire to formalize how they report to council has been brushed off, if the final decision maker is the council, then we are the discovery process, they should not have to refollow our path. Mr. Rega said they have access to minutes and recordings. Mr. Robicheaux believes there is a statute requiring a standardized report to council along with motion, feels council is too busy to read minutes, Mr. Palmer said the minutes have been useless, except for this last one. Mr. Stryker stated there has to be a standardized form put out by the state. Mr. Robicheaux will look at creating a form. Mr. Sloan stated Quasi- Judicial means the council must create a form when denying a development permit. Mr. Sloan stated that Mr. Robicheaux could come up with a format going forward. Mr. Robicheaux encouraged all members to write down motions before coming to a meeting. Ms. Hutto has concern over meeting once per month and not being able to correct before report goes to council. Mr. palmer

would like to discuss process and how they come to a decision. Ms. Hutto asked about Fulcrum and not following development order, Mr. Sloan said the city can do several things, not issue certification of occupancy, stop work order, enjoin them, site by code. EPCI should be doing inspections to regulate.

Mr. Palmer and Mr. Stryker are up for re-appointment, they have both been notified by email and sent the applications. Council would like the applications before June.

Mr. Rega will be out of town for the next meeting, Mr. Palmer will run the meeting in his absence.

Mr. Palmer will send his notes on a formal process to clerk to disseminate to planning committee.

_____

Jami Hinrichs, City Clerk

DRAFT

# CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684


**CITY OF PARKER**
**APPLICATION FOR DEVELOPMENT PERMIT**
**MAJOR DEVELOPMENT**
**NOTE: $1000 Deposit plus review fee**

Date of Submittal: 8/30/22
DO Permit #: PZ22-081
Bldg Permit #: _____
Land Use Designation: _____
Parcel ID# 25818-040-000

## APPLICANT INFORMATION

NAME OF APPLICANT: Pravin Patel Rudra P., Inc.
ADDRESS: 5711 East Hwy 98, Panama City, FL
TELEPHONE: _____ EMAIL aman@nashbuiltinc.com
NAME OF CONTACT: Aman Patel
ADDRESS: 8180 Pensacola Blvd, Pensacola, FL 32534
TELEPHONE: 850-288-9294 EMAIL: aman@nashbuiltinc.com

## SITE INFORMATION

SITE LOCATION: 5711 East Hwy 98, Panama City, FL
(MUST INCLUDE ADDRESS)
CURRENT USE OF SITE: Existing Hotel
PROPOSED USE OF SITE: Hotel
SIZE (SQ. FT. / ACRES): 1.88 acres
SOIL TYPES LOCATED ON PROPERTY: resota fine 0 to 5 slopes, madarin sand
TOPOGRAPHY ELEVATIONS LOCATED ON PROPERTY: _____
IS THE PROPOSED STRUCTURE WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP: __YES X NO ZONE: _____
NAME(S) OF STREET(S) ADJACENT TO PROPERTY: 30A Hwy 98
SET BACK FROM SHORELINE (FEET): n/a
SET BACK FROM ROAD RIGHT OF WAY: =73'
WHAT IS THE PROPOSED PERCENTAGE OF LAND TO BE COVERED? 84% (existing)

HOW WILL INGRESS AND EGRESS BE MADE AVAILABLE? existing access to Hwy98

NUMBER AND TYPE OF TREES TO BE CUT: none

NOISE LEVEL OF PROPOSED DEVELOPMENT: none

IMPACT ON SURROUNDING NATURAL RESOURCES: none (no proposed expanisions)

HOW WILL LIGHTING BE PROVIDED FOR PUBLIC SAFETY AND SECURITY: Existing lighting

BUILDING/STRUCTURE INFORMATION

PRINCIPAL USE OF BUILDING: Hotel
TYPE OF CONSTRUCTION (WOOD FRAME, BLOCK, METAL, ETC.): Existing block
SQUARE FEET UNDER ROOF: Bldg A = 16. 596 Bldg B = 12,800
SQUARE FEET OF PAVED PARKING: 48,220 (existing)
NUMBER OF PARKING SPACES PROVIDED: 95
NUMBER OF RESIDENTIAL UNITS TO BE BUILT: n/a
NUMBER OF BEDROOMS PER UNIT: n/a
WILL HAZARDOUS OR FLAMMABLE MATERIALS BE STORED OR USED ON SITE:
_____YES__x__NO
TYPE OF FIRE SUPPRESSION SYSTEM TO BE INSTALLED: _____
TYPE OF GROUND SPRINKLER SYSTEM TO BE INSTALLED: _____
FOR COMMERCIAL DEVELOPMENT - NUMBER OF EMPLOYEES: 3
ACCESSORY STRUCTURES: 0 NUMBER _____ TYPE
(GARAGE, SWIMMING_____ NUMBER existing pool TYPE
POOLS, FENCES, _____ NUMBER _____ TYPE
STORAGE BLDG. ETC)
STRUCTURE HEIGHT: 30' - 3"
BUILDING SET BACKS:
1.SIDE PROPERTY LINES: 7.9+-
2.REAR PROPERTY LINE: 77+-
3.FRONT PROPERTY LINE: 73
SIGNS TO BE INSTALLED: _____NUMBER_____TYPE

NOTE: CAUTION SHOULD BE TAKEN WHEN PLACING AND/OR MODIFYING A STRUCTURES IN THE AREA LOCATED ON THE IMMEDIATE WEST SIDE OF THE DUPONT BRIDGE, (ALSO KNOWN AS LONGPOINT) DUE TO POTENTIAL HIGH NOISE LEVELS CREATED BY AIRCRAFT FROM TYNDALL AFB.

UTILITIES INFORMATION

IS WATER AND SEWER CURRENTLY AVAILABLE: x YES_____NO
NUMBER OF EXISTING CONNECTIONS: WATER 1 SEWER 1
PROPOSED SEWER CONNECTIONS: 0 NUMBER_____SIZE
PROPOSED WATER CONNECTIONS: 0 NUMBER_____SIZE
IS ADEQUATE DRAINAGE AVAILABLE FOR THIS SITE: x YES_____NO
TYPE OF DRAINAGE: STATE ROAD CULVERT_____
(CHECK ONE) LOCAL STREET CULVERT_____
SWALE_____
RETENTION POND x

and adding stormtech

PROPOSED METHOD OF PROVIDING DRAINAGE: existing retention and expanding with Stormtech Chambers
(DRAINAGE MUST MEET THE REQUIREMENTS OF A 25 YEAR, 24 HOUR STORM EVENT)

OTHER INFORMATION

___YES_X___NO ARE OTHER STATE AND/OR FEDERAL PERMITS REQUIRED FOR THIS DEVELOPMENT?
(NOTE: IF YES, COPIES OF APPROVED STATE AND/OR FEDERAL PERMITS MUST BE SUBMITTED, EITHER WITH THIS APPLICATION OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (CO).

_____YES__X__NO WILL THE PROPOSED DEVELOPMENT REQUIRE LARGE VOLUMES OF WATER OR SEWER CAPACITY?

_____YES__X__NO ARE WETLANDS, SALTWATER MARSHES OR FLOOD ZONES PRESENT ON THE PROPERTY?

_____YES__X__NO WILL THE PROPOSED DEVELOPMENT INCLUDE PIERS, SLIPS, BULKHEADS OR SIMILAR STRUCTURES WHICH EXTEND INTO STATE WATERS?
(NOTE: IF THE DEVELOPMENT INCLUDES ANY OF THE ABOVE, SEPARATE PERMITS WILL BE REQUIRED)

FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT MAY SUBJECT THE PERMIT TO MODIFICATION(S), STOP WORK ORDERS OR CANCELLATION, IN ADDITION TO ADDITIONAL FEE OR COSTS TO THE APPLICANT UP TO AND INCLUDING LEGAL FEES.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF OWNER (MANDATORY) — DATE 08/17/2022

SIGNATURE OF CONTRACTOR — DATE 08/17/2022

TO BUILDING DEPARTMENT

PLEASE BE ADVISED THAT YOU MAY ISSUE A BUILDING PERMIT TO THE ABOVE NAMED APPLICANT/CONTRACTOR ON BEHALF OF THE CITY OF PARKER.

SIGNATURE OF APPROVAL — DATE

# City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104 Fax:

EXT. RECEIPT NUMBER

36297

**Paid By**

LABRISA INN

| Transaction | Type | Record | Category | Description | Amount |
|---|---|---|---|---|---|
| 00000313 | PZE Process | PZ22-0081 | Plan Review | Major Development Fee | $ 1,000.00 |

| | |
|---|---|
| **Total** | **$ 1,000.00** |
| Cash | |
| Check | $ 1,000.00 |
| Credit | |
| Transferred | |
| **Tendered** | **$ 1,000.00** |
| **Change** | **$ 0.00** |
| **To Overpayment** | **$ 0.00** |

# HURICANE REPAIRS FOR:
# LA BRISA INN
# 5711, EAST HIGHWAY 98,
# PANAMA CITY, FLORIDA, 32404




USE AND OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-1
CLASSIFICATION OF WORK:
REPAIRS /ALTERATION LEVEL 1- SECTION 407 - FEBC, 2020

| AREA CALCULATIONS | |
|---|---|
| BUILDING A- FIRST FLOOR | 10,941 SQ.FT. |
| BUILDING A- SECOND FLOOR | 10,941 SQ.FT. |
| BUILDING B- FIRST FLOOR | 8,671 SQ.FT. |
| BUILDING B- SECOND FLOOR | 8,671 SQ.FT. |

SCOPE OF THE PROJECT

THIS IS AN EXISTING MOTEL TO BE REPAIRED.
DETAILS DEPICTED ON THESE DRAWINGS ARE TO THE BEST OF ARCHITECT KNOWLEDGE BASED ON SITE VISIT AND CURRENT ASBUILT CONDITIONS OF THE PROPERTY.

ALL PLUMBING/ELECTRICAL/MECHANICAL WILL BE REPAIRED UNDER CURRENT CODE.
NEW ROOF WILL BE BUILT.
REFERE TO MECHANICAL-ELECTRICAL-PLUMBING DRAWINGS FOR ADDITIONAL DETAILS FOR MEP REPAIRS.

CODE COMPLIANCE

1. THE PROJECT SHALL BE FOLLOW FLORIDA BUILDING CODE LISTED BELOW. FLORIDA EXISTING BUILDING CODE 2021
2. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2017 NEC EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
3. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH THE 2020 FLORIDA PLUMBING CODE.
4. THE WIND LOAD CALCULATIONS SHALL ADHERE TO THE MINIMUM REQUIREMENTS AS PER CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE.

| SHEET INDEX | |
|---|---|
| SHEET NUMBER | SHEET NAME |
| C0.0 | COVER SHEET |
| A-100 | BUILDING "A" EXISTING LAYOUT |
| A-101 | BUILDING "B" EXISTING LAYOUT |
| A-102 | EXISTING ROOM LAYOUTS |
| A-103 | DEMOLITION PLAN |
| A-104 | TRUSS COUNT/ROOF DEMO PLAN |
| A-201 | BUILDING "A" PROPOSED LAYOUT |
| A-202 | BUILDING "B" PROPOSED LAYOUT |
| A-203 | PROPOSED FLOOR PLAN |
| A-204 | INTERIOR ELEVATIONS |
| A-205 | INTERIOR ELEVATIONS |
| A-301 | ROOF PLAN |
| A-401 | ELEVATIONS |
| A-402 | ELEVATIONS |
| A-403 | SECTIONS |
| A-501 | STRUCTURAL DETAILS/SECTIONS |
| A-502 | STRUCTURAL DETAILS/SECTIONS |
| A-503 | STRUCTURAL NOTES |
| A-504 | STRUCTURAL DETAILS/SECTIONS |
| A-601 | DOOR -WINDOW SCHEDULE |
| A-602 | DETAILS |
| A-603 | FIRE RATED DETAILS |
| A-701 | LIFE SAFETY |
| A-801 | ACCESSIBILITY CODES |

| DESIGN CRITERIA FOR WIND RESISTANCE | | | |
|---|---|---|---|
| BUILDING RISK CATEGORY | II | BLDG. A - 188' W X 58'-2" LENGTH | |
| WIND SPEED, Vult (3 SECOND GUST) | 140 mph | BLDG. B 149' W X 58'-2" LENGTH | |
| TERRAIN EXPOSURE CATEGORY | B | ROOF SLOPE (6:12) | 0 |
| INTERNAL PRESSURE COEF.+ - | 0.18 | MAX.POSS.PRESSURE WINDOWS | 34.2 psf. |
| MEAN ROOF HEIGHT(ft) | 27' | MAX. NEGAT. PRESSURE WINDOWS | -38.2 psf. |
| WIDTH OF EDGE STRIP IN FEET | | MAX.POSS.PRESSURE DOORS | 33.6 psf. |
| | | MAX. NEGAT. PRESSURE DOORS | -36.6 psf. |

PROJECT INFO.
PARCEL NUMBER - 25818-040-000 LAND USE
ZONING - GENERAL COMMERCIAL (FKR) FLOOD
ZONE - X

SQ. FT. CALCULATIONS
BUILDING "A" TOTAL HEATED AND COOLED - 16,596 SQ. FT.
BUILDING "B" TOTAL HEATED AND COOLED - 12,800 SQ. FT.
BUILDING "A" FOOTPRINT - 11,408 SQ. FT. BUILDING "B" FOOTPRINT - 9,022 SQ. FT.
AREA OF LOT - 1.882 ACRES
BUILDING CLASSIFICATION (BOTH BUILDINGS) - R-1 TYPE III - B
PER CHAPTER - 5 FBC, 7TH ED. 2020

ARCHITECTURAL DESIGN + ASSOCIATES INC.
AA26001959
801 S. Yonge St, Suite 4
Ormond Beach, FL 32174
Ph. 386-676-2566

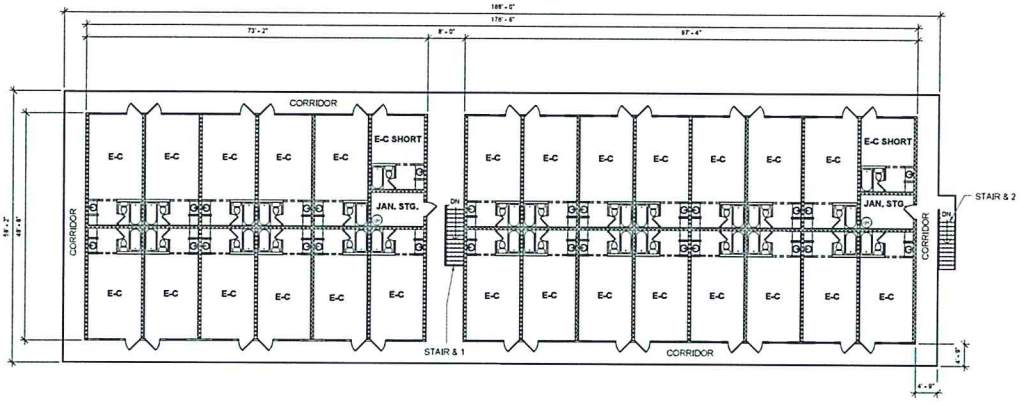
LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA
COVER PAGE

Richard Brookfield
E-sign

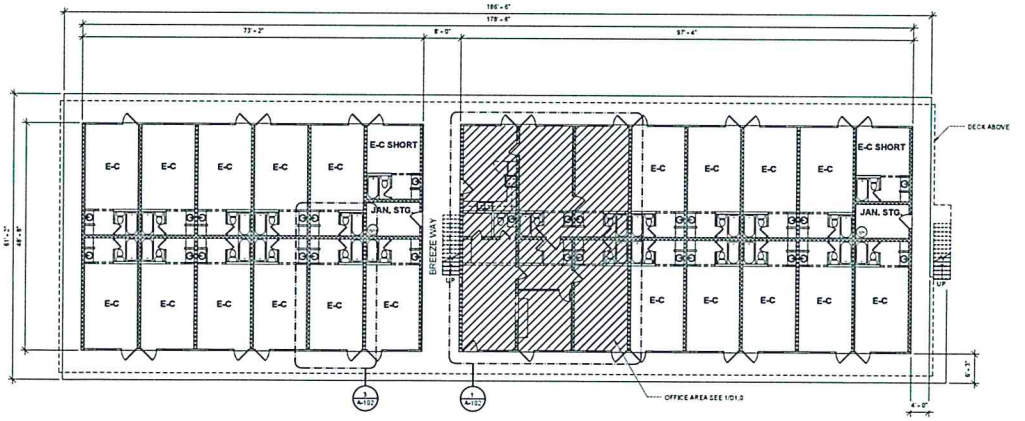
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| REV# | DATE | DESCRIPTION |
|---|---|---|

09-22-22
SHEET NUMBER
C0.0
CONSTRUCTION DOCUMENTS




2 BUILDING "A" SECOND FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"




1 BUILDING "A" FIRST FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"

ARCHITECTURAL DESIGN + ASSOCIATES INC.
AA26001959
801 S. Yonge St. Suite 4
Ormond Beach FL 32174
Ph: 386-676-2668

LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA

BLDGA EXISTING 1st & 2nd FLOOR

Richard Brookfield
Digitally signed by Richard Brookfield
DN: c=US, o=ARCHITECTURAL DESIGN PLUS ASSOCIATES, inc., ou=A Division of CSC Software, cn=Richard Brookfield
Date: 2022.10.13 15:38:00 -04'00'
E-SIGN

SEAL
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

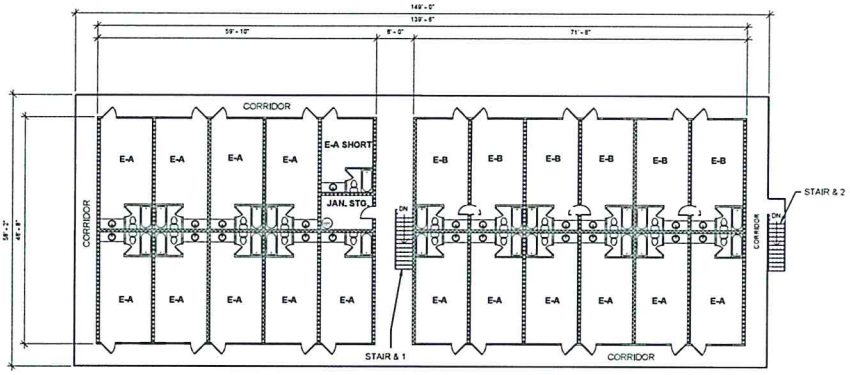
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09-22-22

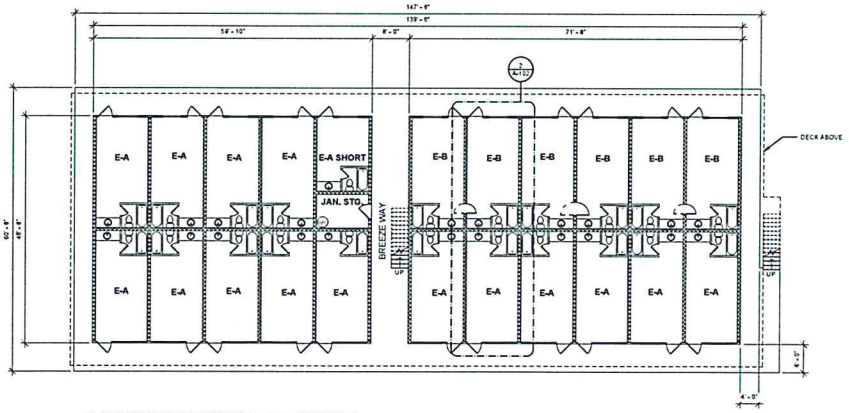
SHEET NUMBER

A-100

CONSTRUCTION DOCUMENTS




2 BUILDING "B" SECOND FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"




1 BUILDING "B" FIRST FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"

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Ph. 386-676-2666

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PANAMA CITY - FLORIDA

BLDGA EXISTING 1st & 2nd FLOOR

Richard Brookfield

E-SIGN

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

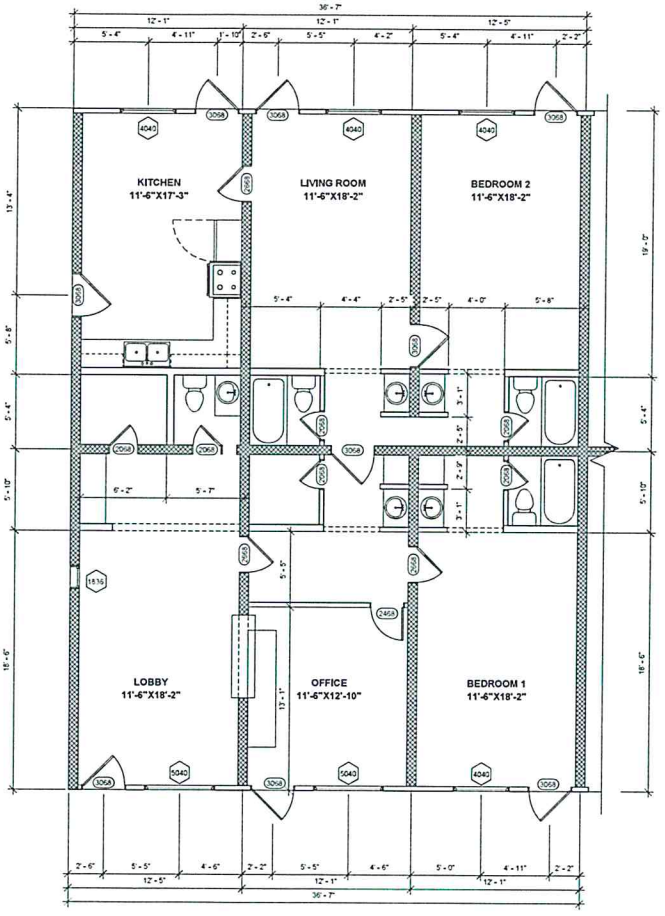
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09-22-22

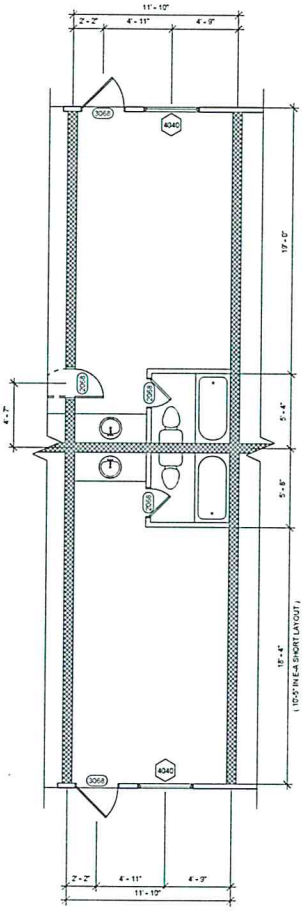
SHEET NUMBER

A-101

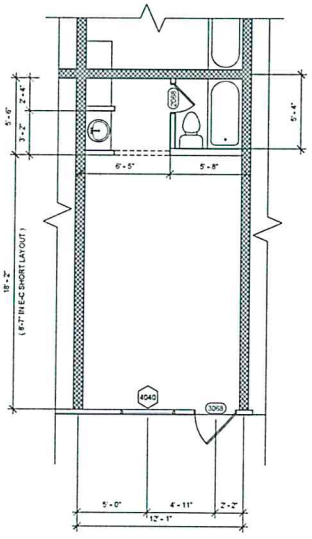
CONSTRUCTION DOCUMENTS




1 EXISTING LOBBY/OFFICE LAYOUT
SCALE: 3/8" = 1'-0"



2 EXISTING LAYOUT "E-A" & "E-B"
SCALE: 3/8" = 1'-0"



3 EXISTING LAYOUT "E-C"
SCALE: 3/8" = 1'-0"

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PANAMA CITY - FLORIDA

EXISTING LOBBY & TYP UNIT

Richard Brookfield

E-SIGN

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| REV. | DATE | DESCRIPTION |
|---|---|---|

09-22-22

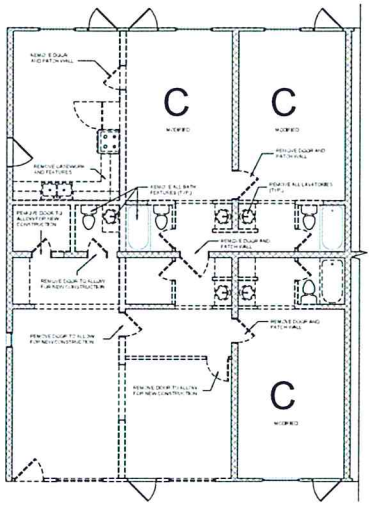
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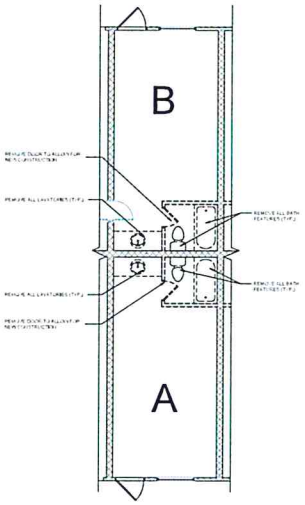
CONSTRUCTION DOCUMENTS

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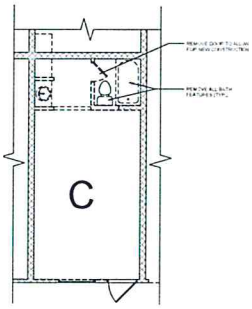
- (▭▭▭▭): ON THIS PLAN DEPICTS WALL TO BE DEMOLISHED
- ALL ROOMS (INCLUDING OFFICE AREA) TO BE COMPLETELY STRIPPED TO MAIN STRUCTURE. THIS INCLUDES (BUT IS NOT LIMITED TO) DRYWALL, TOILETS, BATHTUB/SHOWER, CEILING BOARD, FLOOR FINISH MATERIAL, LIGHTING FIXTURES, ELECTRICAL FEATURES, AND STUD WALLS.
- ALL HANDRAILS AND HANDRAIL COMPONENTS TO BE REMOVED FROM WALKWAYS AND DISPOSED OF IN THEIR ENTIRETY




1 LOBBY DEMOLITION PLAN




2 LAYOUT "E-A" DEMO. PLAN




3 LAYOUT "E-C" DEMO. PLAN

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PANAMA CITY - FLORIDA

LOBBY DEMOLITION PLAN

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| REV# | DATE | DESCRIPTION |
|---|---|---|

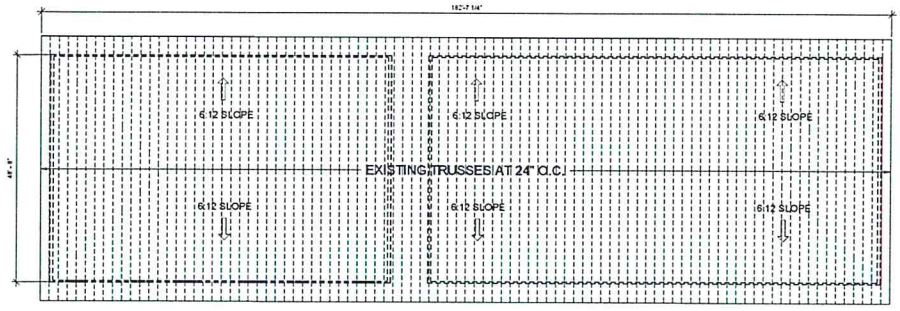
09-22-22

SHEET NUMBER

A-103

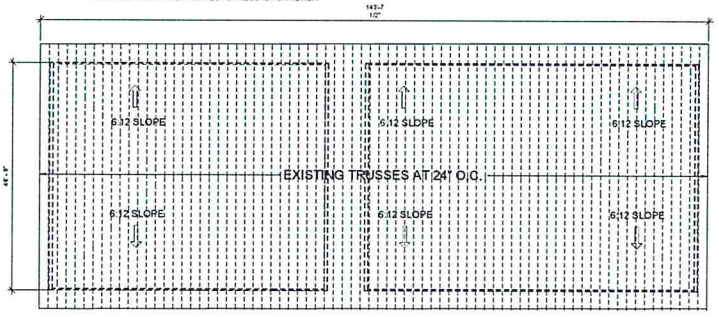
CONSTRUCTION DOCUMENTS

NEW PRE-ENGINEERED WOOD TRUSSES WILL BE INSTALLED - SHOP DWGS FROM MANUFACTURES MUST BE SUBMITTED TO CITY AND ARCHITECT OF RECORD FOR REVIEW




1 BUILDING "A" ROOF PLAN_TRUSS
SCALE: 3/32" = 1'-0"

NEW PRE-ENGINEERED WOOD TRUSSES WILL BE INSTALLED - SHOP DWGS FROM MANUFACTURES MUST BE SUBMITTED TO CITY AND ARCHITECT OF RECORD FOR REVIEW




2 BUILDING "B" ROOF PLAN_TRUSS
SCALE: 3/32" = 1'-0"

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LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA

TRUSSES ROOF PLAN BLDGA A & B

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

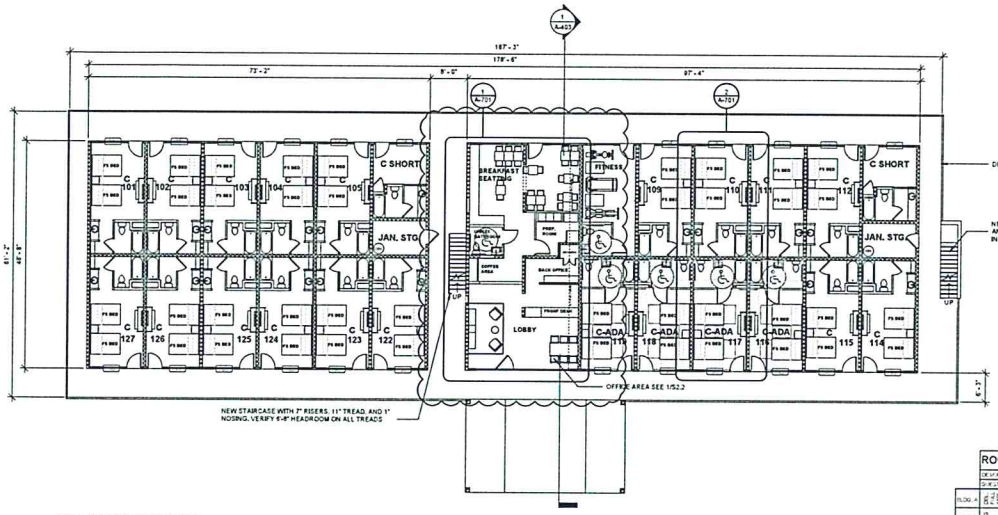
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09-22-22

SHEET NUMBER

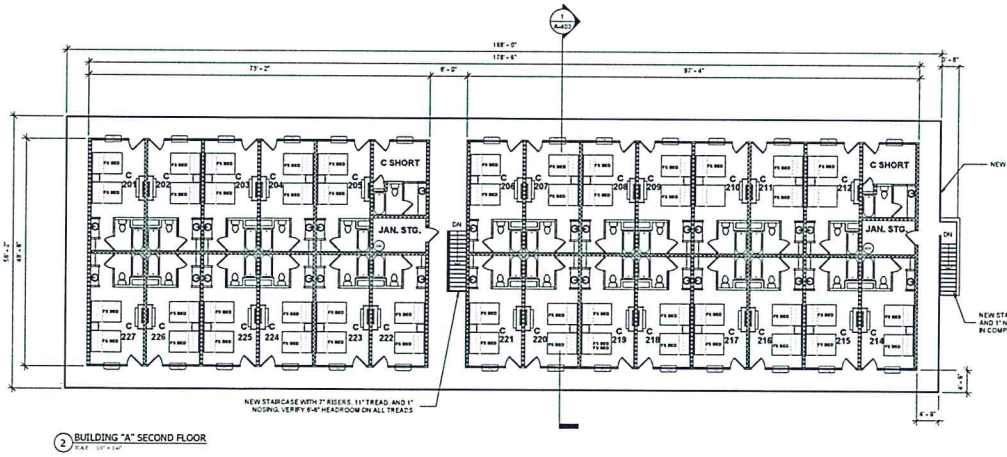
A-104

CONSTRUCTION DOCUMENTS




1 BUILDING "A" FIRST FLOOR
SCALE: 1/8" = 1'-0"

| ROOM MATRIX | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| BLDG. A | DOUBLE FULL SIZE BEDS | 41 | 2 | 43 | 47 |
| | ADA-DOUBLE FULL SIZE BEDS | 4 | - | 4 | 116, 117, 118, 119 |
| BLDG. B | DOUBLE QUEEN SIZE BEDS | 36 | 2 | 38 | 43 |
| | NON-SMOKING ROOM | 2 | - | 2 | 118, 119 |
| | TOTAL GUEST ROOMS | 82 | 4 | 86 | |




2 BUILDING "A" SECOND FLOOR

NOTE:

- ALL ELECTRICAL FEATURES AND FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL CLIMATE CONTROL FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL UNITS (INCLUDING OFFICE AND STORAGE ROOMS) SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS AS PER FLORIDA FIRE PREVENTION CODE. (TO BE CONFIRM W/BUILDER.)
- STRUCTURE IS TO BE UPGRADED AS NEEDED TO MEET CURRENT ENERGY EFFICIENCY CODES AND STANDARDS.
- ROOF STRUCTURE TO BE REMOVED AND REPLACED IN ITS ENTIRETY WITH NEW PRE-ENGINEERED WOOD ROOF TRUSSES BY OTHERS.
- DRAFT STOPPING TO BE INSTALLED ON PARTITION LINES SHOWN WITH THIS SYMBOL: -- --

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LA BRISA - INN -
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PANAMA CITY - FLORIDA
1st & 2nd FLOOR BLDGS. "A"

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

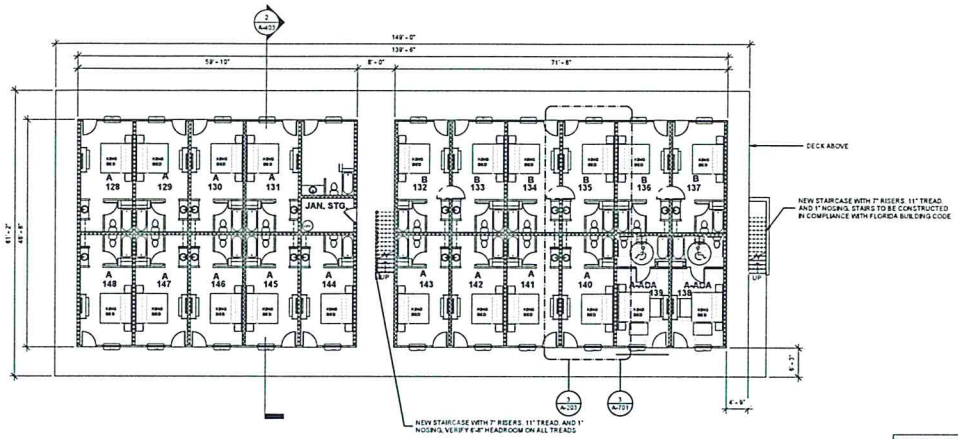
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| A | 09-22-22 | PERMIT SET |

09-22-22

SHEET NUMBER

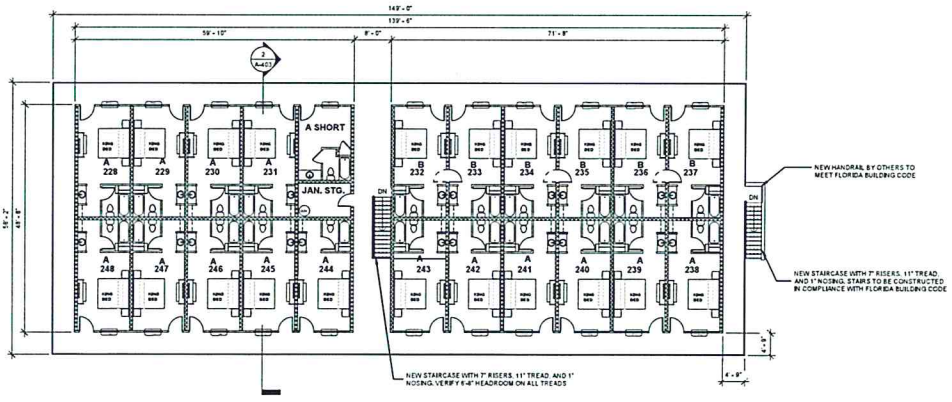
A-201

CONSTRUCTION DOCUMENTS




1 BUILDING "B" FIRST FLOOR
SCALE: 1/8" = 1'-0"

| ROOM MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | DESCRIPTION | FLOOR | TOTAL | ♿ | | |
| | GUEST ROOM TYPE | TOTAL | | ROOM # | ROOM # | |
| BLDG. A | DOUBLE FULL SIZE BEDS | 37 | 39 | 43 | 47 | 116, 117, 118, 119 |
| | NON-SMOKING FULL SIZE BEDS | 6 | - | 6 | | |
| BLDG. B | DOUBLE FULL SIZE BEDS | 38 | 41 | 43 | 42 | 138, 139 |
| | NON-SMOKING | 2 | - | 2 | | |
| | TOTAL GUEST ROOMS | 83 | 47 | 90 | | |




2 BUILDING "B" SECOND FLOOR
SCALE: 1/8" = 1'-0"

**NOTE:**

- ALL ELECTRICAL FEATURES AND FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL CLIMATE CONTROL FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL UNITS (INCLUDING OFFICE AND STORAGE ROOMS) SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS AS PER FLORIDA FIRE PREVENTION CODE. (TO BE CONFIRM W/BUILDER.)
- STRUCTURE IS TO BE UPGRACED AS NEEDED TO MEET CURRENT ENERGY EFFICIENCY CODES AND STANDARDS.
- ROOF STRUCTURE TO BE REMOVED AND REPLACED IN ITS ENTIRETY WITH NEW PRE-ENGINEERED WOOD ROOF TRUSSES BY OTHERS.
- DRAFT STOPPING TO BE INSTALLED ON PARTITION LINES SHOWN WITH THIS SYMBOL - -

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LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA
1st & 2nd FLOOR BLDGA. "B"

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

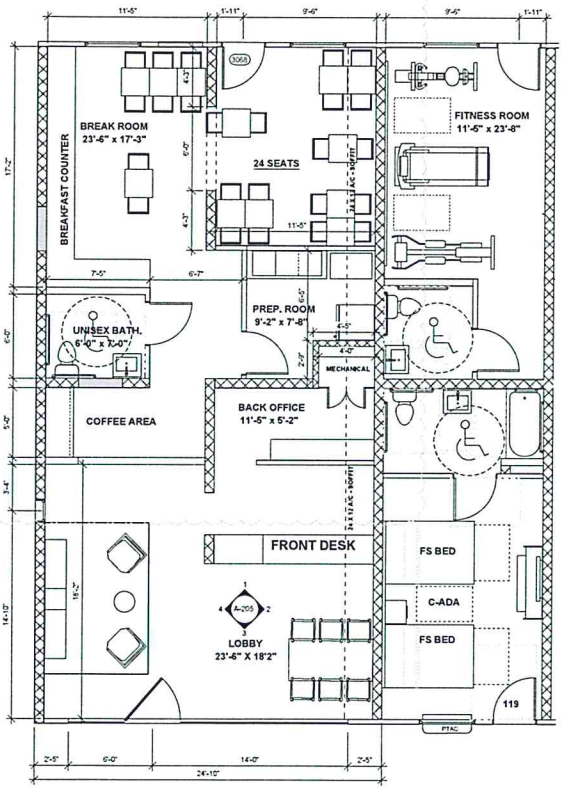
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| A | 09-22-22 | CONSTRUCTION DOCUMENTS |

09-22-22

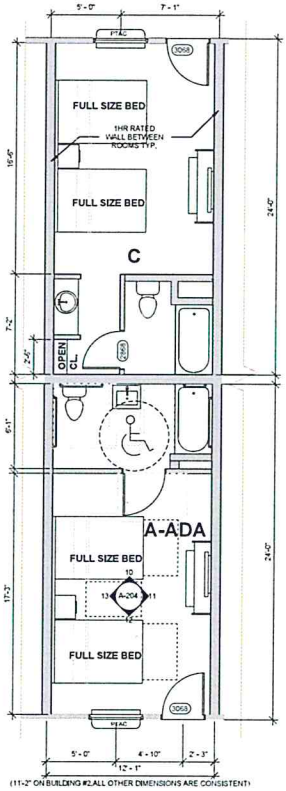
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A-202

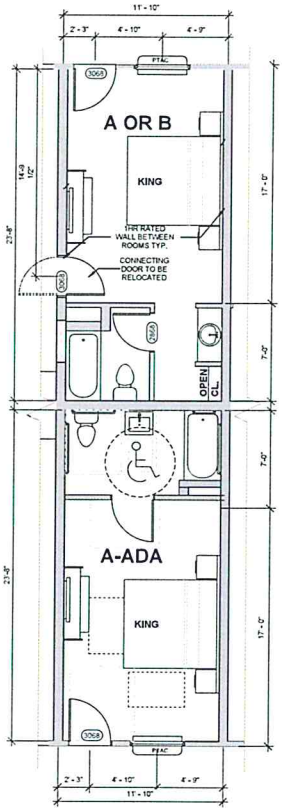
CONSTRUCTION DOCUMENTS




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




DOUBLE FULL SIZE ROOM AND HANDICAP ACC. DOUBLE FULL SIZE ROOM
2 SCALE: 1/4" = 1'-0"




3 KING ROOM AND HANDICAP ACC. KING ROOM
SCALE: 1/4" = 1'-0"

ROOM MATRIX

| | DESCRIPTION | FLOOR | TOTAL | ROOMS | |
|---|---|---|---|---|---|
| | GUEST ROOM TYPE | NUMBER | | | |
| BLDG. A | DOUBLE FULL SIZE ROOM | 37 | 39 | 83 | 87 |
| | HIGH OCCUPANCY FULL SIZE ROOM | 4 | 4 | | |
| BLDG. B | KING ROOM TYPE 'AB' | 39 | 39 | 39 | 42 |
| | KING BALCONY ROOM | 3 | 3 | | |
| | TOTAL GUEST ROOMS | 83 | 85 | 85 | |

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PANAMA CITY - FLORIDA

ENLARGED FLOOR PLANS

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

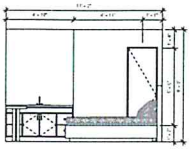
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09-22-22

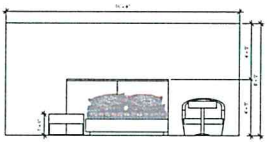
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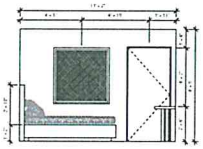
CONSTRUCTION DOCUMENTS



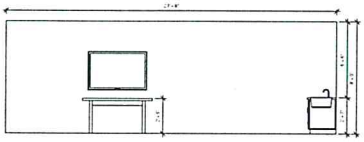
1 ELEVATION - LAYOUT "A" BEDROOM WALL 2



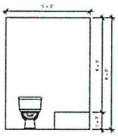
2 ELEVATION - LAYOUT "A" BEDROOM WALL 3



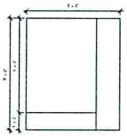
3 ELEVATION - LAYOUT "A" BEDROOM WALL 4



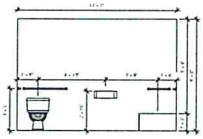
4 ELEVATION - LAYOUT "A" BEDROOM WALL 1



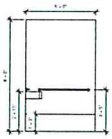
5 ELEVATION - LAYOUT "A" BATH WALL 1



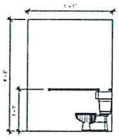
6 ELEVATION - LAYOUT "A" BATH WALL 2



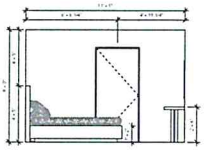
7 ELEVATION - LAYOUT "C" BATH WALL 2



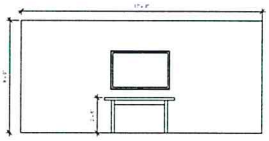
8 ELEVATION - LAYOUT "C" BATH WALL 3



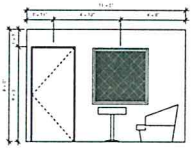
9 ELEVATION - LAYOUT "C" BATH WALL 1



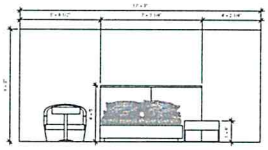
10 ELEVATION - LAYOUT "C" BEDROOM WALL 2



11 ELEVATION - LAYOUT "C" BEDROOM WALL 3



12 ELEVATION - LAYOUT "C" BEDROOM WALL 4



13 ELEVATION - LAYOUT "C" BEDROOM WALL 1

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LA BRISA - INN -
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PANAMA CITY - FLORIDA

INTERIOR ELEVATIONS

Richard Brookfield

E-SIGN

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

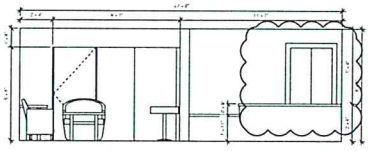
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09-22-22

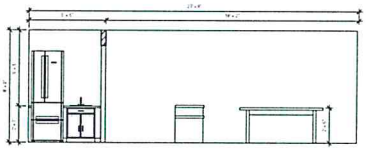
SHEET NUMBER

A-204

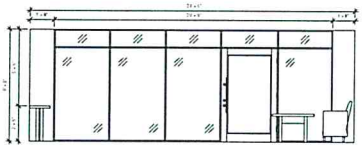
CONSTRUCTION DOCUMENTS



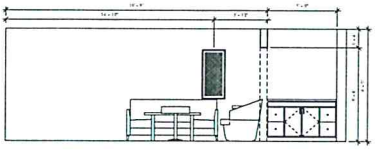
1 ELEVATION - LOBBY @ RECEPTION WALL1



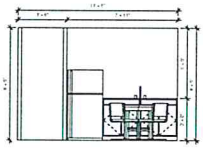
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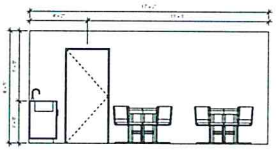
3 ELEVATION - LOBBY @ ENTRANCE



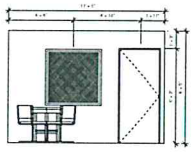
4 ELEVATION - LOBBY @ WAITING AREA



5 ELEVATION - BREAK ROOM WALL 1



6 ELEVATION - BREAK ROOM WALL 2



7 ELEVATION - BREAK ROOM WALL 3

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INTERIOR ELEVATIONS

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E-SIGN

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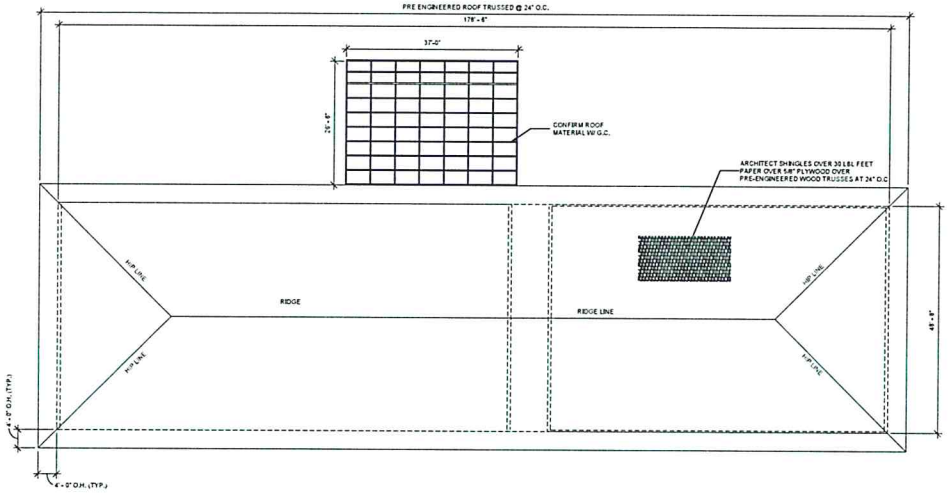
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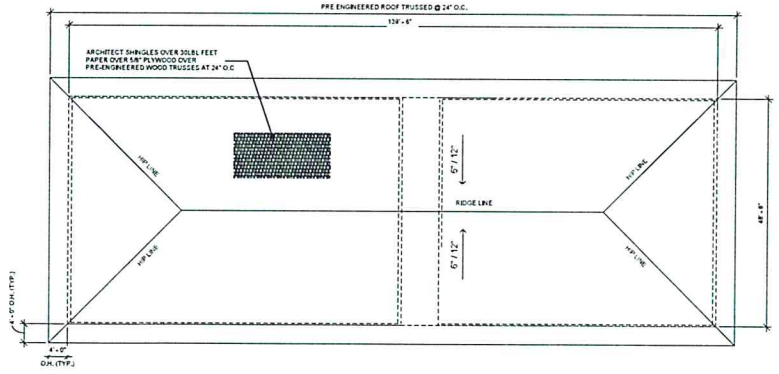
SHEET NUMBER

A-205

CONSTRUCTION DOCUMENTS




1 BUILDING "A" ROOF PLAN
SCALE: 1/8" = 1'-0"




2 BUILDING "B" ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN BLDGA A & B

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SEAL

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PRINCIPAL ARCHITECT

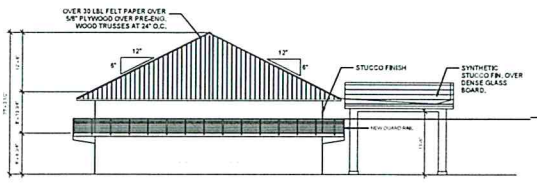
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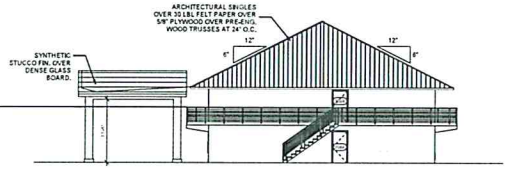
SHEET NUMBER

A-301

CONSTRUCTION DOCUMENTS




2 BUILDING "A" LEFT ELEVATION




4 BUILDING "A" RIGHT ELEVATION




1 BUILDING "A" FRONT ELEVATION




3 BUILDING "A"REAR ELEVATION

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BUILDING A - ELEVATIONS

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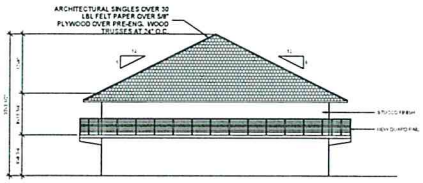
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| A | 10-27-22 | PER COMMENTS |

09-22-22

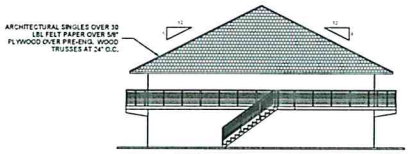
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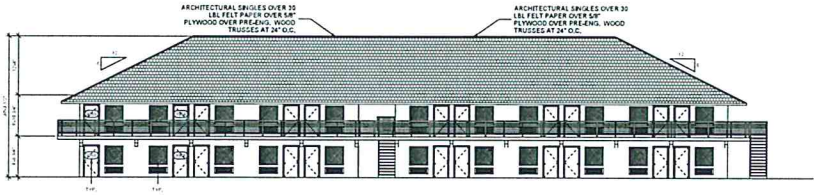
CONSTRUCTION DOCUMENTS



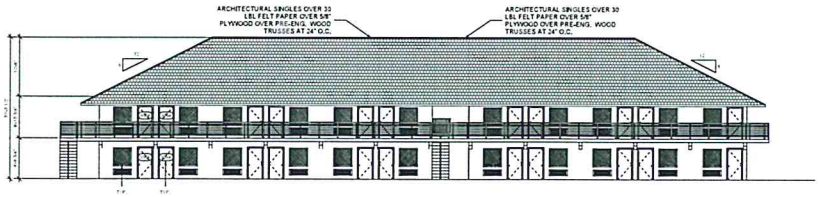

2 BUILDING "B" LEFT ELEVATION




4 BUILDING "B" RIGHT ELEVATION




1 BUILDING "B" FRONT ELEVATION




3 BUILDING "B" REAR ELEVATION

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BUILDING B - ELEVATIONS

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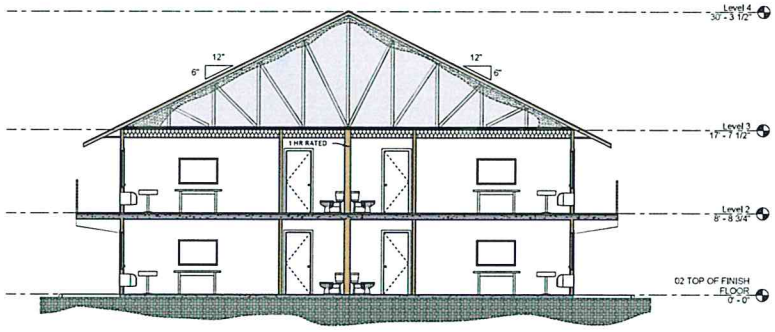
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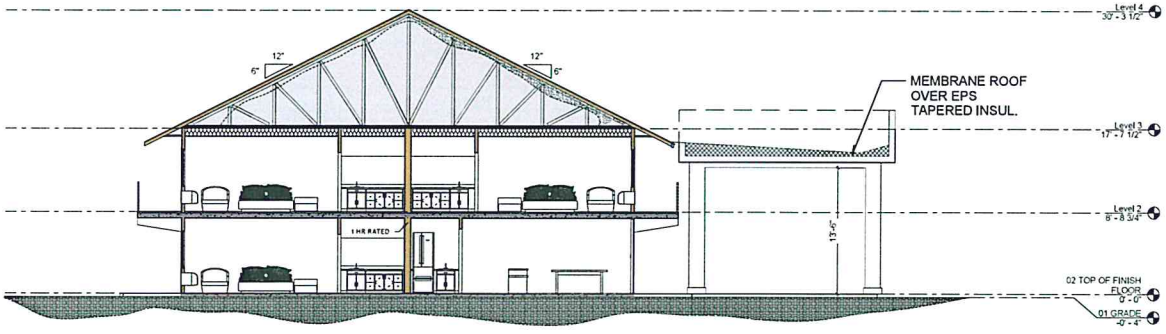
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A-402

CONSTRUCTION DOCUMENTS




2 SECTION 2
SCALE: 1/4" = 1'-0"




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

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BUILDING SECTIONS

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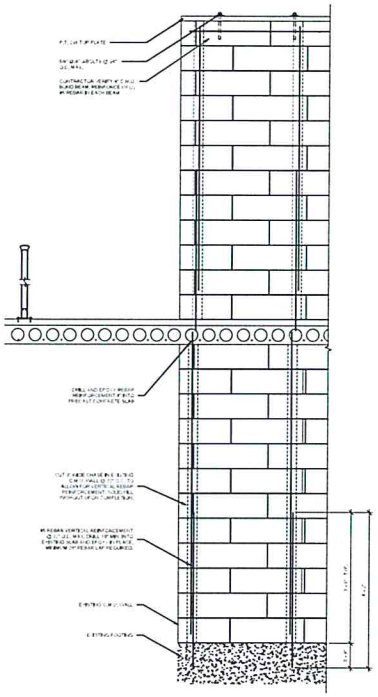
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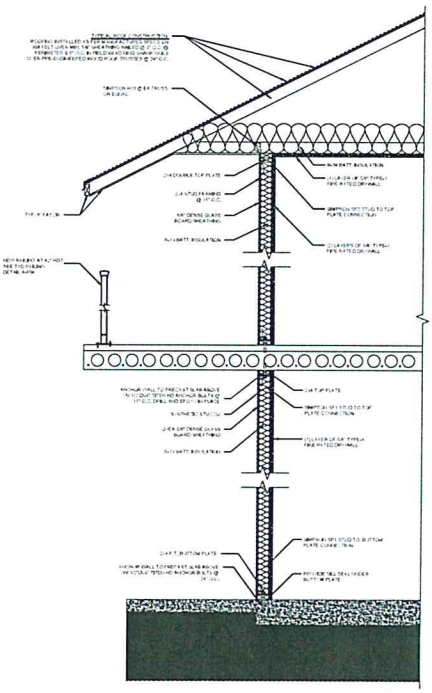
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A-403

CONSTRUCTION DOCUMENTS



1 CMU WALL REPAIR DETAIL



2 TRUSS CONNECTION DETAIL


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ADDITIONAL DETAILS

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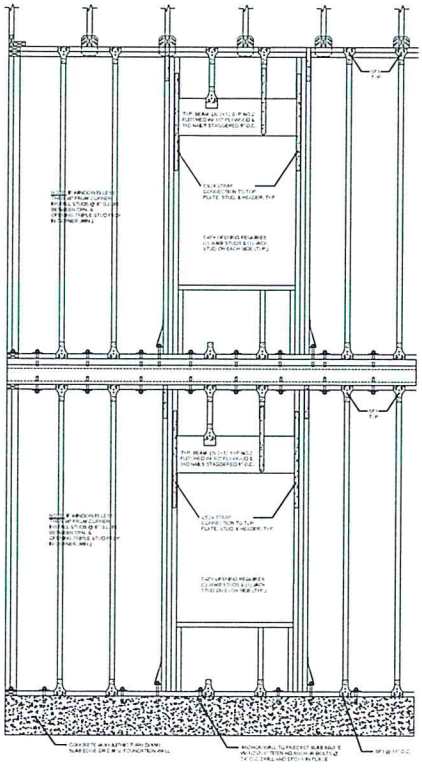
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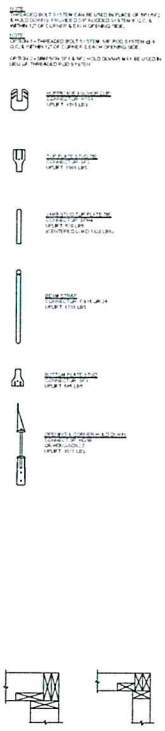
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CONSTRUCTION DOCUMENTS

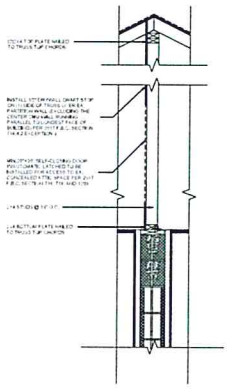


4 TYP. WALL @ SLAB CONNECTION DETAILS

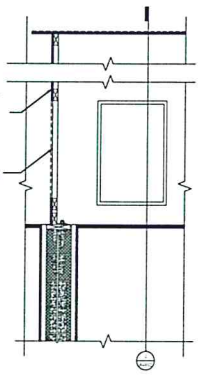


3 2X6/2X4 CORNER FRAMING DETAIL

| OPENING SIZE | NO. OF JAMB STUDS | NO. OF JACK STUDS | NO. OF BEAM STRAPS | NO. OF JAMB STUD TIES | OPENING HOLD DOWN | CORNER HOLD DOWN |
|---|---|---|---|---|---|---|
| 8' | 2 | 2 | 2 | 2 | HDU2-SDS2.5 | HDU2-SDS2.5 |
| 7' | 2 | 2 | 2 | 2 | HDU2-SDS2.5 | HDU2-SDS2.5 |
| 6' | 2 | 2 | 2 | 2 | HDU2-SDS2.5 | HDU2-SDS2.5 |
| 5' | 2 | 1 | 1 | 1 | HDU2-SDS2.5 | HDU2-SDS2.5 |
| 4' | 1 | 1 | 1 | 1 | HDU2-SDS2.5 | HDU2-SDS2.5 |
| 3' | 1 | 1 | 1 | 1 | HDU2-SDS2.5 | |



2 DRAFT STOP DETAIL-1



1 DRAFT STOP DETAIL


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ADDITIONAL DETAILS

Richard Brookfield

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RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| REVISIONS | | |
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09-22-22

SHEET NUMBER

A-502

CONSTRUCTION DOCUMENTS

**STRUCTURAL NOTES**

**GENERAL**

1. DESIGN CODE DATA: 2010 FLORIDA STATE BUILDING CODE 2007 FLORIDA STATE BUILDING CODE RESIDENTIAL MINIMUM DESIGN CRITERIA FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-05 WITH FLORIDA STATE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE PER ACI 318-05 AND ACI 530-05

NOTE: IF ANY DISCREPANCY IN STRUCTURAL DESIGN SPECIFICATION FOR WOOD STRUCTURES AS SHOWN ON THESE PLANS VS. FLORIDA STATE BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES

2. BUILDING OCCUPANCY CATEGORY: II (SEE TABLE 1604.5)

3. DESIGN LOADS:

A. DEAD LOADS:

ROOF = 15 PSF

B. LIVE LOADS:

ROOF = 20 PSF

FLOOR = 40 PSF + 10 PSF

C. WIND DESIGN CRITERIA:

WIND SPEED = 140 MPH
EXPOSURE = C
ENCLOSURE CLASSIFICATION = ENCLOSED
I = 1.00
Kd = 0.85
Kzt = 1.0
BASE VELOCITY PRESSURE, QH = 34.4 PSF

| COMPONENTS AND CLADDING | | | | |
|---|---|---|---|---|
| ROOF 5 | DESIGN PRESSURE (ULT) | | DESIGN PRESSURE (ASD) | |
| TRIBUTARY AREA 10 SF | POSITIVE (PSF) | NEGATIVE (PSF) | POSITIVE (PSF) | POSITIVE (PSF) |
| ZONE 1 | 26.2 | 41.5 | 15.7 | 24.9 |
| ZONE 2 | 26.2 | 72.3 | 15.7 | 43.4 |
| ZONE 3 | 26.2 | 106.9 | 15.7 | 64.1 |
| TRIBUTARY AREA 100 SF | POSITIVE (PSF) | NEGATIVE (PSF) | POSITIVE (PSF) | NEGATIVE (PSF) |
| ZONE 1 | 18.5 | 37.7 | 11.1 | 22.6 |
| ZONE 2 | 18.5 | 53.1 | 11.1 | 31.9 |
| ZONE 3 | 18.5 | 83.9 | 11.1 | 50.3 |
| WALLS | DESIGN... | | DESIGN... | |
| TRIBUTARY AREA 10 SF | POSITIVE (PSF) | NEGATIVE (PSF) | POSITIVE (PSF) | NEGATIVE (PSF) |
| ZONE 4 | 45.4 | 49.2 | 27.2 | 29.5 |
| ZONE 5 | 45.4 | 60.8 | 27.2 | 36.5 |
| TRIBUTARY AREA 100 SF | POSITIVE (PSF) | NEGATIVE (PSF) | POSITIVE (PSF) | NEGATIVE (PSF) |
| ZONE 4 | 39.6 | 42.4 | 23.2 | 25.4 |
| ZONE 5 | 39.6 | 47.2 | 23.2 | 28.3 |

4. MAXIMUM ALLOWABLE DEFLECTION / MITER:

ROOF - LIVING LOAD: L/240 TOTAL LOAD
FLOORS: LIVE LOAD: L/360 TOTAL LOAD
FLOORS: LIVE LOAD: L/240 TOTAL LOAD
EXTERIOR WALLS WITH BRITTLE FINISH: WIND LOAD
EXTERIOR WALLS WITH FLEXIBLE FINISH: WIND LOAD

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED BY THE NATURE OF THE CONTRACTOR'S METHOD OF CONSTRUCTION. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

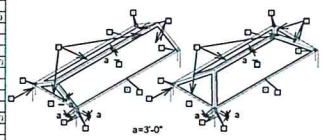
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL WORK AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.

8. I VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. I RESOLVE ANY DISCREPANCY WITH DESIGN ENGINEER. ARCHITECT AND ENGINEER

9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DESIGN CONSULTANTS DRAWINGS. IT ATTRACTS AS NEW DRAWINGS. IF ANY DISCREPANCIES EXIST BETWEEN THE SHOP DRAWINGS, ANY APPARENT DISCREPANCIES, OMISSIONS OR CONFLICTS WITH THE SITE CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE BEGINNING OF THE WORK INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THEM.

10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY QUESTIONS PRIOR TO CONSTRUCTION NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS WITH EXISTING CONDITIONS AND ALL SHOP DRAWINGS PRIOR TO THE START OF CONSTRUCTION. SPECIFIED ALL DIMENSIONS ARE TO BE VERIFIED AT THE JOB SITE BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.




GABLE ROOF
WIND ZONE DIAGRAM

HIP ROOF
WIND ZONE DIAGRAM

**WOOD CONSTRUCTION**

GENERAL LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2" THICK AND WIDER SHALL BE #1 S4P OR EQUAL. (WIDTHS 10" AND WIDER SHALL BE #2 HEM-FIR).
2. LAMINATED VENEER LUMBER (LVL) TO BE 2.0E AND FLY 1.9 RB OR GREATER.
3. ALL LEVEL 1 STRUCTURAL WALL FRAMING TO BE NOMINAL 2" ENGINEERED LAMINATED VENEER LUMBER (LVL) SCORE VERSA-LAM STUD 3.5 OR EQUAL APPROVED EQUAL.
4. SILLS AND MEMBERS EXPOSED DIRECTLY TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
6. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
7. NAILS SHALL BE STEP-SHANKED, SAILWIRED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
8. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
9. BOLT HOLES IN PLYWOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR LAG SCREWS AND LAG BOLTS SHALL BE FIRST BORED FOR THE SHANK DEPTH AND DIAMETER OF THE SHANK. THEN THE REMAINDER OF HOLE FOR THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL TIMBER SHALL BE TREATED NOT ONE BOARD PLATE.
10. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS. WASHERS SHALL BE DEFORMED BAR OR MALLEABLE IRON, 3" SQUARE, CUT STEEL WASHERS OF THICKNESS EQUAL TO ONE-FOURTH DIAMETER.
11. WHENEVER PRESERVATIVE-TREATED LUMBER IS USED, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. PROVIDE SOLID BLOCKING 1" MIN. IN ALL SLAB JOISTS AND STUDS EXCEEDING 11'-0" OUT OF PLANE AT 1'-0" O.C. MAXIMUM, ON CENTER.
13. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
14. DESIGN, FABRICATION AND ERECTION SHALL COMPLY WITH TO THE NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
15. ALL CEILING TRUSSES OR STRUCTURAL GIRDERS SHALL BE CENTERED ON FURRING STRIPS UNLESS NOTED.
16. SET ALL X-BEAMS WITH CROWN UP.
17. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2 X 2 BLOCKED FRAMING.
18. PLYWOOD SHEATHING TO BE STAGGERED APPLY STRUCTURE.
19. ALL BOLTS AND SCREWS, SCREWS AND NAILS SHALL BE HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IN SEC... SHALL BE OF 316 STAINLESS STEEL.
20. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFIED ALL AS REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLANS. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA FOR PARTICULAR TRADE. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE A WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
21. ALL SIMPSON Z-MAX CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS PECIFIED SHALL BE 316 STAINLESS STEEL.

**VERTICAL STRUCTURAL PANEL SHEATHING NOTES W/ WOOD FRAMING**

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE FRAMING MEMBERS BY AT LEAST 1".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANELS ATTACHED. (U.N.O.)
5. ALL UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE BLOCKED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

**WOOD SHEATHING (WALLS)**

1. BRICK WALL SHEATHING PANEL EDGES WITH MINIMUM NOMINAL 2 BLOCKING.
2. 1/2" APA EXPOSURE 1 PATTED SHEATHING WITH 10d'S SPACING (U.N.O.)
3. FRAMING TO BE 16" O.C.
4. FASTENERS SHALL BE A MINIMUM NO. 10 WOOD SCREW (1-1/2" OR LONGER) OR NAILS (STEEL NAILS NOT TO HAVE SHALL BE NOT DIPPED ON PLANTED).
5. OFFSET PANEL JOINTS (IN EACH SIDE OF WALL) A MINIMUM ONE STUD BAY.
6. PANELS ARE TO BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: APPLY PANELS 0" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD) IF PANEL SPACE WALL 0" O.C. AT ALL PANEL EDGES.
8. DRY-IN PANEL SHALL BE INSTALLED WITH THE FACE IN ACCORDANCE OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1 OR APA PS-2 AND SHALL BE OF A GRADE SUITABLE FOR THE USE AND EXPOSURE CONDITIONS SHOWN ON THE DRAWINGS. THE PANELS SHALL BE IDENTIFIED AND BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. PANELS WITH DAMAGED EDGES, SURFACES OR OTHER DEFECTS WHICH WILL IMPAIR THEIR STRENGTH AND RIGIDITY SHALL NOT BE USED. PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS LISTED ON THE PLANS AND WHERE STRICT.

**MATERIAL SPECIFICATIONS**

| | |
|---|---|
| CONCRETE: | |
| FOOTINGS AND FOUNDATION WALLS | 3,000 PSI @ 28 DAYS |
| SLAB ON GRADE | 3,000 PSI @ 28 DAYS |
| ALL OTHER OF CONCRETE NOT NOTED | 3,000 PSI @ 28 DAYS |
| CONCRETE REINFORCING NOTED | GRADE 60 ASTM A615 |
| WELDED WIRE REINFORCEMENT | ASTM A185 ASTM A497 |
| MACHINE BOLTS | ASTM A307 (SEE SCHEDULE FOR GRADE) |
| ADHESIVE ANCHORS | HILTI HIT-HY 150 MAX SD EPOXY ADHESIVE OR SIMPSON SET-XP EPOXY-TIE OR APPROVED EQUAL |
| MECHANICAL ANCHORS | HILTI KWIK BOLT OR EQUAL |
| FOOTER DOWEL FASTENERS | HILTI HDA OR EQUAL |
| MASONRY: | |
| CONCRETE MASONRY UNITS | F'M = 1,500 PSI AT 28 DAYS (U.N.O.) |
| MORTAR: TYPE M MIX OR GRADE MORTAR - TYPE M, MIN 28 DAY MASONRY GROUT | 2,500 PSI MIN. AT 28 DAYS |
| MASONRY REINFORCING STEEL | GRADE 60 ASTM A615 |
| GROUT FOR REINFORCEMENT | 3,000 PSI AT 28 DAYS |
| CMU END SMALLER | 1/2" WALL OR BETTER |
| CMU END LARGER | HEAVIER WALL OR BETTER |
| LAMINATED VENEER LUMBER (LVL) MINIMUM DESIGN VALUES FLEXURE Fb | PARALLAM PSL 2.0E PSL FLOOR MINIMUM DESIGN VALUES FLEXURE Fb 2,900 PSI |

**CONCRETE CONSTRUCTION**

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL CAST-IN-PLACE CONCRETE SHALL MEET OF EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE PROPORTIONS SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
   CONCRETE CAST AGAINST EARTH = 3"
   CONCRETE EXPOSED TO EARTH OR AIR THEREAFTER:
   #6 AND SMALLER = 1-1/2"
   #7 AND LARGER = 2"
   CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
   SLABS, WALLS, JOISTS:
   #14 AND #18 BARS = 1-1/2"
   #11 AND #14 BARS = 1"
   #10 AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL KEEPS AND BEAMS SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS (SEE TABLE FOLLOWING THIS SECTION):
6. SLAB REINFORCE SHALL HAVE CURTS - A TILE FENCE.
7. A BARE, SMELLY LIQUID LEDGE, AND/OR DIFFERENT JOISTS MAY NOT EXCEED THICK. SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FOR...
8. FOLLOW UNLOADED AND AS NEWLY TAKEN CURTAINING CAULKING UNDER SHALL NOT BE USED.
9. FOUNDATION OR CONCRETE SHALL BE DONE IN CONFORMANCE WITH A SLUMP FOR LOAD PER THEIR AND A MIX WITH THEIR.

| BAR SIZES | STANDARD | TOP BAR | "B" SPLICE | HOOK |
|---|---|---|---|---|
| #3 | 13" | 16" | 16" | 6" |
| #4 | 20" | 24" | 24" | 8" |
| #5 | 26" | 44" | 44" | 10" |
| #6 | 39" | 60" | 60" | 12" |
| #7 | 52" | 82" | 82" | 14" |

**FOUNDATION**

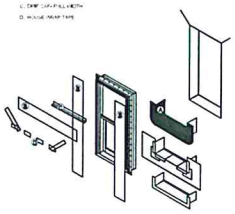
1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (FOR SAMPLE).
2. DEPTH OF FOOTINGS AT EXTERIOR WALLS AND GRADES SHALL BE ON THE SITE OR AHEAD AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM 6" LIFT COMPACTED GRAVEL FILL.
5. ALL FILL MATERIAL USED IN SPACING OPEN TO BE SHALL CONSIST OF EARTH, ANY HOLE FREE OF DEBRIS INCLUDING ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ON APPROVED SOIL AND SHALL HAVE MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ON PLANS.
7. THE ENGINEER SHALL BE NOTIFIED OF ACTUAL FIELD CONDITIONS AND DO NOT MEET MINIMUM REQUIREMENTS. IN IF QUESTIONABLE SUBSURFACE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION, BUT NOT LIMITED TO STRATUM AND OTHER NON-UNIFORM CONDITIONS.
8. ANY EXCAVATION UNDER THE SAME FLOOR ELEVATION SHALL COMPLY WITH SECTION 2.2 OF THE FLORIDA BUILDING CODE EXISTING BUILDING. ALL EXPOSED FOOTINGS SHALL MEET THESE REQUIREMENTS.

**WOOD SHEATHING (ROOF)**

1. PANEL ROOF SHEATHING SHALL BE APA EXPOSURE 1 RATED SHEATHING WITH WOOD SPANS RATING (U.N.O.).
2. PANEL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE EXPOSURE 1 RATED, SPANNING WITH THE STRENGTH AXIS (U.N.O.).
3. FASTENERS SHALL BE A MINIMUM 8d RING SHANK NAIL (0.113" Ø).
4. FLOOR PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (STAGGER).
5. PLYWOOD OF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING SPACE WHERE 0" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD) IF PANEL SPACE WALL 0" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1 OR APA PS-2 AND SHALL BE OF A GRADE SUITABLE FOR THE USE AND EXPOSURE CONDITIONS SHOWN ON THE DRAWINGS. THE PANELS SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND PANEL GRADES SHALL BE AS INDICATED IN THE ATTACHED SCHEDULE OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED IN THE PLANS ARE MORE STRICT.

**WOOD TRUSSES**

1. THE DESIGN, MANUFACTURE AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI COMPONENTS.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODE OF THE ROOF PITCH AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS OF OTHER ITEMS TO BE APPLIED TO OR THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. FOUR TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2703.5.1.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION TO INCLUDE SET OF SHOP DRAWINGS PREPARED ON THE ROOF TRUSS PACKAGE.
6. TEMPORARY AND PERMANENT BRACING SHALL BE PROVIDED AS REQUIRED FOR STABILITY OF TRUSS MEMBERS. SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.



WINDOW FLASHING DETAILS

| HEADER SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| OPENING SIZE | HEADER SIZE | NO. OF JAMB STUDS | NO. OF JACK STUDS | NO. OF BEAM STRAPS | NO. OF JAMB STUD TIES | OPENING HOLD DOWN |
| 9' | 3 - 2X12 | 3 | 2 | 2 | 2 | HDU2-SDS2.5 |
| 7' | 2 - 2X12 | 2 | 2 | 2 | 2 | HDU2-SDS2.5 |
| 6' | 2 - 2X12 | 2 | 2 | 2 | 2 | HDU2-SDS2.5 |
| 5' | 2 - 2X10 | 2 | 1 | 1 | 1 | HDU2-SDS2.5 |
| 4' | 2 - 2X10 | 1 | 1 | 1 | 1 | HDU2-SDS2.5 |
| 3' | 2 - 2X10 | 1 | 1 | 1 | 1 | HDU2-SDS2.5 |


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ADDITIONAL DETAILS

Richard Brookfield

Digitally signed by Richard Brookfield
DN: c=US, o=ARCHITECTURAL DESIGN PLUS ASSOCIATES, ou=ARCHITECTS (CHAC) (0010408), cn=Richard Brookfield
Date: 2022.07.13 14:27:37 -04'00'

E-SIGN

SEAL
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT
STATE OF FLORIDA
LICENSE NUMBER AR 0010408

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD BROOKFIELD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

| REVISIONS | | |
|---|---|---|
| REVISION | DATE | DESCRIPTION |

09-22-22

SHEET NUMBER

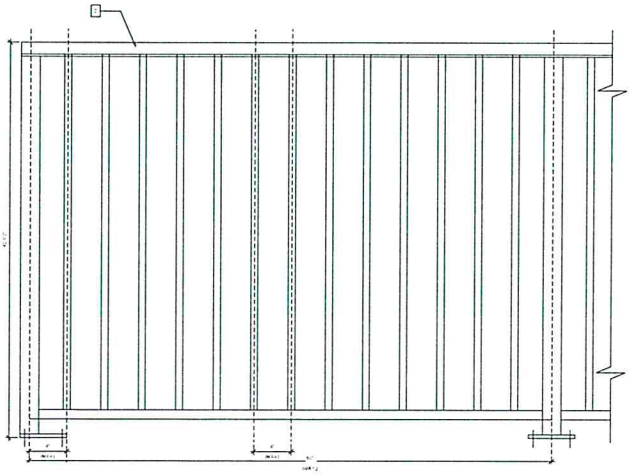
A-503

CONSTRUCTION DOCUMENTS

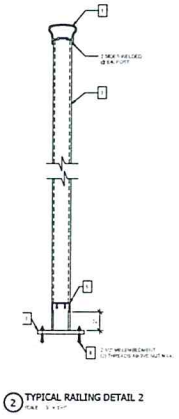

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| PARTS LIST | | |
|---|---|---|
| MARK | DESDECRIPTION | MATERIAL/PART No. |
| 1 | TOP RAIL | SEE SHOP |
| 2 | CLOSURE PLATE-SEE SHOP | 1/8" ALUM. PL. OR SEE SHOP |
| 3 | POST | 6061-T6 RT 2"x2"x.3125" |
| 4 | PICKET | 6061-T6 3/4"x 3/4"x.0625" |
| 5 | BOTTOM RAIL | 6061-T6 1"x2"x.125" TUBING |
| 6 | BOTTOM RAIL STIFFENERS | 1/8"x 1/2" ALUM. FLAT BAR |
| 7 | BASE PLATE | 6061-T6 3/8" PLATE |
| 8 | ANCHORS | 3/16"Dx 3 1/4" LG. S.S. WEDGE ANCHORS |
| 9 | UPPER RAIL JOINT... | 6061-T6 LS 2 1/2"x 2 1/2"x 1/8"... |
| 10 | LOWER RAIL JOINT... | 6061-T6 LS 2"x 2"x 1/8" |
| 11 | CONNECTING SCREWS | 3/16"Dx 1" LG. S.S. SELF TAPPING... |

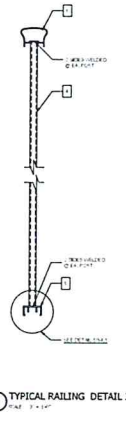
NOTE:
GUARDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION.



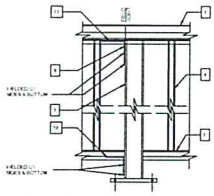
1 TYPICAL RAILING DETAIL



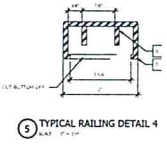
2 TYPICAL RAILING DETAIL 2



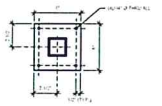
3 TYPICAL RAILING DETAIL 3



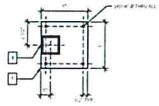
4 RAIL JOINT DETAIL



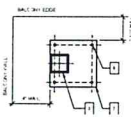
5 TYPICAL RAILING DETAIL 4



6 RAIL JOINT DETAIL 5



7 RAIL JOINT DETAIL 4



8 RAIL JOINT DETAIL 3

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RAILING DETAILS

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| ISSUE | DATE | DESCRIPTION |
|---|---|---|

09-22-22

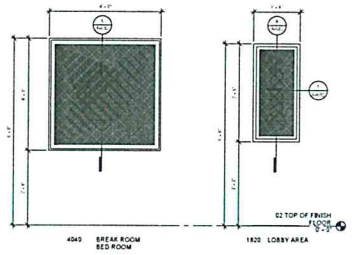
SHEET NUMBER

A-504

CONSTRUCTION DOCUMENTS

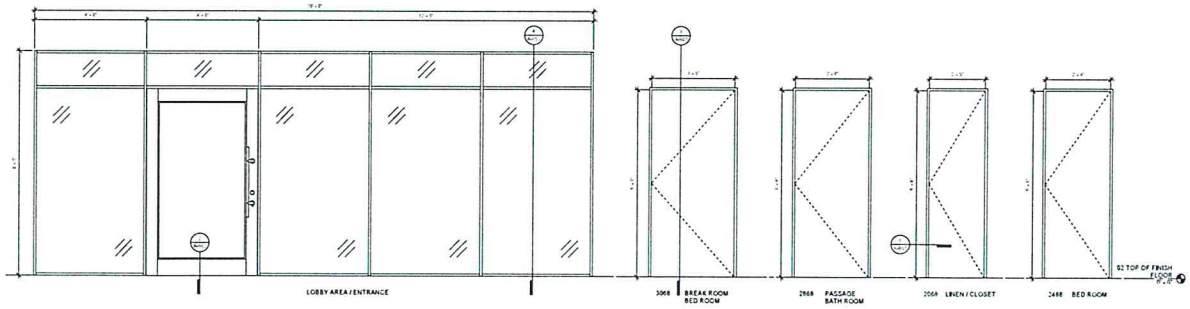
## WINDOW TYPES

| Window Schedule | | | |
|---|---|---|---|
| Type Mark | Width | Height | Comments |
| 1836 | 1' - 8" | 3' - 6" | |
| 4040 | 4' - 0" | 4' - 0" | |
| 5040 | 5' - 0" | 4' - 0" | DEMOLITION |




## DOOR TYPES

| Door Schedule | | | |
|---|---|---|---|
| Type Mark | Width | Height | Comments |
| 2068 | 2' - 0" | 6' - 8" | |
| 2468 | 2' - 4" | 6' - 8" | |
| 2868 | 2' - 8" | 6' - 8" | |
| 3068 | 3' - 0" | 6' - 8" | |
| 4068 | 4' - 0" | 6' - 8" | CURTAIN DOOR |




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DOOR TYPES

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

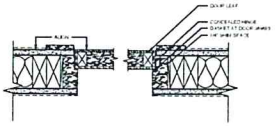
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09-22-22

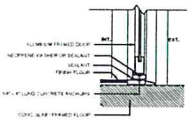
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A-601

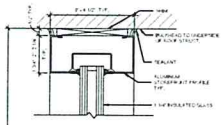
CONSTRUCTION DOCUMENTS



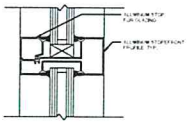
1 SWING FLUSH DOOR JAMB DETAIL



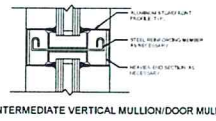
2 EXTERIOR DOOR THRESHOLD DETAIL



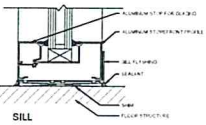
HEAD/JAMB



TRANSOM OR INTERMEDIATE HORIZONTAL

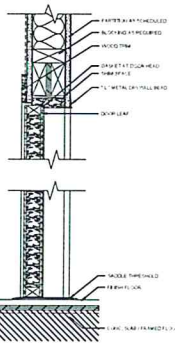


INTERMEDIATE VERTICAL MULLION/DOOR MULLION

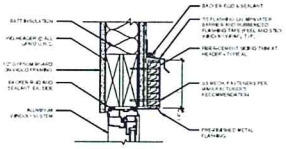


SILL

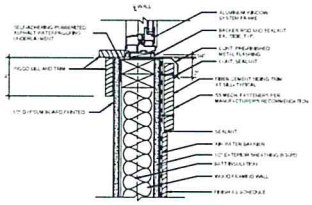
4 STOREFRONT DETAILS (TYP)



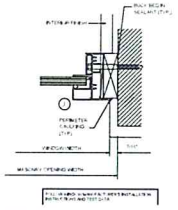
3 INT. SWING FLUSH DOOR HEAD & THRESHOLD DETAIL



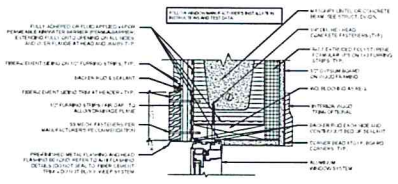
5 WINDOW HEAD DETAIL - ON STUD WALL



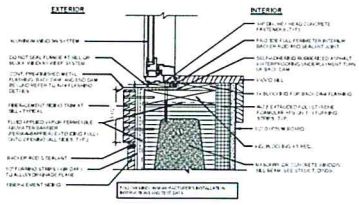
6 WINDOW SILL DETAIL - ON STUD WALL



7 WINDOW JAMB DETAIL - ON CMU



8 WINDOW HEAD DETAIL - ON CMU



9 WINDOW SILL DETAIL - ON CMU


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PANAMA CITY - FLORIDA

DOOR & WINDOW DETAILS


Richard Brookfield
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT


| REV# | DATE | DESCRIPTION |
|---|---|---|

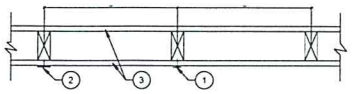
09-22-22

SHEET NUMBER

A-602

CONSTRUCTION DOCUMENTS

UL DESIGN NO. U305
(INTERIOR WALLS)
BEARING WALL RATING - 1 HOUR




1. Nailheads – Exposed or covered with joint compound.

2. Joints – Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covered with joint compound or fiber tape and joint compound. As an alternate, 3/32" thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

3. Wallboard, Gypsum* – 5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges. Wallboard nailed 7" O.C. with 6d cement-coated nails 1-7/8 in. long, 0.0915 in. shank diam, and 1/4" diam. heads. When used in widths of other than 48" wallboard is to be installed horizontally.

Canadian Gypsum Co., Ltr - Types SCX, SHX, WRX (finish rating 26 min), Type C (finish rating 26 min),

Celotex Corp - Type 1, Type SF3 (finish rating 20 min), Type A (finish rating 21 min), Type B (finish rating 20 min), Type C (finish rating 21 min) or FRP,

Domtar Gypsum - Type C (finish rating 26 min), Type 4 (finish rating 26 min), Type 5 (finish rating 26 min), Type 6, Type 8 (finish rating 23 min) or Type 9 (finish rating 26 min).

Georgia-Pacific Corp., Gypsum Div. - Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS3 (finish rating 20 min), Type GPFS4 (finish rating 20 min), Type GPFS6 (finish rating 26 min) or Type GPFS-C (finish rating 20 min),

Gold Bond Building Product - Type FSW (finish rating 20 min), Type FSW-G (finish rating 20 min), Type FSW2 (finish rating 24 min), Type FSW3 (finish rating 20 min), Type FSW4 (finish rating 20 min), Type FSK (finish rating 20 min) or FSK-G (finish rating 20 min).

Pabco Gypsum - Type PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), PG-3W (finish rating 20 min), PG-4 (finish rating 20 min), PG-6 (finish rating 23 min), PG-3WS (finish rating 20 min).

Republic Gypsum Co - Type RG-1 (finish rating 20 min), Type RG-2 (finish rating 20 min), Type RG-3 (finish rating 20 min) or Type RG-4 (finish rating 26 min), Type RG-5 (finish rating 20 min),

Standard Gypsum Corp - Type SGC (finish rating 20 min), Type SGC-3 (finish rating 20 min) or SGC-G (finish rating 20 min).

United States Gypsum Co - Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WR-C (finish rating 26 min), Type D (finish rating 23 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 29 min), Type SHX (finish rating 26 min) or Type SHC (finish rating 26 min).

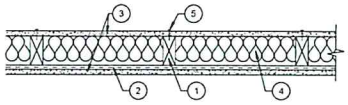
Weyerhaeuser Co., Gypsum Div. - Type DDN1 (finish rating 20 min), Type DDG2 (finish rating 20 min), Type DDW3 (finish rating 20 min) or Type DDDG3 (finish rating 20 min).

4. Steel Corner Fastener – (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8" wide cleats protruding into the 5/8" wide channel, fabricated from 24 gauge galv. steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2" from corner of wallboard, max spacing 16" O.C. Nailed to adjacent stud through tab using one No. 6d cement-coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement-coated nails.

5. Batts and Blankets* (Not shown) – optional glass fiber or mineral wool insulation, Owens-Corning Fiberglas Corp. USG Interiors Inc. United States Gypsum Co.

*Bearing the U.L. Classification Marking.

UL DESIGN NO. U327
1 HOUR FIRE RATING




1. Wood Studs – 2 x 4, spaced 16" or 24" O.C. Effectively cross braced.

2. Furring Channe – Resilient, 25 MSG galv. steel. Furring channels spaced vertically 24" O.C. flange portion screw attached to one side of studs with 1-1/4" long diamond-shaped point, double lead Phillips head steel screws.

3. Wallboard, Gypsum* – 5/8 in. thick, 4 ft. wide. Screw attached one side to furring channels with 1" long, self-drilling, self-tapping steel screws spaced 12" O.C., vertical joints located midway between studs and backblocked with furring channels, attached with 1" long self-drilling, self-tapping screws, spaced 12" O.C., along each edge. Wallboard attached other side to studs with 1-1/4 in. long diamond-shaped point, double lead Phillips head steel screws spaced 12" O.C., vertical joints located over studs.

CGC INC - Types C, SCX, SHX, FRX-G, IP-X1, IP-X2, IPC-AR, ULX,
United States Gypsum Co - Types C, SCX, SHX, ULX, FRX-G, IP-X1, IP-X2, IPC-AR
USG Mexico S A DE C V - Types C, SCX, FRX-G, IP-X1, IP-X2, IPC-AR, ULX

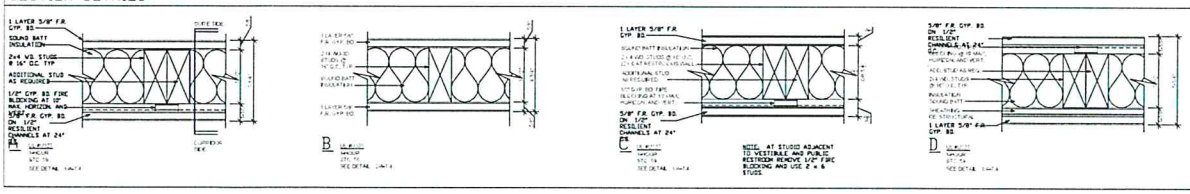
4. Batts and Blankets* – 3" thick mineral wool batts, placed to fill interior of wall, attached to the 4" face of the studs with staples placed 24" OC.
Thermafiber INC - Type SAFB

4a. Glass Fiber Insulatior – (As an alternate to Item 4) - 3" thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

5. Joints and Screw head – Gypsum board joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, 3/32" thick gyp. veneer plaster may be applied to the entire surface of classified veneer baseboard with the joints reinforced with paper tape.

*Bearing the UL Classification Marking

SECTION DETAILS




ARCHITECTURAL DESIGN + ASSOCIATES INC.
AA26001959
801 S. Yonge St. Suite 4
Ormond Beach, FL 32174
Ph: 386-676-2626

LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA

FIRE RATED WALLS

Richard Brookfield

E-SIGN

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

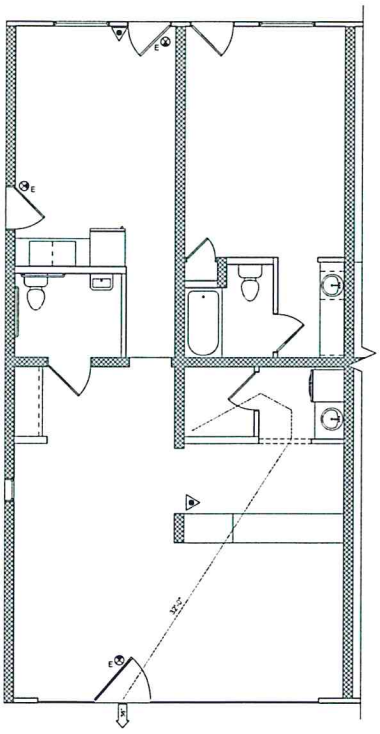
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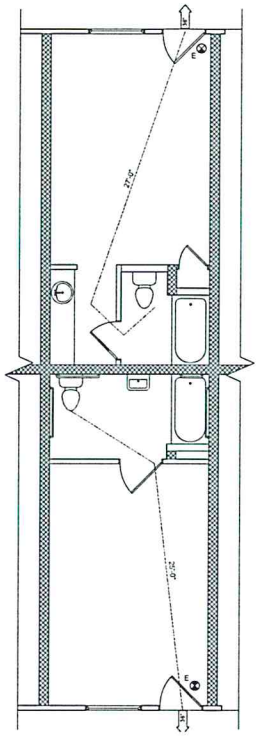
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A-603

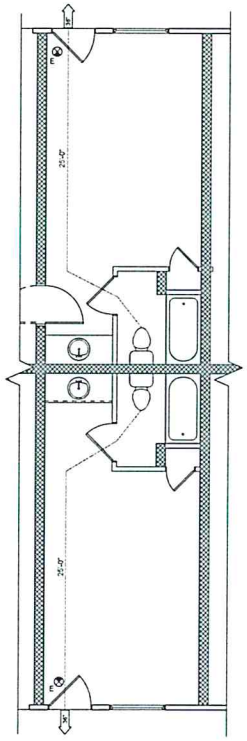
CONSTRUCTION DOCUMENTS



1 LOBBY LAYOUT.
SCALE 3/8" = 1'-0"



2 HANDICAP ACCESSIBLE LAYOUT & LAYOUT "C"
SCALE 1/4" = 1'-0"



3 LAYOUT "A" & LAYOUT "B"
SCALE 1/4" = 1'-0"

**APPLICABLE BUILDING CODES**

- FLORIDA BUILDING CODE (2020)- BUILDING
- FLORIDA BUILDING CODE (2020)- ENERGY CONSERVATION
- FLORIDA BUILDING CODE (2020)- FUEL GAS
- FLORIDA BUILDING CODE (2020)- MECHANICAL
- FLORIDA BUILDING CODE (2020)- PLUMBING
- FLORIDA BUILDING CODE (2020)- ACCESSIBILITY

**LEGEND**

E EXIT TO EXTERIOR

EXIT SIGN W/ EMERGENCY FLOOD LAMP

PRIMARY EXIT W/ EXIT UNITS IN INCHES

OCCUPANT LOAD BASED ON SQUARE FOOTAGE

EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER WALL MOUNTED

**LIFE SAFETY DATA**

- OCCUPANCY TYPE - RESIDENTIAL
- BUILDING CONSTRUCTION TYPE - GROUP R-1 RESIDENTIAL TYPE III, WITHOUT SPRINKLERS
- FBC TABLE 1004.1.2 - SLEEPING AREA MAXIMUM FLOOR AREA/OCCUPANT - 120 GROSS SQ.FT. / PERSON
- FBC TABLE 1004.1.2 - BUSINESS AREA MAXIMUM FLOOR AREA/OCCUPANT - 100 GROSS SQ.FT. / PERSON
- EGRESS WIDTH PER OCCUPANT - 0.2" PER OCCUPANT
- FBC TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE - BUSINESS AND RESIDENTIAL -200'(W/O SPRINKLER SYSTEM)

**BUILDING DATA**

- ALLOWABLE HEIGHTS & AREA PER TABLE 503
  - AREA - 24,000 SQ. FT. (W/O ALLOWABLE INCREASES)
  - STORIES - 4
  - HEIGHT - 65 FT.
- BUILDING "A" PROPOSED FLOOR AREA -22,814 SQ. FT.
- BUILDING "B" PROPOSED FLOOR AREA - 18,044 SQ. FT.
- BUILDING "A" PROPOSED STORIES - 2
- BUILDING "A" PROPOSED STORIES - 2
- RESIDENTIAL R-1 - 40,858 GROSS SQ.FT. @ 100 SQ. FT. PER OCCUPANT = 408 OCCUPANTS

**PLUMBING FIXTURES REQUIRED**

- MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED - FBC/PLUMBING -TABLE 403.1)
- CLASSIFICATION - RESIDENTIAL R-1
- WATER CLOSETS - 1 PER SLEEPING UNIT
- LAVATORIES - 1 PER SLEEPING UNIT
- BATHTUB/SHOWER - 1 PER SLEEPING UNIT
- DRINKING FOUNTAINS - NOT REQUIRED
- SERVICE SINK - 1 REQUIRED
- PLUMBING FIXTURES REQUIRED - WATER CLOSETS - 99 FIXTURES - LAVATORIES - 99 FIXTURES - DRINKING FOUNTAINS - 0
- PLUMBING FIXTURES PROPOSED - WATER CLOSETS - 99 UNISEX - LAVATORIES - 99 UNISEX - DRINKING FOUNTAINS - 0


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LA BRISA - INN - 5711 E HWY 98 PANAMA CITY - FLORIDA

ENLARGED UNITS

Richard Brookfield


RICHARD BROOKFIELD
PRINCIPAL ARCHITECT


| REV# | DATE | DESCRIPTION |
|---|---|---|

09-22-22

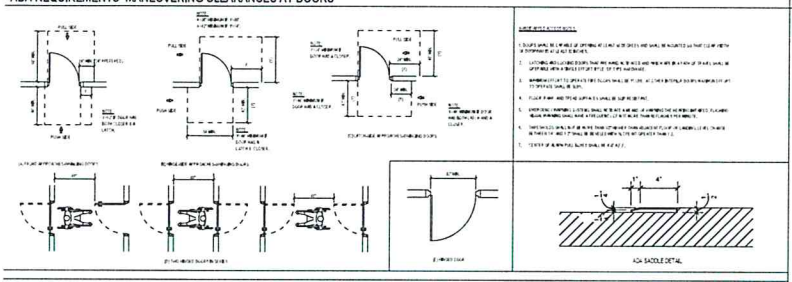
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A-701

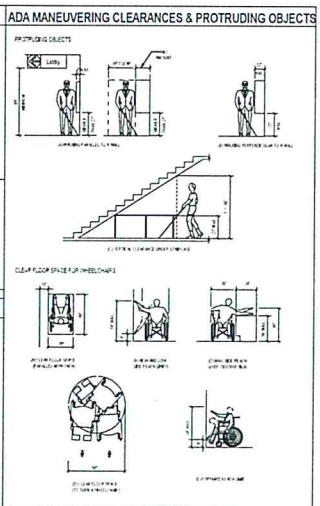
CONSTRUCTION DOCUMENTS

## FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2020 EDITION

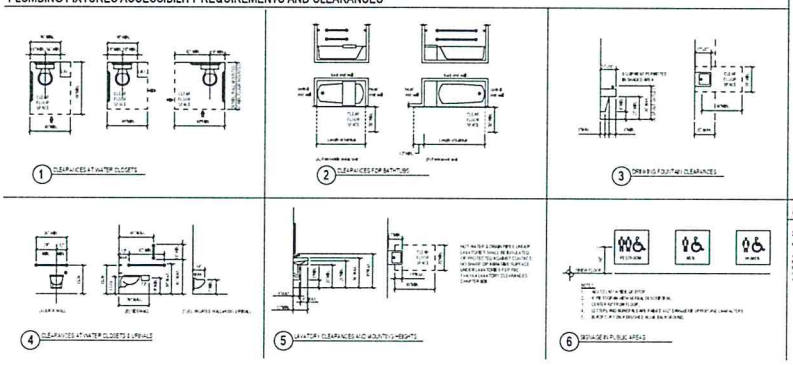
### ADA REQUIREMENTS- MANEUVERING CLEARANCES AT DOORS



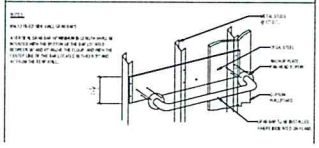
### ADA MANEUVERING CLEARANCES & PROTRUDING OBJECTS

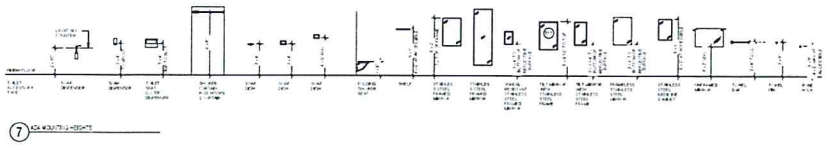


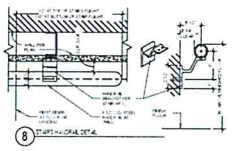
### PLUMBING FIXTURES ACCESSIBILITY REQUIREMENTS AND CLEARANCES



### GRAB BAR DETAIL








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LA BRISA - INN -
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PANAMA CITY - FLORIDA

ACCESSIBILITY

Richard Brookfield

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

| REV# | DATE | DESCRIPTION |
|---|---|---|

09-22-22

SHEET NUMBER

A-801

CONSTRUCTION DOCUMENTS

# LA BRISA INN
# 5711 TYNDALL PARKWAY

**FOR:**

**RUDRAP, INC.**
320 TRIESTE BLVD
PANAMA CITY BDEACH, FLORIDA 32407




VICINITY MAP
NOT TO SCALE

PREPARED BY:

McNEIL—CARROLL ENGINEERING, INC.
Professional Engineering Consultants
17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
Phone: 850-234-1730
Fax: 850-234-1731
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

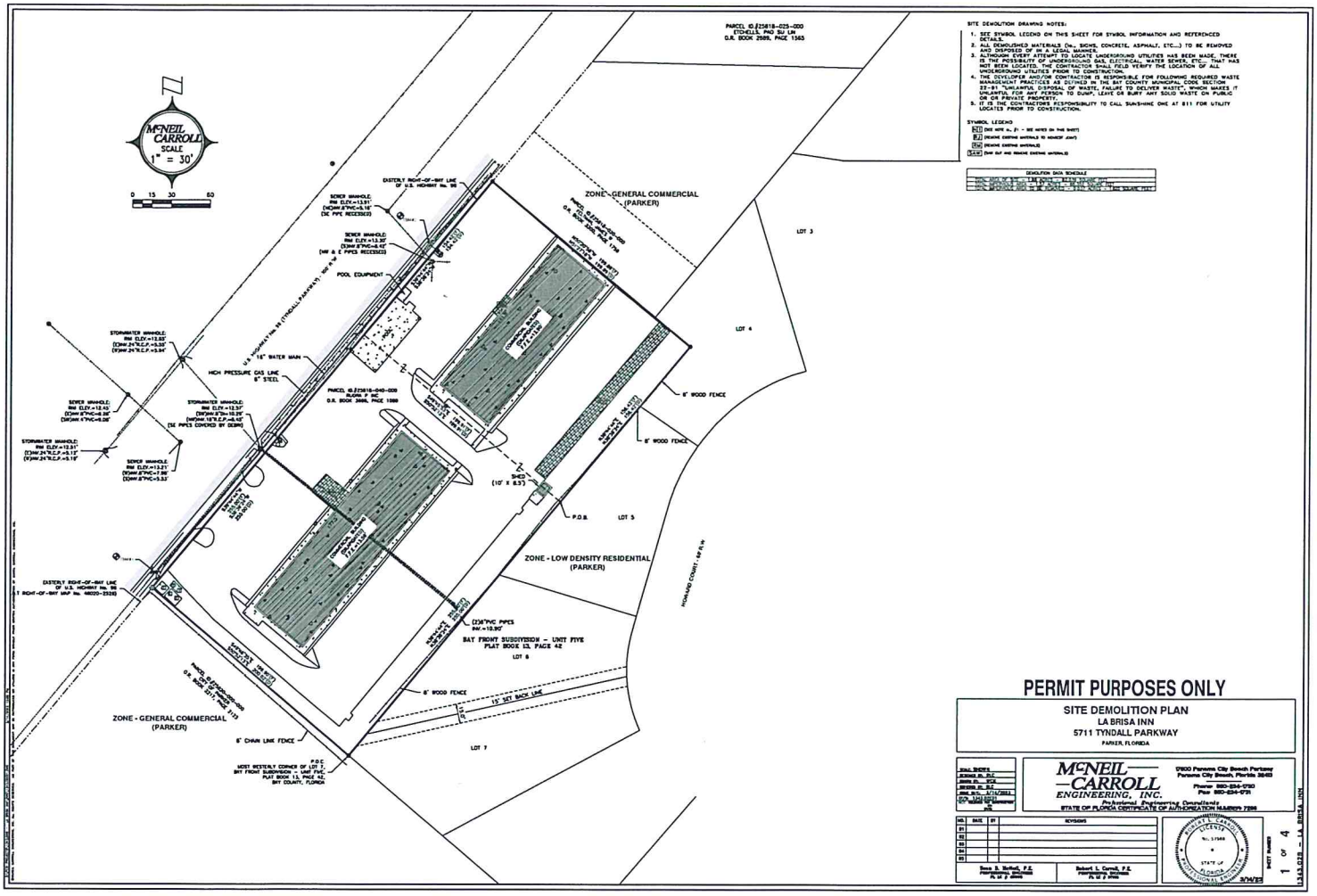
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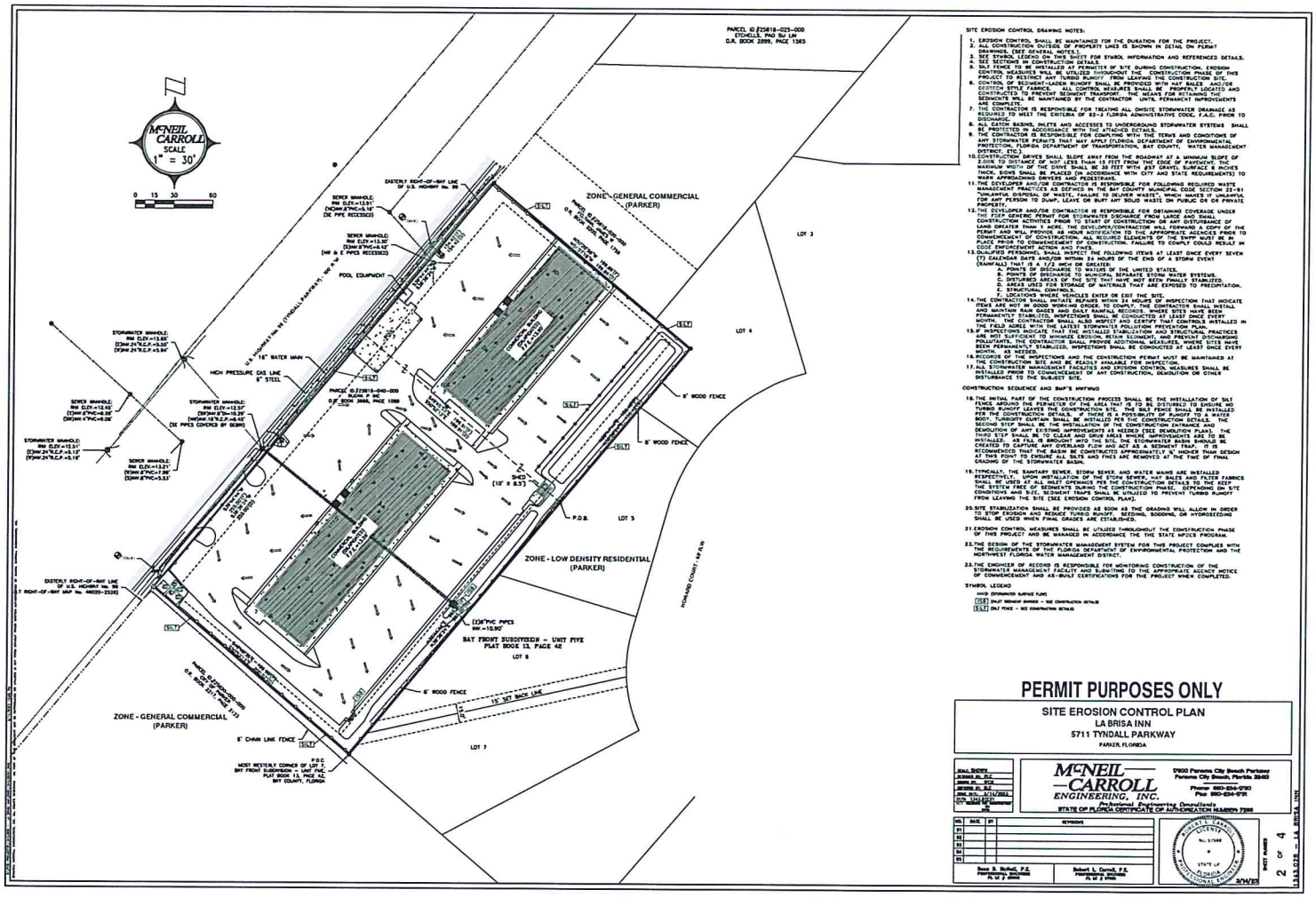
| INDEX OF SHEETS | SHEETS |
|---|---|
| SITE DEMOLITION PLAN | 1 |
| SITE EROSION CONTROL PLAN | 2 |
| SITE LAYOUT PLAN | 3 |
| SITE GRADING AND DRAINAGE PLAN | 4 |

Robert L Carroll
Digitally signed by Robert L Carroll
Date: 2023.03.14 12:06:36 -05'00'

3/14/23

1343.02B – LA BRISA INN


N
McNEIL CARROLL
SCALE
1" = 30'
0 15 30 60
PARCEL ID:25818-025-000
ETC+CLLS, PAD SU LN
O.R. BOOK 2589, PAGE 1365
ZONE - GENERAL COMMERCIAL
(PARKER)
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
8' WOOD FENCE
8' WOOD FENCE
8' CHAIN LINK FENCE
SHED
(10' x 63')
P.O.B.
P.O.C.
ZONE - LOW DENSITY RESIDENTIAL
(PARKER)
ZONE - GENERAL COMMERCIAL
(PARKER)
BAY FRONT SUBDIVISION - UNIT FIVE
PLAT BOOK 13, PAGE 42
HOWARD COURT - 50' R/W
EASTERLY RIGHT-OF-WAY LINE
OF U.S. HIGHWAY No. 98
(STATE RIGHT-OF-WAY MAP No. 48020-2520)
12' SET BACK LINE
POOL EQUIPMENT
HIGH PRESSURE GAS LINE
8" STEEL
SITE DEMOLITION DRAWING NOTES:
1. SEE SYMBOL LEGEND ON THIS SHEET FOR SYMBOL INFORMATION AND REFERENCED DETAILS.
2. ALL DEMOLISHED MATERIALS (ie., SIGNS, CONCRETE, ASPHALT, ETC...) TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
3. ALTHOUGH EVERY ATTEMPT TO LOCATE UNDERGROUND UTILITIES HAS BEEN MADE, THERE IS THE POSSIBILITY OF UNDERGROUND GAS, ELECTRICAL, WATER SEWER, ETC... THAT HAS NOT BEEN LOCATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR FOLLOWING REQUIRED WASTE MANAGEMENT PRACTICES AS DEFINED IN THE BAY COUNTY MUNICIPAL CODE SECTION 22-91 "UNLAWFUL DISPOSAL OF WASTE, FAILURE TO DELIVER WASTE", WHICH MAKES IT UNLAWFUL FOR ANY PERSON TO DUMP, LEAVE OR BURY ANY SOLID WASTE ON PUBLIC OR OR PRIVATE PROPERTY.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL SUNSHINE ONE AT 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
SYMBOL LEGEND
DEMOLITION DATA SCHEDULE
PERMIT PURPOSES ONLY
SITE DEMOLITION PLAN
LA BRISA INN
5711 TYNDALL PARKWAY
PARKER, FLORIDA
McNEIL CARROLL
ENGINEERING, INC.
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7288
9100 Parsons City Beach Parkway
Parsons City Beach, Florida 32405
Phone: 850-234-0720
Fax: 850-234-572
REVISIONS
3/14/25
1 OF 4
LA BRISA INN




SITE EROSION CONTROL DRAWING NOTES:

1. EROSION CONTROL SHALL BE MAINTAINED FOR THE DURATION FOR THE PROJECT.
2. ALL CONSTRUCTION OUTSIDE OF PROPERTY LINES IS SHOWN IN DETAIL ON PERMIT DRAWINGS. (SEE GENERAL NOTES.)
3. SEE SYMBOL LEGEND ON THIS SHEET FOR SYMBOL INFORMATION AND REFERENCED DETAILS.
4. SEE SECTIONS IN CONSTRUCTION DETAILS.
5. SILT FENCE SHALL BE INSTALLED AT PERIMETER OF SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION ON THIS PROJECT TO RESTRICT ANY TURBID RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
6. CONTROL OF SEDIMENT-LADEN RUNOFF SHALL BE PROVIDED WITH HAY BALES AND/OR SCOTCH STYLE FABRICS. ALL CONTROL MEASURES SHALL BE PROPERLY LOCATED AND CONSTRUCTED TO PREVENT SEDIMENT TRANSPORT. THE MEANS FOR RETAINING THE SEDIMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT IMPROVEMENTS ARE COMPLETE.
7. THE CONTRACTOR IS RESPONSIBLE FOR TREATING ALL ONSITE STORMWATER DRAINAGE AS REQUIRED TO MEET THE CRITERIA OF 62-2 FLORIDA ADMINISTRATIVE CODE, F.A.C. PRIOR TO DISCHARGE.
8. ALL CATCH BASINS, INLETS AND ACCESSES TO UNDERGROUND STORMWATER SYSTEMS SHALL BE PROTECTED IN ACCORDANCE WITH THE ATTACHED DETAILS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS, TERMS AND CONDITIONS OF ANY STORMWATER PERMITS THAT MAY APPLY (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FLORIDA DEPARTMENT OF TRANSPORTATION, BAY COUNTY, WATER MANAGEMENT DISTRICT, ETC.)
10. CONSTRUCTION DRIVES SHALL SLOPE AWAY FROM THE ROADWAY AT A MINIMUM SLOPE OF 2.00% TO DISTANCE OF NOT LESS THAN 15 FEET FROM THE EDGE OF PAVEMENT. THE MAXIMUM WIDTH OF THE DRIVE SHALL BE 30 FEET WITH #57 GRAVEL SURFACE 6 INCHES THICK. THE DRIVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS) TO MARK APPROACHING DRIVERS AND PEDESTRIANS.
11. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR FOLLOWING REQUIRED WASTE MANAGEMENT PRACTICES AS DEFINED IN THE BAY COUNTY MUNICIPAL CODE SECTION 23-81 "UNLAWFUL DISPOSAL OF WASTE, FAILURE TO DELIVER WASTE", WHICH MAKES IT UNLAWFUL FOR ANY PERSON TO DUMP, LEAVE OR BURY ANY SOLID WASTE ON PUBLIC OR ON PRIVATE PROPERTY.
12. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING COVERAGE UNDER THE FLEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION OR ANY DISTURBANCE OF LAND GREATER THAN 1 ACRE. THE DEVELOPER/CONTRACTOR WILL FORWARD A COPY OF THE PERMIT AND WILL PROVIDE 48 HOUR NOTIFICATION TO THE APPROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL REQUIRED ELEMENTS OF THE EWPP MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO COMPLY COULD RESULT IN FINES AS PROVIDED FOR BY LAW.
13. QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND/OR WITHIN 24 HOURS OF THE END OF A STORM EVENT (RAINFALL) THAT IS A 1/2 INCH OR GREATER:
    A. POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.
    B. POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM WATER SYSTEMS.
    C. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
    D. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
    E. STRUCTURAL CONTROLS.
    F. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
14. THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER, TO COMPLY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAGES AND DAILY RAINFALL RECORDS, WHERE SITES HAVE BEEN TEMPORARILY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ENSURE THAT A CERTIFIED INSPECTOR IS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.
15. IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES, WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH, AS NEEDED.
16. RECORDS OF THE INSPECTIONS AND THE CONSTRUCTION PERMIT MUST BE MAINTAINED AT THE CONSTRUCTION SITE AND BE READILY AVAILABLE FOR INSPECTION.
17. ALL STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, DEMOLITION OR OTHER DISTURBANCE TO THE SUBJECT SITE.

CONSTRUCTION SEQUENCE AND BMP'S INSTALL

18. THE INITIAL PART OF THE CONSTRUCTION PROCESS SHALL BE THE INSTALLATION OF SILT FENCE AROUND THE PERIMETER OF THE AREA THAT IS TO BE DISTURBED TO ENSURE NO TURBID RUNOFF LEAVES THE CONSTRUCTION SITE. SILT FENCE SHALL BE INSTALLED PER THE CONSTRUCTION DETAILS. IF THERE IS A POTENTIAL FOR IMPACT TO A WATER BODY, TURBIDITY CURTAIN SHALL BE INSTALLED PER THE CONSTRUCTION DETAILS. THE SECOND STEP SHALL BE THE INSTALLATION OF THE CONSTRUCTION ENTRANCE AND DEMOLITION OF ANY EXISTING IMPROVEMENTS AS NEEDED (SEE DEMOLITION PLAN). THE THIRD STEP SHALL BE TO CLEAR AND GRUB AREAS WHERE IMPROVEMENTS ARE TO BE CREATED TO FILL AS FILL IS BROUGHT INTO THE SITE, THE STORMWATER BASIN SHOULD BE CREATED TO ENSURE THAT ALL RUNOFF IS RETAINED ON SITE. IT IS HIGHLY RECOMMENDED THAT THE BASIN BE CONSTRUCTED APPROXIMATELY MIDWAY THROUGH DESIGN AT THIS POINT TO ENSURE ALL SILTS AND FINES ARE REMOVED AT THE TIME OF FINAL GRADING OF THE STORMWATER BASIN.
19. TYPICALLY, THE SANITARY SEWER, STORM SEWER, AND WATER MAINS ARE INSTALLED RESPECTIVELY. UPON INSTALLATION OF THE STORM SEWER, INLET FILTER FABRICS SHALL BE USED AT ALL INLET OPENINGS PER THE CONSTRUCTION DETAILS TO THE KEEP THE SYSTEM FREE OF SEDIMENTS DURING THE CONSTRUCTION PROCESS. BASED ON SITE CONDITIONS AND SIZE, SEDIMENT TRAPS SHALL BE UTILIZED TO PREVENT TURBID RUNOFF FROM LEAVING THE SITE (SEE EROSION CONTROL PLAN).
20. SITE STABILIZATION SHALL BE PROVIDED AS SOON AS THE GRADING WILL ALLOW IN ORDER TO STOP EROSION AND REDUCE TURBID RUNOFF. SEEDING, SODDING, OR HYDROSEEDING SHALL BE USED WHEN FINAL GRADES ARE ESTABLISHED.
21. EROSION CONTROL MEASURES SHALL BE UTILIZED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT AND BE MANAGED IN ACCORDANCE THE THE STATE NPDES PROGRAM.
22. THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
23. THE ENGINEER OF RECORD IS RESPONSIBLE FOR MONITORING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND SUBMITTING TO THE APPROPRIATE AGENCY NOTICE OF COMMENCEMENT AND AS-BUILT CERTIFICATIONS FOR THE PROJECT WHEN COMPLETED.

SYMBOL LEGEND

WOOD STORMWATER SURFACE FLOW

(SF) SILT FENCE - SEE CONSTRUCTION DETAILS

(S.F.) SILT FENCE - SEE CONSTRUCTION DETAILS

**PERMIT PURPOSES ONLY**

**SITE EROSION CONTROL PLAN**
**LA BRISA INN**
**5711 TYNDALL PARKWAY**
PARKER, FLORIDA

McNEIL — CARROLL ENGINEERING, INC.
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7286
17900 Panama City Beach Parkway
Panama City Beach, Florida 32413
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Fax (850) 234-9729

| NO. | DATE | BY | REVISIONS |
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| R1 | | | |
| R2 | | | |
| R3 | | | |
| R4 | | | |
| R5 | | | |

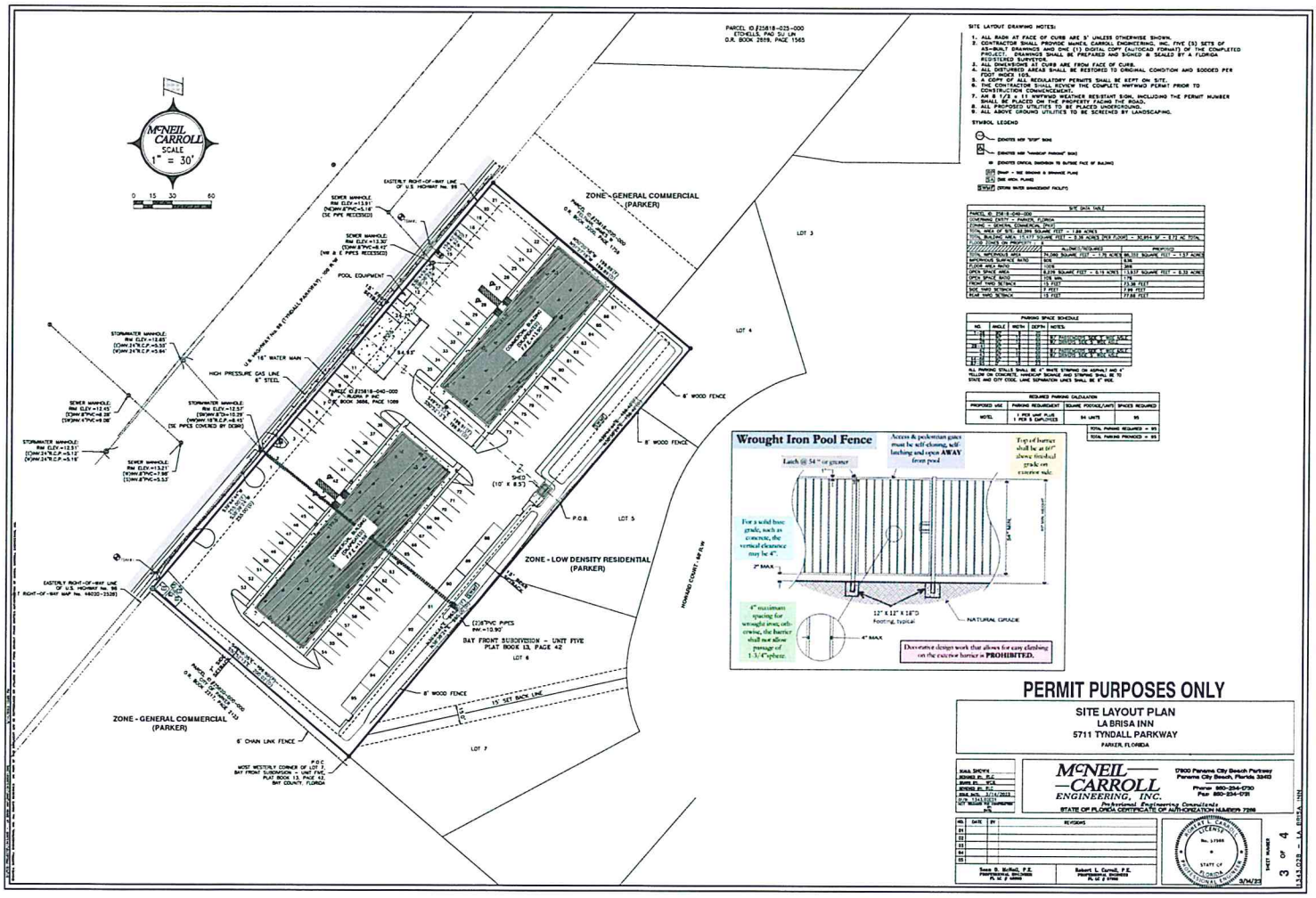
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Robert L. Carroll, P.E. — Florida License No. 61 [illegible]

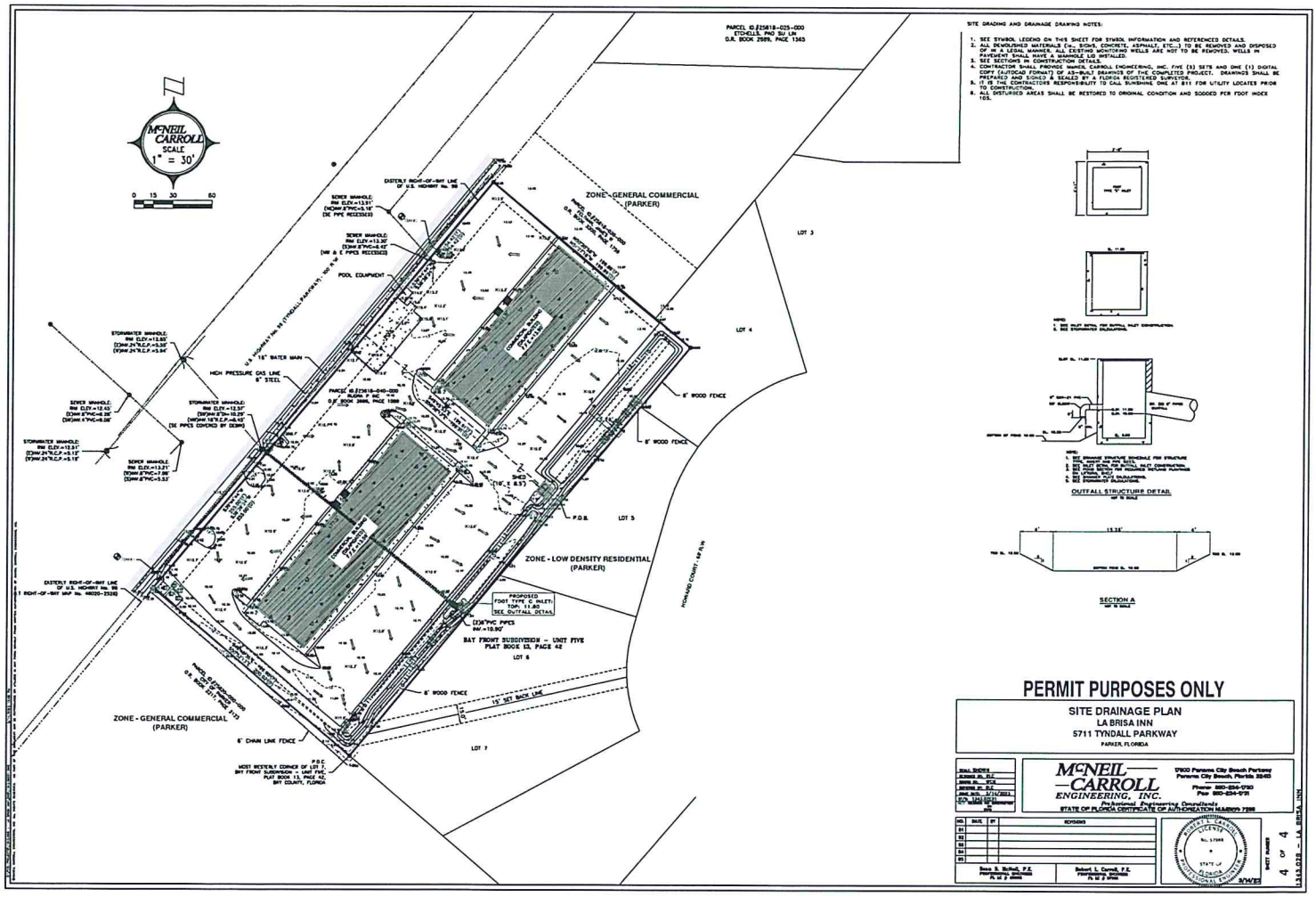
STATE OF FLORIDA — PROFESSIONAL ENGINEER

SHEET NUMBER 2 of 4

3/14/23

L:\DWG\2018 — LA BRISA INN\


McNEIL CARROLL
SCALE
1" = 30'
0 15 30 60
PARCEL ID 25818-025-000
ETCHELLS, PAD SU LAN
O.R. BOOK 2859, PAGE 1565
ZONE - GENERAL COMMERCIAL
(PARKER)
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
ZONE - LOW DENSITY RESIDENTIAL
(PARKER)
ZONE - GENERAL COMMERCIAL
(PARKER)
BAY FRONT SUBDIVISION - UNIT FIVE
PLAT BOOK 13, PAGE 42
EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 98
HOWARD COURT - 66' R/W
15' SET BACK LINE
8' WOOD FENCE
6' CHAIN LINK FENCE
HIGH PRESSURE GAS LINE
6" STEEL
16" WATER MAIN
POOL EQUIPMENT
SHED
(10' X 8.5')
P.O.B.
P.O.C.
MOST WESTERLY CORNER OF LOT 7,
BAY FRONT SUBDIVISION - UNIT FIVE,
PLAT BOOK 13, PAGE 42,
BAY COUNTY, FLORIDA
SITE LAYOUT DRAWING NOTES:
1. ALL RADII AT FACE OF CURB ARE 5' UNLESS OTHERWISE SHOWN.
2. CONTRACTOR SHALL PROVIDE McNEIL CARROLL ENGINEERING, INC. FIVE (5) SETS OF AS-BUILT DRAWINGS AND ONE (1) DIGITAL COPY (AUTOCAD FORMAT) OF THE COMPLETED PROJECT. DRAWINGS SHALL BE PREPARED AND SIGNED & SEALED BY A FLORIDA REGISTERED SURVEYOR.
3. ALL DIMENSIONS AT CURB ARE FROM FACE OF CURB.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION AND SODDED PER FDOT INDEX 110.
5. A COPY OF ALL REGULATORY PERMITS SHALL BE KEPT ON SITE.
6. THE CONTRACTOR SHALL REVIEW THE COMPLETE WMFMND PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT.
7. AN 8 1/2 x 11 WMFMND WEATHER RESISTANT SIGN, INCLUDING THE PERMIT NUMBER SHALL BE PLACED ON THE PROPERTY FACING THE ROAD.
8. ALL UNDERGROUND UTILITIES TO BE PLACED UNDERGROUND.
9. ALL ABOVE GROUND UTILITIES TO BE SCREENED BY LANDSCAPING.
SYMBOL LEGEND
SITE DATA TABLE
PARKING SPACE SCHEDULE
REQUIRED PARKING CALCULATION
Wrought Iron Pool Fence
Access & pedestrian gates must be self-closing, self-latching and open AWAY from pool
Top of barrier shall be at 60" above finished grade on exterior side
Latch @ 54" or greater
For a solid base grade, such as concrete, the vertical clearance may be 4".
2" MAX.
4" maximum spacing for wrought iron; otherwise, the barrier shall not allow passage of 4 3/4"sphere.
12" X 12" X 18"D footing, typical
NATURAL GRADE
4" MAX.
Decorative design work that allows for easy climbing on the exterior barrier is PROHIBITED.
PERMIT PURPOSES ONLY
SITE LAYOUT PLAN
LA BRISA INN
5711 TYNDALL PARKWAY
PARKER, FLORIDA
McNEIL CARROLL ENGINEERING, INC.
17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
Phone: 850-234-0720
Fax: 850-234-0721
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER# 7398
REVISIONS
Sean D. McNeil, P.E.
Robert L. Carroll, P.E.
3/14/23
SHEET NUMBER
3 OF 4
LA BRISA - SITE




SITE GRADING AND DRAINAGE DRAWING NOTES:

1. SEE SYMBOL LEGEND ON THIS SHEET FOR SYMBOL INFORMATION AND REFERENCED DETAILS.
2. ALL STRUCTURES, MATERIALS, & ITEMS (CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. ALL EXISTING WELLS ARE NOT TO BE REMOVED. WELLS IN PAVEMENT SHALL HAVE A MANHOLE LID INSTALLED.
3. SEE SECTIONS IN CONSTRUCTION DETAILS.
4. CONTRACTOR SHALL PROVIDE McNEIL CARROLL ENGINEERING, INC. FIVE (5) SETS AND ONE (1) DIGITAL COPY (AUTOCAD FORMAT) OF AS-BUILT DRAWINGS OF THE COMPLETED PROJECT. DRAWINGS SHALL BE PREPARED AND SIGNED & SEALED BY A FLORIDA REGISTERED SURVEYOR.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL SUNSHINE ONE AT 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION AND SODDED PER FDOT INDEX 105.



OUTFALL STRUCTURE DETAIL



SECTION A

# PERMIT PURPOSES ONLY

## SITE DRAINAGE PLAN
## LA BRISA INN
## 5711 TYNDALL PARKWAY
PARKER, FLORIDA

| SHEET INDEX |
|---|
| SHEET NO. 1 - SITE PLAN |
| SHEET NO. 2 - N/A |
| SHEET NO. 3 - N/A |
| SHEET NO. 4 - DRAINAGE DETAILS |


McNEIL CARROLL ENGINEERING, INC.
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7286
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Fax 850-234-9720


| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| R1 | | | |
| R2 | | | |
| R3 | | | |
| R4 | | | |
| R5 | | | |

Sean S. McNeil, P.E. — Florida Registration No. 61 P. 57555
Robert L. Carroll, P.E. — Florida Registration No. 61 P. 57555

STATE OF FLORIDA — ROBERT L. CARROLL — No. 57555 — PROFESSIONAL ENGINEER

SHEET NUMBER 4 OF 4

13-15.028 — LA BRISA INN