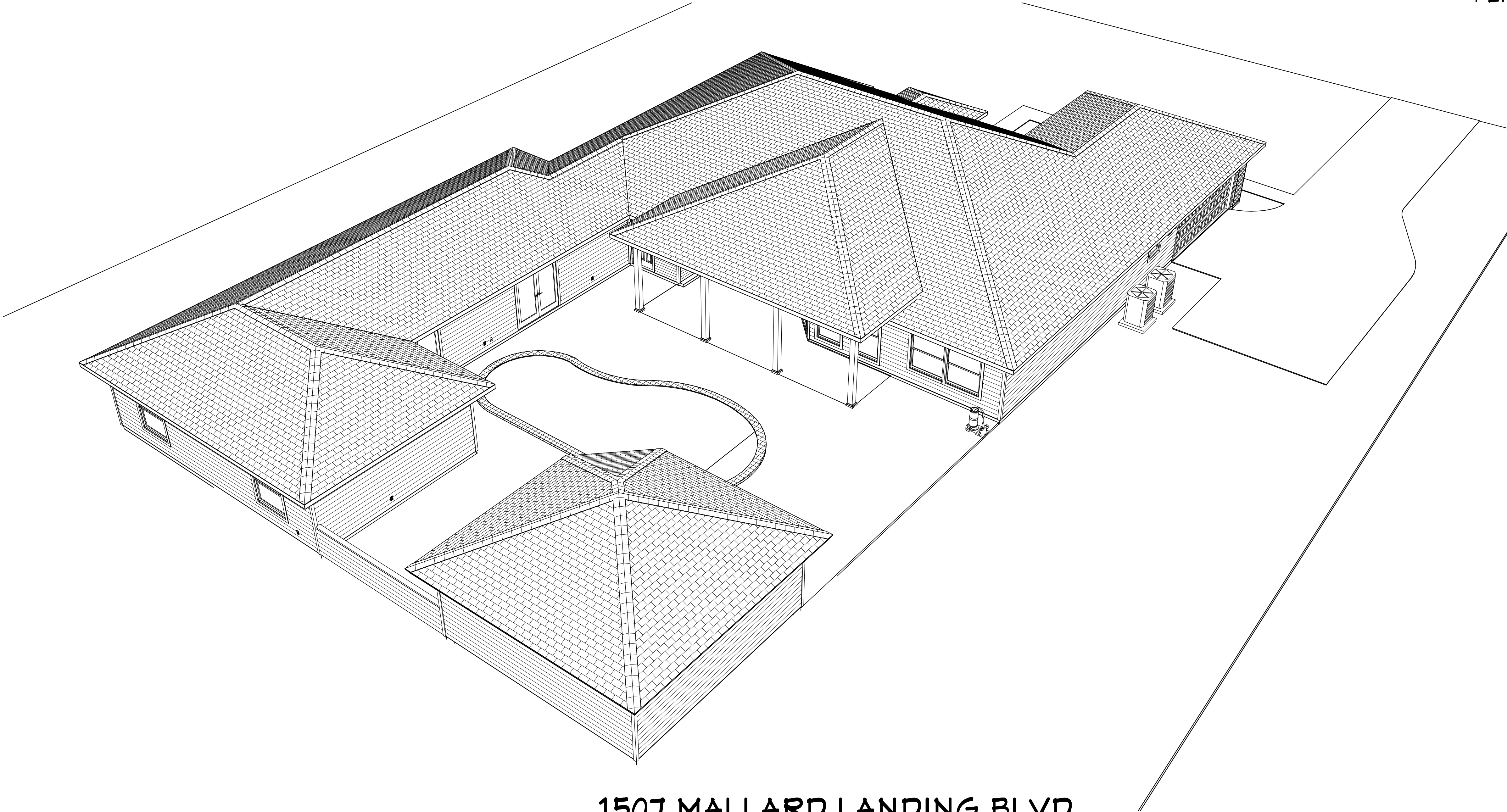


RENOVATIONS FOR THE WILLIAMS FAMILY

PERMIT SET 5/6/2016



1507 MALLARD LANDING BLVD.
SAINT JOHNS, FL 32259

MALLARD LANDING, UNIT 2, LOT 44
R/E #: 010552-0440

BUILT BY CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
904-545-4769
CBC016614

COVER PAGE

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DRAWINGS PROVIDED BY:

**Designs for Living,
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Residential Design & Consulting Since
1969, Serving NE FL Since 1978
904-993-2231

PROJECT DESCRIPTION:

**RENOVATIONS FOR THE
WILLIAMS FAMILY**
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:

CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:

5/6/2016

SCALE:

N.T.S.

SHEET:

A-1

PLAN #:
1507-R

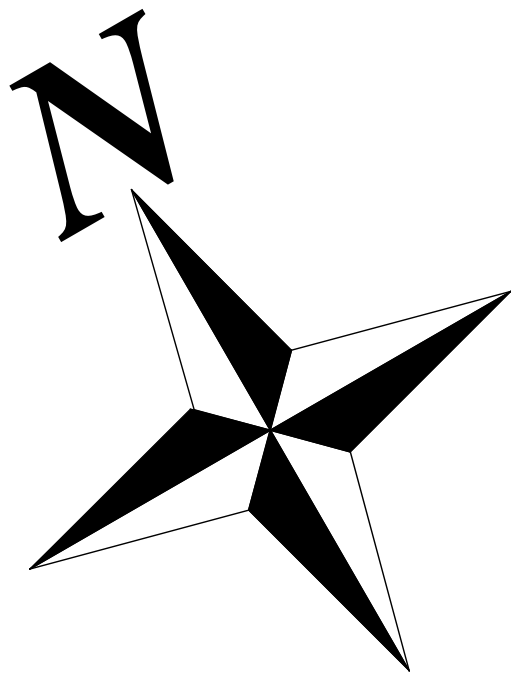
NO.	DESCRIPTION	BY	DATE

DEREK S. & PAMELA WILLIAMS; OWNERS
LOT 44, UNIT 2, MALLARD LANDING AS
RECORDED IN PLAT BOOK 3671, PAGES 524 OF
THE CURRENT PUBLIC RECORDS OF SAINT
JOHNS COUNTY, FLORIDA

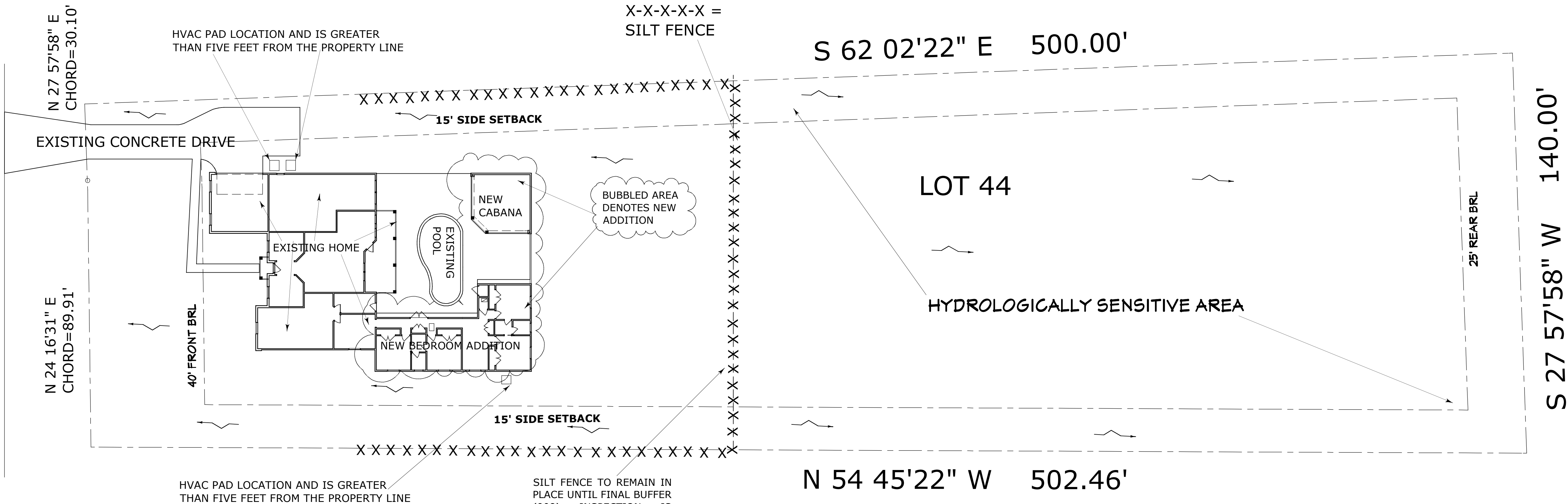
R/E #: 010552-0440

IMPERVIOUS CALCULATIONS:
1.49 ACRES = 64,904 S.F.
BUILDING AREA: 4,773 S.F.=7.35%
WALKS, DRIVES & PADS: 1,863 S.F.=2.87%
POOL AREA: 993 S.F. = 1.53%
TOTAL IMPERVIOUS = 7,629 S.F.
64,904/7,629 = 11.75%

WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "B"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: SLIGHT SLOPE
MEAN ROOF HEIGHT: 14 FT
BUILDING CODE: FBC 2014-R



1507 MALLARD LANDING BLVD.



**1.49 ACRES X 40 INCHES PER ACRE EQUALS
59.6 INCHES OF APPROVED TREES. 70% OF
THE REQUIRED TREES SHALL BE CANOPY TYPE
WITH NO MORE THAN 1/2 OF THE SAME
SPECIES. ADDITIONAL TREES ALONG WITH
EXISTING TREES ON THE PROPERTY MEET THIS
REQUIREMENT. EVERYTHING IS EXISTING
AND MANY MORE INCHES THAN REQUIRED**

LOT FILL INFORMATION: THERE IS
NO FILL REQUIRED TO DO THE
CONSTRUCTION SINCE
EVERYTHING IS EXISTING

NOTE: SETBACKS ARE MEASURED
TO THE FURTHEST PROJECTION!

NOTE: SILT FENCE (EROSION
CONTROL) WILL BE USED ON
SITE TO PREVENT IMPACTS TO
SURROUNDING PROPERTIES.

CONSTRUCTION STANDARDS FOR AE-6 REQUIRES ANYTHING
CONSTRUCTION BELOW A FINAL FINISH FLOOR OF 7.00
REQUIRES FLOOD VENTS AND FLOOD RESISTANT MATERIALS-
NO EXCEPTIONS! A EMA ELEVATION CERTIFICATE WILL DO GO
PAST FRAMING STAGE AND ALSO A FINAL FEMA CERTIFICATE
WILL BE REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

*The applicant/owner/contractor shall
immediately contact St. Johns County lot
grading staff should modifications to the
drainage plan be required during site
development, based on actual field conditions.*

FLOOD INFORMATION:
TYPE "B" DRAINAGE
FLOOD ZONE: X

ZONING: PUD
FRONT: 40 FEET
SIDES: 15 FEET
REAR: 20 FEET

UTILITIES:
PUBLIC WATER
PUBLIC SEWER

CLEARANCE SHEET #: R1998-002859*001

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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:

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904-993-2231

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:

CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:

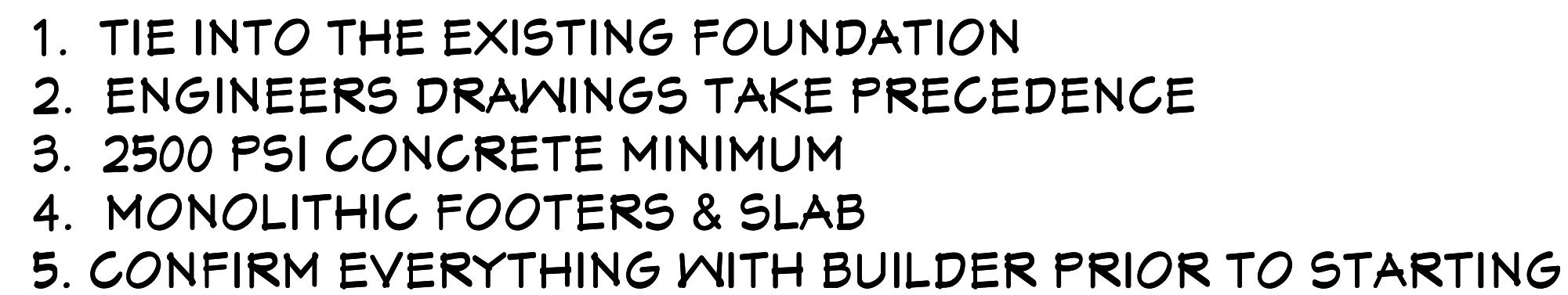
5/6/2016

SCALE:

1" = 10 - 0"

SHEET:

A-2



FOUNDATION PLAN

A-3



A-4

T DESCRIPTION:

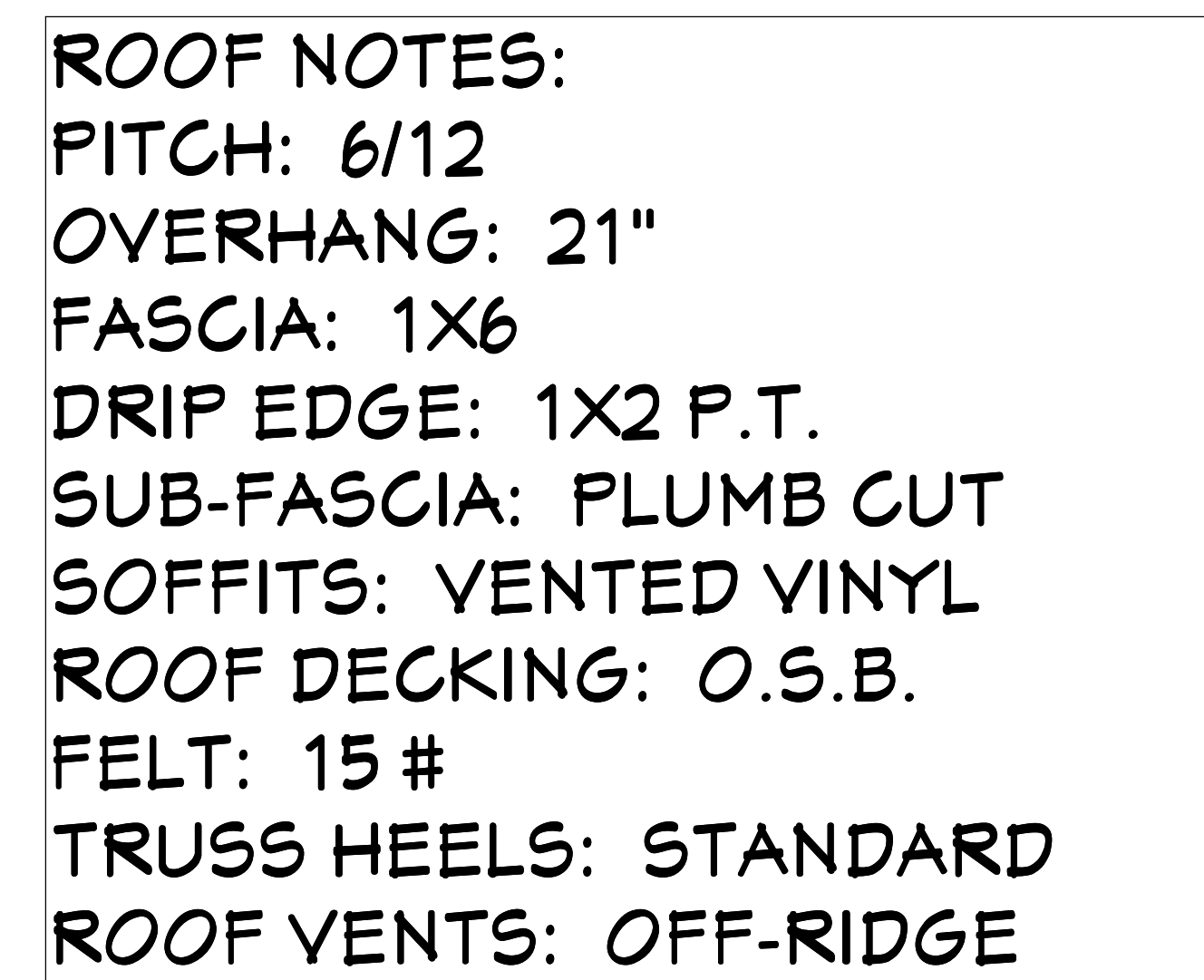
**RENOVATIONS FOR THE
WILLIAMS FAMILY**

1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

DATE:
5/6/2016

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

SHEET:



AS-BUILT ROOF PLAN

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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE		

DRAWINGS PROVIDED BY:

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904-593-2731

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:

5/6/2016

SCALE:

1/4" = 1' - 0"

SHEET:

A-5



LEFT ELEVATION



RIGHT ELEVATION

AS-BUILT SIDE ELEVATIONS

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A-6

SHEET:

$$1/4'' = 1' - 0''$$

SCALE:

5/6/2016

DATE:

BUILT BY:
CHAIN
121

BUILT BY: **CHAMPION HOMES, INC.**
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

PROJECT DESCRIPTION:

**RENOVATIONS FOR THE
WILLIAMS FAMILY**

1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

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904-993-2231

[illegible]



FRONT ELEVATION



REAR ELEVATION

AS-BUILT FRONT/REAR ELEVATIONS

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SHEET:

A-7

SCALE:

1/4" = 1' - 0"

DATE:

5/6/2016

BUILT BY:

CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

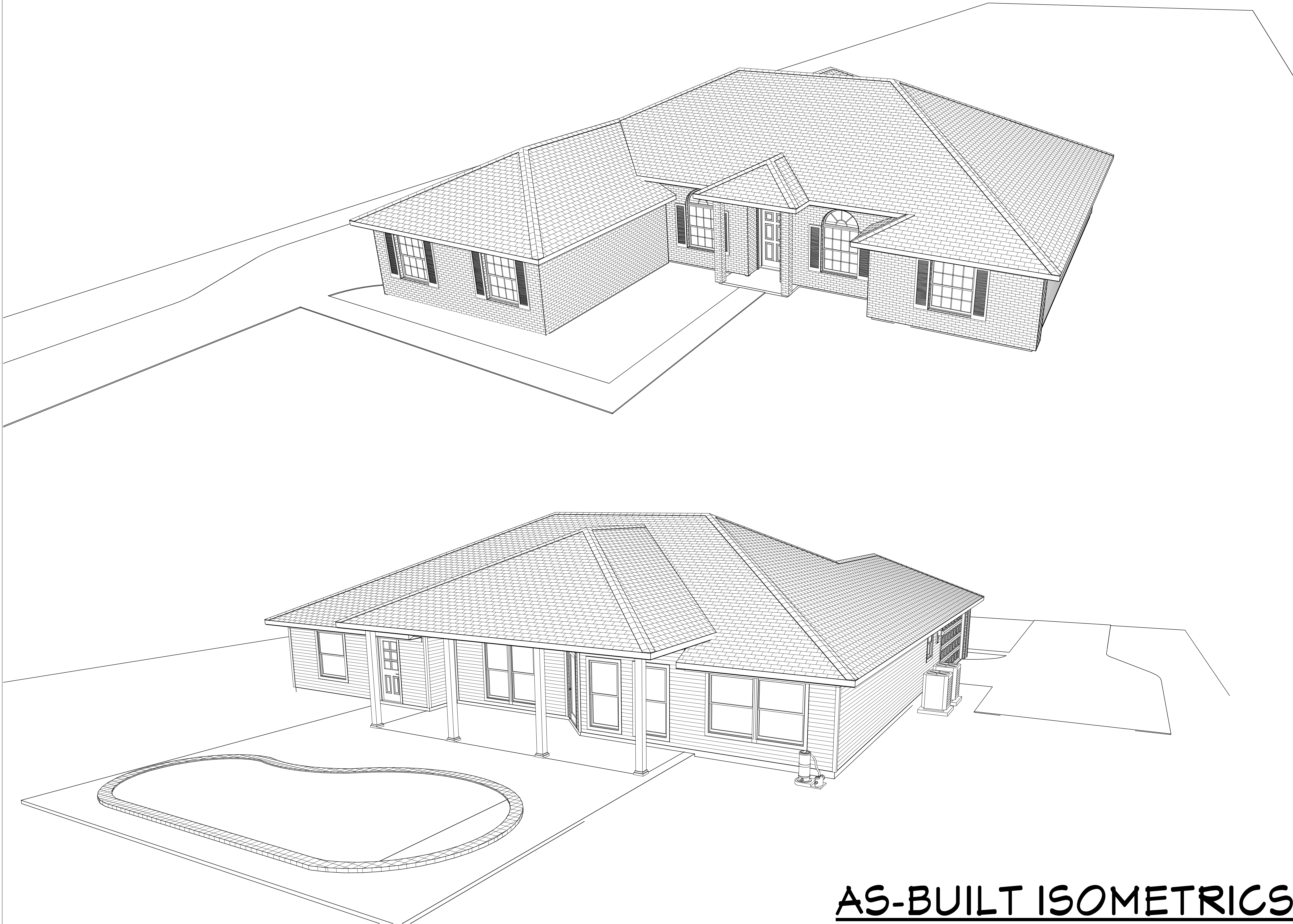
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904-993-2231

NO.	DESCRIPTION	BY	DATE

PLAN #:

1507-R



AS-BUILT ISOMETRICS

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SHEET:
A-8

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

DATE:
5/6/2016

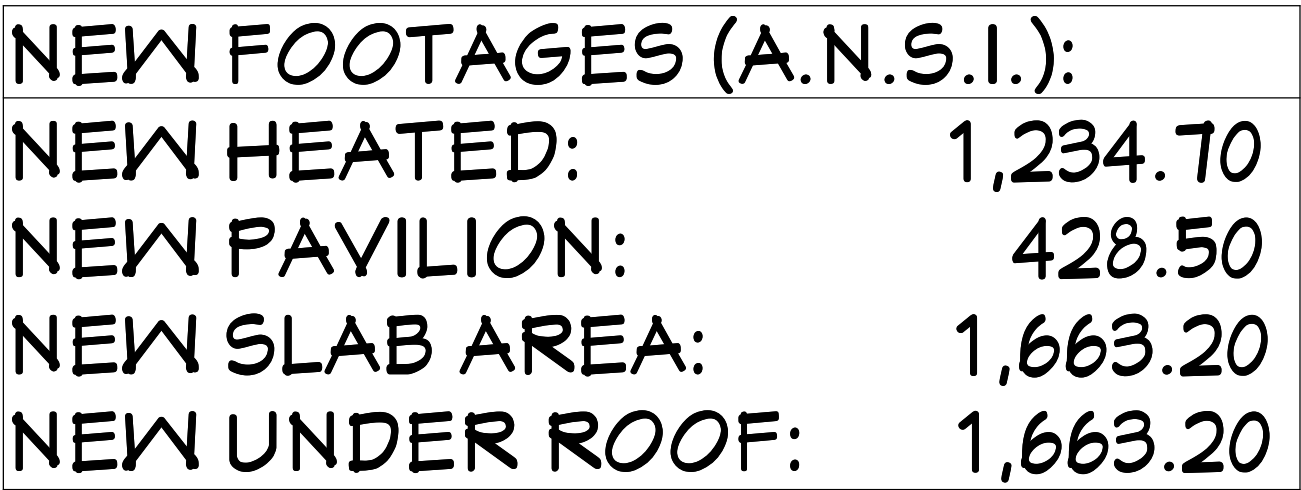
BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

PROJECT DESCRIPTION:
**RENOVATIONS FOR THE
WILLIAMS FAMILY**
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

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904-993-2231

NO.	DESCRIPTION	BY	DATE

PLAN #:
1507-R



INSULATION NOTES:
WALLS: R-13 FIBERGLASS BATTS
ATTICS: R-30 BLOWN FIBERGLASS
KNEEWALLS: R-19 FIBERGLASS BATTS

ALL PLATE HEIGHTS ARE 8'-1&1/8"

PROPOSED FLOOR PLAN

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NO.	DESCRIPTION	BY	DATE

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904-993-2231

PROJECT DESCRIPTION:

**RENOVATIONS FOR THE
WILLIAMS FAMILY**

1507 MALLARD LANDING BLVD

BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-1760

DATE:
5/6/2016

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

SHEET:
A-9



ROOF NOTES:
PITCH: 6/12
OVERHANG: 21" CONFIRM
FASCIA: 1X6 CONFIRM
DRIP EDGE: 1X2 P.T.
SUB-FASCIA: PLUMB CUT
SOFFITS: VENTED VINYL
ROOF DECKING: O.S.B.
FELT: 15 #
TRUSS HEELS: STANDARD
ROOF VENTS: OFF-RIDGE

PROPOSED ROOF PLAN

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PROJECT DESCRIPTION:

**RENOVATIONS FOR THE
WILLIAMS FAMILY**

1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

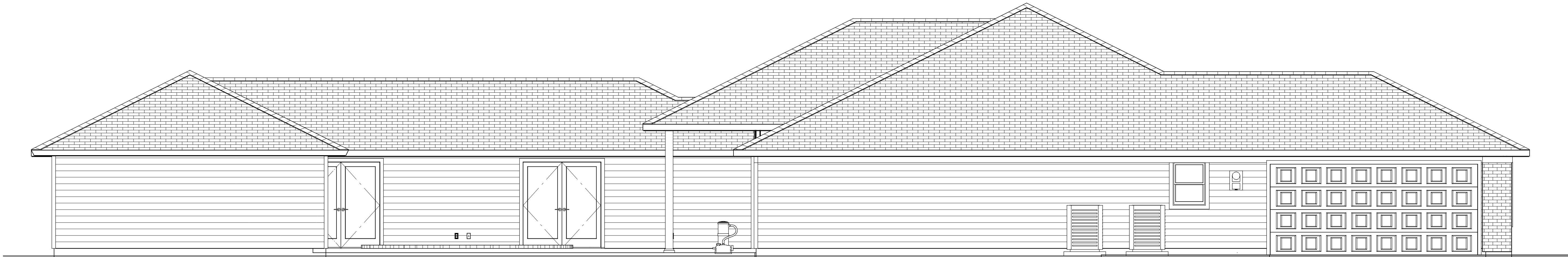
BUILT BY: **CHAMPION HOMES, INC.**
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:
5/6/2016

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

SHEET:

A-10



LEFT ELEVATION

EXTERIOR NOTES:
SIDING: CEMENTIOUS LAP, PAINTED
SOFFITS: MATCH EXISTING
FASCIA: MATCH EXISTING
ROOFING: ARCHITECTURAL FIBERGLASS TO MATCH EXISTING
FOUNDATION: MONOLITHIC SLAB & FOOTERS
CORNER BOARDS: MATCH EXISTING
FRIEZE: MATCH EXISTING
CONFIRM ALL WITH THE OWNERS

CONTRACT NOTE: BUILDERS
CONTRACT DOCUMENTS TAKE
PRECEDENCE OVER THESE DRAWINGS.
ANY CONFLICT DEFAULTS BACK TO THE
CONTRACT DOCUMENTS.



RIGHT ELEVATION

PROPOSED SIDE ELEVATIONS

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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE

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PROJECT DESCRIPTION:
RENOVATIONS FOR THE WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:
5/6/2016

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

SHEET:
A-11



FRONT ELEVATION

EXTERIOR NOTES:
SIDING: CEMENTIOUS LAP, PAINTED
SOFFITS: MATCH EXISTING
FASCIA: MATCH EXISTING
ROOFING: ARCHITECTURAL FIBERGLASS TO MATCH EXISTING
FOUNDATION: MONOLITHIC SLAB & FOOTERS
CORNER BOARDS: MATCH EXISTING
FRIEZE: MATCH EXISTING
CONFIRM ALL WITH THE OWNERS

CONTRACT NOTE: BUILDERS
CONTRACT DOCUMENTS TAKE
PRECEDENCE OVER THESE DRAWINGS.
ANY CONFLICT DEFAULTS BACK TO THE
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REAR ELEVATION

PROPOSED FRONT/REAR ELEVATIONS

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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE

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PROJECT DESCRIPTION:

RENOVATIONS FOR THE
WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:

CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:

5/6/2016

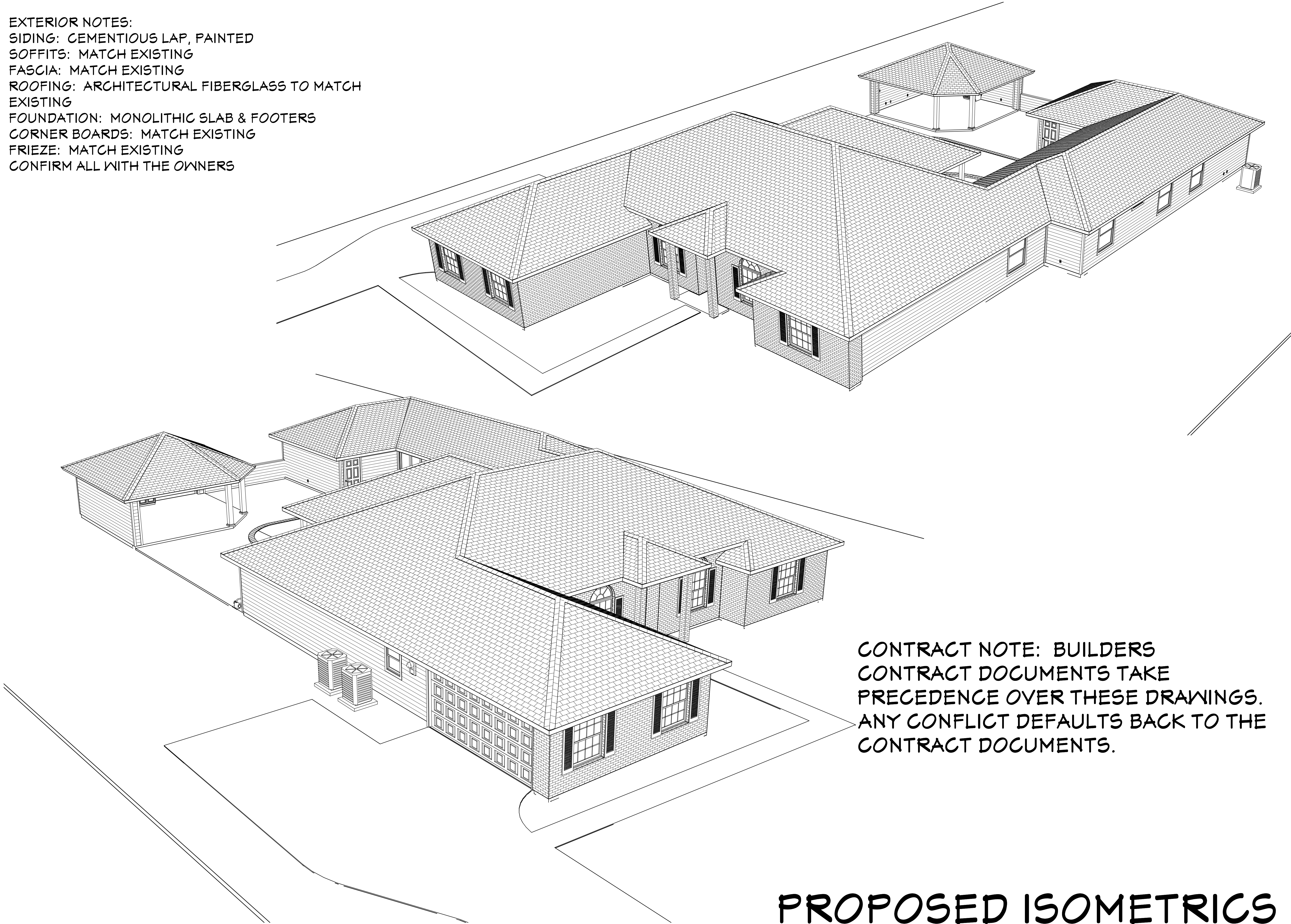
SCALE:

1/4" = 1' - 0"

SHEET:

A-12

EXTERIOR NOTES:
SIDING: CEMENTIOUS LAP, PAINTED
SOFFITS: MATCH EXISTING
FASCIA: MATCH EXISTING
ROOFING: ARCHITECTURAL FIBERGLASS TO MATCH EXISTING
FOUNDATION: MONOLITHIC SLAB & FOOTERS
CORNER BOARDS: MATCH EXISTING
FRIEZE: MATCH EXISTING
CONFIRM ALL WITH THE OWNERS



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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE

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904-993-2231

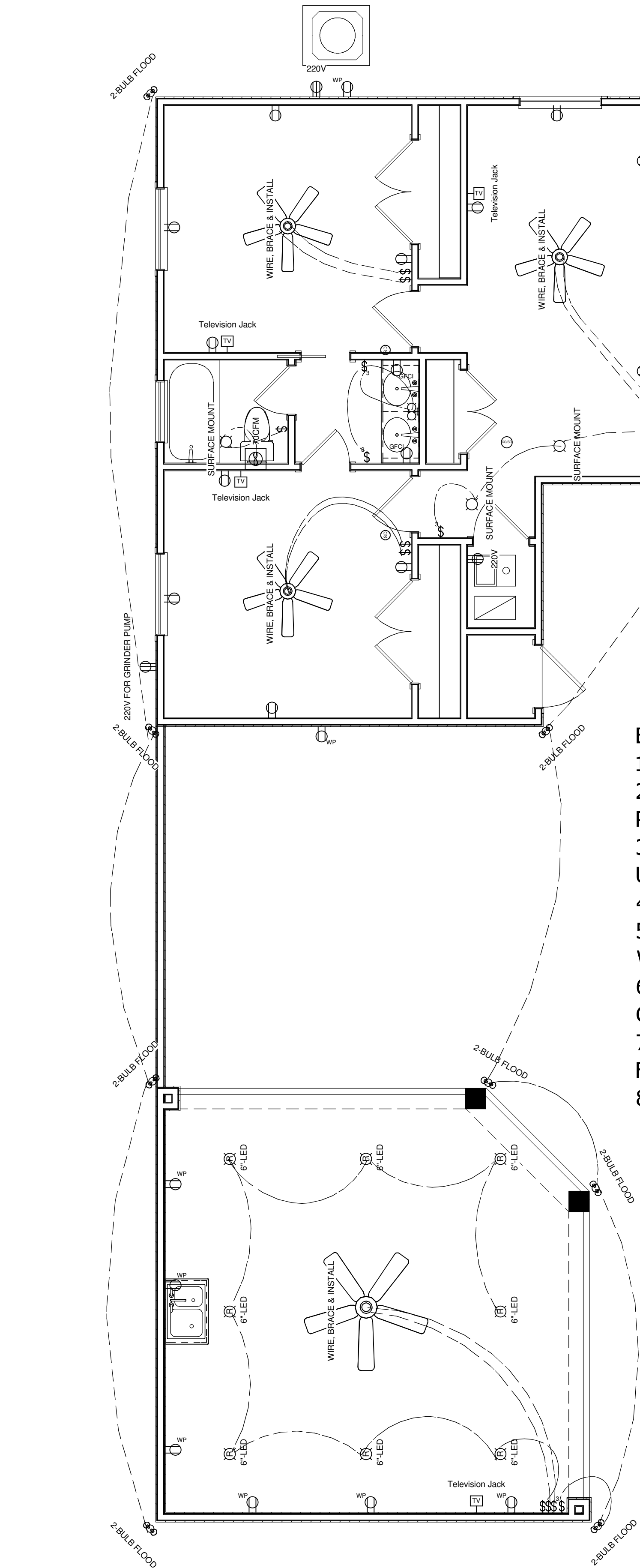
PROJECT DESCRIPTION:
RENOVATIONS FOR THE
WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:
5/6/2016

SCALE:
N.T.S.

SHEET:
A-13

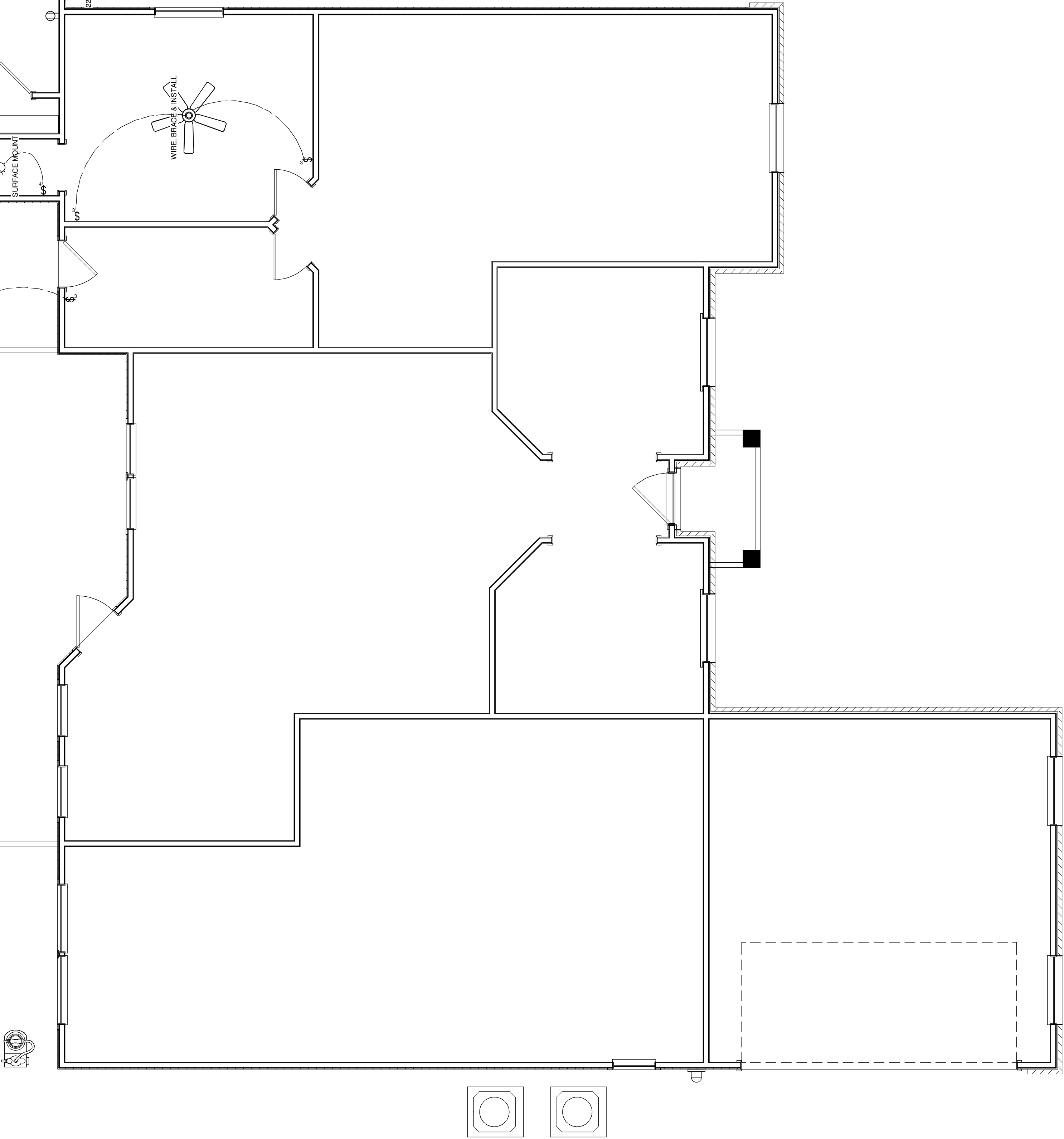


PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

- ELECTRICAL NOTES:
1. EXISTING SERVICE WILL REMAIN
 2. GET WITH OWNERS ON OUTDOOR PAVILION
 3. POWER TO HOME TO BE UNDERGROUND.
 4. 200 AMP SERVICE EXISTING
 5. WALK HOME WITH OWNER PRIOR TO WIRING.
 6. ALL FIXTURES, EXCEPT, RECESSED CAN ROUGHS BY OWNER.
 7. CONFIRM LOCATION OF ALL FIXTURES PRIOR TO WIRING
 8. LOW VOLTAGE BY OTHERS.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.



EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

ELECTRICAL PLAN

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PLAN #:
1507-R

NO.	DESCRIPTION	BY	DATE

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904-993-2231

PROJECT DESCRIPTION:
RENOVATIONS FOR THE WILLIAMS FAMILY
1507 MALLARD LANDING BLVD
SAINT JOHNS, FL 32259

BUILT BY:
CHAMPION HOMES, INC.
1213 CUNNINGHAM CREEK DRIVE
SAINT JOHNS, FL 32259
CBC016614
904-545-4769

DATE:
5/6/2016

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

SHEET:
A-14