



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 28, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes for the Regular Meeting of November 30, 2023.
- 5. DISCUSSION ITEMS**
- 6. NEW BUSINESS**
 - 6.1 TRC 2023-41 - SHAYCORE, LLC - 2707 SADLER ROAD
Site plan review - Clubhouse and Administration Renovation, Guest Room Interior Renovation and Repairs, Pool and Amenity Reconstruction.
- 7. OLD BUSINESS**
- 8. COMMITTEE BUSINESS**
- 9. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR JANUARY 25, 2023.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
NOVEMBER 30, 2023
10:00 AM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 10:02

2. ROLL CALL

MEMBERS PRESENT:

Daphne Forehand (Planning)

Walter Gray (Utilities)

Michelle Forstrom (Code Enforcement)

Charlie George (Community Services)

David Neville (Arborist/Urban Forester)

Victoria Guadagnino (Stormwater/Street/Utilities)

Taylor Hartmann (Planning)

Jason Higginbotham (Fire)

MEMBERS ABSENT:

Andrew Desilet (Utilities)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from the Regular Meeting of October 26, 2023.

ACTION TAKEN: A motion was made, by Member Forstrom, seconded by Member Guadagnino, to approve the Minutes for the Regular Meeting of August 24, 2023, as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes carried.

5. DISCUSSION ITEMS

6. NEW BUSINESS

**6.1 TRC 2023-0039 - GOODSON, BERGEN & ASSOCIATES, AGENT FOR ISLAND JASZ, INC.,
1905 S. 14TH STREET**

Site Plan Review for demolition of existing structure and construction of new commercial structure.

Member Neville commented about tree plantings around the retention pond.

Member Hartmann spoke about parking lot and landscaping requirements.

Member George for the Building Department had no comments.

Member Guadagnino commented on water lines capping.

Member Forstrom had no comments.

Member Higginbotham had no comments.

The applicant was not present to discuss any of the comments.

6.2 TRC 2023-0040 - GILLETTE & ASSOCIATES, AGENT FOR MICHAEL GIBBS, 1110 S. 13TH STREET

Site Plan Review for the construction of 4 townhomes and 1 single family residence.

Asa Gillette, Gillette & Associates, agent for the owner was present and spoke of 9 structures for 4 townhomes and 1 single family residence.

Member Hartmann commented on 2 vehicular access points requirements and curb cuts exceeding the requirements. Mr. Gillette inquired about a possible variance request regarding the requirement of the 2 vehicular access points. Member Hartmann then inquired if this would be used as resort rentals, and if so stated that be parking in the front would have to be addressed. She clarified that these will be fee simple townhomes platted individually. She then spoke of sidewalks on the southern side and lighting plan. Lastly, she asked for the impervious calculation and confirmed that the school concurrency process was in motion.

Member Neville clarified that each lot will need individual tree mitigation and calculations.

Member George from the Building Department had no comments.

Member Guadagnino asked if the street would be private for a matter regarding a manhole. Mr. Gillette answered in the affirmative. She then spoke of sewer lines dimensions and clean outs to be clearly indicated on the plans.

Member Forstrom asked if tots would be used for waste disposal.

Member Higginbotham had no comments.

Chair Forehand summarized that along with a re-submittal through TRC to address all comments, there will be expectations to receive the application for a Preliminary Plat through the PAB, and also a Variance application through the BOA regarding the 2 vehicular access point requirements.

7. COMMITTEE BUSINESS

Chair Forehand noted that the next meeting will be Thursday December 28, 2023.

8. ADJOURNMENT 10:18

Daphne Forehand, Chair

Print

Technical Review Committee: Application - Submission #12850

Date Submitted: 12/7/2023

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees



Initial submittal + two submittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.



3rd and subsequent resubmittals. 1/2 of original application fees



Engineering Review (Consultant Hourly Rate)

2023 Meeting Calendar



In observance of Thanksgiving on November 24, the TRC Regular Meeting is moved up to November 17.

IMPORTANT NOTES

This application will be routed to the various departments for review of the applicable codes and design standards.

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC Applications are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers (204 Ash Street).**

Please see the Land Development Code (LDC) for detailed information:



Requirements for All Site Plans – see LDC section 11.01.04



Requirements for Subdivision Plats – see LDC section 11.01.05



Determination for Completeness & sufficiency – see LDC section 11.03.01



Review and Compliance Report by the Technical Review Committee – see LDC Section 11.03.02



Construction and Improvements – see LDC section 11.05.00



Amendments to Local Development Orders – see LDC section 11.06.00

The LDC is available for review at

www.fbf.us/LDC

Application Requirements



See Development Plan Submittal Checklist



All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.



A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.



A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.



**TRC Departments
Graphic**

PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

3rd and all subsequent submissions will be charged a fee
of 1/2 the original application fees.

Case Number*

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

City*

State*

Zip*

Parcel ID #(s)

Lot

Block

Subdivision

Zoning District

Future Land Use Designation*

Overlay District*

Size of Property (acres)*

Present Property Use*

Wetlands*

Flood Zone*

Coastal Construction Control Line (CCCL)*

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jason

Last Name*

Nicholson

Company (if applicable)

Ocean Coast Fernandina, LLC

Mailing Address*

113 Baybridge Drive

City*

Gulfbreeze

State*

FL

Zip*

32561

Telephone Number*

850-393-0067

Email Address*

Jason@InnisfreeHotels.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Steven

Last Name

Wetherell

Company (if applicable)

ShayCore, LLC

Mailing Address

11235 St Johns Industrial Pkwy N - Ste 4

City

Jacksonville

State

FL

Zip

32246

Telephone Number

904-551-2592

Email Address

Steve@ShayCore.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Ocean Coast Hotel Renovation

Proposed Access Road*

Sadler Road

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

9,800,000

Description of Request*

Clubhouse and Administration Renovation, Guest Room Interior Renovation and Repairs, Pool and Amenity Reconstruction.

Site Plan Review Checklist



The names, address, telephone number, and email address of the person preparing the plan.



The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.



The legal description of the property, consistent with the required survey.



A vicinity map showing the location of the property.



The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.



The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.



The location of the mean high-water line, if such line is within the boundaries of the property.



A topographic survey, soils report, grading plan, and an erosion control plan.



A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.



A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.



The name, plat book, and page number of any recorded subdivision comprising all or part of the site.



The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district.



Elevations of all proposed structures.



The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities



The location of existing and proposed utilities, utility services, and easements.



A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)



A soil erosion and sediment control plan compliant with Section 3.01.04.



For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.



For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 2, 2019. Noting the potential of construction in phases, the applicant shall demonstrate that the proposed development may be stabilized by the City unless the installation of infrastructure and installation of landscaping outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

A summary block containing:

Certification*

o Land use category from the Future Land Use Map in the comprehensive plan;

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

o Total acreage;
Acknowledge that I understand and have complied with all of the submittal requirements and procedures.

o Total square footage for non-residential uses;

Application First Name* and number of units, proposed and permitted for residential uses;

Steven

Wetherell

o Impervious surface ratio calculation, proposed and permissible;

Today's Date*

12/7/2023

Upload Supporting Documentation*

2023, 10-18 Ocean Coast Civil Bind.pdf

o Total number of parking spaces, required and provided; and

o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

Upload 2

Ocean Coast_Arch Progress Set.pdf

Upload 3

2022-1701 Ocean Coast Survey.pdf

Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:

Upload 4

Choose File No file chosen

Upload 5

Choose File No file chosen

o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)

Upload 6

Choose File No file chosen

Upload 7

Choose File No file chosen

o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)

o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)

City of FB logo
NEW Reflex

o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)

o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)

o Environmental Impact Study (requirements for environmental impact studies are set forth by

o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)

DEPARTMENT OF PLANNING & CONSERVATION

o Tree Protection Plan (Section 4.05.09.)

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |

www.fbfl.us/planning

o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)

o Signage Plan (Section 5.03.00.)

o Proof of Ownership – provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.

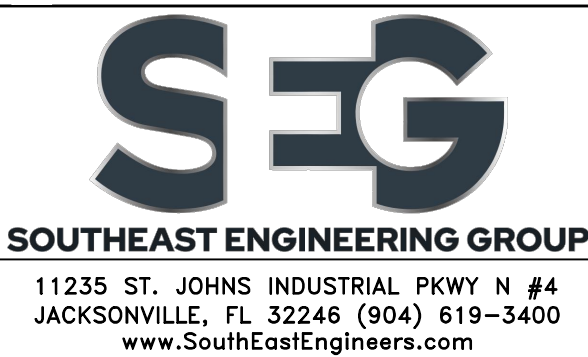
Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies

• Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

OCEAN COAST HOTEL

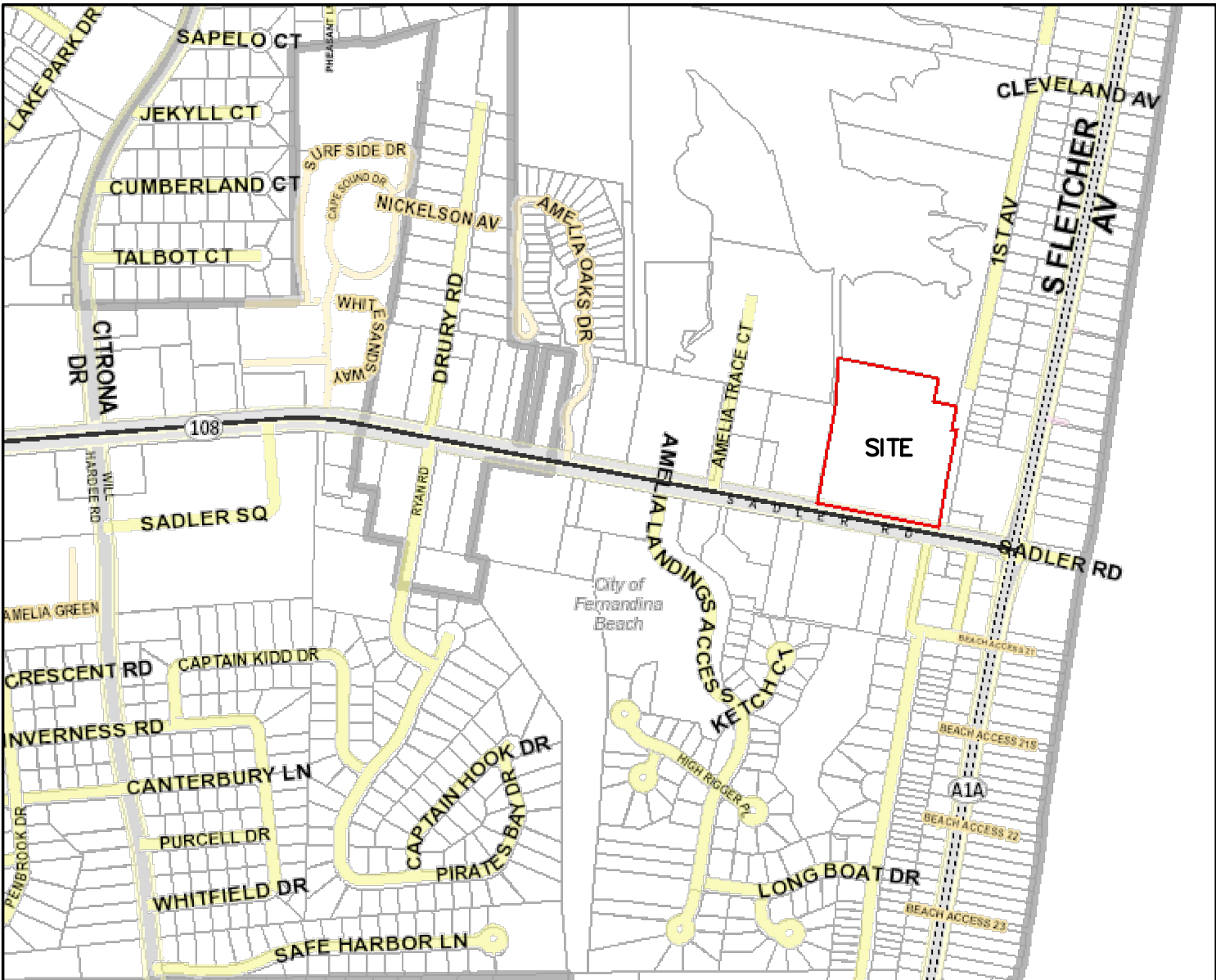
BUILDING AND SITE RENOVATIONS

207 SADLER ROAD, FERNANDINA BEACH, FL



CIVIL ENGINEERING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	CENTERLINE
-x-x-	-x-x-	FENCE
=====	=====	RETAINING WALL
=====	=====	BUILDING
=====	=====	PAVEMENT LINE/SIDEWALK LINE
=====	=====	CURB, CURB AND GUTTER
25.50	25.50	SPOT ELEVATIONS
25	25	CONTOURS
---6"SA---	---6"SA---	SANITARY SEWER/CLEANOUT
---6"PW---	---6"PW---	PROCESS WASTE
---RD---	---RD---	ROOF DRAIN
---ST---	---ST---	STORM SEWER
---6"W---	---6"W---	DOMESTIC WATER
---6"F---	---6"F---	FIRE MAIN
---6"G---	---6"G---	GAS MAIN
---6"FM---	---6"FM---	FORCE MAIN
---UE---	---UE---	UNDERGROUND ELECTRIC
---OHE---	---OHE---	OVERHEAD ELECTRIC
---UT---	---UT---	UNDERGROUND TELEPHONE
---OT---	---OT---	OVERHEAD TELEPHONE
---UD---	---UD---	UNDERDRAIN
---	---	FIRE HYDRANT
---	---	DOUBLE CHECK VALVE ASSEMBLY
---	---	RED. PRESSURE BACKFLOW PREVENTER
---	---	POST INDICATOR VALVE
---	---	VALVE
---	---	VALVE & BOX
---	---	MANHOLE
---	---	SPRINKLER RISER
---	---	WATER METER
---	---	CATCH BASIN
---	---	CURB INLET
---	---	FLARED END
---	---	MITERED END
---	---	CONCRETE FLUME
---	---	ENDWALLS
---	---	CONTROL STRUCTURE
---	---	CONCRETE POWER POLE
---	---	WOOD POWER POLE
---	---	LIGHT POLE
---	---	TRANSFORMER
---	---	VAULTS
---	---	DRAINAGE STRUCTURE
---	---	SANITARY SEWER STRUCTURE
---	---	SECTION CUT
---	---	DETAIL REFERENCE
---	---	CURVE NUMBER
---	---	SILT FENCE
---	---	HAYBALE BARRIER
---	---	SOIL BORING LOCATION/NUMBER



LOCATION MAP (NOT TO SCALE)

CONTACTS

PROPERTY OWNER: OCEAN COAST FERNANDINA, LLC
1909 WOODALL RODGERS FREEWAY, SUITE 300
DALLAS, TEXAS 75201

SURVEYOR: BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FL 32250
(904) 241-8550

LANDSCAPE ARCHITECT: INNOVATIONS DESIGN GROUP
101 SOUTH GARLAND AVENUE, SUITE 202
ORLANDO, FL 32801
(407) 440-3574

CIVIL DRAWING INDEX

C000 COVER SHEET
C010 CIVIL NOTES AND SPECS
C020 OVERALL SITE PLAN
C100 SITE DEMOLITION PLAN
C200 ENLARGED SITE GEOMETRY PLAN
C400 SITE UTILITIES PLAN
C510 SITE DETAILS I
C520 SITE DETAILS II

REVISIONS:

SIGNATURE AND SEAL

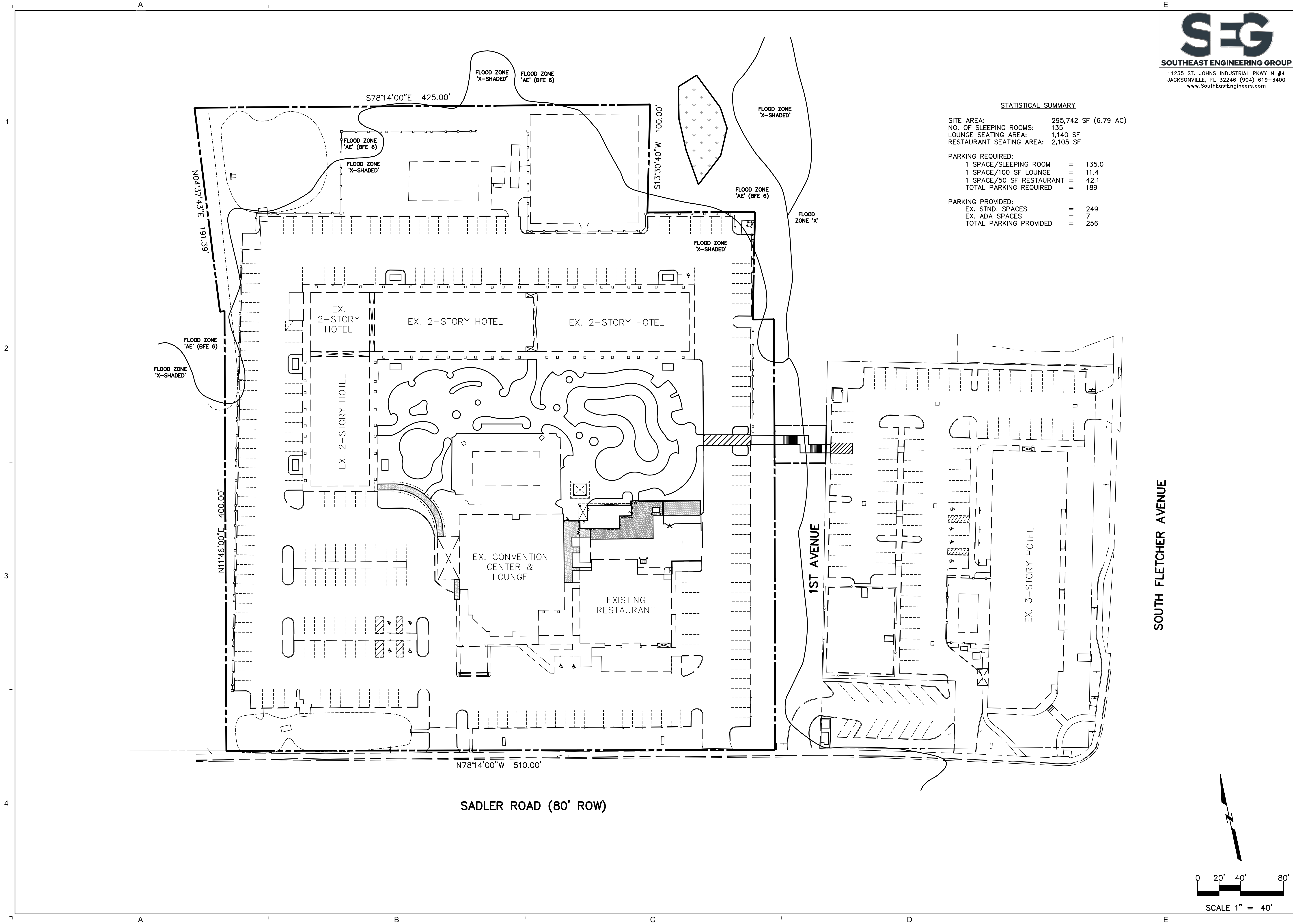
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SHEET DATE:

SHEET TITLE:

SHEET:



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CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA





SOUTHEAST ENGINEERING GROUP
11235 ST. JOHNS INDUSTRIAL PKWY N #4
JACKSONVILLE, FL 32246 (904) 619-3400
www.SouthEastEngineers.com

STATISTICAL SUMMARY

SITE AREA:	295,742 SF (6.79 AC)
NO. OF SLEEPING ROOMS:	135
LOUNGE SEATING AREA:	1,140 SF
RESTAURANT SEATING AREA:	2,105 SF

PARKING REQUIRED:

1 SPACE/SLEEPING ROOM	=	135.0
1 SPACE/100 SF LOUNGE	=	11.4
1 SPACE/50 SF RESTAURANT	=	42.1
TOTAL PARKING REQUIRED	=	189

PARKING PROVIDED:

EX. STND. SPACES	=	249
EX. ADA SPACES	=	7
TOTAL PARKING PROVIDED	=	256



BTA
architecture with purpose

REVISIONS:	

SIGNATURE AND SEAL

BTA PROJECT NO:
SHEET DATE:

SHEET TITLE:

SHEET:

TREE LEGEND

HB	HACKBERRY
OA	OAK
PA	PALM
SY	SYCAMORE
○	TREE TO REMAIN
●	TREE TO BE REMOVED

REPRESENTS
EXISTING
IMPROVEMENTS
TO BE REMOVED

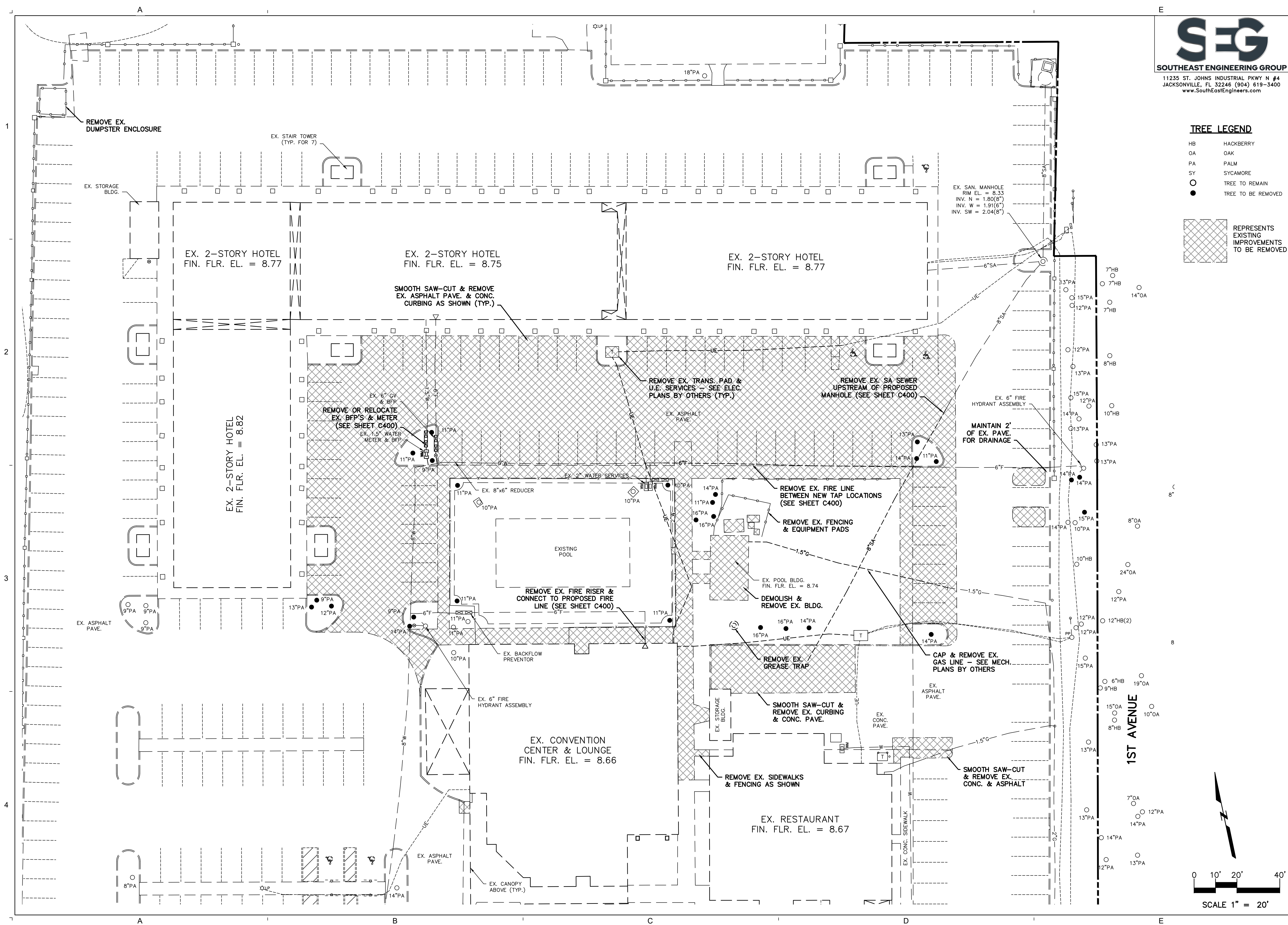
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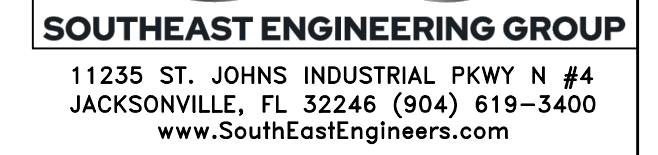
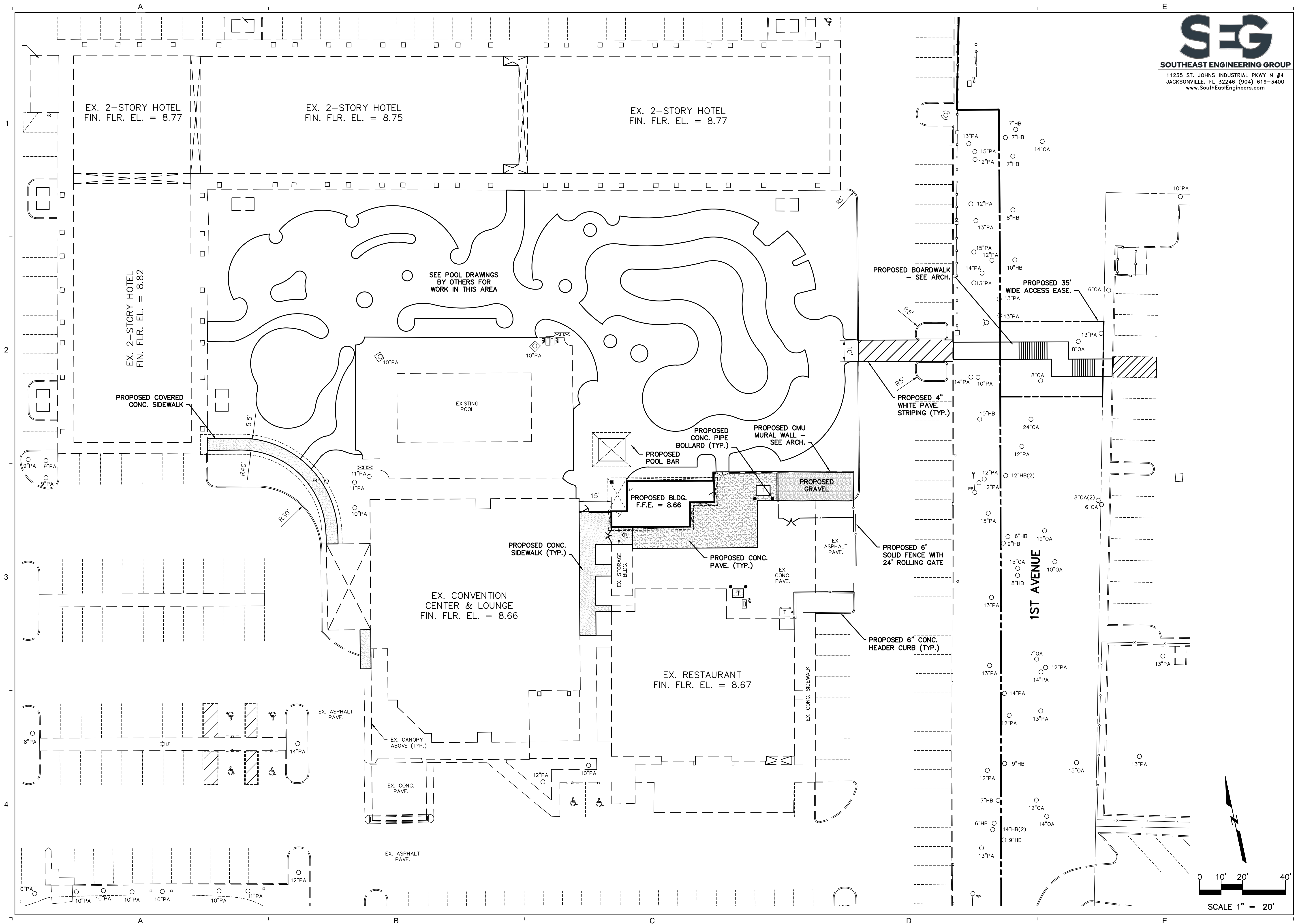
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BTA
architecture with purpose

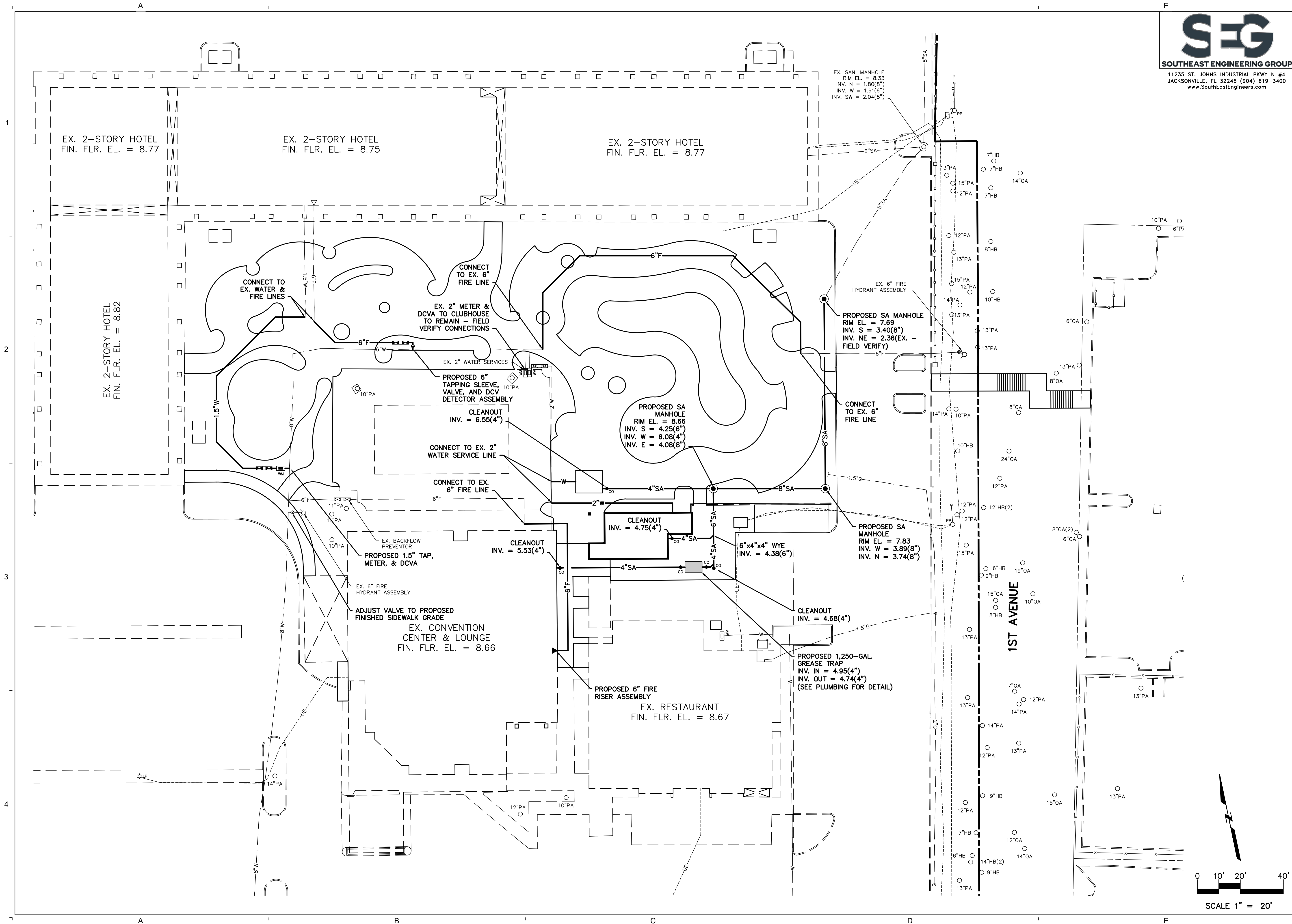
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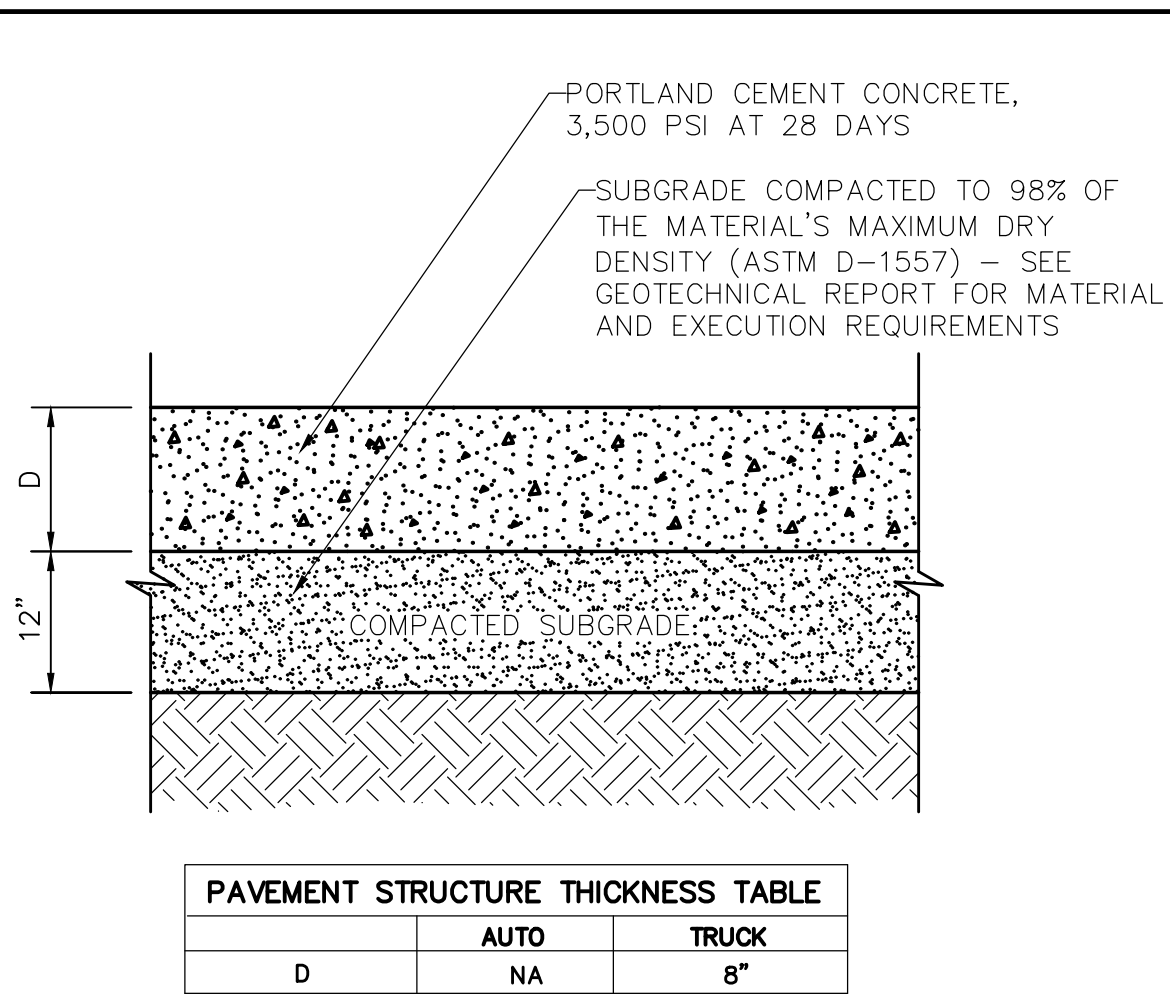
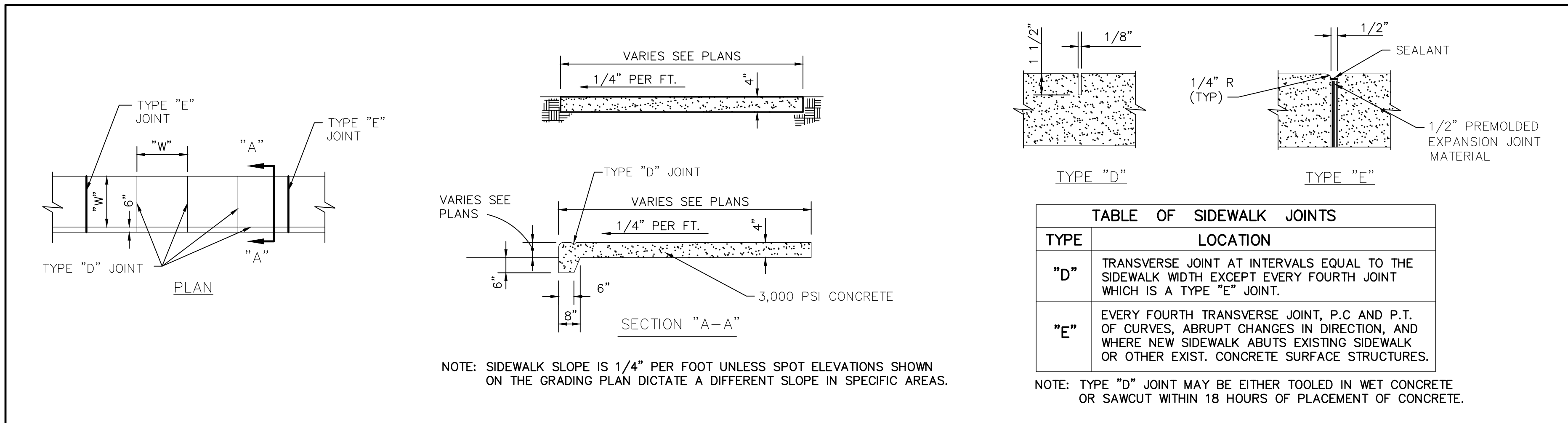
REVISIONS:

SIGNATURE AND SEAL

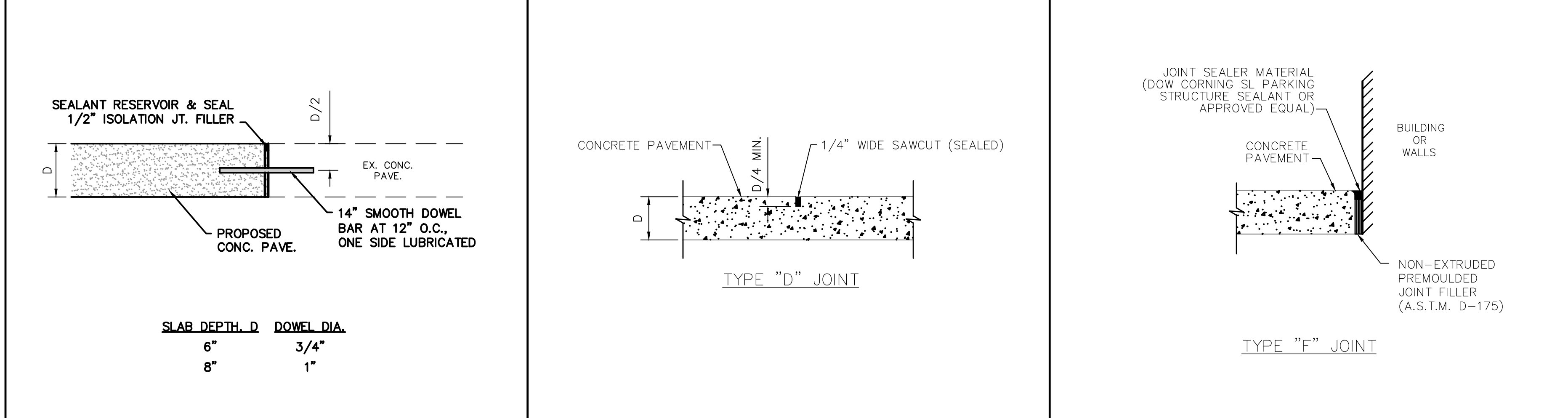
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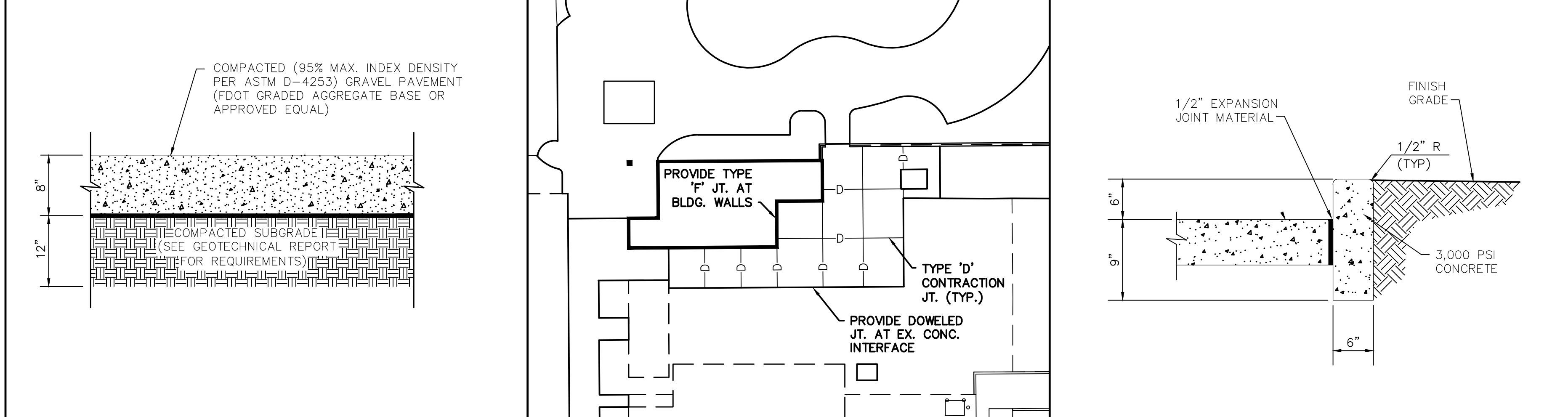
SIDEWALK CONSTRUCTION



DOWELED JOINT

TYPE 'D' CONTROL JOINT

TYPE 'F' ISOLATION JOINT



GRAVEL PAVEMENT

CONCRETE JOINT LAYOUT

CONCRETE HEADER CURB

CONCRETE PAVEMENT

- CONCRETE PAVING SPECIFICATIONS:**
- FORMS SHALL BE MADE OF STEEL, WOOD, OR OTHER MATERIALS CAPABLE OF SUPPORTING MECHANICAL CONCRETE PLACING EQUIPMENT WITHOUT SETTLING VERTICALLY, BOWING INWARD OR OUTWARD, OR CRUSHING. FORMS SHALL BE CLEAN AND FREE OF DIRT, RUST, AND HARDENED CONCRETE.
 - AGGREGATES SHALL CONFORM TO ASTM C-33. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED 1/3 OF THE PAVEMENT THICKNESS. AGGREGATES SHALL BE TESTED FOR SOUNDNESS IN ACCORDANCE WITH ASTM C-88 AND FOR POTENTIAL REACTIVITY IN ACCORDANCE WITH ASTM C-289.
 - MEMBRANE FORMING CURING COMPOUNDS SHALL COMPLY WITH ASTM C-309.
 - ESTABLISH GRADES AND MAKE ALLOWANCE FOR EXISTING IMPROVEMENTS, PROPER DRAINAGE, ADJOINING PROPERTY RIGHTS, GOOD APPEARANCE, AND OTHER PERTINENT CONSIDERATIONS. CONSTRUCT SUB-GRADE TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS. RE-GRADE AND RE-COMPACT ANY SUB-GRADE DISTURBED BY CONCRETE DELIVERY VEHICLES OR OTHER CONSTRUCTION EQUIPMENT. DO NOT USE SAND OR LOOSE MATERIAL TO OBTAIN FINAL SUB-GRADE ELEVATION.
 - FINE GRADE THE AREA TO BE PAVED TO WITHIN PLUS OR MINUS 0.05 FEET OF THE DESIGN SUB-GRADE ELEVATIONS, AND REMOVE ALL EXCESS MATERIAL FROM THE SITE. CONSTRUCT SUB-GRADE TRUE TO GRADE, HARD, UNIFORM AND SMOOTH, USING SUCH METHODS AND EQUIPMENT AS REQUIRED. FINAL COMPACTION SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. PROPERLY MOISTURIZE DRY SUB-GRADES WITH WATER PRIOR TO PLACING THE CONCRETE.
 - COAT SURFACES OF FORMS WITH BOND-BREAKING COMPOUND PRIOR TO PLACEMENT OF CONCRETE. PROVIDE COMMERCIAL FORMULATION FORM-COATING COMPOUNDS THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES, AND WILL NOT IMPAIR SUBSEQUENT TREATMENT OF CONCRETE SURFACES REQUIRING BOND OR ADHESION. THE EDGE OF PREVIOUSLY PLACED CONCRETE MAY BE USED AS A FORM. DO NOT APPLY FORM RELEASE AGENT TO PREVIOUSLY PLACED CONCRETE.
 - PLACE REINFORCEMENT AT LOCATIONS SHOWN ON THE DRAWINGS. SUPPORT JOINT REINFORCEMENT SO THAT IT WILL NOT BE DISLOCATED BY CONCRETE PLACING OPERATIONS.
 - PLACE THE CONCRETE ON MOIST SUB-GRADE FOR THE FULL DEPTH CALLED FOR ON THE PLANS. DO NOT PLACE CONCRETE ON FROZEN SUB-GRADE. BRING TO THE REQUIRED CROWN AND CROSS SECTION BY MEANS OF SCREEDS OR TEMPLATES AND THOROUGHLY VIBRATE. DO NOT MOVE CONCRETE HORIZONTALLY WITH VIBRATOR. FINISH CONCRETE BY FLOATING AND TROWELING UNTIL THE SURFACE IS DENSE AND SMOOTH, TRUE TO CROWN AND GRADE, AND FREE FROM HUMPS OR DEPRESSIONS.
 - PROVIDE THE FINAL FINISH BY LIGHTLY BROOMING THE SURFACE IMMEDIATELY BEFORE THE CONCRETE TAKES ITS FINAL SET. BROOM ALL AREAS OF PANEL IN THE SAME DIRECTION.
 - JOINTS SHALL BE CONSTRUCTED AT THE LOCATIONS, DEPTHS, AND DIMENSIONS SHOWN ON THE DRAWINGS. JOINTS IN ATTACHED CURBS SHALL BE ALIGNED WITH JOINTS IN PAVEMENT. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY ONE OF THE FOLLOWING METHODS:
 - CONSTRUCT CONTRACTION JOINTS IN FRESH CONCRETE AFTER CONCRETE HAS SET SUFFICIENTLY TO MAINTAIN THE FORMED JOINT TO THE SPECIFIED DEPTH AND WIDTH.
 - SAW-CUT CONCRETE AFTER CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATE BEING DISLOODED AND SOON ENOUGH TO CONTROL PAVEMENT CRACKING. IF CONTRACTION JOINT SAWING CAUSES A CRACK, DISCONTINUE SAWING THAT CONTRACTION JOINT AND CONTINUE SAWING OTHER CONTRACTION JOINTS.
 - AS SOON AS FINISHING HAS BEEN COMPLETED, COVER THE CONCRETE WITH A CURING COMPOUND. DO NOT ALLOW TRAFFIC ON THE SURFACE FOR A PERIOD OF 72 HOURS.

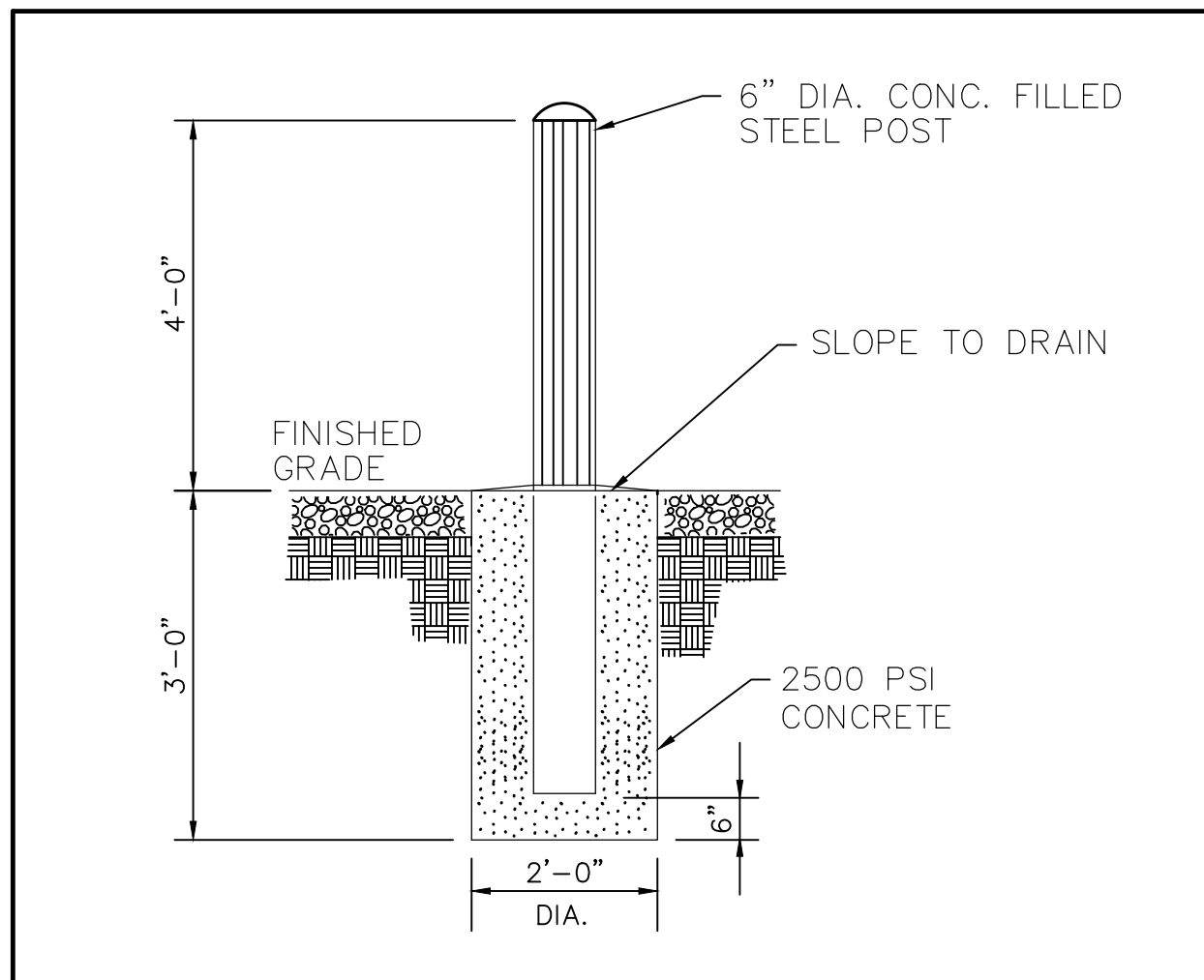
REVISIONS:	

SIGNATURE AND SEAL

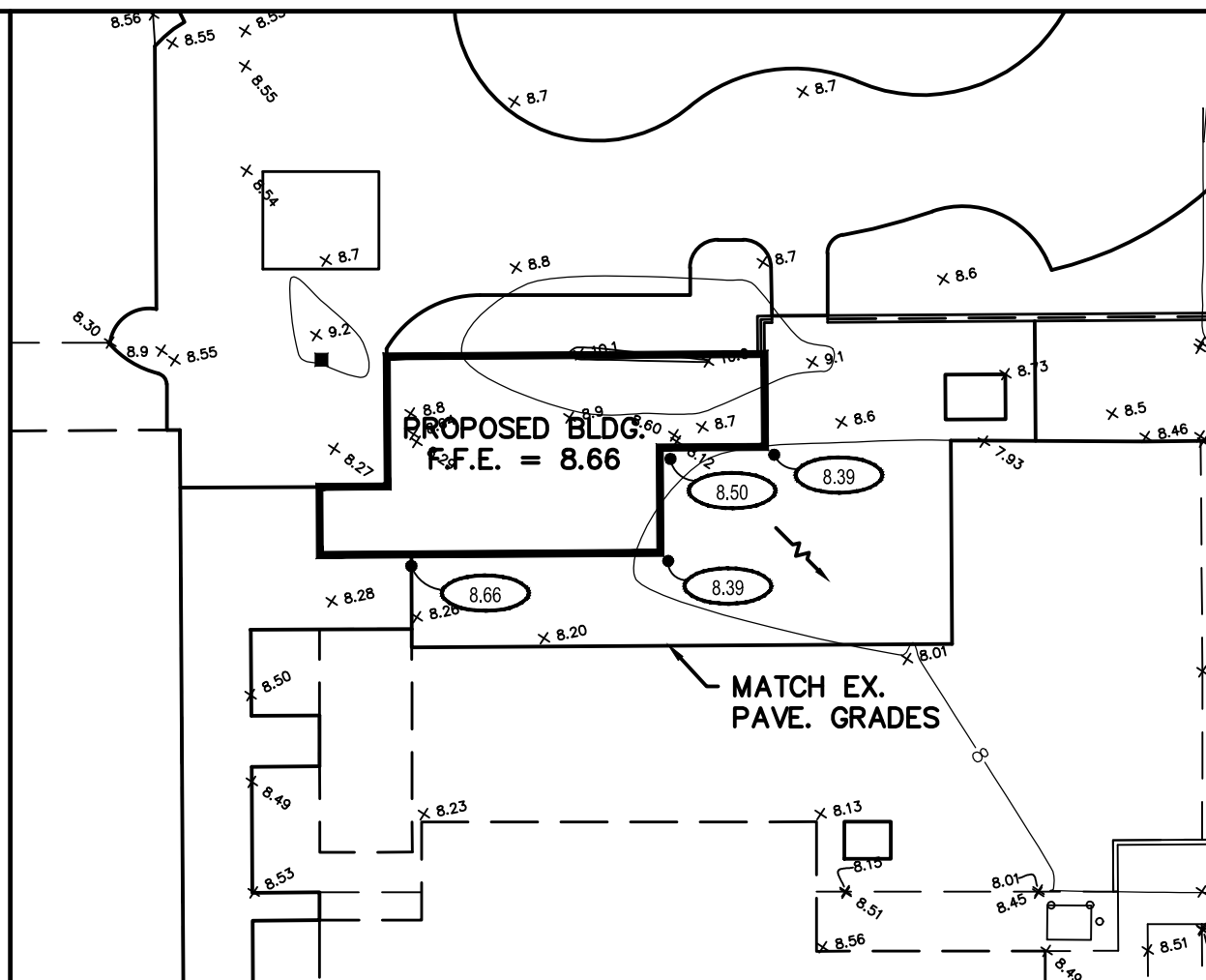
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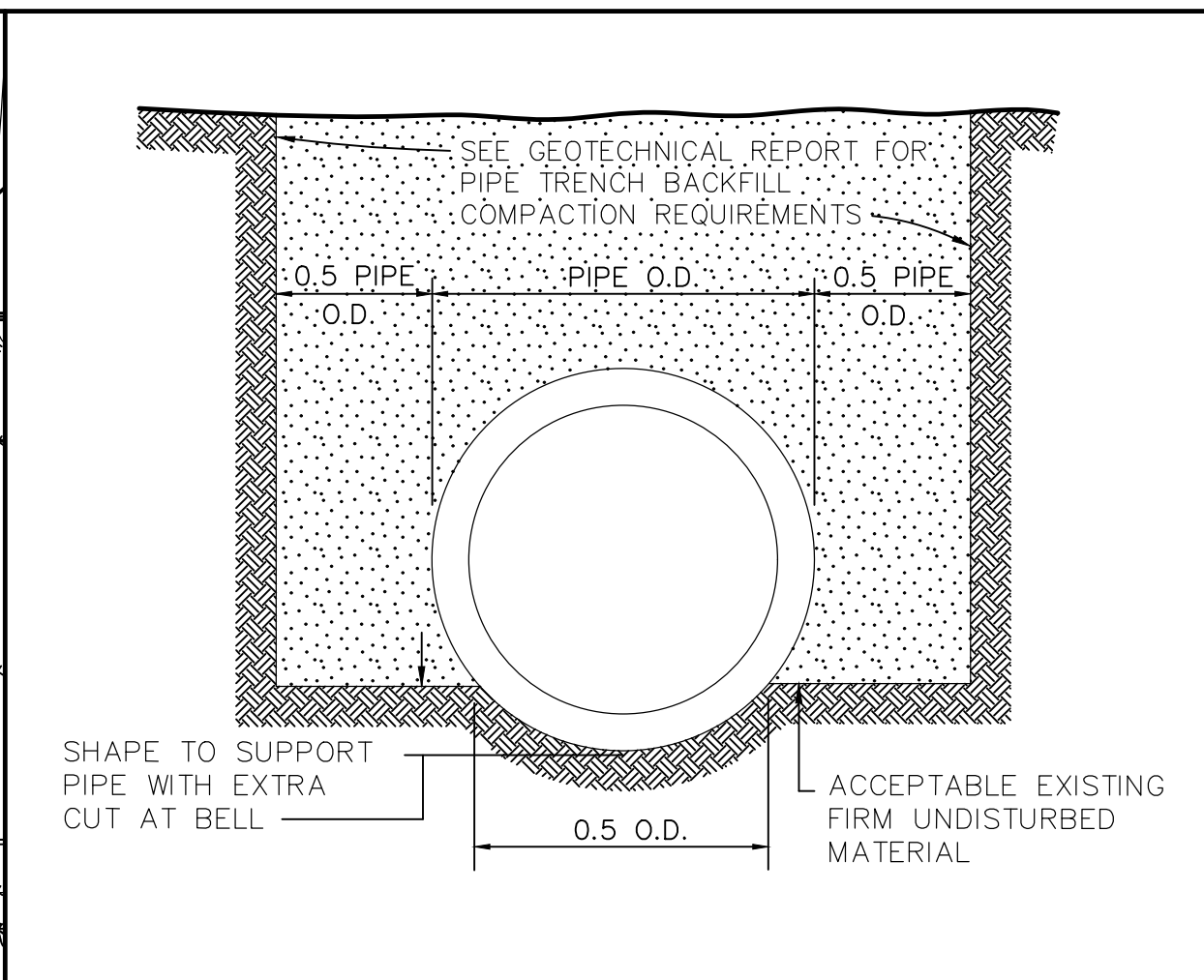
SHEET:



1 GUARD POST



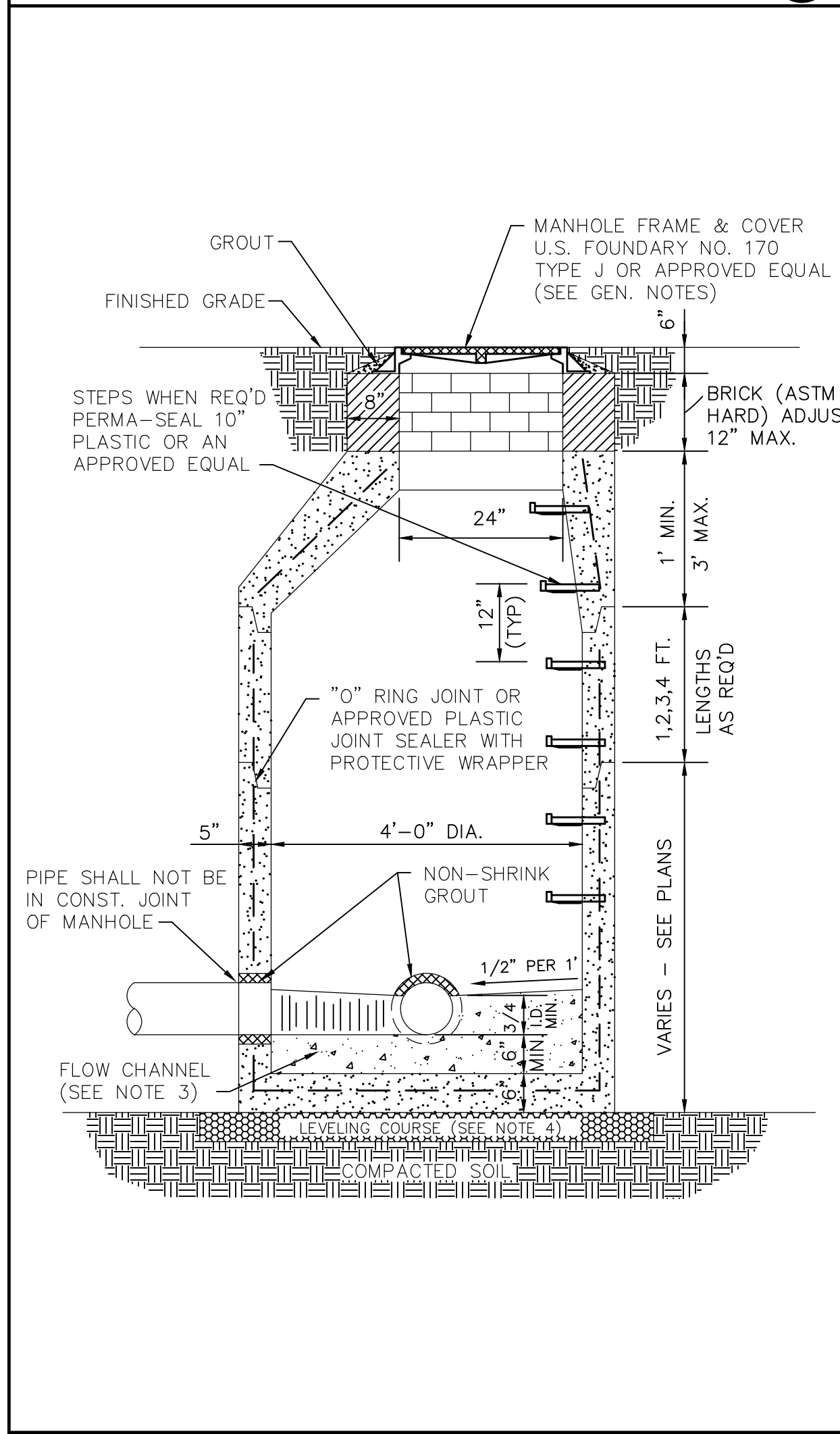
2 MAINTENANCE YARD GRADING



3 PIPE BEDDING

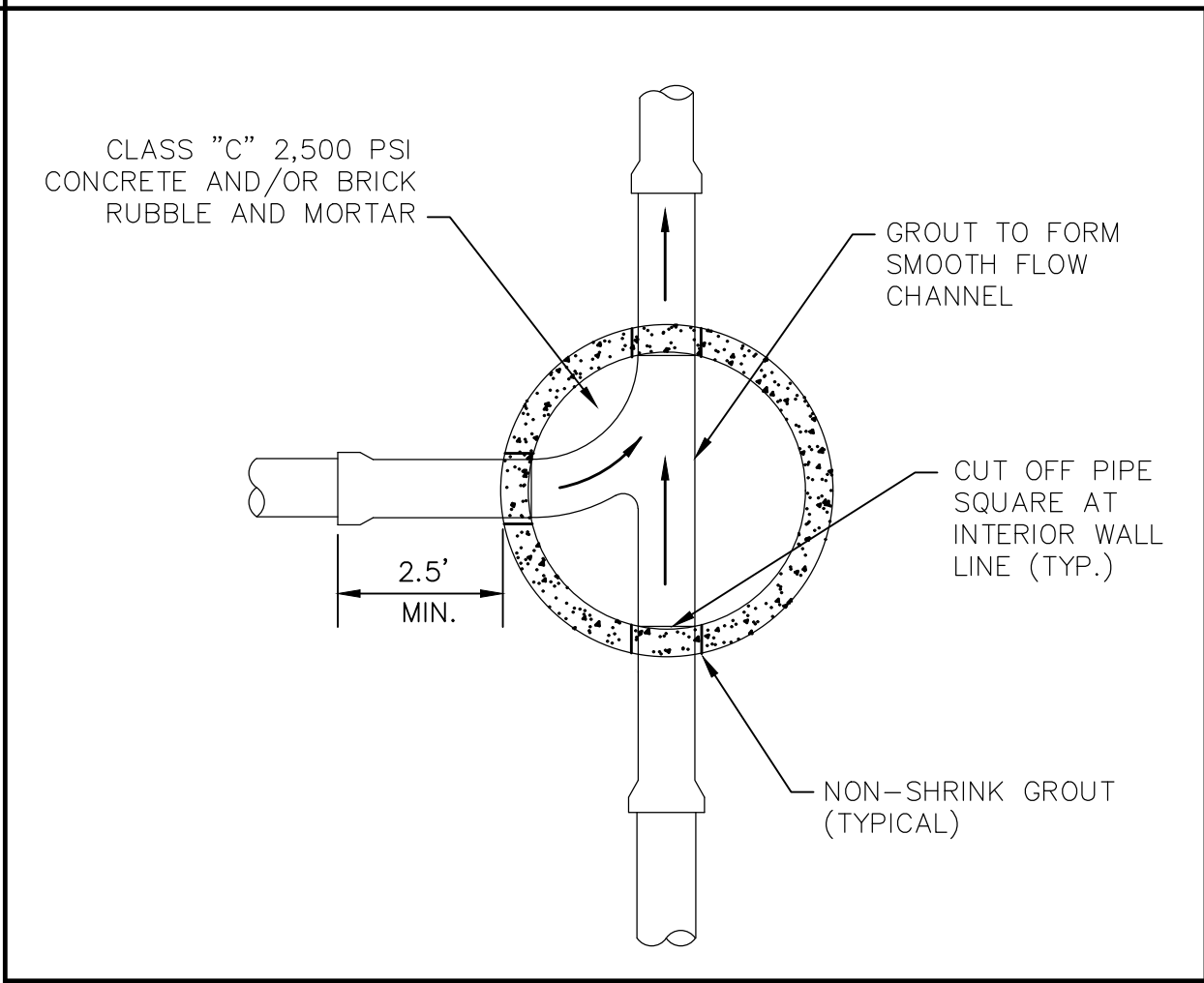
NOTES:

1. EACH LIFT TO BE COMPLETELY COMPACTED TO REQUIRED DENSITY BEFORE STARTING NEXT LIFT. NO LIFT SHALL EXCEED 6" WHEN COMPACTED.
2. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

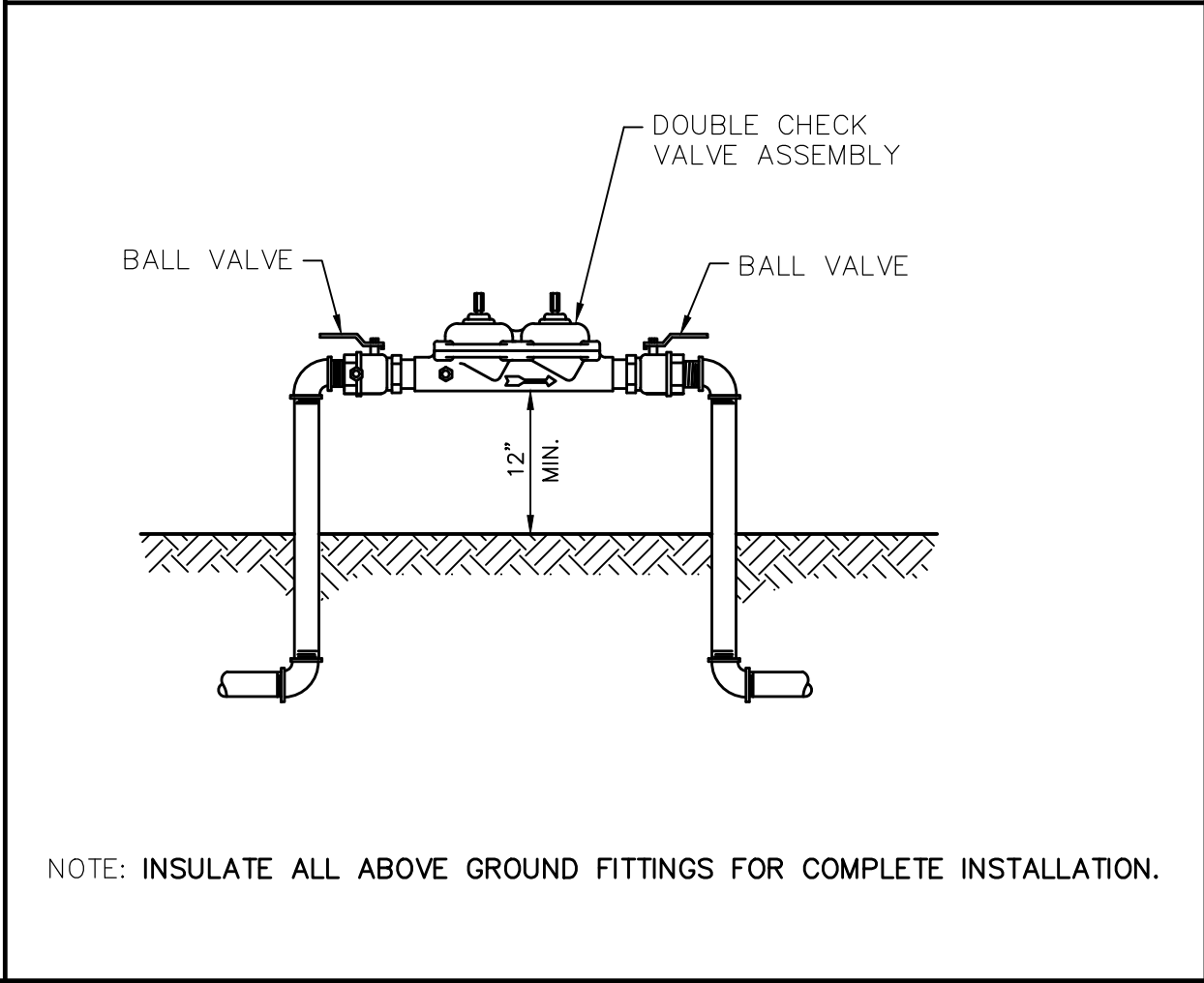


4 PRIVATE SEWER MANHOLE

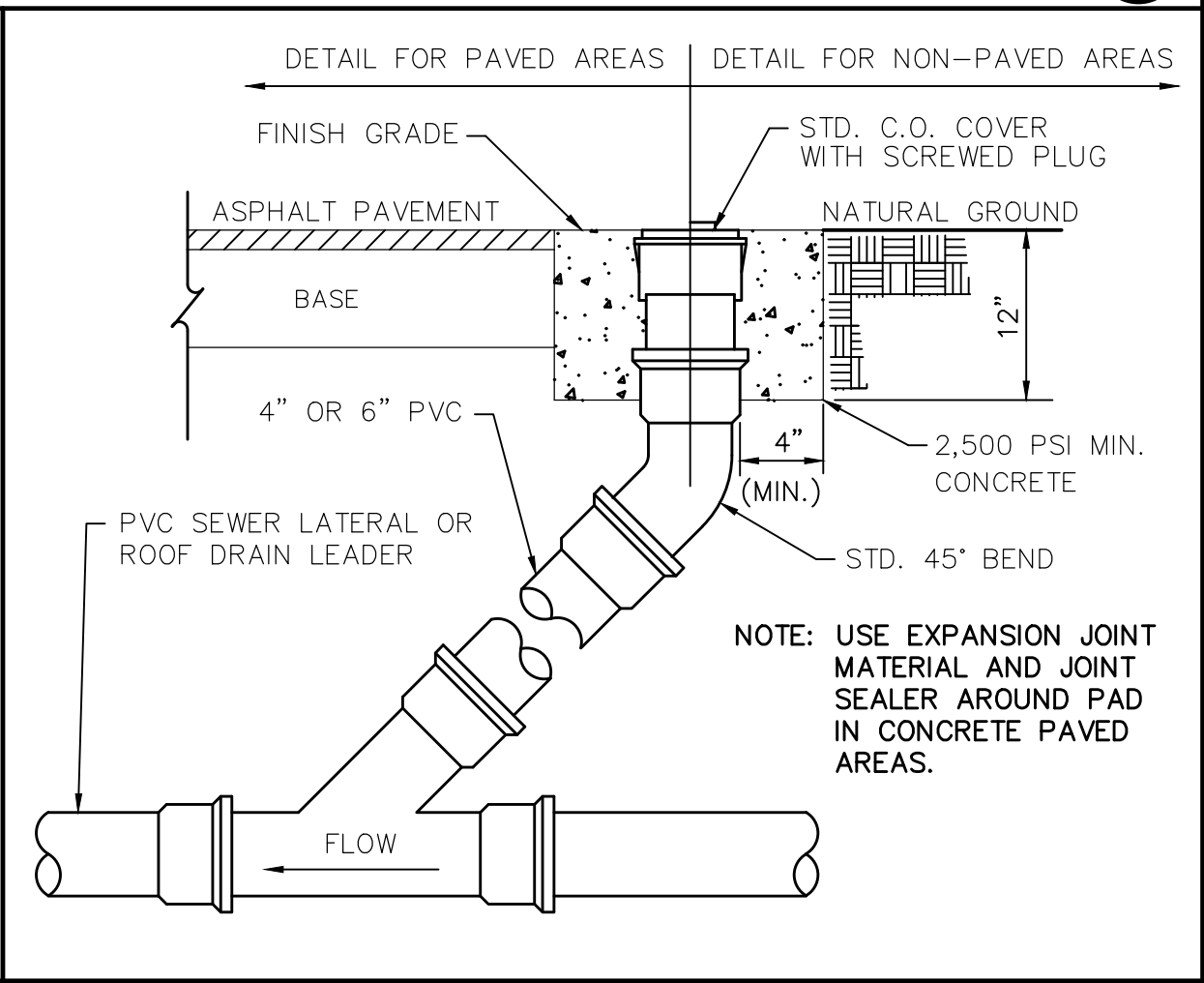
- SPECIFICATIONS:**
1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C-478 WITH 4,000 PSI CONCRETE, TYPE II CEMENT.
 2. THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FARBERTITE BITUMINOUS WATERPROOFING MATERIAL; DO NOT COAT JOINTS OR PIPE OPENING SURFACES.
 3. CONSTRUCT A SMOOTH FLOW CHANNEL IN MANHOLE BOTTOM OF CLASS "C" 2,500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR.
 4. SET MANHOLE ON FOUR-INCH (MIN.) THICK LEVELING COURSE OF NO. 57 CRUSHED STONE OR TWO-INCH (MIN.) THICK LEVELING COURSE OF CLASS "C" CONCRETE AS REQUIRED BY SITE SOIL CONDITIONS.
 5. ALL COVERS SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE SURFACE. ALL CASTINGS SHALL BE COATED WITH COAL TAR VARNISH.
 6. CEMENT MORTAR FOR BRICK MASONRY SHALL CONSIST OF ONE PART PORTLAND CEMENT AND TWO PARTS CLEAN, SHARP SAND. ONLY WATER SUFFICIENT TO PROVIDE A WORKABLE MIX SHALL BE ADDED; RE-TEMPERING IS PROHIBITED. HYDRATED LIME, NOT EXCEEDING 10% BY WEIGHT OR PORTLAND CEMENT, MAY BE ADDED.
 7. ALL SANITARY MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE AND AS SHOWN ON THE PLANS, WITH A POURED PRECAST CONCRETE BOTTOM AND CAST IRON FRAME AND COVER. MANHOLES WITH MORE THAN ONE ENTERING LINE SHALL HAVE SMOOTH TRANSITIONS TO THE OUTLET. CAST IRON FRAMES SHALL BE SET IN A FULL BED OF MORTAR AND SHALL BE INSTALLED SO THAT THE COVER WILL BE AT GRADE.
 8. ALL MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKET FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS AND DAMAGE PRIOR TO PLACING IN SERVICE.
 9. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES. INSPECTION SHALL CONSIST OF LAMPING FROM MANHOLE TO MANHOLE.
 10. INFILTRATION TESTS SHALL BE CONDUCTED BY PLUGGING THE OUTLET OF THE LOWER MANHOLE AND THE INLET OF THE UPPER MANHOLE, AND BY FILLING WITH WATER THE SECTION TO A LEVEL OF TWO FEET ABOVE THE HIGHEST ELEVATION OF THE SEWER MAIN, OR TO A LEVEL TWO FEET ABOVE THE EXISTING GROUNDWATER TABLE, WHICHEVER IS HIGHER. MEASUREMENT OF THE AMOUNT OF WATER NECESSARY TO MAINTAIN THE LEVEL DURING THE TEST PERIOD WILL BE UTILIZED TO DETERMINE COMPLIANCE WITH THIS SPECIFICATION.



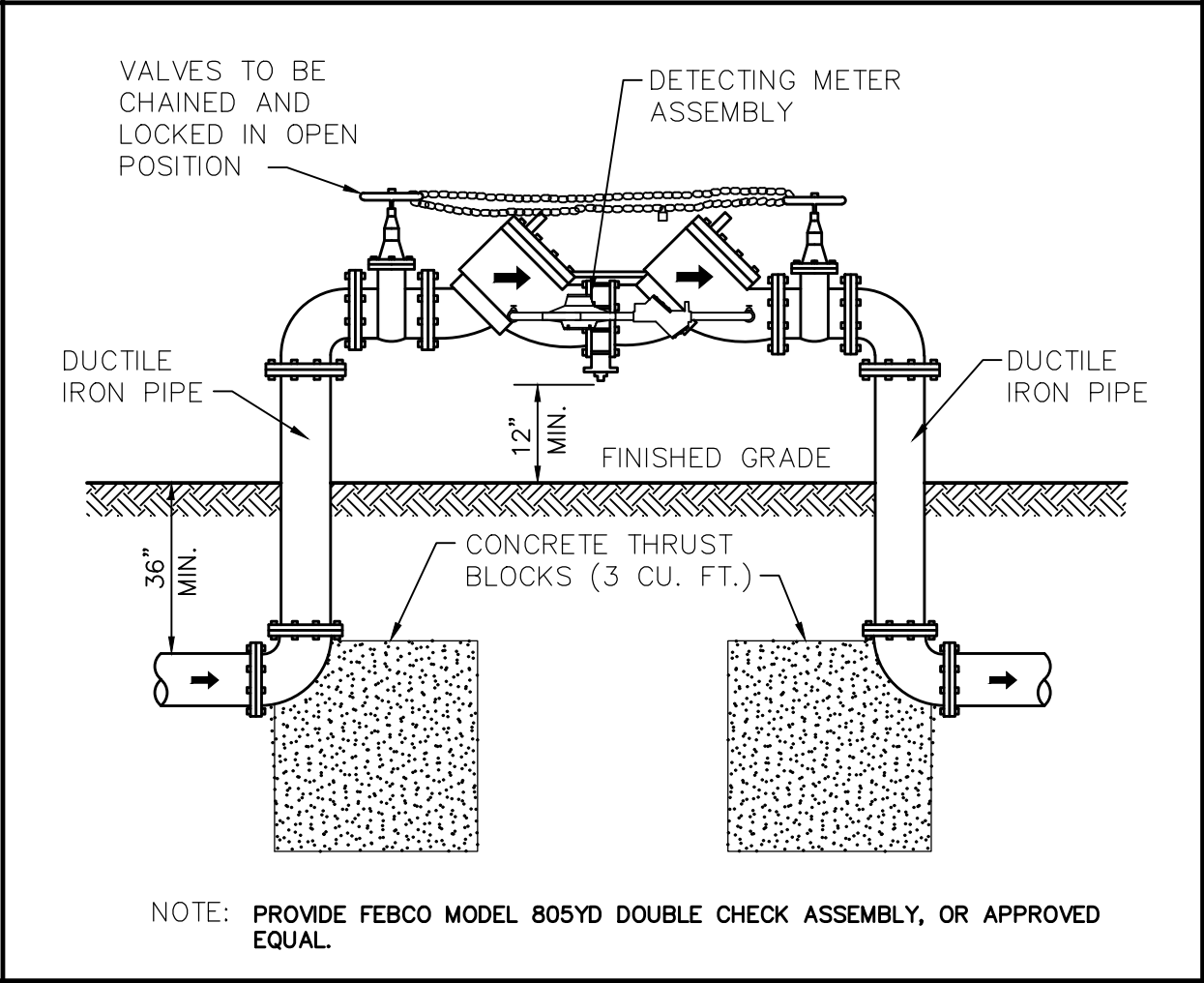
5 MANHOLE CHANNELIZATION



6 DOUBLE CHECK VALVE ASSEMBLY



7 CLEANOUT



8 DCVA WITH DETECTING METER

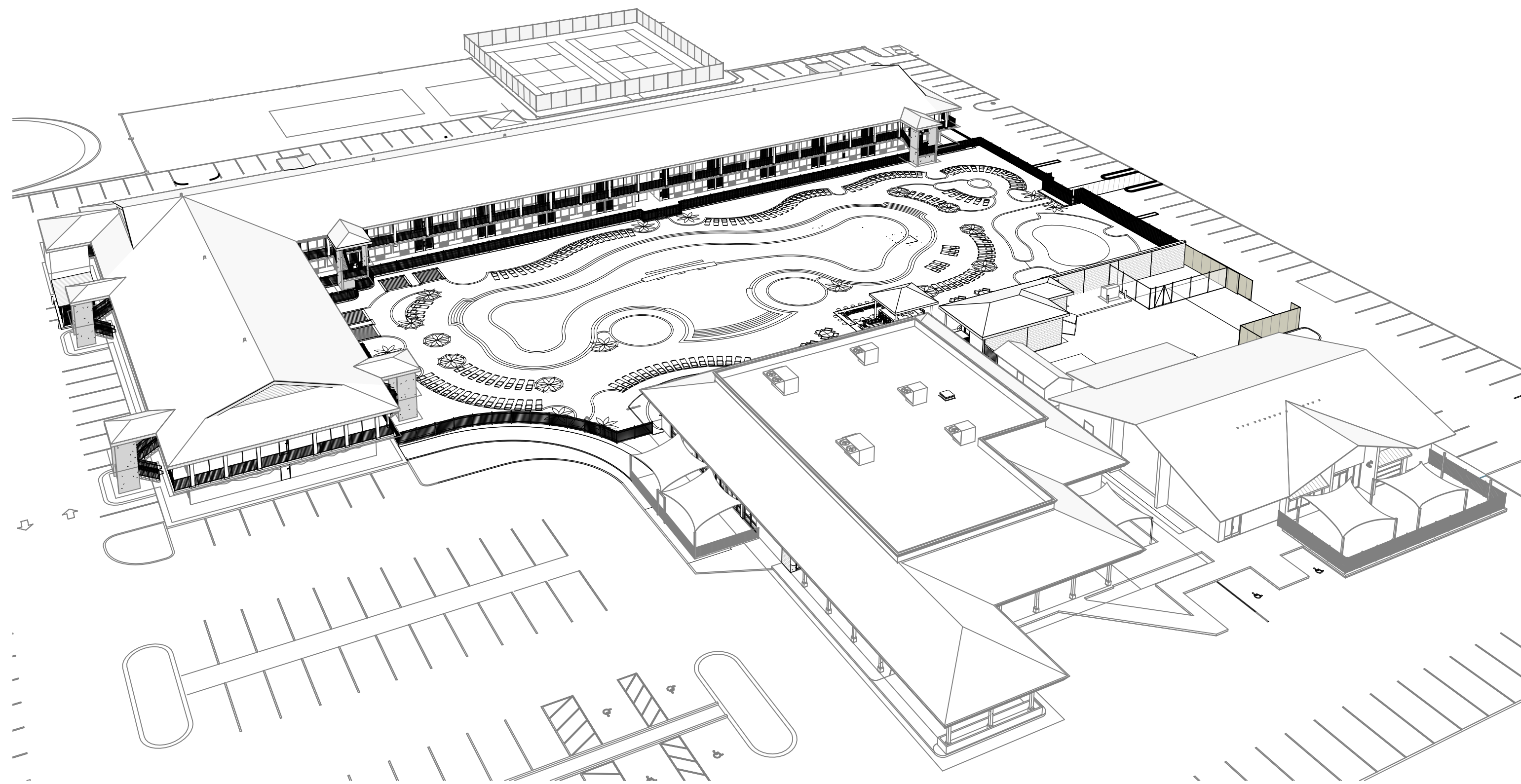
REVISIONS:	

SIGNATURE AND SEAL

BTA PROJECT NO:
SHEET DATE:

SHEET TITLE:

SHEET:



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA
PROGRESS SET OCTOBER 18, 2023
156422.01

FLORIDA PRODUCT APPROVAL	
NO.	DESCRIPTION
FL # 3443.1	ROOFING (TPO) (design based on GAF Everguard)
FL # 10124.1	ASPHALT SHINGLES (design based on GAF)
FL # 14311.1	FIBERGLASS DOORS & FRAMES (design based on CORRIM Company)
FL # 18003.4	AUTOMATIC SLIDING GLASS DOOR (design based on Stanley Access Tech., Dura-Storm 3000)
FL # 8787.2 / 13599.8	STOREFRONT FRAMING (design based on Kawneer 501) / (EFCO 526)
FL # 8786.1 / 16499.1	STOREFRONT ENTRANCE (design based on Kawneer 350) / (EFCO D300)
FL # 3556.3	METAL ROOFING
FL # 5822.3 / 5822.4	FLOOD VENTS (design based on Smart Vent Models 1540-520 & 1540-521)

GUESTROOM INFORMATION			
ROOM TYPE DESCRIPTION	1ST FLOOR	2ND FLOOR	TOTAL
FULL/ FULL	33	42	75
KING	22	24	46
KING ADA	5	0	5
KING ADA ROLL-IN	2	0	2
KIDS BUNK	4	4	8
TOTAL GUEST ROOMS	66	70	136

NOTE: PER FLORIDA ACCESSIBILITY CODE 224.2 AND 224.4
5 ROOMS ARE PROVIDED WITH ADA FEATURES WITH TUBS
2 ROOMS ARE PROVIDED WITH ADA FEATURES WITH ROLL-IN SHOWERS
12 ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES. ONLY ONE
ROOM SHOULD HAVE BOTH ADA AND COMMUNICATION FEATURES.
COMMUNICATION FEATURES ARE PROVIDED IN FOUR FULL/FULL ROOMS, 5
KING ROOMS, 1 KING ADA ROLL-IN ROOM AND TWO KIDS BUNK ROOMS.

PROJECT TEAM

OWNER
OCEAN COAST FENANDINA, LLC
113 BAY BRIDGE DRIVE,
GULF BREEZE, FL 32561

OWNER'S REPRESENTATIVE
THE MATHIS GROUP
13131 DAIRY ASHFORD, SUITE 320
SUGARLAND, TEXAS 77478

ARCHITECT OF RECORD
BULLOCK TICE ASSOCIATES
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LARRY W. ADAMS JR., AIA
(850) 434-5444

CONTRACTOR
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 11235 ST JOHNS INDUSTRIAL
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STEVE WETHERELL, PRESIDENT
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SOUTHEAST ENGINEERING GROUP
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STRUCTURAL ENGINEERING
STRUCTURES INTERNATIONAL, LLC
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JACKSONVILLE, FL 32256
DANIEL J. CHARLETTA, PE
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FIRE PROTECTION, PLUMBING & HVAC
AND ELECTRICAL ENGINEERING
POWELL AND HINKLE ENGINEERING
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ORANGE PARK, FL 32073
ROBERT HINKLE, PE
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ORLANDO, FL 32801
MATTHEW E MCFADDEN, PLA
(407) 440-3574

INTERIOR DESIGN
ADRIAN CARADINE CONTRACT
DESIGN, INC.
49 EASTLAND DRIVE
MEMPHIS, TENNESSEE 38111
JENNIFER WEEDA, NCIDQ
(901) 682-1160

FOOD SERVICE CONSULTANT
INNOVATIVE FOODSERVICE
 1101 NORTH 46TH STREET
 TAMPA, FL 33617
GEORGE PERRY
(813) 985-8870 EXT 1037

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:	

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:

TITLE SHEET

SHEET:
G-001



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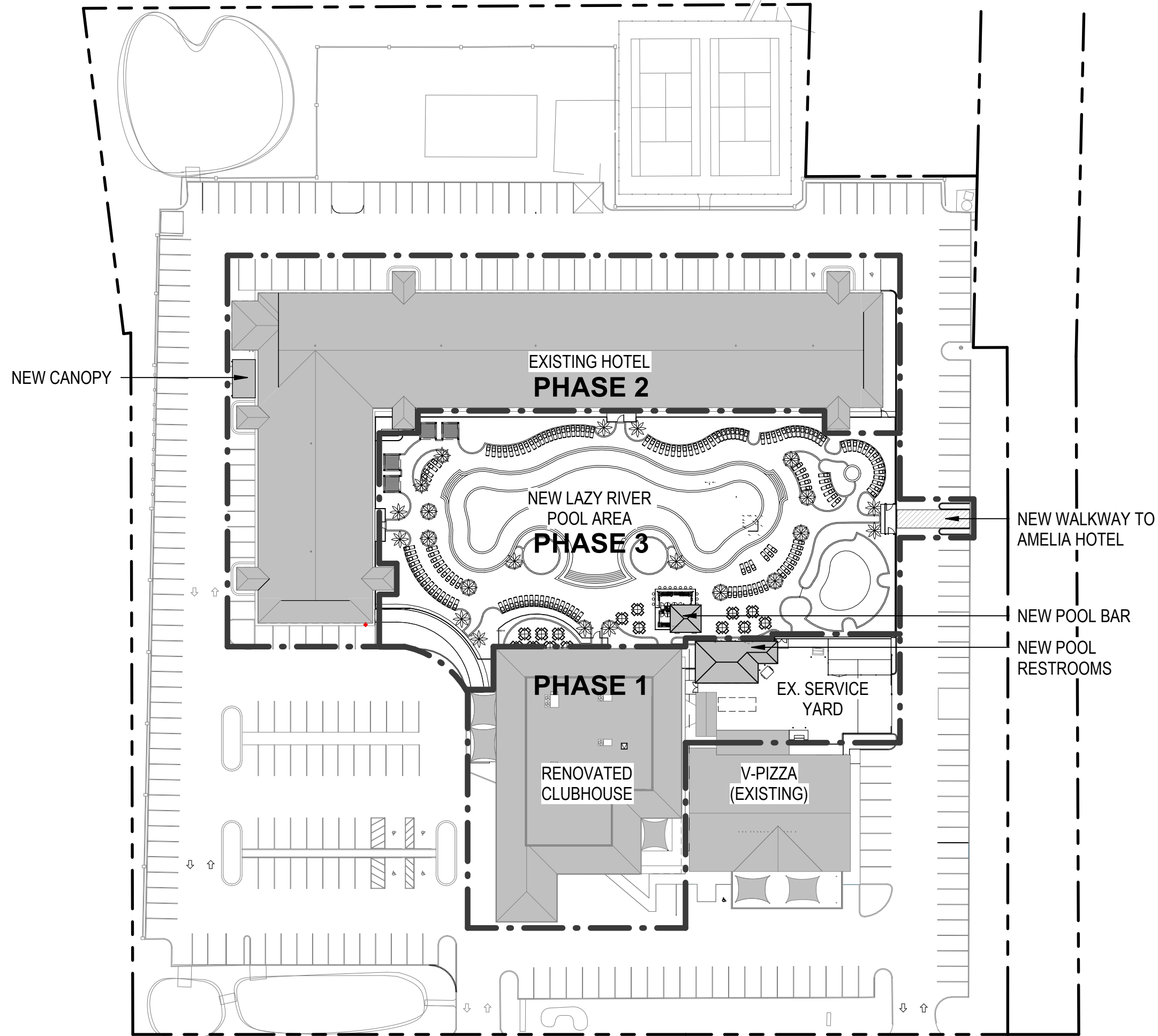
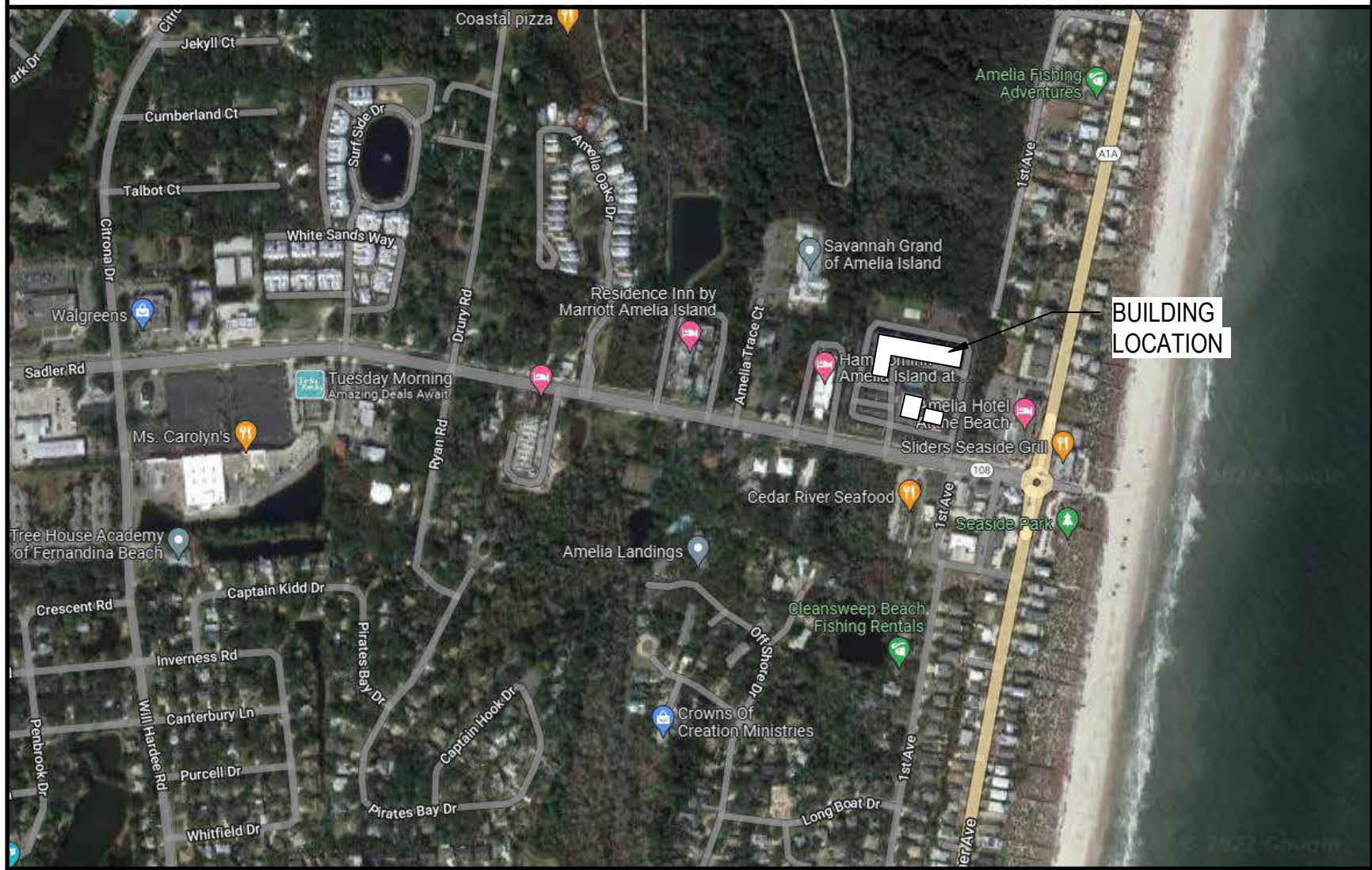
ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER	PL	PROPERTY LINE
ADJ	ADJACENT, ADJOINING, ADJUSTABLE	FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE
AFF	ABOVE FINISHED FLOOR	FF EL	FINISH FLOOR ELEVATION	PLYWD	PLYWOOD
ALT	ALTERNATE	FIN GR	FINISH GRADE	PSF	POUNDS PER SQUARE FOOT
ALUM	ALUMINUM	FLR	FLOOR	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECT(URAL)	FP	FIREPROOF	PT	PRESSURE TREATED
BD	BOARD	FT	FEET, FOOT	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	FTG	FOOTING	R	RADIUS, RANGE, RISER
BOT	BOTTOM	GA	GAGE	RCP	REFLECTED CEILING PLAN
BRG	BEARING	GALV	GALVANIZED IRON	RD	REINFORCING STEEL BARS REBAR
BRG PL	BEARING PLATE	GB	GRAB BAR	REF	REFERENCE, REFRIGERATOR
BUR	BUILT-UP ROOFING	GC	GENERAL CONTRACTOR	REG	REGISTER
CF/CI	CONTRACTOR FURNISHED	GF/GI	GOVERNMENT FURNISHED/ GOVERNMENT INSTALLED	REINF	REINFORCE
CF/GI	CONTRACTOR FURNISHED/ GOVERNMENT INSTALLED	GF/CI	GOVERNMENT FURNISHED/ CONTRACTOR INSTALLED	RET	RETURN
CID	COMPREHENSIVE INTERIOR DESIGN PACKAGE	GL	GLASS	REV	REVISION
CIP	CAST-IN-PLACE, CAST IRON PIPE	GLZ	GLAZING	RH	RIGHT HAND
CJ	CONSTRUCTION JOINT/CONTROL JOINT	GMS	GALVANIZED METAL STUD	RM	ROOM
CL	CENTER LINE, CLASS, CLOSE	GYP BD	GYPSON BOARD	ROW	RIGHT OF WAY
CLG	CEILING	HB	HOSE BIBB	SC	SOLID CORE
CLR	CLEAR, COLOR, COOLER	HM	HOLLOW METAL	SCHED	SCHEDULE
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	SD	STORM DRAIN
CPT	CARPET	HT	HEIGHT	SECT	SECTION
COL	COLUMN	HVAC	HEATING/VENTILATING/AIR COND	SF	SQUARE FOOT(FEET)
CONC	CONCRETE	IBC	INTERNATIONAL BUILDING CODE	SHT	SHEET
CONT	CONTINUE, CONTINUOUS	INCL	INCLUDED	SIM	SIMILAR
CONTR	CONTRACT, CONTRACTOR	INSUL	INSULATION	SPEC	SPECIFICATION
COR	CONTRACTING OFFICER'S REPRESENTATIVE	INT	INTERIOR	SPKR	SPEAKER
CORR	CORRIDOR	LAM	LAMINATE	SQ	SQUARE
COTR	CONTRACTING OFFICER TECHNICAL REPRESENTATIVE	LAV	LAVATORY	SS	SERVICE SINK
CU FT	CUBIC FEET	LH	LEFT HAND	SST	STAINLESS STEEL
CU YD	CUBIC YARD	MAX	MAXIMUM	STC	SOUND TRANSMISSION CLASS
D	DRYER	MECH	MECHANICAL	STD	STANDARD
DET	DETAIL	MFR	MANUFACTURER	STOR	STORAGE
DF	DRINKING FOUNTAIN	MIN	MINIMUM	STRUCT	STRUCTURAL
DIA	DIAMETER	MISC	MISCELLANEOUS	SUSP	SUSPEND
DIM	DIMENSION	MS	MOP SINK	T&B	TOP AND BOTTOM
DS	DOWNSPOUT	MT	MOUNT	T&G	TONGUE AND GROOVE
DW	DISHWASHER	MTD	MOUNTED	TE	TOP ELEVATION
DWG	DRAWING	MTG	MEETING	TEL	TELEPHONE
EL	ELEVATION	MTL	METAL	TOC	TOP OF CONCRETE
ELEC	ELECTRIC(AL)	MW	MICROWAVE	TOS	TOP OF SLAB, TOP OF STEEL
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	TV	TELEVISION
EQ	EQUAL	NOM	NOMINAL	TYP	TYPICAL
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
EWS	EYE WASH STATION	OC	ON CENTER	VERT	VERTICAL
EWC	ELECTRIC WATER COOLER	OF/OI	OWNER FURNISH/ OWNER INSTALLED	VCT	VINYL COMPOSITION TILE
EXIST	EXISTING	OF/CI	OWNER FURNISH/ CONTRACTOR INSTALLED	VTR	VENT THROUGH ROOF
EXT	EXTERIOR	OH	OVERHANG, OVERHEAD	W	WASHER, WEST, WIDE
FA	FIRE ALARM	OH DR	OVERHEAD (COILING) DOOR	W/	WITH
FD	FLOOR DRAIN	OPNG	OPENING	W/O	WITHOUT
FDTN	FOUNDATION	OPP	OPPOSITE	WB	WOOD BASE
		PCF	POUNDS PER CUBIC FOOT	WC	WATER CLOSET
				WD	WOOD
				WH	WATER HEATER
				WP	WATERPROOFING
				WSCT	WAINSCOT

SYMBOLS LEGEND

ROOM NAME					
101	ROOM NAME / NUMBER DESIGNATION		ELEVATION NUMBER		DETAIL NUMBER
101	DOOR NUMBER		EXTERIOR ELEVATION SYMBOL		DETAIL SYMBOL
	WINDOW / LOUVER TYPE		SHEET ON WHICH ELEVATION IS DRAWN		SHEET ON WHICH DETAIL IS DRAWN
	WINDOW / LOUVER TYPE		PLAN NORTH		SECTION NUMBER
	WALL TYPE		NORTH ARROW		SECTION SYMBOL
	ELEVATION TARGET		TRUE NORTH		SHEET ON WHICH SECTION IS DRAWN
			ELEVATION NUMBER		
			INTERIOR ELEVATION SYMBOL		
			SHEET ON WHICH ELEVATION IS DRAWN		

VICINITY MAPS



PHASING PLAN
1" = 60'-0"

0 30' 60' 120'
SCALE: 1" = 60'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
ABBREVIATIONS,
VICINITY MAP,
PHASING PLAN

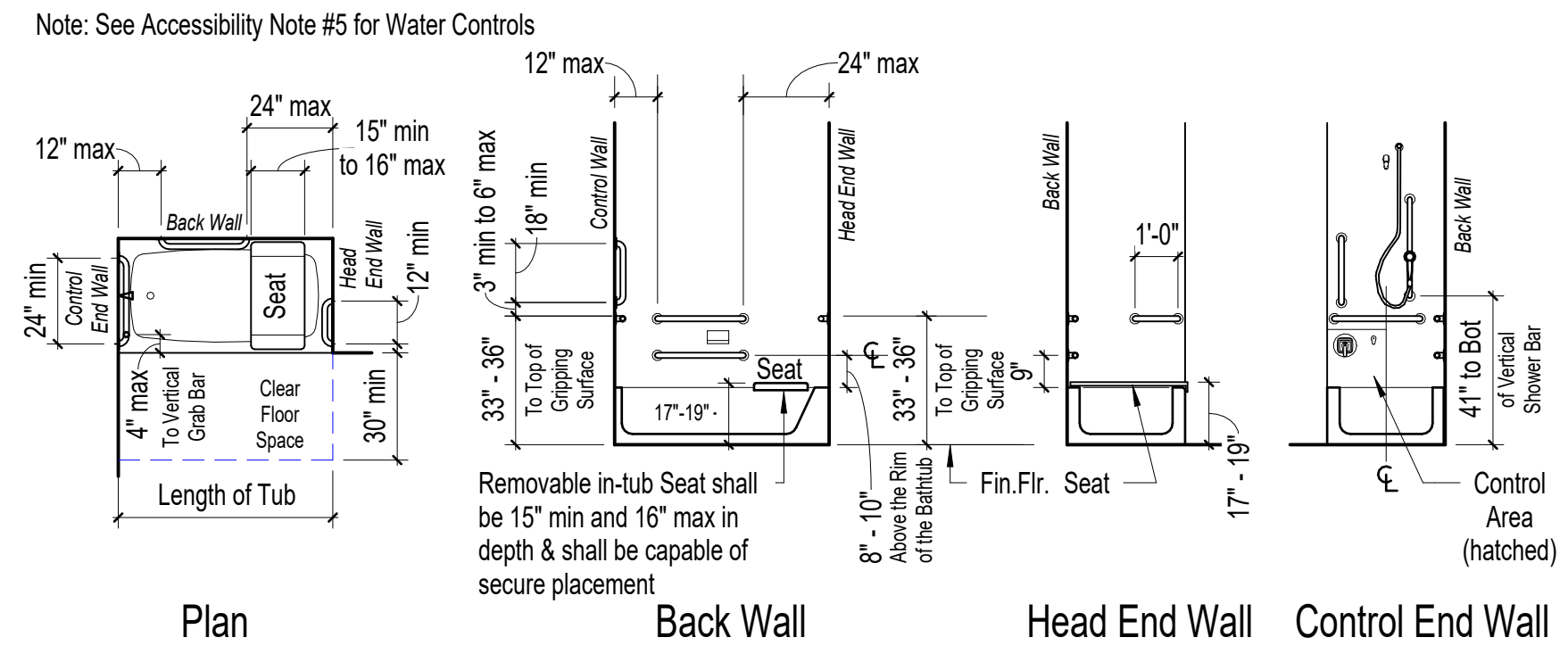
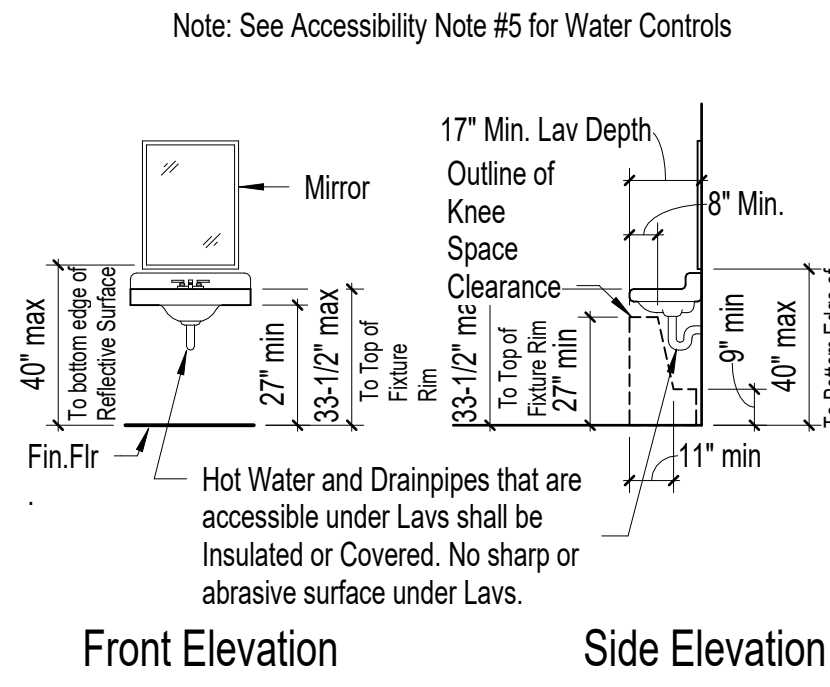
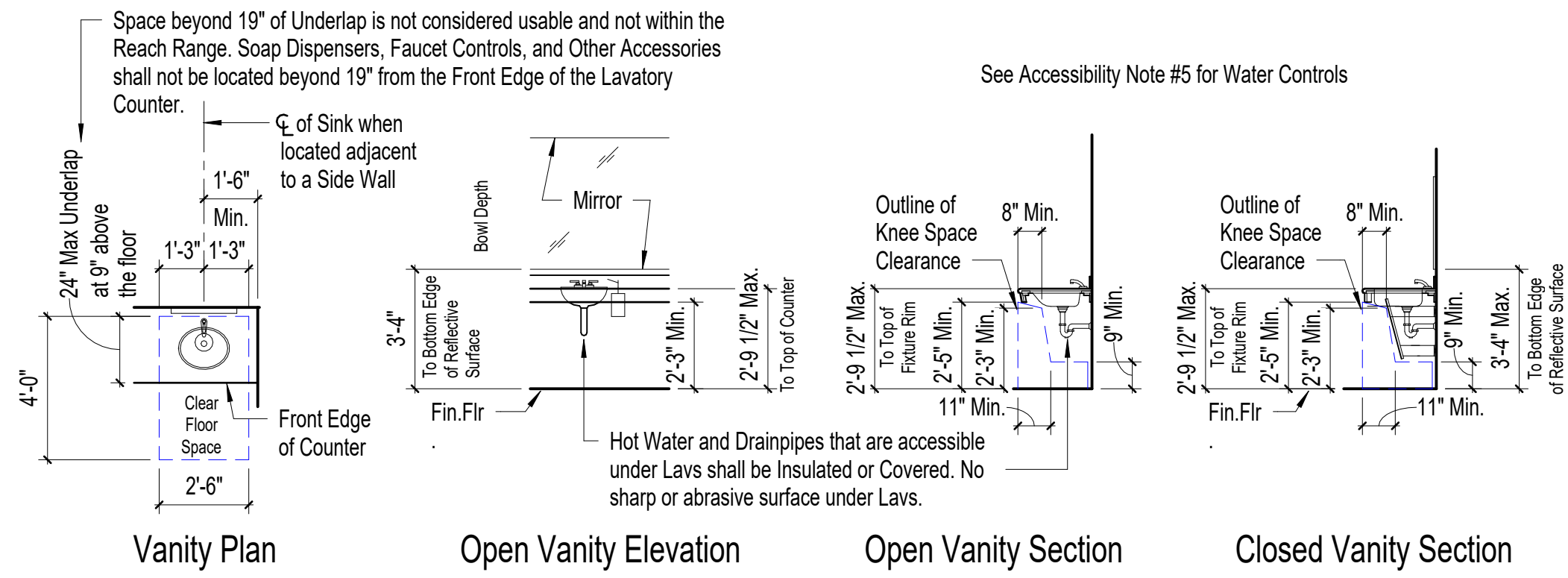
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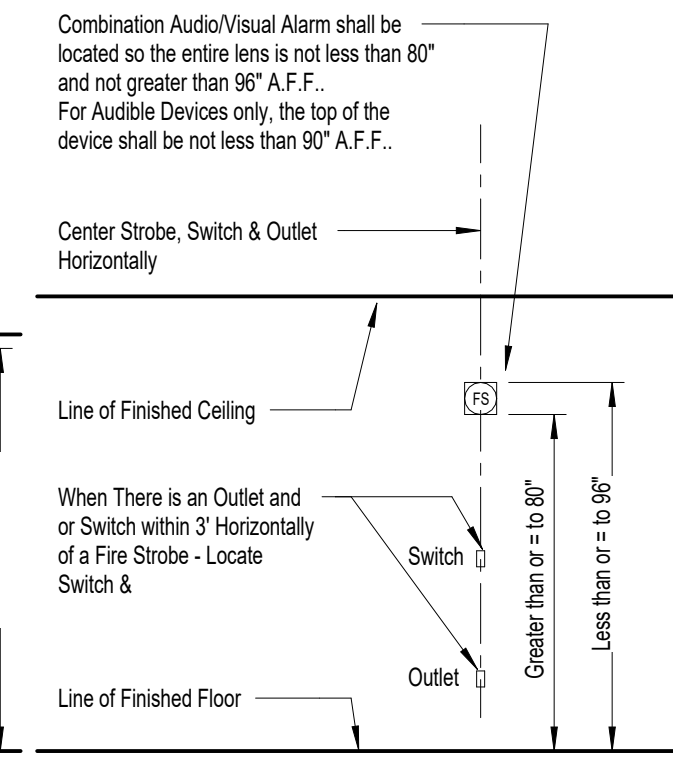
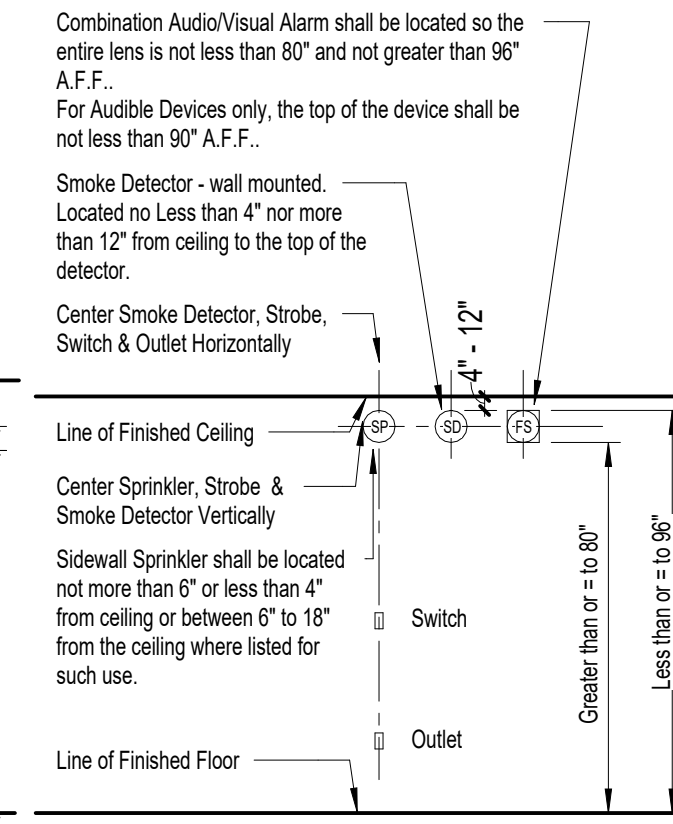
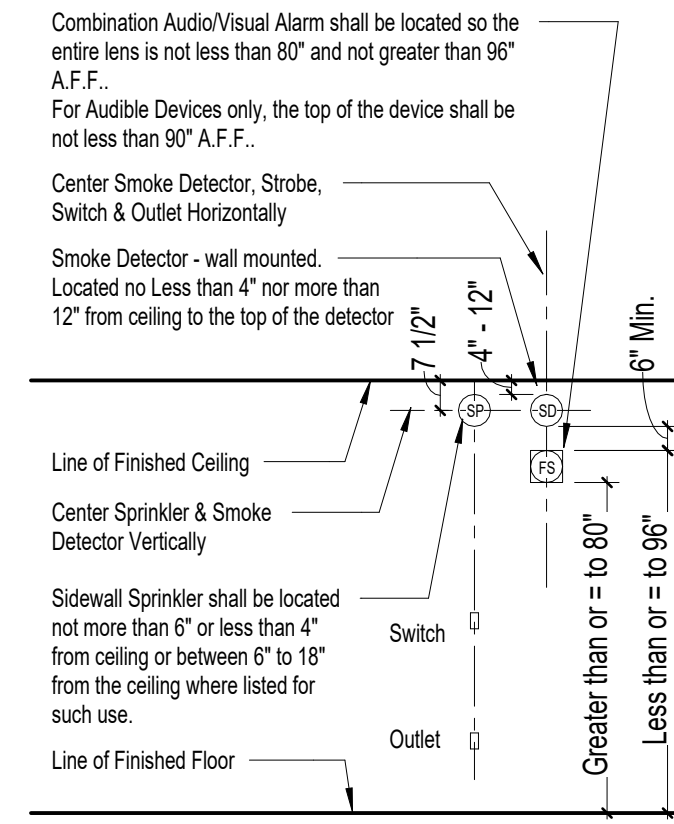
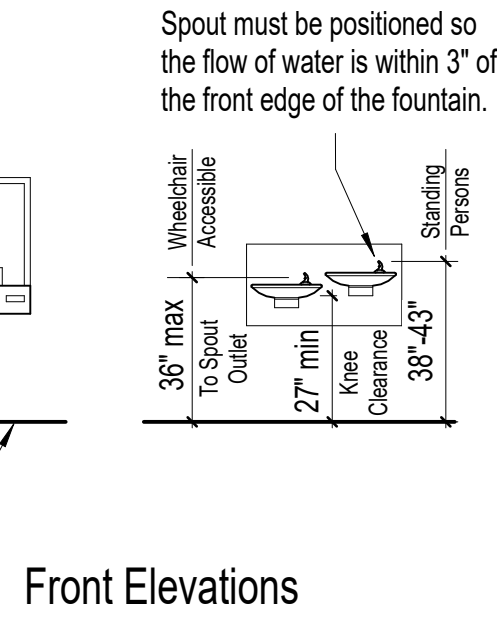
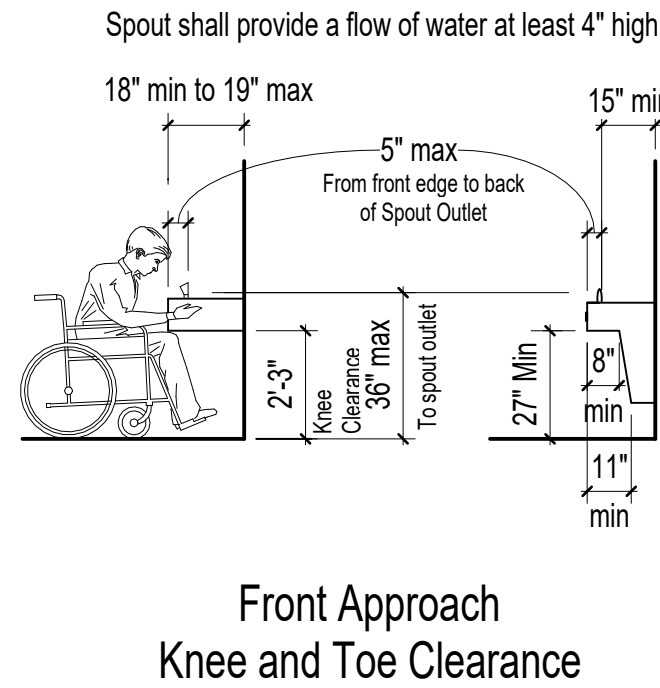
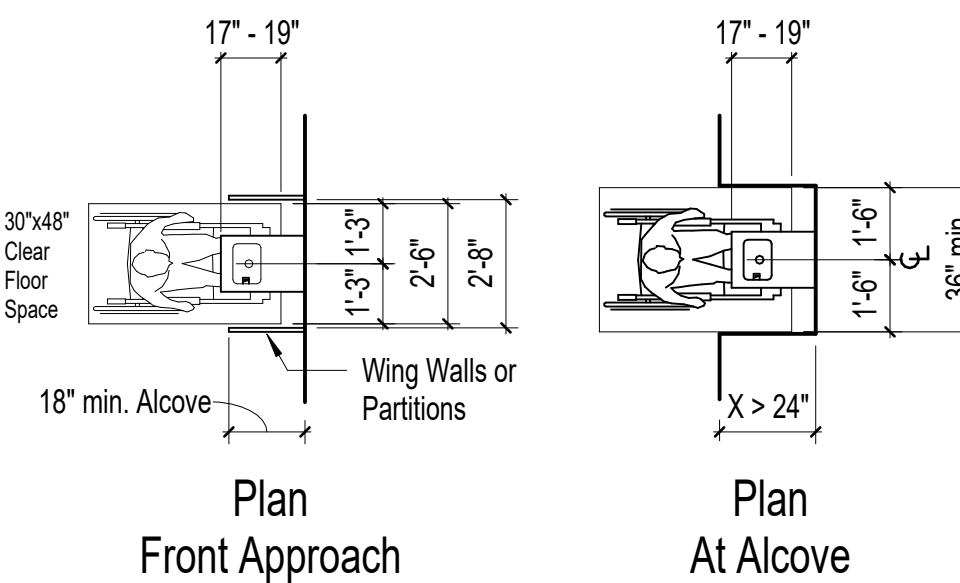
BTA
A GHC COMPANY

909 East Cervantes
Pensacola, FL 32501
APR39314
www.bullice.com
Fax: 850.432.5208
Phone: 850.434.5444

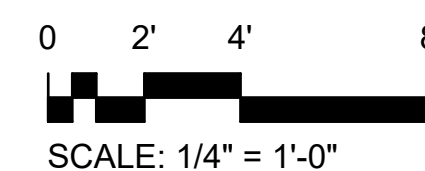
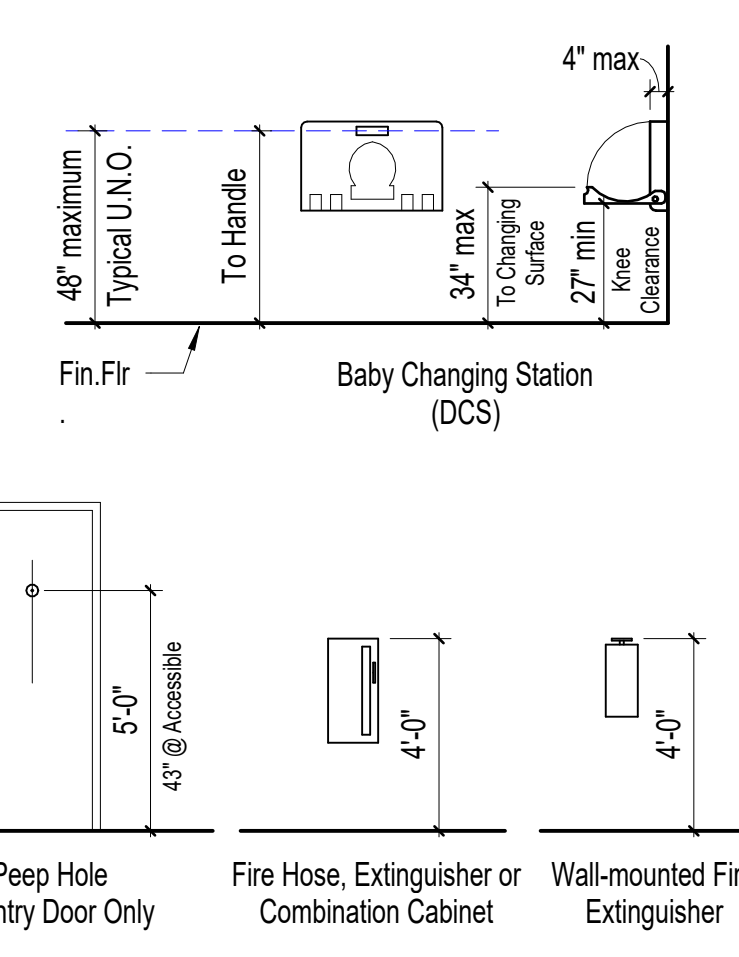
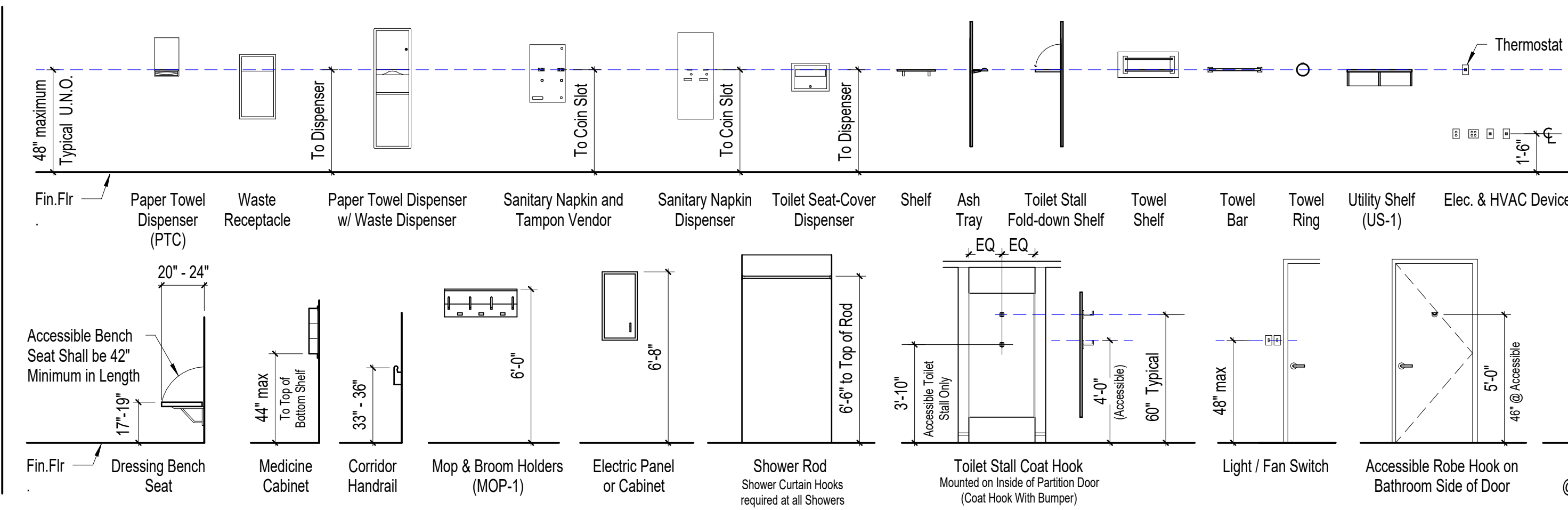
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All Drinking Fountains shall be located completely within Alcoves or otherwise positioned so as not to encroach into adjacent Pedestrian Ways. Protruding objects located in Alcoves are permitted to project 4" max. into Pedestrian Walks, Corridors, Halls, or Aisles.



All Audible and visual alarms and other notification devices for the Fire Alarm System shall be designed and installed per NFPA 72.



909 East Cervantes
Pensacola, FL 32501
APR3914
www.bullice.com
Fax: 850 432 5208
Phone: 850 434 5444

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:	

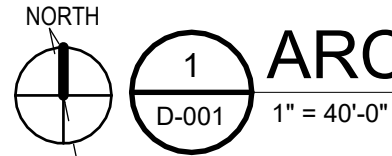
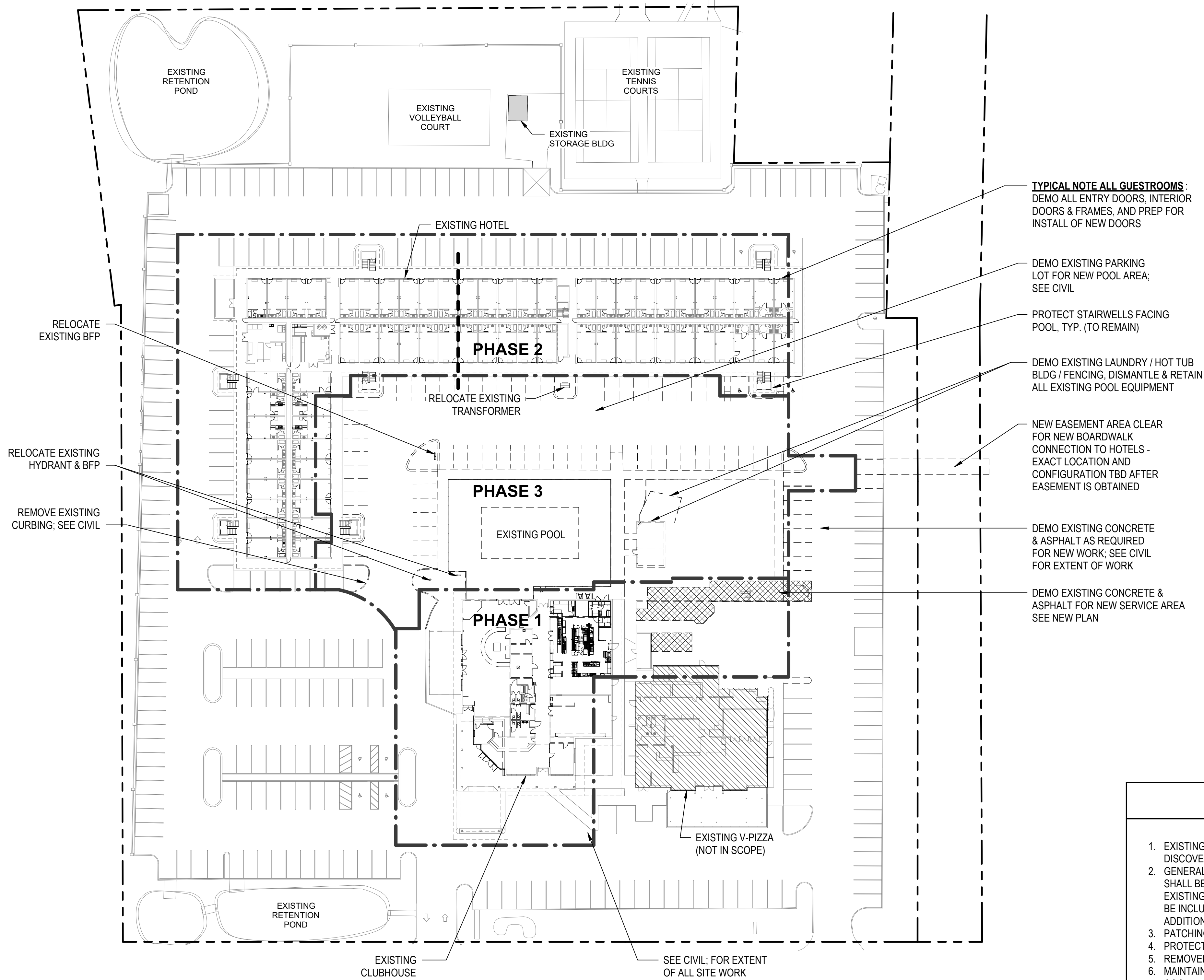
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SHEET DATE: 11/17/23

SHEET TITLE:
TYPICAL MOUNTING HEIGHTS

SHEET:
G-004

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ARCHITECTURAL SITE PLAN - DEMOLITION

1" = 40'-0"

DEMOLITION NOTES

1. EXISTING BUILDING DRAWN FROM SCAN AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICAL.
2. GENERAL DEMOLITION WORK TO THE EXISTING BUILDING FOR THE INSTALLATION OF UTILITIES AND SERVICES SHALL BE INCLUDED IN THE SCOPE OF WORK. SAW-CUTTING AND EXCAVATION, FILLING AND PATCHING OF EXISTING CONCRETE FLOOR SLABS TO REMAIN AFTER INSTALLATION OF UTILITIES AND SERVICES SHALL ALSO BE INCLUDED IN THE SCOPE OF WORK. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
4. PROTECT ADJACENT OCCUPIED AREAS AND ITEMS FROM DUST, DEBRIS AND DAMAGE.
5. REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
6. MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
7. COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.

0 20' 40' 80'
SCALE: 1" = 40'-0"



909 East Cervantes
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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

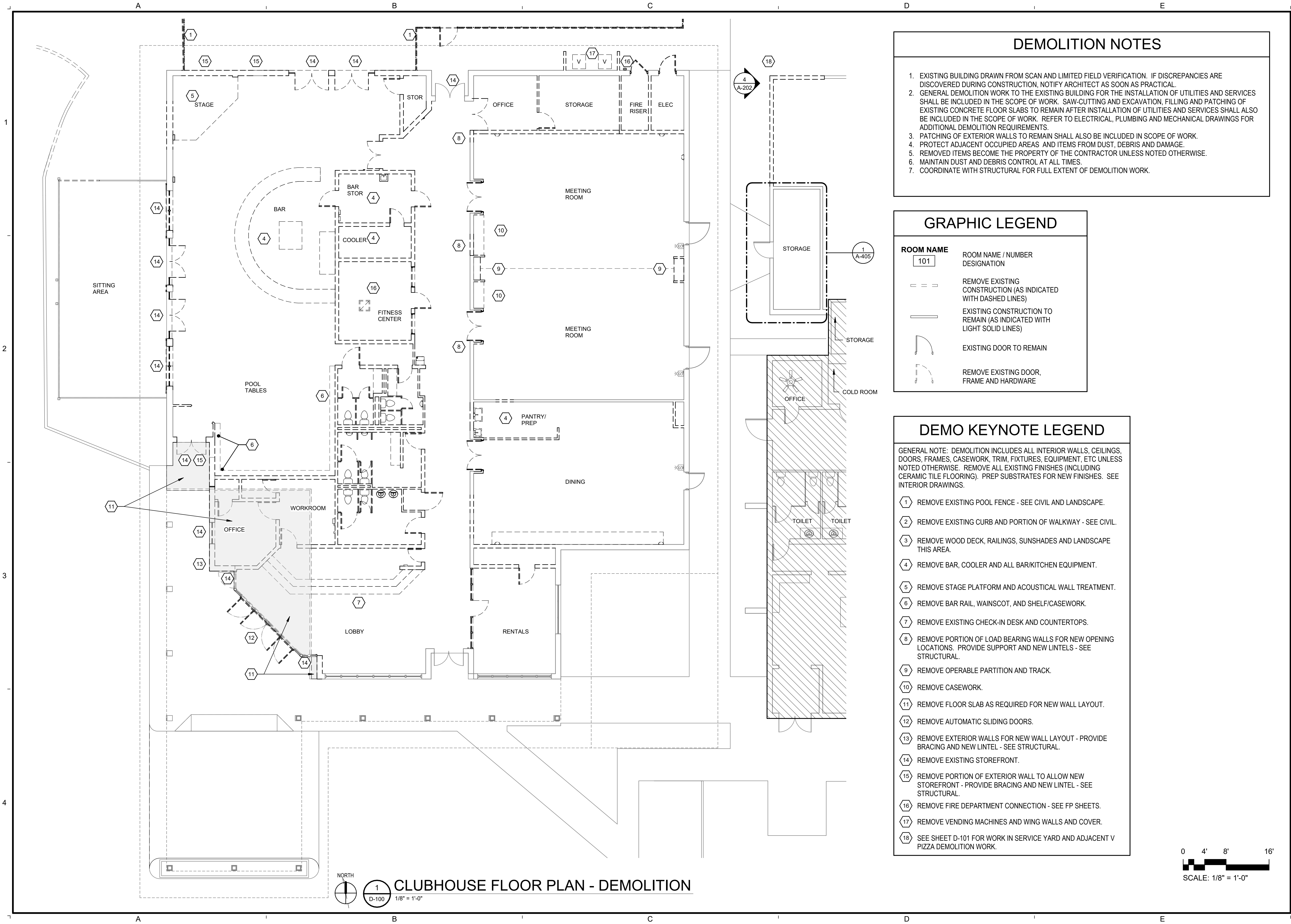
REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
ARCHITECTURAL
SITE PLAN -
DEMOLITION

SHEET:
D-001

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DEMOLITION NOTES

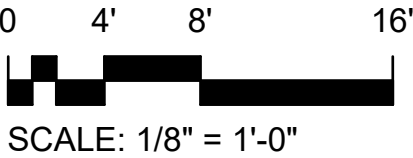
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GRAPHIC LEGEND

ROOM NAME	ROOM NAME / NUMBER DESIGNATION
101	
	REMOVE EXISTING CONSTRUCTION (AS INDICATED WITH DASHED LINES)
	EXISTING CONSTRUCTION TO REMAIN (AS INDICATED WITH LIGHT SOLID LINES)
	EXISTING DOOR TO REMAIN
	REMOVE EXISTING DOOR, FRAME AND HARDWARE

DEMO KEYNOTE LEGEND

- GENERAL NOTE: DEMOLITION INCLUDES ALL INTERIOR WALLS, CEILINGS, DOORS, FRAMES, CASEWORK, TRIM, FIXTURES, EQUIPMENT, ETC UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING FINISHES (INCLUDING CERAMIC TILE FLOORING). PREP SUBSTRATES FOR NEW FINISHES. SEE INTERIOR DRAWINGS.
- 1 REMOVE EXISTING POOL FENCE - SEE CIVIL AND LANDSCAPE.
 - 2 REMOVE EXISTING CURB AND PORTION OF WALKWAY - SEE CIVIL.
 - 3 REMOVE WOOD DECK, RAILINGS, SUNSHADES AND LANDSCAPE THIS AREA.
 - 4 REMOVE BAR, COOLER AND ALL BARKITCHEN EQUIPMENT.
 - 5 REMOVE STAGE PLATFORM AND ACOUSTICAL WALL TREATMENT.
 - 6 REMOVE BAR RAIL, WAINSCOT, AND SHELF/CASEWORK.
 - 7 REMOVE EXISTING CHECK-IN DESK AND COUNTERTOPS.
 - 8 REMOVE PORTION OF LOAD BEARING WALLS FOR NEW OPENING LOCATIONS. PROVIDE SUPPORT AND NEW LINTELS - SEE STRUCTURAL.
 - 9 REMOVE OPERABLE PARTITION AND TRACK.
 - 10 REMOVE CASEWORK.
 - 11 REMOVE FLOOR SLAB AS REQUIRED FOR NEW WALL LAYOUT.
 - 12 REMOVE AUTOMATIC SLIDING DOORS.
 - 13 REMOVE EXTERIOR WALLS FOR NEW WALL LAYOUT - PROVIDE BRACING AND NEW LINTEL - SEE STRUCTURAL.
 - 14 REMOVE EXISTING STOREFRONT.
 - 15 REMOVE PORTION OF EXTERIOR WALL TO ALLOW NEW STOREFRONT - PROVIDE BRACING AND NEW LINTEL - SEE STRUCTURAL.
 - 16 REMOVE FIRE DEPARTMENT CONNECTION - SEE FP SHEETS.
 - 17 REMOVE VENDING MACHINES AND WING WALLS AND COVER.
 - 18 SEE SHEET D-101 FOR WORK IN SERVICE YARD AND ADJACENT V PIZZA DEMOLITION WORK.



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

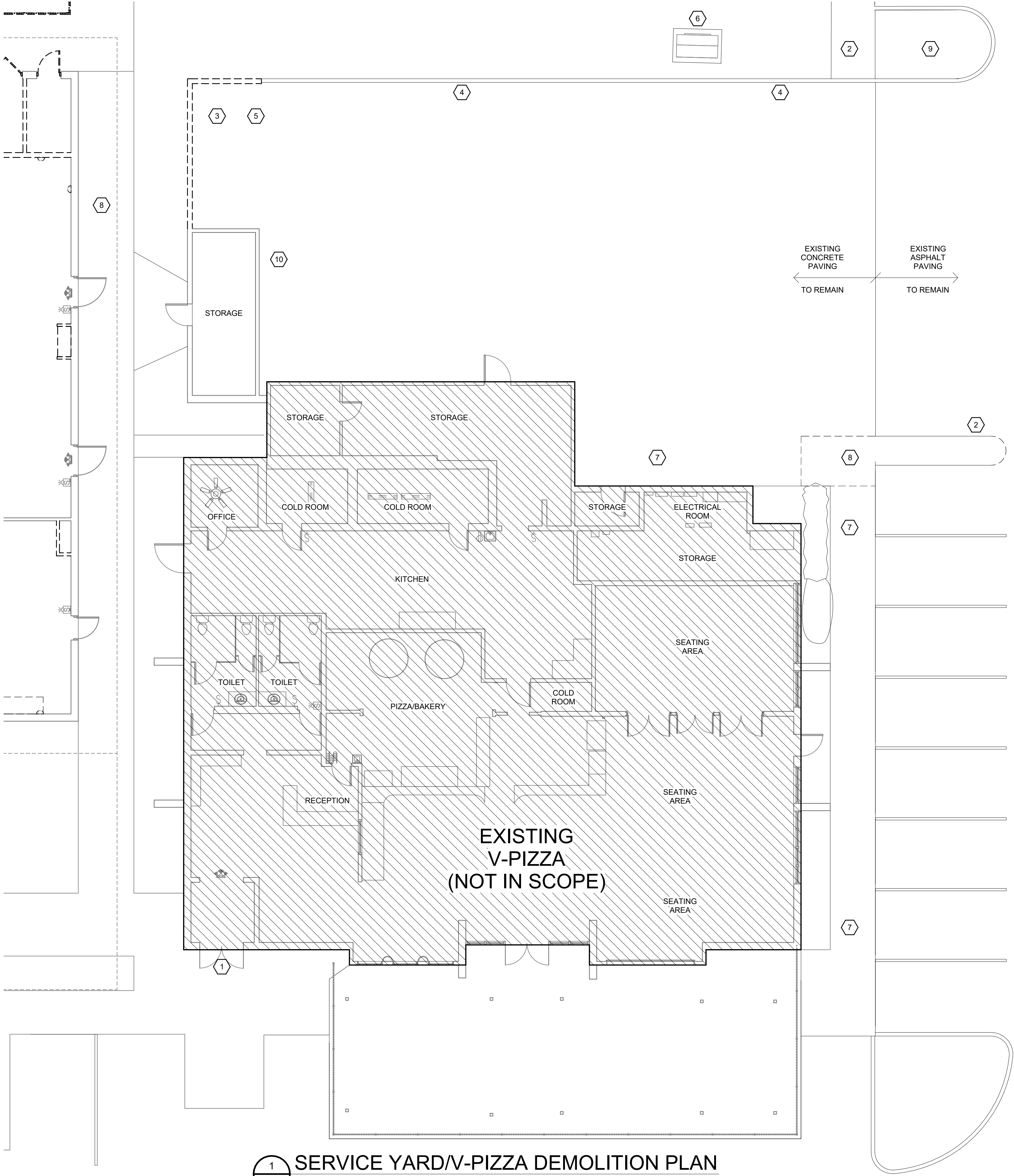
REVISIONS:	

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
CLUBHOUSE
DEMOLITION PLAN

SHEET:
D-100

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DEMOLITION NOTES

1. EXISTING BUILDING DRAWN FROM SCAN AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICAL.
2. GENERAL DEMOLITION WORK TO THE EXISTING BUILDING FOR THE INSTALLATION OF UTILITIES AND SERVICES SHALL BE INCLUDED IN THE SCOPE OF WORK. SAW-CUTTING AND EXCAVATION, FILLING AND PATCHING OF EXISTING CONCRETE FLOOR SLABS TO REMAIN AFTER INSTALLATION OF UTILITIES AND SERVICES SHALL ALSO BE INCLUDED IN THE SCOPE OF WORK. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
4. PROTECT ADJACENT OCCUPIED AREAS AND ITEMS FROM DUST, DEBRIS AND DAMAGE.
5. REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
6. MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
7. COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.

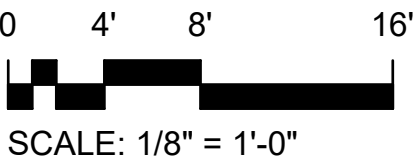
GRAPHIC LEGEND

ROOM NAME	ROOM NAME / NUMBER DESIGNATION
101	
---	REMOVE EXISTING CONSTRUCTION (AS INDICATED WITH DASHED LINES)
---	EXISTING CONSTRUCTION TO REMAIN (AS INDICATED WITH LIGHT SOLID LINES)
---	EXISTING DOOR TO REMAIN
---	REMOVE EXISTING DOOR, FRAME AND HARDWARE

DEMO KEYNOTE LEGEND

GENERAL NOTE: DEMOLITION INCLUDES ALL INTERIOR WALLS, CEILINGS, DOORS, FRAMES, CASEWORK, TRIM, FIXTURES, EQUIPMENT, ETC UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING FINISHES (INCLUDING CERAMIC TILE FLOORING). PREP SUBSTRATES FOR NEW FINISHES. SEE INTERIOR DRAWINGS.

- 1 REMOVE EXISTING ENTRY DOORS. DOCUMENT DOOR SIGNAGE FOR IDENTICAL SIGNAGE ON NEW STOREFRONT DOORS.
- 2 REMOVE EXISTING CURB AND PORTION OF WALKWAY - SEE CIVIL
- 3 REMOVE EXISTING CMU SCREEN WALL AND FOUNDATION - SEE CIVIL FOR GRADING.
- 4 REMOVE EXISTING CURB - SEE CIVIL FOR GRADING
- 5 SAWCUT CONCRETE SLAB TO ALLOW NEW CONSTRUCTION.
- 6 PROTECT EXISTING TRANSFORMER AND PAD TO REMAIN
- 7 EXISTING CONCRETE WALK TO REMAIN
- 8 SAWCUT EXISTING PAVEMENT AS REQUIRED FOR NEW UTILITY WORK IN SERVICE ALLEY
- 9 SAWCUT AND REMOVE PORTION OF EXISTING CONCRETE ISLAND TO ALLOW NEW CURB WITH LANDSCAPING - SEE CIVIL
- 10 PROTECT EXISTING STORAGE BUILDING TO REMAIN



1 SERVICE YARD/V-PIZZA DEMOLITION PLAN
D-101 1/8" = 1'-0"



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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

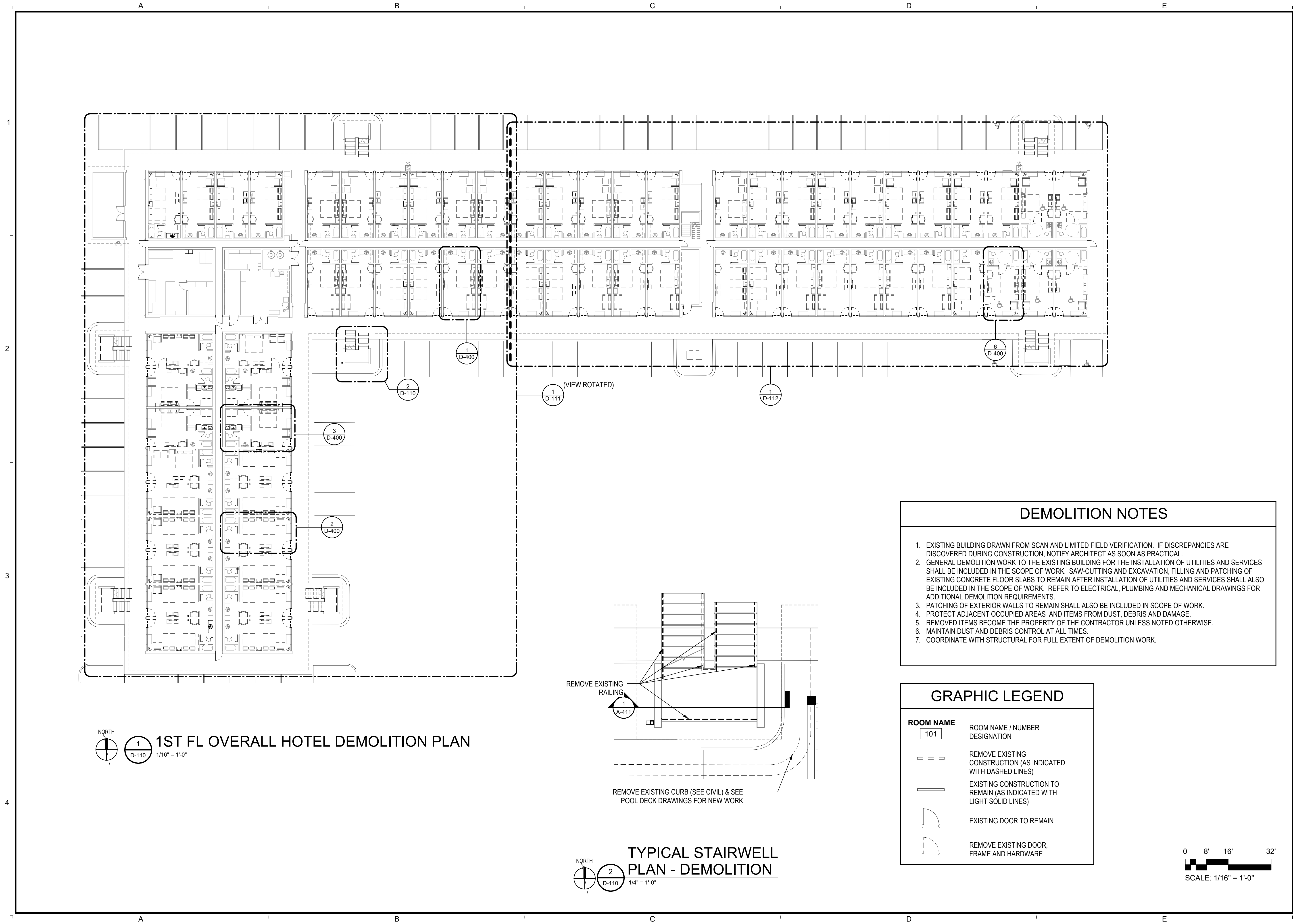
BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
SERVICE
YARD/V-PIZZA
DEMOLITION PLAN

SHEET:
D-101

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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET
REVISIONS:

BTA PROJECT NO:	156422.01
SHEET DATE:	03/02/23

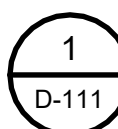
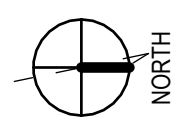
SHEET TITLE:

1ST FL OVERALL
HOTEL DEMOLITION
PLAN

SHEET:

D-110

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WEST 1ST FL DEMOLITION PLAN

1/8" = 1'-0"

DEMOLITION NOTES

- EXISTING BUILDING DRAWN FROM SCAN AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICAL.
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- REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
- COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.

GRAPHIC LEGEND

ROOM NAME

101

ROOM NAME / NUMBER
DESIGNATION

REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)

EXISTING CONSTRUCTION TO
REMAIN (AS INDICATED WITH
LIGHT SOLID LINES)

EXISTING DOOR TO REMAIN

REMOVE EXISTING DOOR,
FRAME AND HARDWARE

MATCHLINE

MATCHLINE

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:

1ST FL WEST
DEMOLITION PLAN

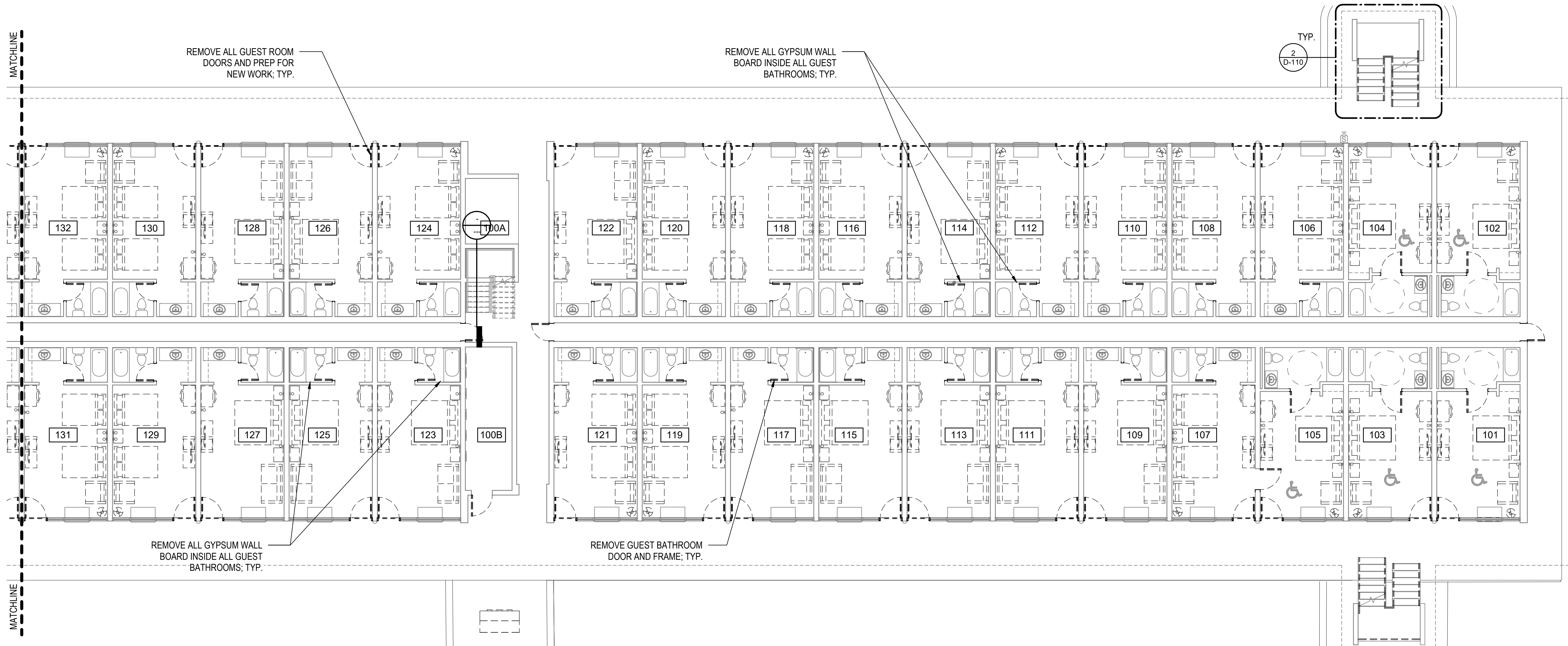
SHEET:

D-111

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DEMOLITION NOTES

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GRAPHIC LEGEND

ROOM NAME

101

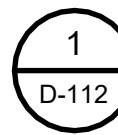
ROOM NAME / NUMBER
DESIGNATION

REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)

EXISTING CONSTRUCTION TO
REMAIN (AS INDICATED WITH
LIGHT SOLID LINES)

EXISTING DOOR TO REMAIN

REMOVE EXISTING DOOR,
FRAME AND HARDWARE



EAST 1ST FL DEMOLITION PLAN

1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:

1ST FL EAST
DEMOLITION PLAN

SHEET:

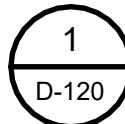
D-112

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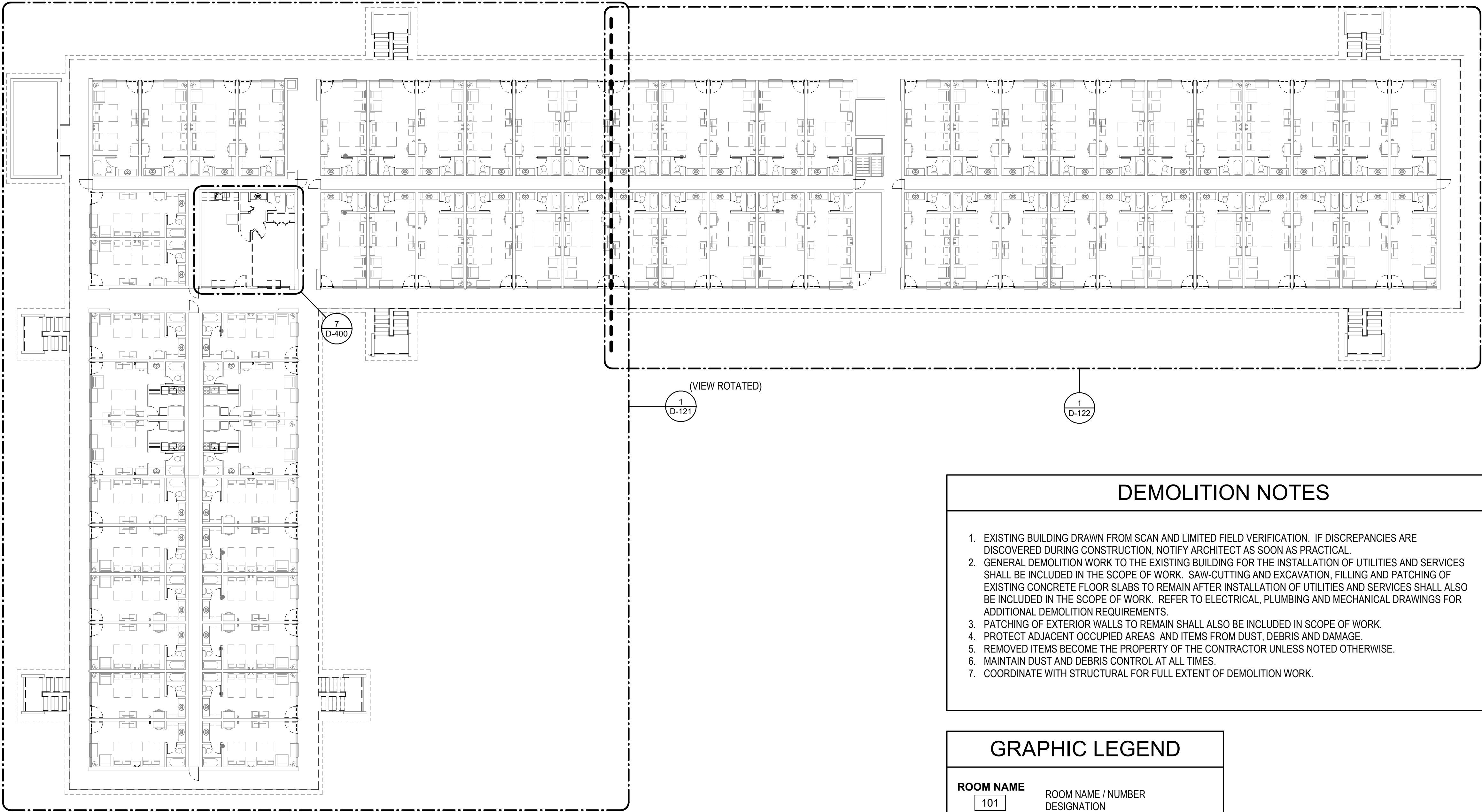
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2ND FL OVERALL DEMOLITION HOTEL PLAN

1/16" = 1'-0"



DEMOLITION NOTES

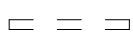
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7. COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.

GRAPHIC LEGEND

ROOM NAME

101

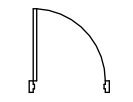
ROOM NAME / NUMBER
DESIGNATION



REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)



EXISTING CONSTRUCTION TO
REMAIN (AS INDICATED WITH
LIGHT SOLID LINES)



EXISTING DOOR TO REMAIN



REMOVE EXISTING DOOR,
FRAME AND HARDWARE

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

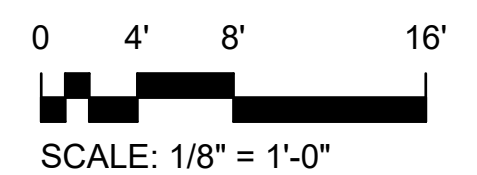
SHEET TITLE:
2ND FL OVERALL
HOTEL DEMOLITION
PLAN

SHEET:

D-120

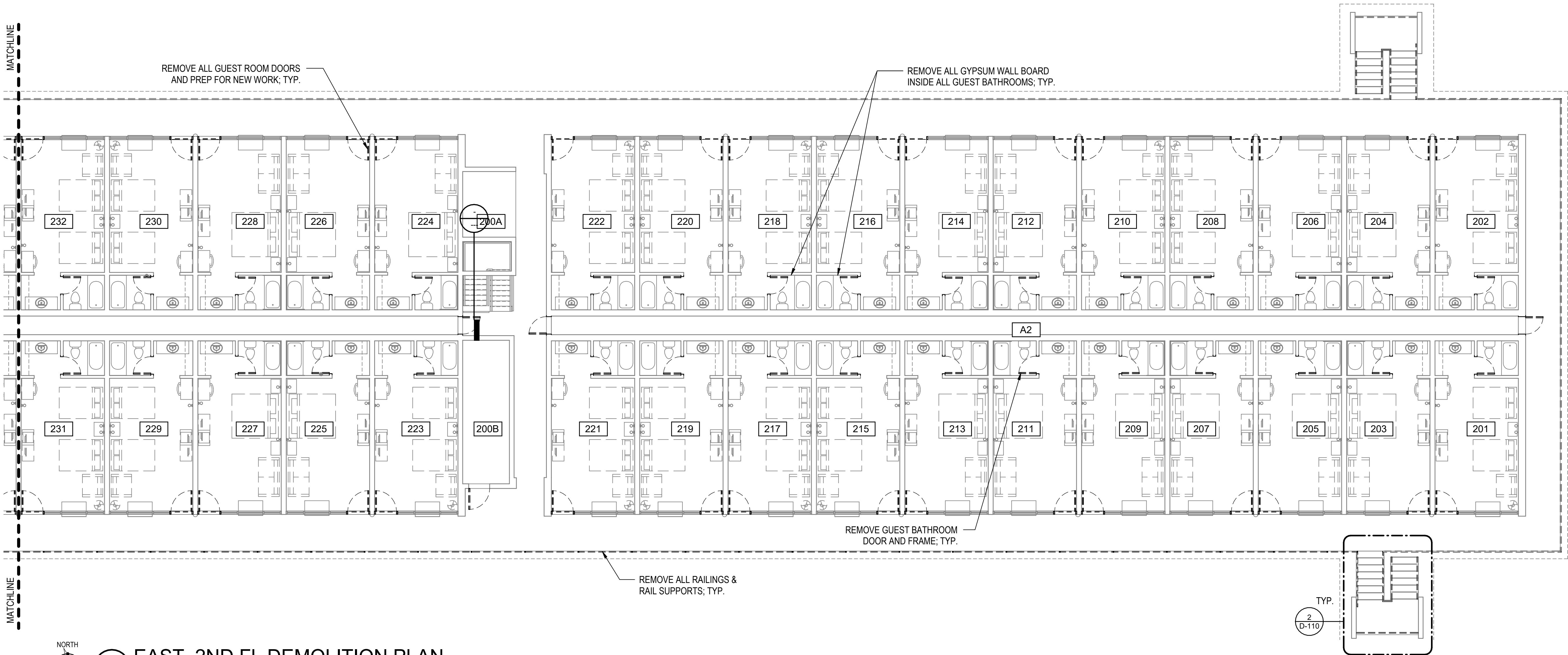
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1
D-122

EAST 2ND FL DEMOLITION PLAN

1/8" = 1'-0"

DEMOLITION NOTES

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GRAPHIC LEGEND

ROOM NAME

101

ROOM NAME / NUMBER
DESIGNATION

REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)

EXISTING CONSTRUCTION TO
REMAIN (AS INDICATED WITH
LIGHT SOLID LINES)

EXISTING DOOR TO REMAIN

REMOVE EXISTING DOOR,
FRAME AND HARDWARE

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:

2ND FL EAST
DEMOLITION PLAN

SHEET:

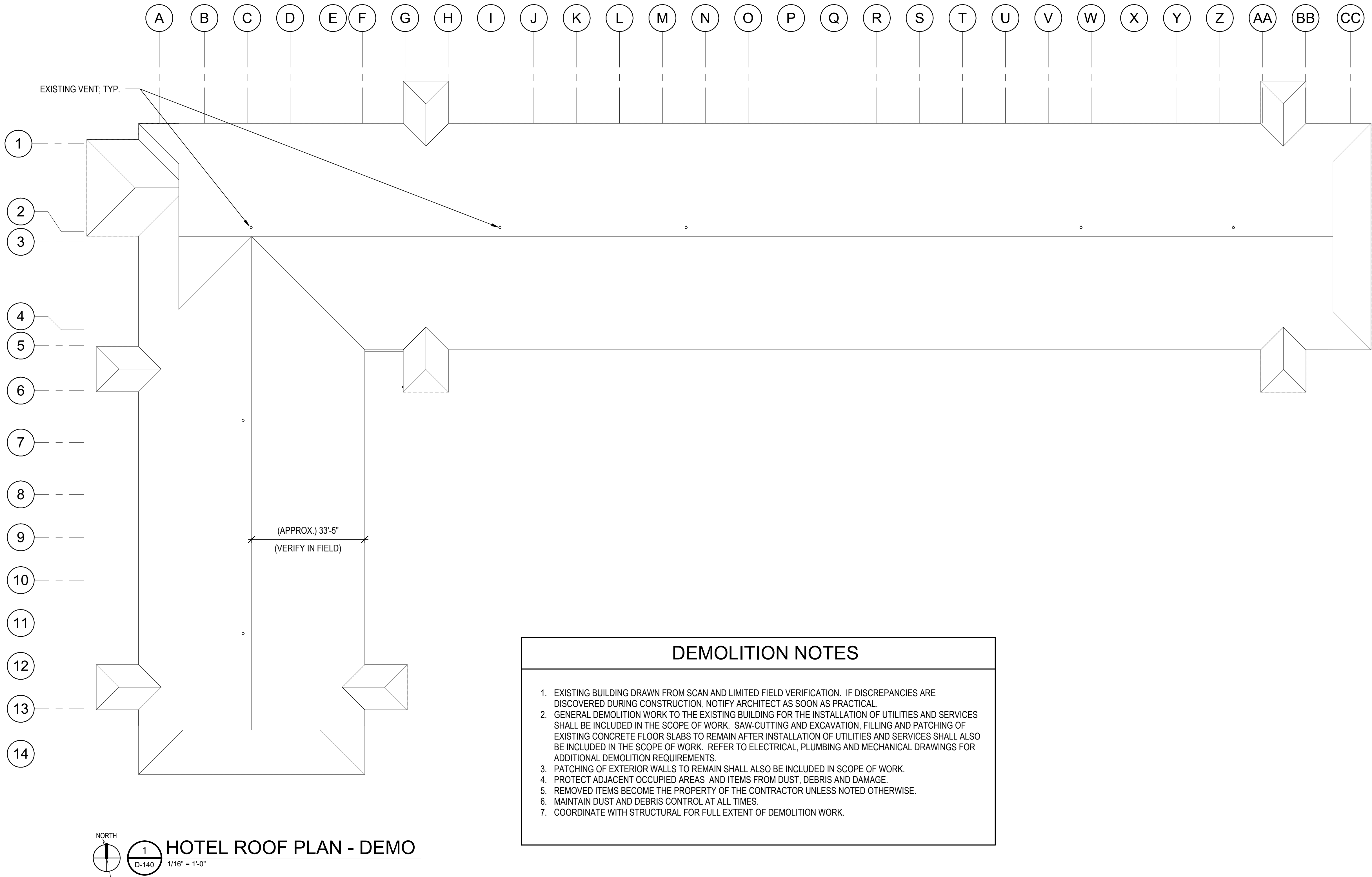
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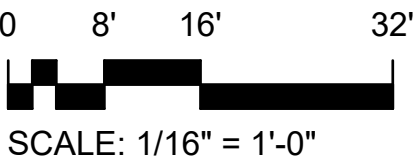
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DEMOLITION NOTES

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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

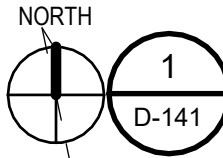
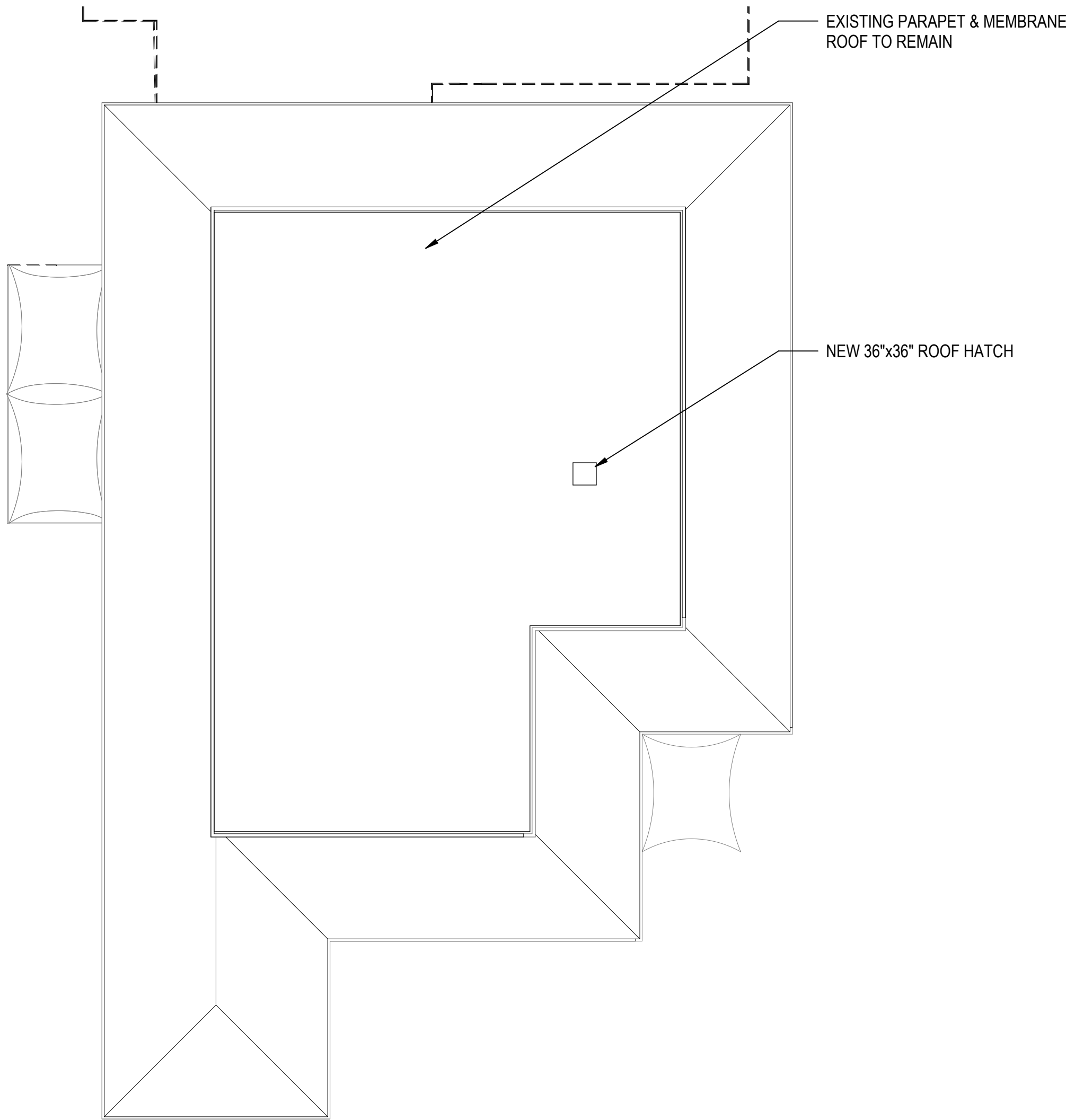
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SHEET DATE: 03/02/23

SHEET TITLE:
HOTEL ROOF PLAN
- DEMOLITION

SHEET:
D-140

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CLUBHOUSE ROOF PLAN - DEMO

1/16" = 1'-0"

DEMOLITION NOTES

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0 8' 16' 32'
SCALE: 1/16" = 1'-0"



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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

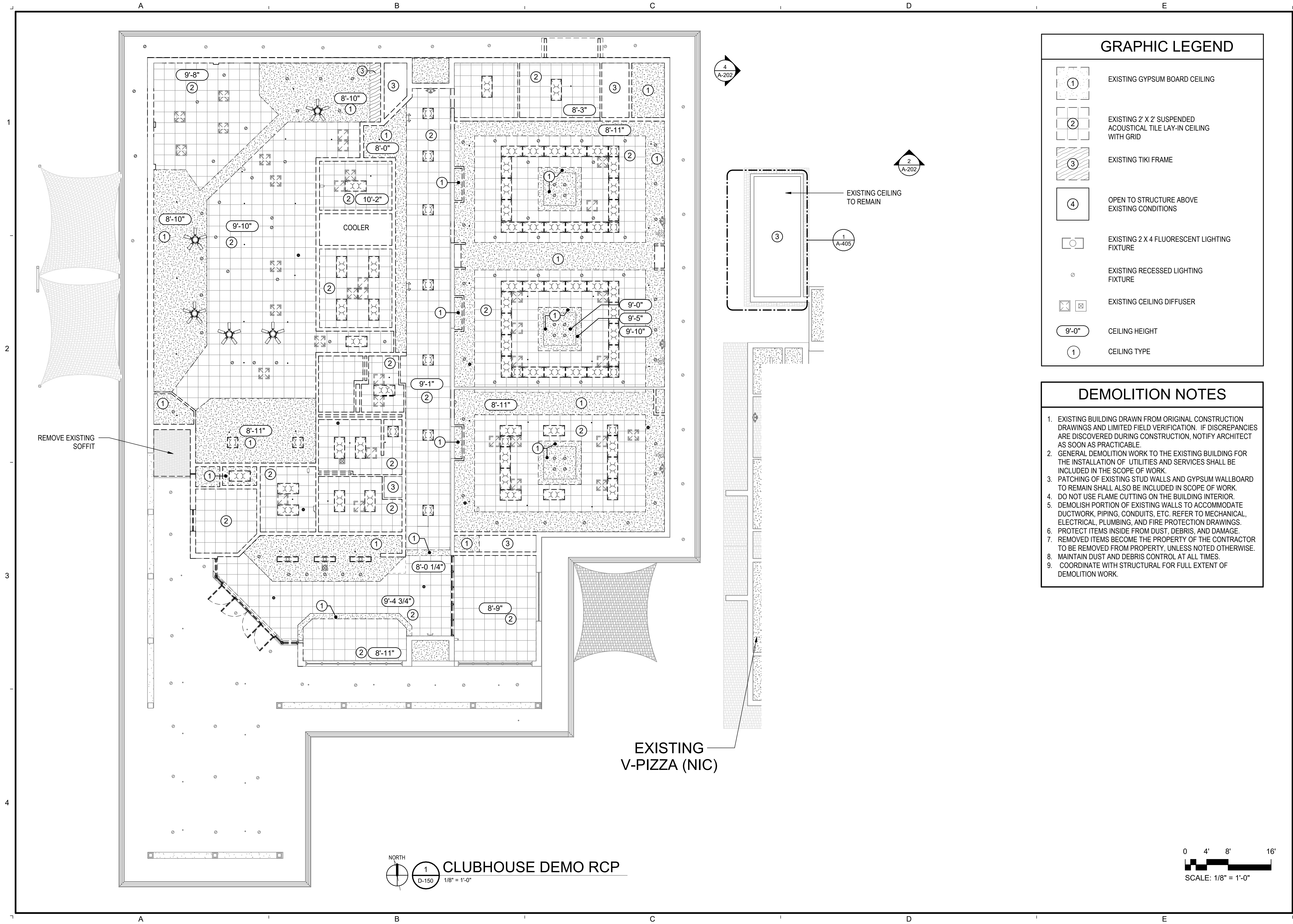
BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
CLUBHOUSE ROOF
PLAN - DEMOLITION

SHEET:
D-141

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GRAPHIC LEGEND

- 1 EXISTING GYPSUM BOARD CEILING
- 2 EXISTING 2' X 2' SUSPENDED ACOUSTICAL TILE LAY-IN CEILING WITH GRID
- 3 EXISTING TIKI FRAME
- 4 OPEN TO STRUCTURE ABOVE EXISTING CONDITIONS
- EXISTING 2 X 4 FLUORESCENT LIGHTING FIXTURE
- EXISTING RECESSED LIGHTING FIXTURE
- EXISTING CEILING DIFFUSER
- 9'-0" CEILING HEIGHT
- 1 CEILING TYPE

DEMOLITION NOTES

- EXISTING BUILDING DRAWN FROM ORIGINAL CONSTRUCTION DRAWINGS AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICABLE.
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- PATCHING OF EXISTING STUD WALLS AND GYPSUM WALLBOARD TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
- DO NOT USE FLAME CUTTING ON THE BUILDING INTERIOR.
- DEMOLISH PORTION OF EXISTING WALLS TO ACCOMMODATE DUCTWORK, PIPING, CONDUITS, ETC. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.
- PROTECT ITEMS INSIDE FROM DUST, DEBRIS, AND DAMAGE.
- REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR TO BE REMOVED FROM PROPERTY, UNLESS NOTED OTHERWISE.
- MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
CLUBHOUSE
CEILING DEMO
PLAN

SHEET:

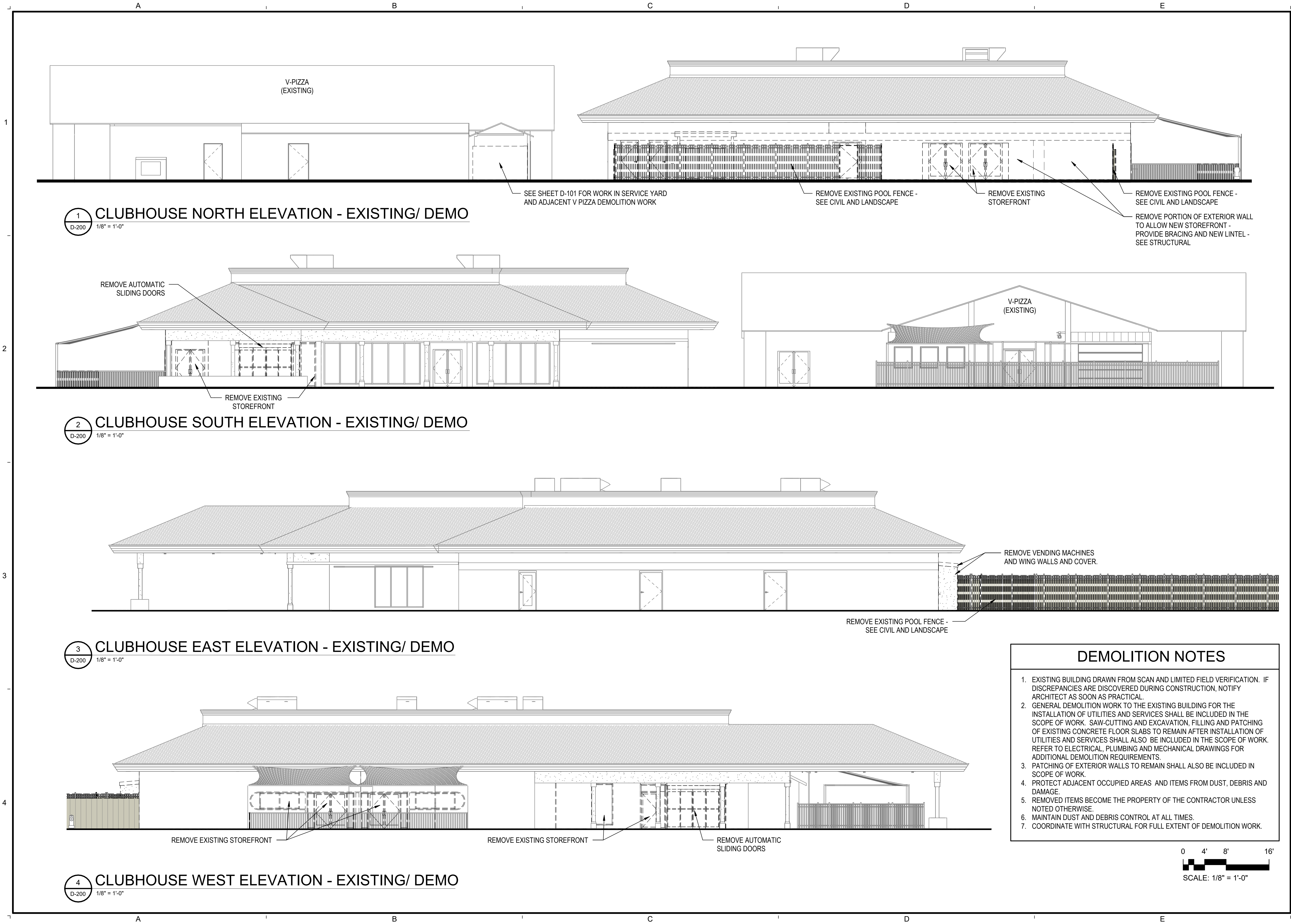
D-150

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

NORTH
1 CLUBHOUSE DEMO RCP
D-150 1/8" = 1'-0"

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1 CLUBHOUSE NORTH ELEVATION - EXISTING/ DEMO
D-200 1/8" = 1'-0"

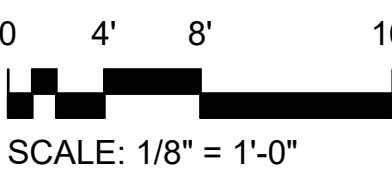
2 CLUBHOUSE SOUTH ELEVATION - EXISTING/ DEMO
D-200 1/8" = 1'-0"

3 CLUBHOUSE EAST ELEVATION - EXISTING/ DEMO
D-200 1/8" = 1'-0"

4 CLUBHOUSE WEST ELEVATION - EXISTING/ DEMO
D-200 1/8" = 1'-0"

DEMOLITION NOTES

1. EXISTING BUILDING DRAWN FROM SCAN AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICAL.
2. GENERAL DEMOLITION WORK TO THE EXISTING BUILDING FOR THE INSTALLATION OF UTILITIES AND SERVICES SHALL BE INCLUDED IN THE SCOPE OF WORK. SAW-CUTTING AND EXCAVATION, FILLING AND PATCHING OF EXISTING CONCRETE FLOOR SLABS TO REMAIN AFTER INSTALLATION OF UTILITIES AND SERVICES SHALL ALSO BE INCLUDED IN THE SCOPE OF WORK. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
4. PROTECT ADJACENT OCCUPIED AREAS AND ITEMS FROM DUST, DEBRIS AND DAMAGE.
5. REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
6. MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
7. COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:	

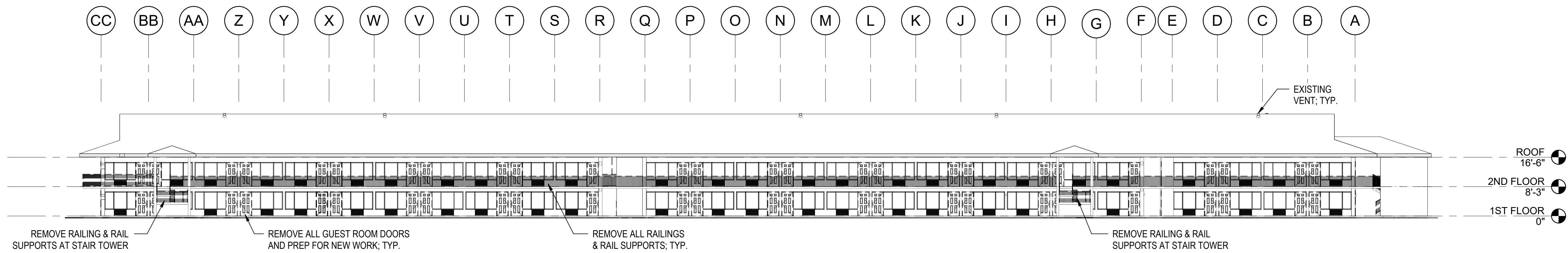
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SHEET DATE: 11/17/23

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CLUBHOUSE
EXISTING/ DEMO
EXTERIOR
ELEVATIONS

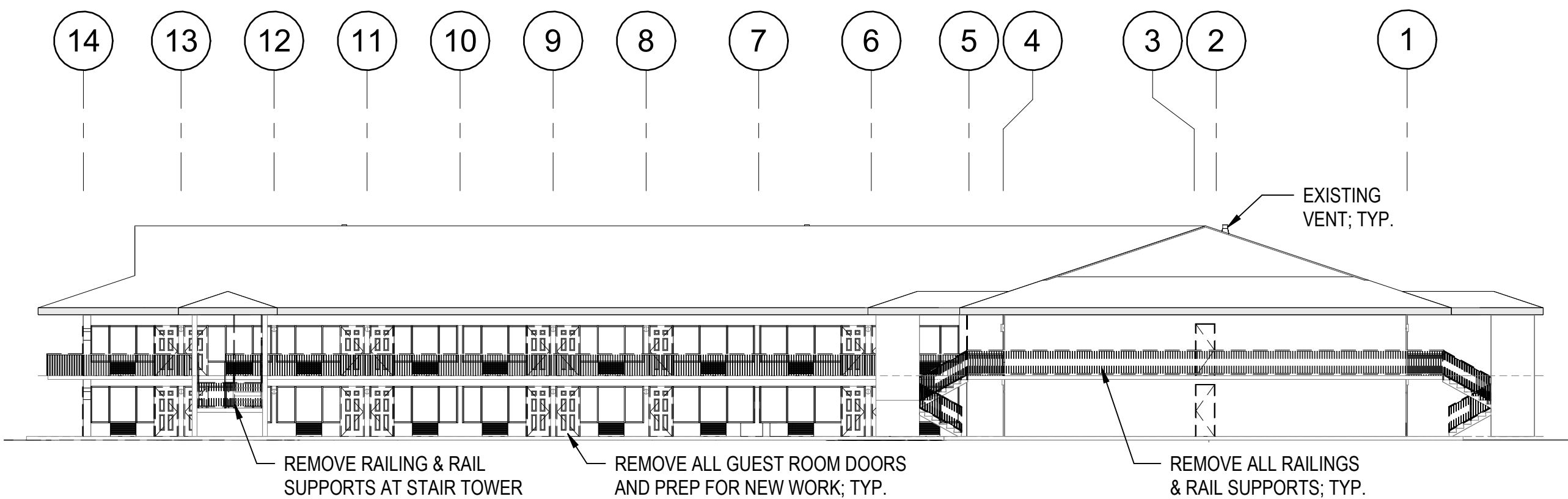
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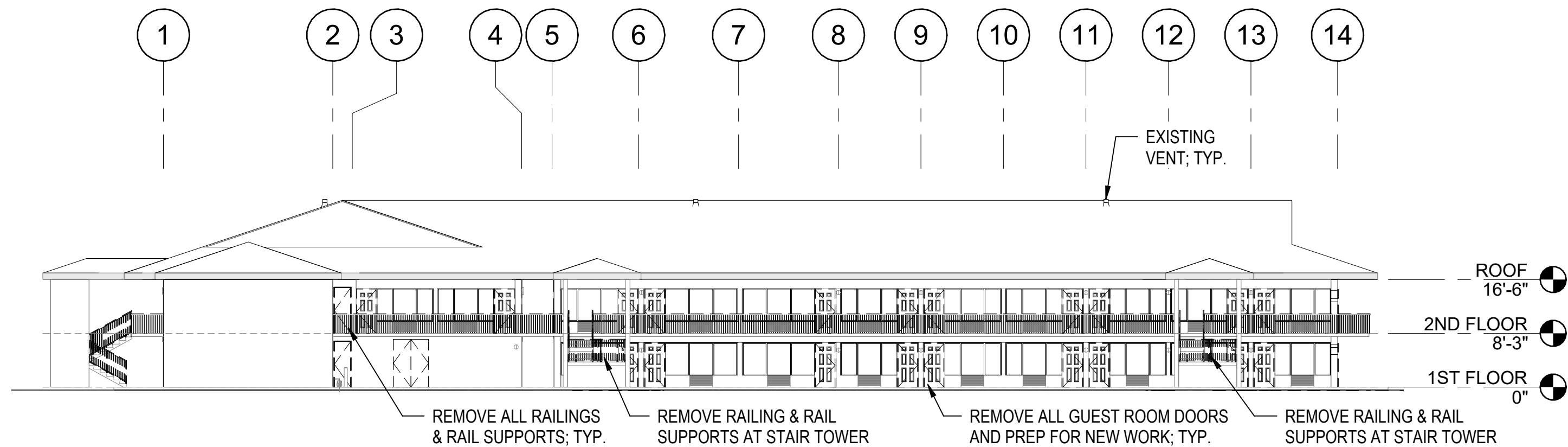
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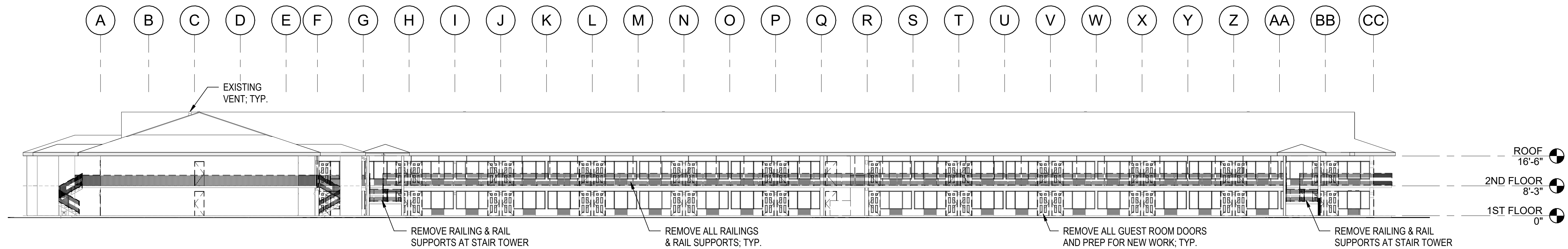
1 HOTEL NORTH ELEVATION - EXISTING/ DEMO
D-210 1/16" = 1'-0"



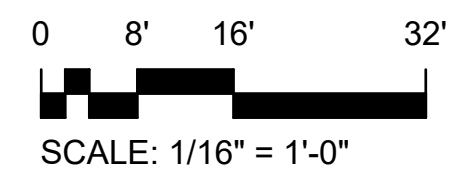
2 HOTEL EAST ELEVATION - EXISTING/ DEMO
D-210 1/16" = 1'-0"



3 HOTEL WEST ELEVATION - EXISTING/ DEMO
D-210 1/16" = 1'-0"



4 HOTEL SOUTH ELEVATION - EXISTING/ DEMO
D-210 1/16" = 1'-0"



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PROGRESS
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REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

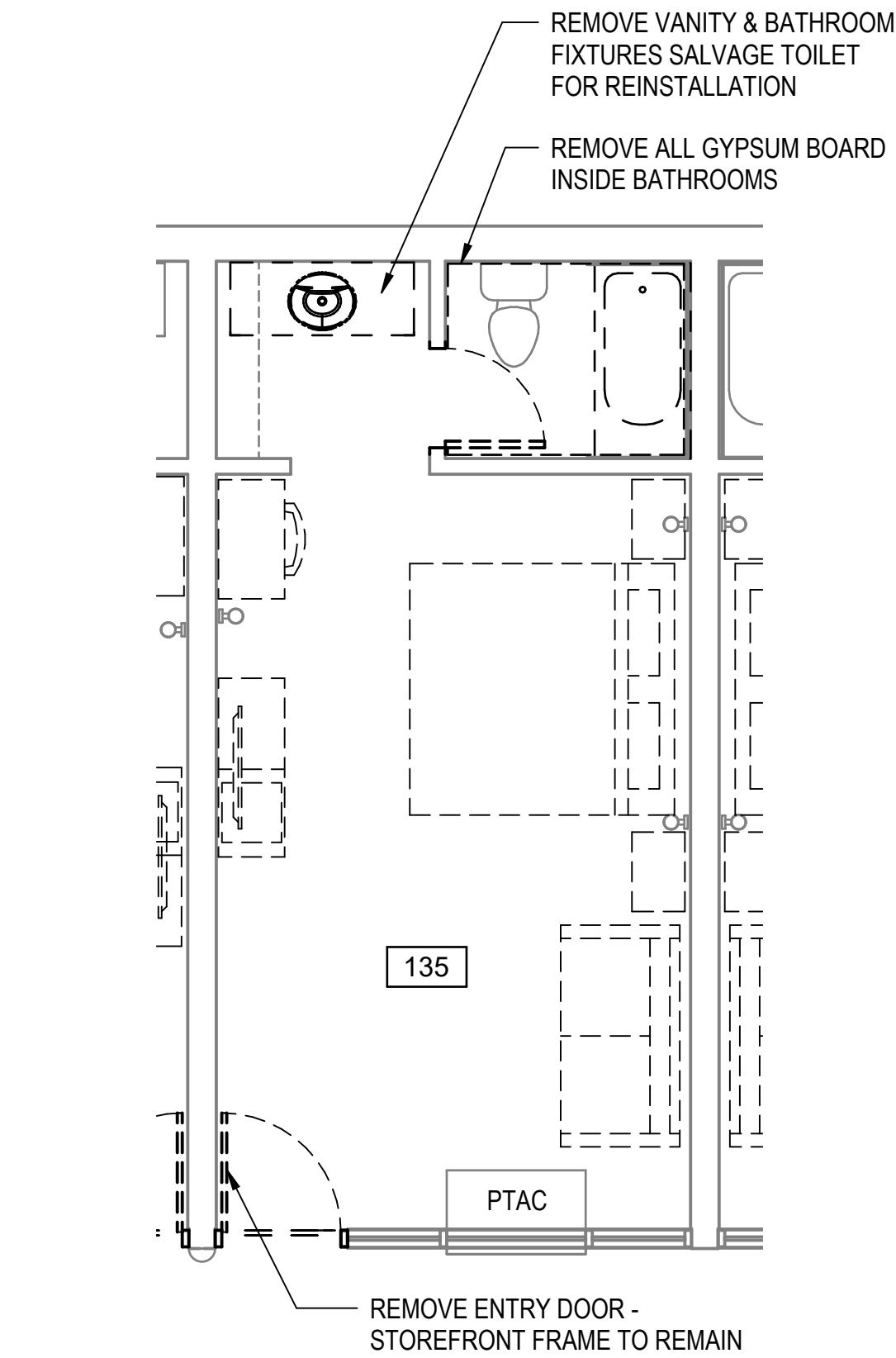
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HOTEL EXISTING/
DEMO EXTERIOR
ELEVATIONS

SHEET:

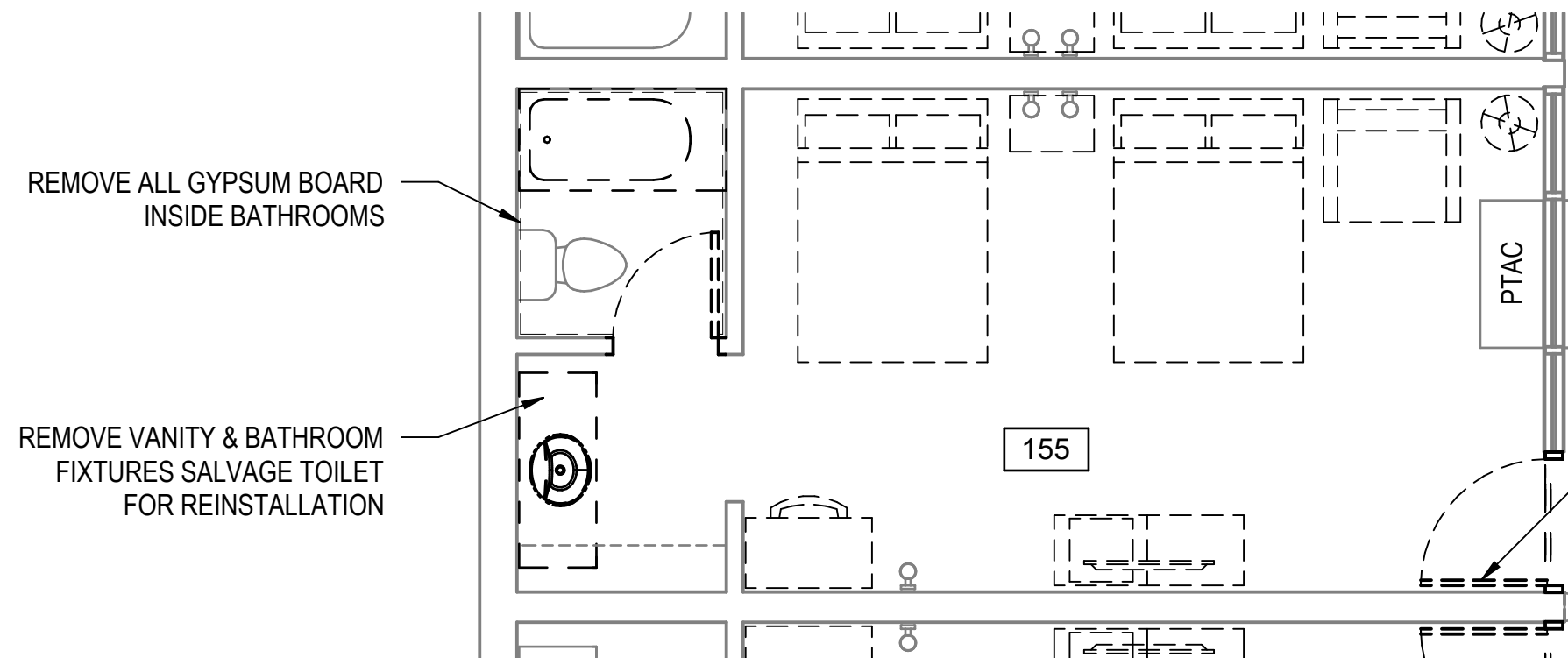
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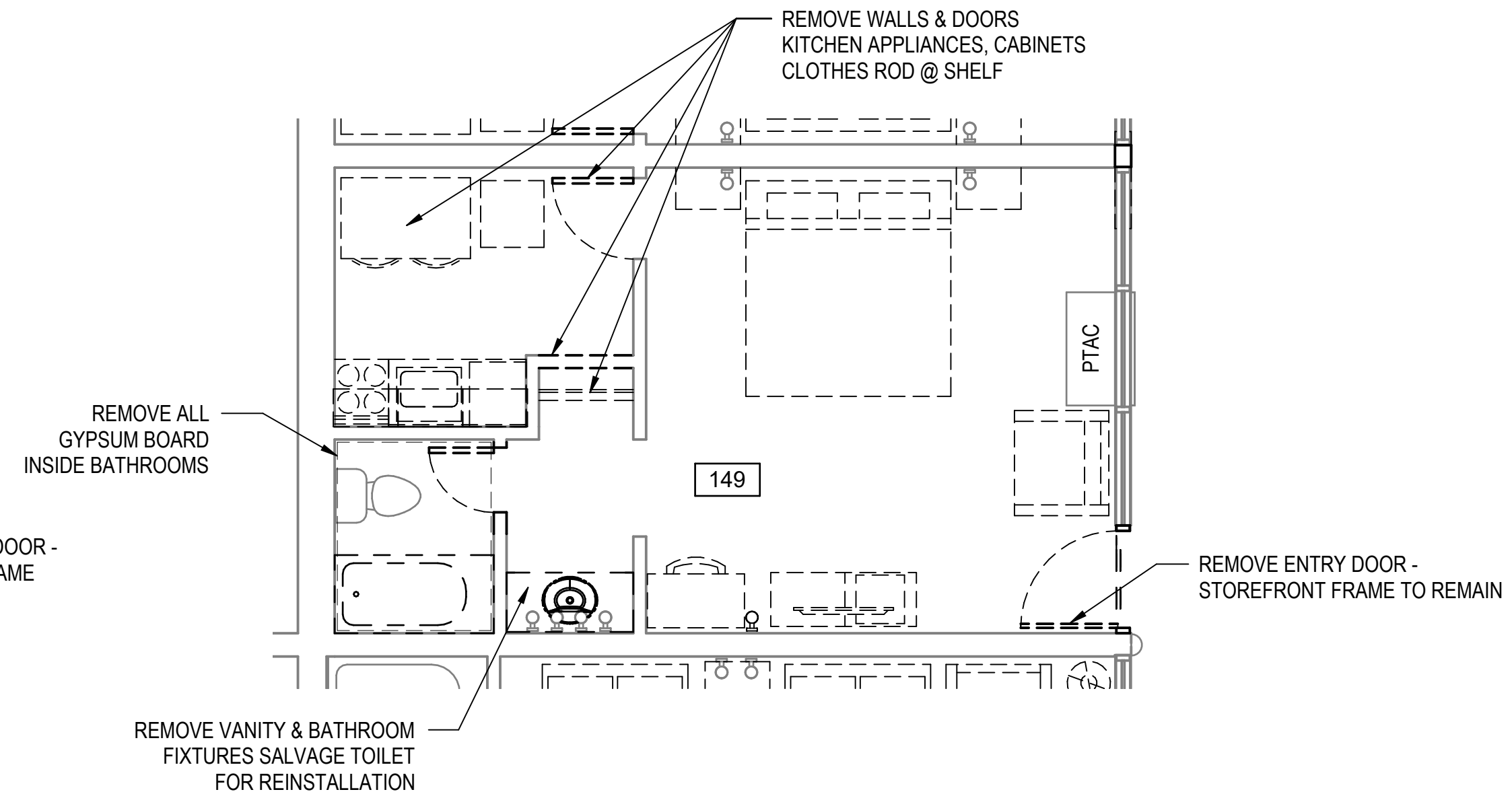
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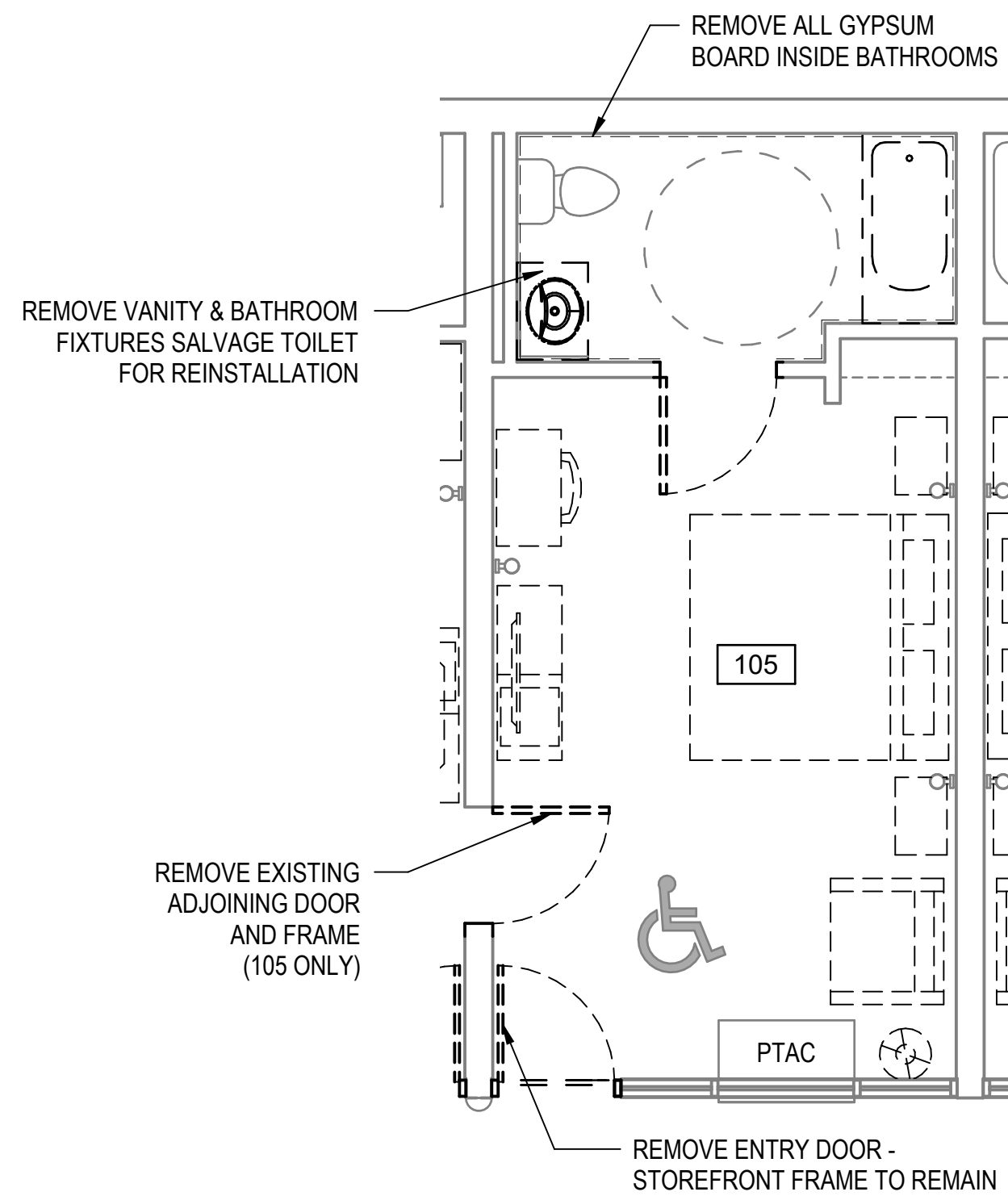
 **1**
EXISTING KING
DEMOLITION PLAN (TYPICAL)
D-400 1/4" = 1'-0"



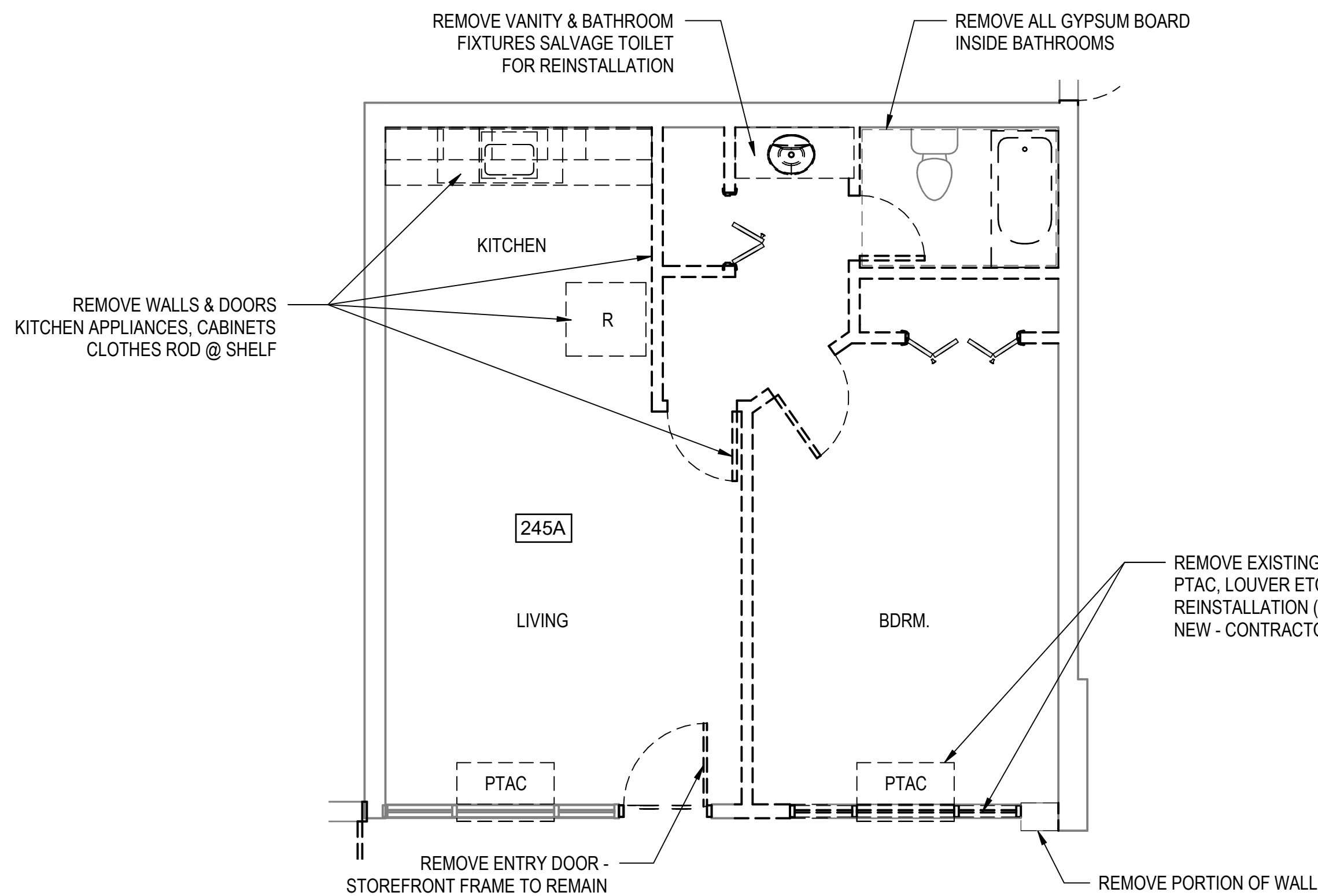
 **2**
EXISTING FULL/FULL
DEMOLITION PLAN (TYPICAL)
D-400 1/4" = 1'-0"



 **3**
EXISTING KING W/ KITCHEN
DEMOLITION PLAN (TYPICAL)
D-400 1/4" = 1'-0"



 **6**
EXISTING KING ADA
DEMOLITION PLAN (TYPICAL)
D-400 1/4" = 1'-0"



 **7**
EXISTING DELUXE SUITE + KITCHEN
DEMOLITION PLAN (1 ONLY)
D-400 1/4" = 1'-0"

GENERAL NOTES

1. ALL EXISTING FURNITURE TO BE REMOVED BY OWNER PRIOR TO CONTRACTORS WORK.
2. REMOVE ALL SURFACE WIRE MOLD BACK TO EXISTING OUTLETS - REFER TO ELECTRICAL DRAWINGS.

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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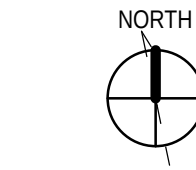
REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
ENLARGED UNIT
DEMOLITION PLAN

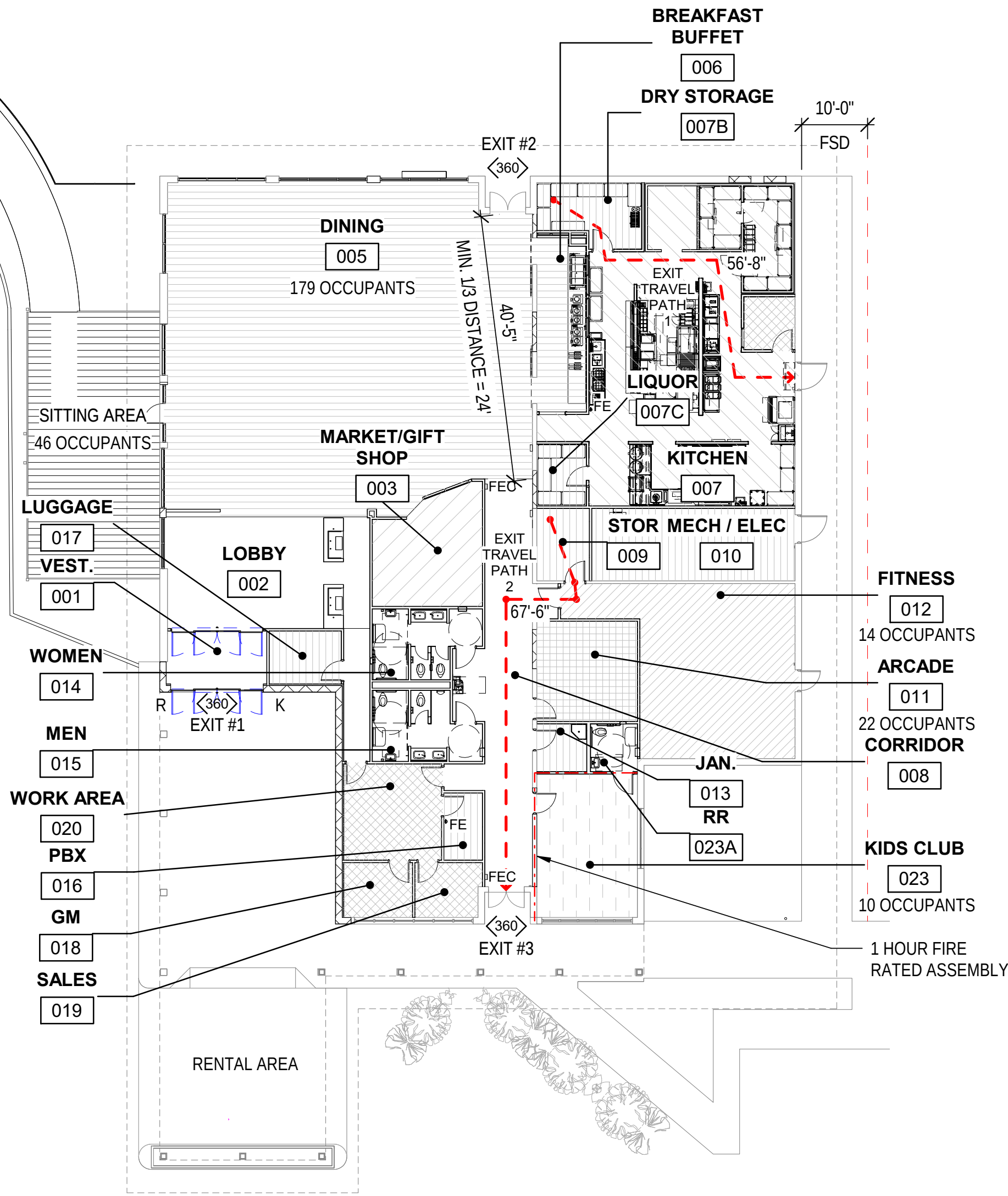
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D-400

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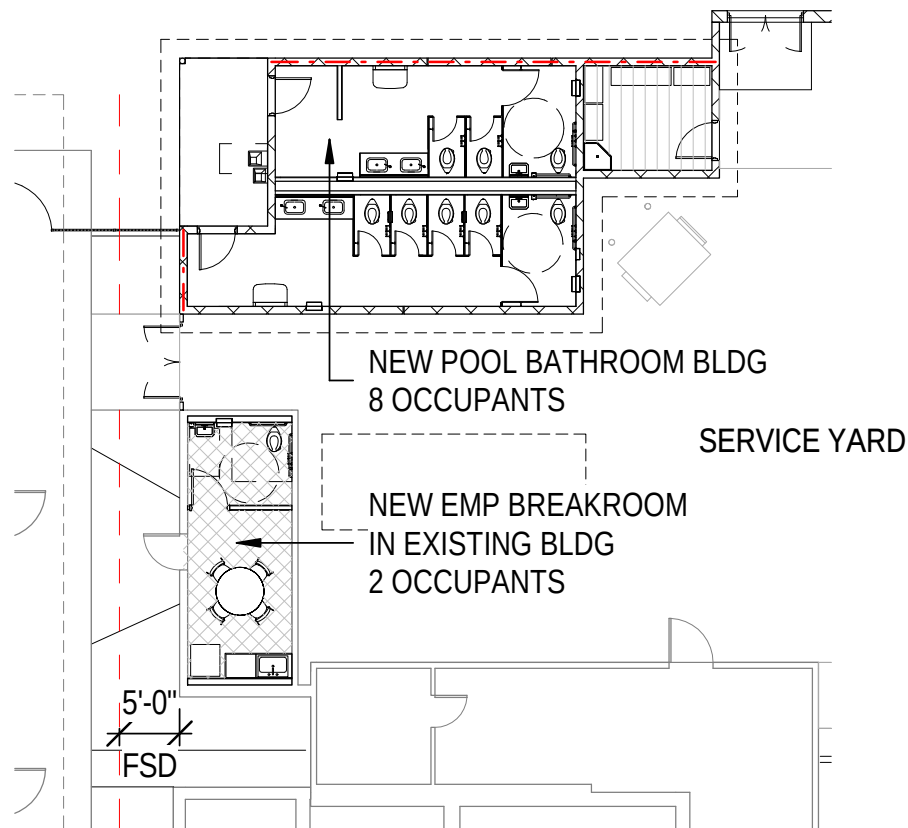
CLUBHOUSE LIFE SAFETY PLAN

A-001 1/16" = 1'-0"



2 ACCESSORY BLDG EGRESS PLAN

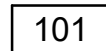
A-001 1/16" = 1'-0"



EXIT DISTANCE (CLUBHOUSE)

EXIT PATH #	TOTAL TRAVEL DISTANCE
EXIT TRAVEL PATH 1	56' - 8"
EXIT TRAVEL PATH 2	67' - 6"

LIFE SAFETY LEGEND

	1/2 HOUR FIRE RATED WALL (WHERE INDICATED)
	1 HOUR FIRE RATED WALL (WHERE INDICATED)
	EXIT PATH NUMBER WITH TRAVEL DISTANCE AND DIRECTION OF TRAVEL
	EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)
ROOM NAME	ROOM NAME / NUMBER DESIGNATION
	
	EXIT CAPACITY (OCCUPANTS)
FE=	WALL MOUNTED PORTABLE FIRE EXTINGUISHER. SEE SPECIFICATIONS FOR TYPES AT EACH LOCATION.
FEC =	FIRE EXTINGUISHER CABINET WITH FE 1 PORTABLE FIRE EXTINGUISHER. SEMI-RECESSED AT CLUBHOUSE; SURFACE MOUNT AT HOTEL. SEE MOUNTING DIAGRAM FOR HEIGHT.
K	KNOX BOX LOCATION; MOUNT 48" AFF MODEL AS ACCEPTABLE TO AHJ
R	FAC 69A-60.0081 COMPLIANT LIGHT FRAME ROOF TRUSS SIGNAGE

LIFE SAFETY INFORMATION AND CODE DATA

APPLICABLE CODES:

- 2023 FLORIDA BUILDING CODE: BUILDING
- 2023 FLORIDA BUILDING CODE: EXISTING
- 2023 FLORIDA BUILDING CODE: MECHANICAL
- 2023 FLORIDA BUILDING CODE: PLUMBING
- 2023 FLORIDA BUILDING CODE: FUEL GAS CODE
- 2023 FLORIDA BUILDING CODE: ACCESSIBILITY
- 2023 FLORIDA BUILDING CODE: ENERGY CONSERVATION
- 2020 NFPA 70 NATIONAL ELECTRIC CODE
- 2019 NFPA 72 NATIONAL FIRE ALARM CODE
- 2010 ADA STANDARDS
- 2023 FLORIDA FIRE PREVENTION CODE, 7TH EDITION
- NFPA 1 & 10, 2018
- NFPA 13, 2019
- NFPA 17A, 2021
- NFPA 96, 2021

THE OCEAN COAST HOTEL IS A 135-ROOM, 62,620 SF EXISTING HOTEL AT 2707 SADLER ROAD. THE HOTEL IS COMPOSED OF FOUR TWO-STORY BUILDINGS WITH CONCRETE PLANK/MASONRY BEARING WALL CONSTRUCTION, WITH WOOD TRUSSES SUPPORTING ROOF AT 30' HEIGHT. ADJACENT ADMINISTRATIVE BUILDING IS A SINGLE-STORY 9,820 SF BUILDING WHOSE RENOVATION WILL RESULT IN A 360 SF DECREASE IN SQUARE FOOTAGE, FOR A TOTAL OF 9,460 SF. THE ADMIN BUILDING IS CONSTRUCTED WITH MASONRY BEARING WALLS AND WOOD TRUSS FRAMED ROOF.

ADMINISTRATIVE/CLUBHOUSE BUILDING: CONSTRUCTION TYPE: VB A2 OCCUPANCY (INCLUDES B (ACCESSORY), AND I4) BUILDING WILL BE FULLY SPRINKLERED. LEVEL 3 ALTERATION; NO CHANGE OF OCCUPANCY.

FBCB 504.3 - 40' HEIGHT MAX. (22'4" EXISTING TO REMAIN)
FBCB 504.4 - 2 STORIES MAX. (1 EXISTING TO REMAIN)
FBCB 506.2 - 24,000 SF ALLOWED (9,460 GSF AFTER RENOVATION)
FBCB 508.2.4 - NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND MAIN OCCUPANCY.
FBCB 508.4 - ONE HOUR REQUIRED BETWEEN I-4 AND A-2 OCCUPANCIES.
FBCB 705.3 - EXCEPTION 1, TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA IS WITHIN THAT ALLOWED FOR MOST RESTRICTIVE OCCUPANCY. BREAKROOM (236 SF), AND RESTROOMS (730 SF), TOTAL 966 SF, <6,000 SF PERMITTED FOR A-3 OCCUPANCY.
FBCB 707.5 - FIRE BARRIERS SHALL BE CONTINUOUS TO DECK.
FBCB 718.4.3 - DRAFTSTOPPING IS NOT REQUIRED IN SPRINKLERED BUILDING. SPRINKLERS ARE BEING ADDED TO ATTIC SPACES.
FBCB TABLE 803.11 INTERIOR FINISH REQUIREMENTS (SPRINKLERED):
GROUP A-2, A-3 CLASS B AT EXITS/PASSAGEWAYS/CORRIDORS, CLASS C AT CORRIDORS
FBCB 1005.3.2 CORRIDOR WIDTH AT CLUBHOUSE (260 X 2") = 52" MIN. REQUIRED, 84" PROVIDED
FBCB TABLE 1006.2.1 SPACES WITH ONE EXIT LIMITED TO 49 OCCUPANTS A,B,M USES; 10 OCCUPANTS IN I4 USE, AND 29 IN S USE. MAX. COMMON PATH OF TRAVEL IN B USE IS 100', ALL OTHER USES 75'.
FBCB 1017.2 - MAX TRAVEL DISTANCE 250'
FBCB 1020.5 - MAX DEAD END CORRIDOR LENGTH SHALL NOT EXCEED 50 FEET.
FBCB CHAPTER 16 - NEW TIKI BAR WILL NEED TO COMPLY WITH FBCB STRUCTURAL REQUIREMENTS.

FBCE 803.2.1 - ONE HOUR FIRE RATING REQUIRED FOR VERTICAL OPENING IF BUILDING IS NOT FULLY SPRINKLERED (ATTIC)..
SPRINKLERS WILL BE ADDED TO THE ATTIC SPACES
FBCE 904.1.4 - SPRINKLER SYSTEM AND FIRE ALARM/DETECTION ARE REQUIRED.
FBCE 905 - MEANS OF EGRESS WILL BE PER FBCB
FBCE 906 - ACCESSIBILITY WILL COMPLY WITH FBCE
FBCE 907.4 - SUMMARY: NEW CONSTRUCTION WILL COMPLY WITH FBCB FOR WIND-LOADING/SEISMIC FORCES. EXISTING BUILDING ENGINEERING EVALUATION AND ANALYSIS THAT ESTABLISHES THE STRUCTURAL ADEQUACY OF THE ALTERED STRUCTURE SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE CODE OFFICIAL.
FBCE 908 - ALTERATIONS SUBJECT TO THIS CHAPTER WILL HAVE TO COMPLY WITH ENERGY CONSERVATION CODE.
FBCE 202.2 - ALTERATIONS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS TO PROVIDE ACCESS TO ALL PUBLIC SPACES.

ADMINISTRATIVE/CLUBHOUSE BUILDING: OCCUPANCY LOAD CALCULATIONS

GROUP A2	BUFFET	237 SF			
	DINING/BAR	2681 SF			
	SUBTOTAL	2918 SF /	15/NSF	=195	
	KITCHEN	1319 SF /	200/GSF	=7	
GROUP A3	FITNESS CENTER	689 SF /	50/GSF	=14	
	ARCADE	237 SF /	11/GSF	=22	
GROUP B	OFFICE	62 SF			
	GM	86 SF			
	SALES	82 SF			
	WORK AREA	240 SF			
	SUBTOTAL	471 SF /	150/GSF	=4	
GROUP M	GIFT/SUNDRIES	265 SF /	60/GSF	=5	
GROUP I4	KIDS CLUB	331 SF /	35/NSF	=10	
GROUP S	DRY STORAGE	138 SF			
	LIQUOR	61 SF			
	STOR	87 SF			
	MECH/ELEC	338 SF			
	JAN	54 SF			
	PBX	59 SF			
	LUGGAGE	87 SF			
	SUBTOTAL	825 SF /	300/GSF	=3	
	INTERIOR TOTAL: 260 OCCUPANTS				
	+ EXTERIOR SEATING: 46 OCCUPANTS				

SPACE FUNCTION

- BUSINESS
- DAY CARE
- GAMING
- KITCHEN
- LOCKER
- MERCANTILE
- STORAGE
- UNCONC ASSEMBLY

CHAPTER 29 - PLUMBING TABLE 2902.1 NOTE: PLUMBING COUNT IS BASED ON OCCUPANT LOAD AT MAXIMUM OCCUPANCY.

USE GROUP	OCC. LOAD	REQ'D WC	PROV. WC	REQ'D LAV	PROV. LAV	REQ'D DF	PROV. DF	REQ'D OTHER
		M W	M W	M W	M W			
A-2	296	1/75=1.97	1/75=1.97	3	3	1/200=0.74	1/200=0.74	1 SERVICE SINK (1 PROVIDED)
I-4	10	1/15=0.67	1	1/15=0.67	1	1/100=0.10		

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:

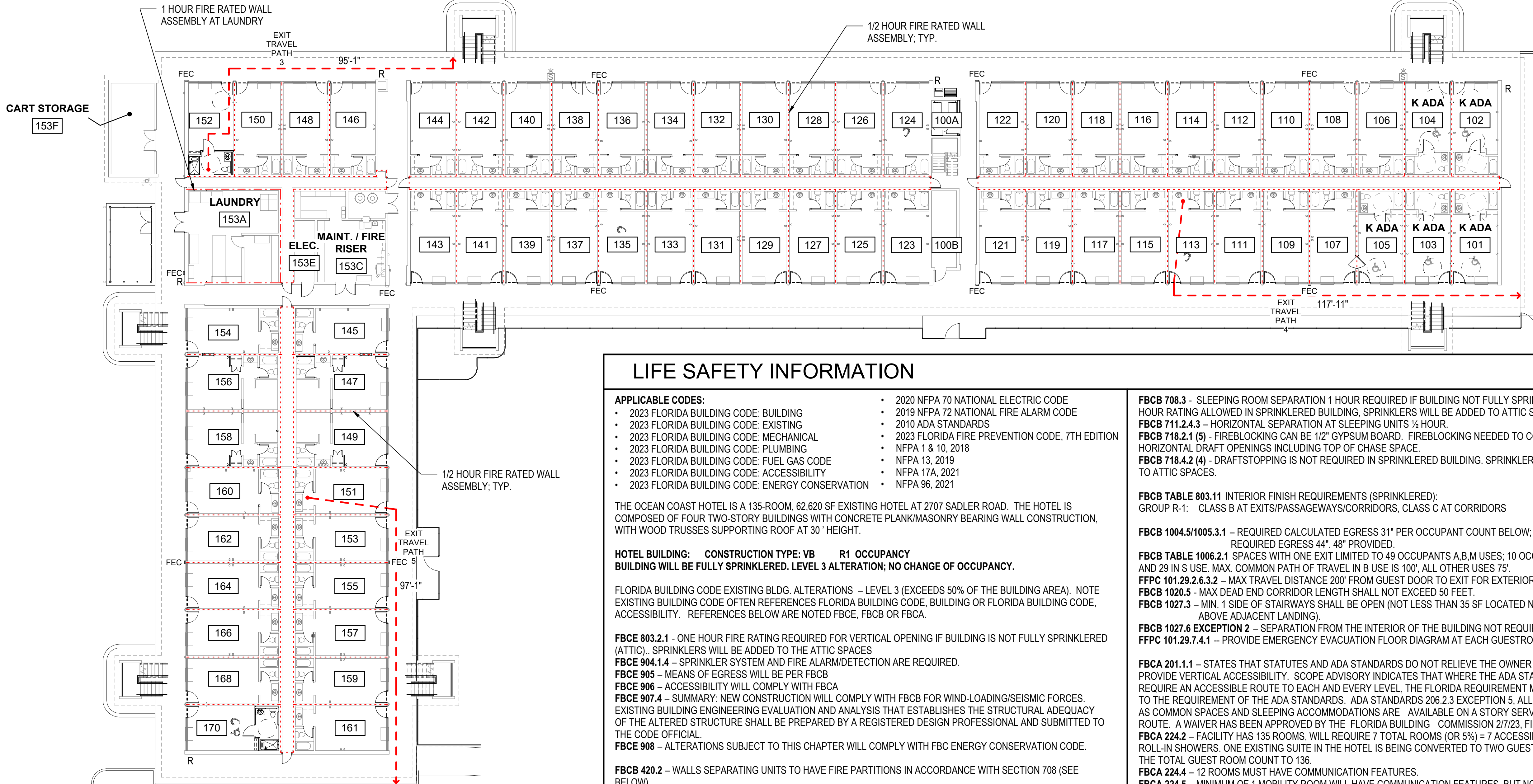
BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
PHASE 1 LIFE
SAFETY
INFORMATION AND
PLANS

SHEET:

A-001

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LIFE SAFETY LEGEND

- 1/2 HOUR FIRE RATED WALL (WHERE INDICATED)
- 1 HOUR FIRE RATED WALL (WHERE INDICATED)
- EXIT PATH NUMBER WITH TRAVEL DISTANCE AND DIRECTION OF TRAVEL
- EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)
- ROOM NAME ROOM NAME / NUMBER DESIGNATION
- EXIT CAPACITY (OCCUPANTS)
- WALL MOUNTED PORTABLE FIRE EXTINGUISHER. SEE SPECIFICATIONS FOR TYPES AT EACH LOCATION.
- FIRE EXTINGUISHER CABINET WITH FE 1 PORTABLE FIRE EXTINGUISHER. SEMI-RECESSED AT CLUBHOUSE; SURFACE MOUNT AT HOTEL. SEE MOUNTING DIAGRAM FOR HEIGHT.
- KNOX BOX LOCATION; MOUNT 48" AFF MODEL AS ACCEPTABLE TO AHJ
- FAC 69A-60.0081 COMPLIANT LIGHT FRAME ROOF TRUSS SIGNAGE

LIFE SAFETY INFORMATION

- APPLICABLE CODES:**
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 - 2023 FLORIDA BUILDING CODE: EXISTING
 - 2023 FLORIDA BUILDING CODE: MECHANICAL
 - 2023 FLORIDA BUILDING CODE: PLUMBING
 - 2023 FLORIDA BUILDING CODE: FUEL GAS CODE
 - 2023 FLORIDA BUILDING CODE: ACCESSIBILITY
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 - 2020 NFPA 70 NATIONAL ELECTRIC CODE
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HOTEL BUILDING: CONSTRUCTION TYPE: VB R1 OCCUPANCY
BUILDING WILL BE FULLY SPRINKLERED. LEVEL 3 ALTERATION; NO CHANGE OF OCCUPANCY.

FLORIDA BUILDING CODE EXISTING BLDG. ALTERATIONS – LEVEL 3 (EXCEEDS 50% OF THE BUILDING AREA). NOTE EXISTING BUILDING CODE OFTEN REFERENCES FLORIDA BUILDING CODE, BUILDING OR FLORIDA BUILDING CODE, ACCESSIBILITY. REFERENCES BELOW ARE NOTED FBCE, FBCB OR FBCA.

- FBCE 803.2.1** - ONE HOUR FIRE RATING REQUIRED FOR VERTICAL OPENING IF BUILDING IS NOT FULLY SPRINKLERED (ATTIC). SPRINKLERS WILL BE ADDED TO THE ATTIC SPACES
- FBCE 904.1.4** – SPRINKLER SYSTEM AND FIRE ALARM/DETECTION ARE REQUIRED.
- FBCE 905** – MEANS OF EGRESS WILL BE PER FBCB
- FBCE 906** – ACCESSIBILITY WILL COMPLY WITH FBCE
- FBCE 907.4** – SUMMARY: NEW CONSTRUCTION WILL COMPLY WITH FBCB FOR WIND-LOADING/SEISMIC FORCES. EXISTING BUILDING ENGINEERING EVALUATION AND ANALYSIS THAT ESTABLISHES THE STRUCTURAL ADEQUACY OF THE ALTERED STRUCTURE SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE CODE OFFICIAL.
- FBCE 908** – ALTERATIONS SUBJECT TO THIS CHAPTER WILL COMPLY WITH FBC ENERGY CONSERVATION CODE.

- FBCB 420.2** – WALLS SEPARATING UNITS TO HAVE FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 (SEE BELOW)
- FBCB TABLE 504.3A** – 60' HEIGHT MAX. (30' EXISTING)
- FBCB TABLE 504.4** – 3 STORIES MAX. (2 EXISTING TO REMAIN)
- FBCB TABLE 506.2/PP 506.2.3** – BUILDING AREA $A_A = [A_T + (NS \times I_F)] \times S_A$
 $A_T = 21,000$ (FROM TABLE)
 $NS = 7,000$ (FROM TABLE)
 $S_A = 2$ (NUMBER OF STORIES)
 $I_F = 0.62$, PER FBC TABLE 506.3.3
THEREFORE, $AA=50,680$ PER BUILDING
- FBCB TABLE 508.4** – USE SEPARATION F-1 (LAUNDRY) – 1 HOUR RATED.
- FBCB TABLE 601** - EXTERIOR WALLS SEPARATING BUILDINGS - 0 HOURS PER FOOTNOTE G.
- FBCB 705.8.1** - EXCEPTION 2 - EXTERIOR WALL OPENINGS UNLIMITED.
- FBCB 707.5** - FIRE BARRIERS SHALL BE CONTINUOUS TO DECK. SHAFT ENCLOSURES MAY TERMINATE AT TOP ENCLOSURE (1 HR.)

- FBCB 708.3** - SLEEPING ROOM SEPARATION 1 HOUR REQUIRED IF BUILDING NOT FULLY SPRINKLERED (ATTIC). 1/2 HOUR RATING ALLOWED IN SPRINKLERED BUILDING. SPRINKLERS WILL BE ADDED TO ATTIC SPACES.
- FBCB 711.2.4.3** – HORIZONTAL SEPARATION AT SLEEPING UNITS 1/2 HOUR.
- FBCB 718.2.1 (5)** - FIREBLOCKING CAN BE 1/2" GYPSUM BOARD. FIREBLOCKING NEEDED TO CONCEAL VERTICAL AND HORIZONTAL DRAFT OPENINGS INCLUDING TOP OF CHASE SPACE.
- FBCB 718.4.2 (4)** - DRAFTSTOPPING IS NOT REQUIRED IN SPRINKLERED BUILDING. SPRINKLERS ARE BEING ADDED TO ATTIC SPACES.

FBCB TABLE 803.11 INTERIOR FINISH REQUIREMENTS (SPRINKLERED):
GROUP R-1: CLASS B AT EXITS/PASSAGEWAYS/CORRIDORS, CLASS C AT CORRIDORS

- FBCB 1004.5/1005.3.1** – REQUIRED CALCULATED EGRESS 31" PER OCCUPANT COUNT BELOW:
REQUIRED EGRESS 44". 48" PROVIDED.
- FBCB TABLE 1006.2.1** SPACES WITH ONE EXIT LIMITED TO 49 OCCUPANTS A,B,M USES; 10 OCCUPANTS IN I4 USE, AND 29 IN S USE. MAX. COMMON PATH OF TRAVEL IN B USE IS 100'. ALL OTHER USES 75'.
- FPFC 101.29.2.6.3.2** – MAX TRAVEL DISTANCE 200' FROM GUEST DOOR TO EXIT FOR EXTERIOR EXIT WAYS.
- FBCB 1020.5** - MAX DEAD END CORRIDOR LENGTH SHALL NOT EXCEED 50 FEET.
- FBCB 1027.3** – MIN. 1 SIDE OF STAIRWAYS SHALL BE OPEN (NOT LESS THAN 35 SF LOCATED NOT LESS THAN 42" ABOVE ADJACENT LANDING).
- FBCB 1027.6 EXCEPTION 2** – SEPARATION FROM THE INTERIOR OF THE BUILDING NOT REQUIRED.
- FPFC 101.29.7.4.1** – PROVIDE EMERGENCY EVACUATION FLOOR DIAGRAM AT EACH GUESTROOM ENTRY DOOR.

- FBCA 201.1.1** – STATES THAT STATUTES AND ADA STANDARDS DO NOT RELIEVE THE OWNER FROM THE DUTY TO PROVIDE VERTICAL ACCESSIBILITY. SCOPE ADVISORY INDICATES THAT WHERE THE ADA STANDARDS DO NOT REQUIRE AN ACCESSIBLE ROUTE TO EACH AND EVERY LEVEL, THE FLORIDA REQUIREMENT MAY BE WAIVED DOWN TO THE REQUIREMENT OF THE ADA STANDARDS. ADA STANDARDS 206.2.3 EXCEPTION 5, ALLOWS THAT AS LONG AS COMMON SPACES AND SLEEPING ACCOMMODATIONS ARE AVAILABLE ON A STORY SERVED BY AN ACCESSIBLE ROUTE. A WAIVER HAS BEEN APPROVED BY THE FLORIDA BUILDING COMMISSION 2/7/23, FILE #2023-01108.
- FBCA 224.2** – FACILITY HAS 135 ROOMS. WILL REQUIRE 7 TOTAL ROOMS (OR 5%) = 7 ACCESSIBLE ROOMS, 2 WITH ROLL-IN SHOWERS. ONE EXISTING SUITE IN THE HOTEL IS BEING CONVERTED TO TWO GUESTROOMS BRINGING THE TOTAL GUEST ROOM COUNT TO 136.
- FBCA 224.4** – 12 ROOMS MUST HAVE COMMUNICATION FEATURES.
- FBCA 224.5** – MINIMUM OF 1 MOBILITY ROOM WILL HAVE COMMUNICATION FEATURES, BUT NOT MORE THAN 10% OF ROOMS HAVING MOBILITY FEATURES WILL BE USED TO SATISFY NUMBER OF ROOMS WITH COMMUNICATION FEATURES. (1 ROOM).
- FBCA 224.5** – ROOMS MUST BE DISPERSED THROUGHOUT WITH CHOICES SIMILAR TO OTHER GUESTS. (ROOM SIZE, BED SIZE, COST, VIEW, ETC.)

HOTEL BUILDING: FIRST FLOOR OCCUPANCY LOAD - 126
GROUP R1 21,825 SF/200 = 110
GROUP S1 2,417 SF/300 = 9
GROUP F1 640 SF/100 = 7

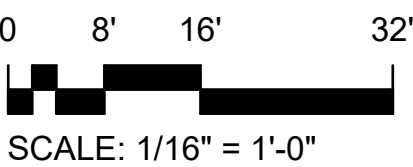
HOTEL BUILDING: SECOND FLOOR OCCUPANCY LOAD - 155
GROUP R1 29,580 SF/200 = 148
GROUP S1 2,416 SF/300 = 7

BUILDING TOTAL: 281 OCCUPANTS

EXIT DISTANCE (1ST FLOOR)	
EXIT PATH #	TOTAL TRAVEL DISTANCE
EXIT TRAVEL PATH 3	95' - 1"
EXIT TRAVEL PATH 4	117' - 11"
EXIT TRAVEL PATH 5	97' - 1"

HEARING IMPAIRED ROOM SCHEDULE	
ROOM	NAME
113	KPRM SPEC. COMM.
124	DDDLX SPEC. COMM.
135	KPRM SPEC. COMM.
153	DDPRM SPEC. COMM.
156	KDSBKRM COMM.
170	KING ADA ROLL-IN / SPEC. COMM.
213	KSTD SPEC. COMM.
224	KSTD SPEC. COMM.
235	KSTD SPEC. COMM.
255	DDSTD SPEC. COMM.
260	KDSBKRM COMM.
274	DDSTD SPEC. COMM.
Grand total: 12	

ADA ROOM SCHEDULE	
ROOM	NAME
101	K ADA
102	K ADA
103	K ADA
104	K ADA
105	K ADA
152	KING ADA ROLL-IN
170	KING ADA ROLL-IN / SPEC. COMM.
Grand total: 7	



SCALE: 1/16" = 1'-0"



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Fax: 850 432 5208
Phone: 850 434 5444

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

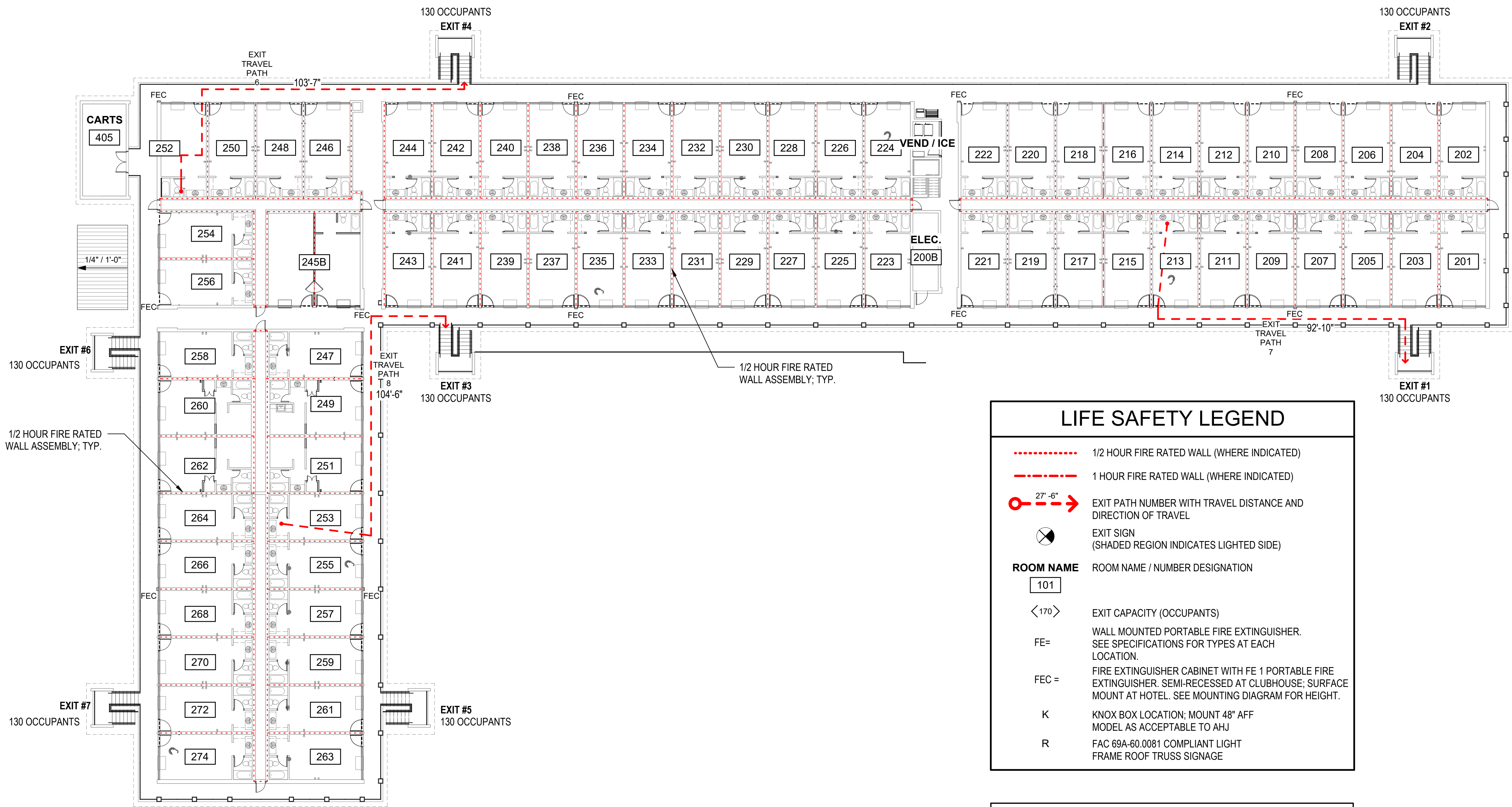
BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
PHASE 2 LIFE
SAFETY
INFORMATION AND
PLANS

SHEET:

A-002

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NORTH
1
A-003
1/16" = 1'-0"

2ND FL. LIFE SAFETY PLAN

LIFE SAFETY LEGEND

- 1/2 HOUR FIRE RATED WALL (WHERE INDICATED)
- 1 HOUR FIRE RATED WALL (WHERE INDICATED)
- EXIT PATH NUMBER WITH TRAVEL DISTANCE AND DIRECTION OF TRAVEL
- EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)
- ROOM NAME ROOM NAME / NUMBER DESIGNATION
- 101
- EXIT CAPACITY (OCCUPANTS)
- 170
- WALL MOUNTED PORTABLE FIRE EXTINGUISHER. SEE SPECIFICATIONS FOR TYPES AT EACH LOCATION.
- FE=
- FIRE EXTINGUISHER CABINET WITH FE 1 PORTABLE FIRE EXTINGUISHER. SEMI-RECESSED AT CLUBHOUSE; SURFACE MOUNT AT HOTEL. SEE MOUNTING DIAGRAM FOR HEIGHT.
- FEC =
- KNOX BOX LOCATION; MOUNT 48" AFF MODEL AS ACCEPTABLE TO AHJ
- K
- FAC 69A-60.0081 COMPLIANT LIGHT FRAME ROOF TRUSS SIGNAGE
- R

EXIT DISTANCE (2ND FLOOR)

EXIT PATH #	TOTAL TRAVEL DISTANCE
EXIT TRAVEL PATH 6	103' - 7"
EXIT TRAVEL PATH 7	102' - 2"
EXIT TRAVEL PATH 8	104' - 6"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

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SHEET TITLE:
PHASE 2 LIFE
SAFETY
INFORMATION AND
PLANS

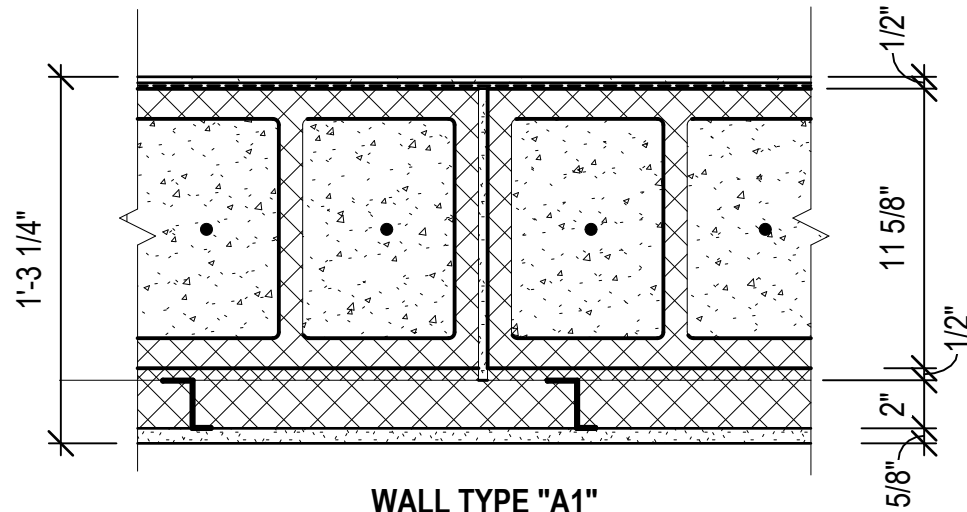
SHEET:

A-003

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EXTERIOR WALL TYPES

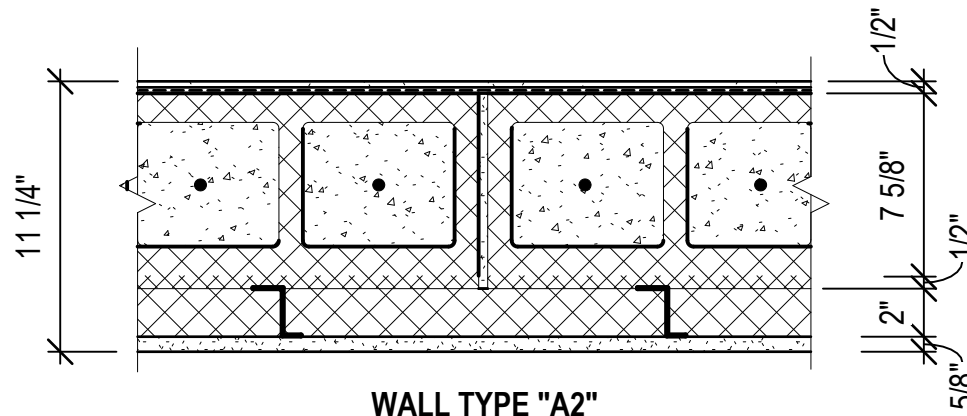


WALL TYPE "A1"

12" CMU (THICKNESS TO MATCH ADJACENT WALLS) WITH 1/2" 2 COAT DIRECT APPLIED STUCCO SYSTEM WITH ELASTOMERIC COATING SYSTEM. PROVIDE 1/2" CONTINUOUS RIGID INSULATION ON INTERIOR WITH 2" METAL "Z" FURRING, RIGID INSULATION AND 5/8" MOLD RESISTANT GYPSUM BOARD AT INTERIOR.

STRIKE FLUSH MORTAR JOINT AT EXTERIOR OF CMU BEHIND DIRECT APPLIED STUCCO

CONFIRM SIZE OF BLOCK AND FURRING DEPTH DURING DEMOLITION. ADJUST TO ENSURE EXTERIOR AND INTERIOR FACES ALIGN.

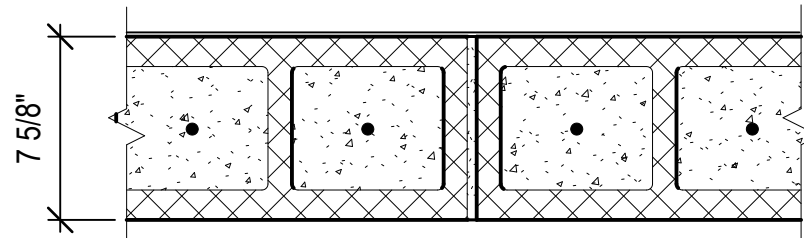


WALL TYPE "A2"

8" CMU (THICKNESS TO MATCH ADJACENT WALLS) WITH 1/2" 2 COAT DIRECT APPLIED STUCCO SYSTEM WITH ELASTOMERIC COATING SYSTEM. PROVIDE 1/2" CONTINUOUS RIGID INSULATION ON INTERIOR WITH 2" METAL "Z" FURRING, RIGID INSULATION AND 5/8" MOLD RESISTANT GYPSUM BOARD AT INTERIOR.

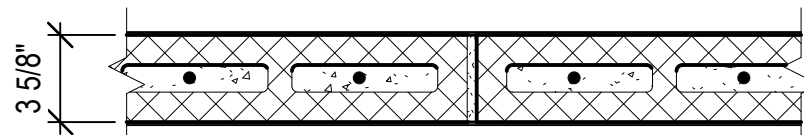
STRIKE FLUSH MORTAR JOINT AT EXTERIOR OF CMU BEHIND DIRECT APPLIED STUCCO

CONFIRM SIZE OF BLOCK AND FURRING DEPTH DURING DEMOLITION. ADJUST TO ENSURE EXTERIOR AND INTERIOR FACES ALIGN.



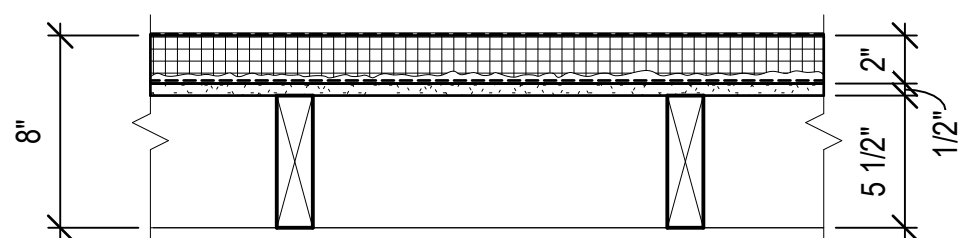
WALL TYPE "A3"

8" CMU WALL TO 10'-8" ABOVE SLAB, 1'-4" BELOW SLAB. AT POOL DECK SIDE PROVIDE FLUSH JOINTS AND SMOOTH FACE FOR MURAL ART WORK. AT SERVICE YARD SIDE JOINT CAN BE TOOLED AND WALL TO BE PAINTED.



WALL TYPE "A4"

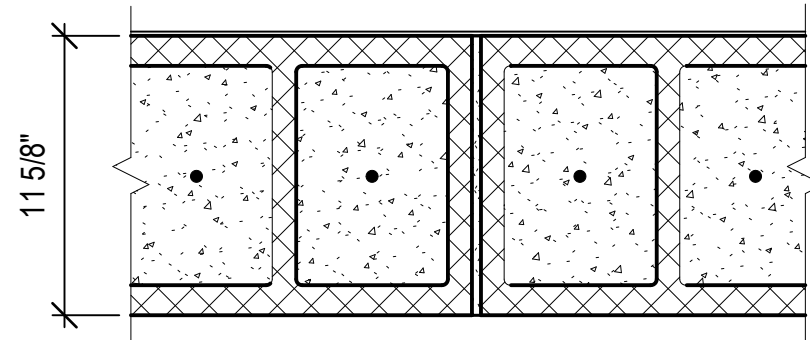
4" CMU WALL TO 8'-0" ABOVE POOL DECK. AT POOL DECK SIDE PROVIDE FLUSH JOINTS. WALL TO BE PAINTED.



WALL TYPE "A5"

2X6 PT WOOD STUDS @ 16" OC WITH 1/2" EXTERIOR GRADE SHEATHING THEN 2" DRAINABLE EIFS SYSTEM.

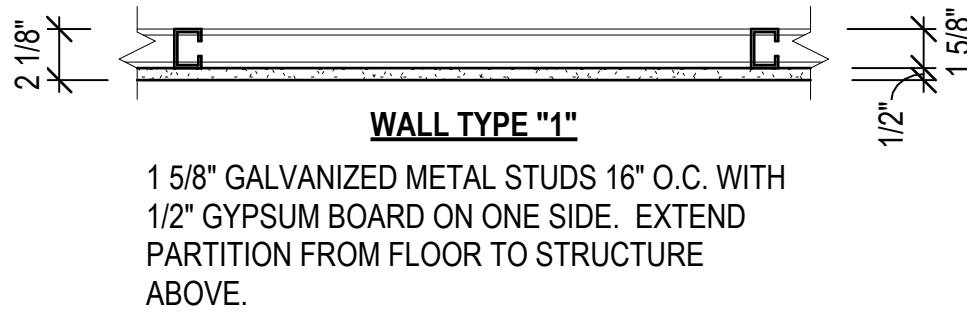
EXTERIOR WALL TYPES



WALL TYPE "A6"

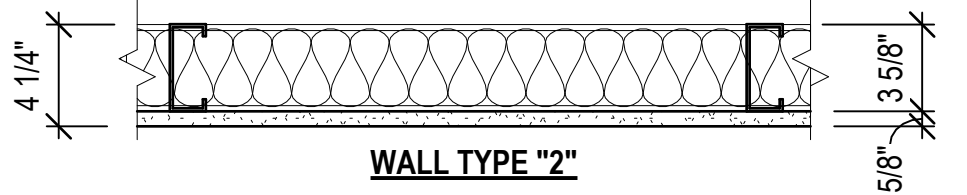
12" CMU WALL TO 10'-0" ABOVE SERVICE YARD BATHROOM SLAB, 1'-4" BELOW SERVICE YARD BATHROOM SLAB. AT POOL DECK SIDE PROVIDE FLUSH JOINTS AND SMOOTH FACE FOR MURAL ART WORK. AT SERVICE YARD SIDE JOINT CAN BE TOOLED AND WALL TO BE PAINTED.

INTERIOR WALL TYPES



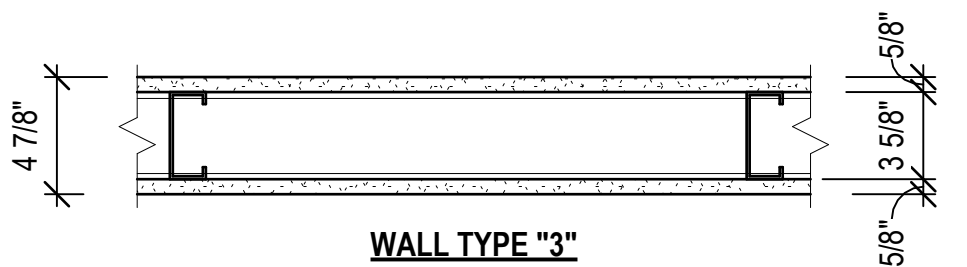
WALL TYPE "1"

1 5/8" GALVANIZED METAL STUDS 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE.



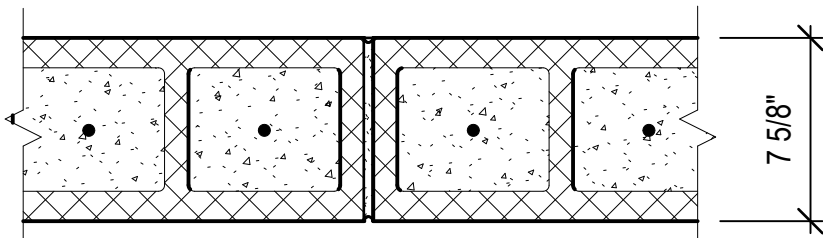
WALL TYPE "2"

3-5/8" GALVANIZED METAL STUDS 16" O.C. WITH 5/8" MOLD RESISTANT GYPSUM BOARD ON ONE SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION AT RESTROOM WALLS. WHERE CERAMIC TILE FINISH IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



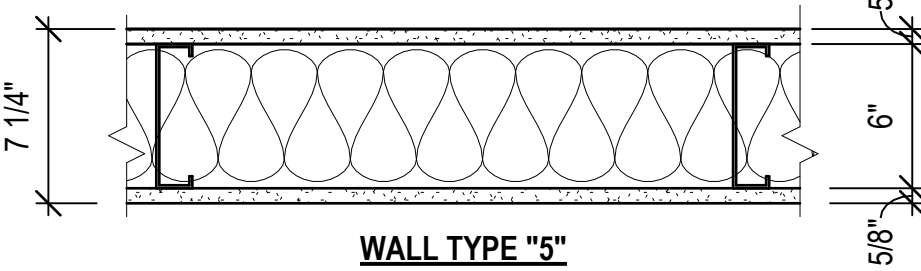
WALL TYPE "3"

3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION, AND 5/8" MOLD RESISTANT GYPSUM BOARD ON EACH SIDE. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. WHERE CERAMIC TILE FINISH IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



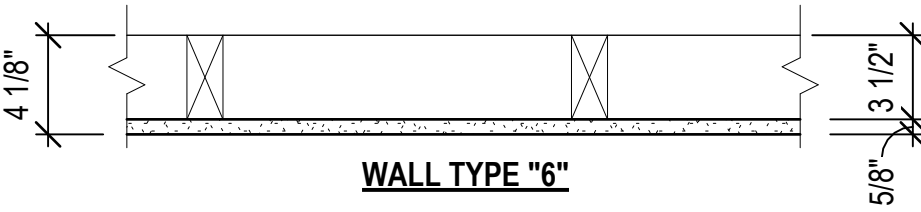
WALL TYPE "4"

8" CMU WALL. CONFIRM THICKNESS OF GYPSUM BOARD AT DEMOLITION, ADJUST TO ENSURE ALIGNMENT OF FACE OF WALL WITH ADJACENT WALLS.



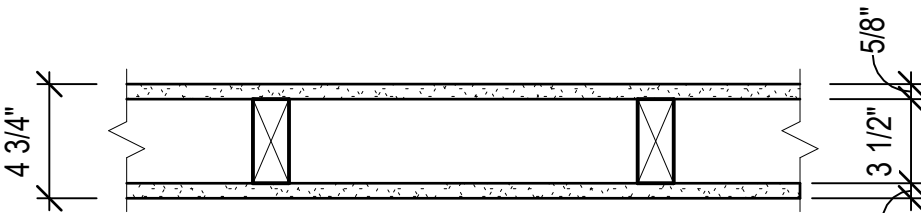
WALL TYPE "5"

6" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION, AND 5/8" MOLD RESISTANT GYPSUM BOARD ON EACH SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION AT RESTROOM WALLS. WHERE CERAMIC TILE FINISH IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



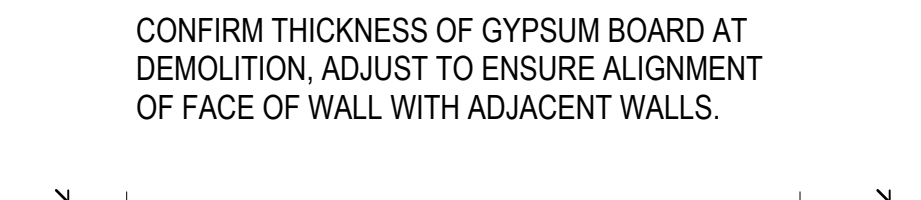
WALL TYPE "6"

5/8" MOLD RESISTANT GYPSUM BOARD ON EXISTING WOOD STUDS OR FURRING. WHERE CERAMIC TILE OR SOLID SURFACE TUB/SHOWER SURROUND IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



WALL TYPE "7"

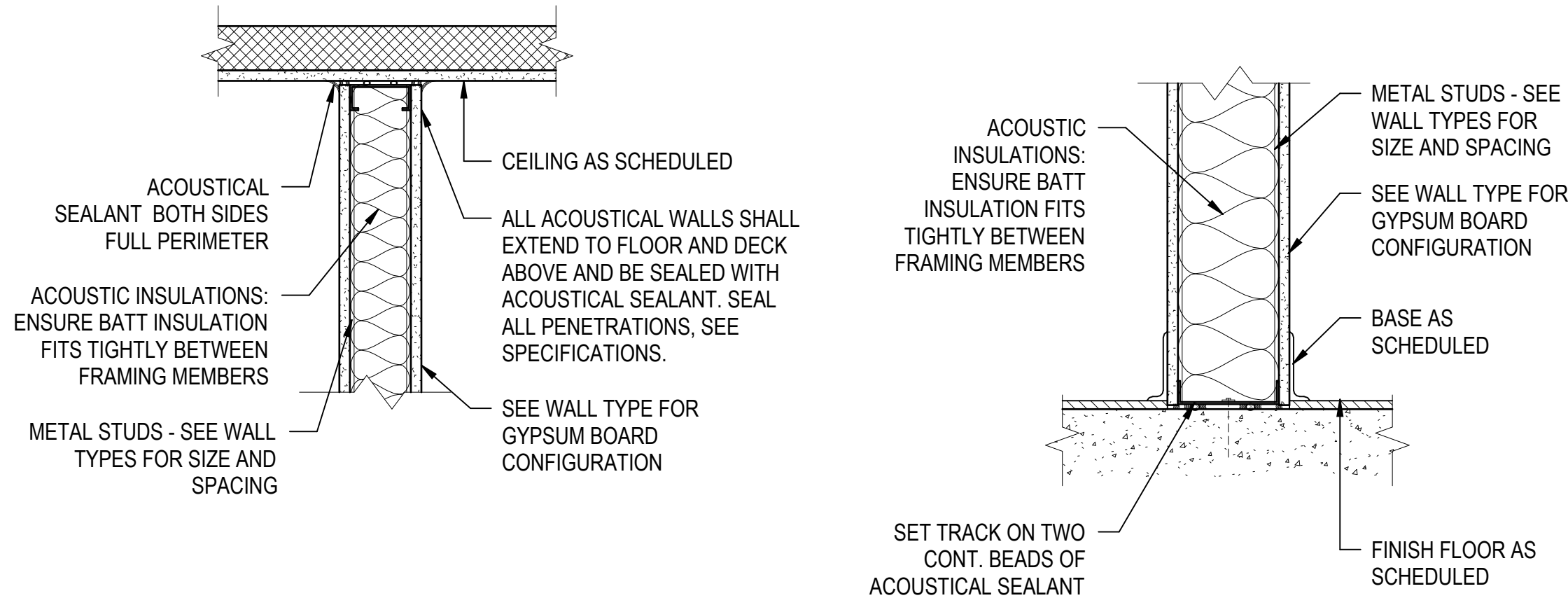
2X4 PT WOOD STUDS @ 16" OC WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND PARTITION TO DECK ABOVE, SEAL GYPSUM BOARD TOP AND BOTTOM. WHERE CERAMIC TILE OR SOLID SURFACE TUB/SHOWER SURROUND IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



WALL TYPE "8"

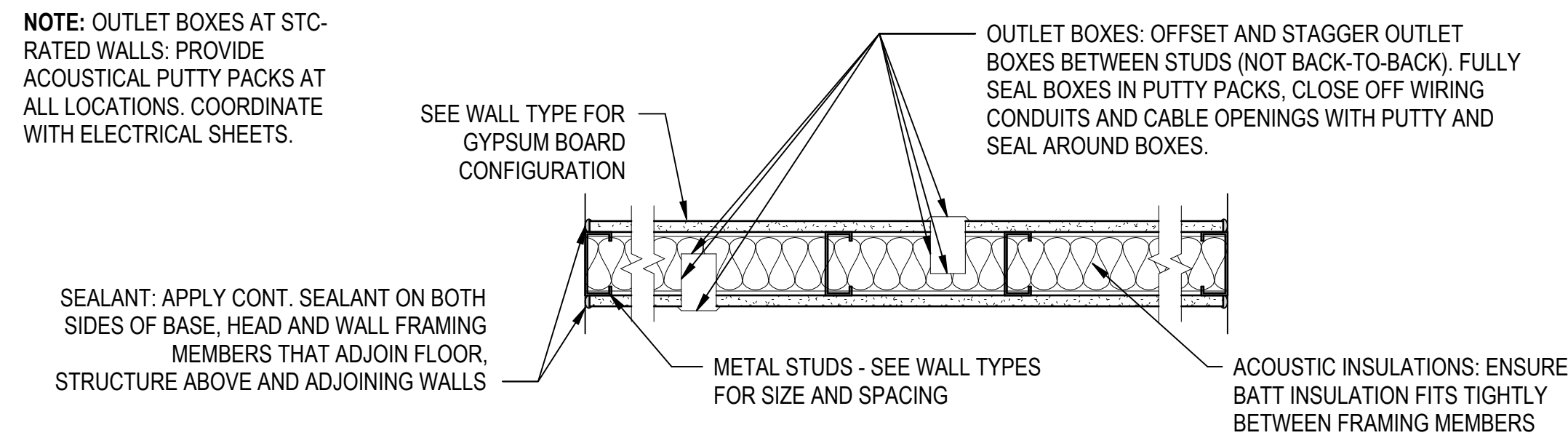
6" GALVANIZED METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE.

ACOUSTICAL WALL SECTION DETAILING



NOTE: THESE INSTALLATIONS APPLY TO ALL SOUND RATED WALLS TYPES.

ACOUSTICAL WALL PLAN DETAILING



NOTE:

"PRODUCT SUPPLIED BY NATIONAL GYPSUM ARE THE BASIS OF DESIGN; PRODUCTS AND/OR ASSEMBLIES BY OTHER MANUFACTURERS WILL BE CONSIDERED SUBJECT TO ACCEPTANCE BY THE ARCHITECT UNDER THE PROVISIONS SPECIFIED FOR "SUBSTITUTIONS".

ALL INTERIOR GYPSUM IN GUEST BATH WALLS MUST BE MOISTURE RESISTANT GYPSUM BOARD.

ALL TILE OVER FRAMED WALLS SHOULD BE INSTALLED WITH CEMENTITIOUS BACKER BOARD AS THE SUBSTRATE. SEE INTERIORS FOR ALL TILE LOCATIONS.

PROVIDE MINIMUM STC RATED WALLS AS FOLLOWS:

- GUESTROOM TO EXTERIOR - STC
- GUESTROOM TO GUESTROOM - STC
- GUESTROOM PARTY WALLS - STC
- GUESTROOM TO ELEVATOR LOBBY - STC
- GUESTROOM WALL / SERVICE AREAS - STC

ALL ACOUSTICAL WALLS SHALL EXTEND TO FLOOR AND DECK ABOVE AND BE SEALED WITH ACOUSTICAL SEALANT. SEAL ALL PENETRATIONS SEE SPECIFICATIONS.

BOTTOM PLATES OF ALL STC RATED WALLS SHALL RECEIVE TWO CONTINUOUS BEADS OF ACOUSTICAL SEALANT UNDERNEATH, INCLUDE ALL EXTERIOR WALLS IF APPLICABLE.

SPECIFIC PRODUCTS ARE REQUIRED IN THE WALL ASSEMBLY TO ACHIEVE THE STATED FIRE AND STC RATINGS.

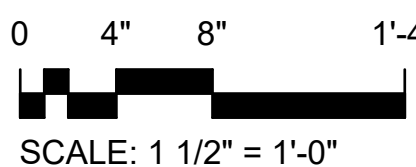
ENSURE FASTENERS ARE INSTALLED IN A MANNER THAT WILL NOT INTERFERE WITH THE FIRE RATING NOR STC RATINGS IN WALLS.

OFFSET AND STAGGER OUTLET BOXES BETWEEN STUDS (NOT BACK TO BACK) FULLY SEAL BOXES AND AROUND BOXES. SEE ELECTRICAL DRAWINGS.

OUTLET BOXES AT GUEST ROOMS DEMISING WALLS: PROVIDE ACOUSTICAL PUTTY PACKS AT ALL LOCATIONS. COORDINATE WITH ELECTRICAL SHEETS.

WHERE WALL SUPPORT IS NEEDED FOR MOUNTING FURNITURE TO WALLS, ENSURE SUPPORT, FASTENERS AND INSULATION ARE INSTALLED IN A MANNER THAT WILL MAINTAIN STC RATINGS.

ACOUSTIC INSULATIONS: ENSURE BATT INSULATION FITS TIGHTLY BETWEEN FRAMING MEMBERS.



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
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BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:

WALL TYPES

SHEET:

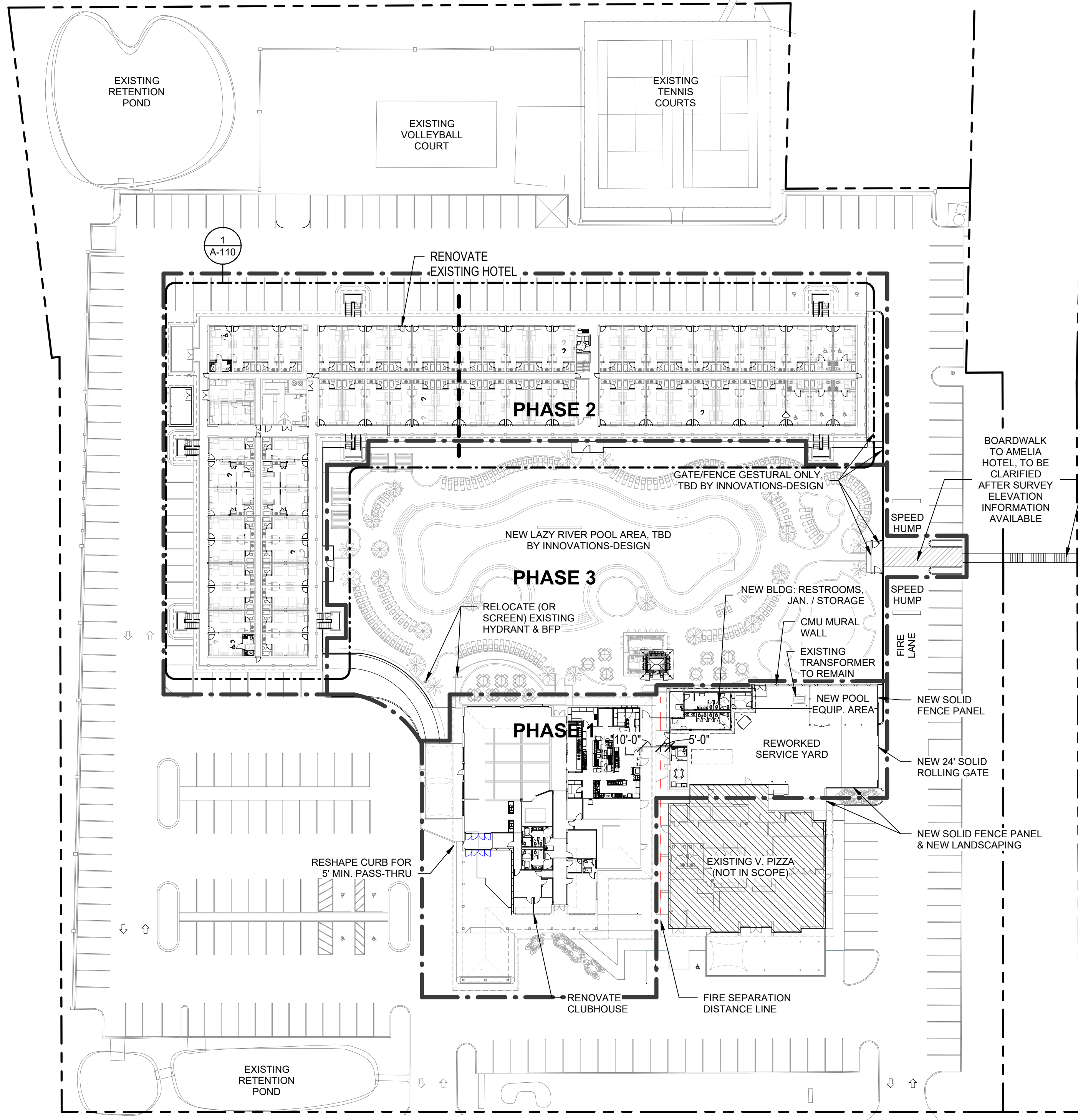
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1
A-100

ARCHITECTURAL SITE PLAN - NEW WORK

1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"

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2707 SADLER ROAD
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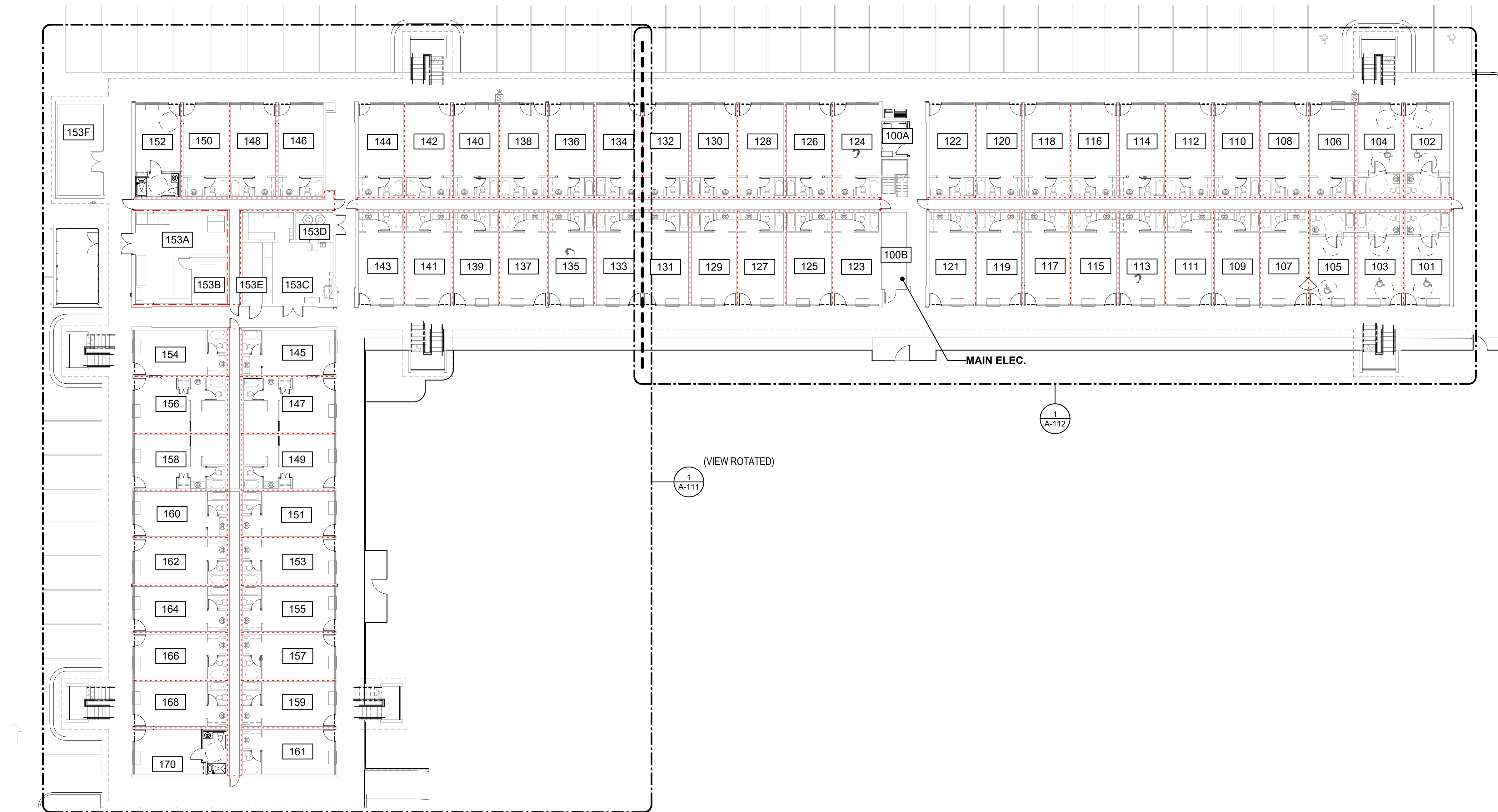
REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
ARCHITECTURAL
SITE PLAN - NEW
WORK

SHEET:

A-100



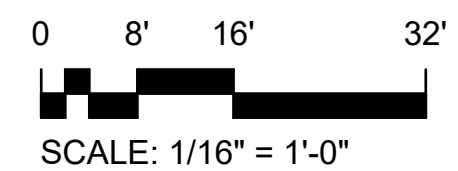
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A-110

1ST FL OVERALL HOTEL NEW WORK PLAN

1/16" = 1'-0"

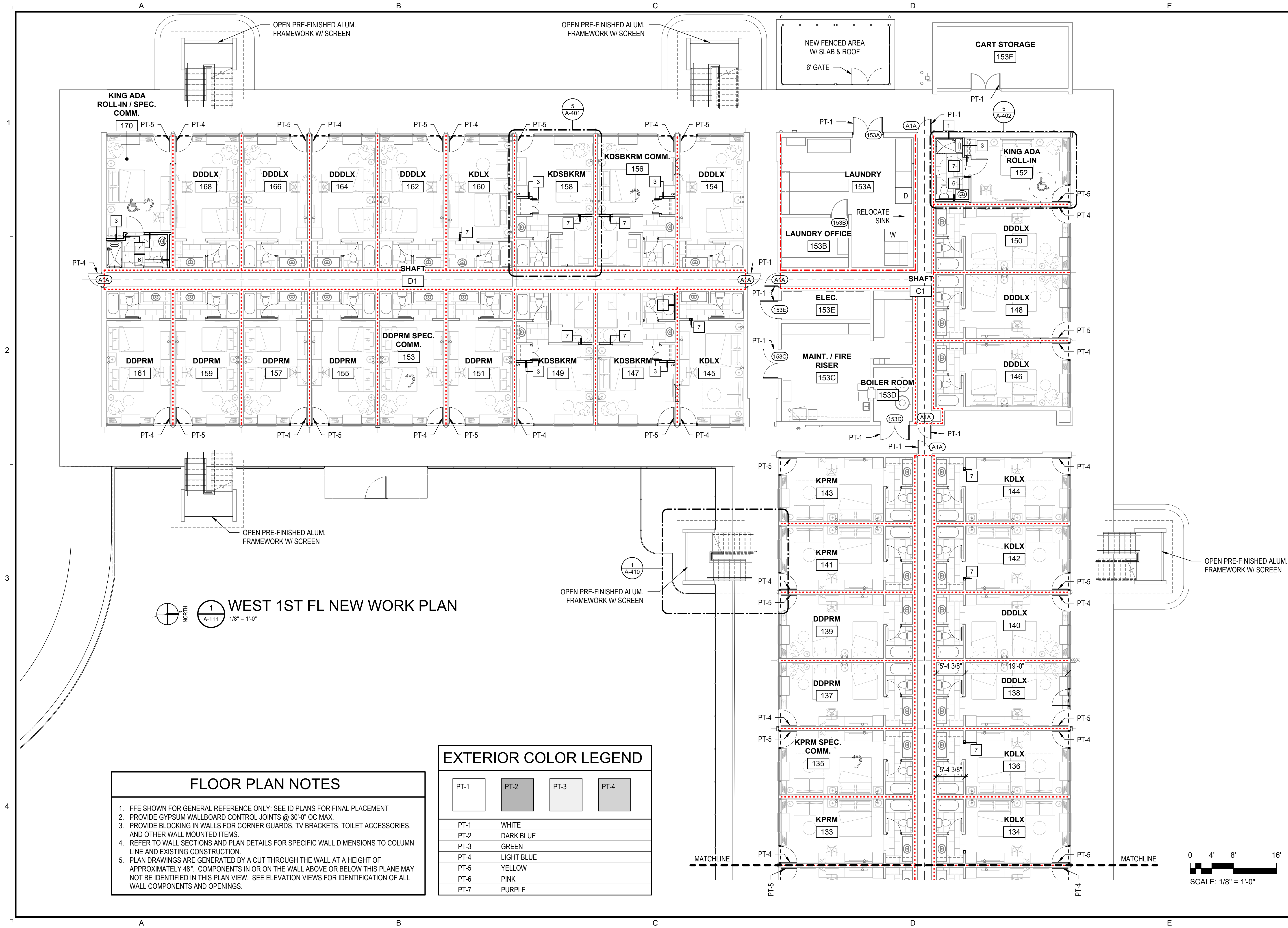
FLOOR PLAN NOTES

1. FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
2. PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.



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PROGRESS SET

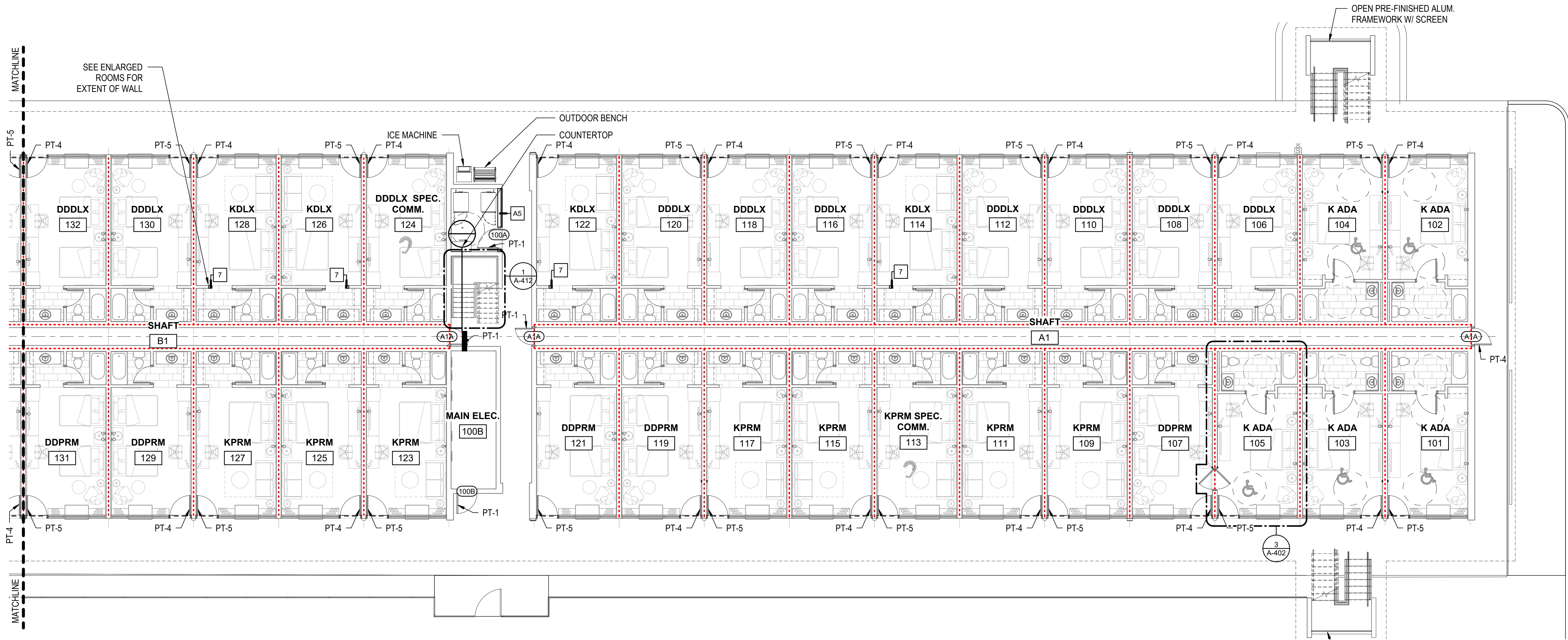
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BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
1ST FL WEST NEW WORK PLAN

SHEET:
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NORTH
1
A-112
1/8" = 1'-0"

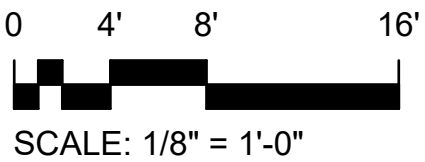
EAST 1ST FL NEW WORK PLAN

FLOOR PLAN NOTES

1. FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
2. PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.

EXTERIOR COLOR LEGEND

PT-1	PT-2	PT-3	PT-4
PT-1	PT-2	PT-3	PT-4
PT-1	WHITE		
PT-2	DARK BLUE		
PT-3	GREEN		
PT-4	LIGHT BLUE		
PT-5	YELLOW		
PT-6	PINK		
PT-7	PURPLE		



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

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SHEET DATE: 03/02/23

SHEET TITLE:
1ST FL EAST NEW
WORK PLAN

SHEET:

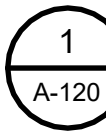
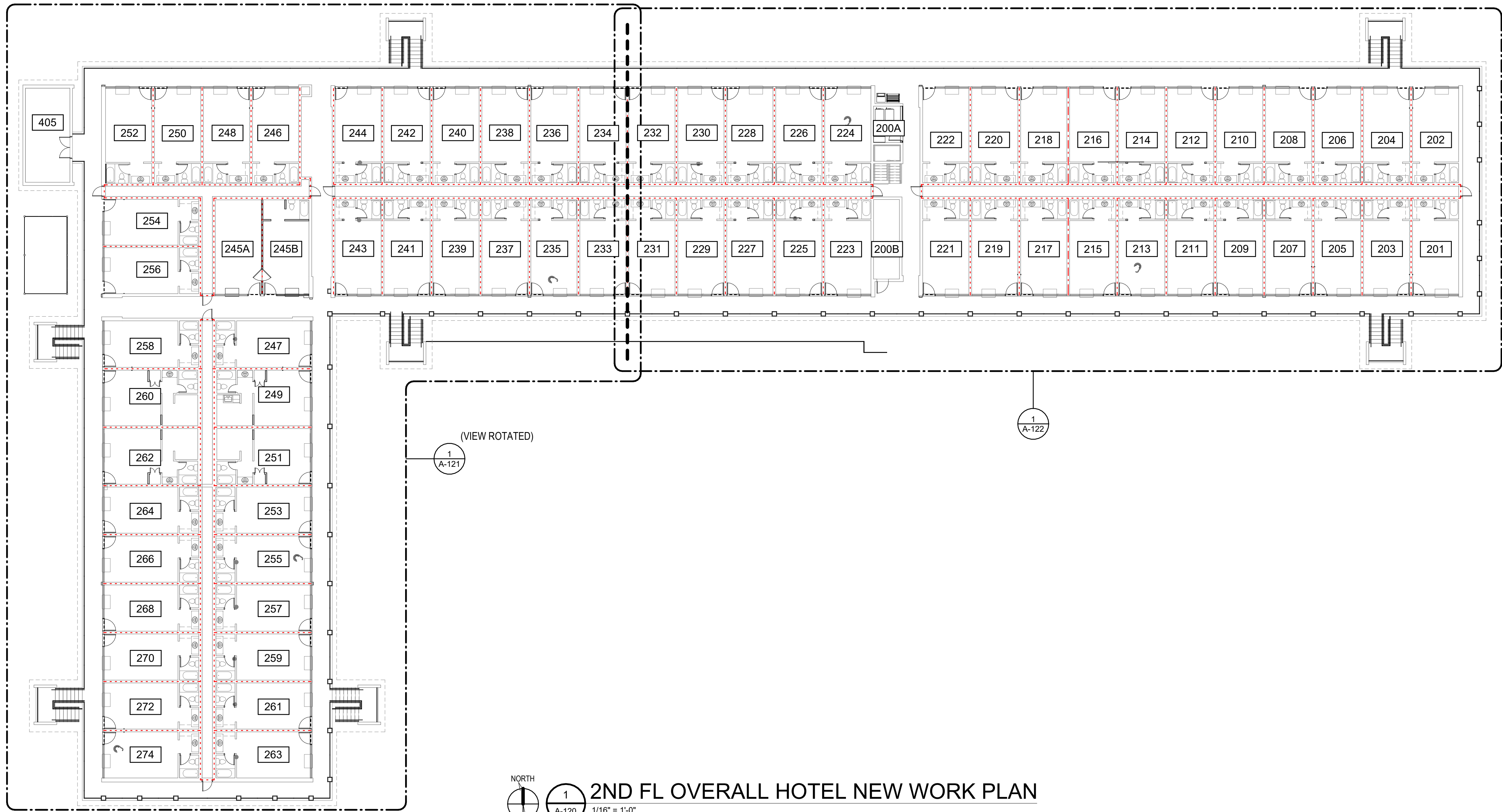
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2ND FL OVERALL HOTEL NEW WORK PLAN

1/16" = 1'-0"

FLOOR PLAN NOTES

1. FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
2. PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:

BTA PROJECT NO: 156422.01
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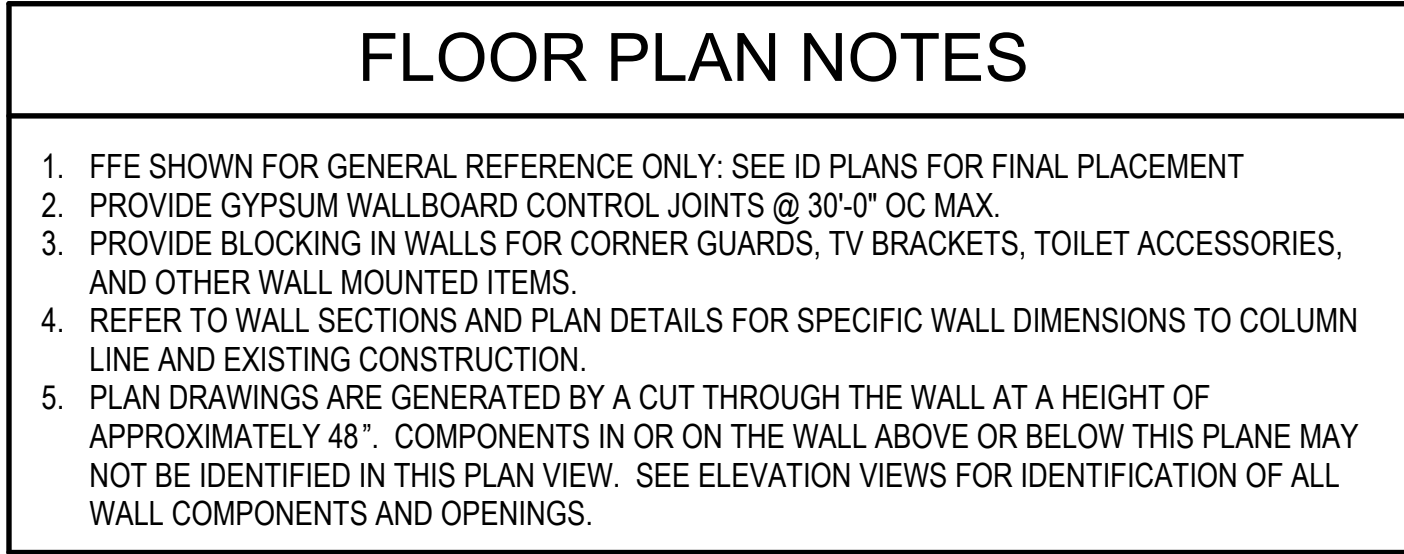
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2ND FL OVERALL
HOTEL NEW WORK
PLAN

SHEET:

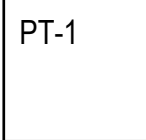
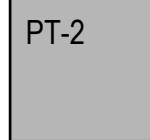
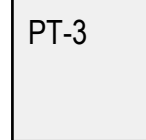
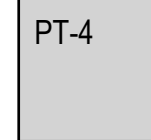
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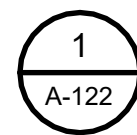
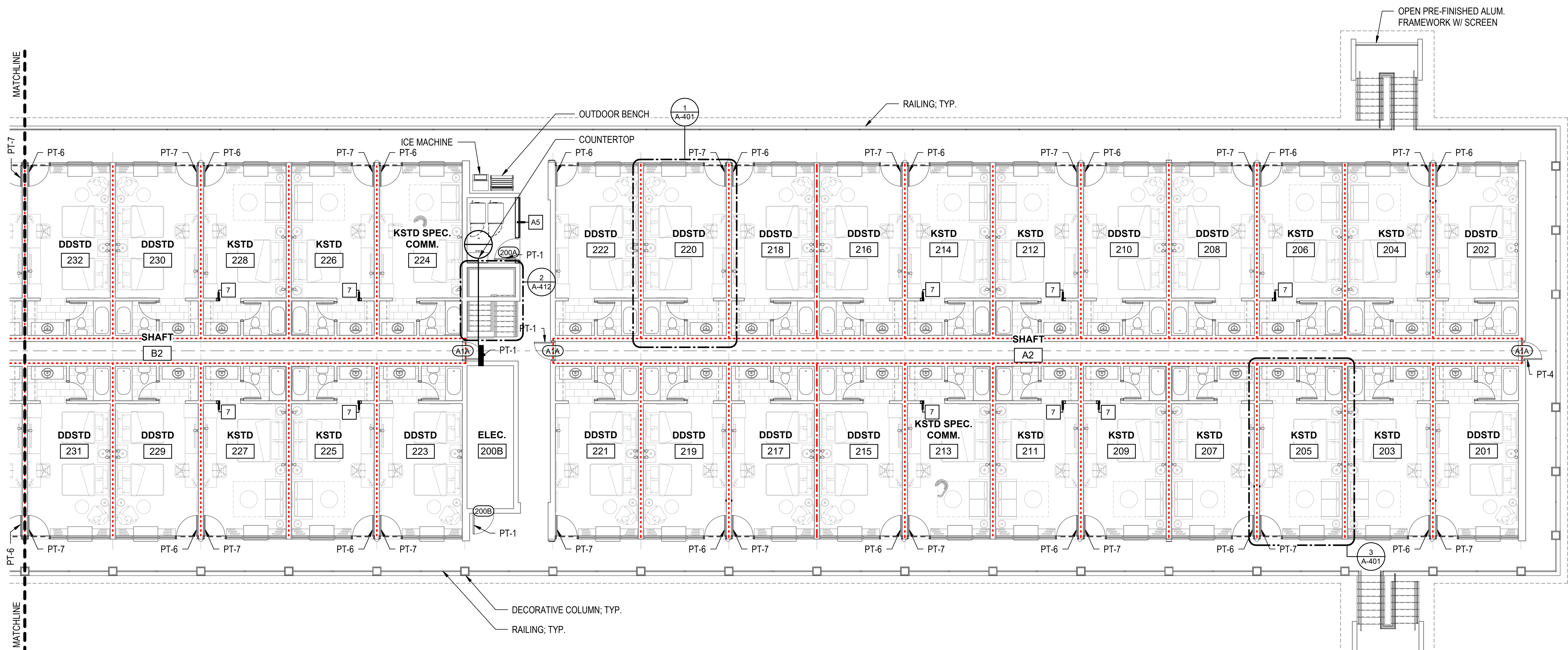


EXTERIOR COLOR LEGEND

			
PT-1	PT-2	PT-3	PT-4

PT-1	WHITE
PT-2	DARK BLUE
PT-3	GREEN
PT-4	LIGHT BLUE
PT-5	YELLOW
PT-6	PINK
PT-7	PURPLE

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EAST 2ND FL NEW WORK PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
- PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
- PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
- REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
- PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.

EXTERIOR COLOR LEGEND

PT-1	PT-2	PT-3	PT-4
PT-1	PT-2	PT-3	PT-4
PT-1	WHITE		
PT-2	DARK BLUE		
PT-3	GREEN		
PT-4	LIGHT BLUE		
PT-5	YELLOW		
PT-6	PINK		
PT-7	PURPLE		

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
2ND FL EAST NEW
WORK PLAN

SHEET:

A-122

BTA
A GHC COMPANY

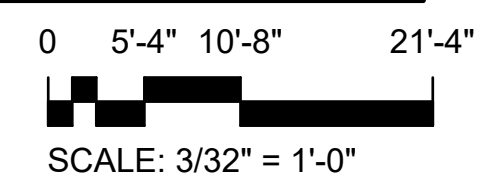
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1 CLUBHOUSE OVERALL PLAN - NEW WORK
A 120 3/32" = 1'-0"

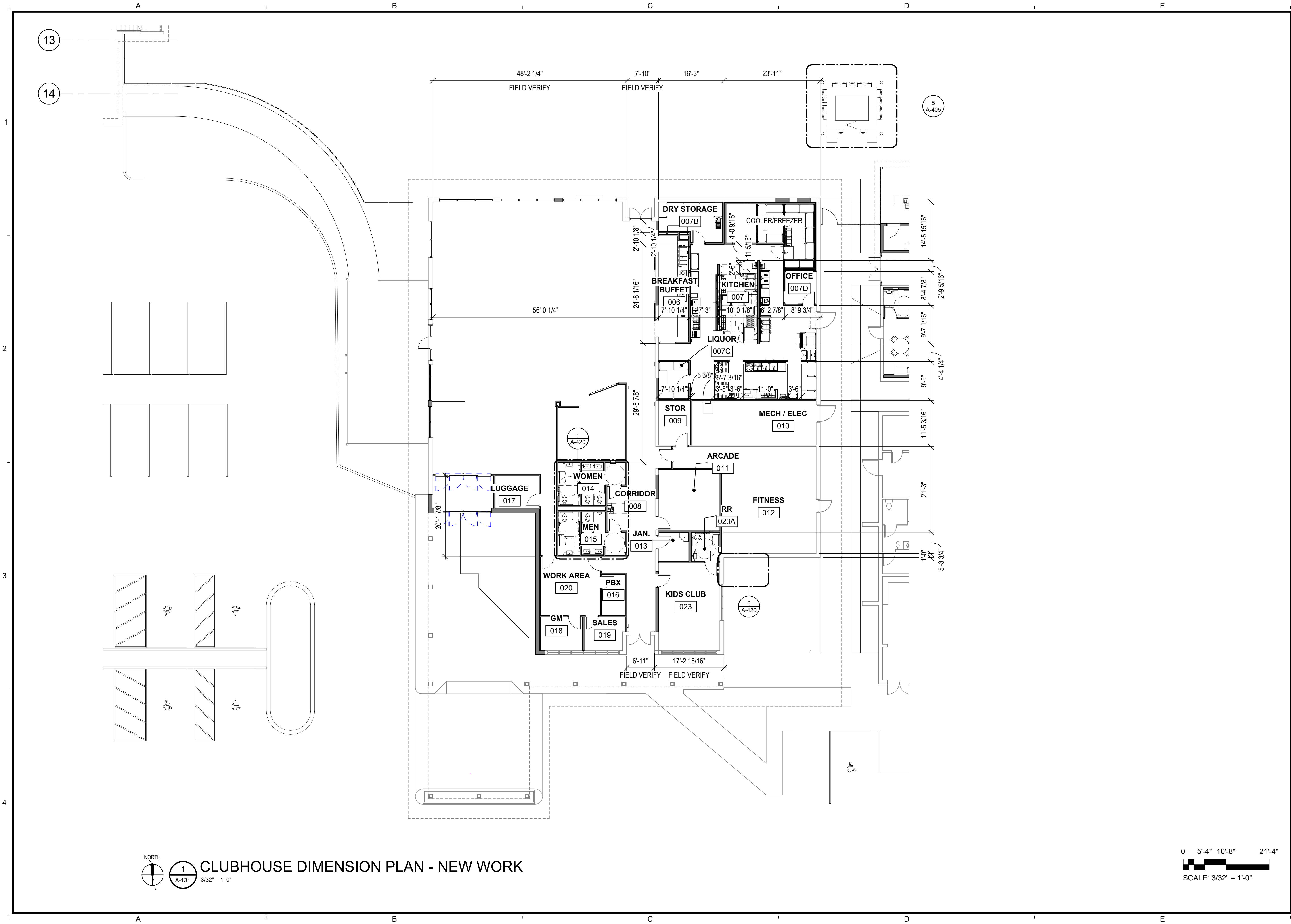
FLOOR PLAN NOTES

1. FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
2. PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.



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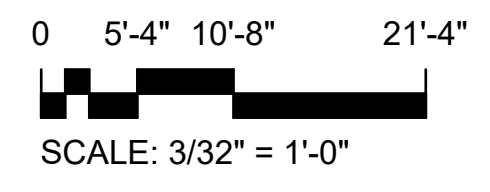
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1
A-131

CLUBHOUSE DIMENSION PLAN - NEW WORK

3/32" = 1'-0"





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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:	

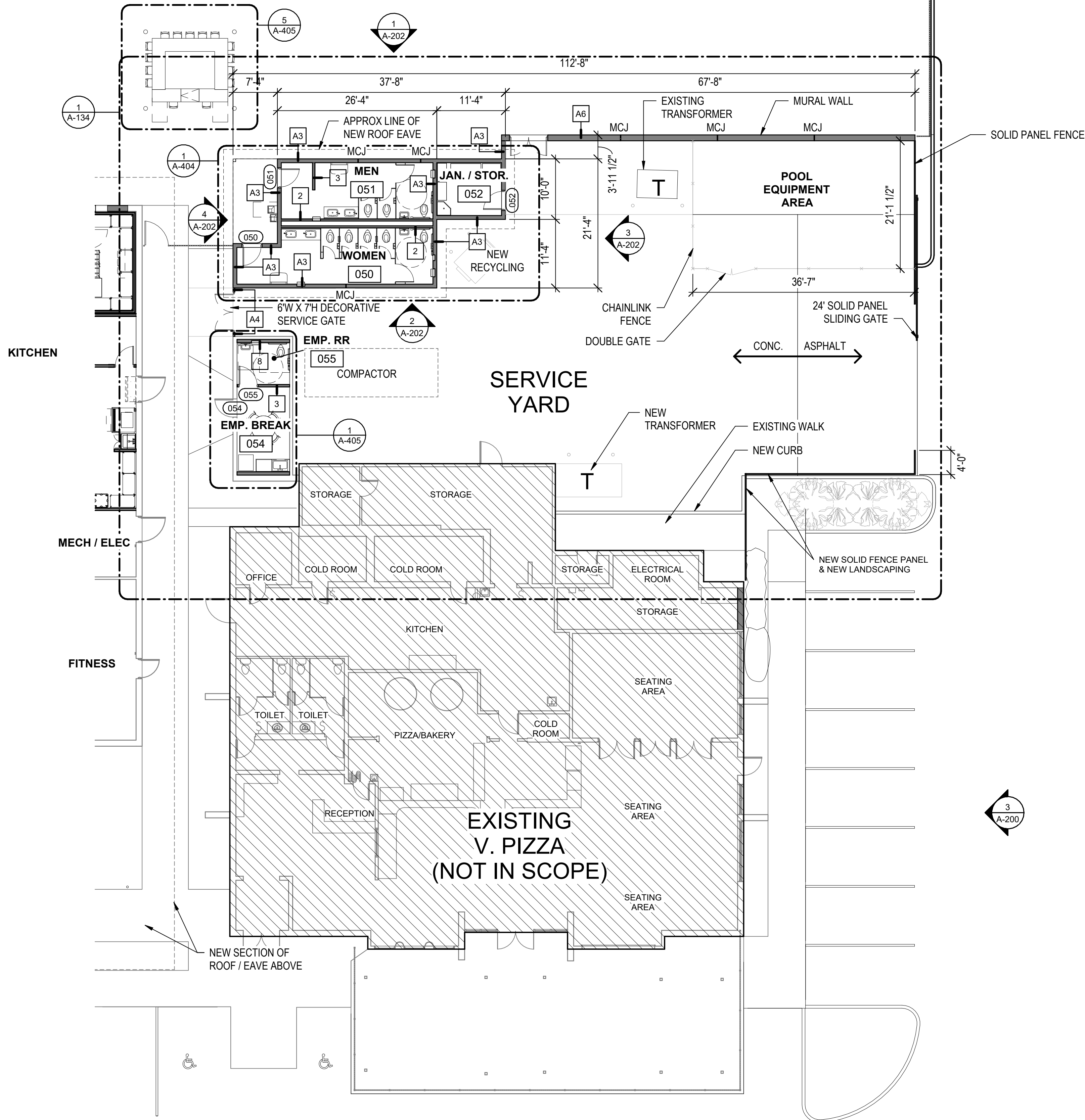
BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
CLUBHOUSE
DIMENSION PLAN -
NEW WORK

SHEET:
A-131

\\BTA-SVR-FS01\FolderRedirection\mswinford\Documents\156422.01_Ocean Coast Hotel_mswinford\JBKK.rvt

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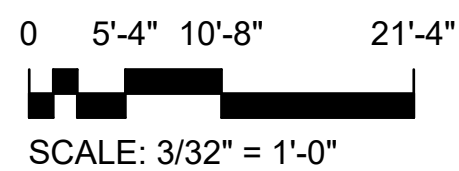
1
A-133

**SERVICE YARD & POOL
SERVICE PLAN - NEW WORK**

3/32" = 1'-0"

FLOOR PLAN NOTES

1. FFE SHOWN FOR GENERAL REFERENCE ONLY: SEE ID PLANS FOR FINAL PLACEMENT
2. PROVIDE GYPSUM WALLBOARD CONTROL JOINTS @ 30'-0" OC MAX.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLANE MAY NOT BE IDENTIFIED IN THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.



SCALE: 3/32" = 1'-0"



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OCEAN COAST HOTEL

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**PROGRESS
SET**

REVISIONS:	

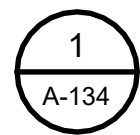
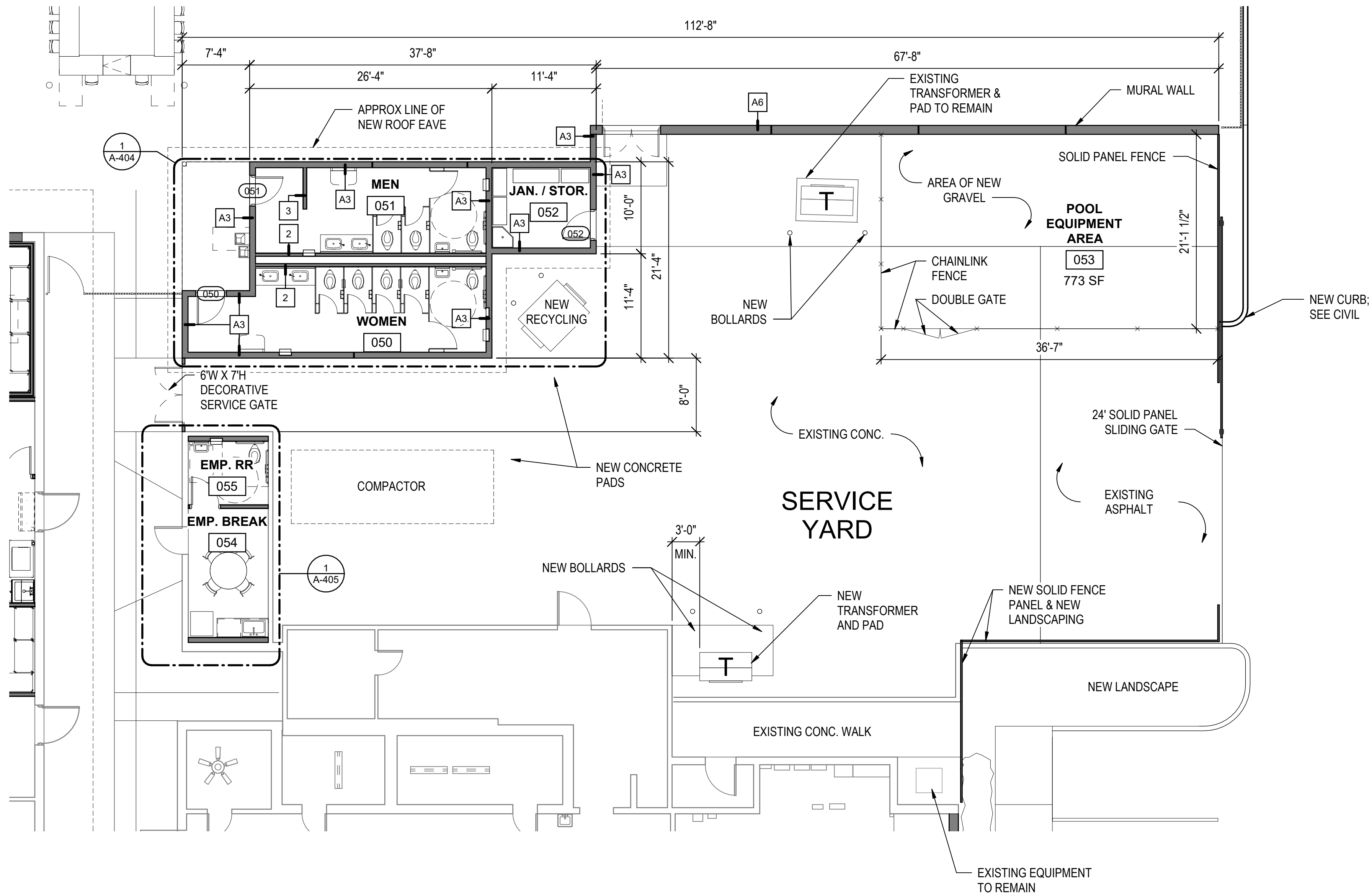
BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
**SERVICE YARD &
POOL SERVICE
PLAN - NEW WORK**

SHEET:
A-133

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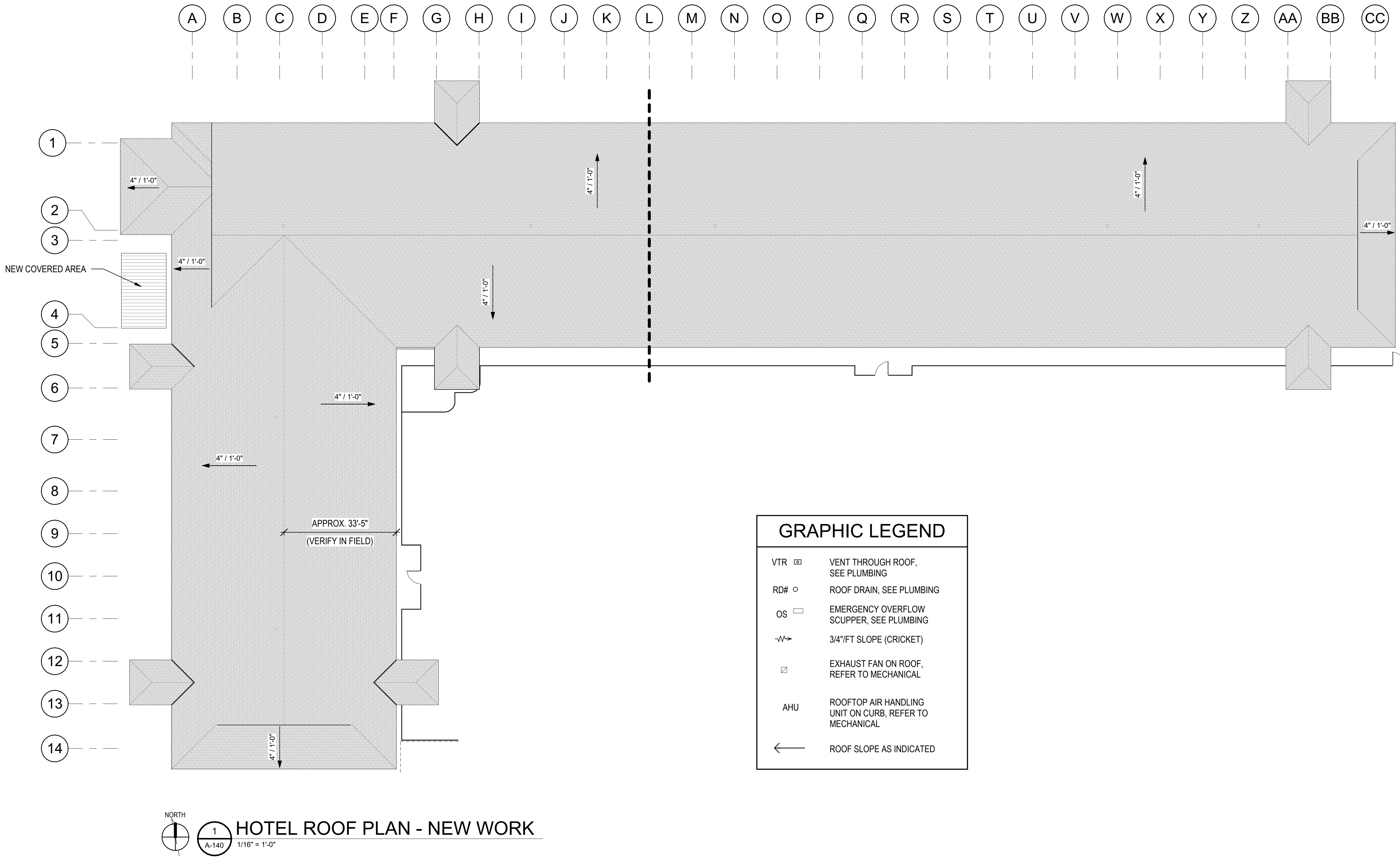
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A-134
1/8" = 1'-0"

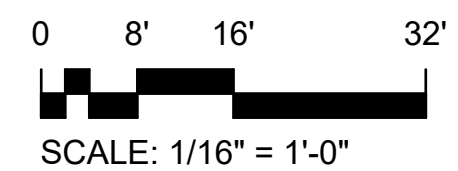
ENLARGED SERVICE YARD & POOL SERVICE PLAN

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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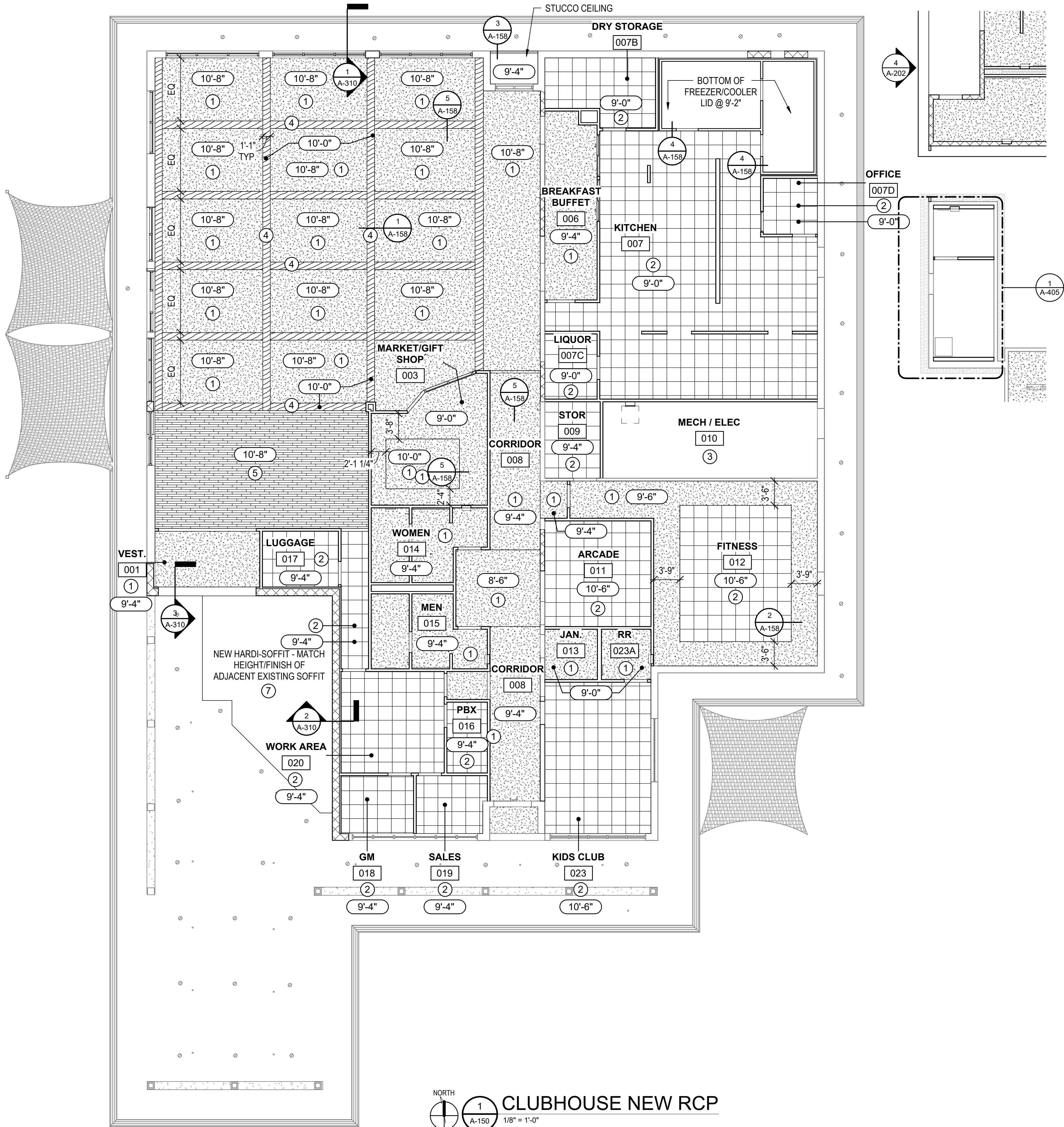
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GRAPHIC LEGEND

- 1 GYPSUM BOARD CEILING
- 2 2' X 2' SUSPENDED ACOUSTICAL TILE LAY-IN CEILING WITH GRID REFER TO INTERIOR SPEC FOR TYPE/COLOR
- 3 OPEN TO STRUCTURE ABOVE EXISTING CONDITIONS
- 4 WOOD BEAMS REFER TO INTERIORS SPEC
- 5 WOOD PLANK CEILING REFER TO INTERIORS SPEC
- 6 HIGH-PERFORMANCE PAINTED VERSA-DECK
- 7 HARDI-SOFFIT CEMENTITIOUS BOARD PAINTED (MATCH EXISTING ELEV. AT ADDITION)
- 8 HARDI-TRIM CEMENTITIOUS BOARD PAINTED
- 2 X 4 FLUORESCENT LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS
- FLUORESCENT LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS
- FLUORESCENT CEILING FIXTURE, SEE ELECTRICAL DRAWINGS
- LIGHTING FIXTURE (WALL MOUNTED), SEE ELECTRICAL DRAWINGS
- RECESSED LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS
- H.I.D. LIGHTING FIXTURE (RECESSED SOFFIT), SEE ELECTRICAL DRAWINGS
- EXTERIOR LIGHTING FIXTURE (WALL MOUNTED), SEE ELECTRICAL DRAWINGS
- CEILING DIFFUSER, SEE MECHANICAL DRAWINGS
- RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS
- CEILING EXHAUST, SEE MECHANICAL DRAWINGS
- EXIT LIGHT, SEE ELECTRICAL AND LIFE SAFETY DRAWINGS FOR DIRECTIONAL INFORMATION
- CEILING MOUNTED ACCESS PANEL, COORDINATE SIZE AND LOCATION W/ MECHANICAL DRAWINGS
- FIRE ALARM / MASS NOTIFICATION SYSTEM FLUSH MOUNTED CEILING SPEAKER, SEE ELECTRICAL DRAWINGS
- FIRE ALARM / MASS NOTIFICATION SYSTEM FLUSH MOUNTED CEILING SPEAKER WITH STROBE, SEE ELECTRICAL DRAWINGS

9'-0" CEILING HEIGHT

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

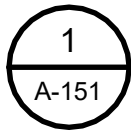
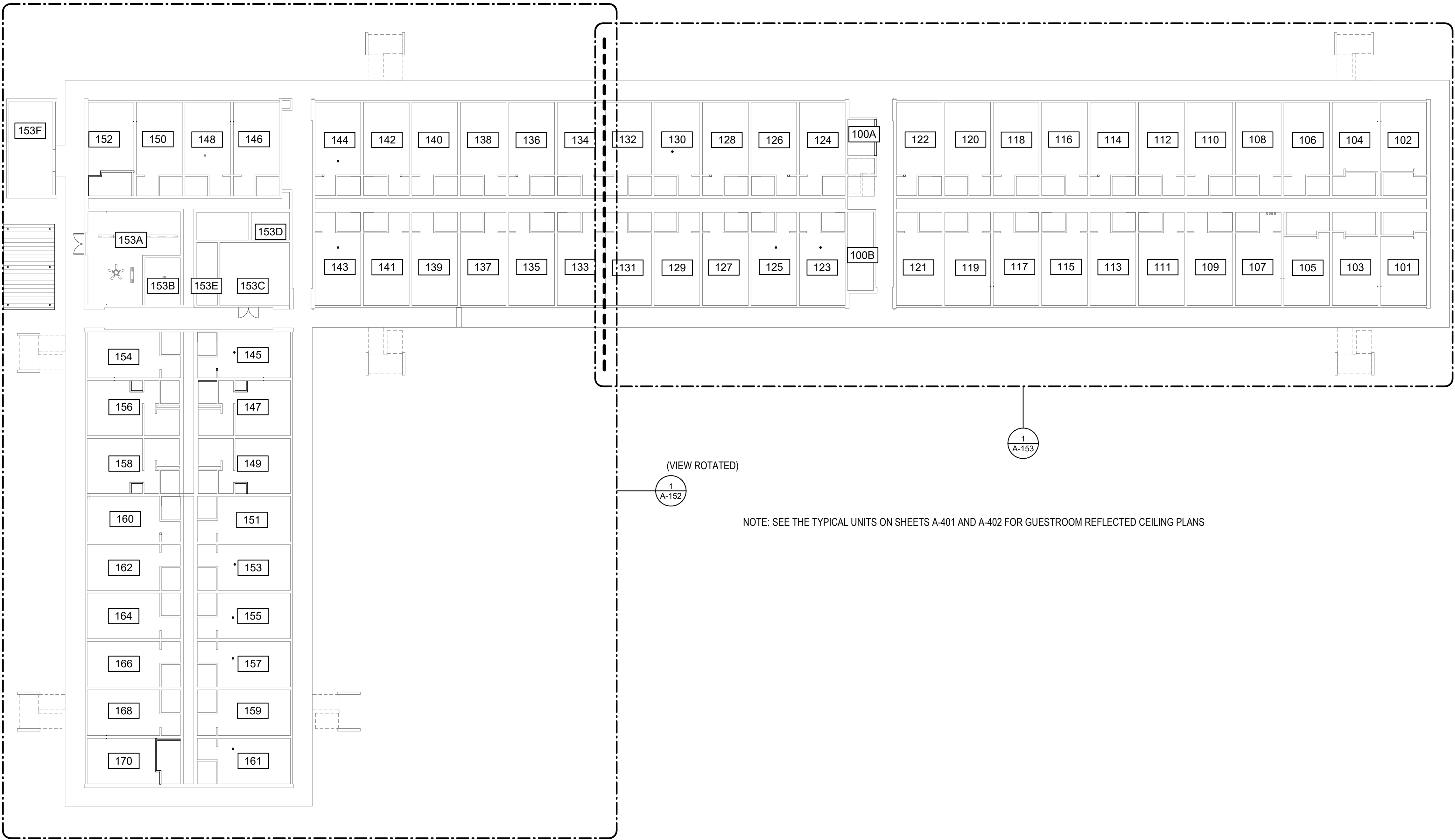
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SHEET DATE: 11/17/23

SHEET TITLE:
CLUBHOUSE
CEILING PLAN -
NEW WORK

SHEET:

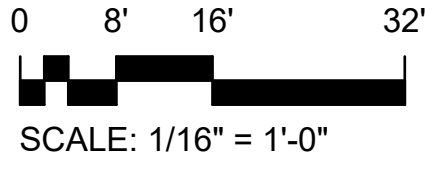
A-150

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1ST FLOOR OVERALL HOTEL NEW RCP

1/16" = 1'-0"



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PROGRESS SET

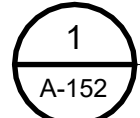
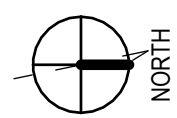
REVISIONS:	

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
1ST FL OVERALL
HOTEL CEILING
PLAN - NEW WORK

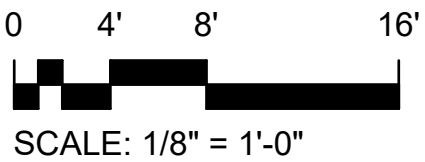
SHEET:
A-151

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1ST FL WEST HOTEL CEILING PLAN - NEW WORK

1/8" = 1'-0"



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OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

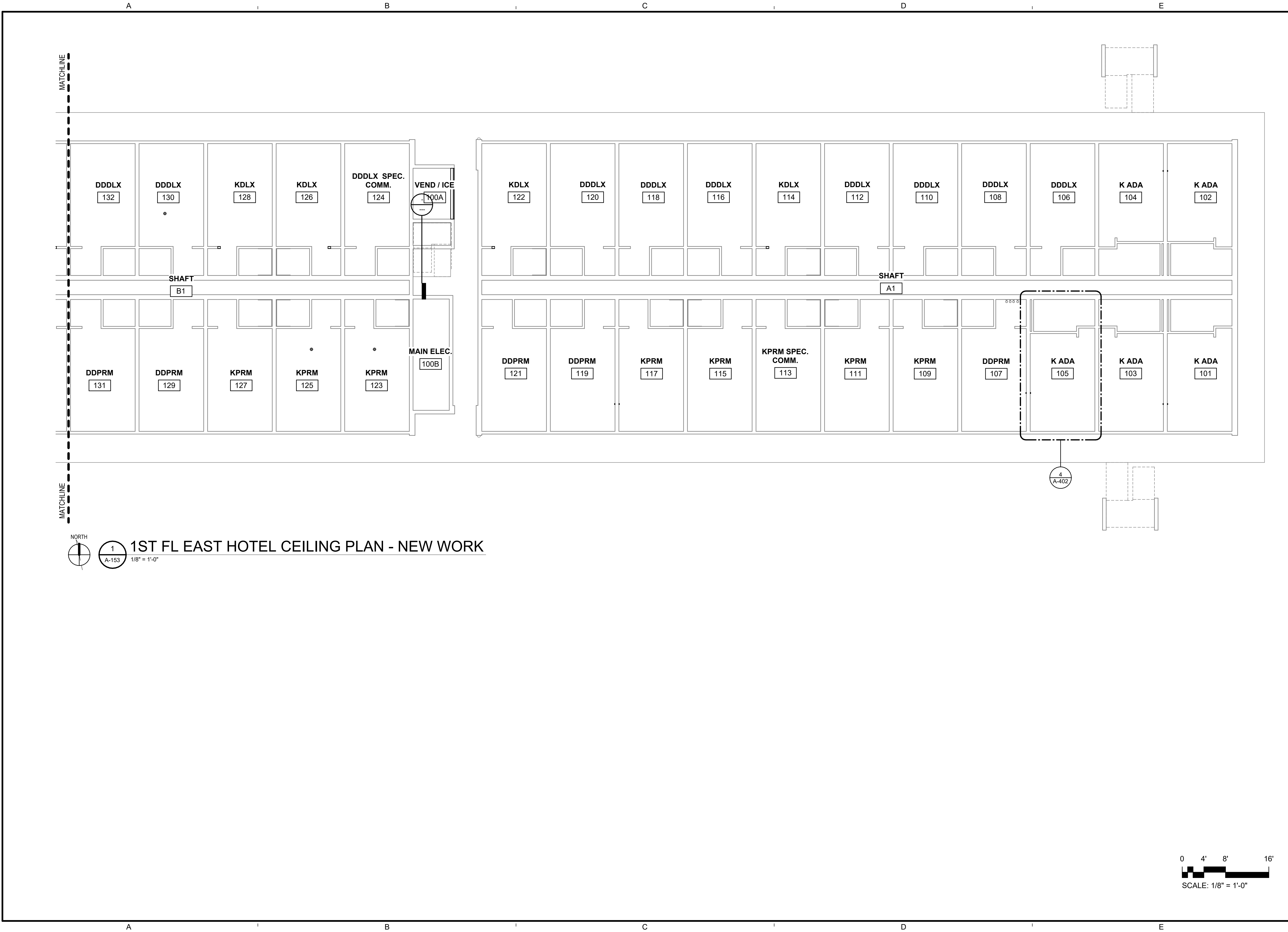
BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
1ST FL WEST
HOTEL CEILING
PLAN - NEW WORK

SHEET:

A-152

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OCEAN COAST HOTEL

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PROGRESS SET

REVISIONS:

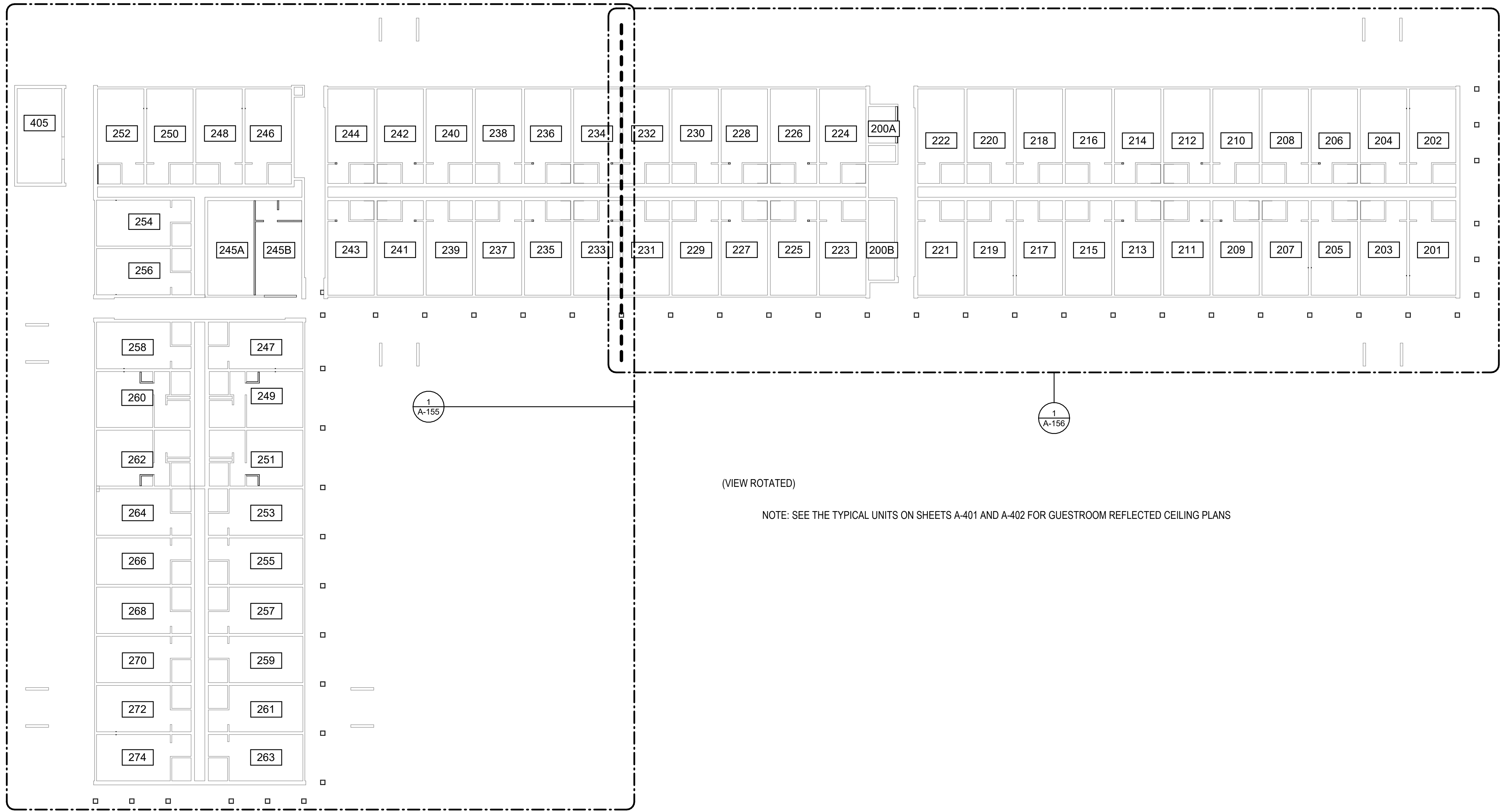
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BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
1ST FL EAST HOTEL
CEILING PLAN -
NEW WORK

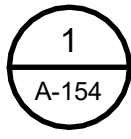
SHEET:
A-153

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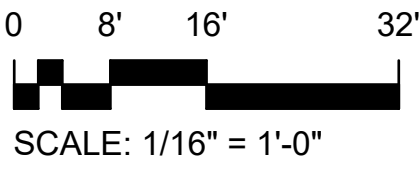
(VIEW ROTATED)

NOTE: SEE THE TYPICAL UNITS ON SHEETS A-401 AND A-402 FOR GUESTROOM REFLECTED CEILING PLANS



2ND FLOOR OVERALL HOTEL NEW RCP

1/16" = 1'-0"



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OCEAN COAST HOTEL

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PROGRESS SET

REVISIONS:

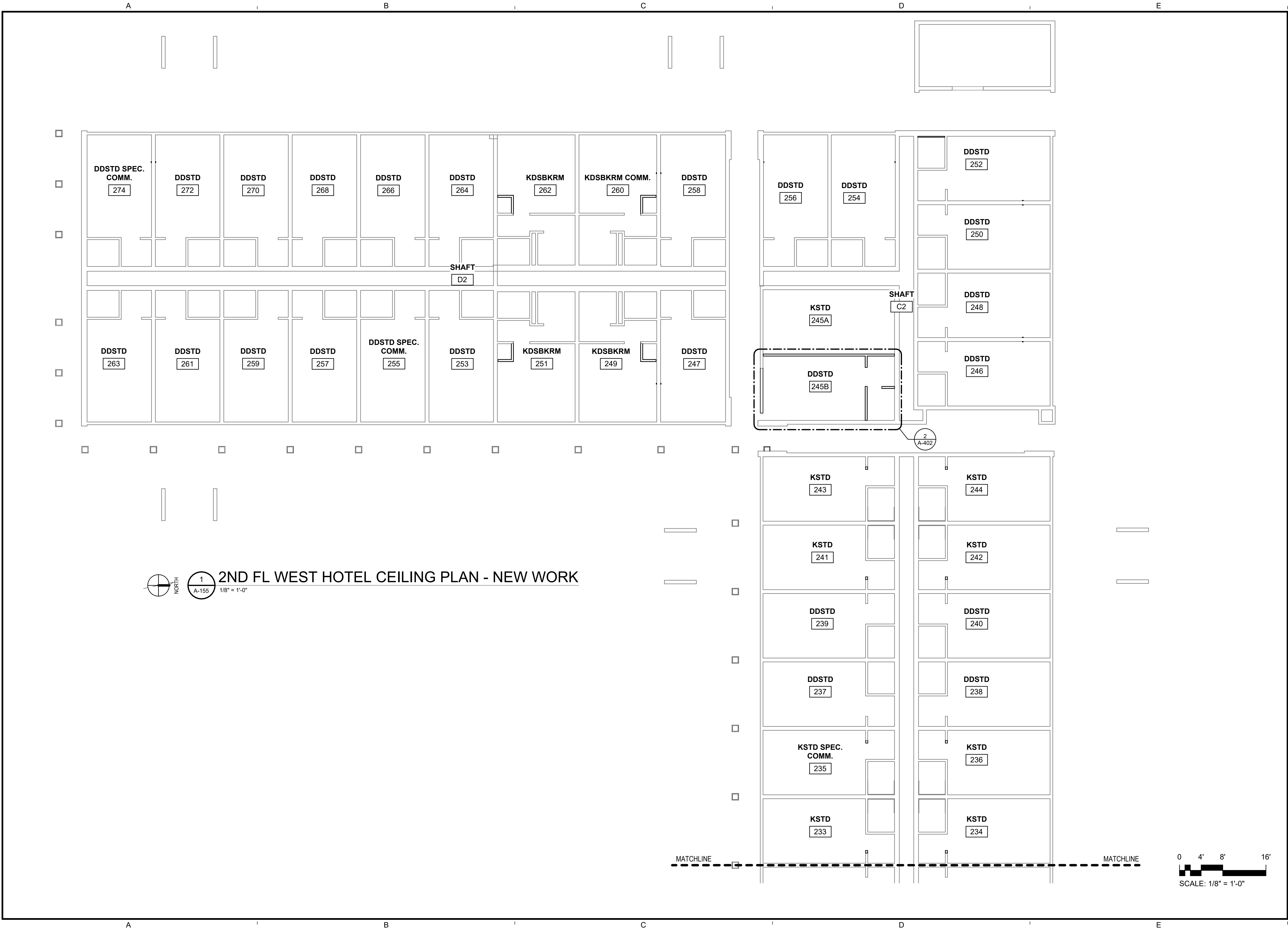
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SHEET DATE: 03/02/23

SHEET TITLE:
2ND FL OVERALL
HOTEL CEILING
PLAN - NEW WORK

SHEET:

A-154

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2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

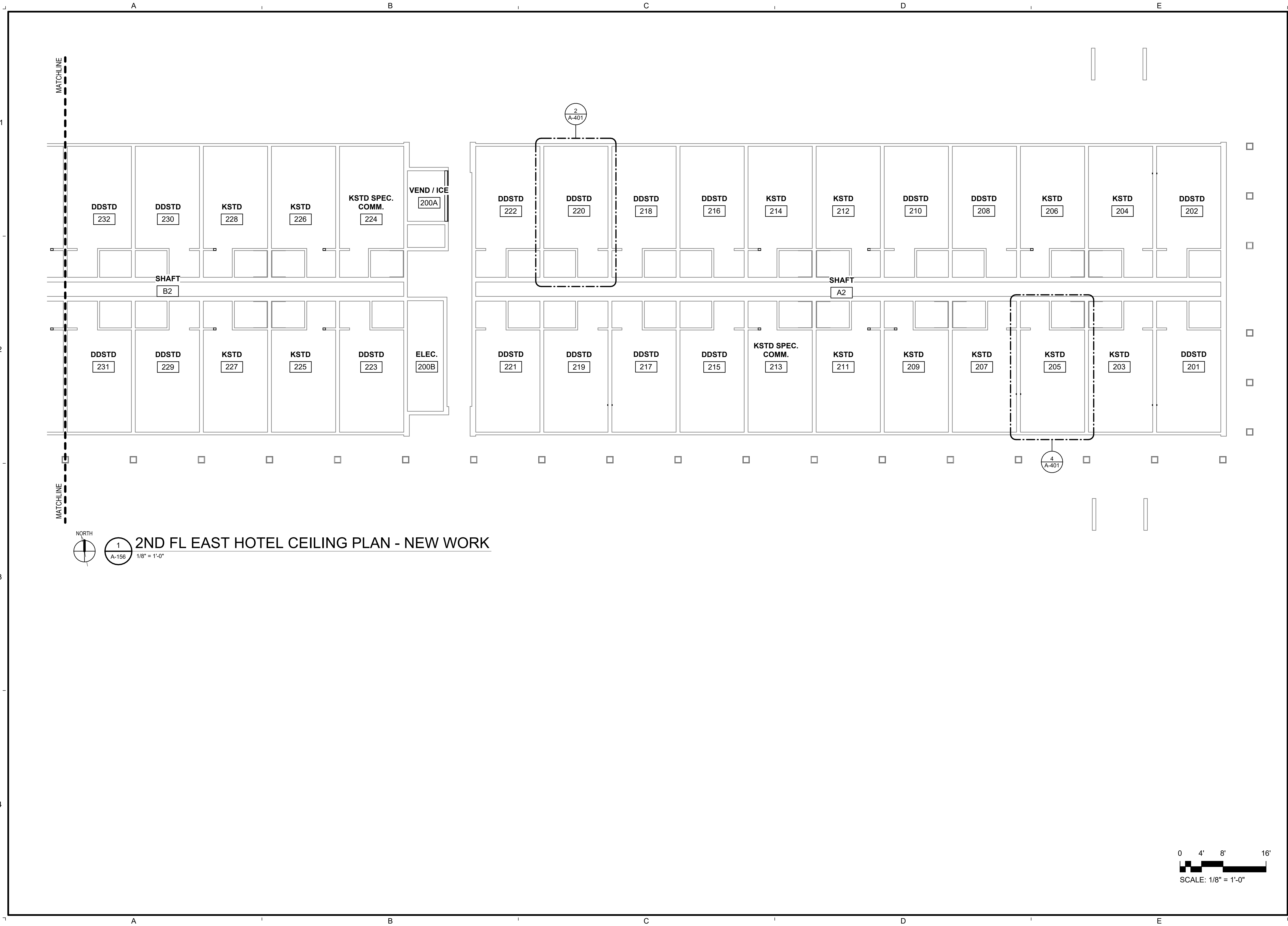
REVISIONS:	

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
2ND FL WEST
HOTEL CEILING
PLAN - NEW WORK

SHEET:
A-155

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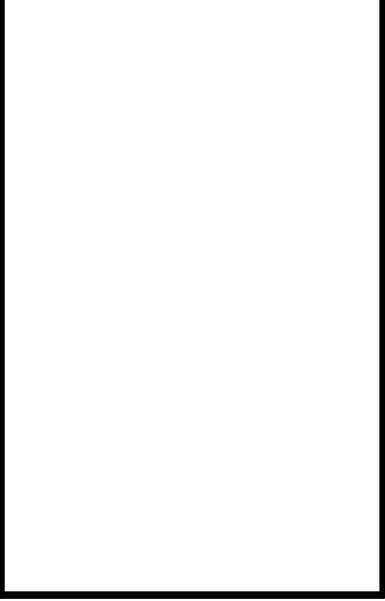
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Phone: 850 434 5444

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:	

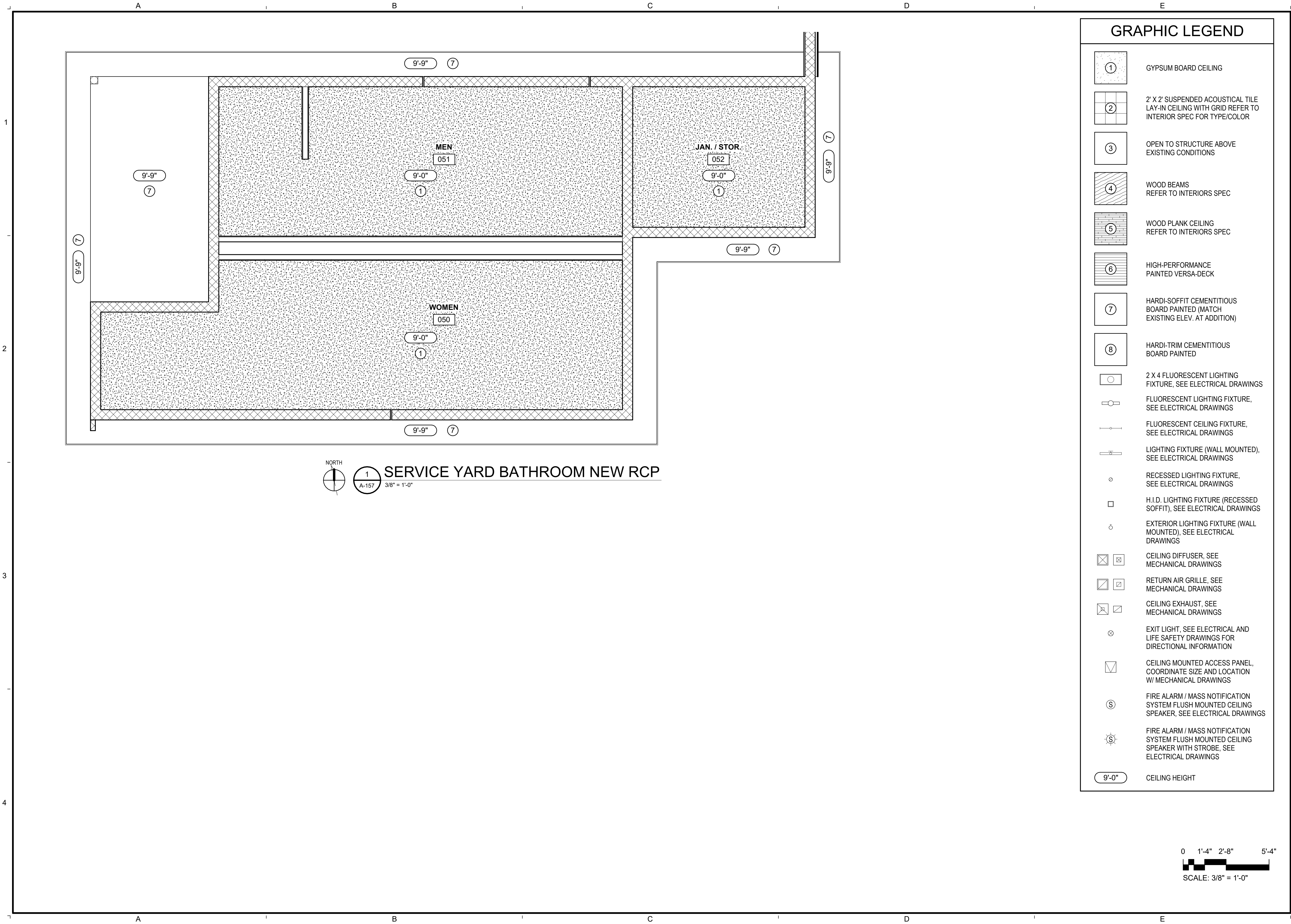


BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
2ND FL EAST
HOTEL CEILING
PLAN - NEW WORK

SHEET:
A-156

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GRAPHIC LEGEND

1

2

3

4

5

6

7

8

9'-0"

GYPSUM BOARD CEILING

2' X 2' SUSPENDED ACOUSTICAL TILE LAY-IN CEILING WITH GRID REFER TO INTERIOR SPEC FOR TYPE/COLOR

OPEN TO STRUCTURE ABOVE EXISTING CONDITIONS

WOOD BEAMS REFER TO INTERIORS SPEC

WOOD PLANK CEILING REFER TO INTERIORS SPEC

HIGH-PERFORMANCE PAINTED VERSA-DECK

HARDI-SOFFIT CEMENTITIOUS BOARD PAINTED (MATCH EXISTING ELEV. AT ADDITION)

HARDI-TRIM CEMENTITIOUS BOARD PAINTED

2 X 4 FLUORESCENT LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS

FLUORESCENT LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS

FLUORESCENT CEILING FIXTURE, SEE ELECTRICAL DRAWINGS

LIGHTING FIXTURE (WALL MOUNTED), SEE ELECTRICAL DRAWINGS

RECESSED LIGHTING FIXTURE, SEE ELECTRICAL DRAWINGS

H.I.D. LIGHTING FIXTURE (RECESSED SOFFIT), SEE ELECTRICAL DRAWINGS

EXTERIOR LIGHTING FIXTURE (WALL MOUNTED), SEE ELECTRICAL DRAWINGS

CEILING DIFFUSER, SEE MECHANICAL DRAWINGS

RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS

CEILING EXHAUST, SEE MECHANICAL DRAWINGS

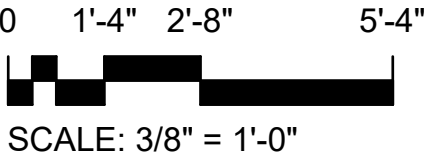
EXIT LIGHT, SEE ELECTRICAL AND LIFE SAFETY DRAWINGS FOR DIRECTIONAL INFORMATION

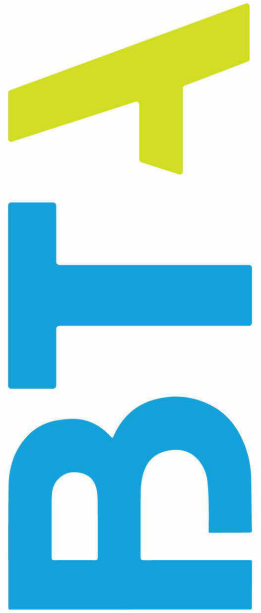
CEILING MOUNTED ACCESS PANEL, COORDINATE SIZE AND LOCATION W/ MECHANICAL DRAWINGS

FIRE ALARM / MASS NOTIFICATION SYSTEM FLUSH MOUNTED CEILING SPEAKER, SEE ELECTRICAL DRAWINGS

FIRE ALARM / MASS NOTIFICATION SYSTEM FLUSH MOUNTED CEILING SPEAKER WITH STROBE, SEE ELECTRICAL DRAWINGS

CEILING HEIGHT





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OCEAN COAST HOTEL

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PROGRESS SET

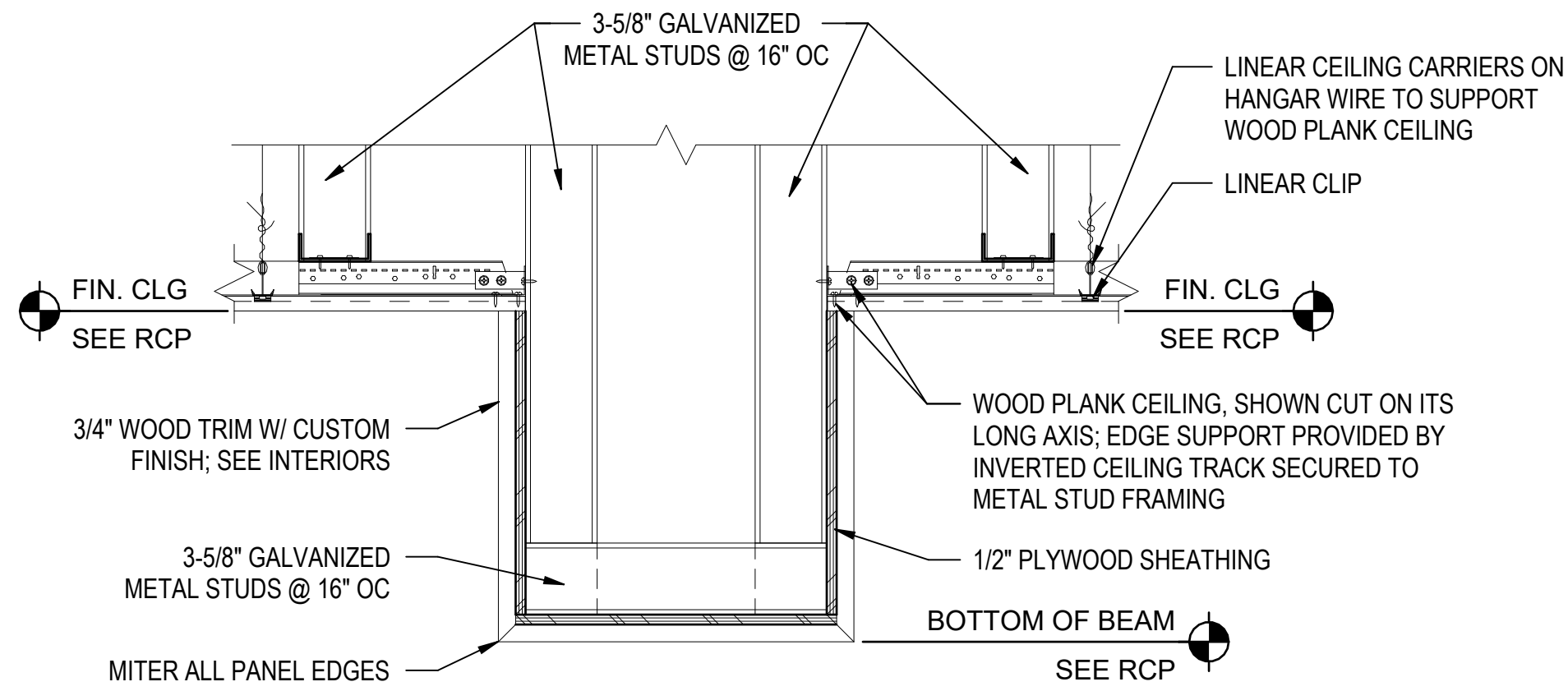
REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

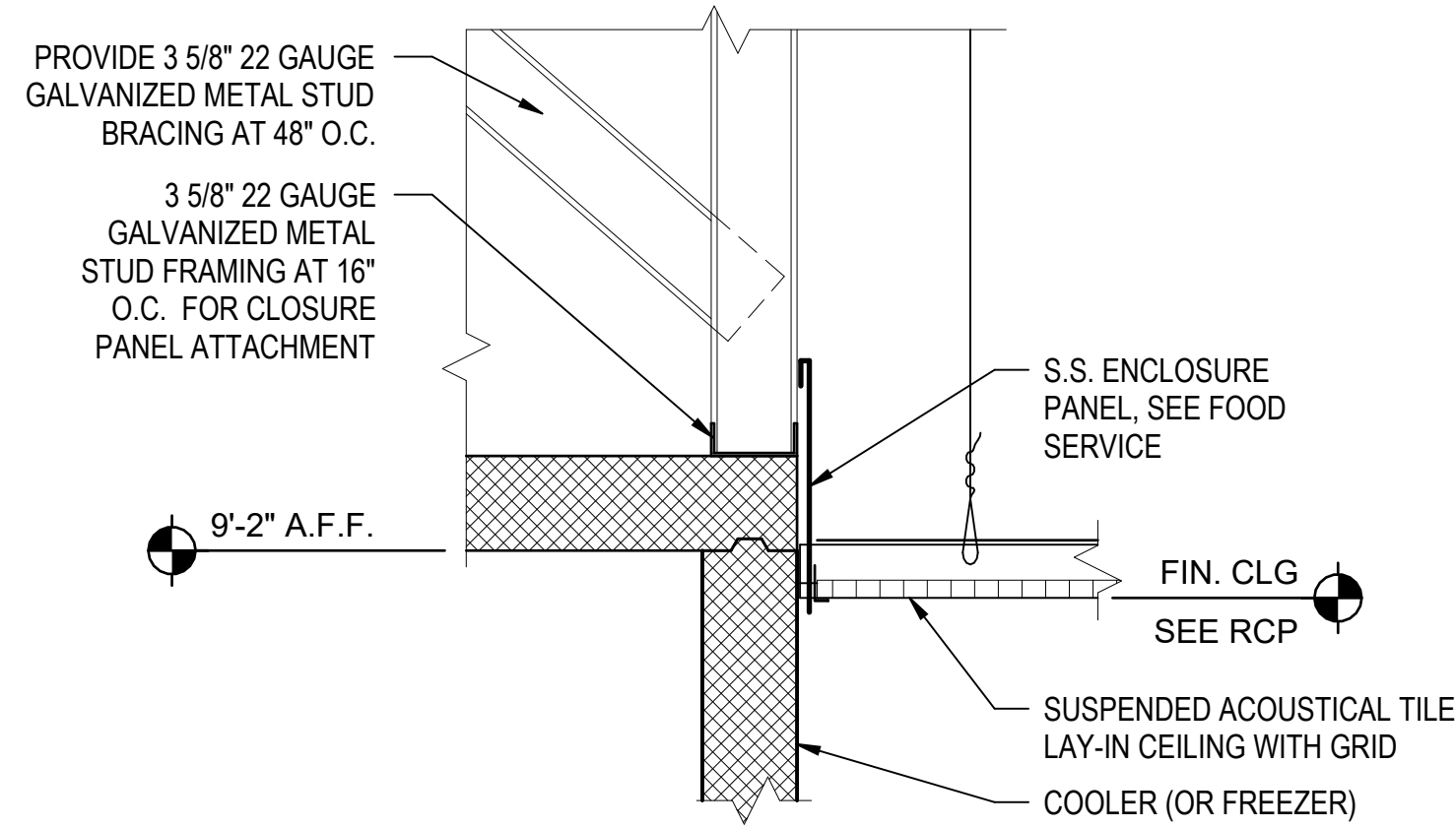
SHEET TITLE:
SERVICE YARD
CEILING PLAN -
NEW WORK

SHEET:
A-157

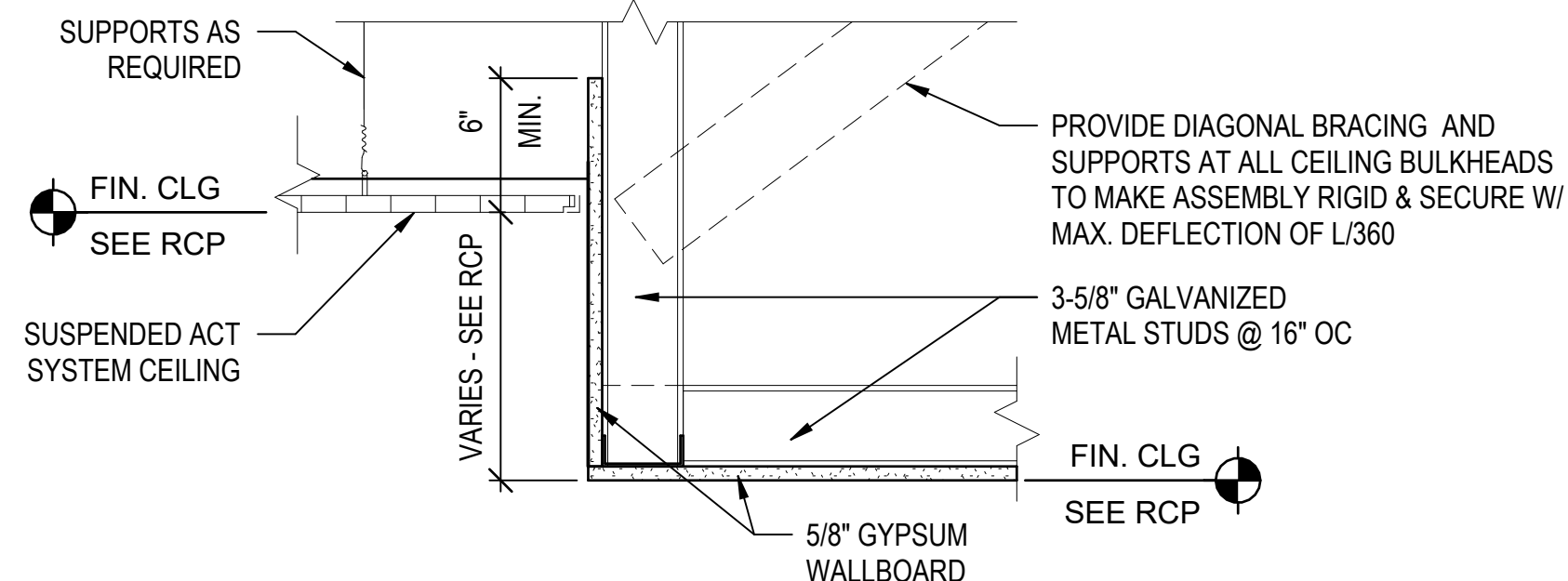
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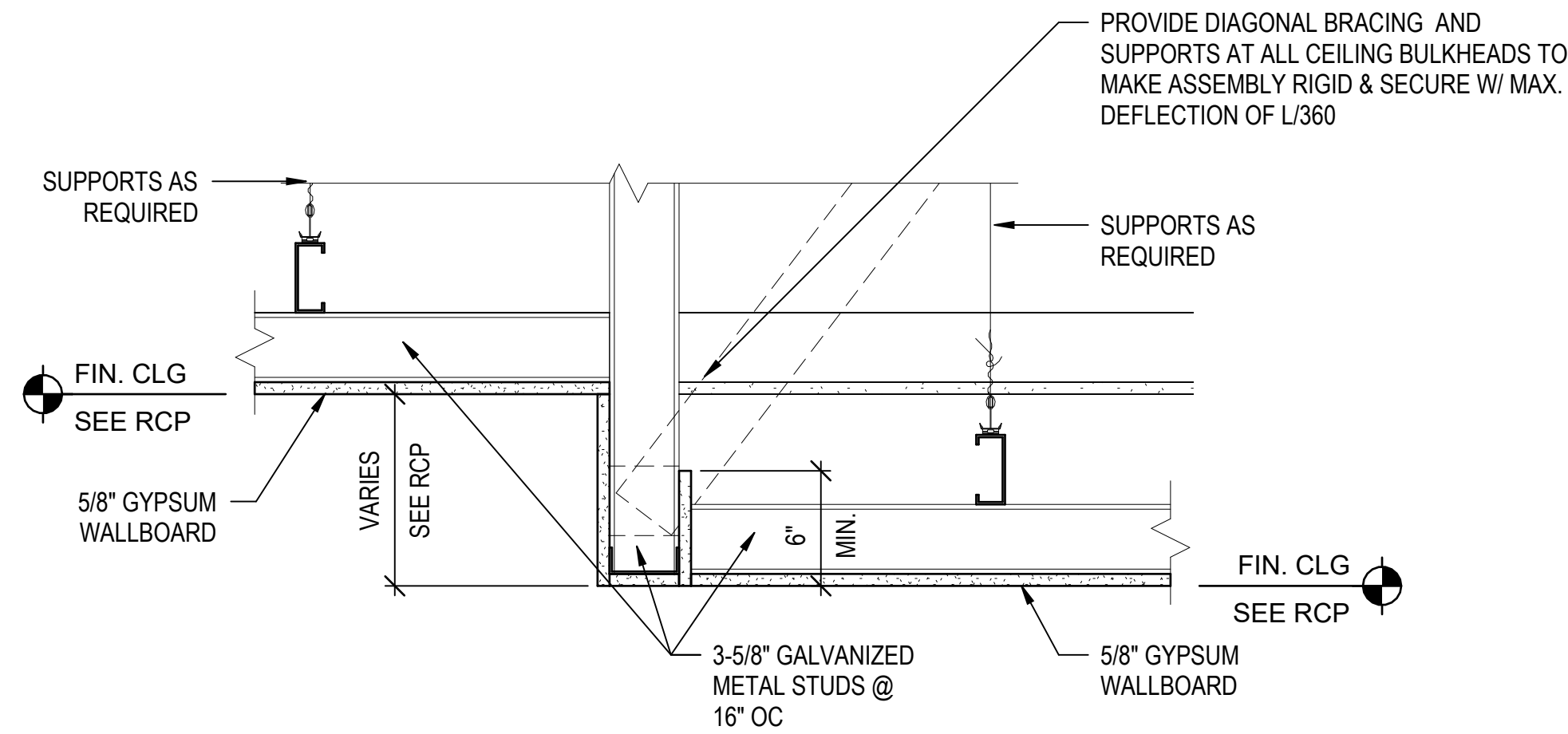
1 CEILING DETAIL AT COFFERED BEAM
A-158 1 1/2" = 1'-0"



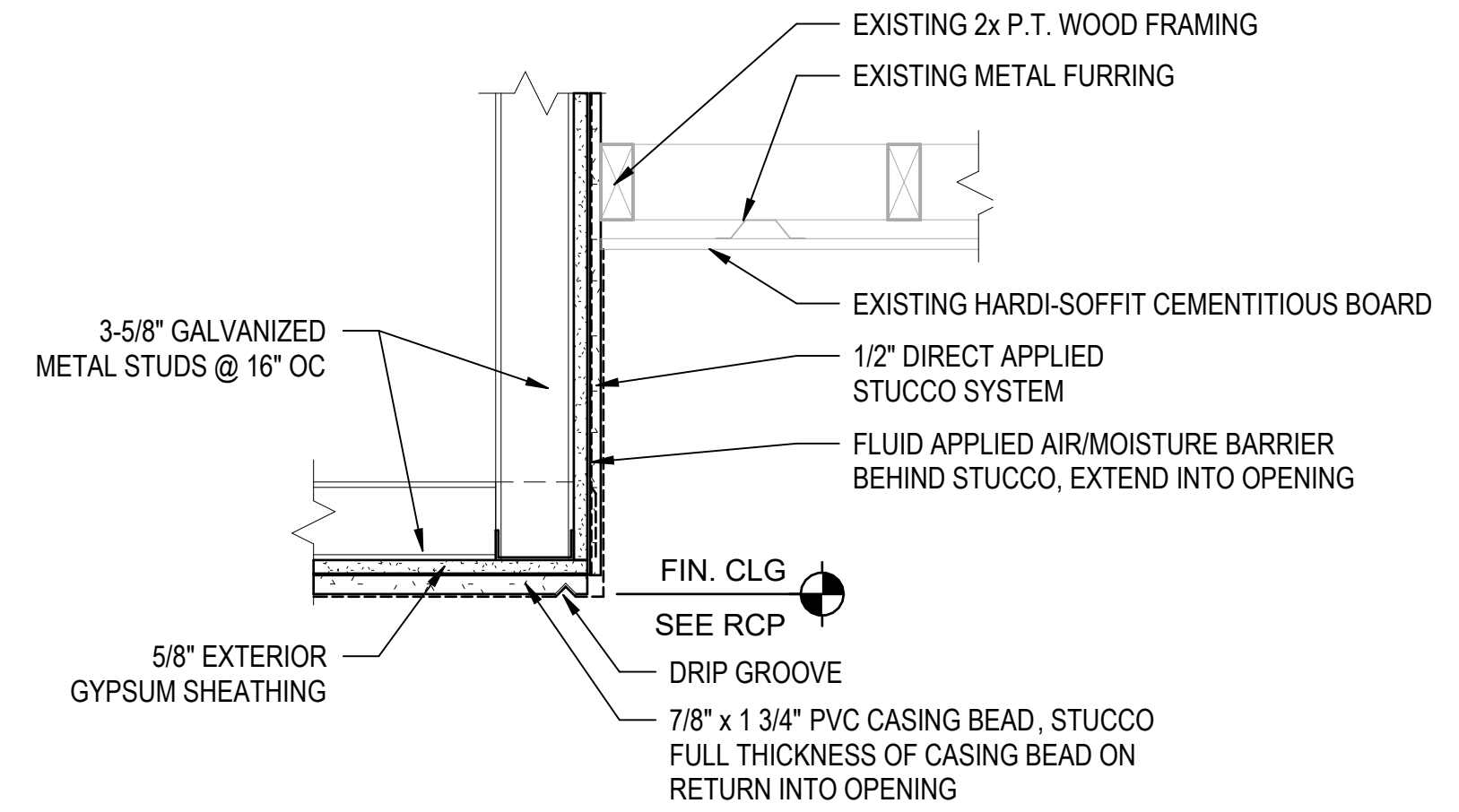
4 CEILING DETAIL AT FREEZER/COOLER
A-158 1 1/2" = 1'-0"



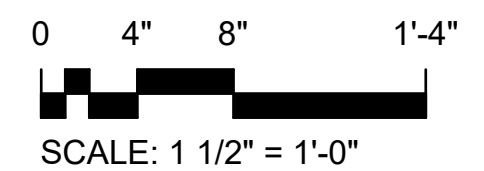
2 SOFFIT DETAIL AT GYPSUM/ACT CEILING
A-158 1 1/2" = 1'-0"



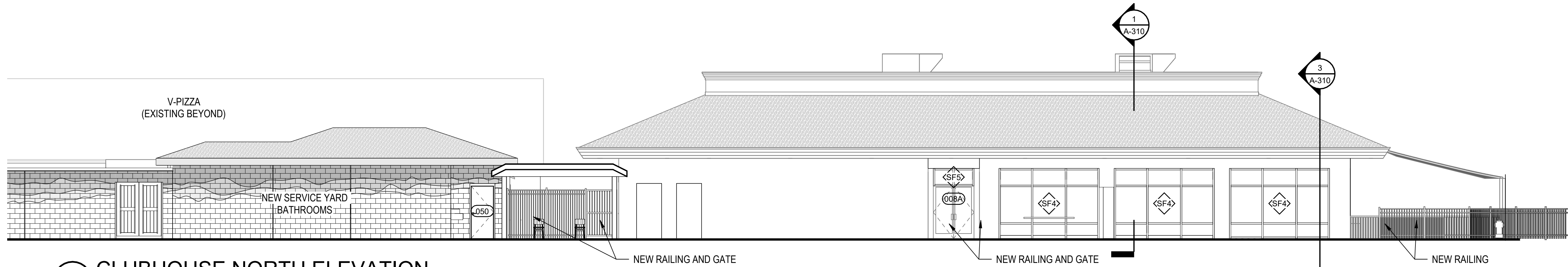
5 SOFFIT DETAIL W/ SUSPENDED GYPSUM CEILINGS
A-158 1 1/2" = 1'-0"



3 CEILING DETAIL AT HARDI-SOFFIT/STUCCO CEILING
A-158 1 1/2" = 1'-0"



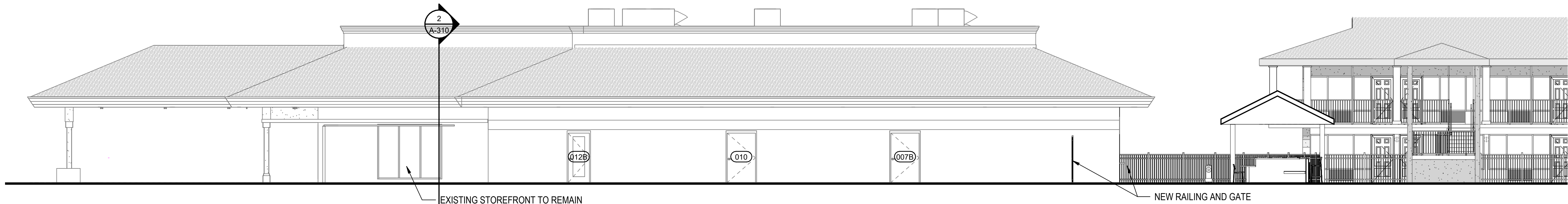
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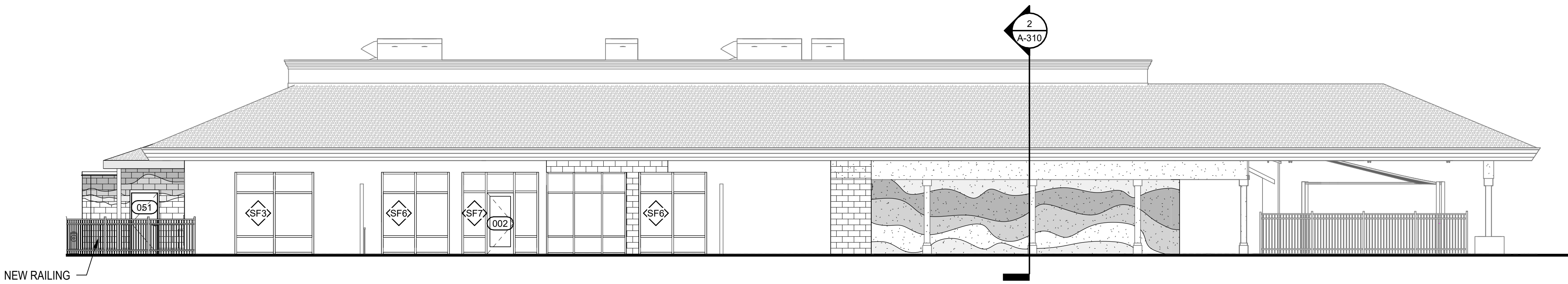
CLUBHOUSE NORTH ELEVATION



CLUBHOUSE SOUTH ELEVATION



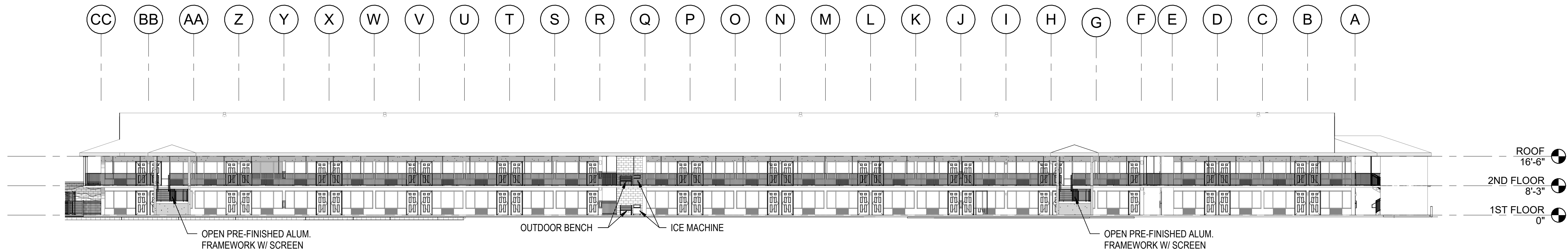
CLUBHOUSE EAST ELEVATION



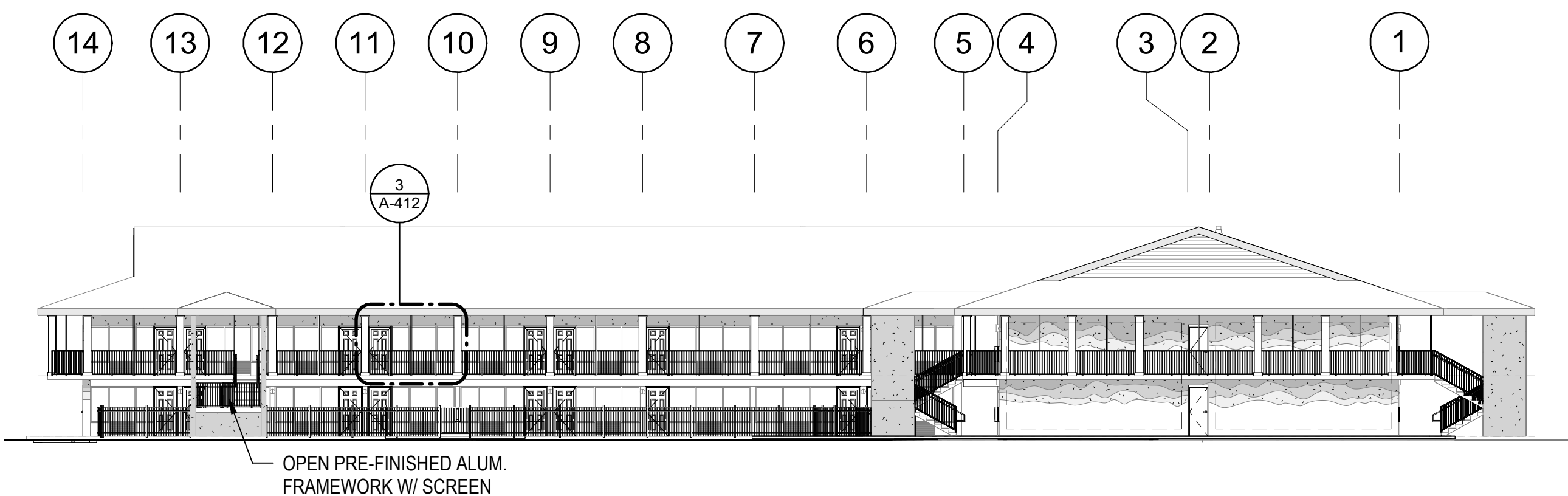
CLUBHOUSE WEST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

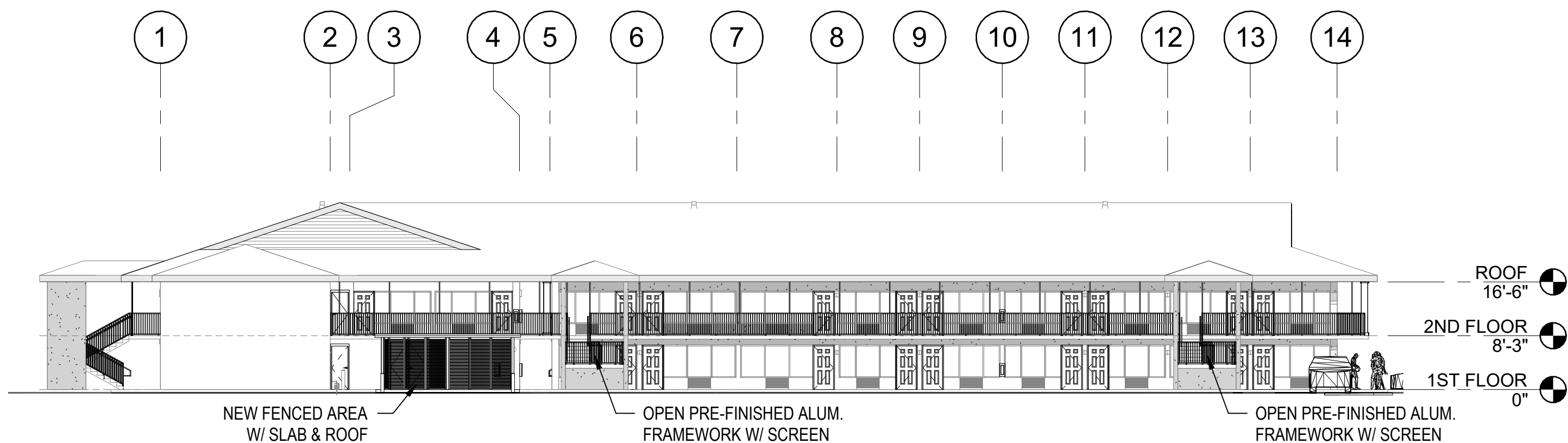
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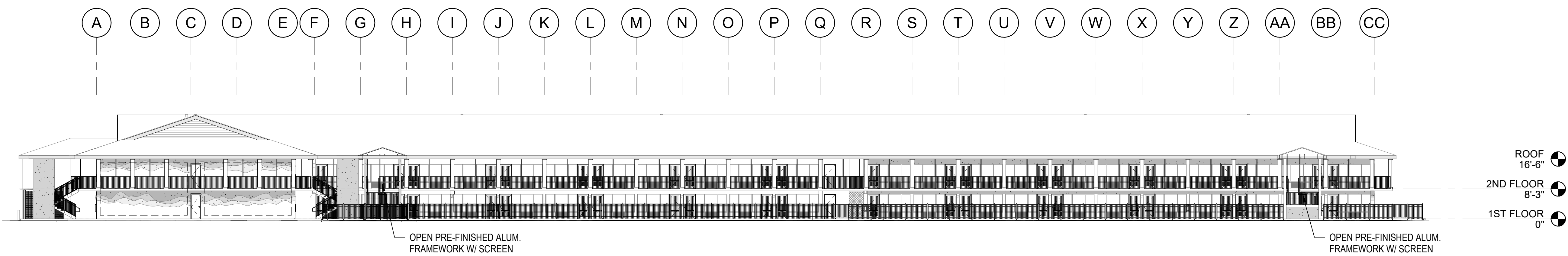
1 HOTEL NORTH ELEVATION - NEW WORK
A-201 1/16" = 1'-0"



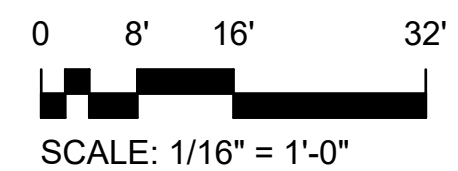
2 HOTEL EAST ELEVATION - NEW WORK
A-201 1/16" = 1'-0"



3 HOTEL WEST ELEVATION - NEW WORK
A-201 1/16" = 1'-0"



4 HOTEL SOUTH ELEVATION - NEW WORK
A-201 1/16" = 1'-0"





A GHC COMPANY

909 East Cervantes
Pensacola, FL 32501
APR3914
www.bullice.com
Fax: 850.432.5208
Phone: 850.434.5444

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET	
REVISIONS:	



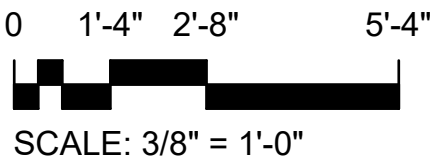
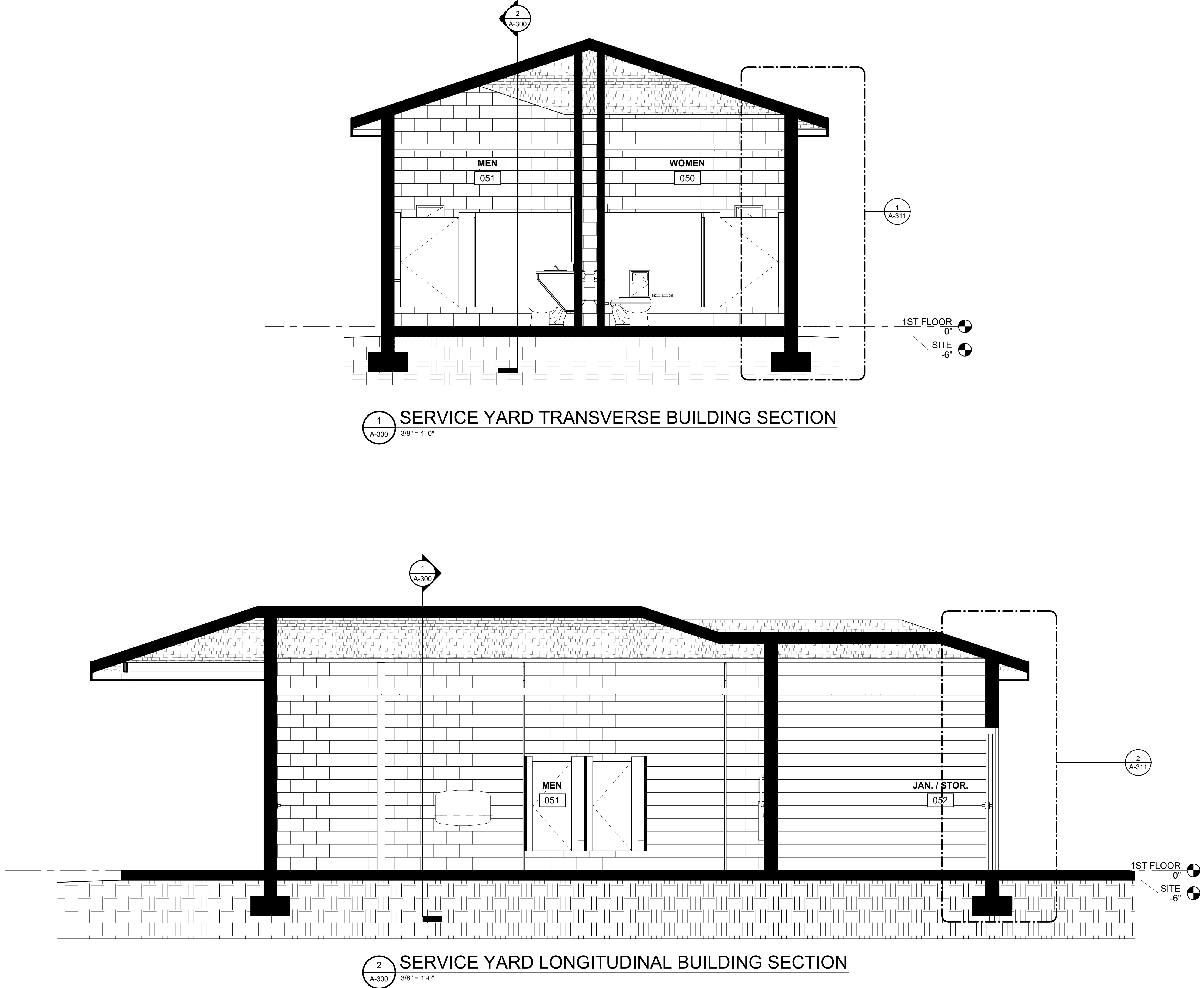
BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
NEW HOTEL ELEVATIONS

SHEET:
A-201

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10/19/2023 2:57:53 PM



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

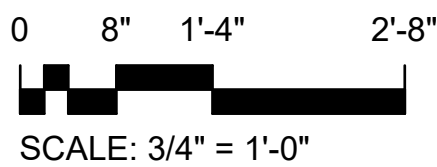
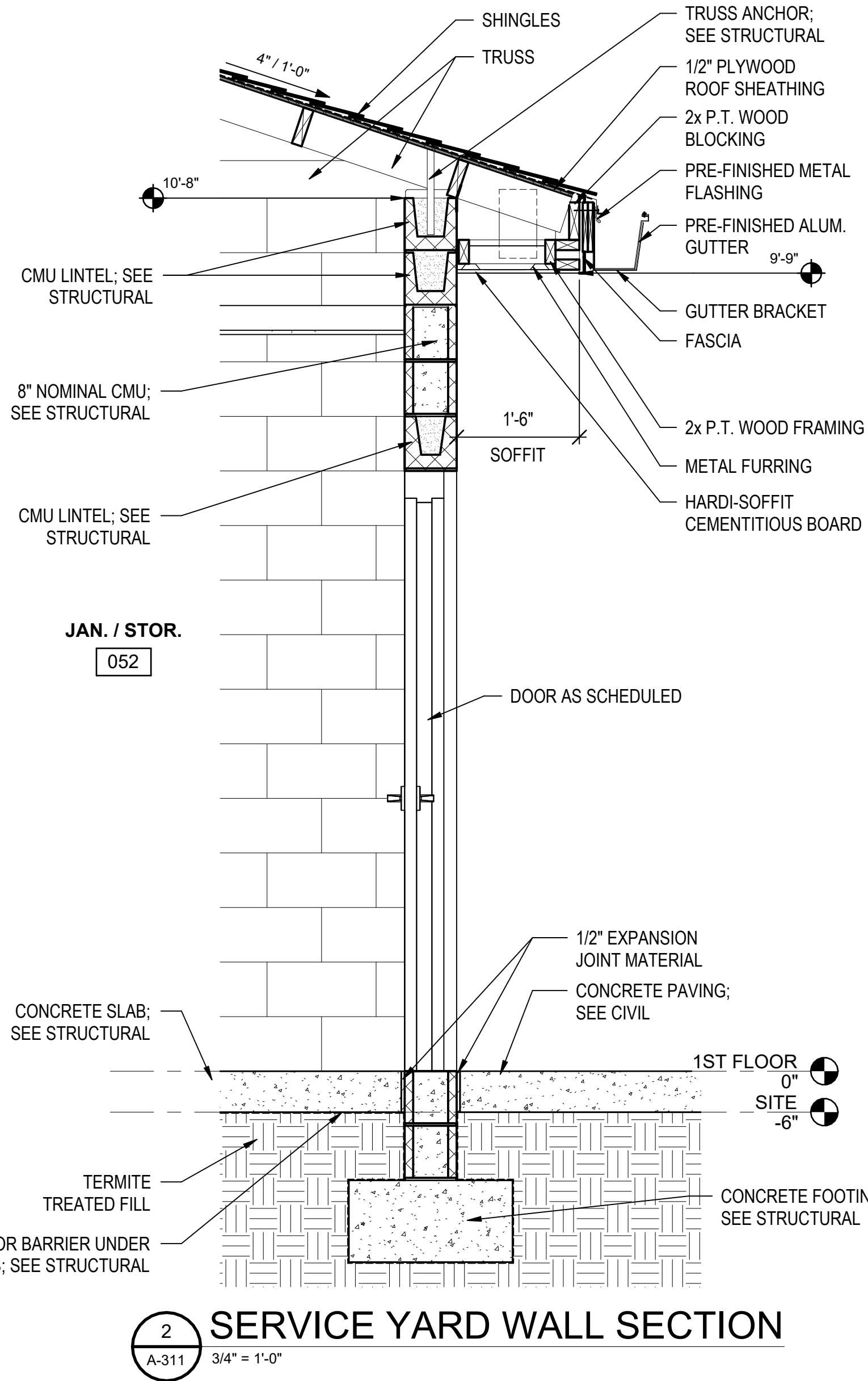
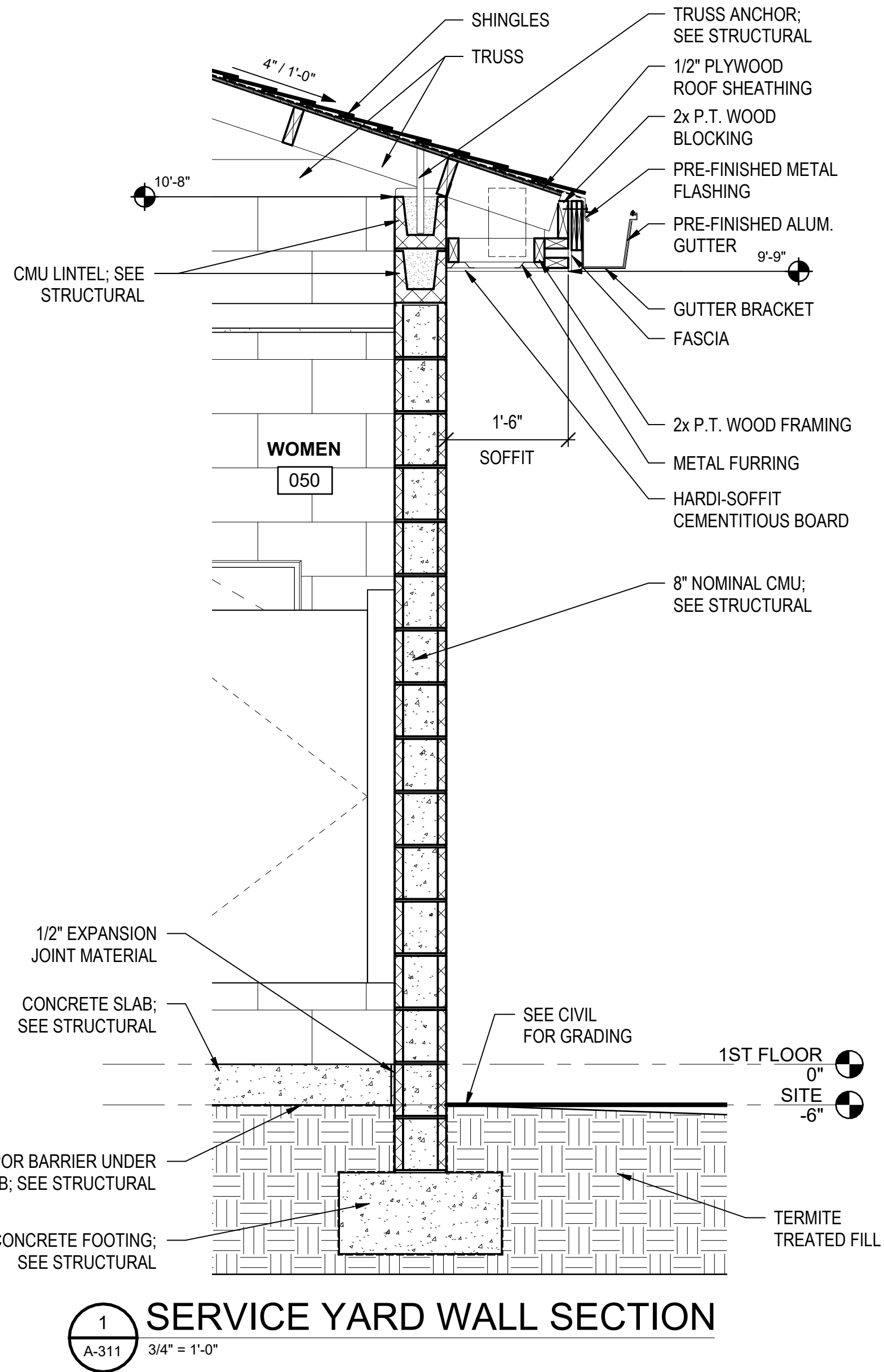
SHEET TITLE:
SERVICE YARD
BUILDING
SECTIONS

SHEET:

A-300

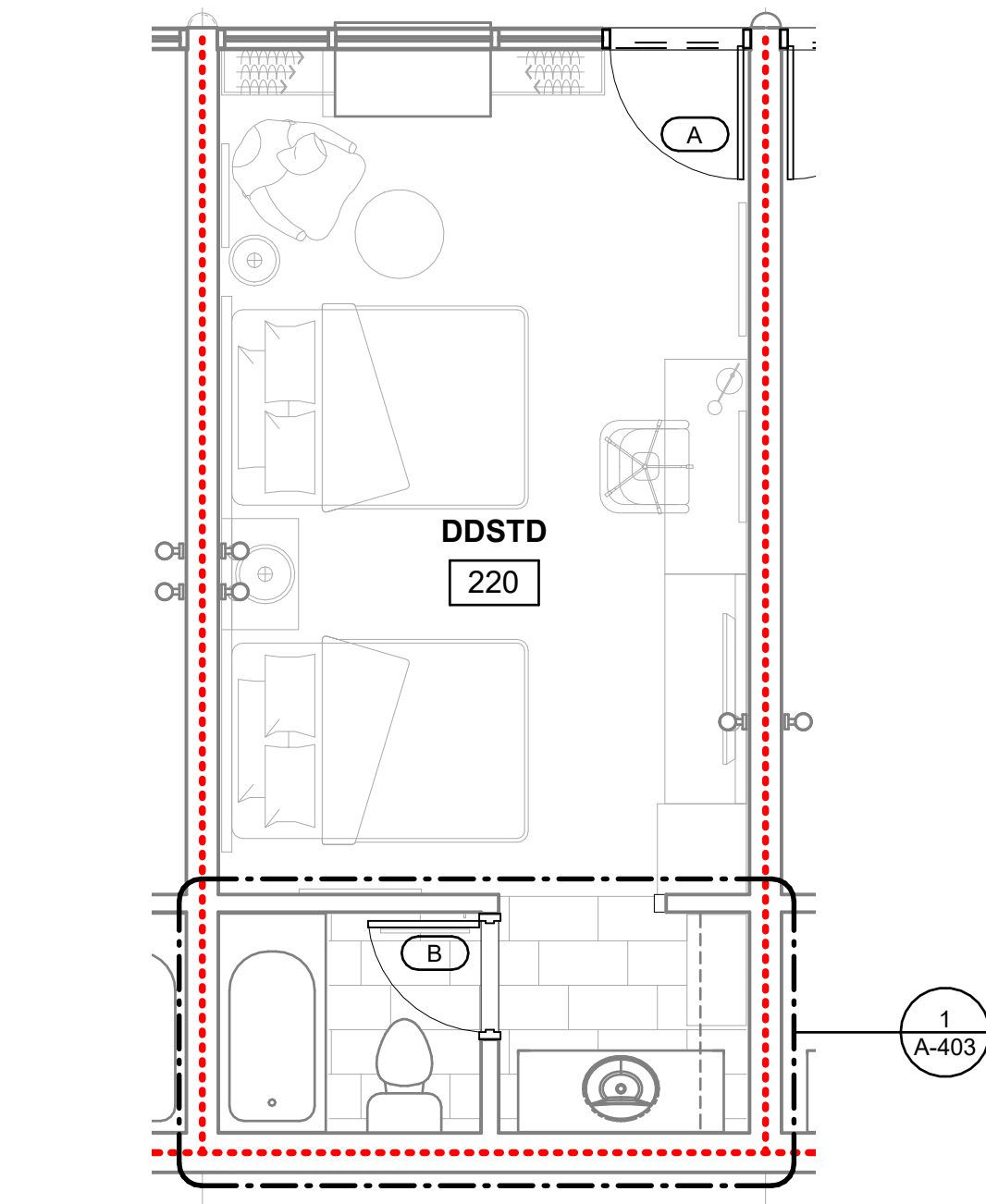
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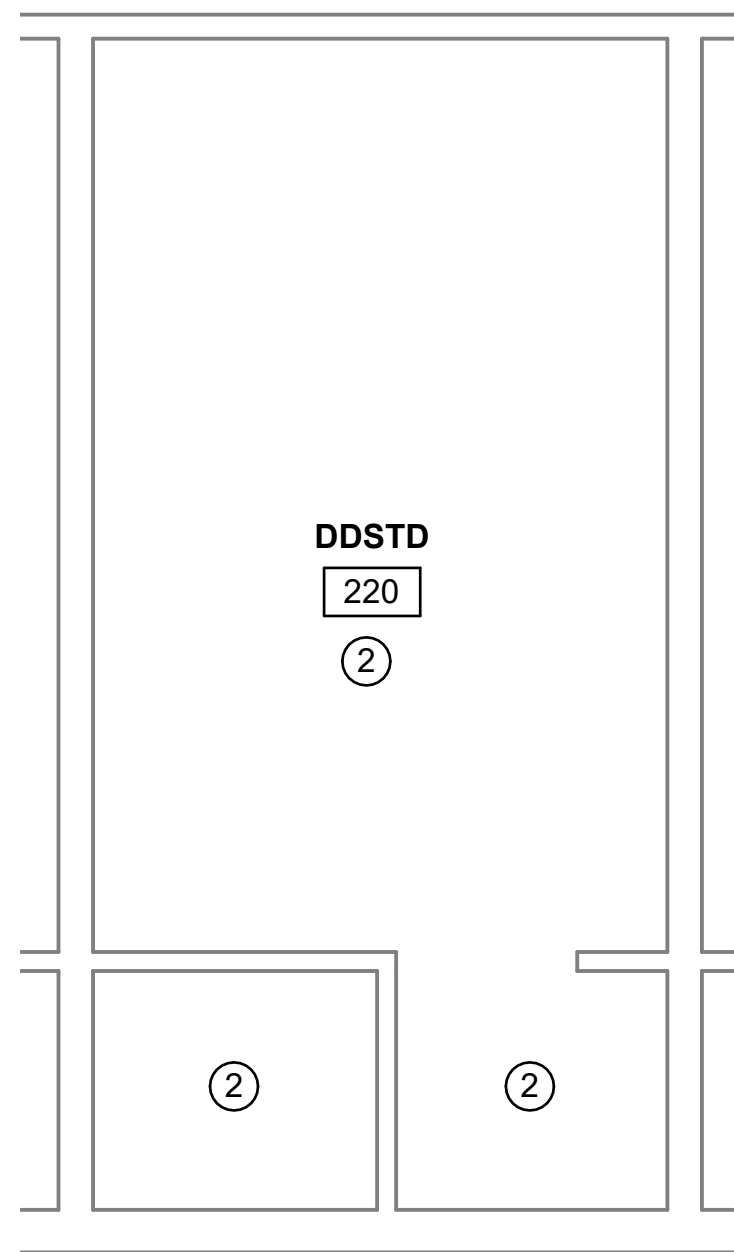


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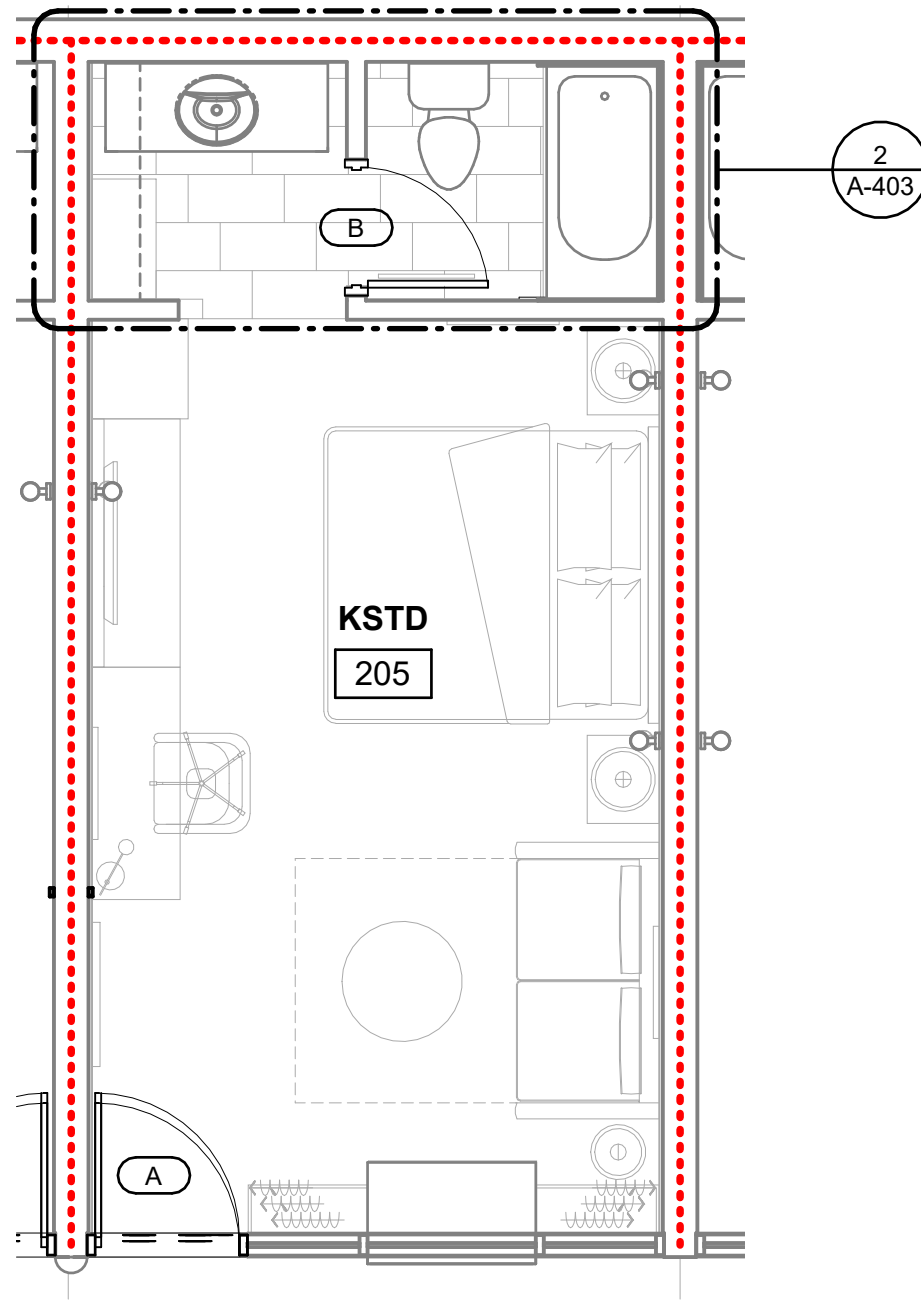
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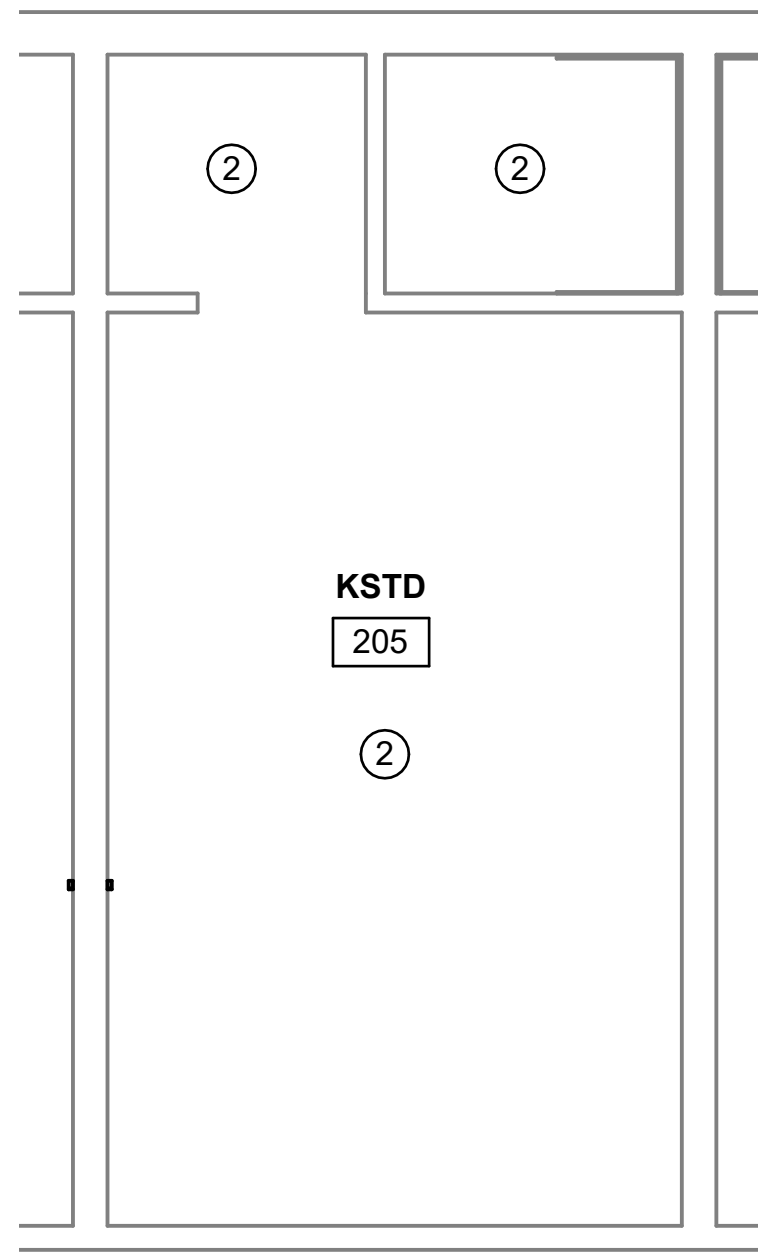
1 DOUBLE FULL STANDARD
1/4" = 1'-0"
NOTE: GUESTROOM DOUBLE FULL PREMIUM AND DOUBLE FULL DELUXE SIMILAR



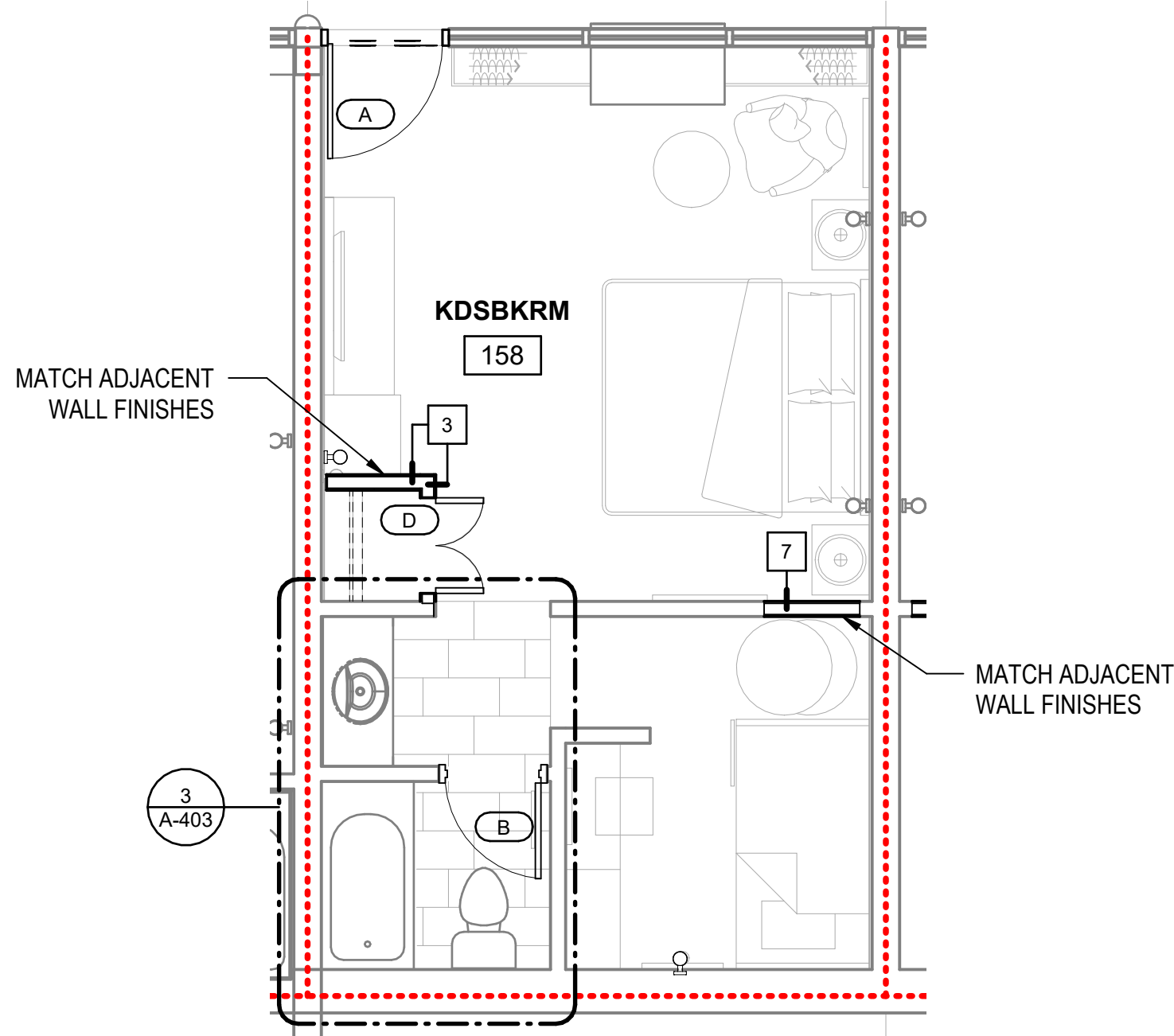
2 DOUBLE FULL STANDARD
CEILING PLAN
1/4" = 1'-0"



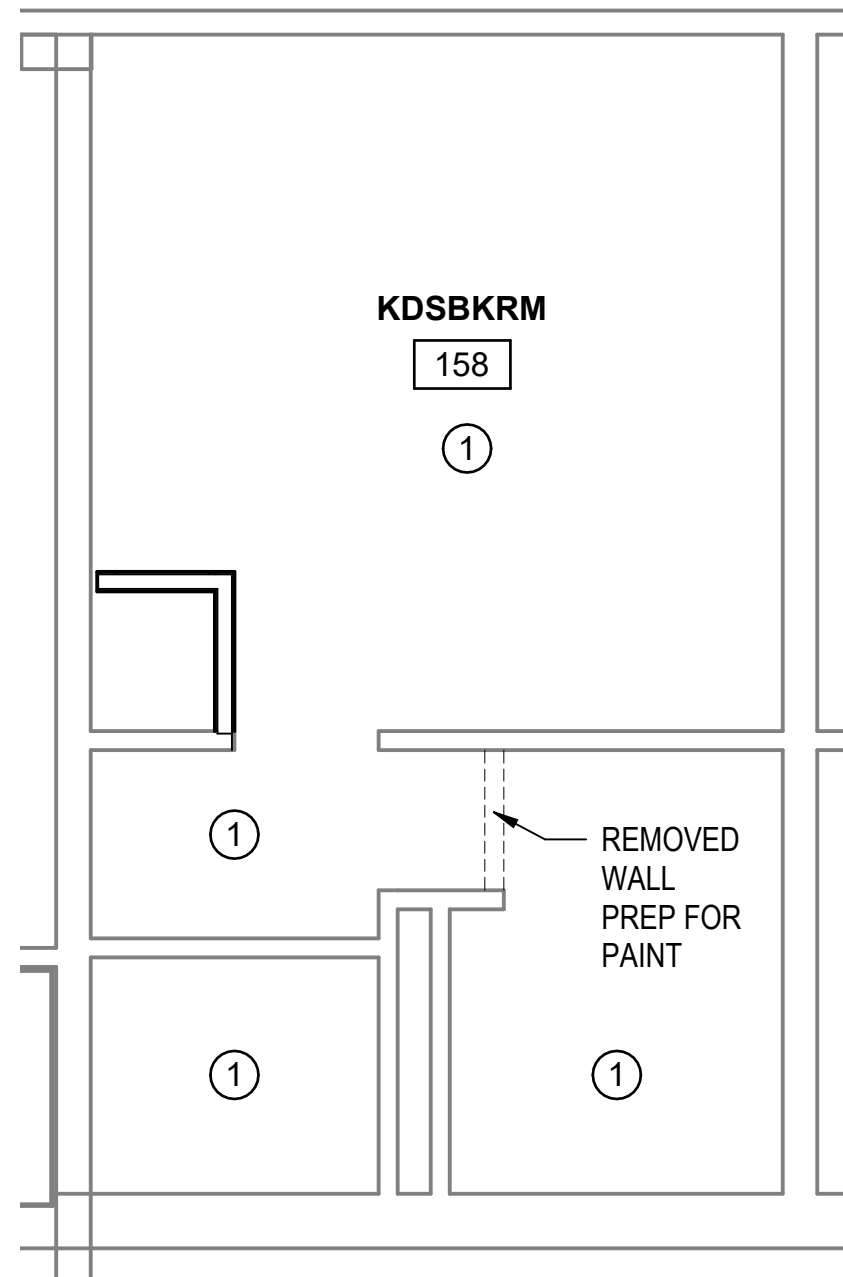
3 KING STANDARD
1/4" = 1'-0"
NOTE: GUESTROOM KING PREMIUM AND KING DELUXE SIMILAR



4 KING STANDARD
CEILING PLAN
1/4" = 1'-0"



5 KIDS BUNK ROOM
1/4" = 1'-0"



6 KIDS BUNK ROOM
CEILING PLAN
1/4" = 1'-0"

UNIT LEGEND

KADA	KING ADA
DDDLX	DOUBLE FULL DELUXE
DDPRM	DOUBLE FULL PREMIUM
KPRM	KING PREMIUM
KDLX	KING DELUXE
DDSTD	DOUBLE FULL STANDARD
KSTD	KING STANDARD
KDSBKRM	KIDS BUNK ROOM
COMM	COMMUNICATION ROOMS

- NOTE:**
- DELUXE (DLX) UNITS ARE FIRST FLOOR UNITS FACING NORTH AND WEST.
 - PREMIUM (PRM) UNITS ARE FIRST FLOOR UNITS FACING SWIMMING POOL.
 - ROOM LAYOUTS AND FURNISHINGS ARE IDENTICAL TO STANDARD (STD) ROOMS.

GRAPHIC LEGEND

ROOM NAME	ROOM NAME / NUMBER DESIGNATION
101	
---	1-HR FIRE RATED WALL
9'-0"	CEILING HEIGHT
P105B	DOOR NUMBER
#	WALL TYPE
?	AUDIO/VISUAL IMPAIRED ROOM
♿	ACCESSIBLE ROOM
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
1	TEXTURED COAT OVER PLANKS (PAINTED) @ 1ST FLOOR. PATCH AND PAINT WHERE NOTHING IS BEING TORN OUT.
2	GYPSUM BOARD CEILING (PAINTED) @ 2ND FLOOR. PATCH AND PAINT WHERE NOTHING IS BEING TORN OUT.

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:

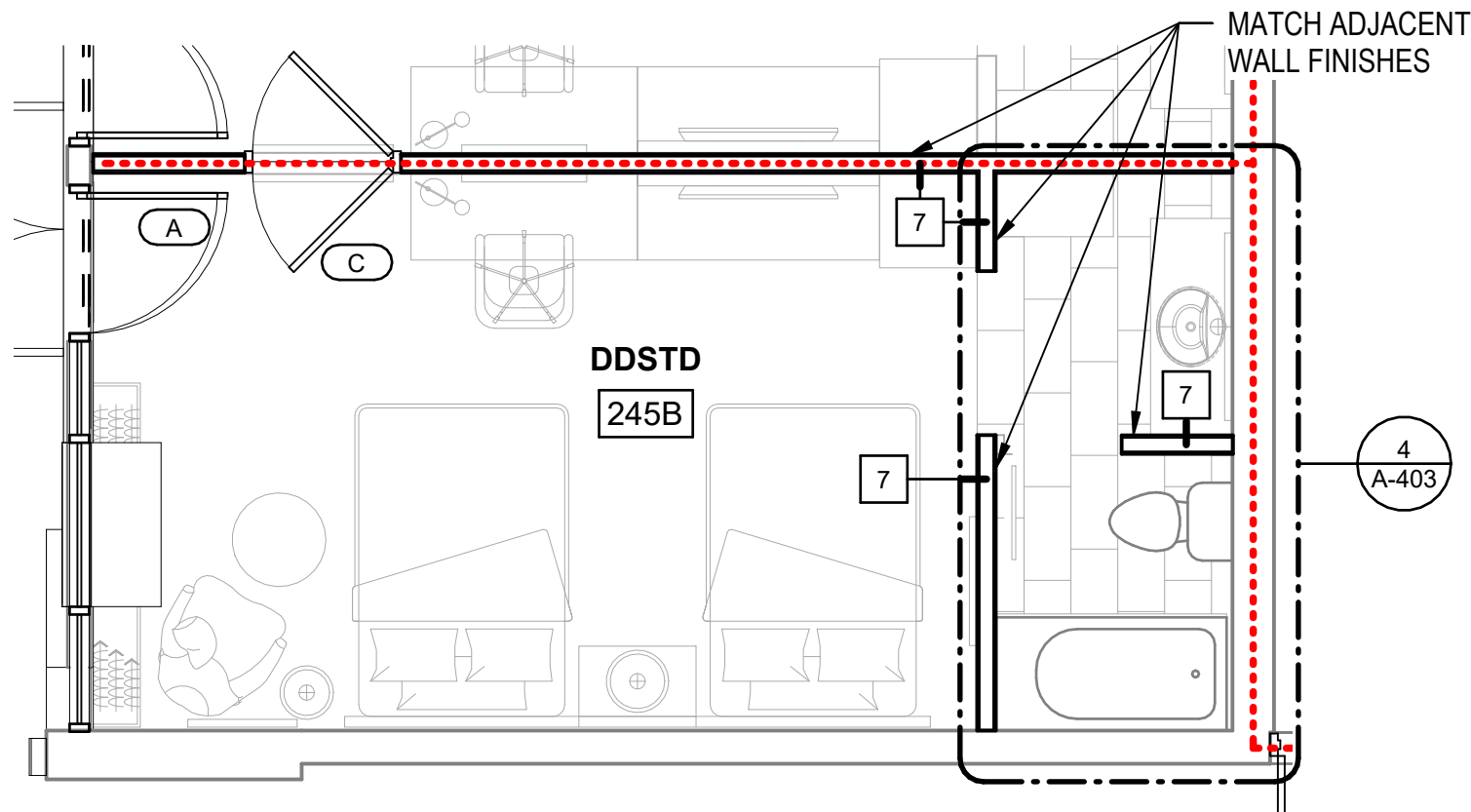
ENLARGED UNIT
PLANS

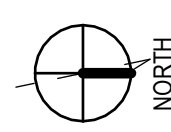
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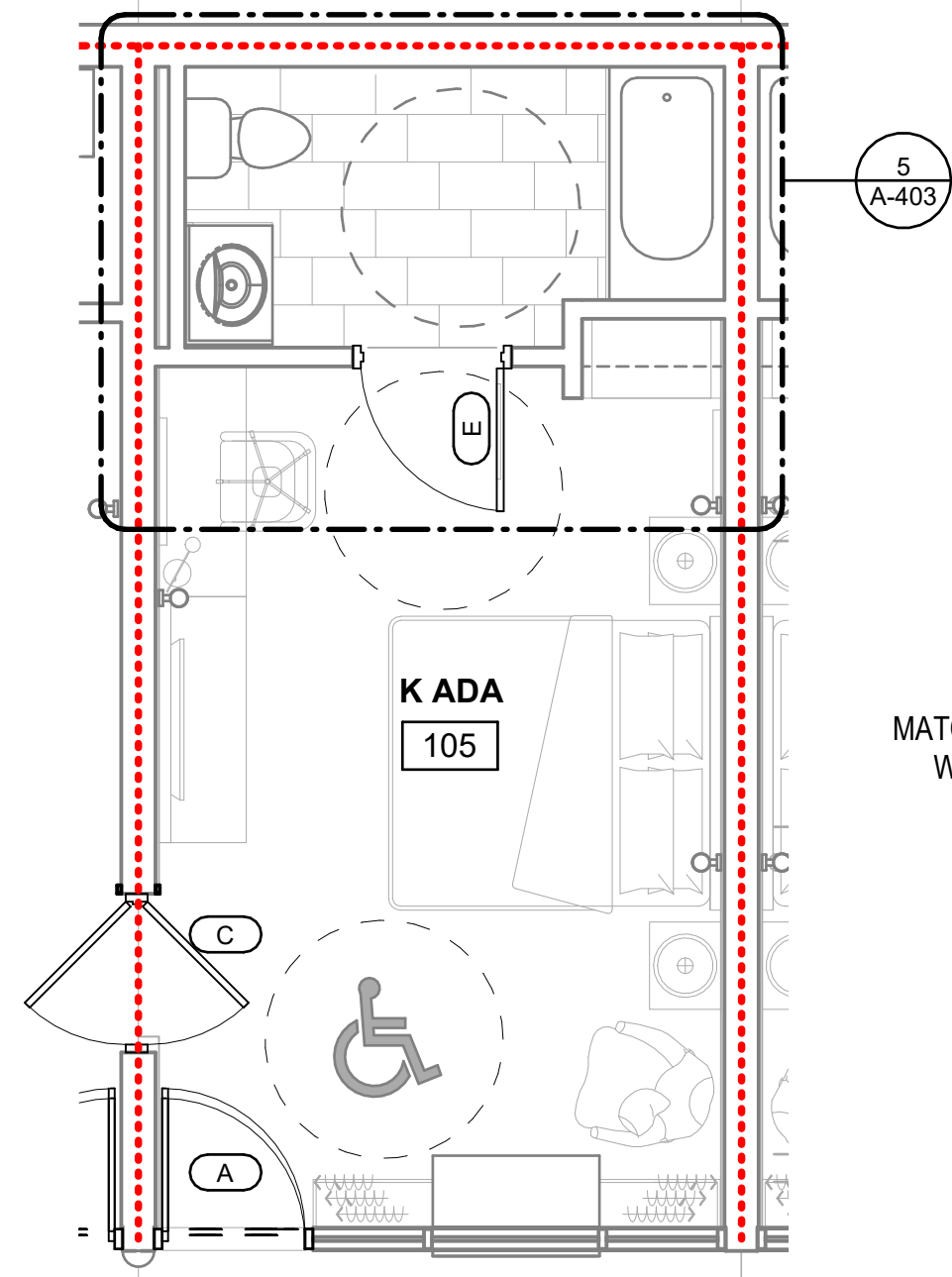
A-401

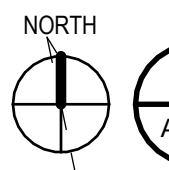
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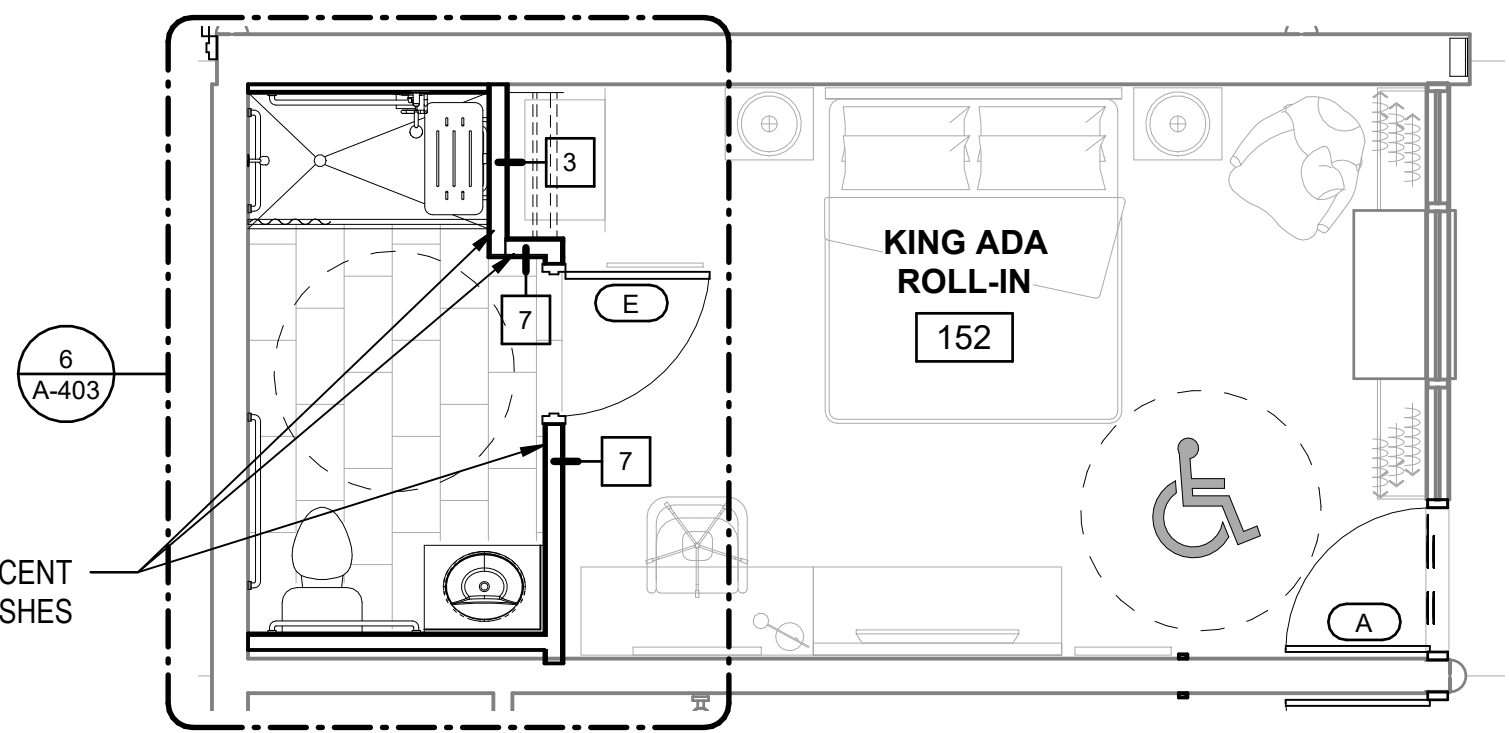
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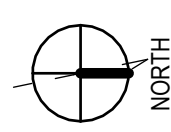


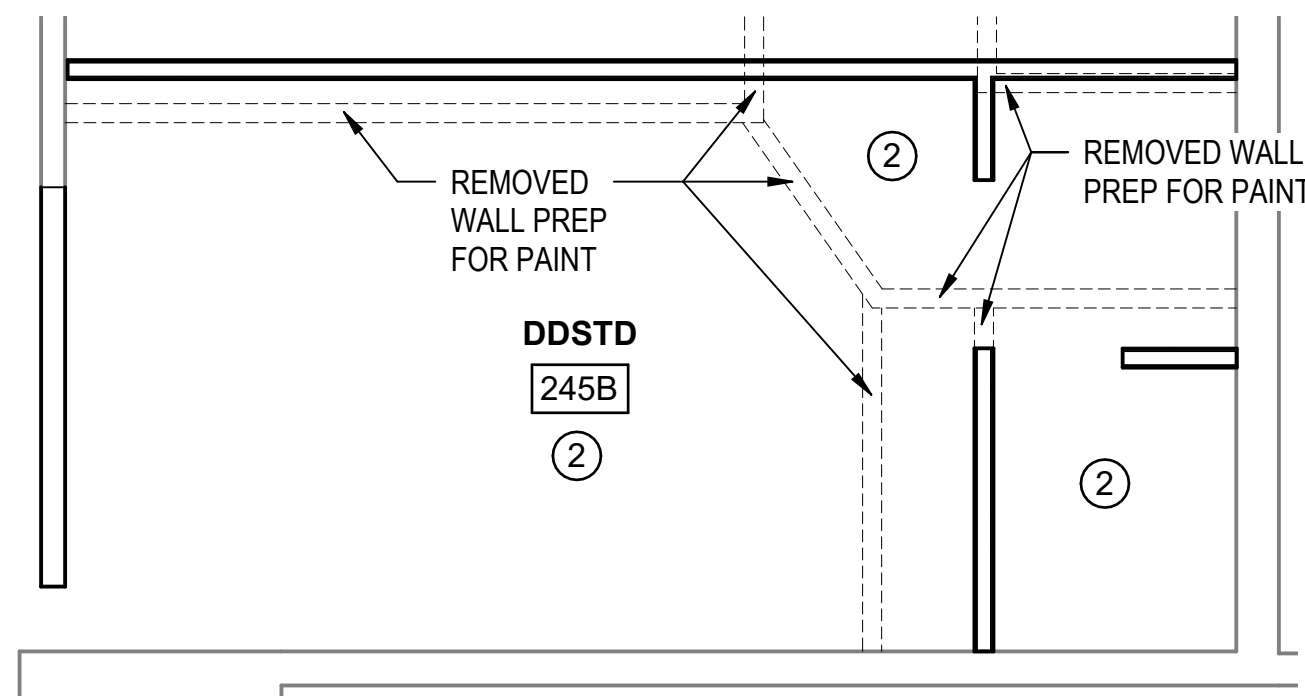
 **1** DOUBLE FULL, STANDARD
A-402 1/4" = 1'-0"

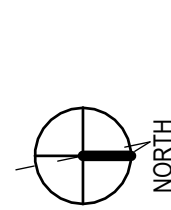


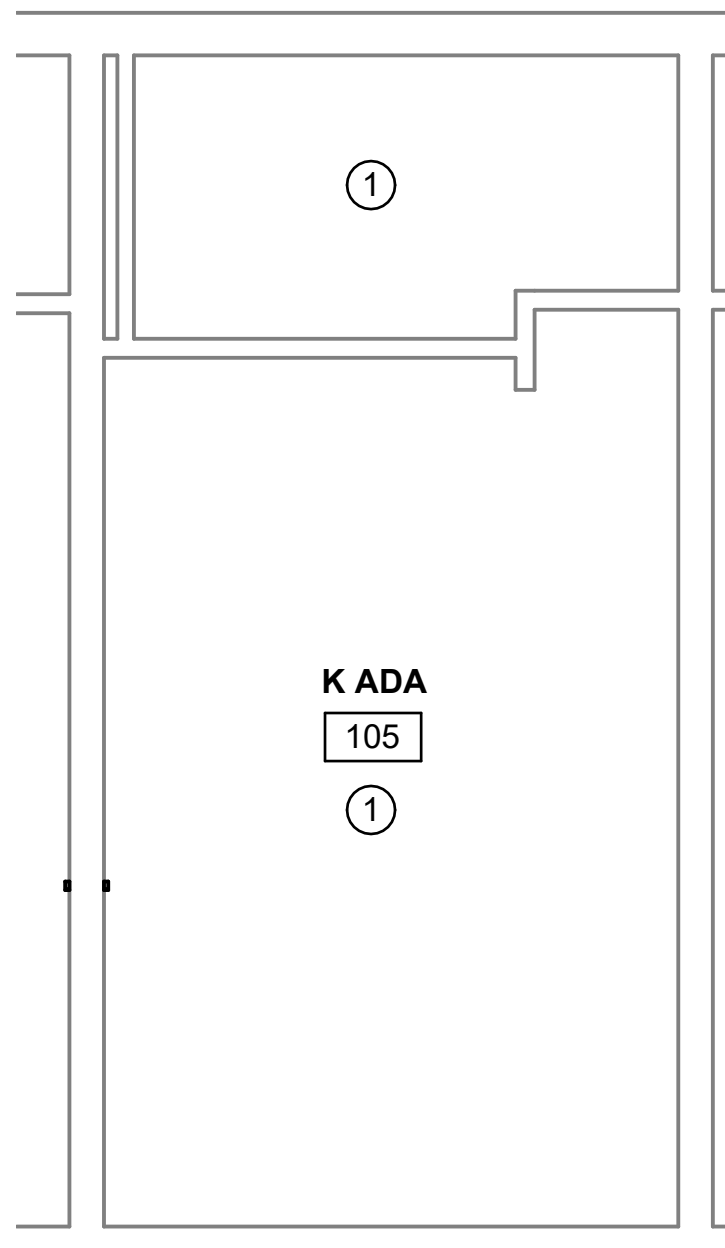
 **3** KING ADA
A-402 1/4" = 1'-0"

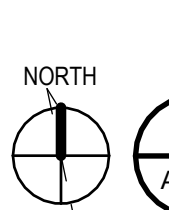


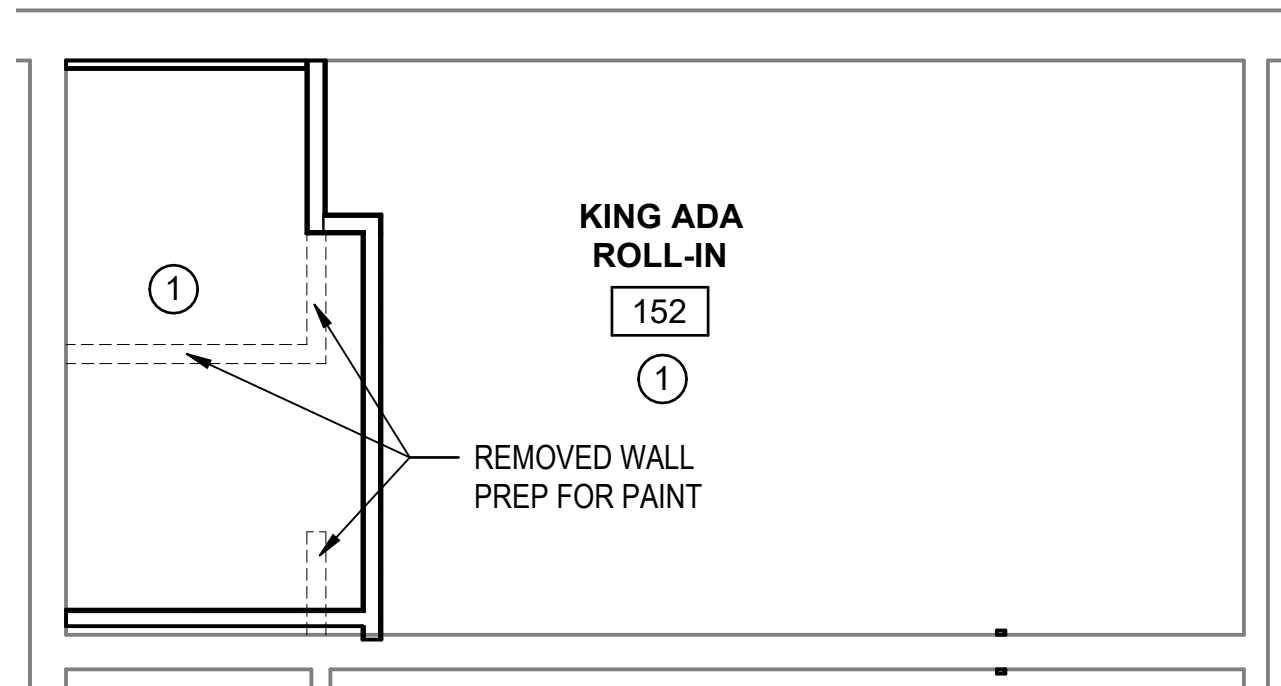
 **5** KING ADA ROLL-IN
A-402 1/4" = 1'-0"

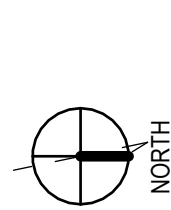


 **2** DOUBLE FULL, STANDARD
CEILING PLAN
A-402 1/4" = 1'-0"



 **4** KING ADA
CEILING PLAN
A-402 1/4" = 1'-0"



 **6** KING ADA ROLL-IN
CEILING PLAN
A-402 1/4" = 1'-0"

UNIT LEGEND

KADA	KING ADA
DDLX	DOUBLE FULL DELUXE
DDPRM	DOUBLE FULL PREMIUM
KPRM	KING PREMIUM
KDLX	KING DELUXE
DDSTD	DOUBLE FULL STANDARD
KSTD	KING STANDARD
KDSBKRM	KIDS BUNK ROOM
COMM	COMMUNICATION ROOMS

NOTE:

- DELUXE (DLX) UNITS ARE FIRST FLOOR UNITS FACING NORTH AND WEST.
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- ROOM LAYOUTS AND FURNISHINGS ARE IDENTICAL TO STANDARD (STD) ROOMS.

GRAPHIC LEGEND

ROOM NAME	ROOM NAME / NUMBER DESIGNATION
101	
---	1-HR FIRE RATED WALL
9'-0"	CEILING HEIGHT
P105B	DOOR NUMBER
#	WALL TYPE
U	AUDIO/VISUAL IMPAIRED ROOM
W	ACCESSIBLE ROOM
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
1	TEXTURED COAT OVER PLANKS (PAINTED) @ 1ST FLOOR. PATCH AND PAINT WHERE NOTHING IS BEING TORN OUT.
2	GYPSUM BOARD CEILING (PAINTED) @ 2ND FLOOR. PATCH AND PAINT WHERE NOTHING IS BEING TORN OUT.

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:

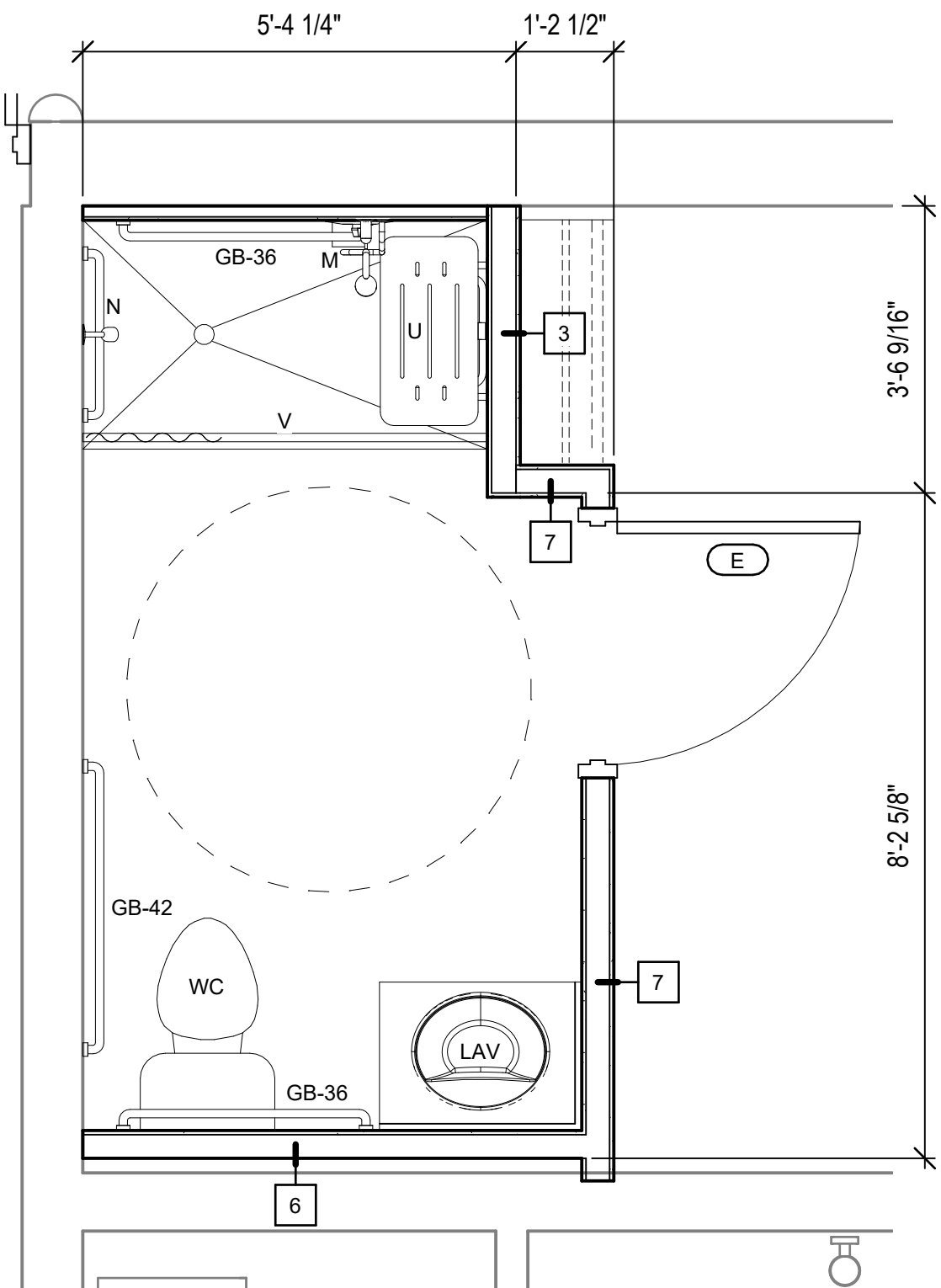
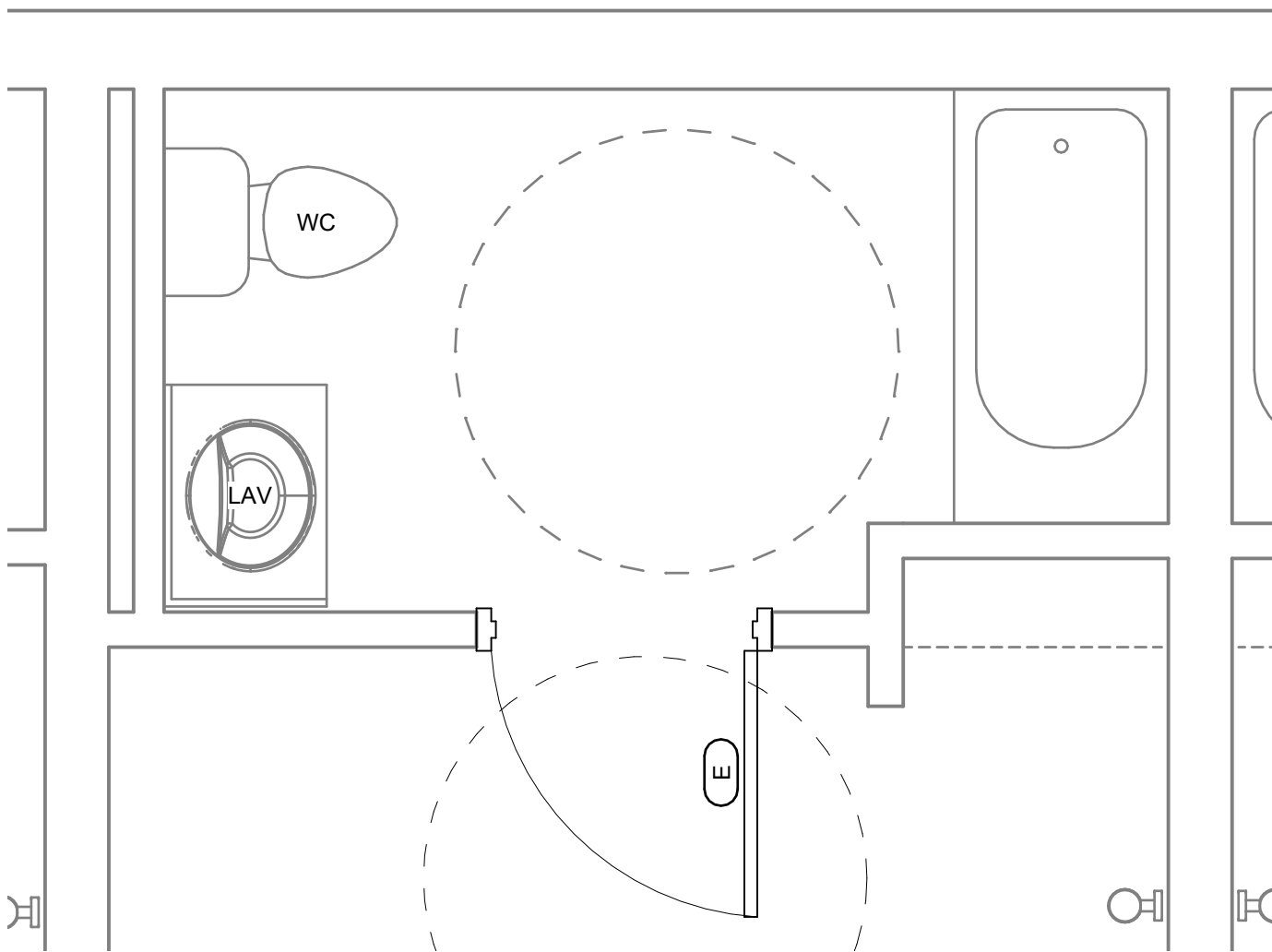
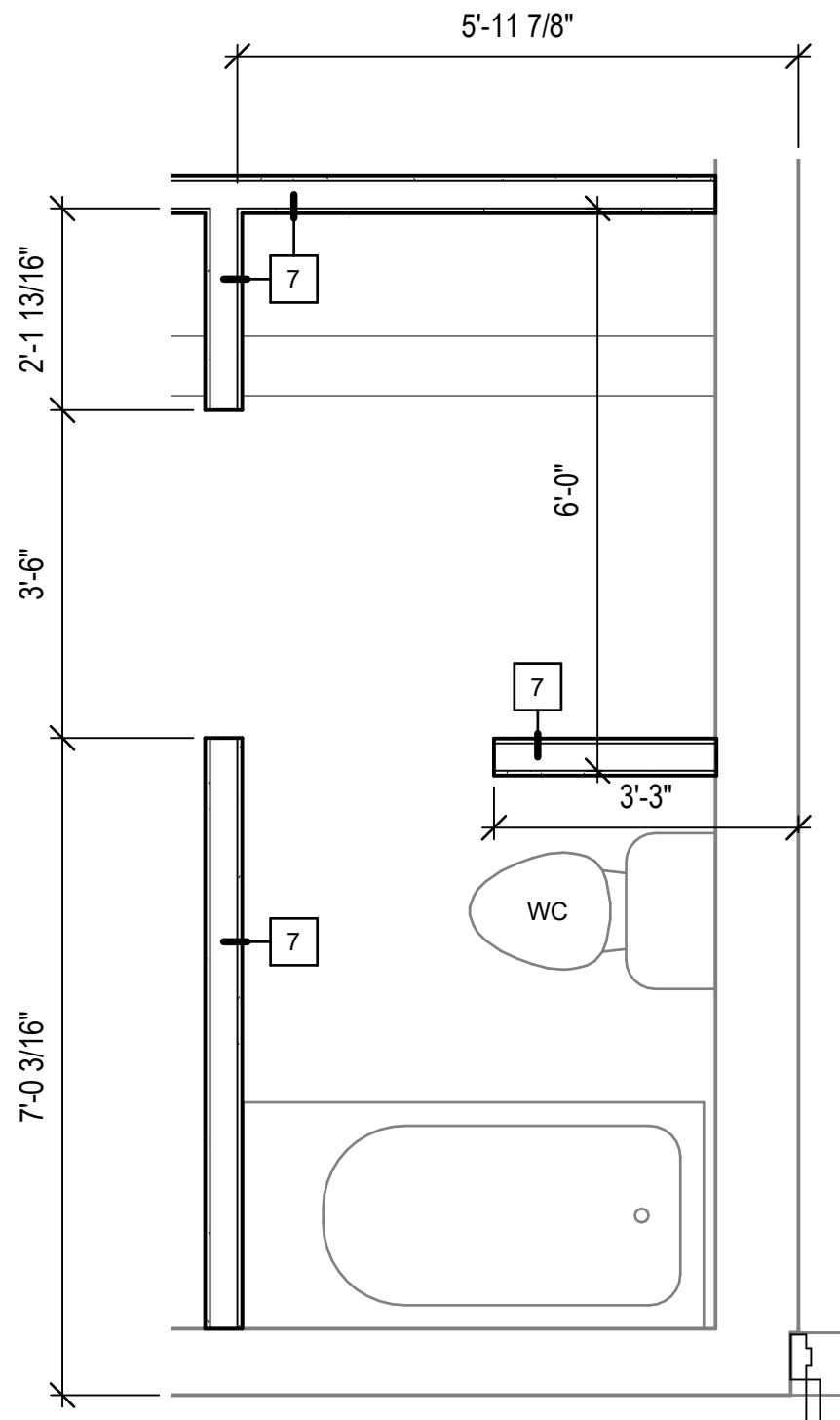
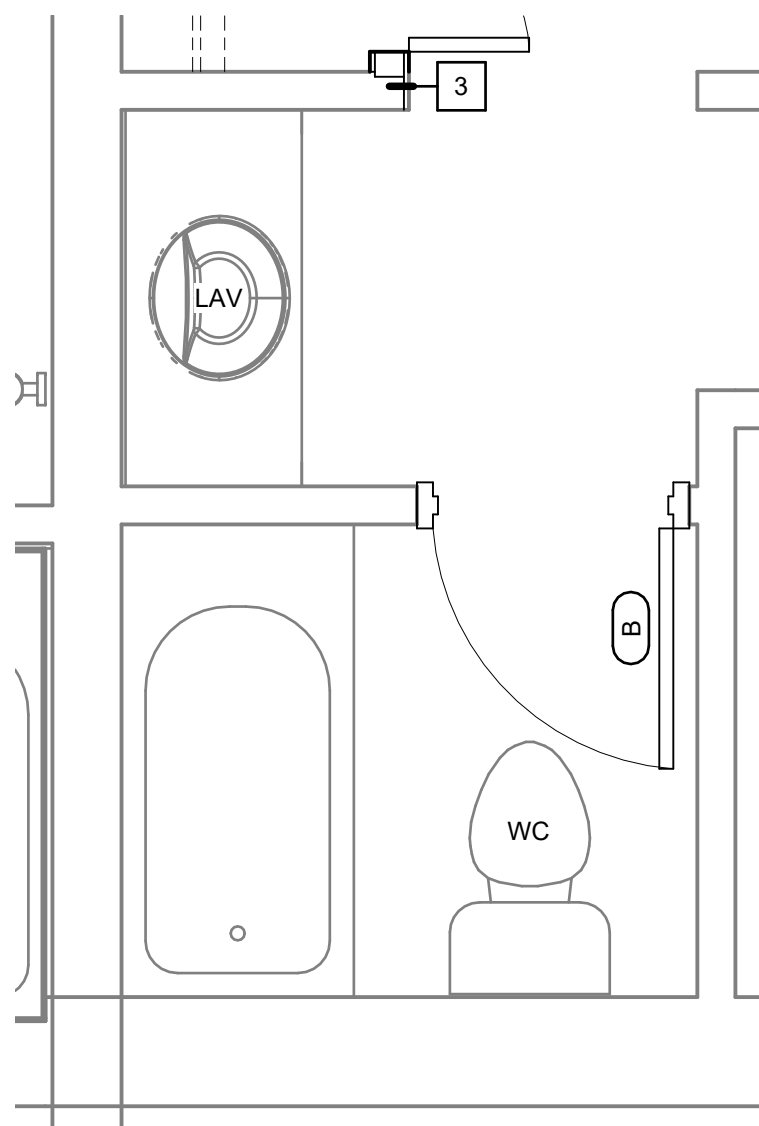
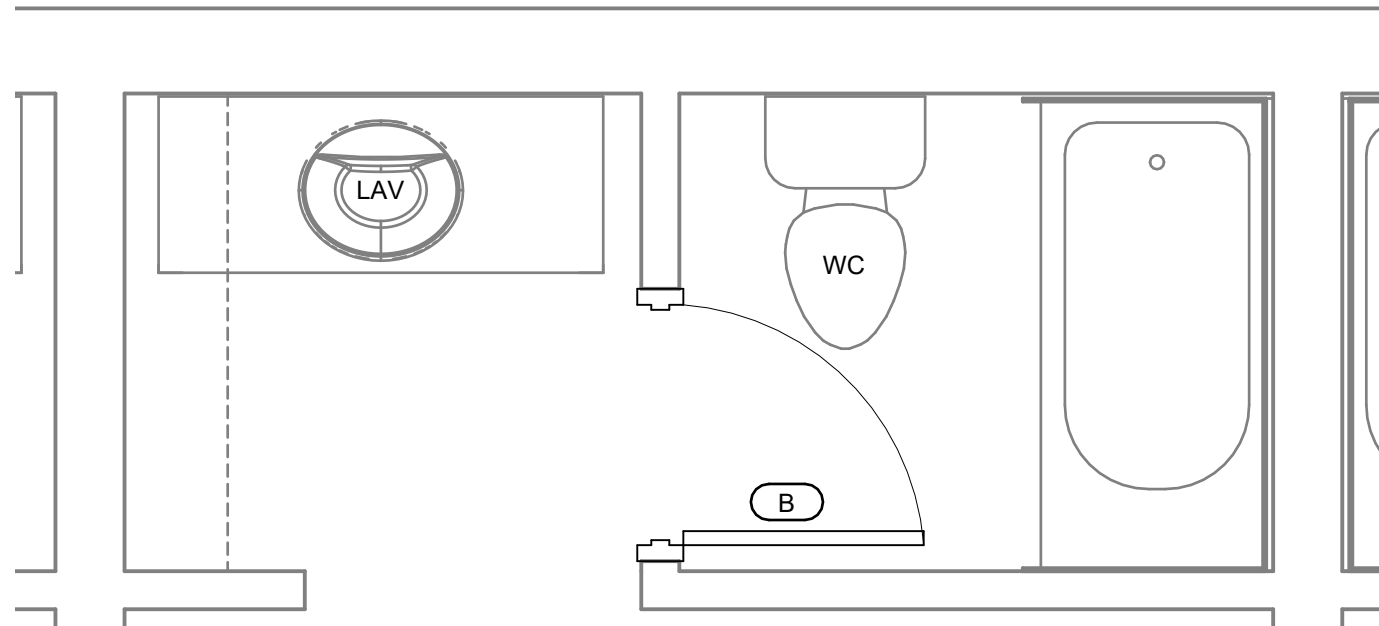
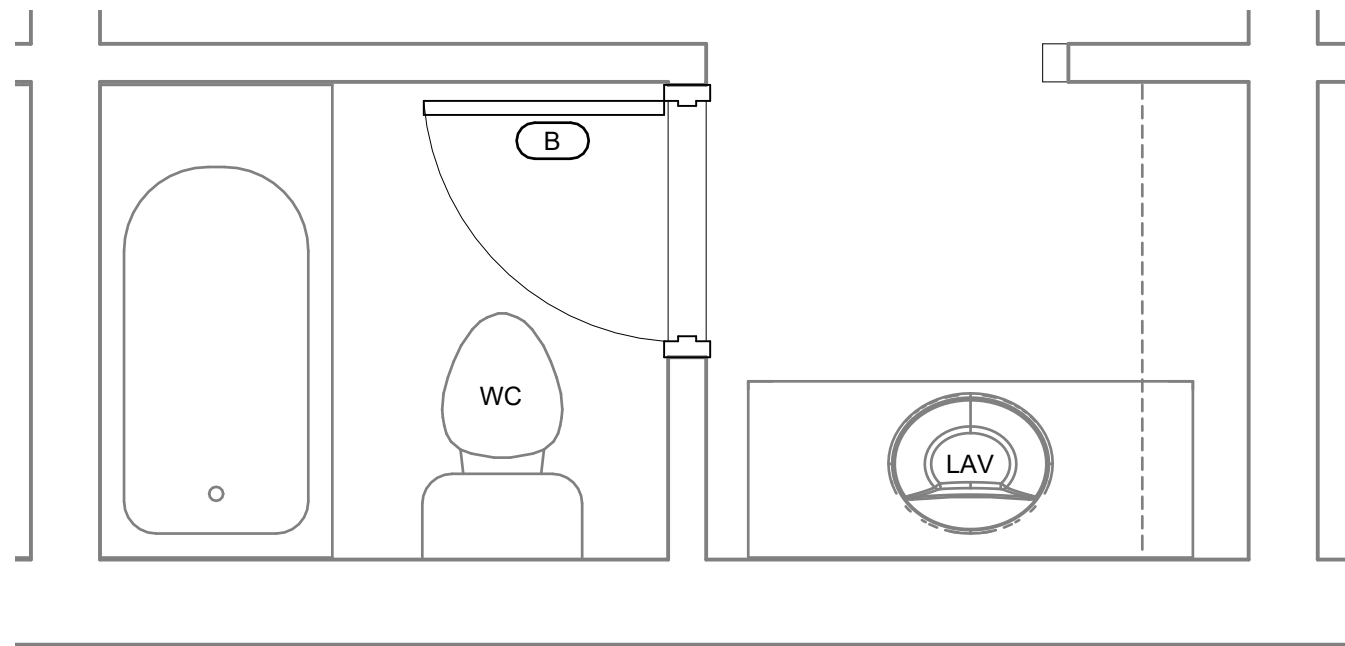
BTA PROJECT NO: 156422.01
SHEET DATE: 03/02/23

SHEET TITLE:
ENLARGED UNIT
PLANS

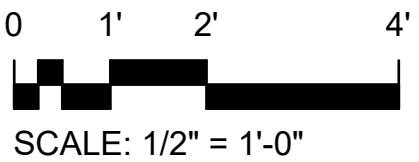
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A-402

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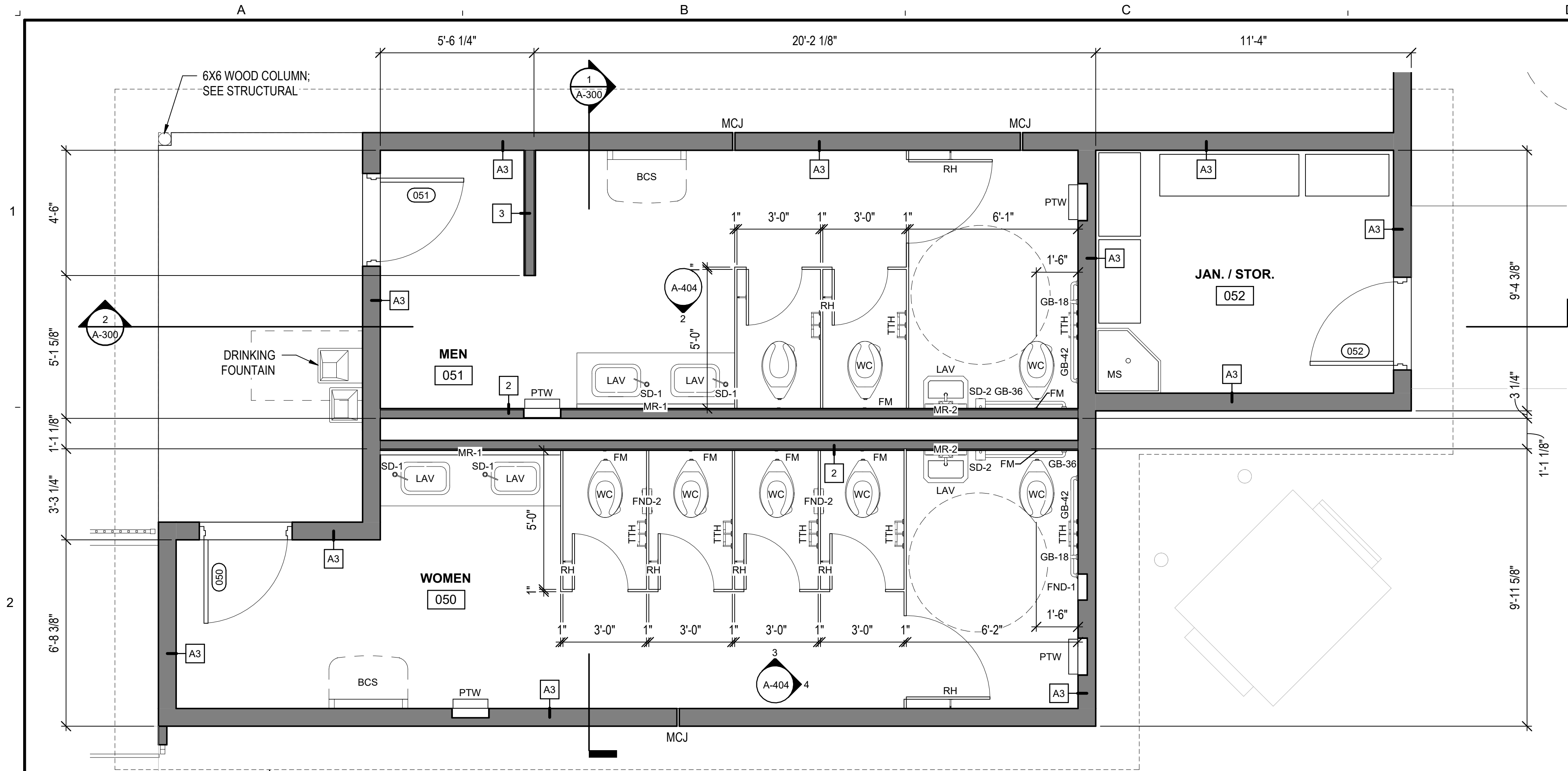
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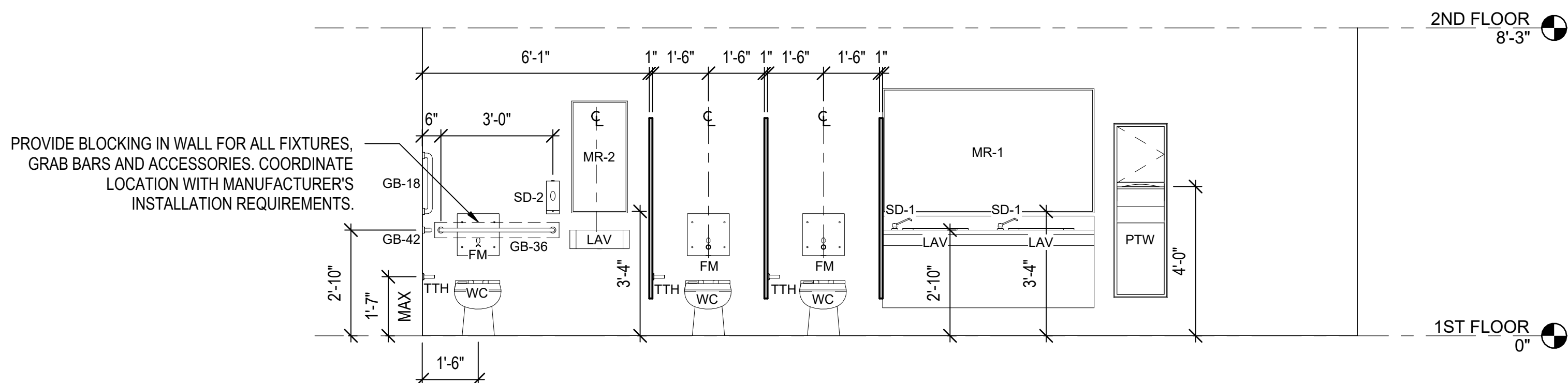
SEE SPECIFICATIONS	
MARK	ITEM/DESCRIPTION
	<varies>
BCS	BABY CHANGING STATION
FE	
FEC	
FND-1	FEMININE NAPKIN DISPOSAL
FND-2	FEMININE NAPKIN DISPOSAL
GB-18	18" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
M	SOAP DISH
MR-1	MIRROR - LENGTH OF COUNTERTOP
MR-2	MIRROR - 18"X36"
N	24" GRAB BAR
PTW	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
RH	COAT HOOK
SD-1	SOAP DISPENSER
SD-2	SOAP DISPENSER
TTH	TOILET TISSUE DISPENSER
U	FOLDING SHOWER SEAT
V	SHOWER CURTAIN ROD



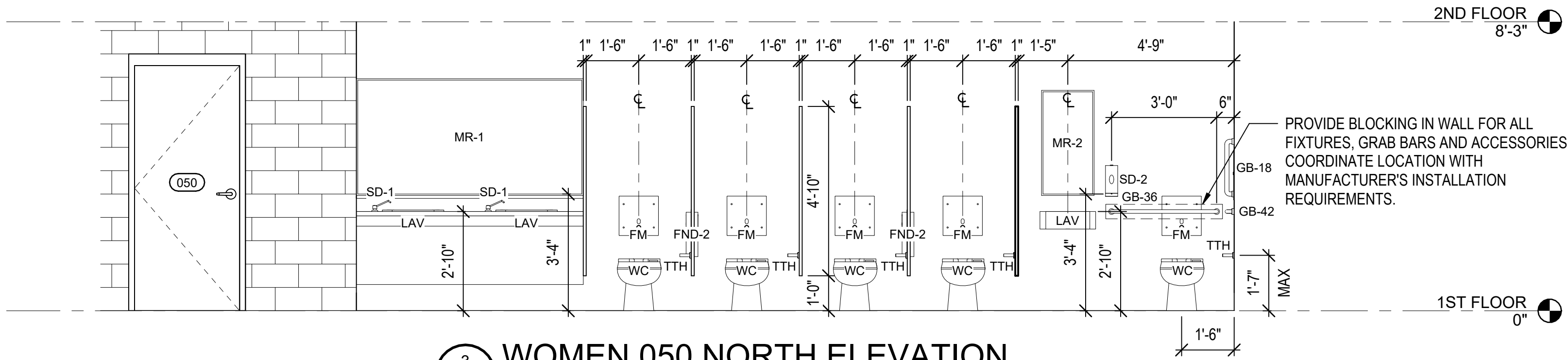
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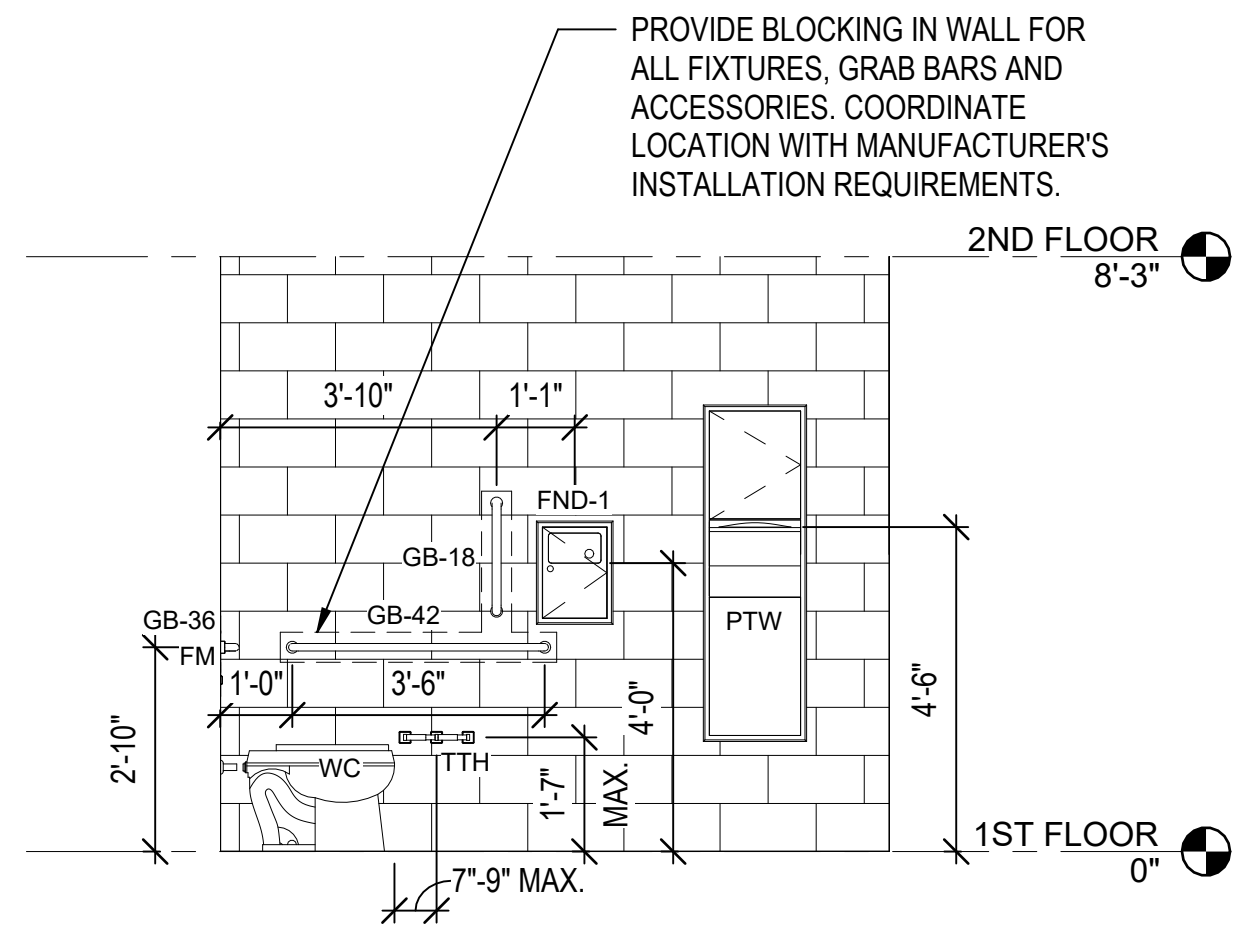
1 SERVICE YARD BATHROOM ENLARGED PLAN
A-404 3/8" = 1'-0"



2 MEN 051 SOUTH ELEVATION
A-404 3/8" = 1'-0"

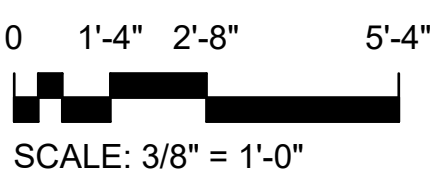


3 WOMEN 050 NORTH ELEVATION
A-404 3/8" = 1'-0"



4 WOMEN 050 EAST ELEVATION (MEN 051 SIM.)
A-404 3/8" = 1'-0"

SEE SPECIFICATIONS	
MARK	ITEM/DESCRIPTION
BCS	BABY CHANGING STATION
FE	
FEC	
FND-1	FEMININE NAPKIN DISPOSAL
FND-2	FEMININE NAPKIN DISPOSAL
GB-18	18" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
M	SOAP DISH
MR-1	MIRROR - LENGTH OF COUNTERTOP
MR-2	MIRROR - 18"X36"
N	24" GRAB BAR
PTW	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
RH	COAT HOOK
SD-1	SOAP DISPENSER
SD-2	SOAP DISPENSER
TTH	TOILET TISSUE DISPENSER
U	FOLDING SHOWER SEAT
V	SHOWER CURTAIN ROD

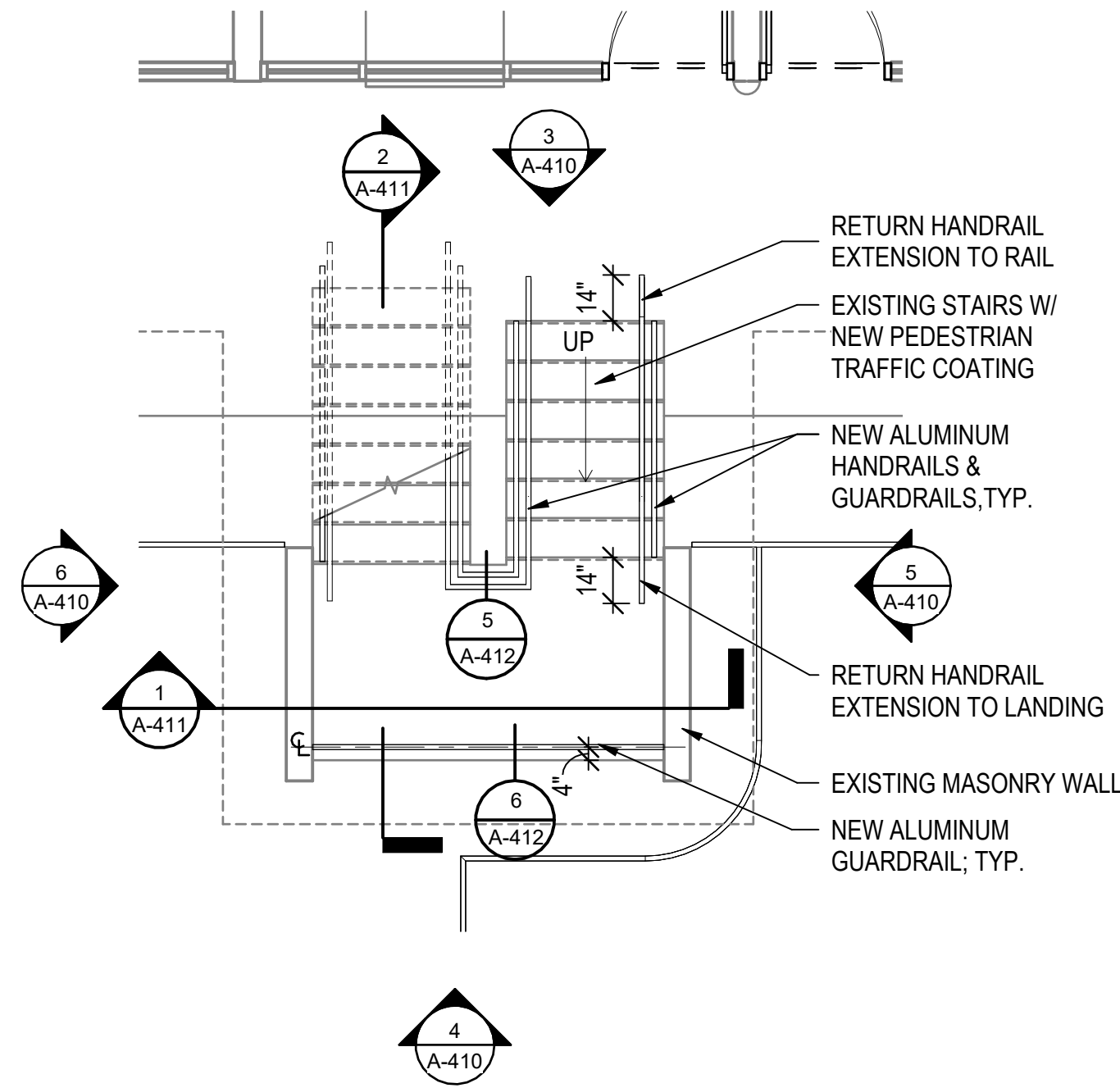


SCALE: 3/8" = 1'-0"

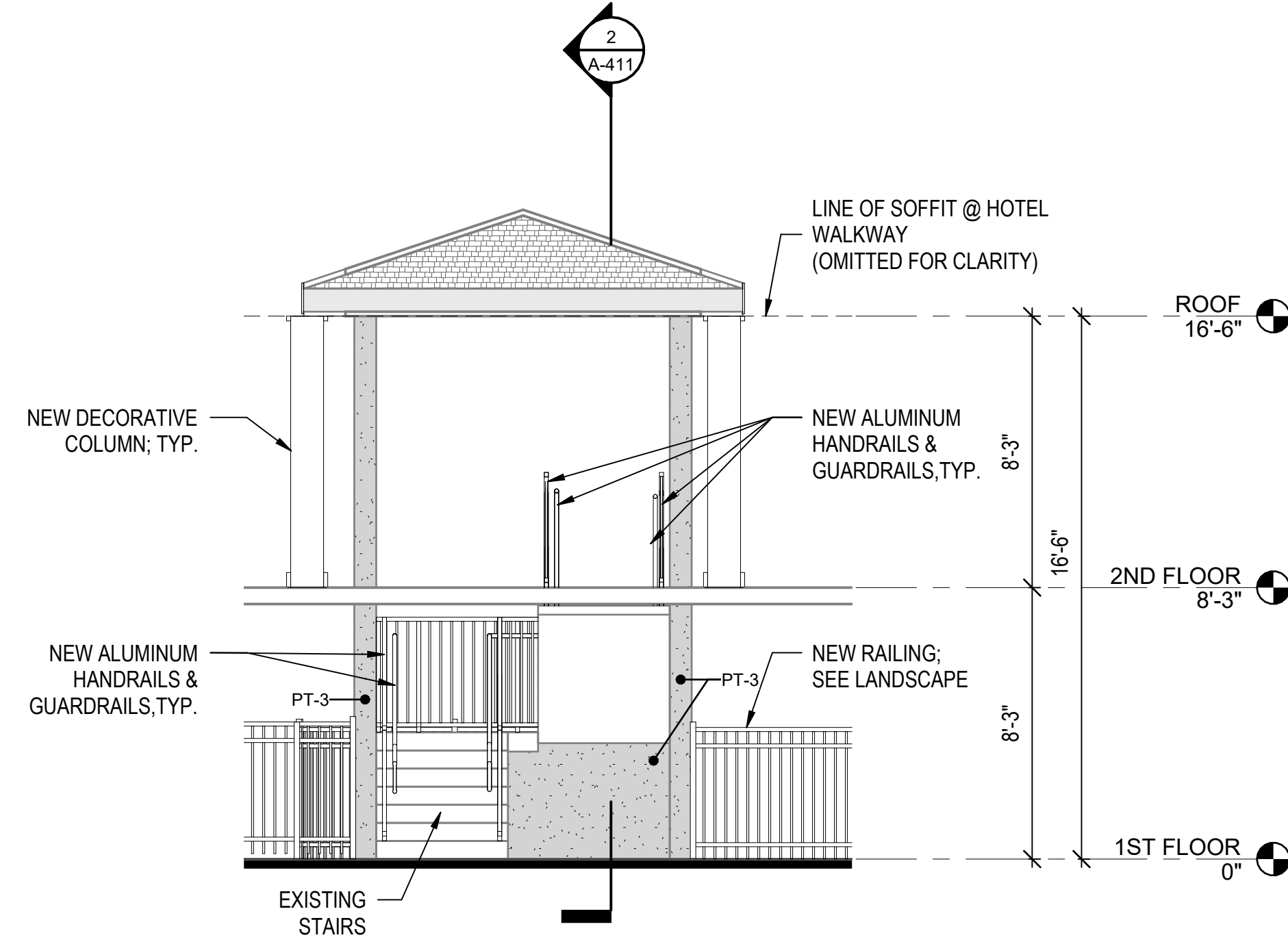
REVISIONS:	

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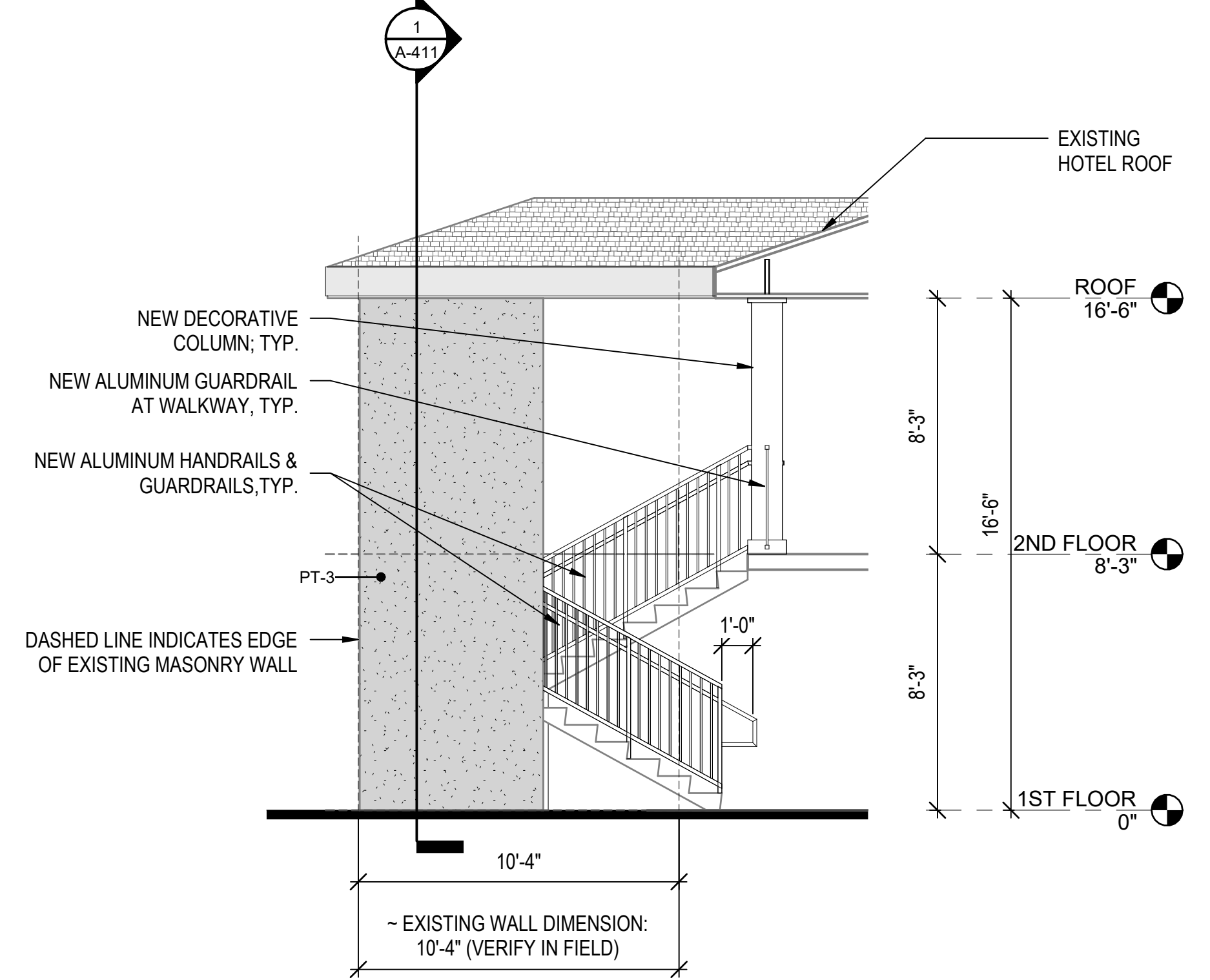
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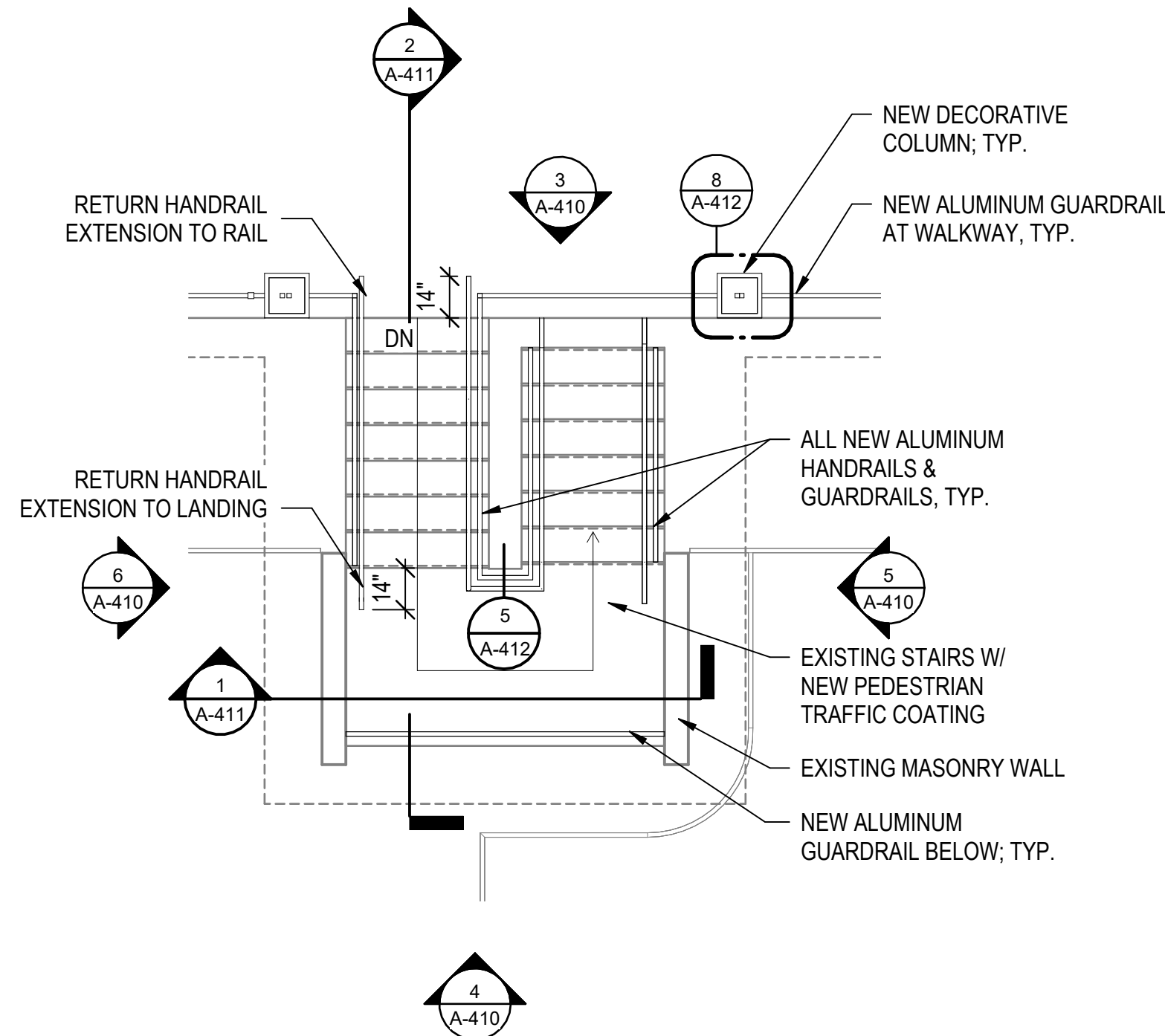
**TYPICAL STAIRWELL
1ST FL PLAN - NEW WORK**



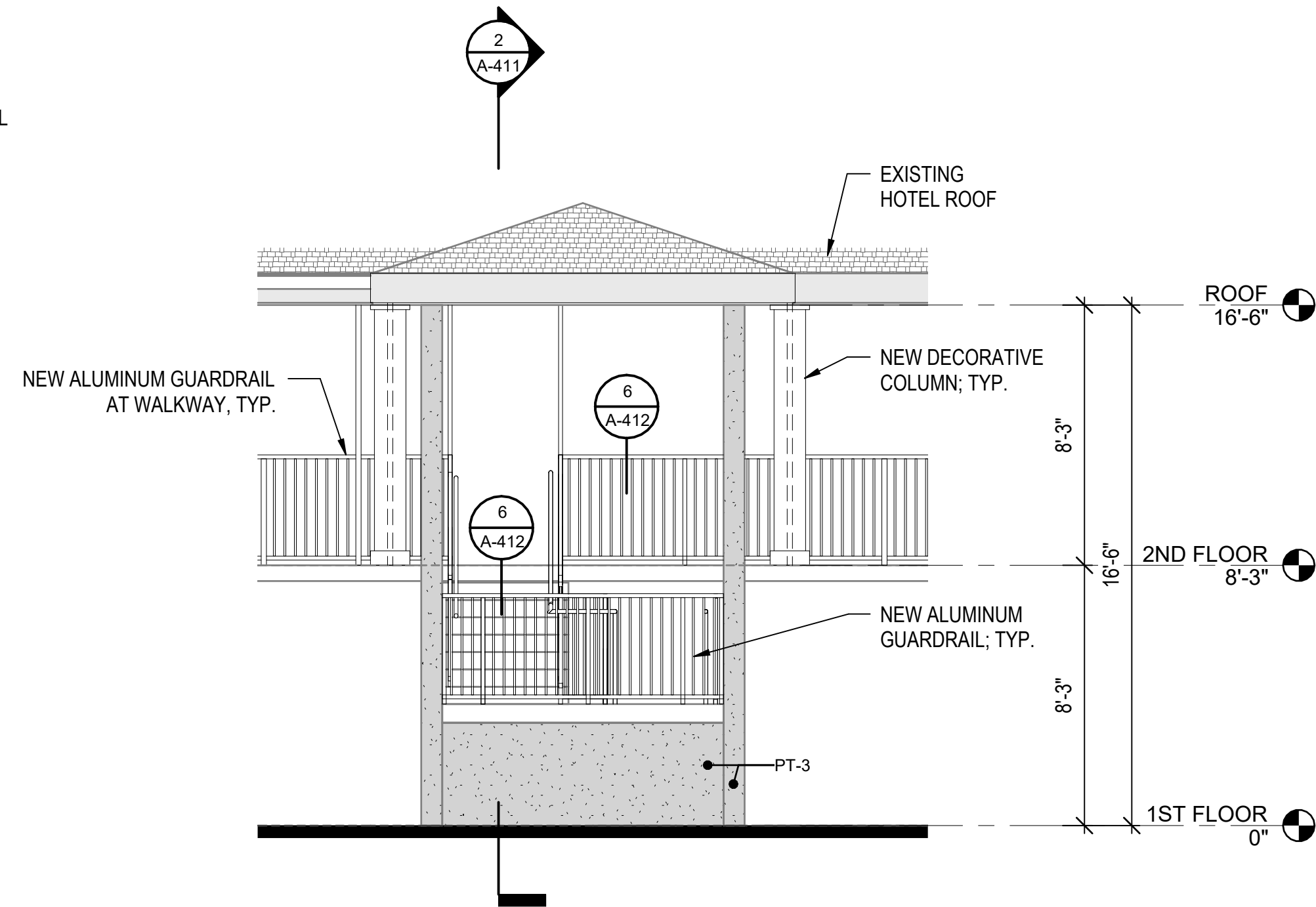
**STAIRWELL NORTH ELEVATION
- NEW WORK**



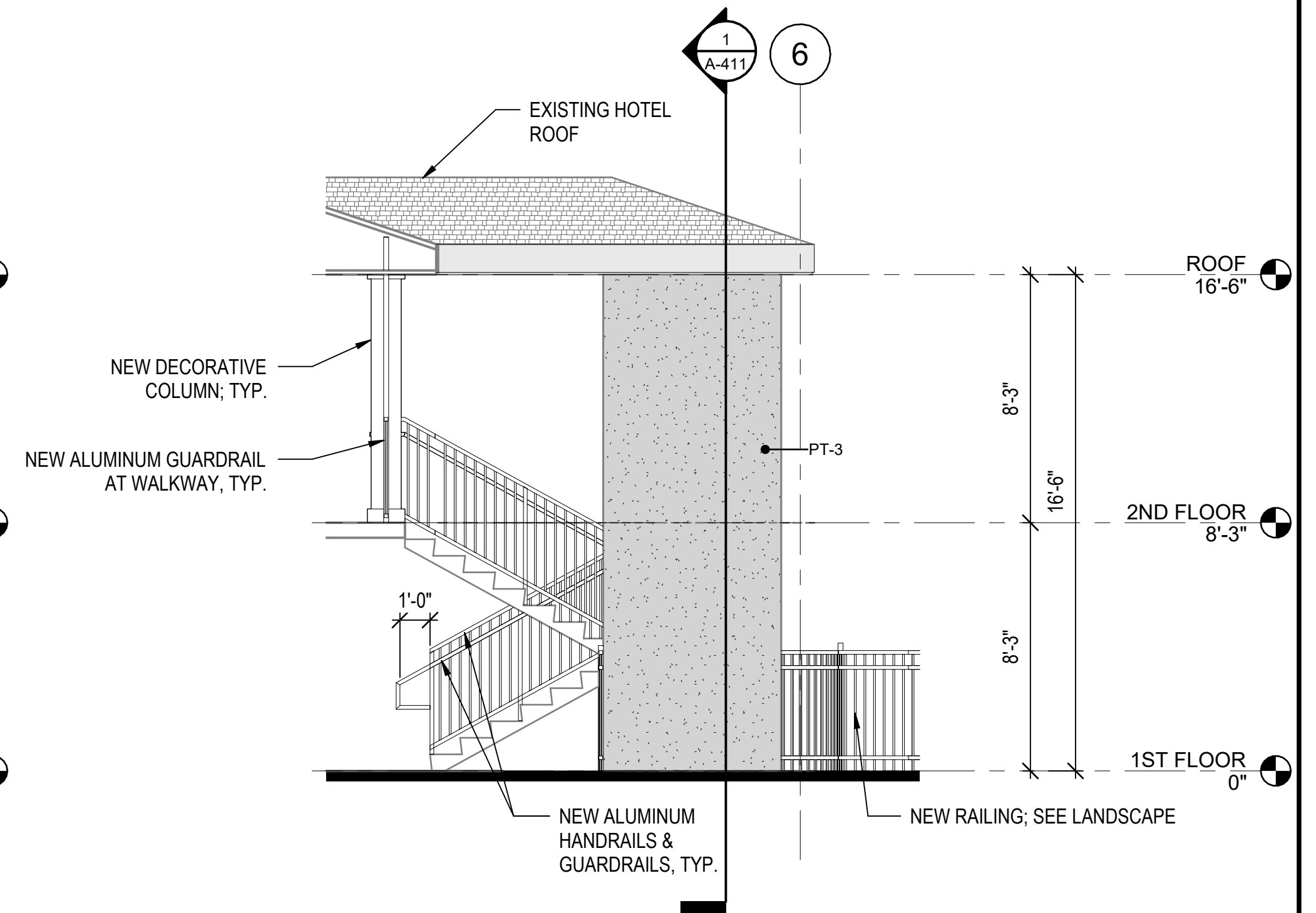
**STAIRWELL EAST ELEVATION
- NEW WORK**



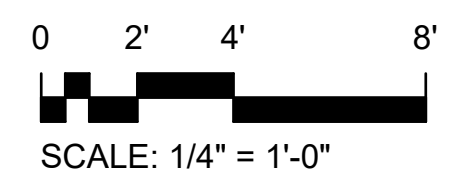
**TYPICAL STAIRWELL
2ND FL PLAN - NEW WORK**



**STAIRWELL SOUTH ELEVATION
- NEW WORK**

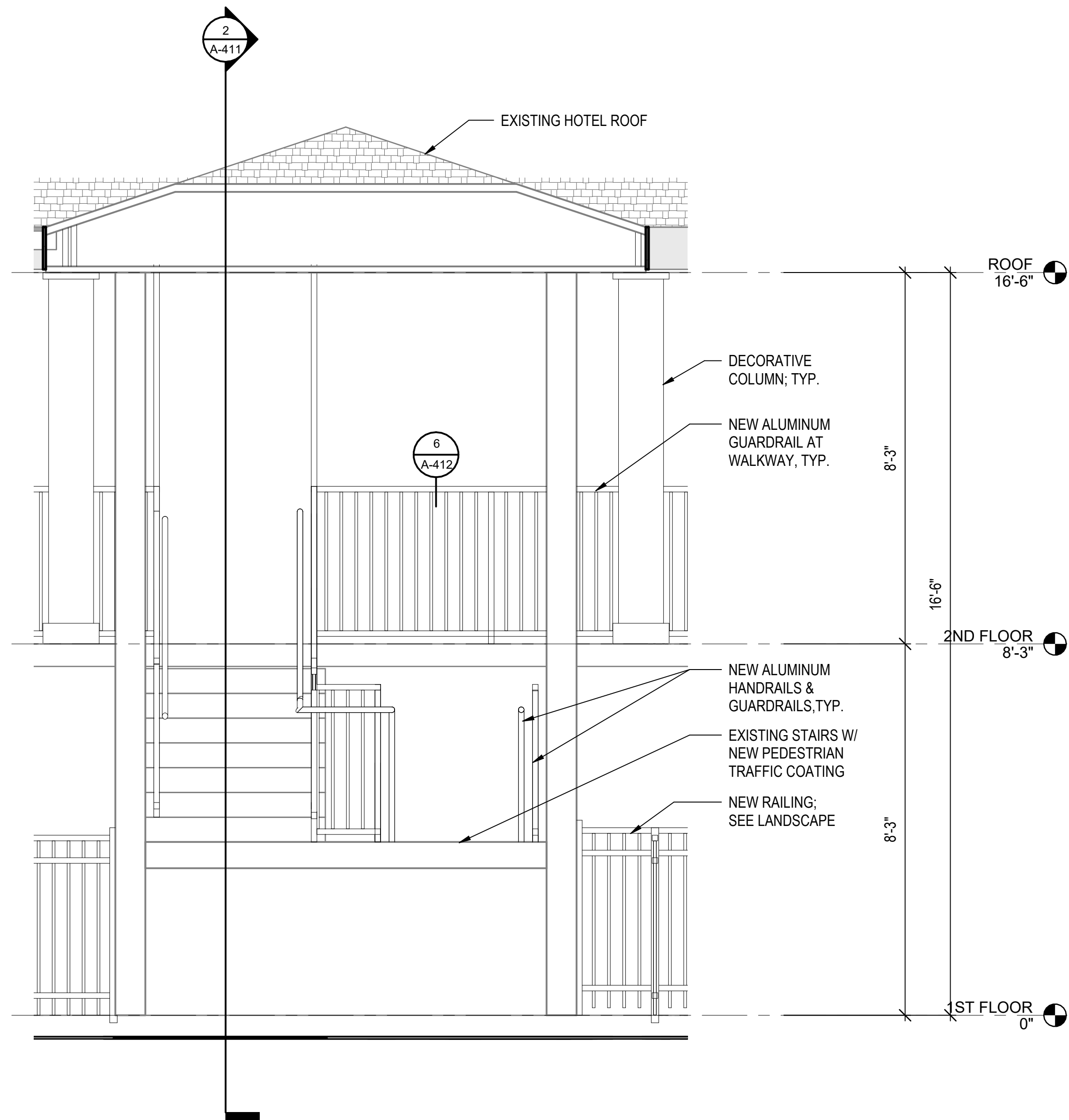


**STAIRWELL WEST ELEVATION
- NEW WORK**

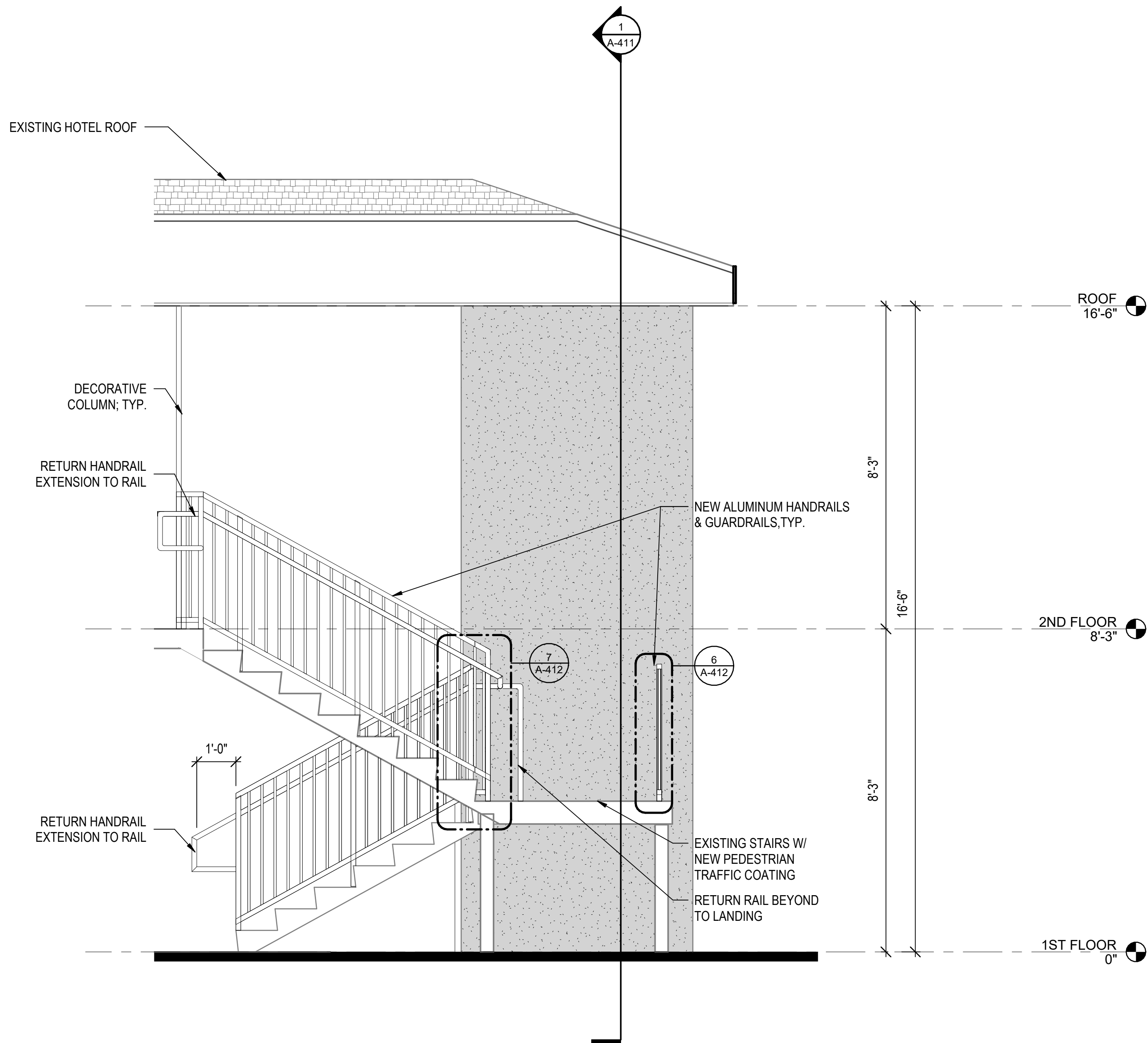


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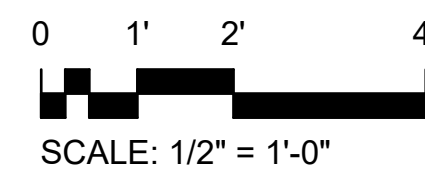
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1 STAIRWELL CROSS SECTION
A-411 1/2" = 1'-0"

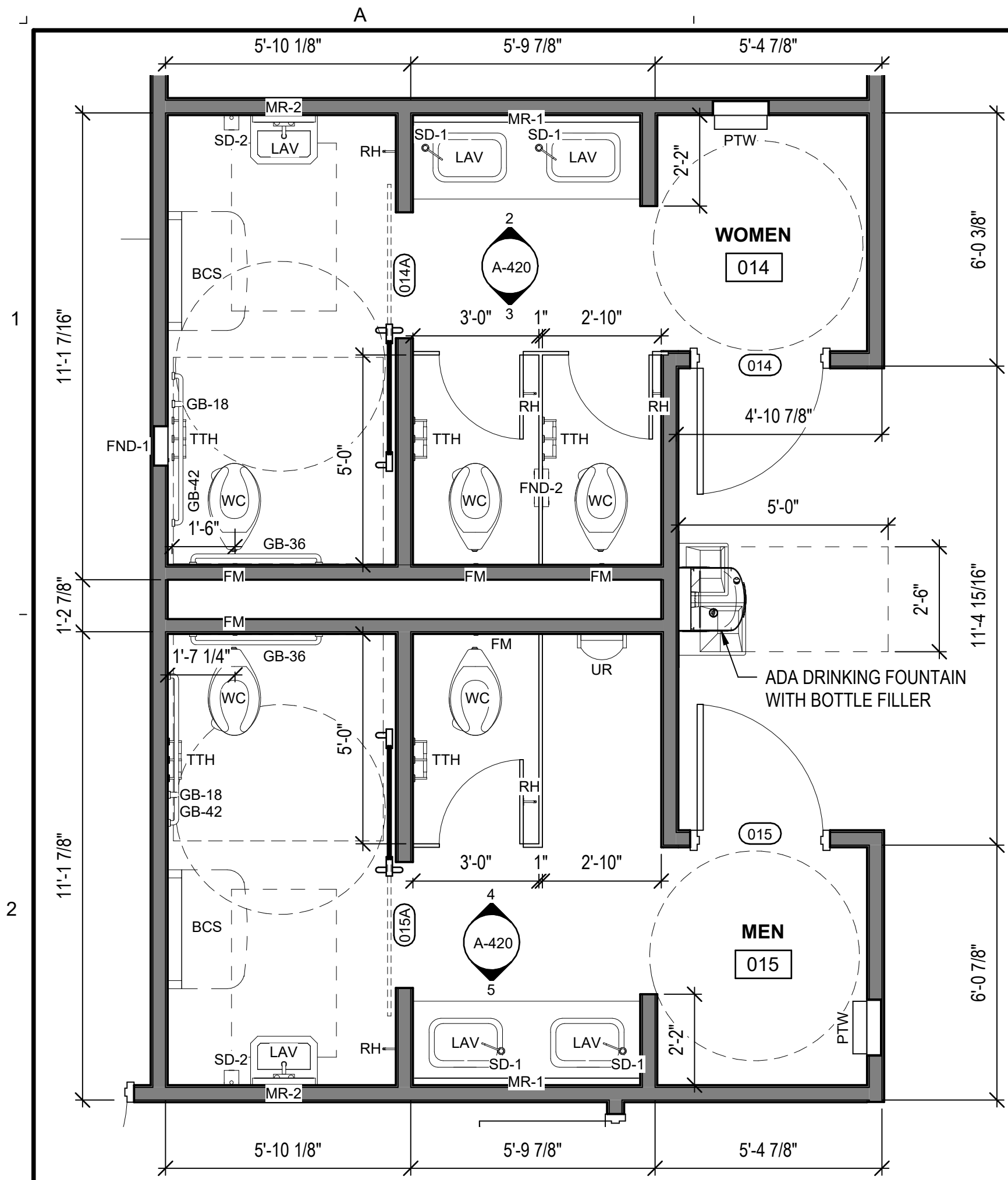


2 STAIRWELL LONGITUDINAL SECTION
A-411 1/2" = 1'-0"

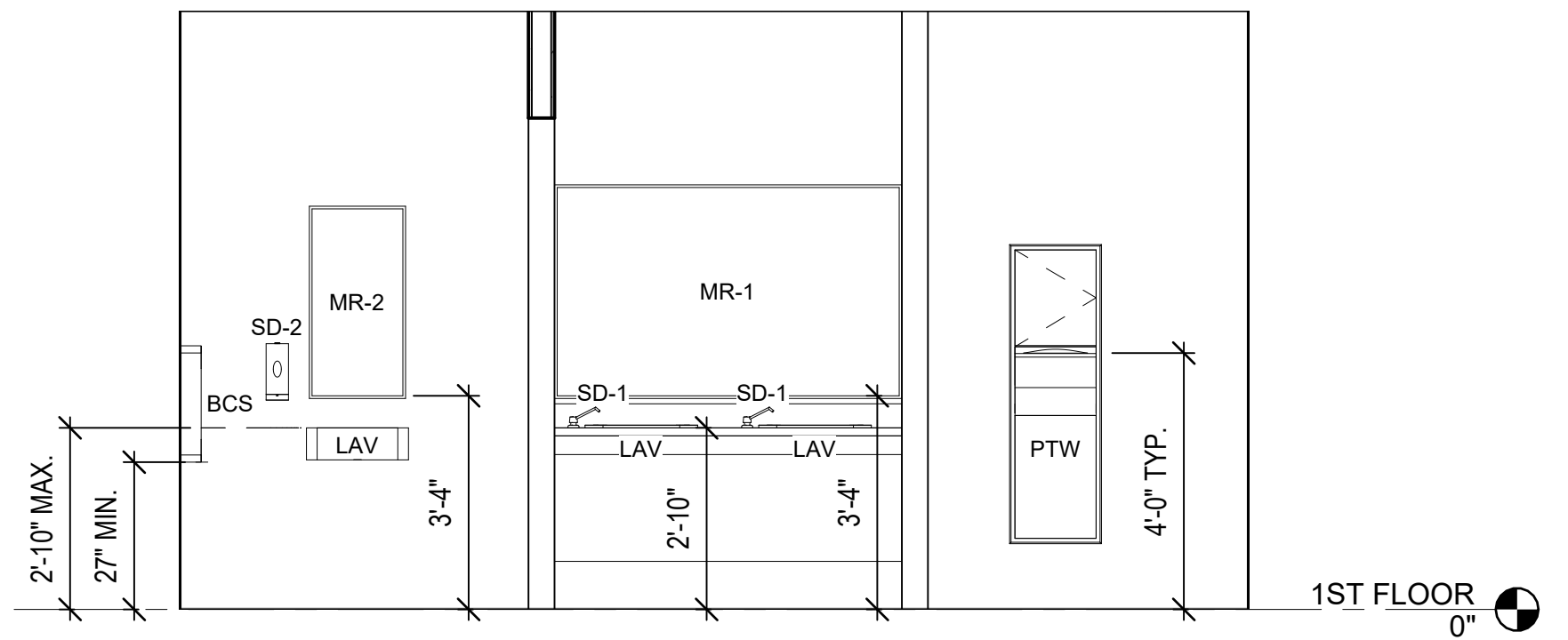


REVISIONS:	

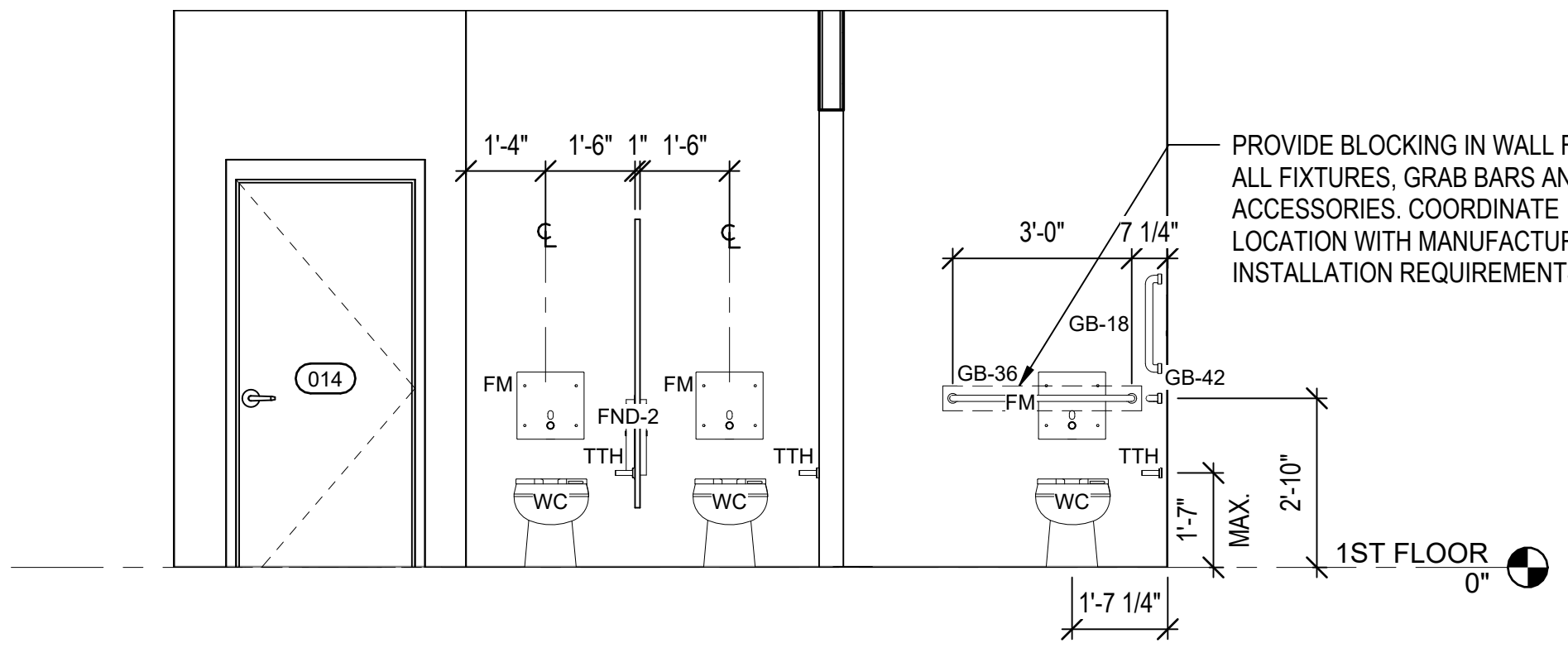
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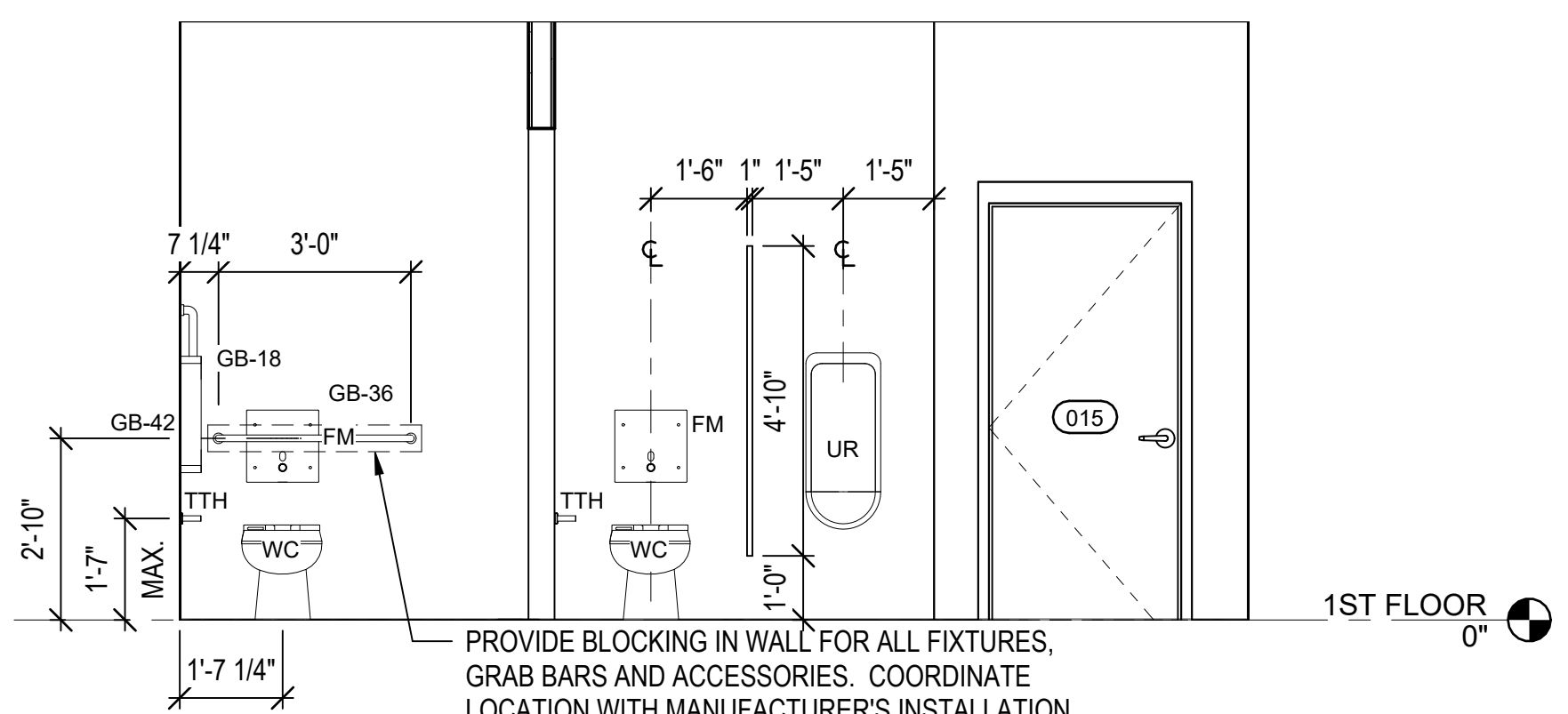
CLUBHOUSE WOMEN 014/
MEN 015 ENLARGED PLAN



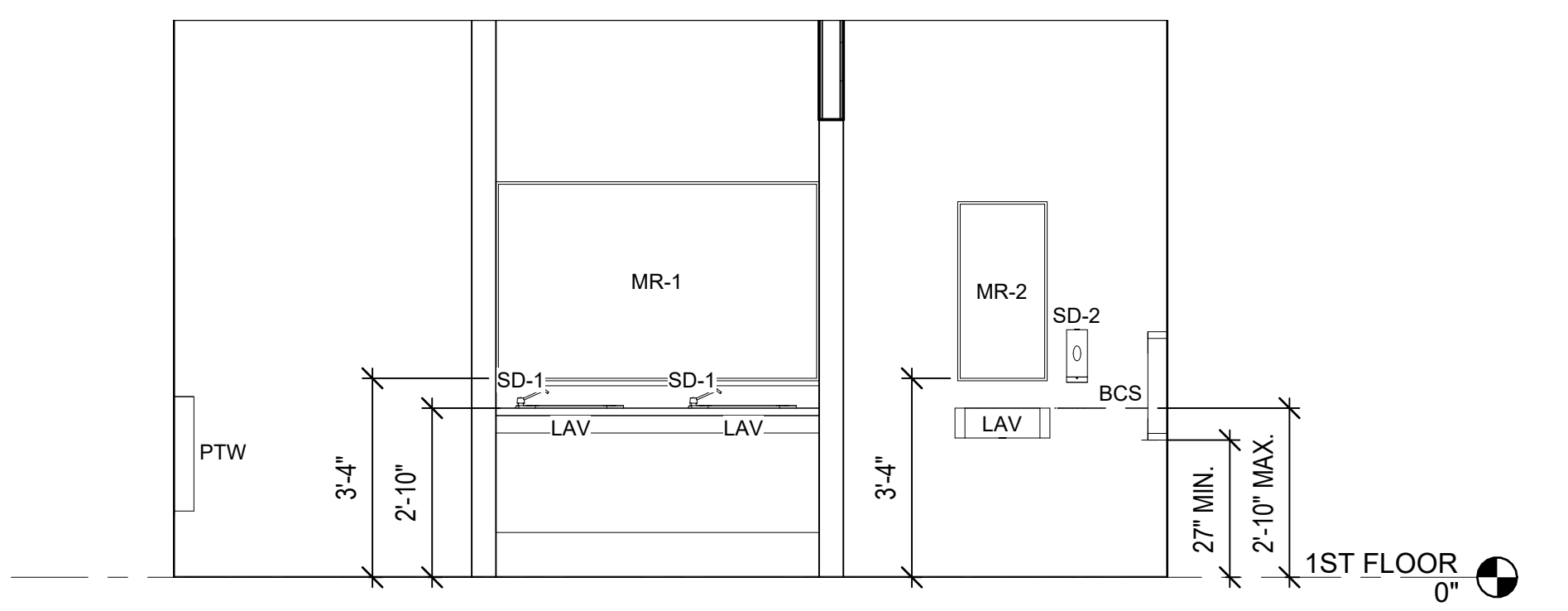
2 WOMEN 014 NORTH ELEVATION



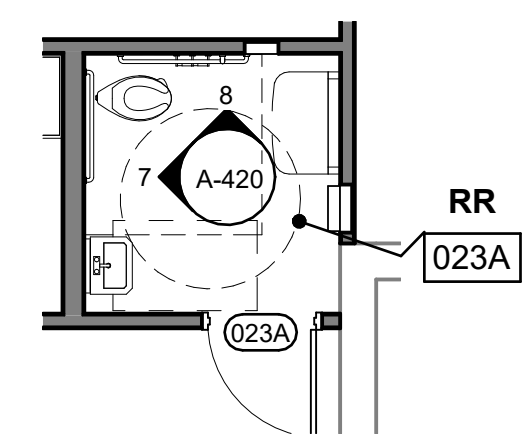
3 WOMEN 014 SOUTH ELEVATION



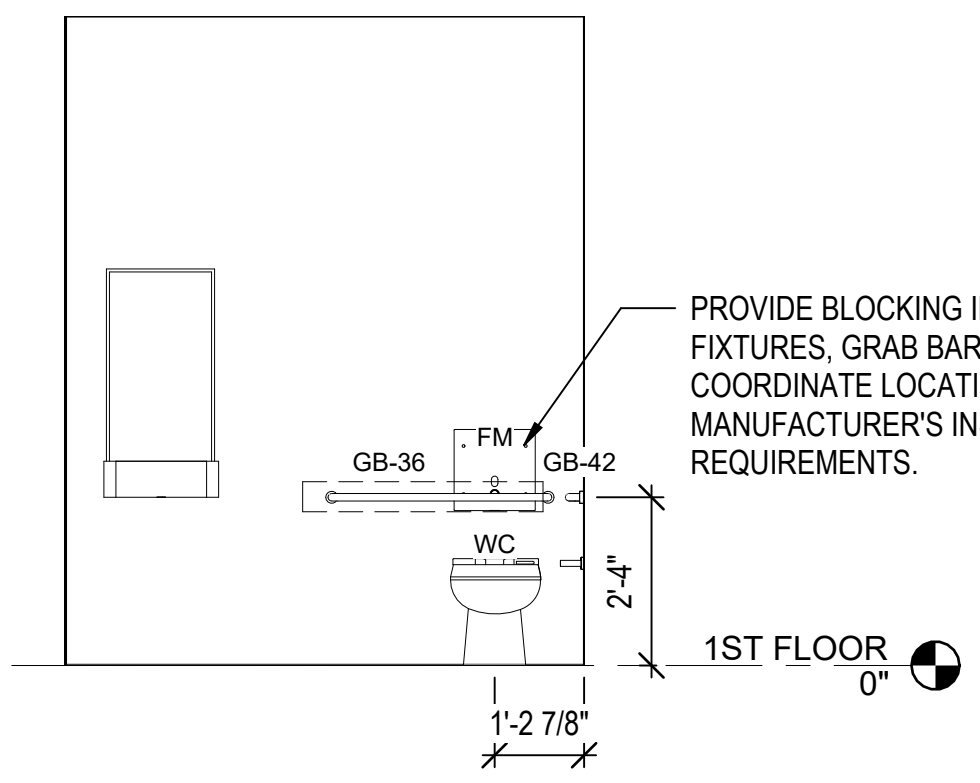
4 MEN 015 NORTH ELEVATION



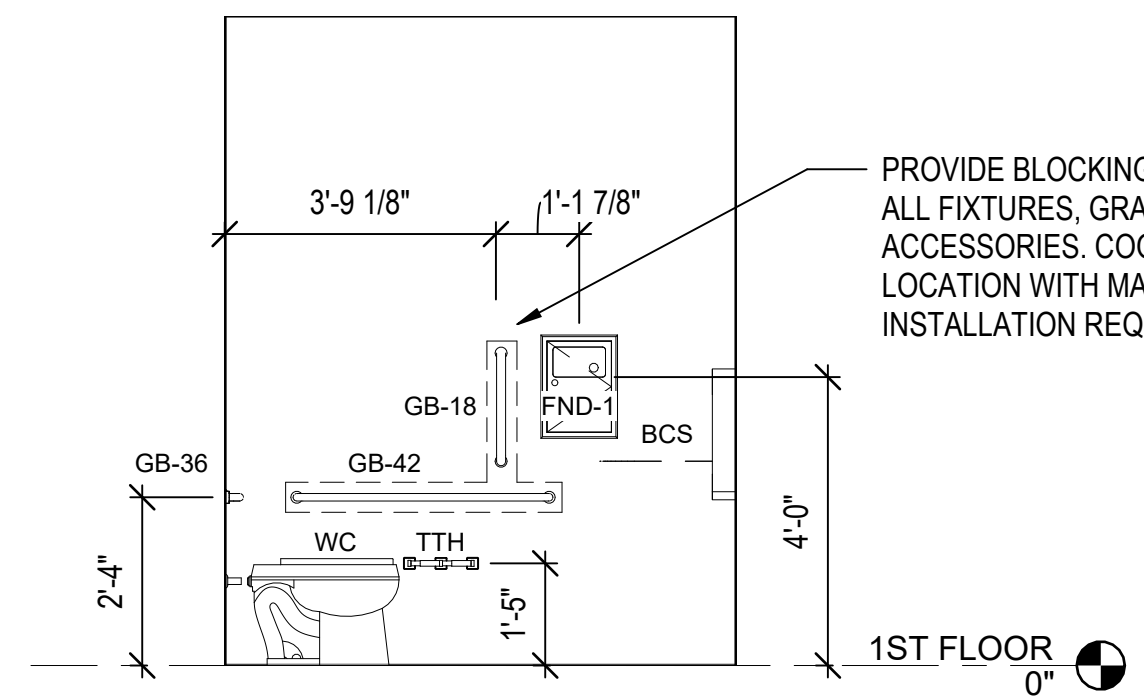
5 MEN 015 SOUTH ELEVATION



CLUBHOUSE RR
023A ENLARGED PLAN



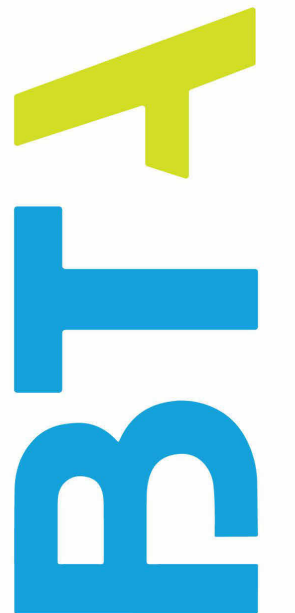
7 RR 023A WEST ELEVATION



8 RR 023A NORTH ELEVATION

SEE SPECIFICATIONS	
MARK	ITEM/DESCRIPTION
	<varies>
BCS	BABY CHANGING STATION
FE	
FEC	
FND-1	FEMININE NAPKIN DISPOSAL
FND-2	FEMININE NAPKIN DISPOSAL
GB-18	18" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
M	SOAP DISH
MR-1	MIRROR - LENGTH OF COUNTERTOP
MR-2	MIRROR - 18"X36"
N	24" GRAB BAR
PTW	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
RH	COAT HOOK
SD-1	SOAP DISPENSER
SD-2	SOAP DISPENSER
TTH	TOILET TISSUE DISPENSER
U	FOLDING SHOWER SEAT
V	SHOWER CURTAIN ROD

0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS SET

REVISIONS:	

CLUBHOUSE
ENLARGED PLANS

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:

CLUBHOUSE
ENLARGED PLANS

SHEET:

A-420

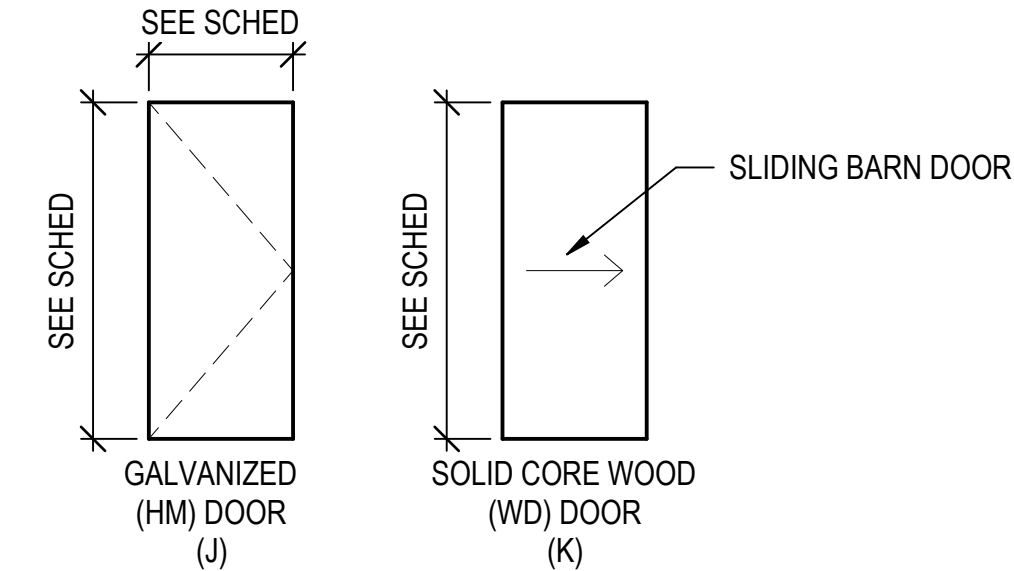
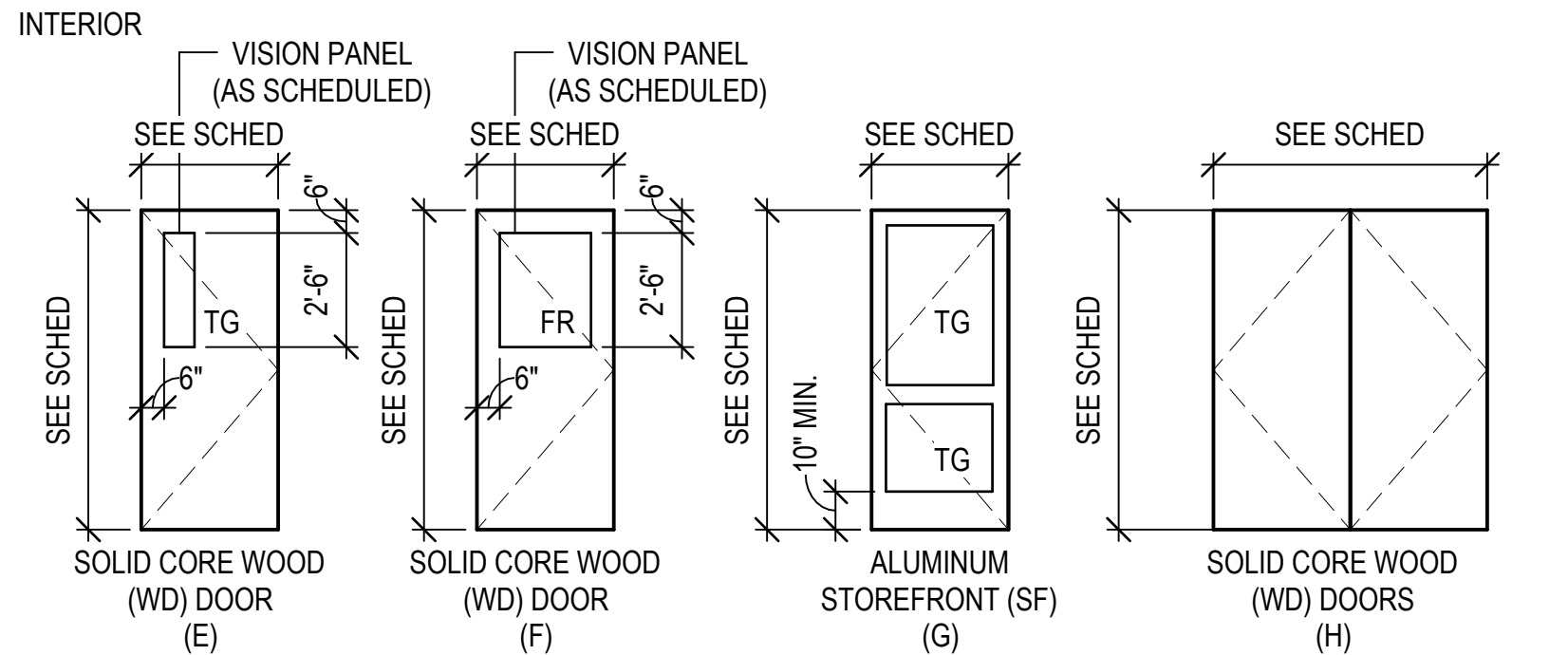
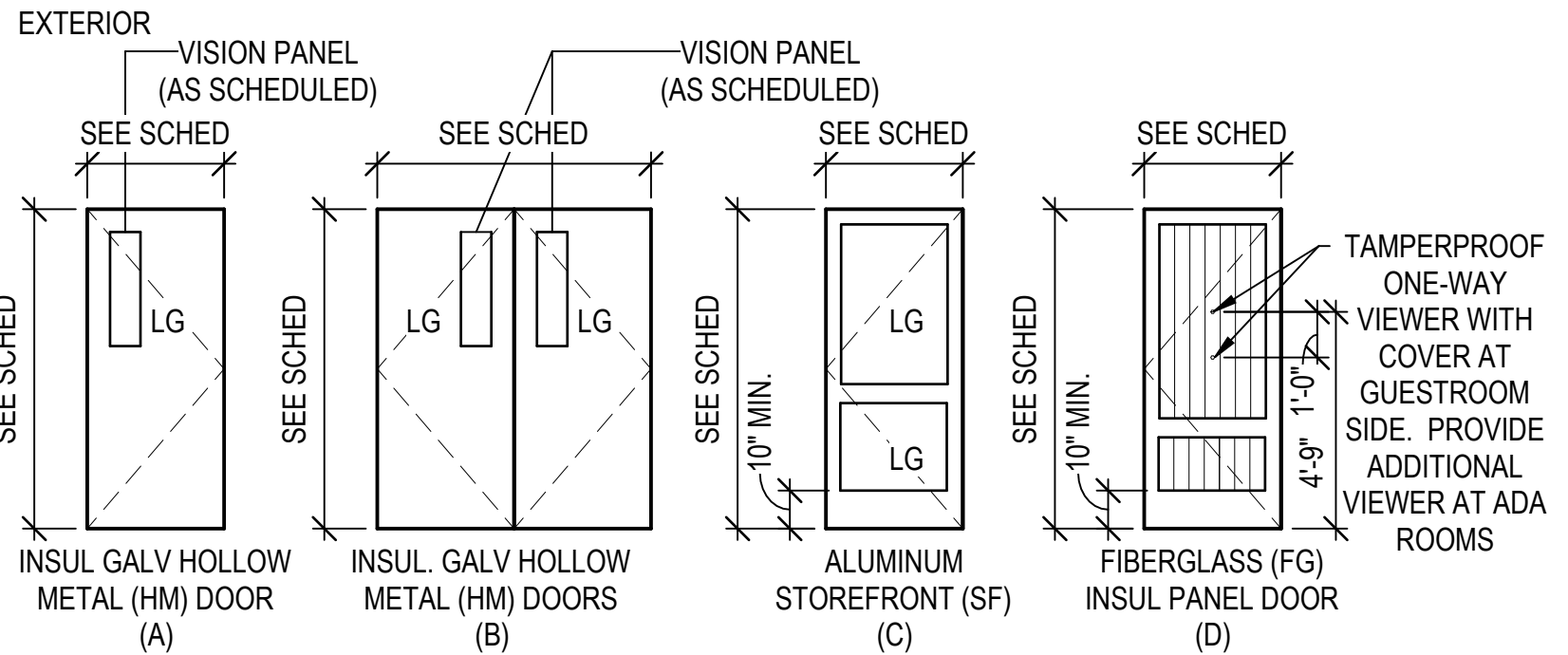
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DOOR SCHEDULE - PHASE 1																
DOOR							FRAME					STC RATING	FIRE RATING	HARDWARE		COMMENTS
MARK	SIZE			MAT	ELEV	GLAZING	MAT	ELEV	DETAIL					SET NO	KEYSIDE ROOM NUMBER	
	WD	HT	THK						HEAD	JAMB	SILL					
001A	13'-8 1/2"	7'-4"	1 3/4"	ALUM	1/A-601	FULL	ALUM	1/A-601	1/A-601	4/A-603	2/A-603		None			
001B	13'-8 1/2"	7'-4"	1 3/4"	ALUM	2/A-601	FULL	ALUM	2/A-601	2/A-601	5/A-603	6/A-603		None			
002	3'-0"	7'-0"											-			
006A	4'-0"	7'-0"	1 3/4"	SCWD	K	-	CASED	-					-	-	-	PROVIDE DOOR AND HARDWARE AS SPECIFIED
006B	4'-0"	7'-0"	1 3/4"	SCWD	K	-	CASED	-					-	-	-	PROVIDE DOOR AND HARDWARE AS SPECIFIED
007A	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604	6/A-604			HW12	007	
007B	4'-0"	7'-0"	1 3/4"	HM	A	-	HM	1	1/A-604	2/A-604	3/A-604			HW2	EXT	
007C	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604	6/A-604			HW6	007	
007D	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604	6/A-604			HW6	007	
008A	5'-5"	7'-0"	1 3/4"	ALUM	5/A-601	FULL	ALUM	5/A-601	1/A-605	4/A-605	5/A-605			HW4	EXT	
008B	5'-5"	7'-0"	1 3/4"	ALUM	C	FULL	ALUM	1	3/A-605	4/A-605	5/A-605			HW4	EXT	
009	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604	6/A-604			HW6	011	
010	4'-0"	7'-0"	1 3/4"	HM	A	-	HM	1	1/A-604	2/A-604	3/A-604			HW2	EXT	
011	3'-0"	7'-0"	1 3/4"	SCWD	E	6"x30"	HM	2	4/A-604	5/A-604				HW9	008	
012A	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604						
012B	3'-0"	7'-0"	1 3/4"	ALUM	C	FULL	ALUM	1	3/A-605	4/A-605	5/A-605			HW3	EXT	
013	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW6	008	
014	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW7	-	
014A	3'-0"	7'-0"	1 3/4"	SCWD	K	-	CASED	-						-	-	PROVIDE DOOR AND HARDWARE AS SPECIFIED
015	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW7	-	
015A	3'-0"	7'-0"	1 3/4"	SCWD	K	-	CASED	-						-	-	PROVIDE DOOR AND HARDWARE AS SPECIFIED
016	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW6	020	
017	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW6	020	
018	3'-0"	7'-0"	1 3/4"	SCWD	E	6"x30"	HM	2	4/A-604	5/A-604				HW8	020	
019	3'-0"	7'-0"	1 3/4"	SCWD	E	6"x30"	HM	2	4/A-604	5/A-604				HW8	020	
020	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW6	020	
020A	3'-0"	7'-0"	1 3/4"													
023	3'-0"	7'-0"	1 3/4"	SCWD	E	HALF LITE	HM	1	7/A-607	8/A-607			45 MIN.	HW22	022	
023A	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604				HW11	-	
050	3'-0"	7'-0"	1 3/4"	FG	D	-	FG	3	7/A-604	8/A-604				HW13	EXT	
051	3'-0"	7'-0"	1 3/4"	FG	D	-	FG	3	7/A-604	8/A-604				HW13	EXT	
052	3'-0"	7'-0"	1 3/4"	FG	D	-	FG	3	7/A-604	8/A-604				HW14	EXT	
054	3'-0"	6'-8"	2"												EXT	
055	3'-0"	7'-0"	1 3/4"	HM	J	-	HM	2	4/A-604	5/A-604						
100A	3'-0"	7'-0"	1 3/4"													
100B	3'-0"	6'-8"	2"	HM	A	-	HM	1	1/A-604	2/A-604	3/A-604			HW15	EXT	FULL LOUVERED

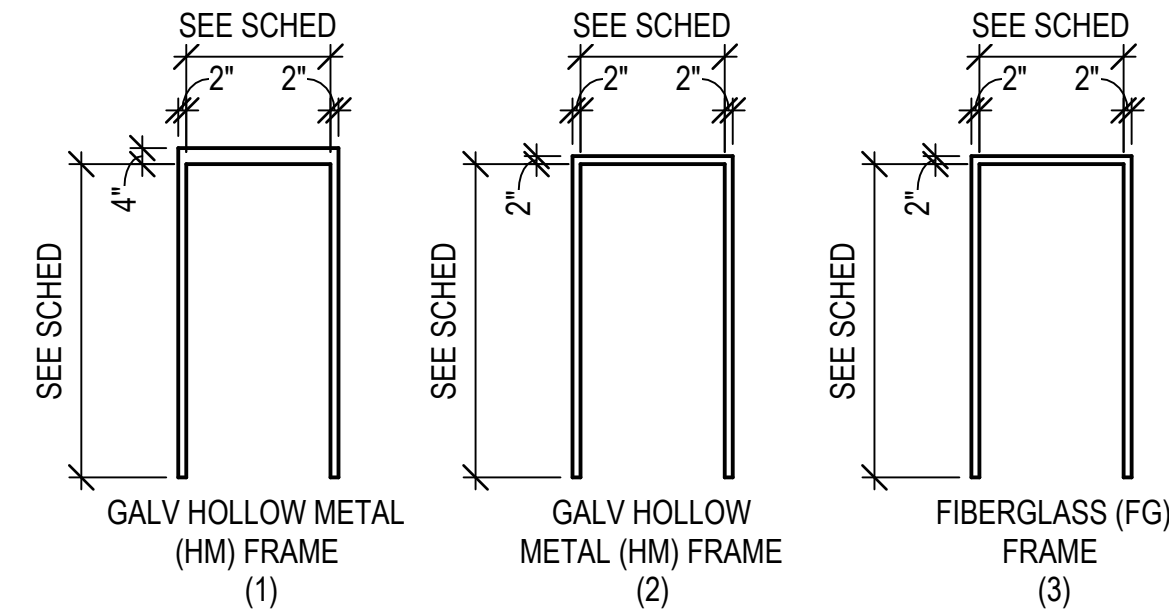
NOTE: AT V-PIZZA PAIR OF FULL GLAZED ALUM. STOREFRONT DOORS IN EXISTING FRAME AT MAIN ENTRY. DUPLICATE SIGNAGE ON NEW DOORS. HW22 AT SIDE DOOR PROVIDE NEW INSUL. HM DOOR AT EAST SIDE H2.

DOOR ELEVATIONS

NOTE: SEE SCHEDULE FOR GLAZING AND LOUVER OPENINGS

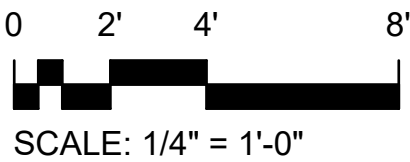


DOOR FRAME ELEVATIONS



GLAZING LEGEND

TG - 1/4" TEMPERED GLASS (CLEAR)
LG - LAMINATED INSULATED GLASS
FR - FIRE-RATED GLASS



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PROGRESS SET

REVISIONS:

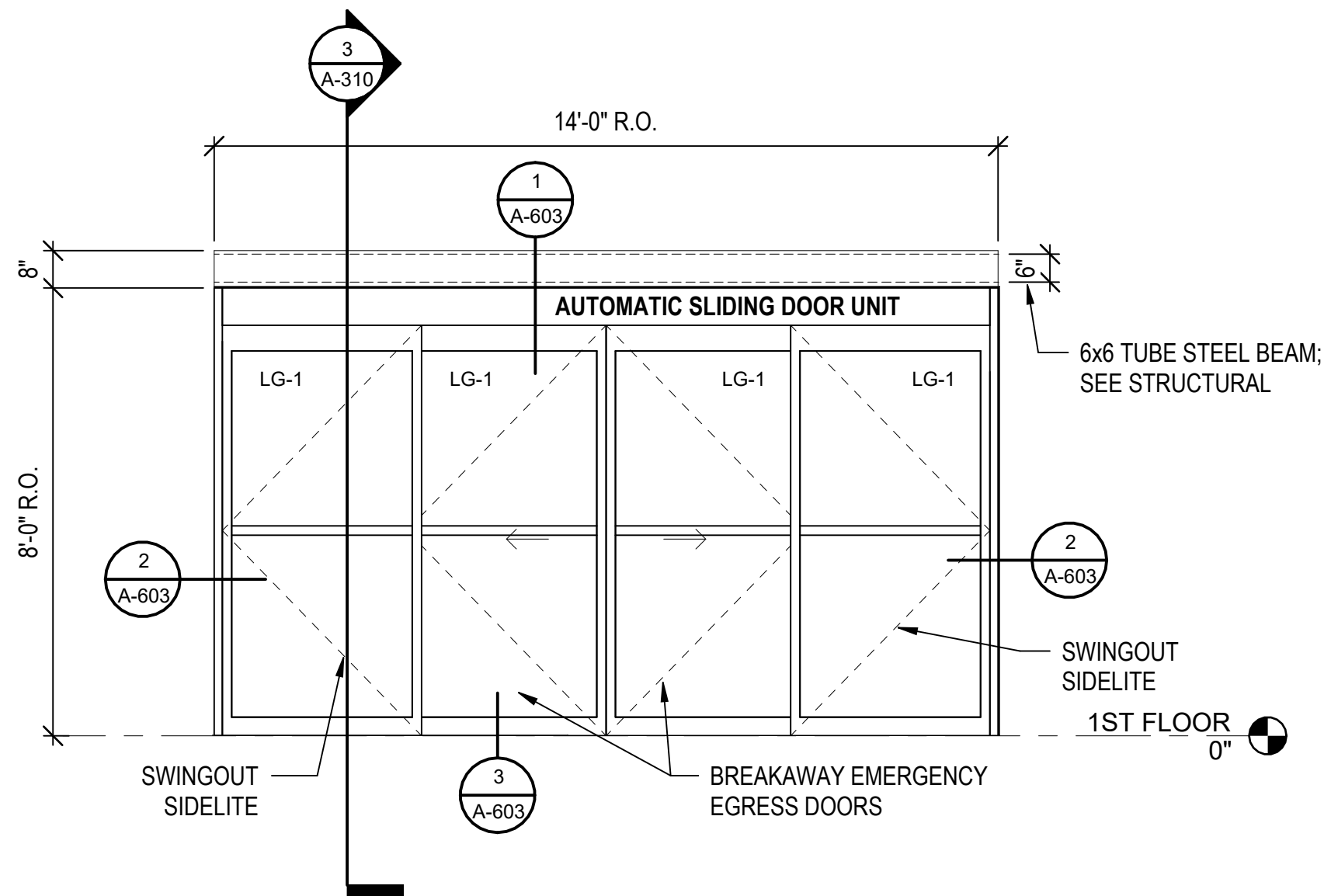
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SHEET DATE: 11/17/23

SHEET TITLE:

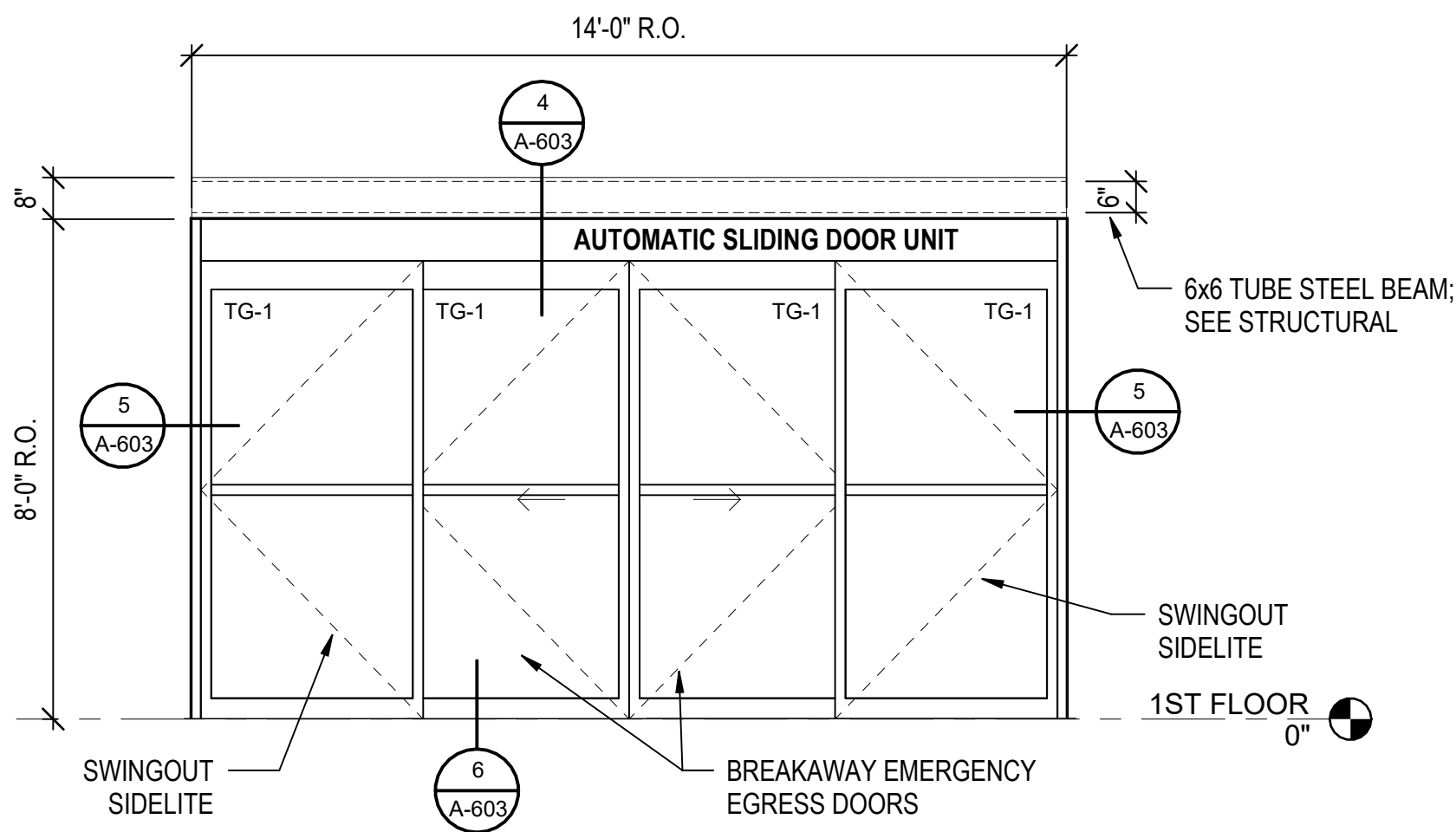
DOOR SCHEDULE - PHASE 1

SHEET:

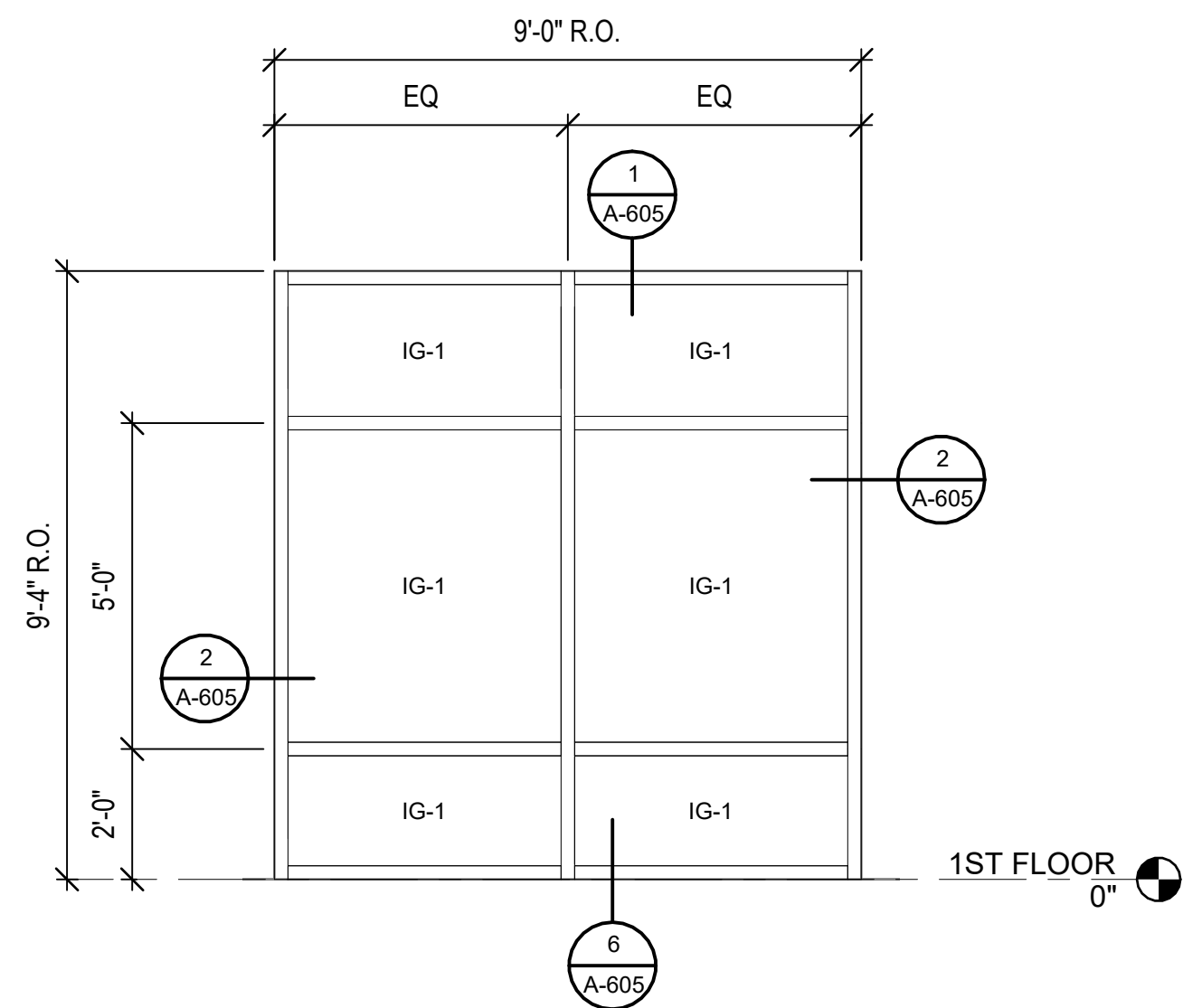
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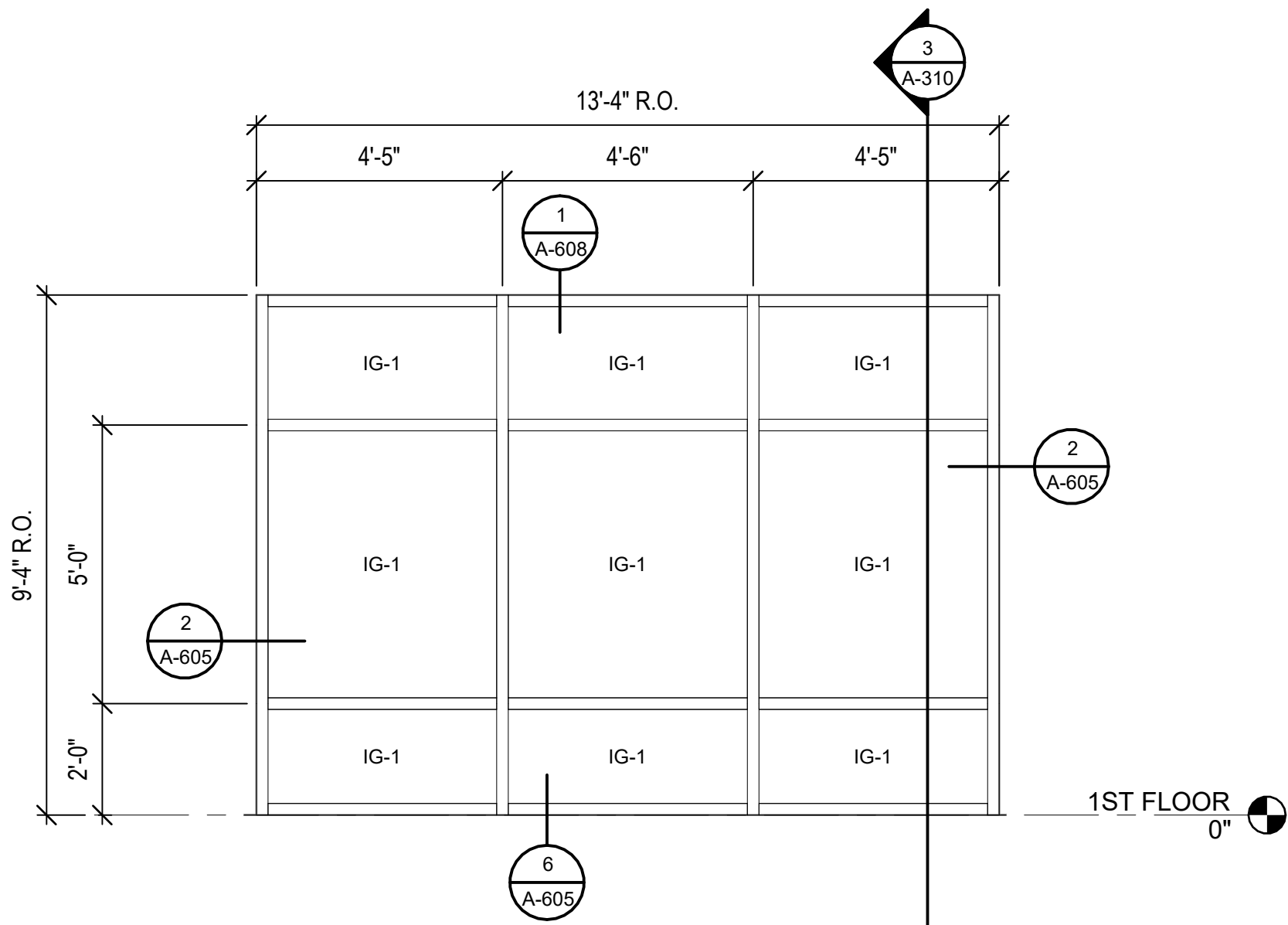
1 EXT. STOREFRONT ELEV. - SF1
3/8" = 1'-0"



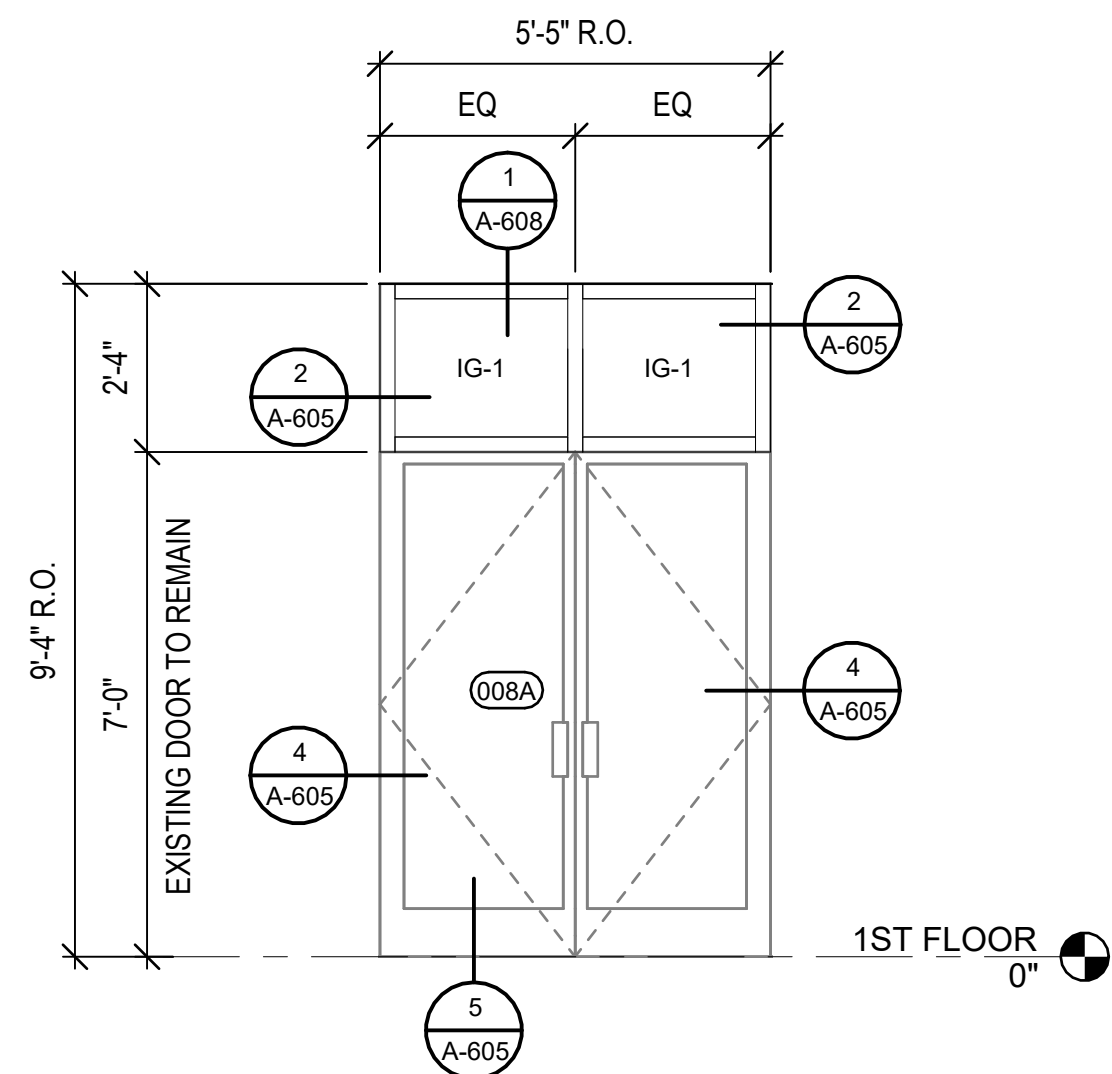
2 INT. STOREFRONT ELEV. - SF2
3/8" = 1'-0"



3 EXT. STOREFRONT ELEV. - SF3
3/8" = 1'-0"



4 EXT. STOREFRONT ELEV. - SF4
3/8" = 1'-0"



5 EXT. STOREFRONT ELEV. - SF5
3/8" = 1'-0"

GLAZING LEGEND

- TG-1:** 1/4" FULLY TEMPERED SAFETY GLAZING, CLEAR [INTERIOR LITES AND DOOR VISION LITES]
- FG-1:** FIREGLASS 20 GLAZING (1/4" CLEAR) 20 MIN. FIRE RATED LITES AND DOOR VISION LITES
- FG-2:** FIREGLASS 45 GLAZING (1/4" CLEAR) 45 MIN. FIRE RATED LITES AND DOOR VISION LITES
- FG-3:** PYROSTOP GLAZING (1 7/16" CLEAR) 90 MIN. FIRE RATED LITES AND DOOR VISION LITES
- FG-4:** PYROSTOP GLAZING (7/8" CLEAR) 60 MIN. FIRE RATED LITES AND DOOR VISION LITES
- LG-1:** ACCENT TINT 9/16" LAMINATED IMPACT RESISTANT GLAZING, [EXTERIOR DOOR VISION LITES]
- LG-2:** FIELD TINT 9/16" LAMINATED IMPACT RESISTANT GLAZING, [EXTERIOR DOOR VISION LITES]
- LG-3:** ACCENT TINT 9/16" LAMINATED IMPACT RESISTANT GLAZING WITH SOLID WHITE INTERLAYER, [MEETING ROOM DOOR VISION LITE]
- IG-1:** ACCENT TINT 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES]
- IG-1A:** ACCENT SPANDREL 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES]
- IG-1B:** ACCENT TINT SPANDREL W/INSULATED BACK PAN 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES] [ACCENT SPANDREL W/PREFINISHED BACK PAN & MINERAL WOOL INSULATION] [EXTERIOR @ ELEV. LOBBY ABOVE CEILING]
- IG-1C:** ACCENT TINT 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING WITH TRANSLUCENT INTERLAYER, [EXTERIOR AT COVERED DROP-OFF AND ROOFTOP GLAZING]
- IG-2:** FIELD TINT 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES]

LEGEND:
IG - INSULATED IMPACT GLAZING LG - LAMINATED GLAZING
FG - FIRE GLAZING TG - TEMPERED GLAZING

GENERAL NOTES

- ALL GLAZING PANELS IN DOORS, ADJACENT TO/ OR ABOVE DOORS AND/ OR THAT EXTENDS DOWN TO THE FLOOR SHALL MEET SAFETY GLAZING CODE REQUIREMENTS AS DEFINED BY FBC SECTION 2406 FOR THOSE LOCATIONS.
- REFER TO SPEC SECTION 088000 "GLAZING" FOR FULL ASSEMBLY SPECIFICATIONS.
- THE OVERALL DIMENSION GIVEN REPRESENTS THE ROUGH OPENING TO BE PROVIDED. THE MANUFACTURER WILL NEED TO ADJUST AND DEFINE THE FRAME SIZE WITHIN THEIR SHOP DRAWINGS TO CREATE THEIR RECOMMENDED SHIM SIZE AND PROVIDE A MINIMUM SEALANT JOINT WIDTH OF 1/2" AROUND THE PERIMETER OF THE FRAME WITHIN THE STATED ROUGH OPENING DIMENSION.
- DOOR OPENINGS AS DIMENSIONED MAY NOT BE REDUCED.
- MANUFACTURER TO PROVIDE KEYS CASEMENT HARDWARE AT OPERABLE WINDOWS. LIMIT VENTILATOR OPENINGS TO 4 INCHES.
- AT INTERIOR DOORS WHERE WALLCOVERING IS INSTALLED ADJACENT TO THE DOOR, THE SEALANT COLOR SHALL MATCH THE WALLCOVERING.
- COORDINATE ANY BRAND-REQUIRED SIGNAGE ON DOOR GLAZING WITH OWNER. SIGNAGE PACKAGE WILL BE OWNER-FURNISHED; CONTRACTOR-INSTALLED.
- ALL MULLION COLORS WILL BE EFCO "TBD."

0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"

OCEAN COAST HOTEL

PROGRESS
SET

REVISIONS:

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
OPENING
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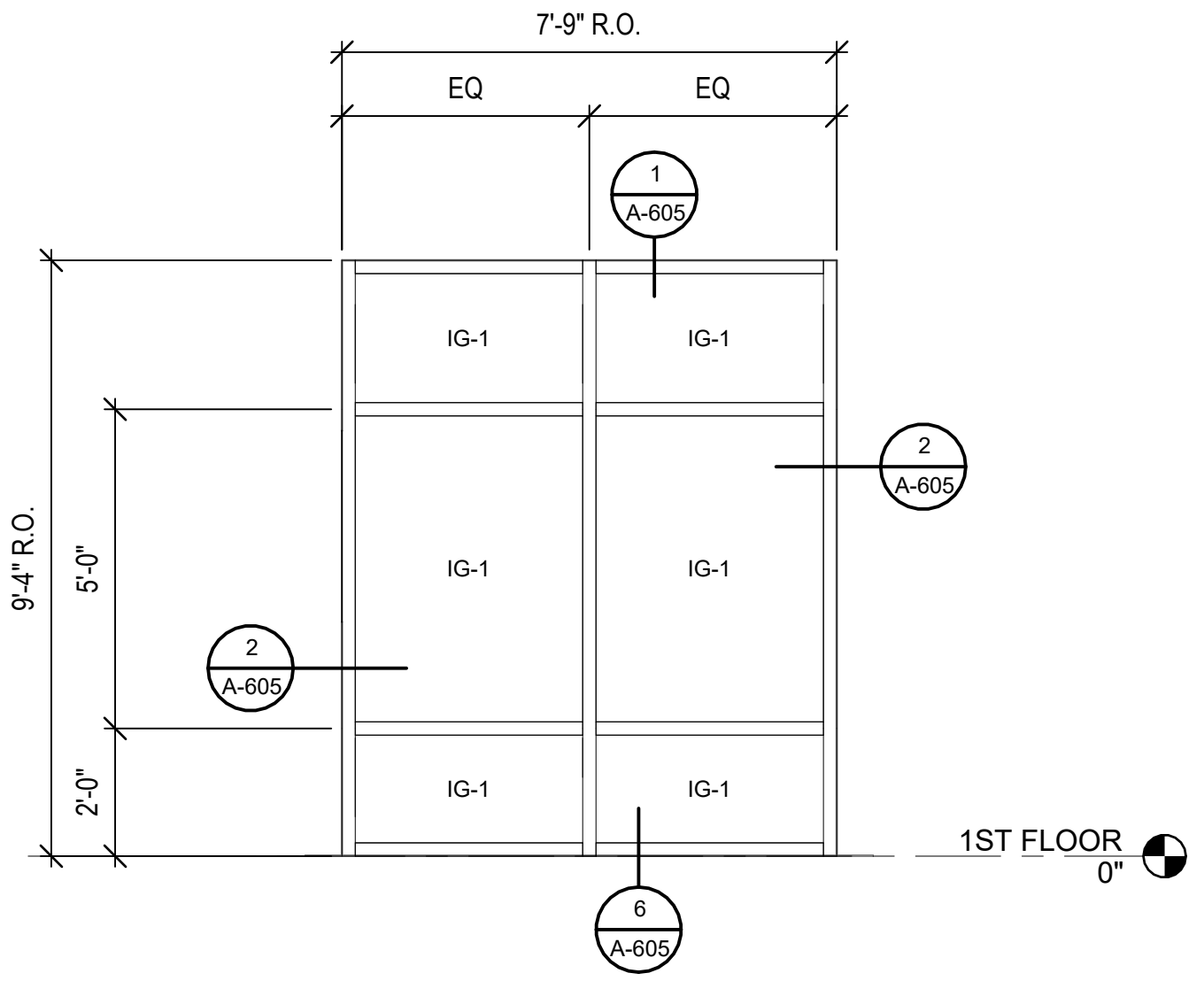
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A-601

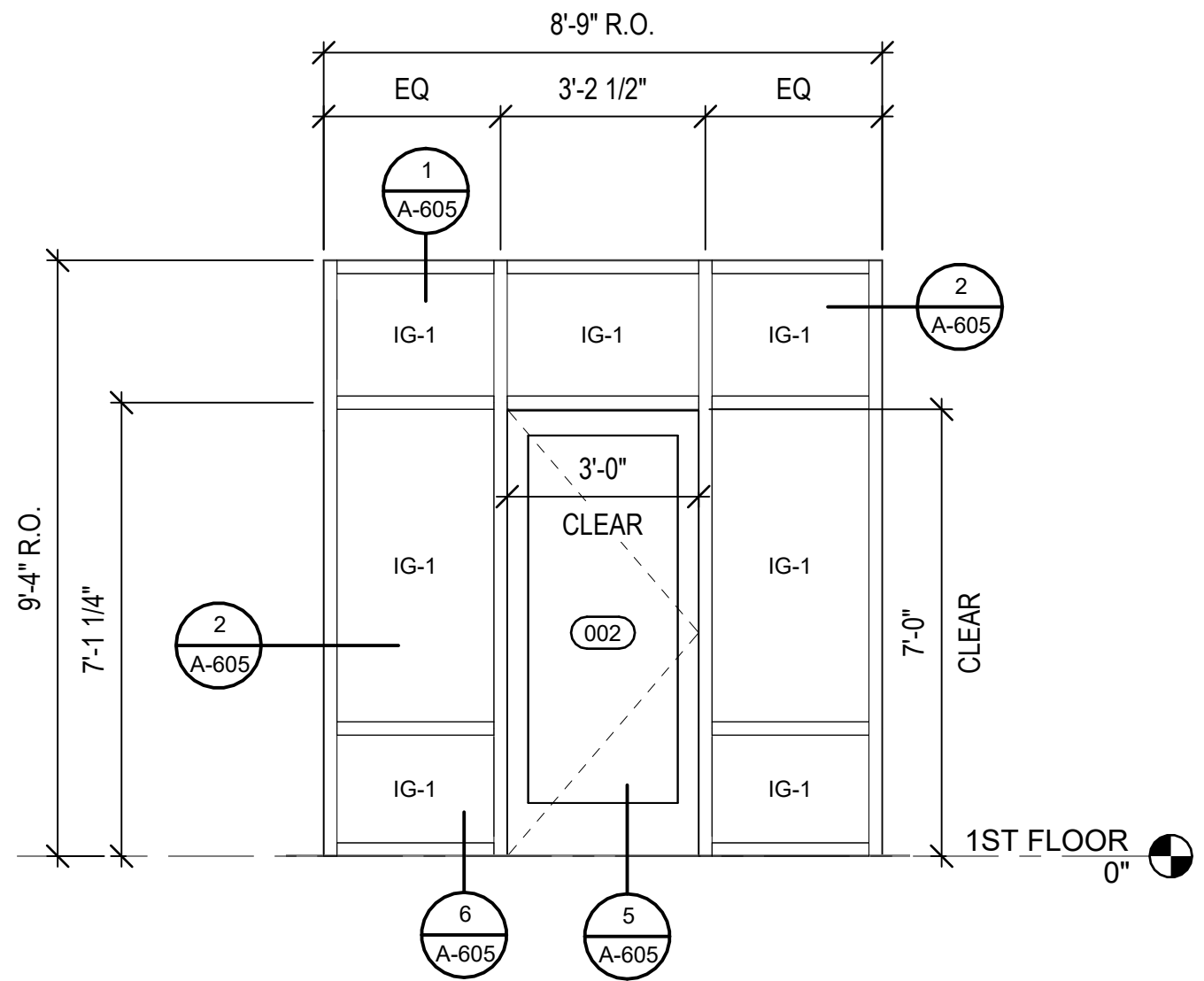
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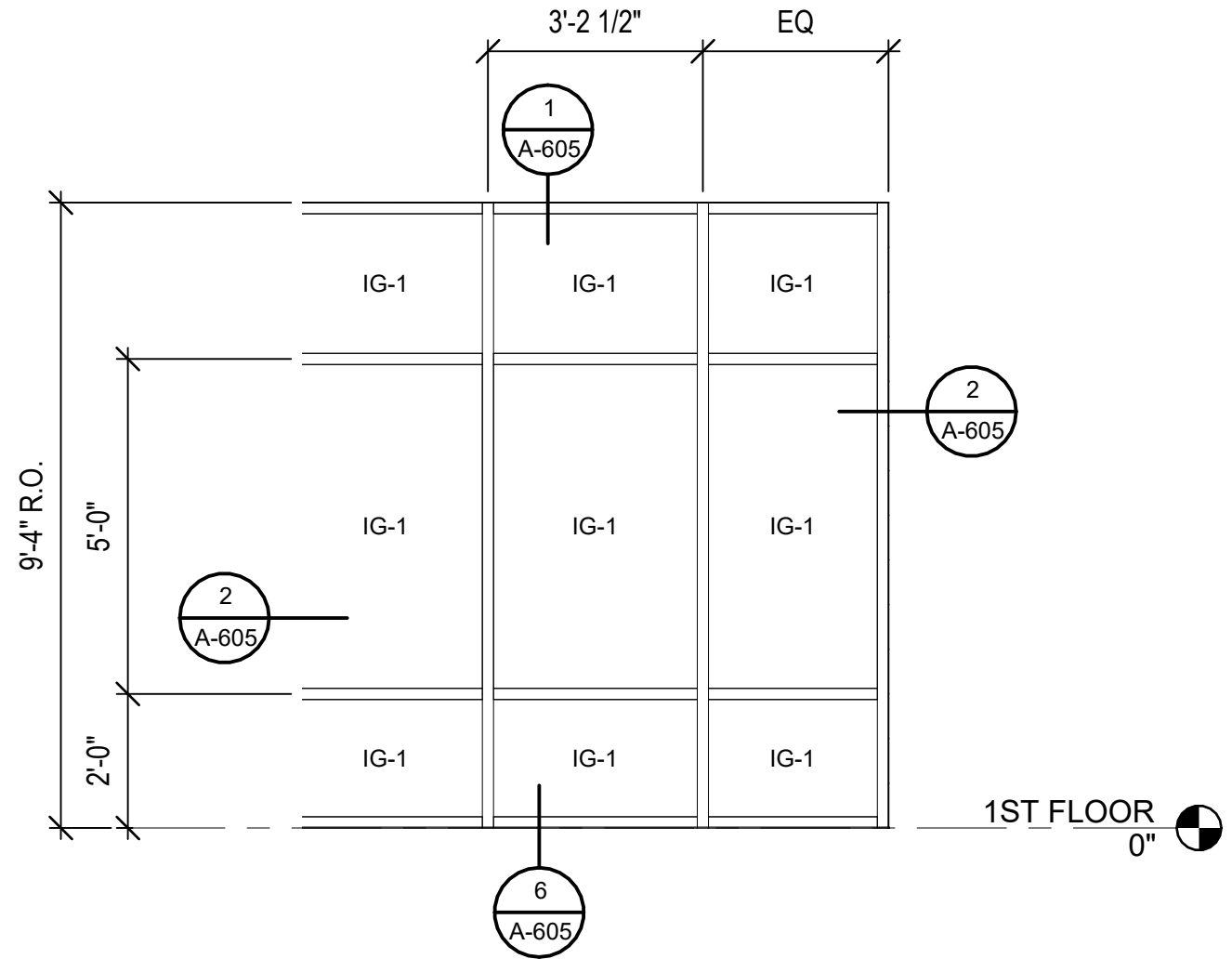
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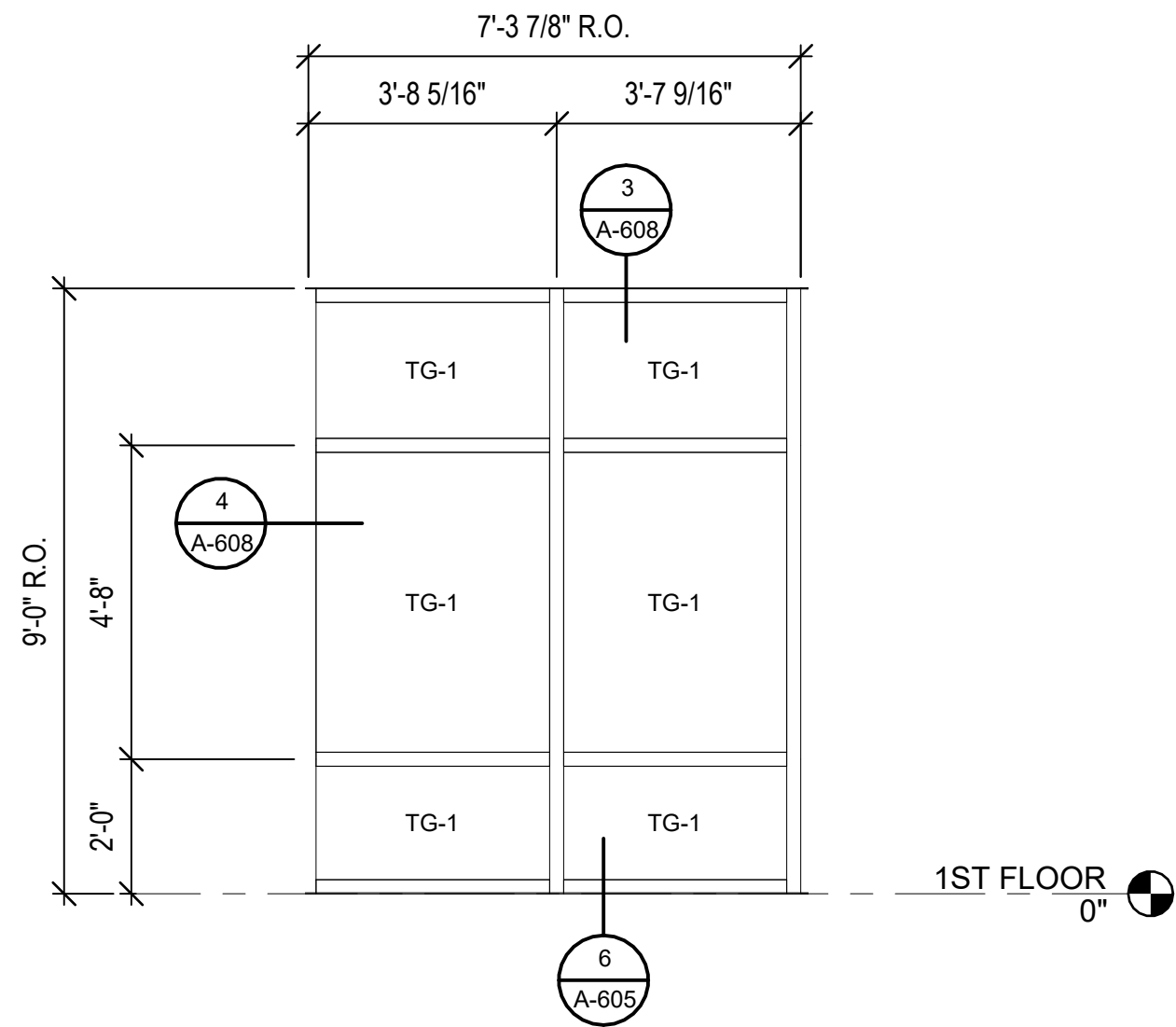
1 EXT. STOREFRONT ELEV. - SF6
A-602 3/8" = 1'-0"



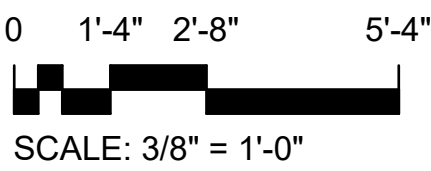
2 EXT. STOREFRONT ELEV. - SF7
A-602 3/8" = 1'-0"



3 EXT. STOREFRONT ELEV. - SF8
A-602 3/8" = 1'-0"



4 INT. STOREFRONT ELEV. - SF9
A-602 3/8" = 1'-0"



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PROGRESS
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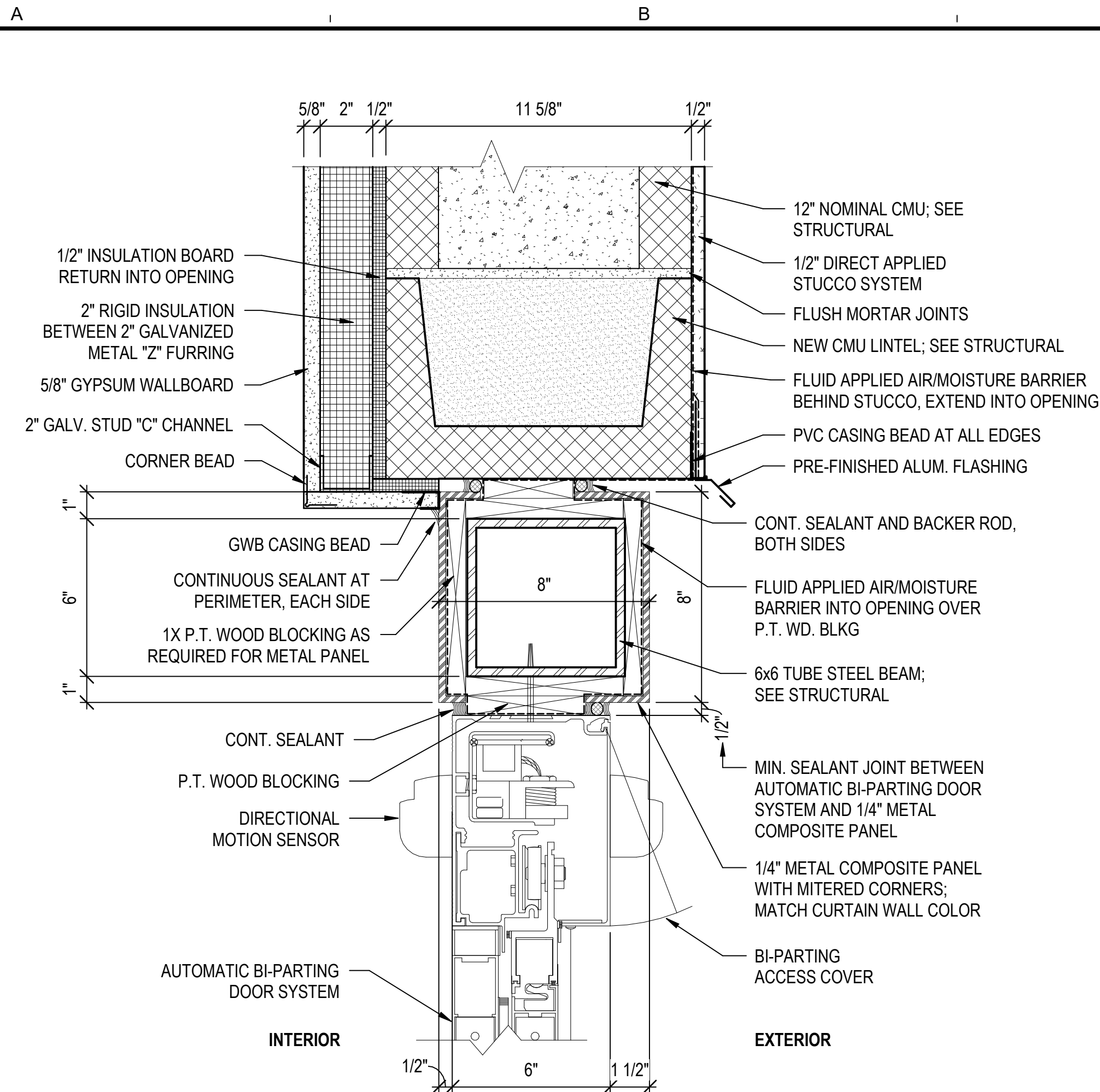
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OPENING
ELEVATIONS

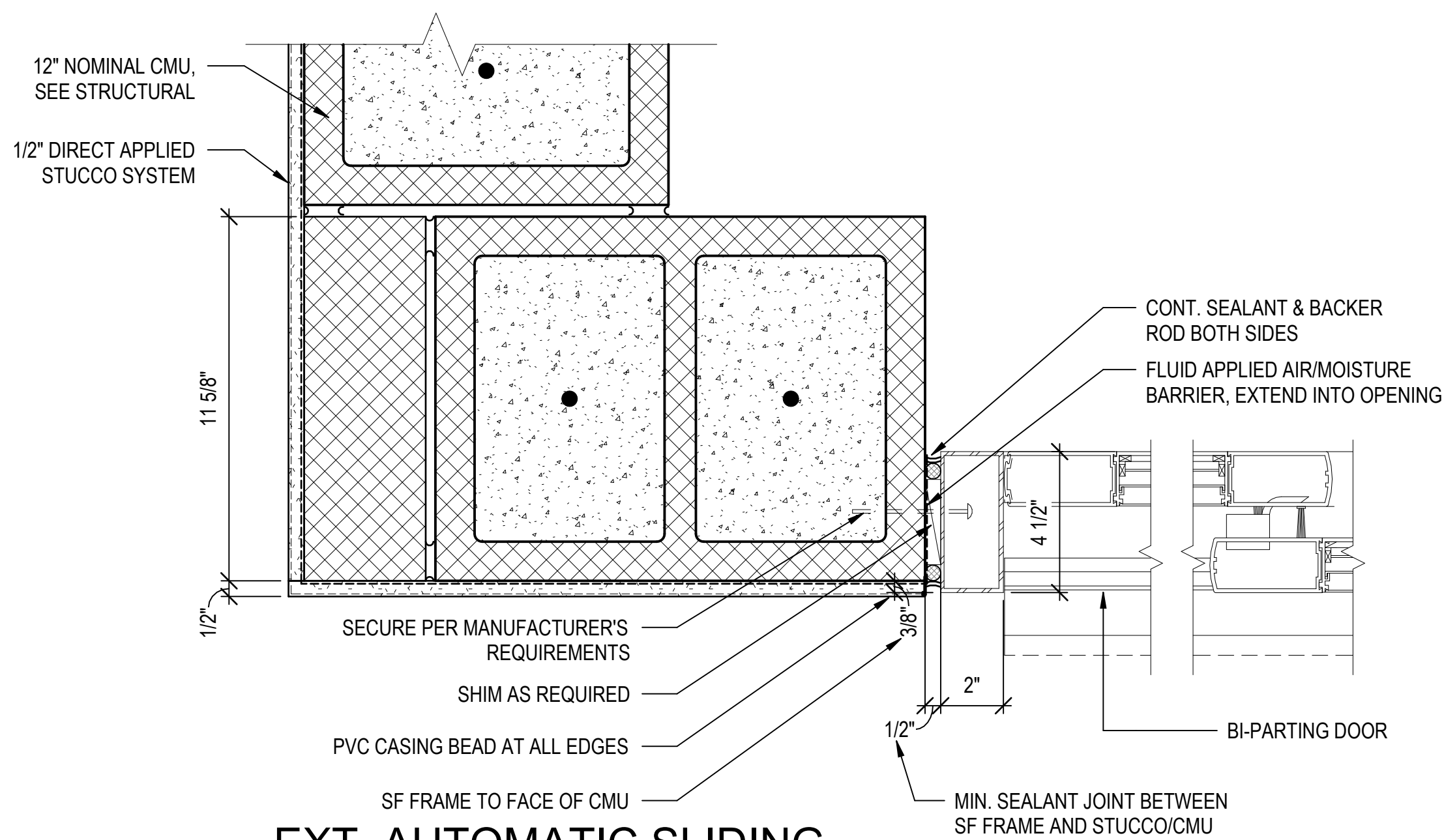
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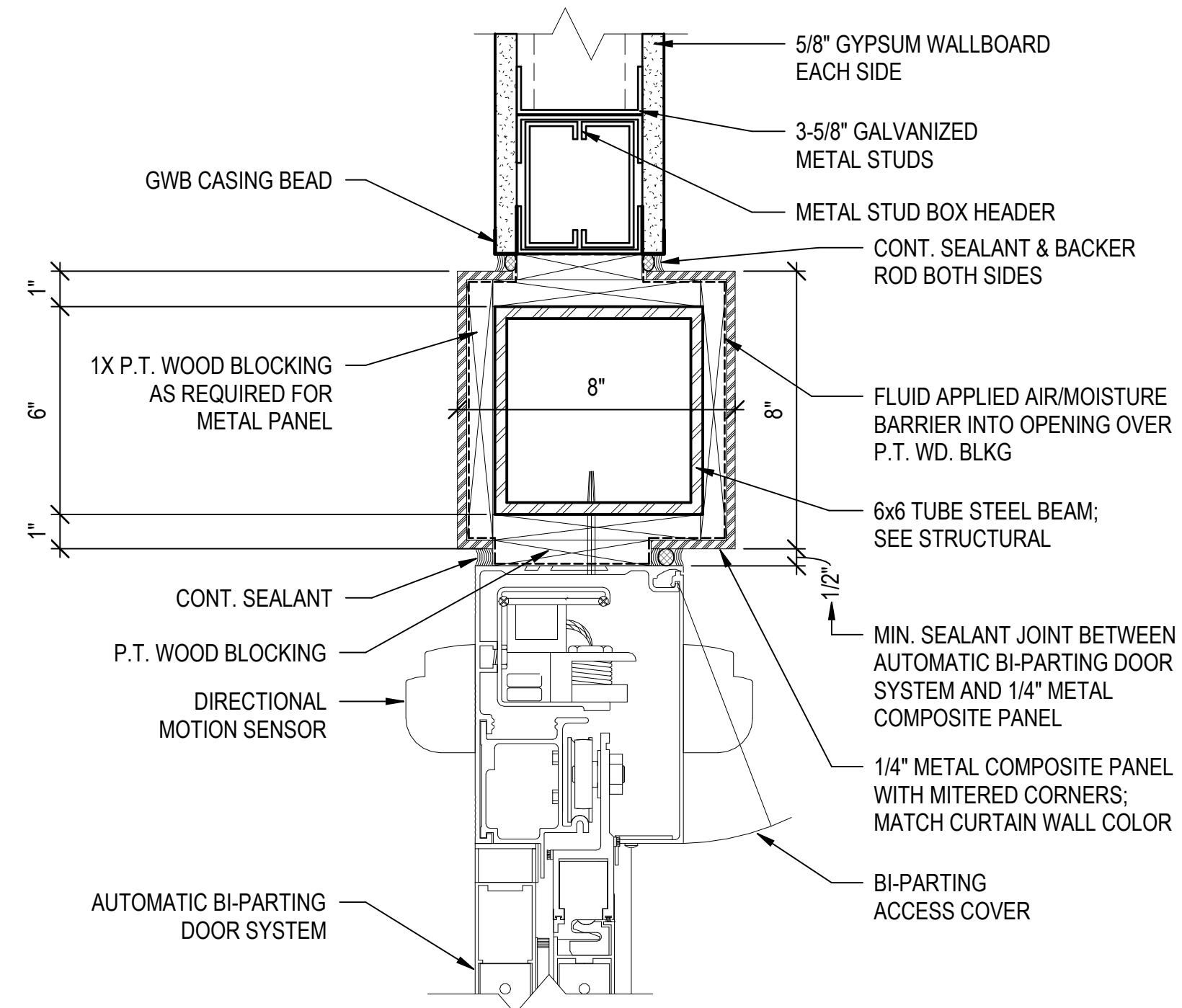
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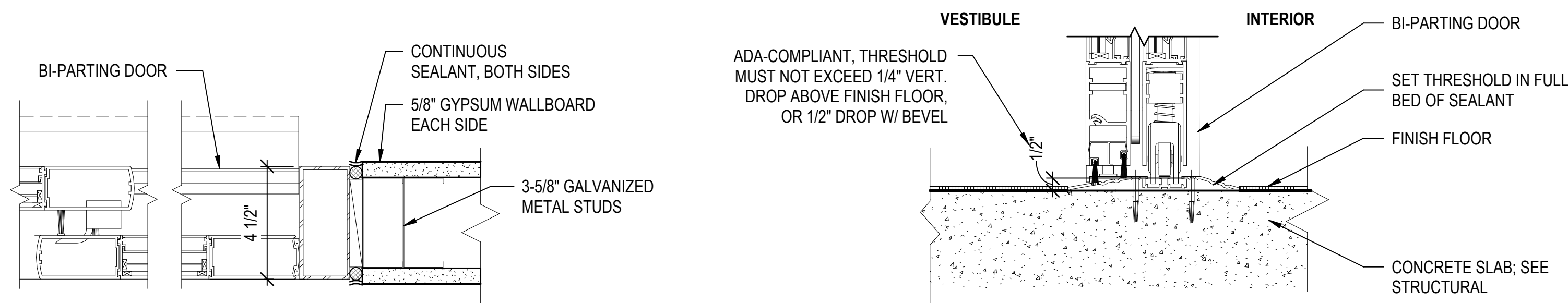
1 EXT. AUTOMATIC SLIDING DOOR UNIT HEAD DETAIL
A-603 3" = 1'-0"



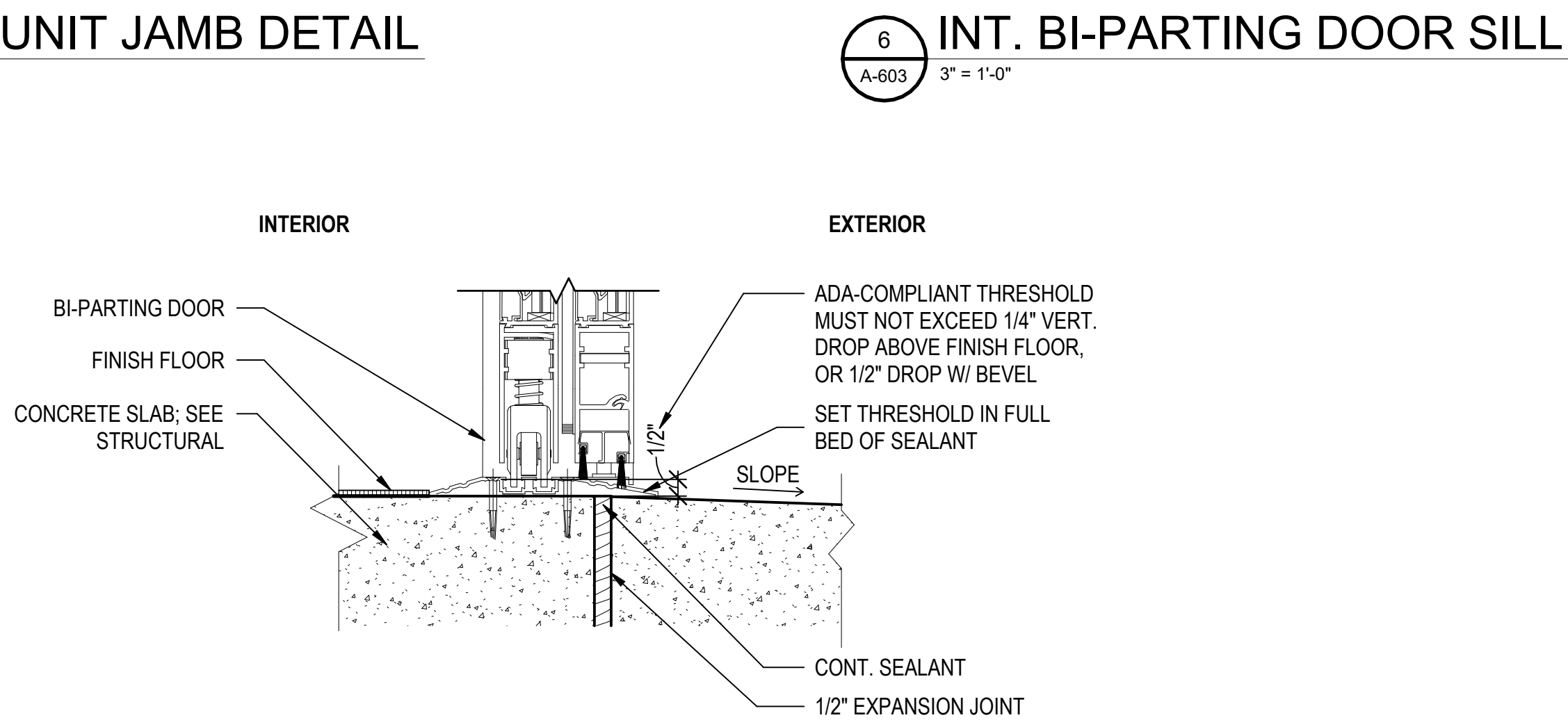
2 EXT. AUTOMATIC SLIDING DOOR UNIT JAMB DETAIL
A-603 3" = 1'-0"



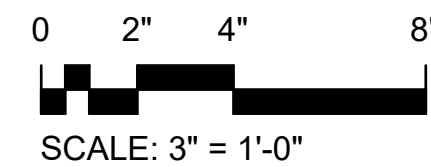
4 INT. AUTOMATIC SLIDING DOOR UNIT HEAD DETAIL
A-603 3" = 1'-0"



5 INT. AUTOMATIC SLIDING DOOR UNIT JAMB DETAIL
A-603 3" = 1'-0"

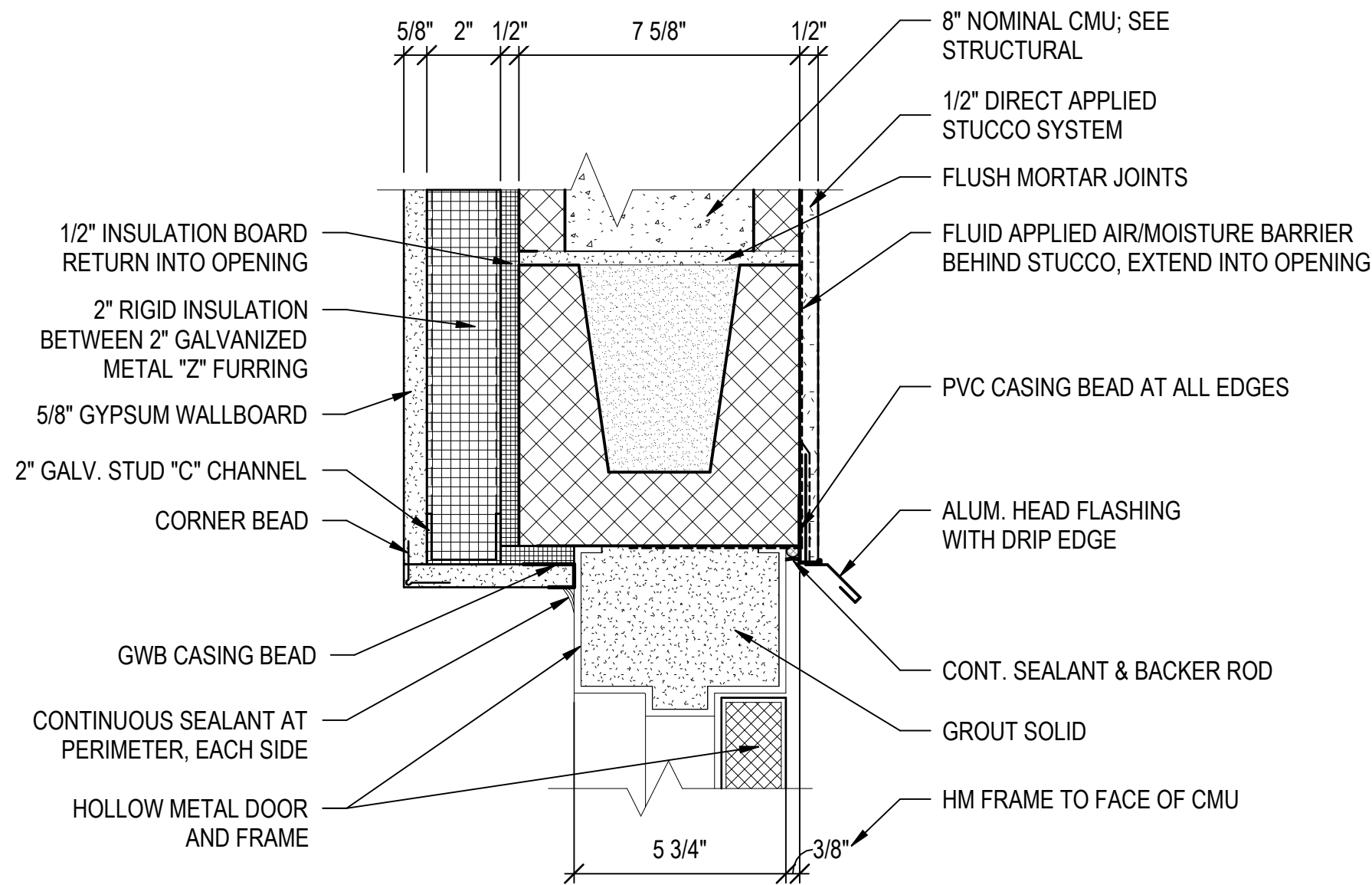


3 EXT. BI-PARTING DOOR SILL
A-603 3" = 1'-0"

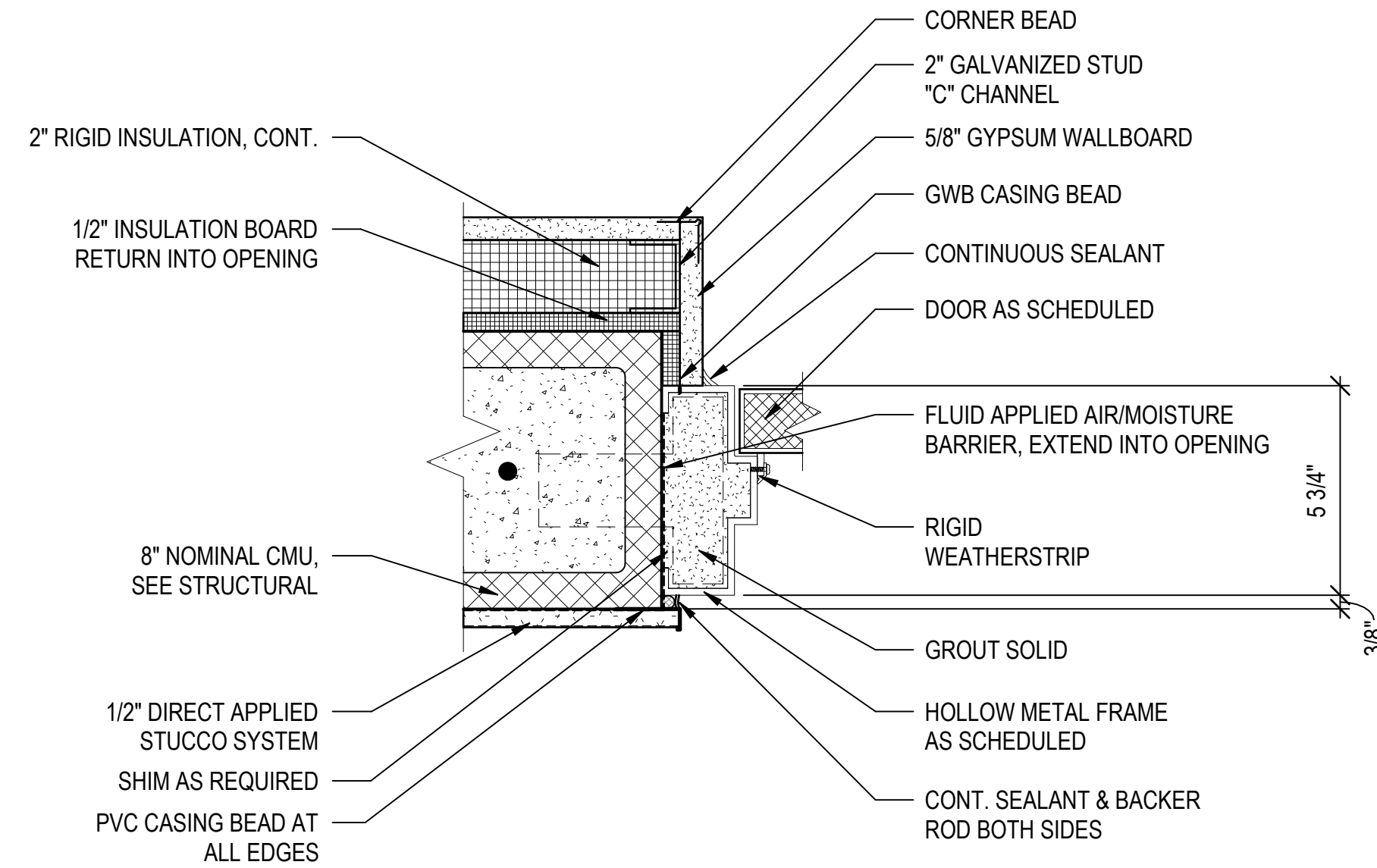


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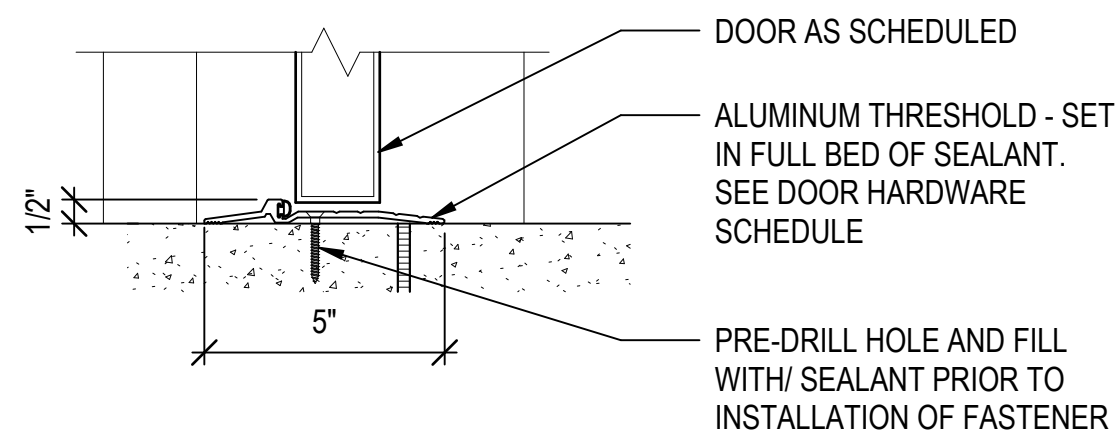
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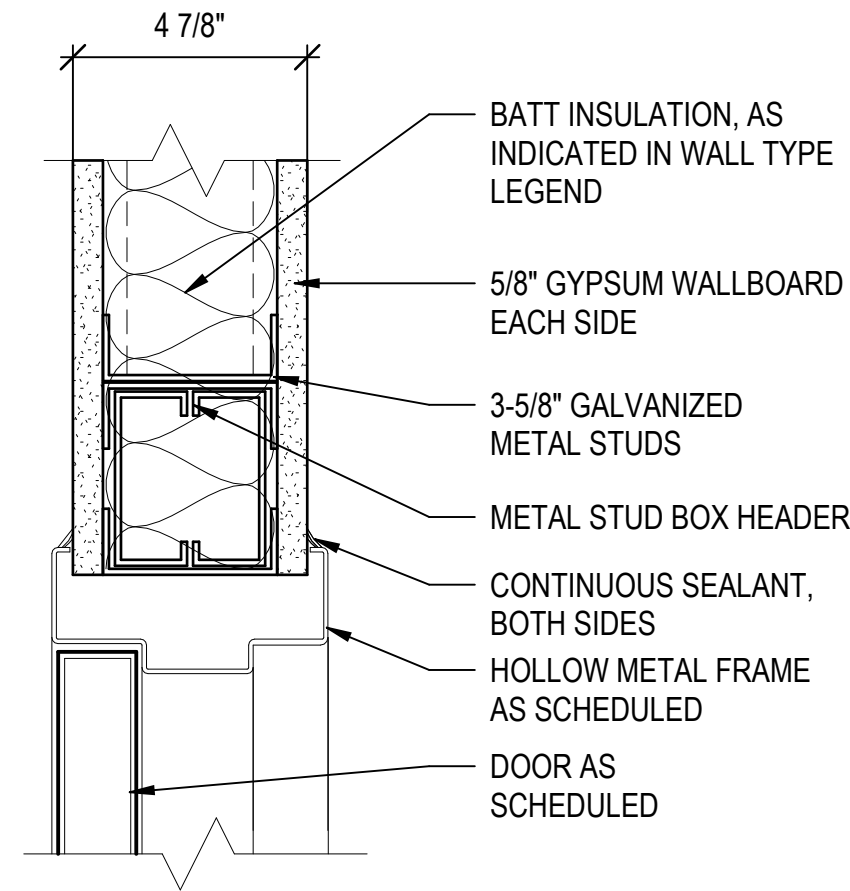
1 EXT. HM DOOR HEAD DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



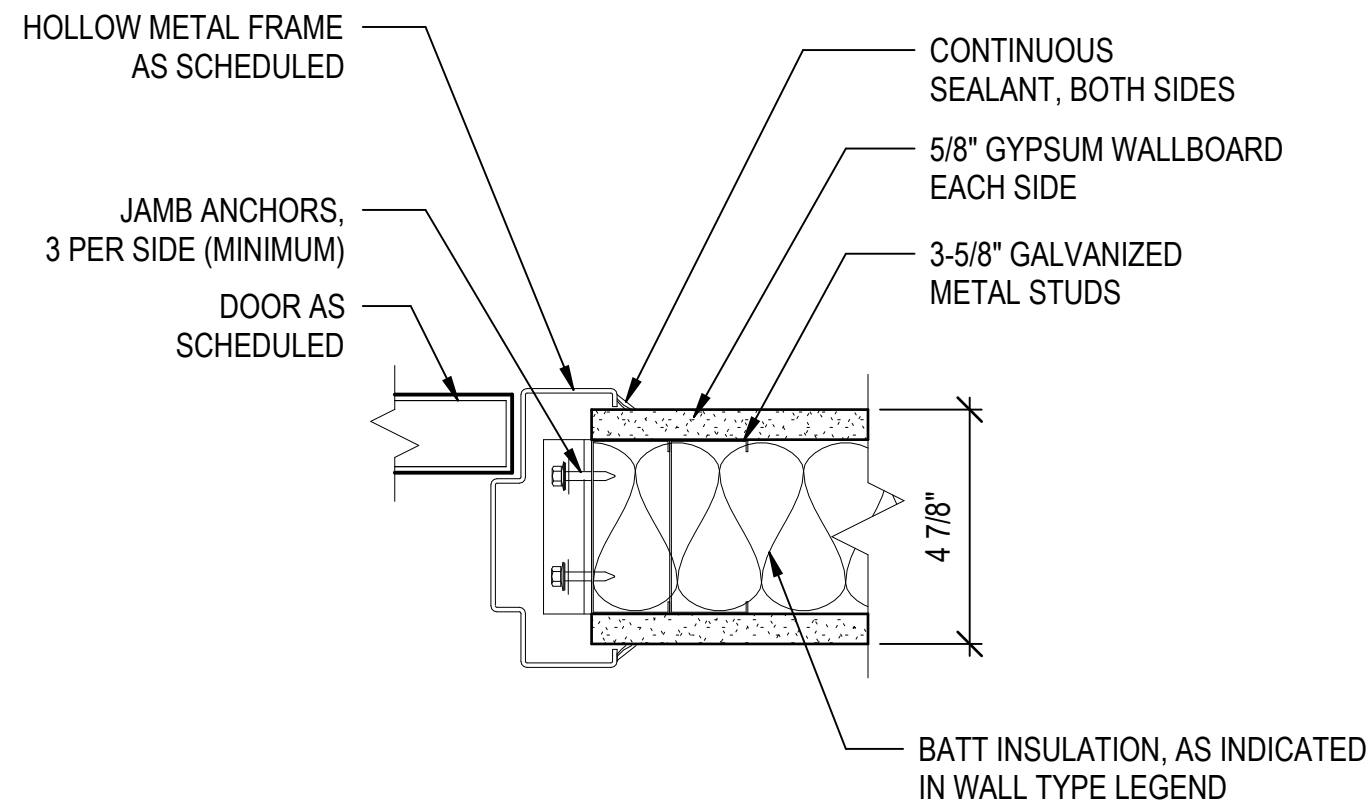
2 EXT. HM DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



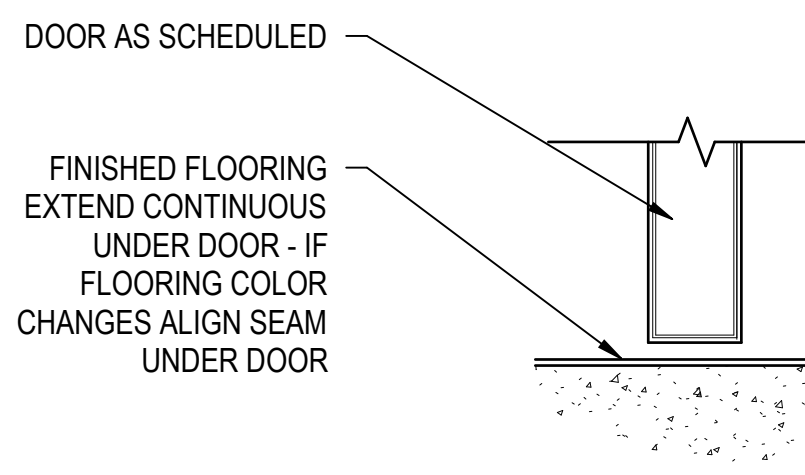
3 DOOR - EXT. 1/2" THRESHOLD DETAIL
A-604 3" = 1'-0"



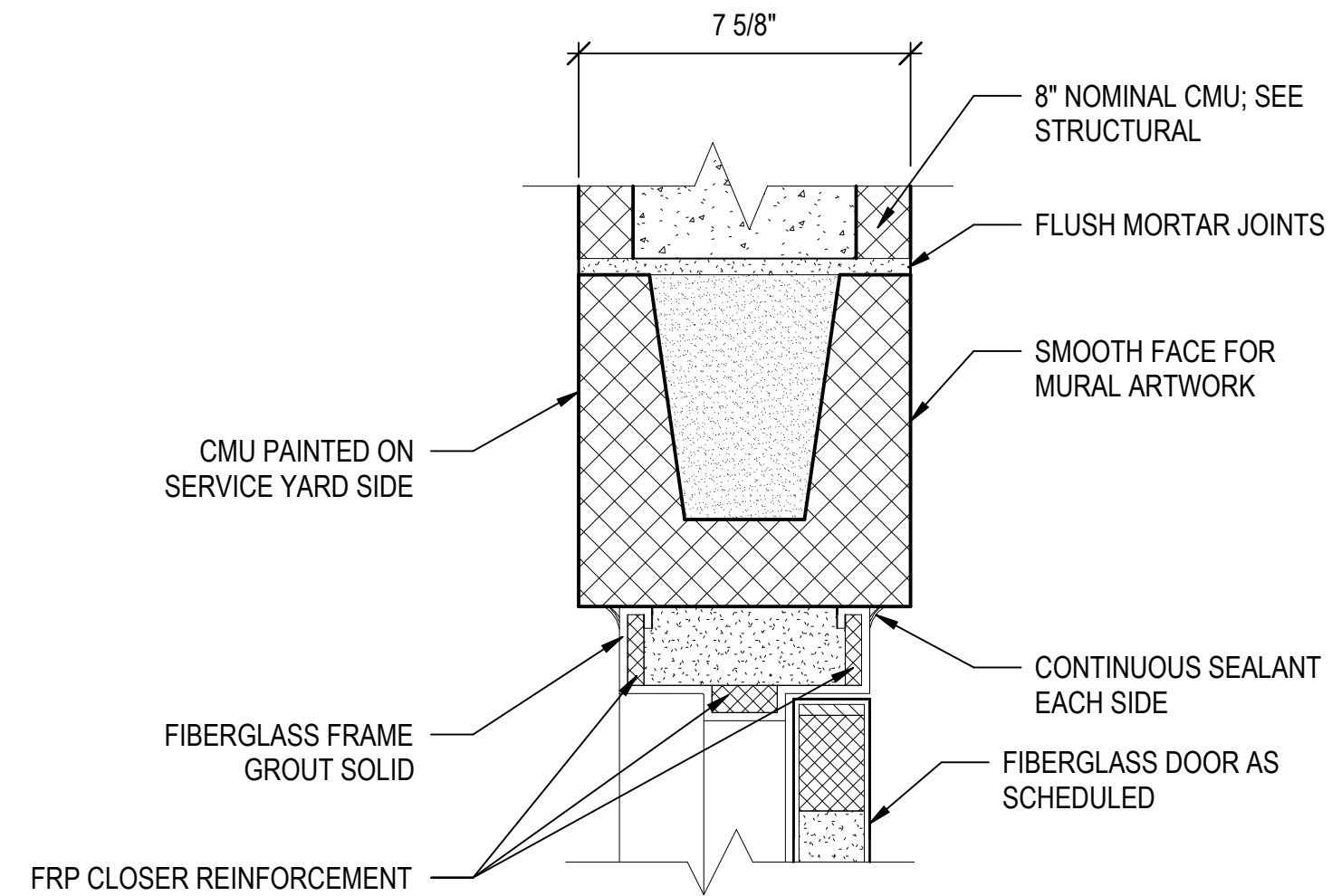
4 DOOR - INT. 3-5/8" HM HEAD
A-604 3" = 1'-0"



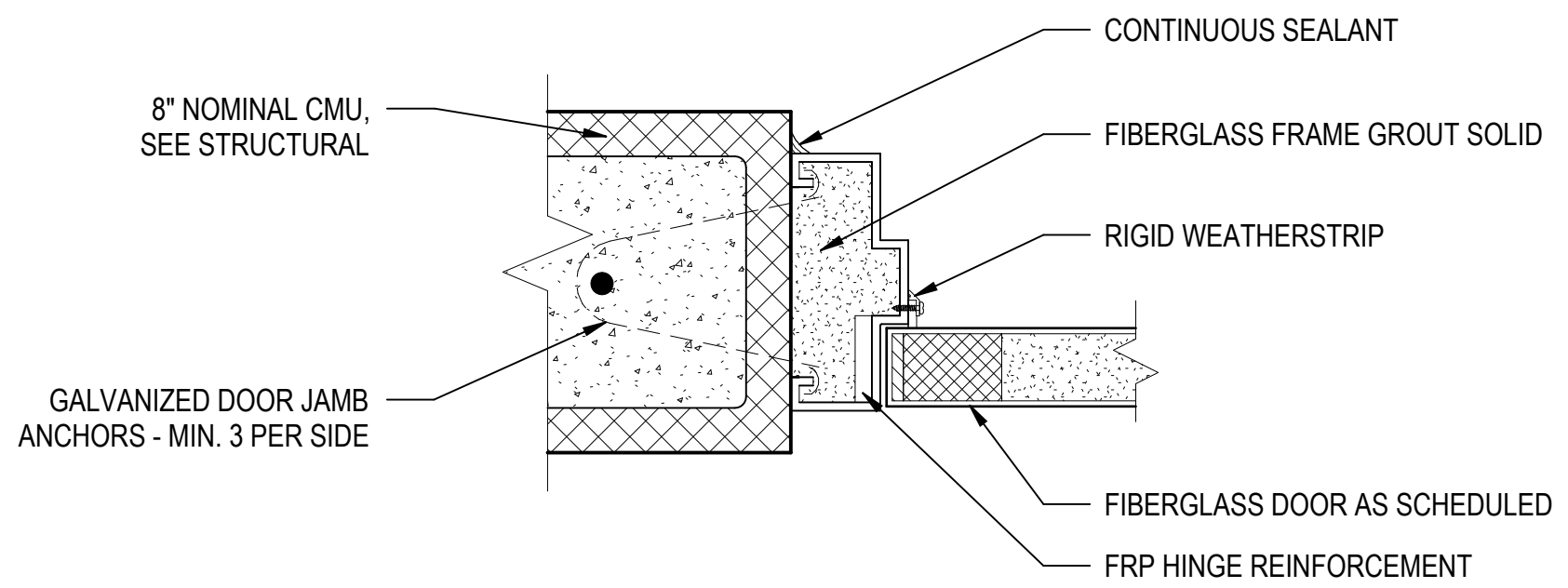
5 DOOR - INT. 3-5/8" HM JAMB
A-604 3" = 1'-0"



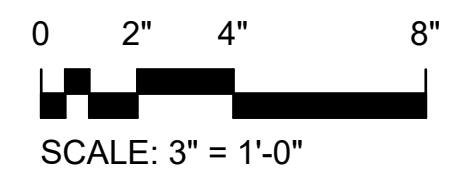
6 INT. SILL - CONT. FLOORING
A-604 3" = 1'-0"



7 EXT. FRP DOOR HEAD DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



8 EXT. FRP DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



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PROGRESS
SET

REVISIONS:

NO.	DESCRIPTION

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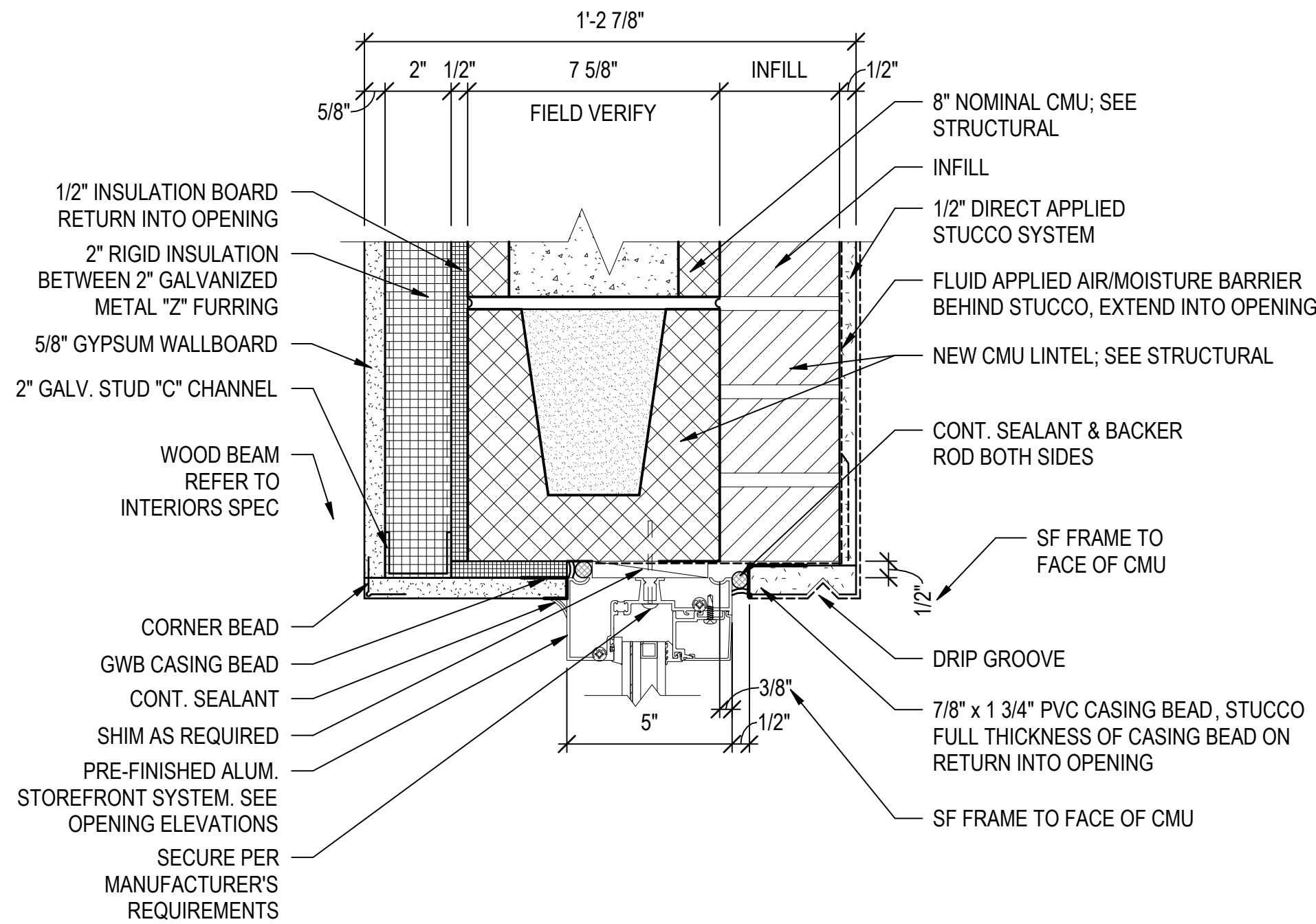
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OPENING DETAILS

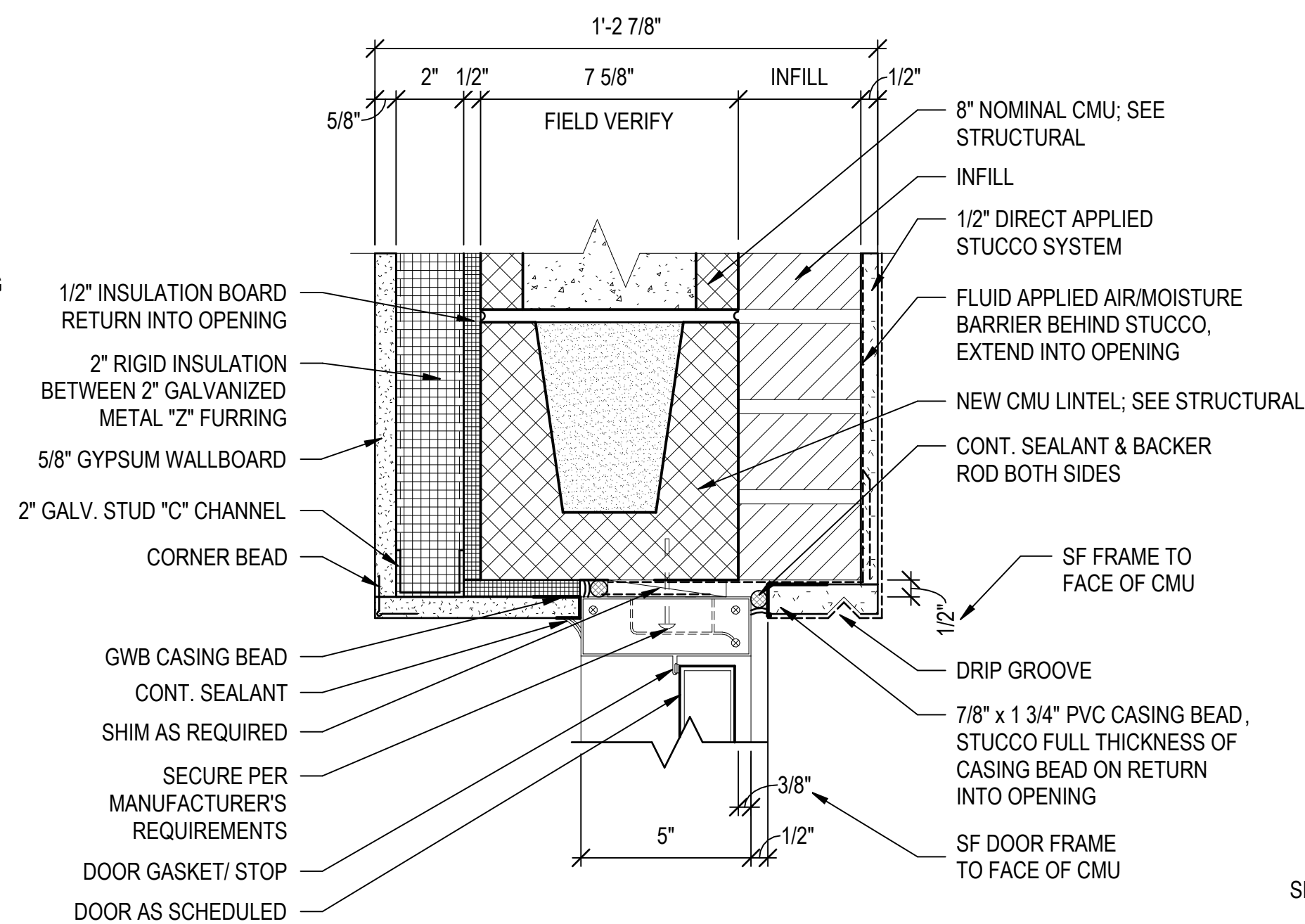
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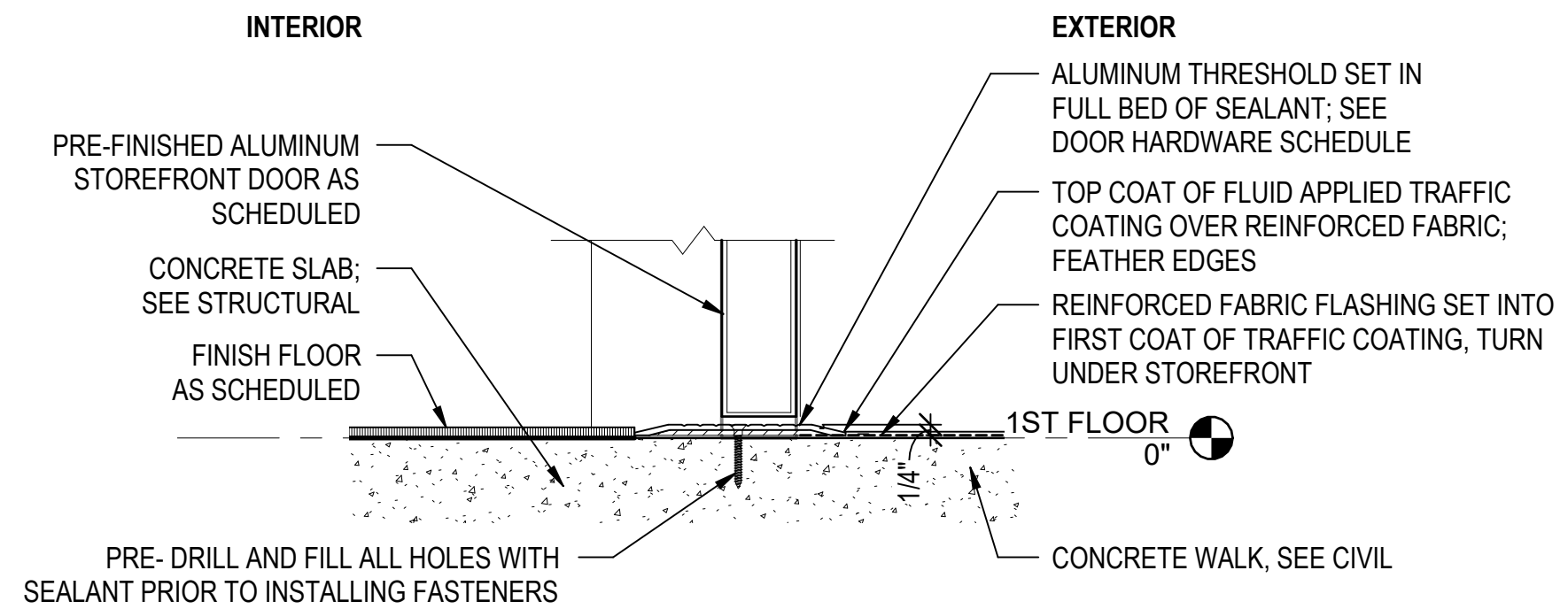
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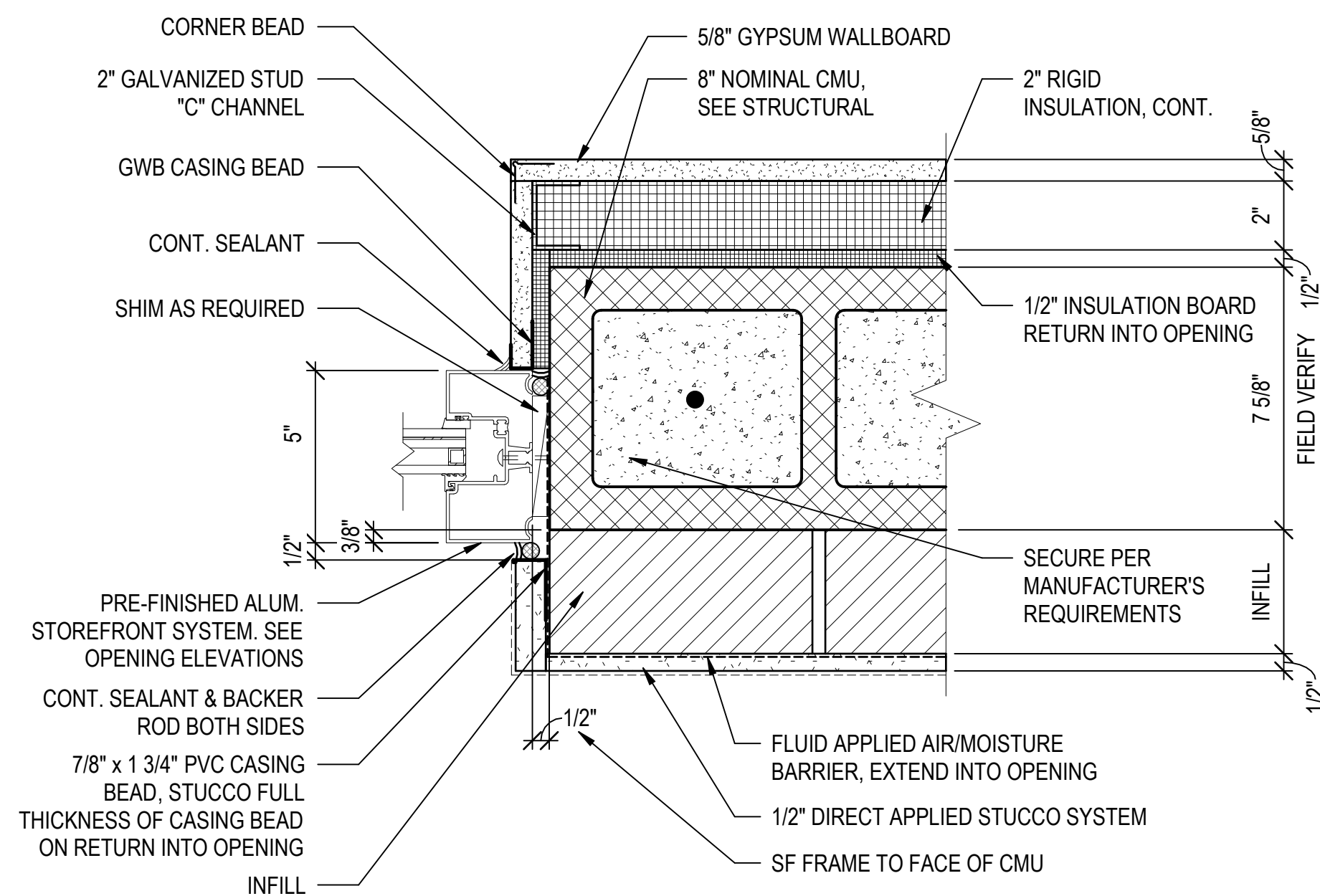
EXT. SF HEAD DETAIL -
8" CMU, INFILL W/ STUCCO



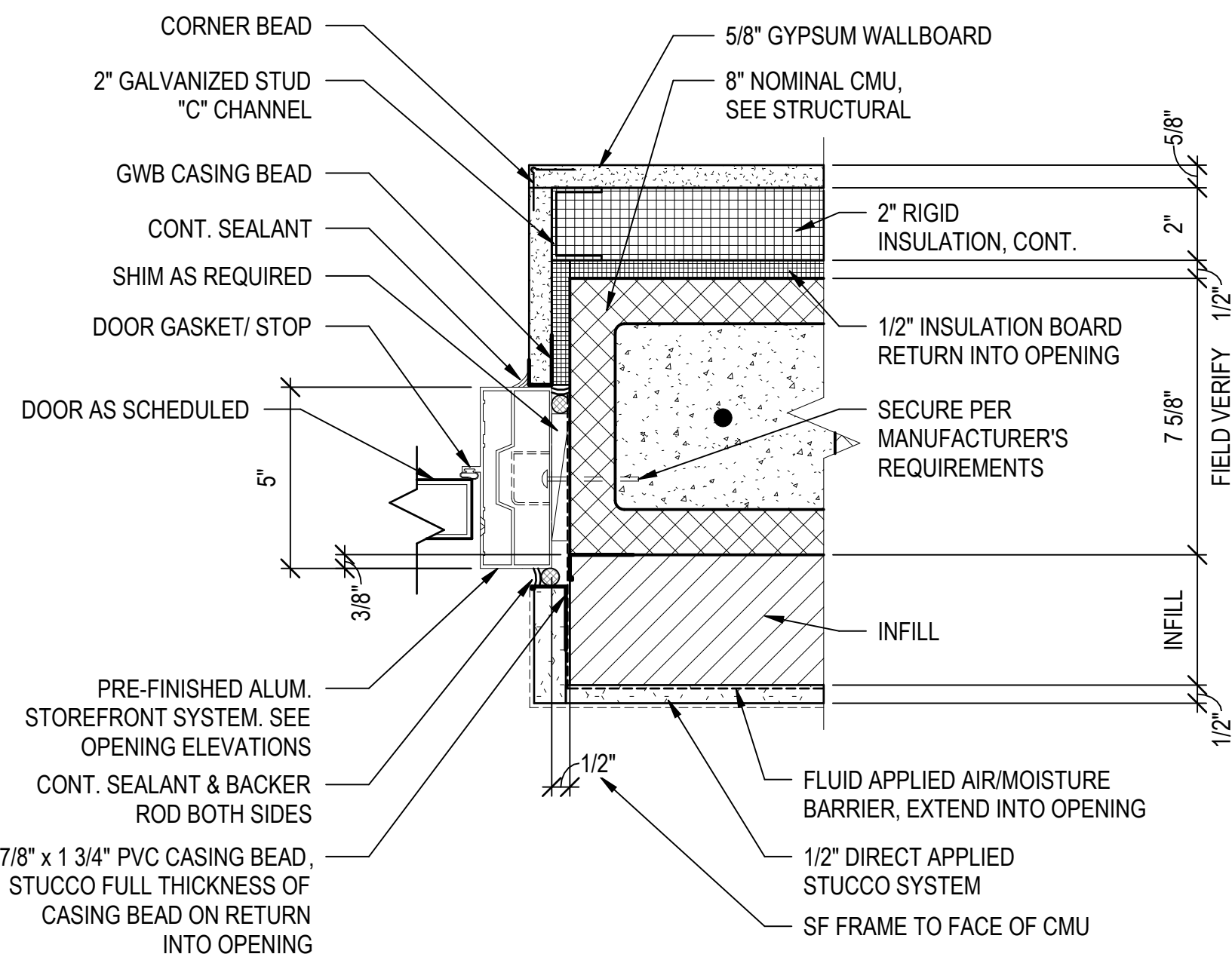
EXT. SF DOOR HEAD DETAIL -
8" CMU, INFILL W/ STUCCO



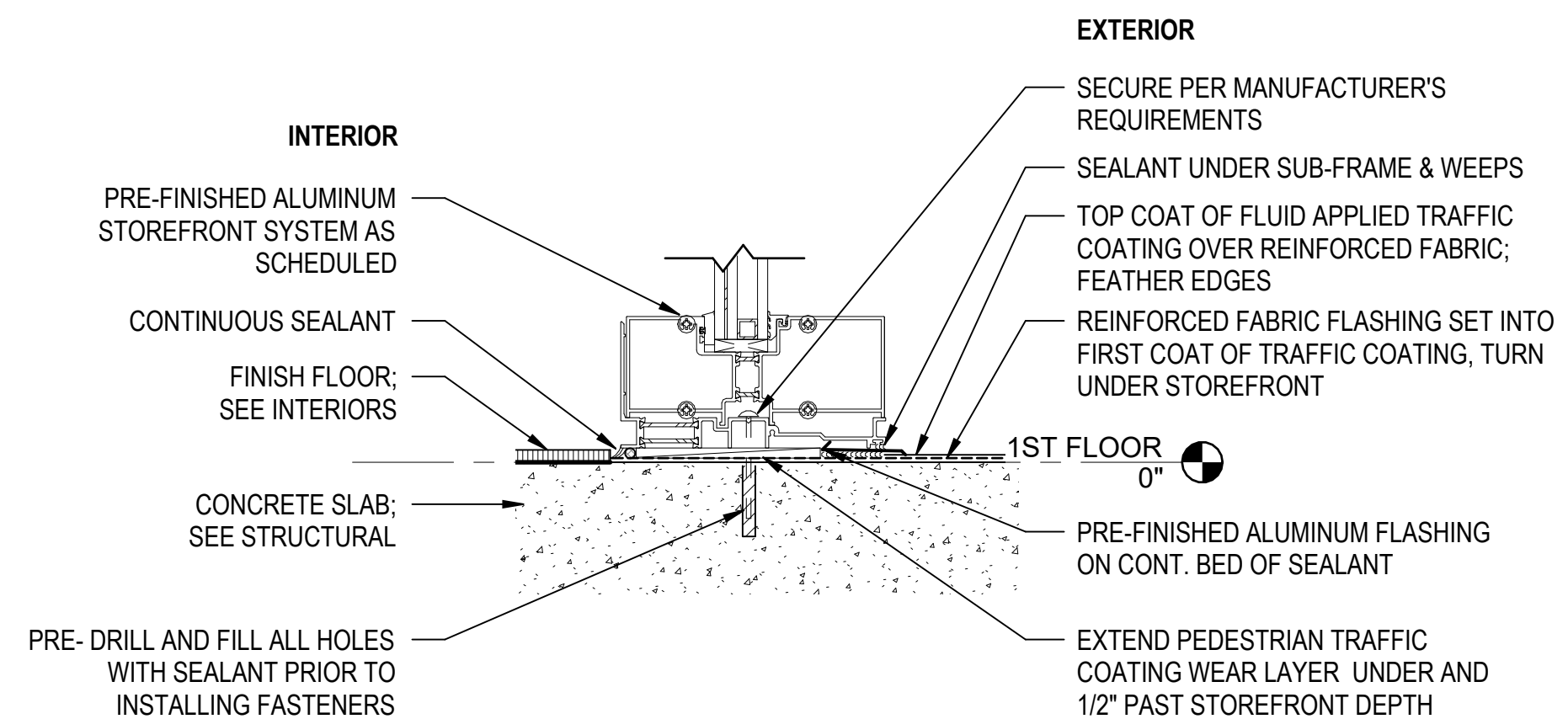
EXT. TYP. SF DOOR SILL



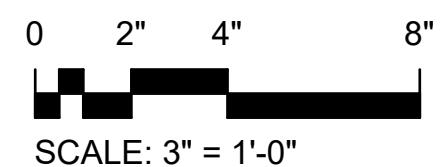
EXT. SF JAMB DETAIL -
8" CMU, INFILL W/ STUCCO

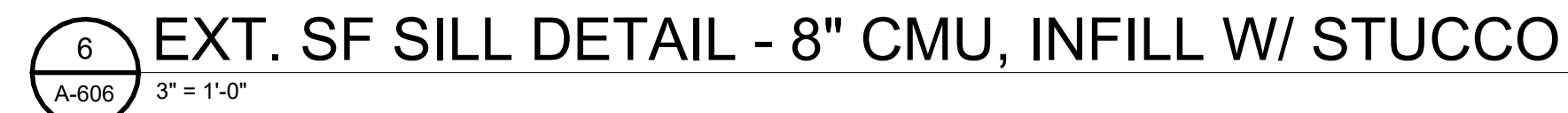


EXT. SF DOOR JAMB DETAIL -
8" CMU, INFILL W/ STUCCO

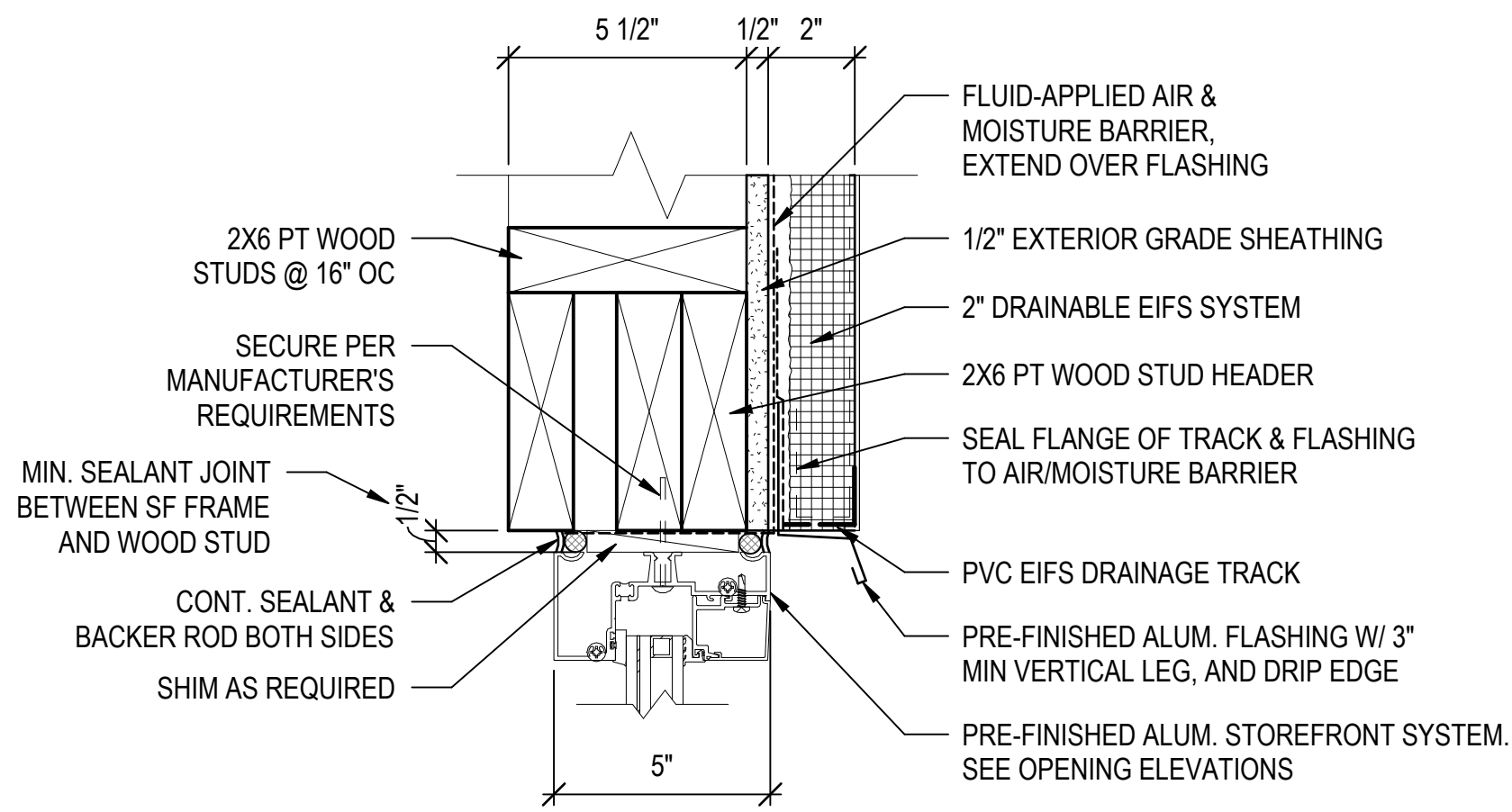


EXT. SF SILL DETAIL - SLAB

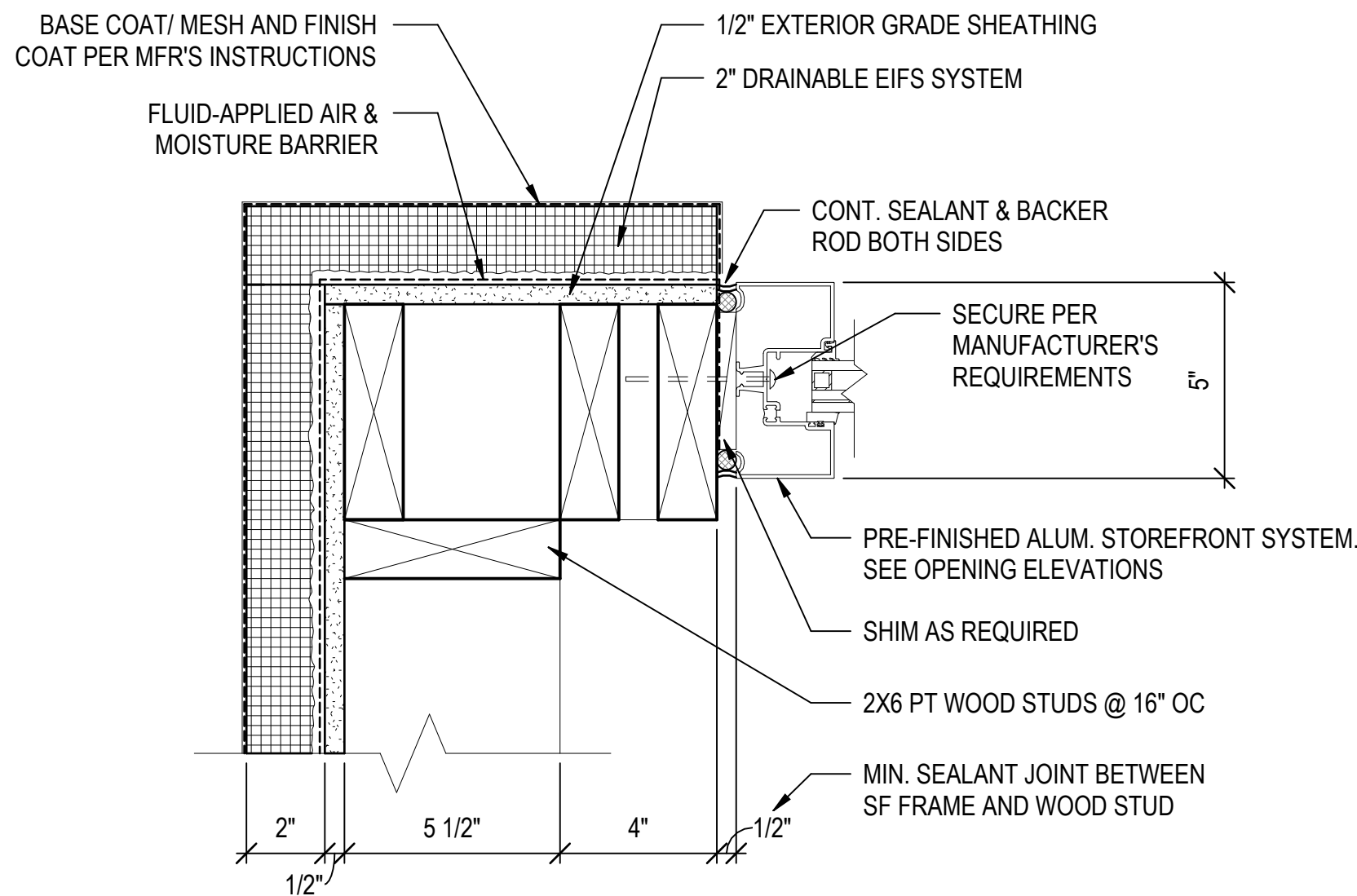




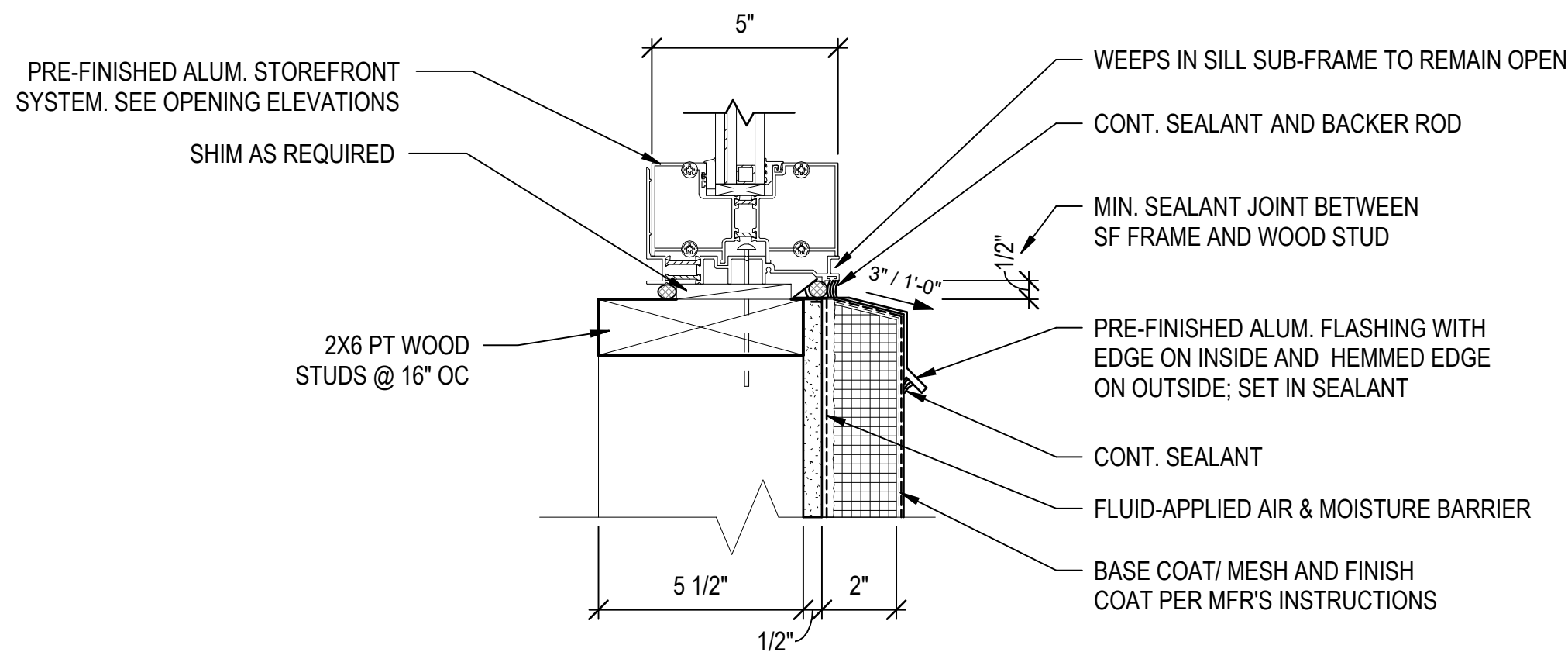
\\BTA-SVR-FS01\FolderRedirection\mswinford\Documents\156422.01_Ocean Coast Hotel_mswinford\BKK.rvt 10/19/2023 2:58:13 PM



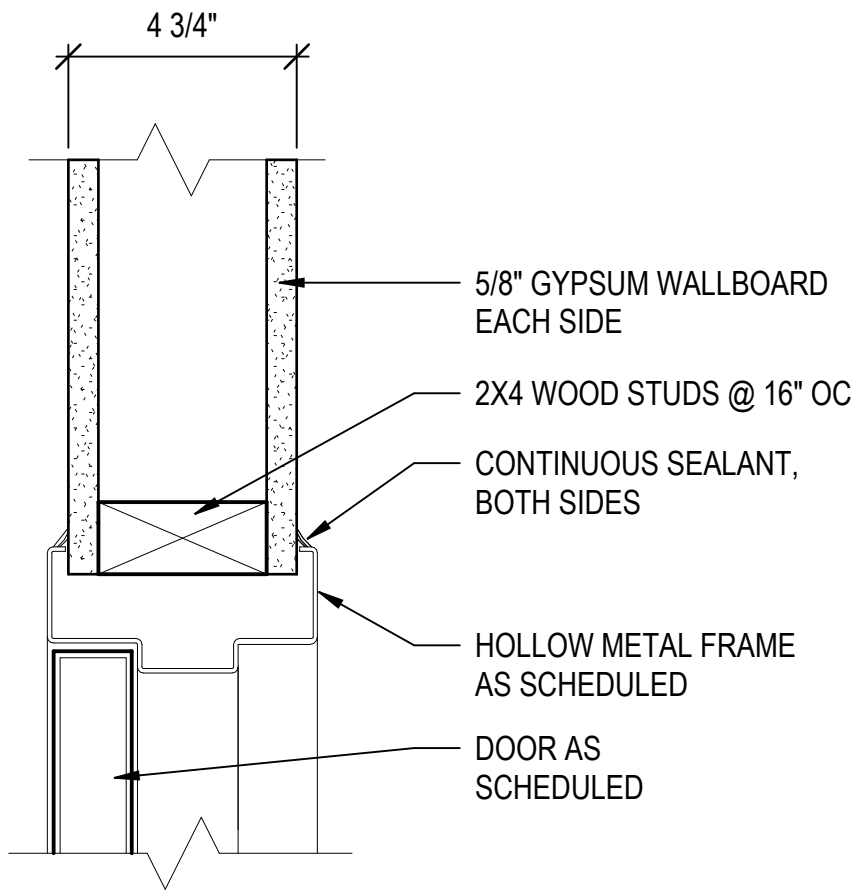
1 EXT. SF HEAD DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



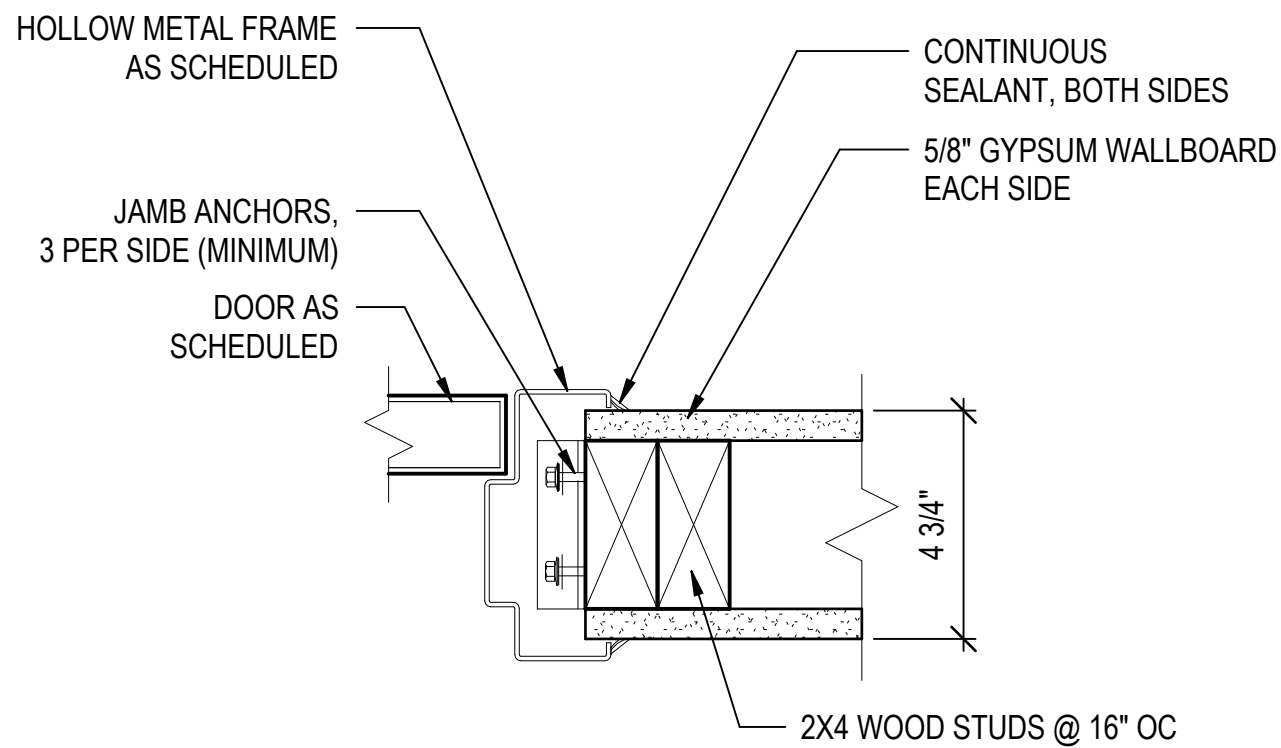
2 EXT. SF JAMB DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



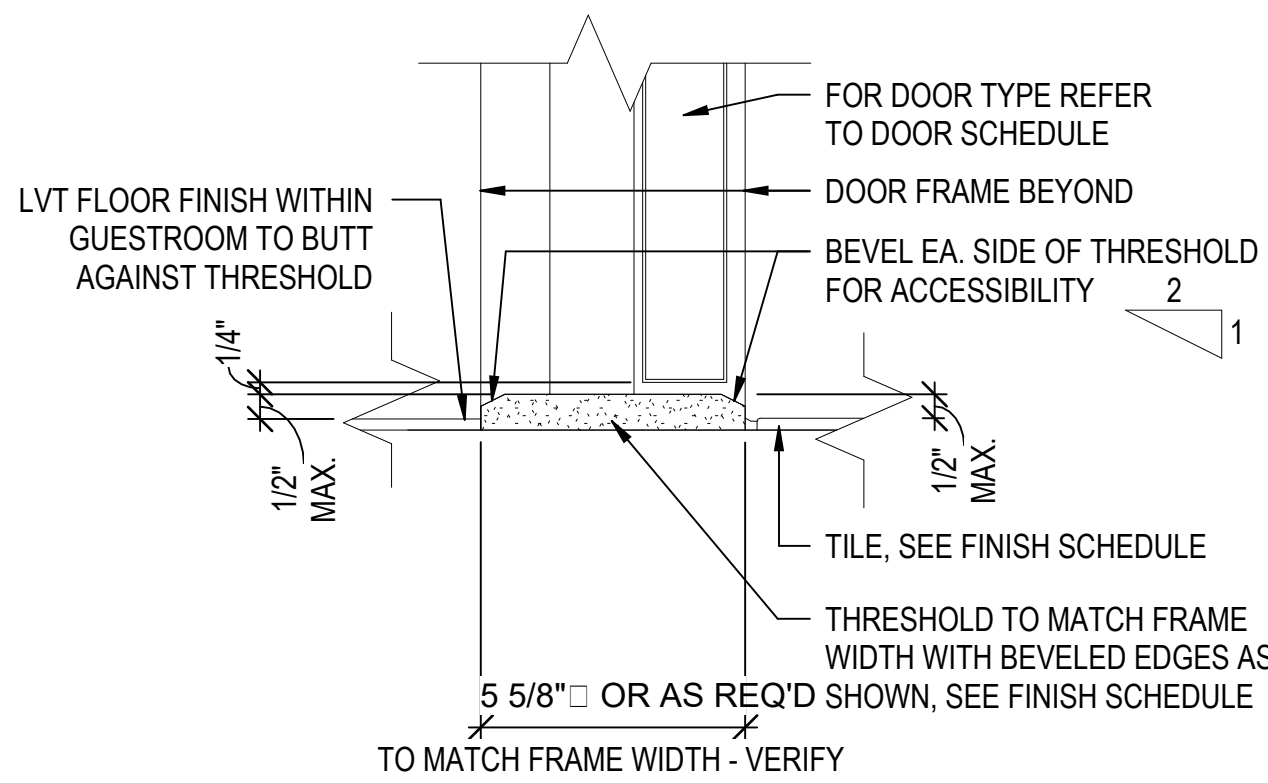
3 EXT. SF SILL DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



4 INT. HM DOOR HEAD DETAIL - 3 1/2" WOOD STUDS W/ 5/8" GWB BOTH SIDES
A-607 3" = 1'-0"

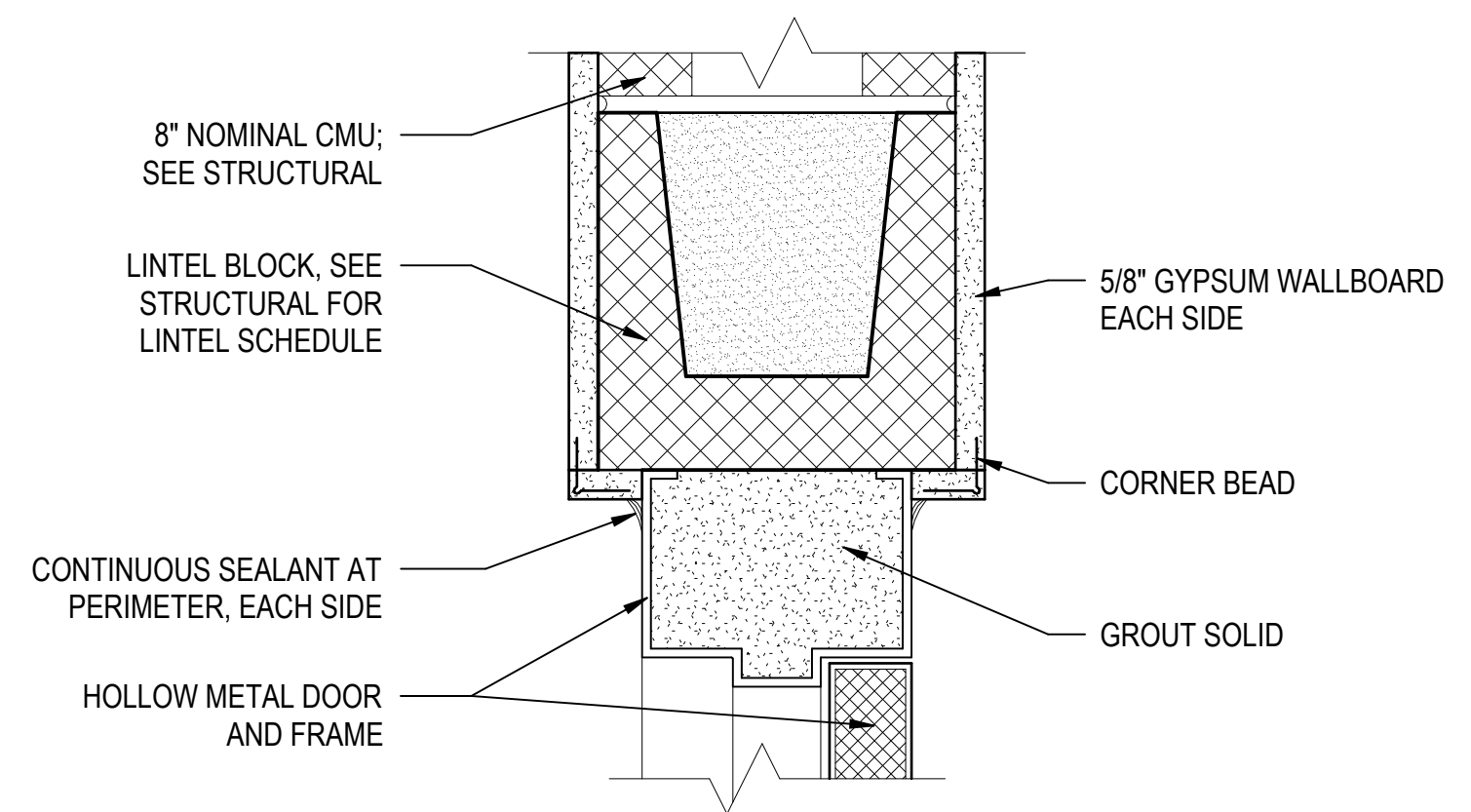


5 INT. HM DOOR JAMB DETAIL - 3 1/2" WOOD STUDS W/ 5/8" GWB BOTH SIDES
A-607 3" = 1'-0"

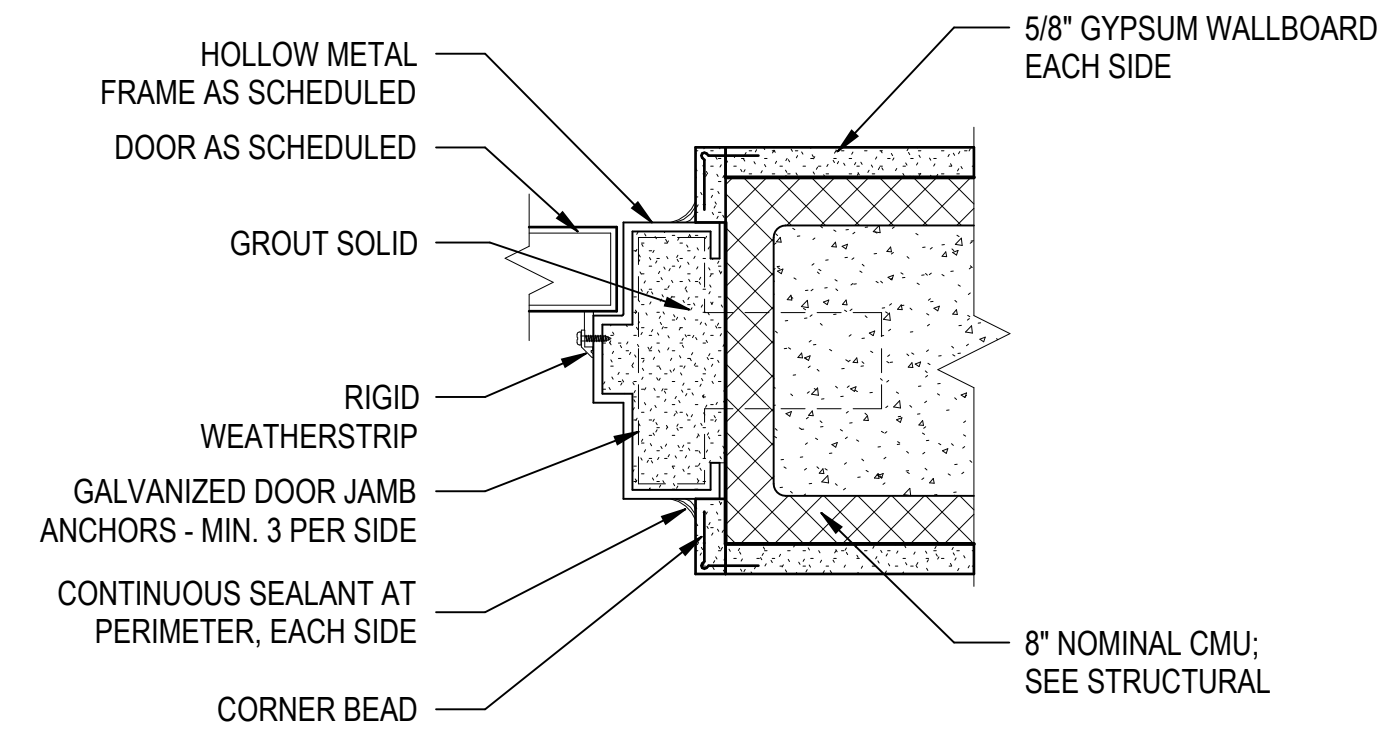


6 THRESHOLD AT GUESTROOM BATHROOM DOOR
A-607 3" = 1'-0"

NOTE: THRESHOLD TO MATCH FRAME WIDTH; VERIFY ACTUAL FRAME WIDTH PRIOR TO ORDERING THRESHOLD

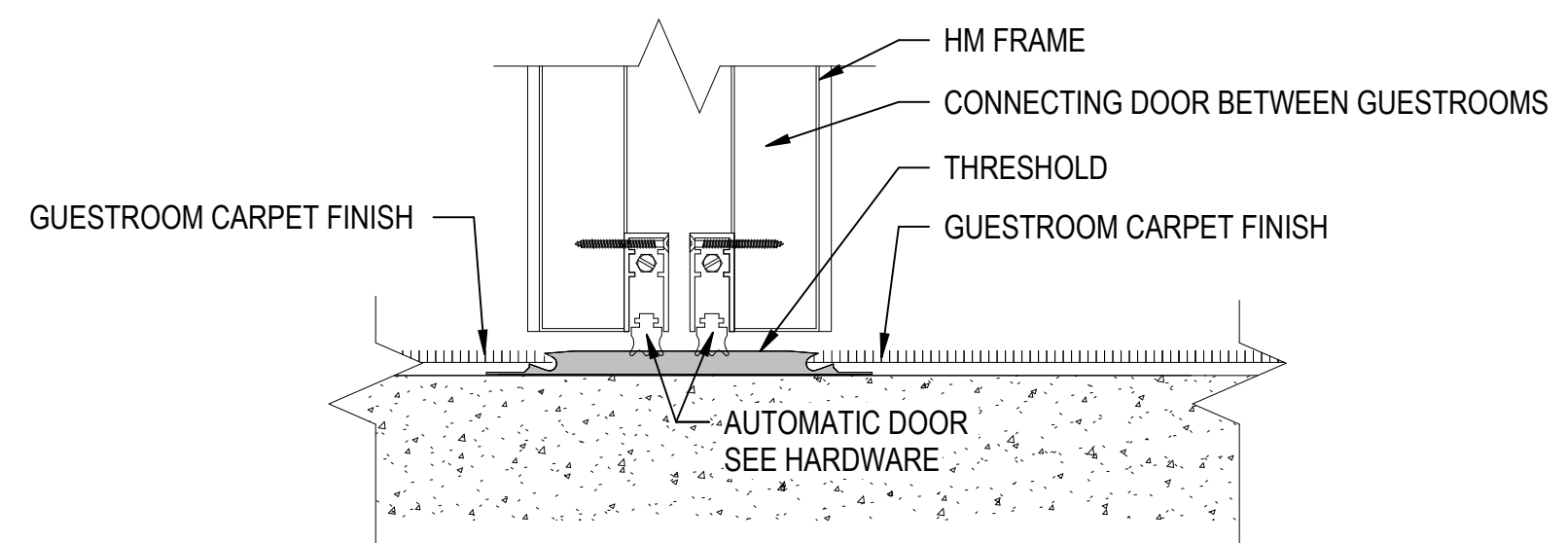


7 INT. HM DOOR HEAD DETAIL - 8" CMU W/ 5/8" BOTH SIDES
A-607 3" = 1'-0"

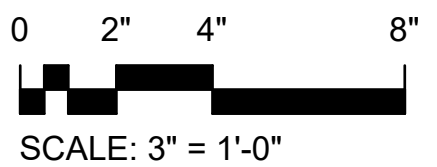


8 INT. HM DOOR JAMB DETAIL - 8" CMU W/ 5/8" BOTH SIDES
A-607 3" = 1'-0"

NOTE: SEE DOOR SCHEDULE FOR STC AND FIRE RATING.

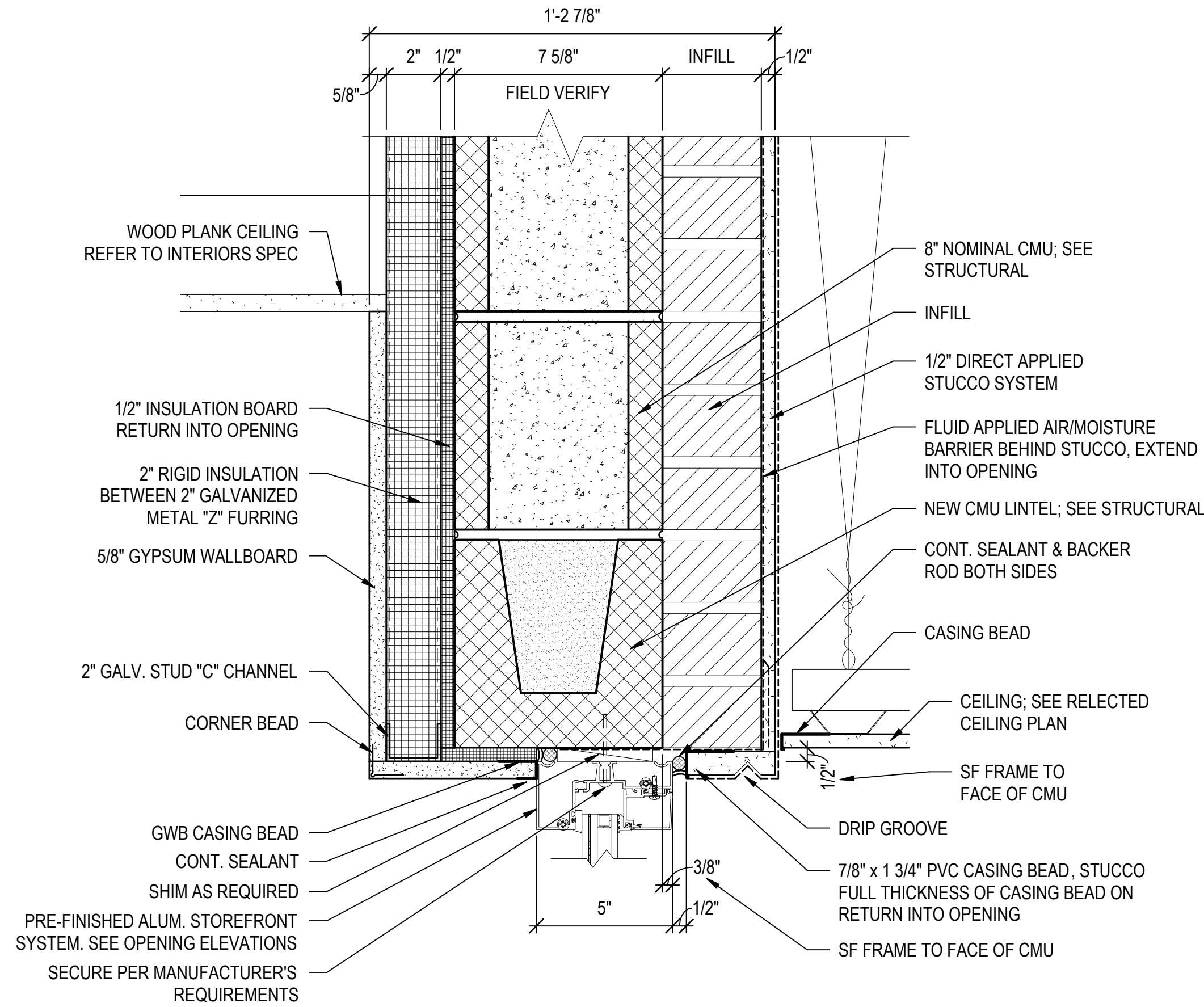


9 THRESHOLD AT CONNECTING DOOR
A-607 3" = 1'-0"

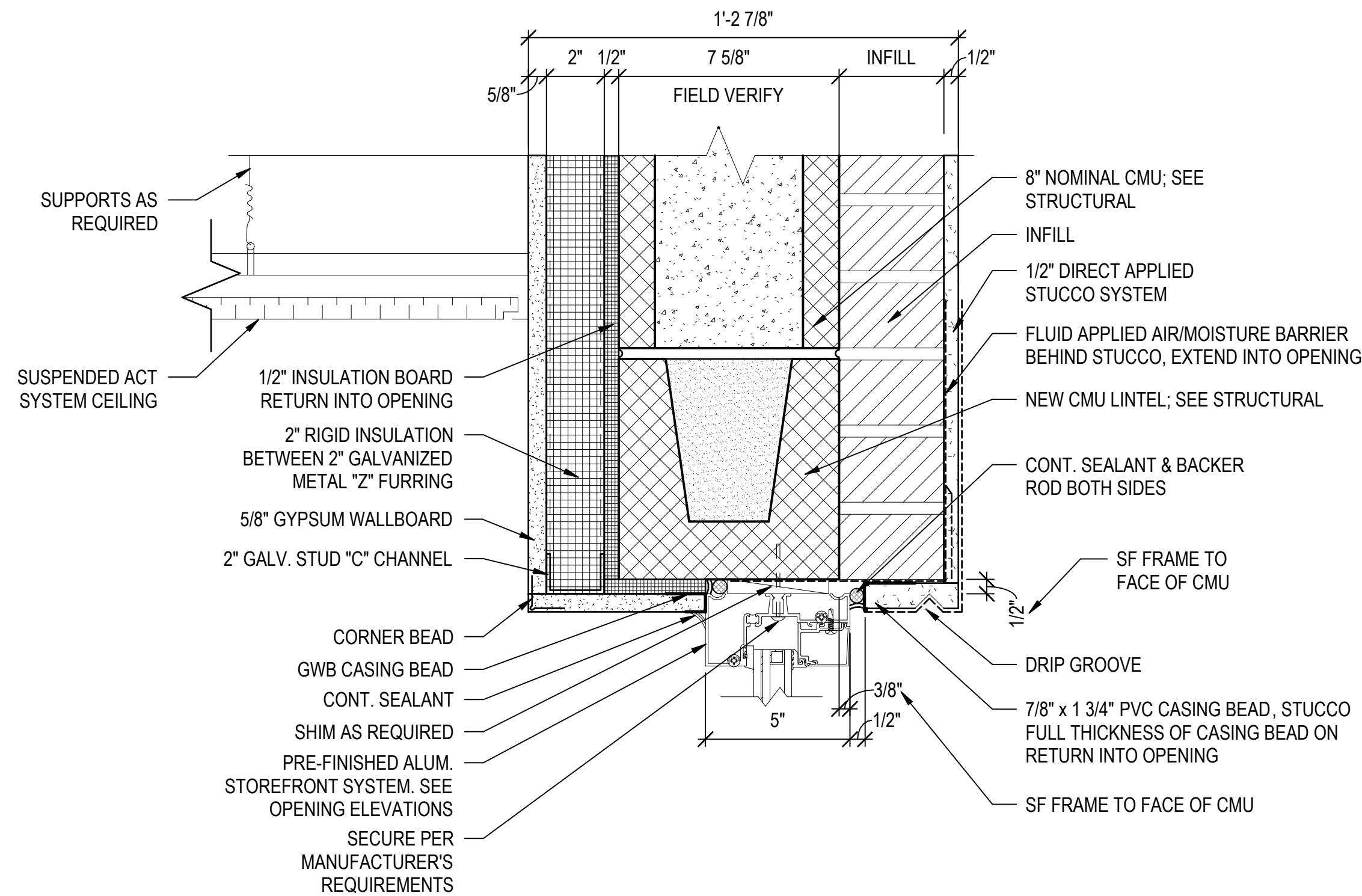


\\BTA-SVR-FS01\FolderRedirection\mswinford\Documents\156422.01_Ocean Coast Hotel_mswinford\KJBKK.rvt

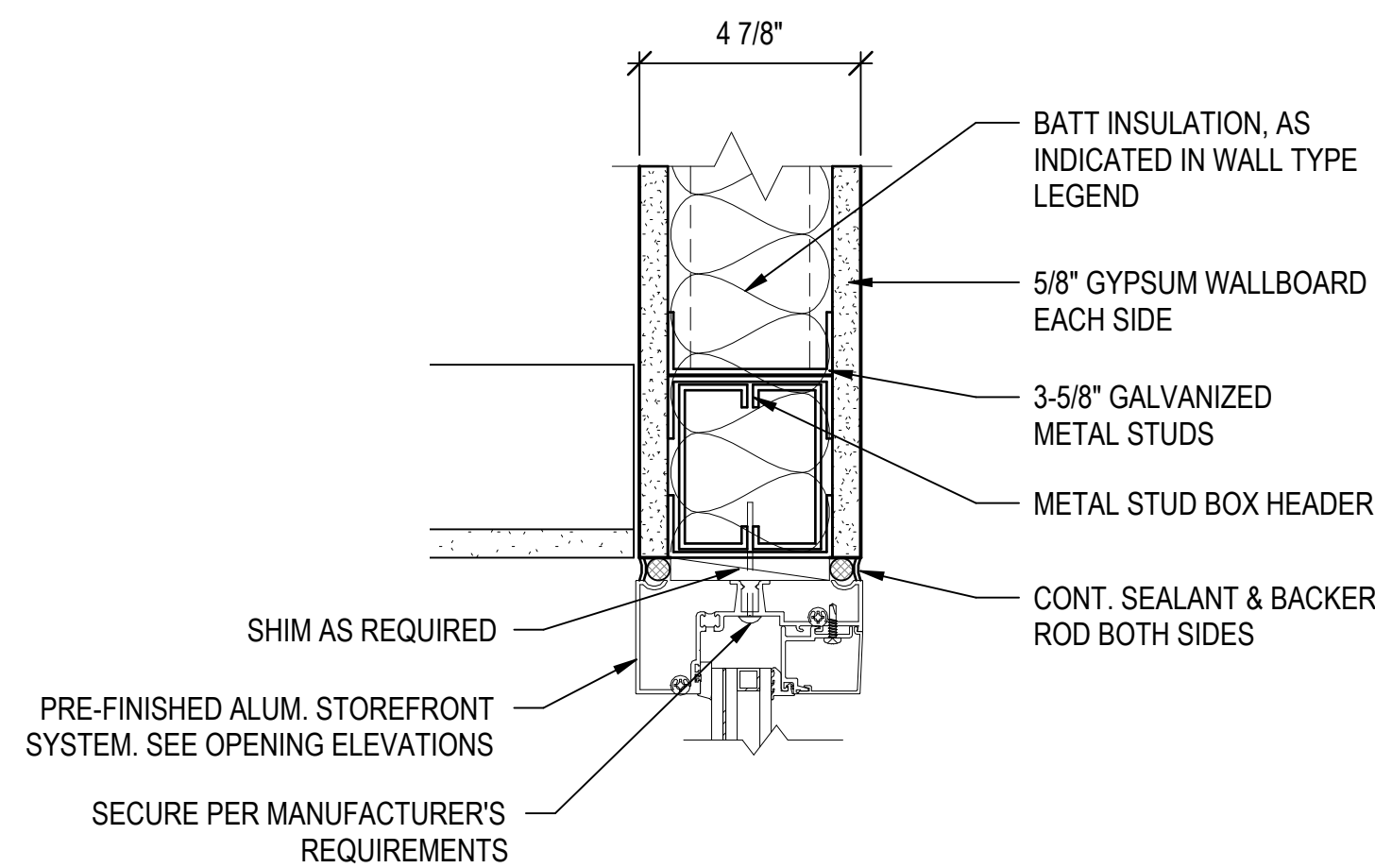
10/19/2023 2:58:14 PM



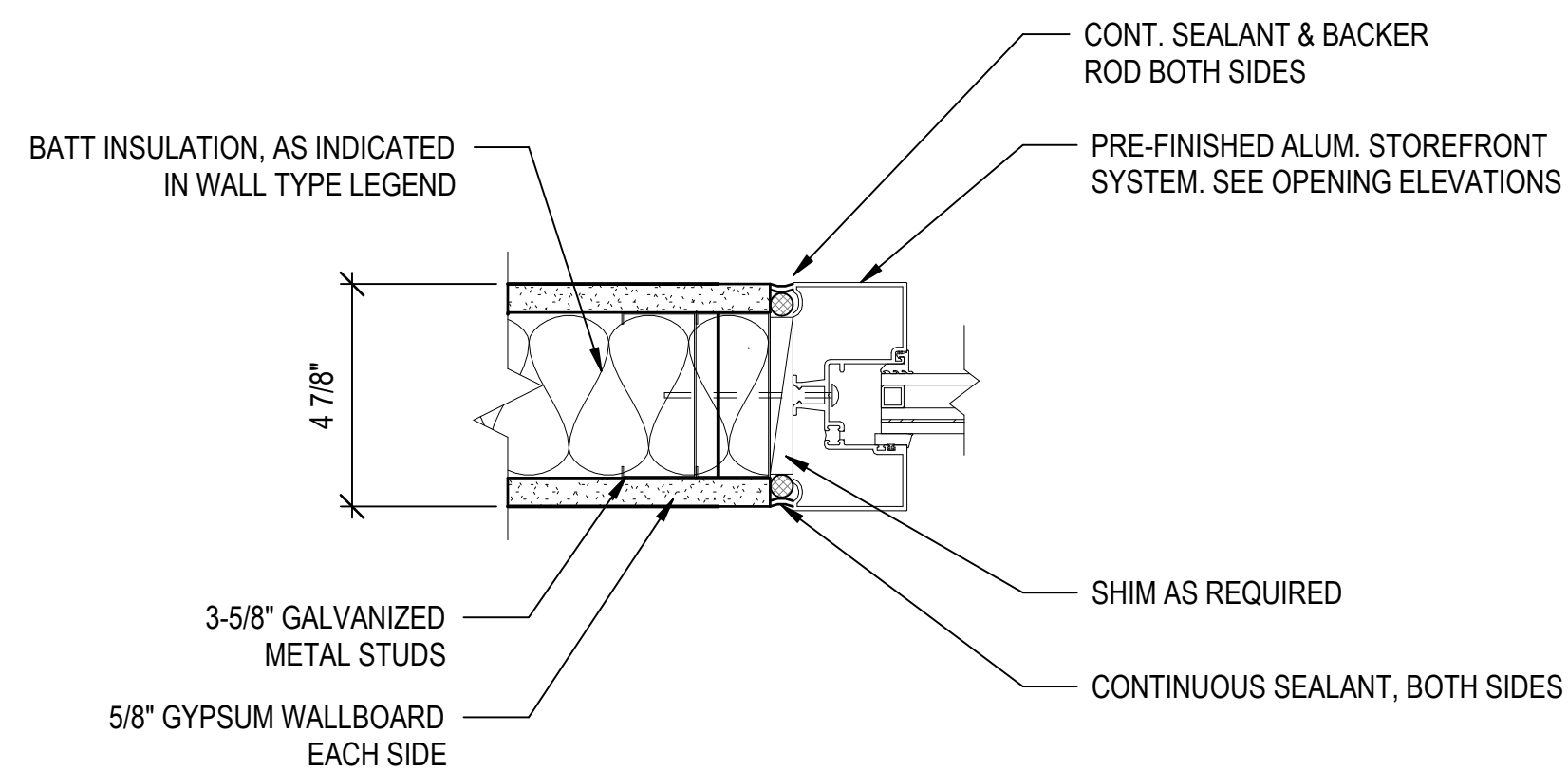
1 EXT. SF HEAD DETAIL - 8" CMU, INFILL W/ STUCCO
A-608 3" = 1'-0"



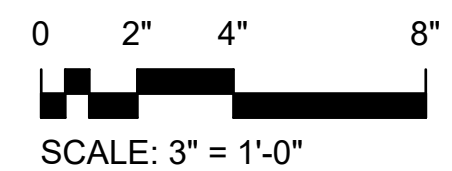
2 EXT. SF HEAD DETAIL - 8" CMU, INFILL W/ STUCCO
A-608 3" = 1'-0"



3 INT. SF HEAD DETAIL - 3 5/8" GMS
W/ 5/8" GWB BOTH SIDES
A-608 3" = 1'-0"



4 INT. SF JAMB DETAIL - 3 5/8" GMS
W/ 5/8" GWB BOTH SIDES
A-608 3" = 1'-0"



BTA
A GHC COMPANY

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Pensacola, FL 32501
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Phone: 850.434.5444

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2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PROGRESS
SET

REVISIONS:	

BTA PROJECT NO: 156422.01
SHEET DATE: 11/17/23

SHEET TITLE:
OPENING DETAILS

SHEET:
A-608



Jason Nicholson
Ocean Coast Fernandina, LLC.
113 Baybridge Drive
Gulfbreeze, FL 32561

Sent Via Email to Project Team

Applicant Name: **Steven Wetherell Shaycore, LLC.**
Project Description: **Ocean Coast Hotel Renovation**
Location: 2707 Sadler Road
PIN(s): 00-00-30-0600-0001-0010
TRC Case Number: **TRC 2023-0040**

Mr. Wethrell,

The City of Fernandina Beach received your request for site plan review on December 7, 2023. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please resubmit response documents to address each comment in a narrative form and through an amended site plan. The next available TRC meeting is Thursday, December 28, 2023, at 10 am. This project is currently scheduled to appear on the agenda. All reviewers will be present to discuss any questions you have concerning the comments provided herein.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Daphne Forehand
TRC Coordinator



TRC Reviewers: After reviewing proposed plans...

- If you have comments that need to be addressed in a resubmittal, please check the first box and enter comments in the bulletized list, **or**
- If you have no comments or the applicant has satisfactorily addressed all of your previous comments, please check the second box. This is your “sign off” for issuance of the Local Development Order (LDO) once all departments have signed off.
- Add name of reviewer and today’s date

1ST ROUND REVIEW COMMENTS:

PLANNING

- ☐ The Planning Department has reviewed the submittal and noted the following comments:
- Submit a landscape plan showing where shade trees, as required by LDC 4.05.06(B), will be planted. Parking lot and perimeter trees and plants as required by LDC 4.05.07. Parking lot space breaks every 10 spaces with landscaping. Water retention tree planting as required by LDC 4.05.10. dn 12/20/23
 - Please supply documentation of any parking agreements with neighboring properties.

OR

- ☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff

Today’s Date: Wednesday, December 20, 2023

BUILDING

- ☐ The Building Department has reviewed the submittal and noted the following comments:
- No comments received as of 12/21/23.

OR

- ☐ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: First Last

Today’s Date: Select Date

UTILITIES, STORMWATER, & STREETS

- ☒ The Public Works Department has reviewed the submittal and noted the following comments:
- A grease trap worksheet will be provided to ensure the new grease trap size is appropriate.
 - Information on the watermain in the highlighted section on the page sent to the contractor is needed.
 - Please note that the gravity sewer system on the property is privately owned.



- Grading plan and calculations for existing and proposed impervious area needs to be provided.

OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino

Today's Date: Wednesday, December 20, 2023

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

- No comments received as of 12/21/23.

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

☒ The Fire Department has reviewed the submittal and noted the following comments:

- No comments/concerns regarding the proposed site plan.
- Future reference, the city requires RPZ type fire backflow preventors.
- Note: Arch Progress Set. The new FL Fire Prevention Code effective date is 12/31/23. Permits submitted after this date must reference 2023 FFPC 8th Edition.

OR

☐ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham

Today's Date: Monday, December 18, 2023