



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
SEPTEMBER 25, 2025
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 the Minutes from the Regular Meeting of August 14, 2025.
- 5. FIRST STEP REVIEWS (PRE-APPLICATION ITEMS)**
 - 5.1 **KRISTEN BIAGINI, 2620 + 2630 OCKLAWAHA AVENUE**
Site Review for Right of Way improvements and utility connections for potential development.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - 7.1 **2025-0007_SHAYCORE LLC, AGENT FOR OCEAN COAST FERNANDINA, LLC, 2707 SADLER ROAD**
Site Review for previously presented project (see TRC 2023-0041) for the renovation of the ClubHouse and Administration building, renovation and repair to interior Guest Rooms, and reconstruction of Pool and Amenity.
 - 7.2 **TRC 2025-0006 CITY OF FERNANDINA BEACH, 1200 ELM STREET**
Site Plan review for the renovation of MLK, Elm Street Ball Field
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**
- 10. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR OCTOBER 9, 2025.

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
AUGUST 14, 2025
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:00

2. ROLL CALL

MEMBERS PRESENT:

Glenn Akramoff, Planning/Project Mgr
Angie Lester, Building
Jason Higginbotham, Fire
Todd Love, Water
David Neville, Arborist (10:05)

Walter Gray, Utilities/Wastewater
Michelle Forstrom, Code Enforcement
Victoria Guadagnino, Stormwater/Utilities/Street
Lance Phillips, Street

MEMBERS ABSENT:

OTHERS PRESENT:

Margaret Pearson, Planning
Sylvie McCann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the Minutes for the Regular Meeting of June 12, 2025.

ACTION TAKEN: A motion was made by Member Forstrom, seconded by Member Guadagnino, to approve the Minutes for the Regular Meeting of June 12, 2025, as presented.

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

5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)

6. OLD BUSINESS

6.1 TRC 2024-0004 - GILLETTE & ASSOCIATES, AGENT FOR DARIUS PROPERTY LTD., 1520 S. 14TH STREET

Site Plan Review for the construction of 84-unit condominium structure and a 41,160 sq ft medical office.

Mr. Akramoff announced that, per request of the applicant, this case was postponed.

7. NEW BUSINESS

DRAFT

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

9. COMMITTEE BUSINESS

9.1 Introduction and update from Glenn Akramoff (Project Manager) on Planning Staff changes

Mr. Akramoff introduced himself and spoke about the recent changes with Planning Staff and future process changes within the Technical Review Committee. Mr. Akramoff then spoke of the responsibility of the City to provide quality and professional services to the Citizens of Fernandina Beach while also adhering to the requirements and regulations. Lastly, he noted that he would be the main contact person for this process.

9.2 Discussion of new Administrative Approval process for Plat and Replat submissions according to FS 177.071.

Mrs. Pearson provided an update regarding the new approval process of plats, as mandated by new Florida Statute, and stated that although the City Manager would have authority to proceed with approval, there is a new administrative process being developed where the Technical Review Committee could be part of that review process. She then noted that once a process is established, it will be presented for final approval at the City Commission before being implemented.

Mr. Akramoff stated that although he is Chairing the TRC he is also leading some of the projects being presented and would recuse himself from the review process for these cases.

With no other business to be addressed, the meeting was adjourned.

10. ADJOURNMENT 10:11

Sylvie McCann, Recording Secretary

Glenn Akramoff, Chair

[illegible]

GENERAL NOTES

PARCEL ID#: 00-00-31-1680-0025-0010 (0.30 AC)
00-00-31-1680-0025-0040 (0.32 AC)

ZONING - R-2

TOTAL LOT ACREAGE = 0.62 AC

BUILDING AREA = 2,063 SF

FLOOR AREA RATIO = 7.6%

IMPERVIOUS AREA = 2,794 SF (0.06 AC)

IMPERVIOUS SURFACE RATIO = 10.3%

BUILDING SETBACKS:

FRONT SETBACK (OCKLAWAHA AVE) - 25'

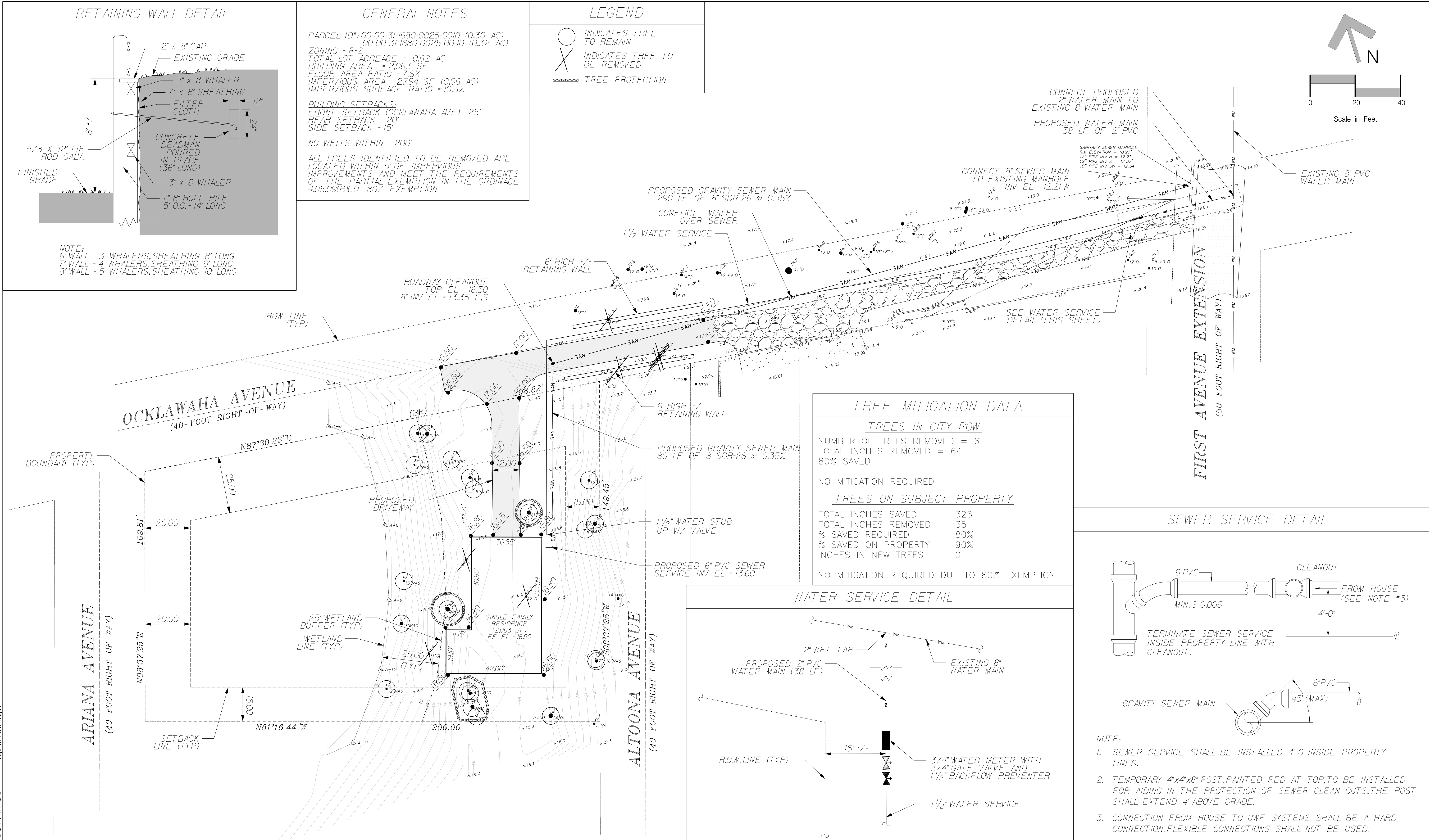
REAR SETBACK - 20'

SIDE SETBACK - 15'

NO WELLS WITHIN 200'

ALL TREES IDENTIFIED TO BE REMOVED ARE
LOCATED WITHIN 5' OF IMPERVIOUS
IMPROVEMENTS AND MEET THE REQUIREMENTS
OF THE PARTIAL EXEMPTION IN THE ORDINANCE
4.05.09(B)(3) - 80% EXEMPTION

LEGEND	
	INDICATES TREE TO REMAIN
	INDICATES TREE TO BE REMOVED
	TREE PROTECTION



K			
J			
I			
H			
G			
F			
E			
D			
C			
B	AG		
A	AG	9-20-16	Submittal for Utility Permit Only
No.	By	Date	Revision

Scale: <u>1" = 20'</u>	
Project Mgr: <u>AG</u>	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Designed by: <u>JC/BM</u>	
Drawn by: <u>BM/AM</u>	Certificate of Authorization No. 9332
QA/QC: <u>AG</u>	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A[®]
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

JONATHAN LAMBRIGHT

ALTOONA DRIVE

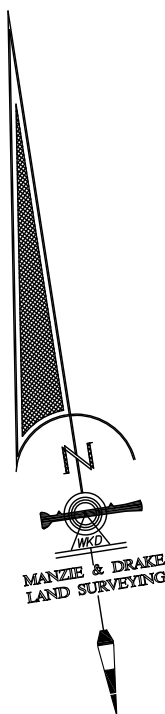
OVERALL SITE PLAN

Registered Professional

Sheet No. <i>SP-1</i>
<u> <i>X</i> </u> of <u> <i>X</i> </u>
Issue Date October 20, 2016
Project No. 16-10.04



(IN FEET)
1 inch = 20 ft.



OCKLAWAHA AVENUE
(40-FOOT RIGHT-OF-WAY)
(OPEN)

MAP OF BOUNDARY SURVEY & MINOR SUBDIVISION

OVERALL
LOTS 1, 2, 3, 4, 5, 6, 17, 18, 19, 20 AND 21, BLOCK 25, "SEAVIEW SUBDIVISION"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL "A"
LOTS 1, 2, 3, 20 AND 21, BLOCK 25, "SEAVIEW SUBDIVISION"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:
THE NORTH 5 FEET OF LOTS 4 AND 19, BLOCK 25, "SEAVIEW SUBDIVISION"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL "B"
LOTS 5, 6, 17 AND 18, BLOCK 25, "SEAVIEW SUBDIVISION"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 4 AND 19, BLOCK 25, "SEAVIEW SUBDIVISION"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF.

PREPARED FOR:
JONATHAN LAMBRIGHT

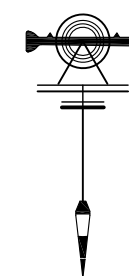
LEGEND
E = CENTERLINE

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N87°30'23" for the Southerly right-of-way of Ocklawaha Avenue. The bearing reference line is indicated as thus (BR).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X-AE-9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-037ZE, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Wetland line delineated by LG2 Environmental Solutions, Inc. April 2016.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

☐ MICHAEL A. MANZIE, P.L.S. 4069
☐ WILLIAM D. PINKSTON, P.S.M. 6793



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR **SIGHTS** ARE ON THE FUTURE,
SET YOUR **SITES** ON US."

SCALE: 1"=20' JOB NO: 19530 DATE: 6/14/2016 CADD: BH
F.B. NO: X-282 PAGE NO: 46 FIELD CREW: BP FILE NO: B-1027-AB

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY LOTS 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, AND 21, BLOCK 25 SEAVIEW SUBDIVISION

AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC
RECORDS OF NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
JONATHAN LAMBRIGHT

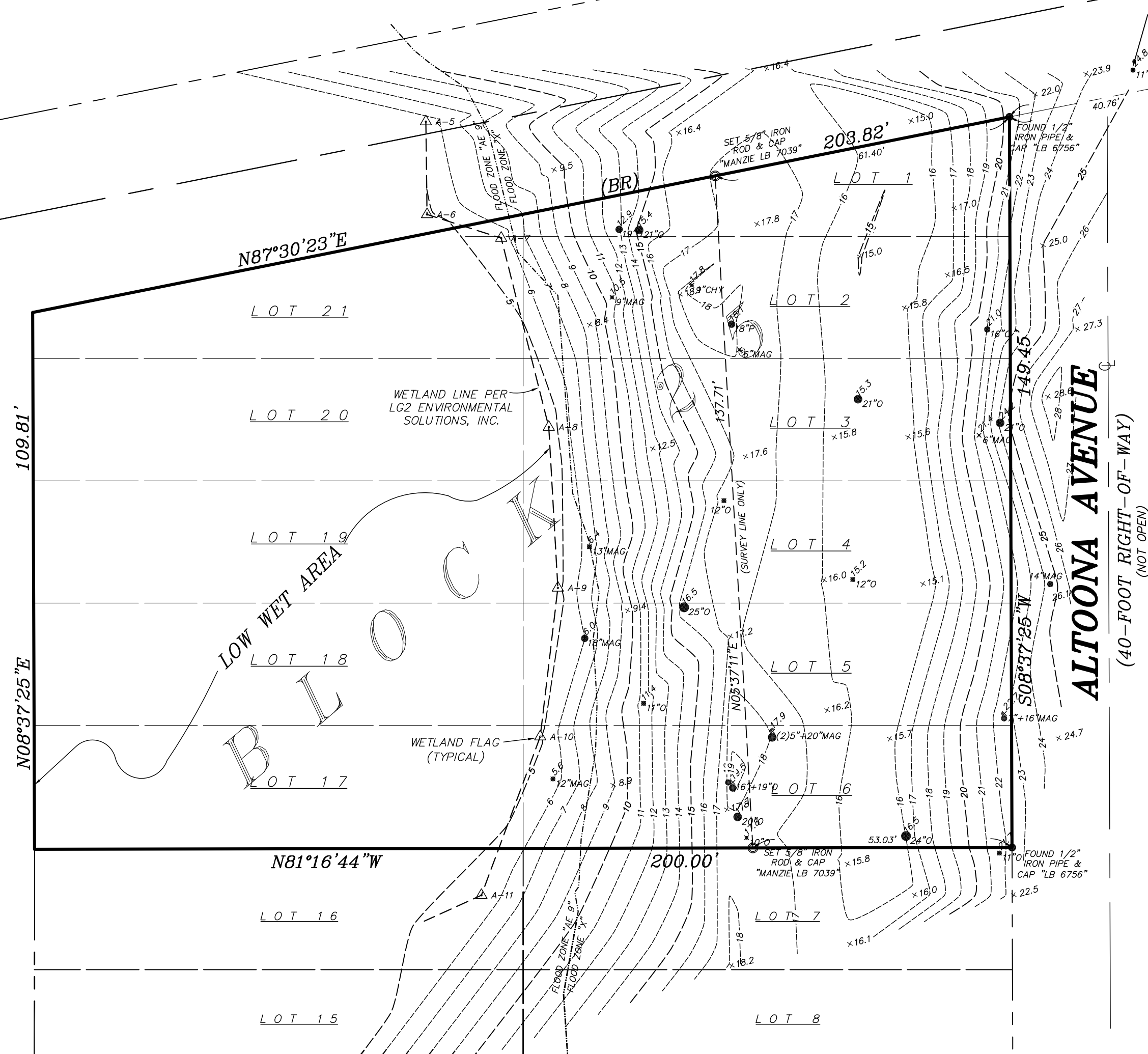
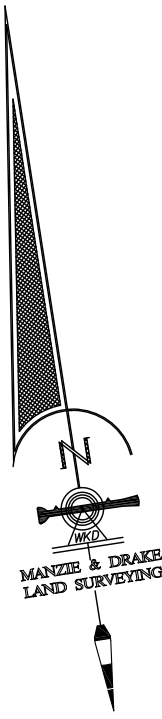
OCKLAWAHA AVENUE
(40-FOOT RIGHT-OF-WAY)
(OPEN)

SITE BENCHMARK
NAIL & DISK "LB 7039" SET IN
11" OAK TREE, ELEVATION =
26.80' NAVD 1988, FIELD BOOK
X-282, PAGE 46

FOUND 1/2" IRON
PIPE & CAP
(CAP ILLEGIBLE)
ALSO FOUND 1/2"
IRON PIPE & CAP
"LB 6756" 3.68'(N)

LOT 1
MANZIE & DRAKE
FILE NO. L-103

LOT 24



LEGEND
E = CENTERLINE

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N87°30'23" for the Southerly right-of-way of Ocklawaha Avenue. The bearing reference line is indicated as thus (BR).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0377E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a found Nail & Disk in wooden utility pole, North Corner Lot 32, Block 11, Manzie & Drake File No. A-4016 (Elevation = 20.84' NAVD 1988).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Wetland line delineated by LG2 Environmental Solutions, Inc. April 2016.

TREE LEGEND

MAG = MAGNOLIA TREE
O = OAK TREE
P = PINE TREE

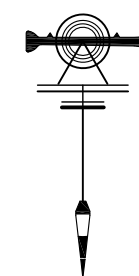
TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER, MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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Certificate of Authorization Number "LB 7039"

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SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19530 DATE: 04/15/16 CADD: BH
F.B. NO: X-282 PAGE NO: 46 FIELD CREW: BP FILE NO: B-1027



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 2025-0007**

Mr. Wethrell,

The City of Fernandina Beach received your request for site plan review on August 11, 2011. 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.

Kindly prepare the response documents to address every comment in a narrative format, along with an updated site plan, for discussion at the TRC meeting scheduled on Thursday, September 25, 2025, 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,
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:

The submitted landscape plan shows 43 new shade trees being planted along with 40 new palm trees planted. Landscape plan also shows retention of trees on site to meet min shade tree planting requirements. Parking planting requirements met.

This is in C1 zoning and on east side of lot there is a R3 zone requiring 4 understory trees be planted for that 100 feet. Please plant 4 understory trees in that buffer area as required by 4.05.12. Dn 9/16/25

The architectural designs have been updated to show that the project will not be phased. Nevertheless, the civil plan indicates that the new pool layout is scheduled for phase 3. Could you please verify the timeline for the demolition of the existing pool and the construction of the new pool?

A detailed breakdown can be found on civil plan sheet C020 regarding the parking that will be removed, as well as the existing parking that will stay. Since the parking spaces are not numbered, could you please verify that the 225 remaining parking spaces are entirely situated on the parcel? This should also confirm that these spaces do not include any on the adjacent property, which is indicated as being linked by a proposed boardwalk. Please verify the timeline for Boardwalk? Additionally, there is a mention of SheetA-501 for the Boardwalk, but Sheet A-501 is not provided.

The response letter addressing the first comments stated that “Impervious areas on the site are being reduced through the demolition / removal of existing asphalt parking areas and the introduction of green space and landscape areas between the Administration/Clubhouse Building and the Guest Room Building, as well as the introduction of additional landscape islands.” Is the updated pool layout factored into the impervious calculations?

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, September 17, 2025



BUILDING

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

Individual building permit applications are required for the assessment and authorization of the pool demolition and the construction of a new pool. Additionally, a ROW permit might be necessary after the review of sheet A-501 for the Boardwalk.

OR

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

Name of Reviewer: Angela Lester

Today's Date: Thursday, September 18, 2025

UTILITIES, STORMWATER, & STREETS

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

- Please clarify if the trash compactor is also acting as the dumpster and that the space is adequate for the trash truck.

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: Thursday, September 18, 2025

CODE ENFORCEMENT

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

- No Comments

OR

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

Name of Reviewer: Michelle Forstrom

Today's Date: Thursday, September 18, 2025



FIRE

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

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: Thursday, September 18, 2025



11235 St Johns Industrial Pkwy, Suite 4
Jacksonville, FL 32246
Phone (904) 551-2592
shaycore.com
CGC1520488

September 12, 2025

City of Fernandina Beach
Technical Review Committee
Attention: Ms. Margaret Pearson
204 Ash Street
Fernandina Beach, FL 32034

Re: Ocean Coast Hotel Renovation
PIN(s): 00-00-30-0600-0001-0010
TRC Case Number: TRC 2025-0007

Dear Ms. Pearson:

The items below, along with the enclosed documents, serve to respond to the TRC 1st Comments received on 09/05/25.

Planning

Comment: Submit a landscape plan.

Response: Landscaping plans are enclosed.

Comment: Provide a phasing narrative.

Response: The project was originally going to be constructed in phases. However, this is no longer the case, as all aspects of the project will be constructed concurrently.

Comment: Provide a parking breakdown.

Response: Revised civil drawings are enclosed that provide further breakdown of parking counts, including currently existing and to be removed. See clouded notes.

Comment: Provide an explanation of how impervious areas are being reduced.

Response: Impervious areas on the site are being reduced through the demolition / removal of existing asphalt parking areas and the introduction of green space and landscape areas between the Administration/Clubhouse Building and the Guest Room Building, as well as the introduction of additional landscape islands.

Building

No Comments

Utilities, Stormwater, & Streets

Comment: New dumpster enclosure (not shown).

Response: Revised civil drawings are enclosed that provide the location of the new dumpster enclosure. See clouded area.

Comment: Force main along the 1st Avenue right of way

Response: Acknowledged

Code Enforcement

No Comments

Fire

No Comments

Please do not hesitate to contact me if there are any questions or additional information is required.

Sincerely yours,



Steven H. Wetherell
President

Enclosures (6)

cc: Jason Nicholson
Matthew Phillips
Clay Robbins
Linda Sawyer



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 2025-0007**

Mr. Wethrell,

The City of Fernandina Beach received your request for site plan review on August 11, 2011. 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 by Friday September 12, 2025. The next available TRC meeting is Thursday, September 25, 2025, 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,
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. these were previously addressed with the landscape plan but no landscape plan has been submitted with this application. dn 8/21/25

Please outline the narrative regarding the tasks to be completed in this phase of the project. The architectural plans indicate the phasing, whereas the civil plans do not reflect this. Based on the civil plans, certain activities, such as the demolition of the existing parking in Phase 3, are currently underway; however, there are no architectural plans available for Phase 3.

Kindly provide a breakdown of the parking that is to be removed and any new parking that is to be added and how the required parking is being maintained.

Please provide an explanation on how the impervious areas are being reduced.

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: Thursday, October 5, 2023

BUILDING

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

- Enter comments here



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:

- On the plans, it shows that the dumpster enclosure is being removed but no new dumpster enclosure. Please address.
- Please be aware there is a forcemain along the 1st Ave right-of-way.

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: Thursday, September 4, 2025

CODE ENFORCEMENT

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

- Enter comments here

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

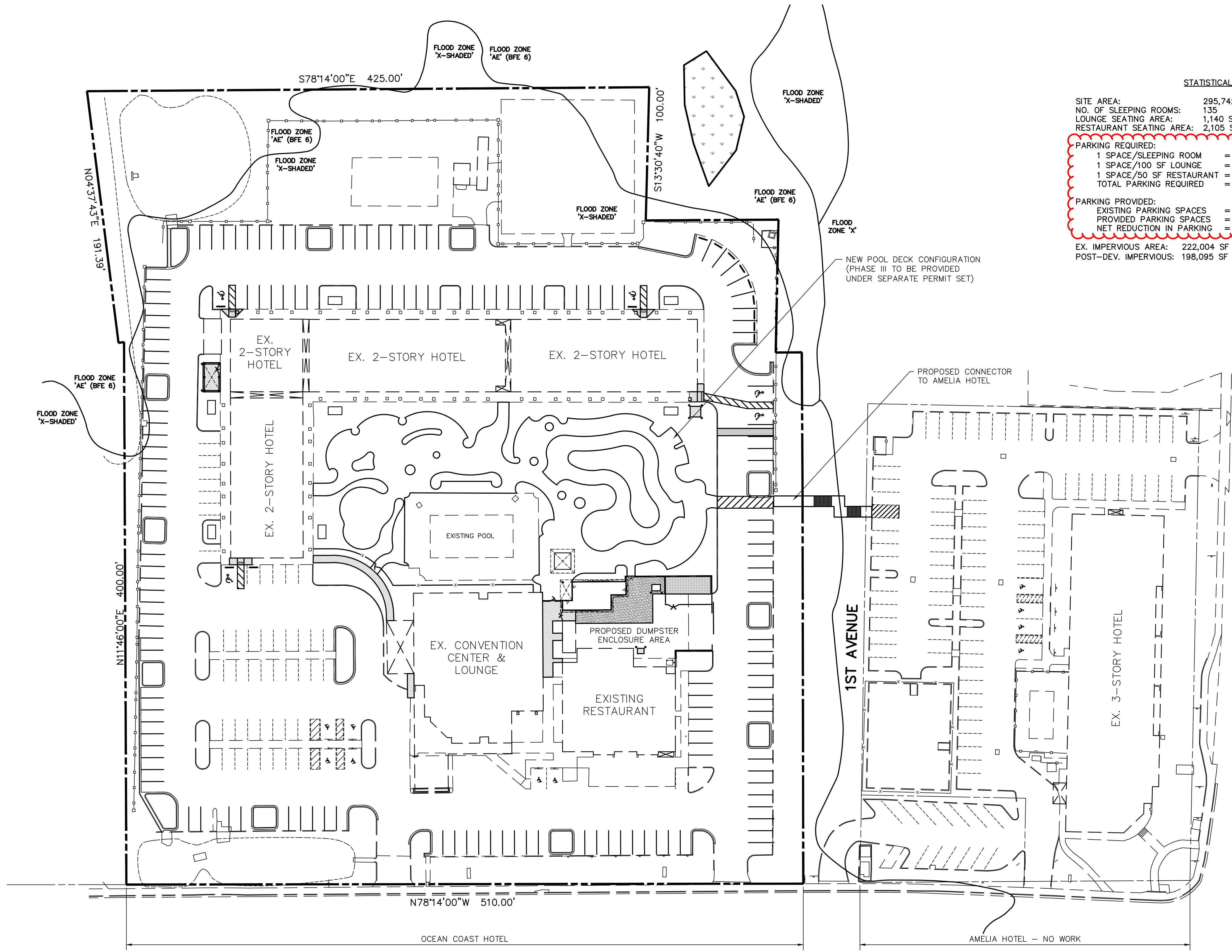
☐ The Fire Department has reviewed the submittal and noted the following comments:

OR

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

Name of Reviewer: Jason Higginbotham

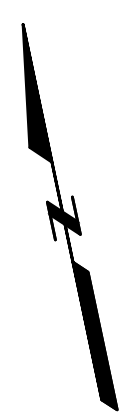
Today's Date: Tuesday, September 2, 2025





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:		
EXISTING PARKING SPACES	=	334 + 10 ADA = 344 SPACES
PROVIDED PARKING SPACES	=	214 + 11 ADA = 225 SPACES
NET REDUCTION IN PARKING	=	119 SPACES
EX. IMPERVIOUS AREA: 222,004 SF (75% ISR)		
POST-DEV. IMPERVIOUS: 198,095 SF (67% ISR)		



0 20' 40' 80'

SCALE 1" = 40'



BTA
architecture with purpose

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:	
02/29/24	CONSTRUCTION ISSUE
01/30/24	REVISED PERMIT ISSUE
12/1/23	PERMIT ISSUE
10/25/23	CHECK SET

SIGNATURE AND SEAL

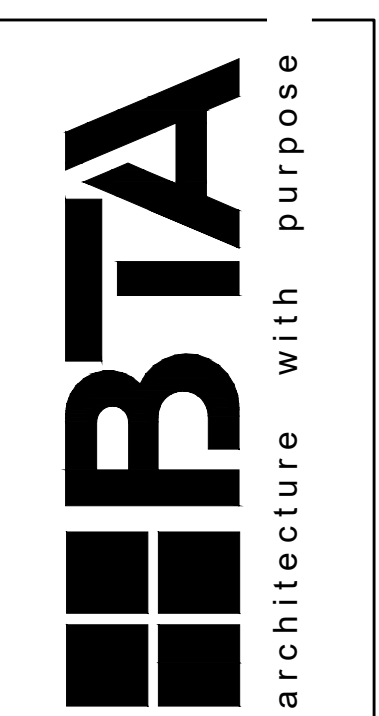
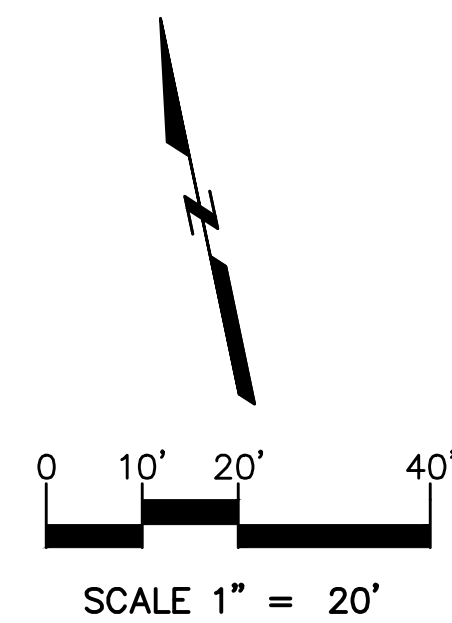
BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:

OVERALL
SITE PLAN

SHEET:

C020



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:	
02/29/24	CONSTRUCTION ISSUE
01/30/24	REVISED PERMIT ISSUE

SIGNATURE AND SEAL

BTA PROJECT NO:
SHEET DATE:

SHEET TITLE:

SITE GEOMETRY
PLAN SOUTH

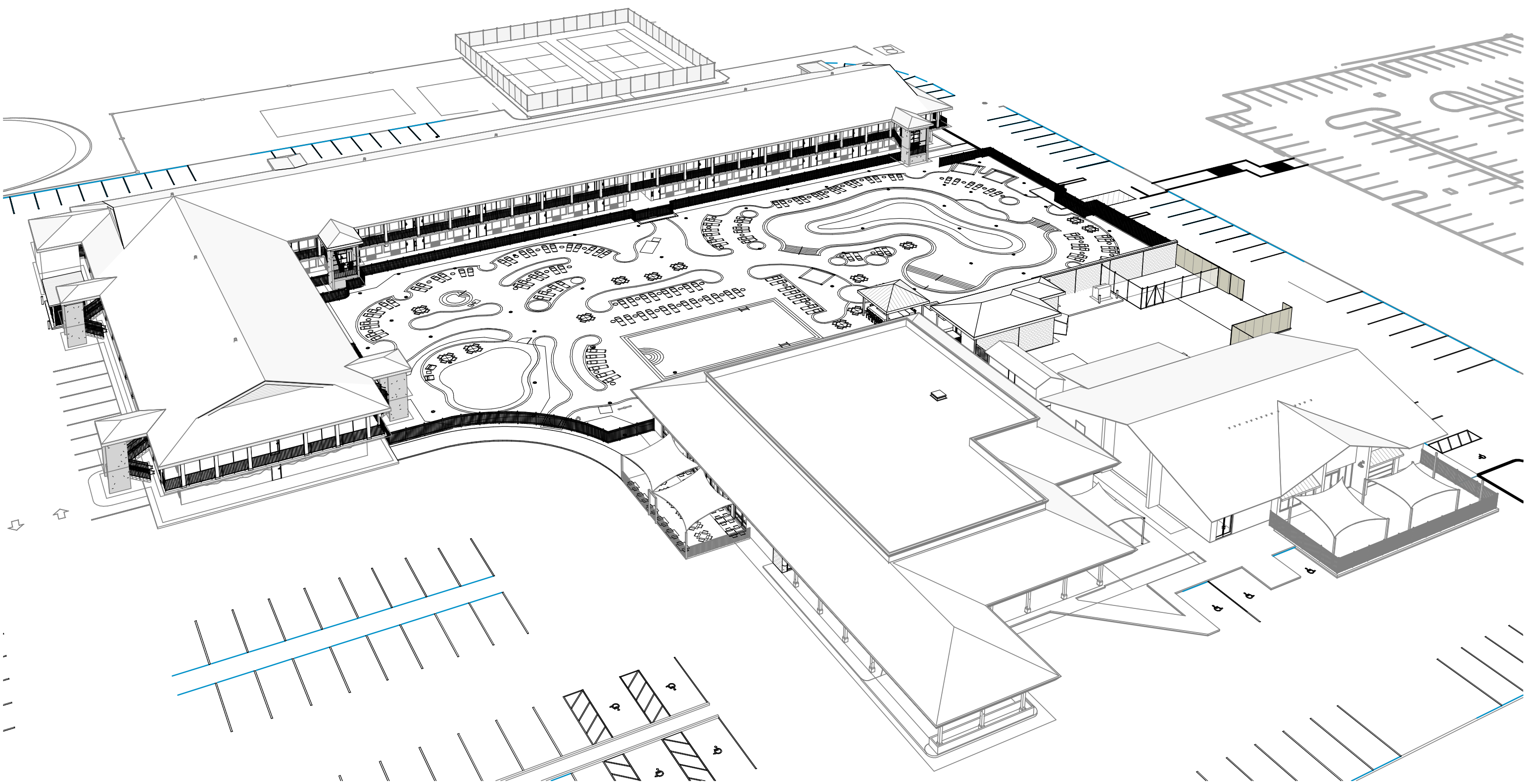
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C210

OCEAN COAST HOTEL RENOVATION PERMIT SET - HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET MARCH 8,2024
156422.01



POOL DECK ARCHITECTURAL DRAWINGS

NO.	DESCRIPTION
G-001	TITLE SHEET
A-004	ARCHITECTURAL SITE PLAN
A-501	WALKOVER DETAILS
DESIGN IS TO MEET REQUIREMENTS OF FBC 2023. REFER TO OTHER DISCIPLINES FOR INFORMATION ON CODES UTILIZED IN THE POOL DECK DESIGN.	

FLORIDA PRODUCT APPROVAL

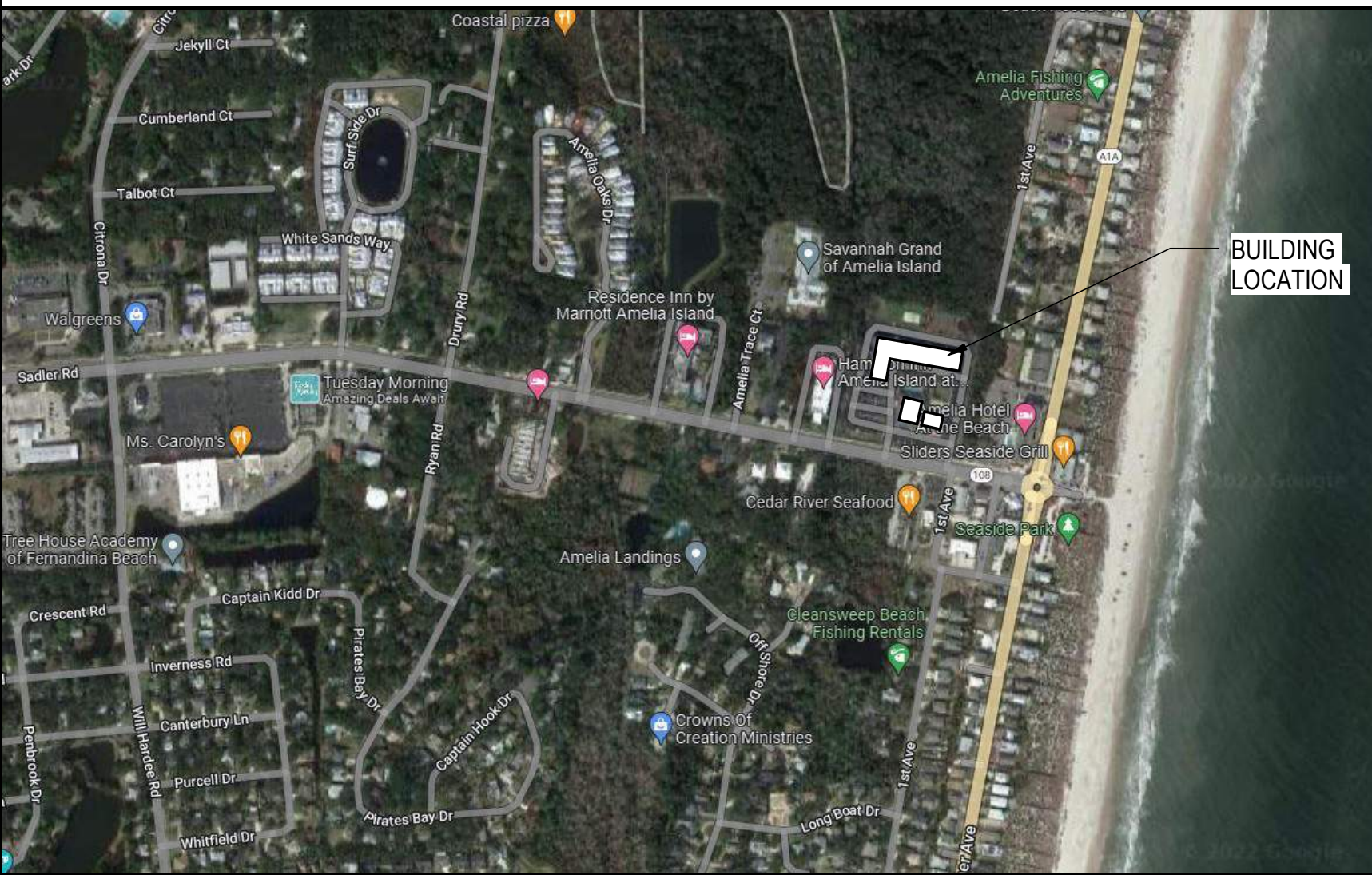
NO.	DESCRIPTION
FL # 3443.1	ROOFING (TPO) (design based on GAF Everguard)
FL # 10124.1	ASPHALT SHINGLES (design based on GAF)
FL # 14311.1	FIBERGLASS DOORS & FRAMES (design based on CORRIM Company)
FL # 42072.1	AUTOMATIC SLIDING GLASS DOOR (design based on Allegion Access Tech., Dura-Storm 3000)
FL # 8787.2 / 16499.1	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

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.

VICINITY MAPS



PROJECT TEAM

OWNER
OCEAN COAST FENANDINA, LLC
113 BAY BRIDGE DRIVE,
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OWNER'S REPRESENTATIVE
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Grace
Design Studios



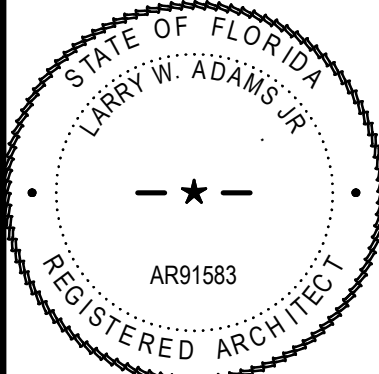
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
TITLE SHEET

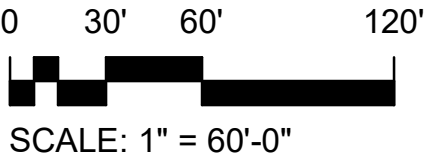
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G-001

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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/	REINF	REINFORCE
	CONTRACTOR INSTALLED		GOVERNMENT INSTALLED	RET	RETURN
CF/GI	CONTRACTOR FURNISHED/	GF/CI	GOVERNMENT FURNISHED/	REV	REVISION
	GOVERNMENT INSTALLED		CONTRACTOR INSTALLED	RH	RIGHT HAND
CID	COMPREHENSIVE INTERIOR	GL	GLASS	RM	ROOM
	DESIGN PACKAGE	GLZ	GLAZING	ROW	RIGHT OF WAY
CIP	CAST-IN-PLACE, CAST IRON PIPE	GMS	GALVANIZED METAL STUD	SC	SOLID CORE
CJ	CONSTRUCTION JOINT/CONTROL	GYP BD	GYPSUM BOARD	SCHED	SCHEDULE
	JOINT	HB	HOSE BIBB	SD	STORM DRAIN
CL	CENTER LINE, CLASS, CLOSE	HM	HOLLOW METAL	SECT	SECTION
CLG	CEILING	HORIZ	HORIZONTAL	SF	SQUARE FOOT(FEET)
CLR	CLEAR, COLOR, COOLER	HT	HEIGHT	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING/VENTILATING/AIR COND	SIM	SIMILAR
CPT	CARPET	IBC	INTERNATIONAL BUILDING CODE	SPEC	SPECIFICATION
COL	COLUMN	INCL	INCLUDED	SPKR	SPEAKER
CONC	CONCRETE	INSUL	INSULATION	SQ	SQUARE
CONT	CONTINUE, CONTINUOUS	INT	INTERIOR	SS	SERVICE SINK
CONTR	CONTRACT, CONTRACTOR	LAM	LAMINATE	SST	STAINLESS STEEL
COR	CONTRACTING OFFICER'S	LAV	LAVATORY	STC	SOUND TRANSMISSION CLASS
	REPRESENTATIVE	LH	LEFT HAND	STD	STANDARD
CORR	CORRIDOR	MAX	MAXIMUM	STOR	STORAGE
COTR	CONTRACTING OFFICER	MECH	MECHANICAL	STRUCT	STRUCTURAL
	TECHNICAL REPRESENTATIVE	MFR	MANUFACTURER	SUSP	SUSPEND
CU FT	CUBIC FEET	MIN	MINIMUM	T&B	TOP AND BOTTOM
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
D	DRYER	MS	MOP SINK	TE	TOP ELEVATION
DET	DETAIL	MT	MOUNT	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MTD	MOUNTED	TOC	TOP OF CONCRETE
DIA	DIAMETER	MTG	MEETING	TOS	TOP OF SLAB, TOP OF STEEL
DIM	DIMENSION	MTL	METAL	TV	TELEVISION
DS	DOWNSPOUT	MW	MICROWAVE	TYP	TYPICAL
DW	DISHWASHER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NOM	NOMINAL	VERT	VERTICAL
EL	ELEVATION	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRIC(AL)	OC	ON CENTER	VTR	VENT THROUGH ROOF
ELEV	ELEVATOR	OF/OI	OWNER FURNISH/	W	WASHER, WEST, WIDE
EQ	EQUAL		OWNER INSTALLED	W/	WITH
EQUIP	EQUIPMENT	OF/CI	OWNER FURNISH/	W/O	WITHOUT
EWS	EYE WASH STATION		CONTRACTOR INSTALLED	WB	WOOD BASE
EWC	ELECTRIC WATER COOLER	OH	OVERHANG, OVERHEAD	WC	WATER CLOSET
EXIST	EXISTING	OH DR	OVERHEAD (COILING) DOOR	WD	WOOD
EXT	EXTERIOR	OPNG	OPENING	WH	WATER HEATER
FA	FIRE ALARM	OPP	OPPOSITE	WP	WATERPROOFING
FD	FLOOR DRAIN	PCF	POUNDS PER CUBIC FOOT	WSCT	WAINSCOT
FDTN	FOUNDATION				

SYMBOLS LEGEND			
ROOM NAME			
101	ROOM NAME / NUMBER DESIGNATION	1 A-201	ELEVATION NUMBER
101	DOOR NUMBER	1 A-201	EXTERIOR ELEVATION SYMBOL
A	WINDOW / LOUVER TYPE	1 A-201	SHEET ON WHICH ELEVATION IS DRAWN
A	WALL TYPE	PLAN NORTH	PLAN NORTH
— —	ELEVATION TARGET	NORTH ARROW	NORTH ARROW
		TRUE NORTH	TRUE NORTH
		1 A-200	ELEVATION NUMBER
		4 A-200	INTERIOR ELEVATION SYMBOL
		2	SHEET ON WHICH ELEVATION IS DRAWN
		3	
		1 A-201	SECTION NUMBER
		1 A-201	SECTION SYMBOL
		1 A-201	SHEET ON WHICH SECTION IS DRAWN



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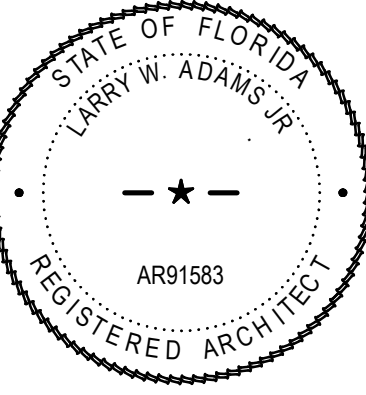
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01

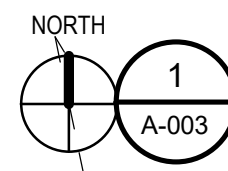
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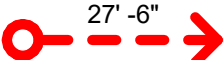
ABBREVIATIONS,
VICINITY MAP

SHEET:

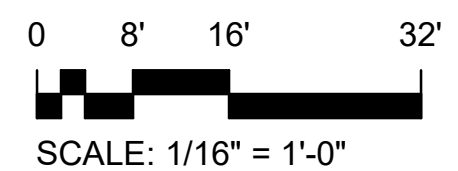
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LIFE SAFETY LEGEND

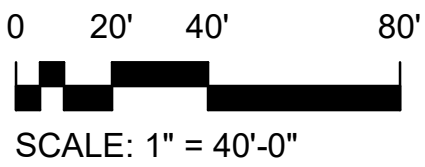
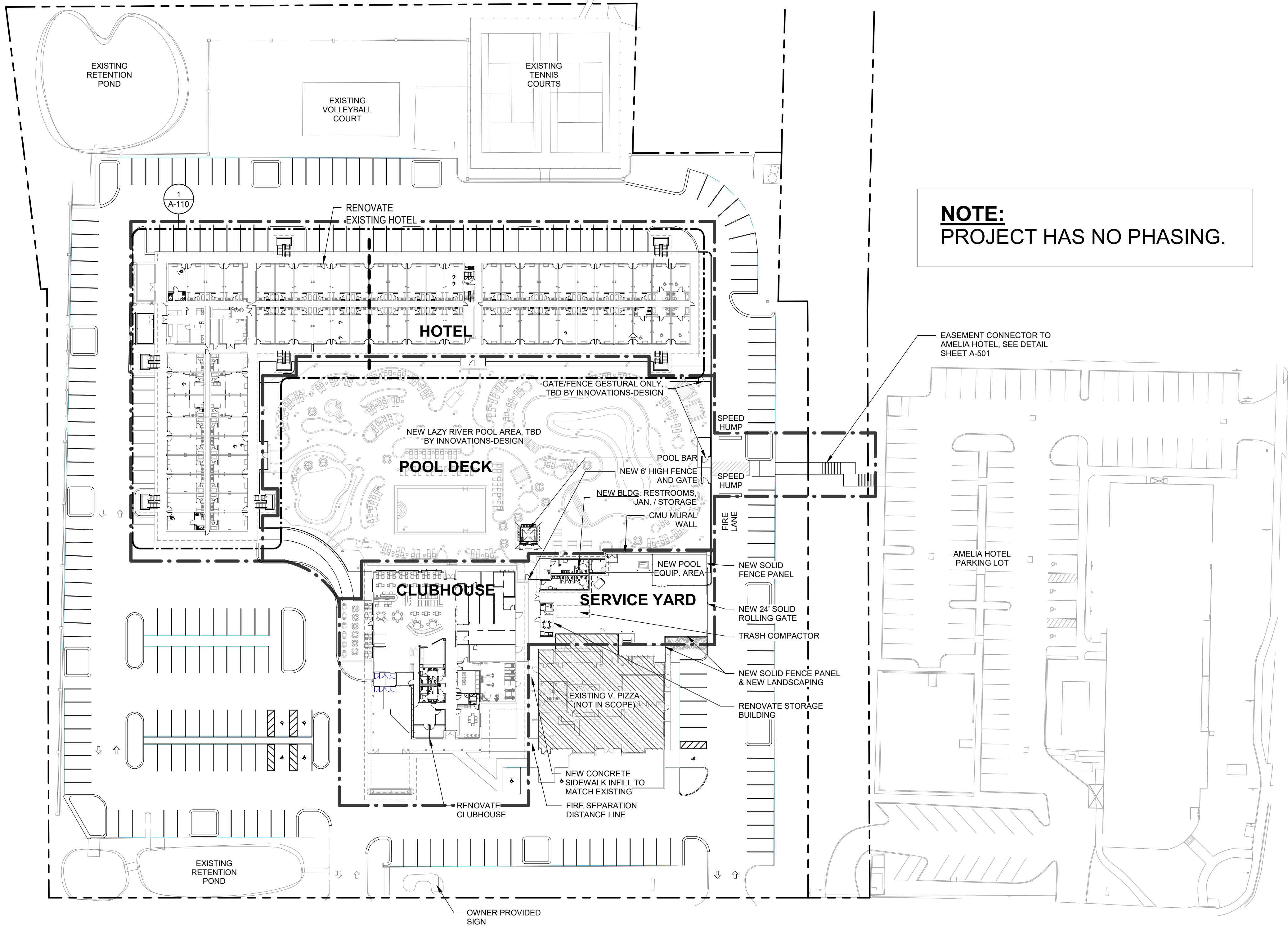
	1/2 HOUR FIRE RATED WALL (WHERE INDICATED)
	1 HOUR FIRE RATED WALL (WHERE INDICATED)
	EXIT PATH NUMBER WITH TRAVEL DISTANCE AND DIRECTION OF TRAVEL
	EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)
ROOM NAME	ROOM NAME / NUMBER DESIGNATION
	
	EXIT CAPACITY (OCCUPANTS)
FE=	WALL MOUNTED PORTABLE FIRE EXTINGUISHER. 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

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"

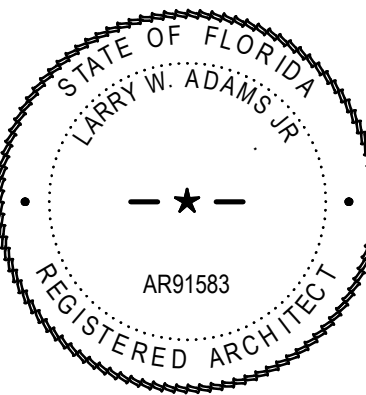


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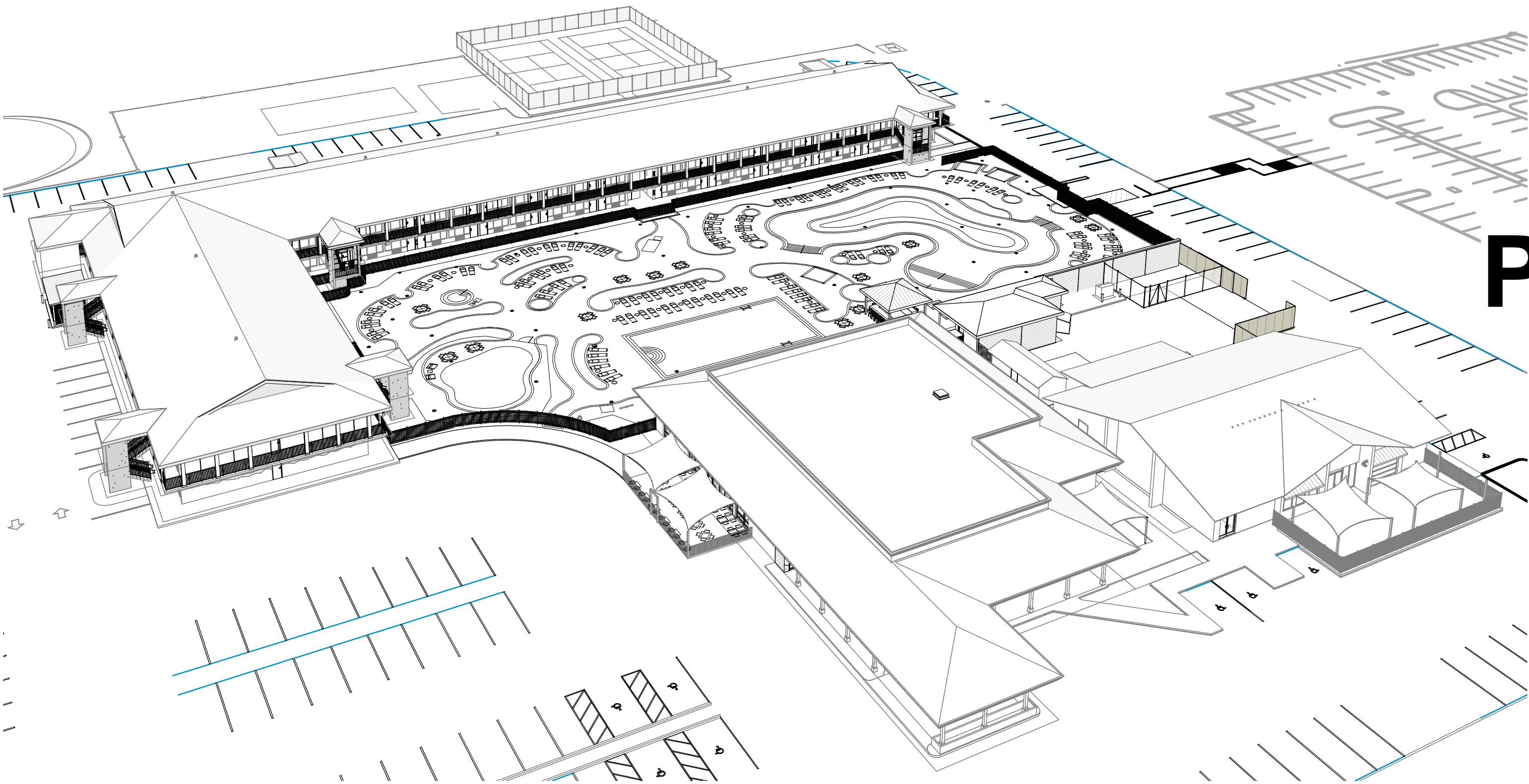
NO.	DESCRIPTION



OCEAN COAST HOTEL RENOVATION PERMIT SET - CLUBHOUSE

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET MARCH 8,2024
156422.01



POOL DECK ARCHITECTURAL DRAWINGS

NO.	DESCRIPTION
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A-004	ARCHITECTURAL SITE PLAN
A-501	WALKOVER DETAILS
DESIGN IS TO MEET REQUIREMENTS OF FBC 2023. REFER TO OTHER DISCIPLINES FOR INFORMATION ON CODES UTILIZED IN THE POOL DECK DESIGN.	

FLORIDA PRODUCT APPROVAL

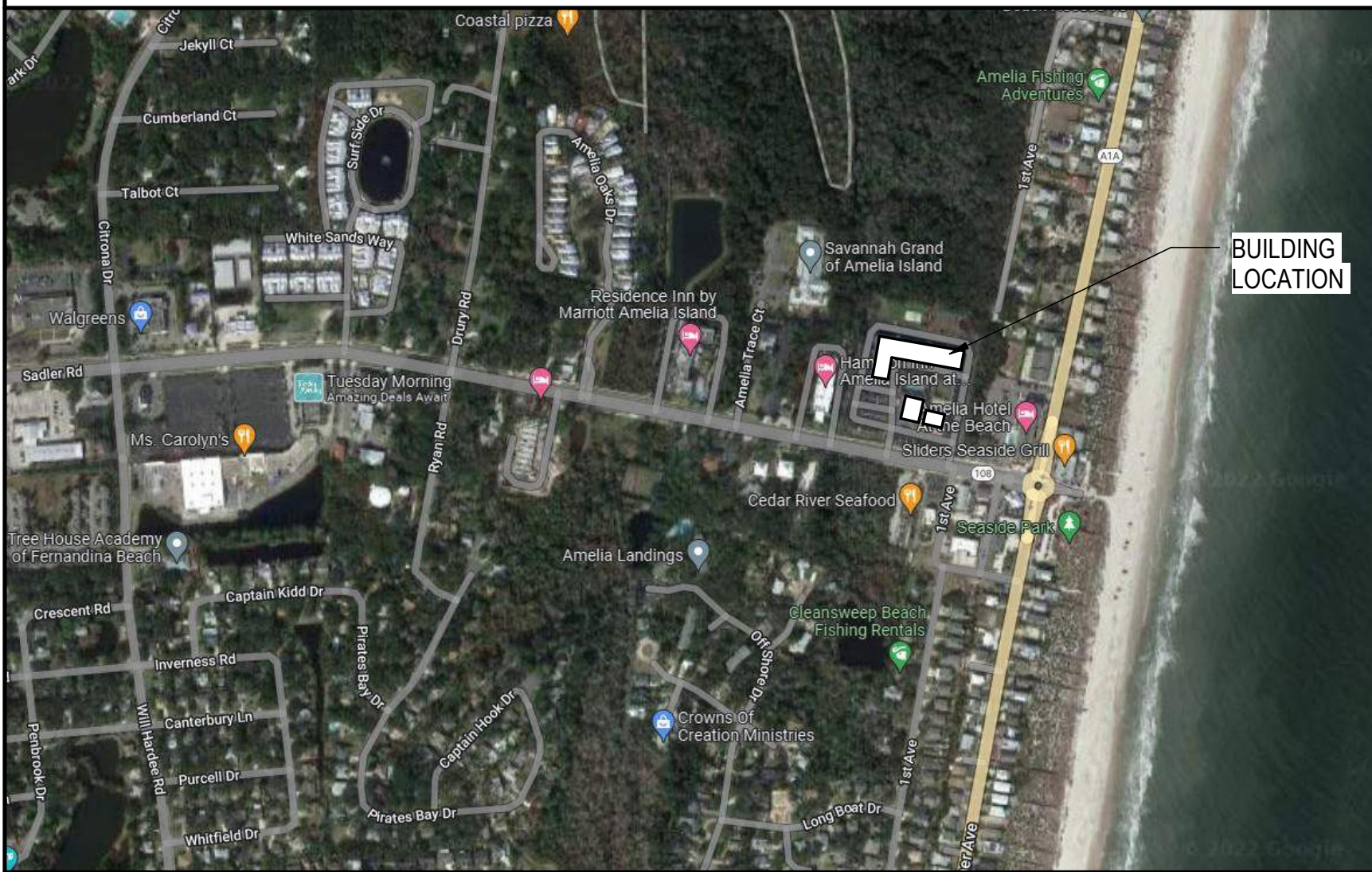
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FL # 3556.3	METAL ROOFING

GUESTROOM INFORMATION

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KING ADA ROLL-IN	2	0	2
KIDS BUNK	4	4	8
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VICINITY MAPS



PROJECT TEAM

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113 BAY BRIDGE DRIVE,
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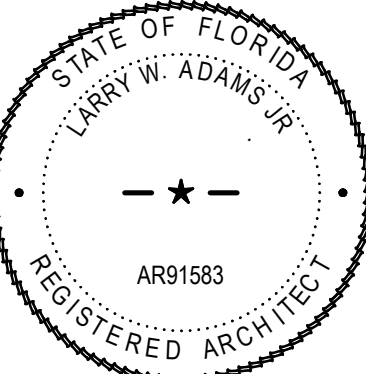
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TITLE SHEET

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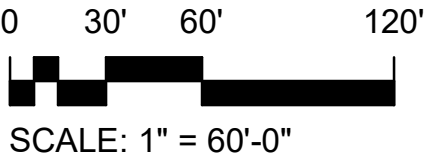
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ABBREVIATIONS			
ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER
ADJ	ADJACENT, ADJOINING, ADJUSTABLE	FEC	FIRE EXTINGUISHER CABINET
AFF	ABOVE FINISHED FLOOR	FF EL	FINISH FLOOR ELEVATION
ALT	ALTERNATE	FIN GR	FINISH GRADE
ALUM	ALUMINUM	FLR	FLOOR
ARCH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

SYMBOLS LEGEND			
ROOM NAME			
101	ROOM NAME / NUMBER DESIGNATION	1 A-201	ELEVATION NUMBER
101	DOOR NUMBER	1 A101	EXTERIOR ELEVATION SYMBOL
A	WINDOW / LOUVER TYPE		SHEET ON WHICH ELEVATION IS DRAWN
A	WALL TYPE	PLAN NORTH	PLAN NORTH
— —	ELEVATION TARGET	NORTH ARROW	NORTH ARROW
		TRUE NORTH	TRUE NORTH
		1 A-200	ELEVATION NUMBER
		4 A-200	INTERIOR ELEVATION SYMBOL
		2	SHEET ON WHICH ELEVATION IS DRAWN
		3	
		1 A-201	SECTION NUMBER
		1 A101	SECTION SYMBOL
		SIM	DETAIL NUMBER
		1 A101	DETAIL SYMBOL
			SHEET ON WHICH DETAIL IS DRAWN



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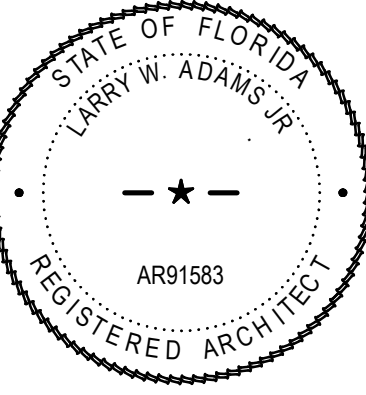
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01

SHEET DATE: 3/8/24

SHEET TITLE:

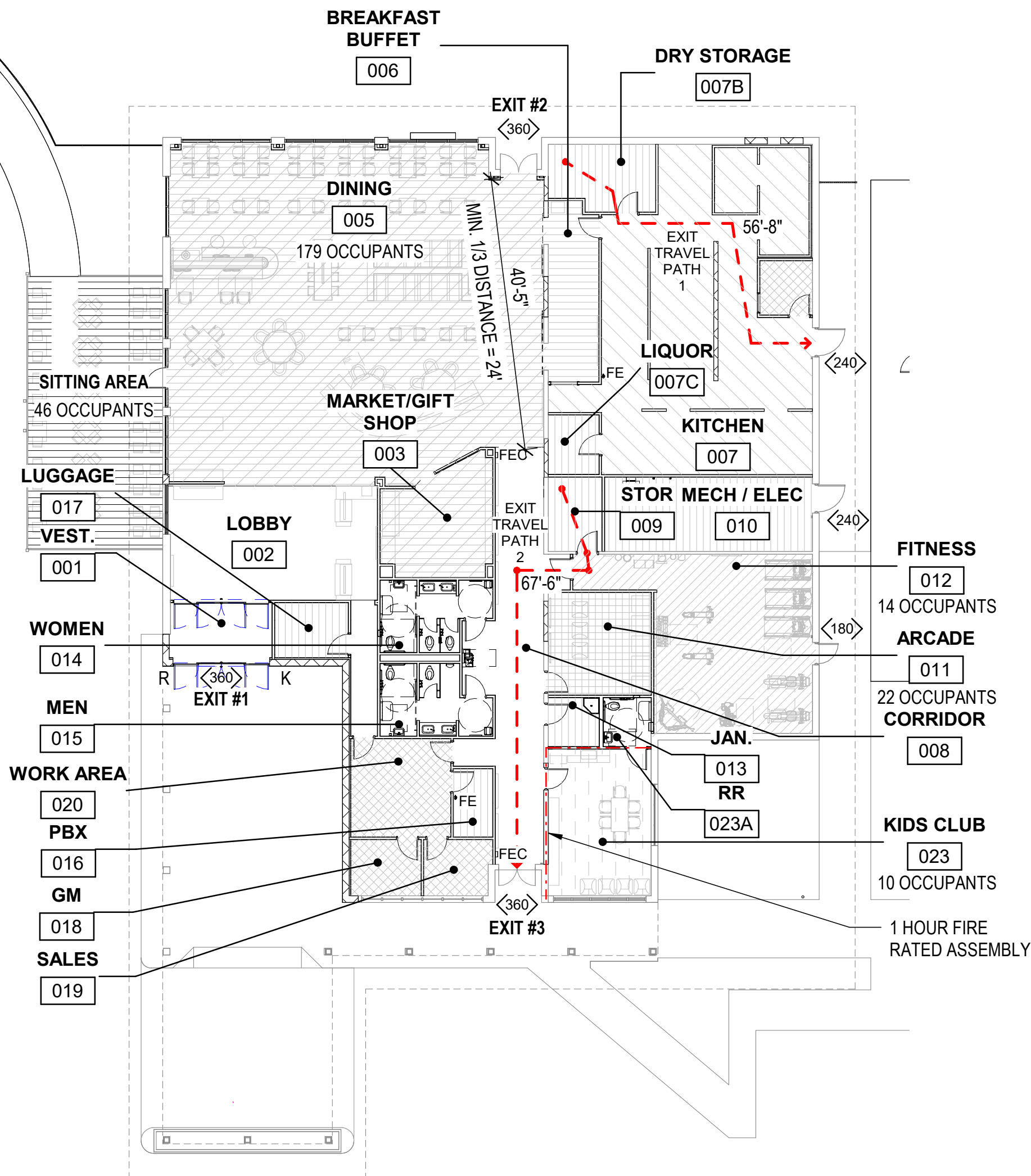
ABBREVIATIONS,
VICINITY MAP

SHEET:

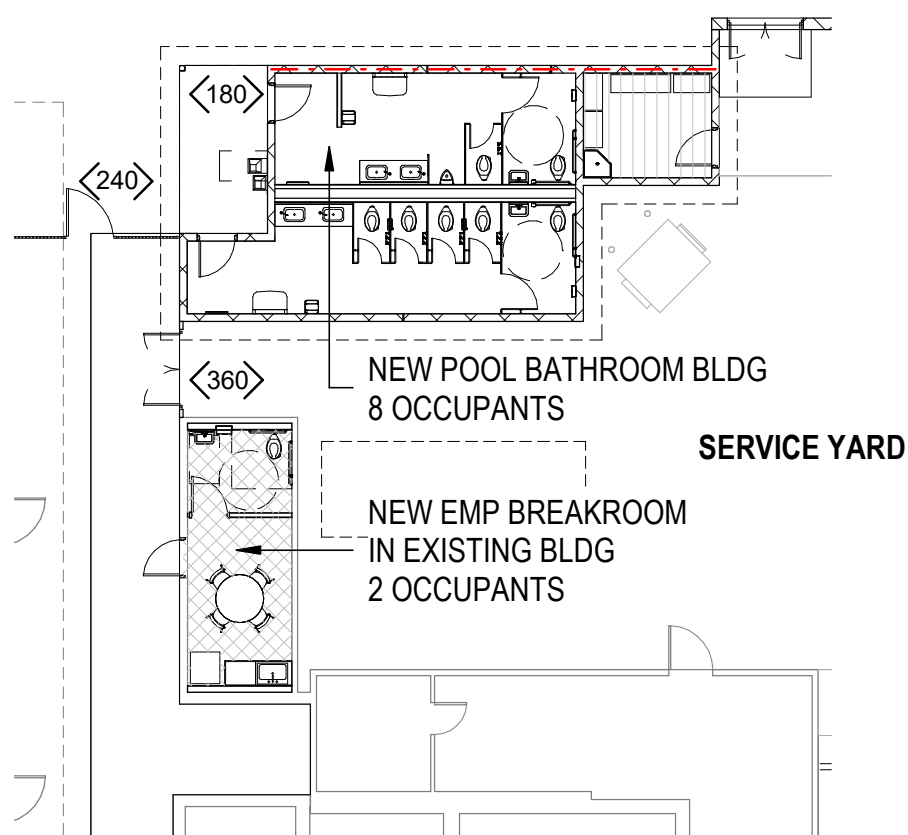
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CLUBHOUSE LIFE SAFETY PLAN
1
A-001
1/16" = 1'-0"



ACCESSORY BLDG EGRESS PLAN
2
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
	101
	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, 8TH EDITION
- NFPA 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 POOL 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	
	SUBTOTAL	926 SF/	61/GSF	=15	
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

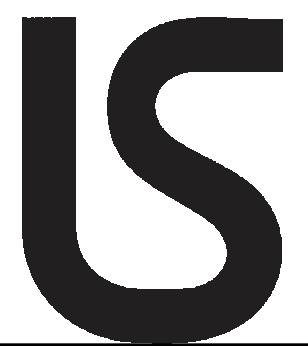
	BUSINESS
	DAY CARE
	GAMING
	KITCHEN
	LOCKER
	MERCANTILE
	STORAGE
	UNCONC ASSEMBLY

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"

Grace Design Studios



OCEAN COAST HOTEL

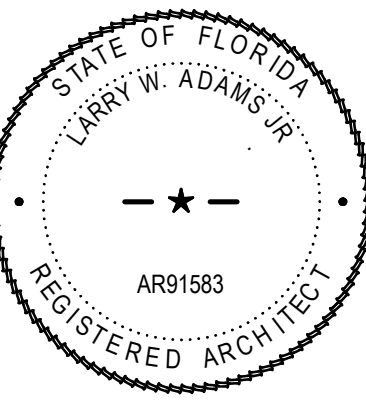
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

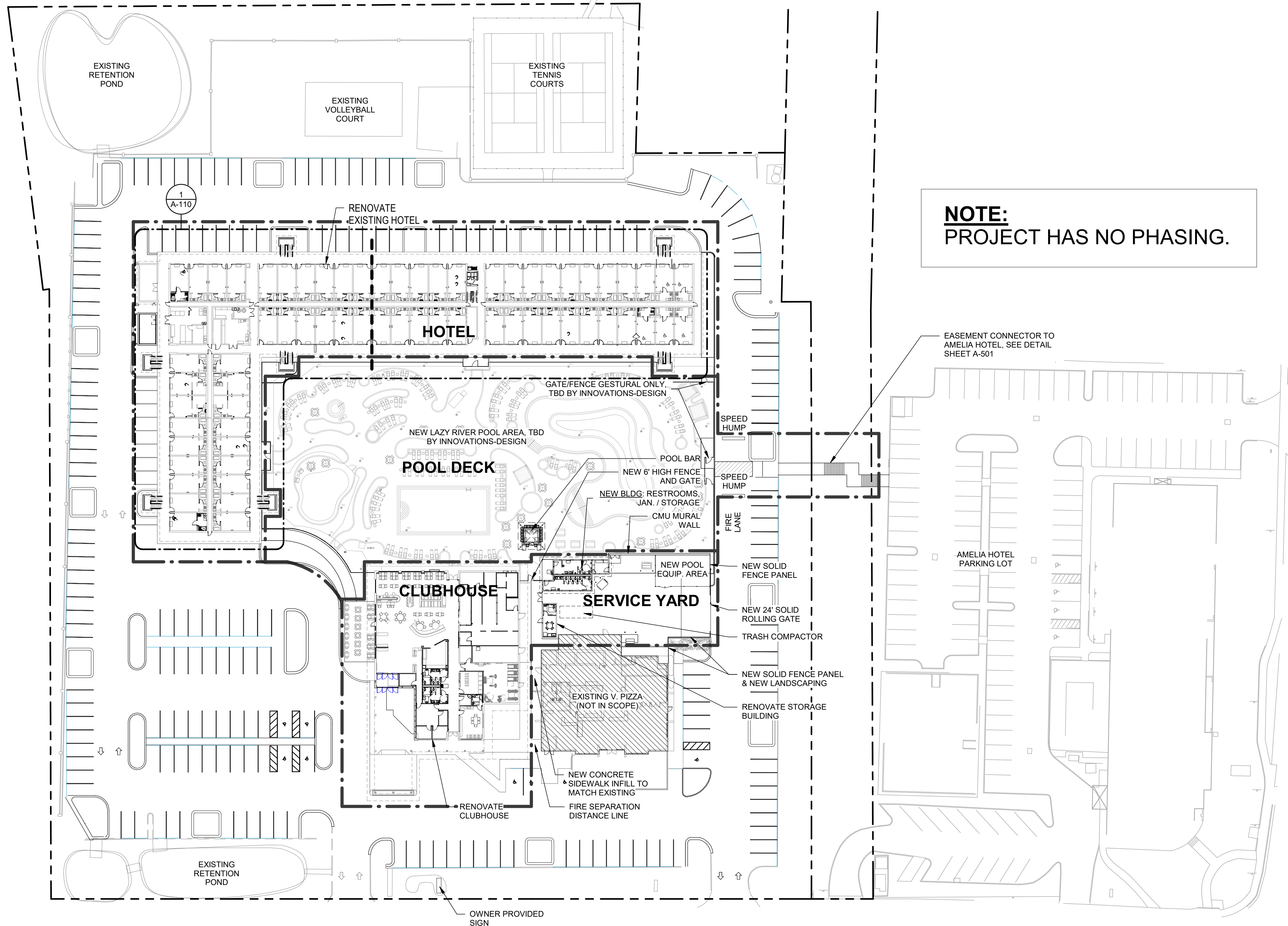
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CLUBHOUSE LIFE
SAFETY
INFORMATION AND
PLANS

SHEET:

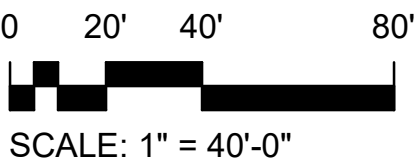
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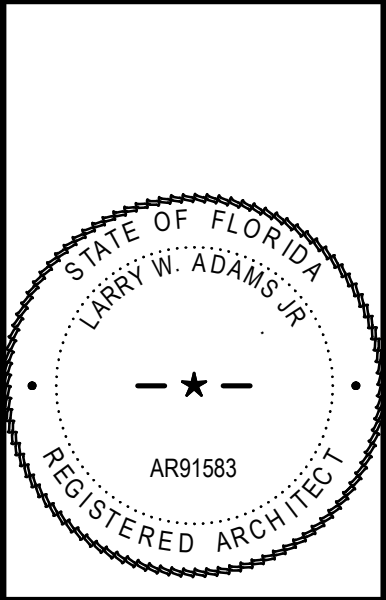
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NOTE:
PROJECT HAS NO PHASING.



REVISIONS:



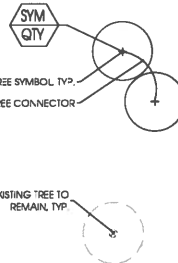
THE CONTRACTOR SHALL REDUPLY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANNING INFORMATION. ALL EXISTING PLANS SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THE PLANS.

2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COVERS 48 HOURS IN ADVANCE PRIOR TO BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, ETC. PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

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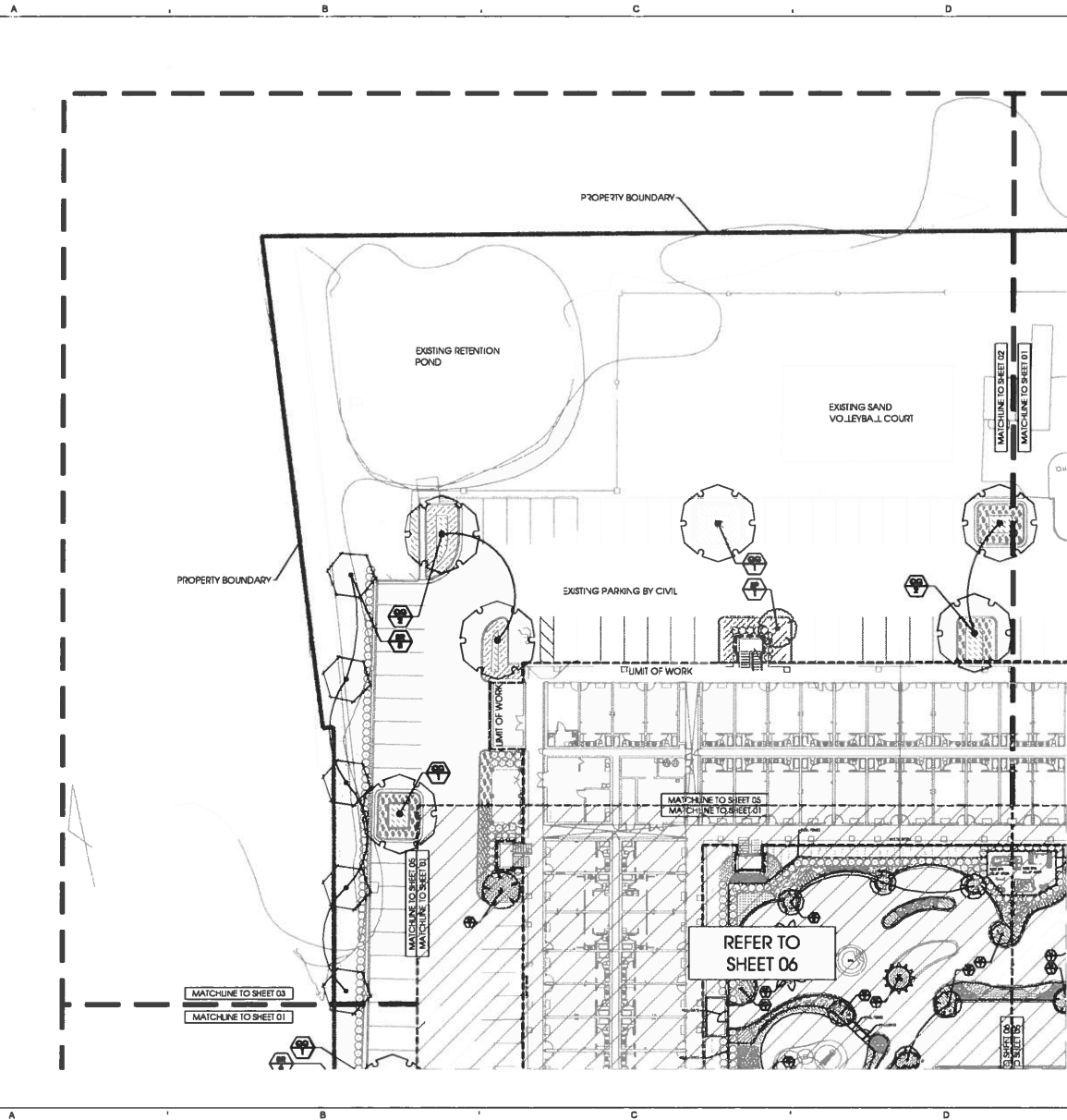
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LARGE TREES					
BR	18	Betula nigra	River Birch	3" CAL., 12-14' HT. Multi Trunk	
QG	25	Quercus geminata	Sand Live Oak	2" CAL., 10' HT.	
PALMS					
BC	4	Busa capitata	Pindo Palm	14' HT	
LC	2	Livistona chinensis	Chinese Fan Palm	8' C.T. Multi Trunk	
SP	30	Sabal palmetto	Cabbage Palmetto	16' - 18' C.T	
XN	4	x Butegrus nabonnandi	Mule Palm	8'-10', C.T., Heavy Trunk	
UNDERSTORY / FLOWERING TREES					
UM	2	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	8' HT., Multi Trunk	
LJ	7	Ligustrum japonicum	Japanese Privet	2' Cal. 8' HT.	
MC2	13	Morella cerifera	Wax Myrtle	2' Cal. 8' HT. Multi Trunk	
HEDGE					
PT	133	Pittosporum tobira	Japanese Pittosporum	24" HT. X 24" SPD.	AS SHOWN
PM	86	Podocarpus macrophyllus	Podocarpus	24" HT. X 24" SPD.	AS SHOWN
VO	481	Viburnum ovobatum	Walter's Viburnum	18" HT. X 18" SPD	AS SHOWN
ACCENTS					
PS	84	Philodendron Selloum	Cut leaf Philodendron	24" HT. X 24" SPD.	AS SHOWN
YN	17	Yucca neomexicana	New Mexico Spanish Bayonet	36" HT. X 36" SPD	AS SHOWN
SHRUB AREAS					
IV	51	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18" HT, 18" SPD	24" o.c.
PX	105	Philodendron xanadu	Xanadu Philodendron	24" HT. X 24" SPD	24" o.c.
PV	61	Pittosporum tobira 'Variegata'	Variegated Japanese Pittosporum	18" HT, 18" SPD	30" o.c.
RI	436	Rhaphiolepis indica	Indian Hawthorn	18" HT, 18" SPD	24" o.c.
RF	136	Rhododendron x 'Fashion'	Fashion Azalea	24" HT. X 24" SPD.	24" o.c.
RR	30	Rosa x 'Mergalio'	Red Drift® Groundcover Rose	18" HT, 18" SPD	18" o.c.
ZP	70	Zamia pumila	Coontie	18" HT, 18" SPD	36" o.c.
GROUND COVERS					
ANN	114	ANN	Annulars	4" Gal Pot, Full	18" o.c.
DI	451	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	16 HT	24" o.c.
OT	137	Dietes indicides	White African Iris	1 GAL FULL POT	24" o.c.
EG	842	Evolvulus glomeratus 'Blue Daze'	Brazilian Dwarf Morning Glory	8" HT. X 12" SPD	18" o.c.
JP	455	Juniperus chinensis 'Parsoni'	Parsoni Juniper	12" HT. X 18" SPD	18" o.c.
LM	861	Liriope muscari 'Emerald Goddess'	Evergreen Liriope	18" HT	18" o.c.
GRASSES					
MC	120	Muhlenbergia capillaris	Pink Muhly Grass	24" HT. X 24" SPD	30" o.c.
SB	48	Tripsacum dactyloides	Sand Core Grass	18" HT, 18" SPD	36" o.c.
TURF					
SOD	23.76 sf	Stenotaphrum secundatum	St. Augustine Grass	Sod (Rolled, No Gaps)	

KEY FOR TYP. CALLOUT



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PLANT LIST		
SYMBOL	KEY	COMMON NAME
CANOPY TREES		
BR	River Birch	
QG	Santa Live Oak	
PALMS		
BC	Pindo Palm	
LC	Chinese Fan Palm	
SP	Sabal Palm	
XN	Mule Palm	
UNDERSTORY TREES		
LIM	Muskegee Crepe Myrtle	
LJ	Japanese Privet	
MC2	Wax Myrtle	



OCEAN COAST HOTEL
2707 SANDLER ROAD
FERNANDINA BEACH, FLORIDA



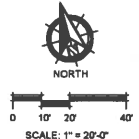
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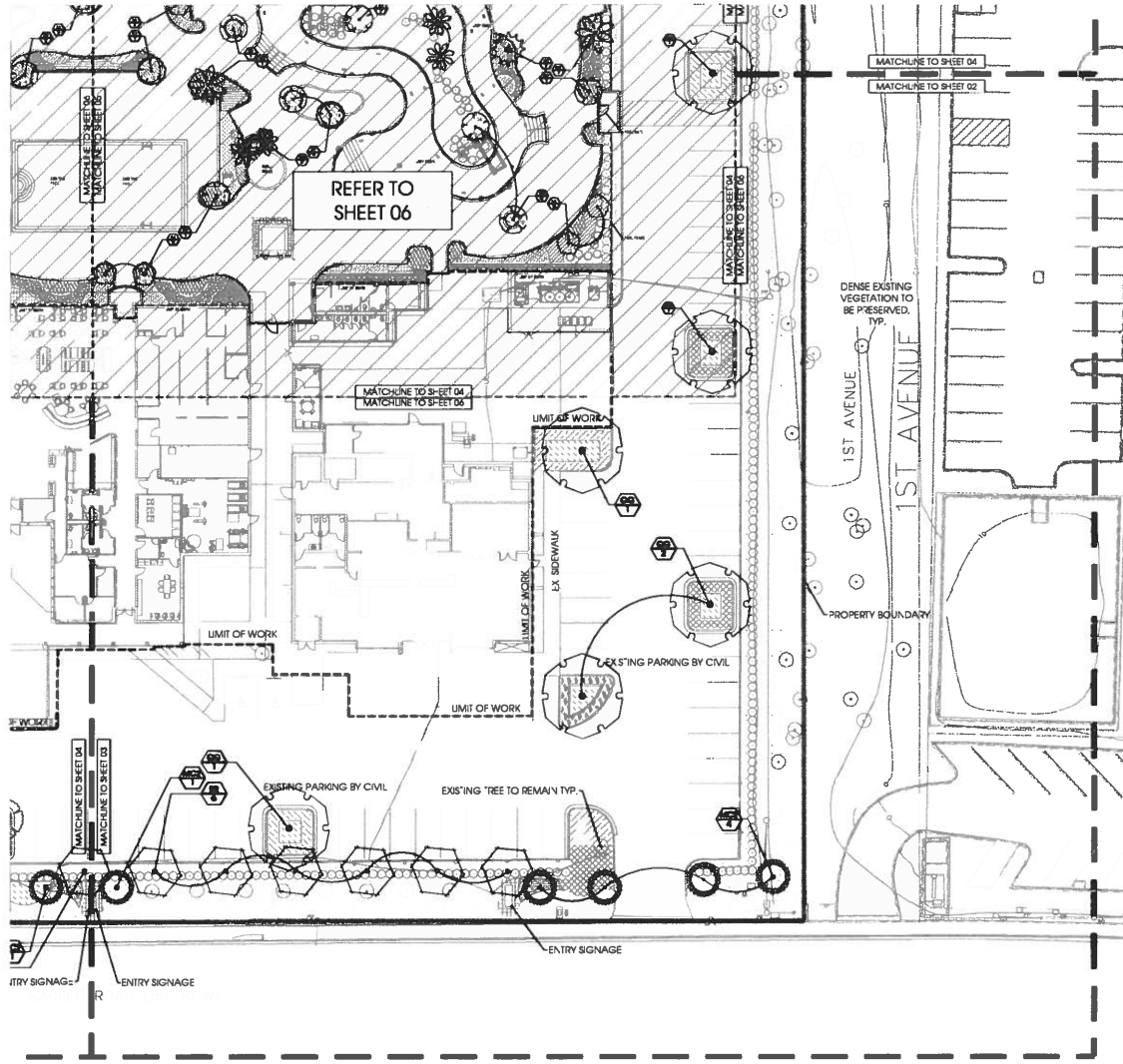
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DATE
BY
APP

PROJECT NO. 22081
SHEET DATE 06/09/2024

SHEET TITLE
LANDSCAPE
TREE PLAN

SHEET
LT-01





PLANT LIST		
SYMBOL	KEY	COMMON NAME
CANOPY TREES		
BR	BR	River Birch
QO	QO	Santa Live Oak
PALMS		
BC	BC	Pindo Palm
LC	LC	Chinese Fan Palm
SP	SP	Sabal Palm
XN	XN	Mule Palm
UNDERSTORY TREES		
UM	UM	Muskegee Crepe Myrtle
UJ	UJ	Japanese Privet
MC2	MC2	Wax Myrtle



OCEAN COAST HOTEL
2707 SADDLER ROAD
FERNANDINA BEACH, FLORIDA



REVISION	DATE	BY	APP

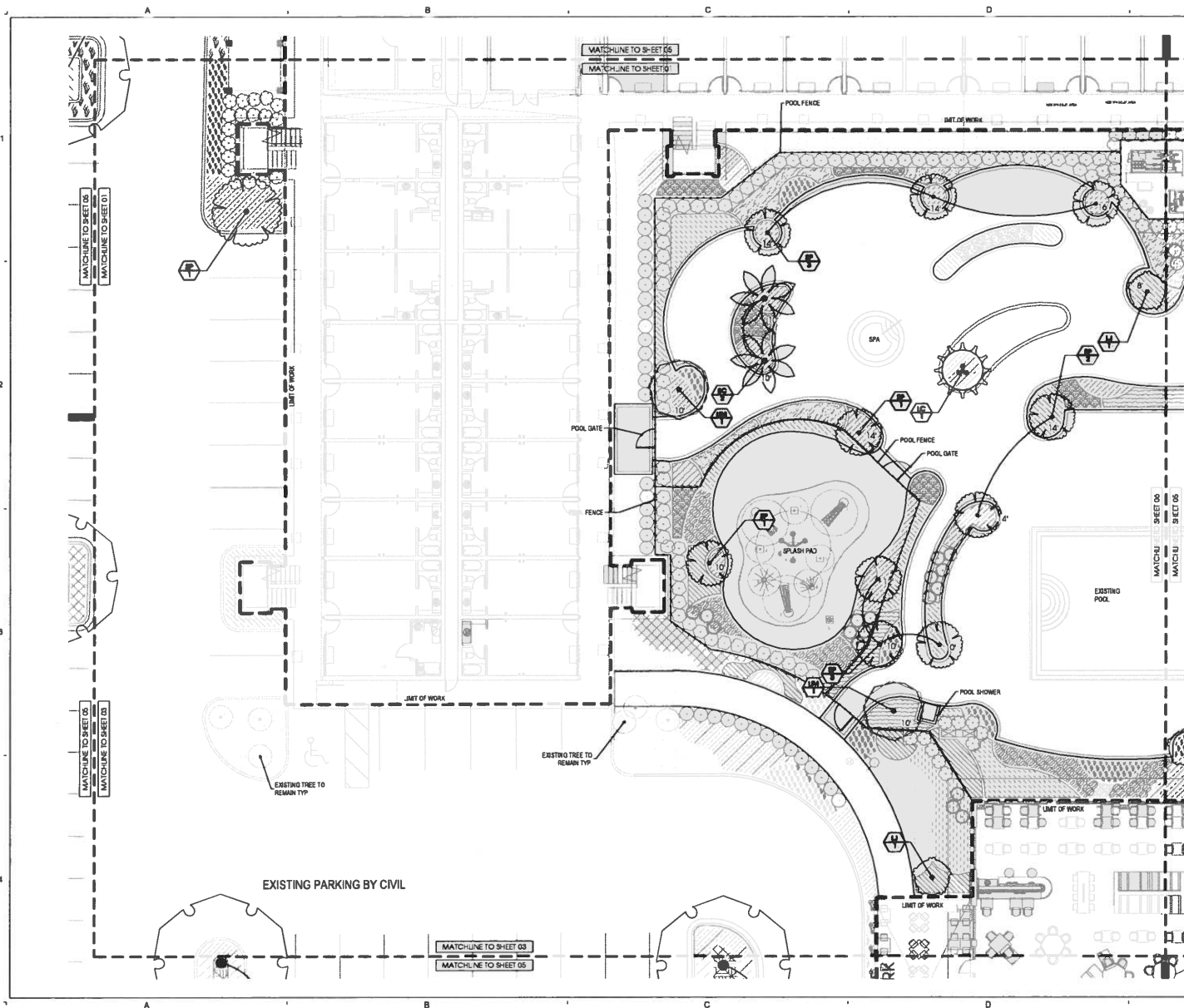
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DRAWN BY
CHECKED BY
APPROVED BY

PROJECT NO. 22891

SHEET DATE 08/09/2024

SHEET TITLE
LANDSCAPE
TREE PLAN

SHEET
LT-04



PLANT LIST		
SYM.	KEY	COMMON NAME
CANOPY TREES		
BR		River Birch
QG		Santa Live Oak
PALMS		
BC		Pindo Palm
LC		Chinese Fan Palm
SP		Sabal Palm
XN		Mule Palm
UNDERSTORY TREES		
UM		Muskogee Crepe Myrtle
LJ		Japanese Privet
MC2		Wax Myrtle



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA



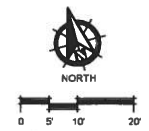
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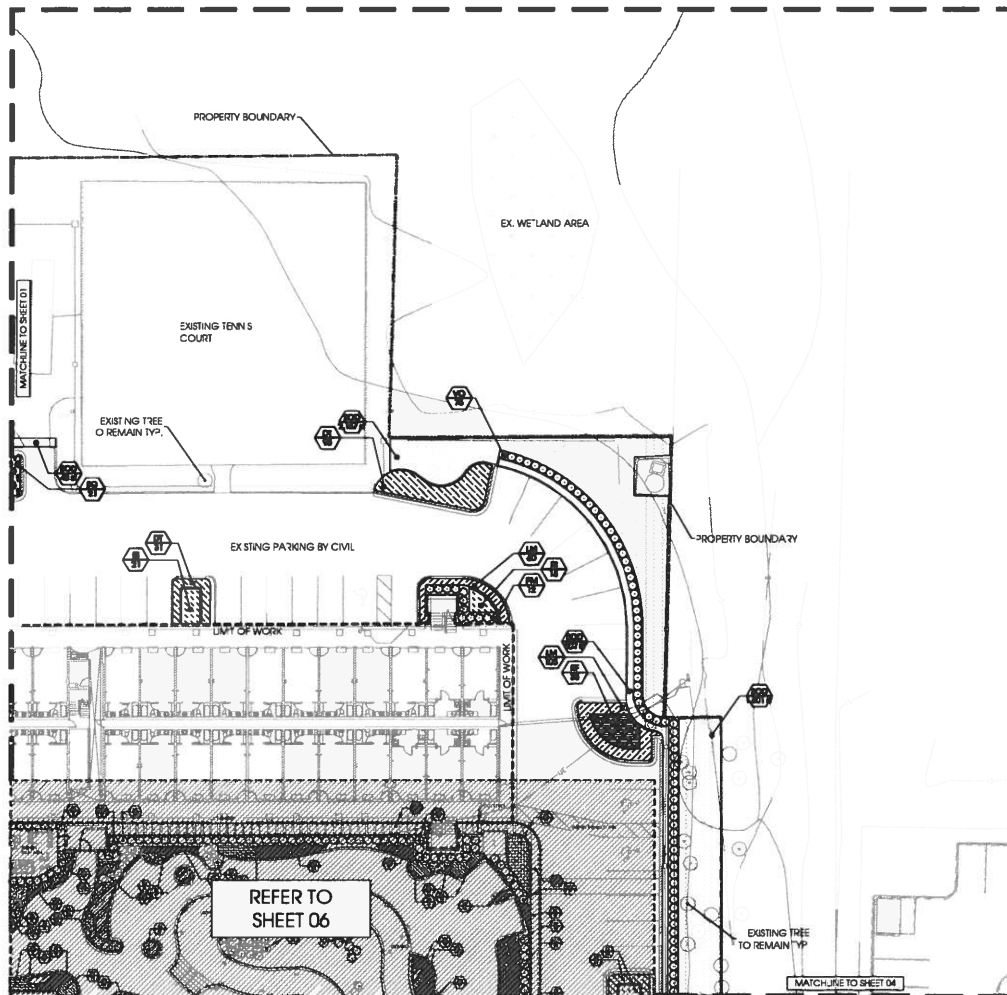
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DATE: 06/05/2024

PROJECT NO: 22091

SHEET TITLE
LANDSCAPE TREE PLAN

SHEET
LT-05





PLANT LIST	
KEY	COMMON NAME
EDGE	
PT	Japanese Pittosporum
PM	Podocarpus
VO	Water's Vitiumum
ACCENTS	
PS	Cut Leaf Philodendron
YN	New Mexico Spanish Bayonet
SHRUB AREAS	
IV	Dwarf Yaupon Holly
PX	Xanadu Philodendron
PV	Variiegated Japanese Pittosporum
RI	Indian Hawthorn
RF	Fashion Azalea
RR	Red Drift Groundcover Rose
ZP	Coontie
GROUND COVER	
ANN	Annua
DT	Blueberry Flax Lily
DI	White African Iris
EG	Brazilian Dwarf Morning Glory
JP	Panani Juniper
JM	Evergreen Jade
GRASSES	
MC	Pink Muhly Grass
SB	Sand Cord Grass
TURF	
SOD	St. Augustine Grass



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA



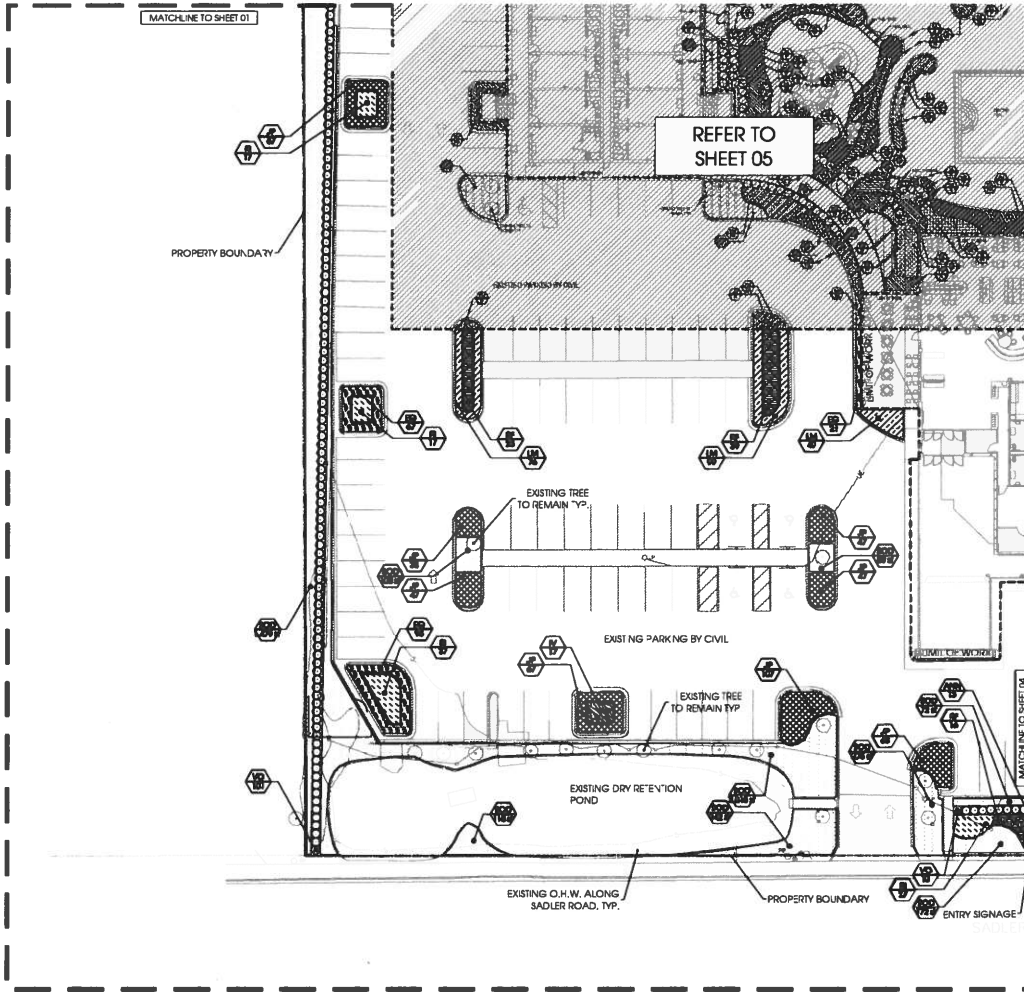
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REVISIONS

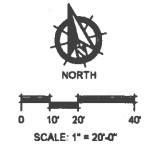
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DATE 06/20/2024

SHEET TITLE
LANDSCAPE SHRUB PLAN

SHEET
LS-02



PLANT LIST	
KEY	COMMON NAME
EDGE	
PT	Japanese Pittosporum
PM	Podocarpus
VO	Water's Vauvium
ACCENTS	
PS	Cut Leaf Philodendron
YN	New Mexico Spanish Bayonet
SHRUB AREAS	
IV	Dwarf Yaupon Holly
PX	Xanadu Philodendron
PV	Variiegated Japanese Pittosporum
SI	Indian Hawthorn
BF	Fashion Azalea
RR	Red Drift Groundcover Rose
ZP	Ceanothus
GROUND COVER	
ANN	Annular
DT	Blueberry Flax Lily
DI	White African Iris
EG	Brazilian Dwarf Morning Glory
JP	Parson Juniper
LM	Evergreen Juncos
GRASSES	
MC	Pink Muhly Grass
SB	Sand Cord Grass
TURF	
SOD	St. Augustine Grass



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

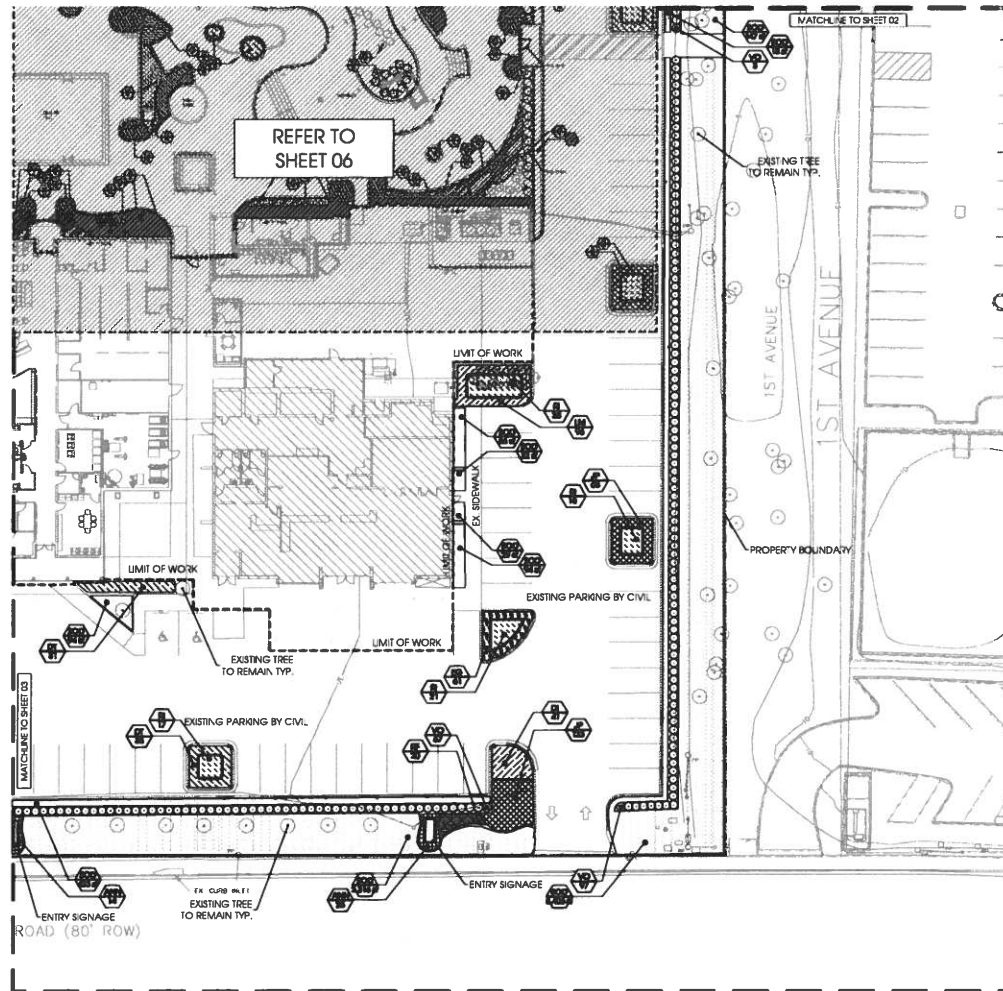
REVISIONS

SIGNATURE AND SEAL

PROJECT NO: 22087
DATE: 05/02/2024

SHEET TITLE: LANDSCAPE SHRUB PLAN

SHEET: LS-03



PLANT LIST	
KEY	COMMON NAME
T-EDGE	
PT	Japanese Pittosporum
PM	Podocarpus
VO	Water's Viburnum
ACCENTS	
PS	Cut Leaf Philodendron
YN	New Mexico Spanish Bayonet
SHRUB AREAS	
IV	Dwarf Yaupon Holly
PX	Xanadu Philodendron
PV	Variiegated Japanese Pittosporum
SI	Indian Hawthorn
SI	Fashion Azalea
OR	Red Drift Groundcover Rose
ZP	Coonite
GROUND COVER	
ANN	Annuate
DT	Blueberry Flax Lily
DI	White African Iris
EG	Brazilian Dwarf Morning Glory
JP	Panama Juniper
LM	Evergreen Jade
GRASSES	
MC	Pink Muhly Grass
SB	Sand Cord Grass
TURF	
SOD	St. Augustine Grass

OCEAN COAST HOTEL
2707 SANDLER ROAD
FERNANDINA BEACH, FLORIDA

REVISION	DATE	BY	CHKD

DESIGNED AND DRAWN BY: [Signature]

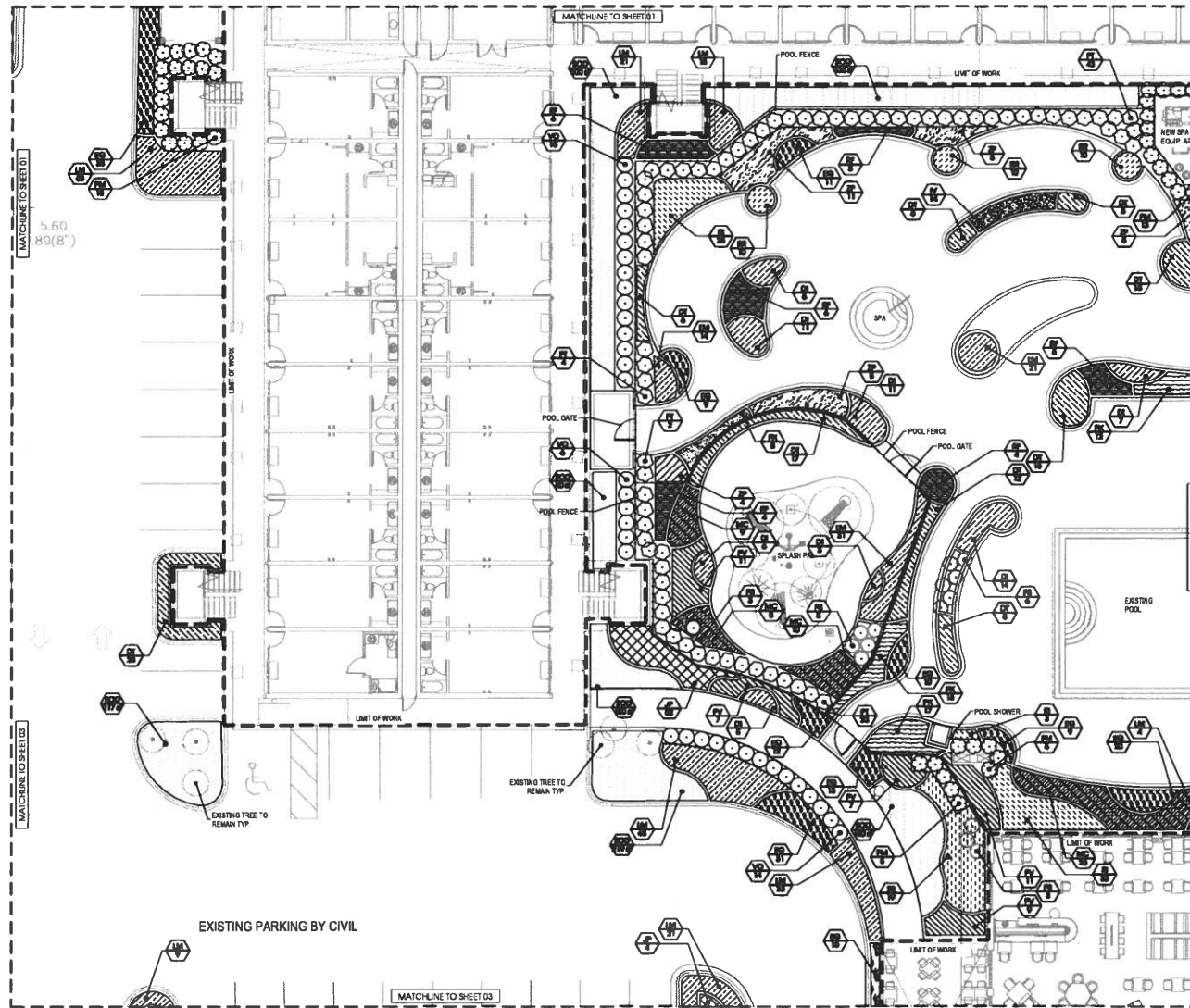
PROJECT NO: 22087
DATE: 08/20/2024

SHEET TITLE:
LANDSCAPE SHRUB PLAN

SHEET:
LS-04

D:\PROJECTS\2024\20240820\20240820-01_Ocean Coast Hotel_Landscape\LS-04.dwg

10/20/2024 1:11 PM



PLANT LIST	
KEY	COMMON NAME
EDGE	
PT	Japanese Pittosporum
PM	Podocarpus
VO	Walter's Viburnum
ACCENTS	
PS	Cut Leaf Philodendron
YN	New Mexico Spanish Bayonet
SHRUB AREAS	
IV	Dwarf Yaupon Holly
PX	Xanadu Philodendron
PV	Variiegated Japanese Pittosporum
Ri	Indian Hawthorn
RF	Fashion Azalea
RR	Red Drift Groundcover Rose
ZP	Coontie
GROUND COVER	
ANN	Annals
DT	Blueberry Rat Lily
DI	White African Iris
EG	Brazilian Dwarf Morning Glory
JP	Panama Juniper
LM	Evergreen Juncus
GRASSES	
MC	Pink Muhly Grass
SB	Sand Cord Grass
TURF	
SOD	St. Augustine Grass



OCEAN COAST HOTEL
2377 SABLES ROAD
FERNANDINA BEACH, FLORIDA



REVISION	DATE	BY	APP

DESIGNER AND SEAL

1/11/2023 11:11 PM

PROJECT NO. 22087

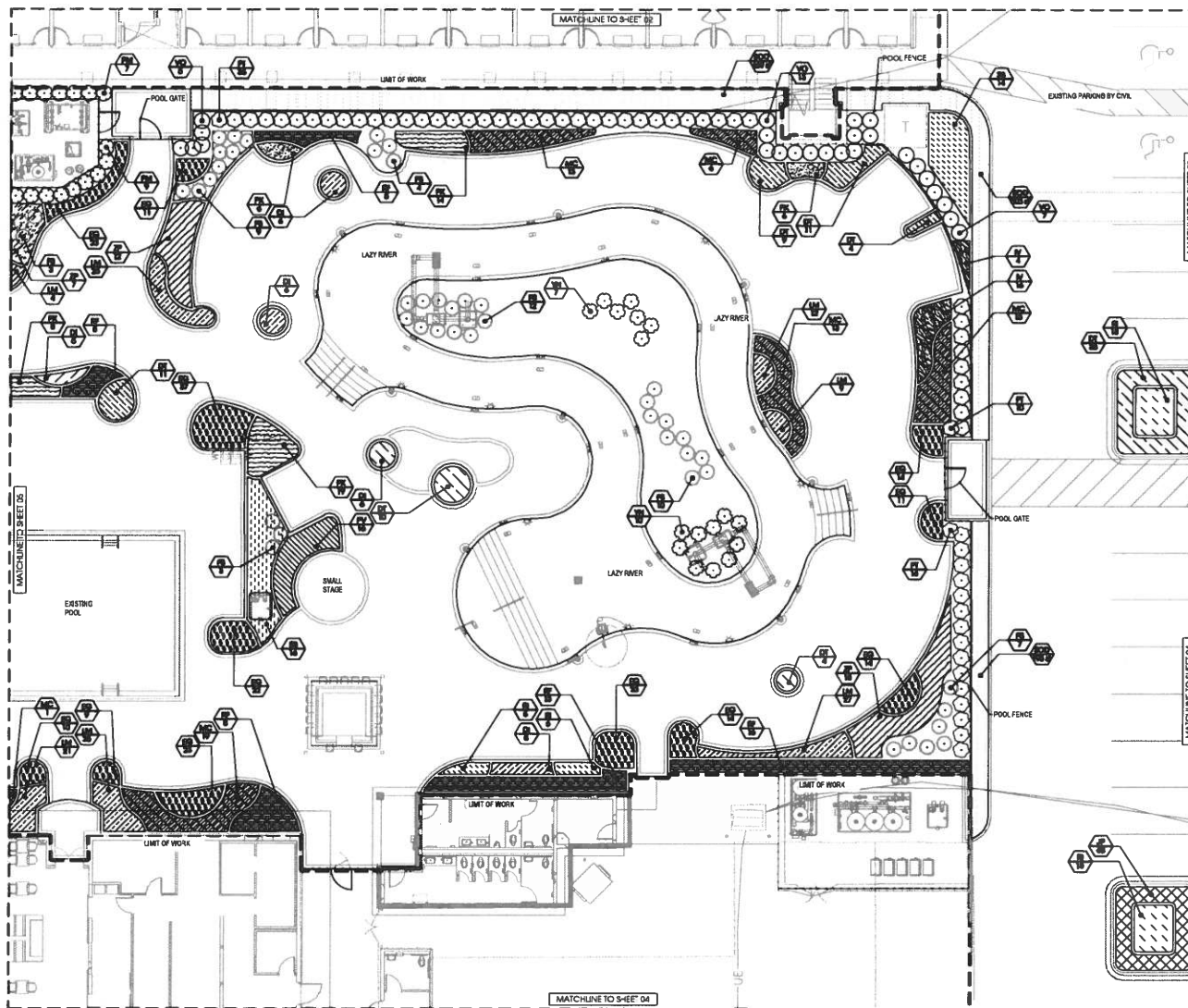
SHEET NO. 06/000024

SHEET TITLE

LANDSCAPE SHRUB PLAN

SHEET

LS-05



PLANT LIST	
KEY	COMMON NAME
HEDGE	
PT	Japanese Pittosporum
PM	Podocarpus
VO	Water's Viburnum
ACCENTS	
PS	Cut Leaf Philodendron
VN	New Mexico Spanish Bayonet
SHRUB AREAS	
IV	Dwarf Yaupon Holly
PK	Kanadu Philodendron
PV	Variiegated Japanese Pittosporum
RI	Indian Hawthorn
RF	Fashion Azalea
RR	Red Drift Groundcover Rose
ZP	Coontie
GROUND COVER	
ANN	Annals
DT	Blueberry Fox Lily
D	White African Iris
EG	Brazilian Dwarf Morning Glory
JP	Panama Juniper
LM	Evergreen Urtica
GRASSES	
MC	Pink Muhly Grass
SB	Sand Cord Grass
TURF	
SCD	St. Augustine Grass



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA



REVISIONS



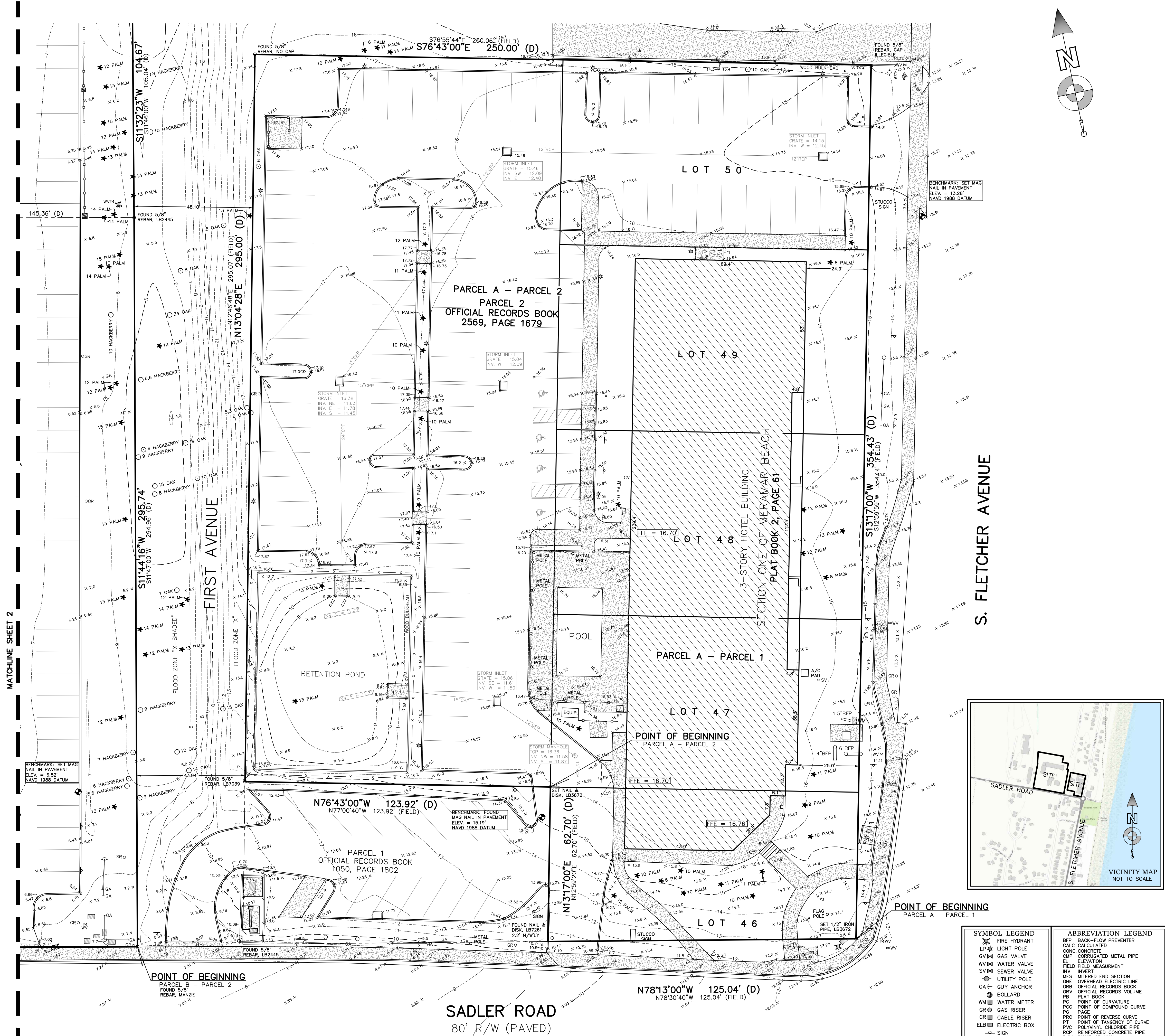
PROJECT NO. 22007
SHEET DATE 06/20/2024

SHEET TITLE
LANDSCAPE SHRUB PLAN

SHEET
LS-06



MAP SHOWING SURVEY OF



PARCEL A

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

PARCEL ONE - ALL OF LOTS NUMBERED 46, 47, 48, 49 AND 50, IN SECTION ONE OF MIRAMAR BEACH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWO - ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 29 EAST, NASSAU COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 47, IN SECTION ONE, OF MIRAMAR BEACH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND RUNNING THENCE IN A NORTHERLY DIRECTION PARALLEL TO FLETCHER AVENUE FOR 295 FEET TO THE NORTHWEST CORNER OF LOT 50, SECTION ONE OF MIRAMAR BEACH SUBDIVISION AS AFORESAID, THENCE IN A WESTERLY DIRECTION ALONG AN EXTENSION OR PROLONGATION OF THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 125 FEET, THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FLETCHER AVENUE, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS SURVEYED:

A PARCEL OF LAND SITUATE IN THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, KNOWN AND DESCRIBED AS:

ALL OF LOTS 46, 47, 48, 49 AND 50, "SECTION ONE OF MIRAMAR BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 29 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, "SECTION ONE OF MIRAMAR BEACH", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THENCE NORTH 78°13'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 46, A DISTANCE OF 125.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE NORTH 131°7'00" EAST, ALONG THE WEST LINE OF SAID LOT 46, A DISTANCE OF 62.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE NORTH 76°43'00" WEST, A DISTANCE OF 123.92 FEET ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1050, PAGE 1802, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 130°42'28" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FIRST AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), A DISTANCE OF 295.00 FEET; THENCE SOUTH 78°43'00" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 50 AND ALONG THE NORTHERLY LINE OF SAID LOT 50, A DISTANCE OF 250.00 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLETCHER AVENUE (A 75 FOOT RIGHT-OF-WAY), THENCE SOUTH 131°7'00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLETCHER AVENUE (A 75 FOOT RIGHT-OF-WAY), A DISTANCE OF 354.43 FEET TO THE POINT OF BEGINNING.

PARCEL B

PARCEL 1: (FEE SIMPLE ESTATE)

ALL OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA KNOWN AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF LOT 1 AND LOT 2, ALL OF LOT 3, LOT 4 AND LOT 5, BLOCK ONE, SADLER ESTATES, NASSAU COUNTY, FLORIDA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 3 NORTH, RANGE 29 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK ONE, SADLER ESTATES, AFOREMENTIONED; THENCE SOUTH 11 DEGREES, 46 MINUTES, 00 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY ALONG AN UNNAMED STREET (HAVING A 40 FOOT RIGHT OF WAY), A DISTANCE OF 105.04 FEET TO AN IRON; THENCE NORTH 77 DEGREES, 49 MINUTES, 21 SECONDS WEST, A DISTANCE OF 145.36 FEET TO AN IRON; THENCE SOUTH 12 DEGREES, 09 MINUTES, 03 SECONDS WEST, A DISTANCE OF 63.31 FEET TO AN IRON; THENCE NORTH 77 DEGREES, 21 MINUTES, 43 SECONDS WEST, A DISTANCE OF 40.25 FEET TO AN IRON; THENCE SOUTH 12 DEGREES, 09 MINUTES, 03 SECONDS WEST, A DISTANCE OF 233.30 FEET TO AN IRON ON THE NORTHERLY RIGHT OF WAY OF SADLER ROAD (HAVING A 80 FOOT RIGHT OF WAY); THENCE NORTH 77 DEGREES, 14 MINUTES, 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 322.31 FEET TO AN IRON, AND THE SOUTHWEST CORNER OF LOT 5, BLOCK ONE, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 11 DEGREES, 46 MINUTES, 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 400.00 FEET TO AN IRON; THENCE CONTINUE NORTH 11 DEGREES, 46 MINUTES, 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO AN IRON AND THE NORTHEAST CORNER OF LOT 6, BLOCK ONE, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 78 DEGREES, 14 MINUTES, 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 5.00 FEET TO AN IRON; THENCE NORTH 12 DEGREES, 09 MINUTES, 03 SECONDS EAST, A DISTANCE OF 63.31 FEET TO AN IRON; THENCE SOUTH 77 DEGREES, 49 MINUTES, 21 SECONDS EAST, A DISTANCE OF 145.36 FEET TO AN IRON ON THE WESTERLY RIGHT OF WAY OF AN UNNAMED STREET (HAVING A 40 FOOT RIGHT OF WAY); THENCE SOUTH 11 DEGREES, 46 MINUTES, 00 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 294.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (FEE SIMPLE ESTATE)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF LOT 1 AND LOT 2, BLOCK ONE, SADLER ESTATES, NASSAU COUNTY, FLORIDA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK ONE, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 78 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY OF SADLER ROAD (HAVING AN 80 FOOT RIGHT OF WAY) A DISTANCE OF 187.69 FEET TO AN IRON; THENCE NORTH 12 DEGREES 09 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.30 FEET TO AN IRON; THENCE SOUTH 77 DEGREES 21 MINUTES 43 SECONDS EAST, A DISTANCE OF 40.25 FEET TO AN IRON; THENCE NORTH 12 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 63.31 FEET TO AN IRON; THENCE SOUTH 77 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 145.36 FEET TO AN IRON ON THE WESTERLY RIGHT OF WAY OF AN UNNAMED STREET (HAVING A 40 FOOT RIGHT OF WAY); THENCE SOUTH 11 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 294.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 1897, AS AMENDED BY AMENDMENT TO DECLARATION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 853, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

BEING MORE PARTICULARLY DESCRIBED AS SURVEYED:

PARCEL 1: (FEE SIMPLE ESTATE)

ALL OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA KNOWN AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF LOT 1 AND LOT 2, BLOCK ONE, SADLER ESTATES, NASSAU COUNTY, FLORIDA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 3 NORTH, RANGE 29 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 11 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF FIRST AVENUE (A VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 104.67 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE NORTH 78 DEGREES, 15 MINUTES, 25 SECONDS WEST, A DISTANCE OF 145.55 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE NORTH 12 DEGREES, 08 MINUTES, 08 SECONDS WEST, A DISTANCE OF 63.28 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE NORTH 77 DEGREES, 27 MINUTES, 42 SECONDS WEST, A DISTANCE OF 40.35 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE SOUTH 12 DEGREES, 07 MINUTES, 48 SECONDS WEST, A DISTANCE OF 233.40 FEET TO A 5/8" IRON ROD AND CAP (LS-2445) ON THE NORTHERLY RIGHT OF WAY OF SADLER ROAD (HAVING A 80 FOOT RIGHT OF WAY); THENCE NORTH 78 DEGREES, 14 MINUTES, 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 322.31 FEET TO A 5/8" IRON ROD AND CAP (LS-2445), AND THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 11 DEGREES, 36 MINUTES, 15 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUE NORTH 11 DEGREES, 36 MINUTES, 15 SECONDS EAST, A DISTANCE OF 8.91 FEET TO A 5/8" IRON ROD AND CAP (MANZIE LB-7039) AND THE NORTHEAST CORNER OF LOT 6, BLOCK 1, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 84 DEGREES, 54 MINUTES, 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.22 FEET TO A 5/8" IRON ROD AND CAP (MANZIE LB-7039); THENCE NORTH 04 DEGREES, 42 MINUTES, 39 SECONDS EAST, A DISTANCE OF 191.13 FEET TO A 5/8" IRON ROD AND CAP; THENCE SOUTH 78 DEGREES, 32 MINUTES, 33 SECONDS EAST, A DISTANCE OF 423.71 FEET TO A 5/8" IRON ROD AND CAP (MANZIE LB-7039); THENCE SOUTH 13 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 100.41 FEET TO A 5/8" IRON ROD AND CAP (MANZIE LB-7039); THENCE SOUTH 78 DEGREES, 26 MINUTES, 32 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE SOUTH 13 DEGREES, 05 MINUTES, 04 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF FIRST AVENUE (A VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 100.05 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE SOUTH 78 DEGREES, 28 MINUTES, 45 SECONDS EAST, A DISTANCE OF 19.73 FEET TO A 5/8" IRON ROD AND CAP (LS-2445) AND THE POINT OF BEGINNING.

PARCEL 2: (FEE SIMPLE ESTATE)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF LOT 1 AND LOT 2, BLOCK 1, SADLER ESTATES, NASSAU COUNTY, FLORIDA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SADLER ESTATES, AFOREMENTIONED; THENCE NORTH 78 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY OF SADLER ROAD (HAVING AN 80 FOOT RIGHT OF WAY) A DISTANCE OF 187.69 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE NORTH 12 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 233.40 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE SOUTH 77 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 40.35 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE NORTH 12 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 63.28 FEET TO A 5/8" IRON ROD AND CAP (LS-2445); THENCE SOUTH 78 DEGREES 05 MINUTES 25 SECONDS EAST, A DISTANCE OF 145.55 FEET TO A 5/8" IRON ROD AND CAP (LS-2445) ON THE WESTERLY RIGHT OF WAY LINE OF FIRST AVENUE (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 11 DEGREES 47 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 295.77 FEET TO A 5/8" IRON ROD AND CAP (MANZIE LB-7039) AND THE POINT OF BEGINNING.

PARCEL 3 (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 1897, AS AMENDED BY AMENDMENT TO DECLARATION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 853, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

SYMBOL LEGEND

LP-X FIRE HYDRANT
OV-M GAS VALVE
WV-M WATER VALVE
SV-M SEWER VALVE
GA-H GUY ANCHOR
WM-B WATER METER
GR-G GAS RISER
CR-B CABLE RISER
EL-B ELECTRIC BOX
-S- SIGN
-T- TRANSFORMER
-M- MANHOLE

ABBREVIATION LEGEND

BFP BACK-FLOW PREVENTER
CALD CALCULATED
CONC CONCRETE
CMP CORRUGATED METAL PIPE
EL ELEVATION
FEL FIELD MEASUREMENT
INV INVERT
MES METERED END SECTION
OIE OVERHEAD ELECTRIC LINE
ORB OFFICIAL RECORDS BOOK
ORV OFFICIAL RECORDS VOLUME
PB PLAT BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVE
L1/2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM, LOCATIONS AS SHOWN
RPT POINT OF REVERSE CURVE
PT POINT OF TANGENCY OF CURVE
PVC POLYETHYLENE CHLORIDE PIPE
RFP REINFORCED CONCRETE PIPE
R/W RIGHT-OF-WAY
NAVD NORTH AMERICAN VERTICAL DATUM

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF SADLER ROAD AS NORTH 78°14'00" WEST PER DEEDS OF RECORD.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED, EXCEPT THOSE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN IS BY ABOVE GROUND MARKERS PLACED BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS OR OWNERSHIP WERE FURNISHED TO THE UNDERSIGNED, EXCEPT AS SHOWN HEREON.
6. BENCHMARKS AS SHOWN HEREON WERE ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP8S L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM, LOCATIONS AS SHOWN.
7. THE CONVERSION FROM NAVD 1988 DATUM TO NAVD 1929 DATUM IS +1.15 FEET.
8. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X-Y-SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD), AND FLOOD ZONE "AE" (ONE PER CENT), AS SCALED FROM THE FLOOD INSURANCE RATE MAP NUMBER (FIRM) 12080C02396, EFFECTIVE 08/02/2017 FOR THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:
SOUTHEAST ENGINEERING GROUP

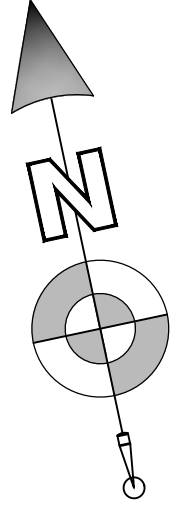
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2022-1701
DRAWN BY: JDB
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

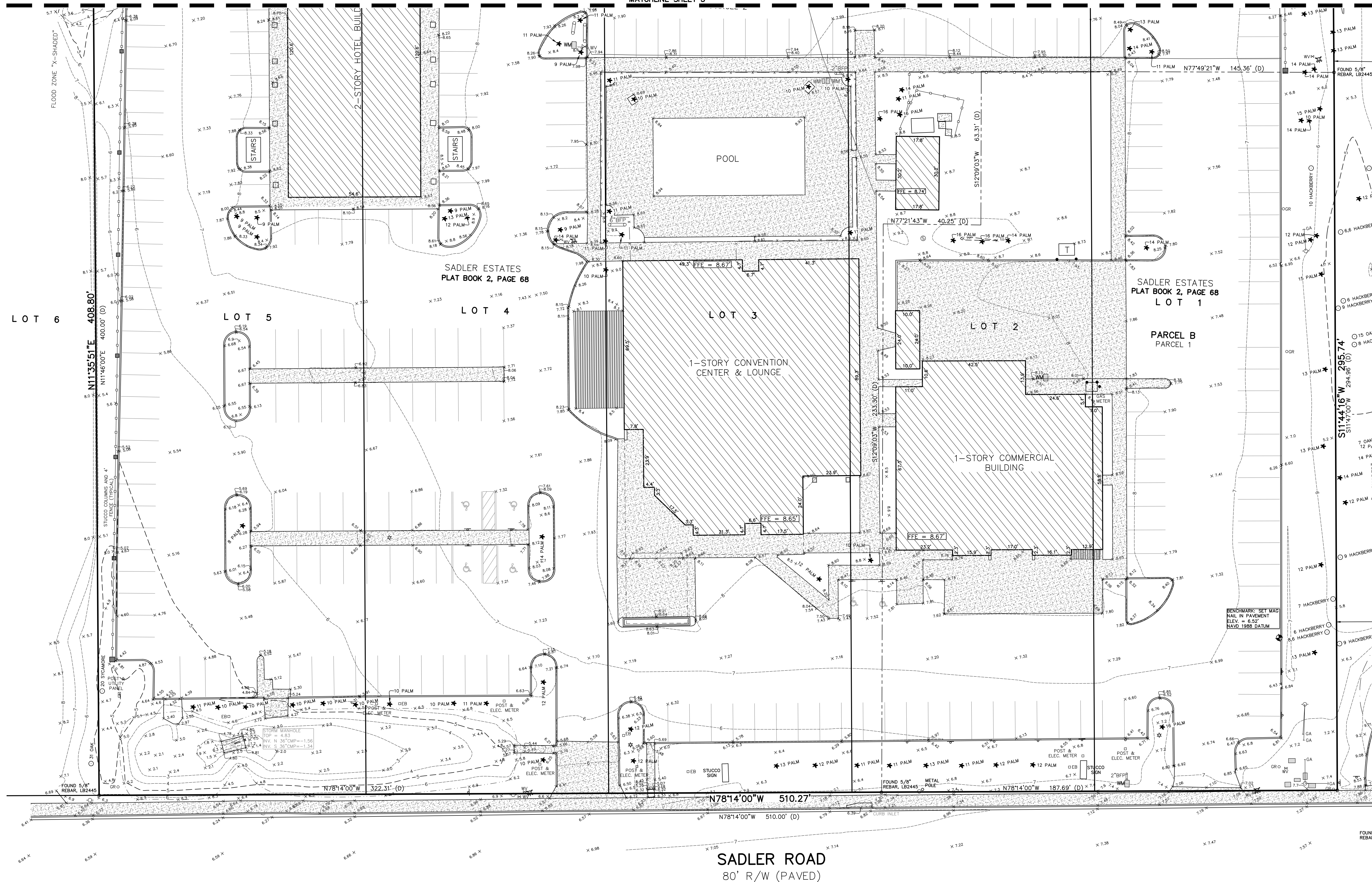
DATE: JANUARY 10, 2023
SHEET 1 OF 3

MAP SHOWING SURVEY OF
A TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF
FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA.
SEE SHEET 1 OF 3 FOR COMPLETE LEGAL DESCRIPTION.



MATCHLINE SHEET 3

MATCHLINE SHEET 1



SADLER ROAD
80' R/W (PAVED)

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	SEWER VALVE
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	GAS RISER
	CABLE RISER
	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

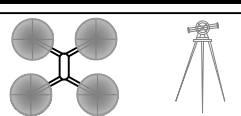
ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
CALC	CALCULATED
CONC	CONCRETE
CMF	CORRUGATED METAL PIPE
ELEV	ELEVATION
FIELD	FIELD MEASUREMENT
INV	INVERT
MES	METERED END SECTION
OEL	OVERHEAD ELECTRIC LINE
ORB	OFFICIAL RECORDS BOOK
ORV	OFFICIAL RECORDS VOLUME
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY OF CURVE
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
NAVD	NORTH AMERICAN VERTICAL DATUM

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF SADLER ROAD AS NORTH 78°14'00" WEST PER DEEDS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED, EXCEPT THOSE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN IS BY ABOVE GROUND MARKERS PLACED BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS OR OWNERSHIP WERE FURNISHED TO THE UNDERSIGNED, EXCEPT AS SHOWN HEREON.
- BENCHMARKS AS SHOWN HEREON WERE ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP8S 1/2" EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM. LOCATIONS AS SHOWN.
- THE CONVERSION FROM NAVD 1988 DATUM TO NGVD 1929 DATUM IS +1.15 FEET.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X-SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD), AND FLOOD ZONE "AE" (1% ANNUAL CHANCE FLOOD HAZARD). FLOOD INSURANCE RATE MAP NUMBER (FIRM) 12089C0239G, EFFECTIVE 08/02/2017 FOR THE CITY OF FERNANDINA BEACH, FLORIDA.

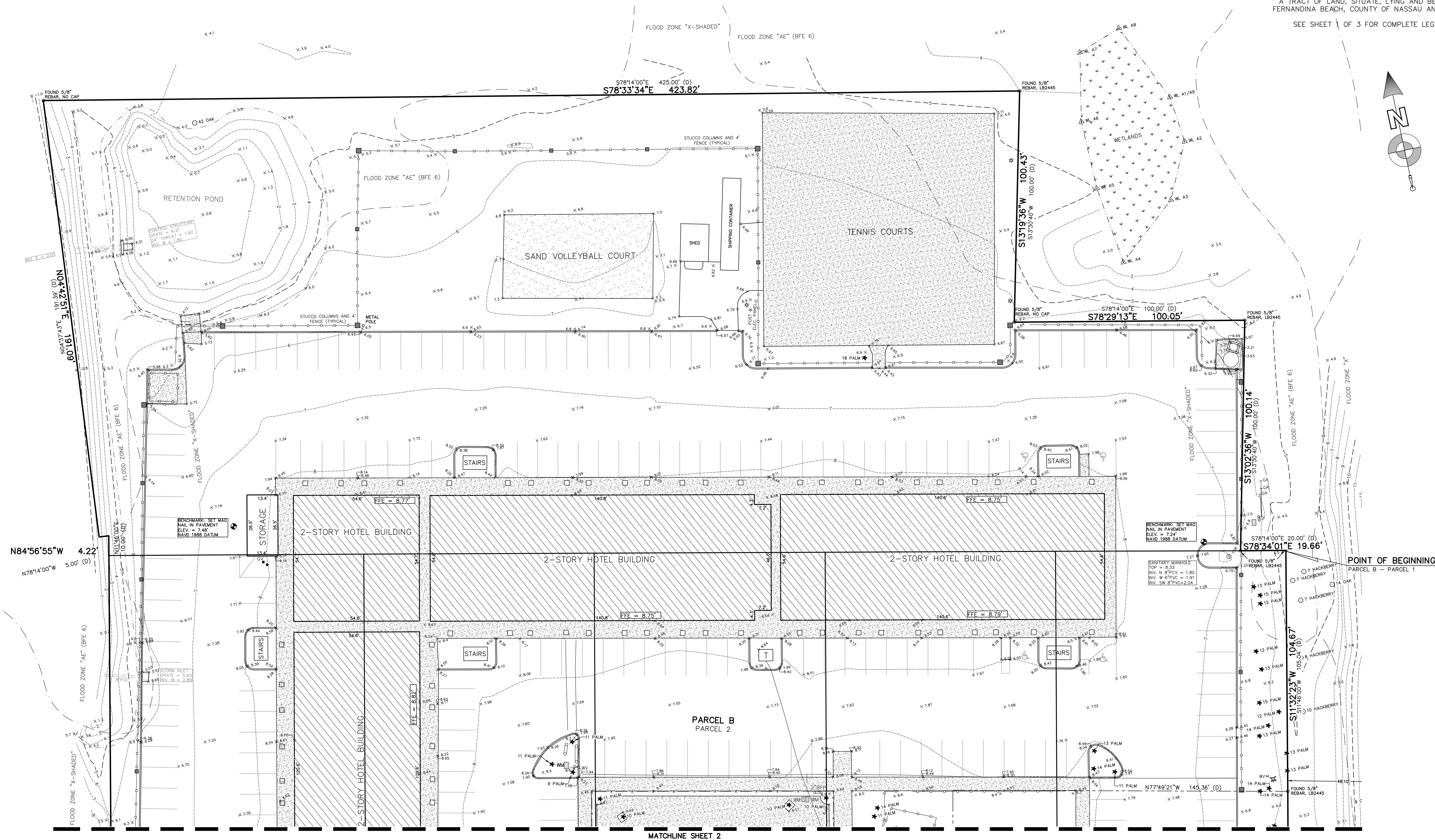
FILE: 2022-1701
DRAWN BY: JDB
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



DATE: JANUARY 10, 2023
SHEET 2 OF 3

MAP SHOWING SURVEY OF
A TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF
FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA.
SEE SHEET 1 OF 3 FOR COMPLETE LEGAL DESCRIPTION.

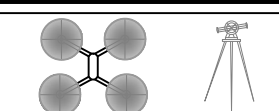


MATCHLINE SHEET 2

SYMBOL LEGEND	ABBREVIATION LEGEND	GENERAL SURVEY NOTES
BFP BACK-FLOW PREVENTER FHY FIRE HYDRANT LP LIGHT POLE OV GAS VALVE WV WATER VALVE SVW SEWER VALVE UP UTILITY POLE GA GUY ANCHOR BOLLARD WM WATER METER GR GAS RISER CR CABLE RISER ELB ELECTRIC BOX SIGN TRANSFORMER MANHOLE	CALC CALCULATED CONC CONCRETE CMP CORRUGATED METAL PIPE ELEV ELEVATION FIELD FIELD MEASUREMENT INV INVERT MES METERED END SECTION OE OVERHEAD ELECTRIC LINE ORB OFFICIAL RECORDS BOOK ORV OFFICIAL RECORDS VOLUME PB PLAT BOOK PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVE PAGE PRC POINT OF REVERSE CURVE PT POINT OF TANGENCY OF CURVE PVC POLYVINYL CHLORIDE PIPE RCP REINFORCED CONCRETE PIPE R/W RIGHT-OF-WAY NAVD NORTH AMERICAN VERTICAL DATUM	1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION. 2. BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF SADLER ROAD AS NORTH 78°14'00" WEST PER DEEDS 3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS. 4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED, EXCEPT THOSE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN IS BY ABOVE GROUND MARKERS PLACED BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM. 5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS OR OWNERSHIP WERE FURNISHED TO THE UNDERSIGNED, EXCEPT AS SHOWN HEREON. 6. BENCHMARKS AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 1.2/2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM. LOCATIONS AS SHOWN 7. THE CONVERSION FROM NAVD 1988 DATUM TO NAVD 1929 DATUM IS +1.15 FEET. 8. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X-SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD), AND FLOOD ZONE "AE" (BFE 6 FEET), AS SCALED FROM THE FLOOD INSURANCE RATE MAP NUMBER (FIRM) 12089C0239G, EFFECTIVE 08/02/2017 FOR THE CITY OF FERNANDINA BEACH, FLORIDA.

FILE: 2022-1701
DRAWN BY: JDB
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



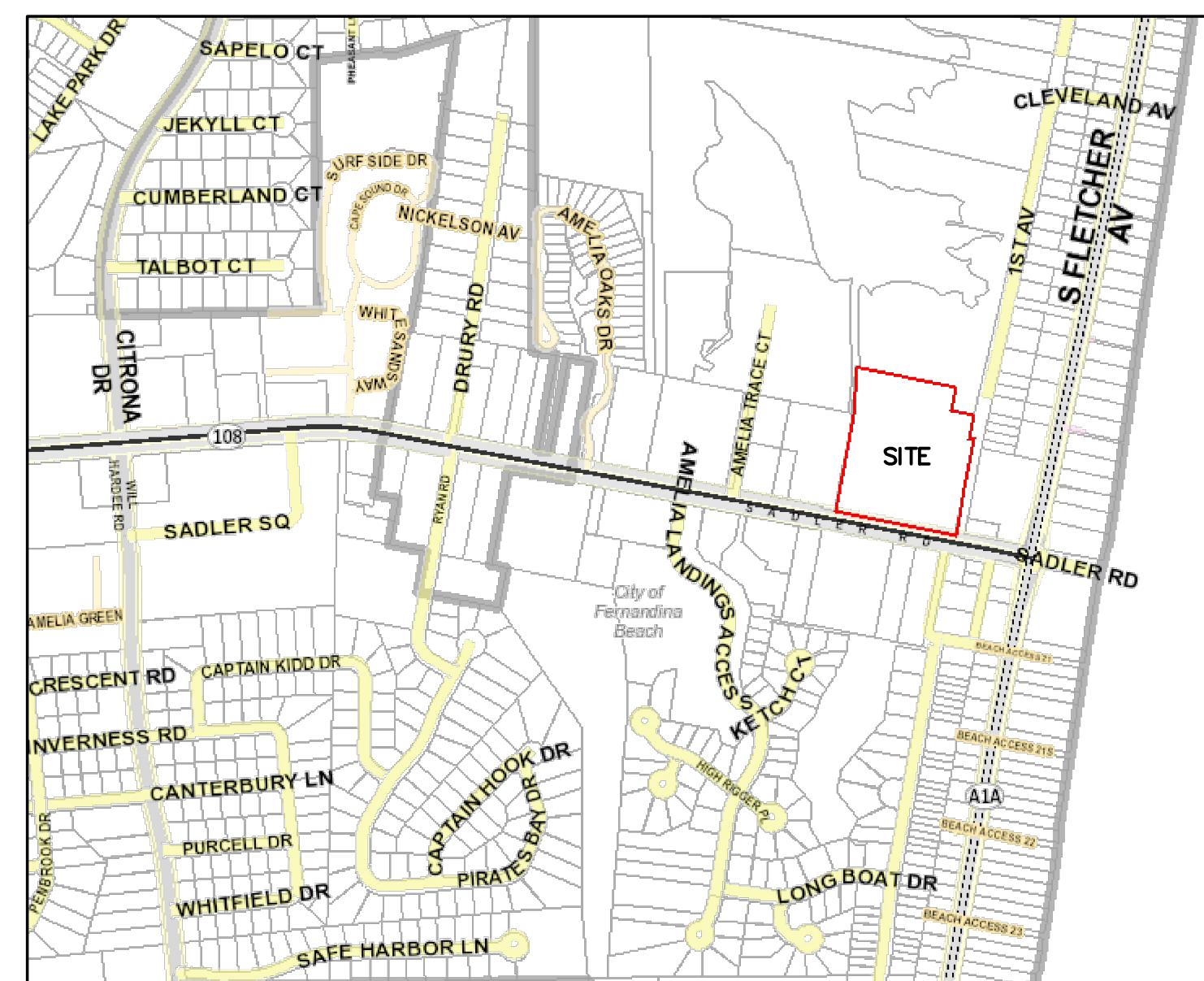
DATE: JANUARY 10, 2023
SHEET 3 OF 3

SOUTHEAST ENGINEERING GROUP

11235 ST. JOHNS INDUSTRIAL PKWY N #4
JACKSONVILLE, FL 32246 (904) 619-3400
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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
=====	=====	SPOT ELEVATIONS
25.50	25.50	CONTOURS
25	25	SANITARY SEWER/CLEANOUT
6"SA	6"SA	PROCESS WASTE
6"PW	6"PW	ROOF DRAIN
RD	RD	STORM SEWER
ST	ST	DOMESTIC WATER
6"W	6"W	FIRE MAIN
6"F	6"F	GAS MAIN
6"G	6"G	FORCE MAIN
6"FM	6"FM	UNDERGROUND ELECTRIC
UE	UE	OVERHEAD ELECTRIC
OHE	OHE	UNDERGROUND TELEPHONE
UT	UT	OVERHEAD TELEPHONE
OT	OT	UNDERDRAIN
UD	UD	FIRE HYDRANT
▽	▽	DOUBLE CHECK VALVE ASSEMBLY
8x12	8x12	RED. PRESSURE BACKFLOW PREVENTER
8x12	8x12	POST INDICATOR VALVE
8x12	8x12	VALVE
8x12	8x12	VALVE & BOX
8x12	8x12	MANHOLE
8x12	8x12	SPRINKLER RISER
8x12	8x12	WATER METER
8x12	8x12	CATCH BASIN
8x12	8x12	CURB INLET
8x12	8x12	FLARED END
8x12	8x12	MITERED END
8x12	8x12	CONCRETE FLUME
8x12	8x12	ENDWALLS
8x12	8x12	CONTROL STRUCTURE
8x12	8x12	CONCRETE POWER POLE
8x12	8x12	WOOD POWER POLE
8x12	8x12	LIGHT POLE
8x12	8x12	TRANSFORMER
8x12	8x12	VAULTS
8x12	8x12	DRAINAGE STRUCTURE
8x12	8x12	SANITARY SEWER STRUCTURE
8x12	8x12	SECTION CUT
8x12	8x12	DETAIL REFERENCE
8x12	8x12	CURVE NUMBER
8x12	8x12	SILT FENCE
8x12	8x12	HYDBALE BARRIER
8x12	8x12	SOIL BORING LOCATION/NUMBER



LOCATION MAP (NOT TO SCALE)

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

C000	COVER SHEET
C010	CIVIL NOTES AND SPECS
C020	OVERALL SITE PLAN
C100	SITE DEMOLITION PLAN NORTH
C110	SITE DEMOLITION PLAN SOUTH
C200	SITE GEOMETRY PLAN NORTH
C220	SITE GEOMETRY PLAN SOUTH
C300	GRADING & DRAINAGE PLAN NORTH
C310	GRADING & DRAINAGE PLAN SOUTH
C400	SITE UTILITIES PLAN
C510	SITE DETAILS I
C520	SITE DETAILS II
C530	SITE DETAILS III

REVISIONS:	
02/29/24	CONSTRUCTION ISSUE
01/30/24	REVISED PERMIT ISSUE
12/1/23	PERMIT ISSUE
10/25/23	CHECK SET

SIGNATURE AND SEAL

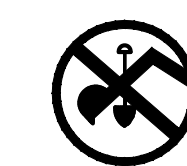
BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:

COVER
SHEET

SHEET

C000



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TERMITE PROTECTION SPECIFICATIONS:

1. PERFORM ALL CHEMICAL TREATMENT SPECIFIED HEREIN IN ACCORDANCE WITH CURRENT REQUIREMENTS OF GOVERNING REGULATIONS. USE REGISTERED AND LICENSED APPLICATORS, WHERE SUCH IS REQUIRED BY FEDERAL, STATE, OR LOCAL AUTHORITY.

2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

3. UPON COMPLETION OF THE WORK, GUARANTEE THE EFFECTIVENESS OF THE TREATMENT AGAINST TERMITE INFESTATION FOR A MINIMUM PERIOD OF ONE YEAR. IF INFESTATION SHOULD OCCUR WITHIN THE GUARANTEE PERIOD, RE-TREAT THE SOIL AND REPAIR ALL ASSOCIATED DAMAGES. OWNER SHALL HAVE THE RIGHT TO RENEW AT THE END OF THE GUARANTEE PERIOD.

4. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY A LICENSED PEST CONTROL COMPANY. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

5. ONLY CHEMICALS APPROVED BY LOCAL, STATE, OR FEDERAL REGULATIONS SHALL BE USED. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INTENDED CHEMICAL TO BE USED IS NOT PROHIBITED BY APPLICABLE REGULATIONS.

6. LOOSE WOOD AND FILL SHALL BE REMOVED FROM BELOW AND WITHIN ONE FOOT OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, FORMS, SHORING, OR OTHER CELLULOSE-CONTAINING MATERIAL.

7. DO NO SOIL POISONING WORK UNTIL ALL SUB-GRADE WORK IS COMPLETE AND READY FOR CONCRETE PLACEMENT OR OTHER FINISHED WORK. DO NOT APPLY SOIL POISON WHEN SURFACE WATER IS PRESENT.

8. IF WALLS ARE TO RECEIVE A MOISTURE-PROOFING COATING, APPLY CHEMICALS ONLY AFTER COATINGS ARE THOROUGHLY DRIED.

9. CONCRETE OVER-POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

10. AN EXTERIOR VERTICAL CHEMICAL BARRIER SHALL BE INSTALLED AFTER CONSTRUCTION IS COMPLETE, INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.

11. APPLY SOIL TREATMENT BENEATH ALL SLAB AREAS AND A MINIMUM OF ONE FOOT BELOW THE FLOOR SLAB ALONG THE INTERIOR SIDE OF ABUTTING FOUNDATION WALLS. WHERE THE EXTERIOR OF THE WALL IS ABUTTED BY CONCRETE SLABS, ASPHALT PAVING, OR OTHER PERMANENT SURFACING, TREAT THE EXTERIOR SIDE OF FOUNDATION WALLS AS SPECIFIED FOR THE INTERIOR SIDE OF SUCH WALLS.

12. SOIL TREATMENT SHALL BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN ONE FOOT OF THE STRUCTURE SIDE WALLS.

13. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM BUILDING SIDE WALLS.

14. IRRIGATION SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN ONE FOOT OF THE BUILDING SIDE WALLS.

15. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED, INCLUDING SPACES BOXED OR FORMED.

16. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

17. MINIMUM SIX MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RE-TREATMENT IS REQUIRED.

18. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15 FEET OF ANY EXISTING OR PROPOSED BUILDING.

EARTHWORK SPECIFICATIONS:

1. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITEWORK RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THE PROJECT IF APPLICABLE, OR THE SITEWORK SPECIFICATIONS IN THIS SECTION, WHICHEVER IS MORE STRINGENT.

2. A MOISTURE DENSITY RELATIONSHIP DETERMINATION TEST SHALL BE OBTAINED FOR EACH TYPE OF FILL MATERIAL USED, IN ACCORDANCE WITH ASTM STANDARDS.

3. IN-PLACE DENSITY TESTS ARE REQUIRED FOR ALL STRIPPED OR CUT SUB-GRADE AREAS THAT ARE SPECIFIED TO BE COMPACTED, FOR FOR EACH LAYER OF FILL. A MINIMUM OF TWO TESTS OR ONE TEST FOR EVERY 10,000 SF ARE REQUIRED FOR BOTH THE BUILDING AND PAVEMENT AREAS, OR AS REQUIRED BY THE GEOTECHNICAL REPORT. RE-TESTS WILL BE REQUIRED IN RE-COMPACTED AREAS.

4. TAKE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY LINES OR SERVICES DAMAGED DURING THE COURSE OF THIS WORK.

5. TAKE RESPONSIBILITY FOR FURNISHING, PLACING, AND MAINTAINING ALL SUPPORT, SHORING, AND SHEET PILING WHICH MAY BE REQUIRED FOR THE PROTECTION OF SITE PERSONNEL AND ADJACENT EXISTING IMPROVEMENTS.

6. MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS FURNISHED BY OTHERS, AND REPLACE ANY THAT ARE DISTURBED OR DESTROYED DURING THE COURSE OF THIS WORK.

7. DO NOT DAMAGE ANY TREES NOT INDICATED FOR REMOVAL. PROTECT TREES NEAR THIS WORK SO AS TO PREVENT DAMAGE TO THE BRANCHES, BARK, AND SOIL AROUND THE ROOT SYSTEM. PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS.

8. REMOVE AND DISPOSE OF ALL TREES, BRUSH, VEGETATION, DEBRIS, AND ANY OTHER ORGANIC OR WASTE MATERIAL FROM ALL AREAS DESIGNATED TO BE CLEARED. REMOVE ALL MATERIAL TO ITS FULL DEPTH OR EXTENT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER. IF PERMITTED BY LOCAL AUTHORITIES, ON SITE BURNING WILL BE ALLOWED.

9. STAGE CLEARING AND SEEDING SO THAT NO AREAS ARE LEFT DEFOLIATED FOR MORE THAN 30 DAYS, OR AS ALLOWED BY LOCAL AND STATE CODES, PRIOR TO BEGINNING FINAL CONSTRUCTION OR PAVING, UNLESS OTHERWISE AUTHORIZED.

10. DO NOT INCLUDE CLAY, STONES LARGER THAN 3/4 INCHES IN DIAMETER, WEEDS, ROOTS, RUBBISH, OR ANY OTHER FOREIGN MATTER IN THE TOPSOIL MATERIAL TO BE USED IN THE ON SITE LANDSCAPE AREAS.

11. PROOF-ROLL STRIPPED OR CUT SUB-GRADE IN BUILDING AND PAVEMENT AREAS PRIOR TO COMPACTION OF EXISTING SUB-GRADE, OR PLACEMENT OF FILL USING A LOADED DUMP TRUCK OR OTHER HEAVY, LARGE-TIRE VEHICLE. DETERMINE ZONES OF LOOSE, WET, OR SOFT ORGANIC MATERIAL. IF A PUMPING CONDITION OCCURS, IMMEDIATELY STOP PROOF-ROLLING OPERATIONS TO AVOID FURTHER SUBSURFACE DISTURBANCE. PROOF-ROLLING SHALL BE PERFORMED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER IN ORDER TO AID IN EVALUATING UNSTABLE SUB-GRADE AREAS.

12. WHERE SOFT MATERIALS OR ORGANIC SOILS OCCUR AT SUB-GRADE ELEVATIONS BENEATH THE BUILDING OR PAVEMENT, NOTIFY THE ENGINEER WITH AN ESTIMATE OF THE AMOUNT OF UNSUITABLE MATERIAL, AND THE COST FOR UNDERCUTTING AND REPLACEMENT FILL. ENGINEERING SHALL UNREPAIRABLE AREAS SHALL BE RE-COMPACTED TO MEET THE SAME COSTS PRIOR TO SITE-WORK CONSTRUCTION. PROCEEDING WITH ANY UNDERCUTTING OF UNSUITABLE MATERIAL, FOLLOWING OWNER AUTHORIZATION, EXCAVATE DOWN TO SUITABLE SUB-GRADE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND BACKFILL WITH STRUCTURAL FILL. PLACE AND COMPACT STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

13. GRADE AREAS TO RECEIVE TOPSOIL TO ALLOW FOR SUCH MATERIAL. LEAVE FINISHED SURFACES AND SURFACES TO RECEIVE PAVING SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE.

14. SURFACES SHALL NOT VARY FROM THE DESIGN GRADES BY MORE THAN 0.05 FEET UNDER PAVING AND CONCRETE SLABS, AND BY NOT MORE THAN 0.10 FEET UNDER OTHER FINISHED SURFACES.

15. PLACE FILL AND BACKFILL IN SUCCESSIVE LAYERS NOT TO EXCEED THE MAXIMUM LIFT THICKNESS LISTED IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER. COMPACT EACH LAYER TO THE MINIMUM RELATIVE DENSITIES SPECIFIED ARE ACHIEVED. RE-COMPACT AREAS WHICH FAIL TO MEET THE COMPACTION REQUIREMENTS UNTIL PASSING RESULTS ARE ACHIEVED.

16. COMPACT AND STABILIZE THE PAVEMENT SUB-GRADES TO A MINIMUM DEPTH OF 12", MEETING A MINIMUM LIMEROCK BEARING RATIO OF 40.

17. DURING ALL SITE CLEARING AND GRADING OPERATIONS, PROVIDE PROPER TEMPORARY DRAINAGE, COMPLETE WITH REQUIRED TRENCHING AND PUMPING EQUIPMENT, TO ADEQUATELY DISPENSE SURFACE AND/OR SUBSURFACE WATER, AND TO ENSURE THAT THE SITE IS KEPT IN AN ACCESSIBLE AND WORKABLE CONDITION AT ALL TIMES. PROVIDE DE-WATERING AS NECESSARY TO MAINTAIN A SEPARATION OF AT LEAST TWO FEET BETWEEN THE GROUNDWATER AND ALL COMPACTION SURFACES. PERFORM TEMPORARY DRAINAGE WORK IN CONFORMANCE WITH ALL GOVERNING REGULATIONS, INCLUDING PROTECTIVE MEASURES SUCH AS SILT SCREENS, HAY BALES, SETTLING PONDS, AND SIMILAR DEVICES AS REQUIRED BY SUCH REGULATIONS. AT THE COMPLETION OF THE PROJECT, PRIOR TO SPREADING THE TOPSOIL, RESTORE ALL AREAS USED FOR TEMPORARY DRAINAGE TO THE GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS.

18. COMPACT THE BUILDING AREA, PAVING AREA, AND AN AREA FIVE FEET BEYOND THE EDGE OF ALL BUILDING AND PAVING LINES. DO NOT USE HEAVY VIBRATORY EQUIPMENT WITHIN 60 FEET OF EXISTING BUILDINGS.

19. ALL FILL AND BACKFILL MATERIAL, WHETHER FROM ON SITE OR IMPORTED, MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING IT ON THE SITE. IMPORT FILL SHALL CONSIST OF A GRANULAR MATERIAL FREE OF CLAY, SILT, OR ORGANIC MATERIAL, AND SHALL MEET THE REQUIREMENTS SPECIFIED BY THE GEOTECHNICAL ENGINEER. IMPORT FILL SHALL BE FREE OF MATERIAL THAT WOULD DEEM THE FILL HAZARDOUS, AS DEFINED BY THE STANDARDS OF THE ENVIRONMENTAL AUTHORITIES HAVING JURISDICTION.

20. MINIMIZE THE TRANSMISSION OF DIRT OR DEBRIS BY EQUIPMENT OR PERSONNEL TO ANY PROPERTY, PUBLIC OR PRIVATE, OUTSIDE THE PROJECT SITE. IMMEDIATELY REMOVE ANY SUCH DEBRIS OR DIRT TRANSMITTED.

21. WORK SPECIFIED HEREIN SHALL BE SUBJECT TO INSPECTION AND TESTING BY AN INDEPENDENT TESTING LABORATORY SELECTED BY THE GENERAL CONTRACTOR.

22. FOOTING BEARING SOILS SHALL BE DENSITY TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IN THE ABSENCE OF ANY SUCH RECOMMENDATIONS, ONE DENSITY TEST IS REQUIRED IN THE BOTTOM OF 25 PERCENT OF THE ISOLATED FOOTINGS AND AT 100-FOOT INTERVALS IN THE CONTINUOUS FOOTINGS.

23. MAKE EXCAVATIONS TO THE DIMENSION AND ELEVATION INDICATED ON THE DRAWINGS. EXTRA PAYMENT WILL NOT BE MADE FOR EXCAVATIONS CARRIED BELOW INDICATED GRADES. WHERE UNAUTHORIZED EXCAVATIONS ARE MADE BELOW INDICATED ELEVATIONS UNDER SLABS, RESTORE TO PROPER ELEVATION AS SPECIFIED FOR COMPACTED BACKFILLING. IF UNDER FOOTINGS, PAY FOR THE COST OF THE EXTRA CONCRETE REQUIRED FOR THE EXTRA WALL OR FOOTING DEPTH.

24. CONCRETE MAY BE CAST AGAINST VERTICAL EXCAVATED SURFACES PROVIDED THE MATERIAL WILL STAND WITHOUT CAVING. THEREFORE, TAKE CARE TO MAINTAIN THE CROSS SECTION AS SHOWN ON THE DRAWINGS. ALLOW SUFFICIENT WIDTH WHEN EXCAVATING FOR FORMED CONCRETE TO ALLOW FOR CONSTRUCTION AND REMOVAL OF FORMS. ALLOW SUFFICIENT WIDTH WHEN EXCAVATING FOR BELOW-GRADE WALLS TO ALLOW FOR APPLICATION OF WATERPROOFING AND DRAINAGE MATERIALS AS SPECIFIED AND SHOWN ON THE DRAWINGS.

25. DEPOSIT EXCESS EXCAVATED MATERIAL AND MATERIAL DETERMINED UNSUITABLE FOR USE AS FILL OR TOPSOIL OFF SITE, OR AS DIRECTED BY THE GENERAL CONTRACTOR.

26. WHERE SOFT, ORGANIC, OR WET MATERIALS ARE PRESENT IN THE BOTTOM OF FOOTING OR UTILITY EXCAVATIONS, NOTIFY THE ENGINEER. FOLLOWING OWNER AUTHORIZATION OF UNDERCUTTING FOOTING OR UTILITY TRENCH SUB-GRADE, EXTEND THE EXCAVATE DEEPER TO SUITABLE SOILS. THE FOOTING MAY BEAR DIRECTLY ON THESE SOILS AT THE LOWER LEVEL OR ON LEAN CONCRETE BACKFILL PLACED IN THE EXCAVATIONS. AS AN ALTERNATIVE, FOOTINGS MAY ALSO BEAR ON PROPERLY COMPACTED BACKFILL EXTENDING DOWN TO THE SUITABLE SOILS. OVER-EXCAVATION FOR COMPACTED BACKFILL PLACEMENT BELOW FOOTINGS SHALL EXTEND Laterally BEYOND ALL EDGES OF THE FOOTINGS AT LEAST EIGHT INCHES PER FOOT OF OVER-EXCAVATION DEPTH BELOW FOOTING BASE ELEVATION.

27. DO NOT PLACE BACKFILL AROUND, AGAINST, OR UPON ANY CONCRETE OR MASONRY STRUCTURE UNTIL STRUCTURE HAS OBTAINED SUFFICIENT STRENGTH TO WITHSTAND THE LOADS IMPOSED, AS DETERMINED BY THE ENGINEER, OR WHEN PROPERLY BRACED OR SHORED.

PADS, SIDEWALKS, CURBS, RAMPS, AND BUMPER SPECIFICATIONS:

1. FINE GRADE THE AREA TO BE IMPROVED TO WITHIN PLUS OR MINUS 0.05 FEET OF THE DESIGNED SUB-GRADE ELEVATIONS, AND REMOVE ALL EXCESS MATERIAL FROM THE SITE. CONSTRUCT THE SUB-GRADE TRUE TO GRADE, HARD, UNIFORM, AND SMOOTH, USING 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.

2. SURFACES SHALL BE CLEAN AND DRY BEFORE RECEIVING PAINT. METAL SURFACES SHALL BE FREE OF HEAVY RUST.

3. PLACE THE CONCRETE ON MOIST SUB-GRADE FOR THE FULL DEPTH CALLED FOR ON THE PLANS. USE MECHANICAL VIBRATING EQUIPMENT FOR CONSOLIDATION TO ELIMINATE AIR BUBBLES OR STONE POCKETS.

4. BRING CONCRETE TO REQUIRED CROSS SECTION BY MEANS OF SCREEDS, FORMS, OR TEMPLATES AS APPROPRIATE. FINISH CONCRETE BY FLOATING AND TROWELING UNTIL SURFACE IS DENSE AND SMOOTH, TRUE TO CROSS SECTION AND GRADE, AND FREE FROM HUMPS OR DEPRESSIONS.

5. PROVIDE THE FINAL FINISH BY LIGHTLY BROOMING THE SURFACE IMMEDIATELY BEFORE THE CONCRETE TAKES ITS FINAL SET AS DIRECTED.

6. SURFACE OF ALL HANDICAPPED ACCESSIBLE ROUTES INCLUDING WALKS, RAMPS, AND CURB RAMPS, SHALL BE FINISHED STABLE, FIRM, AND SLIP RESISTANT. TRANSITIONS FROM RAMPS AND CURB RAMPS, LANDINGS, WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

7. CUT THE CAST-IN-PLACE CONCRETE INTO SECTIONS BY EXPANSION, CONSTRUCTION, OR CONTROL JOINTS, AS SHOWN ON THE DRAWINGS. PROVIDE EXPANSION JOINTS IN CURBS NO MORE THAN 50 FEET APART AND LOCATE CONTROL OR CONSTRUCTION JOINTS AT 10-FOOT INTERVALS.

8. AS SOON AS FINISHING HAS BEEN COMPLETED, COVER THE CONCRETE WITH A CURING COMPOUND, APPLY THE CURING COMPOUND UNIFORMLY AT THE RATE RECOMMENDED BY THE MANUFACTURER. DO NOT ALLOW TRAFFIC ON THE SURFACE FOR A PERIOD OF 72 HOURS.

GENERAL UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS HAVE BEEN APPROXIMATED FROM THE AS-BUILT RECORDS PROVIDED BY THE LOCAL UTILITY AUTHORITY, AND HAVE NOT BEEN INDEPENDENTLY EVALUATED OR VERIFIED. THEREFORE, SOUTHEAST ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OF ANY UTILITY LOCATION OR SERVICE CONNECTION PORTRAYED ON THESE PLANS.

2. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF UTILITIES, AND THE SUITABILITY AND ACCURACY FOR A PARTICULAR USE OF THE UTILITY INFORMATION CONTAINED IN THESE DRAWINGS. CONTRACTORS SHALL FIELD VERIFY ALL DEPICTED UTILITY CONDITIONS PRIOR TO ANY CONSTRUCTION, TO ENSURE CONNECTION AVAILABILITY.

3. PROVIDE HORIZONTAL SEPARATION BETWEEN UTILITIES AND TREES TO PROTECT BOTH THE UTILITIES AND THE TREES.

4. WATER AND SEWER LINES SHALL BE CONSTRUCTED TO WITHIN FIVE FEET OF THE OUTSIDE FACE OF THE BUILDING, AND IN THE CASE OF FIRE RISERS, THE FIRE MAIN SHALL BE CONSTRUCTED INTO THE BUILDING AND TERMINATING AT A FLANGE LOCATED 12 INCHES ABOVE FINISHED FLOOR ELEVATION.

5. THE CONTRACTOR SHALL GUARANTEE THE WORK INCLUDED IN THIS SECTION FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

STORM DRAINAGE SPECIFICATIONS:

1. SUBCONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA SHEETS FOR ALL PIPE AND FITTINGS TO BE USED ON THE PROJECT. SUBCONTRACTOR SHALL SUBMIT FABRICATION DRAWINGS, SHOWING ALL INVERT ELEVATIONS, GRATE AND WEIR ELEVATIONS, WEIR AND ORIFICE DIMENSIONS, AND SIZE OF PIPE OPENINGS. STRUCTURES SHALL NOT BE ORDERED UNTIL FABRICATION DRAWINGS HAVE BEEN APPROVED BY THE ENGINEER.

2. REINFORCED CONCRETE PIPE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM DESIGNATION C76, CLASS III. JOINTS SHALL BE PROVIDED WITH O-RING GASKETS, AND SHALL BE WATERTIGHT.

3. PVC PIPE AND FITTINGS SHALL HAVE A SMOOTH INTERIOR WALL AND SHALL CONFORM WITH ASTM D3034. ALL PVC PIPE SHALL HAVE BELL AND SPIGOT ENDS, AND BE JOINED WITH A GASKET JOINT. ALL JOINTS SHALL BE WATERTIGHT.

4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL HAVE A SMOOTH INTERIOR WALL AND SHALL CONFORM TO ASTM D3350. ALL HDPE PIPE SHALL HAVE BELL AND SPIGOT ENDS, AND BE JOINED WITH A GASKET JOINT. ALL JOINTS SHALL BE WATERTIGHT. SOIL-TIGHT JOINTS WITH BANDED COUPLINGS ARE NOT ACCEPTABLE, UNLESS COMPLETELY WRAPPED IN GEOTEXTILE FABRIC TO CREATE A WATERTIGHT JOINT.

5. PIPE SHALL BE INSTALLED ACCURATELY TO THE GRADES AND ALIGNMENT SHOWN ON THE DRAWINGS. LAY PIPE WITH BELL ENDS UPSTREAM AND ADJUST SPIGOTS IN BELLS TO PROVIDE UNIFORM SPACE ALL AROUND. MAKE ALL JOINTS WATERTIGHT.

6. PRIOR TO DEMOBILIZING, SUBCONTRACTOR SHALL INSPECT ALL STRUCTURES, AND REMOVE ALL ACCUMULATED SEDIMENT OR TRASH FROM WITHIN STRUCTURES. SUBCONTRACTOR SHALL ENSURE THAT ALL PIPE OUTLETS ARE CLEAR AND FREE-FLOWING. ALL PIPE OUTLETS SHALL BE INSPECTED FOR EROSION, AND PROPERLY STABILIZED, PRIOR TO FINAL ACCEPTANCE OF THE SUBCONTRACTOR'S WORK BY THE CONTRACTOR.

ON-SITE SEWER SPECIFICATIONS:

1. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION D-2729 AND ASTM SPECIFICATION D-3034, AS APPLICABLE. SOLVENT JOINT CEMENT SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D-2564.

2. MACHINE EXCAVATION SHALL BE TO A DEPTH OF 1/3 OF EACH PIPE. EACH SECTION OF PIPE SHALL BE INSPECTED FOR DEFECTS PRIOR TO BEING LOWERED INTO THE TRENCH.

3. THE INSIDE OF EACH BELL AND THE OUTSIDE OF EACH SPIGOT SHALL BE THOROUGHLY CLEANED OF ALL MATTER OF EVERY DESCRIPTION PRIOR TO LOWERING PIPE INTO THE TRENCH AND PRIOR TO MAKING THE JOINT. ALL SEWER LINES SHALL BE CONSTRUCTED WITH THE SPIGOT ENDS POINTING IN THE DIRECTION OF FLOW. BOTH THE BELL AND THE SPIGOT OF EACH JOINT SHALL BE LUBRICATED WITH THE LUBRICANT ADHESIVE RECOMMENDED BY THE PIPE MANUFACTURER. ALL SEWER LINES SHALL BE CLEANED OF ALL FOREIGN MATTER AS CONSTRUCTION PROGRESSES, AND SHALL BE LEFT IN A CLEAN CONDITION UPON COMPLETION OF ALL CONSTRUCTION OPERATIONS.

4. EACH SECTION OF THE COMPLETED SEWER SYSTEM SHALL BE INSPECTED FOR PROPER ALIGNMENT. ANY SECTION OF THE SEWER SYSTEM THAT DOES NOT DISPLAY TRUE, CONCENTRIC ALIGNMENT SHALL BE RE-LAID AT NO ADDITIONAL EXPENSE.

5. EACH SECTION OF THE COMPLETED SEWER MAIN SYSTEM SHALL BE TESTED FOR INFILTRATION. INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS. UNSATISFACTORY SECTIONS SHALL BE REPAIRED OR REBUILT AS DIRECTED AT THE EXPENSE OF THE CONTRACTOR.

6. FOLLOWING INSTALLATION AND TESTING, THE SEWER MAIN SHALL BE PRESSURE FLUSHED. FLUSHING CERTIFICATION AND RESULTS OF THE PRESSURE TESTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO REQUEST FOR FINAL PAYMENT.

GENERAL WATER SPECIFICATIONS:

1. ALL LINED FITTINGS SHALL BE TESTED FOR DEFECTS, PRIOR TO INSTALLATION.

2. MAINTAIN A MINIMUM OF 36" COVER IN PAVED AREAS AND 30" COVER IN NON-PAVED AREAS OVER ALL WATER MAINS UNLESS OTHERWISE NOTED. WATER LINES ARE DESIGNED TO FINISHED GRADE ELEVATIONS, AND SHALL BE PROTECTED FROM DAMAGE UNTIL ALL SITE-WORK HAS BEEN COMPLETED.

3. WATER MAINS SHALL BE DR-18 PVC, UNLESS OTHERWISE NOTED. WATER SERVICES SHALL BE SCHEDULE 40 PVC, AND BE NSF APPROVED. THE DESIGN, MANUFACTURE, TESTING, AND METHOD OF INSTALLATION OF UNDERGROUND MAINS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF NFPA STANDARD 24.

4. THE UTILITIES CONTRACTOR SHALL INDICATE THE LOCATION OF THE TERMINATION OF EACH WATER SERVICE WITH STAKES OR MARKERS.

5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIALS TO BE USED FOR CONSTRUCTION TO THE ENGINEER.

6. IF GASOLINE FUMES OR OTHER CONTAMINATION IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR, IN ACCORDANCE WITH HRS AND DEP REQUIREMENTS, AS SPECIFIED IN 62-555.3A(4), FAC, SHALL IDENTIFY THE CONTAMINATION AND DOCUMENT SUCH TO THE ENGINEER AND HRS. WHENEVER SPECIAL PIPE AND JOINT GASKETS MAY BE REQUIRED IN THIS INSTANCE, IF CONTAMINATION IS ENCOUNTERED, CONSTRUCTION SHALL STOP, UNTIL THE CONTRACTOR RECEIVES FURTHER DIRECTION FROM HRS AND THE ENGINEER.

7. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.

8. A MINIMUM DISTANCE OF 10 FEET, OR 2 TIMES THE DEPTH OVER THE MAIN, WHICHEVER IS GREATER, MUST BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS, AND THE TOP OF BANK OF ALL PONDS.

9. ALL PIPE CONSTRUCTION AND TESTING SHALL CONFORM TO THE APPROPRIATE AWWA STANDARDS.

10. ALL PIPES, VALVES, AND FITTINGS SHALL BE SUBJECT TO INSPECTION AT TIME OF DELIVERY AND ALSO IN THE FIELD JUST PRIOR TO INSTALLATION. ALL PIPES, VALVES, OR FITTINGS THAT, IN THE OPINION OF THE ENGINEER, DO NOT CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS, WILL BE REJECTED, AND SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE.

11. THE UTILITIES CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND OBTAIN REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK AND DELIVER SAME TO THE ENGINEER.

12. PVC PIPE FOUR INCHES AND LARGER MUST MEET THE REQUIREMENTS AS SET FORTH IN COMMERCIAL STANDARD C5256-63, FOR CONTRACTION AND EXPANSION AT EACH JOINT. PIPE AND FITTING MUST BE ASSEMBLED WITH A NON-TOXIC LUBRICANT.

13. DUCTILE IRON PIPE SHALL CONFORM TO ANSI SPECIFICATION A21.50 (AWWA C150) LATEST, "THICKNESS DESIGN OF DUCTILE IRON PIPE," TABLE 50.5, LAYING CONDITION TYPE 2, INTERNAL OPERATING PRESSURE 250 PSI FOR AN EIGHT-FOOT DEPTH OF COVER, CLASS 51 MINIMUM, AND SHALL BE ANSI A21.51 (AWWA C151), LATEST, CENTRIFUGALLY CAST PIPE. EACH LENGTH SHALL BE CLEARLY MARKED WITH PRESSURE RATINGS, THICKNESS CLASS, WEIGHT OF PIPE WITHOUT LINING, LENGTH, AND MANUFACTURER.

14. ALL JOINTING MATERIALS FOR MECHANICAL JOINTS SHALL BE PROVIDED BY THE PIPE AND FITTING MANUFACTURER. MATERIAL ASSEMBLY AND BOLTING SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REVISION OF ANSI SPECIFICATION A21.11 (AWWA C111).

15. PIPE USING ROLL-ON OR SLIP JOINTS SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REVISION OF ANSI SPECIFICATION A21.11 (AWWA C111). ALL JOINT MATERIAL SHALL BE PROVIDED BY THE PIPE MANUFACTURER, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICE.

16. ALL EXISTING WATER MAINS AND SERVICE LINES SHALL BE KEPT IN OPERATION DURING CONSTRUCTION. WHERE DISRUPTION CANNOT BE AVOIDED, INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION SHALL BE MINIMIZED.

17. ALL WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BEFORE BEING LOWERED INTO THE TRENCH AND SHALL BE KEPT CLEAN DURING LAYING OPERATIONS BY MEANS OF PLUGS OR OTHER APPROVED METHODS. ALL PIPES SHALL BE CHECKED FOR DEFECTS BEFORE BEING LOWERED INTO THE TRENCH. DEFECTIVE PIPE SHALL NOT BE USED. PIPE FOUND TO BE DEFECTIVE, AFTER INSTALLATION, SHALL BE REMOVED WITH SOUND PIPE AT THE EXPENSE OF THE CONTRACTOR. THE FULL LENGTH OF EACH SECTION SHALL REST SOLIDLY UPON THE PIPE BED, WITH RECESS EXCAVATED TO ACCOMMODATE THE BELLS AND JOINTS. ANY PIPE THAT HAS THE GRADE OR JOINT DISTURBED AFTER LAYING SHALL BE TAKEN UP AND RE-LAID. THE PIPE SHALL NOT BE LAID IN WATER, OR WHEN TRENCH OR WEATHER CONDITIONS ARE UNSUITABLE FOR THE WORK. ALL JOINTS SHALL BE CLEANED OF ALL MATTER OF EVERY DESCRIPTION BEFORE MAKING THE JOINT.

18. UNDERGROUND SYSTEM SHALL BE THOROUGHLY FLUSHED UNDER HYDROSTATIC PRESSURE IN ACCORDANCE WITH AWWA STANDARD C605 FOR PVC PIPE, AND IN ACCORDANCE WITH AWWA STANDARD C600 FOR OTHER PIPE MATERIALS. THIS PRESSURE SHALL BE NO LESS THAN 200 PSI AND SHALL BE MAINTAINED FOR TWO HOURS, OR AS REQUIRED BY THE APPROPRIATE AWWA STANDARD.

19. THE LEAKAGE IN THE UNDERGROUND LINES SHALL NOT EXCEED THE LIMITS AS SPECIFIED BY THE APPROPRIATE AWWA STANDARD. IF SUCH LEAKAGE OCCURS AT ANY JOINTS, REPAIRS SHALL BE MADE. LEAKAGE SHALL BE MEASURED AT THE SPECIFIED PRESSURE BY PUMPING FROM A CALIBRATED CONTAINER.

S-E-G

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BTAA

architecture with purpose

OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:

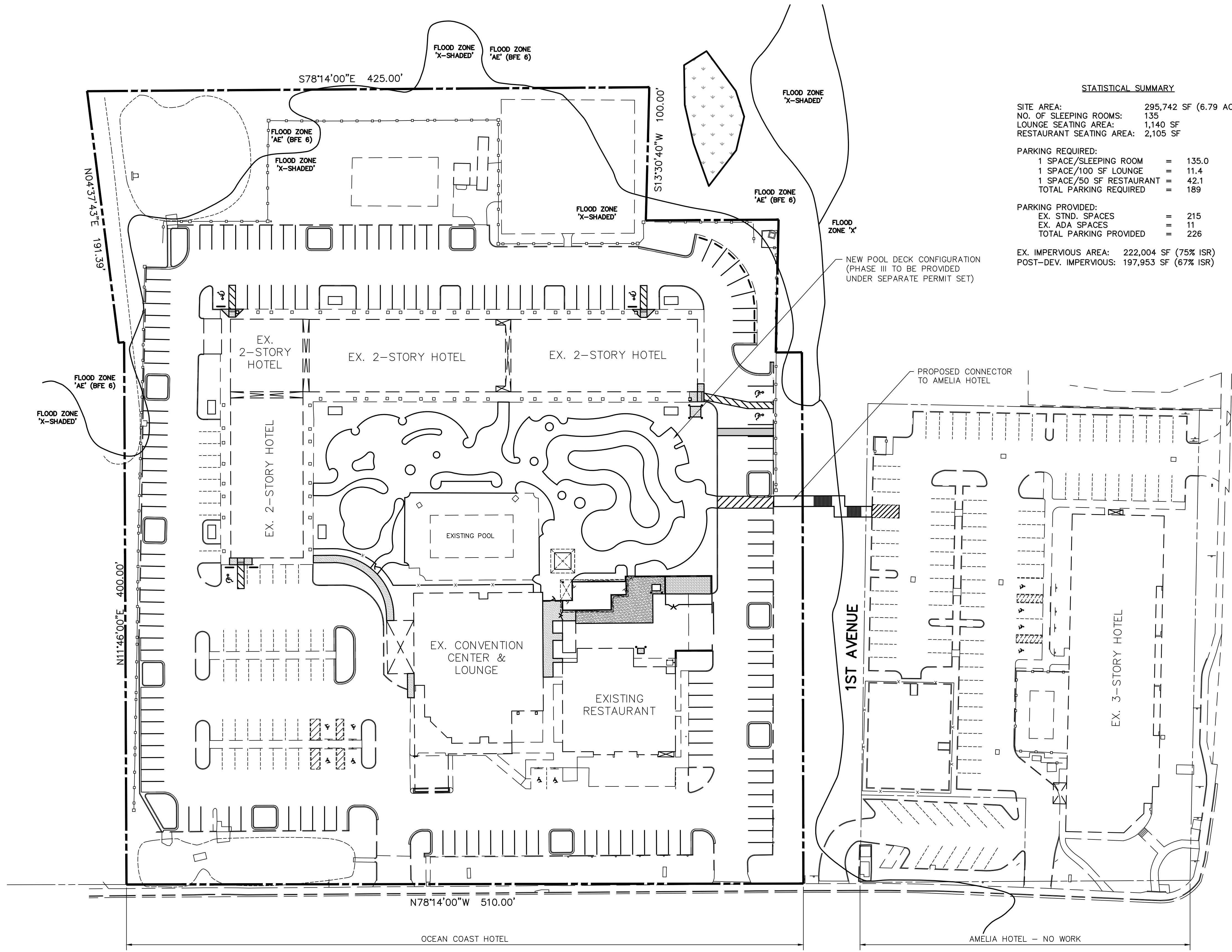
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01/30/24	REVISED PERMIT ISSUE
12/1/23	PERMIT ISSUE
10/25/23	CHECK SET

SIGNATURE AND SEAL

BTAA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:
CIVIL NOTES
AND SPECS

SHEET:
C010



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	= 215
EX. ADA SPACES	= 11
TOTAL PARKING PROVIDED	= 226
EX. IMPERVIOUS AREA:	222,004 SF (75% ISR)
POST-DEV. IMPERVIOUS:	197,953 SF (67% ISR)

SEG
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OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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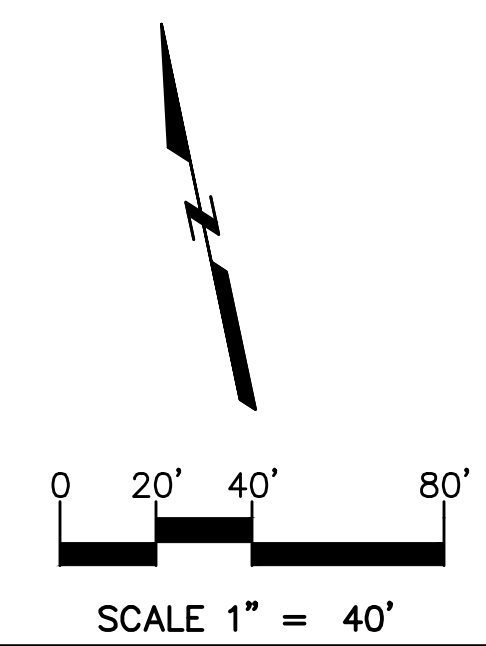
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01/30/24	REVISED PERMIT ISSUE
12/1/23	PERMIT ISSUE
10/25/23	CHECK SET

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BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

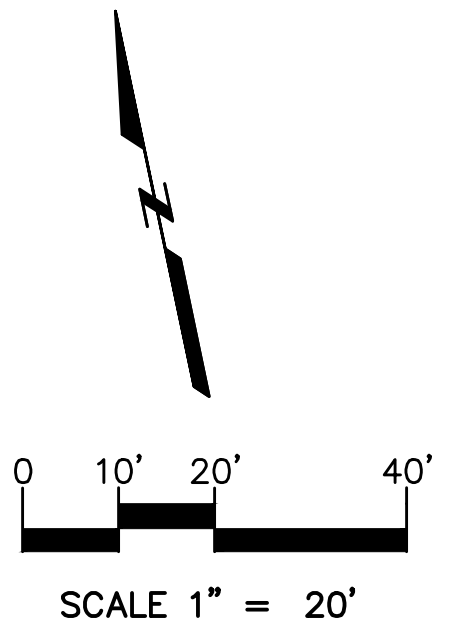
SHEET TITLE:
OVERALL
SITE PLAN

SHEET:
C020



- TREE LEGEND**
- | | |
|----|--------------------|
| HB | HACKBERRY |
| OA | OAK |
| PA | PALM |
| SY | SYCAMORE |
| ○ | TREE TO REMAIN |
| ● | TREE TO BE REMOVED |

REPRESENTS
EXISTING
IMPROVEMENTS
TO BE REMOVED



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

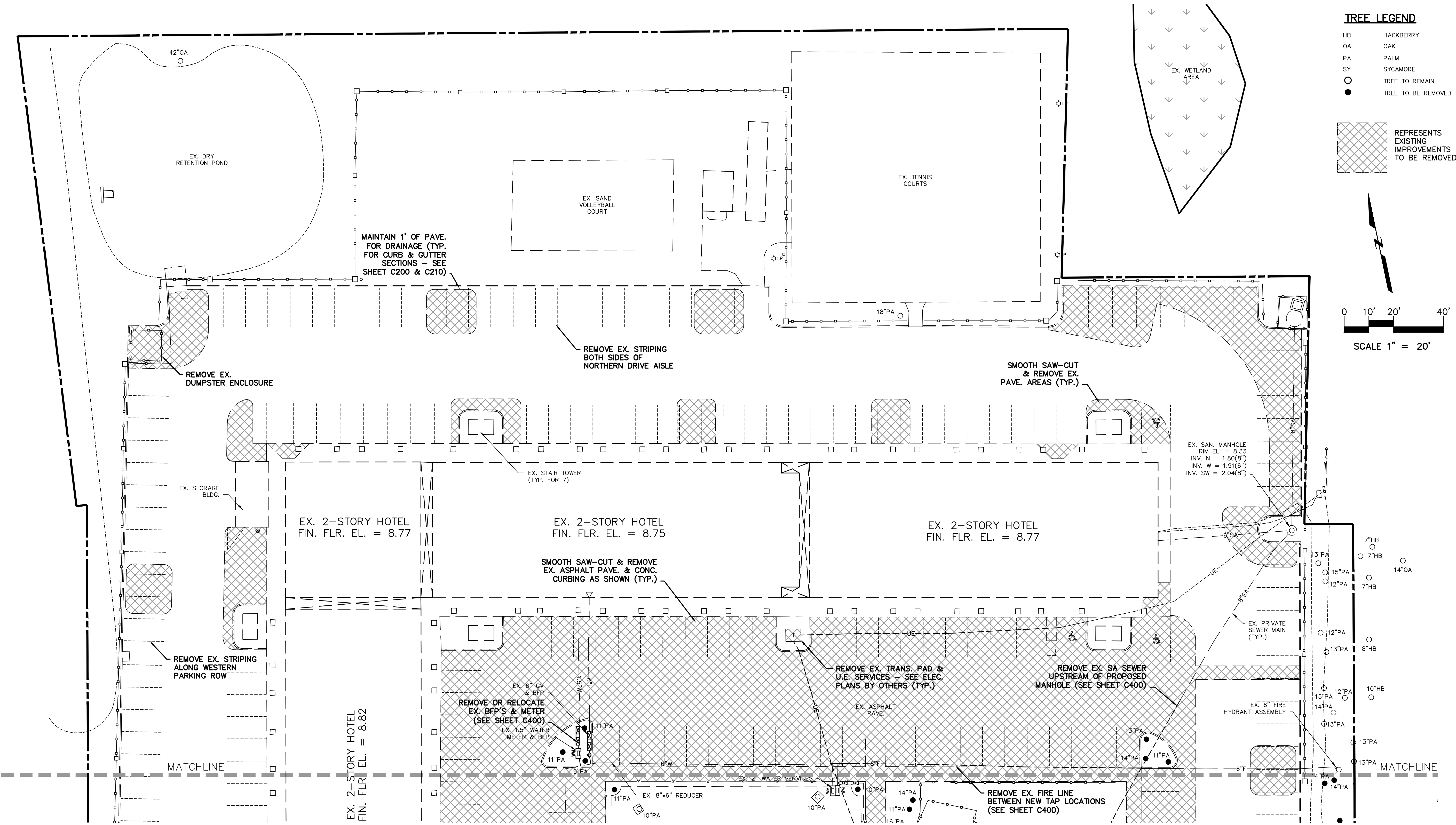
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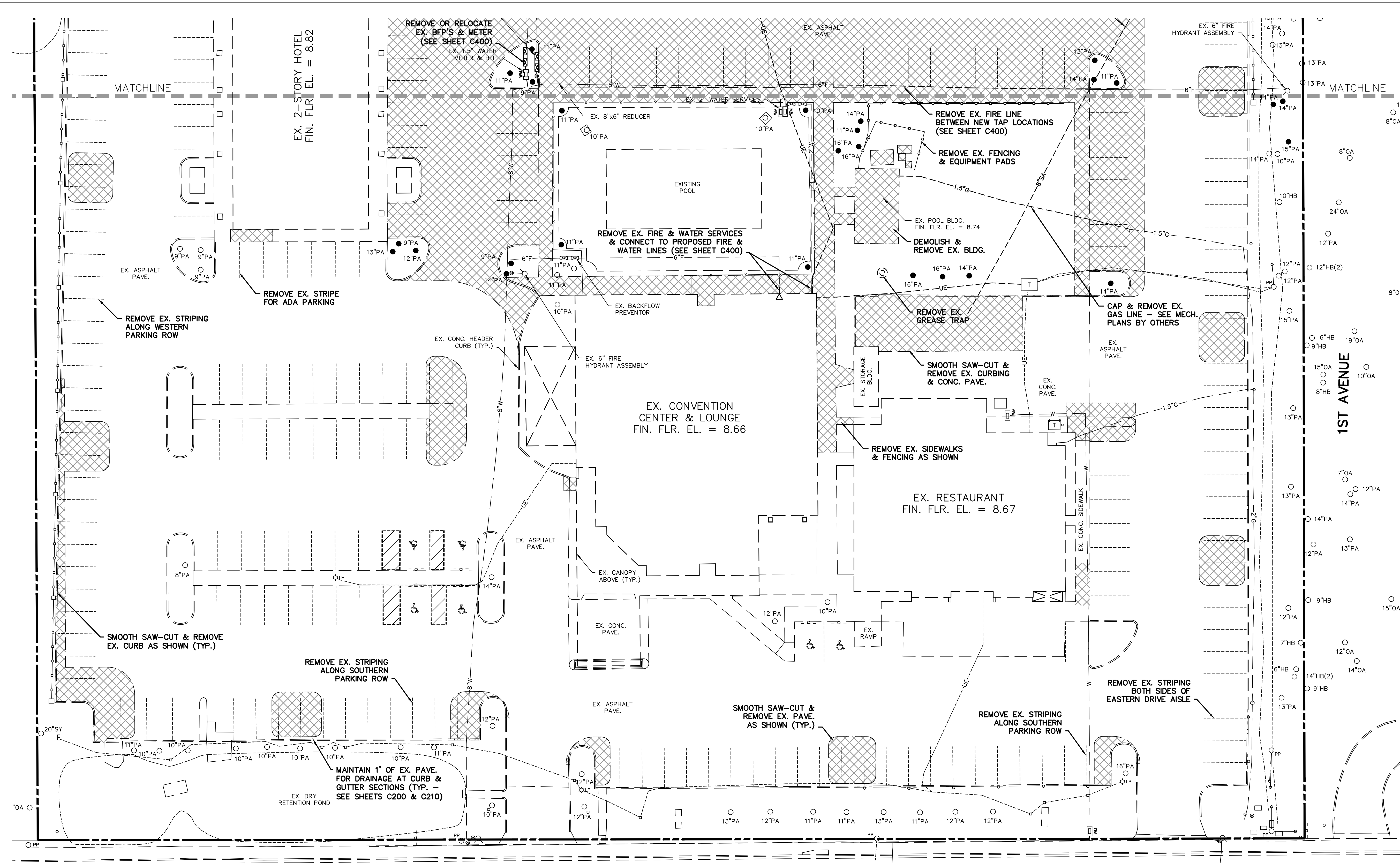
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SHEET DATE: 02/02/2023

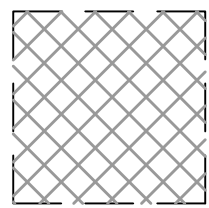
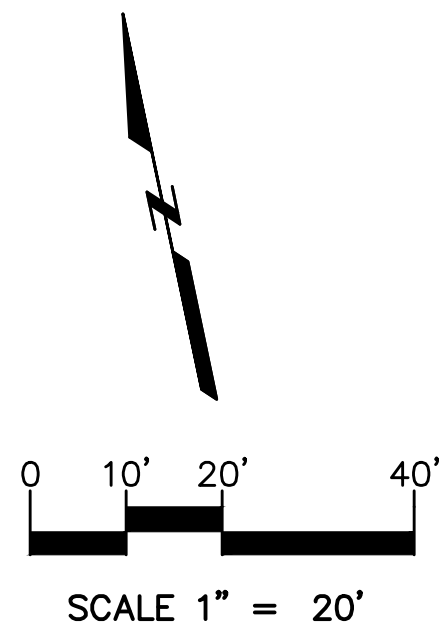
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SITE
DEMOLITION
PLAN NORTH

SHEET:
C100





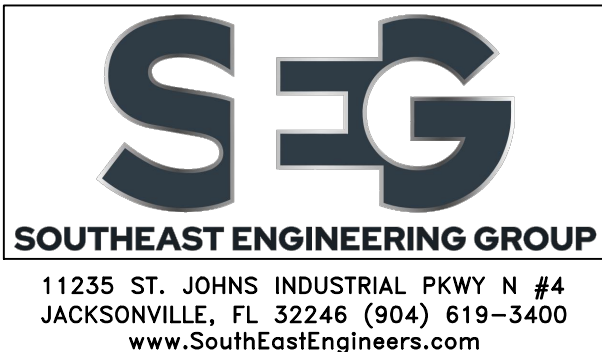
SADLER ROAD (80' ROW)



REPRESENTS
EXISTING
IMPROVEMENTS
TO BE REMOVED

TREE LEGEND

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



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

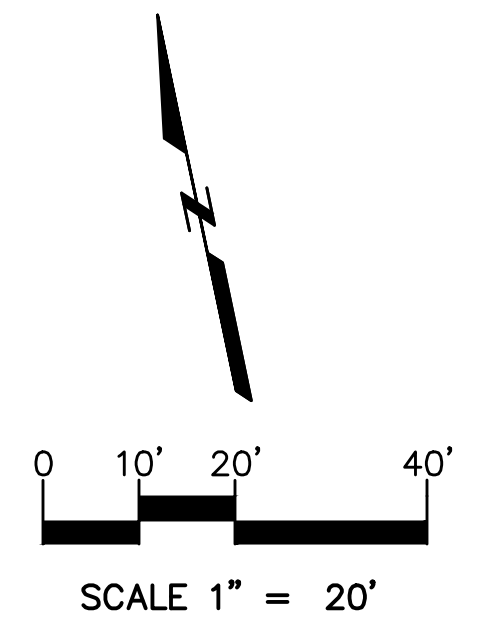
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BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:
SITE
DEMOLITION
PLAN SOUTH

SHEET:
C110



OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:

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12/1/23	PERMIT ISSUE
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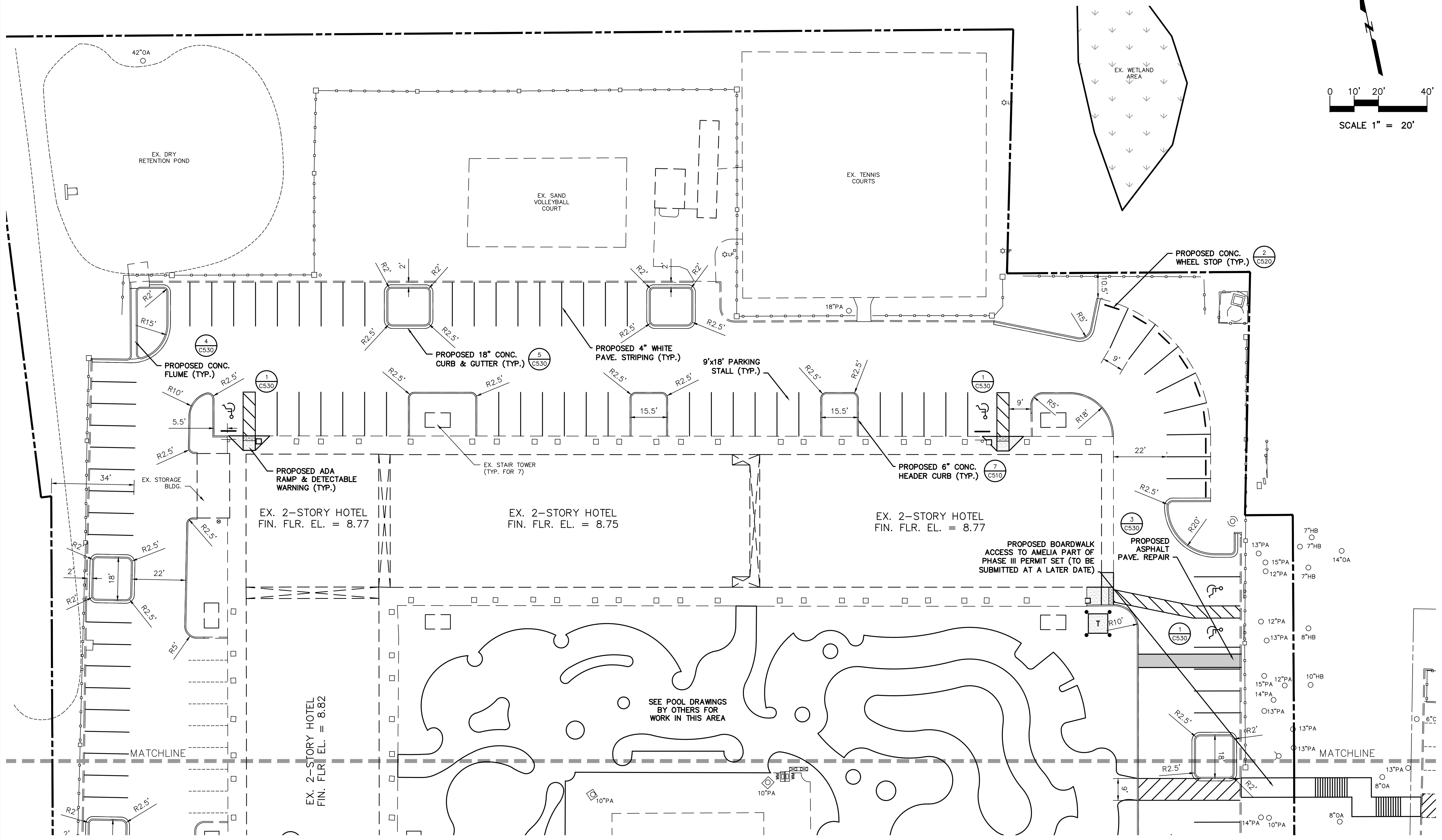
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BTA PROJECT NO:
SHEET DATE:

SHEET TITLE:
SITE GEOMETRY
PLAN NORTH

SHEET:

C200





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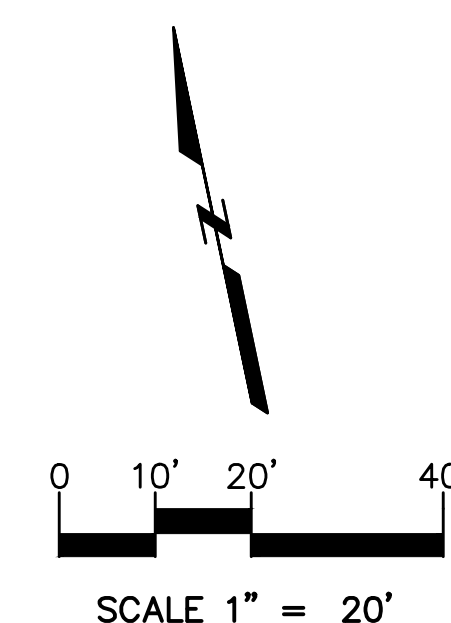
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SHEET DATE: _____

SHEET TITLE:

SITE GEOMETRY
PLAN SOUTH

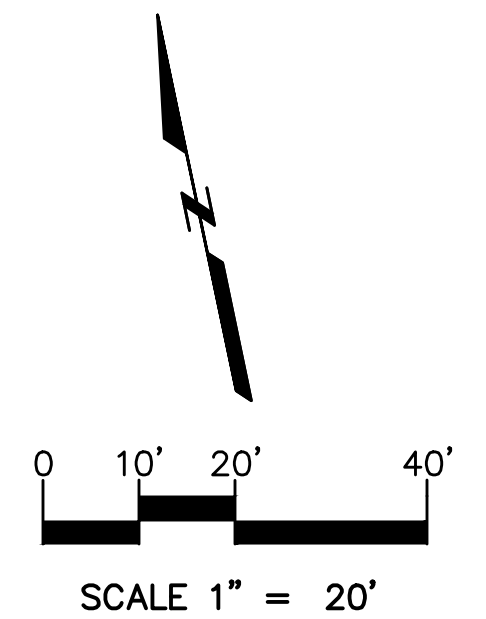
SHEET

C210



SADLER ROAD (80' ROW)





OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

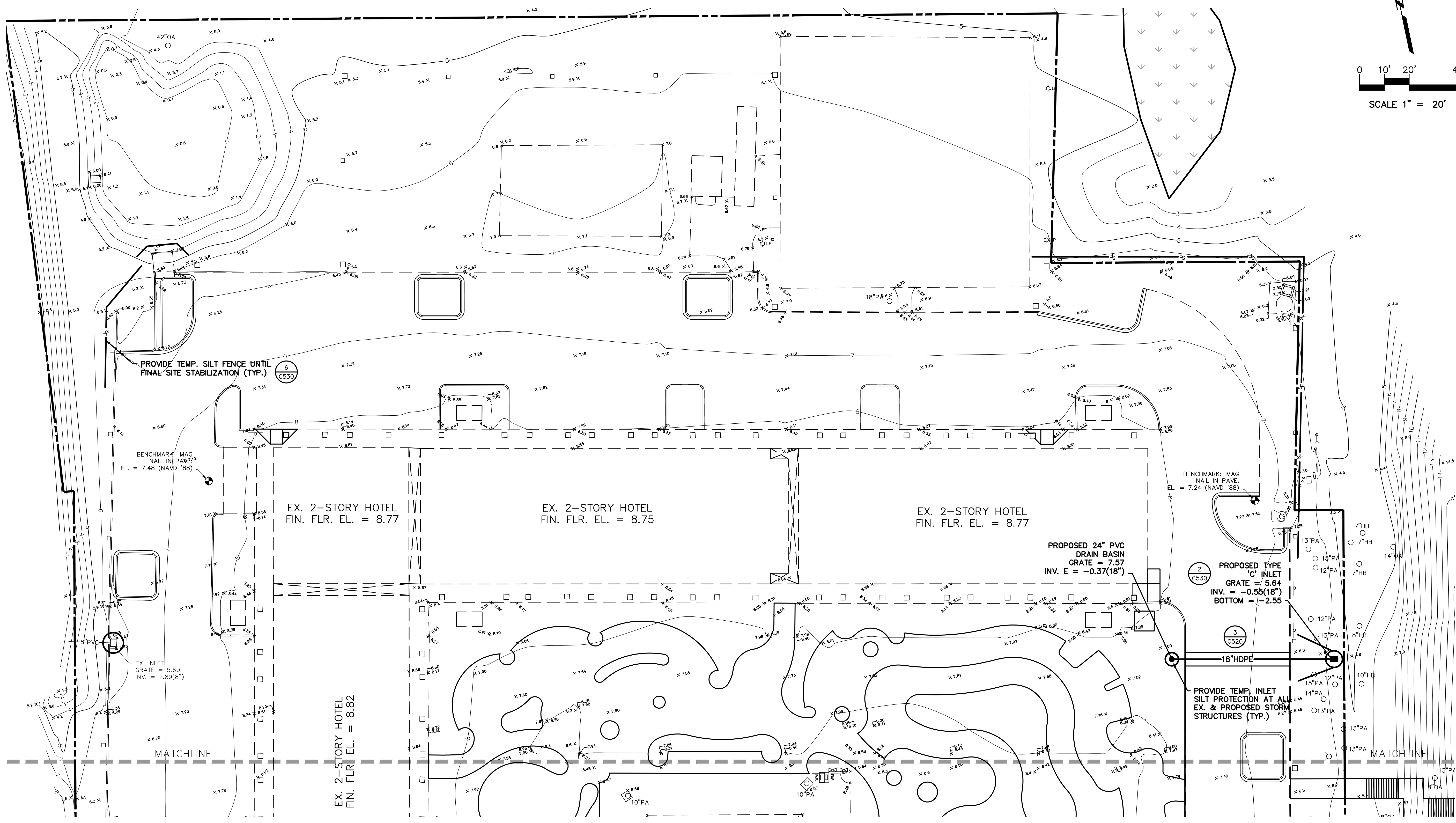
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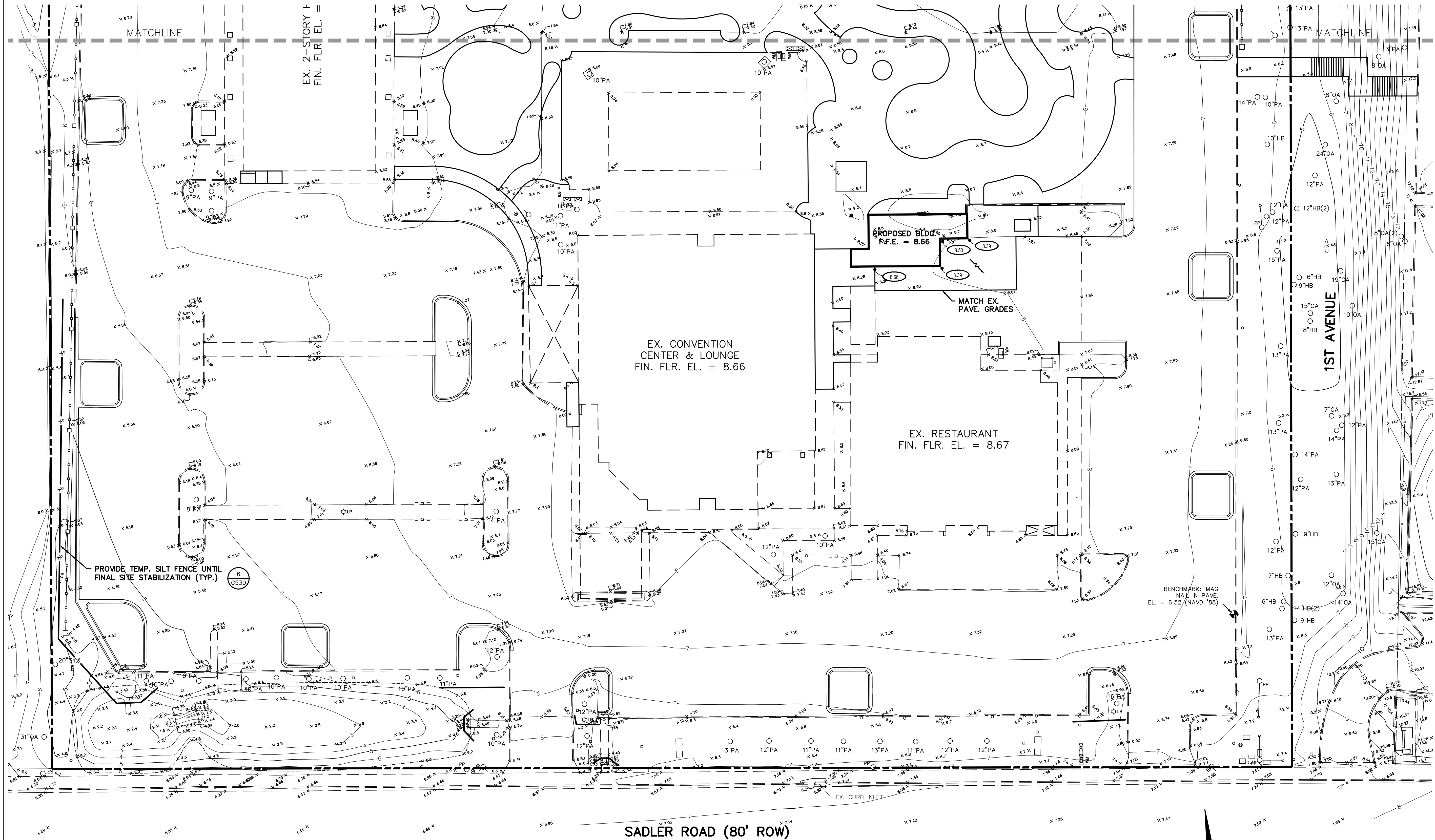
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BTA PROJECT NO:
SHEET DATE:

SHEET TITLE:
SITE GRADING &
DRAINAGE PLAN
NORTH

SHEET:
C300





OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:	
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01/30/24	REVISED PERMIT ISSUE

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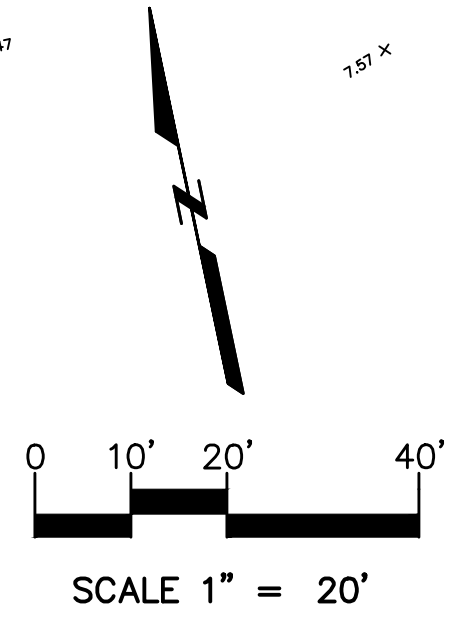
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SHEET TITLE:
SITE GRADING
PLAN SOUTH

SHEET:
C310

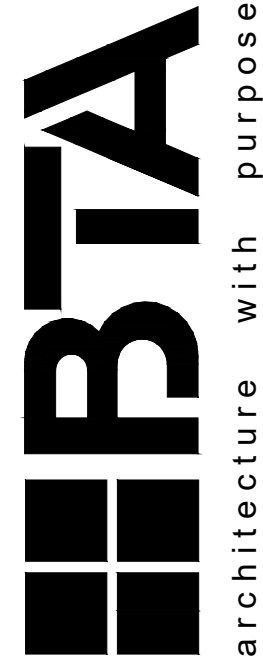


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OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

REVISIONS:	
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01/30/24	REVISED PERMIT ISSUE
12/1/23	PERMIT ISSUE
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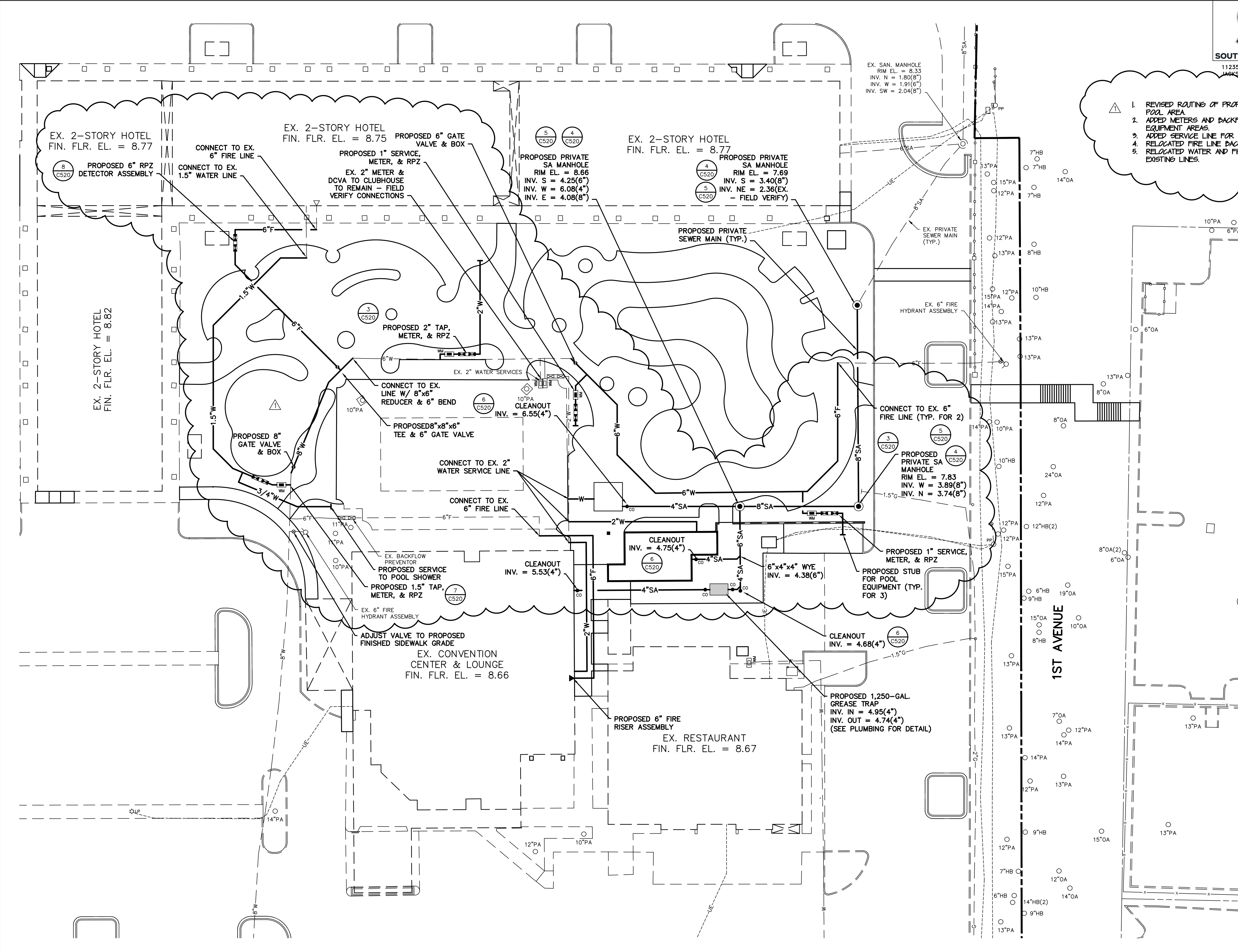
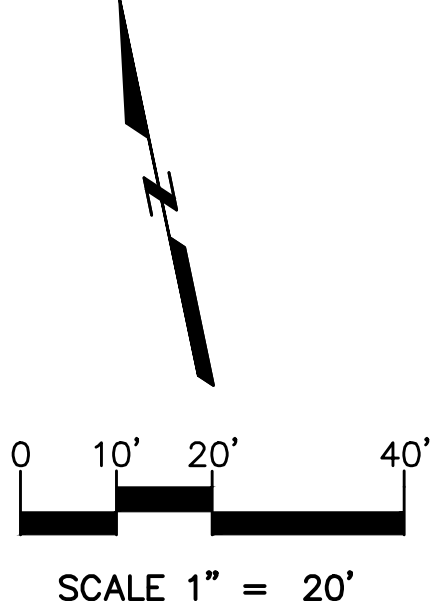
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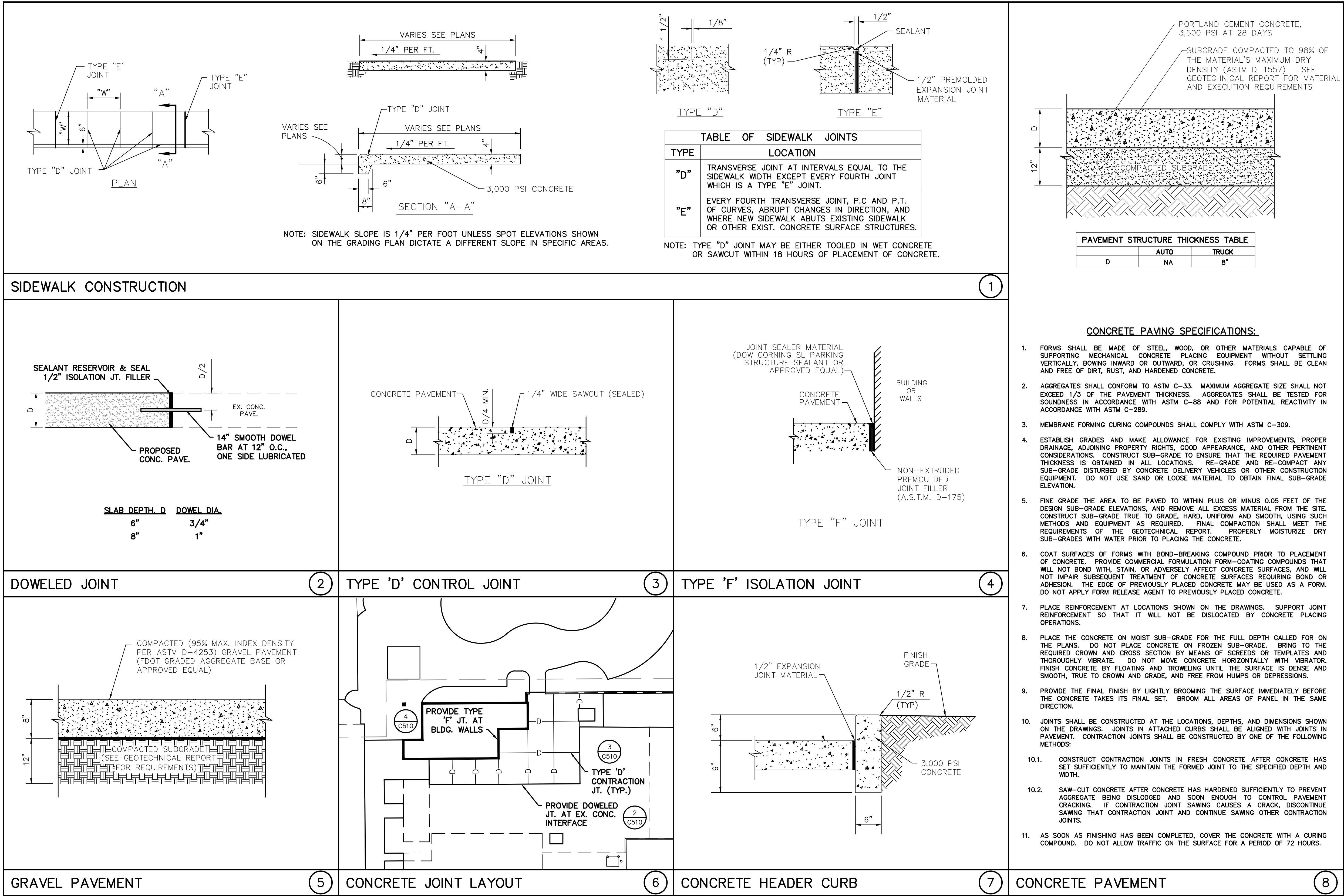
BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:
SITE UTILITIES PLAN

SHEET:
C400

1. REVISED ROUTING OF PROPOSED WATER MAIN THROUGH POOL AREA.
2. ADDED METERS AND BACKFLOW PREVENTERS AT POOL EQUIPMENT AREAS.
3. ADDED SERVICE LINE FOR POOL SHOWER.
4. RELOCATED FIRE LINE BACKFLOW PREVENTER.
5. RELOCATED WATER AND FIRE CONNECTION POINTS TO EXISTING LINES.





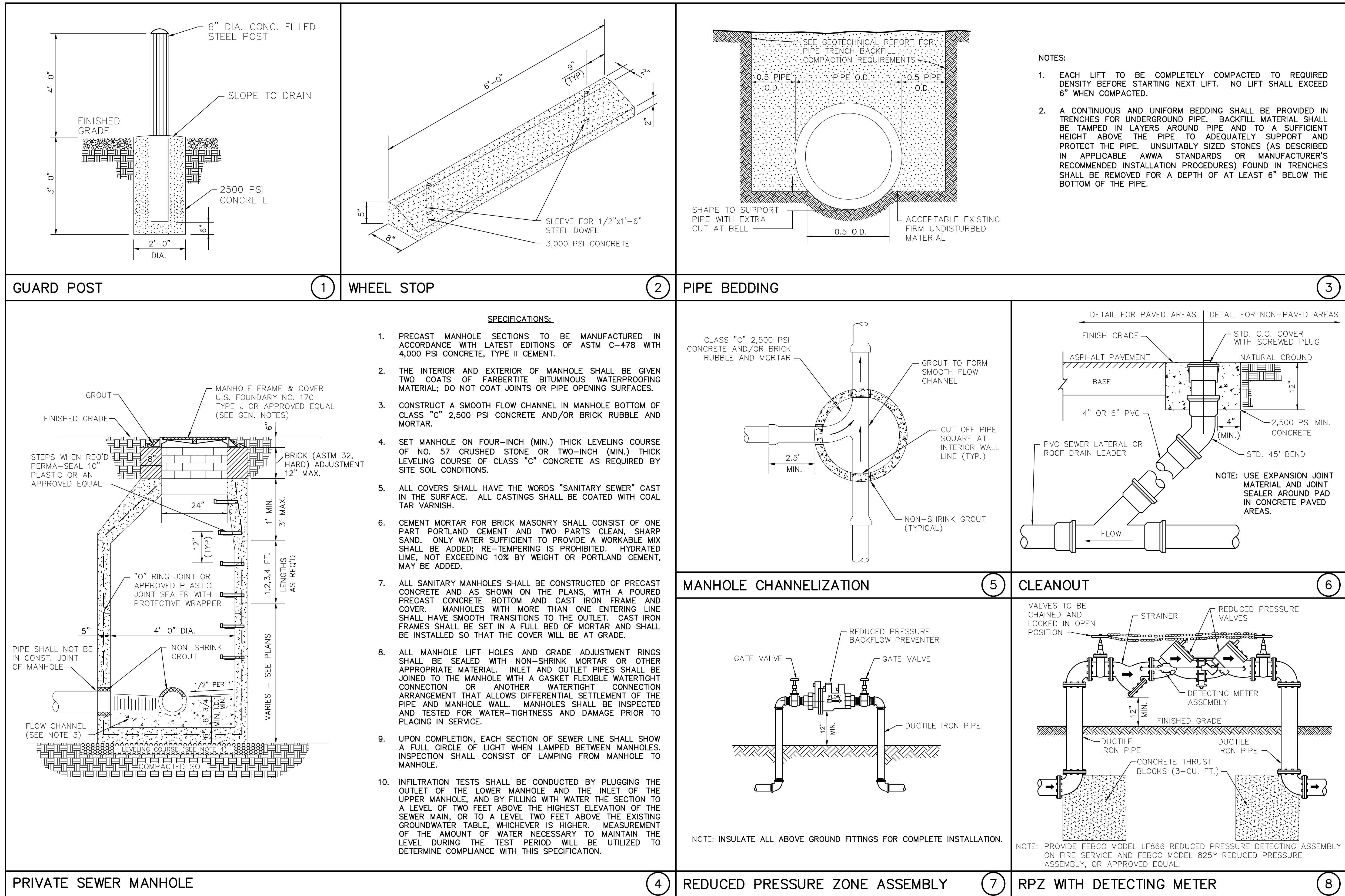
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BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:
CIVIL
DETAILS I

SHEET:
C510



REVISIONS:	
02/29/24	CONSTRUCTION ISSUE
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12/1/23	PERMIT ISSUE
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BTA PROJECT NO: 22ENG041
SHEET DATE: 02/02/2023

SHEET TITLE:
CIVIL
DETAILS II

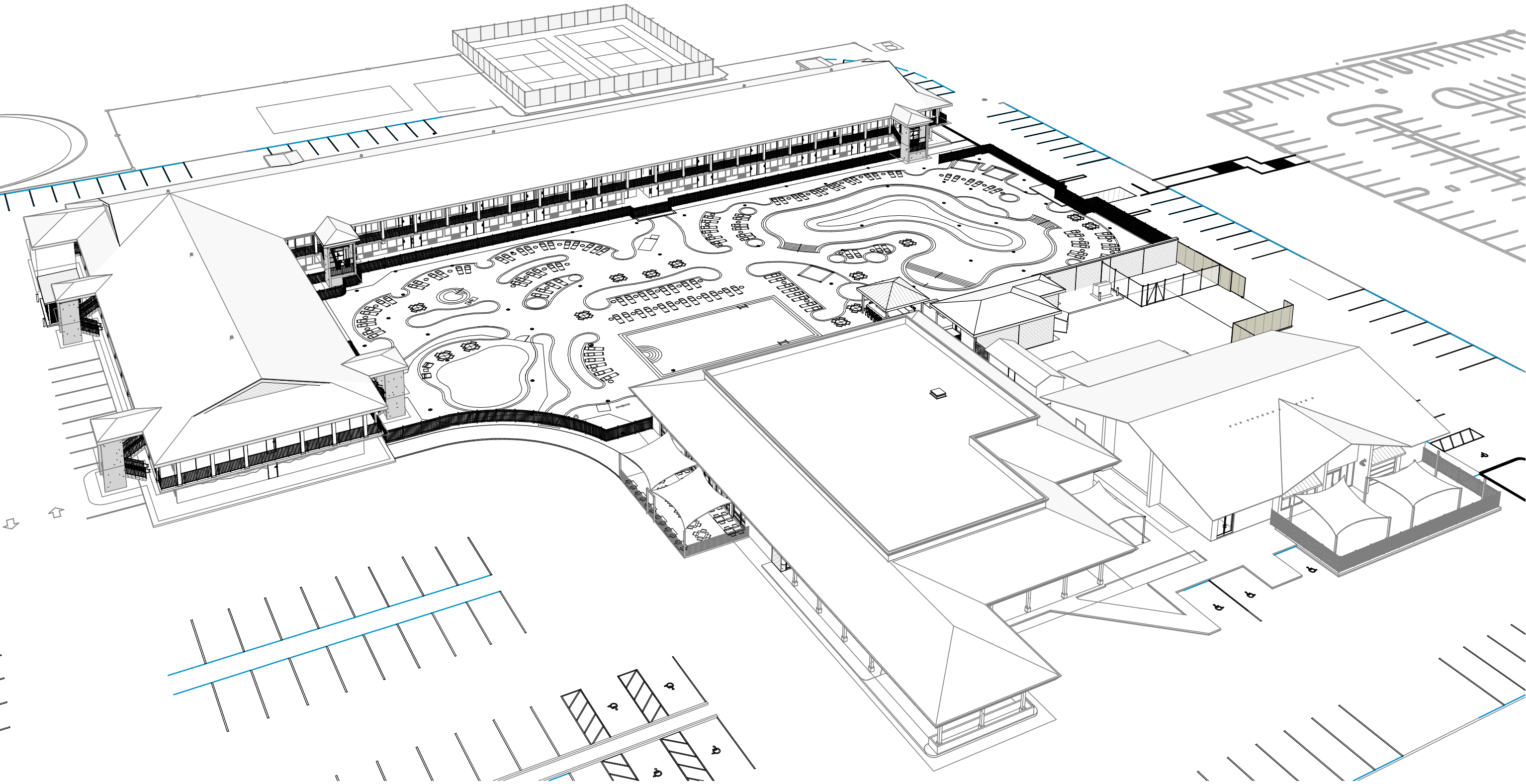
SHEET:
C520



SHEET:
C530

OCEAN COAST HOTEL RENOVATION PHASE 1 & 2 PERMIT SET 1 - HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA
PERMIT SET MARCH 8, 2024
156422.01

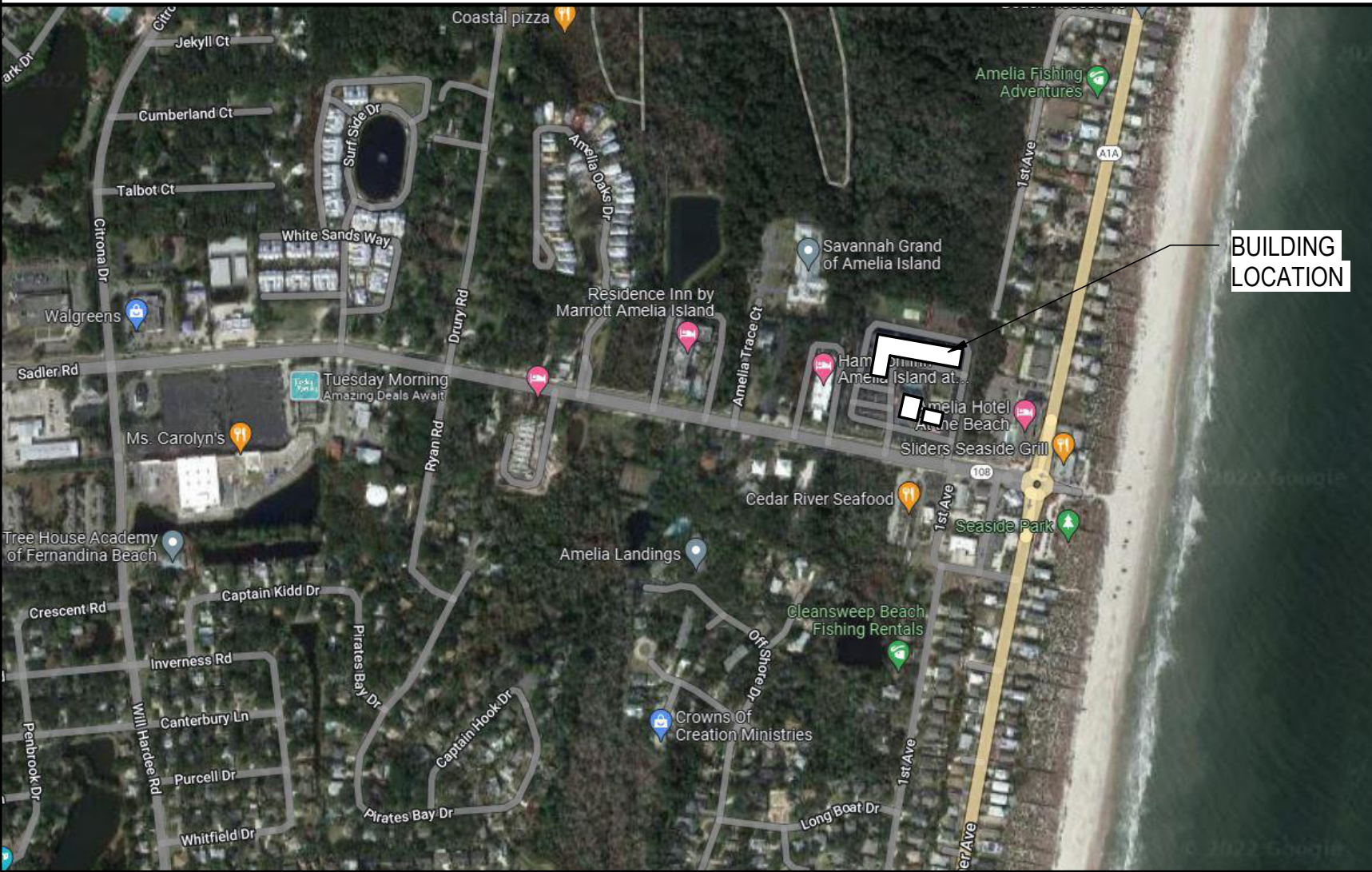


FLORIDA PRODUCT APPROVAL	
NO.	DESCRIPTION
FL # 3443.1	ROOFING (TPO) (design based on GAF Everguard)
FL # 10124.1	ASPHALT SHINGLES (design based on GAF)
FL # 14311.1	FIBERGLASS DOORS & FRAMES (design based on CORRIM Company)
FL # 18003.4	AUTOMATIC SLIDING GLASS DOOR (design based on Stanley Access Tech., 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.

VICINITY MAPS



PROJECT TEAM

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

OWNER'S REPRESENTATIVE
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SUGARLAND, TEXAS 77478

ARCHITECT OF RECORD
BULLOCK TICE ASSOCIATES
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CONTRACTOR
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CIVIL ENGINEERING
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STRUCTURES INTERNATIONAL, LLC
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DONNIE THERIOT
(850) 243-7900

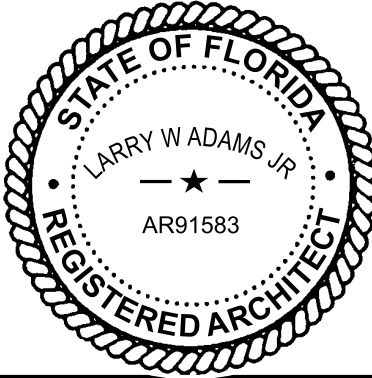
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

TITLE SHEET

SHEET:

G-001



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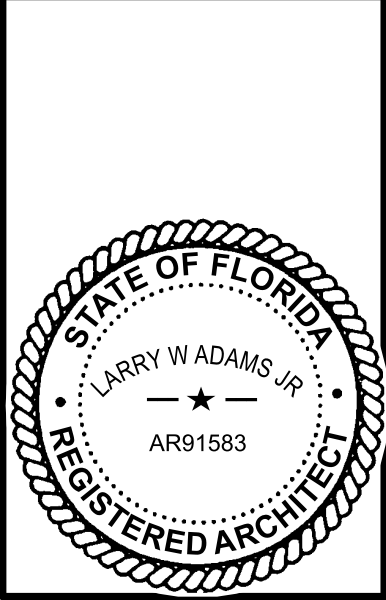
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BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

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INDEX OF DRAWINGS

SHEET:

G-002

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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/	REINF	REINFORCE
	CONTRACTOR INSTALLED		GOVERNMENT INSTALLED	RET	RETURN
CF/GI	CONTRACTOR FURNISHED/	GF/CI	GOVERNMENT FURNISHED/	REV	REVISION
	GOVERNMENT INSTALLED		CONTRACTOR INSTALLED	RH	RIGHT HAND
CID	COMPREHENSIVE INTERIOR	GL	GLASS	RM	ROOM
	DESIGN PACKAGE	GLZ	GLAZING	ROW	RIGHT OF WAY
CIP	CAST-IN-PLACE, CAST IRON PIPE	GMS	GALVANIZED METAL STUD	SC	SOLID CORE
CJ	CONSTRUCTION JOINT/CONTROL	GYP BD	GYP SUM BOARD	SCHED	SCHEDULE
	JOINT	HB	HOSE BIBB	SD	STORM DRAIN
CL	CENTER LINE, CLASS, CLOSE	HM	HOLLOW METAL	SECT	SECTION
CLG	CEILING	HORIZ	HORIZONTAL	SF	SQUARE FOOT(FEET)
CLR	CLEAR, COLOR, COOLER	HT	HEIGHT	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING/VENTILATING/AIR COND	SIM	SIMILAR
CPT	CARPET	IBC	INTERNATIONAL BUILDING CODE	SPEC	SPECIFICATION
COL	COLUMN	INCL	INCLUDED	SPKR	SPEAKER
CONC	CONCRETE	INSUL	INSULATION	SQ	SQUARE
CONT	CONTINUE, CONTINUOUS	INT	INTERIOR	SS	SERVICE SINK
CONTR	CONTRACT, CONTRACTOR	LAM	LAMINATE	SST	STAINLESS STEEL
COR	CONTRACTING OFFICER'S	LAV	LAVATORY	STC	SOUND TRANSMISSION CLASS
	REPRESENTATIVE	LH	LEFT HAND	STD	STANDARD
	CORRIDOR	MAX	MAXIMUM	STOR	STORAGE
COTR	CONTRACTING OFFICER	MECH	MECHANICAL	STRUCT	STRUCTURAL
	TECHNICAL REPRESENTATIVE	MFR	MANUFACTURER	SUSP	SUSPEND
CU FT	CUBIC FEET	MIN	MINIMUM	T&B	TOP AND BOTTOM
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
D	DRYER	MS	MOP SINK	TE	TOP ELEVATION
DET	DETAIL	MT	MOUNT	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MTD	MOUNTED	TOC	TOP OF CONCRETE
DIA	DIAMETER	MTG	MEETING	TOS	TOP OF SLAB, TOP OF STEEL
DIM	DIMENSION	MTL	METAL	TV	TELEVISION
DS	DOWNSPOUT	MW	MICROWAVE	TYP	TYPICAL
DW	DISHWASHER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NOM	NOMINAL	VERT	VERTICAL
EL	ELEVATION	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRIC(AL)	OC	ON CENTER	VTR	VENT THROUGH ROOF
ELEV	ELEVATOR	OF/OI	OWNER FURNISH/	W	WASHER, WEST, WIDE
EQ	EQUAL		OWNER INSTALLED	W/	WITH
EQUIP	EQUIPMENT	OF/CI	OWNER FURNISH/	W/O	WITHOUT
EWS	EYE WASH STATION		CONTRACTOR INSTALLED	WB	WOOD BASE
EWC	ELECTRIC WATER COOLER	OH	OVERHANG, OVERHEAD	WC	WATER CLOSET
EXIST	EXISTING	OH DR	OVERHEAD (COILING) DOOR	WD	WOOD
EXT	EXTERIOR	OPNG	OPENING	WH	WATER HEATER
FA	FIRE ALARM	OPP	OPPOSITE	WP	WATERPROOFING
FD	FLOOR DRAIN	PCF	POUNDS PER CUBIC FOOT	WSCT	WAINSCOT
FDTN	FOUNDATION				

SYMBOLS LEGEND

ROOM NAME

101

ROOM NAME / NUMBER
DESIGNATION

101

DOOR NUMBER

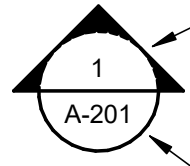
A

WINDOW / LOUVER
TYPE

A

WALL TYPE

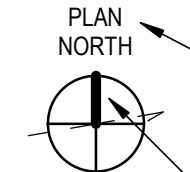
ELEVATION
TARGET



ELEVATION NUMBER

EXTERIOR ELEVATION
SYMBOL

SHEET ON WHICH
ELEVATION IS DRAWN

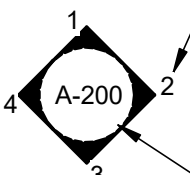


PLAN NORTH

NORTH ARROW



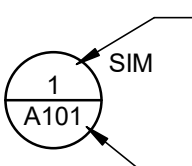
TRUE NORTH



ELEVATION NUMBER

INTERIOR ELEVATION
SYMBOL

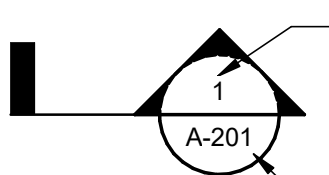
SHEET ON WHICH
ELEVATION IS DRAWN



DETAIL NUMBER

DETAIL SYMBOL

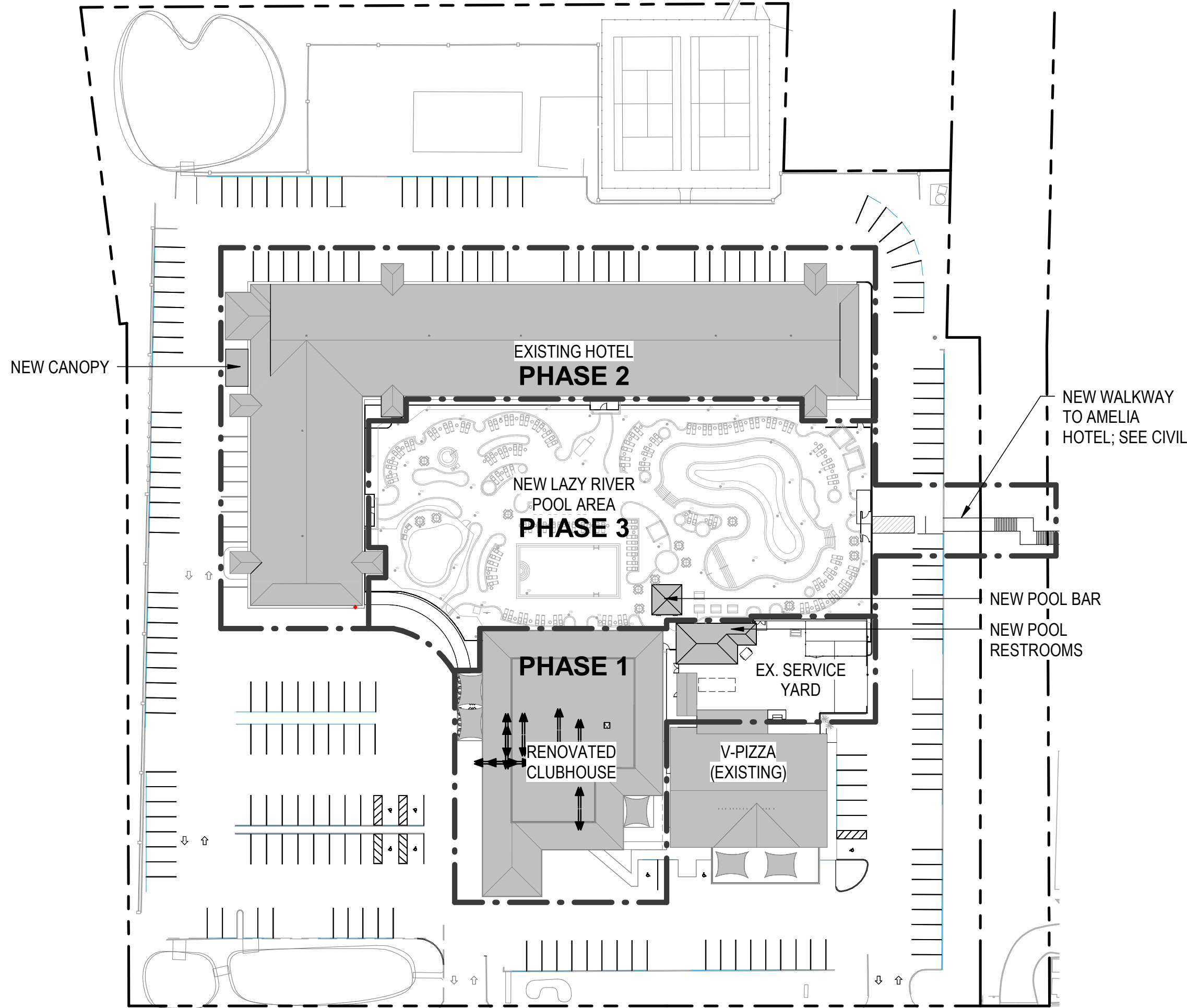
SHEET ON WHICH
DETAIL IS DRAWN



SECTION NUMBER

SECTION SYMBOL

SHEET ON WHICH
SECTION IS DRAWN



1 PHASING PLAN
G-003 1" = 60'-0"

NOTE: ALL CIVIL WORK SHOWN IN THIS SET TO BE
COMPLETED IN PHASE I UNLESS NOTED OTHERWISE



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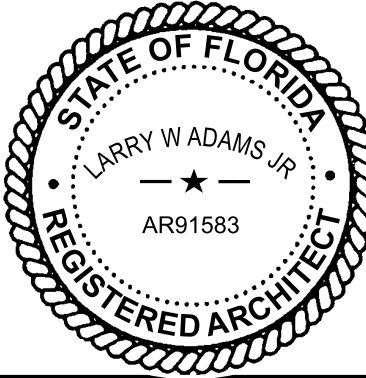
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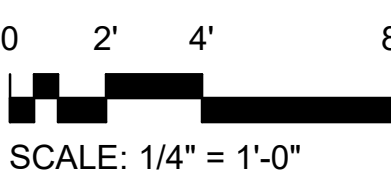
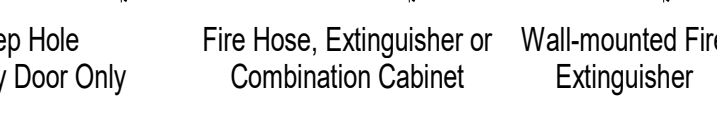
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ABBREVIATIONS,
VICINITY MAP,
PHASING PLAN

SHEET:

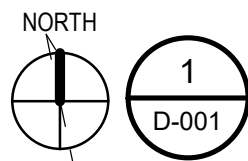
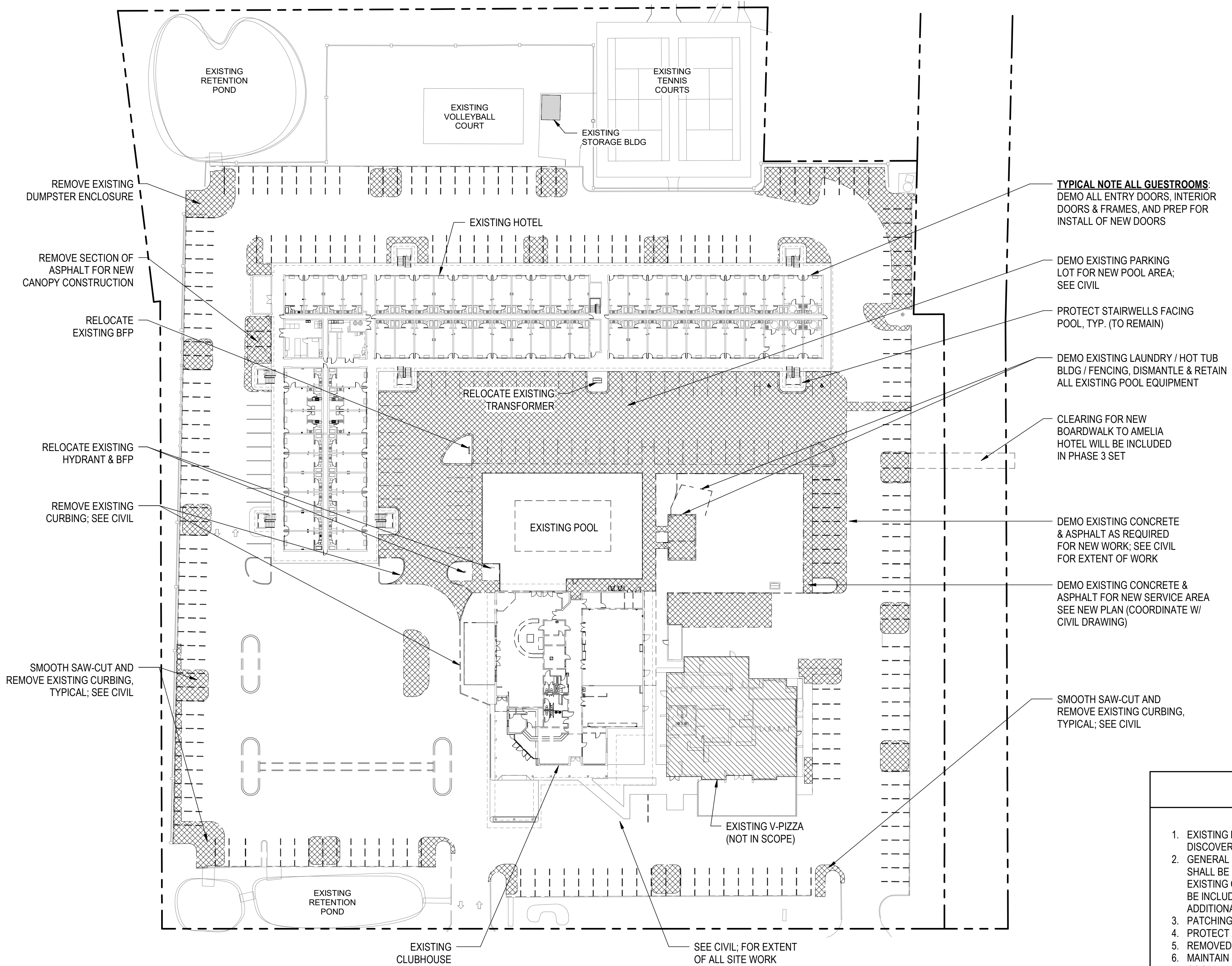
G-003

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



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ARCHITECTURAL SITE PLAN - DEMOLITION

1" = 40'-0"

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



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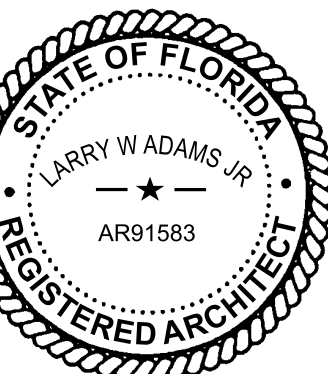
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REVISIONS:

NO.	DESCRIPTION



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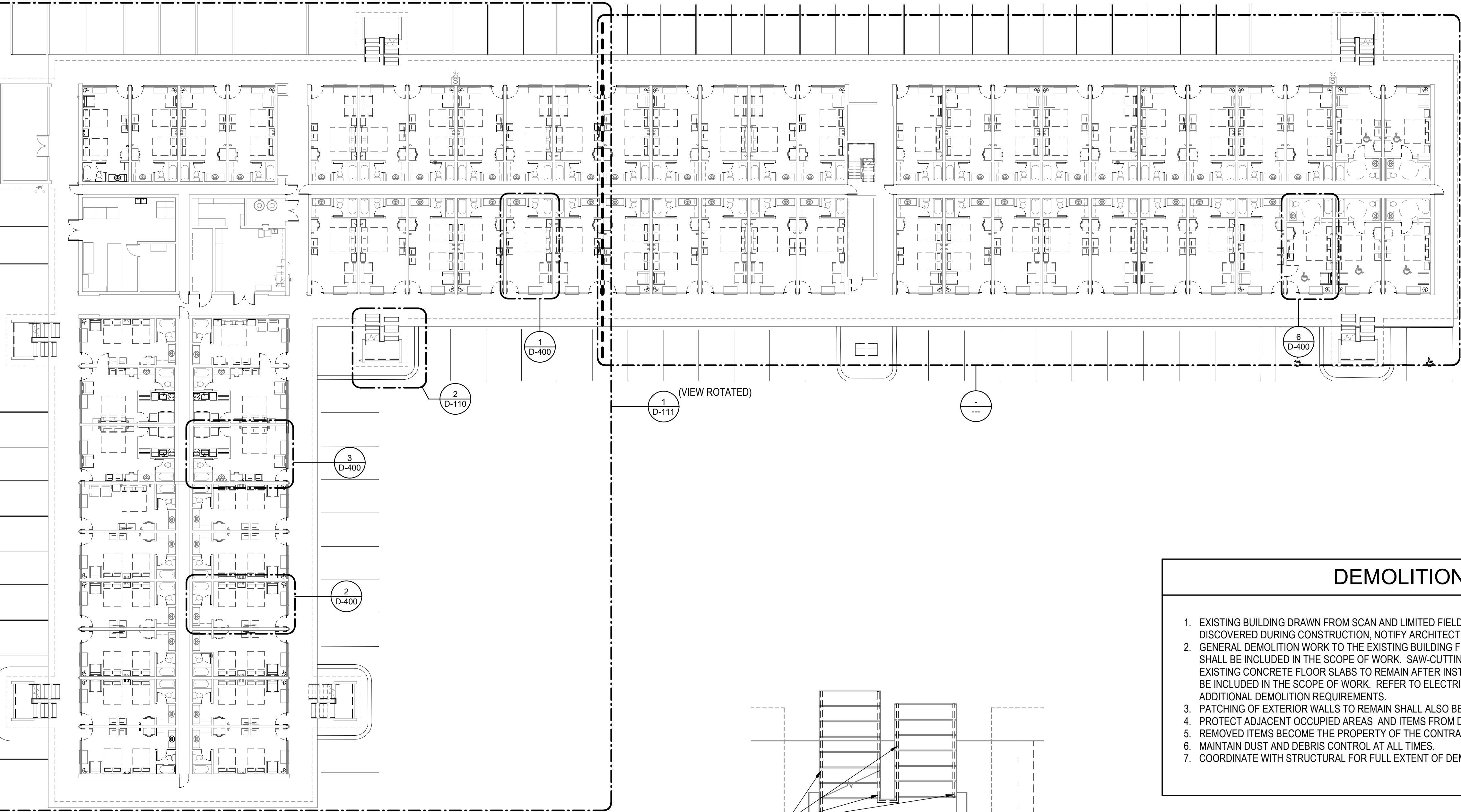
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ARCHITECTURAL
SITE PLAN -
DEMOLITION

SHEET:

D-001

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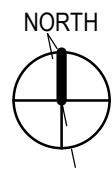
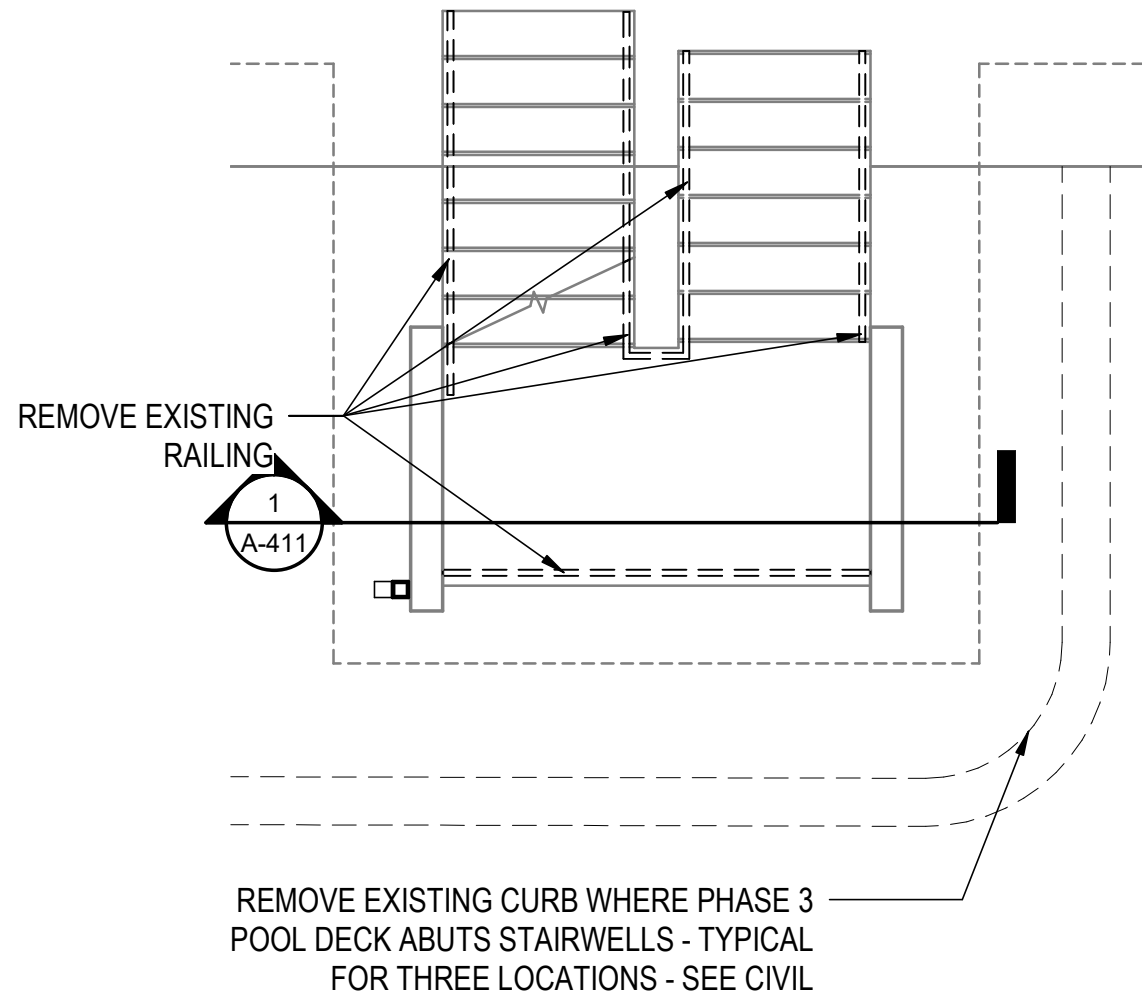
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1
D-110

1/16" = 1'-0"

1ST FL OVERALL HOTEL DEMOLITION PLAN



2
D-110

1/4" = 1'-0"

TYPICAL STAIRWELL PLAN - DEMOLITION

DEMOLITION NOTES

- EXISTING BUILDING DRAWN FROM SCAN AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICAL.
- 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.
- PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
- PROTECT ADJACENT OCCUPIED AREAS AND ITEMS FROM DUST, DEBRIS AND DAMAGE.
- 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

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

OCEAN COAST HOTEL

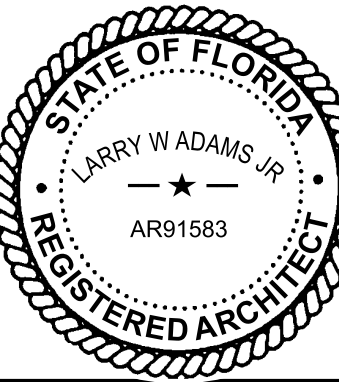
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NO.	DESCRIPTION



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SHEET TITLE:
1ST FL OVERALL
HOTEL DEMOLITION
PLAN

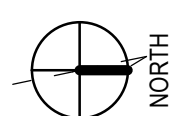
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D-110



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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.
- 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.
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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

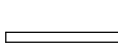
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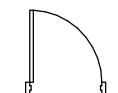
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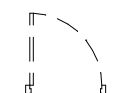
REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)



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



EXISTING DOOR TO REMAIN



REMOVE EXISTING DOOR,
FRAME AND HARDWARE

REMOVE ALL GYPSUM
WALL BOARD INSIDE ALL
GUEST BATHROOMS; TYP.

REMOVE GUEST BATHROOM
DOOR AND FRAME; TYP.

MATCHLINE

MATCHLINE

0 4' 8' 16'

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

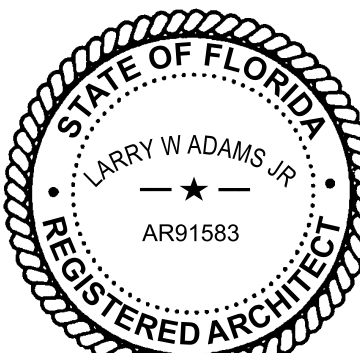
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SHEET TITLE:
1ST FL WEST
DEMOLITION PLAN

SHEET:

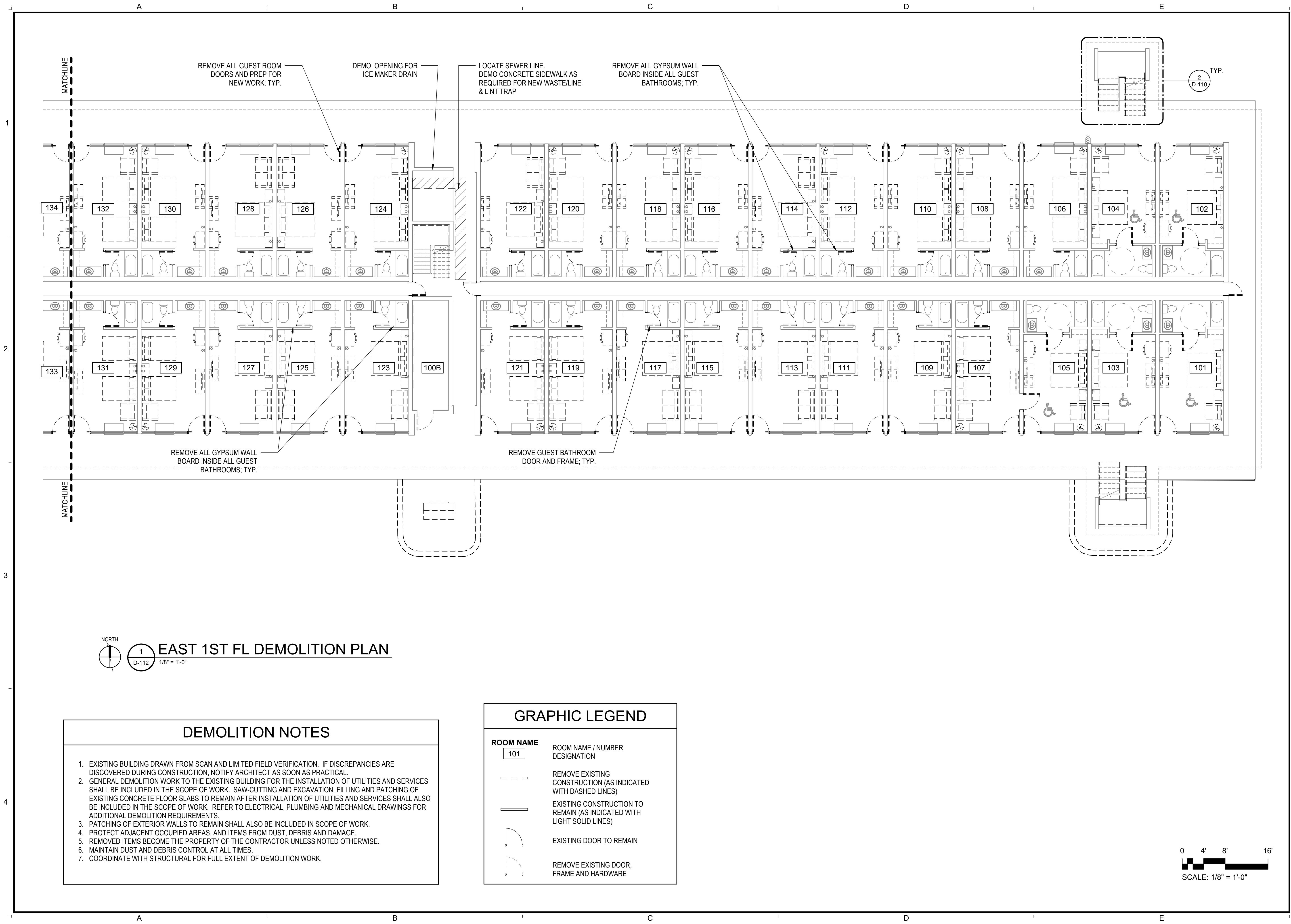
D-111



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OCEAN COAST HOTEL

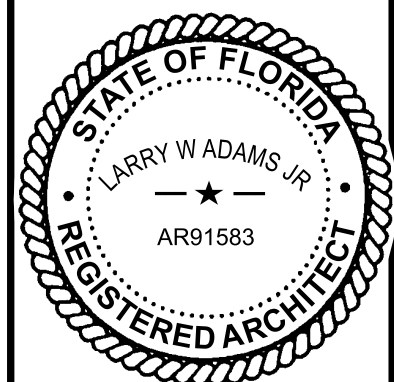
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE



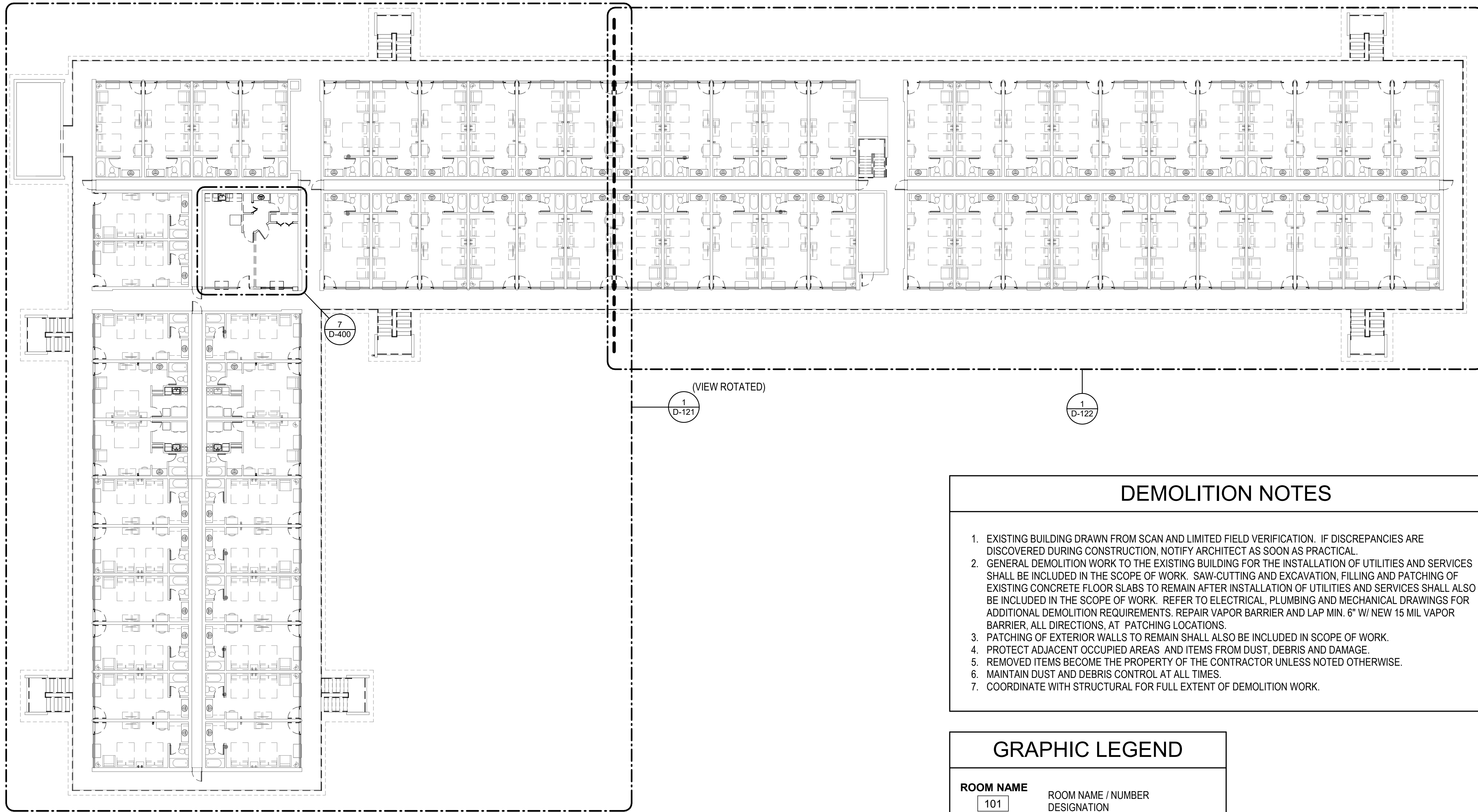
BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

1ST FL EAST
DEMOLITION PLAN

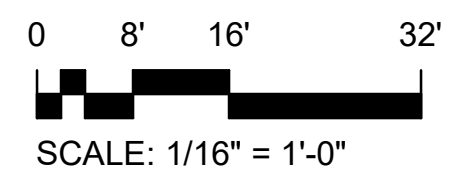
SHEET:

D-112



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. REPAIR VAPOR BARRIER AND LAP MIN. 6" W/ NEW 15 MIL VAPOR BARRIER, ALL DIRECTIONS, AT PATCHING LOCATIONS.
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.

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



4/10/2024 10:13:18 AM \\BTA-SVR-FS01\FolderRedirection\mmodel\Documents\156422-01_Ocean Coast Hotel_model\QFZS.rvt

REMOVE ALL GUEST
ROOM DOORS AND PREP
FOR NEW WORK; TYP.

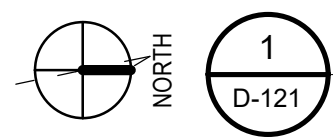
REMOVE ALL GYPSUM WALL
BOARD INSIDE ALL GUEST
BATHROOMS; TYP.

REMOVE ALL RAILINGS &
RAIL SUPPORTS; TYP.

DEMOLISH ALL
INTERIOR WALLS (THIS
SUITE ONLY)

REMOVE GUEST BATHROOM
DOOR AND FRAME; TYP.

REMOVE ALL GYPSUM WALL
BOARD INSIDE ALL GUEST
BATHROOMS; TYP.



WEST 2ND 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.
- 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.
- PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
- PROTECT ADJACENT OCCUPIED AREAS AND ITEMS FROM DUST, DEBRIS AND DAMAGE.
- 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

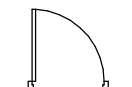
101

ROOM NAME / NUMBER
DESIGNATION

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REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)

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



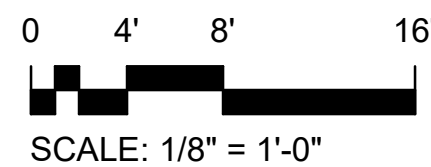
EXISTING DOOR TO REMAIN



REMOVE EXISTING DOOR,
FRAME AND HARDWARE

MATCHLINE

MATCHLINE



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Phone: 850.434.5444

OCEAN COAST HOTEL

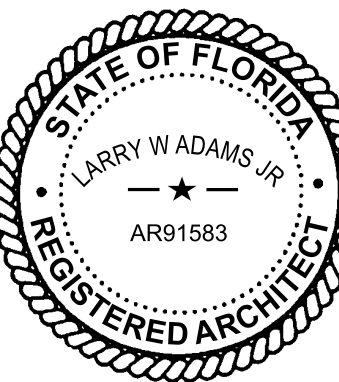
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

2ND FL WEST
DEMOLITION PLAN

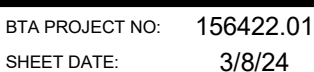
SHEET:

D-121

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISION



SHEET TITLE

2ND FL EAST
DEMOLITION PLAN

SHEET

D-122



1
D-122

EAST 2ND FL DEMOLITION PLAN

$$\frac{1}{8}'' = 1'-0''$$

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.
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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.

ROOM NAME

101

ROOM NAME / NUMBER
DESIGNATION

☐ ☐ ☐

REMOVE EXISTING
CONSTRUCTION (AS INDICATED
WITH DASHED LINES)

11

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

EXISTING DOOR TO REMAIN

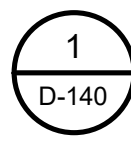
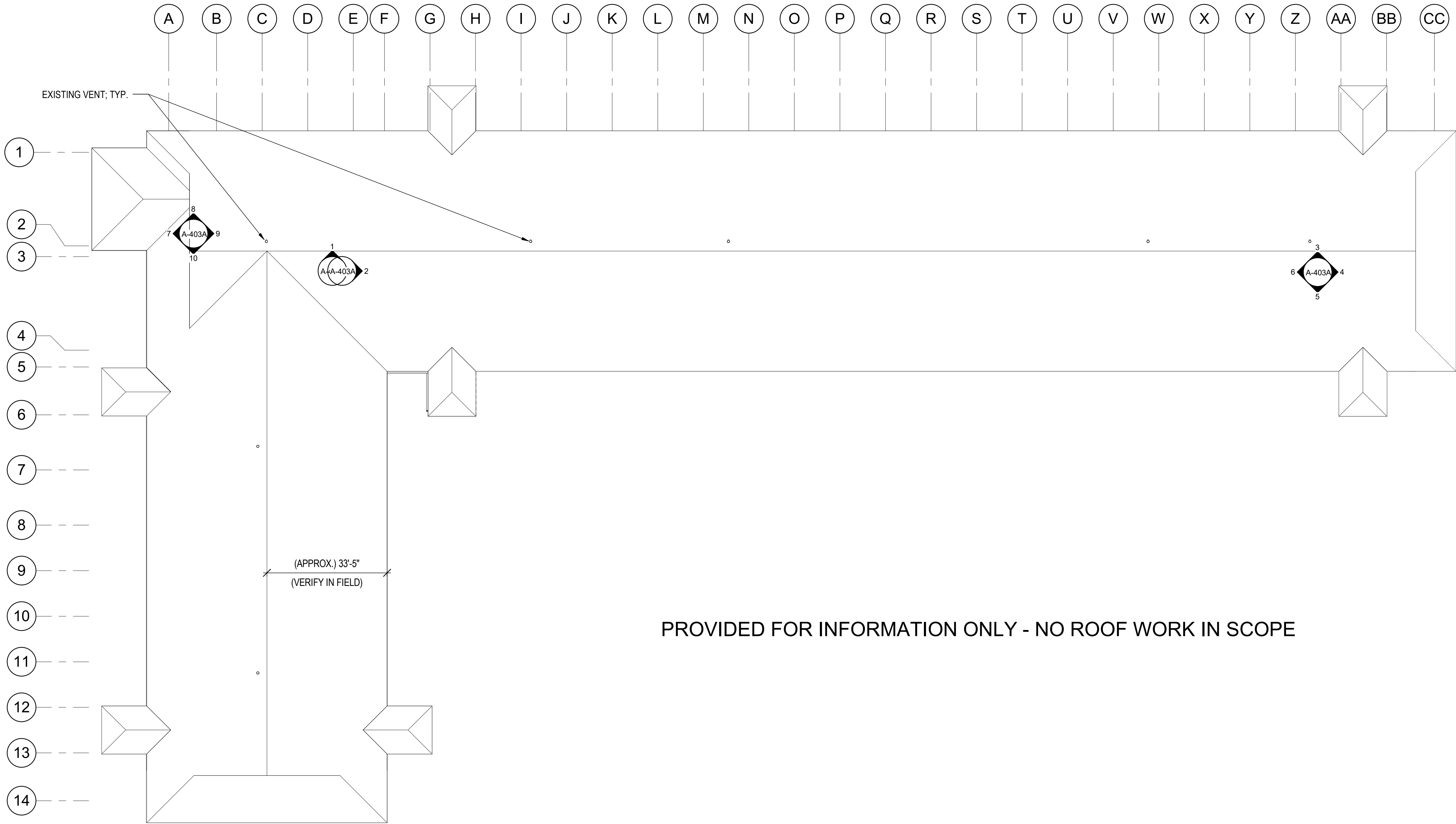
REMOVE EXISTING DOOR,
FRAME AND HARDWARE



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

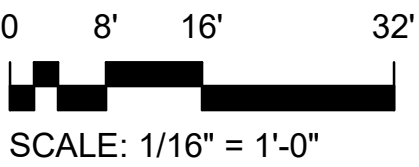
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HOTEL ROOF PLAN

1/16" = 1'-0"



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



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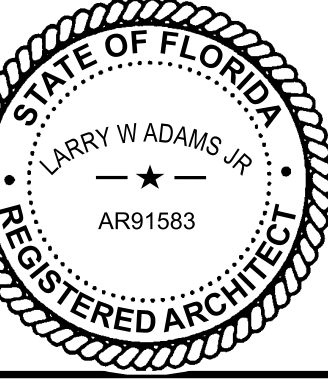
OCEAN COAST HOTEL

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REVISIONS:



BTA PROJECT NO: 156422.01

SHEET DATE: 3/8/24

SHEET TITLE:

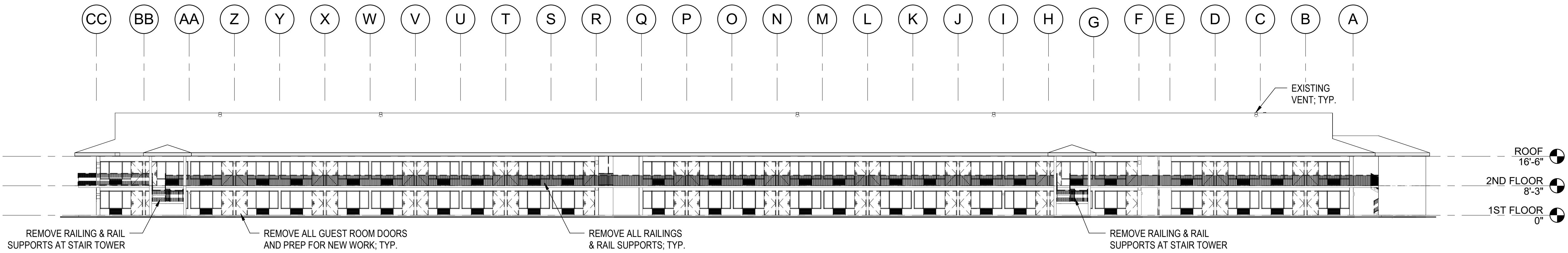
HOTEL ROOF PLAN
- DEMOLITION

SHEET:

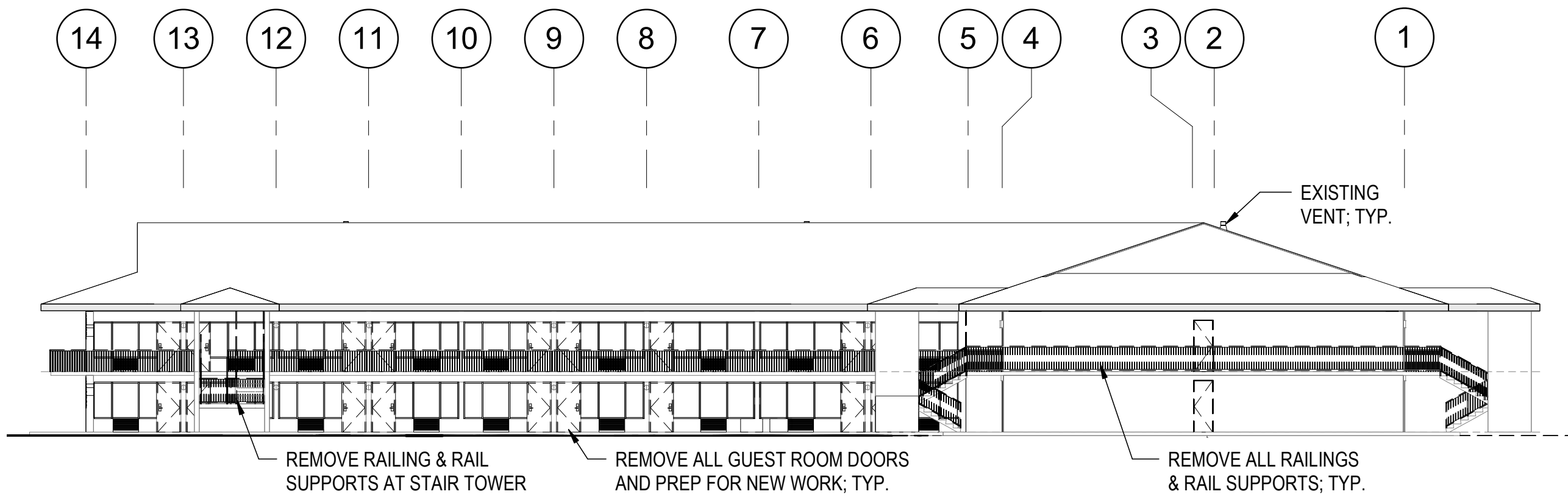
D-140

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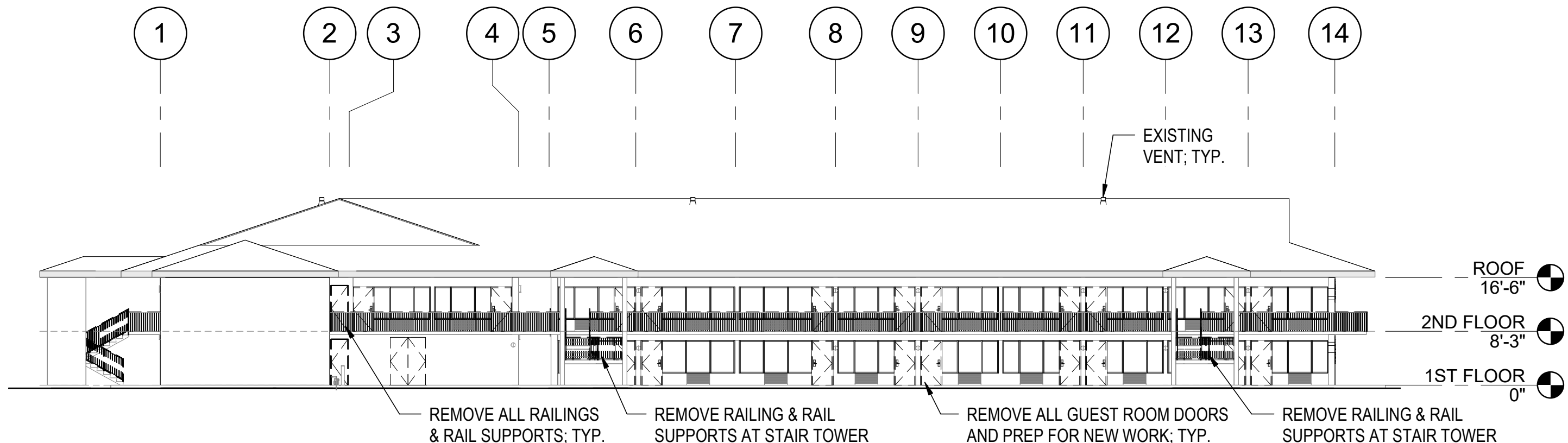
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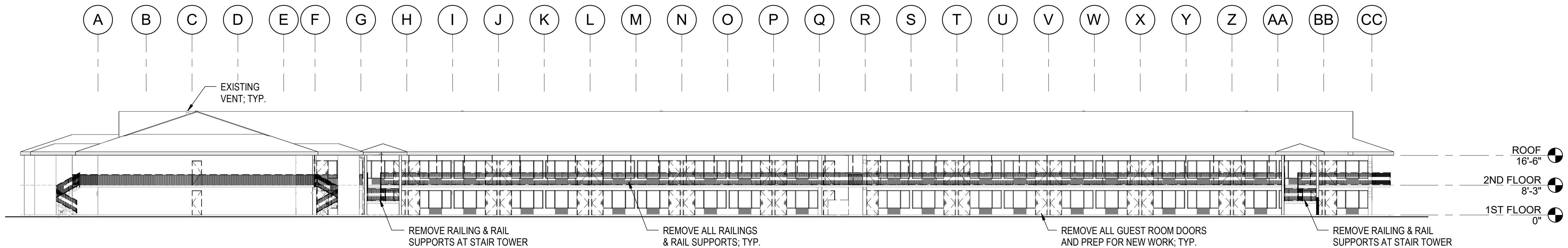
1 HOTEL NORTH ELEVATION - EXISTING/ DEMO
D-210 1/16" = 1'-0"



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"

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

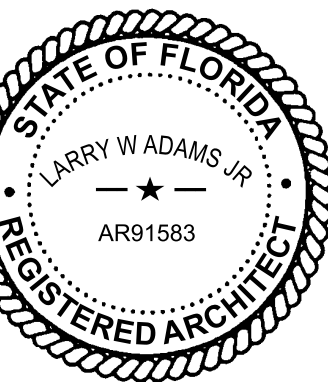


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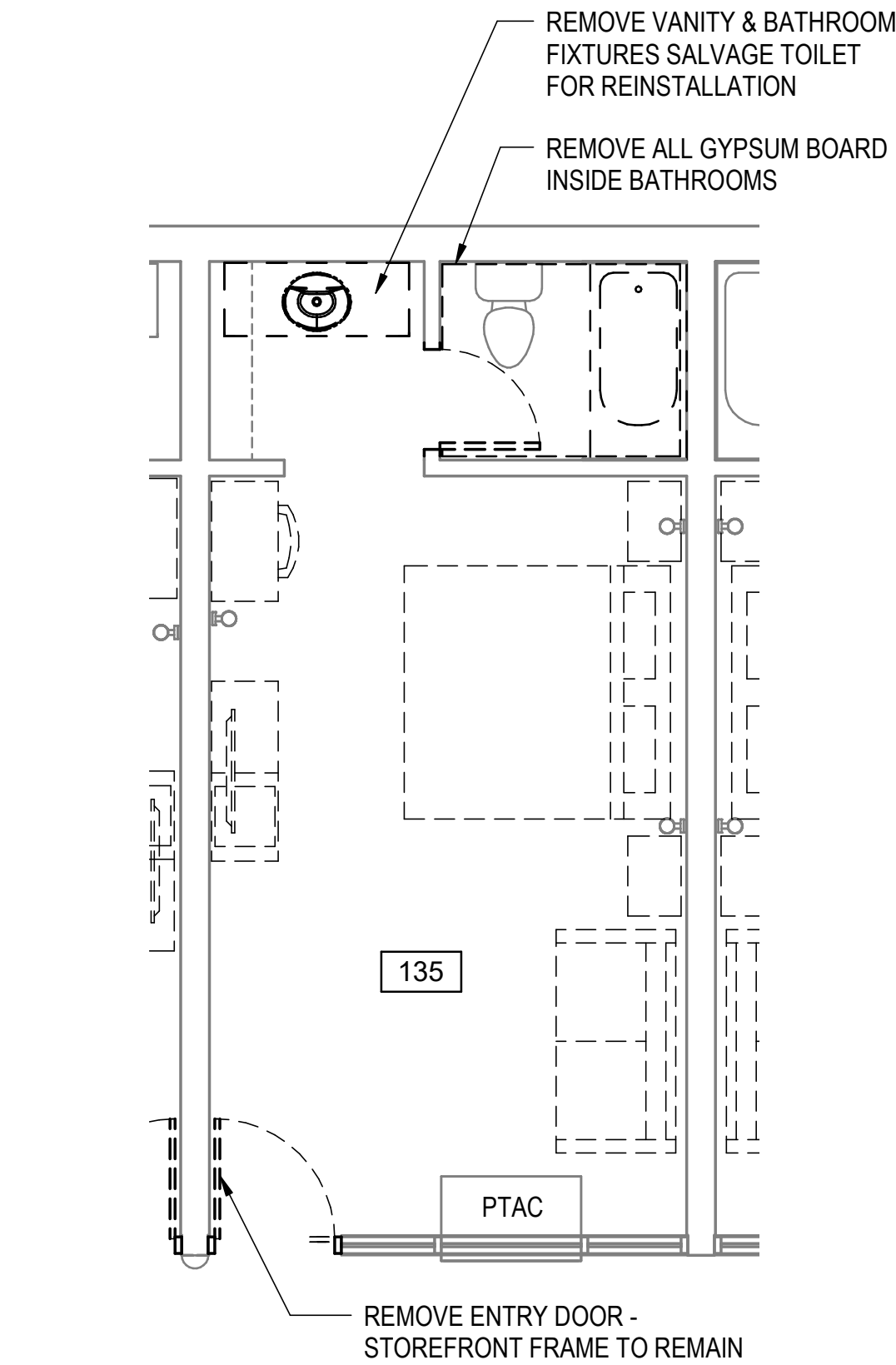
BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
HOTEL EXISTING/
DEMO EXTERIOR
ELEVATIONS

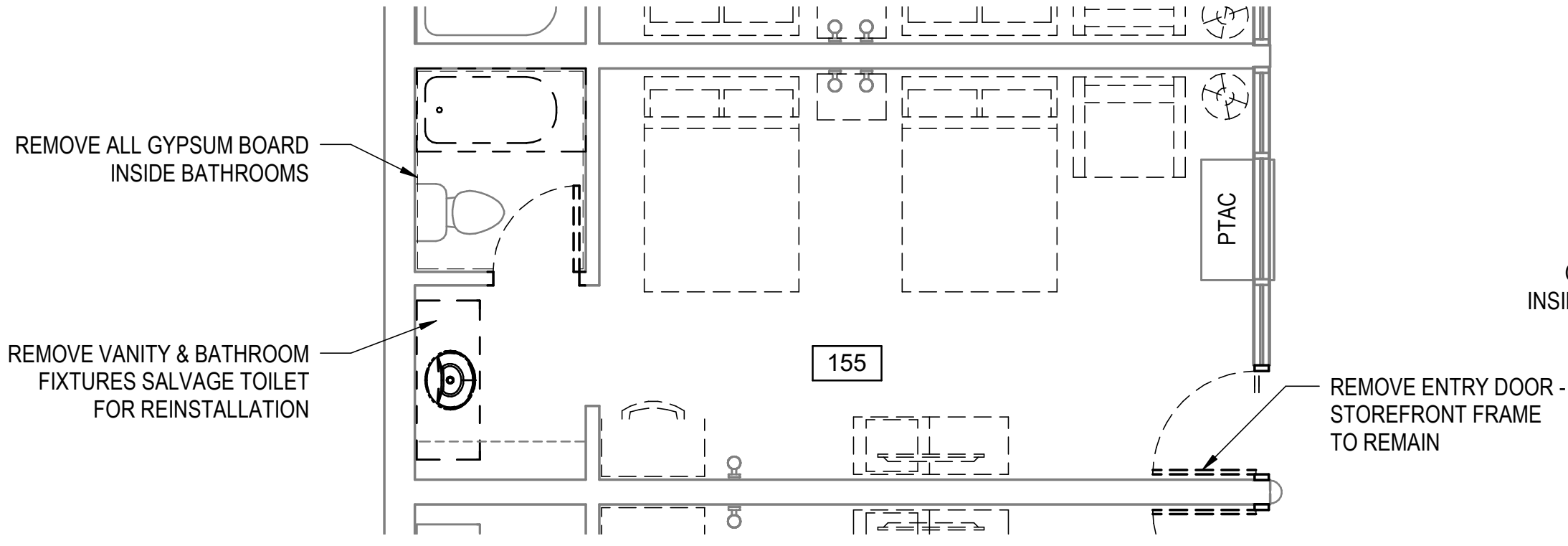
SHEET:
D-210

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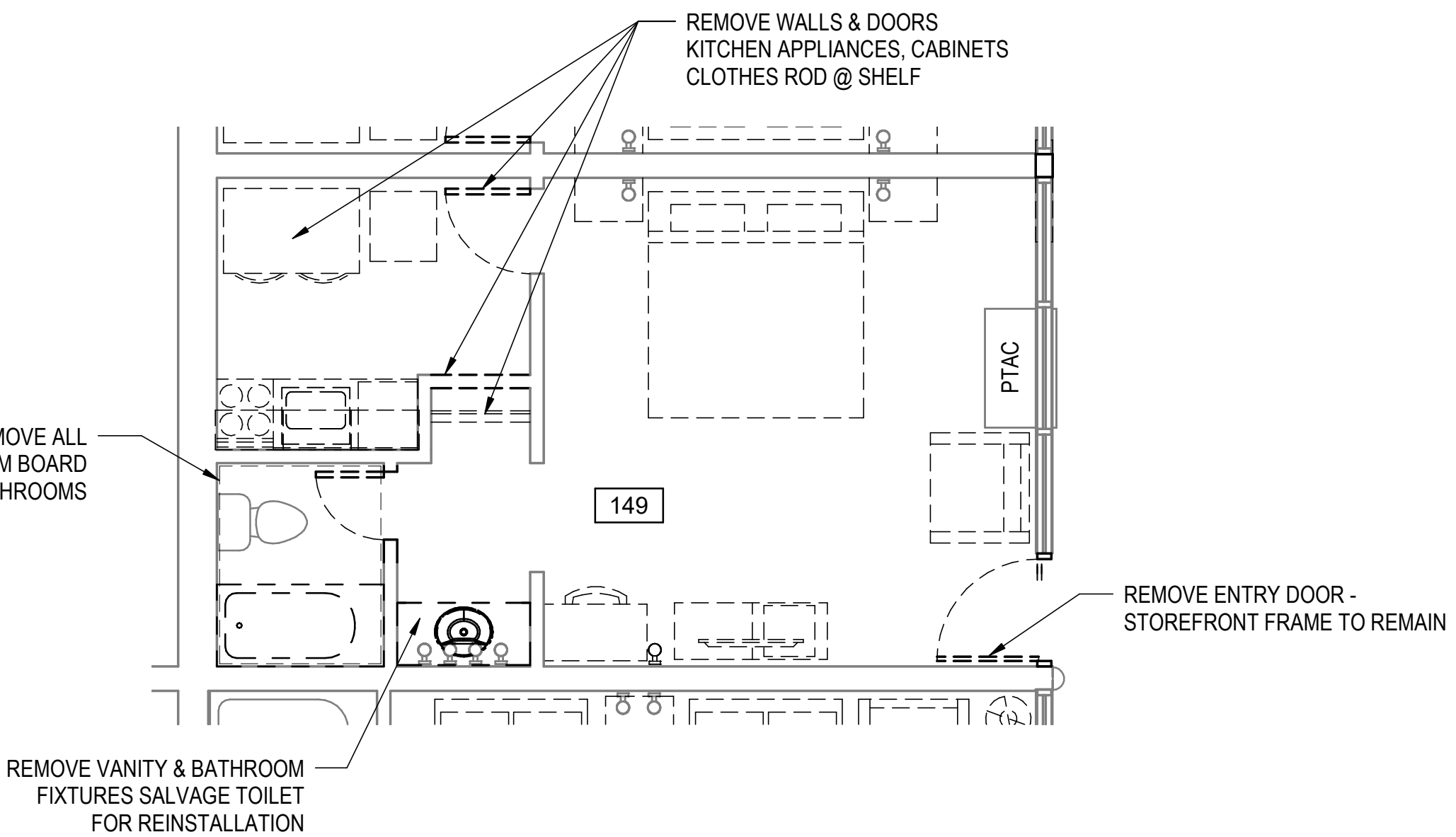
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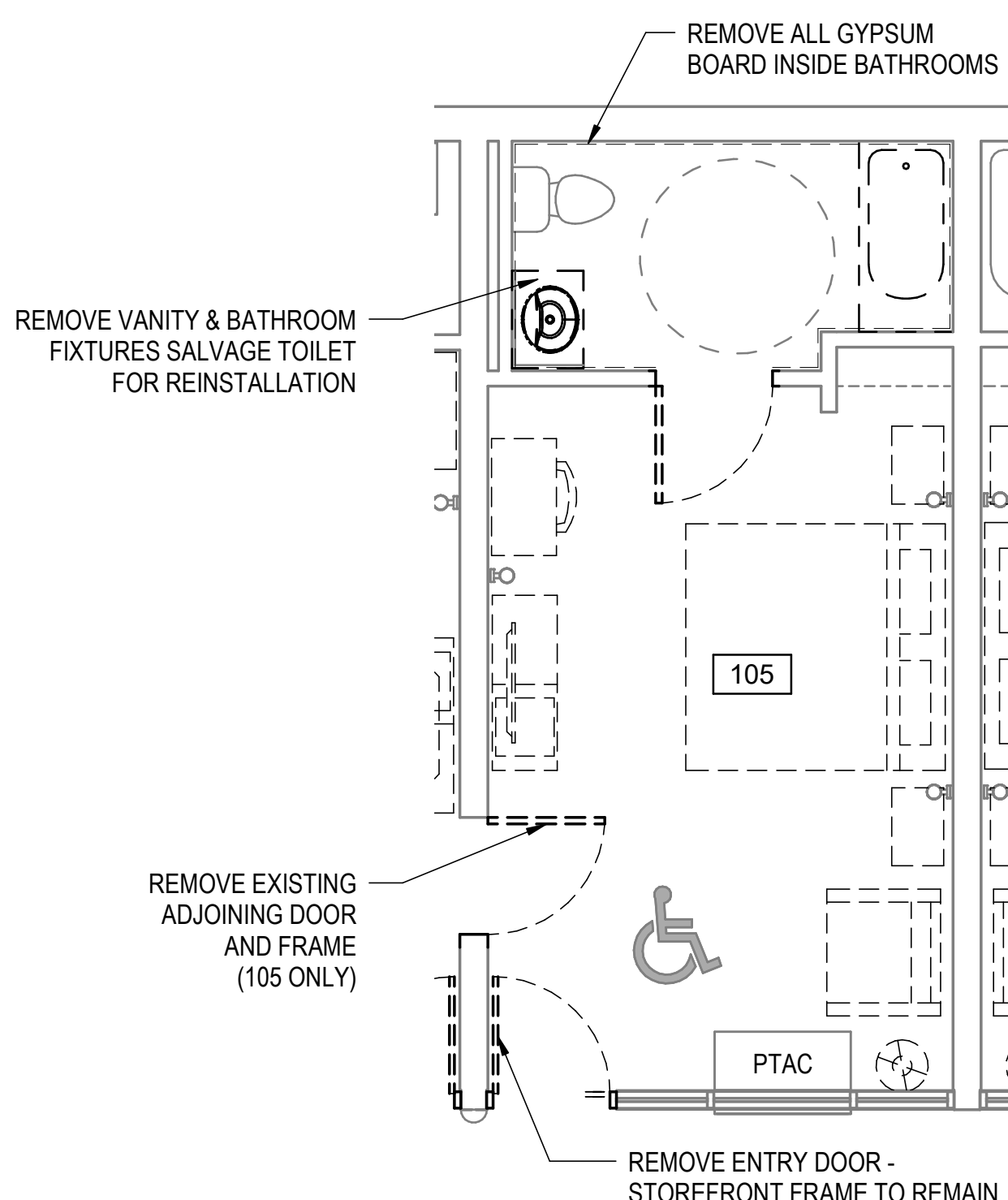
**EXISTING KING
DEMOLITION PLAN (TYPICAL)**
1
D-400
1/4" = 1'-0"



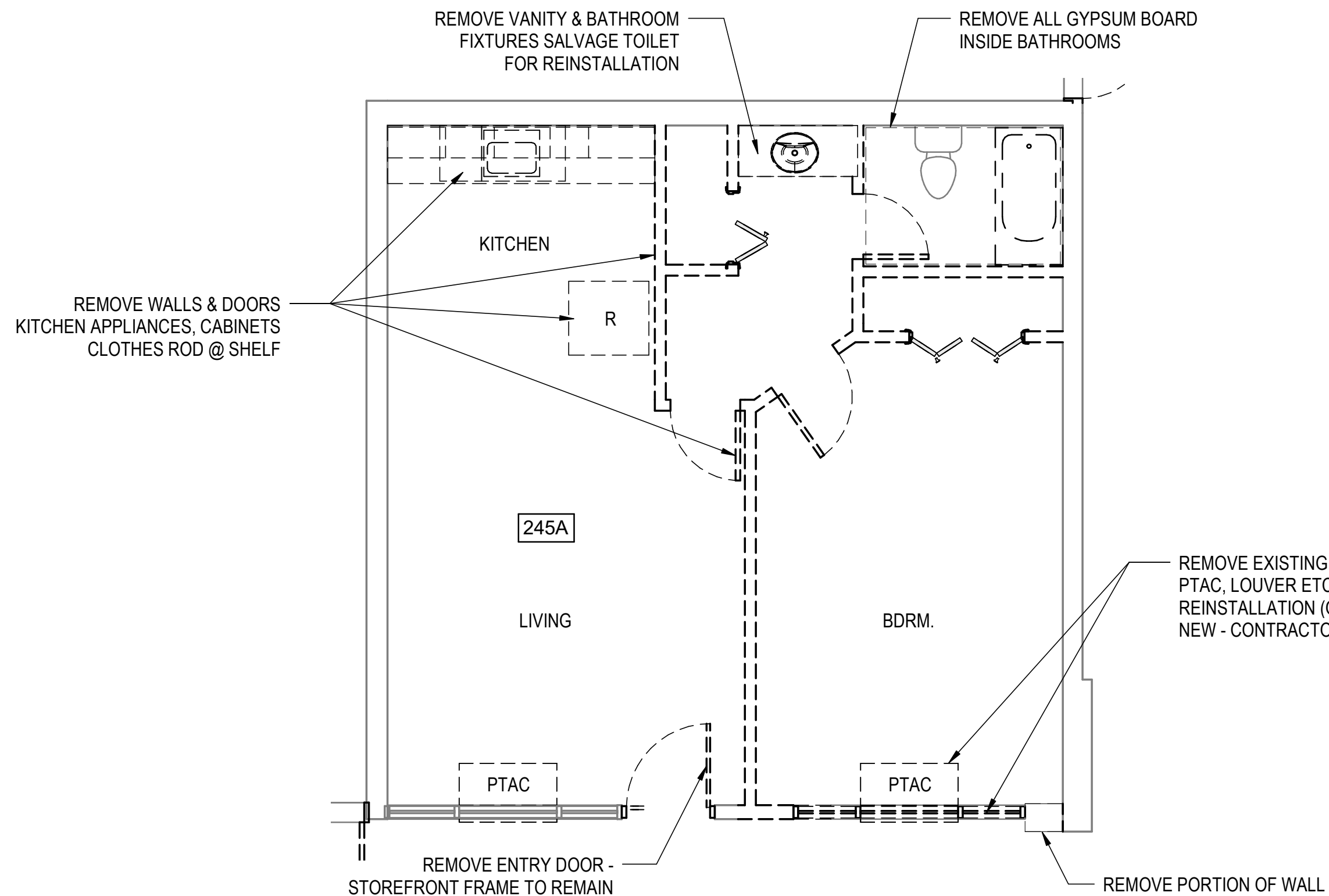
**EXISTING FULL/FULL
DEMOLITION PLAN (TYPICAL)**
2
D-400
1/4" = 1'-0"



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

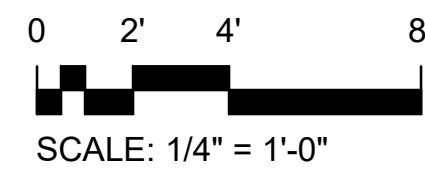


**EXISTING KING ADA
DEMOLITION PLAN (TYPICAL)**
6
D-400
1/4" = 1'-0"



**EXISTING DELUXE SUITE + KITCHEN
DEMOLITION PLAN (1 ONLY)**
7
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.



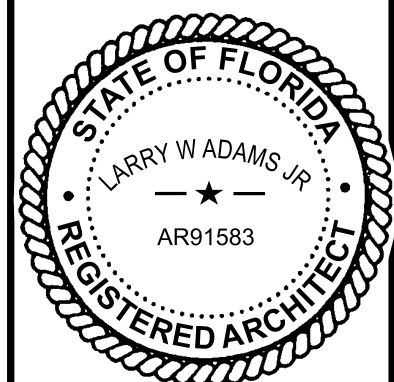
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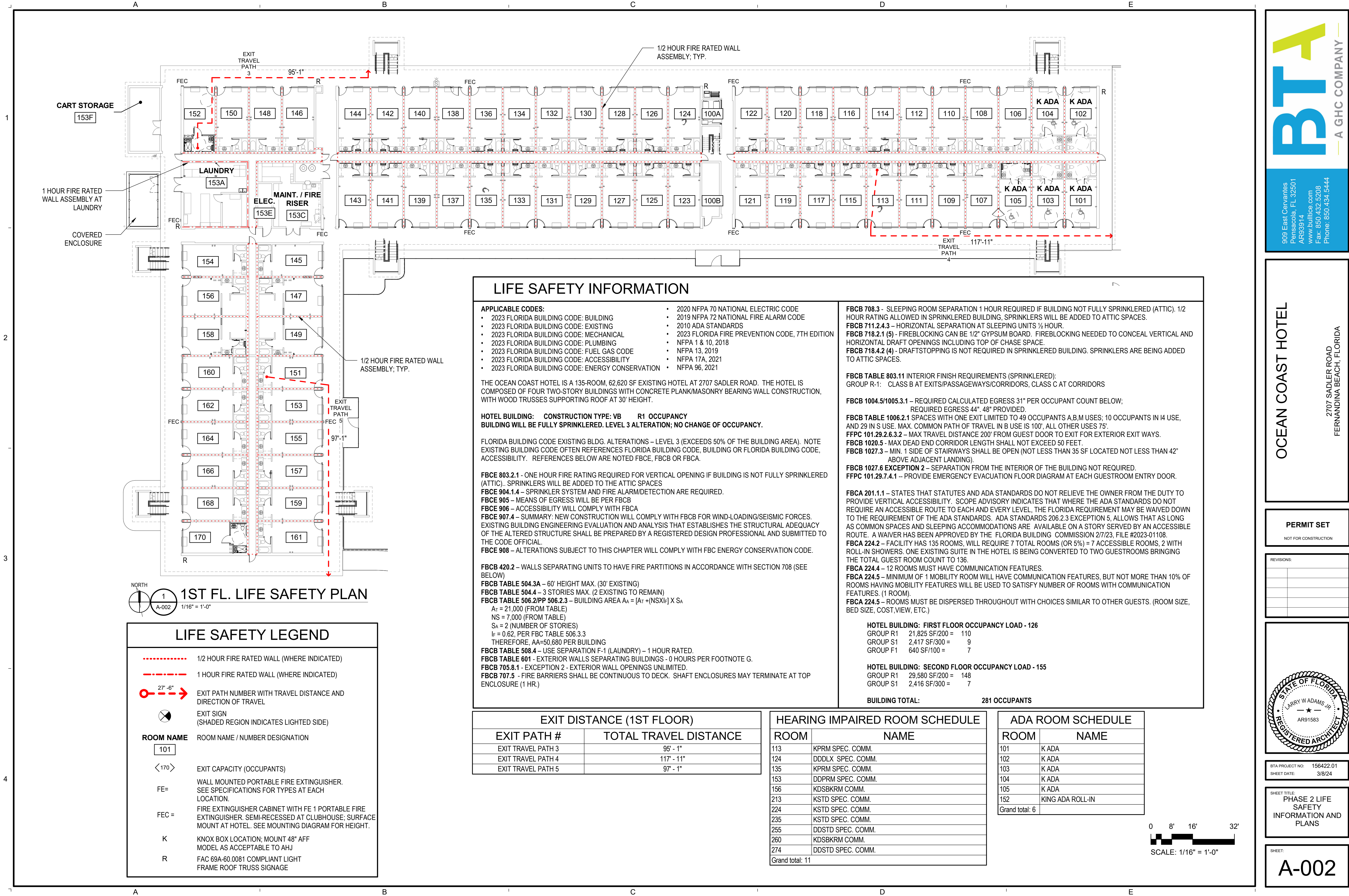
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SHEET DATE: 3/8/24

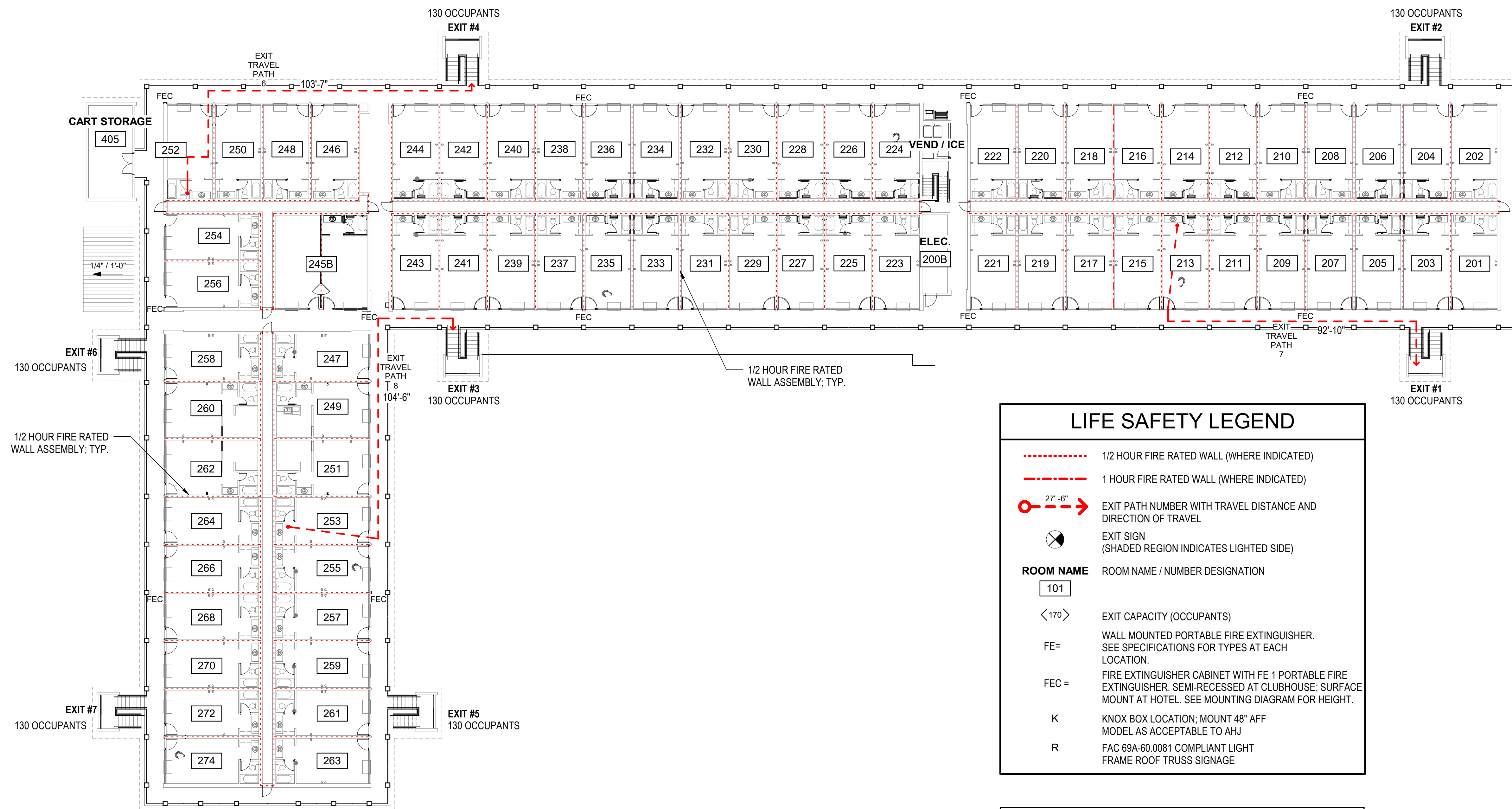
SHEET TITLE:
**ENLARGED UNIT
DEMOLITION PLAN**

SHEET:
D-400

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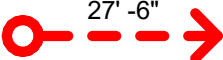
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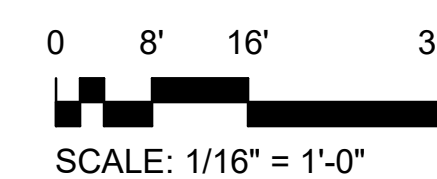


 1 2ND FL. LIFE SAFETY PLAN
A-003 1/16" = 1'-0"

LIFE SAFETY LEGEND

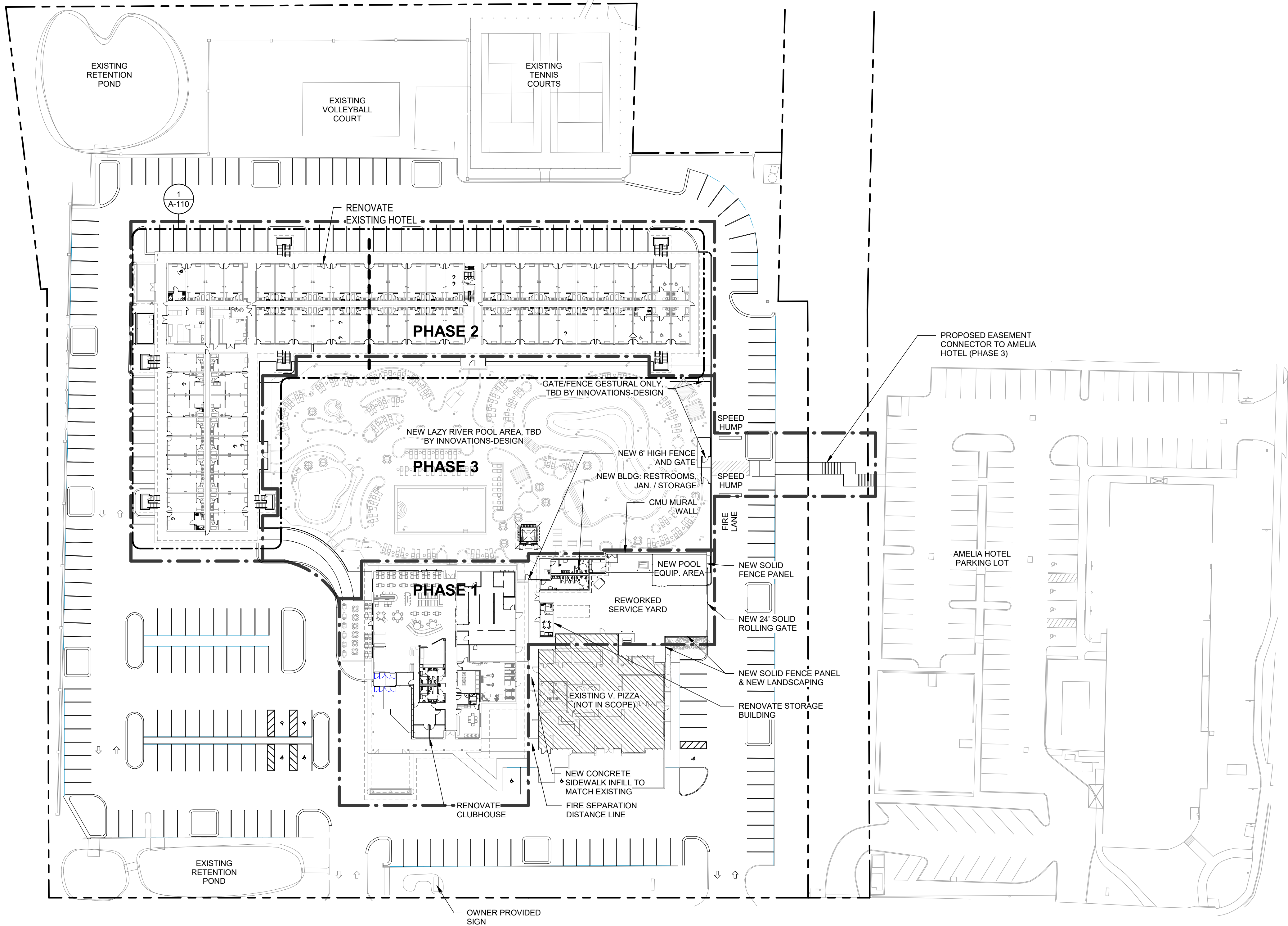
	1/2 HOUR FIRE RATED WALL (WHERE INDICATED)
	1 HOUR FIRE RATED WALL (WHERE INDICATED)
	EXIT PATH NUMBER WITH TRAVEL DISTANCE AND DIRECTION OF TRAVEL
	EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)
ROOM NAME	ROOM NAME / NUMBER DESIGNATION
	
	EXIT CAPACITY (OCCUPANTS)
FE=	WALL MOUNTED PORTABLE FIRE EXTINGUISHER. 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

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"



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OCEAN COAST HOTEL

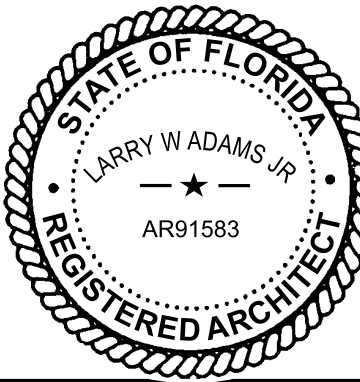
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:

NO.	DESCRIPTION	DATE



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

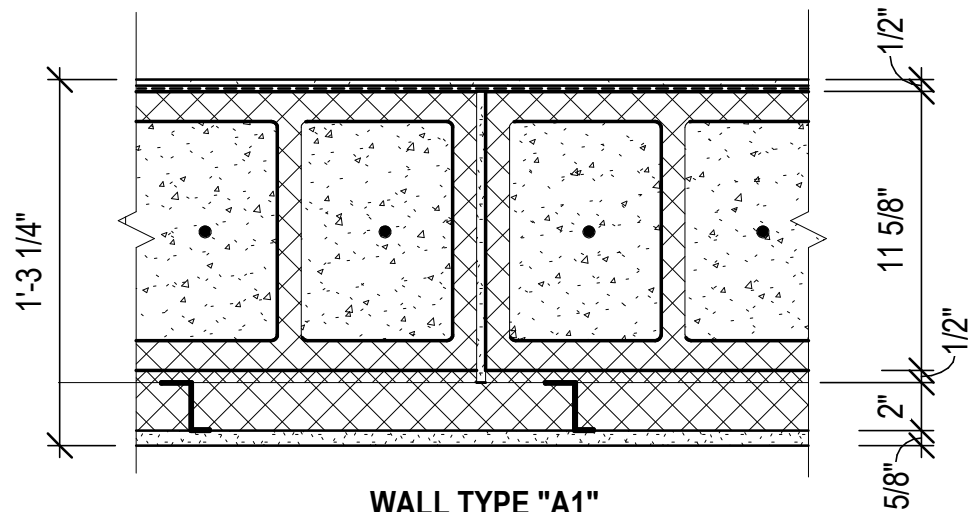
SHEET TITLE:
ARCHITECTURAL
SITE PLAN -
PHASING PLAN

SHEET:

A-004

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EXTERIOR WALL TYPES

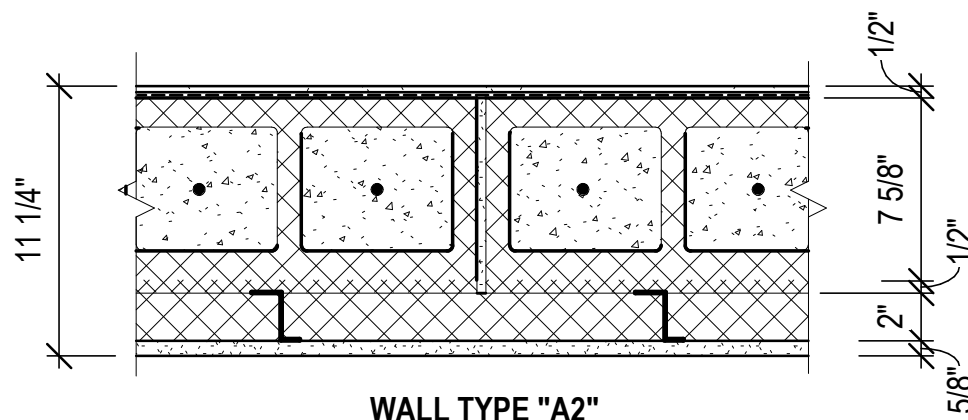


WALL TYPE "A1"

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.

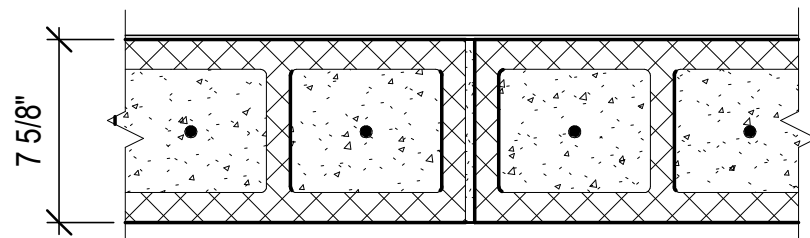


WALL TYPE "A2"

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.

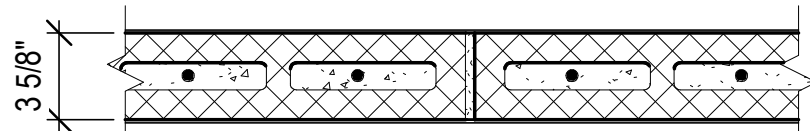
STRIKE FLUSH MORTAR JOINT AT EXTERIOR OF CMU BEHIND DIRECT APPLIED STUCCO

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



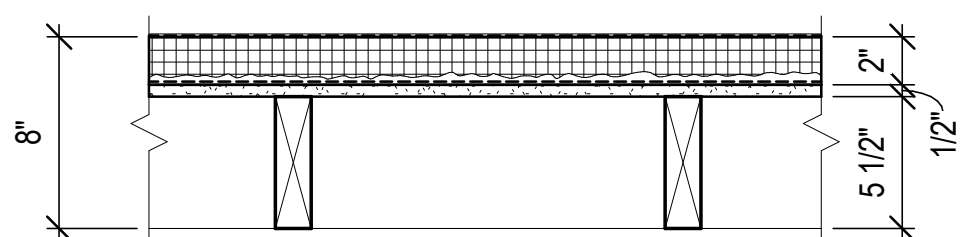
WALL TYPE "A3"

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"

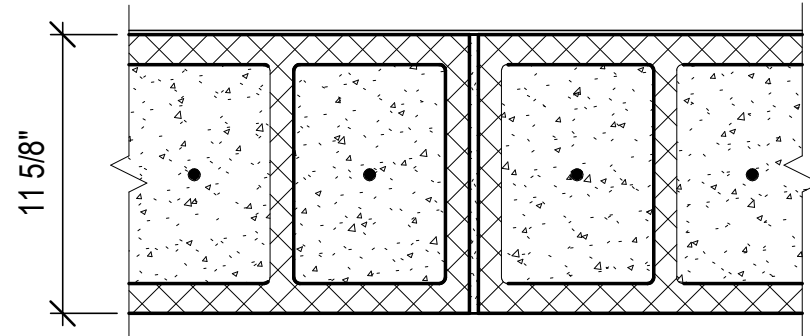
4" CMU WALL TO 8'-0" ABOVE POOL DECK. AT POOL DECK SIDE PROVIDE FLUSH JOINTS. WALL TO BE PAINTED.



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"

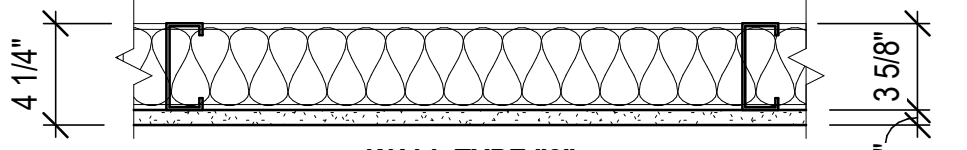
12" CMU WALL TO 10'-0" ABOVE SERVICE YARD BATHROOM SLAB, 1'-4" BELOW SERVICE YARD BATHROOM SLAB. AT POOL DECK SIDE PROVIDE FLUSH JOINTS AND SMOOTH FACE FOR MURAL ART WORK. AT SERVICE YARD SIDE JOINT CAN BE TOOLED AND WALL TO BE PAINTED.

INTERIOR WALL TYPES



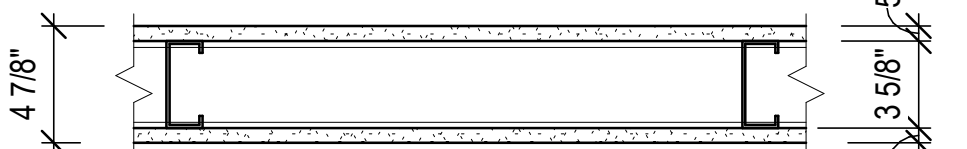
WALL TYPE "1"

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"

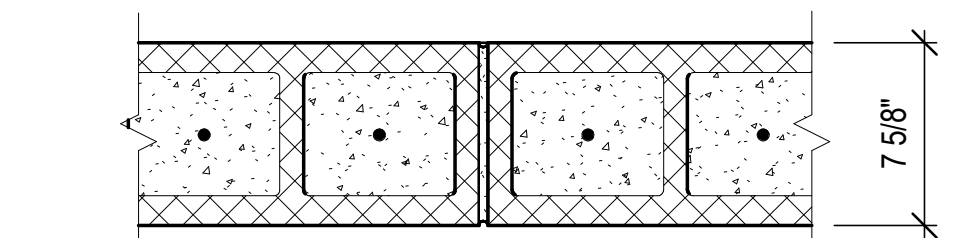
3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION, AND 5/8" MOLD RESISTANT GYPSUM BOARD ON EACH SIDE. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. WHERE CERAMIC TILE FINISH IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU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

WALL TYPE "3A"

3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION. 1/2" DUROCK EACH SIDE TO 2'-0" AFF, THEN 1/2" UNTREATED PLYWOOD TO TOP OF PARTITION. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. PROVIDE FRP OVER SUBSTRATE.

WALL TYPE "3B"

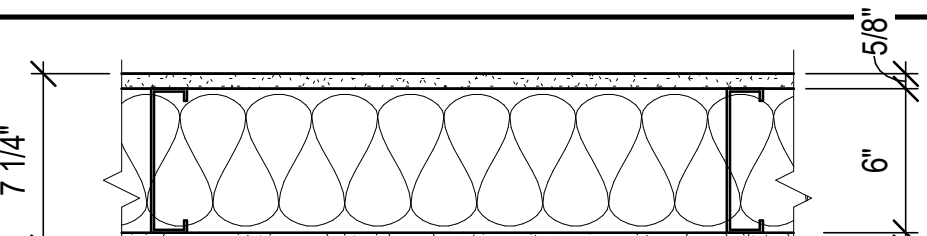
3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION. 1/2" DUROCK ON KITCHEN SIDE TO 2'-0" AFF, THEN 1/2" UNTREATED PLYWOOD TO TOP OF PARTITION. 5/8" GYPSUM WALL BOARD ON OTHER SIDE. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. PROVIDE FRP OVER SUBSTRATE.



WALL TYPE "4"

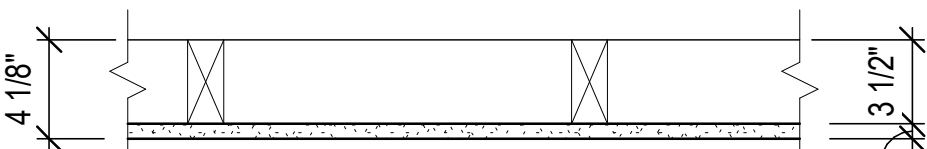
8" CMU WALL. AT EXISTING WALLS, CONFIRM THICKNESS OF GYPSUM BOARD AT DEMOLITION, ADJUST TO ENSURE ALIGNMENT OF FACE OF WALL WITH ADJACENT WALLS.

PROVIDE 7/8" HAT CHANNELS. FIRE RESISTIVE PLYWOOD AND FRP WHERE INDICATED ON INTERIOR FINISH SCHEDULE.



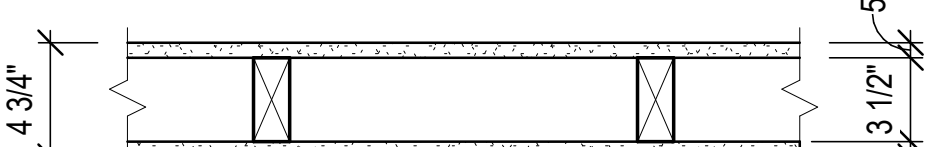
WALL TYPE "5"

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.



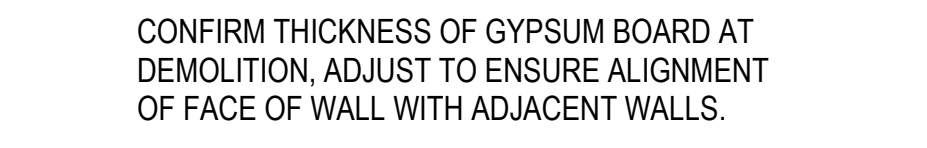
WALL TYPE "6"

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"

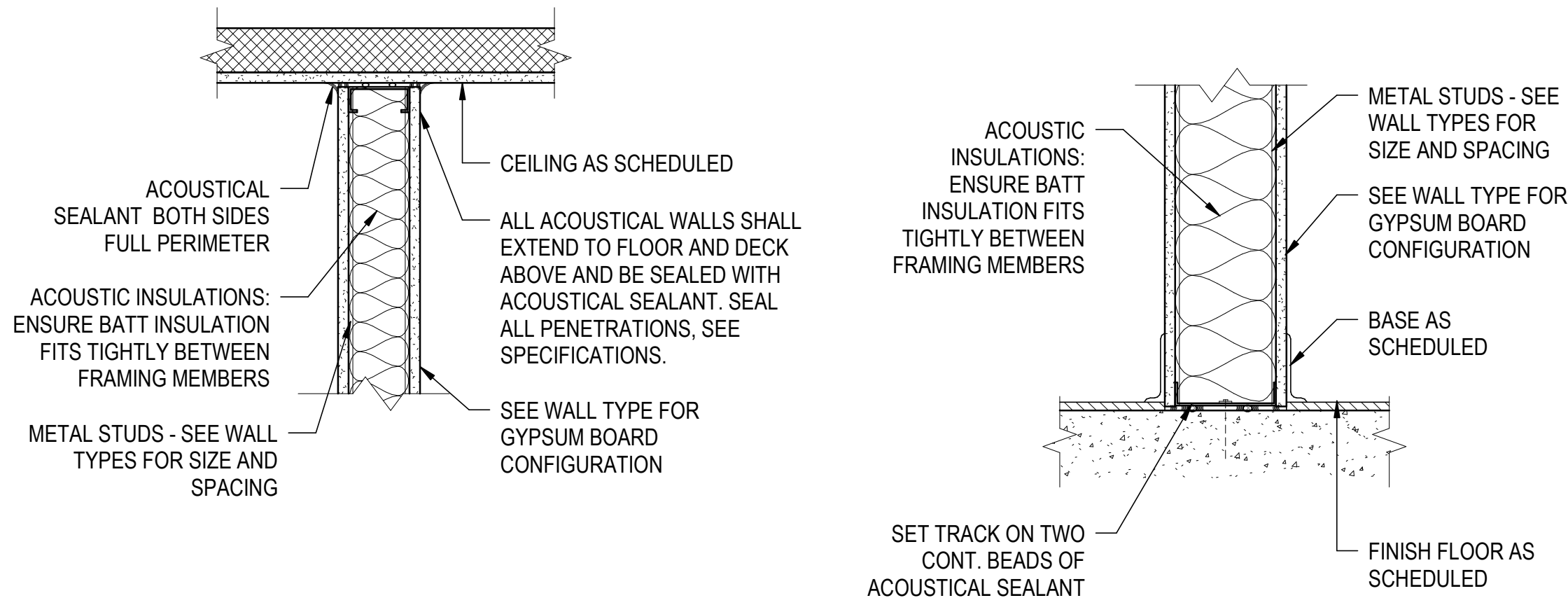
2X4 PT WOOD STUDS @ 16" OC WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND PARTITION TO DECK ABOVE, SEAL GYPSUM BOARD TOP AND BOTTOM. WHERE CERAMIC TILE OR SOLID SURFACE TUB/SHOWER SURROUND IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



WALL TYPE "8"

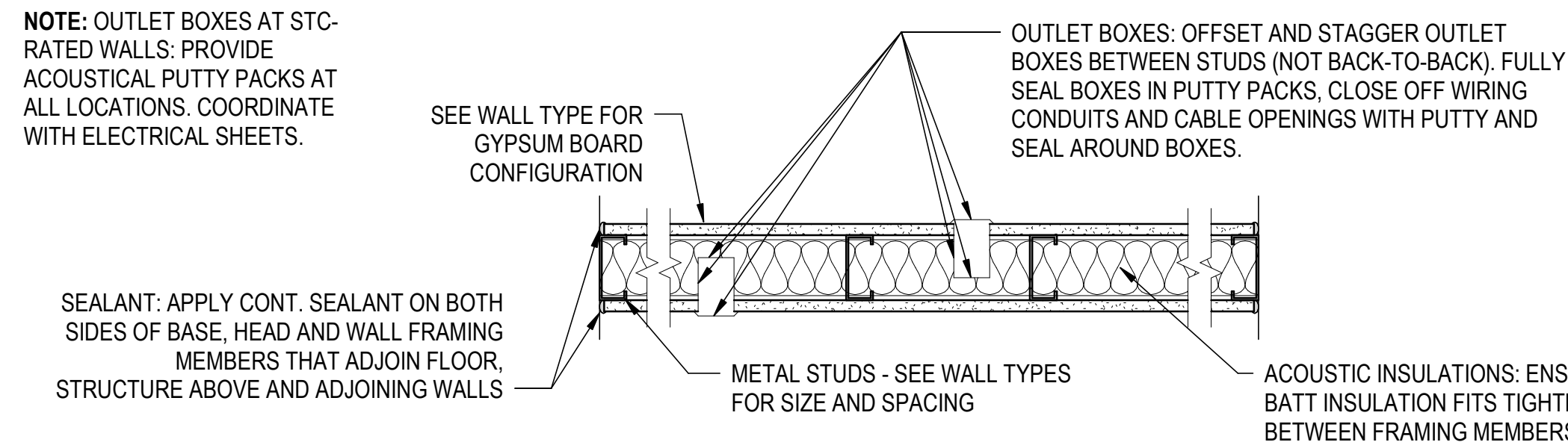
6" GALVANIZED METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE.

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.

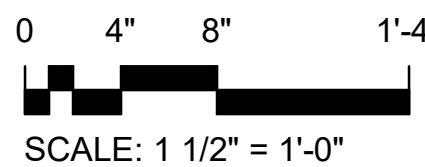
ENSURE FASTENERS ARE INSTALLED IN A MANNER THAT WILL NOT INTERFERE WITH THE FIRE RATING NOR STC RATINGS IN WALLS.

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

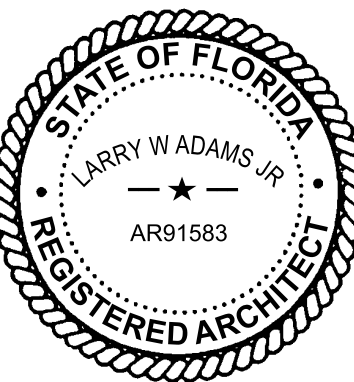
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01

SHEET DATE: 3/8/24

SHEET TITLE:

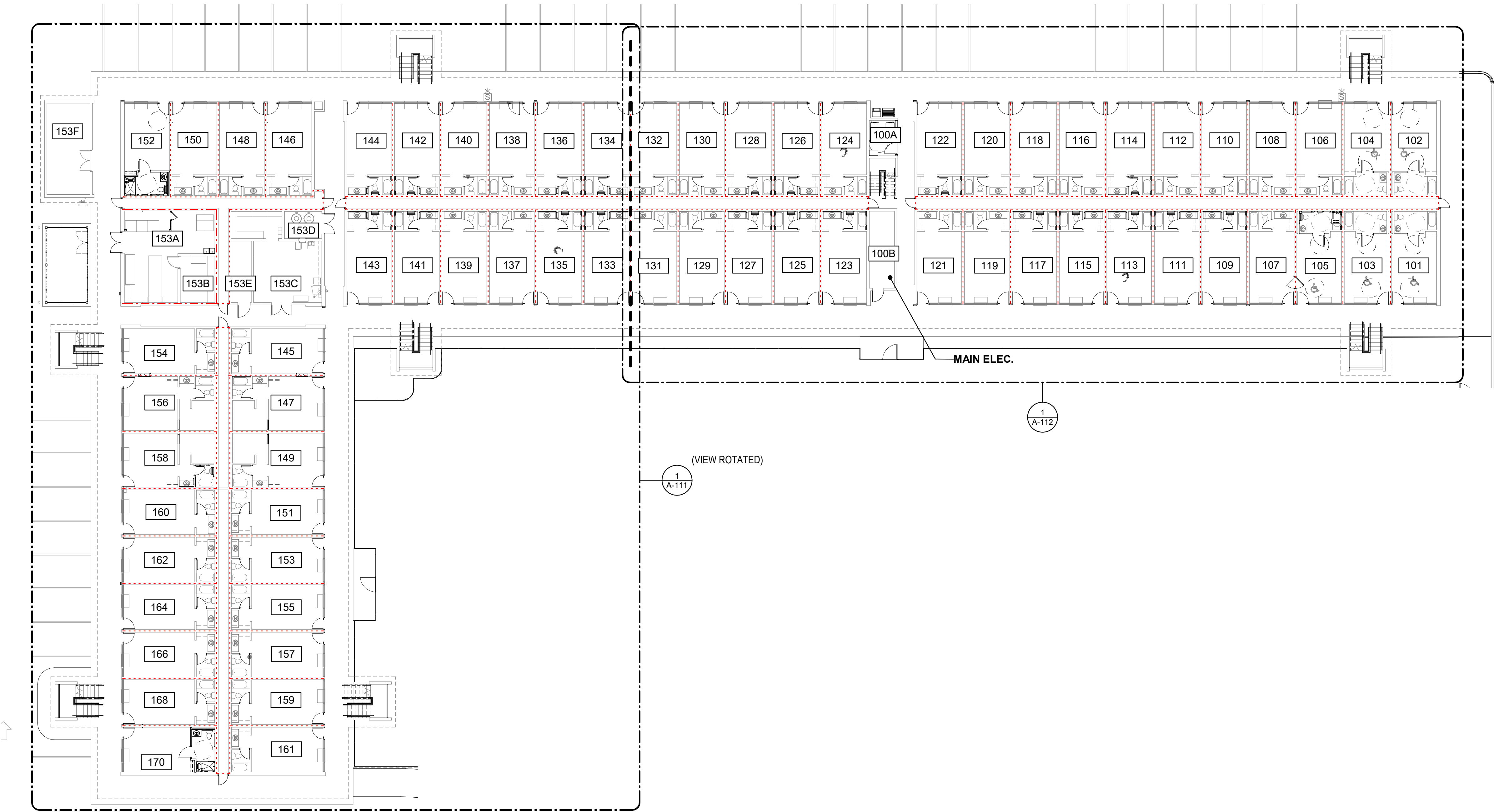
WALL TYPES

SHEET:

A-005

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1ST FL OVERALL HOTEL NEW WORK PLAN

1/16" = 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.
- WALL TYPES SHOWN ON SHEET A-005.
- INFILL WALL AND MATCH ADJACENT FINISHES.

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

OCEAN COAST HOTEL

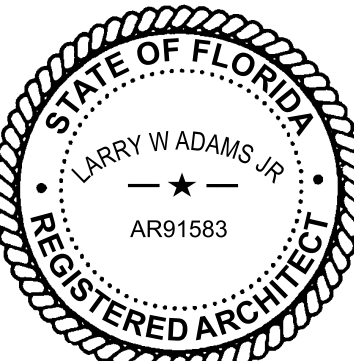
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
1ST FL OVERALL
HOTEL NEW WORK
PLAN

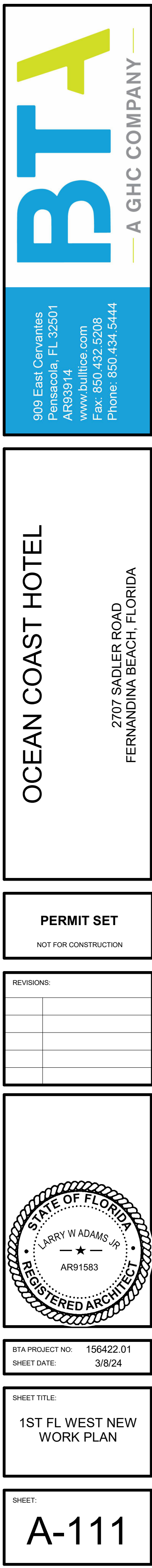
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A-110



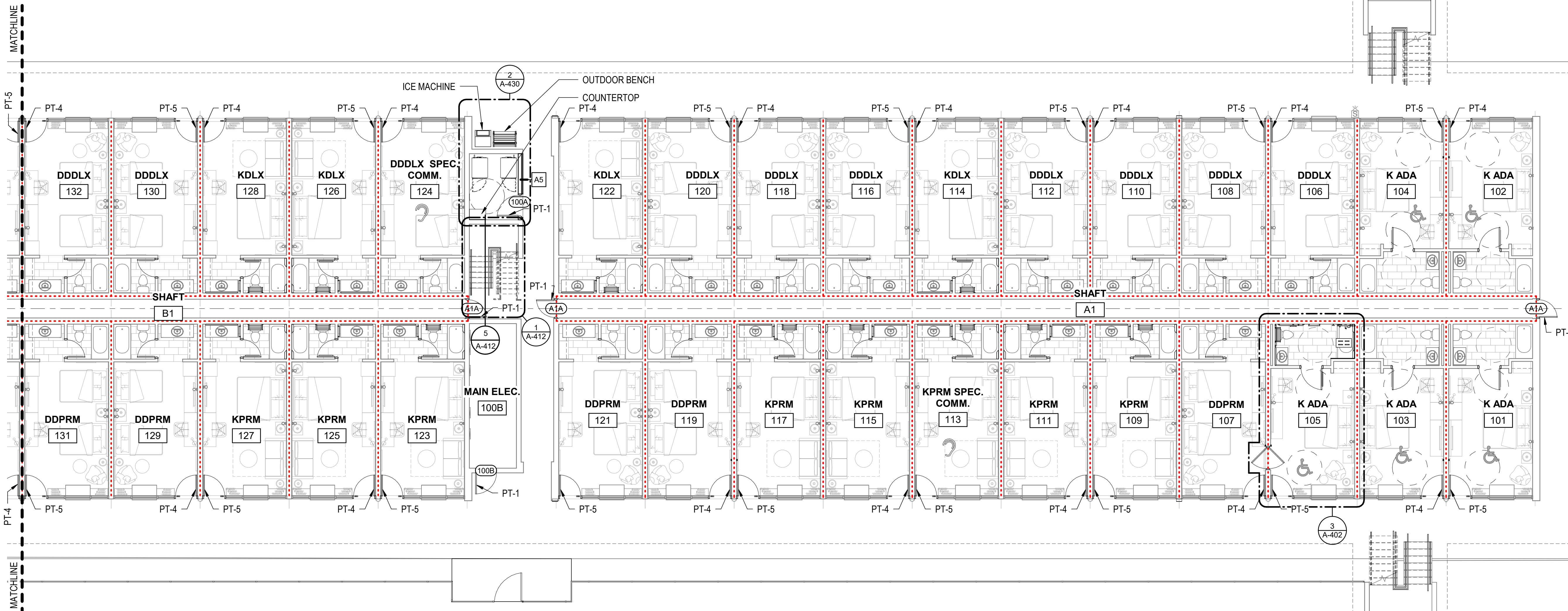
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 **EAST 1ST FL NEW WORK PLAN**
1/8" = 1'-0"

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.
- WALL TYPES SHOWN ON SHEET A-005.
- INFILL WALL AND MATCH ADJACENT FINISHES.

EXTERIOR COLOR LEGEND

	PT-1	PT-2	PT-3	PT-4
PT-1	WHITE - MATCH BEHR - PRW14 "BIT OF SUGAR"			
PT-2	DARK BLUE - MATCH BEHR P490-6 "HACIENDA BLUE"			
PT-3	GREEN - MATCH BEHR P420-3 "TROPICAL TRAIL"			
PT-4	LIGHT BLUE - MATCH BEHR P480-3 "COOL WATER LAKE"			
PT-5	YELLOW - MATCH BEHR P300-5 "UPBEAT"			
PT-6	PINK - MATCH BEHR P170-2 "OLD FLAME"			
PT-7	PURPLE - MATCH BENJAMIN MOORE 2071-40 "CROCUS PETAL PURPLE"			

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

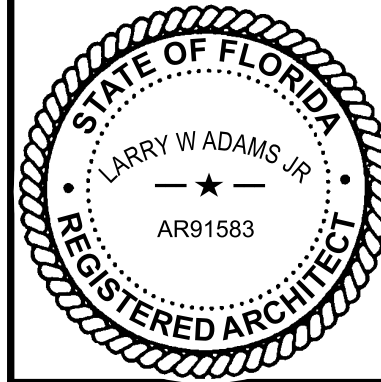
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
1ST FL EAST NEW
WORK PLAN

SHEET:

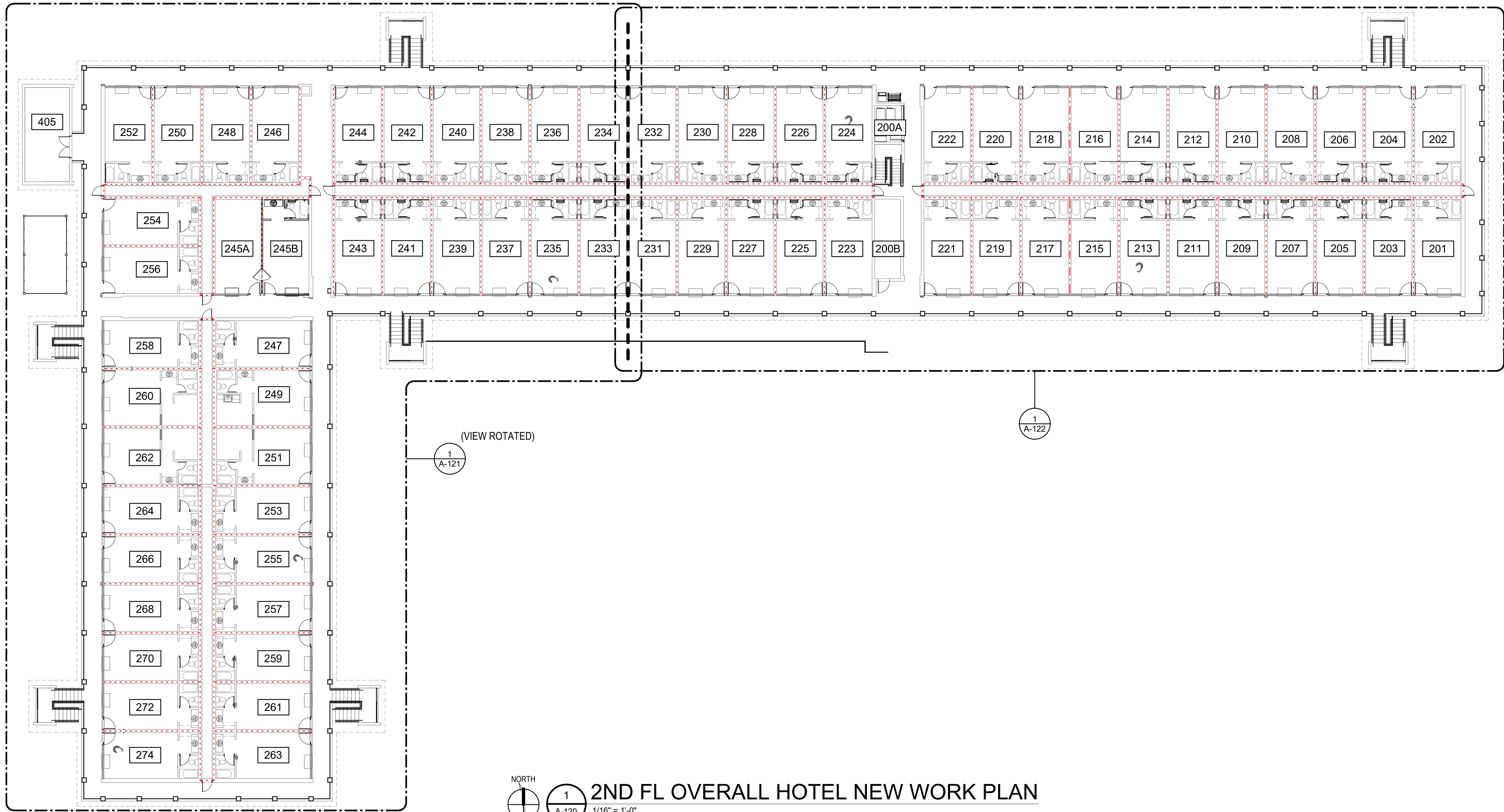
A-112

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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.
6. WALL TYPES SHOWN ON SHEET A-005.
7. INFILL WALL AND MATCH ADJACENT FINISHES.

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

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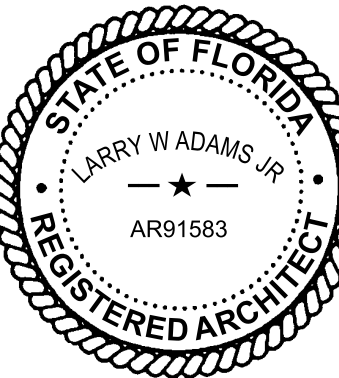
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REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
2ND FL OVERALL
HOTEL NEW WORK
PLAN

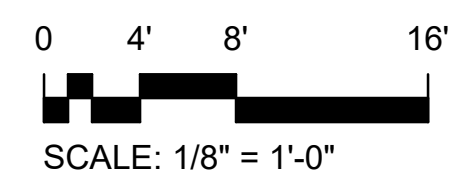
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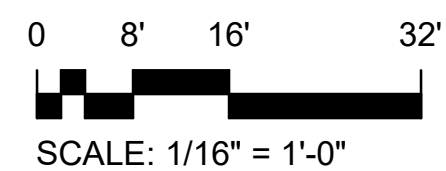
A-120



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.
6. WALL TYPES SHOWN ON SHEET A-005.
7. INFILL WALL AND MATCH ADJACENT FINISHES.

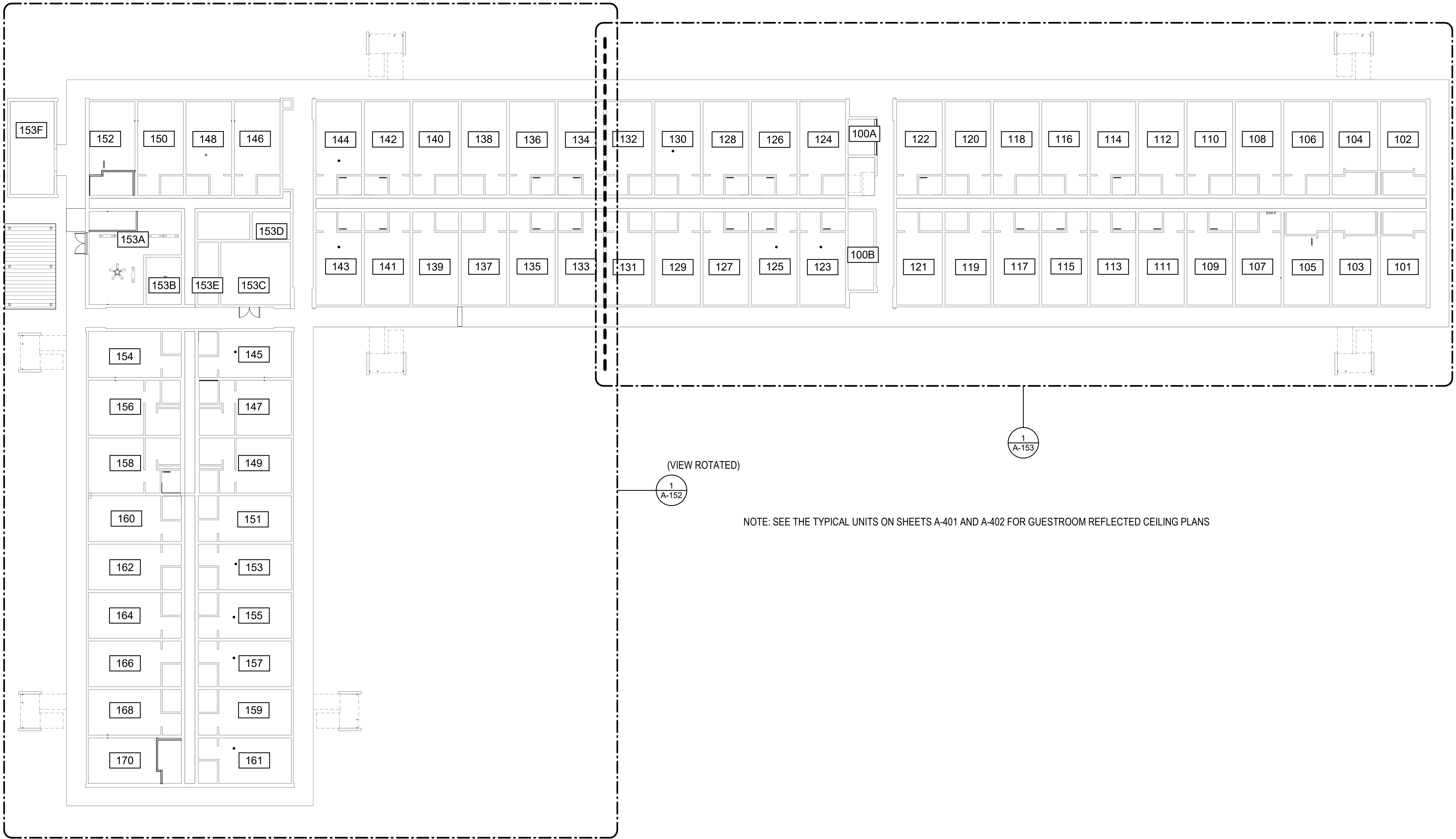
PT-1	PT-2	PT-3	PT-4
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A-151

1ST FLOOR OVERALL HOTEL NEW RCP KEY PLAN

1/16" = 1'-0"

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



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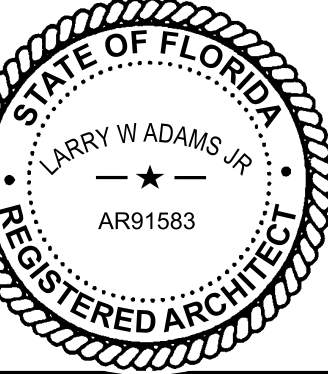
OCEAN COAST HOTEL

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REVISIONS:



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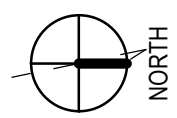
SHEET TITLE:
1ST FL OVERALL
HOTEL CEILING
PLAN - NEW WORK

SHEET:

A-151

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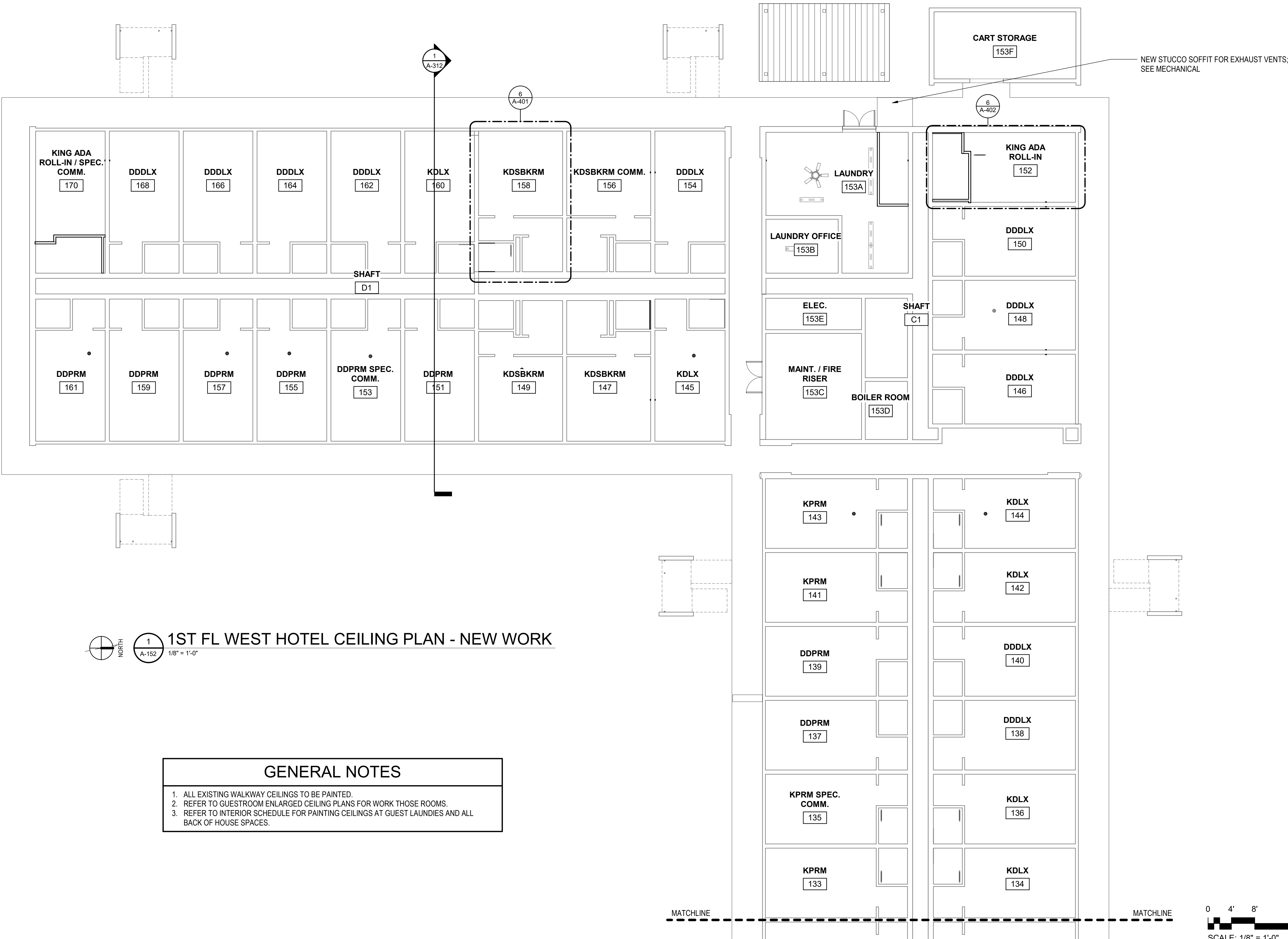


1ST FL WEST HOTEL CEILING PLAN - NEW WORK

1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING WALKWAY CEILINGS TO BE PAINTED.
2. REFER TO GUESTROOM ENLARGED CEILING PLANS FOR WORK THOSE ROOMS.
3. REFER TO INTERIOR SCHEDULE FOR PAINTING CEILINGS AT GUEST LAUNDRIES AND ALL BACK OF HOUSE SPACES.



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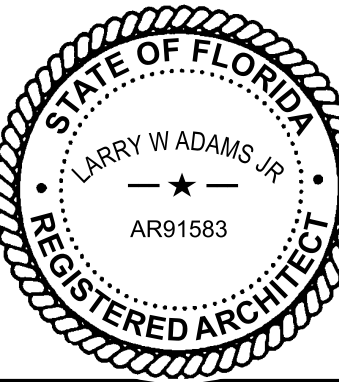
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SHEET DATE: 3/8/24

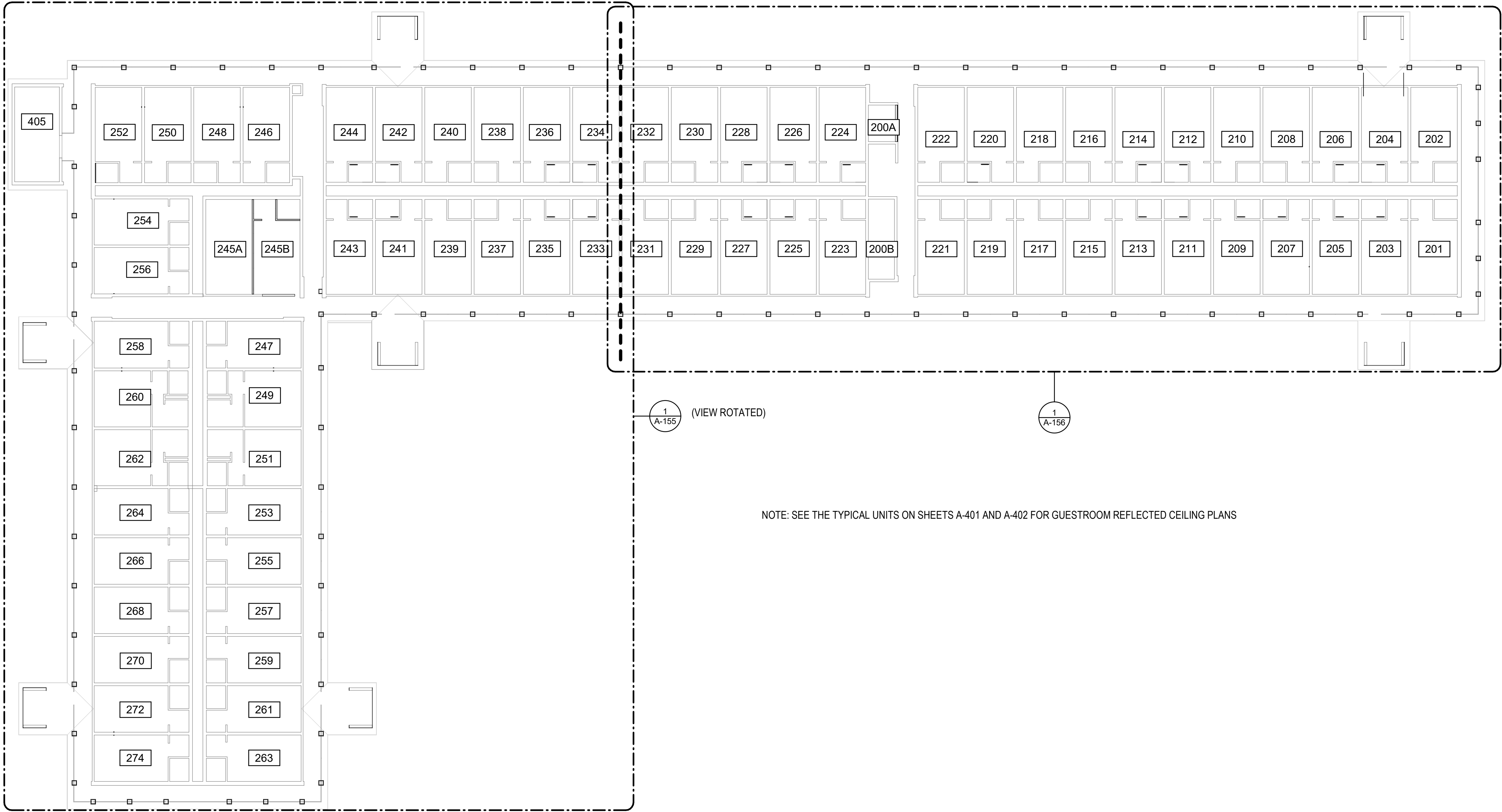
SHEET TITLE:
1ST FL WEST
HOTEL CEILING
PLAN - NEW WORK

SHEET:

A-152

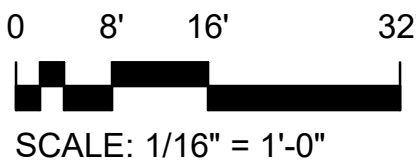
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2ND FLOOR OVERALL HOTEL NEW RCP

1/16" = 1'-0"



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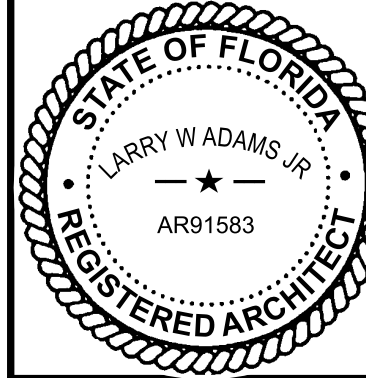
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BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

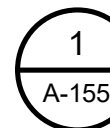
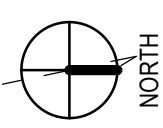
SHEET TITLE:
2ND FL OVERALL
HOTEL CEILING
PLAN - NEW WORK

SHEET:

A-154

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2ND FL WEST HOTEL CEILING PLAN - NEW WORK

GENERAL NOTES

1. ALL EXISTING WALKWAY CEILINGS TO BE PAINTED.
2. REFER TO GUESTROOM ENLARGED CEILING PLANS FOR WORK THOSE ROOMS.
3. REFER TO INTERIOR SCHEDULE FOR PAINTING CEILINGS AT GUEST LAUNDRIES AND ALL BACK OF HOUSE SPACES.



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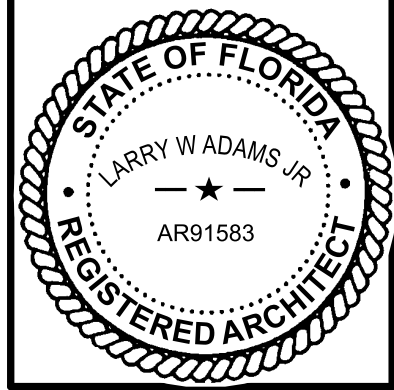
OCEAN COAST HOTEL

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REVISIONS:	



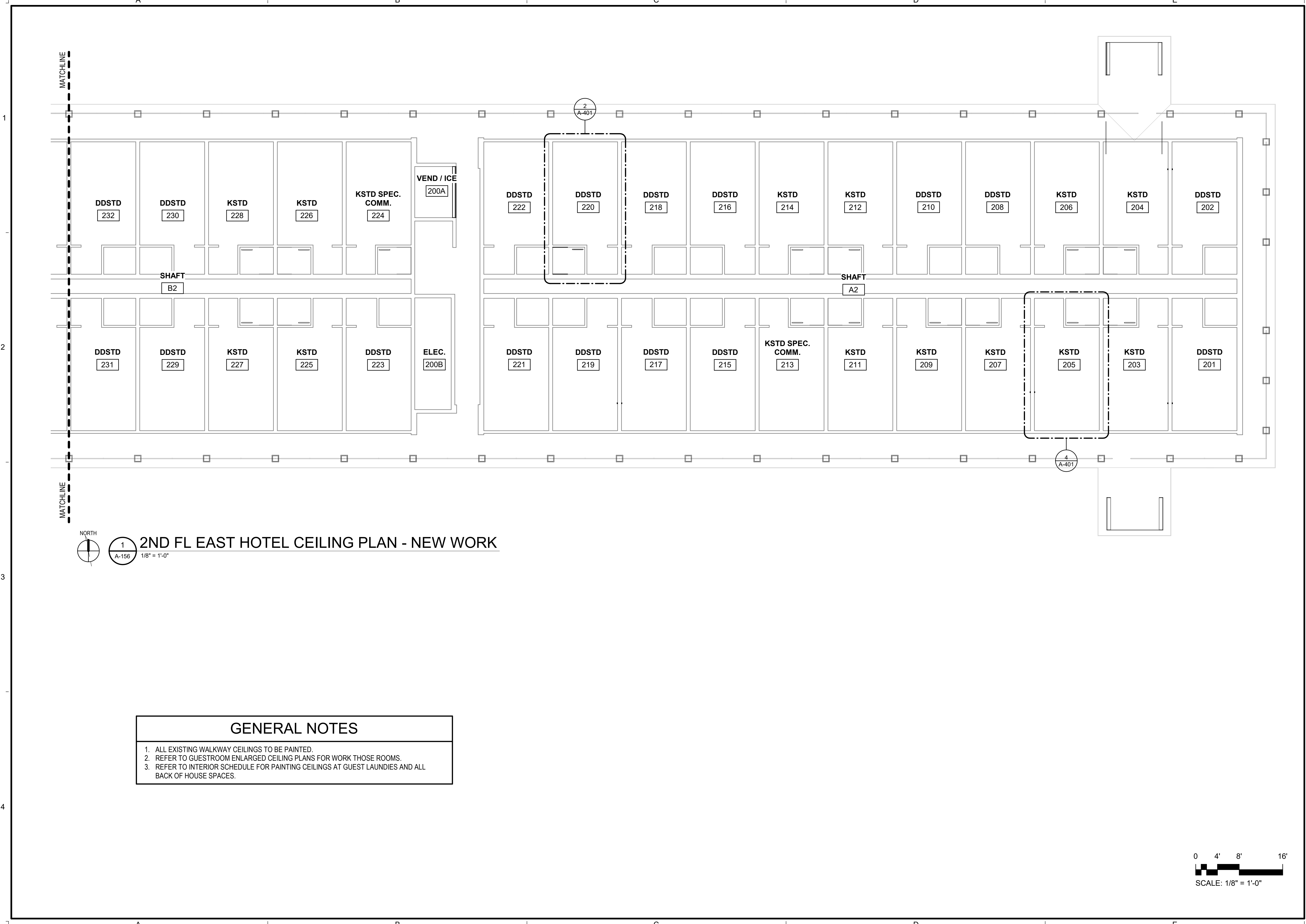
BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

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

SHEET:
A-155

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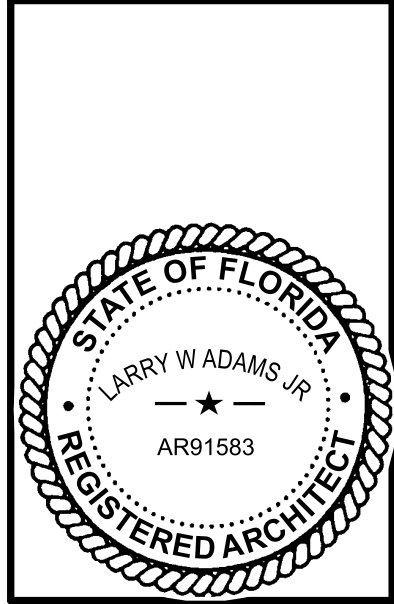
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REVISIONS:	



BTA PROJECT NO: 156422.01

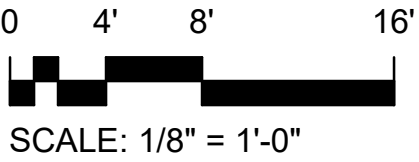
SHEET DATE: 3/8/24

SHEET TITLE:

**2ND FL EAST
HOTEL CEILING
PLAN - NEW WORK**

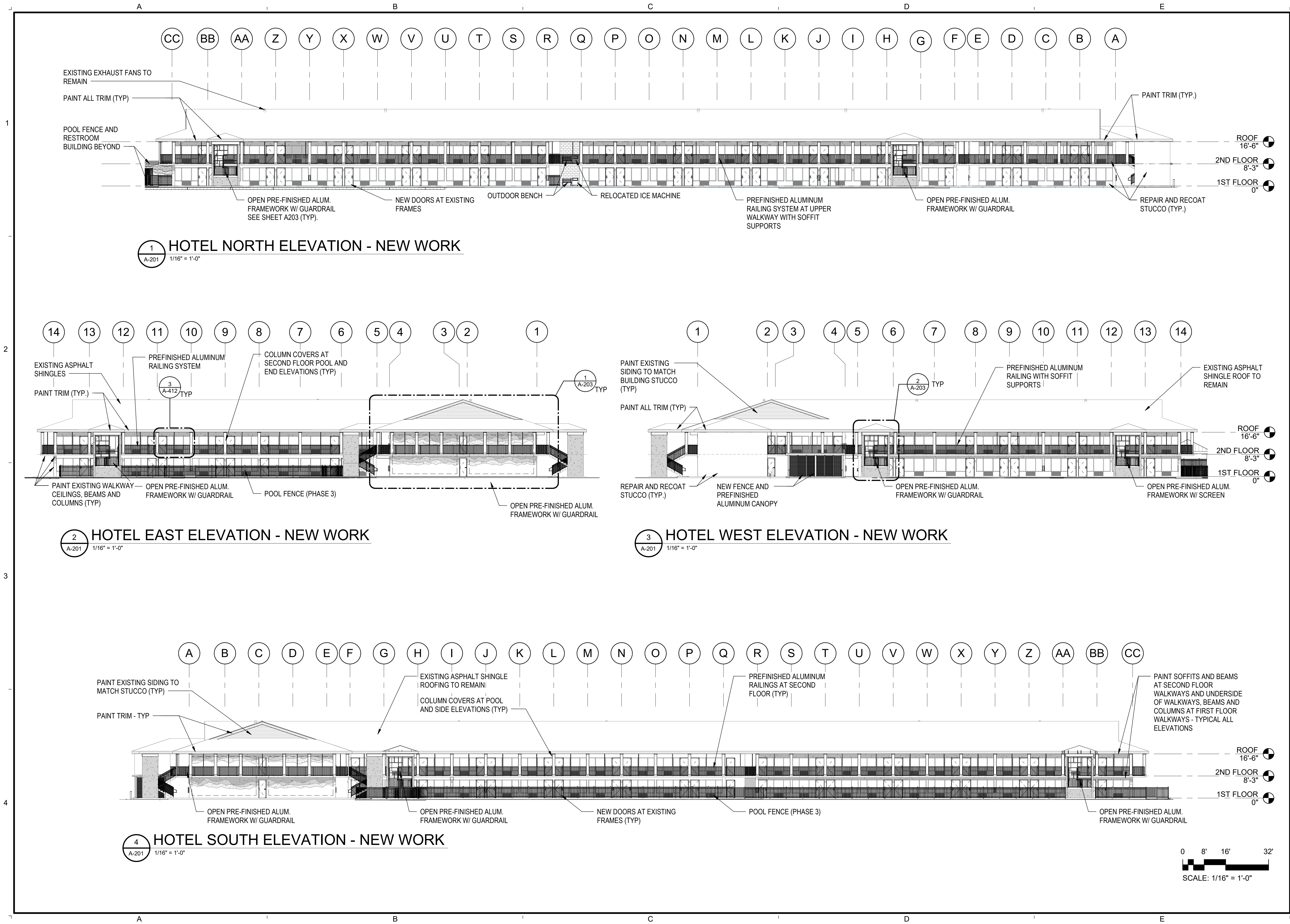
SHEET:

A-156



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REVISIONS:

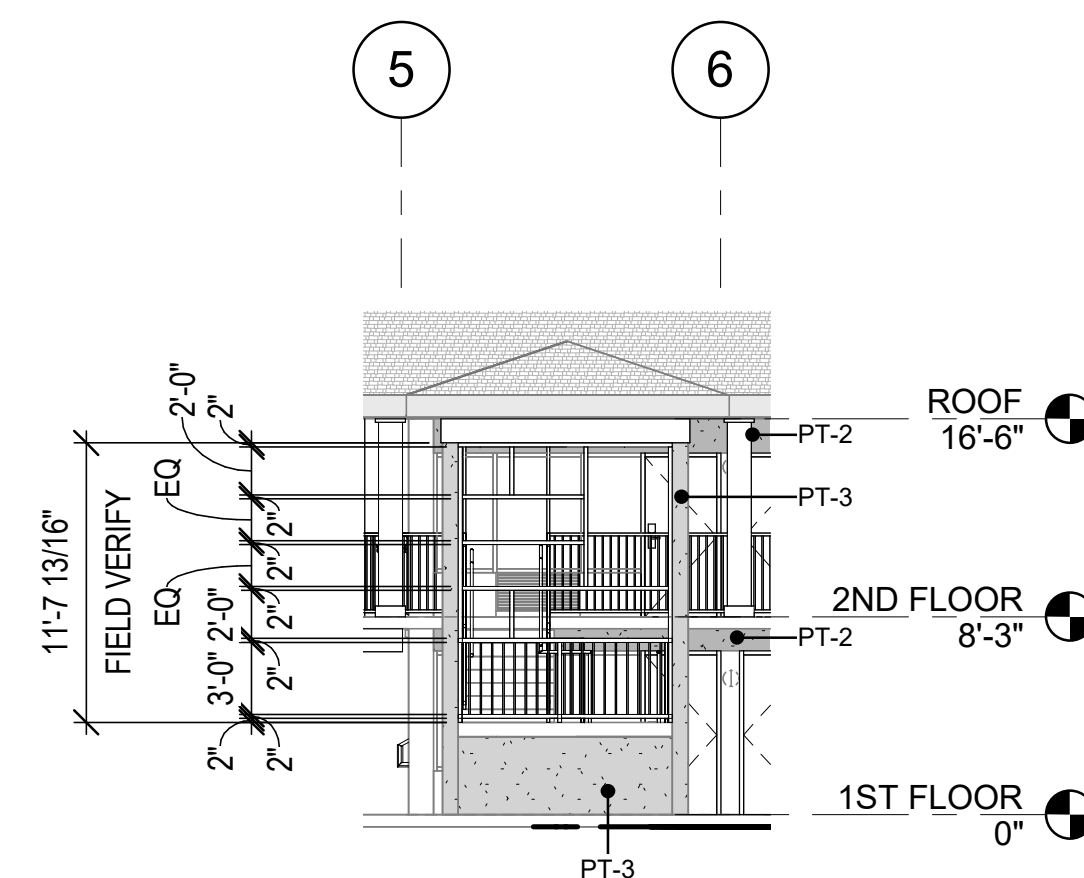
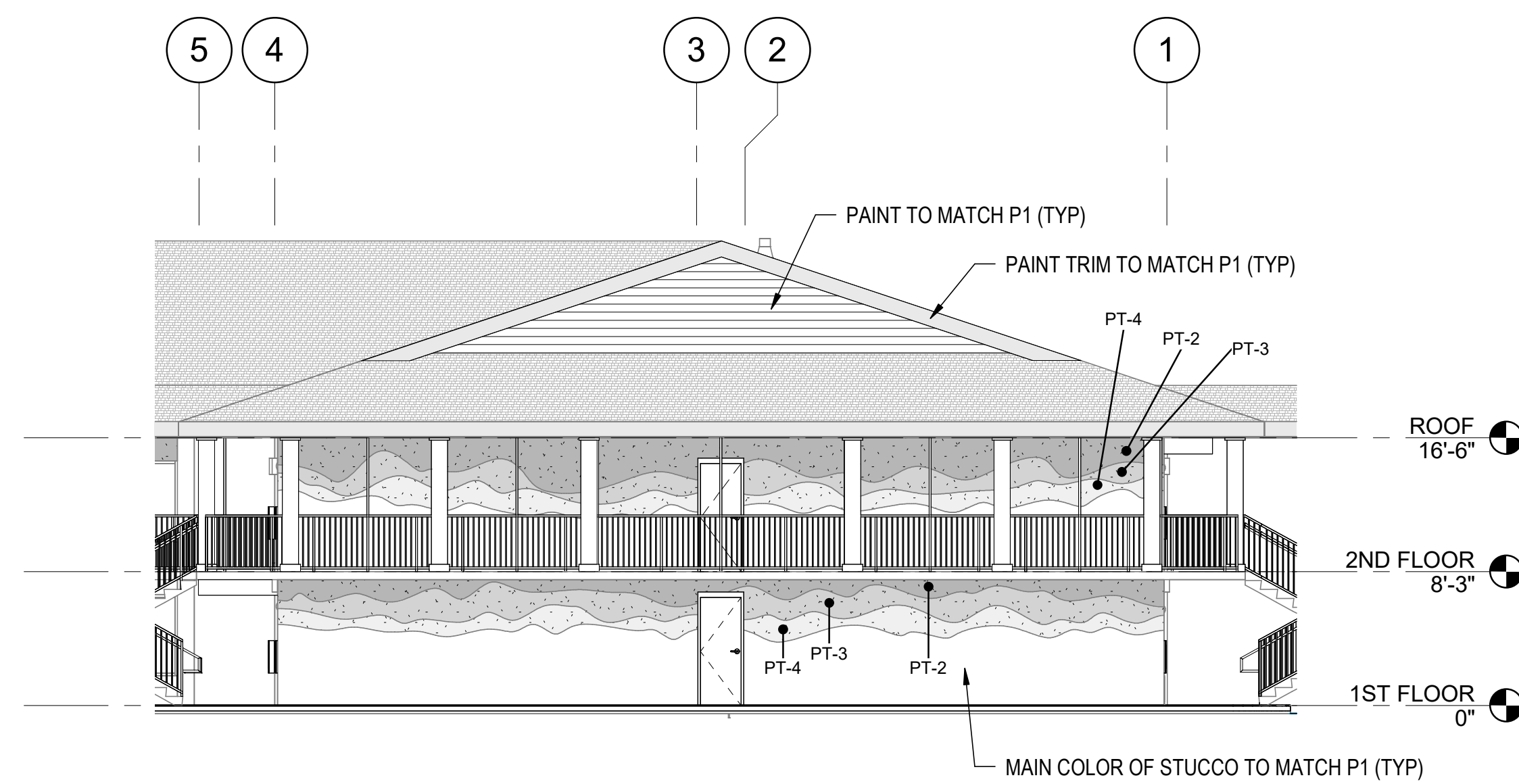
NO.	DESCRIPTION	DATE

STATE OF FLORIDA
LARRY W ADAMS JR.
AR91583
REGISTERED ARCHITECT

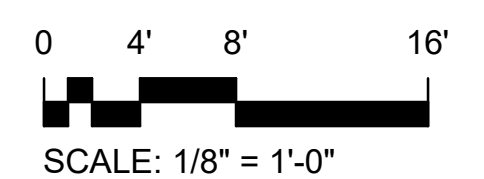
BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
NEW HOTEL
ELEVATIONS

SHEET:
A-201

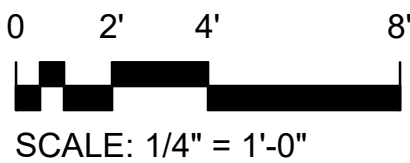
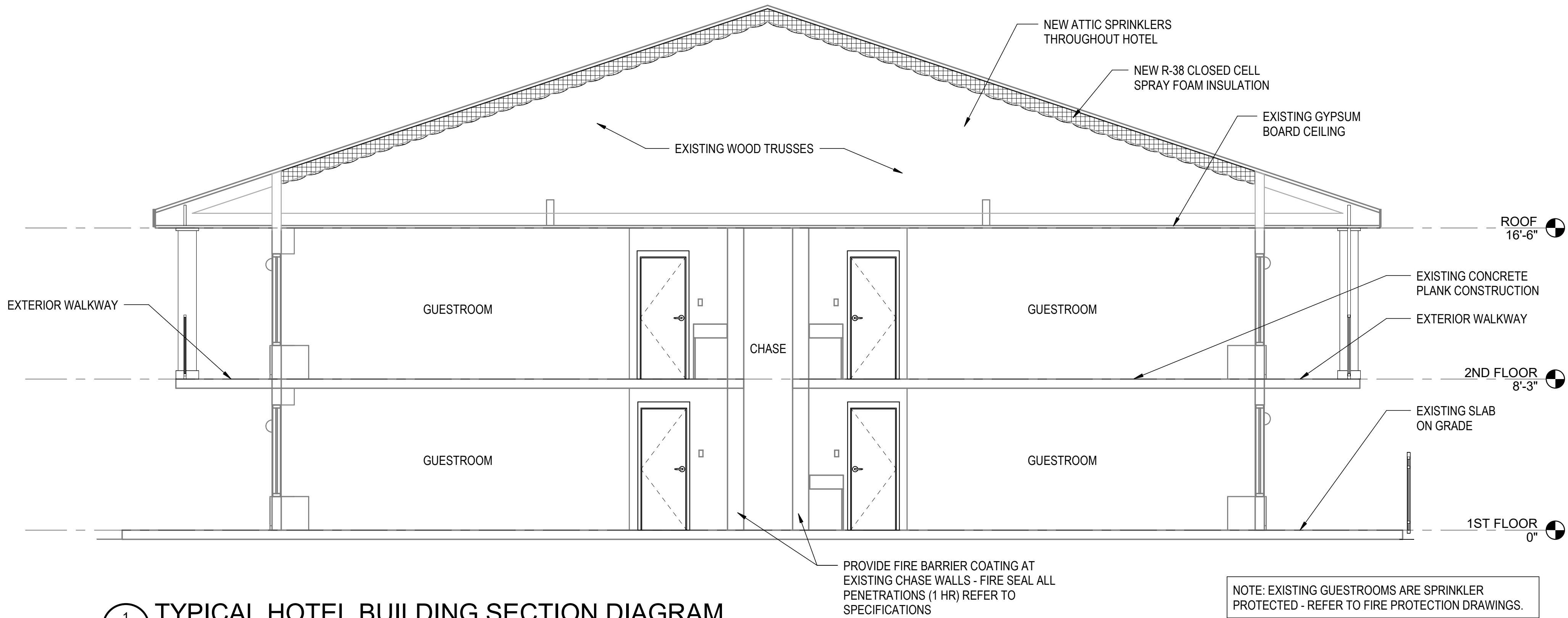


EXTERIOR COLOR LEGEND	
PT-1	PT-2
PT-3	PT-4
PT-1	WHITE - MATCH BEHR - PRW14 "BIT OF SUGAR"
PT-2	DARK BLUE - MATCH BEHR P490-6 "HACIENDA BLUE"
PT-3	GREEN - MATCH BEHR P420-3 "TROPICAL TRAIL"
PT-4	LIGHT BLUE - MATCH BEHR P480-3 "COOL WATER LAKE"
PT-5	YELLOW - MATCH BEHR P300-5 "UPBEAT"
PT-6	PINK - MATCH BEHR P170-2 "OLD FLAME"
PT-7	PURPLE - MATCH BENJAMIN MOORE 2071-40 "CROCUS PETAL PURPLE"



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4/10/2024 10:12:48 AM



A GHC COMPANY

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Phone: 850.434.5444

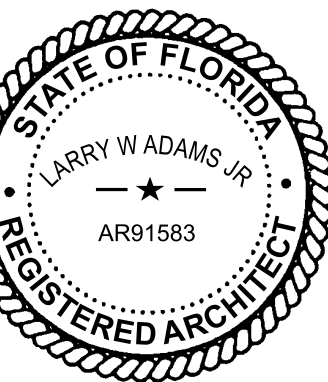
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



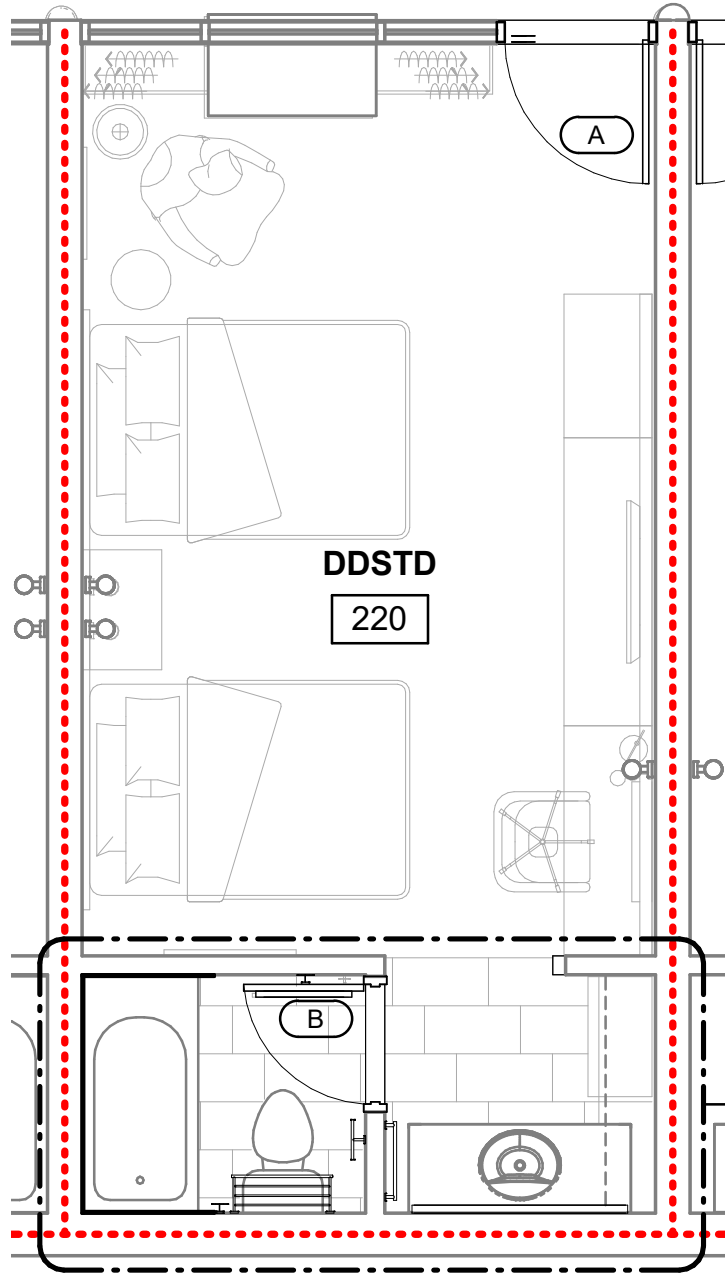
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SHEET DATE: 3/8/24

SHEET TITLE:
HOTEL BUILDING
SECTION

SHEET:
A-312

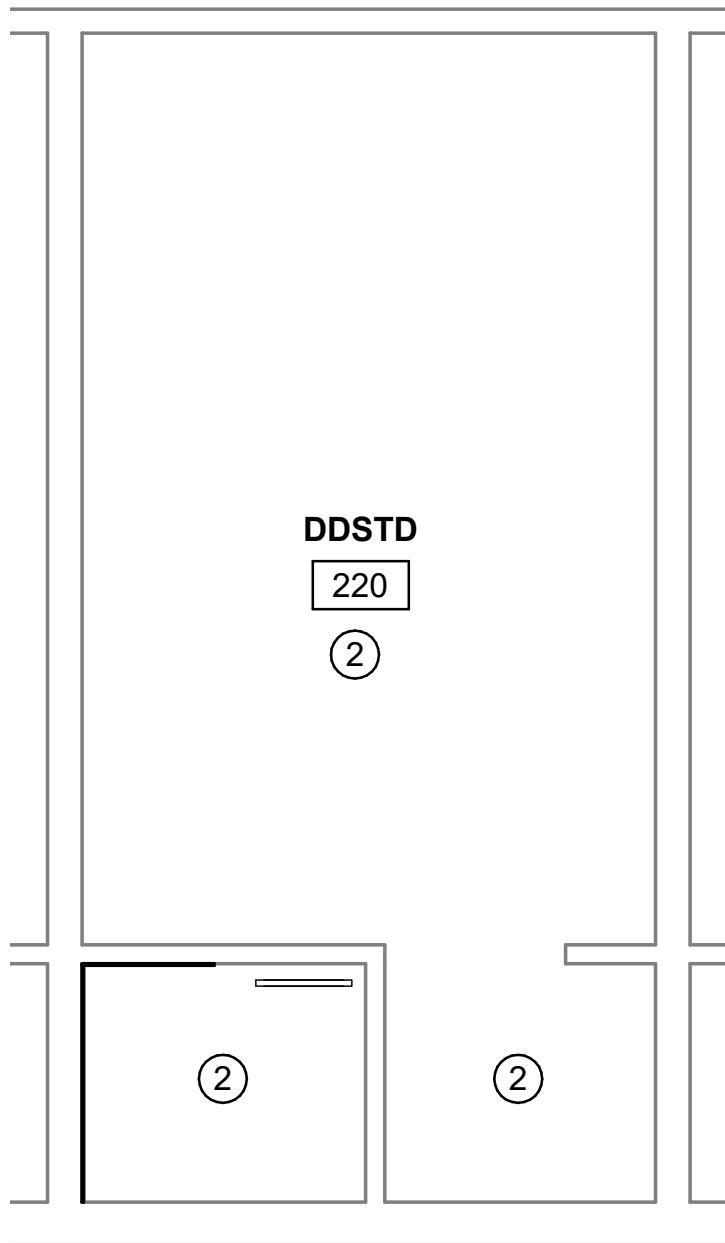
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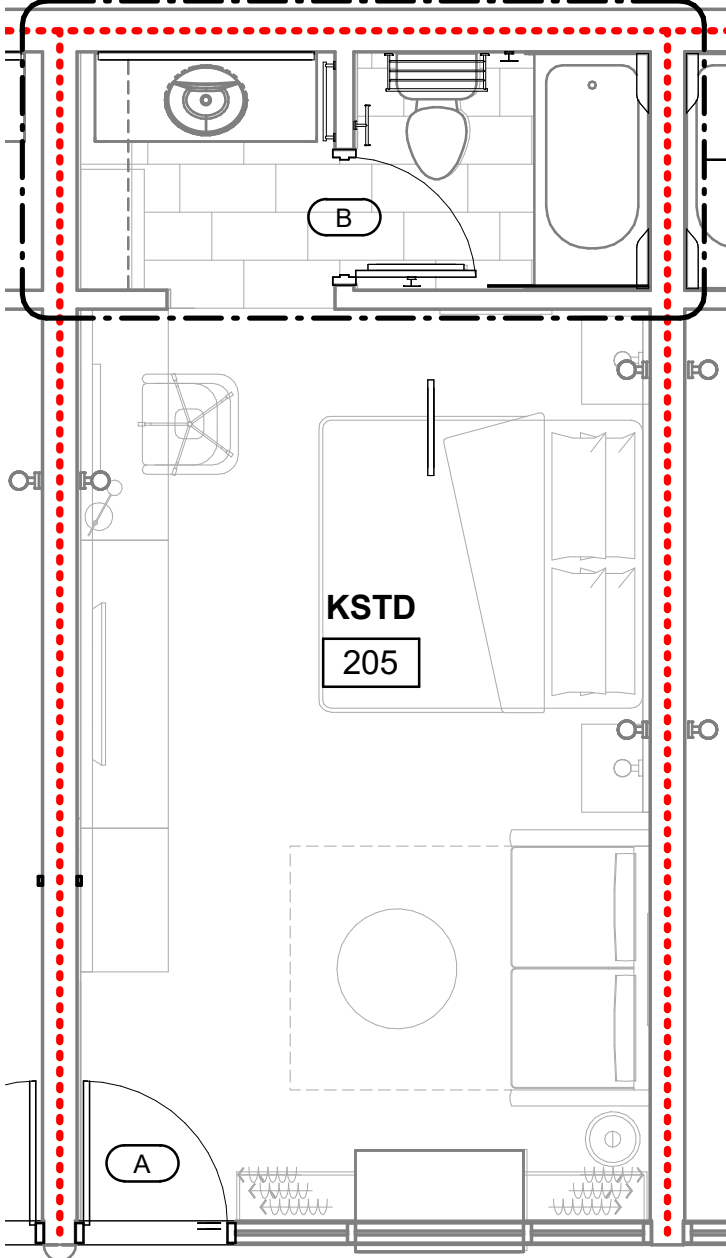


1 DOUBLE FULL STANDARD
A-401 1/4" = 1'-0"

NOTE: GUESTROOM DOUBLE FULL PREMIUM
AND DOUBLE FULL DELUXE SIMILAR

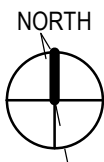
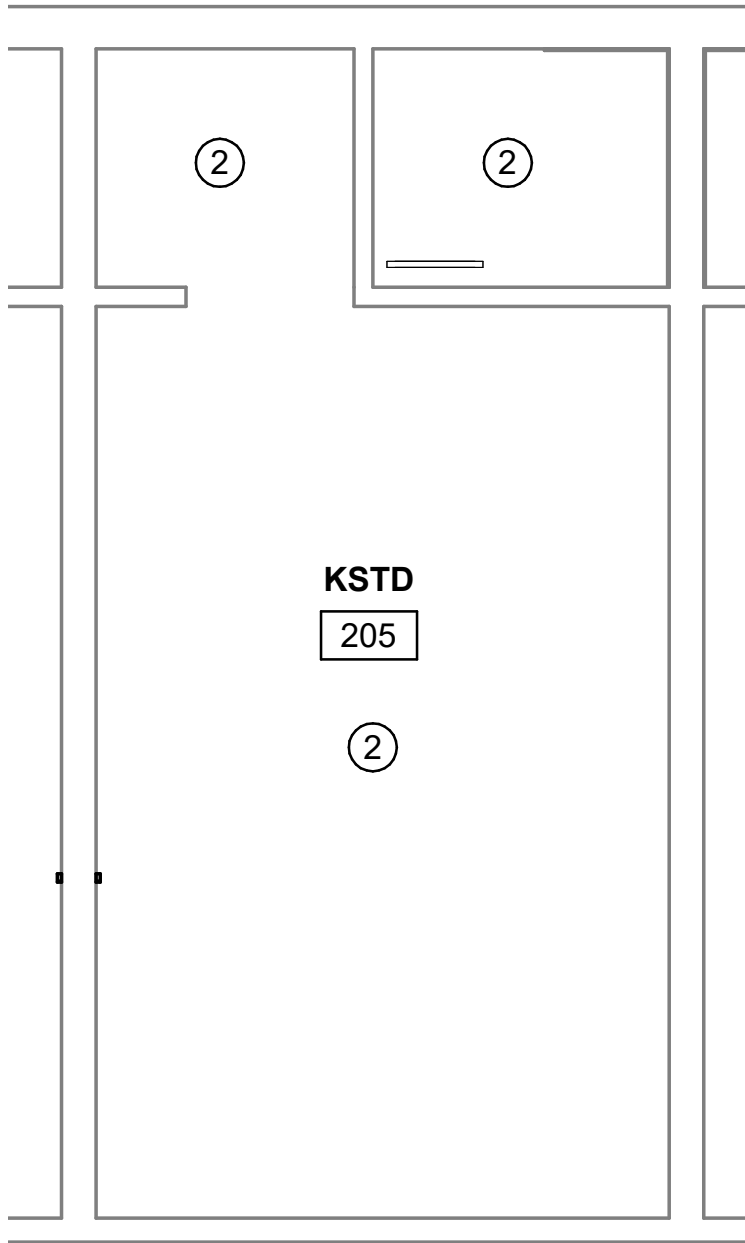


2 DOUBLE FULL STANDARD
CEILING PLAN
A-401 1/4" = 1'-0"

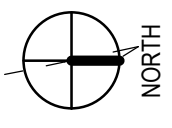
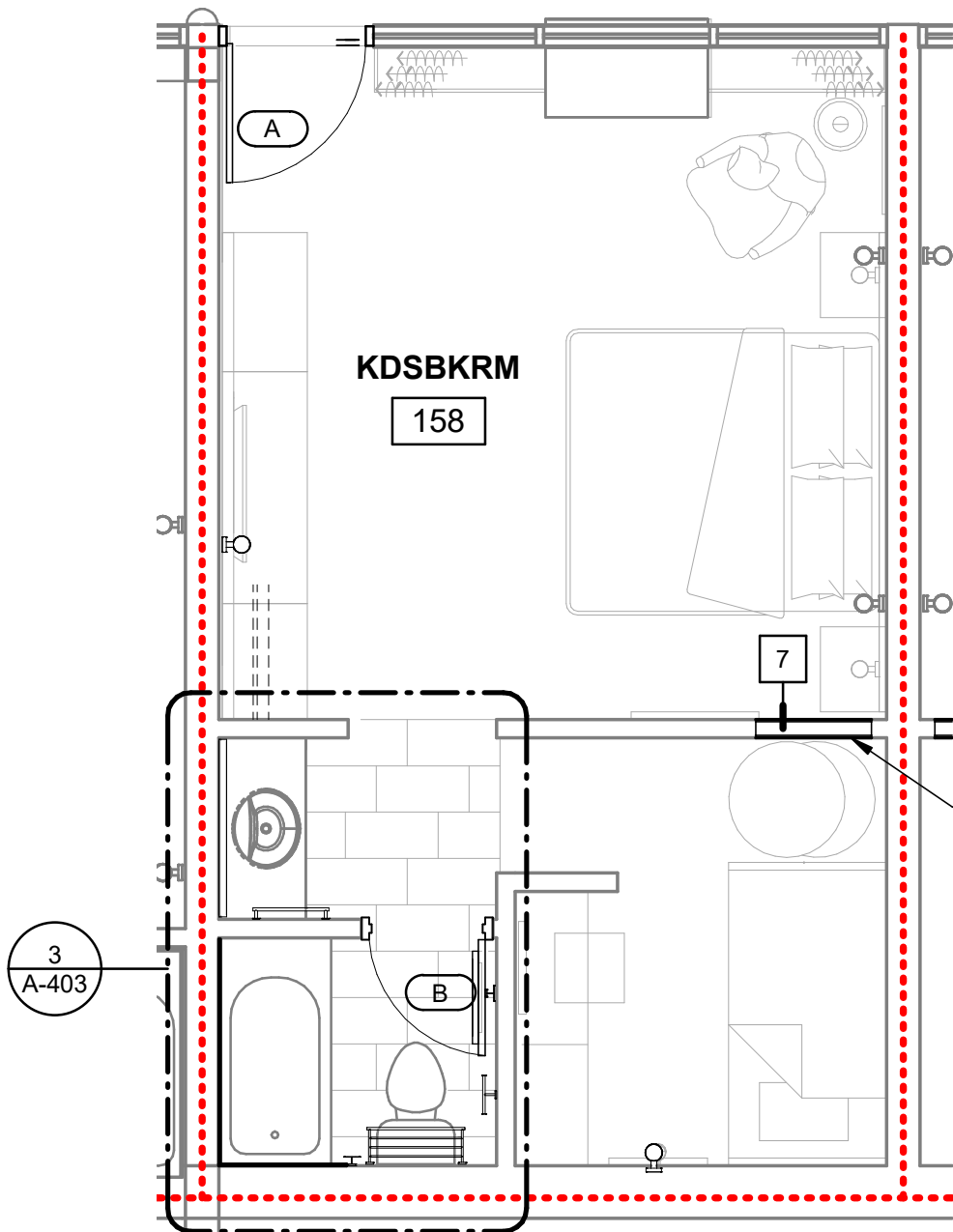


3 KING STANDARD
A-401 1/4" = 1'-0"

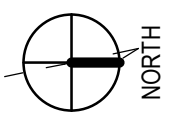
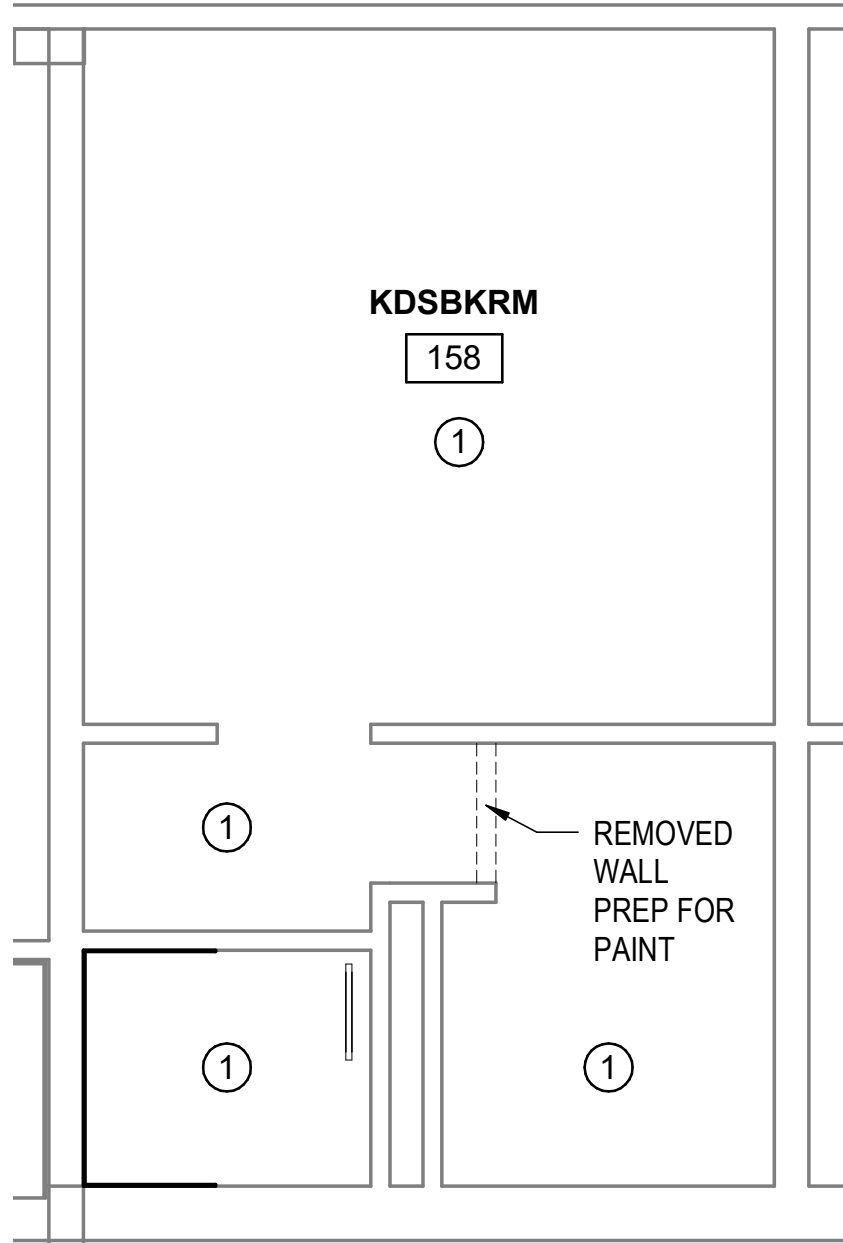
NOTE: GUESTROOM KING PREMIUM
AND KING DELUXE SIMILAR



4 KING STANDARD
CEILING PLAN
A-401 1/4" = 1'-0"



5 KIDS BUNK ROOM
A-401 1/4" = 1'-0"



6 KIDS BUNK ROOM
CEILING PLAN
A-401 1/4" = 1'-0"

UNIT LEGEND

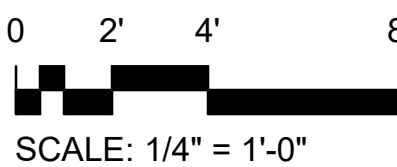
KADA	KING ADA
DDDLX	DOUBLE FULL DELUXE
DDPRM	DOUBLE FULL PREMIUM
KPRM	KING PREMIUM
KDLX	KING DELUXE
DDSTD	DOUBLE FULL STANDARD
KSTD	KING STANDARD
KDSBKRM	KIDS BUNK ROOM
COMM	COMMUNICATION ROOMS

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.



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OCEAN COAST HOTEL

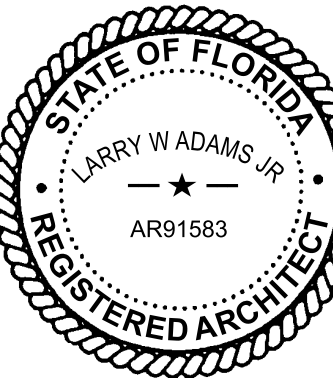
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

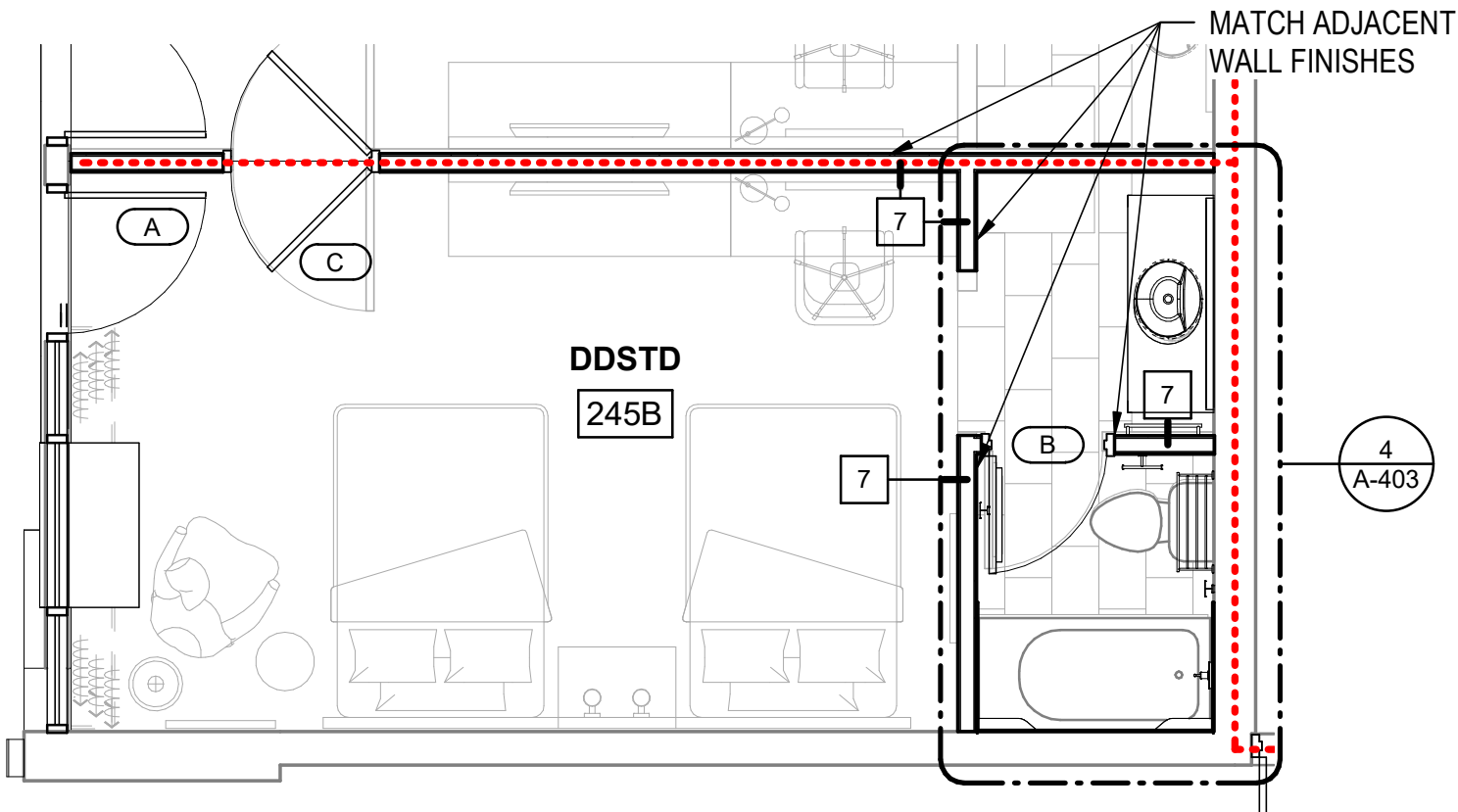
ENLARGED UNIT
PLANS

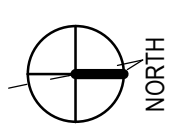
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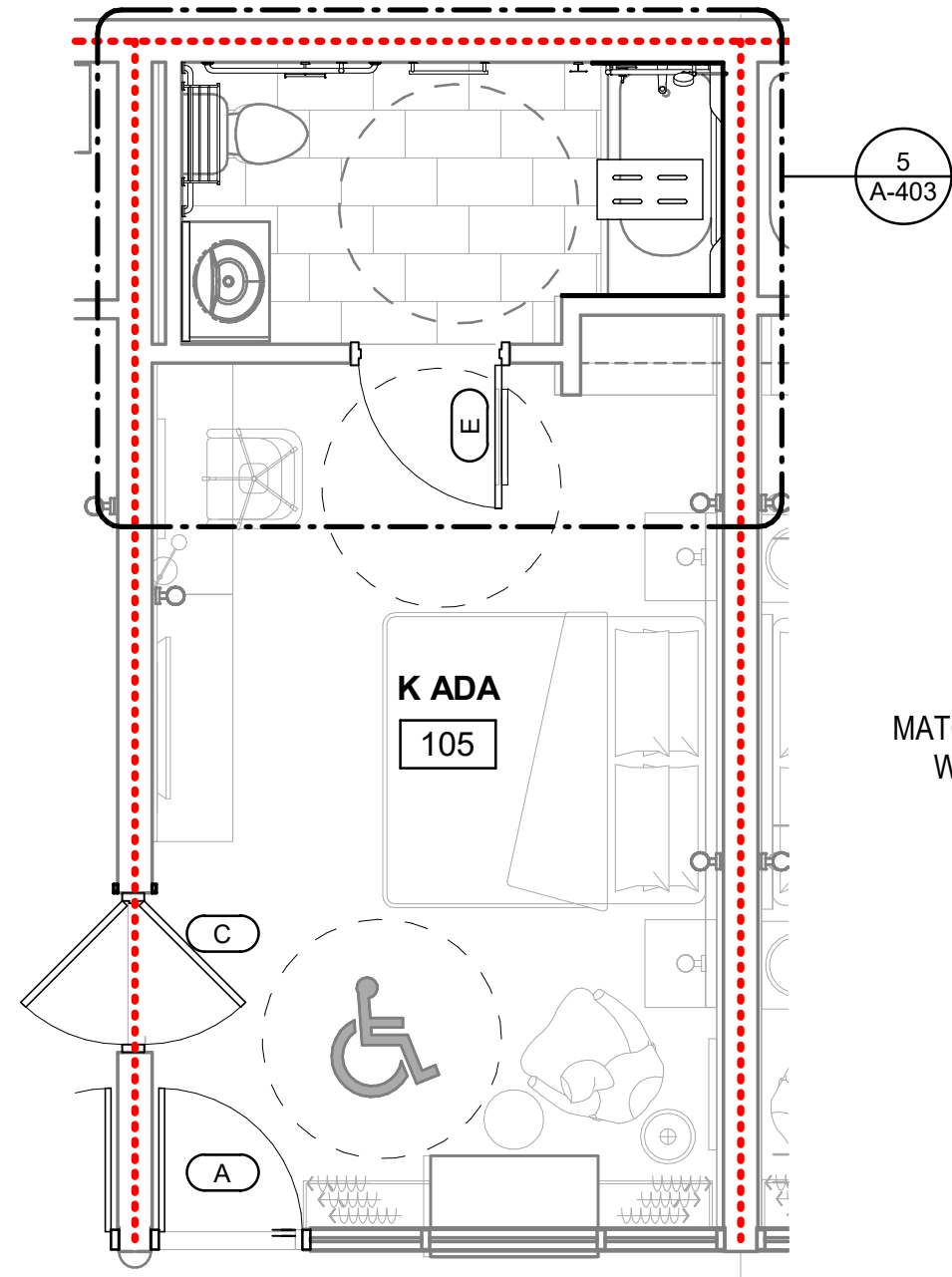
A-401

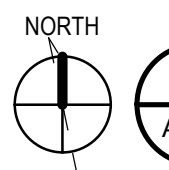
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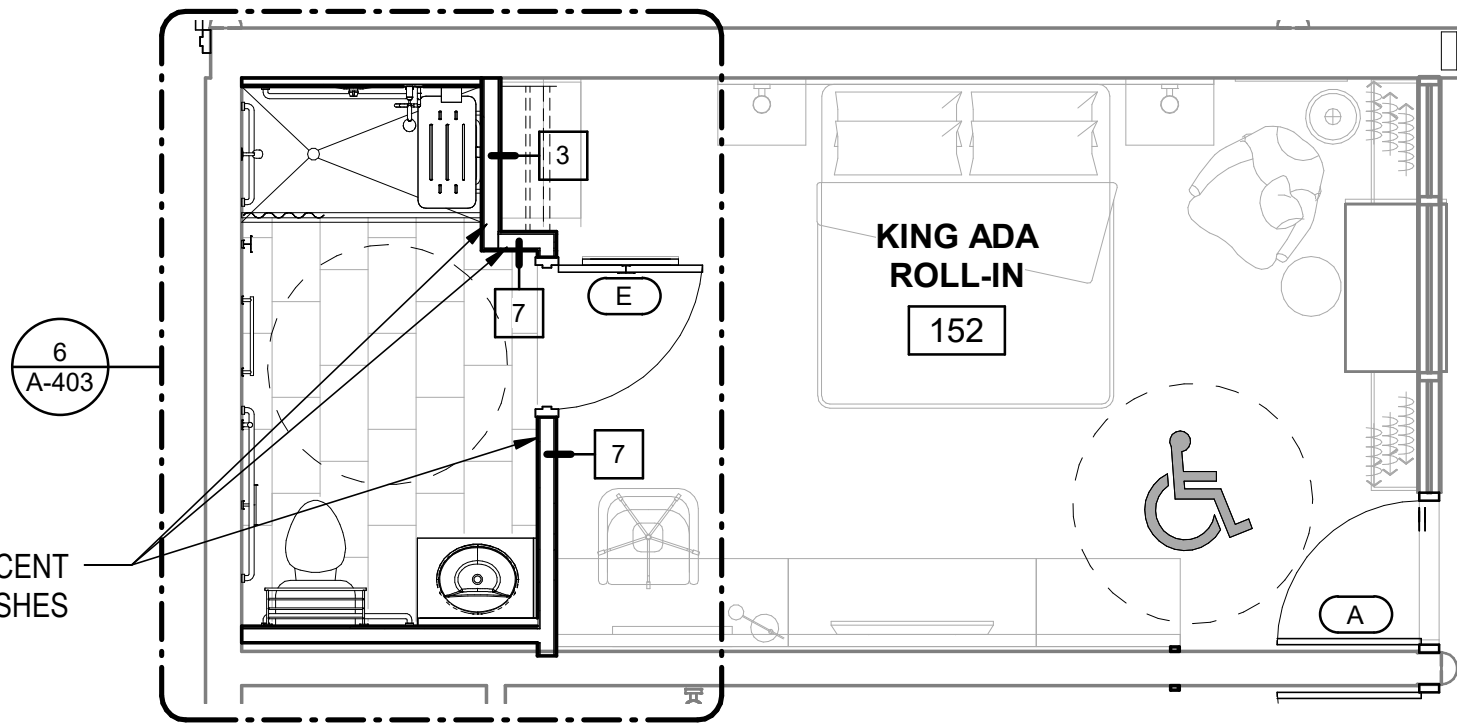
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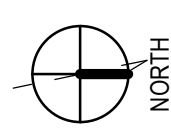


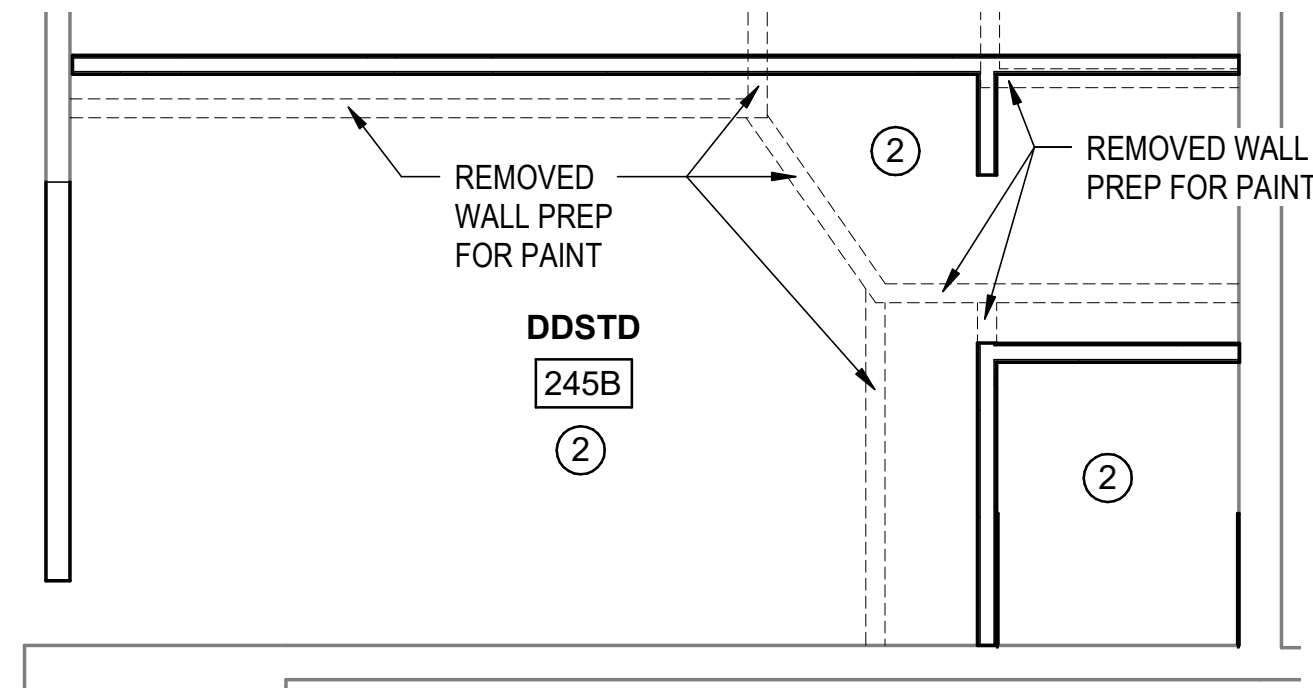
 **1** **DOUBLE FULL, STANDARD**
A-402 1/4" = 1'-0"

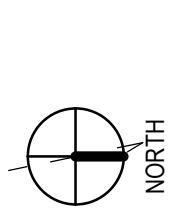


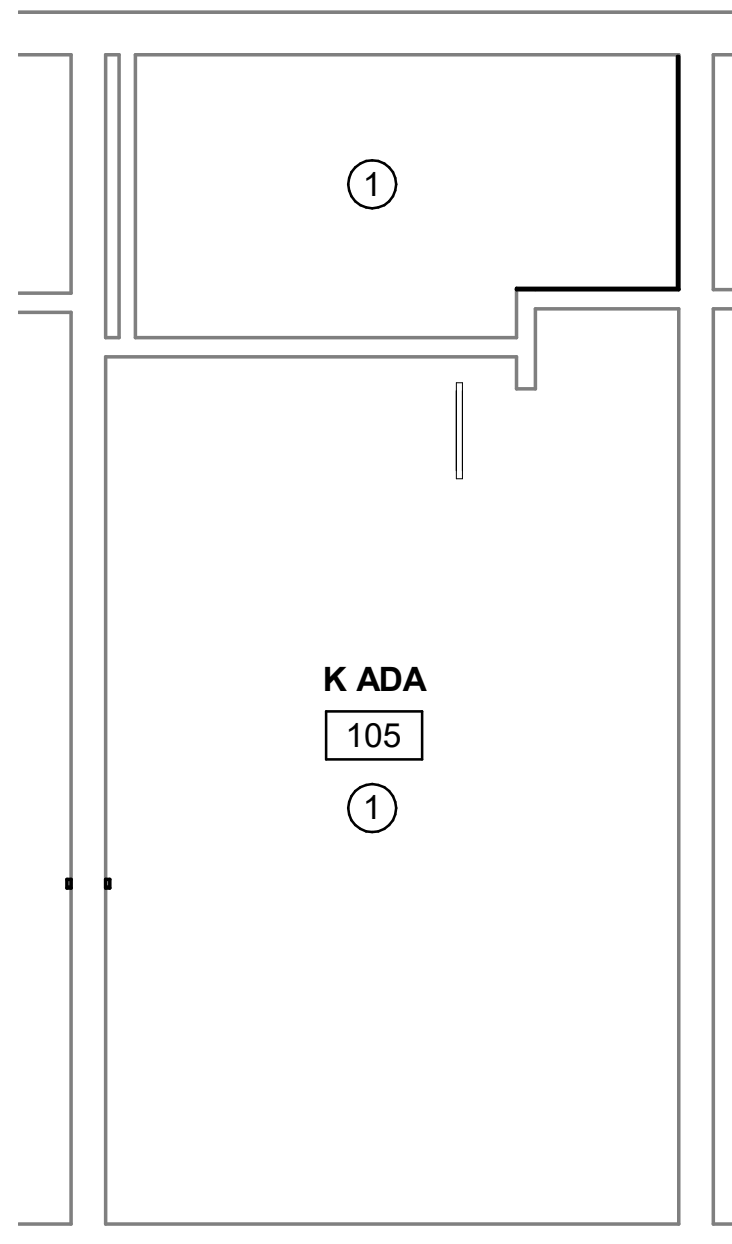
 **3** **KING ADA**
A-402 1/4" = 1'-0"

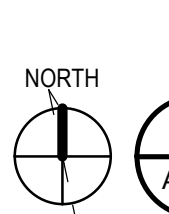


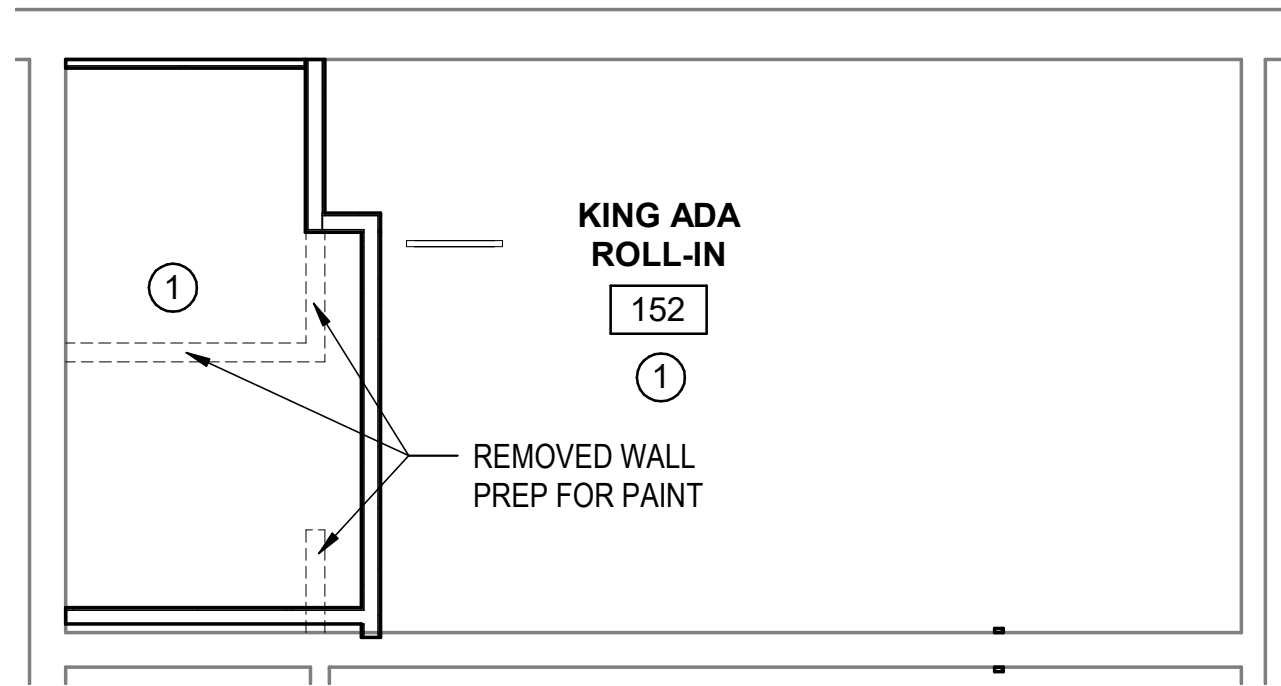
 **5** **KING ADA ROLL-IN**
A-402 1/4" = 1'-0"

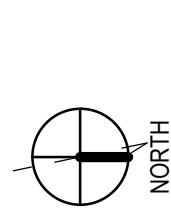


 **2** **DOUBLE FULL, STANDARD CEILING PLAN**
A-402 1/4" = 1'-0"



 **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
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
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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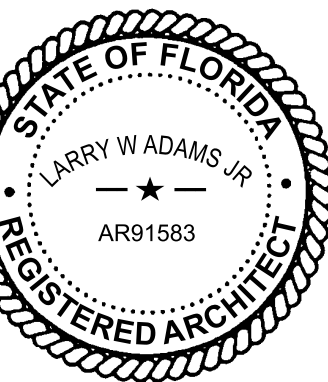
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



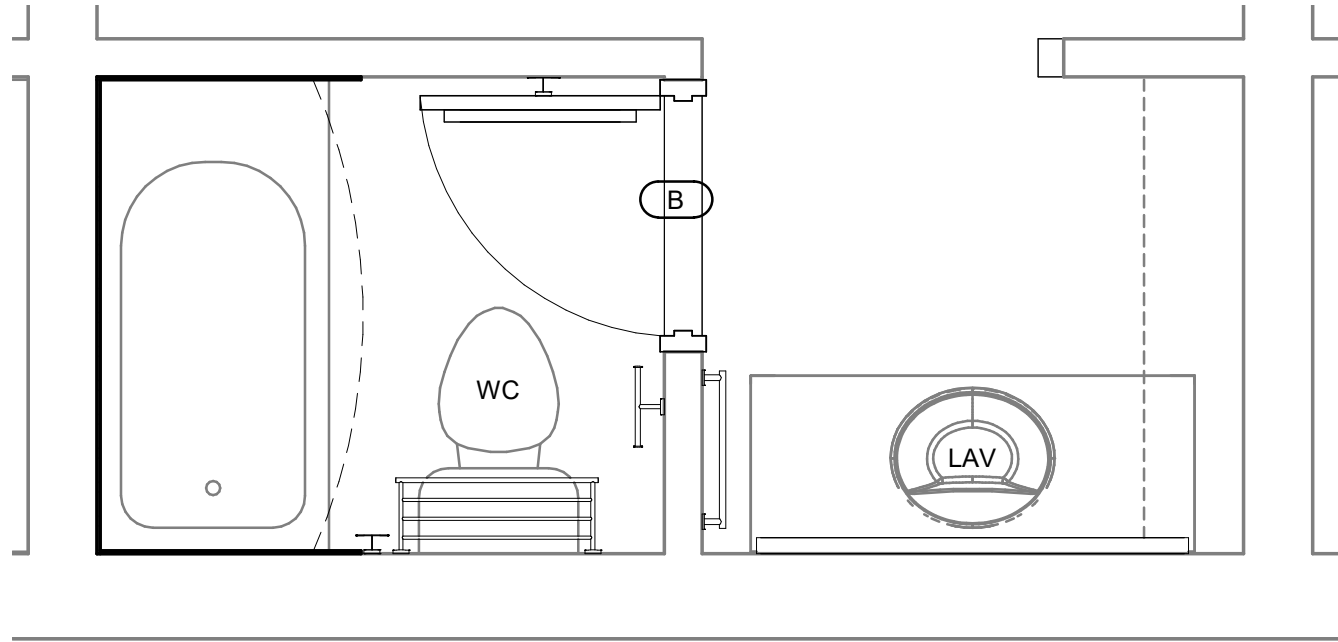
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SHEET DATE: 3/8/24

SHEET TITLE:
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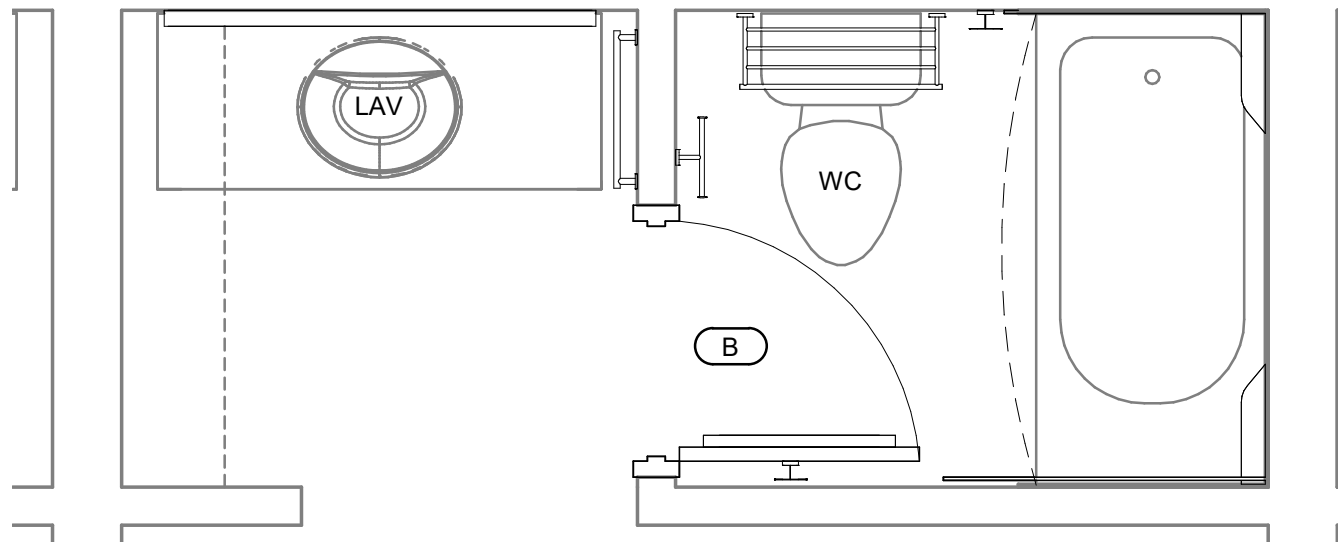
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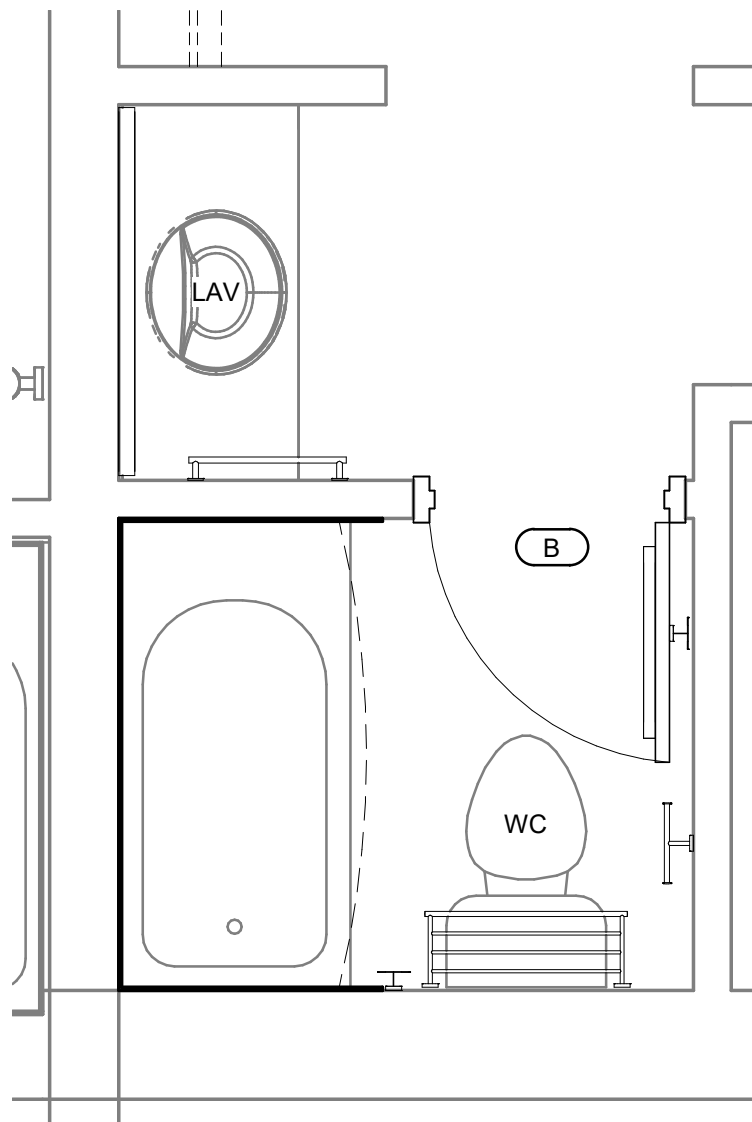
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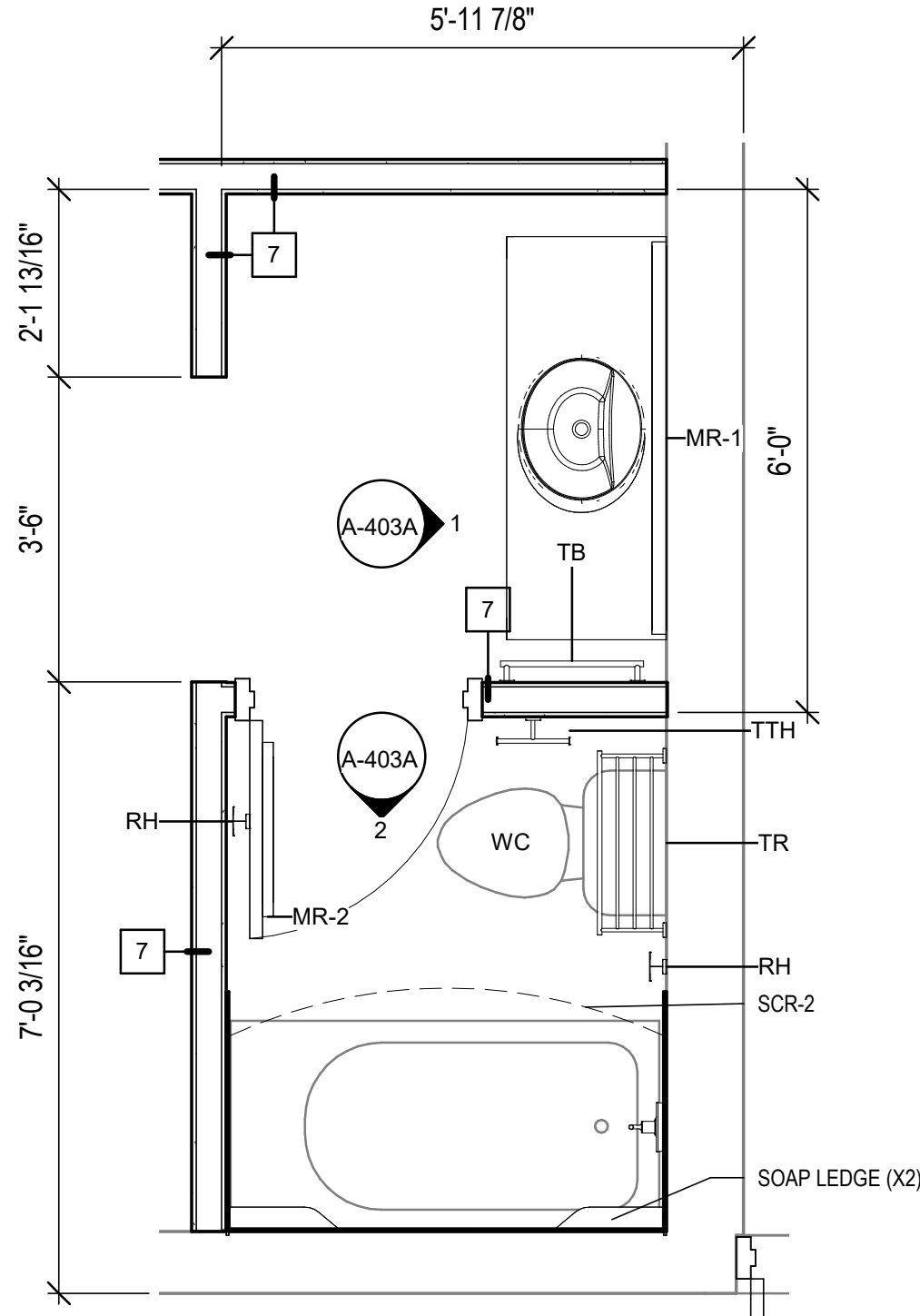
1 DOUBLE FULL STANDARD W/ TUB
1/2" = 1'-0"



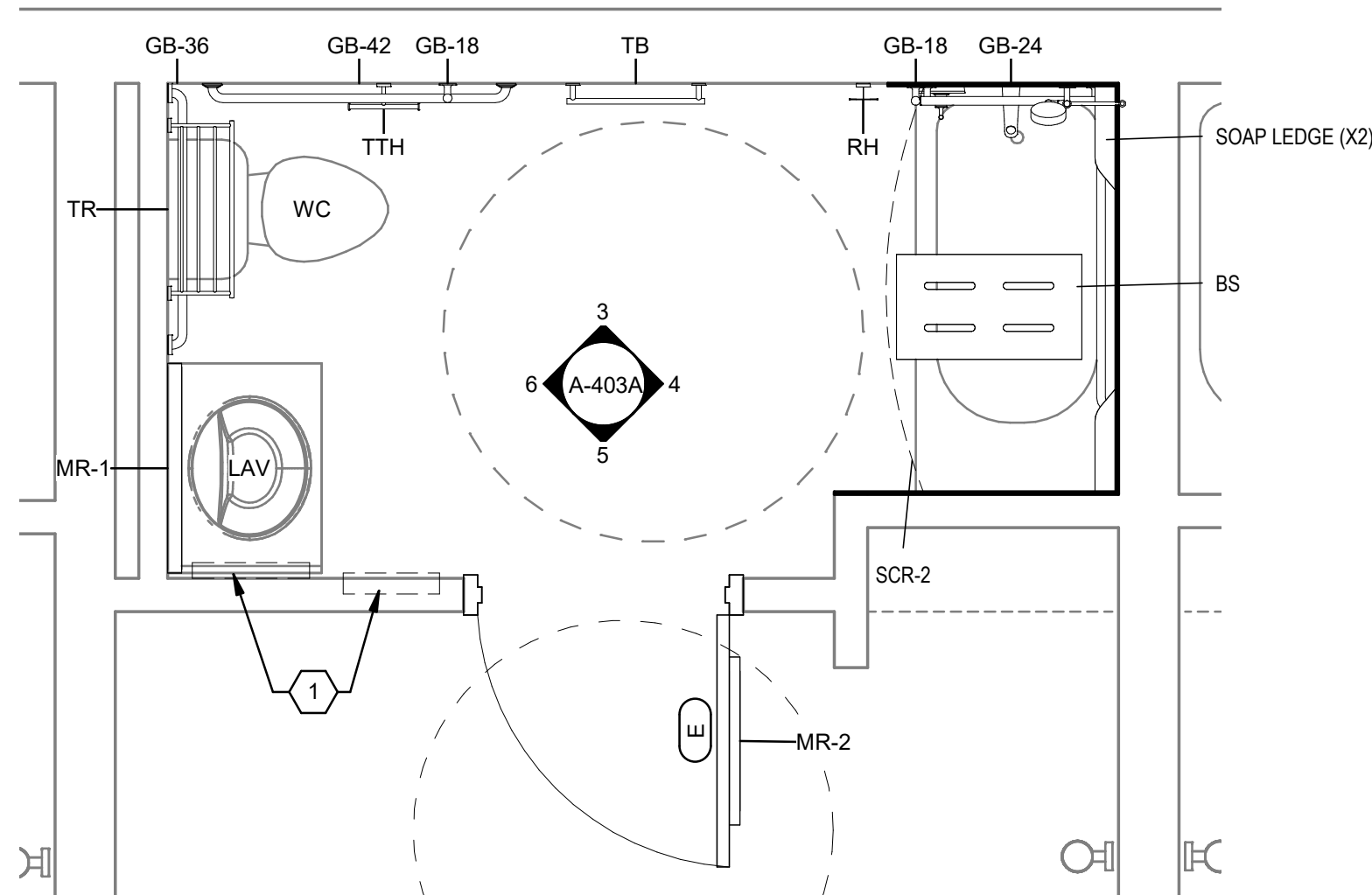
2 KING STANDARD W/ TUB
1/2" = 1'-0"



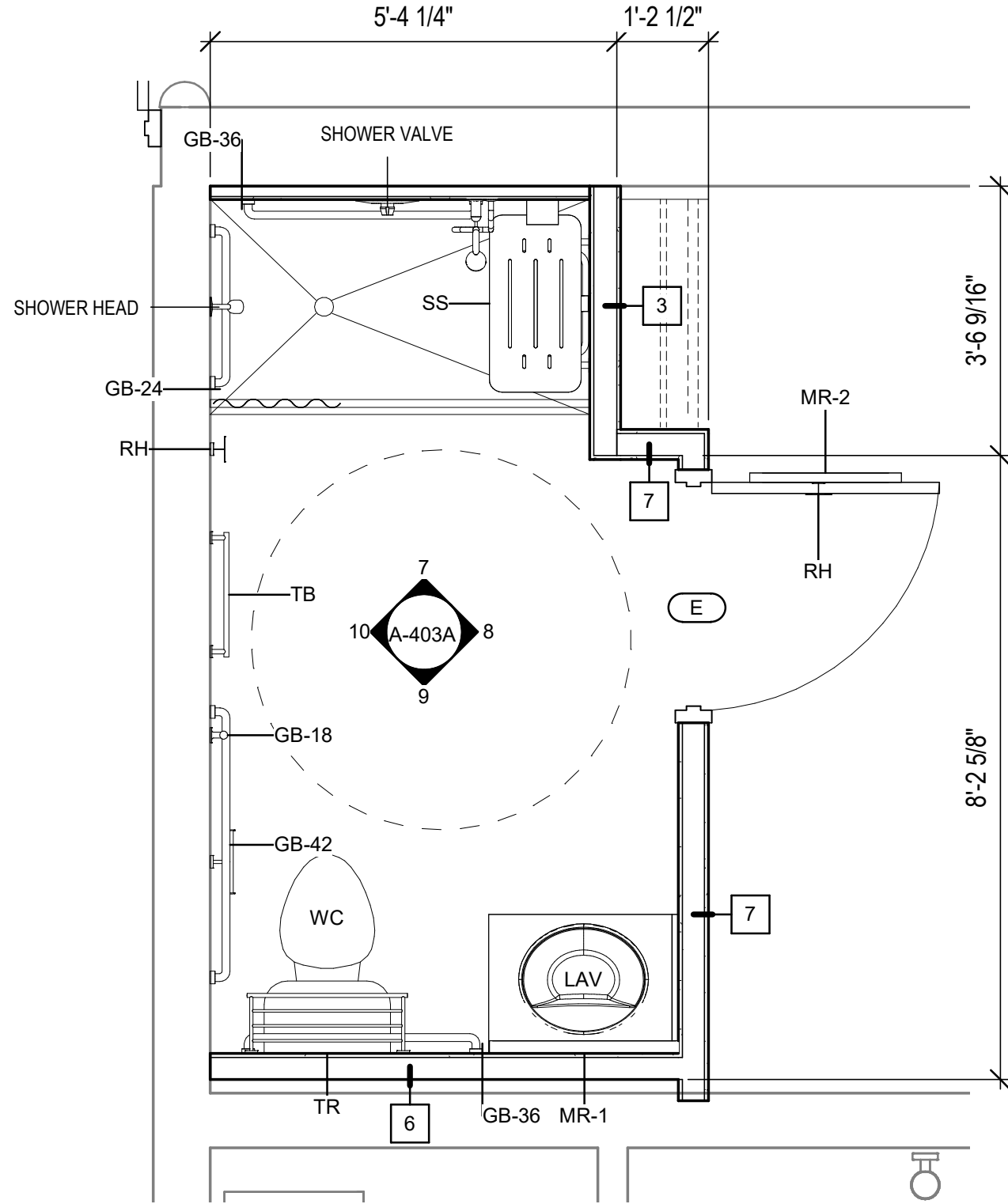
3 KIDS BUNK ROOM W/ TUB
1/2" = 1'-0"



4 DOUBLE FULL, STANDARD W/ TUB
1/2" = 1'-0"



5 KING ADA W/ TUB
1/2" = 1'-0"



6 KING ADA ROLL-IN W/ SHOWER
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE	
MARK	ITEM / DESCRIPTION
BS	BATH SEAT
GB-18	18" GRAB BAR
GB-24	24" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
MR-1	MIRROR - SEE INTERIORS
MR-2	MIRROR 18"x60"
RH	ROBE HOOK
SC	SHOWER CURTAIN
SCR-1	SHOWER CURTAIN ROD (STRAIGHT)
SCR-2	SHOWER CURTAIN ROD (CURVED)
SS	SHOWER SEAT
TB	TOWEL BAR
TTH	TOILET TISSUE DISPENSER
TR	TOWEL RACK

NOTE:
1 PATCH WALLS WHERE ACCESSORIES AND HAIRDRYERS REMOVED.

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



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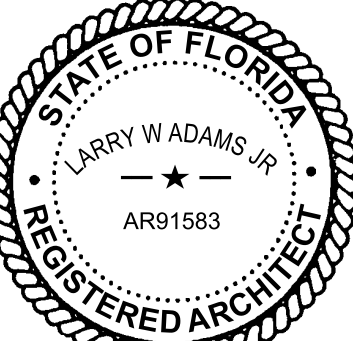
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

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REVISIONS:



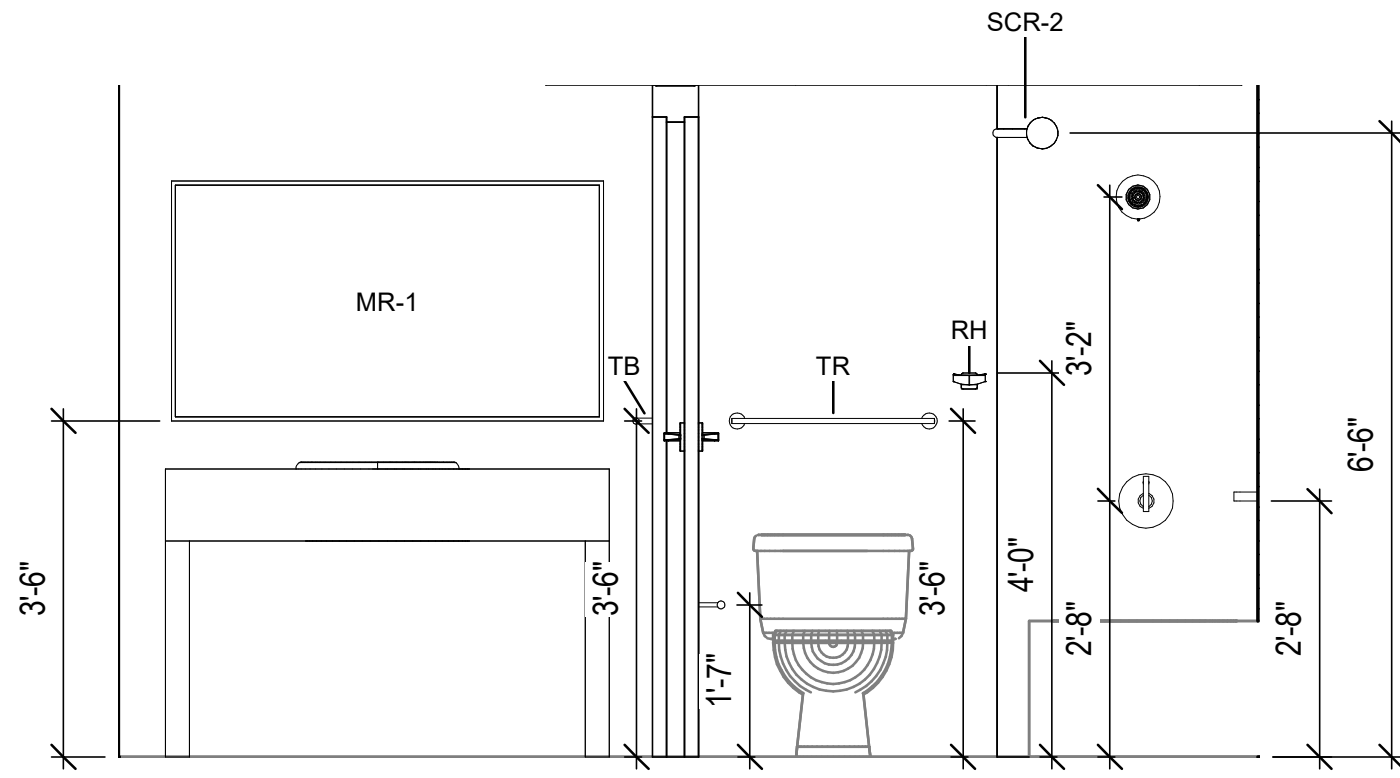
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SHEET TITLE:
ENLARGED
GUESTROOM
BATHROOM PLANS

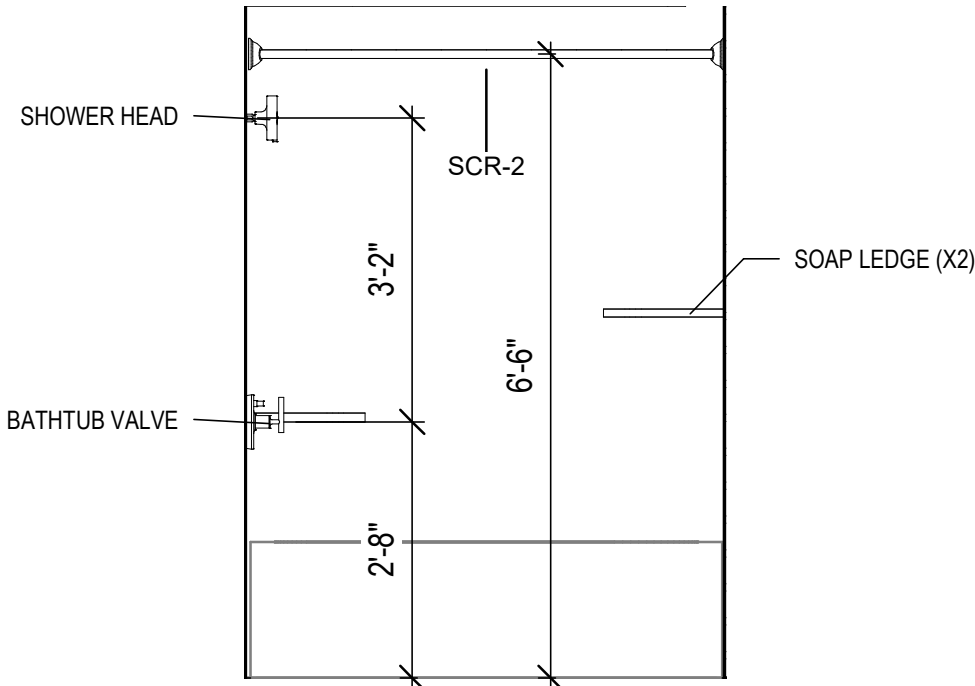
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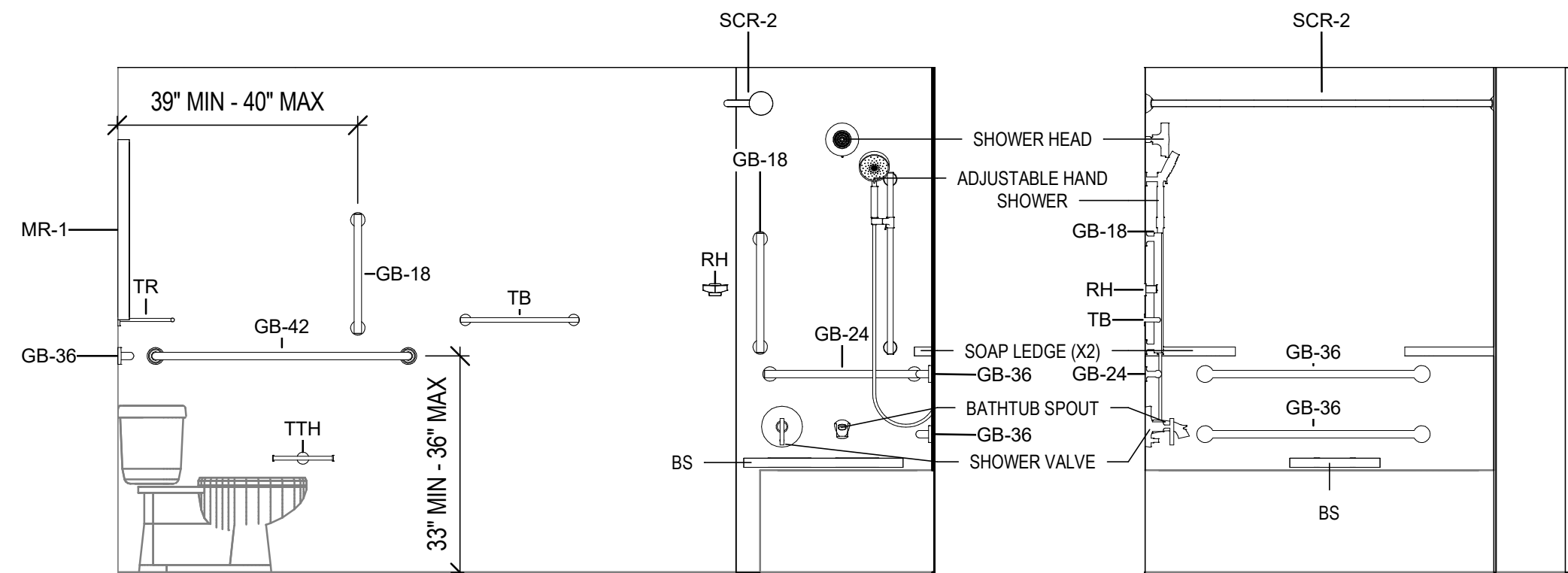
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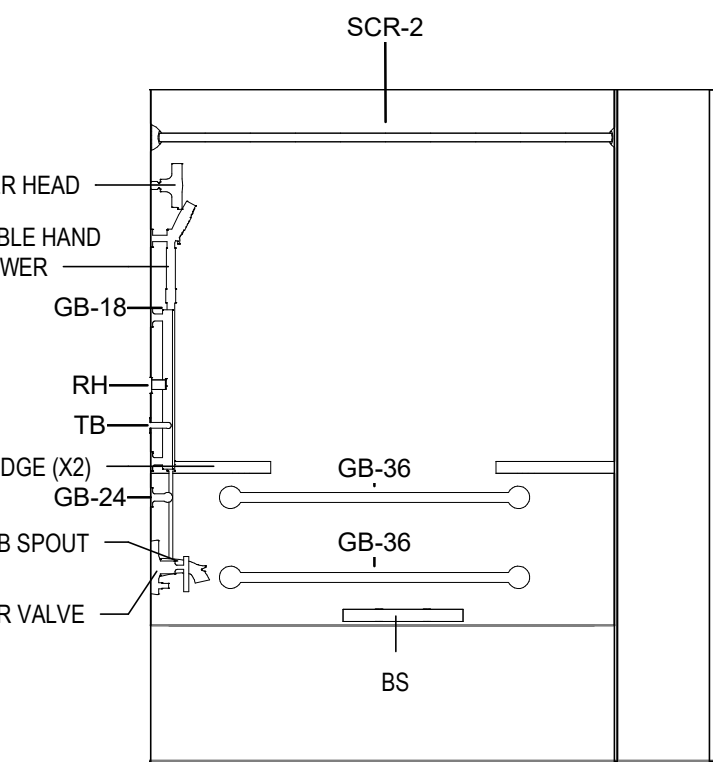
1 DOUBLE FULL, STANDARD W/ TUB
A-403A 1/2" = 1'-0"



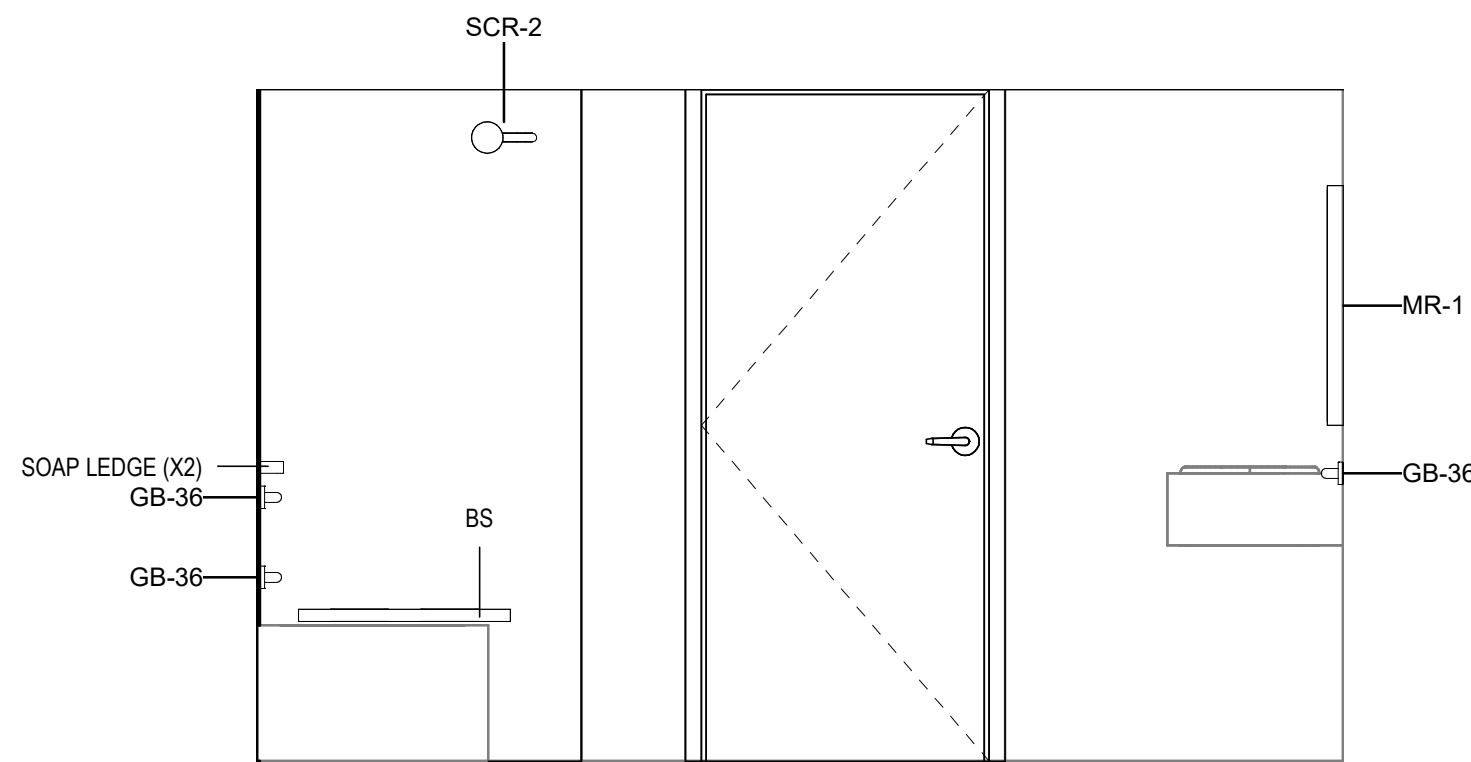
2 DOUBLE FULL, STANDARD W/ TUB
A-403A 1/2" = 1'-0"



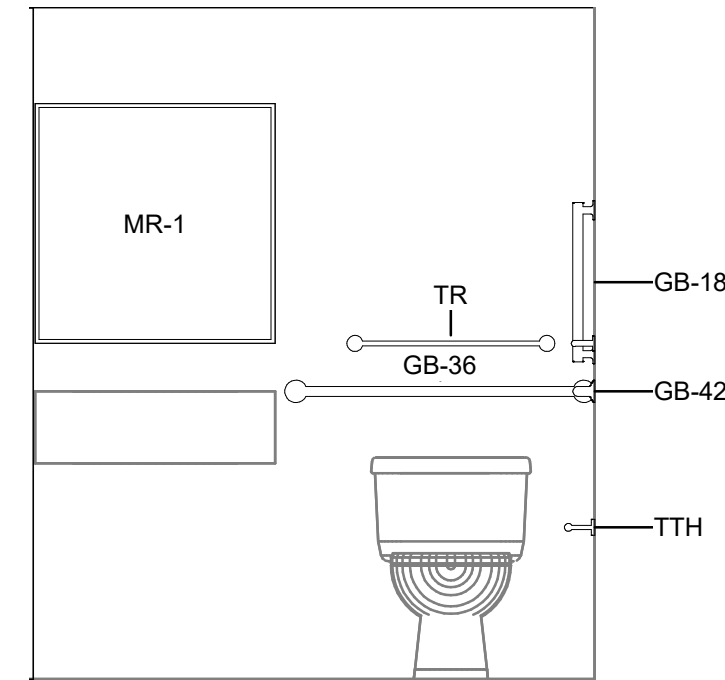
3 KING ADA W/ TUB
A-403A 1/2" = 1'-0"



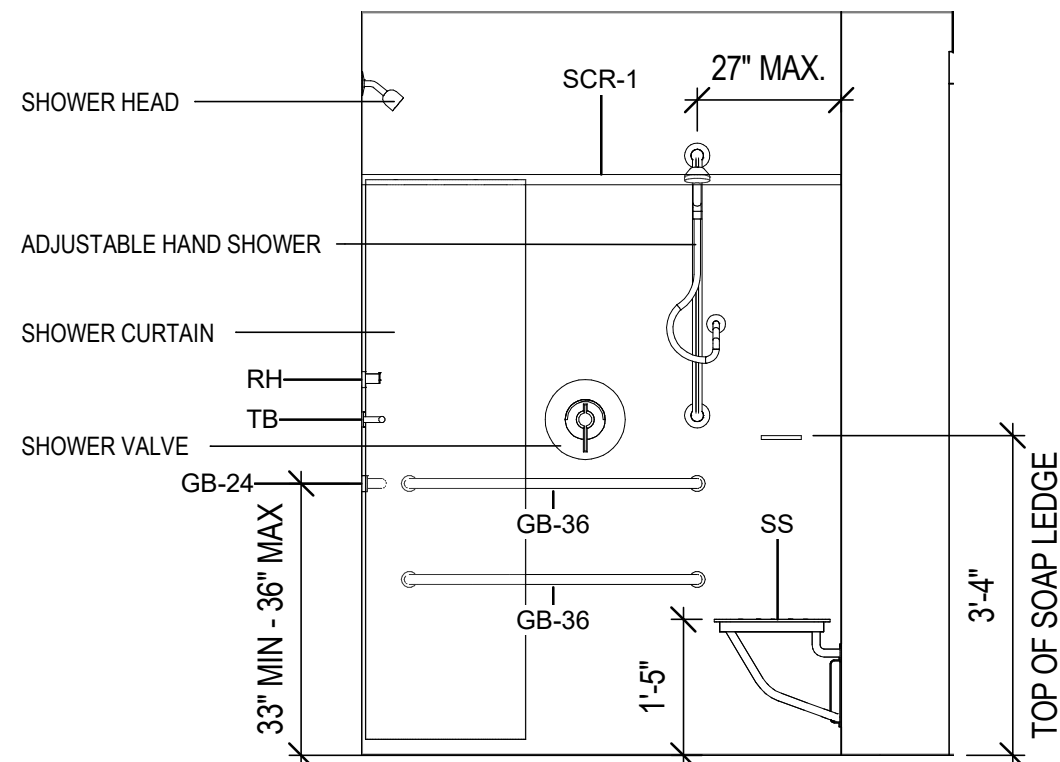
4 KING ADA W/ TUB
A-403A 1/2" = 1'-0"



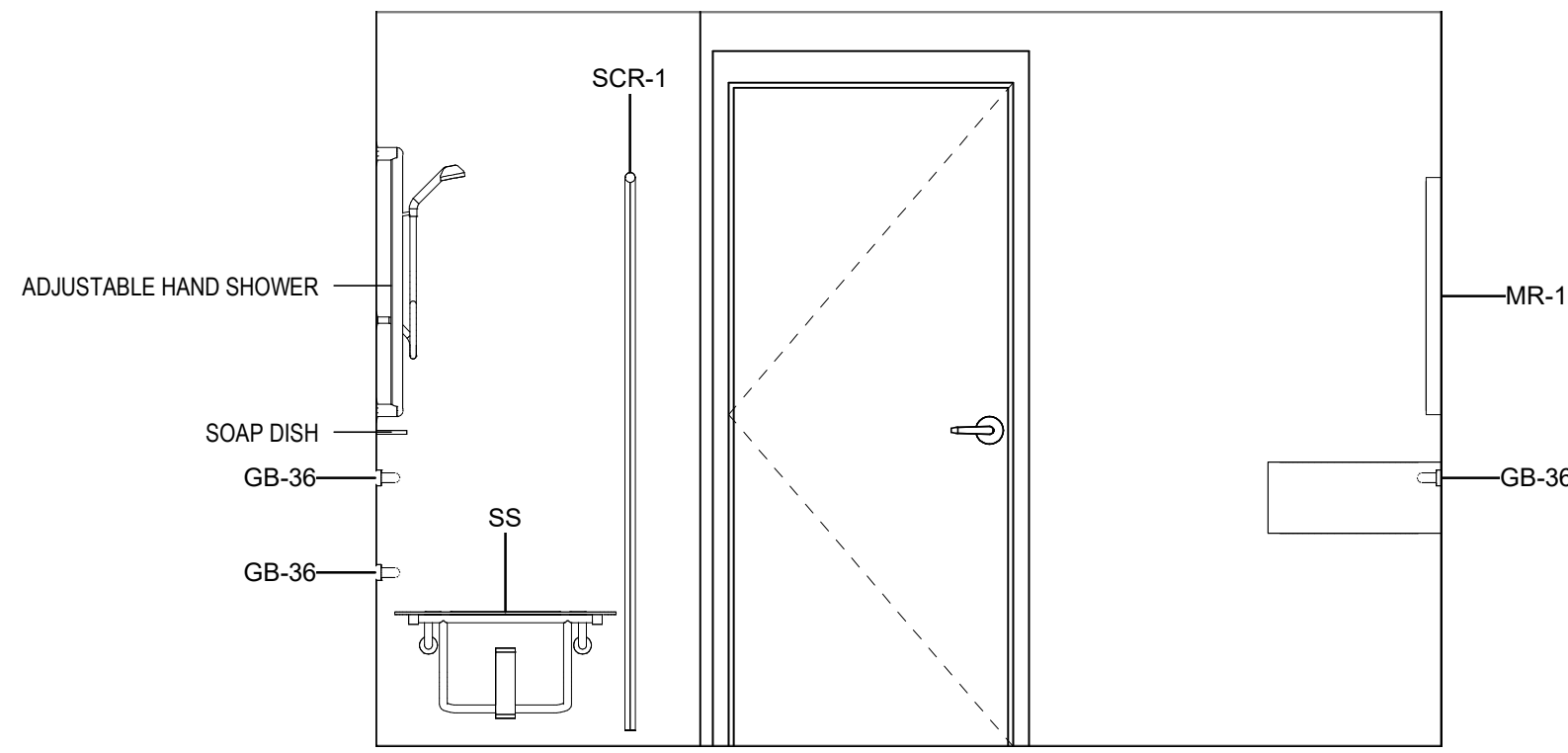
5 KING ADA W/ TUB
A-403A 1/2" = 1'-0"



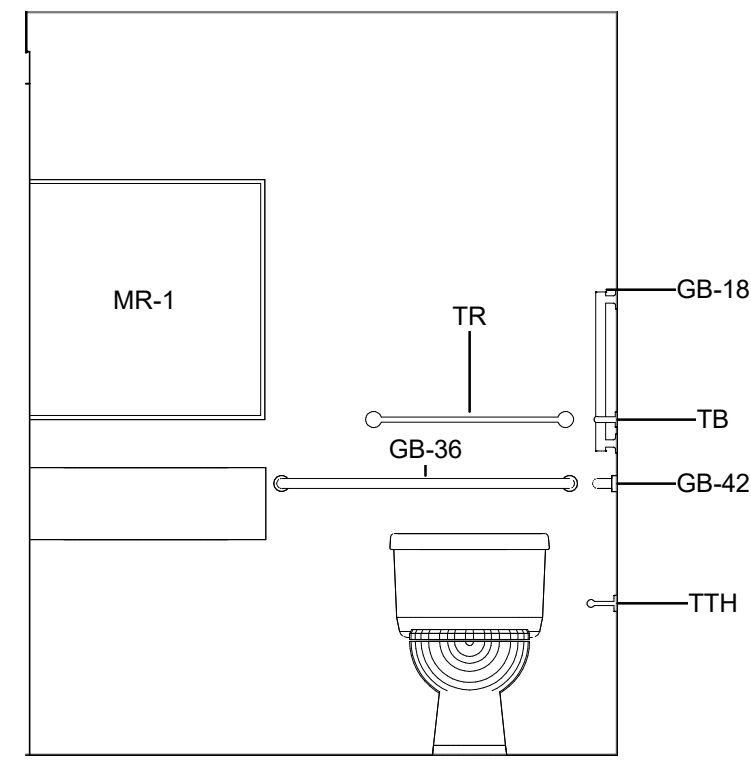
6 KING ADA W/ TUB
A-403A 1/2" = 1'-0"



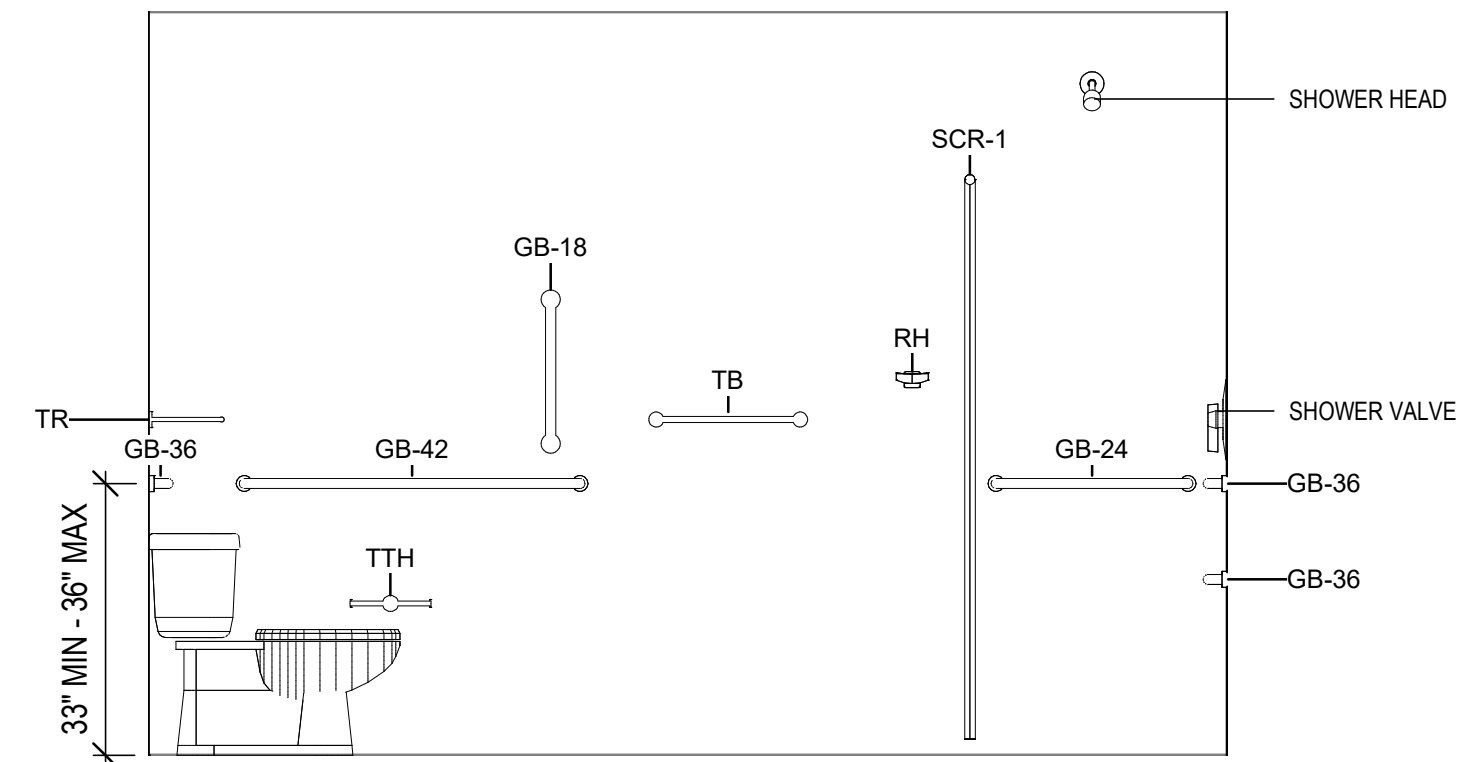
7 KING ADA ROLL-IN W/ SHOWER
A-403A 1/2" = 1'-0"



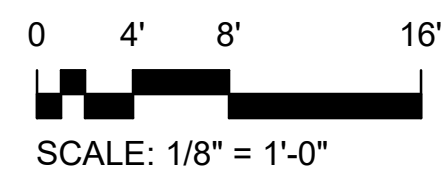
8 KING ADA ROLL-IN W/ SHOWER
A-403A 1/2" = 1'-0"



9 KING ADA ROLL-IN W/ SHOWER
A-403A 1/2" = 1'-0"



10 KING ADA ROLL-IN W/ SHOWER
A-403A 1/2" = 1'-0"



TOILET ACCESSORY SCHEDULE	
MARK	ITEM / DESCRIPTION
BS	BATH SEAT
GB-18	18" GRAB BAR
GB-24	24" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
MR-1	MIRROR - SEE INTERIORS
MR-2	MIRROR 18"x60"
RH	ROBE HOOK
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SCR-1	SHOWER CURTAIN ROD (STRAIGHT)
SCR-2	SHOWER CURTAIN ROD (CURVED)
SS	SHOWER SEAT
TB	TOWEL BAR
TTH	TOILET TISSUE DISPENSER
TR	TOWEL RACK

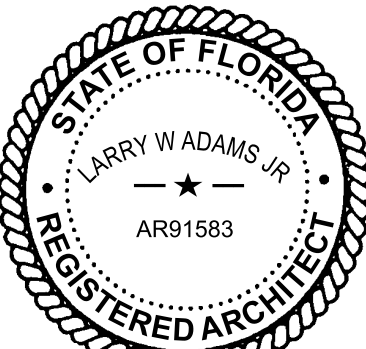
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

GUESTROOM
BATHROOM
INTERIOR
ELEVATIONS

SHEET:

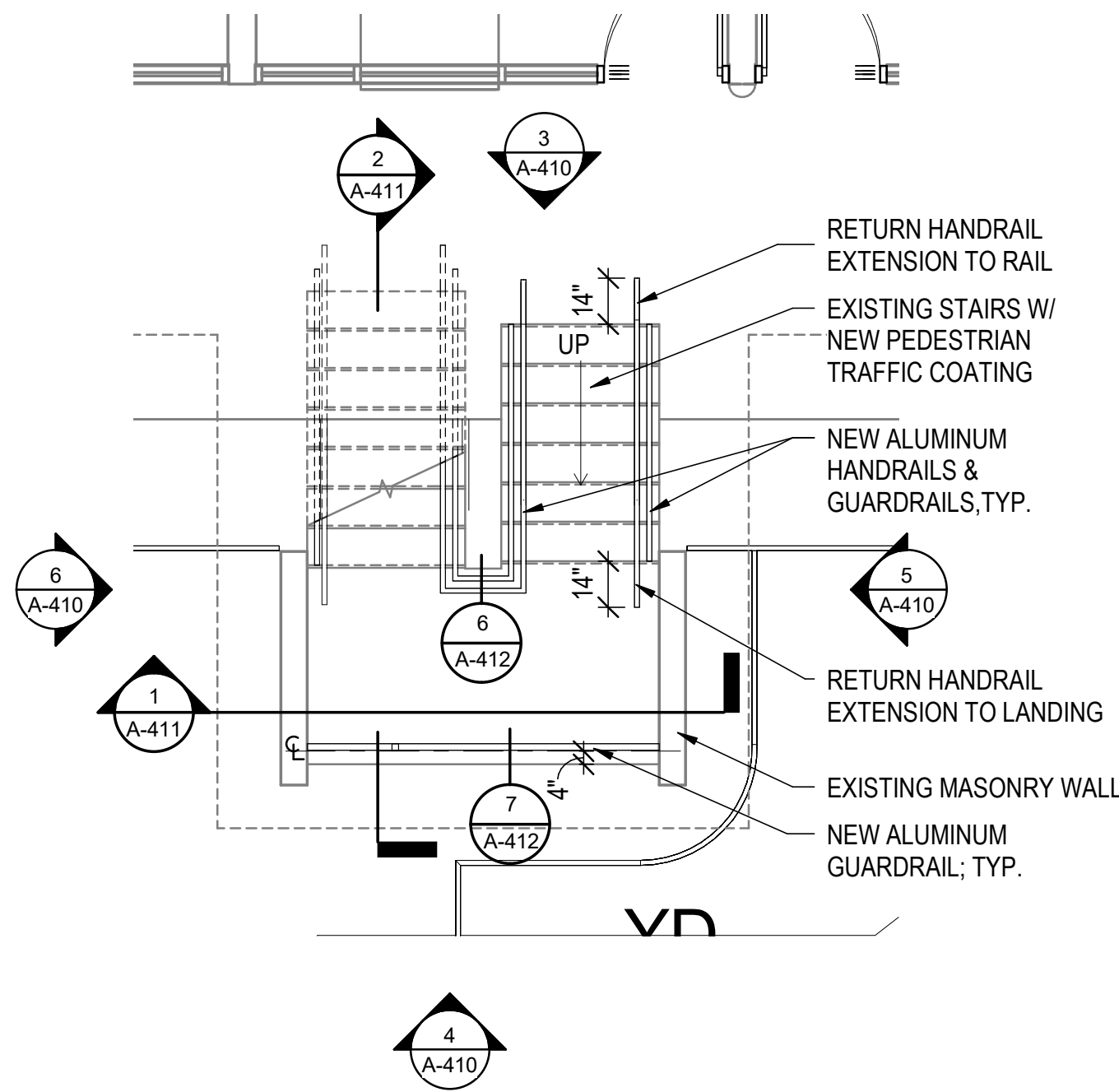
A-403A



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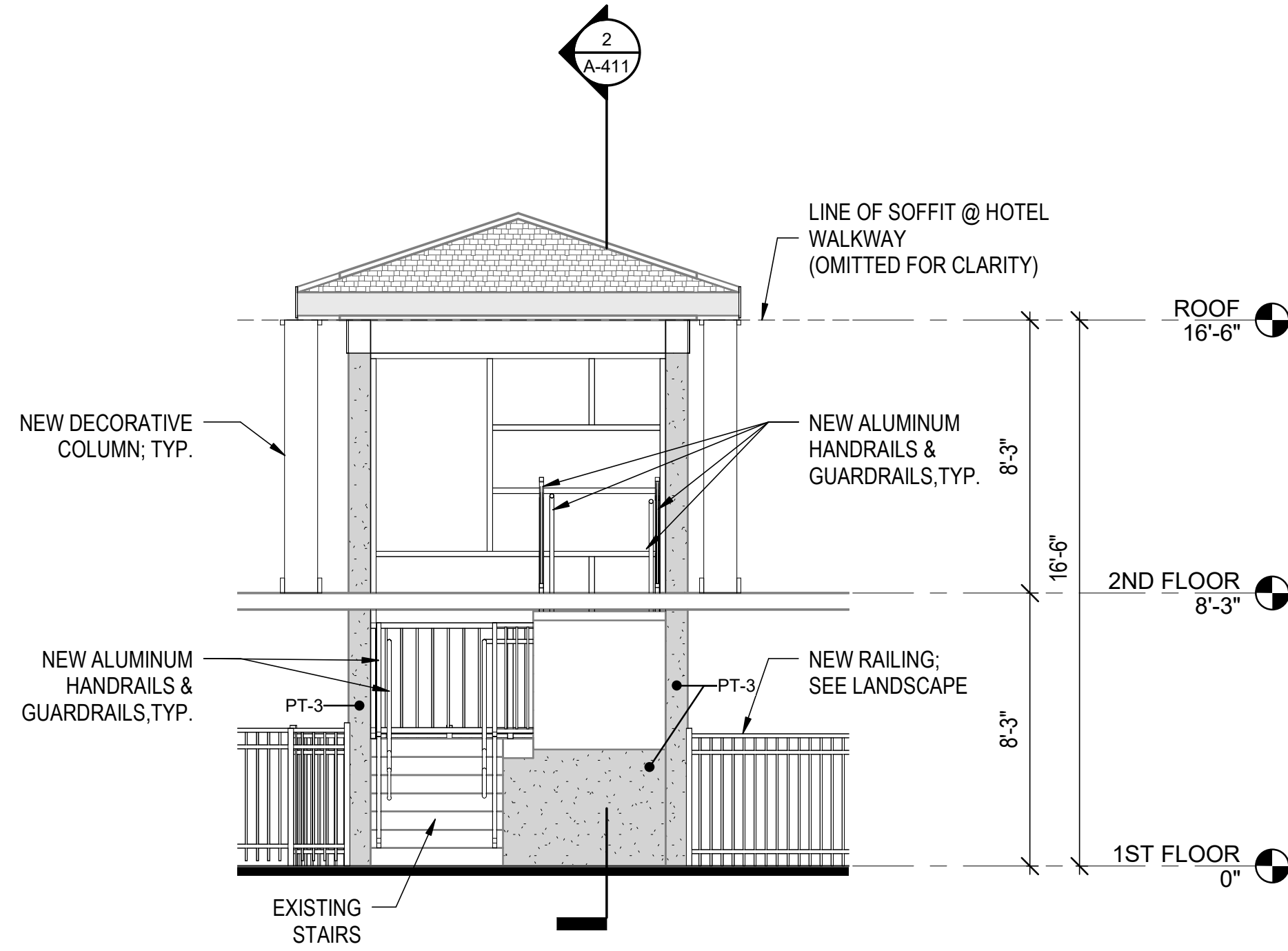
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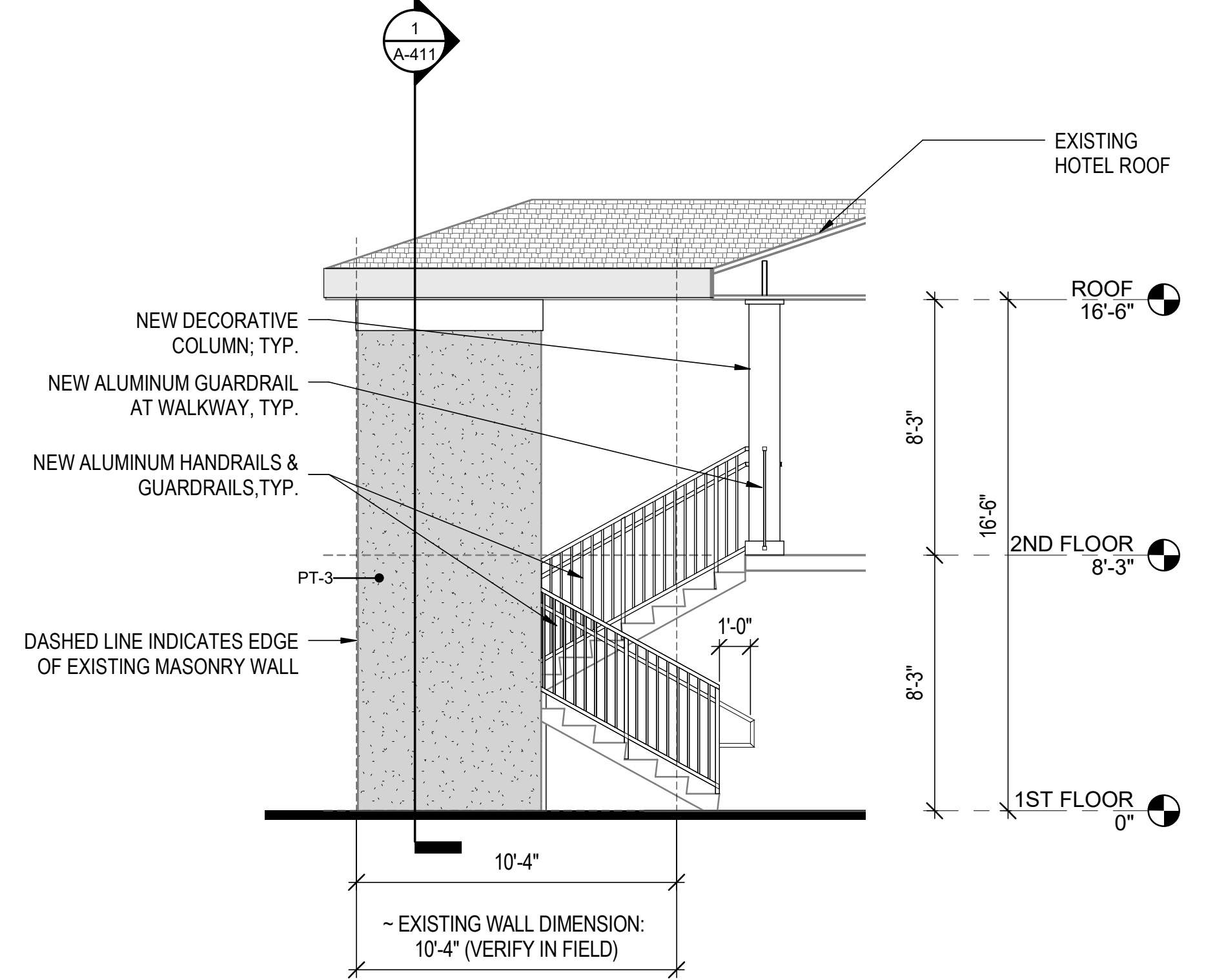
NORTH
1
A-410
1/4" = 1'-0"

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



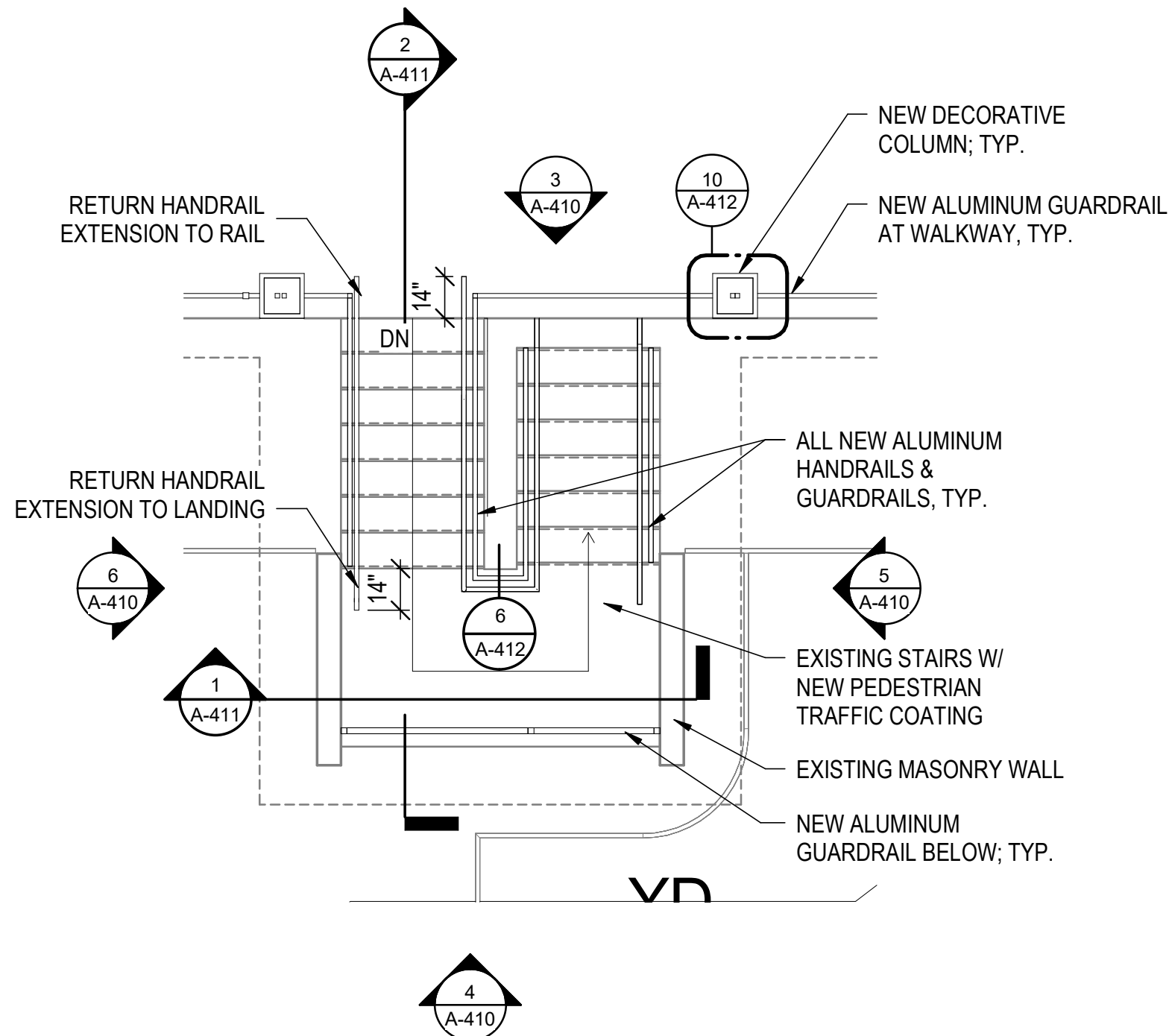
3
A-410
1/4" = 1'-0"

**STAIRWELL NORTH ELEVATION
- NEW WORK**



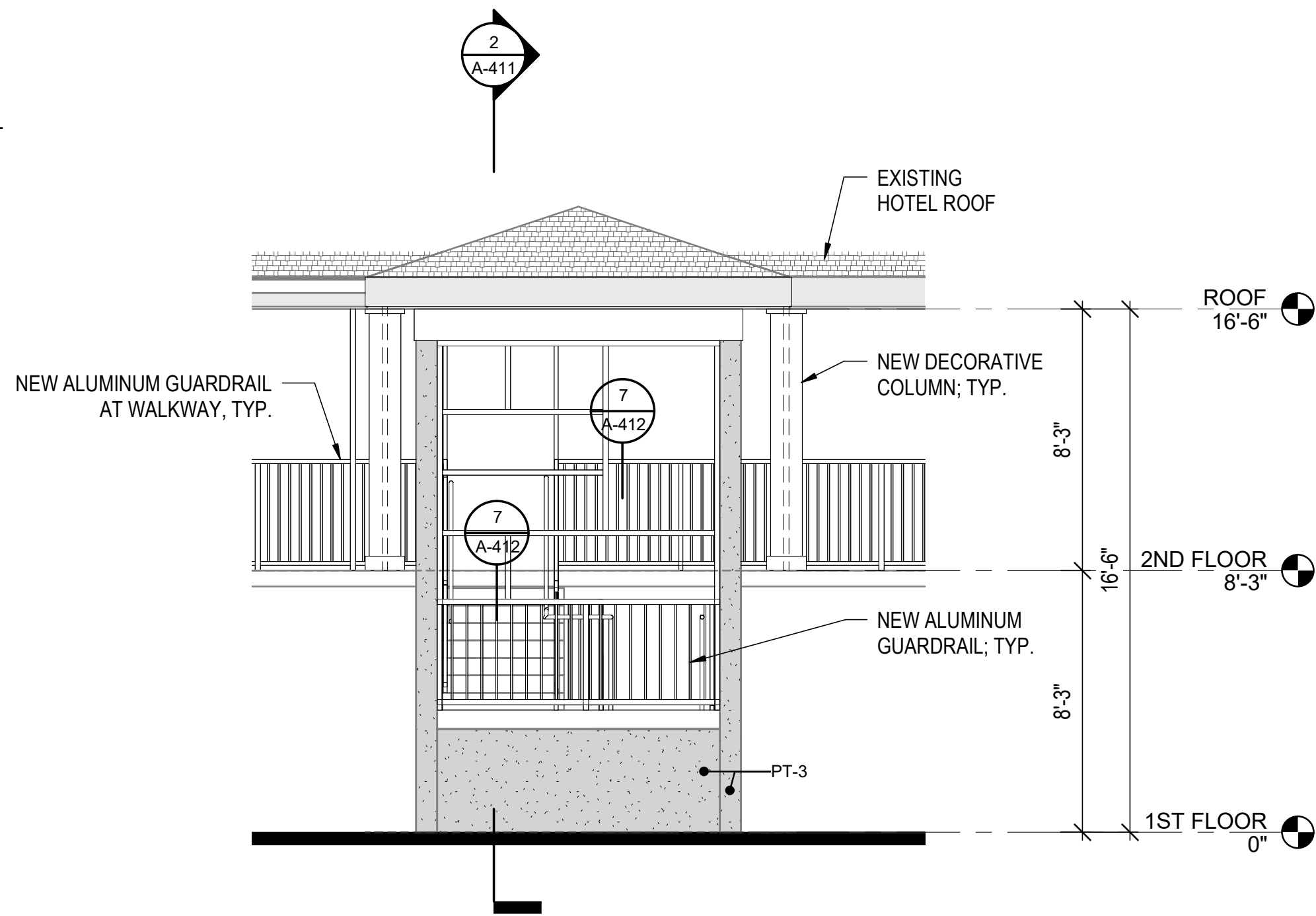
5
A-410
1/4" = 1'-0"

**STAIRWELL EAST ELEVATION
- NEW WORK**



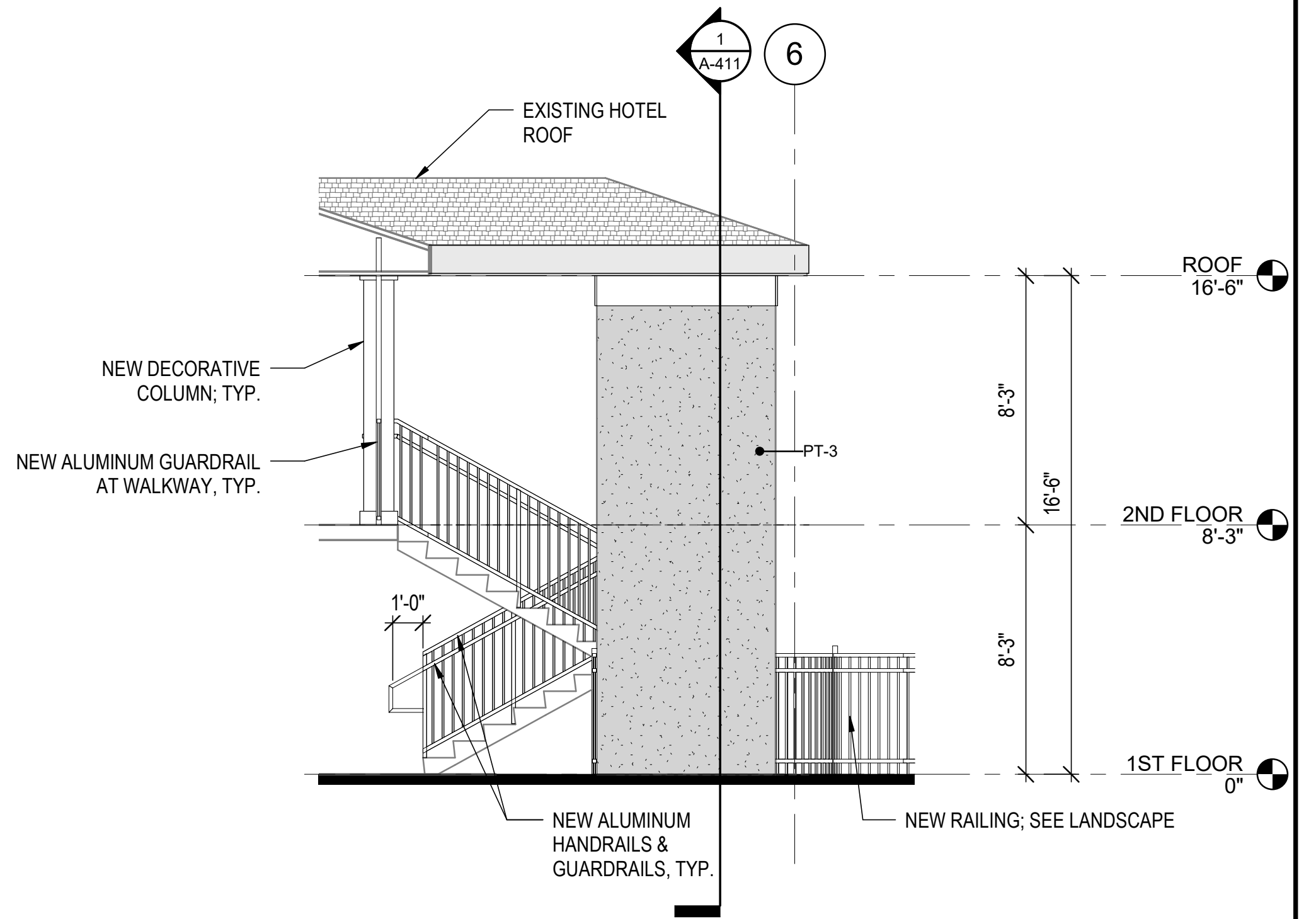
NORTH
2
A-410
1/4" = 1'-0"

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



4
A-410
1/4" = 1'-0"

**STAIRWELL SOUTH ELEVATION
- NEW WORK**



6
A-410
1/4" = 1'-0"

**STAIRWELL WEST ELEVATION
- NEW WORK**

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



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AR93914
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Phone: 850.434.5444

OCEAN COAST HOTEL

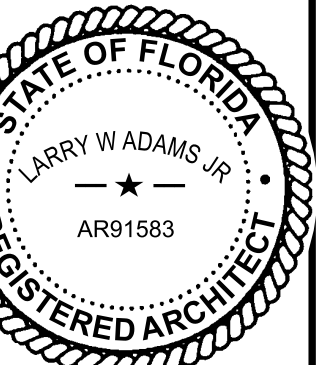
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

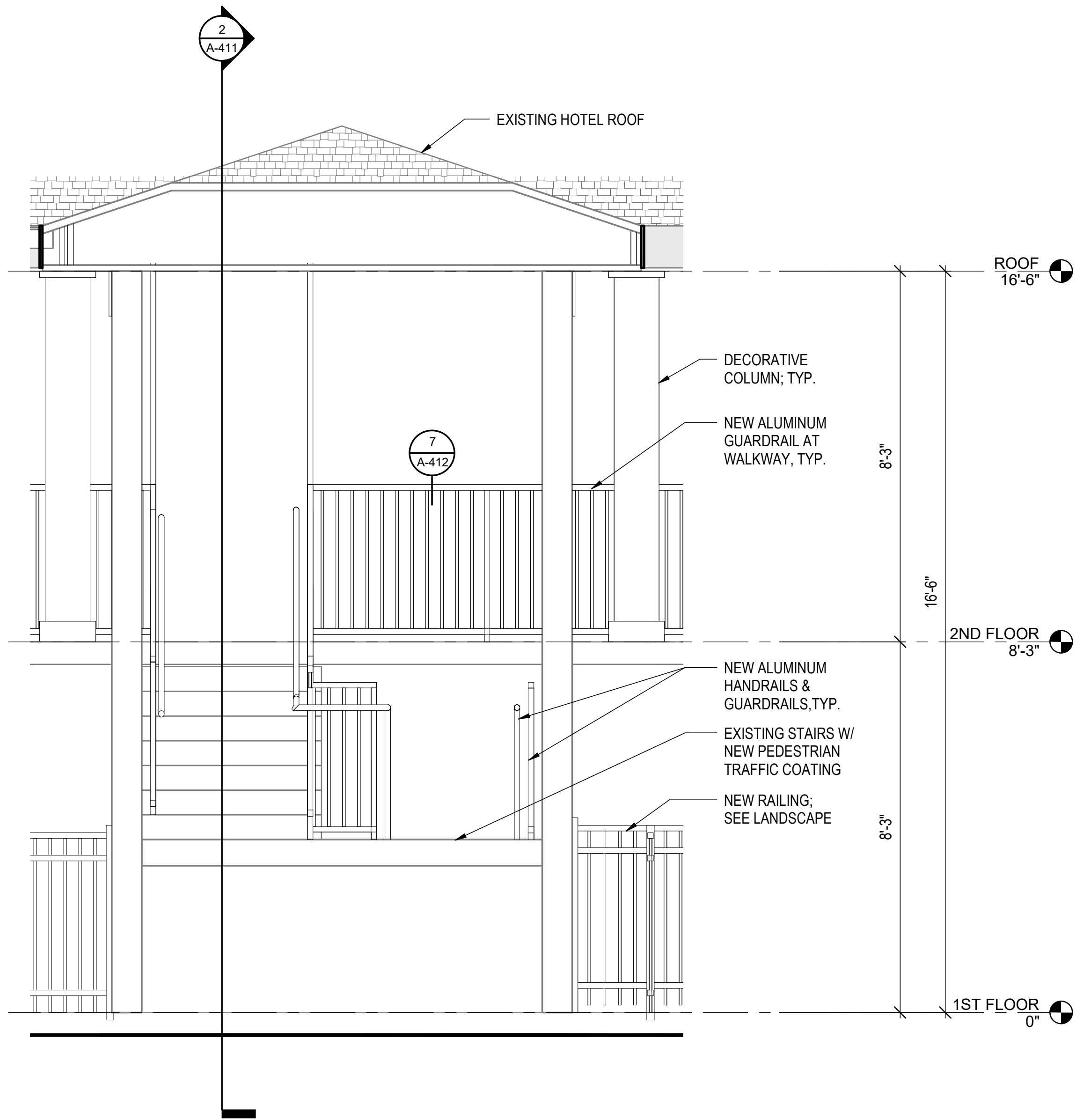
STAIR PLANS AND
ELEVATIONS

SHEET:

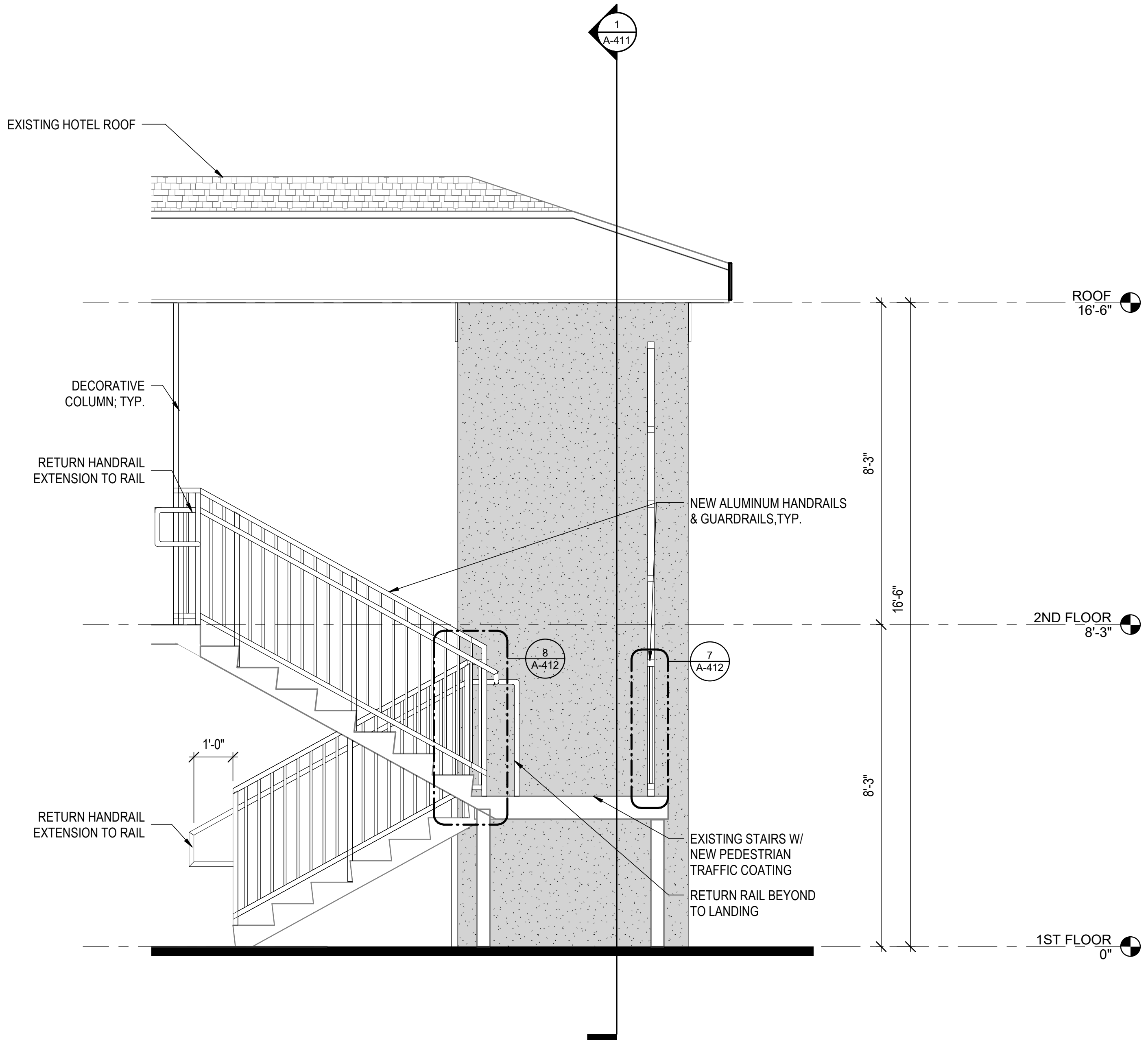
A-410

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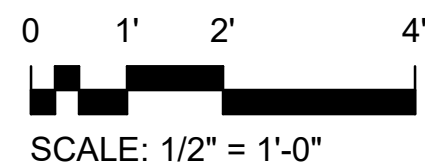
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1 STAIRWELL CROSS SECTION
1/2" = 1'-0"



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



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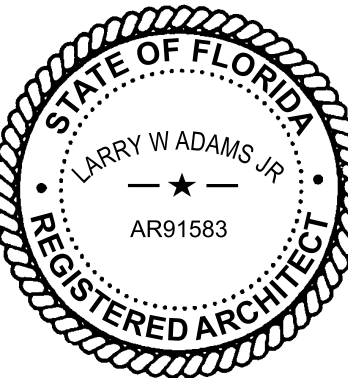
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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REVISIONS:



BTA PROJECT NO: 156422.01

SHEET DATE: 3/8/24

SHEET TITLE:

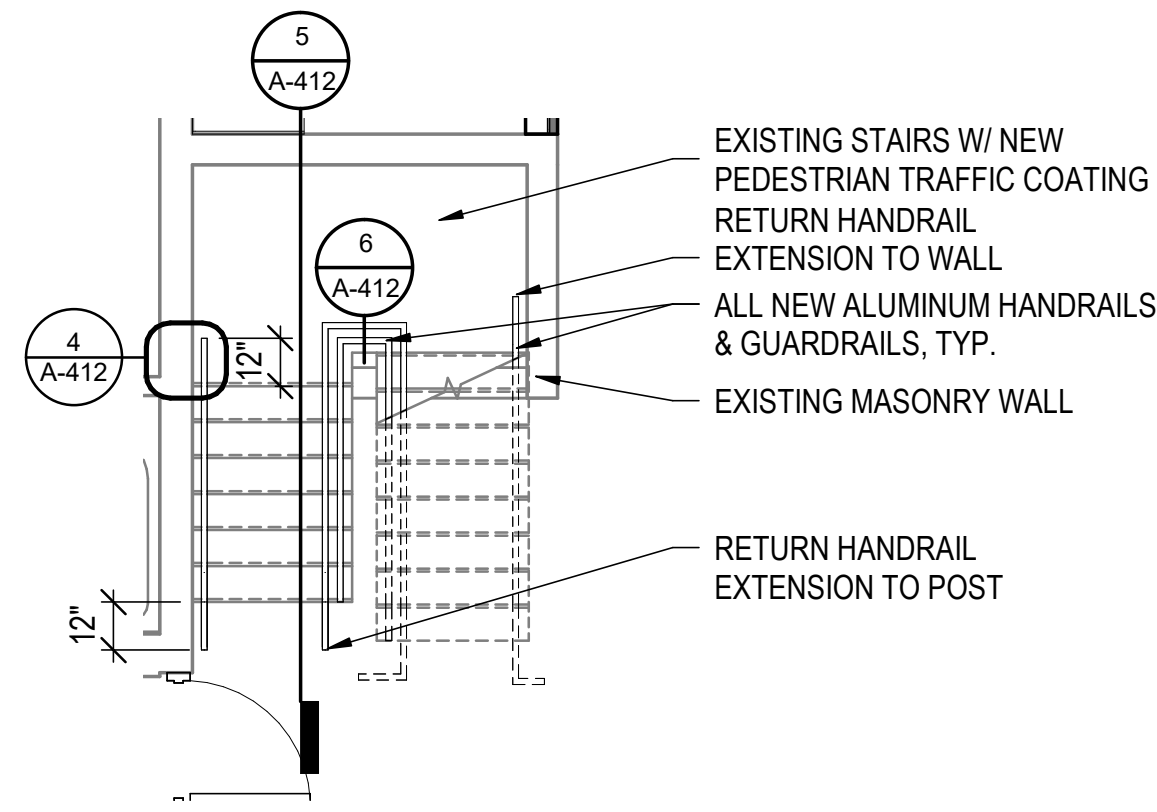
STAIR SECTIONS

SHEET:

A-411

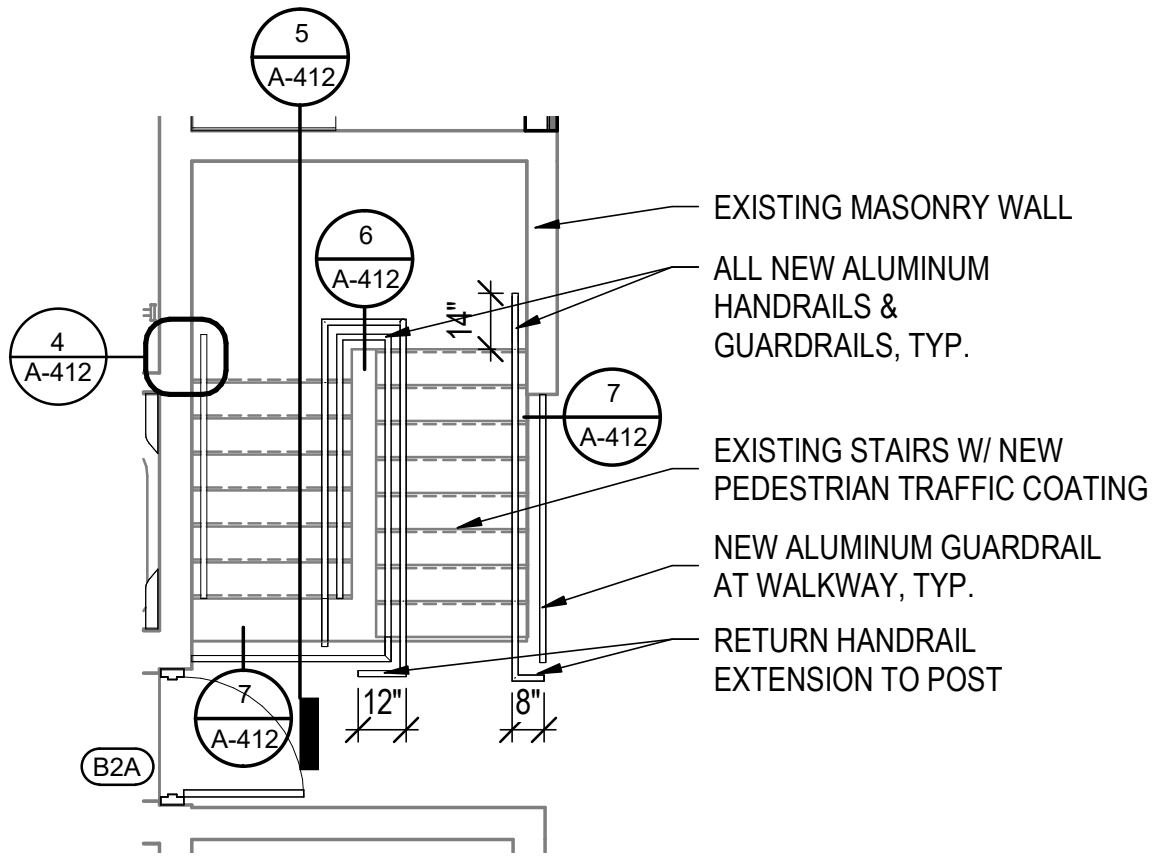
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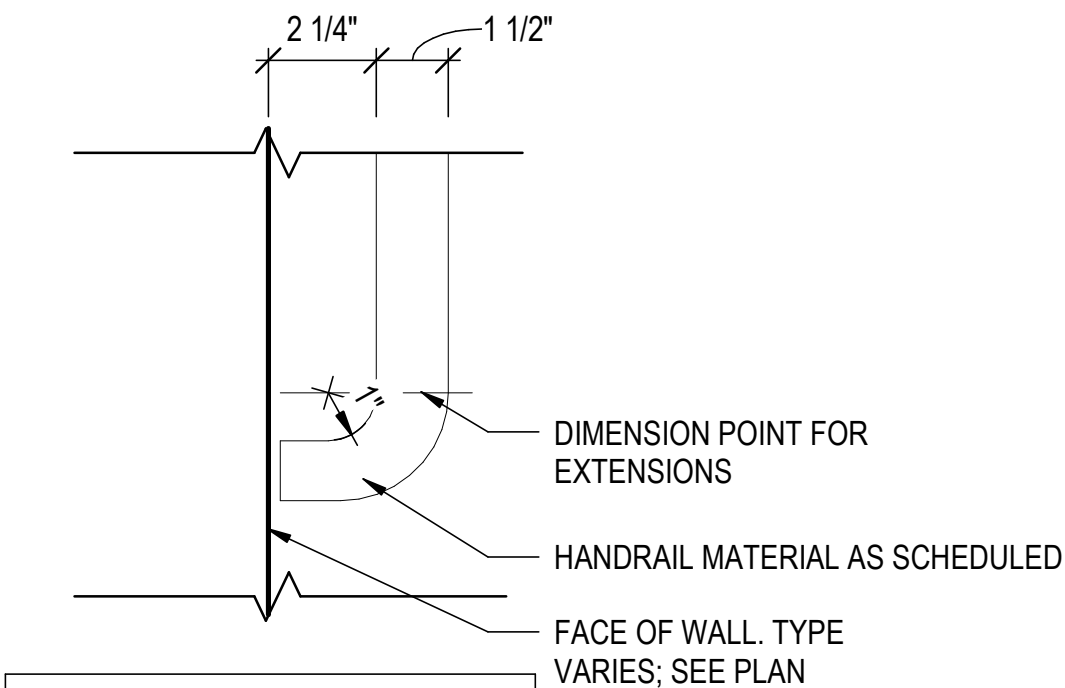
**EAST END STAIR -
1ST FLR PLAN - NEW WORK**

1
A-412
1/4" = 1'-0"



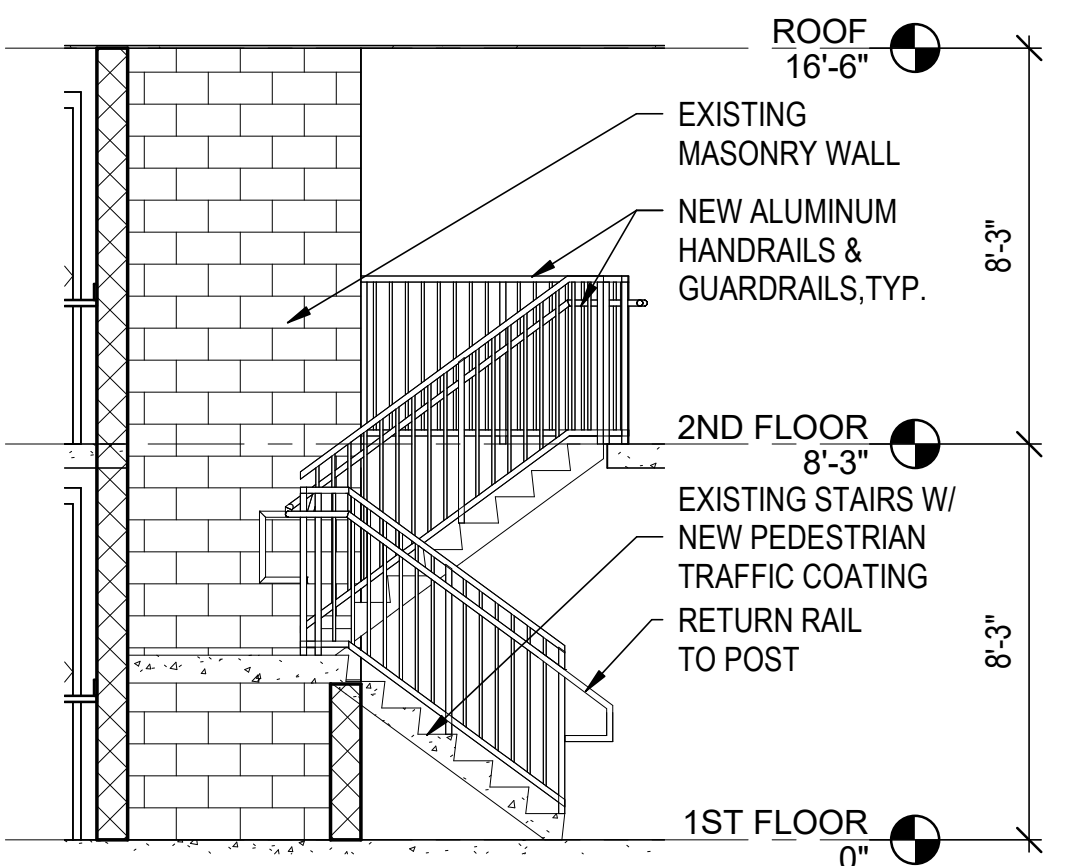
**EAST END STAIR -
2ND FLR PLAN - NEW WORK**

2
A-412
1/4" = 1'-0"



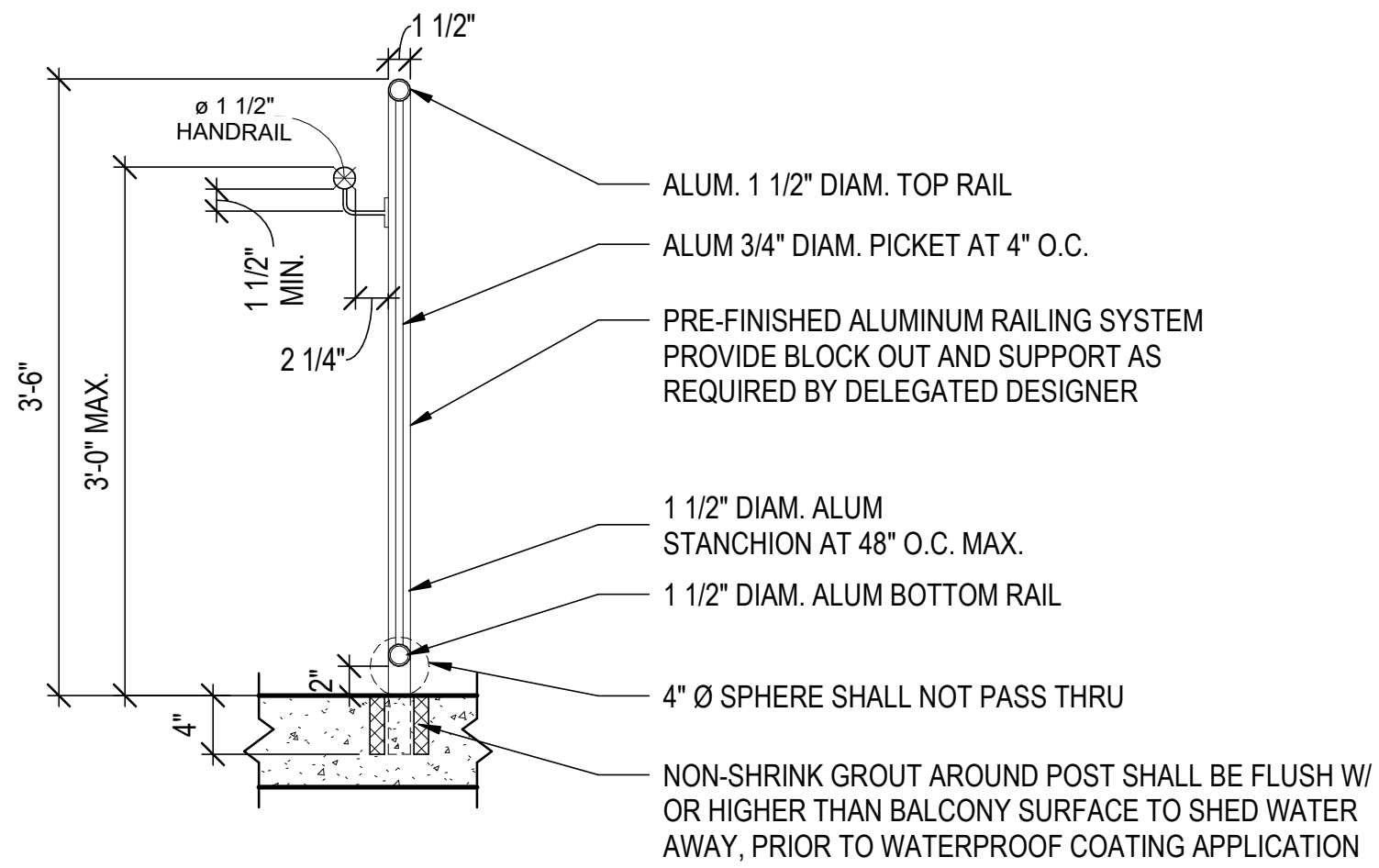
HANDRAIL RETURN TO WALL

4
A-412
3" = 1'-0"



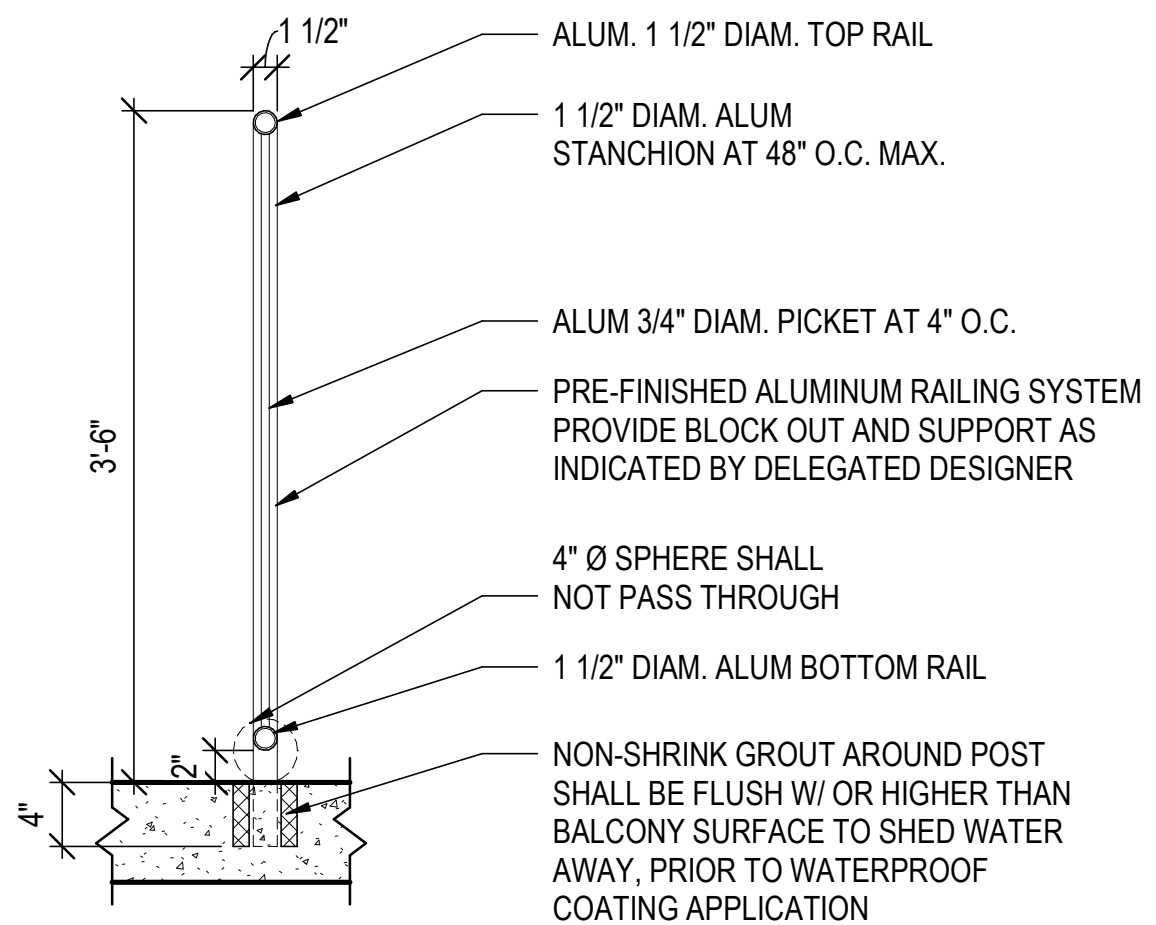
**EAST STAIRWELL
LONGITUDINAL SECTION**

5
A-412
1/4" = 1'-0"



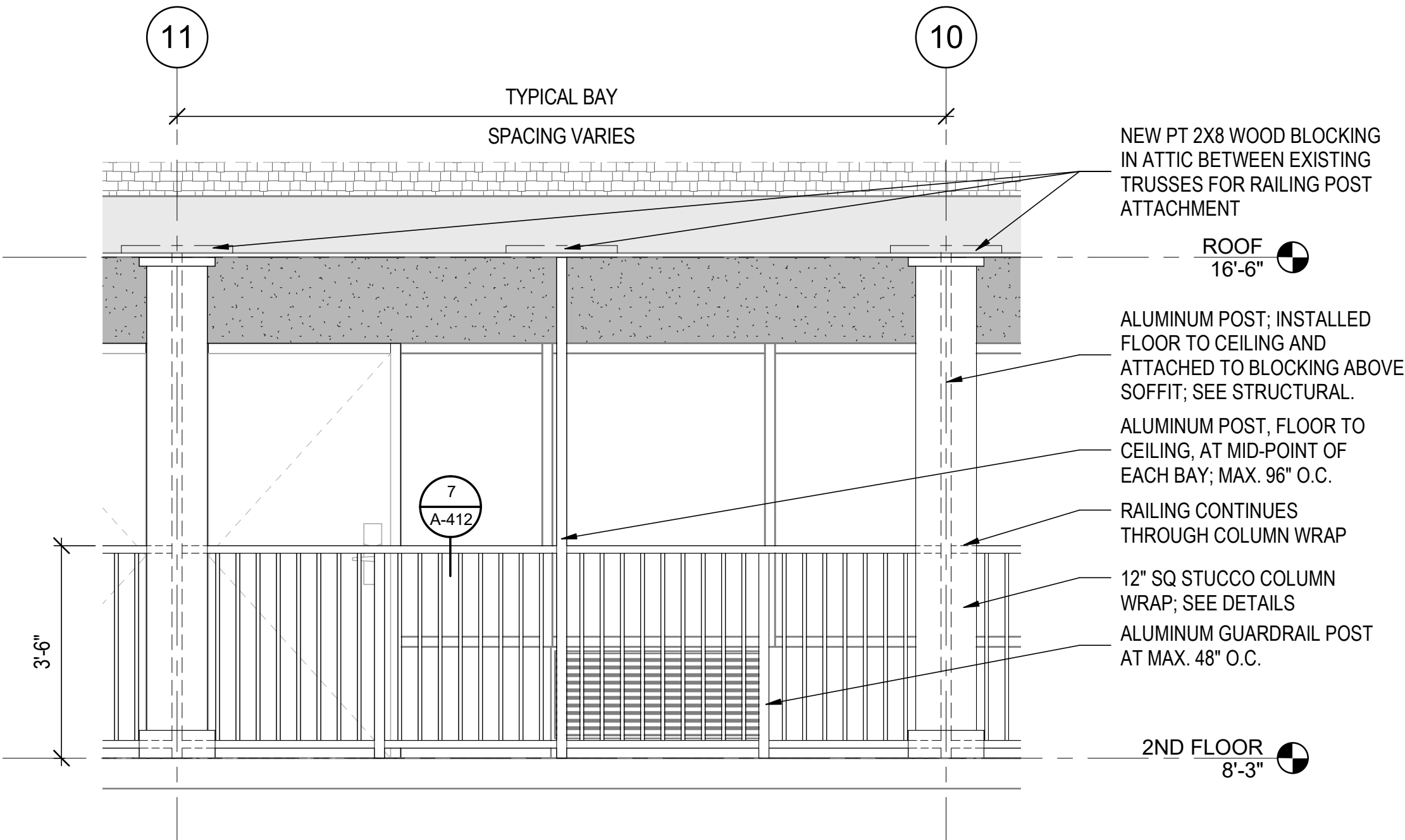
GUARDRAIL DETAIL W/ HANDRAIL

6
A-412
1" = 1'-0"



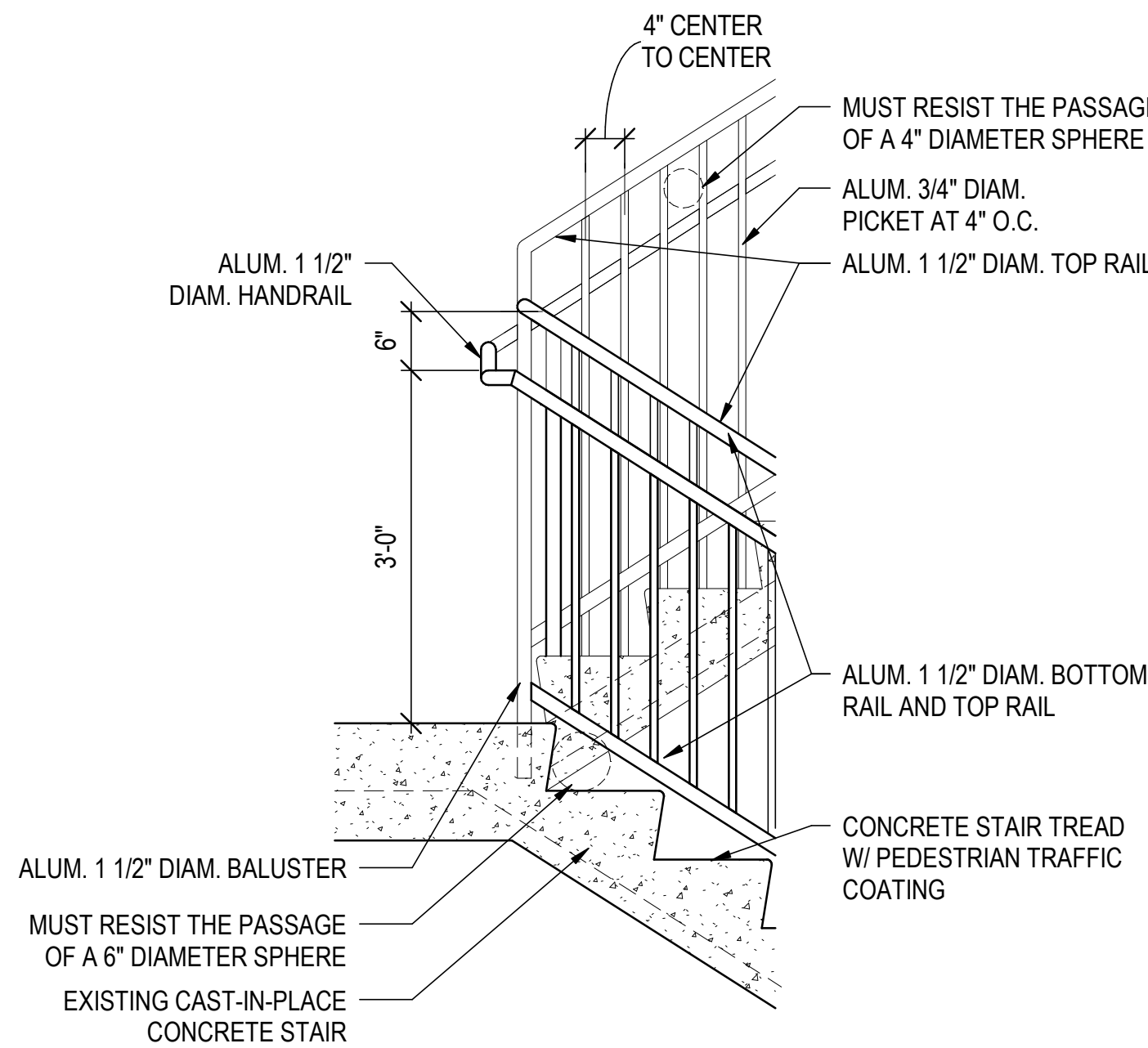
GUARDRAIL DETAIL

7
A-412
1" = 1'-0"



TYPICAL BALCONY RAILING ELEVATION

3
A-412
1/2" = 1'-0"

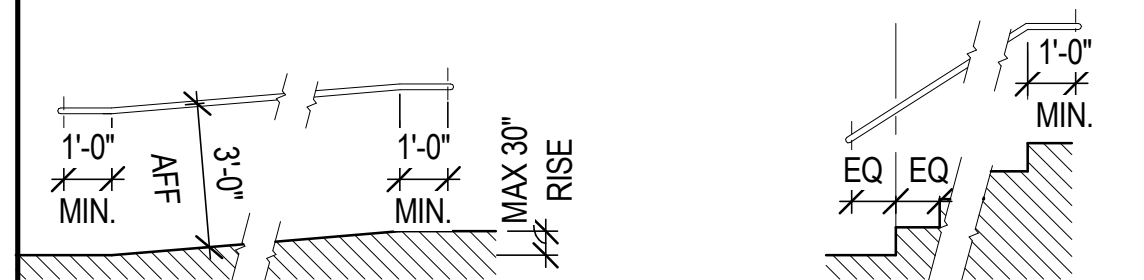


TYPICAL STAIR RAILING SECTION

8
A-412
3/4" = 1'-0"

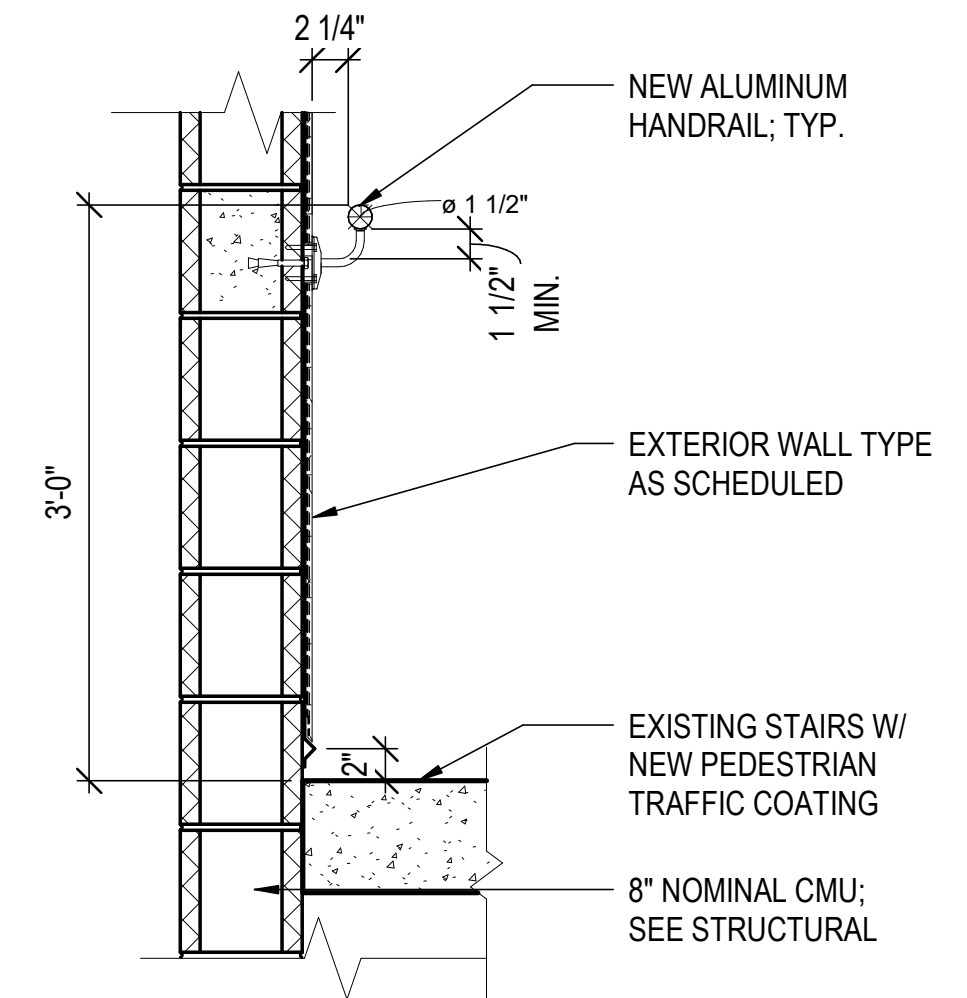
RAILING EXTENSION DIAGRAM

NOTE: ALL EXTENSIONS SHALL RETURN TO WALL, FLOOR, OR GUARDRAIL, OR SHALL BE CONTINUOUS TO AN ADJACENT RAIL FLIGHT. MINIMUM EXTENSION DISTANCES ARE EXCLUSIVE OF RAIL RETURNS.



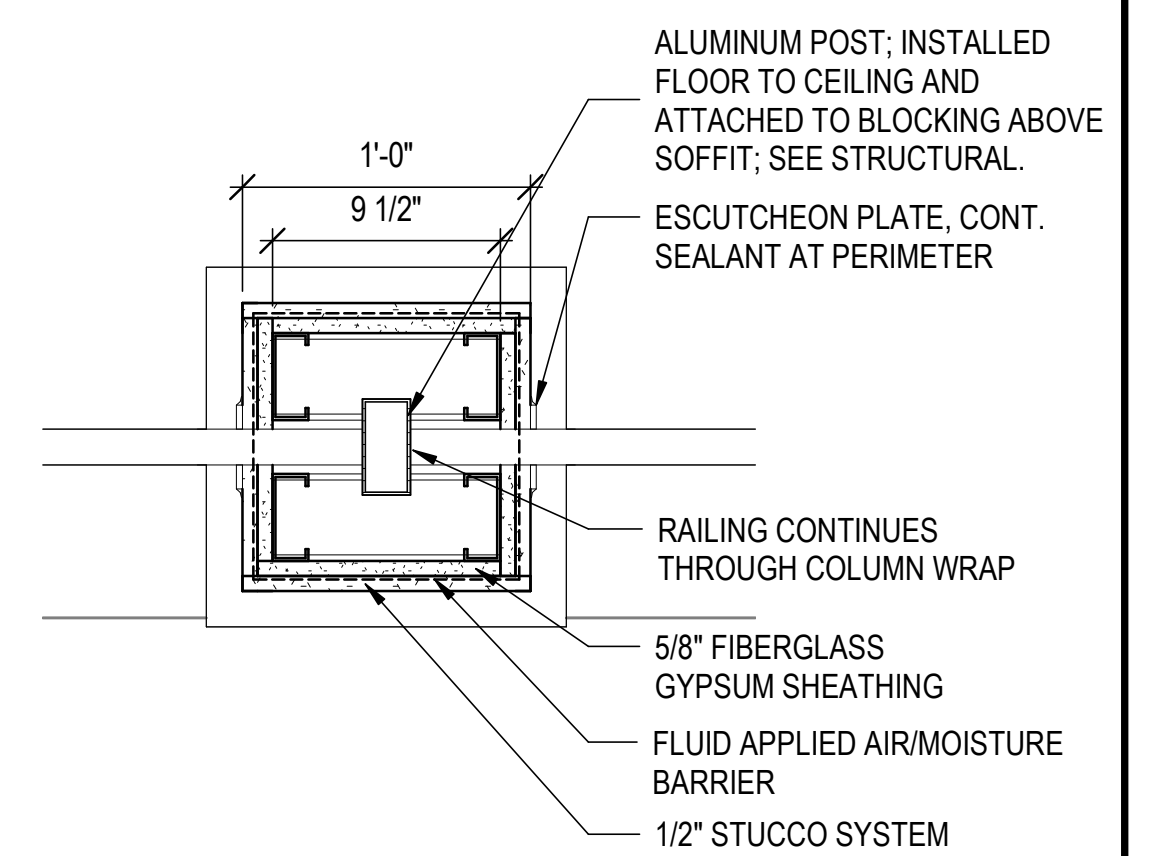
NOTES:

- (1) ALL ALUMINUM MEMBERS TO RECEIVE TWO COAT FLUOROPOLYMER FINISH.
- (2) PROVIDE ENGINEERED, SIGNED AND SEALED SHOP DRAWINGS FOR REVIEW.



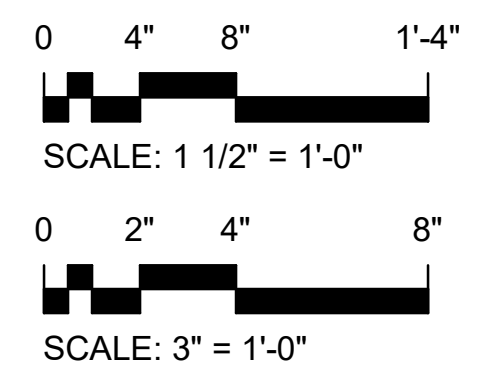
HANDRAIL DETAIL

9
A-412
1" = 1'-0"



TYP. COLUMN PLAN DETAIL

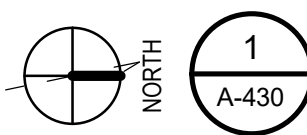
10
A-412
1 1/2" = 1'-0"



NO.	DESCRIPTION

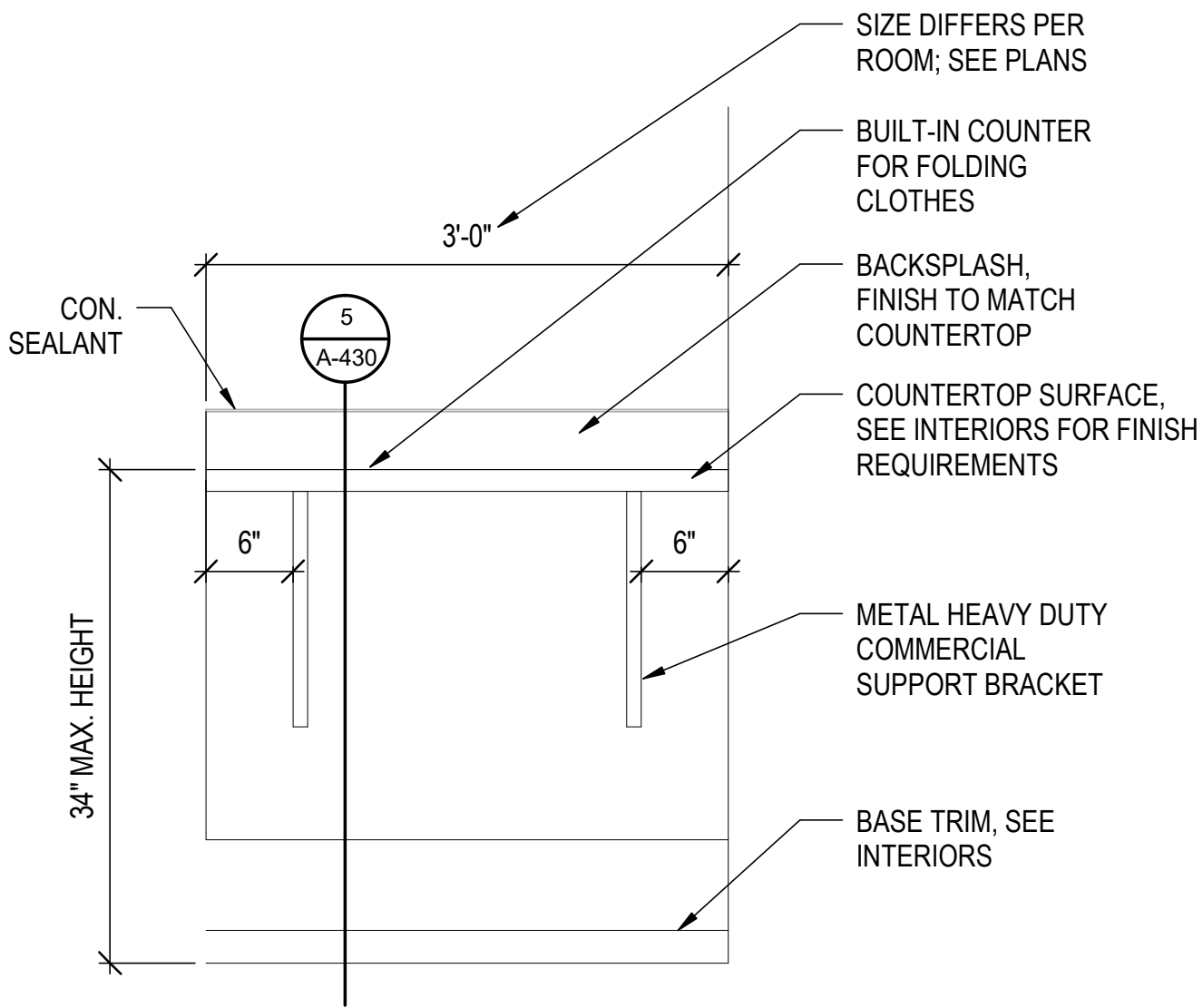
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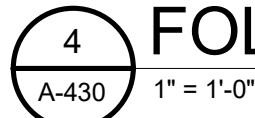


ENLARGED PLAN- LAUNDRY ROOM & OFFICE

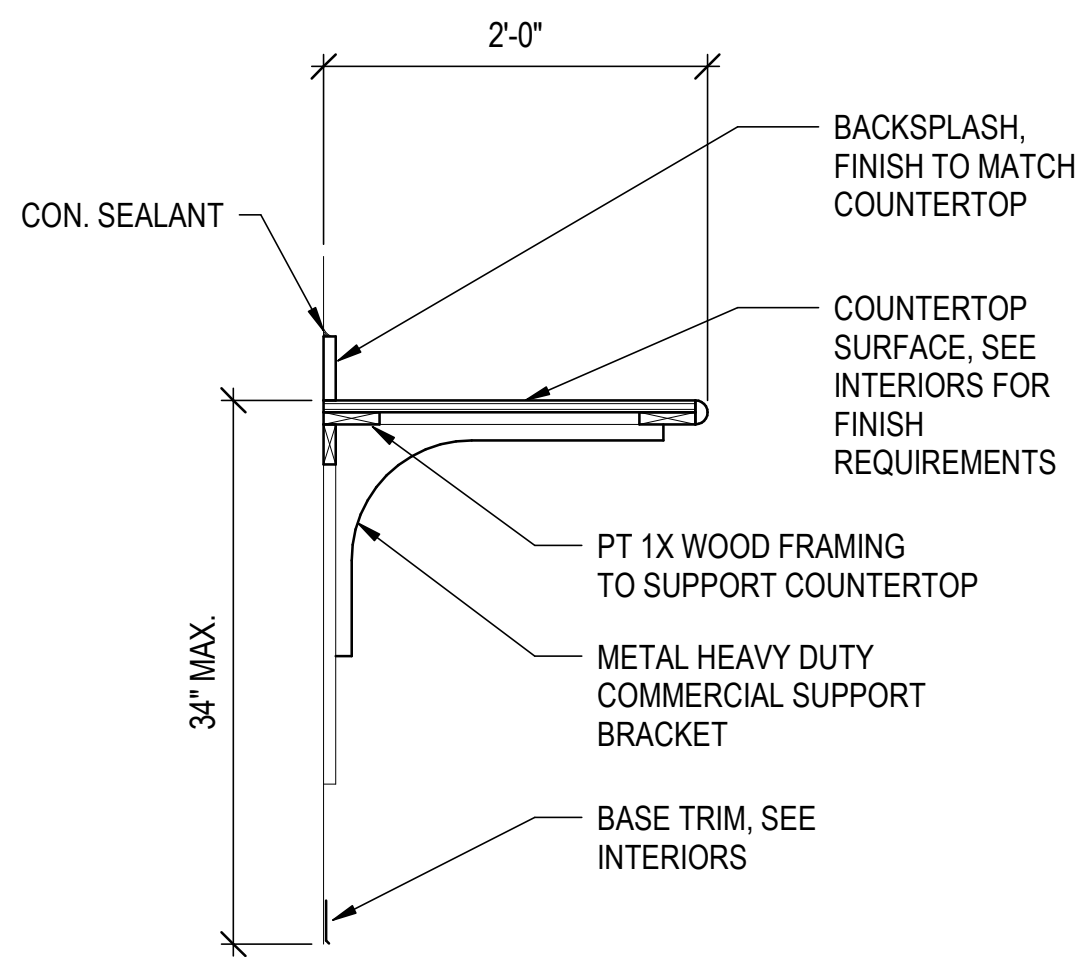
1/4" = 1'-0"



BUILT IN COUNTER/ FOLDING TABLE ELEV.



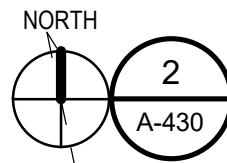
1" = 1'-0"



BUILT IN COUNTER/ FOLDING TABLE SECTION



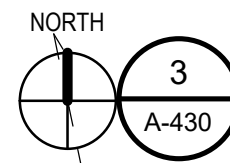
1" = 1'-0"



ENLARGED PLAN- LAUNDRY/ VENDING 1ST FL.

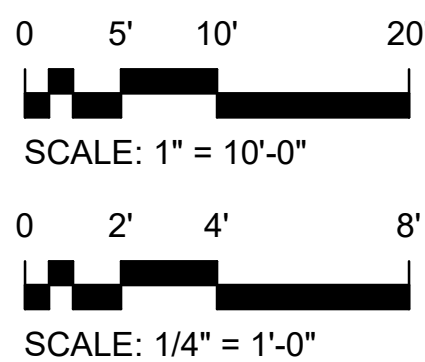
1/4" = 1'-0"

NOTE: PER FBC 611.4 TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36" MAX. ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MIN. AND 36" MAX. ABOVE THE FINISH FLOOR



ENLARGED PLAN- LAUNDRY/ VENDING 2ND FL.

1/4" = 1'-0"



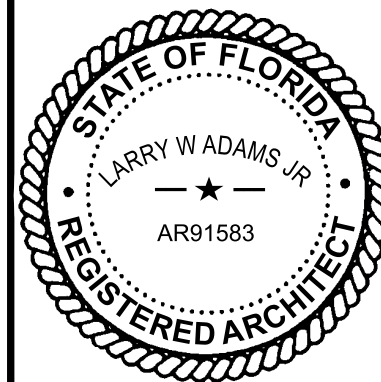
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



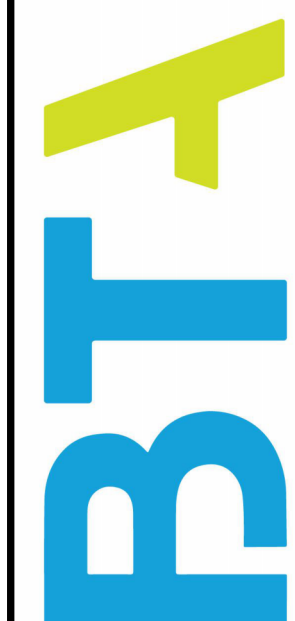
BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

ENLARGED PLANS
& DETAILS

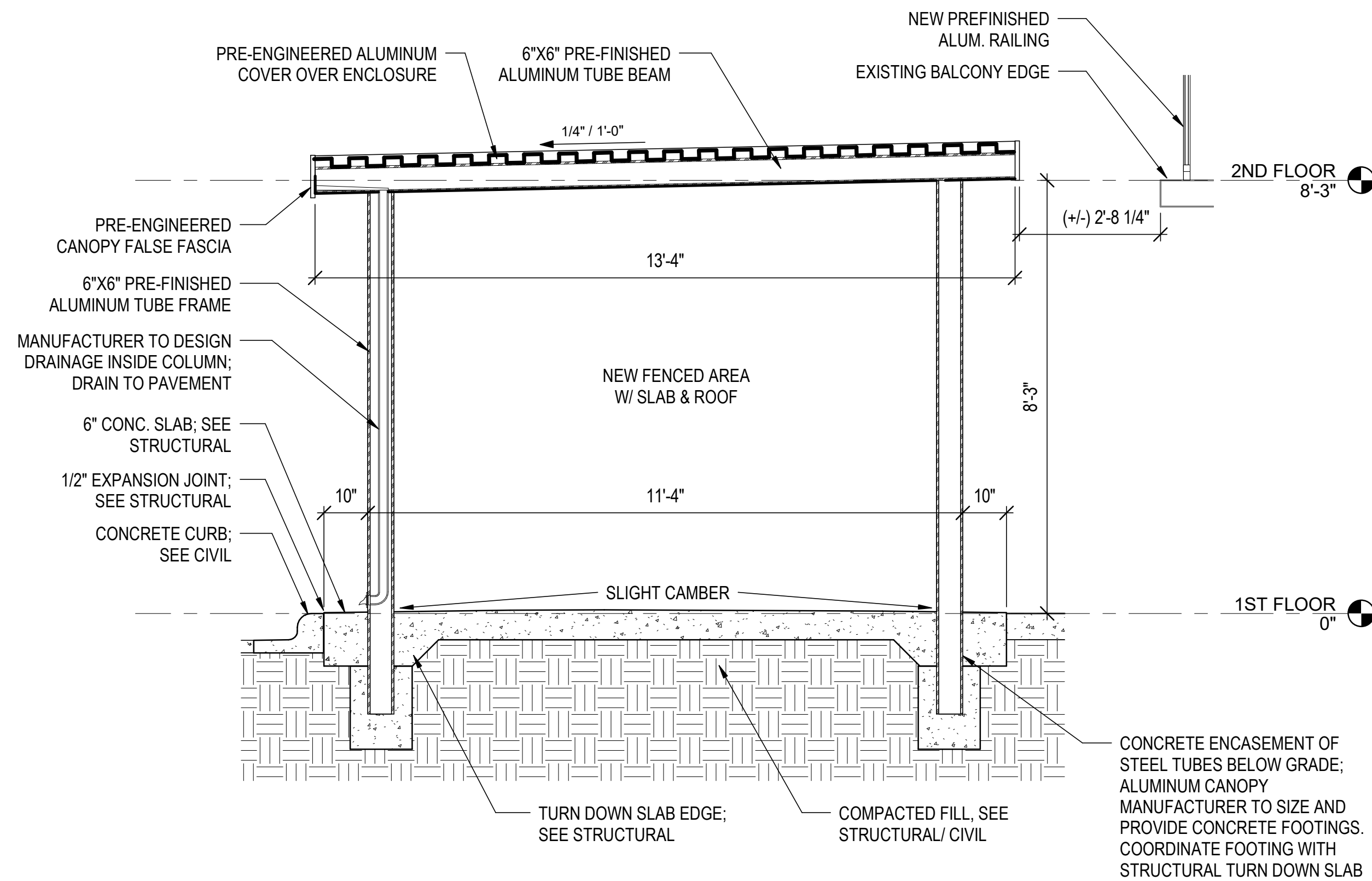
SHEET:

A-430

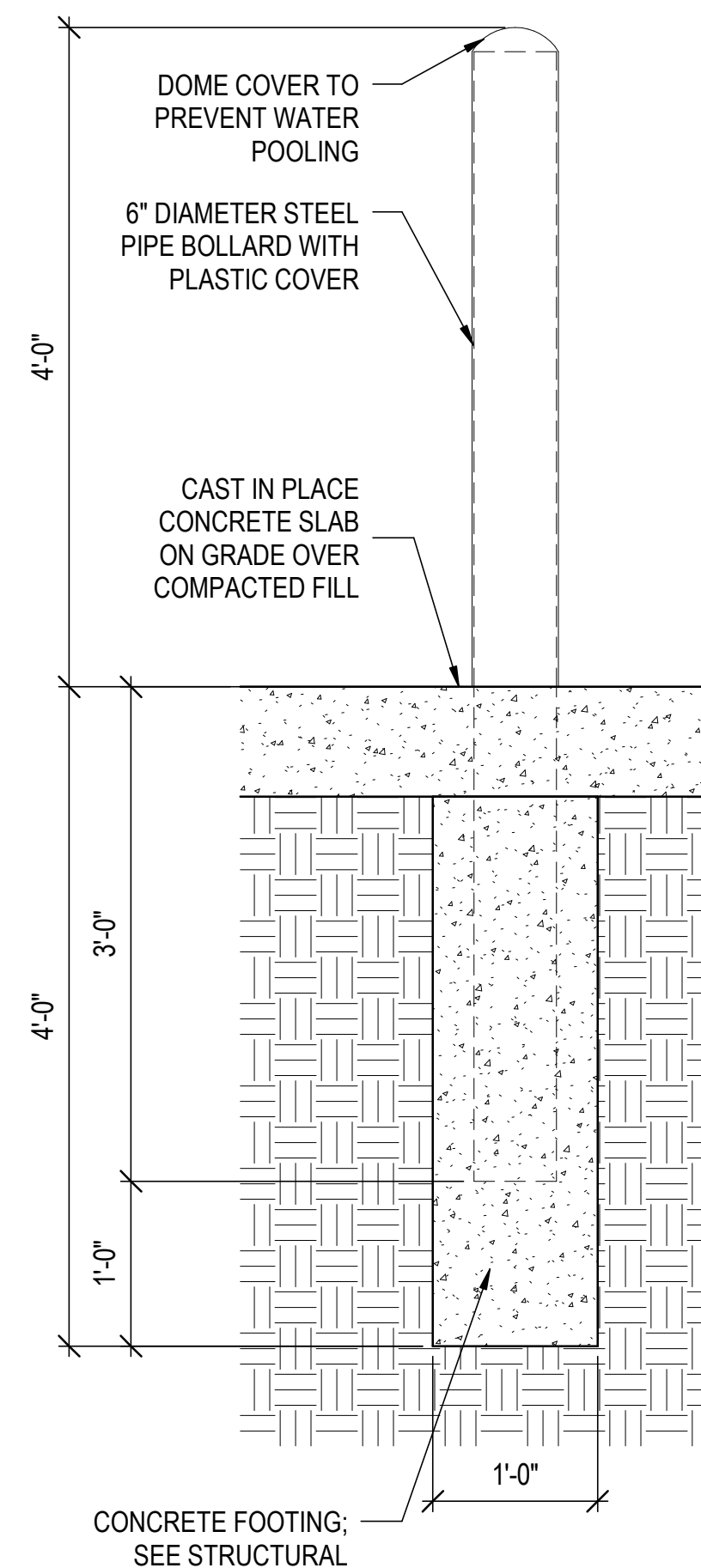


A GHC COMPANY

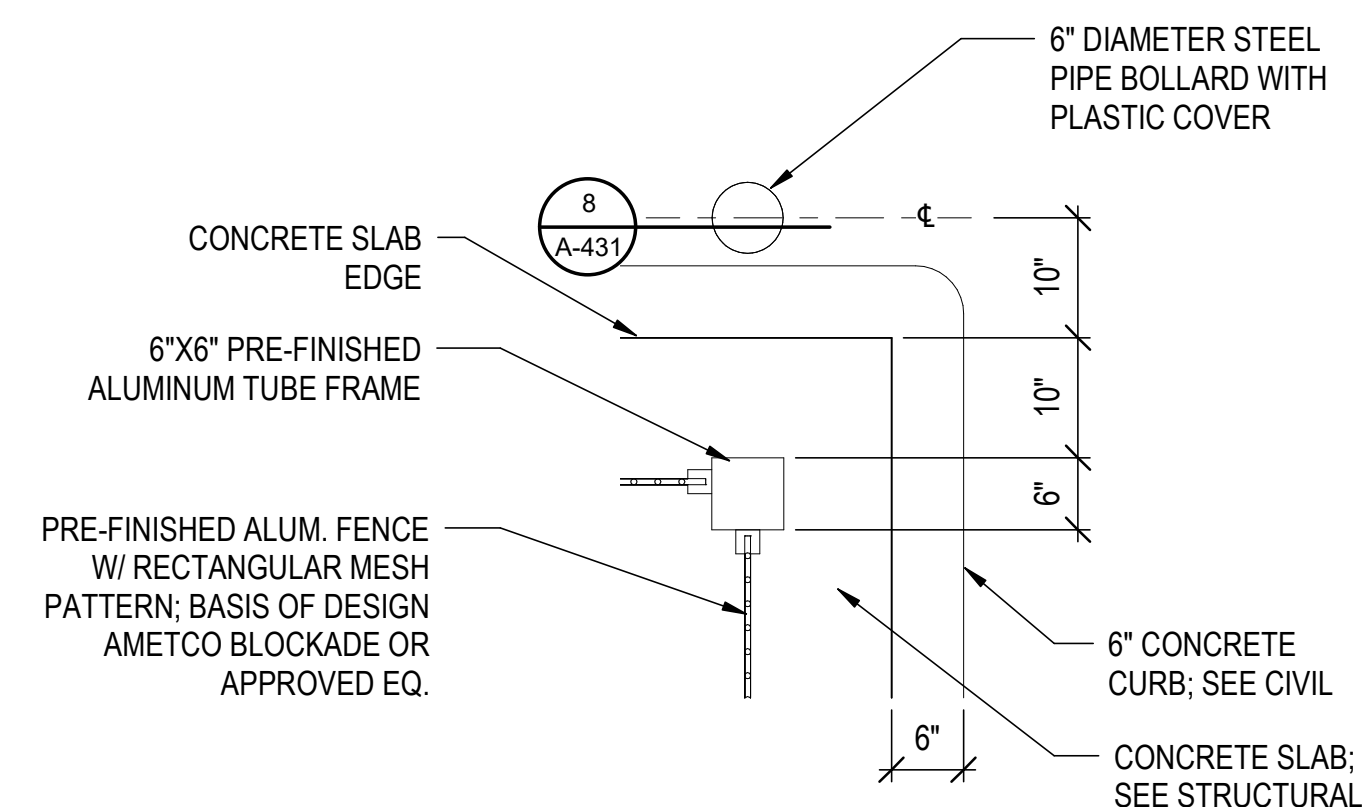
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Phone: 850.434.5444



ENCLOSURE SECTION@ COLUMN



BOLLARD SECTION



 NORTH  PALN DETAIL@ ALUM. POST $\frac{3}{4}" = 1'-0"$



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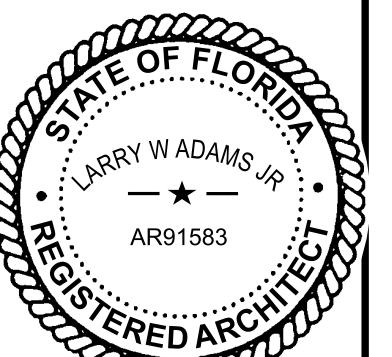
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

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REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

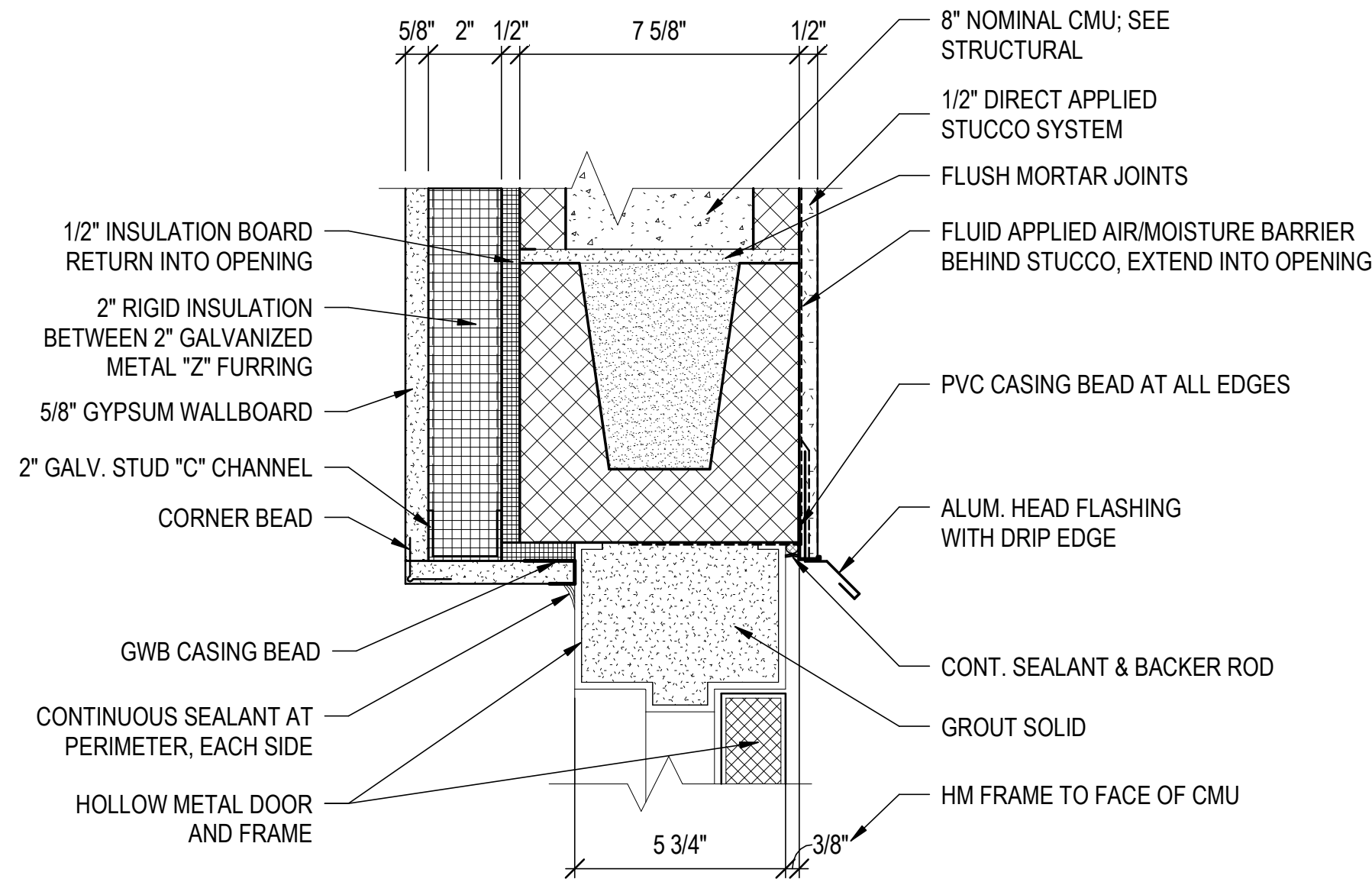
ENCLOSURE
ENLARGED PLAN &
DETAILS

SHEET:

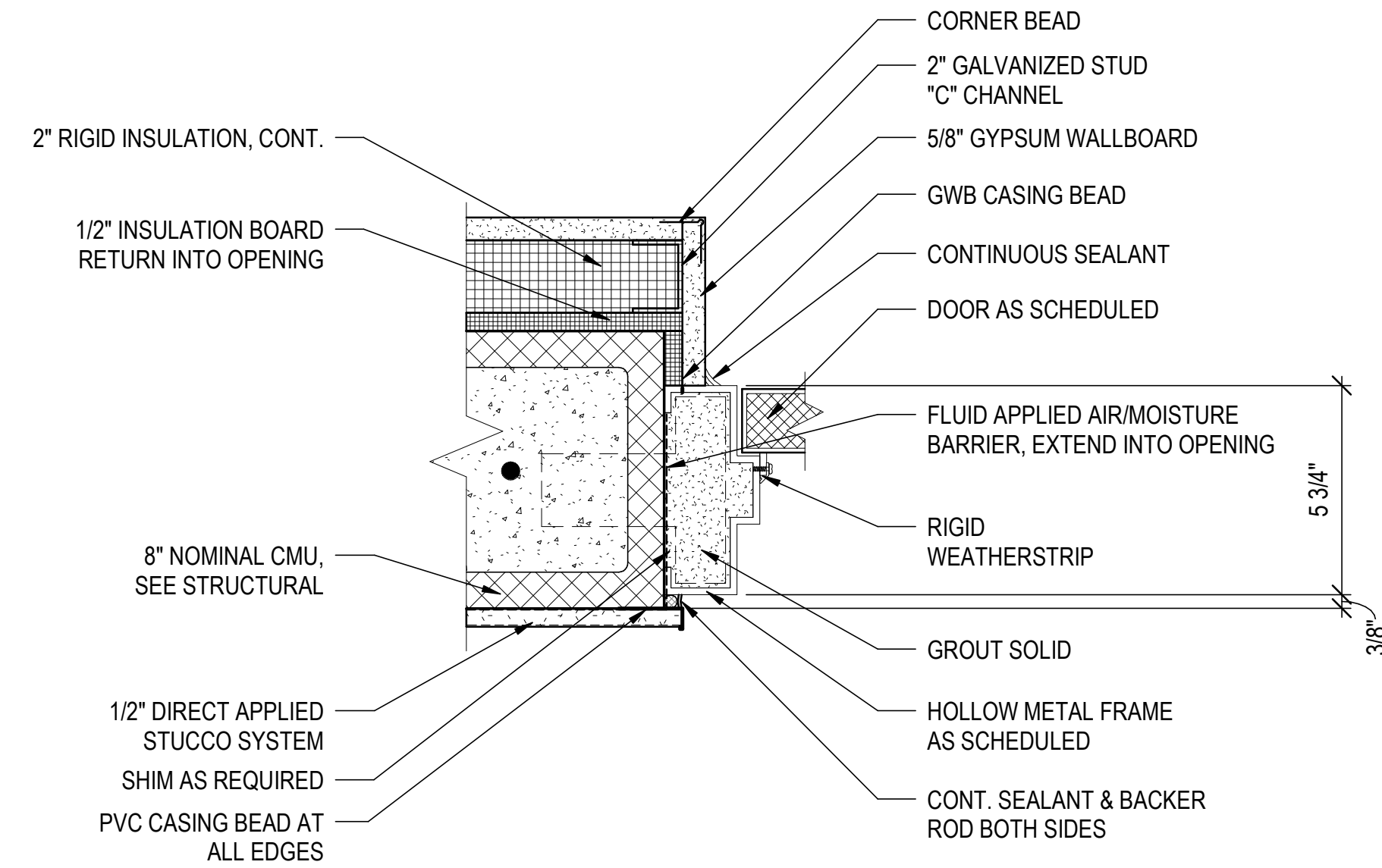
A-431

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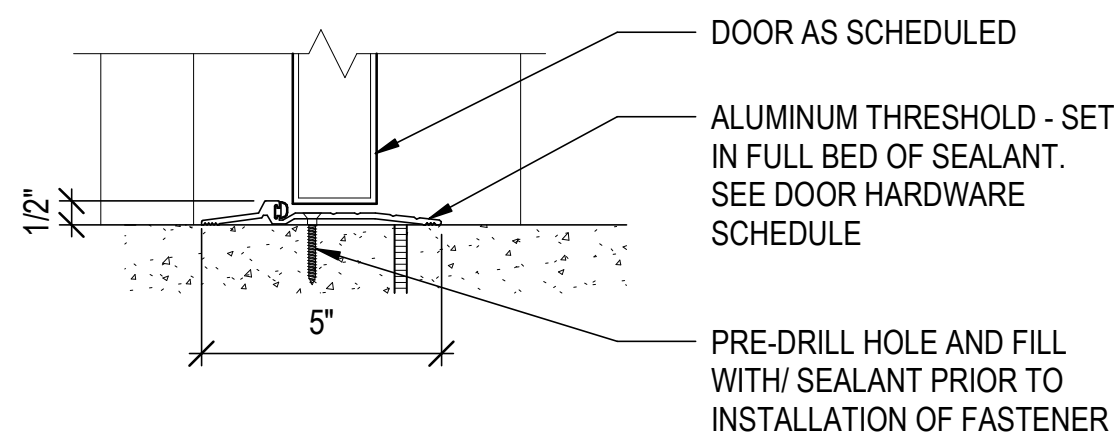
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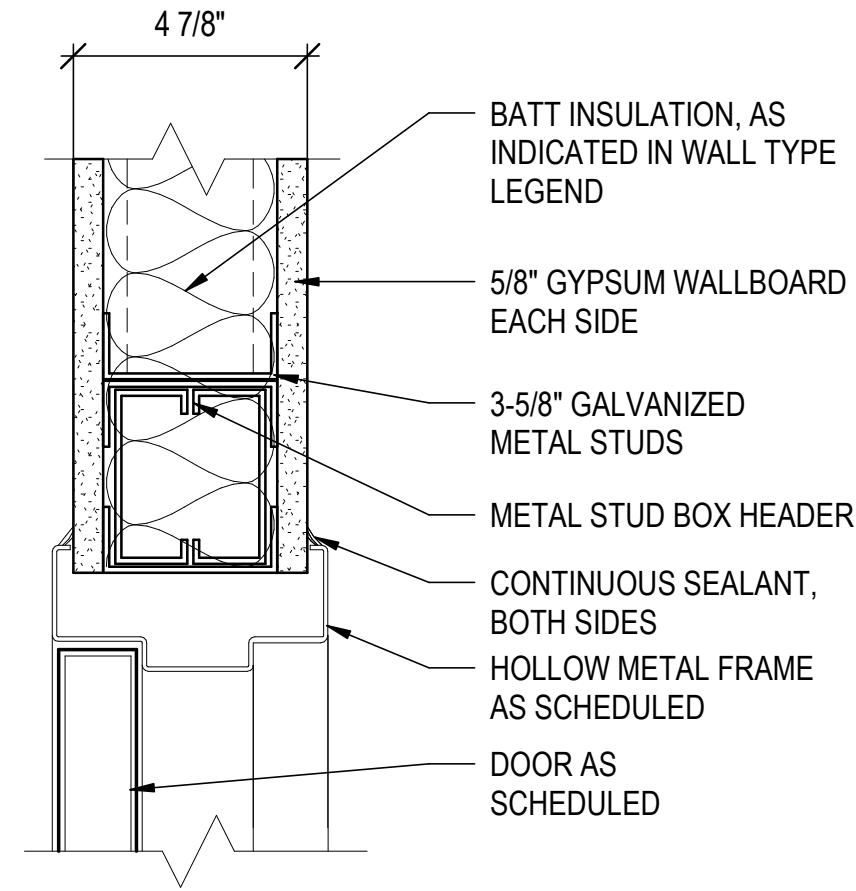
1 EXT. HM DOOR HEAD DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



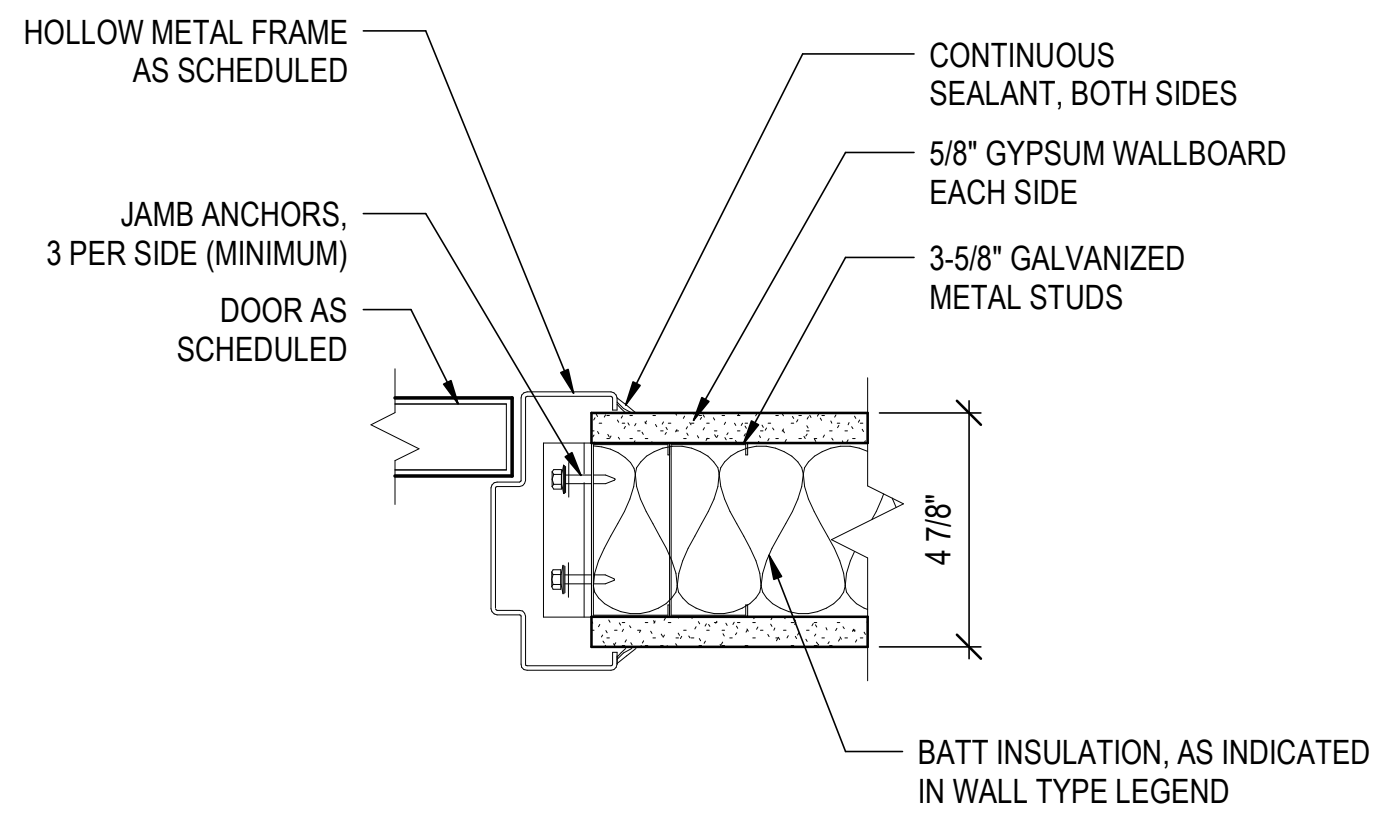
2 EXT. HM DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



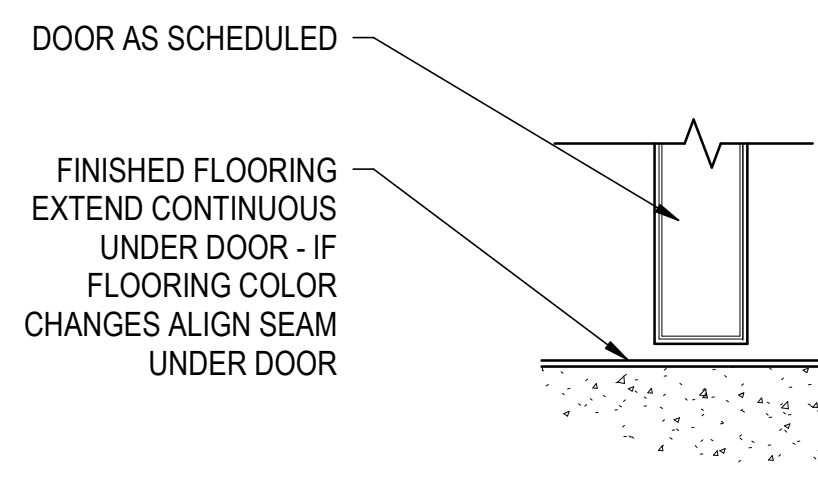
3 DOOR - EXT. 1/2" THRESHOLD DETAIL
A-604 3" = 1'-0"



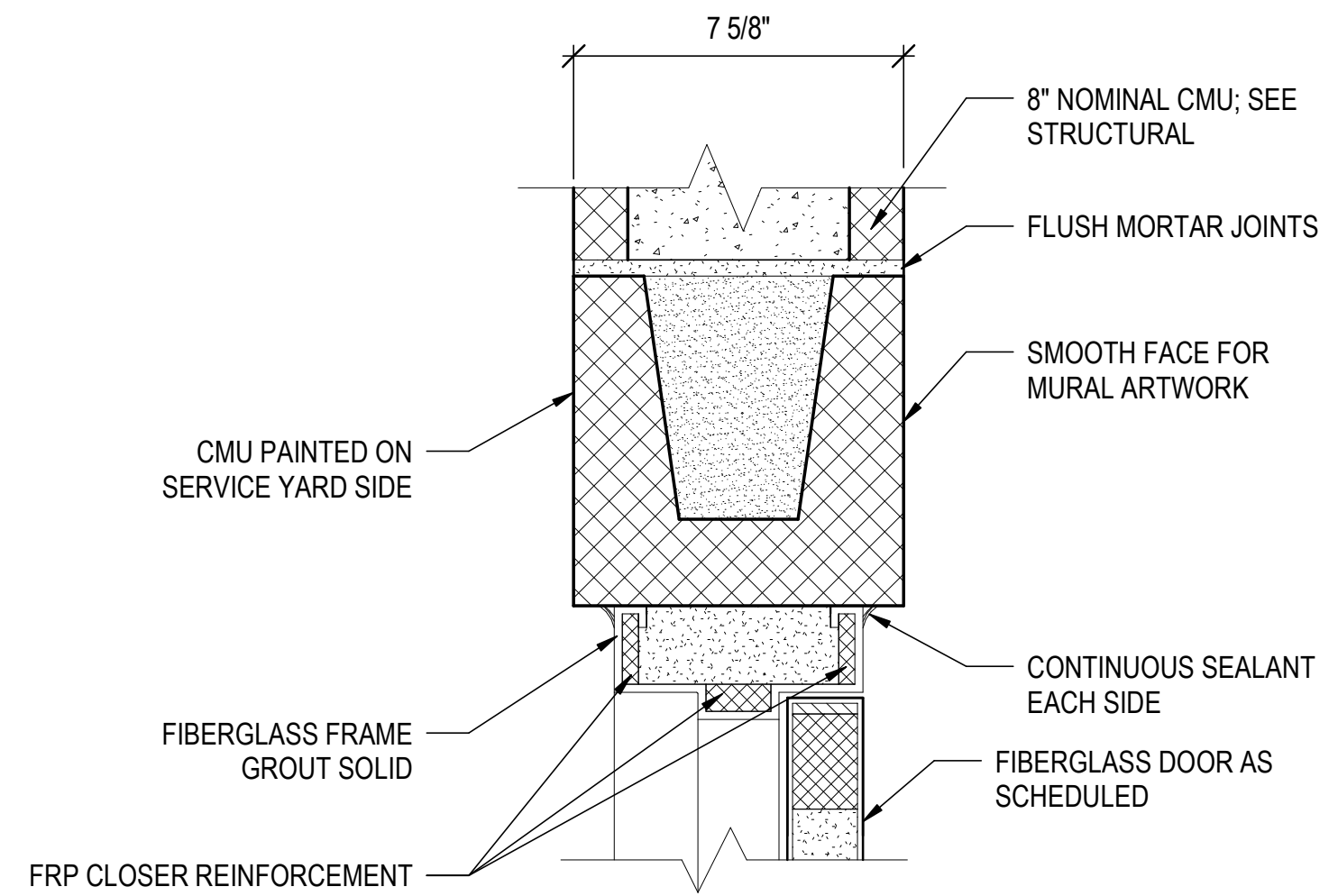
4 DOOR - INT. 3-5/8" HM HEAD
A-604 3" = 1'-0"



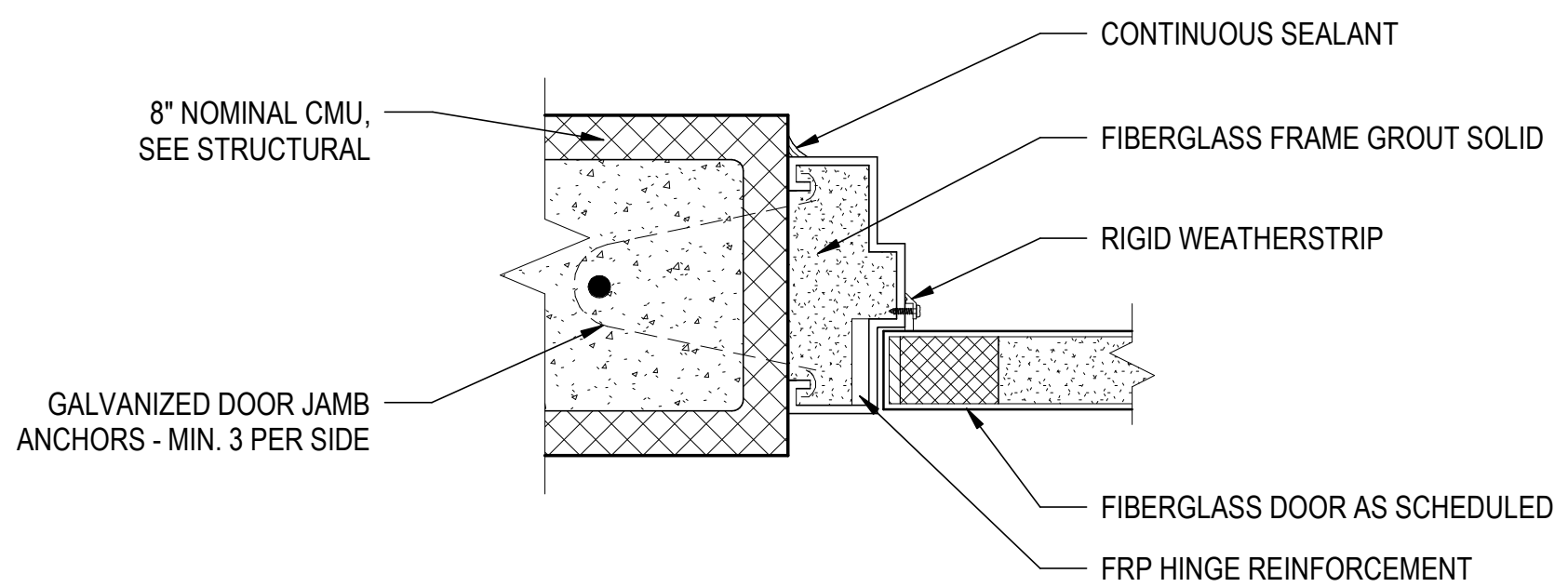
5 DOOR - INT. 3-5/8" HM JAMB
A-604 3" = 1'-0"



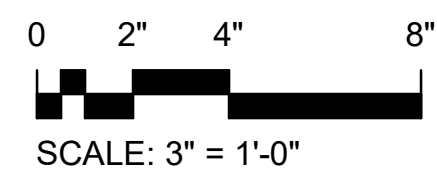
6 INT. SILL - CONT. FLOORING
A-604 3" = 1'-0"



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

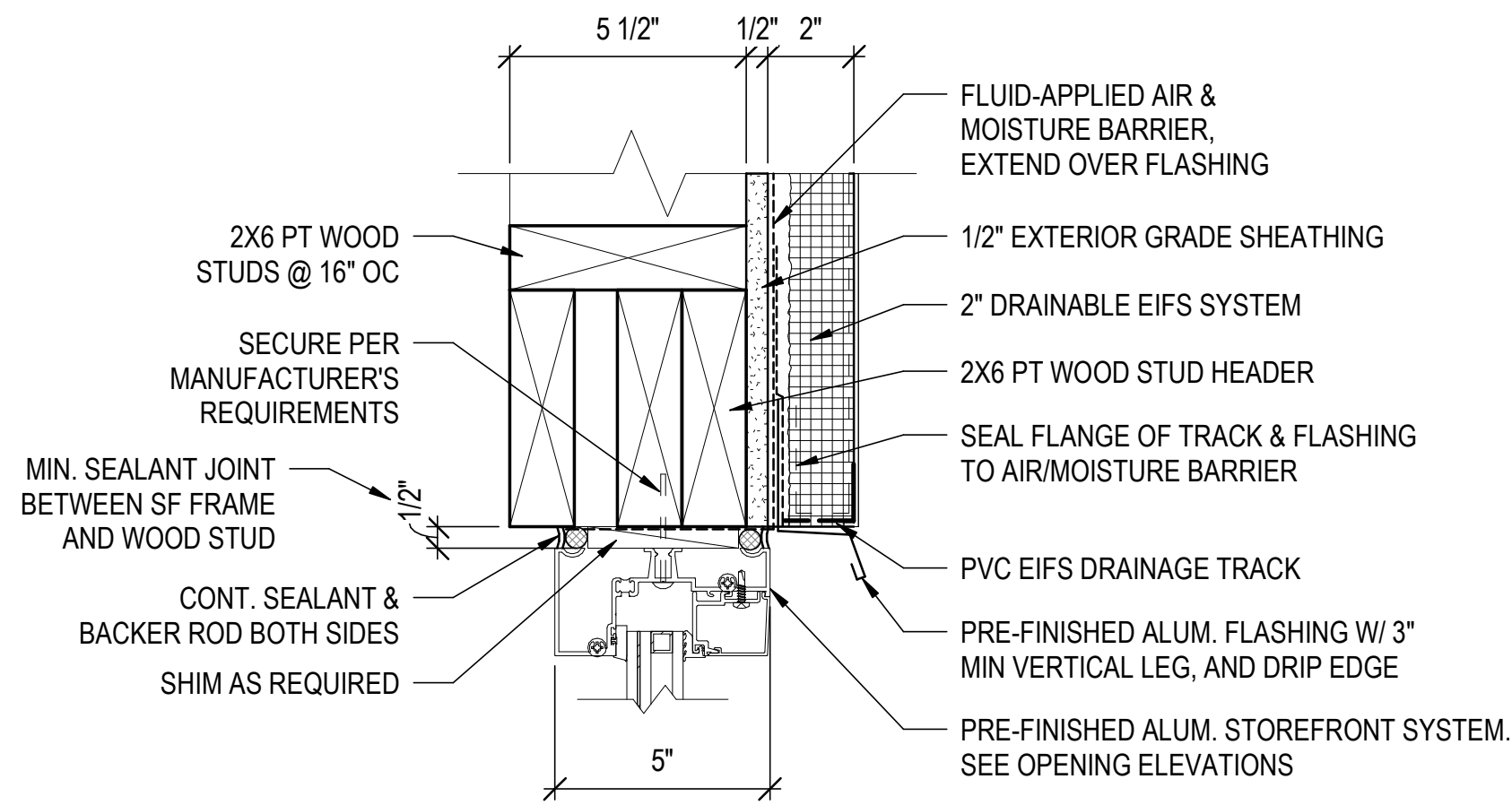


8 EXT. FRP DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"

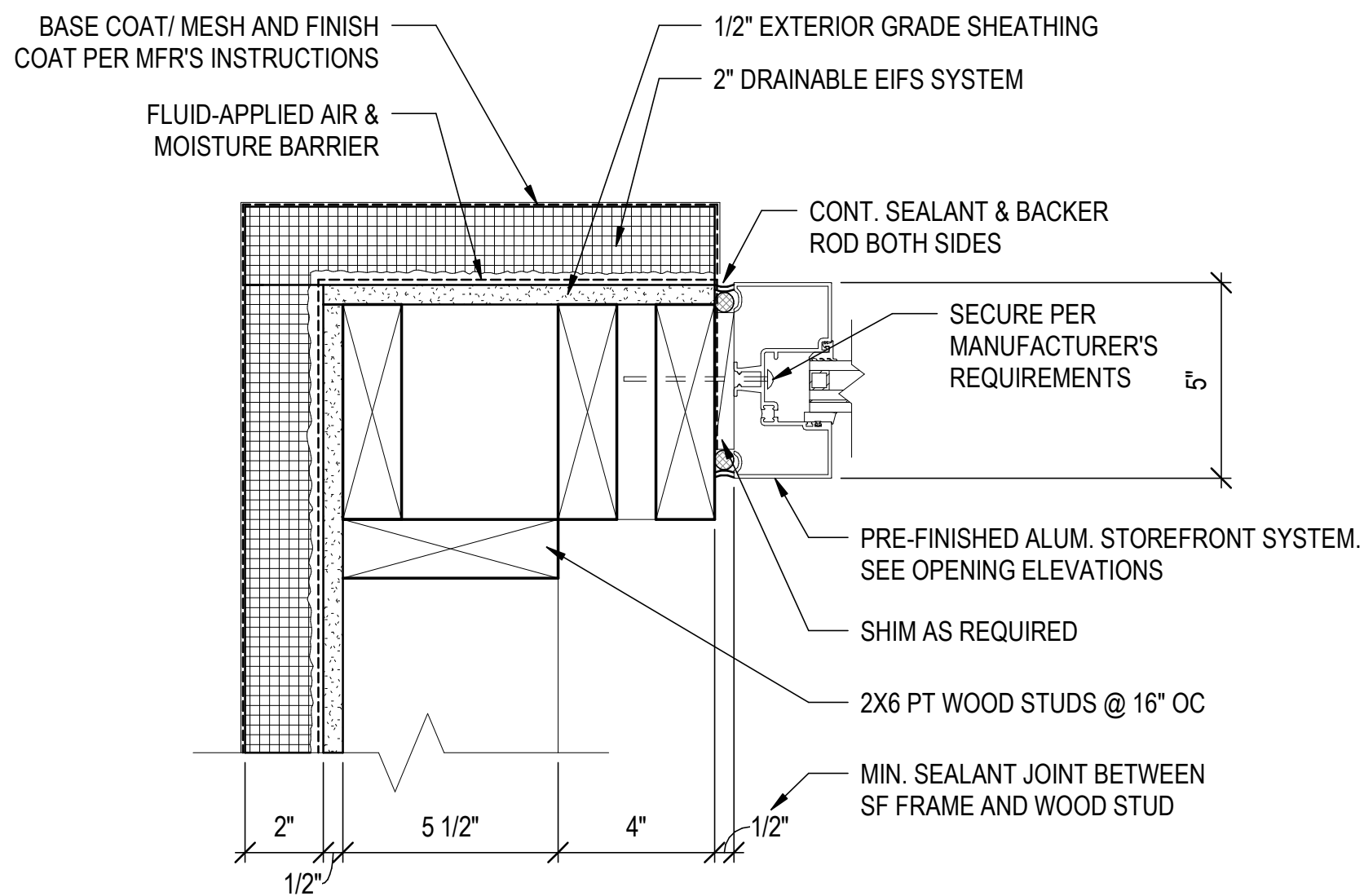


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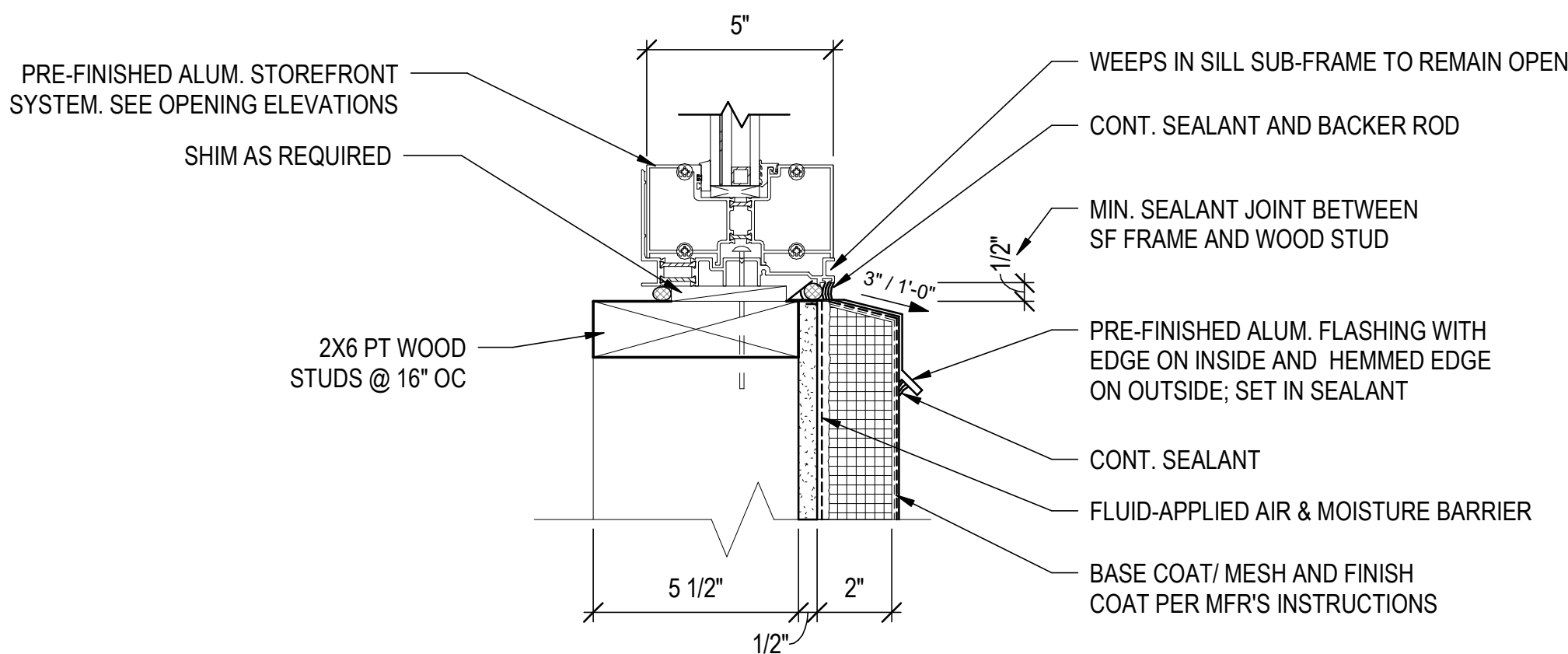
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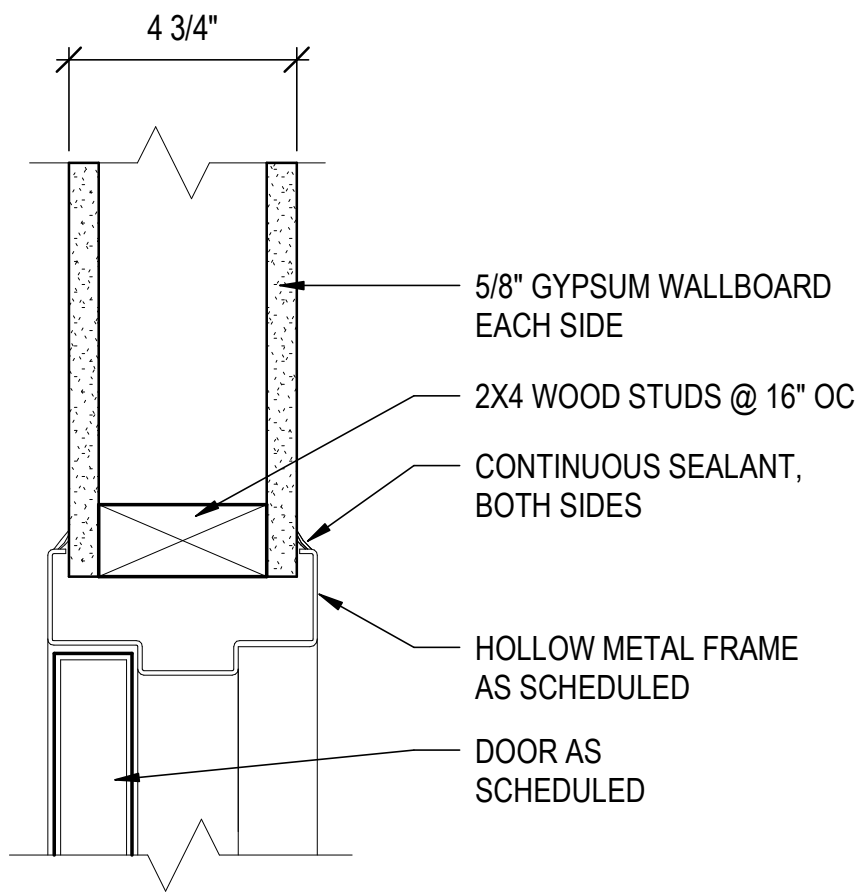
1 EXT. SF HEAD DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



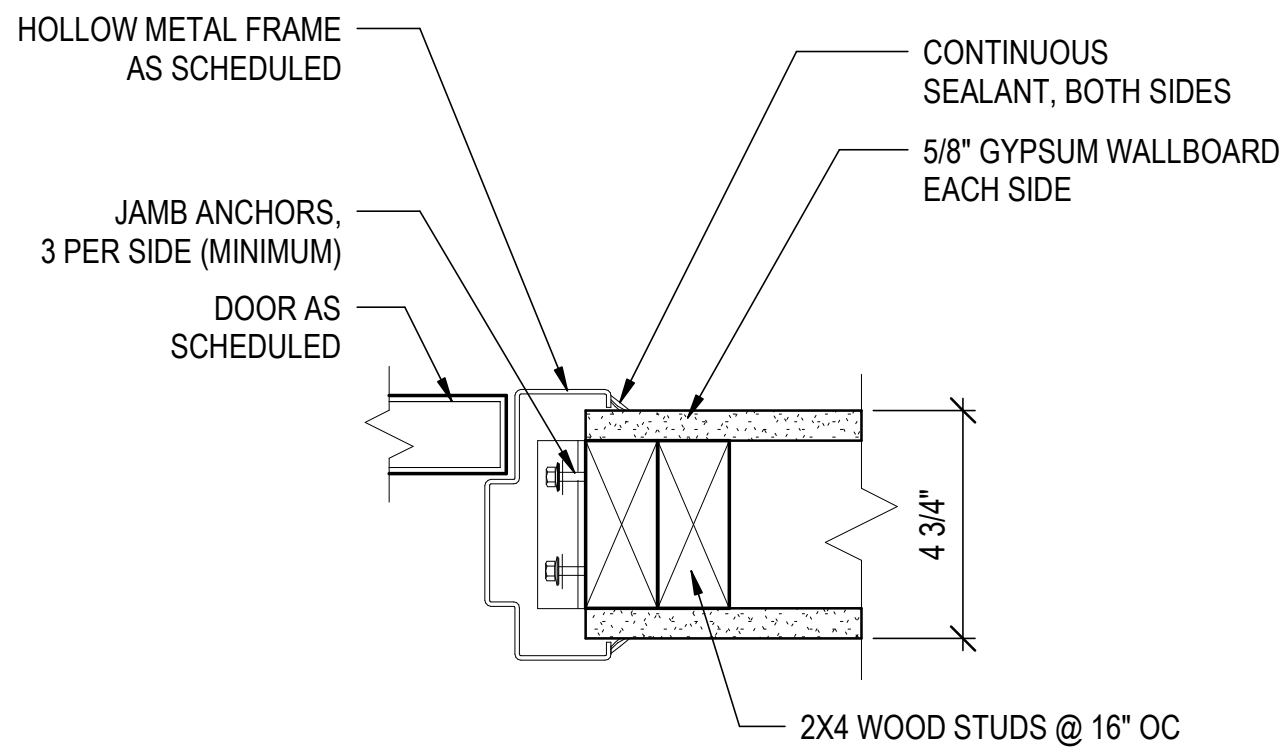
2 EXT. SF JAMB DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



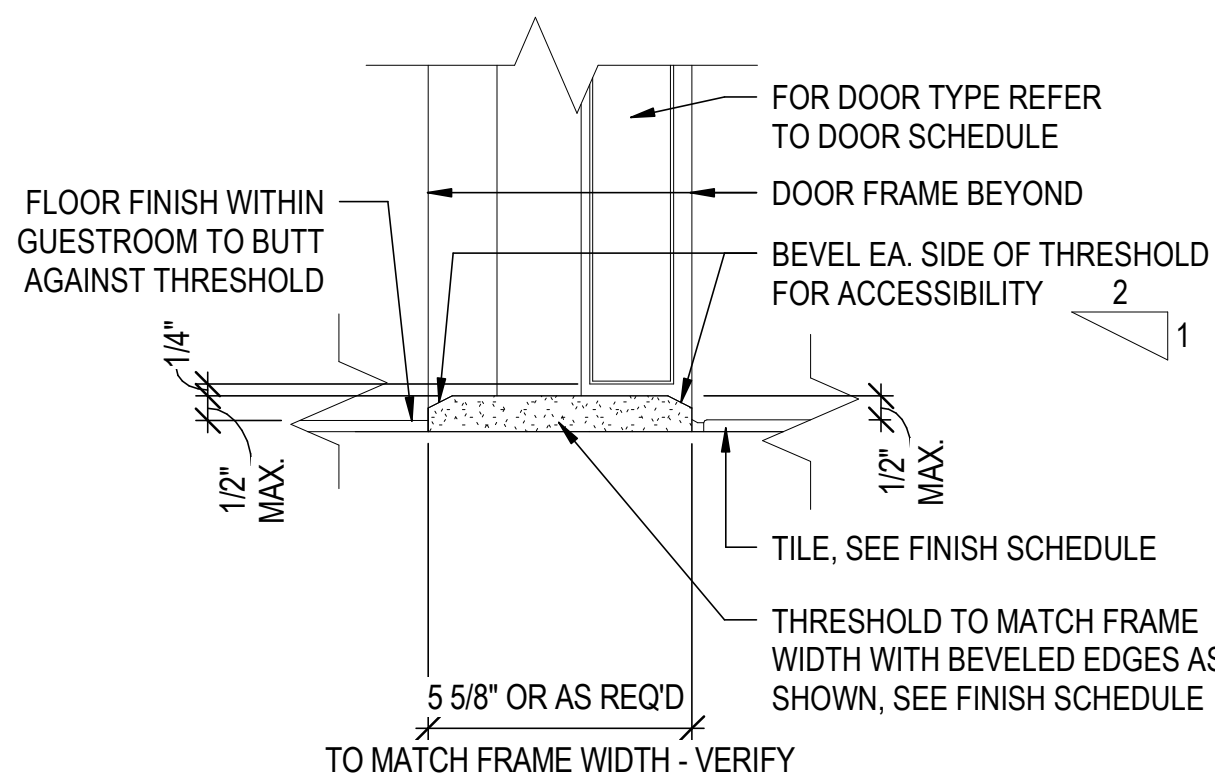
3 EXT. SF SILL DETAIL @ PORTE COCHERE
A-607 3" = 1'-0"



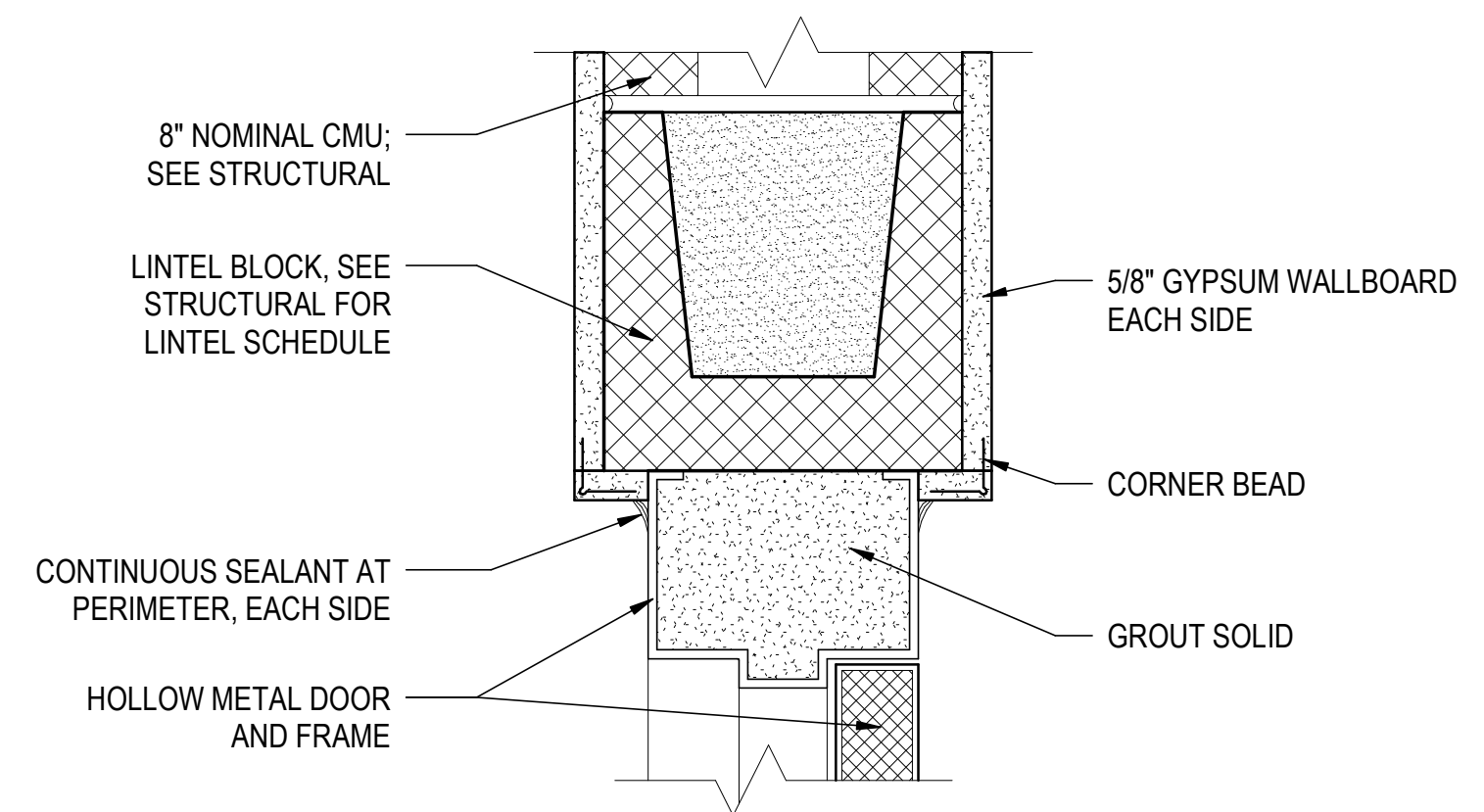
4 INT. HM DOOR HEAD DETAIL - 3 1/2" WOOD STUDS W/ 5/8" GWB BOTH SIDES
A-607 3" = 1'-0"



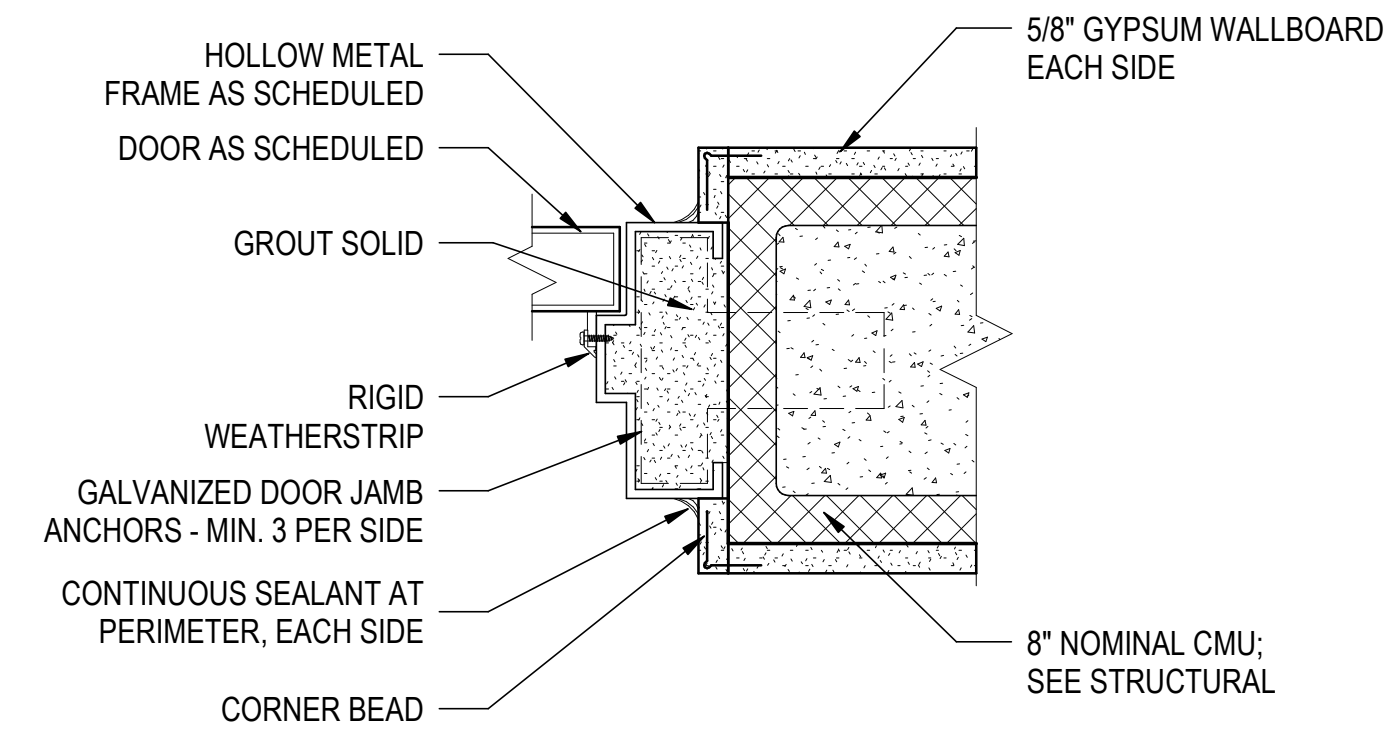
5 INT. HM DOOR JAMB DETAIL - 3 1/2" WOOD STUDS W/ 5/8" GWB BOTH SIDES
A-607 3" = 1'-0"



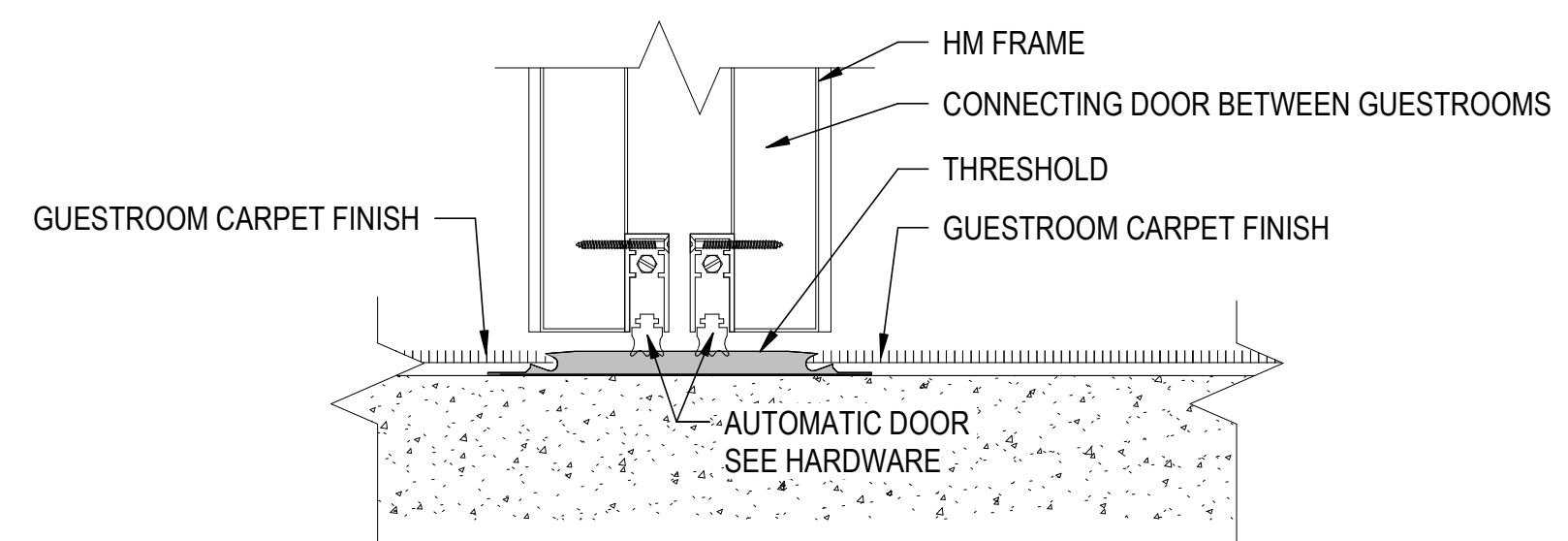
6 THRESHOLD AT ADA GUESTROOM BATHROOM DOOR
A-607 3" = 1'-0"



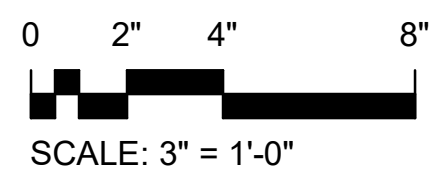
7 INT. HM DOOR HEAD DETAIL - 8" CMU W/ 5/8" BOTH SIDES
A-607 3" = 1'-0"



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

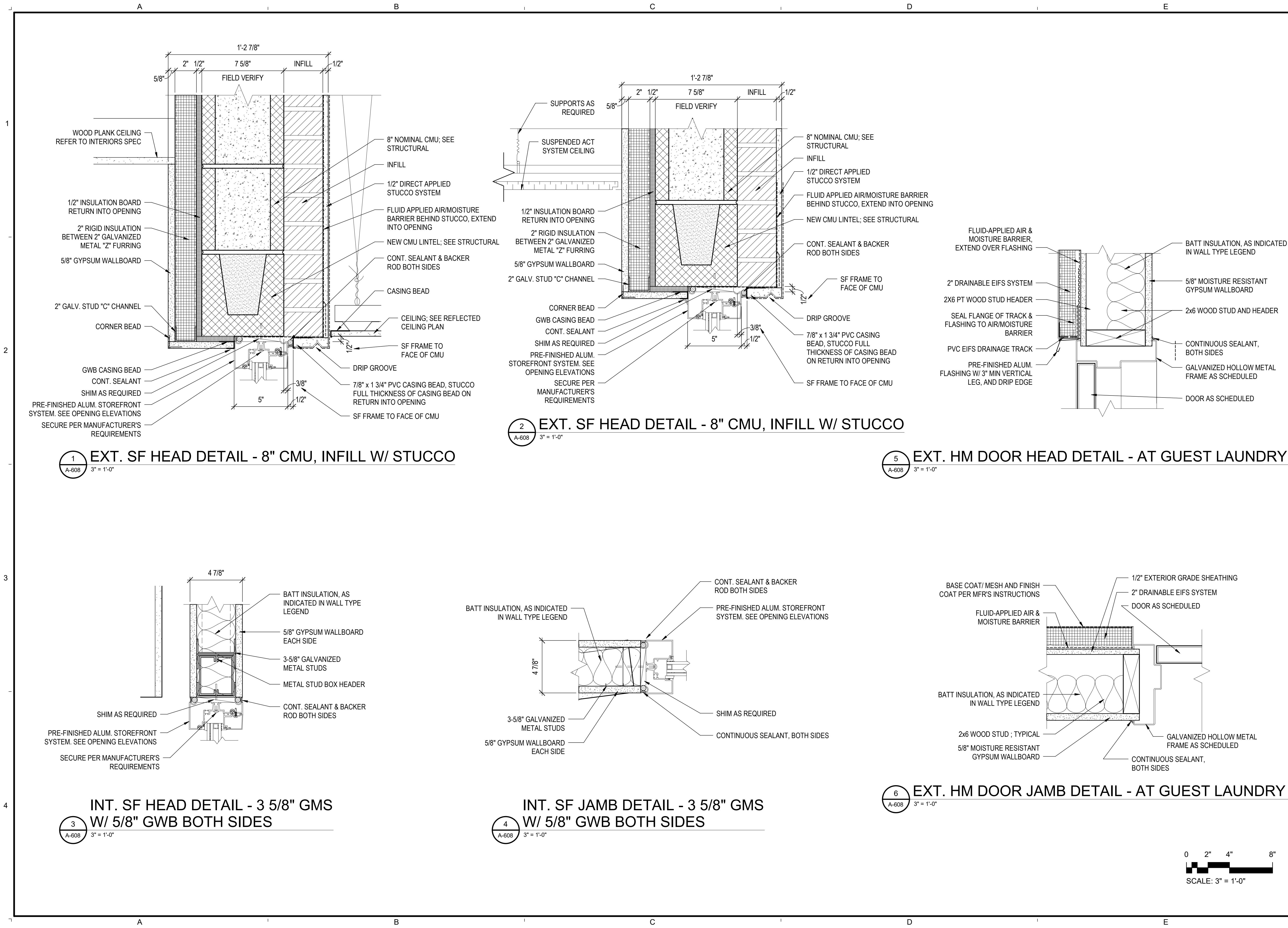


9 THRESHOLD AT CONNECTING DOOR
A-607 3" = 1'-0"



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A GHC COMPANY

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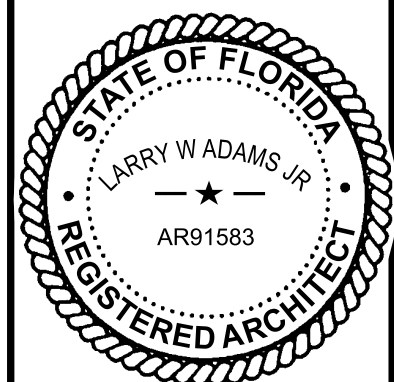
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS:

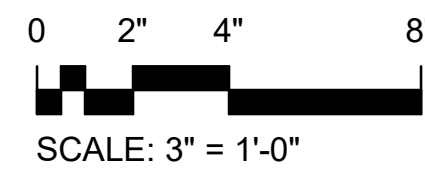
NO.	DESCRIPTION	DATE



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:
OPENING DETAILS

SHEET:
A-608



OCEAN COAST HOTEL RENOVATION PHASE 1 & 2 PERMIT SET 2 - CLUBHOUSE

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET MARCH 8, 2024

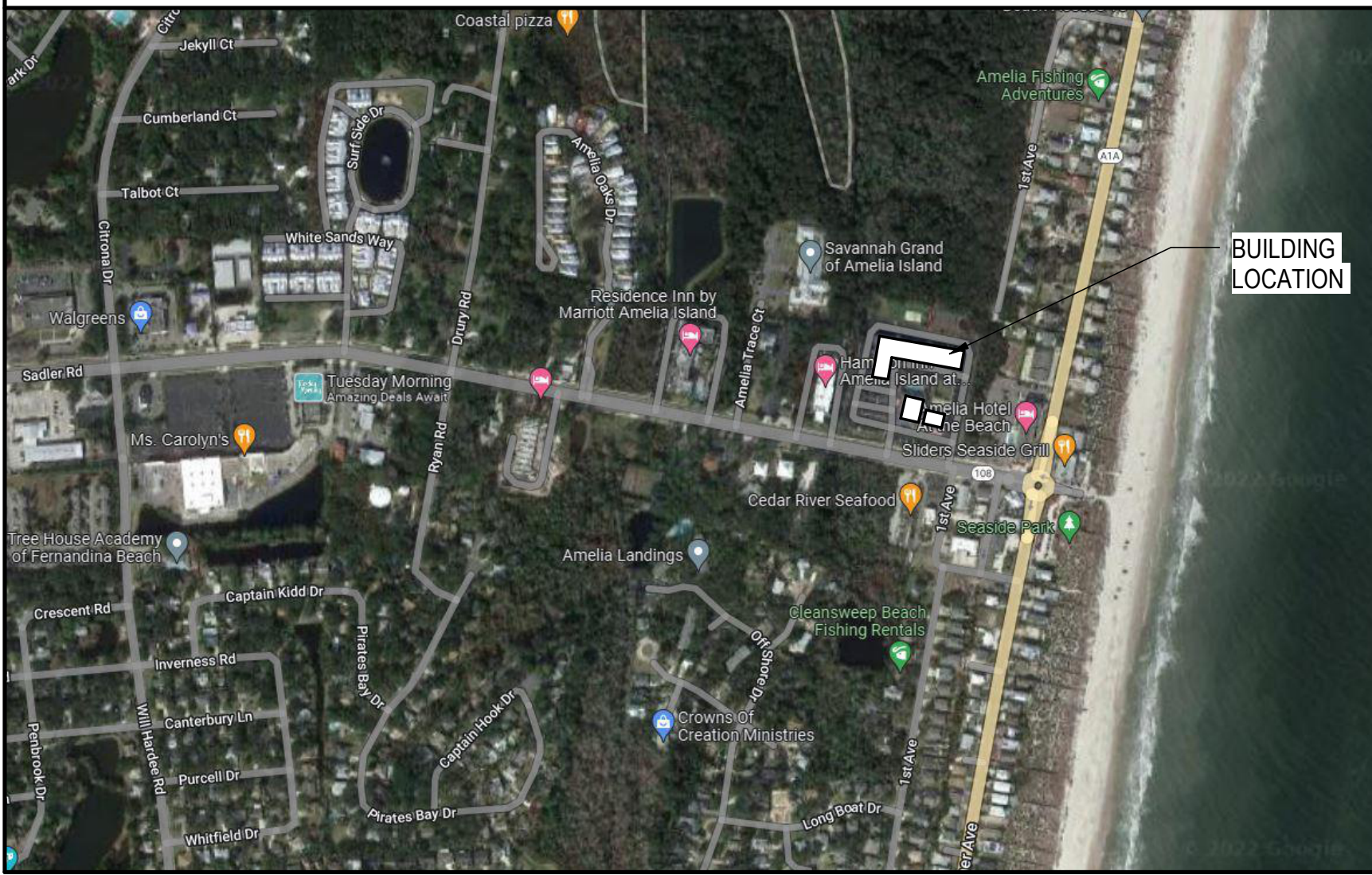
156422.01

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.

VICINITY MAPS



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
909 E CERVANTES ST
PENSACOLA, FL 32501
LARRY W. ADAMS JR., AIA
(850) 434-5444

CONTRACTOR
SHAYCORE ENTERPRISES
11235 ST JOHNS INDUSTRIAL
PARKWAY N #4
JACKSONVILLE, FL 32246
STEVE WETHERELL, PRESIDENT
(904) 551-2592

CIVIL ENGINEERING
SOUTHEAST ENGINEERING GROUP
11235 ST JOHNS INDUSTRIAL PARKWAY
N SUITE #4
JACKSONVILLE, FL 32246
MATT PHILLIPS, PE
(904) 619-3400

STRUCTURAL ENGINEERING
STRUCTURES INTERNATIONAL, LLC
7563 PHILIPS HIGHWAY, BUILDING 600
JACKSONVILLE, FL 32256
DANIEL J. CHARLETTA, PE
(904) 296-2646

**FIRE PROTECTION, PLUMBING & HVAC
AND ELECTRICAL ENGINEERING**
POWELL AND HINKLE ENGINEERING
1409 KINGSLEY AVE, BLDG 12A
ORANGE PARK, FL 32073
ROBERT HINKLE, PE
LANE HINKLE, PE
TOM ELDER, PE
(904) 264-5570

LANDSCAPE DESIGN
INNOVATION DESIGN GROUP, INC
101 S GARLAND AVE, SUITE 202
ORLANDO, FL 32801
MATTHEW E MCFADDEN, PLA
(407) 440-3574

INTERIOR DESIGN
ADRIAN CARADINE CONTRACT
DESIGN, INC.
65 UNION AVENUE
MEMPHIS, TENNESSEE 38103
JENNIFER WEEDA, NCIDQ
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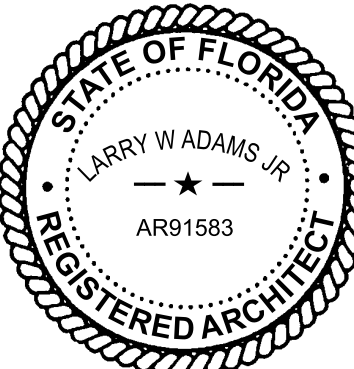
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BTA PROJECT NO: 156422.01
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SHEET TITLE:

TITLE SHEET

SHEET:

G-001

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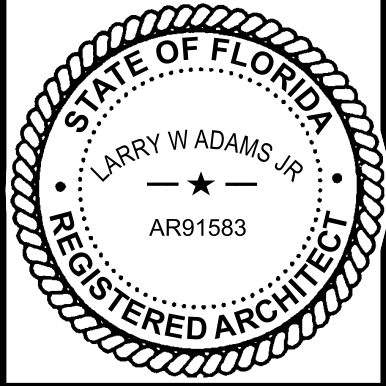
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INDEX OF
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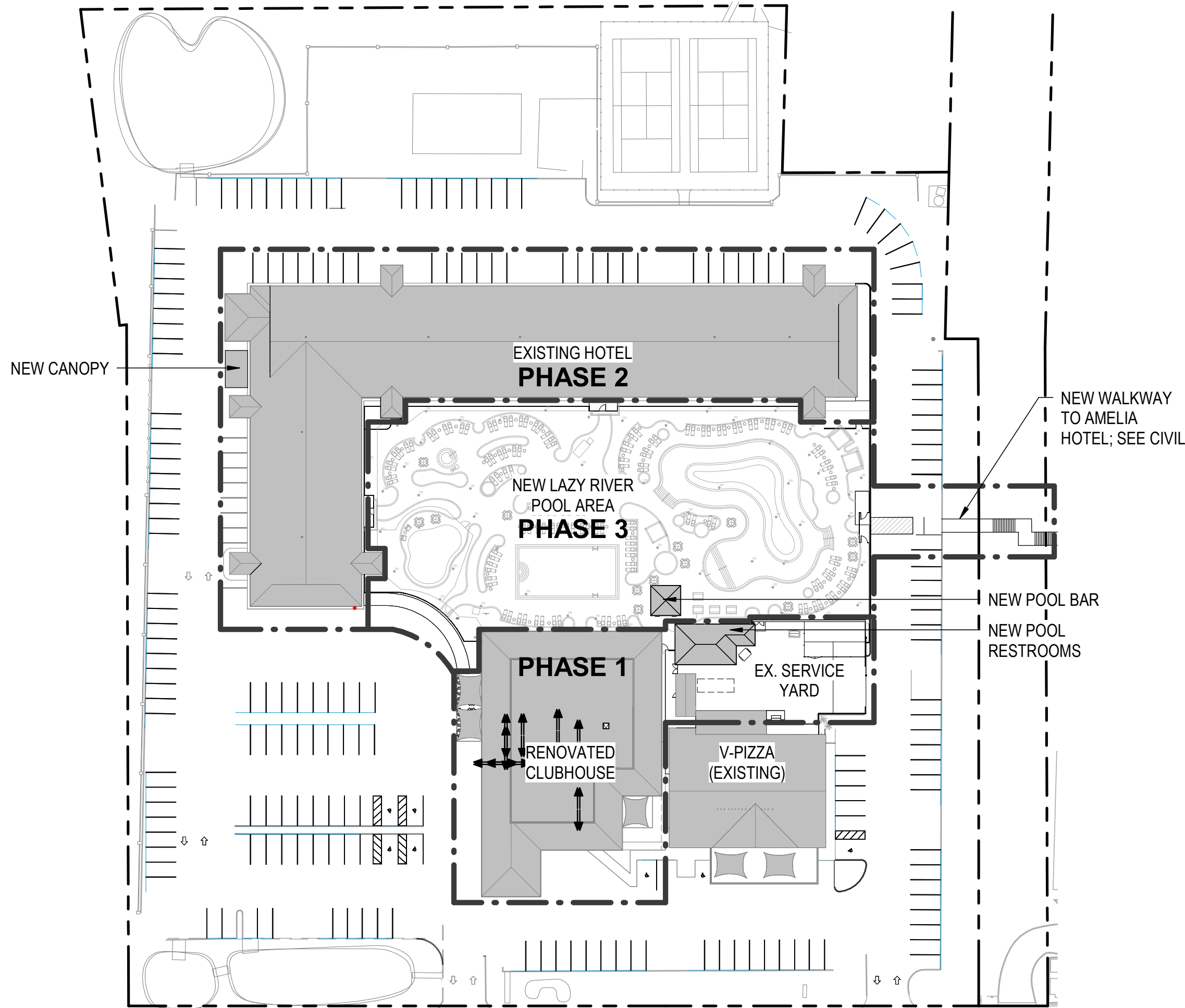
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ABBREVIATIONS

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/	REINF	REINFORCE
	CONTRACTOR INSTALLED		GOVERNMENT INSTALLED	RET	RETURN
CF/GI	CONTRACTOR FURNISHED/	GF/CI	GOVERNMENT FURNISHED/	REV	REVISION
	GOVERNMENT INSTALLED		CONTRACTOR INSTALLED	RH	RIGHT HAND
CID	COMPREHENSIVE INTERIOR	GL	GLASS	RM	ROOM
	DESIGN PACKAGE	GLZ	GLAZING	ROW	RIGHT OF WAY
CIP	CAST-IN-PLACE, CAST IRON PIPE	GMS	GALVANIZED METAL STUD	SC	SOLID CORE
CJ	CONSTRUCTION JOINT/CONTROL	GYP BD	GYP SUM BOARD	SCHED	SCHEDULE
	JOINT	HB	HOSE BIBB	SD	STORM DRAIN
CL	CENTER LINE, CLASS, CLOSE	HM	HOLLOW METAL	SECT	SECTION
CLG	CEILING	HORIZ	HORIZONTAL	SF	SQUARE FOOT(FEET)
CLR	CLEAR, COLOR, COOLER	HT	HEIGHT	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING/VENTILATING/AIR COND	SIM	SIMILAR
CPT	CARPET	IBC	INTERNATIONAL BUILDING CODE	SPEC	SPECIFICATION
COL	COLUMN	INCL	INCLUDED	SPKR	SPEAKER
CONC	CONCRETE	INSUL	INSULATION	SQ	SQUARE
CONT	CONTINUE, CONTINUOUS	INT	INTERIOR	SS	SERVICE SINK
CONTR	CONTRACT, CONTRACTOR	LAM	LAMINATE	SST	STAINLESS STEEL
COR	CONTRACTING OFFICER'S	LAV	LAVATORY	STC	SOUND TRANSMISSION CLASS
	REPRESENTATIVE	LH	LEFT HAND	STD	STANDARD
CORR	CORRIDOR	MAX	MAXIMUM	STOR	STORAGE
COTR	CONTRACTING OFFICER	MECH	MECHANICAL	STRUCT	STRUCTURAL
	TECHNICAL REPRESENTATIVE	MFR	MANUFACTURER	SUSP	SUSPEND
CU FT	CUBIC FEET	MIN	MINIMUM	T&B	TOP AND BOTTOM
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
D	DRYER	MS	MOP SINK	TE	TOP ELEVATION
DET	DETAIL	MT	MOUNT	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MTD	MOUNTED	TOC	TOP OF CONCRETE
DIA	DIAMETER	MTG	MEETING	TOS	TOP OF SLAB, TOP OF STEEL
DIM	DIMENSION	MTL	METAL	TV	TELEVISION
DS	DOWNSPOUT	MW	MICROWAVE	TYP	TYPICAL
DW	DISHWASHER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NOM	NOMINAL	VERT	VERTICAL
EL	ELEVATION	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRIC(AL)	OC	ON CENTER	VTR	VENT THROUGH ROOF
ELEV	ELEVATOR	OF/OI	OWNER FURNISH/	W	WASHER, WEST, WIDE
EQ	EQUAL		OWNER INSTALLED	W/	WITH
EQUIP	EQUIPMENT	OF/CI	OWNER FURNISH/	W/O	WITHOUT
EWS	EYE WASH STATION		CONTRACTOR INSTALLED	WB	WOOD BASE
EWC	ELECTRIC WATER COOLER	OH	OVERHANG, OVERHEAD	WC	WATER CLOSET
EXIST	EXISTING	OH DR	OVERHEAD (COILING) DOOR	WD	WOOD
EXT	EXTERIOR	OPNG	OPENING	WH	WATER HEATER
FA	FIRE ALARM	OPP	OPPOSITE	WP	WATERPROOFING
FD	FLOOR DRAIN	PCF	POUNDS PER CUBIC FOOT	WSCT	WAINSCOT
FDTN	FOUNDATION				

SYMBOLS LEGEND

ROOM NAME					
101	ROOM NAME / NUMBER DESIGNATION	1 A-201	ELEVATION NUMBER	1 A101	DETAIL NUMBER
101	DOOR NUMBER	1 A-201	EXTERIOR ELEVATION SYMBOL	1 A101	DETAIL SYMBOL
A	WINDOW / LOUVER TYPE	1 A-201	SHEET ON WHICH ELEVATION IS DRAWN	1 A101	SHEET ON WHICH DETAIL IS DRAWN
A	WALL TYPE	1 A-201	PLAN NORTH	1 A-201	SECTION NUMBER
1	ELEVATION TARGET	1 A-201	NORTH ARROW	1 A-201	SECTION SYMBOL
		1 A-201	TRUE NORTH	1 A-201	SHEET ON WHICH SECTION IS DRAWN
		1 A-201	ELEVATION NUMBER		
		1 A-201	INTERIOR ELEVATION SYMBOL		
		1 A-201	SHEET ON WHICH ELEVATION IS DRAWN		



PHASING PLAN
1
G-003
1" = 60'-0"

NOTE: ALL CIVIL WORK SHOWN IN THIS SET TO BE COMPLETED IN PHASE I UNLESS NOTED OTHERWISE

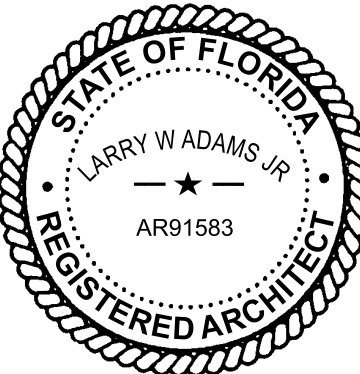
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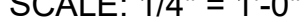


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ABBREVIATIONS,
VICINITY MAP,
PHASING PLAN

SHEET:

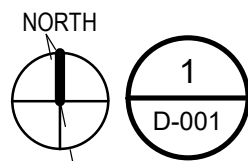
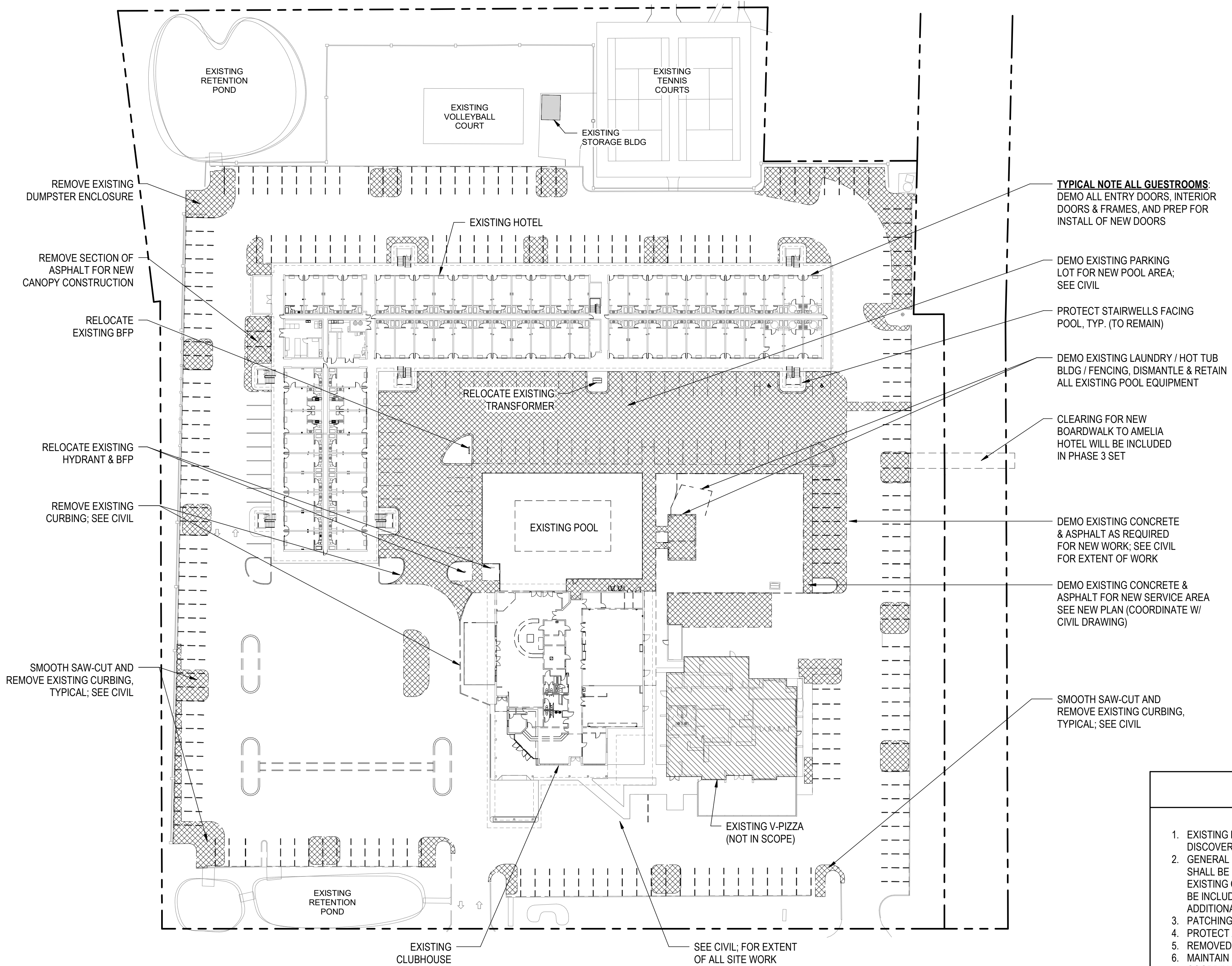
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G-004

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ARCHITECTURAL SITE PLAN - DEMOLITION

1" = 40'-0"

0 20' 40' 80'
SCALE: 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.

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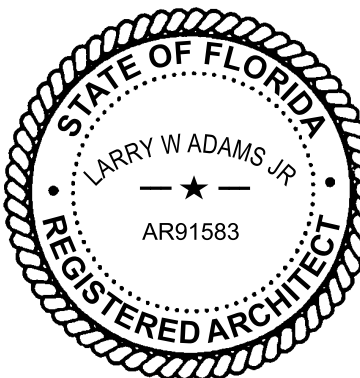
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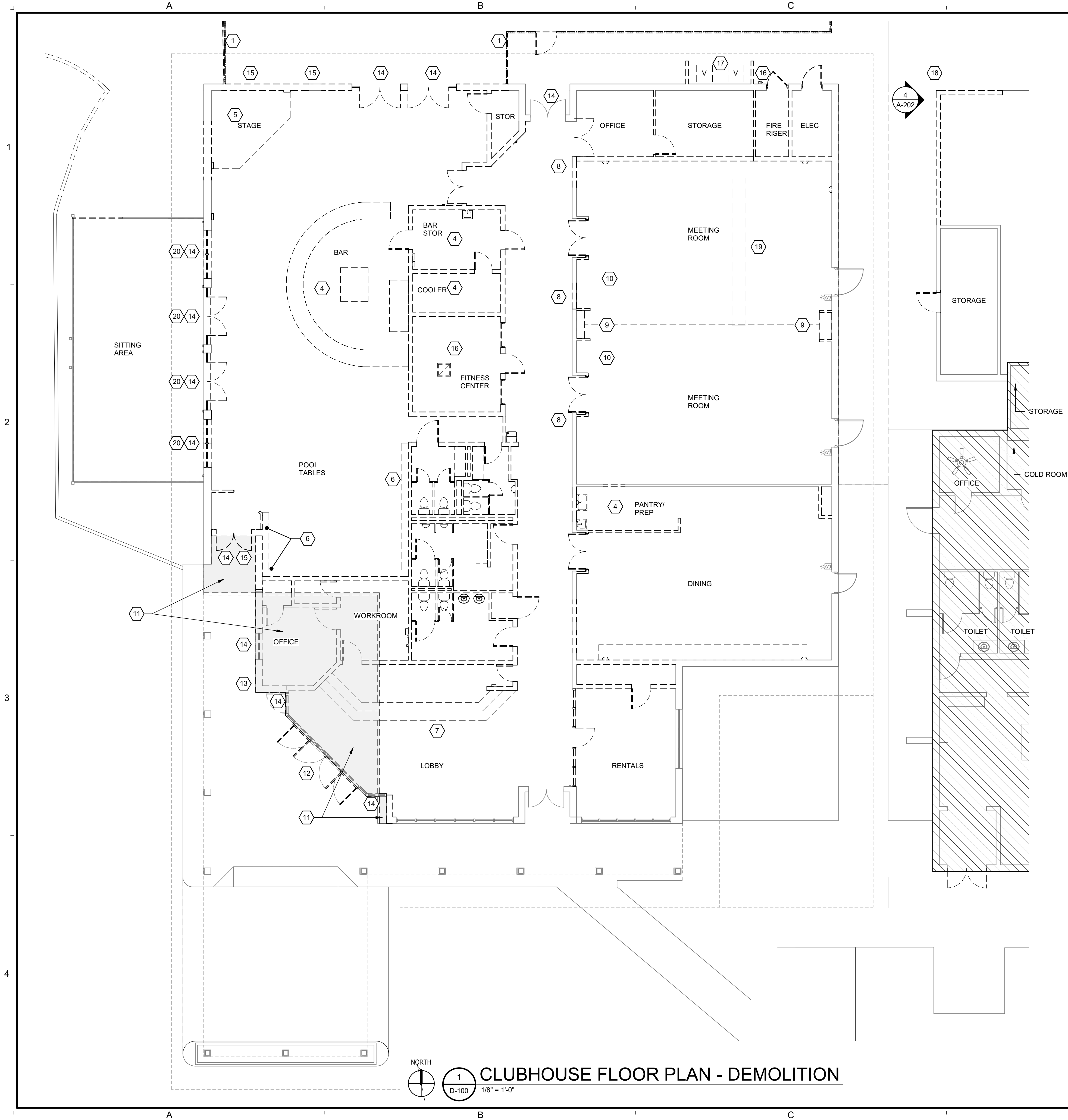
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ARCHITECTURAL
SITE PLAN -
DEMOLITION

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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. REPAIR VAPOR BARRIER AND LAP MIN. 6" W/ NEW 15 MIL VAPOR BARRIER, ALL DIRECTIONS, AT PATCHING LOCATIONS.
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.

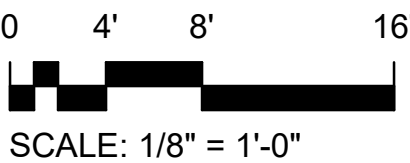
GRAPHIC LEGEND

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 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 BAR/KITCHEN 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.
- 19 REMOVE EXISTING FLOOR SLAB AS REQUIRED FOR NEW CMU WALL AND FOOTING INSTALL.
- 20 RETAIN JAMBS AND DEMOLISH WALL ABOVE TO PROVIDE HIGHER OPENING - SEE STRUCTURAL.



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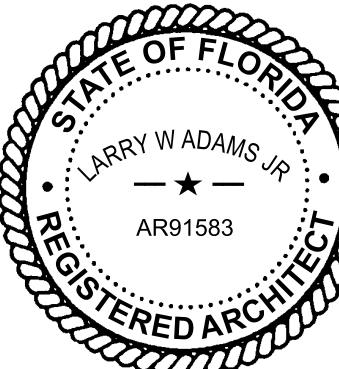
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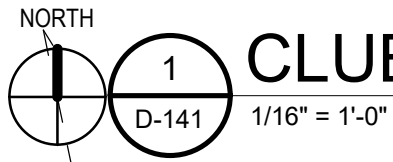
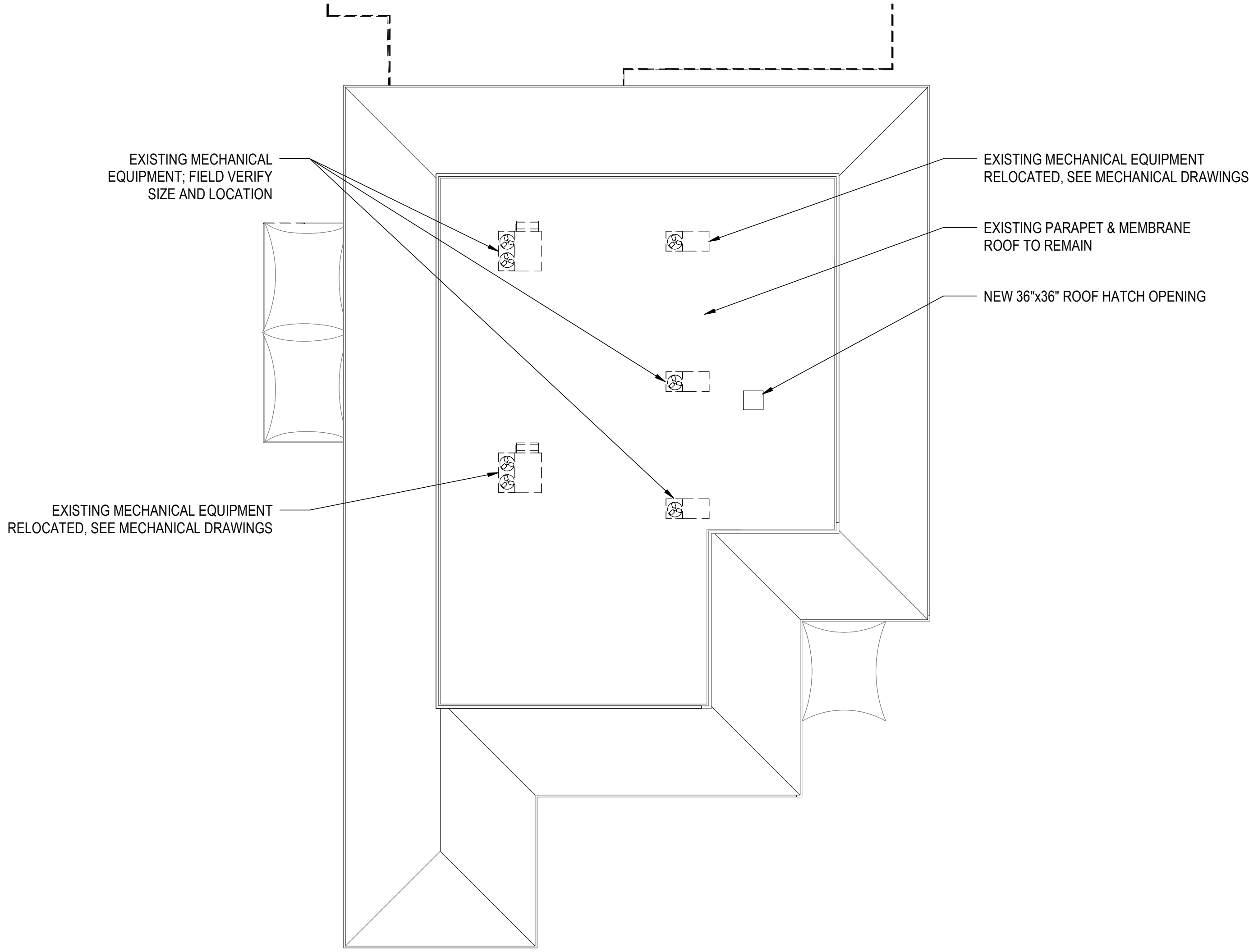
CLUBHOUSE
DEMOLITION PLAN

SHEET:

D-100

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CLUBHOUSE ROOF PLAN - DEMO

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



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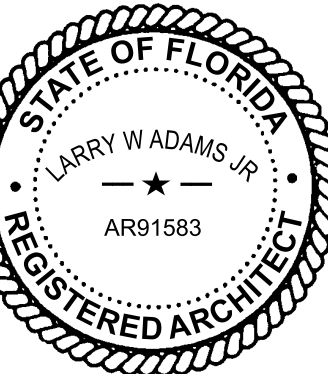
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

CLUBHOUSE ROOF
PLAN - DEMOLITION

SHEET:

D-141

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REMOVE EXISTING
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REMOVE EXISTING
BOARD CEILING

EXISTING
V-PIZZA (NIC)

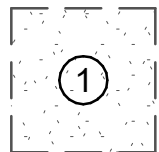


1
D-150
1/8" = 1'-0"

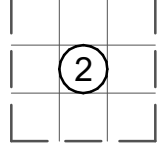
CLUBHOUSE DEMO RCP

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

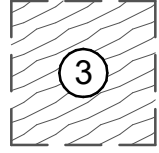
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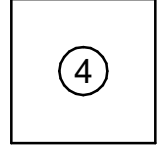
EXISTING GYPSUM BOARD CEILING



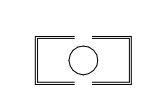
EXISTING 2' X 2' SUSPENDED
ACOUSTICAL TILE LAY-IN CEILING
WITH GRID



EXISTING TIKI FRAME



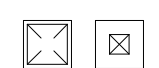
OPEN TO STRUCTURE ABOVE
EXISTING CONDITIONS



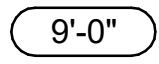
EXISTING 2 X 4 FLUORESCENT LIGHTING
FIXTURE



EXISTING RECESSED LIGHTING
FIXTURE



EXISTING CEILING DIFFUSER



CEILING HEIGHT



CEILING TYPE

DEMOLITION NOTES

1. EXISTING BUILDING DRAWN FROM ORIGINAL CONSTRUCTION DRAWINGS AND LIMITED FIELD VERIFICATION. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, NOTIFY ARCHITECT AS SOON AS PRACTICABLE.
2. GENERAL DEMOLITION WORK TO THE EXISTING BUILDING FOR THE INSTALLATION OF UTILITIES AND SERVICES SHALL BE INCLUDED IN THE SCOPE OF WORK.
3. PATCHING OF EXISTING STUD WALLS AND GYPSUM WALLBOARD TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.
4. DO NOT USE FLAME CUTTING ON THE BUILDING INTERIOR.
5. DEMOLISH PORTION OF EXISTING WALLS TO ACCOMMODATE DUCTWORK, PIPING, CONDUITS, ETC. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.
6. PROTECT ITEMS INSIDE FROM DUST, DEBRIS, AND DAMAGE.
7. REMOVED ITEMS BECOME THE PROPERTY OF THE CONTRACTOR TO BE REMOVED FROM PROPERTY, UNLESS NOTED OTHERWISE.
8. MAINTAIN DUST AND DEBRIS CONTROL AT ALL TIMES.
9. COORDINATE WITH STRUCTURAL FOR FULL EXTENT OF DEMOLITION WORK.



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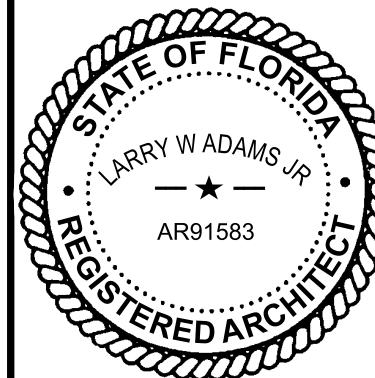
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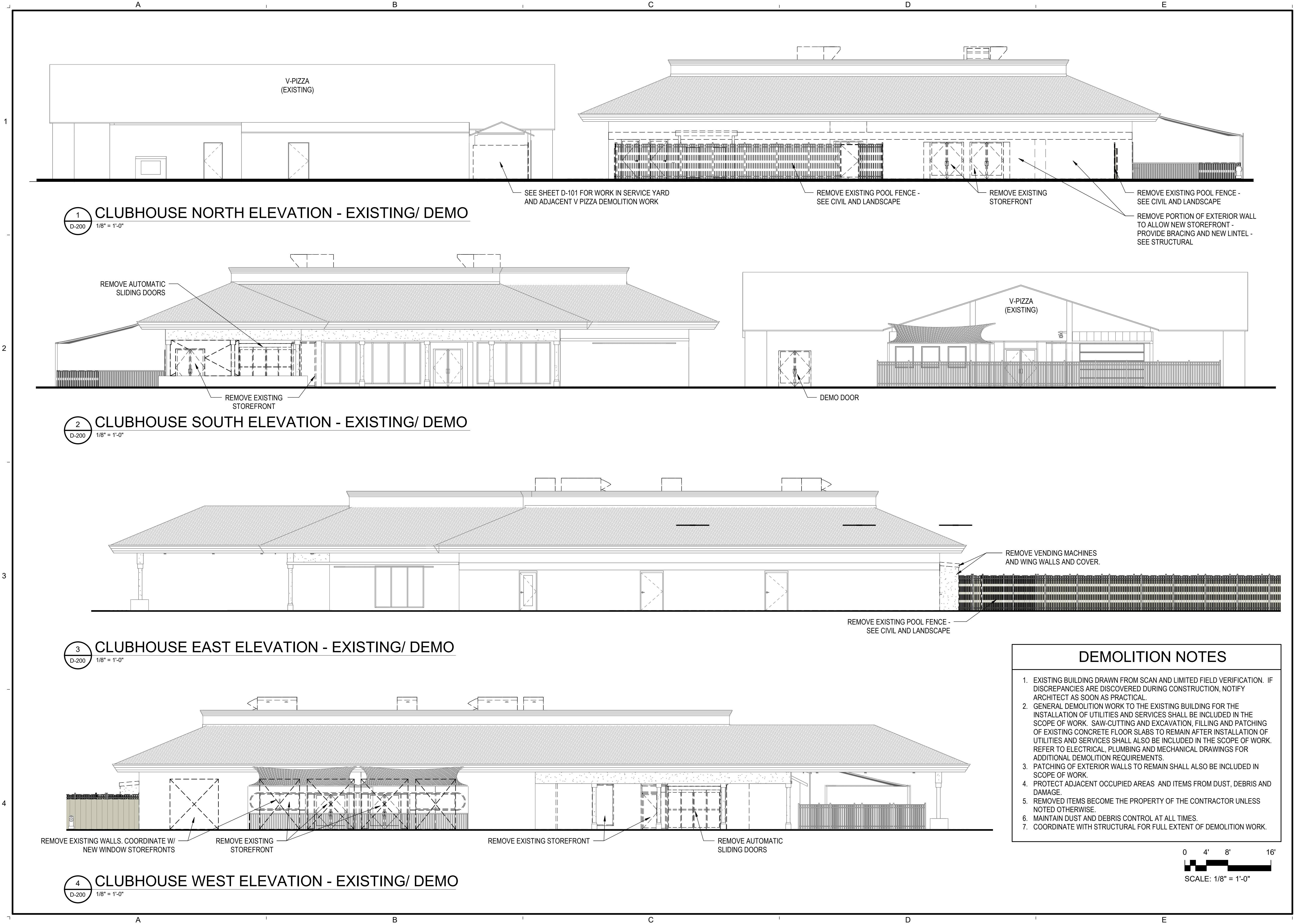
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CLUBHOUSE
CEILING DEMO
PLAN

SHEET:

D-150

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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.

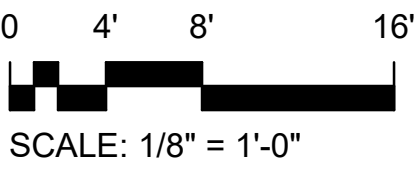
3. PATCHING OF EXTERIOR WALLS TO REMAIN SHALL ALSO BE INCLUDED IN SCOPE OF WORK.

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.



BT

A GHC COMPANY

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REVISIONS:	

STATE OF FLORIDA

LARRY W ADAMS JR

★

AR91583

REGISTERED ARCHITECT

BTA PROJECT NO: 156422.01

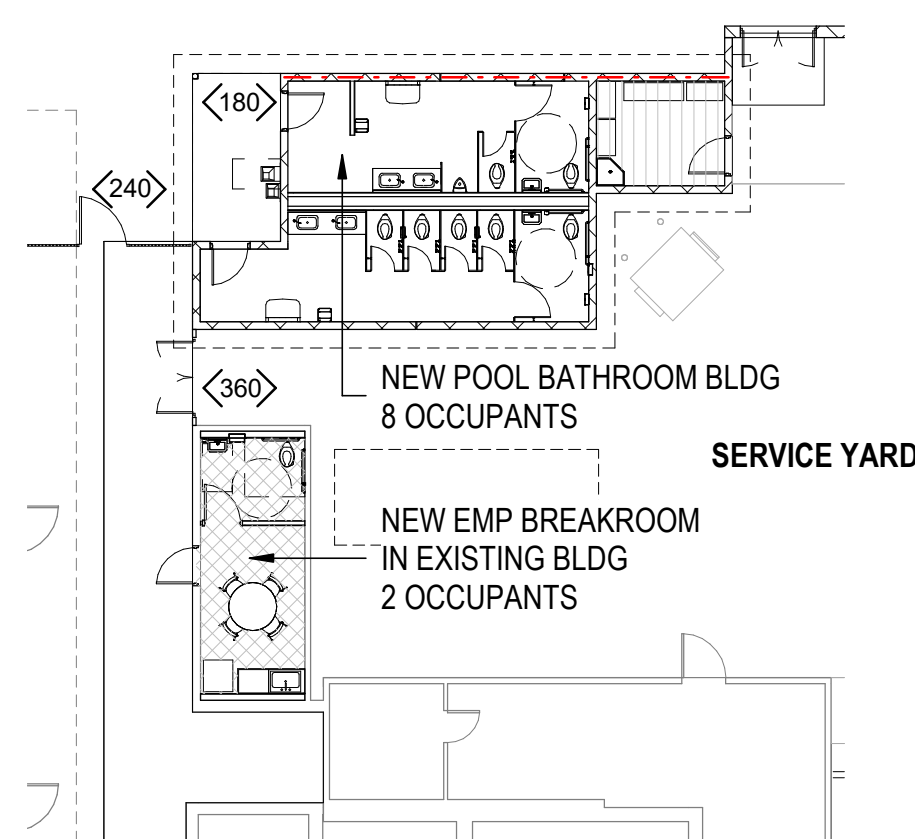
SHEET DATE: 3/8/24

SHEET TITLE:

CLUBHOUSE
EXISTING/ DEMO
EXTERIOR
ELEVATIONS

SHEET:

D-200



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"

	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)
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 TRUSS ROOF FRAME SIGNAGE

- 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

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.

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 FBCA
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.

FBCA 202.2 – ALTERATIONS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS TO PROVIDE ACCESS TO ALL PUBLIC SPACES.

ADMINISTRATIVE/CLUBHOUSE BUILDING: OCCUPANCY LOAD CALCULATIONS

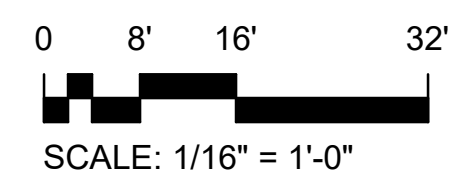
GROUP A2	BUFFET	237 SF		
	<u>DINING/BAR</u>	<u>2681 SF</u>		
	SUBTOTAL	2918 SF/	15/NSF	=195
	KITCHEN	1319 SF/	200/GSF	=7
GROUP A3	FITNESS CENTER	689 SF/	50/GSF	=14
	ARCADE	237 SF/	11/GSF	=22
GROUP B	OFFICE	62 SF		
	GM	86 SF		
	SALES	82 SF		
	<u>WORK AREA</u>	<u>240 SF</u>		
	SUBTOTAL	471 SF /	150/GSF	=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		
	<u>LUGGAGE</u>	<u>87 SF</u>		
	SUBTOTAL	825 SF /	300/GSF	=3

	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	3	3	1/500=0.60	1	1 SERVICE SINK (1 PROVIDED)
I-4	10	1/15=0.67		1		1/15=0.67		1		1/100=0.10		



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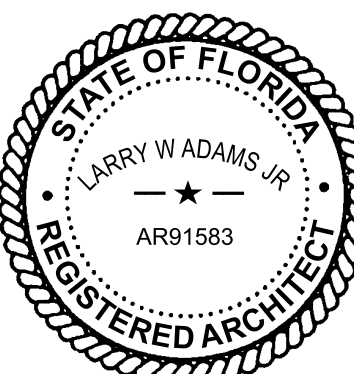
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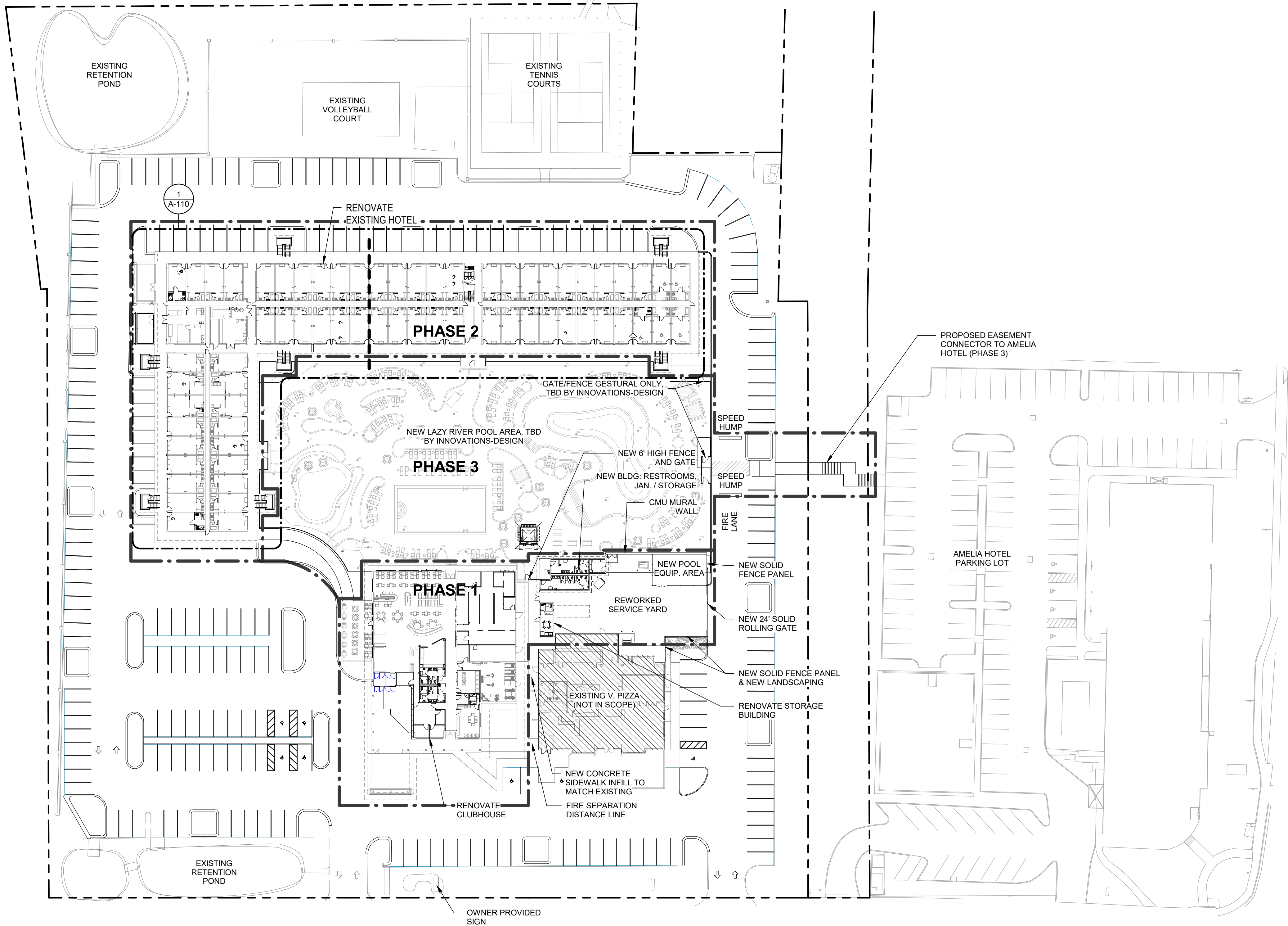
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PHASE 1 LIFE
SAFETY
INFORMATION AND
PLANS

SHEET:

A-001

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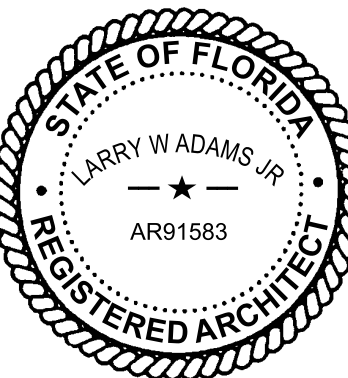
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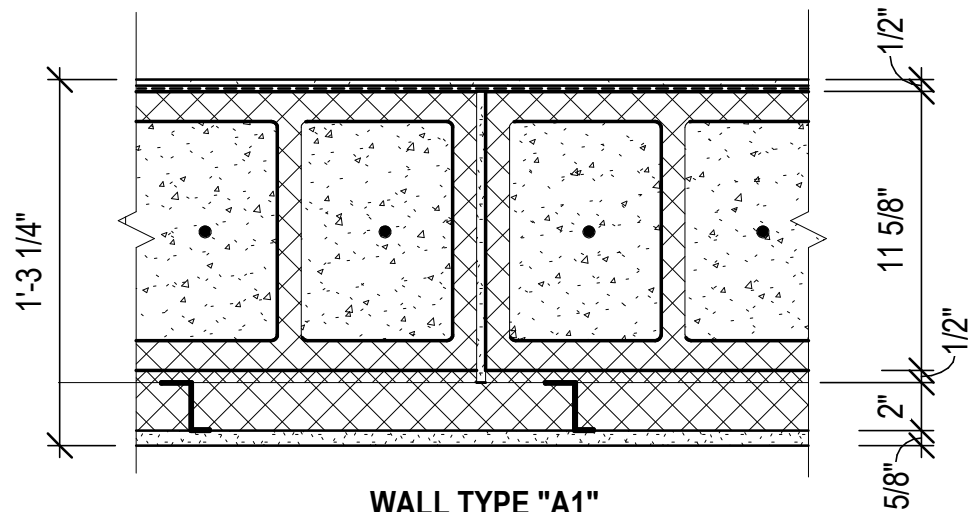
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ARCHITECTURAL
SITE PLAN -
PHASING PLAN

SHEET:

A-004

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EXTERIOR WALL TYPES

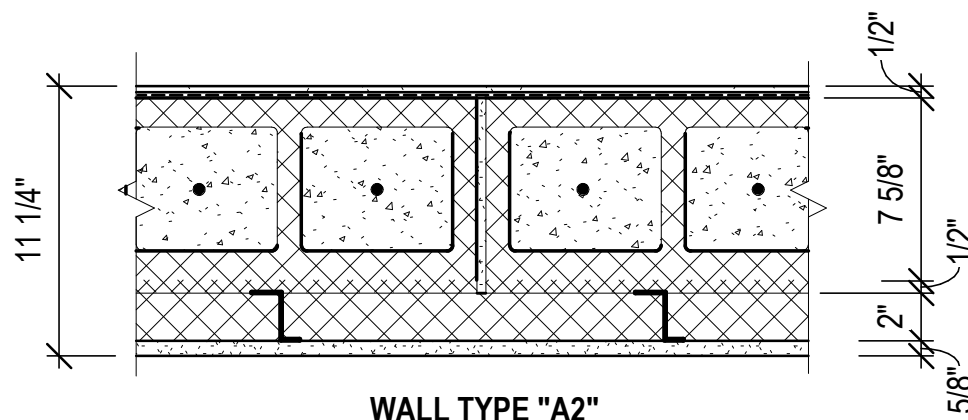


WALL TYPE "A1"

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.

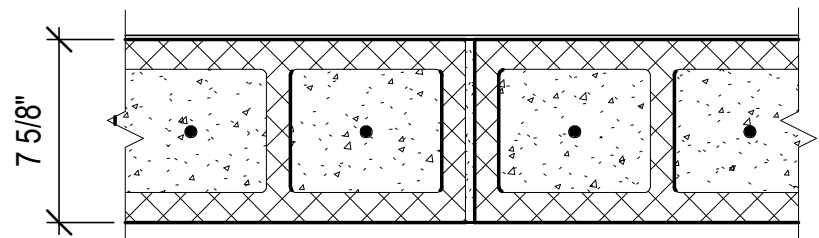


WALL TYPE "A2"

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.

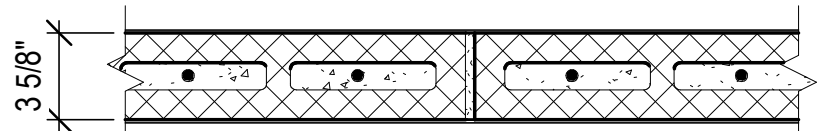
STRIKE FLUSH MORTAR JOINT AT EXTERIOR OF CMU BEHIND DIRECT APPLIED STUCCO

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



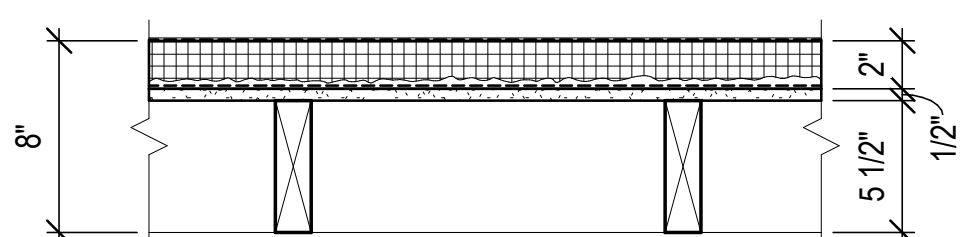
WALL TYPE "A3"

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"

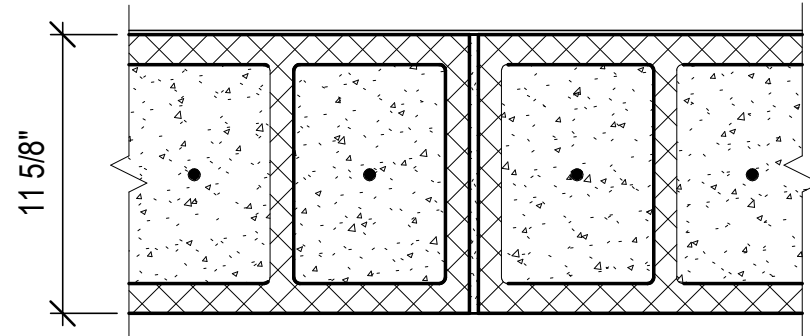
4" CMU WALL TO 8'-0" ABOVE POOL DECK. AT POOL DECK SIDE PROVIDE FLUSH JOINTS. WALL TO BE PAINTED.



WALL TYPE "A5"

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

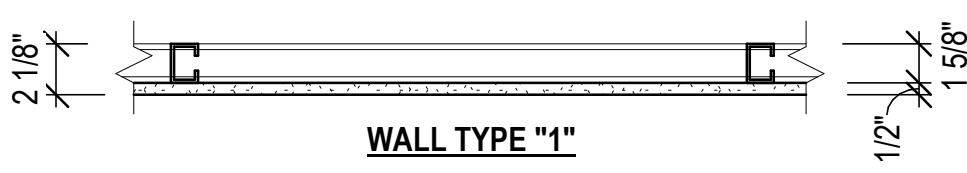
EXTERIOR WALL TYPES



WALL TYPE "A6"

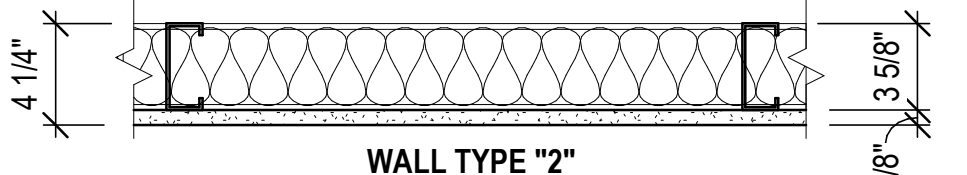
12" CMU WALL TO 10'-0" ABOVE SERVICE YARD BATHROOM SLAB, 1'-4" BELOW SERVICE YARD BATHROOM SLAB. AT POOL DECK SIDE PROVIDE FLUSH JOINTS AND SMOOTH FACE FOR MURAL ART WORK. AT SERVICE YARD SIDE JOINT CAN BE TOOLED AND WALL TO BE PAINTED.

INTERIOR WALL TYPES



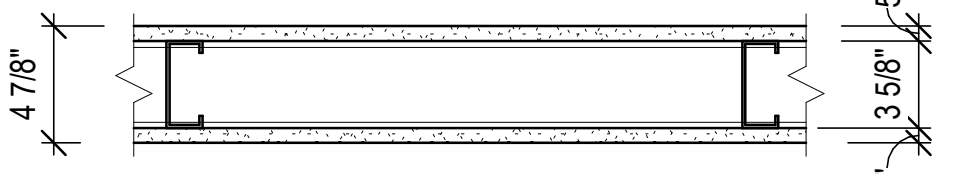
WALL TYPE "1"

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"

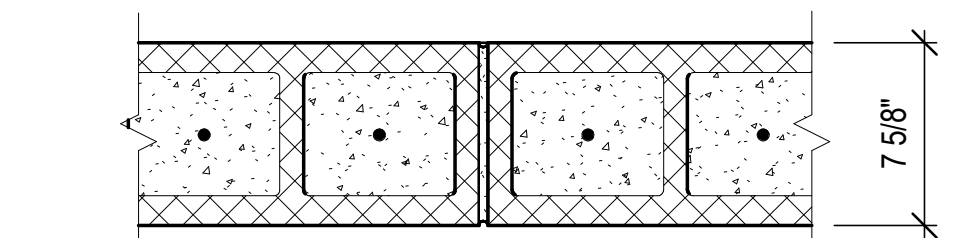
3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION, AND 5/8" MOLD RESISTANT GYPSUM BOARD ON EACH SIDE. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. WHERE CERAMIC TILE FINISH IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU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

WALL TYPE "3A"

3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION. 1/2" DUROCK EACH SIDE TO 2'-0" AFF, THEN 1/2" UNTREATED PLYWOOD TO TOP OF PARTITION. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. PROVIDE FRP OVER SUBSTRATE.

WALL TYPE "3B"

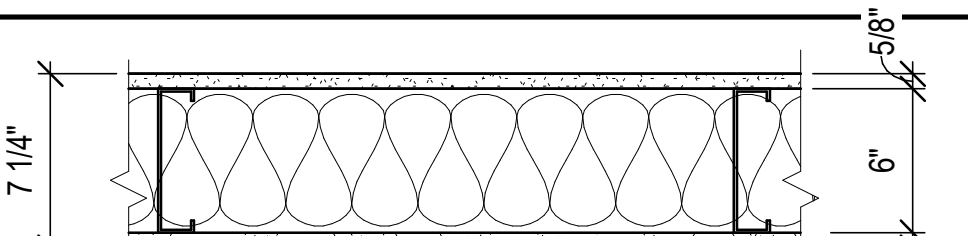
3-5/8" GALVANIZED METAL STUDS 16" O.C. INFILL STUD CAVITY WITH FULL BATT INSULATION. 1/2" DUROCK ON KITCHEN SIDE TO 2'-0" AFF, THEN 1/2" UNTREATED PLYWOOD TO TOP OF PARTITION. 5/8" GYPSUM WALL BOARD ON OTHER SIDE. EXTEND PARTITION TO MIN. 3" ABOVE ADJACENT FINISHED CEILING. BRACE AS REQUIRED. PROVIDE FRP OVER SUBSTRATE.



WALL TYPE "4"

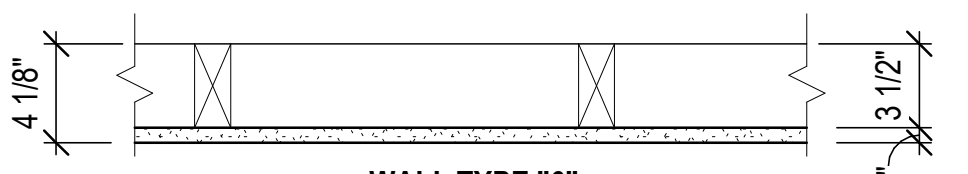
8" CMU WALL. AT EXISTING WALLS, CONFIRM THICKNESS OF GYPSUM BOARD AT DEMOLITION, ADJUST TO ENSURE ALIGNMENT OF FACE OF WALL WITH ADJACENT WALLS.

PROVIDE 7/8" HAT CHANNELS. FIRE RESISTIVE PLYWOOD AND FRP WHERE INDICATED ON INTERIOR FINISH SCHEDULE.



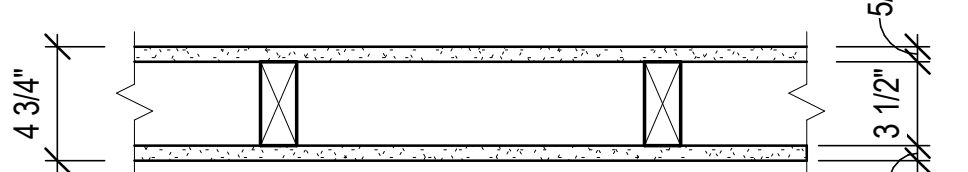
WALL TYPE "5"

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.



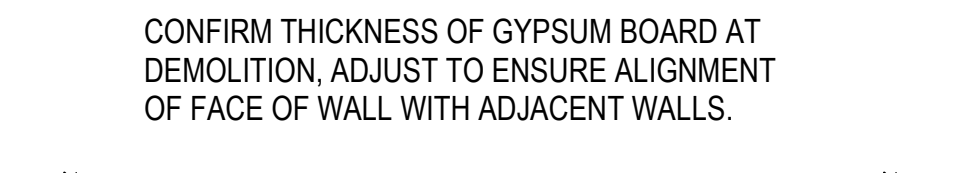
WALL TYPE "6"

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"

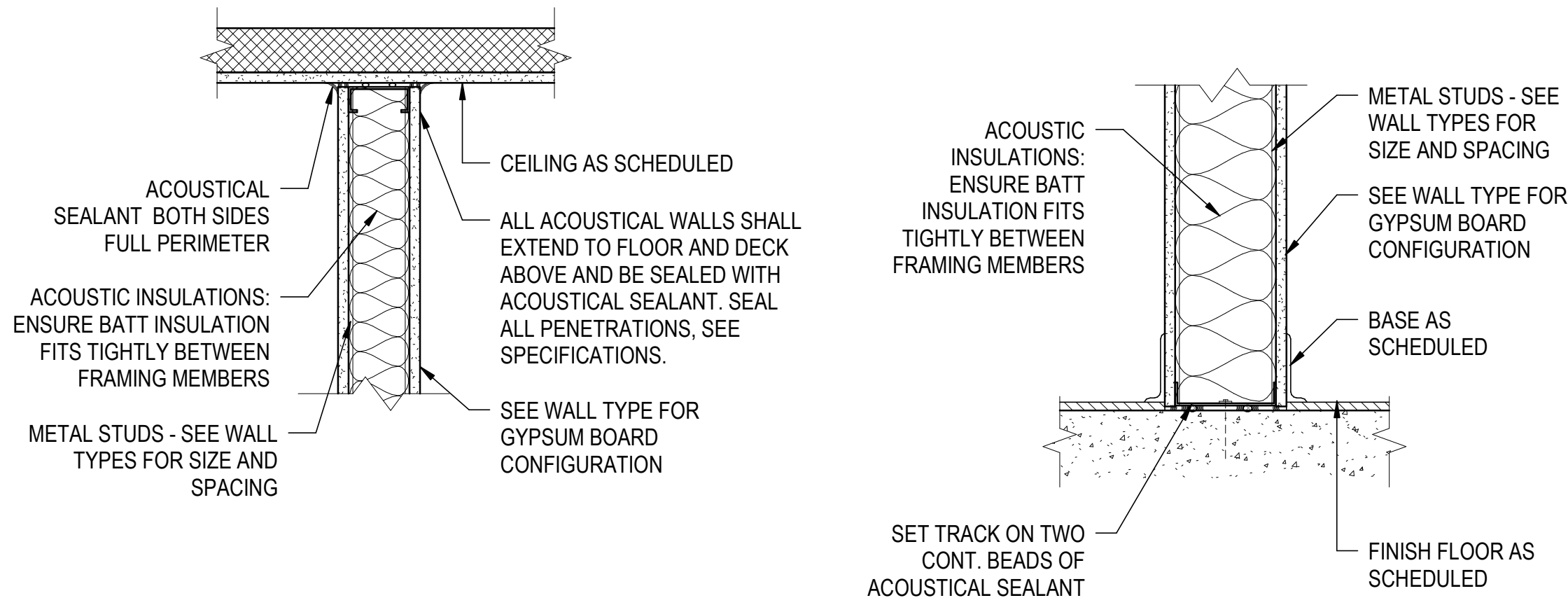
2X4 PT WOOD STUDS @ 16" OC WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND PARTITION TO DECK ABOVE, SEAL GYPSUM BOARD TOP AND BOTTOM. WHERE CERAMIC TILE OR SOLID SURFACE TUB/SHOWER SURROUND IS SPECIFIED, PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN LIEU OF GYPSUM BOARD.



WALL TYPE "8"

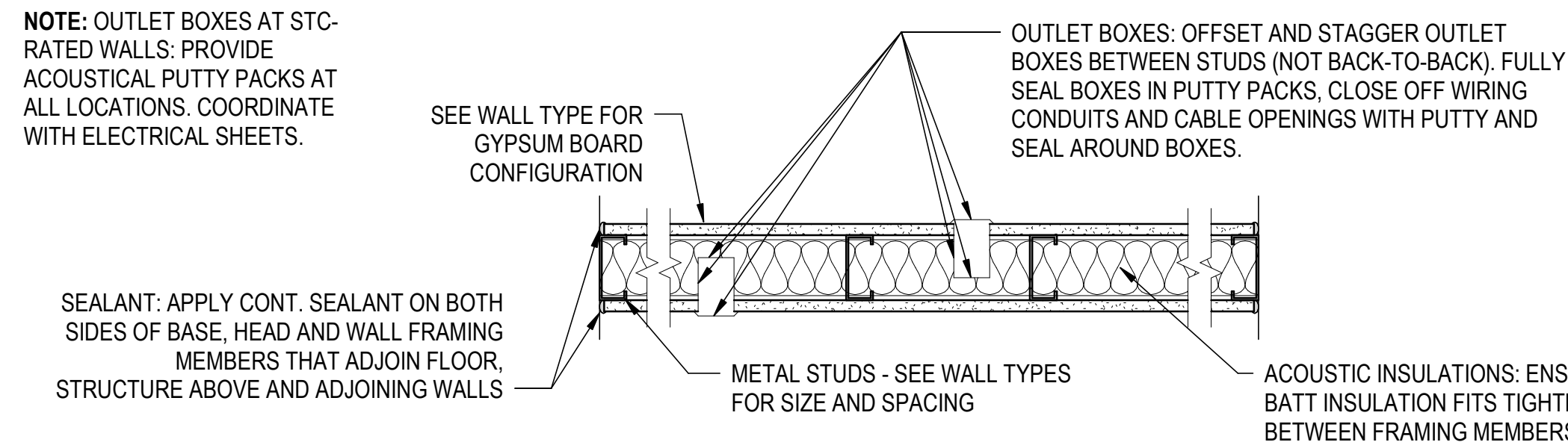
6" GALVANIZED METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE. EXTEND PARTITION FROM FLOOR TO STRUCTURE ABOVE.

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.

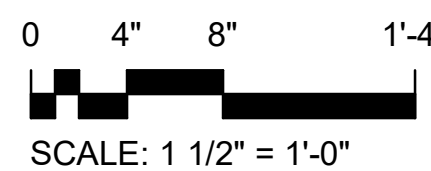
ENSURE FASTENERS ARE INSTALLED IN A MANNER THAT WILL NOT INTERFERE WITH THE FIRE RATING NOR STC RATINGS IN WALLS.

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.



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

OCEAN COAST HOTEL

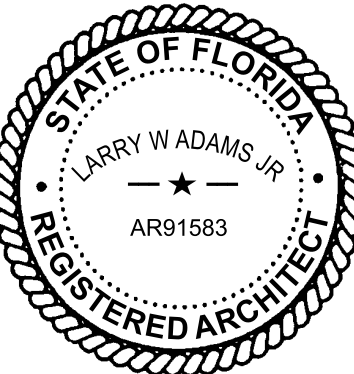
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01

SHEET DATE: 3/8/24

SHEET TITLE:

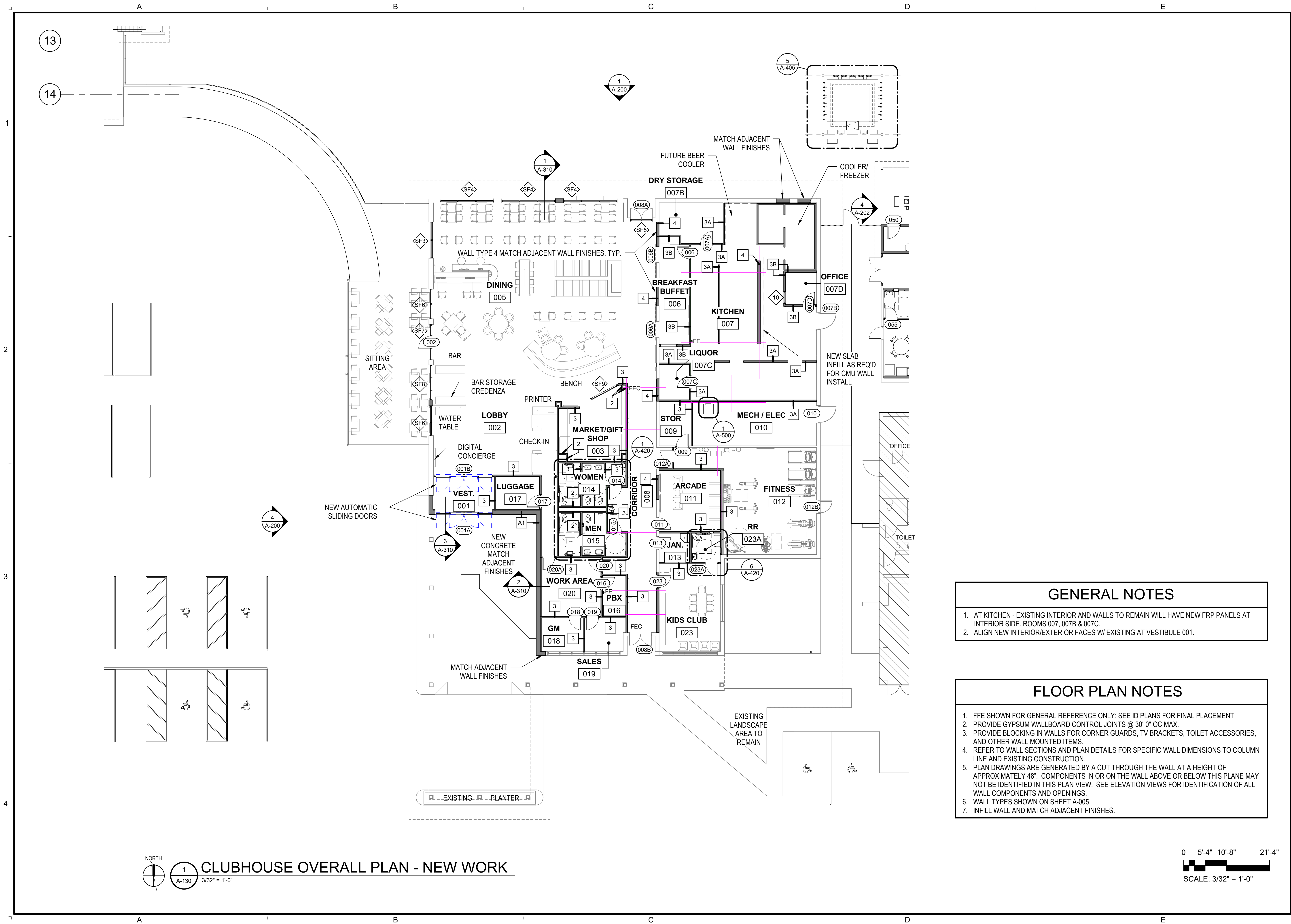
WALL TYPES

SHEET:

A-005

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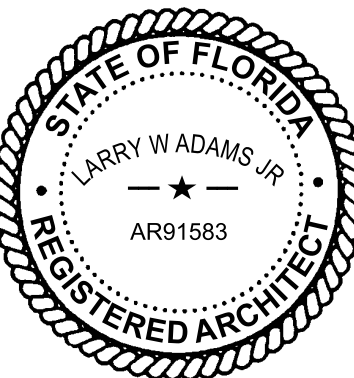
OCEAN COAST HOTEL

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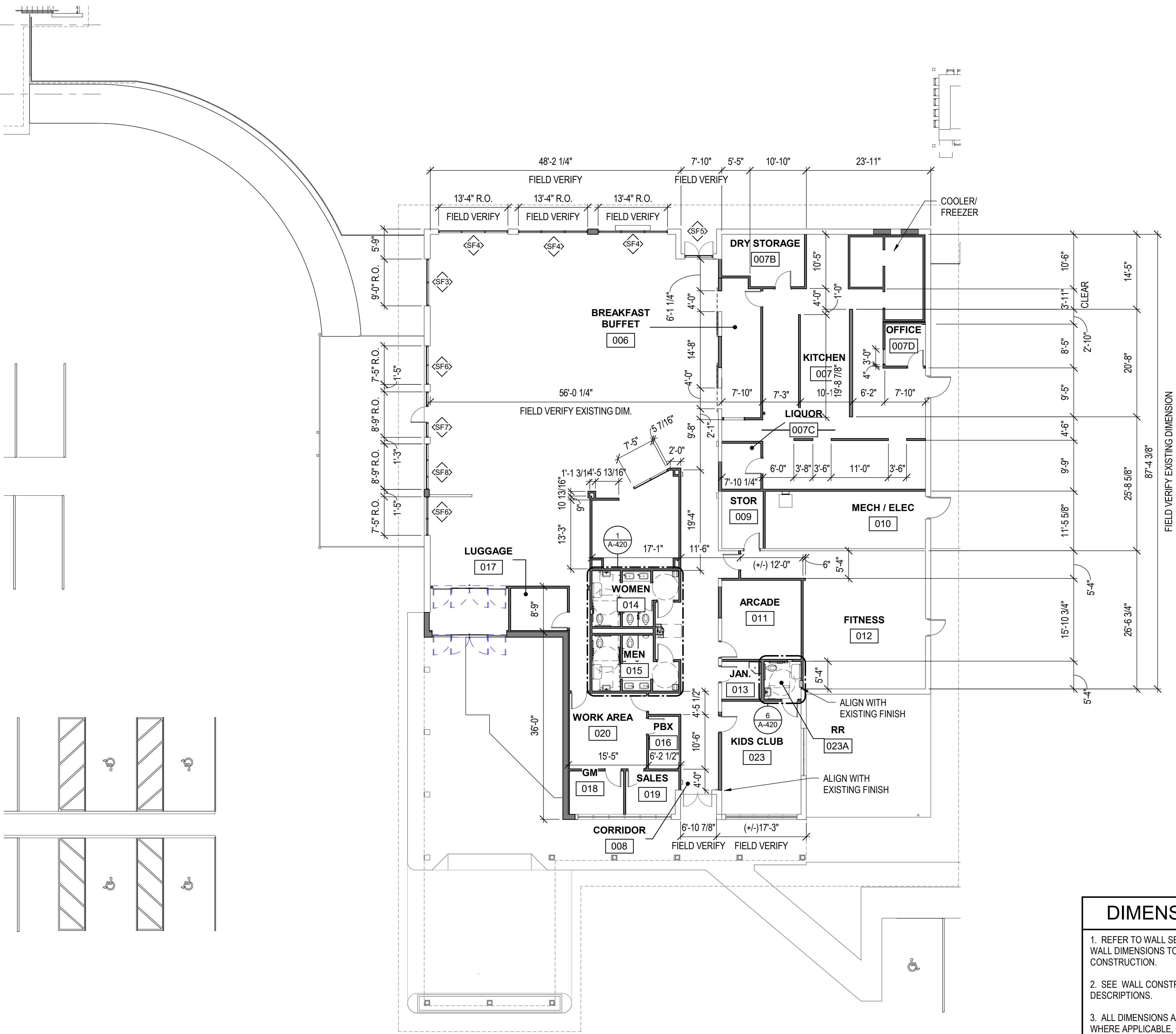
SHEET TITLE:
CLUBHOUSE
OVERALL PLAN -
NEW WORK

SHEET:

A-130

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DIMENSION PLAN NOTES

1. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN GRID LINES AND EXISTING CONSTRUCTION.
2. SEE WALL CONSTRUCTION LEGEND FOR WALL TYPE DESCRIPTIONS.
3. ALL DIMENSIONS ARE FROM FACE OF CMU, FACE OF STUD, OR WHERE APPLICABLE, COLUMN GRIDLINE.
4. FIELD VERIFY ALL EXISTING DIMENSIONS.

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



1
A-131

CLUBHOUSE DIMENSION PLAN - NEW WORK

3/32" = 1'-0"



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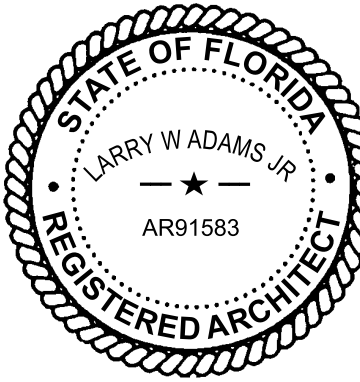
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NO.	DESCRIPTION



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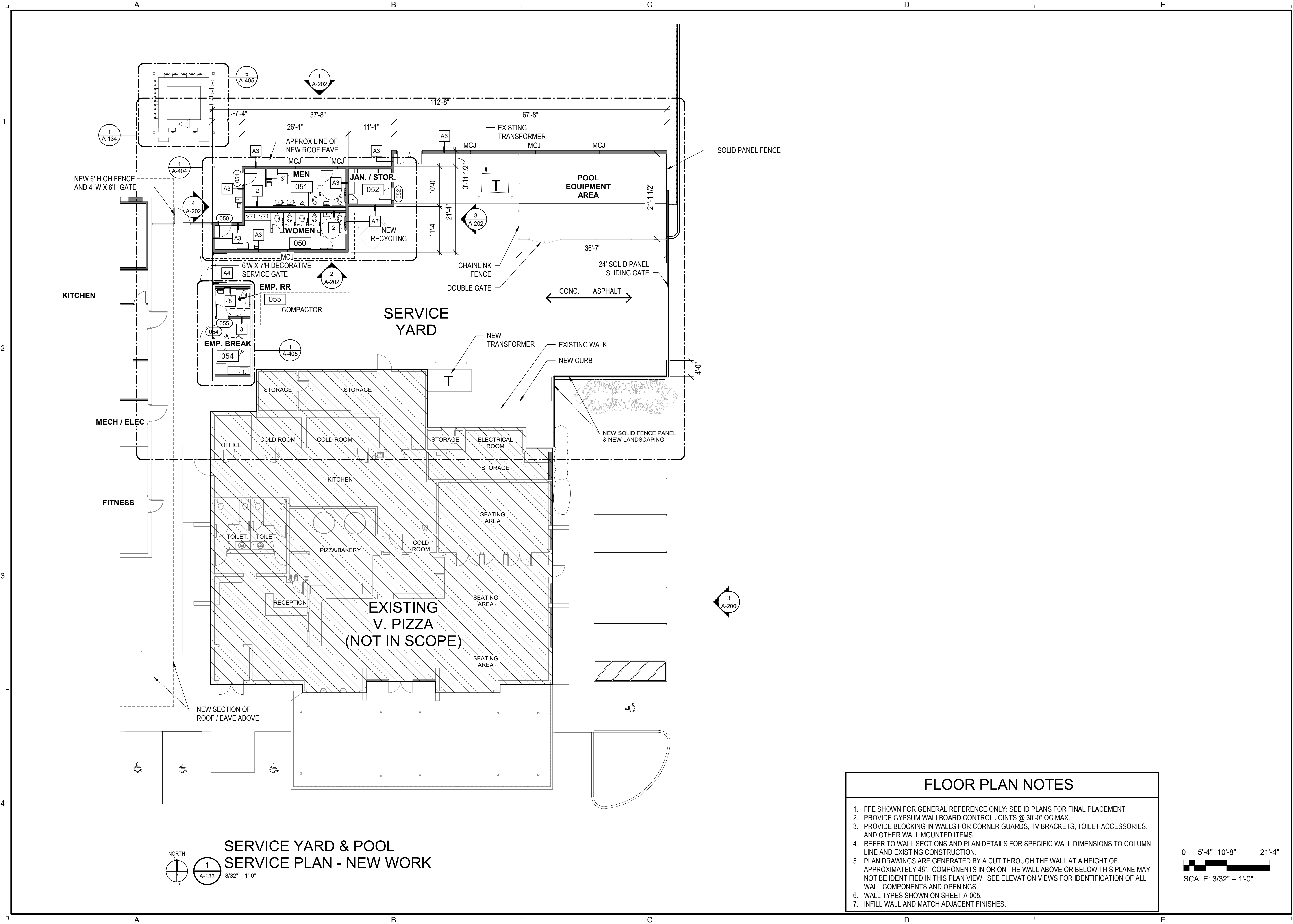
SHEET TITLE:
CLUBHOUSE
DIMENSION PLAN -
NEW WORK

SHEET:

A-131

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NO.	DESCRIPTION	DATE

STATE OF FLORIDA
LARRY W. ADAMS, JR.
REGISTERED ARCHITECT
AR91583

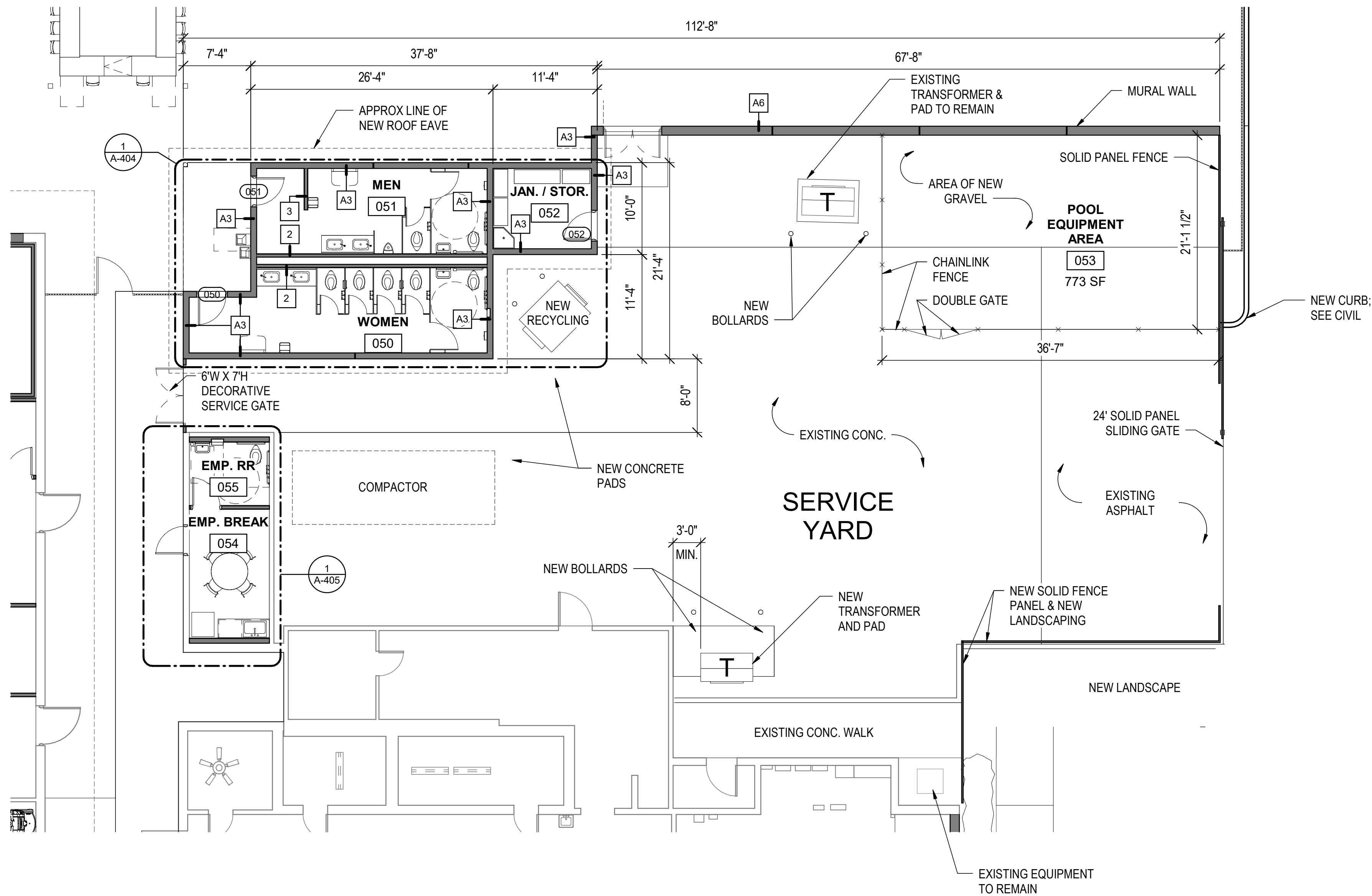
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SHEET DATE: 3/8/24

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

SHEET:
A-133

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1
A-134

ENLARGED SERVICE YARD & POOL SERVICE PLAN

1/8" = 1'-0"

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



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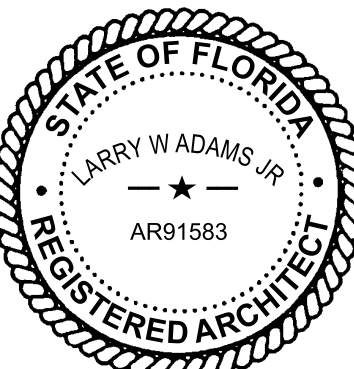
OCEAN COAST HOTEL

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REVISIONS:



BTA PROJECT NO: 156422.01
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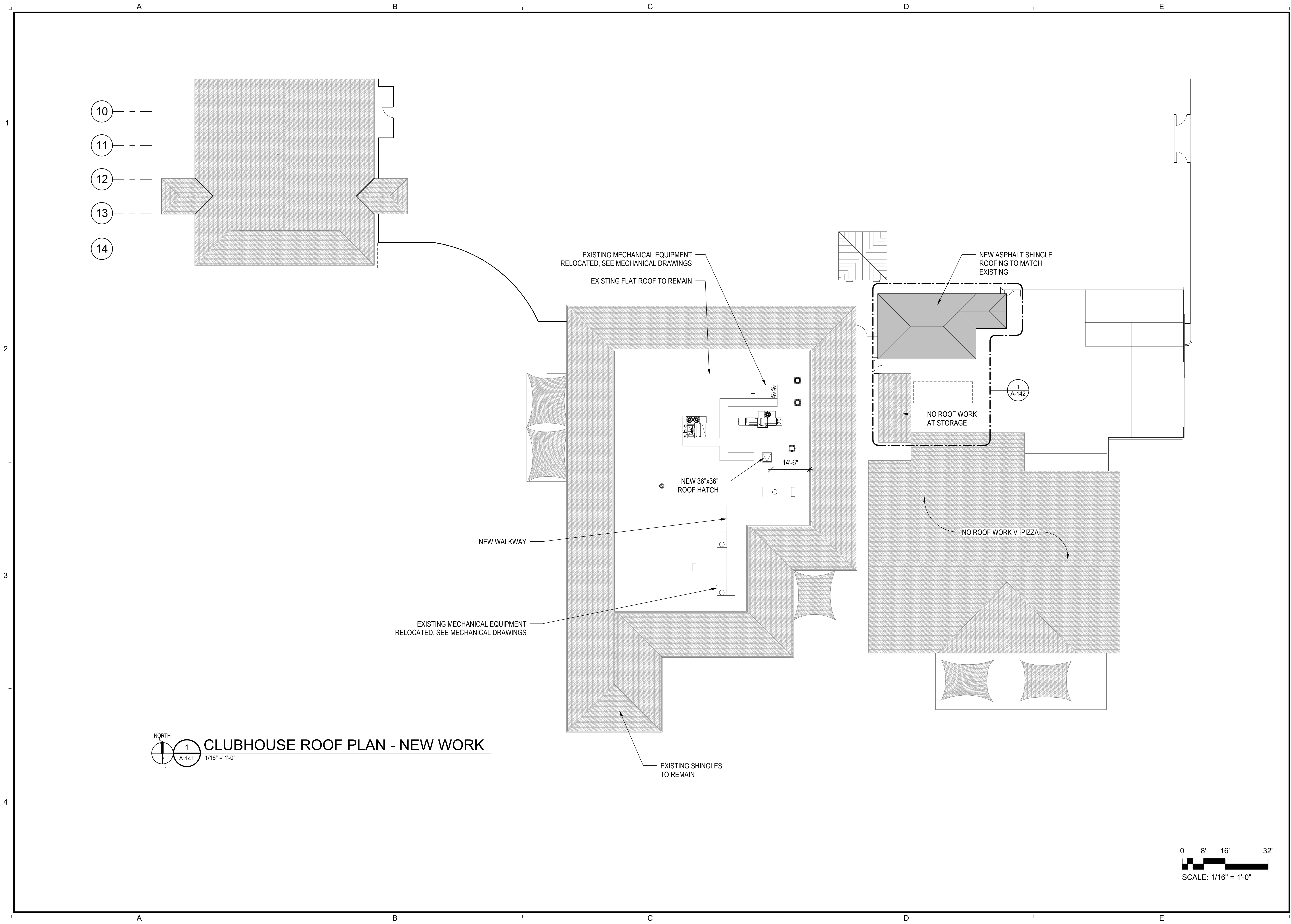
SHEET TITLE:
ENLARGED
SERVICE YARD &
POOL SERVICE
PLAN

SHEET:

A-134

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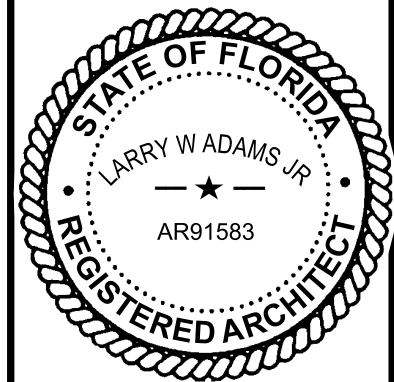
OCEAN COAST HOTEL

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FERNANDINA BEACH, FLORIDA

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REVISIONS:



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SHEET DATE: 3/8/24

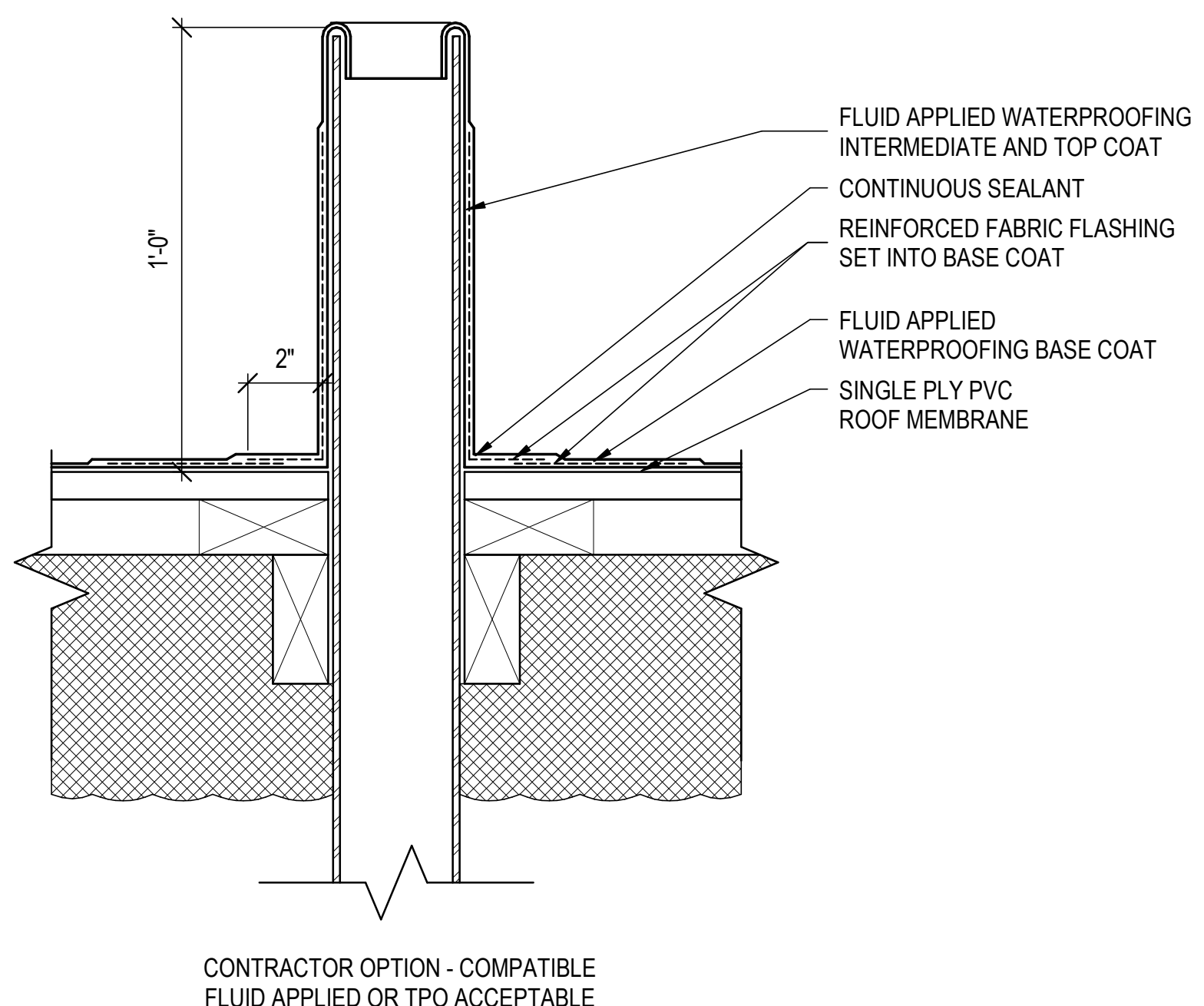
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CLUBHOUSE ROOF
PLAN - NEW WORK

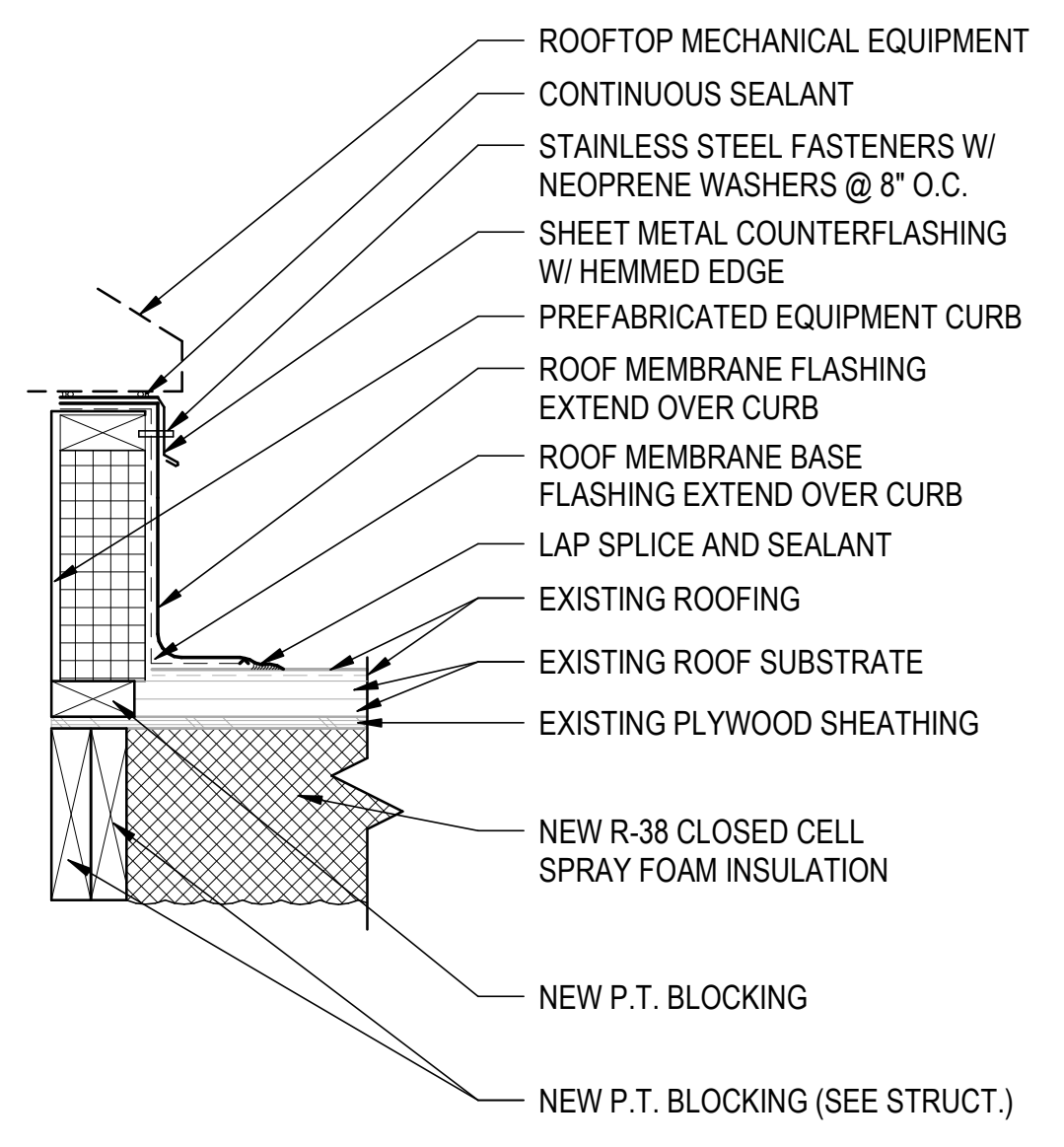
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A-141

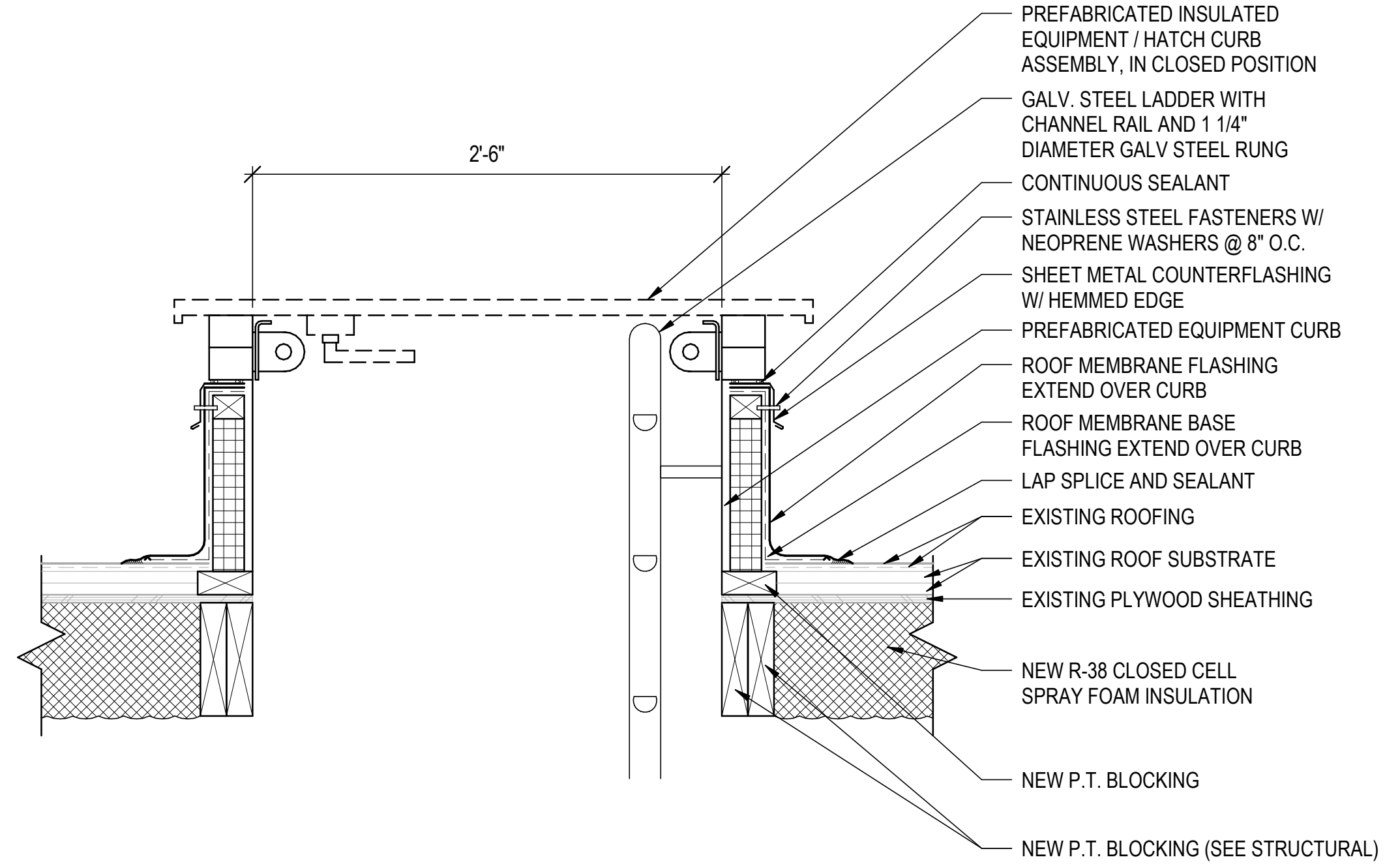
A B C D E



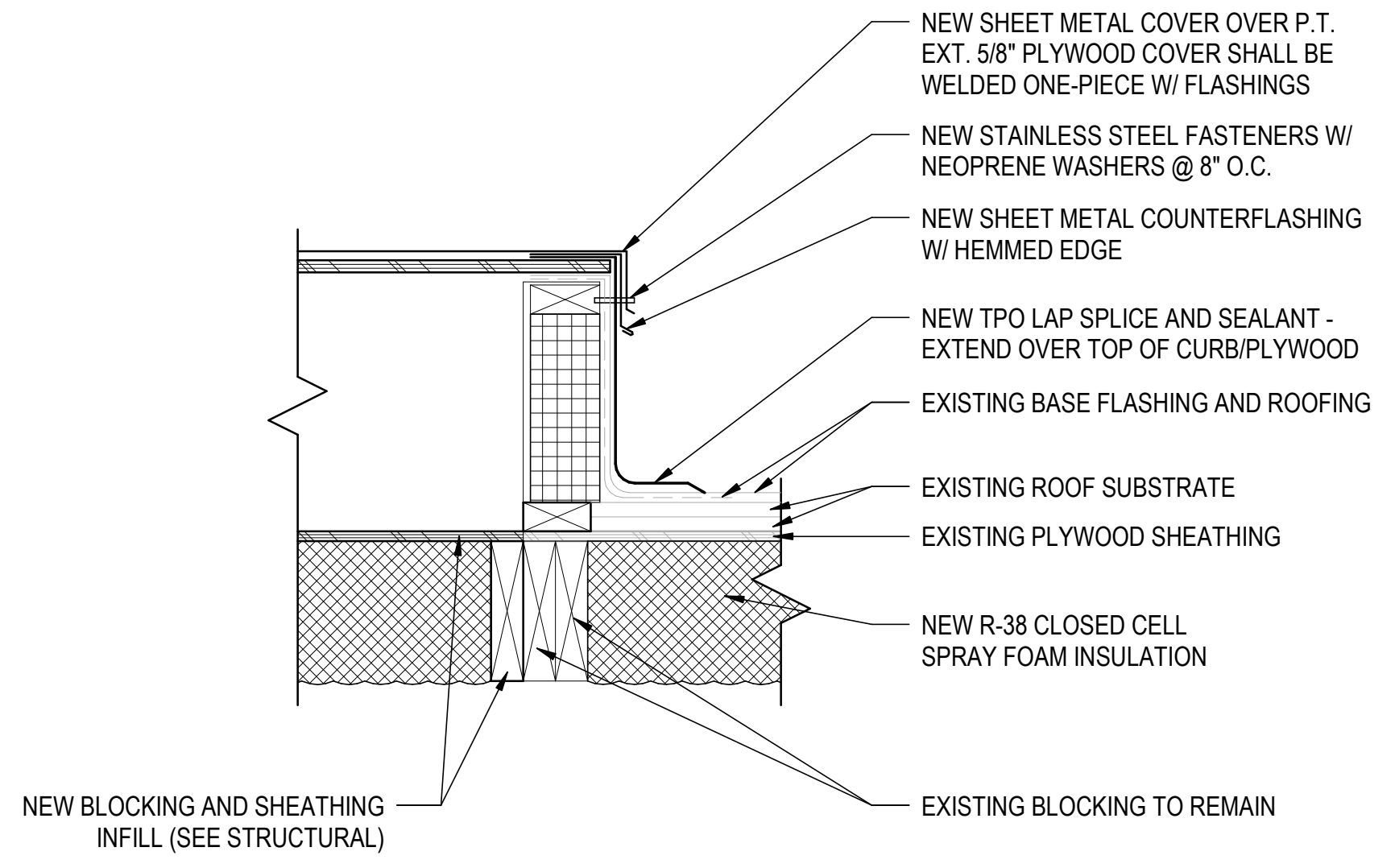
1 ROOF DETAIL @ VENT TO ROOF - PVC
A-144 3" = 1'-0"



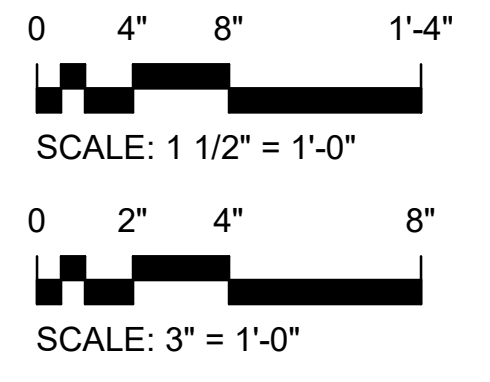
3 DETAIL @ NEW EQUIPMENT CURB @ TPO ROOF
A-144 1 1/2" = 1'-0"



2 TYPICAL ROOF ACCESS HATCH DETAIL
A-144 1 1/2" = 1'-0"



4 DETAIL @ DEMOLISHED TPO ROOF EQUIPMENT
A-144 1 1/2" = 1'-0"



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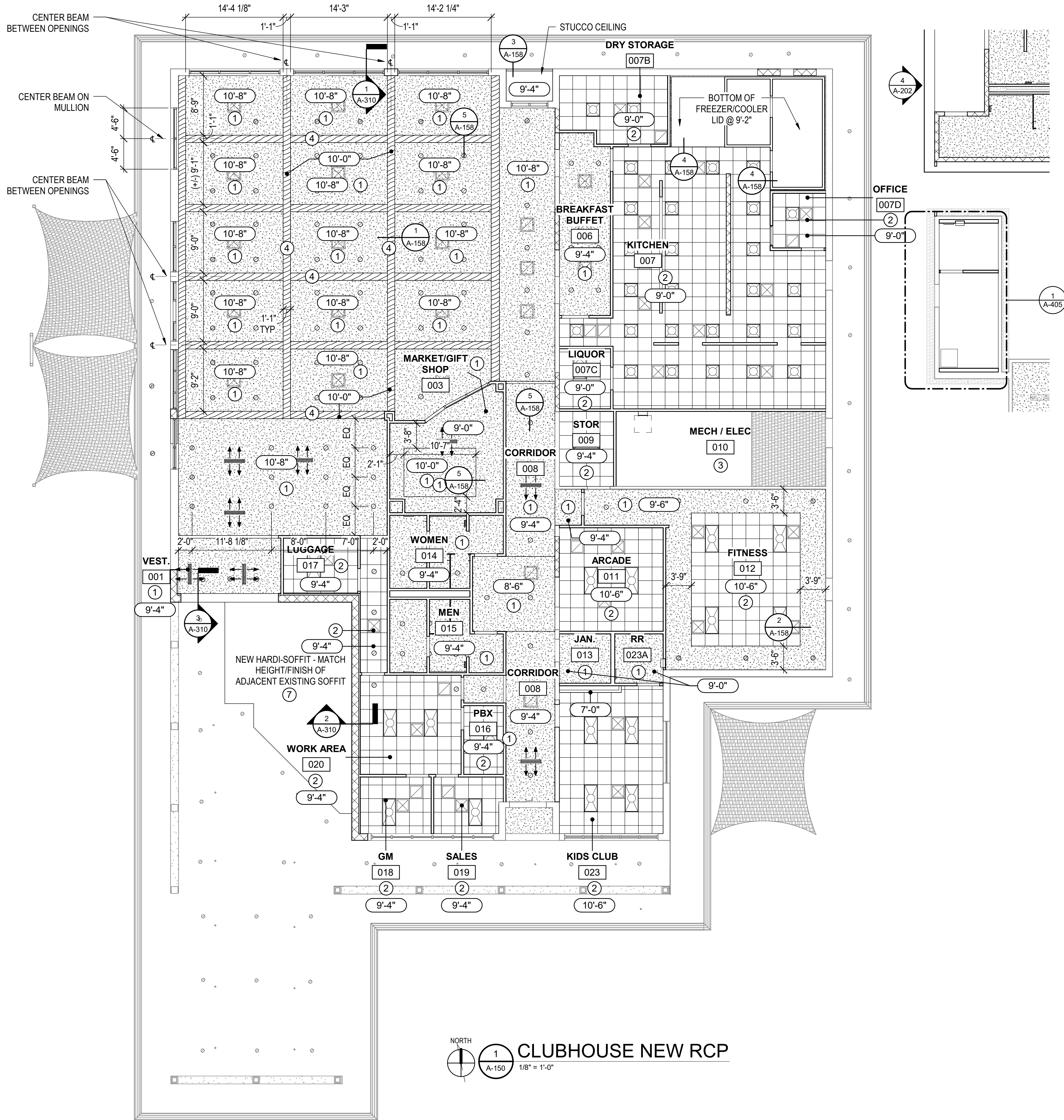
CLUBHOUSE ROOF
DETAILS

SHEET:

A-144

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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

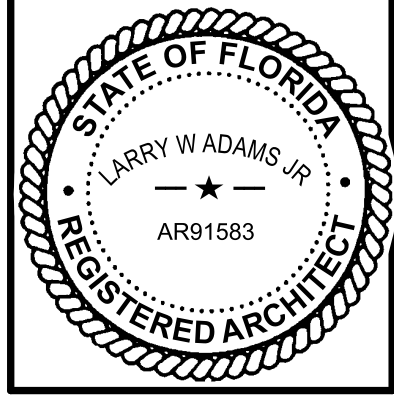


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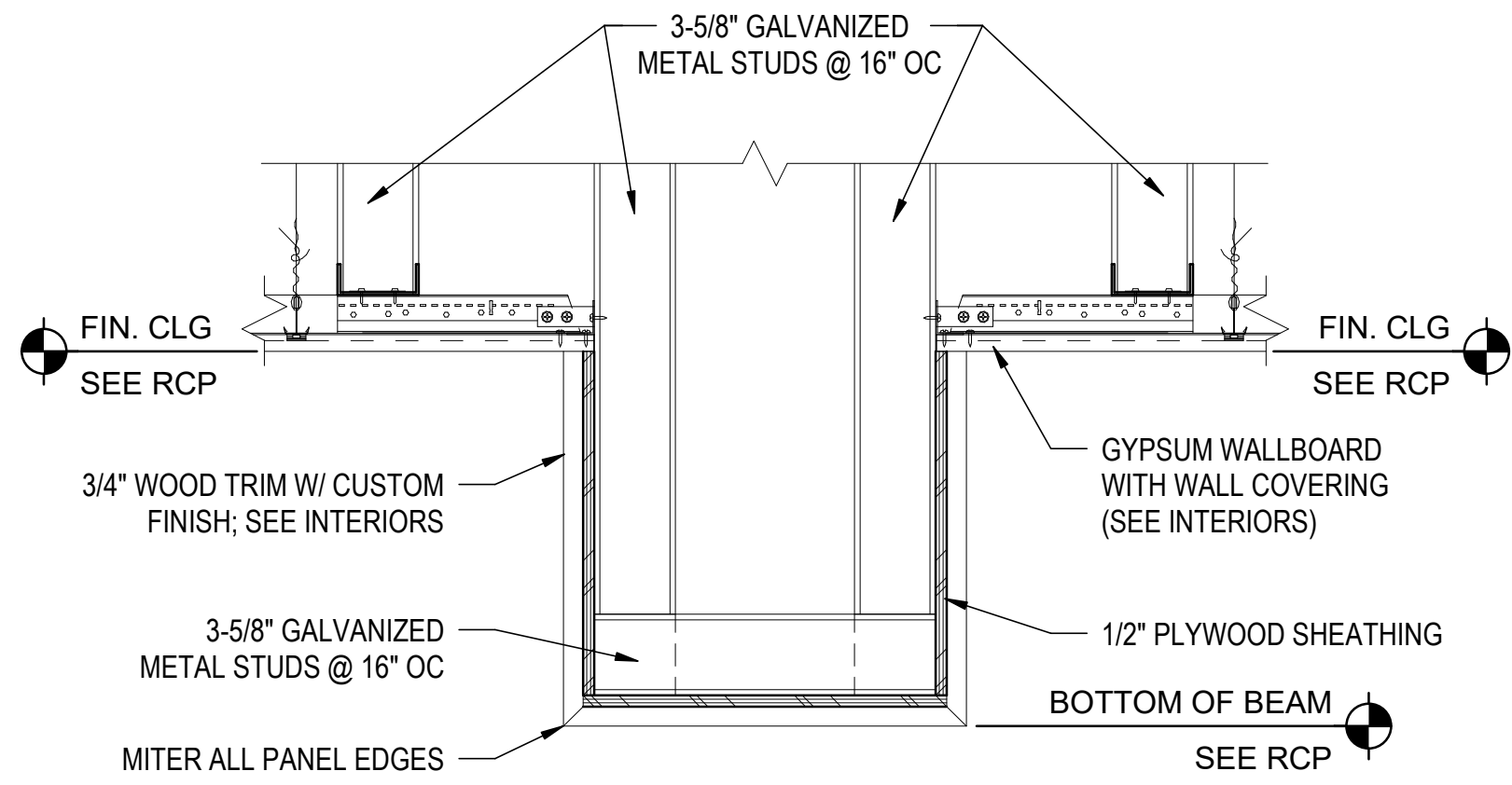
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SHEET DATE: 3/8/24

SHEET TITLE:
CLUBHOUSE
CEILING PLAN -
NEW WORK

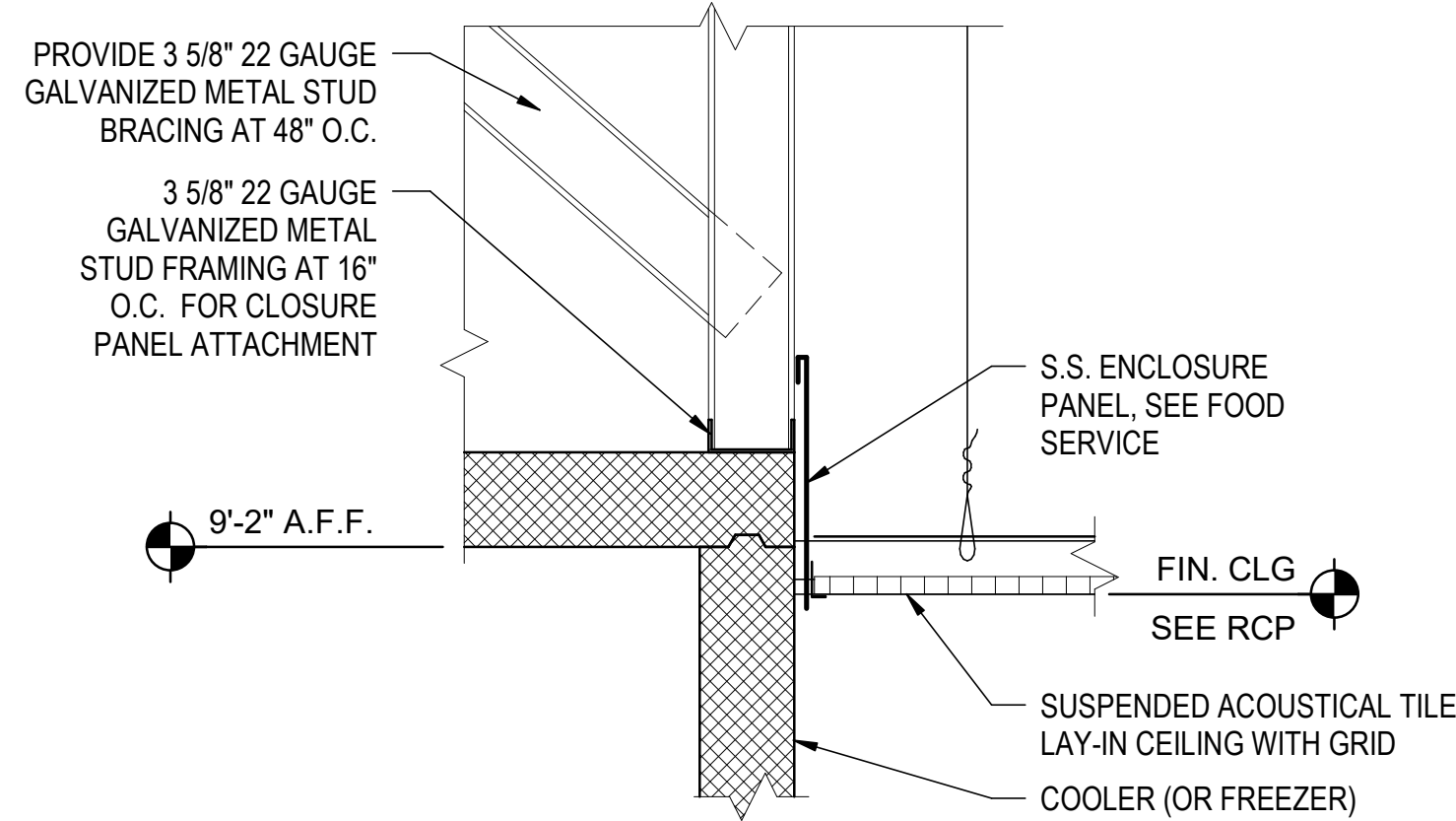
SHEET:
A-150

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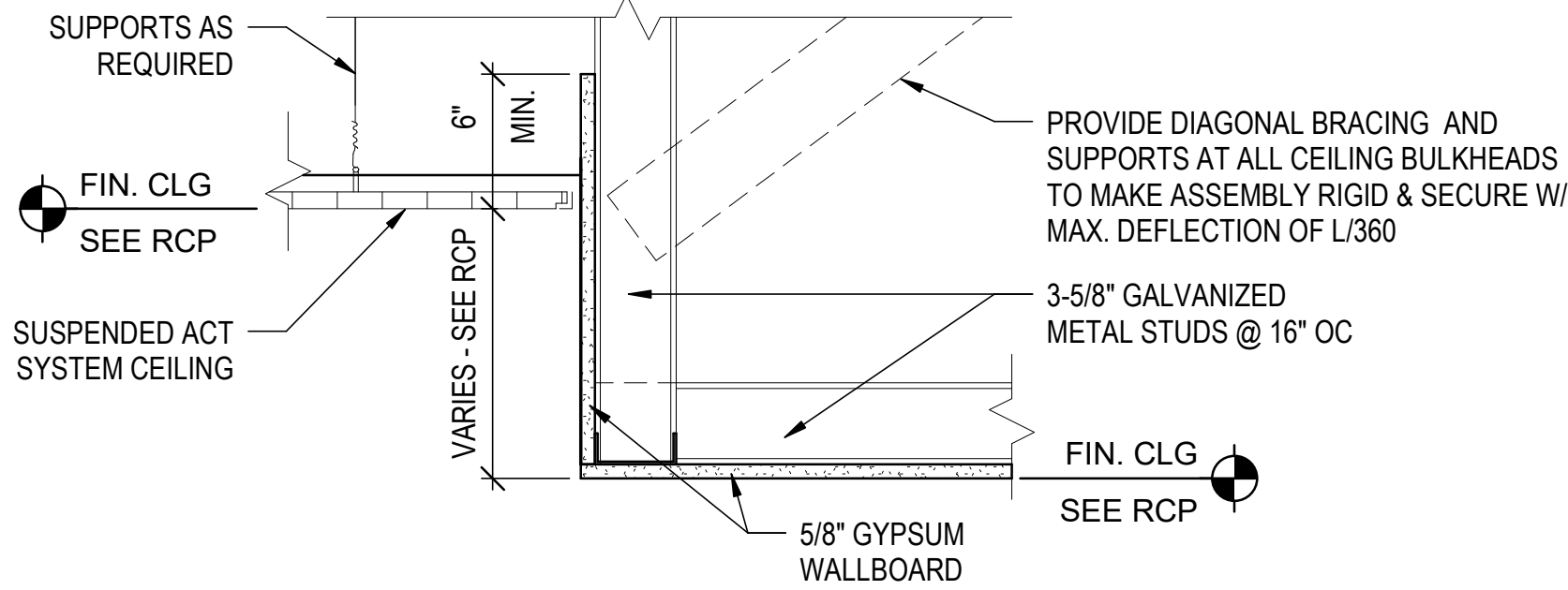
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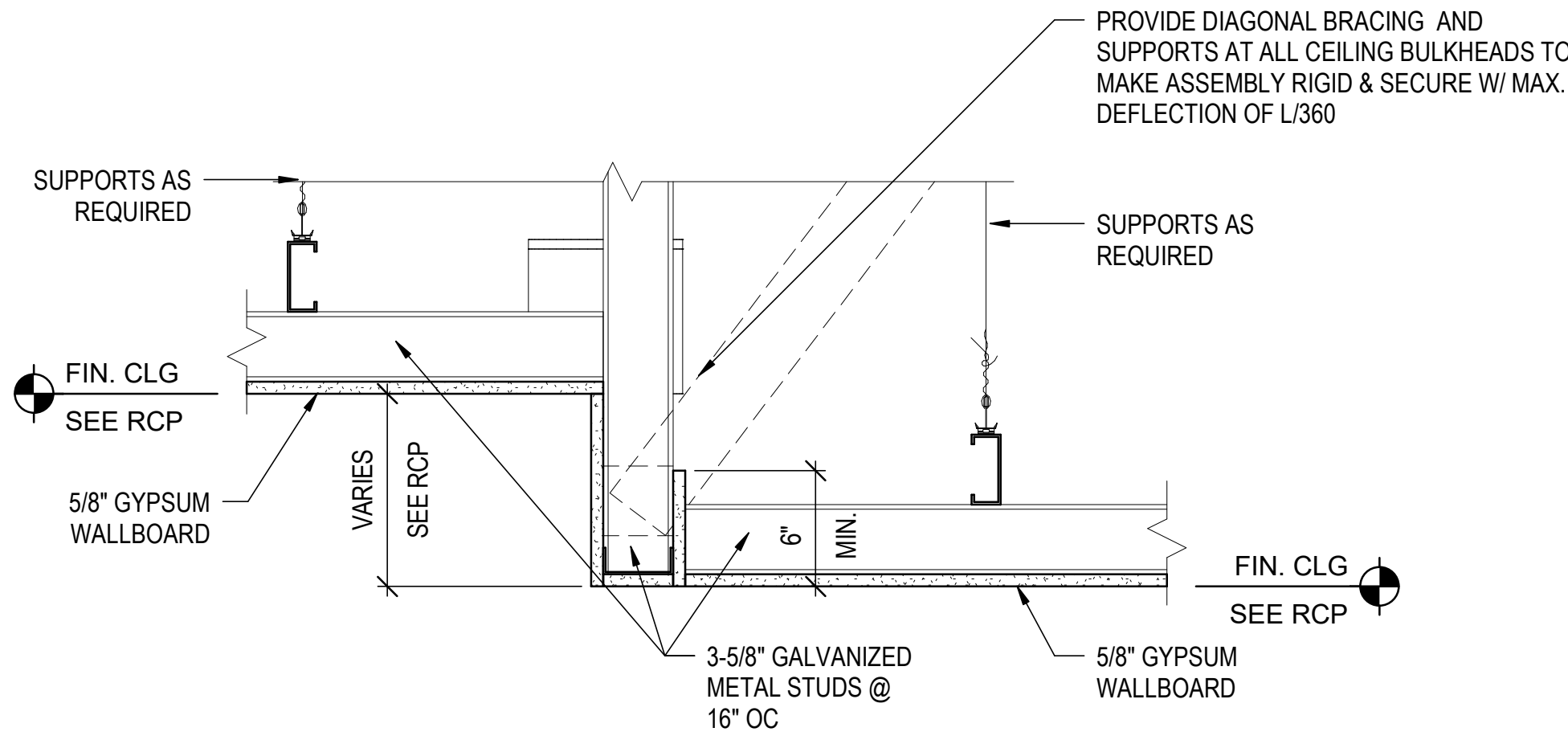
1 CEILING DETAIL AT COFFERED BEAM
A-158 1 1/2" = 1'-0"



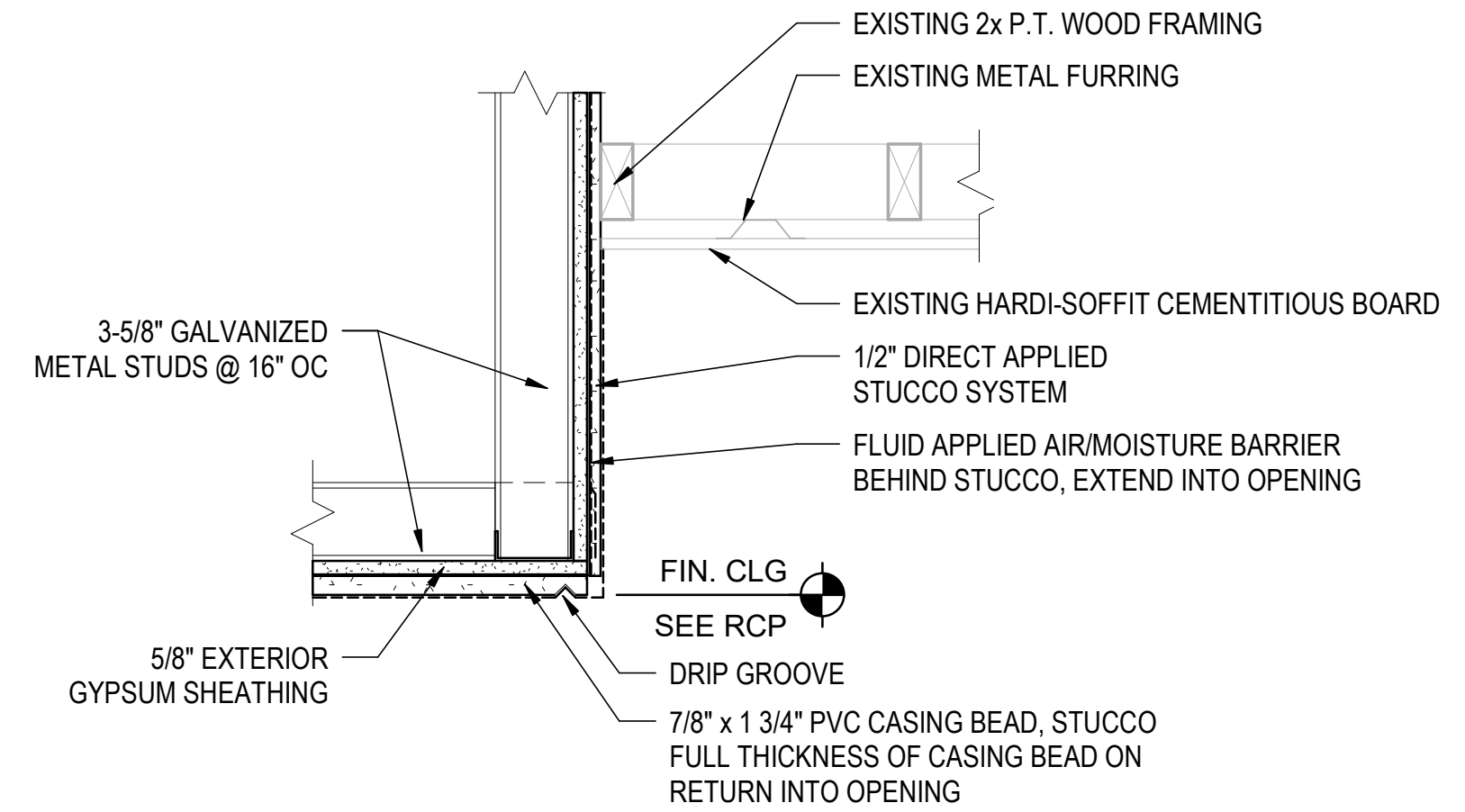
4 CEILING DETAIL AT FREEZER/COOLER
A-158 1 1/2" = 1'-0"



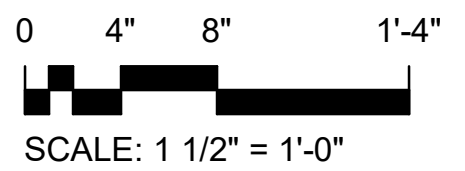
2 SOFFIT DETAIL AT GYPSUM/ACT CEILING
A-158 1 1/2" = 1'-0"

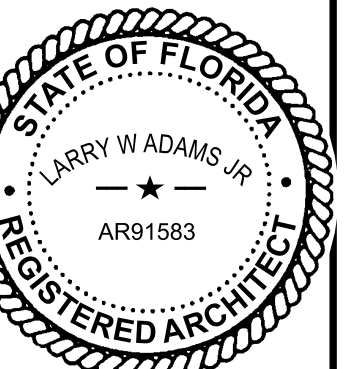


5 SOFFIT DETAIL W/ SUSPENDED GYPSUM CEILINGS
A-158 1 1/2" = 1'-0"



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





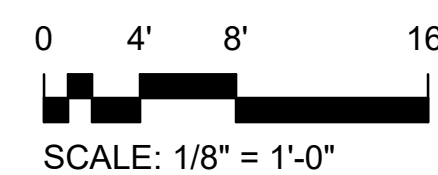


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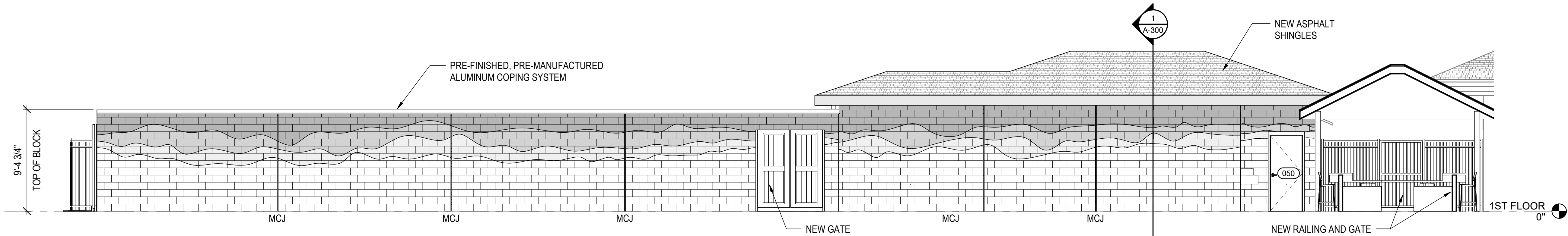


PT-1	WHITE - MATCH BEHR - PRW14 "BIT OF SUGAR"
PT-2	DARK BLUE - MATCH BEHR P490-6 "HACIENDA BLUE"
PT-3	GREEN - MATCH BEHR P420-3 "TROPICAL TRAIL"
PT-4	LIGHT BLUE - MATCH BEHR P480-3 "COOL WATER LAKE"
PT-5	YELLOW - MATCH BEHR P300-5 "UPBEAT"
PT-6	PINK - MATCH BEHR P170-2 "OLD FLAME"
PT-7	PURPLE - MATCH BENJAMIN MOORE 2071-40 "CROCUS PETAL PURPLE"

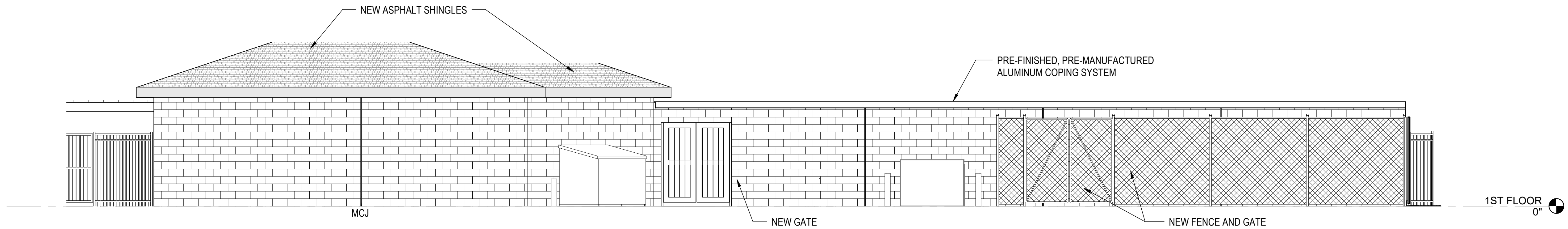


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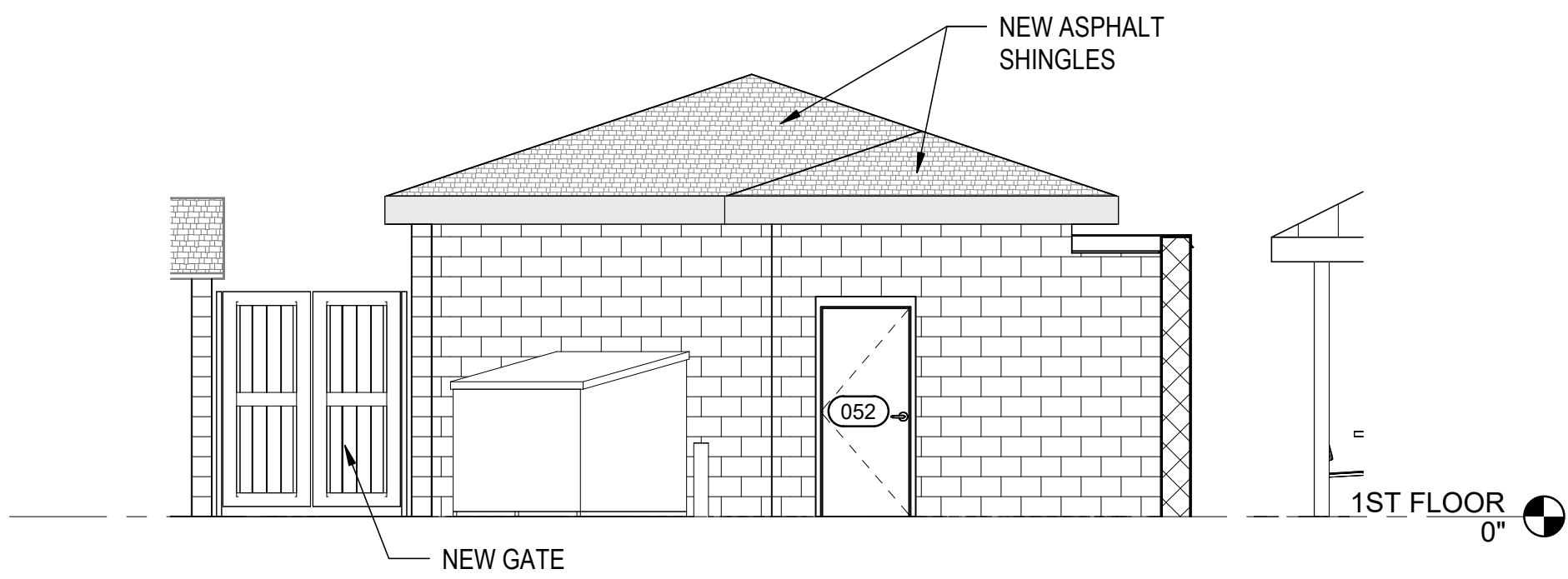
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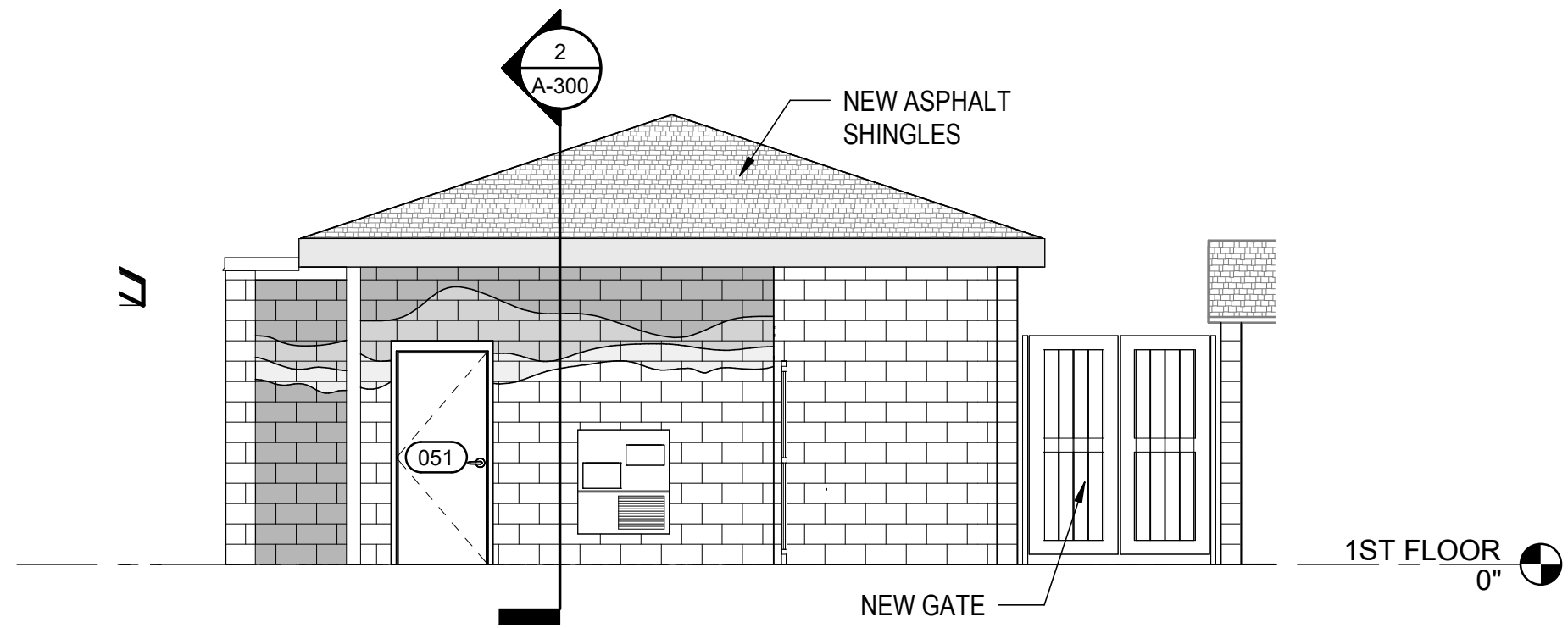
1 SERVICE YARD NORTH ELEVATION
A-202 3/16" = 1'-0"



2 SERVICE YARD SOUTH ELEVATION
A-202 3/16" = 1'-0"



3 SERVICE YARD EAST ELEVATION
A-202 3/16" = 1'-0"



4 SERVICE YARD WEST ELEVATION
A-202 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



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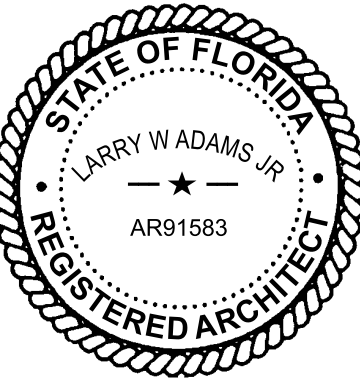
OCEAN COAST HOTEL

2707 SADLER ROAD
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REVISIONS:



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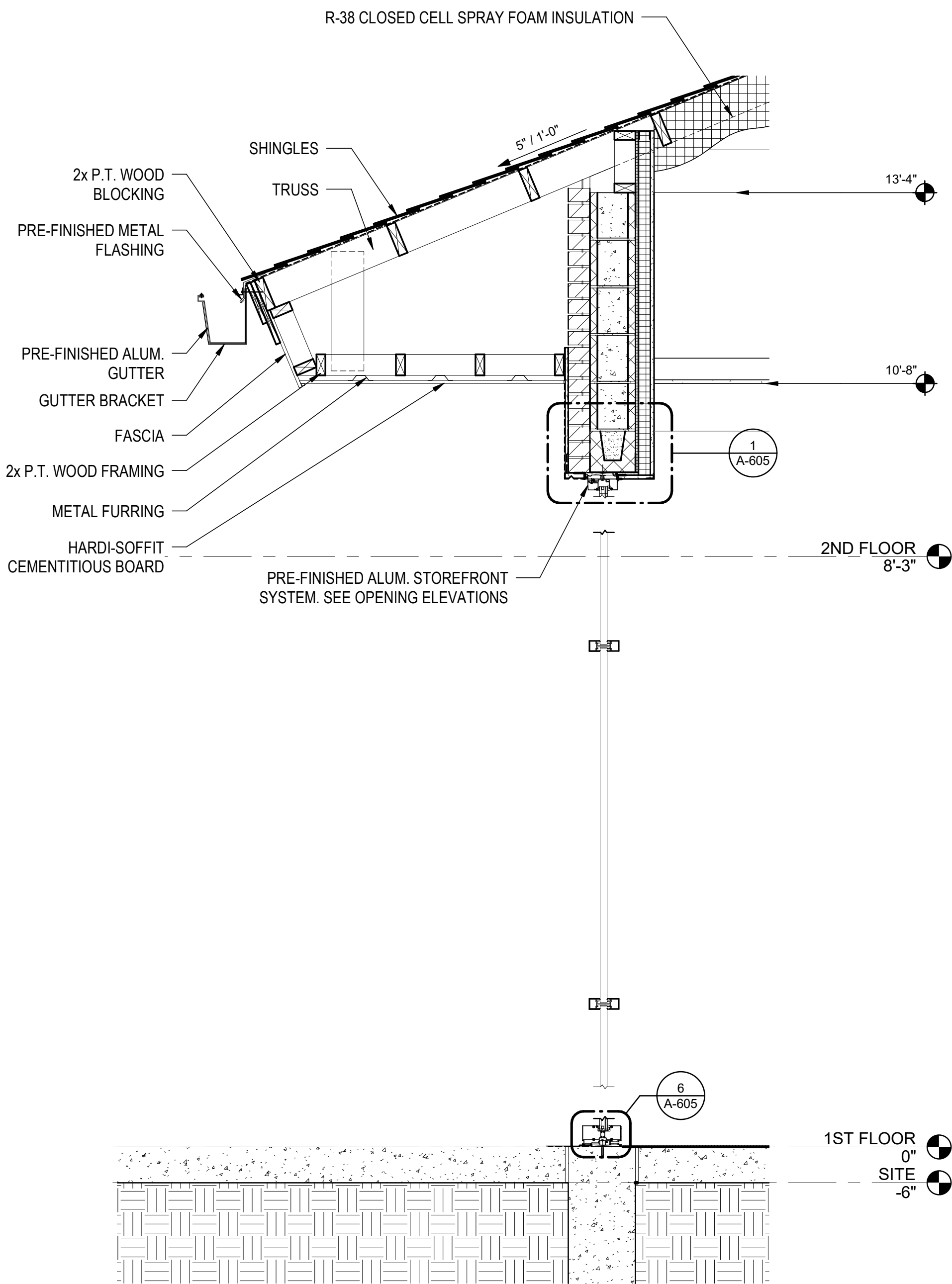
NEW SERVICE
YARD ELEVATIONS

SHEET:

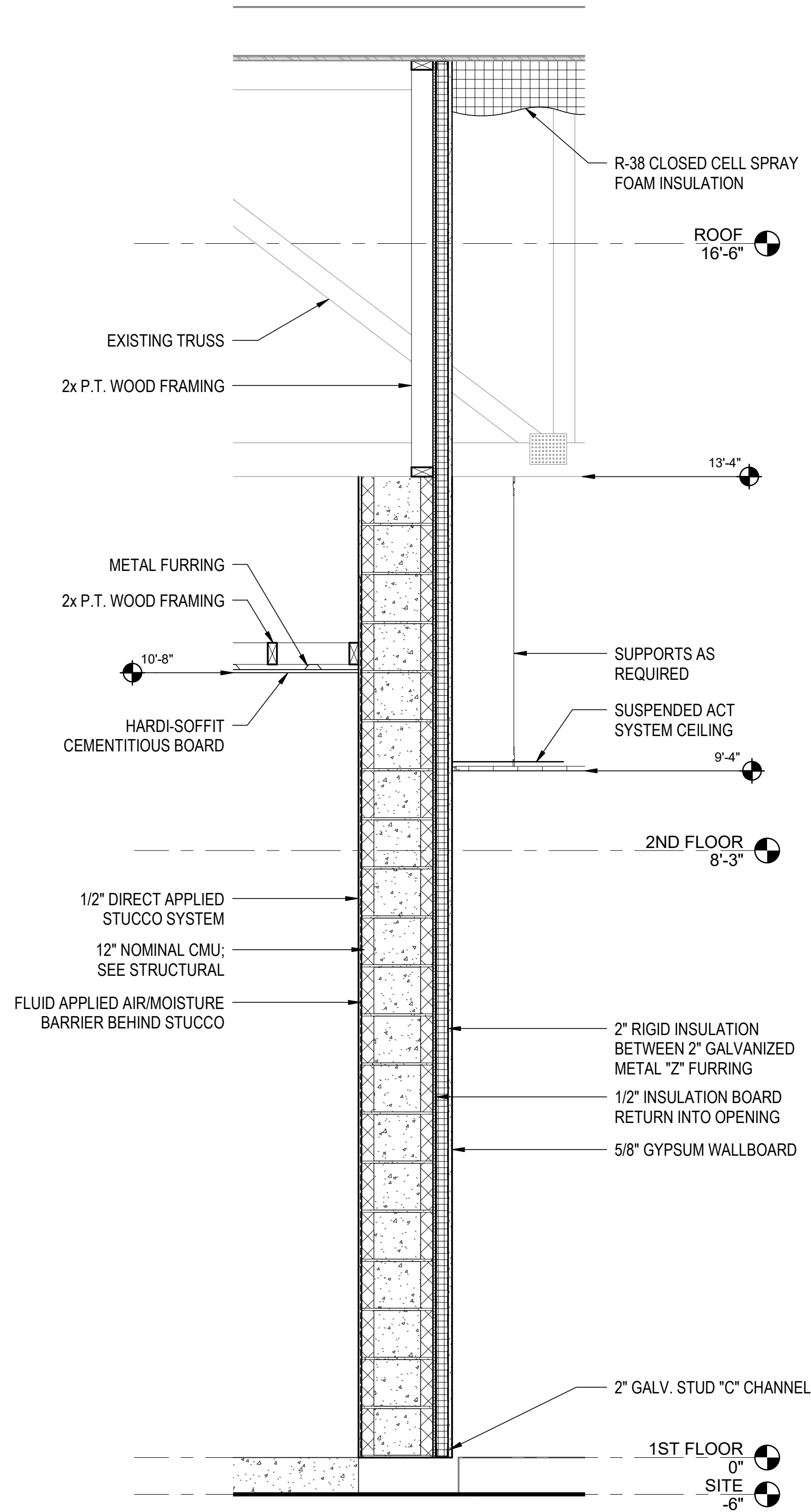
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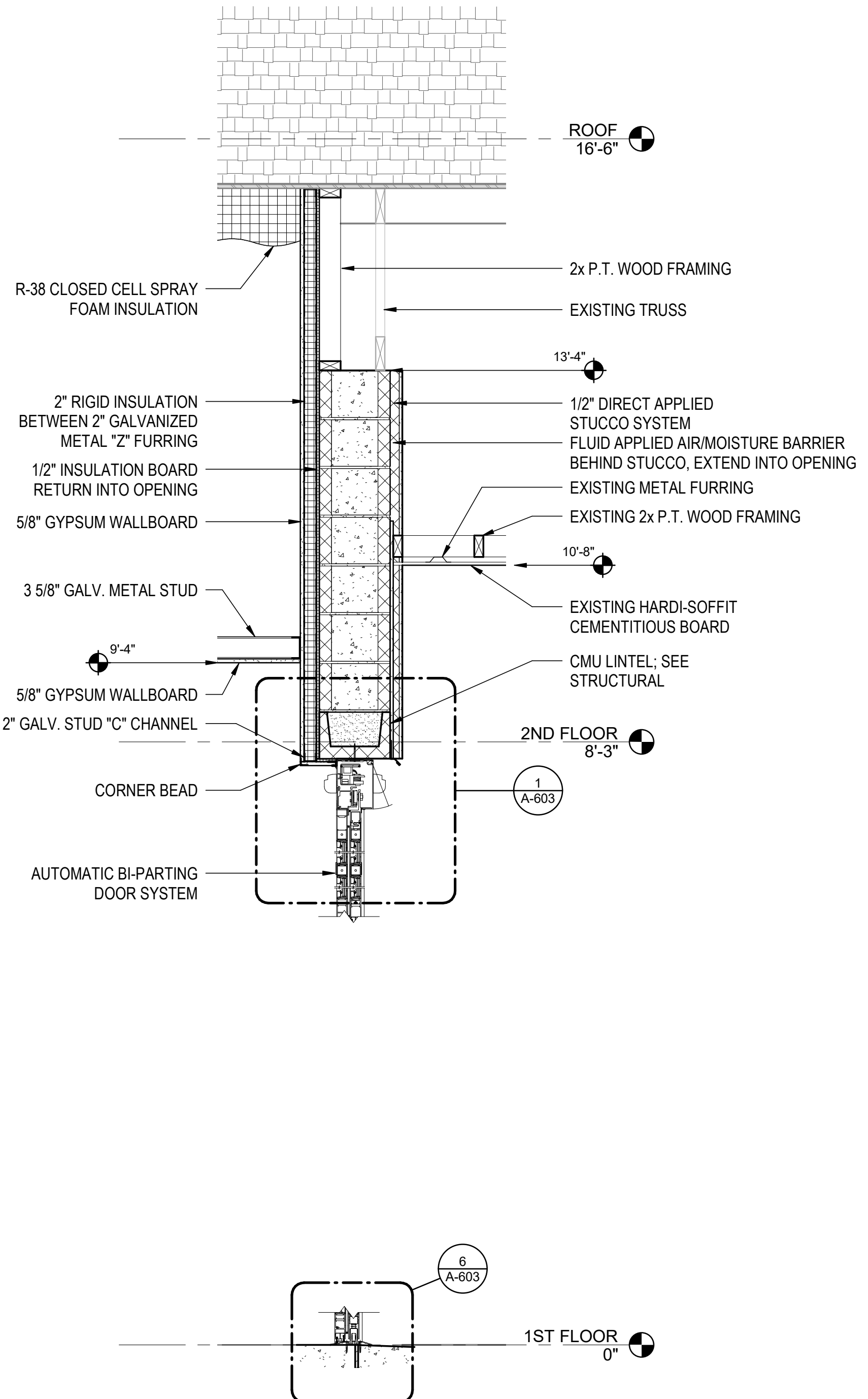
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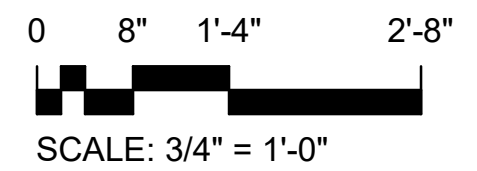
1 CLUBHOUSE WALL SECTION @ DINING ROOM
A-310 3/4" = 1'-0"



2 CLUBHOUSE WALL SECTION @ BOH
A-310 3/4" = 1'-0"



3 CLUBHOUSE WALL SECTION @ VESTIBULE
A-310 3/4" = 1'-0"



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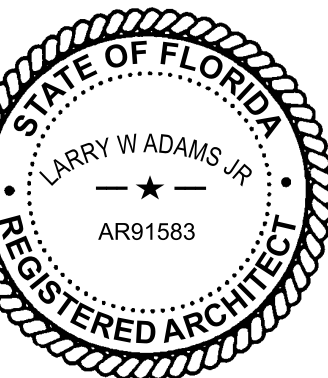
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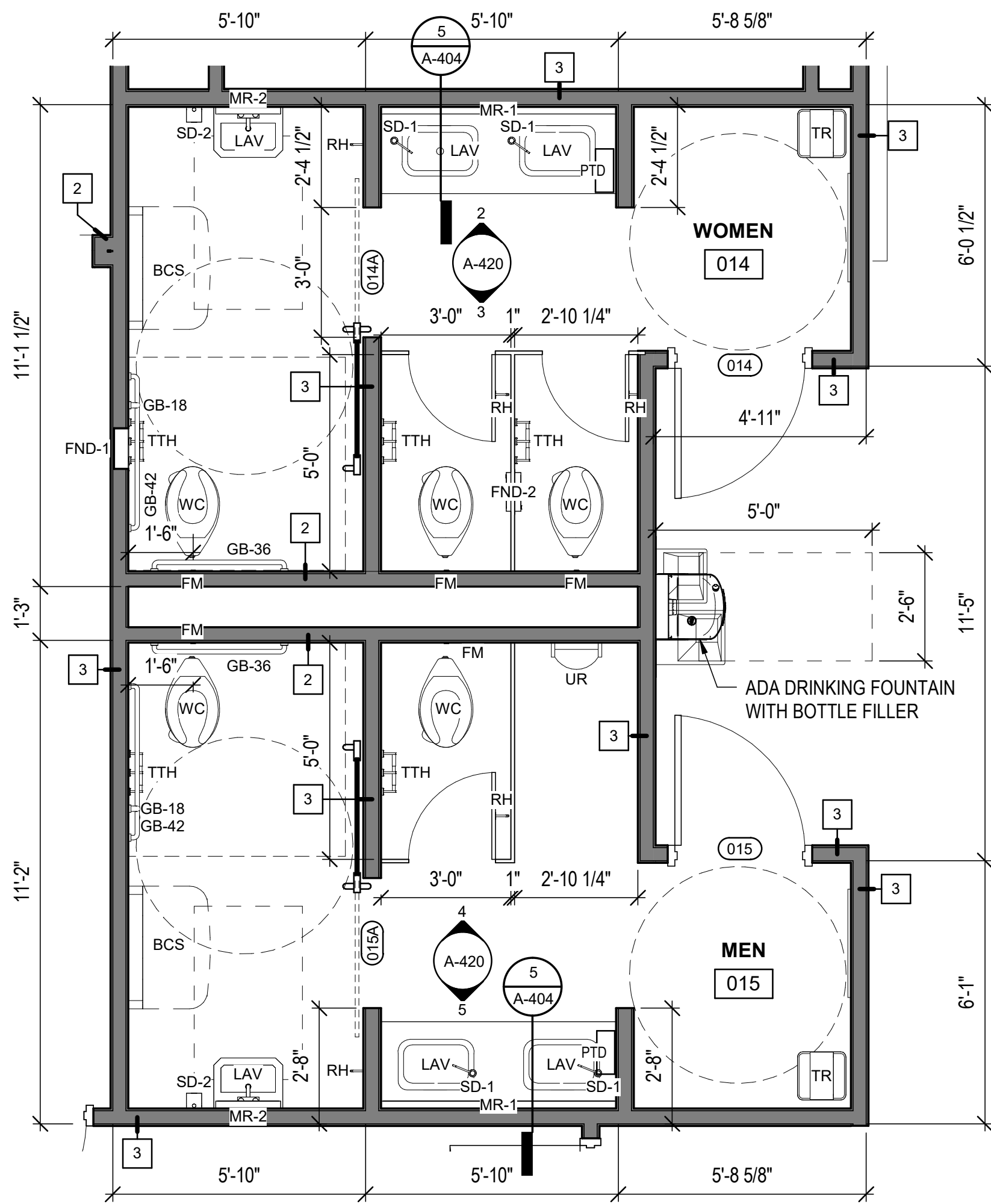
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SHEET DATE: 3/8/24

SHEET TITLE:
CLUB HOUSE WALL
SECTIONS

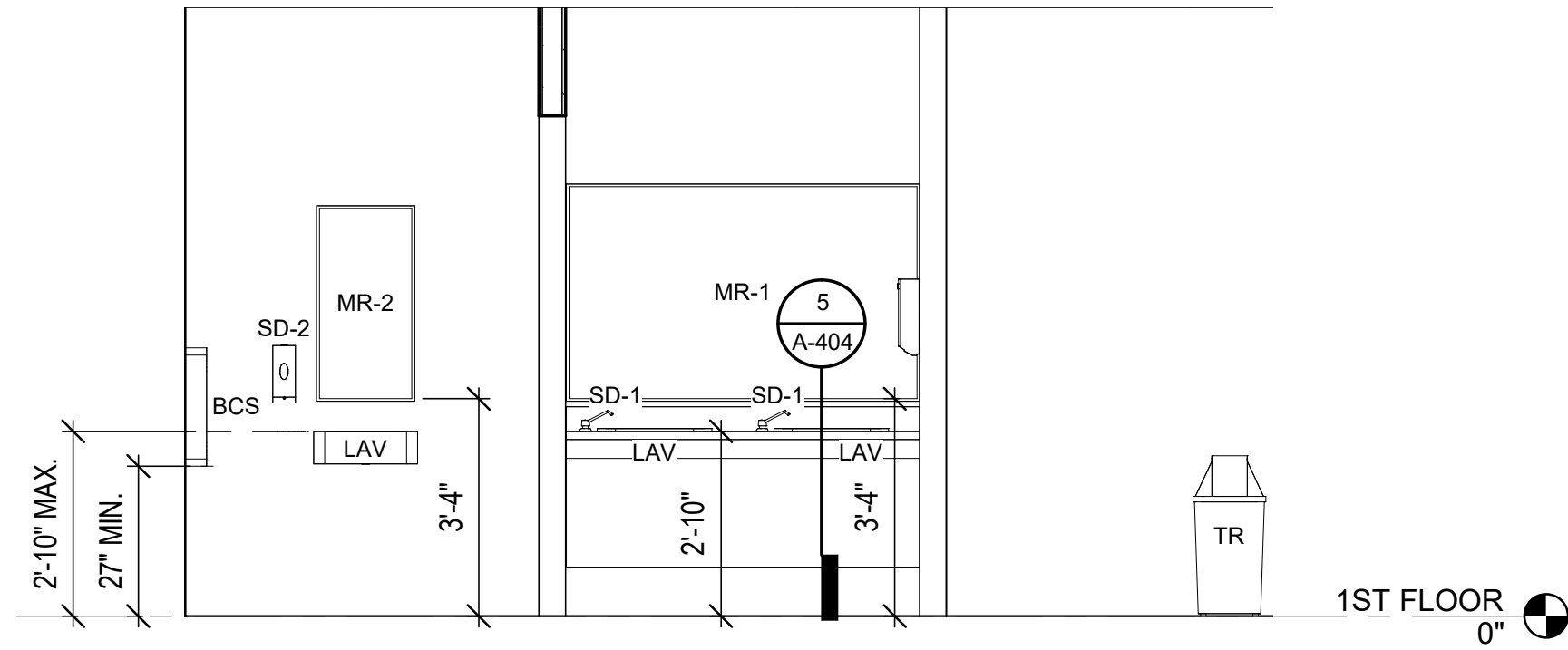
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A-310

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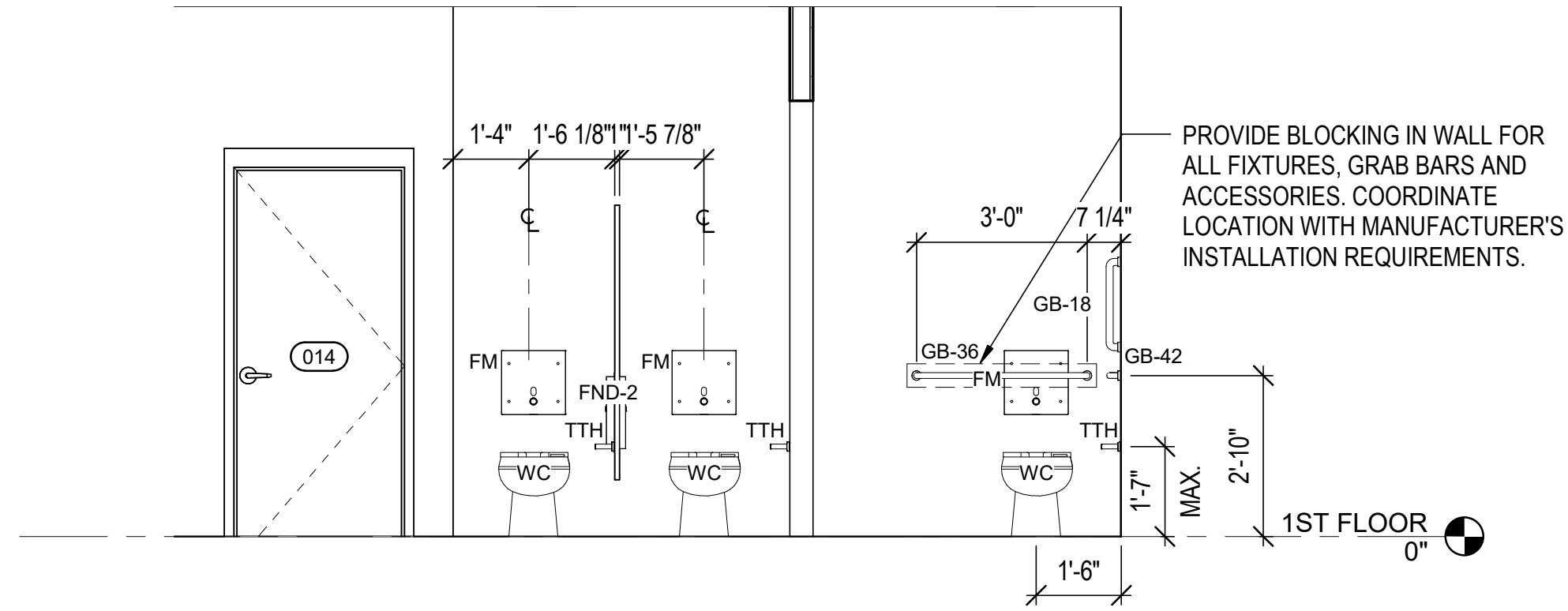
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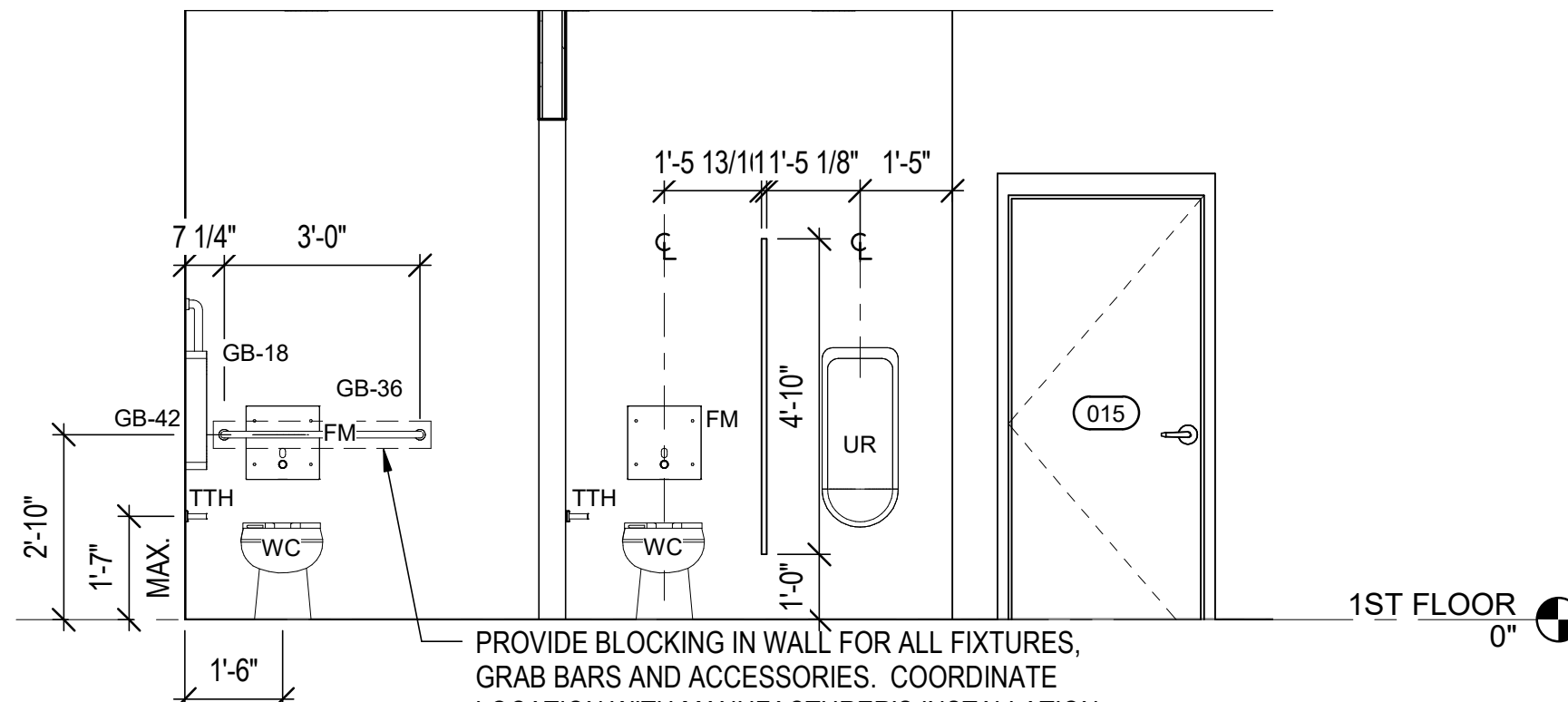
CLUBHOUSE WOMEN 014/
MEN 015 ENLARGED PLAN



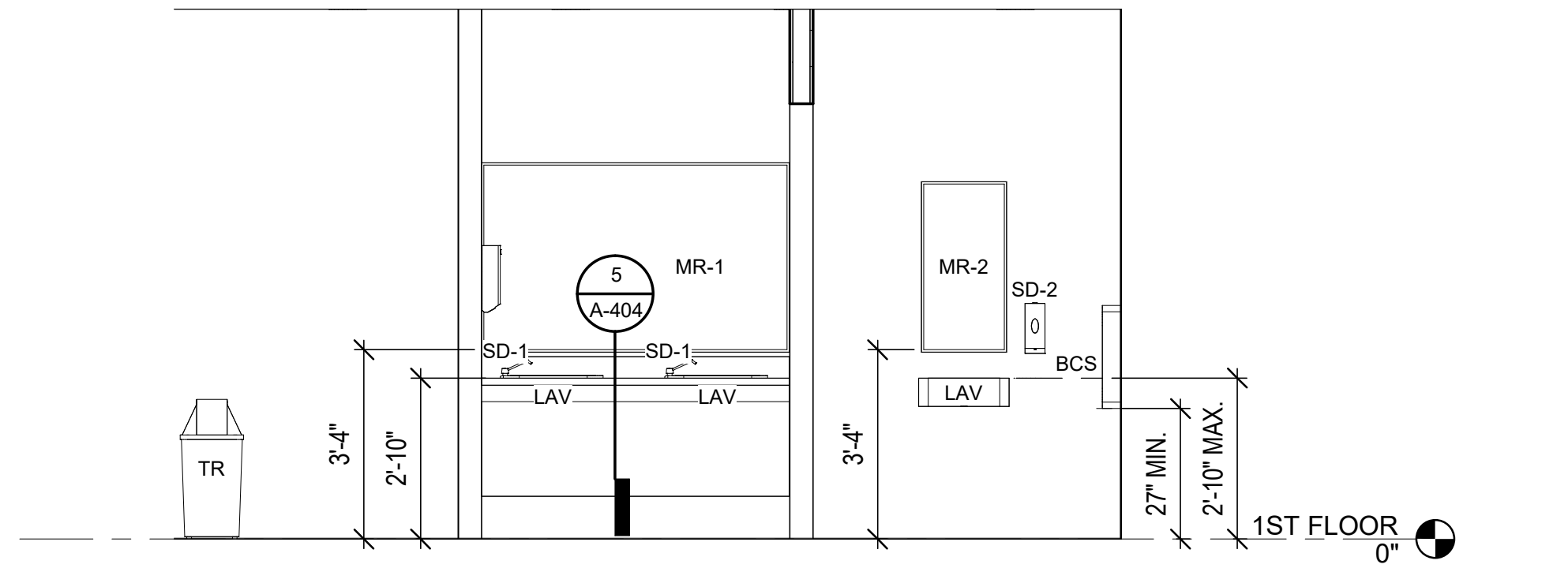
2 WOMEN 014 NORTH ELEVATION



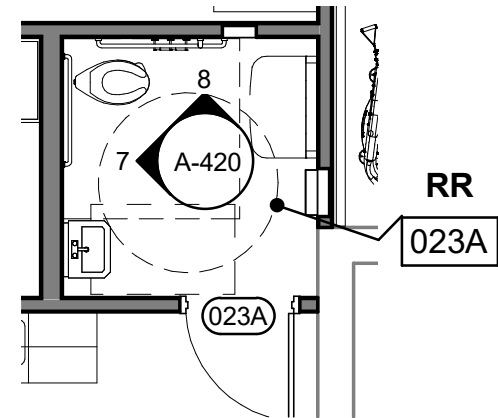
3 WOMEN 014 SOUTH ELEVATION



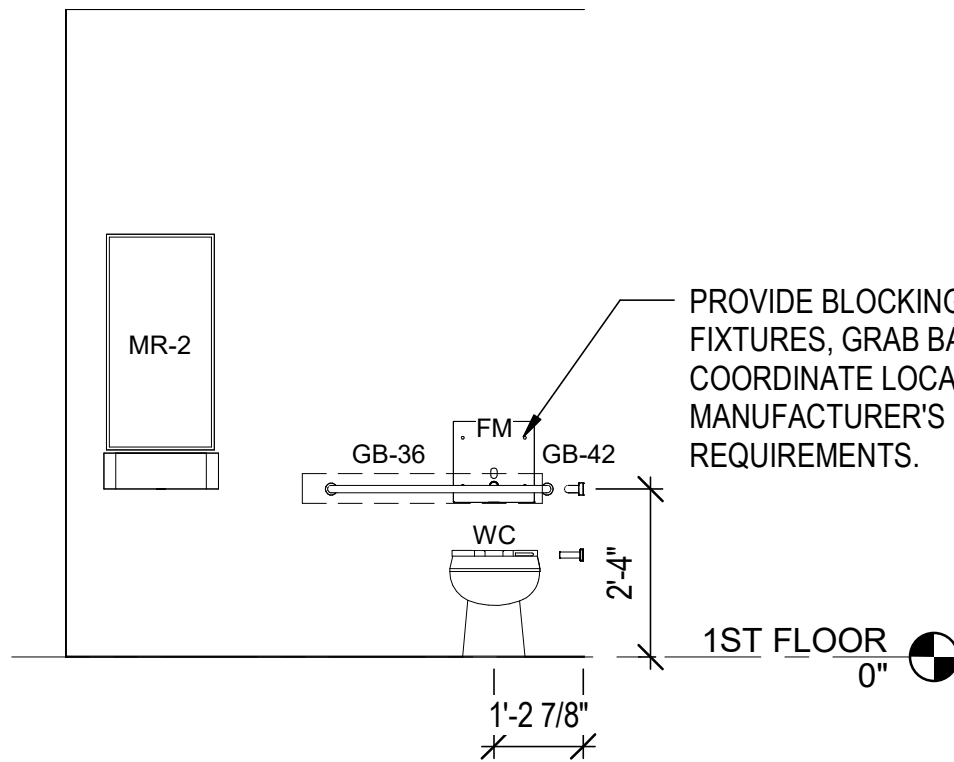
4 MEN 015 NORTH ELEVATION



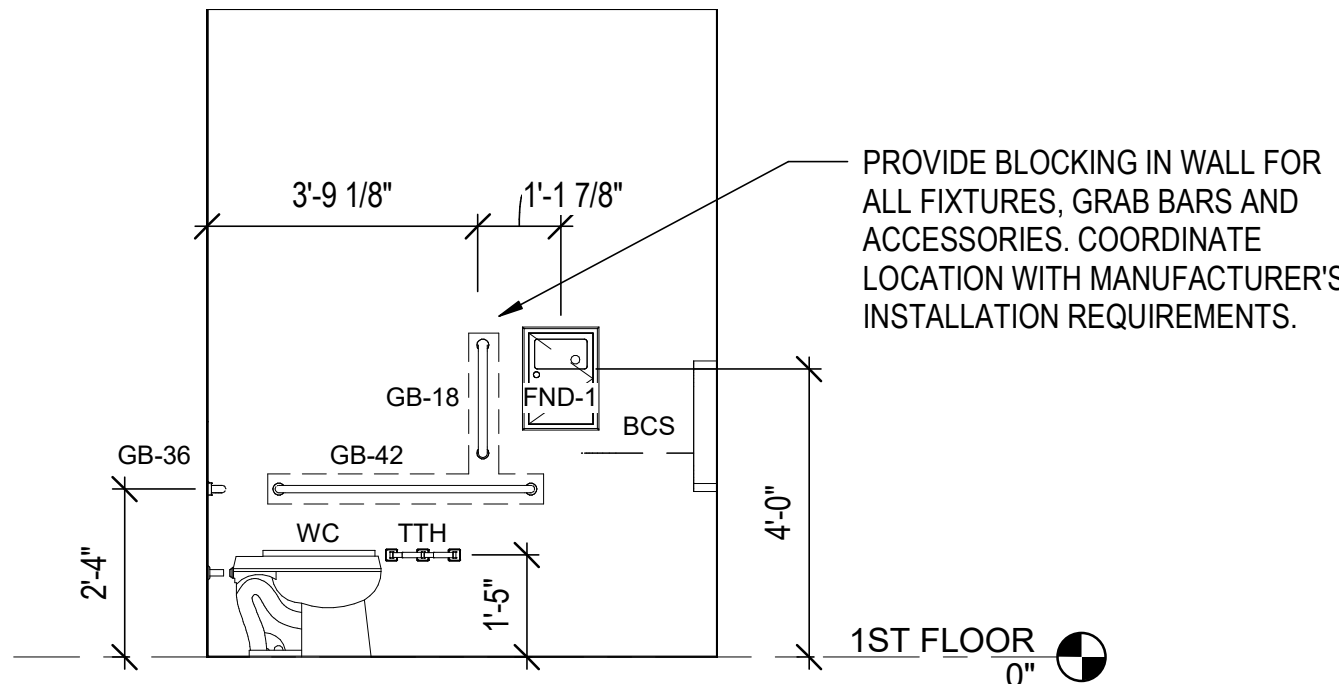
5 MEN 015 SOUTH ELEVATION



CLUBHOUSE RR
023A ENLARGED PLAN



7 RR 023A WEST ELEVATION



8 RR 023A NORTH ELEVATION

TOILET ACCESSORY SCHEDULE

MARK	ITEM / DESCRIPTION
BCS	BABY CHANGING STATION
FM	FLUSHOMETER FLUSH VALVE
FND-1	FEMANINE NAPKIN DISPOSAL
FND-2	FEMANINE NAPKIN DISPOSAL
GB-18	18" GRAB BAR
GB-36	36" GRAB BAR
GB-42	42" GRAB BAR
LAV	LAVATORY
MR-1	MIRROR - SEE INTERIORS
MR-2	MIRROR 18"x60"
MS	MOP SINK
PTD	PAPER TOWEL DISPENSER
RH	ROBE HOOK
SD-1	SOAP DISPENSER
SD-2	SOAP DISPENSER
TR	TRASH RECEPTACLE
TTH	TOILET TISSUE DISPENSER
UR	URINAL
WC	WATER CLOSET

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



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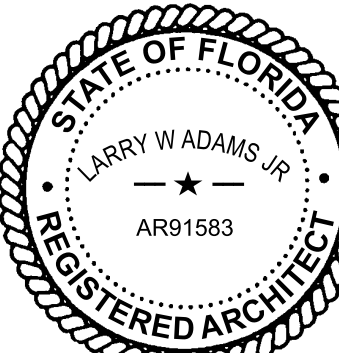
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

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REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

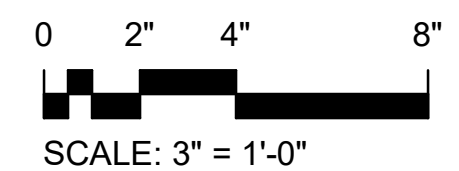
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CLUBHOUSE
ENLARGED PLANS

SHEET:

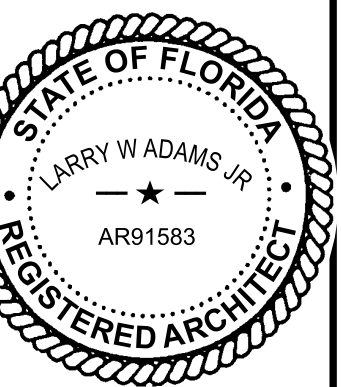
A-420

1. EACH FIXED LADDER MUST SUPPORT AT LEAST (2) 250 LBS LOADS EACH, CONCENTRATED BETWEEN ANY TWO CONSECUTIVE ATTACHMENTS.
2. EACH RUNG MUST SUPPORT A MINIMUM SINGLE, CONCENTRATED LOAD OF 250LBS IN THE CENTER OF THE RUNG.
3. RUNGS MUST BE KNURLED, DIMPLED, OR COATED WITH SKID RESISTANT MATERIAL TO MINIMIZE SLIPPING.
4. MAXIMUM LADDER HEIGHT IS 24'-0".



2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

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MEET DATE: 3/8/24

DETAILS

A-500

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	14'-0"	7'-4"	1 3/4"	ALUM	1/A-601	FULL	ALUM	1/A-601	1/A-603	2/A-603	3/A-603		None	HW1		
001B	14'-0"	7'-4"	1 3/4"	ALUM	2/A-601	FULL	ALUM	2/A-601	4/A-603	5/A-603	6/A-603		None	HW1		
002	3'-0"	7'-0"	1 3/4"	ALUM	2/A-602	FULL	ALUM	2/A-602	1/A-605	3/A-605	5/A-605		-	HW3		
006	3'-0"	7'-0"	1 3/4"	SCWD	J	12"x12"	HM	2	4/A-604	5/A-604	6/A-604		-	HW5		
006A	4'-4"	7'-0"	1 3/4"	SCWD	K	-	WD	-	1/A-609	2/A-609	-	-	-	BY MFR	-	REFER TO ID FINISH SCHEDULE FOR SPEC
006B	4'-4"	7'-0"	1 3/4"	SCWD	K	-	WD	-	1/A-609	2/A-609	-	-	-	BY MFR	-	REFER TO ID FINISH SCHEDULE FOR SPEC
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		-	HW12	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	CONFIRM EXISTING R.O.
008B	5'-5"	7'-0"	1 3/4"	ALUM	5/A-601	FULL	ALUM	5/A-601	3/A-605	4/A-605	5/A-605			HW4	EXT	CONFIRM EXISTING R.O.
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"	ALUM	C	FULL	ALUM	1	4/A-604	5/A-604	-		-	HW10	008	
012B	3'-0"	7'-0"	1 3/4"	SCWD	E	6"x30"	HM	2	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'-4"	7'-0"	1 3/4"	SCWD	K	-	WD	-					-	-	STALL	REFER TO ID FINISH SCHEDULE FOR SPEC
015	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-604	5/A-604			-	HW7	-	
015A	3'-4"	7'-0"	1 3/4"	SCWD	K	-	WD	-					-	-	STALL	REFER TO ID FINISH SCHEDULE FOR SPEC
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"	SCWD	G	6"x30"	HM	2	4/A-604	5/A-604			-	HW8	002	
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"	HM	D	-	HM	1	7/A-604	8/A-604			-	HW13	EXT	
051	3'-0"	7'-0"	1 3/4"	HM	D	-	HM	1	7/A-604	8/A-604			-	HW13	EXT	
052	3'-0"	7'-0"	1 3/4"	HM	D	-	HM	1	7/A-604	8/A-604			-	HW14	EXT	
054	3'-0"	7'-0"	1 3/4"	HM	D	-	HM	1	7/A-604 SIM.	8/A-604 SIM.			-	HW14	EXT	
055	3'-0"	7'-0"	1 3/4"	SCWD	J	-	HM	2	4/A-604	5/A-604			-	HW11	054	

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.

NOTE: SEE INTERIORS FOR FLOOR MATERIAL THRESHOLD TYPES AT INTERIOR DOORS NOT INDICATED.

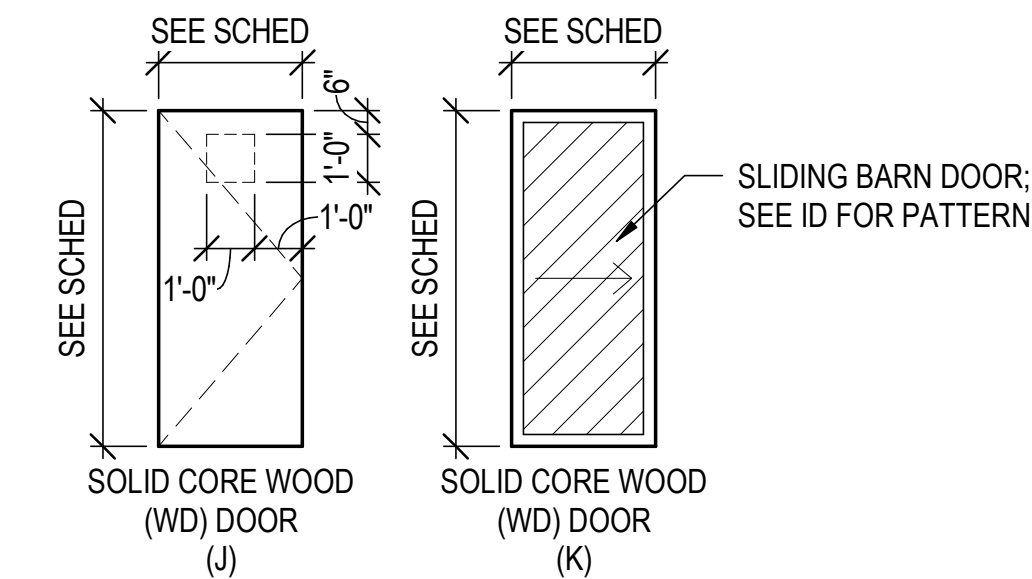
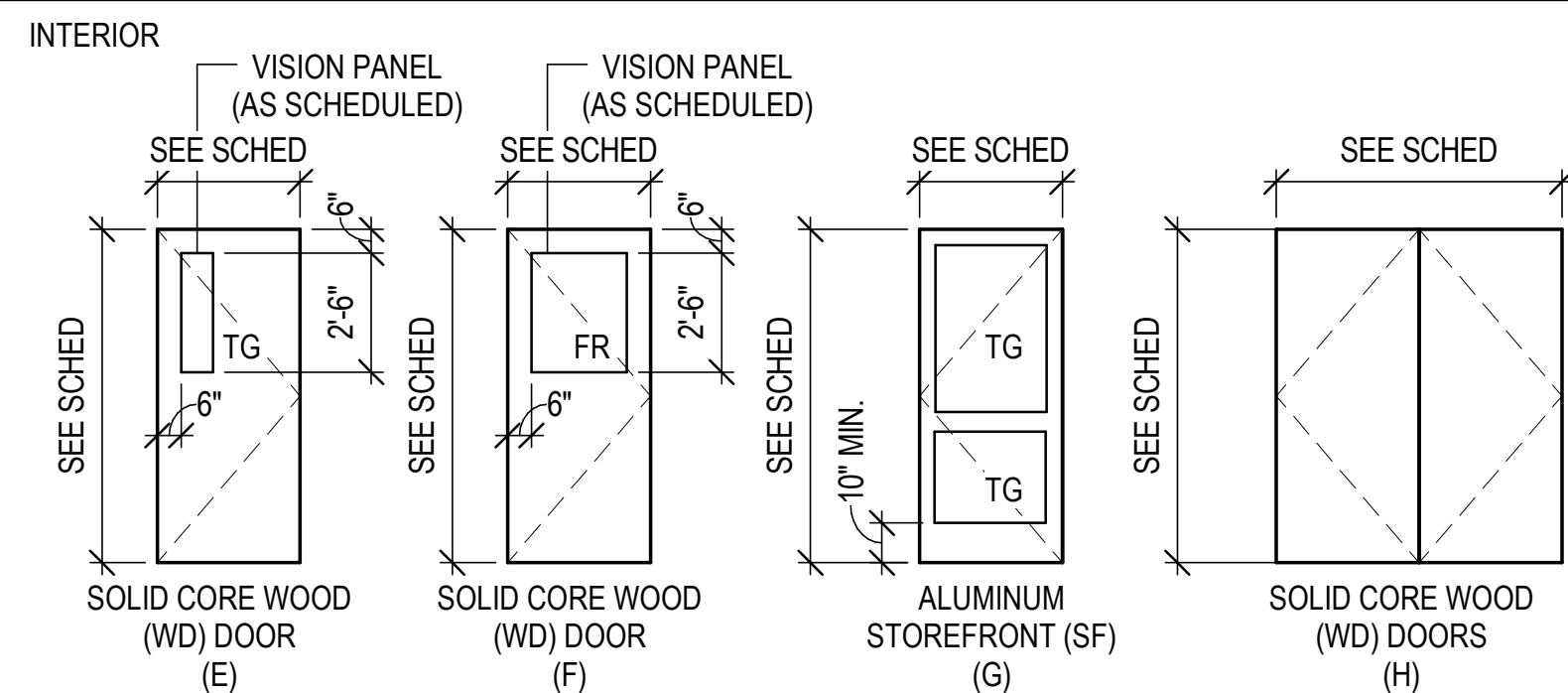
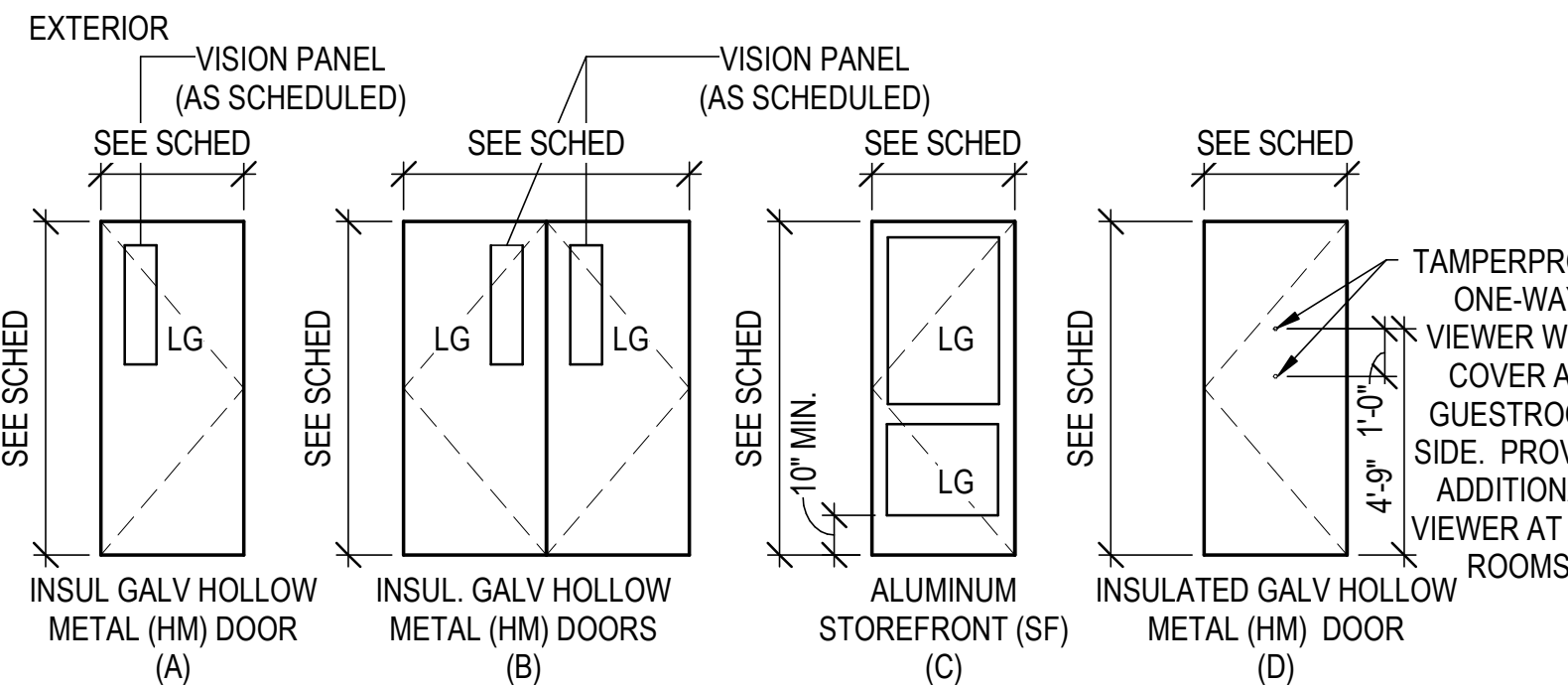
DOOR SCHEDULE - PHASE 2																
DOOR							FRAME					STC RATING	FIRE RATING	HARDWARE		COMMENTS
MARK	SIZE			MAT	ELEV	GLAZING	MAT	ELEV	DETAIL					SET NO	KEYSIDE ROOM NUMBER	
	WD	HT	THK						HEAD	JAMB	SILL					
100A	3'-0"	7'-0"	1 3/4"	HM	A	-	HM	1	5/A-608	6/A-608	3/A-604		-	HW24	EXT	
100B	3'-0"	6'-8"	2"	HM	A	-	HM	1	1/A-604	2/A-604	3/A-604			HW15	EXT	FULL LOUVERED
153A	5'-5"	7'-4"	1 3/4"	HM	B	-	HM	1	1/A-604	2/A-604	3/A-604			HW16	EXT	
153B	3'-0"	7'-0"	1 3/4"	HM	J	-	HM	1	1/A-604	2/A-604	3/A-604		45 MIN.	HW17	153A	CONFIRM EXISTING R.O.
153C	5'-5"	7'-4"	2"	HM	B	-	HM	1	1/A-604	2/A-604	3/A-604			HW16	EXT	CONFIRM EXISTING R.O.
153C	2'-0"	6'-8"	1 3/4"										60 MIN.			
153D	5'-5"	6'-8"	2"	HM	B	-	HM	1	1/A-604	2/A-604	3/A-604			HW16	EXT	HALF-LOUVERED, CONFIRM EXISTING R.O.
153E	3'-4"	7'-4"	2"	HM	A	-	HM	1	1/A-604	2/A-604	3/A-604			HW15	EXT	FULL LOUVERED
200A	3'-0"	7'-0"	1 3/4"	HM	A	-	HM	1	5/A-608	6/A-608	3/A-604		-	HW24	EXT	

DOOR SCHEDULE - HOTEL CHASES TYPICAL DOOR (18)																
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					
A1A	2'-6"	6'-8"	1 3/4"	HM	A	-	HM	1					60 MIN.	HW5	EXT	TYPICAL ALL CHASE DOORS

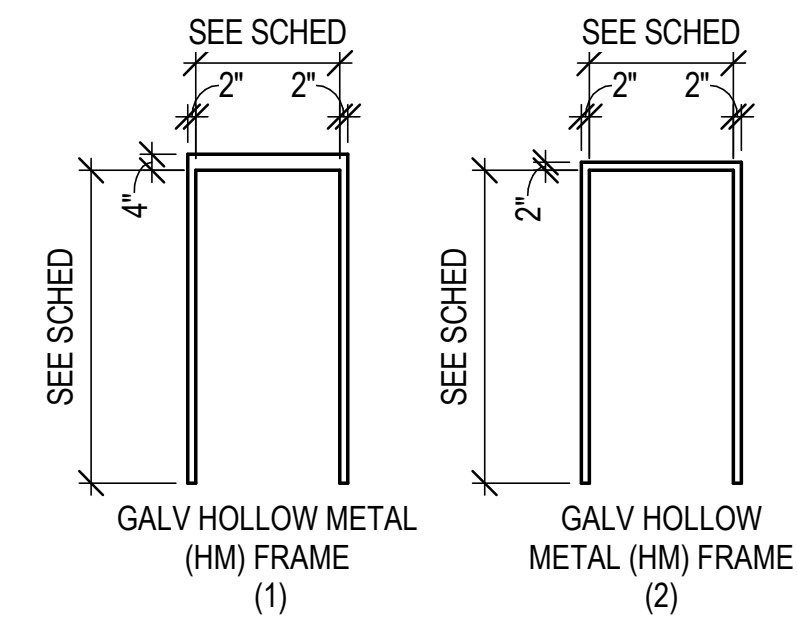
MARK	DOOR						FRAME			STC RATING	FIRE RATING	HARDWARE		COMMENTS		
	SIZE			MAT	ELEV	GLAZING	MAT	ELEV	DETAIL			SET NO	KEYSIDE ROOM NUMBER			
	WD	HT	THK						HEAD						JAMB	SILL
A	3'-0"	6'-8"	1 3/4"	HM	D	-	EX	0	EX	EX	EX			HW18	EXT	
B	2'-6"	6'-8"	1 3/4"	SCWD	E	-	HM	2	4/A-607	5/A-607	6/A-604			HW19	-	
C	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	7/A-607	8/A-607	9/A-607	32	45 MIN.	HW21	-	
E	3'-0"	7'-0"	1 3/4"	SCWD	E	-	HM	2	4/A-607	5/A-607	6/A-607			HW19	-	

DOOR ELEVATIONS

NOTE: SEE SCHEDULE FOR
GLAZING AND LOUVER OPENINGS

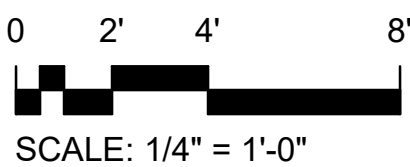


DOOR FRAME ELEVATIONS



GLAZING LEGEND

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



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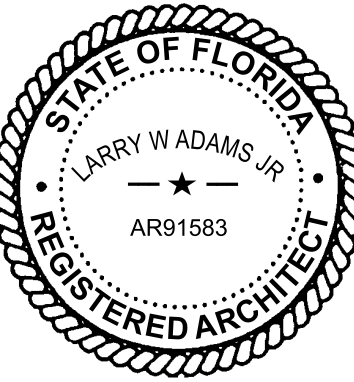
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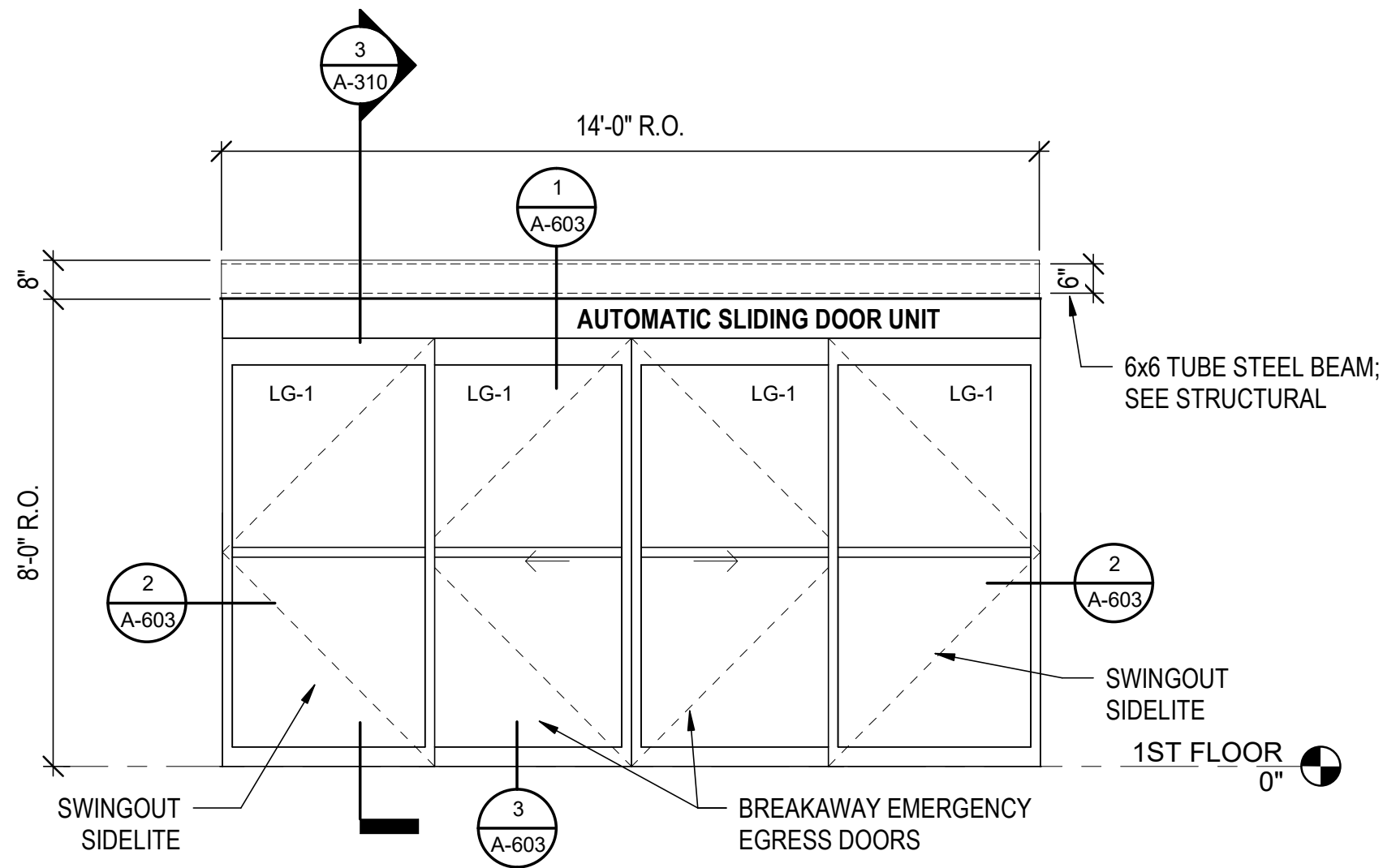
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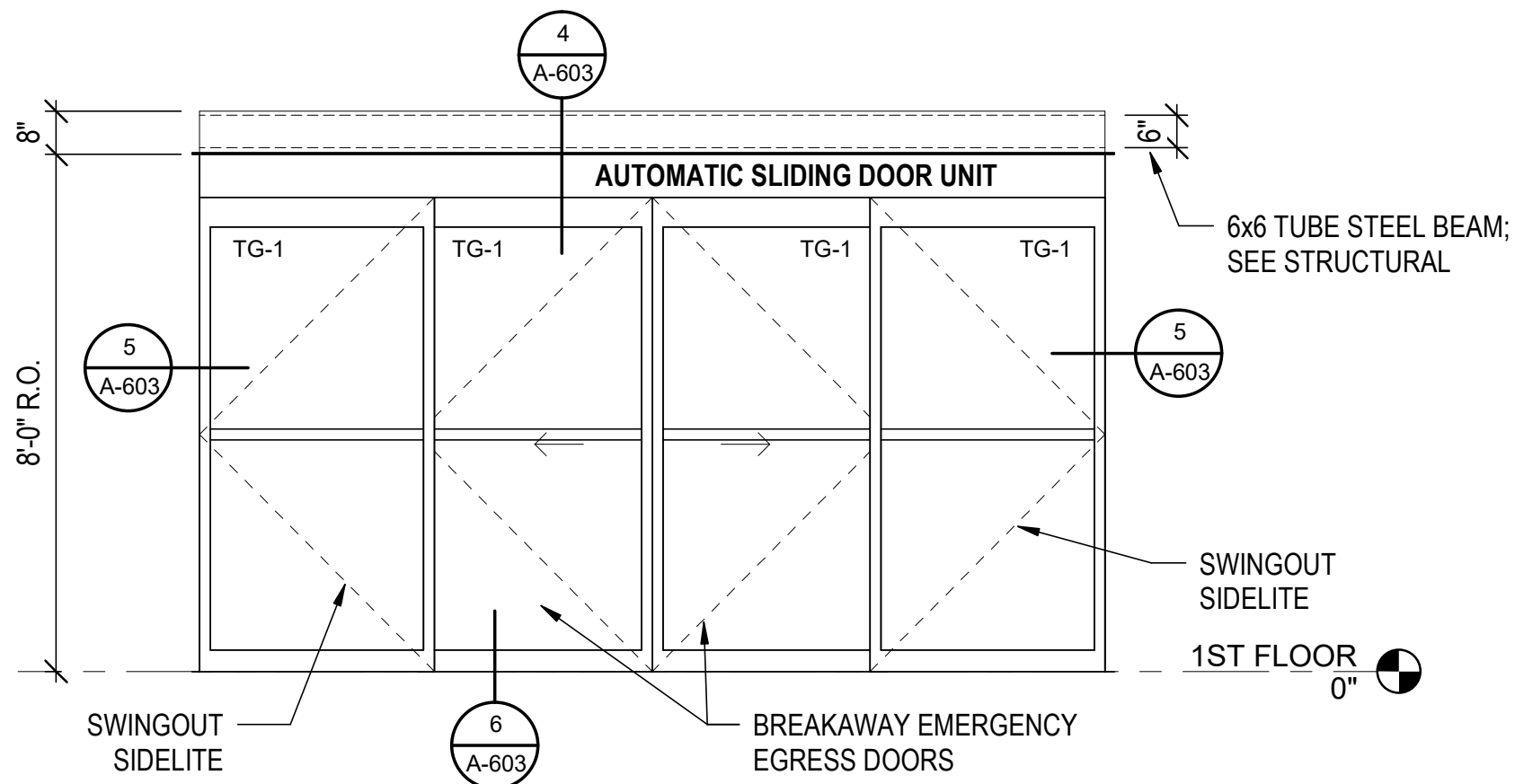
DOOR SCHEDULES

SHEET

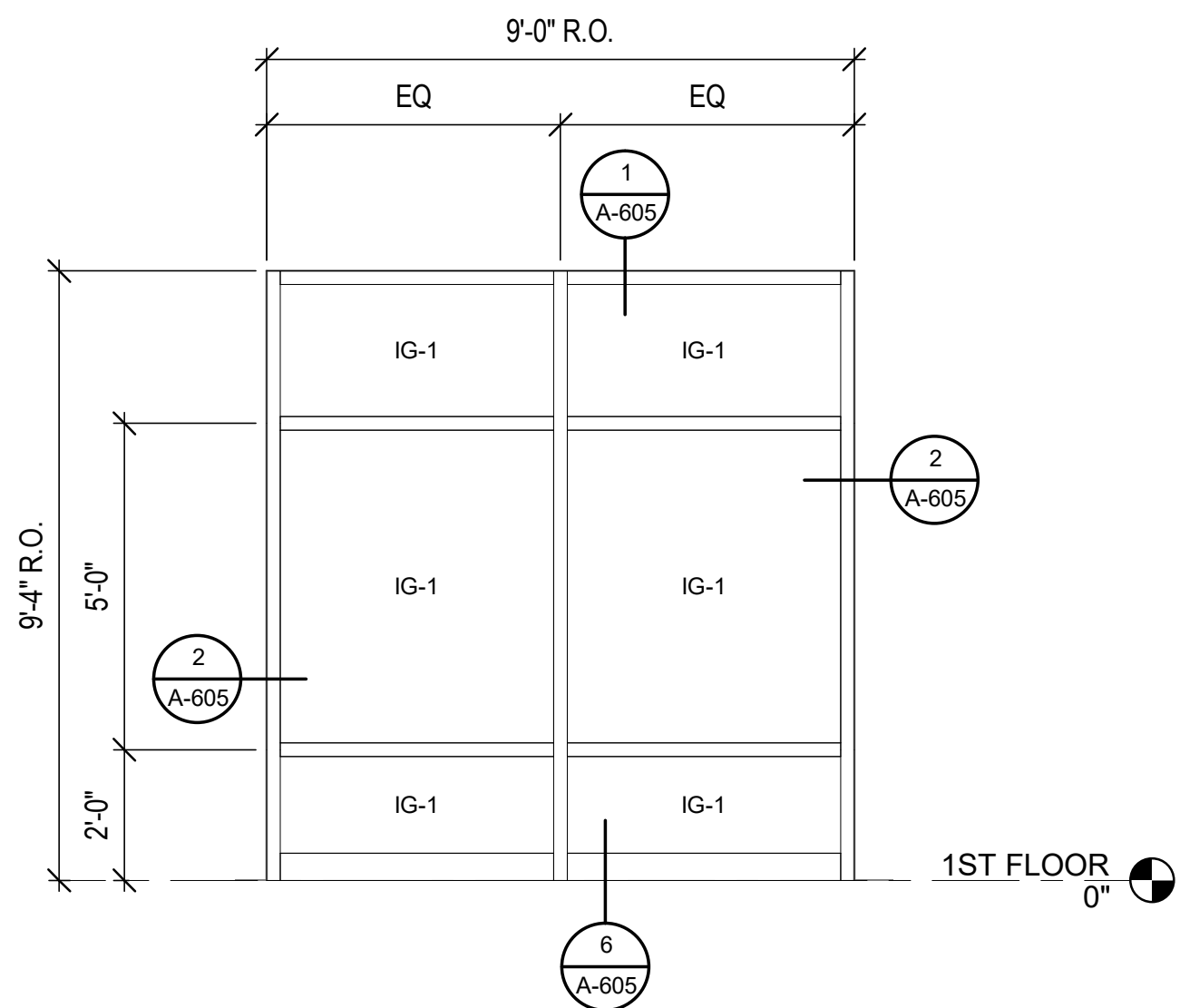
A-600



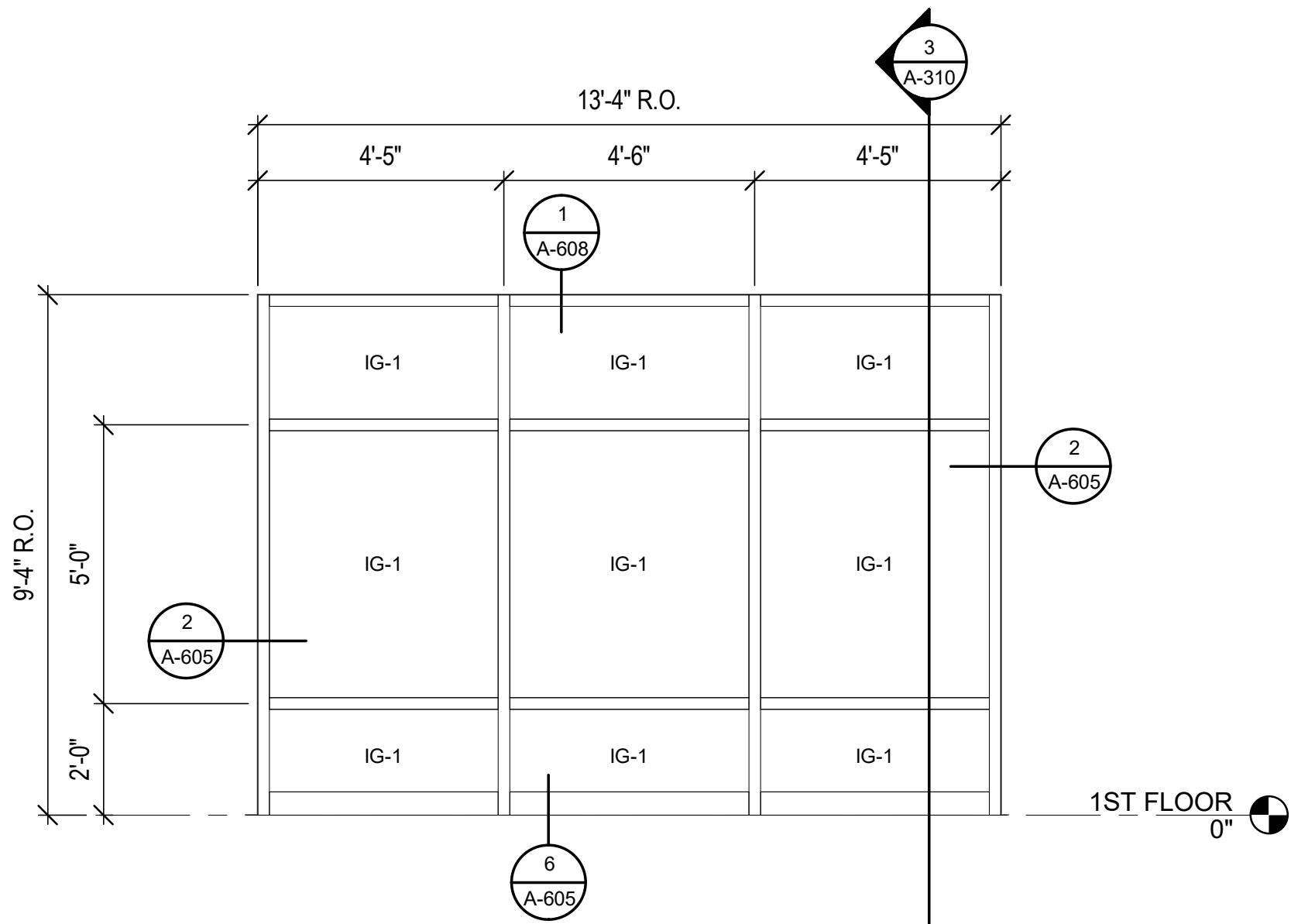
1 EXT. STOREFRONT ELEV. - SF1
3/8" = 1'-0"



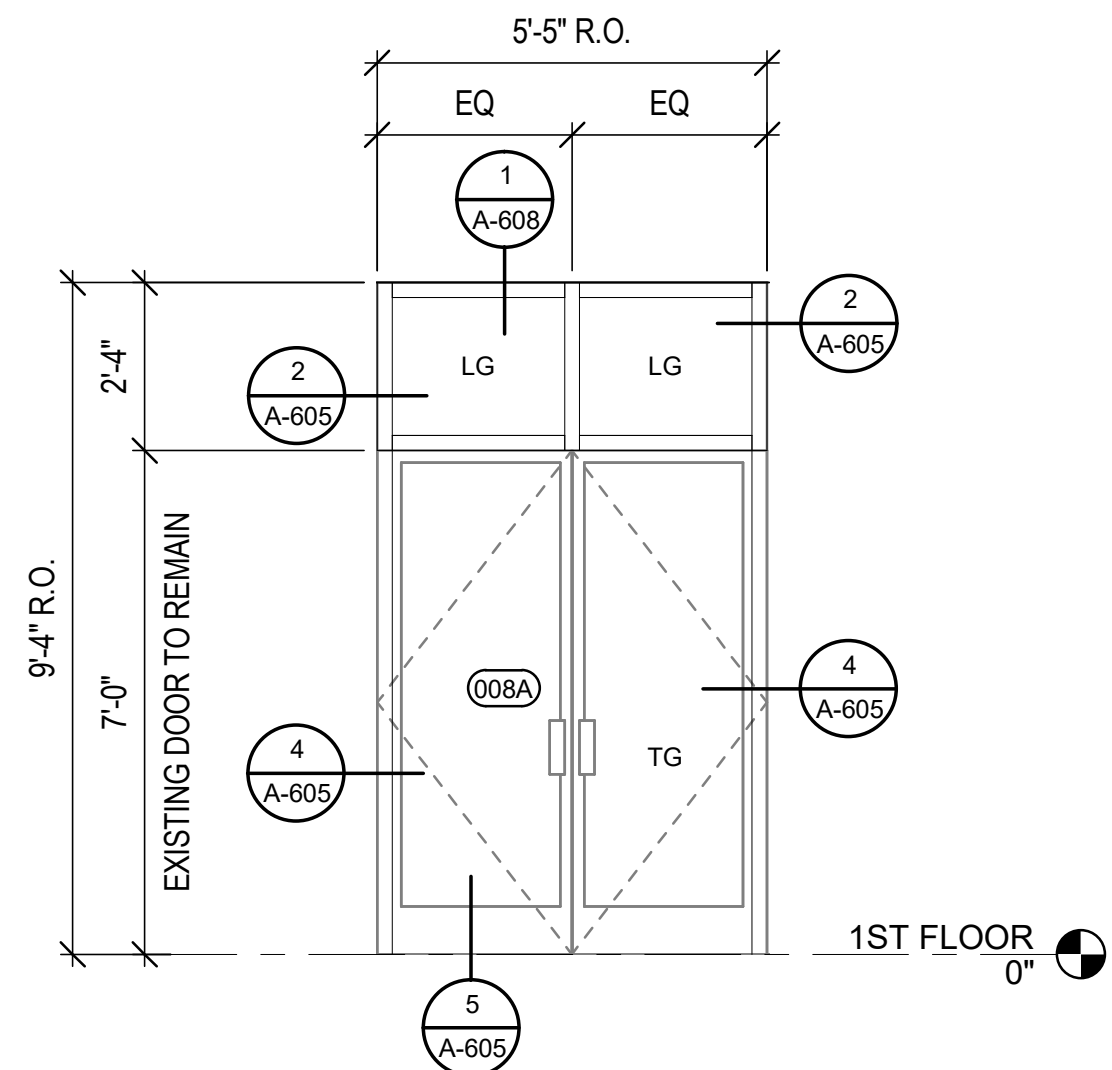
2 INT. STOREFRONT ELEV. - SF2
3/8" = 1'-0"



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

IG-1: ACCENT TINT 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES]
[EXTERIOR AT VESTIBULE & ELEVATOR, OPENING ELEVATIONS]
IG-1A: ACCENT SPANDREL 1 5/16" LAMINATED INSULATED IMPACT RESISTANT GLAZING, [EXTERIOR LITES]
[EXTERIOR AT VESTIBULE & ELEVATOR, OPENING ELEVATIONS]
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 KEYPED 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"



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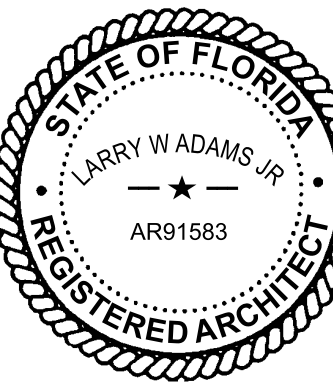
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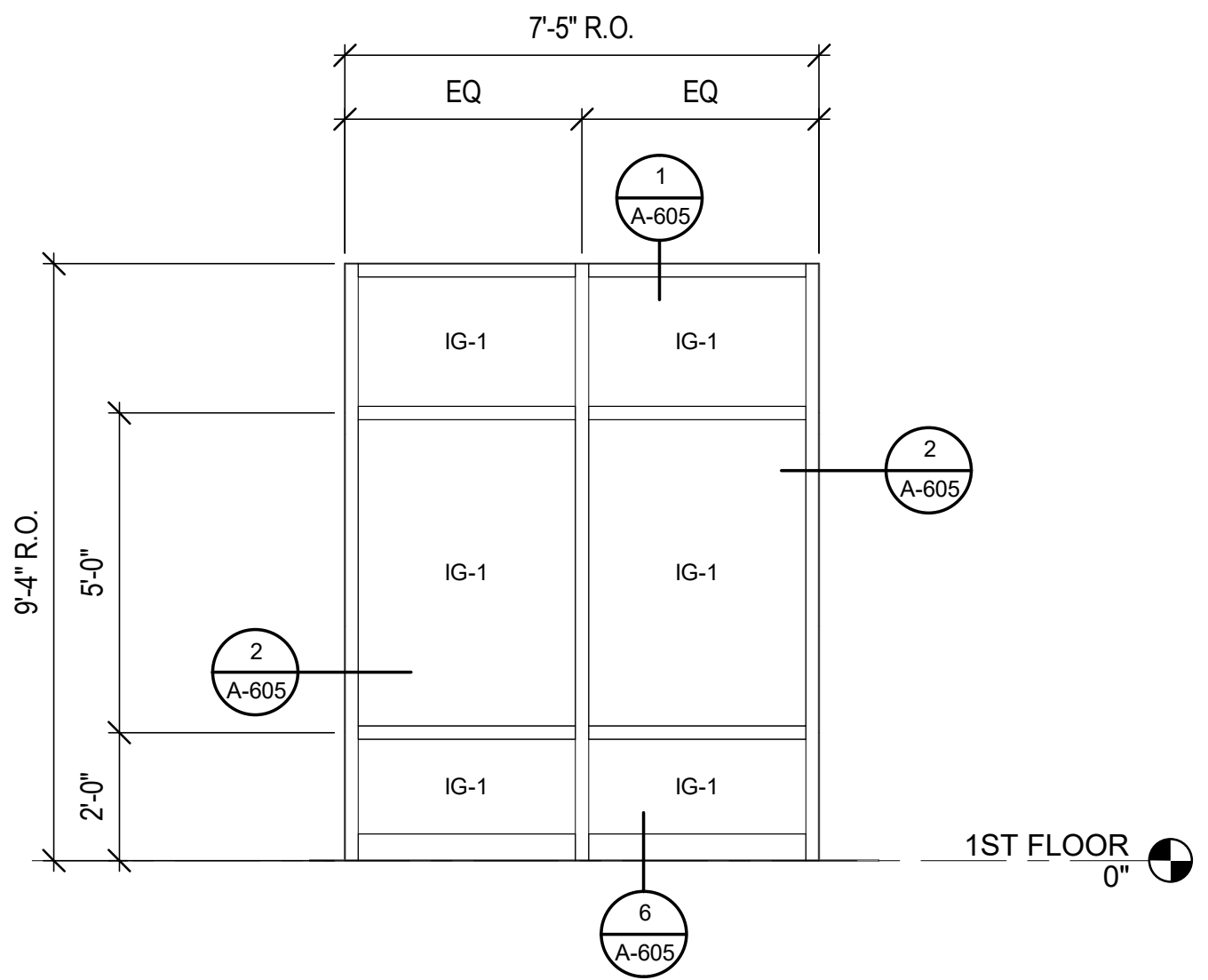
SHEET TITLE:
OPENING
ELEVATIONS

SHEET:

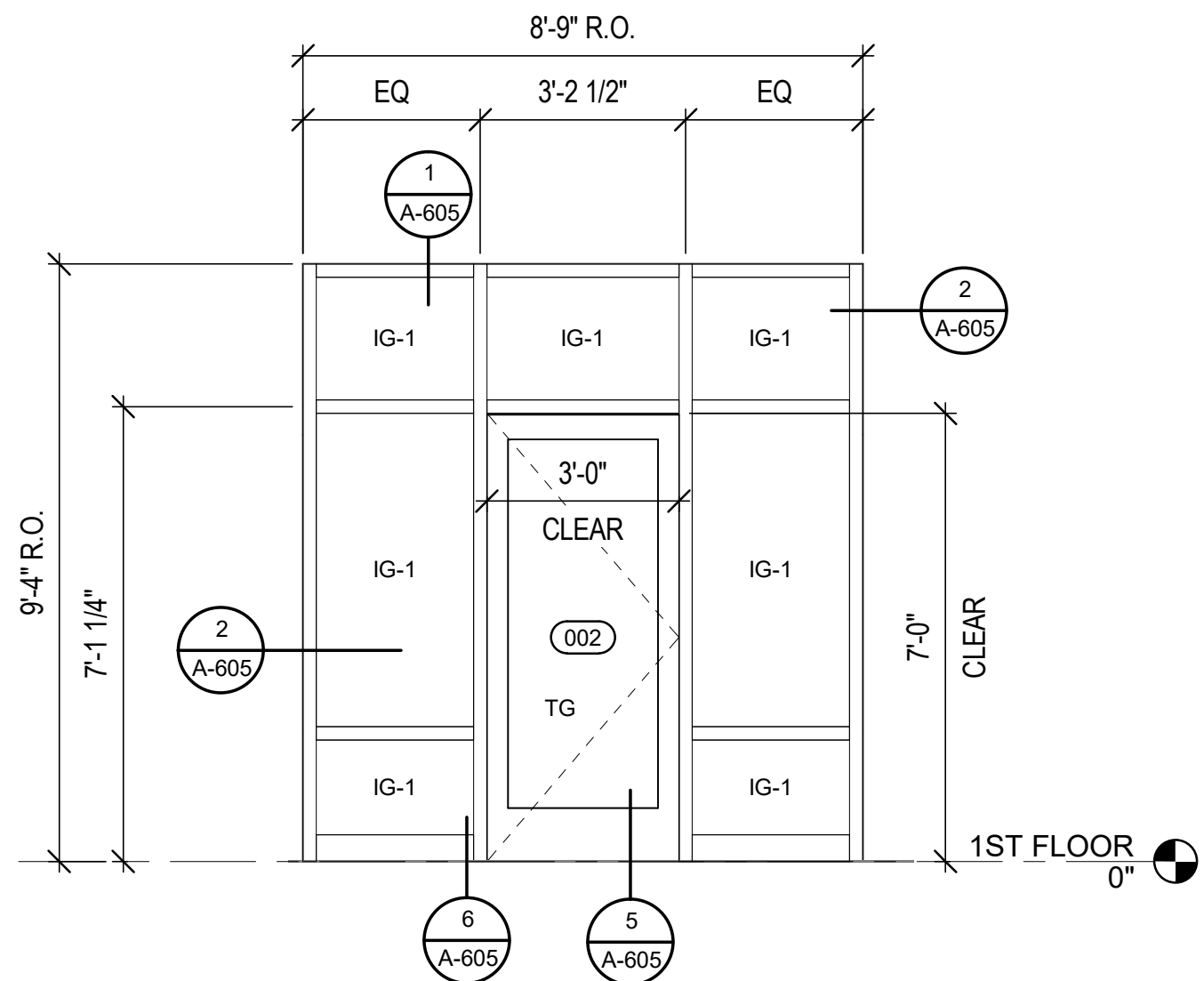
A-601

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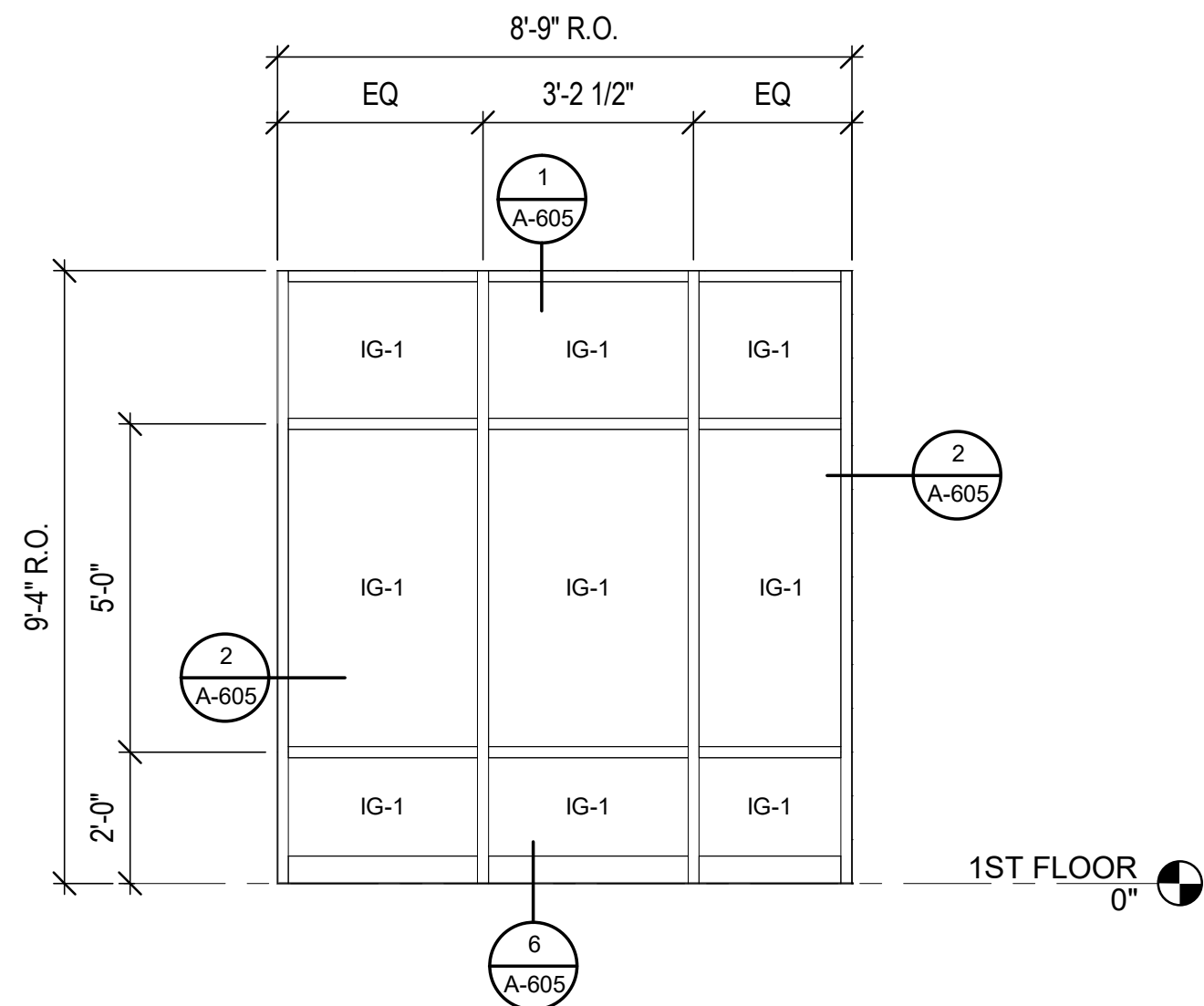
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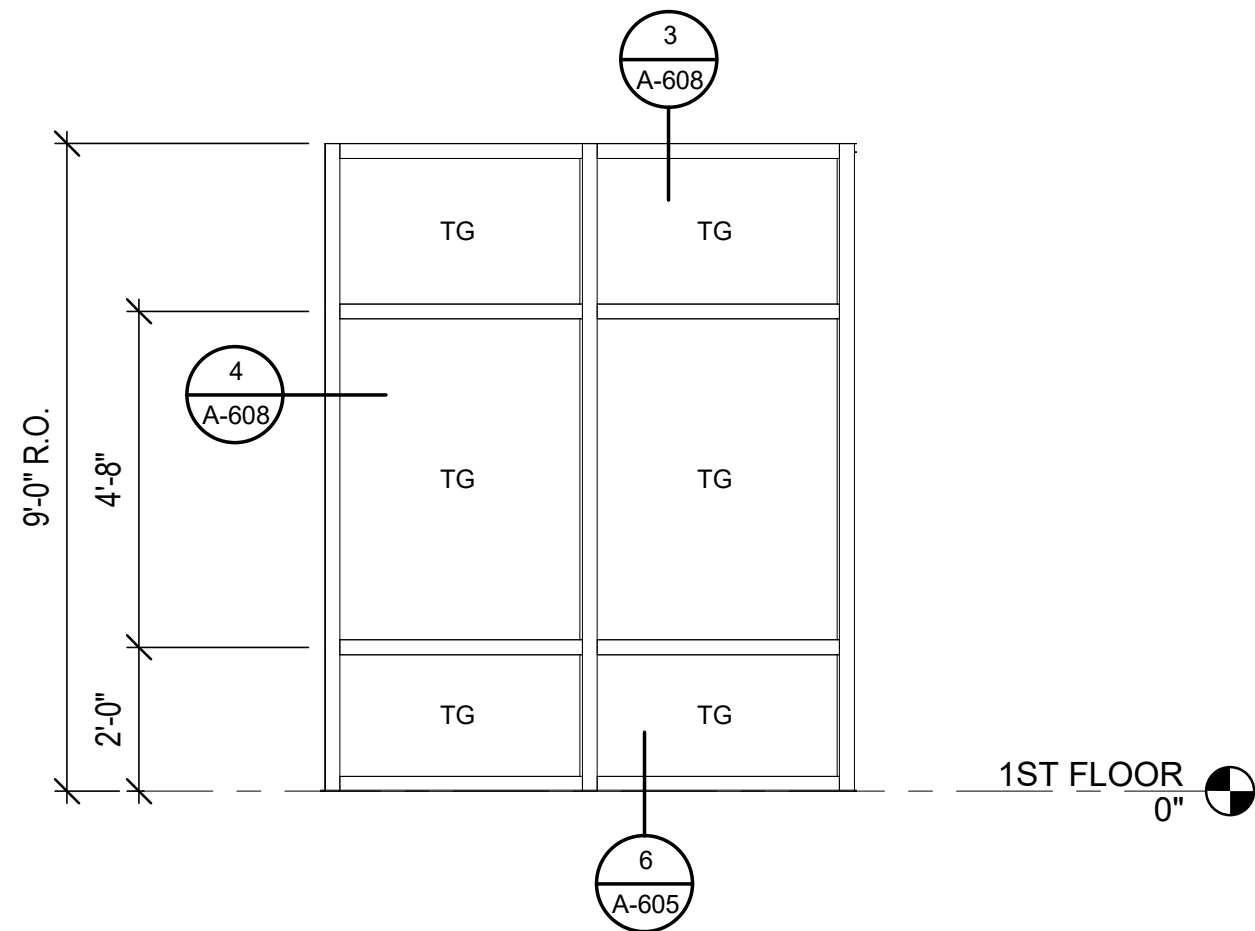
1 EXT. STOREFRONT ELEV. - SF6
A-602 3/8" = 1'-0"



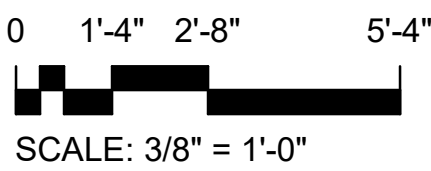
2 EXT. STOREFRONT ELEV. - SF7
A-602 3/8" = 1'-0"



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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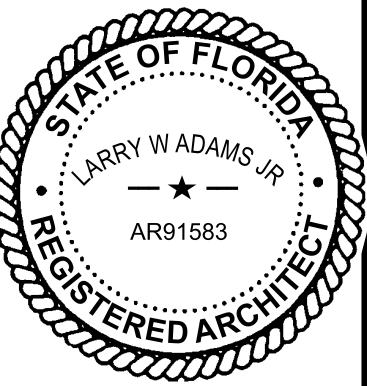
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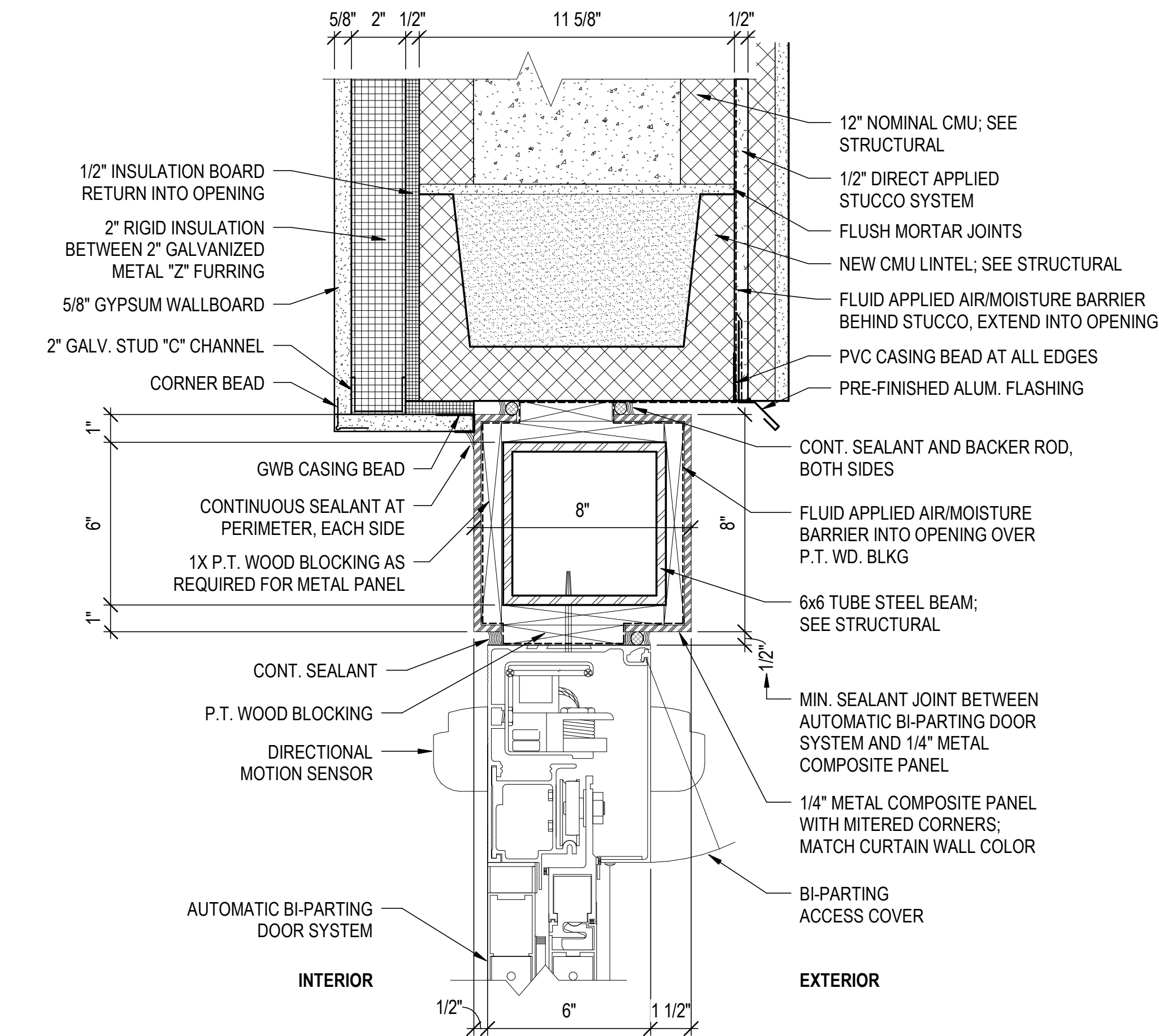
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SHEET DATE: 3/8/24

SHEET TITLE:
OPENING
ELEVATIONS

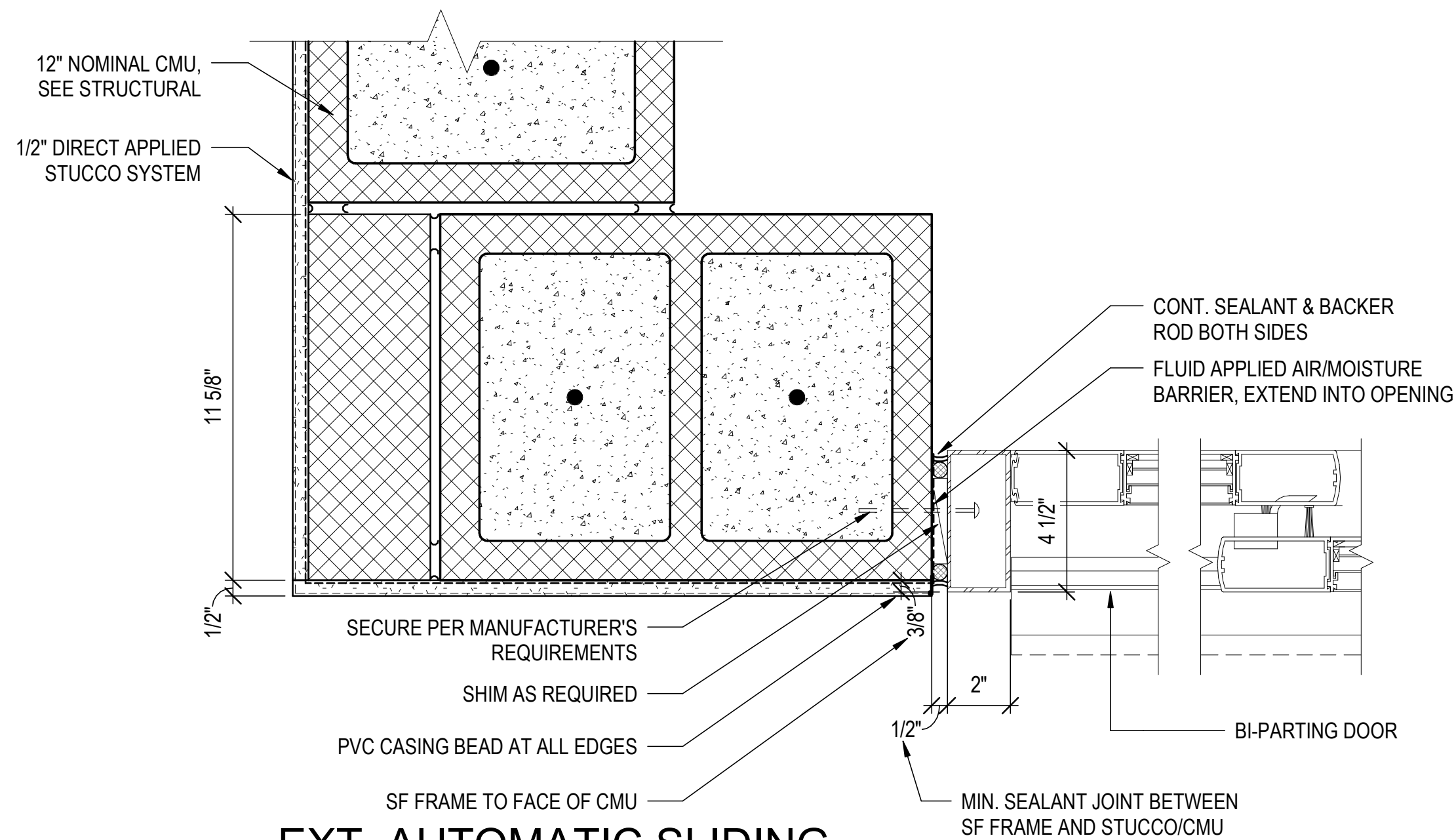
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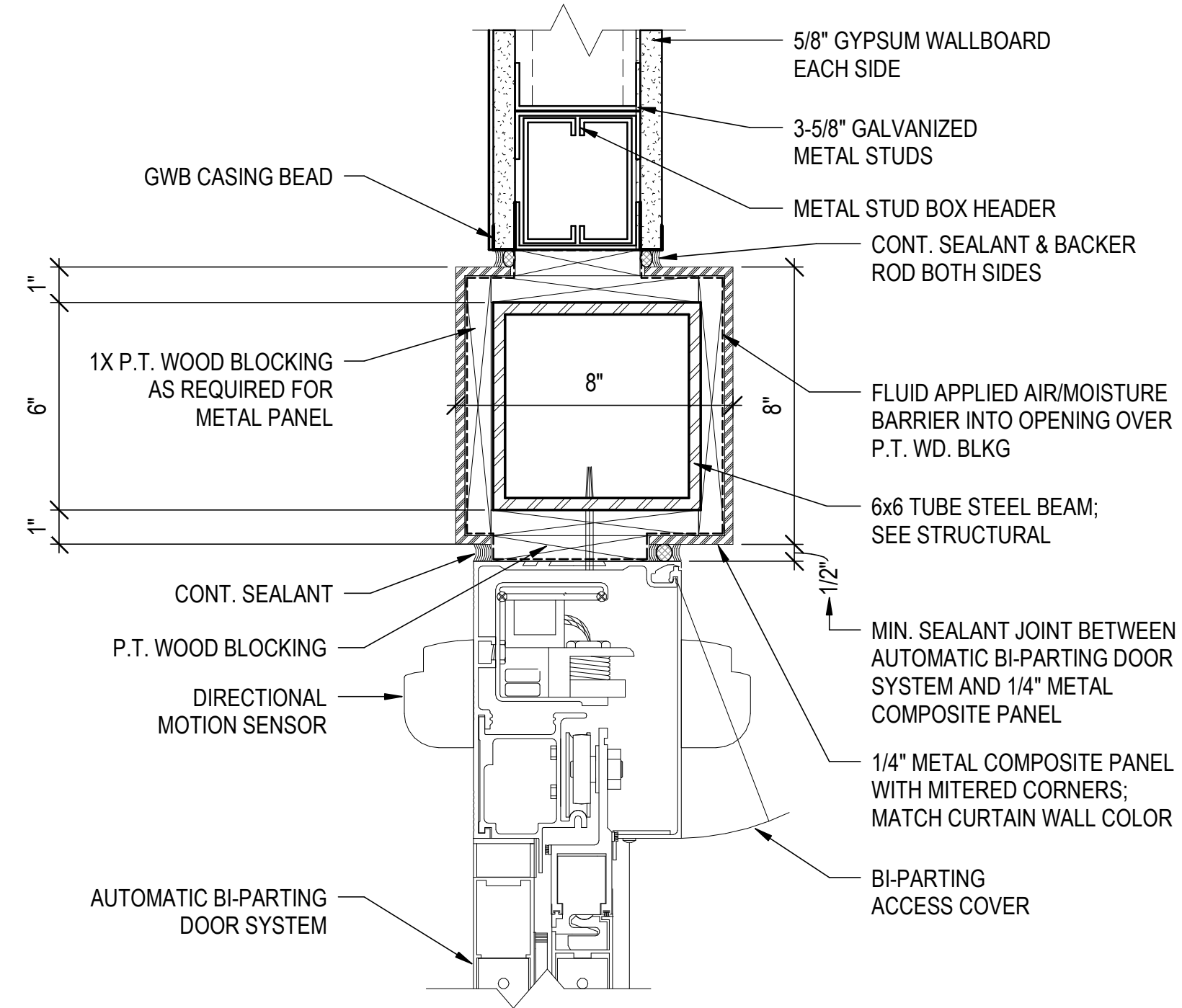
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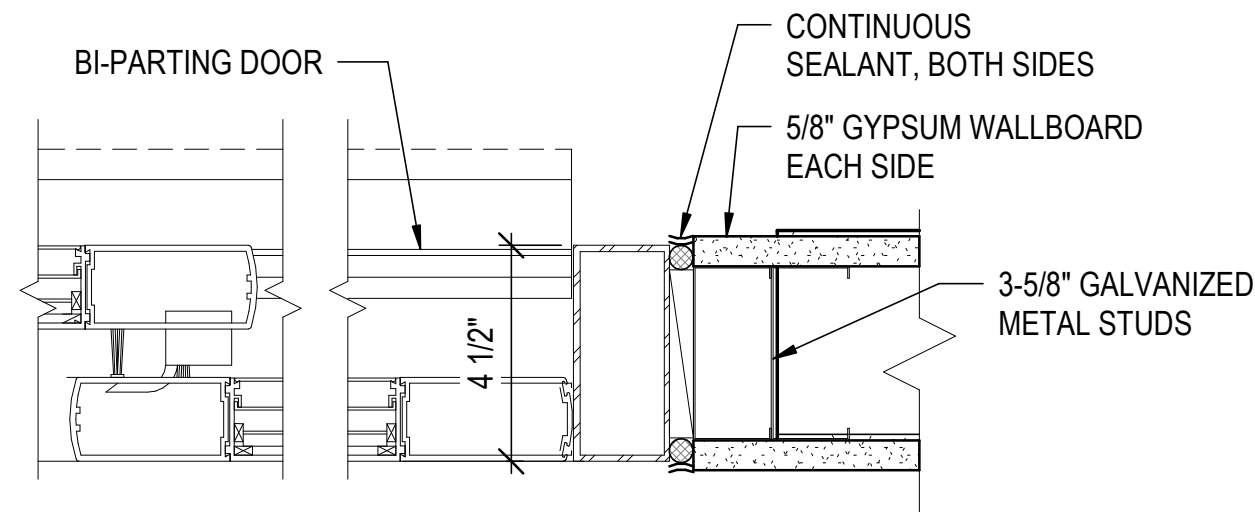
1 EXT. AUTOMATIC SLIDING DOOR UNIT HEAD DETAIL
A-603 3" = 1'-0"



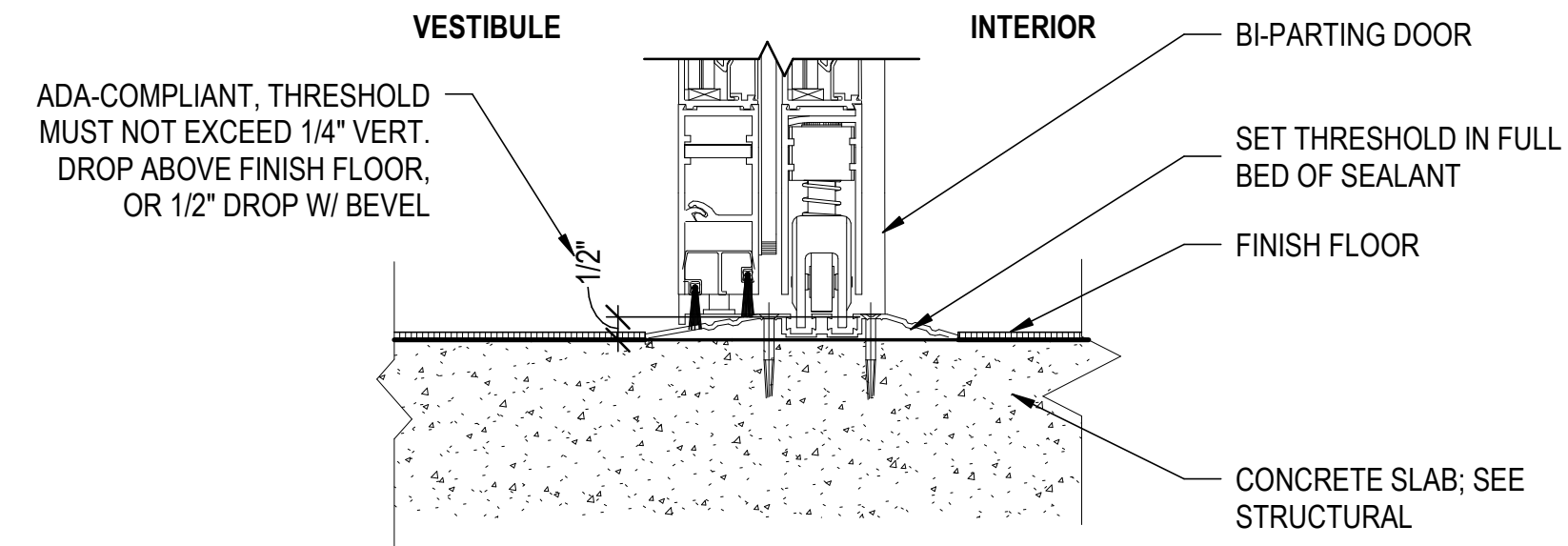
2 EXT. AUTOMATIC SLIDING DOOR UNIT JAMB DETAIL
A-603 3" = 1'-0"



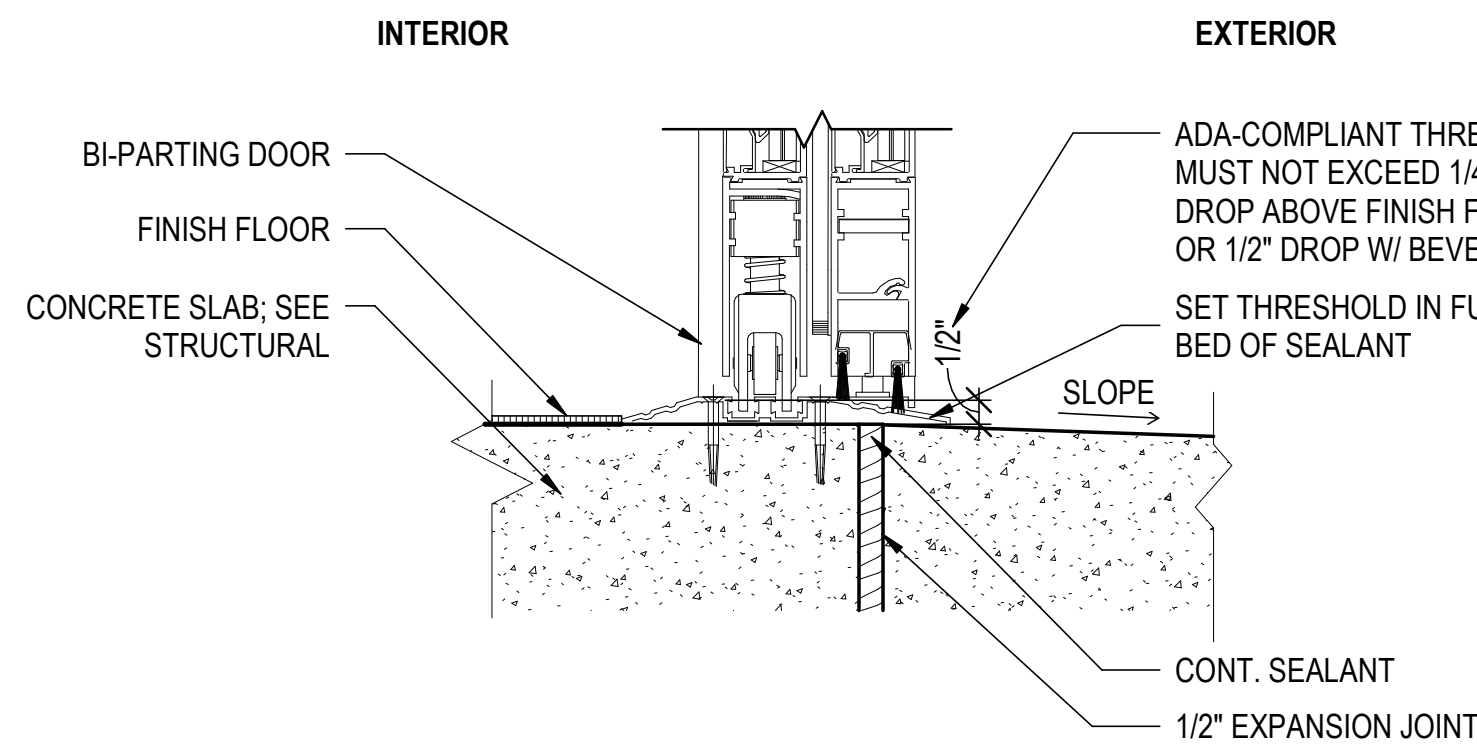
4 INT. AUTOMATIC SLIDING DOOR UNIT HEAD DETAIL
A-603 3" = 1'-0"



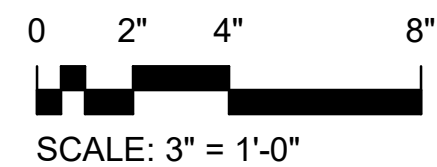
5 INT. AUTOMATIC SLIDING DOOR UNIT JAMB DETAIL
A-603 3" = 1'-0"



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

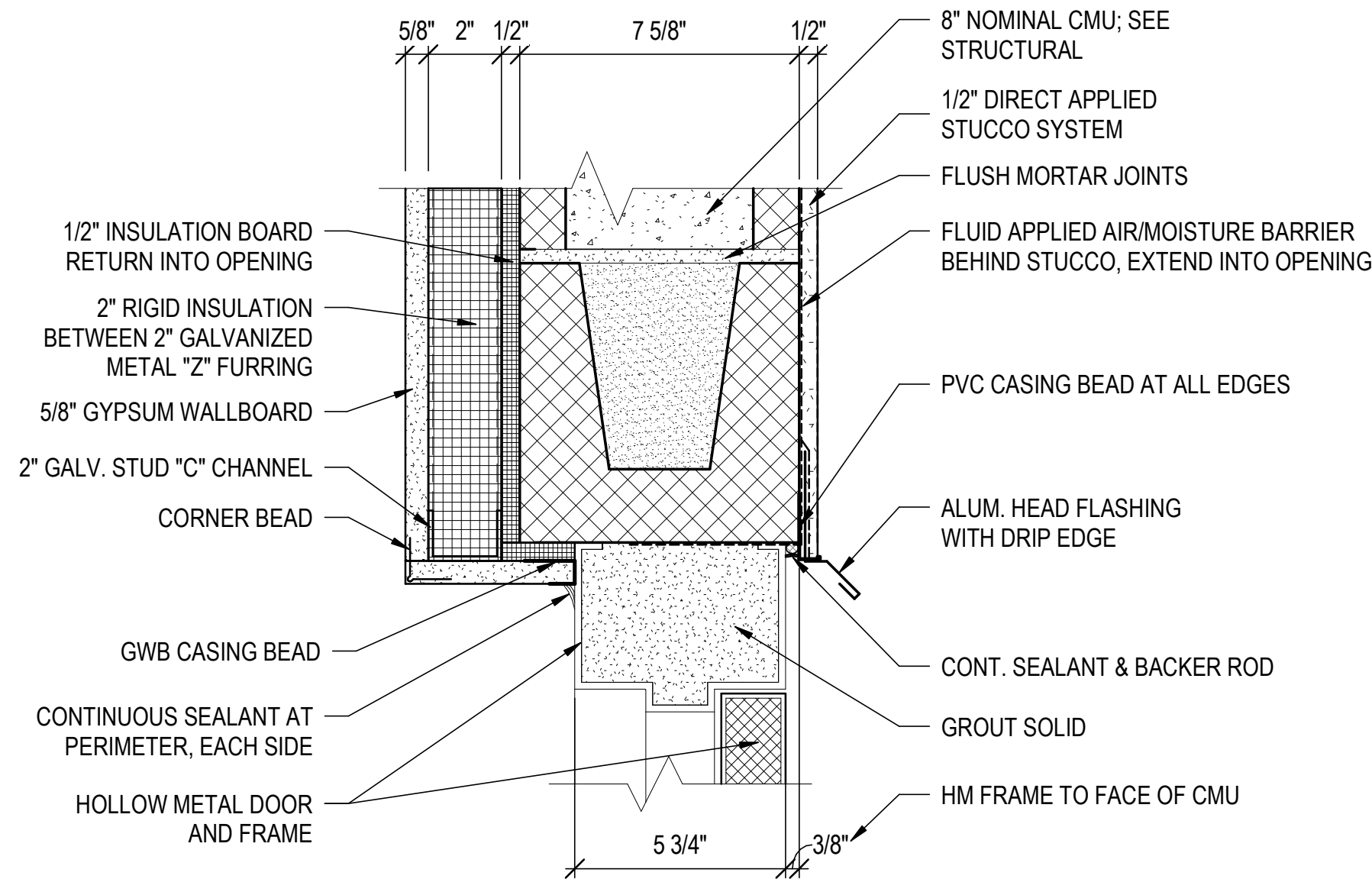


3 EXT. BI-PARTING DOOR SILL
A-603 3" = 1'-0"

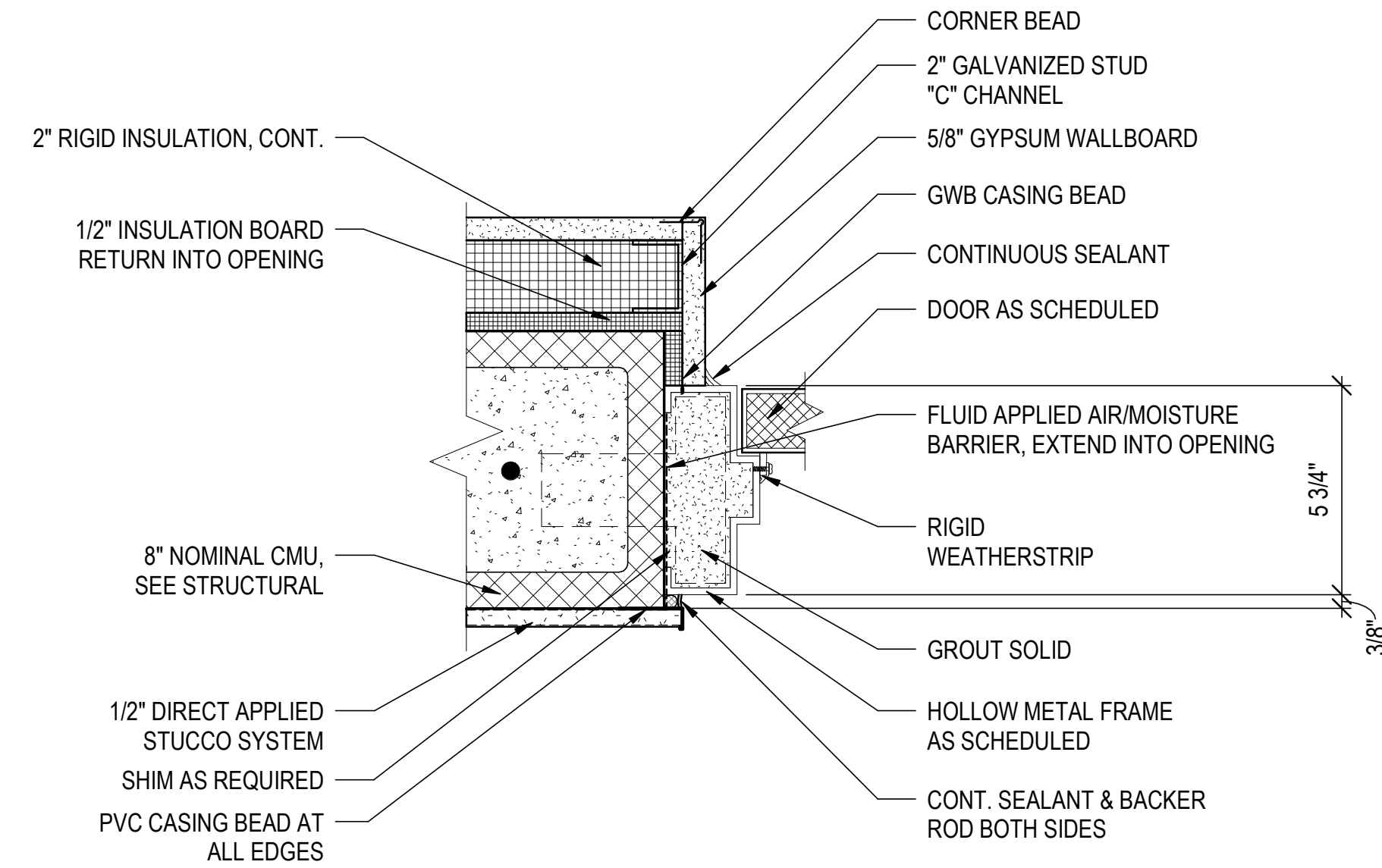


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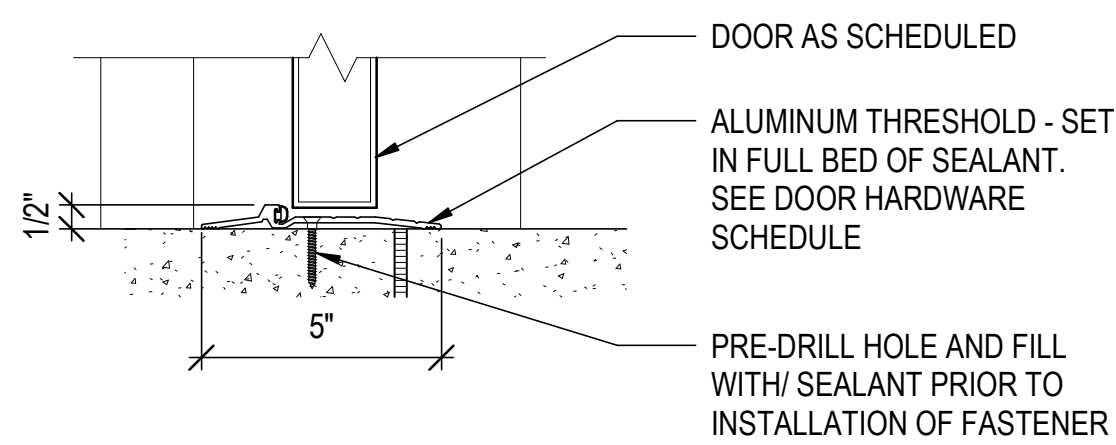
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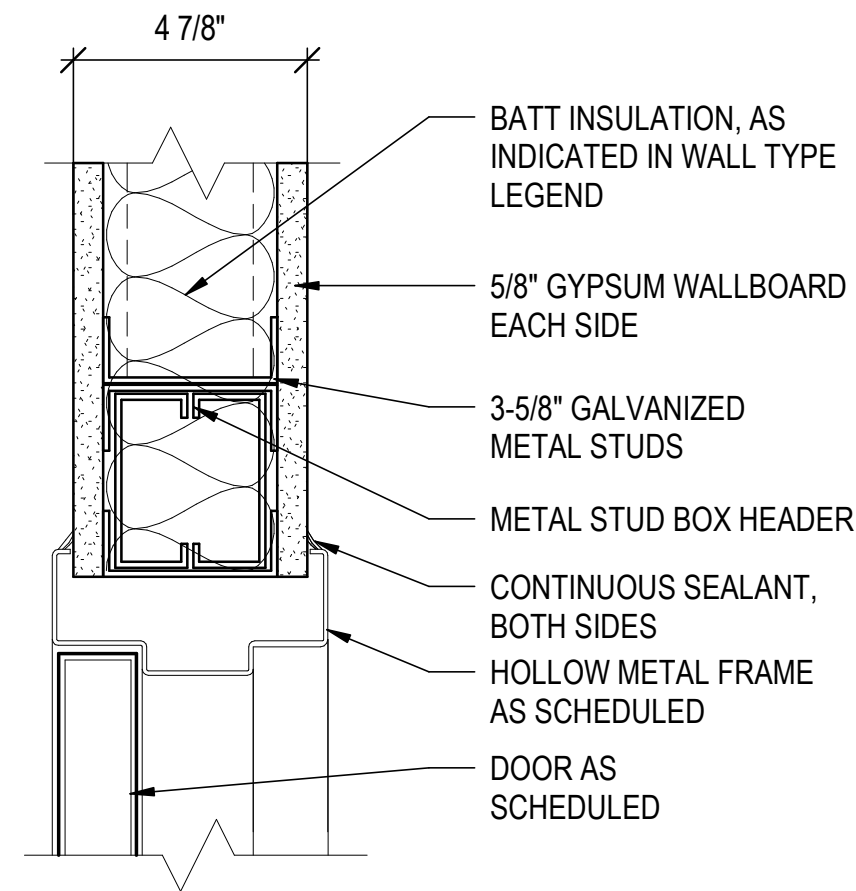
1 EXT. HM DOOR HEAD DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



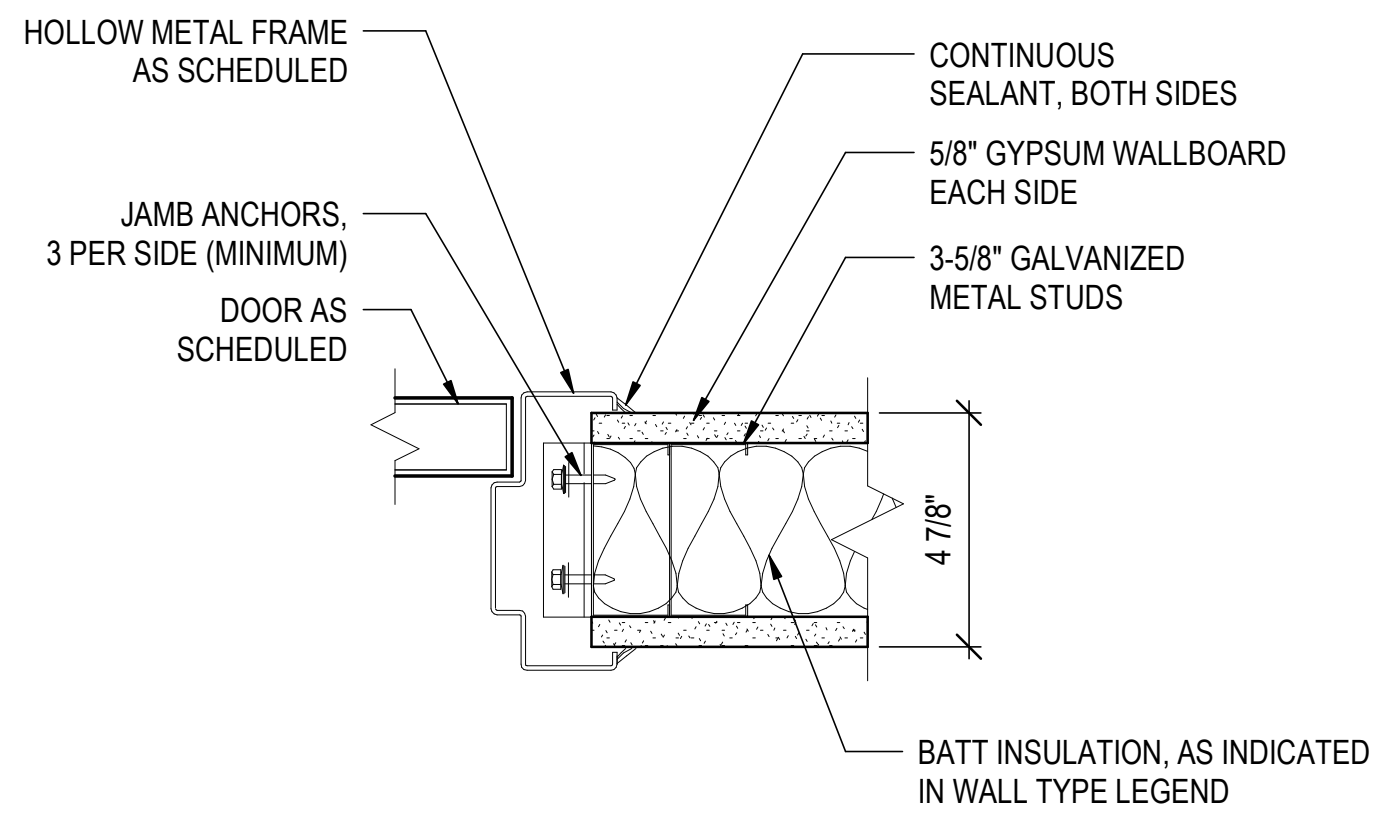
2 EXT. HM DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



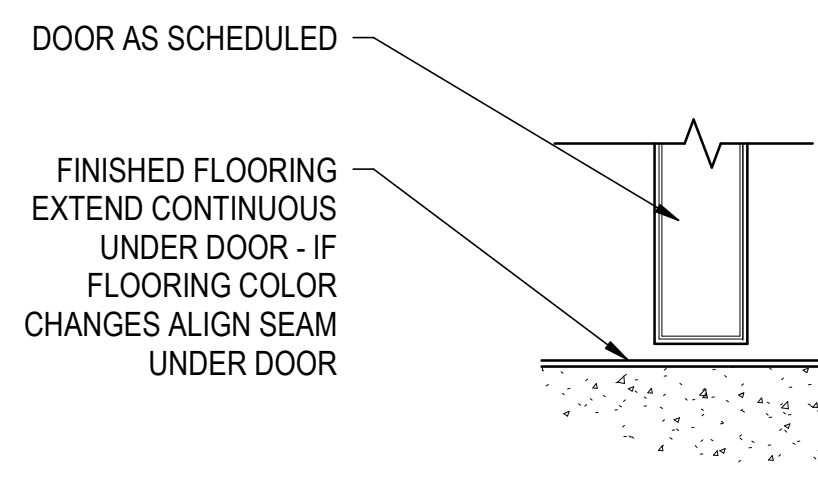
3 DOOR - EXT. 1/2" THRESHOLD DETAIL
A-604 3" = 1'-0"



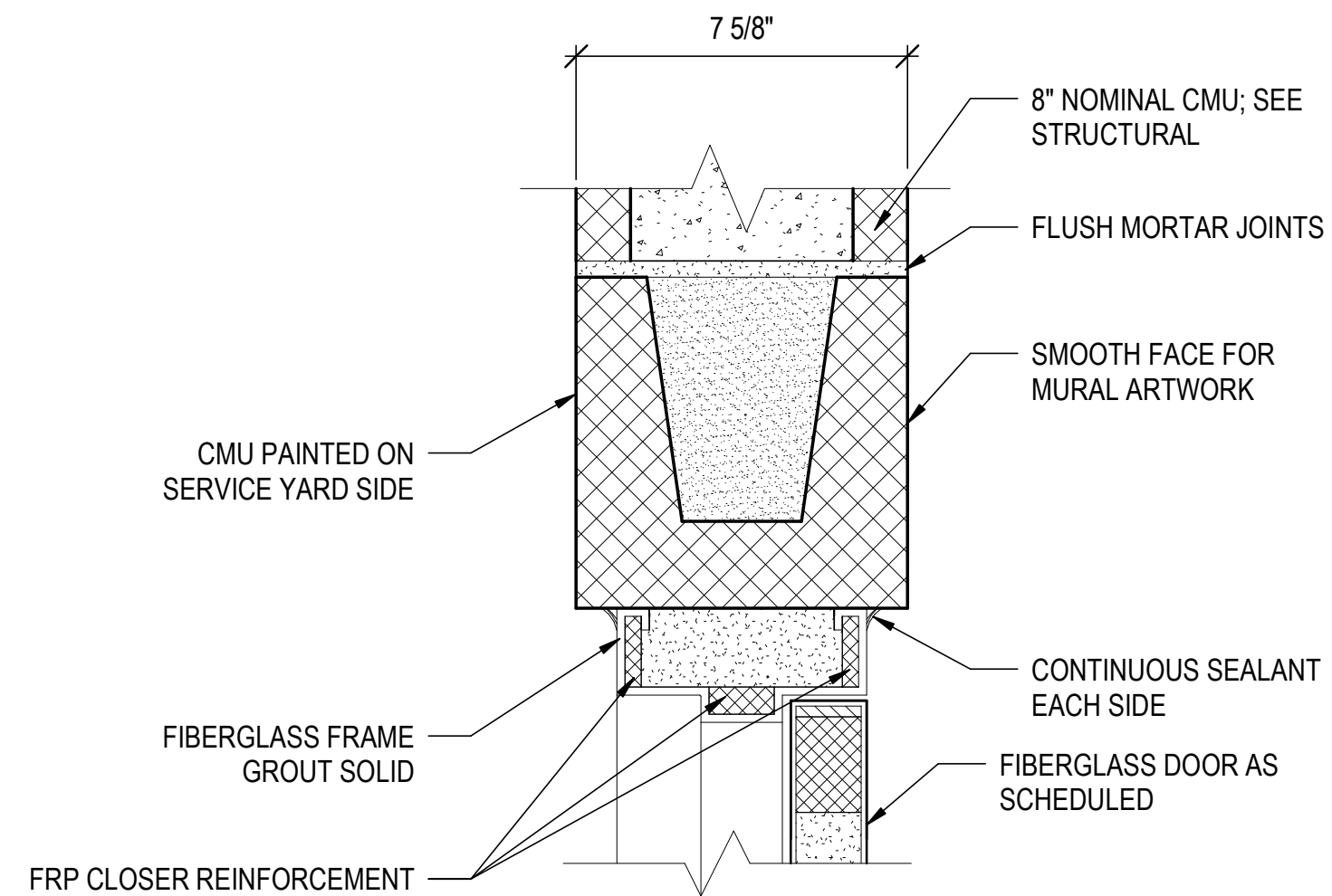
4 DOOR - INT. 3-5/8" HM HEAD
A-604 3" = 1'-0"



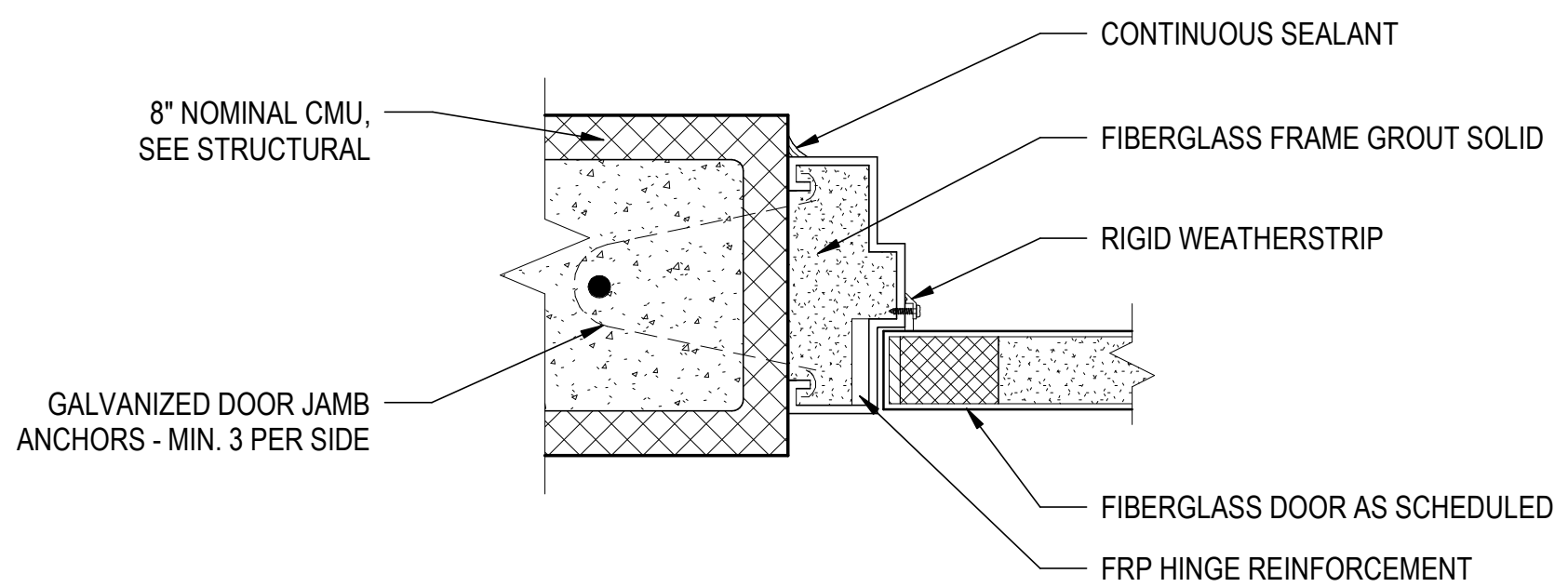
5 DOOR - INT. 3-5/8" HM JAMB
A-604 3" = 1'-0"



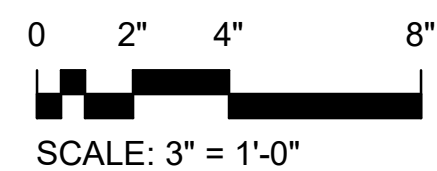
6 INT. SILL - CONT. FLOORING
A-604 3" = 1'-0"



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



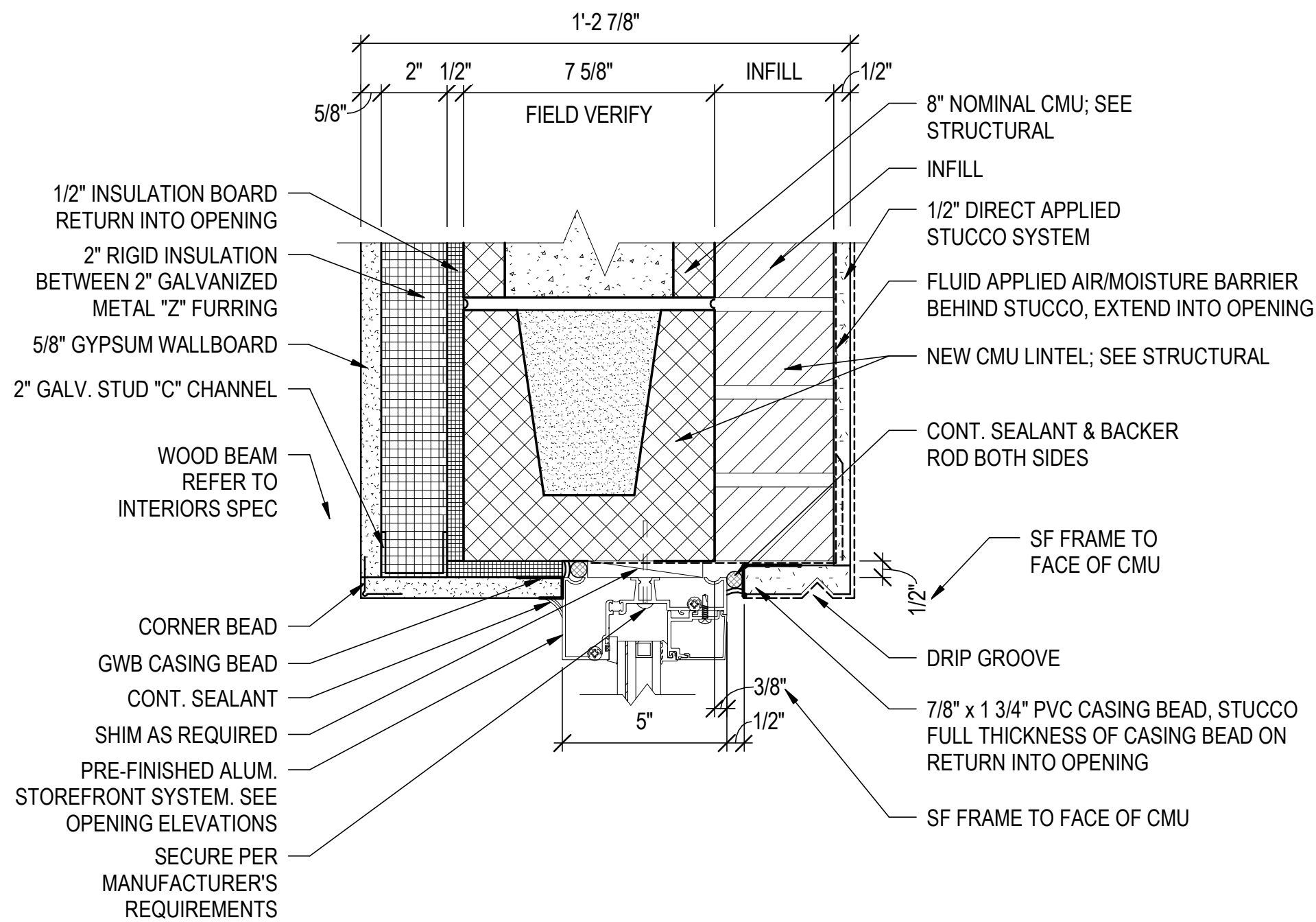
8 EXT. FRP DOOR JAMB DETAIL - 8" CMU W/ STUCCO
A-604 3" = 1'-0"



NO.	DESCRIPTION

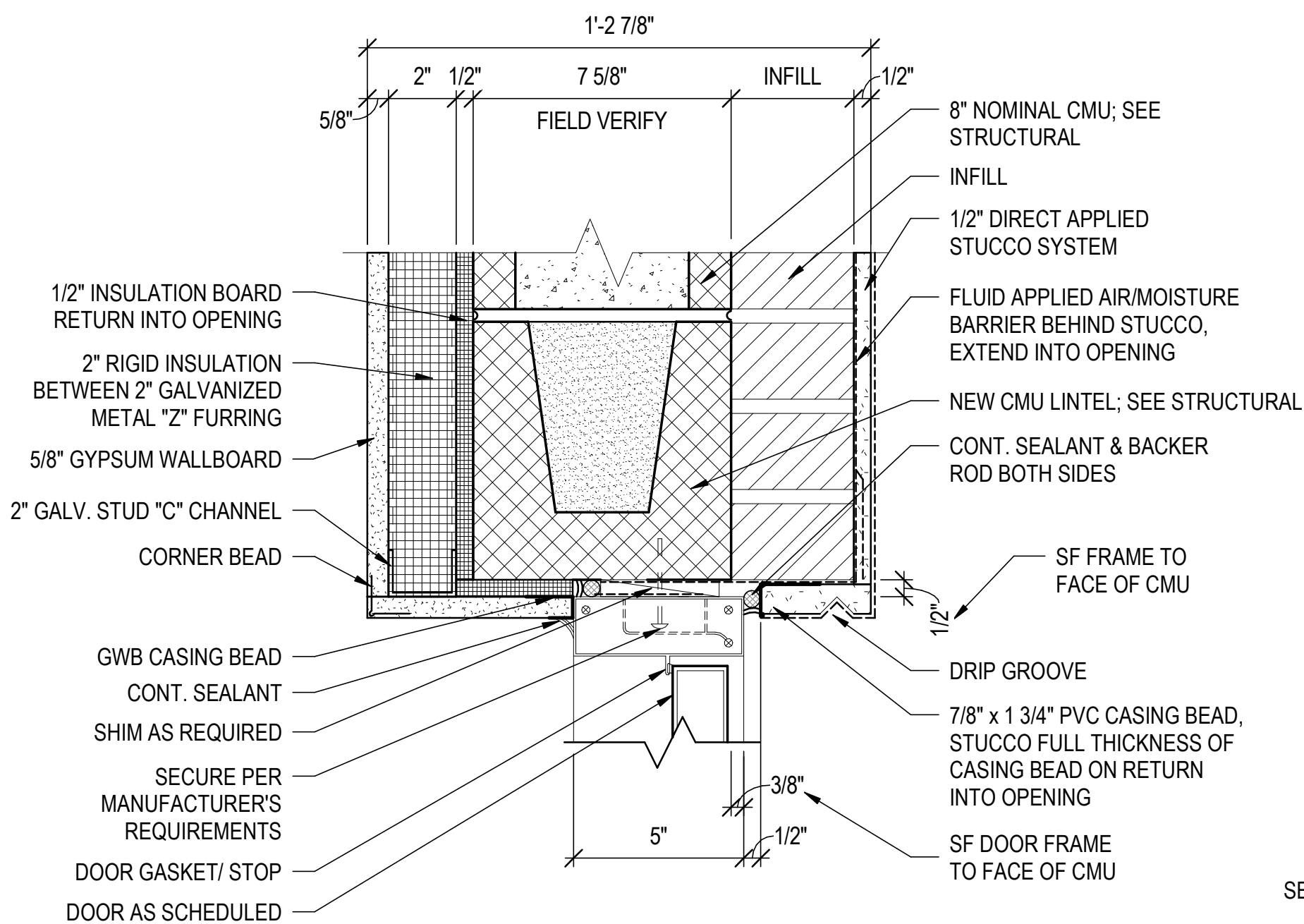
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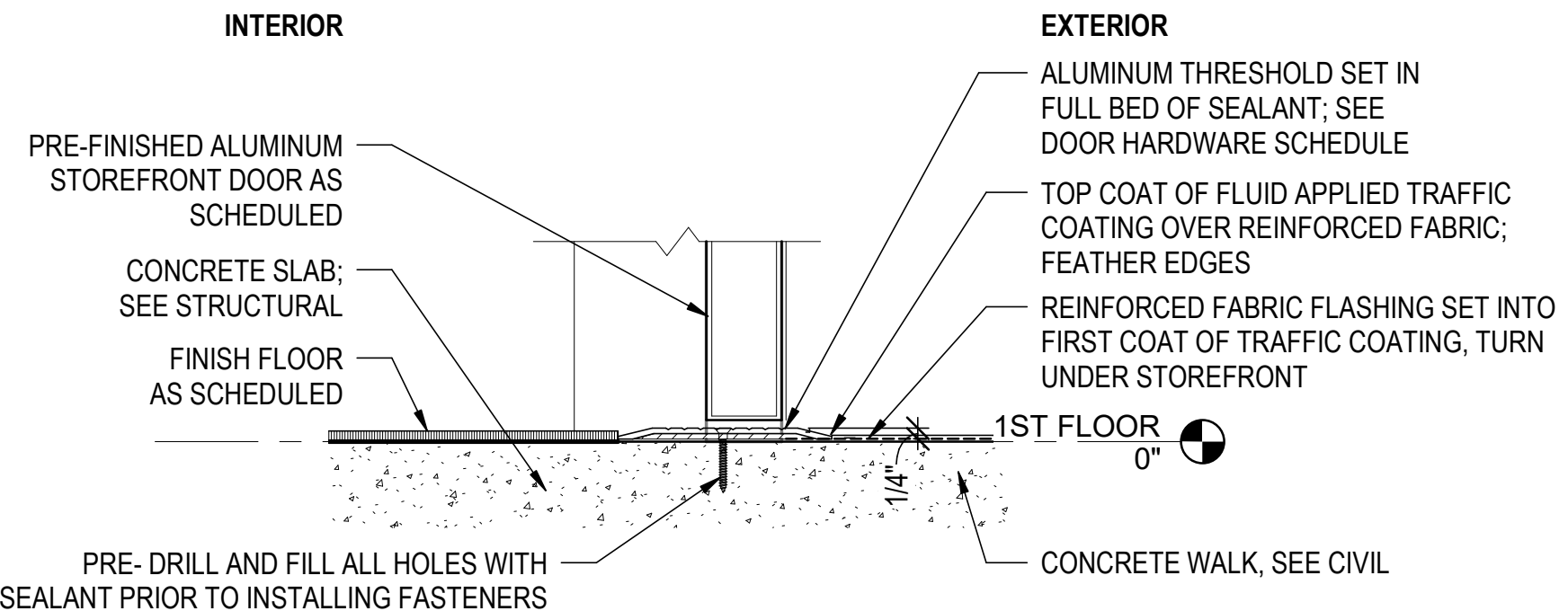
EXT. SF HEAD DETAIL -
8" CMU, INFILL W/ STUCCO

1
A-605 3" = 1'-0"



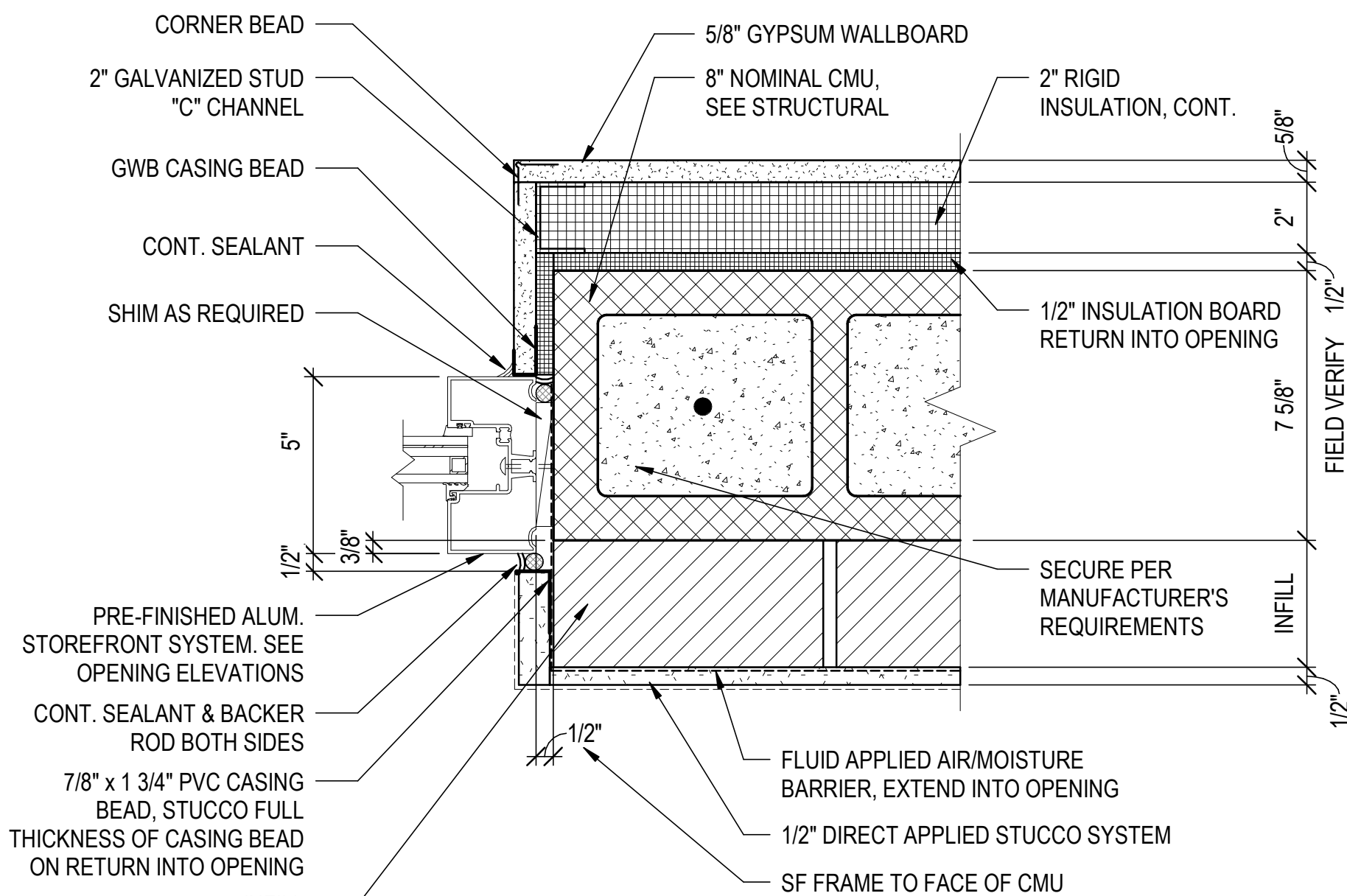
EXT. SF DOOR HEAD DETAIL -
8" CMU, INFILL W/ STUCCO

3
A-605 3" = 1'-0"



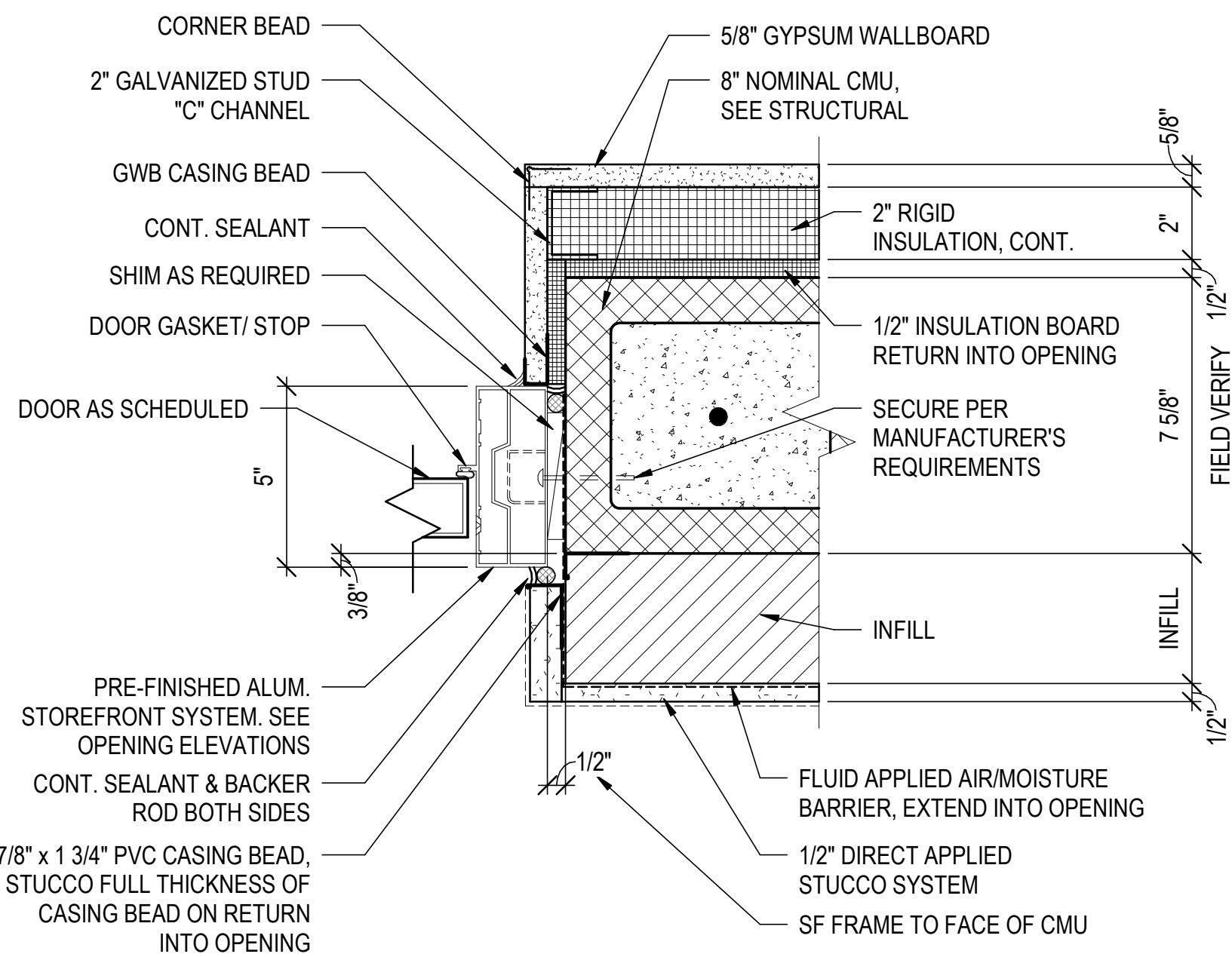
EXT. TYP. SF DOOR SILL

5
A-605 3" = 1'-0"



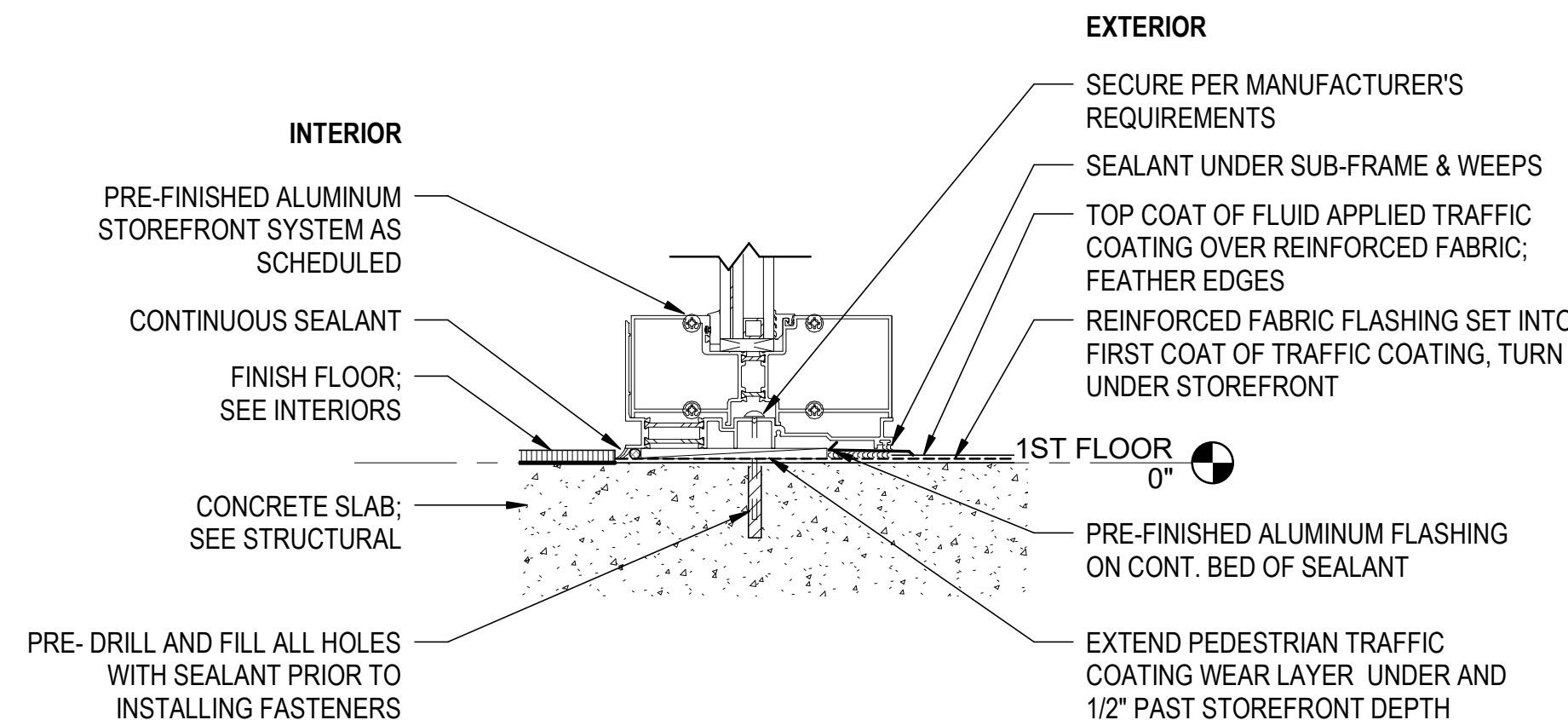
EXT. SF JAMB DETAIL -
8" CMU, INFILL W/ STUCCO

2
A-605 3" = 1'-0"



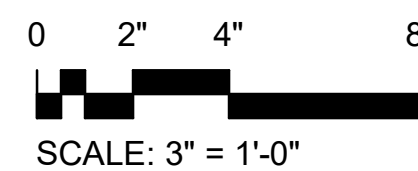
EXT. SF DOOR JAMB DETAIL -
8" CMU, INFILL W/ STUCCO

4
A-605 3" = 1'-0"



EXT. SF SILL DETAIL - SLAB

6
A-605 3" = 1'-0"



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AR93914
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Fax: 850.432.5208
Phone: 850.434.5444

OCEAN COAST HOTEL

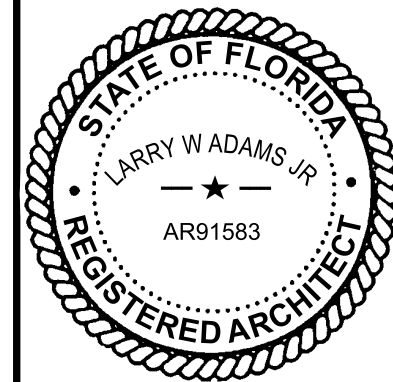
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

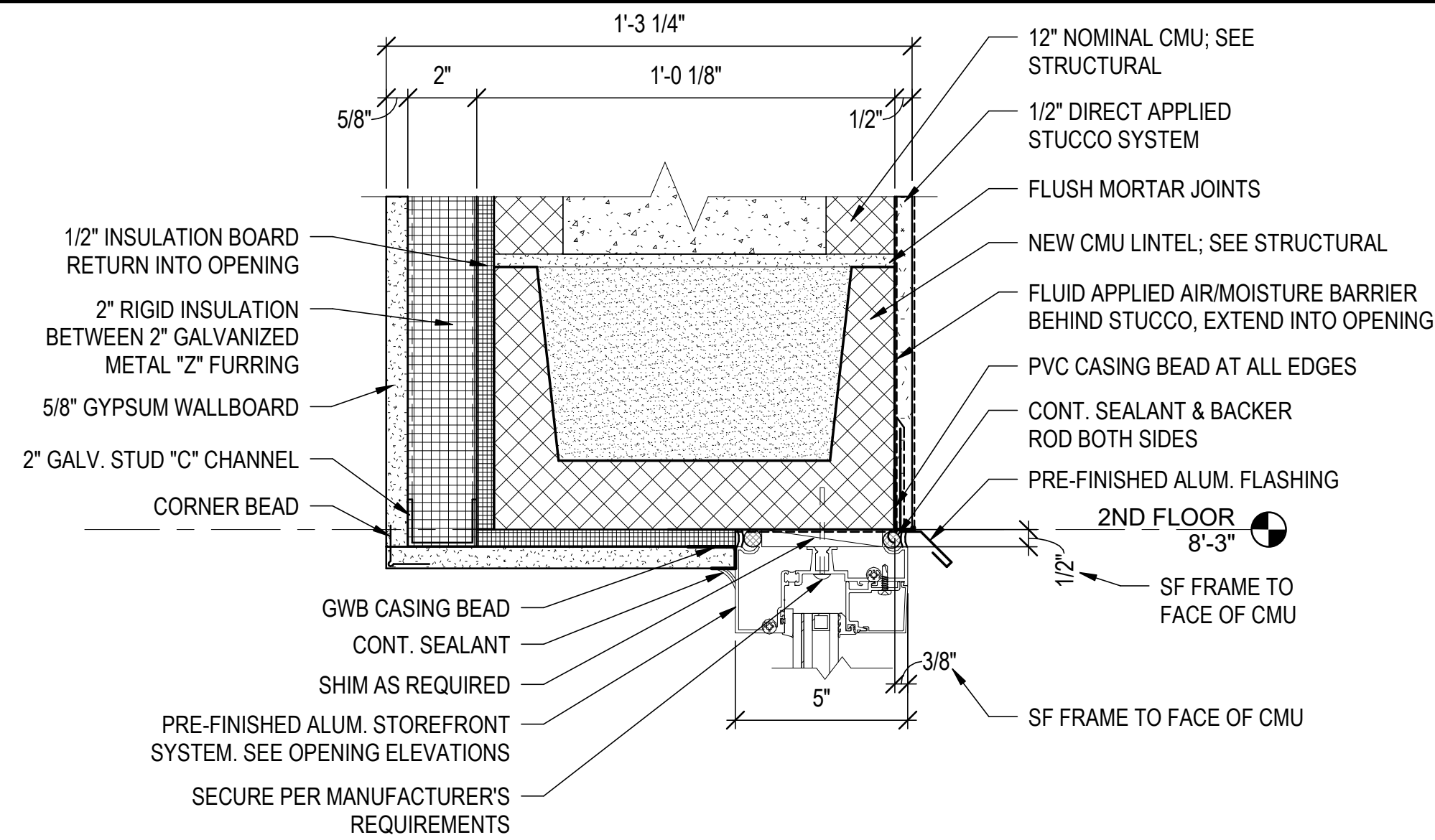
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OPENING DETAILS

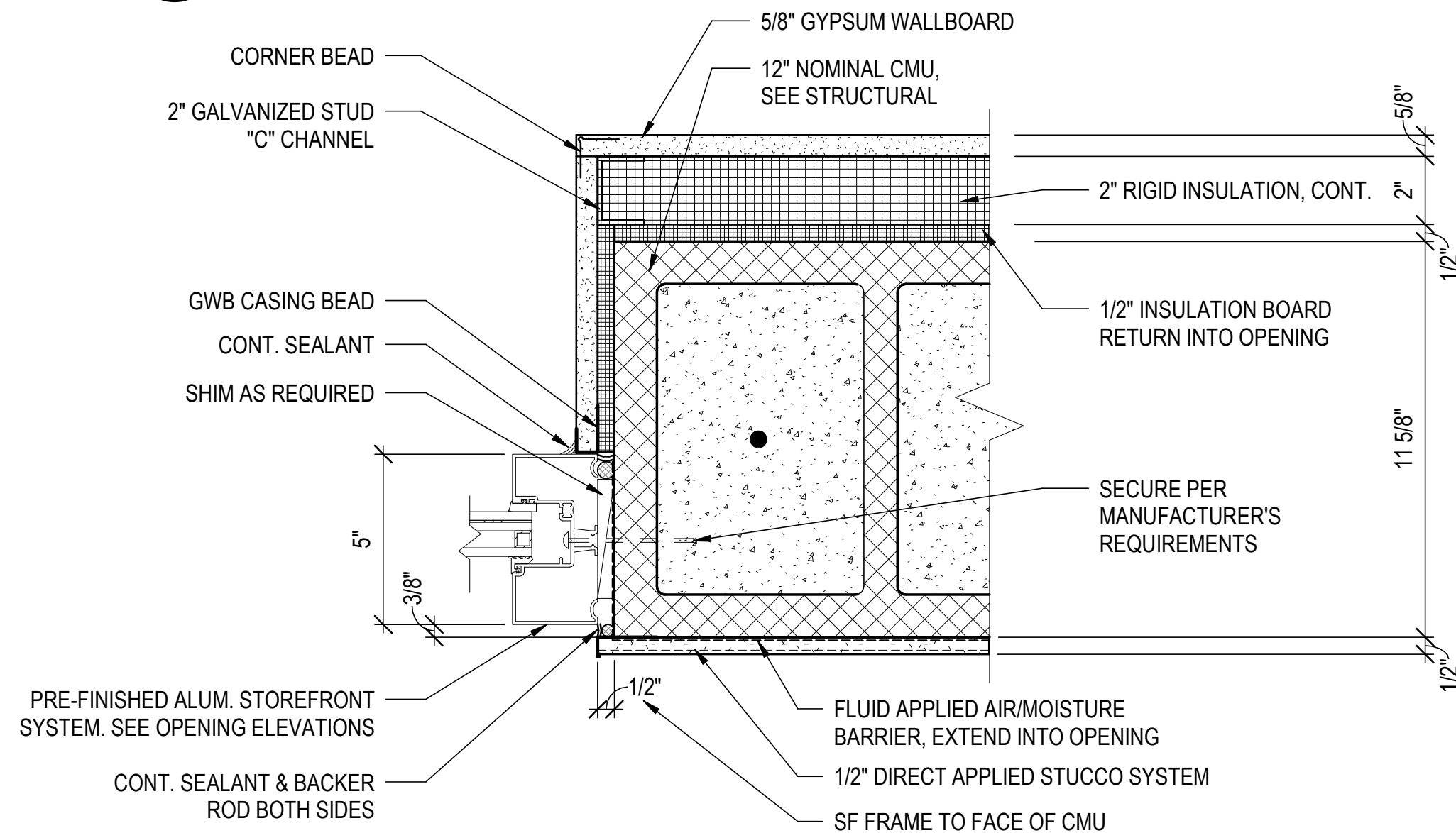
SHEET:

A-605

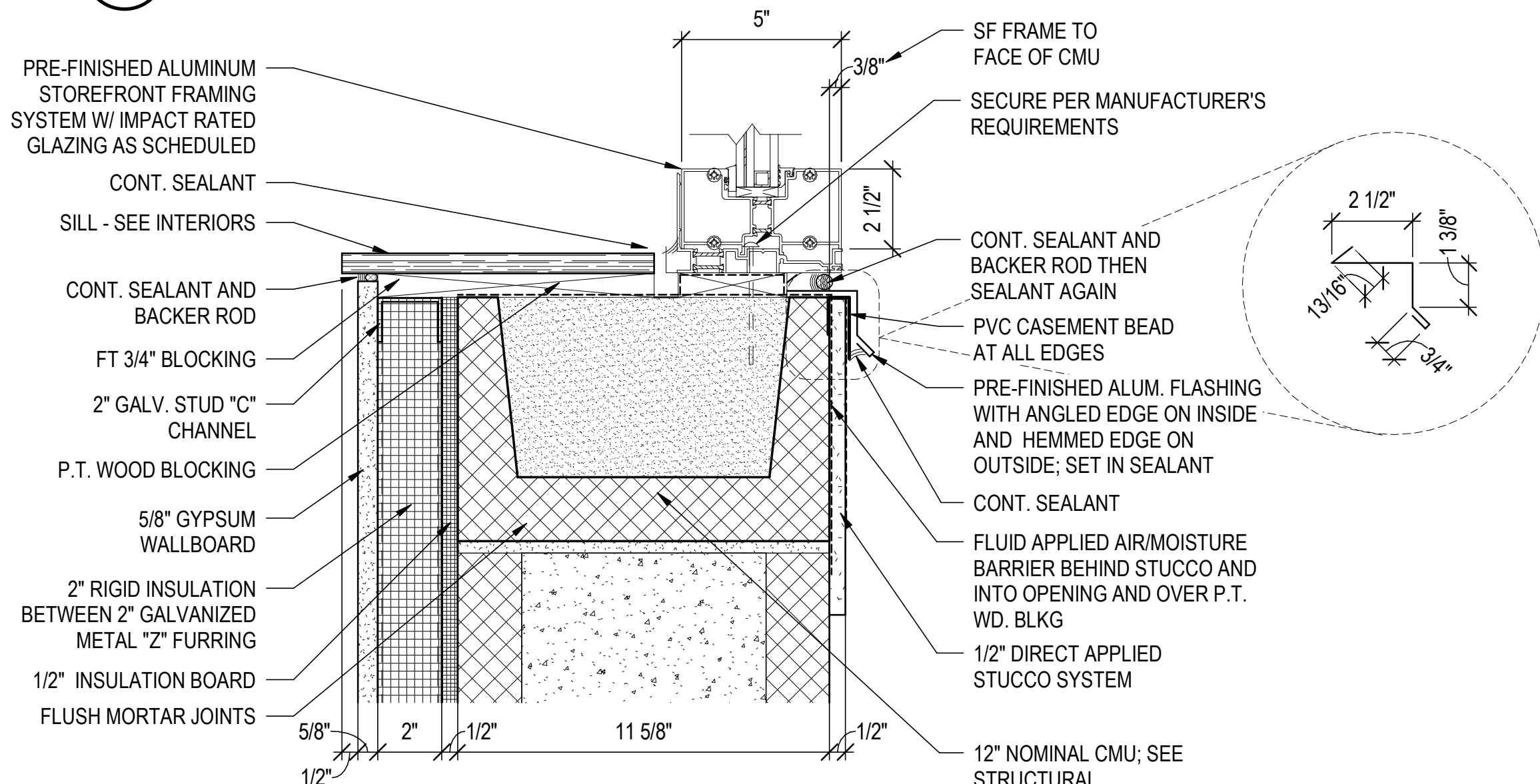
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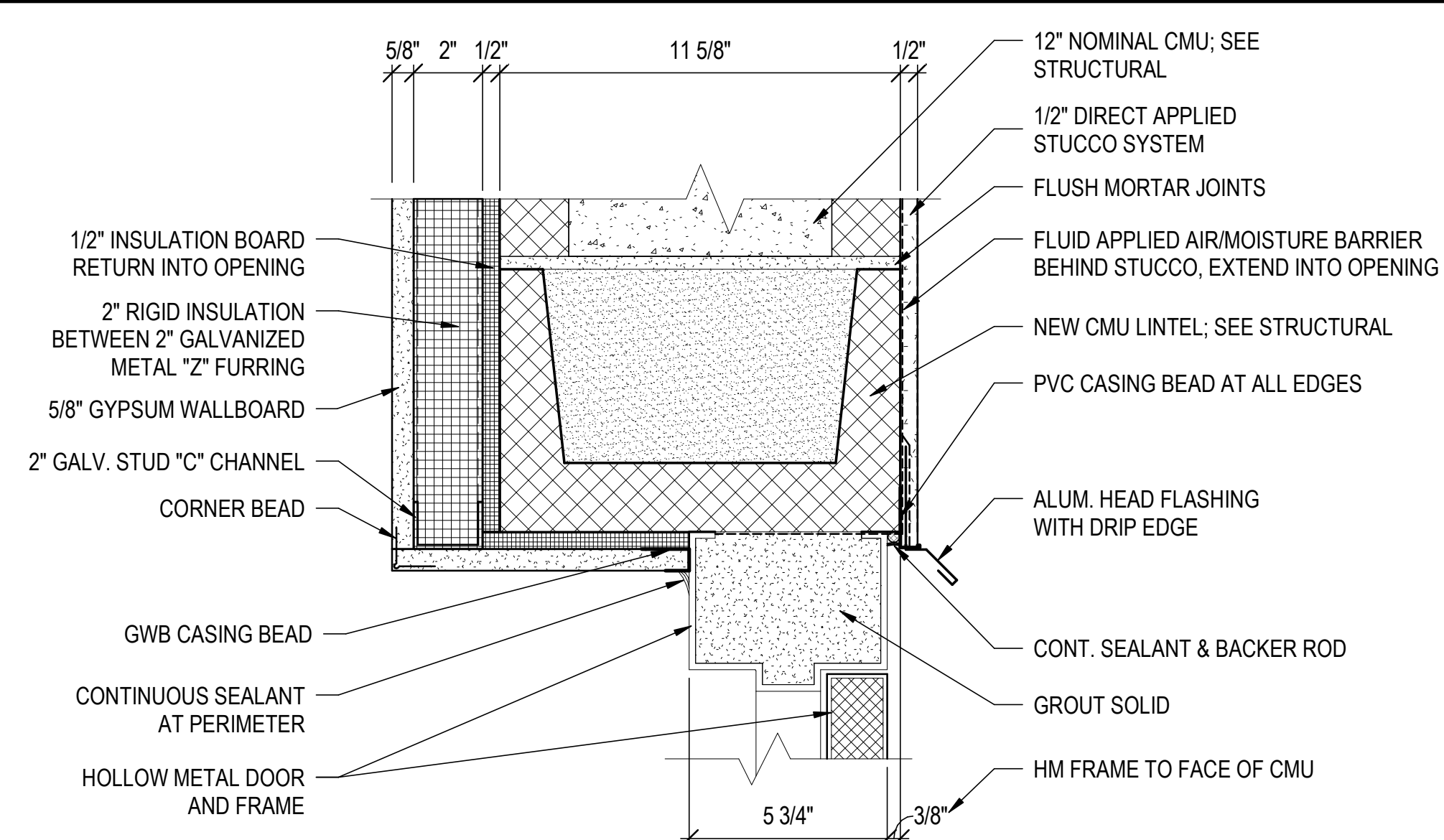
1 EXT. SF HEAD DETAIL - 12" CMU W/ STUCCO
A-606 3" = 1'-0"



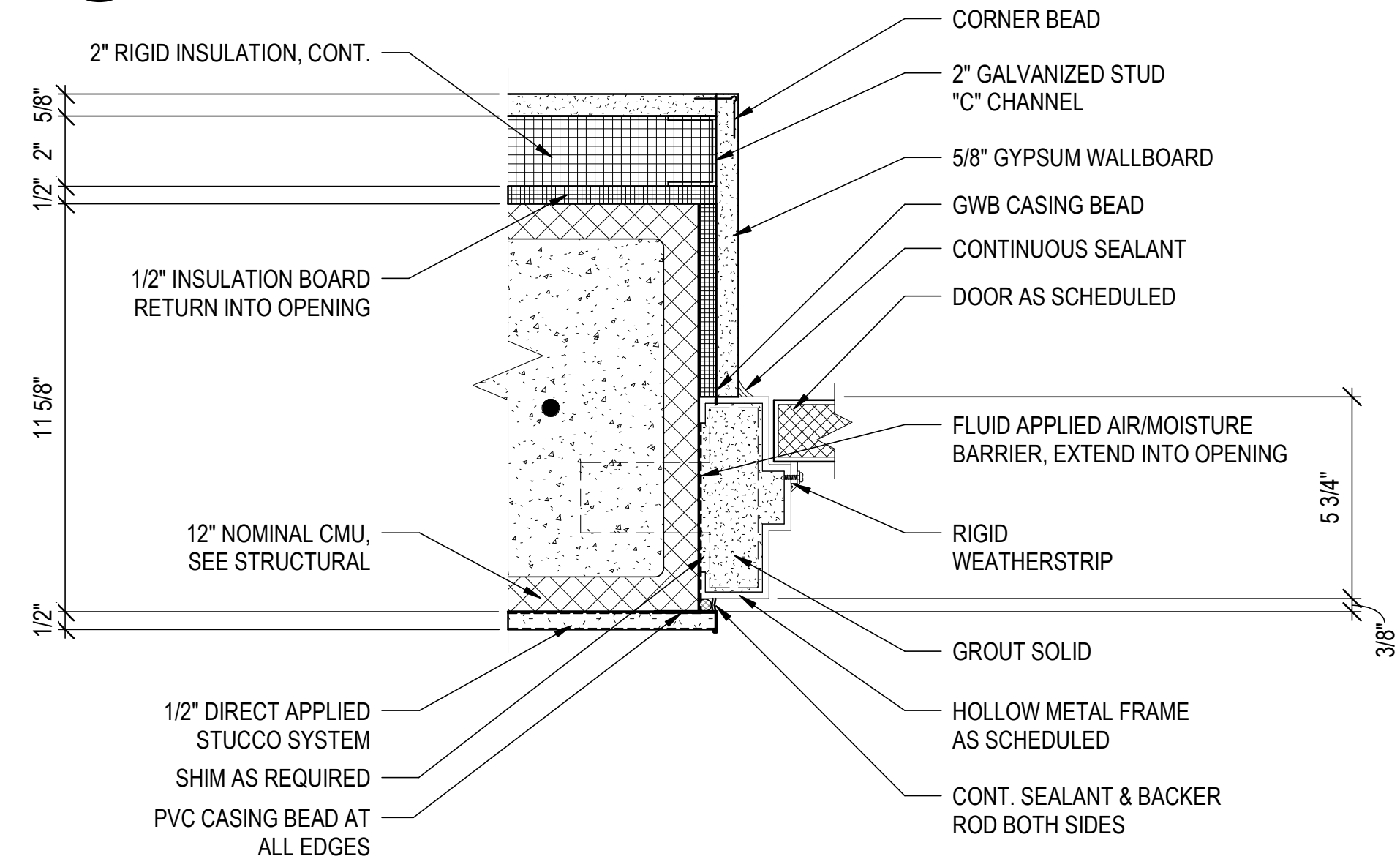
2 EXT. SF JAMB DETAIL - 12" CMU W/ STUCCO
A-606 3" = 1'-0"



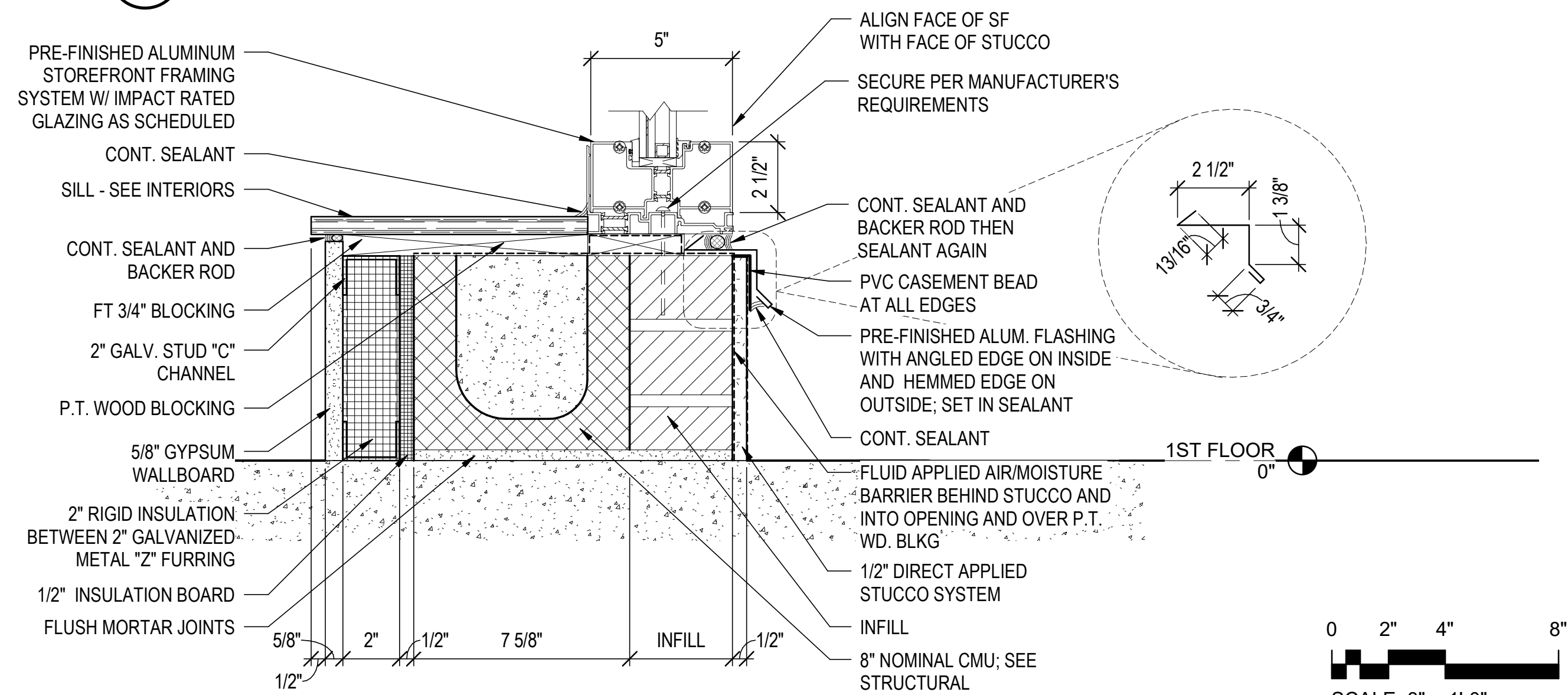
3 EXT. SF SILL DETAIL - 12" CMU W/ STUCCO
A-606 3" = 1'-0"



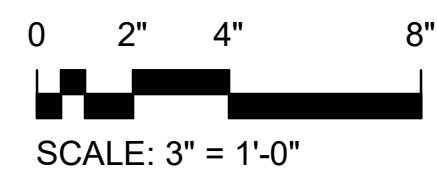
4 EXT. HM HEAD DETAIL - 12" CMU W/ STUCCO
A-606 3" = 1'-0"



5 EXT. HM DOOR JAMB DETAIL - 12" CMU W/ STUCCO
A-606 3" = 1'-0"



6 EXT. SF SILL DETAIL - 8" CMU, INFILL W/ STUCCO
A-606 3" = 1'-0"



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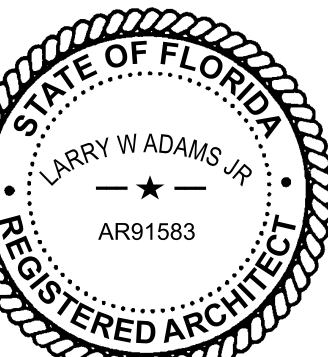
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



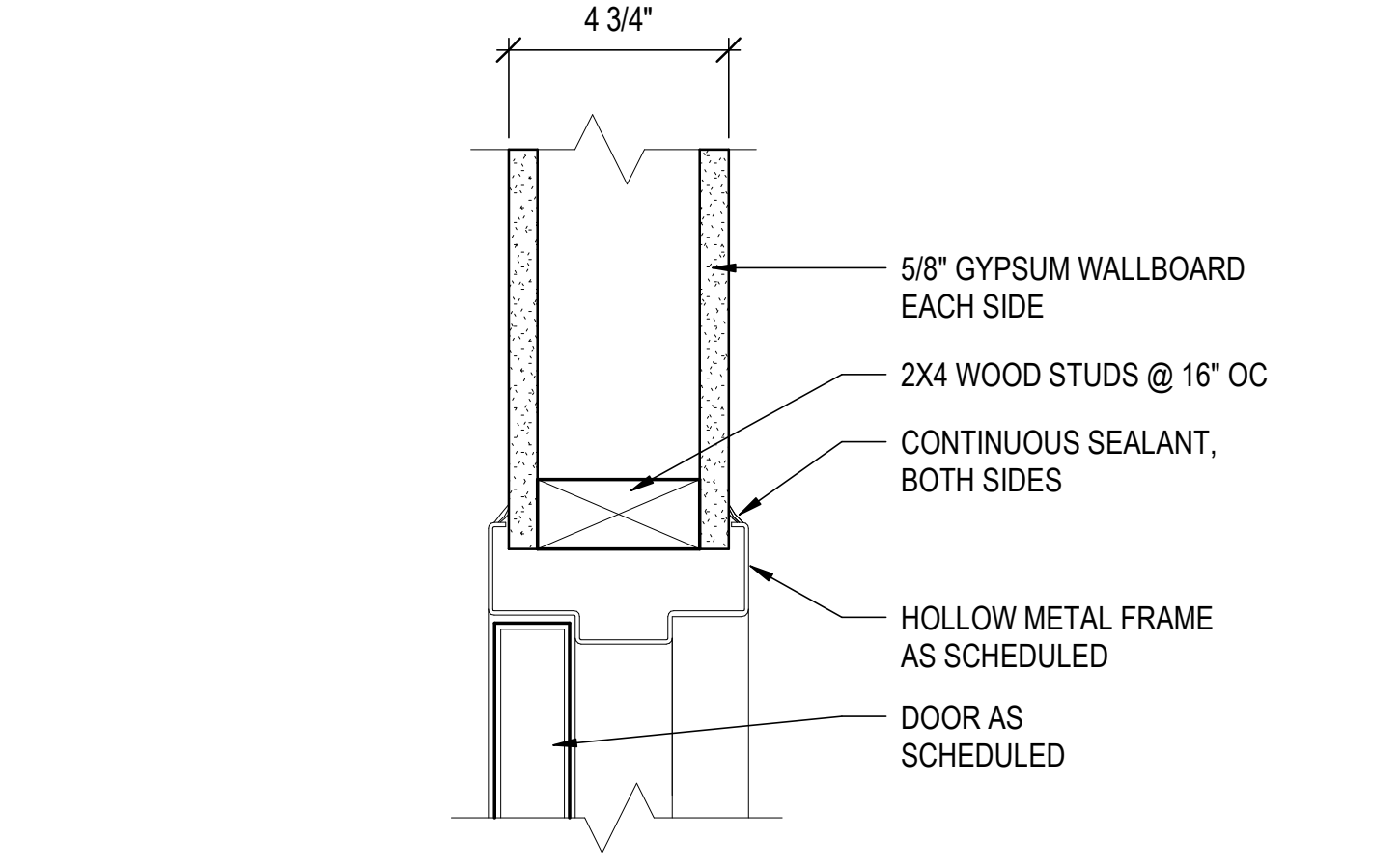
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SHEET DATE: 3/8/24

SHEET TITLE:

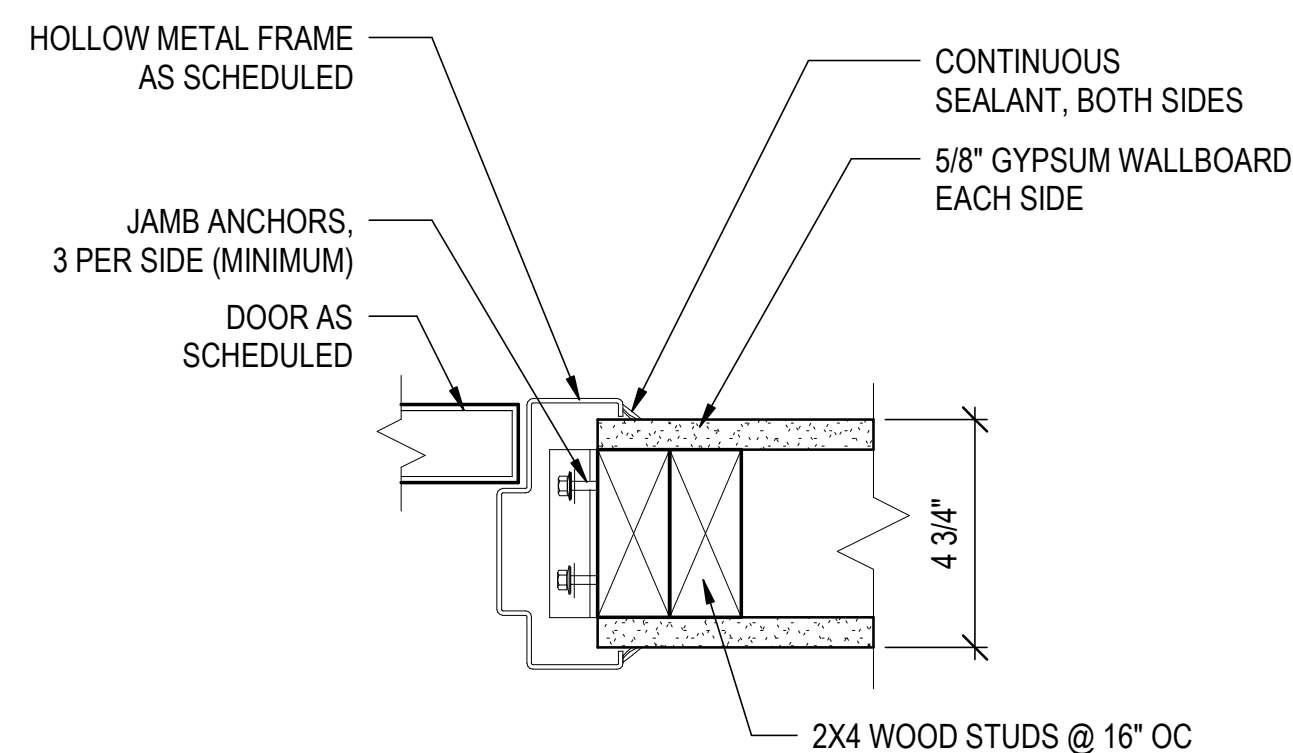
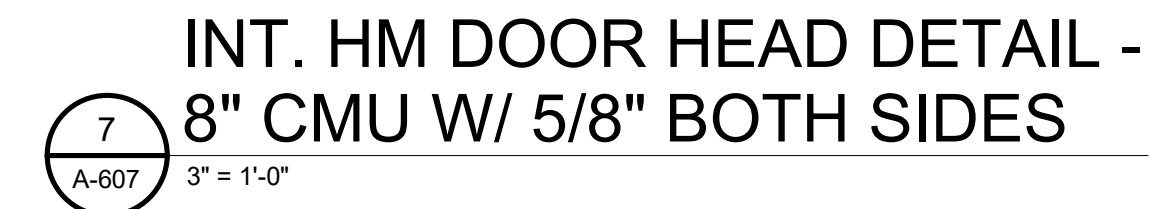
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SHEET:

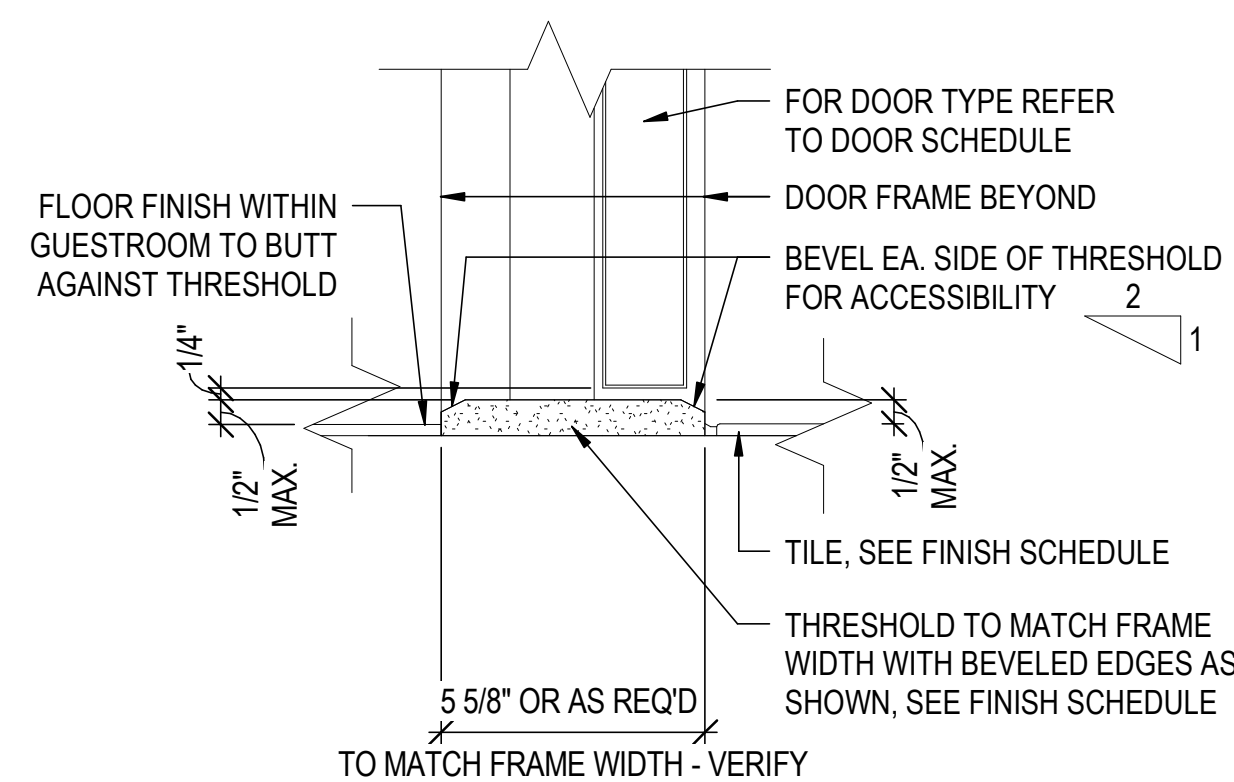
A-606



INT. HM DOOR HEAD DETAIL - 3 1/2"
WOOD STUDS W/ 5/8" GWB BOTH SIDES



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



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

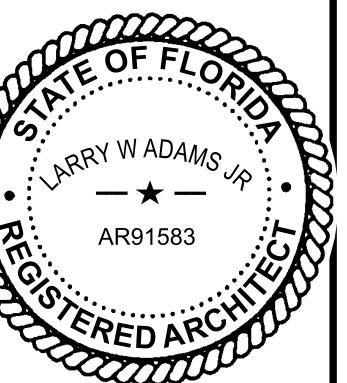


9 THRESHOLD AT CONNECTING DOOR
A-607 3" = 1'-0"



OCEAN COAST HOTEL
2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

VISIONS:



MEET TITLE:

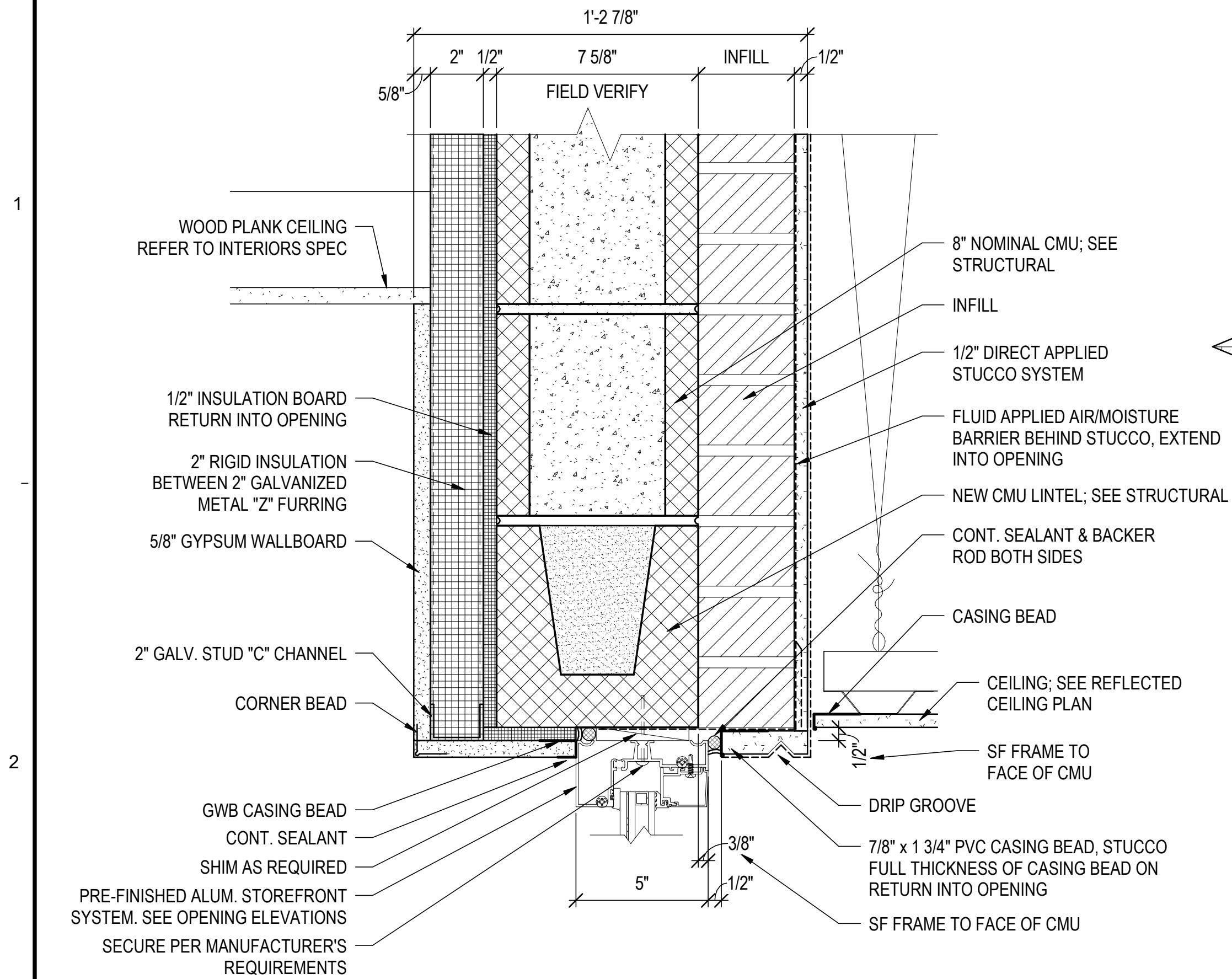
OPENING DETAILS

EET:

A-607

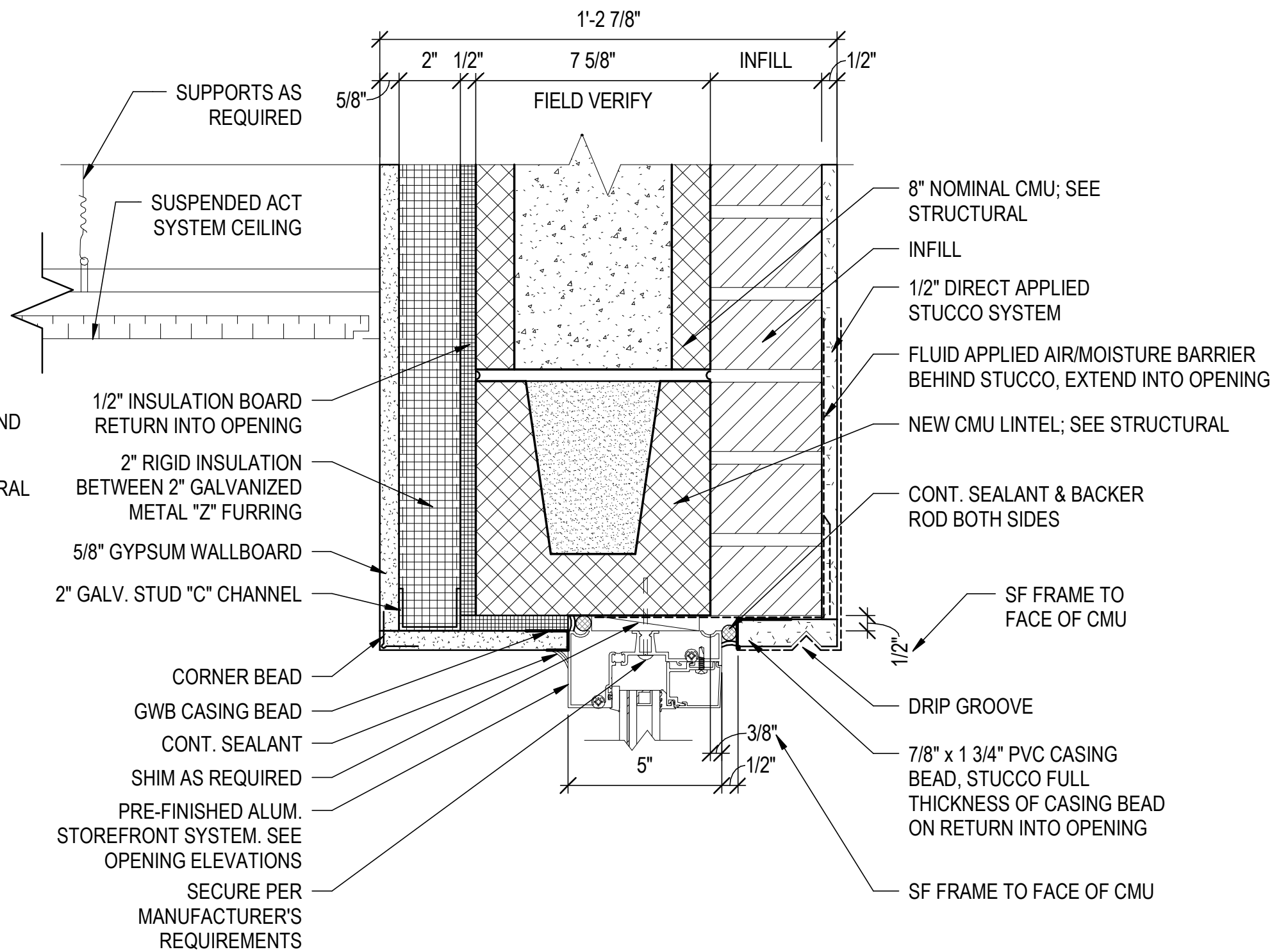
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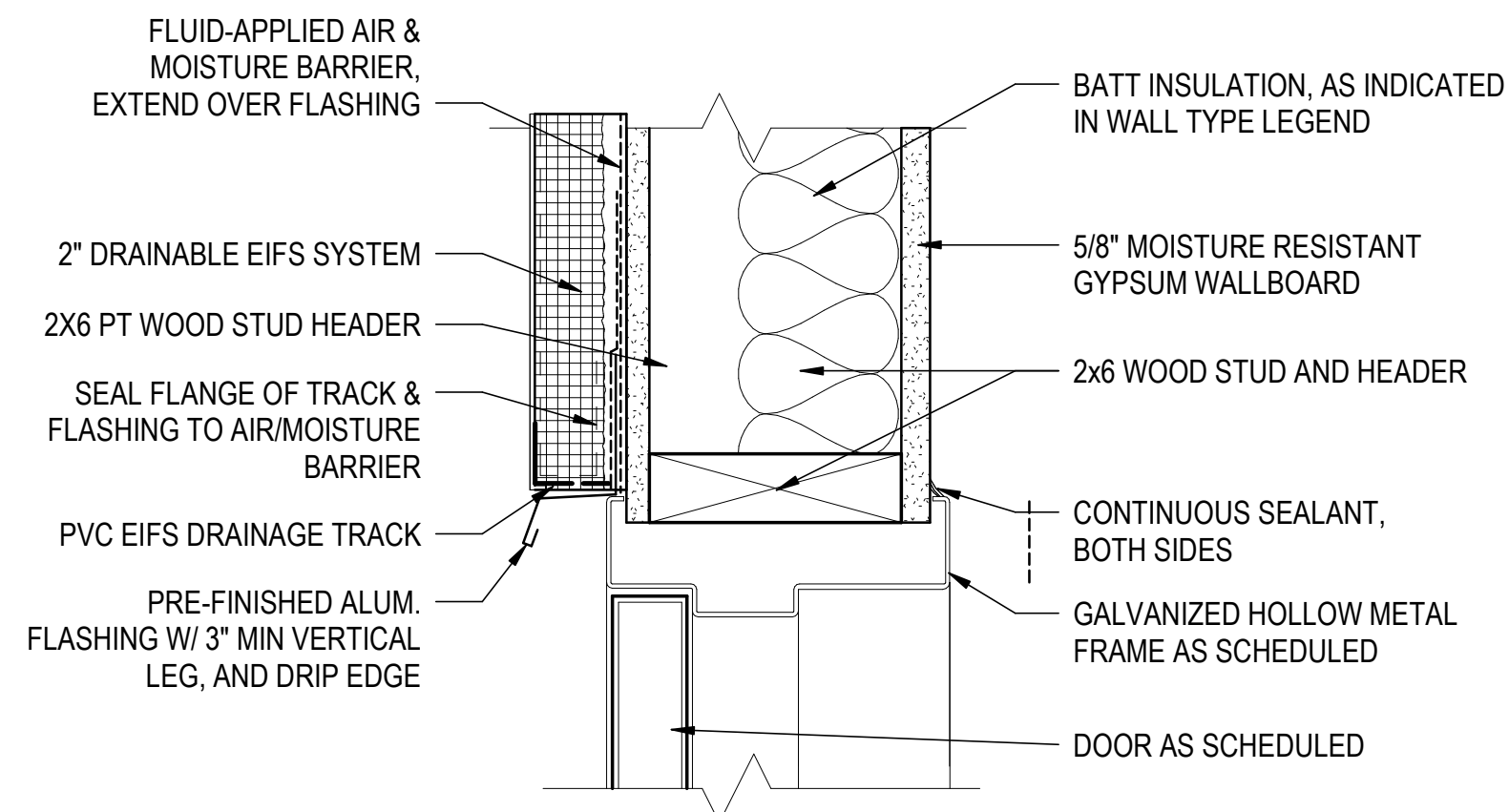
1
A-608 3" = 1'-0"

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



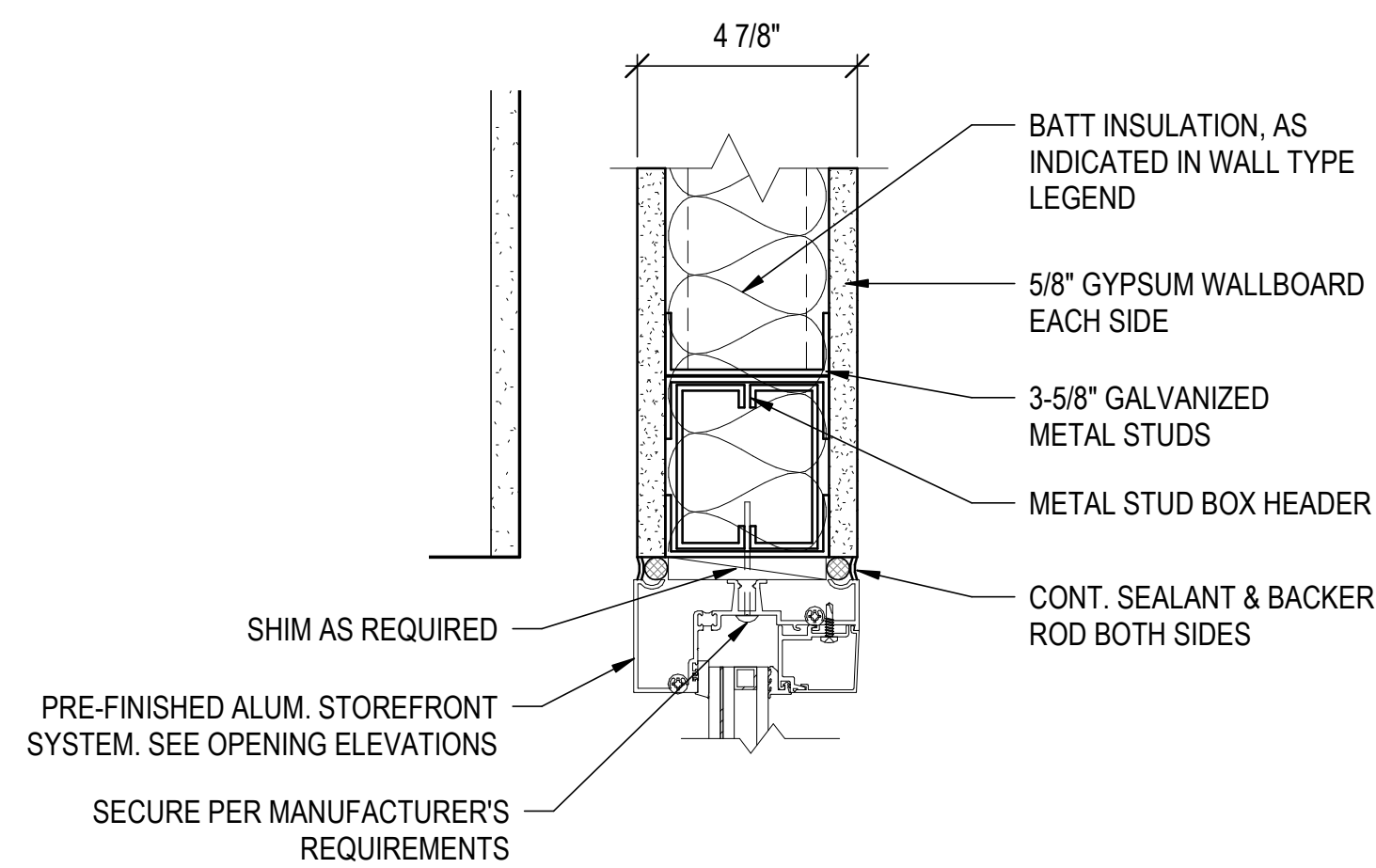
2
A-608 3" = 1'-0"

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



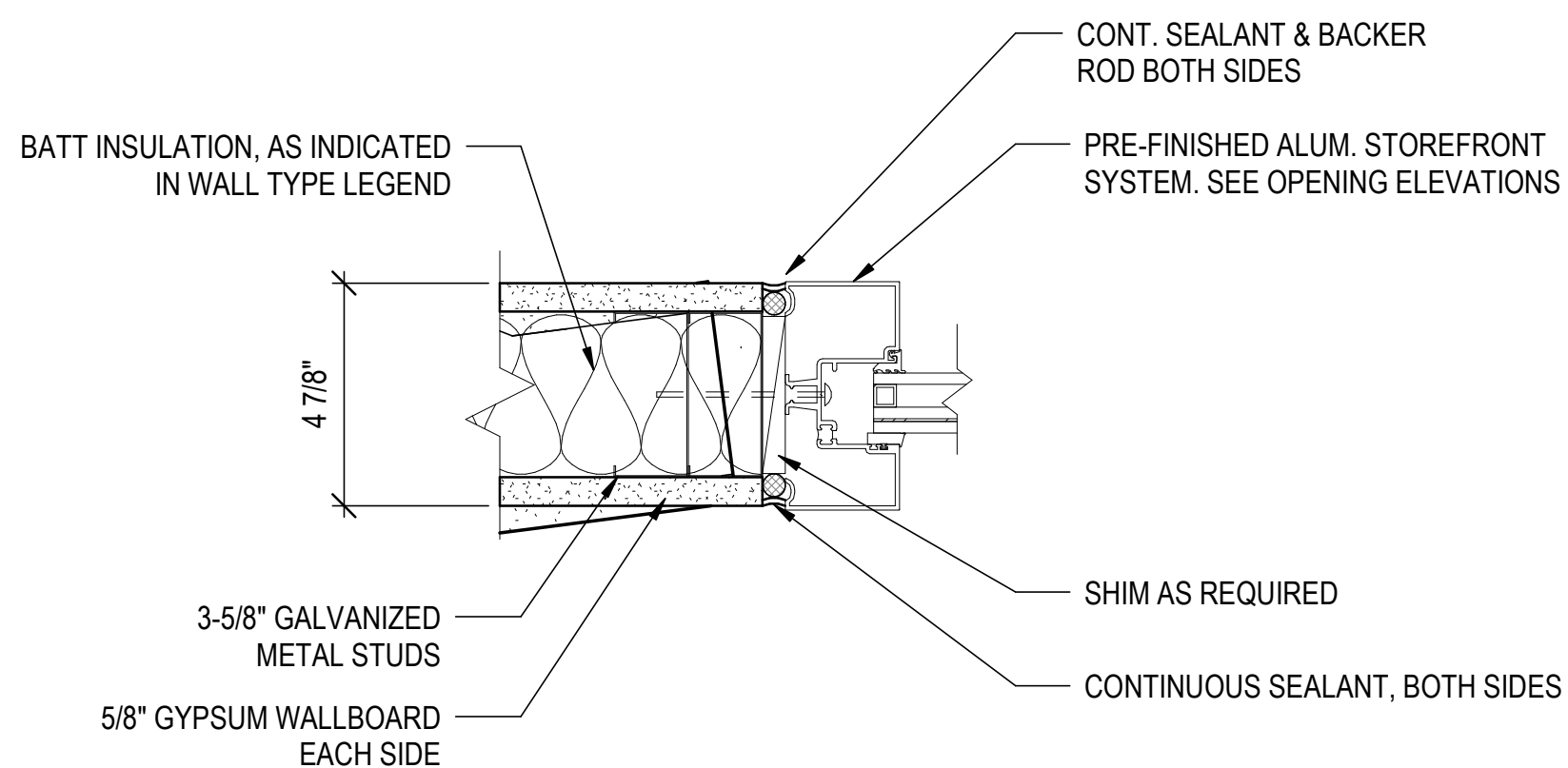
5
A-608 3" = 1'-0"

EXT. HM DOOR HEAD DETAIL - AT GUEST LAUNDRY



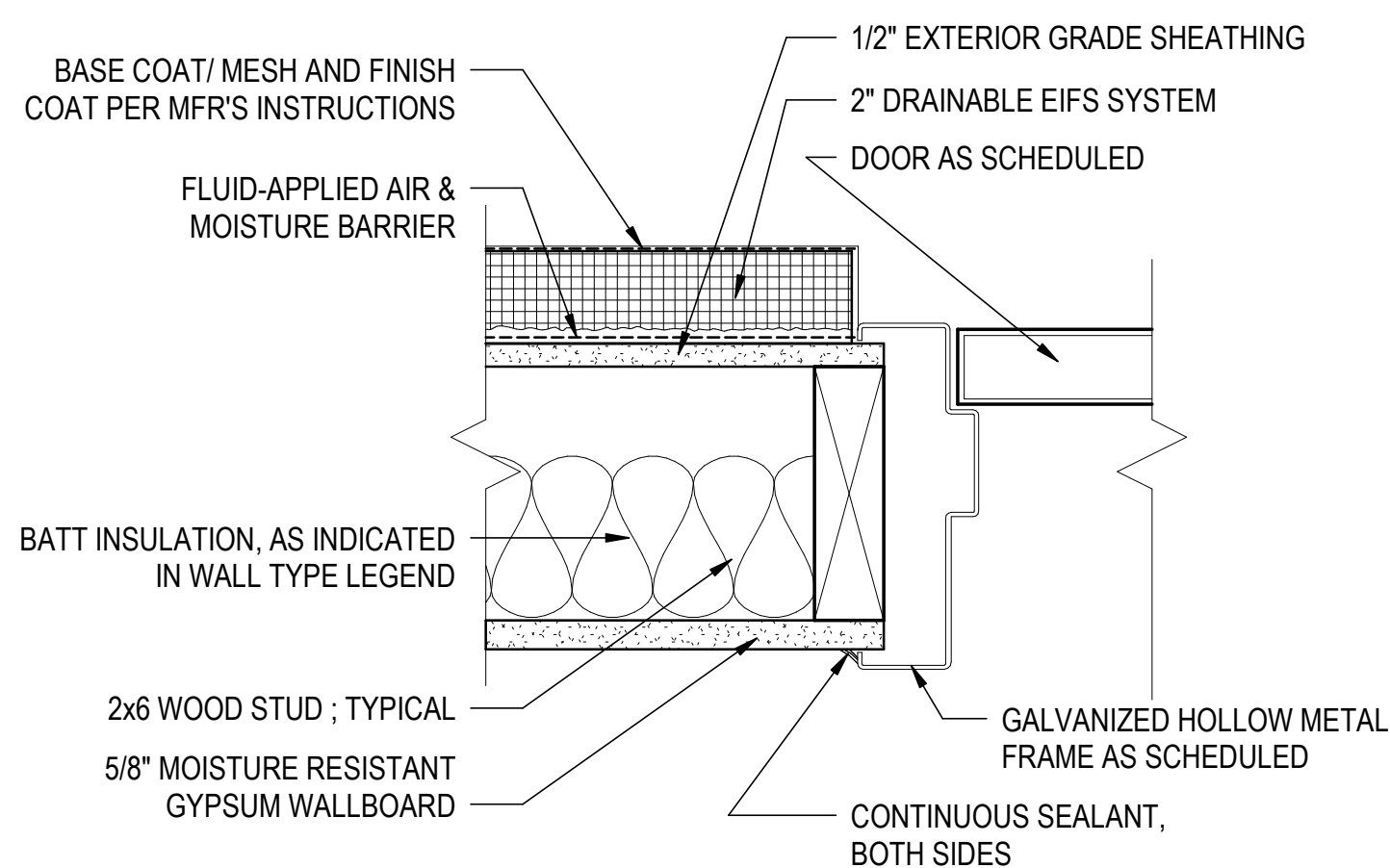
3
A-608 3" = 1'-0"

INT. SF HEAD DETAIL - 3 5/8" GMS W/ 5/8" GWB BOTH SIDES



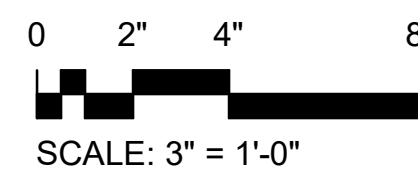
4
A-608 3" = 1'-0"

INT. SF JAMB DETAIL - 3 5/8" GMS W/ 5/8" GWB BOTH SIDES

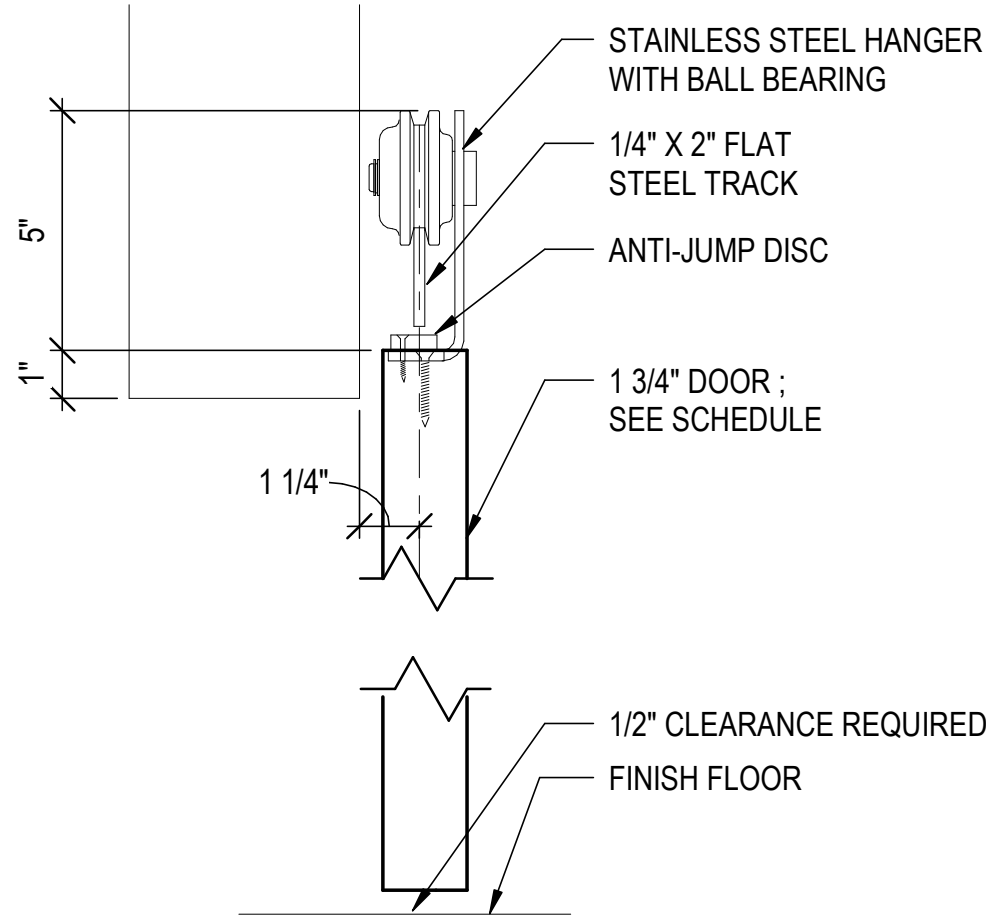


6
A-608 3" = 1'-0"

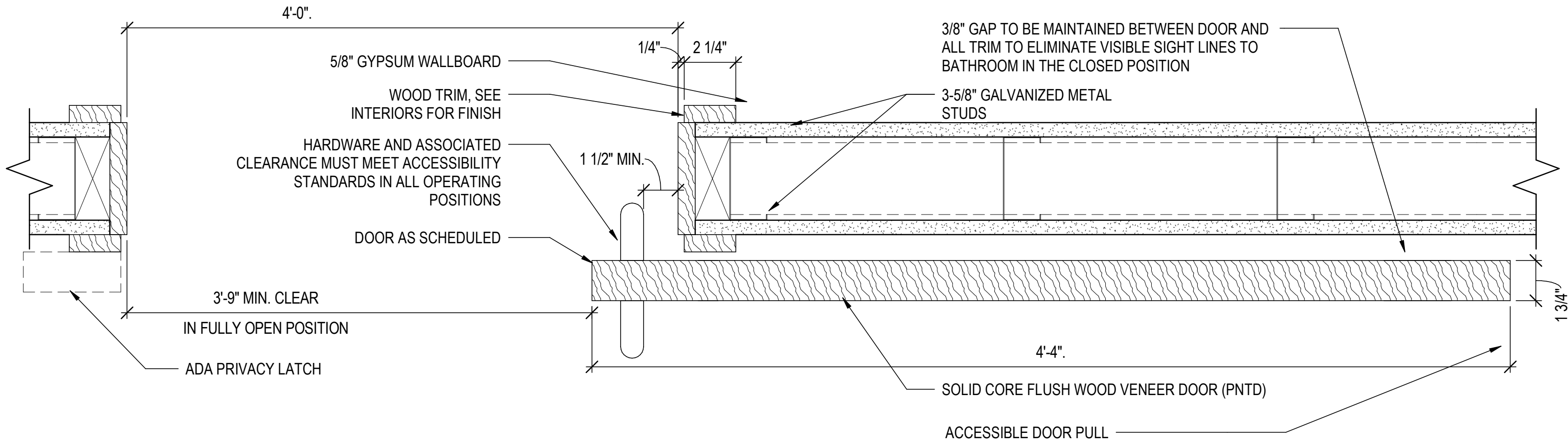
EXT. HM DOOR JAMB DETAIL - AT GUEST LAUNDRY



A B C D E

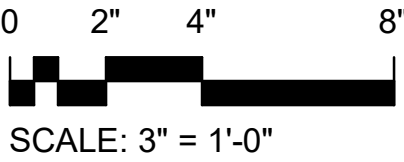


1 DOOR - INT. BARN HEAD
A-609 3" = 1'-0"



NOTE:
PROVIDE BARN DOOR FOR PUBLIC RESTROOM ADA STALLS
AND FOR PANTRY AREA, COMPLETE WITH HARDWARE
(PRIVACY LATCH AT RESTROOMS).
BASIS OF DESIGN: SPACIA GROUP

2 DOOR - INT. BARN JAMB
A-609 3" = 1'-0"



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A B C D E



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Phone: 850.434.5444

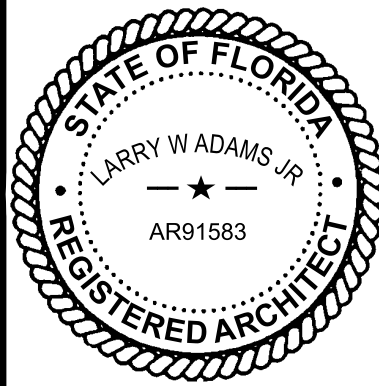
OCEAN COAST HOTEL

2707 SADLER ROAD
FERNANDINA BEACH, FLORIDA

PERMIT SET

NOT FOR CONSTRUCTION

REVISIONS:



BTA PROJECT NO: 156422.01
SHEET DATE: 3/8/24

SHEET TITLE:

OPENING DETAILS

SHEET:

A-609

Technical Review Committee: Formal Review Request - Submission #16670

Date Submitted: 7/15/2025

Technical Review Committee: Formal Review

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 resubmittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$4,400.
- ☐ 3rd and subsequent resubmittals. 1/2 of original application fees
- ☐ Engineering Review (Consultant Hourly Rate)

***** ATTENTION *****

Starting **May 8, 2025**, TRC will offer a more flexible schedule.

Please review these important changes:

First Step and **Formal TRC** meetings will now take place at the City Hall Chambers

Both monthly meetings will now allow First Step & Formal TRC application reviews

Meetings will remain the 2nd & 4th Thursdays of the month at 10:00 am

Application Deadline (4:30pm)						May 01 2025	May 22 2025	June 18 2025	July 24 2025	Aug 21 2025	Sept 18 2025	Oct 23 2025	Nov 20 2025	Dec 18 2026
1 st Meeting of the month						May 08 2025	June 12 2025	July 10 2025	Aug 14 2025	Sept 11 2025	Oct 09 2025	Nov 13 2025	Dec 11 2025	Jan 08 2026
Application Deadline (4:30pm)						May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
2 nd Meeting Of the month						May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

In observance of Thanksgiving on November 27, the TRC Meeting is moved up to November 20.

In observance of Christmas on December 25, the TRC Meeting is moved up to December 18.

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, TRC meetings are scheduled as follows:**

The 2nd and 4th Thursday of each month at 10:00 AM in the City Hall Chambers located at 204 Ash Street.

Agenda order includes First Step Reviews followed by Formal Reviews.**

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.fbfl.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.



PROJECT INFORMATION

Submission Type*

Initial Submittal ▼

NOTICE

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

DATE OF YOUR FIRST STEP REVIEW (if you have not attended a First Step Review, return to the application page and choose the TRC First Step Review application)*

5/8/2025

Case Number (if applicable)*

PROPERTY INFORMATION

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

Site Address*

1200 Elm Street

City*	State*	Zip*
Fernandina Beach	FL	32034

Parcel ID #(s)

00-00-31-1800-0231-03B0; 00-00-31-1800-0241-0170

Lot	Block	Subdivision

Zoning District	Future Land Use Designation*	Overlay District*
REC	Recreation	None

Size of Property (acres)*	Present Property Use*
4.11	recreation

Wetlands*	Flood Zone*	Coastal Construction Control Line (CCCL)*
No	X, area of minimal flood	No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*	Last Name*
Scott	Mikelson

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*	State*	Zip*
Fernandina Beach	FL	32034

Telephone Number*

904-310-3356

Email Address*

smikelson@fbfl.org

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

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

31 South 4th Street, Suite 1

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

MLK Elm Street Ball Field Renovation

Proposed Access Road*

Elm Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

900,000

Description of Request*

Renovation to recreational park. This includes ball fields, pavilions, batting cages and restrooms

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:
 - ☐ o Timeline for the development; and
 - ☐ o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
- ☐ A summary block containing:
 - ☐ o Land use category from the Future Land Use Map in the comprehensive plan;
 - ☐ o Zoning district;
 - ☐ o Total acreage;
 - ☐ o Total square footage for non-residential uses;
 - ☐ o Total density and number of units, proposed and permissible for residential uses;
 - ☐ o Impervious surface ratio calculation, proposed and permissible;
 - ☐ o Floor area ratio calculation, proposed and permissible;
 - ☐ 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.
- ☐ 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:
 - ☐ o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)

- ☐ 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.)
- ☐ 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 regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)
- ☐ o Tree Protection Plan (Section 4.05.09.)
- ☐ o Landscape Plan (Section 4.05.00.)
- ☐ 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

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 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements 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.

Certification*

- ☒ 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.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

7/15/2025

Upload Supporting Documentation*

MLK Site_TRC_071425.pdf

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DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 | www.fbfl.us/planning

GENERAL NOTES			INDEX			
SITE / GEOMETRY		WATER NOTES		PAGE #	SHEET	DESCRIPTION
1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.		19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.		1	CVR	COVER SHEET
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.		20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.		2	IN-1	INDEX SHEET
3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.		21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.		3	PRE-1	PREDEVELOPMENT PLAN
4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.		22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.		4	GE-1	GEOMETRY PLAN
5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING, INC. (904-491-5700).		23. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.		5	UT-1	UTILITY PLAN
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.		24. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.		6	DR-1	OVERALL DRAINAGE PLAN
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.		25. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.		7	DR-2	ENLARGED DRAINAGE PLAN - NORTH
8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.		26. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.		8	DR-3	ENLARGED DRAINAGE PLAN - SOUTH
9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.		27. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.		9	LS-1	LANDSCAPE PLAN
10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.		28. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.		10	LS-2	LANDSCAPE DETAILS
11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.		29. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.		11	DT-1	MISC. DETAILS
12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.		30. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.		12	DT-2	NYLOPLAST DRAINAGE DETAIL
13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.		31. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.		FIRE NOTES		
14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.		32. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.				
15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.		33. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.				
16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.		34. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.				
17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).		35. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.				
17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS		36. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION				
18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.		37. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS				
LEGEND		SEWER NOTES				
EXISTING VALVE WM EXISTING WATER LINE SS EXISTING SANITARY SEWER EXISTING FIRE HYDRANT SS PROPOSED SANITARY SEWER WM PROPOSED WATER LINE PROPOSED FIRE HYDRANT EXISTING EDGE OF PAVEMENT EXISTING PROPERTY LINE 15:3 PROPOSED SPOT ELEVATION S-5 DRAINAGE STRUCTURE P-1 PIPE X(6.58) EXISTING SPOT ELEVATION 1 THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT. 2 SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST. 3 GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE 4 ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE. 5 A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT. 6 GRAVITY SEWER TO BE GREEN IN COLOR 7 NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8 FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9 ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED. 10 WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN. 11 NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING 12 ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13 SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14 THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15 IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16 ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN. 17 CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING. 1 WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY. 2 THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES. 3 TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS. 4 UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150. 5 ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT. 6 THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS. 7 ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH. 8 ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT. 9 IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL. 10 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS. 11 A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB. 12 ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS. 13 ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED. 14 BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION. 15 MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36". 16 CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3431) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING. 1 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2021 EDITION) 2 CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2021) 3 NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.						

NOT FOR CONSTRUCTION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

Asa Ray Gillette III

Design/Prepared by Asa Ray
Drawn/Checked by Asa Ray
Title/Scale/Date/Sheet
DR-18/1"=40'-0"/09/10/25/01

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL. PE. NO. 56177

31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gillettesociates.com

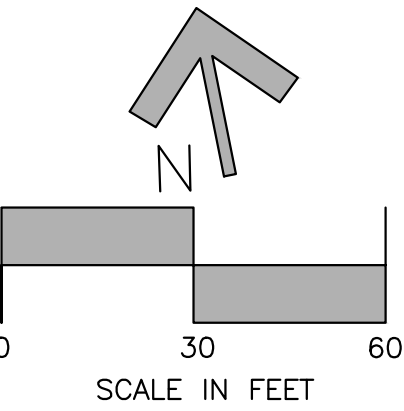
CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE

1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

INDEX SHEET
AND NOTES

North / Elevation Sheet
W N E S
IN-1
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PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0231-0380
00-00-31-1800-0241-0170
- TOTAL PARCEL(S) ACREAGE: 5.69 AC. (247,954 SF)
- DEVELOPMENT ACREAGE: 4.11 ACRES (178,971 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 25%
- MAX F.A.R. (%): N/A
- MAX BUILDING HEIGHT: 25-FT

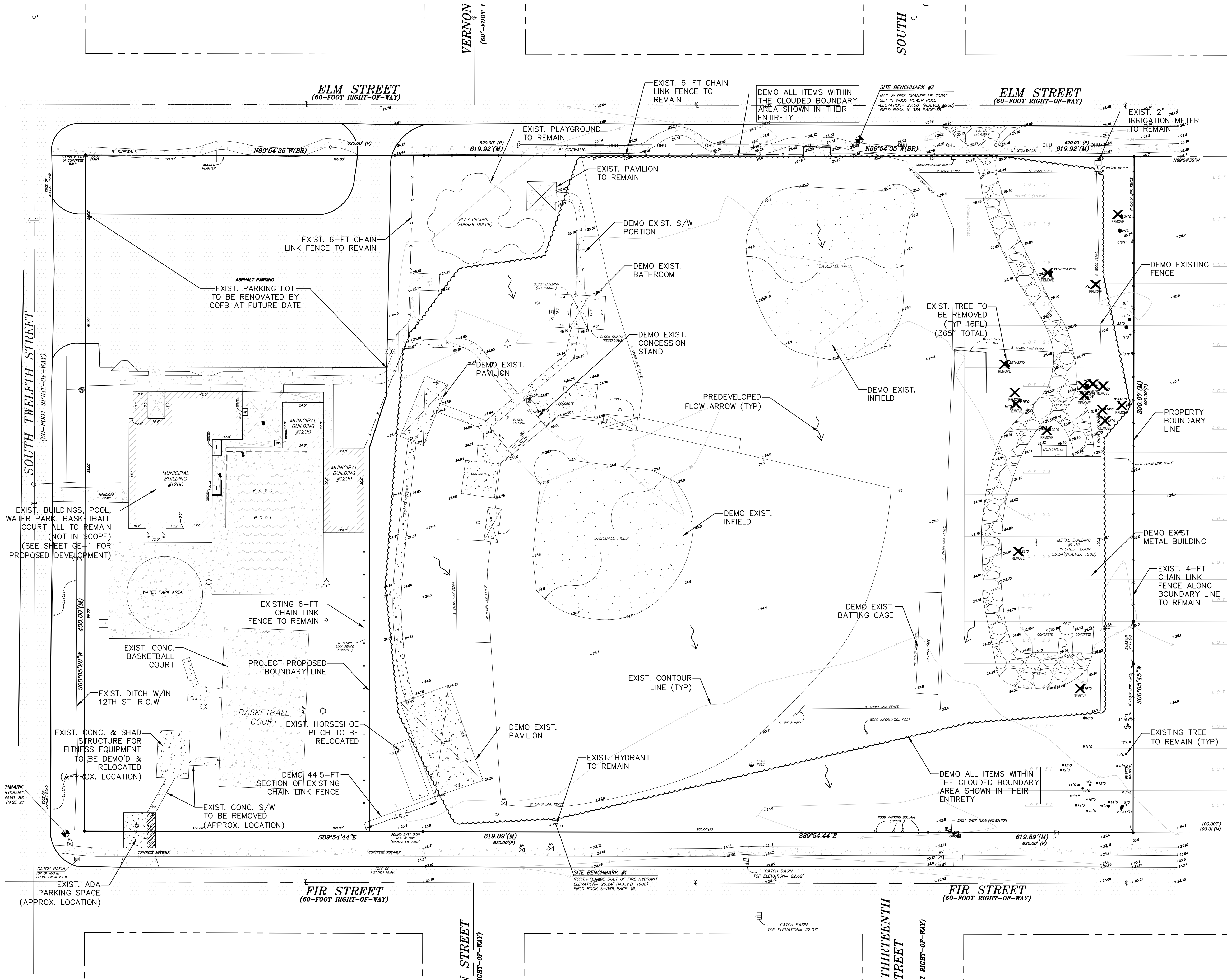
SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

LEGEND			
	CLAY/INFIELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE



PREDEVELOPED PLAN
SCALE: 1:30

NOT FOR CONSTRUCTION

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REGISTERED DESIGN PROFESSIONAL

Asa Ray
Gillette
III

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITTAL
B	09/10/25	TRC SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332

ASA R. GILLETTE, P.E. • FL PE NO. 56177

31 S. 4th STREET * FERNANDINA BEACH, FL 32034

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CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE

1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

PREDEVELOPED PLAN

North / Elev Key / Sheet

PRE-1

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REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITTAL
B	09/10/25	TRC SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. • FL PE NO. 56177
31 S. 4th STREET • FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

**CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE**
1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

GEOMETRY PLAN

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0231-03B0
00-00-31-1800-0241-0170
- TOTAL PARCEL(S) ACREAGE: 5.69 AC. (247,954 SF)
- DEVELOPMENT ACREAGE: 4.11 ACRES (178,971 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 25%
- MAX F.A.R. (%): N/A
- MAX BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

DEVELOPMENT CALCULATIONS:

EXISTING IMPERVIOUS AREA:

PLAYGROUND = 2,140 SF
CONCRETE = 655 SF

TOTAL EXIST. IMPERVIOUS AREA = 2,795 SF

PROPOSED IMPERVIOUS AREA:

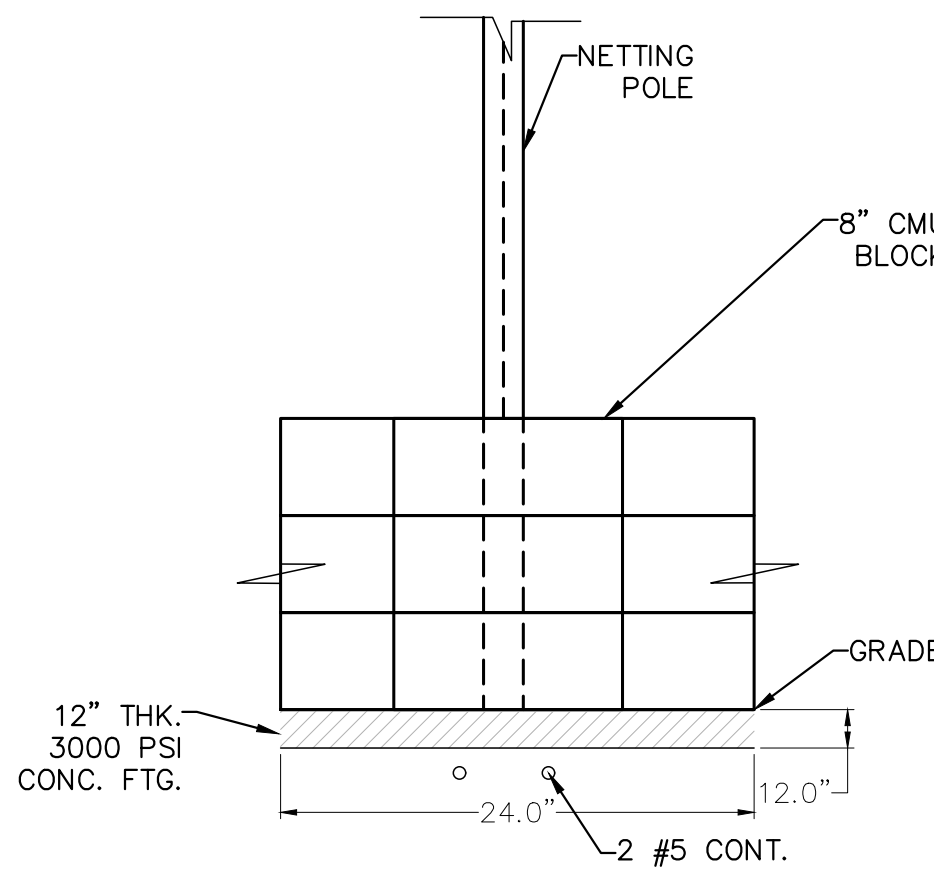
BUILDINGS. = 5,120 SF
CONCRETE = 6,609 SF
CLAY INFELD = 20,675 SF

TOTAL IMPERVIOUS AREA = 32,404 SF (18.11%)

PERVIOUS AREA:

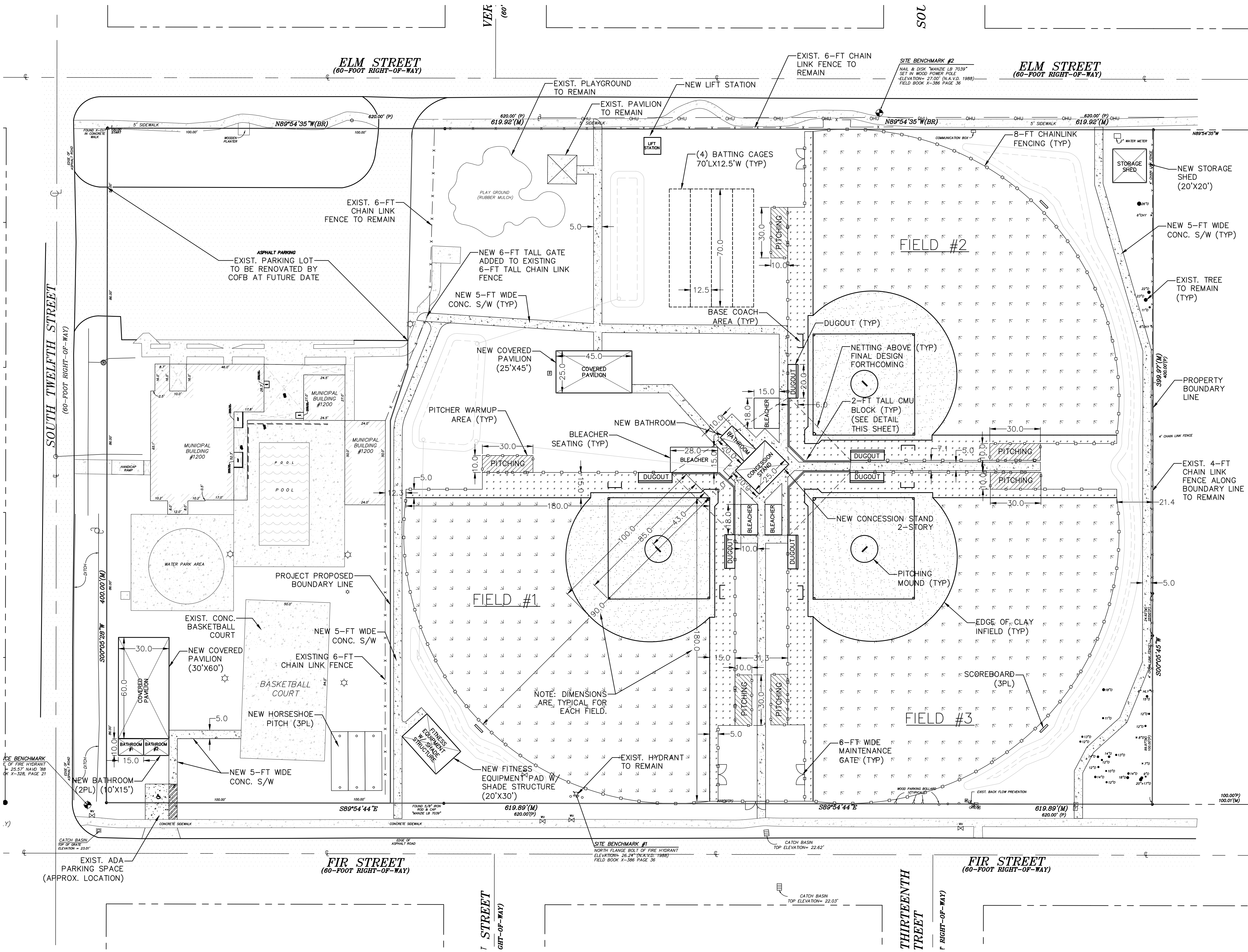
GRASS LANDSCAPING = 72,071 SF
GRASS OUTFIELDS = 74,496

TOTAL PERVIOUS AREA = 146,567 SF



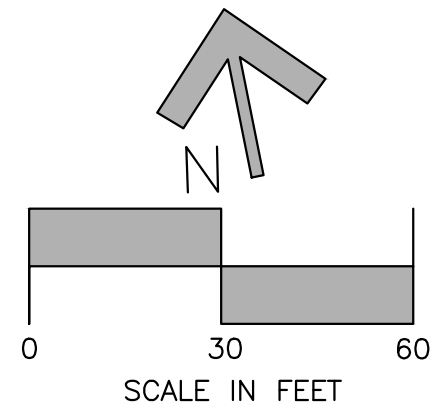
BLOCK RETAINING WALL DETAIL
SCALE: NTS

LEGEND			
	CLAY/INFELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE



GEOMETRY PLAN

SCALE: 1:30



PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0231-0380
00-00-31-1800-0241-0170
- TOTAL PARCEL(S) ACREAGE: 5.69 AC. (247,954 SF)
- DEVELOPMENT ACREAGE: 4.11 ACRES (178,971 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 25%
- MAX F.A.R. (%): N/A
- MAX BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

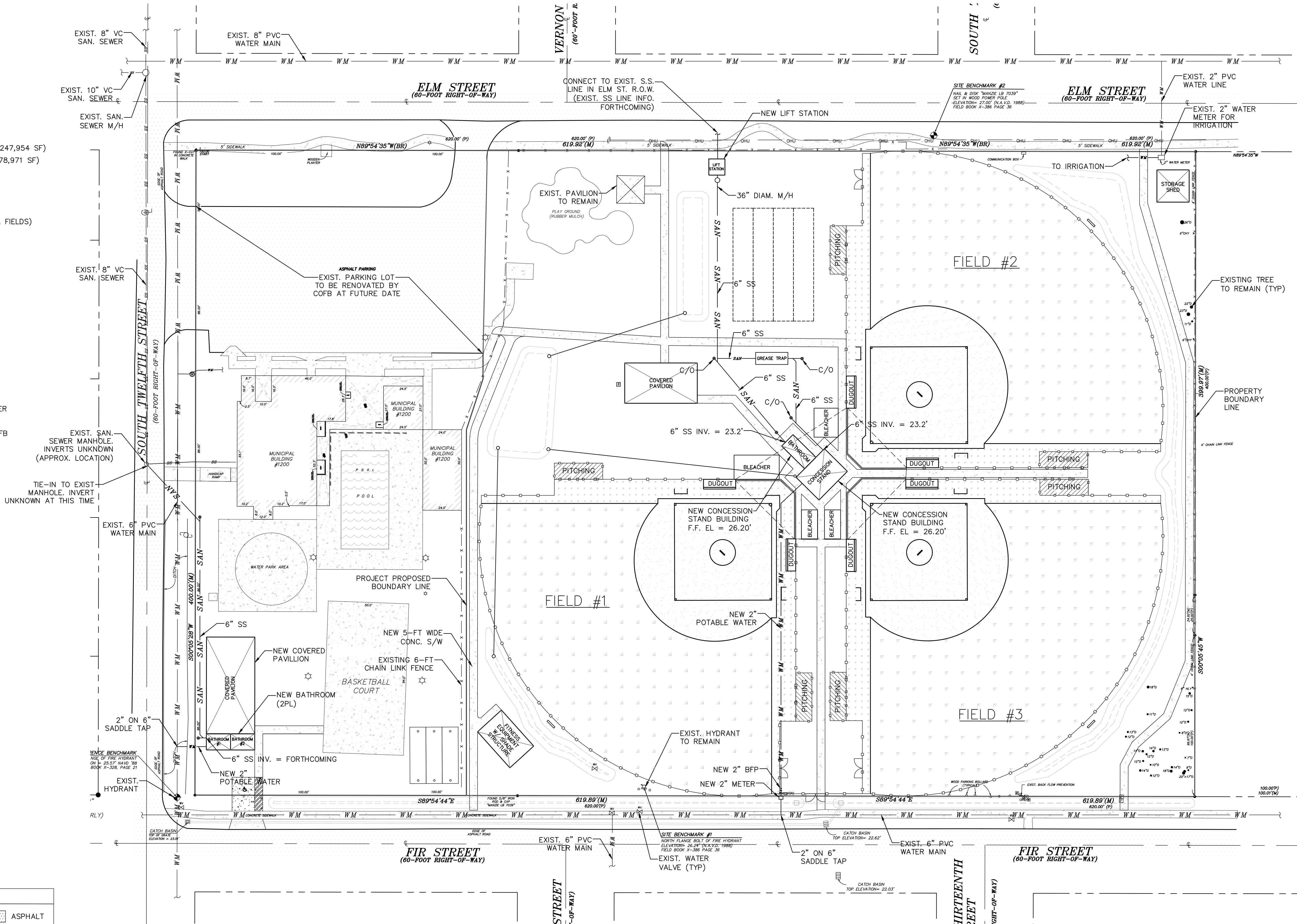
UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

UTILITY NOTES:

- EXISTING WATER MAIN AND GRAVITY SEWER LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

- COORDINATE WITH ANDRE DESILET AT COFB (904-310-3431) FOR UTILITY CONNECTIONS



LEGEND			
	CLAY/INFIELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE

SANITARY SEWER
& POTABLE WATER
SCALE: 1:30

NOT FOR CONSTRUCTION

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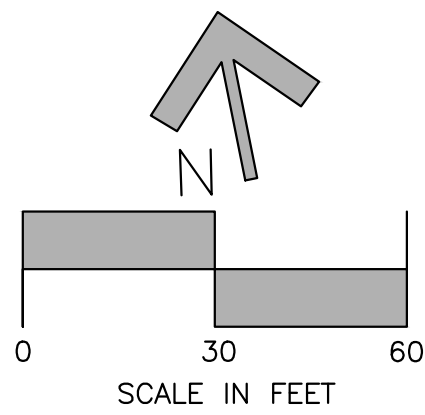
REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
Civil Engineer
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITAL
B	09/10/25	TRC SUBMITAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. • FL PE NO. 56177
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE
1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25
SAN. SWR. &
POT. WTR. PLAN
North / Elev Key/Sheet
UT-1
Page 8 of 12



PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0231-03B0
00-00-31-1800-0241-0170
- TOTAL PARCEL(S) ACREAGE: 5.69 AC. (247,954 SF)
- DEVELOPMENT ACREAGE: 4.11 ACRES (178,971 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 25%
- MAX F.A.R. (%): N/A
- MAX BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

DEVELOPMENT CALCULATIONS:

EXISTING IMPERVIOUS AREA:

PLAYGROUND = 2,140 SF
CONCRETE = 655 SF

TOTAL EXIST. IMPERVIOUS AREA = 2,795 SF

PROPOSED IMPERVIOUS AREA:

BUILDINGS = 5,120 SF
CONCRETE = 6,609 SF
CLAY INFIELD = 20,675 SF

TOTAL IMPERVIOUS AREA = 32,404 SF (18.11%)

PERVIOUS AREA:

GRASS LANDSCAPING = 72,071 SF
GRASS OUTFIELDS = 74,496

TOTAL PERVIOUS AREA = 146,567 SF

DRAINAGE NOTES:

- RUNOFF TO BE DIRECTED TO NEAREST SWALE AS SHOWN.

- NEW CONCESSION STAND/NEW BATHROOMS TO BE DIRECTED BY GUTTER & DOWNSPOUT THEN PIPED TO SWALE 2

DRAINAGE CALCULATIONS:

DRAINAGE AREA: 178,971 SF
IMPERVIOUS AREA: 32,404 SF

TOTAL LOT RUNOFF:
(178,971 SF)*(0.5")*(1/12 FT/IN) = 7,458 C.F.

TOTAL IMPERVIOUS AREA RUNOFF:
(32,404 SF)*(1.0")*(1/12 FT/IN) = 2,700 C.F.

TOTAL TREATMENT VOLUME REQUIRED: 7,458 C.F.
TOTAL TREATMENT VOLUME PROVIDED: 7,568 C.F.

SWALE 1[SW-1]:
TOB: 1,226 SF
BOP: 240 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 733 C.F.

SWALE 2[SW-2]:
TOB: 2,247 SF
BOP: 1,521 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 1,884 C.F.

SWALE 3[SW-3]:
TOB: 1,576 SF
BOP: 858 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 1,217 C.F.

SWALE 4[SW-4]:
TOB: 5,622 SF
BOP: 1,846 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 3,734 C.F.

LEGEND			
	CLAY/INFIELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE

STRUCTURE TABLE					
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION		
			N	S	E W
S-1	NYLOPLAST 18" DRAIN BASIN	23.70	-	-	21.70
S-2	NYLOPLAST 18" DRAIN BASIN	23.70	-	-	21.70 -
S-3	NYLOPLAST 18" DRAIN BASIN	25.90	-	-	23.90
S-4	NYLOPLAST 18" DRAIN BASIN	24.70	-	-	23.40 -
S-5	NYLOPLAST 18" DRAIN BASIN	23.70	-	21.70	- -
S-6	NYLOPLAST 18" DRAIN BASIN	23.70	21.70	-	- -

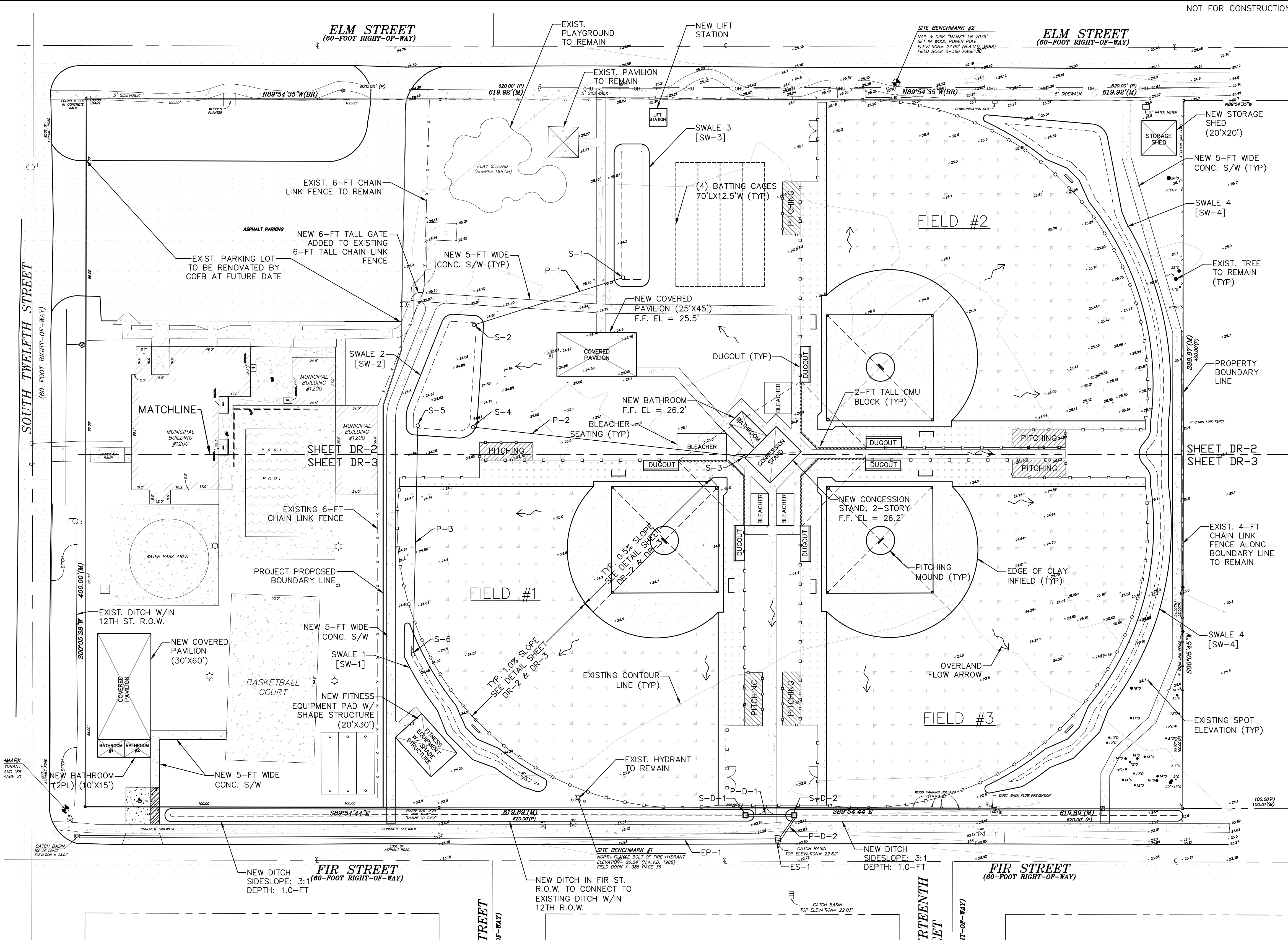
STRUCTURE TABLE					
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION		
			N	S	E W
S-D-1	TYPE C DITCH BOTTOM INLET	22.25	-	-	19.25 -
S-D-2	TYPE C DITCH BOTTOM INLET	22.25	-	-	19.20

PIPE TABLE					
NAME	SIZE	TYPE	LENGTH	FROM	TO
P-1	12"	HDPE	87'	S-1	S-2
P-2	12"	HDPE	152'	S-3	S-4
P-3	12"	HDPE	128'	S-5	S-6
P-D-1	18"	HDPE	25'	S-D-1	S-D-2
P-D-2	18"	HDPE	16'	S-D-2	ES-1

OVERALL DRAINAGE PLAN
SCALE: 1:30

NOTE:

- SEE SHEET DR-2 & DR-3 FOR DETAILED DRAINAGE W/ SPOT ELEVATIONS



NOT FOR CONSTRUCTION

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REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITTAL
B	09/10/25	TRC SUBMITTAL #1

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CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
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CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE
1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

OVERALL
DRAINAGE PLAN

North
W E S
DR-1
Page 5 of 12

ELM STREET
(60-FOOT RIGHT-OF-WAY)

ELM STREET
(60-FOOT RIGHT-OF-WAY)

NOT FOR CONSTRUCTION

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Asa Ray Gillette III
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
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B	09/10/25	TRC SUBMITTAL #1

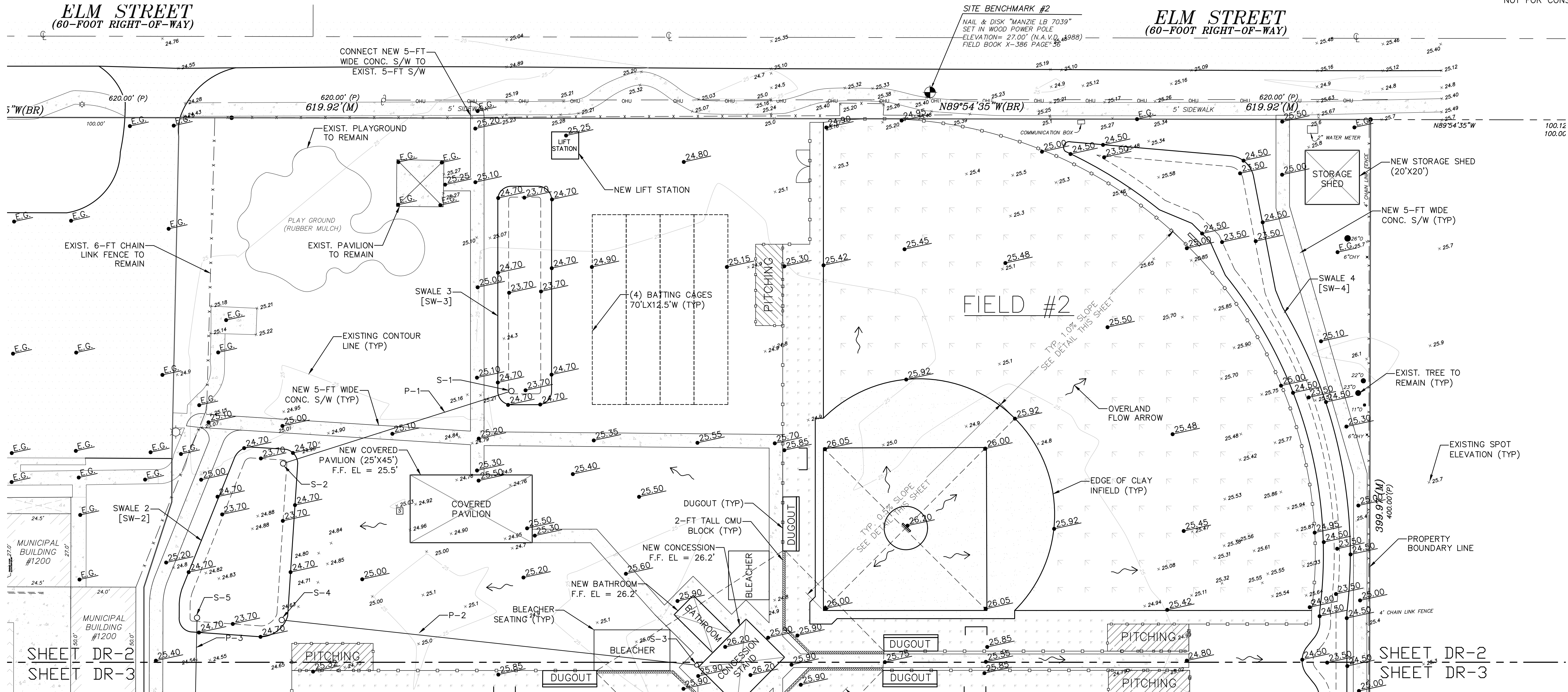
GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
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CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE
1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

ENLARGED PARTIAL
DRAINAGE PLAN

North / Elev Key Sheet
DR-2
Page 6 of 12



PROPERTY INFORMATION:

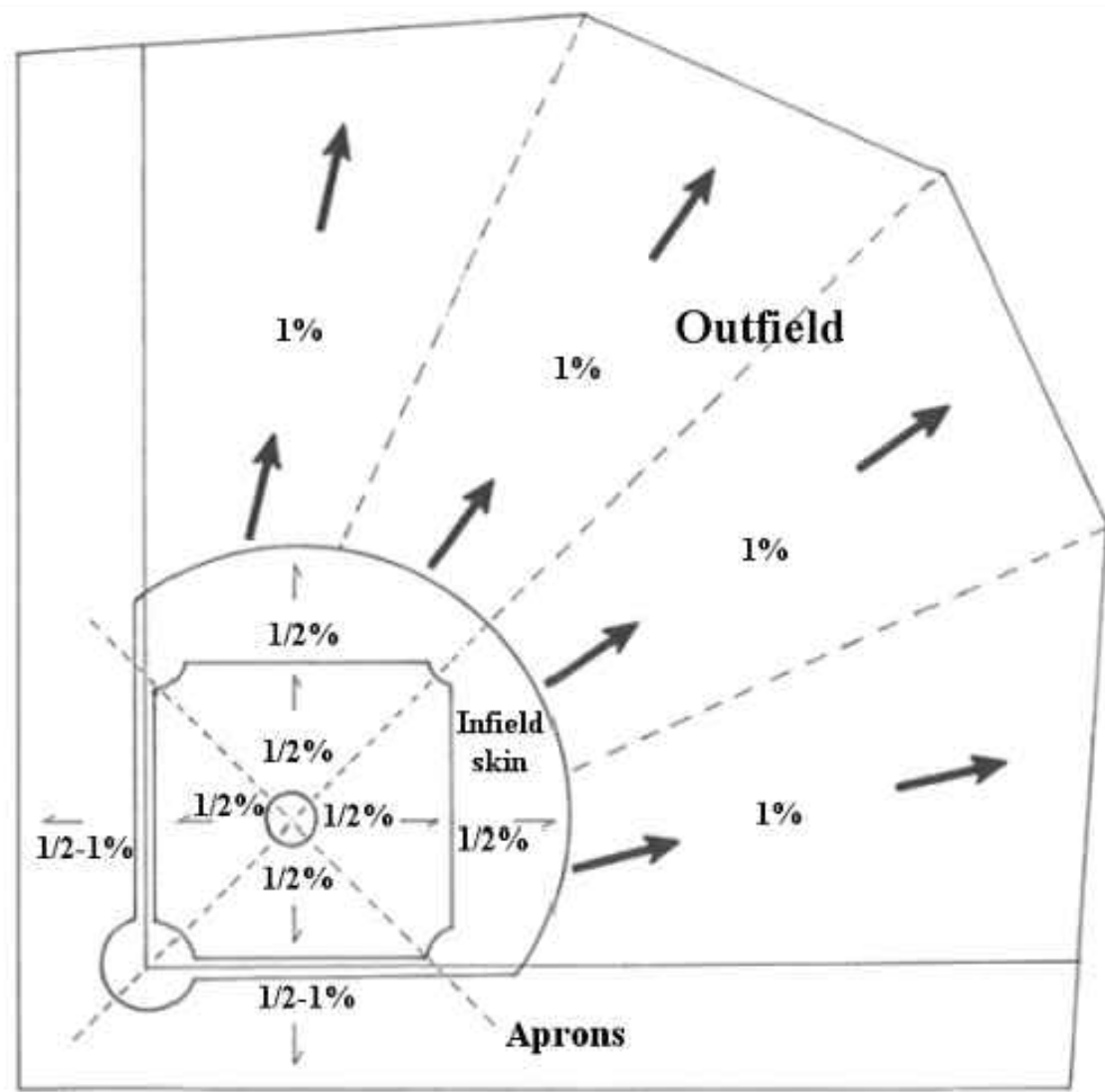
- PID#: 00-00-31-1800-0231-03B0
00-00-31-1800-0241-0170
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- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DRAINAGE NOTES:

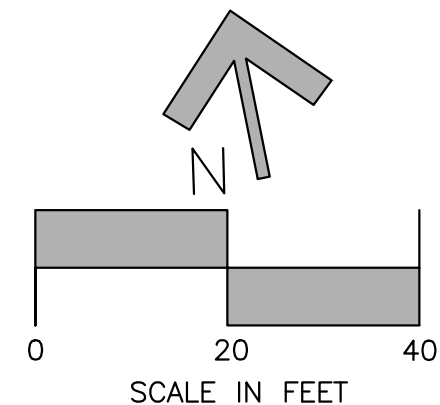
- RUNOFF TO BE DIRECTED TO NEAREST SWALE AS SHOWN.
- NEW CONCESSION STAND/NEW BATHROOMS TO BE DIRECTED BY GUTTER & DOWNSPOUT THEN PIPED TO SWALE 2
- SWALE 2[SW-2]:
TOB: 2,247 SF
BOP: 1,521 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 1,884 C.F.
- SWALE 3[SW-3]:
TOB: 1,576 SF
BOP: 858 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 1,217 C.F.
- SWALE 4[SW-4]:
TOB: 5,622 SF
BOP: 1,846 SF
SIDESLOPE: 4:1
DEPTH: 1.0-FT
STORAGE = 3,734 C.F.

STRUCTURE TABLE					
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION		
			N	S	E W
S-1	NYLOPLAST 18" DRAIN BASIN	23.70	-	-	21.70
S-2	NYLOPLAST 18" DRAIN BASIN	23.70	-	-	21.70 -
S-3	NYLOPLAST 18" DRAIN BASIN	25.90	-	-	23.90
S-4	NYLOPLAST 18" DRAIN BASIN	24.70	-	-	23.40 -
S-5	NYLOPLAST 18" DRAIN BASIN	23.70	-	21.70	- -

PIPE TABLE					
NAME	SIZE	TYPE	LENGTH	FROM	TO
P-1	12"	HDPE	87'	S-1	S-2
P-2	12"	HDPE	152'	S-3	S-4
P-3	12"	HDPE	128'	S-5	S-6

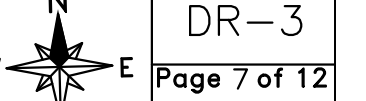


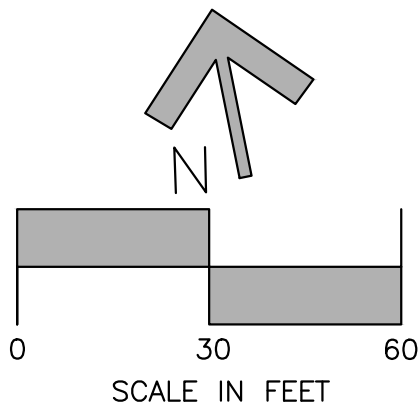
TYPICAL DETAIL - GRADING SLOPE FOR BALLFIELD(S)



LEGEND			
	CLAY/INFIELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE

ENLARGED PARTIAL DRAINAGE PLAN - NORTHERN HALF
SCALE: 1:20





PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0231-03B0
00-00-31-1800-0241-0170
- TOTAL PARCEL(S) ACREAGE: 5.69 AC. (247,954 SF)
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- FLOOD ZONE: X
- ZONING: REC
- FUTURE LAND USE: RECREATION
- PROPOSED USE: RECREATION (SOFTBALL FIELDS)

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 25%
- MAX F.A.R. (%): N/A
- MAX BUILDING HEIGHT: 25-FT

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

LANDSCAPE NOTES:

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.06(A) REQUIREMENT:

*MINIMUM LANDSCAPED AREA:

AT LEAST TWENTY (20) PERCENT OF THE TOTAL GROSS LAND AREA OF A DEVELOPMENT SITE SHALL BE LANDSCAPED EXCEPT WITHIN THE CENTRAL BUSINESS DISTRICT / C-3 ZONED AND THE 8TH STREET MIXED USE (MU8)/MU-8 ZONING PROPERTIES WHERE A MINIMUM OF 10% OF THE TOTAL GROSS LAND AREA SHALL BE LANDSCAPED.

20% * 178,971 SF = 35,795 SF

GRASS OUTFIELDS: 74,496 SF

OPEN SPACE/GRASS: 72,071 SF

TOTAL PROPOSED LANDSCAPED AREA: 146,567 SF

LANDSCAPE BUFFERS REQUIRED:

- EAST: N/A
- WEST: N/A
- NORTH: N/A
- SOUTH: N/A

TREE MITIGATION NOTES:

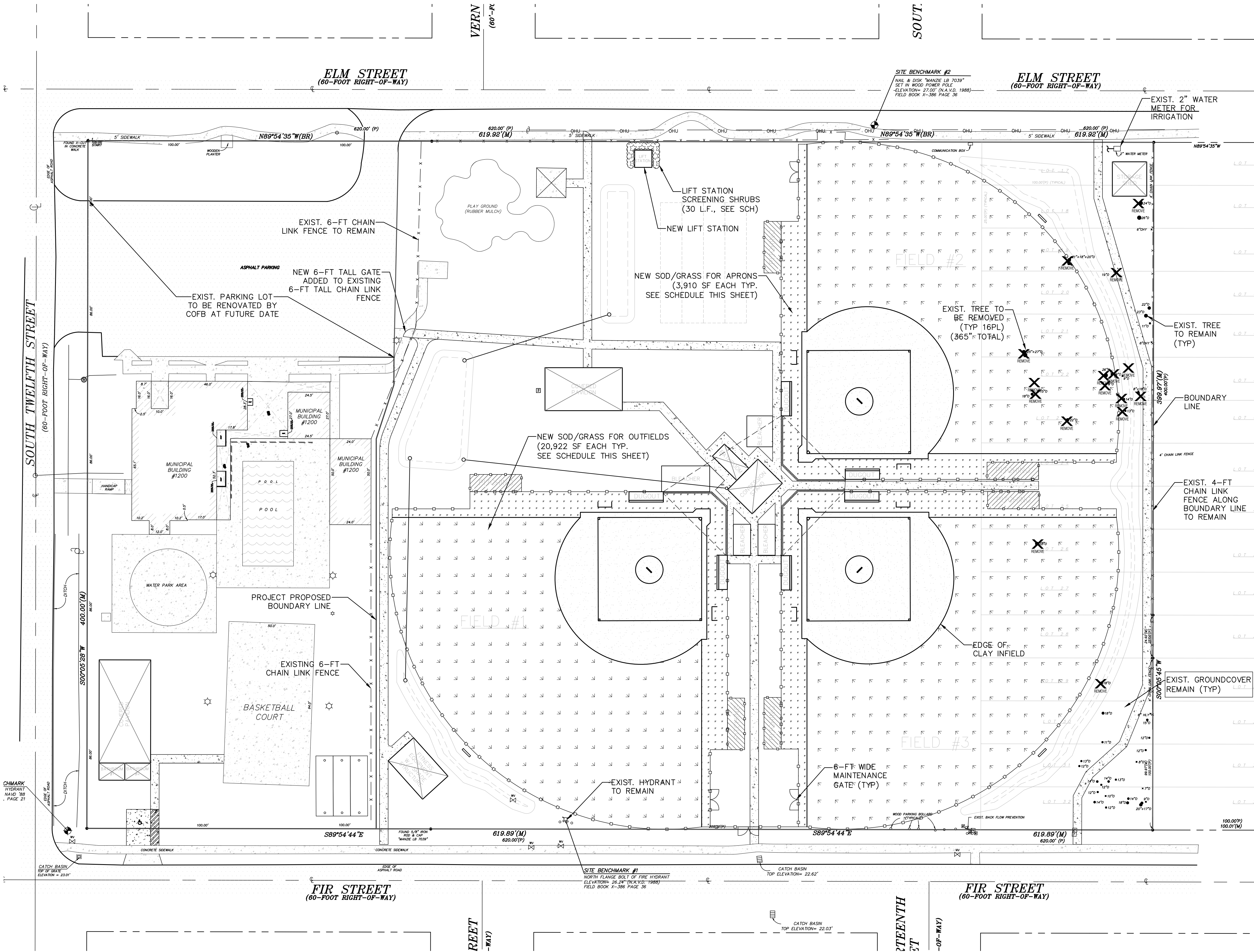
TOTAL PREDEVELOPED DBH: 752"
TOTAL REMOVED DBH: 365"

TOTAL DEVELOPED ONSITE DBH: 387"

SEE SHEET LS-2 FOR FULL TREE MITIGATION CALCULATIONS. TREE HEALTH REPORT FORTHCOMING

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
			COMMON NAME	
	30 L.F.	-	VIBURNUM OBOVATUM	18" HT & 30" O.C. MAX SPACING WITH A HEIGHT OF 4-FT AFTER 24 MONTHS
			WALTER'S VIBURNUM	
	62,766 SF	-	CYNODON DACTYLON	INSTALL AS SOD
			BERMUDA GRASS	
	11,730 SF	-	STENOTAPHRUM SECUNDATUM	INSTALL AS SOD
			ST. AUGUSTINE GRASS	

LEGEND			
	CLAY/INFIELD		ASPHALT
	GRASS/OUTFIELD		CONCRETE



LANDSCAPE PLAN
SCALE: 1:30

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REGISTERED DESIGN PROFESSIONAL
Asa Ray Gillette III
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITAL
B	09/10/25	TRC SUBMITAL #1

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 56177
31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE
1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25
LANDSCAPE
PARTIAL PLAN
North / Elev Key/Sheet
W E S
LS-1
Page 9 of 12

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

Asa Ray
Gillette
III

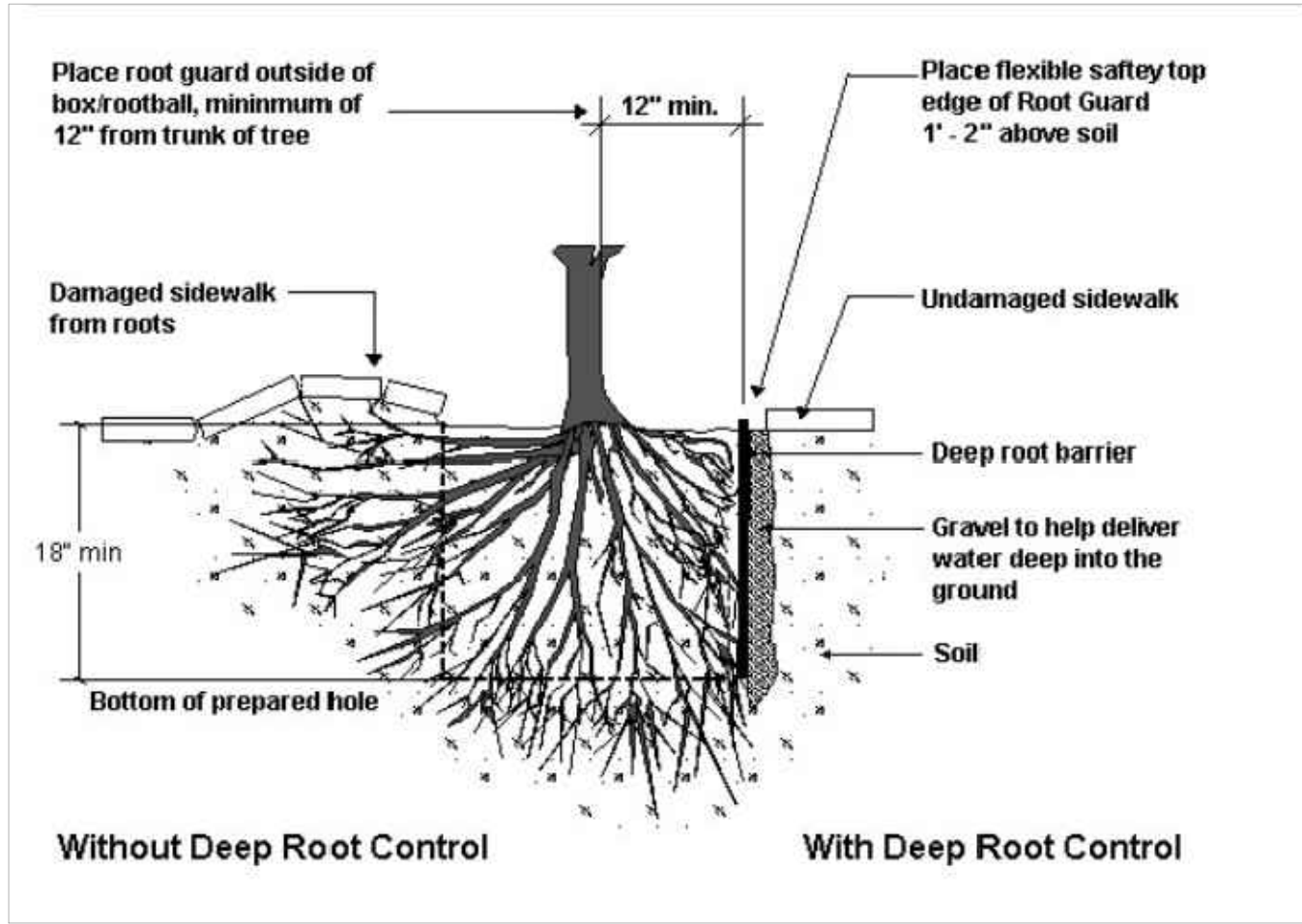
Asa R. Gillette, III
Professional Engineer
No. 9332
State of Florida
Expiration Date 12/31/2025

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

TREE PRESERVATION CREDITS	
PREDEVELOPED TOTAL DBH	752
POOR HEALTH/NON MITIGABLE DBH	0
PREDEVELOPED TOTAL MITIGABLE PROTECTED DBH	752
REQUIRED PRESERVATION DBH (50% PROTECTED DBH)	376
SAVED DBH	387
PLANTED DBH	0
POST-DEVELOPMENT TOTAL DBH	387
DBH TOWARDS TREE FUND	0

I, _____, am a certified arborist through the International Society of Arboriculture and my certification number is _____. I hereby attest that I have approved this tree protection and/or replacement plan. This includes not only the evaluation of individual trees, but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Signed,



ROOT BARRIER DETAIL

PLANT MATERIAL NOTES

ALL INSTALLED TREES, SHRUBS AND GROUNDCOVERS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. SYNTHETIC OR ARTIFICIAL TREES, SHRUBS, GROUNDCOVERS OR VINES ARE NOT ACCEPTABLE SUBSTITUTES. IN CHOOSING PLANT MATERIALS, CONSIDERATION SHOULD BE GIVEN TO THE AMOUNT OF SUN OR SHADE, THE WETNESS OR DRYNESS OF THE SOIL, THE EFFECTS OF SALT SPRAY (WHERE APPLICABLE), THE AMOUNT OF IRRIGATION REQUIRED AND THE MATURE SIZE AND SPATIAL NEEDS OF PLANTS CHOSEN.

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE

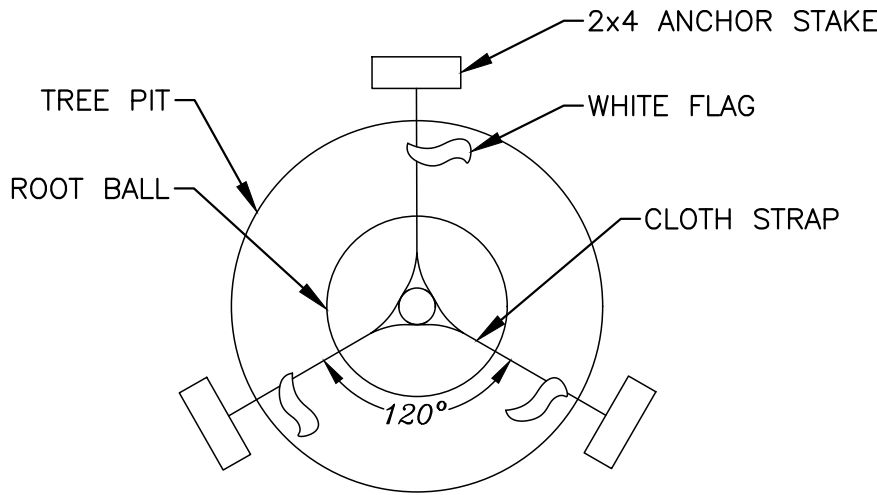
- UTILIZE ISA CERTIFIED ARBORIST TO CLEANLY CUT PROTRUDING ROOTS AT LIMITS OF DISTURBANCE TO THE REQUIRED DEPTH. TEARING OR RIPPING OF ROOTS IS STRICTLY PROHIBITED.

- BACKFILL AREAS OF SOIL DISTURBANCE WITH TOPSOIL NATIVE TO THE SITE AND AMENDED WITH 5% PINE BARK COMPOST BY VOLUME. WATER-IN IMMEDIATELY TO PROVIDE A SURFACE LEVEL WITH FINISHED GRADE.

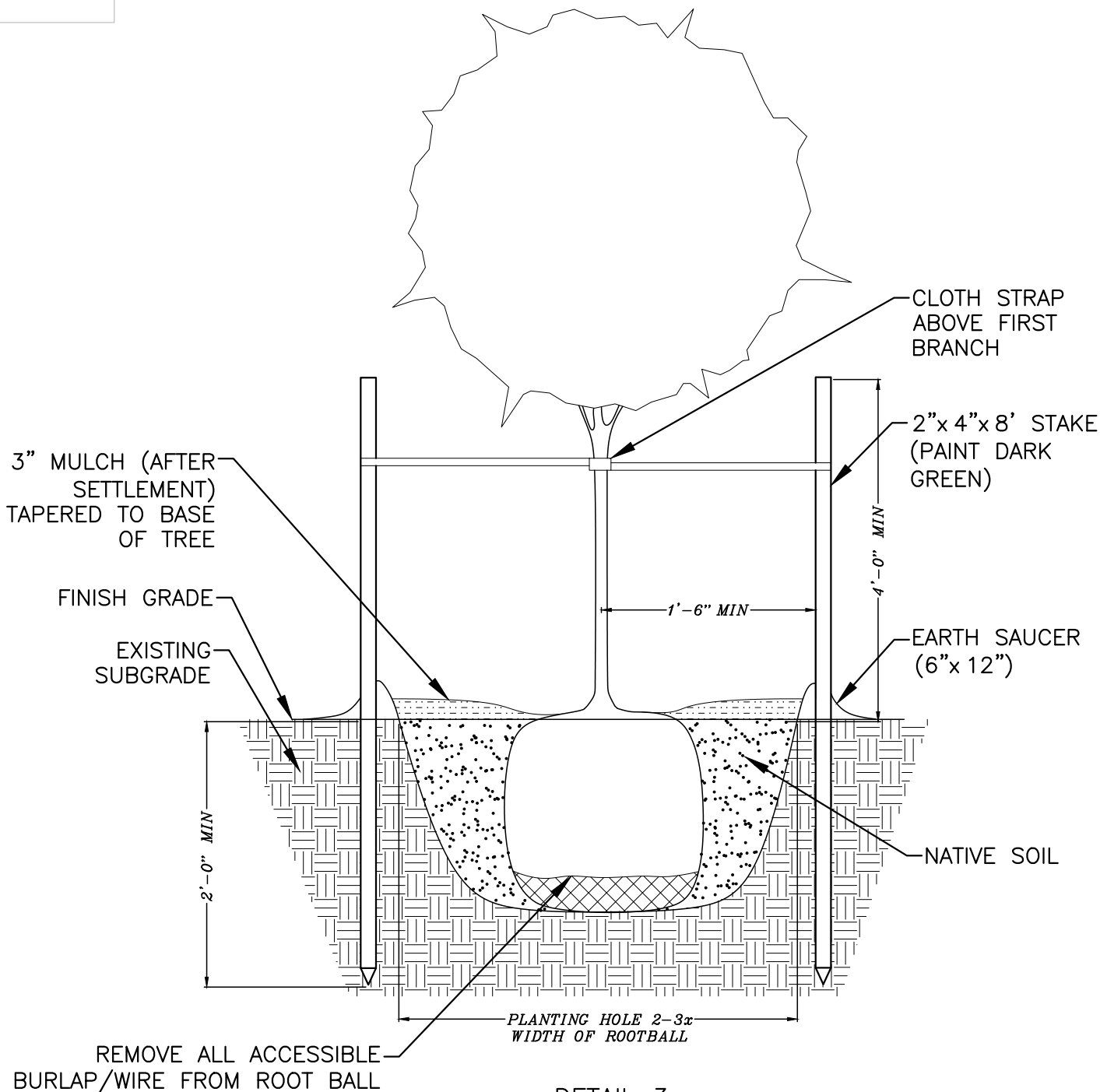
- PROVIDE 3" MULCH LAYER TO THE EXTENT OF THE DRIP LINE.

TREE PLANTING

ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.



DETAIL 2
TREE STAKING PLAN



DETAIL 3
TREE PLANTING ELEVATION

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

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PHONE: 904-261-8819 * www.gilletteassociates.com

CITY OF FERNANDINA BEACH

MLK & ELM STREET REC CENTER

SOFTBALL FIELD UPGRADE

1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

LANDSCAPE
DETAILS

North / Elev Key/Sheet

W

N

E

S

LS-2
Page 1 of 12

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

Asa Ray
Gillette III

Asa R. Gillette, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITTAL
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GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

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SOFTBALL FIELD UPGRADE

1200 ELM STREET
FERNANDINA BEACH, FL

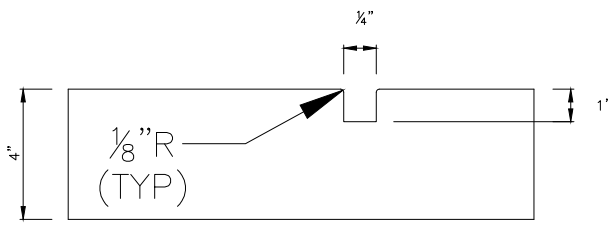
ISSUE DATE: 09/10/25

DETAIL SHEET

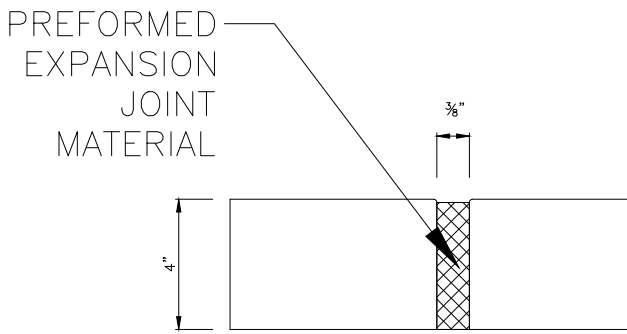
North / Elev Key Sheet

DT-1

Page 1 of 12

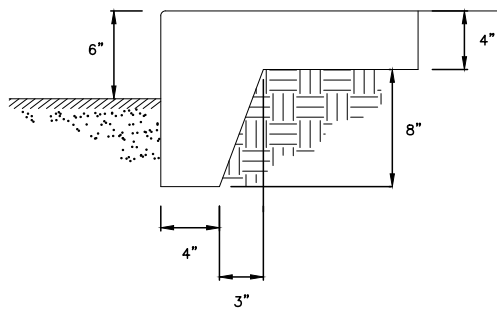


DUMMY JOINT

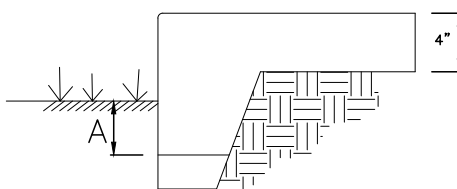


EXPANSION JOINT

SIDEWALK JOINT DETAILS



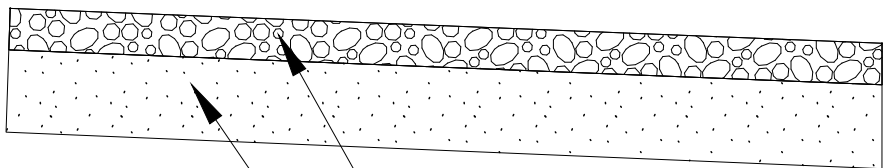
AT ASPHALT PAVEMENT



AT GRADE

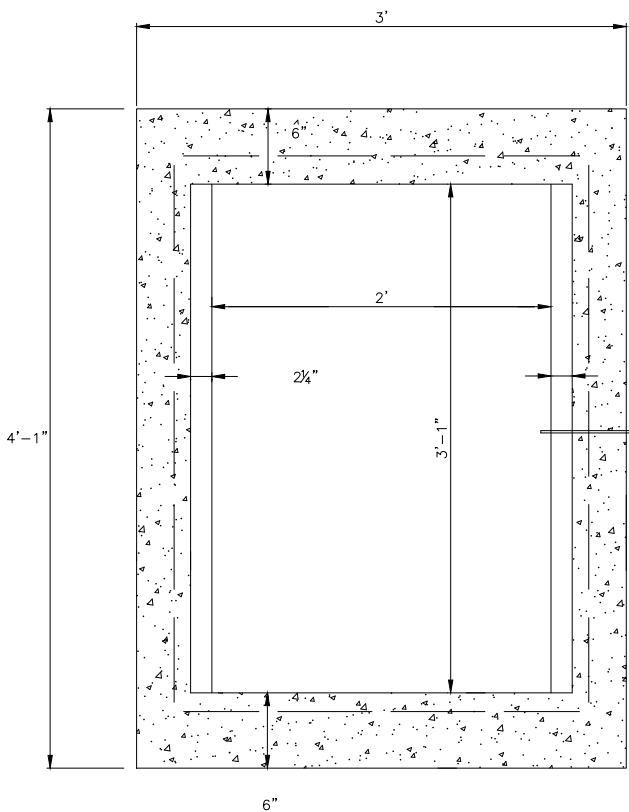
SIDEWALK TURNDOWN DETAILS

SIDEWALK TURNDOWN DETAILS

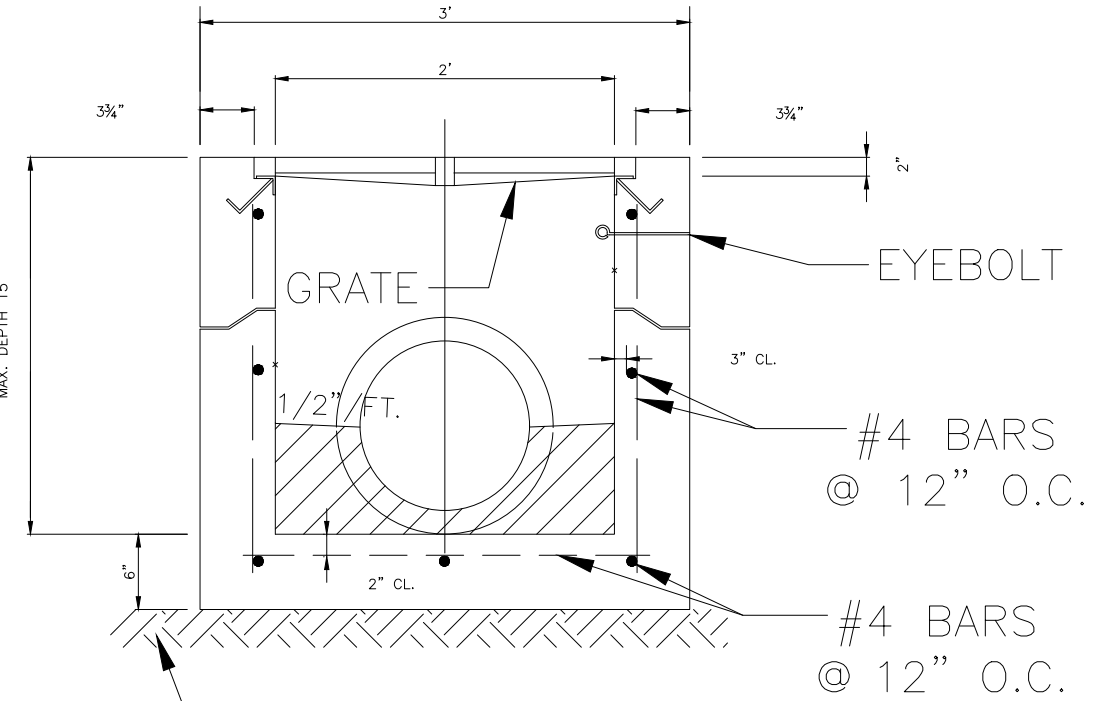


NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.

TYPICAL CONCRETE DETAIL

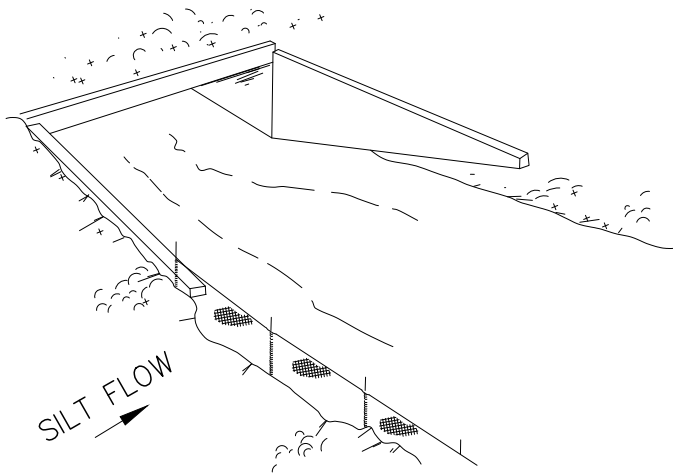


PLAN

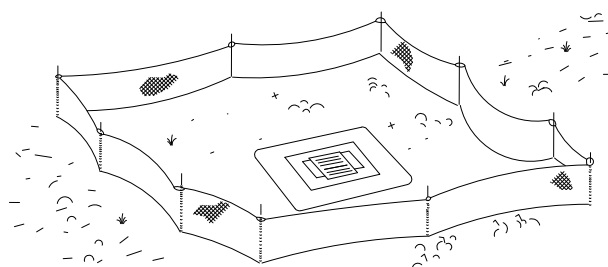


SECTION

TYPE C DITCH BOTTOM INLET DETAIL

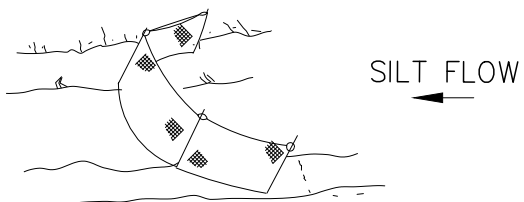


TYPE III OR TYPE IV

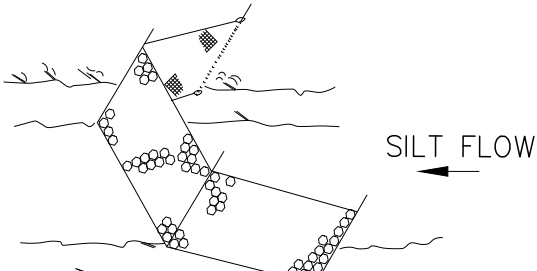


SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

TYPE III OR TYPE IV

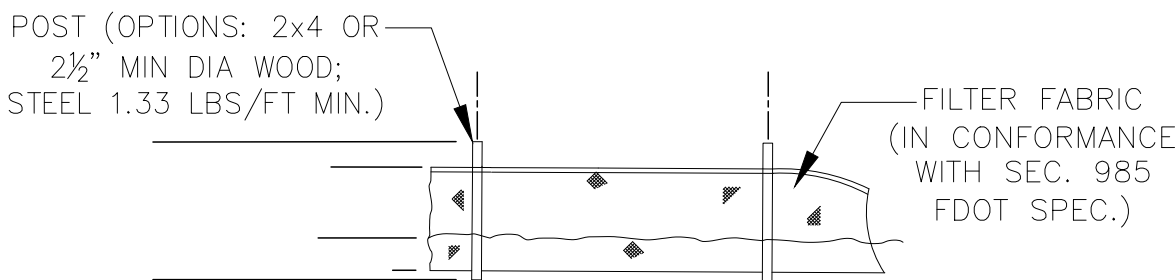


TYPE III SILT FENCE

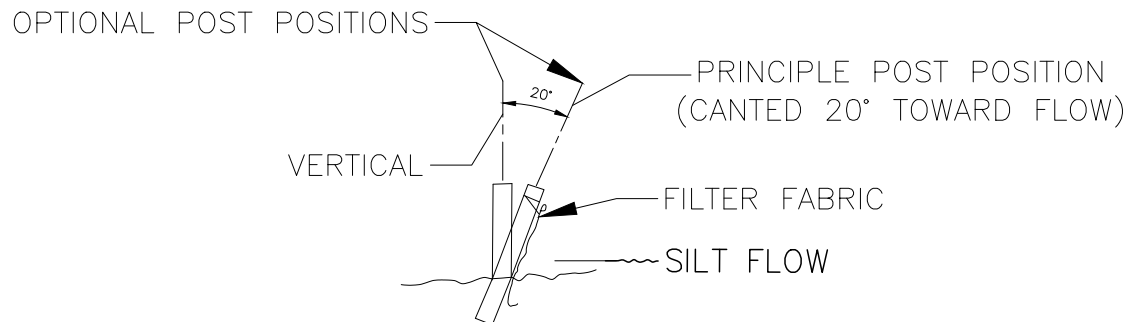


TYPE IV SILT FENCE

SILT FENCE APPLICATIONS



ELEVATION



SECTION

TYPE III SILT FENCE DETAIL

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL

Asa Ray

Gillette III

Asa R. Gillette, P.E.

FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	04/29/25	TRC 1ST STEP SUBMITTAL
B	09/10/25	TRC SUBMITTAL #1

GILLETTE & ASSOCIATES, INC.

CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 56177

31 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

CITY OF FERNANDINA BEACH
MLK & ELM STREET REC CENTER
SOFTBALL FIELD UPGRADE

1200 ELM STREET
FERNANDINA BEACH, FL

ISSUE DATE: 09/10/25

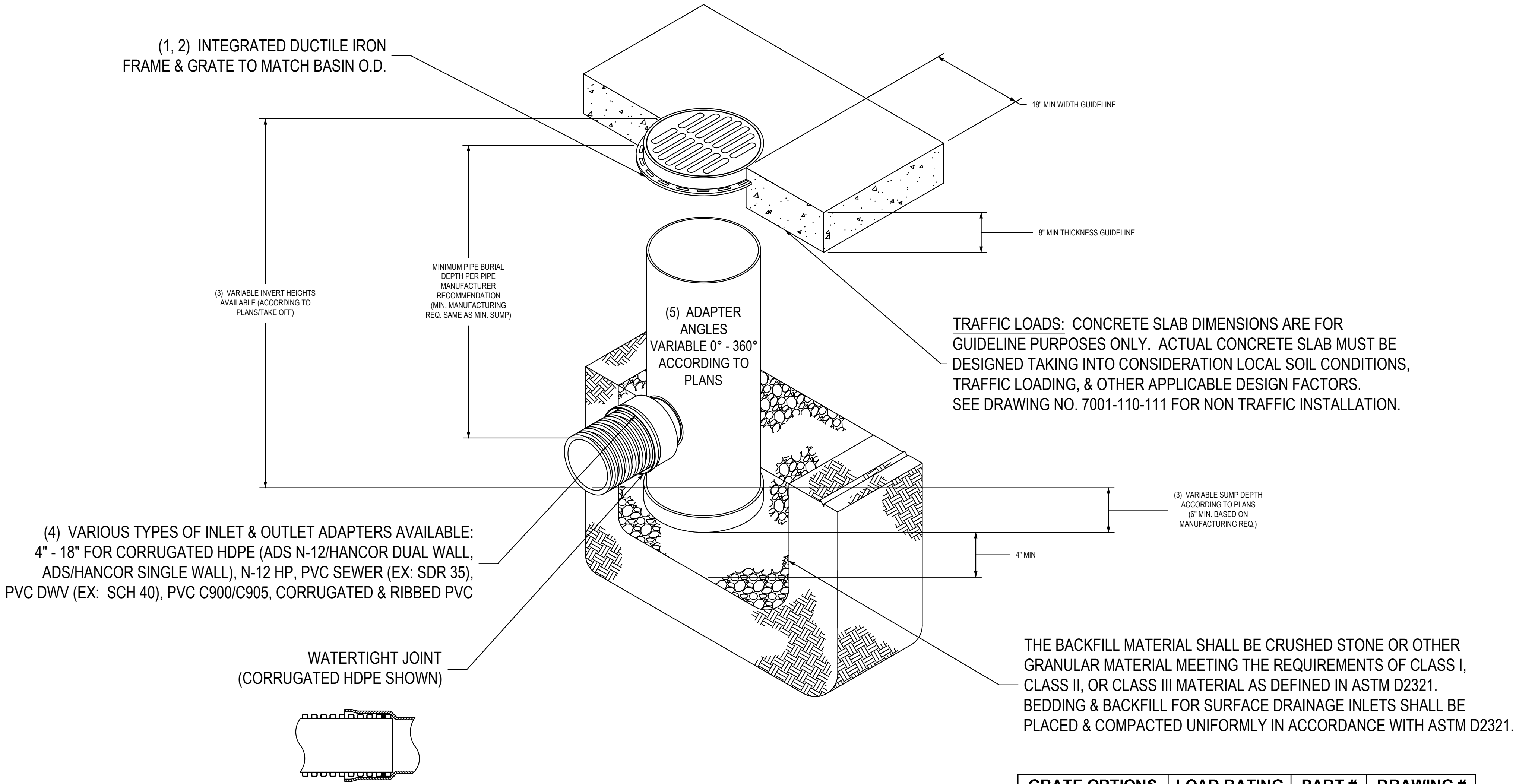
NYLOPLAST
DRAINAGE DETAIL

North / Elev Key Sheet

DT-2

Page 12 of 12

NYLOPLAST 18" DRAIN BASIN: 2818AG __ X



- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

ADS

Nyloplast

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September 18, 2025

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: (*Agent Asa Gillette*)
Project Description: *MLK ELM STREET BALL FIELD RENOVATION*
Location: *1200 Elm Street*
PIN(s): TRC Case Number: *TRC 2025-0006*

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on September 10, 2025. A complete application was determined on Friday, September 12, 2025. 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.

Kindly prepare the response documents to address every comment in a narrative format, along with an updated site plan, for discussion at the TRC meeting scheduled on Thursday, September 25, 2025, at 10 am, 204 Ash Street, Fernandina Beach Fla, City Hall Commission Chambers

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

Sincerely,
TRC Coordinator



REVIEW COMMENTS:

PLANNING



Per submitted arch plans, removing 16 trees at 366 inches and retaining 388 inches. Could some of the trees be retained if far enough away, possible 26" oak near first field on east side? Dn 9/12/25

Consider providing Internal pedestrian circulation with sidewalks path from the parking lot to the concession stand without going through the covered pavilion.

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: Thursday, September 18, 2025

BUILDING

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

No Comments at this time.

OR

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

Name of Reviewer: Angela Lester

Today's Date: Wednesday, January 18, 2023



UTILITIES, STORMWATER, & STREETS

☒ The Public Works Departments has reviewed the submittal and noted the following comments:

- Please add gates along the field fences to make it easier to maintain the fields. Or please clarify how the maintenance will take place.
- Please provide the elevation for ES-1 connection.
- Please specify where the swale system will overflow.
- There are some concerns about access to the drainage system to maintain it.
- Please add inlets at each field around the concession stand to collect the runoff from the fields and direct it to the system.
- It is noted that the City will be upgrading the parking lot in future. Drainage will need to be considered for this parking lot either now or when parking lot is designed.
- Identify all wastewater lines and the lift station that need to be removed.
- We will figure out the location and depths of the cleanout on existing line and manhole.
- The new lift station will need to be fully fenced and a gate facing the road to allow for maintenance access.
- Please provide more details on the lift station.
- Please provide grease trap details.
- Please clarify if the trash is to remain as totes or will be switched to a dumpster. Also please clarify if there will be any screening/fencing to enclose the trash.
- There are no water lines on Elm St, but a potable meter and irrigation meter on Fir St.
- There is an existing water service coming off the corner of the building on S 12th St.
- Please clarify if additional meters are needed with what does exist.
- We will provide a utility map of the area to help with identifying the existing utilities in the area.

☐ 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: Thursday, September 18, 2025



CODE ENFORCEMENT

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

Trash – Totes or Dumpsters, location?

OR

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

Name of Reviewer: Code Enforcement Staff

Today's Date: Thursday, September 18, 2025

FIRE

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

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: Thursday, September 18, 2025