



Planning & Architectural Review Board Regular Meeting Agenda

Tuesday, February 3, 2026 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Pledge of Allegiance**
3. **Roll Call / Determination of Quorum**
4. **Approve Minutes**
 - a. January 6, 2026 Meeting Minutes
5. **Old Business**
6. **New Business**
 - a. Final Site Plan Application PMS26-0002: Flagler Beach Vacation Rentals, 1708 S. Ocean Shore Blvd.; Parcel ID: 18-12-32-2750-00030-0030; Applicant: Theodore Barnhill; Request for final site plan approval to construct a three-story, eight-unit, oceanfront vacation rental apartment building in the Tourist Commercial Zoning District.
7. **Other Business**
8. **City Planner Report**
9. **Board Comments**
10. **Adjournment**

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



Planning & Architectural Review Board Regular Meeting Minutes

Tuesday, January 6, 2026 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach,
FL 32136

1. Call the meeting to order

Chair Suzie Johnston called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance

Chair Suzie Johnston led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Barbara Revels, Scott Chappuis, Suzie Johnston, Paul Mykytka, Joann Soman

Absent: Lisa Smith

Staff Present: City Attorney Drew Smith, City Planner Lupita McClenning and Secretary Michele Ficocello

4. Approve Minutes

a. November 4, 2025 Meeting Minutes

A motion to approve the meeting minutes was made by Joann Soman, seconded by Barbara Revels. The motion carried unanimously.

5. Old Business - None

6. New Business

a. Ordinance No. 2026-XX. An Ordinance of the City of Flagler Beach, Florida, Amending the Land Development Regulations, Section 2.06012 "Rental Units" of Appendix "A," "Land Development Regulations;" Amending the Process and Schedule for Fire Inspections of Resort Dwellings and Resort Condominiums; Providing for Conflict; Providing for Codification; Providing for Severability; and Providing for an Effective Date.

Fire Inspector Bruce Adams and Fire Chief Stephen Cox presented the item and staff report. Barbara Revels comments related to the pre-fire inspection checklist including the following sections: Exits & Egress, Heating & Electrical and Outside Areas. Fire Inspector Adams clarified that the bullet points under Exits & Egress and Heating & Electrical are guidelines

and are to be followed if applicable. Fire Inspector Adams clarified that the city regulations referenced under Outside Areas are based on city ordinances. Board discussion ensued and included previous checklists provided to rental permit holders, frequency of inspections, inspection fees, unpermitted short-term rentals operating in the City, coordinating with Sanitation Department related to unpermitted rentals, Code Enforcement process for unpermitted rentals, resolution adopting new inspection fees and the process to determine the rate, estimated number of current rental permits in the City, reviewing other municipalities guidelines for inspections, scheduling for annual inspections and the process for inspections. Public comment was opened and Karen Stiles spoke. Public comment was closed.

Paul Mykytko made a motion to recommend approval of item 6a.; Barbara Revels seconded and requested the pre-fire inspection checklist be revised to include the clarification discussed. Motion passed unanimously after a roll call vote.

Clarification on pre-fire inspection checklist: EXITS & EGRESS - All sleeping rooms have a secondary means of escape (window or door). Add alternative options. HEATING & ELECTRICAL – adding “if required.” OUTSIDE AREAS - Fire pits and outdoor fireplaces operated per city regulations. Add references to city ordinances.

- b. Special Exception Application PSPE26-0001: Parcel ID No. 12-12-31-4500-00380-0030; Applicant: Jason and Samantha Clark; Request for a Special Exception Use to build a two-family dwelling in the Low-Density Residential Zoning District.

Board Member Revels declared a voting conflict for item 6b. and submitted a Form 8B (attached to the minutes). The applicant was present and spoke before the Board. City Planner Lupita McClenning presented the item and staff report. Board discussion ensued and included lot square footage required for multi-family dwelling, adopted ordinances not being reflected in Municode, affordable housing and an existing wall on the property. Public comment was opened and Karen Stiles, 300 N 4th Street, spoke. Public comment was closed.

Joann Soman made a motion to recommend approval of item 6b.; Scott Chappuis seconded. Motion passed unanimously after a roll call vote.

- c. Final Site Plan Application PMS26-0001: Barwick Bank, 202 S. Daytona Ave.; Parcel ID: 12-12-31-4500-00500-0010; Applicant: Barwick Bank Company; Request for final site plan approval to construct a three-story commercial bank building in the General Commercial and CRA Overlay Downtown Mixed-Use Zoning District.

City Planner Lupita McClenning presented the item and staff report. The applicant’s representative, Joseph Pozzouli, was present and spoke before the Board. Board discussion ensued and included access to the roof, fire sprinklers, walk-up tellers, parking spaces and size, ingress/egress, parking pool and an underground parking option. Public comment was opened and no comments were received.

Barbara Revels made a motion to recommend approval of item 6c.; Joann Soman seconded. Motion passed unanimously after a roll call vote.

- d. Ordinance No. 2025-29. An Ordinance of the City of Flagler Beach, Florida, Relating to the Land Development Regulations; Amending the Code of Ordinances to Add Section 8.06.01 to Appendix "A," "Land Development Regulations." Establishing a Process for the Review of Reasonable Accommodation Requests for Certified Recovery Residences Pursuant to Florida Statutes Section 397.487; Providing for Conflict; Providing for Codification; Providing for Severability; and Providing for an Effective Date.

City Attorney Drew Smith presented the item and outlined that the ordinance is based on a mandate from the State. Attorney Smith further clarified the ordinance only establishes a process and does not automatically approve the applications. Board discussion ensued and included the potential for a recovery residence to be approved in the City and the rationale behind the mandate. Public comment was opened and no comments were received.

Barbara Revels made a motion to recommend approval of item 6d.; Scott Chappuis seconded. Motion passed unanimously after a roll call vote.

7. Other Business - None

8. City Planner Report

Lupita McClenning reported that she is working on the FY 24/25 review report for the Board, the open GIS position is forthcoming, there is an effort to obtain training for the Board, the Northeast Florida Regional Council submitted their adaptation plan that follows the vulnerability study to Flagler County on December 31, 2025 and Staff is working on grey area sections of the code to bring before the Board in a workshop.

9. Board Comments

Barbara Revels reported she will be unavailable for the February meeting. The Board inquired about the status of filling the vacant seat and term limits. Secretary Michele Ficocello will follow-up and report back to the Board regarding the vacant seat and term limits. The Board inquired about sidewalks being closed for construction and are there requirements when there is a disruption.

10. Adjournment

A motion to adjourn the meeting was made by Barbara Revels. Chair Johnston adjourned the meeting at 6:42pm.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Revels, Barbara S.</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Flagler Beach Planning & Service</i>
MAILING ADDRESS <i>804 Pal St.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY <i>Flagler Beach</i>	NAME OF POLITICAL SUBDIVISION <i>Flagler Beach</i>
COUNTY <i>Flagler</i>	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE
DATE ON WHICH VOTE OCCURRED <i>11/6/26</i>	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Barbara S. Revels, hereby disclose that on JANUARY 6, 2026:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I own property within the "Noticed" area.

1/26/26
Date Filed

Barbara S. Revels
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Staff Report

Planning & Architectural Review Board Regular Meeting

February 3, 2026

To: Planning & Architectural Review Board
From: Lupita McClenning, Planner
Meeting Date: February 3, 2026
Item Name: Final Site Plan Application PMS26-0002: Flagler Beach Vacation Rentals, 1708 S. Ocean Shore Blvd.; Parcel ID: 18-12-32-2750-00030-0030; Applicant: Theodore Barnhill; Request for final site plan approval to construct a three-story, eight-unit, oceanfront vacation rental apartment building in the Tourist Commercial Zoning District.

Background:

The applicant is requesting final site plan approval to construct a three-story, eight-unit, oceanfront vacation rental apartment building in the Tourist Commercial Zoning District.

Fiscal Impact:

Impact fees are one-time charges calculated by square footage for new construction and assessed during the permitting process. Ad valorem taxes are based on the value of real property and calculated with the City's millage rate.

Staff Recommendation:

Staff recommends approval of the final site plan and that the PAR Board recommend to the City Commission to approve PMS-26-0002 for Flagler Beach Vacation Rentals.

Attachments:

1. FINAL_Staff Report_Final Site Plan_Flagler Beach Vacation Rentals
2. APPLICATION_1708 S OCEAN SHORE BLVD
3. SURVEY_1708 S OCEAN SHORE BLVD
4. 1708 S. OCEAN SHORE BLVD. LOCATION LAYOUT
5. 1708 S. OCEAN SHORE BLVD. COLOR ELEVATIONS (2)
6. SITE PLANS_1708 S OCEAN SHORE BLVD



City of Flagler Beach

Planning & Zoning Department

Date: January 27, 2026
To: Planning and Architectural Review Board
From: Lupita McClenning, City Planner, City of Flagler Beach
Subject: Final Site Plan: #PMS 26-0002
Flagler Beach Vacation Rentals

Background:

This Final Site Plan reflects the installation of improvements required in a manner consistent with standards of the City's Code.

Per Section 8.05.05 - *Minimum Site Improvements* – improvements include stormwater management systems, utilities, parking, loading areas, lighting, sidewalks, landscaping, buffering, and ingress/egress.

Parcel Description

Address: 1708 S. Oceanshore Blvd., Flagler Beach, FL
Parcel ID: 18-12-32-2750-00030-0030
Area: 8,631 SQFT Source: *Flagler Property Appraiser*

Flagler Beach Vacation Rentals

- Applicant **proposes to construct a 3-story, eight (8) one (1) bedroom vacation rental**
- The proposed size of **the building is 2.558 SQFT.**
- The building height is 34'1/2"

Parcel Description

The property is 8,631 SQFT vacant, undeveloped land located at 1708 S Oceanshore Blvd., Flagler Beach, FL.

FLUM Map Designation: General Commercial

Zoning Map Designation: Tourist Commercial

Existing Conditions:

- The property is 8,631 SQFT
- Vacant, undeveloped lot
- The site fronts Oceanshore Blvd
- Site access is provided by Beach Place, an existing 30' unimproved ROW (alley)

Final Site Plan: # PMS – 26-002

Surrounding Properties

- Property to the north is zoned Tourist Commercial (TC)
- Property to the east is Hwy A1A Oceanfront
- Property to the south is zoned Tourist Commercial (TC)
- Property to the west is zoned Single-Family Residential.

Sec 2.04.02.8 - Zoning Schedule Permitted Uses: General Commercial

- | | |
|---|--|
| 1. Motels and hotels. | 7. Commercial recreational entertainment facilities. |
| 2. Bed and breakfast inns. | 8. Boat and marine supply sales. |
| 3. Restaurants. | 9. Marinas. |
| 4. Gift shops. | 10. Resort dwellings. |
| 5. Convenience commercial uses such as:
Beauty or barber shops.
Laundromat, laundry and dry-cleaning pick-up stations.
Newsstands or bookstores. | 11. Resort condominiums. |
| 6. Off-street parking and loading. | 12. Mixed Use Buildings within the defined Downtown A1A Retail Corridor. |
| | 13. All principal uses permitted in MDR District. |

Land Development Regulations Compliance

Sec. 8.05.02. – Site Plan Approval

In accordance with Section 8.05.02, Site Plan Approval, **a major site plan is required for the following development:**

- a. Multi-family residential projects consisting of three (3) or more units;
- b. Two-family projects consisting of two (2) or more two-family buildings — four (4) units;
- c. **New non-residential buildings or structures;**
- d. Additions to any existing multi-family residential project or existing non-residential structure, which do not meet the criteria for a minor site plan approval;
- e. Accessory structures associated with any existing multi-family residential project or existing non-residential structure, which does not meet the criteria for a minor site plan approval;
- f. Conversion of a transient lodging facility that converts to multi-family residential or non-residential;
- g. Parking lots containing seven (7) or less automobile parking spaces that are not associated with a structure requiring a major site plan approval;
- h. **Parking lots containing more than seven (7) automobile parking spaces;**
- i. Multi-family residential, commercial, and recreational patios and decks;
- j. Conversion of residential unit(s) to non-residential use not associated with a structure requiring a major site plan approval; and
- k. Conversion of non-residential unit(s) to multi-family units not associated with a structure requiring a major site plan approval.

The planning and architectural review board shall be the entity responsible for reviewing and making a recommendation to the city commission regarding the approval of major site plans.

Sec. 8.05.05. - Minimum site improvements.

All site development plans shall reflect the installation of all improvements required in this Code, in a manner consistent with standards of this Code.

- A. Improvements include stormwater management systems, utilities, parking, and loading areas, lighting, sidewalks, and landscaping and buffering, and any other facility required by this Code.
- B. Easements and miscellaneous dedications. The following minimum number and size of easements and dedications shall be reflected on the site plan drawing.
 - 1. *Drainage facilities.* A drainage easement shall be granted to the city where a proposed subdivision is traversed by any existing or proposed watercourse, canal, ditch, storm sewer, or other drainage way
 - 2. *Utilities.* A utility easement shall be granted to the City wherever a proposed utility line or other facility is planned or located on or adjacent to any property not otherwise dedicated to or owned by the city. The size and location of such easements shall be determined by the city.
 - 3. *Conservation easements.* Conservation easements over all required tree preservation areas shall be granted to the city or other appropriate governmental agency.

Sec. 6.00.11. – Stormwater Management.

A stormwater management plan shall be provided. This plan shall be prepared in accordance with the interim performance and design standards specified in the city's adopted stormwater management ordinance, and in compliance with *Section 9.04.02 Stormwater Design Criteria*, consistent with regulations and policies of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

Drainage calculations shall consider all relevant information that would affect the stormwater management system including, but not limited to, the following: drainage basin characteristics, system hydraulics, operating conditions and other external influences upstream and downstream from the stormwater system that may impact or be impacted by the proposed system.

Sec. 2.06.06.06 - Site planning design principles.

Utilities.

All utilities on the development site shall be placed underground. Ground-mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services shall be placed underground whenever practicable. Where undergrounding of ground-mounted equipment is not feasible, equipment shall be screened from view with a hedge or solid fence or wall a minimum of four (4) feet in height and must be sited to comply with the site vision clearance standards.

Sec 2.02.02 - Parking

Off-street parking.

Off-street vehicle parking spaces and bicycle parking shall be provided as specified section 2.06.02.1, off-street parking. Schedule of off-street parking requirements.

Parking lots shall be placed to the side or rear of buildings where possible.

Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.

In all districts and in connection with every use there shall be provided, at the time any building is constructed off-street parking space in accordance with the requirements as set forth herein.

1. Size and access—An off-street parking space shall consist of a parking space having minimum dimensions of ten (10) feet in width by twenty (20) feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width for the maneuvering of an automobile into a parking space shall be in conformance with this ordinance. The parking plan must be so arranged that each automobile may be placed and removed from the property without the necessity of moving any other automobile to complete the maneuver.

Street or sidewalk areas may not be used for off-street parking purposes as herein defined. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and twenty-four (24) feet for a two-way drive. The number and placement of such drives is to be subject to the approval of the planning and architectural review board before being installed.

2. Number of parking spaces required—There shall be provided at the time of the erection of any structure minimum off-street parking facilities with adequate provisions for ingress and egress, in accordance with paragraph (1) of this section and the schedule of off-street parking requirements.

3. Location of parking spaces—Parking spaces for all uses or structures which are provided as

Compliance with Comprehensive Plan

In accordance with Sec 6.00 all proposed development shall conform to the City's Comprehensive Plan, associated Future Land Use Map, the City's Concurrency Management Plan and land development regulations.

Goal A.1

Comp Plan and Zoning Category

The proposed development meets the Comprehensive Plan minimum requirements not limited to Policy A.1.1.3. policy A1.4.;

Staff Recommendation

Staff recommends approval of final site plan and that the PARB recommend to the City Commission to approve PMS-26-0002 for Flagler Beach Vacation Rentals.

Final Site Plan: # PMS – 26-002



CITY OF FLAGLER BEACH

BUILDING AND PLANNING DEPARTMENT

GENERAL APPLICATION	
☒ Final Site Plan	☐ Preliminary Plat
☐ Master Site Plan	☐ Final Plat
☐ Site Development Plan(s)	☐ Plat Vacating
☐ Rezoning	☐ Subdivision Master Plan
☐ Comprehensive Plan Amendment	☐ Non-statutory Land Division/Parcel Reconfiguration
☐ Future Land Use Map Amendment	☐ Site Plan Modification (Post approval)
☐ Special Exception	☐ Development Order Modification
☐ Variance	☐ Wireless Communication Facility (new structure)

Application Submittal Date: _____

Fee Paid: \$_____. Date Received: _____

Employee Accepting Application (print name): _____

Rejected Date: _____. Rejected by: _____

Reason for Rejection: _____

RECEIVED

JAN 05 2026

- A. PROJECT NAME: FLAGLER BEACH VACATION RENTALS
- B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 1708 S. OCEANSHORE BLVD.
- C. PROPERTY APPRAISER'S PARCEL ID NUMBER(s): 84137
- D. LEGAL DESCRIPTION: _____ Subdivision Name: FUQUAY
- Section: _____ Block(s): _____ Lot(s): B AND SOUTH 20 FT. LOT 2
- E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 9,174 SF
- F. FUTURE LAND USE MAP DESIGNATION: _____ EXISTING ZONING DISTRICT: _____
- OVERLAY DISTRICT: _____
- G. FLOOD ZONE: _____ FEMA COMMUNITY PANEL NUMBER: _____ DATE: _____
- H. CURRENT USE OF PROPERTY: VACANT
- I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) THREE STORY, 8 ONE BEDROOM VACATION RENTAL APARTMENTS.
- J. PROPOSED NUMBER OF LOTS (If Applicable): _____ Development Phasing: Yes ☐ No ☒



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:

L. WATER/SEWER PROVIDER: CITY OF FLAGLER BEACH

M. EXISTING MORTGAGE? Yes ☐ No ☒

OWNER:	APPLICANT/AGENT:
Name: <u>THEODORE BARNHILL</u>	Name:
Mailing Address: <u>P.O. BOX 390, FLAGLER BEACH, FL</u>	Mailing Address:
Phone Number: <u>571-338-9481</u>	Phone Number:
E-mail Address: <u>TEDBARNHILL@HOTMAIL.COM</u>	E-mail Address:

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name: <u>CORY BROCKETT PE</u>
Mailing Address:	Mailing Address: <u>LIC # 74677</u>
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name: <u>DAN RICHARDSON</u>	Name:
Mailing Address:	Mailing Address:
Phone Number: <u>386-561-8200</u>	Phone Number:
E-mail Address: <u>W.HOMES@AOL.COM</u>	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY OF RECORD:	DEVELOPER:
Name:	Name: <u>THEODORE BARNHILL</u>
Mailing Address:	Mailing Address: <u>P.O. BOX 390 FLAGLER BEACH, FL</u>
Phone Number:	Phone Number: <u>571-338-9481</u>
E-mail Address:	E-mail Address: <u>TEDBARNHILL@HOTMAIL.COM</u>

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application:

Signature(s): Theodore Barnhill

Printed or typed name(s): THEODORE BARNHILL

The foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of January, 2026 by Theodore Barnhill Individual submitted by ☒ Personal Knowledge ☐ Satisfactory Evidence: Type _____

Signature of Notary Public, State of Florida



SPR#: _____ DATE FILED: _____

SITE PLAN REVIEW APPLICATION

PROJECT TITLE: FLAGLER BEACH VACATION RENTALS

PROJECT ADDRESS: 1708 S. OCEANSHORE BLVD.

Subdivision: FUQUAY BL-3 Block: BL-3 Lot(s): 3+ SOUTH 20' LOT 2

TAX MAP NUMBER: _____ ZONING DISTRICT: 21

OWNERS INFORMATION:

OWNERS NAME: THEODORE AND MARJORIE BARNHILL

ADDRESS: 1358 LAMBERT AVE

PHONE NUMBER: 571-338-9481 FAX NUMBER: _____

SIGNATURE OF OWNER: Theodore Barnhill

APPLICANTS INFORMATION:

APPLICANTS NAME (IF OTHER THAN OWNER): _____

ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

SIGNATURE OF APPLICANT: _____

REPRESENTATIVE:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

SIGNATURE OF REPRESENTATIVE: _____

SITE PLAN REVIEW

PROJECT DESCRIPTION

PRINT OR TYPE INFORMATION

- A. Provide a detailed description of the proposed project:

THREE STORY, 8 ONE BEDROOM,
OCEANFRONT VACATION RENTAL APARTMENTS.

- B. Provide the lot size (parcel) and square footage of all building(s):

LOT SIZE 9,174 SF
BUILDING SIZE 2,558 SF.

- C. Provide the size, height and proposed use of each building:

BUILDING SIZE 5,490 SF (LIVING), 7752 SF (TOTAL)
BUILDING MEAN ROOF HEIGHT 34 1/2 FEET
VACATION RENTAL

- D. Provide a detailed description of the following:

Exterior finish and color: YELLOW
Roof material and color: GRAY

- E. Indicate the project floor area ratio or lot coverage (if applicable):

27.88% COVERAGE

- F. Provide the total number of:

Required on-site parking spaces: 9
Proposed on-site parking spaces: 9
Required on-site Handicapped parking spaces: 1
Proposed on-site Handicapped Parking spaces: 1

- G. Any off-site parking spaces proposed? If yes, describe number, location, and distance from proposed project location:

NO

- H. Will project be accomplished in phases? If Yes, describe phasing plans and timeframe:

NO

- I. Describe the nature of any tree and native vegetation removal, if applicable:

NO TREE REMOVAL

SMALL SHRUBS REMOVED.

- J. If a Commercial use, describe the operational characteristics of the development (proposed hours of operation, any unique characteristics of the proposed use.

VACATION RENTALS

OPERATING HOUR 7 A.M. TO 11 P.M.

- K. Provide other pertinent information regarding the proposed development:

Site Plan Review

Existing Conditions

A. Describe all previous uses or activities on the site:

NONE

B. Describe all existing structures on the site in terms of their use, construction type, height, density, and size:

NONE

C. Describe the project site as it presently exists before the project in terms of:

- Site topography:

FLAT

- Plant life (existing trees, vegetative cover):

NATIVE WILD SHRUBS.

- Soil conditions:

SAND

- Historic or cultural resources (if applicable):

NONE

- D. Describe the land use and zoning of surrounding properties within 200 feet of project location:

North:

VACANT, TOURIST COMMERCIAL

South:

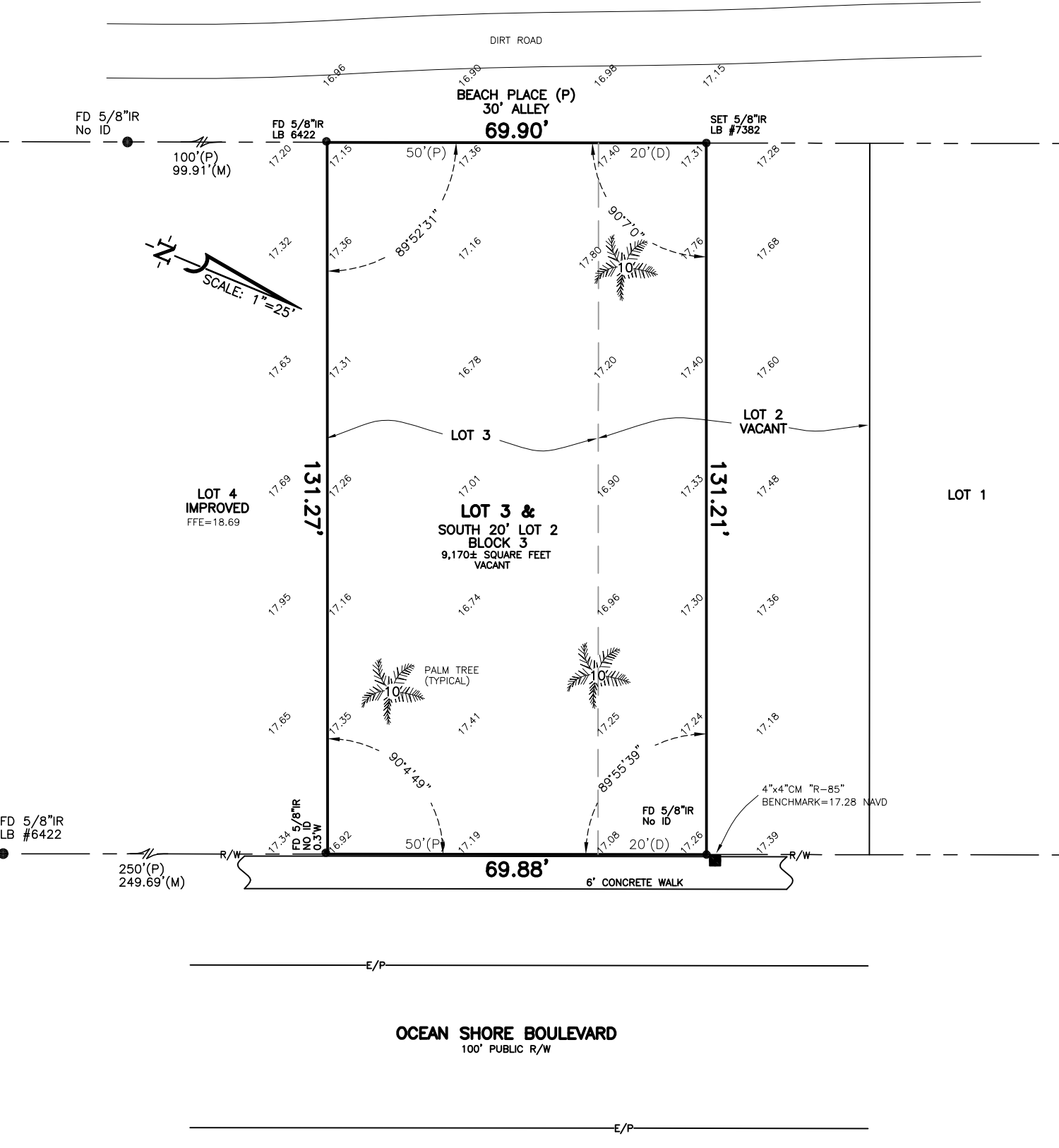
RESIDENTIAL, TOURIST COMMERCIAL

East:

AIA, OCEAN

West:

RESIDENTIAL, RESIDENTIAL



NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. No bearings are shown on plat .
4. Dimension category is shown in parenthesis (), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)15bii] are not differentiated.
5. Overhead electric not located unless shown.
6. Flood Zone X, Map Panel No. 12035C 253D, 7/17/06. as best ascertained from the Flood Insurance Rate Map.
7. Elevations are based on the NAVD of 1988
Elevations on natural ground have $\pm 0.1'$ tolerance

LEGEND:

FD	Found	L.B.	Licensed Business
CM	Concrete Monument	L.S.	Licensed Surveyor
IR	Iron Rod	CONC	Concrete
(P)	Plat Bearing & Distance	W/M	Water Meter
(M)	Measured Bearing & Distance	P/P	Power Pole
A/C	Air Conditioner		
C/S	Concrete Slab		
R/W	Right of Way		
E/P	Edge of Pavement		
PSM	Professional Surveyor & Mapper		
N.G.V.D.	National Geodetic Vertical Datum		
F.F.E.	Finish Floor Elevation		
CCCL	Coastal Construction Control Line		

DESCRIPTION:

LOT 3 AND THE SOUTH 20 FEET OF LOT 2, BLOCK 3, FUQUAY SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

PREPARED FOR:

--- THEODORE M & MARJORIE BARNHILL

EAST COAST LAND SURVEYING

11 Coolidge Ave. Suite-J, Ormond Beach FL 32174
PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER#
Boundary

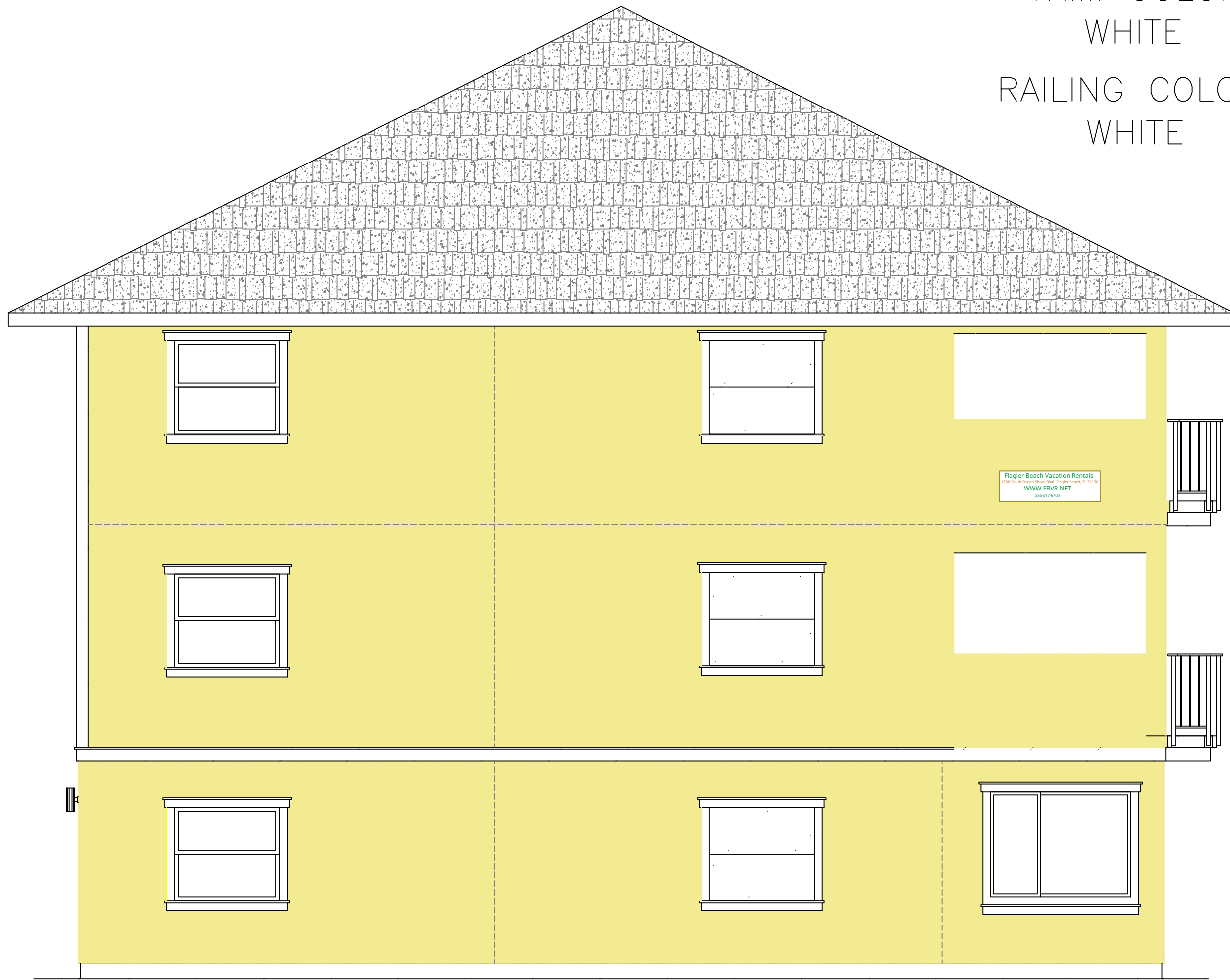
ANTHONY SANZONE, PSM# 6309 LB #7382
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.



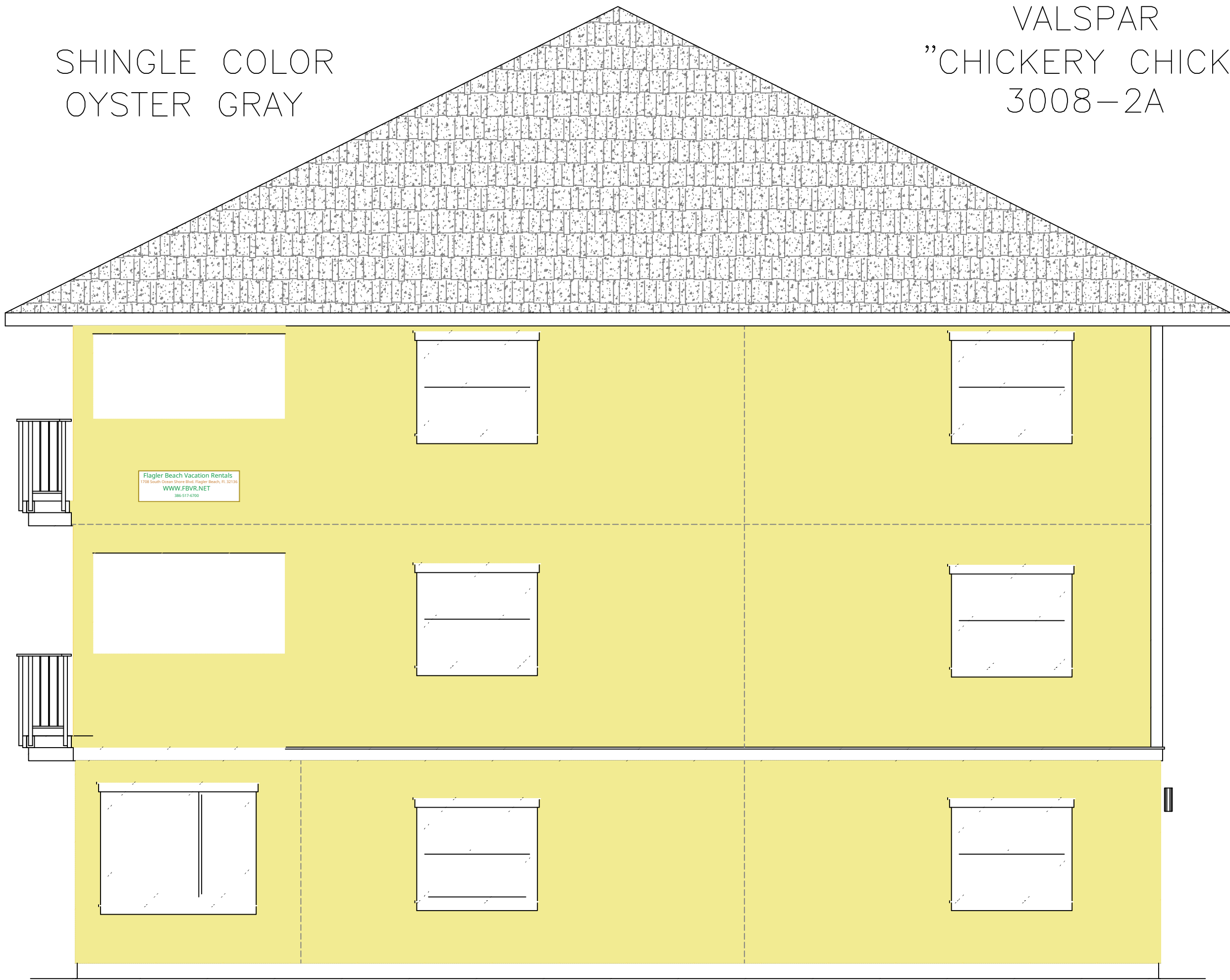
FRONT
EAST



REAR
WEST



LEFT
SOUTH



RIGHT
NORTH

TRIM COLOR
WHITE
RAILING COLOR
WHITE

SHINGLE COLOR
OYSTER GRAY

WALL COLOR
VALSPAR
"CHICKERY CHICK"
3008-2A



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(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED BARNHILL
PLAN DATE:
11/30/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2023 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

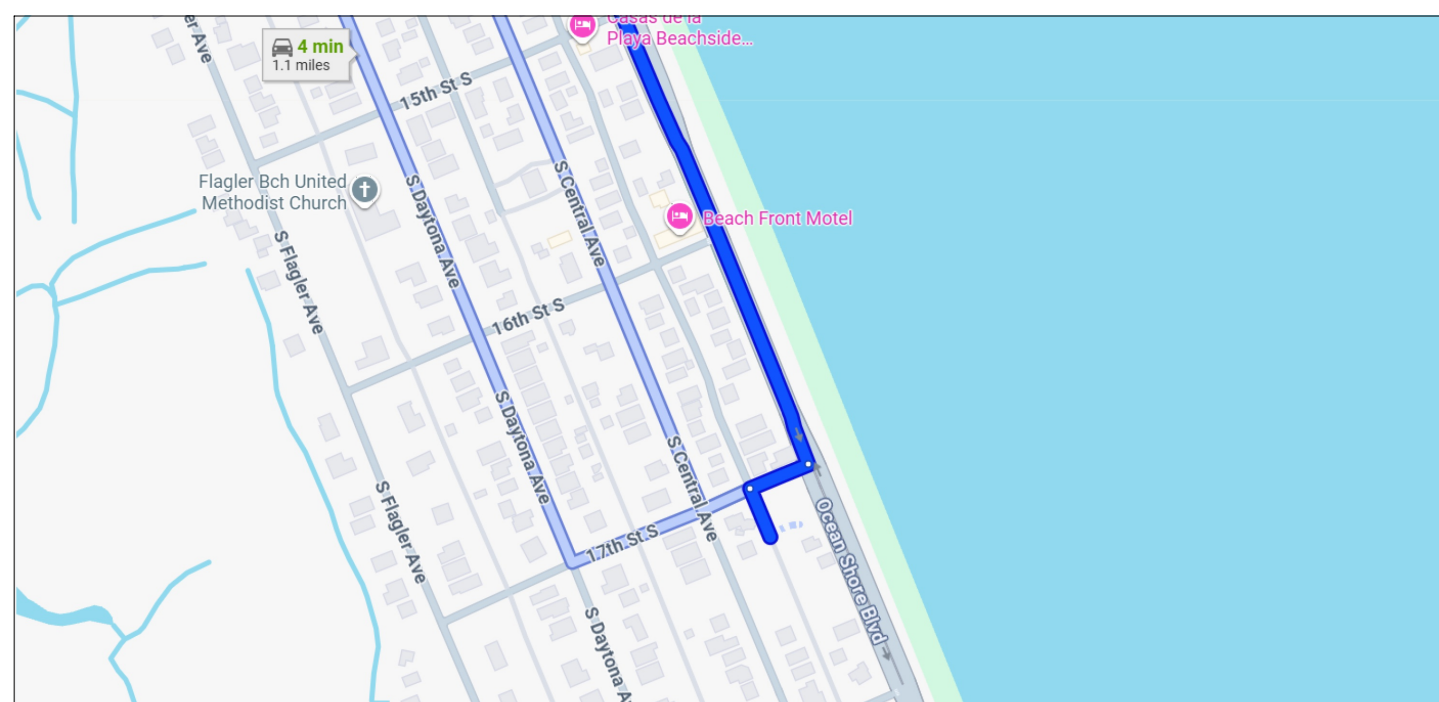
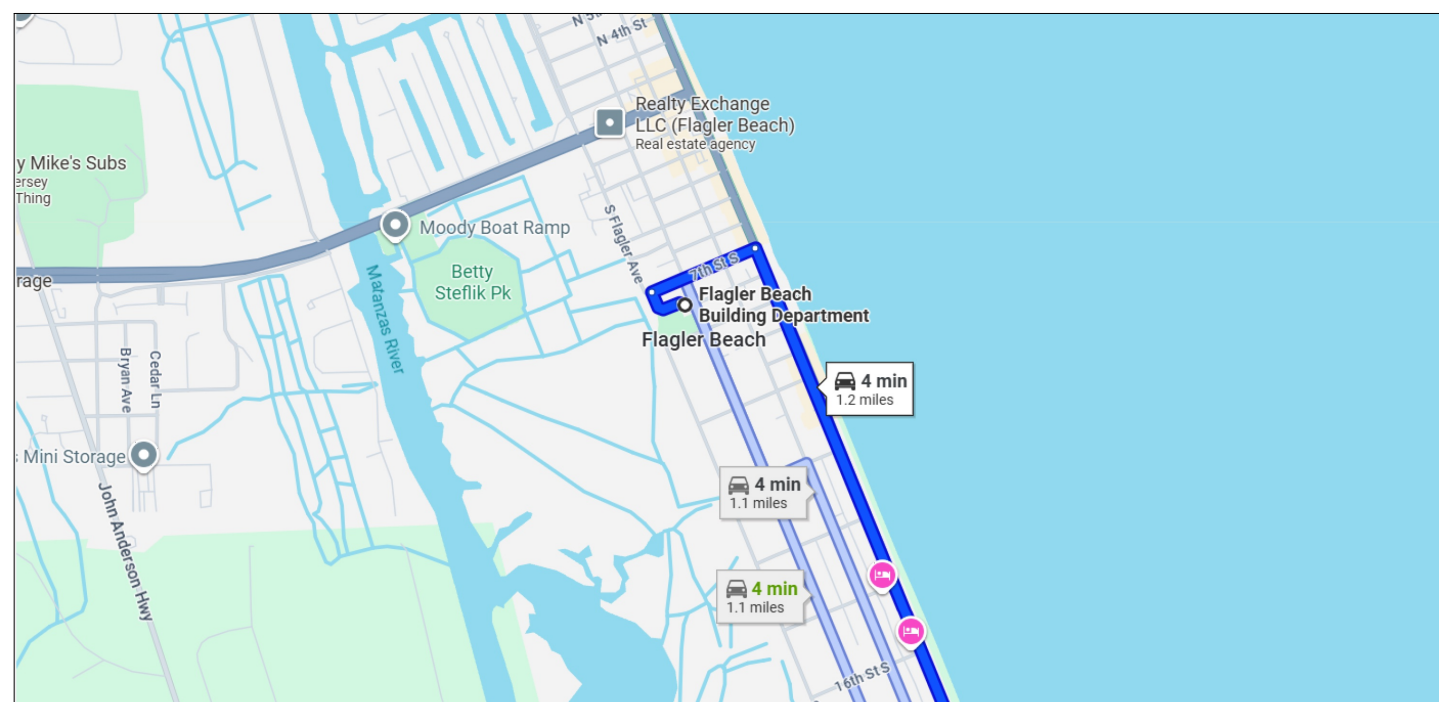
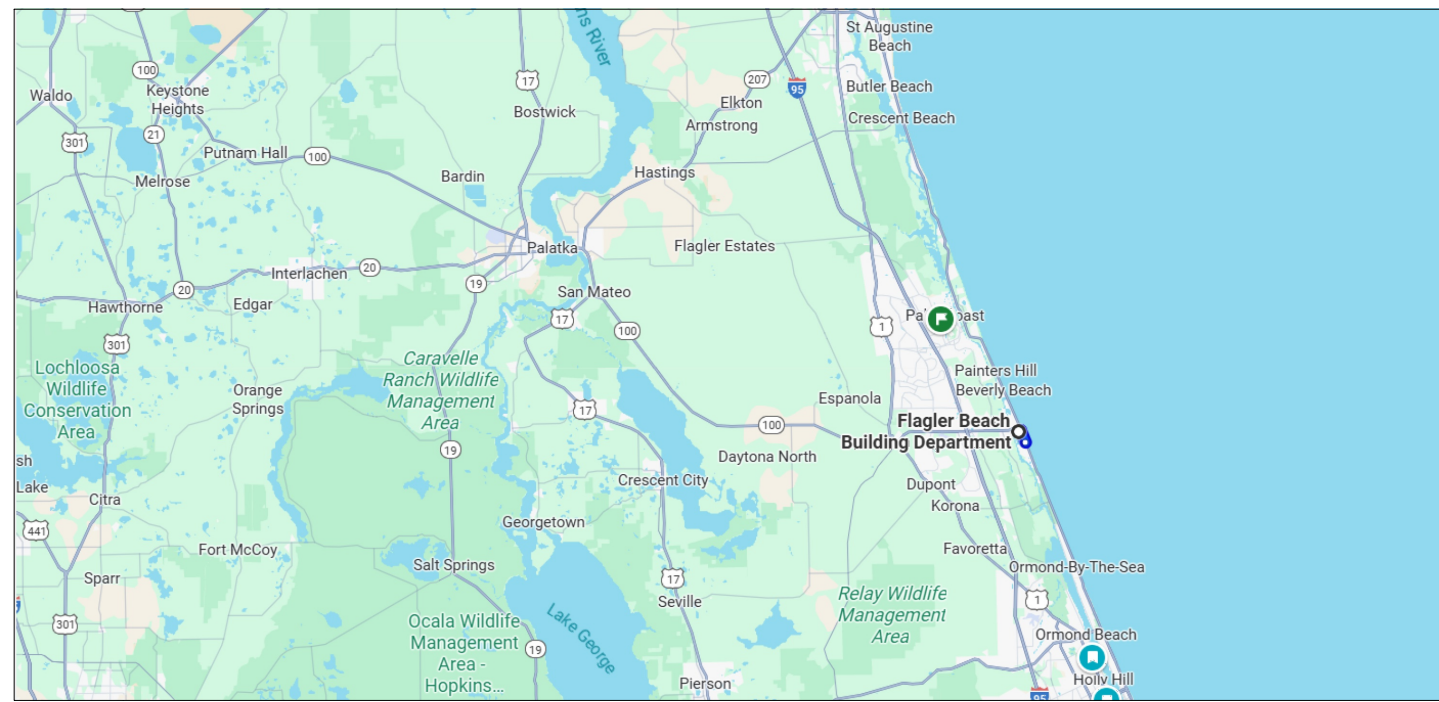
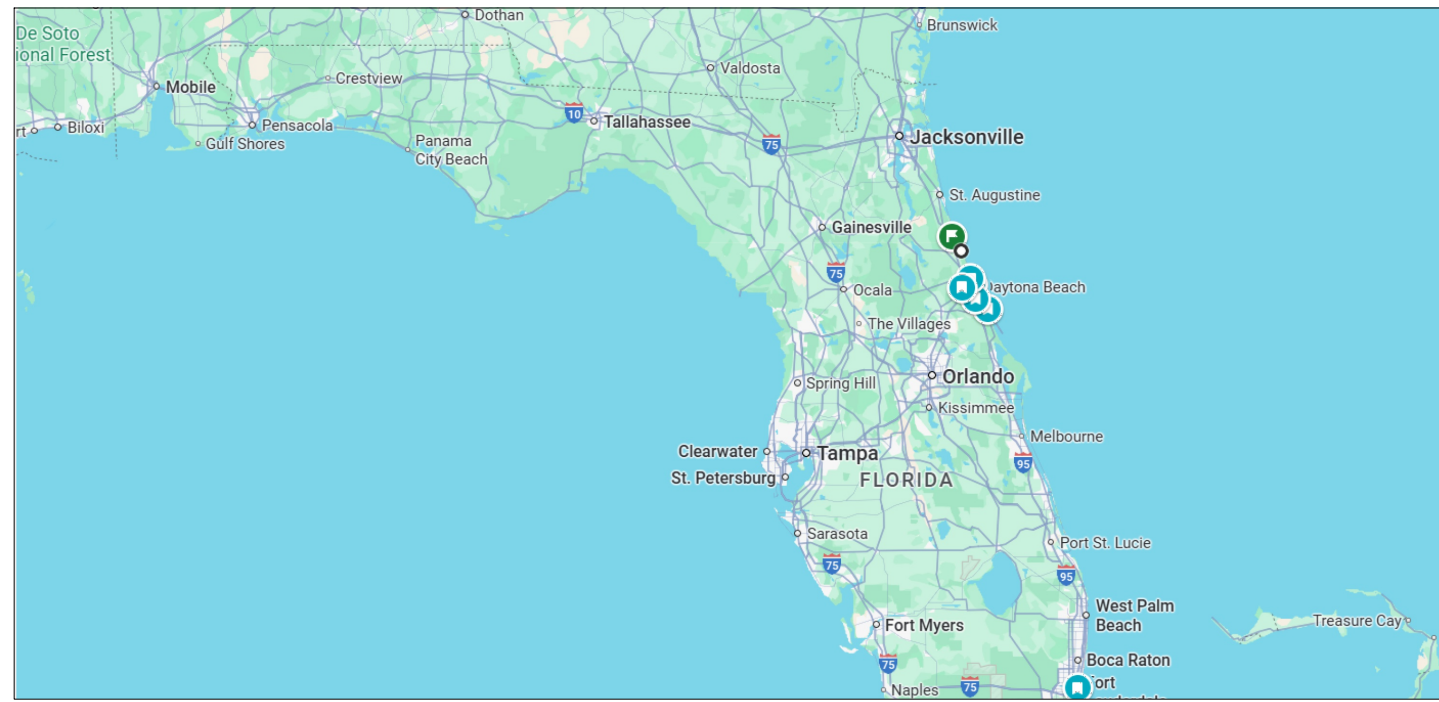
ALTERATION LEVEL: **NEW**
RISK CATEGORY: **2**
WIND VELOCITY (MPH): **140**
EXPOSURE CATEGORY: **D**
INTERNAL PRESSURE: **.18**
CONSTRUCTION TYPE: **VB**

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
**1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136**

PAGE:

LOCATION:



BOX FOR OFFICIALS USE

ALL TEXT REQUESTED TO BE PRESENTED THAT ARE NOT PRESENTED ON THESE DOCUMENTS SHALL BE REGARDED AS PRESENTED IN INITIALLY REQUIRED STATEMENT, "THESE PLANS CONFORM TO THE 2020 FLORIDA BUILDING CODE"

ABBREVIATIONS:

AB. ANCHOR BOLT	EA. EACH	M. MASTER	REQ'D. REQUIRED
ABV. ABOVE	EB. EYE BROW	MANUF. MANUFACTURER	RM. ROOM
A/C AIR CONDITIONER	ELECT. ELECTRICAL	MAX. MAXIMUM	RND. ROUND
ACI. AMERICAN CONCRETE INSTITUTE	ELEV. ELEVATION	MIN. MINIMUM	S. SHELF
AFF. ABOVE FINISHED FLOOR	EMBED. EMBEDMENT	MIRR. MIRROR	SD. SOIL BEARING PRESSURE
AFI. ARC FAULT INTERRUPT	EW. EACH WAY	MJ. MECHANICAL JOINT	SD. SMOKE DETECTOR
AH. AIR HANDLER	EXT. EXTERIOR	MONO. MONOLITHIC	SECT. SECTION
ALUM. ALUMINUM	FEC. FLORIDA BUILDING CODE	MPH. MILES PER HOUR	SF. SQUARE FOOT
AMP. AMPERE	FIN. FINISH	MWFRS. MAIN WINDS FORCE RESISTING SYSTEM	SGD. SLIDING GLASS DOOR
APA. THE ENGINEERED WOOD ASSOCIATION	FIX. FIXTURE	NA. NOT APPLICABLE	SH. SINGLE HUNG
ASCE. AMERICAN SOCIETY OF CIVIL ENGINEERS	FG. FIXED GLASS	NDS. NATIONAL DESIGN SPECIFICATION	SPEC. SPECIFICATIONS
ATR. ALL THREADED ROD	FLR. FLOOR	NIC. NOT INCLUDED	SPF. SPRUCE PINE FIR
B. BOTTOM	FOUND. FOUNDATION	NO. NUMBER	SQ.FT. SQUARE FOOT
BFF. BELOW FINISH FLOOR	FTG. FOOTING	NTS. NOT TO SCALE	SW. SWITCH
BLK. BLOCK	FWC. FOR WOOD CONSTRUCTION	OC. OBS. OBSURED	SWC. SHEAR WALL CONNECTOR
BOT. BOTTOM	GA. GYPSUM ASSOCIATION	OHD. ON CENTER	SW. SHEAR WALL SEGMENT
BRG. BEARING	GALL. GALLON	OSB. ORIENTED STRAND BOARD	SYP. SOUTHERN YELLOW PINE
C+C COMPONENTS AND CLADDING	GALV. GALVANIZED	PRESS. PRESSURE	T. TOP
CANT. CANTILEVER	GB. GLASS BLOCK	PARA. PARALLEL	T&G. TONGUE AND GROOVE
CIR. CIRCLE	GDR. GIRDER	PL. PRECUT LINTEL	THK. THICK
CLG. CEILING	GFI. GROUND FAULT INTERRUPT	PED. PEDESTAL	T-NAIL. TOENAIL
CMU. CONCRETE MASONRY UNIT	GLS. GLASS	PERP. PERPENDICULAR	TV. TELEVISION
CO. CLEAN OUT	GYP. GYPSUM	PK. POCKET	TYP. TYPICAL
COL. COLUMN	HB. HOSE BIB	PLA. PLATE	U. URINAL
COMP. COMPACTED	HDR. HEADER	PL. PLUMBING	UL. UNDERWRITERS LABORATORIES INC.
COND. CONDENSER	HGT. HEIGHT	PW. PLYWOOD	UNO. UNLESS NOTED OTHERWISE
CONT. CONTINUOUS	HT. HEIGHT	PREF. PREFABRICATED	USG. UNITED STATES GYPSUM COMPANY
CPT. CARPET	HVAC. HEAT.VENT.+COND.	PSF. POUNDS PER SQUARE FOOT	V. VOLTS
DBL. DOUBLE	INCAND. INCANDESCENT	PSI. POUNDS PER SQUARE INCH	VENT. VENTILATED
DECOR. DECORATIVE	INSUL. INSULATION	PT. PRESSURE TREATED	VIN. VINYL
DET. DETAIL	KD. KILN DRIED LUMBER	PVC. POLYVINYL CHLORIDE	VOL. WASHER
DH. DOUBLE HUNG	L. LAVATORY	Q. QUANTITY	W. WITH
DIA. DIAMETER	LBS. POUNDS	R. ROD	WC. WATER CLOSET
DISC. DISCONNECT	LL. LIVE LOAD	REF. REFERENCE	WD. WOOD
DL. DEAD LOAD	LT. LAUNDRY TUB	RFD. REINFORCED	WH. WATER HEATER
DR. DOOR	LVL. LAMINATED VAINER LUMBER	RES. RESIDENCE	TWH. TANKLESS WATER HEATER
DRY. DRYER			WIC. WELDED WIRE FRAME

LEGEND & SYMBOLS:

■ #5 DIA. ROD IN FILLED CELL	⌀ DUPLEX REC.	⌀ WATER CLOSET
— 2X4 FRAME WALL	⌀ 220 VOLT REC.	⌀ LAVATORY
/// 6" CMU WALL	⌀ WP GFI WEATHER PROOF REC.	⌀ KITCHEN SINK
xxxxx INTERIOR BEARING WALL	⌀ GFI GROUND FAULT CIRCUITS INTERRUPTER REC.	⌀ LAUNDRY TUB
— PRECAST LINTEL	⌀ SWITCHED REC.	⌀ BATH TUB AND SHOWER
— CARPET TO TILE TRANSITION	⌀ SWITCH	⌀ CORNER TUB
— REFER TO DETAIL SHEET	⌀ 3 WAY SWITCH	⌀ SHOWER
— PRECAST COMPOSITE LINTEL SIZE	⌀ 4 WAY SWITCH	⌀ WASHING MACHINES
— FRAME HEADER SIZE	⌀ INCAND. CEILING FIX.	⌀ WATER HEATER
— LAMINATED VENEER LUMBER SIZE	⌀ INCAND. WALL FIX.	⌀ SHOWER HEAD & VALVE
— TRUSS I.D.	⌀ FLUORESCENT FIX.	
— WALL FIX.	⌀ CEILING FAN	
— ELECT. PANEL	⌀ 220 VOLT JUNCTION BOX	
— ELECT. METER	⌀ 110 VOLT JUNCTION BOX	
— EMERGENCY LIGHT WITH BATTERY BACKUP	⌀ EXHAUST FAN	
⌀ VAPOR PROOF RECESSED CAN LIGHT	⌀ SMOKE DETECTOR WITH BATTERY BACKUP & CARBON MONOXIDE DETECTOR	
⌀ RECESSED LIGHT	⌀ PHONE JACK	
⌀ EXTERIOR FLOOD LIGHT	⌀ CABLE CONNECTION	



PROJECT'S DESIGNER
of PRELIMINARY VISION AND GUIDE

DESIGN FORTY FIVE LLC

2002 W. LAKE OF THE ISLES PKWY
MINNEAPOLIS, MN 55405

WELCOME
HOMES
DRAFTING

CRC:1326643
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386.561.8209

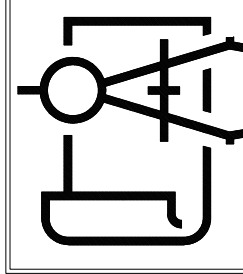
DRAWING INDEX:

- COVER PAGE
- NOTES
- ELEVATIONS
- ELEVATIONS
- 1ST FLOOR PLAN
- 2ND FLOOR PLAN
- 3RD FLOOR PLAN
- 1ST FLOOR ELECTRICAL PLAN
- 2ND FLOOR ELECTRICAL PLAN
- 3RD FLOOR ELECTRICAL PLAN
- FOUNDATION PLAN
- 2ND FLOOR TRUSS PLAN
- 3RD FLOOR TRUSS PLAN
- ROOF TRUSS PLAN
- 1ST FLOOR LIFE SAFETY PLAN
- 2ND FLOOR LIFE SAFETY PLAN
- 3RD FLOOR LIFE SAFETY PLAN
- 1ST FLOOR PLUMBING
- 2ND FLOOR PLUMBING PLAN
- 3RD FLOOR PLUMBING PLAN
- 1ST DETAILS
- 2ND DETAILS
- 3RD DETAILS
- 4TH DETAILS
- 5TH DETAILS
- 6TH DETAILS
- 7TH DETAILS
- PILE FOUNDATION ELEVATION
- PILE FOUNDATION PLAN
- MASONRY WALLS PLAN

SCOPE OF WORK:

- CONSTRUCTION OF A MULTI-FAMILY VACATION RENTAL BUILDING

Cory A. Brockett, PE
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Gainesville, FL 32605
(352) 359-1962



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(ALL CONTRACTORS & SUB-CONTRACTORS)
UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI-FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL

PLAN DATE:

12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1.8
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:

1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:

1

NOTES & SPECIFICATIONS:

FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
STEMWALL BLOCK WALL HEIGHT MAY VARY DUE TO FIELD CONDITIONS.

BLOCK WALLS

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRANGTH OF 2500 PSI AT 28 DAYS.
C.M.U WALL=STANDARD 8" THICK, HIEGHT, WIDTH AND SHAPE MAY VARY PER BLOCK AND PER PLAN.
BLOCK COLUMN=SIZE, SHAPE AND HIEGHT MAY VARY, SEE FLOOR OF STRUCTURAL PLAN FOR SIZE.
LINTEL=PRE-CAST AND/OR STEEL LINTEL MAY BE USED.
BOND BEAM=U-BLOCK OR LINTEL MAY BE USED.
BOND BEAM=#5 CORNER BAR MINIMUM LAP 25" EACH WAY.
#5 REBAR 90 DEGREE HOOK VERTICAL=MINIMUM 10" OVERLAP REBAR HORIZONTAL AND 25" OVERLAP VERTICAL
EACH SIDE OF EXTERIOR OPENINGS ARE TO BE MINIMUM SOLID WITH REBAR.
#5 REBAR VERTIAL FILLED CELLS=AT ALL CORNERS, 8' MAXIMAM SPACE AND BOTH SIDES OF OPENINGS.
(2) #5 REBAR ON EACH SIDE OF OPENINGS 12' AND WIDER
#5 REBAR AT EACH END OF PORCH LINTES
REBARs ARE NOT REQIARED TO LINE UP FROM FLOOR TO FLOOR AND ARE NOT REQIARED AT T-INTERSECTIONS OF 2 MASONRY WALLS

FRAME WALLS

FRAME WALLS=LOAD BEARING TO BE MINIMUM 2X4 FRAMING #2 SPF WITH STUDS AT 16" O.C.
JACKS=(1) EACH SIDE OF HEADER SPAN 0"-49"
JACKS=(2) EACH SIDE OF HEADER SPAN 49" TO 73"
JACKS=(3) EACH SIDE OF HEADER SPAN 73" TO 97"
JACKS=(4) EACH SIDE OF HEADER SPAN 97" AND UP
HEADER=STANDARD (2) 2X12 OR LAMINATED BEAM, SEE FLOOR OR TRUSS PLAN FOR ODD SIZES.
POST=MINIMUM 4X4 SEE FLOOR PLAN FOR ACTUAL SIZE.
ALL FRAMING IN CONTACT WITH MASONRY IS TO BE PRESURE TREATED OR TO HAVE A VAPOR BARRIER.
BOLTS=FOUNDATION ½" BOLT X 10" MINIMUM WITH 7" EMBEDMENT, EPOXIED ALL THREAD IF MISSING OR 8" WEDGE ANCHORS
2"x2"x½" WASHERS ON ALL BOLTS
21" MAXIMUM SPACING ON ALL BOLTS
SIMPSON SP1 OR SPH4=AT STUD BOTTOM, 16"O.C. MAXIMUM SPACING AND EACH SIDE OF OPENINGS.
SIMPSON SP2 OR SPH4=AT STUD TOP, 16" O.C. MAXIMUM SPACING (NOT AT HEADERS)
SIMPSON CS16 OR LSTA=EACH SIDE OF HEADERS. (UNLESS MORE IS SPECIFIED)

INSULATION

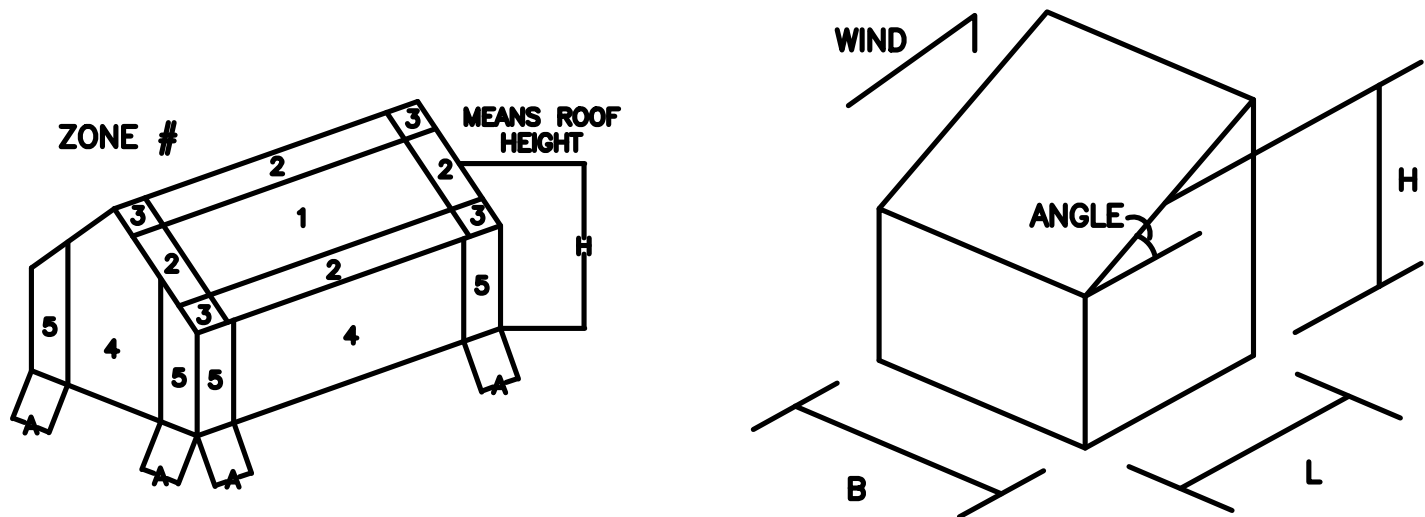
MASONRY WALLS WILL REQUIRE R-11 RIDGED FOIL AND FOAM INSULATION.
FRAME WALLS WILL REQUIRE R-13 IN 2X4'S MIN.
CEILINGS WILL REQUIRED R-30 BLOWN OR BATTED.
IF USING SPRAYED FOAM INSULATION TO BOTTOM OF ROOFING SYSTEM THEN NO ROOF OR SOFIT VENTING IS REQUIRED.
ALL VOIDS/HOLES TO OUTSIDE, ATTIC, OR FLOOR SYSTEMS WILL BE FILLED WITH FIRE PROOF SPRAY FOAM.
ALL PIPES EXPOSED TO INSIDE OR OUTSIDE WILL REQUIRE PIPE INSULATION.

EXTERIOR FINISH

SEE ELEVATION FOR EXTERIOR FINISH.
BLOCK WALLS ADD 1X4 P.T. FURRING HORIZONTAL OR VERTICAL AT 16" O.C. FOR LAP CEMENT BOARD SIDING.
FRAME WALLS, LUMBER THAT IS IN CONTACT WITH MASONRY IS TO BE P.T..
FRAME WALLS WILL HAVE 1/2" SHEATHING NAILED W/8d AT 4" ON THE HORIZONTAL EDGES. 6" O.C. ON THE VERTICAL EDGES & 8" IN THE FIELD.
FRAME WALL WILL RECEIVE ROLL INSULATION HOUSE WRAP, THEN 15# FELT MIN. THEN WIRE OR PLASTIC LATH NAILED TO MANUFACTURES SPECIFICATIONS WITH REGARDS TO WALLS OR CEILINGS WITH A MIN. OF 7/8" OF PORTLAND CEMENT PLASTER.
(1) COAT OF ACRYLIC PRIMER SEALER.
(2) COATS OF ACRYLIC PAINT.

ROOFING

SEE ELEVATIONS FOR ROOFING TYPE.
ROOF-SHINGLES TO BE 110 MODIFIED.
ROOF-SHINGLES=30# FELT, 1/2" SHEATHING NAILED W/8d AT 4" ON EDGES & 6" IN THE FIELD.
ROOF-TILE=90# FELT, ⅝" SHEATHING NAILED W/8d AT 4" O.C. ON EDGES & 6" O.C. IN FIELD.
ROOF-METAL=30# FELT, ⅝" SHEATHING NAILED W/8d AT 4" O.C. ON EDGES & 6" O.C. IN FIELD.
FACIA=2X4 MIN. SEE ELEVATIONS FOR SIZE, CUT & OVERHANG.



WIND SPEEDS CONVERSIONS (A,B,C,)

V _{ref}	100	110	120	130	140	150	160	170	180	190	200
V _{ref}	78	85	93	101	108	116	124	132	139	147	155

FOR SI: 1 MILE PER HOUR = 0.447 M/S.
A) LINEAR INTERPOPULATION IS PERMITTED.
B) V_{ref} = NOMINAL DESIGN WIND SPEED.
C) V_{ult} = ULTIMATE DESIGN WIND SPEED DETERMINED FROM FIGURE R301.2(4).

COMPONENTS AND CLADDING WALLS

Structures less than or equal to 60 ft

COMPONENT PRESSURES:

AREA	PRESSURE (psf)
4	MAX = 73.83
4	MIN = -82.22
5	MAX = 73.83
5	MIN = -82.22

Dimension a = 4.45 ft
Note, when max absolute value is less than 10 psf, use 10 psf or -10 psf as applicable.

WALLS – CONSTANTS USED

Ref: ASCE 7-22, Equation 6-17
Walls are less than or equal to 60 ft high.
Roof Angle = 26.57 deg
Mean Roof Height = 34.10 ft
Area = 7753.00 sf
Cp VALUES
AREA Cp

4	0.70, -0.80
5	0.70, -0.80

Velocity Pressure Roof, q = 83.90 psf
Exposure Coeff. Roof, Kz = 1.19
Wind Speed, V = 180.0 MPH
Exposure Cat. = D
Importance Cat. = 2
Internal Pressure Coef., GCp_i = 0.18
Topographic Factor, Kzt = 1.00
Wind Direction Factor, Kd = 0.85

BUILDING CODE SUMMARY

5 UNIT BUILDING

THIS PROJECT COMES UNDER THE JURISDICTION OF THE FOLLOWING AGENCIES FOR PERMITTING AND APPROVALS:
VOLUSIA COUNTY, FLORIDA

APPLICABLE CODES

2023 FLORIDA BUILDING CODE: BUILDING EDITION
2023 FLORIDA BUILDING CODE: EXISTING BUILDING 8TH EDITION
2023 FLORIDA BUILDING CODE: ACCESSIBILITY 8TH EDITION
2023 FLORIDA BUILDING CODE: ENERGY CONSERVATION 8TH EDITION
2023 FLORIDA BUILDING CODE: FUEL GAS 8TH EDITION
2023 FLORIDA BUILDING CODE: PLUMBING 8TH EDITION
2023 FLORIDA BUILDING CODE: ENERGY CODE 8TH EDITION
2023 FLORIDA BUILDING CODE: MECHANICAL 8TH EDITION
2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION
ALL AS ADOPTED BY THE STATE OF FLORIDA AND THE COUNTY OF VOLUSIA

2023 FLORIDA BUILDING CODE : BUILDING

CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION – RESIDENTIAL GROUP R-2
(602.1) – TYPE OF CONSTRUCTION – TYPE VB –SPRINKLED

(602)PROTECTION REQUIREMENTS OF BUILDING ELEMENTS

- INTERIOR NONBEARING WALLS: 2 HOUR
- SEPARATION WALLS: NC
- COLUMNS: NC
- BEAMS, GIRDERS: NC
- FLOORS & FLOOR/CEILING ASSEMBLIES: NC
- ROOFS & ROOF/CEILING ASSEMBLIES: 2 HOUR
- EXTERIOR BEARING WALLS: 2 HOUR

INTERIOR FINISHES

ALL INTERIOR FINISHES TO BE CLASS "C" OR BETTER.
ALL EXITS AND EXIT ACCESS SHALL BE CLASS "B" OR BETTER.
CLASS "B" INTERIOR FINISH FLAME SPREAD 26 – 75 SMOKE DEVELOPMENT
0 – 450, CLASS "C" INTERIOR FINISH FLAME SPREAD 76 – 200 SMOKE DEVELOPMENT 0 – 450.

(TABLE 1004.5) MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL R-2 1 OCCUPANT PER 200 GROSS SQ. FT. (621 SQ FT PER UNIT / 200 = 4 OCCUPANTS)
(5,349 SQ FT ALL UNITS / 200 = 27 OCCUPANTS)

(1005.3.1 & 1005.3.2) EGRESS WIDTH PER OCCUPANT SERVED

OTHER EGRESS 0.2 INCHES X 74 OCCUPANTS = 14.8 INCHES REQUIRED (64 INCHES PROVIDED)

(1005.7.1)DOOR ENCROACHMENT DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE-HALF DURING THE COURSE OF THE SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES (178 MM) INTO THE REQUIRED WIDTH.

(1008.3.2)BUILDINGS EGRESS ILLUMINATION

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- 1.INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
- 2.INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
- 3.EXIT PASSAGEWAYS.
- 4.VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.
- 5.EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

(1010.3.2)DOOR SWING. EGRESS DOORS SHALL BE PIVOTED OR SIDE HINGED SWINGING TYPE.
PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

(1017.2) EXIT ACCESS TRAVEL DISTANCE – R-2 UN-SPRINKLED 200 (FEET)

(TABLE 1017.2) EXIT ACCESS TRAVEL DISTANCE

OCCUPANT LOAD (PERSONS PER STORY): 1-500 PERSONS
MINIMUM NUMBER OF EXITS (PER STORY): 2 EXITS PER STORY (2 EXITS PROVIDED)
CANNOT EXIT THROUGH A STORAGE AREA

2023 FLORIDA BUILDING CODE: PLUMBING

(TABLE 403.1) MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

TOTAL OCCUPANTS – RESIDENTIAL R-2 74
MALE WATER CLOSETS REQUIRED – (ONE PER UNIT)
FEMALE WATER CLOSETS REQUIRED – (ONE PER UNIT)
LAVATORIES REQUIRED – (ONE PER UNIT)
BATHTUBS / SHOWERS REQUIRED – (ONE PER UNIT)
DRINKING FOUNTAINS REQUIRED – (NONE REQUIRED)
SERVICE SINK – (NONE REQUIRED)

2023 NFPA 1: FIRE CODE

(NFPA 1: 11.1.7.1*)

MEANS SHALL BE PROVIDED FOR THE FIRE DEPARTMENT TO DISCONNECT THE ELECTRICAL SERVICE TO A BUILDING,STRUCTURE,OR FACILITY WHEN THE ELECTRICAL INSTALLATION IS COVERED UNDER THE SCOPE OF NFPA 70

2023 NFPA 101: LIFE SAFETY CODE

(NFPA 101: 7.10.1.3) EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET THE FOLLOWING CRITERIA UNLESS PROVIDED IN 7.10.1.4 (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT. (3) TACTILE SIGNAGE SHALL COMPLY WITH 703 OF FBCA AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDING AND FACILITIES

EXIT DOORS – SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE

GENERAL NOTES

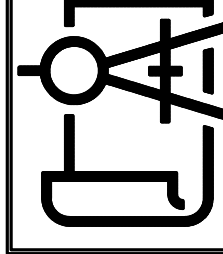
EGRESS DOORS

EACH DOOR IN MEANS OF EGRESS MAY BE PROVIDED WITH A LATCH OR LOCK ONLY IF IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE, WHICH RELEASES WHEN PRESSURE OF NO MORE THAN 15 LB. IS APPLIED TO THE RELEASING DEVICE IN THE DIRECTION OF EXIT TRAVEL. SUCH RELEASING DEVICE MAY BE BARS OR PANELS EXTENDING NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR AND PLACED AT HEIGHTS SUITABLE FOR THE SERVICE REQUIRED, BUT NOT LESS THAN 30 INCHES OR MORE THAN 44 INCHES ABOVE THE FLOOR. WHENEVER PANIC HARDWARE IS USED ON A LABELED FIRE DOOR, THE PANIC HARDWARE SHALL BE LABELED AS FIRE EXIT HARDWARE.

FLOOR & WALL PENETRATIONS

TO BE ACCORDING TO RATING OF ASSEMBLY BY A SYSTEM BEARING THE APPROPRIATE UL DESIGN NO. THESE ASSEMBLIES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND COPIES OF ASSEMBLY DETAILS TO BE KEPT ON SITE BY CONTRACTOR DURING CONSTRUCTION.

Cory A. Brackett, PE
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2939 NW 38th Place
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(ALL CONTRACTORS & SUB-CONTRACTORS)

UNFORESEEN STRUCTURAL ISSUI MUST BE MADE KNOWN* TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:

TED
BARNHILL

PLAN DATE:

12/26/2025

PLANS CONFORM TO
2023 8TH ED. FL. BUILDING COD
2022 NATIONAL ELEC. CODE
2024 WPCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1.0
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:

1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL
32136

PAGE:

2

SCALE: ¼" = 1 FOOT

NOTES

EXTERIOR PLASTERING GUIDELINES:

STUCCO INSTALLATION, PROCEDURES AND GUIDELINES

THE FOLLOWING DOCUMENT IS BASED ON THE 2020 FBC, FBCR, ASTM C926, ASTM C1063, AND OTHER APPLICATION GUIDES REGARDING STUCCO INSTALLATION, PROCEDURES AND PRACTICES. THIS DOCUMENT IS NOT ALL INCLUSIVE AND DOES NOT COVER ALL THE REQUIREMENTS FOR COMPLIANT INSTALLATION OF STUCCO. THIS DOCUMENT IS MEANT TO BE USED AS A GUIDE TO ADDRESS SOME OF THE COMMON INSTALLATION AND PROPER APPLICATION ISSUES FOUND DURING FIELD INSPECTIONS.

CONVENTIONAL STUCCO OVER MASONRY SURFACES MAY BE APPLIED WITH TWO OR THREE COATS. TWO-COAT SYSTEMS OVER MASONRY CONSIST OF: FIRST COAT = 3/8 INCH THICK AND FINISH COAT = 1/8 INCH THICK; OR OVER CAST CONCRETE CONSIST OF: FIRST COAT = 1/4 INCH THICK AND FINISH COAT = 1/8 INCH THICK. THREE-COAT SYSTEMS CONSIST OF: FIRST COAT = 1/4 INCH THICK, SECOND COAT = 1/4 INCH THICK, AND FINISH COAT = 1/8 INCH THICK OVER BOTH MASONRY AND CAST CONCRETE.

□ WHEN REQUIRED BY ASTM C 926, SECTION 5.2.2; AN EXTERIOR BONDING AGENT, CONFORMING TO ASTM C 932, SHALL BE USED ON ALL MASONRY SURFACES. IN LIEU OF A BONDING AGENT, A DASH COAT, ROUGHING THE SURFACE, OR METAL LATH ARE ALSO ACCEPTABLE METHODS FOR BONDING.

□ FBC 2510.3 INSTALLATION, REFERENCES ASTM C 926 REQUIRES FORM TIES OR OTHER OBSTRUCTIONS (INCLUDING MASONRY CUT NAILS FOR CLEAN OUT OPENING FORMS) TO BE REMOVED OR TRIMMED BACK EVEN WITH THE SURFACE OF THE SOLID BASE. IN ADDITION, IF THE NAILS ARE TO BE TRIMMED FLUSH AND LEFT IN PLACE, THEY NEED TO BE CORROSION RESISTANT AS WOULD BE REQUIRED FOR LATH OR OTHER METAL ACCESSORIES, ASTM C 926 SECTION 5.2 AND C 1063 SECTION 6.

WOOD:

CONVENTIONAL STUCCO OVER WOOD SHOULD ALWAYS BE APPLIED AS A THREE-COAT SYSTEM. SCRATCH COAT =3/8 INCH THICK, BROWN COAT =3/8 INCH THICK, AND FINISH COAT =1/8 INCH THICK. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY ON VERTICAL SURFACES. SUCCESSIVE COATS SHOULD BE APPLIED AS SOON AS POSSIBLE AFTER THE UNDERLYING COAT HAS SUFFICIENT STRENGTH AND RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS.

□ WHERE STRUCTURAL WOOD PANELS ARE USED FOR SHEATHING, A MINIMUM 1/8 INCH SEPARATION SHALL BE PROVIDED.

□ THE WEATHER RESISTANT BARRIER (WRB) MUST BE INSTALLED PER SECTIONS R703.6.3 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND 1404.2.1 OF THE FLORIDA BUILDING CODE. WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:

1. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER MATERIAL, OR
2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

□ LATHING SHALL BE CONNECTED TO THE FRAMING MEMBERS 7 INCHES ON CENTER. LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1.5 INCH ROOFING NAILS AND TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS OR 1 INCH ROOFING NAILS DRIVEN TO PENETRATION OF NOT LESS THAN ¾ INCH, OR 1 INCH WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN ¾ INCH AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN ¾ INCH. THE FASTENERS MUST PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4 INCH AND NOT BE INSTALLED RANDOMLY IN THE WALL SHEATHING.

□ EXPANDED 3/8" RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1 ¾" PENETRATION INTO HORIZONTAL WOOD MEMBERS, ¾" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS.

□ LAPPING OF METAL PLASTER BASE. SIDE LAPS SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN SUPPORTS WITH WIRE AT INTERVALS NOT MORE THAN 9 INCHES. LATH SHALL BE LAPPED ½ INCH AT THE SIDES, 1 INCH AT ENDS. WHERE END LAPS OCCUR BETWEEN THE FRAMING MEMBERS, THE ENDS OF THE SHEETS SHALL BE LACED OR WIRE TIED.

□ LATHING SHALL BE SELF-FURRING OR FURRED OUT FROM SOLID BASES AND COMPLY WITH ASTM C 1063, TABLE 3. MAXIMUM ON CENTER SPACING OF FRAMING MEMBERS SHALL BE NO MORE THAN 24 INCHES. LATH WEIGHT SHOULD BE MINIMUM 2.5 LB/SQYD.

□ LATH ACCESSORIES SHALL HAVE PERFORATED OR EXPANDED FLANGES, TO PERMIT COMPLETE EMBEDMENT IN THE PLASTER, AND BE DESIGNED TO RECEIVE THE SPECIFIED THICKNESS OF PLASTER. ACCESSORIES INCLUDE CONTROL JOINTS, EXPANSION JOINTS, CORNER BEAD, CASING BEAD (PLASTER STOP), CORNERITE, WEEP SCREED, ETC.

□ CONTROL JOINTS (EXPANSION AND CONTRACTION) SHALL BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQ. FT. ON VERTICAL SURFACES AND 100 SQ. FT. ON HORIZONTAL SURFACES. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET, IN EITHER DIRECTION, OR EXCEED LENGTH- TO-WIDTH RATIO OF 2-1/2 TO 1. THE ASTM STANDARD REQUIRES THE PAPER TO BE INSTALLED, CONTINUOUS, BEHIND THE JOINT MATERIAL AND THAT LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND FASTENED (WIRE TIED) ON EACH SIDE OF THE CONTROL JOINT. ALL ACCESSORIES MUST BE INSTALLED TO RECEIVE A MINIMUM 7/8 INCH APPLICATION FOR A THREE-COAT SYSTEM OVER WOOD.

□ CONTROL JOINTS MUST BE CONTINUOUS THROUGH DECORATIVE BANDS OR OTHER EMBELLISHMENTS, SO THEY WILL NOT RESTRICT PANEL MOVEMENT.

□ TYPICAL LOCATIONS FOR CONTROL JOINTS WOULD INCLUDE: OFF CORNERS OF WINDOWS, STRUCTURAL PLATE LINES (EXPECTING MINIMAL MOVEMENT) AND JUNCTURES OF DISSIMILAR SUBSTRATES.

□ TYPICAL LOCATIONS FOR EXPANSION JOINTS WOULD INCLUDE: STRUCTURAL PLATE LINES (EXPECTING SIGNIFICANT MOVEMENT) AND AT STRUCTURE EXPANSION JOINTS.

□ ACCESSORIES AND END LAPS OF METAL LATH, WHERE THEY OCCUR BETWEEN FRAMING MEMBERS, MAY BE STAPLED OR NAILED TO THE SUBSTRATE OR WIRED; 9 INCHES ON CENTER FOR END LAPS AND 18 INCHES ON CENTER FOR ACCESSORIES.

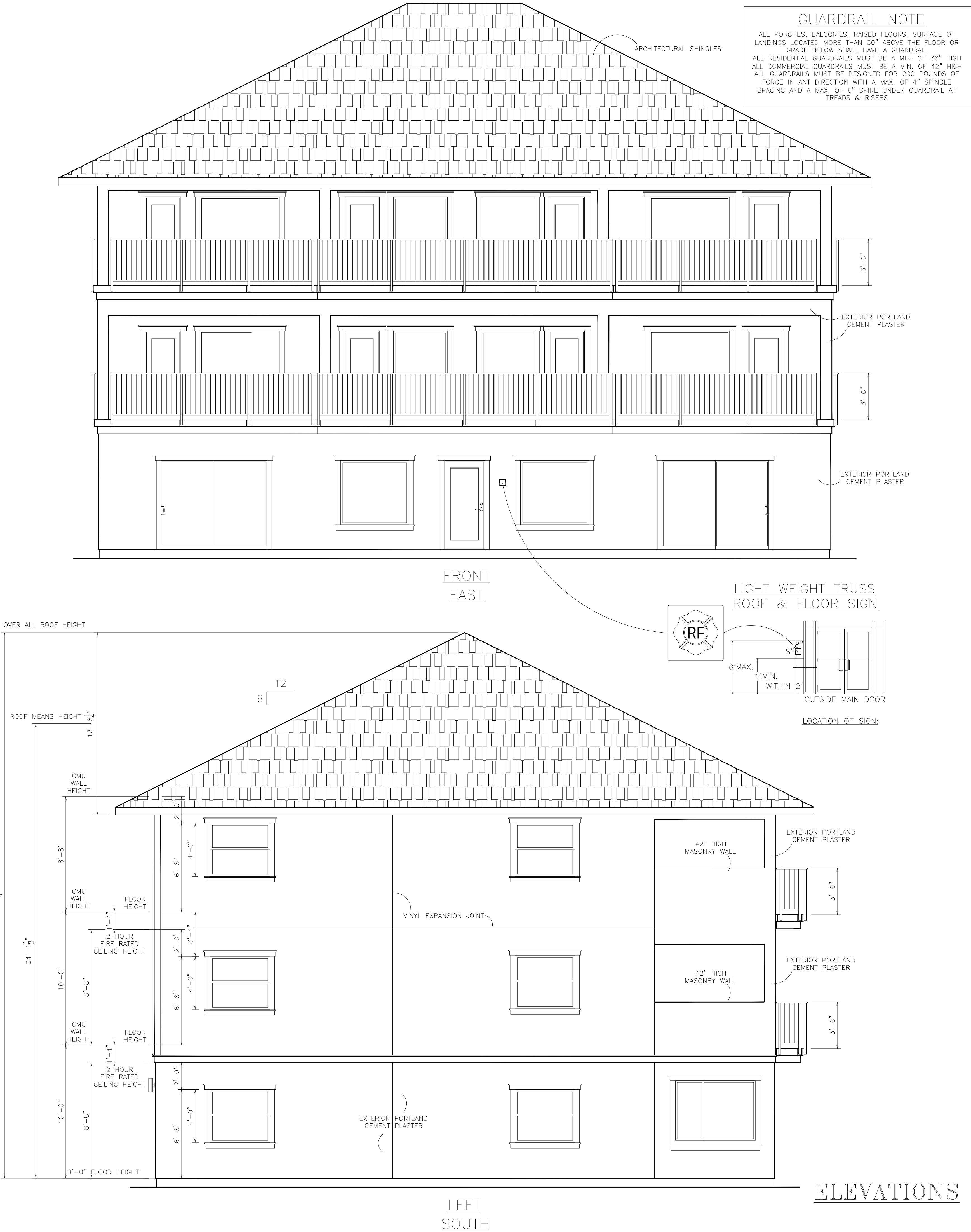
□ AT THE INTERSECTIONS OF VERTICAL AND HORIZONTAL CONTROL JOINTS, THE HORIZONTAL CONTROL JOINT SHALL BE CUT TO FIT AND BUTTED TO THE CONTINUOUS, UNINTERRUPTED, VERTICAL CONTROL JOINT. EMBED ALL ACCESSORY ENDS, ANGLES, BUTTS, AND INTERSECTIONS IN SEALANT AT TIME OF INSTALLATION.

□ IN WOOD-FRAME CONSTRUCTION, ACCENT FEATURES (FOAM, ACCENT STRIPS, BANDING, AND TRIM) SHOULD BE INSTALLED OVER THE BROWN COAT, USING ADHESIVE AND MINIMUM FASTENERS PENETRATING THE STUCCO. (SEE RECOMMENDED PRACTICE SECTION)

ALTERNATIVE METHODS: (ACCENT FEATURES APPLIED DIRECTLY OVER METAL LATH)

1. ACCENT FEATURES MAY BE INSTALLED DIRECTLY OVER METAL LATH WHEN THEY ARE PROPERLY FLASHED OR THE WRB AND LATH EXTEND OVER THE TOP SECTION OF THE ACCENT FEATURE.
 2. ACCENT FEATURES MAY BE INSTALLED DIRECTLY OVER METAL LATH WHEN THEY ARE ISOLATED FROM THE STUCCO AS PRESCRIBED IN ASTM C 926, SEC. A2.3.3. THIS METHOD MAY REQUIRE A RENEWABLE BACKER-ROD AND SEALANT JOINT.
 3. A PROPRIETARY DETAIL, USING SYNTHETIC STUCCO AND REINFORCING MESH.
- NOTE: DETAILS FOR ALTERNATIVE METHODS MUST BE SHOWN ON PLANS AND APPROVED BY THE BUILDING OFFICIAL.

- THE TERMINATION OF THE STUCCO AT THE BASE OF A WOOD STRUCTURE SHALL BE PER ASTM C-926, SECTION A2.2.2.
- A WEEP SCREED SHALL BE INSTALLED PER ASTM STANDARD 1063-06 SECTION 7.11.5. SEE BELOW:
- A FOUNDATION WEEP SCREED SHALL HAVE A SLOPED, SOLID, OR PERFORATED, GROUND OR SCREED FLANGE TO FACILITATE THE REMOVAL OF MOISTURE FROM THE WALL CAVITY AND VERTICAL ATTACHMENT FLANGE NOT LESS THAN 3.5 INCHES LONG. THE BOTTOM EDGE OF THE WEEP SCREED IS PLACED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE WATER RESISTIVE BARRIER AND LATH SHALL ENTIRELY COVER THE VERTICAL ATTACHMENT FLANGE AND TERMINATE AT THE TOP EDGE OF THE NOSE OR GROUND FLANGE.
- RAW EARTH, GRADE SHALL BE NOT LESS THAN 4 INCHES BELOW THE NOSE OF THE WEEP SCREED, PAVED SURFACES SHALL BE NOT LESS THAN 2 INCHES BELOW THE NOSE OF THE WEEP SCREED.
- ROOF LINES SHALL BE NOT LESS THAN 2 INCHES BELOW THE STUCCO TERMINATION.
- RECOMMENDED ALTERNATIVE



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SEAL BOX (WIND LOADS ONLY)

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MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED BARNHILL

PLAN DATE:
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"PLANS CONFORM TO"
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STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1B
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
**1708 S. OCEAN SHORE BLVD.,
FLAGLER BEACH, FL.
32136**

PAGE:
3

SCALE: ¼" = 1 FOOT

EXTERIOR PLASTERING GUIDELINES:

PLEASE NOTE THE POSITION OF THE WOOD STRUCTURAL PANEL (OSB OR PLYWOOD), IN THE RECOMMENDED ILLUSTRATION. IT IS RAISED OFF THE CONCRETE AND ALIGNED WITH THE FACE OF THE FOUNDATION. CARE MUST BE TAKEN TO CONSTRUCT FOUNDATION WALLS STRAIGHT AND TRUE. IN AREAS WHERE THE BOTTOM OF THE WOOD STRUCTURAL PANEL IS EXPOSED, IT SHALL HAVE AN 'EXTERIOR' BOND CLASSIFICATION ('EXPOSURE 1' IS NOT RATED FOR LONG-TERM EXPOSURE) OR BE OTHERWISE PROTECTED AS SHOWN IN THE ALTERNATIVE ILLUSTRATION, OR AS APPROVED BY THE BUILDING OFFICIAL. BOAF INFORMAL INTERPRETATION NUMBER 2656, ATTACHED, MAY BE USED BY THE BUILDING OFFICIAL FOR GUIDANCE AS TO THE INTENT OF THE FLORIDA BUILDING CODE.

MID-WALL

□ FBC-R703.15 DRAINED ASSEMBLY WALL OVER MASS ASSEMBLY WALL. REQUIRES FLASHING OR OTHER APPROVED DRAINAGE SYSTEM (SIMILAR TO THE DETAIL ABOVE), INSTALLED AS REQUIRED BY SECTION R703.8, AT THE BASE OF FRAMED WALLS OVER MASONRY WALLS. ONE-PIECE AND TWO-PIECE ACCESSORIES ARE AVAILABLE TO MEET THIS REQUIREMENT.

□ SEPARATION SHALL BE PROVIDED WHERE STUCCO PLASTER ABUTS DISSIMILAR MATERIALS, OPENINGS, AND FENESTRATION PRODUCTS AND THE JUNCTURE SHALL BE SEALED WITH SEALANT. SEE FBC-R703.6.5, R612.12 AND ASTM C 926, SEC. 7.1.4.

□ THE WEATHER-RESISTANT BARRIER (WRB), BOND-BREAK, LATH, AND STUCCO SHALL BE INSTALLED TO THE TOP OF THE WALL TOP PLATE, INCLUDING BEHIND SOFFITS. WHERE WALLS BUTT INTO PERPENDICULAR WALLS, ROUGH FRAMING SHALL NOT CONTACT PERPENDICULAR WALL SHEATHING; PROVIDE SUFFICIENT SPACE TO INSTALL CONTINUOUS WRB, BOND-BREAK, LATH, AND STUCCO.

□ 2010 FBC, SEC. R703.6.5 FENESTRATION STATES:

THE JUNCTURE OF EXTERIOR PLASTER AND FENESTRATION PRODUCTS SHALL BE SEALED WITH A SEALANT COMPLYING WITH SECTION R612.12. THE DOCUMENTS REFERENCED IN SECTION R612.12 SPECIFY TYPES OF SEALANT AND SEALANT JOINTS, WITH BACKER-ROD. THIS METHOD OF SEALING JOINTS AROUND WINDOWS IS THE RECOMMENDED PRACTICE.

RECOMMENDED PRACTICE:

THE FOLLOWING RECOMMENDED PRACTICES, WHEN CAREFULLY DONE, WILL PROVIDE ENHANCED PROTECTION AGAINST WATER INTRUSION INTO FRAMED WALL SYSTEMS.

□ INSTALLING ACCENT FEATURES (FOAM, ACCENT STRIPS, BANDING, AND TRIM) OVER A PROPER STUCCO BASE COAT (SCRATCH AND BROWN COATS) HELPS ELIMINATE A MAJOR SOURCE OF MOISTURE INTRUSION. THIS METHOD IS HIGHLY ENCOURAGED AND CONSIDERED RECOMMENDED PRACTICE.

GENERAL NOTES:

1. STUCCO ON WOOD FRAME

SHALL BE MIN. 7/8", 3-COAT APPLICATION.

2. STUCCO ON MASONRY SHALL BE MIN. 1/2", 2-COAT

APPLICATION OR 5/8", 3-COAT APPLICATION.

3. WRB SHOULD EXTEND DOWN, OVER THE UPPER FLANGE OF WEEP SCREED OR ACCESSORY IN A SHINGLE-LAP FASHION.

□ INSTALLING A STRIP OF SELF-ADHERING FLASHING OR SELF-SEALING MEMBRANE UNDER TRIM, BANDING, AND LATH ACCESSORIES (BOTH VERTICAL AND HORIZONTAL) HELPS PROTECT AGAINST WATER INTRUSION WHERE FASTENERS PENETRATE THE WRB.

□ SELF-FURRING, PAPER-BACK LATH (MADE WITH 10-MINUTE, GRADE D PAPER) OVER HOUSE WRAP MEETS ALL OF THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. SELF-FURRING, UNBACKED LATH OVER TWO LAYERS OF WRB, CONSISTING OF A LAYER OF 60-MINUTE, GRADE D PAPER (OR BETTER) OVER A LAYER OF HOUSE WRAP WILL PROVIDE ENHANCED PROTECTION AGAINST WATER INTRUSION.

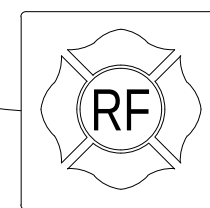
□ WHEN INSTALLING THE WRB'S, CARE MUST BE TAKEN TO KEEP THE MEMBRANES TIGHT INTO THE CORNER, SO THE LATH CAN BE INSTALLED WITHOUT PUNCTURING THE WRB'S.

□ IN MULTISTORY, FRAME CONSTRUCTION, WHERE STUCCO WALL COVERING IS CONTINUOUS PAST A FLOOR; A WEEP SCREED SHOULD BE PROVIDED, WITH EXPANSION/CONTRACTION CAPABILITIES, OR OTHER EFFECTIVE MEANS TO DRAIN AWAY ANY WATER THAT MAY GET BEHIND THE PLASTER,

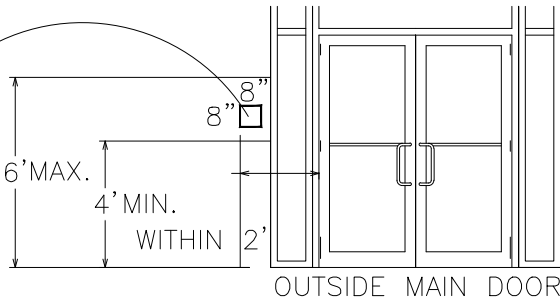


REAR
WEST

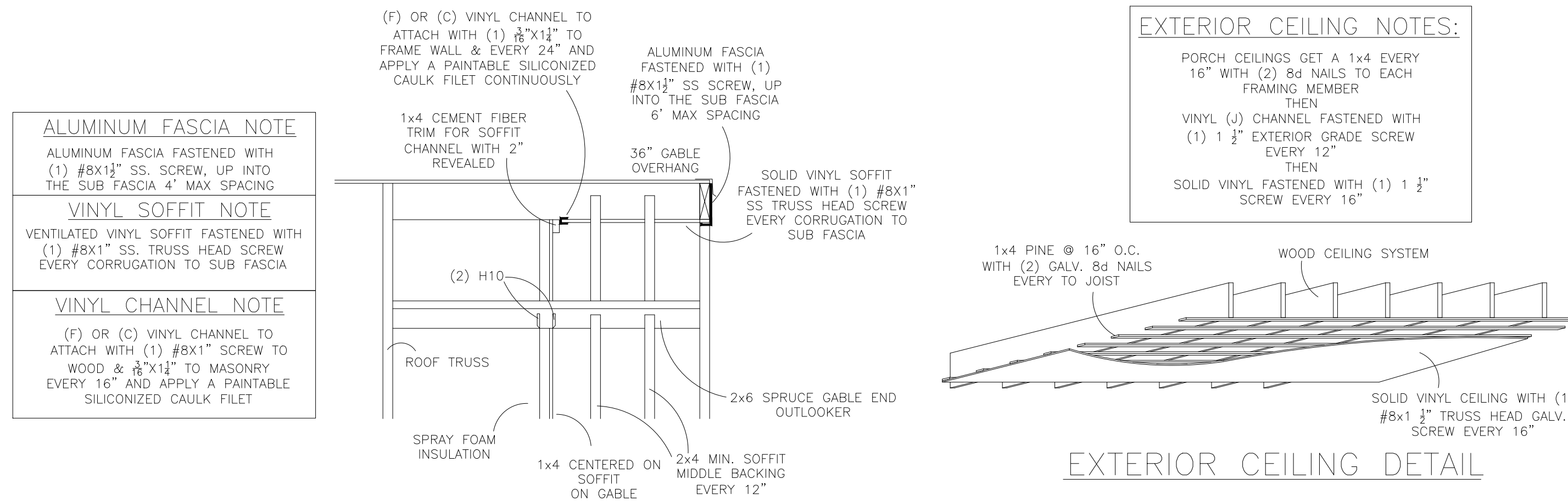
LIGHT WEIGHT TRUSS
ROOF & FLOOR SIGN



12
6



LOCATION OF SIGN:



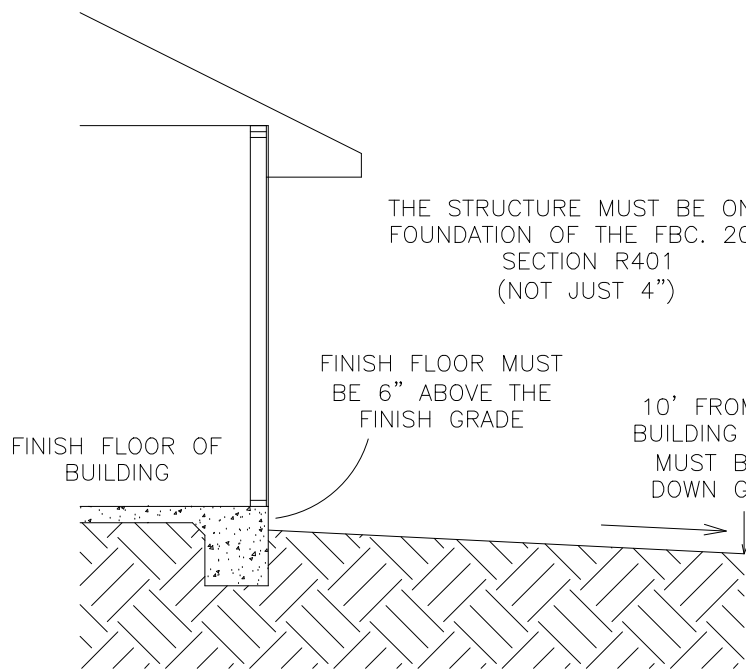
EXTERIOR CEILING NOTES:

PORCH CEILINGS GET A 1x4 EVERY 16" WITH (2) 8d NAILS TO EACH FRAMING MEMBER THEN VINYL (J) CHANNEL FASTENED WITH (1) 1 1/2" EXTERIOR GRADE SCREW EVERY 12" THEN SOLID VINYL FASTENED WITH (1) 1 1/2" SCREW EVERY 16"

EXTERIOR CEILING DETAIL

ALUMINUM FASCIA NOTE
ALUMINUM FASCIA FASTENED WITH (1) #8x1 1/2" SS. SCREW, UP INTO THE SUB FASCIA 4" MAX SPACING
VINYL SOFFIT NOTE
VENTILATED VINYL SOFFIT FASTENED WITH (1) #8x1" SS. TRUSS HEAD SCREW EVERY CORRUGATION TO SUB FASCIA
VINYL CHANNEL NOTE
(F) OR (C) VINYL CHANNEL TO ATTACH WITH (1) #8x1" SCREW TO WOOD & #8x1 1/2" TO MASONRY EVERY 16" AND APPLY A PAINTABLE SILICONIZED CAULK FILET

GABLE OVERHANG DETAIL



FOUNDATION CLEARANCE NOTE
MIN. 6" CLEARANCE FOR FINISH GRADE TO FINISH FLOOR ELEVATION

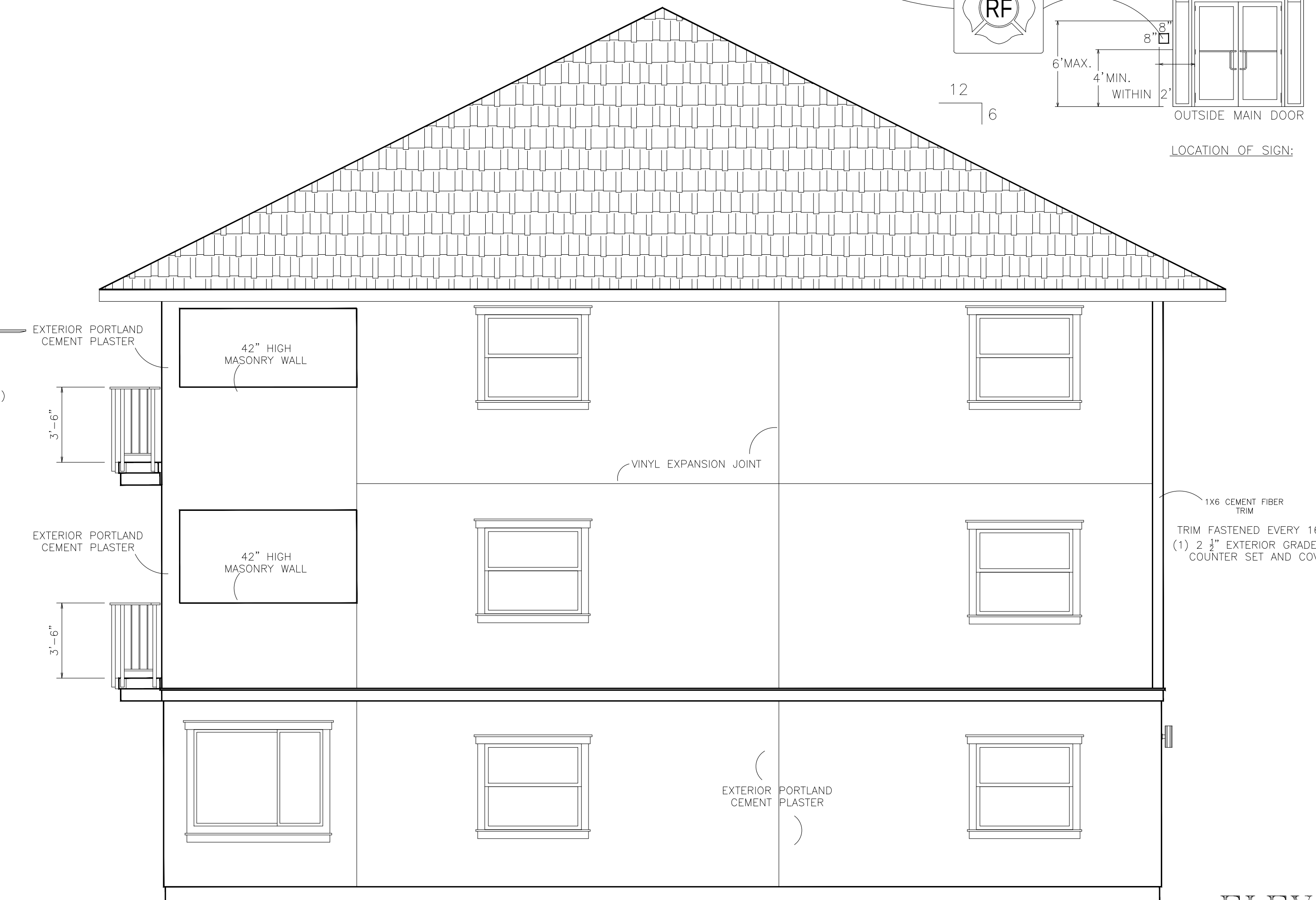
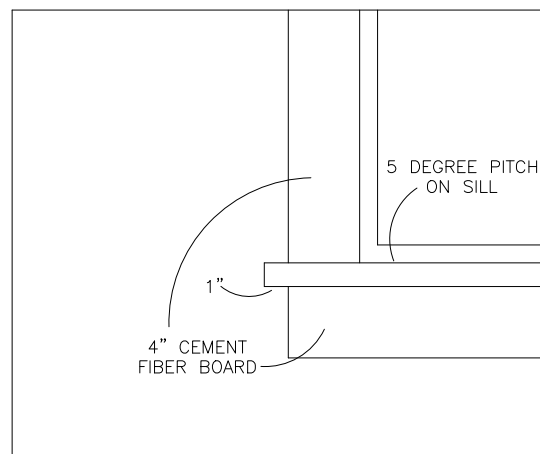
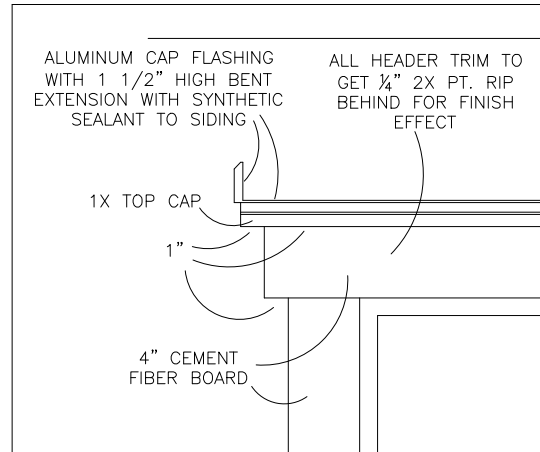
EXTERIOR TEXTURE NOTES:
MASONRY

2-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT TO MATCH EXISTING METHODS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.

EXTERIOR TEXTURE NOTES:
FRAME

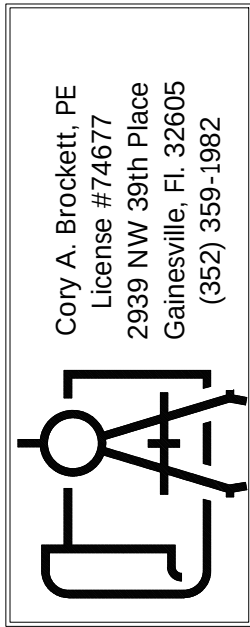
ALL WOOD FRAME WALL AREAS THAT GET PLASTERED GET (2) APPLICATIONS OF HOUSE WRAP, PLASTIC LATH NAILED WITH 1 1/2" GALV. ROOFING NAILS EVERY 5" APART MAX. 3-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT, 3/8" TOTAL THICKNESS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.

ALL MASONRY WALL GET 2-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT TO MATCH EXISTING METHODS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.



NORTH
RIGHT

ELEVATIONS



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ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

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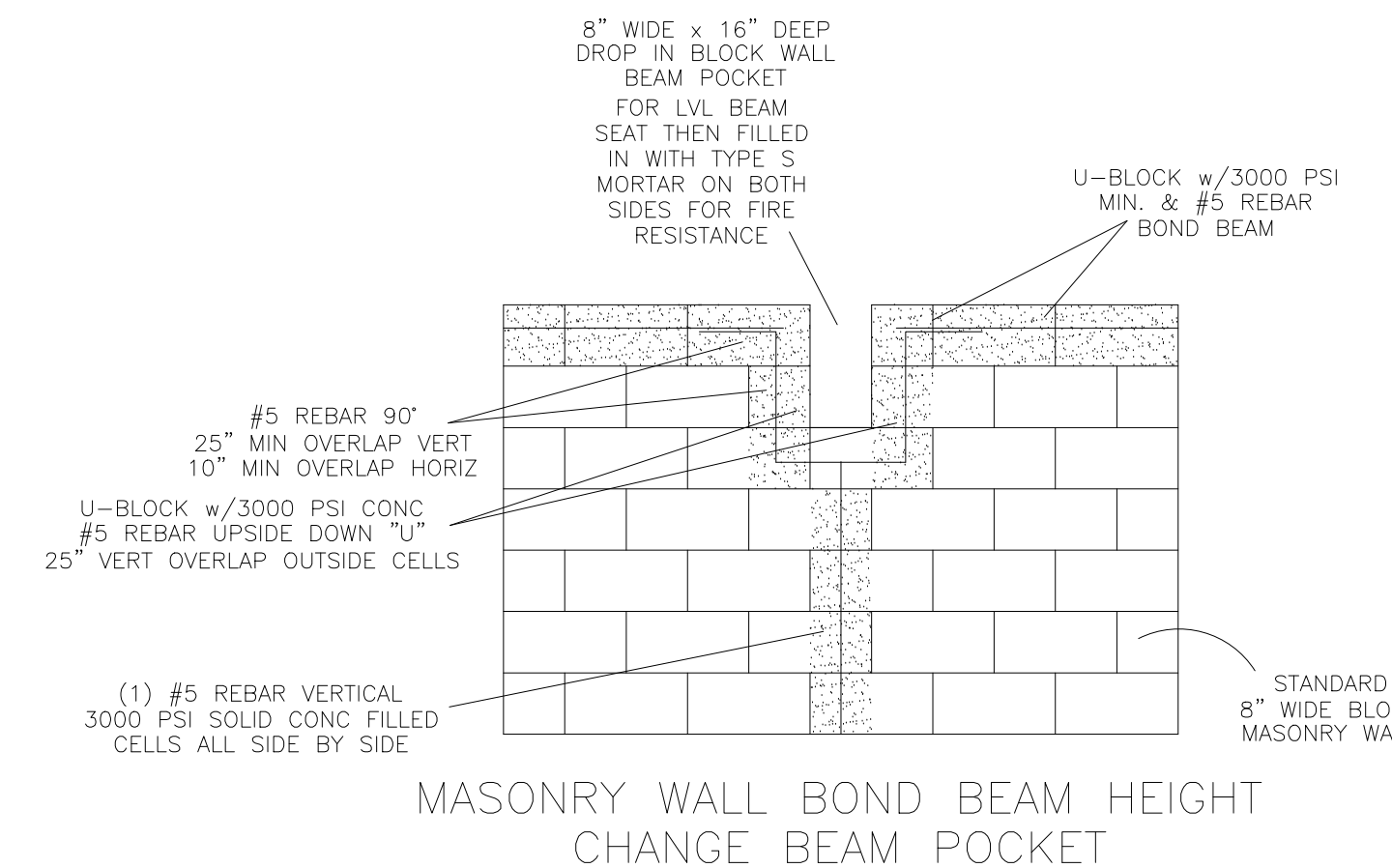
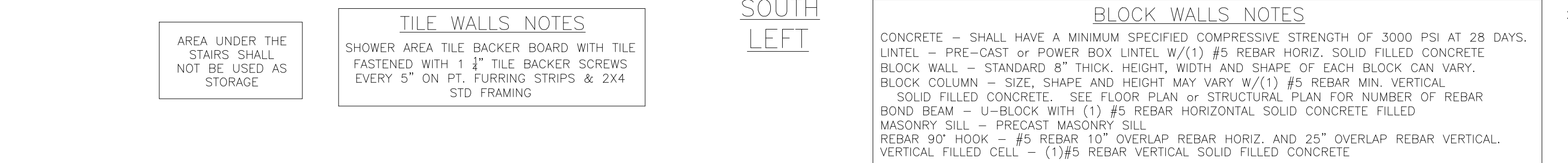
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SCALE: 1/4" = 1 FOOT

TOTAL AREA TABULATIONS	
5,490sf	LIVING
7,752sf	TOTAL

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5,490sf	LIVING
7,752sf	TOTAL



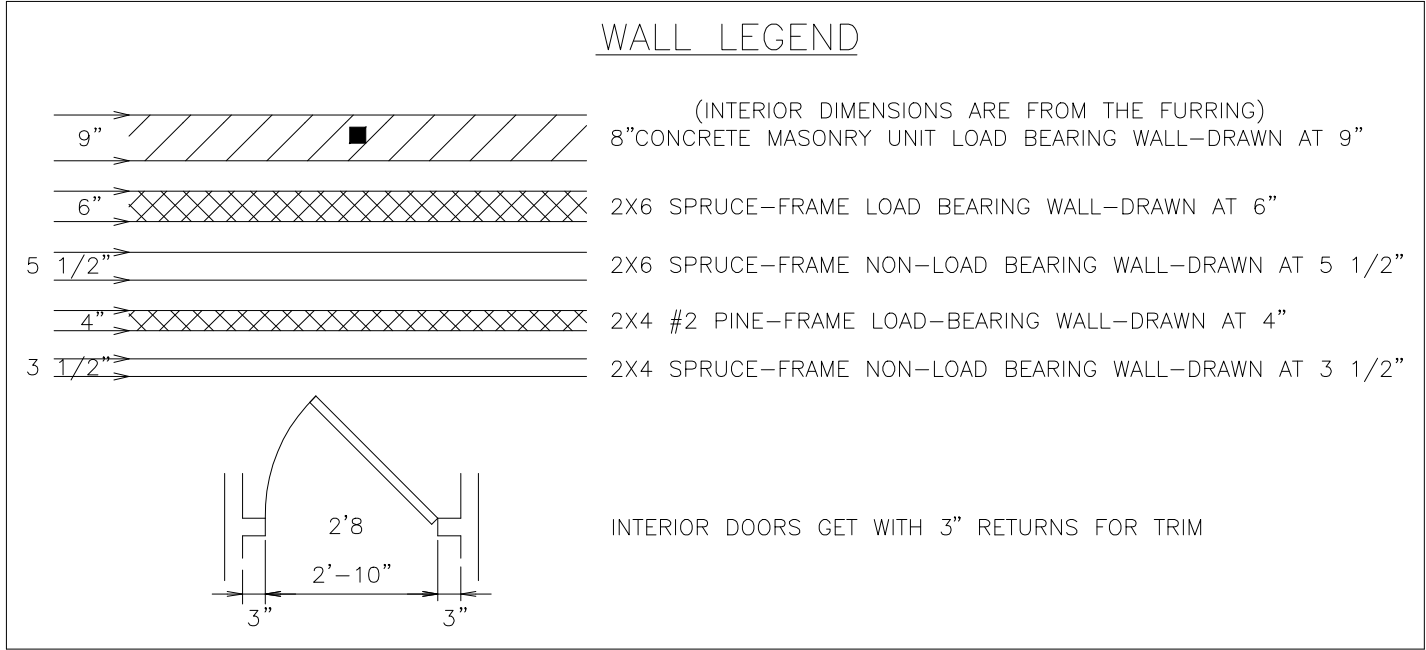
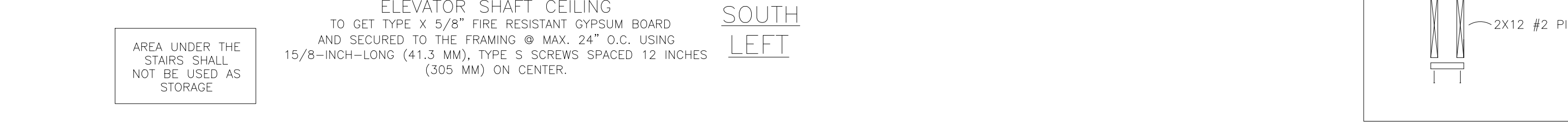
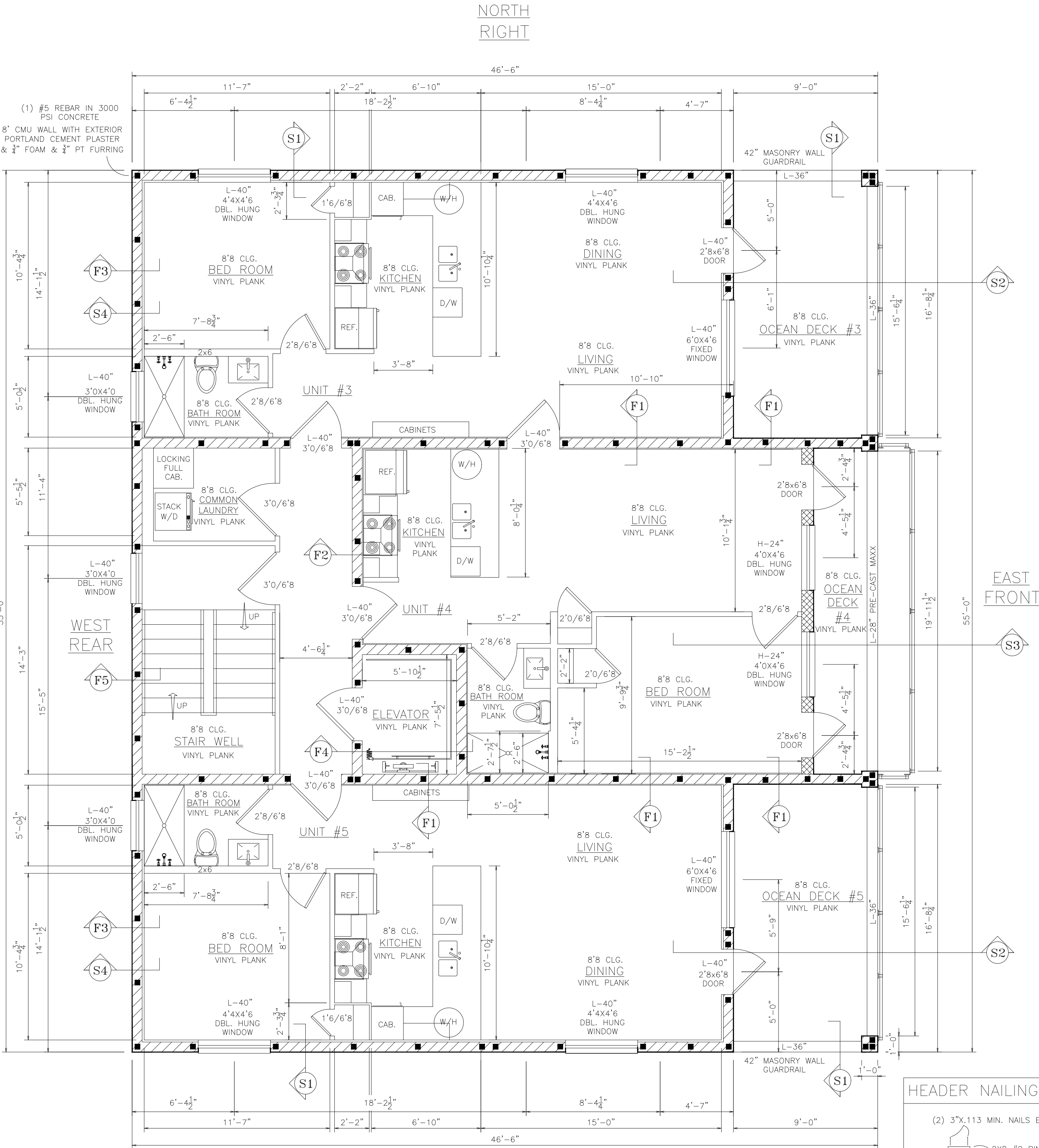
Page 26 of 51

1ST FLOOR AREA TABULATIONS	
638sf	UNIT #1 LIVING
153sf	UNIT #1 FLORIDA ROOM
638sf	UNIT #2 LIVING
153sf	UNIT #2 FLORIDA ROOM
578sf	COMMON AREA LIVING
398sf	STORAGE AREA
	LAUNDRY ROOM
	CORRIDOR
	STAIR WELL
	ELEVATOR
1,850sf	1ST LIVING TOTAL
2,558sf	1ST FLOOR TOTAL

2ND FLOOR AREA TABULATIONS	
638sf	UNIT #3 LIVING
153sf	UNIT #3 OCEAN DECK
544sf	UNIT #4 LIVING
124sf	UNIT #4 OCEAN DECK
638sf	UNIT #5 LIVING
153sf	UNIT #5 OCEAN DECK
347sf	LAUNDRY ROOM
	CORRIDOR
	STAIR WELL
	ELEVATOR
1,820sf	2ND LIVING TOTAL
2,597sf	2ND FLOOR TOTAL

3RD FLOOR AREA TABULATIONS	
638sf	UNIT #6 LIVING
153sf	UNIT #6 OCEAN DECK
544sf	UNIT #7 LIVING
124sf	UNIT #7 FLORIDA ROOM
638sf	UNIT #8 LIVING
153sf	UNIT #8 OCEAN DECK
347sf	LAUNDRY ROOM
	CORRIDOR
	STAIR WELL
	ELEVATOR
1,820sf	3RD LIVING TOTAL
2,597sf	3RD FLOOR TOTAL

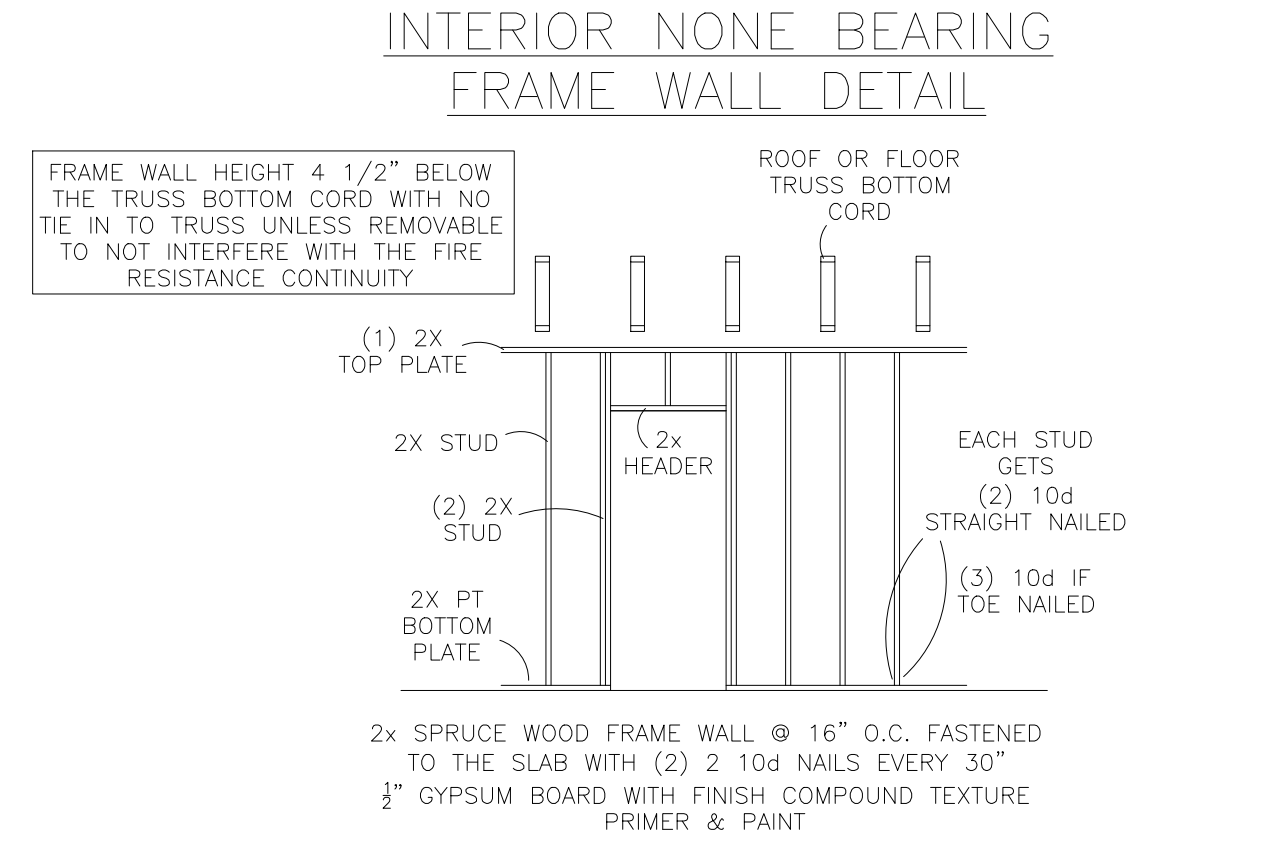
TOTAL AREA TABULATIONS	
5,490sf	LIVING
7,752sf	TOTAL



SIMPSON ANCHOR SYSTEM
CATALOG C-2010

2500 PSI MIN. CONCRETE STRENGTH

ANCHOR DIA.	DRILL BIT DIA. (IN.)	EMBED. DEPTH (IN.)	TENSION LOAD BASED ON BOND STRENGTH				TENSION LOAD BASED ON STEEL STRENGTH
			NO EDGE	NEAR EDGE	CORNER		
5/8"	11/16"	3/4"	AT	SAT	AT	SAT	5875
		2 1/2"	2125	1695	1065	815	
		5 1/2"	6505	6680	3255	3205	
3/4"	3/4"	2 1/2"	1695	1065	815	5875	5875
		5 1/2"	6680	3255	3205	2245	
3/4"	3/4"	3 3/8"	7920	8350	4830	5345	3820
		5 1/2"	8350	4830	5345	3820	



BLOCK WALLS NOTES

CONCRETE - SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

LINTEL - PRE-CAST OR POWER BOX LINTEL W/(1) #5 REBAR HORIZ. SOLID FILLED CONCRETE

BLOCK WALL - STANDARD 8" THICK. HEIGHT, WIDTH AND SHAPE OF EACH BLOCK CAN VARY.

BLOCK COLUMN - SIZE, SHAPE AND HEIGHT MAY VARY W/(1) #5 REBAR MIN. VERTICAL

SOLID FILLED CONCRETE - SEE FLOOR PLAN OR STRUCTURAL PLAN FOR NUMBER OF REBAR

BOND BEAM - U-BLOCK WITH (1) #5 REBAR HORIZONTAL SOLID CONCRETE FILLED

MASONRY SILL - PRECAST MASONRY SILL

REBAR 90° HOOK - #5 REBAR 10" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL.

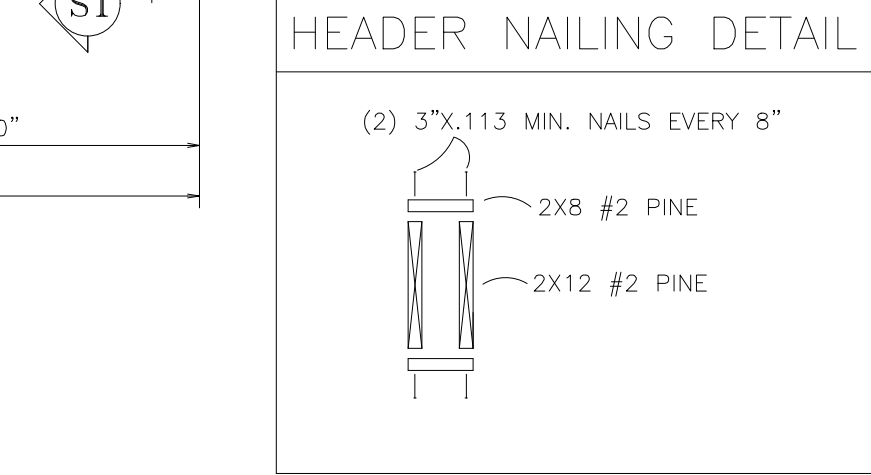
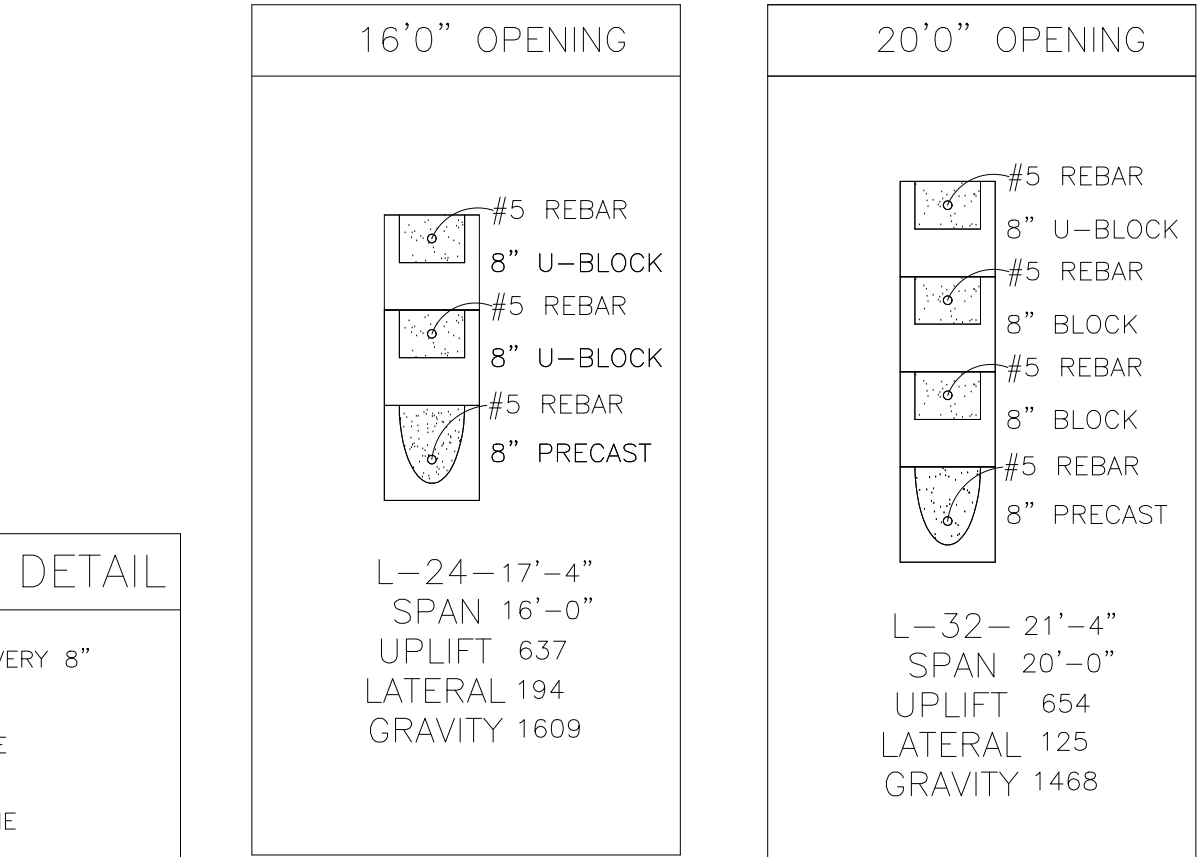
VERTICAL FILLED CELL - (1) #5 REBAR VERTICAL SOLID FILLED CONCRETE

TILE WALLS NOTES

SHOWER AREA TILE BACKER BOARD WITH TILE FASTENED WITH 1 1/4" TILE BACKER SCREWS EVERY 5" ON PT. FURRING STRIPS & 2X4 STD FRAMING

BALCONY LINTEL DETAILS

LINELS WITH 1 #5 REBAR TOP AND BOTTOM FILLED WITH GROUT TOTAL SAFE LOADS - POUNDS PER LINEAR FOOT (LBS/FT)



Cory A. Brockett, PE
License #74677
2939 NW 39th Place
Gainesville, FL 32605
(352) 359-1962

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FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL
PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:
6
SCALE: 1/4" = 1 FOOT

UNIT 2 – PANEL 100 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	AFCI OUTLETS	20	12	4	A/H	30	10
5	OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10			
11	LIGHTING	15	14	12	WATER HEATER	30	10
13				14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12
23				24	BATHROOM VENT FAN	20	12

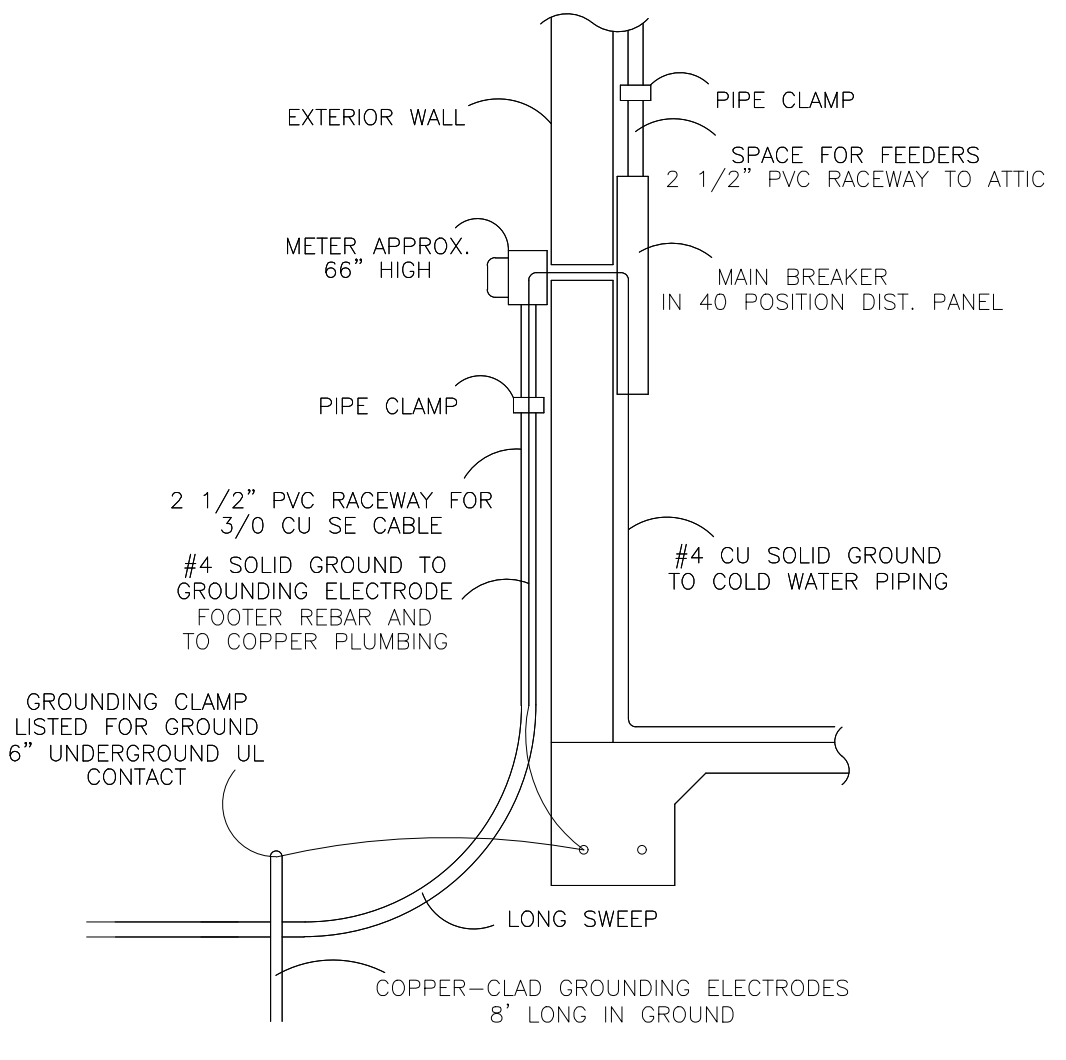
COMMON – PANEL 250 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	GFCI OUTLETS	20	12	4	A/H	30	8
5	GFCI OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10			
11	LIGHTING	15	14	12	ELEVATOR	30	8
13	LIGHTING	15	14	14			
15	LIGHTING	15	14	16	WATER HEATER	30	10
17	DUSK TO DAWN	20	12	18			
19	CEILING FAN	20	12	20	OVEN STOVE TOP	30	10
21	CEILING FAN	20	12	22	REFRIGERATOR	20	12
23	SMOKE DETECTORS	20	12	24	DISHWASHER	20	12
25	SMOKE DETECTORS	20	12	26	GARBAGE DISPOSAL	20	12
27	LIFE SAFETY LIGHTS	20	12	28	BATHROOM VENT FAN	20	12
29	LIFE SAFETY LIGHTS	20	12	30			
31				32	CLOTHS WASHING MACHINE	20	12
33	WATER HEATER	30	10	34	CLOTHS DRYER	30	10
35				36	CLOTHS WASHING MACHINE	20	12
37	WATER HEATER	30	10	38	CLOTHS DRYER	30	10
39				40	CLOTHS WASHING MACHINE	20	12
41				42	CLOTHS DRYER	30	10
43				44	CLOTHS WASHING MACHINE	20	12
45				46	CLOTHS DRYER	30	10
47				48	CLOTHS WASHING MACHINE	20	12
49				50	CLOTHS DRYER	30	10
51				52	CLOTHS WASHING MACHINE	20	12
53				54	CLOTHS DRYER	30	10
55				56			
57				58			
59				60			

UNIT 1 – PANEL 100 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	AFCI OUTLETS	20	12	4	A/H	30	10
5	OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10	A/C GFCI	20	12
11	LIGHTING	15	14	12	WATER HEATER	30	10
13	SMOKE DETECTORS	20	12	14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18			
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12
23	REFRIGERATOR	20	12	24	BATHROOM VENT FAN	20	12

ELECTRICAL RISER

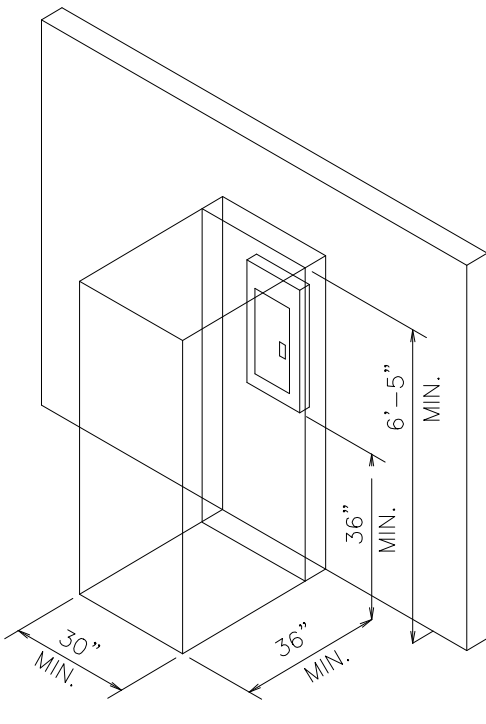


ELECTRICAL PANEL WORK SPACE

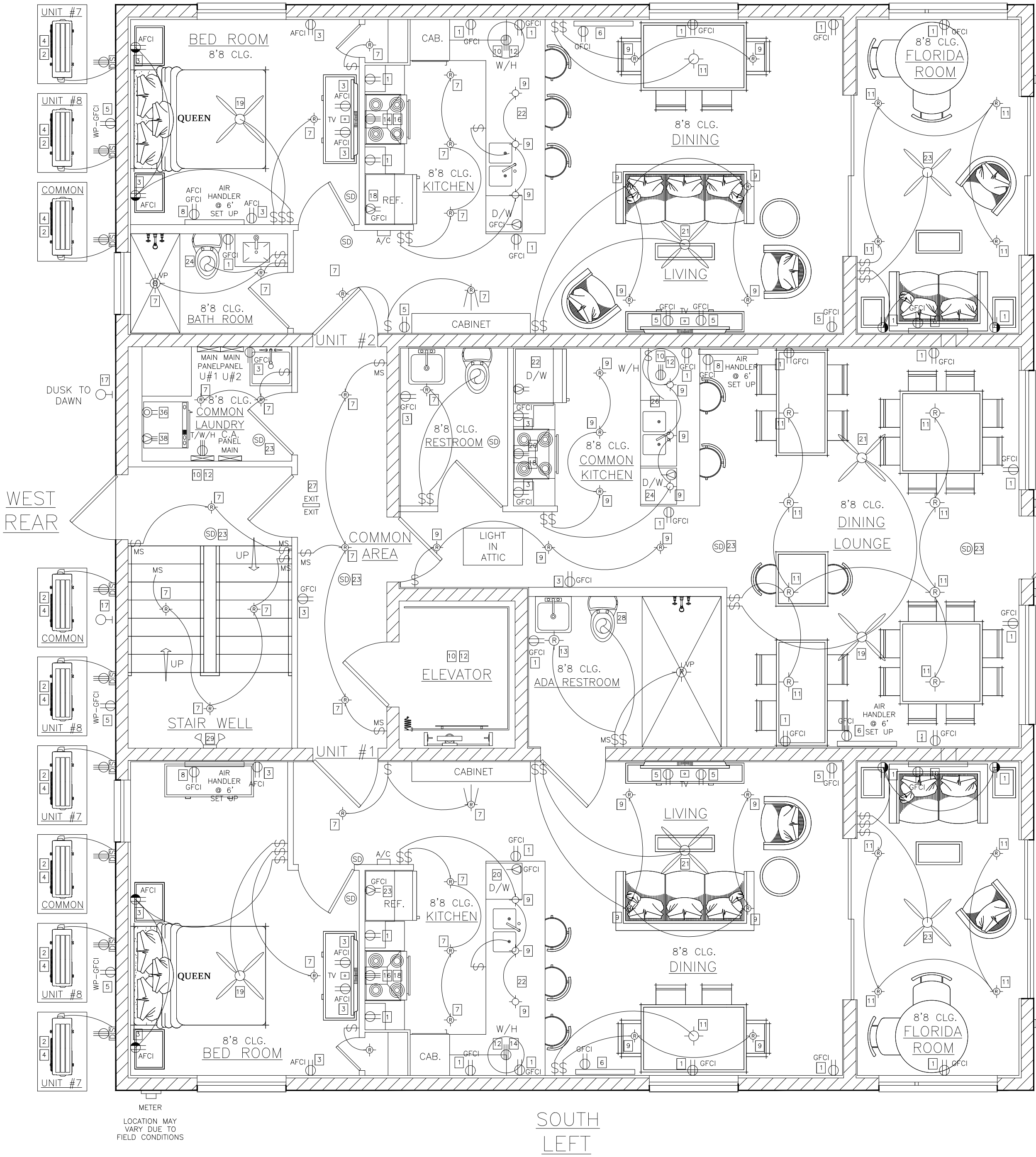
DETAIL & NOTES

(ALL WORK SHALL COMPLY WITH THE NFPA & NEC.)

- PANEL WORK SPACE STARTS FROM FACE OF PANEL.
- PANEL SHALL NOT BE LOCATED IN AREAS OF KNOWN MATERIALS THAT IGNITES EASY.
- PANEL DOOR SHALL OPEN TO 90° MIN. IF DIMENSIONS ALLOW. PANEL MAY BE LOCATED UNDER STAIRS.
- PANEL SHALL NOT BE LOCATED IN BATHROOMS.
- PANEL SHALL NOT BE LOCATED OVER STEPS.
- 30" WIDTH DOES' NOT HAVE TO BE CENTERED ON PANEL.
- PANEL WORK SPACE MAY OVER LAP OTHER PANEL WORK SPACES.
- STORAGE IS NOT ALLOWED ON PANEL WORKING SPACE.
- OTHER EQUIPMENT CAN ONLY PROJECT INTO THE PANEL WORK SPACE 6" MAX.



NORTH
RIGHT



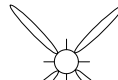
ELECTRICAL NOTES ELECTRICAL SYMBOLS

- BATHROOM FANS VENT THROUGH SOFFIT & CAPPED WITH SCREENED PEST PREVENTION OR VENTED TO RIDGE OR OFF RIDGE VENT
- ALL BEDROOMS OUTLET CIRCUITS SHALL BE ARC FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL KITCHEN OUTLETS ARE TO BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL GARAGE OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL BATHROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL UTILITY/LAUNDRY ROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL OUTDOORS OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- THERE SHALL BE A MIN. OF 36" WORK SPACE IN FRONT OF ELECTRICAL PANEL
- ALL SMOKE DETECTORS SHALL BE HARD WIRED AND CARBON MONOXIDE DETECTORS
- SMOKE DETECTORS SHALL BE INSIDE & OUTSIDE OF SLEEPING AREA DOORS & TOP AND BOTTOM OF STAIRS
- DOORS AND FIREPLACES ARE BREAKS IN WALL SPACE MEASUREMENTS, AND RECEPTACLES MUST BE WITHIN 6 FT. OF EACH SIDE
- ANY COUNTERTOP SPACE 12" LONGER OR WIDER MUST HAVE A RECEPTACLE, WITH SPACING OF SUBSEQUENT RECEPTACLES A MAXIMUM OF 48" APART
- SINKS AND RANGES ARE A BREAK IN THE COUNTERTOP SPACE. RECEPTACLES MUST BE WITHIN 24-IN. OF EACH SIDE. IF THERE ARE 18 OR MORE INCHES BEHIND THE SINK, A RECEPTACLE MUST BE PLACED THERE
- ALL HALLWAYS 10' OR LONGER MUST HAVE AT LEAST ONE RECEPTACLE
- FOYERS THAT ARE NOT PART OF A HALLWAY AND ARE GREATER THAN 60 SQUARE FEET SHOULD HAVE A RECEPTACLE OUTLET ON EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH
- THERE SHALL BE A RECEPTACLE WITHIN 3' OF EVERY BATHROOM SINK

~SYMBOL~	~DEFINITION~	~NOTES~
	PANEL	LOCATION MAY CHANGE
	METER	LOCATION MAY CHANGE
	110V OUTLET	
	110V OUTLET	LOWER PLUG IS HALF SWITCHED
	110V OUTLET	GROUND FAULT
	110V OUTLET	GROUND FAULT WEATHER PROTECT
	110V OUTLET	ARC FAULT PROTECT
	110V OUTLET	REFRIGERATOR DEDICATED OUTLET
	110V OUTLET	DISH WASHER DEDICATED OUTLET
	120V OUTLET	CLOTHS WASHER DEDICATED OUTLET
	220V OUTLET	CLOTHS DRYER DEDICATED OUTLET
	220V OUTLET	RANGE/AIR UNIT DEDICATED OUTLET
	SWITCH	2-WAY
	SWITCH	3-WAY
	SWITCH	4-WAY
	SCONCE	WALL MOUNTED LIGHT
	CEILING LIGHT	RECESSED LIGHT
	CEILING LIGHT	VAPOR PROOF RECESSED LIGHT
	CEILING LIGHT	SMALL RECESSED LIGHT
	CEILING LIGHT	SMALL RECESSED LIGHT
	WALL LIGHT	SURFACE MOUNTED FIXTURE
	VENT. FAN	
	CAT 5	
	DOOR BELL	
	THERMOSTAT	
	SPRINKLER TIMER	
	SMOKE DETECTOR	HARD WIRED CARBON MONOXIDE
	TELEVISION	COAX

	TANKLESS W/H	GAS OR ELECTRIC
	MINI SPLIT AIR HANDLER	GROUND FAULT
	CIRCUIT DISCONNECT	WHEN NOT IN SIGHT OF PANEL
	CEILING FAN	50lb WEIGHT MIN. MOUNTING BOX
	MINI SPLIT CONDITIONER CONDENSER	CIRCUIT DISCONNECT IF NOT IN SIGHT OF PANEL

EXTERIOR SEA TURTLE LIGHTS

SYMBOL	TOTAL NUMBER OF EACH FIXTURE	NOTES			LOCATION
	10 TOTAL	FLUSH WITH CEILING MOUNT CANISTER LIGHT AS CLOSE BEHIND OCEANSIDE PARALLEL PORCH BEAMS TO FULLY HIDE LIGHT SOURCE FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
	0 TOTAL	WALL MOUNT DOWN LIGHT 7' ABOVE FLOOR			BOTTOM FLOOR ONLY
	0 TOTAL	WEST SIDE OF THE HOUSE – WALL MOUNT LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
	9 TOTAL	WEST SIDE OF THE HOUSE – CEILING MOUNT LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE – CEILING MOUNT LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE – WALL OR SOFFIT FLOOD LIGHTS ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE – CEILING FAN WITH LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN			CAN BE ON ALL FLOORS
SYMBOL	TOTAL NUMBER OF EACH FIXTURE	FIXTURE	LAMP & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION
	8 TOTAL 1st FLOOR	RECESSED CEILING CANISTER LIGHT WITH INTERIOR BLACK BAFFLES	RED/ORANGE/AMBER LED	RECESSED CEILING	GROUND FLOOR ONLY
	6 TOTAL 2nd & 3rd FLOORS	RECESSED & WALL MOUNT STEP LIGHT LOUVERED OR DOWN LIGHT	RED/ORANGE/AMBER LED	WALL MOUNT MAX HEIGHT 24" GROUND FLOOR 12" UPPER FLOORS	12 INCHES MAX HEIGHT ABOVE FLOOR

EXTERIOR LIGHT FIXTURES SHOULD BE LIMITED TO ONE PER EGRESS DOOR UNLESS WEST OF 16" TALL BEAM

Cory A. Brockett, PE
License #74677
2939 NW 39th Place
Gainesville, FL 32605
(352) 359-1962

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FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL

PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1.8
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:

1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:

8

SCALE: 1/4" = 1 FOOT

1ST FLOOR ELECICAL PLAN

ELECTRICAL NOTES

- BATHROOM FANS VENT THROUGH SOFFIT & CAPPED WITH SCREENED PEST PREVENTION OR VENTED TO RIDGE OR OFF RIDGE VENT
- ALL BEDROOMS OUTLET CIRCUITS SHALL BE ARC FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL KITCHEN OUTLETS ARE TO BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL GARAGE OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL BATHROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL UTILITY/LAUNDRY ROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- ALL OUTDOORS OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- THERE SHALL BE A MIN. OF 36" WORK SPACE IN FRONT OF ELECTRICAL PANEL
- ALL SMOKE DETECTORS SHALL BE HARD WIRED AND CARBON MONOXIDE DETECTORS
- SMOKE DETECTORS SHALL BE INSIDE & OUTSIDE OF SLEEPING AREA DOORS & TOP AND BOTTOM OF STAIRS
- DOORS AND FIREPLACES ARE BREAKS IN WALL SPACE MEASUREMENTS, AND RECEPTACLES MUST BE WITHIN 6 FT. OF EACH SIDE
- ANY COUNTERTOP SPACE 12" LONGER OR WIDER MUST HAVE A RECEPTACLE, WITH SPACING OF SUBSEQUENT RECEPTACLES A MAXIMUM OF 48" APART
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- ALL HALLWAYS 10' OR LONGER MUST HAVE AT LEAST ONE RECEPTACLE
- FOYERS THAT ARE NOT PART OF A HALLWAY AND ARE GREATER THAN 60 SQUARE FEET SHOULD HAVE A RECEPTACLE OUTLET ON EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH
- THERE SHALL BE A RECEPTACLE WITHIN 3' OF EVERY BATHROOM SINK

ELECTRICAL SYMBOLS

~SYMBOL~	~DEFINITION~	~NOTES~
	PANEL	LOCATION MAY CHANGE
	METER	LOCATION MAY CHANGE
	110V OUTLET	
	110V OUTLET	LOWER PLUG IS HALF SWITCHED
	110V OUTLET	GROUND FAULT
	110V OUTLET	GROUND FAULT WEATHER PROTECT
	110V OUTLET	ARC FAULT PROTECT
	110V OUTLET	REFRIGERATOR DEDICATED OUTLET
	110V OUTLET	DISH WASHER DEDICATED OUTLET
	120V OUTLET	CLOTHS WASHER DEDICATED OUTLET
	220V OUTLET	CLOTHS DRYER DEDICATED OUTLET
	220V OUTLET	RANGE/AIR UNIT DEDICATED OUTLET
	SWITCH	2-WAY
	SWITCH	3-WAY
	SWITCH	4-WAY
	SCONCE	WALL MOUNTED LIGHT
	CEILING LIGHT	RECESSED LIGHT
	CEILING LIGHT	VAPOR PROOF RECESSED LIGHT
	CEILING LIGHT	SMALL RECESSED LIGHT
	CEILING LIGHT	SMALL RECESSED LIGHT
	WALL LIGHT	SURFACE MOUNTED FIXTURE
	VENT. FAN	
	CAT 5	
	DOOR BELL	
	THERMOSTAT	
	SPRINKLER TIMER	
	SMOKE DETECTOR	HARD WIRED CARBON MONOXIDE
	TELEVISION	COAX OR CAT 5

	TANKLESS W/H	GAS OR ELECTRIC
	MINI SPLIT AIR HANDLER	GROUND FAULT
	CIRCUIT DISCONNECT	WHEN NOT IN SIGHT OF PANEL
	CEILING FAN	50lb WEIGHT MIN. MOUNTING BOX
	MINI SPLIT AIR CONDITIONER	DISCONNECT IF NOT IN SIGHT OF PANEL

EXTERIOR SEA TURTLE LIGHTS

SYMBOL	TOTAL NUMBER OF EACH FIXTURE	NOTES	LOCATION
	10 TOTAL	FLUSH WITH CEILING MOUNT CANISTER LIGHT AS CLOSE BEHIND OCEANSIDE PARALLEL PORCH BEAMS TO FULLY HIDE LIGHT SOURCE FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
	0 TOTAL	WALL MOUNT DOWN LIGHT 7" ABOVE FLOOR	BOTTOM FLOOR ONLY
	0 TOTAL	WEST SIDE OF THE HOUSE - WALL MOUNT LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
	9 TOTAL	WEST SIDE OF THE HOUSE - CEILING MOUNT LIGHT IS FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE - CEILING MOUNT LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE - WALL OR SOFFIT FLOOD LIGHTS ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
	0 TOTAL	WEST SIDE OF THE HOUSE - CEILING FAN WITH LIGHT ANY LOCATION AS LONG AS LIGHT SOURCE IS FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS

SYMBOL	TOTAL NUMBER OF EACH FIXTURE	FIXTURE	LAMP & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION
	8 TOTAL 1st FLOOR	RECESSED CEILING CANISTER WITH INTERIOR BLACK BAFFLES	RED/ORANGE/AMBER LED	RECESSED CEILING	GROUND FLOOR ONLY
	6 TOTAL 2nd & 3rd FLOORS	RECESSED & WALL MOUNT STEP LIGHT LOUVERED OR DOWN LIGHT	RED/ORANGE/AMBER LED	WALL MOUNT MAX HEIGHT 24" GROUND FLOOR 12" UPPER FLOORS	12 INCHES MAX HEIGHT ABOVE FLOOR

EXTERIOR LIGHT FIXTURES SHOULD BE LIMITED TO ONE PER EGRESS DOOR UNLESS WEST OF 16" TALL BEAM

ALCON 11241-C
TURTLE FRIENDLY
DARK LIGHT
ARCHITECTURAL AMBER
LED WALL MOUNT
LIGHT FIXTURE

Model 11241-C

2ND FLOOR ELECTRICAL PLAN

UNIT 3 – PANEL 100 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	AFCI OUTLETS	20	12	4	A/H	30	10
5	OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10			
11	LIGHTING	15	14	12	WATER HEATER	30	10
13	SMOKE DETECTORS	20	12	14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12
23				24	BATHROOM VENT FAN	20	12

UNIT 4 – PANEL 100 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	AFCI OUTLETS	20	12	4	A/H	30	10
5	OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10			
11				12	WATER HEATER	30	10
13	SMOKE DETECTORS	20	12	14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21				22	GARBAGE DISPOSAL	20	12
23				24	BATHROOM VENT FAN	20	12

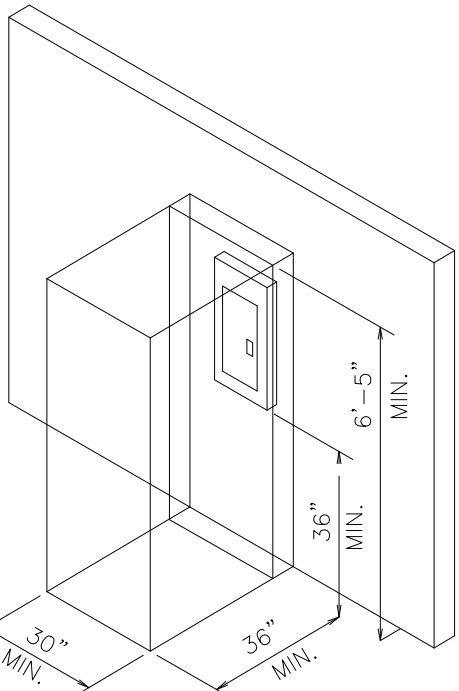
UNIT 5 – PANEL 100 AMP

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2			
3	AFCI OUTLETS	20	12	4	A/H	30	10
5	OUTLETS	15	14	6	A/C GFCI	20	12
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10			
11	LIGHTING	15	14	12	WATER HEATER	30	10
13	SMOKE DETECTORS	20	12	14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12
23				24	BATHROOM VENT FAN	20	12

ELECTRICAL PANEL WORK SPACE
DETAIL & NOTES

(ALL WORK SHALL COMPLY WITH THE)
NFPA & NEC.

- PANEL WORK SPACE STARTS FROM FACE OF PANEL
- PANEL SHALL NOT BE LOCATED IN AREAS OF KNOWN MATERIALS THAT IGNITES EASY
- PANEL DOOR SHALL OPEN TO 90° MIN.
- IF DIMENSIONS ALLOW, PANEL MAY BE LOCATED UNDER STAIRS
- PANEL SHALL NOT BE LOCATED IN BATHROOMS
- PANEL SHALL NOT BE LOCATED OVER STEPS
- 30" WIDTH DOES' NOT HAVE TO BE CENTERED ON PANEL
- PANEL WORK SPACE MAY OVER LAP OTHER PANEL WORK SPACES
- STORAGE IS NOT ALLOWED ON PANEL WORKING SPACE
- OTHER EQUIPMENT CAN ONLY PROJECT INTO THE PANEL WORK SPACE 6" MAX.



NORTH
RIGHT

EAST
FRONT

SOUTH
LEFT

Cory A. Brockett, PE
License #74677
2939 NW 39th Place
Gainesville, FL 32605
(352) 359-1962

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(ALL CONTRACTORS & SUB-CONTRACTORS)
UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL
PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1.18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:
9
SCALE: 1/4" = 1 FOOT

BATHROOM FANS VENT THROUGH SOFFIT & CAPPED WITH SCREENED PEST PREVENTION OR VENTED TO RIDGE OR OFF RIDGE VENT. ALL OTHER ROOMS REQUIRE OUTLETS SHALL BE ARC FAULT CIRCUIT INTERRUPTER PROTECTED. ALL KITCHEN OUTLETS SHALL BE TO BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. ALL OTHER OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. ALL BATHROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. ALL UTILITY/LAUNDRY ROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. ALL OUTDOOR OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. THERE SHALL BE A MIN. OF 36" WORK SPACE IN FRONT OF ELECTRICAL PANEL. ALL SMOKE DETECTORS SHALL BE HARDWIRED TO A SINGLE CONTROL MONITORING DETECTOR. SMOKE DETECTORS SHALL BE INSIDE & TOP OF EACH SLEEPING AREA DOORS & TOP OF CLOTHES CLOSET. ALL SLEEPING AREA DOORS AND FIREPLACES ARE BREAKS IN WALL SPACE MEASUREMENTS, AND RECEPTACES MUST BE WITHIN 6 FT. OF EACH SLEEPING AREA. ANY COUNTERTOP SPACE 12" LONGER OR WIDER MUST HAVE A RECEPTACLE, WITH SPACING OF SUBSEQUENT RECEPTACES A MAXIMUM OF 48" APART. ANY BREAK IN THE COUNTERTOP SPACE, RECEPTACES MUST BE WITHIN 24-IN. OF EACH SIDE. IF THERE ARE 18 OR MORE INCHES BEHIND THE SINK, A RECEPTACLE IS REQUIRED. ALL HALLWAYS 10' OR LONGER MUST HAVE AT LEAST ONE RECEPTACLE. Foyers that are more than 1/2 PART OF A HALLWAY AND MORE THAN 40 SQUARE FEET SHOULD HAVE A RECEPTACLE OUTLET ON EACH WALL SPACE THAT IS 3 FEET OR MORE LONG. THERE SHALL BE A RECEPTACLE WITHIN 3' OF EVERY BATHROOM SINK.

~SYMBOL~	~DEFINITION~	~NOTES~
	PANEL	LOCATION MAY CHANGE
	METER	LOCATION MAY CHANGE
	110V OUTLET	
	110V OUTLET	LOWER PLUG IS HALF SWITCHED
	110V OUTLET	GROUND FAULT
	110V OUTLET	GROUND FAULT WEATHER PROTECT
	110V OUTLET	ARC FAULT PROTECT
	110V OUTLET	REFRIGERATOR DEDICATED OUTLET
	110V OUTLET	DISH WASHER DEDICATED OUTLET
	120V OUTLET	CLOTHS WASHER DEDICATED OUTLET
	220V OUTLET	CLOTHS DRYER DEDICATED OUTLET
	220V OUTLET	RANGE/AIR UNIT DEDICATED OUTLET
	SWITCH	2-WAY
	SWITCH	3-WAY
	SWITCH	4-WAY
	SCONCE	WALL MOUNTED LIGHT
	CEILING LIGHT	RECESSED LIGHT
	CEILING LIGHT	VAPOR PROOF RECESSED LIGHT
	CEILING LIGHT	SMALL RECESSED

NOTES	LOCATION
SH WITH CEILING MOUNT CANISTER LIGHT BEHIND OCEANSIDE PARALLEL PORCH BEAMS TO THE LIGHT SOURCE FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
MOUNT DOWN LIGHT 7' ABOVE FLOOR	BOTTOM FLOOR ONLY
IDE OF THE HOUSE - WALL MOUNT LIGHT LOCATION AS LONG AS LIGHT SOURCE FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
IDE OF THE HOUSE - CEILING MOUNT LIGHT LOCATION AS LONG AS LIGHT SOURCE FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
IDE OF THE HOUSE - CEILING MOUNT LIGHT LOCATION AS LONG AS LIGHT SOURCE FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
IDE OF THE HOUSE - WALL OR SOFFIT FLOOD ANY LOCATION AS LONG AS LIGHT SOURCE FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS
IDE OF THE HOUSE - CEILING FAN WITH LIGHT LOCATION AS LONG AS LIGHT SOURCE FULLY HIDDEN FROM THE BEACH & OCEAN	CAN BE ON ALL FLOORS

EXTERIOR LIGHT FIXTURES SHOULD BE LIMITED TO ONE PER
EGRESS DOOR UNLESS WEST OF 16" TALL BEAM

EXTERIOR LIGHT FIXTURES SHOULD BE LIMITED TO ONE PER
EGRESS DOOR UNLESS WEST OF 16" TALL BEAM

(ALL CONTRACTORS &
SUB-CONTRACTORS)
UNFORESEEN STRUCTURAL ISSUE
"MUST BE MADE KNOWN"
TO THE DESIGN PROFESSIONAL
OF RECORD AT THE TIME OF
DISCOVERY

SEAL BOX (WIND LOADS ONLY)

OWNER:
TED
BARNHILL
PLAN DATE
12/26/202

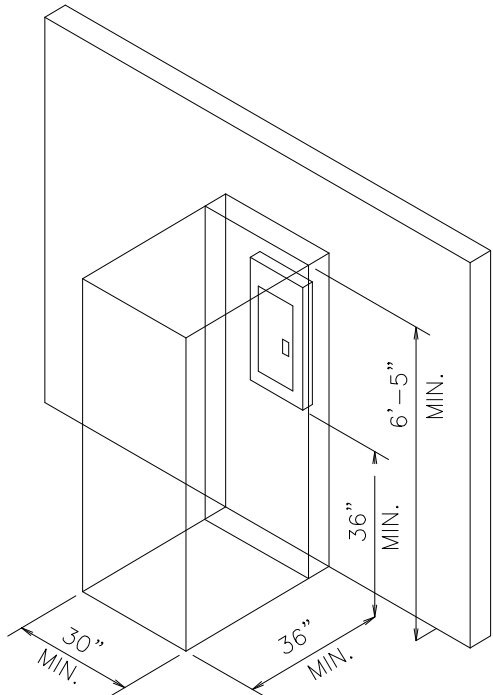
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RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

LOCATION:

PAGE:
10
SCALE: $\frac{1}{4}" = 1 \text{ FOOT}$

Page 31 of 51

SOUTH
LEFT



(ALL WORK SHALL COMPLY WITH THE)
NFPA. & NEC.

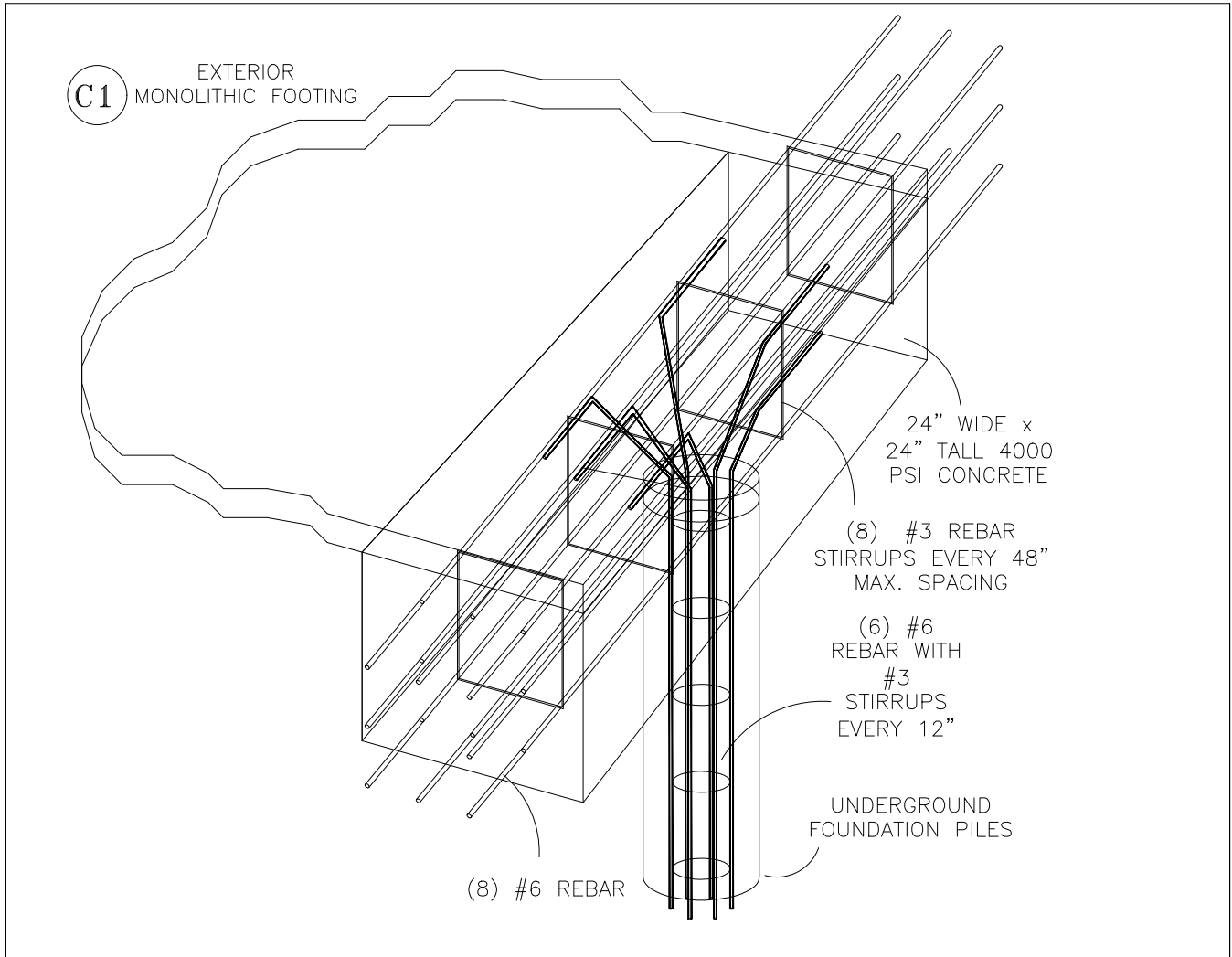
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UNIT 8 – PANEL 100 AMP									
NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE		
1	GFCI OUTLETS	20	12	2					
3	AFCI OUTLETS	20	12	4	A/H	30	10		
5	OUTLETS	15	14	6	A/C GFCI	20	12		
7	LIGHTING	15	14	8	A/C GFCI	20	12		
9	LIGHTING	15	14	10					
11	LIGHTING	15	14	12	WATER HEATER	30	10		
13	SMOKE DETECTORS	20	12	14					
15				16	OVEN STOVE TOP	30	10		
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12		
19	CEILING FAN	20	12	20	DISHWASHER	20	12		
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12		
23				24	BATHROOM VENT FAN	20	12		

NO.	DESCRIPTION	A	WIRE	NO.	DESCRIPTION	A	WIRE
1	GFCI OUTLETS	20	12	2	A/H	30	10
3	AFCI OUTLETS	20	12	4			
5	OUTLETS	15	14	6			
7	LIGHTING	15	14	8	A/C GFCI	20	12
9	LIGHTING	15	14	10	A/C GFCI	20	12
11	LIGHTING	15	14	12	WATER HEATER	30	10
13	SMOKE DETECTORS	20	12	14			
15				16	OVEN STOVE TOP	30	10
17	CEILING FAN	20	12	18	REFRIGERATOR	20	12
19	CEILING FAN	20	12	20	DISHWASHER	20	12
21	CEILING FAN	20	12	22	GARBAGE DISPOSAL	20	12
23				24	BATHROOM VENT FAN	20	12

WEST
REAR



C2
 EXTERIOR
 MONOLITHIC FOOTING

(1) #3 REBAR
 STIRRUP EVERY 48"
 MAX. SPACING

24" WIDE x
 24" TALL 4000
 PSI CONCRETE

(8) #6 REBAR

UNDERGROUND
 FOUNDATION PILES

(6) #6
 REBAR WITH
 #3
 STIRRUPS
 EVERY 12"

FOUNDATION PLAN

SLAB NOTES

- 1) FOOTING TRENCHES AND THE AREA WITHIN THE FOUNDATION WALLS SHALL BE FREE OF ALL DELETERIOUS MATERIAL.
- 2) ALL REINFORCING RODS SHALL BE GRADE 40 (40,000 PSI) #5 DEFORSED BARS WITH A 25" MIN. LAP AND PLACED ON SUPPORT CHAIRS @ 6" O.C.
- 3) ALL CONCRETE OF SLABS SHALL BE 2500 PSI. MIN., PADOS AND WALKWAYS SHALL BE 2500 PSI MIN. AT 28 DAYS. CONCRETE FOR DOWN POURS AND BOND BEAMS SHALL BE 3000 PSI. MIN. (FEA GRAVEL MIX)
- 4) PROVIDE 6 MIL. VAPOR BARRIER UNDER ALL CONCRETE SLABS WITH JOINTS LAPPED 6" AND TAPED AFTER TERMITE TREATMENT.
- 5) SLAB REINFORCING SHALL BE 6X6 @ 18" WELDED WIRE FABRIC STEEL MESH EDGE LAPPED 6" AND TIED.
- 6) ALL FILL DIRT SHALL BE CLEAN SAND FREE OF DELETERIOUS MATERIALS, AND LAPD IN LIFTS NOT TO EXCEED 12". EACH LIFT TO BE WETTED AND COMPACTED TO THE NEXT LIFT.
- 7) ALL FILL DIRT WITH THE FOUNDATION WALLS SHALL BE TERMITE TREATED ACCORDING TO STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION.
- 8) SLOPE ALL EXTERIOR SLABS AND GARAGE FLOOR FOR PROPER DRAINAGE.

1. 4" THICK 2500 PSI. CONCRETE SLAB WITH 6X6 WWF. OVER 6 MIL. VAPOR BARRIER OVER CLEAN WELL COMPACTED TERMITE TREATED SOIL.
2. 3000 PSI FIBORMESH IS AN ACCEPTABLE SUBSTITUTE FOR 6X6 ¹⁰/₁₆ WWF.
3. ALL EXTERIOR OPENINGS TO HAVE MIN.. 36" X 36" PAVERS OR CONCRETE PAD, TO BE POURED AT TIME OF DRIVEWAY OR POOL DECK.



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(ALL CONTRACTORS &
SUB-CONTRACTORS)
UNFORESEEN STRUCTURAL ISSUES
"MUST BE MADE KNOWN"
TO THE DESIGN PROFESSIONAL
OF RECORD AT THE TIME OF
DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL MULTI FAMILY NEW CONSTRUCTION

OWNER:
TED
BARNHILL
PLAN DATE
12/26/202

"PLANS CONFORM TO"
2023 8TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

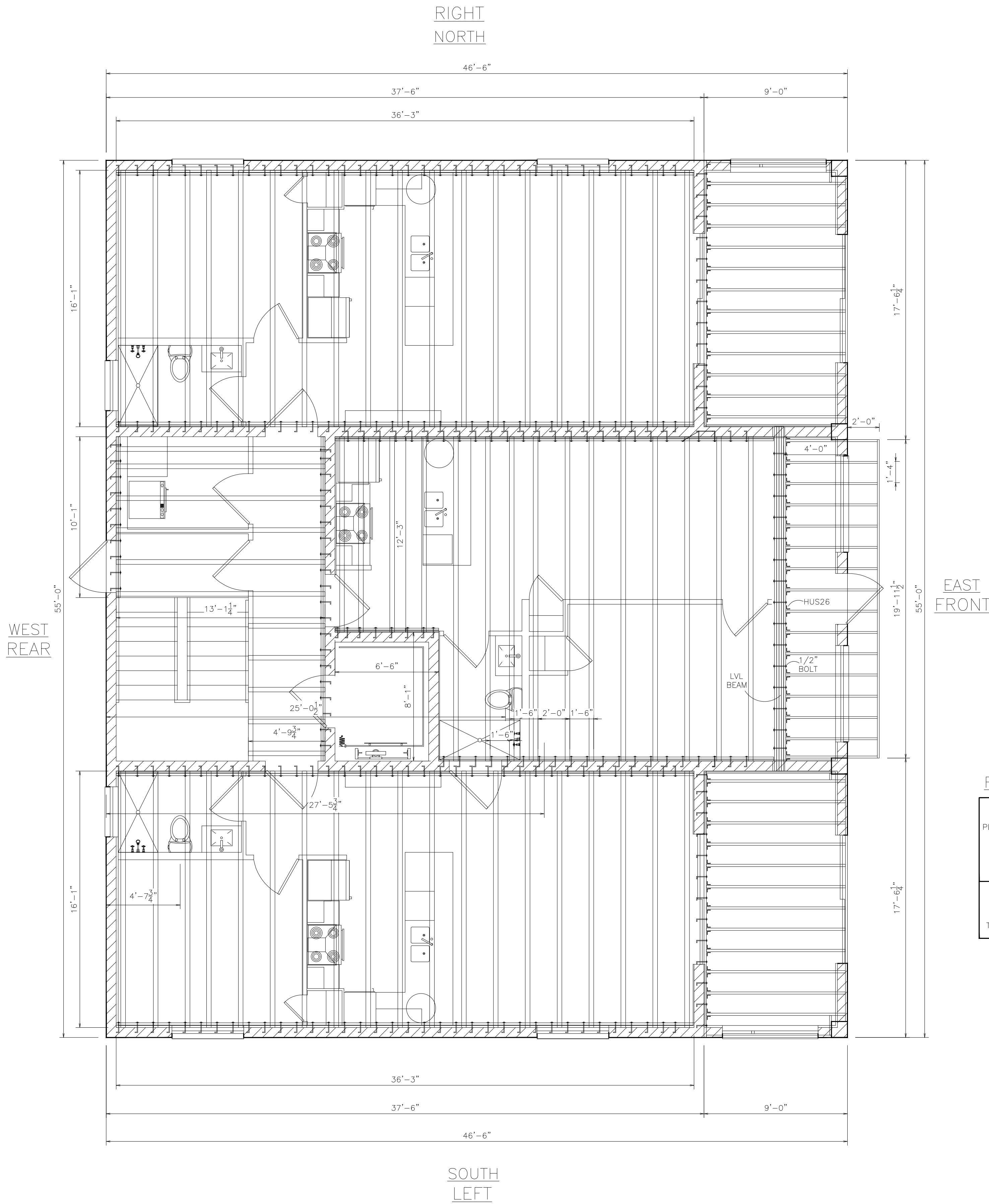
LOCATION:

1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:

1 1

SCALE: $\frac{1}{4}" = 1 \text{ FOOT}$



2ND FLOOR TRUSS PLAN

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SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL

PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
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STRUCTURALLY ADEQUATE FOR

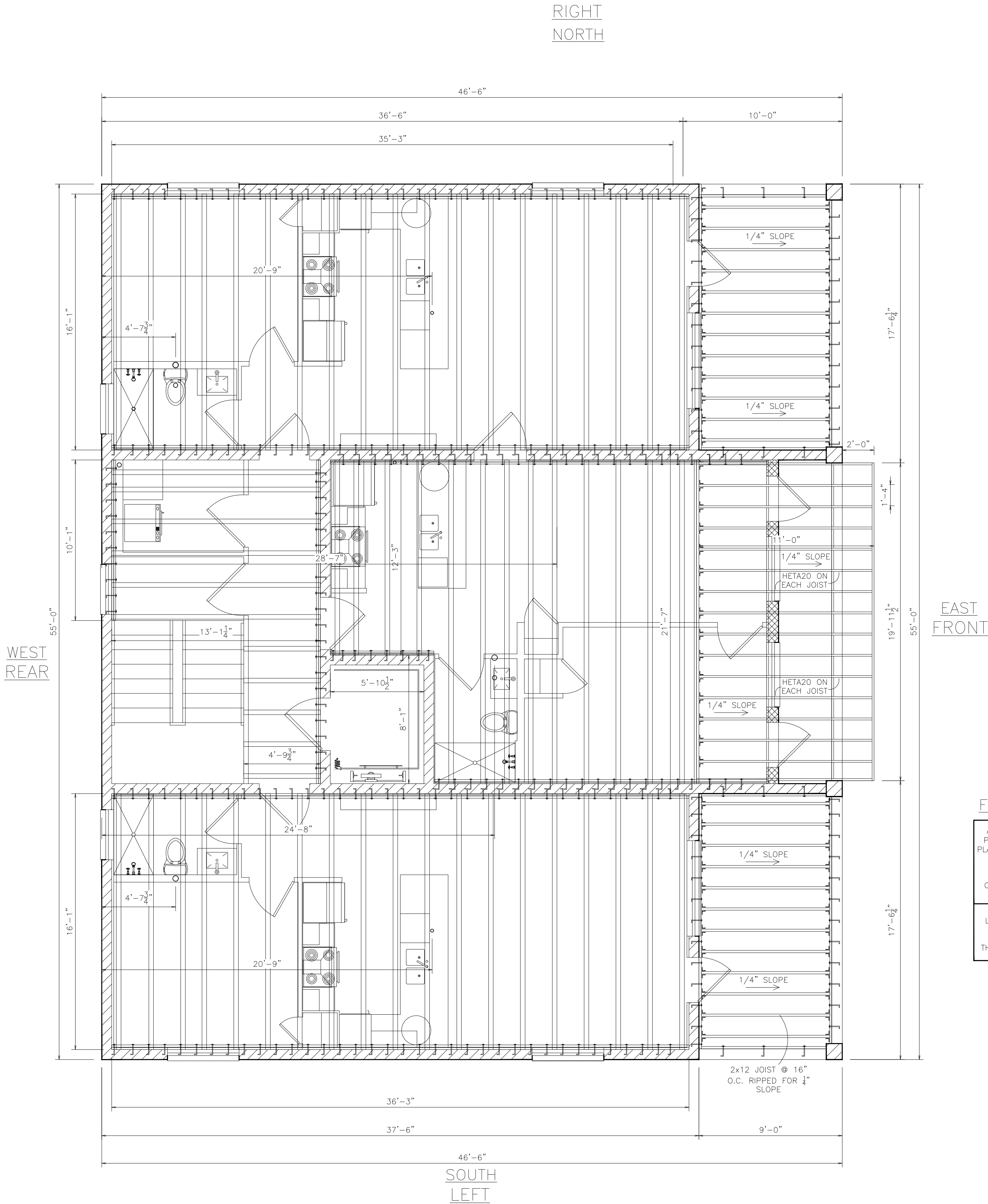
ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
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LOCATION:
1708 S. OCEAN
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32136

PAGE:
12

SCALE: 1/4" = 1 FOOT



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OWNER:
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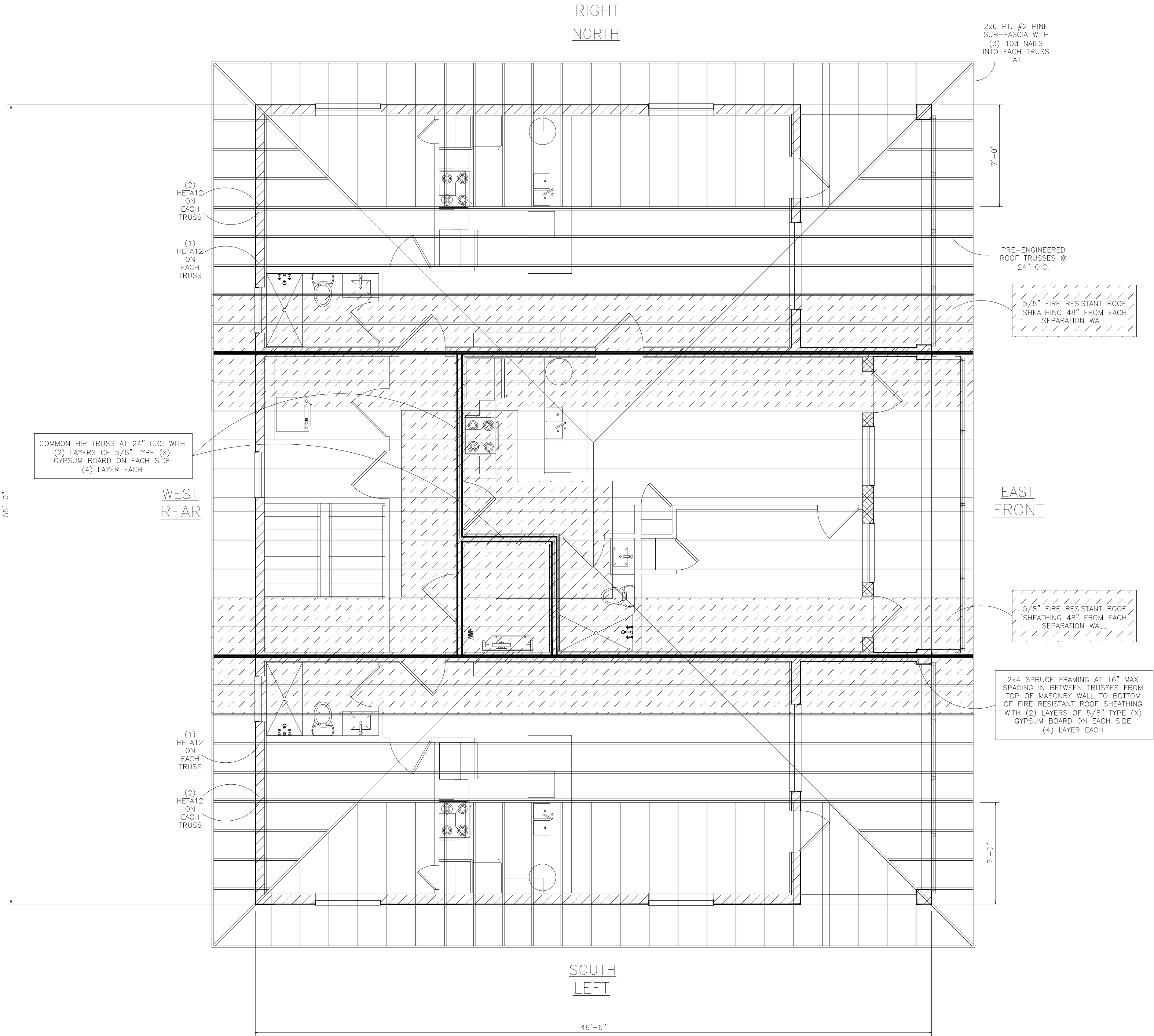
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STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

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32136

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SCALE: 1/4" = 1 FOOT



5/8" ROOF SHEATHING
ROOF SHEATHING NAILING

ROOF SHEATHING NAILING WITH 2 3/8"x.113" RING SHANK NAILS EVERY 4" O.C., 4" FROM ALL EDGES OF THE ROOF. 6" O.C. IN THE FIELD.

SUB FLOORING SHEATHING NAILING

3/4" PLYWOOD WITH TONGUE & GROVE OR 2X BLOCKING, GLUED AND NAILED WITH 2 3/8"x.113 MIN. RING SHANK NAILS EVERY 6" O.C.

TO BE COMPLETELY FASTENED ONE SHEET AT A TIME

REMOVE ALL MISSED NAILS

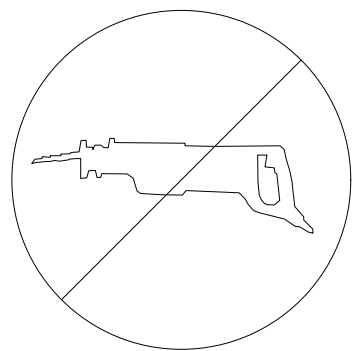
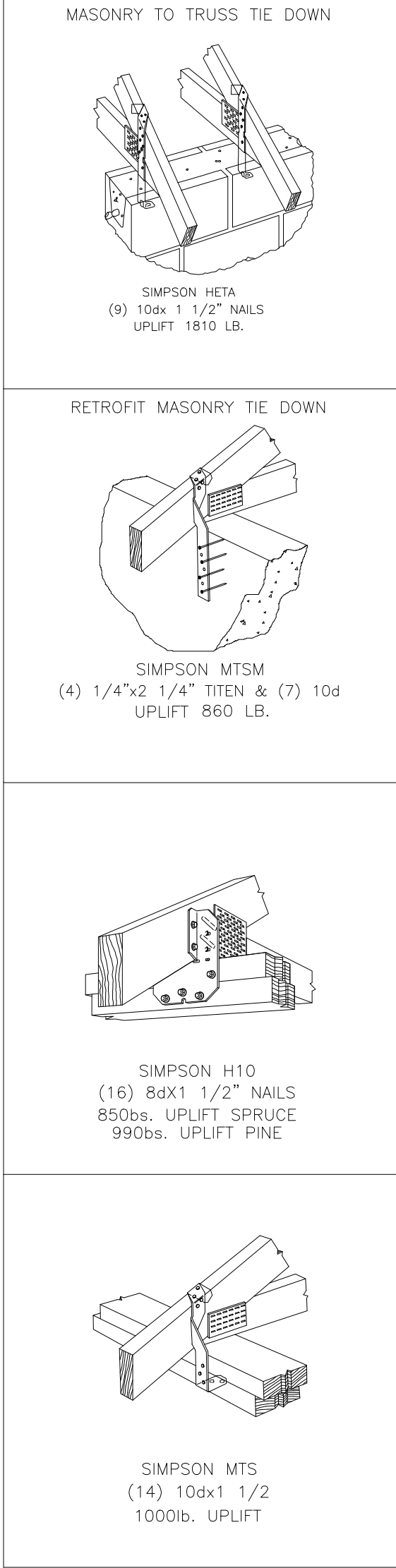
ALL DECK SHEATHING NAILS THAT HAVE MISSED OR FLARED OUT OF THE FRAMING SHALL BE REMOVED & REPLACED

MIN. RIPPED SHEATHING

12" OR LESS RIPPED ROOF SHEATHING SHALL GET 2x4 BLOCKING ON ONE EDGE OF RIP AND FASTENED WITH (1) 8d NAIL EVERY 4"

RIDGE SHEATHING BLOCKING

ROOF RIDGE OFF SHALL GET (1) COURSE OF 2x4 SPRUCE BLOCKS DOWN THE CENTER OR (1) COURSE ON EACH SIDE OF RIDGE WITH (4) 10d NAILS @ EACH END TO TRUSS THEN SHEATHING FASTENED WITH (1) 8d NAIL EVERY 4"



DO NOT CUT TRUSS'S

ROOF TRUSS PLAN

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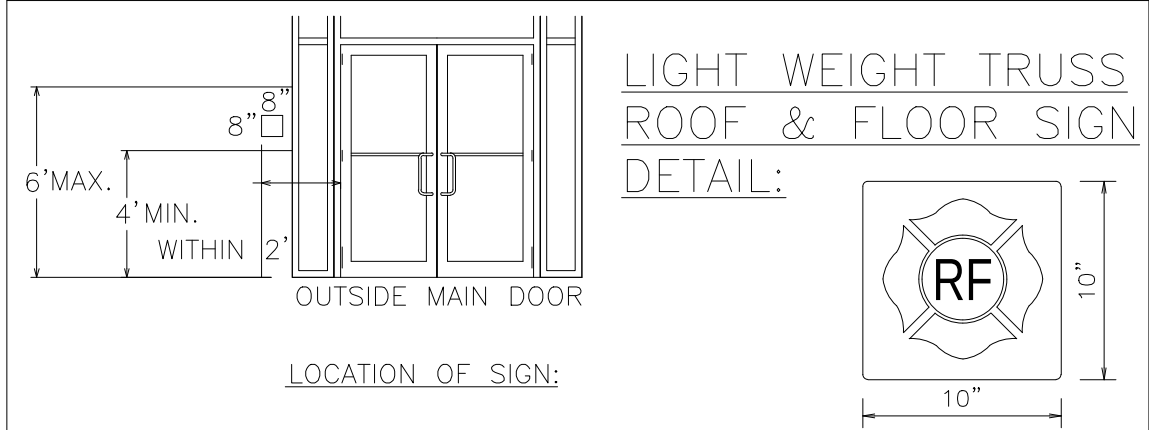
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RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1B
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
1708 S. OCEAN SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:
14
SCALE: 1/4" = 1 FOOT

A CONVENTIONAL FIRE ALARM SYSTEM WILL BE INSTALLED WITH LIVE MONITORING SERVICE



FLORIDA STATUTE, SECTION 633.222, REQUIRES THE OWNER OF ANY COMMERCIAL, INDUSTRIAL OR MULTIUNIT RESIDENTIAL STRUCTURE OF THREE UNITS OR MORE CONSTRUCTED OF LIGHT-FRAME TRUSSES, TO INSTALL A SYMBOL ADOPTED BY RULE OF THE STATE FIRE MARSHAL'S OFFICE. THIS RULE ESTABLISHES THE DIMENSIONS, COLOR, AND LOCATION OF THE SYMBOL TO BE APPLIED TO EVERY COMMERCIAL, INDUSTRIAL AND MULTIUNIT RESIDENTIAL STRUCTURE OF THREE UNITS OR MORE CONSTRUCTED OF LIGHT FRAME FLOOR TRUSSES.

ELEVATOR SHAFT CEILING TO GET TYPE X 5/8" FIRE RESISTANT GYPSUM BOARD AND SECURED TO THE FRAMING @ MAX. 24" O.C. USING 15/8-INCH-LONG (41.3 MM), TYPE S SCREWS SPACED 12 INCHES (305 MM) ON CENTER.

NORTH
RIGHT

EGRESS FROM SLEEPING AREAS
WINDOW NOTES

1ST FLOOR MIN. OPENING 5 SQ. FT.
2ND & 3RD FLOOR A MIN. 5.7 SQ. FT.

MIN. OPENING HEIGHT 24"
MIN. OPENING WIDTH 20"
MIN. OPENING HEIGHT 44"

ROOM FINISH SCHEDULE						
ROOM #	FLOOR	WALLS	CEILING	BASE MOLDING	CHAIR MOLDING	CEILING BEAMS
101	AD	AH BC	AH BC	AE		
102	AD	AH BC	AH BC	AF		
103	AD	AH BC	AH BC	AF		
104	AD	AH BC	AH BC	AE		
105	AD	AH BC	AH BC	AE		
106	AD	AH BC	AH BC	AF		
107	AD	AB BC	AH BC	AF		
108	AD	AB BC	AH BC	AF		
109	AD	AM	AH BC	AF		
110	AD	AB BC	AH BC	AF		
		AA CONCRETE AB MASONRY AC CARPET AD TILE AE VINYL	AF WOOD AG BRICK/PAVERS AH DRYWALL AI STUCCO AJ SUSPENDED CLG	AK KNOCKDOWN AL WALL PAPER AM MIRROR AN CORK	BA EXPOSED BB CLEAR SEALED BC PAINTED BD STAINED BE FAUX FINISH	

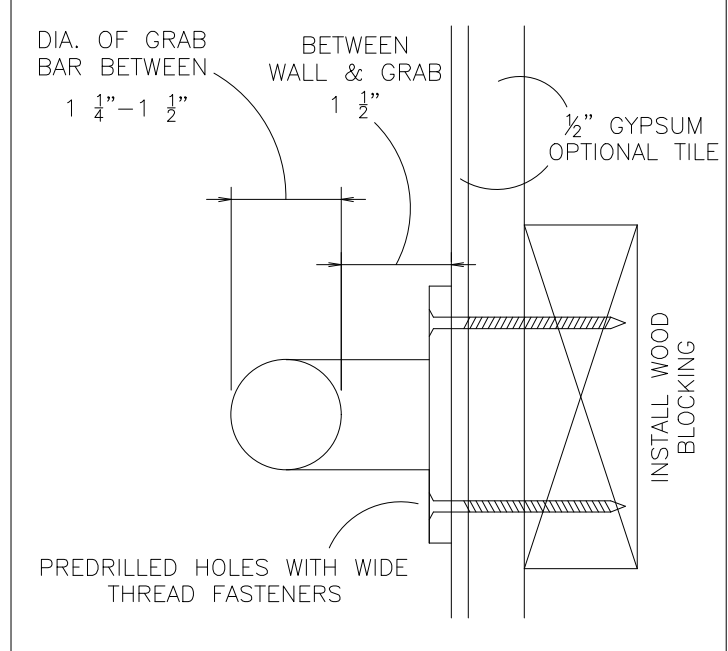
DOOR SCHEDULE						
DOOR #	DOOR	FRAME	HARD-WARE	AA WOOD SOLID AB WOOD HOLLOW AC STEEL AD ALUMINUM AE FIBERGLASS AF GLASS AH WOOD	BA LOCK SET BB PASSAGE SET BC DEAD BOLT BD PANIC DEVICE BE DOOR CLOSURE BF KICK PLATE BG PUSH PULL BH ONE WAY LOCK BI SLIDE CATCH	
201	AF AG	AE	BA BC			
202	AF AG	AE	BA BC			
203	AF	AE	BA BC			
204	AF	AE	BA BH			
205	AF	AE	BA BC			
206	AF	AE	BC BD			
207	AF	AE	BC BD			
208	AF AG	AE	BI			
209	AB	AA	BB			
210	AB	AA	BB			
211	AB	AA	BB			

SEE FLOOR PLAN FOR DOOR SIZES.
ALL DOORS ARE TO HAVE LEVER TYPE HANDLES (NO ROUND HANDLES).
ALL EXTERIOR DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
ALL EXTERIOR DOORS SHALL HAVE WEATHERPROOF DOOR THRESHOLDS.
LABELED-RATED DOORS WITH VISION PANELS BE 1/4" TEMPERED GLASS.
BATHROOM DOORS MUST ALLOW FOR OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

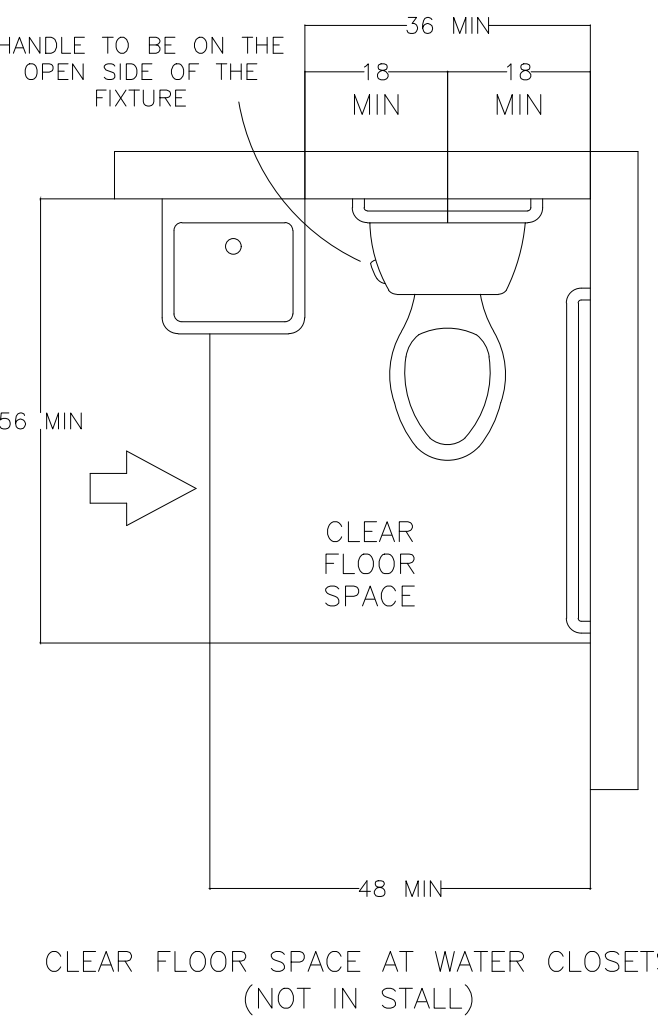
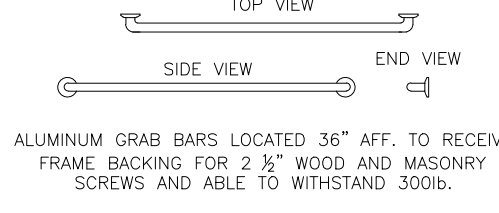
LIFE SAFETY SYMBOLS

FE	WALL MOUNT FIRE EXTINGUISHER 3a:40bc
EX	EXIT LIGHTED SIGN
DBEX	EXIT LIGHTED SIGN
EBBEL	EXIT BATTERY BACKUP EMERGENCY LAMPS
BBEL	BATTERY BACKUP EMERGENCY LAMPS
EF	EMERGENCY FLASHER
MP	MANUAL PULL
IK	INTERFACE KEYPAD
FACP	FIRE ALARM CONTROL PANEL
SD	SMOKE DETECTOR CEILING MOUNT
ES	EMERGENCY SIREN

GRAB BAR DETAIL



GRAB BAR DETAIL:



1ST FLOOR LIFE SAFETY PLAN

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Gainesville, FL 32605
(352) 359-1962

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FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL

PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1B
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

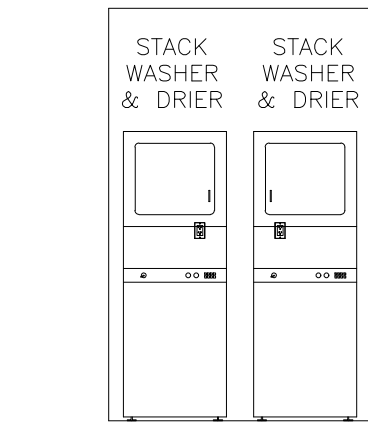
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1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

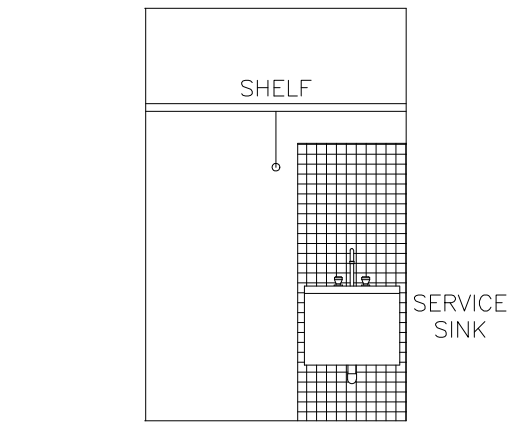
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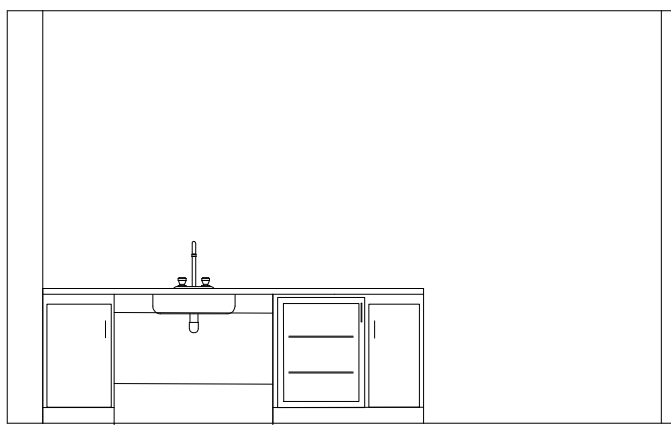
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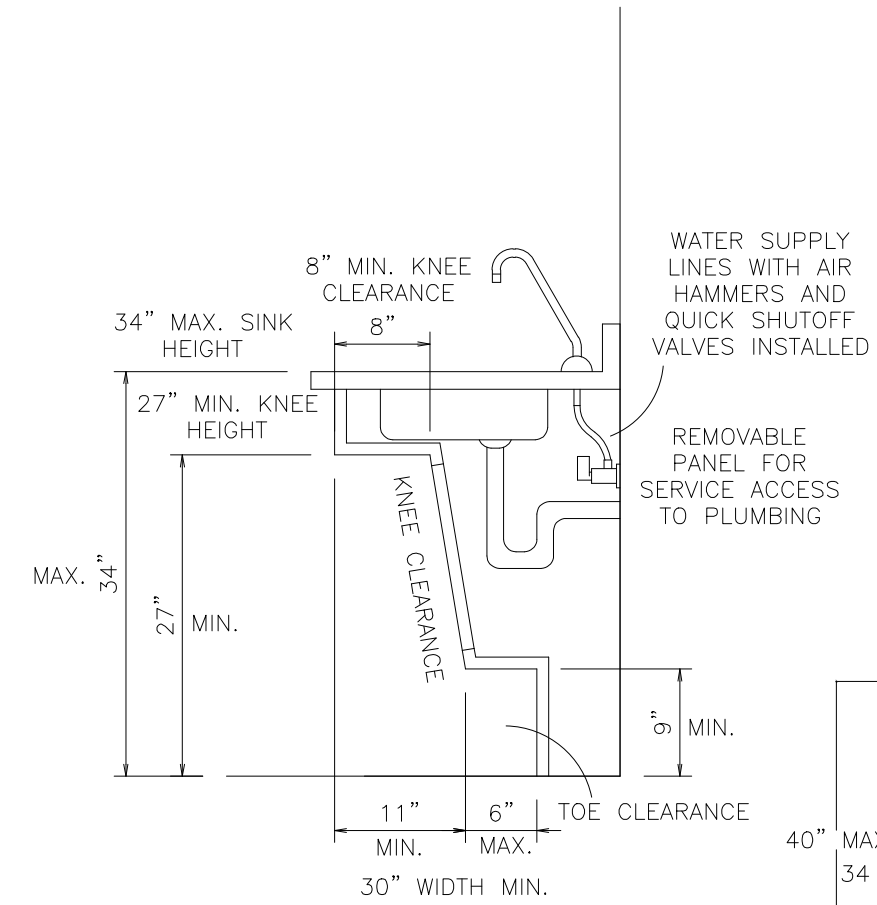
C2 FRONT VIEW



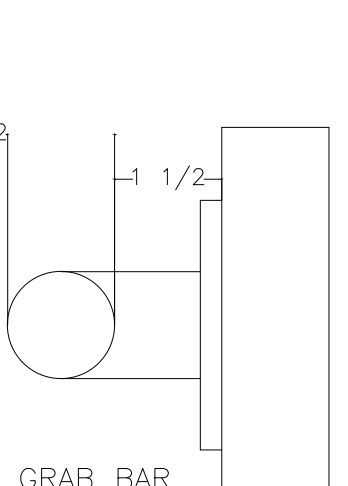
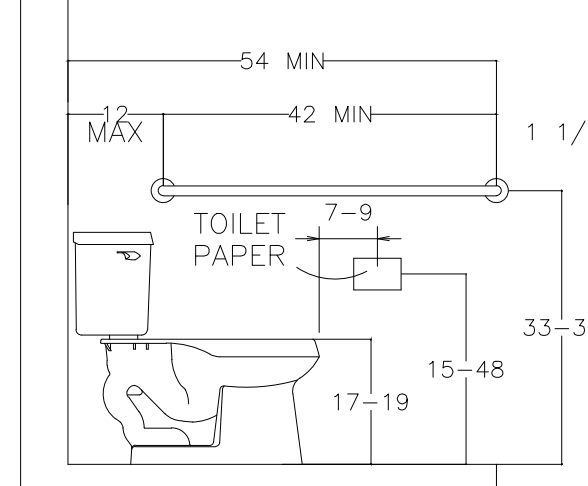
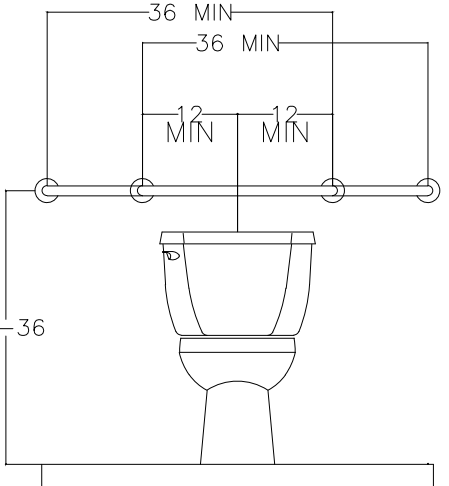
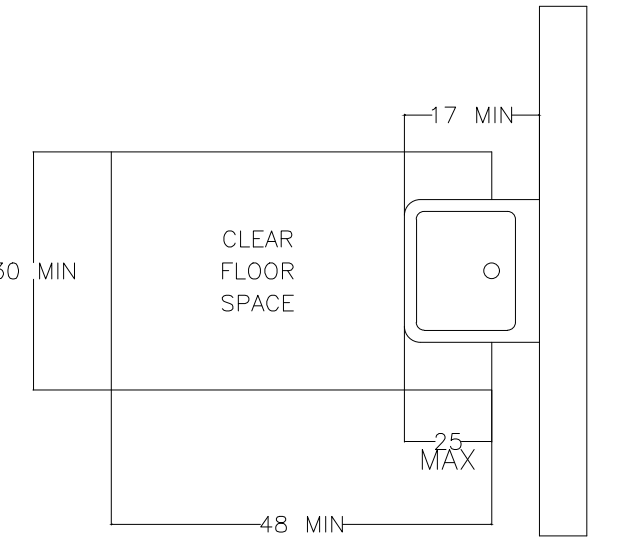
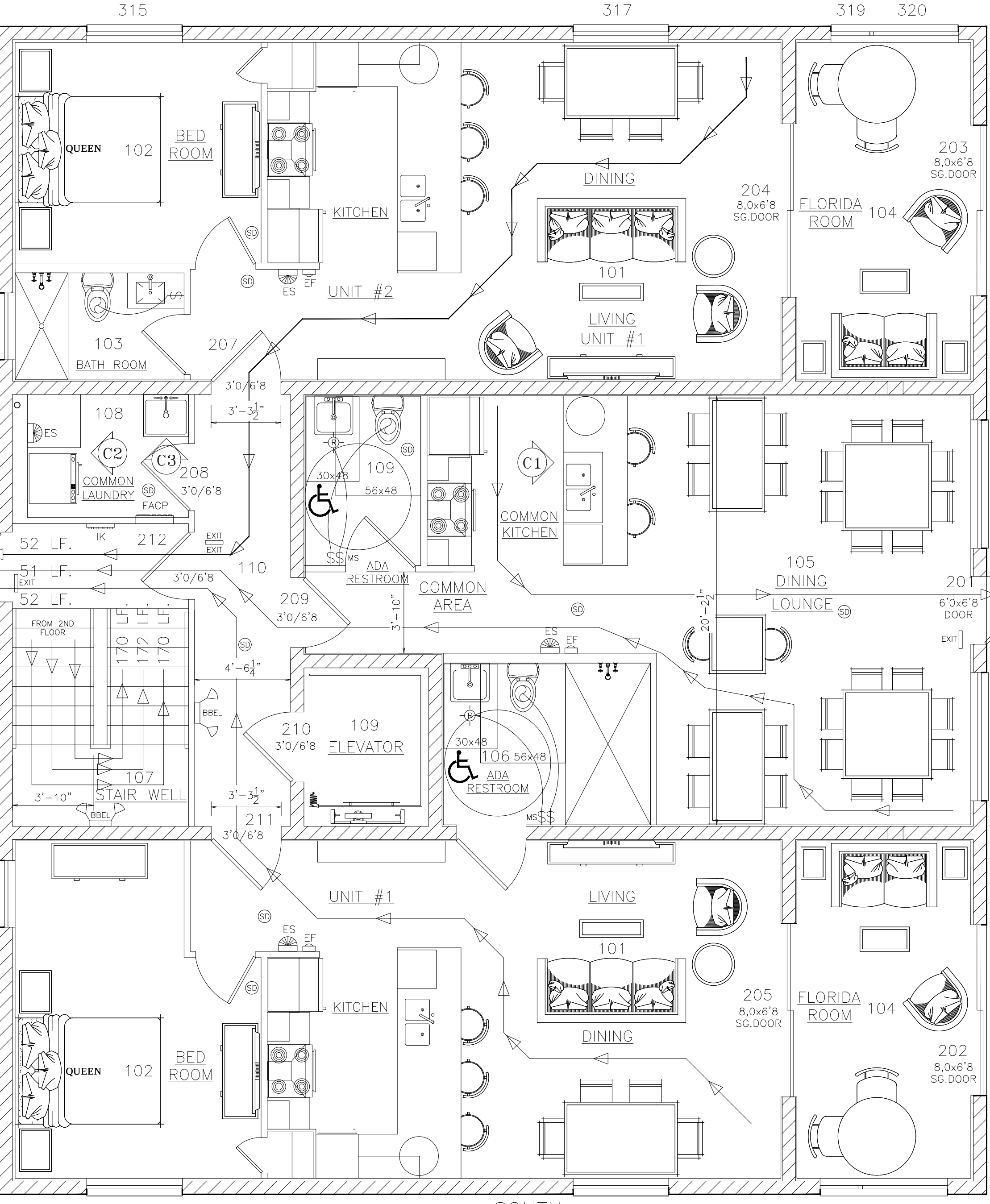
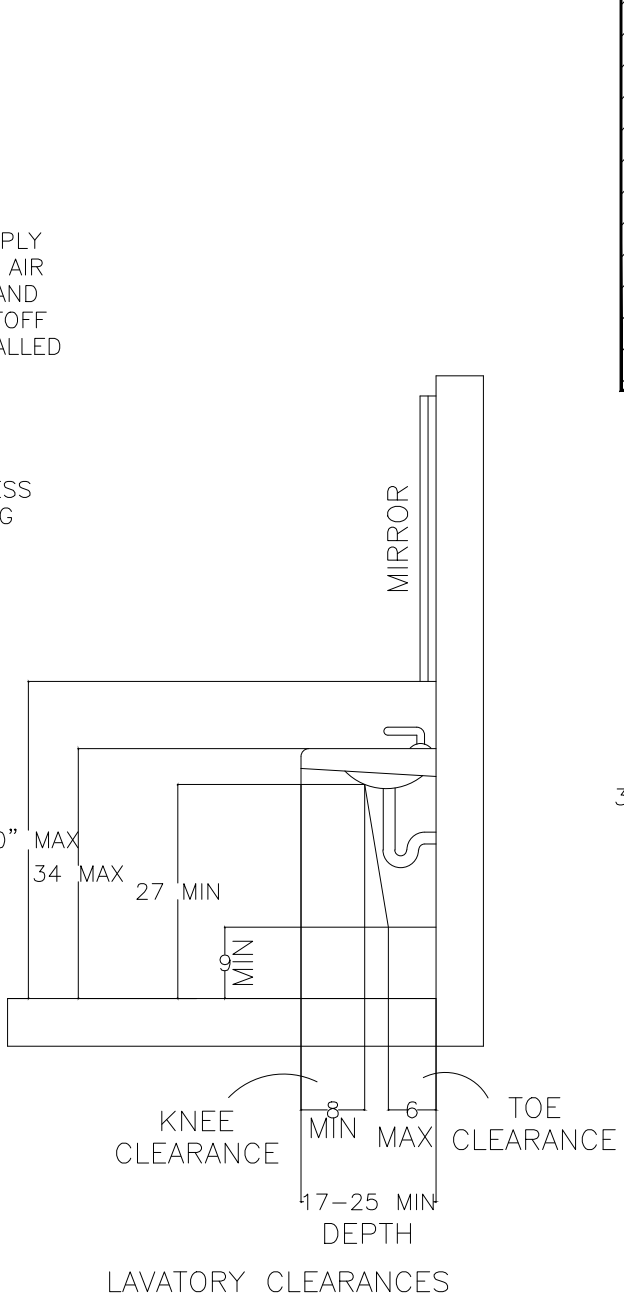
C3 FRONT VIEW



C1 FRONT VIEW



C1 SIDE VIEW



GRAB BARS AT WATER CLOSETS

SIZE AND SPACING OF GRAB BARS

ADA RESTROOM NOTES

1010.1.9.3 Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist:
Places of detention or restraint.

- 2.1. The locking device is readily distinguishable as locked.
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.
2.3. The use of the key-operated locking device is revocable by the building official for due cause.

11-4.19 Lavatories and mirrors.

11-4.19.1 General. The requirements of Section 11-4.19 shall apply to lavatory fixtures, vanities, and built-in lavatories.

11-4.19.2 Height and clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34 inches (865 mm) above the finish floor. Provide a clearance of at least 29 inches (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Figure 31.

11-4.19.3 Clear floor space. A clear floor space 30 inches by 48 inches (760 mm by 1219 mm) complying with Section 11-4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19 inches (485 mm) underneath the lavatory (see Figure 32).

11-4.19.4 Exposed pipes and surfaces. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

11-4.19.5 Faucets. Faucets shall comply with Section 11-4.27.4. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

11-4.19.6 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 inches (1015 mm) above the finish floor (see Figure 31).

11-4.27.4 Operation. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N).

11-4.16 Water closets.

11-4.16.1 General. Accessible water closets shall comply with Section 11-4.16.

11-4.16.2 Clear floor space. Clear floor space for water closets not in stalls shall comply with Figure 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

11-4.16.3 Height. The height of water closets shall be 17 inches to 19 inches (430 mm to 485mm) measured to the top of the toilet seat [see Figure 29(b)]. Seats shall not be sprung to return to a lifted position.

11-4.16.4 Grab bars. Grab bars for water closets not located in stalls shall comply with Section 11-4.26 and Figure 29. The grab bar behind the water closet shall be 36 inches (915 mm) minimum.

11-4.16.5 Flush controls. Flush controls shall be hand operated or automatic and shall comply with Section 11-4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 inches (1120 mm) above the floor.

11-4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Figure 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used

11-4.1.3 Accessible buildings: new construction.

(10) Drinking fountains.

(a) Where only one drinking fountain is provided on a floor, there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with Section 11-4.15 and one accessible to those who have difficulty bending or stooping. (This can be accommodated by the use of a "hi-lo" fountain, by providing one fountain accessible to those who use wheelchairs and one fountain at a standard height convenient for those who have difficulty bending; by providing a fountain accessible under Section 11-4.15 and a water cooler, or by such other means as would achieve the required accessibility for each group on each floor.)

11-4.15 Drinking fountains and water coolers.

11-4.15.1 Minimum number. Drinking fountains or water coolers required to be accessible by Section 11-4.1 shall comply with Section 11-4.15.

11-4.15.2 Spout height. Spouts shall be no higher than 36 inches (915 mm), measured from the floor or ground surfaces to the spout outlet [see Figure 27(a)].

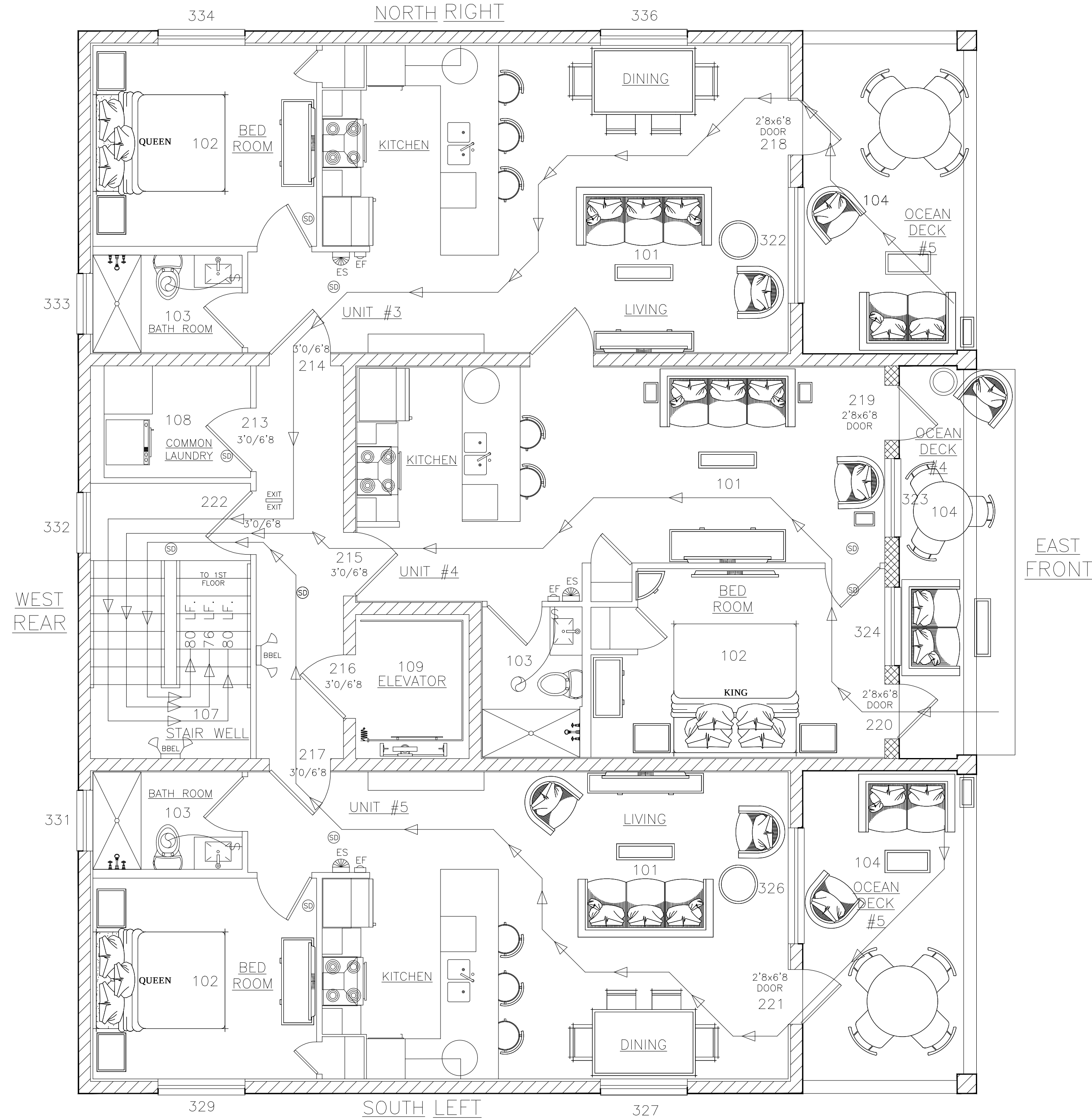
11-4.15.3 Spout location. The spouts of drinking fountains and water coolers shall be at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly parallel to the front of the unit. The spout shall provide a flow of water at least 4 inches (102 mm) high so as to allow the insertion of a cup or glass under the flow of water. On an accessible drinking fountain with a round or oval bowl, the spout must be positioned so the flow of water is within 3 inches (76 mm) of the front edge of the fountain.

11-4.15.4 Controls. Controls shall comply with Section 11-4.27.4. Unit controls shall be front mounted or side mounted near the front edge.

11-4.15.5 Clearances.

(1) Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27 inches (685 mm) high, 30 inches (760 mm) wide, and 17 inches to 19 inches (430 mm to 485 mm) deep [see Figure 27(a) and Figure 27(b)]. Such units shall also have a minimum clear floor space 30 inches by 48 inches (760 mm by 1219 mm) to allow a person in a wheelchair to approach the unit facing forward.

(2) Free-standing or built-in units not having a clear space under them shall have a clear floor space at least 30 inches by 48 inches (760 mm by 1219 mm) that allows a person in a wheelchair to make a parallel approach to the unit [see Figure 27(c) and Figure 27(d)]. This clear floor space shall comply with Section 11-4.2.4.



ROOM FINISH SCHEDULE							
ROOM #	FLOOR	WALLS	CEILING	BASE MOLDING	CHAIR MOLDING	CEILING MOLDING	CEILING BEAMS
101	AD	AH BC	AH BC	AE			
102	AD	AH BC	AH BC	AF			
103	AD	AH BC	AH BC	AF			
104	AD	AH BC	AH BC	AE			
105	AD	AH BC	AH BC	AE			
106	AD	AH BC	AH BC	AF			
107	AD	AB BC	AH BC	AF			
108	AD	AB BC	AH BC	AF			
109	AD	AM	AH BC	AF			
110	AD	AB BC	AH BC	AF			
		AA CONCRETE AB MASONRY AC CARPET AD TILE AE VINYL	AF WOOD AG BRICK/PAVERS AH BRYM WALL AJ STUCCO AK SUSPENDED CLG	AK KNOCKDOWN AL WALL PAPER AM MIRROR AN CORK	BA EXPOSED BB CLEAR SEALED BC PAINTED BD STAINED BE FAUX FINISH		

DOOR SCHEDULE							
DOOR #	DOOR	FRAME	HARD-WARE	AA WOOD SOLID AB WOOD HOLLOW AC STEEL AD ALUMINUM AE VINYL AF FIBERGLASS AG GLASS AH WOOD	BA LOCK SET BB PASSAGE SET BC DEAD BOLT BD PANIC DEVICE BE DOOR CLOSURE BF KICK PLATE BG PUSH PULL BH ONE WAY LOOK BI SLIDE CATCH		
201	AF AG	AE	BA BC				
202	AF AG	AE	BA BC				
203	AF	AE	BA BC				
204	AF	AE	BA BH				
205	AF	AE	BA BC				
206	AF	AE	BC BD				
207	AF	AE	BC BD				
208	AF AG	AC	BI				
209	AB	AA	BB				
210	AB	AA	BB				
211	AB	AA	BB				
SEE FLOOR PLAN FOR DOOR SIZES. ALL DOORS ARE TO HAVE LEVER TYPE HANDLES (NO ROUND HANDLES). ALL EXTERIOR DOORS SHALL BE OPENABLE FROM THE INSIDE WITH OUT THE USE OF A KEY. ALL EXTERIOR DOORS SHALL HAVE WEATHERPROOF DOOR THRESHOLDS. LABELLED-WATED DOORS WITH VISION PANELS BE 1/4" TEMPERED GLASS. BATHROOM DOORS MUST ALLOW FOR OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED							

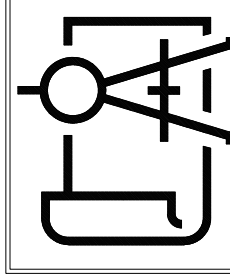
LIFE SAFETY SYMBOLS

FE	WALL MOUNT FIRE EXTINGUISHER 3a;40bc
ES	SMOKE DETECTOR CEILING MOUNT
EXIT	EXIT LIGHTED SIGN
EXIT	EXIT BATTERY BACKUP EMERGENCY LAMPS
EXIT	BATTERY BACKUP EMERGENCY LAMPS
FL	EMERGENCY FLASHER
PS	MANUAL PULL STATION
FS	FIRE SUPPRESSION SYSTEM

EXTERIOR DOOR SCHEDULE										
NUMBER	TYPE	SIZE	WALL TYPE	SWING	DOOR MATERIAL	FRAME MATERIAL	WOOD BUCKS	HARDWARE	NOTES	FIRE RATING
201	DBL. HINGED/SINGLE GLAZED	6'0"x6'8"	MASONRY	OUT/DBL.	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
202	DBL. SLIDING GLASS DOOR	8'0"x6'8"	MASONRY	N/A		VINYL	NONE	SLIDE CATCH/SAFETY PIN	TEMP GLASS/WHETHER STRIPS	N/A
203	DBL. SLIDING GLASS DOOR	8'0"x6'8"	MASONRY	N/A	VINYL	VINYL	NONE	SLIDE CATCH/SAFETY PIN	TEMP GLASS/WHETHER STRIPS	N/A
204	DBL. SLIDING GLASS DOOR	8'0"x6'8"	MASONRY	N/A	VINYL	VINYL	NONE	SLIDE CATCH/SAFETY PIN	TEMP GLASS/WHETHER STRIPS	N/A
205	DBL. SLIDING GLASS DOOR	8'0"x6'8"	MASONRY	N/A	VINYL	VINYL	NONE	SLIDE CATCH/SAFETY PIN	TEMP GLASS/WHETHER STRIPS	N/A
206	HINGED/6 PANEL	3'0"x6'8"	FRAME	RIGHT	FIBERGLASS	VINYL	NONE	LOCKING LEVER	WHETHER STRIPS	2 HOUR
207	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
208	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT/IN	FIBERGLASS	VINYL		LOCKING LEVER	WHETHER STRIPS	N/A
209	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
210	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT	FIBERGLASS	VINYL	WOOD	LOCKING LEVER	WHETHER STRIPS	2 HOUR
211	HINGED/6 PANEL	3'0"x6'8"	MASONRY	RIGHT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
212	HINGED/6 PANEL	3'0"x6'8"	FRAME	RIGHT	FIBERGLASS	VINYL		LOCKING LEVER	WHETHER STRIPS	2 HOUR
213	HINGED/6 PANEL	3'0"x6'8"	FRAME	LEFT	FIBERGLASS	VINYL		LOCKING LEVER	WHETHER STRIPS	N/A
214	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
215	HINGED/6 PANEL	3'0"x6'8"	MASONRY	RIGHT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
216	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT	FIBERGLASS	VINYL	WOOD	LOCKING LEVER	N/A	N/A
217	HINGED/6 PANEL	3'0"x6'8"	MASONRY	RIGHT/IN	FIBERGLASS	VINYL	WOOD	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
218	HINGED/SINGLE GLAZED	2'8"x6'8"	MASONRY	LEFT/OUT	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
219	HINGED/SINGLE GLAZED	2'8"x6'8"	FRAME	LEFT/OUT	FIBERGLASS	VINYL		LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
220	HINGED/SINGLE GLAZED	2'8"x6'8"	FRAME	RIGHT/OUT	FIBERGLASS	VINYL		LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
221	HINGED/SINGLE GLAZED	2'8"x6'8"	MASONRY	RIGHT/OUT	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
222	HINGED/6 PANEL	3'0"x6'8"	FRAME	RIGHT	FIBERGLASS	VINYL	NONE	LOCKING LEVER	N/A	N/A
223	HINGED/6 PANEL	3'0"x6'8"	FRAME	LEFT	FIBERGLASS	VINYL		LOCKING LEVER	N/A	N/A
224	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT/IN	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
225	HINGED/6 PANEL	3'0"x6'8"	MASONRY	RIGHT/IN	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
226	HINGED/6 PANEL	3'0"x6'8"	MASONRY	LEFT	FIBERGLASS	VINYL	NONE	LOCKING LEVER	N/A	N/A
227	HINGED/6 PANEL	3'0"x6'8"	MASONRY	RIGHT/IN	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	WHETHER STRIPS	2 HOUR
228	HINGED/SINGLE GLAZED	2'8"x6'8"	MASONRY	LEFT/OUT	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
229	HINGED/SINGLE GLAZED	2'8"x6'8"	FRAME	LEFT/OUT	FIBERGLASS	VINYL		LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
230	HINGED/SINGLE GLAZED	2'8"x6'8"	FRAME	RIGHT/OUT	FIBERGLASS	VINYL		LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A
231	HINGED/SINGLE GLAZED	2'8"x6'8"	MASONRY	RIGHT/OUT	FIBERGLASS	VINYL	NONE	LOCKING LEVER/DEAD BOLT	TEMP GLASS/WHETHER STRIPS	N/A

2ND FLOOR LIFE SAFETY PLAN

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2939 NW 39th Place
Gainesville, FL 32605
(352) 359-1962



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FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

OWNER:
TED
BARNHILL

PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 1.8
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:

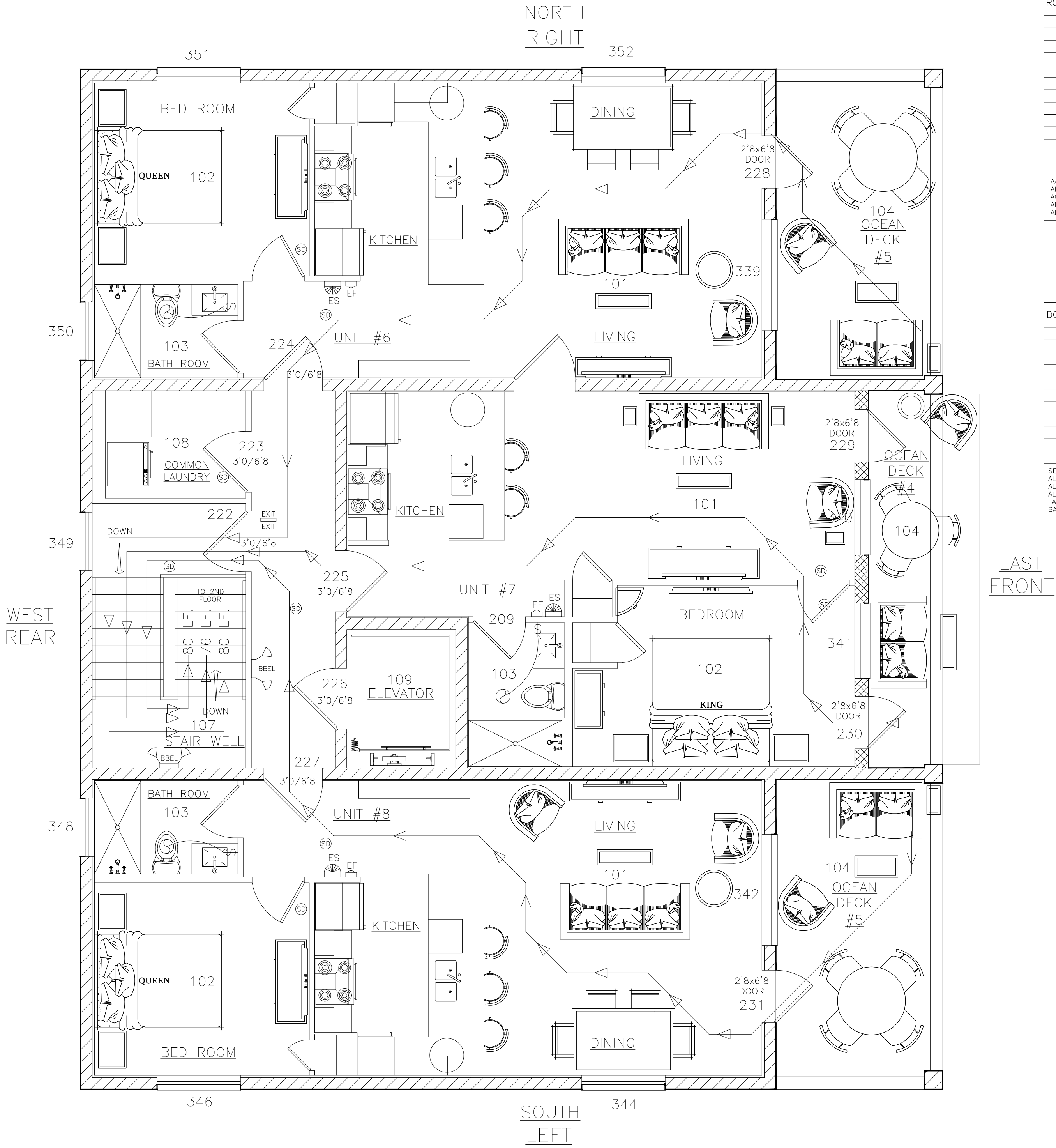
1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:

16

SCALE: 1/4" = 1 FOOT

WINDOW SCHEDULE						
NUMBER	TYPE	SIZE	WALL TYPE	FRAME MATERIAL	WOOD BUCKS	NOTES
303	FIXED GLASS	6'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
304	FIXED GLASS	6'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
307	FIXED GLASS	4'0x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
308	CASEMENT	2'0x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
309	FIXED GLASS	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
311	DBL. HUNG	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
313	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	TEMP GLASS
314	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	TEMP GLASS
315	DBL. HUNG	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
317	FIXED	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
319	CASEMENT	2'0x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
320	FIXED GLASS	4'0x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
322	FIXED	6'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
323	SGL. HUNG	4'0x4'0	MASONRY SET IN FRAME	VINYL	3/4 BEVELED	IMPACT GLASS
324	SGL. HUNG	4'0x4'0	MASONRY SET IN FRAME	VINYL	3/4 BEVELED	IMPACT GLASS
326	FIXED	6'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
327	FIXED	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
329	DBL. HUNG	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
331	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	TEMP GLASS
332	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	TEMP GLASS
333	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	TEMP GLASS
336	FIXED	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
339	FIXED	6'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
340	FIXED	4'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
341	FIXED	4'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
342	FIXED	2'0x6'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
344	FIXED	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
346	DBL. HUNG	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
348	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
349	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
350	DBL. HUNG	3'0x4'0	MASONRY	VINYL	3/4 BEVELED	IMPACT GLASS
351	DBL. HUNG	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS
352	FIXED	4'4x4'0	MASONRY	VINYL	3/4 BEVELED	GLASS



ROOM FINISH SCHEDULE							
ROOM #	FLOOR	WALLS	CEILING	BASE MOLDING	CHAIR MOLDING	CEILING MOLDING	CEILING BEAMS
101	AD	AH BC	AH BC	AE			
102	AD	AH BC	AH BC	AF			
103	AD	AH BC	AH BC	AF			
104	AD	AH BC	AH BC	AE			
105	AD	AH BC	AH BC	AE			
106	AD	AH BC	AH BC	AF			
107	AD	AB BC	AH BC	AF			
108	AD	AB BC	AH BC	AF			
109	AD	AM	AH BC	AF			
110	AD	AB BC	AH BC	AF			
AA CONCRETE AB MASONRY AC CARPET AD TILE AE VINYL						AF WOOD AG BRICK/PAVERS AH DRYWALL AI STUCCO AJ SUSPENDED CLG	AK KNOCKDOWN AL WALL PAPER AM MIRROR AN CORK BA EXPOSED BB CLEAR SEALED BC PAINTED BD STAINED BE FAUX FINISH

DOOR SCHEDULE						
DOOR #	DOOR	FRAME	HARD-WARE	AA WOOD SOLID AB WOOD HOLLOW AC STEEL AD ALUMINUM AE VINYL AF FIBERGLASS AG GLASS AH WOOD	BA LOCK SET BB PASSAGE SET BC DEAD BOLT BD PANIC DEVICE BE DOOR CLOSURE BF KICK PLATE BG PUSH PULL BH ONE WAY LOCK BI SLIDE CATCH	
201	AF AG	AE	BA BC			
202	AF AG	AE	BA BC			
203	AF	AE	BA BC			
204	AF	AE	BA BH			
205	AF	AE	BA BC			
206	AF	AE	BC BD			
207	AF	AE	BC BD			
208	AF AG	AE	BI			
209	AB	AA	BB			
210	AB	AA	BB			
211	AB	AA	BB			
SEE FLOOR PLAN FOR DOOR SIZES ALL DOORS ARE TO HAVE LEVER TYPE HANDLES (NO ROUND HANDLES). ALL EXTERIOR DOORS SHALL BE OPENABLE FROM THE INSIDE WITH OUT THE USE OF A KEY. ALL EXTERIOR DOORS SHALL HAVE WEATHERPROOF DOOR THRESHOLDS. LABELLED-RATED DOORS WITH VISION PANELS BE 1/4" TEMPERED GLASS. BATHROOM DOORS MUST ALLOW FOR OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED						

EAST FRONT

LIFE SAFETY SYMBOLS	
	WALL MOUNT FIRE EXTINGUISHER 3a:40bc
	SMOKE DETECTOR CEILING MOUNT
	EXIT LIGHTED SIGN
	EXIT BATTERY BACKUP EMERGENCY LAMPS
	BATTERY BACKUP EMERGENCY LAMPS
	EMERGENCY FLASHER
	MANUAL PULL STATION
	FIRE SUPPRESSION SYSTEM

Cory A. Brockett, PE
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Gainesville, FL 32605
(352) 359-1962

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(ALL CONTRACTORS & SUB-CONTRACTORS)
UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

**VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION**

**OWNER:
TED
BARNHILL**
PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR

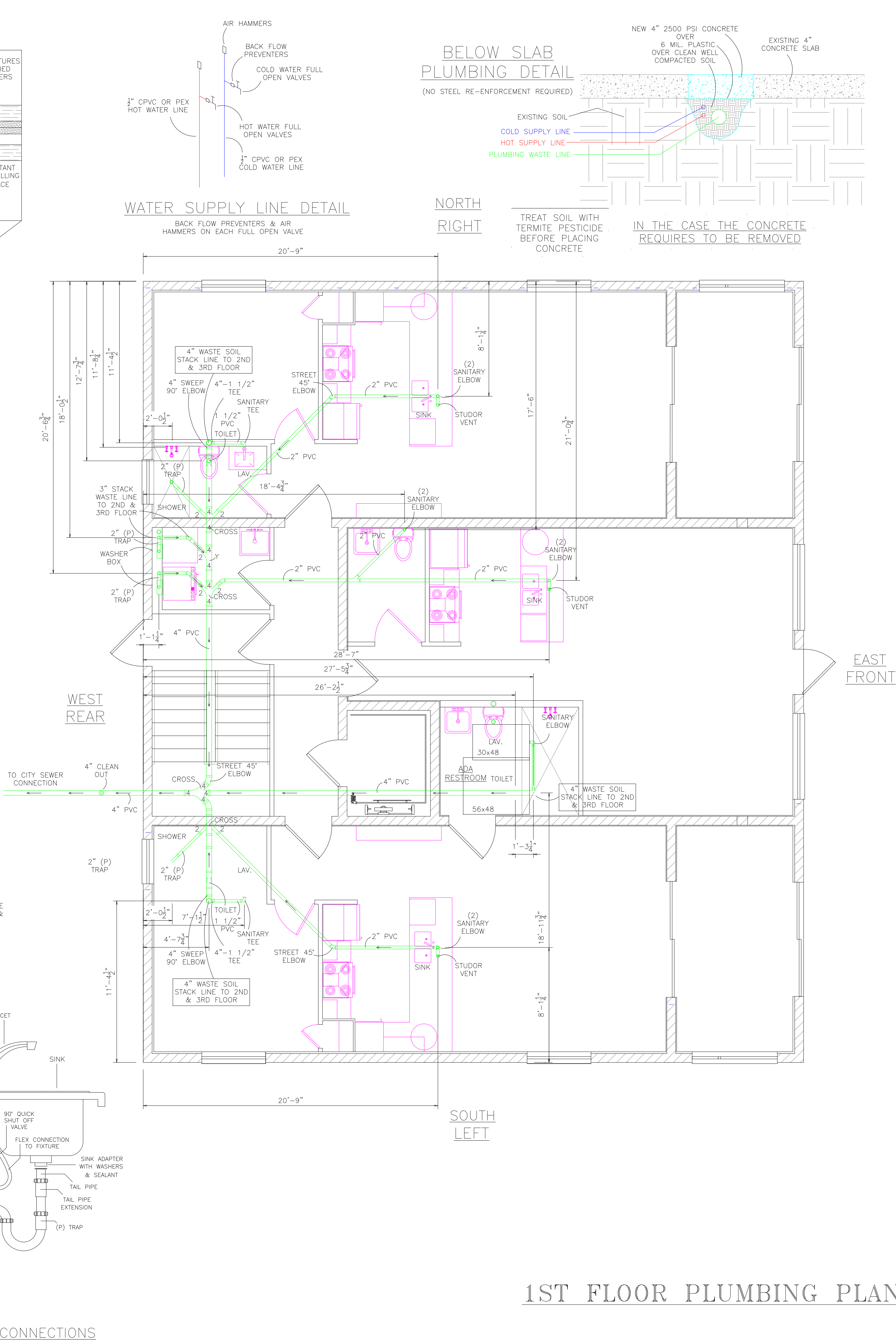
ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:

1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:
17
SCALE: 1/4" = 1 FOOT



SCALE: $\frac{1}{4}" = 1$ FOOT

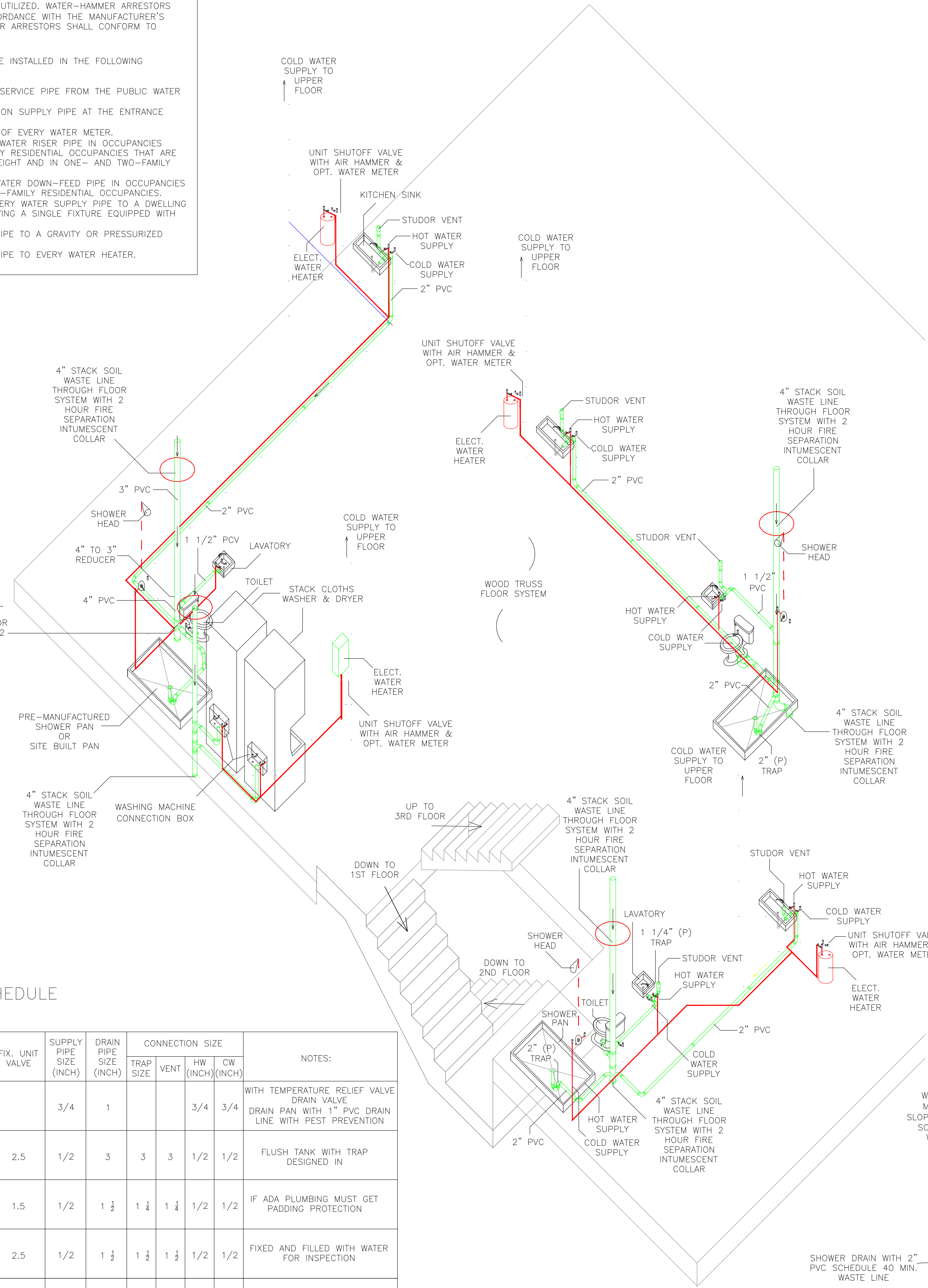
PLUMBING NOTES

TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F (43°C). THIS PROVISION SHALL NOT SUPERSEDE THE REQUIREMENT FOR PROTECTIVE SHOWER VALVES IN ACCORDANCE WITH SECTION 424.3.

THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

FULL-OPEN VALVES SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

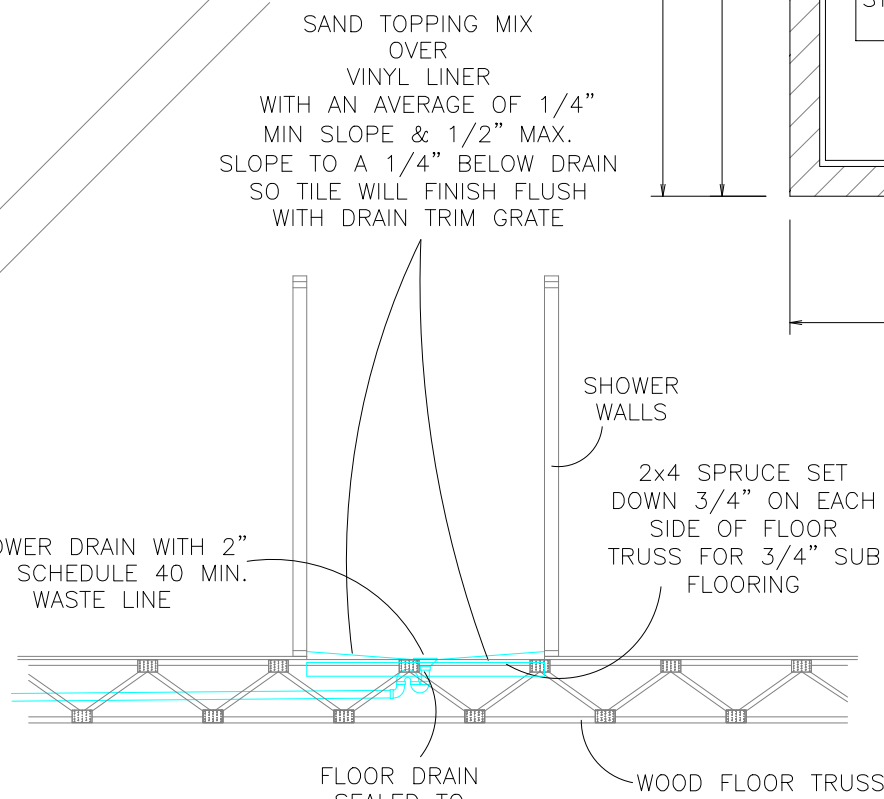
- 1) ON THE BUILDING WATER SERVICE PIPE FROM THE PUBLIC WATER SUPPLY NEAR THE CURB.
- 2) ON THE WATER DISTRIBUTION SUPPLY PIPE AT THE ENTRANCE INTO THE STRUCTURE.
- 3) ON THE DISCHARGE SIDE OF EVERY WATER METER.
- 4) ON THE BASE OF EVERY WATER RISER PIPE IN OCCUPANCIES OTHER THAN MULTIPLE-FAMILY RESIDENTIAL OCCUPANCIES THAT ARE TWO STORIES OR LESS IN HEIGHT AND IN ONE- AND TWO-FAMILY RESIDENTIAL OCCUPANCIES.
- 5) ON THE TOP OF EVERY WATER DOWN-FEED PIPE IN OCCUPANCIES OTHER THAN ONE- AND TWO-FAMILY RESIDENTIAL OCCUPANCIES.
- 6) ON THE ENTRANCE TO EVERY WATER SUPPLY PIPE TO A DWELLING UNIT, EXCEPT WHERE SUPPLYING A SINGLE FIXTURE EQUIPPED WITH INDIVIDUAL STOPS.
- 7) ON THE WATER SUPPLY PIPE TO A GRAVITY OR PRESSURIZED WATER TANK.
- 8) ON THE WATER SUPPLY PIPE TO EVERY WATER HEATER.



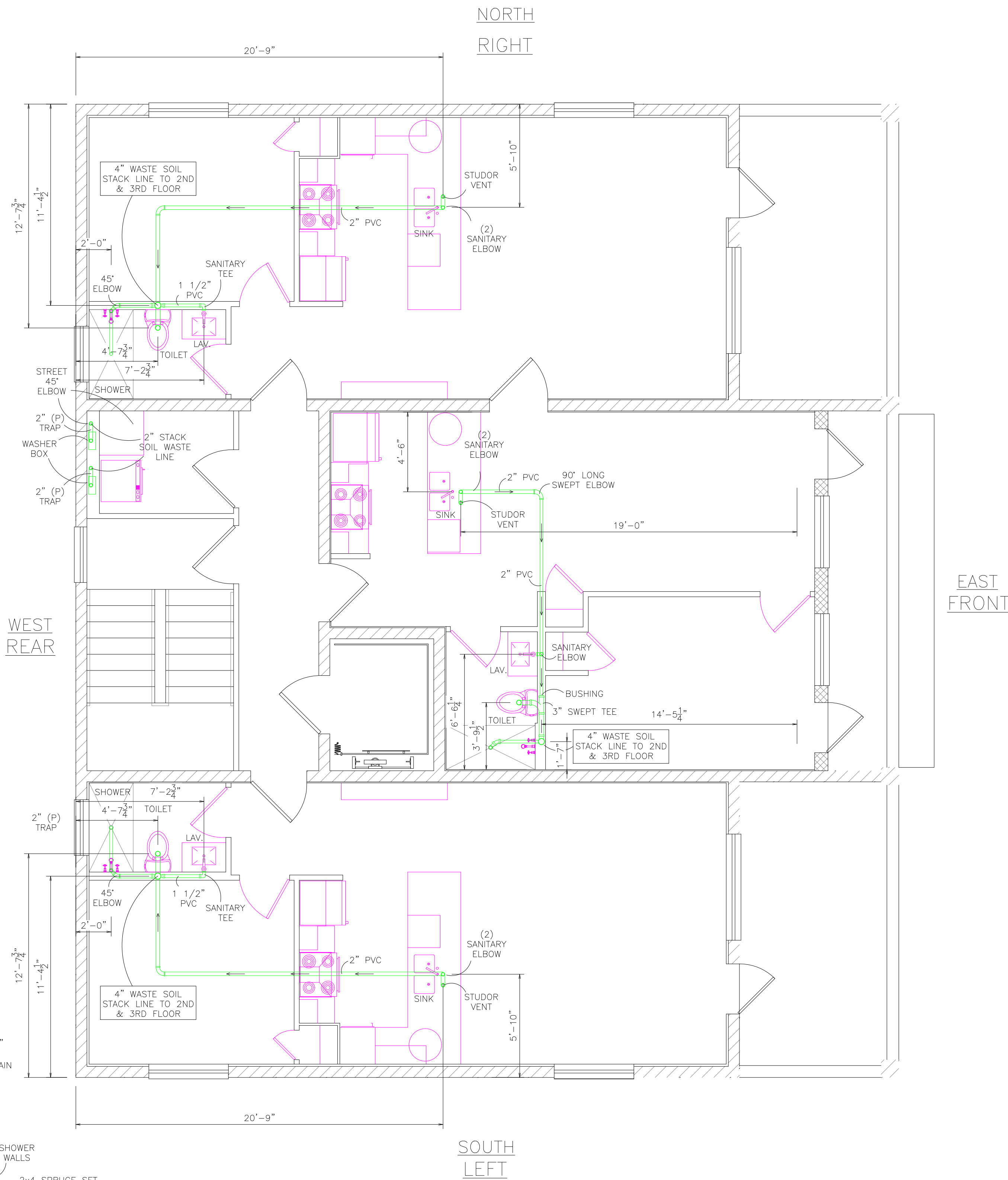
PLUMBING FIXTURE SCHEDULE

FIXTURE TYPE	ABBREV.	OCCUPANCY	QUANTITY	FIX. UNIT VALVE	SUPPLY PIPE SIZE (INCH)	DRAIN PIPE SIZE (INCH)	TRAP SIZE	VENT	HW (INCH)	CW (INCH)	NOTES:
SERVICE WATER HEATER	SWH.	PRIVATE	12		3/4	1			3/4	3/4	WITH TEMPERATURE RELIEF VALVE DRAIN VALVE DRAIN PAN WITH 1" PVC DRAIN LINE WITH PEST PREVENTION
WATER CLOSET	WC	PRIVATE	9	2.5	1/2	3	3	3	1/2	1/2	FLUSH TANK WITH TRAP DESIGNED IN
LAVATORY	LAV.	PRIVATE	9	1.5	1/2	1 1/2	1 1/2	1 1/2	1/2	1/2	IF ADA PLUMBING MUST GET PADDING PROTECTION
SHOWER BATH TUB	SH. BT.	PRIVATE	8	2.5	1/2	1 1/2	1 1/2	1 1/2	1/2	1/2	FIXED AND FILLED WITH WATER FOR INSPECTION
DISH WASHER	DW.	PRIVATE	9	.5	1/2	1	1	1 1/2	1/2	1/2	FIXED APPLIANCE
CLOTHS WASHER	CW.	PRIVATE	9	1.5	1/2	1	2	2	1/2	1/2	NON-FIXED APPLIANCE
KITCHEN SINK	KS.	PRIVATE	9	1.5	1/2	2	2	2	1/2	1/2	WITH ERATOR
			50	87.5							

2ND FLOOR PLUMBING ISOMETRIC PLAN
WASTE LINE PLUMBING PLAN
ALL PIPING TO BE SCHEDULE 40



RECESSED SHOWER DETAIL



2ND FLOOR PLUMBING PLAN



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STRUCTURALLY ADEQUATE FOR

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WIND VELOCITY (MPH): **140**
EXPOSURE CATEGORY: **D**
INTERNAL PRESSURE: **1B**
CONSTRUCTION TYPE: **VB**

CORY A. BROCKETT, PE
LICENSE #74677

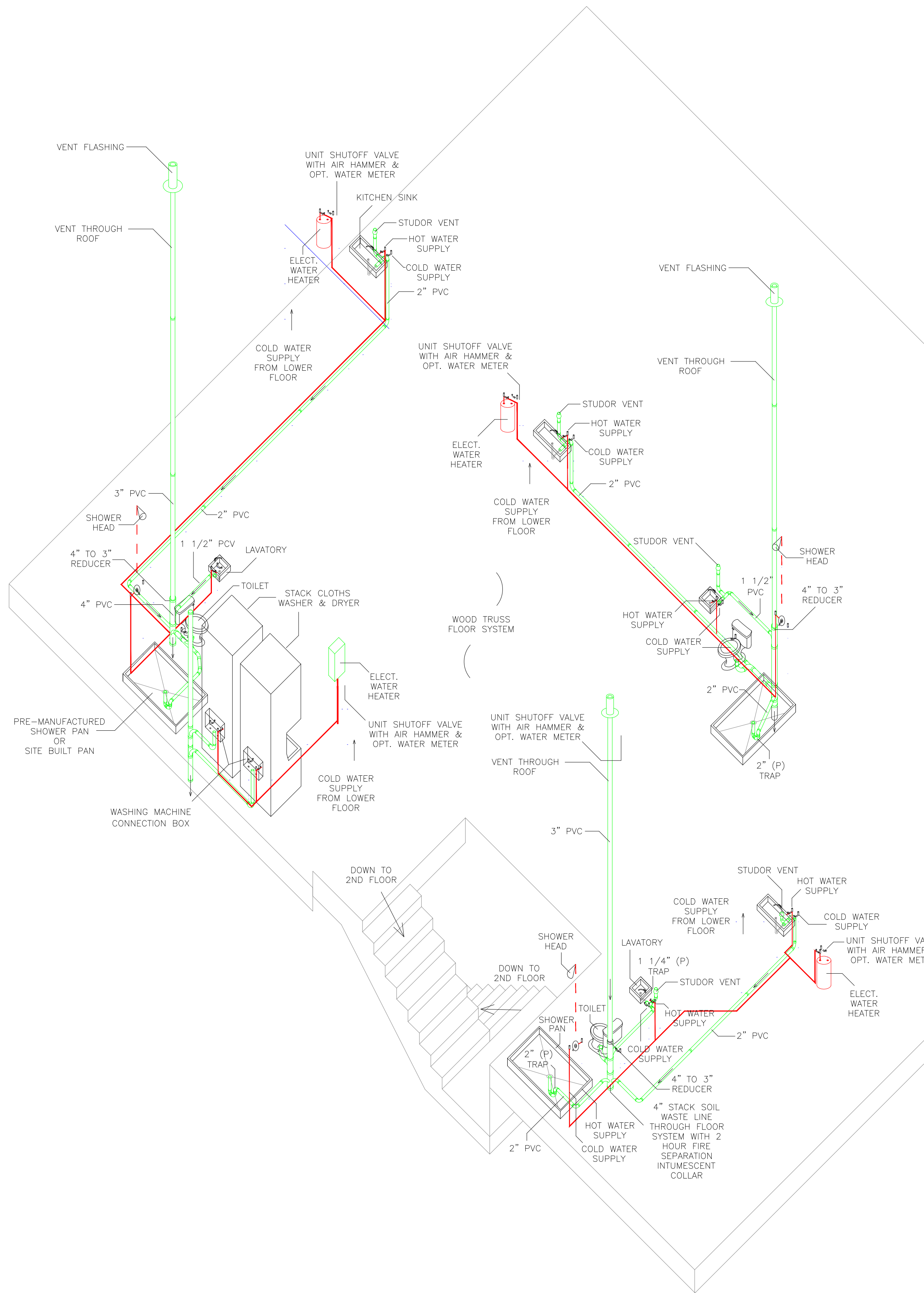
LOCATION:

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32136

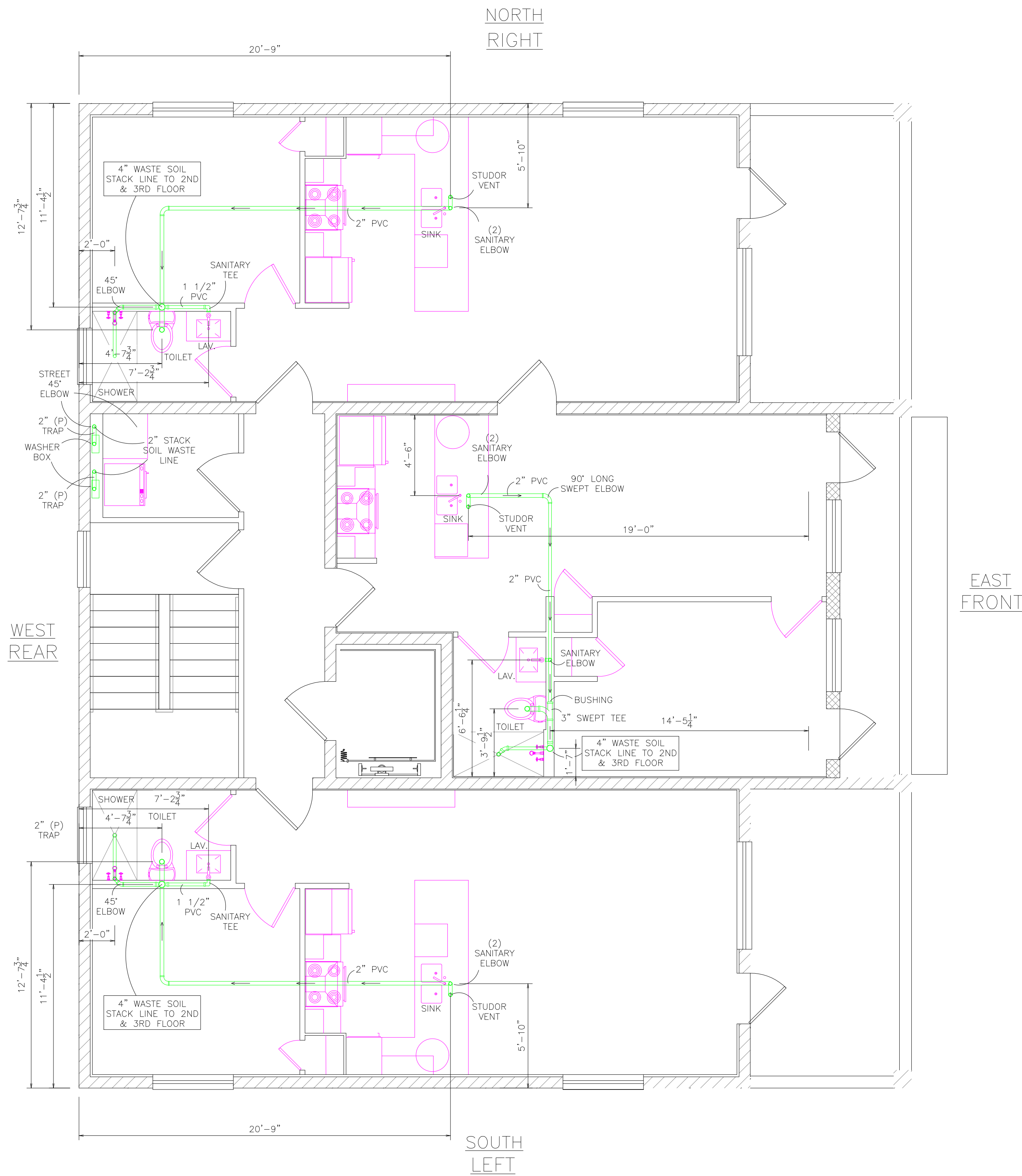
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3RD FLOOR PLUMBING
ISOMETRIC PLAN
WASTE LINE PLUMBING PLAN
ALL PIPING TO BE SCHEDULE 40



3RD FLOOR PLUMBING PLAN



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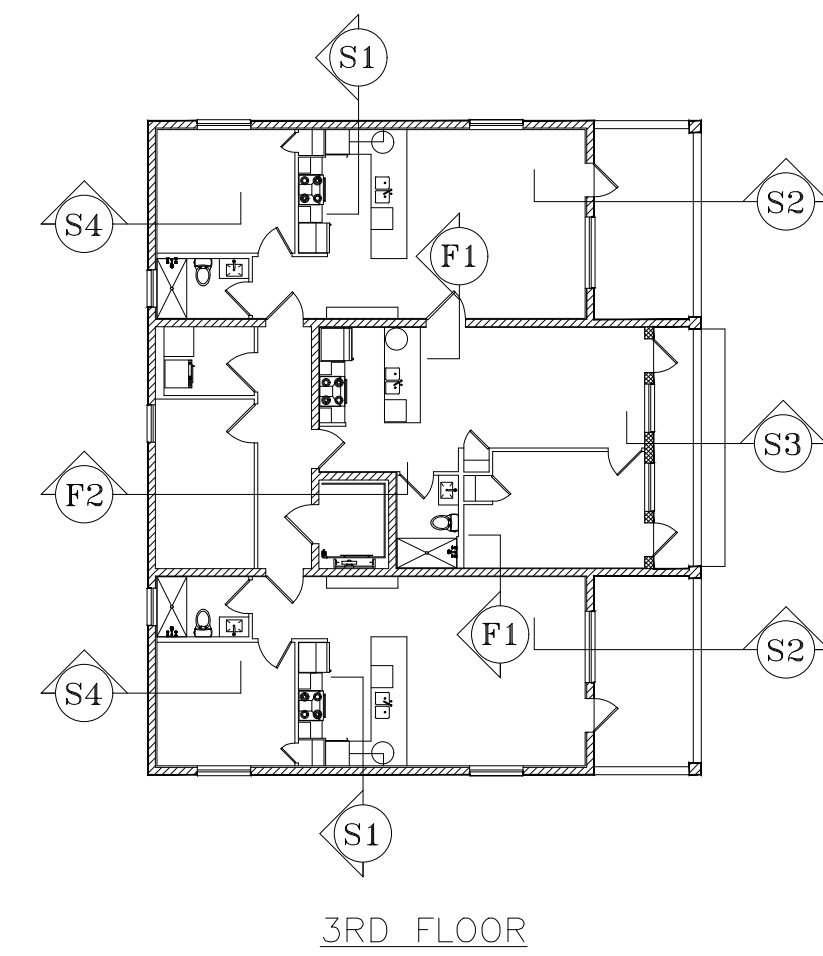
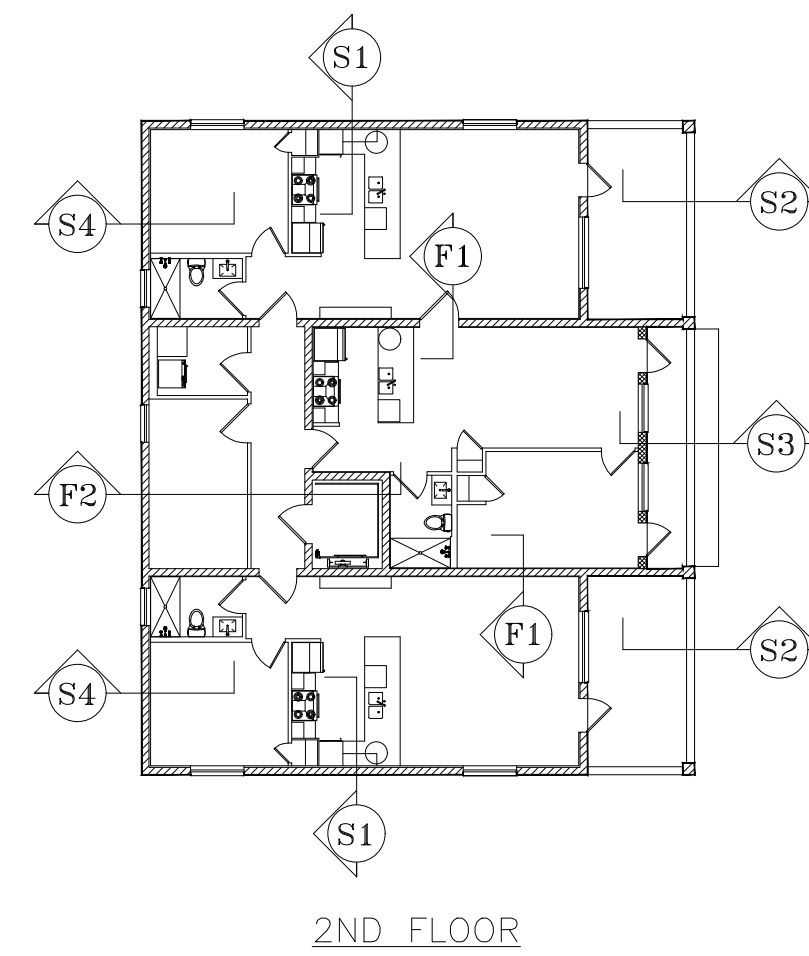
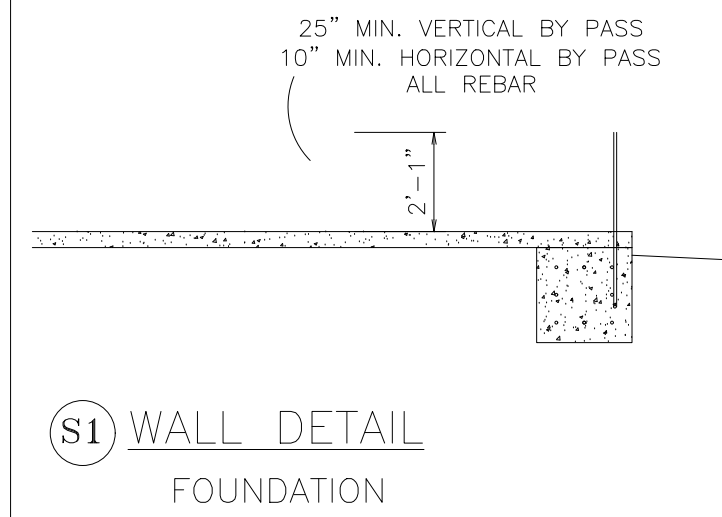
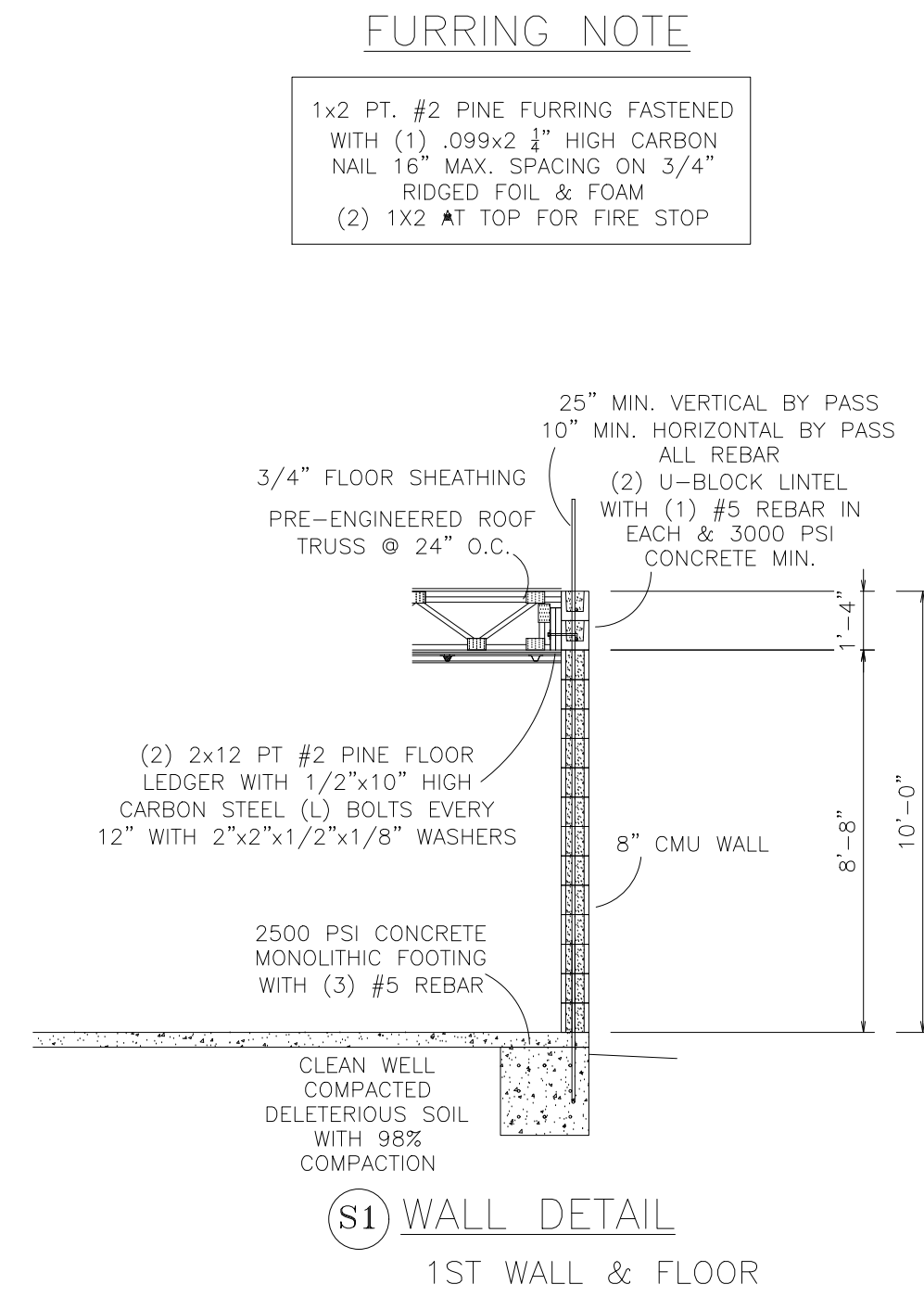
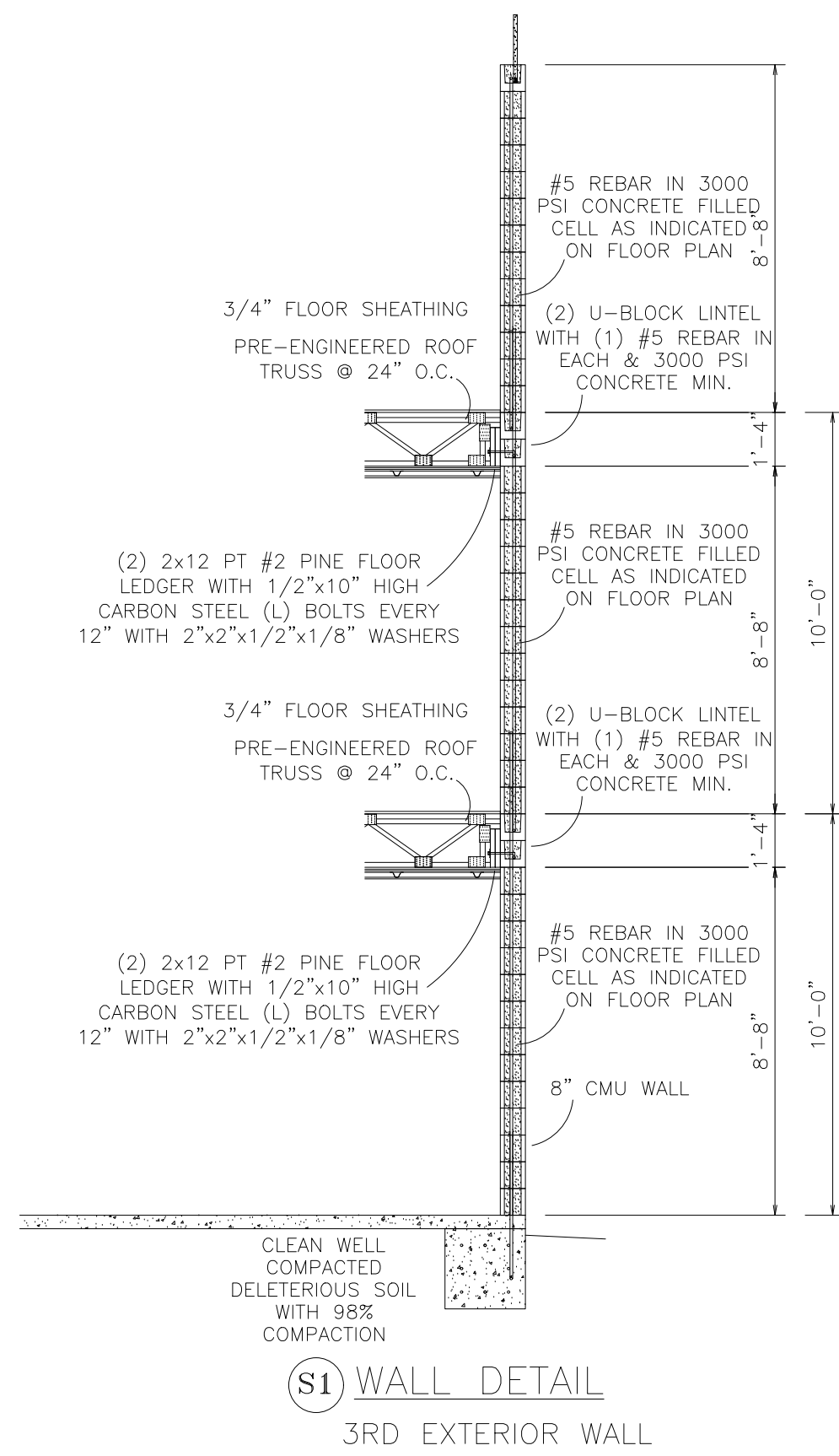
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OWNER: TED BARNHILL	PLAN DATE: 12/26/202
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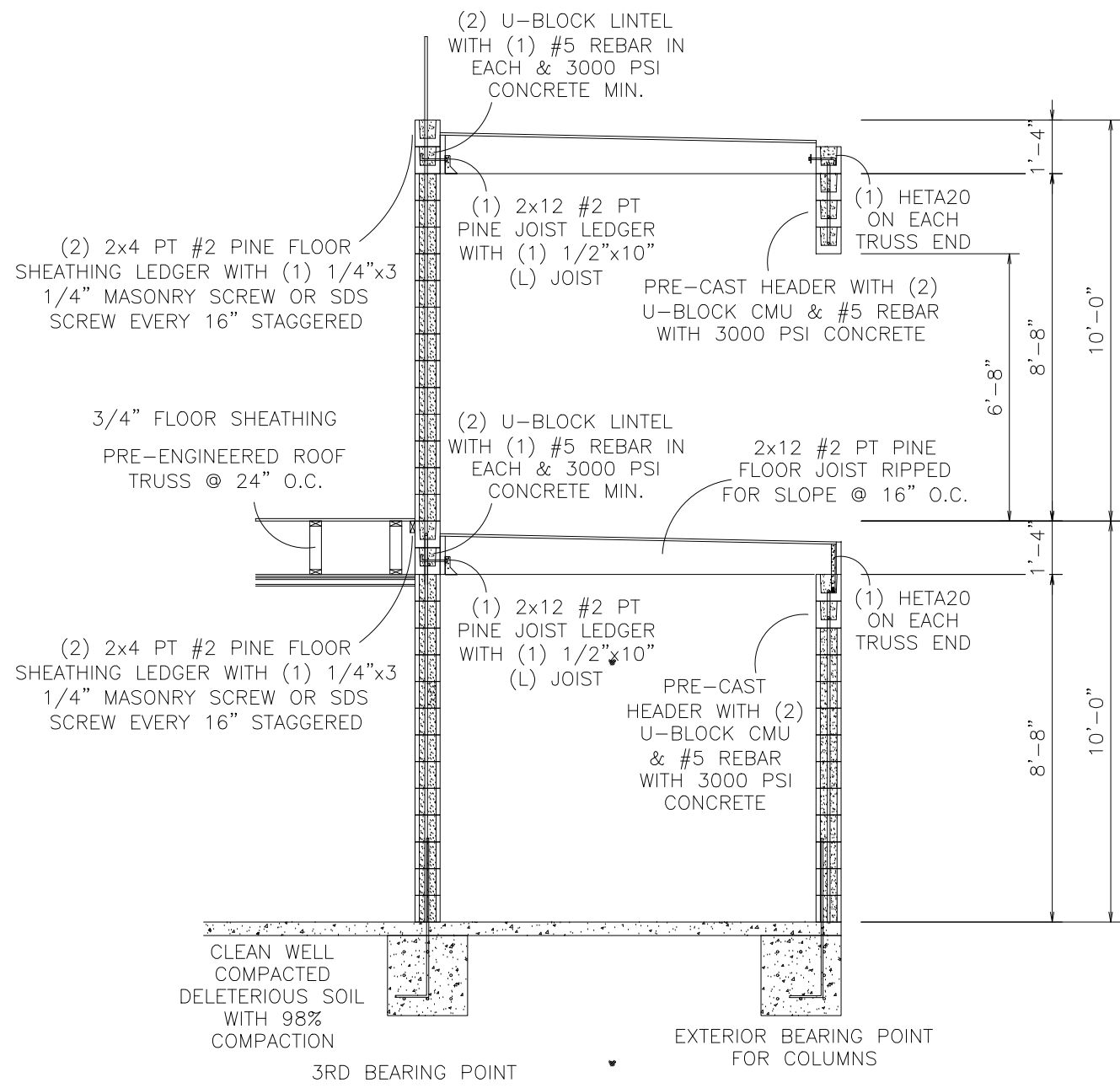
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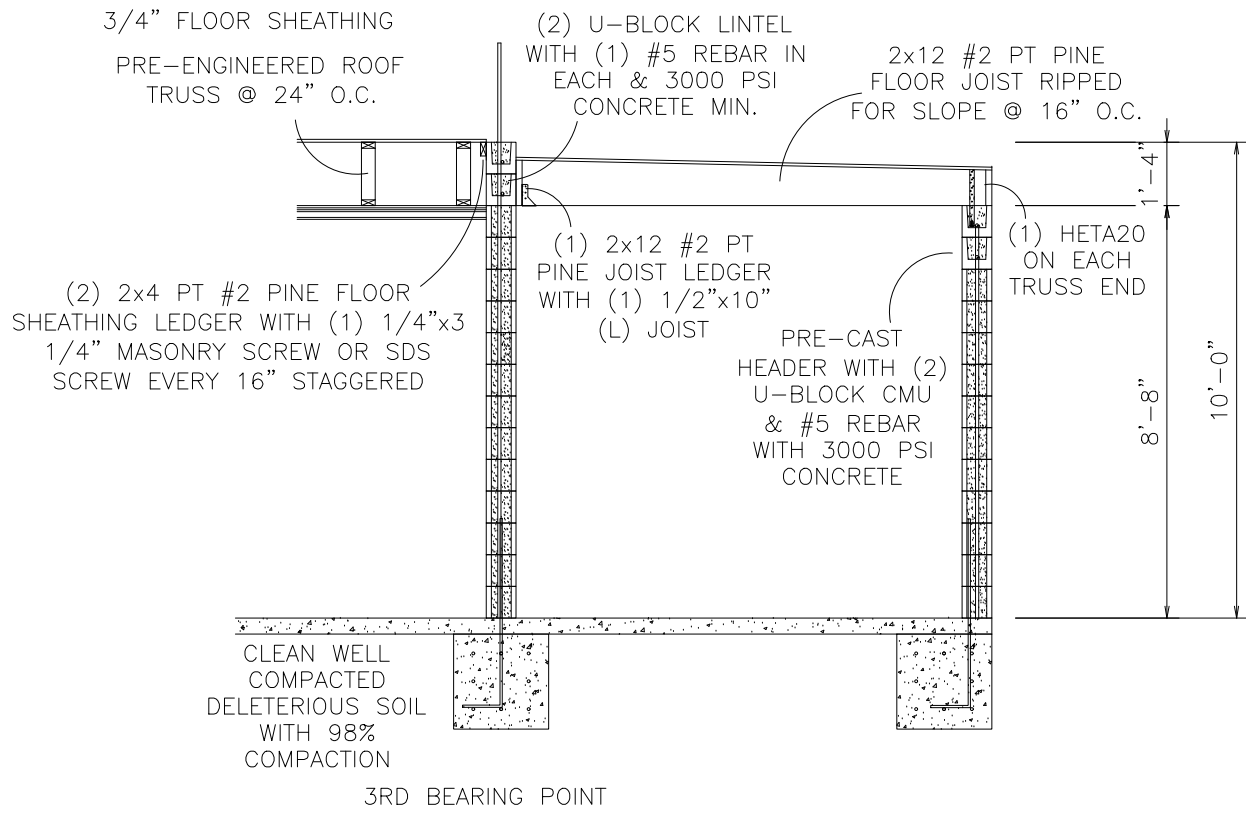
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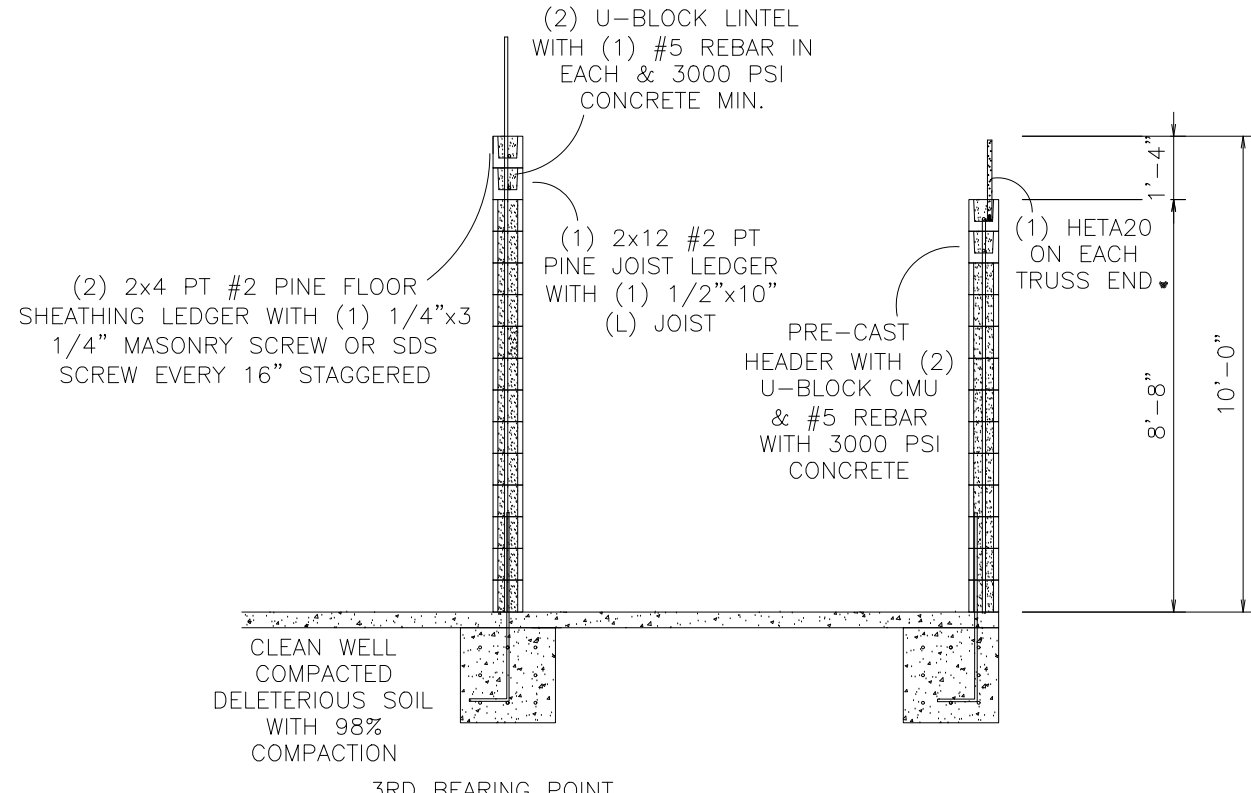
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2ND WALL & BEAM



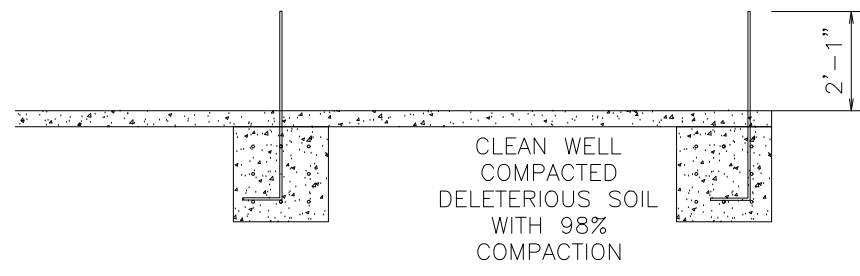
S2 WALL DETAIL

2ND FLOOR



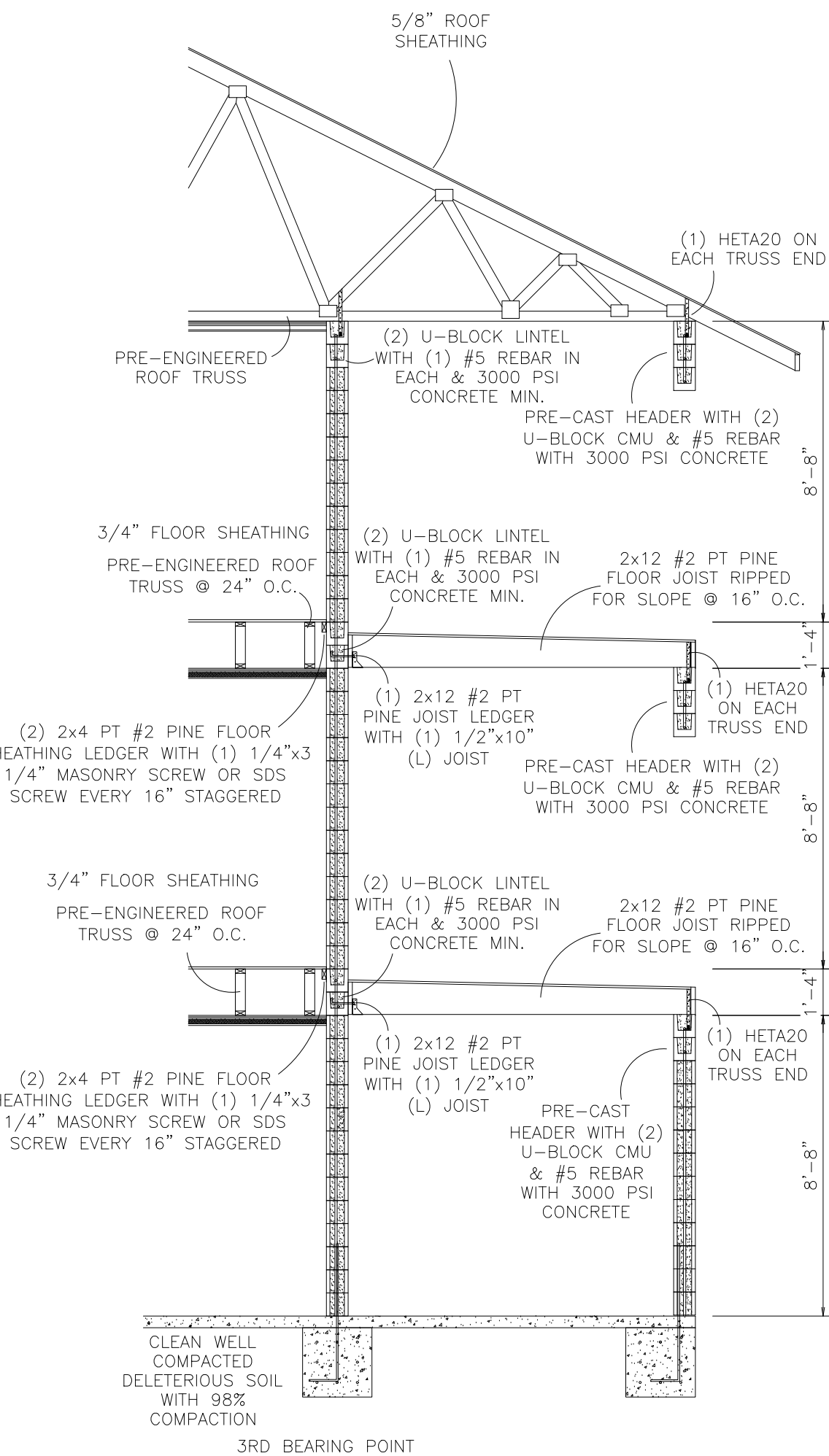
S2 WALL DETAIL

1ST WALL & BEAM



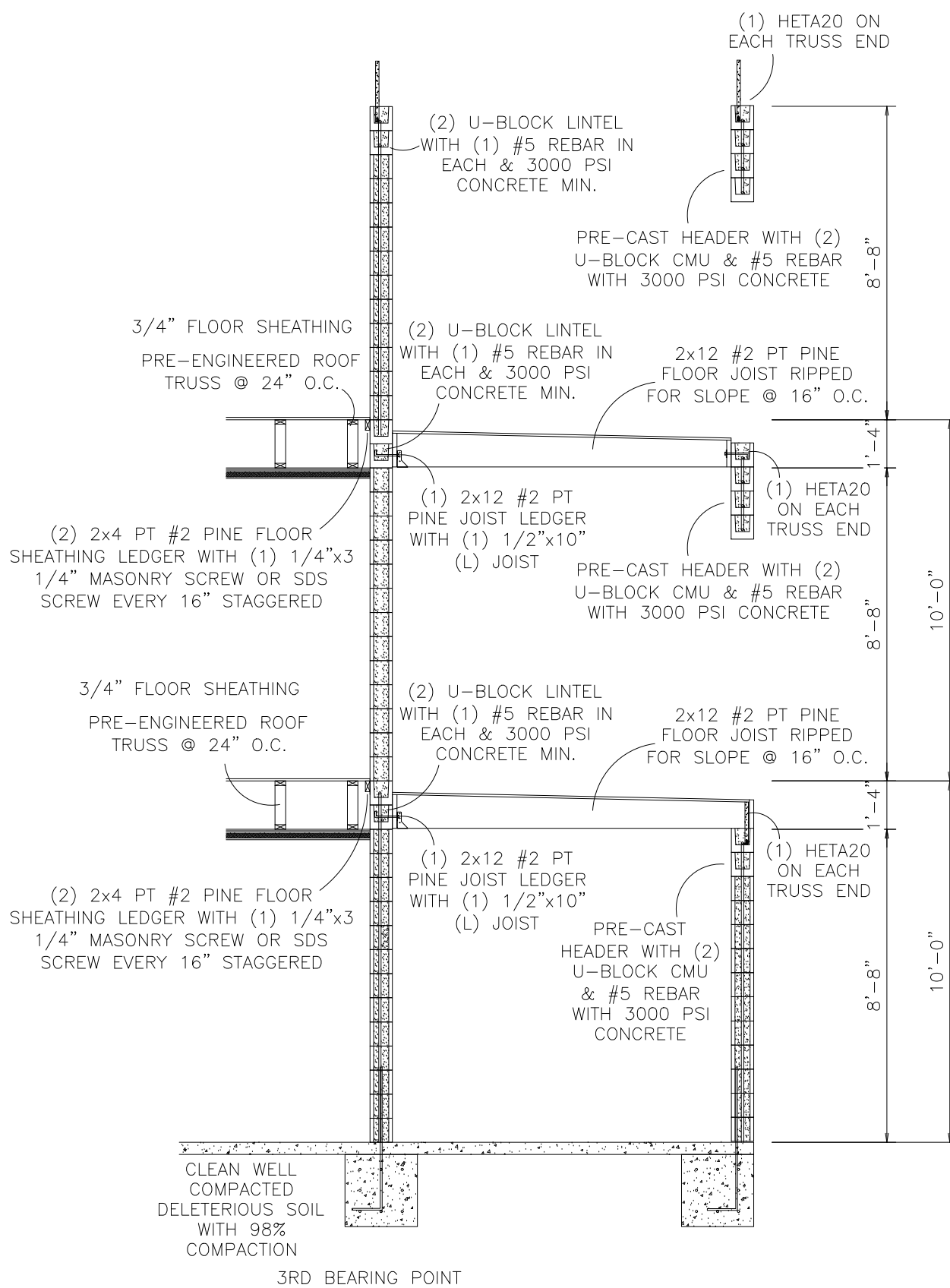
S2 WALL DETAIL

FOUNDATION



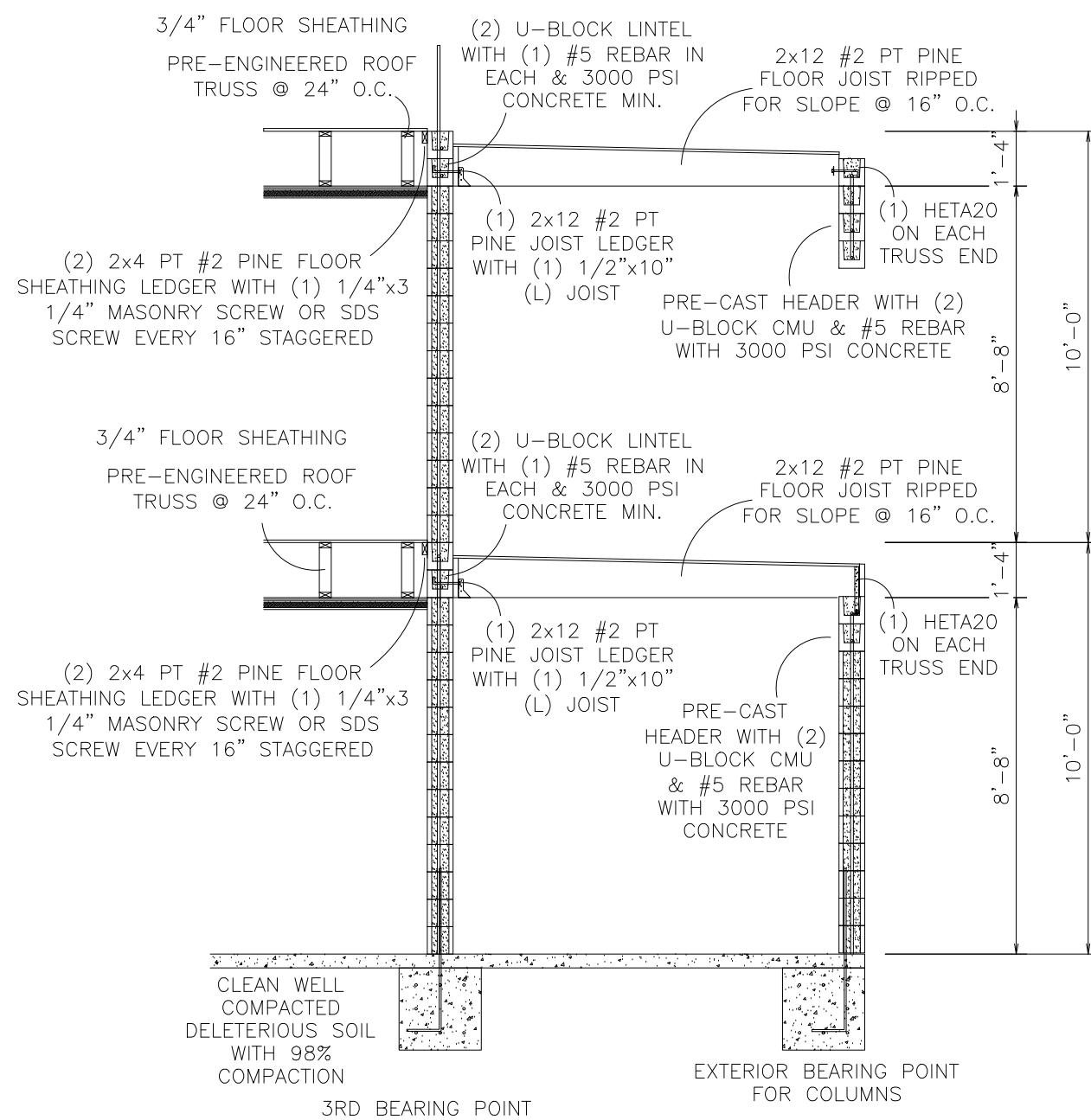
S2 WALL DETAIL

MAIN ROOF



S2 WALL DETAIL

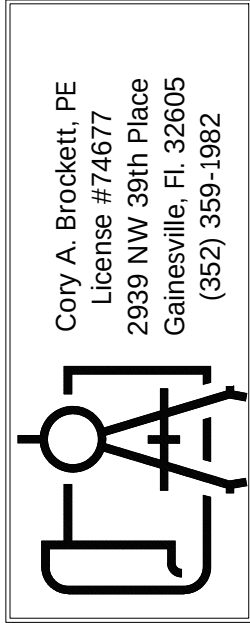
2ND WALL & BEAM



S2 WALL DETAIL

3RD FLOOR

2ND DETAILS



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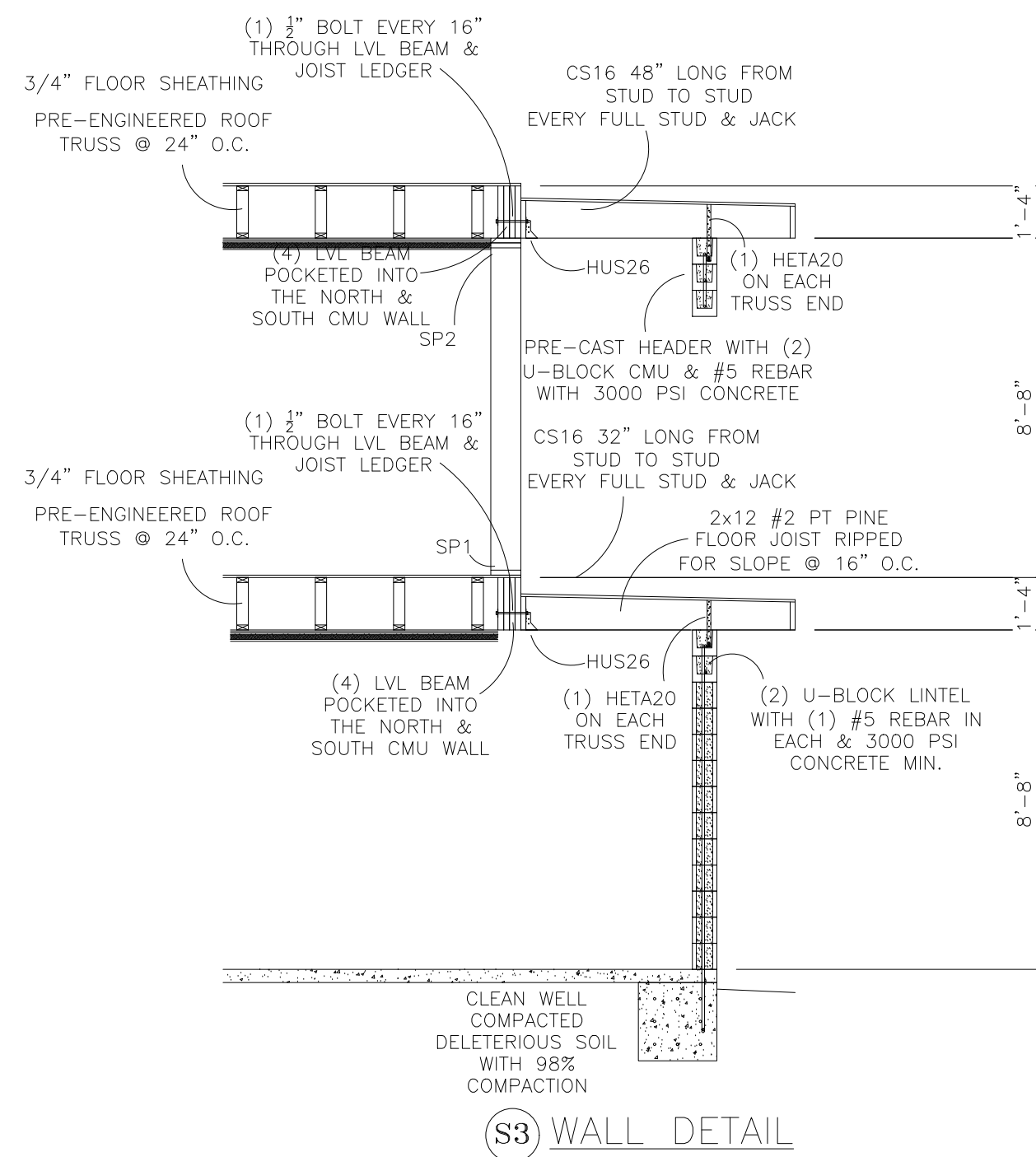
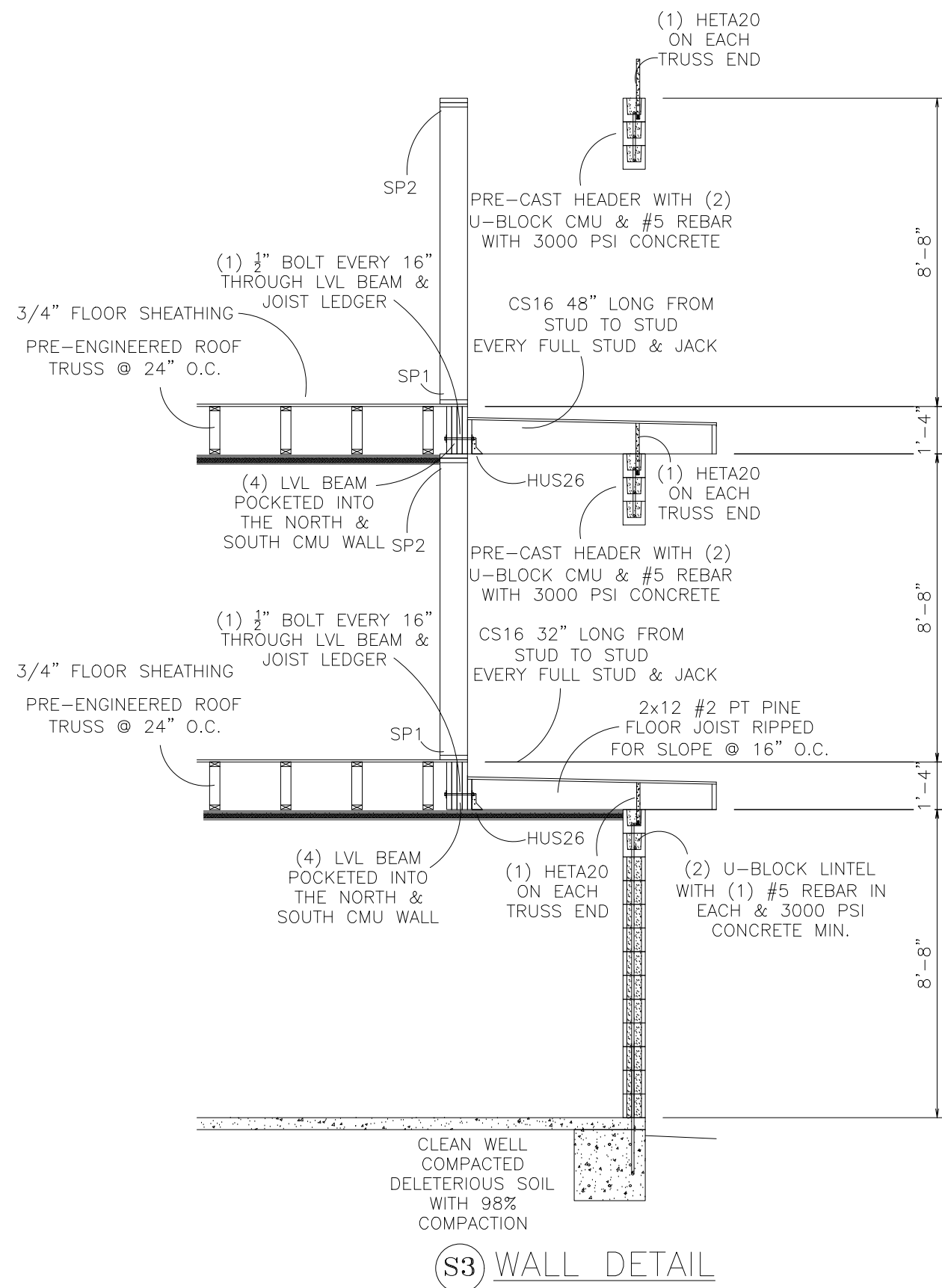
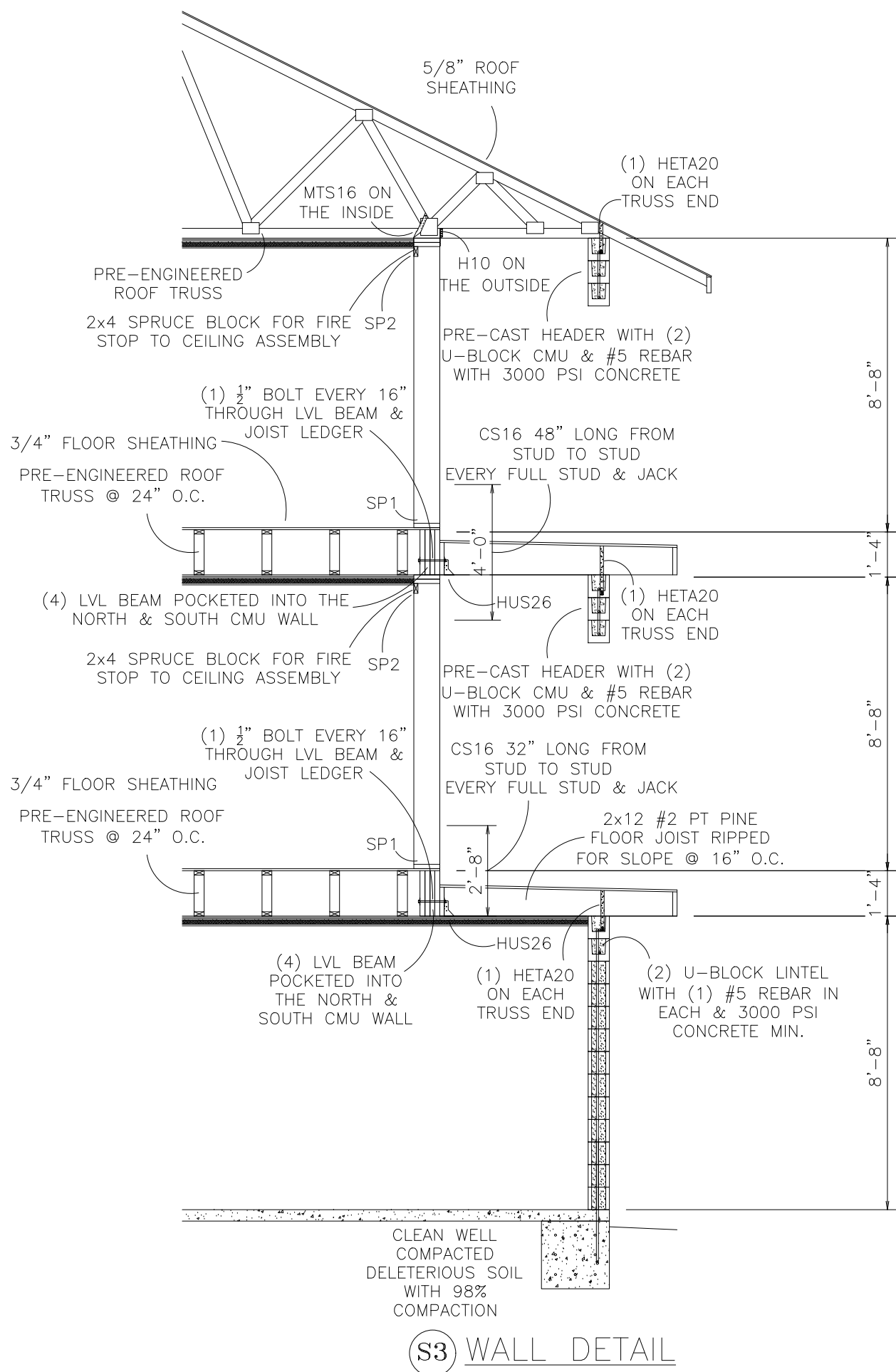
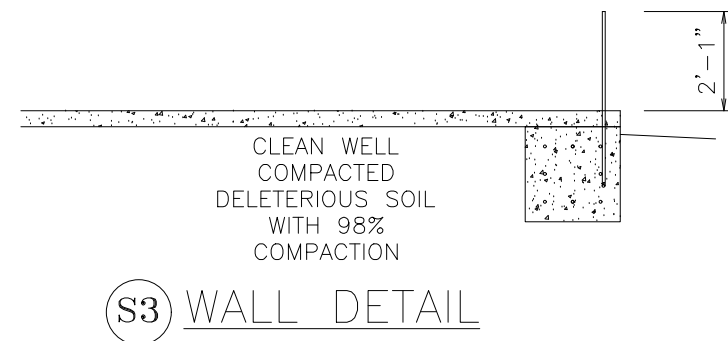
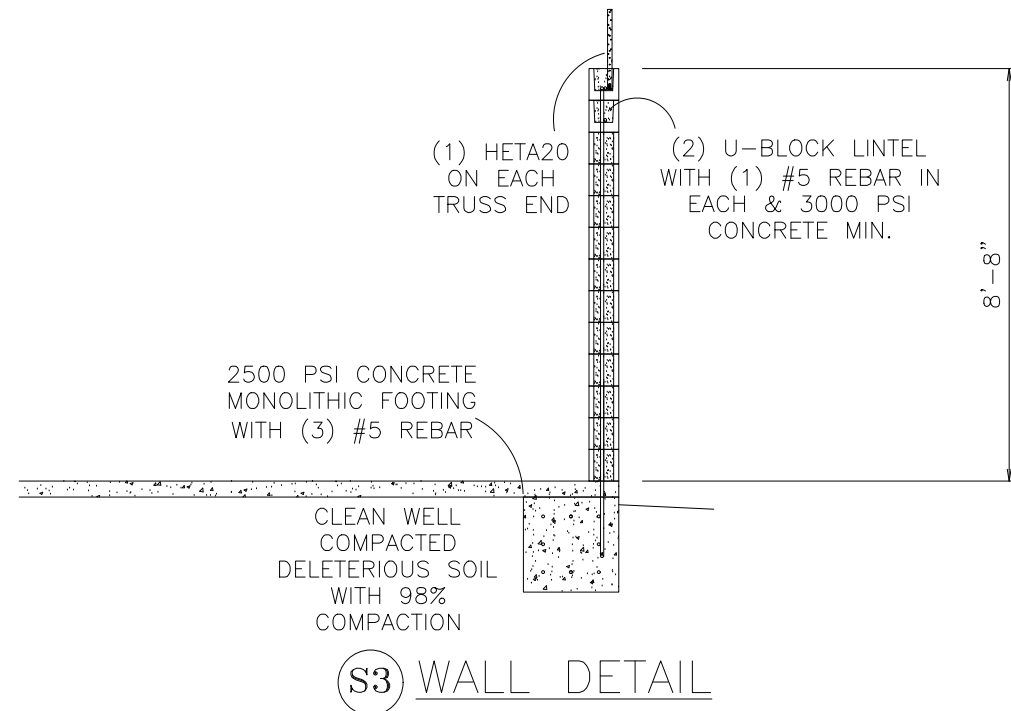
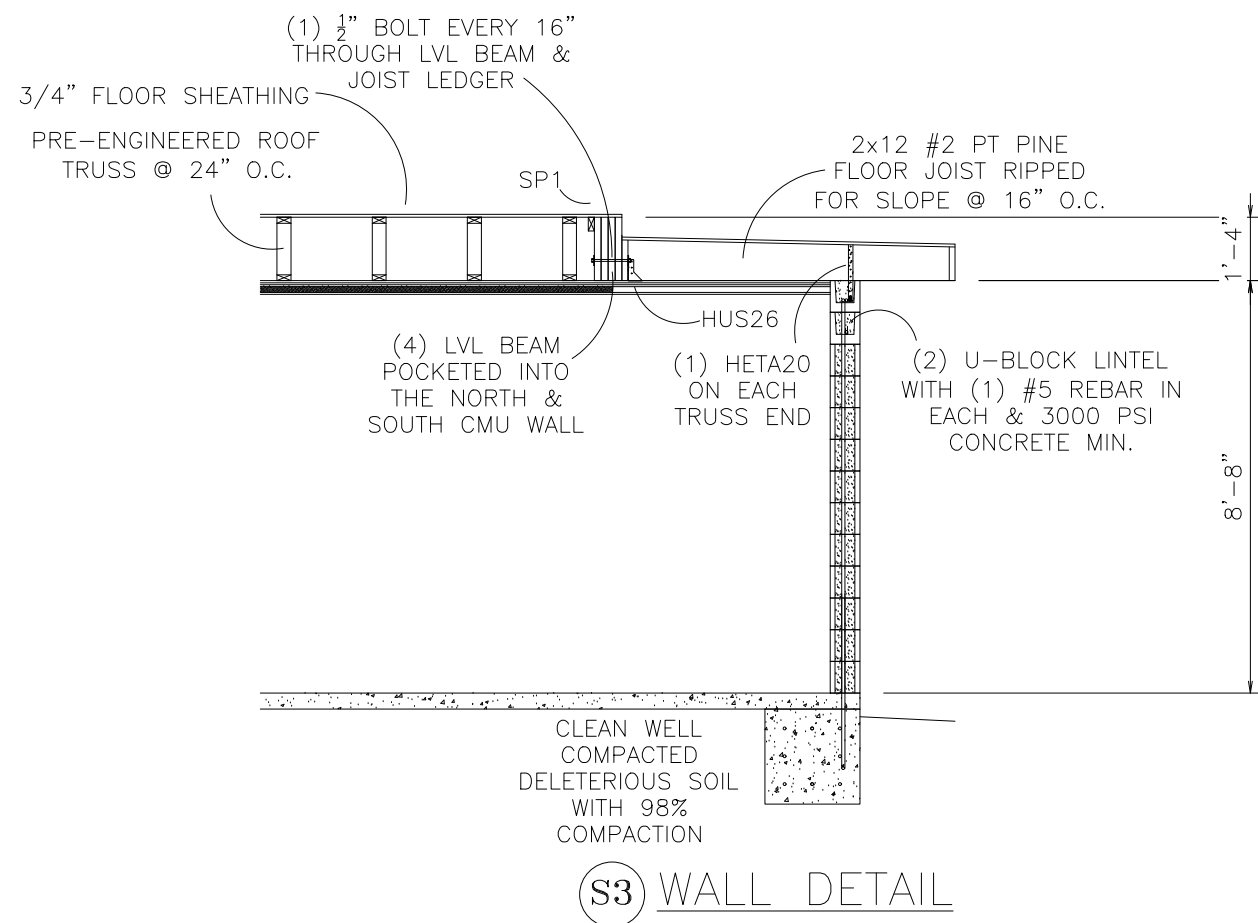
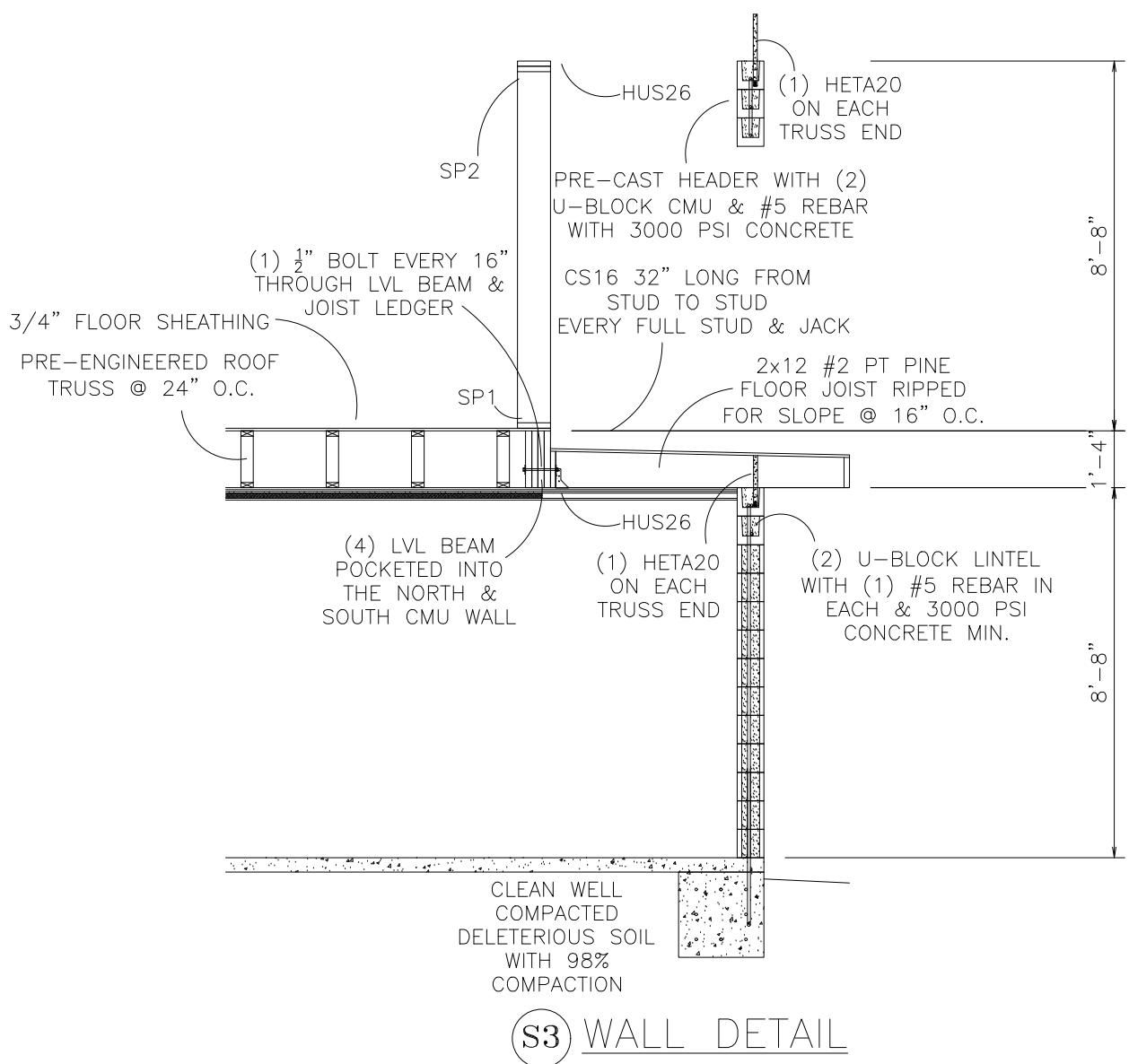
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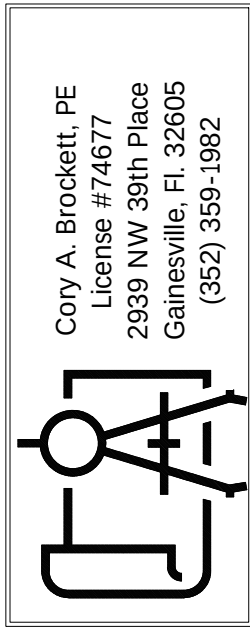
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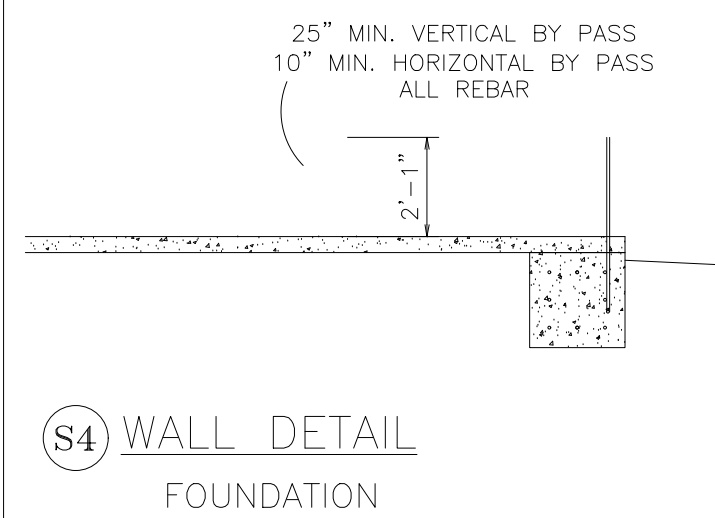
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SCALE: 1/4" = 1 FOOT



4. GYPSUM BOARD 5/8" THICK FIRE RATED WALLBOARD 2 LAYERS APPLIED HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED WITH 6d 1 7/8" NAILS 6" O.C., OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 8d 2 3/8" NAILS 8" O.C.. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE.



THE FIRE-RESISTANCE TIME PERIOD FOR CONCRETE MASONRY UNITS MEETING THE EQUIVALENT THICKNESSES REQUIRED FOR A 2-HOUR FIRE-RESISTANCE RATING IN ITEM 3, AND HAVING A THICKNESS OF NOT LESS THAN 7 5/8" INCHES



4. GYPSUM BOARD 5/8" THICK FIRE RATED WALLBOARD 2 LAYERS APPLIED HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED WITH 6d 1 7/8" NAILS 6" O.C., OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 8d 2 3/8" NAILS 8" O.C.. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE.



SCALE: $\frac{1}{4}$ " = 1 FOOT

5TH DETAILS



UPPER FIREWALL SECTION
UNDERWRITERS LABORATORIES
DESIGN NO. U301
2 HOUR FIREWALL

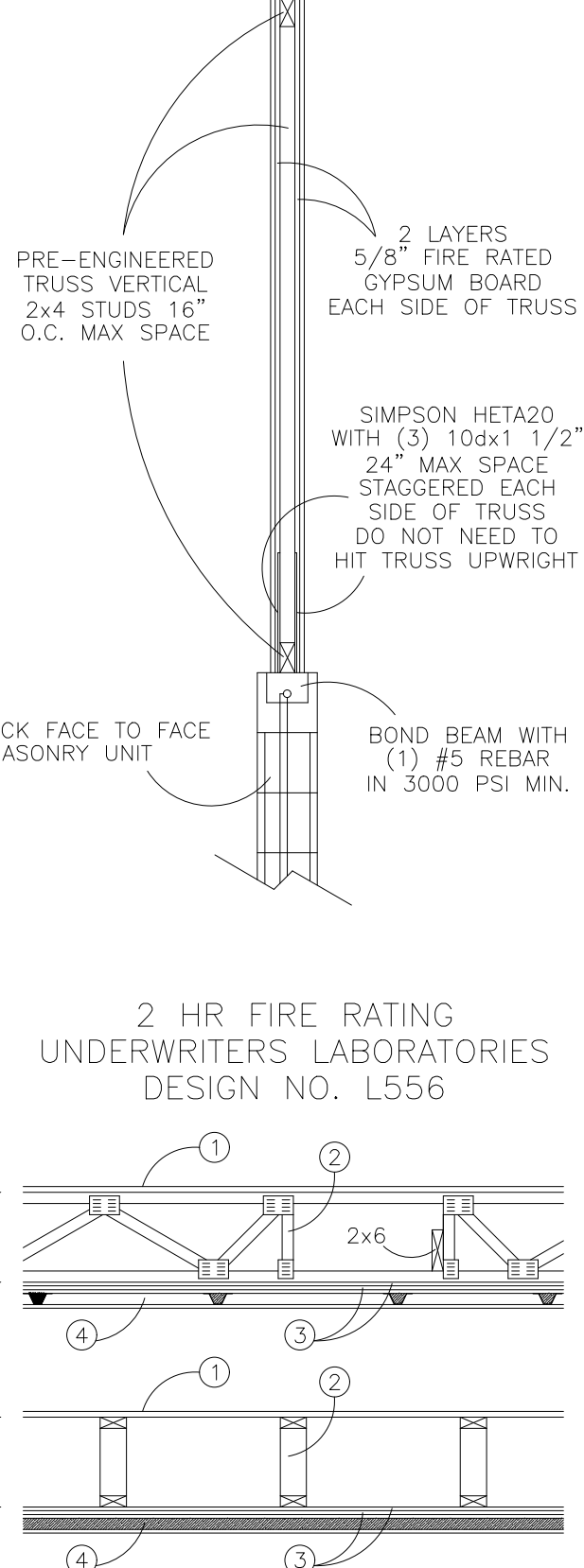
-
- BOND BEAM WITH
(1) #5 REBAR
IN 3000 PSI MIN.
- THICK FACE TO FACE
MASONRY UNIT
- #5 REBAR VERT. REINF
IN 3000 PSI MIN.
- (2) BOND BEAM WITH
(1) #5 REBAR EACH
IN 3000 PSI MIN.
- 2 HR FIRE RATING
UNDERWRITERS LABORATORIES
DESIGN NO. L556

Technical drawing of a staircase showing side and top views with various annotations:

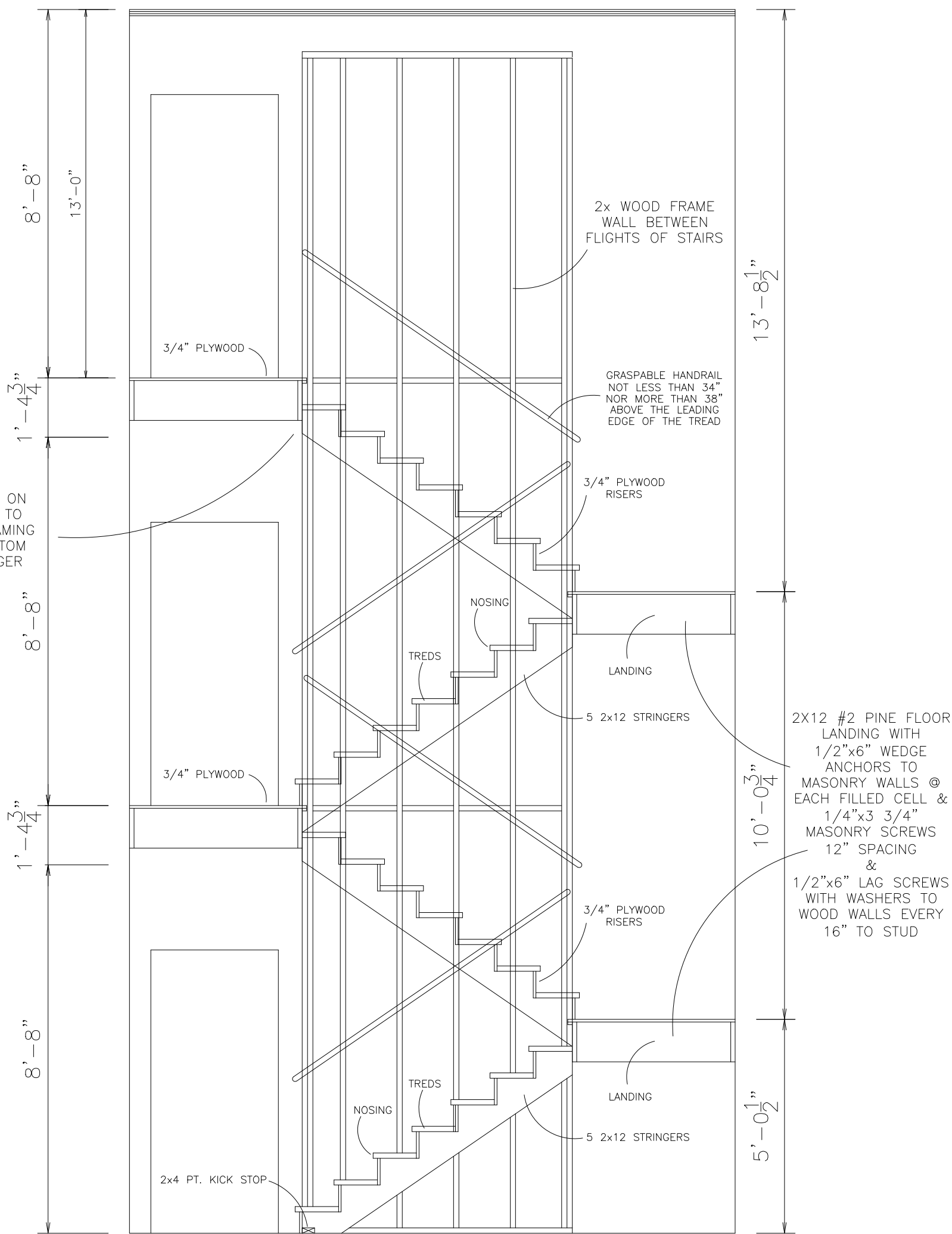
- TOP TREAD OF STRINGER:** GRAIN CAN BREAK IF NOT SITTING FULLY ON THE SIDE OF THE FLOOR SYSTEM
- FLOOR SYSTEM**
- 3/4" PLYWOOD**
- 4" MAX. SPACE**
- GRASPABLE HANDRAIL:** NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE LEADING EDGE OF THE TREAD
- 3 2x12 STRINGERS**
- TREDS**
- 3/4" PLYWOOD RISERS**
- AREA UNDER THE STAIRS SHALL NOT BE USED AS STORAGE**
- THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM GUARDRAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER**
- 6"**
- NOSING**
- 2x4 PT. KICK STOP**
- 00 00**

NON COMBUSTIBLE ROOFING PLYWOOD 48"
EACH SIDE OF UPPER FIREWALL

8'-0"



- USE (1) LSTA21 ON
EACH STRINGER TO
TOP LANDING FRAMING
UNDER THE BOTTOM
OF EACH STRINGER



THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A
STAIR, FORMED BY THE RISER, TREAD AND BOTTOM
GUARDRAIL SHALL NOT ALLOW PASSAGE OF A SPHERE
6 INCHES IN DIAMETER

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

12/26/2025

ALTERATION LEVEL: NEW
RISK CATEGORY: 2
D VELOCITY (MPH): 140
POSURE CATEGORY: D
INTERNAL PRESSURE: .18
INSTRUCTION TYPE: VB

LOCATION:

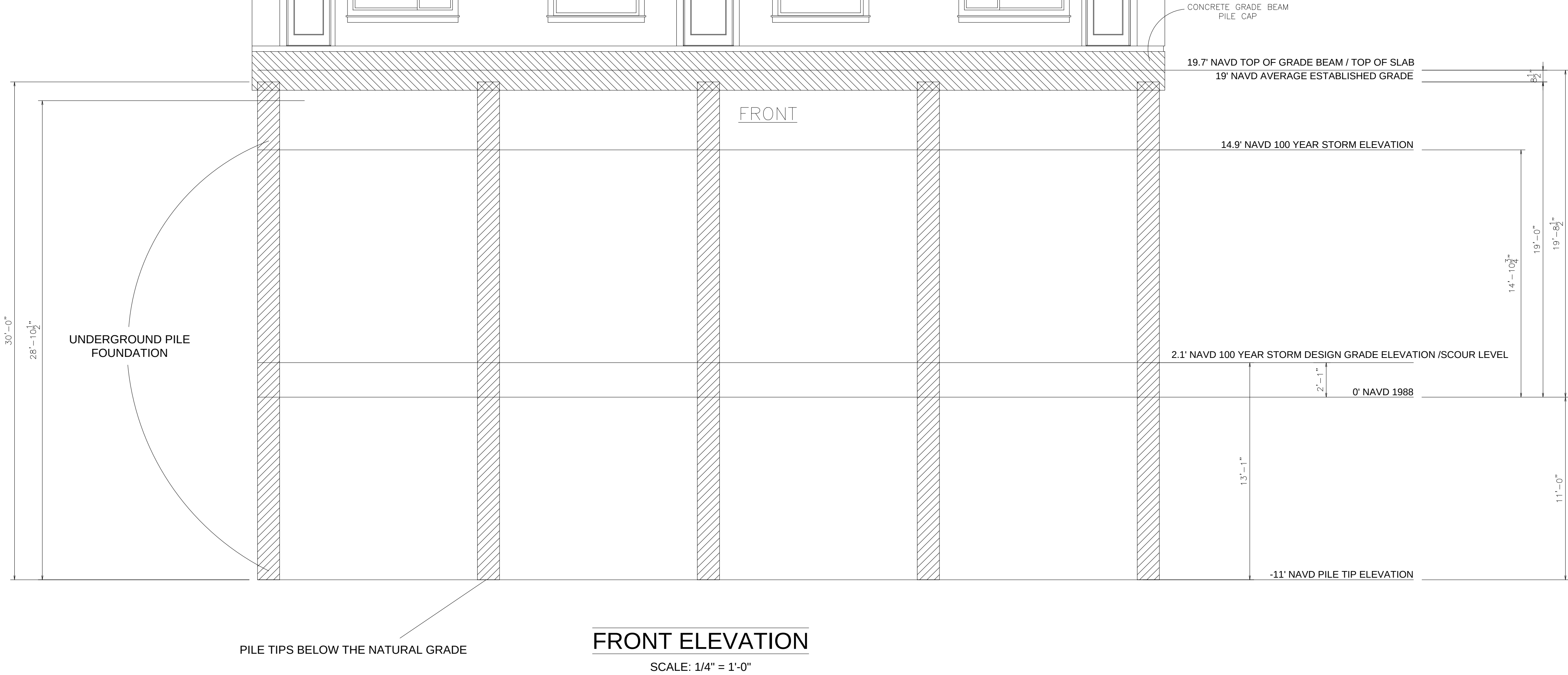
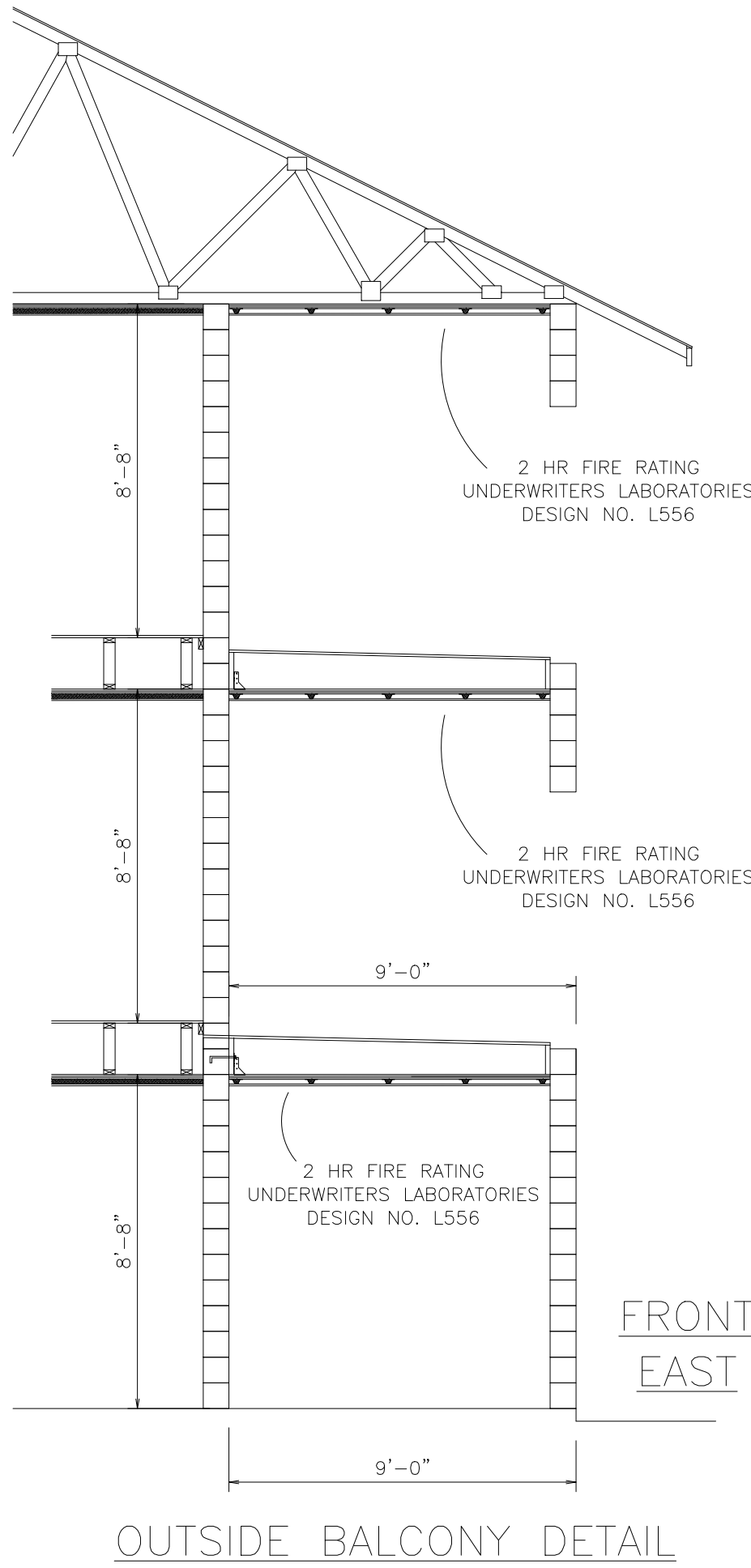
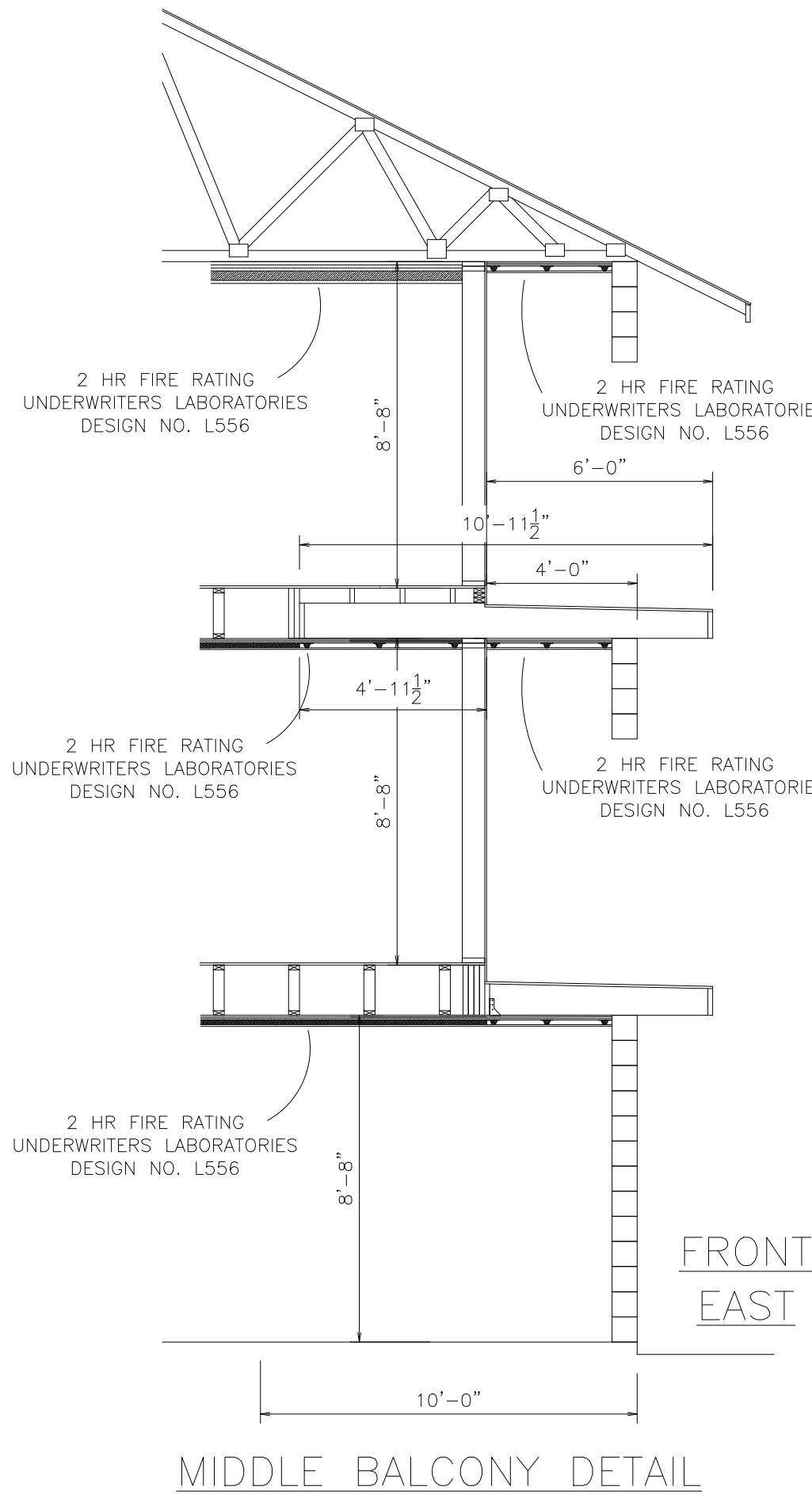
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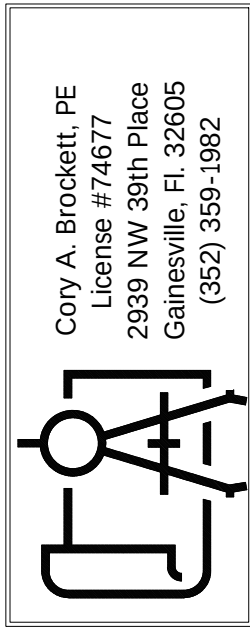
6TH DETAILS

FAGLER COUNTY - FLORIDA

FLORIDA DEP RANGE MARKER = FL R-085
15.9' NGVD = 14.9' NAVD = 100 YEAR STORM ELEVATION
3.1 NGVD = 2.1' NAVD = SCOUR LEVEL



PILE FOUNDATION ELEVATION



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(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL
MULTI FAMILY
NEW CONSTRUCTION

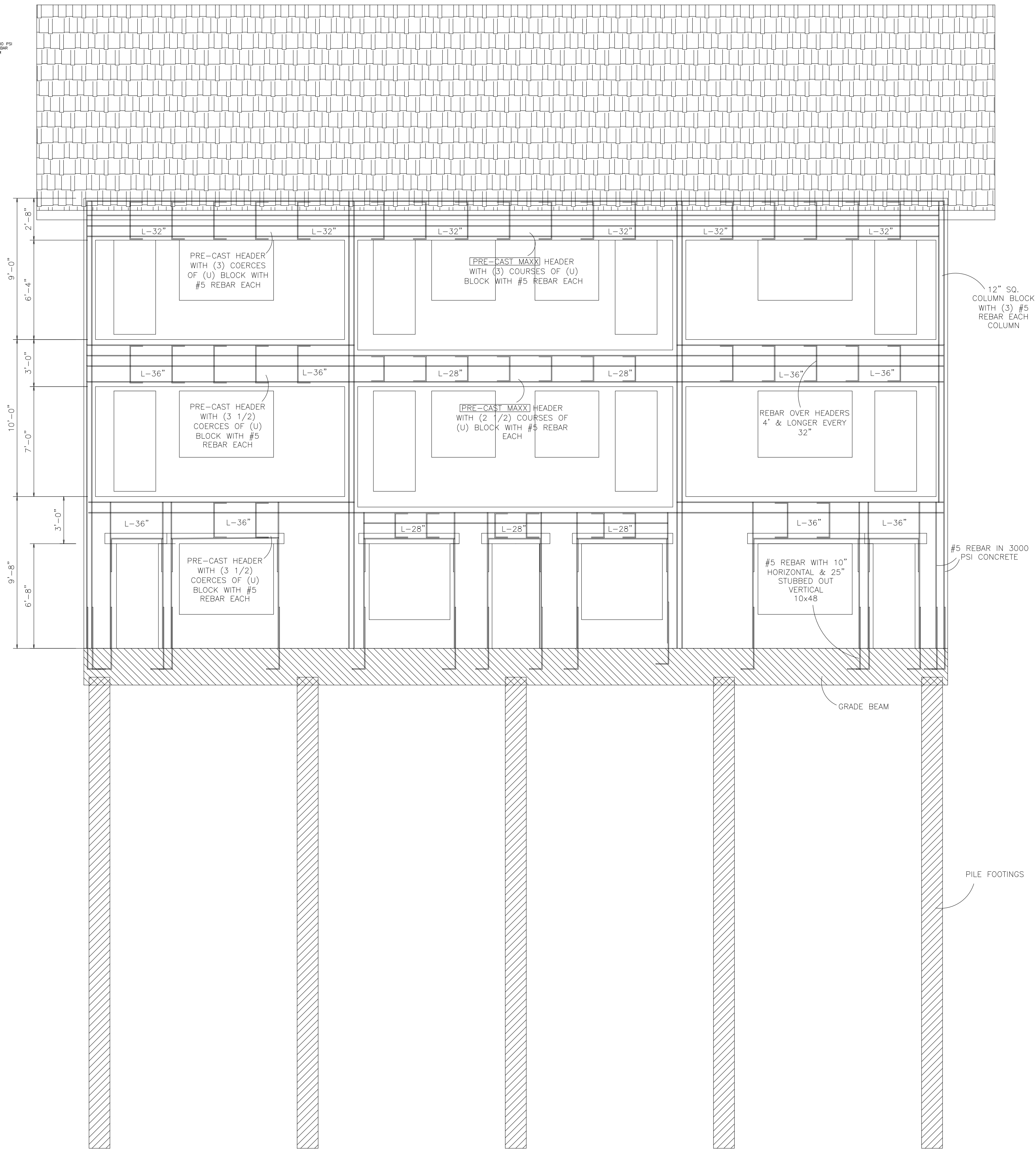
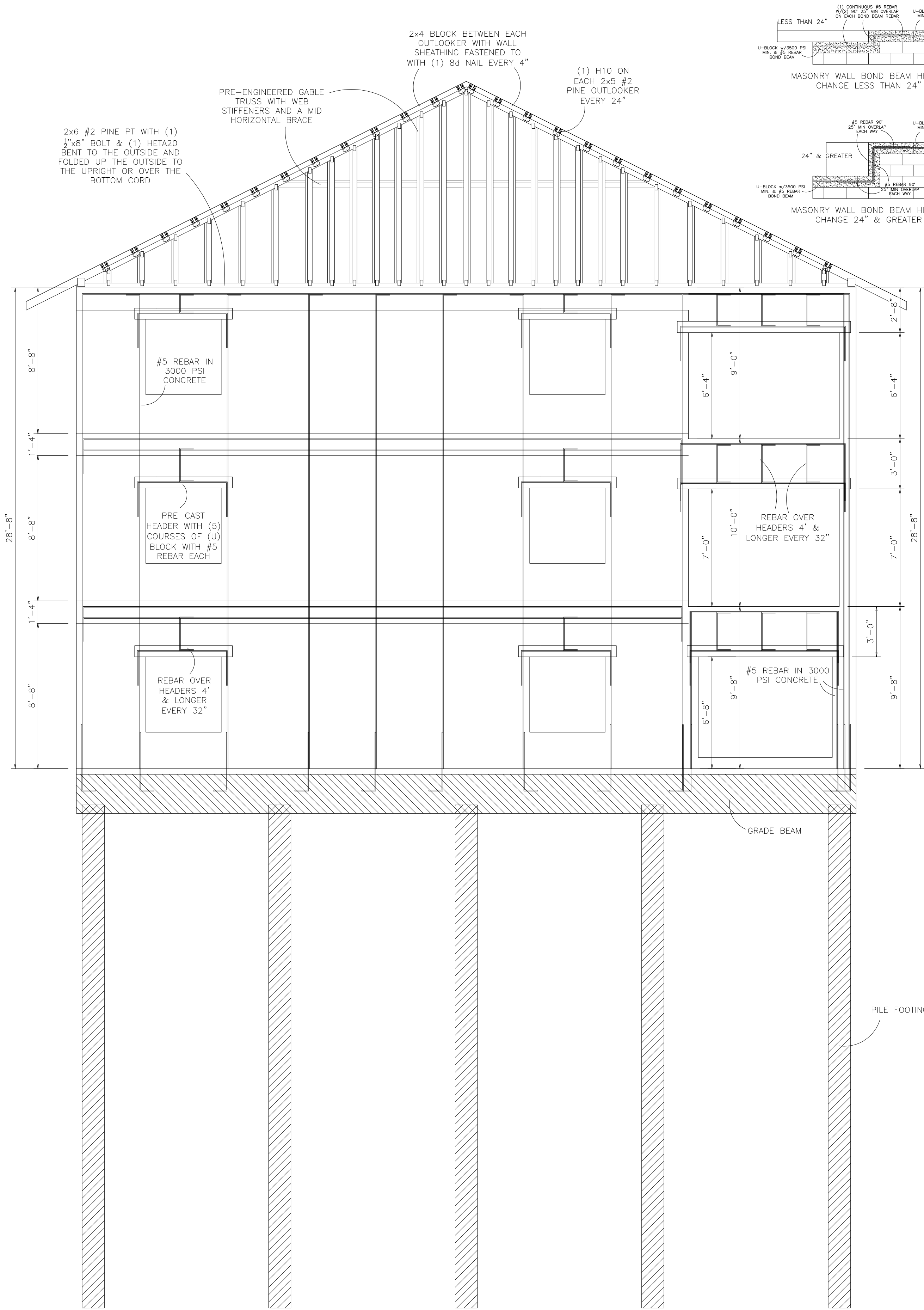
OWNER:
TED
BARNHILL
PLAN DATE:
12/26/2025

"PLANS CONFORM TO"
2023 6TH ED. FL. BUILDING CODE
2022 NATIONAL ELEC. CODE
2024 WFCM DESIGN CRITERIA
2022 ASCE 7-22 DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: NEW
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE
LICENSE #74677

LOCATION:
1708 S. OCEAN
SHORE BLVD.,
FLAGLER BEACH, FL.
32136

PAGE:
28
SCALE: 1/4" = 1 FOOT



NOTES & SPECIFICATIONS:

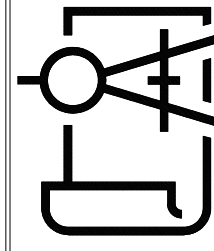
BLOCK WALLS

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRANGTH OF 2500 PSI
C.M.U. WALL=STANDARD 8" THICK, HIEGHT, WIDTH AND SHAPE MAY VARY PER BLOCK
AND PER PLAN.

USE TYPE N MORTAR: GENERAL PERPOSE
MEDIUM COMPRESSIVE STRENGTH
ONE PART PORTLAND CEMENT
ONE PART LIME
6 PARTS SAND

MASONRY WALLS & LINTELS PLAN

Cory A. Brockett, PE
License #74677
2939 NW 39th Place
Gainesville, FL 32605
(352) 359-1962



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