



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

***Applicant: Name and Address**

Jeff Spenceley
5233 Stallion Ct
Liberty Twp, OH 45011

Telephone: (513) 374-3278

Email: jeffsellscineinnati@gmail.com

***Property Owner: Name and Address**

Azure Coast Properties LLC
5233 Stallion Ct
Liberty Twp, OH 45011

Telephone: (513) 316-4071

Email: levanke@yahoo.com

Application for the property located at: (Street Address or Location of the Vacant Lot)

13200 Gulf Blvd. Madeira Beach, FL 33708

Legal Description: Lot 20, Block 6, Mitchell's Beach

Lot Area: 3,967 sf **Width:** 40 ft. **Depth:** 88 ft.

Zoning District: Johns Pass Transitional

Present Structures on Property: 2 cottages + a carport - demo this week

Present Use of Property: Multi-Fam < 10 units

Date Building Permit Request denied: _____

Variance(s) needed from the zoning requirements: Yes, requesting a variance on
Gulf Blvd side + both sides of property

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



Special Magistrate Case #: VAR 2025-09

**** For City of Madeira Beach Use Only ****

Fee: \$1,800 ☐ Check # _____ ☐ Cash ☒ Receipt # 0088191668456700

Date Received: 8 / 19 / 25 Received by: _____

Special Magistrate Case # Assigned: VAR 2025-09

Special Magistrate Hearing Date: 9 / 16 / 25 ☐ Approved ☐ Denied

☒ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance
☐ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
☐ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: _____ / _____ / _____

X _____
Robin Gomez, City Manager

Date: _____ / _____ / _____

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APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: variance for Gulf Blvd (Front yard) ~ variance to 5' on both sides of the lot. The variance requested for the front is for 8'7", as the existing structure is 8'6" currently (without the bump out included).

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

OWNER CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

x Kristen Sperreley
Property Owner's Signature

Date: 8 / 8 / 25

STATE OF Ohio

COUNTY OF Butler

Before me this 8th day of August, 2022, Kristen Sperreley
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced Drivers License as identification.

[SEAL]



April Ridenour
Notary Public, State of Ohio
My Commission Expires 2-7-2027
Comm# 2022-RE-844317

April Ridenour

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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NON-OWNER (AGENT) CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X _____ Date: ____ / ____ / ____
Property Owner's Signature (If other than the property owner)

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 2022, _____
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced _____ as identification.

[SEAL]

 Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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FOR YOUR RECORDS**SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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Our property that is located @ 13200 Gulf Blvd in Madeira Beach is essentially an odd shaped lot measuring approximately 87' x 40' with a small 8' diagonal on the southeast corner of the lot that faces Gulf Blvd. Since we have such an odd shaped lot, the required setbacks under the zoning/building codes of 20' off the front (Gulf Blvd), 5' from each side, and 18' off the rear (Gulf Lane – alley) would basically cut our lot in half and deem the other half unusable any longer. The original structures on the property (2 cottages, carport, and sheds) were built with current setbacks that nearly touch the property lines on both the front and rear of the lot. After our initial meeting with representatives from Madeira Beach they said they would be in support of setbacks for the rear of 18' (required), 5' on the sides (required), and a setback on the front that matched the current footprint of the existing structure minus the bumpout (which is 8'6"). Our proposed new structure would be in compliance with those guidelines by having setbacks of 18'1" on the rear, 5' on both sides, and 8'7" on the front. Our proposed new structure will also be designed to preserve the neighborhood character plus will be raised up above the flood elevation levels, footings will be engineered according to soil testing results, CMU breakaway walls on the ground floor, hurricane glass, etc. to ensure that it is built to withstand any disaster in the future.

This is not a special condition or circumstance that is resulted by anything we have done, this is how our lot was designed/zoned when we purchased it. This variance will not give us any special privilege that is denied to other lands, buildings, or structures in the same zoning district as many properties in the area are built right up against their property lines with minimal setbacks. We are just asking for the variance on the front so we have space to build a nice duplex and not have our lot cut in half due to the odd shape. It will be built to have FL charm and character plus withstand any future disasters and will not be injurious to the area involved or detrimental to the public welfare.

I have attached the original survey with the existing structures (2 cottages, carport, and sheds) showing the current setbacks of the property. I have also attached the proposed structure site plan showing where we meet the required setbacks for the 18' rear (18'1"), 5' on both sides (5'), and the requested variance for the front (8'7"). Lastly, I have also attached the draft of the building plans for our duplex, the warranty deed, and the completed variance application. Thank you for your consideration and we look forward to being residents of Madeira Beach!

- Existing property setbacks are approx. 3' on the front with the bump out included, but exactly 8'6" without the bump out. The sides are both 5' and the rear is a 1'2" setback.
- The required setbacks are 20' on the front, 5' on both sides, and 18' on the rear.
- The proposed setbacks for the new duplex structure are 8'7" on the front, 5' on both sides, and 18'1" on the rear.

This Instrument Prepared By
and Return to:

Parcel ID#: 15-31-15-58320-006-0200
Consideration: \$630,000.00

Jason A. Goldstein, Esq.
Goldstein Law Firm, P.A.
7601 38th Ave North
St. Petersburg, FL 33710

WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of May, 2025, between **13200 GULF, LLC**, a Florida limited liability company, whose post office address is 5204 Hampton Beach Place, Tampa, FL 33609, **Grantor** and **AZURE COAST PROPERTIES LLC**, an Ohio limited liability company, whose post office address is 5233 Stallion Court, Liberty Township, OH 45011, **Grantee**.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns forever, title in the following described land, situate, lying and being in the County of Pinellas, State of Florida, to-wit (the "Property"):

LEGAL DESCRIPTION

Lot 20, Block 6, MITCHELL'S BEACH, according to the map or plat thereof as recorded in Plat Book 3, Page 54 of the Public Records of Pinellas County, Florida, LESS ROAD RIGHT OF WAY.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

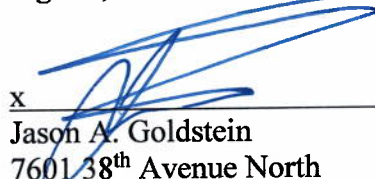
IN WITNESS WHEREOF, the Grantor have hereunto set her hands and seal the day and year first above written.



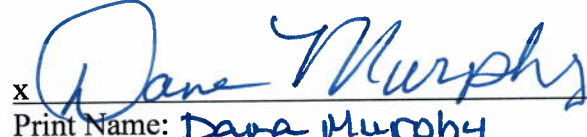
13200 Gulf LLC -
Olan LLC, as Managing Member of
13200 Gulf LLC -
Edmund Bongolan, as Managing Member of
Olan LLC

Signed, sealed and delivered in our presence:

X

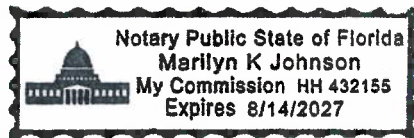

Jason A. Goldstein
7601 38th Avenue North
St. Petersburg, FL 33710

X



Print Name: Dana Murphy
7601 38th Avenue North
St. Petersburg, FL 33710

**STATE OF FLORIDA
COUNTY OF PINELLAS**

Acknowledged, affirmed, and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of May, 2025, by Edmund Bongolan, who is/are personally known to me or who ~~has~~ produced a FL Driver's License as identification.



Marilyn K. Johnson
Notary Signature
My Commission Expires:

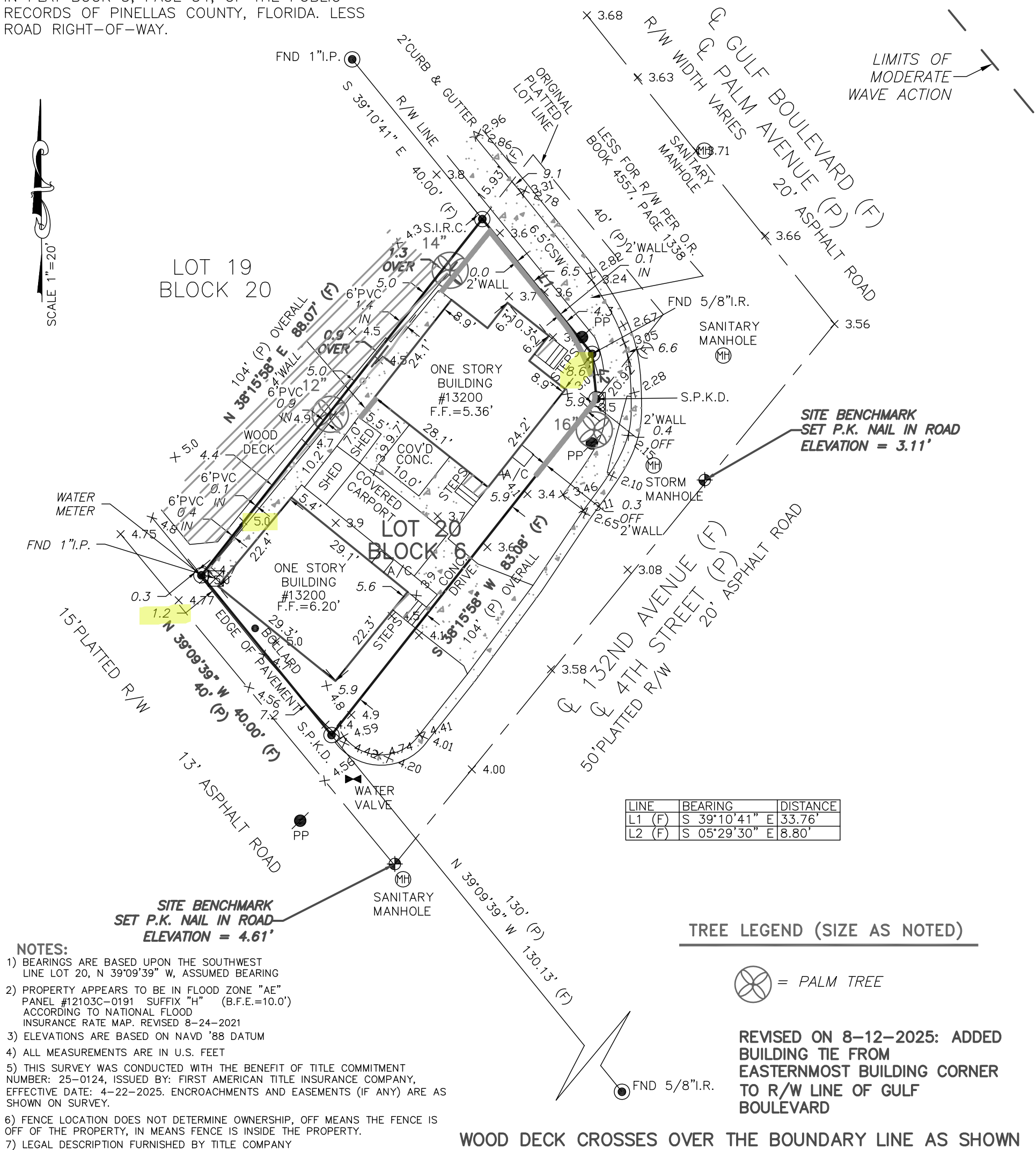
DATE 8 AUGUST 2025	NEW SINGLE FAMILY RESIDENCE		 CAD SERVICES 5387 ALHAMBRA WAY S ST PETERSBURG, FL 33712 727-452-6823 passmenot@hotmail.com
	AZURE COAST PROPERTIES LLC 13200 GULF BOULEVARD MADEIRA BEACH FL		
SHEET C1	DRAWN	CHECKED	ENGINEERING SERVICES PROVIDED BY GREGORY D. GAINER P.E. FL#70885 1401 PRESTON STREET S ST. PETERSBURG, FL 33712 SEALED FOR STRUCTURAL ONLY 727-452-6823
	JOS NO.	GDG	

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

TOPOGRAPHIC SURVEY WITH TREE LOCATION

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, MITCHELL'S BEACH,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA. LESS
ROAD RIGHT-OF-WAY.



NOTES:

- 1) BEARINGS ARE BASED UPON THE SOUTHWEST LINE LOT 20, N 39°09'39" W, ASSUMED BEARING
- 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" PANEL #12103C-0191 SUFFIX "H" (B.F.E.=10.0') ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8-24-2021
- 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
- 4) ALL MEASUREMENTS ARE IN U.S. FEET
- 5) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER: 25-0124, ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: 4-22-2025. ENCROACHMENTS AND EASEMENTS (IF ANY) ARE AS SHOWN ON SURVEY.
- 6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.
- 7) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C) = CALCULATED
CLF = CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D. = NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR

PVC = PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT-OF-WAY

ASPH = ASPHALT
(R) = RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON-RADIAL
(TYP) = TYPICAL
W/F = WOOD FENCE
S.P.K.D. = SET P.K. NAIL
& DISK LB#6945
S.I.R.C. = SET 5/8" I.R.
& CAP LB#6945

CERTIFIED TO:

AZURE COAST PROPERTIES LLC
GOLDSTEIN LAW FIRM. P.A.
FIRST AMERICAN TITLE
INSURANCE COMPANY

CERTIFICATION

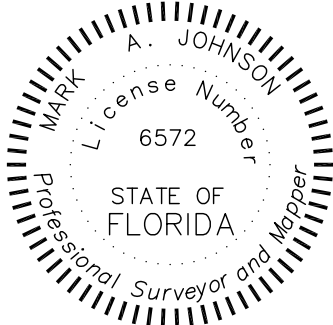
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

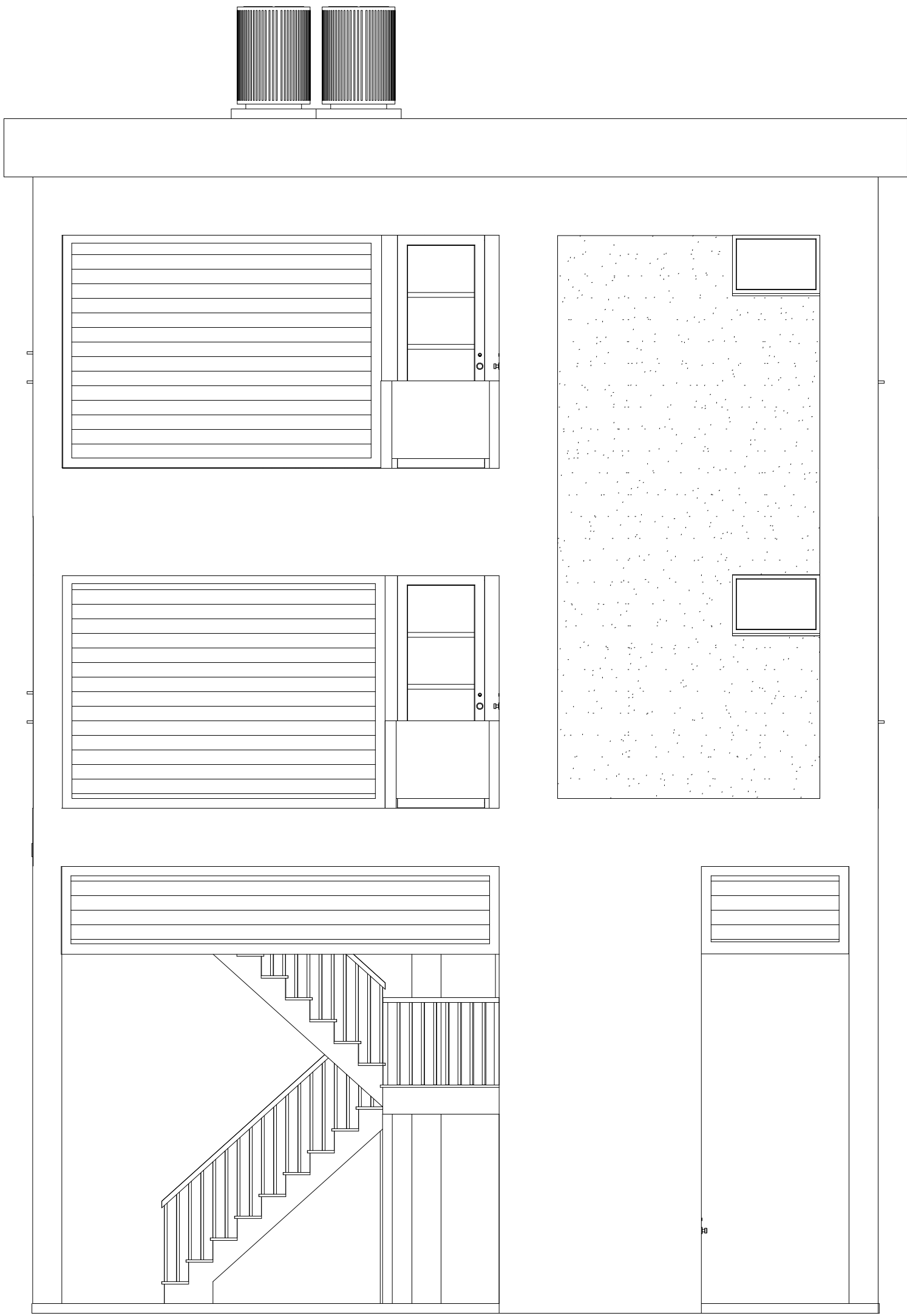
FIELD WORK BY:	BHP	DATE:	5-21-2025	F.B. / PG.	26 / 37
DRAFTED BY:	B.P.	DATE:	5-27-2025	JOB #	25-534

DON WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
&

MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062
WAISURVEYING@GMAIL.COM

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER





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

AZURE COAST
PROPERTIES LLC

13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

SCOPE OF WORK:

NEW 3-STORY ICF DUPLEX

TOTAL LIVING AREA: 2,598 SQ FT
TOTAL NON-LIVING AREA: 2,187 SQ FT
TOTAL BUILDING AREA: 4,785 SQ FT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES: FLORIDA BUILDING CODE, 8TH EDITION, ALL SUPPLEMENTAL CODES, THE FLORIDA FIRE PREVENTION CODE, AND THE 2020 NATIONAL ELECTRICAL CODE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASPECTS OF THIS DESIGN PRIOR TO THE START OF CONSTRUCTION.

FLOOD ZONE DATA:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 10.0'
DESIGN FLOOD ELEVATION: 14.0'
HAZARD ZONE: COASTAL A ZONE

DESIGN CRITERIA:

WIND SPEED: 150 MPH, 3-SECOND GUST, 124 MPH ASD
EXPOSURE: D
RISK CATEGORY: II

ENCLOSED RESIDENTIAL = 0.18
INTERNAL PRESSURE CO-EFFICIENT

ALL WINDOWS AND EXTERIOR DOORS ARE TO BE IMPACT RESISTANT OR HAVE AN APPROVED SHUTTER INSTALLED.

TABLE OF CONTENTS:

- 1.) COVER PAGE, DESIGN CRITERIA, & CODE INFORMATION
- 2.) GROUND FLOOR PLANS
- 3.) SECOND FLOOR PLANS
- 4.) THIRD FLOOR PLANS
- 5.) EXTERIOR ELEVATIONS
- 6.) FOUNDATION PLAN & NOTES
ROOF PLAN & NOTES
- 7.) FLOOR FRAMING PLANS
- 8.) ELECTRICAL PLANS

DESIGN LOADS:

ROOF: 20 PSF LIVE & 20 PSF DEAD LOADS
FLOOR: 40 PSF LIVE & 15 PSF DEAD
EXTERIOR STAIRS & LANDINGS: 50 PSF
ELEVATED DECKS: 150 PSF

COMPONENTS & CLADDING
DESIGN PRESSURES:

(ALL EXTERIOR)
ZONE 1: +22.3 / - 35.0 PSF
ZONE 2: +22.3 / -61.6 PSF
ZONE 3: +23.3 /-92.0 PSF
ZONE 4: +38.8 / -42.0 PSF
ZONE 5: +38.8, -51.8 PSF

WINDOW & DOOR DESIGN
PRESSURES: +38.8 / -51.8 PSF

ENGINEERING BY:



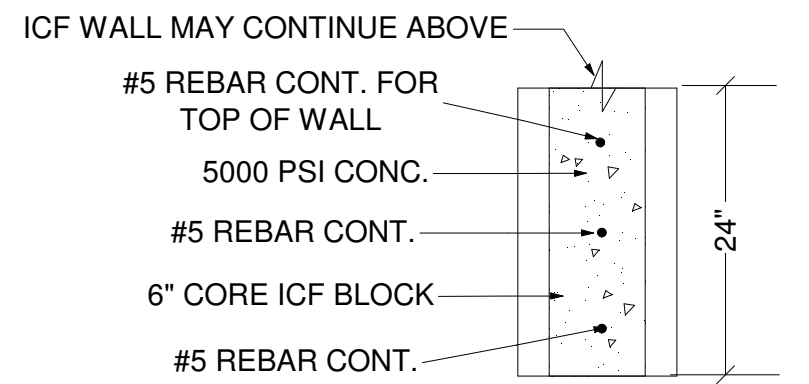
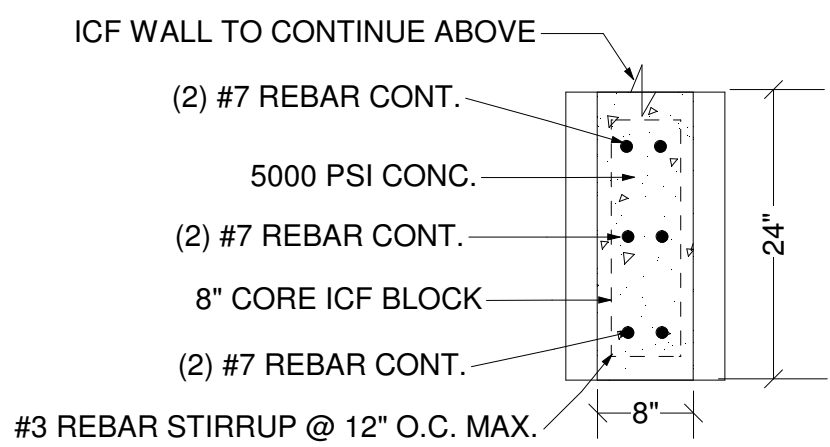
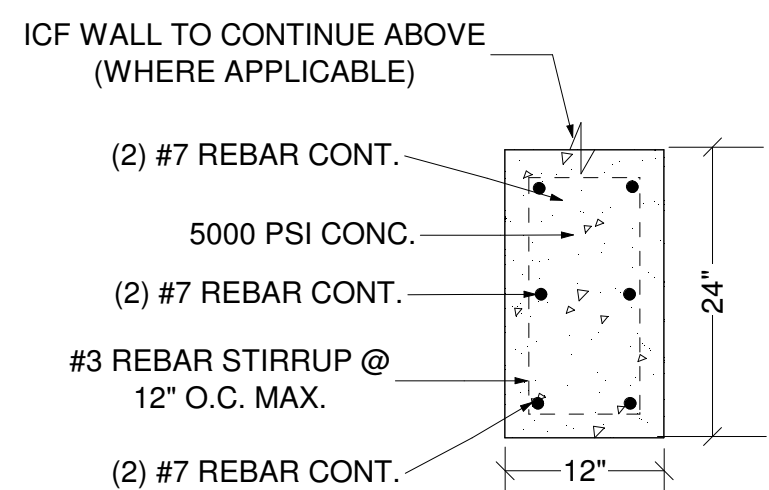
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

AZURE COAST PROPERTIES LLC

13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

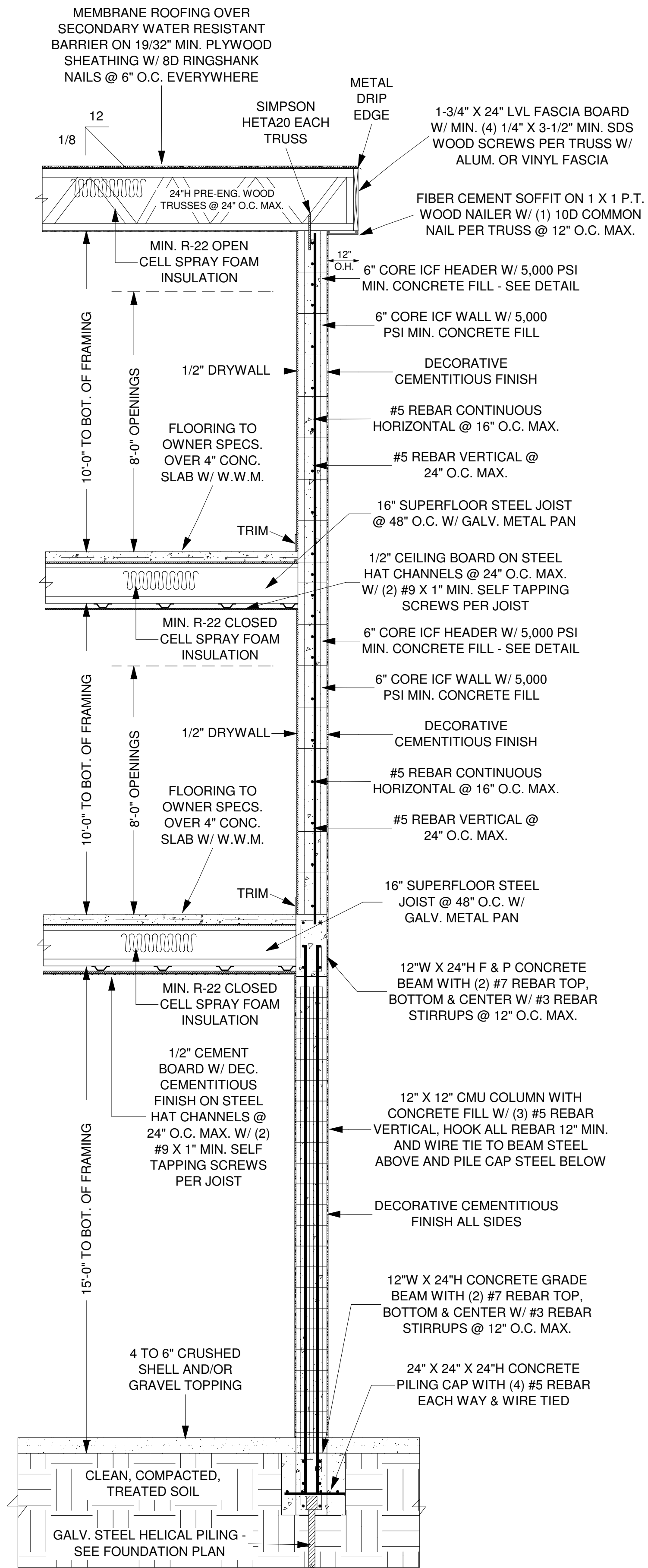
8-7-25



TYPICAL DOOR & WINDOW HEADER
(LESS THAN 6'-0" WIDE)TYPICAL DOOR &
WINDOW HEADER
(6'-0" WIDE OR GREATER)WINDOW & DOOR
HEADER DETAILS
SCALE: 3/4" = 1'-0"TYPICAL CONCRETE BEAM DETAIL
(PARKING, PORCH & GRADE BEAMS)FORMED & POURED
CONCRETE BEAM DETAIL
SCALE: 3/4" = 1'-0"

NOTE:

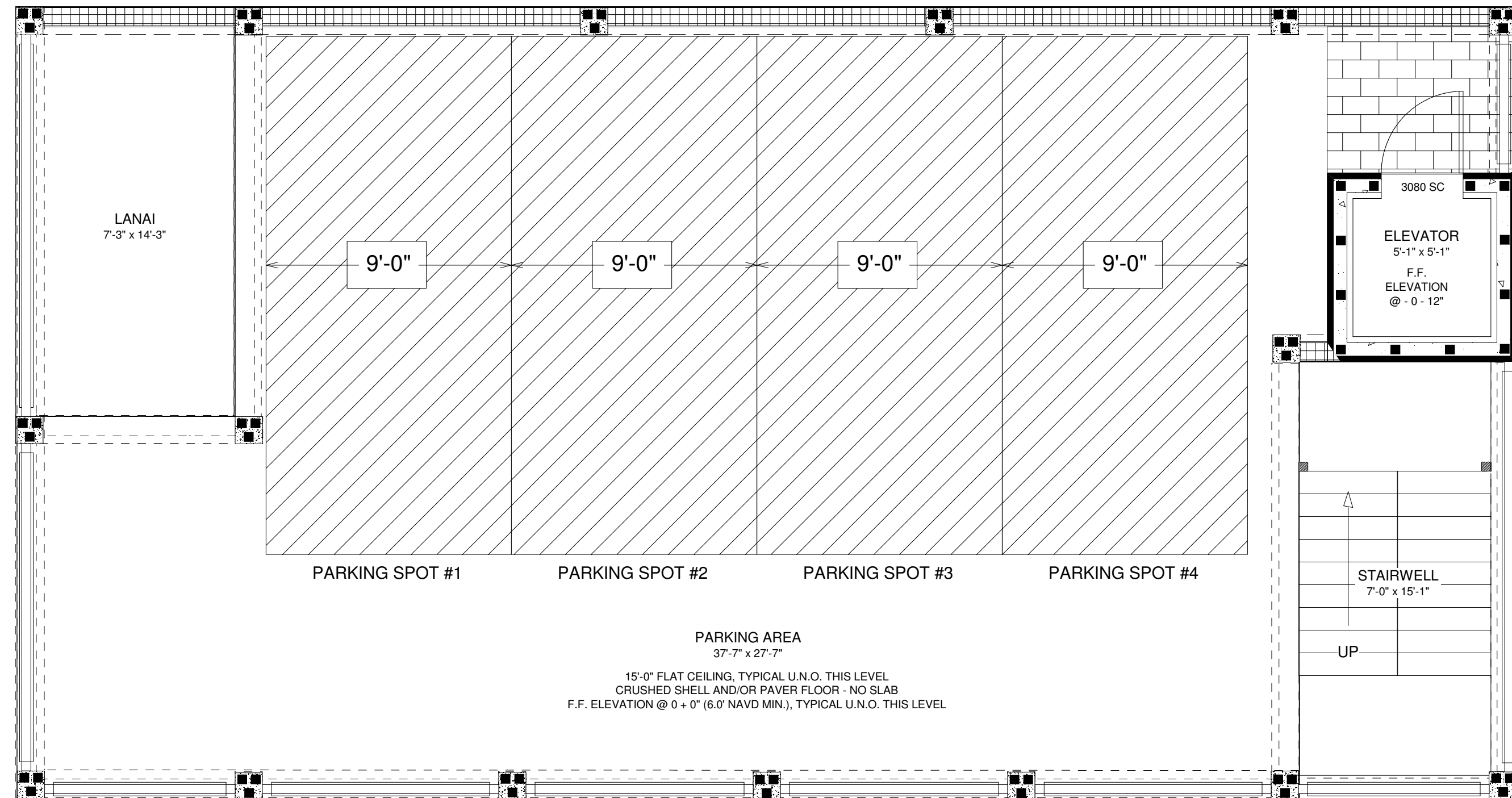
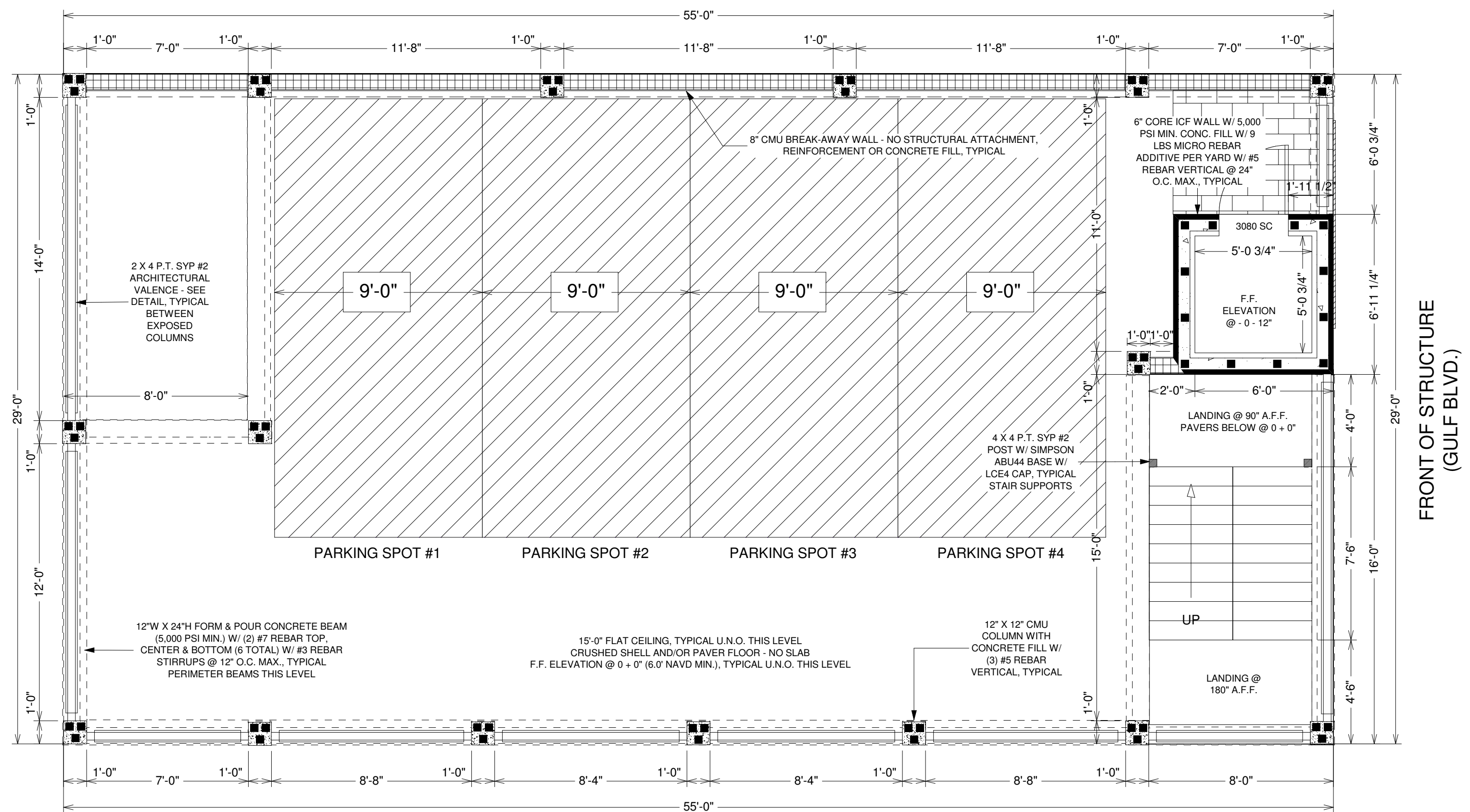
ALL REBAR SPECIFIED
MAY BE SUBSTITUTED
WITH CORROSION
RESISTANT COMPOSITE
REBAR OF EQUIVALENT
SIZE WITH NO
REDUCTION IN DESIGN
VALUES.

TYPICAL CROSS SECTION DETAIL
SCALE: 3/8" = 1'-0"

NOTE:

THIS FLOOR IS LOCATED BELOW BASE FLOOD ELEVATION. ALL MATERIALS ARE TO WITHSTAND A MINIMUM 72 HOUR WATER SUBMERSION. NO ELECTRIC, PLUMBING OR MECHANICAL EQUIPMENT LESS THAN 48" ABOVE BASE FLOOD ELEVATION EXCEPT LIGHT SWITCHES AS REQUIRED FOR LIFE SAFETY - SEE ELECTRICAL PLAN.

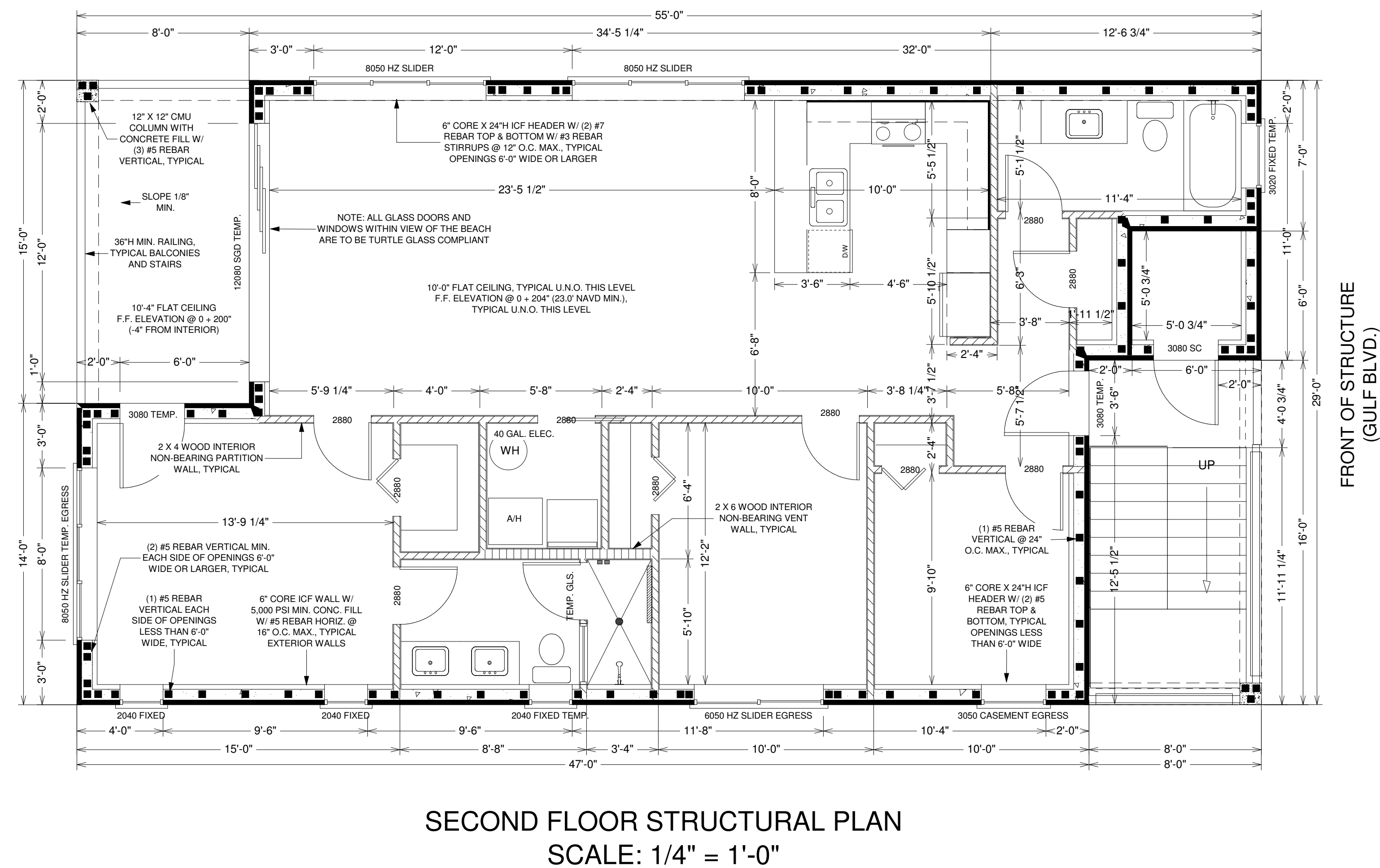
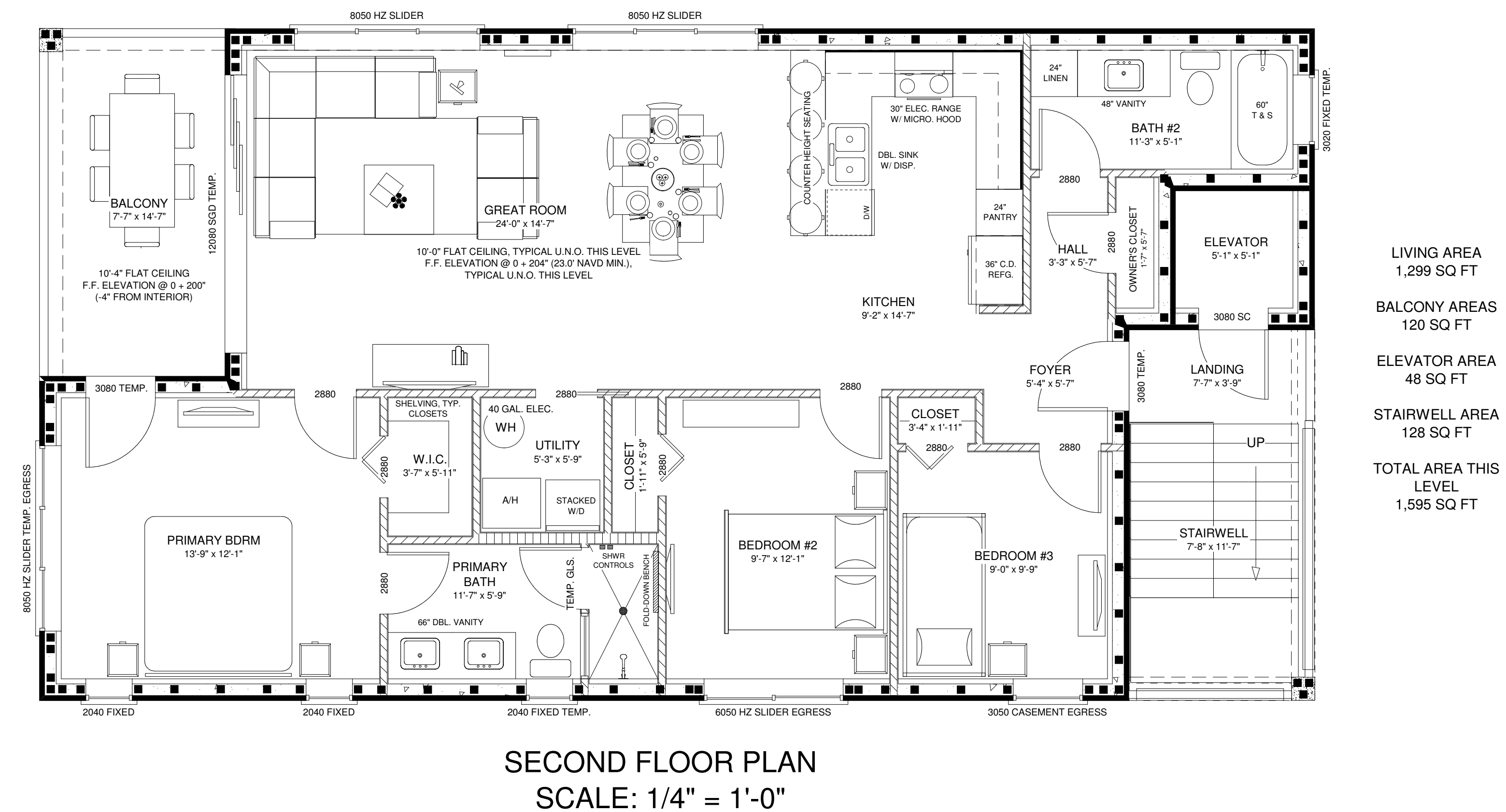
THE ONLY ENCLOSED AREA THIS LEVEL IS THE ELEVATOR SHAFT WHICH IS EXEMPT FROM HYDROSTATIC FLOW-THRU VENT REQUIREMENTS.

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"GROUND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

PARKING AREA	1,299 SQ FT
ELEVATOR AREA	48 SQ FT
STAIRWELL AREA	128 SQ FT
LANAI AREA	120 SQ FT
TOTAL AREA THIS LEVEL	1,595 SQ FT
TOTAL LIVING AREA	2,598 SQ FT
TOTAL NON-LIVING AREA	2,187 SQ FT
TOTAL STRUCTURE AREA	4,785 SQ FT

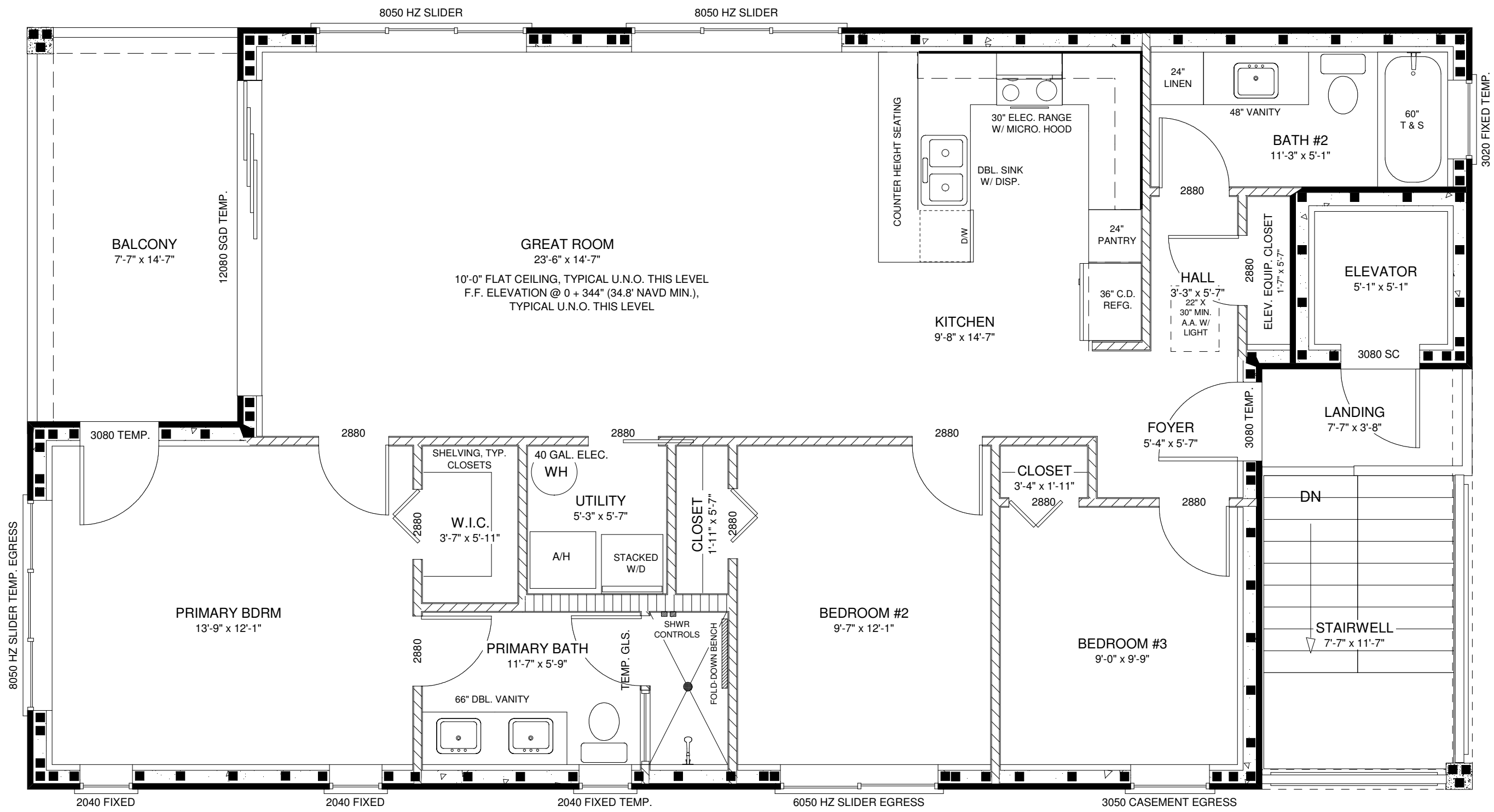
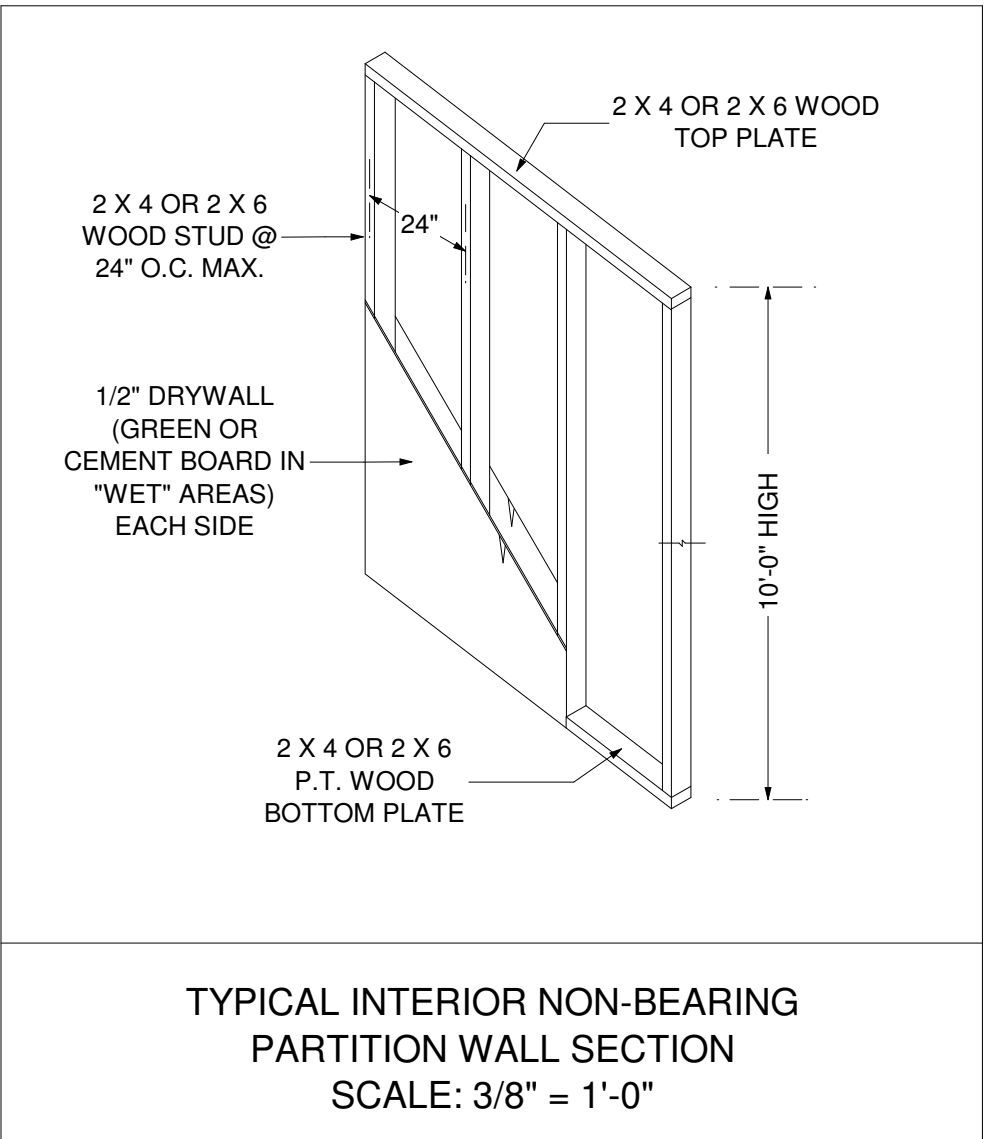


COLORS AND MATERIALS DEPICTED IN THESE 3D RENDERINGS
ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REFLECT
THE CLIENT'S ACTUAL MATERIAL SELECTIONS.



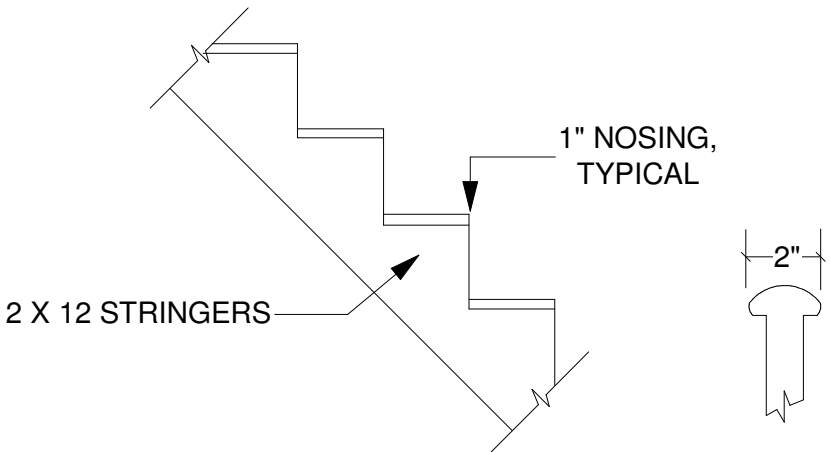
GENERAL STRUCTURAL NOTES:

- 1.) THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THEIR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- 3.) THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 5.) DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD BEST PRACTICES OF THAT TRADE SHALL BE USED.
- 6.) LOADING APPLIES TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.



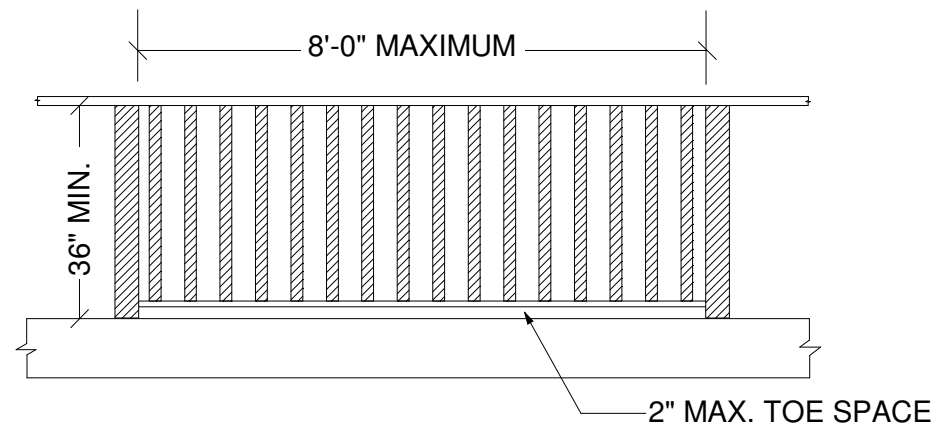
LIVING AREA
1,299 SQ FT
BALCONY AREAS
120 SQ FT
ELEVATOR AREA
48 SQ FT
STAIRWELL AREA
128 SQ FT
TOTAL AREA THIS
LEVEL
1,595 SQ FT

STAIR & HANDRAIL DETAIL
NOT TO SCALE



STAIRS TO BE BUILT PER THE FBC 8TH EDITION - ALL HANDRAILS TO HAVE 1-1/4" TO 2" MAX. GRASPABILITY. RAILING TO BE 34" - 38" ABOVE LEADING EDGE OF TREAD.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP NOSING EDGE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING EDGE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2" (38 MM) BETWEEN WALL AND THE HANDRAILS. STAIR FLIGHTS THAT ARE 30" OR LESS IN HEIGHT ARE NOT REQUIRED TO HAVE HANDRAILS.



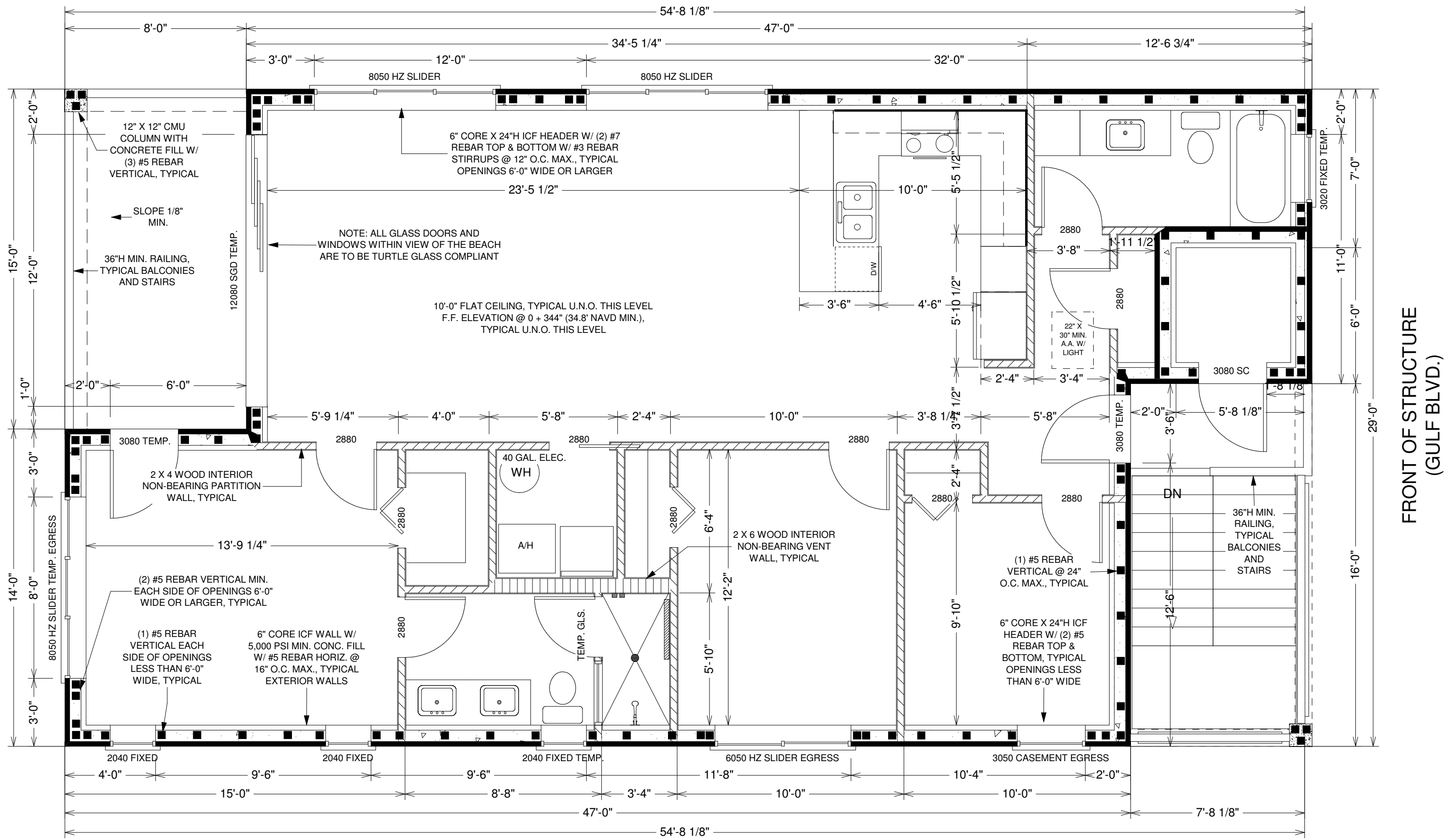
TYPICAL GUARDRAIL DETAIL
NOT TO SCALE

RISER + RISER + TREAD = 24" TO 25-1/2"

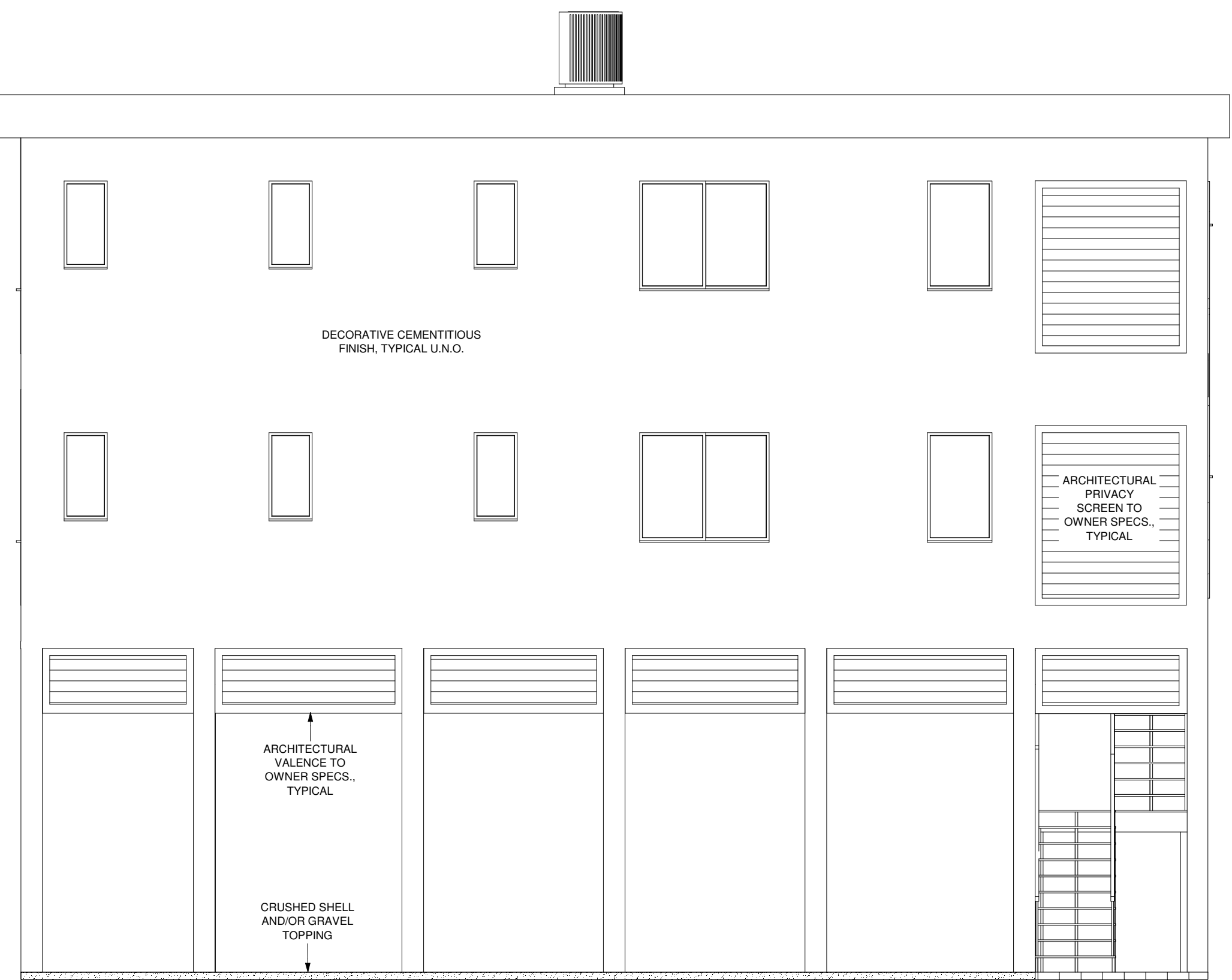
ALL FLOORS: 7" + 7" + 10" = 24"
FLOORS 1 TO 2: RISERS @ 30, TREADS @ 29
FLOORS 2 TO 3: RISERS @ 20, TREADS @ 19

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE MINIMUM RISER HEIGHT SHALL BE 4". THE MINIMUM TREAD DEPTH, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9 INCHES. THE MINIMUM WINDER TREAD DEPTH AT THE WALK LINE SHALL BE 10", AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS AND A TREAD IS NOT LESS THAN 24 INCHES OR MORE THAN 25-1/2". EVERY TREAD LESS THAN 10" WIDE SHALL HAVE A NOSING, OR EFFECTIVE PROJECTION, OF APPROXIMATELY 1" OVER THE LEVEL IMMEDIATELY BELOW THAT TREAD. OPEN RISERS ARE ONLY PERMITTED WITHIN THE BOTTOM 30" OF THE FLIGHT OF STAIRS.

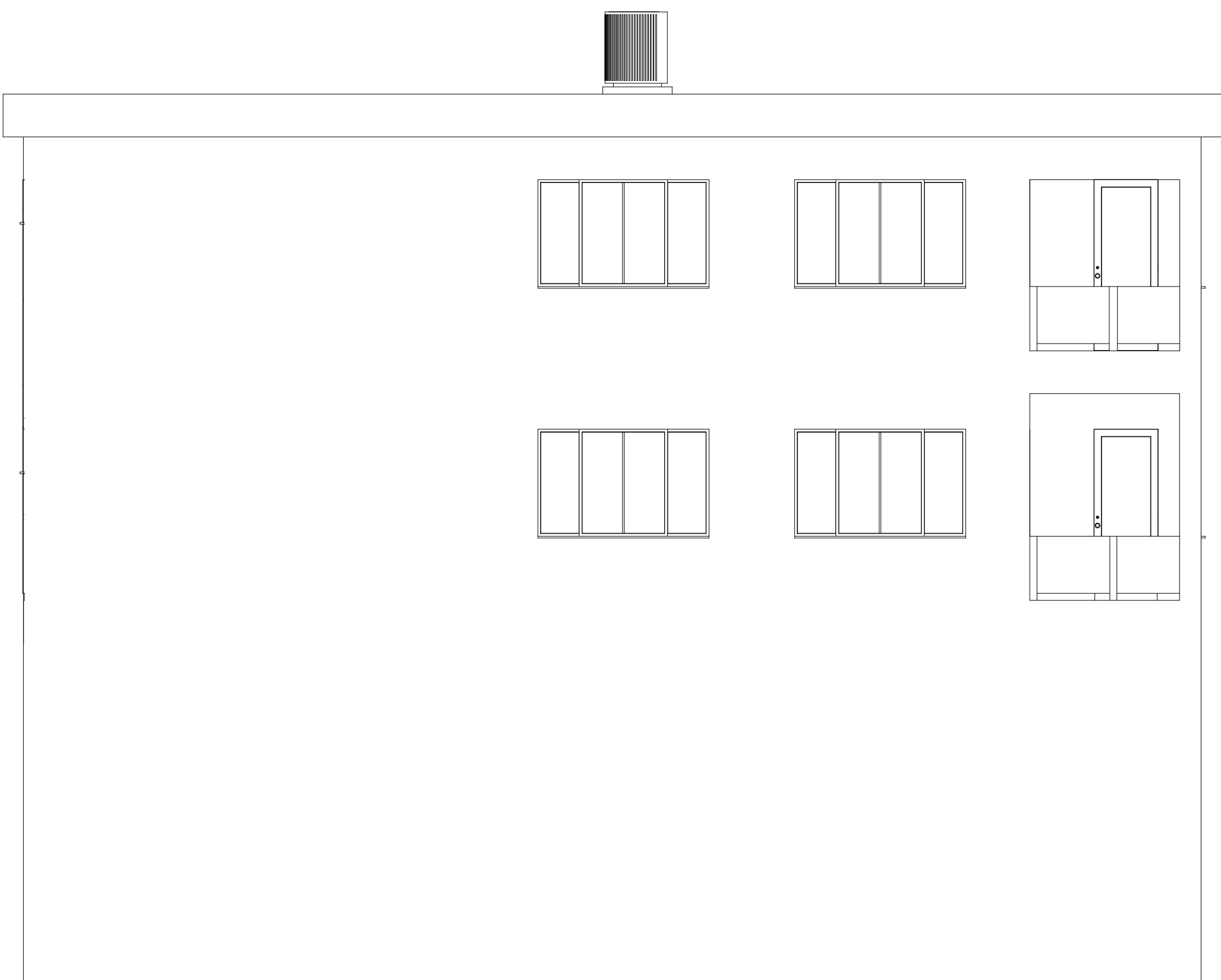
NOTE: INSTALL BALLUSTERS SUCH THAT A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS. GUARD RAILS TO BE CONSTRUCTED IN COMPLIANCE WITH FBC 8TH EDITION AND ALL SUPPLEMENTAL CODES.



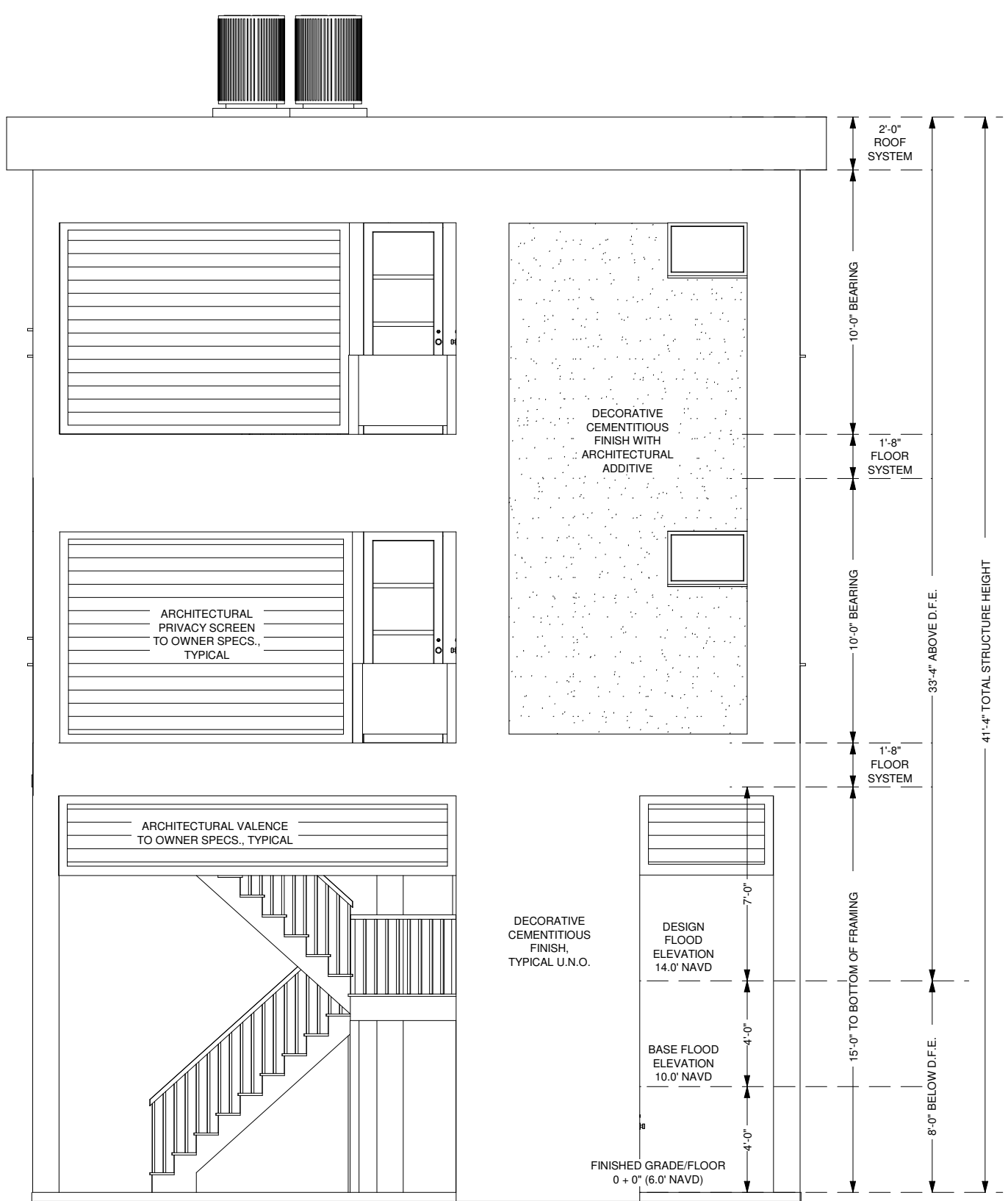
THIRD FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"



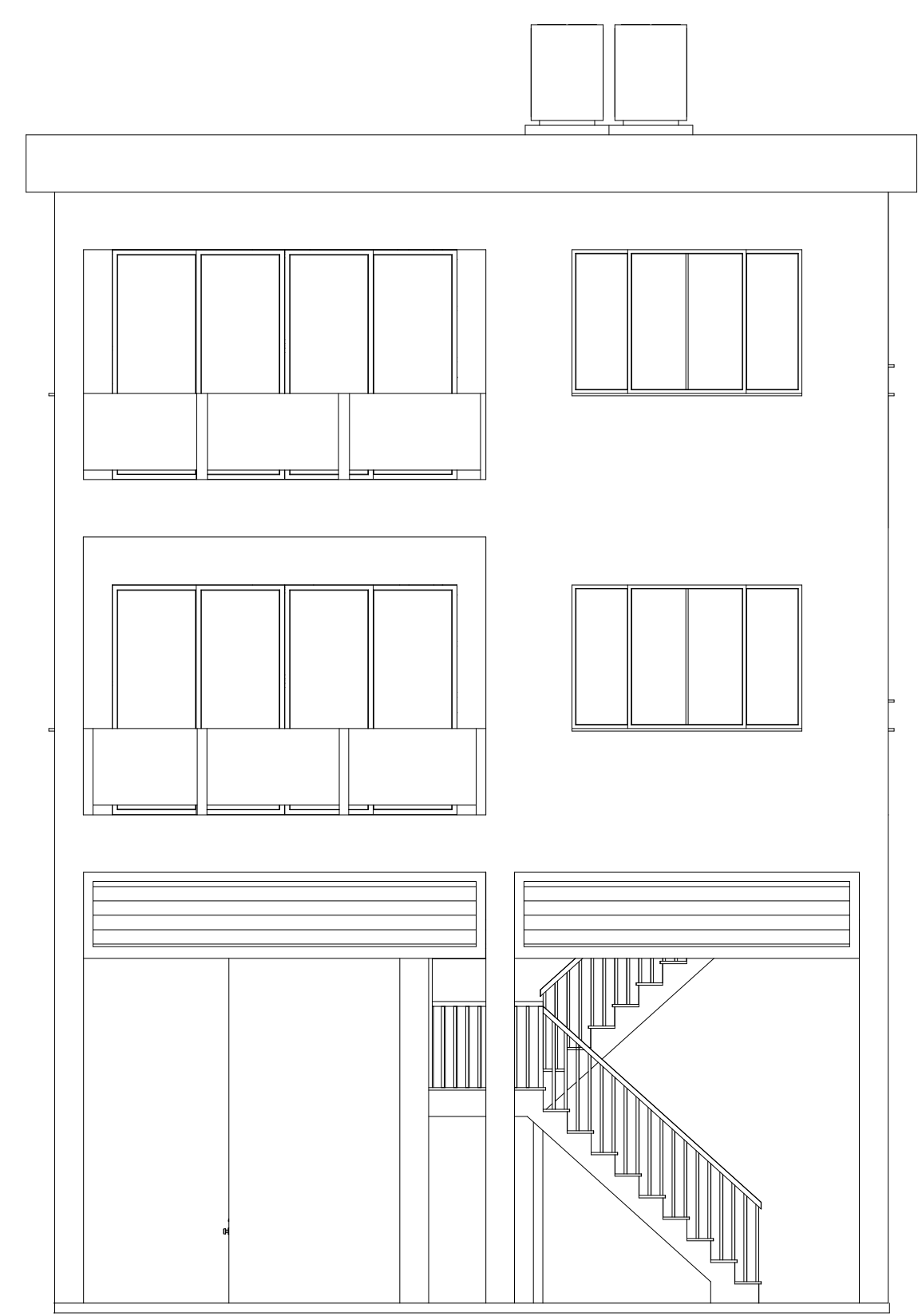
LEFT ELEVATION (132ND AVE)
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (GULF BLVD)
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

CAST-IN-PLACE CONCRETE NOTES:

1.) CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150. AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989, AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

2.) CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

TYPE	MIN. f'c (28 DAYS)	SLUMP	W/C RATIO	AGG. SIZE
COLUMNS	3000 PSI	3" TO 5"	.46	#57
ELEVATED SLABS	3000 PSI	3" TO 5"	.46	#89
FOOTINGS	3000 PSI	3" TO 5"	.50	#57
SLABS-ON-GRADE	3000 PSI	3" TO 5"	.50	#57
TIE BEAMS	3000 PSI	4" TO 6"	.50	#89
BOND BEAMS	3000 PSI	8" TO 11"	.50	#89

IN ALL SALT ATMOSPHERES, A MINIMUM 5,000 PSI CONCRETE* SHALL BE USED. APPROXIMATE GUIDELINE, WITHIN 1,500 FEET OF SALT WATER SOURCE.

* FOR STRUCTURAL MEMBERS (MAX. W/C = 0.4)

3.) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

4.) ALL REINFORCED STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS D1.4.

5.) WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

6.) ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

7.) REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 48 TIMES BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

8.) UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

- A.) CONCRETE EXPOSED TO WEATHER: 2"
B.) CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAMS & COLUMNS): 1-1/2"
C.) FOUNDATIONS EXPOSED TO EARTH: 3"

9.) BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

10.) ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

11.) FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

SLAB ON GRADE NOTES

1.) PROVIDE CONCRETE SLABS OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER, 6" LAPPED & TAPED.

2.) SLABS SHOULD BE CURED WITH A SEALING AND CURING COMPOUND AS SOON AS POSSIBLE. REFER TO SPECS FOR CURING COMPOUNDS.

3.) WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS (IF APPLICABLE) FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6-6-10-10 WELDED WIRE FABRIC (6" LAPPED & TIED) UNLESS OTHERWISE NOTED.

4.) SLABS TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (2 TO 3%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

5.) ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS", "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" ACI302. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.

6.) SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING FLATNESS/LEVELNESS REQUIREMENTS:

SLAB CATEGORY	SPECIFIED	LOCAL MINIMUM
FLAT	F1 = 35	F1=23 F1=13

ROOF NOTES:

ROOF FRAMING: 24"H PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX.

SHEATHING: 19/32" MIN. PLYWOOD SHEATHING W/ 8D RINGSHANK NAILS @ 6" O.C. MAX. EVERYWHERE

COVERING: MEMBRANE ROOFING INSTALLED TO MANUF. SPECS. OVER APPROVED SECONDARY WATER RESISANT BARRIER

PITCH: 1/8 IN 12 (TYPICAL)

OVERHANGS: 12" (TYPICAL)

AIR CONDITIONER NOTES:

THIS DESIGN INCORPORATES (2) ROOF MOUNTED AIR CONDITIONER COMPRESSOR UNITS. UNITS ARE TO BE SECURED TO WITHSTAND A MINIMUM 150 MPH WIND RATING. PROVIDE ELECTRICAL SERVICE AND DISCONNECT SEPARATELY FOR EACH UNIT AND SEAL ALL ROOF PENETRATIONS.

FOUNDATION NOTES:

THIS FOUNDATION IS DESIGNED BASED ON GENERALLY SIMILAR SOIL CONDITIONS AND DESIGN REQUIREMENTS FOR SIMILAR PROJECTS IN THE SAME GEOGRAPHICAL AREA AND WILL BE ADJUSTED BASED ON THE RESULTS OF SOILS TESTING TO BE PERFORMED AFTER VARIANCE AND DEMOLITION PERMIT REQUIREMENTS ARE MET.

SITE PREPARATION NOTES

1.) THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER.

2.) IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM:

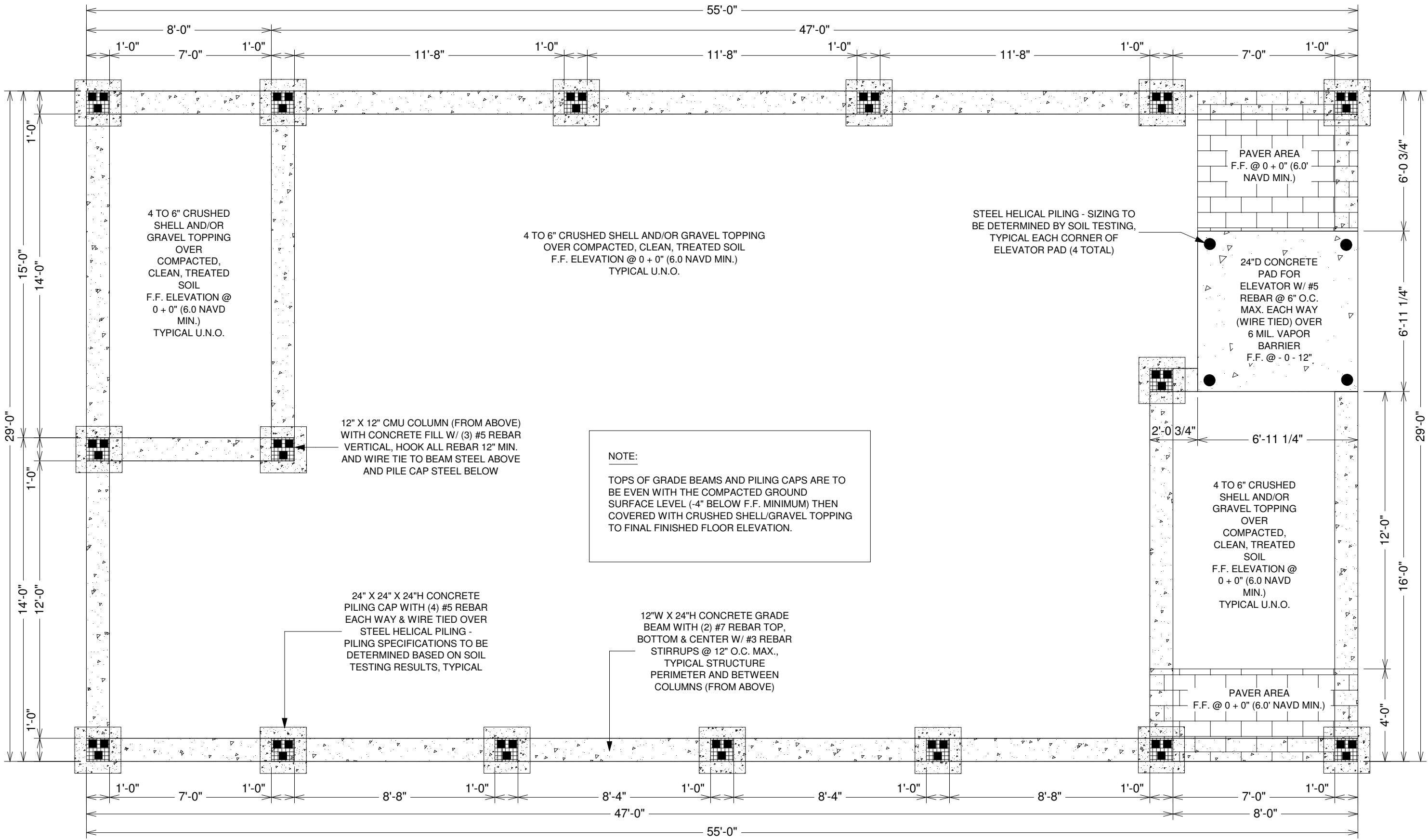
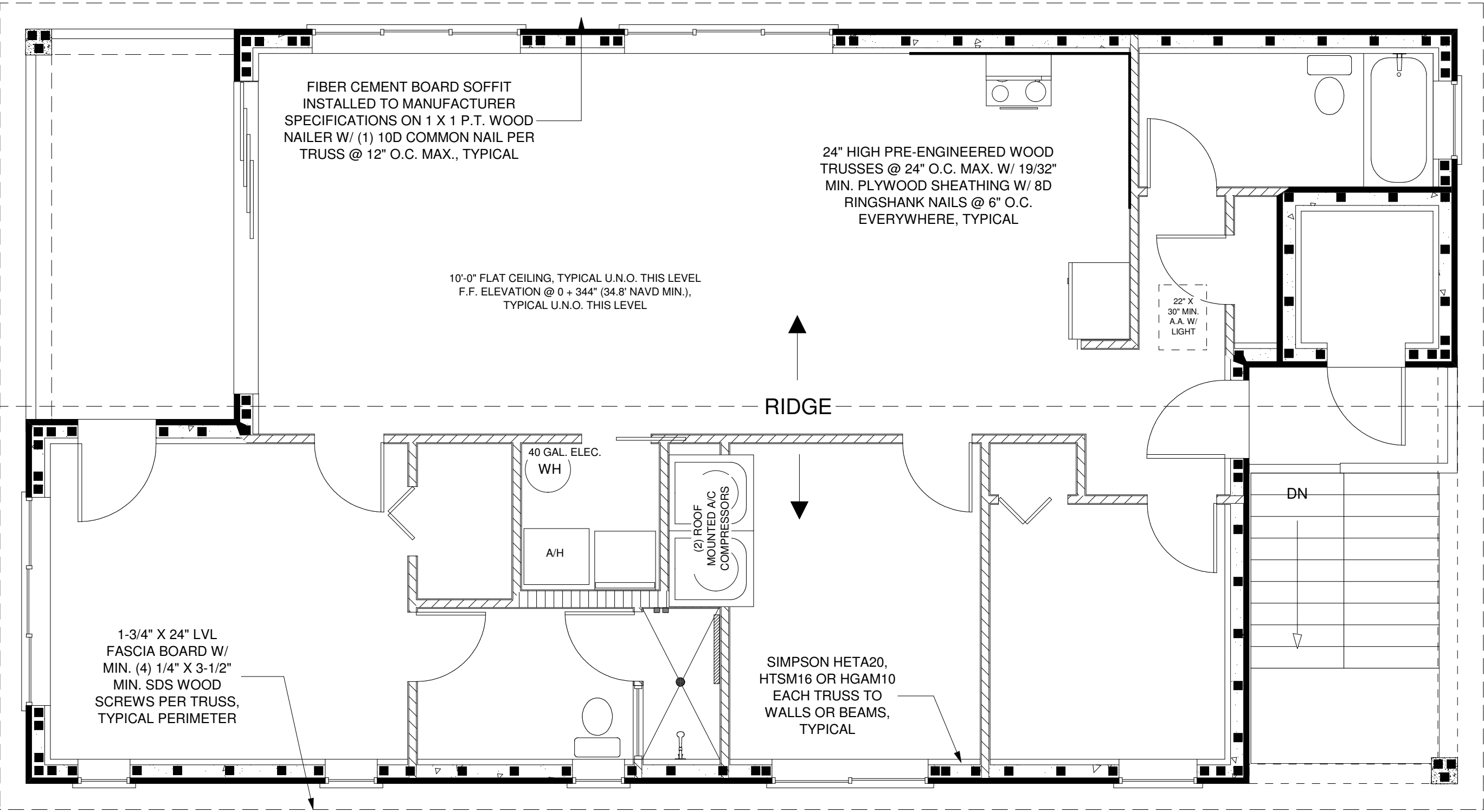
A.) WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS. EXCAVATE A MINIMUM OF 4" ON EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

B.) THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

C.) FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST.

D.) ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL.

E.) PROVIDE FIELD DENSITY TESTS FOR EACH 1,500 SQUARE FEET OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.

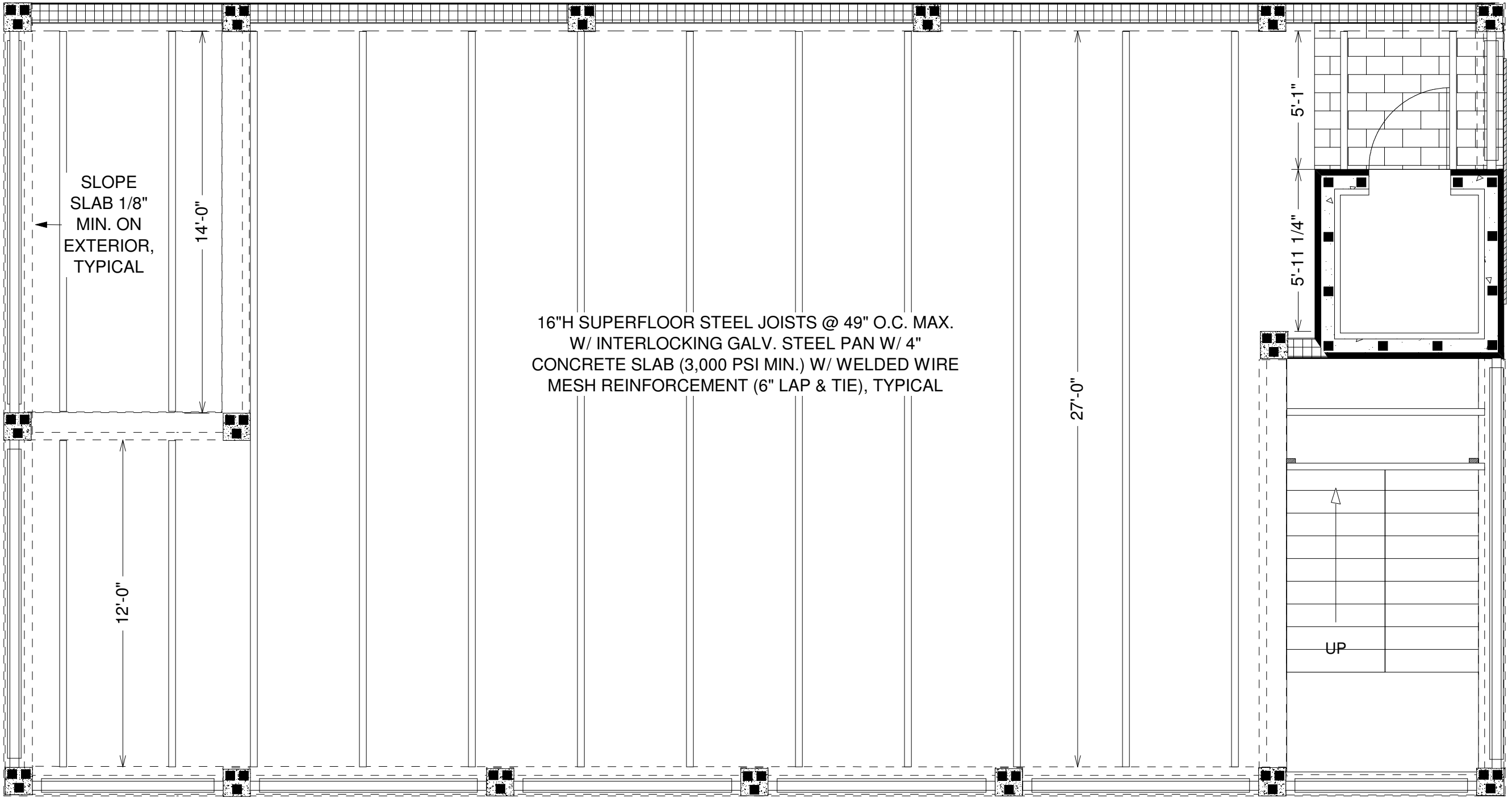


TERMITE PREVENTION SPECIFICATIONS:

- 1.) A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
- 2.) CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.
- 3.) IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
- 4.) TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
- 5.) INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
- 6.) SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.
- 7.) BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
- 8.) MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
- 9.) CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
- 10.) SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.
- 11.) AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.
- 12.) ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
- 13.) A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUNTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 14.) AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
- 15.) NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

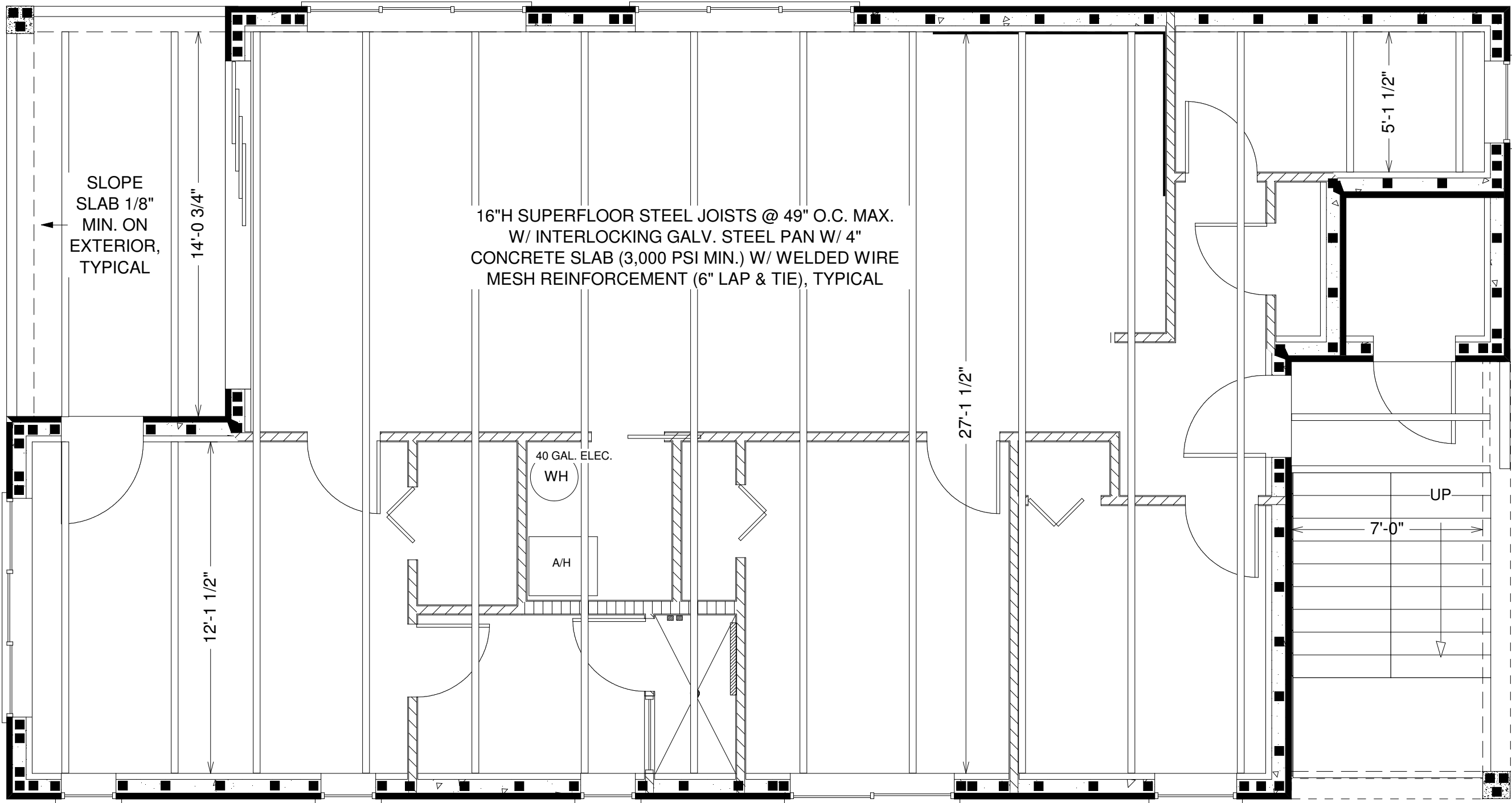
NOTE:

FLOOR FRAMING PLANS ARE FOR REFERENCE AND CLARITY OF CONSTRUCTION INTENT ONLY. REFER TO SUPERFLOOR STRUCTURAL DRAWINGS (BY OTHERS) FOR ATTACHMENT SPECIFICATIONS.



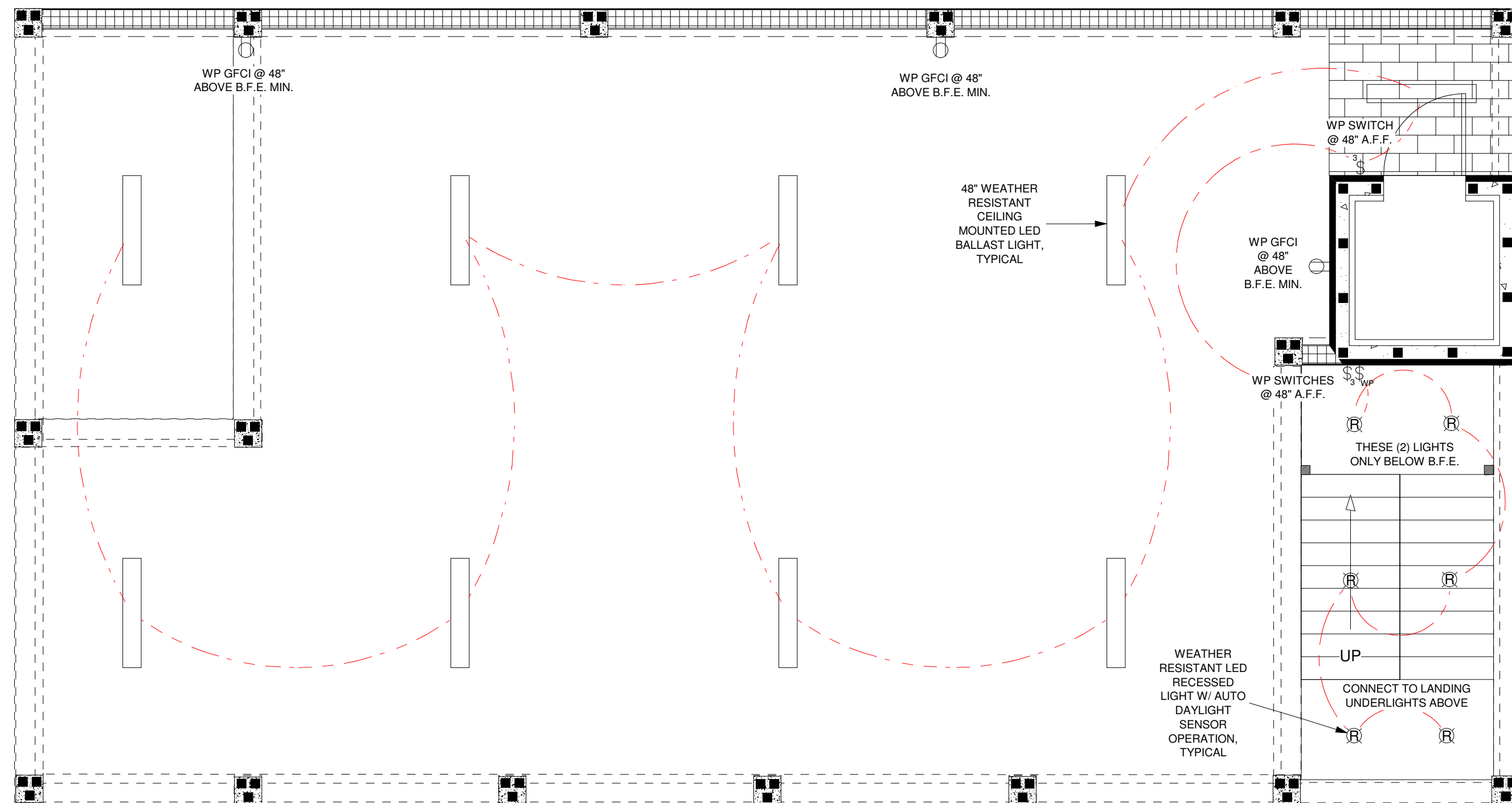
SECOND FLOOR FRAMING PLAN

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

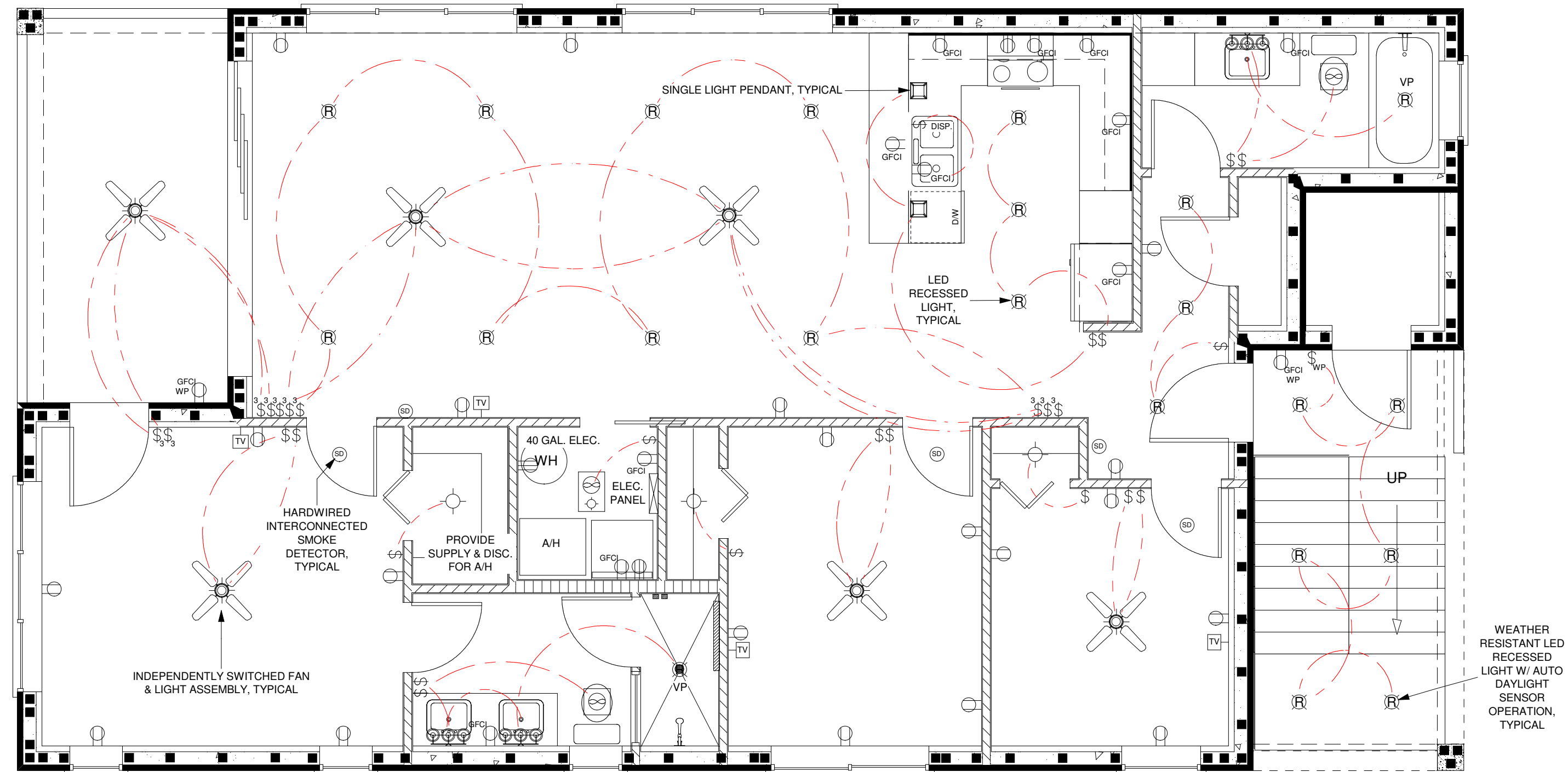


THIRD FLOOR FRAMING PLAN

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



GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



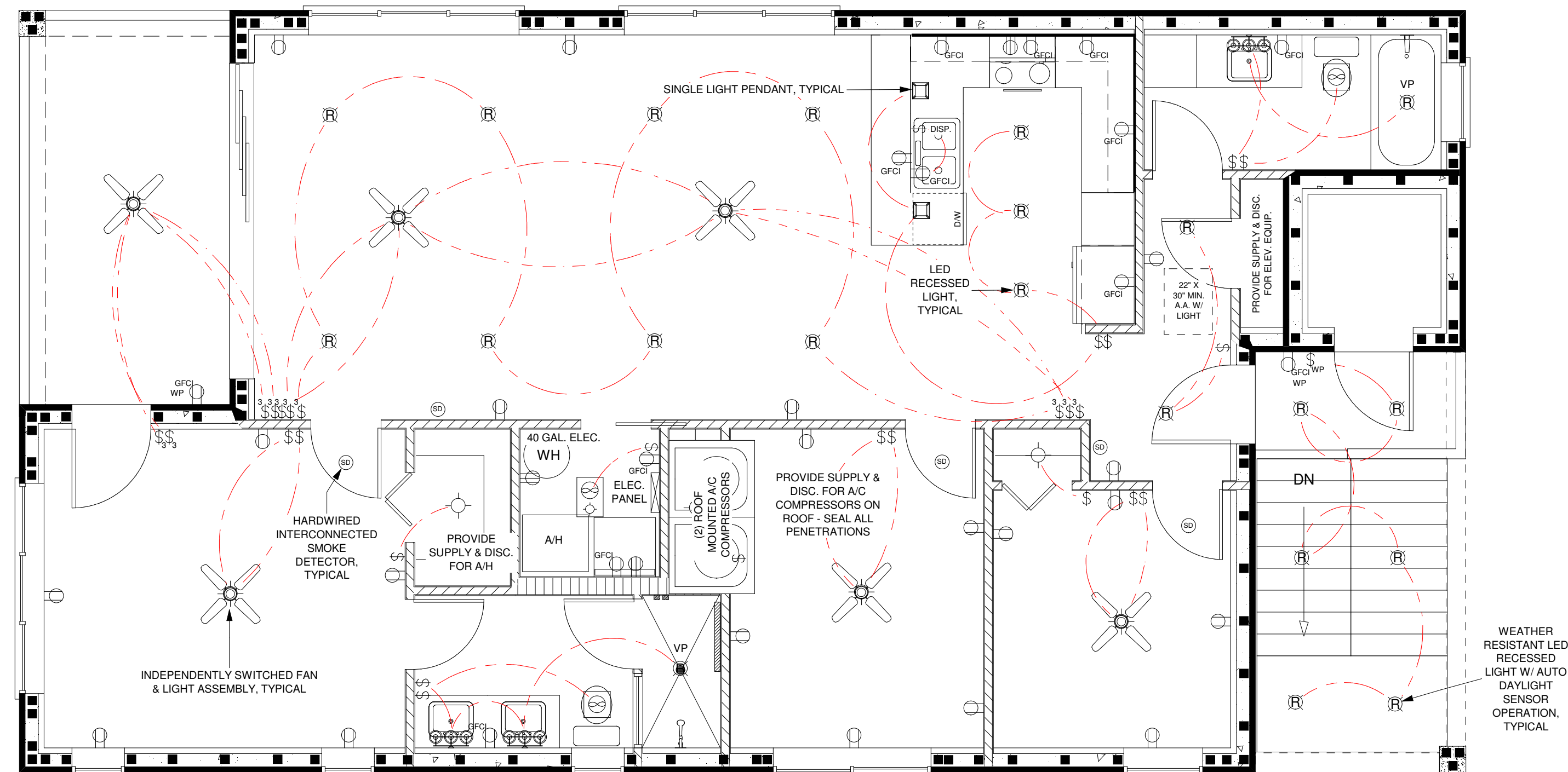
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE:

ALL LIGHTS SHOWN ARE TO BE ON DIMMER SWITCHES.

ELECTRICAL NOTES:

- 1.) ALL WORK IS TO BE DONE TO 2020 NATIONAL ELECTRICAL CODE STANDARDS.
- 2.) ALL WIRING IS TO BE COPPER AND/OR CONDUIT AND TERMINATED IN APPROPRIATE JUNCTIONS.
- 3.) ALL OUTLETS IN LIVING AREAS ARE TO BE AFCI-PROTECTED. ALL OUTLETS IN "WET" AREAS OR WITHIN 6 FEET OF A WATER SOURCE ARE TO BE GFCI-PROTECTED. ALL EXTERIOR OUTLETS ARE TO HAVE A WEATHER-RESISTANT COVER.
- 4.) ALL RECESSED LIGHTS ON EXTERIOR OR IN SHOWER/TUB AREAS ARE TO HAVE A VAPOR OR WEATHER RESISTANT COVER.
- 5.) ALL SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED.
- 6.) NO ELECTRICAL IS ALLOWED WITHIN 48" MIN. ABOVE BASE FLOOD ELEVATION EXCEPT THE SWITCHES AND STAIRWELL LIGHTING AS REQUIRED FOR LIFE SAFETY.
- 7.) ALL EXTERIOR LIGHTING IS TO UTILIZE RED BULBS TO MINIMIZE DISTURBANCE TO NESTING SEA TURTLE POPULATIONS.
- 8.) PROVIDE ELECTRICAL SUPPLY AND DISCONNECT FOR (2) ROOF MOUNTED AIR CONDITIONER COMPRESSORS (SEE ROOF PLAN). SEAL ALL ROOF PENETRATIONS AGAINST LEAKS.



THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"