



**TECHNICAL REVIEW COMMITTEE MEETING  
CITY OF ST. PETE BEACH**

**Notice of Public Meeting  
Technical Review Committee**

**Community Development Department TRC Room  
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706**

Wednesday, March 18, 2026  
10:30 AM

**Regular Meeting Agenda**

*This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.*

**Discussion Items**

**1. Site Plan No. 26037 - 6300 Gulf Blvd (The Luce)**

Site plan request to redevelop an elevated beach bar on an activity deck adjacent to the rear beachfront of the property. Associated with Building Permit No. 2505179. Property has Large Resort Zoning and Land Use.

**Next Meeting: April 1, 2026**



Case Number: \_\_\_\_\_

**City of St. Pete Beach**  
Community Development Department  
155 Corey Avenue  
St. Pete Beach, Florida 33706  
727-367-2735  
[www.stpetebeach.org](http://www.stpetebeach.org)

**PROPERTY OWNER:**

Name: LCP/S Postcard Inn LLC

Address: 6300 Gulf Blvd.

City: St Pete Beach State: FL

Zip: 33706 Telephone: 914-371-5276

Email: psullivan@lcpgroup.com

**APPLICANT/AGENT** (Attach agent authorization form):

Name: Francis Lively

Address: Same as Property Owner for all info.

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**SUBJECT PROPERTY:**

Address: 6300 Gulf Blvd.

Current Name of Business: Postcard Inn - Beach Bar

Parcel: 01/32/15/00000/110/0100 (Partial)

Name of Project: Postcard Inn - Beach Bar

**DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES** (Add additional sheets if necessary):

Replacement of existing Beach Bar. Please note that the new building within the Area of Modification replaces an existing +/- 1967 square foot structure with a new +/- 1967 square foot structure within the same footprint. There is no change from the existing approved development.

Signature of Applicant / Agent

Francis Lively  
Authorized Representative  
LCP/S Postcard Inn LLC

3/2/26

Date



# Guide for Site Plan Submittals

**Pre-application Conference.** The City strongly recommends that applicants for any nonresidential development or any residential project that will have three or more units to request a pre-application conference with staff. The purpose is to gain a clear understanding of the proposed project, identify any regulatory processes/issues that will impact the project, and answer any questions.

**Community Meeting.** If you are proposing new development on a site larger than one-half of an acre in size you must hold a community meeting pursuant to Section 39.17. of the Land Development Code at least 30 days prior to submittal of an administrative site plan. Staff cannot accept any site plan for a qualifying development which has not been the subject of a community meeting.

The materials required as part of the application are necessary to provide the city with sufficient information to ensure compliance with the requirements of the Land Development Code, Code of Ordinances, Comprehensive Plan, and any other Federal, State and County regulations. All City codes can be found at [www.municode.com](http://www.municode.com).

All site plans submitted for review, pursuant to Section 5.1(b) of the Land Development Code, shall include the following documents and information. Staff reserves the right to require additional information. Failure to provide the required information shall result in postponement of the review process. All site plans must be submitted in scalable PDF or JPEG format and two (2) hard copies in either 11" x 17" size for simple site plans or 24" x 36" size for more complex plans. All supporting documents must also be submitted in PDF format and two (2) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) business days of receipt of complete application. In order to be considered complete, an application must have the following, as relevant to the type of development proposed. Please contact staff in advance of submittal to determine if a particular element must be included if you have any questions:

- (1) The name, address, and telephone number of the owner of record of the land proposed for development.
- (2) The name, address, and telephone number of the developer and/or agent, if different from the owner.
- (3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.
- (4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.
- (5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.
- (6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.
- (7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.
- (8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).
- (9) A location map of the land with reference to surrounding lands, subdivisions, streets, and

municipal boundaries.

- (10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.
- (11) A site plan, with north arrow and scale, identifying:
  - a. The proposed land uses, densities, and intensities of use;
  - b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;
  - c. Common areas;
  - d. Recreational facilities;
  - e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;
  - f. Utility location;
  - g. Easements;
  - h. Off-street parking and loading facilities;
  - i. Landscaping and buffering; and
  - j. Signage.
- (12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.
- (13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.
- (14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.
- (15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.
- (16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.
- (17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.
- (18) Site utility and construction details, including a cross-connection control plan.
- (19) Roadway and paving cross-sections and profiles if modifying the roadway.
- (20) Lighting plan and details if located in the Community Redevelopment District, including

photometrics and examples of the proposed fixtures.

- (21) Provisions for solid waste management.
- (22) Locations and preliminary plans for signs.
- (23) Sight triangles at the intersections of roadways and curb cuts with roadways.
- (24) Vehicular and pedestrian circulation patterns.
- (25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.
- (26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.
- (27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.
- (28) The height and number of floors/stories of all structures and number of units per floor/story.
- (29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.
- (30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.
- (31) Landscape plan and details.

Changes of use subject the property to additional landscaping contingent on the type of work being performed. Please contact zoning staff if you have questions. If located within the Community Redevelopment District, additional requirements apply.

The landscape plan, which shall be drawn by a Florida Registered landscape architect or other qualified/ licensed landscape professional, shall include all of the following:

- (a) The preparer's name, address, and telephone number, signature and seal.
- (b) A schedule including:
  1. Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.
  2. Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.
  3. Width and square footage of all required landscape buffers.
- (c) Plant legend showing botanical and common name, size and quantity of all proposed plantings
- (d) Elevation and section drawings of any solid screen proposed.
- (e) All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.
- (f) All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.
- (g) Scale and north arrow.

(32) Fire Department:

(a) The Florida Fire Prevention Code (currently adopted edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.

(b) Underground Utilities:

1. Fire Mains Locations
2. Backflow Prevention Devices Locations
3. Hydrant Locations
4. Fire Department Connections Locations
5. Proposed Boat Docks and Associated Underground Piping
6. Gas Main Location and Associated Valves
7. Power Services for Gate Operations at Gated Communities
8. Telephone Services
9. Electrical Services
10. Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.

NOTE: All new construction (buildings and structures) shall be required to be provided with an automatic fire sprinkler/standpipe system. AUTOMATIC means a Fire Pump must be provided.

**Completed applications are routed to the Technical Review Staff, which is comprised of representatives of the City Staff who review and make comments on submitted applications. The Departments that will review the application are:**

<b>Fire</b>	<b>363-9207</b>
<b>Public Works</b>	<b>363-9254</b>
<b>Planning &amp; Zoning</b>	<b>363-9229</b>
<b>Building</b>	<b>363-9209</b>
<b>Recreation</b>	<b>363-9274</b>
<b>Code Enforcement/Public Safety</b>	<b>363-9211</b>

## Technical Review Committee Deadlines

The TRC generally meets the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at 10:00am in the Community Development Department conference room. The following applications must be reviewed by the TRC:

- (1) Site Plans
- (2) Subdivisions
- (3) Conditional Uses
- (4) Amendments to the Zoning Map
- (5) Amendments to the Future Land Use Map
- (6) Variances on property being used for other than single-family detached residential purpose
- (7) Vacations of Streets, Plats or other property
- (8) Temporary Uses
- (9) All other applications assigned by the City Manager

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
<b>Wednesday</b>		
<b>January</b>	12/4/2023 12/18/2023	1/3/2024 1/17/2024
<b>February</b>	1/8/2024 1/18/2024	2/7/2024 2/21/2024
<b>March</b>	2/5/2024 2/19/2024	3/6/2024 3/20/2024
<b>April</b>	3/4/2024 3/18/2024	4/3/2024 4/17/2024
<b>May</b>	4/1/2024 4/15/2024	5/1/2024 5/15/2024
<b>June</b>	5/6/2024 5/20/2024	6/5/2024 6/19/2024
<b>July</b>	6/3/2024 6/17/2024	7/3/2024 7/17/2024
<b>August</b>	7/8/2024 7/22/2024	8/7/2024 8/21/2024
<b>September</b>	8/5/2024 8/19/2024	9/4/2024 9/18/2024
<b>October</b>	9/2/2024 9/16/2024	10/2/2024 10/16/2024
<b>November</b>	10/7/2024 10/21/2024	11/6/2024 11/20/2024
<b>December</b>	11/4/2024 11/18/2024	12/4/2024 12/18/2024



**Owner's Authorization for Agent**

I/WE \_\_\_\_\_  
(print name of property owner)

hereby authorize \_\_\_\_\_  
(print name of agent)

to represent me/us in an application for \_\_\_\_\_  
(type of application: variance, conditional use, zoning, etc.)

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Print Name of Owner

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_, by \_\_\_\_\_  
\_\_\_\_\_ who is personally known \_\_\_\_\_ or produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature) (Date)

My Commission Expires \_\_\_\_\_

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, \_\_\_\_ THRU DECEMBER 31, \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

- 1) Name \_\_\_\_\_
2) Name \_\_\_\_\_
3) Name \_\_\_\_\_
4) Name \_\_\_\_\_

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

[ ] Yes [ ] No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

\_\_\_\_\_
\_\_\_\_\_

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name \_\_\_\_\_
Address \_\_\_\_\_
General Area of Legislative Interest: \_\_\_\_\_
Specific Area of Legislative Interest: \_\_\_\_\_
Position on Area of Interest: \_\_\_\_\_

(2) Name \_\_\_\_\_
Address \_\_\_\_\_
General Area of Legislative Interest: \_\_\_\_\_
Specific Area of Legislative Interest: \_\_\_\_\_
Position on Area of Interest: \_\_\_\_\_

(3) Name \_\_\_\_\_
Address \_\_\_\_\_
General Area of Legislative Interest: \_\_\_\_\_
Specific Area of Legislative Interest: \_\_\_\_\_
Position on Area of Interest: \_\_\_\_\_

(4) Name \_\_\_\_\_
Address \_\_\_\_\_
General Area of Legislative Interest: \_\_\_\_\_
Specific Area of Legislative Interest: \_\_\_\_\_
Position on Area of Interest: \_\_\_\_\_

(USE ADDITIONAL PAGES IF NECESSARY)



## GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST

When completing the registration form, registrants shall provide a response for both the “General” and “Specific” area of legislative interest, as required by City Code. Registrants are required to disclose both the “General” and “Specific” areas of legislative interest with sufficient specificity to permit a reasonable individual to clearly associate a lobbyist’s activities to an issue disclosed on the lobbyist’s registration form(s). If a lobbyist is representing a client on multiple issues, each issue must be disclosed separately, and the general & specific nature of each issue must be disclosed in such a manner to permit clear identification of each issue separate and apart from other issues listed on the registration forms. If necessary, the registrant should attach additional pages to their registration forms to clearly disclose all information required by the Lobbyist’s Registration Ordinance.

### **Issue and Position**

It is important to note that lobbyists are required to disclose their principal’s position on an issue. In other words, lobbyists are required to state whether their principal is seeking the passage, defeat, withdrawal, etc. The registration form requires that the area of legislative interest and the position be sufficiently disclosed.

Registrations must also be updated timely to disclose any new/additional issues for which the lobbyist has been retained; registration forms must be updated prior to lobbying activities commencing.

### **Sufficient Disclosure**

When lobbying on issues pertaining to a specific ordinance, resolution, planning department action, etc., the registrant shall refer to the specific identifier associated with the issue – i.e. ordinance no., resolution no., permit no., or other City-issued identifier associated with the subject matter. In most cases, this identifier, along with the issue’s official City title, constitutes the “Specific” area of legislative interest.

On issues which lack a City issued identifier, the registrant must identify the issue with sufficient specificity to give public notice of the particular issue or proposal that is a subject of any communication that constitutes lobbying. This may be accomplished by identifying a specific property (street address or parcel ID) or by identifying a specific agenda item (meeting date, item no., title). For issues relative to real property, the “Specific” disclosure should clearly identify the exact location of the real estate.

With regards to the City budget, it is likely necessary to disclose a specific appropriation, funding topic, program, City department, or other unique element that pertains to the lobbying activities. Merely disclosing that lobbying activities pertain to “the budget” is too vague and, therefore, would constitute an insufficient disclosure.

Upon request, staff of the Clerk’s Office will provide advice to registrants with regards to the “General” and “Specific” responses. Please contact our office if guidance is needed.

**Ordinance 2022-04**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 2 – ADMINISTRATION, ARTICLE II - OFFICERS AND EMPLOYEES, DIVISION 2 - CODE OF ETHICS, ESTABLISHING SECTION 2-68 - DEFINITIONS; SECTION 2-69 - REGISTRATION OF LOBBYISTS; SECTION 2-70 – VALIDITY OF ACTION; SECTION 2-71 – RECORD KEEPING RESPONSIBILITIES; SECTION 2-72 – MAINTAINING REGISTRATIONS AND CONTACT LOGS; SECTION 2-73 – PROHIBITED CONDUCT OF CITY OFFICIALS AND EMPLOYEES; SECTION 2-74 – COMPLIANCE; PENALTIES, AND RESERVING SECTIONS 2-75 – 2-95; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of St. Pete Beach wishes to establish registration and regulations for lobbying and lobbyists within the City.

**WHEREAS**, the Code of Ordinances Chapter 2, Article II, Division 2 “Code of Ethics” does not currently include any specific regulations related to lobbyists.

**WHEREAS**, the City Commission desires to establish a system to track lobbying activities to allow for greater transparency in City business.

**WHEREAS**, persons appearing before the City Commission, City staff, City boards, and City Committees benefit from having Lobbyist registration requirements that are consistent and uniform.

**WHEREAS**, the City Commission finds it in the best interest of its citizens to preserve and maintain the integrity of the members of the City Commission, board, committee and City employees.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:**

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2.

Chapter 2, Article II, Division 2 shall be amended as follows:

Sec. 2-68 – Definitions.

The following terms will be defined for this Section:

*Lobbying* – means communications, whether written or oral, by a lobbyist outside a duly noticed public meeting or hearing on the record with any member or members of the City Commission, or any member or members of any decision making body under the jurisdiction of the City Commission, or any City employee, whereby the lobbyist seeks to encourage or influence the passage, defeat, modification or repeal of any item which may be presented for vote before the City Commission, or any decision-making body under the jurisdiction of the City Commission, or which may be presented for consideration by a City employee as a recommendation to the City Commission or decision-making body.

*Lobbyist* – means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any City Commissioner; any action, decision, recommendation of the City manager or any City board or committee; or any action, decision or recommendation of any City personnel defined in any manner in this section, during the time period of the entire decision-making process on such action, decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "lobbyist" specifically excludes the following persons:

- i) Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings;
- ii) any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and
- iii) any person who only appears as a representative of a not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

The persons specifically excluded above from the definition of "lobbyist" shall, prior to communicating with City personnel, disclose in writing to the City clerk, their name, address, and principal on whose behalf they are communicating.

*Lobbying firm* – means a business entity, including an individual contract lobbyist, that receives or becomes entitled to receive any compensation or the purpose of lobbying, where any partner, owner, officer, or employee of the business entity is a lobbyist.

*Principal* – means a person, firm, corporation, or other legal entity which has employed or retained a lobbyist.

*Employee* – means all persons employed directly or indirectly by the City of St. Pete Beach.

*Decision-making body* – means any board or committee established by the City Commission, City Manager and/or committee appointed by the City Manager.

Sec. 2-69 – Registration of lobbyists.

All lobbyists, as defined herein, shall register with the City Clerk on an annual basis, January 1 each year, including the payment of a \$50.00 fee, or as amended in Appendix A in the City's Code of Ordinances, prior to engaging in any lobbying. Registration shall be updated to add or withdraw principals and/or individual lobbyists before a lobbyist commences lobbying on behalf of any new principal. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

Each lobbyist shall be required to register on forms prepared by the City Clerk. The lobbyist shall state under oath his or her name, business address, the name and business address of each principal represented, that the principal has actually retained the lobbyist, the general and specific areas of legislative interest, position on such legislative interest, and the nature and extent of any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body. Each lobbying firm may register in the name of such firm, corporation, or legal entity, provided the registration shall list the names of all persons who engage in lobbying as defined in this article. Failure to register, or providing false information in the lobbyist registration form, shall constitute a violation of this Ordinance.

Sec. 2-70 – Validity of action.

The validity of any decision, action, recommendation, or determination made by the City Commission, board, committee, or employee shall not be affected by the failure of any person to comply with the provisions of this Ordinance.

All members of the City Commission, boards, committees, and City employees shall be diligent to ascertain that a person required to register pursuant to this Ordinance have complied, and if necessary, request a record of compliance from the City Clerk.

Sec. 2-71 – Record keeping responsibilities.

City Commissioners, board members, committee members, and City employees, as defined in this Section shall be responsible for maintaining a written log, in the form established by the City Clerk, which documents each oral lobbying communication or meeting. The written log shall be on a form as prepared by the City Clerk. The log shall, at a minimum, reflect the name of the lobbyist, the date of the contact, whether telephone or in person oral contact, and the subject matter discussed.

City Commissioners, board members, committee members, and City employees shall deliver their logs to the City Clerk's Office at the end of each quarter and at the conclusion of their final term in office. City employees must deliver their logs to the City Clerk at the end of

each quarter and upon the conclusion of their employment with the City.

Sec. 2-72 – Maintaining registrations and contact logs.

The City Clerk shall accept and maintain the annual lobbyist registrations and the quarterly log of lobbyist contacts, which shall be open for public inspection.

Sec. 2-73 – Prohibited conduct of city officials and employees.

No member of the City Commission, board, committee or employee of the City shall solicit or accept as compensation, payment, favor, service, or thing of value from a lobbyist or principal when such member of the City Commission, board, committee or employee knows, or with the exercise of reasonable care, should know, that it was given to influence a vote or recommendation favorable to the lobbyist or principal.

No member of the City Commission or employee of the City shall appear before the City Commission for compensation for two years from the date he or she leaves the City Commission or City employment.

Sec. 2-74 – Compliance; penalties.

The City Clerk shall monitor lobbyists for compliance with this section and shall develop procedures for suspension of lobbyists until compliance is attained. The City Clerk will alert the City Commission to any instances of non-compliance and will inform the City Commission of any need to institute progressive penalties for repeat offenders.

The penalties for an intentional violation of this Ordinance more than once in a twelve-month period are as follows:

- 1) Second violation shall result in prohibition from lobbying for one year; and
- 2) Third violation shall result in prohibition from lobbying for two years.

Sec. 2-75 – Sec. 2-95 – Reserved.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

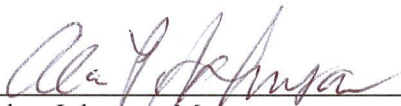
SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect on September 1, 2022.

FIRST READING:	<b>January 25, 2022</b>
PUBLISHED:	<b>February 9, 2022</b>
SECOND READING:	<b>February 22, 2022</b>
PUBLIC HEARING:	<b>February 22, 2022</b>

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.




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Alan Johnson, Mayor

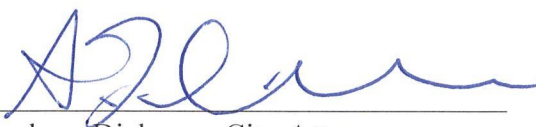
I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 22 day of February 2022.




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Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:




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Andrew Dickman, City Attorney

SECTION 36, TOWNSHIP 31 S., RANGE 15 E.,  
SECTION 1, TOWNSHIP 32 S., RANGE 15 E.,

CITY OF ST. PETERSBURG BEACH  
PINELLAS COUNTY, FLORIDA

DESCRIPTION

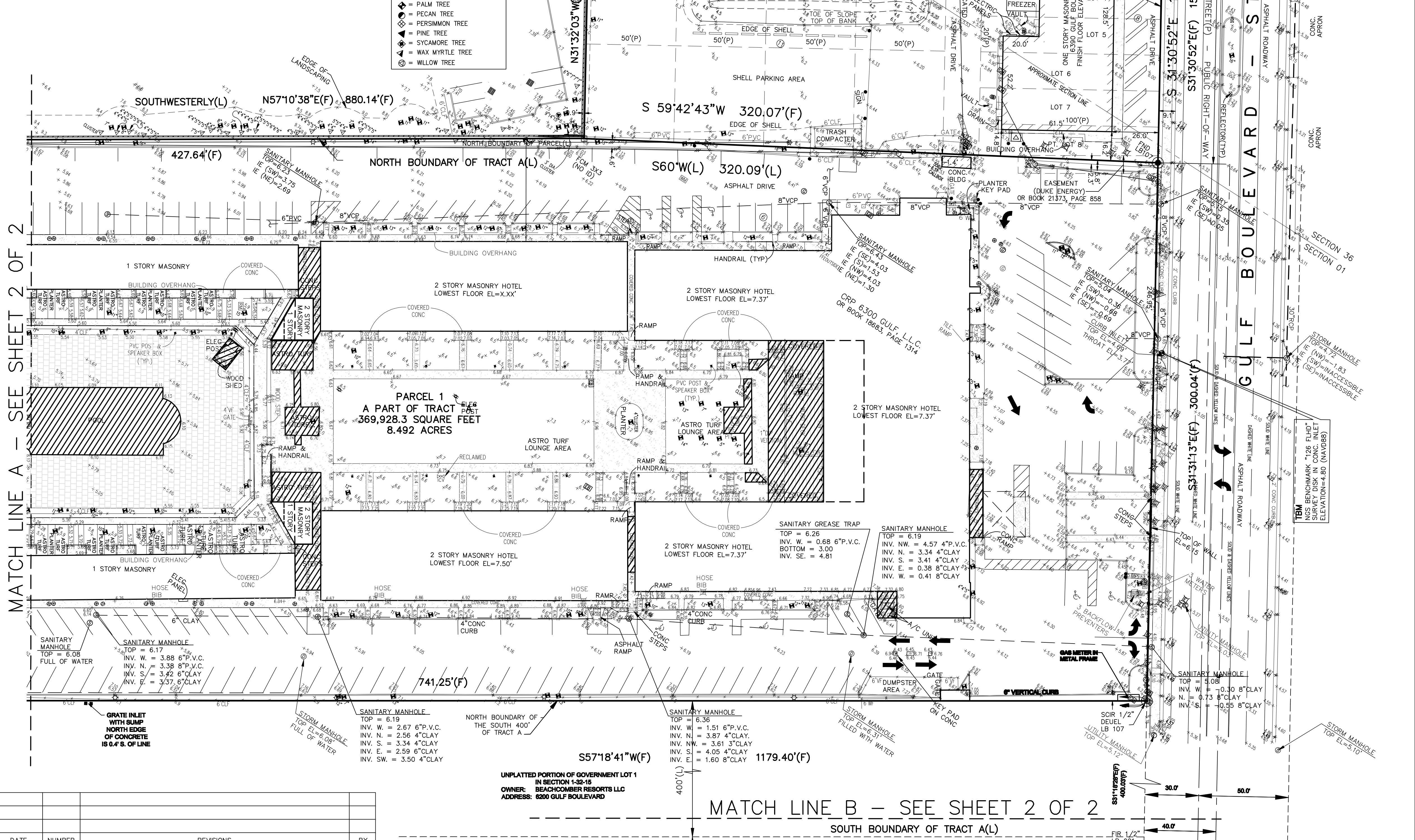
PARCEL 1:  
ALL OF "TRACT A," ST. PETERSBURG BEACH FIRST ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 20, PAGE 11, PINELLAS COUNTY RECORDS, LESS THE SOUTHEASTERLY 400 FEET THEREOF TOGETHER WITH ALL RIPARIAN AND/OR LITTORAL RIGHTS THERE TO APPERTAINING, SAID "TRACT A" SITUATED IN ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACT "A": A TRACT OF LAND EXTENDING FROM THE WESTERLY LINE OF GULF BOULEVARD TO THE HIGH WATER LINE OF THE GULF OF MEXICO, THE SOUTH BOUNDARY OF WHICH IS PARALLEL TO AND 710 FEET FROM (MEASURED AT RIGHT ANGLES) THE SOUTHEASTERLY LINE OF TEXAS AVENUE AS PLATTED IN PLAT BOOK 20, PAGE 11, PINELLAS COUNTY RECORDS. THE NORTH BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING ON THE EASTERLY BOUNDARY OF BLOCK B, ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, PINELLAS COUNTY RECORDS, SAID POINT BEING 1,980 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF THE SOUTHEASTERLY LINE OF 71ST AVENUE (MISSISSIPPI AVENUE), FROM SAID POINT, RUN SOUTH 60 DEGREES WEST, PARALLEL TO THE SOUTH BOUNDARY OF 71ST AVENUE, 320.09 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF AFORESAID TEXAS AVENUE, TO THE HIGH WATER LINE OF THE GULF OF MEXICO.

PARCEL 2:  
ALL OF LOTS 1 THROUGH 7, INCLUSIVE; ALL OF LOTS 27 THROUGH 30, INCLUSIVE; AND THAT PART OF LOTS 8, 11, 12, 13 AND 14, LYING NORTH OF A LINE PARALLEL TO AND 1,980 FEET SOUTH OF THE SOUTHEASTERLY LINE OF 71ST AVENUE (MISSISSIPPI AVENUE), ALL IN BLOCK 8, ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH VACATED 20 FOOT ALLEY LYING WITHIN SAID BLOCK 8, BETWEEN THE NORTHWESTERLY BOUNDARY AND THE SOUTHEASTERLY BOUNDARY OF THE HEREINABOVE DESCRIBED LAND, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON AND THEREIN.

SUBJECT TO ALL MATTERS IN THE PLAT OF ST. PETERSBURG BEACH FIRST ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 11, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,

CONTAINING 1.148 ACRES, MORE OR LESS.



MATCH LINE A - SEE SHEET 2 OF 2

MATCH LINE B - SEE SHEET 2 OF 2

DATE	NUMBER	REVISIONS	BY

71ST AVENUE

MISSISSIPPI AVENUE(P)

SOUTHEASTERLY RIGHT-OF-WAY LINE

NOTES

- BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD, BEING ASSUMED ASS 31°30'52" E.
- SURVEY MAP AND REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE, ELEVATION 11 FEET, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12049, MAP NUMBER 1202070N, EFFECTIVE DATE AUGUST 24, 2021 (MAP INDEX NUMBER 121030N02C, EFFECTIVE DATE AUGUST 24, 2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THIS SURVEY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY."
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY, THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DECISIONS.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS FOR EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS WAS PERFORMED BY THIS FIRM FOR THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "126 FLHD" HAVING AN ELEVATION OF 4.80 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). TO OBTAIN NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) ELEVATIONS, ADD 0.91 FEET TO THE ELEVATIONS SHOWN HEREON.
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. BREAST HIGH (SLOPE PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- THIS SURVEY IS BASED ON U.S. FEET.

LEGEND

AREA UNDERCONSTRUCTION

A/C = AIR CONDITIONER UNIT	BLDG = BUILDING	BLD = BOLLARD OR POST	CCR = CERTIFIED CORNER RECORD	CLF = CHAIN LINK FENCE	CMP = CORRUGATED METAL PIPE	CONC = CONCRETE	COR = CORNER	CPB = CONDOMINIUM PLAT BOOK	C/T = CURB TIE	D = DEED DATA	DB = DEED BOOK	DIP = DUCTILE IRON PIPE	EL = ELLIPTICAL CORRUGATED METAL PIPE	EL = ELEVATION	EP = EDGE OF PAVEMENT	EROP = ELLIPTICAL REINFORCE CONCRETE PIPE	(F) = FIELD DATA	FDM = FOUND CONCRETE MONUMENT	FOR = FLORIDA DEPARTMENT OF TRANSPORTATION	FR = FOUND IRON ROD	FND = FOUND NAIL & DISC	FOP = FOUND OPEN PIPE	FPP = FOUND PIPED PIPE	FRRS = FOUND RAILROAD SPIKE	F/T = FENCE TIE	FXC = FOUND CUT	GR = GRATE ELEVATION	IE = INVERT ELEVATION	(L) = LEGAL DESCRIPTION DATA	LS = LICENSED BUSINESS	LS = LICENSED SURVEYOR	MAS = MASONRY	MHW = MEAN HIGH WATER	NP = NORMAL POOL	O/A = OVERALL	OR = OFFICIAL RECORDS BOOK	(P) = PLAT DATA	PB = PLAT BOOK	PG = PAGE	PLS = PROFESSIONAL LAND SURVEYOR	POB = POINT OF BEGINNING	POC = POINT OF COMMENCEMENT	PRM = PERMANENT REFERENCE MONUMENT	PS = PROFESSIONAL SURVEYOR & MAPPER	PT = PART	PVC = POLY VINYL CHLORIDE	RCP = REINFORCE CONCRETE PIPE	RLS = REGISTERED LAND SURVEYOR	R/W = RIGHT-OF-WAY	SEC = SECTION	SHW = SEASONAL HIGH WATER	SIR = SET IRON ROD 1/2" LB 6113	SND = SET NAIL & DISC LB 6113	SR = STATE ROAD	S/T = SIDEWALK TIE	STY = STORY	SW = SIDEWALK	TBM = TEMPORARY BENCH MARK	(TYP) = TYPICAL	VCP = VITRIFIED CLAY PIPE	W = WITH	WF = WOOD FENCE	W/T = WALL TIE	+ 25.25 = POINT OF ELEVATION	25.2' = DIMENSION FROM BUILDING TO BOUNDARY / RIGHT-OF-WAY LINE	STORM CURB INLETS	TOP OF BANK	TOE OF SLOPE OR CENTER LINE OF DITCH	6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED	OVERHEAD UTILITY LINES	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE	24" RCP = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE	CONCRETE	ASPHALT	CONCRETE PAVERS	BRICK	52.15 = BACK OF CURB	51.63 = EDGE OF PAVEMENT
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PROJECT: POST CARD INN

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC

PREPARED FOR: WALSH ASSOCIATES INC.

**POLARIS ASSOCIATES INC.**

PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

CHECKED BY: DHR	SCALE: 1" = 30'	DRAWN BY: JC/MA	JOB NO: 4578-03	DRAWING PATH: H:\UN4578\DWG\4578 ALTA-2026.DWG	SHEET: 1 OF 2
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SECTION 36, TOWNSHIP 31 S., RANGE 15 E.,  
SECTION 1, TOWNSHIP 32 S., RANGE 15 E.,

CITY OF ST. PETERSBURG BEACH  
PINELLAS COUNTY, FLORIDA

LEGEND

- |  |   |
|--|---|
| A/C = AIR CONDITIONER UNIT   | ⊠ = BACKFLOW PREVENTER                        |
| BLDG = BUILDING  | ⊙ = BOLLARD OR POST                           |
| (C) = CALCULATED DATA  | ⊙ = BOX, CABLE TELEVISION                     |
| CCR = CERTIFIED CORNER RECORD  | ⊙ = BOX, ELECTRIC UTILITY                     |
| CL = CHAIN LINK FENCE  | ⊙ = BOX, ELECTRIC UTILITY (TRANSFORMER)       |
| COMP = CORRUGATED METAL PIPE   | ⊙ = BOX, TELEPHONE                            |
| CONC = CONCRETE  | ⊙ = BOX, TELEPHONE                            |
| COR = CORNER   | ⊙ = DECORATIVE LIGHT POLE                     |
| CPB = CONDOMINIUM PLAT BOOK  | ⊙ = ELECTRIC OUTLET                           |
| C/T = CURB TIE   | ⊙ = FIRE HYDRANT                              |
| (D) = DEED DATA  | ⊙ = FLAGPOLE                                  |
| DB = DEED BOOK   | ⊙ = FLARED END SECTION                        |
| DIP = DUCTILE IRON PIPE  | ⊙ = GRATE INLET                               |
| ECMP = ELLIPTICAL CORRUGATED METAL PIPE                              | ⊙ = GROUND LIGHT                              |
| EL = ELEVATION   | ⊙ = GUY ANCHOR                                |
| EP = EDGE OF PAVEMENT  | ⊙ = LIGHT POLE, CONCRETE                      |
| ERCPC = ELLIPTICAL REINFORCE CONCRETE PIPE                           | ⊙ = LIGHT POLE, METAL                         |
| (F) = FIELD DATA   | ⊙ = LIGHT POLE, WOOD                          |
| FCM = FOUND CONCRETE MONUMENT  | ⊙ = MAILBOX                                   |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION                          | ⊙ = MANHOLE, ELECTRIC                         |
| FIR = FOUND IRON ROD   | ⊙ = MANHOLE, GREASE TRAP                      |
| FND = FOUND NAIL & DISC  | ⊙ = MANHOLE, SANITARY SEWER                   |
| FOP = FOUND OPEN PIPE  | ⊙ = STORM SEWER STRUCTURE                     |
| FPP = FOUND PINCHED PIPE   | ⊙ = MANHOLE TELEPHONE                         |
| FRRS = FOUND RAILROAD SPIKE  | ⊙ = METER, ELECTRIC                           |
| F/T = FENCE TIE  | ⊙ = METER, GAS                                |
| FXC = FOUND X-CUT  | ⊙ = METER, RECLAIMED WATER                    |
| GE = GRATE ELEVATION   | ⊙ = METER, WATER                              |
| IE = INVERT ELEVATION  | ⊙ = MITERED END SECTION                       |
| (L) = LEGAL DESCRIPTION DATA   | ⊙ = MONITORING WELL                           |
| LB = LICENSED BUSINESS   | ⊙ = PEDESTRIAN CROSSING SIGNAL                |
| LS = LICENSED SURVEYOR   | ⊙ = SANITARY CLEANOUT                         |
| MA = MASONRY   | ⊙ = SCHEDULE B-2 ITEM                         |
| MHW = MEAN HIGH WATER  | ⊙ = TELEPHONE RISER                           |
| NP = NORMAL POOL   | ⊙ = TRAFFIC SIGN                              |
| OR = OFFICIAL RECORDS BOOK   | ⊙ = TRAFFIC SIGNAL BOX                        |
| OR = PLAT DATA   | ⊙ = TRAFFIC SIGNAL POLE                       |
| OR = PLAT BOOK   | ⊙ = UNDERGROUND CABLE TELEVISION MARKER       |
| OR = PAGE  | ⊙ = UNDERGROUND CABLE TELEVISION WARNING SIGN |
| OR = PROFESSIONAL LAND SURVEYOR                                      | ⊙ = UNDERGROUND ELECTRIC MARKER               |
| OR = POINT OF BEGINNING  | ⊙ = UNDERGROUND ELECTRIC WARNING SIGN         |
| OR = POINT OF COMMENCEMENT   | ⊙ = UNDERGROUND FIBER OPTIC MARKER            |
| OR = PERMANENT REFERENCE MONUMENT                                    | ⊙ = UNDERGROUND FIBER OPTIC WARNING SIGN      |
| OR = PROFESSIONAL SURVEYOR & MAPPER                                  | ⊙ = UNDERGROUND FORCEMAIN MARKER              |
| OR = PART  | ⊙ = UNDERGROUND FORCEMAIN WARNING SIGN        |
| OR = PART VINYL CHLORIDE   | ⊙ = UNDERGROUND GAS MARKER                    |
| OR = REINFORCED CONCRETE PIPE  | ⊙ = UNDERGROUND GAS WARNING SIGN              |
| OR = REGISTERED LAND SURVEYOR  | ⊙ = UNDERGROUND RECLAIMED WATER MARKER        |
| OR = RIGHT-OF-WAY  | ⊙ = UNDERGROUND RECLAIMED WATER WARNING SIGN  |
| OR = SECTION   | ⊙ = UNDERGROUND SANITARY SEWER MARKER         |
| OR = SEASONAL HIGH WATER   | ⊙ = UNDERGROUND SANITARY SEWER WARNING SIGN   |
| OR = SET NAIL & DISC LB 6113   | ⊙ = UNDERGROUND TELEPHONE MARKER              |
| OR = SET NAIL & DISC LB 6113   | ⊙ = UNDERGROUND TELEPHONE WARNING SIGN        |
| OR = STATE ROAD  | ⊙ = UNDERGROUND WATER MARKER                  |
| OR = SIDEWALK TIE  | ⊙ = UNDERGROUND WATER WARNING SIGN            |
| OR = STORY   | ⊙ = UTILITY POLE, CONCRETE                    |
| OR = SIDEWALK  | ⊙ = UTILITY POLE, METAL                       |
| OR = TEMPORARY BENCH MARK  | ⊙ = UTILITY POLE, WOOD                        |
| OR = TYPICAL   | ⊙ = VALVE, GAS                                |
| OR = VITRIFIED CLAY PIPE   | ⊙ = VALVE, RECLAIMED WATER                    |
| OR = WITH  | ⊙ = VALVE, SANITARY                           |
| OR = WOOD FENCE  | ⊙ = VALVE, WATER                              |
| OR = WALL TIE  | ⊙ = WELL                                      |
| OR = 25.25' = POINT OF ELEVATION                                     |   |
| OR = 25.2' = DIMENSION FROM BUILDING TO BOUNDARY / RIGHT-OF-WAY LINE |   |

- |  |                     |
|--|---------------------|
| ⊙ = TOP OF BANK  | ⊙ = CONCRETE        |
| ⊙ = TOE OF SLOPE OR CENTER LINE OF DITCH                     | ⊙ = ASPHALT         |
| ⊙ = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED               | ⊙ = CONCRETE PAVERS |
| ⊙ = OVERHEAD UTILITY LINES                                   | ⊙ = BRICK           |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE             |                     |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE           |                     |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN            |                     |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE |                     |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE  |                     |
| ⊙ = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE     |                     |

AREA UNDERCONSTRUCTION

CERTIFICATION

CERTIFIED TO:  
STEWART TITLE GUARANTY COMPANY, KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ITEMS OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 03, 2026.

JUSTIN D. FERRANS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER LS 6958  
STATE OF FLORIDA

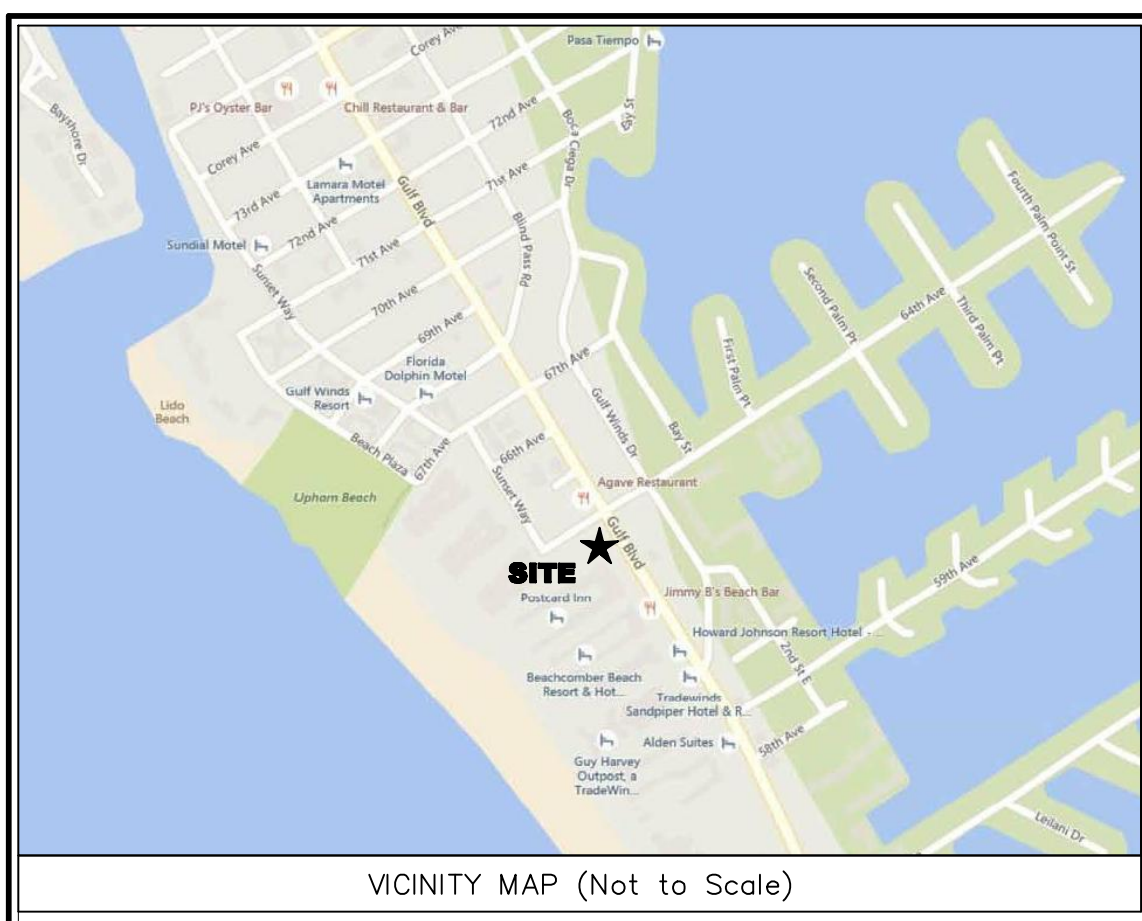
PROJECT: POST CARD INN

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC

PREPARED FOR: WALSH ASSOCIATES INC.

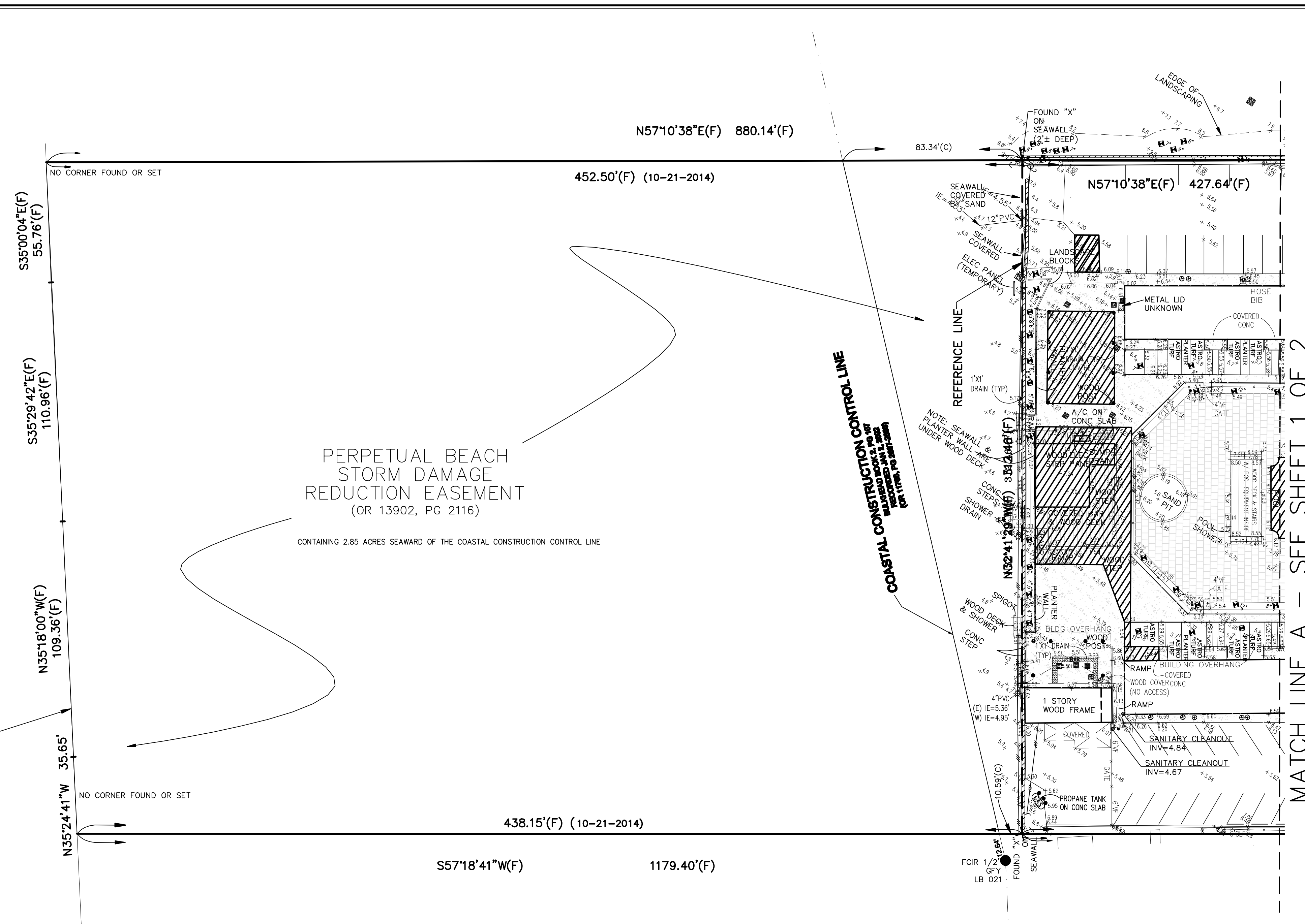
**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

CHECKED BY: SCALE: 1" = 30' DRAWN BY: JOB NO. 4578-03 DRAWING PATH: H:\UN\4578\DWG\4578 ALTA-2026.DWG SHEET 2 OF 2



GULF OF MEXICO

HIGH WATER LINE(L)  
MEAN HIGH WATER  
EL.=0.37' (NAVD 88)  
AS LOCATED ON  
OCTOBER 21, 2014

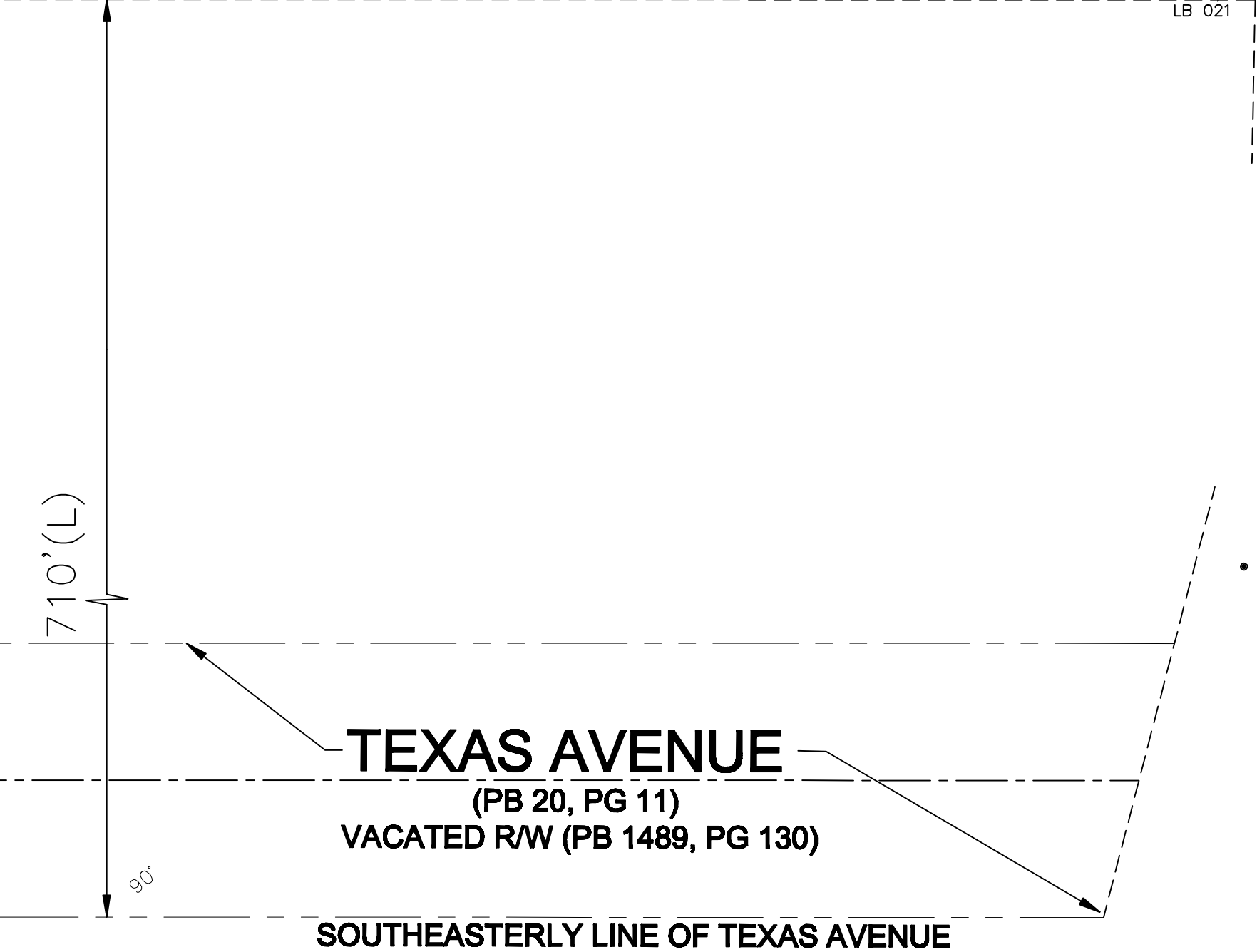


PERPETUAL BEACH  
STORM DAMAGE  
REDUCTION EASEMENT  
(OR 13902, PG 2116)

CONTAINING 2.85 ACRES SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE

MATCH LINE B - SEE SHEET 1 OF 2

SOUTH BOUNDARY OF TRACT A(L)

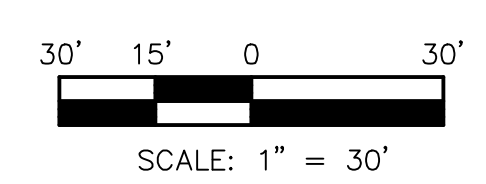


TITLE COMMITMENT NOTES

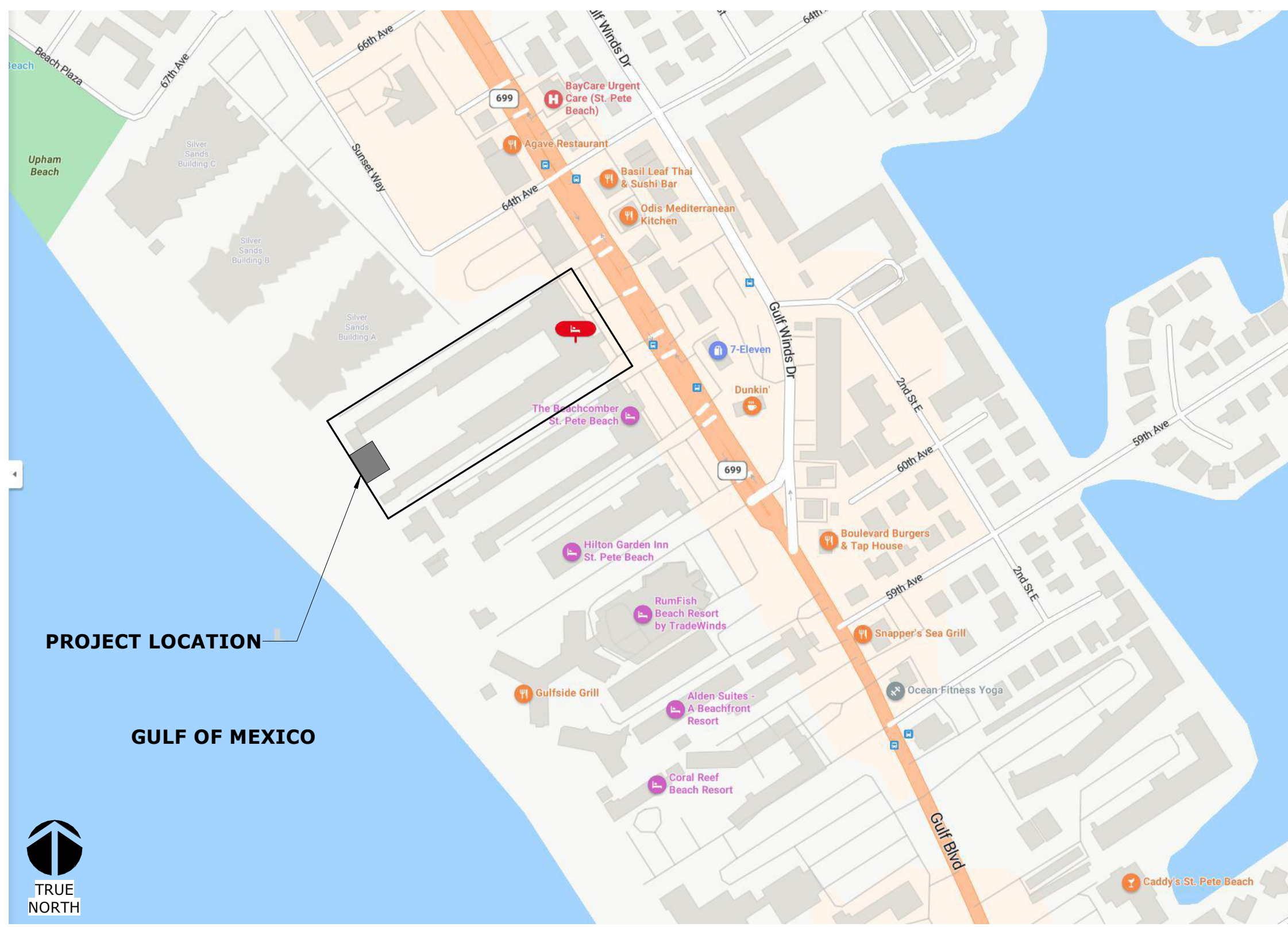
- DESCRIPTIONS AND EASEMENTS DEPICTED HEREON WERE TAKEN FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, ISSUING FILE NO. 5185232-S-FL-CR-TN, COMMITMENT NO. 5185232-S-FL-CR-TN, COMMITMENT DATE: MARCH 21, 2024 AT 8:00 A.M. AS ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC, 39 WEST 37TH STREET, 3RD FLOOR, NEW YORK, NY 10018. THE FOLLOWING REFLECT EXCEPTIONS AS LISTED AS FOLLOWS:
- ITEMS 1-2) NOT A MATTER OF SURVEY.
- ITEM 3) SUBJECT TO: ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- ITEM 4) SUBJECT TO: ALL MATTERS SHOWN ON THE PLAT OF THE EROSION CONTROL LINE CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA, RECORDED IN BULKHEAD PLAT BOOK 2, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- ITEM 5) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL OR 94, PAGE 334, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA - AFFECTS PROPERTY.
- ITEM 6) TERMS, CONDITIONS AND PROVISIONS OF THE COASTAL CONSTRUCTION CONTROL LINE AS ESTABLISHED BY SECTIONS 1161.052 AND 161.053, FLORIDA STATUTES, AND IN THAT CERTAIN INSTRUMENT ESTABLISHING THE PINELLAS COUNTY COASTAL CONSTRUCTION LINE IN OFFICIAL RECORDS BOOK 1760, PAGE 2697, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- ITEM 7) PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT, GRANTED BY TONY LAND ASSOCIATES, LLC, TO PINELLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 13902, PAGE 2116, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. - AFFECTS HOTEL PROPERTY
- ITEM 8) EASEMENT GRANTED BY CRP 6300, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A/ DUKE ENERGY, RECORDED IN OFFICIAL RECORDS BOOK 19083, PAGE 2208, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. - BLANKET EASEMENT, AFFECTS PROPERTY
- ITEMS 9) EASEMENT GRANTED BY TPG ST. PETE BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A/ DUKE ENERGY, RECORDED IN OFFICIAL RECORDS BOOK 21373, PAGE 858, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- ITEMS 10) EASEMENT GRANTED BY TPG ST. PETE BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A/ DUKE ENERGY, RECORDED IN OFFICIAL RECORDS BOOK 21694, PAGE 2145, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. - BLANKET EASEMENT, AFFECTS PROPERTY
- ITEMS 11) EASEMENT GRANTED BY TPG ST. PETE BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO PEOPLES GAS SYSTEM - A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 21716, PAGE 788, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. - BLANKET EASEMENT, AFFECTS PROPERTY
- ITEM 12-20) NOT A MATTER OF SURVEY.

TREE LEGEND

- ⊙ = BAY TREE
- ⊙ = BOTTLE BRUSH TREE
- ⊙ = CAMPHOR TREE
- ⊙ = CEDAR
- ⊙ = CHINABERRY TREE
- ⊙ = CITRUS TREE
- ⊙ = CYPRESS TREE
- ⊙ = ELM TREE
- ⊙ = EUCALYPTUS TREE
- ⊙ = MAGNOLIA TREE
- ⊙ = MAPLE TREE
- ⊙ = MULBERRY TREE
- ⊙ = OAK TREE
- ⊙ = OTHER SPECIES
- ⊙ = PALM TREE
- ⊙ = PECAN TREE
- ⊙ = PERSIMMON TREE
- ⊙ = PINE TREE
- ⊙ = SYCAMORE TREE
- ⊙ = WAX MYRTLE TREE
- ⊙ = WILLOW TREE



DATE	NUMBER	REVISIONS	BY



LOCATION MAP: ST. PETE BEACH

FUTURE LAND USE - LARGE RESORT (LR)  
 ZONING - LARGE RESORT (LR)  
 THE PROPOSED LAND USES, DENSITIES AND INTENSITIES OF USE  
 REPLACEMENT OF EXISTING NORTHERN BAR STRUCTURE CONTAINING +/- 1967 SQUARE FEET, ONE (1) STORY) 10 FT ABOVE EXISTING DECK.  
 BUILDING WILL COMPLY WITH SECTION 44 OF THE LAND DEVELOPMENT CODE  
 FLOOD DESIGN CLASS 2 BFE 11.0  
 DESIGN FLOOD ELEVATION +1 = DFE 12.00  
 PROPOSED FIRST FLOOR ELEVATION 16.42

**GENERAL INFORMATION - AREA OF MODIFICATION**

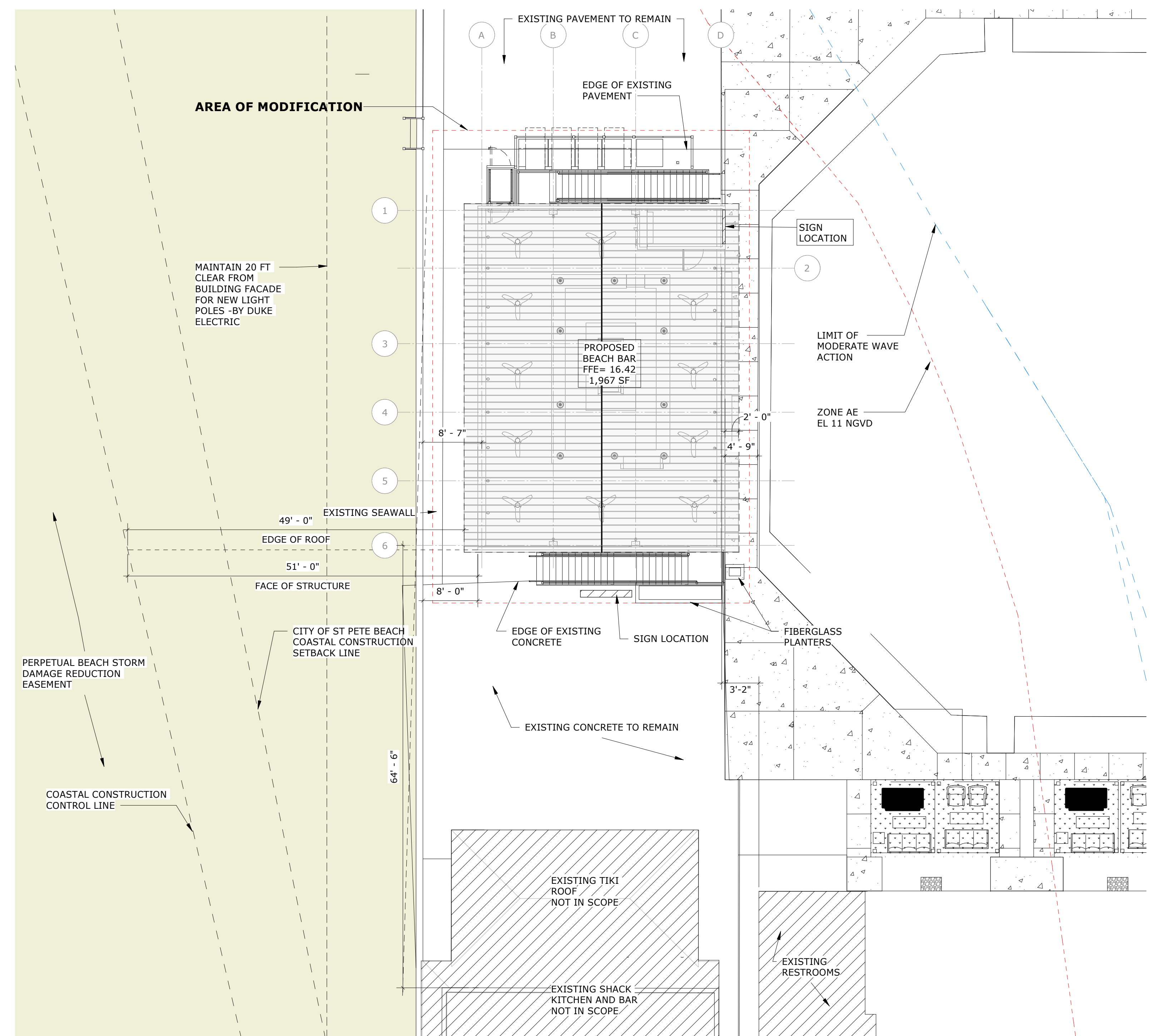
PROPERTY 2,090 square feet  
 Folio 01-32-15-00000-110-0100  
 EXISTING USE Restaurant [Beach Bar]  
 EXISTING ZONING Large Resort  
 FUTURE LAND USE Large Resort  
 PROPOSED USE Restaurant [Beach Bar] \*1  
 PARCEL ACREAGE Area of Modification less than .5 acres  
 WETLAND / SURFACE WATER ACRES N/A  
 FEMA FLOOD MAP Zone AE11

**PROPOSED USE - AREA OF MODIFICATION**

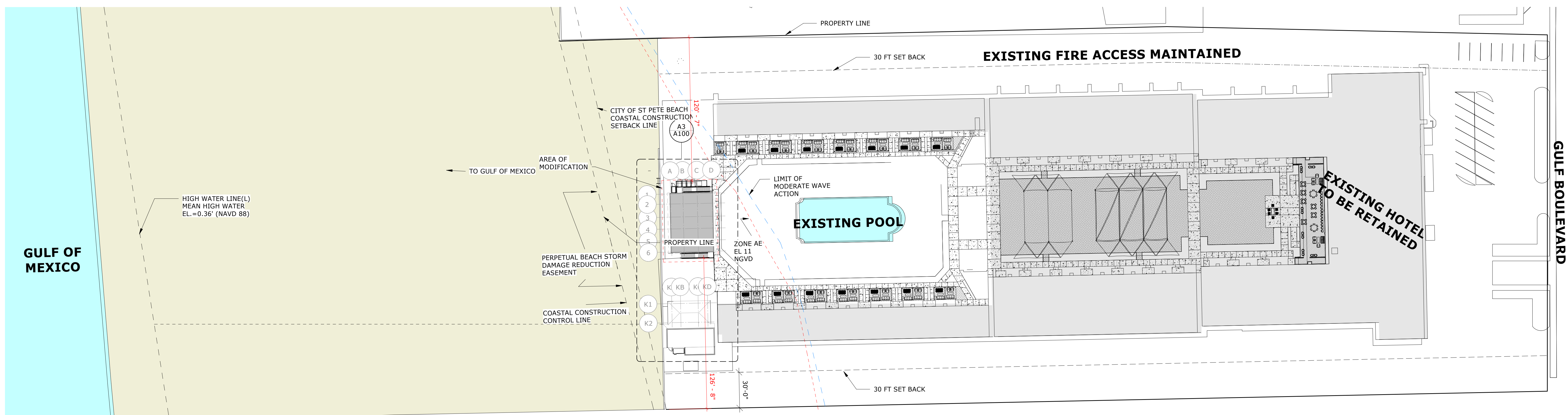
BUILDING HEIGHT 34'-5"  
 BUILDING COVERAGE N/A \*2  
 BUILDING SF 1967 SF  
 IMPERVIOUS SURFACE N/A \*2  
 Parking N/A \*2

\*1 Please note that the new building within the Area of Modification replaces and existing +/- 1967 square foot structure with a new +/- 1967 square foot structure within the same footprint.

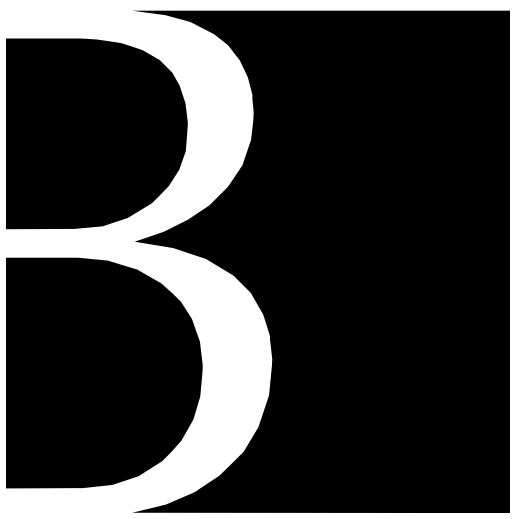
\*2 Building coverage, building square footage and impervious surface are measured on the total zoning lot. There is no change from the existing approved development.



ARCHITECTURAL SITE PLAN WITH AREA OF MODIFICATION



A1 OVERALL ZONING LOT  
 1" = 40'-0"



Baker Barrios

TAMPA  
 400 N ASHLEY DRIVE, SUITE 800  
 TAMPA, FLORIDA 33602  
 813 549 1900  
 INFO@BAKERBARRIOS.COM  
 BAKERBARRIOS.COM  
 AA0002981 | LC26000427

MICHAEL FROHNAPPEL  
 AR#0013873

Δ	DATE	REVISION
1	08.22.25	REV #1
2	10.24.25	REV #2
4	02.25.26	REV 4 ZONING

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKERBARRIOS ARCHITECTS, INC. AND WERE CREATED, DEVELOPED, AND DELIVERED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT, NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED, COPIED, DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKERBARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION PERIOD IS 45 DAYS. VIOLATION OF THIS NOTICE IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION UNDER 18 U.S.C. SEC. 1839. 11-ET-SEC. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DEVELOPED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

THE LCP GROUP  
 50 Main Street, Suite 1410  
 White Plains, NY 10606  
 (914) 371-5276

POSTCARD INN - BEACH BAR

6300 GULF BLVD,  
 SAINT PETE BEACH, FL,  
 33706

PROJECT NO:  
 220300.00

OVERALL SITE PLAN  
 SHEET NUMBER:  
 A001







GENERAL PROJECT

A: GENERAL - CONSTRUCTION DOCUMENTS:

- 1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF BAKER BARRIOS ARCHITECTS AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE INTENDED PROJECT PERMITTED UNDER THE SIGNED AND SEALED AUTHORITY OF BAKER BARRIOS ARCHITECTS...

B: GENERAL CONTRACTOR/COORDINATION:

- 1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES...

GENERAL PROJECT

B: GENERAL CONTRACTOR/COORDINATION: CONT.

- 6. PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS OR IMPROVEMENTS OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS...

C: DIMENSIONS AND FIELD VERIFICATION:

- 1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL REVIEW DIMENSIONS AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS...

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

- 1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOOR/CEILING AND/OR ROOF CONSTRUCTION...

E: SITE RELATED COORDINATION:

- 1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK; LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN; AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER...

F: OTHER:

- 1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 9.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.

GENERAL PROJECT

A: BUILDING ENVELOPE: AIR AND WATER PROTECTION

- 1. THE GENERAL CONTRACTOR SHALL REVIEW THE FLASHING AND INSTALLATION SEQUENCE ILLUSTRATED IN THE DOCUMENTS FOR ALL EXTERIOR WINDOWS, DOOR OR OTHER TYPES OF OPENINGS. ALL REQUIREMENTS OR IMPROVEMENTS TO THE SEQUENCE MUST BE PRESENTED AND APPROVED BY THE ARCHITECT/OWNER PRIOR TO THE INSTALLATION OF THE FIRST WINDOW OR DOOR ON SITE...

B: INTERIOR FINISH: DRYWALL & INSULATION:

- 1. GYPSUM DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, ATTACHMENT, TAPING, FINISHING, AND STUD SPACING. WHEN GYPSUM DRYWALL IS USED IN CONJUNCTION WITH A FIRE-RESISTANT RATED ASSEMBLY, THE INSTALLATION MATERIALS AND CONSTRUCTION SHALL CONFORM EXACTLY TO THE REQUIREMENTS OF THE ASSEMBLY LISTED.

C: FIRE RESISTANCE- GENERAL:

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING STRICT COMPLIANCE WITH THE PUBLISHED MATERIAL AND CONSTRUCTION REQUIREMENTS FOR ALL IDENTIFIED FIRE RESISTANCE RATED WALL, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES.

D: GENERAL

- 1. STC DESIGN VALUES FOR UNIT SEPARATION WALL ASSEMBLIES ARE INDICATED ON WALL TYPES DRAWING SHEET. THE MINIMUM ACCEPTABLE DESIGN STC RATINGS ARE 50, WITH A MINIMUM FIELD TEST STC RATING OF 50 OR AS INDICATED FOR THE ASSEMBLY.

ACCESSIBILITY

A: SITE ACCESSIBILITY:

- 1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES MEASURED FROM THE FACE OF THE DOOR.

B: TOILET FACILITIES:

- 1. PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS. ALL DOORWAYS LEADING TO SUCH FACILITIES SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES.

C: DRINKING FOUNTAINS:

WHERE WATER FOUNTAINS ARE PROVIDED, THERE SHALL BE A DRINKING FOUNTAIN ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING.

D: KITCHENS:

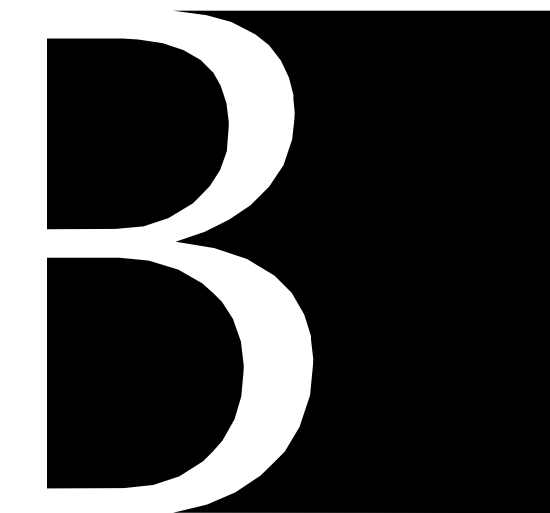
- 1. REFER TO KITCHEN DIAGRAMS IN G SERIES FOR REQUIRED ACCESSIBILITY AT KITCHENS

E: SIGNAGE:

- 1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS

F: FLOORING:

- 1. IF CARPET IS USED IN A COMMON-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING.



TAMPA 400 N ASHLEY DRIVE, SUITE 800 TAMPA, FLORIDA 33602 813 549 1900 INFO@BAKERBARRIOS.COM BAKERBARRIOS.COM AA0002981 | LC2600427

MICHAEL FROHNAPPEL AR#0013873

Table with 3 columns: DATE, SUBMISSION, and a blank column. Row 1: 05.22.25 PERMIT SET

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THE FORCE REQUIRED TO ACTIVATE THE OPERABLE PARTS SHALL BE 5 LB. MAX

WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONDENSATION. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS

CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE. BRAILLE SHALL BE BELOW THE CORRESPONDING TEXT SEPARATED BY 8 MIN. FROM OTHER TACTILE CHARACTERS.

LETTERS AND NUMBERS ON SIGNS SHALL MEET ALL THE REQUIREMENTS OF SECTION 703

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS

IF CARPET IS USED IN A COMMON-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE SUBSTRATE AND HAVE A TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.

THE LCP GROUP, L.P.

POSTCARD INN - BEACH BAR

6300 GULF BLVD, SAINT PETE BEACH, FL, 33706

PROJECT NO: 220300.00

PROJECT GENERAL NOTES

SHEET NUMBER: G003

# BUILDING CODE SUMMARY

## 1. PROJECT INFORMATION

<b>PROJECT NAME:</b>	POSTCARD INN BEACH BAR AND SNACK KITCHEN REPAIR
<b>LOCATION:</b>	6300 GULF BLVD, SAINT PETE BEACH, FL, 33706
<b>AHJ:</b>	CITY OF ST. PETE
<b>OWNER:</b>	THE LCP GROUP, L.P. 50 MAIN STREET, SUITE 1410, WHITE PLAINS, NY 10606

## 2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

<b>ACCESSIBILITY</b>	2023 FLORIDA BUILDING CODE (8TH EDITION): ACCESSIBILITY	WITH LOCAL AMENDMENTS
<b>BUILDING</b>	2023 FLORIDA BUILDING CODE (8TH EDITION): BUILDING	WITH LOCAL AMENDMENTS
<b>ELECTRICAL</b>	2020 NATIONAL ELECTRICAL CODE (NEC)	WITH LOCAL AMENDMENTS
<b>ENERGY</b>	2023 FLORIDA BUILDING CODE (8TH EDITION): ENERGY CONSERVATIONS	WITH LOCAL AMENDMENTS
<b>FIRE</b>	2023 FLORIDA FIRE PREVENTION CODE (8th edition) 2019 EDITION NFPA 13	WITH LOCAL AMENDMENTS ---
<b>FUEL GAS</b>	2023 FLORIDA FUEL GAS CODE	WITH LOCAL AMENDMENTS
<b>MECHANICAL</b>	2023 FLORIDA MECHANICAL CODE	WITH LOCAL AMENDMENTS
<b>PLUMBING</b>	2023 FLORIDA PLUMBING CODE	WITH LOCAL AMENDMENTS

<b>CODE CHECK BY:</b>	<b>PROJECT MANAGER:</b>	<b>DOCUMENT PHASE:</b>	<b>DATE:</b>
V.LARREA		50 % CD SET	2025.04.25
V.LARREA		90% CD SET	2025.05.07
V.LARREA		PERMIT SET	2025.05.16

## 3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

<b>A. CLASSIFICATION OF OCCUPANCIES</b>	<b>SECTION 302</b>
PRIMARY USE: GROUP B KITCHEN NOT ASSOCIATED WITH RESTAURANT	SECTION 304.1
PRIMARY USE: GROUP A-2 BAR	SECTION 303.3

<b>B. INCIDENTAL USE AREAS</b>	<b>SECTION 509.1</b>	
AREA	REQUIRED	PROVIDED
---	---	---
---	---	---
---	---	---

\*PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM, WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.

<b>C. ACCESSORY USE AREAS</b>	<b>SECTION 508.2</b>
	SECTION 304.1 & 311.3

<b>D. MIXED OCCUPANCY</b>	<b>SECTION 508.4</b>
---	---

## 4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

<b>A. PROPOSED CONSTRUCTION TYPE</b>	<b>CHAPTER 6</b>
TYPE V-A (GROUP A2) - BEACH BAR	TABLE 601

<b>B. ALLOWABLE HEIGHT AND BUILDING AREAS</b>	<b>B</b>	<b>A</b>	<b>CHAPTER 5</b>
1. ALLOWABLE HEIGHT	55' / 3 STORY	55' / 2 STORY	TABLE 504.4
2. ALLOWABLE AREA	16,625 SF	28,500 SF / FLOOR	TABLE 506.2
3. PROPOSED HEIGHT	EXISTING 34'-5"		
4. PROPOSED AREA	EXISTING 1,967 SF		

<b>C. AREA MODIFICATIONS</b>	<b>TABLE 506</b>	
A. INCREASE DUE TO SPRINKLER PER STORY	--- SF	--- SF
B. INCREASE DUE TO FRONTAGE	--- SF	--- SF
TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION	--- SF	--- SF

<b>D. AREA &amp; HEIGHT SUMMARY</b>	
HEIGHT (TO TOP OF ROOF)	EXISTING 24'-10"
STORY	1 STORY 2 STORY

<b>AREA OF PROPOSED BUILDING (BEACH BAR):</b>		
---	AREA (SF)	OCCUPANCY
	BEACH BAR LEVEL 1	
	SUPPORT	SUPPORT
	BEACH BAR LEVEL 2	
	BAR	ASSEMBLY GROUP A-2
	SUPPORT	SUPPORT
	<b>TOTAL</b>	<b>1967 SF</b>

<b>AREA OF PREVIOUS BUILDING (BEACH BAR):</b>		
ORIGINAL BEACH BAR FOOTPRINT	2,090 SF	

## 5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

<b>A. STRUCTURAL MEMBER OR ELEMENT PROVIDED</b>	<b>TABLE 601</b>
	FIRE RESISTIVE TIME PERIOD
1. STRUCTURAL FRAME:	0 HR
2. EXTERIOR BEARING WALL:	2 HR
3. INTERIOR BEARING WALL:	0 HR
4. EXTERIOR NON-BEARING WALL:	
(0' < 5' FIRE SEPARATION DISTANCE)	1 HR
(5' < 10' FIRE SEPARATION DISTANCE)	1 HR
(10' < 30' FIRE SEPARATION DISTANCE)	1 HR
(OVER 30' FIRE SEPARATION DISTANCE)	0 HR
5. FLOOR CONSTRUCTION:	0 HR
6. ROOF CONSTRUCTION:	0 HR
7. SHAFT ENCLOSURES:	1 HR
8. MECHANICAL ROOMS:	1 HR
9. ELEVATOR EQUIPMENT ROOMS:	1 HR
10. DWELLING SEPARATION:	1 HR

<b>B. WALL OPENINGS</b>	<b>TABLE 705.8</b>		
	OPENING PERMITTED % OF WALL		
1. DISTANCE	UP, NS	UP, S	P
0' < 3'	NP	NP	NP
>3'-5'	NP	15%	15%
>5'-10'	10%	25%	25%
>10'-15'	15%	45%	45%
>15'-20'	25%	75%	75%
>20'-25'	45%	NL	NL
>25'-30'	70%	NL	NL
>30'	NL	NL	NL

UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected		
<b>2. REQUIRED FIRE RATING</b>	<b>TABLE 716.5</b>	
TYPE OF ASSEMBLY	ASSEMBLY RATING	OPENING RATING
SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	2 HR	90 MIN.
SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	1 HR	60 MIN.
OTHER FIRE BARRIERS	1 HR	45 MIN.
FIRE PARTITIONS	1 HR	45 MIN.
CORRIDOR WALLS	1 HR	20 MIN.
OTHER PARTITIONS	1 HR	45 MIN.
SMOKE BARRIERS	1 HR	20 MIN.

<b>C. INTERIOR FINISH REQUIREMENTS</b>	<b>TABLE 803.11</b>	
1. SPACE	B	A2
EXIT ENCLOSURES & EXIT PASSAGEWAYS	CLASS B	CLASS B
CORRIDORS	CLASS C	CLASS B
ROOMS & ENCLOSED SPACES	CLASS C	CLASS C
INTERIOR FLOOR FINISH	CLASS I	CLASS I
		TABLE 804.4.2

<b>2. FIRE WALL RESISTANT RATING</b>	<b>TABLE 706.4</b>
3 HR	

## 6. FIRE PROTECTION SYSTEM REQUIREMENTS

ALL FIRE SPRINKLER & FIRE ALARM PERMITS WILL BE OBTAINED AS A DEFERRED SUBMITTAL AND EACH WILL OBTAIN A SEPARATE TRADE PERMIT.

<b>A. AUTOMATIC SPRINKLER SYSTEM</b>	<b>PROVIDED</b>	<b>PER NFPA 13 (903.3.1)</b>
Fire sprinkler plans to be provided by fire sprinkler contractor	--	

<b>B. FIRE EXTINGUISHERS</b>	<b>SECTION 905.1</b>
1. HAZARD	MODERATE
2. AREA PER EXTINGUISHER	3,000 SF
3. TRAVEL DISTANCE	75 FT

<b>C. STANDPIPE REQUIRED</b>	<b>TABLE 1004.1.1</b>
--	

<b>D. FIRE ALARM AND DETECTION SYSTEMS</b>	<b>PROVIDED</b>
--	-----------------

## 7. OCCUPANT LOAD FACTORS

<b>A. USE</b>	<b>OLF (FBC)</b>	<b>OLF (NFPA)</b>	<b>SECTION 1004</b>
ASSEMBLY (UNCONCENTRATED)	15 NET		
BUSINESS	150 GROSS		
KITCHEN, COMMERCIAL	200 GROSS	100 GROSS	

## 8. MEANS OF EGRESS (CHAPTER 10)

<b>A. COMMON PATH OF TRAVEL</b>	<b>75' MAX</b>	<b>TABLE 1006.2.1</b>
ASSEMBLY	75' MAX	<b>TABLE 1006.2.1</b>
BUSINESS	100' MAX	<b>TABLE 1006.2.1</b>
<b>B. EXIT ACCESS TRAVEL DISTANCE</b>	<b>75' MAX</b>	
ASSEMBLY	250' MAX	<b>SECTION 1017.2</b>
BUSINESS	300'	<b>SECTION 1017.2</b>
<b>C. DEAD END CORRIDOR</b>	<b>20' (A) &amp; 20' (B)</b>	

## 9. ENVIRONMENTAL DATA

<b>A. WIND LOAD &amp; RISK CATEGORY INFO</b>
<b>CATEGORY III, THE ASCE 7-16 BASIC WIND SPEED, V=155, EXPOSURE CATEGORY D, WIND-BORNE DEBRIS REGION, IMPACT-RESISTANT EXTERIOR GLAZING REQUIRED</b>

<b>A. FLOOD ZONE DESIGNATION</b>
<b>ZONE AE, ELE 11 NGVD</b>

ALL MATERIALS USED IN THE BEACH BAR ARE AS PER FBC CHAPTERS 7, 8, 9, 10 OR 11, AND ASCE 24 COASTAL CONSTRUCTION CODE.

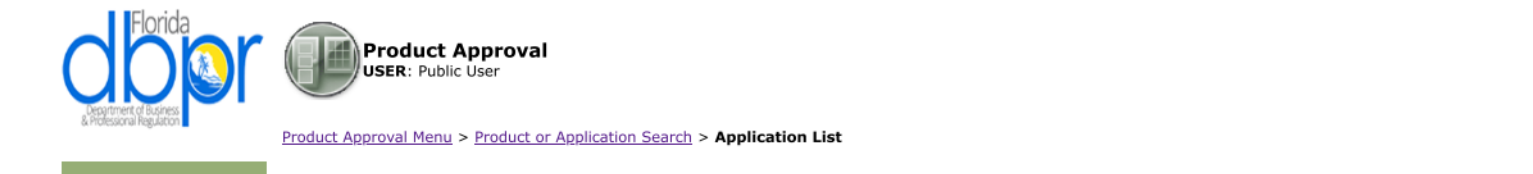
## 11. PLUMBING (CHAPTER 29) SECTION 2902

<b>REQUIRED</b>	<b>EXISTING</b>
MEN	MEN
2 WATERCLOSETS	2 WATERCLOSETS
2 URINALS	2 URINALS
3 LAVATORIES	3 LAVATORIES
WOMEN	WOMEN
4 WATERCLOSETS	6 WATERCLOSETS
3 LAVATORIES	3 LAVATORIES

## 12. FLORIDA PRODUCT APPROVALS

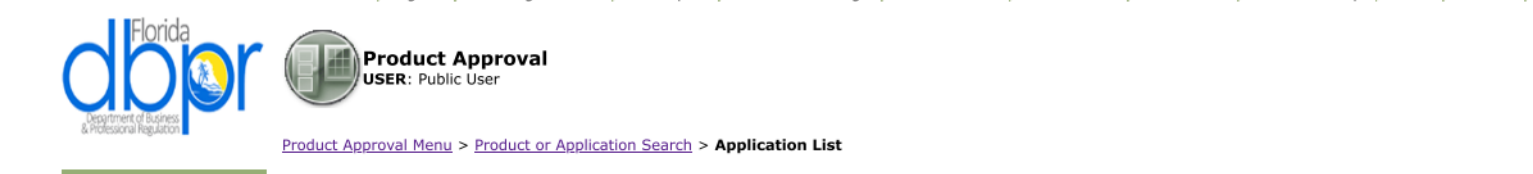
NOTE: ALL WORK SHALL BE IN STRICT COMPLIANCE WITH 2023 FLORIDA BUILDING CODE - 8TH EDITION. ALL FLORIDA PRODUCT APPROVALS SHALL BE REGISTERED WITH AND IN COMPLIANCE WITH FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATIONS.

<b>PRODUCT</b>	<b>NUMBER</b>
METAL ROOF	<b>FL13629.1 (ELEVATE UNA-CLAD METAL ROOF SYSTEM)</b>
DOOR - HOLLOW METAL	<b>FL4553.1 (CECO DOOR PRODUCTS)</b>



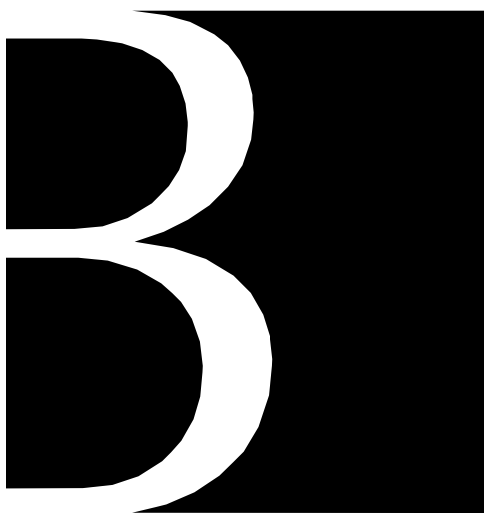
<b>Search Criteria</b>	<b>Refine Search</b>			
Code Version	2023 FL# 4553.1			
Application Type	ALL Product Manufacturer			
Category	ALL Subcategory			
Application Status	ALL Compliance Method			
Quality Assurance Entity	ALL Quality Assurance Entity Contract Expired			
Product Model, Number or Name	ALL Product Description			
Approved for use in HVHZ	ALL Approved for use outside HVHZ			
Impact Resistant	ALL Design Pressure			
Other	ALL			
<b>Search Results - Applications</b>				
FL#	Type	Manufacturer	Validated By	Status
FL4553-813	Revision	Ceco Door Products	UL LLC (847) 664-3281	Approved *
History		FL# FL4553.1		
		Model: Swinging Hollow Metal Door and Frame Product		
		Description: Severe Windstorm Resistant Door and Frame		
		Category: Exterior Doors		
		Subcategory: Exterior Door Components		

\*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the FOC and/or the Commission if necessary.



<b>Search Criteria</b>	<b>Refine Search</b>			
Code Version	2023 FL# 13629.1			
Application Type	ALL Product Manufacturer			
Category	ALL Subcategory			
Application Status	ALL Compliance Method			
Quality Assurance Entity	ALL Quality Assurance Entity Contract Expired			
Product Model, Number or Name	ALL Product Description			
Approved for use in HVHZ	ALL Approved for use outside HVHZ			
Impact Resistant	ALL Design Pressure			
Other	ALL			
<b>Search Results - Applications</b>				
FL#	Type	Manufacturer	Validated By	Status
FL13629-82	Revision	Elevate (Amrise Building Envelope LLC)	John W. Knezovich, PE (954) 772-6224	Approved
History		FL# FL13629.1		
		Model: Elevate UNA-CLAD™ Non-Structural Metal Roof Systems (NON-HVHZ)		
		Description: Non-structural metal roofing for use in FBC non-HVHZ jurisdictions		
		Category: Roofing		
		Subcategory: Metal Roofing		

\*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the FOC and/or the Commission if necessary.



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
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1	08.22.25	REV #1
2	10.24.25	REV #2

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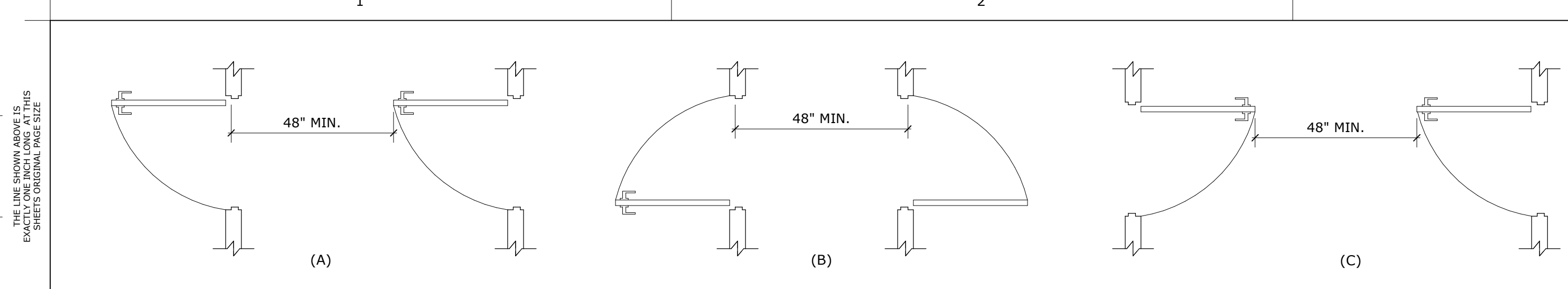
**THE LCP GROUP, L.P.**

**POSTCARD INN - BEACH BAR**

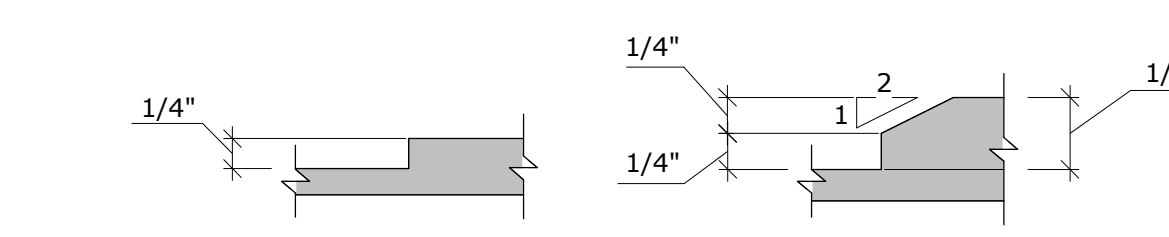
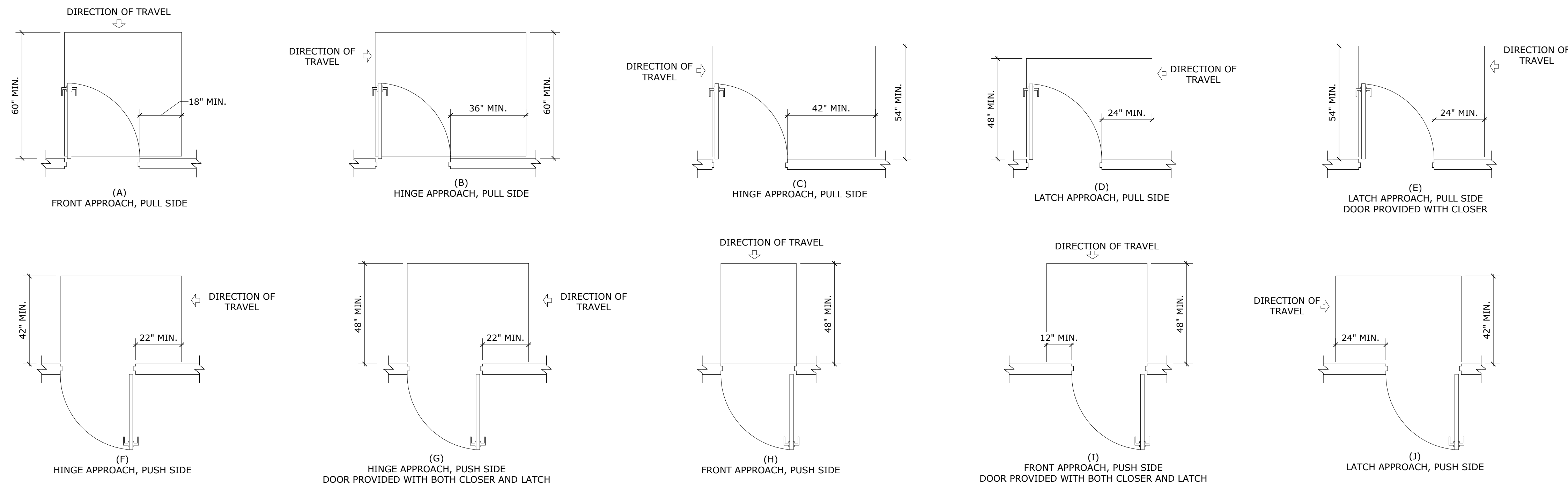
6300 GULF BLVD, SAINT PETE BEACH, FL, 33706

PROJECT NO:  
**220300.00**

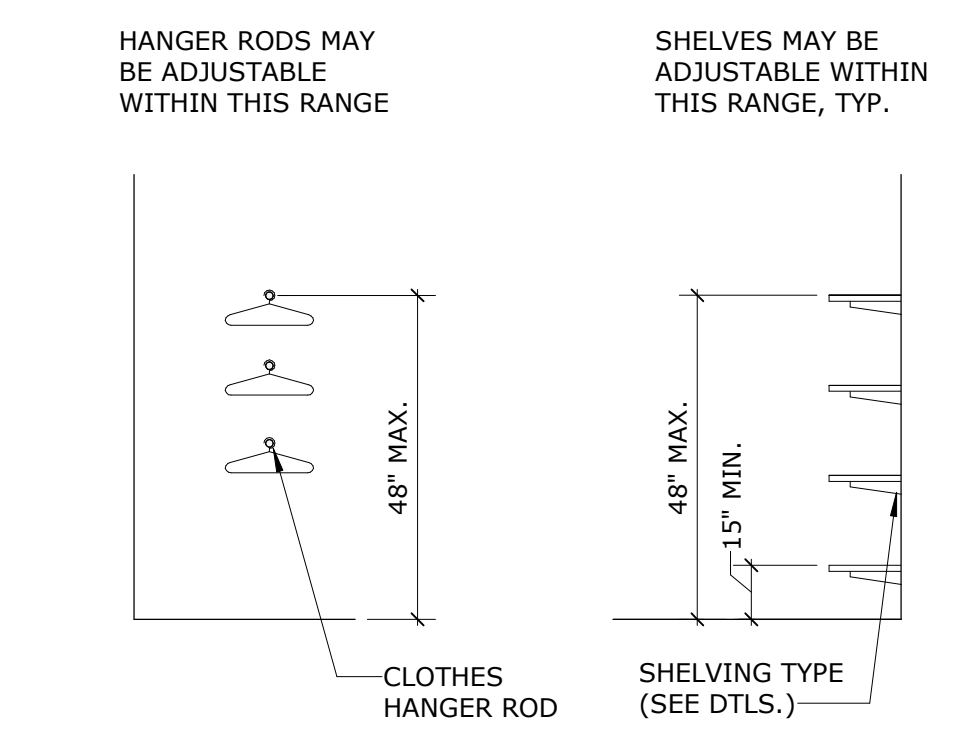
**CODE SUMMARY**  
SHEET NUMBER:  
**G004**



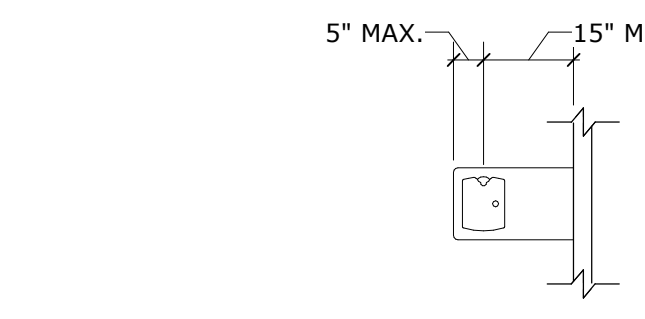
**E1 DOORS IN A SERIES**  
3/8" = 1'-0"



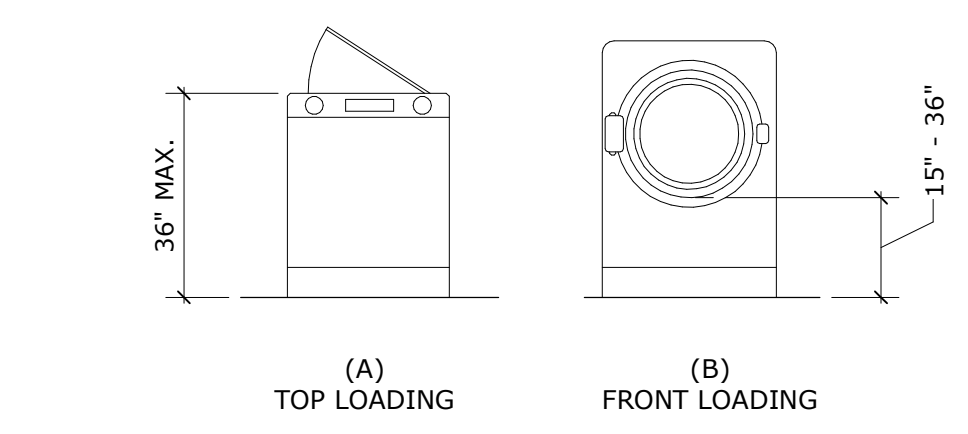
**E5 VERTICAL CHANGE**  
3/8" = 1'-0"



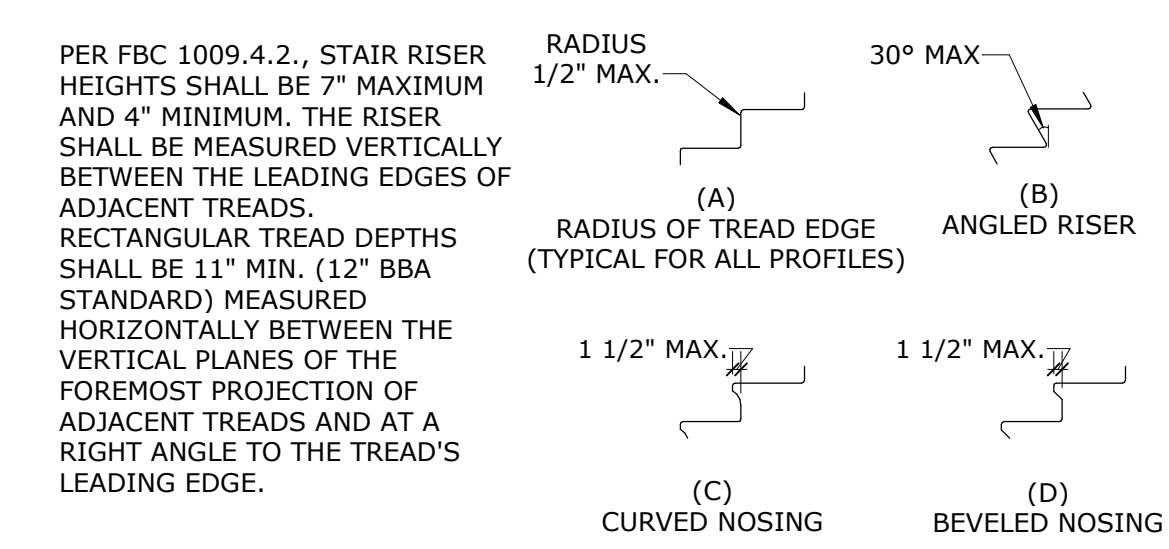
**E6 CLOSET ACCESS**  
3/8" = 1'-0"



**D5a DRINKING FOUNTAIN**  
3/8" = 1'-0"

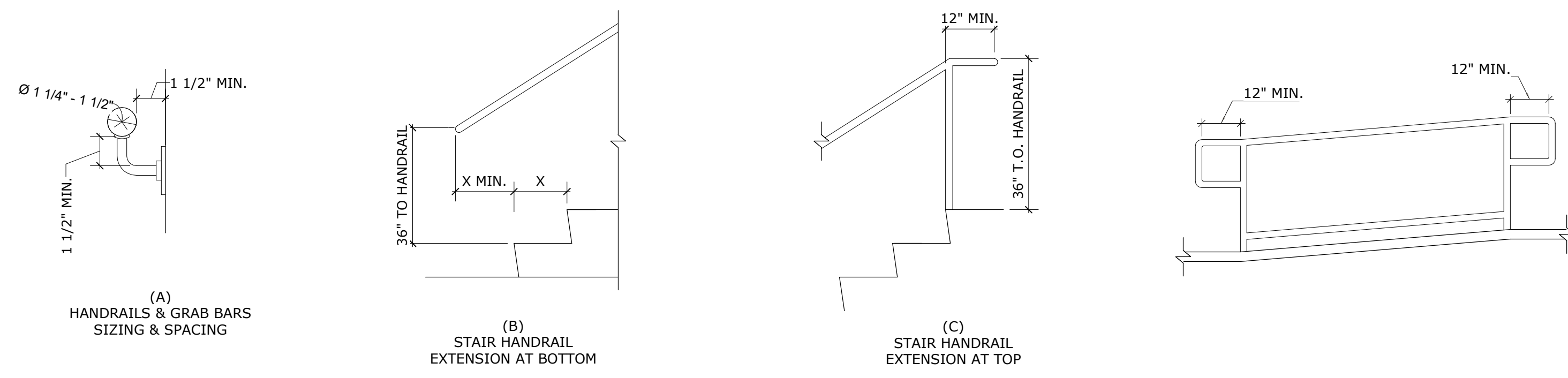


**D5 WASHER/DRYER**  
3/8" = 1'-0"



**D6 STAIR DETAIL**  
1/4" = 1'-0"

**D1 MANEUVERING CLEARANCE AT DOORS AND GATES**  
3/8" = 1'-0"

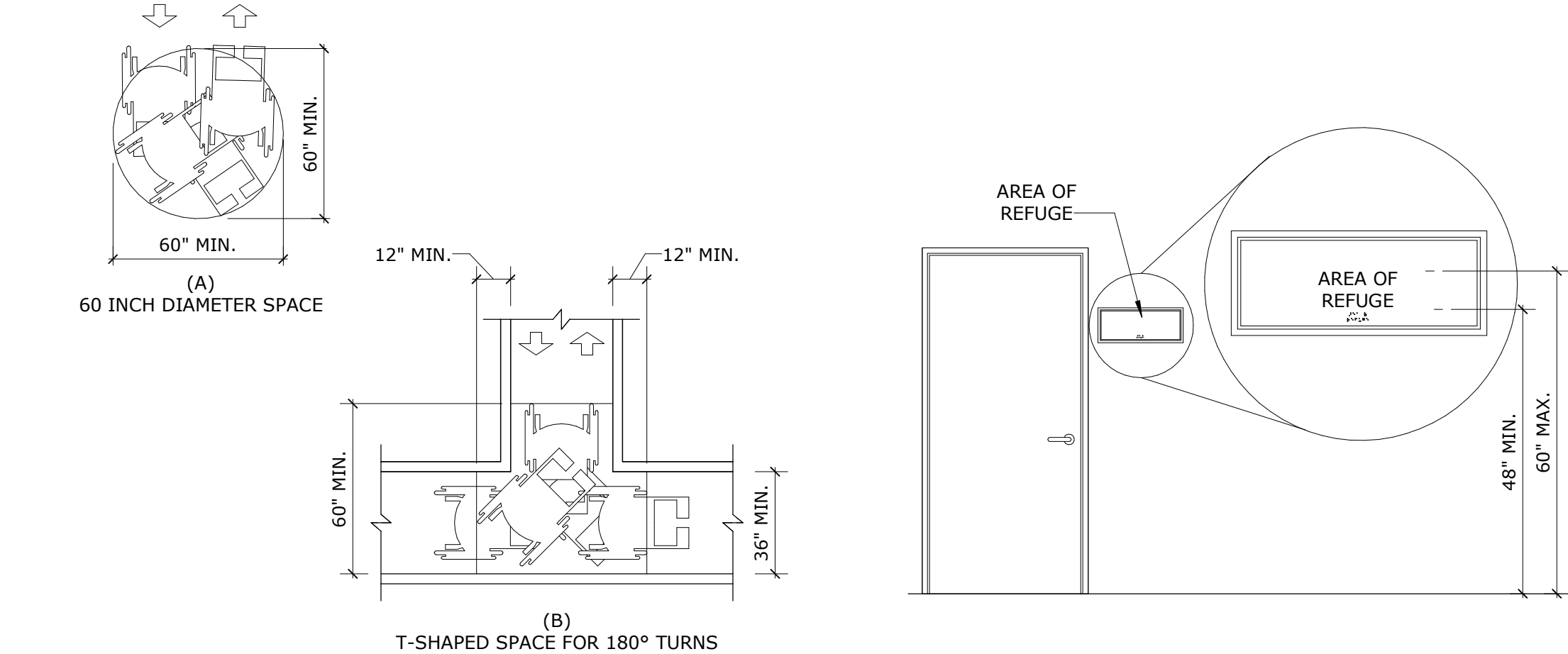
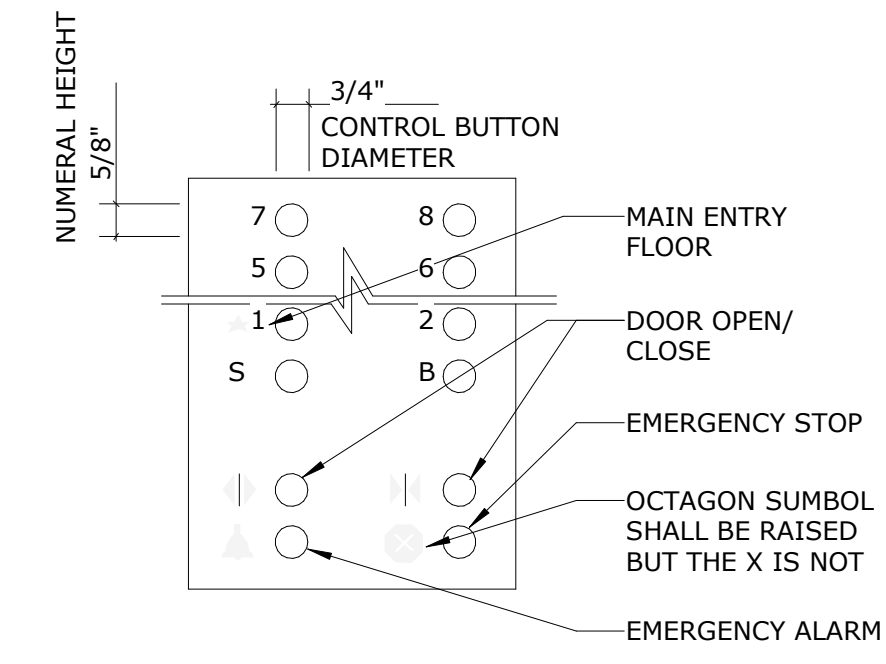


**C1 HANDRAILS**  
3/8" = 1'-0"

NOTE: Y = MIN. HANDRAIL EXTENSION OF THE WIDTH OF ONE TREAD THAT IS REQUIRED AT THE BOTTOM RISER.

NOTE: FBC 505.10.3. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

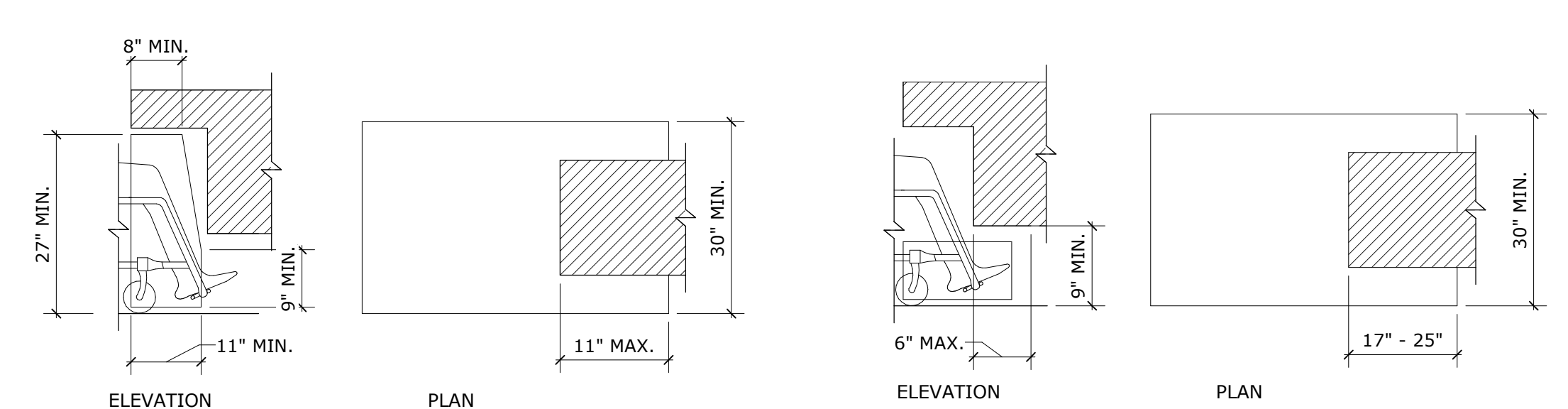
**C4 HOISTWAY ENTRANCE AND CAR CONTROL HEIGHTS**  
1/2" = 1'-0"



**B1 WHEELCHAIR TURNING SPACE**  
1/4" = 1'-0"

**B2 HEIGHT OF TACTILE CHARACTERS**  
3/8" = 1'-0"

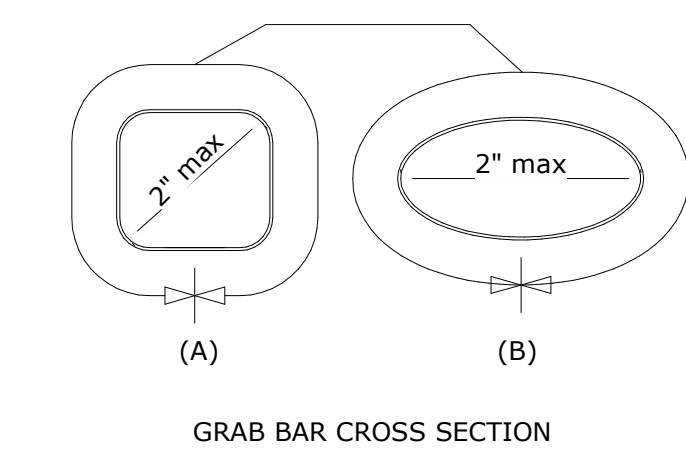
**B4 GRAB BAR**  
3/8" = 1'-0"



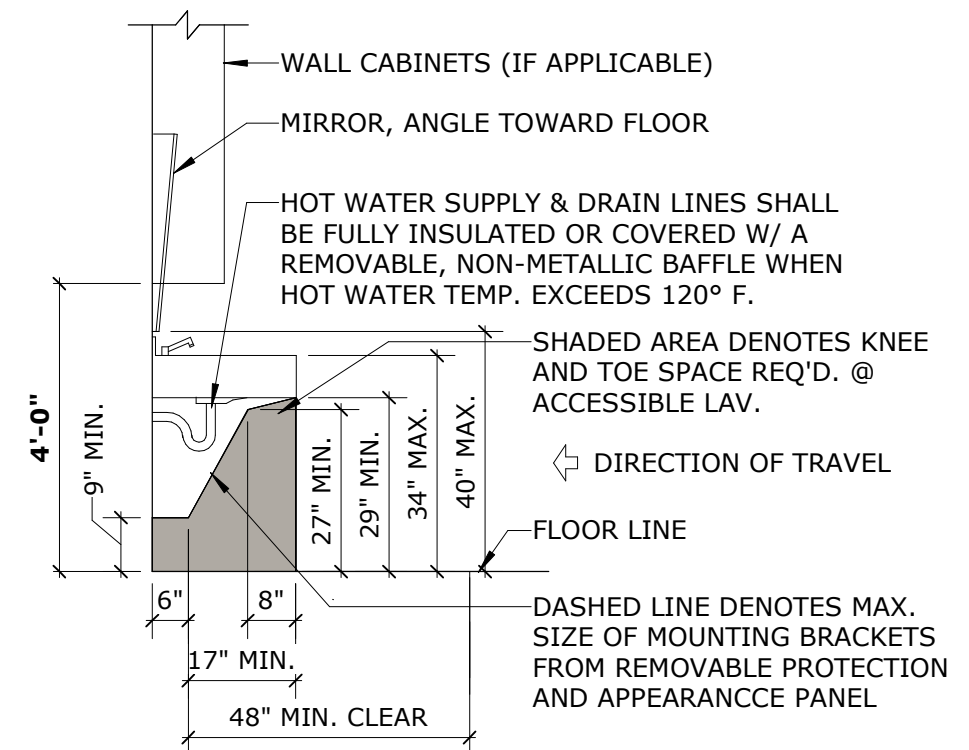
**A1 KNEE CLEARANCE**  
3/8" = 1'-0"

**A2 TOE CLEARANCE**  
3/8" = 1'-0"

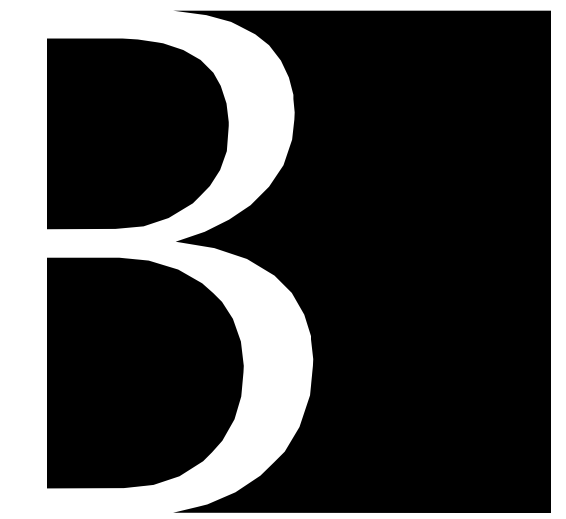
**A3 REACH RANGES**  
3/8" = 1'-0"



**B4 GRAB BAR**  
3/8" = 1'-0"



**A6 ACCESSIBLE SINK**  
3/8" = 1'-0"



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
813 549 1900  
INFO@BAKERBARRIOS.COM  
BAKERBARRIOS.COM  
AA0002981 | LC26000427

MICHAEL FROHNAPPEL  
AR#0013873

DATE	REVISION
05.22.25	PERMIT SET

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**THE LCP GROUP, L.P.**

**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706  
PROJECT NO:  
220300.00

**ADA ACCESSIBILITY GUIDELINES**  
SHEET NUMBER:  
**G015**







THE LINE SHOWN ABOVE IS  
A REFERENCE TO THE PARTITION TAG

E

D

C

B

A

1

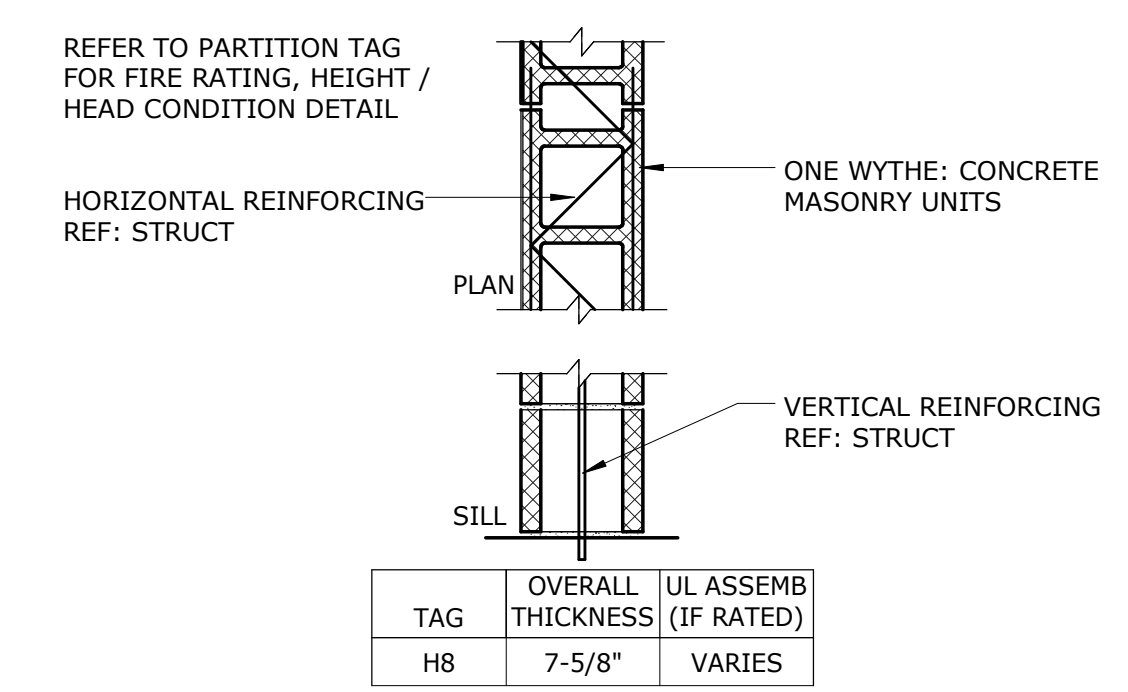
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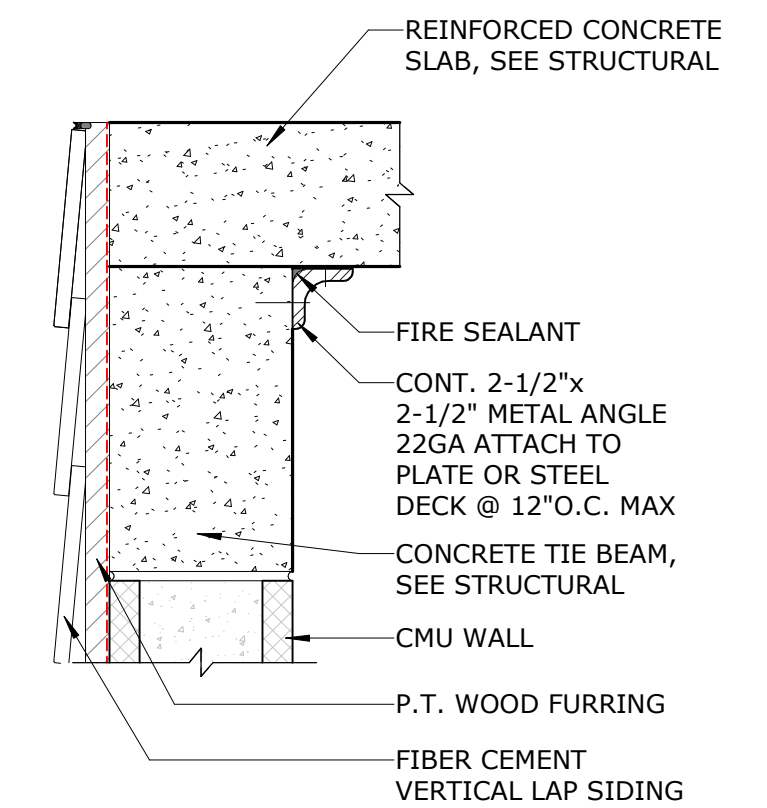
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6



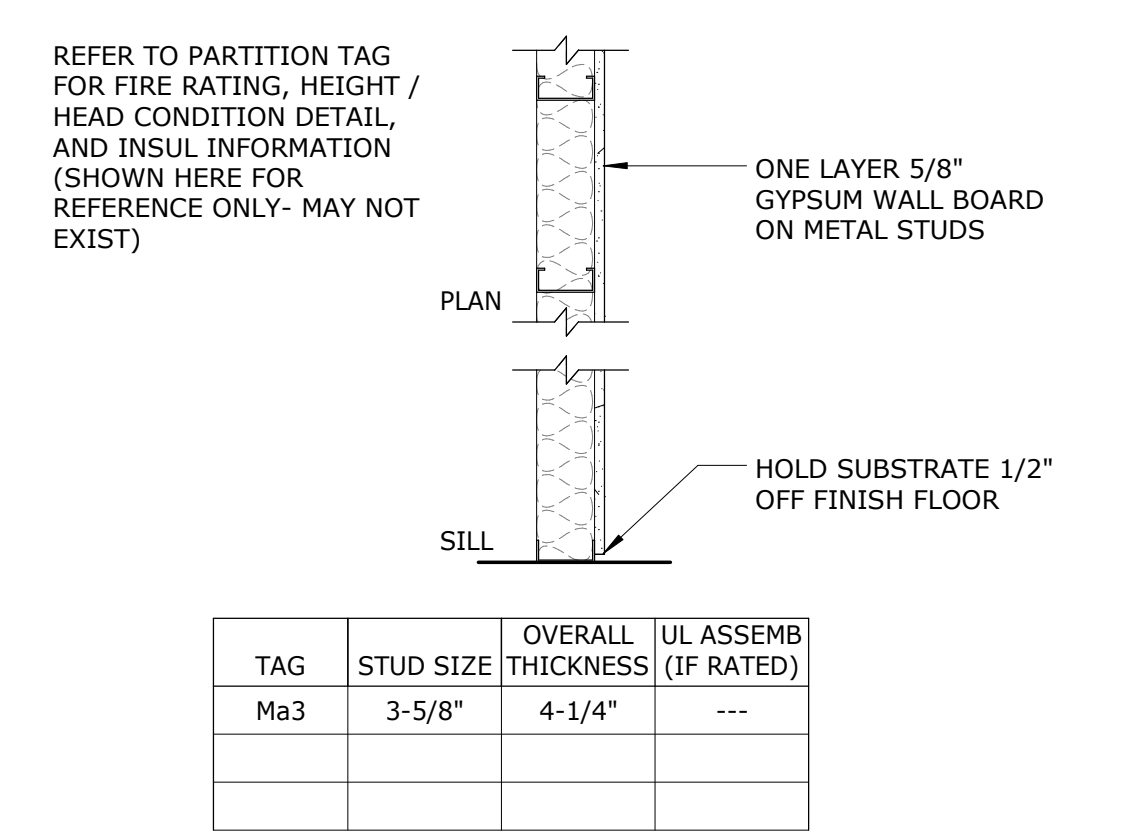
**PARTITION TYPE - H**



**NOTE:**  
VERIFY STRUCT. FOR LOAD BEARING CONDITIONS.

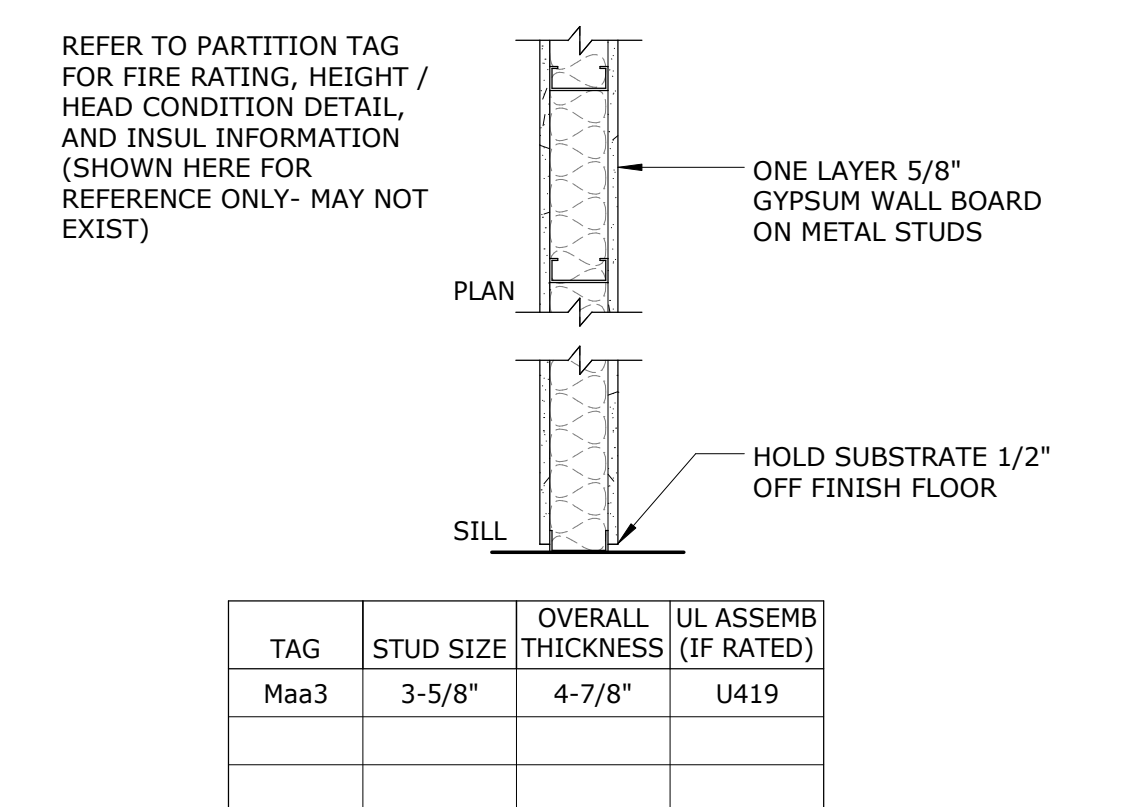
(CONCRETE CAP ABOVE MASONRY WALLS)

**C4 ELECT. ROOM WALL**  
1 1/2\"/>



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMBLY (IF RATED)
Ma3	3-5/8"	4-1/4"	---

**PARTITION TYPE - Ma**



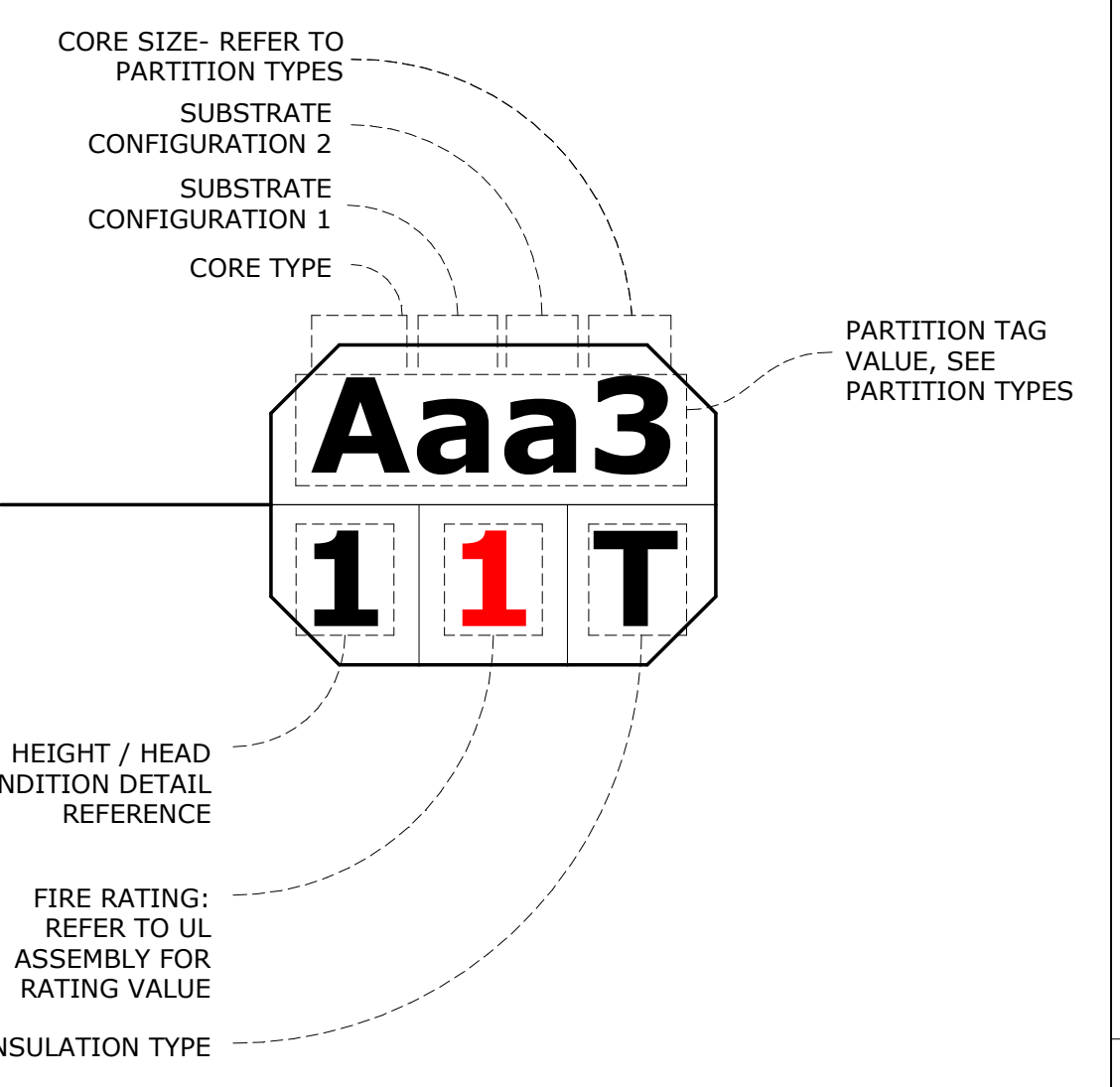
TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMBLY (IF RATED)
Maa3	3-5/8"	4-7/8"	U419

**PARTITION TYPE - Maa**

**GENERAL NOTES**

- PROVIDE TILE BACKER AT TILE AND STONE LOCATIONS.
- PROVIDE WATER RESISTANT GYP BD BEHIND ALL SINK LOCATIONS.
- SEE PLANS FOR RATED PARTITION LOCATIONS.
- ALL PARTITION ARE NON-RATED, UNLESS OTHERWISE NOTED.
- RATED PARTITION SHALL BE STENCILED ABOVE ACCESSIBLE CEILING AT 12" SPACING WITH NOTE INDICATING WALL RATING. (ONE ON EACH WALL).
- PROVIDE BLOCKING FOR FLAT PANEL TV'S, GRAB BARS, AND OTHER WALL-MOUNTED ELEMENTS.
- WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED, THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.
- ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATION EQUIPMENT AND DEVICES INCLUDED IN THE PROJECT SUCH AS: MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT-MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS, SECTIONS AND DETAILS.
- THE MINIMUM STC RATING FOR ANY SPACE SHALL BE 36. THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER.
 

A. MECHANICAL ROOM	STC 55
B. TOILET/RESTROOMS	STC 55
C. CONFERENCE ROOMS	STC 50
D. OFFICES	STC 45
E. UNIT SEPARATION	STC 50
- PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C519. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICK RESILIENT MATERIALS.
- ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.
- FOR PARTITIONS INDICATION AN STC RATING, USE ACOUSTICAL GYPSUM BOARD AS REFERENCED IN SPECIFICATIONS.



**CORE TYPES**

- C. CAST IN PLACE CONCRETE
- G. CONCRETE MASONRY UNIT (GROUTED SOLID)
- H. CONCRETE MASONRY UNIT (HOLLOW)
- M. METAL STUD FRAMING / METAL FURRING
- MM. METAL STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)N
- S. METAL SHAFT WALL CH STUD
- T. TILT-UP CONCRETE PANEL
- W. WOOD STUD FRAMING / WOOD FURRING
- WW. WOOD STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)

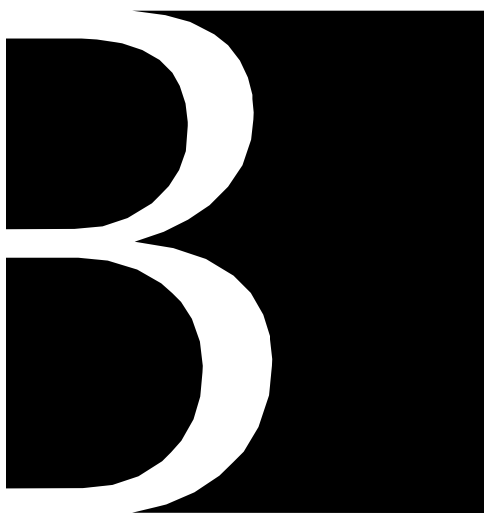
**SUBSTRATE CONFIGURATIONS**

- a. 5/8" GWB (1 LAYER)
- b. 5/8" GWB (2 LAYER)
- c. 5/8" GWB (3 LAYER)
- d. 5/8" GWB (4 LAYER)
- e. 1/2" GWB (1 LAYER)
- f. 1/2" GWB (2 LAYER)
- g. 3/4" PLWD (1 LAYER)
- h. 1/2" PLWD (1 LAYER)
- i. 5/8" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
- j. 5/8" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
- k. 1/2" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
- l. 1/2" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
- n. 5/8" CMT (1 LAYER)
- o. 5/8" CMT (1 LAYER), 5/8" GWB (1 LAYER)
- p. 1/2" CMT (1 LAYER)
- q. 1/2" CMT (1 LAYER), 1/2" GWB (1 LAYER)
- r. 1/2" RESILIENT CHANNEL, 5/8" GWB (1 LAYER)
- s. 1" SHAFT LINER (1 LAYER)
- u. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP
- v. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
- w. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD (1 LAYER)
- x. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP
- y. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
- z. 1/2" RESILIENT CHANNEL, 5/8" CMT (1 LAYER)

**INSULATION TYPES**

- (None) CORE ONLY
- A. 2.5" GLASS FIBER
- B. 3.5" GLASS FIBER
- C. ACOUSTIC- TYPE 3
- T. THERMAL INSULATION

**PARTITION TYPE LEGEND**



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
813 549 1900  
**INFO@BAKERBARRIOS.COM**  
**BAKERBARRIOS.COM**  
**AA0002981 | LC26000427**

**MICHAEL FROHNAPPEL**  
AR#0013873

Δ	DATE	SUBMISSION
	05.22.25	PERMIT SET

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**THE LCP GROUP, L.P.**

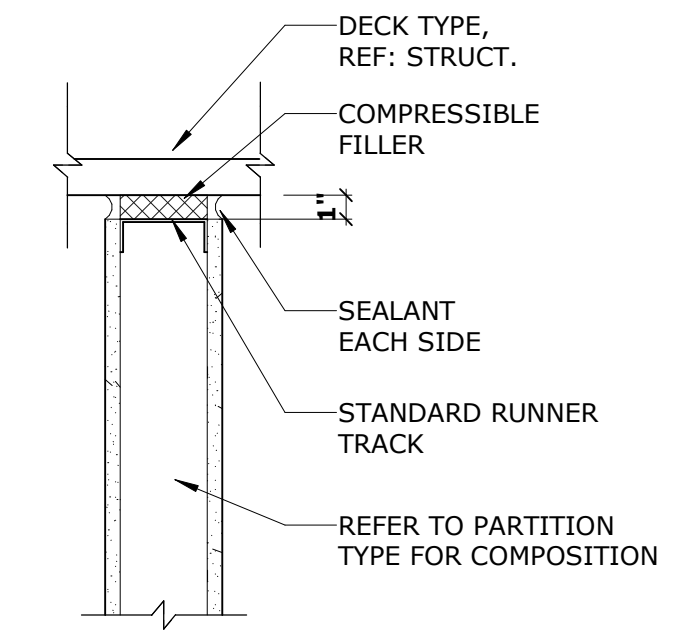
**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706

PROJECT NO:  
**220300.00**

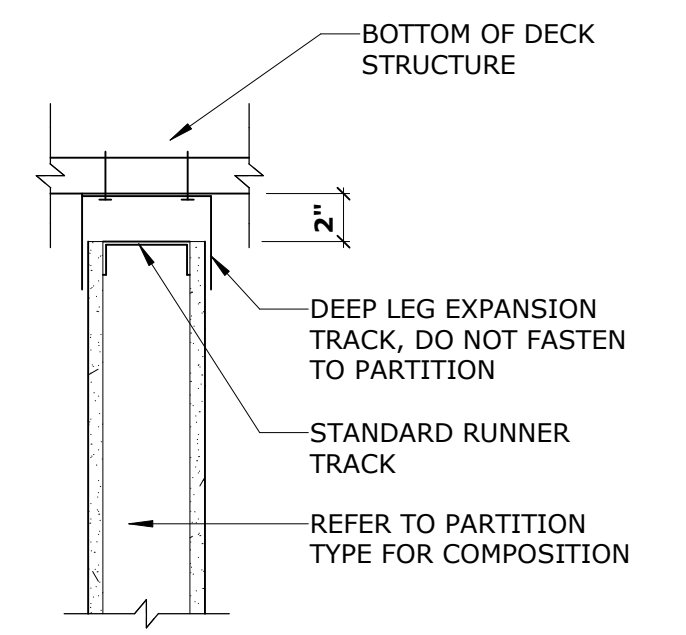
**PARTITION TYPES AND DETAILS**

SHEET NUMBER:  
**G029**



(PARTITION TO UNDERSIDE OF ROOF DECK @ BEACH BAR ROOF AND SNACK KITCHEN ROOF)

**HEAD 01**



(PARTITION MOUNTED TO FRANGIBLE SLAB @ BOTTOM OF LEVEL 2 DECK)

**HEAD 02**

1

2

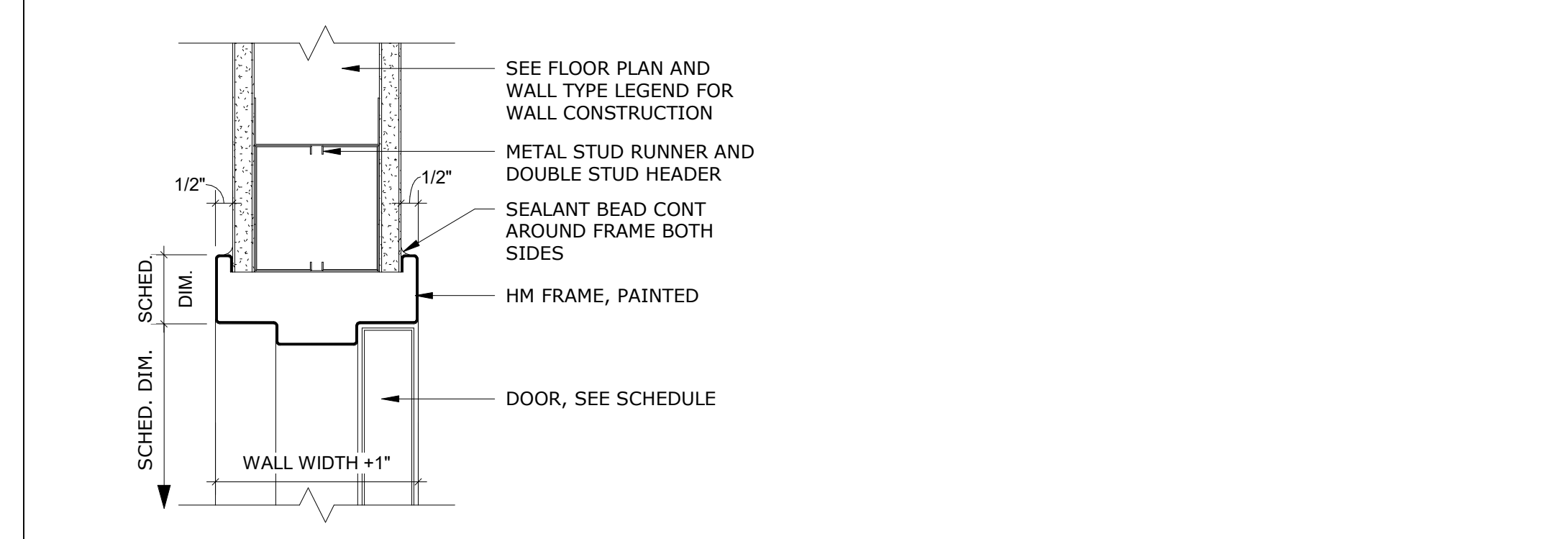
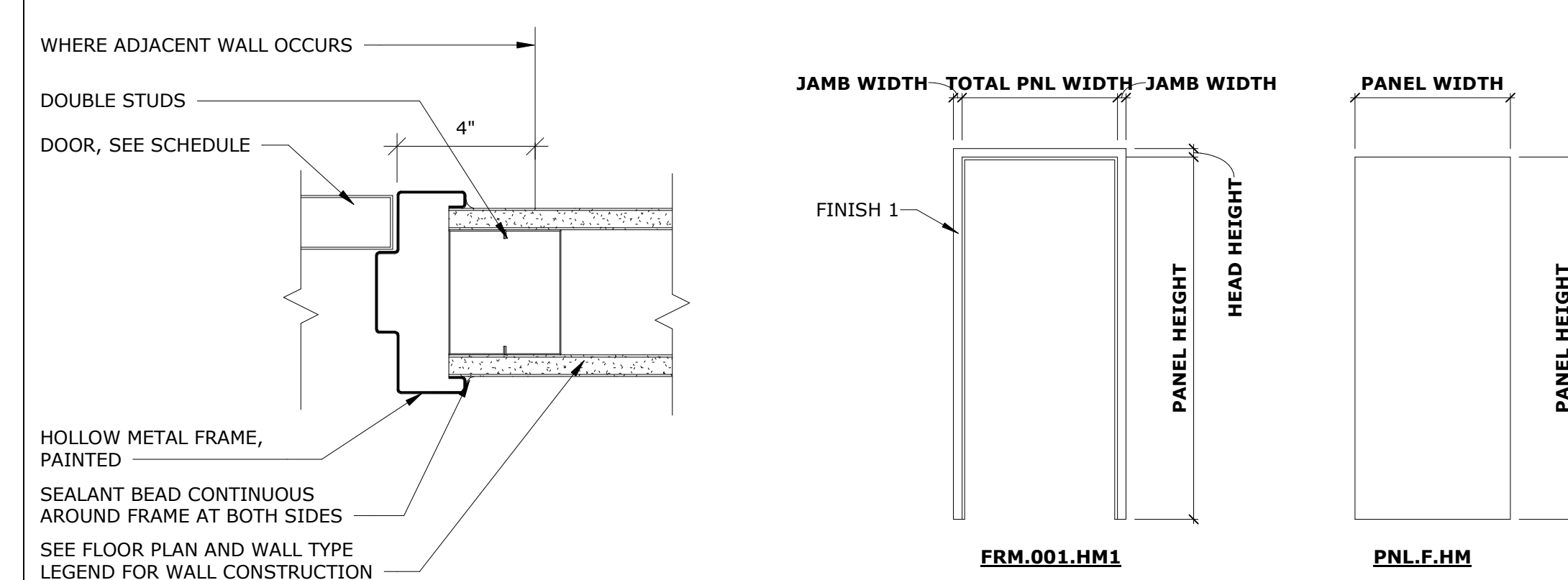
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6

DOOR SCHEDULE - BEACH BAR												
DOOR NUMBER	DOOR FIRE RATING (MIN)	DOOR NUM OF PNLS	DOOR PANELS		PANEL DIMENSIONS		DOOR FRAME			HW SET	COMMENTS	
			PANEL 1	PANEL 2	WIDTH	HEIGHT	JAMB WIDTH	HEAD HEIGHT	TYPE			
B203	45	1	PNL.F.HM		3'-0"	7'-0"	FRM.001.HM1	2"	2"	SET 1	PANIC HARDWARE	



## INTERIOR DOOR HARDWARE

SET 1 ELECTRICAL ROOM						
QTY.	UNIT	DESCRIPTION	TYPE	FIN.	MFR.*	
3	EA	HINGE BB1199	4.5 X 4.5 NRP	32D	HAG	
1	EA	BLDG. STD. LOCKSET	ALX53 SAT	626	SCH	
3	EA	SILENCER	608	GRY	ROC	
1	EA	WROUGHT WALL STOP	409	32D	ROC	
1	EA	OVERHEAD CLOSER	5200	AL	HAG	

SET 2 SNACK KITCHEN						
QTY.	UNIT	DESCRIPTION	TYPE	FIN.	MFR.*	
3	EA	HINGE BB1199	4.5 X 4.5 NRP	32D	HAG	
1	EA	PRIMUS CORE ONLY	20-740-XP	626	SCH	
1	EA	SURFACE CLOSER	4040XP SHCUSH	689	LCN	
1	EA	GASKETING	S773D18	BLK	PEM	
1	EA	RAIN DRIP	436C	ALM	PEM	
1	EA	THRESHOLD	2005AT36 WS X PLA10SS	AL	PEM	
1	EA	CRASH BAR		AL	HAG	

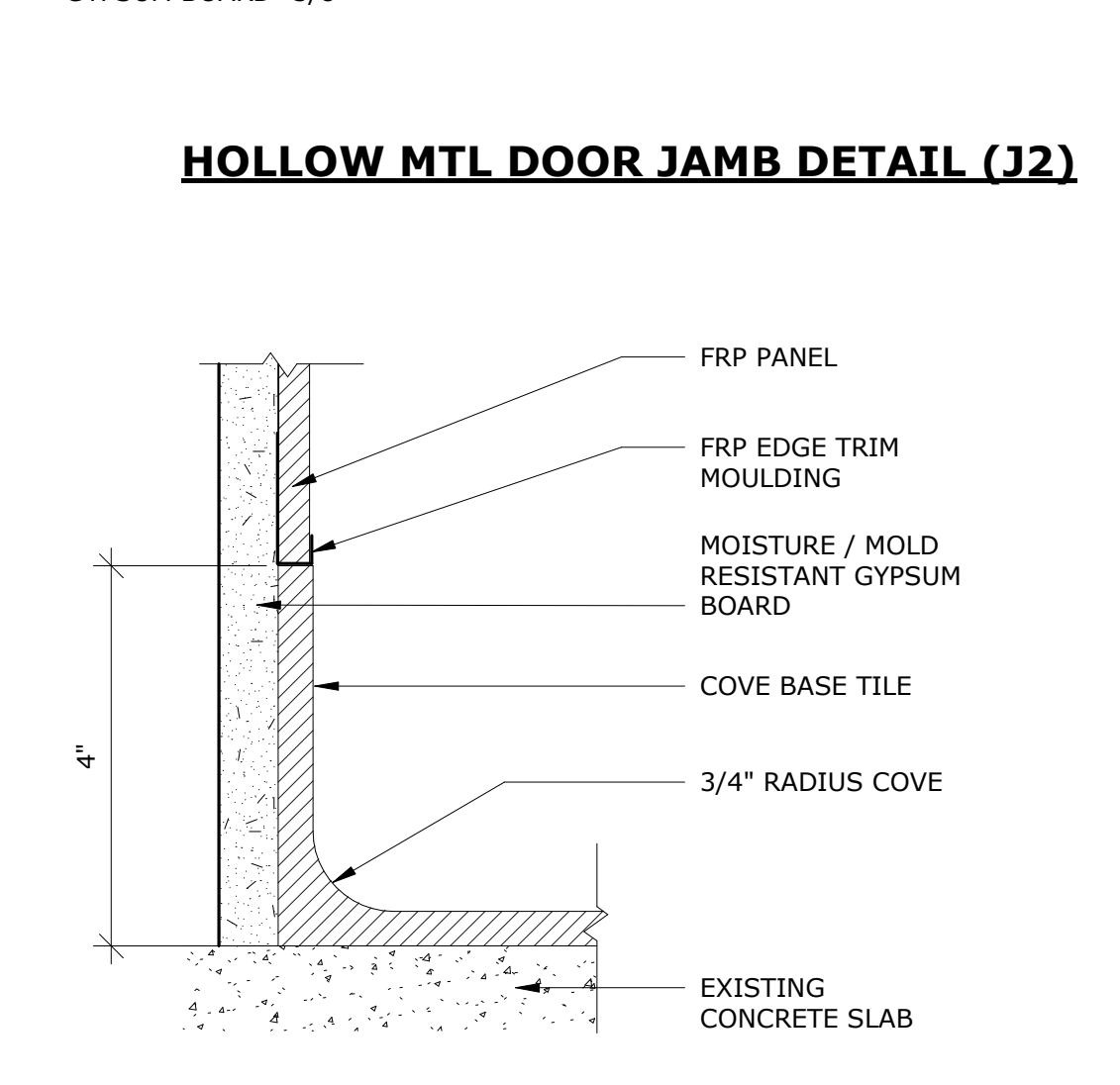
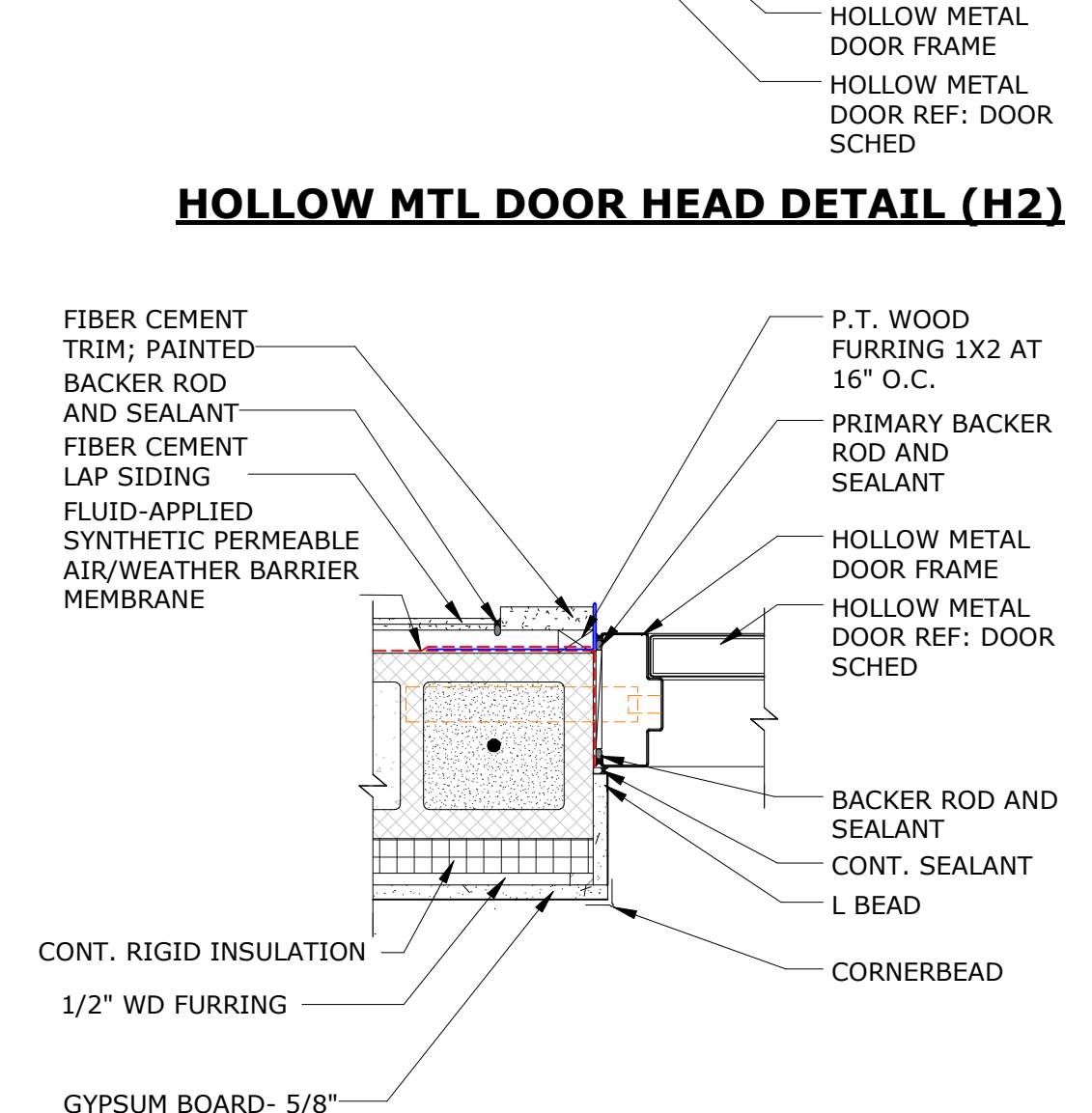
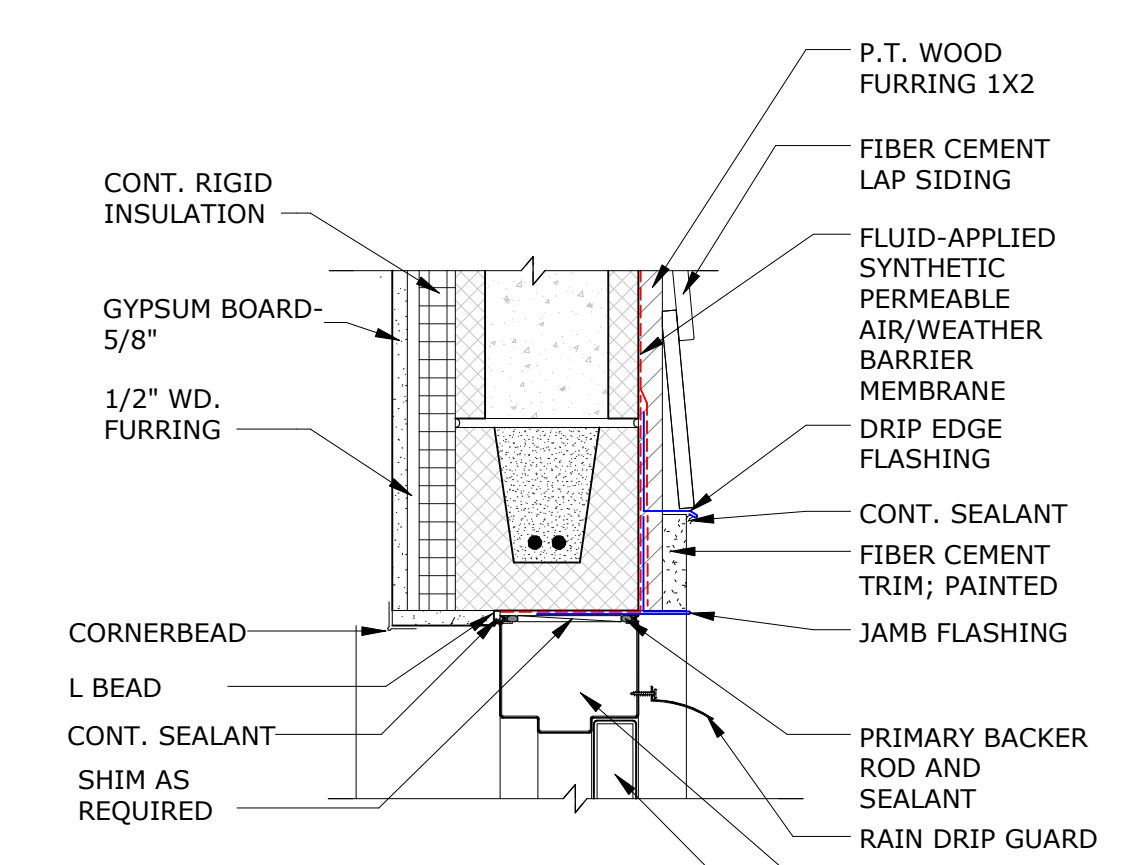
**\* MANUFACTURER BASIS OF DESIGN**

HAG = HAGER  
 HES = HES INNOVATIONS  
 MCK = MCKINNEY  
 ROC = ROCKWOOD  
 SCH = SCHLAGE  
 SEC = SECURITRON  
 LCN = LCN/ALLEGION  
 PEM = PEMKO

## DOOR HARDWARE NOTES

- ALL HARDWARE SHALL MEET ALL LOCAL, STATE, AND NATIONAL CODES. LEVER HANDLES SHALL BE USED FOR ALL DOORS. EXISTING DOORS THAT HAVE "KNOB" STYLE HANDLES SHALL BE CHANGED TO LEVER HANDLES.
- CONTRACTOR SHALL PREPARE DOORS AS NECESSARY TO RECEIVE HARDWARE SPECIFIED.
- ALL EXISTING HARDWARE TO REMAIN SHALL BE KEYPED ALIKE.
- LOCK SET FUNCTIONS (UOV):
  - LATCH BOLT IS OPERATED BY KEY IN OUTSIDE LEVER OR BY ROTATING INSIDE LEVER. INSIDE LEVER IS ALWAYS ACTIVE.
  - DEAD BOLT LOCKS WHERE REQUIRED SHALL BE OPERATED BY A KEY OUTSIDE AND BY A THUMB TURN INSIDE.
- PROVIDE ALL HARDWARE ITEMS REQUIRED FOR PROPER DOOR FUNCTION. HARDWARE INDICATED MAY NOT INCLUDE ALL ITEMS THAT MAY BE REQUIRED, INCLUDING CYLINDERS, ACTUATORS, RELAYS, CONTROLLERS, TRANSMITTERS, RECEIVERS, COORDINATORS, TRANSITION THRESHOLDS, ETC. PROVIDE SOUND GASKETING AS REQUIRED AT ANY STC RATED WALL LOCATIONS TO MEET ADJACENT WALL STC RATING.

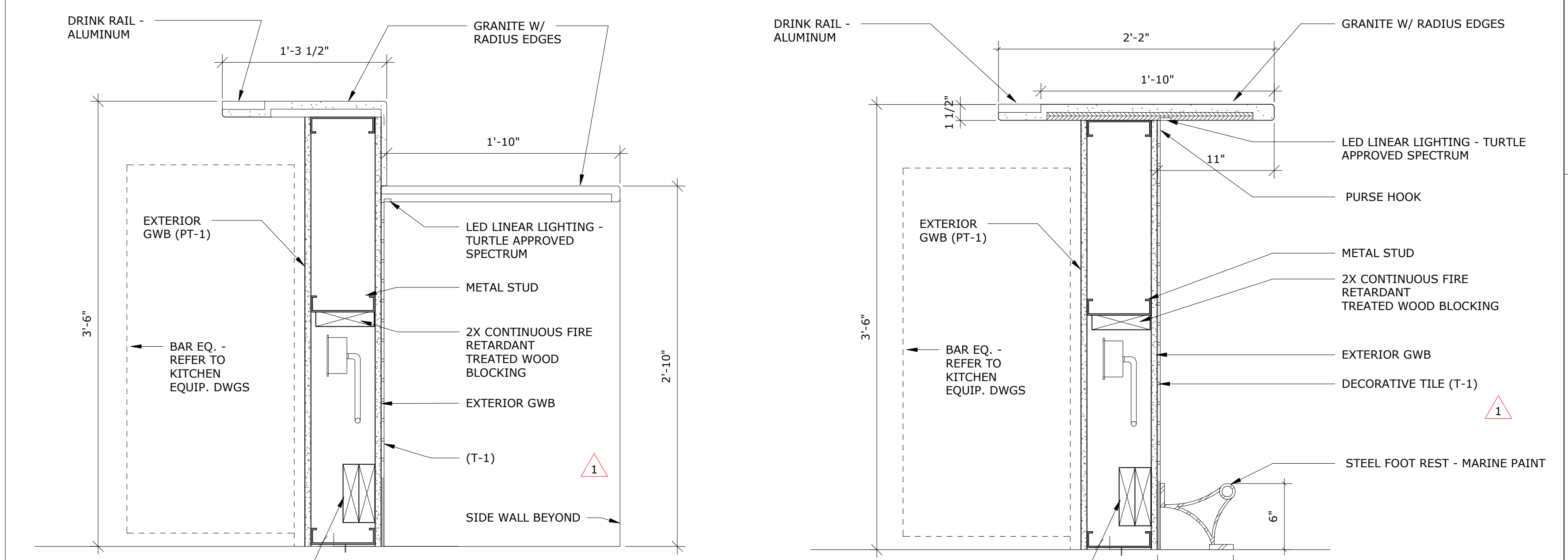
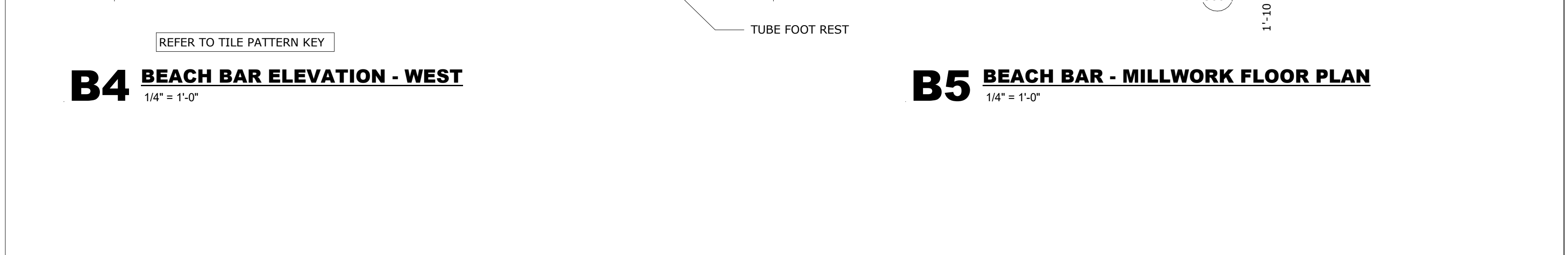
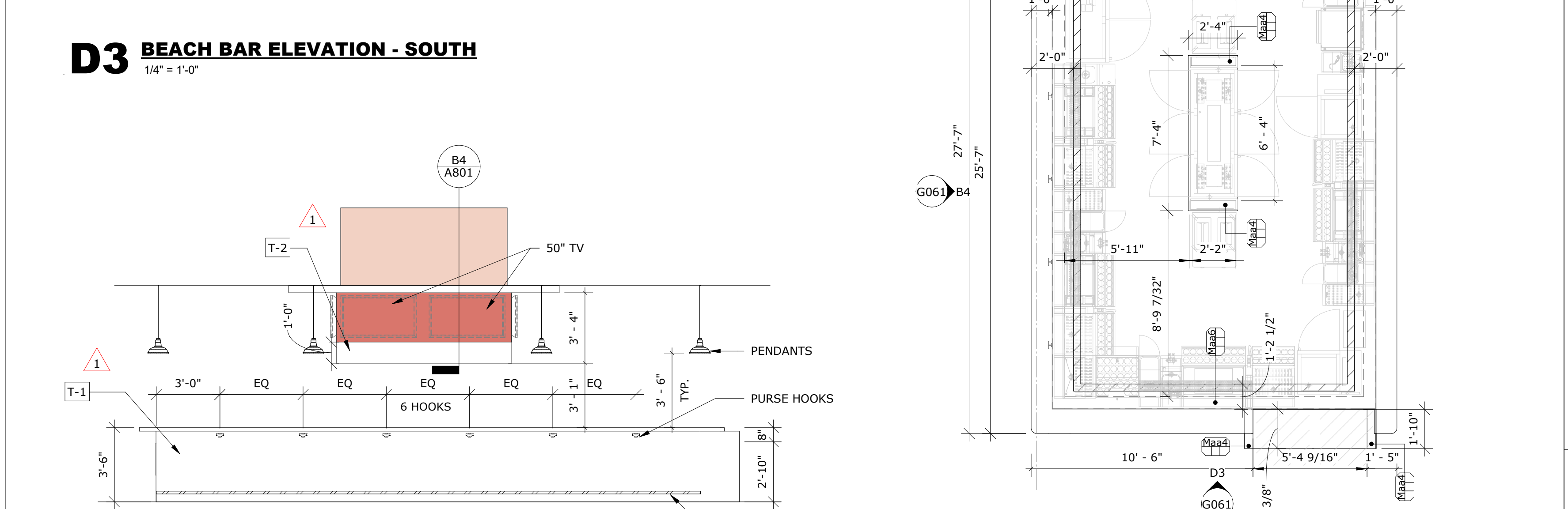
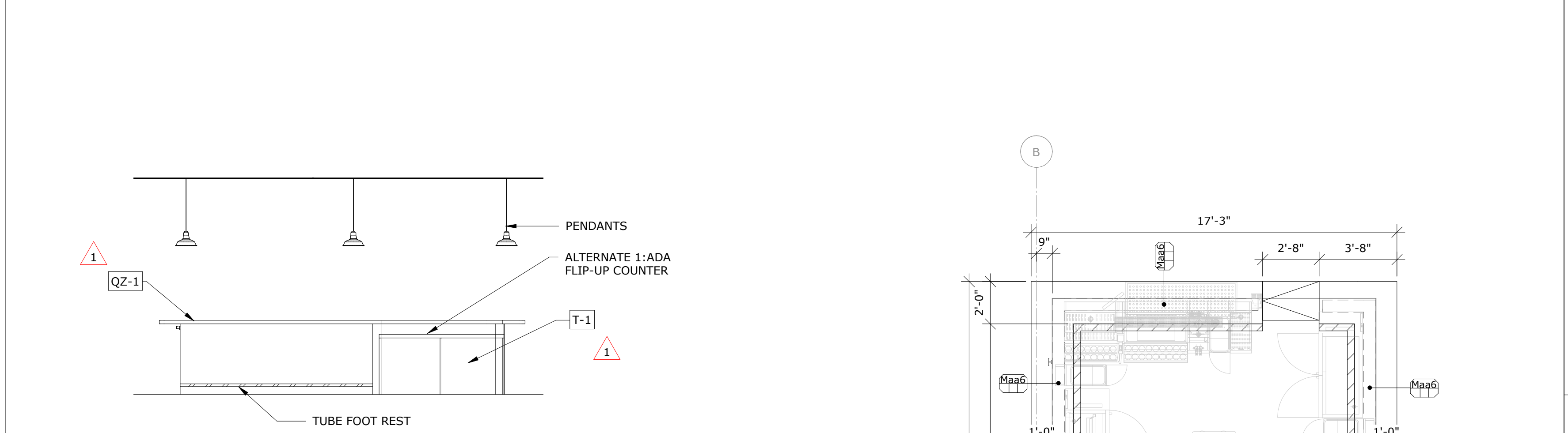
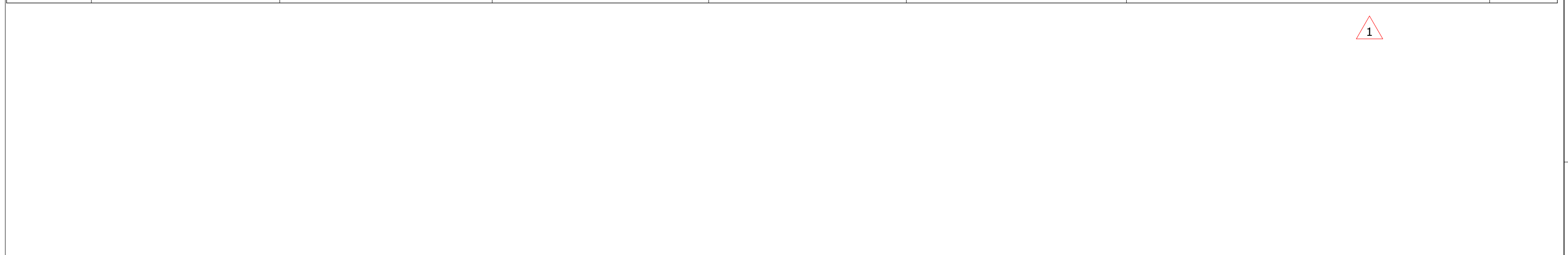
Interconnecting room doors shall be 20min fire rated with closer. (NFPA 101: 28.3.7.3)



**A3 SNACK KITCHEN - COVE BASE TILE**  
6" = 1'-0"

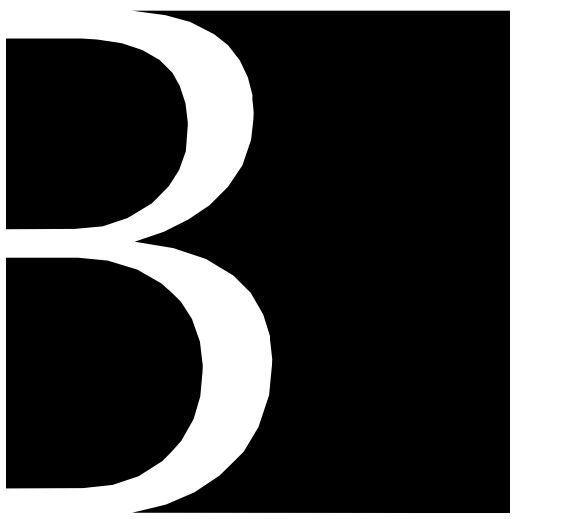
## ARCH- MATERIAL FINISHES

TAG	MANUFACTURER	CONTACT	PRODUCT SIZE	PRODUCT COLOR	PRODUCT FINISH	ADDITIONAL NOTES	CURRENT REV
FLOORING- WOOD							
WD1	TIMBER TECH	COMPOSITE DECK				COCONUT HUSK	
PAINT							
PT-1	SHERWIN WILLIAMS			SLOW GREEN SW 6456		COLUMNS	
PT-2	SHERWIN WILLIAMS			CHEERY SW 6584		WALLS	
PT-3	SHERWIN WILLIAMS			CORAL REEF SW 6606		DOORS	
PT-4	SHERWIN WILLIAMS			PURE WHITE SW 7005		TRIM	
PT-5	SHERWIN WILLIAMS			SLOW GREEN SW 6456		CEILING AND TRUSSES	
SOLID SURFACE							
QZ-1	CAESARSTONE			5141 FROSTY CARRINA		BAR TOP	
WALLS- TILE							
T-1	TILEBAR		2X30	CAROLINA CORAL			
T-2	TILEBAR		5X18	KAMBINA WILD CORALITO			



**4A BAR MILLWORK SECTION ADA**  
1 1/2" = 1'-0"

**A5 BAR MILLWORK SECTION**  
1 1/2" = 1'-0"



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
813 549 1900  
**INFO@BAKERBARRIOS.COM**  
**BAKERBARRIOS.COM**  
AA0002981 | LC26000427

MICHAEL FROHNAPPEL  
AR#0013873

DATE	REVISION
05.22.25	PERMIT SET
08.22.25	REV #1
10.24.25	REV #2

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**THE LCP GROUP, L.P.**

**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706  
PROJECT NO:  
220300.00

**DOOR SCHEDULES**  
SHEET NUMBER:  
**G061**

# LIFE SAFETY GENERAL NOTES

## A. GENERAL EGRESS REQUIREMENTS

- REFER TO CODE ANALYSIS DRAWING FOR ADDITIONAL INFORMATION.
  - MAXIMUM TRAVEL DISTANCES
  - COMMON PATH OF TRAVEL
  - BUILDING FIRE SEPARATION REQUIREMENTS
  - STRUCTURAL FIRE RATING REQUIREMENTS
  - PARTITION FIRE RATINGS
  - SHAFT ENCLOSURE FIRE RATINGS
  - OCCUPANCY SEPARATION REQUIREMENTS
- GENERAL EGRESS REQUIREMENTS SHALL APPLY TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM (EXIT ACCESS, THE EXIT, AND THE EXIT DISCHARGE)
  - CEILING HEIGHTS: 7'-6" MINIMUM
  - PROTRUDING OBJECTS: 4" MAXIMUM PROTRUSION ABOVE 27" HEIGHT ABOVE FINISH FLOOR
  - ELEVATION CHANGES: WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED WITH THE FOLLOWING EXCEPTIONS:
    - A SINGLE STEP WITH A MAXIMUM RISER OF 7 INCHES IS PERMITTED IN BUILDINGS WITH OCCUPANCIES F, H, R-2, R-3, S, AND U AT EXTERIOR DOORS NOT REQUIRED TO BE ACCESSIBLE.
    - A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREAD IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 (IBC/FBC) NOT LESS THAN ONE HANDRAIL MUST BE PROVIDED.
    - A STEP IS PERMITTED IN AISLES SERVING SEATING THAT HAS A DIFFERENCE IN ELEVATION LESS THAN 12" AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 (IBC/FBC)

- CONTINUOUS WIDTH: THE MINIMUM ALLOWED WIDTH FOR A MEANS OF EGRESS SHALL BE 44" UNLESS NOTED OTHERWISE. MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN THAT REQUIRED BY THE IBC/FBC (CHAPTER 10) OR NFPA 101/FFPC (CHAPTER 7) AND SHALL BE BASED ON THE OCCUPANT LOAD BEING SERVED.
  - REFER TO ELECTRICAL PLANS FOR EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS. THE EXIT SIGN LOCATIONS SHOWN IN THESE PLANS IS BASED ON THE PRESCRIPTIVE CODE REQUIREMENTS. THE AUTHORITY HAVING JURISDICTION HAS THE RESPONSIBILITY TO REVIEW THE FINAL EXIT SIGN QUANTITY AND LOCATIONS BASED ON THE AS-BUILT CONDITION. THEREFORE, THE CONTRACTOR SHALL REVIEW WITH THE AUTHORITY HAVING JURISDICTION, FOR APPROVAL, THE EXIT SIGN LOCATION STRATEGY PRIOR TO INSTALLATION.
- ## B. FIRE AND SMOKE RATED PARTITIONS
- ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS AND BARRIERS SHALL BE BUILT IN ACCORDANCE WITH THE APPLICABLE UL-LISTED FIRE RESISTANCE DIRECTORY DESIGN.
  - ALL PENETRATIONS THROUGH SMOKE RATED PARTITIONS AND BARRIERS SHALL UTILIZE THE APPROPRIATE UL-LISTED PRODUCTS DESIGNED TO RESIST THE PASSAGE OF AIR AND SMOKE.
  - NO DUCTS, PIPING, OR CONDUIT SHALL BE PERMITTED WITHIN AN EXIT STAIR ENCLOSURE OR EXIT PASSAGEWAY UNLESS THEY SERVE THE STAIR OR EXIT PASSAGEWAY.

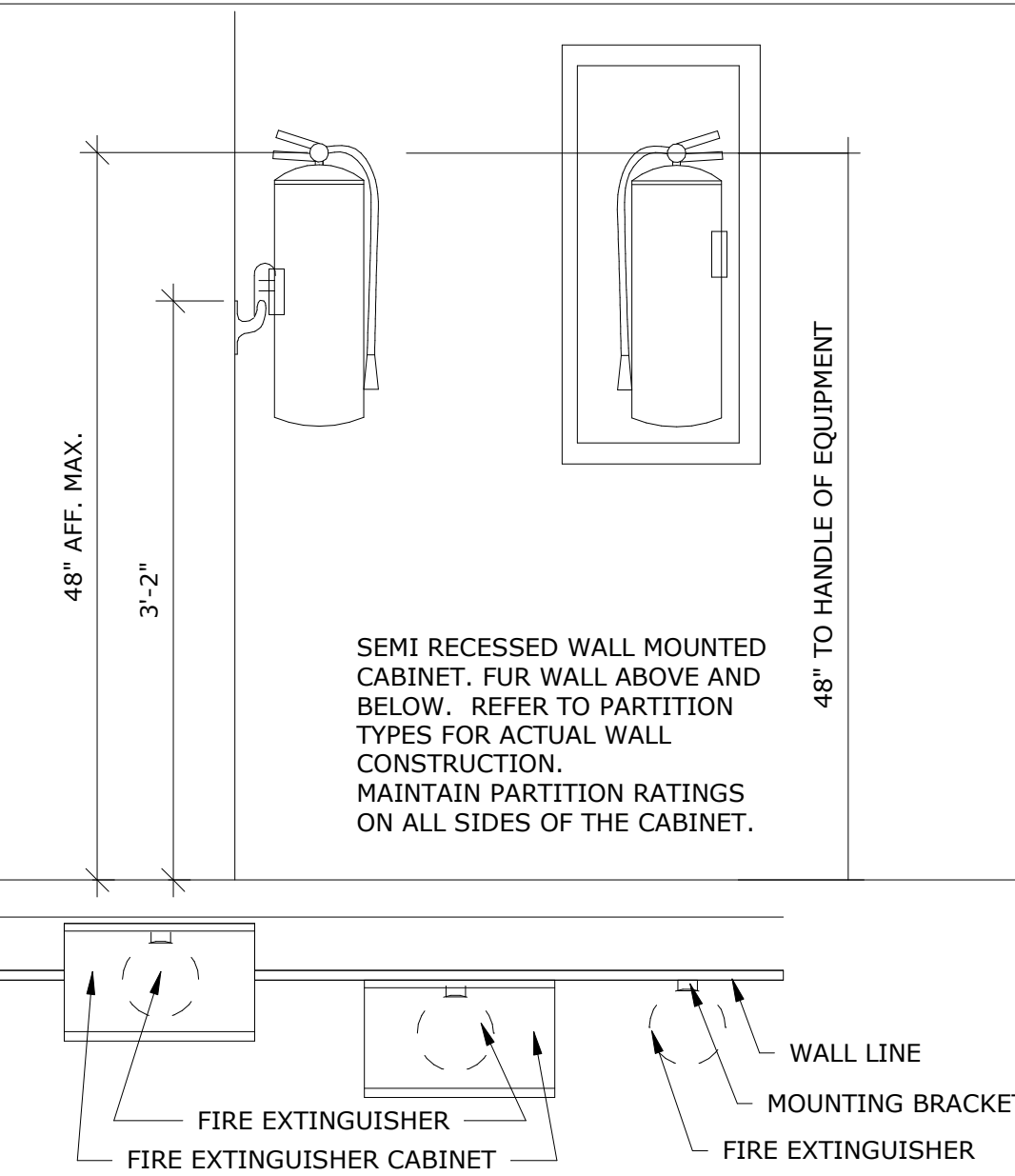
## C. FIRE PROTECTION

- THIS BUILDING IS PROTECTED BY A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM. REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
- FIRE EXTINGUISHERS HAVE BEEN SHOWN FOR GENERAL CONFORMANCE WITH NFPA 10 BASED ON A MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. PER NFPA 10, THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING, FOR APPROVAL, THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WITH THE AUTHORITY OF JURISDICTION PRIOR TO INSTALLATION. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREAS IN ACCORDANCE WITH NFPA 10.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10.

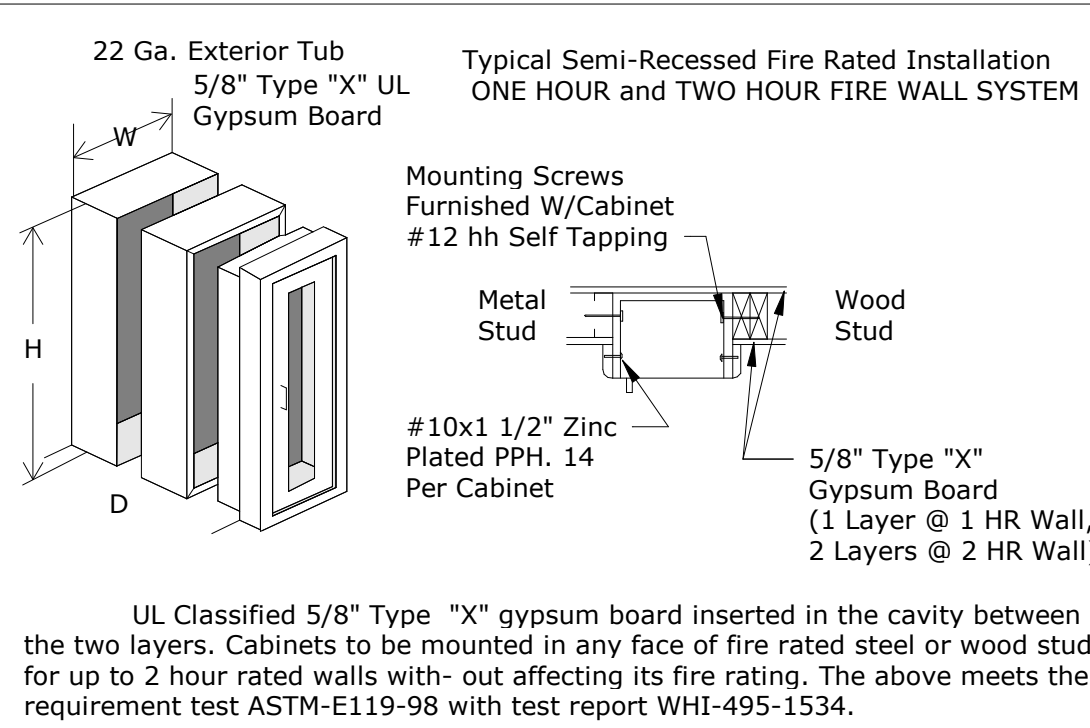
## D. DISTRIBUTED ANTENNA SYSTEM

- THE DISTRIBUTED ANTENNA SYSTEM (DAS) IS A DELEGATED DESIGN UNLESS NOTED OTHERWISE ON THE ELECTRICAL DRAWINGS.
- DETAILING AND ENGINEERING OF THE DAS SYSTEM IS THE RESPONSIBILITY OF THE LOW VOLTAGE SUB-CONTRACTOR / ENGINEER. THE DAS DESIGN PROVIDER IS AN ENGINEER LICENSED IN THE STATE THAT THIS PROJECT IS PERMITTED, TO WHOM THE RESPONSIBILITY FOR DESIGNING THE DAS SYSTEM IS DELEGATED. THE DESIGN PROFESSIONAL, WHEN DELEGATED BY THE ENGINEER OF RECORD FOR THIS PROJECT, IS HIRED BY THE LOW VOLTAGE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PRE-PLUMBING THE BUILDING WITH CONDUIT TO MEET THE NEEDS OF THE LOW VOLTAGE CONTRACTOR.

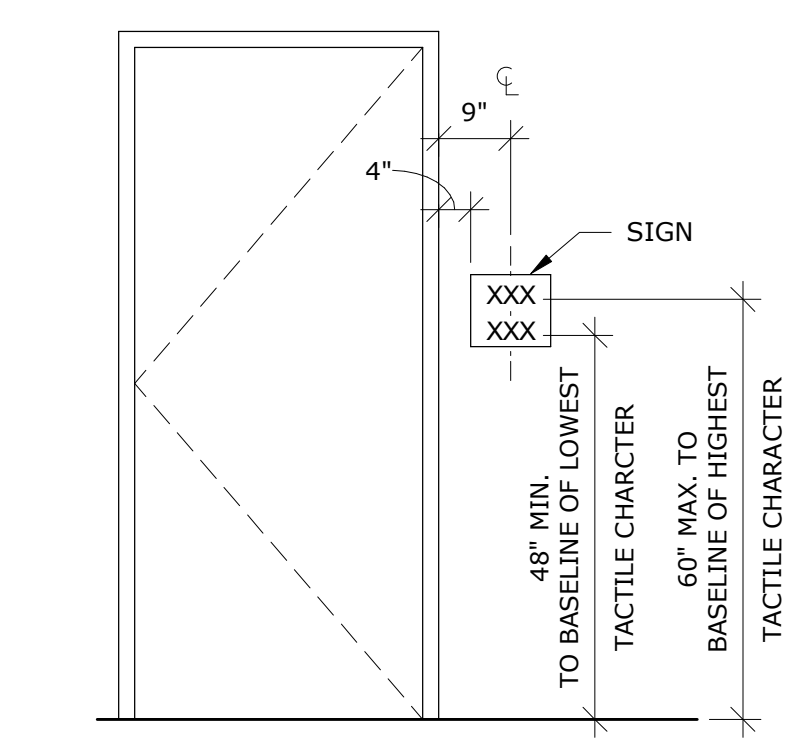
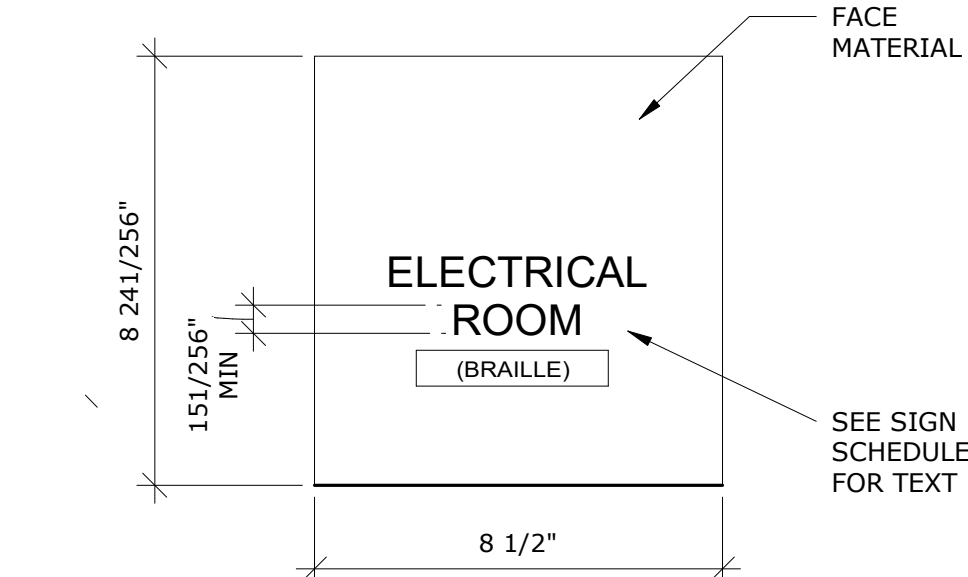
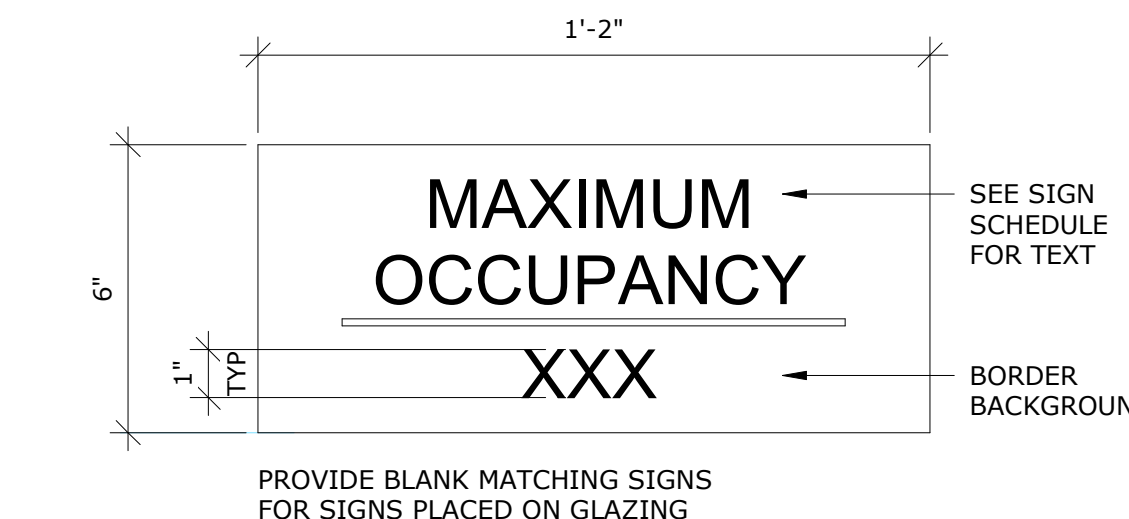
## EXTINGUISHER HEIGHTS



## SEMI RECESSED F.E.



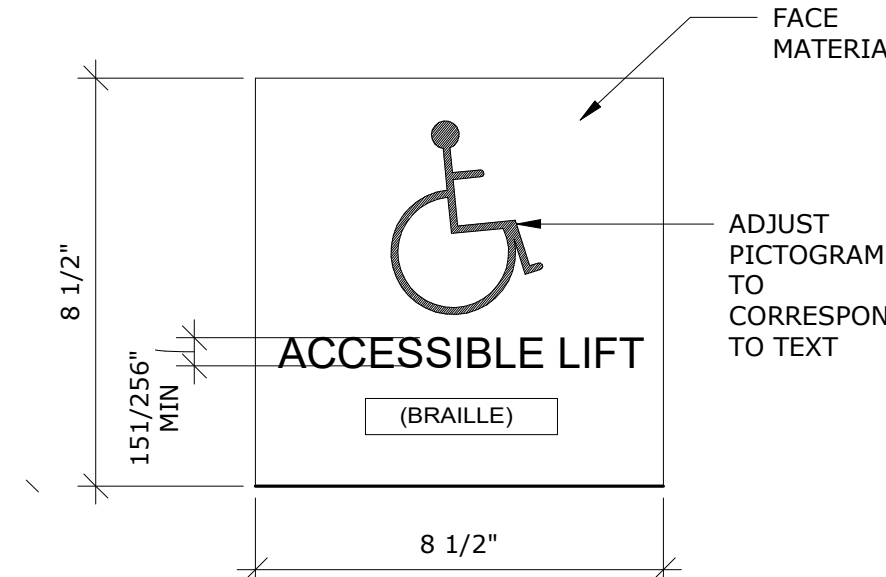
LIFE SAFETY- OCCUPANCY- BEACH BAR				
AREA NAME	AREA FUNCTION	OCCUPANT LOAD FACTOR	AREA	OCCUPANTS
ASSEMBLY	(FBC2023) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,254 SF	84
BUSINESS	(FBC2023) BUSINESS AREAS	150 SF	297 SF	2
OPEN STORAGE	(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	345 SF	2
SUPPORT	(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	70 SF	1
			<b>1,967 SF</b>	<b>89</b>



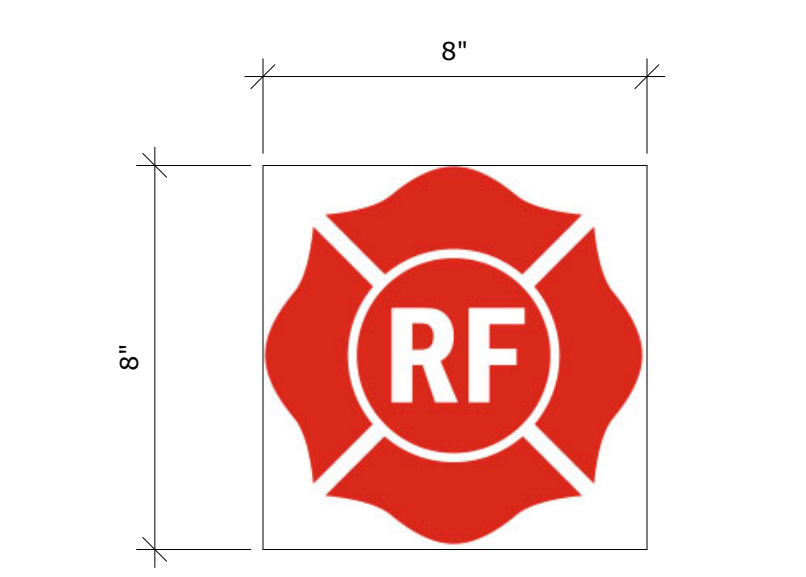
S1 SIGN TYPE - OCCUPANCY LOAD

S2 - MECH/ELEC TYP.

SIGNAGE HEIGHT DETAIL



S3 SIGN TYPE - ADA LIFT



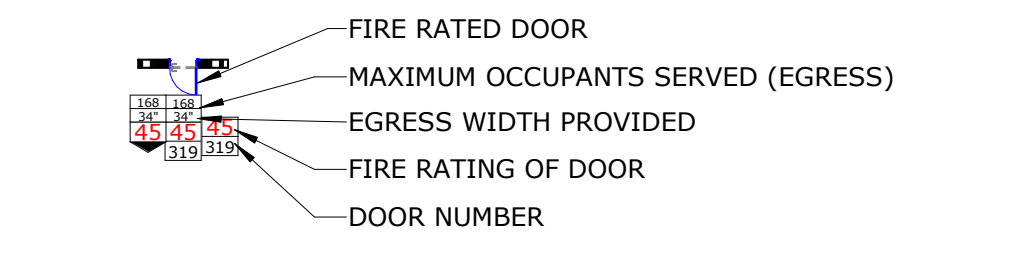
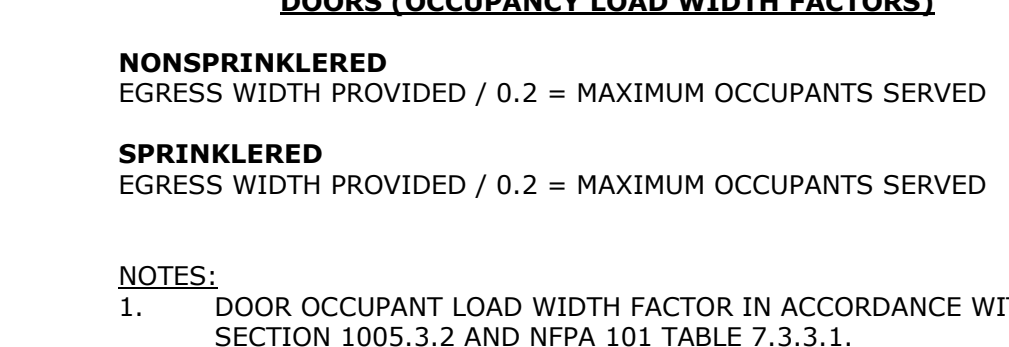
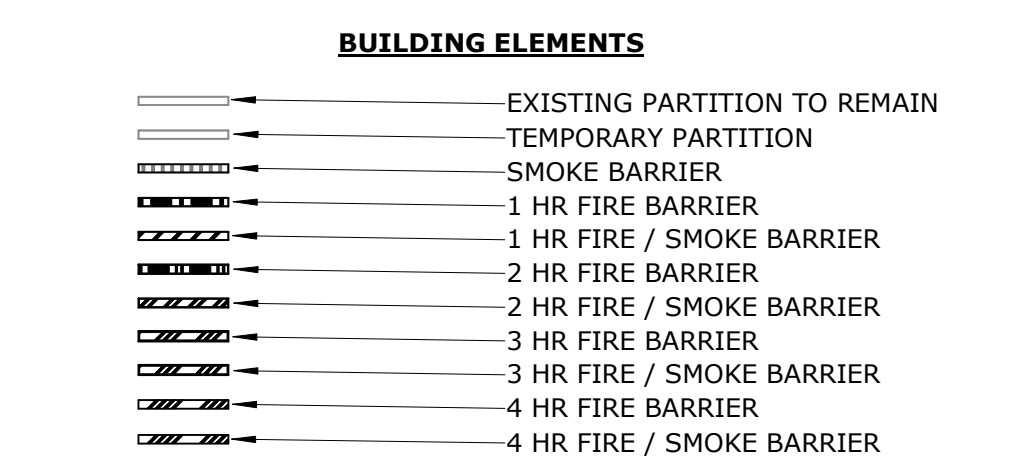
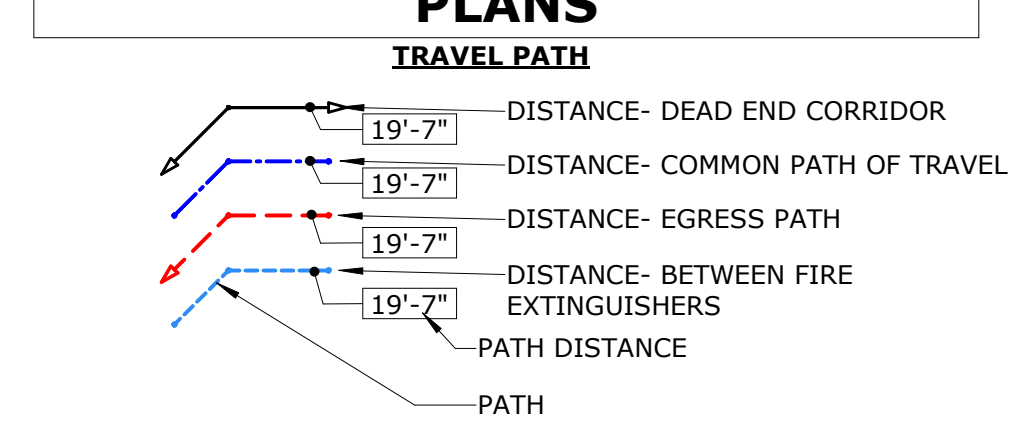
S4 SIGN TYPE - FLOOR / ROOF TRUSS

## OCCUPANCY TYPES

- (FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (FBC2023) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED
- (FBC2023) BUSINESS AREAS

EGRESS PATHS - BEACH BAR	
PATH	DISTANCE
BEACH BAR	78'-1"

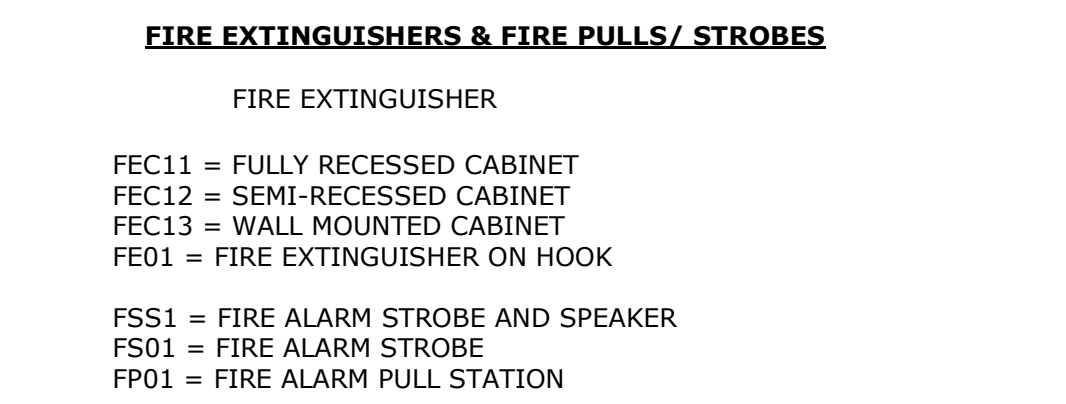
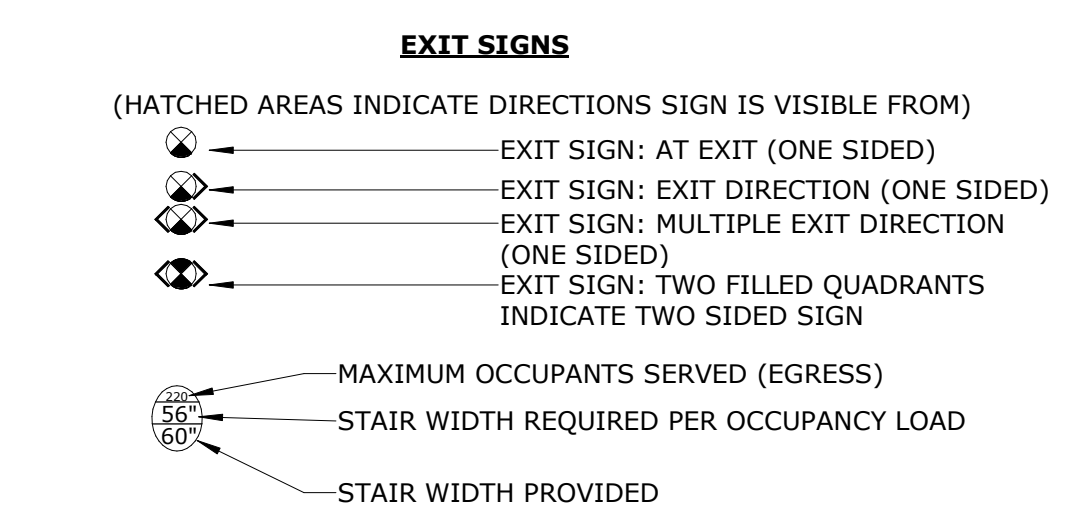
## LEGEND - CODE COMPLIANCE PLANS



## STAIRS (OCCUPANCY LOAD WIDTH FACTORS)

- NONSPRINKLERED**  
IF (STAIR WIDTH PROVIDED) < 44"  
(STAIR WIDTH PROVIDED) / 0.3 = MAXIMUM OCCUPANTS SERVED
- SPRINKLERED**  
IF (STAIR WIDTH PROVIDED) < 44"  
(STAIR WIDTH PROVIDED) / 0.3 = MAXIMUM OCCUPANTS SERVED
- IF (STAIR WIDTH PROVIDED) > 44"  
147 + (STAIR WIDTH PROVIDED) / 0.218 = MAXIMUM OCCUPANTS SERVED
- STAIR WIDTH MINIMUM REQUIREMENTS**  
TOTAL OCCUPANT LOAD OF ALL STORIES < 50 = 36" MINIMUM  
OCCUPANT LOAD PER STAIR < 2000 = 44" MINIMUM  
OCCUPANT LOAD PER STAIR > 2000 = 56" MINIMUM

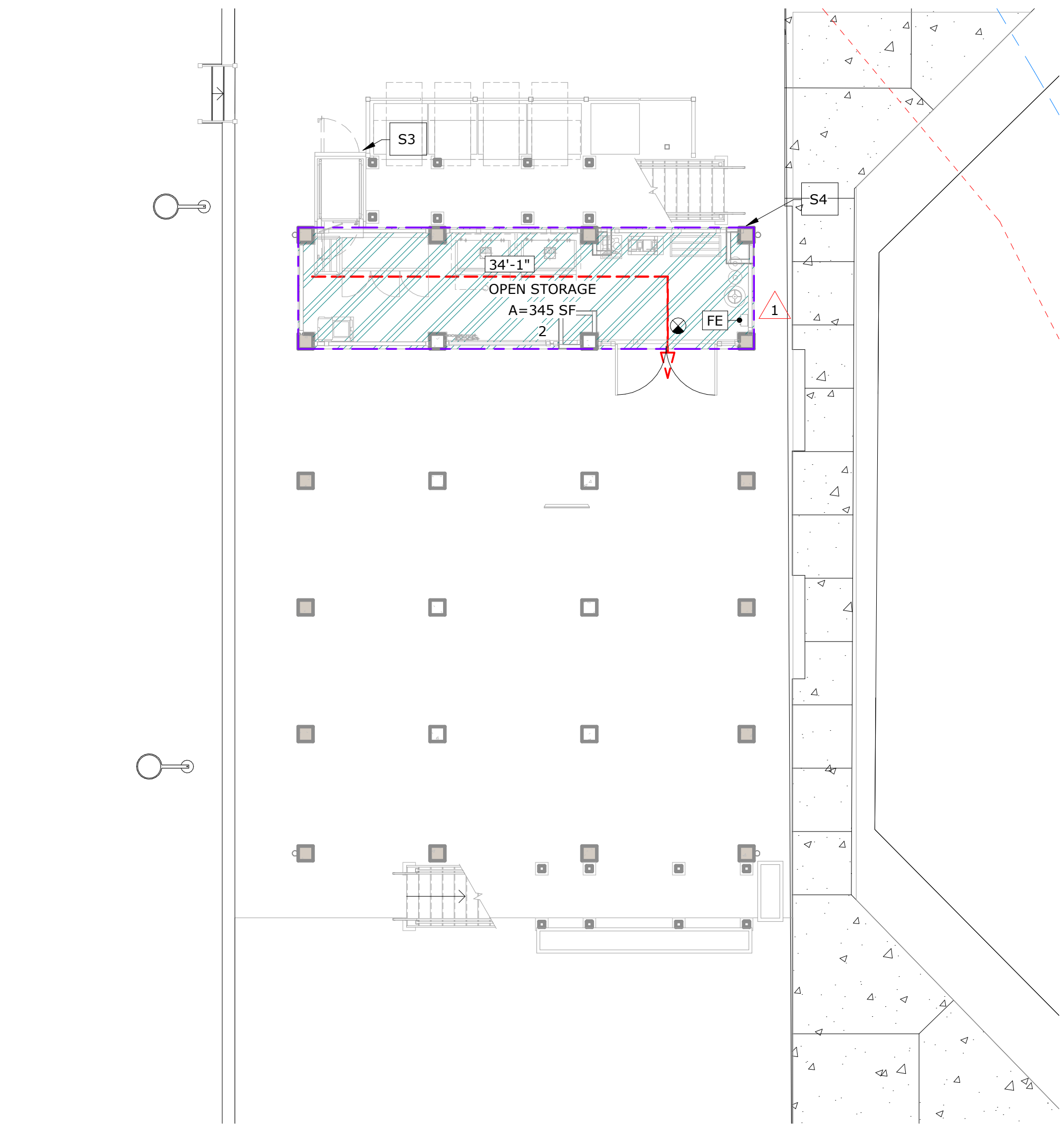
- NOTES:**
- STAIR OCCUPANT LOAD WIDTH FACTOR IN ACCORDANCE WITH FBC SECTION 1005.3.1
  - STAIR OCCUPANT LOAD WIDTH FACTOR IN ACCORDANCE WITH NFPA 7.2.2.
  - STAIR WIDTH MINIMUM REQUIREMENTS IN ACCORDANCE WITH NFPA 7.2.2.2.1.2 AND NFPA 7.2.2.2.1.2(B)



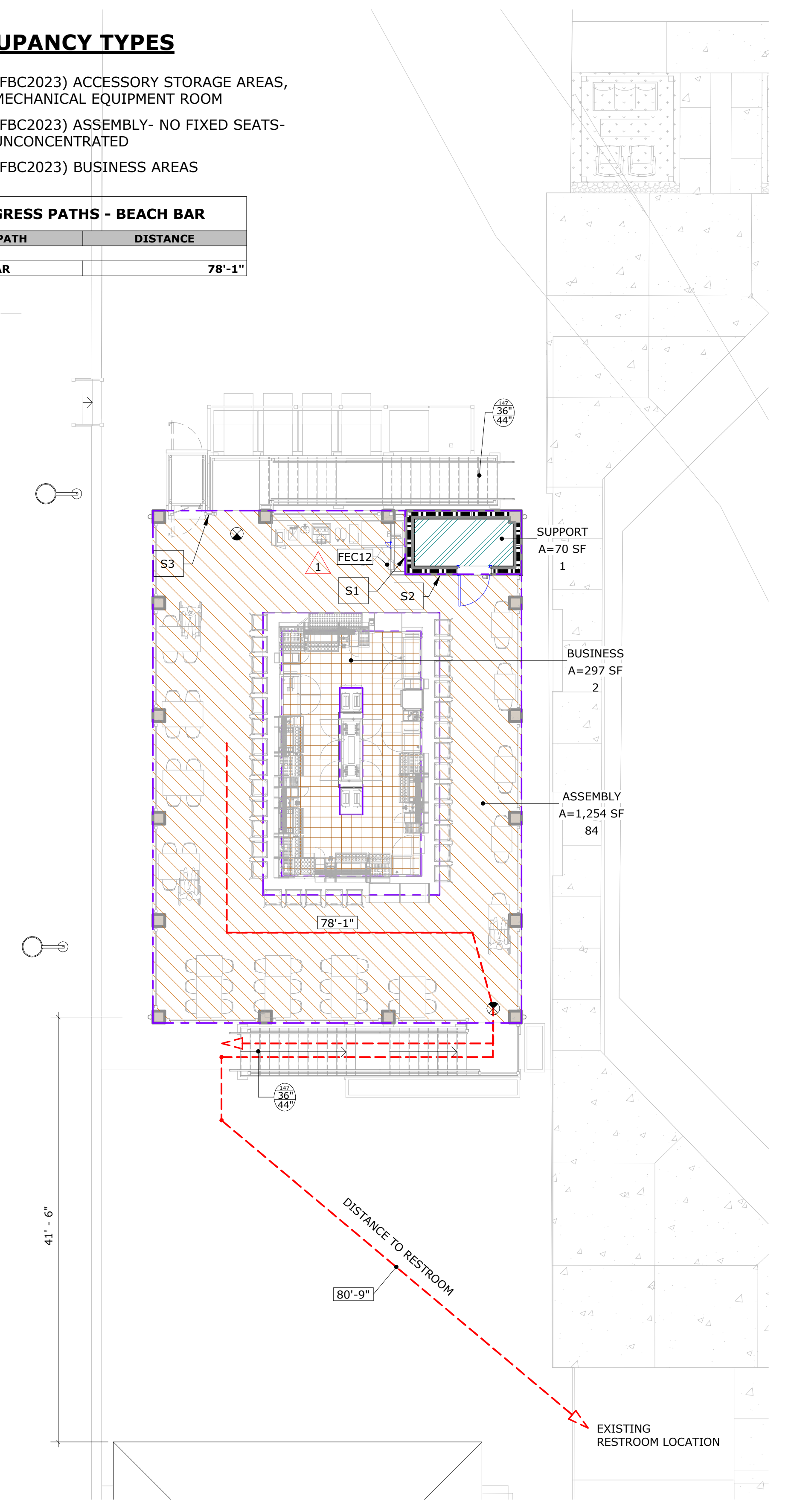
## GENERAL NOTES- CODE PLANS

- FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES ON G029, AND SPECIFICATIONS, FOR MORE INFORMATION
- FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

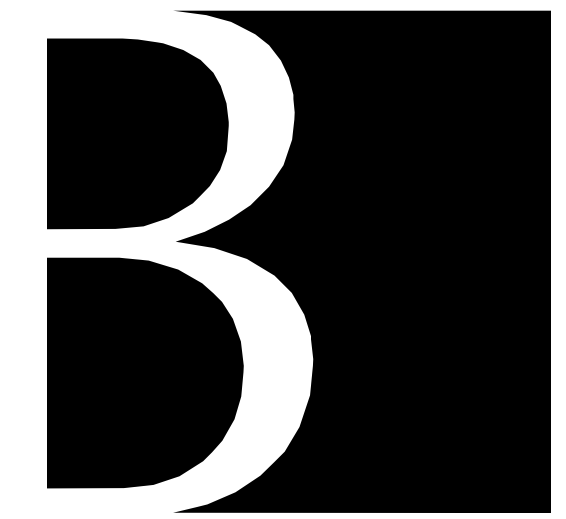
EGRESS PATHS - BEACH BAR	
PATH	DISTANCE
BEACH BAR - LEVEL 1	34'-1"



A3 LIFE SAFETY PLAN- BEACH BAR - LEVEL 1



A5 LIFE SAFETY PLAN - BEACH BAR - DECK LEVEL



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
813 549 1900  
INFO@BAKERBARRIOS.COM  
BAKERBARRIOS.COM  
AA0002981 | LC2600427

MICHAEL FROHNAPPEL  
AR#0013873

Δ	DATE	SUBMISSION
	05.22.25	PERMIT SET
1	08.22.25	REV #1

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

**THE LCP GROUP, L.P.**

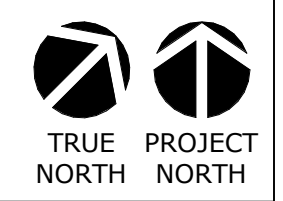
**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706

PROJECT NO:  
220300.00

**LIFE SAFETY PLAN- BEACH BAR**

SHEET NUMBER:  
**G101A**









THE LINE SHOWN ABOVE IS  
BASED ON THE ORIGINAL PLANS. SEE  
DRAWING FOR ORIGINAL PLANS.

**FLOOR PLAN  
GENERAL NOTES**

**GENERAL COORDINATION**

1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED SOLELY TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BUT ENCOMPASSES THE DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT LOCATIONS. THEY INDICATE THE RESULT TO BE ACHIEVED BY THE ASSEMBLY OF SEVERAL BUILDING SYSTEMS FOR A COMPLETE AND OPERATIONAL BUILDING.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL PARTICIPATE IN THE COORDINATION DRAWING PREPARATION PROCESS IN ORDER TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.
4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHER SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF IT HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE START OF WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
6. THE CONTRACTOR SHALL RELY ON THE WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND SEQUENCING ALL SUBCONTRACTOR WORK IN ORDER TO ENSURE THE DESIRED RESULT FOR THE WORK DESCRIBED OR IMPLIED WITHIN THE CONTRACT DOCUMENTS IS ACHIEVED. WORK PERFORMED OUT OF SEQUENCE THAT RESULTS IN A CONDITION NOT CONSISTENT WITH THE CONTRACT DOCUMENTS WILL BE DEEMED NON-CONFORMING. NON-CONFORMING WORK WILL BE REQUIRED TO BE REPLACED OR RELOCATED IN ORDER TO ACHIEVE THE DESIRED RESULT AT NO ADDITIONAL COST TO THE OWNER OR MODIFICATION TO THE CONSTRUCTION SCHEDULE.

**FRAMING**

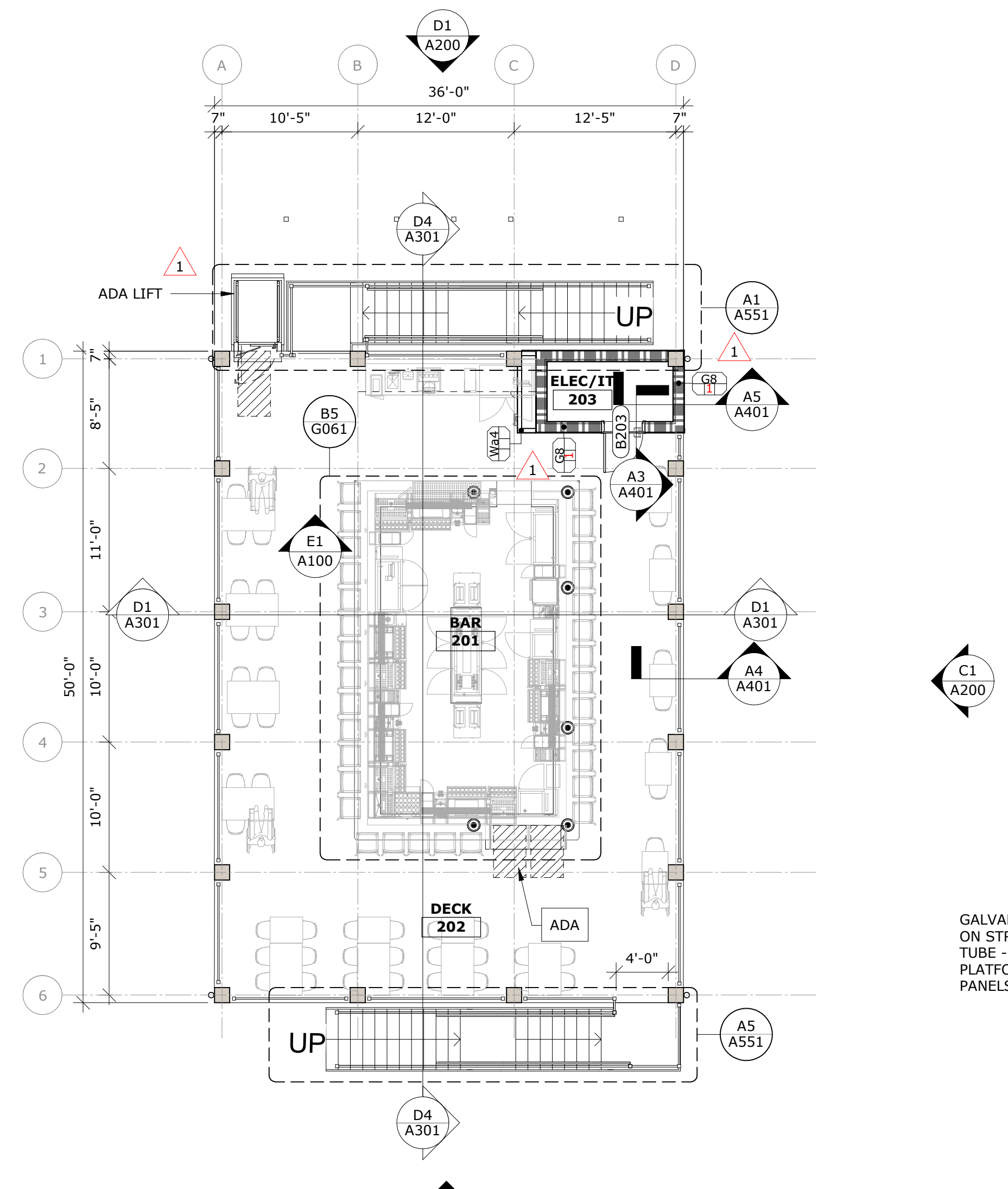
1. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A THIRD-PARTY CONSULTANT TO PREPARE THE BUILDING CONSTRUCTION LAYOUT PLANS.
2. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST A MASONRY, CONCRETE, OR DISSIMILAR METAL, THE CONTRACTOR SHALL PROVIDE AN ISOLATION STRIP BETWEEN THE STUD AND DISSIMILAR MATERIAL.
3. PIPE SLEEVES, FRAMED OPENINGS, AND ANY MISCELLANEOUS OPENINGS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, WHICH ARE REQUIRED TO PROVIDE A COMPLETE SCOPE OF WORK AS DESCRIBED OR IMPLIED IN THE CONTRACT DOCUMENTS, SHALL BE SIZED AND INSTALLED BASED ON INDUSTRY BEST PRACTICES. REFER TO THE APPLICABLE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
4. ROUGH OPENINGS (RO) AND MASONRY OPENINGS (MO) DIMENSIONS ARE NOMINAL AND / OR MODULAR IN NATURE. DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF BUILDING ELEMENT OR DETAILS THAT ARE BEING PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING OPENINGS PRIOR TO PROCEEDING WITH INSTALLATION.
5. ALL DOORS SHALL BE A MINIMUM OF 4" FROM NEAREST PERPENDICULAR PARTITION WALL UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REVIEW PARTITION LAYOUTS, FIXTURE LOCATIONS, AND CABINET LOCATIONS IN FIELD PRIOR TO CONSTRUCTION TO ENSURE CLEAR FLOOR REQUIREMENTS ARE MAINTAINED BASED ON THE PROVIDED DIMENSIONS, AS WELL AS THE FAIR HOUSING AND ADA (WHEN APPLICABLE) DIAGRAMS SHOWN IN THE GENERAL INFORMATION (G-SERIES) DRAWINGS.
7. ALL PARTITIONS AND FURRED WALLS EXTENDING THROUGH THE CEILING MUST BE FULLY CAulked WITH GYPSUM WALL BOARD WHEN THE GYPSUM WALL BOARD DOES NOT EXTEND TO THE DECK ABOVE TO ENSURE CONCEALED AREAS WITHIN WALLS ARE NOT OPEN TO PLENUM AREAS.
8. WHERE INTERIOR PARTITIONS ABUT EXTERIOR WALLS THE CONTRACTOR SHALL ENSURE INTERIOR FINISHES ALIGN.
9. CONTRACTOR SHALL PROVIDE FIRE RETARDANT BLOCKING IN WALLS FOR THE FOLLOWING CONDITIONS:
  - A. BASE CABINETS
  - B. UPPER CABINETS
  - C. BUILT-IN SHELVING
  - D. GRAB BARS (REFER TO FHA NOTES AND GENERAL SERIES DRAWINGS)

**WET WALL CONDITIONS**

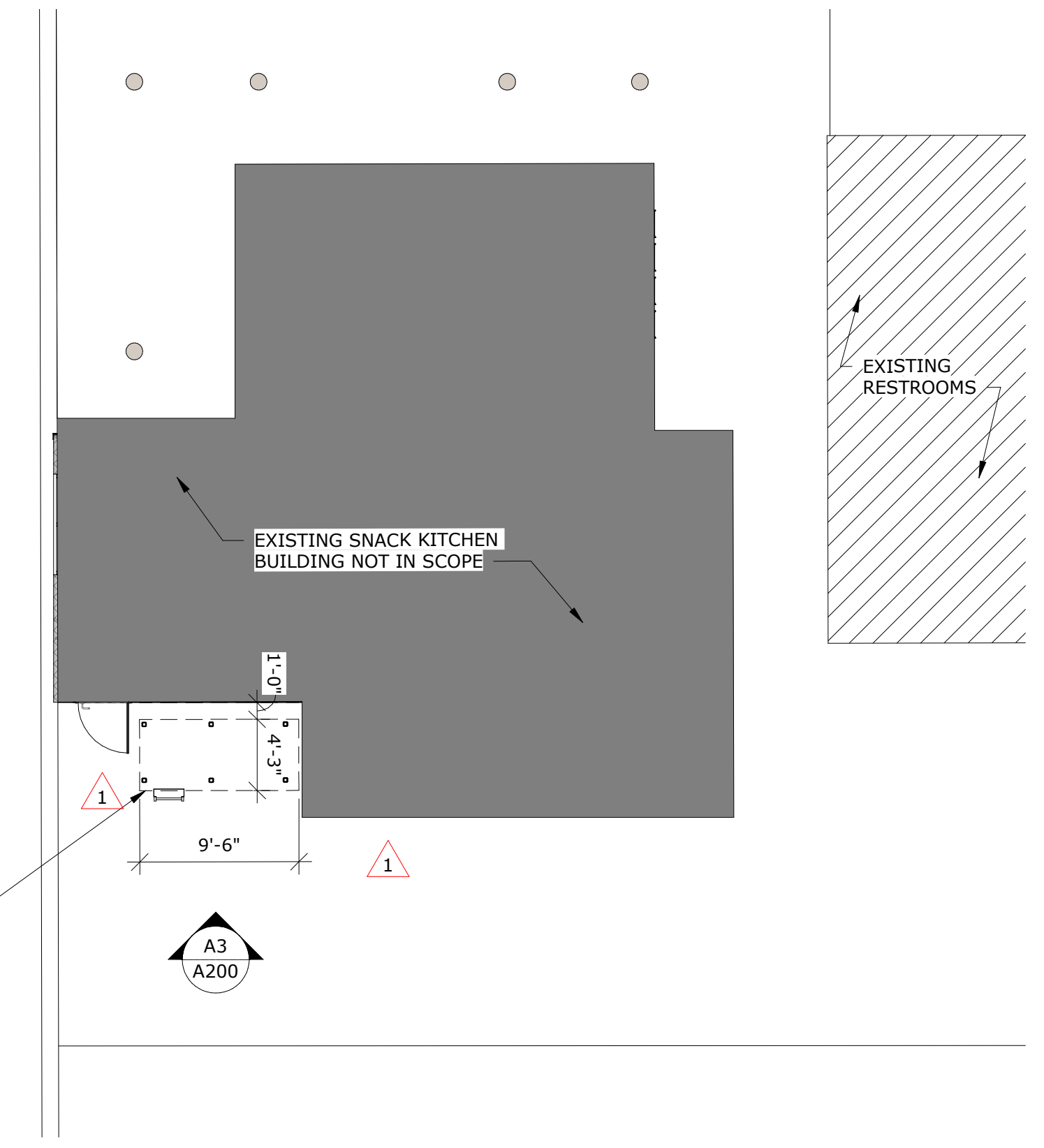
1. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WET WALL LOCATIONS 6" (MIN.) ABOVE WATER SUPPLY CONNECTIONS
2. CONTRACTOR SHALL PROVIDE DENS-SHIELD TILE BACKER FULL HEIGHT OF WALLS AROUND TUBS AND SHOWERS.

**DELEGATED ENGINEERING WORK**

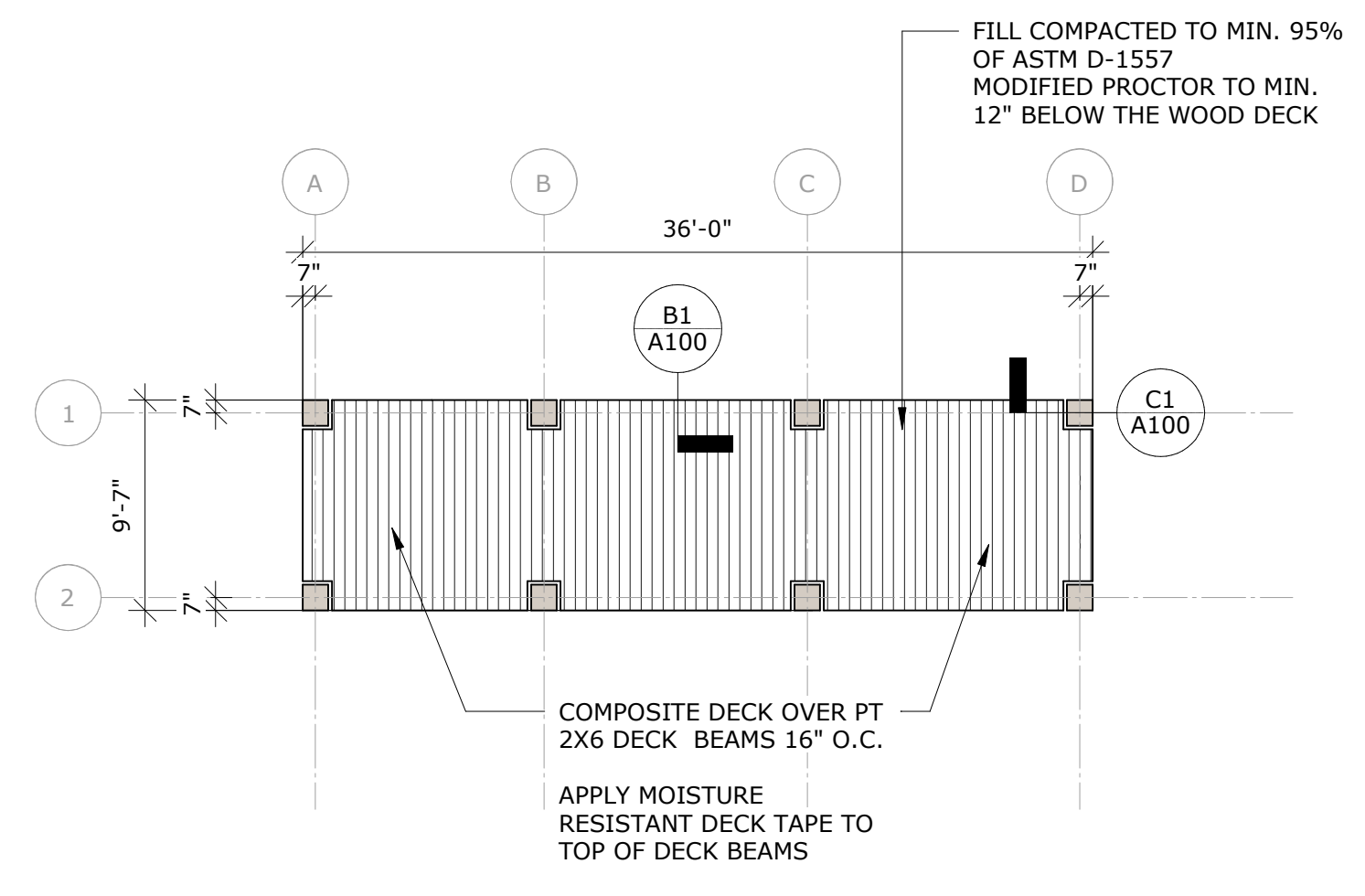
1. THE DESIGN OF CERTAIN COMPONENTS OF THE PROJECT ARE DELEGATED TO ONE OR MORE DELEGATED ENGINEERS AS INDICATED IN THE CONTRACT DOCUMENTS.
2. THE DELEGATED ENGINEER IS A PROFESSIONAL ENGINEER LICENSED IN THE STATE WITHIN WHICH THE PROJECT IS PERMITTED.
3. THE DELEGATED ENGINEER IS RETAINED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.
4. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW THE SCOPE OF WORK AND REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS. THE DELEGATED ENGINEER, VIA THE CONTRACTOR, SHALL CONTACT THE DESIGN PROFESSIONAL IN A TIMELY MANNER TO REVIEW (FOR RESOLUTION) ALL AESTHETIC QUESTIONS, CONFLICTS, OR IF ANY PERTINENT INFORMATION IS NEEDED FOR FURTHER CLARIFICATION.
5. THE DELEGATED ENGINEER SHALL PROVIDED SHOP DRAWINGS AND DESIGN CALCULATIONS FOR THE DESIGN PROFESSIONALS REVIEW.
6. ALL FINAL DELEGATED ENGINEERING DOCUMENTS SHALL REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED DESIGN ENGINEER. FAILURE TO SUBMIT SUCH DOCUMENTS IN NO WAY WAIVE THE REQUIREMENT TO DO SO OR IN ANY WAY IMPLY THAT THE ARCHITECT OR ENGINEER OF RECORD HAS ACCEPTED THE DESIGN RESPONSIBILITY FOR THE APPLICABLE COMPONENTS.
7. DELEGATED ENGINEERING DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO:
  - A. STEEL STAIRS
  - B. CONCRETE FORMWORK
  - C. POST TENSIONING
  - D. PRECAST CONCRETE (STRUCTURAL AND ARCHITECTURAL)
  - E. STEEL OR WOOD TRUSSES
  - F. COLD FORMED METAL FRAMING
  - G. PRE-ENGINEERED COLD FORMED METAL BUILDING SYSTEMS
  - H. ELEVATOR SUPPORT RAILS AND BEAMS
  - I. EXTERIOR BUILDING FINISHES (i.e. RAIN SCREEN ATTACHMENTS, ETC.)
  - J. METAL CANOPIES
  - K. FORMED METAL COPINGS
  - L. ROOF TOP MECHANICAL EQUIPMENT CURB CONNECTIONS
  - M. ROOF TOP TIE-OFF STANTION (LOCATIONS AND CONNECTIONS)



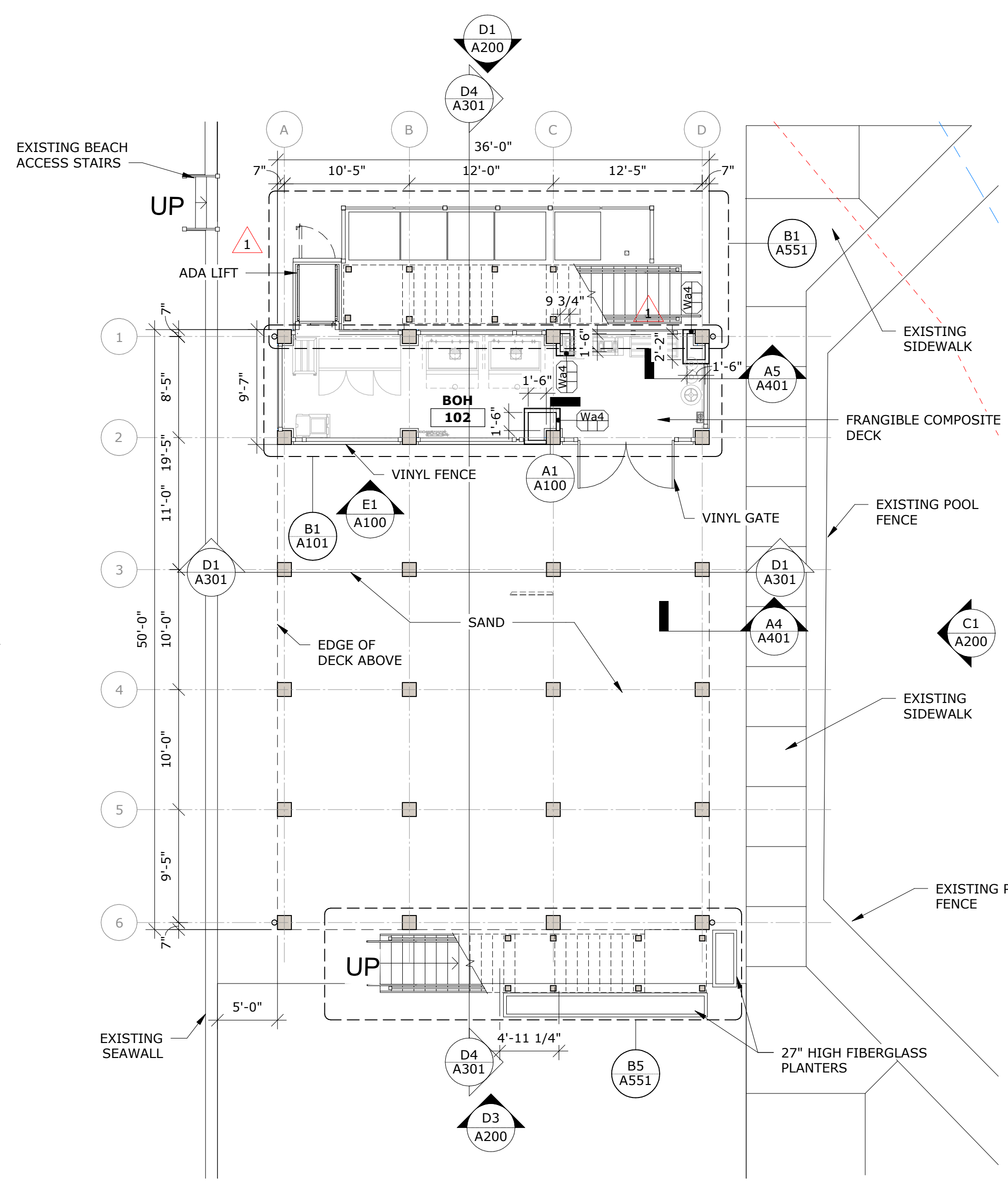
**C2 BEACH BAR - DECK LEVEL**  
1/8" = 1'-0"



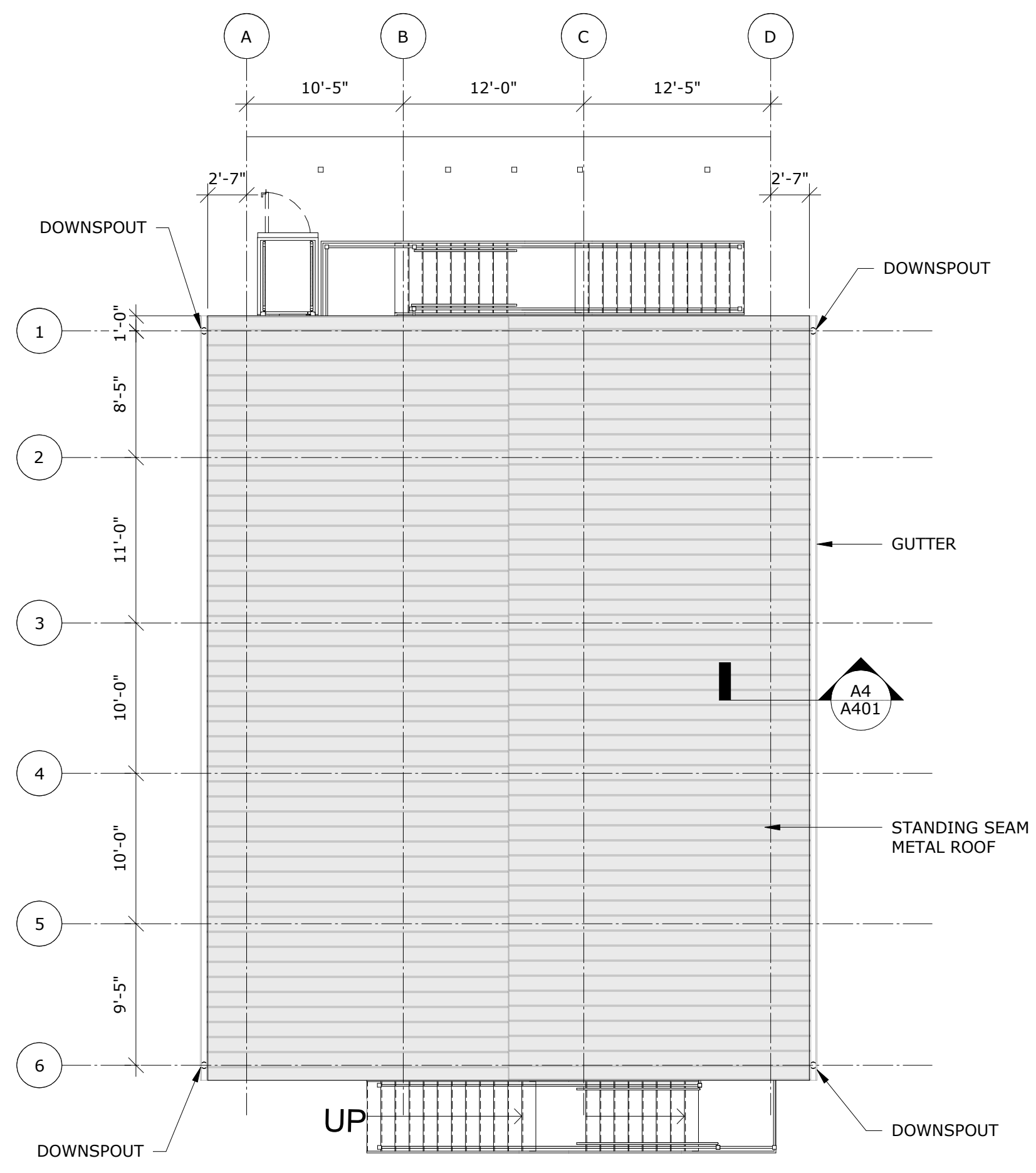
**C4 FLOOR PLAN - ELEVATED PLATFORM - LEVEL 1**  
1/8" = 1'-0"



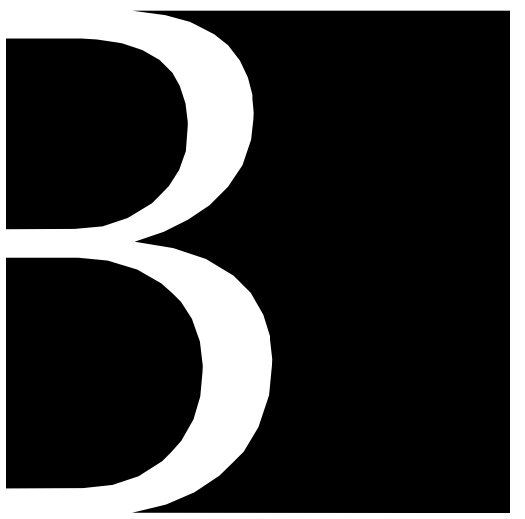
**B1 BEACH BAR - LEVEL 1 - BREAKAWAY COMPOSITE DECK**  
1/8" = 1'-0"



**A2 BEACH BAR - LEVEL 1**  
1/8" = 1'-0"



**A4 BEACH BAR ROOF**  
1/8" = 1'-0"



**Baker Barrios**

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TAMPA, FLORIDA 33602  
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	05.22.25	PERMIT SET
1	08.22.25	REV #1

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**THE LCP GROUP, L.P.**

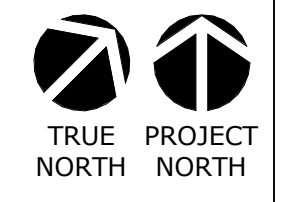
**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706

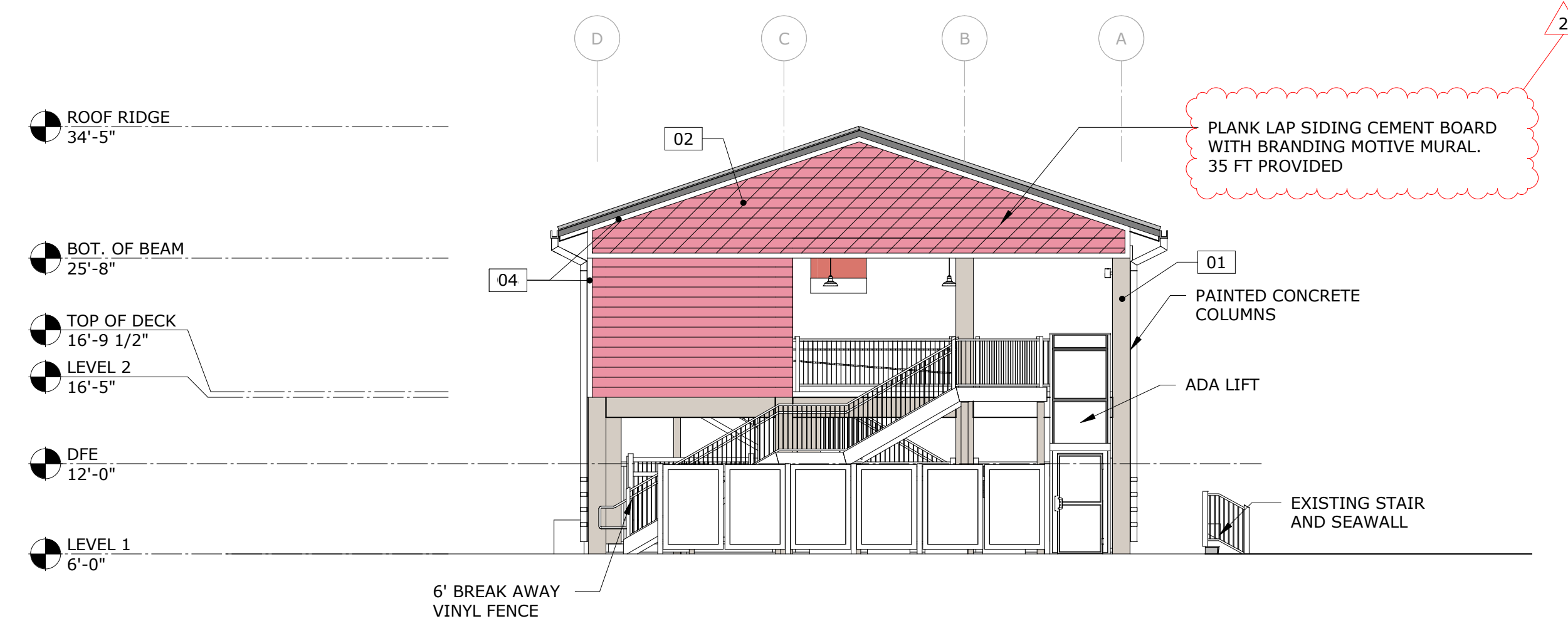
PROJECT NO:  
**220300.00**

**ENLARGED FLOOR PLAN BEACH BAR**

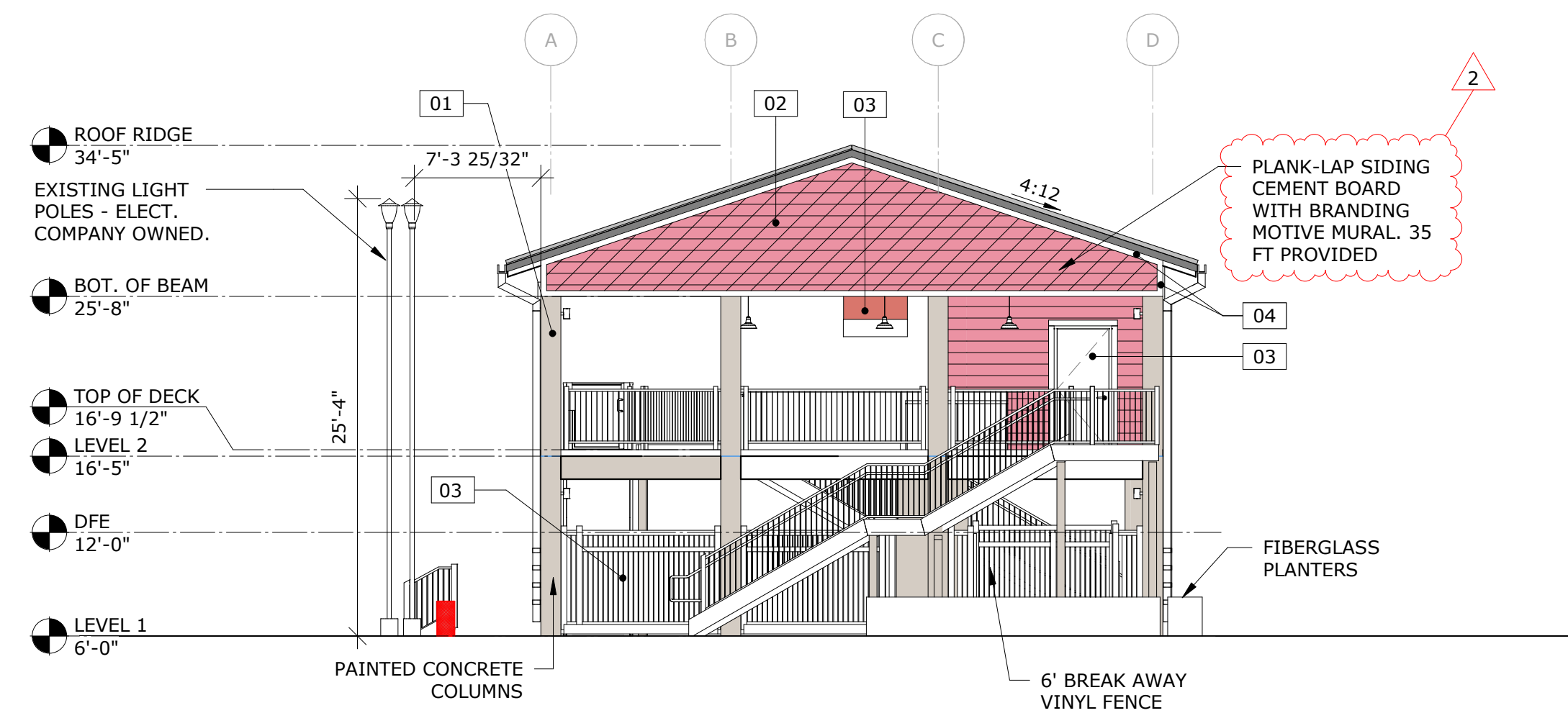
SHEET NUMBER:  
**A101**



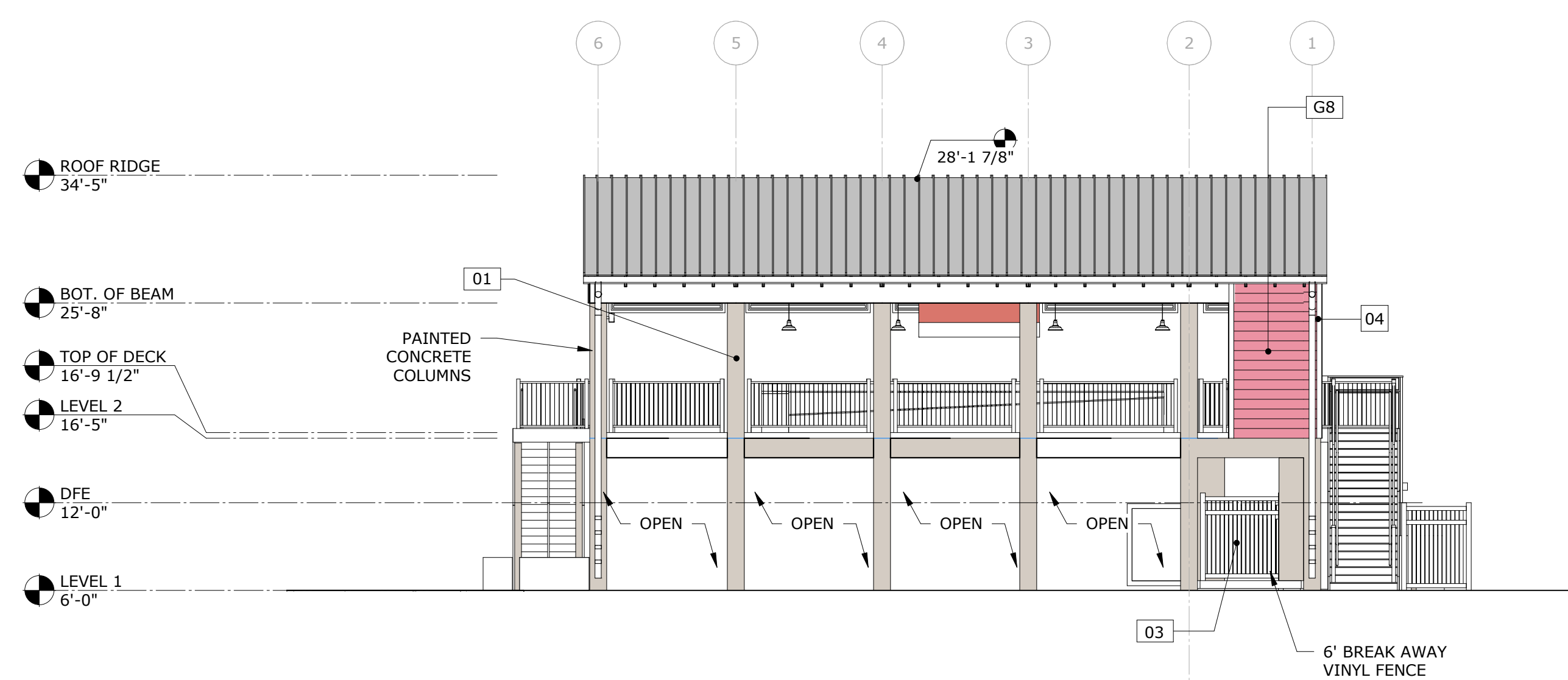
THE LINE SHOWN ABOVE IS  
NOT TO BE CONSIDERED AS  
PART OF THE ARCHITECTURAL  
DRAWING



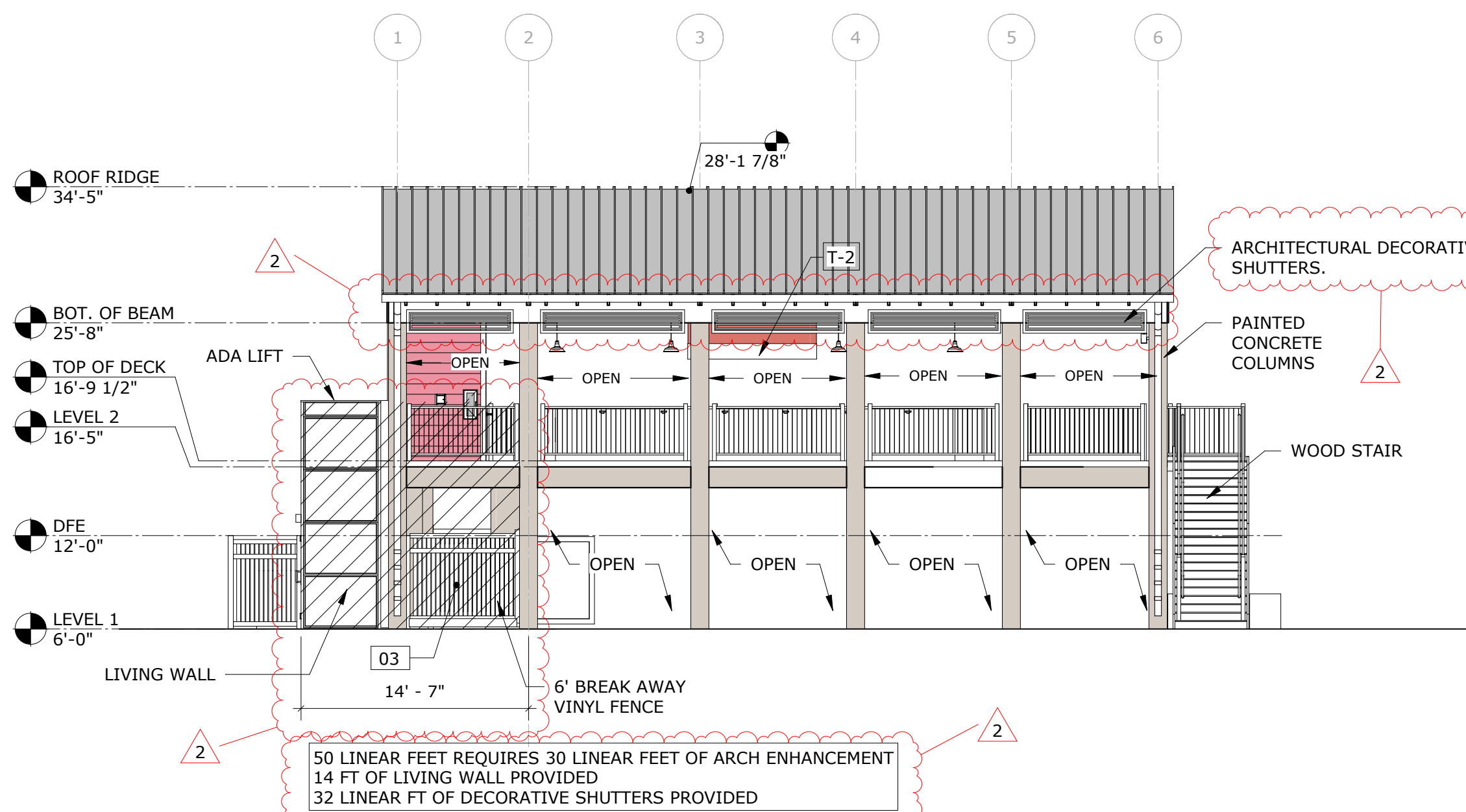
**D1 NORTH ELEVATION - BEACH BAR**  
1/8" = 1'-0"



**D3 SOUTH ELEVATION - BEACH BAR**  
1/8" = 1'-0"



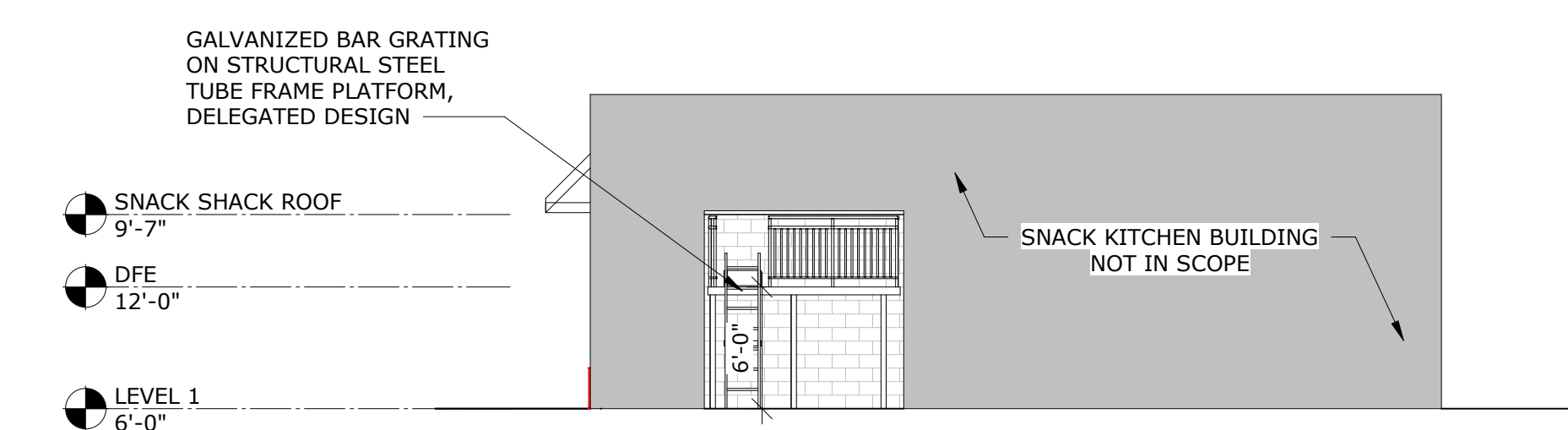
**C1 EAST ELEVATION - BEACH BAR**  
1/8" = 1'-0"



**C3 WEST ELEVATION - BEACH BAR**  
1/8" = 1'-0"

NOT USED

NOT USED



**A3 SOUTH ELEVATION - ELEVATED PLATFORM**  
1/8" = 1'-0"

**EXTERIOR ELEVATION  
GENERAL NOTES**

**GENERAL COORDINATION**

1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED SOLELY TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BUT ENCOMPASSES THE DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT LOCATIONS. THEY INDICATE THE RESULT TO BE ACHIEVED BY THE ASSEMBLAGE OF SEVERAL BUILDING SYSTEMS FOR A COMPLETE AND OPERATIONAL BUILDING.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL PARTICIPATE IN THE COORDINATION DRAWING PREPARATION PROCESS IN ORDER TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.
4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHER SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF THEY HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT-PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE START OF WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL RELY ON THE WRITTEN DIMENSIONS AS GIVEN AND SHALL VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND SEQUENCING ALL SUBCONTRACTOR WORK IN ORDER TO ENSURE THE DESIRED RESULT FOR THE WORK DESCRIBED OR IMPLIED WITHIN THE CONTRACT DOCUMENTS IS ACHIEVED. WORK PERFORMED OUT OF SEQUENCE THAT RESULTS IN A CONDITION NOT CONSISTENT WITH THE CONTRACT DOCUMENTS WILL BE DEEMED NON-CONFORMING. NON-CONFORMING WORK WILL BE REQUIRED TO BE REPLACED OR RELOCATED IN ORDER TO ACHIEVE THE DESIRED RESULT AT NO ADDITIONAL COST TO THE OWNER OR MODIFICATION TO THE CONSTRUCTION SCHEDULE.

**EXTERIOR ELEVATION REQUIREMENTS**

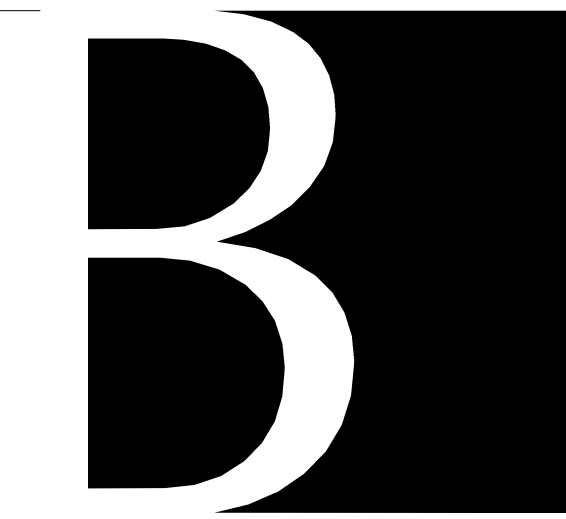
1. AT LOCATIONS WHERE ON THE FRONT ELEVATIONS EXTERIOR MATERIALS, FINISHES, AND COLORS ARE SHOWN OR IMPLIED AND WHERE ADJACENT SIDE ELEVATIONS, COLUMNS, AND SOFFIT CONDITIONS ARE NOT SHOWN, THE FINISHES, MATERIALS, AND COLORS ARE TO TURN THE CORNER OR EDGE AND CONTINUE DOWN THE SIDE ELEVATION, COLUMN AND SOFFIT AND TERMINATE AT AN INSIDE BUILDING CORNER OR WALL EDGE (UNLESS NOTED OTHERWISE)
2. HATCHING OR SHADING PROVIDED ON ELEVATIONS IS FOR THE PURPOSE OF DESCRIBING MATERIAL OR PAINT COLOR CHANGES, UNLESS OTHERWISE NOTED OR DETAILED ON AN ENLARGED ELEVATION CALL-OUT, THE FINAL AESTHETIC LAYOUT SHALL BE REVIEWED AND COORDINATED THROUGH THE SHOP DRAWING PROCESS.
  - A. CONTRACTOR TO COORDINATE ALIGNMENT OF FINISHES BASED ON THE INTENT DESCRIBED IN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS.
3. WHERE RAIN GUTTERS AND DOWNSPOUTS ARE EXTERNAL (EXPOSED TO VIEW), THE FOLLOWING IS REQUIRED:
  - A. PAINT TO MATCH ADJACENT FASCIA, TRIM, OR WALL COLOR
  - B. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.N.A. RECOMMENDATIONS
  - C. WHERE DOWNSPOUTS ARE NOT CONNECTED TO THE UNDERGROUND STORM SYSTEM, PROVIDE MAXIMUM 90-DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIVERT WATER AWAY FROM THE STRUCTURE
  - D. PROVIDE A CONCRETE SPLASH BLOCK, OR APPROVED EQUAL, WITH FLOW BARRIERS
  - E. DO NOT LOCATE DOWNSPOUTS AT ENTRY OR ACCESS DOORS
4. REFER TO WALL SECTIONS AND ENLARGED ENVELOPE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. ATTACHMENTS FOR EXTERIOR MATERIALS AND MATERIAL ASSEMBLIES SHALL BE MADE WITH STAINLESS STEEL FASTENERS AND SHALL BE APPROPRIATELY SIZED AND DESIGNED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE WIND ZONES IDENTIFIED BY THE STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE FASTENING METHODS WITH THE MANUFACTURER AND THE STATE PRODUCT APPROVAL WHERE APPLICABLE.
6. WHERE EXHAUST AND INTAKE GRILLS, PIPING, VENT CAPS, AND OTHER NECESSARY PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL:
  - A. ALIGN PENETRATIONS VERTICALLY WHERE POSSIBLE
  - B. PAINT PENETRATIONS TO MATCH ADJACENT SURFACES
  - C. COMPLETELY SEAL ALL PENETRATIONS
  - D. COORDINATE WITH MEP/FP DRAWINGS. VERIFY LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION
7. LOCATE ALL WEATHERPROOF GFCI RECEPTACLES AND HOSE BIBBS AT 24" TO THE TOP OF THE UNIT MEASURED FROM THE TOP OF THE SIDEWALK.
8. CONTRACTOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS FOR CURRENT OR FUTURE EXTERIOR SIGNAGE SHOWN IN THESE ELEVATIONS WITH THE ELECTRICAL CONTRACTOR REGARDLESS OF INCLUSION IN THE ELECTRICAL DRAWINGS PRIOR TO SUBMITTING BIDS.

**LIVING AND SLEEPING UNITS**

1. AT STACKED UNITS OF THE SAME OR SIMILAR TYPE, ALIGN DRYER VENTS, EXHAUST VENTS / GRILLS, INTAKE GRILLS, PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. PAINT TO MATCH ADJACENT SURFACE.
2. UNLESS NOTED OTHERWISE, THE OPERABLE SIDE OF WINDOWS, PATIO DOORS, OR SLIDING GLASS DOORS SHALL STACK AT ALL LEVELS.

**PAINT COLOR LEGEND**

	PT-01 POPULAR GREY SW 6071
	PT-02 CHEERY SW6584
	PT-03 CORAL REEF SW 6606
	PT-04 PURE WHITE SW 7500
	PT-05 SLOW GREEN SW 6456



**Baker Barrios**

**TAMPA**  
400 N ASHLEY DRIVE, SUITE 800  
TAMPA, FLORIDA 33602  
813 549 1900

INFO@BAKERBARRIOS.COM  
BAKERBARRIOS.COM  
AA0002981 | LC2600427

MICHAEL FROHNAPPEL  
AR#0013873

Δ	DATE	SUBMISSION
	05.22.25	PERMIT SET
1	08.22.25	REV #1
2	10.24.25	REV #2

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

**THE LCP  
GROUP, L.P.**

**POSTCARD INN -  
BEACH BAR**

6300 GULF BLVD,  
SAINT PETE BEACH, FL,  
33706

PROJECT NO:  
220300.00

**EXTERIOR  
ELEVATIONS  
GENERAL NOTES**

SHEET NUMBER:  
**A200**









THE LINE SHOWN ABOVE IS  
 A REFERENCE TO THE  
 SHEET FOR THE  
 REFLECTED CEILING PLAN

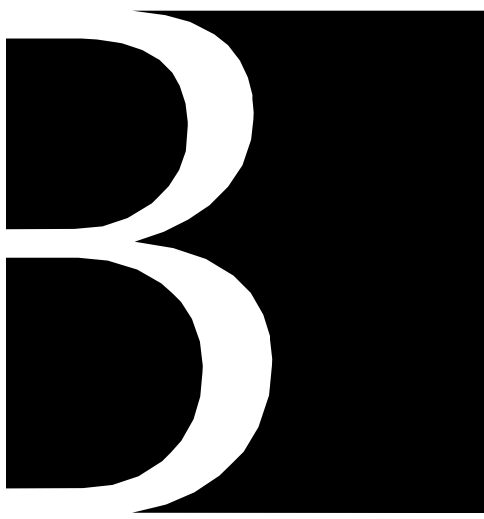
**REFLECTED CEILING PLAN  
 GENERAL NOTES**

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8. THE MEP/FP AND ARCHITECTURAL REFLECTED CEILING DRAWINGS ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL COORDINATE LOCATION OF LIGHTING FIXTURES, JUNCTION BOXES, SUPPLY AND RETURN GRILLS AGAINST IN FIELD STRUCTURAL AND MEP CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT OF DISCREPANCIES WITH THESE DRAWINGS AND THE IN-FIELD CONDITION PRIOR TO INSTALLATION.
9. DIMENSIONS PROVIDED HERE WITHIN ARE BASED ON A TYPICAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN ORDER TO FAMILIARIZE THEMSELVES WITH THE INTENDED RESULT. WHERE LIGHTING OR OTHER MEP/FP FIXTURES ARE INTENDED TO BE CENTERED ABOVE FLOOR PLAN ELEMENTS, THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL ENSURE THE FIELD CONDITIONS HAVE BEEN REVIEWED AND COORDINATED PRIOR TO INSTALLATION IN ORDER TO ACHIEVE THE DESIRED RESULT.
10. CONTRACTOR SHALL COORDINATE NOTED CEILING HEIGHTS WITH ALL TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR SCHEDULING AND SEQUENCING ALL SUBCONTRACTOR WORK IN ORDER TO ENSURE THE DESIRED RESULT AND DESCRIBED OR IMPLIED WITHIN THE CONTRACT DOCUMENTS IS ACHIEVED.
11. WORK PERFORMED OUT OF SEQUENCE THAT RESULTS IN A CONDITION NOT CONSISTENT WITH THE CONTRACT DOCUMENTS WILL BE DEEMED NON-CONFORMING. NON-CONFORMING WORK WILL BE REQUIRED TO BE REPLACED OR RELOCATED IN ORDER TO ACHIEVE THE DESIRED RESULT AT NO ADDITIONAL COST TO THE OWNER OR MODIFICATION TO THE CONSTRUCTION SCHEDULE.
12. CONTRACTOR SHALL ALIGN THE CENTERLINE (VERTICAL AND HORIZONTAL) OF MEP, FIRE DEVICES, AND ARCHITECTURAL FEATURES ON SAME WALLS AND CEILINGS IN SAME LOCATIONS UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COORDINATE HORIZONTAL SHAFT ENCLOSURES TO ENSURE THE PROPER SIZE AND HEIGHT FROM FINISH FLOOR BASED ON ARCHITECTURAL AND MEP DRAWINGS PRIOR TO ERECTION.

**REFLECTED CEILING REQUIREMENTS**

1. MAINTAINING THE STATED CEILING HEIGHT SHOWN HERE WITHIN IS CRITICAL FOR THE FINAL AESTHETIC OF THE COMPLETED PROJECT. THE CONTRACTOR SHALL TAKE GREAT CARE IN MANAGING AND COMMUNICATING THESE GOALS TO THE ENTIRE CONSTRUCTION TEAM.
  - A. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE WHICH BUILDING SYSTEMS WILL DICTATE THE LOWEST POINT ABOVE THE CEILING (i.e., FIRE SPRINKLER MAIN OR DUCTWORK INTERSECTIONS) TO DETERMINE THE BEST CONSTRUCTION SEQUENCING TO ENSURE PIPES, CONDUIT, and DUCTWORK ARE INSTALLED IN A MANNER AS TIGHT TO DECK OR FLOOR STRUCTURE ABOVE TO ENSURE THE STATED CEILING HEIGHT IS ACHIEVED.
2. REFER TO FINISH SCHEDULES FOR SPECIFIED CEILING MATERIALS
3. THE CONTRACTOR SHALL REVIEW ELECTRICAL, COMMUNICATION, SECURITY AND/OR FIRE PROTECTION DRAWINGS FOR LOCATIONS OF CEILING-MOUNTED SMOKE DETECTORS, COMMUNICATION DEVICES, FIRE ALARM DEVICES, SECURITY DEVICES, ETC.
4. UNLESS OTHERWISE NOTED, CEILING LIGHTS, AS WELL AS OTHER ELECTRICAL, COMMUNICATION, SECURITY, AND FIRE DEVICES, SHALL BE INSTALLED PARALLEL AND "IN-LINE" WITH ONE ANOTHER TO ACHIEVE A VISUALLY STRAIGHT RELATIONSHIP
5. ONLY CEILING-MOUNTED EXIT LIGHTS ARE SHOWN ON THE REFLECTED CEILING PLANS. SEE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF WALL-MOUNTED EXIT LIGHTS.
6. SPRINKLER HEADS:
  - A. NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS THAT ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.
  - B. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES UNLESS NOTED OTHERWISE.
  - C. THE CONTRACTOR SHALL ADVISE THE OWNER THAT AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SPRINKLER HEADS AND THE TOP OF ANY FIXED OR MOVABLE ITEM. THE CONTRACTOR SHALL ALSO ADVISE THE OWNER THAT ITEMS SHALL NOT BE PLACED OR STORED ON TOP OF SHELVING SO THAT THE CODE REQUIRED 18" MINIMUM VERTICAL CLEARANCE WILL BE MAINTAINED.
7. WHERE ACCESS PANELS ARE REQUIRED IN GYPSUM BOARD OR OTHER HARD CEILINGS, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION IN AN EFFORT TO:
  - A. LOCATE ACCESS PANELS IN AREAS THAT ARE NOT READILY SEEN BY THE GENERAL PUBLIC (CLOSETS, BACK OF HOUSE, ETC.)
  - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS AND WITH THE OWNER'S VENDORS TO VERIFY THAT THE MINIMUM NUMBER OF ACCESS PANELS ARE PROVIDED (BY THE SHARING OF ACCESS PANELS WHEREVER POSSIBLE).
  - C. LOCATIONS OF ALL ACCESS PANELS MUST BE APPROVED IN ADVANCE BY THE DESIGN PROFESSIONAL IN ORDER TO ENSURE THAT THE "AESTHETIC DESIGN INTEGRITY" OF CEILINGS AND SOFFITS ARE MAINTAINED.
  - D. ALL ACCESS PANELS, WHETHER CEILING OR WALL PANELS, SHALL BE PAINTED TO MATCH THE ADJACENT CEILING OR WALL SURFACE.
8. HORIZONTAL SOFFITS ARE SHOWN FOR GENERAL LOCATION PURPOSES. THE CONTRACTOR SHALL COORDINATE THE NECESSARY WIDTH BASED ON THE IN-FIELD CONDITIONS PRIOR TO FRAMING IN ORDER TO ELIMINATE REWORK DUE TO DUCT OR PIPING CONFLICTS.
  - A. WHERE THE CONTRACT DOCUMENTS PROVIDE A SPECIFIC DIMENSION OR ALIGNMENT WITH AN ADJACENT DESIGN COMPONENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE ERECTION OF THE SOFFIT FRAMING.
9. FOR THE INSTALLATION OF CEILING-MOUNTED EQUIPMENT, THE CONTRACTOR SHALL REFER TO THE MANUFACTURER'S INSTRUCTIONS, VENDOR DRAWINGS, AND THE STRUCTURAL DRAWINGS (WHEN APPLICABLE) FOR SUPPORT AND INSTALLATION DETAILS.
10. AS A MEANS OF EGRESS, THE CEILING SHALL BE INSTALLED, SO THE MINIMUM CLEAR VERTICAL HEADROOM IS 7'-6" CLEAR A.F.F., AND SO THAT PROJECTIONS FROM AND BELOW THE CEILING ARE A MINIMUM OF 6'-8" CLEAR A.F.F.



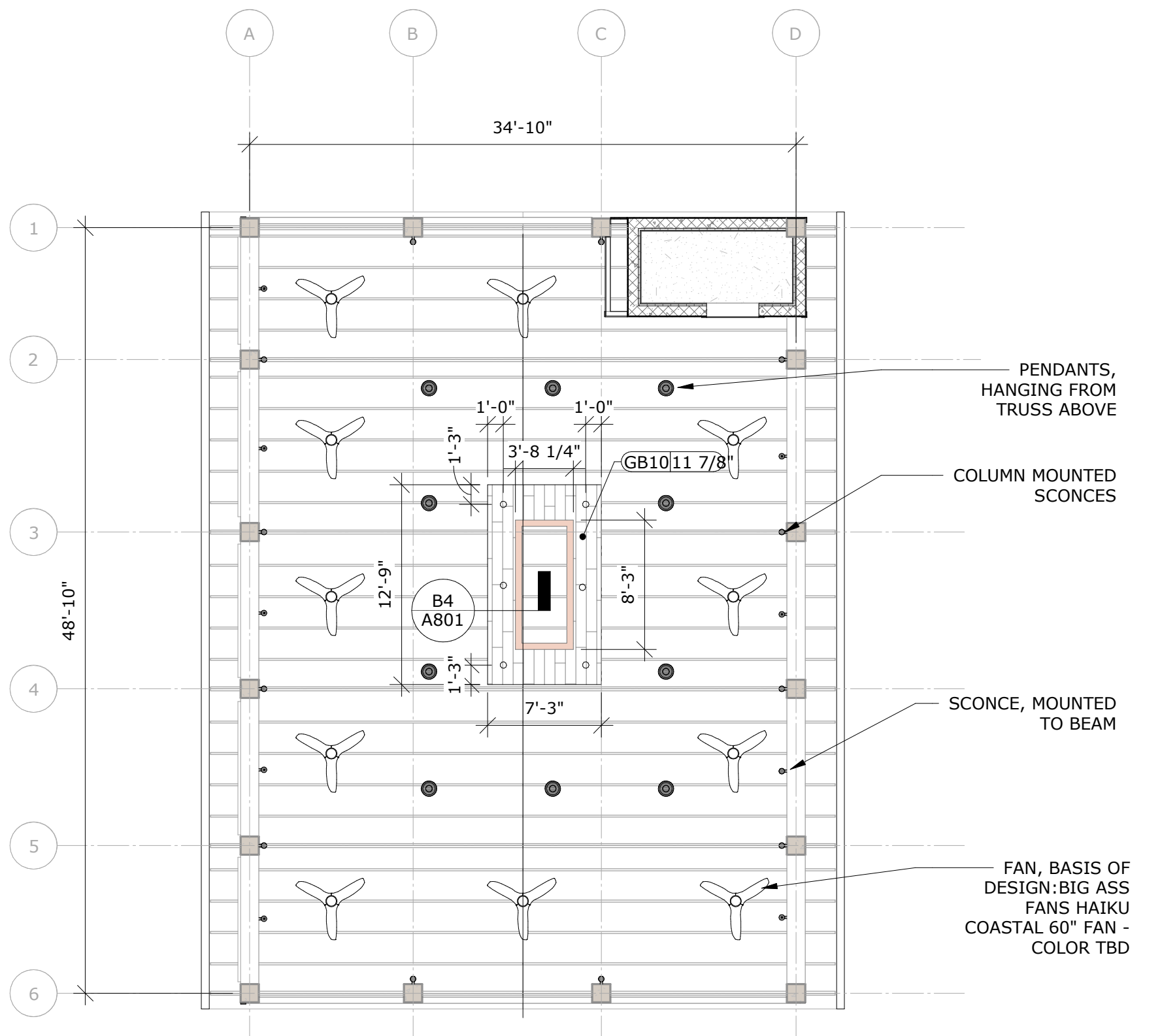
**Baker Barrios**

**TAMPA**  
 400 N ASHLEY DRIVE, SUITE 800  
 TAMPA, FLORIDA 33602  
 813 549 1900  
**INFO@BAKERBARRIOS.COM**  
**BAKERBARRIOS.COM**  
**AA0002981 | LC26000427**

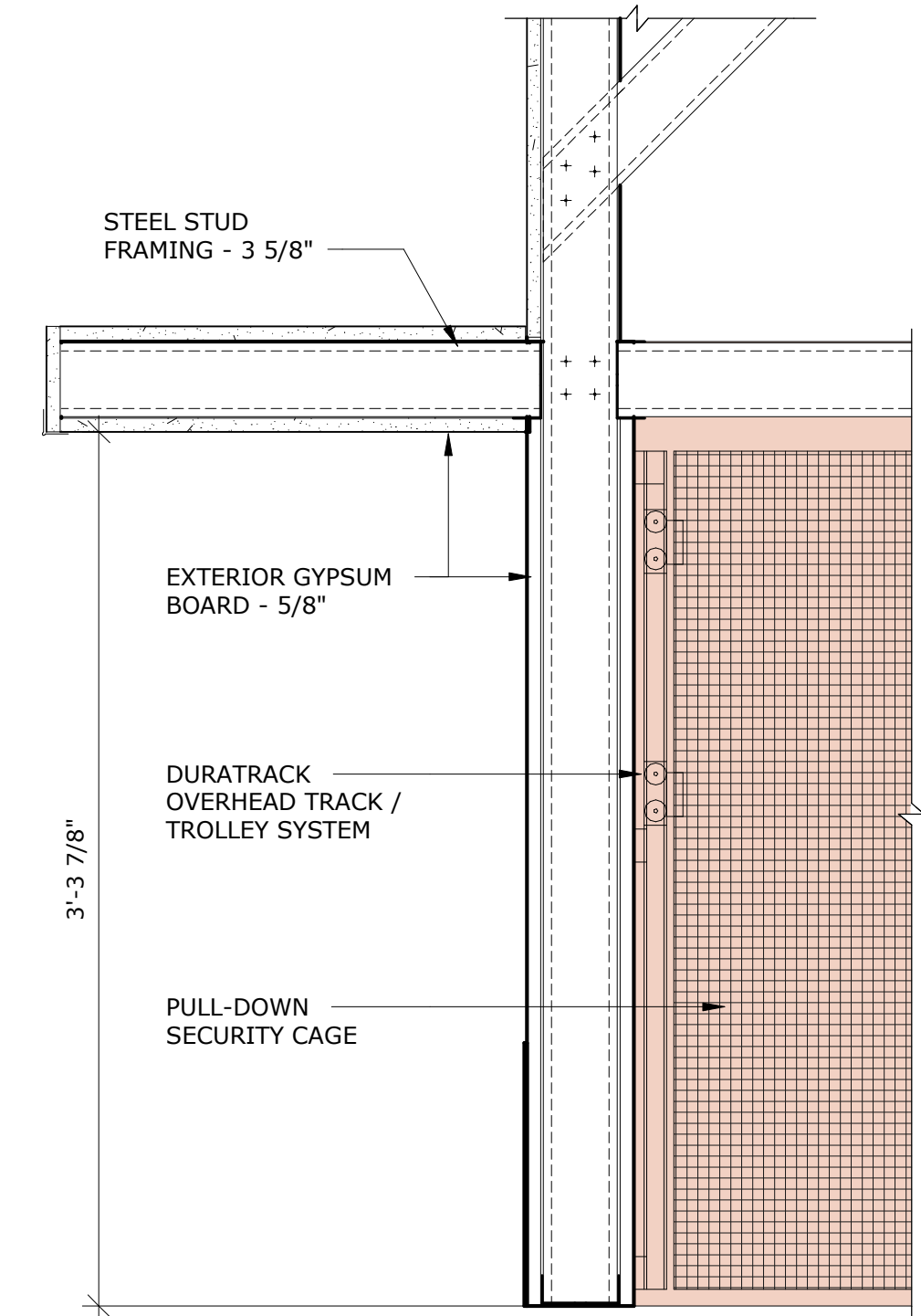
**MICHAEL FROHNAPPEL**  
 AR#0013873

Δ	DATE	SUBMISSION
	05.22.25	PERMIT SET
1	08.22.25	REV #1
2	10.24.25	REV #2

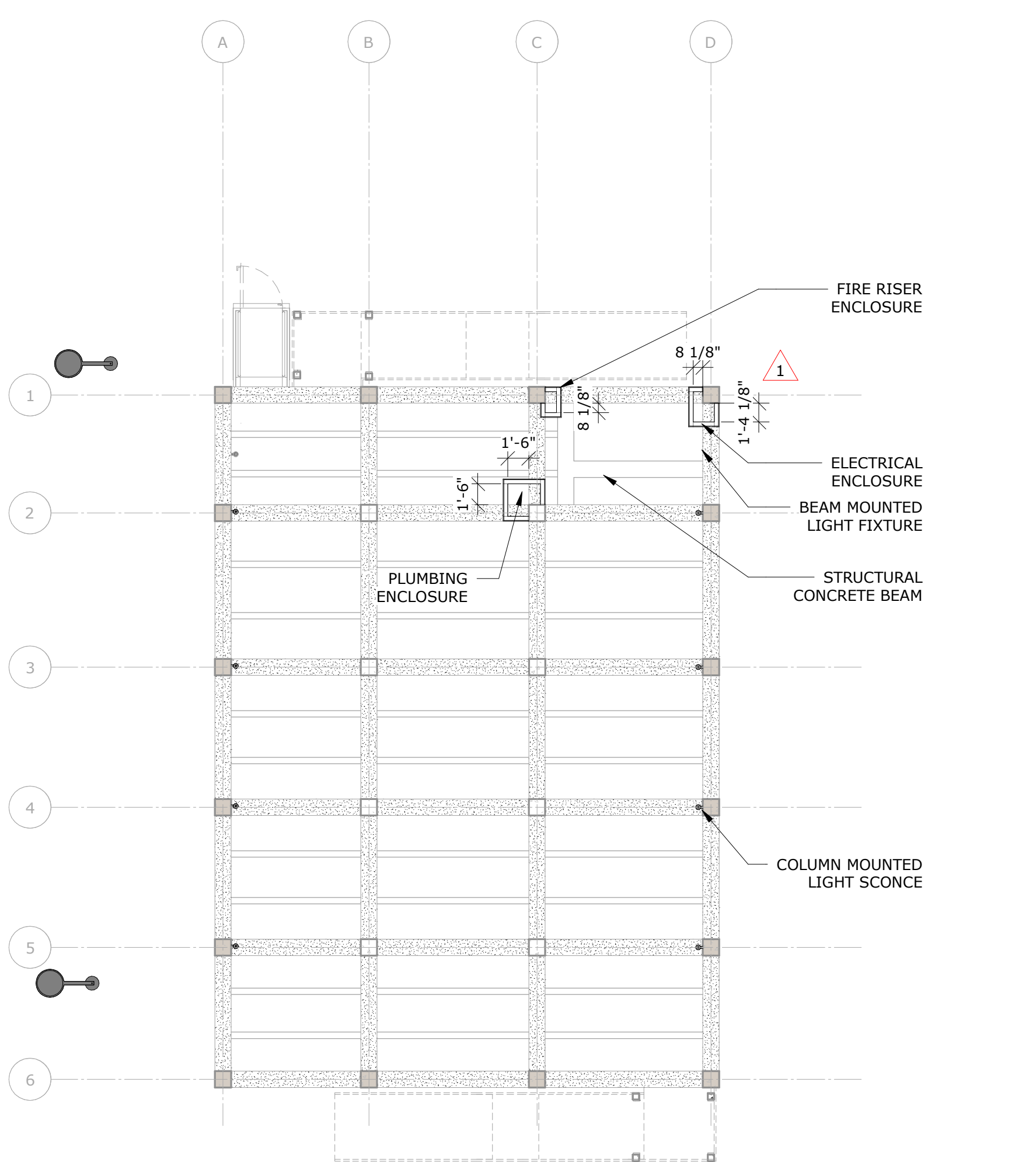
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**C1 REFLECTED CEILING PLAN - BEACH BAR - LEVEL 2**  
 1/8" = 1'-0"



**B4 OVERHEAD BAR SECURITY CAGE**  
 1 1/2" = 1'-0"



**A1 REFLECTED CEILING PLAN - BEACH BAR - LEVEL 1**  
 1/8" = 1'-0"

**NOT USED**

**NOT USED**

**RCP LEGEND**

	2' x 4' ACT CEILING
	2' x 2' ACT CEILING
	GYP CEILING
	2' x 2' LIGHT FIXTURE
	5" DOWNLIGHT
	5" PENDANT LIGHT
	EXIT SIGN

**THE LCP GROUP, L.P.**

**POSTCARD INN - BEACH BAR**

6300 GULF BLVD,  
 SAINT PETE BEACH, FL,  
 33706

PROJECT NO:  
**220300.00**

**REFLECTED CEILING PLANS**

SHEET NUMBER:  
**A801**