

THIS PROJECT CONFORMS TO THE FOLLOWING CODES

2023 Florida Building Code Building (8th Edition)
 2023 Florida Building Code Residential (8th Edition)
 2023 Florida Building Code Energy Conservation (8th Edition)
 2023 Florida Building Code Fuel Gas (8th Edition)
 2023 Florida Building Code Mechanical (8th Edition)
 2023 Florida Building Code Plumbing (8th Edition)

2023 Florida Fire Prevention Code (8th Edition)
 2020 National Electric Code

TYPE V-B CONSTRUCTION

FLOOR & ROOF DESIGN LOADS

ROOF LIVE LOAD: 20 PSF
 ATTICS: 20 PSF WITH STORAGE; 10 PSF WITHOUT STORAGE
 SLEEPING ROOMS, HABITABLE ATTICS: 30 PSF
 RESIDENTIAL FLOOR (NON-SLEEPING): 40 PSF
 BALCONY LIVE LOAD: 60 PSF
 STAIRS: 40 PSF (OR CONCENTRATED LOAD OF 300 POUNDS)

Schematic Design

for

Fleenor New Residence

603 N. Riverside Drive, Edgewater, FL 32132

WIND LOAD INFORMATION

STORMWATER CALCULATIONS

LOT AREA: 8,865 SF*
 * AREA WITHIN PROPOSED RETAINING WALLS
 REQUIRED STORMWATER AREA: 8,865SF X .0415 = 368 CF
 368 CF/2 = 184 SF @ 6"

RETENTION AREA 1: 180 SF
 RETENTION AREA 2: 100 SF
 RETENTION AREA 3: 175 SF
 RETENTION AREA 4: 130 SF
TOTAL RETENTION PROVIDED: 585 SF

1. ALL RETENTION AREAS TO BE SODDED.
2. ALL RETENTION AREA SLOPES TO BE 6:1 OR FLATTER.
3. ALL RETENTION AREAS TO BE MINIMUM 6" DEPTH.

OWNER:

Olivia & James Fleenor
 603 N. Riverside Drive
 Edgewater, FL 32132

ARCHITECT:

RATLIFF ARCHITECTURE + URBAN DESIGN, pl
 132 Canal Street
 New Smyrna Beach, FL 32168
 386.957.1419

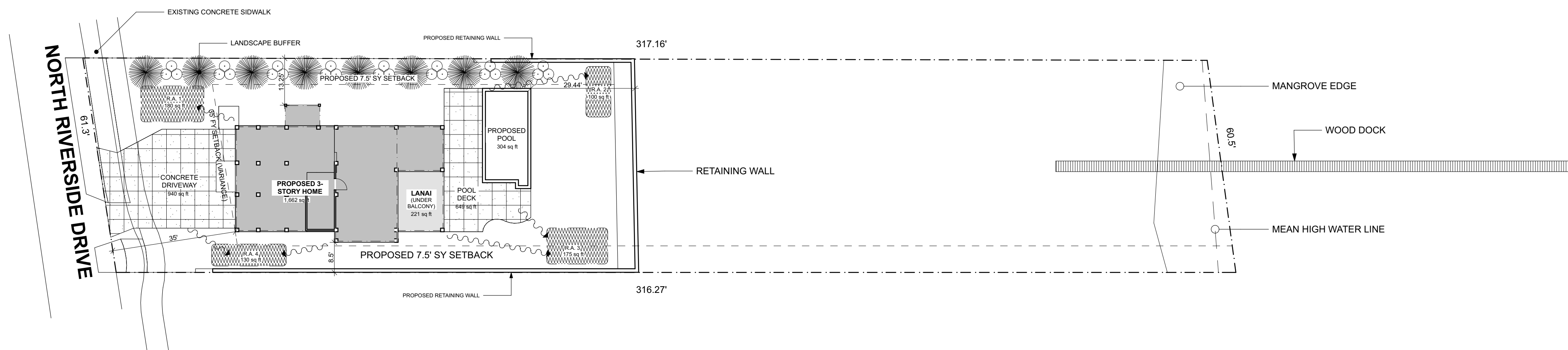
Contact: Ian Ratliff, Architect

PROJECT DATA

LOT AREA: XXXX SF
 PROPOSED BUILDING AREA: 1,662 SF
 DRIVEWAY AND WALKWAY IMPERVIOUS AREA: 940 SF
 POOL & POOL DECK DECK IMPERVIOUS AREA: 953 SF
 2ND FLOOR CONDITIONED LIVING AREA: 1,482 SF
 3RD FLOOR CONDITIONED LIVING AREA: 1,122 SF
TOTAL CONDITIONED LIVING AREA: 2,604 SF
 CARPORT AREA: 851 SF
 1ST FLOOR STORAGE/LANA1 AREA (NON-CONDITIONED): 753 SF
 LANAI AREA (UNDER BALCONY): 221 SF

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 3-STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE SPACES, COVERED FRONT PORCH AND COVERED LANAI. CONSTRUCTION TO BE REINFORCED MASONRY PIER FOUNDATION SYSTEM WITH ENGINEERED WOOD FLOOR AND ROOF TRUSSES.



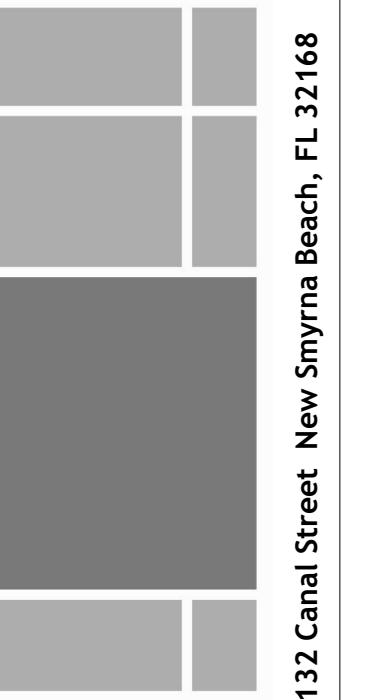
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



SHEET INDEX	
A-1	SITE PLAN/CODE
A-2	NOTES
A-3	FOUNDATION PLAN
A-4	FOUNDATION/CONCRETE DETAILS
A-5	AS-BUILT/DEMOLITION PLAN
A-6	FLOOR PLANS
A-7	FLOOR PLAN
A-8	ELEVATIONS
A-9	ELEVATIONS
A-10	FLOOR FRAMING/DETAILS
A-11	ROOF PLAN
A-12	ROOF FRAMING PLAN
A-13	SECTIONS
A-14	POWER/LIGHTING PLAN
A-15	HVAC PLAN
A-16	DETAILS
A-17	LIFE SAFETY
A-18	SCHEDULES

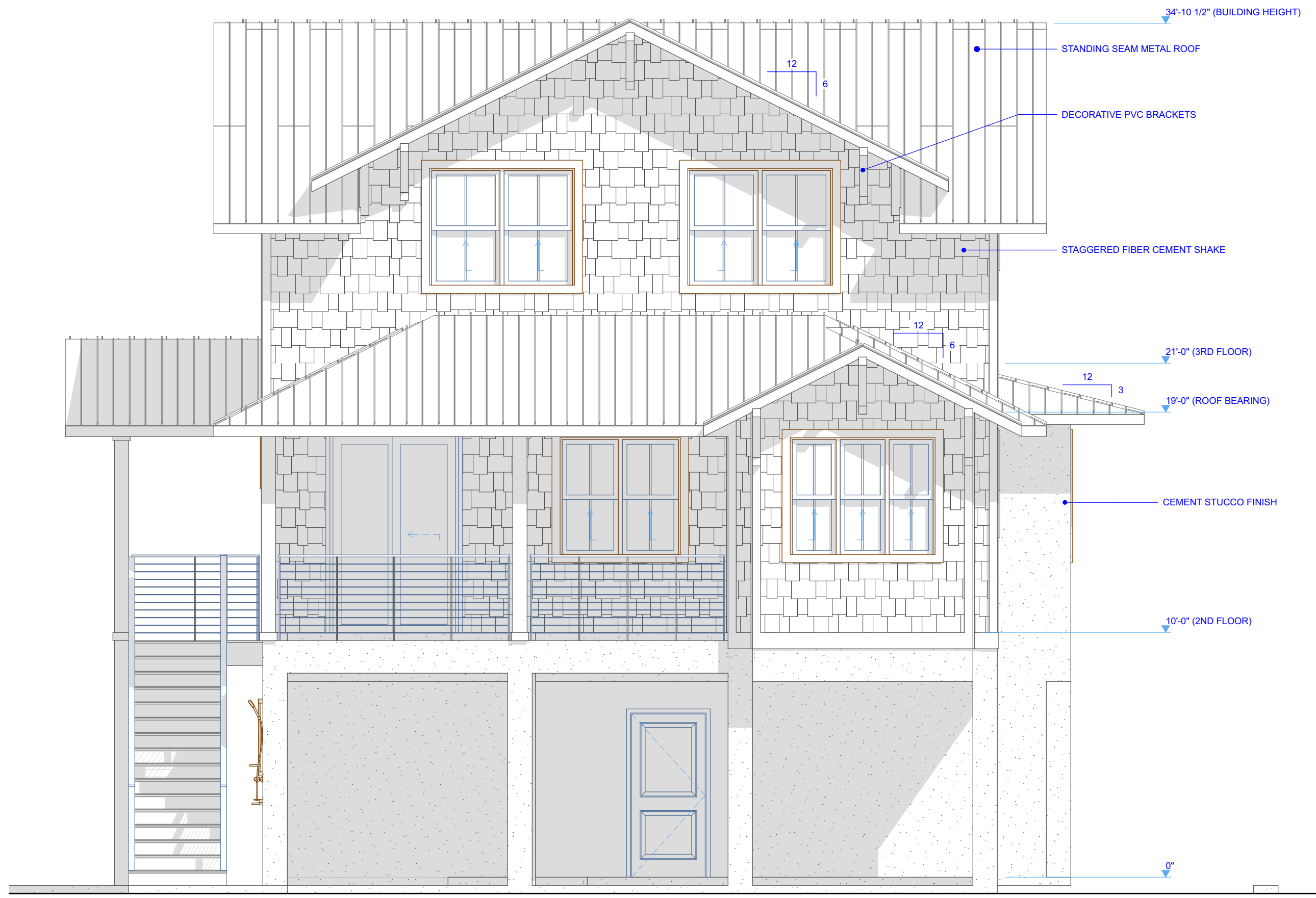
RATLIFF
 architecture + urban design, pl
 386.957.1419 AA26002012
 ratliffarchitecture.com



Fleenor Residence
 603 N. Riverside Drive, Edgewater, Florida

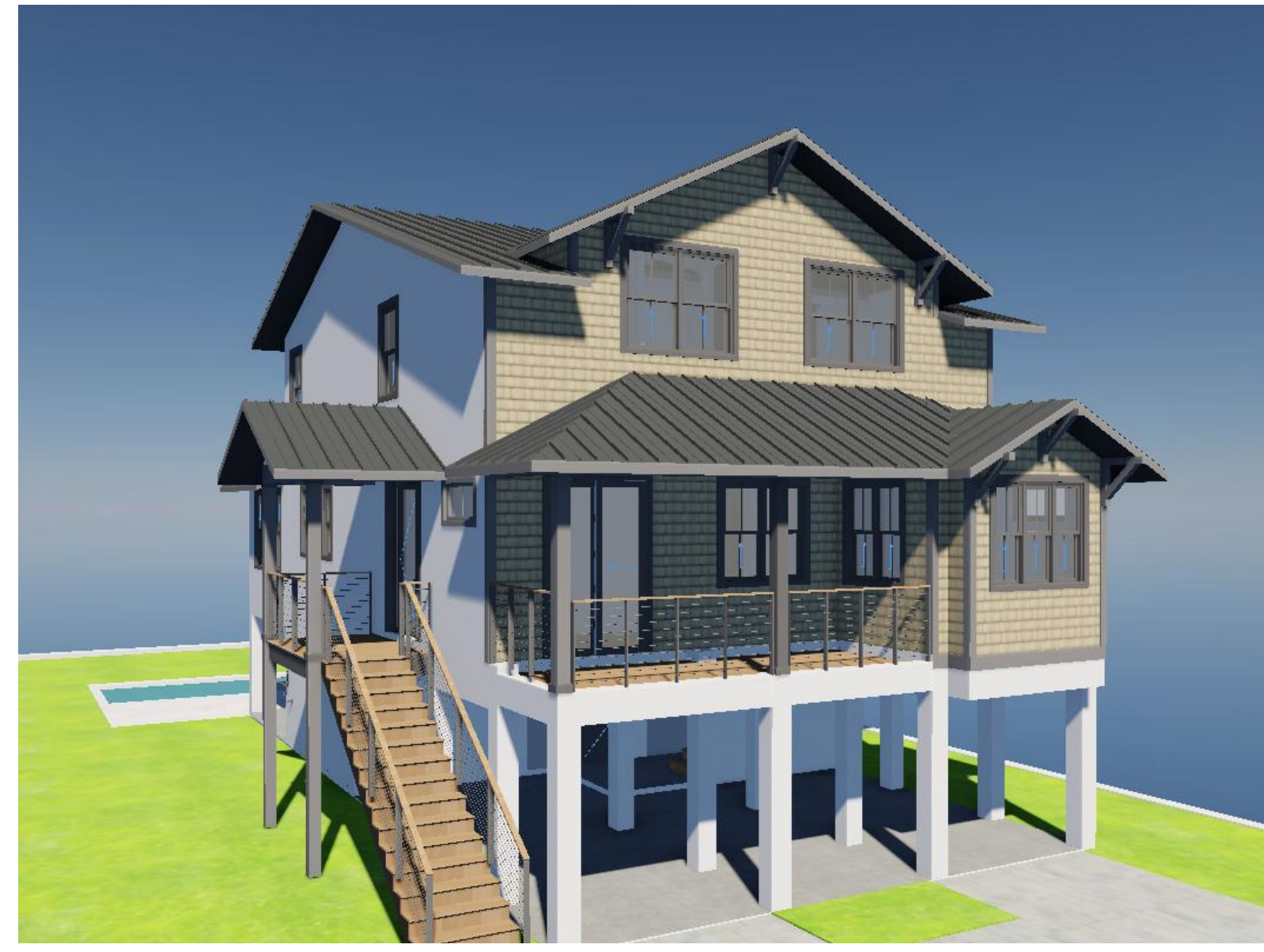
REV:	
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DATE:	5/5/2026
SITE PLAN/CODE	
SHEET NUMBER	

A-1



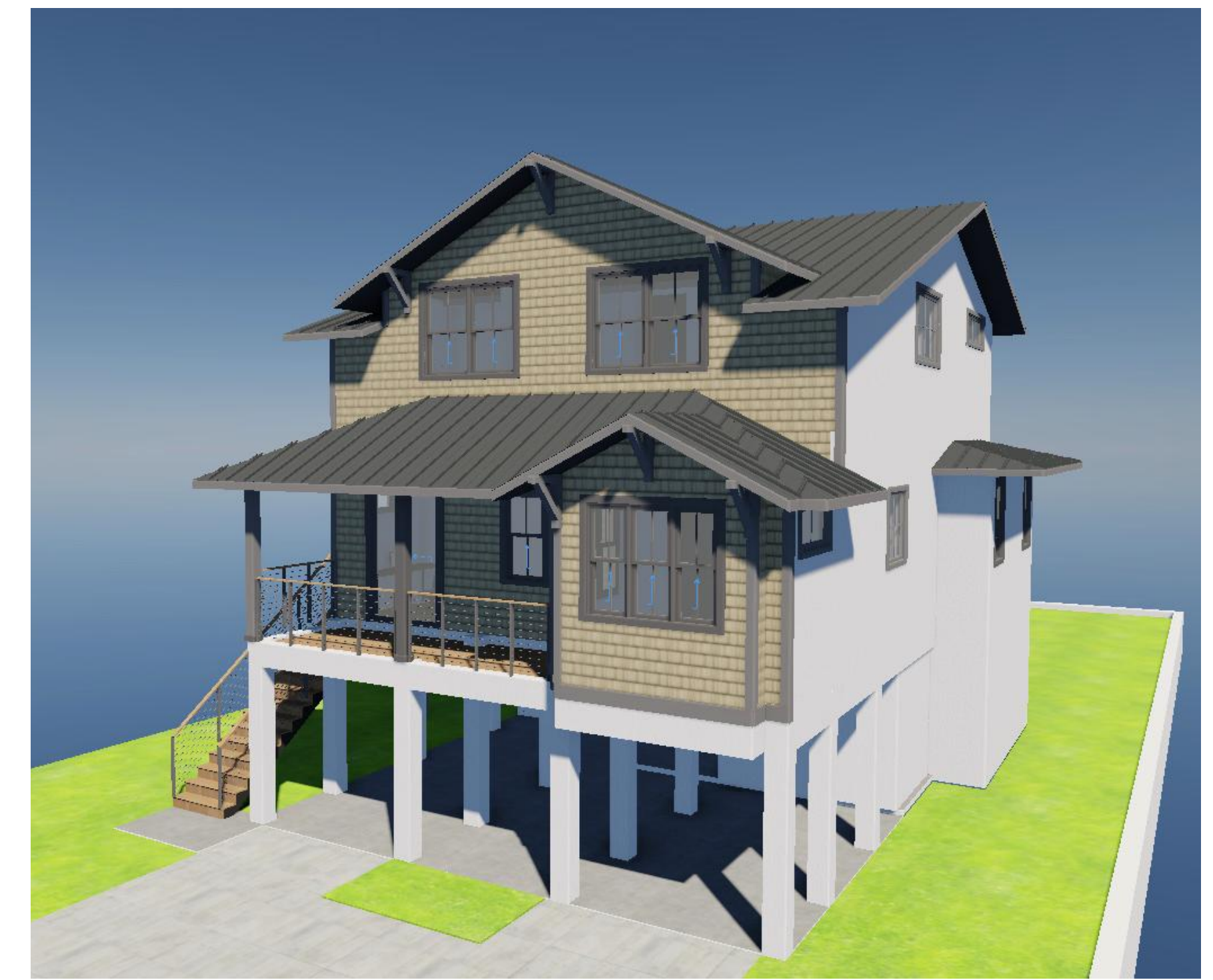
WEST ELEVATION

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



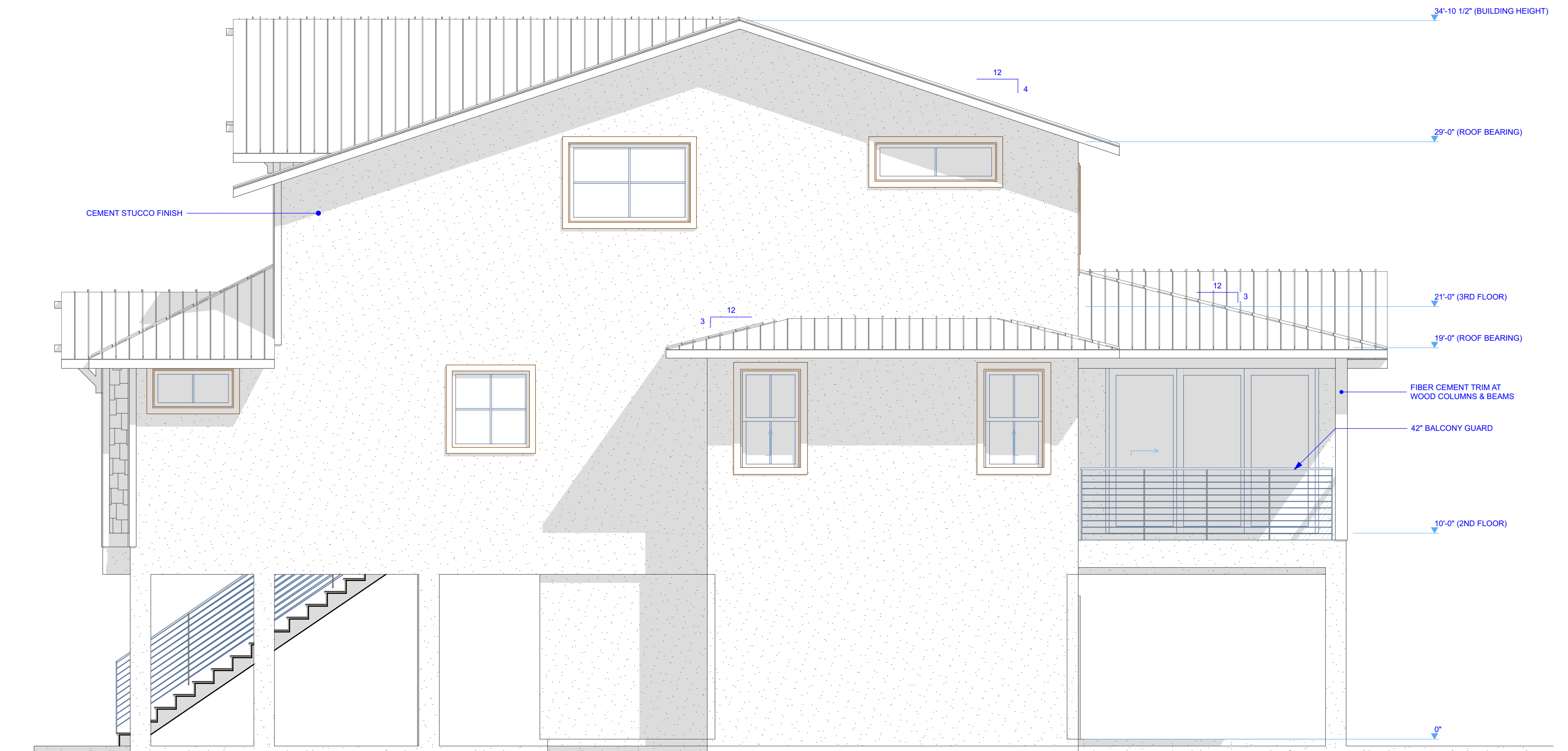
FRONT PERSPECTIVE

NOT TO SCALE



FRONT PERSPECTIVE

NOT TO SCALE



SOUTH ELEVATION

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

REV:	△	
REV:	△	
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ELEVATIONS
SHEET NUMBER

A-8



EAST ELEVATION

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



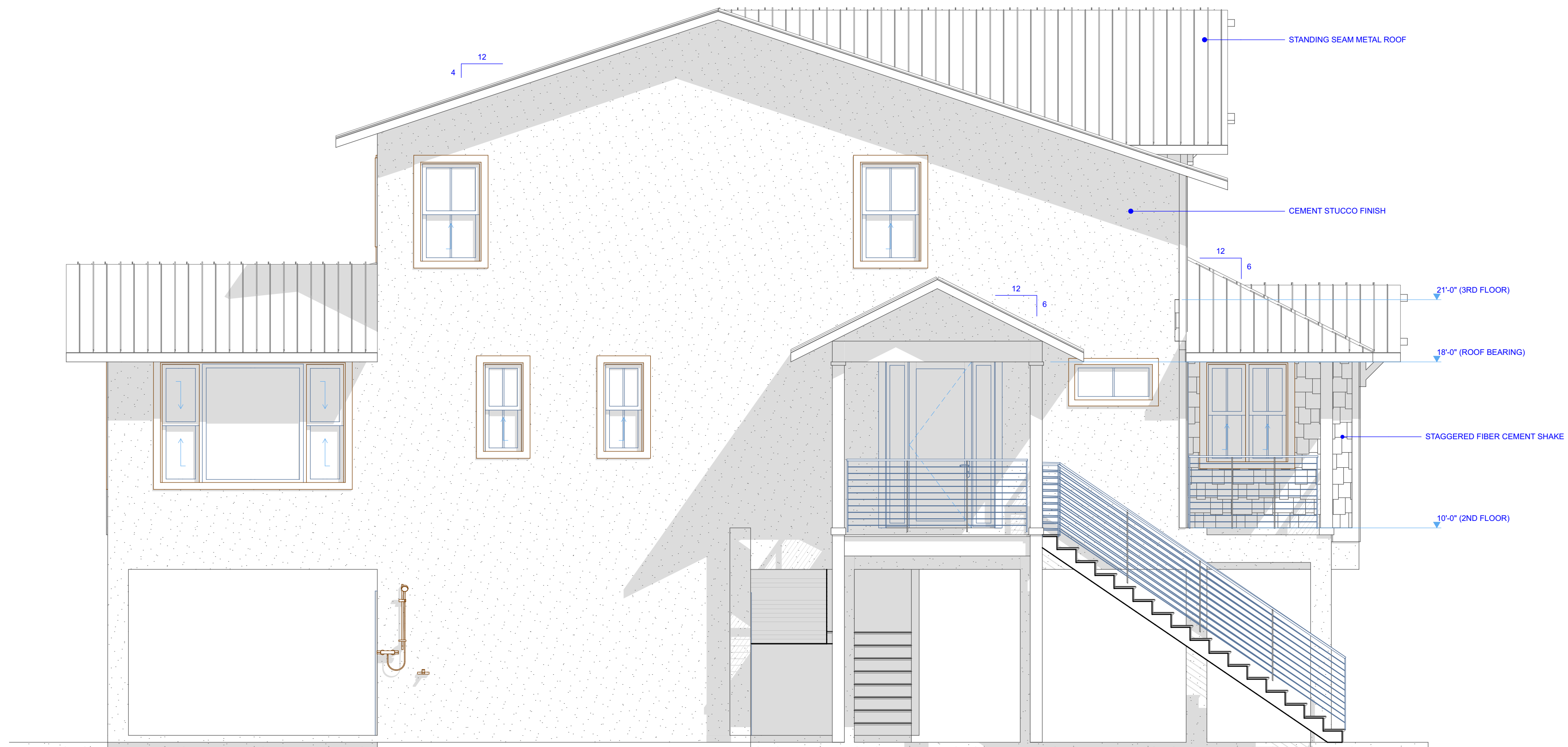
REAR PERSPECTIVE

NOT TO SCALE



REAR PERSPECTIVE

NOT TO SCALE



NORTH ELEVATION

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

REV:	△	
REV:	△	
REV:	△	
REV:	△	
DATE:		5/5/2026

ELEVATIONS
SHEET NUMBER

A-9