PLANNING DIVISION

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☒ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 03.05.18

Location Address: 2740 N. Surf Rd., Hollywood, FL
Lot(s): 3 Block(s): 3 Subdivision: Hollywood beach 2nd add
Folio Number(s): 51-42-12-02-0473
Zoning Classification: BWK-25-HD-R Land Use Classification: 08
Existing Property Use: residential Sq Ft/Number of Units: 3,059sf a/c - 3br.
Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: previously submitted for permit/ never submitted to historic board.

Number of units/rooms: 2 bedrooms Sq Ft: 3,059sf a/c
Value of Improvement: $722,000.00 Estimated Date of Completion: 12/01/18
Will Project be Phased? ( ) Yes (x)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Triton II, LLC / Kristina Lawrence
Address of Property Owner: 3389 Sheridan Street #558, Hollywood, FL 33021
Telephone: _____ Fax: _____ Email Address: _____
Name of Consultant/Representative/Tenant (circle one): Randall Stofft Architects - Carlos Linares
Address: 42 N swinton Avenue, Delray Beach, FL Telephone: 561.243.0799
Fax: _____ Email Address: carlos@stofft.com
Date of Purchase: 07.01.16 Is there an option to purchase the Property? Yes ( ) No (x)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 3/1/18

PRINT NAME Triton II, LLC / Krishna Lawrence Date: 3/1/18

Signature of Consultant/Representative _____ Date: _____

PRINT NAME Randall Stofft Architects - Carlos Linares Date: 03.01.18

Signature of Tenant: _____ Date: _____

PRINT NAME _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Cert of appropriation to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the HPB Board mtg (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 1 day of March 2018

_____
Signature of Current Owner

Kelly Baker
Print Name

Notary Public
State of Florida
My Commission Expires: 1/10/22 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

Notary Public State of Florida
Kelly A Baker
My Commission GG 162945
Expires 01/10/2022

March 5th, 2018

Lawrence Renovation
2740 N. Surf Road
Hollywood, FL

Lot 3, Block 3, HOLLYWOOD BEACH, SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 6, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood Beach, Broward County, Florida and containing 3,305 square feet or 0.0759 acres, more or less.

LAWRENCE RENOVATION

2740 N. Surf road, Hollywood, FL

COLOR BOARD

Randall Stofft Architects

WINDOW FRAME COLOR (SILVERSTORM – PPG UC106685F)

STUCCO PAINT COLOR (BIG CHILL – SW7648)

Permit # B17-103732 **Date:** 03.05.18

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 3,305sf SQUARE FEET OF YOUR LOT (length x width)
2. 1,240sf ground level SQUARE FEET OF YOUR HOUSE
3. 697sf SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. n/a SQUARE FEET OF THE ADDITION, AND OR...
5. 102sf terrace SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 2,039sf TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 61.6% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

DELRAY BEACH NAPLES CARIBBEAN

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

March 5th, 2018

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:

2740 N. Surf Road Hollywood
Hollywood, Florida
Architect's Project #1701020

CRITERIA OF APPROPRIATENESS FOR DESIGN
2740 N. Surf Road

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The property is located in the Historic District of Hollywood at 2470 N. Surf Road, originally built in the mid-1980's it sits along mainly new single-family homes along Surf Road.

CRITERION: SETTING

ANALYSIS: The setting of the proposed Residence is typical to most of the homes in the Community. It is located on the East site of Surf Road in basically the center of the Block. The street is in line with sidewalks for pedestrian access to the homes, located between the street and boardwalks fronting the ocean.

CRITERION: MATERIALS

ANALYSIS: All materials used on the proposed New Single-Family Home will be authentic to the type of Contemporary Architecture with a modern twist, as well as durable to meet or exceed the requirements of the Florida Building code 2014.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship on the new proposed single-family home will be such that all State and Local laws are upheld. Proper Barricading will be done so that san is preserved on Site, Practices will meet or exceed requirements of Florida Building Code 2014 and the State of Florida Department of Environmental Protection.

Should you have any questions, please fell free to contact this office.

Sincerely
Randall E. Stofft Architects, PA

Carlos Linares
Project Manager

42 N. SWINTON AVENUE
DELRAY BEACH, FLORIDA 33444
561-243-0799 - PHONE
561-243-0299 - FAX

WWW.STOFFT.COM
AA0003379

KOMATSU

NO P PARKING
NO P PARKING
CADENZA

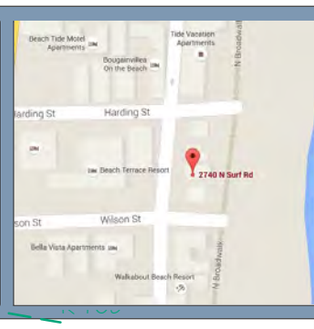
NO PARKING
NO PARKING
VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENSE

NO PARKING
NO PARKING

PREPARED BY:

EXACTA Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 2740 N SURF ROAD HOLLYWOOD, FLORIDA 33019

SURVEY NUMBER: FL1606.1337

FIELD WORK DATE: 6/10/2016 **REVISION DATE(S):** (REV.0 6/15/2016)

FL1606.1337
BOUNDARY SURVEY
BROWARD COUNTY

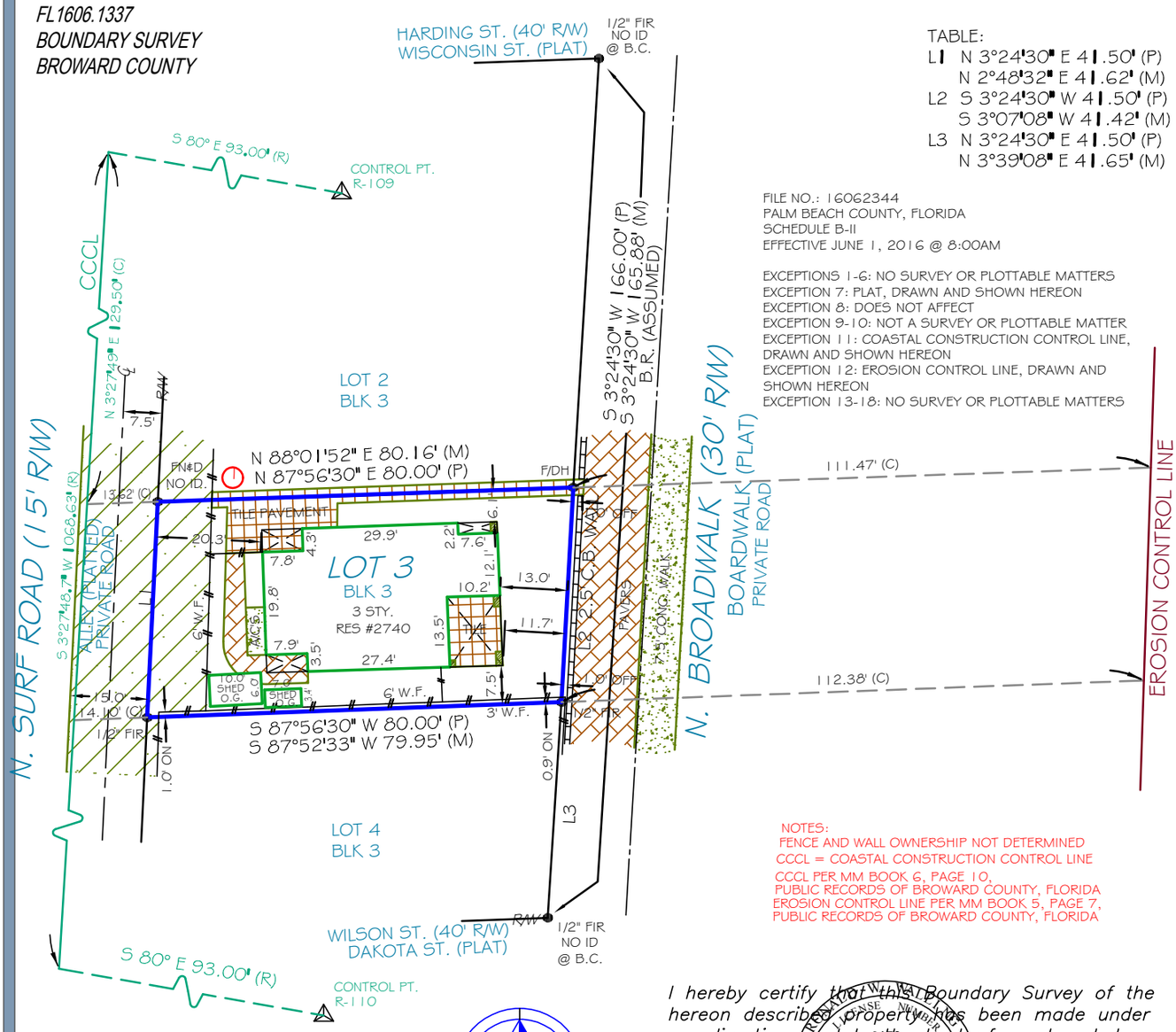


TABLE:
L1 N 3°24'30" E 41.50' (P)
N 2°48'32" E 41.62' (M)
L2 S 3°24'30" W 41.50' (P)
S 3°07'08" W 41.42' (M)
L3 N 3°24'30" E 41.50' (P)
N 3°39'08" E 41.65' (M)

FILE NO.: 16062344
PALM BEACH COUNTY, FLORIDA
SCHEDULE B-II
EFFECTIVE JUNE 1, 2016 @ 8:00AM

EXCEPTIONS 1-6: NO SURVEY OR PLOTTABLE MATTERS
EXCEPTION 7: PLAT, DRAWN AND SHOWN HEREON
EXCEPTION 8: DOES NOT AFFECT
EXCEPTION 9-10: NOT A SURVEY OR PLOTTABLE MATTER
EXCEPTION 11: COASTAL CONSTRUCTION CONTROL LINE, DRAWN AND SHOWN HEREON
EXCEPTION 12: EROSION CONTROL LINE, DRAWN AND SHOWN HEREON
EXCEPTION 13-18: NO SURVEY OR PLOTTABLE MATTERS

NOTES:
FENCE AND WALL OWNERSHIP NOT DETERMINED
CCCL = COASTAL CONSTRUCTION CONTROL LINE
CCCL PER MM BOOK 6, PAGE 10, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
EROSION CONTROL LINE PER MM BOOK 5, PAGE 7, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the 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 Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE VE (WITH A BASE FLOOD ELEVATION OF 11). THIS PROPERTY WAS FOUND IN THE CITY OF HOLLYWOOD, COMMUNITY NUMBER 125113, DATED 08/18/14.

POINTS OF INTEREST
1. TILE PAVEMENT OVER PROPERTY LINE

CLIENT NUMBER: 1614.14 **DATE:** 6/15/2016

BUYER: TRITON II, LLC

SELLER: JEFFREY B. STRUTZ AND LINDA C. STRUTZ

CERTIFIED TO: TRITON II, LLC; ALEIDA ORS WALDMAN, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Florida Land Title Association FLTA
AFFILIATE MEMBERS

EXACTA Land Surveyors, Inc.
LB# 7337
www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

LEGAL DESCRIPTION:

LOT 3 OF BLOCK 3, OF HOLLYWOOD BEACH SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS, IF ANY.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 3 DEGREES 24 MINUTES 30 SECONDS WEST IS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BROADWALK, LOCATED WITHIN HOLLYWOOD BEACH SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½"diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT
BRICK or TILE
CONCRETE
COVERED AREA
WATER
WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISK
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER

ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at:
www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at:
www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.

4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

TRITON II, LLC

EXACTA

25% off
(UP TO$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed $500.

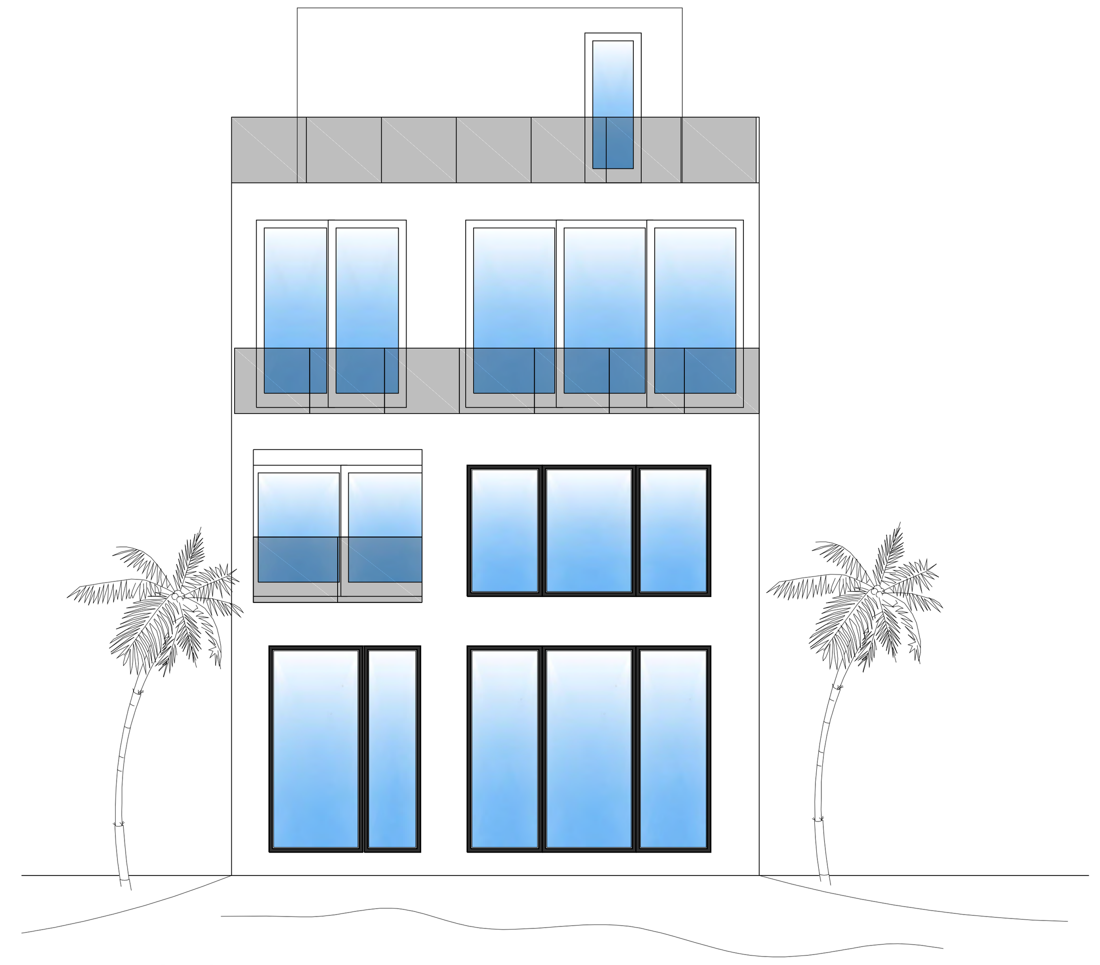
EXACTA

Exacta Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1• Ft. Myers, FL 33913

LAWRENCE RENOVATION



ABBREVIATIONS

ABV.	ABOVE
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BOT.	BOTTOM
CAB.	CABINET
CER.	CERAMIC
C.I.	CAST IRON
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
DECOR.	DECORATIVE
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
EQ.	EQUAL
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
EXIST.	EXISTING
F.F.	FINISH FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB

H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
INCAND.	INCANDESCENT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LOC.	LOCATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
P.T.	PRESSURE TREATED
PTN.	PARTITION
Q.T.	QUARRY TILE
RAD.	RADIUS
REINF.	REINFORCE
REQ.	REQUIRED
RM.	ROOM

R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
THK.	THICK
T.O.C.	TOP OF CHIMNEY
T.O.FR.	TOP OF FRAMING
T.O.L.	TOP OF LEDGER
T.O.P.	TOP OF PLATE
T.O.PL.	TOP OF PLATE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
WSCT.	WAINSCOT
WT.	WEIGHT
SYMB.	SYMBOLS
&	AND
	ANGLE
@	AT
℄	CENTER LINE
	DIAMETER OR ROUND
#	POUND OR NUMBER

PROJECT TEAM

ARCHITECT:
RANDALL STOFFT ARCHITECTS
42 NORTH SWINTON AVE., SUITE 1
DELRAY BEACH, FLORIDA 33444
TEL: 561.243.0799
CONTACT: CARLOS LINARES
EMAIL: CARLOS@STOFFT.COM

STRUCTURAL:
UNISON STRUCTURAL DESIGN
2000 N. STATE ROAD 7, SUITE 200
MARGATE, FLORIDA 33063
TEL: 305.298.0467
CONTACT: KERVIN VENTURA
EMAIL: KERVINVENTURA@HOTMAIL.COM

DESIGN PARAMETERS

BUILDING CLASSIFICATION:
TWO STORY SINGLE FAMILY RESIDENCE
FBC 2014 CHAPTER 3, GROUP R-3 OCCUPANCY
TABLE 503 CONSTRUCTION TYPE V-B

CODE EDITIONS:
Florida Building Code (FBC) 2014
National Electrical Code (NEC) 2011

WIND LOADS AS PER FBC 2014 EDITION
AND ANSI/ASCE 7-10

THE FOLLOWING DESIGN PARAMETERS ARE REPEATED FROM THE STRUCTURAL DRAWINGS (SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL NOTES/DESIGN PARAMETERS)

CODE EDITION:	FLORIDA BUILDING CODE 2014
BUILDING DESIGNED AS:	ENCLOSED, RIGID
WIND EXPOSURE CLASSIFICATION:	D
WIND SPEED DESIGN:	170 mph
INTERNAL PRESSURE COEFFICIENT	+-0.18
	0.85
MAXIMUM ROOF HEIGHT	
MEAN ROOF HEIGHT	44'-11"
BUILDING CATAGORY	II
ROOF LIVE LOAD:	60 PSF
TOP CHORD DEAD LOAD:	20 PSF
BOT CHORD DEAD LOAD:	10 PSF
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD : SUPERIMPOSED	30 PSF
MIN. SOIL BEARING PRESSURE:	2,000 PSF
SHUTTERS:	NO
IMPACT RESISTANT ASSEMBLY:	YES
IS A CONT. LOAD PATH PROVIDED	YES
COMPONENT & CLADDING	YES

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11, 315-11, LRFD). (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC LRFD 13th EDITION. BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530-11/ASCE 5-05/TMS 402-11). BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2005, ASD, AF&PA).

ALTERATION LEVEL NOTES

THE SCOPE OF WORK FOR THIS PROJECT UNDER THE 2014 FLORIDA BUILDING CODE-EXISTING BUILDING, IS AN **'ALTERATION LEVEL 2'** AS DEFINED IN CHAPTER 4, SECTION 404.1 & 402.2 AND MUST BE IN TOTAL COMPLIANCE AS OUTLINED BELOW.

-ALL WORK SHALL CONFORM TO THE 2010 EDITION OF THE FLORIDA BUILDING CODE AND CONFORM TO 'EXISTING BUILDINGS' CHAPTER 4, SECTION 402: REPAIRS, SECTION 403: ALTERATIONS, SECTION 407: ADDITIONS.

-ADDITIONALLY, ALL WORK SHALL CONFORM TO THE PROVISIONS IN CHAPTER 4, SECTION 404: ALTERATION LEVEL 1, CHAPTERS 6 & 7 FOR LEVEL 1 & 2 ALTERATIONS AS WELL AS ANY AND ALL APPLICABLE FEDERAL AND LOCAL BUILDING CODES.

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2014 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE 2014 FBC RESIDENTIAL

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1.9.
2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF CLOSING AND SELF LATCHING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).
3. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

SCOPE OF WORK

- ***EXTERIOR*** SCOPE OF WORK INCLUDES:

1. ELIMINATING/CREATING EXTERIOR WINDOWS AND DOORS, AND REPLACING WINDOW.
2. REPAIRING, PATCHING, AND PAINTING EXTERIOR STUCCO DUE TO REMOVAL OF EXISTING WINDOWS AND DOORS.
3. EXTENSION OF OUTDOOR PATIO SPACE.
4. ADDITION OF MASTER WING.
5. ADDITION OF SUMMER KITCHEN.

-***INTERIOR*** SCOPE OF WORK INCLUDES:

1. RECONFIGURING EXISTING WALLS.
2. REMOVING BATHTUB, TOILETS AND SINKS AND REPLACING WITH NEW CONFIGURATION..
3. RECONFIGURING ALL BEDROOMS, INCLUDING CLOSETS AND DOORS..

DRAWING INDEX

		PERMIT 06.09.17
ARCHITECTURAL		
A001	COVER SHEET	X
A101	SITE PLAN	X
A201	PROPOSED FLOOR PLAN	X
A202	PROPOSED SECOND FLOOR PLAN	X
A203	PROPOSED THIRD FLOOR PLAN	X
A204	PROPOSED ROOF PLAN	X
A301	BUILDING ELEVATIONS	X
A302	BUILDING ELEVATIONS	X
A303	BUILDING SECTION	X
A801	WALL SECTIONS	X
A802	MISCELLANEOUS DETAILS	X
STRUCTURAL		
S-1.1	FOUNDATION FLOOR PLAN	X
S-1.2	SECOND FLOOR FRAMING PLAN	X
S-1.3	THIRD FLOOR FRAMING PLAN	X
S-1.4	ROOF FRAMING PLAN	X
S-2.0	DETAILS	X
S-3.0	DETAILS	X
S-4.0	GENERAL NOTES AND DIAGRAMS	X
S-5.0	GENERAL NOTES AND DIAGRAMS	X
S-6.0	GENERAL NOTES AND DIAGRAMS	X
S-7.0	WINDOWS AND DOORS WIND PRESSURES	X

WALL LEGEND

MASONRY WALL	WALL ABV OR BELOW
GROUT FILLED CELL IN MASONRY WALL	POTSHELF HEIGHT AS NOTED
POURED CONCRETE COL. IN MASONRY WALL	POURED CONCRETE COL. IN MASONRY WALL
NON-BEARING FRAME WALL	NON-BEARING FRAME WALL
FRAME BEARING WALL	NON-BEARING INSULATED WALL

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11 EDITION). (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD/13th EDITION. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-11/ASCE 5-11/TMS 402-11). BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2001).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS. AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PREFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C" (NOT IN CONTRACT)

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

EARTH WORK:

A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.

D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557) TO A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-69 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 OF THE FL BUILDING CODE 2014.

CONCRETE:

A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI. 318-11.

B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II. LOW ALKALI, SILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

C. WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

E. SAND: ASTM C-33 FOR SLABS ON GRADE.

F. FOUNDATIONS: INSTALL AS INCLUDED IN THESE DWG'S. OR AS AMENDED BY THE FINAL SOILS REPORT.

G. VAPOR BARRIER: BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.

H. CONCRETE SHALL BE READY MIX & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI FOR FOOTINGS & SLABS ON GRADE & 3,000 PSI FOR BEAMS, COLUMNS AT 28 DAYS. ALL CONCRETE WORK SHALL COMPLY W/ THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-11) THE ACI DETAILING MANUAL (ACI 315/LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE LAP ALL WWF A MINIMUM OF 6 INCHES U.N.O. ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. U.N.O. ON DRAWINGS. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS U.N.O.

REINFORCING STEEL:

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL.
* SLAB ON VAPOR BARRIER 2" (ELEVATED 1 ½")
* BEAMS AND COLUMNS 1 1/2 "
* FORMED CONCRETE BELOW GRADE 2"
* UNFORMED BELOW GRADE 3"
* FOOTING 3"CLEAR AT BOTTOM & SIDES 2"CLEAR OF TOP
* WALLS 2" CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE
* SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 ½" CLEAR AT TOP (EXTERIOR)
* BEAMS 1 1/2" CLEAR TO STIRRUPS
* COLUMNS 1 1/2" CLEAR TO TIES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL BEAM NOTES:
1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM U.N.O.
2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.
3) ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.
4) TIE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
5) DROP BOTTOM OF TIE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (28" MAX. BEAM DEPTH) & ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8" U.N.O. ON PLANS.
6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT U.N.O.

TRUSSES:

A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.

B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.

C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD ROOF TRUSSES PER TPI 1-2007; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 80; HANDLING, INSTALLATING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSI 2013 EDITION

CONCRETE UNIT MASONRY:

A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-11/ASCE 5-11/TMS 402-11, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.

D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.

E. MASONRY UNITS SHALL BE ASTM C-90 TYPE II WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND U.N.O. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.

F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT.

G. GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.

H. PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.

I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST AND 2ND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLOOR TIE-BEAM. "SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY NATIONAL CONCRETE MASONRY ASSOCIATION.

STRUCTURAL STEEL:

A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 13TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING & PIPE SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE B (FY=46KSI). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (ASW D1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.

ROUGH CARPENTRY:

A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

C. PROVIDE 4"X4" POSTS OR (2) 2"X4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

D. ALL SUB-SILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2"X4"s.

E. DOUBLE 2"X4"s, SPIKED TOGETHER w/ 16d'S @ 5" O/C STAGGERED MAY BE USED IN LIEU OF 4"X4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

G. BUILDING PAPER: FEDERAL SPECIFICATIONS UU-B-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

I. ROOF SHEATHING: 19/32" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-D GRADE, 4 PLY, INDES 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AMD FABRICATED STEEL OF THE TYPE INDICATED, NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.

K. DRAFT-STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 S/F. IN ATTICS FOR AREAS OVER 3,000 S/F

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, .SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOTTOM) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
* FB = 1,150 PSI FV = 90 PSI E = 1,600,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL; NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION; AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION; AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS; NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-94.

E. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH IT'S GRADE AND PLYWOOD WITH IT'S GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D) EXT-DFPA, (C-C) EXT-DFPA, STRUCTURAL I (C-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.

DOORS AND WINDOWS:

A. DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1⅜" THICK OR BE IN COMPLIANCE WITH FBC 716.5.3 WITH A FIRE PROTECTION RATING NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND SELF LATCHING.

B. DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND IMPACT TEST.

C. DOORS , BATH & SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II AND SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND IMPACT TEST

D. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR IN WALLS SURROUNDING TUB & SHOWER ENCLOSURES SHALL BE SAFETY GLAZED FOR CATEGORY II GLAZING PRODUCTS.

E. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

F. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).

G. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

H. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 29" CLEAR OPENING.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2014 ENERGY CONSERVATION CODE. PRESCRIPTIVE REQUIREMENTS INCLUDE:
MINIMUM OF R-30 CLG INSUL IN CLIMATE ZONE 1, R-38 CLG INSUL IN CLIMATE ZONE 2.
MASONRY WALLS A MINIMUM OF R-4 IN CLIMATE ZONE 1, R-6 IN CLIMATE ZONE 2.
FRAME WALLS A MINIMUM OF R-13 IN BOTH CLIMATE ZONE 1 & 2.
VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FBC ENERGY CONSERVATION ENERGY CALCULATIONS AS SUBMITTED.

B. ROOF / TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2014. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP. MATERIAL MANUFACTURERS GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTEE PERIOD.

PERMIT SET 06-09-17

REVISIONS	BY	DATE
△ I.B.O.	LAT	04-08-2015

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ARCHITECTS
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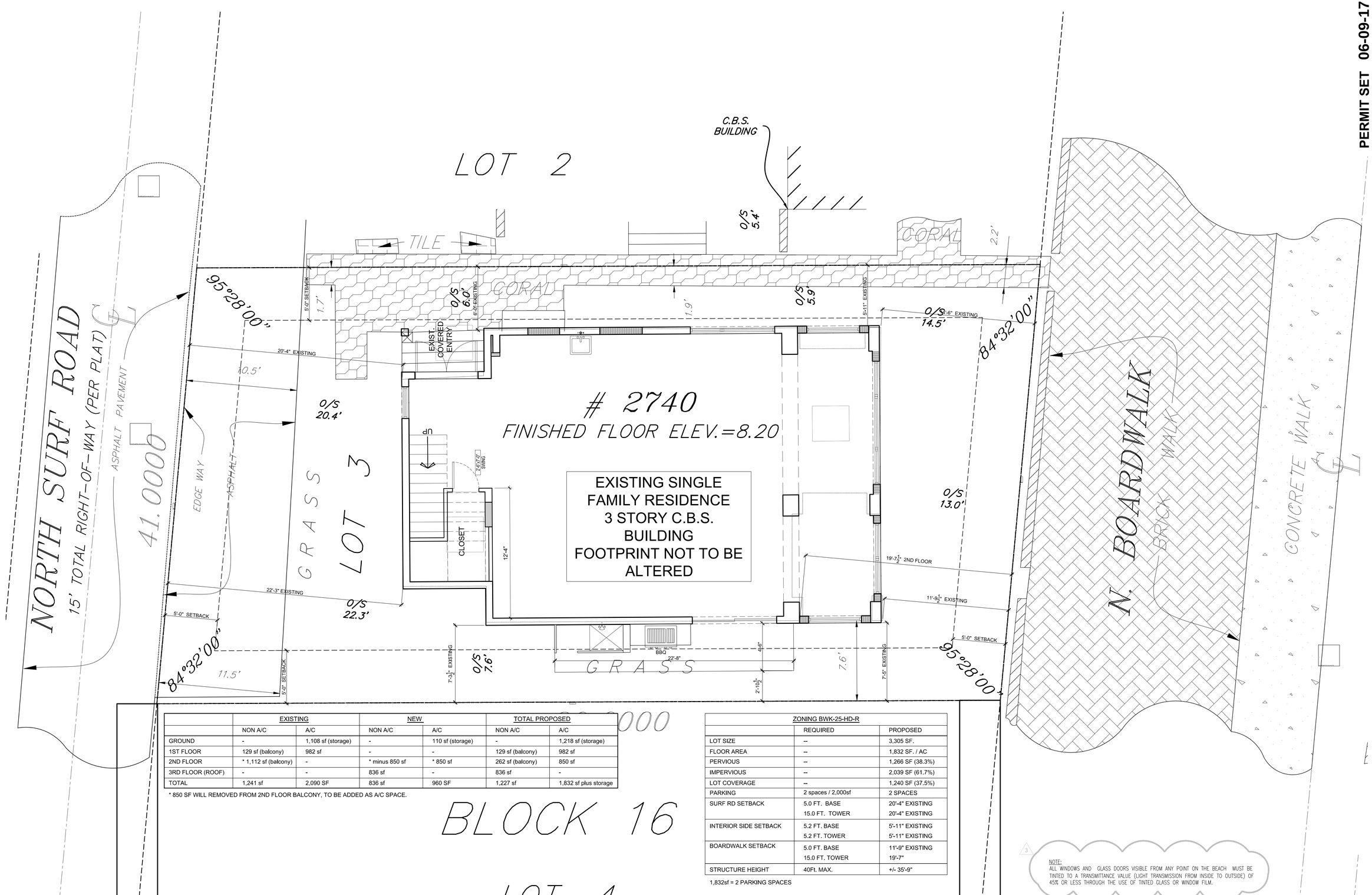
A001



	EXISTING		NEW		TOTAL PROPOSED	
	NON A/C	A/C	NON A/C	A/C	NON A/C	A/C
GROUND	-	1,108 sf (storage)	-	110 sf (storage)	-	1,218 sf (storage)
1ST FLOOR	129 sf (balcony)	982 sf	-	-	129 sf (balcony)	982 sf
2ND FLOOR	* 1,112 sf (balcony)	-	* minus 850 sf	* 850 sf	262 sf (balcony)	850 sf
3RD FLOOR (ROOF)	-	-	836 sf	-	836 sf	-
TOTAL	1,241 sf	2,090 SF	836 sf	960 SF	1,227 sf	1,832 sf plus storage

* 850 SF WILL REMOVED FROM 2ND FLOOR BALCONY, TO BE ADDED AS A/C SPACE.

ZONING BWK-25-HD-R		
	REQUIRED	PROPOSED
LOT SIZE	--	3,305 SF.
FLOOR AREA	--	1,832 SF. / AC
PERVIOUS	--	1,266 SF (38.3%)
IMPERVIOUS	--	2,039 SF (61.7%)
LOT COVERAGE	--	1,240 SF (37.5%)
PARKING	2 spaces / 2,000sf	2 SPACES
SURF RD SETBACK	5.0 FT. BASE 15.0 FT. TOWER	20'-4" EXISTING 20'-4" EXISTING
INTERIOR SIDE SETBACK	5.2 FT. BASE 5.2 FT. TOWER	5'-11" EXISTING 5'-11" EXISTING
BOARDWALK SETBACK	5.0 FT. BASE 15.0 FT. TOWER	11'-9" EXISTING 19'-7"
STRUCTURE HEIGHT	40Ft. MAX.	+/- 35'-9"

1,832sf = 2 PARKING SPACES

NOTE:
ALL WINDOWS AND GLASS DOORS VISIBLE FROM ANY POINT ON THE BEACH MUST BE TINTED TO A TRANSMITTANCE VALUE (LIGHT TRANSMISSION FROM INSIDE TO OUTSIDE) OF 45% OR LESS THROUGH THE USE OF TINTED GLASS OR WINDOW FILM.

N

SITE PLAN

$\frac{1}{4}$"=1'-0"

PERMIT SET 06-09-17

REVISIONS	BY	DATE
1 I.B.O.	LAT	04-08-2015
2 PERMIT SET	LAT	06.09.17
3 REVISION	LAT	08.20.17
4 CITY COMMENTS	LAT	10.31.17
5 CITY COMMENTS	CML	12.06.17
6 HISTORIC BD. REVS.	CML	03.11.18
7 HISTORIC BD. REVS.	CML	04.19.18

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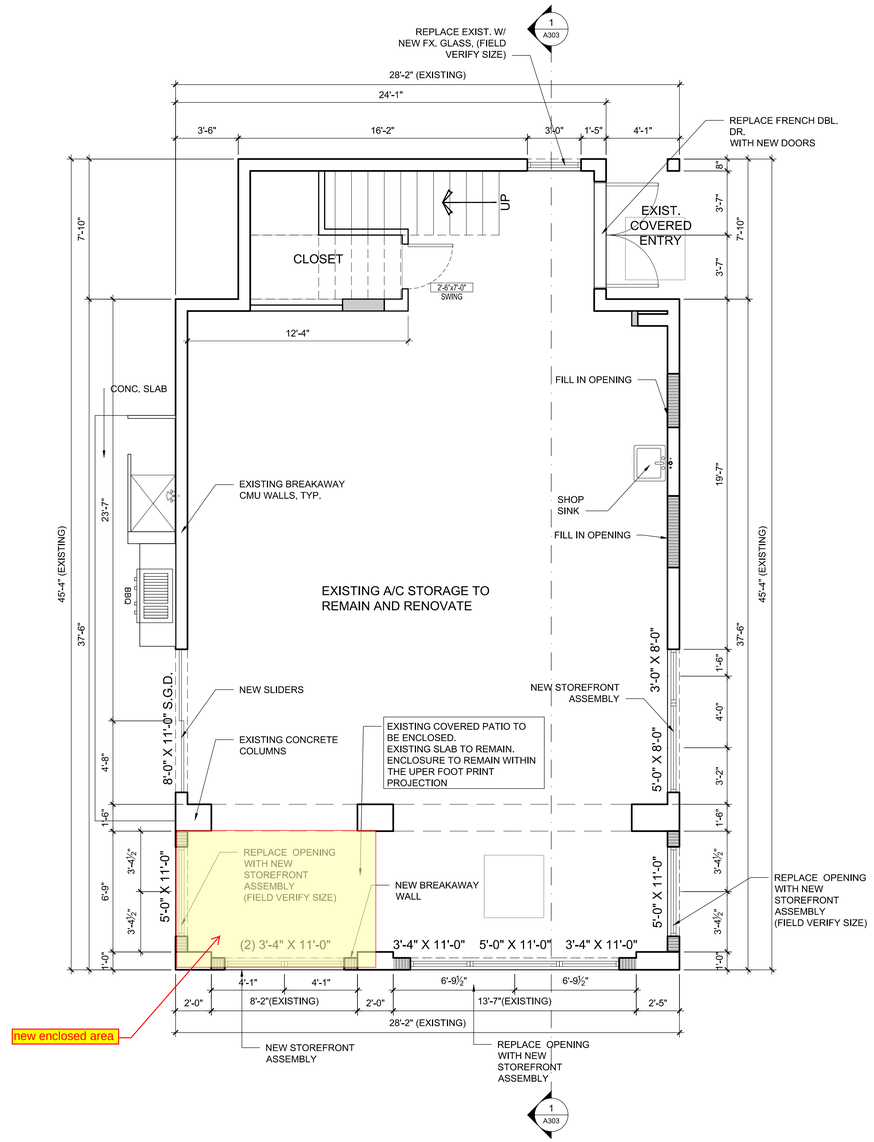
A101



GROUND FLOOR PLAN

$\frac{1}{4}$"=1'-0"

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REVISIONS	BY	DATE
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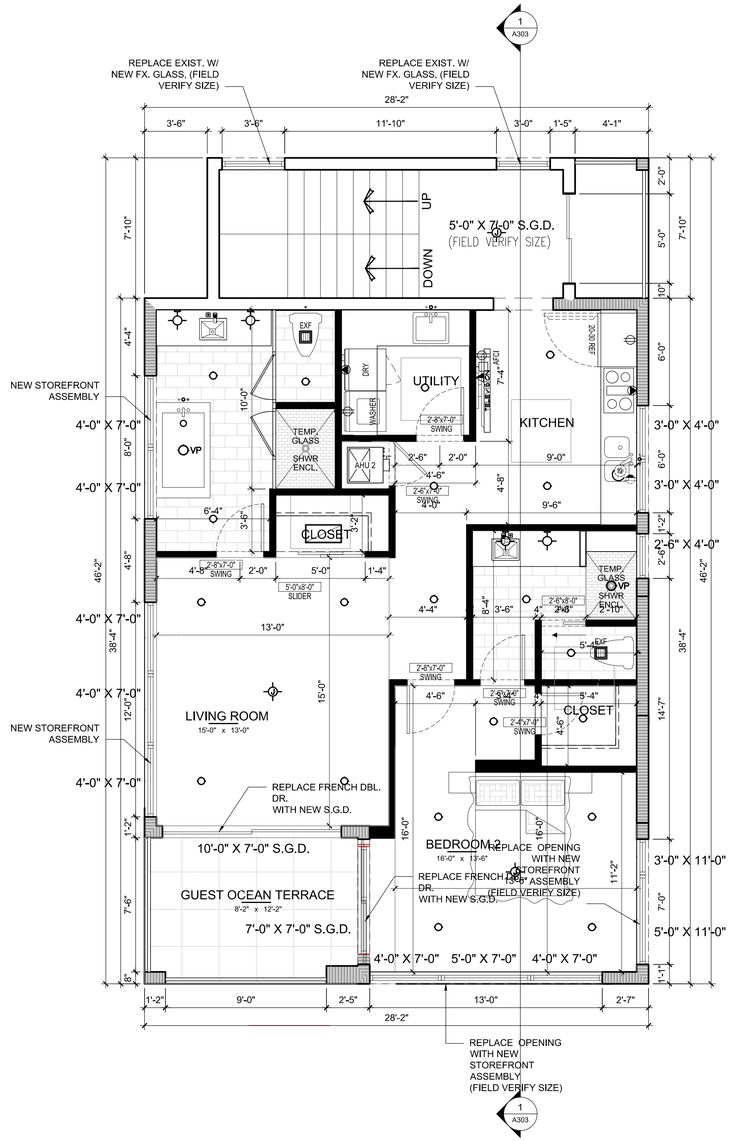
A201



1ST LIVING FLOOR PLAN

$\frac{1}{4}$"=1'-0"

PERMIT SET 06-09-17

	REVISIONS	BY	DATE
1	I.B.O.	LAT	04-08-2015
1	PERMIT SET	LAT	06.09.17
1	REVISION	LAT	08.20.17
2	CITY COMMENTS	LAT	10.31.17
3	CITY COMMENTS	CML	12.06.17
4	HISTORIC BD. REVS.	CML	03.11.18

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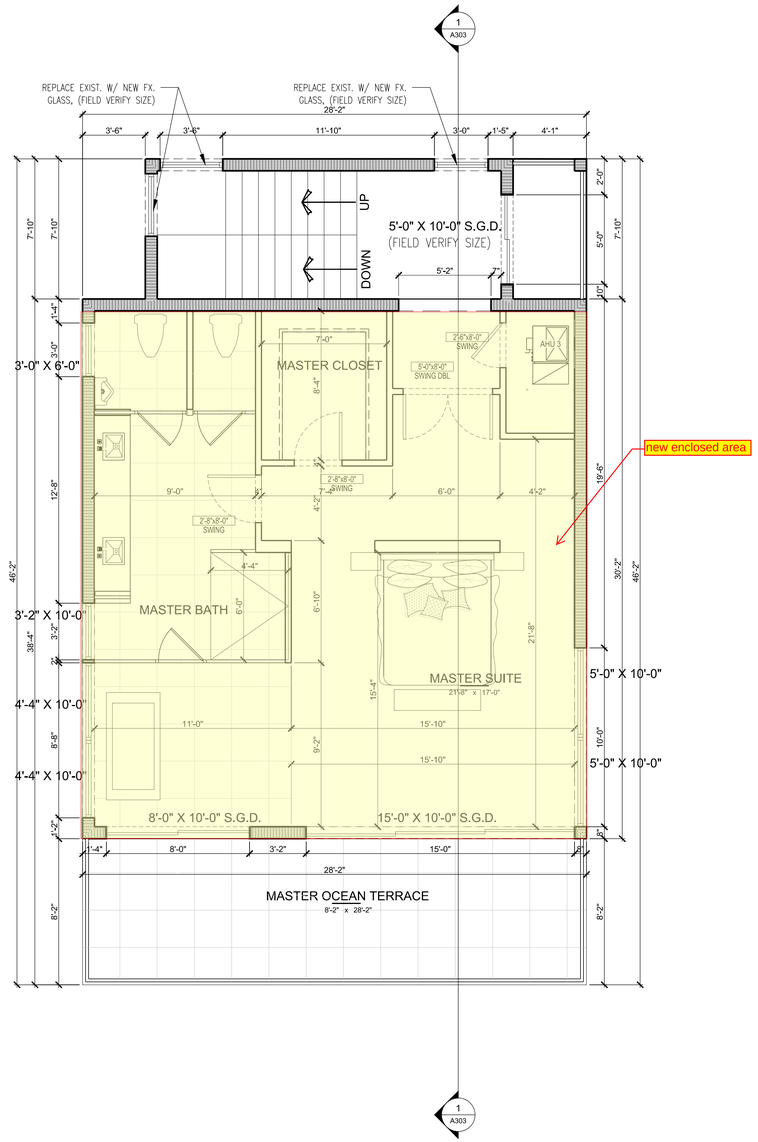
A202



2ND FLOOR PLAN

$\frac{1}{4}$"=1'-0"

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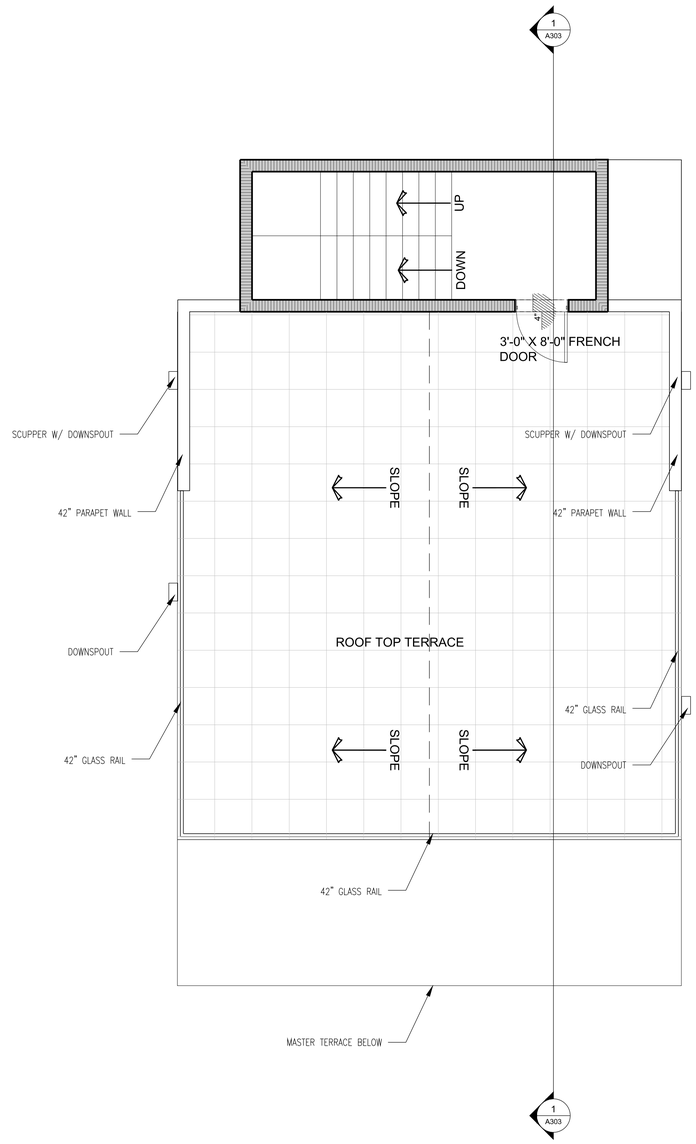
A203



N

ROOF TERRACE PLAN

$\frac{1}{4}$"=1'-0"

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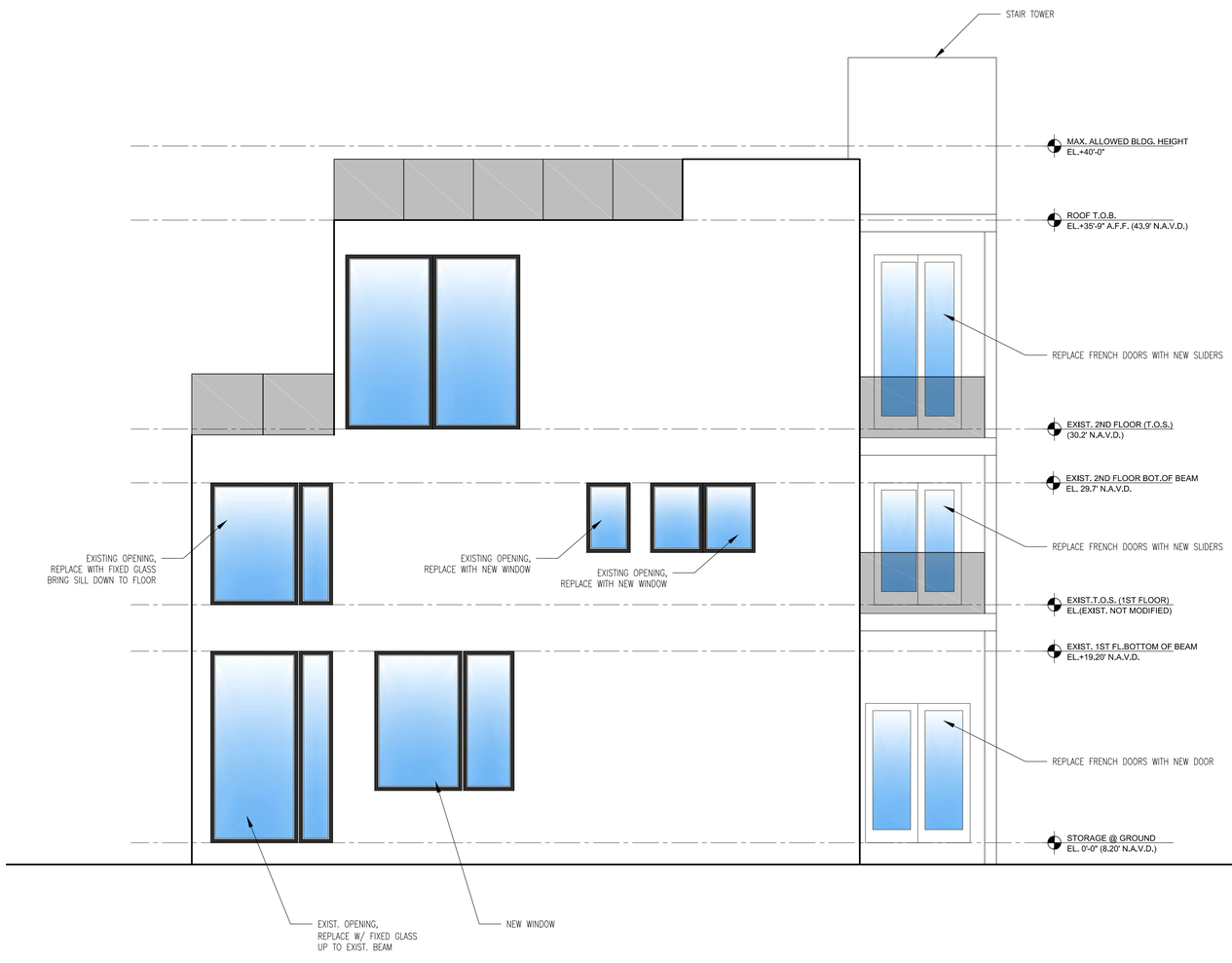
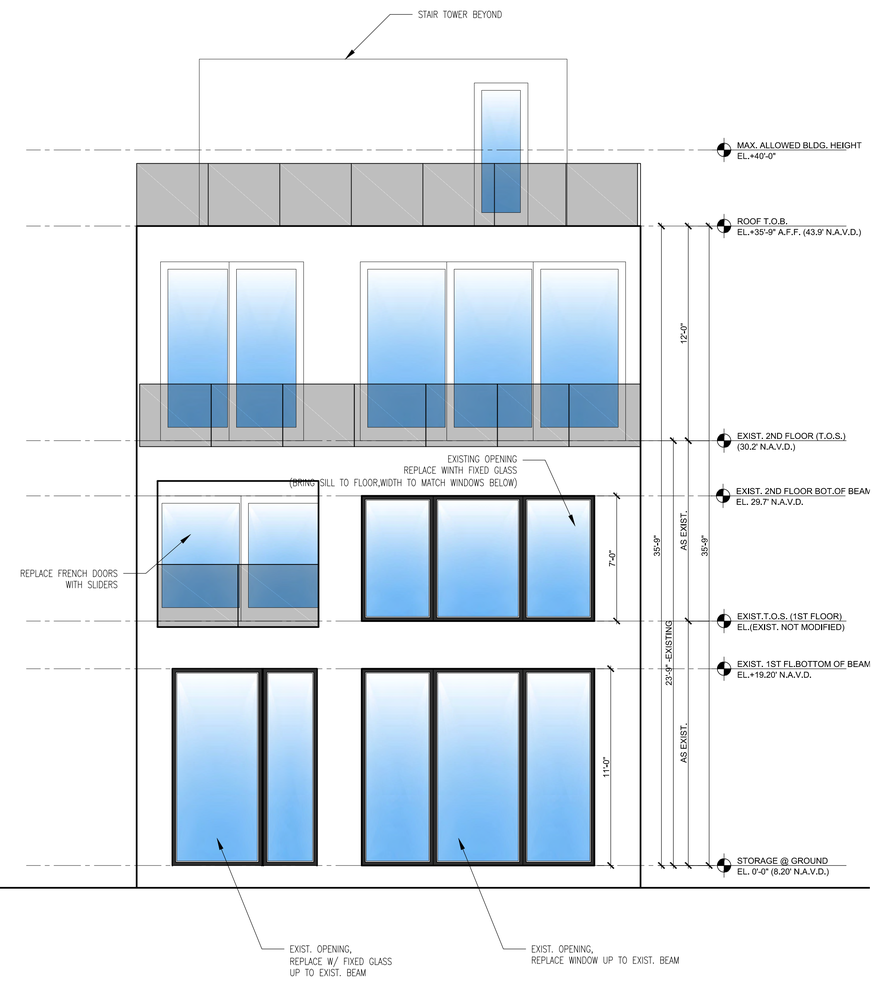
A204



NORTH ELEVATION

$\frac{1}{4}$"=1'-0"



EAST ELEVATION

$\frac{1}{4}$"=1'-0"

3

NOTE:
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5	CITY COMMENTS	CML	12.06.17

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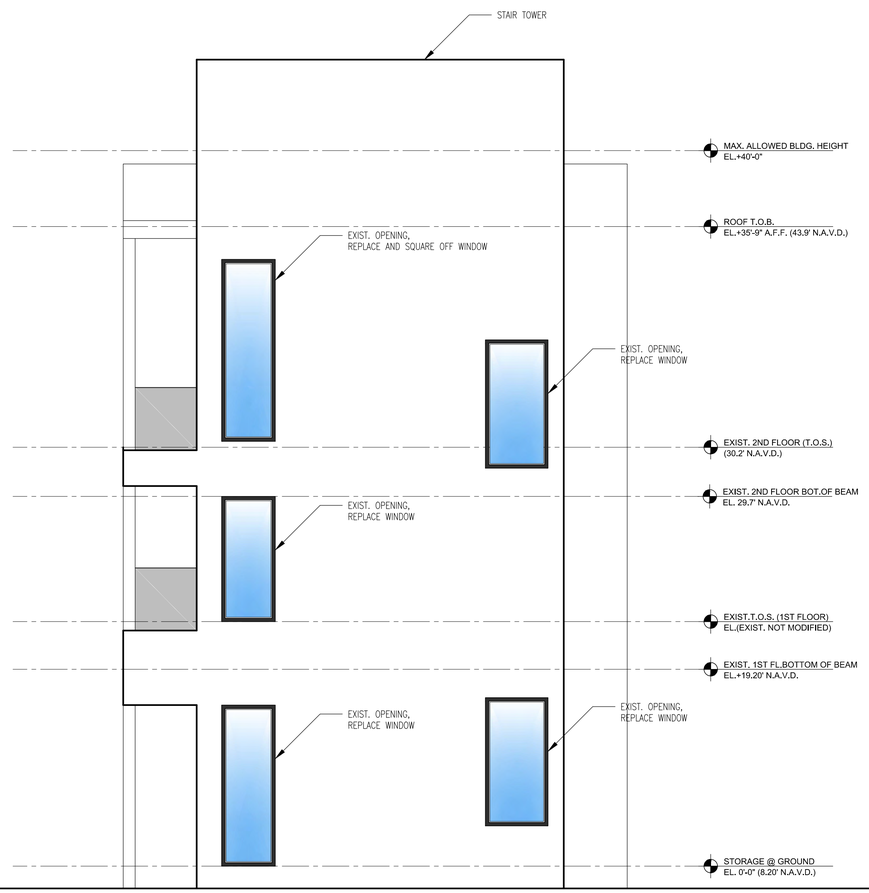
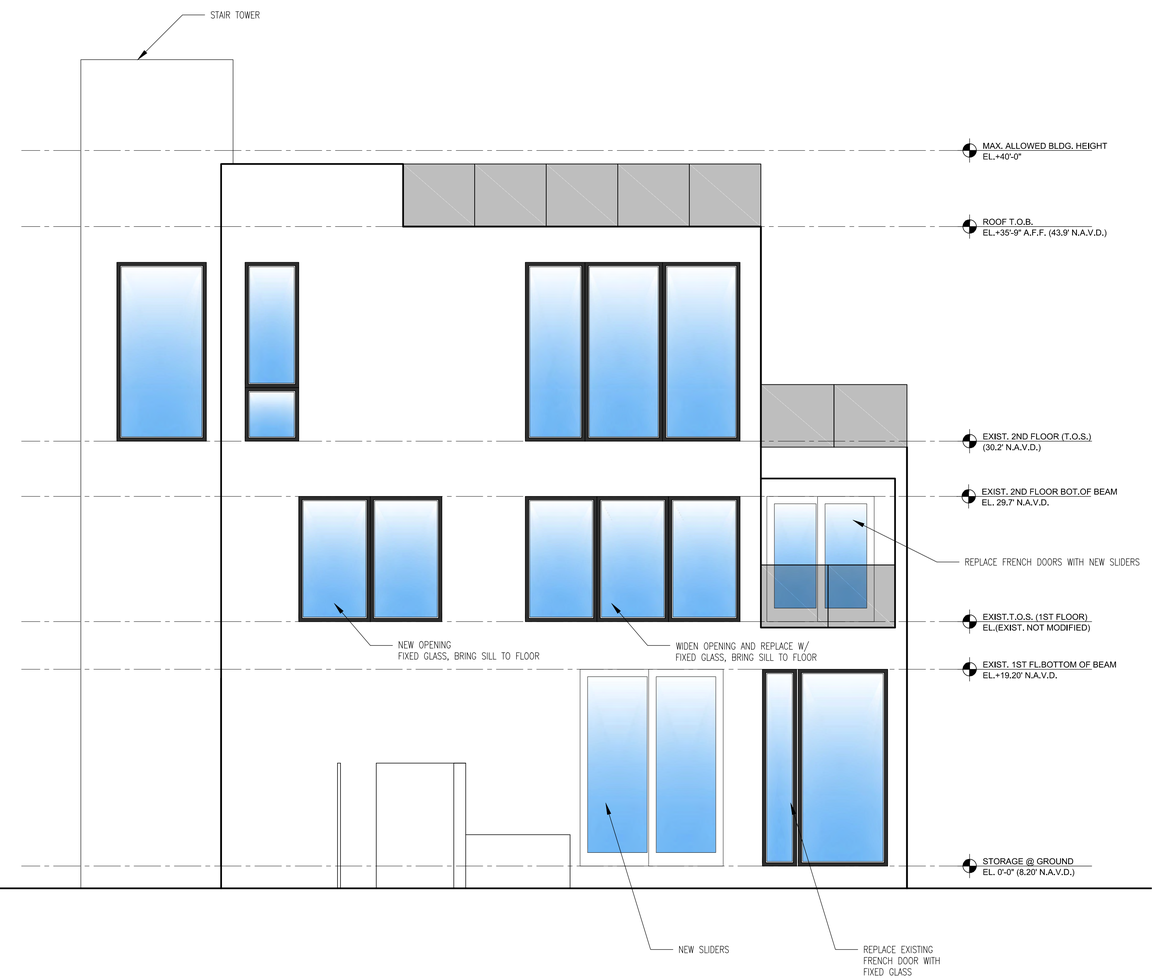
A301



WEST ELEVATION

$\frac{1}{4}$"=1'-0"



SOUTH ELEVATION

$\frac{1}{4}$"=1'-0"

3

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2	PERMIT SET	LAT	06.09.17
3	REVISION	LAT	06.20.17
4	CITY COMMENTS	LAT	10.31.17
5	CITY COMMENTS	CML	12.06.17

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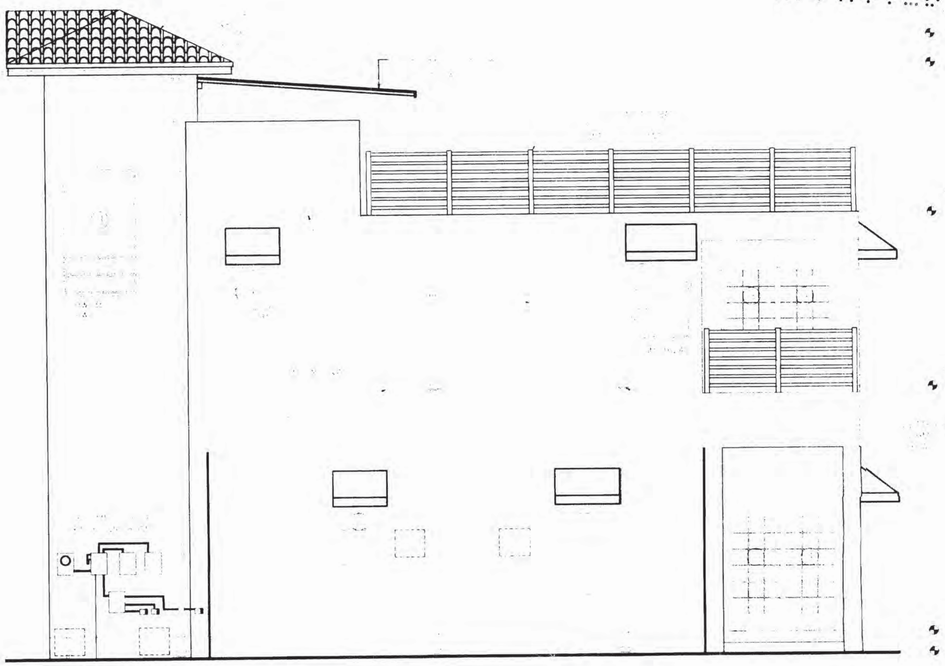
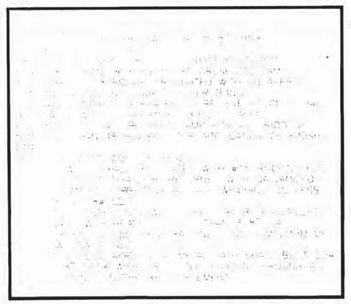
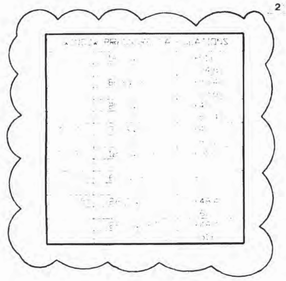
A302

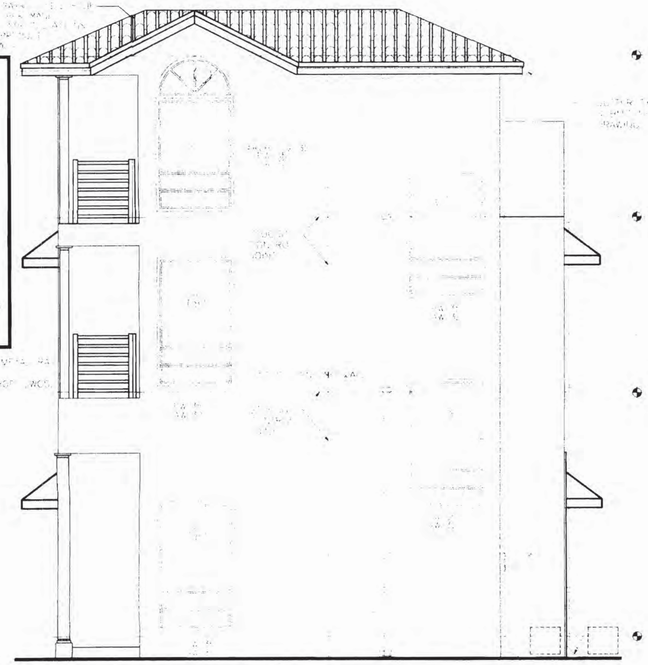
NLWD
12-17-99
APPROVED



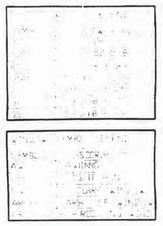
SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

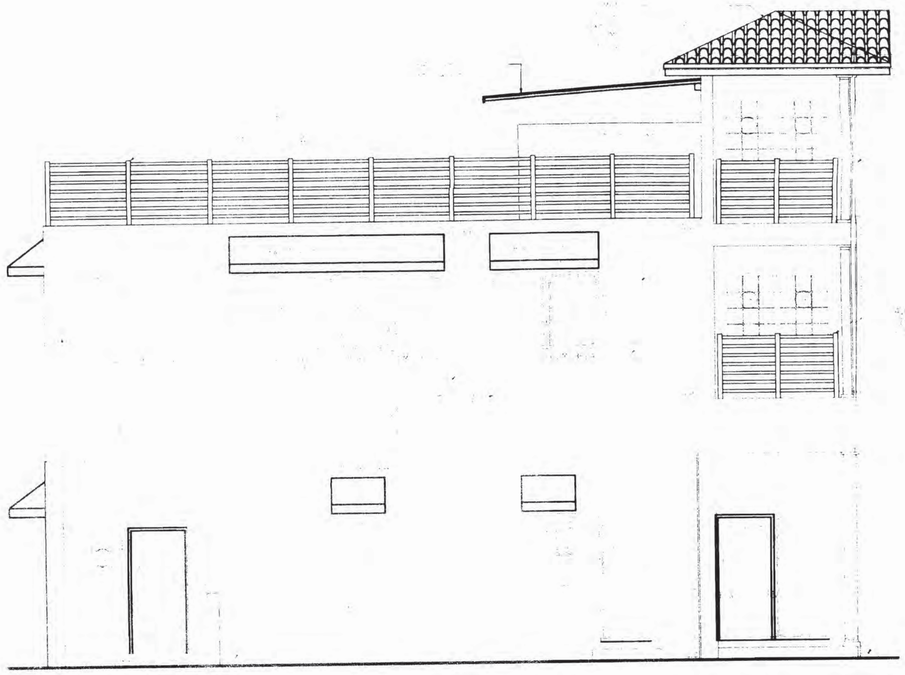




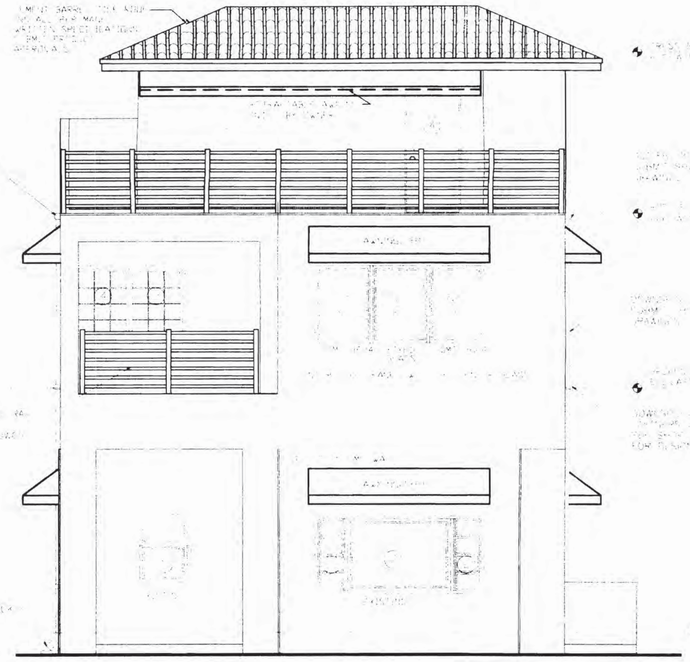


WEST ELEVATION
SCALE : 1/4" = 1'-0"





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



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

GENERAL NOTES

1 THIS PRINT IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT.
2 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
3 CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4 ATTENTION IS DIRECTED TO PROVISIONS IN AIA DOCUMENTS A201 GENERAL CONDITIONS ARTICLE 4 REGARDING CONTRACTORS RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
5 IN THE EVENT THE ARCHITECT IS RETAINED TO APPROVE SHOP DRAWINGS, SUCH APPROVAL IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AS INTERPRETED BY THE ARCHITECT GIVEN IN THE CONTRACT DOCUMENTS.
6 CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES OR ORDINANCES OF REGULATORY AGENCIES.

NO.	REVISION	
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3	BUILDING DEPARTMENT COMMENT	11/30/99
2	BUILDING DEPARTMENT COMMENT	4/13/98
1	REVISED AS PER MTG.	2/16/96

STRUTZ RESIDENCE
SECOND FLOOR ADDITION
2740 NORTH SURF ROAD
Hollywood, Florida

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SCANNED AUG-4 2000 SUN THE TIME

FRIMET DESIGN ASSOC.
ARCHITECTS/PLANNERS/DESIGNERS/P.A.
333 N.W. 92ND AVE. FT. LAUDERDALE, FL. 33001

COMM. NO.	DRAWN BY
92032	E.O./L.R.
DATE 12/29/97	CHECKED BY A.F.

SHEET NUMBER
A-3
ELEVATIONS

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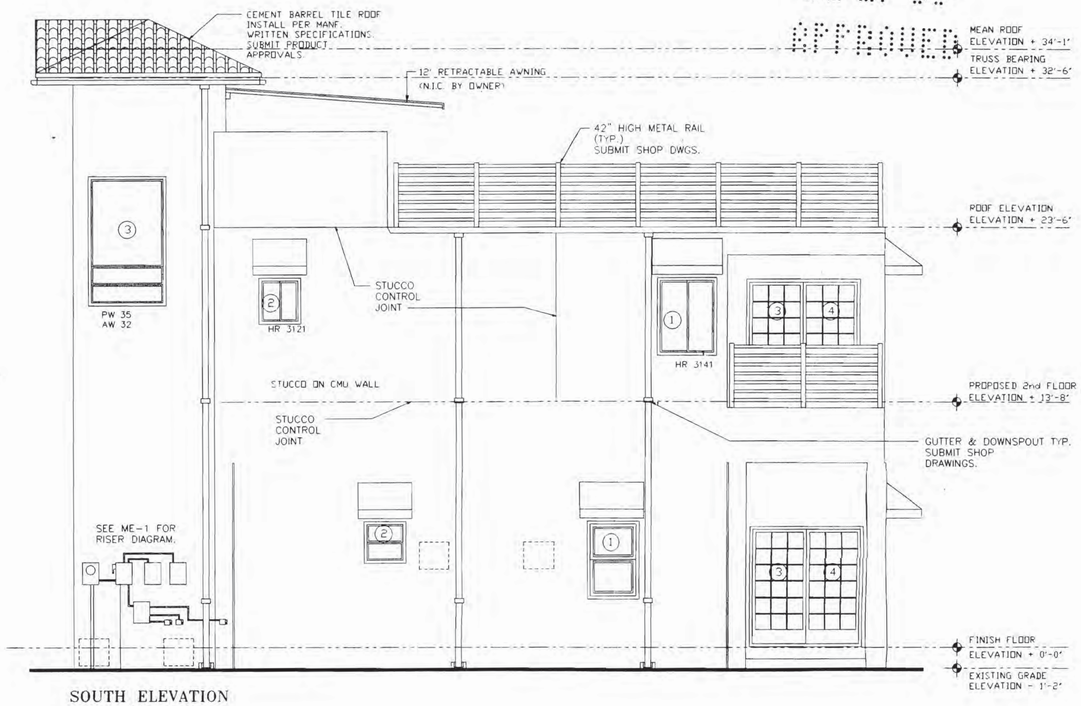
HLWD
12-17-99
APPROVED

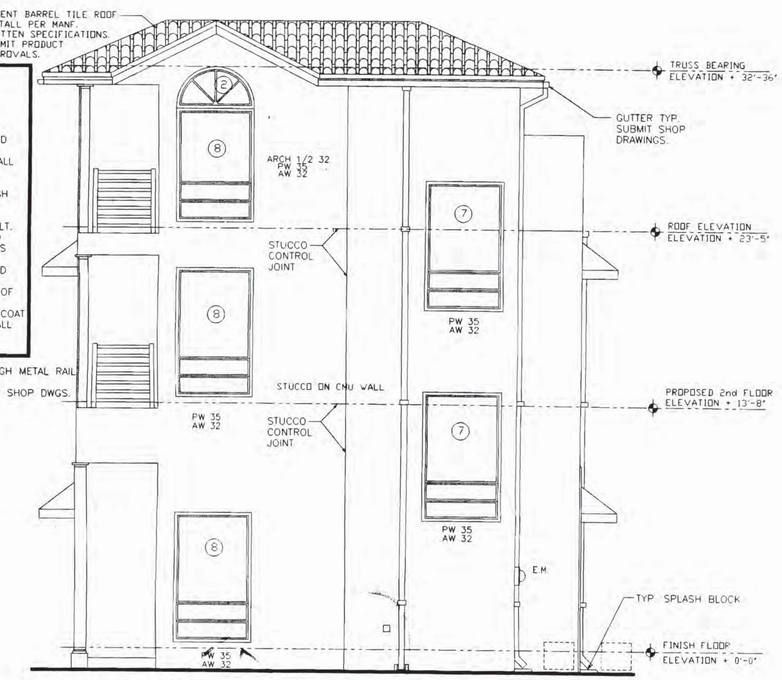


SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

STUCCO NOTES:
(A) STUCCO SHALL BE TWO COAT 5/8" THICK FINISH TO MATCH EXISTING.
(B) ALL MASONRY SURFACE TO RECIEVE STUCCO SHALL BE CLEAN FREE FROM EFFLORESENCE, DAMP AND SUFFICENTLY ROUGH OR COATED WITH AN APPROVED DONDING AGENT, TO INSURE PROPER BOND.
(C) ALL CONCRETE SURFACES TO RECIEVE STUCCO SHALL BE COATED WITH AN APPROVED BONDING AGENT.
(D) STUCCO SHALL BE KEPT DAMP FOR A PERIOD OF NOT LESS THAN 48 HOURS AFTER APPLICATION OF FINISH COAT.
(E) STUCCO ON WOOD SURFACES:
1. WOOD SHALL BE COATED WITH #15 ROOFIN FELT.
2. STUCCO SHALL BE RETURNED WITH GALVANIZED EXPANDED FURRED METAL LATH WEIGHING NO LESS THAN 1.8#/SQ.FT.
3. FASTNERS INTO WOOD SHALL BE BY GALVANIZED NAILS WITH HEADS NO LESS THAN 3/8" DIA., DRIVEN TO FULL PENETRATION, USING A MINIMUM OF TWO NAILS/SQ.FT.
4. STUCCO APPLIED TO METAL LATH SHALL BE 3 COAT 5/8" THICK WITH FIRST COAT FORCED THROUGH ALL OPENINGS IN THE REINFORCEMENT.

2

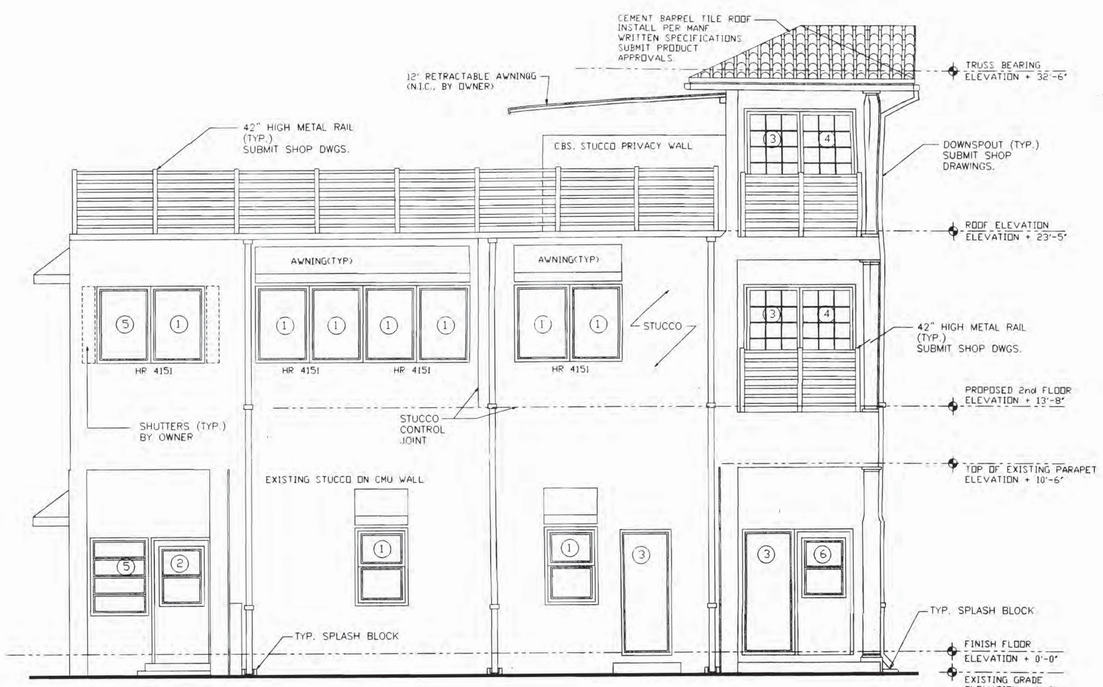
WINDOW PRESSURE CALCULATIONS		
1	12 SQ. FT.	+51.6
		-54.8
2	8 SQ. FT.	+52.4
		-55.6
3	21 SQ. FT.	+49.2
		-52.4
4 (2.5)	21 SQ. FT.	+49.2
		-65.1
5 (2.5)	12 SQ. FT.	+51.6
		-70.2
6 (2.5)	6 SQ. FT.	+52.4
		-71.5
7(2.5)	28 SQ. FT.	+48.4
		-62.7
8	28 SQ. FT.	+48.4
		-51.6



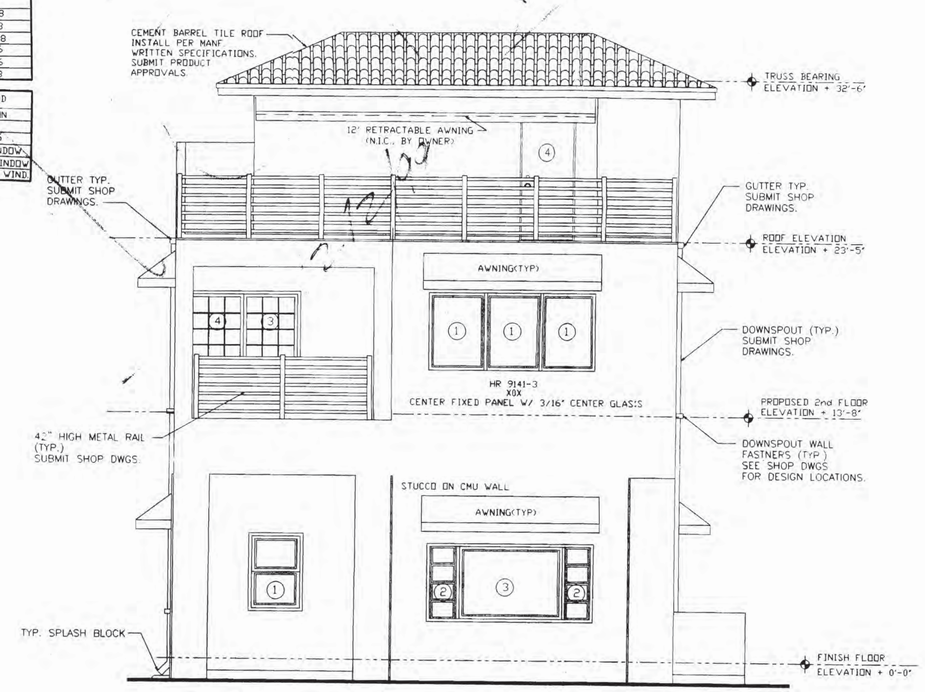
WEST ELEVATION
SCALE : 1/4" = 1'-0"

WINDOW SIZE LEGEND	
SYMBOL	SIZE(W X H)
3121	37" X 26
3141	37" X 50-5/8
4151	53-1/8 X 63
9141-3	109+ X 50-5/8
1/2 32	26-1/2 X 26
32	53-1/8 X 26
35	53-1/8 X 63

WINDOW SYMBOL LEGEND	
SYMBOL	DESCRIPTION
AW	AWNING
SH	SINGLE HUNG
PW	PICTURE WINDOW
ARCH	ARCH TOP WINDOW
HR	HOR. ROLLING WIND.



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



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

NO.	REVISION	DATE
1	BUILDING DEPARTMENT COMMENT	4/29/98
2	REVISED AS PER MTG.	3/26/99

GENERAL NOTES
1. THIS PRINT IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN AIA DOCUMENTS A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AND THE SUPPLEMENTARY CONDITIONS.
5. ALL REPORTS TO BE SUBMITTED TO THE ARCHITECT IN WRITING OF THE ENGINEERING OFFICE.
6. ALL SHOP DRAWINGS ARE SENT TO THE ARCHITECT FOR REVIEW OF GENERAL ARRANGEMENT ONLY. TO CHECK FOR CORRECTNESS OF MEASUREMENTS, SIZES AND QUANTITIES IN THE CONTRACT DOCUMENTS.
7. ANY CHANGES, VARIATIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE APPROVED BY THE ARCHITECT IN WRITING OF THE ENGINEERING OFFICE.
8. ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES OR ORDINANCES OF REGULATORY AGENCIES.

STRUTZ RESIDENCE
SECOND FLOOR ADDITION
2740 NORTH SURF ROAD
Hollywood, Florida

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SCANNED
AUG - 4 1998
BUILDING DIV.

FRIMET DESIGN ASSOC.
ARCHITECTS/PLANNERS/DESIGNERS/P.A.
333 N.W. 1ST AVE. FT. LAUDERDALE, FL. 33304

COMM. NO. 92032	DRAWN BY E.O./L.R.
DATE 12/29/97	CHECKED BY A.F.

SHEET NUMBER
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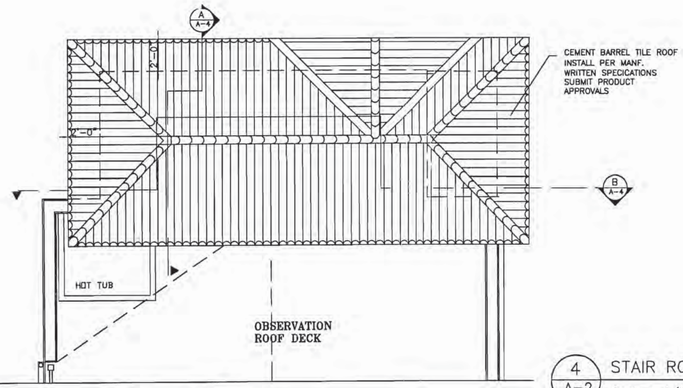


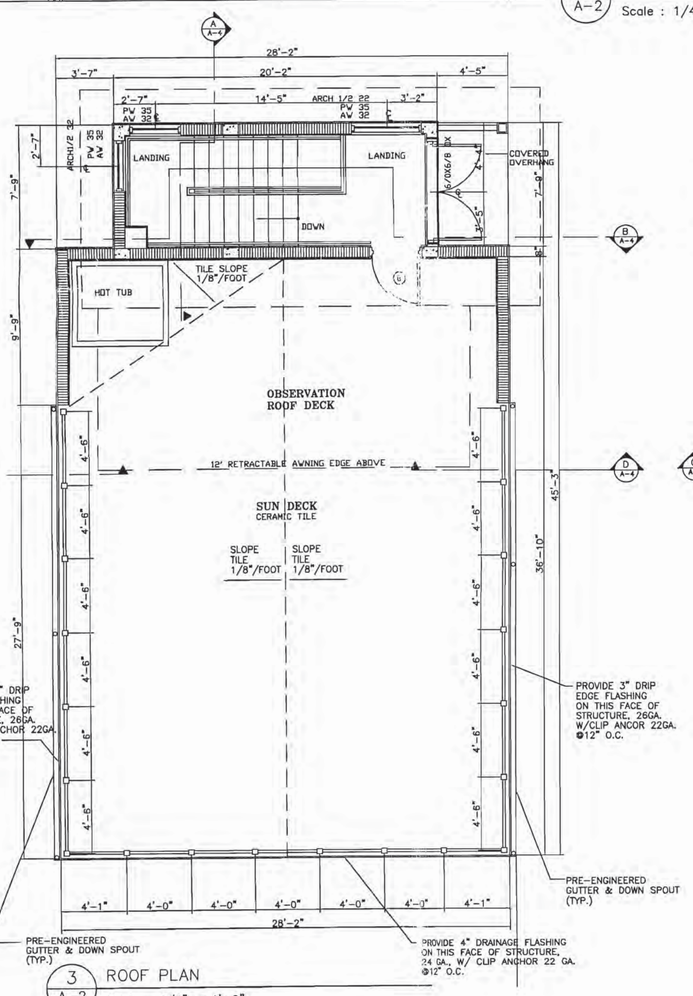
4 / A-2 STAIR ROOF PLAN
Scale : 1/4" = 1'-0"

GENERAL PLAN NOTES

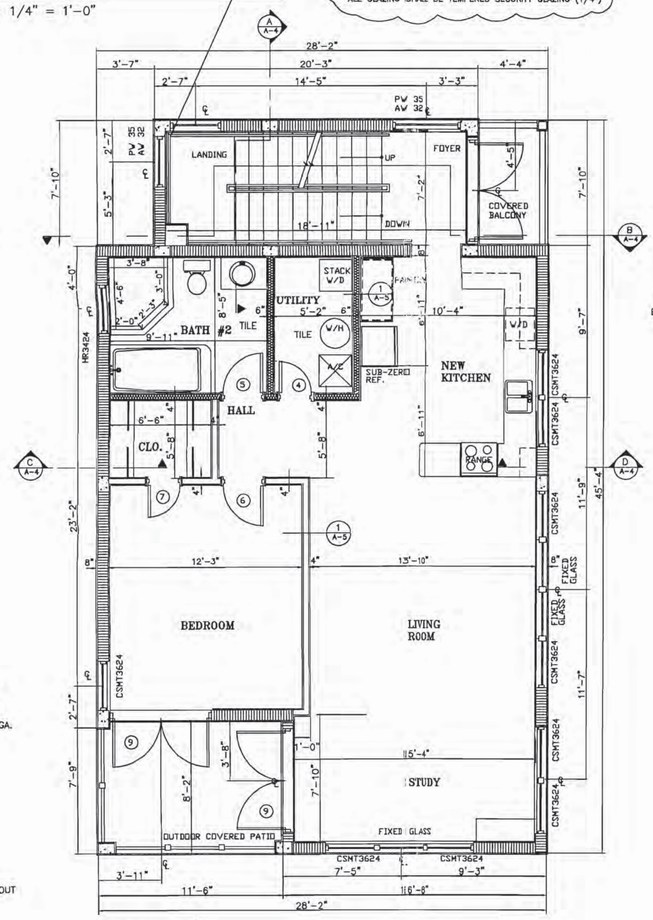
1. SCOPE OF WORK SHALL BE AS PER CONTRACT DOCUMENTS AND SHALL INVOLVE THE ADDITION OF A SECOND FLOOR & ROOF DECK TO EXISTING ONE STORY STRUCTURE.CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECT AND THE OWNER
2. ALL WORK SHALL COMFORM TO THE SOUTH FLORIDA BUILDING CODE BROWARD COUNTY,ALL STATE AND LOCAL CODES AND ORDINANCES LATEST EDITIONS.
3. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE.CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE FINAL LOCATIONS OF ALL THE ELEMENTS OF HIS TRADE WITH THOSE OF ALL OTHER TRADES THROUGH THE GENERAL CONTRACTOR, HE SHALL VERIFY ALL FINAL LOCATIONS OF EQUIPMENT, PIPING , DUCTS, CONDUIT, FEEDERS, OUTLETS, STUB-OUTS, FIXTURE LOCATIONS, ECT. BEFORE ROUGH-IN. HE SHALL AVOID CONFLICT WITH ALL OTHER TRADES. SHOP DRAWINGS AND LAYOUTS SHOWING PROPOSED LOCATIONS SHALL BE SUBMITTED TO THE GEN. CONTRACTOR FOR APPROVAL AND THEN TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
4. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK. FIGURE DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS AT ALL TIMES. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS GREATER THAN ONE INCH.
5. DOORS AND WINDOWS:
   (A)WINDOWS INDICATED WITH "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERG. EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2
   (B)ALL SLIDING GLASS DOORS SHALL BE TEMPERED PER SFBC 3508
   (C)ALL FIXED GLASS SHALL MEET THE REQUIREMENTS OF THE SFBC 3508.2 ALL GLASS SHALL BE SINGLE TINT.
   (D)ALL WINDOWS ARE ALUMINUM MILL FINISH.
6. NONBEARING INTERIOR PARTITIONS SHALL BE 3-5/8" WOOD OR 25 GA. METAL STUDS @ 24" C/C MAX. SPACING W/ 5/8" DRYWALL EACH SIDE. PROVIDE SOUND INSULATION AROUND BATHROOM PARTITIONS.
7. SHOP DRAWINGS SIGNED AND SEALED SHALL BE REQUIRED FOR AIR CONDITIONING, WINDOWS, RAILINGS(BALCONY & STAIRS),AWNINGS GUTTERS AND DOWN SPOUTS, ROOF/FLOOR TRUSSES, SHUTTERS & CABINETS INCLUDING ALL NECESSARY CALCULATIONS. SEE STRUCT. DWGS. FOR OTHER REQ. THAT MAY APPLY.
8. CONTRACTOR SHALL PROVIDE NECESSARY PRODUCT APPROVAL AS REQUIRED FOR ALL REQUIRED SYSTEMS RER S.F.B.C.
9. ONCE BUILDING PERMIT IS SECURED CONTRACTOR SHALL CALL A PRE-CONSTRUCTION CONFERENCE AS PER STATE ENVIRONMENTAL PROTECTION DEPT. DIV. OF BEACHES AND SHORES REQUIREMENTS. CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES INCLUDING STATE OFFICIALS AND THE ARCHITECT.
10. TOILET ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS. PER S.F.B.C. REQUIREMENTS
11. SAFEGUARDS SHALL BE AS PER ALL REQ. OF SECTION 516 OF THE S.F.B.C. LATEST EDITION. ALL RAILING SHOP DRAWINGS SHALL SHOW AND MEET THE REQUIREMENTS OF THIS SECTION.
12. PROPOSED WINDOW OPENINGS SHALL BE PROVIDE WITH SHUTTERS PER REQUIREMENTS OF S.F.B.C. LATEST EDITION.
13. PROVIDE NECESSARY FIRE STOPPING PER SPECIFIC REQUIREMENTS OF S.F.B.C. SECTION 2907 LATEST EDITION.
14. ALL WINDOWS AND GLASS DOORS VISABLE FROM ANY POINT ON THE BEACH MUST BE TINTED TO A TRANSMITTANCE VALUE (LIGHT TRANSMISSION FROM THE INSIDE OUTSIDE) OF 45% OR LESS THROUGH THE USE OF TINTED GLASS OR WINDOW FILM.

DOOR SCHEDULE

SYM	SIZE	THK.	TYPE	LOCATION
1	3'-0"X6'-8"	1-3/4"	S.C.	STAIR ENTRY DOOR
2	3'-0"X6'-8"	1-3/4"	S.C.	ENTRY FROM STAIR TO FIRST FLR
3	2'-0"X6'-8"	1-3/4"	S.C.	UNDER STAIR STORAGE
4	2'-2"X6'-8"	1-3/8"	S.C.	UTILITY
5	2'-6"X6'-8"	1-3/4"	H.C.	BATH#2
6	2'-6"X6'-8"	1-3/8"	H.C.	BEDROOM
7	2'-0"X6'-8"	1-3/8"	H.C.	CLOSET
8	3'-0"X6'-8"	1-3/4"	S.C.	ROOF DECK ACCESS FROM STAIRS
9	(2)3'-0"X6'-8"	1-3/4"	METAL	EXTERIOR METAL FRENCH DOOR

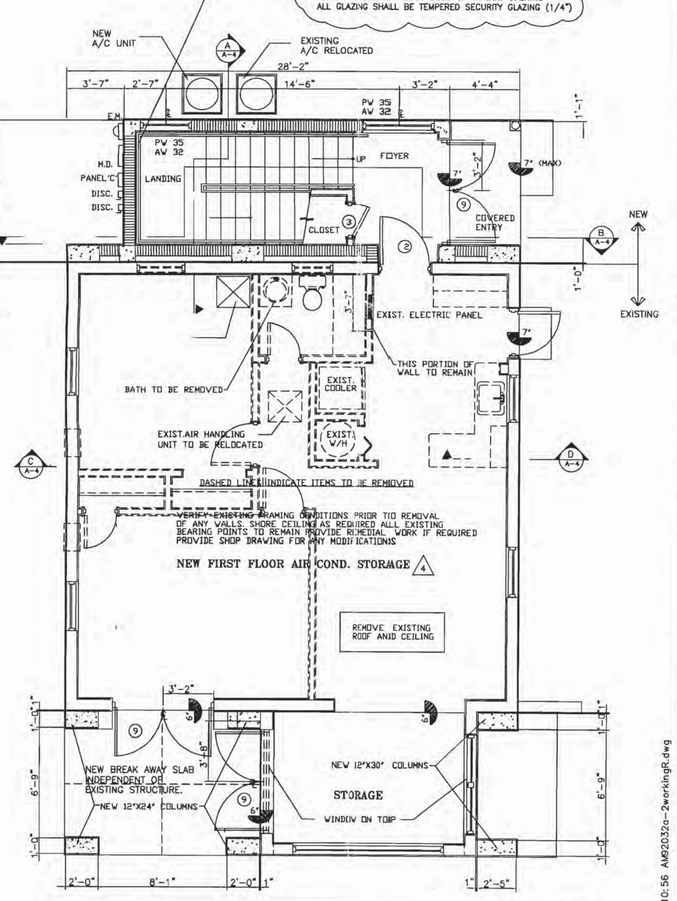


3 / A-2 ROOF PLAN
Scale : 1/4" = 1'-0"



2 / A-2.0 SECOND FLOOR PLAN
Scale : 1/4" = 1'-0"

ALL CHANGES ON ASBUILT PLANS WERE FURNISH BY OWNER.



THIS DRAWING HAS BEEN MODIFIED WHEREBY FIRST FLOOR WILL BE NOW AN AIR CONDITIONED SPACE

1 / A-2 EXISTING FIRST FLOOR PLAN
Scale : 1/4" = 1'-0"

These Record Documents have been prepared by others and are based on information provided by others. The design Professional has not verified the accuracy and/ or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

APPROVED
12
CITY OF HOLLYWOOD, FLA.
MECHANICAL

north

NO.	REVISION	DATE
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5	BUILDING DEPT. COMM.	11/13/99
4	ZONING REG. REVISION	5/25/99
3	BUILDING DEPT. COMMENT	4/27/99
2	BUILDING DEPT. COMMENT	3/29/99
1		

GENERAL NOTES

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
2. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" REGARDING ARCHITECT'S REVIEW OF SHOP DRAWINGS.
5. IT IS NOT THE ARCHITECT'S DETAILED TO APPROVE SHOP DRAWINGS. SUCH APPROVAL IS ONLY TO SERVE TO CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY ITEMS SHOWN ON THE DRAWINGS WHICH MAY IMPACT DOCUMENTS AND THE APPLICABLE CODES OR ORDINANCES OF REGULATORY AGENCIES.

STRUTZ RESIDENCE
SECOND FLOOR ADDITION
2740 NORTH SURF ROAD
Hollywood, Florida

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ARCHITECTS/PLANNERS/DESIGNERS/P.A.
333 N.W. 1st AVE. FT. LAUDERDALE, FL. 33301

APPROVED
CITY OF HOLLYWOOD, FLA
PLUMBING

ASBUILT CHANGES WERE DONE BY:
OWNER:
CONTRACTOR:

COMM. NO. 92032	DRAWN BY E.G.
DATE 03-27-02	CHECKED BY A.F.
SHEET NUMBER ASBUILT A.2A	

FLOOR PLANS

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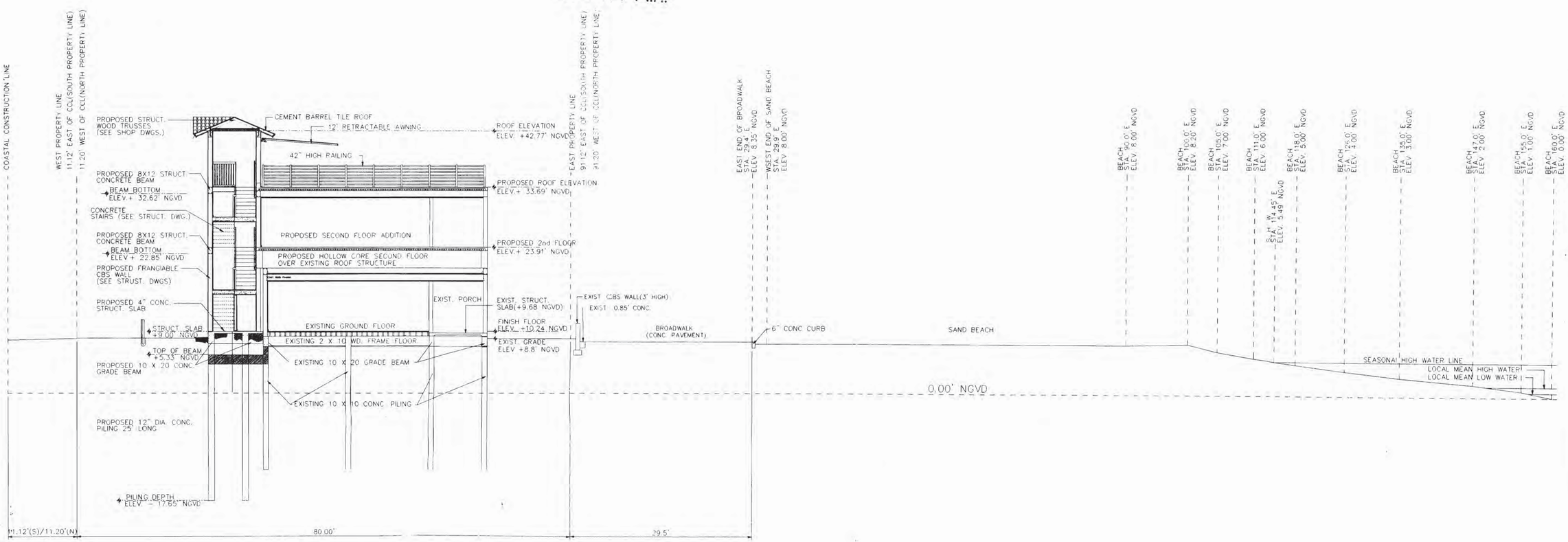
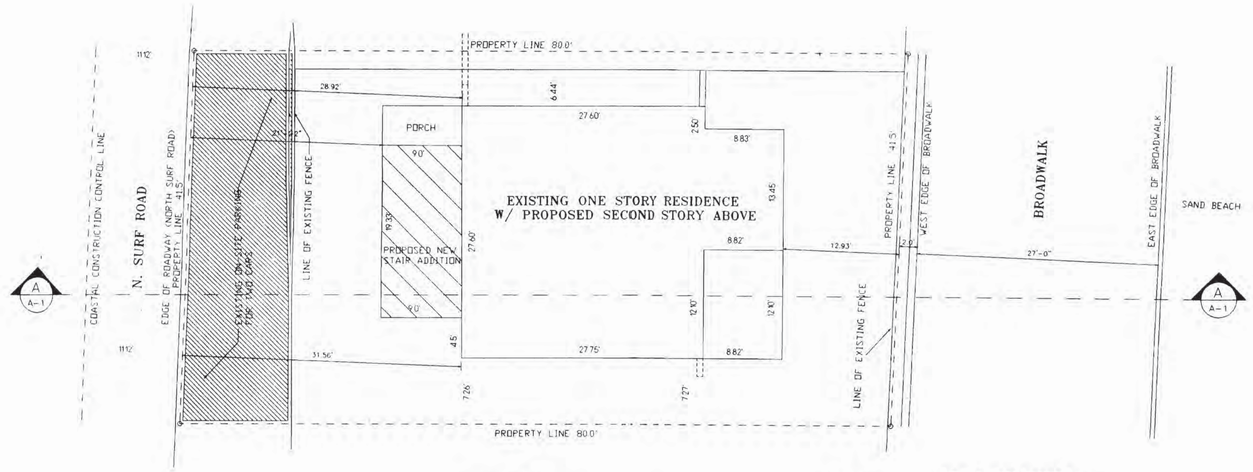
A-6-02

NLWD
12·17·99
APPROVED



A / A-1 BEACH PROFILE AND BUILDING CROSS SECTION
SCALE : 1/8" = 1'-0"



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

north

LEGAL DESCRIPTION
LOT 3, BLOCK 3, OF "HOLLYWOOD BEACH SECOND ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

BUILDING DATA
OCCUPANCY TYPE - I (RESIDENCIAL SINGLE FAMILY)
CONSTRUCTION TYPE - TYPE III , PROTECTED
FIRE RATING REQUIREMENTS:
LOAD BEARING WALLS - ONE HOUR
LOAD BEARING COLUMNS - ONE HOUR
ROOF ASSEMBLY - ONE HOUR
CEILINGS ASSEMBLY - ONE HOUR
TOTAL SITE SQ. FT. - 3,314.8 S.F.
TOTAL BUILDING COVERAGE -1,216.65 S.F.
EXISTING PAVED AREA - 449.42 S.F.
TOTAL IMPERVIOUS AREA - 1648.88 S.F.
TOTAL PERVIOUS AREA - 1666.07 S.F.
TOTAL WATER RETENTION REQUIRED - 164.9 S.F.
TOTAL WATER RETENTION PROVIDED - 1577.07 S.F.

NOTES:
A. ALL INTERIOR LOAD BEARING PARTITIONS SHALL BE MIN 1-HOUR FIRE RATED CONSTRUCTION PER S.F.B.C. TABLE 37-B ITEM, 72(METAL) & 79(WOOD)
B. FLOOR & CEILING ASSEMBLY SHALL BE AS PER S.F.B.C. TABLE 37-C, ITEM 42.
C. ALL LOAD BEARING COLUMNS WHERE APPLICABLE SHALL BE PER S.F.B.C. TABLE 37-E 2-LAYERS OF 5/8" TYPE'X' GYPSUM WALLBOARD

GENERAL NOTES
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3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
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5. IN THE EVENT THE ARCHITECT IS RETAINED TO APPROVE SHOP DRAWINGS, SUCH APPROVAL IS GIVEN IN THE CONTRACT DOCUMENTS ONLY AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY DESIGN FEATURES, MATERIALS, OR METHODS SHOWN IN THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES OR ORDINANCES OF REGULATORY AGENCIES.

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STRUTZ RESIDENCE
SECOND FLOOR ADDITION
2740 NORTH SURF ROAD
Hollywood, Florida

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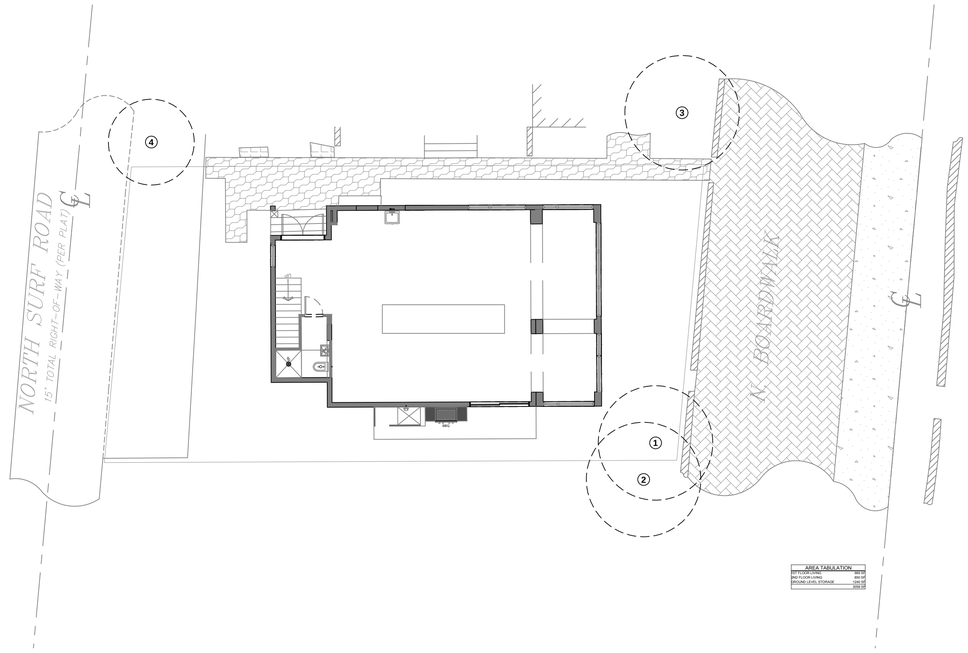
SCANNED AUG-4-2000 BROWARD COUNTY

FRIMET DESIGN ASSOC.
ARCHITECTS/PLANNERS/DESIGNERS/P.A.
203 N.W. 81ST AVE. FT. LAUDERDALE, FL. 33309

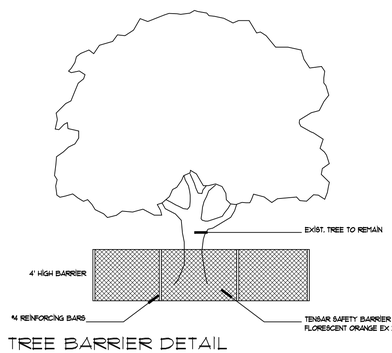
CONS. NO.	DRAWN BY
92032	E.O./L.R.
DATE 12/23/97	CHECKED BY A.F.

SHEET NUMBER
A-1
SITE PLAN

Arthur A. Frimet Frimet design 12/24/97 9:43 Auto-backing



AREA TABULATION	
1ST FLOOR (TOTAL)	1962 SF
2ND FLOOR LIVING	894 SF
GROUND LEVEL STORAGE	1242 SF
	2136 SF



TREE BARRIER DETAIL

N.T.S.

-A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
-FOR TREES LESS THAN 18" IN DIAMETER BARRIERS NEED TO BE 6'-8' IN DIAMETER.
-FOR TREES LESS THAN 18" IN DIAMETER BARRIERS NEED TO BE 10'-12' DIAMETER.

NOTE:
-THE SOIL WITHIN THE DRIPLINE SHALL BE KEPT FREE OF BUILDING MATERIALS.
-CLEANING OF ANY EQUIPMENT WITHIN THE PROTECTIVE BARRIER IS PROHIBITED.

Tree Disposition

No	Botanical Name	Common Name	DBH (in.)	HT (ft.)	SPR (ft.)	Disposition	Condition	Remarks
1	Cocos nucifera	Coconut	12	36	18	Remain	Good	
2	Cocos nucifera	Coconut	10	28	18	Remain	Good	Adjacent property
3	Cocos nucifera	Coconut	10	30	18	Remain	Good	Adjacent property
4	Conocarpus erectus 'sericeus'	Silver Buttonwood	3	14	12	Remain	Good	Adjacent property, adjacent to power lines

REVISIONS

LICENSED PROFESSIONAL:

DIEGO J. VANDERBEST, RLA
FLORIDA NO. 0669555

DATE:

TREE DISPOSITION PLAN

LAWRENCE RESIDENCE

2740 NORTH SURF ROAD

HOLLYWOOD, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami FL 33178
P. 305-884-5700 F. 305-884-8843

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Date 3/5/18

Scale 1"=10'-0"

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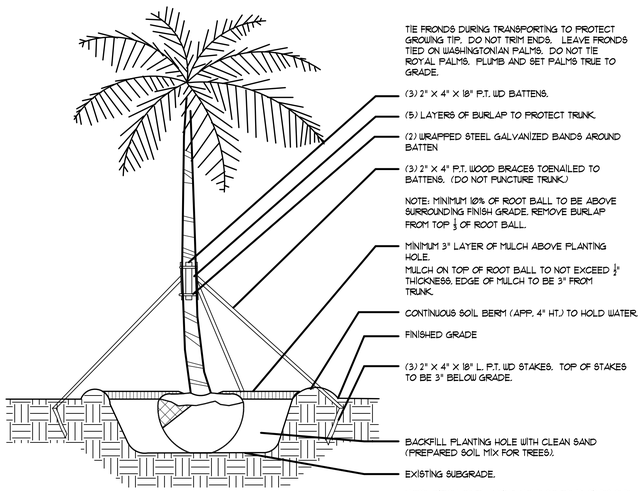
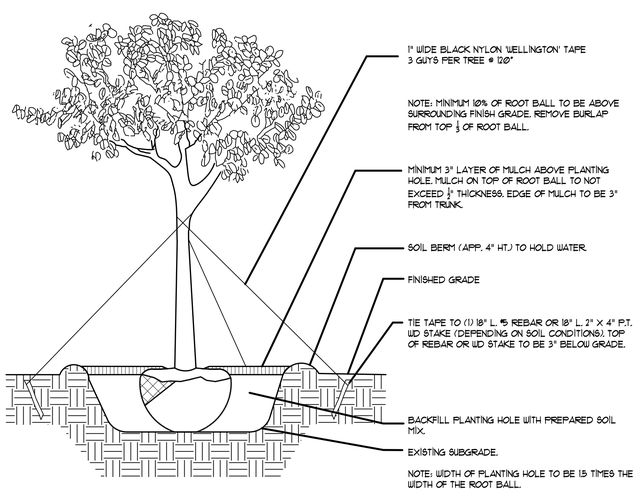


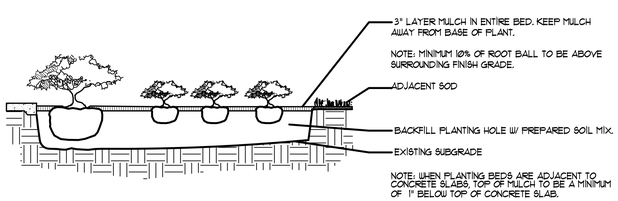
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

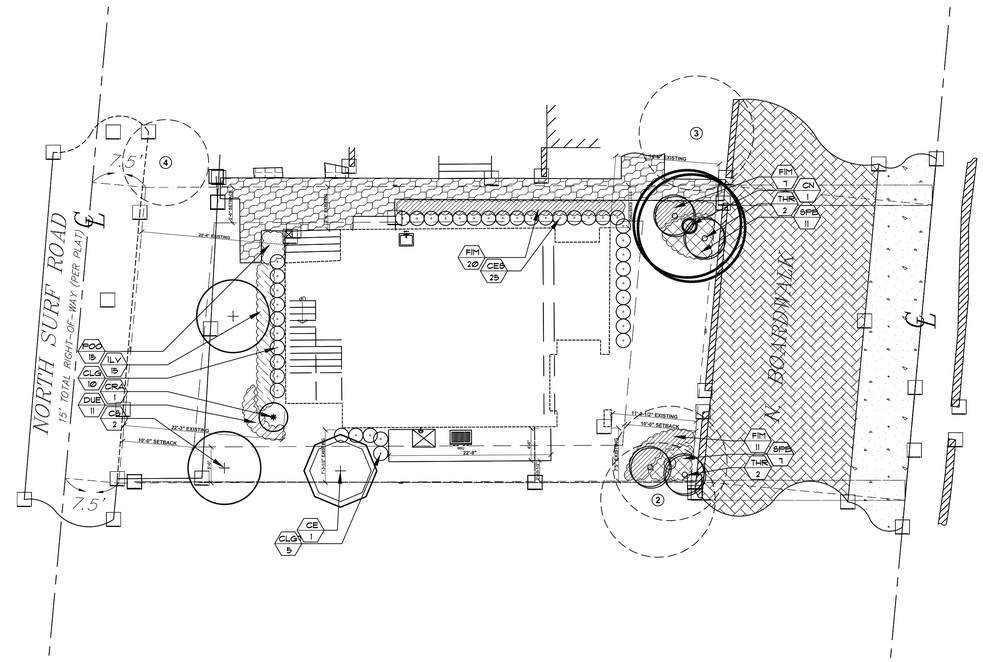
TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.



PLANTLIST

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
1	CN	Cocos nucifera	Coconut Palm	6' gw
1	CE	Conocarpus erectus	Green Buttonwood	12' ht
2	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht., std
4	THR	Thrinax radiata	Thatch Palm	6' oa ht

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
10	CLG	Clusia guttifera	Clusia	3 gal, 24" ht. full to base
5	CLG7	Clusia guttifera	Clusia	7 gal, 36" ht. full to base
25	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	3 gal, 24" ht. full to base
1	CRA	Crinum 'red leaf'	Red Leaf Crinum	7 gal, 36" ht
11	DUE	Duranta erecta	Goldmound	3 gal
38	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal
15	ILV	Ilex vomitoria 'schilling's dwarf'	Schilling's Dwarf	3 gal
15	POO	Portulaca 'puerto rico'	Puerto Rico Portulaca	1 gal
18	SPB	Spaerina bakeri	Sandcord Grass	3 gal

REVISIONS

LICENSED PROFESSIONAL

DIEGO J. VANDERBIEST, R.L.A.
FLORIDA NO. 6667355
DATE:

LANDSCAPE PLAN

LAWRENCE RESIDENCE
2740 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
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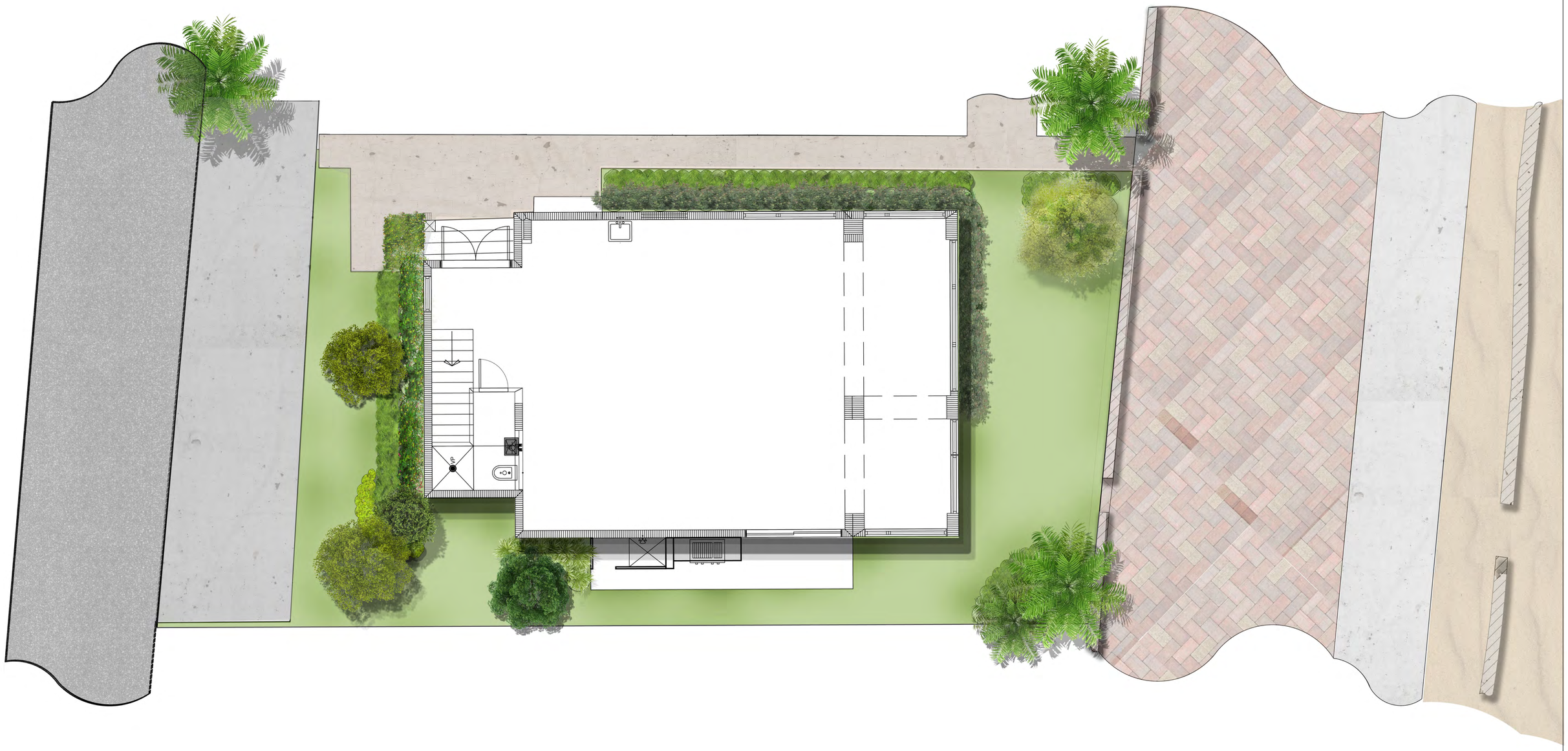

LAWRENCE RESIDENCE

2740 NORTH SURF ROAD
HOLLYWOOD, FLORIDA

DIXIE LANDSCAPE
LANDSCAPE & IRRIGATION CONTRACTORS