

GUEST HOUSE
RENOVATION TO
414 GREENBRIAR DR.
LAKE PARK, FL 33405

CONTRACTOR AND ALL SUBCONTRACTORS
PERFORMING ANY WORK ON THIS
PROJECT ARE TO VISIT THE SITE AND
VERIFY ALL MEASUREMENTS INCLUDING
BUT NOT LIMITED TO BUILDING HEIGHTS,
ROOF SLOPES, ROOM DIMENSIONS ETC.
TO CONFIRM ALL EXISTING CONDITIONS
BEFORE ORDERING OR FABRICATING ANY
MATERIALS. CONTRACTOR SHALL REPORT
ANY INCONSISTENCIES WITH THE
CONSTRUCTION DOCUMENTS TO THE
ARCHITECT BEFORE CONTINUING WORK.

(1) 10-11-2022 COA COMMENTS
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300

REVISION

JOB NUMBER: 2022-53
DATE: 11-07-2022
DRAWN BY: AL/MG
APPROVED BY: RH

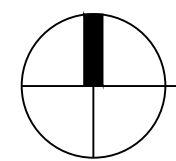
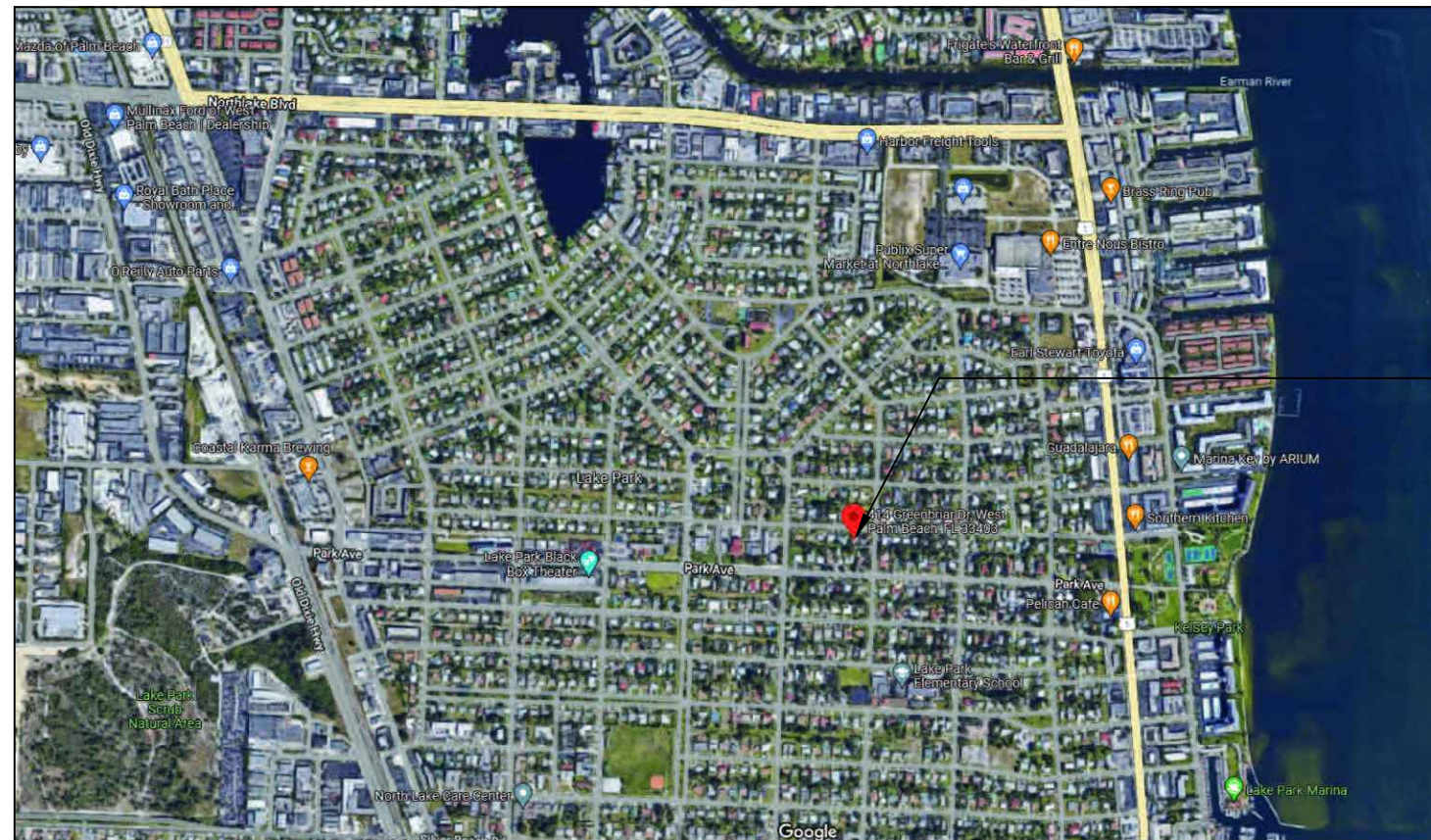
SHEET TITLE

COVER / SITE PLAN

SHEET NUMBER

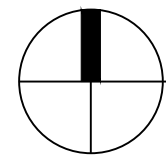
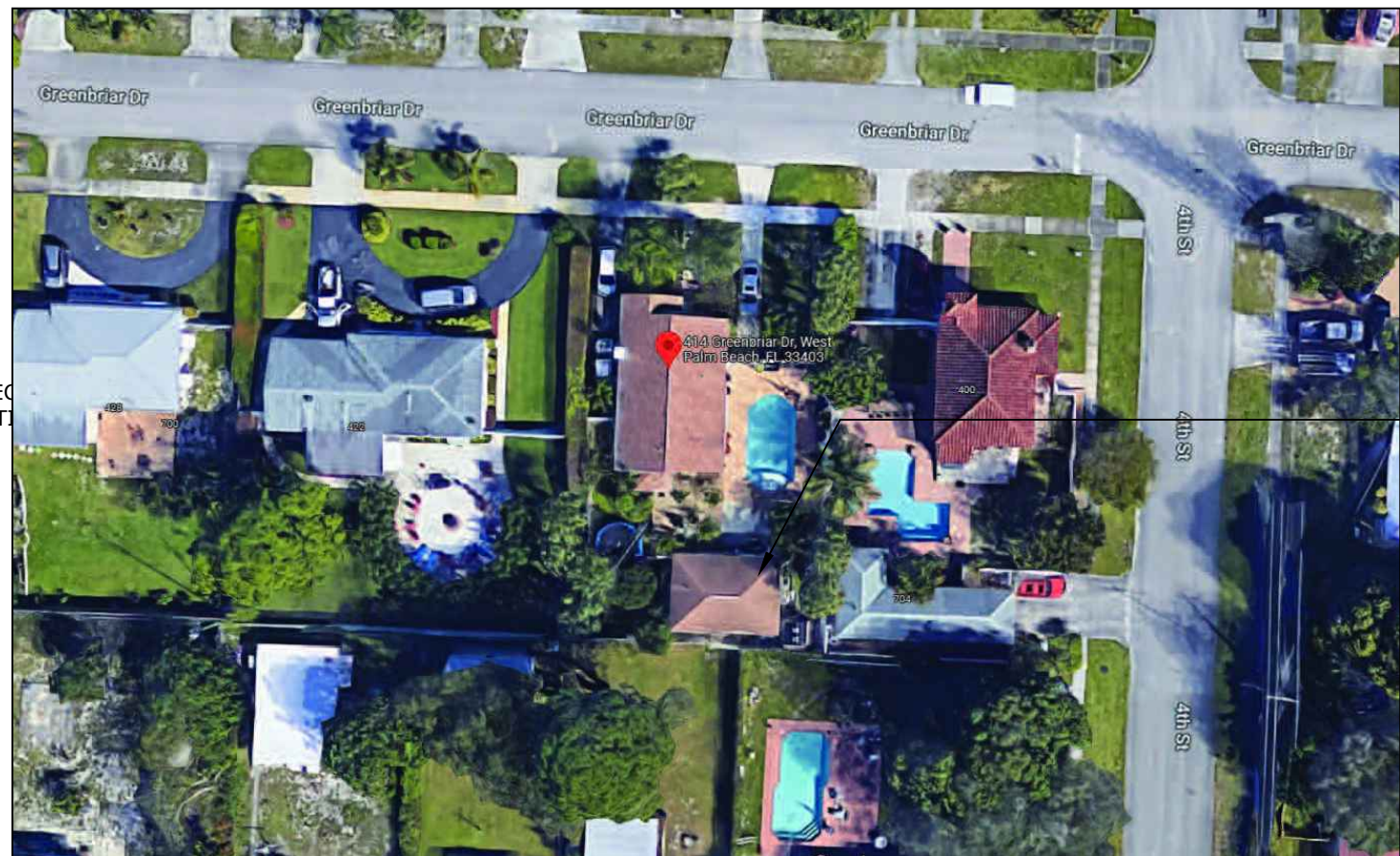
GUEST HOUSE RENOVATION

414 GREENBRIAR DRIVE
LAKE PARK, FLORIDA



LOCATION MAP

NOT TO SCALE



NEIGHBORHOOD MAP

NOT TO SCALE

CODE DATA

SINGLE FAMILY RESIDENCE - R3

ZONING:

R1 SINGLE FAMILY RESIDENCE (36-LAKE PARK)
MUNICIPALITY: LAKE PARK
SUBDIVISION: KELSEY CITY IN PB 8 PGS 15 TO 18,23,27 & 34 TO 37 INC
PARCEL CONTROL NUMBER: 36-43-42-20-01-023-0040
LEGAL DESCRIPTION: KELSEY CITY LTS 4 TO 6 INC BLK 23

GENERAL NOTES

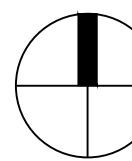
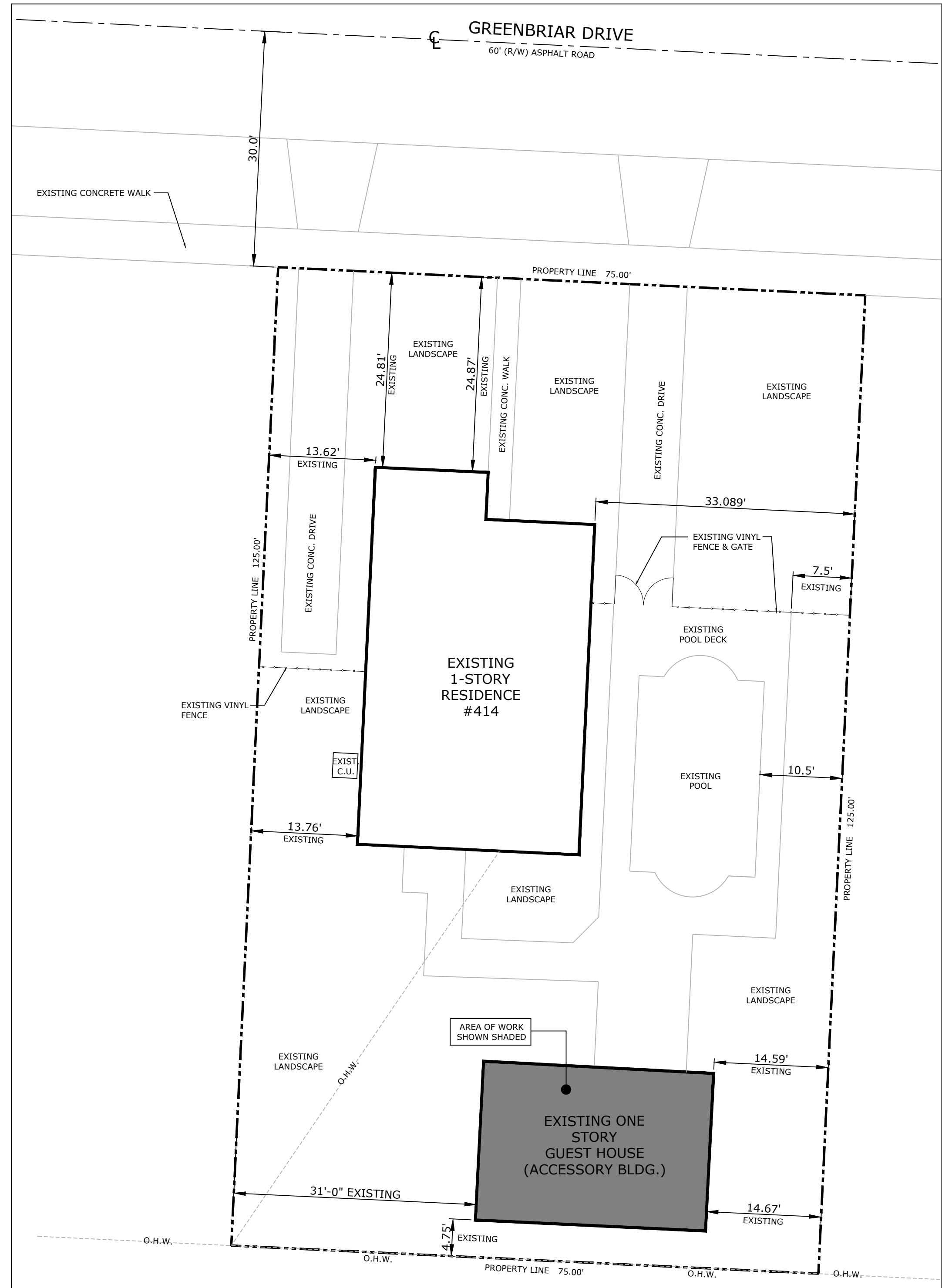
- PLANS WERE PREPARED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION & FLORIDA FIRE PREVENTION CODE 7TH EDITION.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- VISIT THE SITE TO DETERMINE THE CHARACTERISTICS OF THE EXISTING CONDITIONS WHICH WILL AFFECT PERFORMANCE OF THE WORK, BUT WHICH ARE NOT SHOWN ON THE DRAWINGS OR THE SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AS THE WORK PROGRESSES AND SHALL REPORT ANY INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE CONTINUING WORK.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, COMPLETE, IN PLACE AND READY FOR USE.

SHEET INDEX

- A-0 COVER / SITE PLAN
- A-1 EXISTING GUEST HOUSE EXTERIOR PHOTOGRAPHS
- A-1.1 EXISTING GUEST HOUSE INTERIOR PHOTOGRAPHS
- A-1.2 EXISTING GUEST HOUSE INTERIOR PHOTOGRAPHS
- A-2 FLOOR PLANS AND ELEVATIONS (EXISTING AND PROPOSED)
- A-3 EXTERIOR ELEVATIONS (EXISTING AND PROPOSED)
- A-4 PROPOSED MATERIALS
- A-4.1 PROPOSED MATERIALS

SCOPE OF WORK

- RESTORATION/RENOVATION OF THE EXISTING GUEST HOUSE.
- REPLACE DAMAGE WOOD SIDING, WINDOWS AND DOORS.
- PROPOSED SIDING TO MATCH EXISTING IN APPEARANCE.
- NEW WINDOW WOOD TRIM TO MATCH EXISTING MAIN HOUSE IN APPEARANCE AND PAINT FINISH.
- NEW PROPOSED PAINT FINISH FOR GUEST AND MAIN HOUSE.



SITE PLAN - EXISTING

SCALE: 3/32" = 1'-0"