## Hammon Park Plat

#### HAMMON PARK

BEING A REPLAT OF A PORTION OF BLOCKS 52 AND 86 OF THE PALM BEACH FARMS COMPANY PLAT No. 2, TOWNSITE OF LUCERNE, AS RECORDED IN PLAT BOOK 2, PAGES 29 THOUGH 40, INCLUSIVE, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.

VLDTS 1 THROUGH 12, LESS THE WEST 5.00 FEET OF LOTS 1 THROUGH 8 AND 16 MIN 14 17/AND LESS THE WEST 8.00 FEET OF LOT 9, BLDCK 22 OF THE PALM BEACH FARM 14 NO 2, THE TURNSTEE OF LUCENER, NALL ALME WORKIN, ACCORDING TO THE PRAT 14 NO 2, THE TURNSTEE OF LUCENER, NALL ALME WORKIN, ACCORDING TO THE PRAT 15 NO 2, THE TURNSTEE OF LOTE 22 OF THROUGH NO. THE PALM SEED OF THE PALM SEED OF THE PRAT IN THE PALM SEED OF THE PALM SEED OF

PARCEL 2: LOTS 13 THROUGH 16, LESS THE WEST 5:00 FEET OF SAID LOTS (PER D.R.B. 2289, PAGE 1516), BLOCK 92, OF THE PALL BEACH FARMS CO. PLAT NO. 2, THE TOWNSTE OF LUCENNE (K.K.A. LAKE WORTH), ACCORONO TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 3: LOTS 17 THROUGH 25, AND THE NORTH 10.00 FEET OF LOT 28, BLOCK 52, OF THE PAIN BEACH FARMS CD. PLAT NO. 2, THE TOWNSTE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PAIN BEACH COUNTY, FLORION, PUBLIC RECORDS.

IN PEAR BOOK 2, PAILS 28 HINDOOR 40, PAILM BEACH COUNTY, FLIBRIA, PUBLIC RECORDS.

IN ELSS THE FOLLOWING DESCRIBED PARCEL, AS CONVEYED TO THE STATE OF FLORIDA AND FOR USE
AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.), AS SET
FORTH IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK (O.R.B.) 2387, PAILS 2837,
PAILW BEACH COUNTY, FLORIDA, PAILS (RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL 8: LOT 29, BLOCK 86, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSTE OF LUCSINE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 9: LOTS 30 THROUGH 32, BLOCK 86, OF THE PALM BEACH FARMS CD. PLAT NO. 2, THE TOWNSTE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PALM BEACH COUNTY, FLORBID, PUBLIC RECORDS.

PARCEL 10: LOTS 30 AND 31, BLOCK 52, OF THE PAIL BEACH FARMS CO. PLAT NO. 2, THE TOWNS/TE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PAILW BEACH COUNTY, FORDING.

LESS AND EXCEPT THE EAST 5.00 FOOT STRIP OF THE ABOVE ALLEY LYING ADJACENT TO LOT 32 BLOCK 52, THE PAIM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (N.K.A. LAKE WORTH), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, PAIM BEACH COUNTY, FRONDA, PUBLIC RECORDS.

CONTAINING: 164,901.66 SQUARE FEET OR 3.79 ACRES, MORE OR LESS.
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DEDICATE AS FOLLOWS:

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ATTEST: Worden Hernande By:

MENN E ROCARD, PRESIDENT
PRINTER AND AND AND THE

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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CORPORATION AND AND OFFICEL SEAL THIS 20 DAY OF FEBRUARY
WY COMMISSON EXPRES: 4/44/99 MORRY PUBLIC
DD YLL 1505
Sondra & Longo
COMMISSON NUMBER
RPHY NAME
RPH

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNT OF PAUM BEACH

HAMMON PARK HOROMERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PRIORIT

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STATE OF FLORIDA COUNTY OF PALM BEACH

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MY COMMISSION EXPIRES: 6/1/2/9

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NOTABY PHIBLIC DID 44180 5 COMMISSION NUMBER Sandra A Longo MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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ACKNOWLEDGMENT STATE OF FLORAR

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BY Canula J. Agan.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FILLD VERIFICATION OF THE PRIMARNIT REPREDENCE MONUMENTS AND MOVIMENTS AT LOT CORNERS.

DATE: Fab: 23.200/gy (Main Hassan Configuration)

NAME: MARY HANNA CLODFELTER, P.S.M. PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION NO.

ORD AVE NORTH \$ 50.25 LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plot wags filed for record of 14:73 PM chis 15
day of 1 marries 2007, ond duly recorded in Plot Book
104 Pages 124, Through

SHARON R. BOCK

STATE OF FLORIDA COUNTY OF PALM BEACH

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DATED: 2-22-07

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William DO Como

2. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF LAKE WORT

2. THE BUILDING SETBACK LINES SHALL BE AN REQUIRED OF SHALL BE PLACED ON ANY KIND OF CONSTRUCTION OR TREES OR SHAUBS SHALL BE PLACED ON ANY EASIENTS INTHOUT THE PROOF WRITTEN APPROVAL OF ALL EASIENTS BENEFICIABLES AND ALL CITY APPROVALS OR PERMITS AS BEQUIRED FOR SUCH ENCROACHMENTS.

4. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED

5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS ID LB 5680 (UNLESS OTHERWISE NOTED) NAIL 4 DISKS ARE SHOWN THUS ...

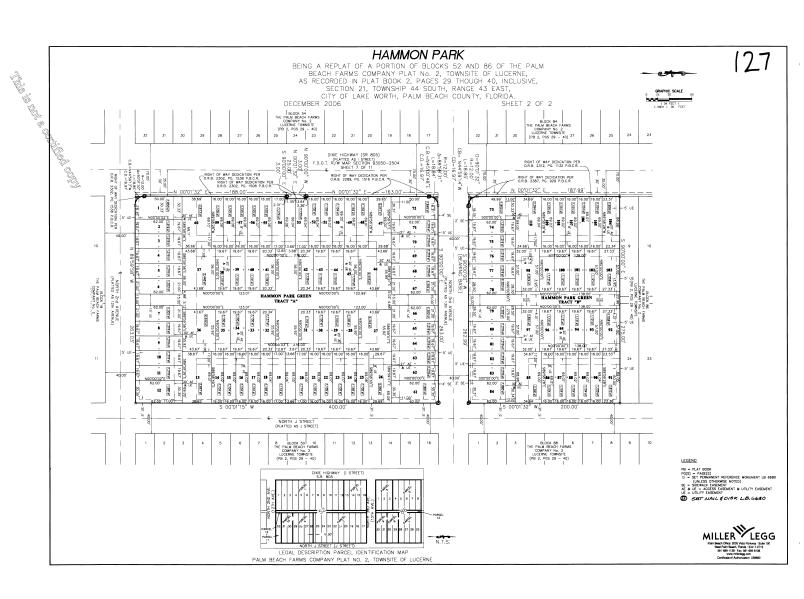
THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR, PSM, IN LEGG & ASSOCIATES, INC.

REVEWING SURVEYOR AND MAPPER





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Was their Beach, Floric 3341-12719
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ORDINANCE NO. 2015-05 OF THE CITY OF LAKE WORTH, FLORIDA, APPROVING AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT TO BE KNOWN AS BELLA TERRA DESCRIBED IN EXHIBIT A; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statues, and the City of Lake Worth's Land Development Regulations, the City is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, the property owner of the property described in Exhibit A (the Property) has petitioned the City to amend the Hammon Park Residential Planned Development (RPD) previously approved by ordinance 2008-01 and as amended by ordinances 2009-28 and 2010-18; and

WHEREAS, the proposed amendments to the RPD would allow for revised development to add 36 dwelling units to the existing units to be known as Bella Terra (the Project); and

WHEREAS, on June 3, 2015, the City's Planning and Zoning Board (P&Z Board) considered the amendments to the RPD and recommended that the City Commission approve the amendments including the amendments to the development standards and conditions as shown in Exhibit B attached hereto; and

WHEREAS, the P&Z Board also approved the corresponding site plan for the Project subject to conditions of approval; and

WHEREAS, on June 10, 2015, the City's Historic Resources Planning Board (HRPB) considered the amendments to the RPD and recommended that the City Commission approve the amendments including the amendments to the development standards and conditions as shown in Exhibit B attached hereto; and

WHEREAS, the HRPB also approved the corresponding site plan and a certificate of approval for the Project, both subject to conditions of approval; and

WHEREAS, the approvals of the P&Z Board and the HRPB are contingent upon the approval by the City Commission of the amendments to the RPD; and

WHEREAS, the City Commission of the City of Lake Worth, Florida, has considered all of the testimony and evidence and has determined that the amendments to the RPD including the development regulations and conditions meets the Land Development Regulations and is in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH, FLORIDA that:

Section 1. Recitals. The foregoing recitals are hereby affirmed and ratified.

<u>Section 2</u>. The Amended Residential Planned Development for the Project to be known as "Bella Terra" located at northeastern intersection of North Dixie Highway and 3<sup>rd</sup> Avenue North, and consisting of approximately 3.78 acres, within the Mixed Use – Dixie Highway (MU-DH) Zoning District, as described in Exhibit A is hereby approved. This approval includes and is based up compliance with the development standards attached as part of Exhibit B.

<u>Section 3.</u> Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

<u>Section 4.</u> Severability. If any provision of this Ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5 Effective Date. This ordinance shall take effect ten (10) days after adoption.

The passage of this Ordinance on first reading was moved by Commissioner Amoroso, seconded by Commissioner Maier, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	<b>ABSENT</b>
Vice Mayor Scott Maxwell	AYE
Commissioner Christopher McVoy	AYE
Commissioner Andy Amoroso	AYE
Commissioner Ryan Maier	AYE

The Mayor thereupon declared this Ordinance duly passed on first reading on the 14<sup>th</sup> day of July, 2015

The passage of this Ordinance on second reading was moved by Vice Mayor Maxwell, seconded by Commissioner Amoroso, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	AYE
Vice Mayor Scott Maxwell	AYE
Commissioner Christopher McVoy	NAY
Commissioner Andy Amoroso	AYE
Commissioner Ryan Maier	AYE

The Mayor thereupon declared this Ordinance duly passed and enacted on the  $4^{\text{th}}$  day of August, 2015.

LAKE WORTH CITY COMMISSION

Pam Triolo, Mayor

ATTEST:

Pamela J. Lopez, City Clerk

# EXHIBIT "A" LEGAL DESCRIPTION

#### As to overall HAMMON PARK RPD

All those lands contained in HAMMON PARK REPLAT No. 1, according to the plat thereof, recorded in Plat Book 113, page 165, of the public records of Palm Beach County, Florida.

#### Together with:

Lots 73 through 110 inclusive and Tract "B", HAMMON PARK, according to the plat thereof, recorded in Plat Book 109, Pages 126 and 127 of the public records of Palm Beach County, Florida.

#### As to areas affected by the amended RPD:

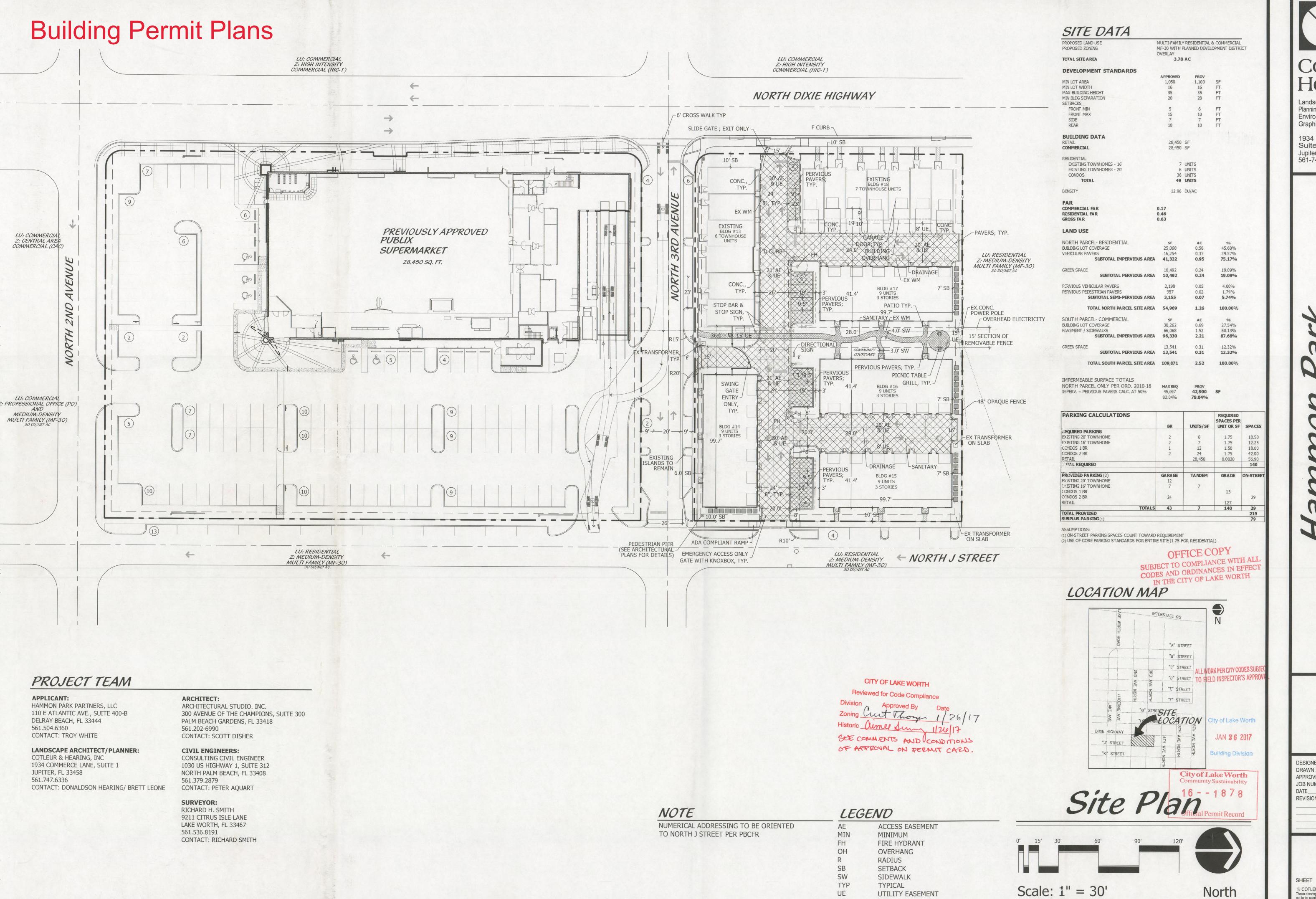
Lots 79 through 103 inclusive and Tract "B", HAMMON PARK, according to the plat thereof, recorded in Plat Book 109, Pages 126 and 127 of the public records of Palm Beach County, Florida.

#### EXHIBIT "B"

#### **Conditions of Approval**

The following conditions are attached to this approval, and are binding solely on the residential development within the RPD, located north of North 3<sup>rd</sup> Avenue:

- 1. The Core Area Parking ratio of 1.75 parking spaces per unit will apply to all units except those one (1) Bedroom units which may be calculated as 1.5 parking spaces per unit. Thirty-nine (39) on-street parking spaces shall be allowed to be counted toward the parking requirements.
- 2. Maximum permitted impermeable surface on the north side of North 3<sup>rd</sup> Avenue shall be 78.5 percent.
- 3. Prior to the issuance of a Certificate of Occupancy, the property shall be replatted to reflect the conversion from townhouse to multi-family condominium structures.
- 4. Any deviations from the above mentioned conditions must be approved by the City of Lake Worth.



WATER MAIN

Cotleur Hearing

Landscape Architecture **Environmental Consulting** Graphic Design

1934 Commerce Lane Suite 1

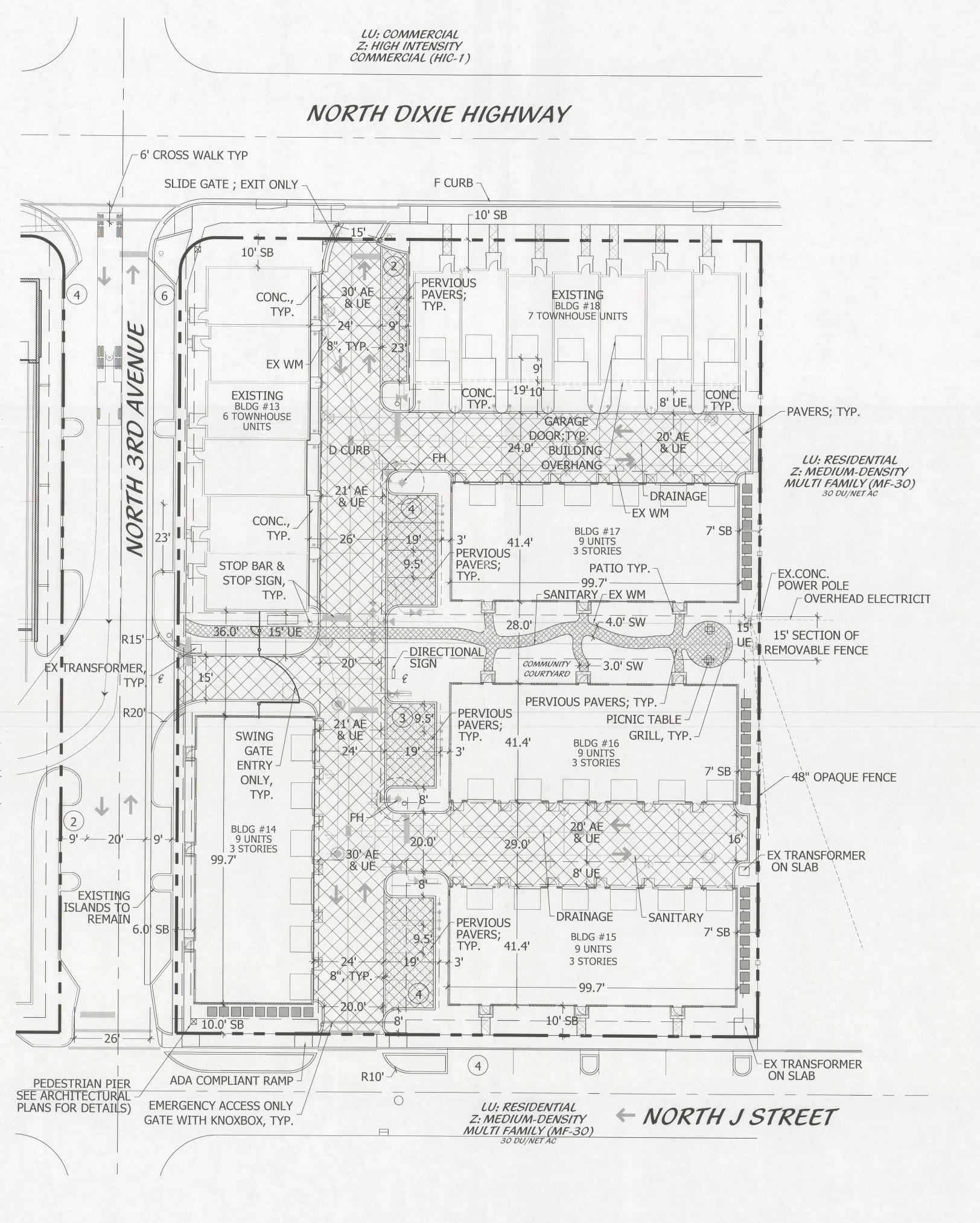
Jupiter, Florida 33458 561-747-6336 Fax-747-1377

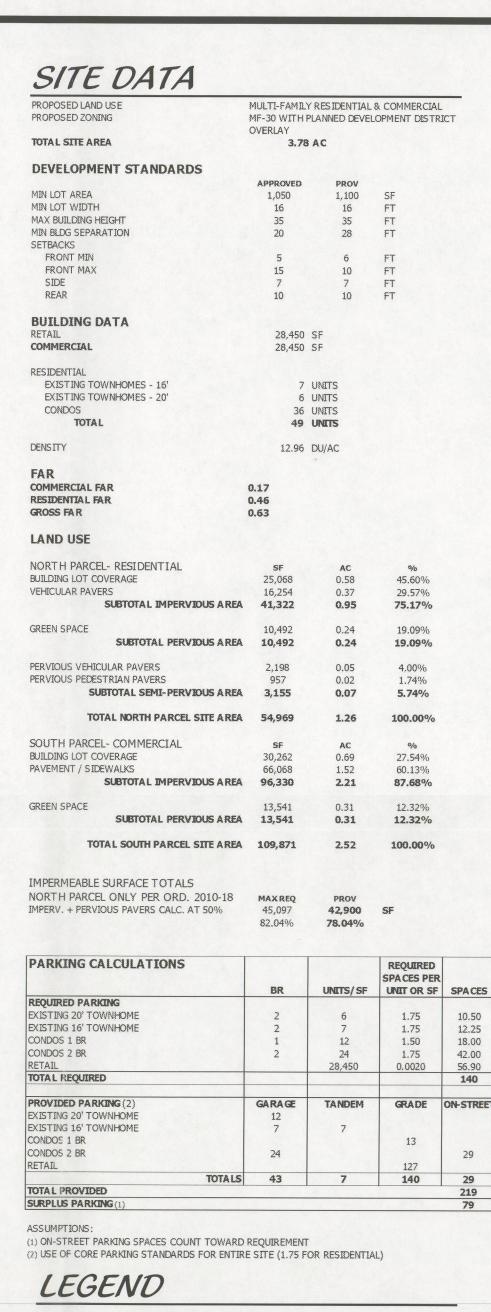
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DESIGNED DRAWN\_ DEH APPROVED\_ 15-0103 JOB NUMBER 03-10-15 04-16-15 REVISIONS\_

April 16, 2015 5:28:31 p.m Drawing: 15-0103 SP.DWG

SHEET OF © COTLEUR HEARING INC. These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



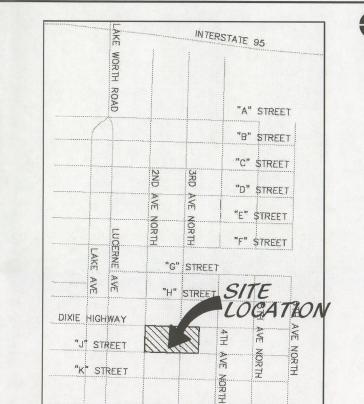


AE	ACCESS EASEMENT
MIN	MINIMUM
FH	FIRE HYDRANT
ОН	OVERHANG
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN

# NOTE

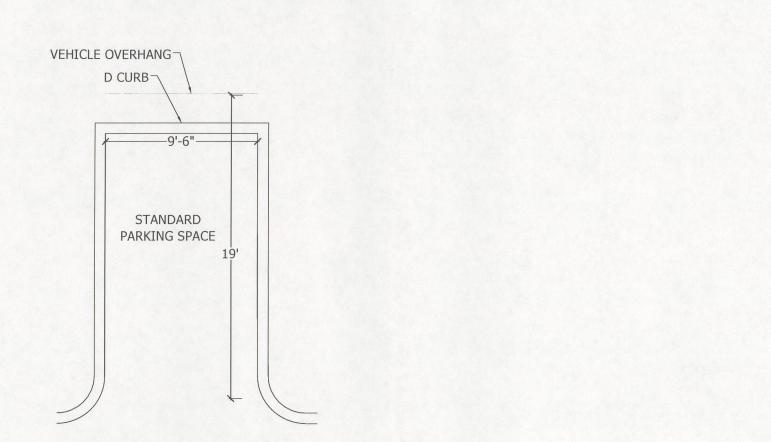
NUMERICAL ADDRESSING TO BE ORIENTED TO NORTH J STREET PER PBCFR

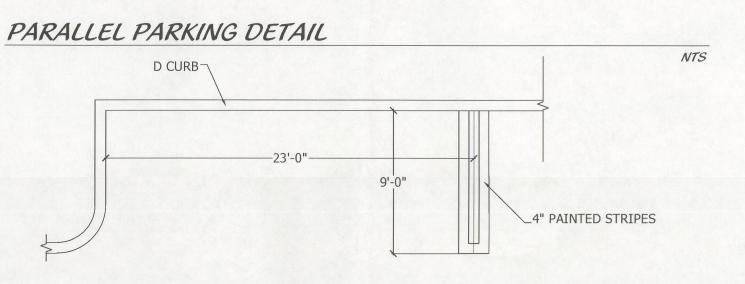
# LOCATION MAP



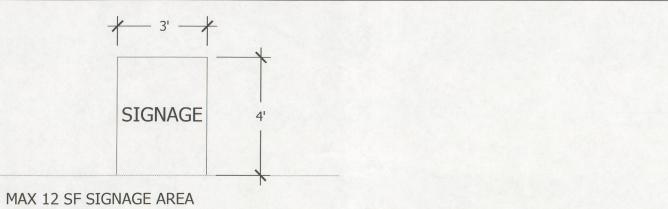
# SITE DETAILS

# STANDARD PARKING DETAIL









# PROJECT TEAM

# APPLICANT: HAMMON PARK PARTNERS, LLC 110 E ATLANTIC AVE., SUITE 400-B DELRAY BEACH, FL 33444 561 504 6360

110 E ATLANTIC AVE., SUITE DELRAY BEACH, FL 33444 561.504.6360 CONTACT: TROY WHITE

MAX 7' HEIGHT

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DONALDSON HEARING/ BRETT LEONE

#### NORTH PALM BEACH, FL 33408 561.379.2879 CONTACT: PETER AQUART SURVEYOR: RICHARD H. SMITH

**CIVIL ENGINEERS:** 

ARCHITECT:

561.202-6990

ARCHITECTURAL STUDIO. INC.

PALM BEACH GARDENS, FL 33418

CONTACT: SCOTT DISHER

CONSULTING CIVIL ENGINEER

1030 US HIGHWAY 1, SUITE 312

300 AVENUE OF THE CHAMPIONS, SUITE 300

RICHARD H. SMITH
9211 CITRUS ISLE LANE
LAKE WORTH, FL 33467
561.536.8191
CONTACT: RICHARD SMITH

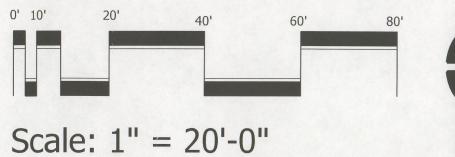
#### ALLWORK PER CITY CODES SUBJECT TO FIELD INSPECTOR'S APPROVAL

City of Lake Worth

JAN 2 6 2017

**Building Division** 







Cotleur

Landscape Architecture

**Environmental Consulting** 

1934 Commerce Lane

561-747-6336 Fax-747-1377

Jupiter, Florida 33458

Graphic Design

Hearing

 DESIGNED
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 DRAWN
 NP

 APPROVED
 DEH

 JOB NUMBER
 15-0103

 DATE
 03-10-15

 REVISIONS
 04-16-15

April 16, 2015 5: 28: 31 p.r Drawing: 15-0103 SP.DV

SHEET 2 OF 4

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.

3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK, THE BUILDER SHALL ACCEPT FULL RESPONSABILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

1. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER

1. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.

O. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. ENERGY CONSERVATION CODE

. ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE FB.C.

## SITE PLAN NOTES

THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVEWAYS AND SITE FEATURES ONLY. THE G.C. OR OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENCED SURVEYOR AT 50 PECENT COMPLETION OF PROJECT. THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SET BACKS. AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETWEEN THE ARCHITECTURAL SITE PLAN AND SURVEYORS LAYOUT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THESE CONFLICTS.

# **CONCRETE NOTES**

**ABBREVIATIONS** 

BI FOLD

BELOW

BEARING

BOTTOM

CEILING

CONCRETE

CASEMENT

DIAMETER

DISPOSAL

DISH WASHER

EACH END

ELECTRICAL

ELEVATION

EACH SIDE

DESIGN PRESSUR

DOUBLE

DOOR

BLK.

BLW. BRG. BTM.

CLG.

COL.

CONC. CSMT. DBL.

DIA.

DISP.

E.S.

ABOVE FINISHED FLOOR

CONCRETE MASONRY UNITS

AIR HANDLER UNIT

. CONCRETE SHALL CONFORM TO ASTM C94/C 94M-09, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.65 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS ( UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-11 AND ACI 301-10. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-II.

2. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" BEAMS AND COLUMNS - 1 1/2" FORMED CONCRETE BELOW GRADE-2" UNFORMED CONCRETE BELOW GRADE-3"

3. REINFORCING STEEL: GRADE 60 (FY=60.000) ASTM A615/A 615M-09.

4. DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

6. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

T. REINFORGING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER, PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ, BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.

8. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD. CONCRETE REINFORCING STEEL-INSTITUTE UNLESS NOTED OTHERWISE.

F.B.C.

HGT.

INS. INT.

LIN.

FLORIDA BUILDING CODE

GROUND FAULT INTERRU

GYPSUM WALLBOARD

HORIZONTAL SLIDING

HIGH VELOCITY HURRICANE ZONE

FIRE RATED

FINISHED

**FLOOR** 

GLASS

HEIGHT

HOOPS

HOUR

GYP. BD. GYPSUM WALLBOARD

INSULATION

LAUNDRY TUB

INTERIOR

LONG

LINEN

FRENCH DOOR

GIRDER TRUSS

GALVANIZED

## **FOUNDATION NOTES**

OTHERWISE NOTED.

I. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6" X 6" X WI.4XWI.4 W.M.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE TREATED FOR TERMITES. WWM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-O" O/C EACH WAY WITH APPROVED MATERIALS.

2. ALL REINFORCING STEEL TO BE GRADE 60.

3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS

4. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F. CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER

5. ALL SITE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADHERED TO.

5. FILL PLACED WITHIN 5'-O" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS(MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557-07.

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

8. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.

1. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH, WAY.

10. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER. RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT ONLY IF REQUESTED BY THE BUILDING OFFICIAL.

. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.

# **BEAM SCHEDULE NOTES**

MEDICINE CABINET

MEAN ROOF HEIGH

MANUFACTURER

MASONRY OPENING

OVER HEAD DOOR

POUNDS PER LINEAR FOOT

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

MAXIMUM

MICROWAVE

MONOLITHIC

ON CENTER

PARTITION

PLYWOOD

SOLID CORE

SQUARE FOOT

SINGLE HUNG

ROUGH OPENING

SLIDING GLASS DOOR

POCKET

MINIMUM

METAL THRESHOLD

M.R.H.

MICRO.

M.O.

0/0

PLF.

P.S.I.

PART'N.

PLYWD.

P.T.

MONO.

SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE

2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED 3. ALL TIE BEAMS (MARK "TB") REINFORCING SHALL BE CONTINUOUS THROUGH TIE-

BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

4. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO).

5. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW & DOOR HEADS (28" MAX.) ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

6. TIE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK

7. ALL ADDED LOGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED.

8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.

I. ONE-QUARTER OF MAXIMUM BOTTOM REINFORGING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "A" TENSION LAP SPLICE

SHEET METAL SCREWS

SHEARWALL OVERTURNING FORCE

TOP OF MASONRY BOND BEAM

UNDERWRITERS LABORATORIES

PLAN / ELEVATION SYMBOLS LEGEND

STIRRUPS

THROUGH BOLT

TOP OF WOOD PLATE

UNLESS NOTED OTHERWISE

TOP OF TIE BEAM

VERIFY IN FIELD

WEDGE ANCHORS

WATER CLOSET

WOOD

THROUGH OUT

STEEL

SWITCH

STL.

T.O.B.B.

SM

10. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.

#### **MASONRY NOTES**

CONCRETE UNITS TO BE ASTM C 90-11b. ASTM GRADES NI OR NII. PROVIDE PRECAST INTELS AS NECESSARY. (f'm = 1500 PSI)

2. MORTAR TYPE M PER ASTM C 270-08a.

B. CONCRETE FILL

A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W 3000 PSI PEA GRAVEL CONCRETE.

B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.

C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHIC MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

O. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF TH ENGINEER.

4. REINFORCING:

VERTICAL:

A. ASTM A615/A 615M-09. PER REINFORCING SECTION (GRADE 60)

B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NO BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS N AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.

. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.

D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE

E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.

HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. PROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS.

GENERAL:

HORIZONTAL:

STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-11/ A.S.C.E. 5-11/T.M.S. 402-11, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530.I-II/A.S.C.E, 6-II/T.M.S. 602-II SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.

C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY TH BUILDING OFFICAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.2.4 F.B.C.

6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.

. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

# STEEL NOTES

INTERIOR ELEVATION

DOOR LABEL

WINDOW LABEL

COLUMN LABEL

I. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN. FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES - A992/A 991M-06a, OTHER SHAPES - A36/A 36M-08, PLATES A36/A 36M-08, BOLTS - A 30T-07b TUBULAR - ASTM A500/A500M-I3 GRADE B (46 KSI)

MELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE

9 UNIT CONDOMINIUM BUILDING

BY: MAG REAL ESTATE & DEVELOPMENT, INC.

SHEARWALL LABEL

TRUSS CONNECTOR

BEAM LABEL

REVISION

NORTH ARROW

B-#

SCALE: 1/8" = 1'-0".

# PLAN NOTES

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

2. PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, EHW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C.

3. PROVIDE IX2 P.T. FIRESTOP VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0", AND ALL OTHER LOCATIONS PER

4. ALL GLAZING WITHIN 24"(48" IN HVHZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED. ALL WINDOWS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SIDELIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.

5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL

SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD. 6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

1. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2405.3 & .3A OF F.B.C. AS THE MINIMUM THICKNESS ALLOWED. 8. IN HYHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS

THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER IS

1. PICKETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.

10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS.

II. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NO VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-O" SETBACK.

## FRAMING NOTES

THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.

2. THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, 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 AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

3. FINAL SIGNED AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.

4. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINNERS SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF THE SPECIFIC AREAS OF CONCERN.

TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. FOURMENT COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN

COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER 7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD.

GROUT FILLED CELL SEE

CONCRETE COLUMN

NON-BEARING FRAME CONSTRUCTION

FRAME CONSTRUCTION

ABOVE OR BELOW

BEARING FRAME

CONSTRUCTION

ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS.

CODES USED: - FLORIDA BUILDING CODE 6TH EDITION (2017)

# PLUMBING NOTES

(CONT'D)

CONSTRUCTION.

COLLAPSE OR DAMAGE.

SCREWS AT 12" O/C MAX.

SHALL NOT BE USED FOR SOFFITS OR CEILINGS

1126 I-1/2" LONG AND .120" DIAMETER U.N.O.

FOR THE POST.

WIND LOADS PER F.B.C. 2014.

ASSEMBLIES IF ANY.

JUMPERS OR TRANSFER GRILLES.

MECHANICAL NOTES

3. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER

CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER

IO. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND

12. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S UNLESS

OTHERWISE NOTED. (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL

3. DIMENSIONAL LUMBER SHALL BE SOUTHERN PINE. NO. 2 OR BETTER AND SHALL

KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.

4. NON-BEARING INTERIOR PARTITIONS MAY BE CONSTRUCTED OF 25 GAUGE CEE

SOFFITS SHALL BE HIGH RIB TYPE. FASTEN TO SUBSTATE AT 4" O/C AS FOLLOWS: CONCRETE: 3/4" LONG STUB NAILS W 3/8" HEAD. HORIZONTAL AND VERTICAL WOOD

PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER

USES. 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULES ELASTICITY OF 1600

CHANNEL TYPE STUDS AT 24" O/C WITH MATCHING TRACKS TOP AND BOTTOM, WITH 1/2"

5. METAL LATH OVER SHEATHING SHALL BE 3/8" V-GROVE OR DIMPLED. CEILINGS AND

FRAMING MEMBERS W NAILS OR STAPLES TO PROVIDE AT LEAST 1-1/4" PENETRATION

INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL

WOOD FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS, COMMON NAILS

SHALL BE BENT OVER TO ENGAGE AT LEAST THREE STRANDS OF LATH, OR BE BENT

OVER A RIB WHEN RIB LATH IS INSTALLED. SHEATHING: 14 GAUGE STAPLES I" LEG, 7/16"

CROWN METAL MTL. FRAMING: SELF TAPING SCREWS #12 x 1/2" WASHER HEAD STAPLES

16. WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BONDING

OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A DBL.

LAYER OF WATER BARRIER OR BY INSTALLING A HOUSE WRAP BENEATH THE WATER

17. PNEUMATIC FASTENERS SYSTEM TO BE HILTI-COIL NAIL PROGRAM. TYPE TO BE CRE

18. WHEN WOOD POSTS ARE NOT IN A FIRERATED WALL, FIRE RATE POST AS FOLLOWS:

LAYER OF 5/6" TYPE "X" GYPSUM WALL BOARD. THIS WILL PROVIDE A ONE HOUR RATING

1. TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED

ALL HEATING, AIR CONDITIONING, REFRIGERATION AND VENTILATION EQUIPMENT SHALL

CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE

2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS.

3. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED

5. A/C UNITS MAY HAVE CONC. PAD OR OTHER APPROVED MATERIAL EXTENDING ABY.

ADJOINING GRADE OR SHALL BE SUSPENDED A MIN. OF 6" ABV. ADJOINING GRADE.

4. ALL DWELLING ROOMS MUST HAVE HVAC RETURNS. RETURNS MAY BE DUCTED,

MECHANICAL" AND FLORIDA BUILDING CODE ENERGY CONSERVATION

PADS SHALL BE A MINIMUM 4'-0"X9'-0" PAD FOR DOUBLE UNIT.

WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (1)

GYPSUM DRYWALL EACH SIDE. ATTACH DRYWALL WITH I" LONG BUGLE HEAD DRYWALL

STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)

BRIDGING USED DURING ERECTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT

. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-O" MUST BE ENGINEERED AND

CEMENTITOUS MATERIALS AND THE WOOD AS PER CODE.

I. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER

ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405,

2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 6043, F.P.C. 3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER II, 4. ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10'-0" FROM ROOF JACKS." CONDENSATE DRAINS MUST BE A MINIMUM OF 12" OFF THE BUILDING. 5. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH , NONABSORBENT SURFACE TO A HEIGHT NOT LESS THEN

# LOAD SCHEDULE

70 INCHES ABOVE THE DRAIN INLET.

LOCATION GROUND FLOOR DEAD 50 SECOND FLOOR 6" HC + 2" TOPPING SUPERIMPOSED THIRD FLOOR 6" HC + 2" TOPPING SUPERIMPOSED ROOF

 ULTIMATE WIND SPEED = 170 mph. NOMINAL WIND SPEED = 132 mph.

• RISK CATEGORY = II BUILDING DESIGN AS ENCLOSED • EXPOSURE CATEGORY = C INTERNAL PRESSURE COEFFICIENT

(IPC) +/-0.18 ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 ps.f. MEAN ROOF HEIGHT: 35'-0"

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE AND ASCE. DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE DOOR AND WINDOW SHEDULES. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.

POTSHELF HEIGHT

DROPPED SOFFIT

HEIGHT AS NOTES

MASONRY CONSTRUCTION

DRAWING INDEX

- A.S.C.E.- 7-10

**OFFICE COPY** GROUND FLOOR PLAN SUBJECT TO COMPLIANCE WITH AL CODES AND ORDINANCES IN EFFECT

SECOND FLOOR PLAN A-4 ELEVATIONS

REVIEW OF REVISIONS LIMITED TO ELEVATIONS THOSE ITEMS CLOUDED, IDENTIFIED SECTIONS AND DATED BY DESIGN PROFESSIONAL

TYPICAL ACCESSIBLE DETAILS FIRE PENETRATION DETAILS

TYPICAL DETAILS A-IO TYPICAL DETAILS

TYPICAL DETAILS FOUNDATION PLAN

SECOND FLOOR FRAMING PLAN THIRD FLOOR FRAMING PLAN ROOF FRAMING PLAN

City of Lake Worth

Community Sustainability

REVISION

IN THE CITY OF LAKE WORTH

19 - - 26 1 HIGH ROOF BRACING PLAN

Official Permit Record

REVIEWED TO THE BEST OF MY KNOWLEDGE

AND BELIEF FOR FLORIDA BUILDING CODES COMPLIANCE, ISSUANCE OF THIS PERMIT SHALL

NOT CONSTITUTE PERMISSION TO VIOLATE

REVIEWED BY: PETER RINGLE

PX 3086 BU 1615 SFP 219

DATE 1-24-10

BUILDING, ZONING OR LICENSING REQUIREMENTS

300 Avenue of Champions

Phone 561.202.6990 Fax 561.296.2494 archstudiofl.com

drawing COVER SHEET

sheet

no. (I) BUILDING DEPT. COMMENTS (KF) (2) REVISIONS (KF) 10/23/19 (3) REVISIONS (KF)

revisions

designed drawn checked



BEA

Architecture

Palm Beach Gardens, Florida 33418

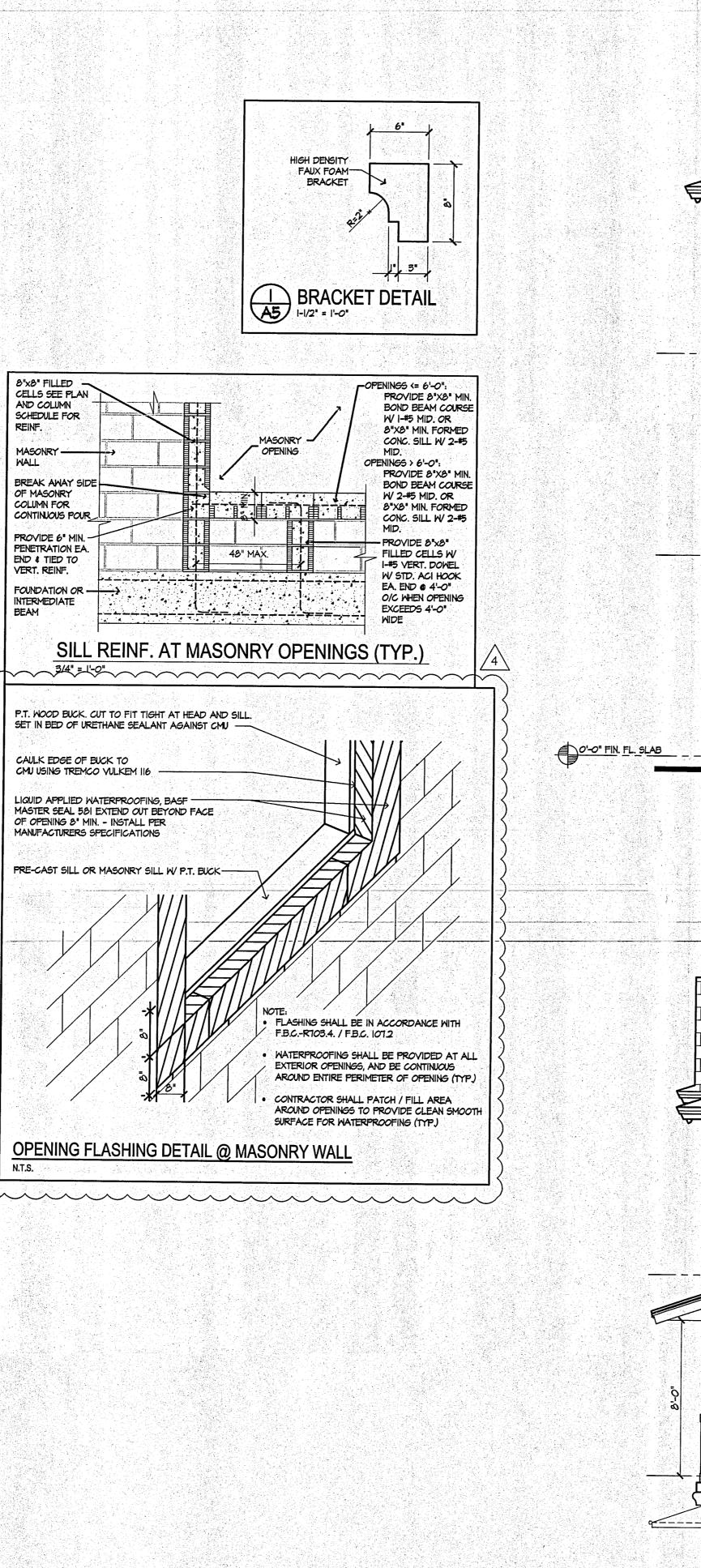
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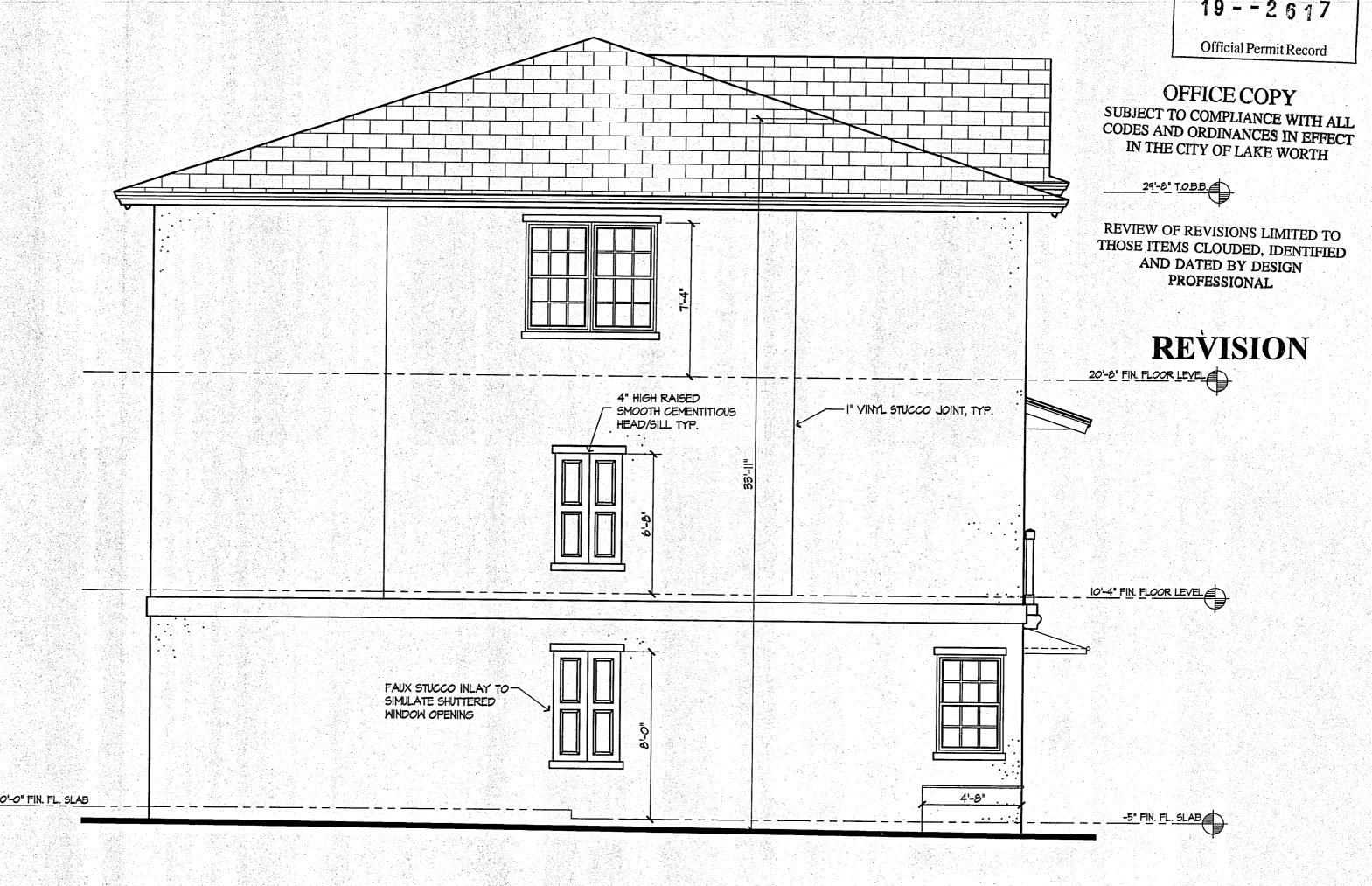
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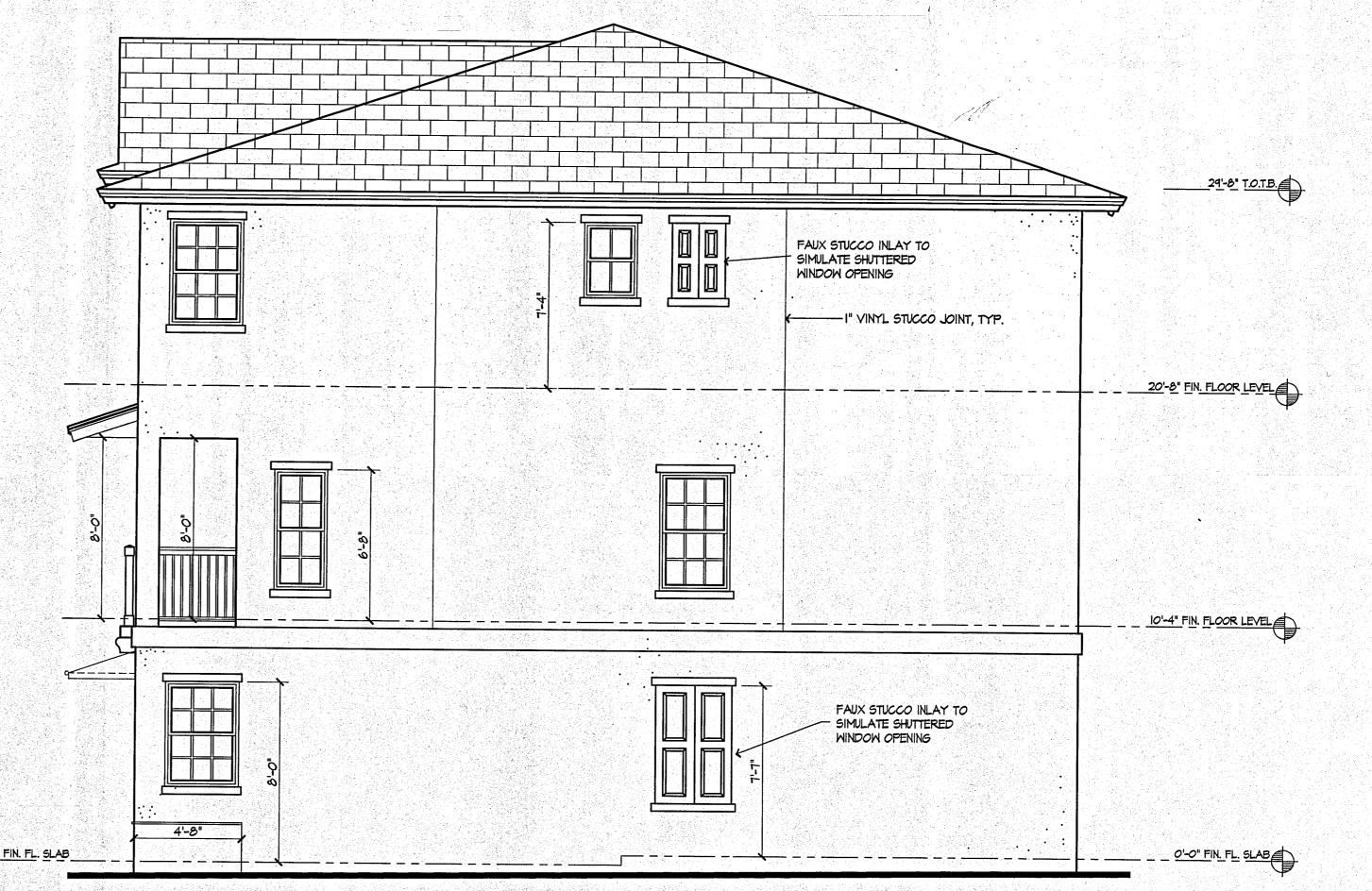
AVIARA ON UNIT-CONDOMINIC BUILDING 14 LAKE WORTH I A 96

**G-**1









revisions no.

City of Lake Worth

6/24/19

(I) BUILDING DEPT. COMMENTS (KF) (2) REVISIONS (KF) 10/23/19 (3) REVISIONS (KF) 11/22/19 (4) REVISION (KF) 12/19/19

designed drawn checked scale 1/4" = 1'-0"

190097.MAG

Scott Blakeslee Disher

AVIARA ON 9 UNIT- CONDOMINI BUILDING 14 LAKE WORTH BEA

ARCHITECTURAL Studio, Inc.

project

Architecture **Planning** 

300 Avenue of Champions Palm Beach Gardens, Florida 33418

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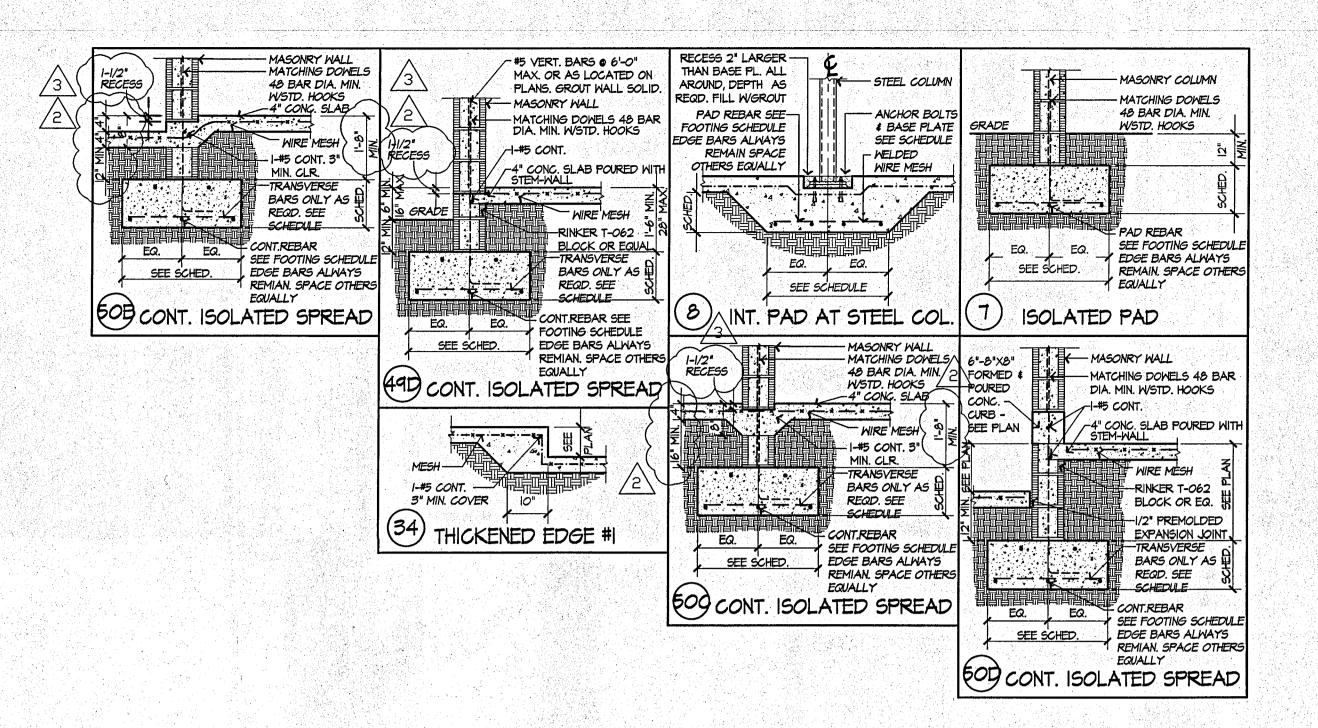
drawing **ELEVATIONS** 

sheet A-5

RIGHT ELEVATION

LEFT ELEVATION

INTERIOR BUILDING



MARK	SIZE TYPE	DESCRIPTION
C-I	8x8 BLOCK	CONC. BLK. WI FULLY GROUTED CELL WI-#5 VERT. EA. CELL @ 8'-O" O/C MAX. OR AS LOCATED ON PLANS
<i>6</i> -2	8x16 BLOCK	CONC. BLOCK W2 FULLY GROUTED CELLS WI-#5 VERT. EA. CELL
C-3	I2xI2 BLOCK	CONC."O" BLK. FULLY GROUTED W4-#5 VERT.
C-4	8x12 BLOCK	RINKER T329 OR EQUAL CONC."O" BLK. FULLY GROUTED W2-#5 VERT.
C-5	8x12 BLOCK	RINKER T329 OR EQUAL CONC. 'O' BLOCK FULLY GROUTED W4-#7 VERT. EA. CELL. (2) BARS EA. FACE)
C-6	4"x4"xI/2" TUBE STEEL	PROVIDE STEEL CAP PLATE AND SADDLE AS NOTED ON DETAILS BASE PLATE IO"XIO"XI" W(4)3/4" DIA. WEDGE ANCHORS W 6" MIN. EMBED
G-7	8x8 BLOCK	CONC. BLK. WI FULLY GROUTED CELL W2-#5 VERT. EA. CELL I BAR EACH INSIDE & OUTSIDE FACE
C-8	8xI2 BLOCK	RINKER T329 OR EQUAL CONC."O" BLK. FULLY GROUTED W4-#5 VERT. 2 BARS EACH FACE
C-9	8x16 CONC.	4# 6 VERT. W#3 TIES @ 8" O.C.
C-10	8x24 CONC	6# 6 YERT. W#3 TIES @ 8" O.C.

MARK	SIZE (MXD)	REINFORCING	DESCRIPTION	DETAIL NO.
F-I	24"x12"xCONT.	W3 #5 CONT. & #5 TRANSVERSE BARS @ 14" O/C MAX.	EXTERIOR STEM- WALL	49D
F-2	28"x12"xCONT.	W3 #5 CONT. & #5 TRANSVERSE BARS @ 14" O/C MAX.	EXTERIOR STEM- WALL	49D
F-3	24"x 2"xCONT.	W3 #5 CONT. \$ #5 TRANSVERSE BARS @ 14" O/C MAX.	INTERIOR STEM- WALL	50-D
F-4	32"xl2"xCONT.	W3 #5 CONT. \$ #5 TRANSVERSE BARS @ 14° O/C MAX.	INTERIOR STEM- WALL	50-B, 50-C
F-5	3'-0" × 3'-0" × 12"	W4 #5 E.W. BTM.	ISOLATED PAD	7
F-6	3'-0" x 4'-0" x I2"	W#5 <b>ø</b> 12" O/C EW. BTM.	ISOLATED PAD	7
F-7	3'-0" x 6'-0" x 12"	W#5 <b>0</b> 12" O/C E.W. BTM.	ISOLATED PAD	7
F-8	3'-0" x 12'-0" x 12"	W#5 <b>@</b> 12" O/C E.W. BTM.	ISOLATED PAD	7
F-9	4'-0" × 4'-0" × 12"	W5 #5 E.W. BTM.	ISOLATED PAD	7
F-10	6'-0" x 6'-0" x 12"	W1 #5 E.N. BTM.	PAD AT INTERIOR STL. COLUMN	8
TE-I	IO" × DROP × CONT.	W/#5 CONT.	THICKENED EDGE AT DROP	34

designed SBD drawn PAR checked SBD date 4/23/14 scale 1/4\* = job no. 19009

revisions

(2) REVISIONS (KF)

(I) BUILDING DEPT. COMMENTS (KF)

6/24/19

9/9/19

10/23/19

11/22/19

no.

REVIEW OF REVISIONS LIMITED TO THOSE ITEMS CLOUDED, IDENTIFIED AND DATED BY DESIGN PROFESSIONAL

IN THE CITY OF LAKE WORTH

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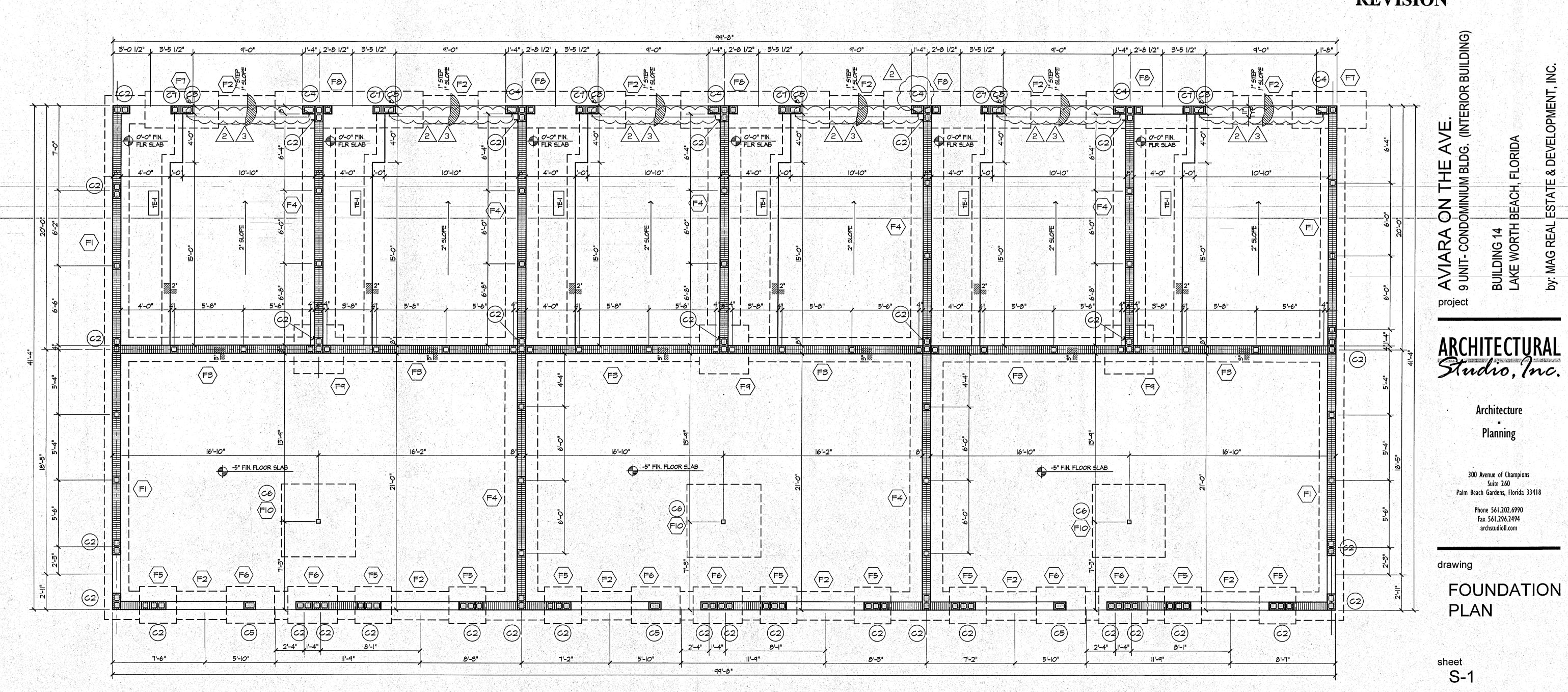
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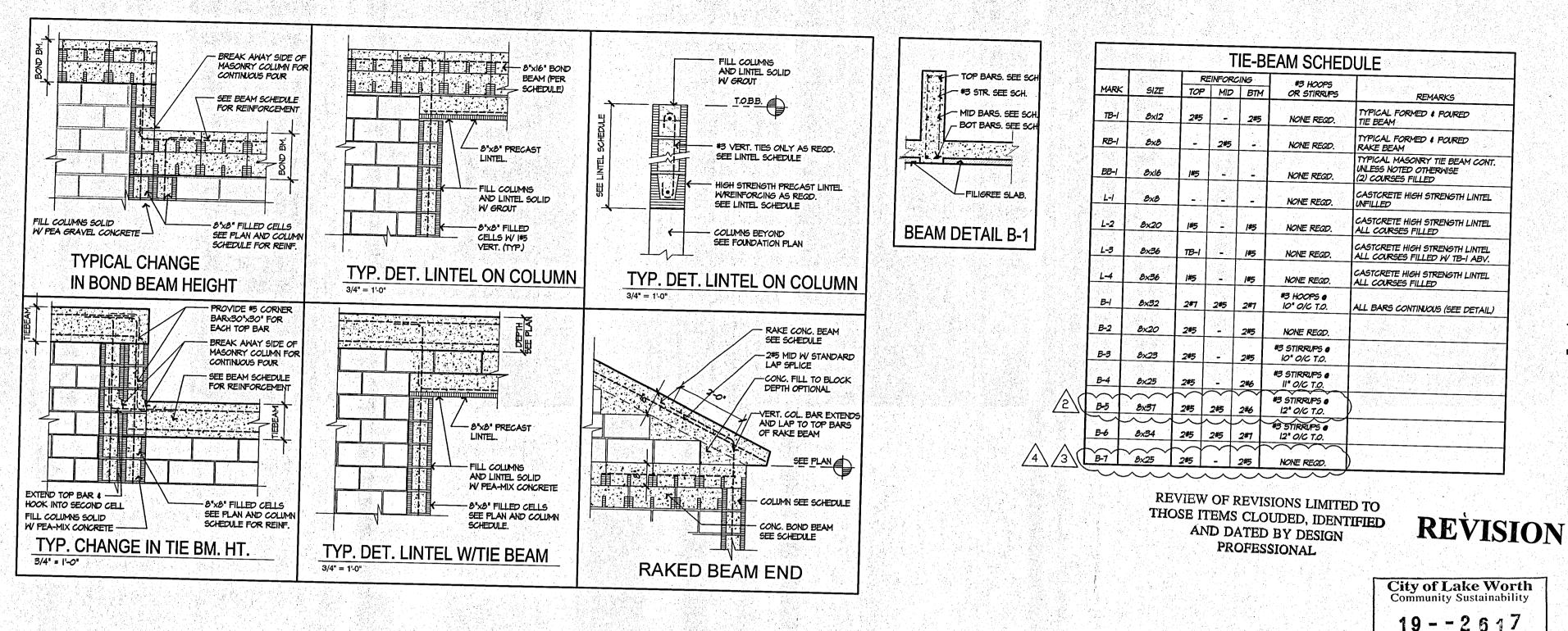
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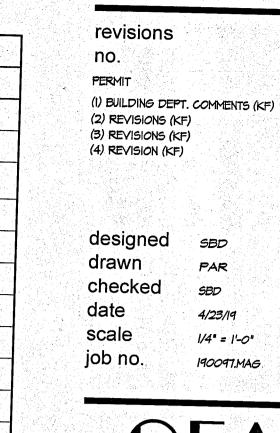
300 AVENUE OF CHAMPIONS

REVISION

City of Lake Worth Community Sustainability







Structural Engineering & Cost Segregation 300 AVENUE OF CHAMPIONS SUITE 260 PALM BEACH GARDENS, FLORIDA 33418

6/24/19

10/23/19

11/22/19

12/19/19

Shawn M. Stambaugh, PE FL. LIC. 61850 - C.A. 26210

19 - - 2617

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SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE CITY OF LAKE WORTH

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AVIARA ON THE 9 UNIT- CONDOMINIUM BLI BUILDING 14 LAKE WORTH BEACH, FLO project ARCHITECTURAL Studio, Inc. **Architecture Planning** 

300 Avenue of Champions Palm Beach Gardens, Florida 33418

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SECOND FL. **FRAMING** PLAN

S-2

