



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 5/5/2026

PETITION DESCRIPTION

PETITION NUMBER: MSP-2026-02 Master Sign Plan for Cresswind Palm Beach
OWNER: KH Westlake, LLC
APPLICANT: Urban Design Studio, Inc.
ADDRESS: N/A
PCN: 77-40-43-12-13-019-0000 & 77-40-43-01-14-016-0000

REQUEST

The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.

SUMMARY

The applicant, Urban Design Studio on behalf of KH Westlake, LLC, is requesting a retroactive approval of a Master Sign Plan for the Cresswind Palm Beach residential development. The Master Sign Plan includes the following two (2) signs: (1) previously approved and built alternative pod entry monument sign (DS-AMEND-2018-01, approved in 2019) located at Town Center main entrance; and, (2) pod entry monument sign located at the entrance along Persimmon Boulevard East (already built).

The second sign is an entrance monument sign that was permitted with conditions. However, it was not built in compliance with the approved plans or the required design consistency standards. The applicant is requesting a retroactive Master Sign Plan approval to address the dimensional and design deviations associated with this built sign. The monument sign includes approximately 44 square feet of copy area, which is below the maximum 60 square feet permitted under Chapter 113 of the City of Westlake Code of Ordinances.

The application includes three (3) waivers from the City's sign code related to monument base height, sign width, and sign area. Please note the already built sign has currently a stop work order (see attached).

STAFF RECOMMENDATION

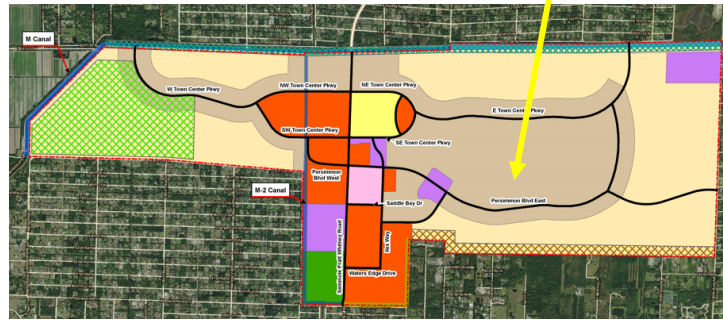
Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** recommend the following conditions of approval:

1. The subject sign shall be revised to include materials and colors similar to the sign located at the main entry (Town Center Pkwy).
2. Except as modified by the approved waivers, the monument sign shall comply with all applicable provisions of Chapter 113 of the City of Westlake Code of Ordinances.
3. Any sign illumination shall comply with Section 113-15 of the City sign code.
4. The sign and landscaping shall be maintained in good condition.

PETITION FACTS

- a. Total Gross Site Area: 195.14 acres
- b. Building Data: 800 Single Family Homes
- c. Land Use and Zoning
 - Existing Land Use: Residential
 - Future Land Use: Residential 2
 - Zoning: R-2

**Cresswind Palm Beach
Residential Development**



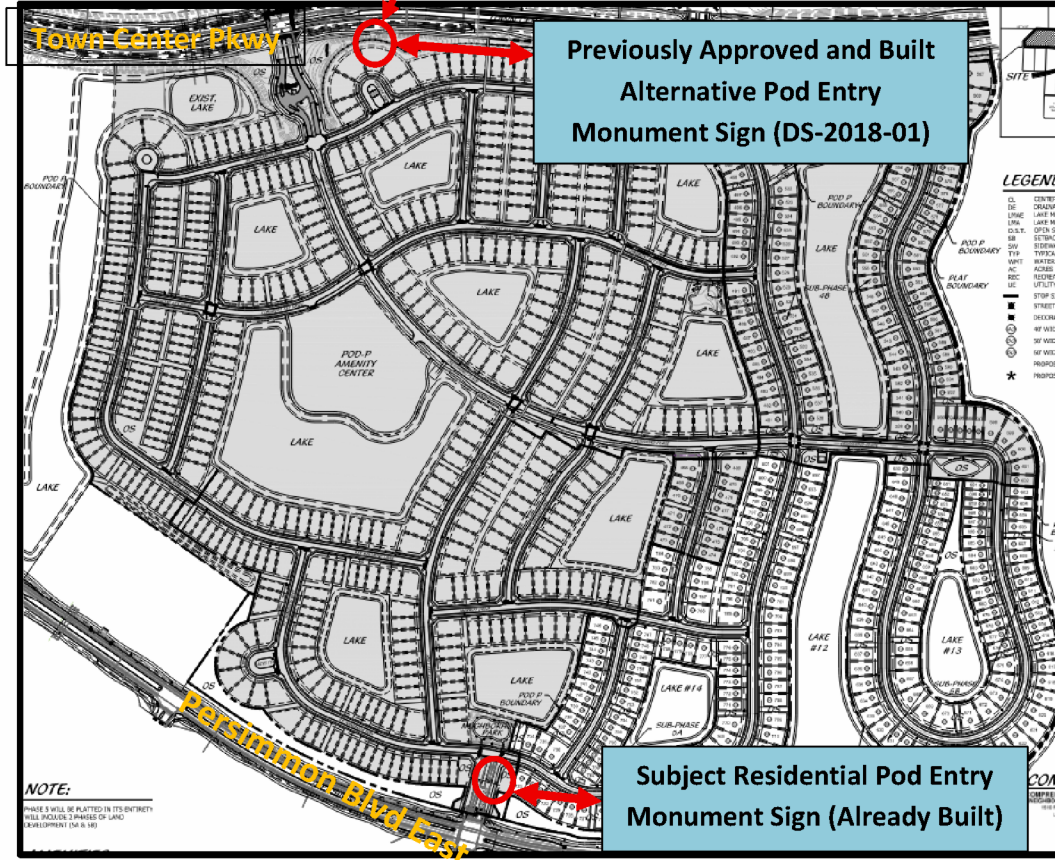
BACKGROUND

The subject property has Residential-2 (R-2) land use designations and corresponding R-2 zoning classifications. Cresswind Palm Beach was developed in five (5) sequential phases as shown in the below table.

Phase	Number of 40 feet wide lots	Number of 50 feet wide lots	Number of 60 feet wide lots	Total
Phase 1	35	66	45	146
Phase 2	50	74	28	152
Phase 3	60	81	27	168
Phase 4	8	81	46	135
Phase 5	18	115	86	199

- On November 13, 2017, Cresswind Palm Beach received approval for the Master Plan include Phase 1 and 2.
- On July 19, 2018, Cresswind Palm Beach received approval for the Alternative Pod Entry Monument Sign (DS-AMEND-2018-01) to include the Pod Entry Monument Sign in Town Center Pkwy.
- On May 10, 2021, the City Council approved Plat Phase 3 for the Cresswind Palm Beach Development.
- On February 15, 2022, the City Council approved the Plat Phase 4 for the Cresswind Palm Beach Development.
- On February 9, 2022, the City Council approved the Plat Phase 5 for the Cresswind Palm Beach Development.
- On April 7, 2026, the applicant requested at the City Council meeting that the subject application be postponed to the May 5, 2026, City Council meeting.

Cresswind Palm Beach Site Plan



STAFF ANALYSIS

The applicant (Urban Design Studio, Inc.) is requesting approval of a Master Sign Plan (MSP-2026-02) for the Cresswind Palm Beach residential community located south of Town Center Parkway, east of Parcel M (Sky Cove), south of Persimmon Boulevard East, and west of Pod S (Orchards).

The secondary rear entrance monument sign was previously approved under a building permit and according to the city code; however, the sign as constructed did not fully comply with the approved plans or the condition of approval requiring the sign to be consistent in design and materials with other monument signs within the City. As a result, the applicant is requesting approval of a Master Sign Plan Amendment to address the dimensional and design deviations associated with the monument sign. The proposed monument sign contains approximately 44 square feet of sign copy area, which is below the maximum 60 square feet permitted for Residential Pod Entry Monument signs under Chapter 113 of the City of Westlake Sign Code.

The request is to permit a secondary rear community entry monument sign located within the landscaped median of the secondary entrance along Persimmon Boulevard East. The proposed monument sign is intended to complement the architectural character and design of the previously approved and constructed Cresswind Palm Beach main entry monument signage.

Pursuant to Section 113-8, Master Sign Plan, of Chapter 113 (Sign Regulations) of the City of Westlake Code: *The city council, at the time of development order or site plan approval or amendment, may waive one (1) or more of the requirements of this chapter as part of a master sign plan.*

The applicant is requesting approval of the following three (3) waivers from the standard requirements for Residential Pod Entry Monument signs:

Waiver 1 – Monument Base Height: To allow a monument base height of eight (8) feet.

Chapter 113, Figure 113-11-3 establishes a maximum base height of seven (7) feet for Residential Pod Entry Monument signs. The applicant is requesting approval of a monument base height of eight (8) feet, resulting in a one-foot deviation from the standard requirement.

Staff Finding: Staff finds that the additional height is integrated into the architectural composition of the entry monument and is consistent with the scale and character of the previously approved Cresswind Palm Beach entry signage.

Waiver 2 – Totem Element Width: To allow a deviation from the standard Residential Pod Entry Monument design shown in Figure 113-11-3.

Chapter 113, Figure 113-11-3 establishes a maximum totem width of two feet ten inches (2'-10") for Residential Pod Entry Monument signs. The applicant is requesting approval of a three-foot (3'-0") totem width, resulting in a two-inch deviation from the code requirement.

Staff Finding: Staff finds that this minor increase in width does not significantly alter the overall scale of the sign and remains visually compatible with the existing monument signage within the community.

Waiver 3 – Alternative Monument Design: To allow deviation for the design of Residential Pod Entry Monument Sign per Figure 113-11-3.

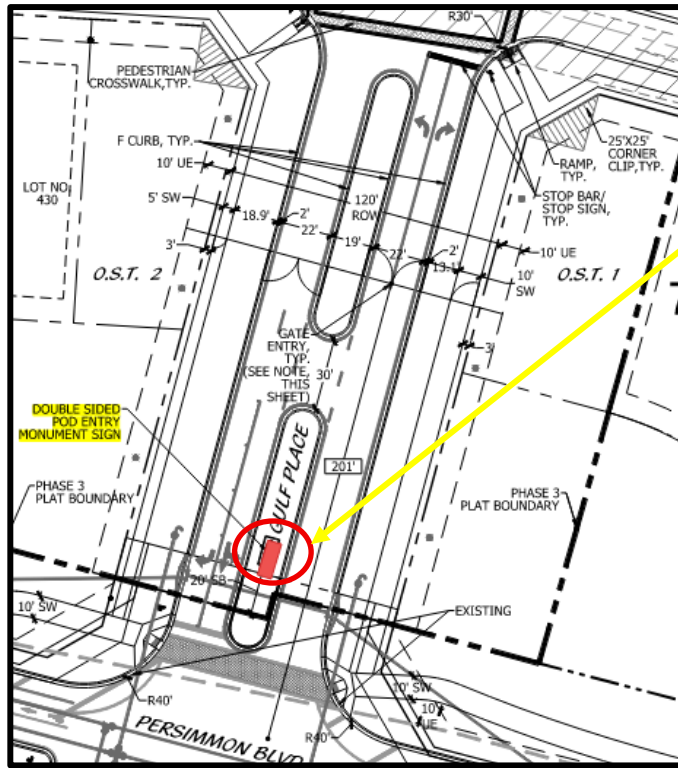
Chapter 113, Figure 113-11-3 provides a typical freestanding design standard for Residential Pod Entry Monument signs. The proposed monument sign incorporates the signage into a larger architectural entry feature consisting of masonry walls, decorative materials, and integrated architectural elements. The applicant is therefore requesting a waiver to allow an alternative monument design integrated into the entry wall, rather than the standard freestanding monument configuration.

Staff Finding: Staff finds that the integrated design maintains the architectural character of the Cresswind Palm Beach development and supports a cohesive and coordinated community entry feature.

Waiver Table

Waiver Request No.	Sign Type	Code Requirement	Applicant Proposal	Deviation
1	Residential Pod Entry Monument	Maximum base height: 7 feet per Fig. 113-11-3 of the City of Westlake Sign Code	Monument base height of 8 feet	Required 7 ft, Proposed 8 ft, Deviation +1 ft
2	Residential Pod Entry Monument	Maximum totem width: 2'-10" per Fig. 113-11-3 of the City of Westlake Sign Code	Totem width of 3 feet.	Required 2'-10", Proposed 3'-0", Deviation +2"
3	Residential Pod Entry Monument	Standard freestanding Residential Pod monument per Fig. 113-11-3	Architecturally integrated monument incorporated into masonry entry wall consistent with approved Cresswind entry feature	Deviating from freestanding residential monument per Fig.113-11-3.

Retroactive Subject Sign Location



Subject Residential Pod Entry Monument Sign (Already Built)

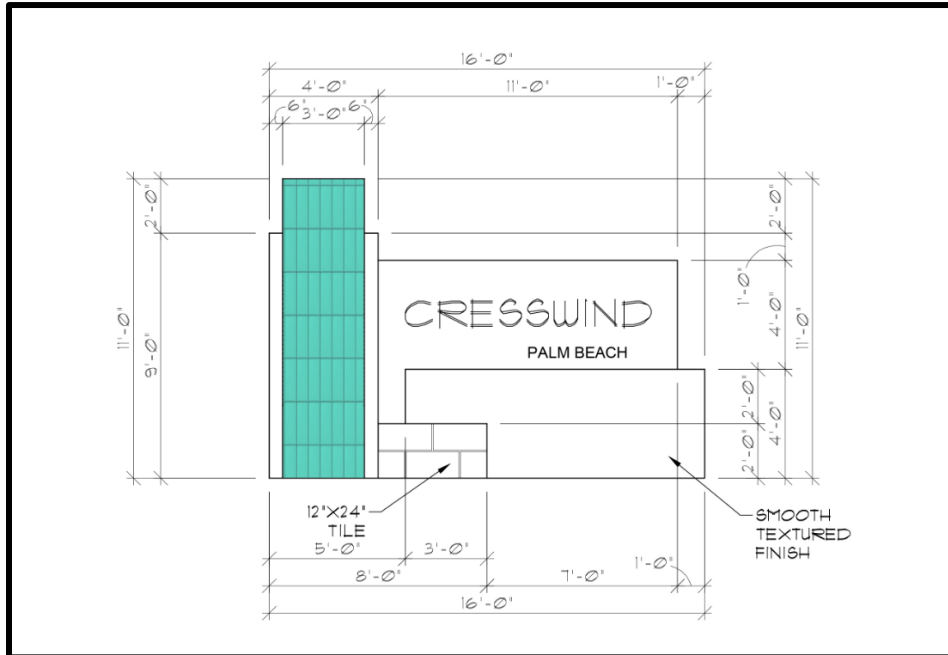
Per Chapter 113, Section 113-11, pod entry monument signs are permitted within residential developments. All such signs must comply with Figure 113-11-3, which establishes the required dimensions and architectural features.

Required Residential Pod Entry Monument Sign



The applicant has already constructed a monument sign located on Persimmon Boulevard East. The sign consists of white stucco, black 12" x 24" tile, and a totem feature finished with blue tile.

Proposed Residential Pod Entry Monument Sign



Residential Pod Entry Monument Sign (under construction secondary rear entrance)



FINAL REMARKS

MSP-2026-02 will be heard by the City Council on May 5th, 2026. The public hearing was advertised in compliance with the City’s code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have conditions of approval listed in the first page.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: 3/13/2026
APPLICATION NUMBER: MSP-2026-02 (PL202600011)
DESCRIPTION: Cresswind Palm Beach – Rear Entrance Monument
APPLICANT: Urban Design Studio
OWNER: KH Westlake LLC
REQUEST: Master Signage Plan Review
LOCATION: Westlake, FL
STAFF REVIEW: **RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the plans submitted on 03-05-2026.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

- 1) 1) Cresswind Master Sign Plan Application.pdf, dated 03/05/26
- 2) 2) Cresswind Master Sign Plan Permit Fee Authorization.pdf, dated 03/06/26
- 3) 3) Cresswind MSP Justification.pdf, dated 03/05/26
- 4) 4) Cresswind Rear Entry Monument Sign Plans.pdf, dated 03/05/26

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com



Permit No:
PRSG202500467

SIGN

Westlake, FL

Job Address	4865 Gulf Place	<h2 style="margin: 0;">ISSUED</h2>
Owner KH Westlake LLC 1 st Street Suite 105, Delray Beach, FL 33444		
Applicant SHARLENE THEROFF 2740 SW MARTIN BLVD, #384 PALM CITY, FL 34990 (772) 232-5800		
Contractor Ron's Restoration and Services DBA Ron's Underground Utilities and Services 2740 SW Martin Downs Blvd #384 Palm City, FL 34990		
Legal Description of Property PB 132 PG 120	Description of Work CRESSWINDS - Building a rear monument sign for rear of property.	Date Issued 06-17-2025

Parcel # 77-41-43-07-00-000-1020	Type of Construction New	Zoning	# Of Units	Stories
Zoning Conditions:		Proposed monument sign shall match the colors with other monument signs including letters.		
Permit #	PRSG202500467	Permit Fee	\$2.00	Permit Types
				Sign

Building Components:

Quantity	Units # Units	Description	Unit Cost	Subtotal Cost
1		Sign - Freestanding - Non-Billboard	\$0.00	\$50,000.00

Total Value of Work:	\$50,000.00
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Permit in force for period of 180 days from above date. Provided, however, the above named party complies with all of the regulations as set out in the Building and Zoning Ordinances as are now in effect or that may be enacted during the time this permit is in effect. This permit covers only the building specified. Any other building must have a separate permit. Any violations of Ordinances and Building Codes if not corrected will automatically cancel this permit.

Inspections are completed Monday - Friday, 7:30 AM to 4 PM.

Inspection should be scheduled through our CityView Portal. <https://cityviewportal.westlakegov.com/>

Inspection requests must be submitted before 2PM for the next business day.

NOTICE OF COMMENCEMENT (F.S. 713.135)

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as Water Management Districts, State agencies or Federal agencies.

This Permit Placard must be displayed.

The Building Department reserves the right to add inspections not listed.

Permit Number: PRSG202500467-SG1

Location: 4865 Gulf Place

INSPECTION RECORD SCHEDULE

INSPECTION	SIGNATURE	BN #	DATE	COMMENTS
Footer				
Framing				
Sign Attachment				
Stucco Scratch				
Stucco Final				
Sign Final				



CITY OF WESTLAKE
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
(561) 530-5880
www.westlakegov.com

10-9-2025

Certified Mail Return Receipt #7020 3160 0000 0805 6431

Radoslav Temelkoski
c/o Ron's Restoration & Services LLC
1239 SW Dyer Point Road
Palm City, Florida 34990

Sharlene Theroff
2740 SW Martin Downs Blvd. Unit 384
Palm City, Florida 34990

RE: Florida Building Code-Section 115- STOP WORK ORDER
Cresswind Monument sign installation. Permit #PRSG202500467-4865 Gulf Place, Florida 33470

To Whom It May Concern,

Please be advised that the permit for proposed sign installation, located at: 4865 Gulf Place Westlake Florida 33470, that is being installed, is placed on hold, effective immediately.

The installation does not match the approved plans submitted and approved by Zoning and Building.

*Pursuant to the City of Westlake General Ordinances Sections 113-2, 113-5, 113-7, 113-8, 113-9, and Florida Building Code Section 105.6, and **115.2 STOP WORK ORDER**-you are hereby ordered to immediately cease and desist all sign installation operations until further notice.*

The sign shall be restored and installed to the original approved design per plan or removed in its entirety.

Please provide a return response to the Westlake Building Department, no later than 10 days from the date of receiving this letter.

If there are any questions, comments or concerns, please do not hesitate to contact me at your earliest convenience.

Thank you and best regards,

Scott Wadowski- Building Official-BU-2172
swadowski@usanova.com
561-530-5880 Ext201

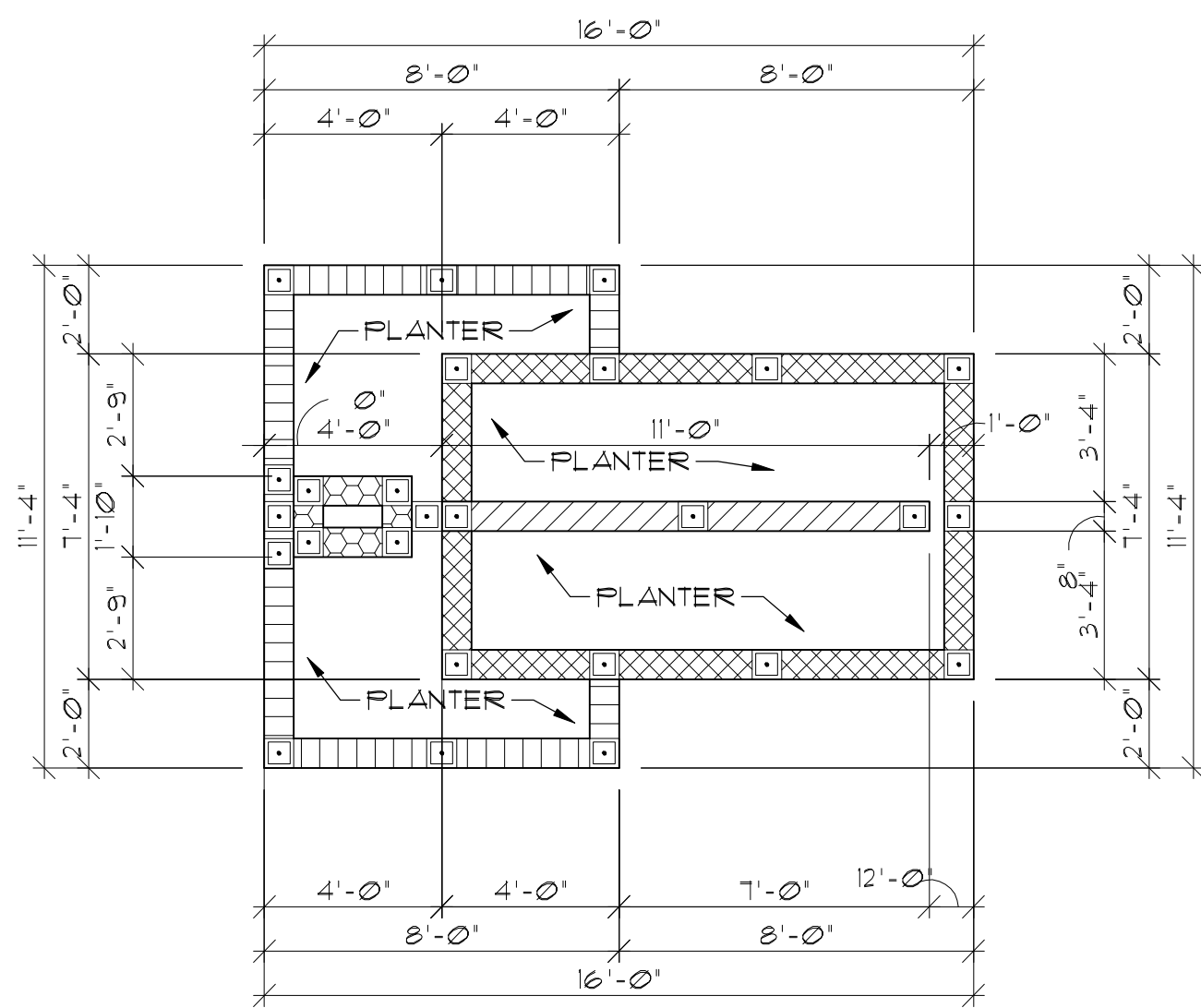
CC:
Zoie Burgess- City Manager
Santiago Cleves- Planning and Zoning
Lea Ann Robinson- Cresswind Palm Beach HOA c/o Lang Management



Please see below **Approval with Conditions** on Ciyview Portal

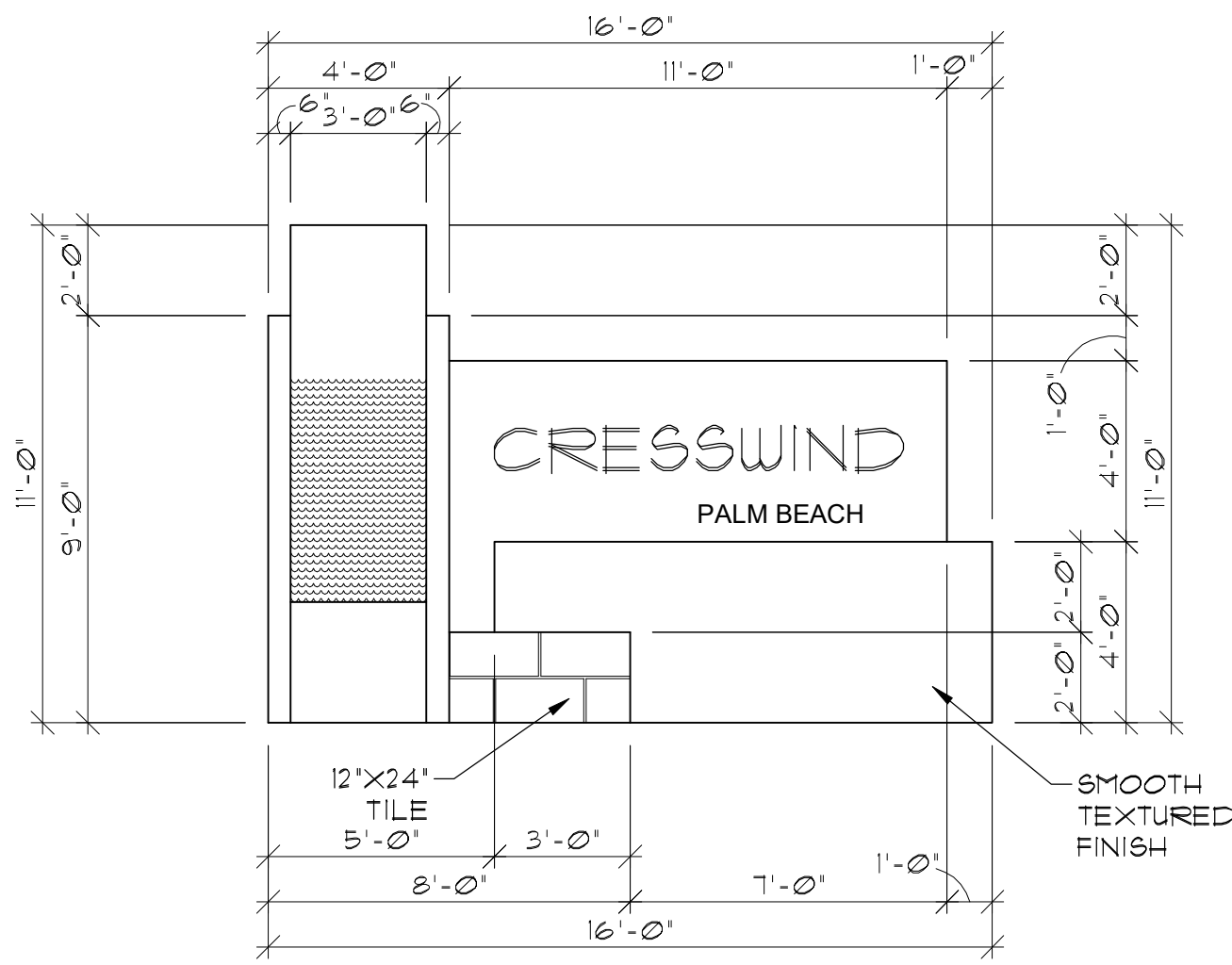
4 Reviews + Add a Review						
Review	Assigned To	Date Required	Outcome	Date Completed		
Zoning Review	Santiago Cleves	05/05/2025	Revisions Required	05/12/2025		
Building Code Review	Durrani Guy	05/08/2025	Revisions Required	05/09/2025		
Zoning Review	Santiago Cleves	06/24/2025	Approved w/ Conditions	06/17/2025		
Building Code Review	Scott Wadowski	06/18/2025	Approved	06/17/2025		

1 Conditions + Add a Condition						
Number	Condition	Category	Status	Expiration Date	Department	
1	Miscellaneous Condition	- none -	Open	MM/dd/yyyy	Planning & Zoning	
description Proposed monument sign shall match the colors with other monument signs including letters.						
due date MM/dd/yyyy						
Associations Permits 1						

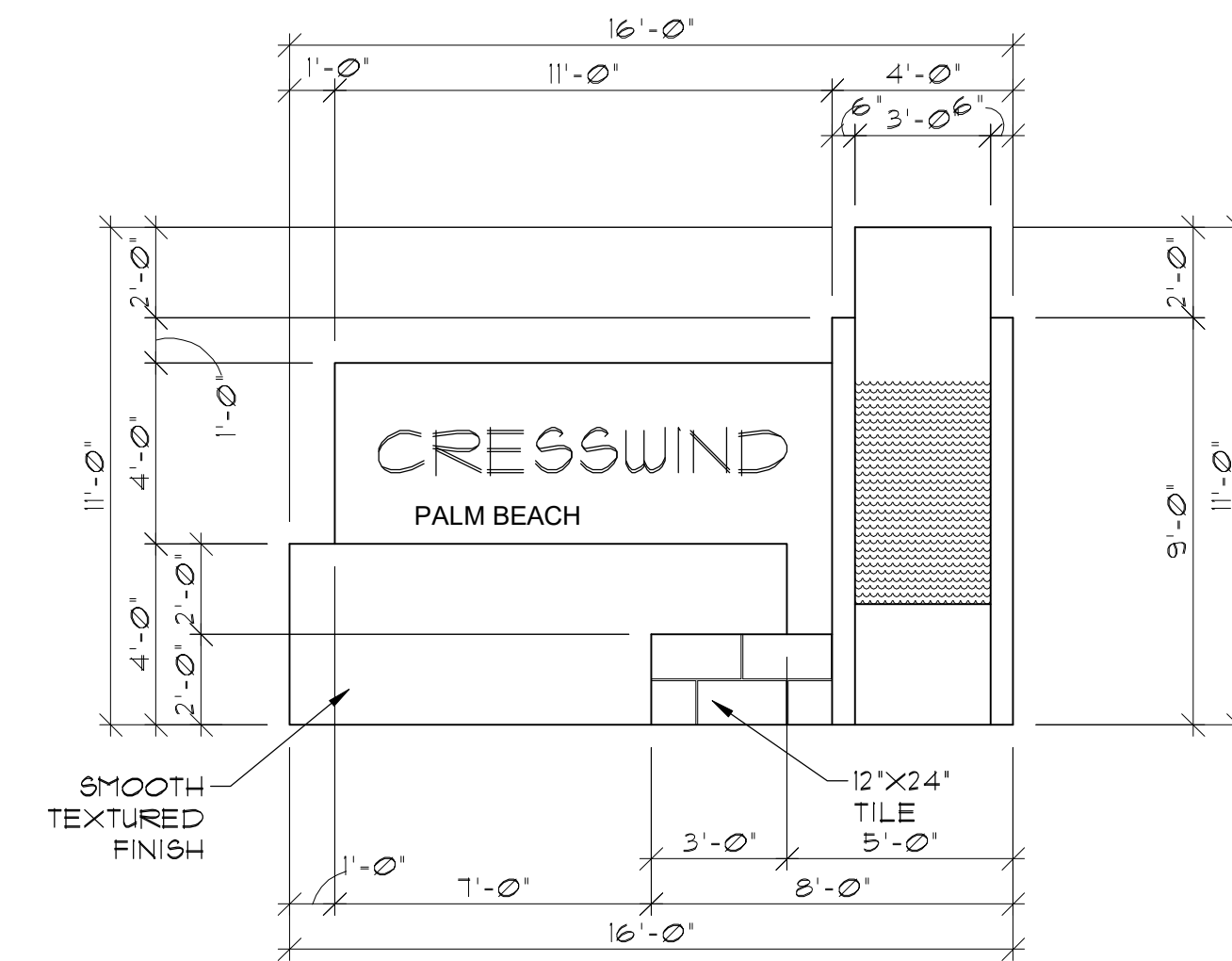


FLOOR PLAN

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



FRONT ELEVATION



REAR ELEVATION

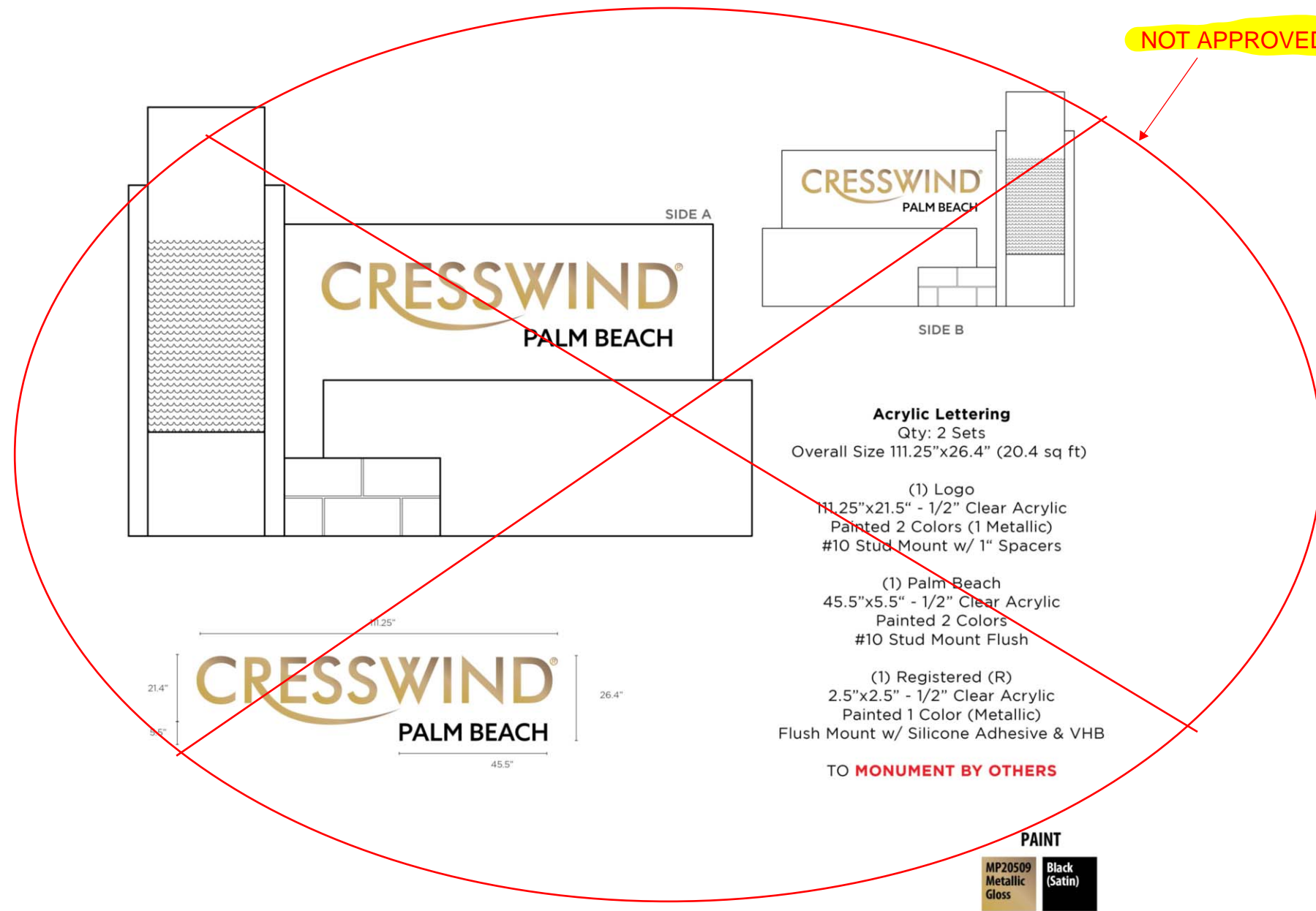


COLOR SHALL MATCH THE OTHER MONUMENT SIGN IN THE CITY

MASONRY WALL HEIGHTS

	2'-0" HIGH
	4'-0" HIGH
	8'-0" HIGH
	11'-0" HIGH

NOT APPROVED



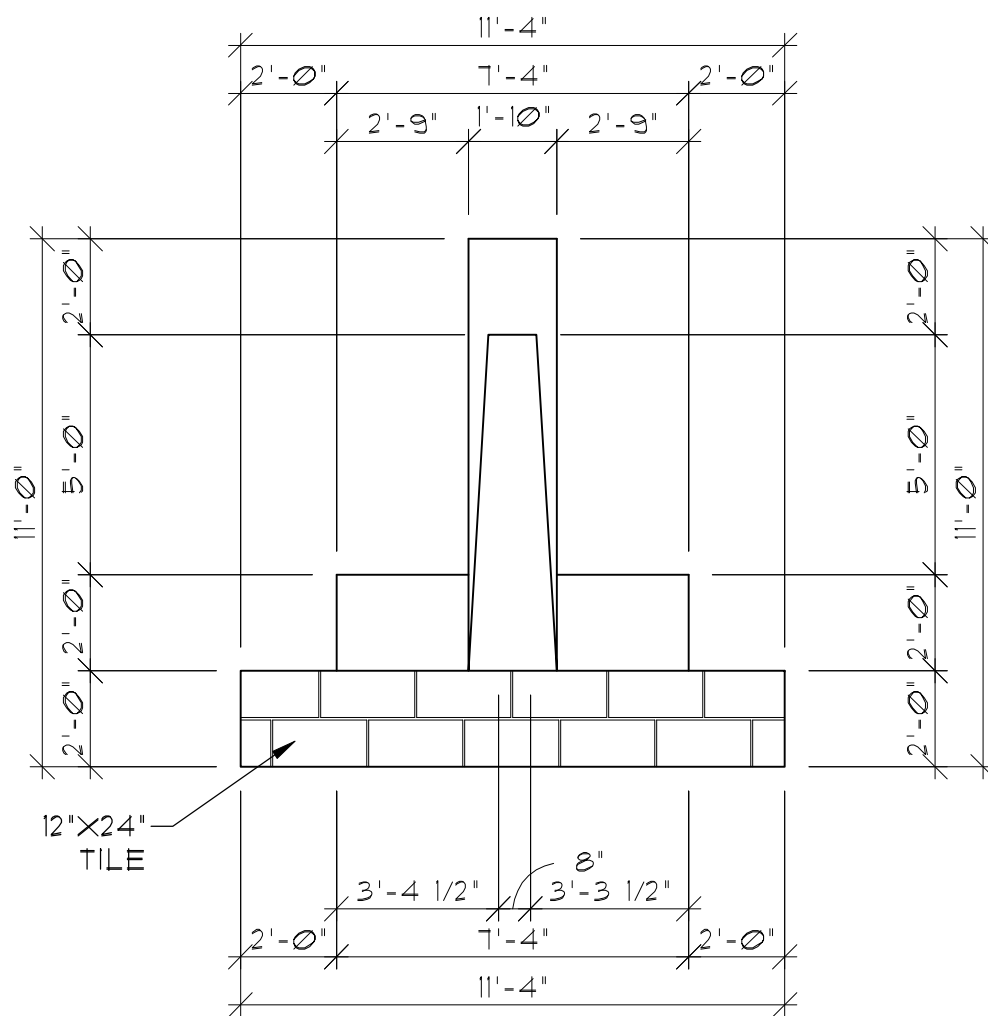
Acrylic Lettering
Qty: 2 Sets
Overall Size 111.25"x26.4" (20.4 sq ft)

(1) Logo
11.25"x21.5" - 1/2" Clear Acrylic
Painted 2 Colors (1 Metallic)
#10 Stud Mount w/ 1" Spacers

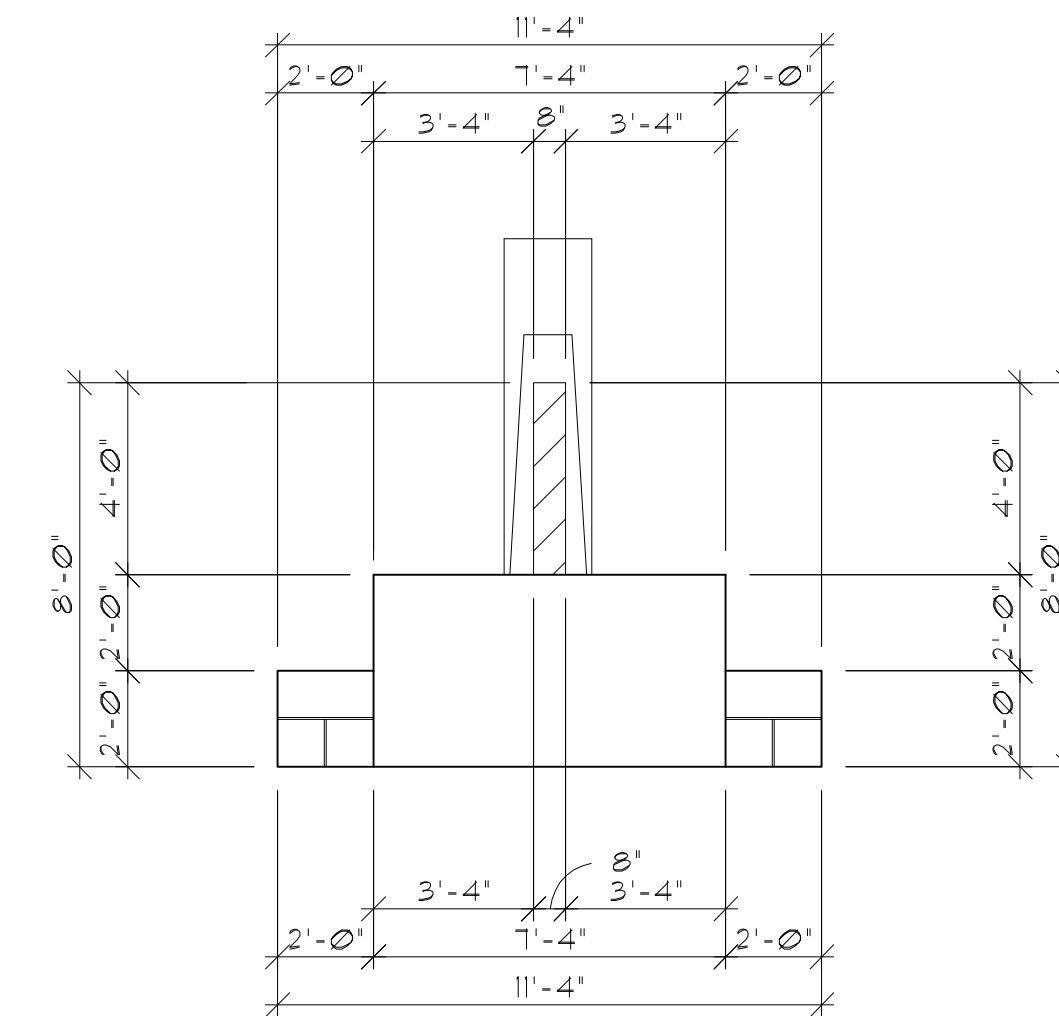
(1) Palm Beach
45.5"x5.5" - 1/2" Clear Acrylic
Painted 2 Colors
#10 Stud Mount Flush

(1) Registered (R)
2.5"x2.5" - 1/2" Clear Acrylic
Painted 1 Color (Metallic)
Flush Mount w/ Silicone Adhesive & VHB

TO MONUMENT BY OTHERS



LEFT ELEVATION



RIGHT ELEVATION

ARCHITECTS

Design Group LLC.

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION

KOLTER HOMES
CREATING BETTER COMMUNITIES

701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#: KH200.000/25027
PAGE:

PLAN &
ELEVATIONS

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

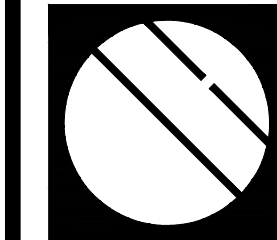
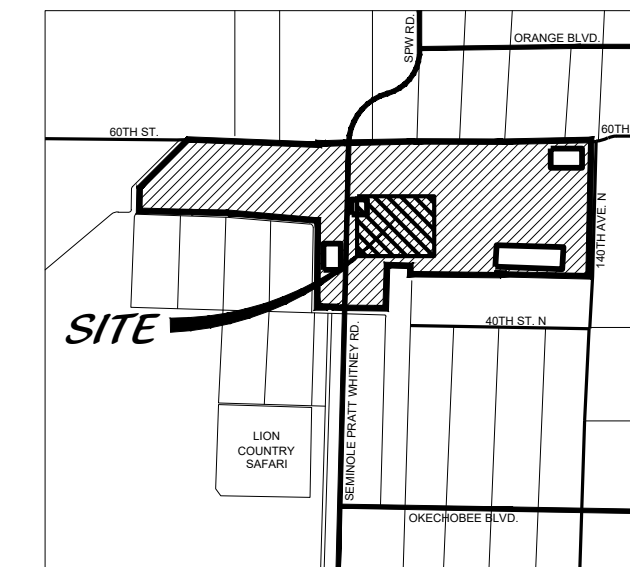
DATE: 6/16/25

SCALE: AS NOTED

SHEET
A1

CIVIC PARCEL
PC-3
LANDUSE: CIVIC
ZONING: CIVIC/EDUCATION

LOCATION MAP



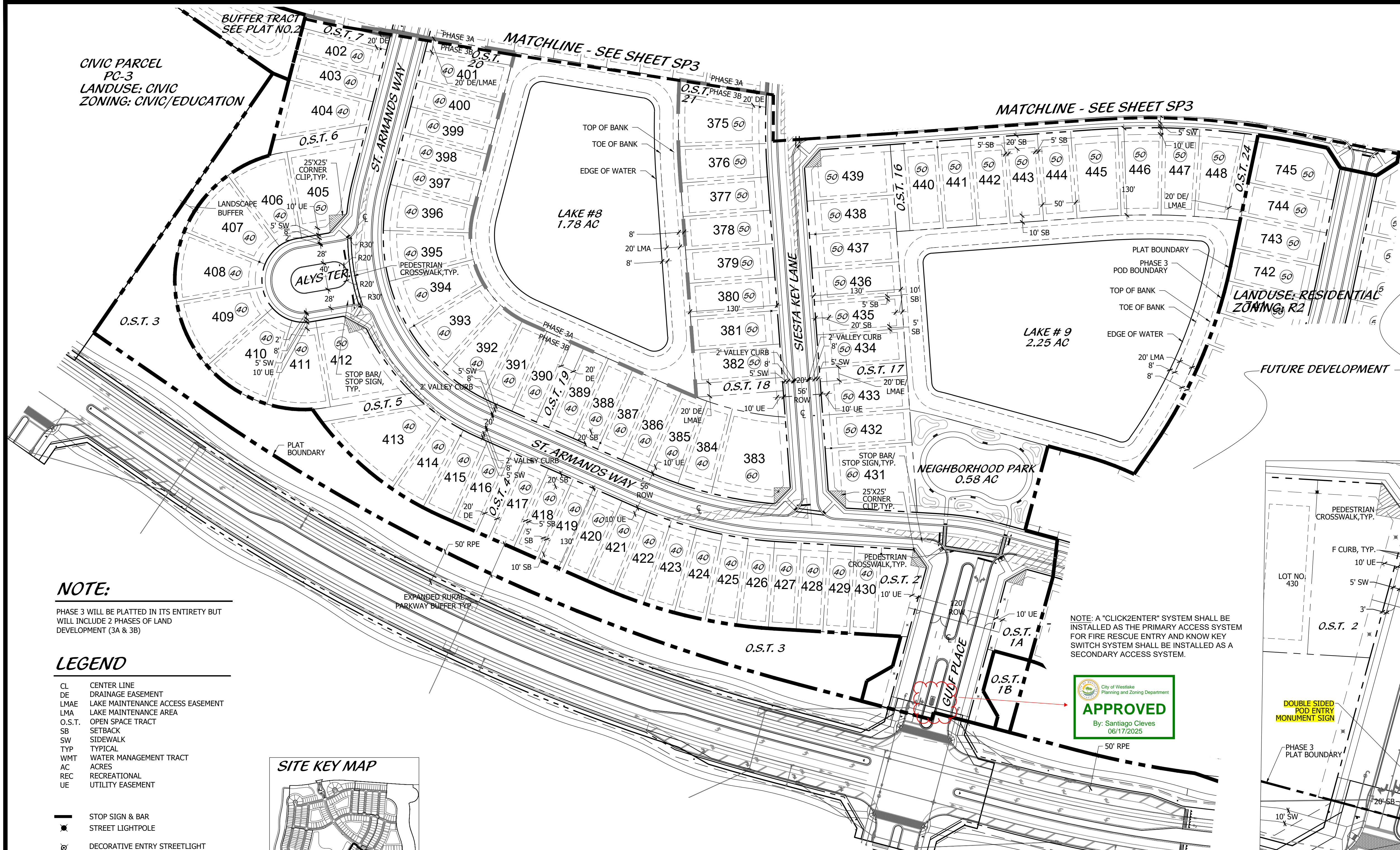
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Cresswind Palm Beach

POD P-1 SITE PLAN - PHASE 3

City of Westlake, Florida



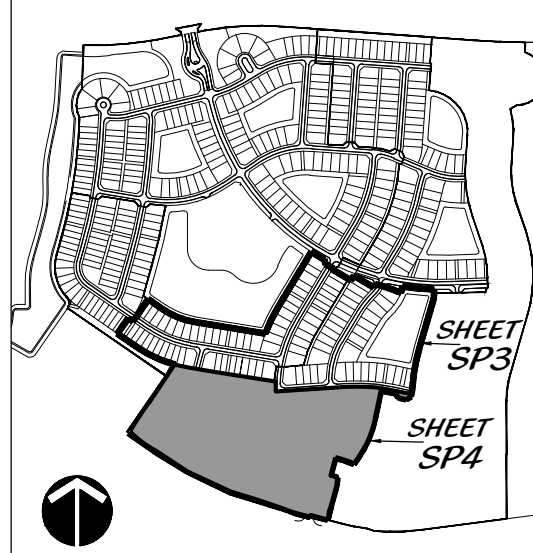
NOTE:

PHASE 3 WILL BE PLATTED IN ITS ENTIRETY BUT WILL INCLUDE 2 PHASES OF LAND DEVELOPMENT (3A & 3B)

LEGEND

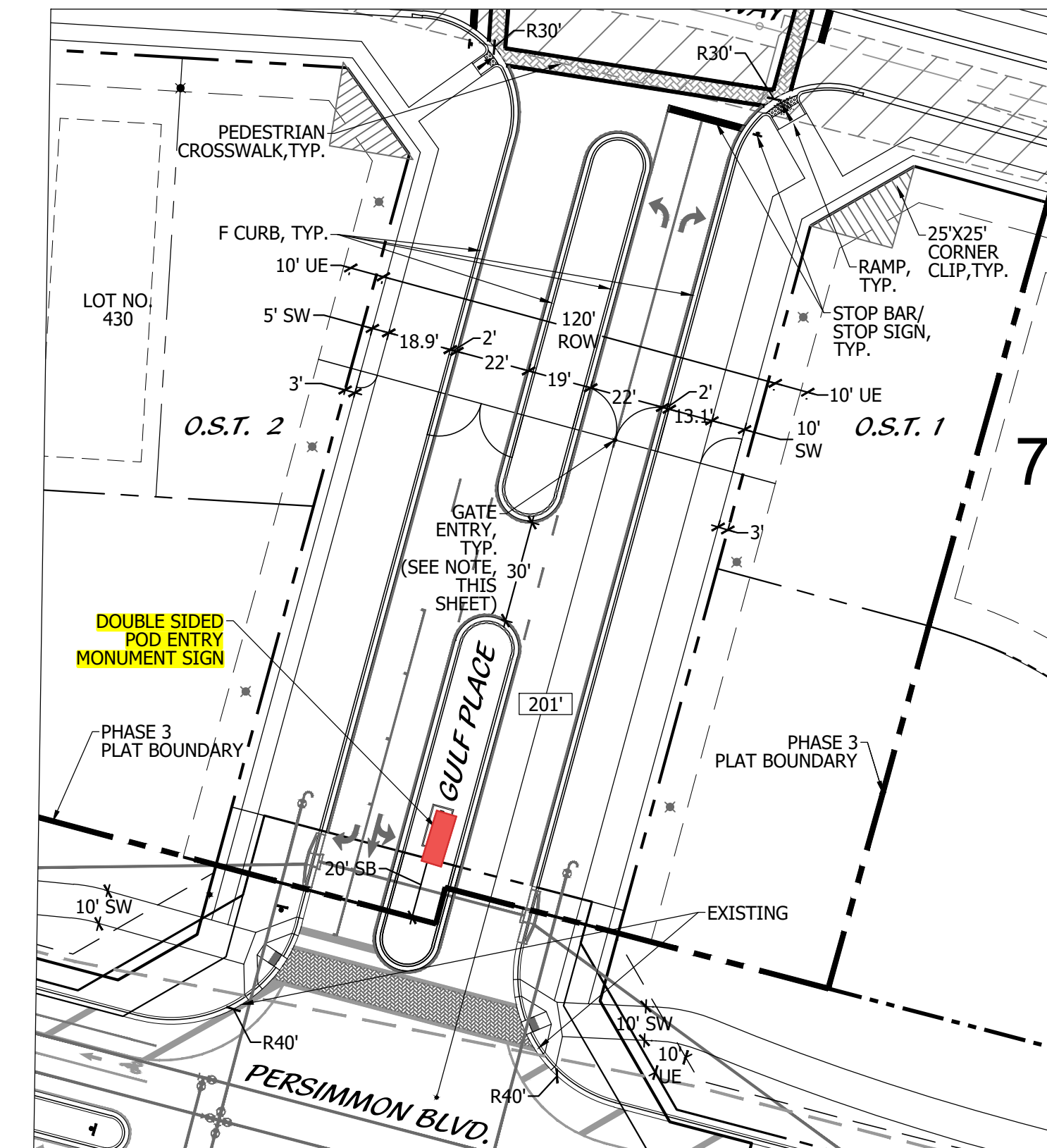
- CL CENTER LINE
- DE DRAINAGE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- O.S.T. OPEN SPACE TRACT
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- WMT WATER MANAGEMENT TRACT
- AC ACRES
- REC RECREATIONAL
- UE UTILITY EASEMENT

SITE KEY MAP



- STOP SIGN & BAR
- STREET LIGHTPOLE
- DECORATIVE ENTRY STREETLIGHT
- 40' WIDE LOTS
- 50' WIDE LOTS
- 60' WIDE LOTS
- PROPOSED MODEL LOTS

NOTE: A "CLICK2ENTER" SYSTEM SHALL BE INSTALLED AS THE PRIMARY ACCESS SYSTEM FOR FIRE RESCUE ENTRY AND KNOW KEY SWITCH SYSTEM SHALL BE INSTALLED AS A SECONDARY ACCESS SYSTEM.

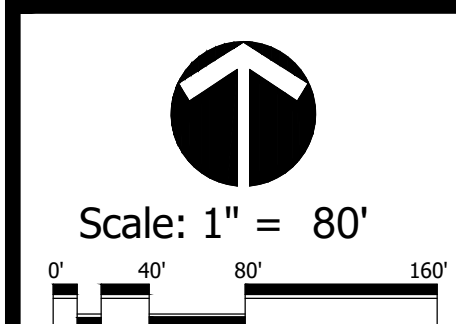


RESIDENT'S ENTRY

Scale: 1" = 40'



Donaldson E | Digitally signed by
Hearing: A0109 | Donaldson E
800000015D8 | Hearing: A010980000
0015D8A13286A000 | 06/17/2025 10:00:00 AM



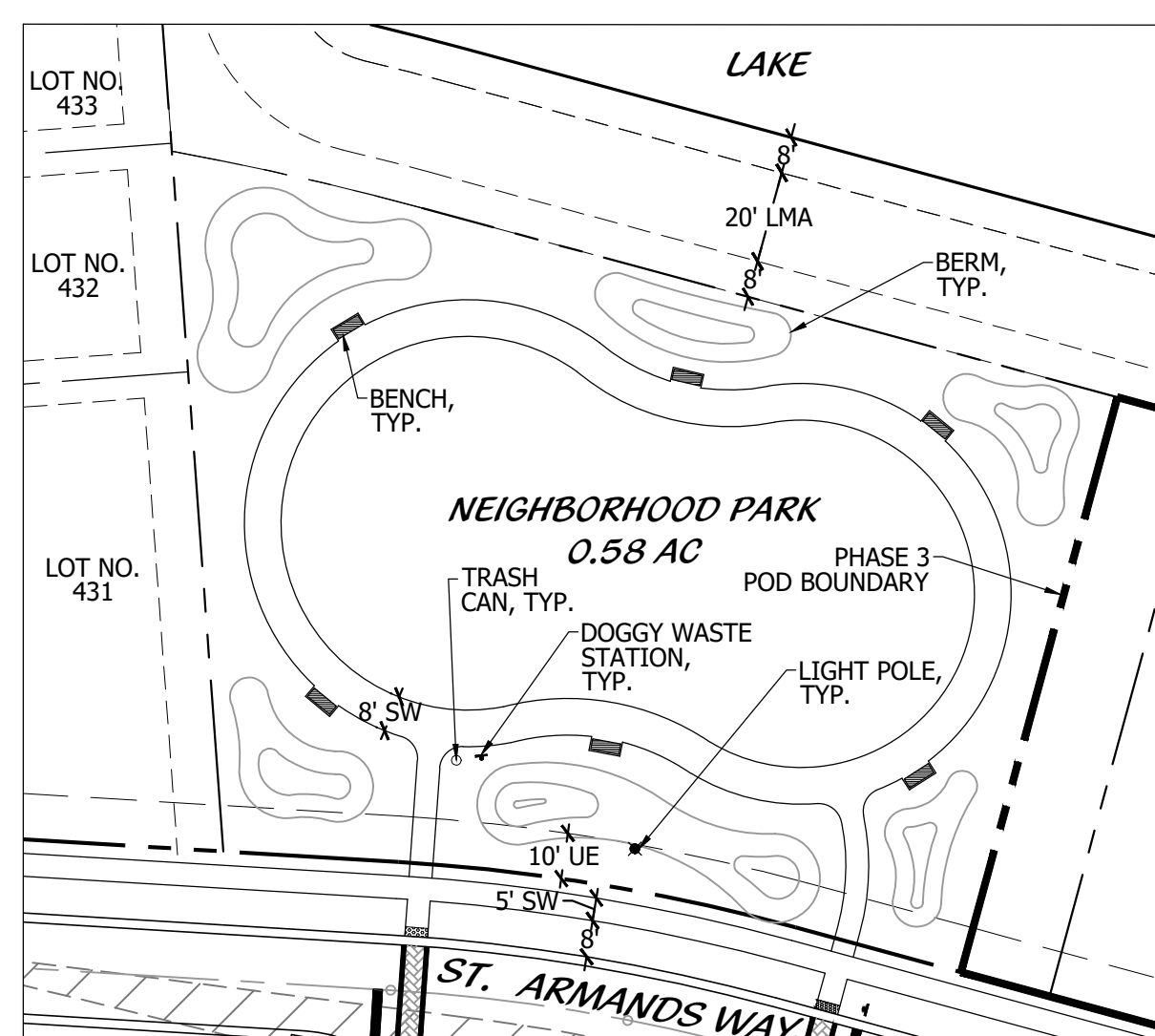
ZONING STAMP

DESIGNED	DEH
DRAWN	JS, JCO, HK
APPROVED	DEH
JOB NUMBER	181002
DATE	03-11-21
REVISIONS	04-06-21 09-29-21

PROPERTY DEVELOPMENT REGULATIONS

PROPERTY DEVELOPMENT REGULATIONS							
SINGLE FAMILY (PER ORDINANCE 2018-5)							
ZONING DISTRICT OR POD	REQUIRED	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS		
		SIZE	WIDTH	DEPTH	FRONT	SIDE	REAR
POD P	REQUIRED	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10' BUILDING 5' ACCESSORY
POD P	PROVIDED	40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5'	10' BUILDING 5' ACCESSORY

- NOTES:
- PORCHES SHALL HAVE A MINIMUM DEPTH OF 6' AND A MINIMUM WIDTH OF 8'. A PORCH OR PORTE COCHERE MAY ENCRACH UP TO A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
 - A SINGLE FAMILY PATIO MAY ENCRACH A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.
 - A BALCONY MAY ENCRACH A MAXIMUM OF 6' INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.



NEIGHBORHOOD PARK

Scale: 1" = 40'



DRO AMENDMENTS

ZONING STAMP

GENERAL NOTES

- ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC) 8th EDITION, (2023) AND IN CONJUNCTION WITH ASCE 7-16. ALL REFERENCED CHAPTERS, CODE SECTIONS AND TABLES STATED IN THESE DOCUMENTS ARE UNDER FBC 8TH EDITION (2023) UNO.
- WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 16, SECTION 1609.1.2.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
- THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.
- DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
- NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE **NOT** A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

SITE WORK

- REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).
- REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN. SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.
- ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.
- NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.
- ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
- COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
- DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)
- EXCAVATIONS TO BE A MINIMUM OF 3'-0" BEYOND NEW FOOTING LINE.
- THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
- THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.
- SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

EXTERIOR WALL COVERINGS

- ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED FOR THE WALLS FOR COMPONENTS AND CLADDING LOADS IN ACCORDANCE WITH SECTION 1609.1.1
- ALL EXTERIOR WALL COVERING SHALL FOLLOW FBC CHAPTER 14 REQUIREMENTS AND SPECIFICATIONS
- PER FBC 1405; EXTERIOR WALL COVERING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND TAS 202 AND 203 IN THE HVHZ

EXTERIOR FINISHES

- WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS, 1/2" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
- STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926 & ASTM-C1063-12a.
- LATH & ACCESSORIES PER ASTM-C-1063-18b, FBC CHAPTER 14 & FBC CHAPTER 25, SECTION 2510. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
 - ALL STUCCO CONTROL JOINTS
 - KICK-OUT DETAILS
 - "L" FLASHING
 - HORIZONTAL LATH AND PAPER DETAILS
 - PIPE PENETRATION DETAILS
 - VENT PENETRATION DETAILS
 - WEEP SCREED DETAILS
 - CONDUIT PENETRATION DETAILS
 - CASING BEAD DETAILS
 - DRIP EDGE DETAILS
 - CANTILEVER DRIP EDGE DETAILS
 - CORNER BEAD DETAILS
 - WINDOW CASING DETAILS
 - STUCCO TO SIDING TRANSITION DETAILS
 - WINDOW FLASHING DETAILS
- SIDING TO BE INSTALLED PER ASTM C1186 STANDARD SPECIFICATIONS FOR FLAT FIBER CEMENT SHEETS.

ARCHITECTS



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AA #: 0003325

DATE	DESCRIPTION
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KOLTER HOMES
CREATING BETTER COMMUNITIES
701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#: KH200.000/25027

PAGE:

GENERAL
NOTES

170 MPH EXP. C

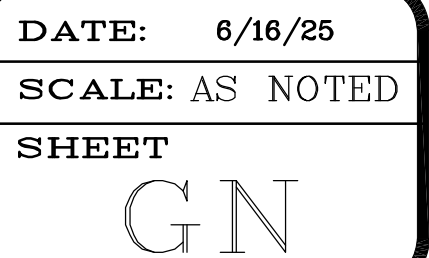
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STATE OF FLORIDA

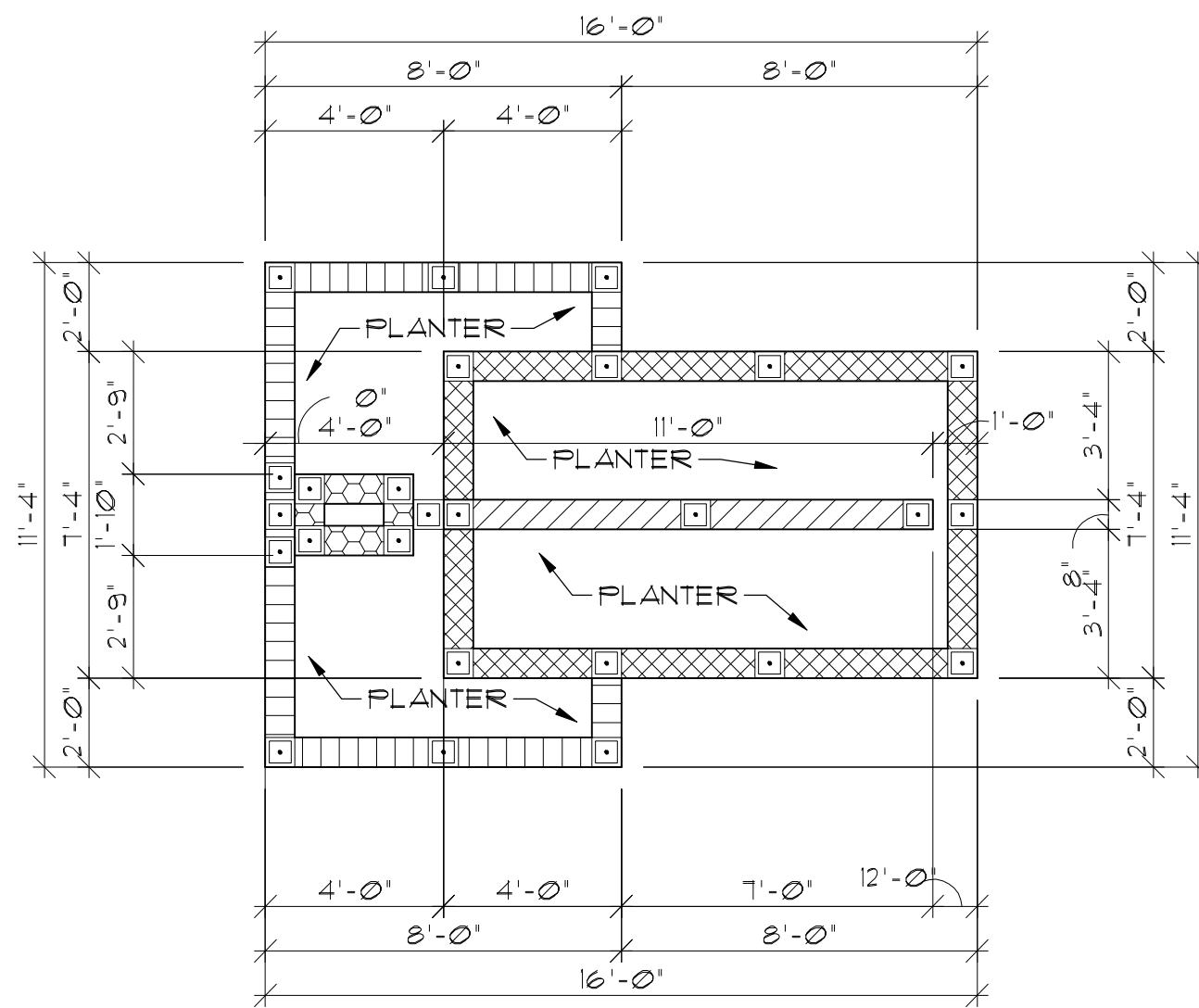
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

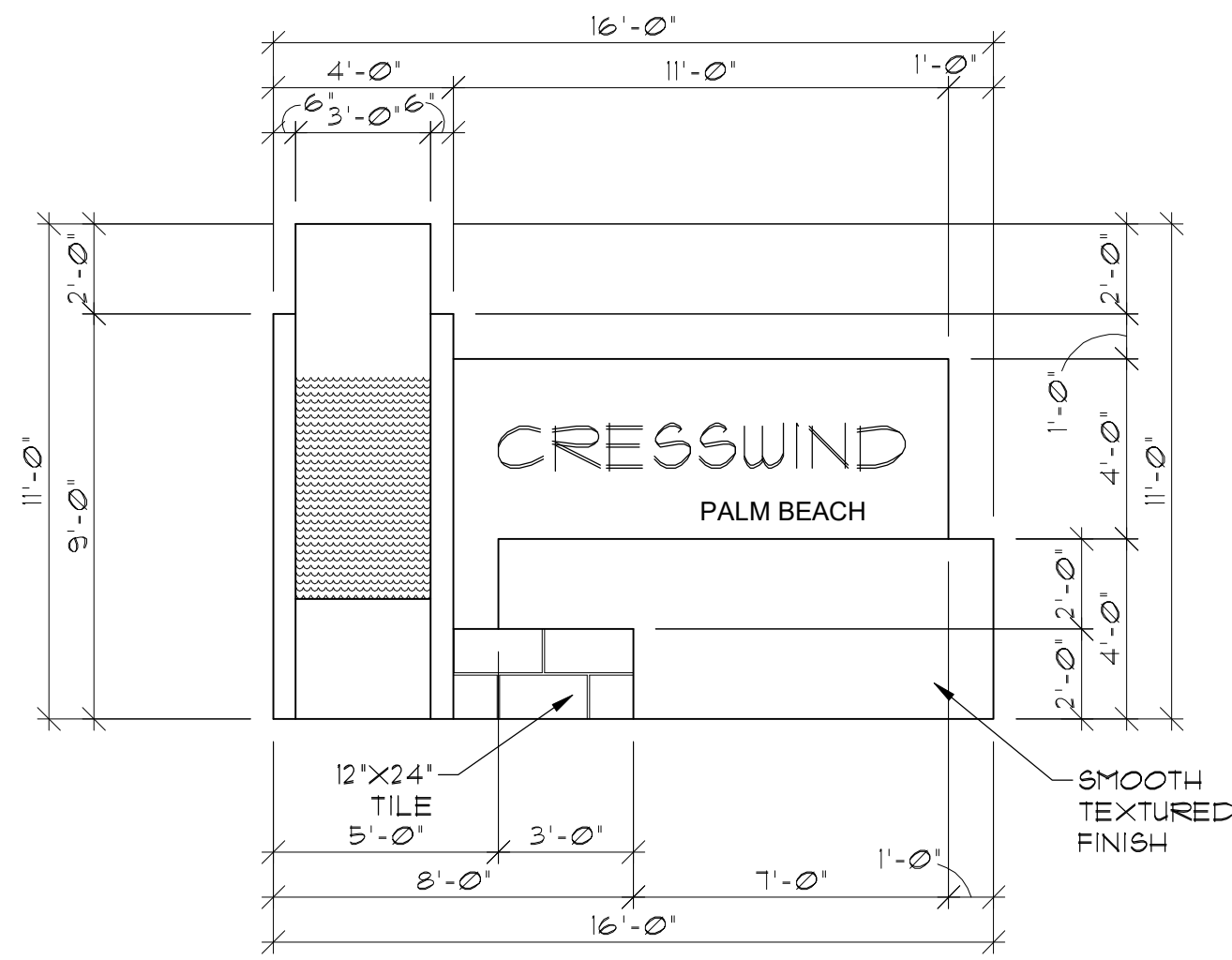
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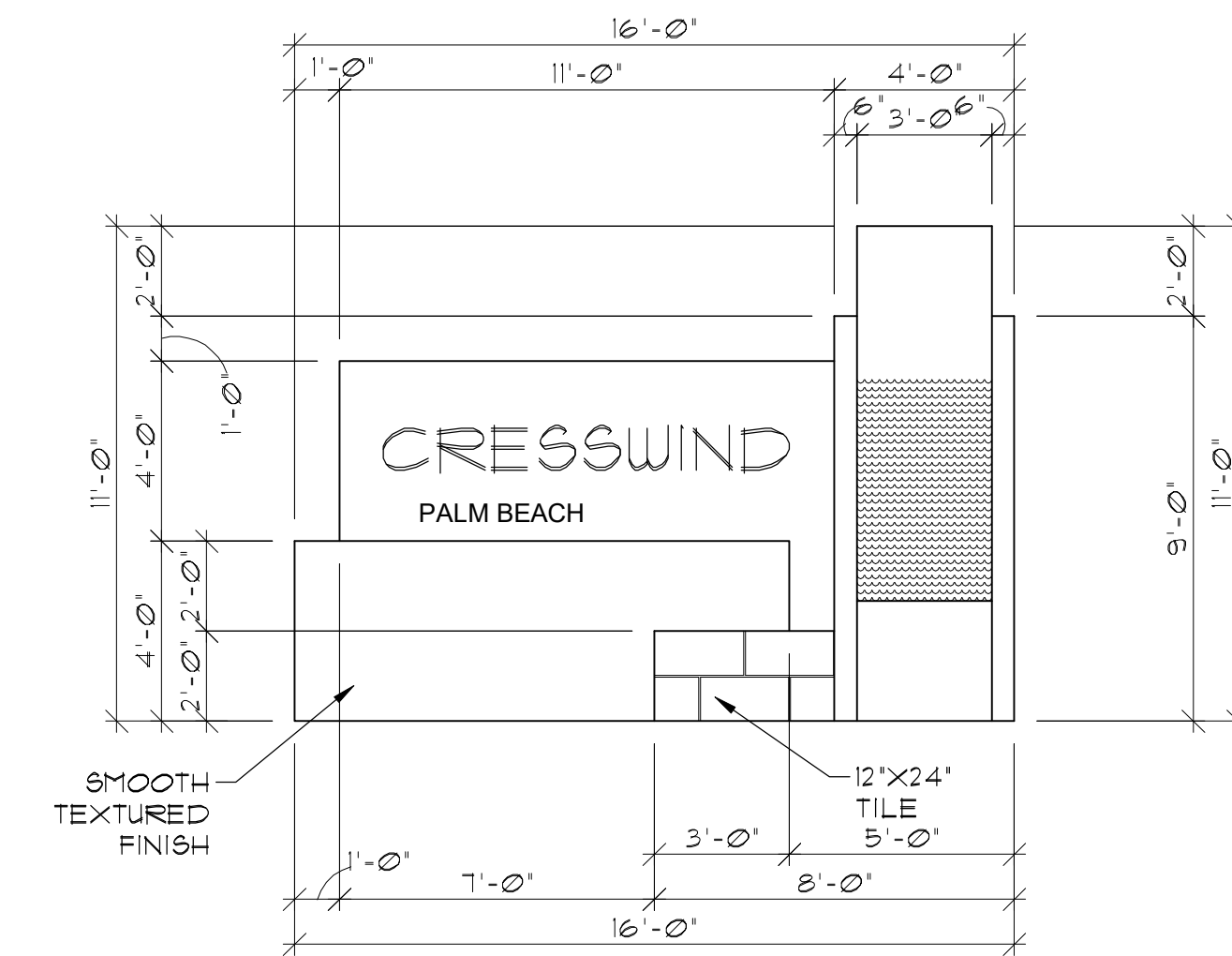


FLOOR PLAN

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



FRONT ELEVATION



REAR ELEVATION

City of Westlake
Planning and Zoning Department

APPROVED

By: Santiago Cleves
06/17/2025

COLOR SHALL MATCH THE OTHER MONUMENT SIGN IN THE CITY

MASONRY WALL HEIGHTS

	2'-0" HIGH
	4'-0" HIGH
	8'-0" HIGH
	11'-0" HIGH

NOT APPROVED

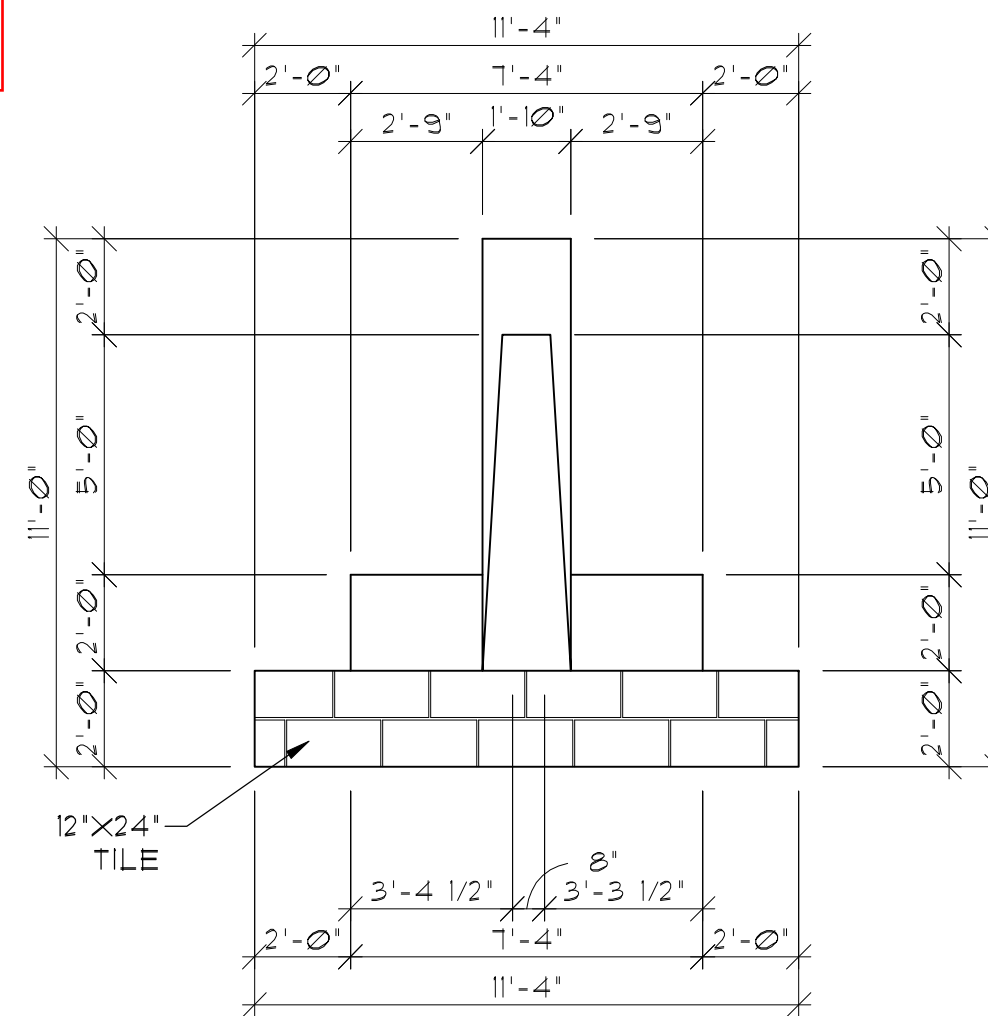
Acrylic Lettering
Qty: 2 Sets
Overall Size 111.25"x26.4" (20.4 sq ft)

(1) Logo
11.25"x21.5" - 1/2" Clear Acrylic
Painted 2 Colors (1 Metallic)
#10 Stud Mount w/ 1" Spacers

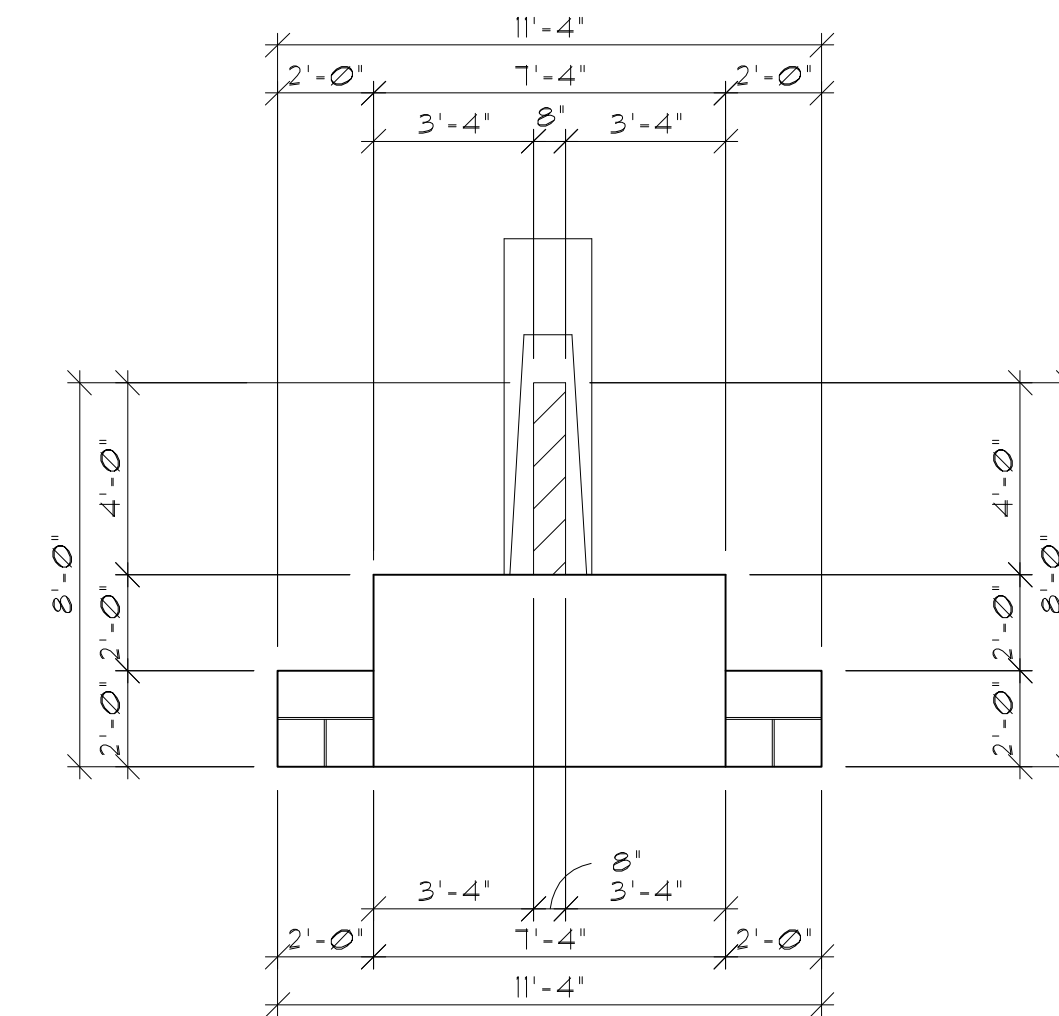
(1) Palm Beach
45.5"x5.5" - 1/2" Clear Acrylic
Painted 2 Colors
#10 Stud Mount Flush

(1) Registered (R)
2.5"x2.5" - 1/2" Clear Acrylic
Painted 1 Color (Metallic)
Flush Mount w/ Silicone Adhesive & VHB
TO MONUMENT BY OTHERS

PAINT
Metallic
Glass
Black
Paint



LEFT ELEVATION



RIGHT ELEVATION

ARCHITECTS

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DATE	DESCRIPTION

KOLTER HOMES
CREATING BETTER COMMUNITIES

701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 682-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#: KH200.000/25027
PAGE:

PLAN &
ELEVATIONS

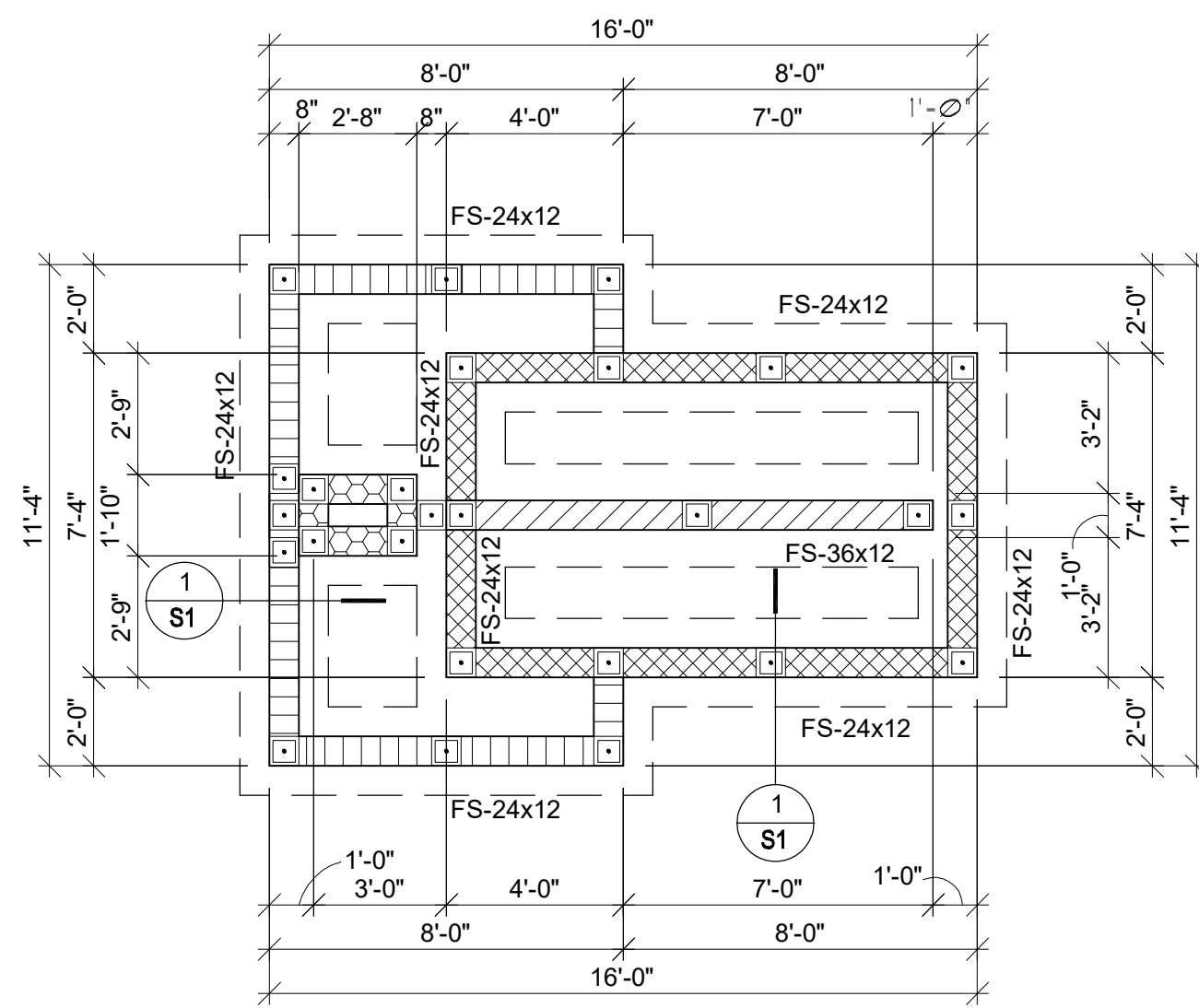
170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

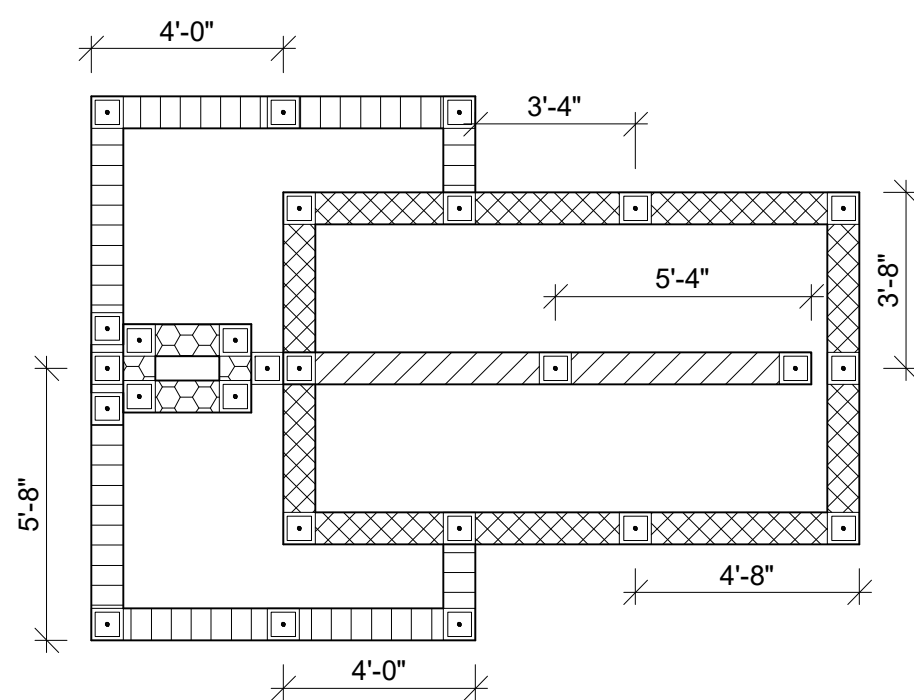
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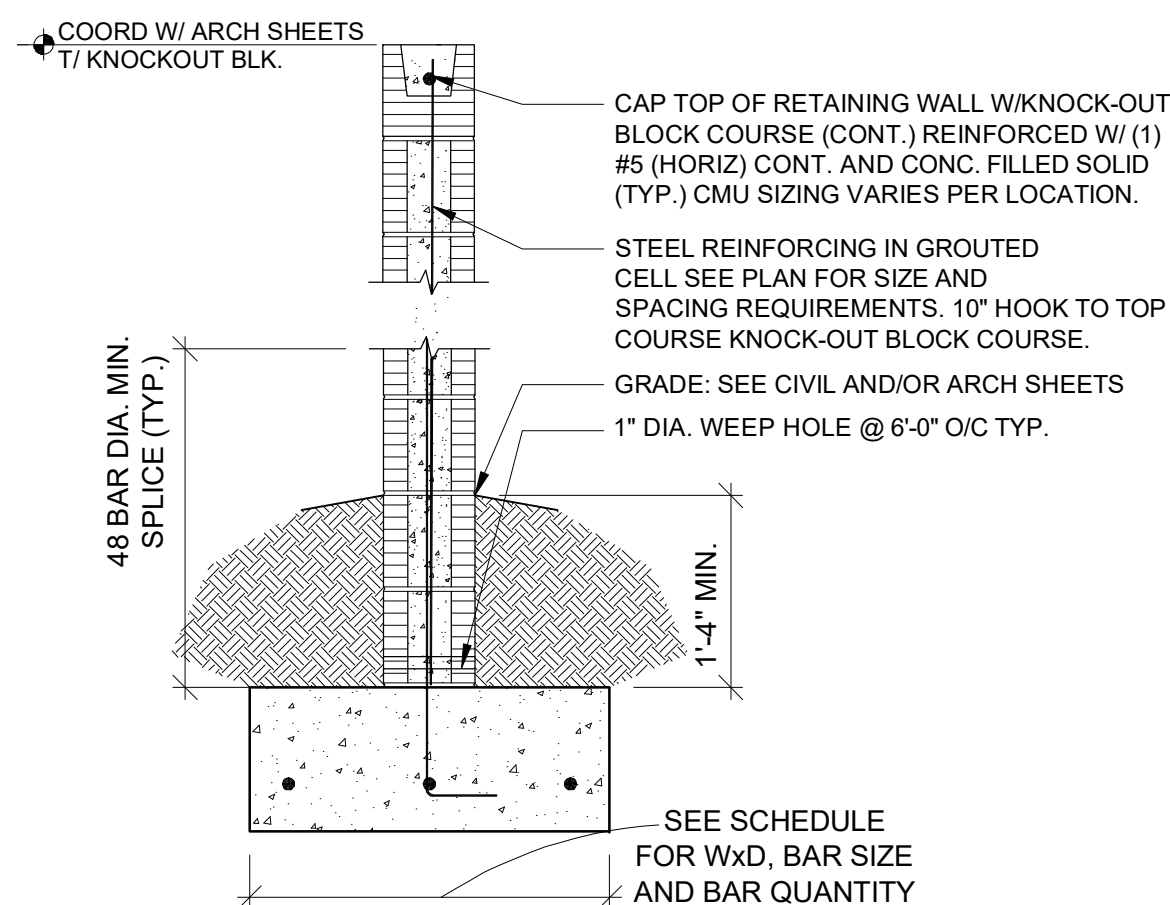
FOUNDATION PLAN

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



DOWEL PLAN

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



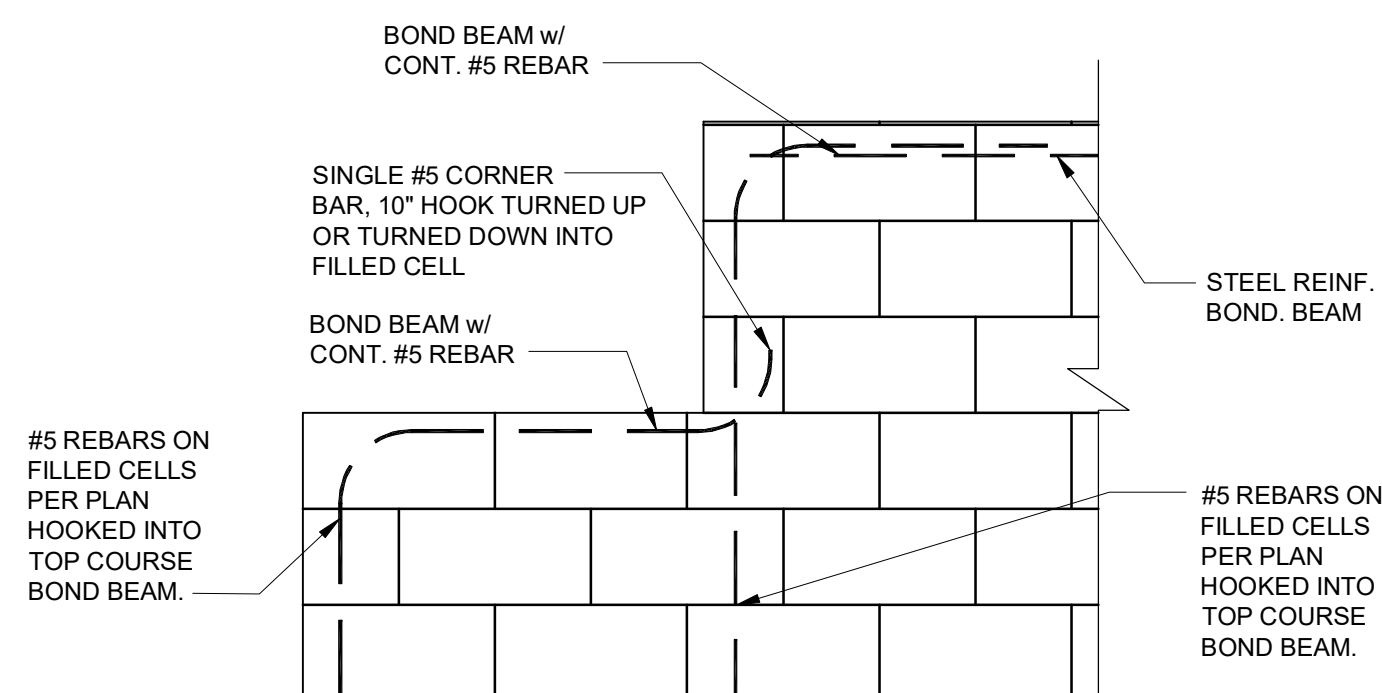
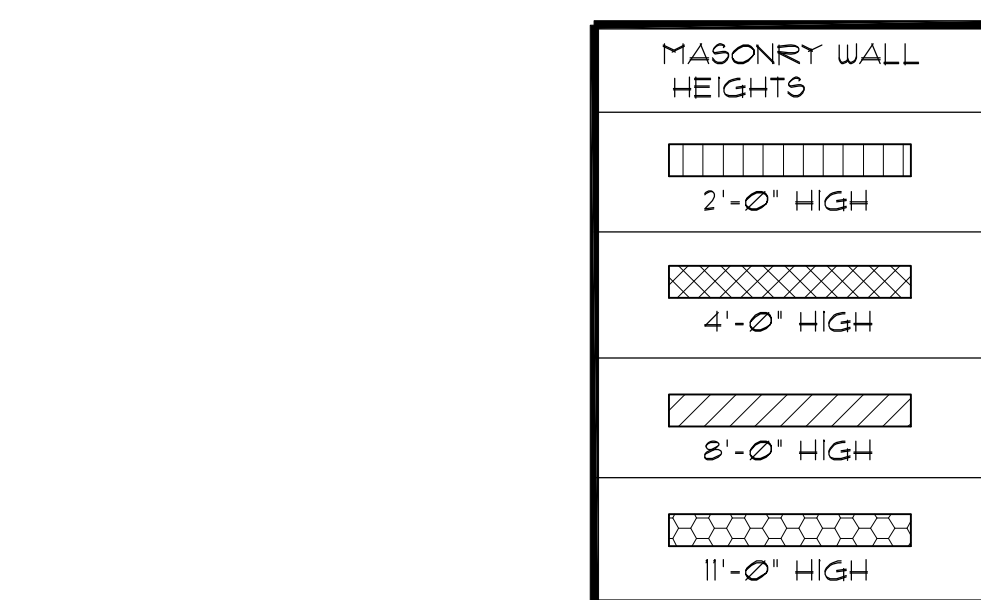
1 SCREEN WALL SECTION

SCALE: 3/4" = 1'-0"

- ### FOUNDATION NOTES
- SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
 - TOP OF FINISHED SLAB SHALL BE +0'-0".
 - COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
 - REFERENCE ELEVATION +0'-0", SEE SURVEY PLOT FOR NAVD.
 - PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
 - PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE. PROVIDE 1/2" FELT PAPER AT THE JOINT.
 - COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
 - SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
 - WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURER'S SPECIFICATIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
 - INDICATES #5 BAR, INDICATES #6 BAR, INDICATES #7 BAR VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90° HOOK. BARS SHALL BE PLACED AS SHOWN IN THE PLANS.
 - SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5 = 30", #6 = 36"), AND REINFORCING SHALL BE CONTINUOUS.
 - RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGNED WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
 - VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
 - IN ALL WALL INTERSECTIONS
 - CHANGES IN ELEVATION
 - EACH SIDE OF ALL OPENINGS
 - ALL CORNERS
 - STRUCTURAL DESIGN IS IN ACCORDANCE WITH TMS 402/602-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602-16, USING: F'm = 2,000 PSI, TYPE "M" OR "S" MORTAR, ASTM C476 GROUT (3000 PSI), UNITS LAID IN RUNNING BOND.
 - WIRE WELDED MESH LOCATED IN THE MIDDLE TO UPPER 1/3 OF SLAB SUPPORTED 3'-0" O/C MAX. SEE PLAN FOR WWM SIZE.

INSPECTOR NOTE:

- STRUCTURE WAS DESIGNED BASED ON CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE, 8TH EDITION.



2 CHANGE IN ELEVATION OF BOND BEAM

SCALE: 3/4" = 1'-0"

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R 2023, 8th EDITION ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, TMS 402/602-16 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2016, ASCE 7-22 AND AISI SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:

ROOF:	LIVE LOAD	FLOOR:	LIVE LOAD	40 psf
	20 psf TOP CHORD -non-concurrent			
	10 psf BTM CHORD -non-concurrent			
200lb	CONCENTRATED LOAD ALL BTM CHORD PANEL JOINTS (HVHZ ONLY)-non-concurrent			
	DEAD LOAD		DEAD LOAD	
	15 psf TOP CHORD		20 psf TOP CHORD	
	(10 psf w/ ASPHALT SHINGLES)		(10 psf w/ No GYPCRETE)	
	10 psf BTM CHORD		5 psf BTM CHORD	
	DEAD LOAD TO RESIST WIND UPLIFT: 10psf		BALCONY LIVE LOAD	60 psf

WIND: DEAD LOAD SPEED = 170 MPH 3- SECOND GUST (ASCE 7-22 (FBC R2023) EXPOSURE C, RISK CATEGORY II)
LIVE LOADS: UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf, DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CONTRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

- 2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
- 3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 318-19 AND ASTM C-94C-94M OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:

- 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS);
- FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
 - 1-1/2" FOR #5 AND SMALLER
 - 2" FOR #6 AND LARGER
- FOR CONCRETE NOT EXPOSED TO WEATHER
 - 3/4" FOR SLABS, WALLS AND JOISTS
 - 1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STRIPPERS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33/C33M. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6 MIL CONTINUOUS POLYETHYLENE VAPOUR BARRIER MEMBRANE UNDER ALL SLABS ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347 LATEST EDITION, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK."

EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL. DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:

WELDED WIRE MESH SHALL BE ASTM A1064/1064M, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615/615M GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW. TYP. MIN LAPS SHALL BE AS FOLLOWS:

#4 BAR - 25"	#6 BAR - 36"
#5 BAR - 30"	#7 BAR - 42"

PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR. SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE fm = 2000 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 6" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 x BAR NO. (48 BAR DIAMETERS), U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FCAPA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36/A36M, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A500/A500M, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-A53/A53M, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM F3125/F3125M BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL.

FOOTING SCHEDULE						
PROVIDE CORNER BARS, SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.						
MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.		T.O.F.
				SHORT	LONG	
FS-24x12	24"	CONT.	12"	-	(3) #5s	-1'-4"
FS-36x12	36"	CONT.	12"	-	(3) #5s	-1'-4"

ARCHITECTS

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
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AA #: 0003325

DATE	DESCRIPTION
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701 S. OLIVE AVE #104 WEST
PALM BEACH, FL 33401
PH# (561) 662-9500

CRESSWIND
PALM BEACH

REAR ENTRY
MONUMENT
SIGN

PROJECT#:
KH200.000/25027

PAGE:
STRUCTURAL
PLANS &
NOTES

170 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 6/16/25

SCALE: AS NOTED

SHEET

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