Sunshine
Water Control District

REGULAR MEETING
AGENDA

DECEMBER 5, 2018

Sunshine
Water Control District

November 28, 2018

ATTENDEES:
PLEASE IDENTIFY YOURSELF EACH TIME YOU SPEAK TO FACILITATE ACCURATE TRANSCRIPTION OF MEETING MINUTES.

Board of Supervisors
Sunshine Water Control District

Dear Board Members:

A Regular Meeting of the Sunshine Water Control District's Board of Supervisors will be held on Wednesday, December 5, 2018, at 6:30 p.m., at Sartory Hall, located in Mullins Park, 10150 NW 29 St. (Ben Geiger Drive), Coral Springs, Florida 33065. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Update: West Outfall Canal (WOFC) Project
5. Presentation: Fiscal Year 2019 Benefits Renewal
6. Consideration of Resolution 2019-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; and Providing for an Effective Date
7. Approval of Unaudited Financial Statements as of October 31, 2018
8. Supervisors' Communications
9. Staff Reports
   - A. District Counsel: *Lewis, Longman & Walker, P.A.*
   - B. District Engineer: *Craig A. Smith & Associates*
     - Monthly Engineer's Report
       - Permit Application: 10531-10537 N.W. 28 Court, Residential Townhomes
   - C. District Engineering Consultant: *John McKune*
   - D. District Field Supervisor: *Cory Selchan*

E. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: January 9, 2019 at 6:30 P.M.

10. Adjournment

Should you have any questions, please contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
Call-in Number: 1-888-354-0094
Conference ID: 8518503

SUNSHINE
WATER CONTROL DISTRICT

6

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSHINE WATER CONTROL DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 28, 2017, pursuant to Resolution 2017-7, the Board of Supervisors (hereinafter referred to as the "Board") of the Sunshine Water Control District (hereinafter referred to as the "District"), adopted a Budget for Fiscal Year 2017/2018; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2017/2018.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNSHINE WATER CONTROL DISTRICT:

Section 1. The Fiscal Year 2017/2018 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2018 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this _____ day of _____, 2018.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SUNSHINE
WATER CONTROL DISTRICT
AMENDED GENERAL FUND BUDGET
UNAUDITED
SEPTEMBER 30, 2018

SUNSHINE
WATER CONTROL DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2018

	FY 2018 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2018 Amended Budget
REVENUES					
Assessments	$ 2,957,416	$ 2,933,459	$ (23,957)	$ 23,957	$ 2,957,416
Interest and miscellaneous	10,821	9,000	(1,821)	1,821	10,821
Permit review fees	2,450	3,150	700	(700)	2,450
Cost recovery	-	17,500	17,500	(17,500)	-
Total revenues	2,970,687	2,963,109	(7,578)	7,578	2,970,687
EXPENDITURES					
Administrative					
Supervisors	1,800	1,800	-	-	1,800
Supervisors reimbursement	124	7,500	7,376	(7,376)	124
Management/accounting/recording	58,386	58,386	-	-	58,386
DSF & CPF accounting	13,639	13,639	-	-	13,639
Dissemination fee	1,000	1,000	-	-	1,000
Arbitrage rebate calculation	750	750	-	-	750
Trustee	3,000	3,000	-	-	3,000
Audit	10,700	10,700	-	-	10,700
Legal	113,367	85,000	(28,367)	28,367	113,367
Legal-litigation	377,116	100,000	(277,116)	277,116	377,116
Human resource services	6,712	6,712	-	-	6,712
Communication	12,379	20,000	7,621	(7,621)	12,379
Dues/subscriptions	4,175	3,500	(675)	675	4,175
Rent - operations facility	41,981	41,981	-	-	41,981
Insurance	21,939	23,000	1,061	(1,061)	21,939
Legal advertising	2,996	2,500	(496)	496	2,996
Office supplies and expenses	1,678	1,500	(178)	178	1,678
Postage	1,074	1,200	126	(126)	1,074
Postage-ROW clearing	1,165	2,500	1,335	(1,335)	1,165
Printing and binding	1,400	1,400	-	-	1,400
Website	1,018	3,000	1,982	(1,982)	1,018
ADA website compliance	199	-	(199)	199	199
Contingencies	726	1,175	449	(449)	726
Total administrative expenses	677,324	390,243	(287,081)	287,081	677,324
Field operations					
Salaries and wages	344,378	409,328	64,950	(64,950)	344,378
FICA taxes	26,371	31,314	4,943	(4,943)	26,371
Special pay	1,299	1,500	201	(201)	1,299
Bonus program	-	1,000	1,000	(1,000)	-
401a retirement plan	33,958	40,933	6,975	(6,975)	33,958
Health insurance	170,035	193,881	23,846	(23,846)	170,035
Workers' compensation insurance	15,183	21,000	5,817	(5,817)	15,183
Engineering	78,749	260,000	181,251	(181,251)	78,749
Engineering - capital outlay	55,836	-	(55,836)	55,836	55,836

SUNSHINE
WATER CONTROL DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2018

	FY 2018 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2018 Amended Budget
Consulting engineer services	-	25,000	25,000	(25,000)	-
Cost recovery	2,478	17,500	15,022	(15,022)	2,478
Water quality testing	4,577	5,224	647	(647)	4,577
Telephone	1,757	1,800	43	(43)	1,757
Electric	93,674	85,000	(8,674)	8,674	93,674
Insurance	36,489	38,000	1,511	(1,511)	36,489
Repairs and maintenance					
Canal banks	336	20,000	19,664	(19,664)	336
Canal dredging	-	50,000	50,000	(50,000)	-
Culvert inspection & cleaning	19,500	100,000	80,500	(80,500)	19,500
Dumpster service	6,748	13,000	6,252	(6,252)	6,748
Truck & tractor	1,436	10,000	8,564	(8,564)	1,436
Other	4,069	21,000	16,931	(16,931)	4,069
Operating supplies					
Chemicals	69,402	90,000	20,598	(20,598)	69,402
Fuel	9,707	20,000	10,293	(10,293)	9,707
Fuel-pump station generator	-	35,000	35,000	(35,000)	-
Triploid carp	-	19,755	19,755	(19,755)	-
Uniforms	2,002	3,217	1,215	(1,215)	2,002
Other	18,942	4,000	(14,942)	14,942	18,942
Permit fees, licenses, schools	1,528	5,000	3,472	(3,472)	1,528
Hurricane cleanup	2,939,058	-	(2,939,058)	3,439,058	3,439,058
Capital outlay	182,846	1,600,000	1,417,154	(1,417,154)	182,846
ROW encroachment clearing	111,400	-	(111,400)	111,400	111,400
Field equipment	-	70,000	70,000	(70,000)	-
Pump station telemetry	2,557	1,200	(1,357)	1,357	2,557
Contingencies	8,431	5,000	(3,431)	3,431	8,431
Total field operations	4,242,746	3,198,652	(1,044,094)	1,544,094	4,742,746
Other fees and charges					
Tax collector	29,558	30,557	999	(999)	29,558
Property appraiser	29,558	30,557	999	(999)	29,558
Property tax bills - fire & EMS assessment	28	100	72	(72)	28
Total other fees & charges	59,144	61,214	2,070	(2,070)	59,144
Total expenditures	4,979,214	3,650,109	(1,329,105)	1,829,105	5,479,214
Fund balance - beginning	7,941,602	7,182,182	(759,420)	759,420	7,941,602
Fund balance - ending					
Assigned:					
3 months working capital	912,257	912,257	-	-	912,257
Disaster recovery	3,000,000	3,000,000	-	-	3,000,000
Truck replacement	54,000	54,000	-	-	54,000
Unassigned	1,966,818	2,528,655	562,107	(1,062,107)	1,466,818
Total Fund balance - ending	$ 5,933,075	$ 6,494,912	$ 562,107	$ (1,062,107)	$ 5,433,075

EXHIBIT “A”

SUNSHINE
WATER CONTROL DISTRICT

7

SUNSHINE
WATER CONTROL DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2018

SUNSHINE
WATER CONTROL DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Stonegate Bank	$ 196,462	$ -	$ -	$ 196,462
Stonegate Bank - escrow	80,598	-	-	80,598
Investments				
State Board of Administration				
A Investment account	4,942	-	-	4,942
A Bank maintenance reserve account	2,588	-	-	2,588
A Renewal & replacement reserve account	1,926	-	-	1,926
A Equipment replacement reserve account	203	-	-	203
Centennial Bank - MMA	256,619	-	-	256,619
FineMark Bank - MMA	249,074	-	-	249,074
FineMark Bank - ICS	5,114,334	-	-	5,114,334
Iberia Bank - MMA	5,526	-	-	5,526
Debt service - Wells Fargo	-	516,950	-	516,950
Reserve - Wells Fargo	-	440,339	-	440,339
Construction - Wells Fargo	-	-	209,701	209,701
Due from general fund	-	516	-	516
Due from other-other	120			120
Due from capital project fund	3,727	-	-	3,727
Total assets	$ 5,916,119	$ 957,805	$ 209,701	$ 7,083,625
LIABILITIES				
Liabilities:				
Due to general fund	-	-	3,727	3,727
Due to debt service	516	-	-	516
Deposits payable/trash bonds	102,000	-	-	102,000
Cost recovery deposits	16,480	-	-	16,480
Total liabilities	118,996	-	3,727	122,723
FUND BALANCES				
Assigned:				
3 months working capital	1,152,386	-	-	1,152,386
Disaster recovery	3,000,000	-	-	3,000,000
Truck replacement	54,000	-	-	54,000
Unassigned	1,590,737	957,805	205,974	2,754,516
Total fund balances	5,797,123	957,805	205,974	6,960,902
Total liabilities and fund balances	$ 5,916,119	$ 957,805	$ 209,701	$ 7,083,625

SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	$ -	$ -	$ 3,048,893	0%
Interest and miscellaneous	676	676	9,000	8%
Permit review fees	-	-	3,150	0%
Cost recovery	-	-	17,500	0%
Total revenues	676	676	3,078,543	0%
EXPENDITURES				
Administrative				
Supervisors	150	150	1,800	8%
Supervisors reimbursement	-	-	7,500	0%
Management/accounting/recording	4,963	4,963	59,554	8%
DSF & CPF accounting	1,159	1,159	13,912	8%
Dissemination fee	83	83	1,000	8%
Arbitrage rebate calculation	-	-	750	0%
Trustee	-	-	3,000	0%
Audit	-	-	10,700	0%
Legal	-	-	105,000	0%
Legal-litigation	-	-	150,000	0%
Human resource services	570	570	6,846	8%
Communication	-	-	20,000	0%
Dues/subscriptions	4,175	4,175	4,500	93%
Rent - operations facility	-	-	43,240	0%
Insurance	21,000	21,000	23,000	91%
Legal advertising	154	154	2,500	6%
Office supplies and expenses	-	-	1,500	0%
Postage	76	76	1,200	6%
Postage-ROW clearing	-	-	2,500	0%
Printing and binding	117	117	1,400	8%
Website	-	-	3,000	0%
Contingencies	5	5	1,175	0%
Total administrative expenses	32,452	32,452	464,077	7%
Field operations				
Salaries and wages	27,755	27,755	411,612	7%
FICA taxes	2,118	2,118	31,488	7%
Special pay	-	-	1,500	0%
Bonus program	-	-	1,000	0%
401a retirement plan	2,580	2,580	41,161	6%
Health insurance	14,583	14,583	218,341	7%
Workers' compensation insurance	13,425	13,425	21,000	64%
Engineering	-	-	60,000	0%
Engineering - capital outlay	-	-	320,000	N/A

SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Consulting engineer services	7,470	7,470	25,000	30%
Cost recovery	-	-	17,500	0%
Water quality testing	-	-	5,224	0%
Telephone	-	-	1,800	0%
Electric	-	-	85,000	0%
Insurance	35,619	35,619	38,000	94%
Repairs and maintenance				
Canal banks	-	-	20,000	0%
Canal dredging	-	-	50,000	0%
Culvert inspection & cleaning	-	-	100,000	0%
Dumpster service	-	-	13,000	0%
Truck & tractor	-	-	10,000	0%
Other	-	-	21,000	0%
Operating supplies				
Chemicals	-	-	90,000	0%
Fuel	-	-	20,000	0%
Fuel-pump station generator	-	-	35,000	0%
Triploid carp	-	-	19,755	0%
Uniforms	126	126	3,217	4%
Other	-	-	4,000	0%
Permit fees, licenses, schools	500	500	5,000	10%
Capital outlay	-	-	1,600,000	0%
Capital outlay - other	-	-	770,000	0%
Field equipment	-	-	35,000	0%
Pump station telemetry	119	119	2,250	5%
Contingencies	-	-	5,000	0%
Total field operations	104,295	104,295	4,081,848	3%
Other fees and charges				
Tax collector	-	-	31,759	0%
Property appraiser	-	-	31,759	0%
Property tax bills - fire & EMS assessment	-	-	100	0%
Total other fees & charges	-	-	63,618	0%
Total expenditures	136,747	136,747	4,609,543	3%
Net increase/(decrease) of fund balance	(136,071)	(136,071)	(1,531,000)	
Fund balance - beginning	5,933,194	5,933,194	8,458,933	
Fund balance - ending				
Assigned:				
3 months working capital	1,152,386	1,152,386	1,152,386	
Disaster recovery	3,000,000	3,000,000	3,000,000	
Truck replacement	74,000	74,000	74,000	
Unassigned	1,570,737	1,570,737	2,701,547	
Total Fund balance - ending	$ 5,797,123	$ 5,797,123	$ 6,927,933	

SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2018

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	$ -	$ -	$ 916,037	0%
Interest	1,220	1,220	-	N/A
Total revenues	1,220	1,220	916,037	0%
EXPENDITURES				
Debt service				
Principal	-	-	270,000	0%
Interest	-	-	605,556	0%
Total debt service	-	-	875,556	0%
Other fees and charges				
Tax collector	-	-	9,542	0%
Property appraiser	-	-	9,542	0%
Total other fees and charges	-	-	19,084	0%
Total expenditures	-	-	894,640	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,220	1,220	21,397	
Fund balances - beginning	956,585	956,585	848,776	
Fund balances - ending	$ 957,805	$ 957,805	$ 870,173	

SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2018

	Current Month	Year To Date
REVENUES		
Interest	$ 268	$ 268
Total revenues	268	268
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	268	268
Fund balances - beginning	205,706	205,706
Fund balances - ending	$ 205,974	$ 205,974

SUNSHINE

Water Control District

Special Assessment Revenue Improvement Bonds, Series 2011

$12,880,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2014	-	-	317,720.63	317,720.63
05/01/2015	240,000.00	2.400%	317,720.63	557,720.63
11/01/2015	-	-	314,840.63	314,840.63
05/01/2016	245,000.00	2.750%	314,840.63	559,840.63
11/01/2016	-	-	311,471.88	311,471.88
05/01/2017	255,000.00	3.250%	311,471.88	566,471.88
11/01/2017	-	-	307,328.13	307,328.13
05/01/2018	260,000.00	3.500%	307,328.13	567,328.13
11/01/2018	-	-	302,778.13	302,778.13
05/01/2019	270,000.00	3.750%	302,778.13	572,778.13
11/01/2019	-	-	297,715.63	297,715.63
05/01/2020	280,000.00	4.125%	297,715.63	577,715.63
11/01/2020	-	-	291,940.63	291,940.63
05/01/2021	295,000.00	4.250%	291,940.63	586,940.63
11/01/2021	-	-	285,671.88	285,671.88
05/01/2022	305,000.00	4.375%	285,671.88	590,671.88
11/01/2022	-	-	279,000.00	279,000.00
05/01/2023	320,000.00	4.500%	279,000.00	599,000.00
11/01/2023	-	-	271,800.00	271,800.00
05/01/2024	335,000.00	4.750%	271,800.00	606,800.00
11/01/2024	-	-	263,843.75	263,843.75
05/01/2025	350,000.00	5.000%	263,843.75	613,843.75
11/01/2025	-	-	255,093.75	255,093.75
05/01/2026	365,000.00	5.250%	255,093.75	620,093.75
11/01/2026	-	-	245,512.50	245,512.50
05/01/2027	385,000.00	5.250%	245,512.50	630,512.50
11/01/2027	-	-	235,406.25	235,406.25
05/01/2028	405,000.00	5.250%	235,406.25	640,406.25
11/01/2028	-	-	224,775.00	224,775.00
05/01/2029	430,000.00	5.250%	224,775.00	654,775.00
11/01/2029	-	-	213,487.50	213,487.50
05/01/2030	450,000.00	5.375%	213,487.50	663,487.50
11/01/2030	-	-	201,393.75	201,393.75
05/01/2031	475,000.00	5.750%	201,393.75	676,393.75
11/01/2031	-	-	187,737.50	187,737.50
05/01/2032	500,000.00	5.750%	187,737.50	687,737.50
11/01/2032	-	-	173,362.50	173,362.50

SUNSHINE

Water Control District

Special Assessment Revenue Improvement Bonds, Series 2011

$12,880,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2033	530,000.00	5.750%	173,362.50	703,362.50
11/01/2033	-	-	158,125.00	158,125.00
05/01/2034	560,000.00	5.750%	158,125.00	718,125.00
11/01/2034	-	-	142,025.00	142,025.00
05/01/2035	595,000.00	5.750%	142,025.00	737,025.00
11/01/2035	-	-	124,918.75	124,918.75
05/01/2036	625,000.00	5.750%	124,918.75	749,918.75
11/01/2036	-	-	106,950.00	106,950.00
05/01/2037	665,000.00	5.750%	106,950.00	771,950.00
11/01/2037	-	-	87,831.25	87,831.25
05/01/2038	700,000.00	5.750%	87,831.25	787,831.25
11/01/2038	-	-	67,706.25	67,706.25
05/01/2039	740,000.00	5.750%	67,706.25	807,706.25
11/01/2039	-	-	46,431.25	46,431.25
05/01/2040	785,000.00	5.750%	46,431.25	831,431.25
11/01/2040	-	-	23,862.50	23,862.50
05/01/2041	830,000.00	5.750%	23,862.50	853,862.50
Total	**$ 12,195,000.00**	**-**	**$ 11,477,460.08**	**$ 23,672,460.08**

SUNSHINE
WATER CONTROL DISTRICT

9B

CRAIG A. SMITH & ASSOCIATES
21045 Commercial Trail • Boca Raton, FL 33486
CONSULTING ENGINEERS • SURVEYORS • UTILITY LOCATORS
www.craigasmith.com

November 28, 2018

Board of Supervisors
Sunshine Water Control District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33073

RE: MONTHLY ENGINEER'S REPORT (December 5, 2018)
November 7, 2018 – November 28, 2018
SUNSHINE WATER CONTROL DISTRICT
CAS PROJECT NO. 15-1826

Dear Board of Supervisors:

Craig A. Smith & Associates, Inc. (CAS) is pleased to provide you with the following Monthly Engineer's Report (MER) summarizing activity performed by this office on behalf of SWCD during the referenced period including future work. Anything of significance occurring after this writing will be brought up at the December 5, 2018 BOS meeting.

Current Projects

WOFC Phase 1B (Canal reconstruction)

- 2nd Construction progress meeting was held on 11.21.18; before the Thanksgiving break.
- 1st Canal segment dewatering has been delayed due to contractor vendor issues regarding the bladder dams (wrong size). Contractor has worked out the vendor issues and will look to begin to dewater the week of 12.3.18. Contractor has indicated that the work will still be performed on time if not sooner.
- CAS continues to provide weekly construction status reports.
- The contractor is coordinating with CAS & City on developing a limited staging area at Cypress Park south of the Coral Springs Drive bridge.
- The contractor, CAS, and Broward County met on 11.27.18 to discuss additional Maintenance of Traffic matters at Coral Springs Drive.

WOFC Phase 1C

- Arborist is proceeding with the tree permit submittal and negotiation of tree mitigation fee.
- Development of encroachments removal and canal construction plans are nearly complete for permitting purposes to Broward County, South Florida Water Management, and the Army Corps of Engineers. CAS will coordinate with WHA staff on the permit applications.

Requested at this time while the permit process is taking place, is the BOS authorization to allow CAS to formally send Outreach Agreement documents to the residents containing the prescribed options.

Permitting

In the agenda packet, submitted for the BOS approval is a recommendation to issue a Right-of-way Permit to NW 28th Ct – 4 Unit Townhomes subject to the special conditions which the applicant has agreed to. The applicant has agreed to provide an easement agreement for SWCD maintenance which will be subject to SWCD Council review. The permit will not be released to the permittee until the easement is finalized and the permit will be invalid if the easement is not made part of the permit.

CAS continues to be engaged with public inquiries regarding the SWCD permit process and post permit compliance matters. We look forward to working with the SWCD on current and future important projects. Should there be any questions, I can be reached at the letterhead numbers shown or by electronic mail at orubio@craigasmith.com.

Sincerely,

CRAIG A. SMITH & ASSOCIATES

Orlando A. Rubio, PE
Sr. Supervising Engineer

cc: SWCD – Cory Selchan, John McKune, PE (via e-mail)
WHA – Cindy Cerbone, Debbie Tudor, Daphne Gillyard (via e-mail)
CAS – Gene Schriner, PE, Jim Maguire (via e-mail)

\\cas-depot\Projects\Districts\Sunshine_Water_Control\MONTHLY ENGINEERS REPORTS\2018-12\SWCD-MonthlyRpt-2018.11.28.docx

CRAIG A. SMITH & ASSOCIATES
7777 Glades Road • Suite 410 • Boca Raton, Florida 33434
CONSULTING ENGINEERS • SURVEYORS • UTILITY LOCATORS • GRANT SPECIALISTS
WWW.CRAIGASMITH.COM

November 28, 2018

Board of Supervisors
Sunshine Water Control District (SWCD)
2300 Glades Road, Suite 410W
Boca Raton, Florida 33073

RE: SWCD PERMIT APPLICATION
NW 28th Ct – New Townhomes (10531-10537)
CAS PROJECT NO. 15-1826-P20

Dear Board of Supervisors (BOS):

We have reviewed the Right-of-Way permit application submitted by the applicant (Mr. Jezeriah Webb of Quality Builders) for the construction of 4 townhomes off the northwest corner of NW 28th Ct and Coral Springs Dr. The project is adjacent to the SWCD Canal Y and the permittee will perform 1 foot of demucking for 20 ft of the existing canal from Coral Springs Dr. The permittee will also grant the SWCD a 20' long by 10' wide maintenance access easement located on the northeast corner of the property. The legal description and the execution of the easement document has not been completed at this time and shall be a special condition of the permit. The applicant has met SWCD applicable criteria and we recommend that the SWCD BOS issue a Right-of-Way Permit to the applicant, subject to the following Special Conditions to be made part of the Permit on the scheduled December 5, 2018 BOS meeting:

1. All work must be in compliance with the latest SWCD Permit Criteria Manual.
2. Prior to the permit being released to the Permittee, the Permittee shall execute the easement with the SWCD subject to review by SWCD council.
3. This permit is only valid if it is accompanied with the executed easement agreement.
4. The canal will be demucked 1 foot for 20 linear of the canal from Coral Springs Drive and all nuisance vegetation within Canal Y work limits shall be removed and canal banks shall be stabilized with sod and
5. Permittee will ensure that all necessary Sediment & Erosion Control devices will be utilized at the SWCD right-of-way during construction.
6. Trash bond ($2,500) shall be submitted prior to permit issuance and the Contractor shall repair and replace any SWCD facilities damaged during construction at no cost to the District. In addition, all cost recovery fees ($1,608.00) shall be submitted prior to the release of the permit.
7. All applicable permits and approvals for Work shall be obtained.
8. SWCD shall be notified at least 48 hours prior to construction.

Sincerely,
CRAIG A. SMITH & ASSOCIATES

Orlando A. Rubio, PE
Sr. Supervising Engineer

cc: SWCD – Cory Selchan, John McKune (via e-mail)
WHA – Cindy Cerbone, Debbie Tudor (via e-mail)
Quality Builders – Jezz Webb (via e-mail - jezzy@checkoutquality.com)
CAS – Gene Schriner, PE, Jim Maguire (via e-mail)

\\cas-depot\Projects\Districts\Sunshine_Water_Control\15-1826-COST-RECOVERY-PROJECTS\Temp\SWCD-NNW28CT-TOWNHOMES_2018.11.28.docx

Sunshine
Water Control District

APPLICATION FOR PERMIT

TO: BOARD OF SUPERVISORS
SUNSHINE WATER CONTROL DISTRICT
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

1. PROPOSED USE OF DISTRICT FACILITY: Residential Townhomes

2. LOCATION OF WORK: ~~10531-10537~~ NW 28th Court, Coral Springs, FL 33065
CORAL SPRINGS COUNTRY CLUB SUB 60-43 B LOT 28 BLK F

Subdivision | Lot No. | Block No.

Section: _____ Township: _____ Range: _____

3. DISTRICT WORKS INVOLVED IN PROPOSED CONSTRUCTION OR USE: _____

4. NAME, ADDRESS, PHONE AND FAX OF OWNER OF PROPOSED WORK OR STRUCTURE:
Jezeriah Webb, 10011 NW 39th Court, Coral Springs, FL 33065
Phone: 954-260-2525 Fax: 954-753-0960

5. NAME, ADDRESS, PHONE AND FAX OF APPLICANT OTHER THAN OWNER (If any):

6. AREA PROPOSED TO BE SERVED: (Give property description sufficient for identification, including size in acres, and **attaching survey or property sketch**).

7. This application, including sketches, drawings or plans and specifications attached, contains a full and complete description of the work proposed or use desired of the above described facilities of the District and for which permit is herewith applied. It shall be part of any permit that may be issued. It is agreed that all work or the use of the District's facilities involved will be in accordance with the permit to be granted and with the Permit Criteria Manual heretofore adopted by the District, which have been examined and are understood by the applicant and as the same may be hereafter from time to time amended, changed or revised and which (it is further understood) shall be incorporated in reference as a part of any permit which may be granted.

STANDARD CONDITIONS ARE AS FOLLOWS:

1. If this Permit involves the use of a right-of-way which is owned by the District, then, the Permittee acknowledges that the District title to the right-of-way which is the subject matter of this Permit is superior in right, title or dignity to the permit granted to the Permittee, and the Permittee's successors and assigns shall attorn their interest under this Permit to the district's title to this right-of-way. This Permit is subject to the right of condemnation of the right-of-way held by the District by any other authorized governmental agency; is further subject to the right of reversion held by the grantors of the right-of-way; and is subject to the continued existence of the District.

2. This Permit is not an exclusive permit and no leasehold or exclusive right is granted to the Permittee hereunder. To the extent that the permitted activity touches or affects a District's right-of-way, then the Permittee acknowledges that this Permit may be subject to the rights of other Permittee's to utilize the right-of-way. It is the obligation of the Permittee to conduct any and all surveys, title examinations, examinations of public records, to ascertain the whereabouts of any other improvements located in the right-of-way before commencing any construction in the right-of-way.

3. Should Permittee violate the terms of this Permit it may be revoked at the option of the District without notice or waiting period.

4. Should this Permit involve the use of a District right-of-way, it is limited solely to the area depicted in the permit documents and does not extend to any other landowner used by the District.

5. Except as specifically permitted herein by the permit documents, no other improvements not included in the permit shall be constructed.

6. In the event the improvements authorized by this Permit are defectively constructed or are improperly maintained or negligently operated so as to endanger or damage adjacent property owners' improvements, or damage or endanger the Works of the District, or the Permittee discharges any hazardous materials or otherwise impedes or degrades the physical condition and functioning of the water control operations of the District, the District may, at its option, revoke this Permit.

7. The District shall have the right to employ engineers or other consultant's to determine the necessary costs of cleaning up any pollutants, hazardous materials or other materials which may impede or degrade the District's waterways, to determine the necessary repairs to any Works of the District, or to correct the operating procedures of the Permittee in order to restore the District's Works. The Permittee shall be responsible to pay for any cleanup costs or repairs, together with any engineering or other consultant's costs, or any legal or other costs incurred by the District. Should the Permittee decline to perform any required cleanup work or repairs or enact new operating procedures, the District may have said cleanup work accomplished, or said repairs made at the cost of the Permittee. Upon the completion of said cleanup or repairs, the District shall provide the Permittee with a notice detailing the cost incurred by the District, including any and all necessary engineering, consultant or legal costs in connection therewith to that date. The Permittee shall have thirty days from the date of the notice to reimburse the District. In the event that the Permittee does not reimburse the District within said thirty day period, the District shall have the right to assess the

permittee to recover all of said costs incurred by it, including any engineering and consultant costs, or any attorney's fees or legal costs incurred.

8. This Permit may be revoked in the event that the Permittee does not submit to the District a Construction Completion/Construction Certificate on forms approved by the District, executed by its engineer supervising the construction called for by this Permit within **180 days** from date hereof certifying that the work and construction contemplated by this Permit has been completed according to the attached specifications and the requirements and minimum standard of construction referred to above, together with an "AS-BUILT" plan, signed by the Permittee's engineer or architect. The Board of Supervisors may extend the time for completion of said construction and the delivery of the aforementioned certificate.

9. In the event the improvement being constructed pursuant to this Permit is an improvement of a type which will be dedicated to the public, such as a bridge, roadway over a culvert, or other type of improvement dedicated to the public, the District shall have the right to require the Permittee upon completion of said improvement and dedication of the same to the public to assign this Permit to the governmental body having jurisdiction over the improvement dedicated. It will also be the responsibility of the Permittee to secure the acceptance of said assignment by the appropriate governmental body indicating their agreement to accept the assignment of this Permit and to further agree to abide by the rules and regulations of the District, the conditions of this Permit and to maintain the structure, or structures, so assigned to said governmental body of no cost to the District.

10. Permittee will not do or permit any act or thing to be done which will subject the District, its employees, its supervisors, engineers or consultants to any liability or responsibility for injury or damage to persons or property or subject the District to responsibility for a violation of laws. Permittee will exercise control over its construction or the area of its permit so as to fully protect the District, its employees, its supervisors, engineers and consultants from such liability. Permittee will defend, indemnify and save the District, its employees, and supervisors, engineers and consultants harmless against any and all liabilities, suits, obligations, fines, damages, judgments, assessments, penalties, claims, costs, charges, expenses, including without limitation, court costs, deposition fees, investigative fees, expert fees and attorney's fees, which the District, its employees and its supervisors, engineers and consultants may incur as a result of any claims, lawsuits, administrative proceedings, governmental prosecution or legislative claim's bills arising out of the Permittee's use of this Permit whether at trial or upon appeal. This obligation to indemnify and hold harmless shall exist whether the acts complained of were caused by Permittee, its agents, servants, employees, independent contractors or other third parties. Additionally, Permittee shall permit no liens to be filed against any District real property or right-of-way, and shall at its own cost and expense, bond off the same and indemnify and hold the District harmless from any and all liability, suits, obligations, damages claims, costs, charges and expenses, including without limitation, court costs, investigative fees, deposition fees, engineer's fees, architect's fees, attorney's fees incurred by the District in defending such a claim, whether the same be before trial, at trial or at an appellate level.

11. Should this Permit involve a right-of-way of the District, Permittee accepts the right-of-way that is the subject of this Permit, to the extent this involves use of a right-of-way, in an "as-is" "where-is" condition, and acknowledges that no representations, statements,

warranties, or affirmations concerning these lands or their suitability have been given by the District to Permittee and that Permittee has made its own independent analysis of the suitability of accepting this Permit and utilizing any right-of-way that is the subject matter of this Permit.

12. Notwithstanding the requirement for indemnification as contained herein, nothing shall enlarge the governmental immunity granted unto the District by the laws of the State of Florida. Notwithstanding the District's governmental immunity, the indemnity provisions contained in this Agreement shall also provide for, under the same terms, indemnity in the event of any claims or proceeding in front of the Legislature of the State of Florida, and Permittee shall be obligated in accordance with its indemnity agreement to indemnify and hold harmless the District for any claim's bill proceeding brought in the State of Florida and for any claim's bill imposed against the District in such a proceeding.

13. This Permit shall be governed in accordance with the laws of the State of Florida and venue shall be in Broward County.

14. This Permit shall not be recorded in the Public Records of Broward County, Florida. In the event that it is recorded in the Public Records of Broward County, Florida by Permittee, then Permittee shall pay all costs and fees incurred in removing the permit from the Public Records of Broward County, Florida, and shall agree to execute any and all documents necessary to remove the same. If anybody not party to this Permit, records this Permit in the Public Records, the Permittee shall execute the documents necessary to remove the permit from the Public Records.

15. This Permit shall not convey to Permittee any property rights nor any rights or privileges, nor relieve the Permittee from complying with any state, federal or other applicable law, regulation or requirement. All structures and works installed by Permittee hereunder shall remain the property of the Permittee unless otherwise provided immediately below.

16. In the event the District wishes to obtain the ingress or egress to its property, easement or right-of-way affected by this Permit, for any lawful District purpose, including but not limited to maintenance of any lake, canal or other Works of the District, any removal, demolition or reconstruction of the proposed work or structure permitted hereunder shall be at the sole expense of the owner or the owner's successors or assigns.

17. Permittee agrees that during the course of construction of the permitted activity, no debris will be placed into the waterways of the District.

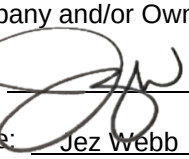
    For this purpose Permittee has submitted a check for a Trash Bond in the amount of Two Thousand Five Hundred Dollars ($2,500.00) which Permittee agrees to forfeit if debris is found to have been placed into the District's waterways or damage has occurred to the District Works. Said determination to be at the sole discretion of the District and is acknowledged by Permittee to represent both actual and punitive damages for violating the provisions of this Permit and, further, the provisions of Chapter 298, Florida Statues. If the $2,500.00 has been forfeited due to debris or damage and if construction of the facilities called for in this Permit have not been completed within 180 days, an additional Two Thousand Five Hundred Dollars ($2,500.00) will be submitted by Permittee to cover possible future occurrences of discharging debris into the District's waterways. Upon final completion of the project and acceptance by the District, the unused portion of the Trash Bond will be returned to the Permittee.

18. District permits are revocable for Permittee's failure to comply with the terms and conditions of the Permit, or the District's Policies and Procedures. If the Permittee fails to take any action required by the terms and conditions of the permit, after due notice to the Permittee, the District may take the required action and assess the Permittee for the full cost of such action.

SPECIAL CONDITIONS WILL BE ADDED WHEN APPLICABLE:

Submitted this 26th day of November , 2018

Company and/or Owner: Quality Builders

By: 

Name: Jez Webb

Title: President

BOARD OF SUPERVISORS
Reviewed and approved by Board meeting held:

Application for Permit

Requests for Permit Application forms (See Exhibit 1) can be made in person, online at www.sunshinewcd.net, by email (info@sunshinewcd.net), by letter, or by telephone directly to:

SUNSHINE WATER CONTROL DISTRICT
C/O WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431
(561) 571-0010

Please include the following:

INITIAL SUBMITTAL

One (1) hardcopy set of Plans and one (1) electronic set of plans are required, including survey, calculations, geotechnical engineering reports, studies and any other supporting documentation.

Permit application fees shall be in accordance with the current District fee schedule for projects requiring District approval. In addition, the cost of outside consulting services (including but not limited to engineering services, accounting services and legal services) at the rates charged by such consultants and any other costs and expenses incurred by the District in order to review applications shall be paid by the Permittee in the form of a cost recovery fee. Additional cost recovery fees may be required for District services during construction, as necessary, depending on the nature of each project

FINAL SUBMITTAL

Three (3) hardcopy sets of plans and one (1) electronic set of plans are required, including all other supporting documents. All plans and calculations shall be signed and sealed by a Florida licensed Professional Engineer.

Instructions for Application

Instructions for preparing an application are as follows:

Item (1) - Simply state what use is intended, i.e., bridge crossing, culvert connection, beautification of right-of-way, surface water management system construction, etc.

Item (2) - Self-explanatory (information can be obtained from your deed or tax notice).

Item (3) - Refers to work involved (i.e., District Canal Name).

Item (4) - The person or entity responsible for maintenance of facilities after construction is completed.

Item (5) - The applicant may be an agent of the owner (i.e., contractor or engineer) to which correspondence will be directed during the application process. A letter of authorization from the owner may be required by the District.

Item (6) - Of minor importance when not affecting water control, if a bridge is to provide access to owner's property – so state. This information must be completed for culvert and/or pump installations giving capacities as well as acreage being drained or irrigated.

Preparation of the Drawing or Plans

Drawings shall be to scale and properly dimensioned. To be acceptable, a drawing or sketch will show a location plan, a plan view and profile view. Drawings for a drainage outfall connection should consist of complete paving and drainage plans that depict use of District Works.

The location plan should locate the installation or construction by referencing it to a section line, a road, or some obvious and permanent landmark.

For activities within the District rights-of-way or easements, the plan and cross-section or elevation should clearly portray the construction in its relationship to the channel and/or right-of-way. Certain elevations must be designated to facilitate processing of the application. These are: canal bottom elevation, water surface elevation and ground elevation expressed in North Geodetic Vertical Datum (NGVD) or other identified vertical datum such as American Vertical Datum (NAVD). The elevation of the low member of a bridge span must be shown. For overhead wire crossings and in the case of water or gas lines, low member elevation must be indicated on the drawings.

DISTRICT PERMIT FEE SCHEDULE

APPLICATION FEE:	$350.00
TRASH BOND REQUIRED:	$2,500.00

The application fee amount noted above is the minimum fee and represents the fee for the initial permit application review by the District, not to exceed three (3) hours. Additional fees for review by District engineering, legal, accounting or other consultants, at the consultant's standard rates, as well as other costs and expenses incurred by the District in order to review the application, shall also be paid by the permit applicant.

GENERAL NOTES

1. The architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The architect will not be responsible for/or have control or charge over the acts or omissions of the contractor, subcontractors, or any of their agents or employees, or any other persons performing any of the work.

2. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, fire codes. Contractor shall verify all code requirements and the construction documents.

3. Errors and omissions which may occur in contract documents shall be brought 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 which the contractor failed to notify the architect of before construction and /or fabrication of the work.

4. Contractor and subcontractors are to verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of work. Do not scale drawings. Architect shall be notified in writing, prior to commencing any work, of any errors or discrepancies in drawings or between prepared drawings and field conditions.

5. It is the purpose of these plans and specifications to describe a complete and finished project other than items marked "N.I.C." (not in contract).

6. The contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc. Shall be left clean and ready for occupancy upon completion of the project.

7. All work is to be done under the supervision of the general contractor, in accordance with the owner-contractor agreement.

8. All wood in contact with concrete or masonry or below finished floor is to be pressure treated.

9. Interior partitions shall be 25 gauge steel studs @ 24" o/c with 1/2" gypsum board unless noted otherwise.

10. All materials and products used for and in construction are required to have applicable products control code approval/NOA.

11. Contractor shall carry all necessary insurance as required by law and hold harmless the owner or architect from any loss, liability, claim or demand for damages arising out of or relating to the performance of the work as described by these drawings.

12. The owner shall effect and maintain fire, extended coverage and vandalism insurance for 100% of the insurable value of all construction on the site.

13. The general contractor shall guarantee all work specified and/or described by these drawings free from any defects or malfunctions for a period of one year commencing from the substantial completion date or from the time of occupancy, whichever occurs first. The general contractor is responsible for all work executed by subcontractors or other trades, plumbing equipment.

14. The contractor shall acquire all permits and licenses and pay all fees necessary for the execution of the work.

15. All structural metal items and fasteners and bolts shall be hot dipped galvanized.

16. Structural wood other than heavy timber shall have a minimum bending stress of; fb = 1200 p.S.I.

17. All ground under construction shall receive a termite poisoning treatment by approved exterminator who will furnish the owner with a 1 year bond.

18. It is the responsibility of the contractor to check and coordinate all dimensions of the foundation plan with the floor plan before beginning construction. Contact architect in the event of discrepancies.

19. The contractor shall furnish the architect or owner with a written certification of the finish floor height above mean sea level by a licensed surveyor.

20. The contractor shall report to the architect or owner any underground water, excessive organic material or any other undesirable condition encountered during excavations.

21. The Contractor is responsible to review and approve/disapprove all shop drawings or other submittals prior to the Architect's review. The Architect's review will be for consistency with the design and not constitute an authorization for ordering, fabrication or delivery. The Architect will not review any submittals until they have been reviewed and accepted by the General Contractor. NO EXCEPTIONS.

22. The Contrator shall secure site if a hurricane warning is issued, remove all dumpsters and scaffolding, and remove, or safely secure, all building materials, and equipment. Alert subs of their responsibilities to secure or remove their materials and equipment. Stop job processes that will likely become damaged by the hurricane, such as window installations, housewrap, or landscaping. Complete those construction tasks that will likely prevent damage, such as concrete work, closing in a house, or filling in foundation excavations. Clean up all construction debris.

MATERIALS (U.O.N ON PLANS)

1. CONCRETE:
STRUCTURAL CONCRETE SHALL CONFORM TO ACI-301. FOR FOOTINGS, TIE BEAMS, COLUMNS, BEAMS, AND ELEVATED SLABS SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. FOR SLAB ON GRADE SHALL BE 2500 PSI.

2. STEEL REINFORCEMENT:
ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60,000 PSI.

3. MASONRY:
HOLLOW MASONRY UNITS OF CONCRETE, f'm = 1,500 PSI, SHALL COMPLY ASTM C 55, ASTM C 73, ASTM C 90 AND ASTM C 744. GROUT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. ASTM C 476. MORTAR TYPE M: SHALL COMPLY WITH ASTM C 270.

4. STRUCTURAL STEEL:
ANGLES, W SHAPE, CHANNELS, PLATES, PIPES, AND STRUCTURAL TEES: fy = 36 KSI CONFORM TO ASTM A36. STRUCTURAL TUBING: fy = 46 KSI CONFORM TO ASTM A 500. BOLTS SHALL CONFORM TO ASTM A 325, WITH HARDENED WASHERS AND HEX NUTS. WELDING E-70XX.

5. WOOD:
ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE No. 2 OR BETTER. fb = 1,200 PSI (MINIMUM), AND YOUNG'S MODULUS E = 1,500,000 PSI.

AREA TABULATION

UNIT "A"

AC FIRST FLOOR....860 SQFT
AC SECOND FLOOR....1416 SQFT
2 CAR GARAGE....510 SQFT
ENTRY COURTYARD....45 SQFT
SECOND FLOOR BALCONY....96 SQFT

TOTAL AC AREA....2,276 SQFT

TOTAL UNIT AREA....2,927 SQFT.

UNIT "B"

AC FIRST FLOOR....700 SQFT
AC SECOND FLOOR....1055 SQFT
1 CAR GARAGE....304 SQFT
ENTRY COURTYARD....103 SQFT
SECOND BALCONY....53 SQFT

TOTAL AC AREA....1,755 SQFT

TOTAL UNIT AREA....2,215 SQFT

UNIT "C"

AC FIRST FLOOR....700 SQFT
AC SECOND FLOOR....1055 SQFT
1 CAR GARAGE....304 SQFT
ENTRY COURTYARD....103 SQFT
SECOND BALCONY....53 SQFT

TOTAL AC AREA....1,755 SQFT

TOTAL UNIT AREA....2,215 SQFT

UNIT "D"

AC FIRST FLOOR....860 SQFT
AC SECOND FLOOR....1416 SQFT
2 CAR GARAGE....510 SQFT
ENTRY COURTYARD....45 SQFT
SECOND FLOOR BALCONY....96 SQFT

TOTAL AC AREA....2,276 SQFT

TOTAL UNIT AREA....2,927 SQFT.

1

TOTAL SITE AREA....16116 SQFT (0.3699 ACRES) 100%
TOTAL FOOT PRINT....4,776 SQFT 29.6 %
MAX. ALLOWABLE LOT COVERAGE= 30% >29.6% (VERIFIES)

LANDSCAPE AREA ....7,390 SQFT (45.8 %)
MINIMUM LANDSCAPED AREA= 45% <45.8% (VERIFIES)

SCOPE OF WORK

This is a 4 new two story units family homes on a vacant lot

BUILDING DESIGN DATA

Building Data
Occupancy: R-2
Type of Construction: VB
Max. allowable area (Unspr): Unlimited

Mean roof height : 24'-8" A.C.O.R.
Soil Bearing Capacity:

PROPERTY DATA:
ID#
4841 20 01 2640
Legal Description
CORAL SPRINGS COUNTRY CLUB SUB 60-43 B LOT 28 BLK F
Zoning
RM-20

A NEW 4 UNIT TOWN HOUSES RESIDENCE

NW 28th Ct

CORAL SPRINGS, FLORIDA

INDEX OF DRAWINGS

SURVEY
ARCHITECTURAL

CS	Cover Sheet, Data,	
A1	Site Plan	
A1.1	Site Plan	1
A2	1st Floor Plan	
A3	2nd Floor Plan	
A4	Schedules	
A5	Roof Plan	
A6	General Details	
A7	Elevations	
A8	Elevations	
A9	Sections	
A10	Sections	
A11	1st Floor Plumbing Plan	
A12	2nd Floor Plumbing Plan	
A12.1	First Floor Water Plan	1
A12.2	2nd Floor Water Plan	
A12.3	Water Risers	
A13	1st Floor Electrical Plan	
A14	2nd Floor Electrical Plan	
A15	Electrical Notes/ Riser	
A16	Photometric Plan	

STRUCTURAL

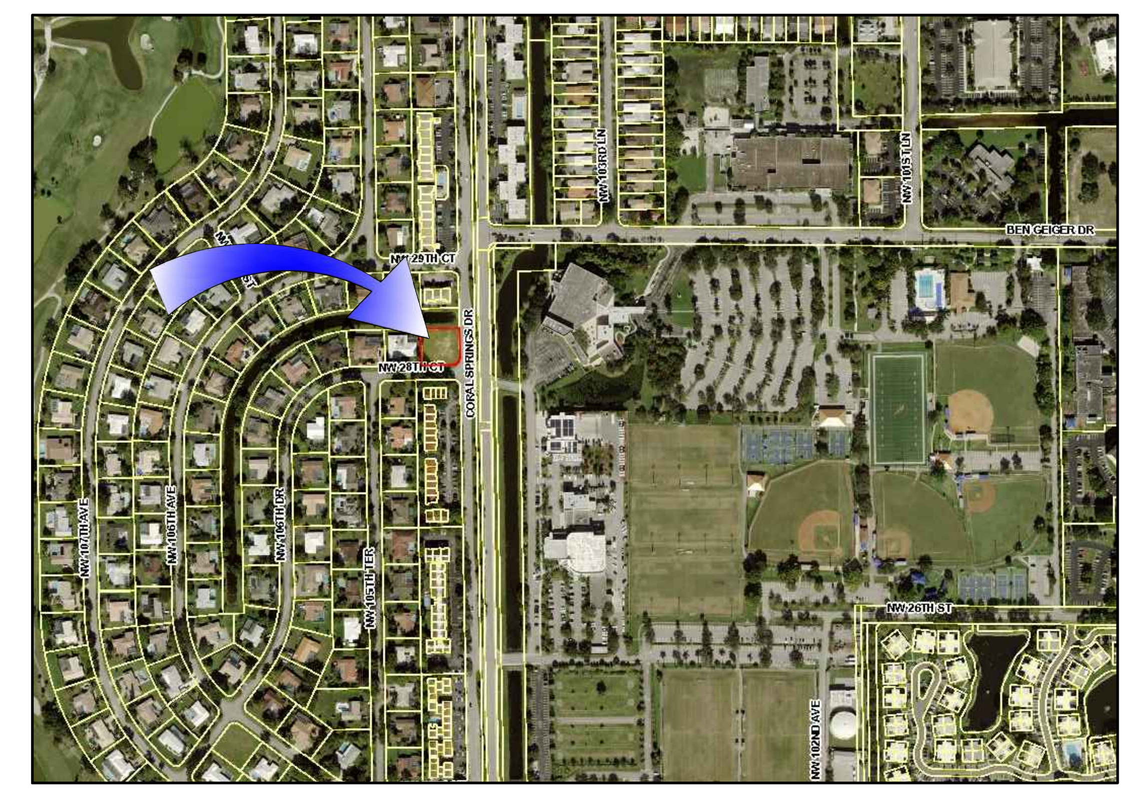
S1.1
S1.2
S1.3
S2.0
S2.1
S3.0
S3.1
S4.0
S5.0
S5.1
S6.0
S6.1

APPLICABLE CODES

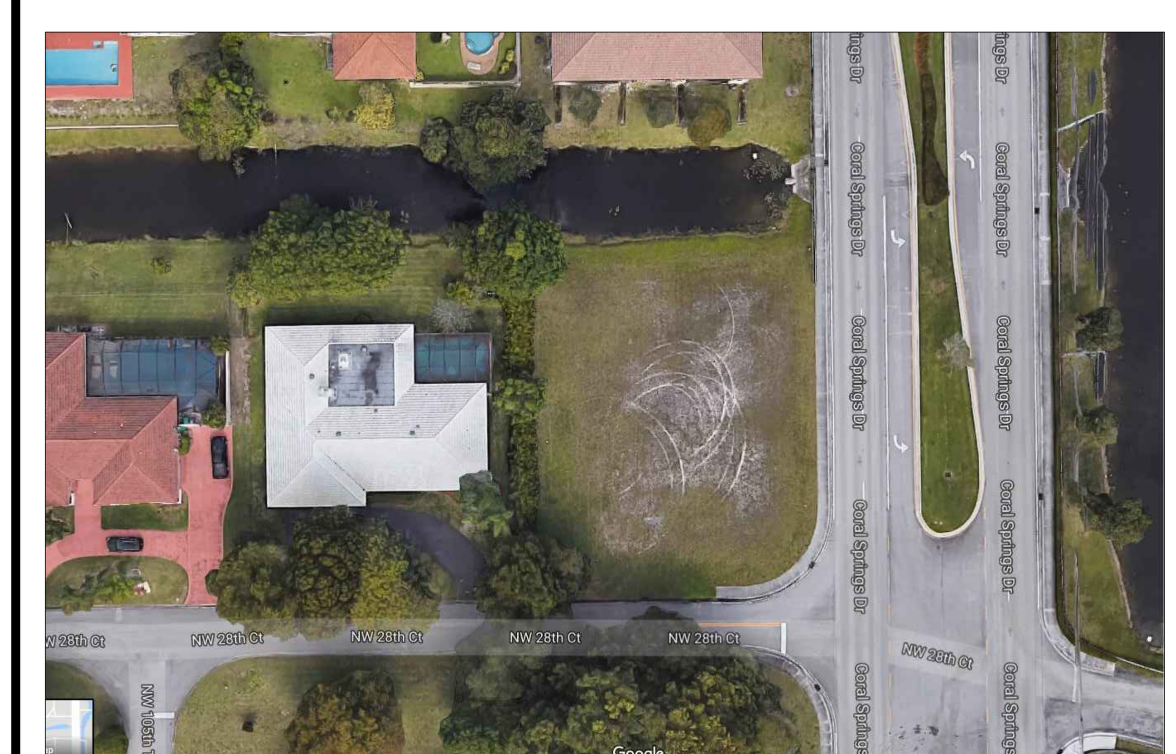
1. FLORIDA BUILDING CODE 2017.
2. FLORIDA BUILDING CODE 2017 EXISTING EDITION.
3. A.C.I. 318-14 FOR REINFORCED CONCRETE.
4. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
5. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
6. FLORIDA ACCESSIBILITY CODE 2017.

CALL before you dig.
811 or 1-800-432-4770
or visit
www.callsunshine.com

LOCATION PLAN



VICINITY PLAN



JSR DESIGN GROUP INC

NEW TOWN HOUSES RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 117E
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

CS

RESIDENTIAL GENERAL CONTRACTOR NOTES

1. The architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The architect will not be responsible for/or have control or charge over the acts or omissions of the contractor, subcontractors, or any of their agents or employees, or any other persons performing any of the work.

2. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, fire codes. Contractor shall verify all code requirements and the construction documents.

3. Errors and omissions which may occur in contract documents shall be brought 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 which the contractor failed to notify the architect of before construction and /or fabrication of the work.

4. Contractor and subcontractors are to verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of work. Do not scale drawings. Architect shall be notified in writing, prior to commencing any work, of any errors or discrepancies in drawings or between prepared drawings and field conditions.

5. It is the purpose of these plans and specifications to describe a complete and finished project other than items marked "N.I.C." (not in contract).

6. The contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc. Shall be left clean and ready for occupancy upon completion of the project.

7. All work is to be done under the supervision of the general contractor, in accordance with the owner-contractor agreement.

8. All wood in contact with concrete or masonry or below finished floor is to be pressure treated.

9. Interior partitions shall be 25 gauge steel studs @ 24" o/c with 5/8" gypsum board unless noted otherwise.

10. All materials and products used for and in construction are required to have applicable products control code approval/NOA.

11. Contractor shall carry all necessary insurance as required by law and hold harmless the owner or architect from any loss, liability, claim or demand for damages arising out of or relating to the performance of the work as described by these drawings.

12. The owner shall effect and maintain fire, extended coverage and vandalism insurance for 100% of the insurable value of all construction on the site.

13. The general contractor shall guarantee all work specified and/or described by these drawings free from any defects or malfunctions for a period of one year commencing from the substantial completion date or from the time of occupancy, whichever occurs first. The general contractor is responsible for all work executed by subcontractors or other trades, plumbing equipment.

14. The contractor shall acquire all permits and licenses and pay all fees necessary for the execution of the work.

15. All structural metal items and fasteners and bolts shall be hot dipped galvanized.

16. Structural wood other than heavy timber shall have a minimum bending stress of; fb = 1200 p.S.I.

17. All ground under construction shall receive a termite poisoning treatment by approved exterminator who will furnish the owner with a 1 year bond.

18. It is the responsibility of the contractor to check and coordinate all dimensions of the foundation plan with the floor plan before beginning construction. Contact architect in the event of discrepancies.

19. The contractor shall furnish the architect or owner with a written certification of the finish floor height above mean sea level by a licensed surveyor.

20. The contractor shall report to the architect or owner any underground water, excessive organic material or any other undesirable condition encountered during excavations.

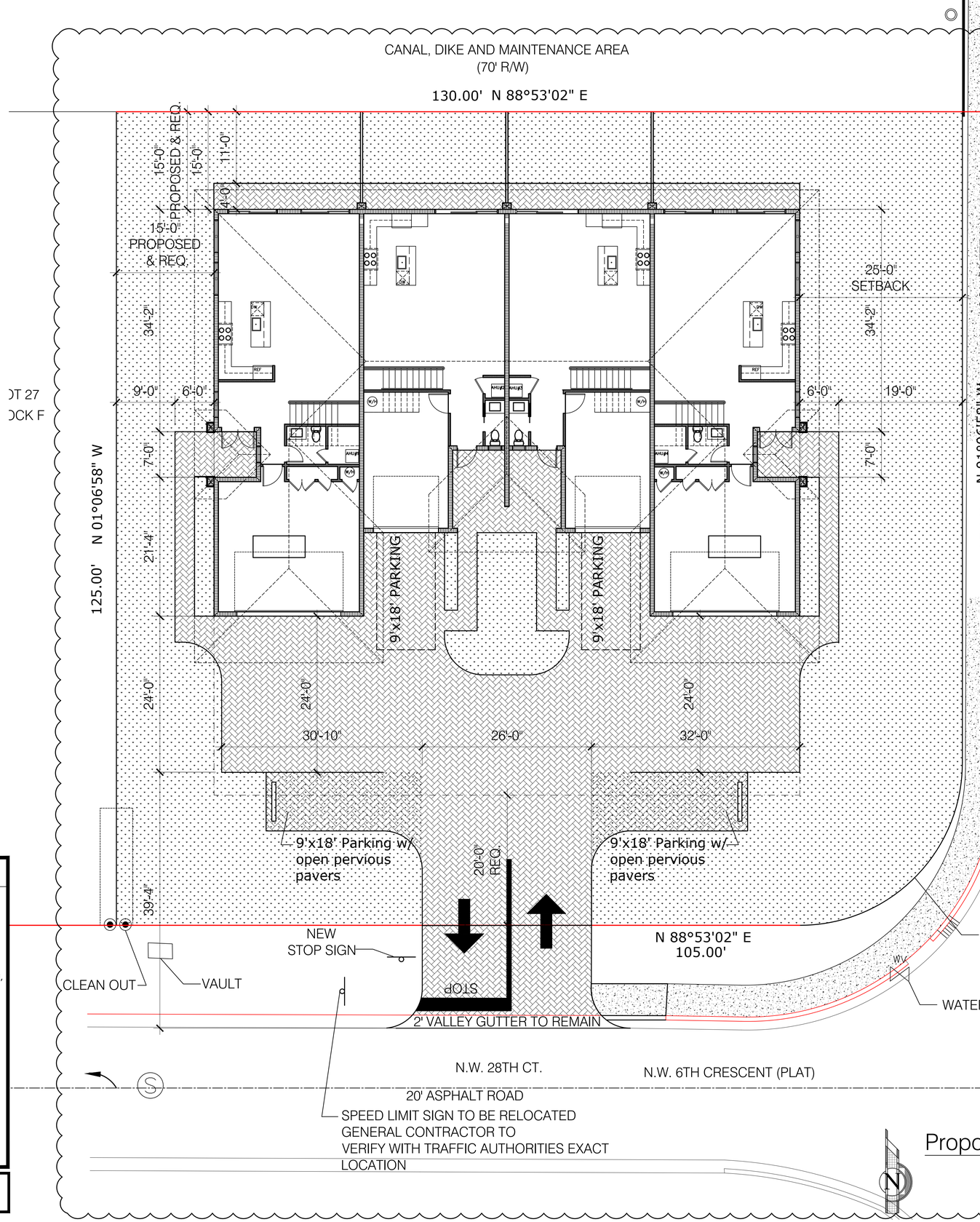
21. The Contractor is responsible to review and approve/disapprove all shop drawings or other submittals prior to the Architect's review. The Architect's review will be for consistency with the design and not constitute an authorization for ordering, fabrication or delivery. The Architect will not review any submittals until they have been reviewed and accepted by the General Contractor. NO EXCEPTIONS.

22. The Contrator shall secure site if a hurricane warning is issued, remove all dumpsters and scaffolding, and remove, or safely secure, all building materials, and equipment. Alert subs of their responsibilities to secure or remove their materials and equipment. Stop job processes that will likely become damaged by the hurricane, such as window installations, housewrap, or landscaping. Complete those construction tasks that will likely prevent damage, such as concrete work, closing in a house, or filling in foundation excavations. Clean up all construction debris.

CONTRACTOR NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT. WORK CANNOT PROCEED UNTIL ARCHITECT GIVES HIS/HERS WRITTEN AUTHORIZATION TO DO SO.
2. CONTRACTOR SHALL SUBMIT 1 BLUELINE AND 1 REPRODUCIBLE SET OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL COMPONENTS
3. CONTRACTOR SHALL TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY, PHONE, & CABLE LINES TO ACCOMMODATE NEW CONSTRUCTION.
4. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
6. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
7. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
8. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
9. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
10. CONTRACTOR SHALL VERIFY THAT STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF BUILDING PAD

SITE PLAN BASED ON SURVEY BY DAVID & GERHARD, INC. ON 9/2/16.



Proposed Site Plan
1/8" Sc.

CORAL SPRINGS MINIMUM ENGINEERING STANDARDS
Roadway Restoration
During the course of cutting and restoring any thoroughfare or street which consists of more than one (1) lane in either direction, not more than one (1) lane in either direction may be rendered impassable by traffic at any given time. Where practical, steel plates shall be used to facilitate through traffic during the construction period.

DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

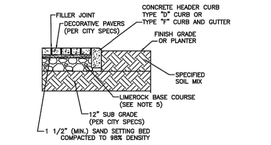
JSR DESIGN GROUP INC.
1WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

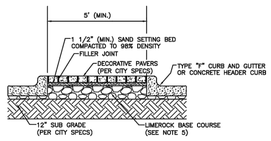
1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A1

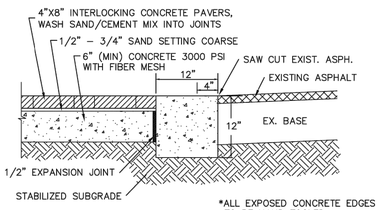




NOTE:
1. ALL PAVERS TO BE INSTALLED FLUSH WITH TOP OF CURB.
2. INTERLOCKING PAVING UNITS SHALL GENERALLY BE INSTALLED IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS.
3. PAVER THICKNESS: 2 3/8" RESIDENTIAL, LIGHT DUTY TRAFFIC; 3 1/8" COMMERCIAL, HEAVY DUTY TRAFFIC.
4. CONCRETE PAVERS TO CONFORM TO ASTM C936-82.
5. COURSE GRANULAR BASE SHALL BE IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS (4" MIN. FOR 2 3/8" PAVERS AND 8" MIN. FOR 3 1/8" PAVERS). GRANULAR BASE SHALL BE CRUSHED CONCRETE OR OTHER MATERIAL APPROVED BY CITY ENGINEER. CONCRETE BASE REQUIRED FOR CONTINUOUS VEHICLE LOADING OR AS REQUIRED BY CITY ENGINEER (6" MIN. CONCRETE 3000 PSI WITH FIBER MESH)
6. COLORING OR DYE SHALL BE UNIFORM THROUGHOUT EACH CONCRETE PAVER UNIT. DIPPED OR EXTERNALLY COLORED PAVER UNITS ARE UNACCEPTABLE.
7. PAVERS SHALL BE INSTALLED WITH EDGE RESTRAINT AND CONFINED WITH CEMENTED PAVER UNITS, CURBS, POURED CONCRETE OR OTHER SUITABLE METHOD.
8. FINAL FINISHED SURFACE SHALL BE OF UNIFORM ELEVATION OR SLOPE.
9. SUBGRADE SHALL BE FREE OF CLAY, ORGANICS, OR OTHER MATERIALS WHICH WILL ALLOW FUTURE SETTLEMENT AND COMPACTED TO 98% AASHTO T-180-57.

* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

STANDARD DETAILS			INTERLOCKING CONCRETE BLOCK PAVERS	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-8 SHEET 1 OF 1

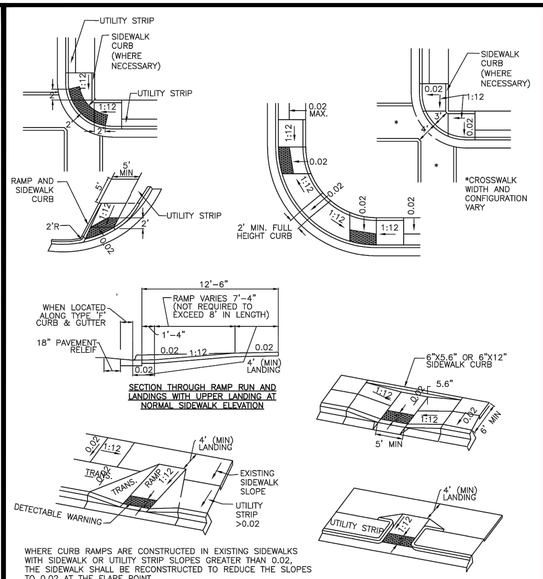


NOTE:
CONCRETE BASE REQUIRED FOR CONTINUOUS VEHICLE LOADING OR AS REQUIRED BY CITY ENGINEER

SUBGRADE SHALL BE FREE OF CLAY, ORGANICS, OR OTHER MATERIALS WHICH WILL ALLOW FUTURE SETTLEMENT AND COMPACTED TO 98% AASHTO T-180-57.

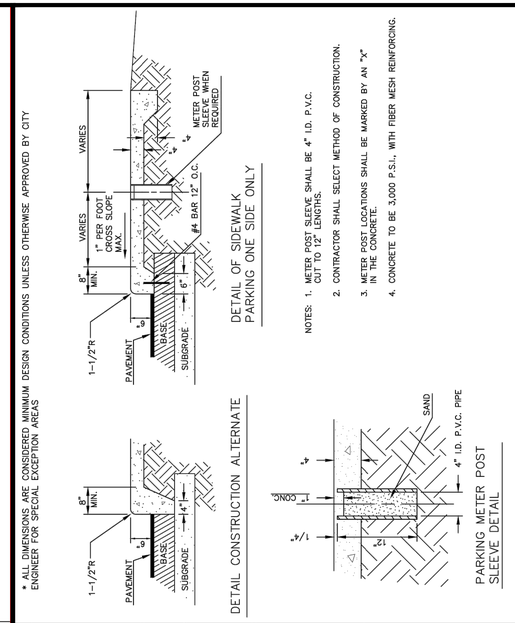
* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

STANDARD DETAILS			PAVING HEADER & BRICK PAVER DETAIL	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-9 SHEET 1 OF 1



* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

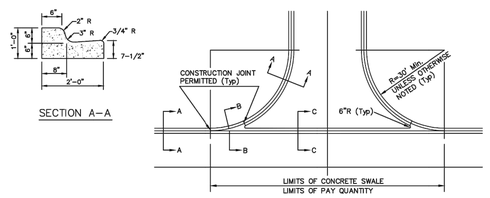
STANDARD DETAILS			TYPICAL SIDEWALK CURB CUT RAMPS	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-19 SHEET 1 OF 2



* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

NOTES:
1. METER POST SLEEVE SHALL BE 4" I.D. P.V.C. CUT TO 12" LENGTHS.
2. CONTRACTOR SHALL SELECT METHOD OF CONSTRUCTION.
3. METER POST LOCATIONS SHALL BE MARKED BY AN "X" IN THE CONCRETE.
4. CONCRETE TO BE 3,000 P.S.I., WITH FIBER MESH REINFORCING.

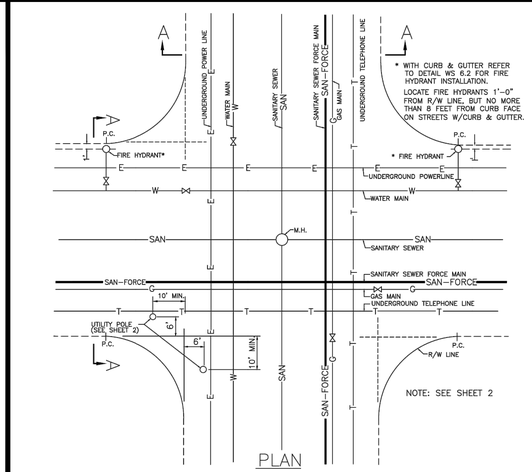
STANDARD DETAILS			CONCRETE SIDEWALKS & METER POSTS IN PARKING LOTS	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-1 SHEET 1 OF 1



NOTE:
SUBJECT TO CITY ENGINEER'S APPROVAL. TO BE USED ONLY IN UNIQUE SITUATIONS.

* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

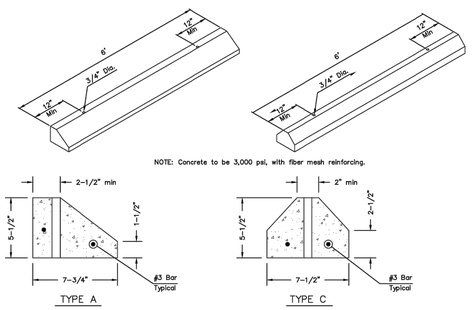
STANDARD DETAILS			CONCRETE SWALE DETAIL VALLEY GUTTER CURB	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-2 SHEET 1 OF 1



NOTES:
1. ALL MAIN VALVES AT INTERSECTIONS SHALL BE LOCATED AT THE INTERSECTION OF THE MAIN WITH THE PROJECTION OF THE R/W LINE.
2. ALL SANITARY SEWER MANHOLES AT INTERSECTIONS SHALL BE LOCATED AT THE CENTERLINE OF THE INTERSECTING STREETS.
3. FIRE HYDRANTS AT INTERSECTIONS SHALL BE LOCATED OPPOSITE THE P.C. OF THE R/W LINE.
4. ALL UNDERGROUND UTILITIES SHALL BE PLACED PARALLEL OR PERPENDICULAR TO THE CENTERLINE OF RIGHT OF WAY.

* ALL DIMENSIONS ARE CONSIDER MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

STANDARD DETAILS			UTILITY PLACEMENT WITHIN PUBLIC RIGHT-OF WAY FOR RESIDENTIAL STREETS	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 09/2009
	NO.	DATE	REVISIONS	DETAIL NUMBER GEN-3 SHEET 1 OF 4



* ALL DIMENSIONS ARE CONSIDERED MINIMUM DESIGN CONDITIONS UNLESS OTHERWISE APPROVED BY CITY ENGINEER FOR SPECIAL EXCEPTION AREAS

STANDARD DETAILS			WHEEL STOPS REINFORCED CONCRETE	
CORAL SPRINGS		MARCH 2008		LAST MODIFIED 07/2014
	NO.	DATE	REVISIONS	DETAIL NUMBER S-21 SHEET 1 OF 1

JSR DESIGN GROUP INC.

NEW TOWN HOUSES RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED ARCHITECT
FL LICENSE# AR 95171

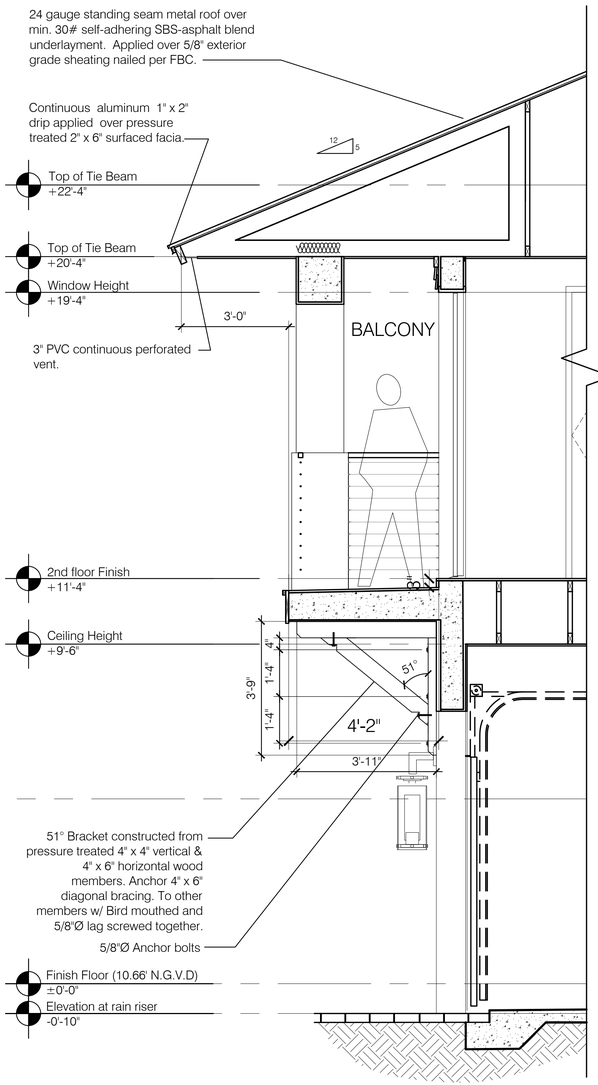
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

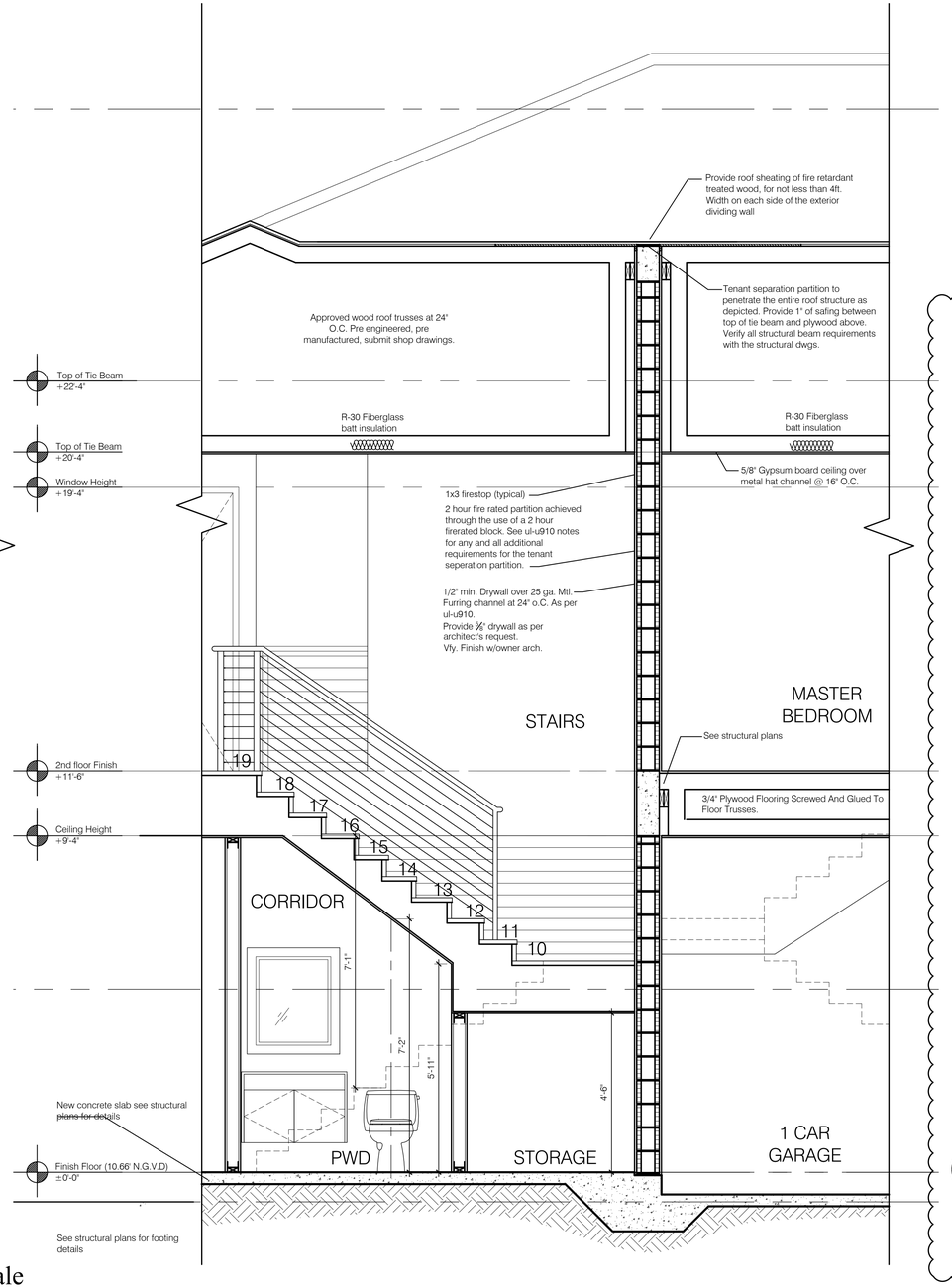
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

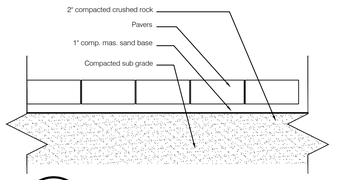
A1.1



C/A6 Bracket Detail 1/2" Scale

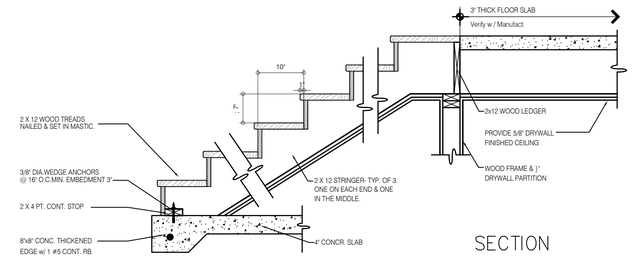


D/A6 Section 1/2" Scale



1/A6 Typ. Paver Dtl.

1-1/2" = 1'-0"



SECTION

2/A6 Typical Interior Wall Detail

N.T.S.

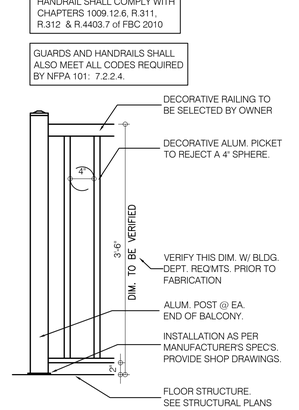
NOTE:
HANDRAIL SHALL COMPLY WITH CHAPTERS 1009.12.6, R.311, R.312 & R.4403.7 of FBC 2010

GUARDS AND HANDRAILS SHALL ALSO MEET ALL CODES REQUIRED BY NFPA 101: 7.2.2.4.

FBC. 1009.12.6
HANDRAILS SHALL COMPLY WITH SECT. 1009 OF THE FBC 2010. IN ONE AND TWO FAMILY DWELLINGS STAIRWAYS HAVING FOUR OR MORE RISERS ABOVE A FLOOR OR FINISHED GROUND LEVEL SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF A TREAD.

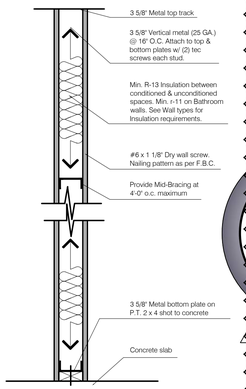
FBC. R.4403.7.3.6.1
HANDRAILS AND GUARDRAILS SHALL RESIST A LOAD OF 50 lb. PER LINEAL FOOT OR A CONCENTRATED LOAD OF 200 lb. APPLIED AT ANY POINT & IN ANY DIRECTION. THE REACTIONS AND STRESSES CAUSED BY THE ABOVE REFERENCED UNIFORM AND CONCENTRATED LOADS SHALL BE CONSIDERED NOT TO BE ACTING SIMULTANEOUSLY.

FBC. R 312 / R 4403.7.3.5
GUARDRAILS SHALL FORM A VERTICAL PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH DIA. SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF 2 INCH DIA. SPHERE.



3/A6 Guardrail Detail 1" Scale

VERIFY FINAL DESIGN REQUIREMENTS W/ DEVELOPER PRIOR TO BID, PURCHASE & CONSTRUCTION. PROVIDE SHOP DRAWINGS FOR ARCHITECT & BLDG. DEPT. REVIEW PRIOR TO FABICATION.

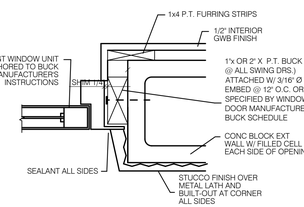


INTERIOR METAL FRAME WALL (NON BEARING)

1 City comments 10/3/18

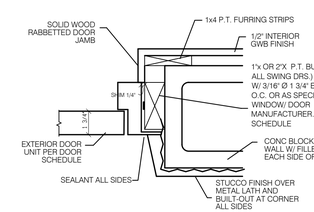
4/A6 Typical Interior Wall Detail

N.T.S.



Typ. Window Jamb C.B.S.

N.T.S.

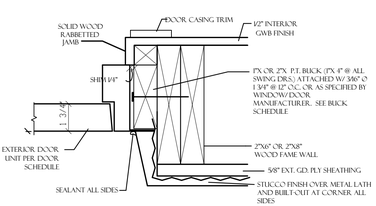


Typ. Exterior Door Detail

N.T.S.

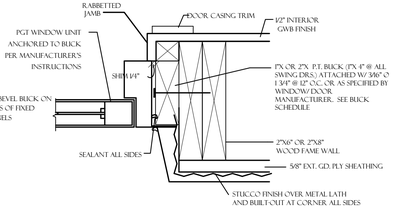
BUCK SCHEDULE
IMPACT: IN 4 P.T. BUCK
SHUTTERS: IN 3 P.T. BUCK
WOOD FRAME DOORS: IN 4 P.T. BUCK
METAL FRAME DOORS: IN 4 P.T. BUCK

PROVIDE WINDOW FLASHING CONSISTING OF WINDOWSEAL™40 OR EQUAL. WINDOWSEAL™40 IS A 40 MIL SELF-ADHERING, SELF-SEALING CONSTRUCTION TAPE CONSISTING OF RUBBERIZED ASPHALT WATERPROOFING COATING, LAMINATED TO AN EXTRA HIGH STRENGTH POLYETHYLENE FILM BACKING



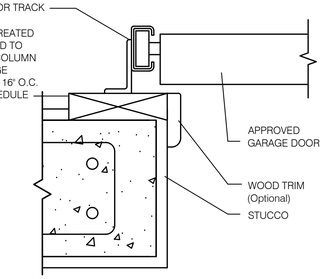
Typ. Ext. Door Detail Wood Frame

3" = 1'-0"



Typ. Window jamb - Wood Frame

3" = 1'-0"



Garage Door Buck

1/2" = 1'-0"

DESIGN JSR GROUP INC

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1FE
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A6

PROPOSED SOUTH (FRONT) ELEVATION 1/4" Sc.

PROPOSED NORTH (REAR) ELEVATION 1/4" Sc.

1

ELEVATION LEGEND

- 01 Standing seam metal roof. Color selected by owner.
- 02 6" stucco siding finish in light gray color.
- 03 New 42" high aluminum railing
- 04 Smooth stucco finish over poured concrete column finish in gray.
- 05 12" Fascia board color to be wood color
- 06 2 layers smooth stucco finish (typ. over entire house) painting finish in white
- 07 Wall sconce to be selected by owner

JSR DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1FE
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A7

PROPOSED WEST (SIDE) ELEVATION 1/4" Sc.

1

ELEVATION LEGEND

- 01 Standing seam metal roof. Color selected by owner.
- 02 6" stucco siding finish in light gray color.
- 03 New 42" high aluminum railing
- 04 Smooth stucco finish over poured concrete column finish in gray.
- 05 12" Fascia board color to be wood color
- 06 2 layers smooth stucco finish (typ. over entire house) painting finish in white
- 07 Wall sconce to be selected by owner

PROPOSED WEST (SIDE) ELEVATION 1/4" Sc.

JSR DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

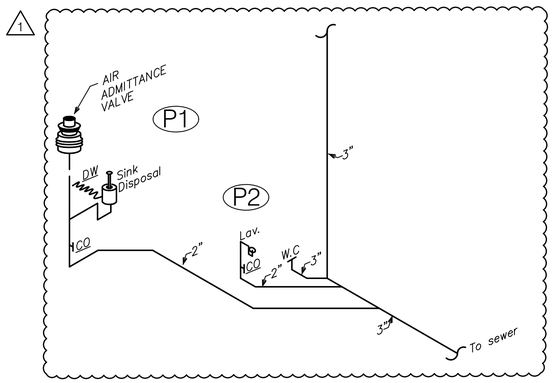
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/9/18

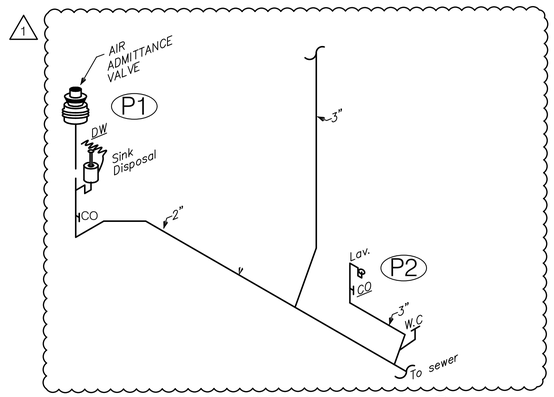
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A8



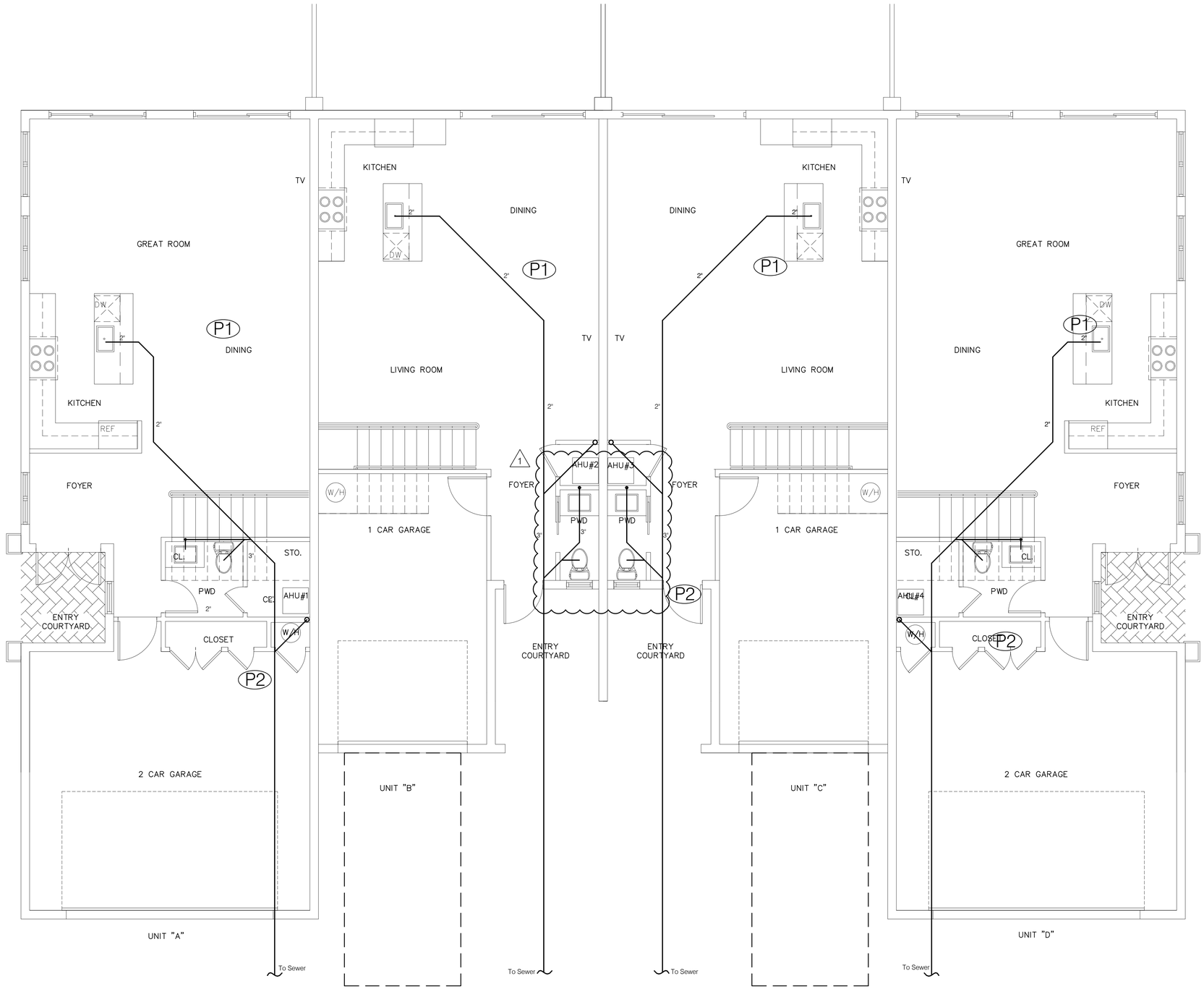
Typical "A" & D 1st. Floor Sanitary Riser Diagrams Nts



Typical "B" & "C" 1st. Floor Sanitary Riser Diagrams Nts

PLUMBING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATIONS OF FIXTURES, PIPING, EQUIPMENT, ETC.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.



1st Floor Plumbing Key Plan
1/4" Sc.

DESIGN JSR GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

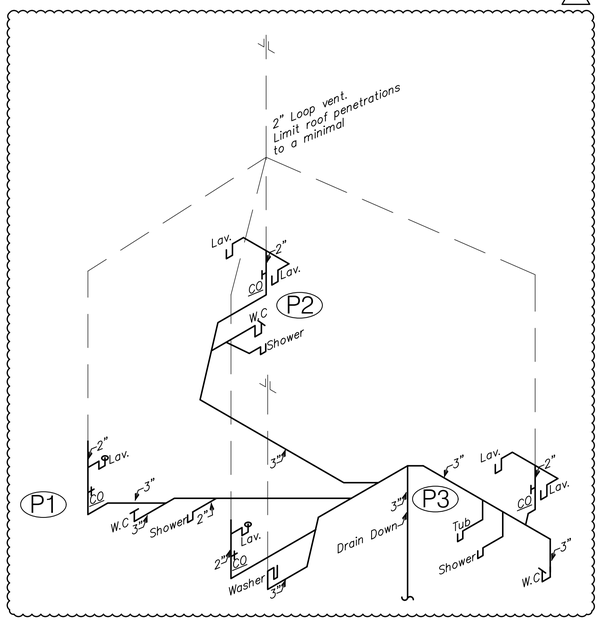
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 11TE
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

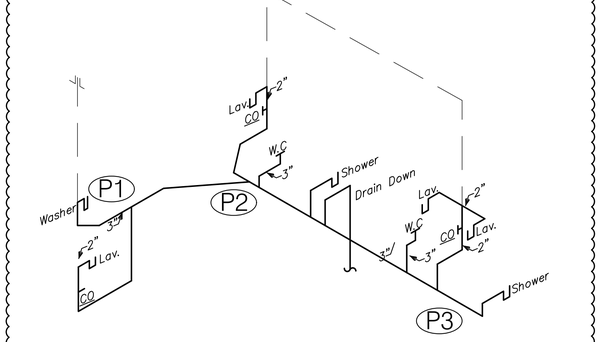
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

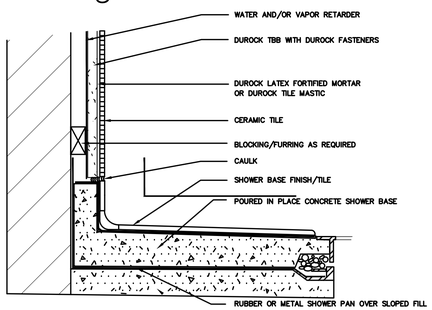
All



Typical "A" & D 2nd. Floor Sanitary Riser Diagrams Nts

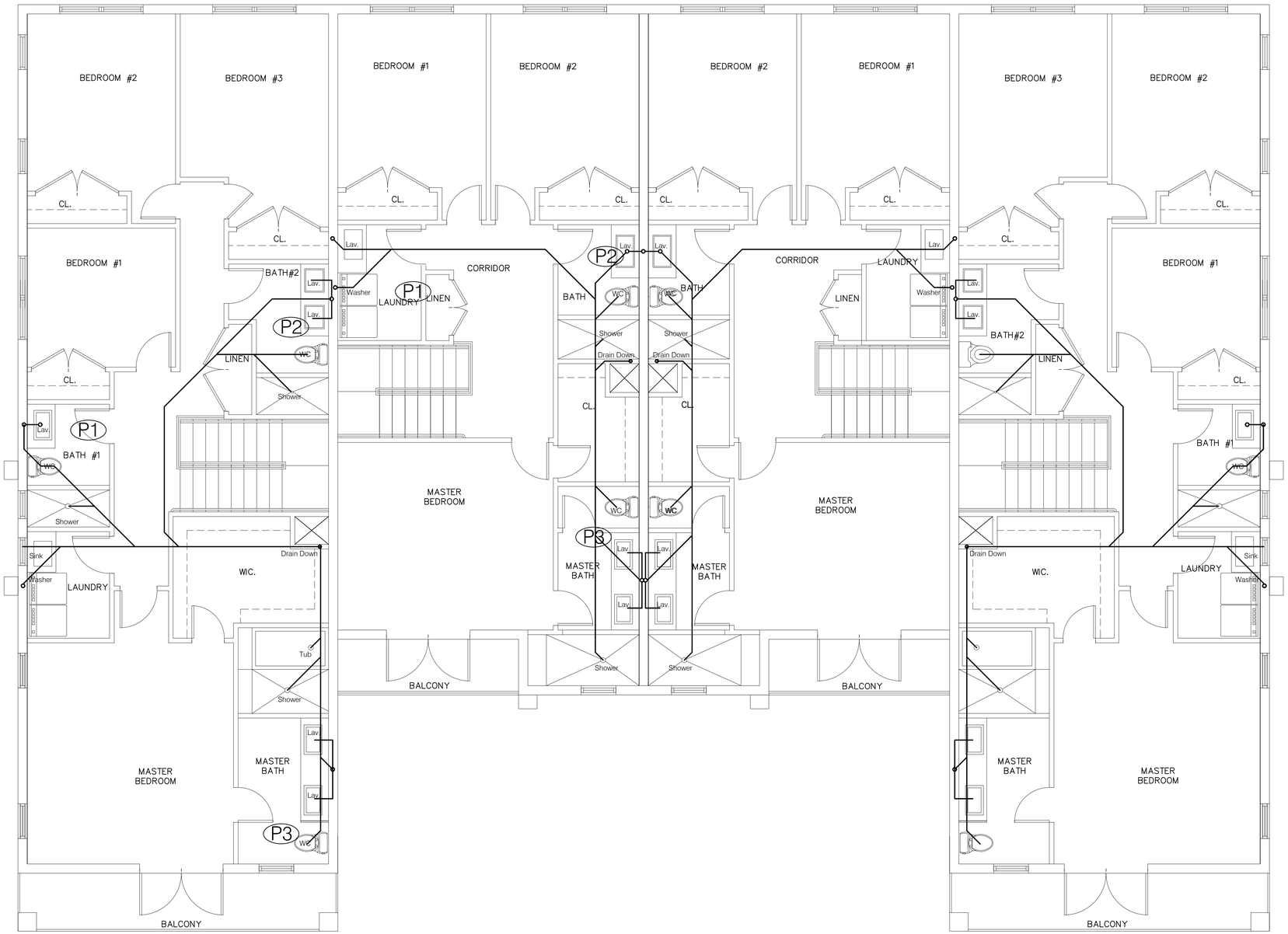


Typical "B" & "C" 2nd. Floor Sanitary Riser Diagrams Nts



1 / A10 SHOWER PAN DETAIL

NTS



PLUMBING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATIONS OF FIXTURES, PIPING, EQUIPMENT, ETC.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

PLUMBING NOTE:

" Individual shower and tub-shower combination valves shall be balanced- pressure, thermostatic, or combination balance- pressure/ thermostatic". FBCP 424.3.

N

1st Floor Plumbing Plan

1/4" Sc.

JSR DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

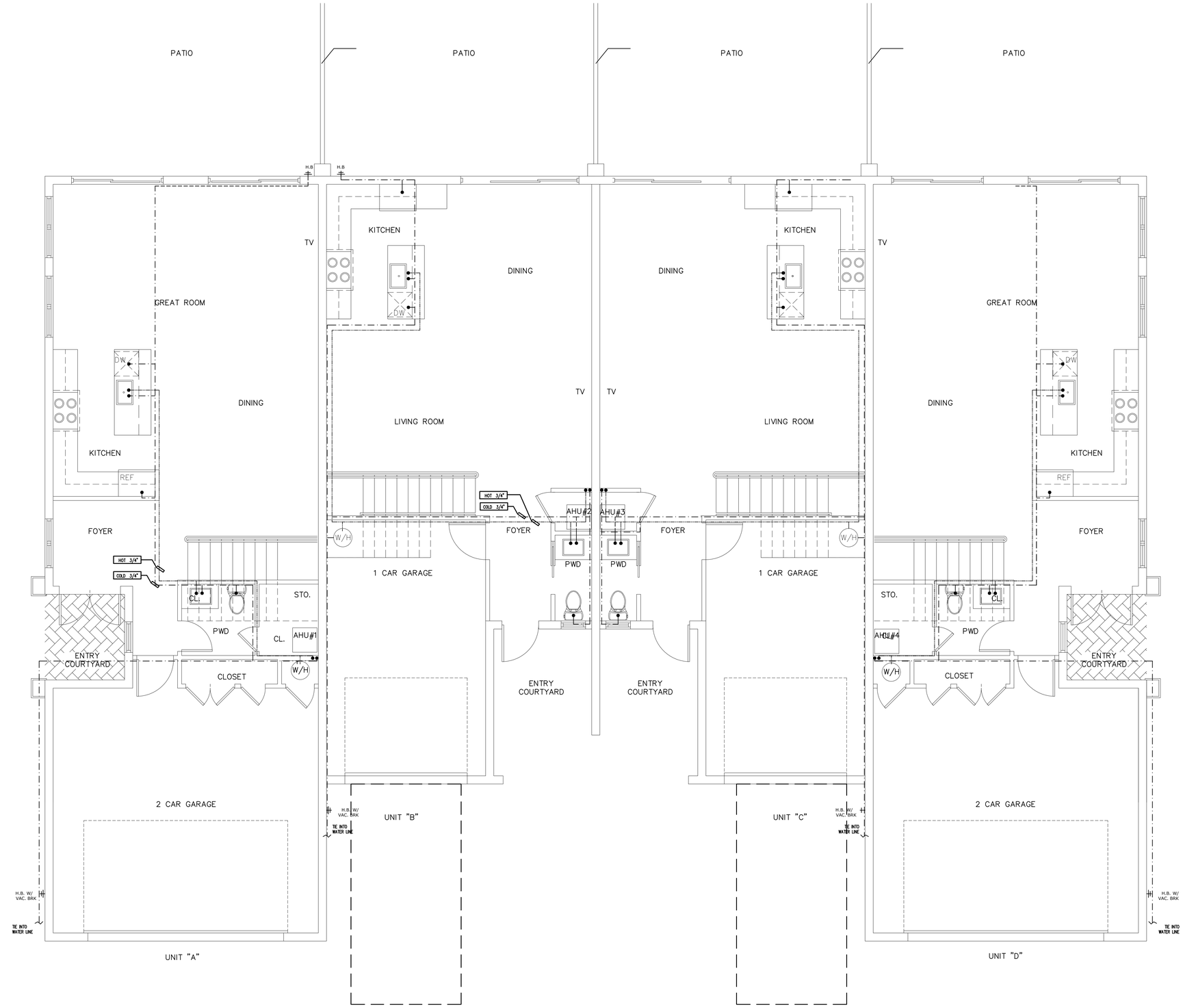
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A12



1st Floor Water Plan
1/4" Sc.

JSR DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

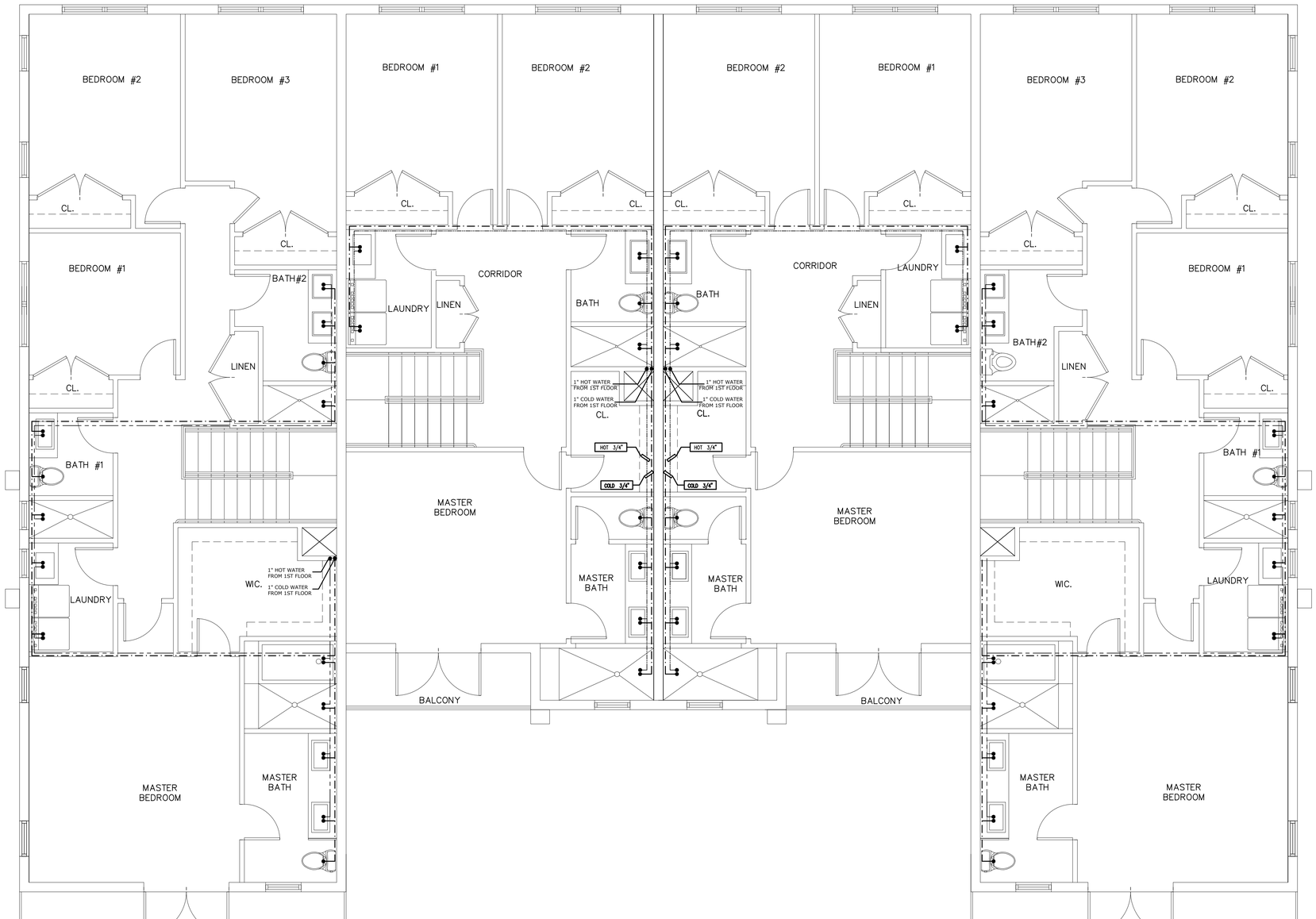
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A13



N

2ND Floor Water Plan
1/4" Sc.

DESIGN JSR GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

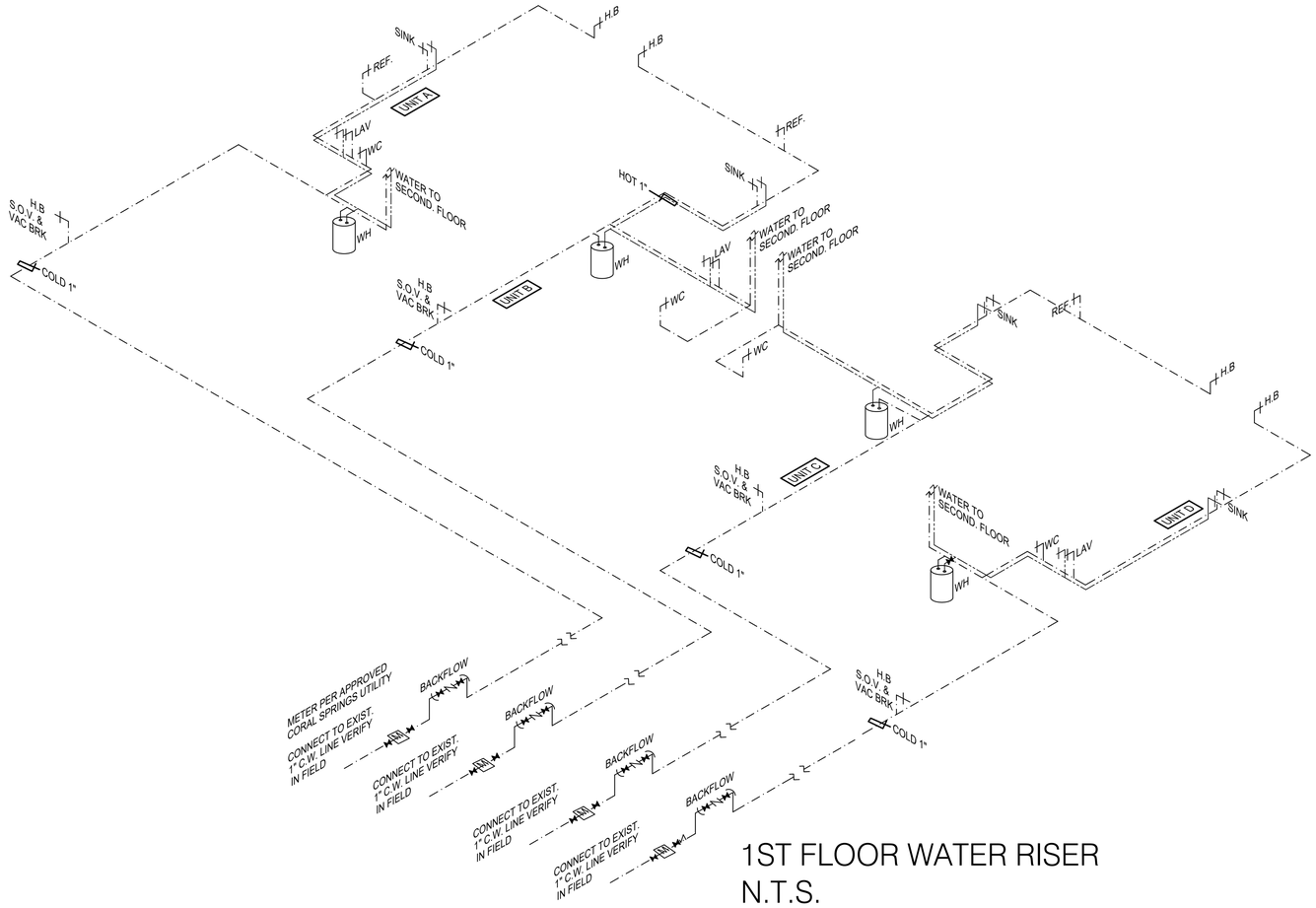
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 11TE
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

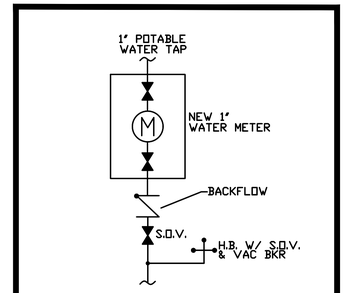
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

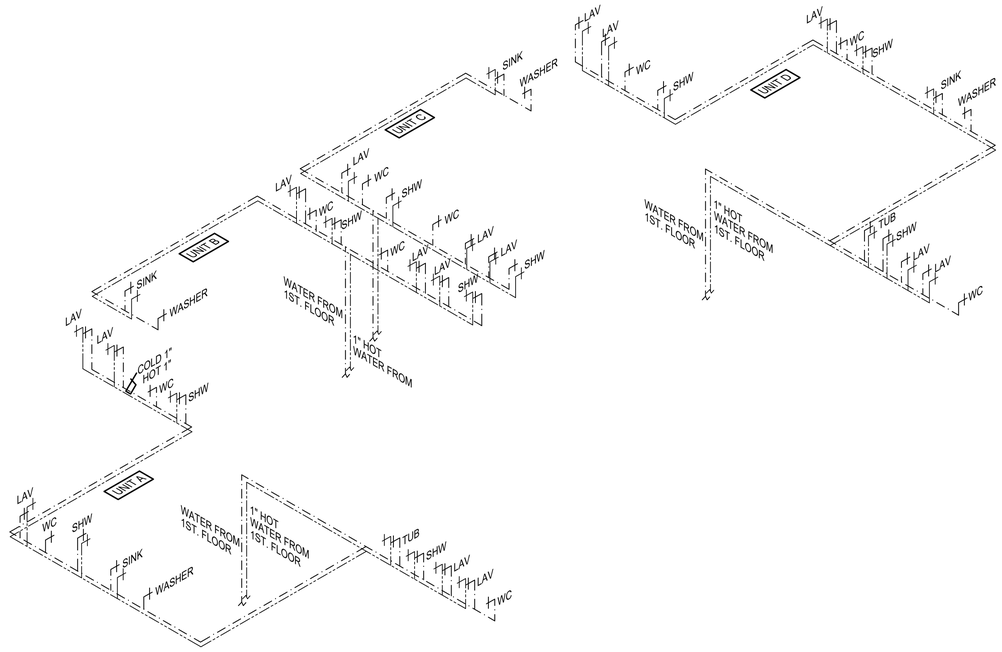
1 A12



1ST FLOOR WATER RISER
N.T.S.



WATER SERVICE CONNECTION



2ND FLOOR WATER RISER
N.T.S.

RESIDENTIAL UNIT "A" & "D"

SANITARY SIZING:

(PER TABLE 709.1 - 2017 FBC-P)

FIXTURE TYPE	No	FIXTURE UNIT (LOAD FACTOR)	TOTAL	MIN. TRAP
WATER CLOSET	4	3.0	12	3"
BIDET	0	1.0	0	1-1/4"
SHOWER	3	2.0	6	1-1/2"
BATH TUB	1	2.0	2	1-1/2"
LAVATORY	7	1.0	7	1-1/4"
KITCHEN SINK	1	2.0	2	1-1/2"
DISHWASHER	1	2.0	2	1-1/2"
CLOTHES WASHER	1	2.0	2	2"
LAUNDRY SINK	1	2.0	2	1-1/2"
FLOOR DRAIN	0	2.0	0	2"
TOTAL	19	19.0	35	

TOTAL SANITARY FIXTURE UNITS: 35

MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE 4" PER TABLE 710.1(1)-2017 FBC-P

HOT & COLD WATER SIZING

(PER TABLE E103.3(2) - 2017 FBC-P)

FIXTURE TYPE	No	COLD WATER W.S.F.U.	TOTAL	HOT WATER W.S.F.U.	TOTAL
WATER CLOSET	4	2.2	8.8	-	-
BIDET	0	1.5	0.00	0.75	0.75
SHOWER	3	1.0	3.0	1.5	4.5
BATH TUB	1	1.0	1.0	1.5	2.5
LAVATORY	7	0.5	3.5	1.5	5.0
KITCHEN SINK	1	1.0	1.0	1.5	2.5
DISHWASHER	1	-	-	1.0	1.0
CLOTHES WASHER	1	1.0	1.0	1.5	2.5
LAUNDRY SINK	1	1.0	1.0	1.5	2.5
HOSE BIBB	2	3.0	6.0	-	-
TOTAL	21.0	12.20	25.3	10.75	21.25

TOTAL C.W.F.U. = 25.3 + 21.25 = **46.55**

MINIMUM SIZE WATER SERVICE: 1" (PER TABLE 603.1 - 2017 FBC-P)

RESIDENTIAL UNIT "B" & "C"

SANITARY SIZING:

(PER TABLE 709.1 - 2017 FBC-P)

FIXTURE TYPE	No	FIXTURE UNIT (LOAD FACTOR)	TOTAL	MIN. TRAP
WATER CLOSET	3	3.0	9	3"
BIDET	0	1.0	0	1-1/4"
SHOWER	2	2.0	4	1-1/2"
BATH TUB	0	2.0	0	1-1/2"
LAVATORY	4	1.0	4	1-1/4"
KITCHEN SINK	1	2.0	2	1-1/2"
DISHWASHER	1	2.0	2	1-1/2"
CLOTHES WASHER	1	2.0	2	2"
LAUNDRY SINK	1	2.0	2	1-1/2"
FLOOR DRAIN	0	2.0	0	2"
TOTAL	13	19.0	25	

TOTAL SANITARY FIXTURE UNITS: 25

MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE 4" PER TABLE 710.1(1)-2017 FBC-P

HOT & COLD WATER SIZING

(PER TABLE E103.3(2) - 2017 FBC-P)

FIXTURE TYPE	No	COLD WATER W.S.F.U.	TOTAL	HOT WATER W.S.F.U.	TOTAL
WATER CLOSET	3	2.2	6.6	-	-
BIDET	0	1.5	0.00	0.75	0.75
SHOWER	2	1.0	2.0	1.5	3.5
BATH TUB	1	1.0	1.0	1.5	2.5
LAVATORY	4	0.5	2.0	1.5	3.5
KITCHEN SINK	1	1.0	1.0	1.5	2.5
DISHWASHER	1	-	-	1.0	1.0
CLOTHES WASHER	1	1.0	1.0	1.5	2.5
LAUNDRY SINK	1	1.0	1.0	1.5	2.5
HOSE BIBB	2	3.0	6.0	-	-
TOTAL	16.0	12.20	20.6	10.75	18.75

TOTAL C.W.F.U. = 20.6 + 18.75 = **39.35**

MINIMUM SIZE WATER SERVICE: 1" (PER TABLE 603.1 - 2017 FBC-P)

JSR DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A12.3

ELECTRICAL SPECIFICATIONS

A. General provisions

1. The work shall consist of furnishing labor, equipment, and materials to provide the complete integrated and proper functioning systems as shown on the drawings.
2. All work shall be done in conformance with the latest edition of the national electrical code, and all coodes and ordinances of the authority having jurisdiction.
3. All equipment and materials provided shall be new and in conformance with applicable provisions of nema, ansi, u.L., etc. And shall bear an underwriters label where applicable
4. The electrical contractor shall coordinate his work with that of other trades so as to avoid interference.
5. The drawings are diagrammatic and indicate general layout of electrical systems. The contractor shall feild verify existing conditions prior to bidding the project.
6. The contractor shall pay for all permits and inspections required by state and local laws and ordinances.
7. Upon completion of the work, furnish to the owner certificates of final inspections and approvals from authorities having jurisdiction.
8. All work shall be guaranteed for a period of one (1) year from the date of final acceptance by the owner.
9. All work shall be performed bt a licensed electrical contractor.
10. Any defects found during or at the completion of work shall be corrected by the contractor at no addtional cost to the owner.
11. The contractor shall submit shop drawings or cut sheets of devices, panelboards, disconect switches, starters, lighting fixtures and other electrical equipment for approval to the architect/engineer.
12. The contractor shall be responsible for all cutting and patching of his work.
13. The term 'provide' used in the construction documents and specifications denotes the contractor shall furnish and install.
14. The contractor shall coordinate with fpl all requirements for conduit entry and cable terminations in the utility transformer. Any conflicts shall be brought to the attention of the architect/engineer prior to comencemnt of work.
15. The contractor shall coordinate with the telephone utility for providing the required conduit size and number to the tenant space. The contactor shall provide all conduits with pull cords and shall install from the local telephone board to the main point of service.

B. Conductors

1. All wiring shall be copper.
2. Conductors shall be rated 600v. With type thhn/thwn insulation.
3. Wires size #10 awg and smaller shall be solid conductor wires size #8 and larger shall be stranded conductor

C. Devices

1. All electrical and communications outlets to be at 16" aff A.F.F unless otherwise noted, all light switches shall be @42" a.F.F.

D. Panelboards

1. Provide lighting and receptacle panels as indicated on the plans and as specified herein. All panels shall be dead front, circuit breaker type, and shall bear the u.L. Label as well as meet all applicable nema requirements
2. Unless otherwise noted, top of panels shall be mounted 6'-0" a.F.F.
3. All panels shall have typewritten circuit directories mounted inside of door.
4. Panels shall be suitable for the service rating and the a.I.C. Rating indicated on the panel schedules.
5. All breakers shall be full space, individual frame ype. No "piggy-back" or tandem breakers will be permitted.
6. Contractor shall provide on all flush (recessed) mounted panels two (2), spare 2" conduits stubbed into the ceiling space
7. All current carrying busbars shall be copper.

F. Safety switches

1. Safety switches shall be general duty type, fusible or non-fusible with poles, ampere and service ratings as indicated on the plans. Lugs shall be u.L. Listed for cu.-al.
2. Enclosures for safety switches shall be nema 1, except for switches marked "wp" (weatherproof) shall be nema 3r.

G. Fuses

1. All fuses shall have a 100,000 amp rms symmetrical interrupting rating unless otherwise noted. Fuses rated 0 to 600 amps shall be as follows:
2. A) circuit breaker panel protection - u.L. Class rk-1, dual element (bussmann "low-peak" or equal). B) motor circuit protection - u.L. Class rk-5, dual element (bussmann "fusetron" or equal).
3. Fuses rated 601 amps or larger shall be u.L. Class l. Time delay (bussmann "hi-cap" or equal).

Electrical Notes:

1. Do not scale the electrical drawings. Refer to architectural plans and elevations for exact location of all equipment. Confirm with owner's representative.

2. All work shall be done in accordance with National Electrical Code and shall comply with all local rules and ordinances

3. It is not the intent of these plans to show every minor detail of construction. The Contractor is expected to furnish and install all items for a complete electrical system and provide all requirements necessary for equipment to be placed in proper working order.

4. Electrical system shall be complete and effectively grounded as required by the latest edition of the N.E.C.

5. All materials shall be new and bear underwriters' labels, where applicable.

6. All work shall be performed by a licensed electrical contractor in a first class workmanlike manner. The completed system shall be fully operative and accepted by Engineer/Architect.

7. All work shall be coordinated with other trades to avoid interference with the progress of construction.

8. Contractor shall guarantee all materials and workmanship free form defects from a period of not less than the duration of the work.

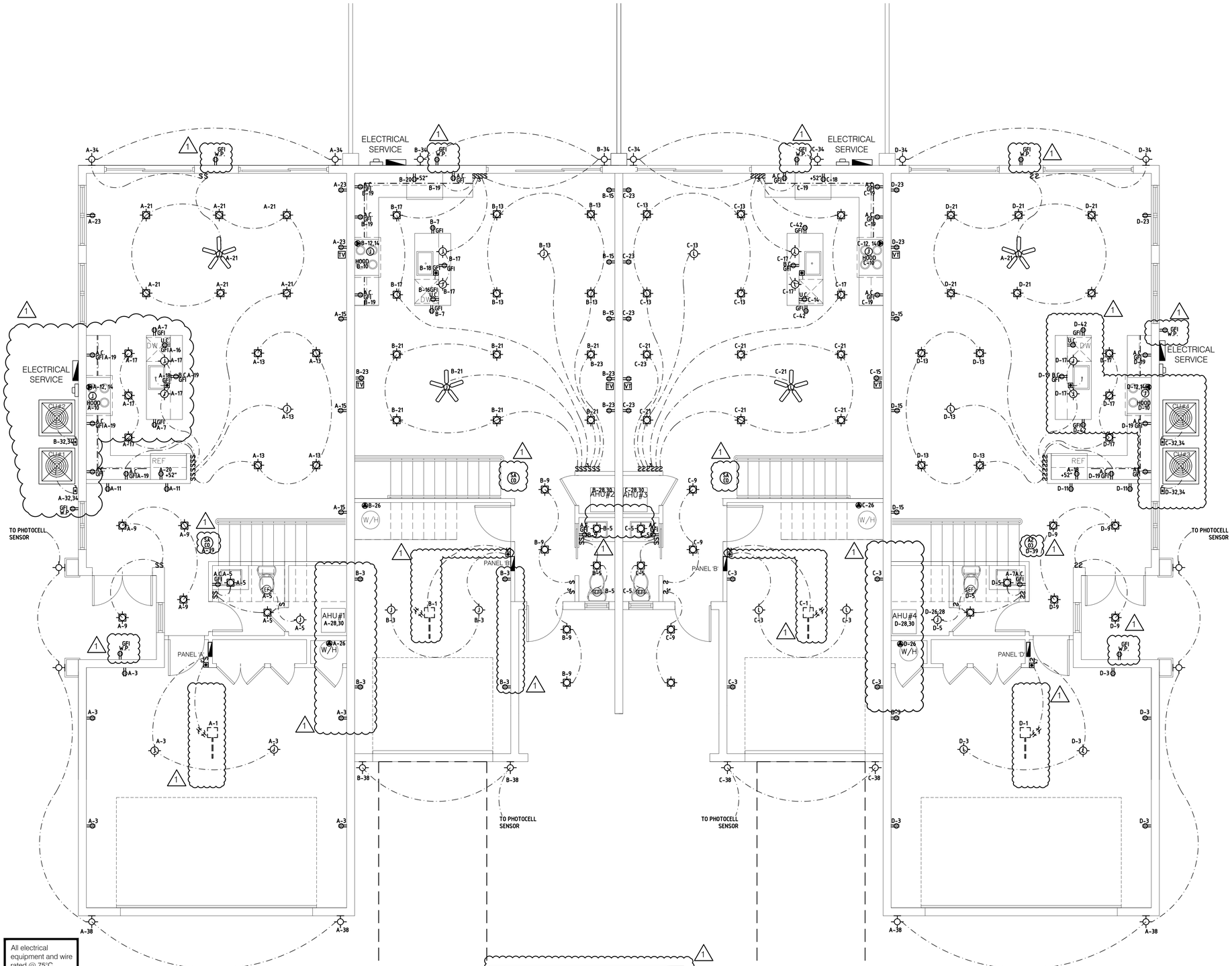
9.Correction of any defects shall be provided for protection against public liability of property damage for the duration of the work.

10. All required insurance shall be provided for protection against public liability of property damage for the duration of the work.

11. Contractor shall pay for all permits, fees, inspections and testings.

12. The electrical installation shall meet all standard requirements of power and telephone companies.

13. Furnish and install disconnect switches and wiring for air conditioning system as per manufacturers' recommendations. Controls are to be supplied by air conditioning contractor and connected by electrical contractor.



All electrical equipment and wire rated @ 75°C continuous duty.

Smoke alarm note:
Smoke alarms shall be installed in each sleeping area and in the immediate vicinity of all bedrooms.
Smoke alarms shall be located a minimum of 3 feet from all bathrooms, ceiling fan blades, A/C return and supply grilles.
Smoke alarms shall be hard wired or 10-year Battery Backup. If possible, connect to existing bathroom lighting circuit before switch.
Carbon monoxide alarms shall be installed within 10 feet of every sleeping area.

LOW VOLTAGE NOTES

PROVIDE A STRUCTURED CABLE FOR THE TV/CABLE/TELEPHONE DROPS, COORDINATE TYPE OF CABLE AND FINAL LOCATIONS WITH LV-AUDIO/SECURITY CONSULTANT PRIOR TO CONSTRUCTION.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION shall be provided as required in NEC. 210.12 (A) (B), and (C). The arc fault circuit interrupter shall be installed in a ready accesible location.
All NEW and MODIFIED 120-volt, single phase, 15 - and 20 - ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any means described in 210.12.(A) 1 through 6.

Applicable code: NEC 2014

N

Proposed 1st Floor Electrical Plan
1/4" Sc.

JSR DESIGN GROUP INC.
1WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

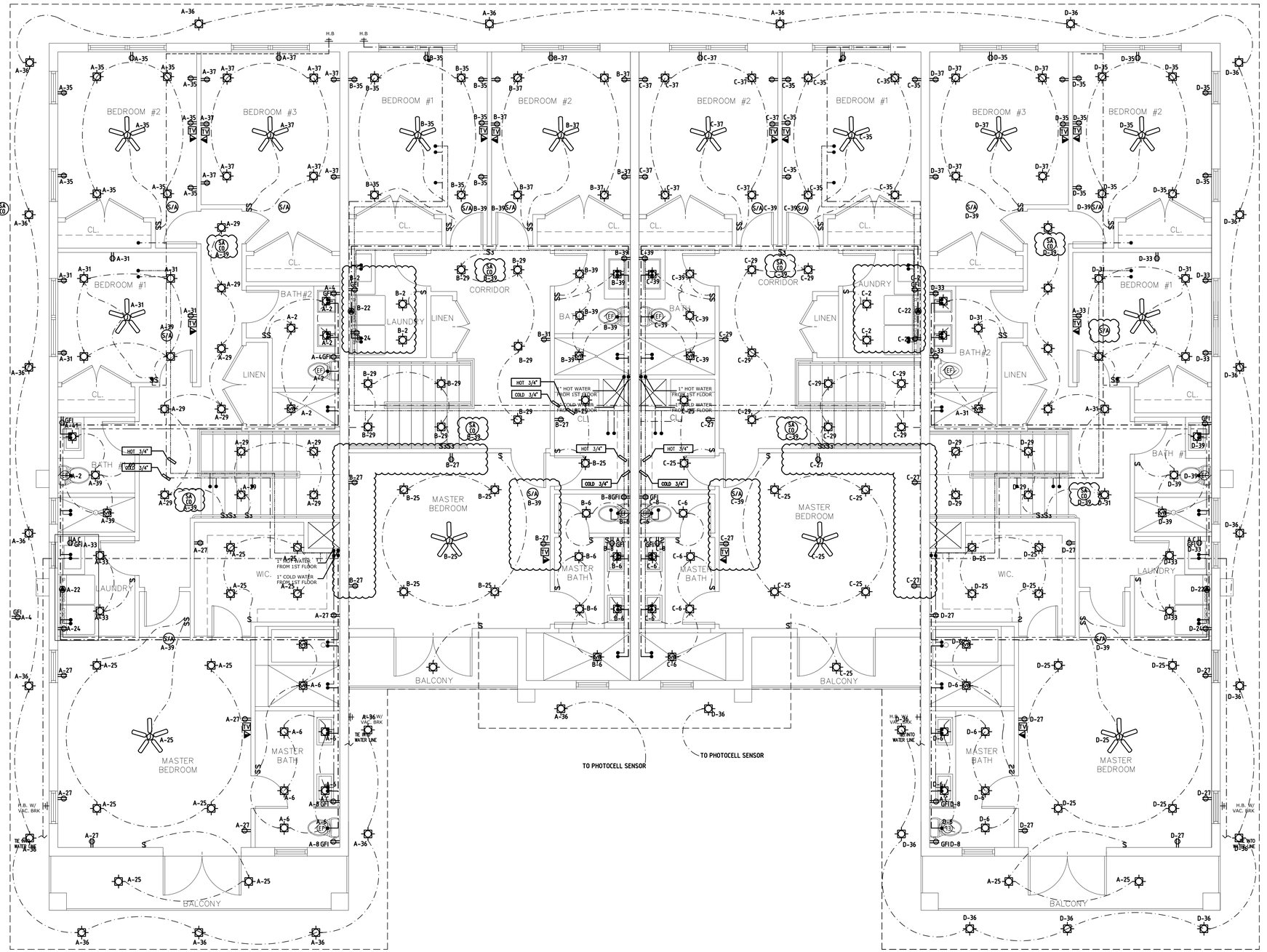
23816

A13

ELECTRICAL SYMBOL LEGEND

110V RECEPTACLE	J-BOX FOR FAN/ PENDANT/CHANDELIER
QUAD-PLEX RECEPTACLE	INCANDESCANT LIGHTING SURFACE MOUNTED FIXTURE
WP WATER PROOF RECEPTACLE	INCANDESCANT LIGHTING WALL MOUNTED FIXTURE
GFI GROUND FAULT CIRCUIT INTERRUPTER	RECESSED LIGHTING FIXTURE
110V SWITCHED RECEPTACLE	RECESSED LIGHTING WALL- WASHER FIXTURE
220V RECEPTACLE	RECESSED LIGHTING VAPOR-PROOF FIXTURE
FLOOR RECEPTACLE WITH COVER PLATE, FLUSH WITH FLOOR	2'x4' FLUORESCENT LIGHTING (SURFACE MNT.)
CEILING RECEPTACLE	18"x18" FLUORESCENT LIGHTING (SURFACE MNT.)
FLOOR RECEPTACLE/TELE/FAX/DATA WITH COVER PLATE, FLUSH WITH FLOOR	UNDER-CABINET OR COVE FLUORESCENT LIGHTING
FLOOR TELE/FAX/DATA PORT WITH COVER PLATE, FLUSH WITH FLOOR	CEILING FAN
TELE/FAX/DATA PORT	GARAGE DOOR OPENER
CEILING TELE/FAX/DATA PORT	FLOOD LIGHTS
TV TELEVISION JACK	S/A SMOKE DETECTOR WALL MOUNT
J JUNCTION BOX	S/A SMOKE DETECTOR CLG. MOUNT
ELECTRICAL METER	CO CARBON MONOXIDE DETECTOR
FUSE DISCONNECT	SA CO SMOKE ALARM/CARBON MONOXIDE DETECTOR COMBO CLG. MOUNT
ELECTRICAL CIRCUIT BREAKER	EF EXHAUST FAN
FACTORY INSTALLED DISCONNECT	S SWITCH
ELECTRICAL PANEL	S_3 THREE-WAY SWITCH
LOW VOLTAGE PANEL	S_4 FOUR-WAY SWITCH
MAIN DISTRIBUTION PANEL	S_D WALL MOUNTED DIMMER SWITCH
ATS AUTOMATIC TRANSFER SWITCH	PUSH BUTTON
U.C. UNDER COUNTER	
A.C. ABOVE COUNTER	
C.M. CEILING MOUTED	
B.C. BELOW COUNTER	
P.C. PHOTOCELL CONTROLLED	
T.C. TIME CLOCK CONTROLLED	

NOTES:
RECEPTACLES ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.



Proposed 2nd Floor Electrical Plan
1/4" Sc.

DESIGN GROUP INC

NEW TOWN HOUSES
RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 117E
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1 City comments 10/3/18

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A14

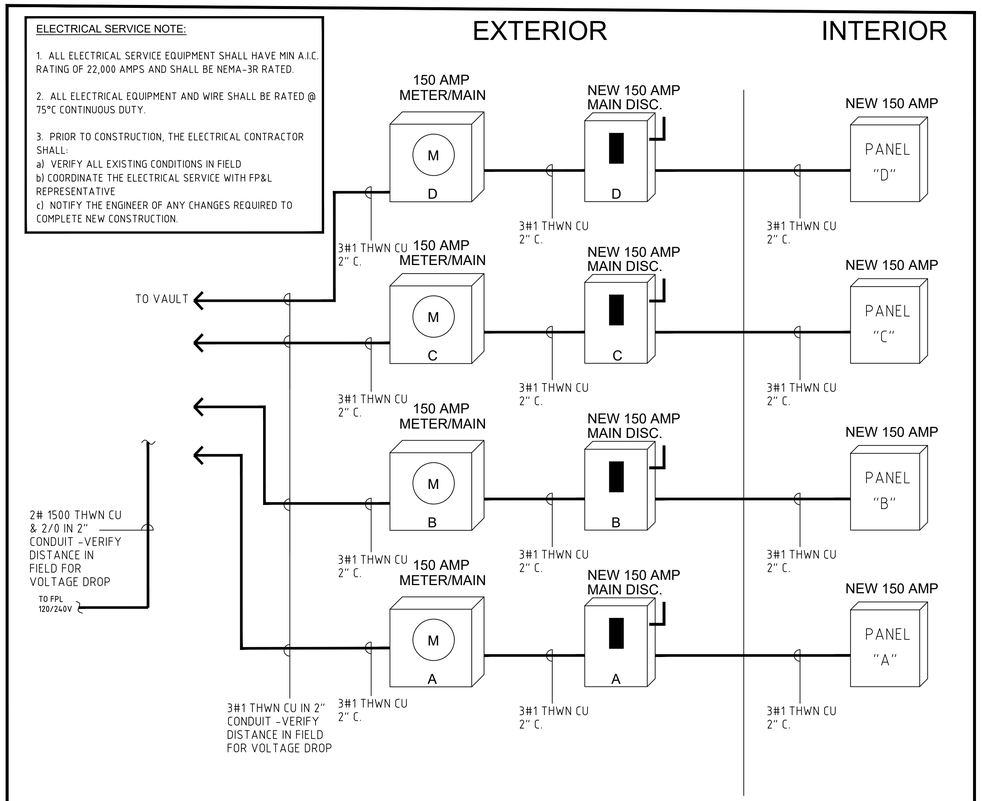
Z:\JSR16\23816 Webb quadplex\23816 Webb quadplex REVISION BY OWNER_ CDs 4_Rev 1.dwg, 10/30/2018 12:11:00 PM, AutoCAD PDF (General Documentation).pc3

ELECTRICAL SERVICE NOTE:

1. ALL ELECTRICAL SERVICE EQUIPMENT SHALL HAVE MIN A.I.C. RATING OF 22,000 AMPS AND SHALL BE NEMA-3R RATED.

2. ALL ELECTRICAL EQUIPMENT AND WIRE SHALL BE RATED @ 75°C CONTINUOUS DUTY.

3. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
a) VERIFY ALL EXISTING CONDITIONS IN FIELD
b) COORDINATE THE ELECTRICAL SERVICE WITH FP&L REPRESENTATIVE
c) NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.



RISER NO. 1	POWER RISER	NOT TO SCALE

MFG. SQUARE 'D' OR EQUAL — TYPE NEW (1)(2)(3) — PANEL RATING 150 AMPS
VOLTS 120/240V 1Ø3W — PANEL "A" — POS 42

LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT.	BUS	CKT.	AMPS	POLE	WIRE SIZE	COND.	LOAD
GARAGE OPENER	½"	12	1	20	1		2	20	1	12	-	BATHROOM #2 LIGHTS
GARAGE LIGHTS/ RECEPTACLES	-	12	1	20	3		4	20	1	12	-	BATHROOM #2 RECEPTACLES
POWDER ROOM LIGHTS	-	12	1	20	5		6	20	1	12	-	MASTER BATH ROOM LIGHTS
POWDER ROOM RECEPTACLE	-	12	1	20	7		8	20	1	12	-	MASTER BATH RECCEPTACLES
FOYER ENTRY LIGHTS	-	12	1	20	9		10	20	1	12	-	HOOD
FOYER ENTRY RECEPTACLES	-	12	1	20	11		12	60	2	6	¾"	RANGE/OVEN
DINING ROOM LIGHTS	-	12	1	20	13		14					
DINING ROOM RECEPTACLES	-	12	1	20	15		16	20	2	12	-	DISHWASHER
KITCHEN LIGHTS	-	12	1	20	17		18	20	2	12	-	DISPOSAL
KITCHEN RECEPTACLES	-	12	1	20	19		20	20	2	12	-	REFRIGERATOR
LIVING ROOM LIGHTS	-	12	1	20	21		22	30	2	10	¾"	DRYER
LIVING ROOM RECEPTACLES	-	12	1	20	23		24	20	1	12	-	WASHER
MASTER BEDROOM LIGHTS	-	12	1	20	25		26	25	2	10	¾"	WATER HEATER
MASTER BEDROOM RECEPTACLES	-	12	1	20	27		28				**	AHU #1 (4)
STAIR LIGHTS & CORRIDOR	-	12	1	20	29		30					
BEDROOM #1	-	12	1	20	31		32				**	CU #1 (4)
LAUNDRY	-	12	1	20	33		34					
BEDROOM #2	-	12	1	20	35		36	20	1	12	½"	EXTERIOR LIGHTS
BEDROOM #3	-	12	1	20	37		38	20	1	12	½"	EXTERIOR OVER HANG LIGHTING
BATHROOM #1 LIGHTS	-	12	1	20	39		40	20	1	12	-	OUTDOOR RECEPTACLES
BATHROOM #1 RECEPTACLES	-	12	1	20	41		42	20	1	12	-	SMALL APPLIANCES RECEPTACLES

** REFER TO MECHANICAL PLAN

REMARKS & KEY NOTES:
(1) MAIN LUGS ONLY.
(2) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER FOR ALL AREAS SPECIFIED IN NEC210.12(B)
(3) VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG SPECS PRIOR TO INSTALLATION.
(4) PROVIDE "HACR" RATED BREAKER
(5) BRANCH CIRCUIT IS A MULTI-WIRE BRANCH CIRCUIT. THIS BREAKER SHALL BE A TWO POLE BREAKER WHICH WILL DISCONNECT BOTH BRANCH CIRCUITS SIMULTANEOUSLY. ALL GROUNDED AND UNGROUNDED CONDUCTORS SHALL BE GROUPED BY WIRE TIES WITHIN THE PANELBOARD.

* SEE POWER RISER FOR WIRE & CONDUIT SIZES

MOUNT RECESSED MIN. A.I.C. 22,000 AMPS SERIES RATED

MFG. SQUARE 'D' OR EQUAL — TYPE NEW (1)(2)(3) — PANEL RATING 150 AMPS
VOLTS 120/240V 1Ø3W — PANEL "B" — POS 42

LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT.	BUS	CKT.	AMPS	POLE	WIRE SIZE	COND.	LOAD
GARAGE OPENER	½"	12	1	20	1		2	20	1	12	-	LAUNDRY
GARAGE LIGHTS/ RECEPTACLES	-	12	1	20	3		4	20	1	12	-	BATHROOM #2 RECEPTACLES
POWDER ROOM LIGHTS	-	12	1	20	5		6	20	1	12	-	MASTER BATH ROOM LIGHTS
KITCHEN SMALL APPLIANCE	-	12	1	20	7		8	20	1	12	-	MASTER BATH RECCEPTACLES
FOYER ENTRY RECEPTACLES	-	12	1	20	9		10	20	1	12	-	HOOD
DINING ROOM LIGHTS	-	12	1	20	11		12	60	2	6	¾"	RANGE/OVEN
DINING ROOM RECEPTACLES	-	12	1	20	13		14					
KITCHEN LIGHTS	-	12	1	20	15		16	20	2	12	-	DISHWASHER
KITCHEN RECEPTACLES (SA)	-	12	1	20	17		18	20	2	12	-	DISPOSAL
LIVING ROOM LIGHTS	-	12	1	20	19		20	20	2	12	-	REFRIGERATOR
LIVING ROOM RECEPTACLES	-	12	1	20	21		22	30	2	10	¾"	DRYER
MASTER BEDROOM LIGHTS	-	12	1	20	23		24	20	1	12	-	WASHER
MASTER BEDROOM RECEPTACLES	-	12	1	20	25		26	25	2	10	¾"	WATER HEATER
STAIR LIGHTS / CORRIDOR	-	12	1	20	27		28				**	AHU #1 (4)
SPACE	-	-	-	-	29		30					
BEDROOM #1	-	12	1	20	31		32				**	CU #1 (4)
SPACE	-	-	-	-	33		34					
BEDROOM #2	-	12	1	20	35		36	20	1	12	½"	EXTERIOR LIGHTS
BATHROOM	-	12	1	20	37		38	20	1	12	½"	EXTERIOR OVER HANG LIGHTING
SPACE	-	-	-	-	39		40	-	-	-	-	OUTDOOR RECEPTACLES
					41		42	-	-	-	-	SPACE

** REFER TO MECHANICAL PLAN

REMARKS & KEY NOTES:
(1) MAIN LUGS ONLY.
(2) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER FOR ALL AREAS SPECIFIED IN NEC210.12(B)
(3) VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG SPECS PRIOR TO INSTALLATION.
(4) PROVIDE "HACR" RATED BREAKER
(5) BRANCH CIRCUIT IS A MULTI-WIRE BRANCH CIRCUIT. THIS BREAKER SHALL BE A TWO POLE BREAKER WHICH WILL DISCONNECT BOTH BRANCH CIRCUITS SIMULTANEOUSLY. ALL GROUNDED AND UNGROUNDED CONDUCTORS SHALL BE GROUPED BY WIRE TIES WITHIN THE PANELBOARD.

* SEE POWER RISER FOR WIRE & CONDUIT SIZES

MOUNT RECESSED MIN. A.I.C. 22,000 AMPS SERIES RATED

MFG. SQUARE 'D' OR EQUAL — TYPE NEW (1)(2)(3) — PANEL RATING 150 AMPS
VOLTS 120/240V 1Ø3W — PANEL "B" — POS 42

LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT.	BUS	CKT.	AMPS	POLE	WIRE SIZE	COND.	LOAD
GARAGE OPENER	½"	12	1	20	1		2	20	1	12	-	LAUNDRY
GARAGE LIGHTS/ RECEPTACLES	-	12	1	20	3		4	20	1	12	-	BATHROOM #2 RECEPTACLES
POWDER ROOM LIGHTS	-	12	1	20	5		6	20	1	12	-	MASTER BATH ROOM LIGHTS
KITCHEN SMALL APPLIANCE	-	12	1	20	7		8	20	1	12	-	MASTER BATH RECCEPTACLES
FOYER ENTRY LIGHTS	-	12	1	20	9		10	20	1	12	-	HOOD
SPACE	-	12	1	20	11		12	60	2	6	¾"	RANGE/OVEN
DINING ROOM LIGHTS	-	12	1	20	13		14					
DINING ROOM RECEPTACLES	-	12	1	20	15		16	20	2	12	-	DISHWASHER
KITCHEN LIGHTS	-	12	1	20	17		18	20	2	12	-	DISPOSAL
KITCHEN RECEPTACLES (SA)	-	12	1	20	19		20	20	2	12	-	REFRIGERATOR
LIVING ROOM LIGHTS	-	12	1	20	21		22	30	2	10	¾"	DRYER
LIVING ROOM RECEPTACLES	-	12	1	20	23		24	20	1	12	-	WASHER
MASTER BEDROOM LIGHTS	-	12	1	20	25		26	25	2	10	¾"	WATER HEATER
MASTER BEDROOM RECEPTACLES	-	12	1	20	27		28				**	AHU #1 (4)
STAIR LIGHTS & CORRIDOR	-	12	1	20	29		30					
BEDROOM #1	-	12	1	20	31		32				**	CU #1 (4)
LAUNDRY	-	12	1	20	33		34					
BEDROOM #2	-	12	1	20	35		36	20	1	12	½"	EXTERIOR LIGHTS
BEDROOM #3	-	12	1	20	37		38	20	1	12	½"	EXTERIOR OVER HANG LIGHTING
BATHROOM #1 LIGHTS	-	12	1	20	39		40	20	1	12	-	OUTDOOR RECEPTACLES
BATHROOM #1 RECEPTACLES	-	12	1	20	41		42	20	1	12	-	SMALL APPLIANCES RECEPTACLES

** REFER TO MECHANICAL PLAN

REMARKS & KEY NOTES:
(1) MAIN LUGS ONLY.
(2) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER FOR ALL AREAS SPECIFIED IN NEC210.12(B)
(3) VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG SPECS PRIOR TO INSTALLATION.
(4) PROVIDE "HACR" RATED BREAKER
(5) BRANCH CIRCUIT IS A MULTI-WIRE BRANCH CIRCUIT. THIS BREAKER SHALL BE A TWO POLE BREAKER WHICH WILL DISCONNECT BOTH BRANCH CIRCUITS SIMULTANEOUSLY. ALL GROUNDED AND UNGROUNDED CONDUCTORS SHALL BE GROUPED BY WIRE TIES WITHIN THE PANELBOARD.

* SEE POWER RISER FOR WIRE & CONDUIT SIZES

MOUNT RECESSED MIN. A.I.C. 22,000 AMPS SERIES RATED

MFG. SQUARE 'D' OR EQUAL — TYPE NEW (1)(2)(3) — PANEL RATING 150 AMPS
VOLTS 120/240V 1Ø3W — PANEL "A" — POS 42

LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT.	BUS	CKT.	AMPS	POLE	WIRE SIZE	COND.	LOAD
GARAGE OPENER	½"	12	1	20	1		2	20	1	12	-	BATHROOM #2 LIGHTS
GARAGE LIGHTS/ RECEPTACLES	-	12	1	20	3		4	20	1	12	-	BATHROOM #2 RECEPTACLES
POWDER ROOM LIGHTS	-	12	1	20	5		6	20	1	12	-	MASTER BATH ROOM LIGHTS
POWDER ROOM RECEPTACLE	-	12	1	20	7		8	20	1	12	-	MASTER BATH RECCEPTACLES
FOYER ENTRY LIGHTS	-	12	1	20	9		10	20	1	12	-	HOOD
FOYER ENTRY RECEPTACLES	-	12	1	20	11		12	60	2	6	¾"	RANGE/OVEN
DINING ROOM LIGHTS	-	12	1	20	13		14					
DINING ROOM RECEPTACLES	-	12	1	20	15		16	20	2	12	-	DISHWASHER
KITCHEN LIGHTS	-	12	1	20	17		18	20	2	12	-	DISPOSAL
KITCHEN RECEPTACLES	-	12	1	20	19		20	20	2	12	-	REFRIGERATOR
LIVING ROOM LIGHTS	-	12	1	20	21		22	30	2	10	¾"	DRYER
LIVING ROOM RECEPTACLES	-	12	1	20	23		24	20	1	12	-	WASHER
MASTER BEDROOM LIGHTS	-	12	1	20	25		26	25	2	10	¾"	WATER HEATER
MASTER BEDROOM RECEPTACLES	-	12	1	20	27		28				**	AHU #1
STAIR LIGHTS & CORRIDOR	-	12	1	20	29		30					
BEDROOM #1	-	12	1	20	31		32				**	CU #1
LAUNDRY	-	12	1	20	33		34					
BEDROOM #2	-	12	1	20	35		36	20	1	12	-	EXTERIOR LIGHTS
BEDROOM #3	-	12	1	20	37		38	20	1	12	-	EXTERIOR OVER HANG LIGHTING
BATHROOM #1 LIGHTS	-	12	1	20	39		40	20	1	12	-	OUTDOOR RECEPTACLES
BATHROOM #1 RECEPTACLES	-	12	1	20	41		42	20	1	12	-	SMALL APPLIANCES RECEPTACLES

** REFER TO MECHANICAL PLAN

REMARKS & KEY NOTES:
(1) MAIN LUGS ONLY.
(2) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER FOR ALL AREAS SPECIFIED IN NEC210.12(B)
(3) VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG SPECS PRIOR TO INSTALLATION.
(4) PROVIDE "HACR" RATED BREAKER
(5) BRANCH CIRCUIT IS A MULTI-WIRE BRANCH CIRCUIT. THIS BREAKER SHALL BE A TWO POLE BREAKER WHICH WILL DISCONNECT BOTH BRANCH CIRCUITS SIMULTANEOUSLY. ALL GROUNDED AND UNGROUNDED CONDUCTORS SHALL BE GROUPED BY WIRE TIES WITHIN THE PANELBOARD.

* SEE POWER RISER FOR WIRE & CONDUIT SIZES

MOUNT RECESSED MIN. A.I.C. 22,000 AMPS SERIES RATED

RESIDENTIAL ELECTRIC LOAD CALCULATION UNIT "A"

E-LOAD*5/1

HOUSE AREA = 2,276 SQ. FT.

DESCRIPTION	LOAD (KVA)
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	6.8
SMALL APPLIANCE CIRCUITS (3) @ 1500	4.5
MICROWAVE	1.2
REFRIGERATOR	0.8
DISHWASHER	1.2
GARBAGE DISPOSAL	0.5
RANGE	12.0
WASHER	1.5
DRYER	5.0
WATER HEATER	4.5
GARAGE DOOR OPENER	0.5
AC	*
SUB-TOTAL LOAD (NON-DIVERSIFIED)	38.5

DIVERSIFICATION:

1ST 10 KVA @ 100%	=	10.0 KVA
REMAINDER @ 40% (28.5)	=	11.4 KVA
A/C LOADS:	=	10.0 KVA
TOTAL DIVERSIFIED LOAD	=	31.4 KVA
31.4 KVA ÷ 240V	=	130 AMP

NEW SERVICE BE PROVIDED: 120/240V, 1Ø, 3 WIRE, 150 AMPS. (VERIFY)

RESIDENTIAL ELECTRIC LOAD CALCULATION UNIT "B"

E-LOAD*5/1

HOUSE AREA = 1,755 SQ. FT.

DESCRIPTION	LOAD (KVA)
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	5.2
SMALL APPLIANCE CIRCUITS (3) @ 1500	4.5
MICROWAVE	1.2
REFRIGERATOR	0.8
DISHWASHER	1.2
GARBAGE DISPOSAL	0.5
RANGE	12.0
WASHER	1.5
DRYER	5.0
WATER HEATER	4.5
GARAGE DOOR OPENER	0.5
AC	*
SUB-TOTAL LOAD (NON-DIVERSIFIED)	36.9

DIVERSIFICATION:

1ST 10 KVA @ 100%	=	10.0 KVA
REMAINDER @ 40% (26.9)	=	10.7 KVA
A/C LOADS:	=	10.0 KVA
TOTAL DIVERSIFIED LOAD	=	30.7 KVA
30.7 KVA ÷ 240V	=	127.9 AMP

NEW SERVICE BE PROVIDED: 120/240V, 1Ø, 3 WIRE, 150 AMPS. (VERIFY)

RESIDENTIAL ELECTRIC LOAD CALCULATION UNIT "C"

E-LOAD*5/1

HOUSE AREA = 1,755 SQ. FT.

DESCRIPTION	LOAD (KVA)
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	5.2
SMALL APPLIANCE CIRCUITS (3) @ 1500	4.5
MICROWAVE	1.2
REFRIGERATOR	0.8
DISHWASHER	1.2
GARBAGE DISPOSAL	0.5
RANGE	12.0
WASHER	1.5
DRYER	5.0
WATER HEATER	4.5
GARAGE DOOR OPENER	0.5
AC	*
SUB-TOTAL LOAD (NON-DIVERSIFIED)	36.9

DIVERSIFICATION:

1ST 10 KVA @ 100%	=	10.0 KVA
REMAINDER @ 40% (26.9)	=	10.7 KVA
A/C LOADS:	=	10.0 KVA
TOTAL DIVERSIFIED LOAD	=	30.7 KVA
30.7 KVA ÷ 240V	=	127.9 AMP

NEW SERVICE BE PROVIDED: 120/240V, 1Ø, 3 WIRE, 150 AMPS. (VERIFY)

RESIDENTIAL ELECTRIC LOAD CALCULATION UNIT "D"

E-LOAD*5/1

HOUSE AREA = 2,276 SQ. FT.

DESCRIPTION	LOAD (KVA)
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	6.8
SMALL APPLIANCE CIRCUITS (3) @ 1500	4.5
MICROWAVE	1.2
REFRIGERATOR	0.8
DISHWASHER	1.2
GARBAGE DISPOSAL	0.5
RANGE	12.0
WASHER	1.5
DRYER	5.0
WATER HEATER	4.5
GARAGE DOOR OPENER	0.5
AC	*
SUB-TOTAL LOAD (NON-DIVERSIFIED)	38.5

DIVERSIFICATION:

1ST 10 KVA @ 100%	=	10.0 KVA
REMAINDER @ 40% (28.5)	=	11.4 KVA
A/C LOADS:	=	10.0 KVA
TOTAL DIVERSIFIED LOAD	=	31.4 KVA
31.4 KVA ÷ 240V	=	130 AMP

NEW SERVICE BE PROVIDED: 120/240V, 1Ø, 3 WIRE, 150 AMPS. (VERIFY)

DESIGN JSR GROUP INC.

NEW TOWN HOUSES RESIDENCE FOR:
JEZZY WEBB
NW 28 COURT
CORAL SPRINGS, FL 33065

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR 95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 1176
BOCA RATON, FL 33432
PH. 561-362-7203
AA26002033

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

23816

A15

MAP OF BOUNDARY SURVEY
FOR: Quality Builders

LEGAL DESCRIPTION:

Lot 28, Block F, CORAL SPRINGS COUNTRY CLUB SUBDIVISION, according to the Plat thereof as recorded in Plat Book 60, Page 43, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Coral Springs, Broward County, Florida. Containing 16,250 square feet more or less.

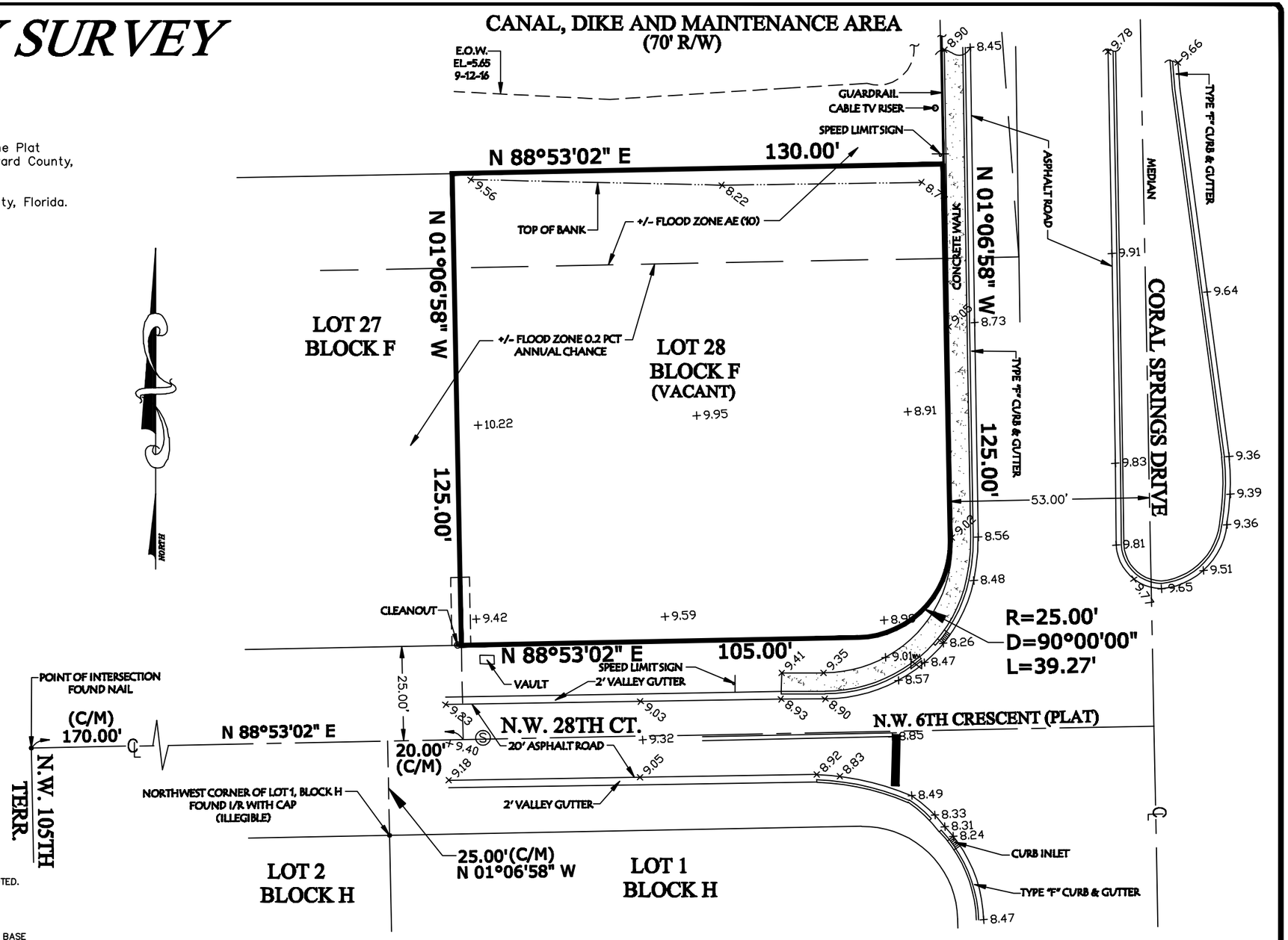
LEGEND:

O.R.B.	OFFICIAL RECORD BOOK
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.B.	PLAT BOOK
PG.	PAGE
T.O.B	TOP OF BANK
E.O.W.	EDGE OF WATER
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
SQ. FT.	SQUARE FEET
R/W	RIGHT OF WAY
CVRD.	COVERED
FND.	FOUND
I/R	IRON ROD
N/D	NAIL IN DISK
N/T	NAIL IN TAB
CONC.	CONCRETE
(M)	MEASURED
(D)	DEED DESCRIPTION
MON.	MONUMENT
℄	CENTERLINE
L.M.E.	LAKE MAINTENANCE EASEMENT
N.V.A.L.	NON-VEHICULAR ACCESS LINE
Ⓢ	SANITARY MANHOLE

P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
I/P	IRON PIPE
P.P.	POWER POLE
S/T	SWING TIE
O.H.	OVERHEAD
STR.	STRADDLED
F.P&L.	FLORIDA POWER & LIGHT
O/S	OFFSET
ELEC.	ELECTRIC
RES.	RESIDENCE
REF.	REFERENCE
CONST.	CONSTRUCTION
(C/M)	CALCULATED & MEASURED
EL.	ELEVATION
P.R.M.	PERMANENT REFERENCE MONUMENT
H.H.	HAND HOLE
D.W.E.	DESIGN WATER ELEVATION
(N.R.)	NON-RADIAL
B.C.R.	BROWARD COUNTY RECORDS
F.F.	FINISHED FLOOR
G.F.	GARAGE FLOOR

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CORAL SPRINGS COUNTRY CLUB SUBDIVISION (P.B. 60, PG. 38, B.C.R.).
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
4. THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
5. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
6. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB6935" UNLESS OTHERWISE NOTED.
7. THIS SURVEY IS CLASSIFIED A BOUNDARY SURVEY BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.
8. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER STATED HEREON.
9. THE N.F.I.P. FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONES 0.2PCT ANNUAL CHANCE & AE, BASE FLOOD = 10 (AE), MAP AND PANEL NO. 12011C0145H, DATE OF FIRM 8/18/14.



REVISIONS	DATE	BY	CKD	FB/PG

Lot 28, Block F

(P.B. 60, PG. 43, B.C.R.)

SEAL

THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. L.B. # 6935

SIGNATURE DATE: _____

FIELD OF LAST SURVEY DATE: 9/12/16

SCALE:	1" = 30'
FB/PG:	N/A
DRAWN BY:	RM
CKD. BY:	TD
JOB NO:	16-035
CAD FILE:	F:\dwgs.\16-jobs\16-035
DATE:	9/13/16
PROJ. FILE:	16-035

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • ted@davidandgerchar.com

SUNSHINE
WATER CONTROL DISTRICT

9E

SUNSHINE WATER CONTROL DISTRICT
NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Sunshine Water Control District (District") will hold regular meetings for Fiscal Year 2019 at 6:30 p.m., at Sartory Hall, located in Mullins Park, 10150 NW 29 St., (Ben Geiger Drive), Coral Springs, Florida 33065 on the following dates:

October 10, 2018
November 14, 2018
December 5, 2018
January 9, 2019
February13, 2019
March 13, 2019 *(Landowners' Meeting & Regular Meeting)*
April 10, 2019
May 8, 2019
June 12, 2019
July 10, 2019
August 14, 2019
September 11, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Sunshine Water Control District