CRISPUS COMMONS PHASE 2

CONSTRUCTION DOCUMENTS - TOWNHOUSE PROJECT

Evans Street & N. 22nd Avenue
Hollywood, FLORIDA

BUILDING TYPE 'B' - BLDGS. #3, #4, #5 & #6
UNITS 3-A/3-B & 4-A/4-B & 5-A/5-B & 6-A/6-B

ARCHITECT'S LIST OF DRAWINGS AND REFERENCED DRWGS.

SPECIFICALLY FOR BLDGS TYPE 'B' – BLDGS. #3, #4, #5 & #6

A-1	1/16"=1'-0" SCALE - SITE PLAN AND PROJECT DEV. DATA
A-2a	1/4"=1'-0" SCALE - FLOOR PLANS - BLDGS. #3 TO #6 DOOR, WINDOW AND FINISH SCHEDULES
A-3	1/4"=1'-0" SCALE EXTERIOR ELEVATIONS & SECTION - BLDGS. #3, #4, #5 & #6
A-4	BUILDING CROSS SECTIONS, GARAGE SECTIONS, AND DETAILS
A-5	LARGE SCALE SECTIONS, STAIR SECTIONS, AND GENERAL DETAILS
S-1	FOUNDATION & 2nd FLOOR PLAN, BLDGS. #1 & #2; SCHEDULES AND SPECIFICATIONS
S-2	UPPER ROOF FRAMING PLAN, BLDGS. #3, #4, #5 & #6; SCHEDULES AND SPECIFICATIONS
E-1	FIRST/SECOND FLOORS ELECTRICAL PLAN, RISERS & SPECS. - BLDGS. #3,#4, #5 & #6
P-1	FIRST/SECOND FLOORS PLUMBING PLANS, RISERS & SPECS. - BLDGS. #3, #4, #5 & #6
AC-1	FIRST/SECOND FLOOR AIR CONDITIONING PLANS, SPECS & DTLS - BLDGS #3, #4, #5 & #6

NOTE ON ENGINEERING DOCUMENTS: ALL SITE PERMIT AND CONSTRUCTION DOCUMENTS (CIVIL, PUBLIC SEWER, DRAINAGE, GRADING, LANDSCAPING, ARE BY OWNERS' ENGINEERS OR LANDSCAPE ARCHITECTS, AND ARE BEING COLLECTED BY OWNER, AND ALL BECOME PART OF PERMIT APPLICATION SUBMISSION.

SITE DEVELOPMENT & ZONING DATA

PREV. EXIST. LAND USE DESIGNATION	RS-6 - EXISTING LOW MEDIUM RESIDENTIAL
NEW PROPOSED ZONING DESIGNATION:	RM-9 DISTRICT - MULTIPLE RESID. - TOWNHOUSES
LAND COVERAGE & UNITS ALLOWED:	53,996.0 SQ. FT. (1.24 ACR.) @ 12 U/P/A - (14.88 UNITS ALLOWED)
RESIDENTIAL DWELLINGS ATTAINED:	12 TOWNHOUSE UNITS - 6 BLDGS., EACH HAS 2 ATTACHED UNITS
BUILDING HEIGHT AND STORIES:	24'-6"+- ABOVE GRADE TO ROOF PEAK, TWO STORIES EACH STRUCTURE

NORTH:	CITY OF DANIA BEACH
SOUTH:	COMMUNITY FACILITY
EAST:	CITY OF DANIA BEACH
WEST:	LOW MEDIUM RESIDENTIAL

TOTAL SITE GROSS AREA: 70,652.00 S.F. OR 1.62 ACRES

SITE LOT SIZE: - 299.92' X 194' -+ = 53,996.0 S.F. OR 1.24 ACRES
(OBTAINED FROM PROPERTY SURVEY BY GIBBS LAND SURVEYORS, INC.)

TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - SITE FOOTPRINT (ROOFED) 2,155.0 S.F. - (EACH) = TOTAL FOR 2 = 4,310.0
(UNDER SEPARATE DRAWINGS)

TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - SITE FOOTPRINT (ROOFED) 2,195.0 S.F. - (EACH) = TOTAL FOR 4 = 8,780.0

TOTAL GROUND FOOTPRINT AREA - ALL 6 BUILDINGS - 12 RESID. UNITS (ROOFED) 13,090.0

SITE CALCULATIONS FOR MASTER DEVELOPMENT

TOTAL GROUND FOOTPRINT AREA - BLDGS. 1 THRU 6 -	13,090.0 S.F.T.	24.241%
DRIVES AND WALKS - FULL SITE	11,558.0 S.F.T.	21.404%
LANDSCAPING AND SODDED AREA	29,348.0 S.F.T.	54.352%
SITE PROPERTY AREA:	53,996.0 S.F.T. OR 1.24 ACRES	

RESIDENCES FLOOR AREA BREAKDOWN

TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - INT'R. A/C AREA - BOTH FLRS:	656.95 (1st FLR) + 793.35 (2nd FLR) =	1,450.30 SQ. FT.
TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - COV. PATIOS; ENTRIES, GARAGE:		420.55 SQ. FT.
TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - TOTAL ROOFED AREA:		1,870.85 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - INT'R. A/C AREA - BOTH FLRS:	756.00 (1st FLR) + 762.50 (2nd FLR) =	1,518.50 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - COV. PATIOS; ENTRIES, GARAGE:		341.50 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - TOTAL ROOFED AREA:		1,860.00 SQ. FT.
TOTAL FLOOR AREA - BUILDINGS #1 & #2 - 4 UNITS		1,870.85 SQ. FT. X 4 = 7,483.40 SQ. FT,
TOTAL FLOOR AREA - BUILDINGS #3 TO #6 - 8 UNITS		1,860.00 SQ. FT. X 8 = 14,880.00 SQ. FT.
TOTAL FLOOR AREA - ALL BUILDINGS #1 TO #6		22,363.40 SQ. FT.

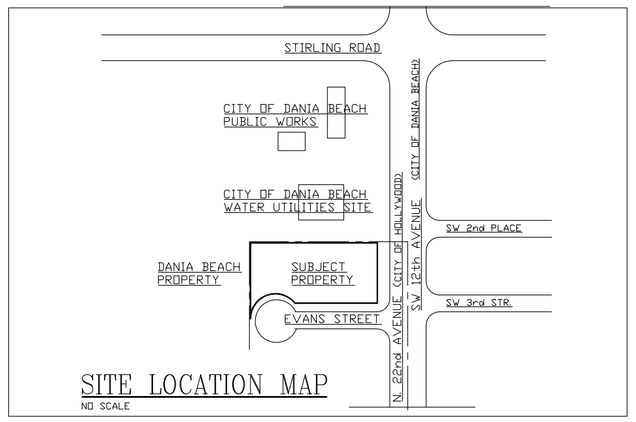
WATER / WASTEWATER SERVICE PROVIDER CITY OF HOLLYWOOD, FLORIDA
NUMBER OF BDRMS/BATHS IN EACH DWELLING UNIT: 2 - TOTAL 4 PER DUPLEX
PARKING REQUIRED: 4 = (2 SPACES FOR EACH RESIDENCE)
PARKING PROVIDED: 4 = (45' FRONTAGE @ 9' PER CAR)

BUILDING CODE JURISDICTION: FLORIDA BUILDING CODE 2017 VERSION 6 RESID.
BUILDING TYPE : LOW-RISE - TYPE V-B UNPROTECTED
UNSPRINKLERED - SINGLE BLDG. AREA (LARGEST) = 3,741.70 SQ. FT.
(LESS THAN 7,000 SF PER FLR. AREA, PER BLDG.)

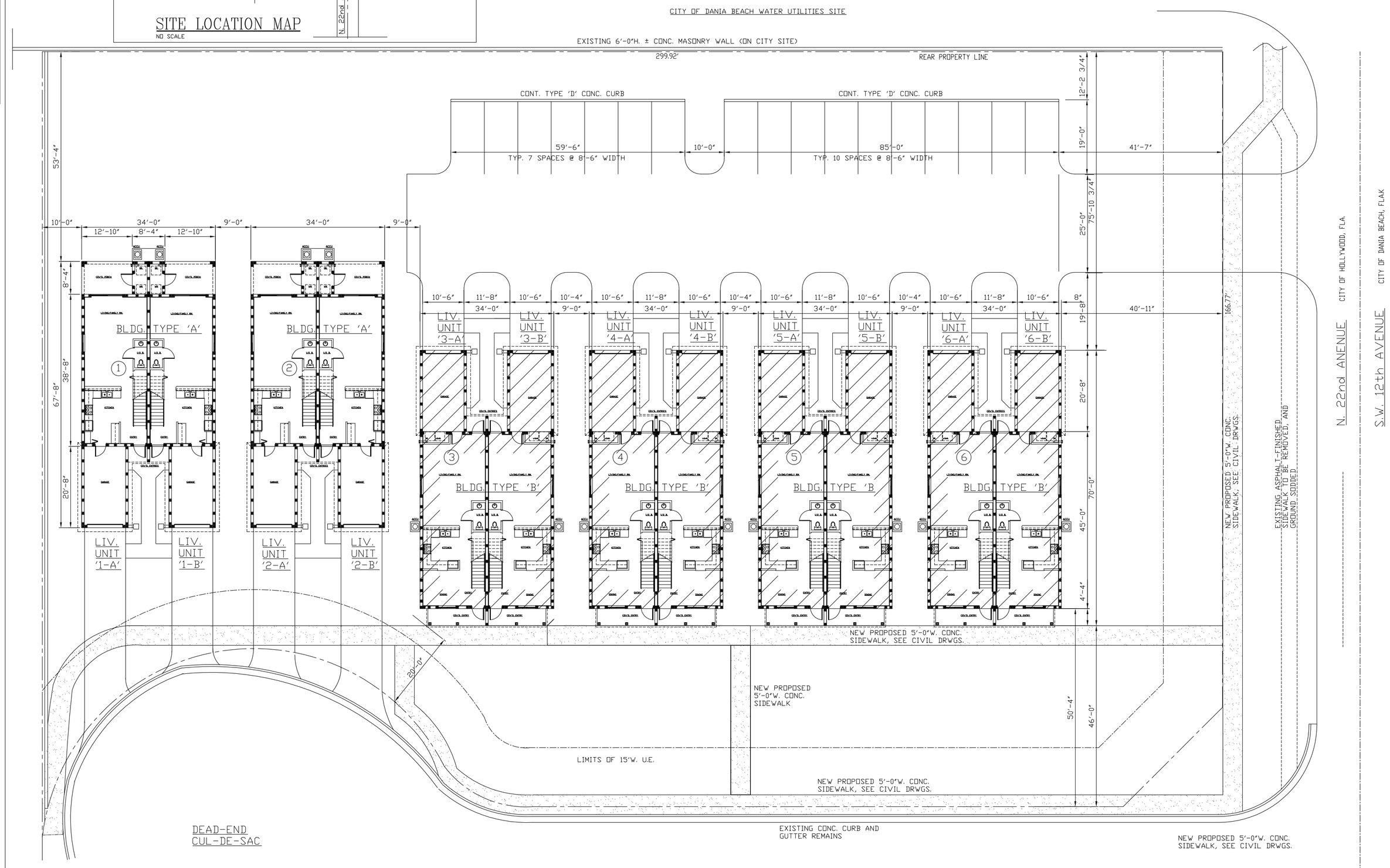
FINISH FLOOR ELEVATION OF NEW SLAB SHALL BE +7.0' NAVD 1988 - MIN 18" AB. CR/RD.
SLAB ELEV. OF EXISTING REAR UNIT (SAME AS FRONT)
FINISH FLOOR ELEVATIONS OF NEW FIRST LVG. AREAS FLR. SLABS ARE +7.00 NAVD 1988
FEMA MIN. FLOOD ELEV. FOR SITE IS +6.00 NAVD88, AS PER FLOOD INSURANCE CERTIFICATE

BUILDING SETBACK COMPARISON TABLE

ORIENTATION	SETBACK PER HOLLYWOOD ZONING CODE	MIN. SETBACK GIVEN PER DESIGN DOCUMENTS
STREET FRONT	20'-0"	20'-0" @ BLDG #3
STREET SIDE	20% OF LOT WIDTH (191.875'), OR 38.375'	40'-11"
REAR	20.00'	20'-0" FOR ADDITION
SIDES	10.00'	10'-0" -(SEE DRWGS.



SITE LOCATION MAP
NO SCALE



LEGAL DESCRIPTION

ALL OF PARCEL 'A', 'CRISPUS COMMONS' SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL SITE SITUATES AND IS LOCATED WITHIN THE CITY OF HOLLYWOOD, FLORIDA

GENERAL DEVELOPMENT AND SITE NOTES:

1. ALL MECHANICAL EQUIPMENT AND A/C UNITS SHALL BE SCREENED, AS INDICATED ON LANDSCAPE PLANS. LOCATION OF ALL UTILITIES SHALL BE COORDINATED WITH DESIGNATED SUPPLIERS AND BUILDING DEPARTMENT.

2. COORDINATE WITH F. P. &L. CORP. FOR THE LOCATION OF TRANSFORMERS AND POWER SOURCES. THESE DRAWINGS INDICATE THE LOCATION OF INDIVIDUAL RESIDENCE METERS SOLELY.

3. REQUIRED ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE WILL BE LOCATED INSIDE OF EACH GARAGE, SEE ELECTRICAL PLANS.

4. ON SIGNAGE; A) ALL SIGNAGE WILL COMPLY WITH HOLLYWOOD ZONING AND ORDINANCES IN EFFECT. B) ALL SIGNAGE WHICH ARE ELECTRICALLY ILLUMINATED BY ANY MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION PROCEDURE. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

5. THE MAXIMUM FOOT-CANDLE LEVELS AT ALL PROPERTY LINES SHALL BE 0.5 IF ADJECENT TO ANY RESIDENTIAL ZONED PROPERTIES.

6 GREEN BUILDING REQUIREMENTS:
A. ALL APPLIANCES AND SYSTEMS TO BE INSTALLED ON A PERMANENT BASIS, SUCH AS RANGES, REFRIGERATORS, WASHING MACHINES, DRYERS, DISH WASHERS, SHALL BE RATED AS 'ENERGY STAR'.
B. ALL SHOWER HEADS SHALL CONSIST OF ONE HEAD WITH LOW FLOWS, OF A MAX. FLOW RATE OF 2.5 GP.H., AT 80 PSI WATER PRESSURE.
C. ALL WASHER AND DRYER UNITS WILL BE MAINTAINED OUTSIDE OF THE AIR CONDITIONED FLOOR AREAS, AS ARE PRESENTLY SHOWN ON PLANS.
D. ON GARBAGE DISPOSALS, CONSULT BUILDING OFFICIALS PRIOR TO ANY CONNECTION OR INSTALLATION.

GENERAL NOTES AND GENERAL SCOPE OF WORK:

1. SCOPE OF WORK FOR THIS PROJECT CONSISTS OF THE DESIGN AND CONSTRUCTION OF (6) SIX NEW 2-STORY, 2-UNIT ATTACHED TOWNHOUSE RESIDENTIAL BUILDINGS. SITE FOR THESE RESIDENCES SHALL BE DEVELOPED IN ACCORDANCE TO MIN. ORDINANCES AND REQUIREMENTS OF THE CITY OF HOLLYWOOD WITH REGARDS TO CIVIL DRAINAGE, LANDSCAPING AND LAWN SPRINKLERS, INCLUDING SOD TYPE APPROVAL. INDIVIDUAL DRAWINGS FOR THESE DISCIPLINES (BY OTHERS) FORM PART OF THE PERMIT DOCUMENTS.

2. CONSTRUCTION IS TO CONFORM TO CONSTRUCTION TYPE 5-B, AND WHERE ALL EXTERIOR WALLS ARE OF REINF. CONC. BLOCK MASONRY, REINFORCED CONCRETE COLS. AND WALLS, AS DETAILED HEREIN.

3. ALL CONSTRUCTION METHODOLOGY AND MATERIALS SHALL CONFORM TO THE 2017 FLORIDA BUILDING CODE, RESIDENTIAL, VERSION 6, AS WELL AS OTHER CORRESPONDING CODES, INCLUDING THE L.A. PLUMBING CODE 2017, THE L.A. MECHANICAL CODE 2017, THE FLORIDA ENERGY CODE 2017, AS WELL AS THE FLA BUILDING CODE, VERSION 6, FOR HIGH VELOCITY WIND ZONE AS APPLICABLE TO BROWARD COUNTY. IN ADDITION, CONSTRUCTION WILL FOLLOW THE NATIONAL ELECTRIC CODE 2014 OR AS IMPLEMENTED BY THE CITY, AS WELL AS ACCESSIBILITY REQUIREMENTS FOR RESIDENCES.

4. ALL EXTERIOR WALLS ON BOTH FLOORS AND FLOOR AND ROOF STRUCTURE SYSTEMS SHALL BE AS DETAILED HERE-IN, CONSISTING OF SHOP ENGINEERED WOOD TRUSSES FOR BOTH 2nd FLOORS AND ROOFS. COMPLETE SHOP DRAWING SUBMISSION FOR ALL SYSTEMS, DETAILED FLOOR SYSTEMS AND ROOF SYSTEMS, INCLUDING CONNECTIONS OF ALL TRUSSES TO WALLS, WILL BE ENGINEERED AND GENERATED BY SUPPLIER.

5. FOR INTERIOR CONSTRUCTION, ALL NON-BEARING PARTITIONS NOT CONCRETE OR MASONRY, SHALL BE MIN. 25 GA GALV. METAL STUDS SPACED 24" O/C. WITH REGULAR 1/2" GYPSUM BOARD. ALL WALLBOARD SHALL BE ERECTED AND FINISHED IN ACCORDANCE AND WITHIN TOLERANCES AS PROVIDED IN THE RECOMMENDED SPECIFICATIONS, APPLICATION, SECUREMENT, AND FINISHING OF GYPSUM BOARD, STANDARD #GA-216 OF THE NATIONAL GYPSUM ASSOCIATION.

6. ALL SLIDING OR OUTSWING EXTERIOR DOORS AND ALL WINDOWS, FIXED OR MOVABLE, ARE TO BE NEWLY FABRICATED IMPACT-RESISTANT SYSTEMS CONFORMING TO LOCAL WIND TOLERANCES OF 170 MPH AS INDICATED IN HVHZ SECTIONS OF THE REFERENCED FLA. BUILDING CODE, AS INDICATED IN ITEM #7 BELOW. ALL DPPRS AND WINDOW SYSTEMS SHALL BE PROVIDED WITH PRODUCT APPROVAL AND/OR N.O.A.'S INDICATING THESE MIN. STANDARDS, IN WRITTEN ENGINEERED CERTIFIED FORMAT LETTERS, DUPLICATE AS MAY BE REQUIRED BY BLDG. DEPT. SEE DRAWINGS AND EXTERIOR ELEVATIONS FOR BASE DATA. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GATHERING OF ALL N.O.A'S REQUIRED.

7. WIND ANALYSIS PACKAGE INCLUDED HEREIN HAS BEEN DEVELOPED TO MEET THE REQUIREMENTS OF ASCE-10, WIND AT 170 MPH, WIND-BORN DEBRIS REGION EXPOSURE 'C', 3-SECOND GUST AT MAX. 33' ABOVE GROUND, AS PER F.B.C. 2017, V-6, SECT. 1620.2 FOR BROWARD CO.

8. PRIOR TO THE ERECTION OF ALL MASONRY OPENINGS AND FORMING OF CONC. TIE BEAMS, OR PLACING OF OVERHEAD LINTELS, CONTRACTOR SHALL CAREFULLY COORDINATE ALL DIMENSIONS IN ALL DIRECTIONS WITH WINDOW OR DOOR SUPPLIERS AND THEIR N.O.A.'S TO ASSURE FIT, INCLUDING SPACING FOR ATTACHMENTS AND/OR FT. WOOD TRIM. DIMENSIONS SHOWN ON PLANS MAY VARY SLIGHTLY IN ACCORDANCE TO COMPONENT SUPPLIER; G.C. IS ASKED TO AVOID BLOCK OR BEAM BREAKAGE DO TO MISMANAGED CONDITIONS, AND OWNERS WILL BE RELUCTANT TO ACCEPT MONETARY CHANGE ORDERS DUE TO THESE FIT-OUT MISTAKES. ANY MAJOR DISCREPANCIES WITH PLANS IN THE INSTALLATION OF THESE COMPONENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITEC, PRIOR TO BLOCK ERECTION OR COL. FORMING

9. ARCHITECT CERTIFIES THAT BASED ON SOILS REPORTS SUBMITTED FOR THIS PROPERTY WITHIN LAST 6 MONTHS, STATING A SOIL BEARING CAPACITY OF MIN. #2,500 P/SQ/FT., THAT FOUNDATIONS SIZED HEREIN WILL BE SUPPORTED ADEQUATELY. NEW OR EXISTING COMPACTED SOIL PAD SHALL BE SCRUBBED FREE OF ANY VEGETATION OR DELETERIOUS MATERIAL, INCLUDING ANY PREVIOUS CONSTRUCTION MATERIAL, AND RECEIVE NEW COMPACTED CLEAN SOIL WHICH WILL BE APPROX. 12"-16" DEEP, TO LEVEL AS REQUIRED TO UNDERSIDE OF NEW GROUND FLOOR SLABS.

10. FINISH FLOOR ELEVATION AT GROUND LEVEL LIVING AREAS OF +6.50' AB. MSL, NAVD88, HAS BEEN DETERMINED TO BE ABOVE FEMA FLOOD LEVEL MINIMUMS, AND A MIN. OF 18" ABOVE CROWN OF ROAD, AT EVANS STREET.

11. ALL STUCCO SHALL BE OF 2-COAT APPLICATION. ALL NEW CEMENT STUCCO SHALL BE LIGHT SAND TEXTURE AND RECEIVE A COAT OF PRIMER MOISTURE-RESISTANT COATING PRIOR TO RECEIVING 2nd AND FINAL COAT OF STUCCO. FINAL FINISH AND COATING COLORS SHALL BE REVIEWED WITH OWNER VIA SAMPLE PRIOR TO ANY APPLICATION, AS WELL AS BE REVIEWED FOR TEXTURE AND COLOR RANGES DURING PRICING PHASE.

12. ALL MATERIALS FOR ALUMINUM WINDOWS AND DOORS AT EXTERIOR WALLS SHALL BE ALUM. OF KINAR 500 LIGHT GREY FACTORY-APPLIED FINISH. SUCH FINAL COLOR SELECTION SHALL BE REVIEWED WITH AND APPROVED BY OWNER PRIOR TO ANY FACTORY APPLICATION. FIELD APPLICATION IS DISCOURAGED UNLESS MANUFACTURER AGREES WITH SUCH APPLICATION AND WILL GUARANTEE MATERIAL AS IN ORIGINAL WRITTEN WARRANTES.

13. ALL WOOD MEMBERS IN CONTACT WITH MASONRY BLOCK OR CONCRETE SHALL BE PRESSURE-TREATED, AND SUCH MATERIAL SHALL HAVE STAMPED CERTIFICATION. ALL ATTACHMENT DEVICES (SCREWS, SCREW-NAILS, EXPANSION BOLTS) SHALL BE STEEL GALVANIZED.

14. PER 2017 FLORIDA BUILDING CODE VERSION 6, RESIDENTIAL, SECTION R310, EVERY SLEEPING ROOM (OR OFFICES) SHALL BE PROVIDED WITH AT LEAST ONE SECONDARY OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING DIRECTLY TO THE OUTSIDE. SUCH OPENINGS COMPRISE OF EITHER HORIZONTAL ROLLER WINDOWS OR S.H. WINDOWS, WHICH WILL HAVE A CLEAR OPENING OF 5.7 SQ. FT., A CLEAR MIN. WIDTH OPENING OF 20" IN ANY DIRECTION, AND AN OPENED SILL HEIGHT OF MAX. 44" ABOVE FIN. FLR. ROOMS WITH SLIDING GLASS DOORS TO EXTERIOR NEED NO OTHER SECONDARY EXIT.

15. ALL MATERIALS AND LABOR SHALL HAVE A MIN. WARRANTEE OF ONE YEAR, FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY, UNLESS OWNER HAS SPECIFICALLY REQUESTED SYSTEMS, AND RECEIVED IN WRITING, LONGER GUARANTEE PERIODS, (5 YEARS, 10 YEARS, ETC.) WHICH MAY BE TIED TO ANY COMPONENT OR SYSTEM, IN THIS RESIDENCE, SUCH AS A/C, APPLIANCES, WATER HEATERS, ETC.)

EXISTING SITE PLAN WITH PROPOSED RESIDENCES -BLDGS. TYPE 'B' (N) BLDG. #3, #4, #5, & #6

SCALE: 1/16" = 1'-0"

PER CITY MTG. 10-8-2018 DUPLIC. FOR PERMIT ISSUE 100% COMPLETE-SEPAR. 6 BLDGS S&S -OCT. 15, 2018

OWNER REVIEW ISSUE- FOR APPR. & PERMIT ISSUE -100% COMPLETE OCT. 5-2018

OWNER REVIEW ISSUE- FOR APPR. -75% COMPL. AUG-29-2018

FIRST OWNER ISSUE- FOR REVIEW AND APPR. AUG-03-2018

ISSUE DATES

CRISPUS COMMONS PARCEL 'A' PH. 2 – 12 RESIDENTIAL TOWNHOUSES
EVANS STREET AND NORTH 22nd AVENUE, HOLLYWOOD, FLORIDA

L E BARRERA ARCHITECTURE, INC. – LOUIS E. BARRERA ARCHITECT
2707 NW 116TH TERRACE CORAL SPRINGS, FLA. E-MAIL: barrera1264@bellsouth.net

FLA. REGISTR. #AR008736

TELEPHONE 954.261.9657

DRAWN BY:

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