



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
July 7, 2020 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER ANDREW R. BROWN

TOWN MANAGER WILLIAM 'MAC' SERDA, ICMA-CM
TOWN ATTORNEY DONALD J. DOODY, ESQ
TOWN CLERK SHERRY D. HENDERSON, CMC

CALL TO ORDER AND ROLL CALL

A. VIRTUAL QUASI-JUDICIAL PUBLIC HEARING

Attending & Viewing the Board of Zoning Appeals / Quasi-Judicial Public Hearing: The public can attend/view the PUBLIC HEARING utilizing WebEx, a web-based virtual meeting platform that allows the Town Commission, Town Staff, and the public to attend in a virtual environment.

Join WebEx Meeting Meeting number: 132 420 3568 Password: 5HamZDmBq35

PROVIDING PUBLIC COMMENT - Persons desiring to provide public comment may do so by one of the methods listed below.

Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

VIA EMAIL – Public comments and documents may be submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Commission and public and incorporate into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

LIVE WEBEX PARTICIPATION – If attending via WebEx online, during the meeting bring the mouse to the bottom of the screen and select the 4th icon from the right (“participants”). You will then see those participating electronically in the meeting.

When the meeting gets to the applicable public comment section, click “raise hand” button next to your name on the right side of the screen. This will notify the meeting host that you would like to make a comment.

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

Presented by Joe Arenal, Development Planner - Redevelopment Mgmt. Assoc. (RMA)

A. Variance request from Nectaria M. Chakas, Esq, from Lochrie & Chakas, P.A., Agent for property located at 995 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Kishoere and Anjali Mirchandani

Request: Applicant is requesting three (3) variances from the Town's Land Development Code (Chapter 12)

Variances include:

- Section 12-124 Yard Regulations (A) Front yard. Construct a stair structure in front yard 64.5 feet from center line of A1A where 85 feet is required.
- Section 12-263 (A) (1) (a) Fences and Walls – general. Construct site wall in several locations in setbacks, (highest 7'-6" higher than permitted 6'-0" = total height 13'-6") where maximum height of 6'-0" from existing grade or adjacent grade is permitted.

Section 12-124 Yard Regulations (B) Side Yard construct elevated flat drive in side-yard setback approximately 8 from south property line where 15 feet is required.

B. Site Plan Approval from Annie Carruthers, Architect, from for property located at 1105 Hillsboro Mile, Hillsboro Beach, Florida 33062

Property Owner: 1105 Hillsboro Mile, LLC

Request: Applicant is requesting Site Plan Approval in accordance with the Town's Land Development Code

II. ADJOURNMENT



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Variance request from Nectaria M. Chakas, Esq, from Lochrie & Chakas, P.A., Agent for property located at 995 Hillsboro Mile, Hillsboro Beach, FL 33062

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Submitting Dept: Town Clerk, Daniela Joseph, Administrative Assistant

Agenda Date: July 7, 2020

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

3. RECOMMENDATION

- ATTACHMENTS:**
1. 995 HM-Variance 7-2-19 staff report
 2. Varriance Narrative v.5 rev. 2020-06-24 (compressed pics)
 3. 00-ALL - Complete
 4. APPLICATION SUBMITTAL 2020-03-06 (APP, Narrative and Plans)
(1)_Redacted
 5. Sun Sentinel 6705356
 6. PUBLIC NOTICE - 995 Hillsboro Mile Variance Rqst 7-7-2020
 7. public notice 995 HM 7-7-20
 8. HB 995 Hillsboro Mile - 300 ft mailing address
 9. public notice 995 HM 7-7-20



July 2, 2020

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 995 Hillsboro Mile (Variance Request)

Dear Serda:

The purpose of this letter is to provide a report regarding the Variance & Site Plan Approval Request for 995 Hillsboro Mile submitted to the Town on March 6, 2020. The owners of the property, Kishore and Anjali Mirchandani, have assigned Nectaria Chackas with Lochrie & Chakas, P.A. as the authorized agent. The owner is requesting (3) variances from the The Town of Hillsboro Code of Ordinances.

Background

The applicant purchased the property zoned RS-2 in 2018. The home has a tennis court and (2) very steep drives (one on each side of the tennis court) in the front. The applicant is remodeling the house and would like to remove the tennis court and both drives to be replaced with one ramp and an elevated drive with a stair to access the front door of the residence. The garage is also changing from a side entry to a front entry garage. Two sections of the existing ramp on the north and south sides of the tennis court exceed to permitted 6 ft wall height from the lowest grade.

Documents Submitted

Information submitted with the Variance / Site Plan Approval request include an application, variance statement with pictures, renderings, survey, Civil Engineer Plans, Architectural and Landscape Plans

General Description of the Development Proposal

The residence is located east of A1A and is zoned RS-2. The applicant is proposing to remove existing (2) existing ramped driveways in the front to the property and replace them with (1) ramp, elevated drive deck and stairs to provide access to the front door of the residence.

Site Plan Review and Comments

The Site Plan application and plans submitted on March 6, 2020 were reviewed by Joe Arenal. Revised plans responding to comments were resubmitted. The proposed improvements to the site are inconsistent with the Town's Land Development Regulations. The following requires a variances:

1. Chapter 12 - Land Development Code, Division 4 section 12-124 (A) *Yard Regulations – Front Yard*; Requiring an open yard having a depth of not less than 85 feet from the centerline of A1A. The variance request is to construct a stair structure in the front yard 64.5 feet from centerline of A1A.
2. Chapter 12 - Land Development Code, Division 4 section 12-263 (A) (1) (a) *Fences and Walls – General*. Allowing Fences or walls constructed of processed materials and not exceeding 6 feet in height measured from either the adjoining property or the original topography of the property, without berming, whichever is more restrictive. The variance request is to construct site walls in several locations within setbacks, the highest is 7'-6" higher than permitted 6'-0" = total height 13'-6" (measured from the original grade).
3. Chapter 12 – Land Development Code, Division 4 section 12-124 (B) *Yard Regulations - Side Yard (4)*; Requiring a side yard on the side of the building, having not less than 15 feet. The variance request is to be able to construct an elevated flat drive having a side yard on the side of the building of approximately 8 feet.

Staff Recommendation

The site plans submitted March 6th, 2020 do not comply with applicable code regulations. As a result the applicant is requesting a (3) variances from the Town's Land Development Regulations. The applicant is proposing to change the existing vehicular ramps in order to the reduce the steepness of the ramps from approximately 20% to 10% and make them safer. The elevated deck and stairs are necessary to access the residence's front door. If Commission chooses and approves the variances, Site Plan approval may be granted.

Staff is of the opinion that the proposed improvements make the daily use of the residence safer by reducing the slope of the ramps and that the wall height variance and the site yard encroachment of the raised deck are minimized by the use of picket railings, which are more transparent than solid railings. The encroachment on the side yard maintains an 8 foot setback, is slightly higher than the existing site wall and is concealed by landscaping. Staff recommends approval.

Sincerely,

Joe Arenal
Town Planner

March 6, 2020
(revised June 24, 2020)
Mirchandani Residence

995 Hillsboro Mile
Variance Narrative

I. Background. Kishore and Anjali Mirchandani (“Applicants”) are the owners of the single family home located at 995 Hillsboro Mile (the “Property”). The Property is located in the RS-2 zoning district. The Applicants purchased the home in 2018 and began an extensive renovation to update not only the interior of the home but also the exterior of the home. This renovation is a significant investment in the aesthetic appearance as well as the safety and functionality of the home. An aerial of the Property is located below.



The home was originally constructed 2003 with a tennis court located in the front yard. Due to the installation of the tennis court by the original owner, the driveways to the main floor of the home and the garage were located at the far north and south sides of the Property, and sloped up and down in order to reach the main entrance of the home and the lower level garage. When the Applicants purchased the Property, it became evident that the driveway configuration as currently constructed was awkward and dangerous due to the sharp incline of +/- 20%. Therefore, they began evaluating

alternative designs which would make the driveways safer and more functional. Photos of the existing driveways viewed from A1A are shown below.

North Driveway:



South Driveway:



Aerial View of Existing Driveways:



The obvious solution is to create a driveway which has a lower incline, which would require the removal of the tennis court thereby allowing more room for a driveway to curve up to the elevated

main entrance/porte cochere which is located above the garage/lower level due to flood requirements. A comparison of the existing vs. proposed driveway configuration is depicted below:

Existing (view facing northeast):



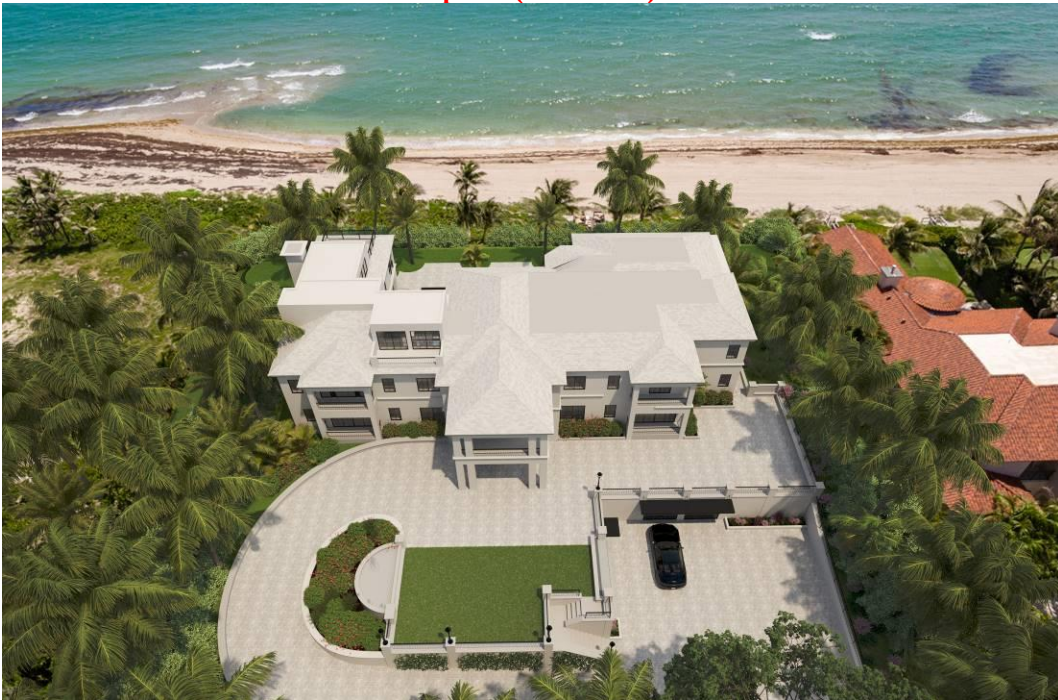
Proposed (view facing northeast):



Existing (aerial view):



Proposed (aerial view):



Below is an illustrative graphic showing the new configuration of the driveway.



The proposed configuration will have a positive impact in the following manner:

- 1- The north driveway curb cut along A1A will be eliminated and replaced with landscaping;
- 2 – The aesthetics of the front of the home will be improved through the installation of additional landscaping, paver materials and an elevated terrace and waterfall/fountain features;
- 3 – The tennis court and accompanying tennis fence is no longer required;
- 4 – The existing wall surrounding the tennis court will be removed and replaced with the sloping driveway and elevated lawn/terrace area, planting areas and water features.
- 5 - The driveway will be safer and have a more graceful slope which will reduce the existing incline from approximately 20% to approximately 10%.

II. Variances. In order to modify the driveways as proposed, the Applicant is requesting variances from the Town's Land Development Regulations to allow for the following:

1. Variance regarding height of wall for driveway. A variance is requested from Sec. 12-263.A. (Fences and Walls) which provides:

(a) Fences or walls constructed of processed materials and not exceeding 6 feet in height measured from either the adjoining property or the original topography of the property, without berming, whichever is more restrictive...

The proposed driveway ramp as it slopes upward along the front and northwest side of the Property exceeds 6 feet when measured from the adjoining property grade. The wall for the driveway and raised flat drive (on the south side of the property) is proposed within the setbacks and increases in height as it slopes upward to the entrance of the home. At its highest point is 13'6" measured from grade (which is 7'6" higher than allowed by code).

2. Variance for staircase. A variance is requested from Sec. 12-124(A). (Yard Regulations) which provides:

Front yard. On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A.

The staircase connecting the raised lawn area to the motor court area is setback 64.5' from the centerline of the driveway, where the code requires structures to be setback 85' from the centerline of A1A.

3. Variance for raised flat drive/retaining on south side of the Property within side setback. A variance is requested from Sec. 12-124(C). (Yard Regulations) which provides:

Side yard. There shall be a side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater.

The proposed raised flat drive at the south side of the Property is located approximately 7'9" from the south property line. The flat drive ties into the existing south wall through a 2nd retaining wall which runs perpendicular to the south wall. The flat drive essentially fills in and provides a "lid" over the old garage access since the garage will now be access directly from the front yard. The new wall will also have a decorative fencing to match the rest of the fencing with decorative posts proposed along the front and sides of the property.

III. Justification. The proposed variances are needed in order to make the driveway safer and more functional. The existing configuration is not only aesthetically unattractive (it has the appearance of a ski jump due to the steep incline), but it is also unsafe for both cars and pedestrians. In order to provide a safer and more appropriate slope for vehicles and pedestrians, a portion of the retaining wall for the driveway will exceed the 6' height requirement for walls (when measured from the adjoining property). The main entrance to the home is located above the garage due to the flood/elevation requirements. Because of the topography of the site and the flood requirements the driveway needs to

have certain amount of distance and incline to reach the main level. This means that the wall as it inclines upward exceeds the 6' height limitation (but only at certain limited points).

The elevated lawn area is proposed to fill in the void left by removing the tennis court. The raised lawn area functions as an open air terrace and turn-around area, does not impede light air and sunshine as it is open to the sky. The installation of the raised lawn area and accompanying water features (on the north and south side of the raised lawn) mitigate the appearance of large blank walls that currently surround the tennis courts.

Similarly, the proposed flat drive at the south end of the property and retaining wall will fill the void where the old garage access was located. The south retaining wall stays in its current location and a new retaining wall will be constructed to tie into this area. The wall will also have decorative fencing installed on top of the wall to match the other fencing proposed along the front of the house.

The strict application of the code requirements impose a hardship on the Applicants as it would require them to keep a driveway configuration which is unsafe and does not meet acceptable engineering standards due to the +/-20% incline. The granting of the variances would not merely serve as a convenience as the proposed modifications are being done at great expense to the Applicants. The new configuration will benefit the community by:

- 1- Consolidating the curb cuts along A1A from 2 (as it exists today) down to one curb cut. The curb cut being removed will be filled in with dense landscaping and the existing fence/pedestrian entrance along A1A will be modified to accommodate the new configuration.
- 2 – The aesthetics of the front of the home will be improved through the installation of additional landscaping, paver materials and an elevated terrace and waterfall/fountain features;
- 3 – The tennis court will be removed, and the large walls which currently surround the tennis court will no longer be needed due to the installation of the new sloped driveway and raised open terrace/raised lawn area.
- 4 – New landscaping, pavers, fencing and water features will be installed to improve the aesthetic appearance from A1A.
- 5 - The driveway will be safer and have a more graceful slope which will reduce the existing incline from approximately 20% to approximately 10%.

Based on the foregoing, the Applicants respectfully request that the variances be granted.

MIRCHANDANI RESIDENCE VARIANCE SUBMITTAL

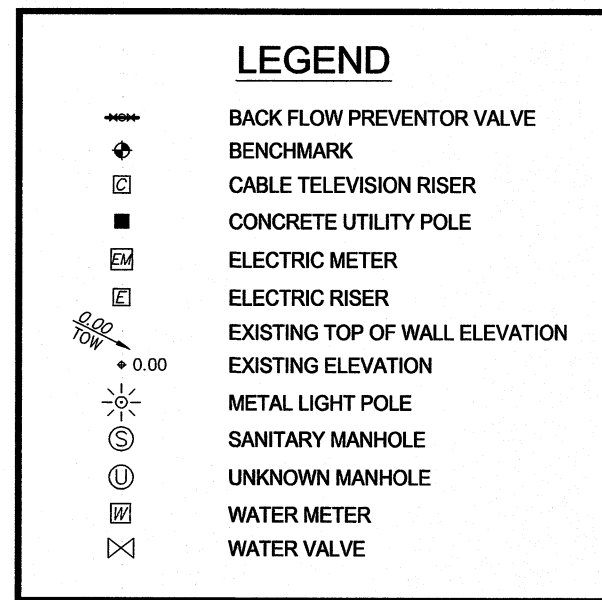
(updated 6/18/2020)



**Project Address:
995 Hillsboro Mile**

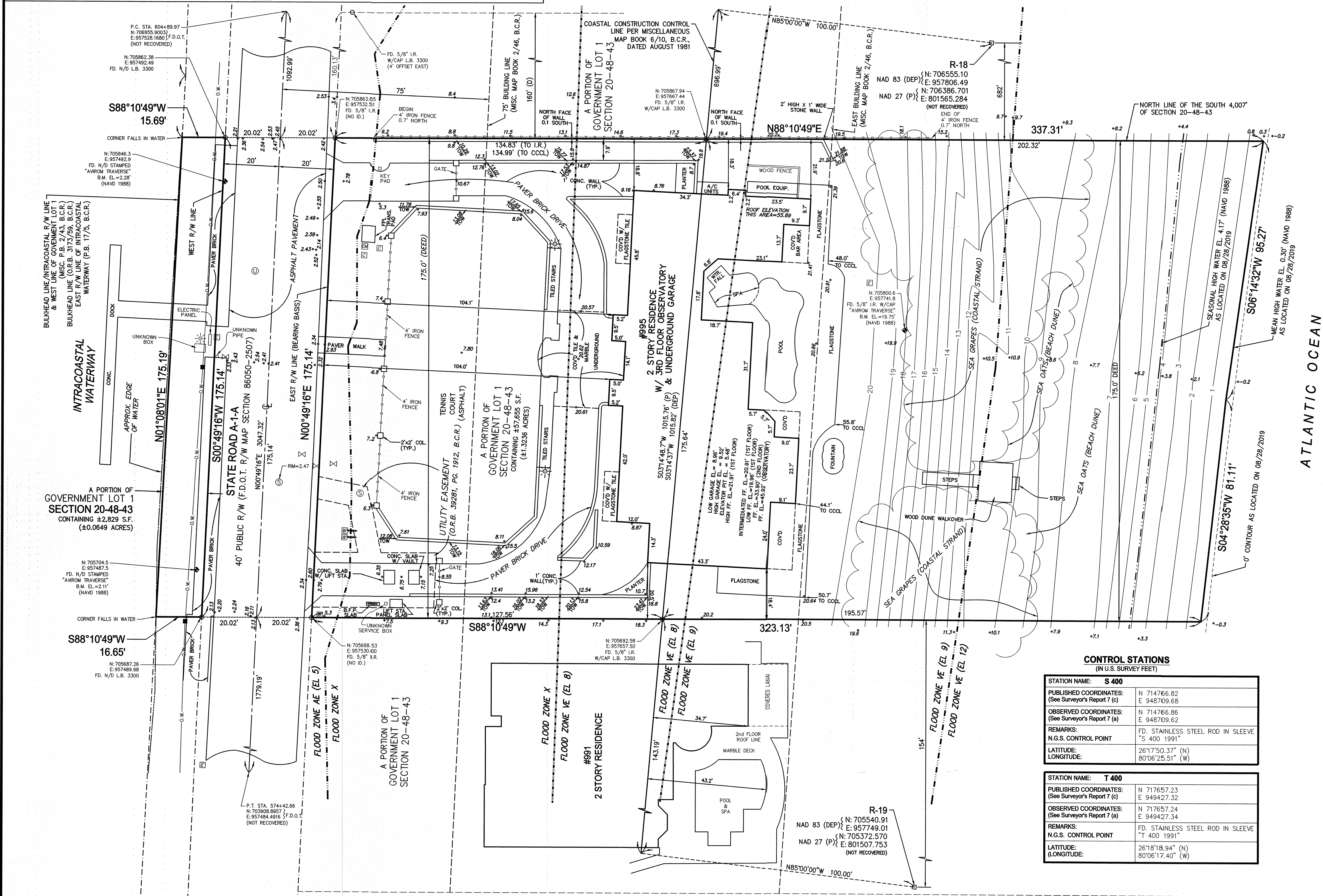
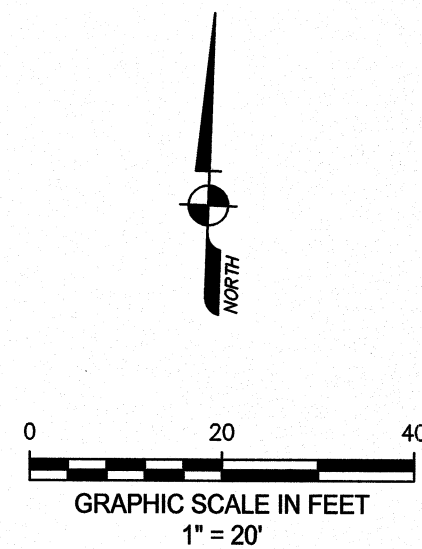
Table of Contents:

- 1 – Survey**
- 2 – CS-1 (existing vs. proposed)**
- 3 – C-1 (Civil Site Plan)**
- 4 – C-2 (Civil Demolition Plan)**
- 5 – A-1.1 (West and Partial East Elevation)**
- 6 – A-1.2 (Lower Level/Garage)**
- 7 – A-1.3 (Driveway/Wall Sections)**
- 8 – A-1.4 (Driveway/Wall Sections)**
- 9 – LAPL-0 (Tree Disposition)**
- 10 – LAPL-1 (Planting Plan)**
- 11 – LAPL-2 (Planting Details)**
- 12 – Renderings**



SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. C-3162514 (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 4 DEED 726451	YES	NOT PLOTTABLE (SEE NOTE 18)
No. 5 O.R.B. 280719/845	YES	AS SHOWN
No. 6 O.R.B. 346197/37	YES	NOT PLOTTABLE
No. 7 O.R.B. 382811/910	YES	AS SHOWN
No. 8 O.R.B. 382811/914	YES	AS SHOWN
No. 9 O.R.B. 382811/918	YES	AS SHOWN

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mappings Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Attorney's Title Insurance Fund, Inc., Title Commitment No. C-3162514, effective date February 17, 2008. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with lands described in Special Warranty Deed recorded in Instrument #115178223 of the Public Records of Broward County, Florida.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the herein property is filed formerly submerged lands.
6. Bearings shown hereon are relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507, with the east right of way line of State Road A-1-A having a bearing of N00°49'16"E.
7. (a) Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
(b) (i) Equipment Used: Leica High Precision GNSS (Multi Frequency Receiver).
(ii) Method Virtual Reference Station GPS Network.
(iii) Processing Software: Leica Infinity, Version 3.1.
(c) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plot of record, Miscellaneous Plat Book 6, Page 10, Broward County Records.
(d) Coordinates depicted as "DEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 "NAD 83/90", 1990 adjustment.
(e) Coordinates depicted as "R/W MAP" are referenced to Grid North, based on the 1990 Adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507.
8. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
9. Benchmark Description: National Geodetic Survey, Benchmark No. 872 2859 S, PID A05847, Elevation = 3.29 feet (NAVD 1988).
10. (a) The property described hereon is subject to Flood Zone AE (EL 5), Zone X, Zone VE (EL 8), Zone VE (EL 9) and Zone VE (EL 12) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189H, Community Panel No. 120040 0189 H, dated 08/18/2014.
(b) The flood zone lines shown hereon were digitized from data downloaded from FEMA's website.
11. (a) The Atlantic Ocean Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 08/28/2019.
(Procedure: Extend the above Mean High Water Elevation onto site).
(b) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Survey and Mapping as Tidal Water Survey File _____.
(c) The Mean High Water Elevations indicated hereon are based on established data provided by the Florida Department of Environmental Protection.
12. (a) Seasonal High Water Line shown hereon is equal to the elevation of Mean High Water (0.30 feet, NAVD 1988) plus 150% of Mean Range (2.58 feet) which equals Seasonal High Water Line elevation of 4.17 feet, NAVD 1988, as located on 08/28/2019.
13. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
14. The map is intended to be displayed at a scale of 1" = 20'.
15. Units: All measurements are in U.S. Survey feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
16. Property Address: 995 Hillsboro Mile, Hillsboro Beach, Florida.
17. Survey References:
 - (a) Intracoastal Waterway, dated September 1930, sheet 5A of 25 sheets, Plat Book 17, Page 4, Broward County Records.
 - (b) Lake Placid, Plat Book 35, Page 23, Broward County Records.
 - (c) Lake Placid, Plat Book 42, Page 44, Broward County Records.
 - (d) Plat of a road through Boca Ratone Company, Plat Book 6, Page 26, Broward County Records.
 - (e) State Road A-1-A, Project No. 86050-2507, sheets 1 through 14, dated 04/25/1996.
 - (f) Town of Hillsboro Beach - to establish the easterly building line along the Atlantic Ocean, Plat Book 2, Page 46, Broward County Records.
 - (g) Coastal Construction Control Line, dated August 1981, Miscellaneous Map Book 6, Page 10, Broward County Records.
 - (h) Town of Hillsboro Beach - Bulkhead Line, dated March 1966, Miscellaneous Plat Book 2, Page 43, Broward County Records.
 - (i) Survey of Township 48 South, Range 43 East, Broward County, by Charlton & Davis, Plat Book 20, Page 1.
 - (j) Official Map of the Town of Hillsboro Beach, Clerk's File Number 320920, Broward County Records.
18. Abbreviation Legend: A/C = Air Conditioner; APPROX = Approximate; B.C.R. = Broward County Records; B.M. = Benchmark; C = Calculated; C = Centerline; CCOL = Coastal Construction Control Line; C.M. = Concrete Monument; CONC = Concrete; COVD = Covered; D = Per Deed; D.B. = Deed Book; DEP = Department of Environmental Protection; DNR = Department of Natural Resources; EL = Elevation; EQUIP = Equipment; F.B. = Field Book; FD. = Found; F.D.O.T. = Florida Department of Transportation; FF. = Finished Floor Elevation; F.P.L. = Florida Power & Light Company; ID. = Identification; IP = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MISC. = Miscellaneous; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; N.G.S. = National Geodetic Survey; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; P.T. = Point of Tangency; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; STA. = Station; TRANS. = Trans former W/ = With; W/CAP = With Weyers Cup.
19. Location of (S') easement recorded in Deed Book 726, Page 451 not plottable due to the location of the actual centerline of State Road A-1-A in 1951 being unknown.

LAND DESCRIPTION:

A parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows:

That part of the North 175.00 feet of the South 4007 feet of Section 20, measured at right angles to the South line thereof, lying East of the right-of-way of the intracoastal Waterway as now located and established, and lying West of the Atlantic Ocean, said lands situate, lying and being in Broward County, Florida. Less State Road A-1-A right-of-way.

Together with the littoral and riparian rights thereunto appertaining.

Said lands situate in the Town of Hillsboro Beach, Broward County, Florida and containing 60,484 square feet, 1.3885 acres, more or less.

PROPERTY OWNER: Kishore Mirchandani and Anjali Mirchandani

PROPERTY ADDRESS: 995 Hillsboro Mile, Hillsboro Beach, Florida 33062

CERTIFICATION:

This survey is certified to: Kishore Mirchandani and Anjali Mirchandani
Peapack-Gladstone Bank, its successors and/or assigns, as their interests may appear
Chicago Title Insurance Company
Joseph M. Balocco, Jr., P.A.

I HEREBY CERTIFY that the attached Boundary and Mean High Water Line Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Mean High Water Line Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File

Date: 2/27/2020

David E. Breaux
DAVID ERIC BREAU, Jr., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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[illegible]

BOUNDARY & MEAN HIGH WATER LINE SURVEY

995 HILLSBORO MILE

PART OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	10864-1
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SCALE: 1" = 20'

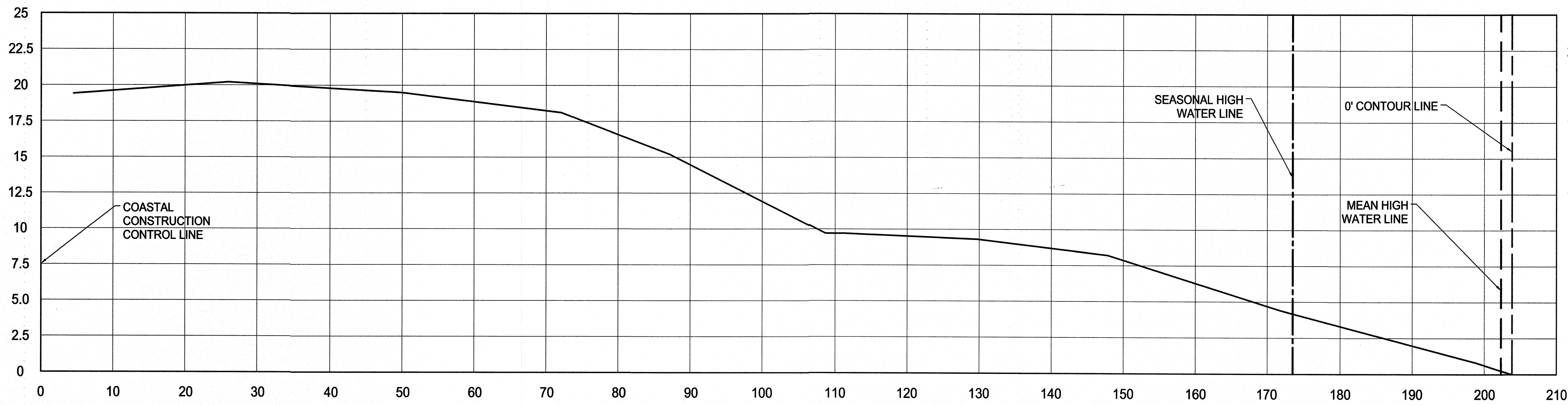
DATE: 08/28/20

BY: J.S.B.

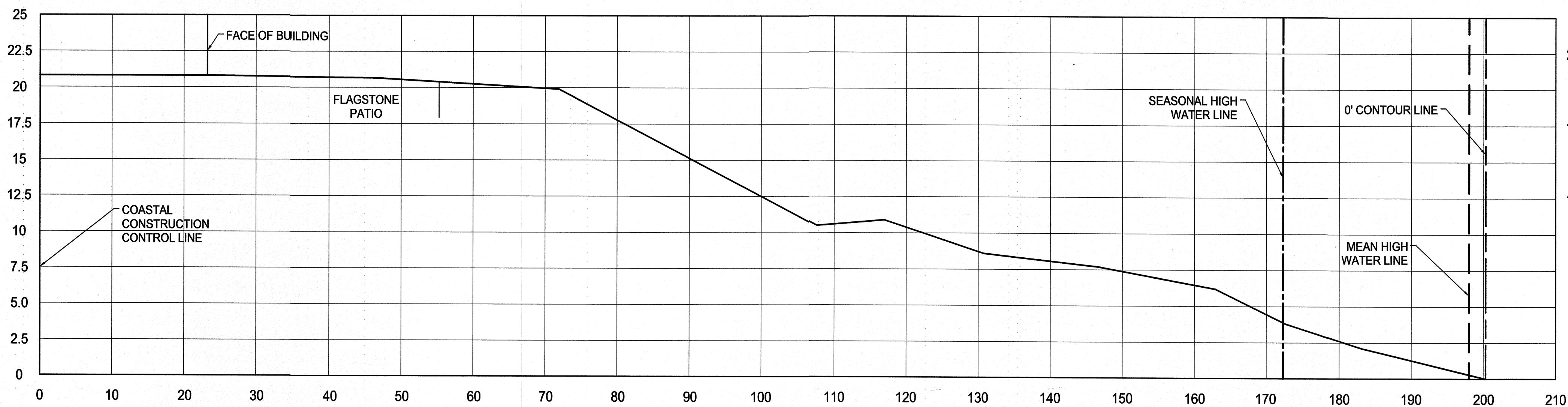
CHECKED: D.E.B.

F.B. 2002 PG.

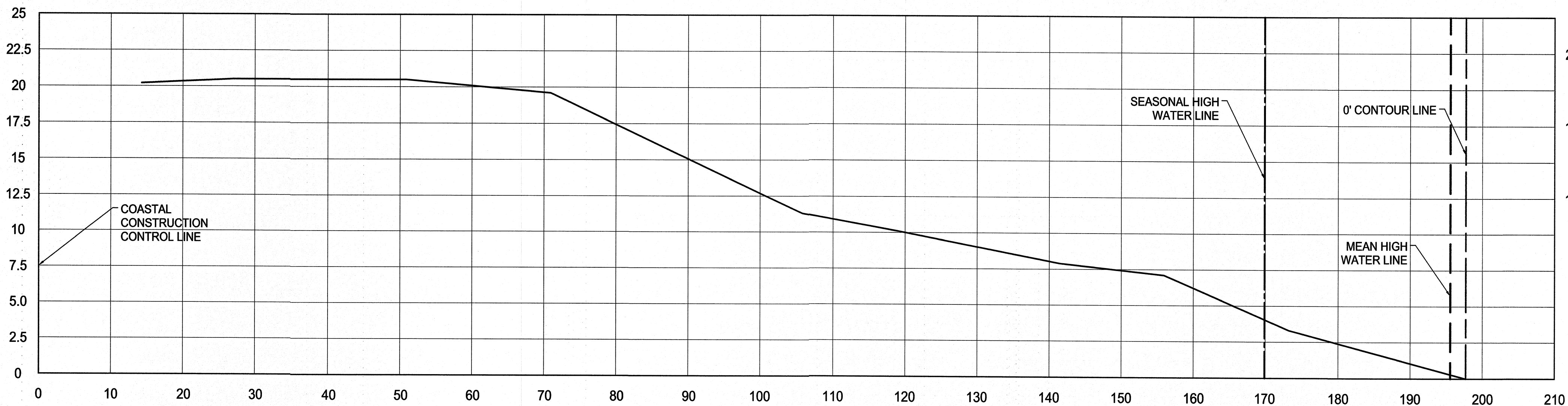
SHEET: 1 OF 2



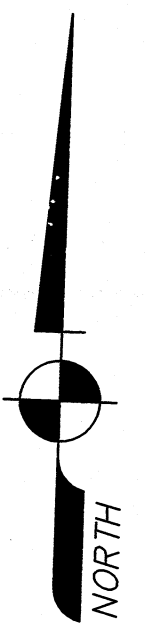
NORTH PROPERTY LINE
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



CENTER OF LOT
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



SOUTH PROPERTY LINE
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS				DATE	F.B. / PG.	BY	CK'D	REVISIONS				DATE	F.B. / PG.	BY	CK'D
ADD ELEVATIONS TO SURVEY PER CLIENTS REQUEST				02/26/2020	2002/15-19	J.S.B.	D.E.B.								

BOUNDARY & MEAN HIGH WATER LINE SURVEY
995 HILLSBORO MILE
PART OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #: **10864-1**
SCALE: AS SHOWN
DATE: 08/28/2019
BY: J.S.B.
CHECKED: D.E.B.
F.B. 2002 PG. 01-09
SHEET: **2 OF 2**

MIRCHANDANI RESIDENCE

PROPOSED FRONT DRIVE AND RAISED LAWN AREA

995 HILLSBORO MILE HILLSBORO BEACH, FLORIDA

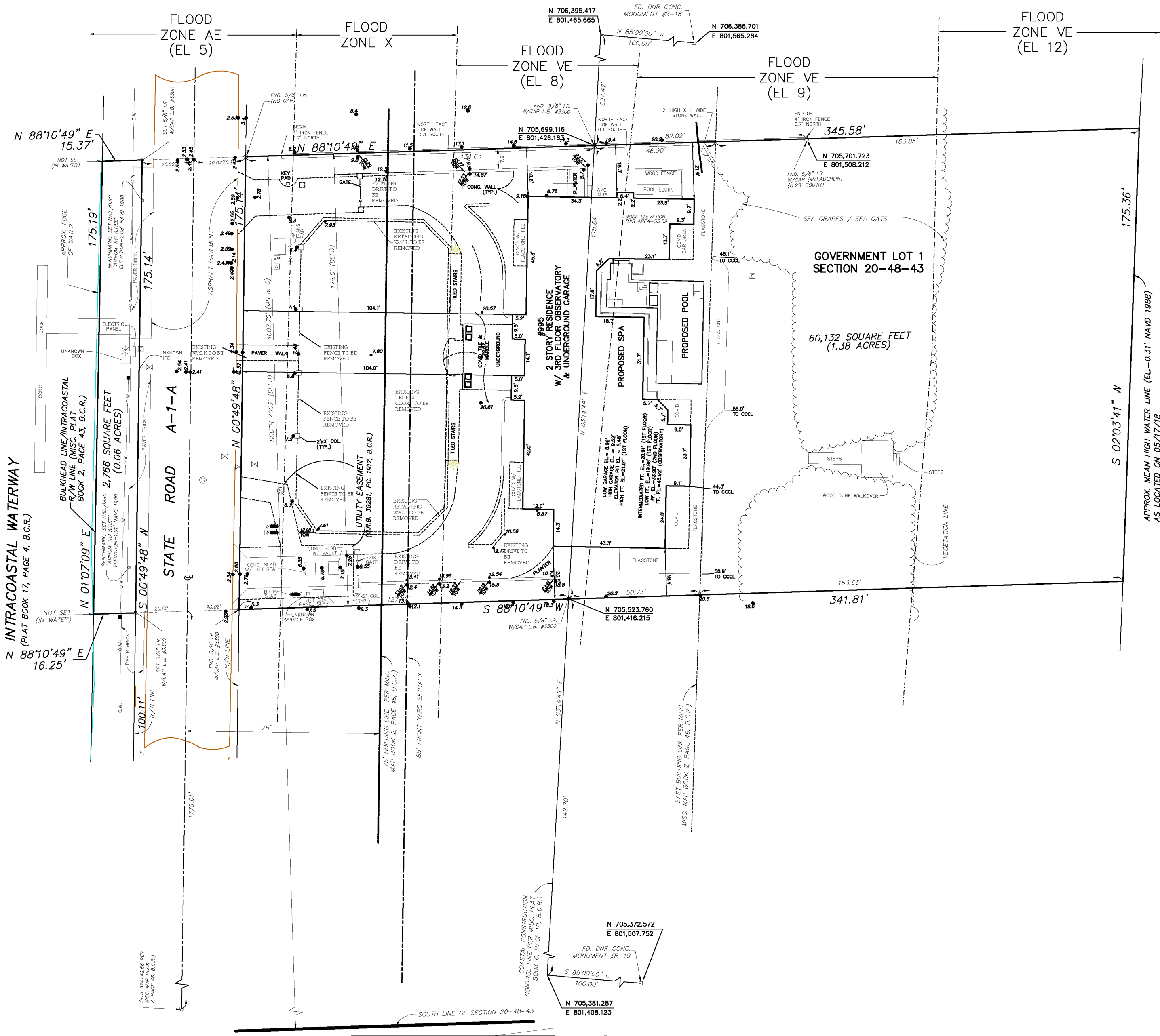
ZONING & BUILDING DATA:

ADDRESS: 995 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

OWNERS: MR. KISHORE AND MRS. ANJALI MIRCHANDANI
(973)207-8989

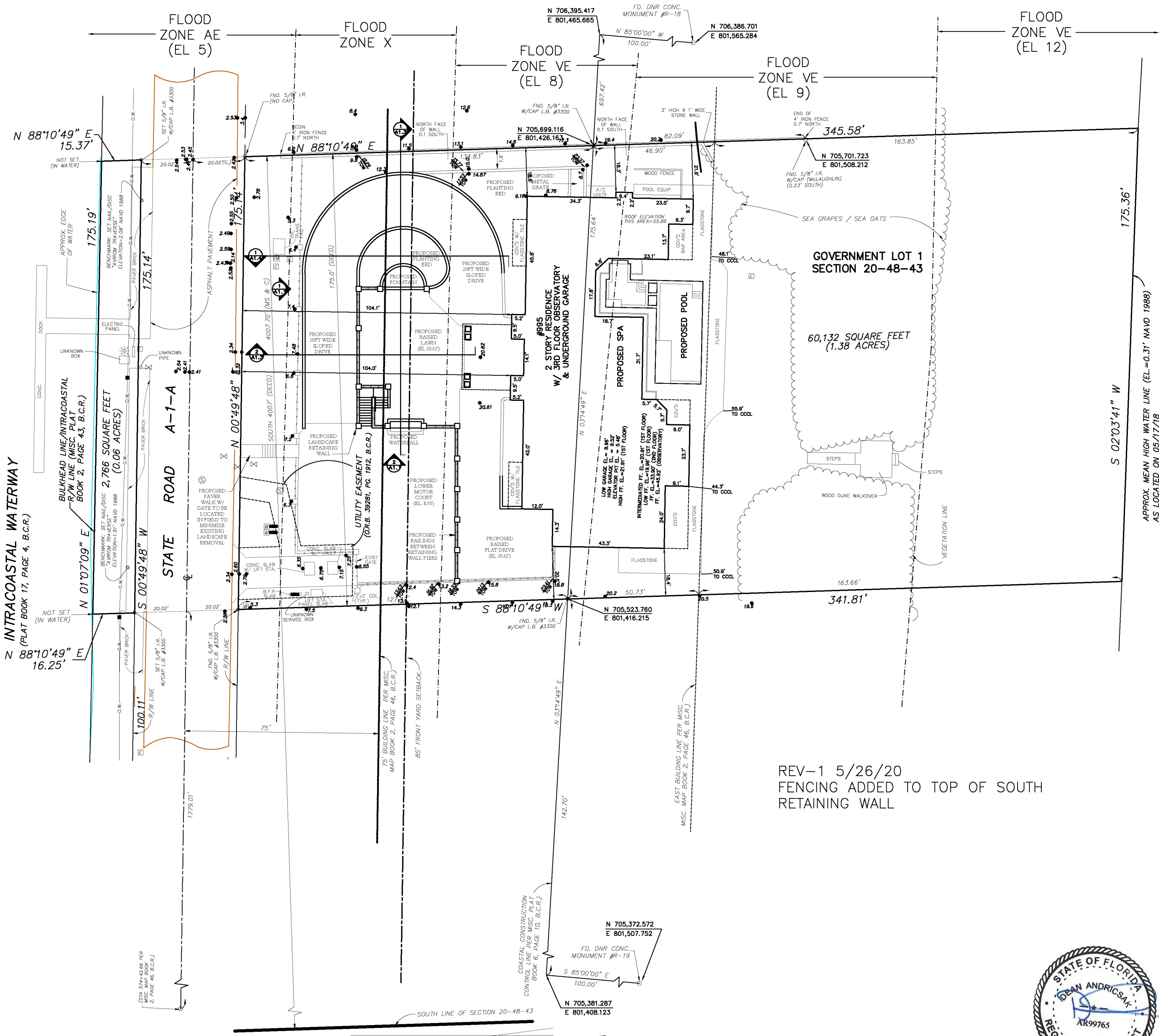
PART OF GOVERNMENT LOT 1
SECTION 20-48-43

BUILDING DATA	
CONSTRUCTION CODE	ICC 2017 FLORIDA BUILDING CODE - RESIDENTIAL SIXTH EDITION
ZONE	RS-2



1 PROPOSED DRIVE AND TENNIS COURT REMOVAL
SCALE: 1"=20'

SITE SURVEY INFORMATION TAKEN FROM BOUNDARY
SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA (561)392-2594



2 PROPOSED NEW DRIVE AND RAISED LAWN AREA
SCALE: 1"=20'

REV-1 5/26/20
FENCING ADDED TO TOP OF SOUTH
RETAINING WALL



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D2A ARCHITECTURE AND DESIGN, LLC

P.O. Box 578 Martinsville, NJ 08836 Ph:908-306-9900

DEAN A. ANDRUSAK, AIA, LIC. NO. 21A0016400, RA 40956
D2A ARCHITECTURE AND DESIGN, LLC, LIC. NO. 21AC00073300
DEAN A. ANDRUSAK, AIA, LIC. NO. RA40956

REVISIONS:
REV-1 5/26/20

DRAWING DATE
MARCH 13, 2020

SCALE:
AS NOTED

PROJECT NAME

MIRCHANDANI RESIDENCE

PROJECT ADDRESS

995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

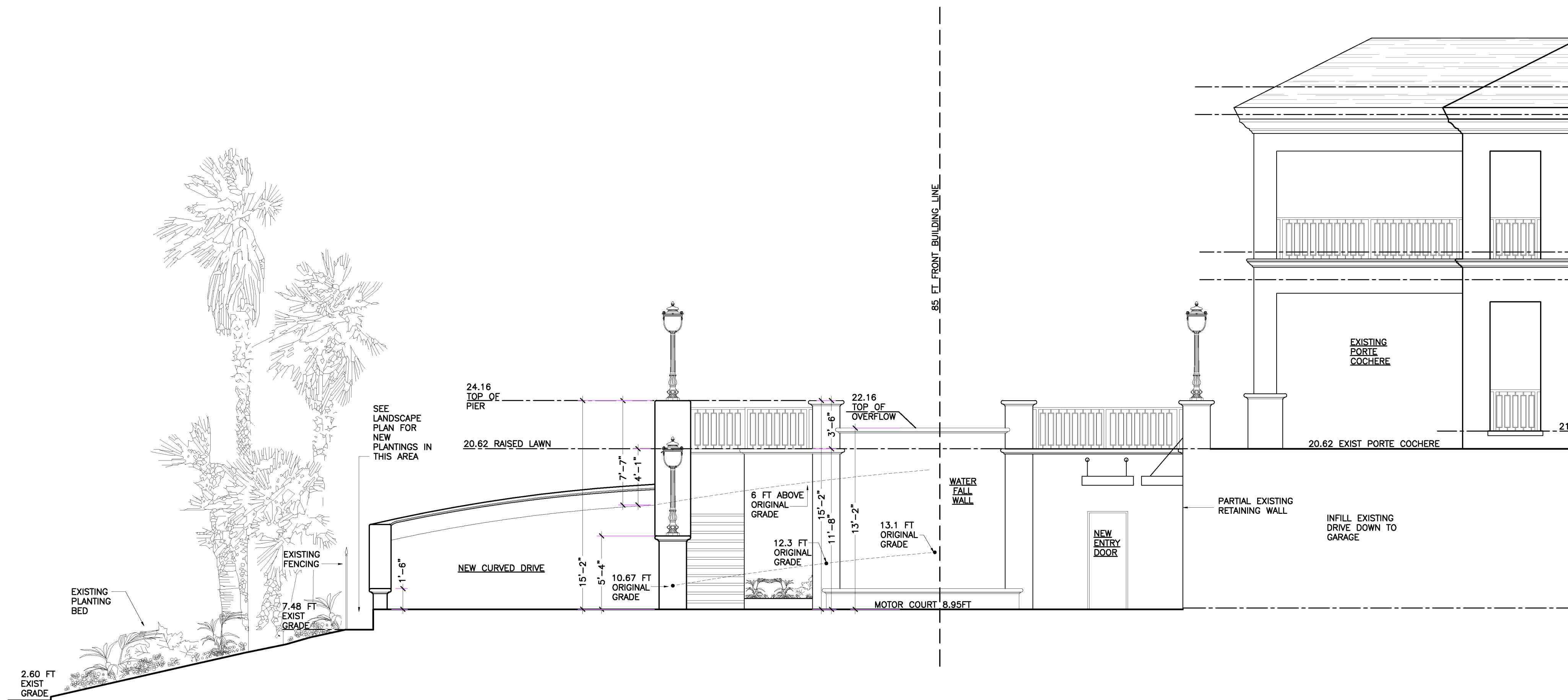
PROPOSED NEW CURVED DRIVE AND RAISED LAWN AREA

CS-1.0



1 PROPOSED NEW DRIVE AND RAISED LAWN AREA – WEST ELEVATION
SCALE: 3/16"=1'-0"

GRADE 0.0
REFERENCE



2 PROPOSED NEW DRIVE AND RAISED LAWN AREA – PARTIAL SOUTH ELEVATION
SCALE: 3/16"=1'-0"

GRADE 0.0
REFERENCE

REV-1 5/26/20
RAILING DESIGN STYLE CHANGE



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D2A ARCHITECTURE AND DESIGN, LLC, LIC. NO. 21AC0007390
DEAN A. ANDRUSAK, AIA, LIC. NO. RA40956

DRAWING DATE
MARCH 13, 2020

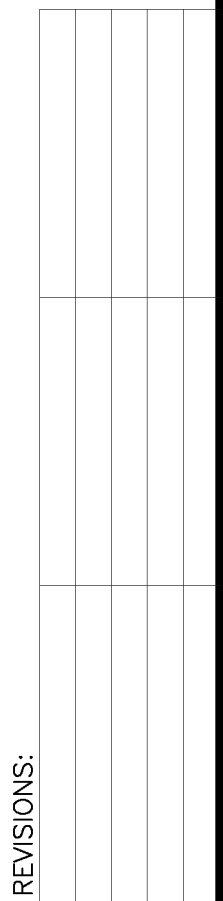
PROJECT NAME WEST AND PARTIAL SOUTH EXTERIOR PROPOSED EXTERIOR ELEVATIONS

MIRCHANDANI RESIDENCE

A-1.1

PROJECT ADDRESS
995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

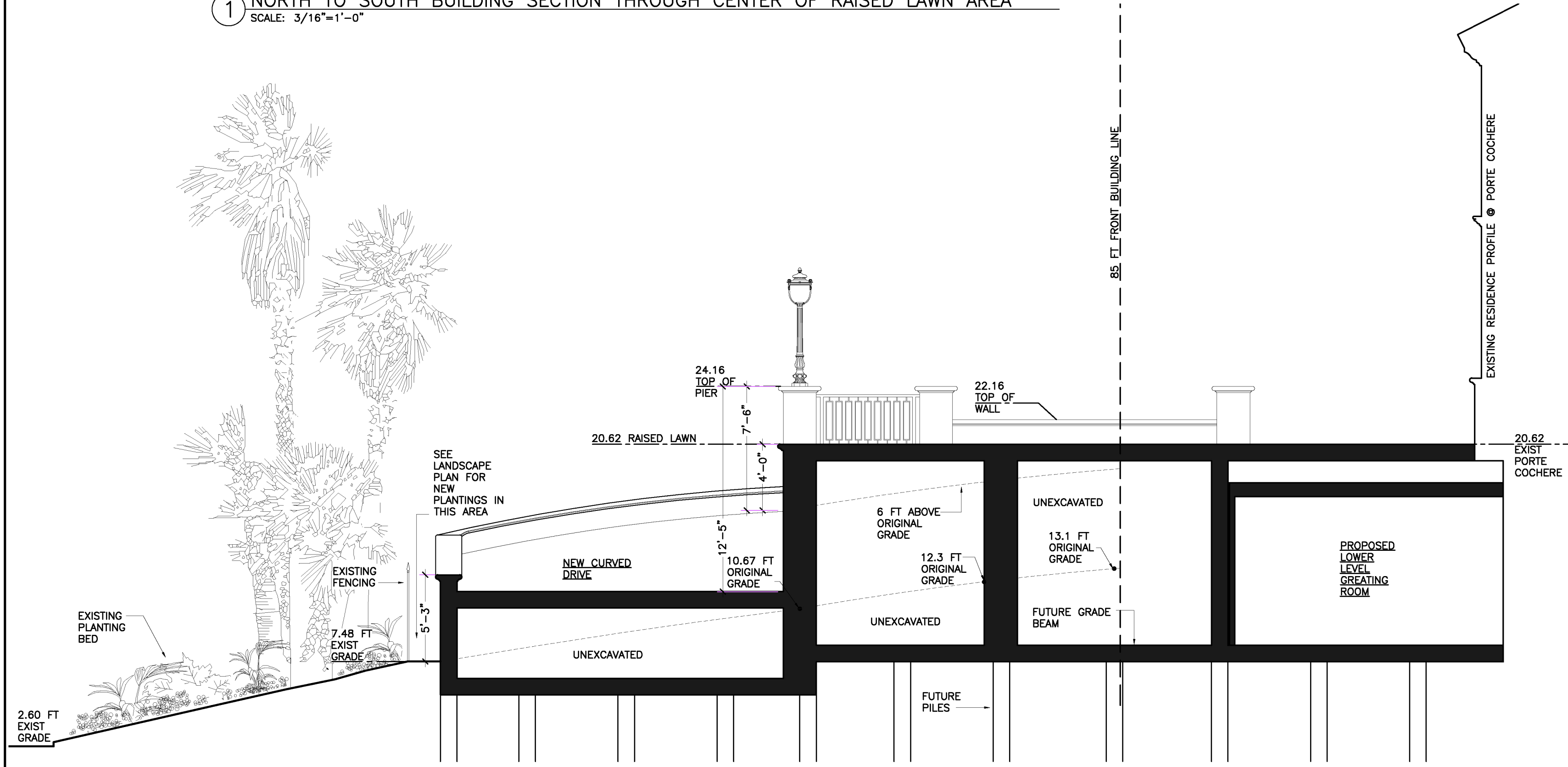
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OF 5

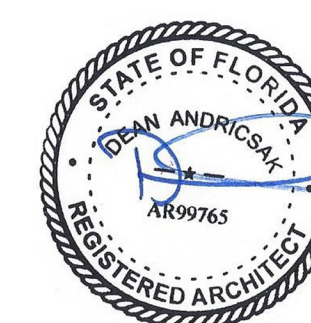


1 NORTH TO SOUTH BUILDING SECTION THROUGH CENTER OF RAISED LAWN AREA
SCALE: 3/16"=1'-0"



2 EAST TO WEST BUILDING SECTION THROUGH CENTER OF RAISED LAWN AREA
SCALE: 3/16"=1'-0"

REV-1 5/26/20
RAILING DESIGN STYLE CHANGE



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MARCH 13, 2020

PROJECT NAME

MIRCHANDANI RESIDENCE

PROJECT ADDRESS

995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

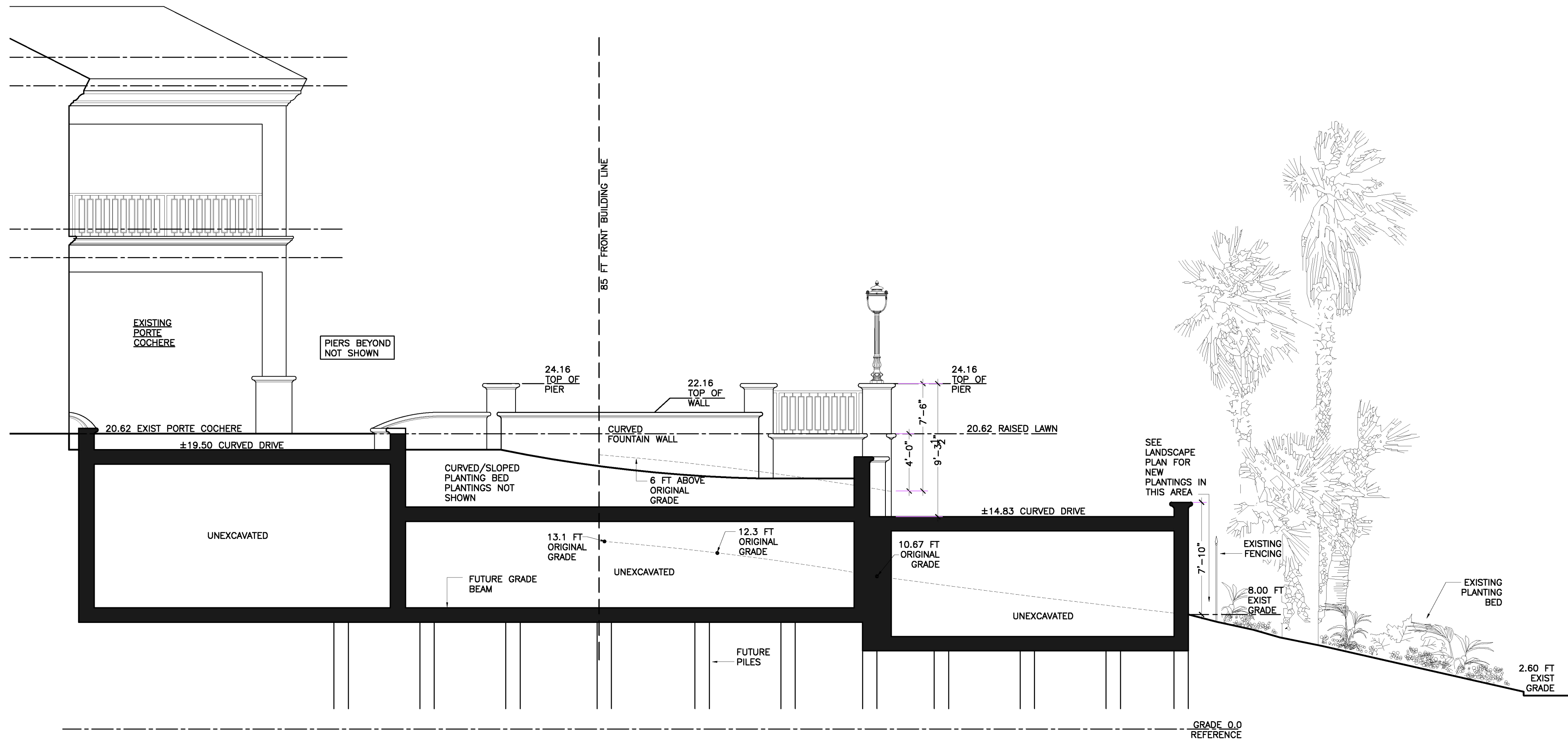
SCALE:
3/16"=1'-0"

BUILDING SECTIONS

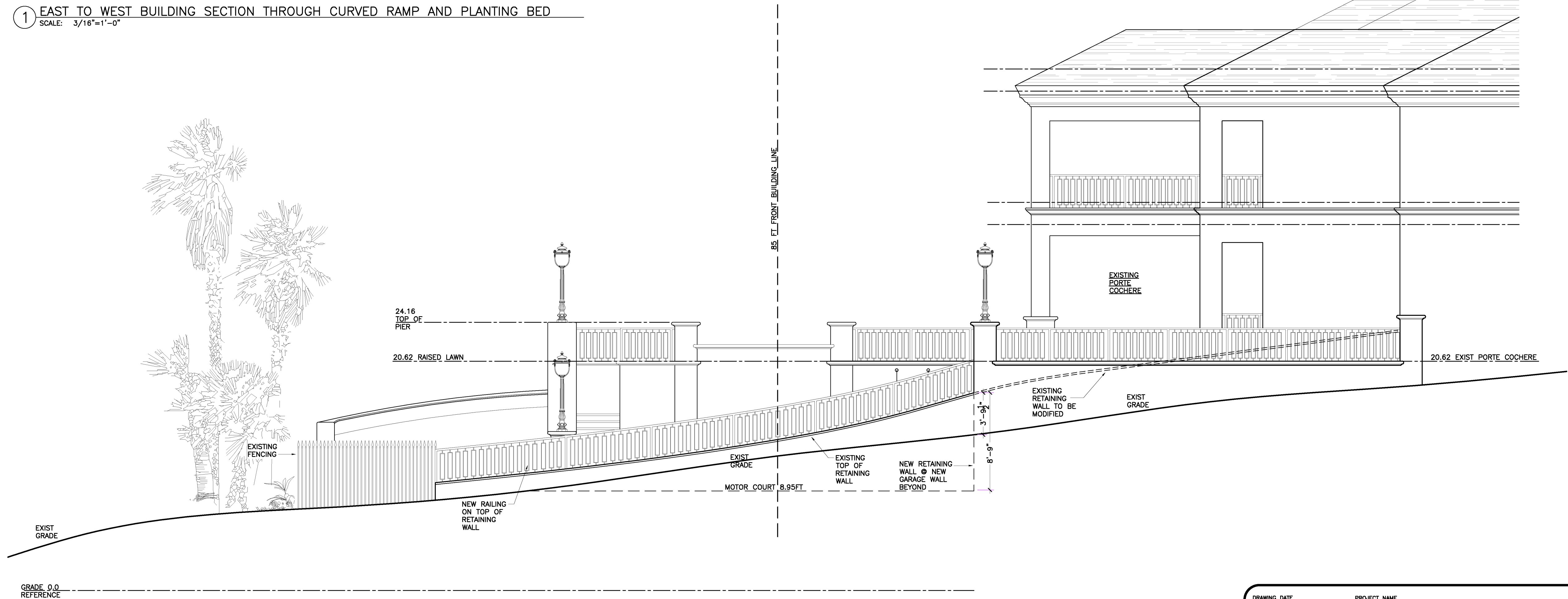
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4 OF 5

REVISIONS:
REV-1 5/26/20

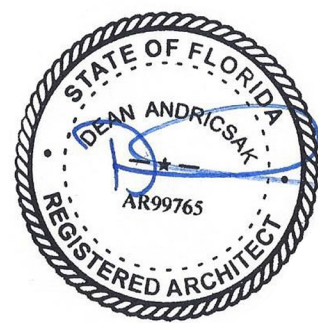


1 EAST TO WEST BUILDING SECTION THROUGH CURVED RAMP AND PLANTING BED
SCALE: 3/16"=1'-0"



2 SOUTH RETAINING WALL ELEVATION
SCALE: 3/16"=1'-0"

REV-1 5/26/20
RAILING DESIGN STYLE CHANGE
SOUTH RETAINING WALL ELEVATION ADDED



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DEAN A. ANDRUSAK, AIA, LIC. NO. RA40956

DRAWING DATE
MARCH 13, 2020

PROJECT NAME

MIRCHANDANI RESIDENCE

PROJECT ADDRESS

995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

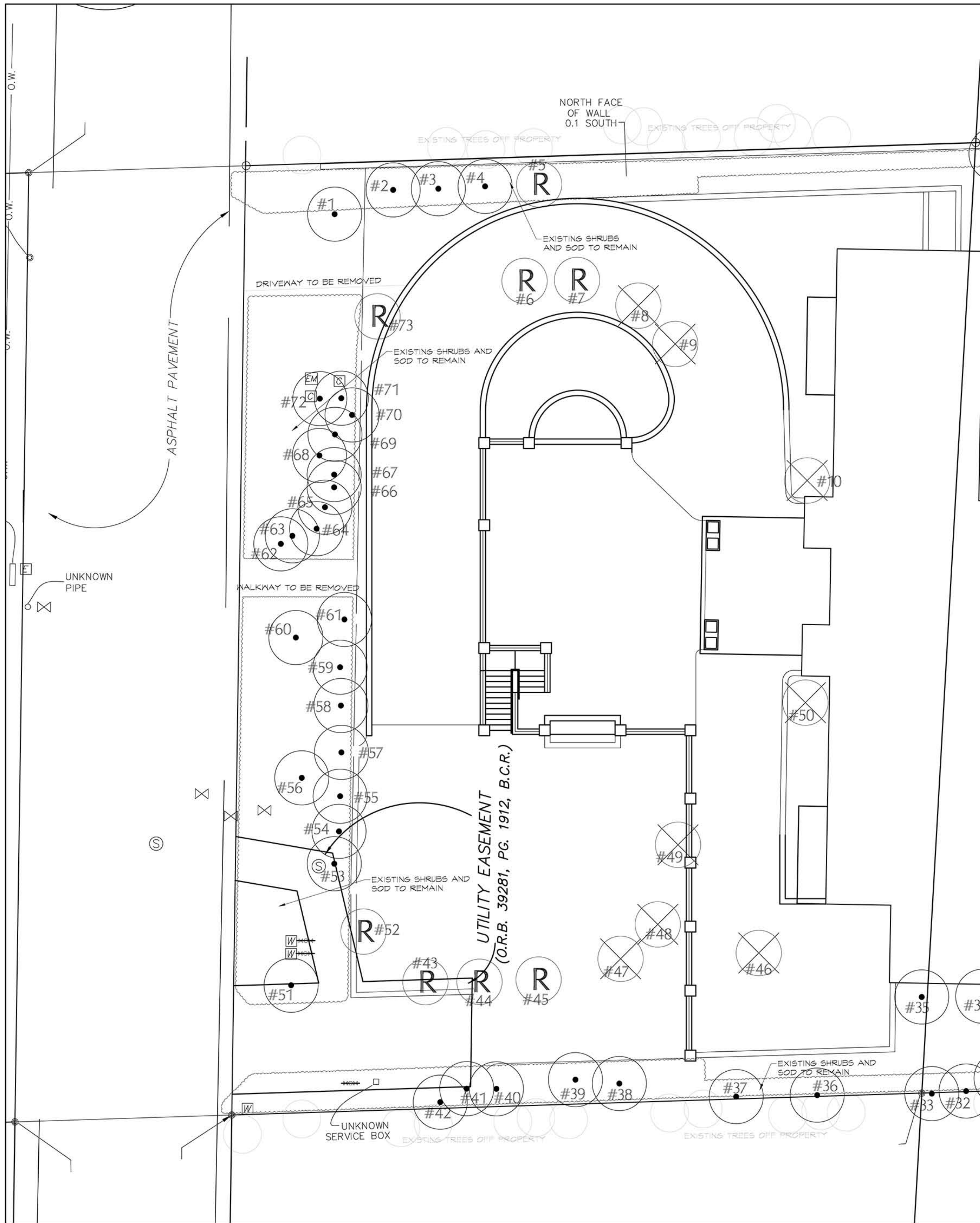
SCALE:
3/16"=1'-0"

BUILDING SECTION

A-1.4

5 OF 5

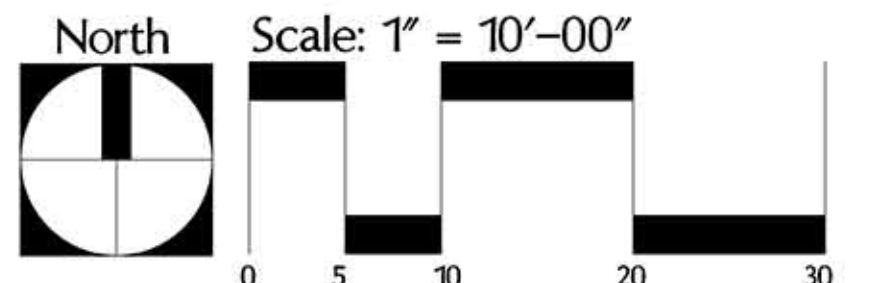
REVISIONS:
REV-1 5/26/20



#	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	HEIGHT (FT)		NATIVE	ACTION	COMMENTS
				TRUNK (FT)	OR CLEAR			
1	FICUS BENGHALENSIS	BANYAN	18	20		N	TO REMAIN	
2	ADONIDIA MERRILLII	CHRISTMAS PALM	4	18		N	TO REMAIN	
3	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
4	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
5	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	IF NEEDED
6	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	
7	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	
8	ADONIDIA MERRILLII	CHRISTMAS PALM	5	20		N	TO BE REMOVED	
9	ADONIDIA MERRILLII	CHRISTMAS PALM	5	25		N	TO BE REMOVED	
10	HYOPHORBE LAGENICAULIS	BOTTLE PALM	12	8		N	TO BE REMOVED	
11	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
12	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
13	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
14	COCOS NUCIFERA	COCONUT PALM	8	5		N	TO REMAIN	
15	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
16	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
17	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
18	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
19	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
20	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
21	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
22	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
23	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
24	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
25	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
26	COCOS NUCIFERA	COCONUT PALM	8	15		N	TO REMAIN	
27	COCOS NUCIFERA	COCONUT PALM	10	10		N	TO REMAIN	
28	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
29	COCOS NUCIFERA	COCONUT PALM	8	25		N	TO REMAIN	
30	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
31	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
32	COCCOLOBA UVIFERA	SEA GRAPE	8	15		Y	TO REMAIN	
33	COCCOLOBA UVIFERA	SEA GRAPE	8	15		Y	TO REMAIN	
34	ADONIDIA MERRILLII	CHRISTMAS PALM	4	10		N	TO REMAIN	
35	ADONIDIA MERRILLII	CHRISTMAS PALM	6	12		N	TO REMAIN	DOUBLE
36	COCCOLOBA UVIFERA	SEA GRAPE	16	25		Y	TO REMAIN	
37	COCCOLOBA UVIFERA	SEA GRAPE	8	20		Y	TO REMAIN	
38	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
39	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
40	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
41	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
42	COCCOLOBA UVIFERA	SEA GRAPE	20	15		Y	TO REMAIN	
43	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
44	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
45	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
46	PHOENIX CANARIENSIS	DATE PALM	16	30		N	TO BE REMOVED	
47	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
48	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
49	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
50	HYOPHORBE LAGENICAULIS	BOTTLE PALM	15	8		N	TO BE REMOVED	
51	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
52	COCCOLOBA DIVERSIFOLIA	PIDGEON PLUM	5	15		Y	RELOCATE	
53	WASHINGTONIA ROBUSTA	FAN PALM	15	4		N	TO REMAIN	TRIPLE
54	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
55	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
56	FICUS BENGHALENSIS	BANYAN	36	25		N	TO REMAIN	
57	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
58	WASHINGTONIA ROBUSTA	FAN PALM	8	5		N	TO REMAIN	DOUBLE
59	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	DOUBLE
60	FICUS BENGHALENSIS	BANYAN	24	25		N	TO REMAIN	
61	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
62	COCCOLOBA UVIFERA	SEA GRAPE	10	25		Y	TO REMAIN	
63	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
64	COCCOLOBA UVIFERA	SEA GRAPE	8	20		Y	TO REMAIN	
65	COCCOLOBA UVIFERA	SEA GRAPE	12	20		Y	TO REMAIN	
66	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
67	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
68	COCCOLOBA UVIFERA	SEA GRAPE	24	20		Y	TO REMAIN	
69	WASHINGTONIA ROBUSTA	FAN PALM	2	3		N	TO REMAIN	
70	COCCOLOBA UVIFERA	SEA GRAPE	18	12		Y	TO REMAIN	
71	WASHINGTONIA ROBUSTA	FAN PALM	8	3		N	TO REMAIN	
72	FICUS BENGHALENSIS	BANYAN	18	25		N	TO REMAIN	
73	COCCOLOBA DIVERSIFOLIA	PIDGEON PLUM	5	15		Y	RELOCATE	

Notes:

- Existing Plant List above is for entire property - some trees may not be seen on the plan because they appear on the eastern portion of the site.
- Existing hedge on north and south side to remain.
- Existing hedge planting along A1A to remain.



PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
888 SOUTH ANDREWS AVENUE, SUITE 303
FORT LAUDERDALE, FLORIDA 33306
PHONE (954) 524-3522 FAX (954) 524-5529
www.ecoplan-inc.com

PREPARED FOR:

995 HILLSBORO MILE
HILLSBORO BEACH, FL

TREE
DISPOSITION
PLAN

DATE: 3/5/20
PROJECT NUMBER: 1915
DRAWN BY: HAP
CHECKED BY: JH
SCALE: 1" = 10'-00"
REVISION: DATE: BY:

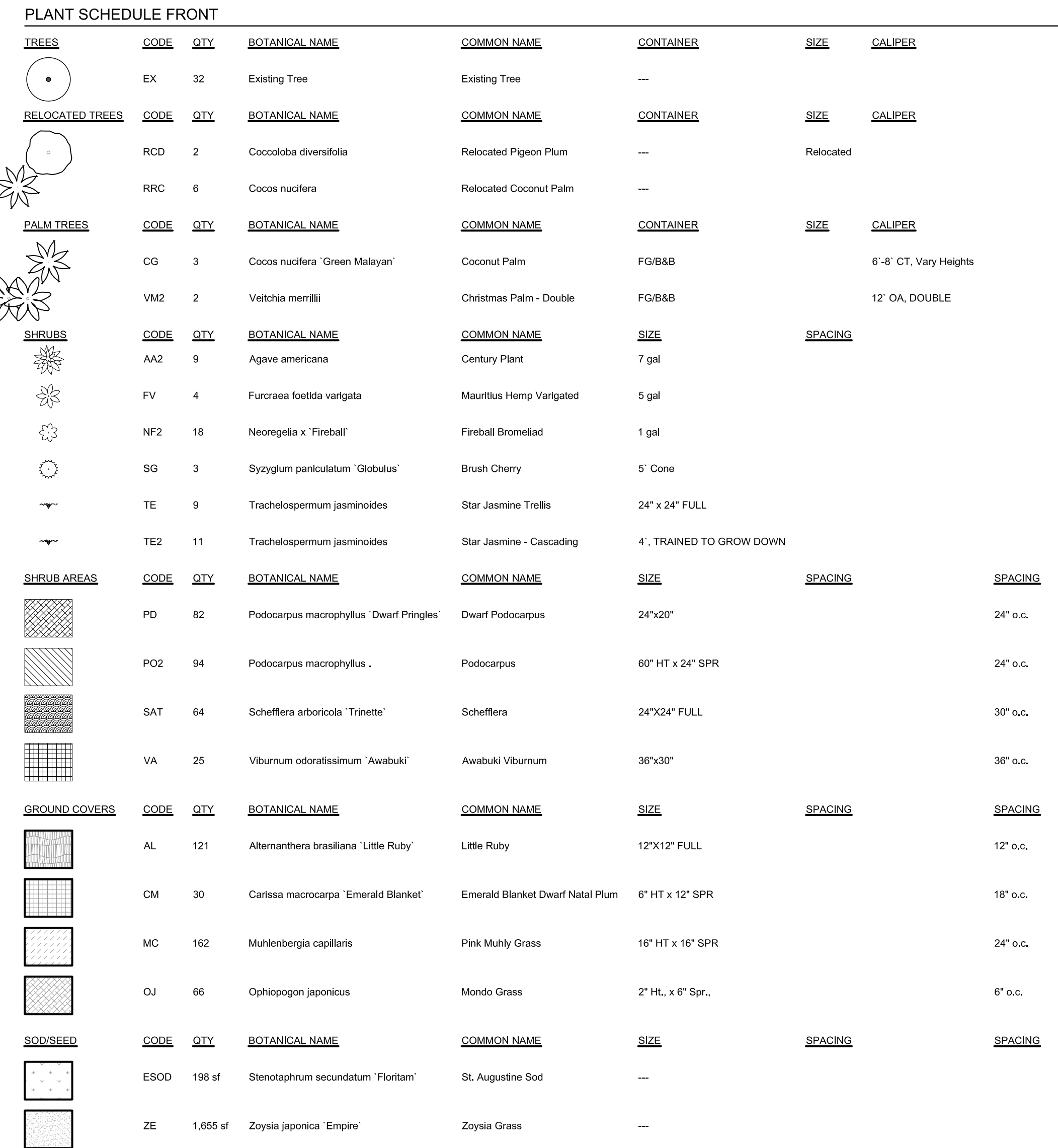
SEAL

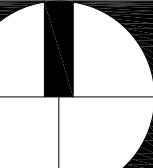


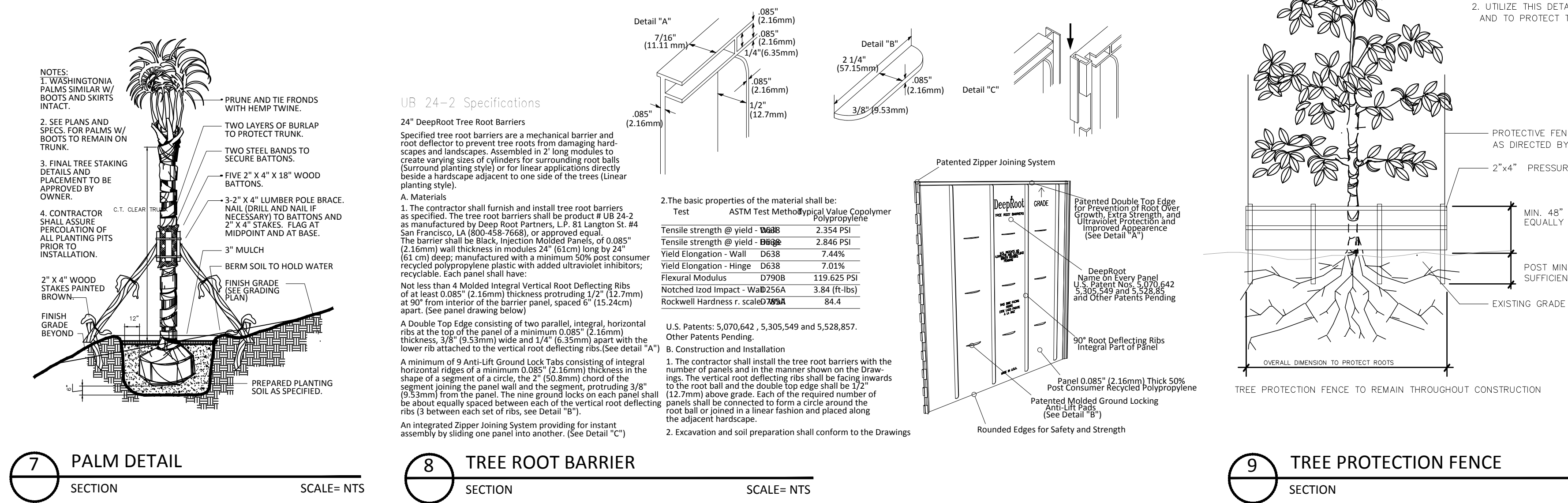
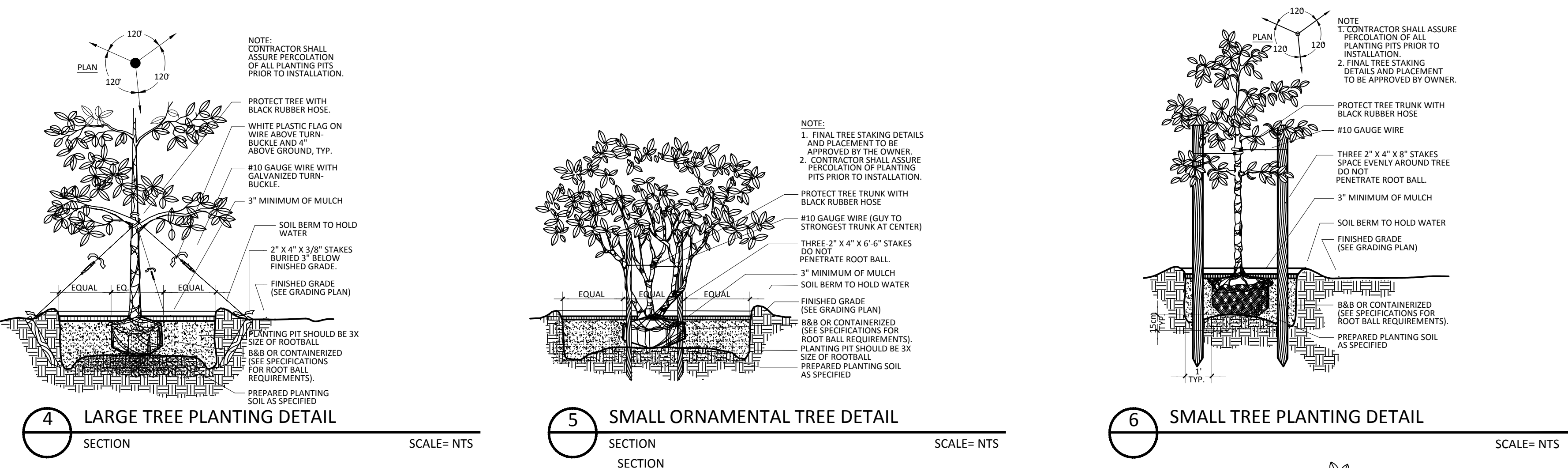
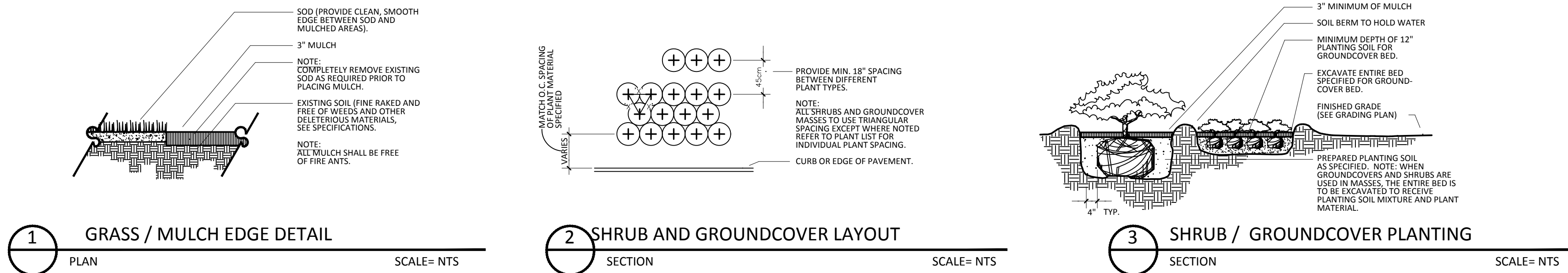
3.5_20

SHEET NUMBER:

LAPL-0



- 811**
Know what's below.
Call before you dig.
- North
- 
- Scale: 1" = 10'-00"
- 0 5 10 20 30



LANDSCAPE NOTES

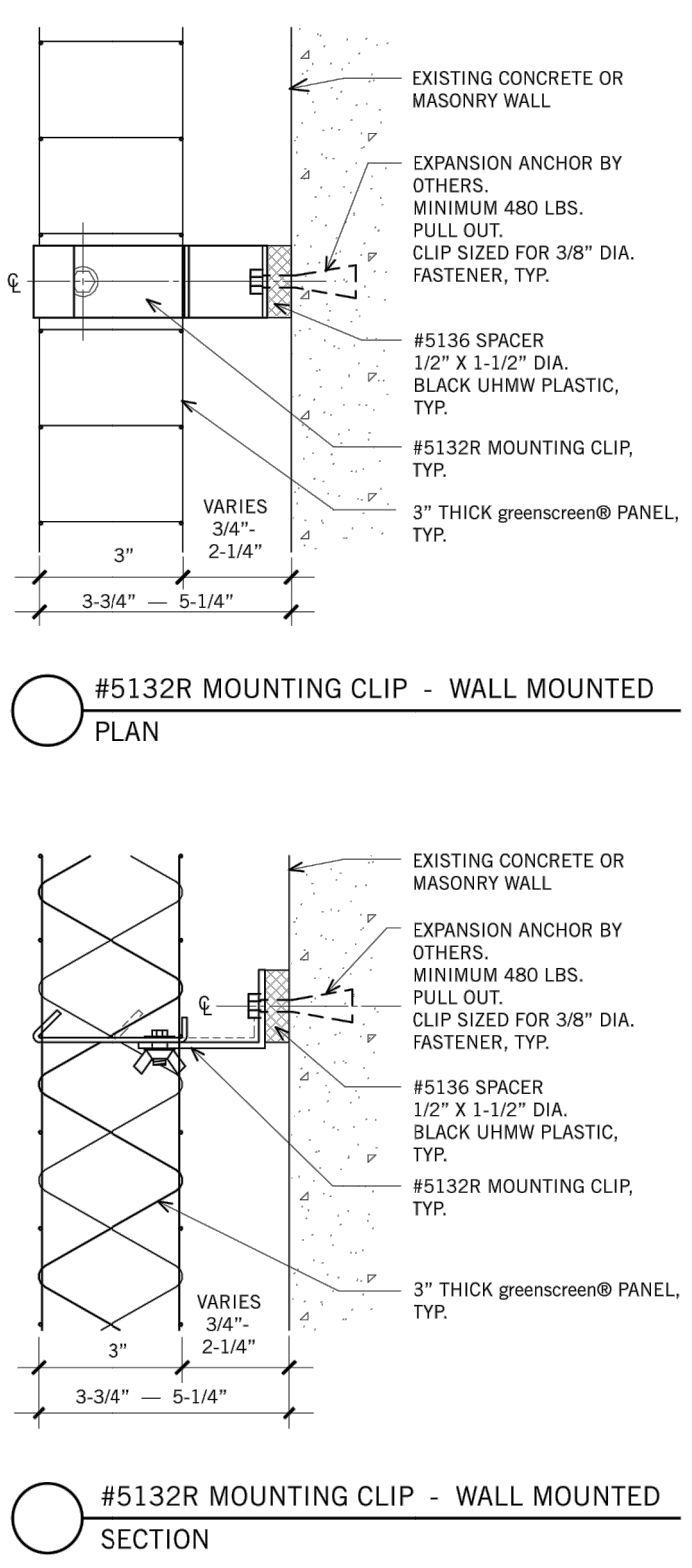
- THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
- PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
- ALL PLANTING BEDS WITHIN FDOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

- ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
- PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
- ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
- PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
- CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
- CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
- ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

- FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
- UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
- ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
- CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
- CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
- REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- REINFORCED CONCRETE CURBING AT LEAST SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.



5132R
Wall Mounted, Plan & Section MOUNTING CLIP



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1

10 GREENSCREEN TRELLIS SYSTEM
SCALE= NTS
SECTION

PREPARED BY:
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LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
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FORT LAUDERDALE, FLORIDA 33316
PHONE (954) 534-9232 FAX (954) 534-9239
www.ecoplan-fl.com

PREPARED FOR:

995 HILLSBORO MILE
HILLSBORO BEACH, FL

PLANTING DETAILS

DATE: 3/5/20
PROJECT NUMBER: 1915
DRAWN BY: HAP
CHECKED BY: JH
SCALE:
REVISION: DATE BY:
1 3/25/20 HAP

SEAL



3_5_20

SHEET NUMBER:

LAPL-2







TOWN OF HILLSBORO BEACH
 1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
 PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: 3/5/2020

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Kishore and Anjali Mirchandani		NAME: Nectaria M. Chakas, Esq. Lochrie & Chakas, P.A.	
ADDRESS: 995 Hillsboro Mile Hillsboro Beach, FL 33062		ADDRESS: 1401 E. Broward Boulevard Suite 303 Fort Lauderdale, FL 33301	
PHONE:	CELL: 973-207-8989	PHONE: 954-779-1123	CELL:
E-MAIL: KeithM@tristarproductsinc.com	FAX:	E-MAIL: NChakas@LochrieLaw.com	FAX:

APPLICANT'S CERTIFICATION

(I) Kishore Mirchandani (owner), ~~XXXXXXXXXXXXXXXXXXXX~~ (agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing \$5,000 or over for commercial buildings or \$10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. ^{See*} I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable. ***Subject to approval of the variance requested herein**

[Signature]
 Signature

Kishore Mirchandani
 Print Name

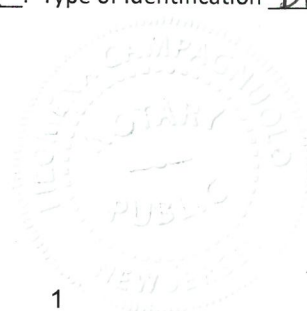
STATE OF New Jersey COUNTY OF Essex

The foregoing instrument was acknowledged before me on this 30 day of July 20 19, by

Kishore Mirchandani ~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~

Personally know X or has produced identification X. Type of Identification DRIVERS License

[Signature]
 Notary Signature
Filomena Campagnuolo
 Print Notary Name



FILOMENA CAMPAGNUOLO
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 7/17/2021

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - \$1,000.00		REZONING - \$3,500.00
	LAND USE PLAN AMENDMENT - \$3,500.00		SITE PLAN REVIEW - \$2,000.00
	PRELIMINARY PLAT - \$1,000.00		VARIANCE - \$1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing on the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 995 Hillsboro Mile District: RS-2

Proposed Zoning: same

Existing Comprehensive Plan Designation: Residential

Proposed Comprehensive Plan Designation: same

Existing Land Use: Single Family Home

Proposed Land Use: Same

Total Site Area: 60,132 Sq. Ft. 1.38 Acres

Flood Zone Category: VE, X and AE

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐

Describe briefly the nature of any improvements presently located on the subject property. _____

Single family home

Describe the type of operation or business proposed; or the proposed construction. _____

N/A

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. _____

If the variance is approved, Applicant intends to submit construction drawing for the new driveway and complete construction in one phase.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

See narrative prepared by Lochrie & Chakas, P.A.

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☒ If yes, briefly describe the nature of the Application. _____

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☒ If yes, please note date of previous approval. Not to our knowledge

- (A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of \$500 per each \$100,000 with a minimum of \$1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.
- (B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.
- (C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.
- (2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

May 1, 2019

Sherry Henderson, City Clerk
City of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: Permitting for property located at 995 Hillsboro Mile, Hillsboro Beach, FL 33062

Dear City Clerk:

I am the owner of the above referenced property. I hereby authorize Lochrie & Chakas, P.A. and DZA Architecture and Design, LLC to act as agents in connection with all land use and zoning matters related to property referenced above all located in the City of Hillsboro Beach, FL.

Sincerely,

Kishore Mirchandani

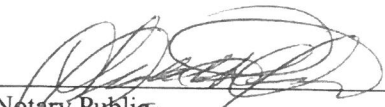
By: 

Printed Name: Kishore Mirchandani

STATE OF Florida)
COUNTY OF Broward) ss

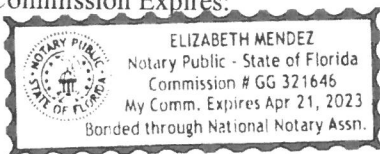
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Kishore Mirchandani who is the _____ of Kishore Mirchandani and who is personally known to me or who has produced FLDL M 625-512 105-23-Cas identification. 6/30/20

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of May, 2019.


Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:



Rishore Mirchandani
Anjali Mirchandani
281 Mendham Road
Bernardsville, NJ 07924

5831

55-2/212 7792
1130001963646

7/30/2019 Date

Pay to the Order of Town of Hillsboro Beach \$ 1050.00
one thousand and fifty dollars Dollars



Wells Fargo Bank, N.A.
New Jersey
wellsfargo.com

For

Harland Clarke

MP
MESSENGERS OF THE HEART

March 6, 2020

Mirchandani Residence

**995 Hillsboro Mile
Variance Narrative**

I. Background. Kishore and Anjali Mirchandani (“Applicants”) are the owners of the single family home located at 995 Hillsboro Mile (the “Property”). The Property is located in the RS-2 zoning district. The Applicants purchased the home in 2018 and began an extensive renovation to update not only the interior of the home but also the exterior of the home. This renovation is a significant investment in the aesthetic appearance of the home. An aerial of the Property is located below.



The home was originally constructed 2003 with a tennis court located in the front yard. Due to the installation of the tennis court by the original owner, the driveways to the main floor of the home and the garage were located at the far north and south sides of the Property, and sloped up and down in order to reach the main entrance of the home and the lower level garage. When the Applicants purchased the Property, it became evident that the driveway configuration as currently constructed was awkward and dangerous due to the sharp incline of +/- 20%. Therefore, they began evaluating

alternative designs which would make the driveways safer and more functional. Photos of the existing driveways viewed from A1A are shown below.

North Driveway:



South Driveway:



Aerial View of Existing Driveways:



The obvious solution is to create a driveway which has a lower incline, which would require the removal of the tennis court thereby allowing more room for a driveway to curve up to the elevated

main entrance/porte cochere which is located above the garage/lower level due to flood requirements. A comparison of the existing vs. proposed driveway configuration is depicted below:

Existing (view facing northeast):



Proposed (view facing northeast):



Below is an illustrative graphic showing the new configuration of the driveway.



The proposed configuration will have a positive impact in the following manner:

- 1- The south driveway curb cut along A1A will be eliminated and replaced with landscaping;
- 2 – The aesthetics of the front of the home will be improved through the installation of additional landscaping, paver materials and an elevated terrace and waterfall/fountain features;
- 3 – The tennis court and accompanying fencing is no longer required;
- 4 – The existing wall surrounding the tennis court will be removed and replaced with the sloping driveway and elevated lawn/terrace area, planting areas and water features.
- 5 - The driveway will be safer and have a more graceful slope which will reduce the existing incline from approximately 20% to 10%.

II. Variances. In order to modify the driveways as proposed, the Applicant is requesting variances from the Town's Land Development Regulations to allow for the following:

1. Variance regarding height of wall for driveway. A variance is requested from Sec. 12-263.A. (Fences and Walls) which provides:

(a) Fences or walls constructed of processed materials and not exceeding 6 feet in height measured from either the adjoining property or the original topography of the property, without berming, whichever is more restrictive...

The proposed driveway ramp as it slopes upward along the front and northwest side of the Property exceeds 6 feet when measured from the adjoining property grade (the north property). The portion of the proposed wall which requires a variance ranges from 7 feet¹ measured at the 85' setback line to 9.8 feet² measured along the front portion of the driveway as it starts to slope upward. Code limits us to 6' above the grade of adjoining property.

2. Variance for raised lawn area and water features. A variance is requested from Sec. 12-124. (Yard Regulations) which provides:

Front yard. On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A.

The raised lawn area and accompanying water features which fill the inner portion of the new driveway ramp, is setback 64.5 feet from the centerline of the driveway, where the code requires structures to be setback 85' from the centerline of A1A.

III. Justification. The proposed variances are needed in order to make the driveway safer and more functional. The existing configuration is not only aesthetically unattractive (it has the appearance of a ski jump due to the steep incline), but it is also unsafe for both cars and pedestrians. In order to provide a safer and more appropriate slope for vehicles and pedestrians, a portion of the retaining wall for the driveway will exceed the 6' height requirement for walls (when measured from the adjoining property). The main entrance to the home is located above the garage due to the flood/elevation requirements. Because of the topography of the site and the flood requirements the driveway needs to have certain amount of distance and incline to reach the main level. This means that the wall as it inclines upward exceeds the 6' height limitation (but only at certain limited points).

The elevated lawn area is proposed to fill in the void left by removing the tennis court. The raised lawn area functions as an open air terrace and turn-around area, does not impede light air and sunshine as it is open to the sky. The installation of the raised lawn area and accompanying water

¹ See Sheet C-1: 18.5' top of wall less adjoining property grade of 11.5' = 7.5' total height of wall measured from adjoining grade.

² See Sheet C-1: 16' top of wall less adjoining property grade of 6.2' = 9.8' total wall measured from adjoining grade

features (on the north and south side of the raised lawn) mitigate the appearance of large blank walls that currently surround the tennis courts.

The strict application of the code requirements impose a hardship on the Applicants as it would require them to keep a driveway configuration which is unsafe and does not meet acceptable engineering standards due to the +/-20% incline. The granting of the variances would not merely serve as a convenience as the proposed modifications are being done at great expense to the Applicants. The new configuration will benefit the community by:

- 1- Consolidating the curb cuts along A1A from 2 (as it exists today) down to one curb cut. The curb cut being removed will be filled in with dense landscaping and the existing fence/pedestrian entrance along A1A will be modified to accommodate the new configuration.
- 2 – The aesthetics of the front of the home will be improved through the installation of additional landscaping, paver materials and an elevated terrace and waterfall/fountain features;
- 3 – The tennis court will be removed, and the large walls which currently surround the tennis court will no longer be needed due to the installation of the new sloped driveway and raised open terrace/raised lawn area.
- 4 – New landscaping, pavers, fencing and water features will be installed to improve the aesthetic appearance from A1A.
- 5 - The driveway will be safer and have a more graceful slope which will reduce the existing incline from approximately 20% to 10%.

Based on the foregoing, the Applicants respectfully request that the variances be granted.

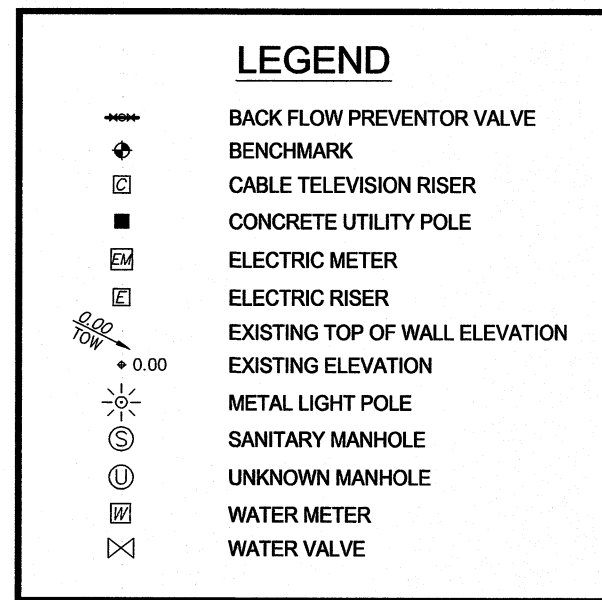
MIRCHANDANI RESIDENCE



**Project Address:
995 Hillsboro Mile**

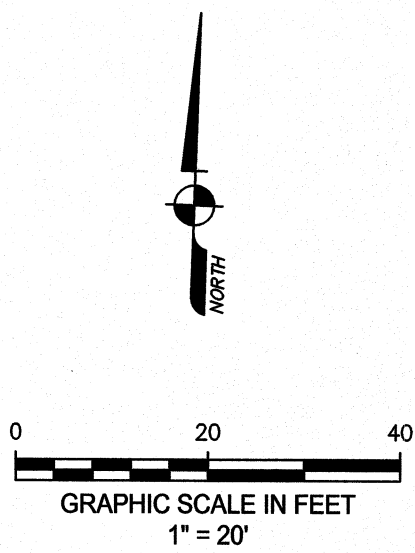
Table of Contents:

- 1 – Survey**
- 2 – CS-1 (existing vs. proposed)**
- 3 – C-1 (Civil Site Plan)**
- 4 – C-2 (Civil Demolition Plan)**
- 5 – A-1.1 (West and Partial East Elevation)**
- 6 – A-1.2 (Lower Level/Garage)**
- 7 – A-1.3 (Building Sections)**
- 8 – LAPL-0 (Tree Disposition)**
- 9 – LAPL-1B (Planting Plan)**
- 10 – LAPL-2 (Planting Details)**
- 11 – Renderings**



SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. C-3162514 (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 4 DEED 726451	YES	NOT PLOTTABLE (SEE NOTE 18)
No. 5 O.R.B. 2807/1945	YES	AS SHOWN
No. 6 O.R.B. 34619/37	YES	NOT PLOTTABLE
No. 7 O.R.B. 39281/1910	YES	AS SHOWN
No. 8 O.R.B. 39281/1914	YES	AS SHOWN
No. 9 O.R.B. 39281/1918	YES	AS SHOWN

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



1. Reproductions of this Sketch are not valid without the signature and the official seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Attorney's Title Insurance Fund, Inc., Title Commitment No. C-3162514, effective date February 17, 2008. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with lands described in Special Warranty Deed recorded in Instrument #115178223 of the Public Records of Broward County, Florida.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507, with the east right of way line of State Road A-1-A having a bearing of N00°49'16"E.
7. (a) Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
8. (b) (i) Equipment Used: Leica High Precision GNSS (Multi Frequency Receiver).
8. (b) (ii) Method Virtual Reference Station GPS Network.
8. (b) (iii) Processing Software: Leica Infinity, Version 3.1.
8. (c) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plat of record, Miscellaneous Plat Book 3, Page 10, Broward County Records.
8. (d) Coordinates depicted as "DEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 (NAD 83/90), 1990 adjustment.
8. (e) Coordinates depicted as "R/W MAP" are referenced to Grid North, based on the 1990 Adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507.
9. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
9. Benchmark Description: National Geodetic Survey, Benchmark No. 872 2859 S, PID A05847, Elevation = 3.29 feet (NAVD 1988).
10. (a) The property described hereon is subject to Flood Zone AE (EL 5), Zone X, Zone VE (EL 8), Zone VE (EL 9) and Zone VE (EL 12) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189H, Community Panel No. 120040 0189 H, dated 08/18/2014.
10. (b) The flood zone lines shown hereon were digitized from data downloaded from FEMA's website.
11. (a) The Atlantic Ocean Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 08/28/2019.
(Procedure: Extend the above Mean High Water Elevation onto site).
11. (b) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Survey and Mapping as Tidal Water Survey File ____.
11. (c) The Mean High Water Elevations indicated hereon are based on established data provided by the Florida Department of Environmental Protection.
12. (a) Seasonal High Water Line shown hereon is equal to the elevation of Mean High Water (0.30 feet, NAVD 1988) plus 150% of Mean Range (2.58 feet) which equals Seasonal High Water Line elevation of 4.17 feet, NAVD 1988, as located on 08/28/2019.
13. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. This sketch is intended to be displayed at a scale of 1" = 20'.
14. Units of measurement are U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
15. Property Address: 955 Hillsboro Mile, Hillsboro Beach, Florida.
16. Survey References:
 - (a) Intracoastal Waterway, dated September 1930, sheet 5A of 25 sheets, Plat Book 17, Page 4, Broward County Records.
 - (b) Lake Placid, Plat Book 35, Page 23, Broward County Records.
 - (c) Lake Placid, Plat Book 42, Page 44, Broward County Records.
 - (d) Plat of a road through Boca Ratone Company, Plat Book 6, Page 26, Broward County Records.
 - (e) State Road A-1-A, Project No. 86050-2507, sheets 1 through 14, dated 04/25/1996.
 - (f) Town of Hillsboro Beach - to establish the easterly building line along the Atlantic Ocean, Plat Book 2, Page 46, Broward County Records.
 - (g) Coastal Construction Control Line, dated August 1981, Miscellaneous Map Book 6, Page 10, Broward County Records.
 - (h) Town of Hillsboro Beach - Bulkhead Line, dated March 1966, Miscellaneous Plat Book 2, Page 43, Broward County Records.
 - (i) Survey of Township 44 South, Range 43 East, Broward County, by Charlton & Davis, Plat Book 20, Page 1.
 - (j) Official Map of the Town of Hillsboro Beach, Clerk's File Number 320920, Broward County Records.
17. Abbreviation Legend: A/C = Air Conditioner; APPROX. = Approximate; B.C.R. = Broward County Records; B.M. = Benchmark; C = Calculated; C. = Centerline; COB. = Coastal Construction Control Line; C.M. = Concrete Monument; CONC. = Concrete; COVD = Covered; D. = Per Deed; D.B. = Deed Book; DEP = Department of Environmental Protection; DNR = Department of Natural Resources; EL = Elevation; EQUIP. = Equipment; F.B. = Field Book; FD. = Found; F.D.O.C. = Florida Department of Transportation; FF. EL. = Finished Floor Elevation; F.P.L. = Florida Power & Light Company; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; LB. = Licensed Business; MISC. = Miscellaneous; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; N.G.S. = National Geodetic Survey; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; P.T. = Point of Tangency; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; STA. = Station; TRANS. = Trans former W/ = With; W/CAP = With Surveys Cap.
18. Location of (5') easement recorded in Deed Book 726, Page 451 not plottable due to the location of the actual centerline of State Road A-1-A in 1951 being unknown.

A parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows:

That part of the North 175.00 feet of the South 4007 feet of Section 20, measured at right angles to the South line thereof, lying East of the right-of-way of the intracoastal Waterway as now located and established, and lying West of the Atlantic Ocean, said lands situate, lying and being in Broward County, Florida, Less State Road A-1-A right-of-way.

Together with the littoral and riparian rights thereunto appertaining.

Said lands situate in the Town of Hillsboro Beach, Broward County, Florida and containing 60,484 square feet, 1.3885 acres, more or less.

PROPERTY OWNER: Kishore Mirchandani and Anjali Mirchandani.
PROPERTY ADDRESS: 995 Hillsboro Mile, Hillsboro Beach, Florida 33062.

This survey is certified to: Kishore Mirchandani and Anjali Mirchandani
Peapack-Gladstone Bank, its successors and/or assigns, as their interests may appear
Chicago Title Insurance Company
Joseph M. Balocco, Jr., P.A.

I HEREBY CERTIFY that the attached Boundary and Mean High Water Line Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Mean High Water Line Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File

Date: 2/27/2020

David E. Breau
DAVID ERIC BREAU, Jr., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

[illegible]

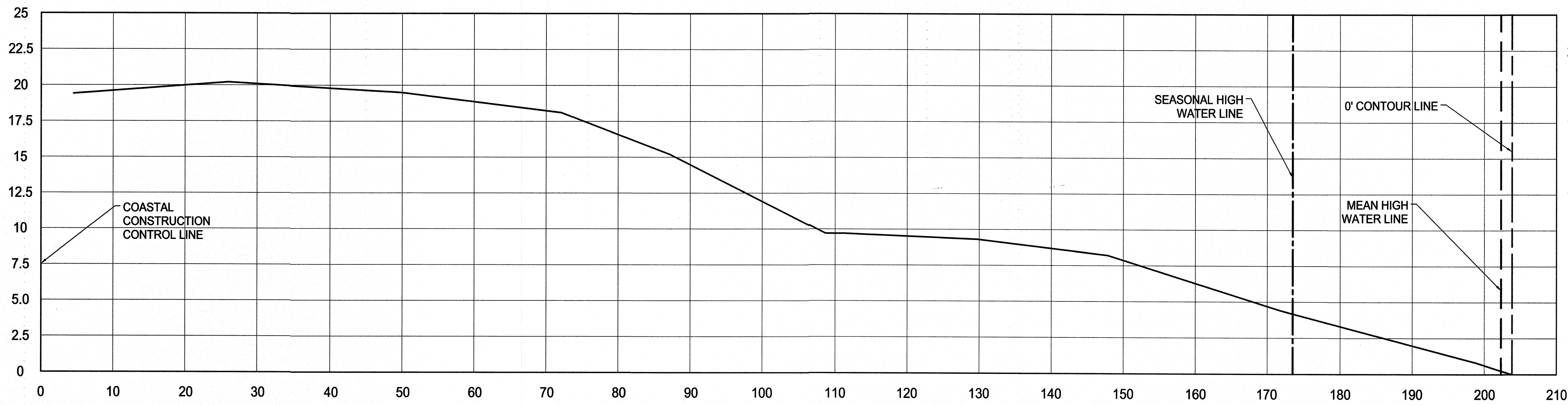
BOUNDARY & MEAN HIGH WATER LINE SURVEY
995 HILLSBORO MILE
 PART OF GOVERNMENT LOT 1
 SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
 TOWN OF HILLSBORO BEACH
 BROWARD COUNTY
 FLORIDA

JOB #:	10864-1		
SCALE:	1" = 20'		
DATE:	08/28/2019		
BY:	J.S.B.		
CHECKED:	D.E.B.		
F.B.	2002	PG.	01-09
SHEET:	1 OF 2		

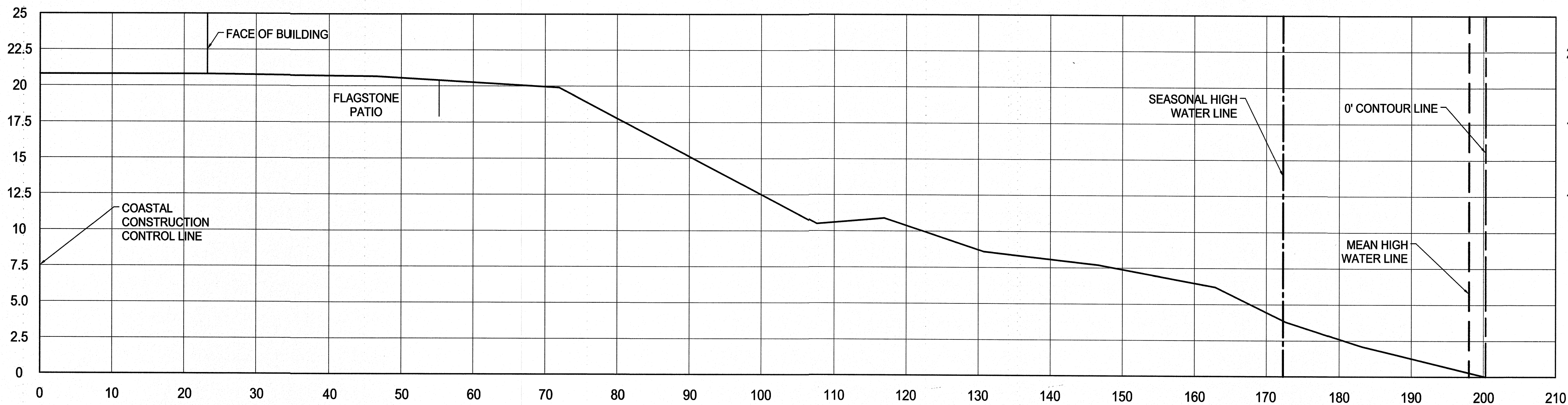


AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

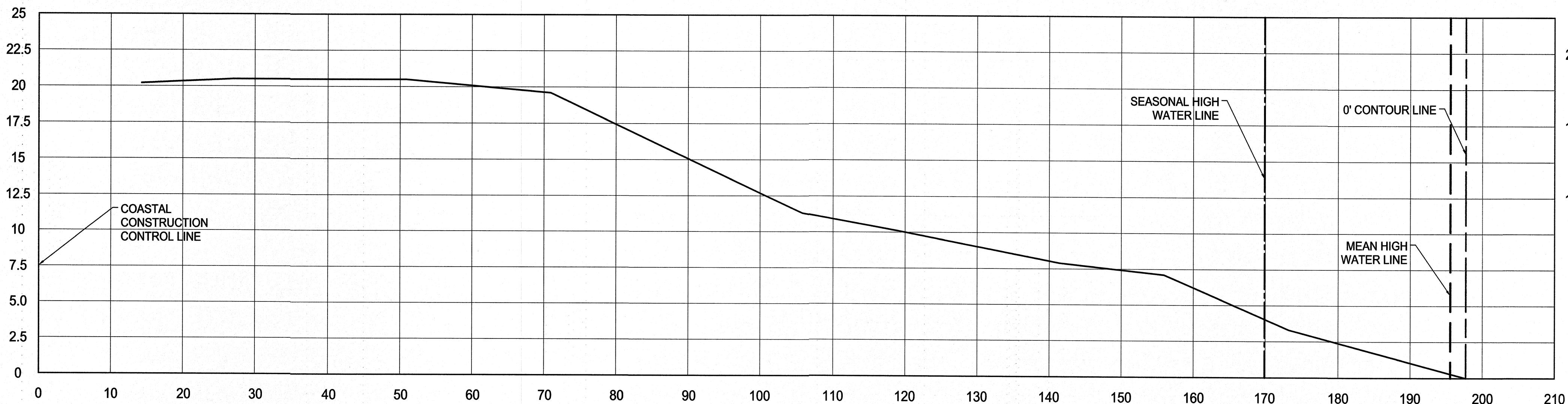
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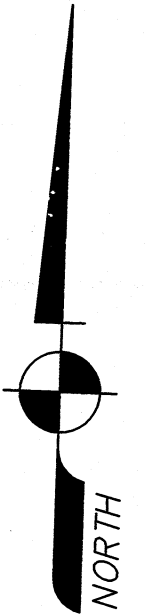
NORTH PROPERTY LINE
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



CENTER OF LOT
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



SOUTH PROPERTY LINE
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS				DATE	F.B. / PG.	BY	CK'D	REVISIONS				DATE	F.B. / PG.	BY	CK'D
ADD ELEVATIONS TO SURVEY PER CLIENTS REQUEST				02/26/2020	2002/15-19	J.S.B.	D.E.B.								

BOUNDARY & MEAN HIGH WATER LINE SURVEY
995 HILLSBORO MILE
PART OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #: **10864-1**
SCALE: AS SHOWN
DATE: 08/28/2019
BY: J.S.B.
CHECKED: D.E.B.
F.B. 2002 PG. 01-09
SHEET: **2 OF 2**

MIRCHANDANI RESIDENCE
PROPOSED FRONT DRIVE AND RAISED LAWN AREA
995 HILLSBORO MILE HILLSBORO BEACH, FLORIDA

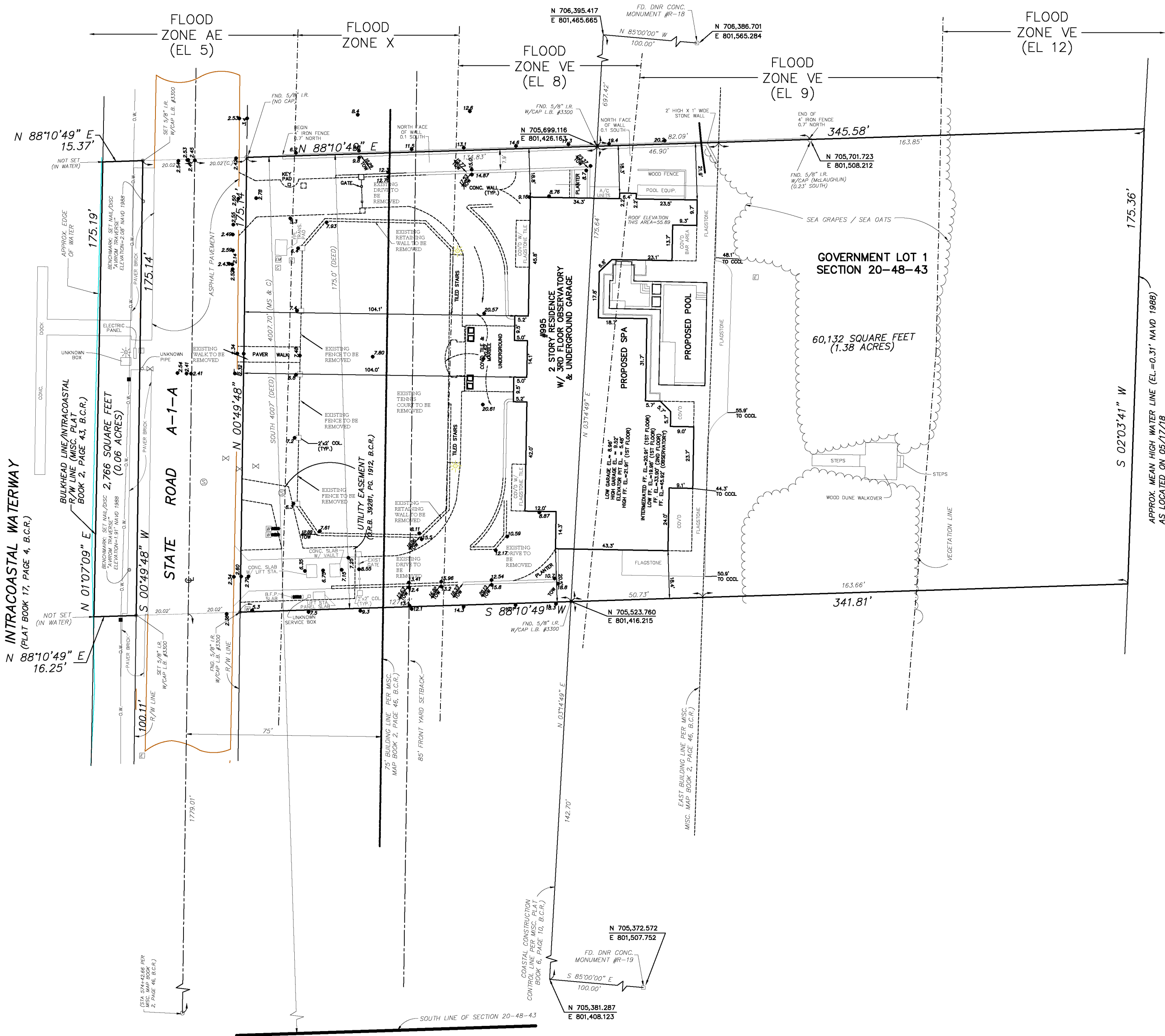
ZONING & BUILDING DATA:

ADDRESS: 995 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

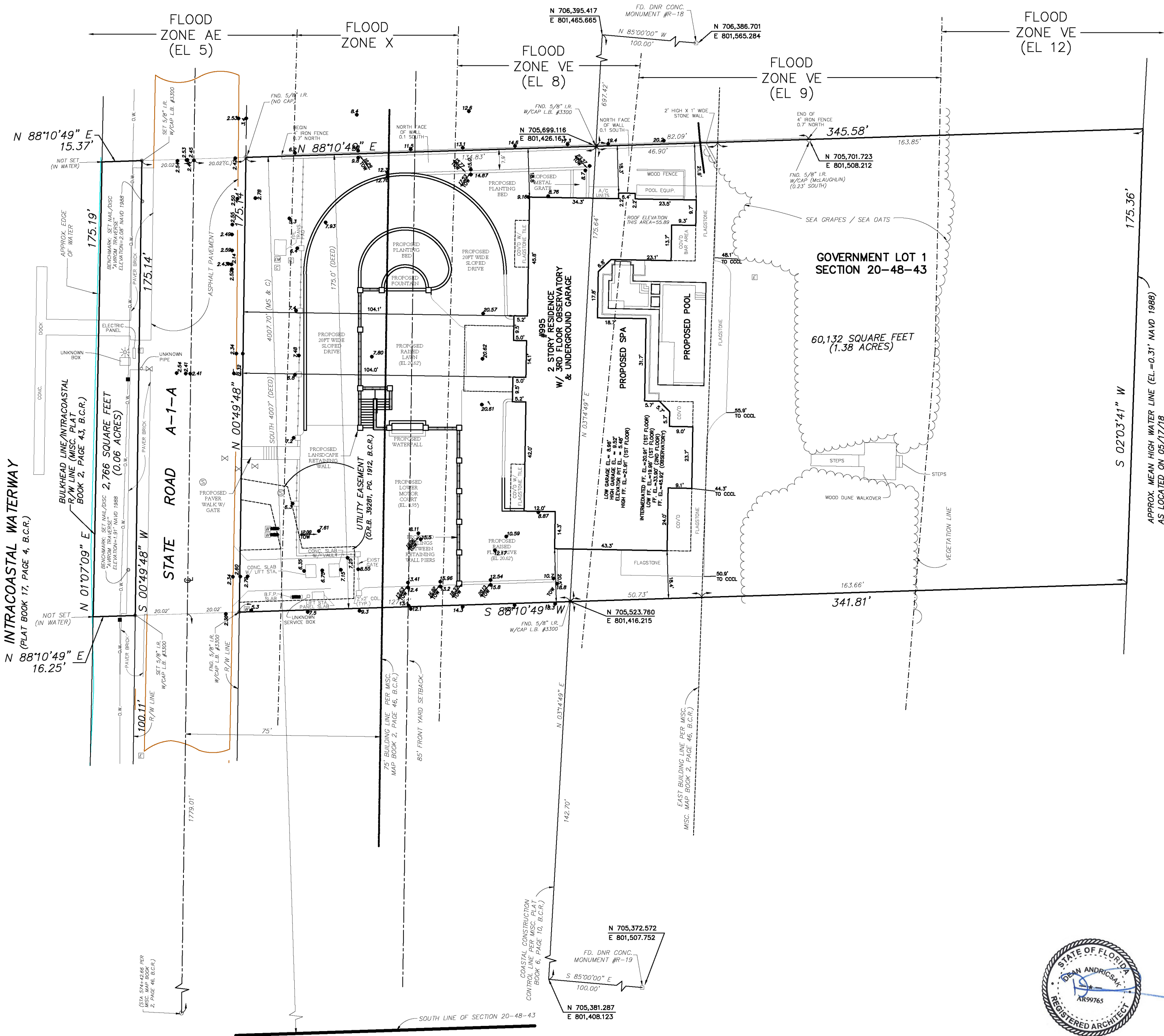
OWNERS: MR. KISHORE AND MRS. ANJALI MIRCHANDANI
(973)207-8989

PART OF GOVERNMENT LOT 1
SECTION 20-48-43

BUILDING DATA	
CONSTRUCTION CODE	ICC 2017 FLORIDA BUILDING CODE - RESIDENTIAL SIXTH EDITION
ZONE	RS-2



1 PROPOSED DRIVE AND TENNIS COURT REMOVAL
SCALE: 1"=20'



2 PROPOSED NEW DRIVE AND RAISED LAWN AREA
SCALE: 1"=20'

SITE SURVEY INFORMATION TAKEN FROM BOUNDARY
SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA (561)392-2594

DRAWING DATE
FEB 28, 2020

SCALE:
AS NOTED

PROJECT NAME

MIRCHANDANI RESIDENCE

PROJECT ADDRESS

995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

PROPOSED NEW CURVED DRIVE AND RAISED LAWN AREA

CS-1.0

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D2A ARCHITECTURE AND DESIGN, LLC

P.O. Box 578 Martinsville, NJ 08836 Ph:908-306-9900

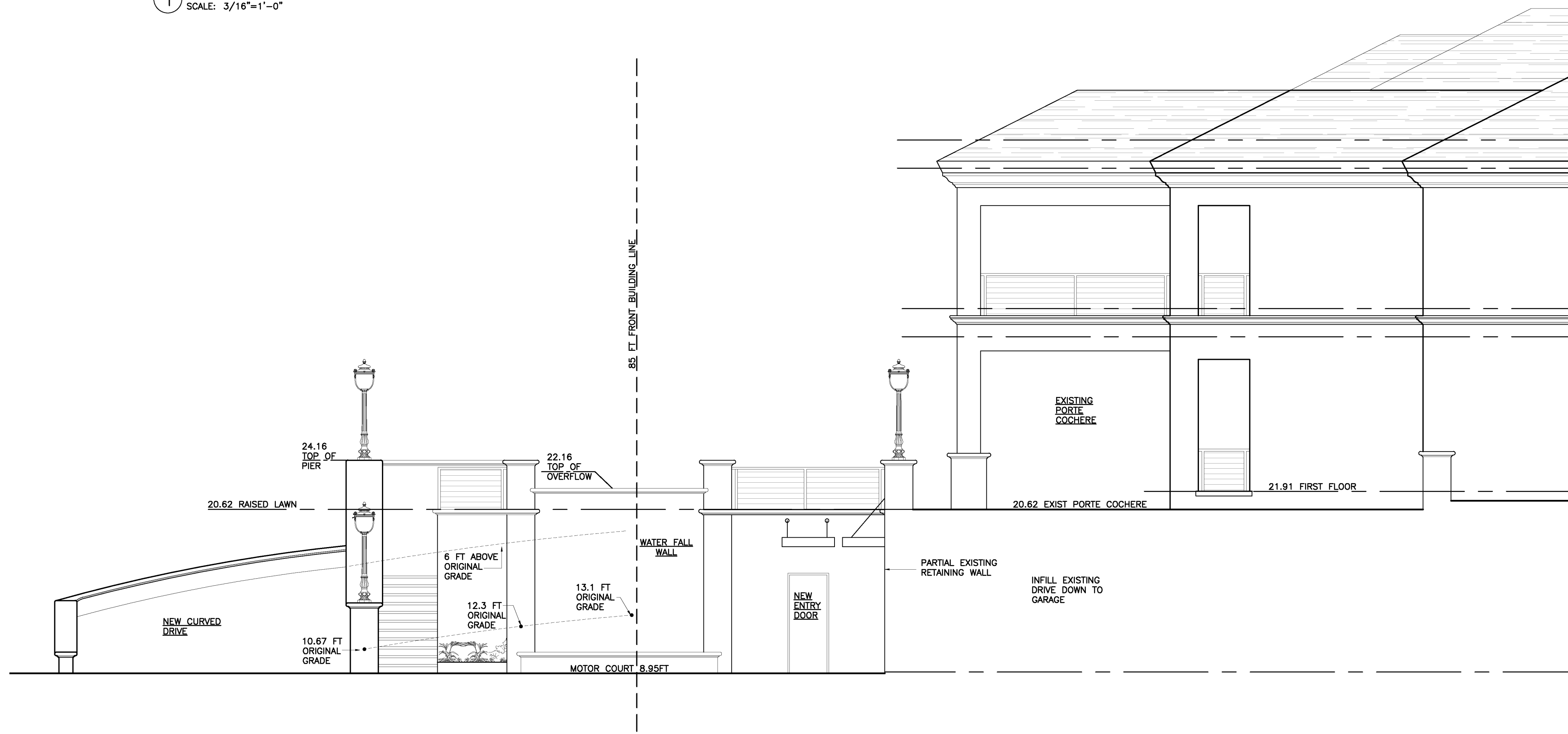
DEAN A. ANDRUSAK, AIA, LIC. NO. 21A00046400, RA40956
D2A ARCHITECTURE AND DESIGN, LLC, LIC. NO. 21A00073300
DEAN A. ANDRUSAK, AIA, LIC. NO. RA40956



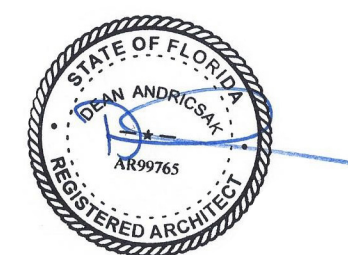
REVISIONS:



1 PROPOSED NEW DRIVE AND RAISED LAWN AREA - WEST ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED NEW DRIVE AND RAISED LAWN AREA - PARTIAL SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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DEAN A. ANDRUCSAK, AIA, LIC. NO. 21A0016400, RA 40956
D2A ARCHITECTURE AND DESIGN, LLC, LIC. NO. 21AC0007390
DEAN A. ANDRUCSAK, AIA, LIC. NO. RA40956

DRAWING DATE
FEB 28, 2020

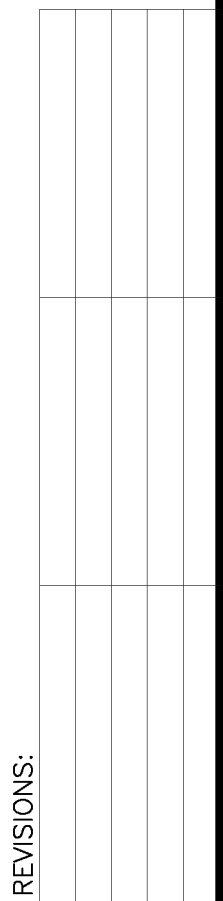
SCALE:
3/16"=1'-0"

PROJECT NAME WEST AND PARTIAL SOUTH EXTERIOR PROPOSED EXTERIOR ELEVATIONS
MIRCHANDANI RESIDENCE
PROJECT ADDRESS 995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

A-1.1

2 OF 4

REVISIONS:



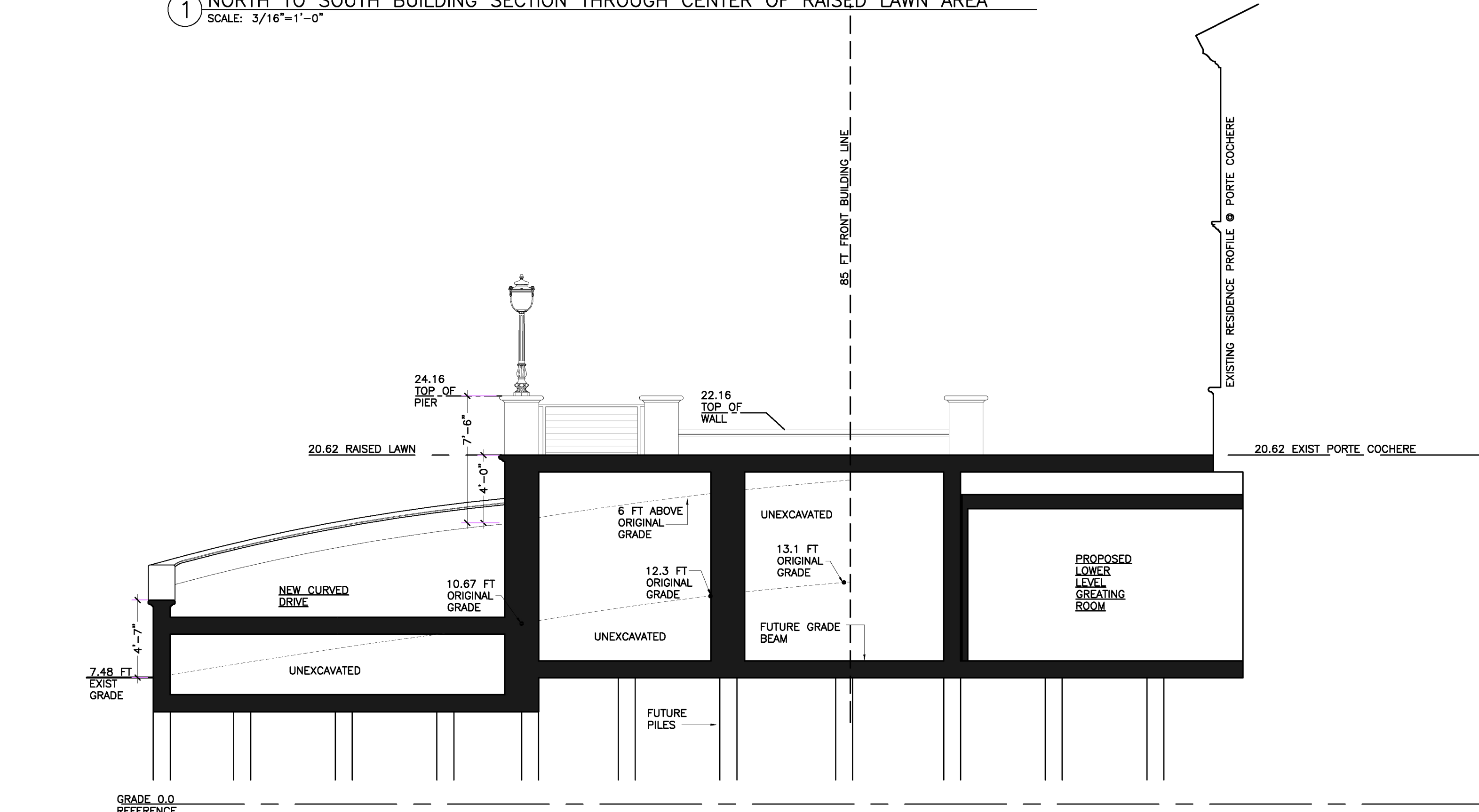
ARCHITECTURE AND DESIGN, LLC
P.O. Box 578 Martinsville, NJ 08836 Ph: 908-306-9900

DEAN A. ANDRICKSAK, AIA LIC. NO. 21AI01416400, RA403956
D2A ARCHITECTURE AND DESIGN, LLC LIC. NO. 21AC00073300
DEAN A. ANDRICKSAK, AIA LIC. NO. RA403956

3 OF 4



1 NORTH TO SOUTH BUILDING SECTION THROUGH CENTER OF RAISED LAWN AREA
SCALE: 3/16"=1'-0"



2 EAST TO WEST BUILDING SECTION THROUGH CENTER OF RAISED LAWN AREA
SCALE: 3/16"=1'-0"



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D2A ARCHITECTURE AND DESIGN, LLC, LIC. NO. 21AC00073300
DEAN A. ANDRUSAK, AIA, LIC. NO. RA40956

DRAWING DATE
FEB 28, 2020

SCALE:
3/16"=1'-0"

PROJECT NAME

MIRCHANDANI RESIDENCE

PROJECT ADDRESS

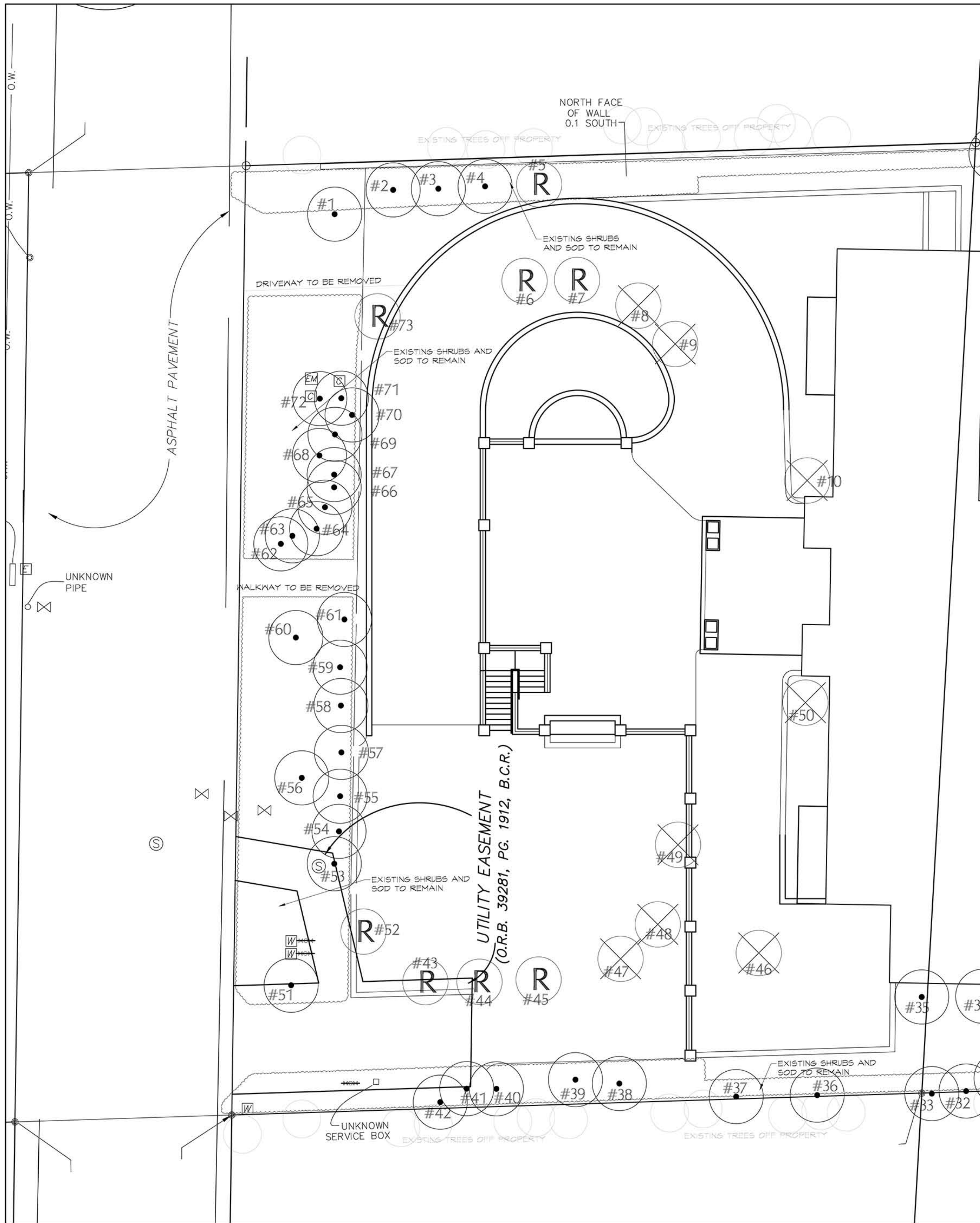
995 HILLSBORO MILE HILLSBORO BEACH FLORIDA

BUILDING SECTIONS

A-1.3

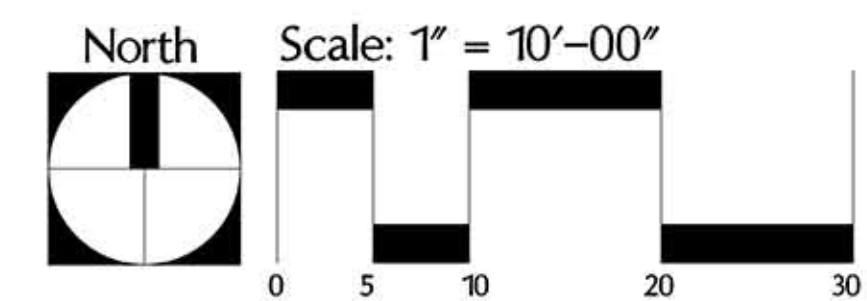
4 OF 4

REVISIONS:



#	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	HEIGHT (FT)		NATIVE	ACTION	COMMENTS
				OR CLEAR TRUNK (FT)				
1	FICUS BENGHALENSIS	BANYAN	18	20		N	TO REMAIN	
2	ADONIDIA MERRILLII	CHRISTMAS PALM	4	18		N	TO REMAIN	
3	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
4	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
5	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	IF NEEDED
6	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	
7	COCOS NUCIFERA	COCONUT PALM	8	20		N	RELOCATE	
8	ADONIDIA MERRILLII	CHRISTMAS PALM	5	20		N	TO BE REMOVED	
9	ADONIDIA MERRILLII	CHRISTMAS PALM	5	25		N	TO BE REMOVED	
10	HYOPHORBE LAGENICAULIS	BOTTLE PALM	12	8		N	TO BE REMOVED	
11	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
12	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
13	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
14	COCOS NUCIFERA	COCONUT PALM	8	5		N	TO REMAIN	
15	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
16	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
17	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
18	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
19	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
20	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
21	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
22	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
23	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
24	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
25	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
26	COCOS NUCIFERA	COCONUT PALM	8	15		N	TO REMAIN	
27	COCOS NUCIFERA	COCONUT PALM	10	10		N	TO REMAIN	
28	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
29	COCOS NUCIFERA	COCONUT PALM	8	25		N	TO REMAIN	
30	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
31	COCOS NUCIFERA	COCONUT PALM	8	20		N	TO REMAIN	
32	COCCOLOBA UVIFERA	SEA GRAPE	8	15		Y	TO REMAIN	
33	COCCOLOBA UVIFERA	SEA GRAPE	8	15		Y	TO REMAIN	
34	ADONIDIA MERRILLII	CHRISTMAS PALM	4	10		N	TO REMAIN	
35	ADONIDIA MERRILLII	CHRISTMAS PALM	6	12		N	TO REMAIN	DOUBLE
36	COCCOLOBA UVIFERA	SEA GRAPE	16	25		Y	TO REMAIN	
37	COCCOLOBA UVIFERA	SEA GRAPE	8	20		Y	TO REMAIN	
38	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
39	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
40	COCOS NUCIFERA	COCONUT PALM	10	25		N	TO REMAIN	
41	COCOS NUCIFERA	COCONUT PALM	10	20		N	TO REMAIN	
42	COCCOLOBA UVIFERA	SEA GRAPE	20	15		Y	TO REMAIN	
43	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
44	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
45	COCOS NUCIFERA	COCONUT PALM	10	20		N	RELOCATE	
46	PHOENIX CANARIENSIS	DATE PALM	16	30		N	TO BE REMOVED	
47	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
48	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
49	ADONIDIA MERRILLII	CHRISTMAS PALM	8	20		N	TO BE REMOVED	
50	HYOPHORBE LAGENICAULIS	BOTTLE PALM	15	8		N	TO BE REMOVED	
51	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
52	COCCOLOBA DIVERSIFOLIA	PIDGEON PLUM	5	15		Y	RELOCATE	
53	WASHINGTONIA ROBUSTA	FAN PALM	15	4		N	TO REMAIN	TRIPLE
54	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
55	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
56	FICUS BENGHALENSIS	BANYAN	36	25		N	TO REMAIN	
57	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
58	WASHINGTONIA ROBUSTA	FAN PALM	8	5		N	TO REMAIN	DOUBLE
59	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	DOUBLE
60	FICUS BENGHALENSIS	BANYAN	24	25		N	TO REMAIN	
61	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
62	COCCOLOBA UVIFERA	SEA GRAPE	10	25		Y	TO REMAIN	
63	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
64	COCCOLOBA UVIFERA	SEA GRAPE	8	20		Y	TO REMAIN	
65	COCCOLOBA UVIFERA	SEA GRAPE	12	20		Y	TO REMAIN	
66	COCCOLOBA UVIFERA	SEA GRAPE	20	20		Y	TO REMAIN	
67	WASHINGTONIA ROBUSTA	FAN PALM	8	8		N	TO REMAIN	
68	COCCOLOBA UVIFERA	SEA GRAPE	24	20		Y	TO REMAIN	
69	WASHINGTONIA ROBUSTA	FAN PALM	2	3		N	TO REMAIN	
70	COCCOLOBA UVIFERA	SEA GRAPE	18	12		Y	TO REMAIN	
71	WASHINGTONIA ROBUSTA	FAN PALM	8	3		N	TO REMAIN	
72	FICUS BENGHALENSIS	BANYAN	18	25		N	TO REMAIN	
73	COCCOLOBA DIVERSIFOLIA	PIDGEON PLUM	5	15		Y	RELOCATE	

- Notes:
- Existing Plant List above is for entire property - some trees may not be seen on the plan because they appear on the eastern portion of the site.
 - Existing hedge on north and south side to remain.
 - Existing hedge planting along A1A to remain.



PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
888 SOUTH ANDREWS AVENUE, SUITE 303
FORT LAUDERDALE, FLORIDA 33306
PHONE (954) 524-3522 FAX (954) 524-5229
www.ecoplan-inc.com

PREPARED FOR:

995 HILLSBORO MILE
HILLSBORO BEACH, FL

TREE DISPOSITION PLAN

DATE: 3/5/20
PROJECT NUMBER: 1915
DRAWN BY: HAP
CHECKED BY: JH
SCALE: 1"=10'
REVISION: DATE: BY:

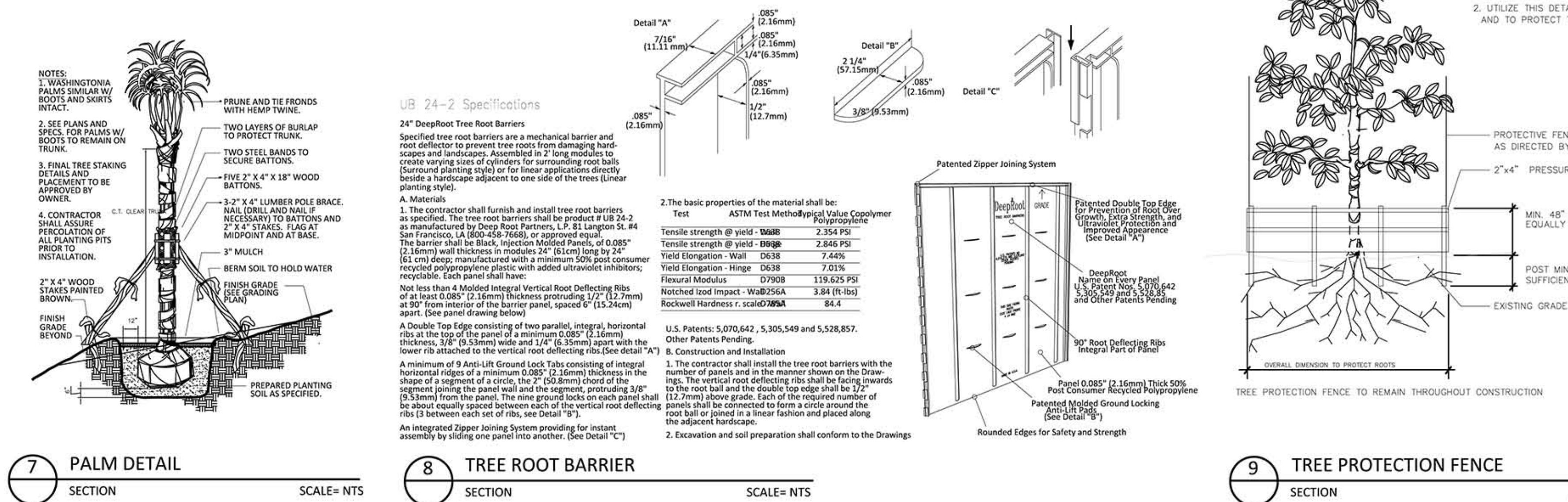
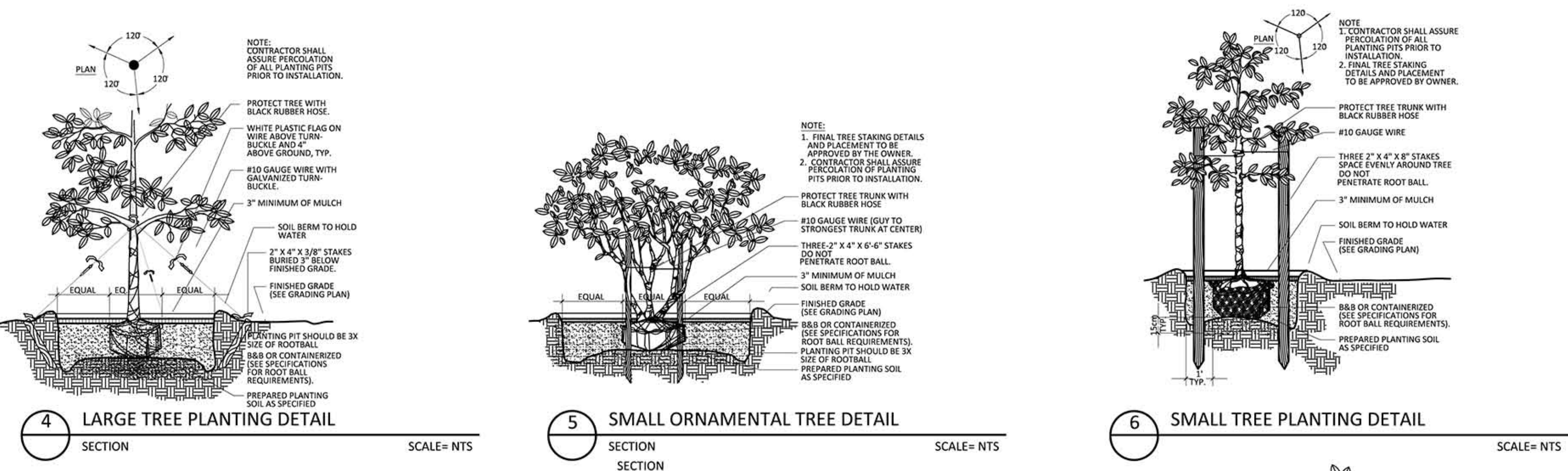
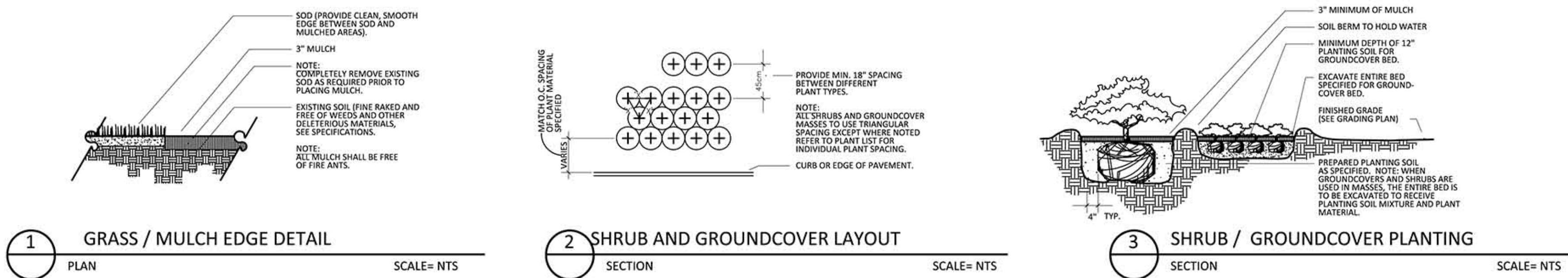
SEAL



3.5_20

SHEET NUMBER:

LAPL-0



LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
6. ALL PLANTING BEDS WITHIN FDOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.
21. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
22. ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
23. SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
24. REINFORCED CONCRETE CURBING AT LEAST SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.



PREPARED BY:
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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
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FORT LAUDERDALE, FLORIDA 33304
PHONE (954) 524-3722 FAX (954) 524-3529
www.ecoplan-fl.com

PREPARED FOR:

995 HILLSBORO MILE
HILLSBORO BEACH, FL

PLANTING DETAILS

DATE: **3/5/20**
PROJECT NUMBER: **1915**
DRAWN BY: **HAP**
CHECKED BY: **H**
SCALE:
REVISION: DATE BY:

SEAL



3.5.20

SHEET NUMBER:

LAPL-2





Printed: 6/24/2020 12:00:18 PM

Page 1 of 5

* Agency Commission not included

Order ID: 6705356

GROSS PRICE * : **\$298.10**

PACKAGE NAME: SSC Other Legal Notices

Order ID: 6705356

GROSS PRICE * : \$298.10**PACKAGE NAME:** SSC Other Legal Notices**Product(s):** Affidavit, Sun Sentinel, Floridapublicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Saturday, June 27, 2020**Color Spec.** B/W**Preview**

PUBLIC NOTICE**VARIANCE REQUEST****TOWN OF HILLSBORO BEACH, FLORIDA**

NOTICE IS HEREBY GIVEN a Board of Zoning Appeals Meeting will be held Tuesday, July 7, 2020 at 9:00 a.m. via WebEx Video Conference, in accordance with Governor Ron DeSantis Executive Order 20-69 dated March 20, 2020; Executive Order 20-139, dated June 3, 2020 and Executive Order 20-150, dated June 23, 2020 relating to Emergency Management & Conducting Local Government Public Meetings in response to Coronavirus (Covid-19) global health pandemic.

The Town Commission of the Town of Hillsboro Beach, Florida will consider variance requests from Nectaria M. Chackas, P.A., Agent for Kishore and Anjali Mirchandani, for the property located at 995 Hillsboro Mile. The Applicant is requesting three (3) variances from the Town's Land Development Code in order to construct a safer ramp to the existing house front entrance

Variances include:

1. Section 12-124 Yard Regulations (A) Front yard. Construct a stair structure in front yard 64.5 feet from center line of A1A where 85 feet is required.

Order ID: 6705356

GROSS PRICE * : \$298.10**PACKAGE NAME: SSC Other Legal Notices**

2. Section 12-263 (A) (1) (a) Fences and Walls – general. Construct site wall in several locations in setbacks, (highest 7'-6" higher than permitted 6'-0" = total height 13'-6") where maximum height of 6'-0" from existing grade or adjacent grade is permitted.

3. Section 12-124 Yard Regulations (B) Side Yard construct elevated flat drive in side-yard setback approximately 8 from south property line where 15 feet is required.

The Town Commission will hold a Virtual Public Hearing on the Variance Requests at 9:00 AM on Tuesday, July 7, 2020 via WebEx video Conference.

JOIN WEBEX MEETING Tuesday, July 7, 2020 9:00am (Eastern)
Meeting number: 132 420 3568 Pass-word: 5HamZDmBq35

PROVIDING PUBLIC COMMENT

Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

- VIA EMAIL – Public comments (for or against this measure) and documents may be submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Town Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

Order ID: 6705356

GROSS PRICE * : \$298.10**PACKAGE NAME: SSC Other Legal Notices**

- **LIVE WEBEX PARTICIPATION** – If attending via WebEx online, during the meeting bring the mouse to the bottom of the screen and select the 4th icon from the right ("participants). You will then see those participating electronically in the meeting. When the meeting gets to the applicable public comment section, click "raise hand" button next to your name on the right side of the screen. This will notify the meeting host that you would like to make a comment.

Information on the Variance Request can be obtained 10 days prior to the Public Hearing. All interested parties may appear at meeting and be heard with respect to the Variance Requests, which may be inspected by the public. Email the Town Clerk at TownClerk@TownofHillsboroBeach.com for assistance.

Public comments on the Variance Request will be received at the Public Hearing on July 7, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to insure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior

Order ID: 6705356

* Agency Commission not included

GROSS PRICE * : \$298.10

PACKAGE NAME: SSC Other Legal Notices

to the Public Hearing at 954-427-4011 for
assistance.

Sherry D. Henderson, CMC
Town Clerk
6/27/20 6705356



PUBLIC NOTICE

Variance Request

Town of Hillsboro Beach, Florida

OFFICE OF THE TOWN CLERK
Sherry D. Henderson, CMC

NOTICE IS HEREBY GIVEN a Board of Zoning Appeals Meeting will be held **Tuesday, July 7, 2020 at 9:00 a.m.** via WebEx Video Conference, in accordance with Governor Ron DeSantis Executive Order 20-69 dated March 20, 2020; Executive Order 20-139, dated June 3, 2020 and Executive Order 20-150, dated June 23, 2020 relating to Emergency Management & Conducting Local Government Public Meetings in response to Coronavirus (Covid-19) global health pandemic.

The Town Commission of the Town of Hillsboro Beach, Florida will consider variance requests from Nectaria M. Chackas, P.A., Agent for Kishore and Anjali Mirchandani, for the property located at **995 Hillsboro Mile**. The Applicant is requesting three (3) variances from the Town's Land Development Code in order to construct a safer ramp to the existing house front entrance

Variances include:

1. Section 12-124 Yard Regulations (A) Front yard. Construct a stair structure in front yard 64.5 feet from center line of A1A where 85 feet is required.
2. Section 12-263 (A) (1) (a) Fences and Walls – general. Construct site wall in several locations in setbacks, (highest 7'-6" higher than permitted 6'-0" = total height 13'-6") where maximum height of 6'-0" from existing grade or adjacent grade is permitted.
3. Section 12-124 Yard Regulations (B) Side Yard construct elevated flat drive in side-yard setback approximately 8 from south property line where 15 feet is required.

The Town Commission will hold a Virtual Public Hearing on the Variance Requests at 9:00 AM on Tuesday, July 7, 2020 via WebEx video conference.

JOIN WEBEX MEETING Tue, July 7, 2020 9:00 a.m. [Join meeting](#)

Meeting number: 132 420 3568 Password: 5HamZDmBq35

PROVIDING PUBLIC COMMENT

Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

- **VIA EMAIL** – Public comments (for or against this measure) and documents maybe submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Town Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.
- **LIVE WEBEX PARTICIPATION** – If attending via WebEx online, during the meeting bring the mouse to the bottom of the screen and select the 4th icon from the right ("participants). You will then see those participating electronically in the meeting. When the meeting gets to the applicable public comment section, click "raise hand" button next to your name on the right side of the screen. This will notify the meeting host that you would like to make a comment.

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If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to insure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk

NOTICE POSTED 6/24/2020

TownofHillsboroBeach.com



PUBLIC NOTICE Variance Request Town of Hillsboro Beach, Florida

The Town Commission of the Town of Hillsboro Beach, Florida will consider a variance requests from Nectaria M. Chackas, P.A., Agent for Kishore and Anjali Mirchandani, for the property located at 995 Hillsboro Mile. The Applicant is requesting (3) variances from the Town's Land Development Code in order to construct a safer ramp to the existing house front entrance. Variances include (1) section 12-124 Yard Regulations (A) Front yard. Construct a stair structure in front yard 64.5 feet from center line of A1A where 85 feet is required. (2) section 12-263 (A) (1) (a) Fences and Walls – general. Construct site wall in several locations in setbacks, (highest 7'-6" higher than permitted 6'-0" = total height 13'-6") where maximum height of 6'-0" from existing grade or adjacent grade is permitted. (3) section 12-124 Yard Regulations (B) Side Yard construct elevated flat drive in side-yard setback approximately 8 from south property line where 15 feet is required.

The Town Commission will hold a Public Hearing on the Variance Requests at 9:00 AM on July 7, 2020 in the Town Hall located at 1210 Hillsboro Mile in Hillsboro Beach, Florida 33062.

Information on the Variance Request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the Variance Request will be received at the Public Hearing on July 7, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to insure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

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300-foot radius mailing lists for HB for 995 Hillsboro Mile

995 HILLSBORO MILE HILLSBORO BEACH FL 33062 (site)

Situs Address

999 HILLSBORO MILE HILLSBORO BEACH FL 33062

997 HILLSBORO MILE HILLSBORO BEACH FL 33062

991 HILLSBORO MILE HILLSBORO BEACH FL 33062

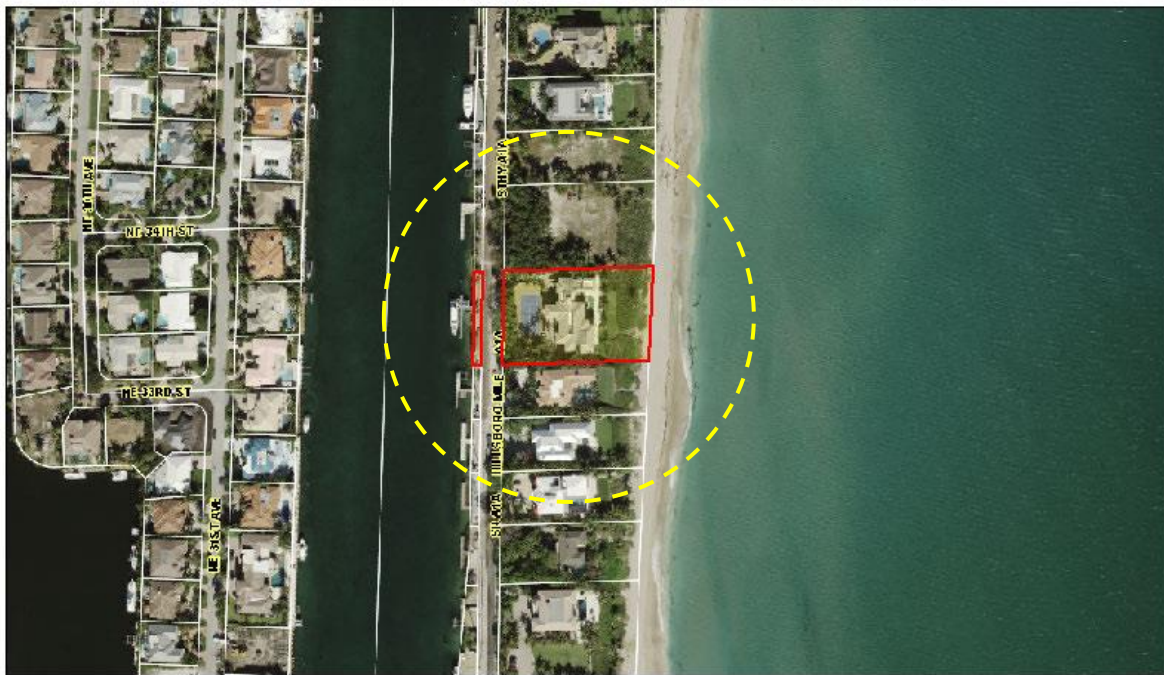
989 HILLSBORO MILE HILLSBORO BEACH FL 33062

987 HILLSBORO MILE HILLSBORO BEACH FL 33062

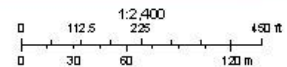
Location Map 995 HM

Property Id: 484320000100

**Please see map disclaimer



March 11, 2020



Flight Date: Jan. 2 to Jan. 29, 2019. Broward County Property Appraiser



PUBLIC NOTICE Variance Request Town of Hillsboro Beach, Florida

The Town Commission of the Town of Hillsboro Beach, Florida will consider a variance requests from Nectaria M. Chackas, P.A., Agent for Kishore and Anjali Mirchandani, for the property located at 995 Hillsboro Mile. The Applicant is requesting (3) variances from the Town's Land Development Code in order to construct a safer ramp to the existing house front entrance. Variances include (1) section 12-124 Yard Regulations (A) Front yard. Construct a stair structure in front yard 64.5 feet from center line of A1A where 85 feet is required. (2) section 12-263 (A) (1) (a) Fences and Walls – general. Construct site wall in several locations in setbacks, (highest 7'-6 higher than permitted 6'-0" = total height 13'-6") where maximum height of 6'-0" from existing grade or adjacent grade is permitted. (3) section 12-124 Yard Regulations (B) Side Yard construct elevated flat drive in side-yard setback approximately 8 from south property line where 15 feet is required.

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TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Site Plan Approval from Annie Carruthers, Architect, from for property located at 1105 Hillsboro Mile, Hillsboro Beach, Florida 33062

Property Owner: 1105 Hillsboro Mile, LLC

Request: Applicant is requesting Site Plan Approval in accordance with the Town's Land Development Code

Submitting Dept: Town Clerk, Daniela Joseph, Administrative Assistant

Agenda Date: July 7, 2020

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. 1105 HM-Site Plan Approval 7-7-20 - staff report
 2. 4-13-2020 Town of Hillsboro LONO
 3. development request letter
 4. development application
 5. warranty deed
 6. Building Plans - 1105 HM, LLC
 7. tax roll 1105 HILLSBORO MILE
 8. 34 HILLSBORO-A-8.3-REFLECTED CEILING PLAN



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

9. 33 HILLSBORO-A-8.2-REFLECTED CLG PLAN
10. 32 HILLSBORO-A-8.1-REFLECTED CLG PLAN
11. 1105 HILLSBORO ARCHITECTURAL DRAWINGS
12. 1105 HILLSBORO LANDSCAPE DRAWING
13. 1105 Hillsboro Mile CIVIL DRAWINGS
14. 1105 HILLSBORO SITE LIGHTING
15. Drainage_System_Design
16. 20-010_SURVEY
17. HB 1105 Hillsboro Mile - 300 ft mailing address (3)
18. PUBLIC NOTICE - 1105 HM Site Plan Approval (Tue 7-7-2020)
19. sun sentinel #6706677



July 2, 2020

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 1105 Hillsboro Mile (Site Plan Approval Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Site Plan Approval Request for 1105 Hillsboro Mile submitted to the Town on May 14, 2020. The owner of the property 1105 Hillsboro Mile LLC / Pascal Nicolai has assigned Pascal Nicolai as authorized agent. The applicant submitted plans indicating site improvements to a new (3) story single family residence East of A1A for site plan approval. No Improvements are proposed west of A1A.

Background

The applicant is requesting Site Plan approval for a new (3) story single-family residence on the east side of A1A on a vacant lot. No improvements are proposed on the west side of A1A, If there is an existing seawall it will have to meet current code requirements.

Documents Submitted

Information submitted with the Site Plan Approval request include an application, renderings, boundary survey, Architectural plans, Civil Plans and Landscape Plans inclusive of hardscape and planting plans. Joe Arenal, reviewed the aforementioned documents and found the documents submitted responding to comments satisfy zoning regulations of Town of Hillsboro Beach, Florida Code of Ordinances.

General Description of the Development Proposal

Improvements include a (3) story single-family residence, pool, water feature, fire pit with seating and beach step-walkover on the east side. No Improvements on west of A1A are indicated. Site Plans & survey are not clear as to an existing seawall. If a seawall does exist it will be brought up to current code per section 12-268 (Seawalls). The proposed improvements meet Town of Hillsboro Beach zoning regulations.

PH: 954.695.0754 3109 E. Atlantic Blvd. Suite B Pompano Beach, FL 33062 www.RMA.us.com

Site Plan Review and Comments

The Site Plan application was submitted on May 14, 2020 along with plans submitted responding to comments are consistent with the Town's Land Development Regulations. Plans have not been reviewed for compliance with FEMA flood regulations.

The following comments still need to be addressed:

1. Provide Florida Department of Environmental Protection, formerly Department of Natural Resources approval for construction beyond Coastal Construction Line. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Compliance with Ordinance 2017-295 Marine Turtle Protection
3. Broward County Tree removal permit (if necessary).
4. Broward County Environmental approval for beach walkover and work in dune.
5. Construction Site Management Plan per 12-50
6. Compliance with section 3-9 Requirements for Marine Turtle Protection
7. Wiring along A1A will be buried per section 4-7
8. Provide FDOT approval for driveway connection and right of way dedication.

Staff Recommendation

Site Plan that was submitted addressing review comments, along with items 1 thru 8 (comments still to be addressed) as conditions of approval comply with all applicable code regulations. Staff recommends Site Plan approval.

Sincerely,

Joe Arenal
Town Planner

April 13, 2020

William "Mac" Serda
Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: "Letter of Consistency" for FDEP Permit Application
1105 Hillsboro Mile, Hillsboro Beach, Florida

Dear Mr. Serda:

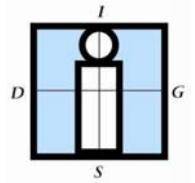
We are in the process of submitting to the Florida Department of Environmental Protection an "Application for Construction Seaward of the Coastal Construction Control Line or Fifty-Foot Setback" for construction of a single-family residence, swimming pool, temporary excavation, and miscellaneous associated hardscape at 1105 Hillsboro Mile, Hillsboro Beach, Florida (Parcel Number: 4843-17-00-0082). Enclosed please find two copies of the proposed site plan (both 24x36 and 8.5x11 formats).

As part of the application to the FDEP, we are requesting a letter from you stating "that the proposed activity as submitted to the Bureau does not contravene local setback requirements, zoning or building codes, and is consistent with the state approved Local Comprehensive Plan". In addition, we will need you to reference the date of the revised plans (C1 Date 4/13/2020; C2 Date 4/13/2020; C3 Date 4/13/2020; C4 Date 4/13/2020; L-1 Date 3/12/2020, and SL-1 Date 3/26/2020) and include one of the attached 8.5 x 11 copy of the plans with the letter you issue.

Once you've had a chance to review the attached plans, please contact my office to let us know what the fee for issuance of this letter will be.

Sincerely,

William P. Stoddard, Ph.D., P.E.



**IN-SITE
DESIGN
GROUP LLC**

ARCHITECTURE
DESIGN + ENGINEERING
AA26001758
1546 Jackson Street
Hollywood, FL 33020
954 921 5333
insitedesigngroup.com

May 1, 2020

Town of Hillsboro Beach
Planning and Development
1210 Hillsboro Mile
Hillsboro Beach Florida 33062

PROPOSED DEVELOPMENT Application letter

Re: 1105 Hillsboro mile

To Whom It May Concern:

The applicant and owner, 1105 Hillsboro Mile LLC, has submitted a development application for the above mentioned property. The owner request to construct a new single family home on a vacant lot. The zoning district for the property is RS-2 zoning as well as RS zoning on the north and the south adjacent properties.

The property is on the ocean with 39,491.20 square feet of gross lot. The owner wishes to build a new single family residence with a first floor living area and three car garage and two additional habitable areas above. The new residence shall conform to current zoning setbacks with a total height of 35 feet from the first habitable floor to the roof deck. The air-conditioned areas shall total 10,080 square feet and the gross area 12,570 square feet which includes garage and covered terraces. A new pool, spa, pool deck and driveway is proposed. A new entry wall and gate is proposed that conforms to the new setbacks for low walls.

It is important to note that the proposed structure shall remain within the rear existing limits of construction. Exterior structure walls and columns are not proposed more eastward than the building line. Retaining walls and low walls are also proposed for privacy at the front and side property lines.

The new site shall meet or exceed landscape requirements and shall be regraded accordingly. The new proposed structure shall meet the current 2017 Florida building code and all applicable local zoning codes. The owner has submitted a request for FDEP approval.

The architectural style proposed shall be contemporary design with large expanses of large missile impact glass and wood veneer and stucco on the façade. The proposed construction shall be concrete block and a concrete system for the intermediate flooring between levels. The roof shall be an insulated flat roof with drains, parapets and TPO finish. Architectural eyebrows and features are proposed. Rear terraces shall be cantilevered and shall be open with a first level outdoor patio area. The interior shall have an elevator. Exterior lighting shall be code compliant and comply to the sea turtle regulations.

If you have any questions please feel free to contact me at 954-921-5333.

Respectfully,

A handwritten signature in black ink, appearing to read 'Annie Carruthers', with a stylized, looped flourish at the end.

Annie Carruthers
Principal/Archite
ct AR-97156



TOWN OF HILLSBORO BEACH
 1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
 PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: _____

Zoning Board Meeting Date: _____

Property Control # 4843 17 00 0082

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: 1105 Hillsboro Mile LLC/ Pascal Nicolai		NAME: Pascal Nicolai	
ADDRESS: 170 SE 14th St Suite # 1002, Miami, FL 33131		ADDRESS: 170 SE 14th St Suite # 1002, Miami, FL 33131	
PHONE: 646-667-8410	CELL:	PHONE: 646-667-8410	CELL:
E-MAIL camilo@ki2f.com	FAX:	E-MAIL camilo@ki2f.com	FAX:

APPLICANT'S CERTIFICATION

(I) Pascal Nicolai — (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing \$5,000 or over for commercial buildings or \$10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

 Signature

Pascal Nicolai
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 21 day of January 2020, by Pascal Nicolai as owner for 1105 Hillsboro Mile LLC.

Personally know _____ or has produced identification /. Type of Identification _____

 Notary Signature
Ana Milena Mendoza
 Print Notary Name

ANA MILENA MENDOZA
 Notary Public - State of Florida
 Commission # GG 103569
 My Comm. Expires May 10, 2021
 Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

FINAL PLAT - \$1,000.00	REZONING - \$3,500.00
LAND USE PLAN AMENDMENT - \$3,500.00	SITE PLAN REVIEW - \$2,000.00
PRELIMINARY PLAT - \$1,000.00	VARIANCE - \$1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing on the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 1105 HILLSBORO MILE District: _____

Proposed Zoning: RS-2 RESIDENTIAL

Existing Comprehensive Plan Designation: RS-2 RESIDENTIAL

Proposed Comprehensive Plan Designation: _____

Existing Land Use: VACANT

Proposed Land Use: RESIDENTIAL SINGLE FAMILY

Total Site Area: 43,679 Sq. Ft. 1.0027 Acres

Flood Zone Category: AE 9

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐

Describe briefly the nature of any improvements presently located on the subject property. _____

THE LOT IS CURRENTLY VACANT

Describe the type of operation or business proposed; or the proposed construction. _____

NEW SINGLE FAMILY RESIDENCE WITH FOUR CAR GARAGE, POOL AND SPA

Estimated construction cost: \$ 3,500,000⁰⁰

Describe in detail the phasing of the proposed development. THE PROJECT SHALL BE CONSTRUCTED
IN ONE PHASE.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

THE RESIDENCE IS CONSISTANT WITH OTHER SINGLE FAMILY HOMES IN THE AREA AND COMPLIES WITH THE
CITY'S REGULATIONS AND STANDARDS AS WELL AS SETBACKS AND BUILDING LINE. THE HOME WILL BE CODE
COMPLIANT WITH A CONTEMPORARY STYLE IN THE HIGHEST QUALITY MATERIALS SO AS TO ENHANCE THE
NEIGHBORHOOD. FRONT AND REAR WILL BE CONSTRUCTED TO PROMOTE SAFETY.

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☒ If yes, briefly describe the nature of the Application. _____

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☒ If yes, please note date of previous approval. _____

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of \$500 per each \$100,000 with a minimum of \$1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

000000E

Prepared by:

Giovanni Nicosia
Attorney at Law
Supreme Title & Escrow, Inc.
4175 Davie Road Suite 110
Davie, FL 33314
954-726-5580

File Number: 19-04-0313-SR-L 1105 Hillsboro Mile LLC, a Florida limited liability company

Return to:

Eric Grabois, P.A.
Attorney at Law
Pinnacle Title Group, LLC
11900 Biscayne Blvd., Suite 604
Miami Beach, FL 33181
(305) 891-2029

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3 day of May, 2019 between Carol Cutler and Paul Cutler, wife and husband whose post office address is 1011 Hillsboro Mile, Hillsboro Beach, FL 33062, grantor, and 1105 Hillsboro Mile LLC, a Florida limited liability company whose post office address is 1105 Hillsboro Mile, Hillsboro Beach, FL 33062, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

The North 100 feet of the following described lands:

All that portion of Government Lot 1, Section 17, Township 48 South, Range 43 East, lying between a line parallel to and 1150 feet South of (measured at right angles) the North line of said Section 17, and a line parallel to and 1350 feet South of (measured at right angles) the North line of Section 17, lying and being in Broward County, Florida; LESS AND EXCEPT the right-of-way of State Road A1A as laid out and in use.

Parcel Identification Number: 484317000082

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, which are not yet due and payable.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Giovanni Nicosia

Witness Name: Linda S. Maher

Carol Cutler (Seal)
Carol Cutler

Paul Cutler (Seal)
Paul Cutler

State of Florida
County of Broward

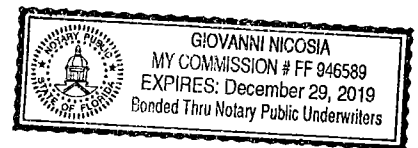
The foregoing instrument was acknowledged before me this 7th day of April, 2019 by Carol Cutler and Paul Cutler, wife and husband, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



Hillsboro Beach Residence



ARTIST CONCEPT

1105 HILLSBORO MILE LLC
HILLSBORO BEACH, FLORIDA

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333 AA26001758 ANNIE CARRUTHERS ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS / CONSULTANTS

STRUCTURAL ENGINEER

PROJECT CLASSIC STRUCTURAL ENGINEERING

7318 TEXAS TRAIL, BOCA RATON FLORIDA 33487
TEL: 954-667-7803 FARID ABUGATTAS, P.E. 72471
EMAIL: PLANS@PROJECT CLASSIC.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER

E + E CONSULTING ENGINEERING INC

140 SOUTH DIXIE HWY TH-106, HOLLYWOOD FL 33020
954-566-9708
GUISEPPE NENDIANI PE #59435
EMAIL: ANDRESHOLLMANN@EE-CE.NET

CIVIL ENGINEER

GATOR ENGINEERING ASSOCIATES, INC.

11390 TEMPLE STREET, COOPER CITY, FL 33330
954-434-5905
EMAIL: GATOR_EC@BELLSOUTH.NET

LANDSCAPE ARCHITECT

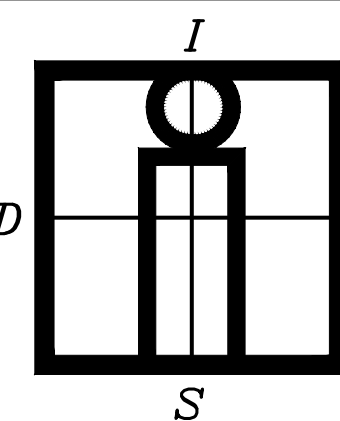
KIM MOYER, A.S.L.A.

4808 NE 16 AVENUE OAKLAND PARK, FL 33334
954-492-9609
KIM MOYER LA0000952
EMAIL: K.MOYERLA@GMAIL.COM

INTERIOR DECORATOR

TOGU ARCHITECTURE

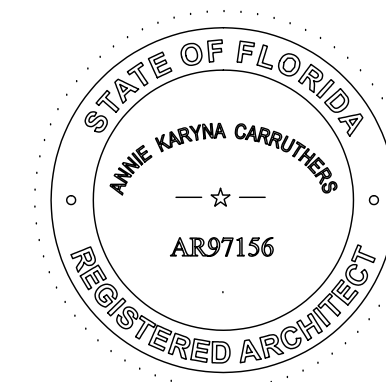
FRANCOIS GUGLIELMINA 149 RUE PARADIS - 13006 MARSEILLE T +33 (0) 4 96 12 49 98 - F +33 (0) 4 96 12 49 68 WWW.TOGU.ARCHI
EMAIL: STUDIO@TOGU.ARCHI



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE NO AR-97156

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ARCHITECT BEFORE COMMENCEMENT OF WORK.
DRAWINGS ARE NOT TO BE SCALED.

HILLSBORO MILE RESIDENCE

OWNER:
1105 HILLSBORO MILE, LLC
ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION

DEC-2019
OWNER DESIGN
DEVELOPMENT APPROVAL
MAY-11-2020
SITE PLAN REVIEW
SUBMITTAL

REVISIONS

SITE PLAN REVIEW
SUBMITTAL

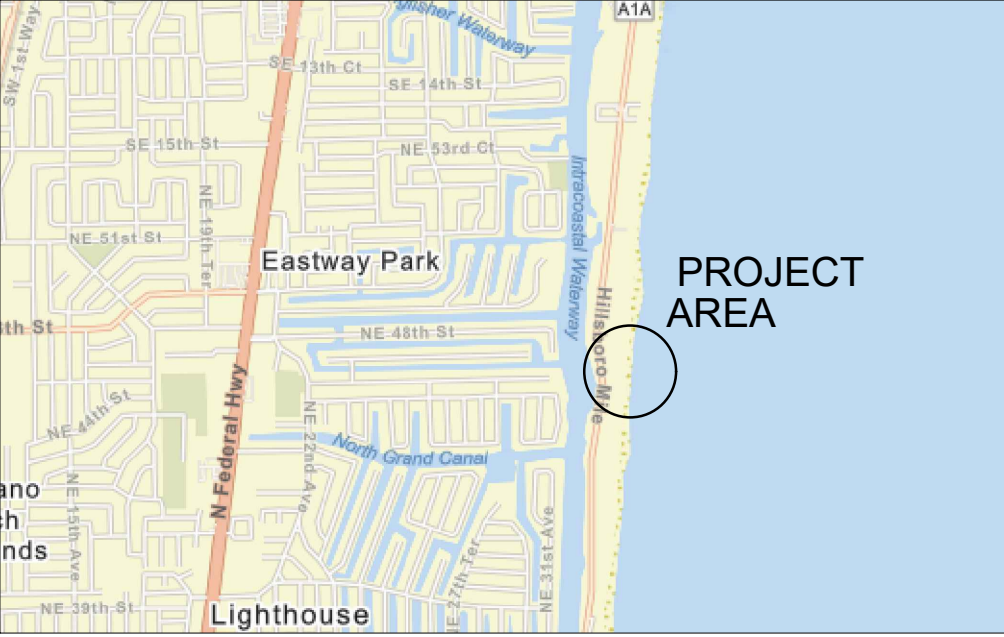
Date Of Issue
MAY-11-2020

COVER
A-0.1

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED LANDS:

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 1150 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17, AND A LINE PARALLEL TO AND 1350 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 17, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A1A AS LAID OUT AND IN USE



VICINITY MAP

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 54-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 02/26/2020
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS N88°02'02"E ALONG THE NORTH LINE OF THE SUBJECT PROPERTY
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-11", "VE-9", AND "VE-8" PER FLOOD INSURANCE RATE MAP #12011C0187 H, DATED AUGUST 18, 2014, AND REVISED JULY 10, 2018.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK IS NGS BENCHMARK "A-312". ELEV. = 9.54'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SEASONAL HIGH WATER LINE WAS ESTABLISHED USING DEPARTMENT OF CIVIL AND COASTAL ENGINEERING: CHARACTERISTICS OF SEASONAL HIGH WATER LINE CHANGE ALONG THE SANDY BEACHES OF THE STATE OF FLORIDA: AN ATLAS, JANUARY 2001.
- SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.98 ACRES (42,682.92 SF).

Legend & Abbreviations:
(symbols not scaleable for size)

- PLS - PROFESSIONAL LAND SURVEYOR

PSM - PROFESSIONAL SURVEYOR & MAPPER

LB - LAND SURVEYING BUSINESS

C.L. - CENTERLINE

R. - RADIUS

L. - LENGTH

Δ - DELTA ANGLE

E/P - EDGE OF PAVEMENT

B/C - BACK OF CURB

B.M. - BENCHMARK

POC - POINT OF COMMENCEMENT

POB - POINT OF BEGINNING

PCP - PERMANENT CONTROL POINT

PCP - PERMANENT CONTROL POINT

PRM - (PRM) PERMANENT REFERENCE MONUMENT

PRM - PERMANENT REFERENCE MONUMENT

IP - (P) IRON PIPE

IP - IRON PIPE

IRC - (IRC) IRON ROD & CAP

IRC - IRON ROD & CAP

CM - (CM) CONCRETE MONUMENT

CM - CONCRETE MONUMENT

FD - FOUND

(M) - MEASURED

(P) - PLAT

(MMB) - MISC. MAP BOOK

(OA) - OVERALL

R/W - RIGHT OF WAY

— GUY WIRE

— WOOD UTILITY POLE

— TELEPHONE SERVICE

— CABLE T.V. BOX

— ELECTRIC BOX

— LIGHT POST

— WELL

— HYDRANT

— GATE VALVE

— IRRIGATION VALVE

— WATER METER

— SANITARY MANHOLE

— SANITARY SERVICE

— SEPTIC TANK

— DRAINAGE MANHOLE

— CURB INLET

— SURFACE INLET

— MITERED END SECTION

— CONCEPTUAL DRAINAGE

— STREET SIGN

— PROPOSED GRADE

— TYPICAL ELEVATION

A/C - AIR CONDITIONER

CONC. - CONCRETE

F.F.E. - FINISH FLOOR ELEVATION

B.S.B. - BUILDING SETBACK LINE

ELEV. - ELEVATION

R/W - RIGHT OF WAY

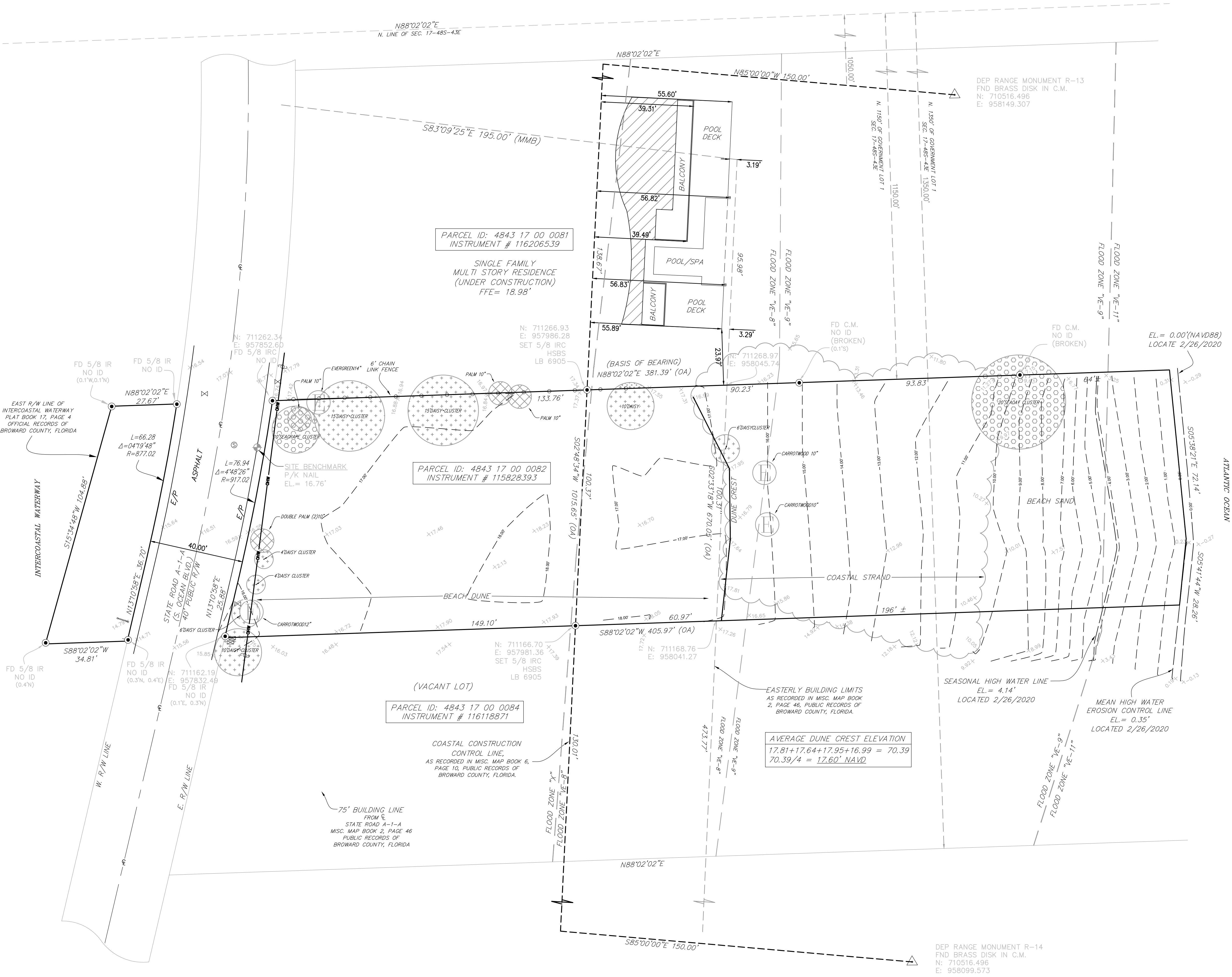
AB - AS-BUILT

P/K - PARKER-KALON
- PALM TREE

— COASTAL STRAND

— EXOTICS

— BEACH DUNE



MERIDIAN
LAND SURVEYORS

1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

PROJECT# 30-010
DATE: 2/28/2020
F.B. 337 PG. 19
DRAWN BY: NIL
CHECKED BY: M.C.
SCALE: 1"=20'
SHEET 1 OF 1

PLAT OF SURVEY FOR
NICHOLAI PASCAL
1105 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

REVISIONS			
NO.	DATE	DESCRIPTION	BY
2.	6/15/20	REVISED PER CITY COMMENTS	NIL
1.	3/10/20	REVISED PER COMMENTS	DB

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214

Page 76 of 130

PROJECT DATA

PROJECT: NEW SINGLE FAMILY RESIDENCE

SITE DATA

OWNER	1105 HILLSBORO MILE LLC
PROJECT ADDRESS	1105 HILLSBORO MILE HILLSBORO BEACH FLORIDA 33062
PARCEL CONTROL NUMBER	4843-17-00-002 PARCEL B
CONSTRUCTION	TYPE V8 - NEW RESIDENCE
HEIGHT (TO TOP OF ROOF)	35'-0" FROM AVERAGE DUNE TO TOP OF ROOF
OCCUPANCY TYPE PER FBC 310.1	R-3
GROSS LOT AREA	42,682.92 SF (.98 ACRES)
NET LAND/LOT AREA (NOT INCL INGRESS/EGRESS OR STREET	

CONSTRUCTION / PROJECT DESCRIPTION	NEW THREE STORY SINGLE FAMILY RESIDENCE WITH THREE CAR GARAGE
ESTIMATED CONSTRUCTION COST	SEE APPLICATION

ZONING

ZONING DISTRICT/ CURRENT ZONING:	RS-2 ZONING DISTRICT.
ADJACENT ZONING:	RS-2 ZONING DISTRICT.
FEMA FLOOD ZONES:	ZONES X, VE-8, VE-9, AND VE-11
PROPOSED FINISHED FLOOR (DATUM)	+17'-7 1/4" NAVD 88 OR FEMA BASE FLOOD PLUS ONE FOOT FREEBOARD OR DUNE ELEVATION WHICHEVER IS HIGHER
CROWN OF THE ROAD	+15.58' NAVD 88 (VERIFY W/SURVEY)
AVERAGE DUNE PER SURVEY	+17.6' NAVD 88
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL

THIS PROPERTY LIES IN FOUR FLOOD ZONES. THE PROPOSED STRUCTURE FALLS IN FLOOD ZONE X AND VE 1.8 FEMA PLUS FREEBOARD = +9'-0" NAVD 88 MIN REQUIRED

PROPOSED TOP OF CONC SLAB = +17'-7 1/4" NAVD 88 = +10'-0" DATUM

LEGAL DESCRIPTION

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 110.5 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17, AND A LINE PARALLEL TO AND 130.0 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 17, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A1A, AS LAID OUT AND IN USE.

F.I.R.M. DATE: AUG. 18, 2014	FLOOD ZONES: X VE-11, VE-9 AND VE-18	BASE ELEVATION: VARIES SEE SITE PLAN
COMMUNITY: 120AA	PANEL NUMBER: 0187	SUFFIX: C

PARKING TABULATIONS

TOTAL PARKING STALLS AT RESIDENCE COVERED	3 PARKING STALLS
TOTAL PARKING STALLS AT RESIDENCE ON GRADE	2 PARKING STALLS ON GRADE
TOTAL GROSS PARKING	5 PARKING STALLS

1 PROJECT DATA

ANY APPLICABLE RESOLUTION

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE ORDINANCES OF THIS COUNTY. APPLICANTS WILL CONSIDER ANY APPLICATION TO CITY ORDINANCE INCLUDING PERMIT APPLICATION, REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

APPLICABLE CODES

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE TO THIS PROJECT AND SCOPE OF WORK (TYP):

THE FLORIDA BUILDING CODE 2017 6TH EDITION AND ALL BROWARD COUNTY AMENDMENTS, FLORIDA BUILDING CODE 2017 6TH EDITION WHICH INCLUDES:

- A. BUILDING
- B. ACCESSIBILITY
- C. RESIDENTIAL
- D. EXISTING BUILDING
- E. PLUMBING
- F. FUEL GAS
- G. MECHANICAL
- H. ENERGY CONSERVATION
- I. TEST PROTOCOLS

- FLORIDA FIRE PREVENTION CODE 2012 WITH LOCAL AMENDMENTS
- A. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE- FLORIDA EDITION 2012
- B. NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1 FLORIDA EDITION 2012

APPLICABLE HOMEOWNERS ASSOCIATION DESIGN GUIDELINES, REGULATIONS AND HOMEOWNER BY LAWS

BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH VELOCITY HURRICANE ZONE SHALL COMPLY WITH SECTIONS R302 TO R327, INCLUSIVE AND THE PROVISIONS OF CHAPTER 44 AND SECTION R301.2.5 AND 8406. IN ADDITION, BUILDINGS AND STRUCTURES LOCATED IN FLOOD HAZARD AREAS ESTABLISHED IN TABLE R301.2(1) SHALL COMPLY WITH SECTIONS R301.2.4, R301.2.5 AND R322.

STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2017 FLORIDA BUILDING CODE AS LIMITED BY THE PROVISIONS OF SECTION R301.2. ADDITIONAL CRITERIA SHALL BE SET FORTH IN TABLE R301.2(1).

R301.2.1 WIND DESIGN CRITERIA
BUILDINGS AND PORTIONS THEREOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WIND PROVISIONS OF THE FBC CODE USING THE ULTIMATE DESIGN WIND SPEED IN TABLE R301.2(1) AS DETERMINED FROM FIGURE R301.2(4), WHERE DIFFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS SECTION FOR EACH PORTION SHALL APPLY, WHERE NOT OTHERWISE SPECIFIED, THE WIND LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WALL COVERINGS, CURTAINS, WALLS, ROOF COVERINGS, ROOF MEMBERS, SKYLIGHTS, AND EXTERIOR DOORS (OTHER THAN GARAGE DOORS), WHERE LOADS FOR GARAGE DOORS ARE NOT OTHERWISE SPECIFIED, THE LOADS LISTED IN TABLE R301.2(4) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS, ASPHALT SHINGLES SHALL BE DESIGNED FOR WIND SPEEDS IN ACCORDANCE WITH SECTION R905.2.4. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE APPLICABLE UPLIFT FORCES FROM THE ROOF ASSEMBLY TO THE FOUNDATION.

WIND LOAD TYPE: ASCE-7-10	DESIGN WIND SPEED: 170	BUILDING TYPE: ENCLOSURE, RIGID
CATEGORY: II	IMPORTANCE FACTOR: 1.0	BUILDING EXPOSURE: D

OTHER PERMITS:

NOTES (2):
OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO FENCE, MANURE BIN, ARCHA, IRRIGATION, ROOF, DRIVEWAY, DEMOLITION, GAS, TEMPORARY STRUCTURES, PRE-FAB, FIREPLACES, GENERATOR AND/OR LANDSCAPING AS PER CITY ORD. AS REQUIRED TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE PERMIT.

A LAND DEVELOPMENT PERMIT MAY BE REQUIRED, CONTRACTOR TO PROVIDE A PERMIT FOR THE DEMOLITION OF EXISTING STRUCTURES IF REQUIRED, UNDER SEPARATE PERMIT.

4 NOTES

RESIDENCE SQFT CALCULATION			
AREAS	SQFT	% OF LOT	
1ST FLOOR A/C SPACE	4,265.06		
2ND FLOOR A/C SPACE	4,453.15		
3rd FLOOR A/C SPACE	1,352.50		
TOTAL A/C SPACE	10,080.72	25.5%	
4 CAR GARAGE	947.91		
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55		
COVERED TERRACES 2ND FLOOR	474.24		
TOTAL GROSS AREA RESIDENCE	12,570.41	31.8%	
ROOF ACCESSIBLE AREA AND SPA	1,400.97		

SITE AREA CALCULATIONS	MAX REQUIRED	PROPOSED	% OF SITE
1ST FL BLDG FOOTPRINT, GARAGE AND STORAGE	5,212.97	13,202.00	13.20%
COVERED TERRACES 1ST FLOOR	1,067.55	2,707.00	2.70%
DRIVEWAY	2,477.53	6,277.00	6.27%
DECKS/SLABS/POOL	3,727.83	9,447.00	9.44%
LANDSCAPING/PERVIOUS AREA	27,005.31	68,389.00	68.38%
GROSS LOT AREA	39,491.20	39,491.20	100%

LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
PROPOSED LOT COVERAGE (1ST FL)	6,280.52	15,907.00	15.90%
REQUIRED MAX LOT COVERAGE	15,796.48	40,007.00	40.00%
PROPOSED FAR	12,570.41		
REQUIRED MAX FAR	N/A		
PROPOSED PERVIOUS AREA	27,005.31	68,389.00	68.38%
REQUIRED MIN PERVIOUS AREA	N/A		

SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT SETBACK -FROM CENTERLINE OF A1A	85'-0"	85'-0"
REAR SETBACK FROM EASTERLY BUILDING LINE	25'-8"	
SIDE SETBACK-NORTH	15'-0"	17'-6"
SIDE SETBACK -SOUTH	15'-0"	17'-6"
HEIGHT FROM AVERAGE DUNE (DATUM)	35'-0" MAX	35'-0"

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE (FBC)

REQUIRED SIDE SETBACK BASED ON UDLR 21-024 (B) 35 FT PROPOSED HEIGHT 06 IN PER FT = 17'-6" SIDE SETBACK REQUIRED/PROPOSED. SEE ELEVATIONS SHEET A21 AND A22

elevations shall be based upon National Geodetic Vertical Datum of 1988 (NAVD 1988):	NAVD
Proposed Top of Slab Lowest Floor (Garage non habitable):	+17'-1 1/4"
Proposed Top of Slab Top of next higher floor (first habitable level):	+17'-7 1/4"
DGP Breaking creast Wave elevation/100 yr storm per FDEP letter	+14.1'
Proposed Lowest elevation of machinery or equipment servicing the building:	+17'-7 1/4"
min required elevation of lowest structural member:	+14.1'
Average Dune as per survey:	+17'-7 1/4"

FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR CONC SLAB SHALL BE BASED ON AVERAGE DUNE HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING HEIGHT SHALL BE BASED FROM AVERAGE DUNE HEIGHT

2 LOCATION PLAN

SCALE : N.T.S.

R4501.17 RESIDENTIAL SWIMMING BARRIER REQUIREMENT.
RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.1(7.1) THROUGH R4501.1(7.3). EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346, R4501.17.1 OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.1(7.1) THROUGH R4501.1(7.1.4).

THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4501.1(7.1.2) THE BARRIER SHALL NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER, AS HEREIN DESCRIBED. BELOW ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS, OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.1(7.1.3) SOLID BARRIERS, WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.1(7.1.4) WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.

R4501.1(7.1.6) MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 13/4 INCHES (44 MM).

R4501.1(7.1.7) WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 13/4 INCHES (44 MM).

R4501.1(7.1.8) ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.1(7.1) THROUGH R4501.1(7.1.7) AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE, WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL, THE GATES AND BARRIER SHALL HAVE NO OPENINGS GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.1(7.1.9) WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIST ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM), ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

EXCEPTIONS: A SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.

B. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.

C. SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BEHIND IT.

2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

3. A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER, SUCH POOL ALARM, MUST MEET AND BE IDENTIFIED CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS, FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

R4501.1(7.1.1) STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.1(7.1) MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDEWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

R4501.1(7.1.2) THE BARRIER MUST BE PLACED AS CLOSE TO THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

R4501.1(7.1.3) REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY SURVIVING FROM THE WATER'S EDGE. SUCH BARRIERS SHALL BE AT LEAST 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE, DWELLINGS OR NONDEWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OF ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

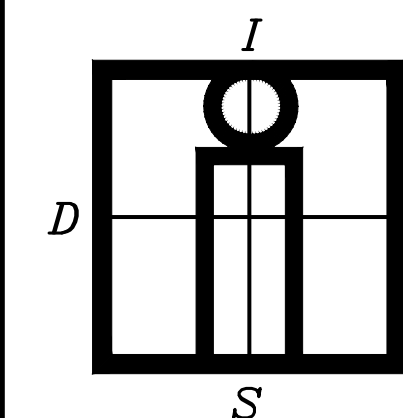
R4501.1(7.1.4) A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

R4501.1(7.1.4.1) ADJACENT WATERWAYS.
PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPLICABLE JURISDICTION, WHICH EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY, AT A MINIMUM, THE FOLLOWING: 1) THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE.

2) THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA.

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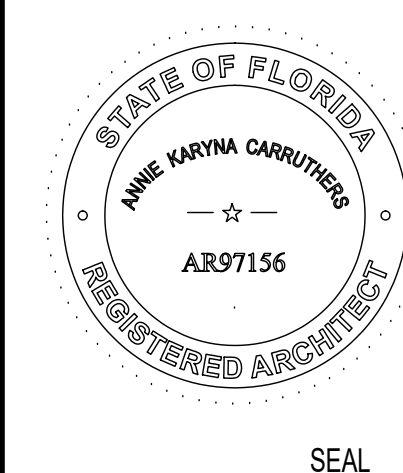
PAGE	DESCRIPTION	PAGE	DESCRIPTION
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A-0.3	GENERAL NOTES/ABBREVIATIONS		
A-0.4	BUILDING CODE		
SITE DRAWINGS			
SURVEY	SURVEY		
SP-1.1	SITE PLAN (ENLARGED)		
SP-1.2	SITE PLAN (REDUCED - FULL)		
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IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



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ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
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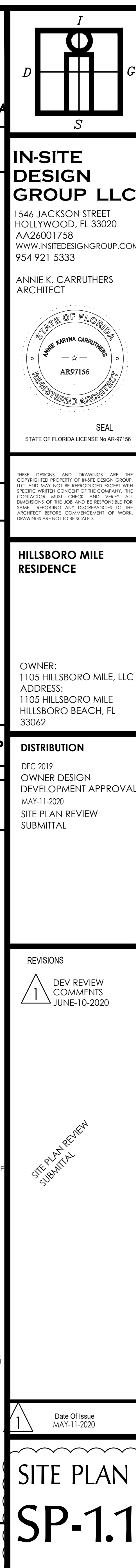
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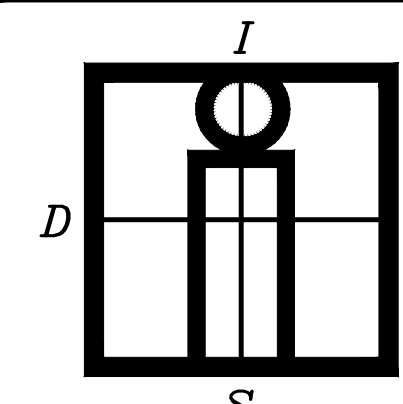
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PROJECT DATA

A-0.2

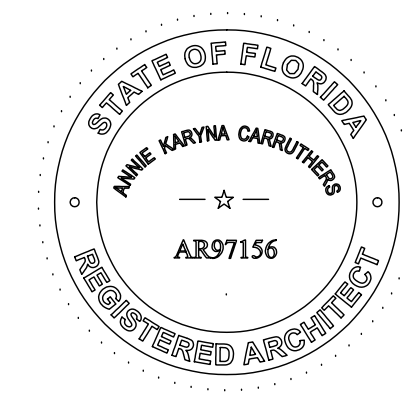




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AA26001758
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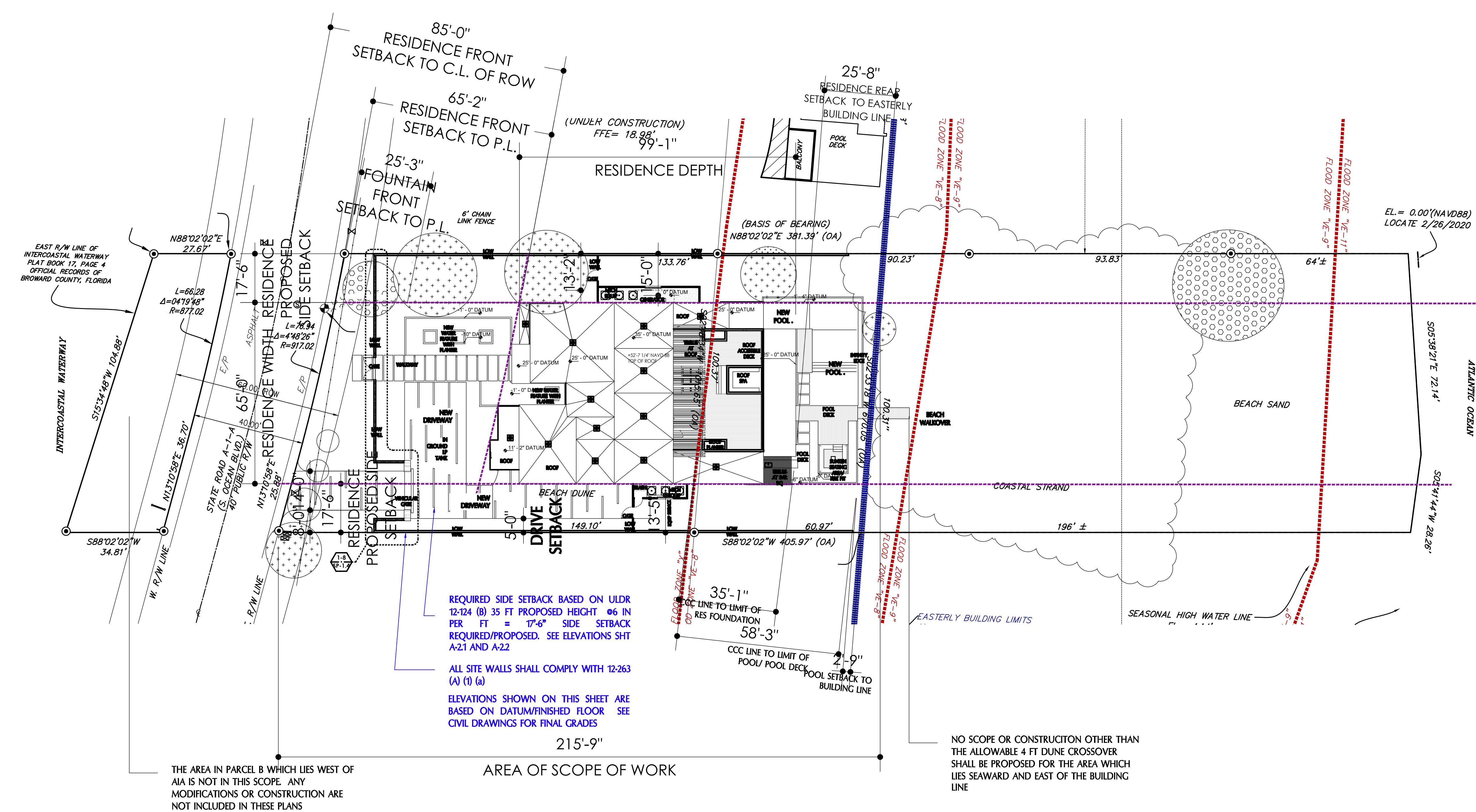
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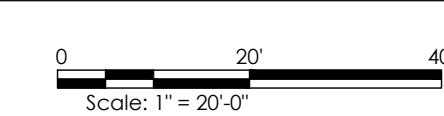
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SITE PLAN SP-1.2



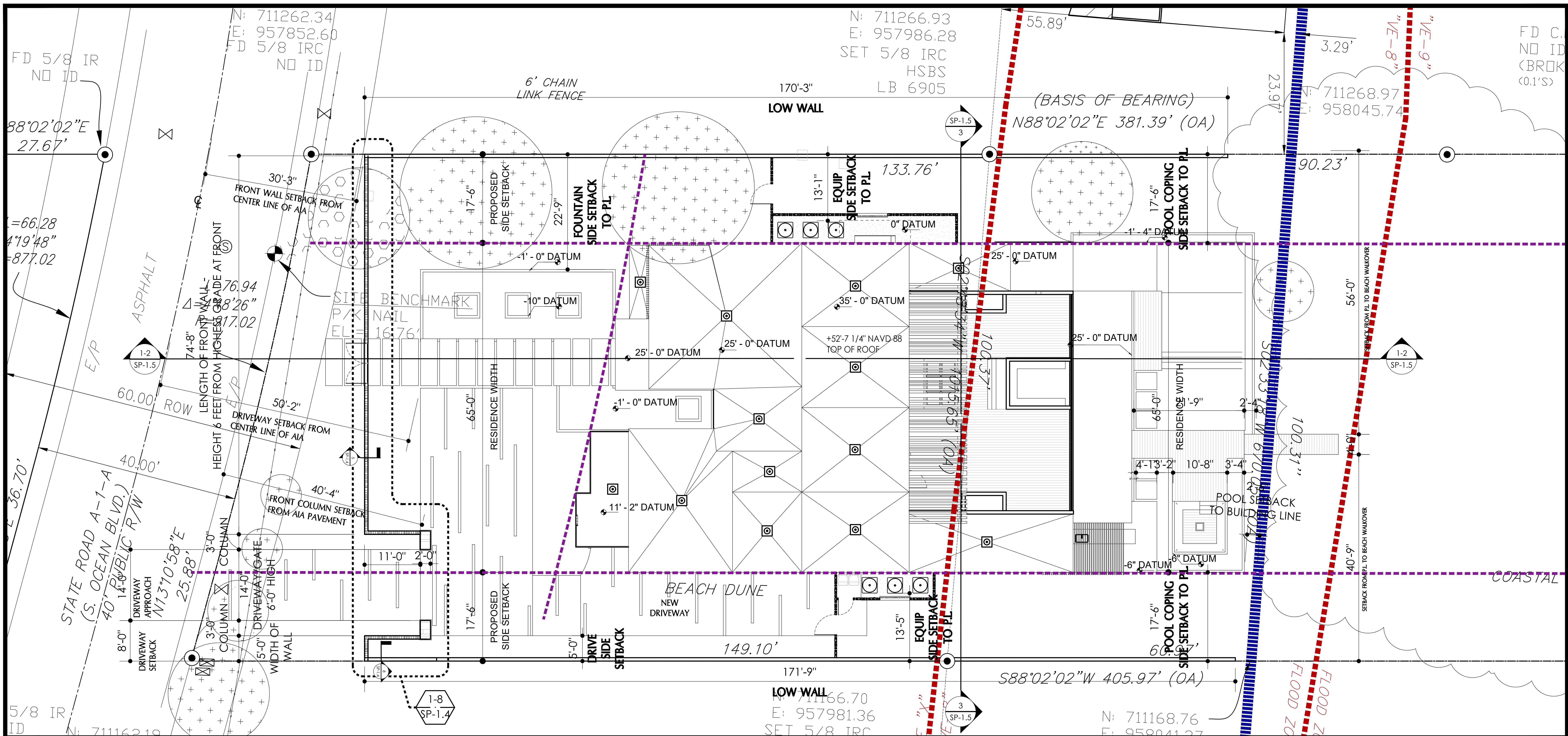
1 NEW SITE PLAN -FULL VIEW (REDUCED SCALE)

SCALE : 1" = 20'-0"

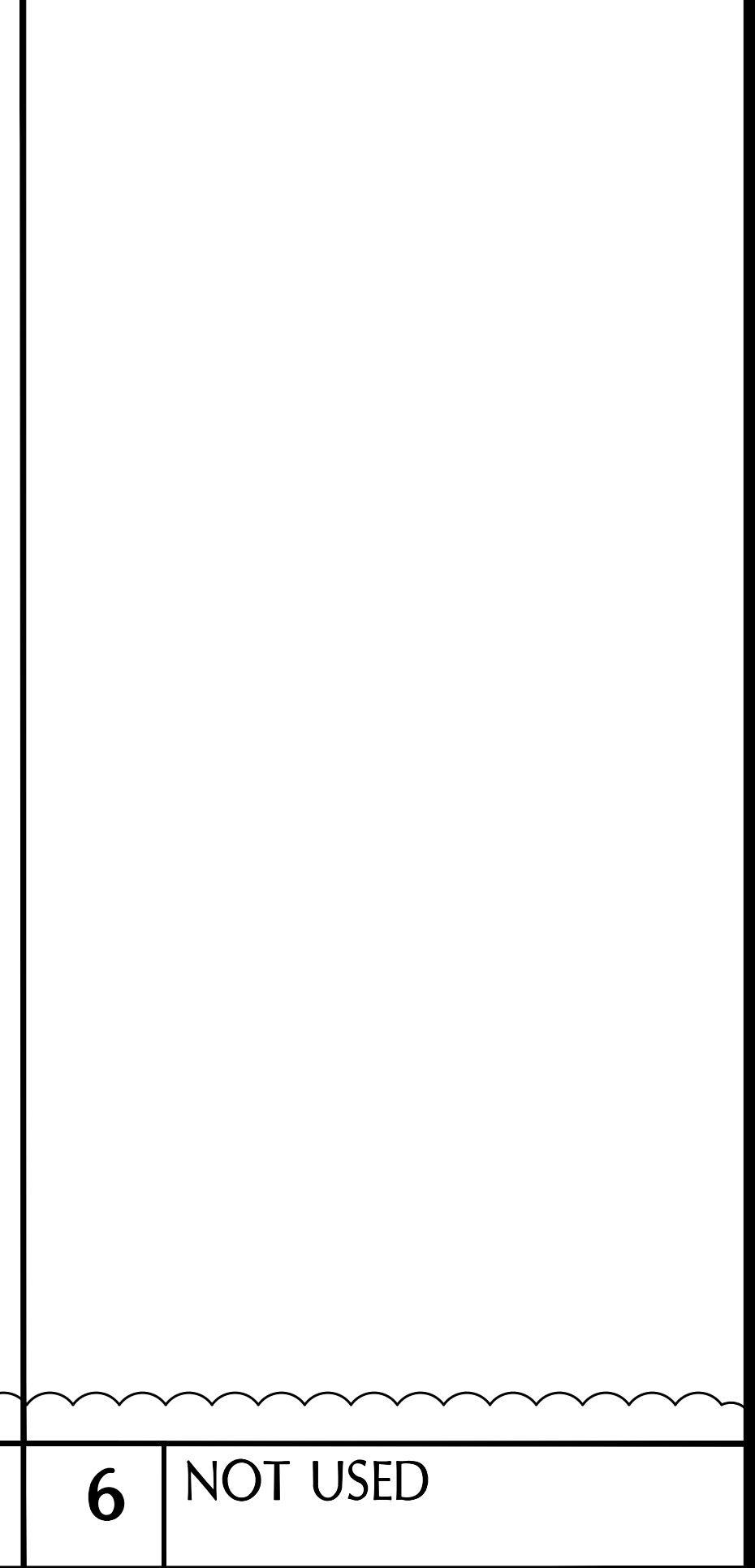
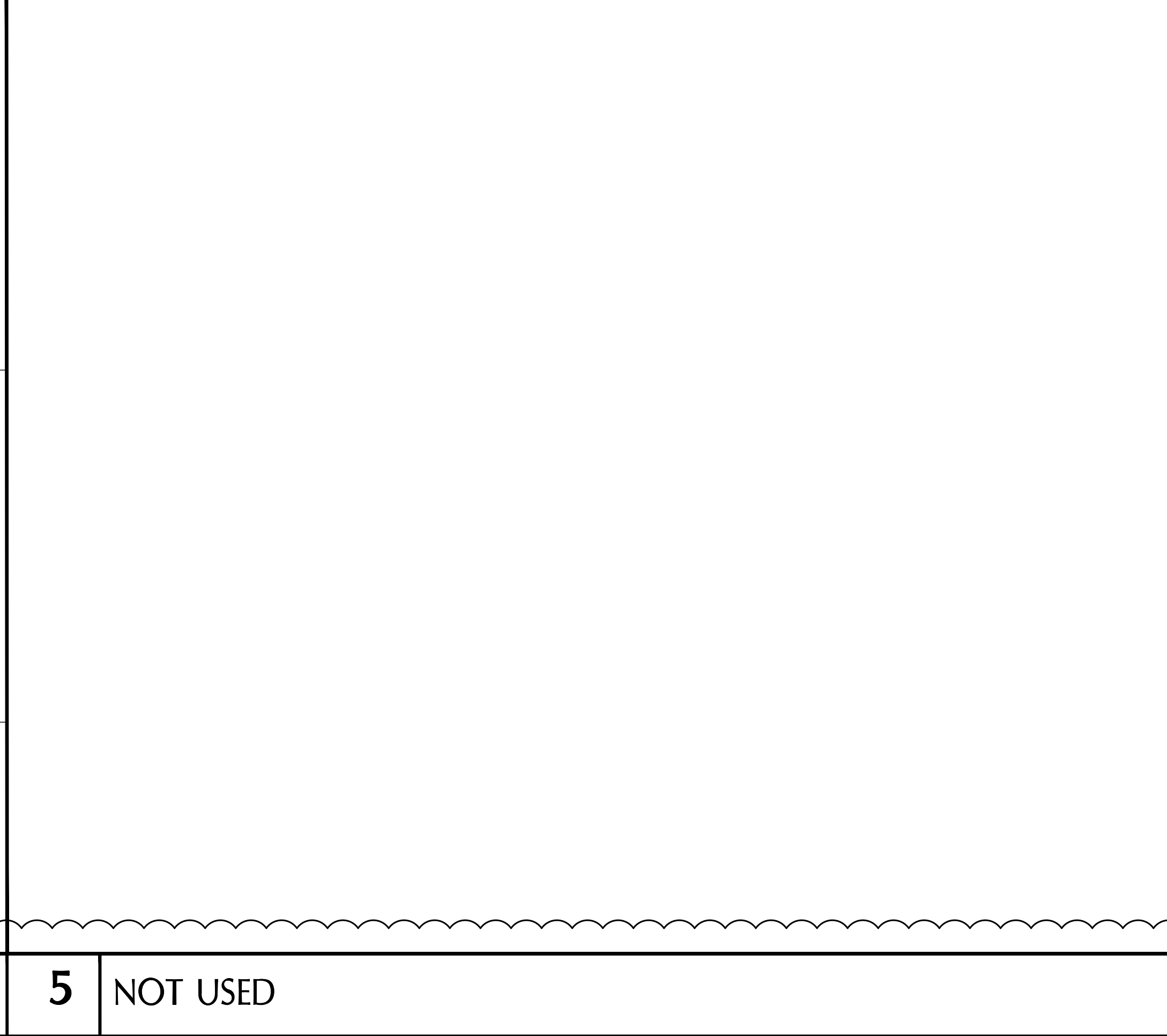
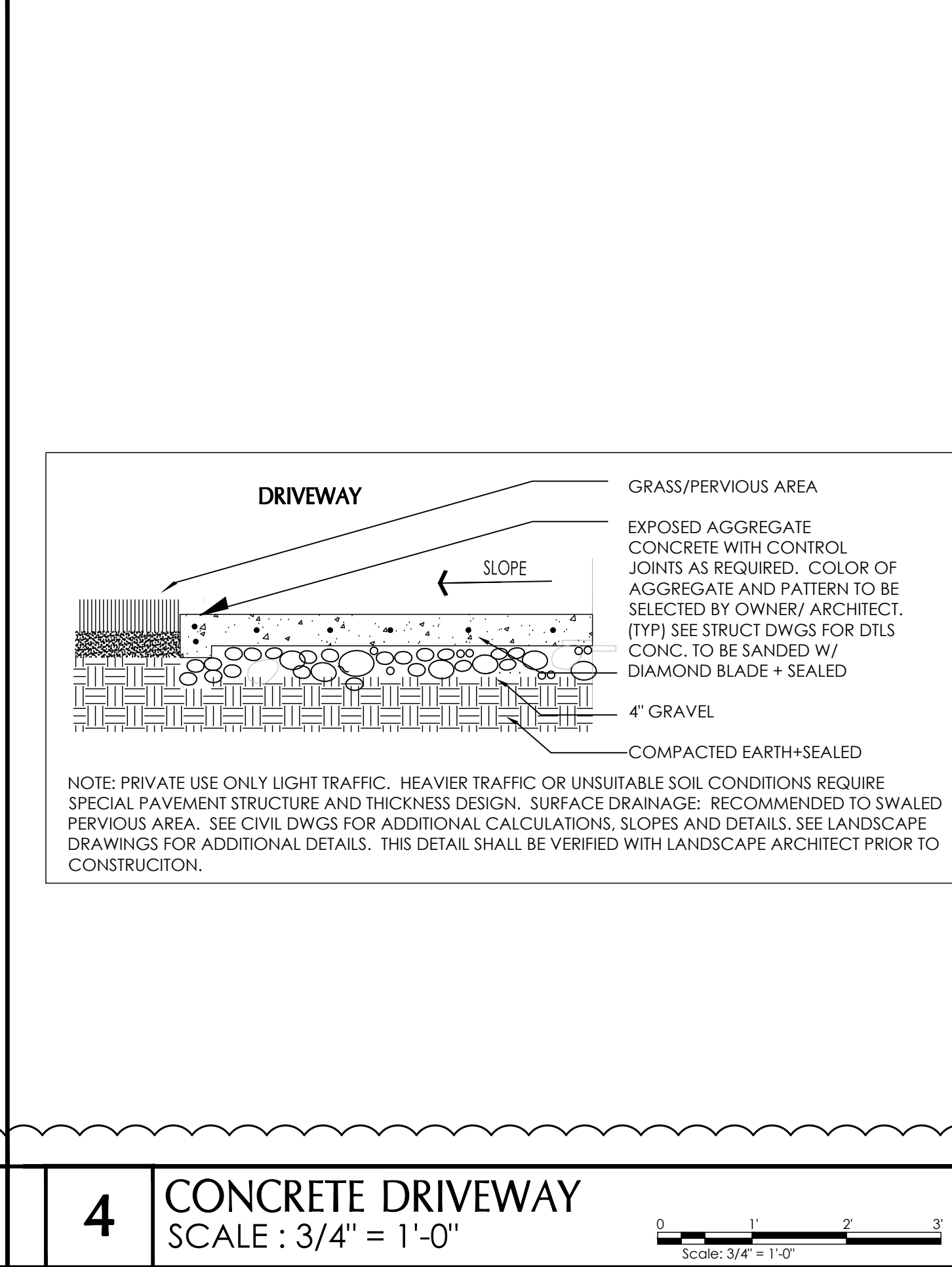
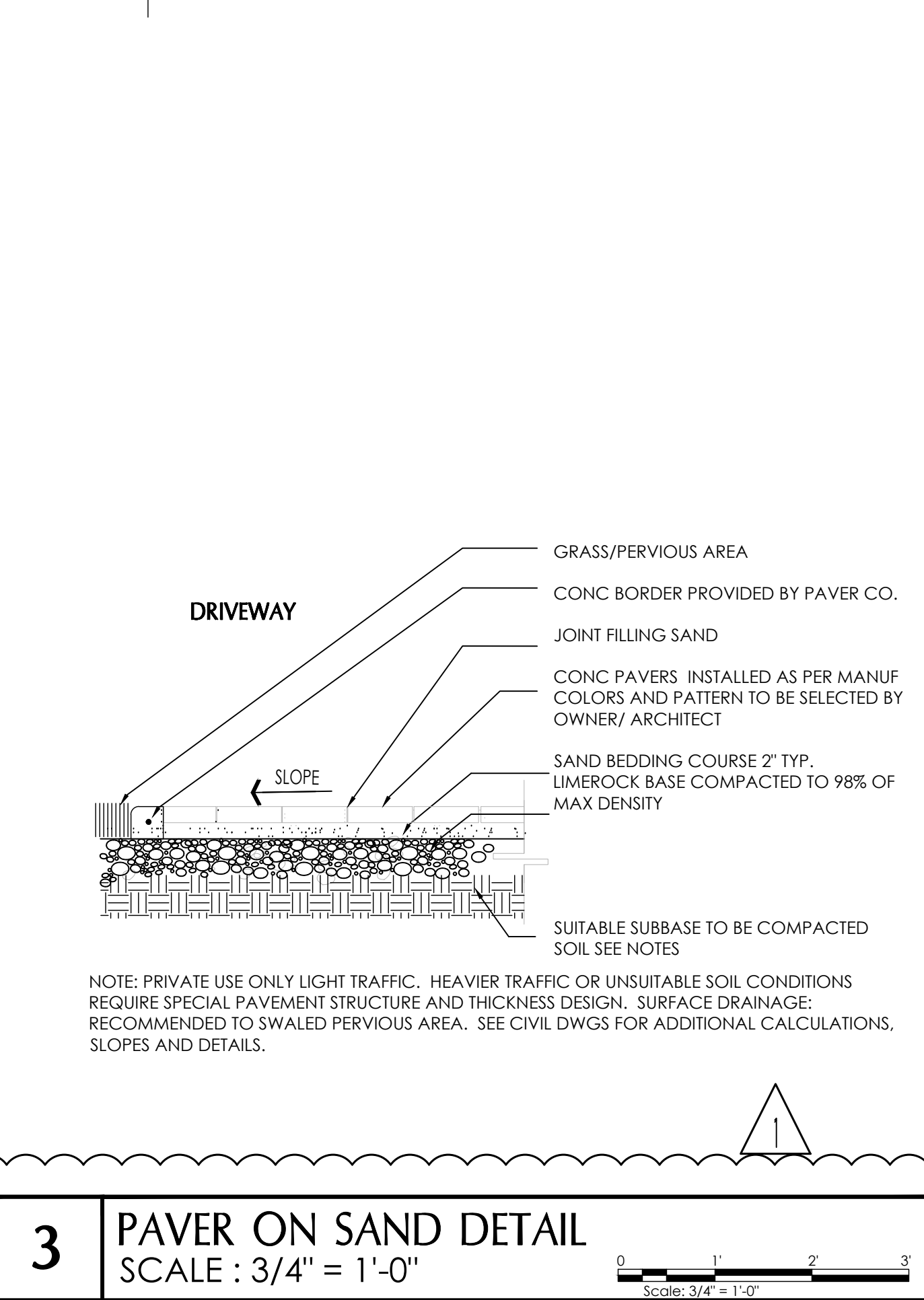
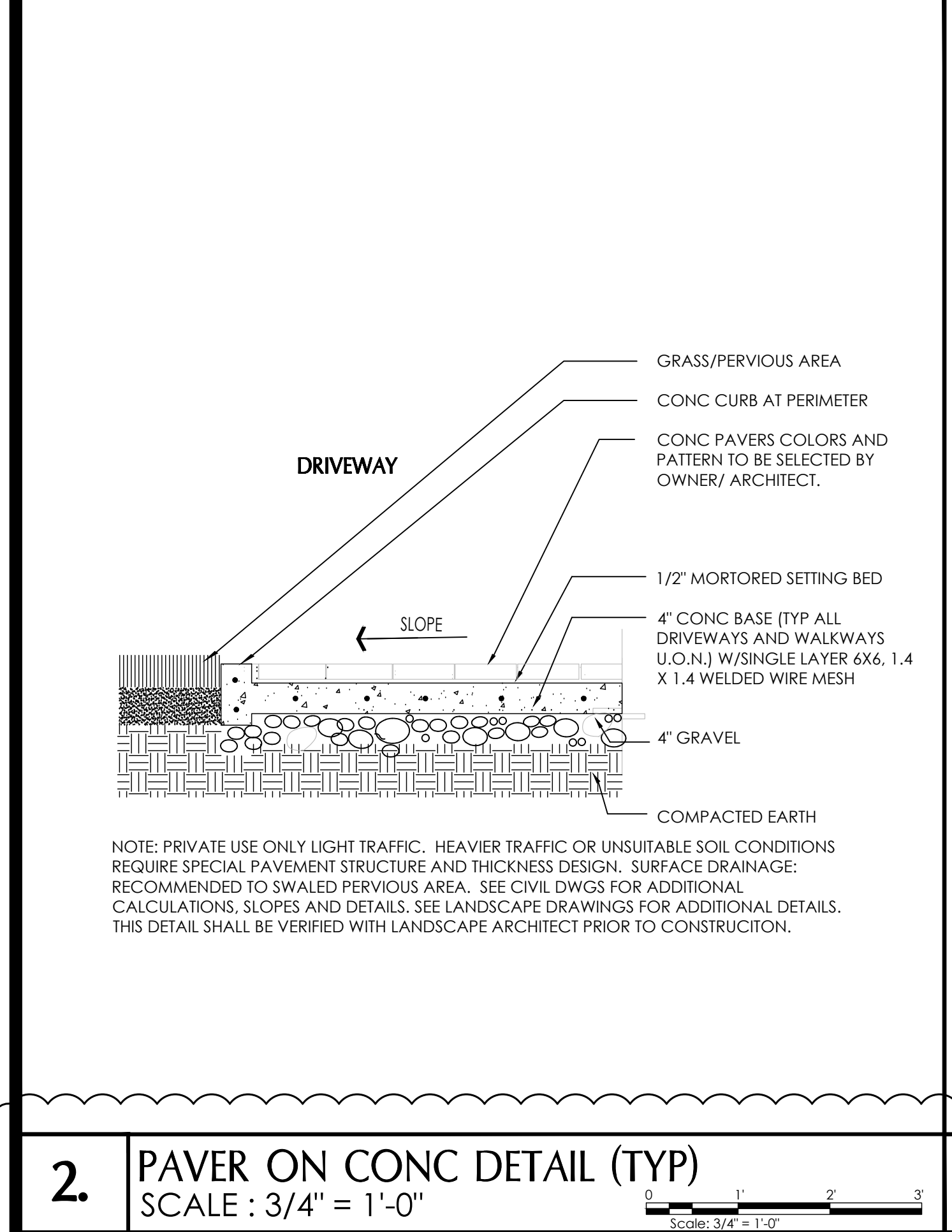


FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR CONC SLAB SHALL BE BASED ON AVERAGE DUNE HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING HEIGHT SHALL BE BASED FROM AVERAGE DUNE HEIGHT

elevations shall be based upon National Geodetic Vertical Datum of 1988 (NAVD 1988):	NAVD
Proposed Top of Slab Lowest Floor (Garage non habitable):	+17'-1 1/4"
Proposed Top of Slab Top of next higher floor (first habitable level):	+17'-7 1/4"
DEP Breaking creast Wave elevation/100 yr storm per FDEP letter	+14.1'
Proposed Lowest elevation of machinery or equipment servicing the building:	+17'-7 1/4"
min required elevation of lowest structural member:	+14.1'
Average Dune as per survey:	+17'-7 1/4"



1 DRIVEWAY, LOW WALLS AND HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333
ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K. CARRUTHERS
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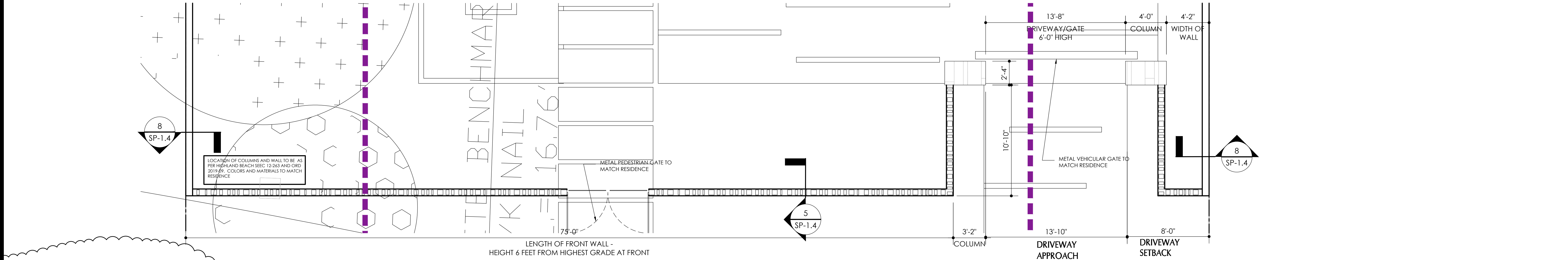
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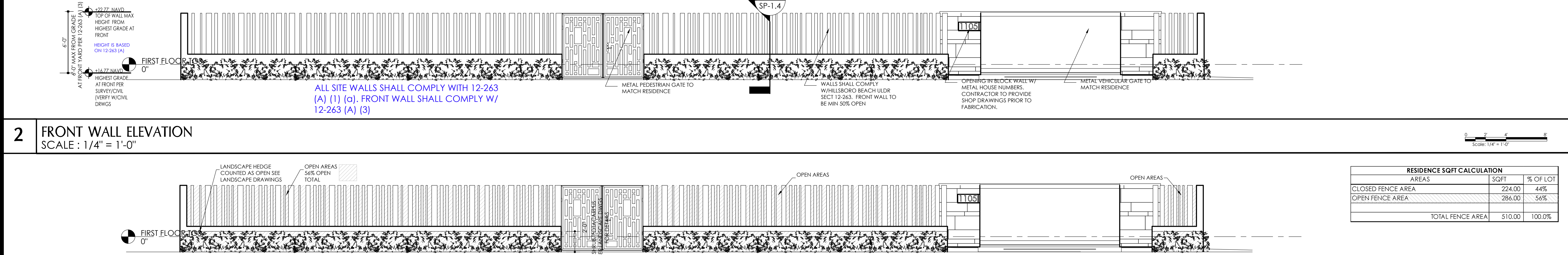
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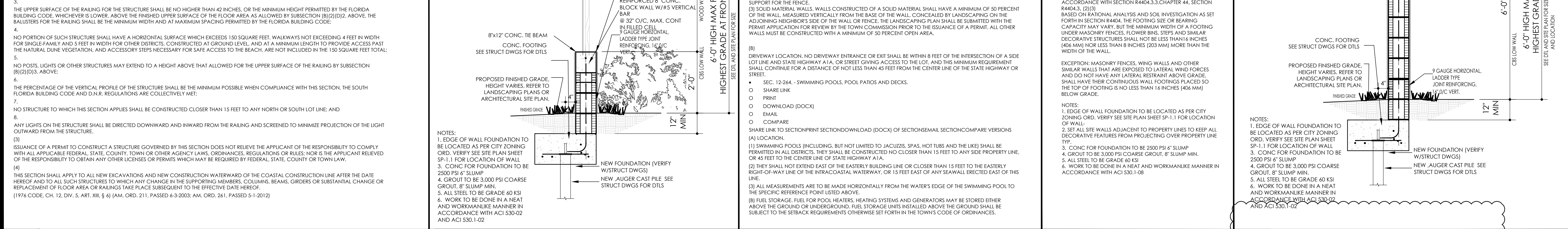
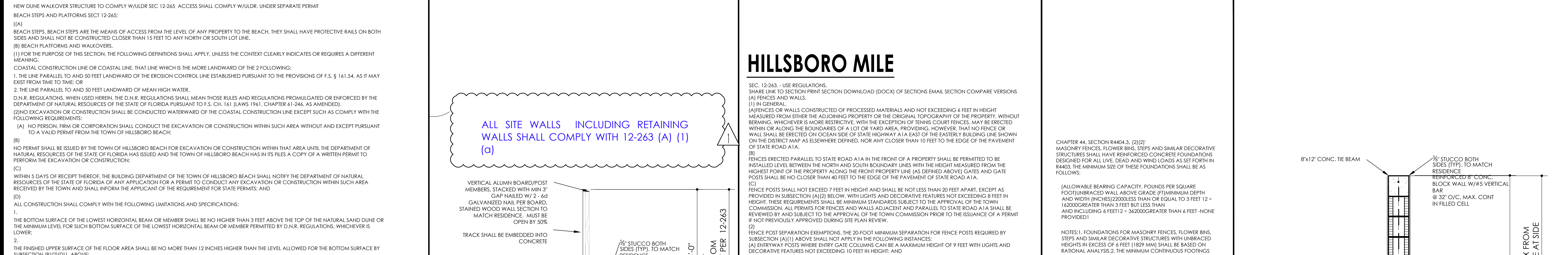
SITE DETAILS
SP-1.3



1 FRONT WALL PLAN
SCALE : 1/4" = 1'-0"



2 FRONT WALL ELEVATION
SCALE : 1/4" = 1'-0"



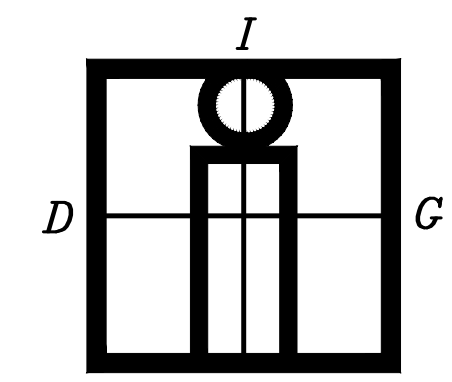
4 DUNE WALKOVER REGULATIONS

5 LOW WALL
SCALE : 3/4" = 1'-0"

6 HILLSBORO ULDR FENCE/WALL AND POOL REG

7 FBC CODE FENCE/WALL REGULATIONS

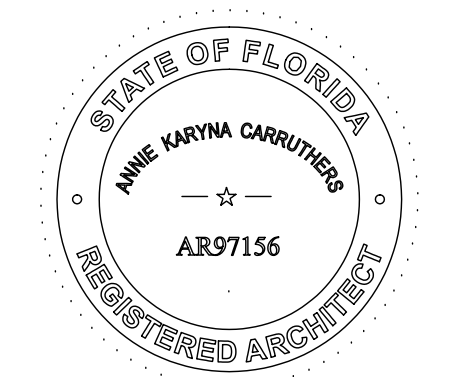
8 LOW WALL
SCALE : 3/4" = 1'-0"



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
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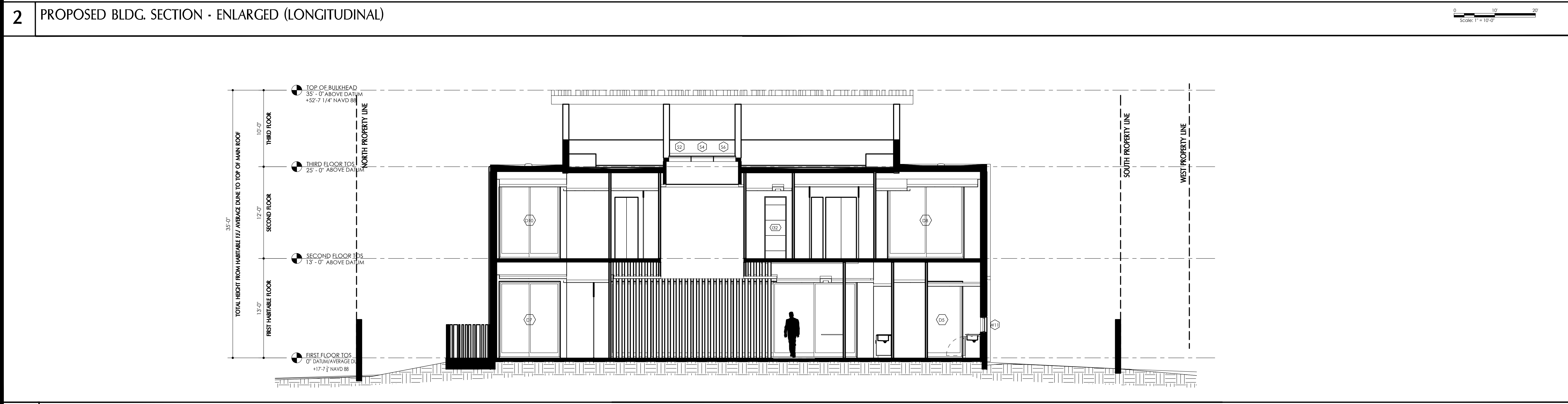
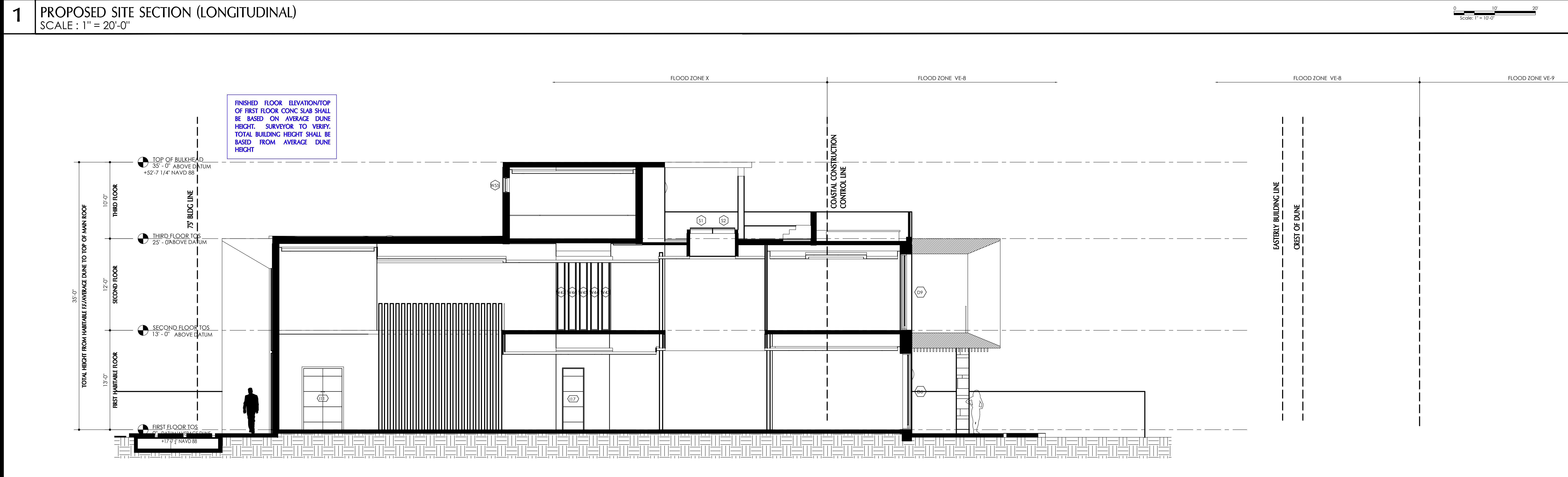
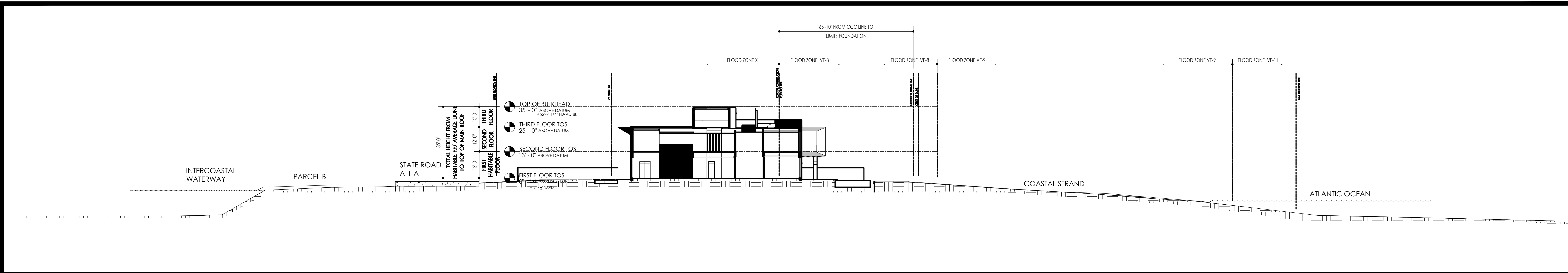
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SITE WALL SP-1.4



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ANNIE K. CARRUTHERS
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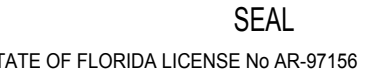
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**SITE SECTIONS
 SP-1.5**



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FLOOR PLAN

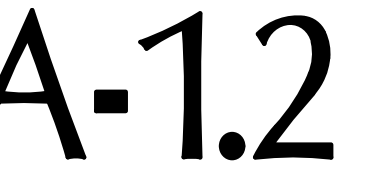
A-1.1



RESIDENCE SQFT CALCULATION			
AREAS	SQFT		% OF LOT
1ST FLOOR A/C SPACE	4,265.06		
2ND FLOOR A/C SPACE	4,463.15		
3rd FLOOR A/C SPACE	1,352.50		
TOTAL A/C SPACE	10,080.72		25.5%
4 CAR GARAGE	9,47.91		
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55		
COVERED TERRACES 2ND FLOOR	474.24		
TOTAL GROSS AREA RESIDENCE	12,570.41		31.8%
ROOF ACCESSIBLE AREA AND SPA	1,400.97		

3	RESIDENCE AREA CALCS
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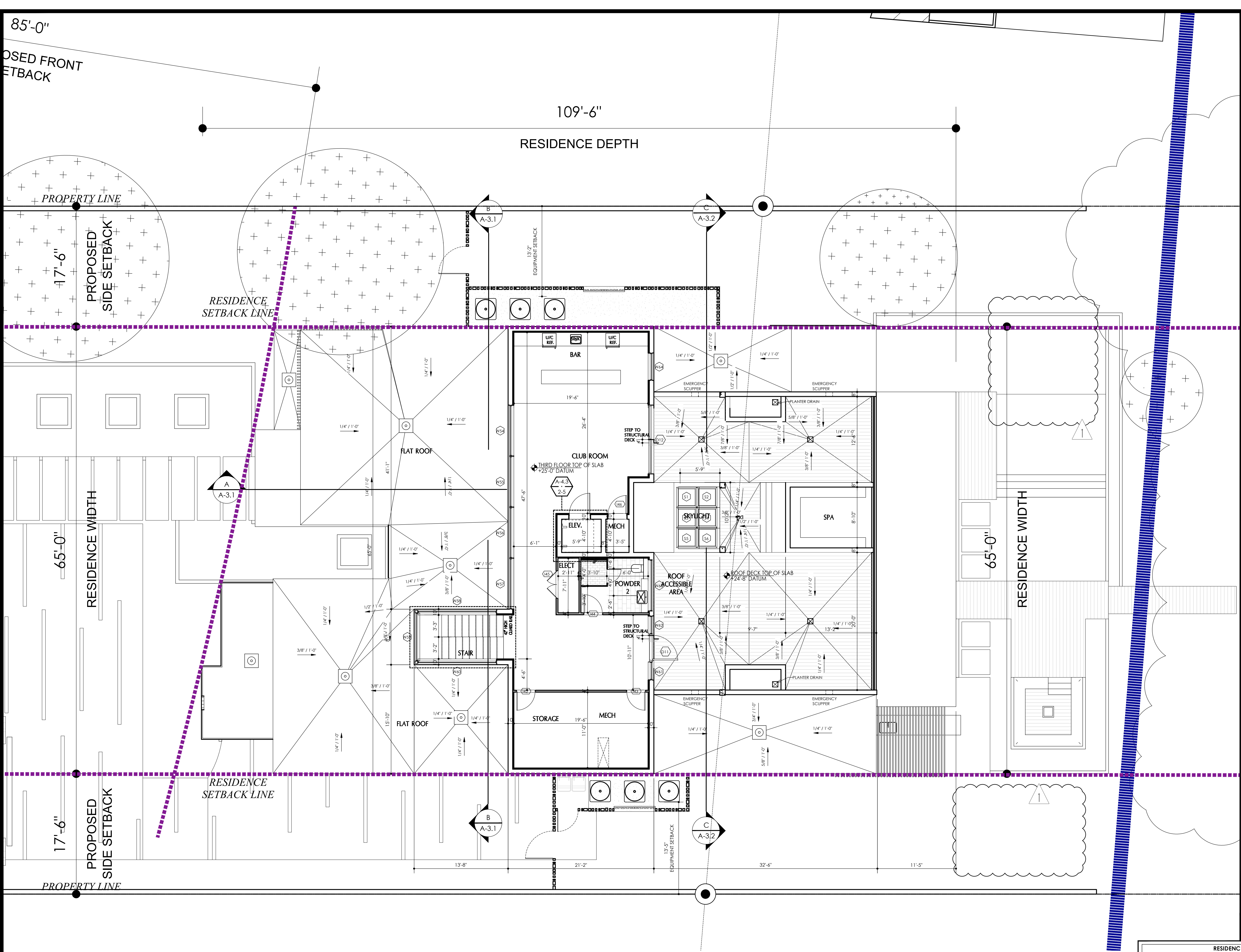




2



3 RESIDENCE AREA CALCS



1. UNDERMOUNT S.S. SINK W/GARBAGE DISPOSAL SEE NOTES
2. SEE APPLIANCE SCHEDULE ON SHEET A-6.1. FOR ALL APPLIANCES.
3. REYSTA DECORATIVE WOOD
4. COUNTER TOPS AND CABINETS TO BE SELECTED BY OWNER SEE DTL 8 SHT A-5.4. PROVIDE LIGHT RAIL TRIM PIECE AT EDGE OF UPPER CABINETS FOR LIGHTING AND ELECT. OUTLETS. PROVIDE FULL BACKSPLASH AT KITCHEN, STONE COUNTER TOP AND CENTER ISLAND. FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. BOTTOM OF HEADER 88'-6" AFF TOP OF TEMP GLASS AT 7'-4" AFF TYP. ALL GLASS ENCLOSURES TO BE MIN 3/4" THICK.
5. SEE SHEET A-5.4 FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/D.D. TO SELECT FINISHES AND FIXTURES.
6. NOT USED - 22X52" ATIC. ACCESS TO COMPLY W/F.B.C. 8007 SEE DETAIL 45 SHT A-5.3. CONTRACTOR TO PROVIDE OPTION FOR FULL DOWN STAIR. (NOT APPLICABLE)
7. LINE OF FLOOR ABOVE.
8. PROVIDE SOUND INSULATION BETWEEN STUDS WHERE NOTED - (AT LAUNDRY ROOMS AND BATHROOMS).
9. NOT USED - ALL TOILETS TO BE WALL MOUNTED.
10. ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY SECT R320 MIN 20" CLEAR OPENING.
11. DECORATIVE CDS LOW PLANTER WITH VENEER AND PRECAST SQUARE EDGE CONC. CAP. PROVIDE WEEP HOLES AS REQUIRED FOR DRAINAGE. SEE ELEVATIONS FOR HEIGHT.
12. CASED OPENING. SEE CASING DTL SHT A-7.1 AND RCP.
13. AIR HANDLING UNIT. PROVIDE ACCESS TO EQUIPMENT (SEE MECH. DWGS FOR SIZE).
14. NOT USED - KNEE WALL W/ WATER FALL COUNTER TOP EDGE. SEE DTL 7 SHT A-5.4.
15. KNEE WALL W/ BAR TOP SEE DTL 7 SHT A-5.4.
16. NOT USED - 1" & 2" WOOD CEILING AT EXTERIOR TERRACES TYP FRAME DOWN FOR LIGHTING SEE RCP SHEET A-8.1.
17. VENTILATED SHELVING.
18. PROVIDE ALLOWANCE OF BUILT IN CLOSETS.
19. FOT FILLER ON BACKSPLASH BY RANGE. VERIFY EXACT LOCATION WITH OWNER.
20. R-11 INSULATION (MIN) GARAGE SEPARATION. WALL SHALL BE WOOD STUDS BETWEEN GARAGE AND RESIDENCE.
21. DRYWALL. SCOFF FOR MECH. DUCTS. SEE DTL RCP INSULATE AS REQUIRED.
22. WALL MOUNTED GARAGE DOOR OPENER.
23. NOT USED - CONTRACTOR TO PROVIDE OPTION FOR CENTRAL VAC SYSTEM THROUGH OUT.
24. CONIC BLOCK COLUMN WITH DECORATIVE STONE COLUMN WRAP. SEE ELEVATIONS AND MOLDING SCHEDULE FOR DETAILS SHEETS A-2.1 AND A-2.2.
25. NOT USED - 1" X 1 1/2" X 12" REYSTA POLYMER COMPOST JOIST MEMBER AT 3' O.C. ATTACHED TO WALL AND CEILING AS PER MANUF. SPECS. REYSTA STAIN PRIOR TO INSTALLATION. COLOR SELECTED BY ARCHITECT.
26. 34"X38" HANDRAIL TO COMPLY W/SECT R311.7 OF THE 2017 F.B.C. RESIDENTIAL (TYP. ALL HANDRAILS SEE DTL SHT A-4.1). HANDRAILS MUST RETURN TO WALL OR RETURN TO FLOOR W/NEWEL POSTS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF REARDS OR FLIGHT.
27. 42" MTL AND GLASS GUARDRAIL WITH PICKETS/SPACING TO COMPLY W/ SECTION R312 OF THE 2017 F.B.C. RESIDENTIAL. PICKETS TO REJECT A 4" DIA OBJECT (TYP). SEE DETAILS AND NOTES SHT A-4.1.
28. NOT USED - BOKERN SIZE 42" STYLE MAGNUM SERIES.
29. VENTLESS LINEAR GAS FIREPLACE BURNER MANUF. EUROPEAN HOME MODEL: MODORE 240 SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS. CENTERED ON LIVING ROOM WALL. FRAME OUT ABOVE FIRE PLACE.
30. NEW WOOD AND METAL CUSTOM STAIR W/MTL AND GLASS HANDRAIL WHERE NOT ADJACENT TO A WALL STAIRS TO COMPLY W/ F.B.C. 311.7 MIN 36" STAIR WIDTH AND CLEARANCE MUST BE MAINTAINED.
31. ALL TERRACES ON FIRST FLOOR TO HAVE MECHANICALLY OPERATED PHANTOM SCREENS AND TO BE COORDINATED WITH BEAM, FRAME OUT AS REQUIRED TO BE FLUSH. SEE DETAILS 12 AND 13 SHT A-5.1 AND A-8.3.
32. OUTDOOR SHOWER - SEE PLUMBING PLANS FOR DETAILS.
33. SURVEYOR TO CONFIRM F.A. PIT ELEVATOR IS ALLOWED. IN ACCORDANCE WITH LOCAL CODES. IF NOT CONTRACTOR TO PROVIDE PITLESS ELEVATOR. ELEV EQUIP TO BE COORDINATED BY CONTRACTOR.
34. NOT USED - SOLATUBE SKYLIGHT 290 DS 14" DIA. F414/CCUL13 CENTERED WITH HALL. INSTALL AS PER MANUF. SPECS.
35. REYSTA 1 1/2" X 5 1/2" X 12" MEMBERS SPACED AT 5' O.C. ATTACHED TO CONC CURB AND BEAM WITH METAL CLIPS. INTERIOR STEEL RODS FOR RIGIDITY.
36. STEAM UNIT SELECTED BY OWNER.
37. PREFAB SAUNA. INSTALL AS PER MANUF. SPECS. SUGGESTED CLEARLIGHT REPERAS SANCTUARY 2 WWW.REPERASSAUNA.COM
38. LIGHT FIXTURE COORDINATE WITH INTERIOR DESIGNER.

THIS STRUCTURE FALLS IN FLOOD ZONE X AND VE 8
REQUIRED: MIN FEMA PLUS FREEBOARD = +9'-0" NAVD
PROPOSED: TOP OF CONC SLAB = +17'-7 1/4" NAVD @ 8'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

NOTES TO BUILDER:
BUILDER IS RESPONSIBLE FOR PROVIDING FINAL TRUSS ENGINEERING PRIOR TO CONSTRUCTION TO ARCHITECT.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP)

ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2017 ED AND 2017 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT NOT LIMITED TO ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR CONC SLAB SHALL BE BASED ON AVERAGE DUNE HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING HEIGHT SHALL BE BASED FROM AVERAGE DUNE HEIGHT

2 FLOOR PLAN KEY NOTES

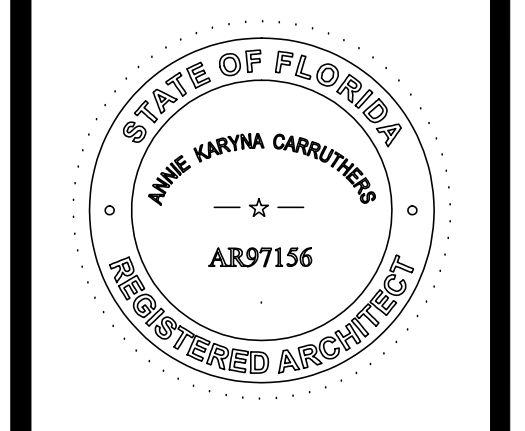
RESIDENCE SQFT CALCULATION			
AREAS	SQFT	% OF LOT	
1ST FLOOR A/C SPACE	4,265.06		
2ND FLOOR A/C SPACE	4,463.15		
3rd FLOOR A/C SPACE	1,352.50		
TOTAL A/C SPACE	10,080.72	25.5%	
4 CAR GARAGE	947.91		
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55		
COVERED TERRACES 2ND FLOOR	474.24		
TOTAL GROSS AREA RESIDENCE	12,570.41	31.8%	
ROOF ACCESSIBLE AREA AND SPA	1,400.97		

3 RESIDENCE AREA CALCS

1 THIRD FLOOR PLAN SCALE = 3/16" = 1'-0"

IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



STATE OF FLORIDA LICENSE No. AR-97156

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HILLSBORO MILE RESIDENCE

OWNER:
1105 HILLSBORO MILE, LLC
ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

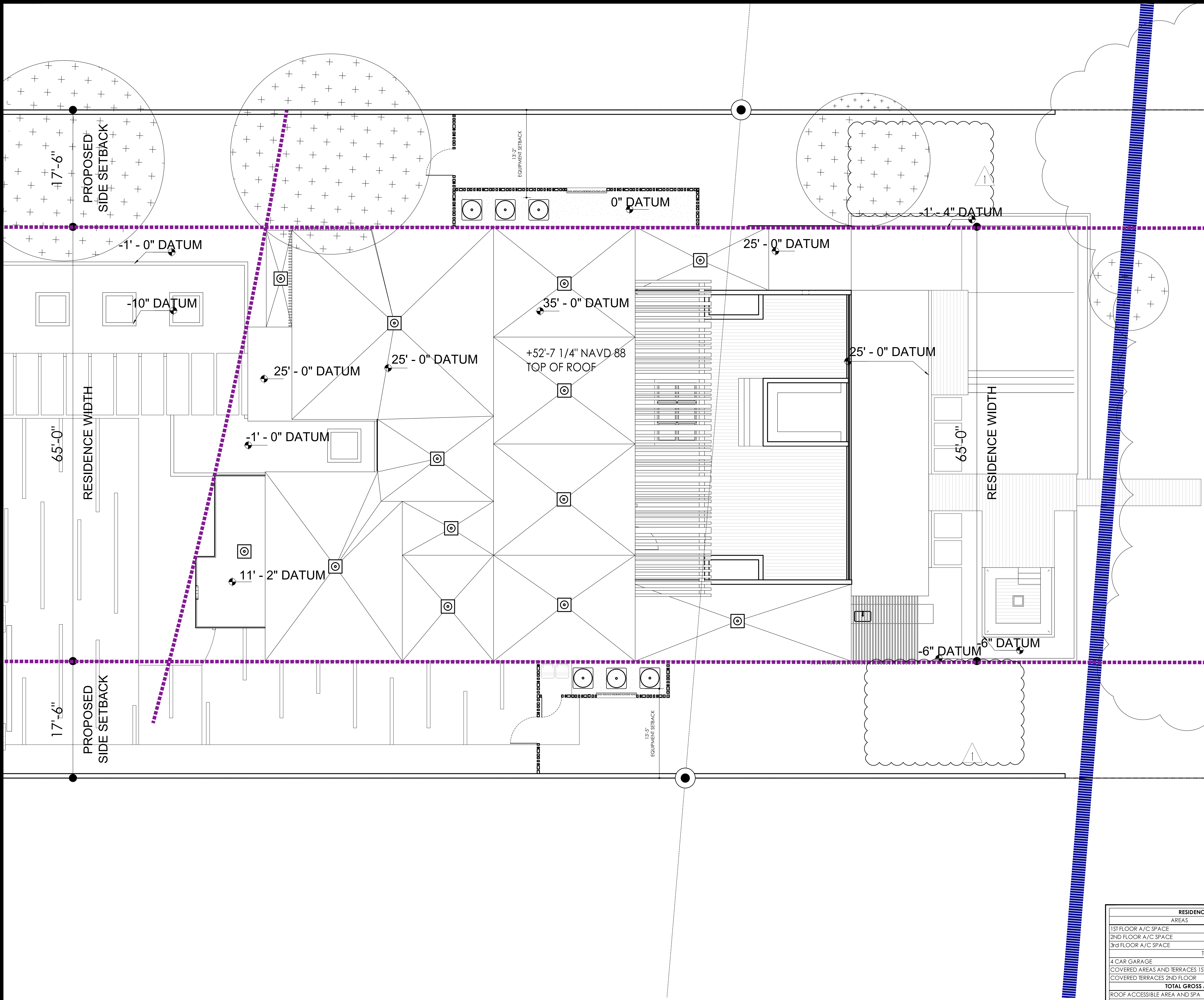
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SITE PLAN REVIEW
SUBMITTAL

REVISIONS
DEV REVIEW
COMMENTS
JUNE-10-2020

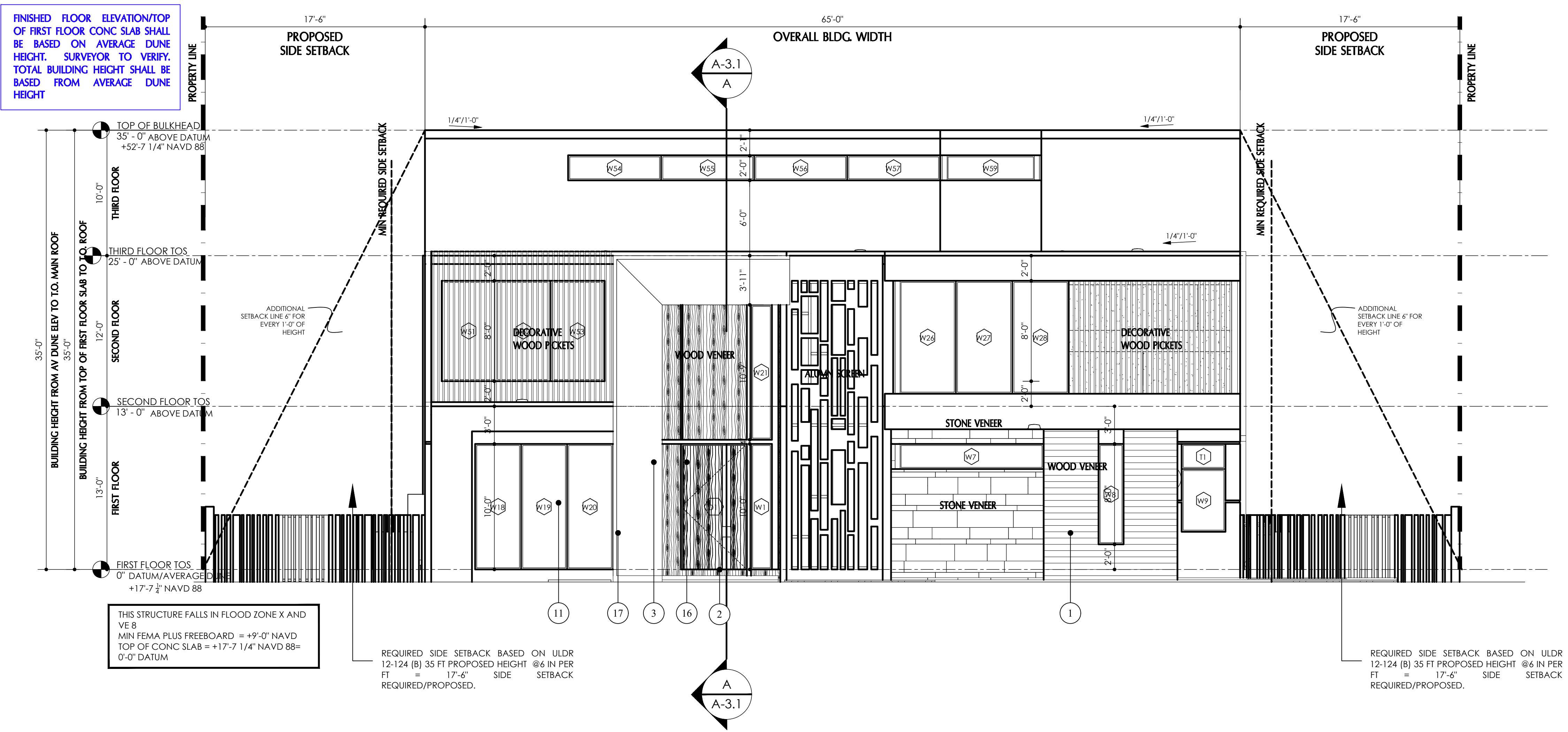
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MAY-11-2020

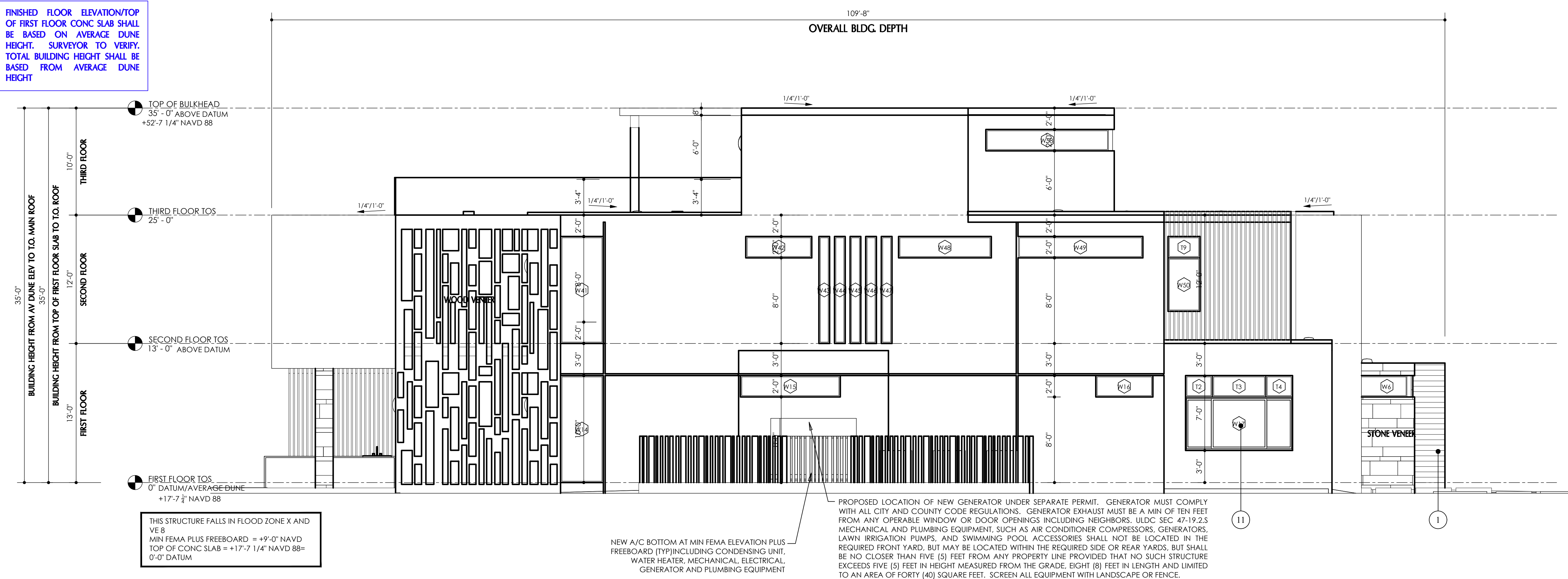
THIRD FL PLAN A-1.3



RESIDENCE SQFT CALCULATION			
AREAS	SQFT	% OF LOT	
1ST FLOOR A/C SPACE	4,265.06		
2ND FLOOR A/C SPACE	4,463.15		
3rd FLOOR A/C SPACE	1,352.50		
TOTAL A/C SPACE	10,080.72	25.5%	
4 CAR GARAGE	947.91		
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55		
COVERED TERRACES 2ND FLOOR	474.24		
TOTAL GROSS AREA RESIDENCE	12,570.41	31.8%	
ROOF ACCESSIBLE AREA AND SPA	1400.97		



1 FRONT ELEVATION SOUTH
SCALE = 3/16" = 1'-0"



2 SIDE ELEVATION EAST
SCALE = 3/16" = 1'-0"

KEY NOTES:

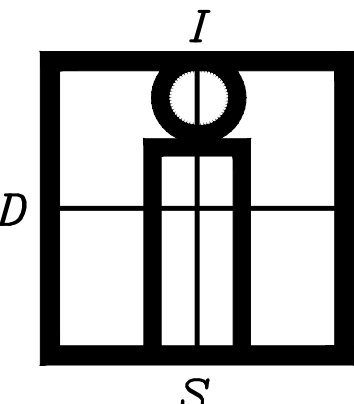
1. COLUMN OR WALL W/ RESYSTA TRUGRAIN POLYMER COMPOSITE SIMULATED WOOD VENEER. RESYSTA TO RUN HORIZONTALLY AS NOTED. THE RESYSTA SHALL BE STAINED PRIOR TO INSTALLATION. VARNISH/STAIN AND SEALER SHALL BE SELECTED FROM RESYSTA. CONTRACTOR TO PROVIDE SAMPLE OF FINAL COLOR PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. INSTALL AS PER MANUF. SPECS. SEE NOTES ON SHT A-3.1
2. NEW STEPS TOTAL HEIGHT NOT TO EXCEED 30" ABOVE MID GRADE. OTHERWISE PROVIDE HANDRAIL/GUARDRAIL TO COMPLY W/FBC R311.7
3. NEW EXTERIOR GRADE LIGHT FIXTURE. SEE ELEC DWGS FOR DTLS ELEVATION NOT TO EXCEED 8'-0" IN HEIGHT.
4. LINE OF T.B. SEE STRUCT DWGS
5. LINE OF CONCRETE SLAB
6. MIAMI DADE COUNTY APPROVED FLAT ROOF - SEE WATERPROOFING DETAILS ON SHT A-9.1, A-9.2 AND WALL SECTIONS ON SHEET A-3.2.
7. SMOOTH STUCCO ON CONC BLOCK. STUCCO SHALL BE 5/8" AND SHALL BE INSTALLED AS PER ASTM C926 EXCLUDING TABLE 4
8. NOT USED - 5" STUCCO BAND
9. NOT USED - CANTILEVER BALCONY
10. VENT IN BLOCK AT GARAGE AS REQUIRED SEE DETAIL 4 SHT A-5.2 SPACE EVENLY AND/OR ALIGN W/CENTER OF WINDOWS
11. NEW IMPACT RESISTANT EXTERIOR WINDOWS AND DOORS WITH BRONZE FRAME AND CLEAR GLASS WITH LOW E AS PER SCHEDULE ON SHEET A-7.1. AS NOTED TYP.
12. NOT USED - CBS PLANTER TO MATCH RESIDENCE. VENEER WITH STONE AND PROVIDE A PRECAST CONC. CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP. WITH DECORATIVE BLOCKS
13. CONTRACTOR TO PROVIDE ALUMIN DOWNSPUTS OR ROOF DRAINS AS REQUIRED
14. ALIGN UPPER AND LOWER WINDOWS AND/OR DOORS W/ WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY WITH SLIDERS.
15. 42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 1/2" LAMINATED GLASS THICKNESS. SEE DETAILS SHEET A-4.2. INSTALL AS PER MANUF SPECS
16. SITE ADDRESS MAIL BOX SHALL BE PROVIDED IN ACCORDANCE W/F.B.C. R321 ON HOUSE OR FRONT WALL. NUMBERS SHALL BE VISIBLE FROM THE STREET
17. COLUMN OR WALL WITH NATURAL STONE VENEER MORTARED TO BLOCK WALL. AS NOTED BELOW TO COMPLY W/FR22.1 AND R703.
18. OUTDOOR SHOWER - SEE PLUMBING DRAWINGS FOR DETAILS.
19. 5-1/2" X 1-1/2" RESYSTA MEMBERS INSTALLED VERTICALLY AT 8" O.C.
20. STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
21. NOT USED - RESYSTA HORIZONTAL STAINED SLATS 2X4 SPACED 5" O.C.
22. OUTDOOR CABINETRY
23. STEEL COIL POWDER COATED OR WRAPPED IN BREAK METAL TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
24. NOT USED - 3"x2" CONTINUOUS RAISED STUCCO BAND BETWEEN WINDOWS, CARRY STUCCO BAND AROUND STRUCTURE. RETURN ALL TRIM AROUND WALLS
25. DECORATIVE BREAK MTL. WRAP AT CORNERS WHERE TWO WINDOWS MEET. COLOR TO MATCH WINDOW FRAMES

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE W/THE 2017 FLORIDA BUILDING CODE (TYP)

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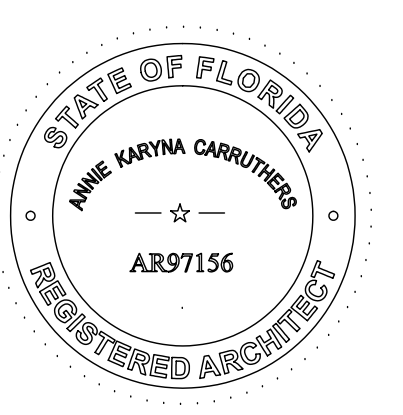
3 ELEVATION NOTES



IN-SITE
DESIGN
GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESINGROUP.COM
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SEAL
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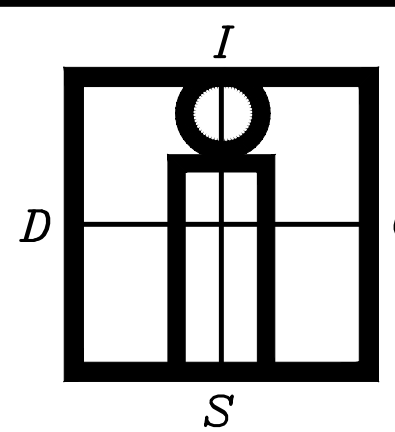
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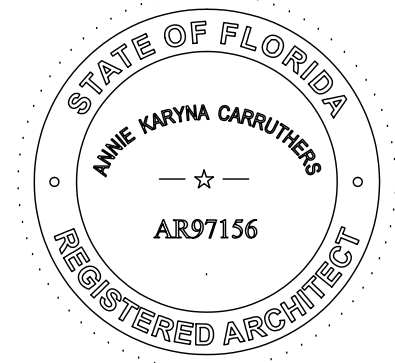
ELEVATIONS
A-2.1



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GROUP LLC**

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AA26001758
WWW.INSITEDESIGNGROUP.COM
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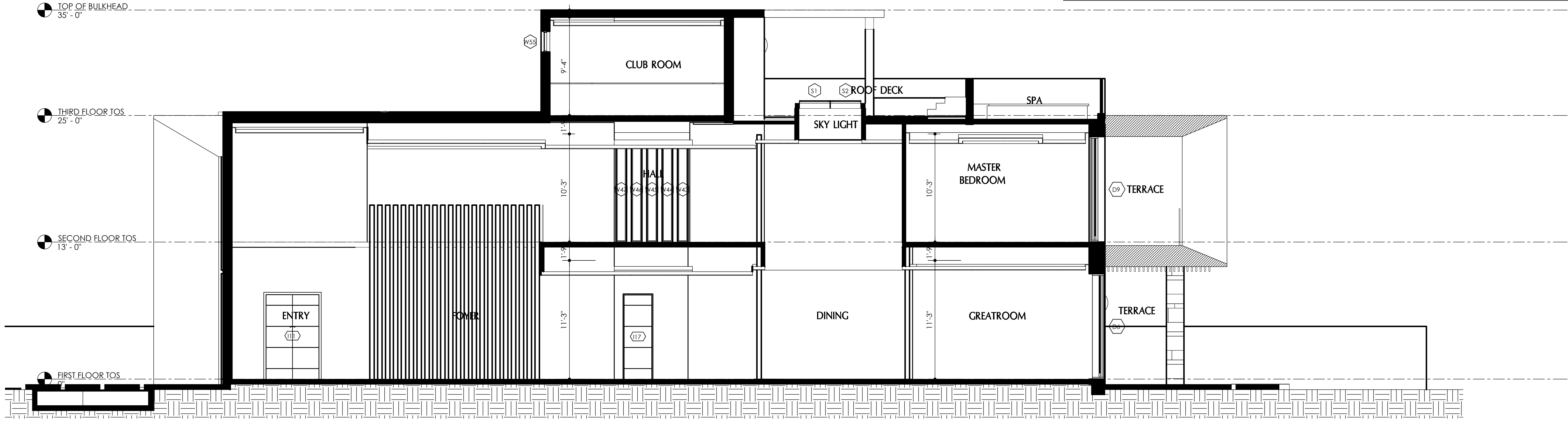
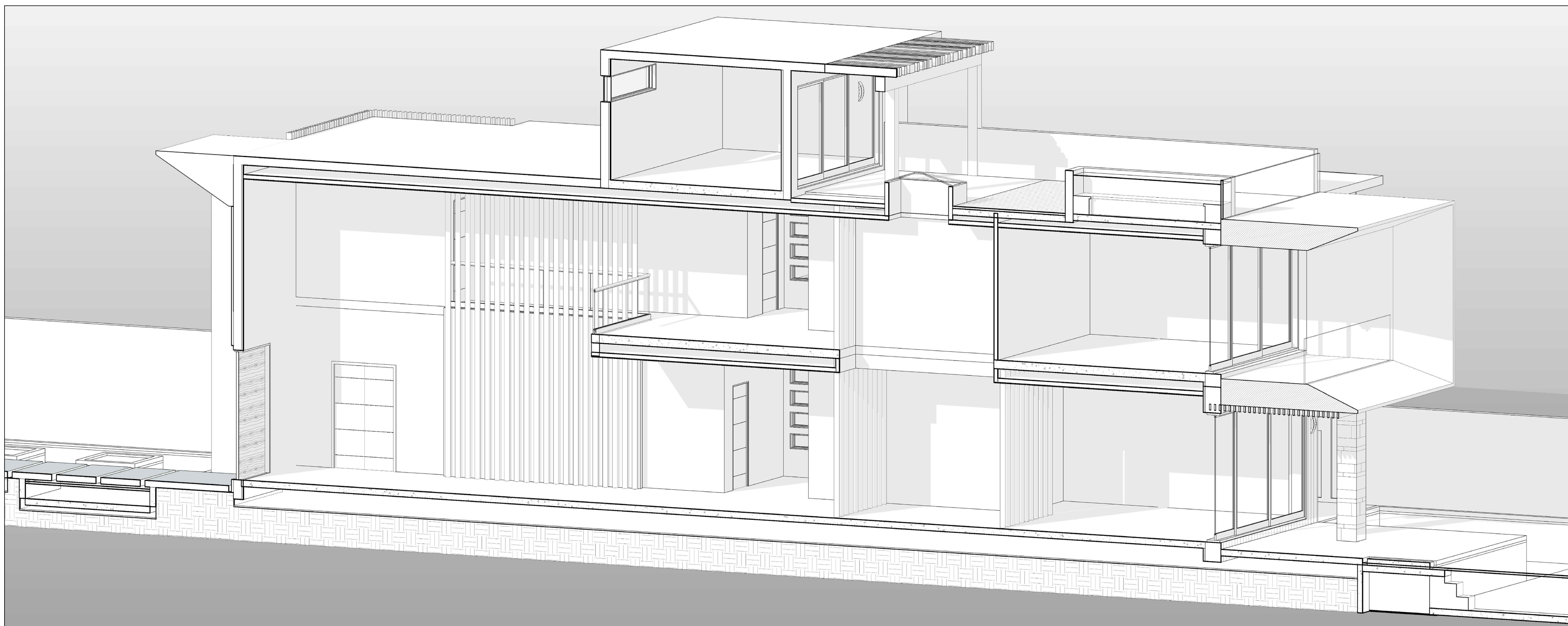
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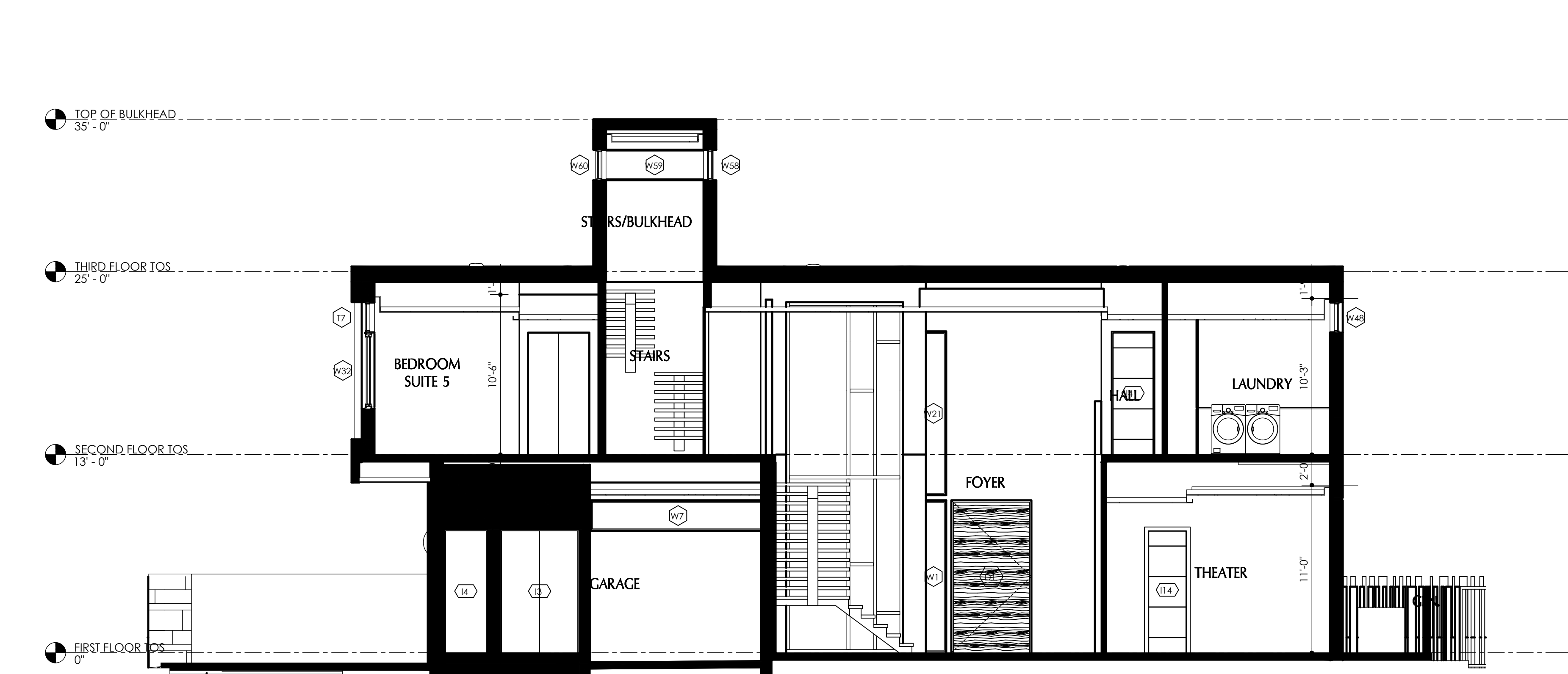
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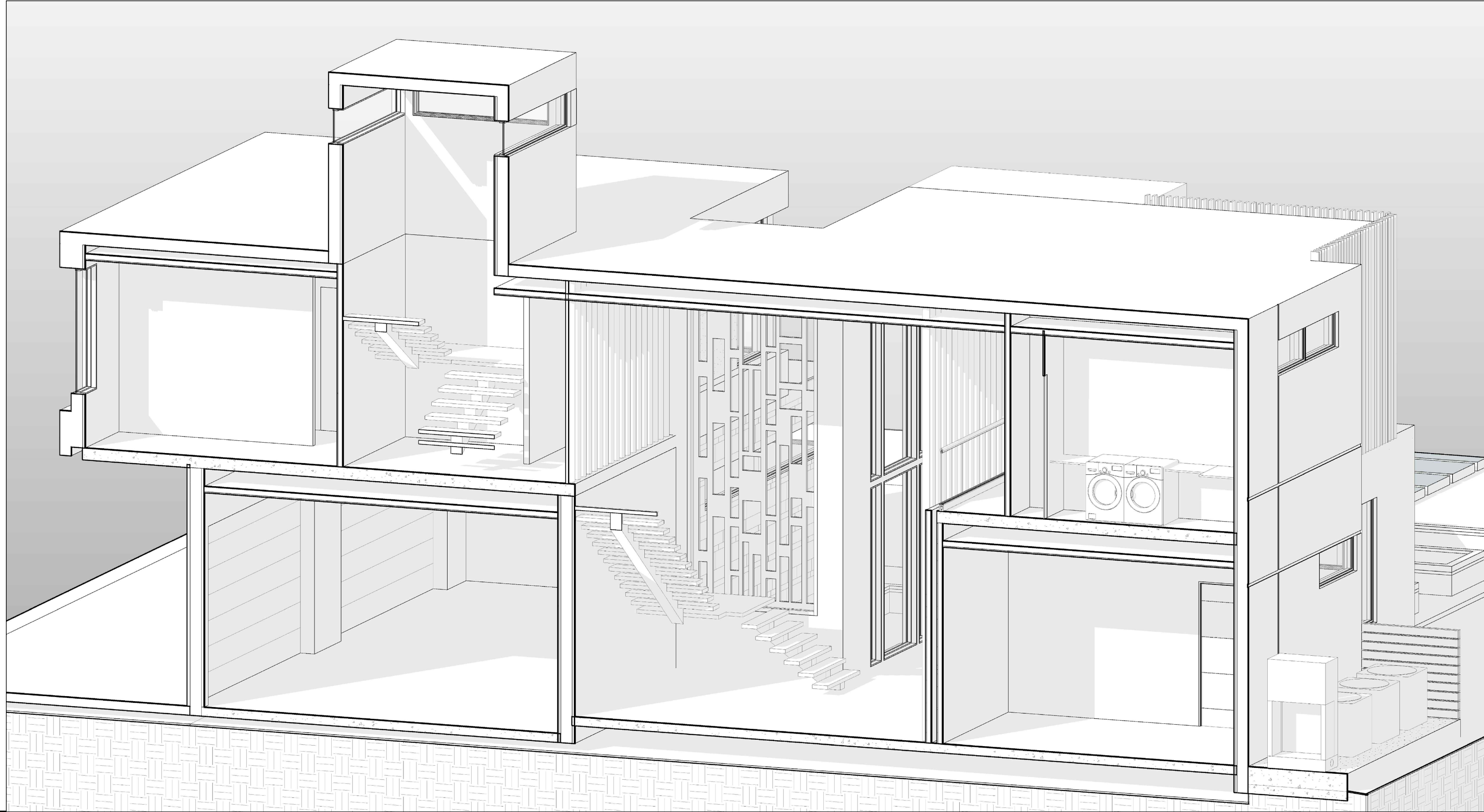
**BLDG
SECTION
A-3.1**

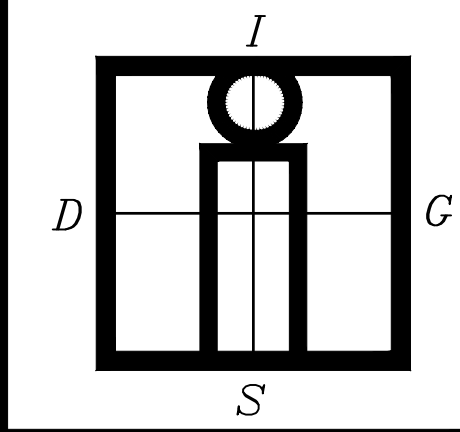


A BUILDING SECTION
SCALE = 3/16" = 1'-0"



B BUILDING SECTION
SCALE = 3/16" = 1'-0"

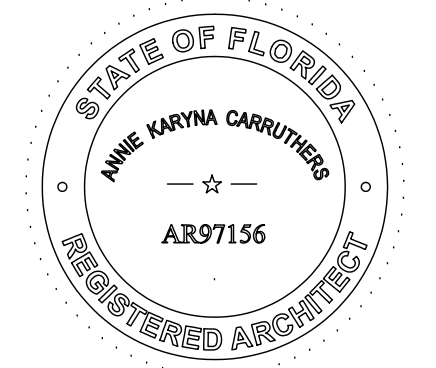




IN-SITE
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GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
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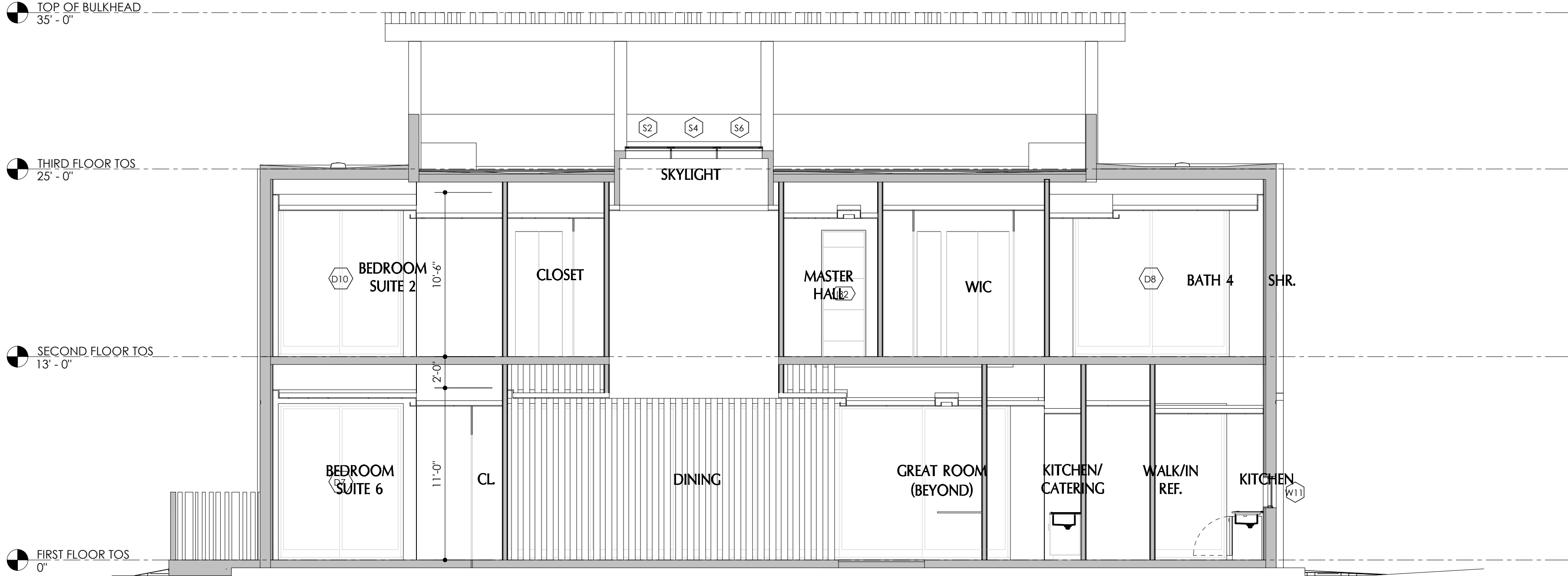
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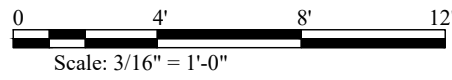
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MAY-11-2020

BLDG
SECTION
A-3.2



A

BUILDING SECTION
SCALE = 3/16" = 1'-0"



C

BUILDING SECTION KEY NOTES

D

GENERAL NOTES

E

TYP INSULATION NOTES

PROJECT THERMAL ENVELOPE-XXXX

WINDOWS:
U-FACTOR: 1.06
SHGC 0.31

RAISED FLOORS: R=13.0

WALLS:
EXTERIOR CONCRETE BLOCK - INTERIOR INSULATION R=5.0
FRAME STEEL ADJACENT TO GARAGE R=13.0

CEILING INSULATION
NONE

ROOF INSULATION
R=21 INSULATION

ALL INSULATION SHALL BE CONFIRMED W/MECHANICAL CALCS PRIOR TO
INSTALLATION.

ROOF INSULATION:
ROOF: RIGID TAPERED INSULATION ABOVE ROOF DECK. R-VALUE AS PER MECH CALCS.
ABOVE AG AREAS.

OPEN SPRAY FOAM INSULATION UNDER DECK MAY BE SUBSTITUTED WITH EQUAL R
VALUE.

ROOF SHALL BE A COMPLETELY SEALED NON VENTED ASSEMBLY.

WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS

INSULATION ONLY)

WALL INSULATION 1:
VR PLUS SHIELD REFLECTIVE FOIL INSULATION-MIN R VALUE AS NOTED ABOVE.

ADJACENT TO FURRING CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES OR

ALTERNATE WALL INSULATION 2:
TYPICAL WALL INSULATION TO BE MIN 3/4" R-MATTE RIGID INSULATION ON THE INTERIOR

SIDE CMU WITH R-VALUE AS NOTED ABOVE OR

ALTERNATE WALL INSULATION 3:
COREFILL 500 INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS

FLOOR TO CLG AND UP TO TRUSSES. POLYMASTER R-501 RECOMMENDED

INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME
SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED
INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 PER IFBC R302.10 AND
IFBC 1550.

CHAPTER 8, SECTION R806.4(1) UNVENTED ATTIC ASSEMBLIES.
UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND
THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

CHAPTER 8, SECTION R806.4(1), THE UNVENTED ATTIC SPACE IS COMPLETELY
CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.

2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING (ATTIC FLOOR)
OF THE UNVENTED ATTIC ASSEMBLY.

3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6 MM) VENTED
AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT
ABOVE THE STRUCTURAL SHEATHING.

4. EITHER ITEMS 4.1, 4.2 OR 4.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF
THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.

4.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT
CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

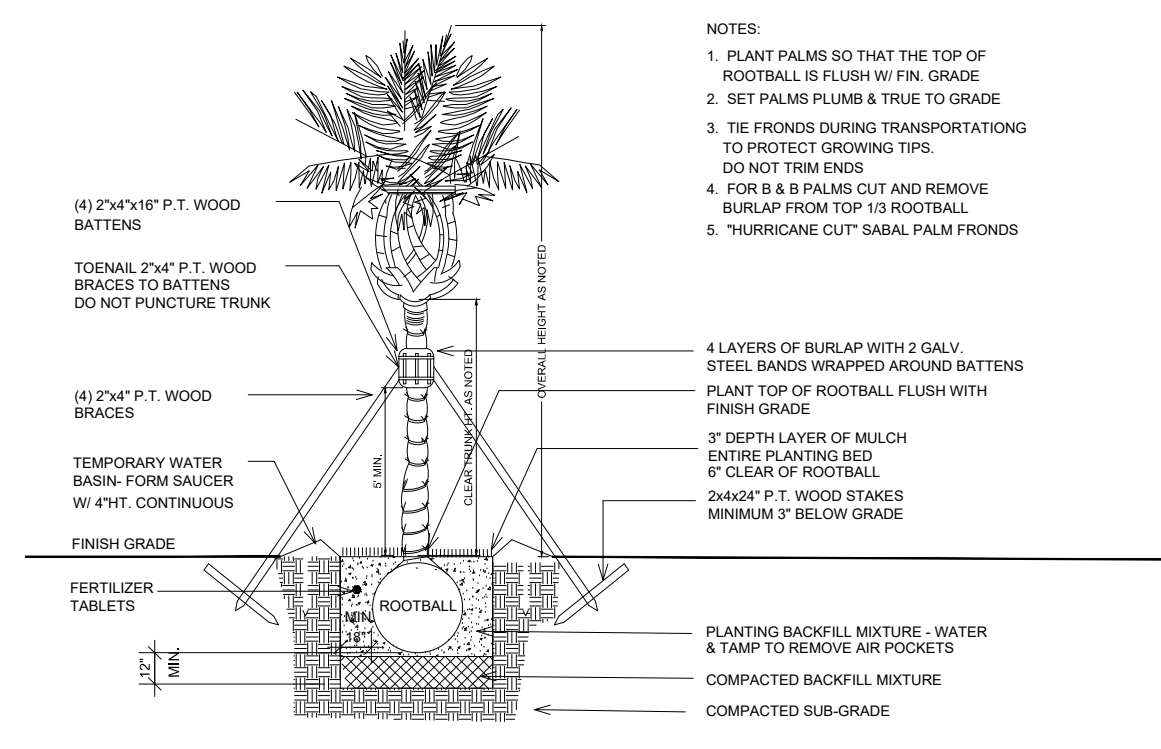
4.2 AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSTALLED
DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION
SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING AS SPECIFIED IN
TABLE R806.4 FOR CONDENSATION CONTROL.

4.3 AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE
INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE
STRUCTURAL ROOF SHEATHING AS SPECIFIED IN TABLE R806.4 FOR CONDENSATION
CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE
AIR-IMPERMEABLE INSULATION.

Plant List					
Trees/ Palms					
Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
CE	3	Conocarpus erectus/ Green Buttonwood	14' Ht x 5' Spr, 3" cal	Yes	High
QV	3	Quercus virginiana/ Live Oak	14' Ht. x 5' Spr, 3" cal.	Yes	High
CS	4	Cordia sebestena/ Orange Seiger Tree	10' Ht x 5' Spr, 2" cal	Yes	High
CN	11	Cordia alliodora Green Malaya/ Coconut Palm	6' CT	No	High
TR	1	Thrinax radiata/ Thatch Palm	14' 18" OA HT, triple	Yes	High
RR	3	Roystonea regia/ Royal Palm	18' GW matched	Yes	Medium
HL	4	Hypophorbe verschaffeltii/ Spindle Palm	6' CT, matched	No	High
shrubs/Groundcovers					
CR	4	Crinum augustum/Queen Emma/ Crinum Lily	36" x 36"	No	Medium
CF	122	Clusia flava/ Small Leaf Clusia	24" x 24", 24" O.C.	No	High
HD	68	Helianthus debilis/ Beach Sunflower	5" x 10", 18" O.C.	Yes	High
IV	70	Ilex vomitoria/ Stokes Dwarf/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
FM	106	Ficus microcarpa/ Green Island/ Green Island Ficus	14" x 14", 18" O.C.	No	High
AW	9	Acalypha wilkesiana/ Java White/ Copperleaf	24" x 24", 24" O.C.	No	Low
PK	46	Potocarpus capillaris/ Potocarp	24" x 24", 24" O.C.	No	Medium
MU	40	Muhlenbergia capillaris/ Muhly Grass	24" x 24", 24" O.C.	Yes	High
CU	6	Coccoloba uvifera/ Seagrape	24" x 24"	Yes	High
SM	20	Surlana maritima/ Bay Cedar	20" x 20"	Yes	High
ZP	5	Zamia pumila/ Coontie	16" x 16"	Yes	High
Sod		St. Augustine			
Mulch		Shredded Melaleuca or Eucalyptus			

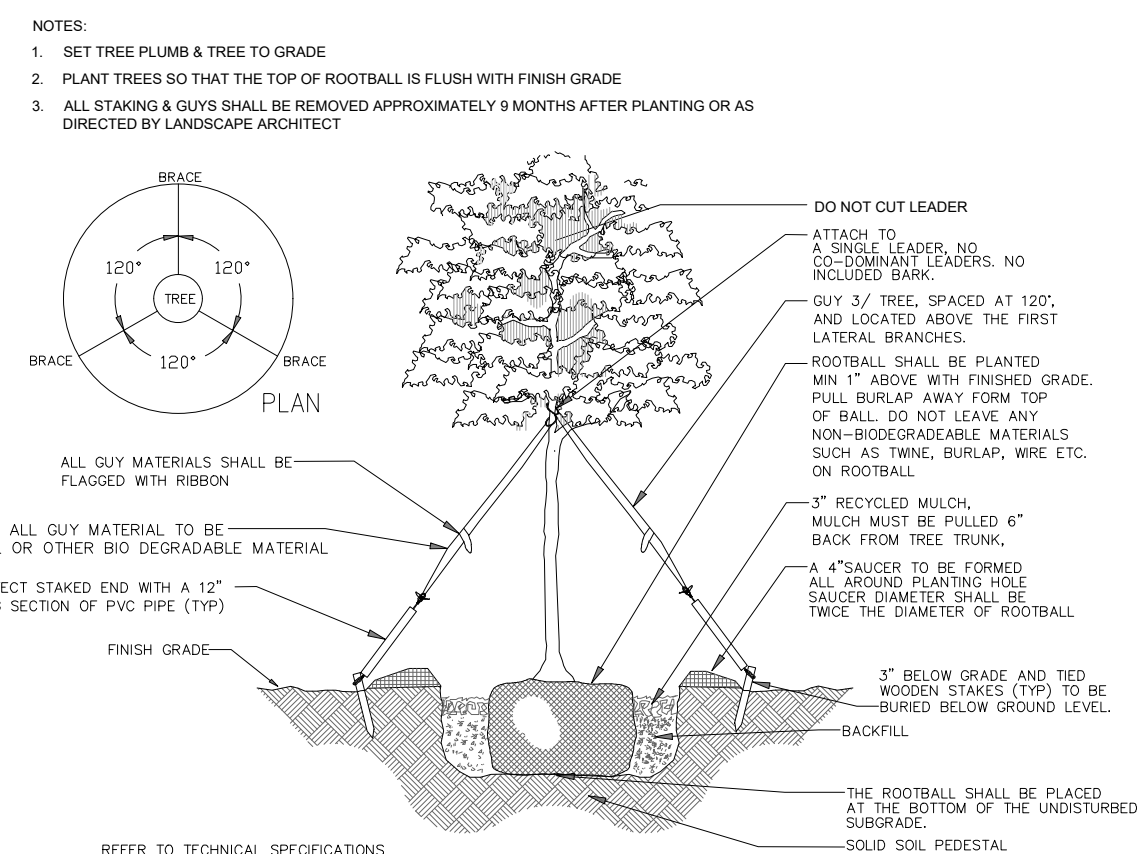
NOTE: LANDSCAPE PLANS ARE IN COMPLIANCE W/ CODE
OF ORDINANCES OF TOWN OF HILLSBORO BEACH, FL.

NOTE: A BROWARD COUNTY TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF 1 GUMBO LIMBO TREE ON SITE.

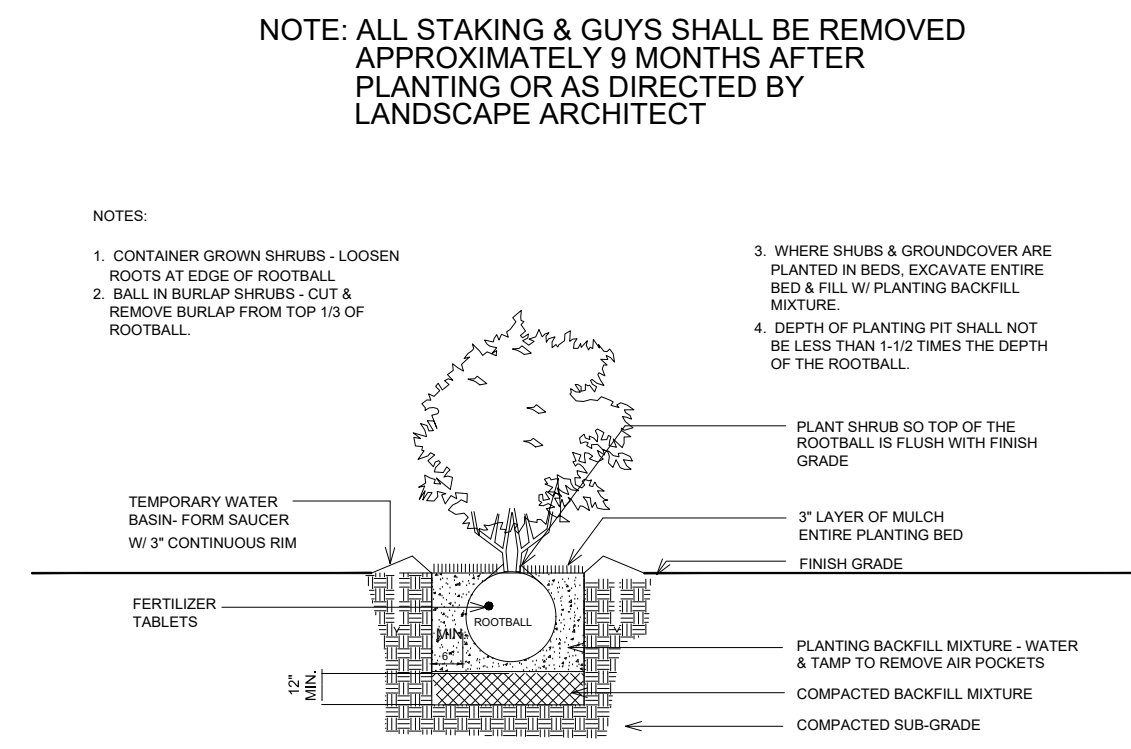


PALM PLANTING DETAIL

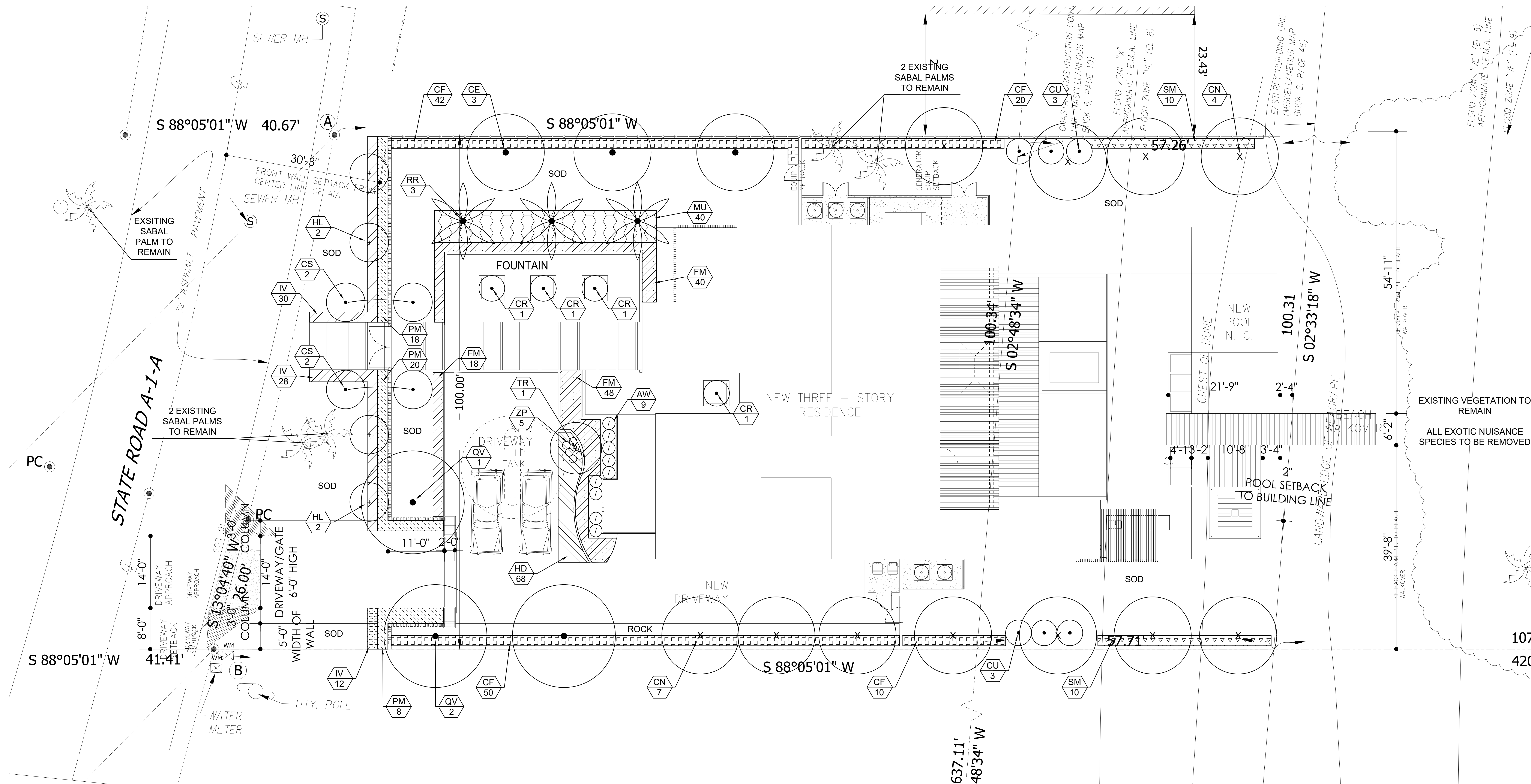
NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



TREE STAKING DETAIL

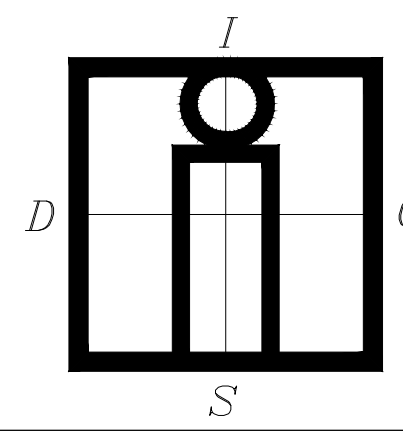


SHRUB PLANTING DETAIL



General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015. Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place or time of delivery and delivery shall be subject to inspection and approval by the Landscape Architect.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City, the Landscape Architect for final approval.
4. All plants shall be free of insects, diseases, and other pests, and shall be healthy and well adapted to southern form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to beginning work. Contractor shall be responsible for any underground utility lines that are not undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. All trees and shrubs shall be planted in accordance with the following standards: a. All trees planted in landscape shall be planted in a hole that is 12 inches wider than the root ball and 12 inches deep. b. All trees shall be planted with a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. All trees and shrubs shall be free of any insect, fungal, and disease, kill with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent topsoil. The Contractor shall be responsible for the backfilling of the hole to 10 inches of planting soil around the root ball. Refer to planting standards. Planting soil to be backfilled into planting pits by debris. Planting beds shall be free from root, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All trees and shrubs to have a minimum trunk diameter as specified on schedule as described in item #6.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and soil shall be fully warranted for 90 days under same conditions as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, eels before inspection. The top of the trunk shall be wrapped with natural burlap and secured with twine. Planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees and palms shall be planted with the top of their rootballs 12"-24" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut soil or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All plants shall be installed in accordance with the Florida Department of Agriculture and Consumer Services. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum opening using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and lawn areas shall be covered with mulch on separate planting zones for a more efficient system. Irrigation system shall be installed with a rainwash device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

HILLSBORO MILE
RESIDENCE

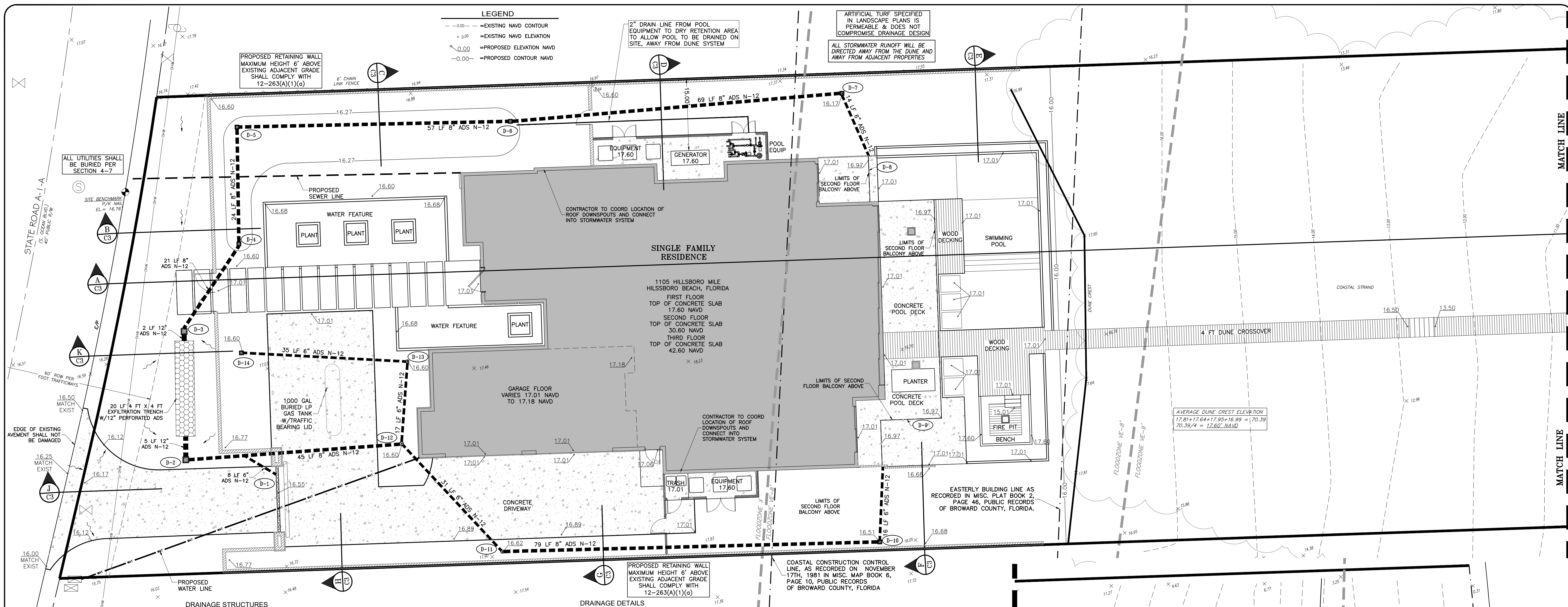
OWNER:
1105 HILLSBORO MILE, LLC
ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION

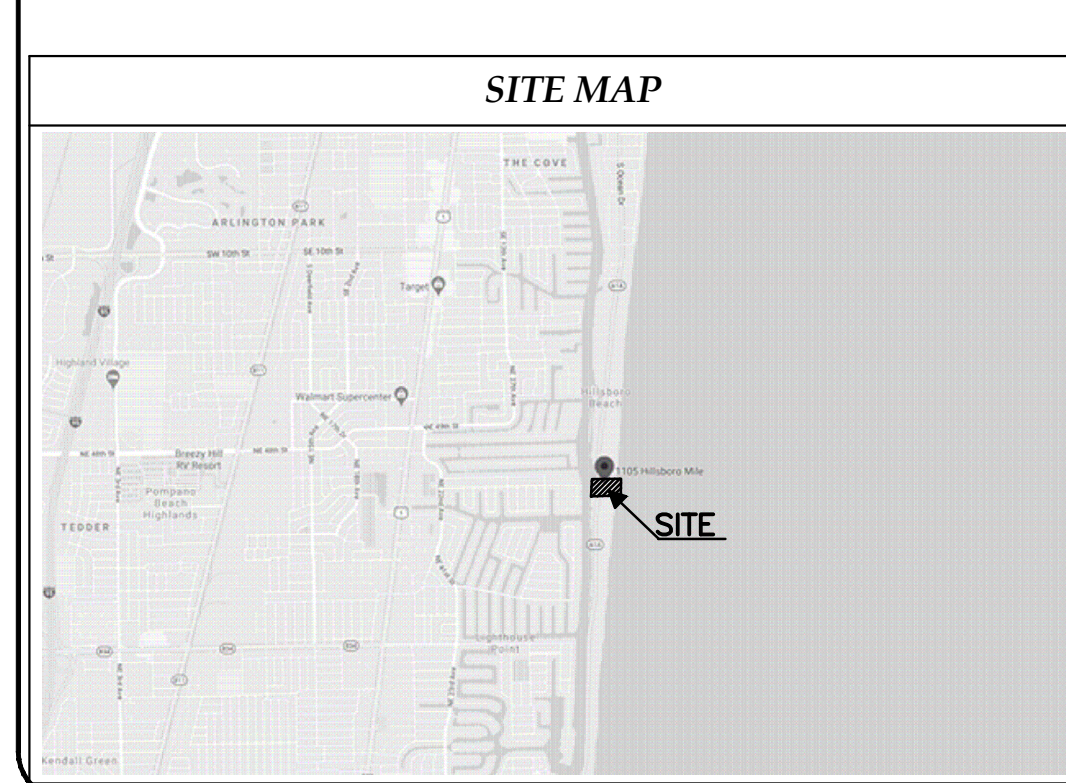
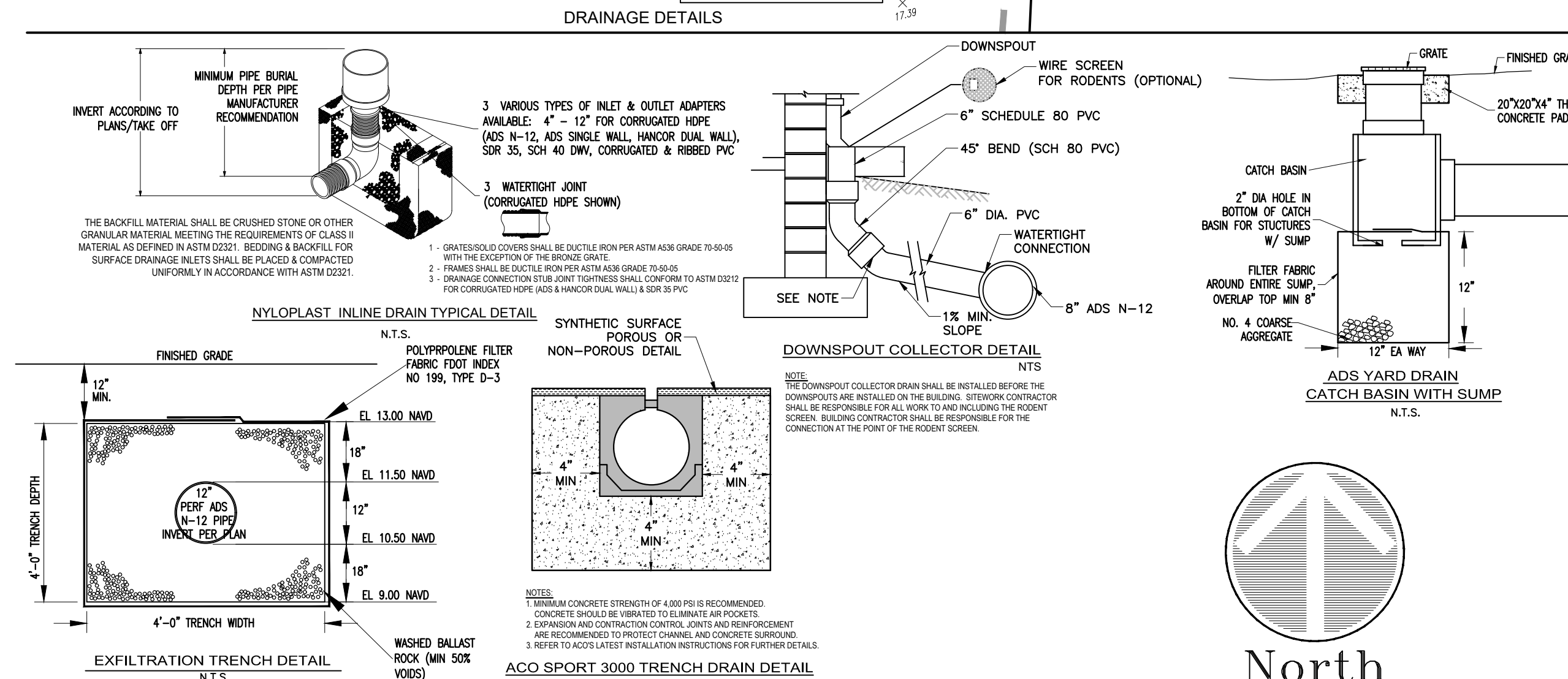
REVISIONS
06-15-2020

Date Of Issue
MARCH 12, 2020

L-1

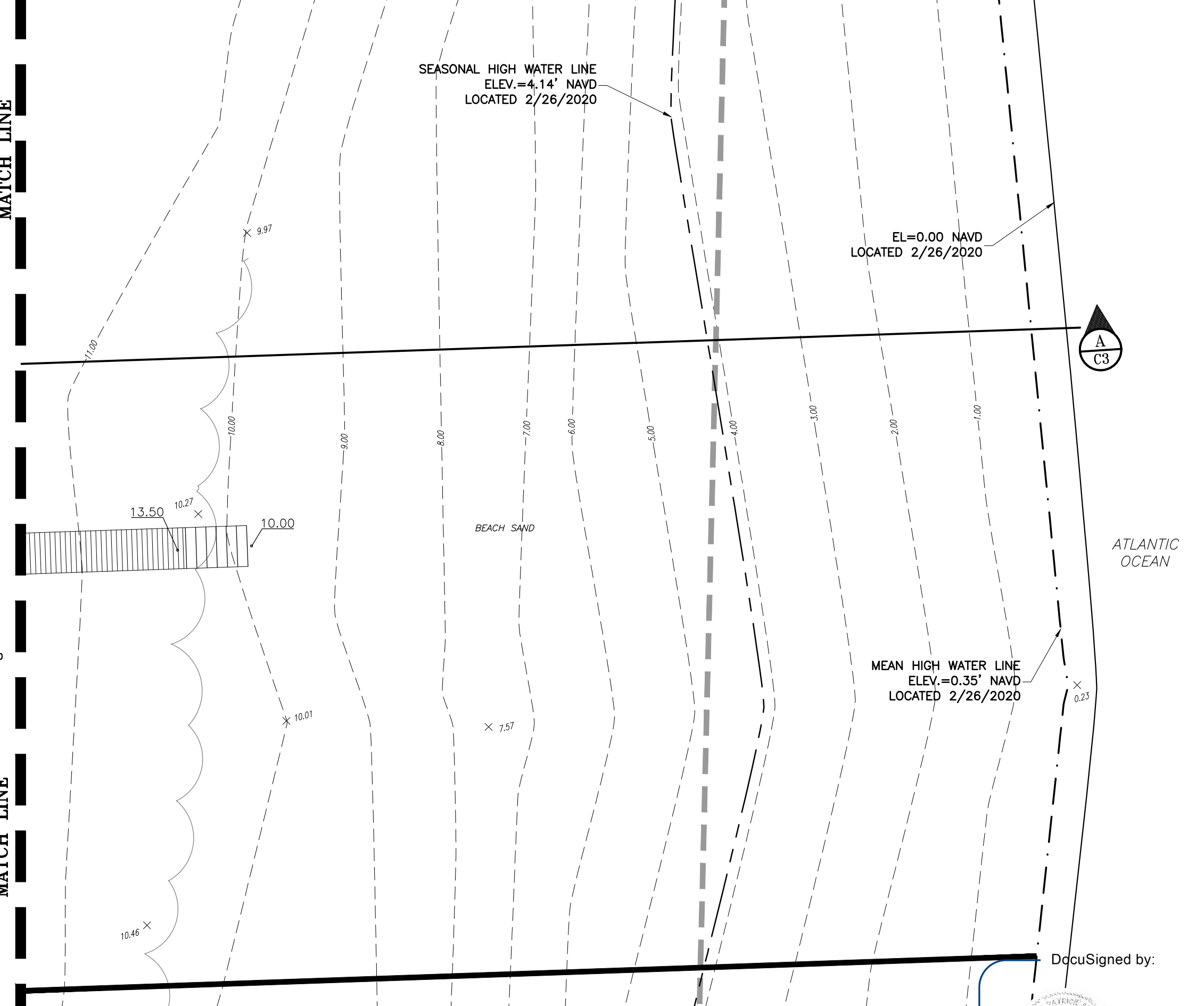
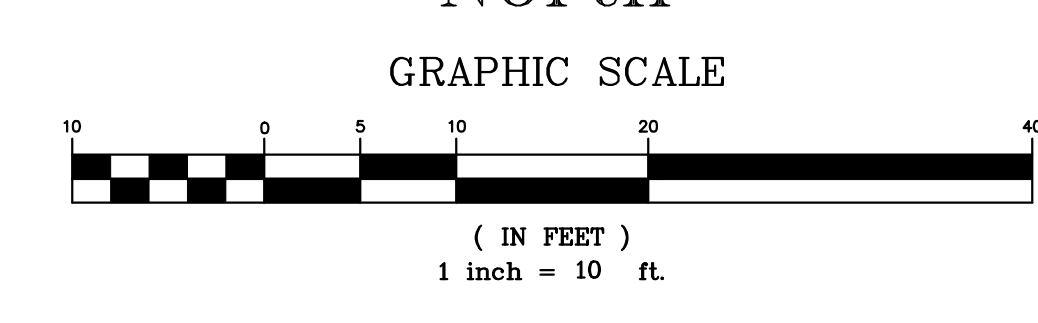


DRAINAGE STRUCTURES	
D-1 14 LF TRENCH DRAIN W/6" TRAFFIC BEARING GRATE TOP = 16.55' NAVD NW INV = 15.25' NAVD	D-8 10 LF ACO SPORT SYSTEM 3000 SLOT CHANNEL TRENCH DRAIN TOP = 16.97' NAVD NW INV = 15.25' NAVD
D-2 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 16.00' NAVD E INV = 13.00' NAVD N INV = 10.50' NAVD	D-9 68 LF ACO SPORT SYSTEM 3000 SLOT CHANNEL TRENCH DRAIN TOP = 16.97' NAVD S INV = 15.25' NAVD
D-3 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 16.00' NAVD S INV = 10.50' NAVD NE INV = 13.00' NAVD	D-10 NYLOPLAST DRAIN BASIN W/10" PEDESTAL GRATE TOP = 16.51' NAVD N INV = 15.01' NAVD W INV = 14.91' NAVD
D-4 NYLOPLAST DRAIN BASIN W/8" PEDESTAL GRATE TOP = 16.27' NAVD SW INV = 13.21' NAVD N INV = 13.31' NAVD	D-11 NYLOPLAST DRAIN BASIN W/8" DOME GRATE TOP = 16.62' NAVD E INV = 14.12' NAVD NW INV = 14.02' NAVD
D-5 NYLOPLAST DRAIN BASIN W/8" PEDESTAL GRATE TOP = 16.27' NAVD S INV = 13.55' NAVD E INV = 13.65' NAVD	D-12 NYLOPLAST DRAIN BASIN W/10" DOME GRATE TOP = 16.60' NAVD N INV = 13.55' NAVD W INV = 13.45' NAVD SE INV = 13.55' NAVD
D-6 NYLOPLAST DRAIN BASIN W/8" PEDESTAL GRATE TOP = 16.27' NAVD W INV = 14.22' NAVD E INV = 14.32' NAVD	D-13 NYLOPLAST DRAIN BASIN W/8" DOME GRATE TOP = 16.60' NAVD S INV = 13.72' NAVD W INV = 13.82' NAVD
D-7 NYLOPLAST DRAIN BASIN W/8" PEDESTAL GRATE TOP = 16.17' NAVD SE INV = 15.11' NAVD W INV = 15.01' NAVD	D-14 NYLOPLAST IN LINE DRAIN W/8" DOME GRATE TOP = 16.60' NAVD E INV = 14.17' NAVD



LEGAL DESCRIPTION	
THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED LANDS: ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 1150 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17, AND A LINE PARALLEL TO AND 1350 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 17, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A1A AS LAID OUT AND IN USE	
• THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK IS NGS BENCHMARK "A-312", ELEV. = 9.54'	
CONSTRUCTION SCHEDULE	
DATE RANGE	DESCRIPTION
SEPTEMBER, 2020 TO OCTOBER, 2020	ROUGH GRADING & INVASIVE VEGETATION CLEARING
OCTOBER, 2020 TO NOVEMBER, 2021	CONSTRUCTION OF SINGLE FAMILY RESIDENCE, SWIMMING POOL & MISCELLANEOUS IMPERVIOUS

OWNERS	1105 HILLSBORO MILE, LLC 170 SE 14TH ST, #1002 MIAMI, FL 33131
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD LLC C/O WILLIAM P. STODDARD Ph. D., P.E. 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 794-1213
SITE ADDRESS	1105 HILLSBORO MILE HILLSBORO BEACH, FL
PARCEL ID#s	4843-17-00-0082
F.I.R.M. PANEL	12011C0187 H, DATED AUGUST 18, 2014 REVISED JULY 10, 2018
FLOOD ZONES	X, VE-11', VE-9' & VE-8'



SCHULKE, BITTLE & STODDARD, L.L.C. CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING CERTIFICATION OF AUTHORIZATION NO.: 00008668 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960 TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com	DATE 6/15/2020
	REVISION 1 REVISIONS PER TOWN COMMENTS 6/15/2020
	MARK DRAWING NO. 190655SP DESIGNED W.P.S. DRAWN K.A.B. CHECKED W.P.S. SCALE 1"=10' DATE 4/13/2020
	PROPOSED OCEANFRONT RESIDENCE FOR: 1105 HILLSBORO MILE, LLC 1105 HILLSBORO MILE HILLSBORO BEACH, FL
ENGINEER'S CERTIFICATION I, JOSEPH W. SCHULKE FL REG. NO. 47046 AND B. BITTLE FL REG. NO. 37396 AND WILLIAM P. STODDARD FL REG. NO. 57865	DATE: 6/15/2020
	SHEET C1
	PROJECT NO. 19-065

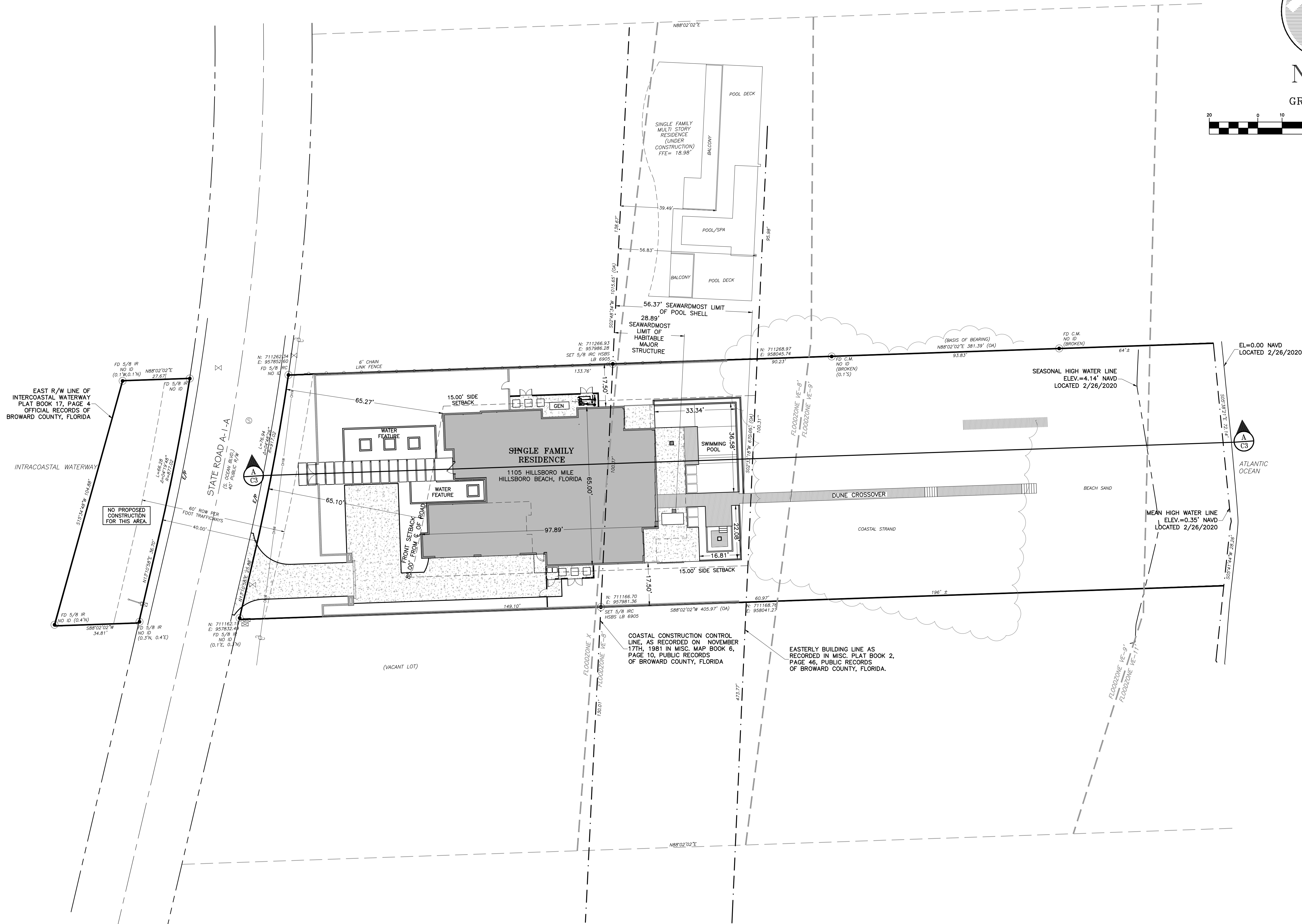
DocuSigned by:
William Stoddard

North

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



DocuSigned by:



SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008688
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

OVERALL
SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:

1105 HILLSBORO MILE, LLC

1105 HILLSBORO MILE

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
 FL. REG. NO. 47048
☐ JODAH B. BITTLE
 FL. REG. NO. 57396
☒ WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: 6/15/2020

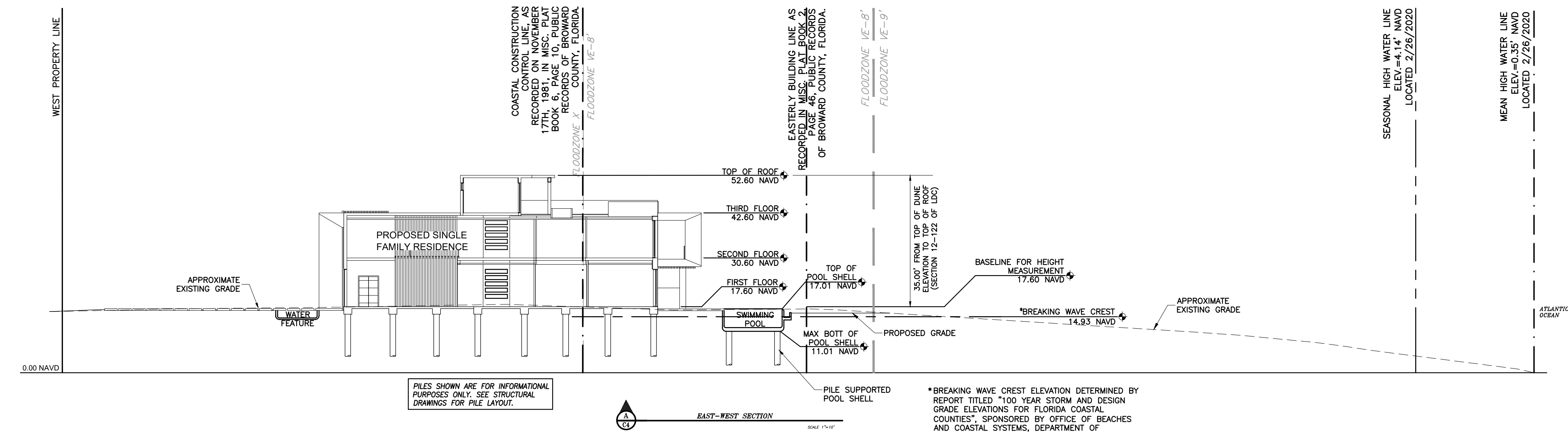
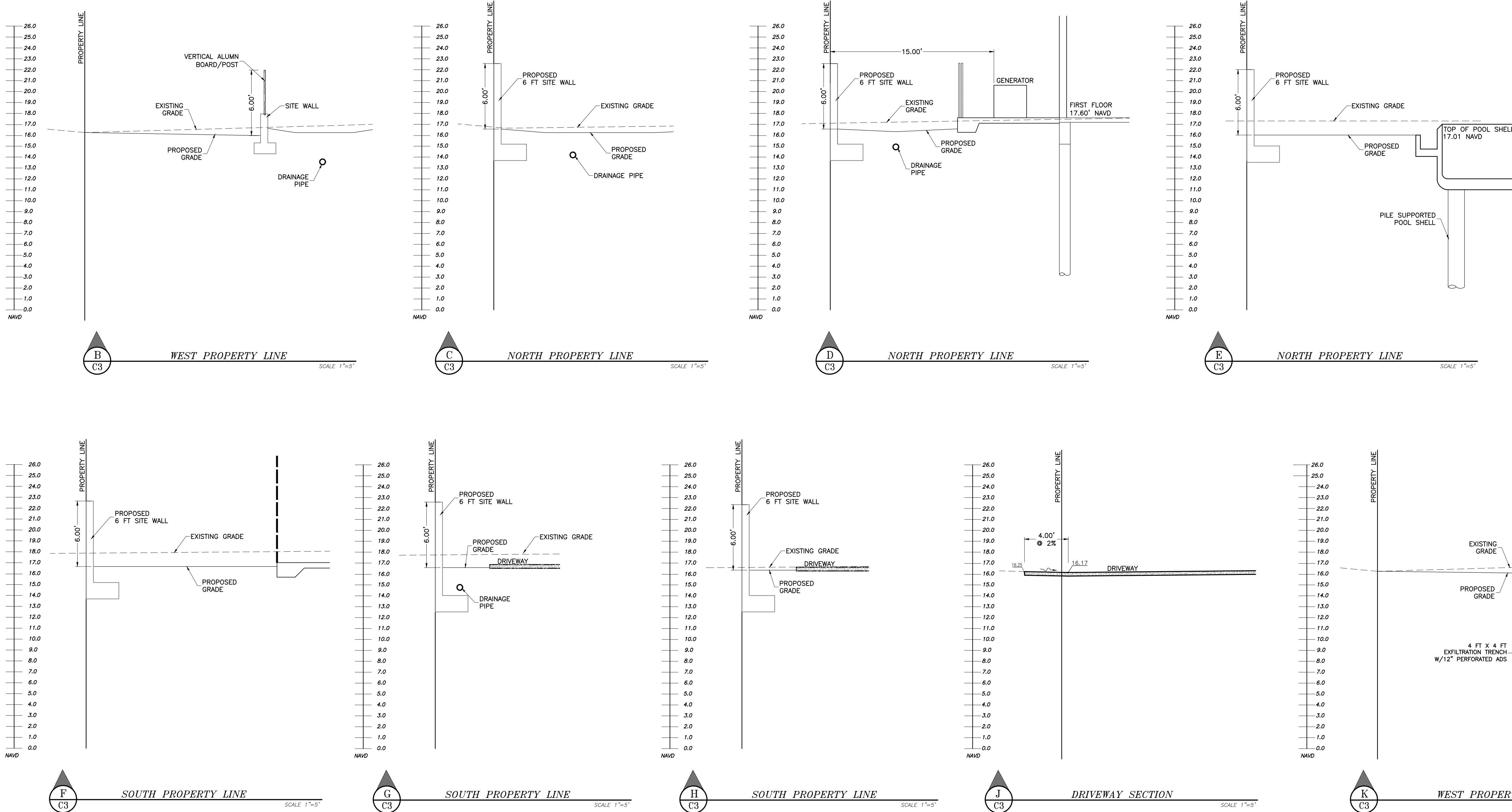
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C_A

PROJECT NO.
12-005

DocuSigned by

William Stoddard



DRAWING 190655SECT		MARK	REVISION	DATE
DESIGNED W.F.S.	1	1	REVISIONS PER TOWN COMMENTS	6/15/2020
DRAWN K.M.B.				
CHECKED W.F.S.				
SCALE AS NOTED				
DATE				4/13/2020

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sdsengineers.com

CROSS SECTIONS

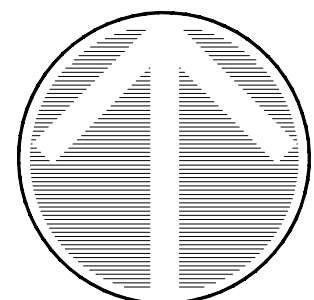
PROPOSED OCEANFRONT RESIDENCE FOR:
1105 HILLSBORO MILE, LLC
1105 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL REG. NO. 47046
☐ ADAM B. BITTLE
FL REG. NO. 37396
☒ WILLIAM P. STODDARD
FL REG. NO. 57605

DATE: 6/15/2020
SHEET
C3
PROJECT NO.
19-065

DocuSigned by:

William Stoddard



North

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

COASTAL CONSTRUCTION CONTROL
LINE, AS RECORDED ON NOVEMBER
17TH, 1981 IN MISC. MAP BOOK 6,
PAGE 10, PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA

EASTERLY BUILDING LINE AS
RECORDED IN MISC. PLAT BOOK 2,
PAGE 46, PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

LEGEND

- - - - - EXISTING NAVD CONTOUR
- x 0.00 EXISTING NAVD ELEVATION
- 0.00 PROPOSED ELEVATION NAVD
- - - - - PROPOSED CONTOUR NAVD

SINGLE FAMILY
RESIDENCE

1105 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
FIRST FLOOR
TOP OF CONCRETE SLAB
17.60 NAVD
SECOND FLOOR
TOP OF CONCRETE SLAB
30.60 NAVD
THIRD FLOOR
TOP OF CONCRETE SLAB
42.60 NAVD

LEGEND

- FILL SEAWARD OF C.C.C.L.
- EXCAVATION SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L. 121 C.Y.
(INCLUDES PILE FOUNDATION SYSTEM)
TOTAL FILL SEAWARD OF C.C.C.L. 121 C.Y.
NET FILL SEAWARD OF C.C.C.L. 0 C.Y.

NO NET EXCAVATION SEAWARD OF CCCL

THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES,
THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR
COMPACTING AND LOSSES

I, WILLIAM P. STODDARD, CERTIFY THE
PROPOSED FILL MATERIAL FOR THIS SITE
MEETS THE CRITERIA OF 620-33.005(7), F.A.C.

DocuSigned by:



SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sdsengineers.com

TEMPORARY
EXCAVATION
& FILL PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:

1105 HILLSBORO MILE, LLC

1105 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER'S CERTIFICATION
I, JOSEPH W. SCHULKE
FL REG. NO. 47046
I, ADAM B. BITTLE
FL REG. NO. 37396
I, WILLIAM P. STODDARD
FL REG. NO. 57865

DATE: 6/15/2020

SHEET

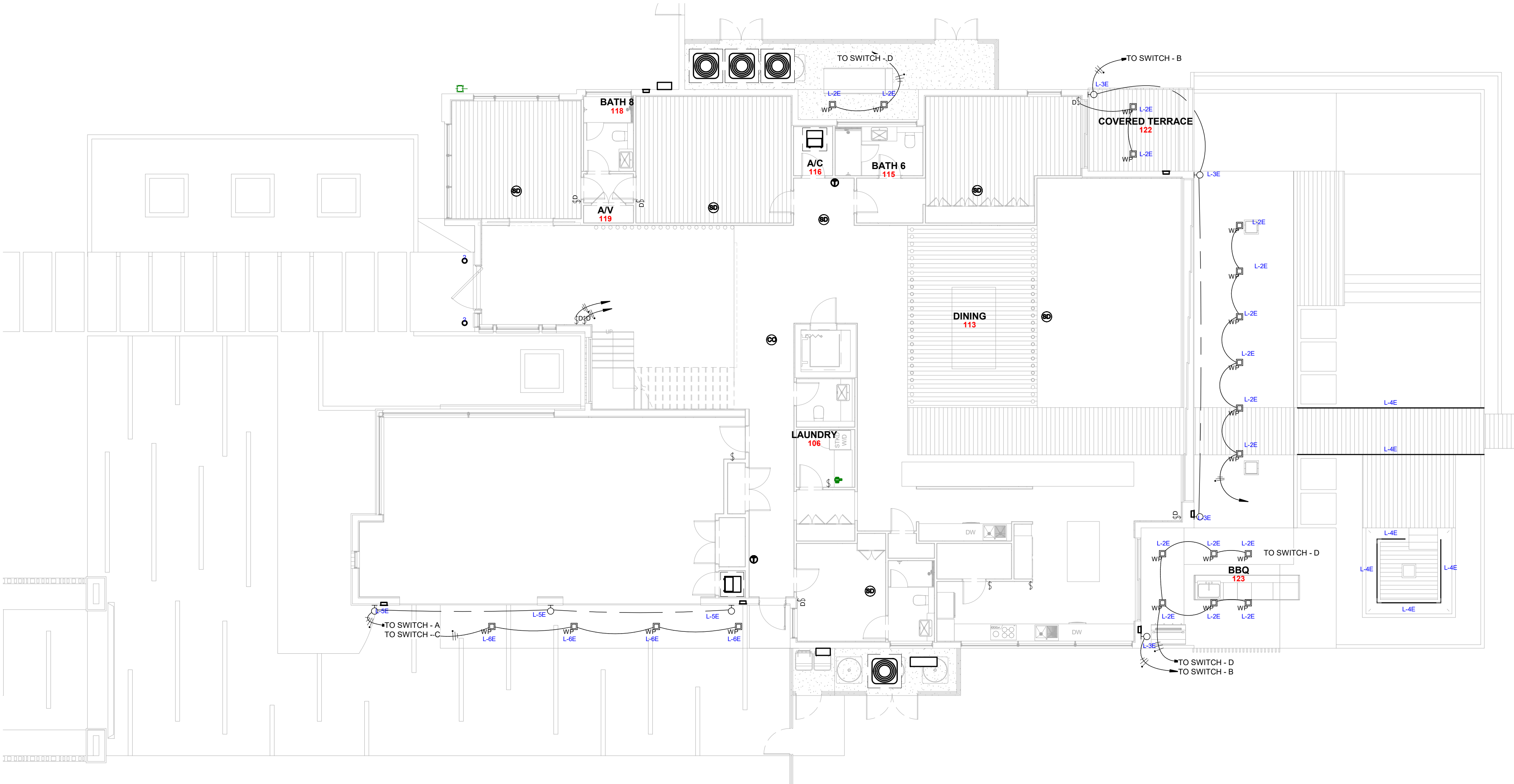
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PROJECT NO.

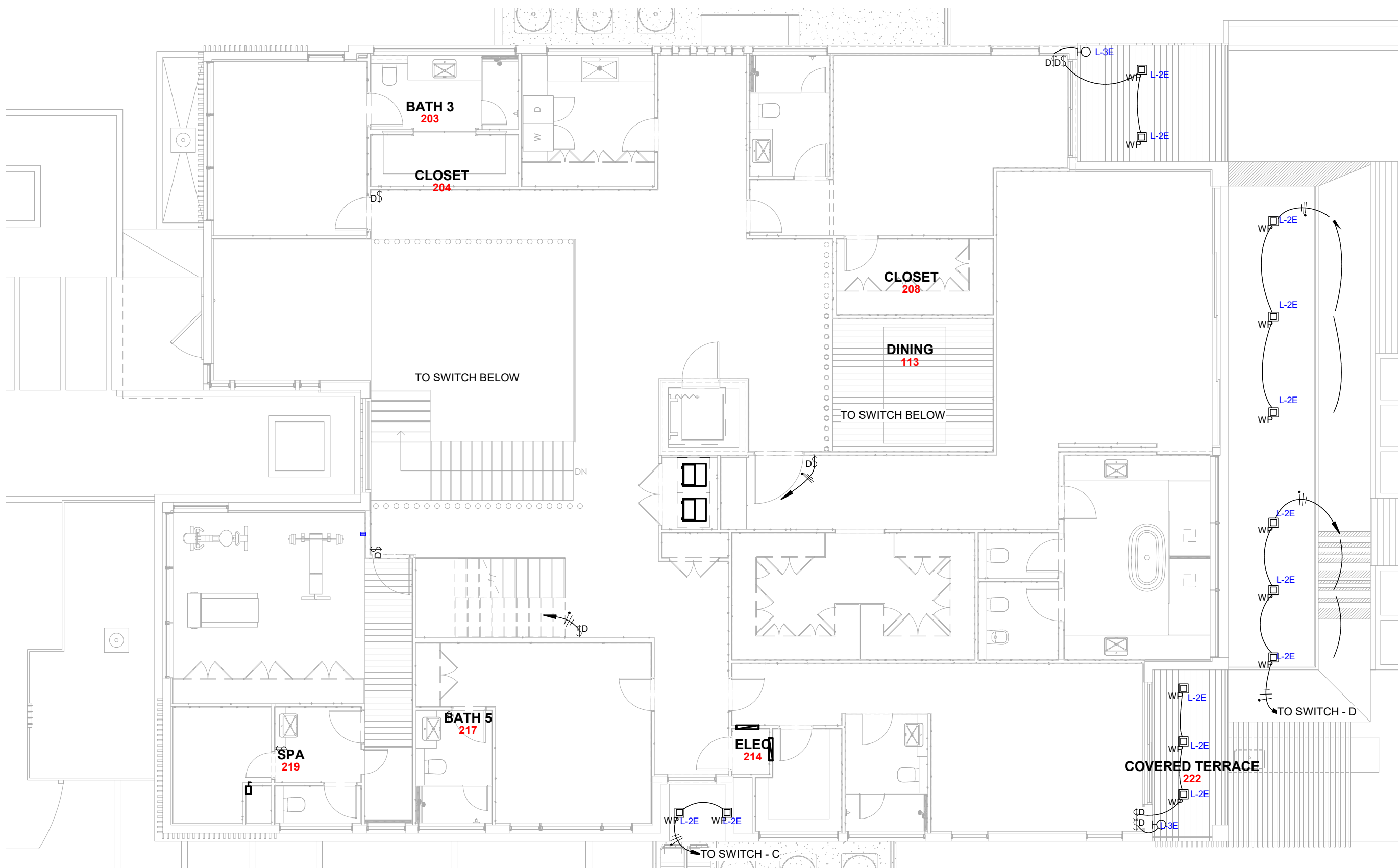
19-065

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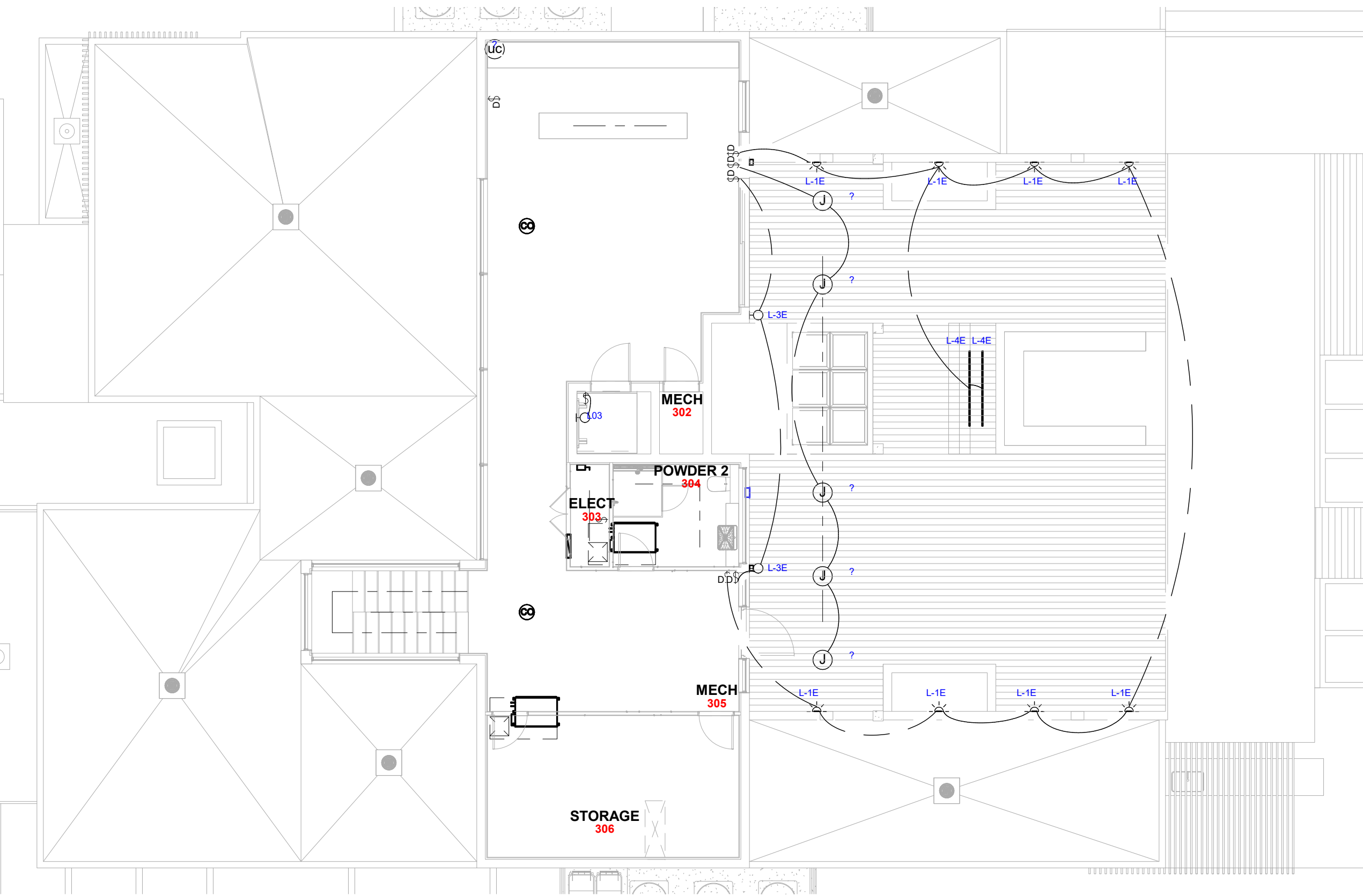
William Stoddard
07A57CA9D3345A
Page 95 of 130



1 FIRST FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"



2 SECOND FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"



3 THIRD FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE						
MARK	Description	Model	Lamp	Type of mount	Count	Image
L-1E	8-K LIGHTING MINI MICRO CYLINDER SOLID STATE (BKSSL)		7.5 WATTS AMBER LED LAMP		8	
L-2E	ZANIBONI LIGHTING - 4 IN. CEILING RECESSED RECESSED LIGHT - WEATHER PROOF		7W MAX AMBER LED LAMP		29	
L-3E	ZANIBONI LIGHTING - OUTDOOR WALL SCONCE		7.5 WATTS AMBER LED LAMP		8	
L-4E	RECESSED UNDER STEP / WALKWAY		AMBER LED ROPE LIGHTING		8	
L-5E	ZANIBONI LIGHTING - OUTDOOR WALL SCONCE		7.5 WATTS AMBER LED LAMP		3	
L-6E	ZANIBONI LIGHTING - 4 IN. CEILING RECESSED RECESSED LIGHT - WEATHER PROOF		7.5 WATTS AMBER LED LAMP		4	

1 LIGHTING IS IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE PROTECTION

RESIDENTIAL LIGHTING LEGEND

- SURFACE CEILING MOUNTED ROUND. SEE FINISH SELECTIONS
- SURFACE CEILING MOUNTED SQUARE. SEE FINISH SELECTIONS
- SURFACE CEILING LINEAR BOX
- SURFACE CEILING LIGHT STRIP
- DOWNLIGHT RECESSED ROUND LIGHT
- DOWNLIGHT RECESSED SQUARE LIGHT
- DOWNLIGHT WALL WASH RECESSED ROUND LIGHT
- DOWNLIGHT WALL WASH RECESSED SQUARE LIGHT
- WALL SCONCE
- WALL RECESSED / STEP LIGHT
- FLOOR MOUNTED UPLIGHT
- EXHAUST FAN. **FBC 2017 F307.3.1** BATHROOM FANS. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY AN INDEPENDENT SEPARATE SWITCH. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE.
- INLINE EXHAUST FAN. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE. PROVIDE ACCESS PANEL AS REQUIRED.
- WALL MOUNTED OVER DOOR W/ COMPACT FLUORESCENT BULBS
- ATTIC LIGHT
- UNDER-CABINET LIGHT
- EXTERIOR FLOOD LIGHTS
- CEILING FAN AS PER FINISH SCHEDULE. FOR CEILING FANS W/ LIGHT, PROVIDE DOUBLE ROCKER SWITCH.
- JUNCTION BOX FOR CHANDELIER. PROVIDE BRAZING.
- JUNCTION BOX FOR COVE LIGHTS.
- JUNCTION BOX FOR CEILING FAN. PROVIDE BRAZING.
- JUNCTION BOX.
- JUNCTION BOX FOR PENDANT LIGHT. PROVIDE BRAZING.
- JUNCTION BOX FOR UNDER CABINET LIGHTS.

LIGHTING DEVICE LEGEND

- LEGRAND ADORNE PADDLE SWITCH - (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND ADORNE PADDLE 3 WAY SWITCH (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND ADORNE PADDLE DIMMER SWITCH (SINGLE, DOUBLE) +48" TO TOP AFF U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND WALL SWITCH OCCUPANCY SENSOR. +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- DOOR LIGHT SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- TIMER SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- CARBON MONOXIDE DETECTOR RELAY SWITCH

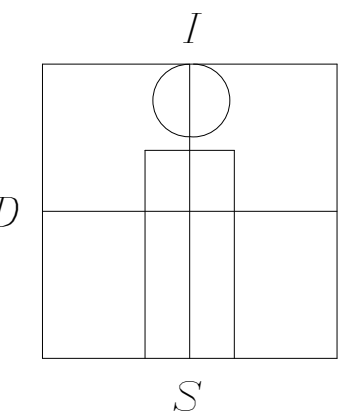
ABBREVIATIONS

- | | |
|------------------------|---------------------------------------|
| [E] EXISTING | G GROUND FAULT CIRCUIT INTERRUPTER |
| [N] NEW | GCFI GROUND FAULT CIRCUIT INTERRUPTER |
| [R] RELOCATED | IG ISOLATED GROUND |
| | NEC NATIONAL ELECTRIC CODE |
| AFF ABOVE FINISH FLOOR | PB PUSH BUTTON |
| AC ABOVE COUNTER | VP VAPOR PROOF |
| CL CENTER LINE | WP WEATHER PROOF |

LIGHTING NOTES:

- ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR CONSTRUCTION BEGINS. FOR MANUFACTURER AND CATALOG REFER TO OWNER SELECTIONS.
- FBC-RESIDENTIAL ENERGY EFFICIENCY 404.1** A MINIMUM OF 75 % OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- FBC - RESIDENTIAL R303.7 STAIRWAY ILLUMINATION:** INTERIOR STAIRWAYS MUST INCLUDE AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING, CAPABLE OF ILLUMINATING THE STAIRS A MINIMUM OF 1 FOOT-CANDLE.
- CONTRACTOR SHALL VERIFY W/ OWNER THE LOCATION OF ALL SWITCHES AT WHICH ONES SHALL BE DIMMABLE DURING THE FRAMING WALK THRU. PROVIDE SPECS TO HOME OWNER AND INTERIOR DESIGNER FOR APPROVAL BEFORE CONSTRUCTION.
- UPON WRITTEN APPROVAL BY HOME OWNER, LEVITON DECORA IS AN ACCEPTABLE ALTERNATE TO LEGRAND.
- ALL MULTIPLE SWITCH LOCATIONS ARE TO BE GANGED AND INSTALLED W/ A SINGLE SMOOTH PLASTIC COVER PLATE.
- ALL OUTDOOR LIGHTING FIXTURES IN COASTAL AREAS SHALL BE MARINE GRADE, CORROSION RESISTANT.
- LIGHTS ON SOFFITS SHALL BE **CENTERED ON THE SOFFIT**. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
- LIGHTING PLAN IS DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF LIGHTING FIXTURES. VERIFY EXACT DIMENSIONS W/ ARCHITECTURAL DRAWINGS.
- FBC ECFBC 2017 R402.4.1.1** RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT, IC RATED, AND SEALED TO THE DRYWALL.

90% SET



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
www.insitedesigngroup.com

ANNIE K. CARRUTHERS
STATE OF FLORIDA LICENSE No AR-87158
ARCHITECT

CONSULTING ENGINEERING
GIUSEPPE NEDIANI
P.E. #59435
140 S DIXIE HIGHWAY,
TH1106
HOLLYWOOD, FL 33020
PH: 954-966-9700
C.A. 29936

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS EMPLOY WITH THE APPLICABLE FLORIDA BUILDING CODES, AT THE TIME OF THEIR PREPARATION, AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH FLORIDA BUILDING CODE.

SEAL

STATE OF FLORIDA LICENSE No 59435

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF INSITE DESIGN GROUP LLC AND MAY NOT BE REPRODUCED EXCEPT WITH WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR MAKE REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

PROJECT:
HILLSBORO MILE
RESIDENCE

ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

REVISIONS

No.	Description	Date
1	BDC-1	JUN 12, 2020

Date Of Issue
MAY 7, 2020

EXTERIOR
LIGHTING

6/12/2020 7:49:33 PM

SL.1



Site Address	1105 HILLSBORO MILE, HILLSBORO BEACH FL 33062	ID #	4843 17 00 0082
Property Owner	1105 HILLSBORO MILE LLC	Millage	1311
Mailing Address	170 SE 14 ST #1002 MIAMI FL 33131	Use	00
Abbr Legal Description	17-48-43 N 100 OF GOV LOT 1 LYING BET A LINE PARA TO AND 1150 FT S OF N/L OF SAID SEC 17 AND A LINE PARA TO AND 1350 FT S OF N/L OF SAID SEC 17 AKA:PARCEL B		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

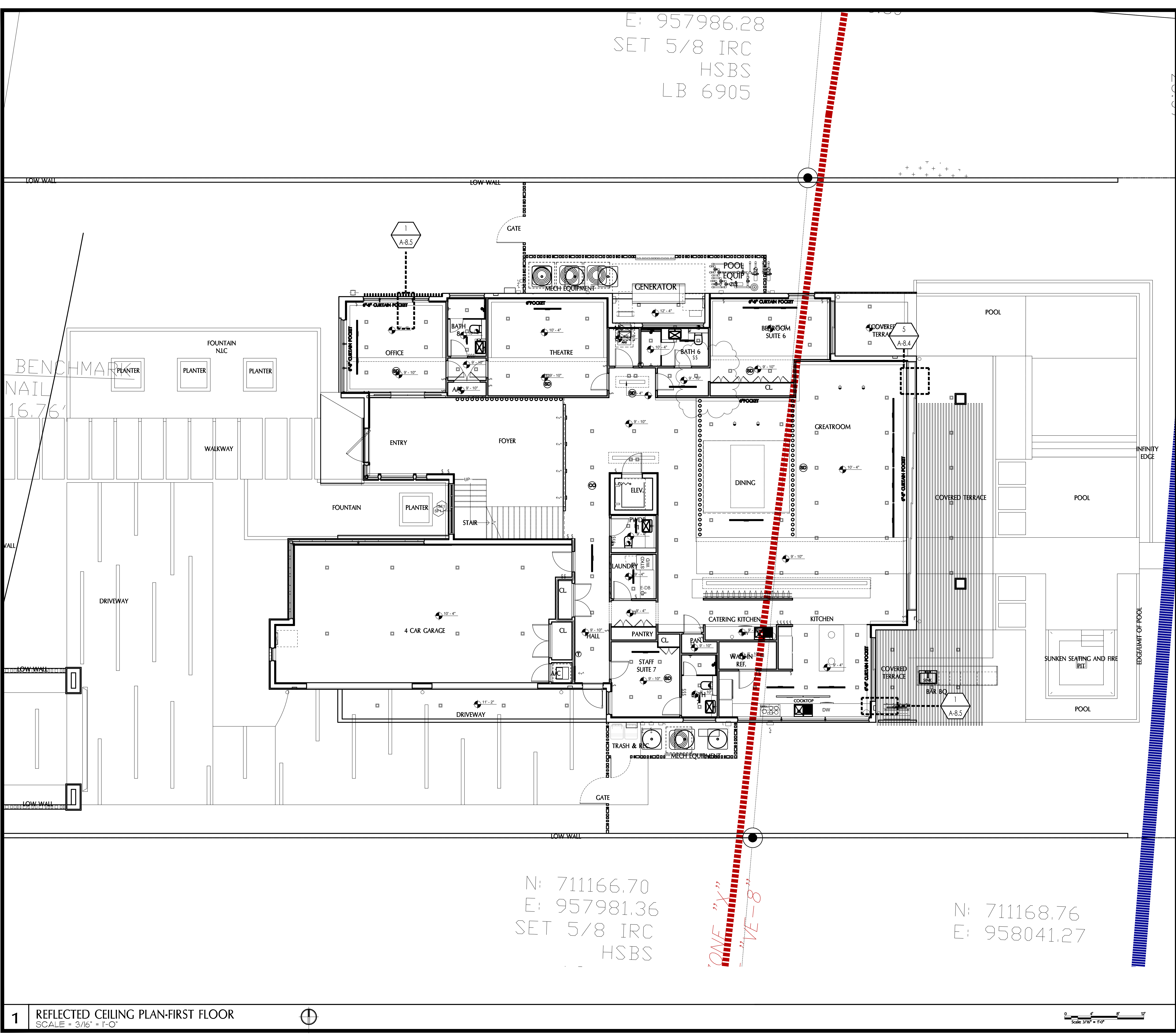
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$4,190,290		\$4,190,290	\$4,190,290	
2019	\$4,190,290		\$4,190,290	\$4,190,290	\$75,130.79
2018	\$3,862,650		\$3,862,650	\$3,862,650	\$68,197.94

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,190,290	\$4,190,290	\$4,190,290	\$4,190,290
Portability	0	0	0	0
Assessed/SOH	\$4,190,290	\$4,190,290	\$4,190,290	\$4,190,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,190,290	\$4,190,290	\$4,190,290	\$4,190,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/30/2019	WD-Q	\$6,500,000	115828393	\$125.00	31,204	SF
12/21/2016	SWD-T		114118243	\$27.00	10,733	SF
12/27/2013	SWD-T	\$100	112023208			
8/28/2003	SW*	\$7,000,000	36068 / 1012			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
								HB
								\$380.62



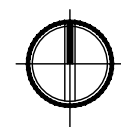
1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING
2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-6.1. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.
3. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED) AND ARE APPROXIMATE.
4. ALL PLUMBING, SANITARY PIPES AND MECHANICAL DUCTS HORIZONTALLY SHALL BE INSTALLED AS CLOSE TO THE UNDERSLAB AS POSSIBLE.
5. CENTER ALL RECESSED LIGHTING WITHIN COFFER, HALL, OR SPACE TYP.
6. SEE THIS SHT FOR SOFFIT AND COVE LIGHT DTLS.
7. UNLESS OTHERWISE NOTED WHENEVER A SINGLE FIXTURE OR JUNCTION BOX OCCURS IN A ROOM, IT SHOULD BE CENTERED IN BOTH DIRECTIONS.
8. HEADERS NOT SCHEDULED SHALL BE Ø 9'-0" FIRST FLOOR AND MINIMUM 8'-0" A.F.F. SECOND FLOOR UNLESS OTHERWISE NOTED. VERIFY WITH HEADER SCHEDULE.
9. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY. THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PRECEDING WITH WORK.
10. FOR LIGHTING FIXTURE SCHEDULE REFER TO ELECTRICAL DRAWINGS.
11. PROVIDE SOFFITS ABOVE ALL CABINETS. SOFFITS SHALL BE FLUSH WITH CABINET. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR DEPTH, TYP.
12. ALL A/C REGISTERS SHALL BE WHITE. CONTRACTOR SHALL COORDINATE HEIGHT AND LOCATION WITH CROWN MOLDING.
13. ALL EXTERIOR LOCATIONS AND SOFFITS THAT RECEIVE HI RIBBED MTL LATH AND STUCCO UNDER EAVES AND OVERHANGS UNLESS OTHERWISE NOTED. CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP).
14. INTERIOR OPENINGS NOTED AS "CASED" OPENING SHALL RECEIVE RECESSED TRIM AND RIGLET TO MATCH BASEBOARD.

2 CEILING NOTES (TYP)

- AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE PROVIDE INSULATION MIN R-11
-

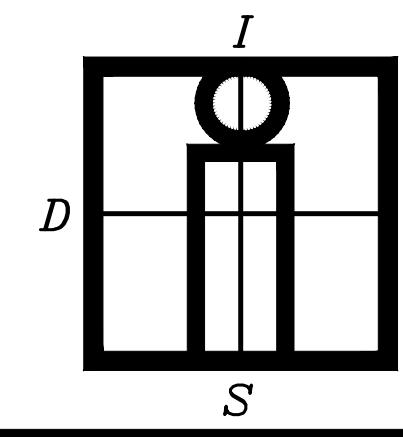
1 REFLECTED CEILING PLAN-FIRST FLOOR

SCALE = 3/16" = 1'-0"



0 4' 8' 12'
Scale: 3/16" = 1'-0"

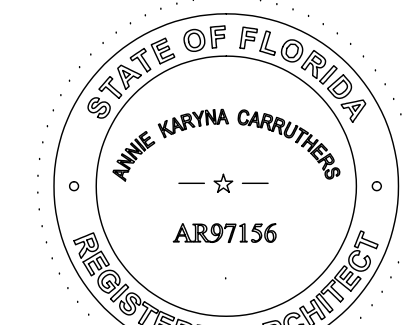
3 LEGEND



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM

954 921 5333
ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-97156

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ADDRESS:
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REF CLG PLAN

A-8.1

Hillsboro Beach Residence



ARTIST CONCEPT

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HILLSBORO BEACH, FLORIDA

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333 AA26001758 ANNIE CARRUTHERS ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS / CONSULTANTS

STRUCTURAL ENGINEER

PROJECT CLASSIC STRUCTURAL ENGINEERING

7318 TEXAS TRAIL, BOCA RATON FLORIDA 33487
TEL: 954-667-7803 FARID ABUGATTAS, P.E. 72471
EMAIL: PLANS@PROJECT CLASSIC.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER

E + E CONSULTING ENGINEERING INC

140 SOUTH DIXIE HWY TH-106, HOLLYWOOD FL 33020
954-566-9708
GUISEPPE NENDIANI PE #59435
EMAIL: ANDRESHOLLMANN@EE-CE.NET

CIVIL ENGINEER

GATOR ENGINEERING ASSOCIATES, INC.

11390 TEMPLE STREET, COOPER CITY, FL 33330
954-434-5905
EMAIL: GATOR_EC@BELLSOUTH.NET

LANDSCAPE ARCHITECT

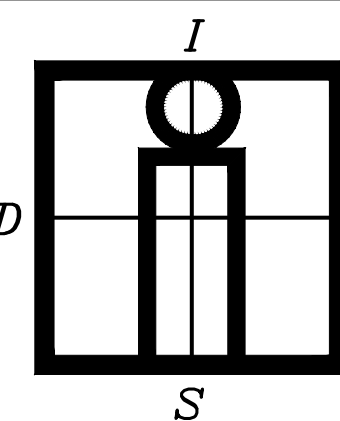
KIM MOYER, A.S.L.A.

4808 NE 16 AVENUE OAKLAND PARK, FL 33334
954-492-9609
KIM MOYER LA0000952
EMAIL: K.MOYERLA@GMAIL.COM

INTERIOR DECORATOR

TOGU ARCHITECTURE

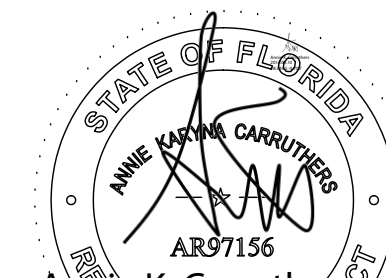
FRANCOIS GUGLIELMINA 149 RUE PARADIS - 13006 MARSEILLE T +33 (0) 4 96 12 49 98 - F +33 (0) 4 96 12 49 68 WWW.TOGU.ARCHI
EMAIL: STUDIO@TOGU.ARCHI



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



n=Annie K. Carruthers o=In
ite Design Group LLC, ou,
mail=annie@insitedesigngr
up.com, c=US SEAL
020.06.15.19:19:32.04.000

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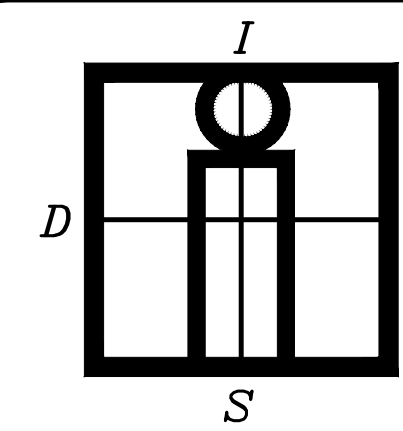
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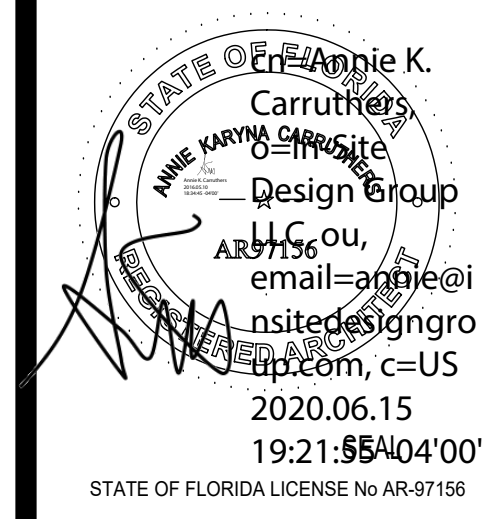
COVER
A-0.1



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GROUP LLC**

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AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

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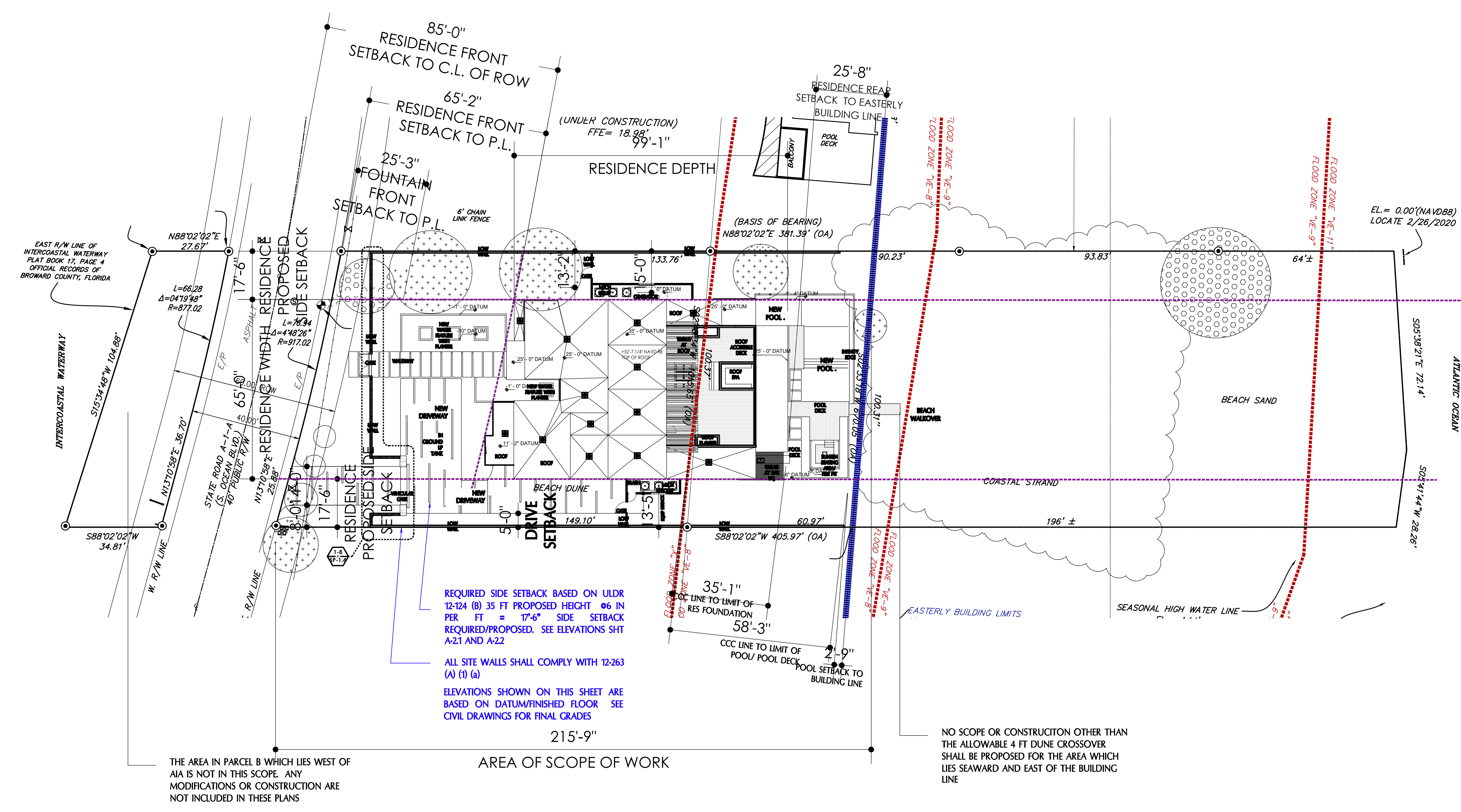
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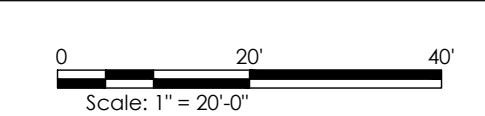
**SITE PLAN
SP-1.2**

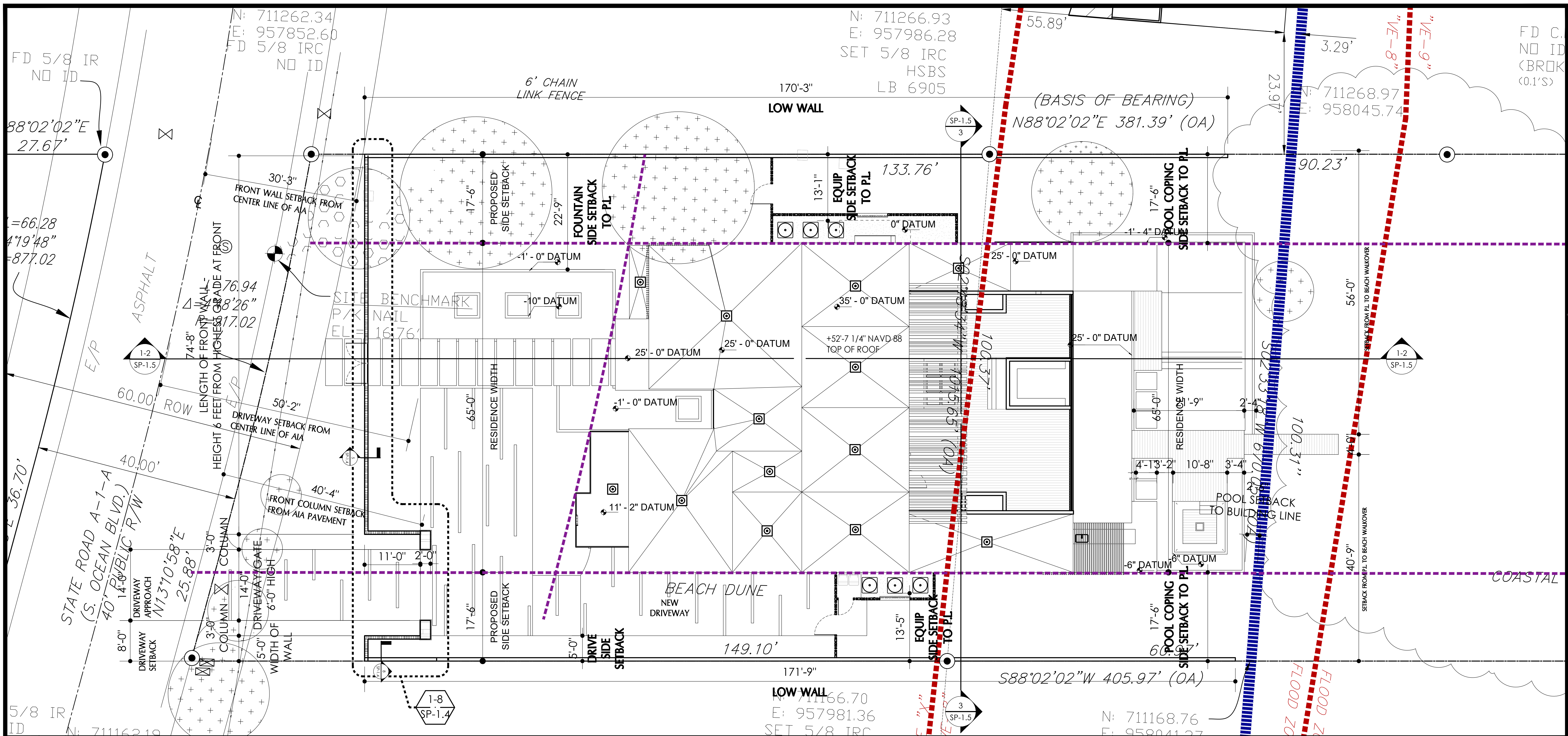


FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR CONC SLAB SHALL BE BASED ON AVERAGE DUNE HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING HEIGHT SHALL BE BASED FROM AVERAGE DUNE HEIGHT

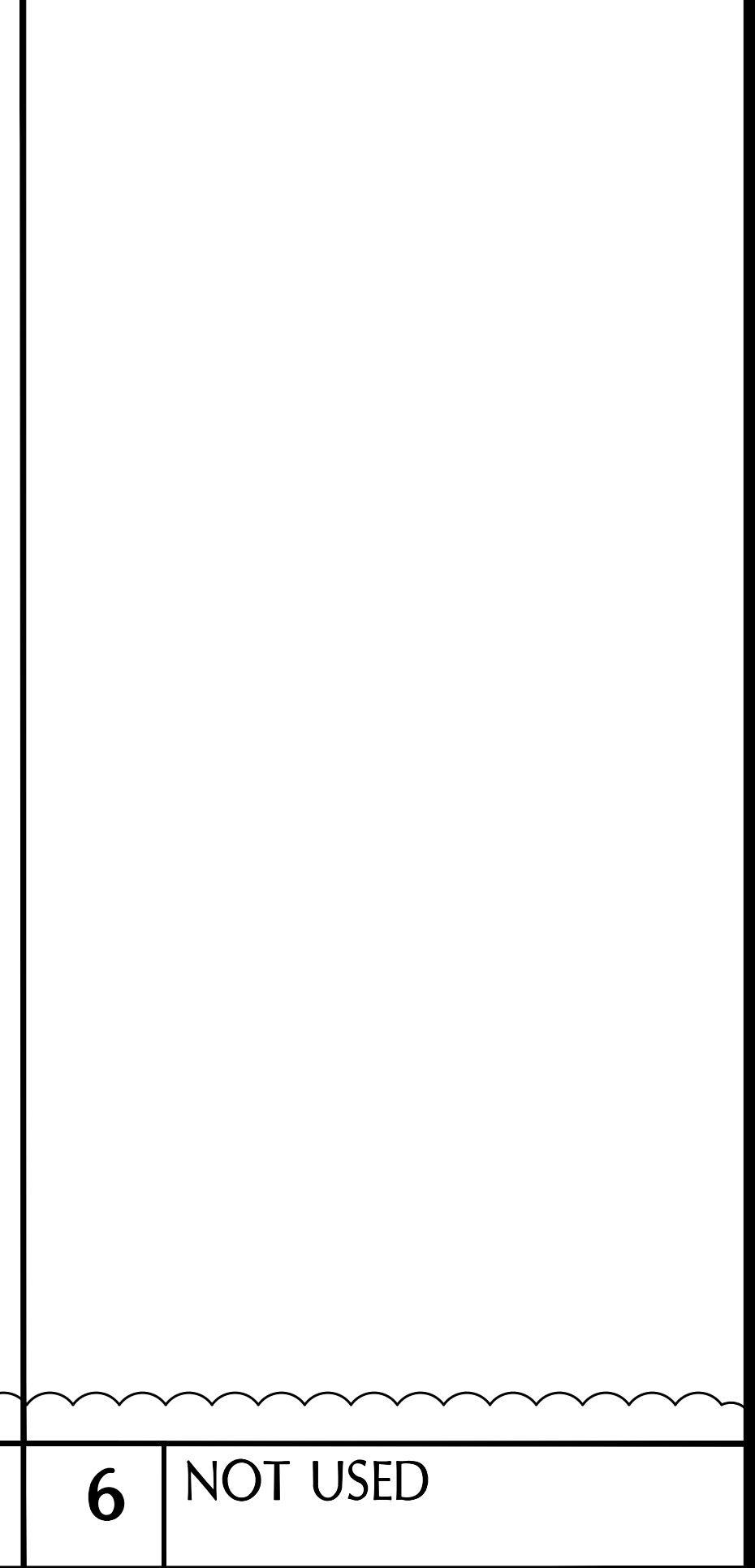
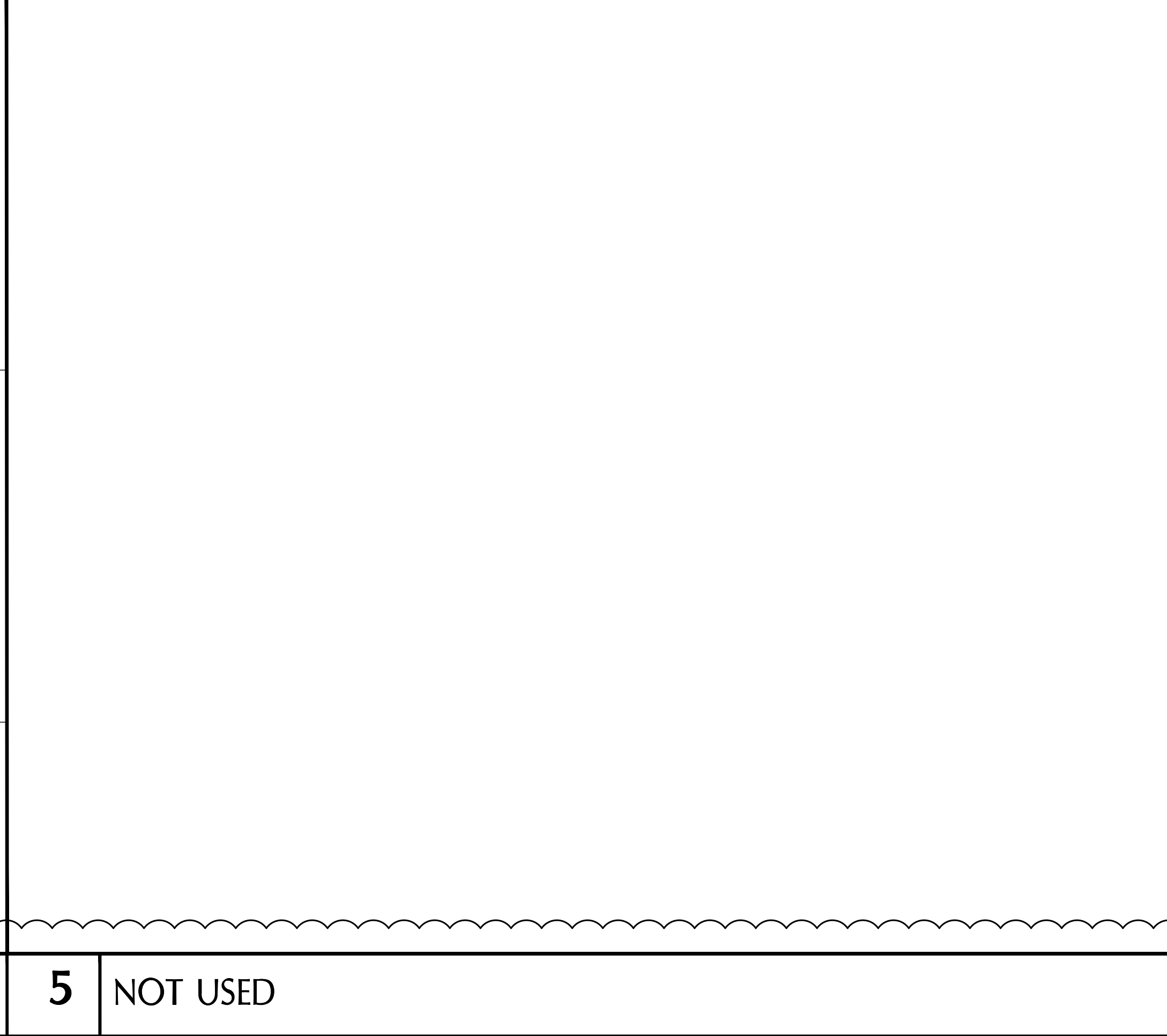
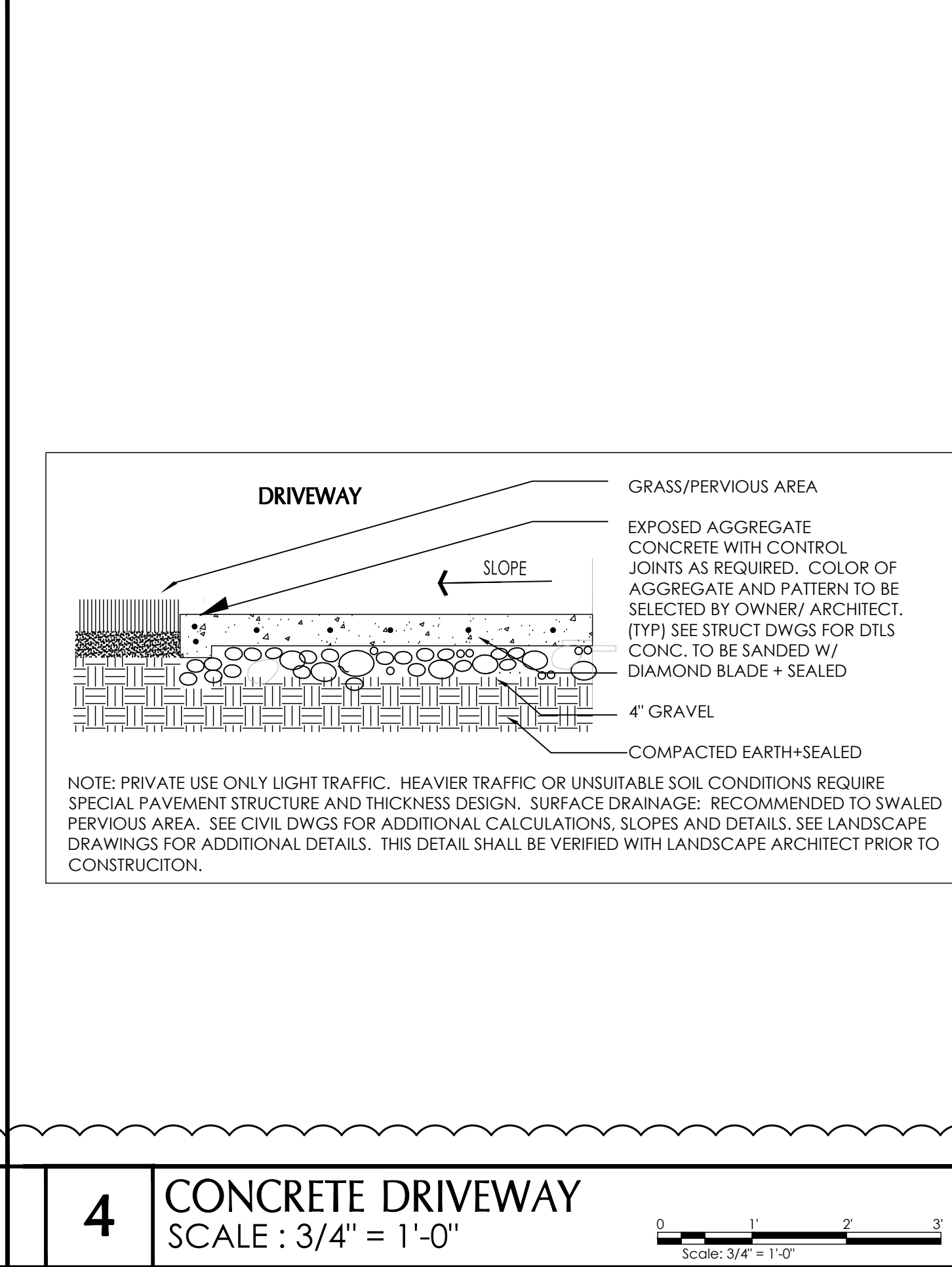
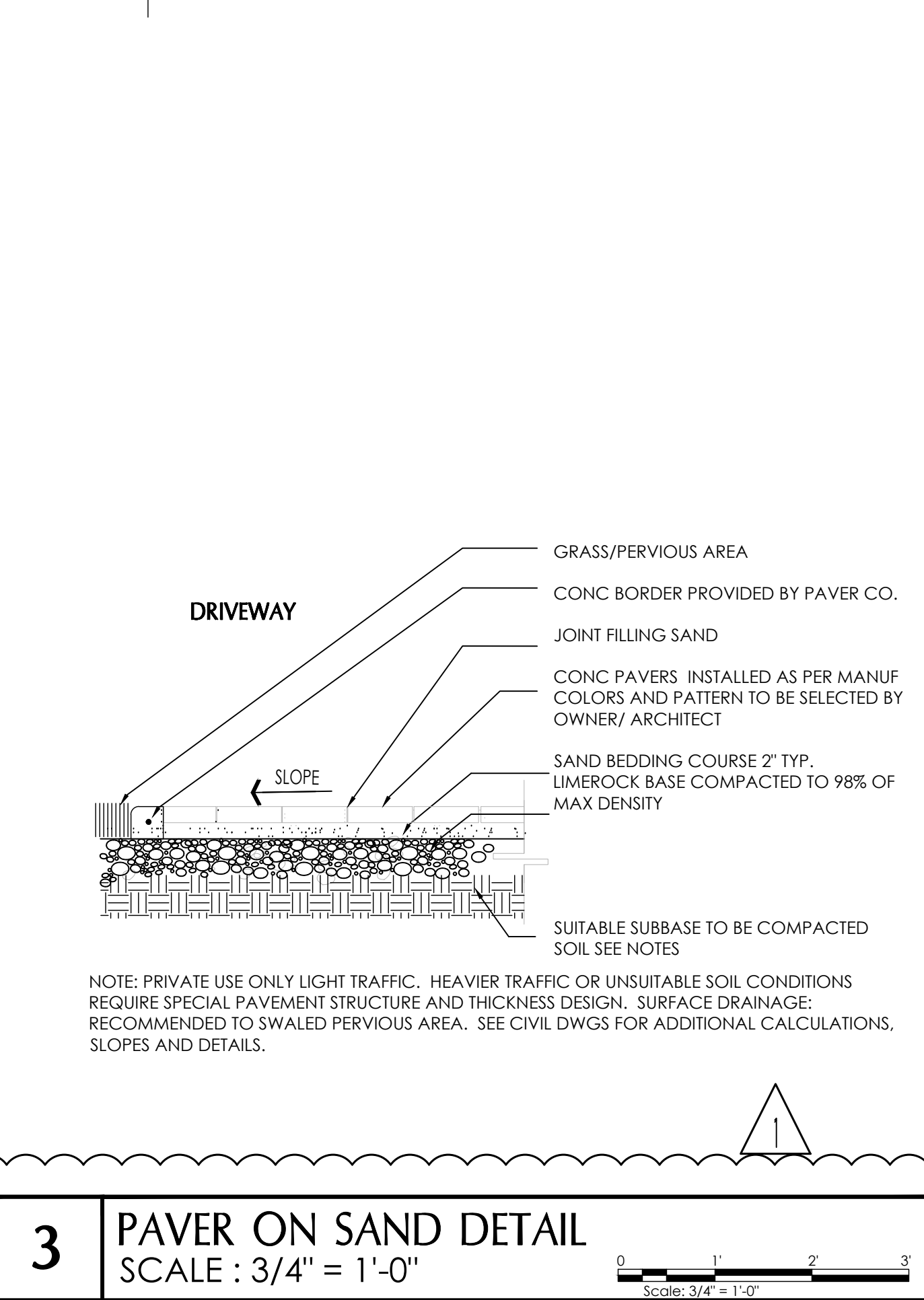
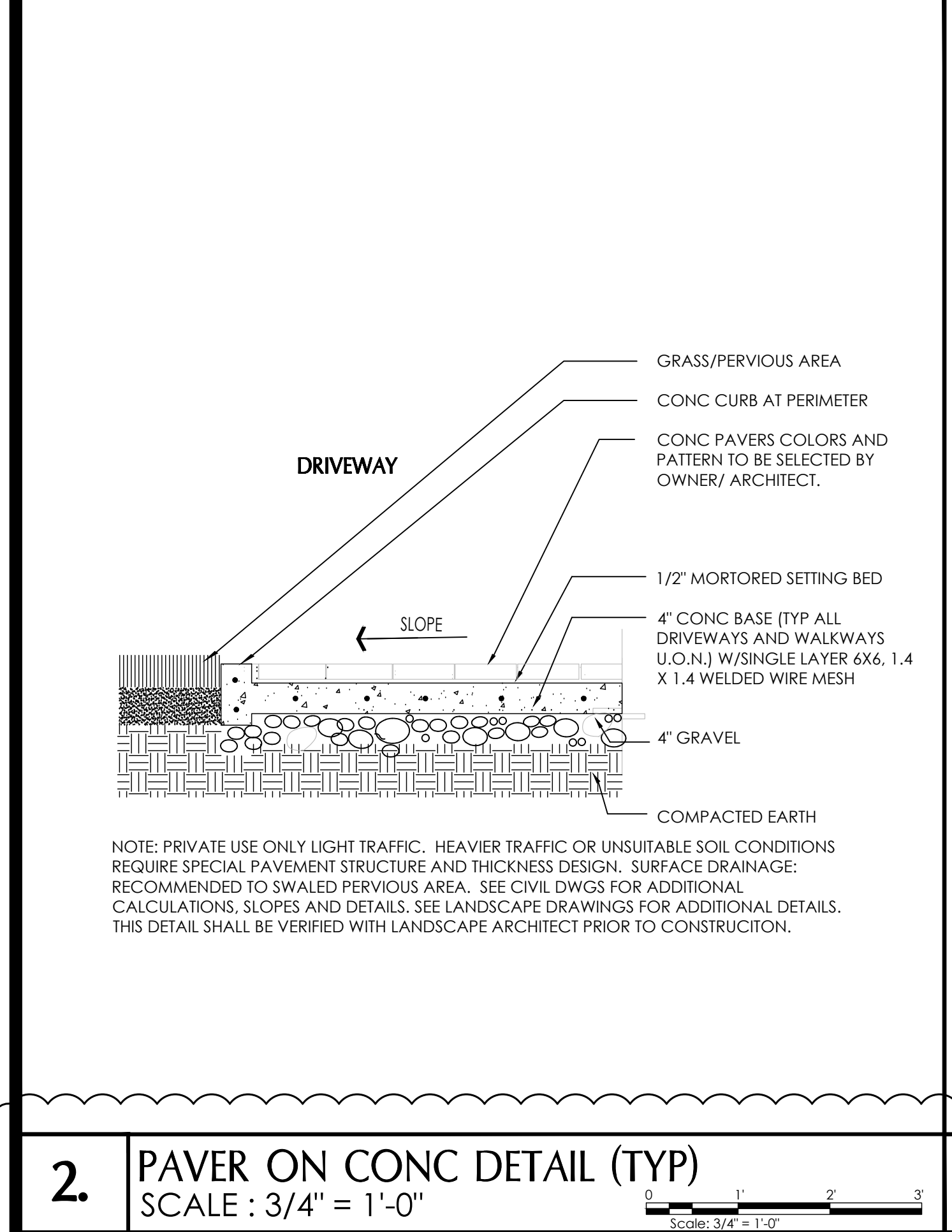
elevations shall be based upon National Geodetic Vertical Datum of 1988 (NAVD 1988):	NAVD
Proposed Top of Slab Lowest Floor (Garage non habitable):	+17'-1 1/4"
Proposed Top of Slab Top of next higher floor (first habitable level):	+17'-7 1/4"
DEP Breaking creast Wave elevation/100 yr storm per FDEP letter	+14.1'
Proposed Lowest elevation of machinery or equipment servicing the building:	+17'-7 1/4"
min required elevation of lowest structural member:	+14.1'
Average Dune as per survey:	+17'-7 1/4"

1 NEW SITE PLAN -FULL VIEW (REDUCED SCALE)
SCALE : 1" = 20'-0"





1 DRIVEWAY, LOW WALLS AND HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



IN-SITE
DESIGN
GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333
ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K. Carruthers
Professional Seal
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Exp. 12/31/2020
19238-04100

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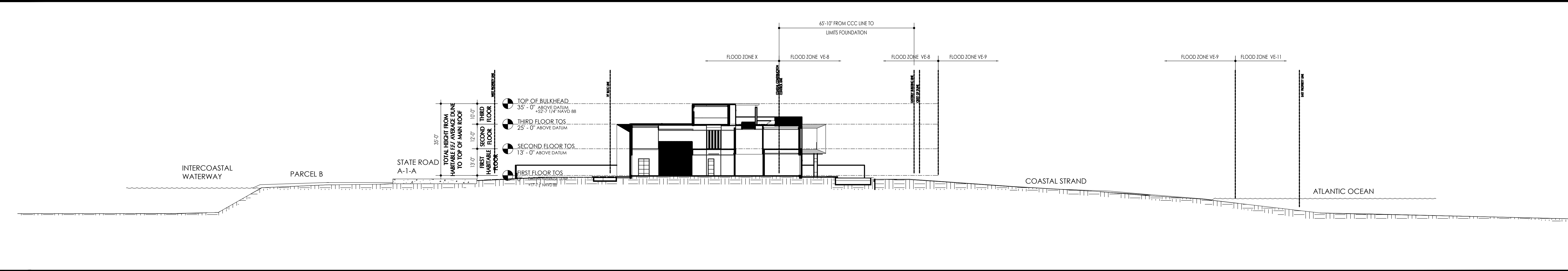
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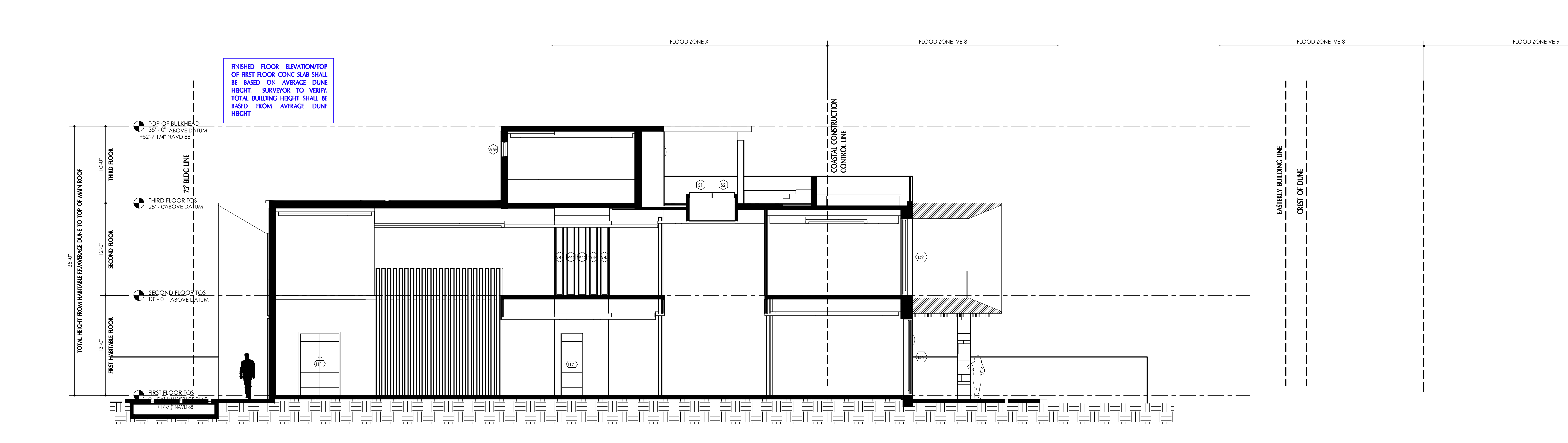
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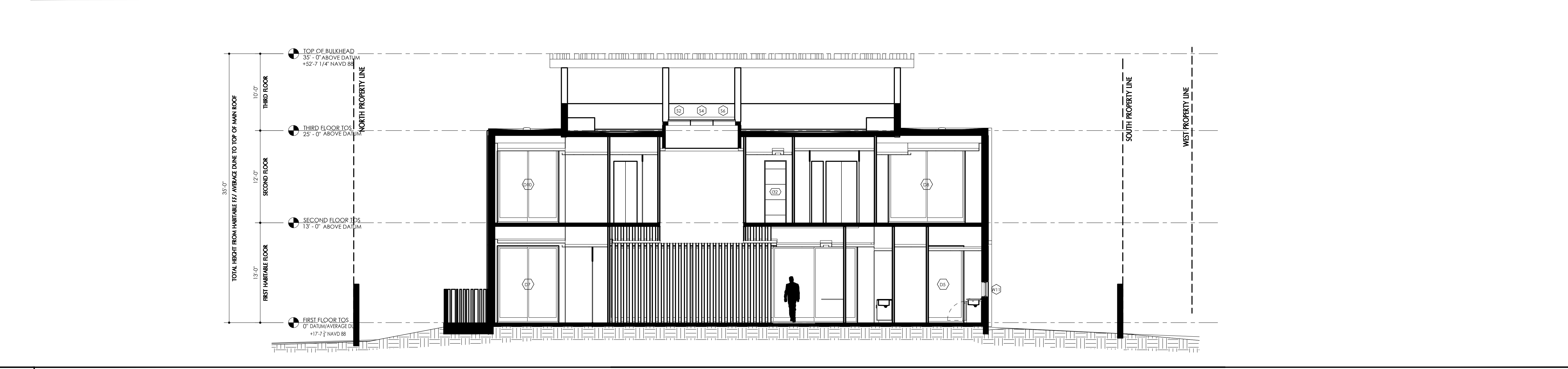
SITE DETAILS
SP-1.3



1 PROPOSED SITE SECTION (LONGITUDINAL)
SCALE : 1" = 20'-0"



2 PROPOSED BLDG. SECTION - ENLARGED (LONGITUDINAL)
SCALE : 1" = 10'-0"



3 PROPOSED SITE SECTION (TRANSVERSE)
SCALE : 1/4" = 1'-0"

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1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

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**SITE SECTIONS
SP-1.5**



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26001758
W.INSIDEDESIGNGROUP.CO
921 5333

NIE K. CARRUTHERS
CHITECT

cp=Annie K.
 Carruthers,
 onln Site
 Design Group
 LLC, ou,
 email=annie@
 nsitedesigngr
 up.com, c=US
 2020.06.15

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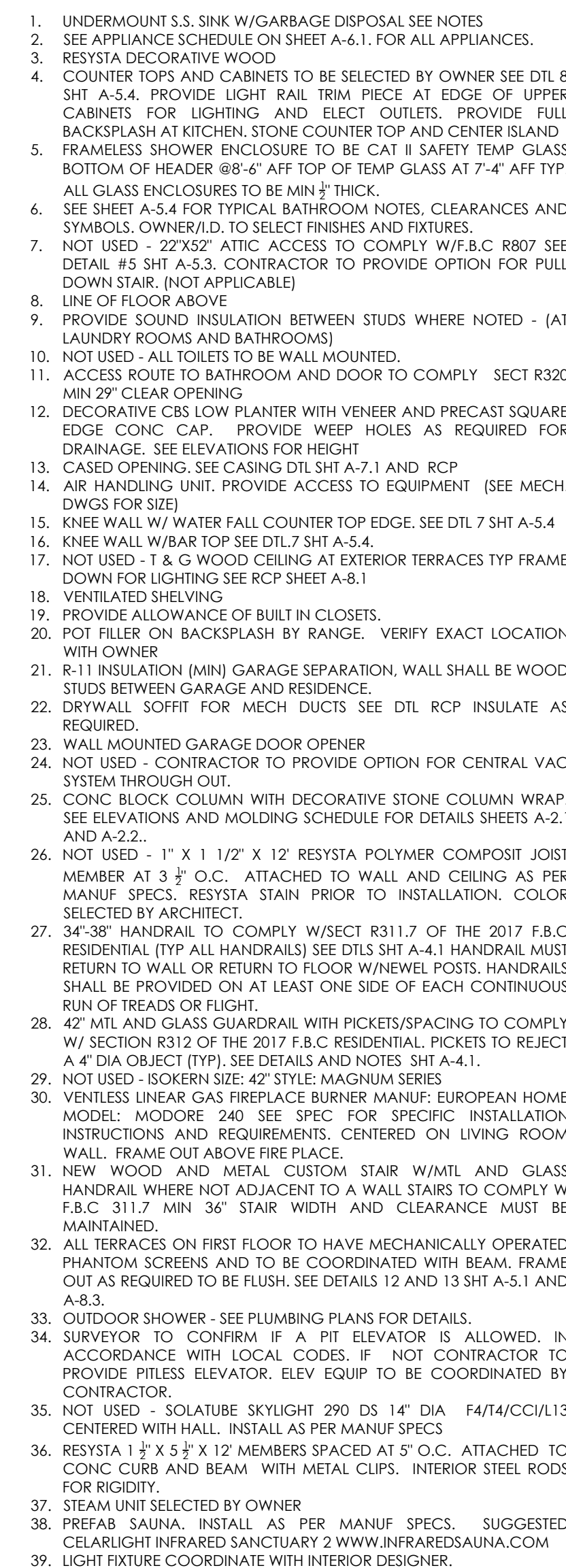
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FLOOR PLAN

A-1.2



THIS STRUCTURE FALLS IN FLOOD ZONE X AND VE 8
REQUIRED: MIN FEMA PLUS FREEBOARD = +9'-0" NAVD
PROPOSED: TOP OF CONC SLAB = +17'-7 1/4" NAVD 8
0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP
OF CONCRETE SLAB. DATUM REFERS TO THE
ENCLOSED FIRST FLOOR LIVING AREA TOP OF
SLAB.

NOTES TO BUILDER:
BUILDER IS RESPONSIBLE FOR PROVIDING FINAL TRUS
ENGINEERING PRIOR TO CONSTRUCTION TO ARCHITECT.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES
ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED
W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYPE
CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT &
SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE
AND RESCUE MUST COMPLY W/ F.B.C. SECT 8310(TYP)

ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA
BUILDING CODE 2017 ED AND 2017 FLORIDA BUILDING CODE
RESIDENTIAL (TYP)

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE, INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

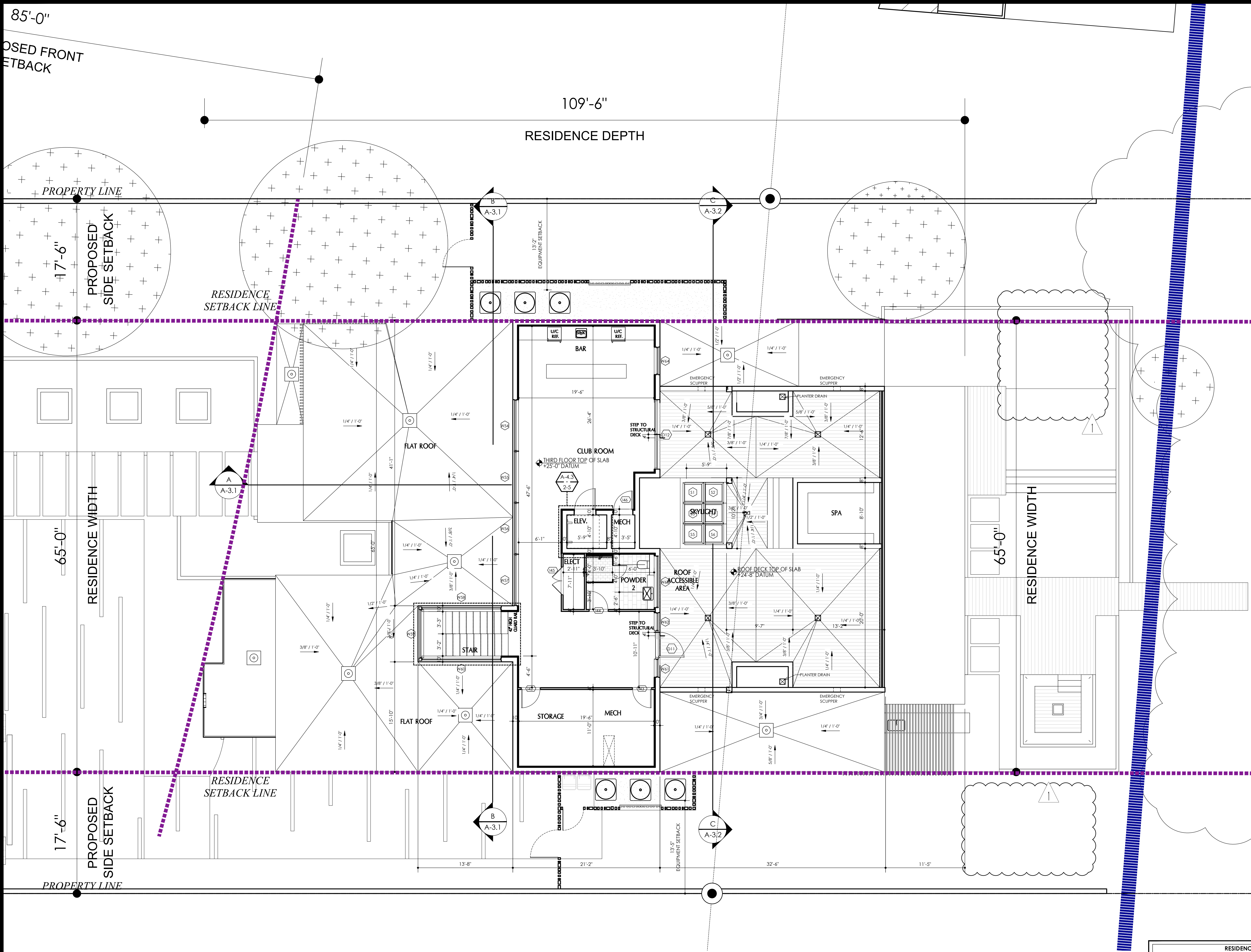
FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR
CONC SLAB SHALL BE BASED ON AVERAGE DUNE
HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING
HEIGHT SHALL BE BASED FROM AVERAGE DUNE
HEIGHT

2 | FLOOR PLAN KEY NOTES

RESIDENCE SQFT CALCULATION		
AREAS	SQFT	% OF LOT
1ST FLOOR A/C SPACE	4,265.06	
2ND FLOOR A/C SPACE	4,463.15	
3rd FLOOR A/C SPACE	1,352.50	
TOTAL A/C SPACE	10,080.72	25.5%
4 CAR GARAGE	947.91	
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55	
COVERED TERRACES 2ND FLOOR	474.24	
TOTAL GROSS AREA RESIDENCE	12,570.41	31.8%
ROOF ACCESSIBLE AREA AND SPA	1,400.97	

3	RESIDENCE AREA CALCS
---	----------------------

1	SECOND FLOOR PLAN SCALE = 3/16" = 1'-0"
---	--



- UNDERMOUNT S.S. SINK W/GARBAGE DISPOSAL SEE NOTES
- SEE APPLIANCE SCHEDULE ON SHEET A-6.1. FOR ALL APPLIANCES.
- REYSTA DECORATIVE WOOD
- COUNTER TOPS AND CABINETS TO BE SELECTED BY OWNER SEE DTL 8 SHT A-5.4. PROVIDE LIGHT RAIL TRIM PIECE AT EDGE OF UPPER CABINETS FOR LIGHTING AND ELECT. OUTLETS. PROVIDE FULL BACKSPLASH AT KITCHEN, STONE COUNTER TOP AND CENTER ISLAND. FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. BOTTOM OF HEADER 88'-6" AFF TOP OF TEMP GLASS AT 7'-4" AFF TYP. ALL GLASS ENCLOSURES TO BE MIN 3/4" THICK.
- SEE SHEET A-5.4 FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/D. TO SELECT FINISHES AND FIXTURES.
- NOT USED - 22'X32' ATIC. ACCESS TO COMPLY W/F.B.C. 8007 SEE DETAIL 45 SHT A-5.3. CONTRACTOR TO PROVIDE OPTION FOR FULL DOWN STAIR. (NOT APPLICABLE)
- LINE OF FLOOR ABOVE.
- PROVIDE SOUND INSULATION BETWEEN STUDS WHERE NOTED - (AT LAUNDRY ROOMS AND BATHROOMS)
- NOT USED - ALL TOILETS TO BE WALL MOUNTED.
- ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY SECT R320 MIN 2' CLEAR OPENING.
- DECORATIVE CDS LOW PLANTER WITH VENEER AND PRECAST SQUARE EDGE CONC. CAP. PROVIDE WEEP HOLES AS REQUIRED FOR DRAINAGE. SEE ELEVATIONS FOR HEIGHT.
- CASED OPENING. SEE CASING DTL SHT A-7.1 AND RCP.
- AIR HANDLING UNIT. PROVIDE ACCESS TO EQUIPMENT (SEE MECH. DWGS FOR SIZE)
- KNIE WALL W/ WATER FALL COUNTER TOP EDGE. SEE DTL 7 SHT A-5.4
- KNIE WALL W/ BAR TOP SEE DTL 7 SHT A-5.4
- NOT USED - 1" X 8" WOOD CEILING AT EXTERIOR TERRACES TYP FRAME DOWN FOR LIGHTING SEE RCP SHEET A-8.1
- VENTILATED SHELVING
- PROVIDE ALLOWANCE OF BUILT IN CLOSETS.
- FOT FILLER ON BACKSPLASH BY RANGE. VERIFY EXACT LOCATION WITH OWNER.
- R-11 INSULATION (MIN) GARAGE SEPARATION. WALL SHALL BE WOOD STUDS BETWEEN GARAGE AND RESIDENCE.
- DRYWALL. SCOFF FOR MECH. DUCTS. SEE DTL RCP INSULATE AS REQUIRED.
- WALL MOUNTED GARAGE DOOR OPENER
- NOT USED - CONTRACTOR TO PROVIDE OPTION FOR CENTRAL VAC SYSTEM THROUGH OUT.
- CONIC BLOCK COLUMN WITH DECORATIVE STONE COLUMN WRAP. SEE ELEVATIONS AND MOLDING SCHEDULE FOR DETAILS SHEETS A-2.1 AND A-2.2.
- NOT USED - 1" X 1 1/2" X 12' REYSTA POLYMER COMPOST JOIST MEMBER AT 3' O.C. ATTACHED TO WALL AND CEILING AS PER MANUF. SPECS. REYSTA STAIN PRIOR TO INSTALLATION. COLOR SELECTED BY ARCHITECT.
- 34'-38" HANDRAIL TO COMPLY W/SECT R311.7 OF THE 2017 F.B.C. RESIDENTIAL (TYP. ALL HANDRAILS SEE DTL SHT A-4.1 HANDRAIL MUST RETURN TO WALL OR RETURN TO FLOOR W/NEWEL POSTS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF REARDS OR FLIGHT).
- 42" MTL AND GLASS GUARDRAIL WITH PICKETS/SPACING TO COMPLY W/ SECTION R312 OF THE 2017 F.B.C. RESIDENTIAL. PICKETS TO REJECT A 4" DIA OBJECT (TYP). SEE DETAILS AND NOTES SHT A-4.1.
- NOT USED - BOKERN SIZE 42" STYLE MAGNUM SERIES
- VENTLESS LINEAR GAS FIREPLACE BURNER MANUF. EUROPEAN HOME MODEL: MODORE 240 SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS. CENTERED ON LIVING ROOM WALL. FRAME OUT ABOVE FIRE PLACE.
- NEW WOOD AND METAL CUSTOM STAIR W/MTL AND GLASS HANDRAIL WHERE NOT ADJACENT TO A WALL STAIRS TO COMPLY W/ F.B.C. 311.7 MIN 36" STAIR WIDTH AND CLEARANCE MUST BE MAINTAINED.
- ALL TERRACES ON FIRST FLOOR TO HAVE MECHANICALLY OPERATED PHANTOM SCREENS AND TO BE COORDINATED WITH BEAM, FRAME OUT AS REQUIRED TO BE FLUSH. SEE DETAILS 12 AND 13 SHT A-5.1 AND A-8.3.
- OUTDOOR SHOWER - SEE PLUMBING PLANS FOR DETAILS.
- SURVEYOR TO CONFIRM F.A. PIT ELEVATOR IS ALLOWED. IN ACCORDANCE WITH LOCAL CODES. IF NOT CONTRACTOR TO PROVIDE PITLESS ELEVATOR. ELEV EQUIP TO BE COORDINATED BY CONTRACTOR.
- NOT USED - SOLATUBE SKYLIGHT 290 DS 14" DIA. F414/CCUL13 CENTERED WITH HALL. INSTALL AS PER MANUF. SPECS
- REYSTA 1 1/2" X 5 1/2" X 12' MEMBERS SPACED AT 5' O.C. ATTACHED TO CONC CURB AND BEAM WITH METAL CLIPS. INTERIOR STEEL RODS FOR RIGIDITY
- STEAM UNIT SELECTED BY OWNER
- PREFAB SAUNA. INSTALL AS PER MANUF. SPECS. SUGGESTED CLEARLIGHT REPERAS SANCTUARY 2 WWW.REPERASSAUNA.COM
- LIGHT FIXTURE COORDINATE WITH INTERIOR DESIGNER.

THIS STRUCTURE FALLS IN FLOOD ZONE X AND VE 8
REQUIRED: MIN FEMA PLUS FREEBOARD = +9'-0" NAVD
PROPOSED: TOP OF CONC SLAB = +17'-7 1/4" NAVD @ 8'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

NOTES TO BUILDER:
BUILDER IS RESPONSIBLE FOR PROVIDING FINAL TRUSS ENGINEERING PRIOR TO CONSTRUCTION TO ARCHITECT.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP)

ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2017 ED AND 2017 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT NOT LIMITED TO ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

FINISHED FLOOR ELEVATION/TOP OF FIRST FLOOR CONC SLAB SHALL BE BASED ON AVERAGE DUNE HEIGHT. SURVEYOR TO VERIFY. TOTAL BUILDING HEIGHT SHALL BE BASED FROM AVERAGE DUNE HEIGHT

2 FLOOR PLAN KEY NOTES

RESIDENCE SQFT CALCULATION			
AREAS	SQFT	% OF LOT	
1ST FLOOR A/C SPACE	4,265.06		
2ND FLOOR A/C SPACE	4,463.15		
3rd FLOOR A/C SPACE	1,352.50		
TOTAL A/C SPACE	10,080.72	25.5%	
4 CAR GARAGE	947.91		
COVERED AREAS AND TERRACES 1ST FLOOR	1,067.55		
COVERED TERRACES 2ND FLOOR	474.24		
TOTAL GROSS AREA RESIDENCE	12,570.41	31.8%	
ROOF ACCESSIBLE AREA AND SPA	1,400.97		

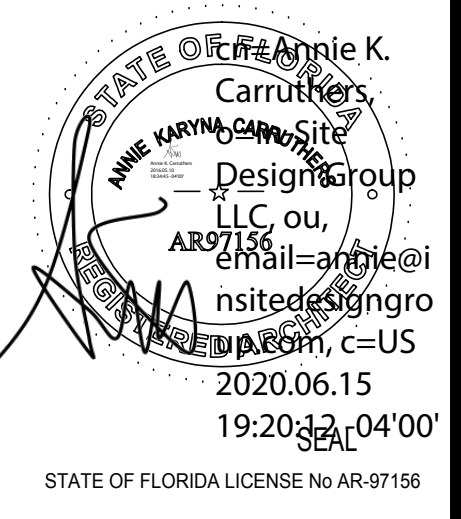
3 RESIDENCE AREA CALCS

1 THIRD FLOOR PLAN SCALE = 3/16" = 1'-0"

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



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HILLSBORO MILE RESIDENCE

OWNER:
1105 HILLSBORO MILE, LLC
ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
DEC-2019
OWNER DESIGN
DEVELOPMENT APPROVAL
MAY-11-2020
SITE PLAN REVIEW
SUBMITTAL

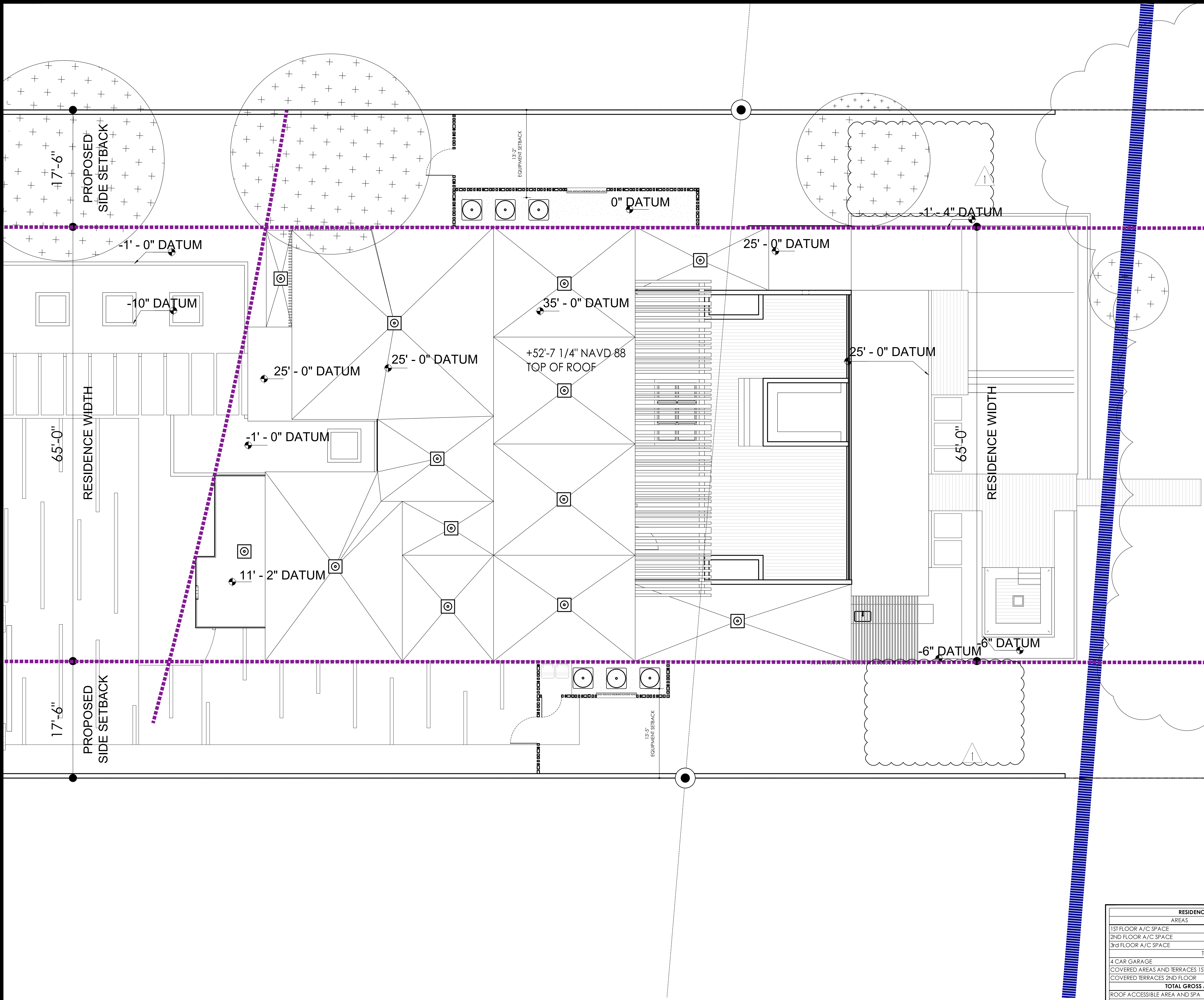
REVISIONS
DEV REVIEW
COMMENTS
JUNE-10-2020

SITE PLAN REVIEW
SUBMITTAL

Date Of Issue
MAY-11-2020

THIRD FL PLAN

A-1.3



1.

UNDERMOUNT S.S. SINK W/GARBAGE DISPOSAL SEE NOTES
2.

SEE APPLIANCE SCHEDULE ON SHEET A-6.1. FOR ALL APPLIANCES.
3.

REYSSTA DECORATIVE WOOD
4.

COUNTER TOPS AND CABINETS TO BE SELECTED BY OWNER SEE DTL 8 SHT A-5.4. PROVIDE LIGHT RAIL TRIM PIECE AT EDGE OF UPPER CABINETS FOR LIGHTING AND ELECT. OUTLETS. PROVIDE FULL BACKSPLASH AT KITCHEN. STONE COUNTER TOP AND CENTER ISLAND FRAMELESS SHOWER ENCLOSURE TO BE CAT 1 SAFETY TEMP. GLASS BOTTOM OF HEADER 88'-6" AFF TOP OF TEMP GLASS AT 7'-4" AFF TYP. ALL GLASS ENCLOSURES TO BE MIN 3/8" THICK.
5.

SEE SHEET A-5.4 FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/D. TO SELECT FINISHES AND FIXTURES.
6.

NOT USED - 22"x52" ATTIC ACCESS TO COMPLY W/F.B.C. R807 SEE DETAIL #5 SHT A-5.3. CONTRACTOR TO PROVIDE OPTION FOR FULL DOWN STAIR. (NOT APPLICABLE)
7.

LINE OF FLOOR ABOVE
8.

PROVIDE SOUND INSULATION BETWEEN STUDS WHERE NOTED - [AT LAUNDRY ROOMS AND BATHROOMS]
9.

NOT USED - ALL TOILETS TO BE WALL MOUNTED.
10.

ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY SECT R320 MIN 20" CLEAR OPENING
11.

DECORATIVE CRL LOW PLASTER WITH VENEER AND PRECAST SQUARE EDGE CONC. CAP. PROVIDE WEEP HOLES AS REQUIRED FOR DRAINAGE. SEE ELEVATIONS FOR HEIGHT
12.

CASED OPENING. SEE CASING DTL SHT A-7.1 AND RCP
13.

AIR HANDLING UNIT. PROVIDE ACCESS TO EQUIPMENT [SEE MECH. DWGS FOR SIZE]
14.

KNEE WALL W/ WATER FALL COUNTER TOP EDGE. SEE DTL 7 SHT A-5.4
15.

NOT USED - 1 & 5 WOOD CEILING AT EXTERIOR TERRACES TYP FRAME DOWN FOR LIGHTING SEE RCP SHEET A-8.1
16.

VENTILATED SHELVING
17.

PROVIDE ALLOWANCE OF BUILT IN CLOSETS.
18.

POT FILLER ON BACKSPLASH BY RANGE. VERIFY EXACT LOCATION WITH OWNER
19.

R-11 INSULATION (MIN) GARAGE SEPARATION. WALL SHALL BE WOOD STUDS BETWEEN GARAGE AND RESIDENCE.
20.

DRYWALL SOFFIT FOR MECH. DUCTS. SEE DTL RCP INSULATE AS REQUIRED.
21.

WALL MOUNTED GARAGE DOOR OPENER
22.

NOT USED - CONTRACTOR TO PROVIDE OPTION FOR CENTRAL VAC SYSTEM THROUGH OUT.
23.

CONC BLOCK COLUMN WITH DECORATIVE STONE COLUMN WRAP. SEE ELEVATIONS AND MOLDING SCHEDULE FOR DETAILS SHEETS A-2.1 AND A-2.2.
24.

NOT USED - 1" X 1 1/2" X 12' REYSSTA POLYMER COMPOSIT JOIST MEMBER AT 3' O.C. ATTACHED TO WALL AND CEILING AS PER MANUF. SPECS. REYSSTA STAIN PRIOR TO INSTALLATION. COLOR SELECTED BY ARCHITECT
25.

34'-38" HANDRAIL TO COMPLY W/SECT R311.7 OF THE 2017 F.B.C. RESIDENTIAL (TYP ALL HANDRAILS) SEE DTL SHT A-4.1 HANDRAIL MUST RETURN TO WALL OR RETURN TO FLOOR W/NEWEL POSTS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT.
26.

42" MTL AND GLASS GUARDRAIL WITH PICKETS/SPACING TO COMPLY W/ SECTION R312 OF THE 2017 F.B.C. RESIDENTIAL. PICKETS TO RESIST 4'-0" DIA. OBJECT (TYP). SEE DETAILS AND NOTES. SHT A-4.1
27.

NOT USED - (SOFTEN) SIZE: 42" STYLE: MAGNUM SERIES
28.

VENTLESS LINEAR GAS REPLACEMENT BURNER MANUF: EUROPEAN HOME MODEL: MODORE 240 SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS. CENTERED ON LIVING ROOM WALL. FRAME OUT ABOVE FIRE PLACE.
29.

NEW WOOD AND METAL CUSTOM STAIR W/MTL AND GLASS HANDRAIL WHERE NOT ADJACENT TO A WALL STAIRS TO COMPLY W/ F.B.C. 311.7 MIN 54" STAIR WIDTH & CLEARANCE MUST BE MAINTAINED.
30.

ALL TERRACES ON FIRST FLOOR TO HAVE MECHANICALLY OPERATED PHANTOM SCREENS AND TO BE COORDINATED WITH BEAM. FRAME OUT AS REQUIRED TO BE FLUSH. SEE DETAILS 12 AND 13 SHT A-5.1 AND A-6.3
31.

OUTDOOR SHOWER - SEE PLUMBING PLANS FOR DETAILS.
32.

SURVEYOR TO CONFIRM IF A PIT ELEVATOR IS ALLOWED. IN ACCORDANCE WITH LOCAL CODES. IF NOT CONTRACTOR TO PROVIDE PITLESS ELEVATOR. ELEV EQUIP TO BE COORDINATED BY CONTRACTOR.
33.

NOT USED - SOLATUBE SKYLIGHT 290 DS 14" DIA F414/CC/L13 CENTERED WITH HALL. INSTALL AS PER MANUF SPECS
34.

REYSSTA 1 1/2" X 2 1/2" X 12' MEMBERS SPACED AT 5' O.C. ATTACHED TO CONC. CURB AND BEAM WITH METAL CLIPS. INTERIOR STEEL RODS FOR RIGIDITY
35.

STEAM UNIT SELECTED BY OWNER
36.

PREFAB SAUNA. INSTALL AS PER MANUF SPECS. SUGGESTED CELSARLIGHT INFRARED SANCTUARY 2 WWW.INFRAREDSAUNA.COM
37.

LIGHT FIXTURE COORDINATE WITH INTERIOR DESIGNER.
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REYSSTA 1 1/2" X 2 1/2" X 12' MEMBERS SPACED AT 5' O.C. ATTACHED TO CONC. CURB AND BEAM WITH METAL CLIPS. INTERIOR STEEL RODS FOR RIGIDITY
165.

STEAM UNIT SELECTED BY OWNER
166.

PREFAB SAUNA. INSTALL AS PER MANUF SPECS. SUGGESTED CELSARLIGHT INFRARED SANCTUARY 2 WWW.INFRAREDSAUNA.COM
167.

LIGHT FIXTURE COORDINATE WITH INTERIOR DESIGNER.
168.

NOT USED - SOLATUBE SKYLIGHT 290 DS 14" DIA F414/CC/L13 CENTERED WITH HALL. INSTALL AS PER MANUF SPECS
169.

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PREFAB SAUNA. INSTALL AS PER MANUF SPECS. SUGGESTED CELSARLIGHT INFRARED SANCTUARY 2 WWW.INFRAREDSAUNA.COM
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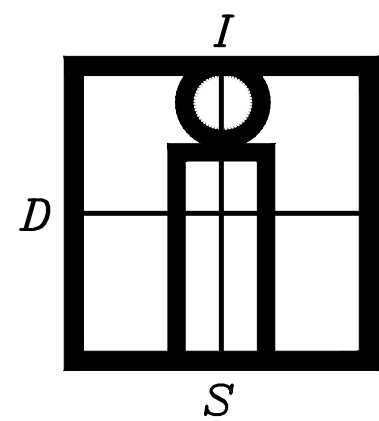
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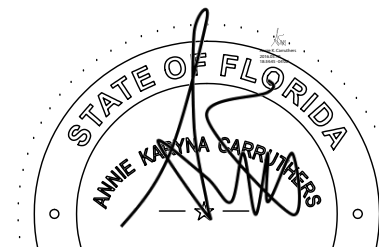
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-



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



cn=Annie K. Carruthers, o=In-Site Design Group LLC, ou=In-Site Design Group LLC, email=annie@insitedesigngroup.com, c=US

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STATE OF FLORIDA LICENSE NO. AR-97156

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**HILLSBORO MILE
RESIDENCE**

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1105 HILLSBORO MILE, LLC
ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION

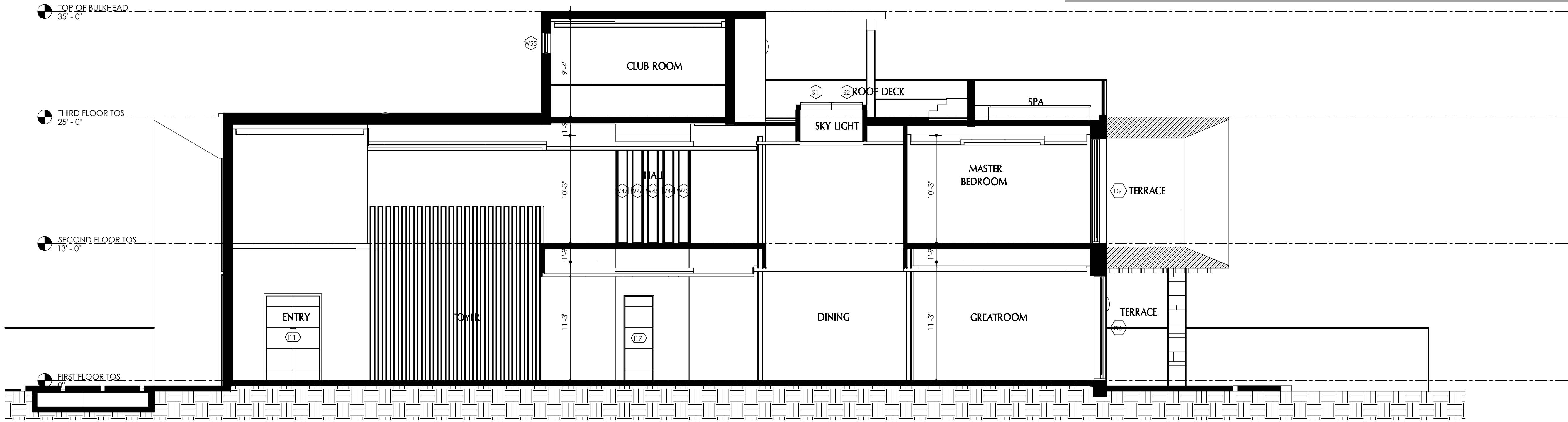
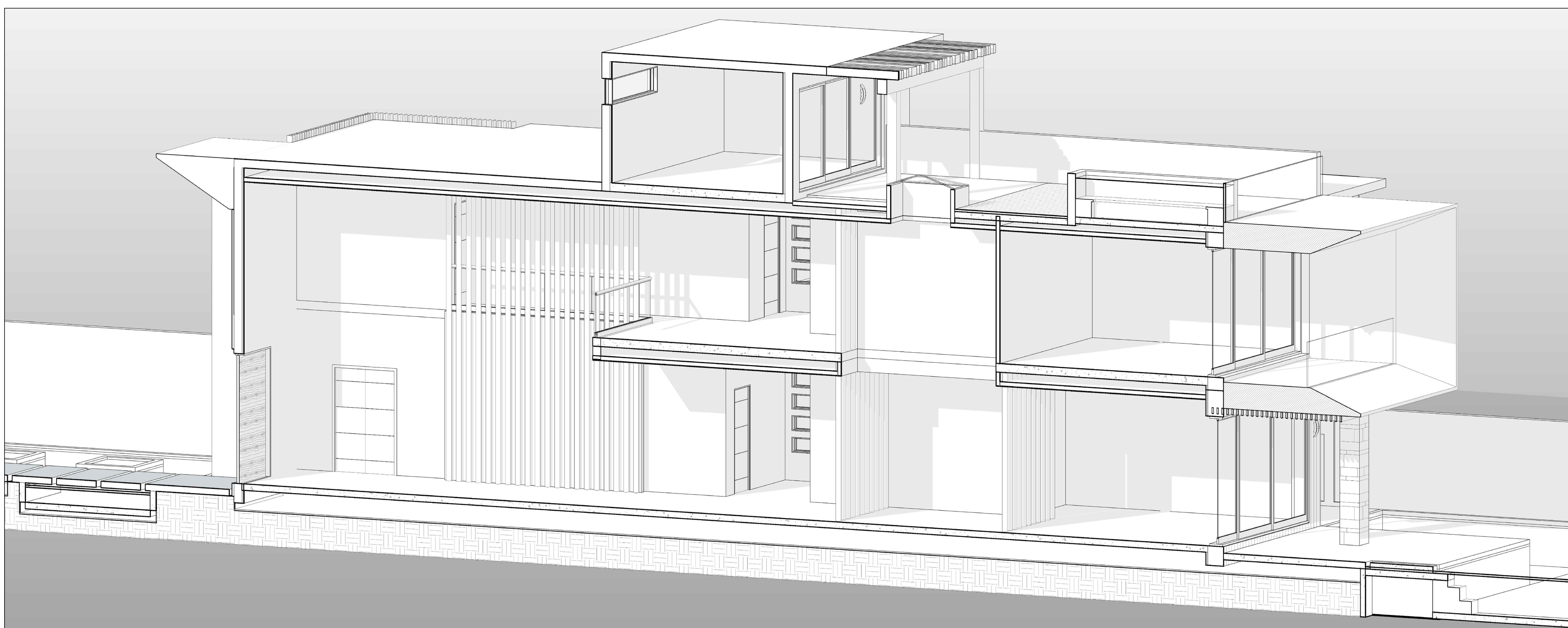
DEC-2019
OWNER DESIGN
DEVELOPMENT APPROVAL
MAY-11-2020
SITE PLAN REVIEW
SUBMITTAL

REVISIONS

SITE PLAN REVIEW
SUBMITTAL

Date Of Issue
MAY-11-2020

**BLDG
SECTION
A-3.1**



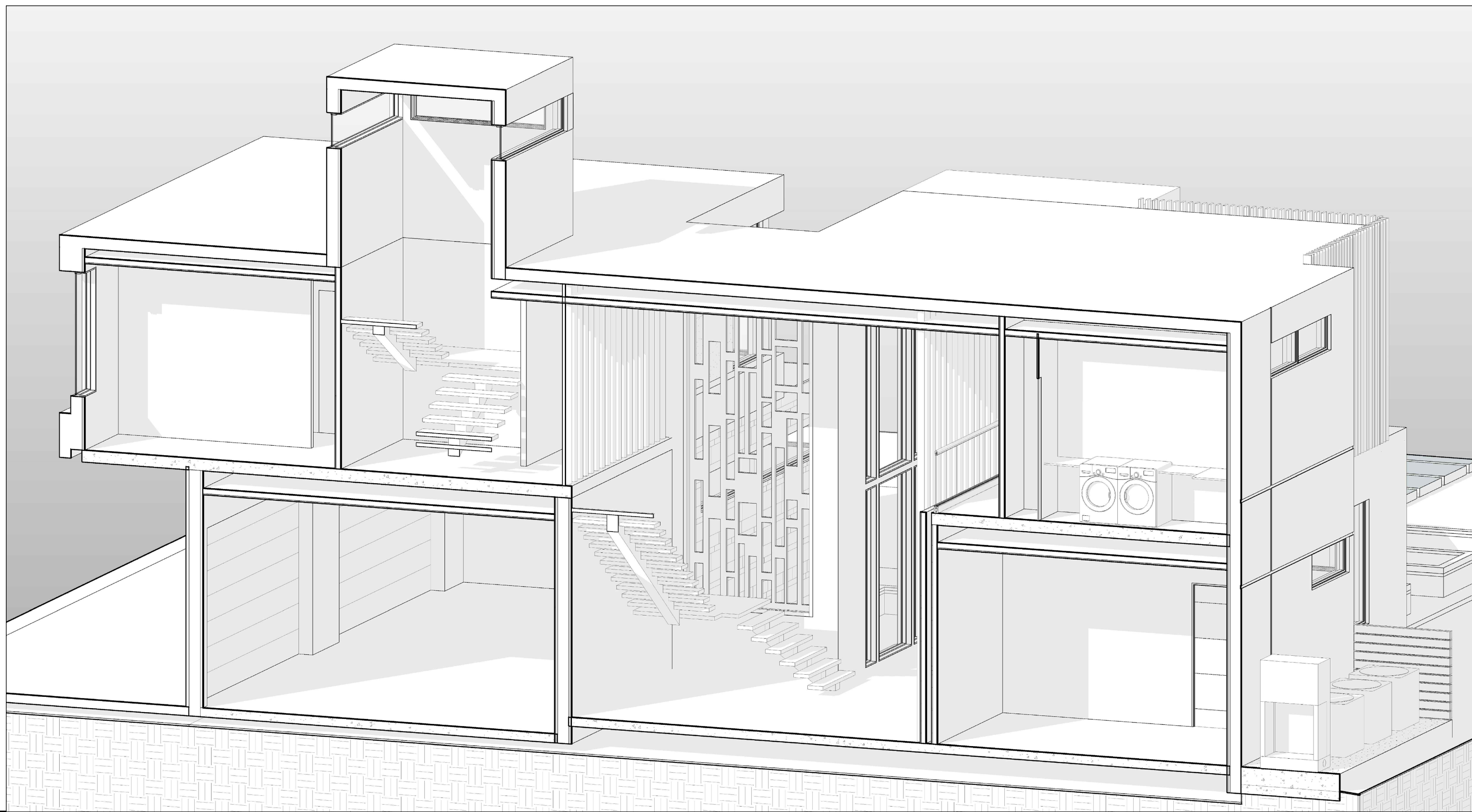
A BUILDING SECTION
SCALE = 3/16" = 1'-0"

0 4 8 12
Scale: 3/16" = 1'-0"



B BUILDING SECTION
SCALE = 3/16" = 1'-0"

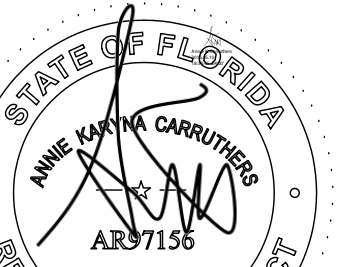
0 4 8 12
Scale: 3/16" = 1'-0"





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IE K. CARRUTHERS
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 REPORTING ANY DISCREPANCIES TO THE
 ARCHITECT BEFORE COMMENCEMENT OF WORK.
 DIMENSIONS ARE NOT TO BE SCALED.

LSBORO MILE
EVIDENCE

OWNER:
5 HILLSBORO MILE, LLC
ADDRESS:
5 HILLSBORO MILE
HILLSBORO BEACH, FL
33462

DISTRIBUTION

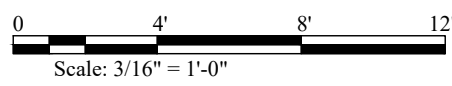
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DEVELOPMENT APPROVAL
07-11-2020
E PLAN REVIEW
SUBMITTAL

REVISIONS

SITE PLAN REVIEW
SUBMITTAL

Date Of Issue
MAY-11-2020

BLDG SECTION A-3.2



A BUILDING SECTION
SCALE = 3/16" = 1'-0"

C | BUILDING SECTION KEY NOTES

D | GENERAL NOTES

E | TYP INSULATION NOTES

ROOF INSULATION SHALL BE CONFIRMED W/MECHANICAL CALC'S PRIOR TO INSTALLATION.

ROOF INSULATION TAPERED:
ROOF: RIGID TAPEF insulation ABOVE ROOF DECK. R-VALUE as per MECH CALC'S.
ABOVE AC/F AREAS:
OPEN SPAC FLOOR INSULATION UNDER DECK MAY BE SUBSTITUTED WITH EQUAL R VALUE.
ROOF INSULATION SHALL BE COMPLETELY SEALED NON VENTED ASSEMBLY.

WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS INSULATION ONLY)
WALL INSULATION 1' VPR PLUS SHEILD REFLECTING FOIL INSULATION-MIN R VALUE AS NOTED ABOVE,
ADJACENT TO PURRING CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES OR
2' ALTERNATE WALL INSULATION 2' :
TYPICAL WALL INSULATION TO BE MIN 3/4" RMATE RIGID INSULATION ON THE INTERIOR
SIDE CMU WITH R-VALUE AS NOTED ABOVE OR
ALTERNATE WALL INSULATION 3':
CONCRETE 9" RIGID INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS
FLOOR TO CLG AND UP TO TRUSSES; POLYMASTER R-501 RECOMMENDED

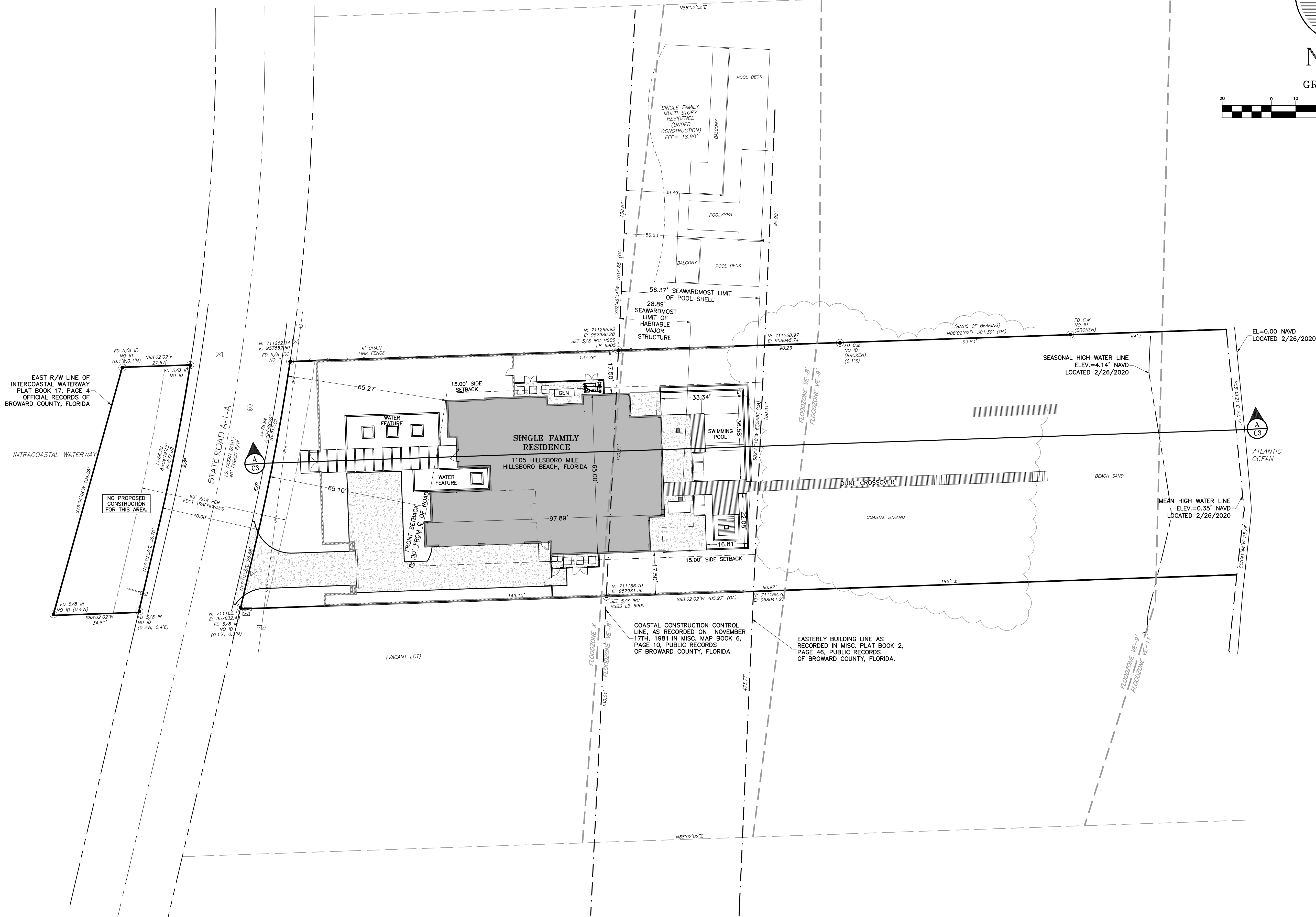
CEILING INSULATION:
UNVENTED ATTIC ASSEMBLIES SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:
CHAPTER 8, SECTION 8806, (47'). THE UNVENTED ATTIC SPACE IS COMPLETELY
CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE [ATTIC FLOOR
OF THE UNVENTED ATTIC ASSEMBLY].
3. WHERE WOOL SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" INCH (6 MM) VENTED
AIR SPACE PARALLELS THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT
ABOUT THE STRUCTURAL SHEATHING.
4. EITHER ITEMS 4.1, 4.2 OR 4.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF
THE INSULATION DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING.
4.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT
CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
4.2 AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSTALLED
DIRECTLY ABOVE THE STRUCTURAL SHEATHING, RIDGE BOARD OR SHEAT INSULATION
SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING AS SPECIFIED
TABLE B806.4 FOR CONDENSATION CONTROL.
4.3 AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE
INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE
STRUCTURAL ROOF SHEATHING AS SPECIFIED IN TABLE B806.4 FOR CONDENSATION
CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE
AIR-IMPERMEABLE INSULATION.

North

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



DocuSigned by:



SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

OVERALL SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:

1105 HILLSBORO MILE, LLC

1105 HILLSBORO MILE

ENGINEER CERTIFICATION

☐ JOSEPH W. SCHULKE
FL. REG. NO. 47048

☐ JODAH B. BITTLE
FL. REG. NO. 57396

☒ WILLIAM P. STODDARD
FL. REG. NO. 57605

DATE: 6/15/2020

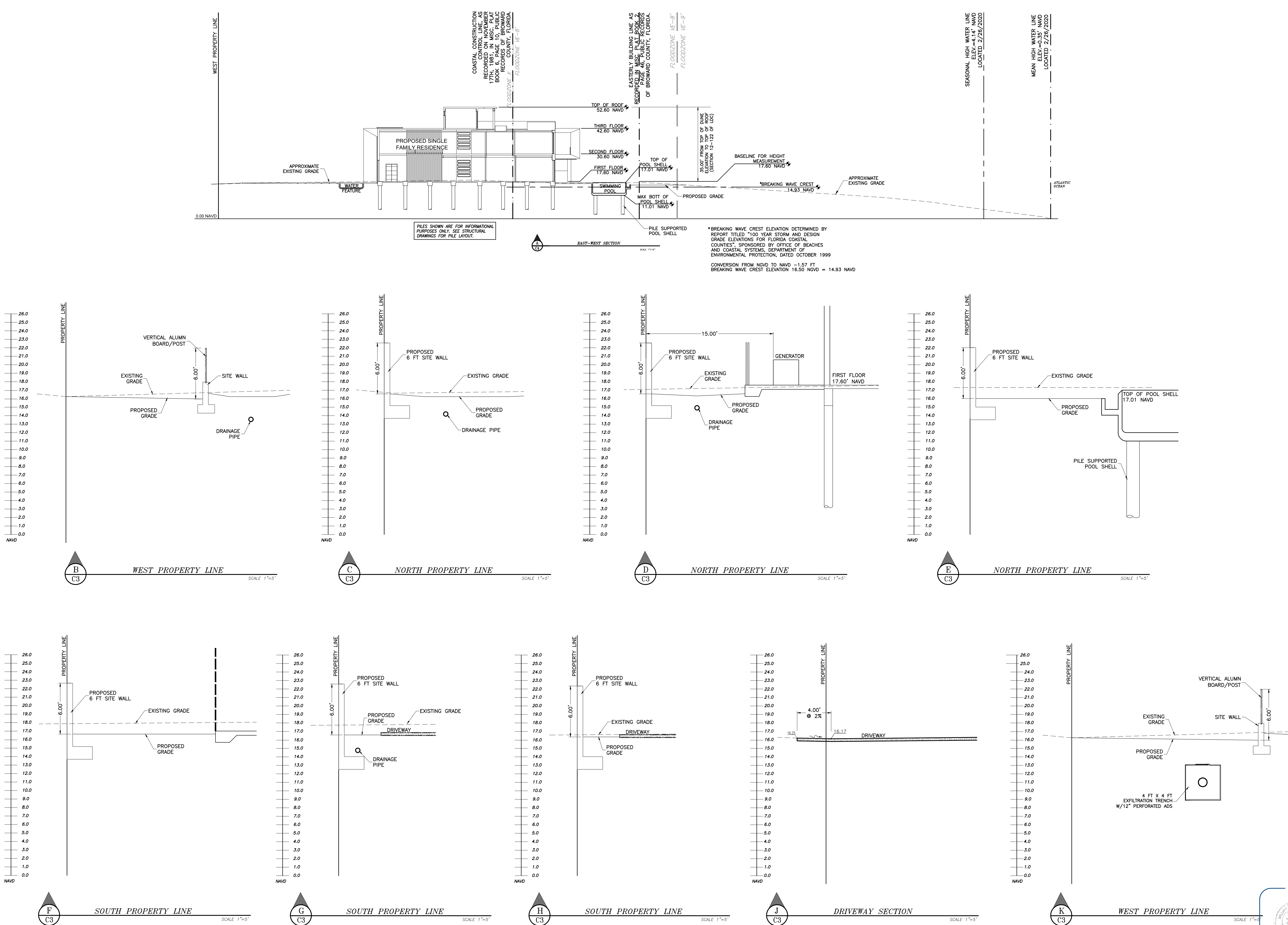
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PROJECT NO.
12-005

DocuSigned by

William Stoddard



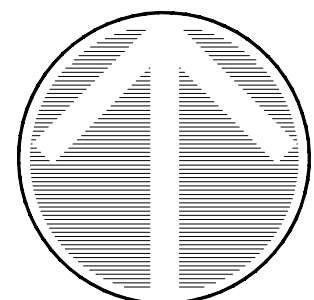
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sdsengineers.com

CROSS SECTIONS

PROPOSED OCEANFRONT RESIDENCE FOR:
1105 HILLSBORO MILE, LLC
1105 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL REG. NO. 47046
☐ ADAM B. BITTLE
FL REG. NO. 37396
☒ WILLIAM P. STODDARD
FL REG. NO. 57805

DATE: 6/15/2020
SHEET
C3
PROJECT NO.
19-065



North

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

COASTAL CONSTRUCTION CONTROL
LINE, AS RECORDED ON NOVEMBER
17TH, 1981 IN MISC. MAP BOOK 6,
PAGE 10, PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA

EASTERLY BUILDING LINE AS
RECORDED IN MISC. PLAT BOOK 2,
PAGE 46, PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

LEGEND

- - - - - EXISTING NAVD CONTOUR
- x 0.00 EXISTING NAVD ELEVATION
- 0.00 PROPOSED ELEVATION NAVD
- - - - - PROPOSED CONTOUR NAVD

SINGLE FAMILY
RESIDENCE

1105 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
FIRST FLOOR
TOP OF CONCRETE SLAB
17.60 NAVD
SECOND FLOOR
TOP OF CONCRETE SLAB
30.60 NAVD
THIRD FLOOR
TOP OF CONCRETE SLAB
42.60 NAVD

LEGEND

- FILL SEAWARD OF C.C.C.L.
- EXCAVATION SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L. 121 C.Y.
(INCLUDES PILE FOUNDATION SYSTEM)
TOTAL FILL SEAWARD OF C.C.C.L. 121 C.Y.
NET FILL SEAWARD OF C.C.C.L. 0 C.Y.

NO NET EXCAVATION SEAWARD OF CCCL

THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES,
THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR
COMPACTING AND LOSSES

I, WILLIAM P. STODDARD, CERTIFY THE
PROPOSED FILL MATERIAL FOR THIS SITE
MEETS THE CRITERIA OF 620-33.005(7), F.A.C.

DocuSigned by:



SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sdsengineers.com

TEMPORARY
EXCAVATION
& FILL PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
1105 HILLSBORO MILE, LLC
1105 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER'S CERTIFICATION
I, JOSEPH W. SCHULKE
FL REG. NO. 47046
I, ADAM B. BITTLE
FL REG. NO. 37396
I, WILLIAM P. STODDARD
FL REG. NO. 57865

DATE: 6/15/2020

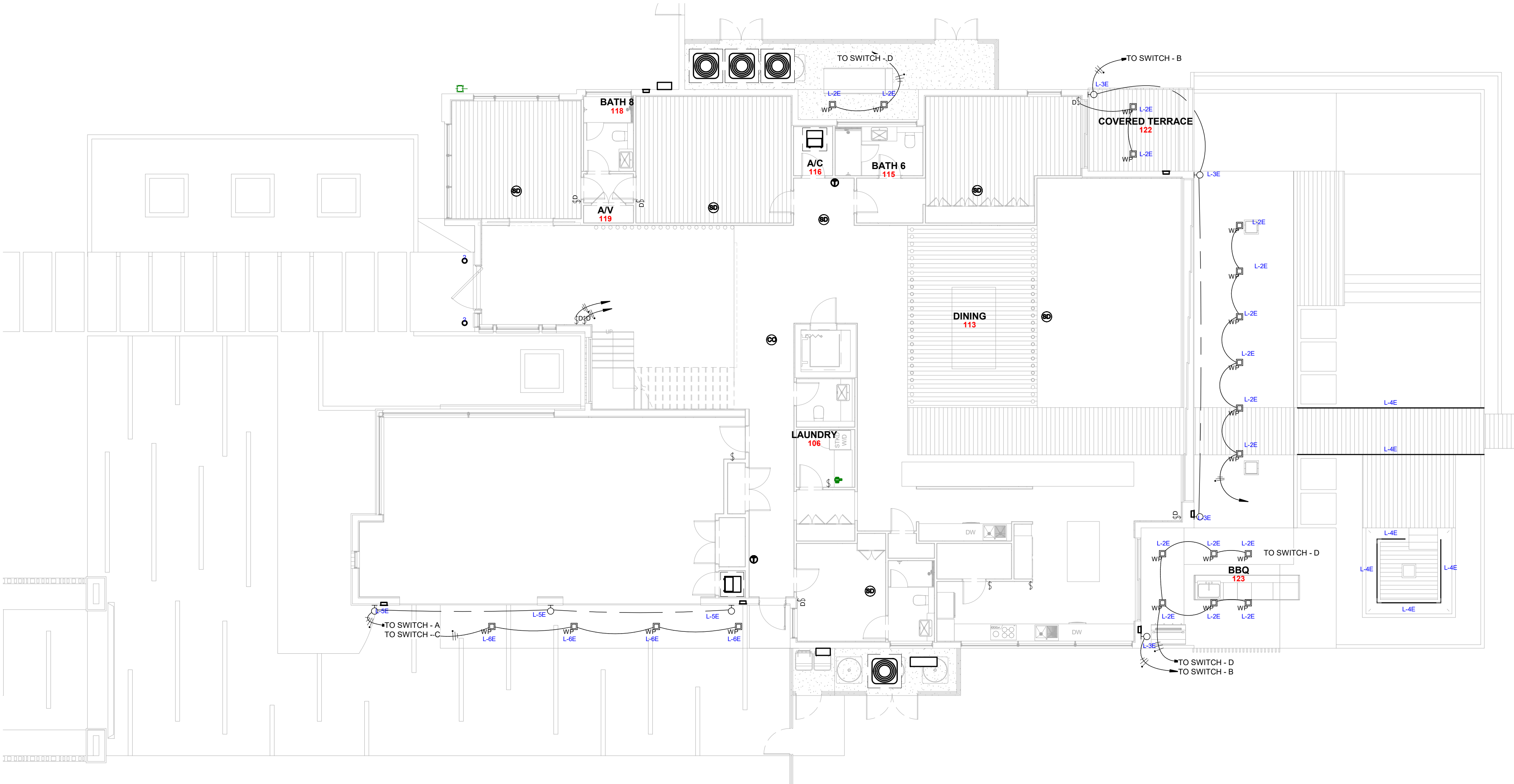
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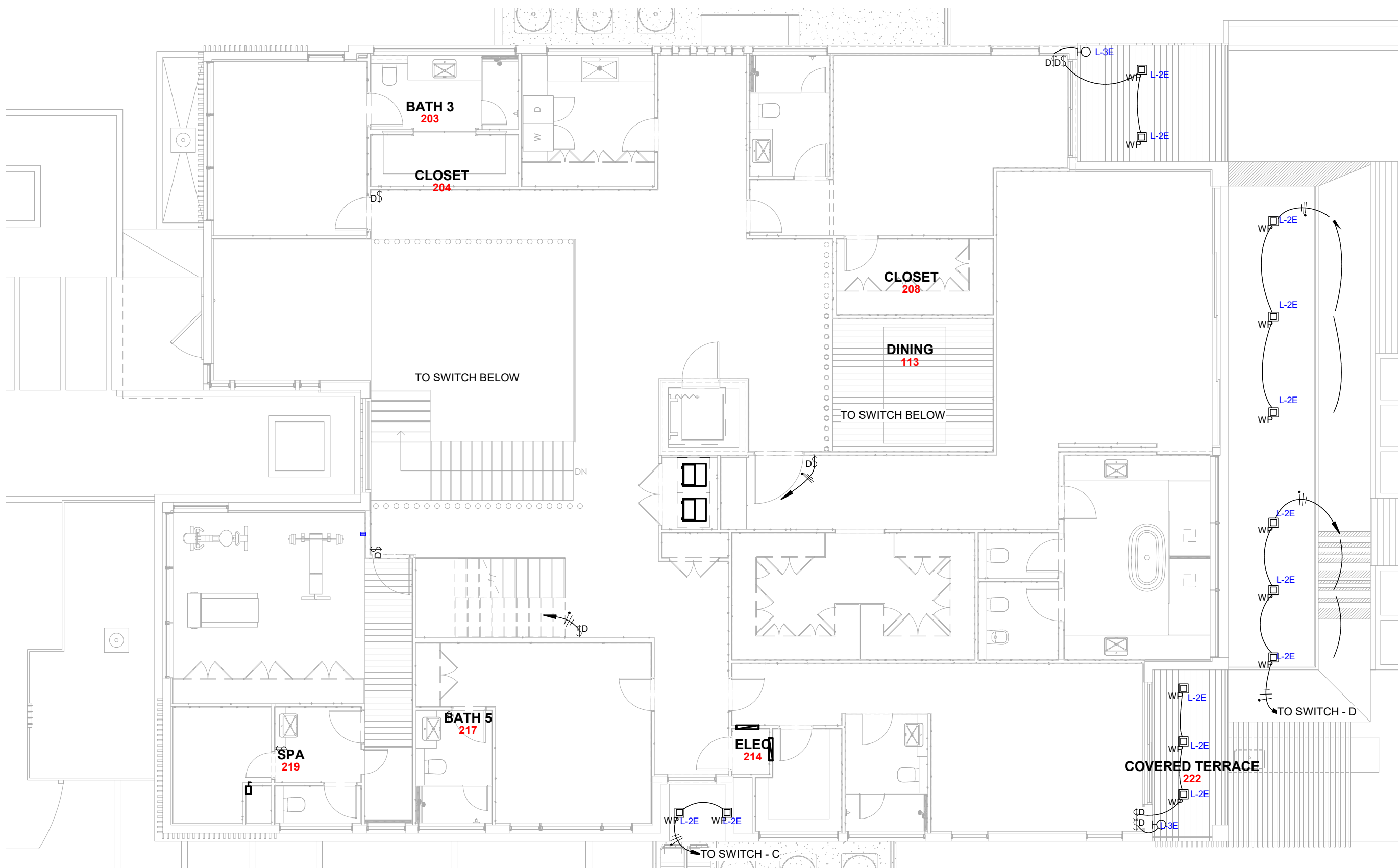
PROJECT NO.
19-065

DocuSigned by:

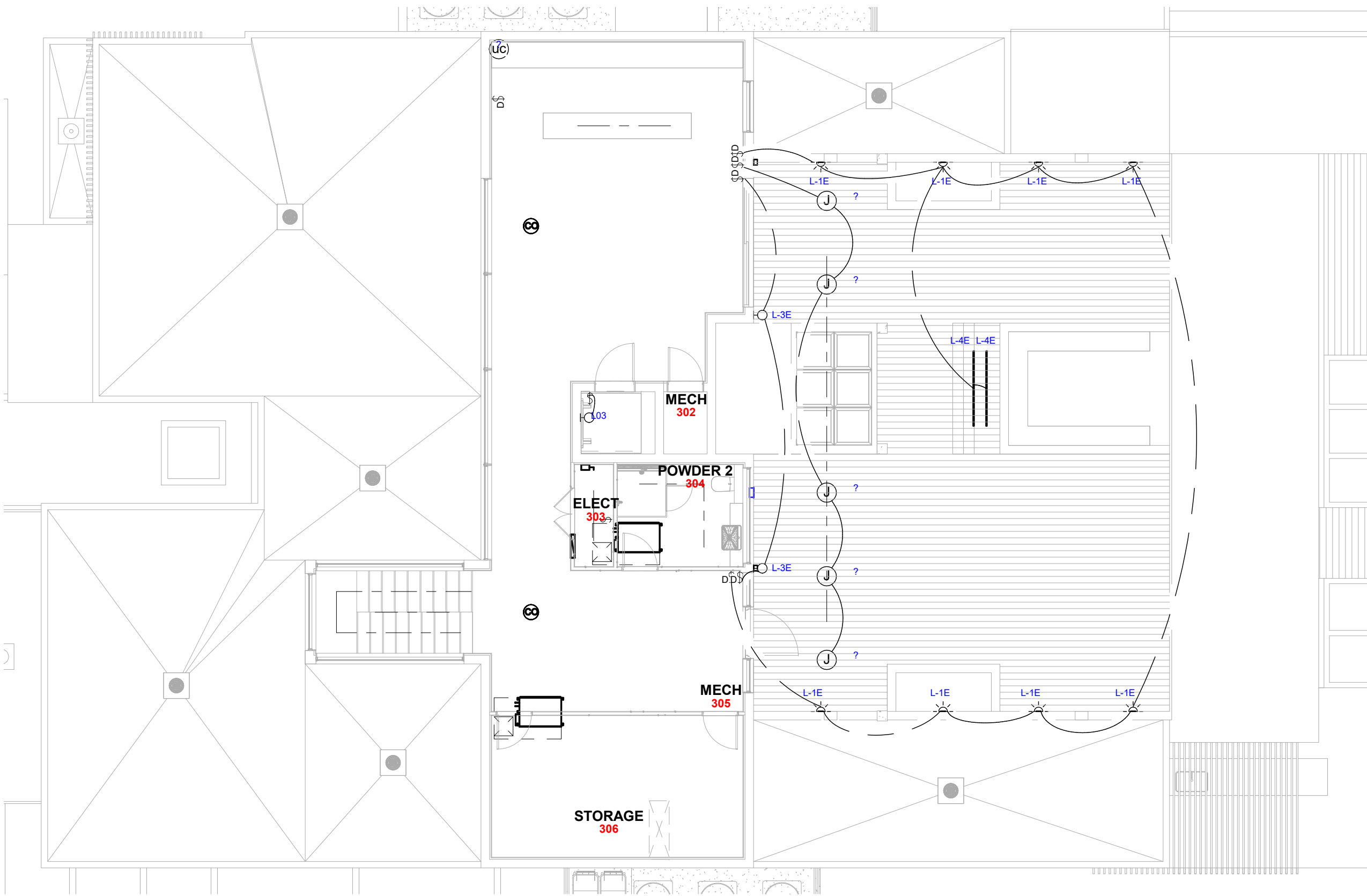
William Stoddard
07FA57CA903345A
Page 120 of 130



1 FIRST FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"



2 SECOND FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"



3 THIRD FLOOR SITE LIGHTING PLAN
SL.1 1/8" = 1'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE						
MARK	Description	Model	Lamp	Type of mount	Count	Image
L-1E	8-K LIGHTING MINI MICRO CYLINDER SOLID STATE (BKSSL)		7.5 WATTS AMBER LED LAMP		8	
L-2E	ZANIBONI LIGHTING - 4 IN. CEILING RECESSED RECESSED LIGHT - WEATHER PROOF		7W MAX AMBER LED LAMP		29	
L-3E	ZANIBONI LIGHTING - OUTDOOR WALL SCONCE		7.5 WATTS AMBER LED LAMP		8	
L-4E	RECESSED UNDER STEP / WALKWAY		AMBER LED ROPE LIGHTING		8	
L-5E	ZANIBONI LIGHTING - OUTDOOR WALL SCONCE		7.5 WATTS AMBER LED LAMP		3	
L-6E	ZANIBONI LIGHTING - 4 IN. CEILING RECESSED RECESSED LIGHT - WEATHER PROOF		7.5 WATTS AMBER LED LAMP		4	

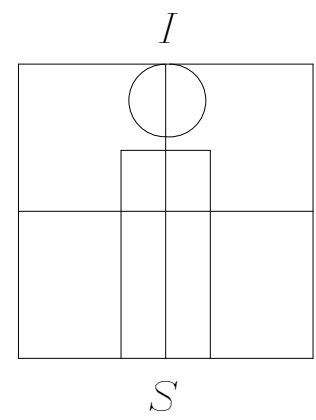
1 LIGHTING IS IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE PROTECTION

RESIDENTIAL LIGHTING LEGEND		LIGHTING DEVICE LEGEND	
	SURFACE CEILING MOUNTED ROUND. SEE FINISH SELECTIONS		LEGRAND ADORNE PADDLE SWITCH - (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	SURFACE CEILING MOUNTED SQUARE. SEE FINISH SELECTIONS		LEGRAND ADORNE PADDLE 3 WAY SWITCH (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	SURFACE CEILING LINEAR BOX		LEGRAND ADORNE PADDLE DIMMER SWITCH (SINGLE, DOUBLE) +48" TO TOP AFF U.O.N. W/ SCREWLESS WALL PLATE
	SURFACE CEILING LIGHT STRIP		LEGRAND WALL SWITCH OCCUPANCY SENSOR. +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	DOWNLIGHT RECESSED ROUND LIGHT		DOOR LIGHT SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	DOWNLIGHT WALL WASH RECESSED ROUND LIGHT		TIMER SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	DOWNLIGHT RECESSED SQUARE LIGHT		CARBON MONOXIDE DETECTOR RELAY SWITCH
	DOWNLIGHT WALL WASH RECESSED SQUARE LIGHT		
	WALL SCONCE	ABBREVIATIONS	
	WALL RECESSED / STEP LIGHT	[E]	EXISTING
	FLOOR MOUNTED UPLIGHT	[N]	NEW
	EXHAUST FAN. FBC 2017 F307.3.1 BATHROOM FANS. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY AN INDEPENDENT SEPARATE SWITCH. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE.	[G]	GROUND FAULT CIRCUIT INTERRUPTER
	INLINE EXHAUST FAN. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE. PROVIDE ACCESS PANEL AS REQUIRED.	[R]	RELOCATED
	WALL MOUNTED OVER DOOR W/ COMPACT FLUORESCENT BULBS	[AF]	ABOVE FINISH FLOOR
	ATTIC LIGHT	[AC]	ABOVE COUNTER
	UNDER-CABINET LIGHT	[CL]	CENTER LINE
	EXTERIOR FLOOD LIGHTS	[VP]	VAPOR PROOF
	CEILING FAN AS PER FINISH SCHEDULE. FOR CEILING FANS W/ LIGHT, PROVIDE DOUBLE ROCKER SWITCH.	[WP]	WEATHER PROOF
	JUNCTION BOX FOR CHANDELIER. PROVIDE BRAZING.		
	JUNCTION BOX FOR COVE LIGHTS.		
	JUNCTION BOX FOR CEILING FAN. PROVIDE BRAZING.		
	JUNCTION BOX.		
	JUNCTION BOX FOR PENDANT LIGHT. PROVIDE BRAZING.		
	JUNCTION BOX FOR UNDER CABINET LIGHTS.		

LIGHTING DEVICE LEGEND	
	LEGRAND ADORNE PADDLE SWITCH - (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	LEGRAND ADORNE PADDLE 3 WAY SWITCH (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	LEGRAND ADORNE PADDLE DIMMER SWITCH (SINGLE, DOUBLE) +48" TO TOP AFF U.O.N. W/ SCREWLESS WALL PLATE
	LEGRAND WALL SWITCH OCCUPANCY SENSOR. +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	DOOR LIGHT SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	TIMER SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
	CARBON MONOXIDE DETECTOR RELAY SWITCH
ABBREVIATIONS	
[E]	EXISTING
[N]	NEW
[R]	RELOCATED
[AF]	ABOVE FINISH FLOOR
[AC]	ABOVE COUNTER
[CL]	CENTER LINE
[VP]	VAPOR PROOF
[WP]	WEATHER PROOF
[G]	GROUND FAULT CIRCUIT INTERRUPTER
[GFI]	GROUND FAULT CIRCUIT INTERRUPTER
[IG]	ISOLATED GROUND
[NEC]	NATIONAL ELECTRIC CODE
[PB]	PUSH BUTTON
[VP]	VAPOR PROOF
[WP]	WEATHER PROOF

LIGHTING NOTES:
1. ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR CONSTRUCTION BEGINS. FOR MANUFACTURER AND CATALOG REFER TO OWNER SELECTIONS.
2. **FBC-RESIDENTIAL ENERGY EFFICIENCY 404.1** A MINIMUM OF 75 % OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
3. **FBC - RESIDENTIAL R302.7 STAIRWAY ILLUMINATION:** INTERIOR STAIRWAYS MUST INCLUDE AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING, CAPABLE OF ILLUMINATING THE STAIRS A MINIMUM OF 1 FOOT-CANDLE.
4. CONTRACTOR SHALL VERIFY W/ OWNER THE LOCATION OF ALL SWITCHES AT WHICH ONES SHALL BE DIMMABLE DURING THE FRAMING WALK THRU. PROVIDE SPECS TO HOME OWNER AND INTERIOR DESIGNER FOR APPROVAL BEFORE CONSTRUCTION.
5. UPON WRITTEN APPROVAL BY HOME OWNER, LEVITON DECORA IS AN ACCEPTABLE ALTERNATE TO LEGRAND.
6. ALL MULTIPLE SWITCH LOCATIONS ARE TO BE GANGED AND INSTALLED W/ A SINGLE SMOOTH PLASTIC COVER PLATE.
7. ALL OUTDOOR LIGHTING FIXTURES IN COASTAL AREAS SHALL BE MARINE GRADE, CORROSION RESISTANT.
8. LIGHTS ON SOFFITS SHALL BE **CENTERED ON THE SOFFIT**. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
9. LIGHTING PLAN IS DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF LIGHTING FIXTURES. VERIFY EXACT DIMENSIONS W/ ARCHITECTURAL DRAWINGS.
10. **FBC ECFBC 2017 R402.4.1.1** RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT, IC RATED, AND SEALED TO THE DRYWALL.

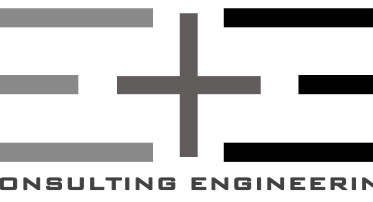
90% SET



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
www.insitedesigngroup.com

ANNIE K. CARRUTHERS
STATE OF FLORIDA LICENSE No AR-87158
ARCHITECT



140 S DIXIE HIGHWAY,
TH1106
HOLLYWOOD, FL 33020
PH: 954-966-9700
C.A. 29936

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS EMPLOY WITH THE APPLICABLE FLORIDA BUILDING CODES, AT THE TIME OF THEIR PREPARATION, AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH FLORIDA BUILDING CODE.

SEAL
STATE OF FLORIDA LICENSE No 59435

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF INSITE DESIGN GROUP LLC AND MAY NOT BE REPRODUCED EXCEPT WITH WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS.
OF THE DESIGNER'S RESPONSIBILITY FOR MAKE REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

PROJECT:
HILLSBORO MILE
RESIDENCE

ADDRESS:
1105 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

REVISIONS		
No.	Description	Date
1	BDC-1	JUN 12, 2020

Date Of Issue
MAY 7, 2020

EXTERIOR
LIGHTING

SL.1

1105 Hillsboro Mile Town of Hillsboro Beach

Drainage Design

March 18, 2020

Schulke, Bittle, & Stoddard L.L.C.
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Date: 6/15/2020
DocuSigned by:
William Stoddard
0E7A57CA9D3345A...
William P. Stoddard Ph.D., P.E.
FL Reg. No. 57605

DocuSigned by:



1105 Hillsboro Mile

Town of Hillsboro Beach

Tax ID No: 4843 17 00 0082

Stormwater Management calculations:

Lot Area East of A1A to Seaward Limits of Construction= 19,629 sf

Total impervious area = 12,427 sf

Total pervious area = 7,202 sf

Design storm event 2" instantaneous storm event over entire site

Volume of retention required = $Q \times 1 \text{ hr}$ $Q = CIA$ Intensity, $I = 2 \text{ in/hr}$ Runoff Coefficient, $C = 1.0$ (impervious) $C = 0.2$ (pervious)Volume = $[(12,427 \text{ sf})(1.0) + (7,202 \text{ sf})(0.2)] \times (2 \text{ in/hr} / 12 \text{ in/ft}) \times (1 \text{ hr})$

Total volume required = 2,311 cf

Dry Basin

Stage

Area (sf)

Volume (cf)

Inc.

Total

15.67 NAVD

782

0

0

16.00 NAVD

1,753

423

423

Total Volume provided by dry basins= 423 cf

To retain the required volume, the runoff from the site improvements is gathered and directed into the stormwater management system, which is comprised of one exfiltration trench. The entire stormwater management system is interconnected. The total length of exfiltration trench was calculated using SFWMD methodology:

$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.49 \times 10^{-4})(WD_u)}$$

Please note: the SFWMD formula incorporates a factor of safety of 2.

Hydraulic conductivity

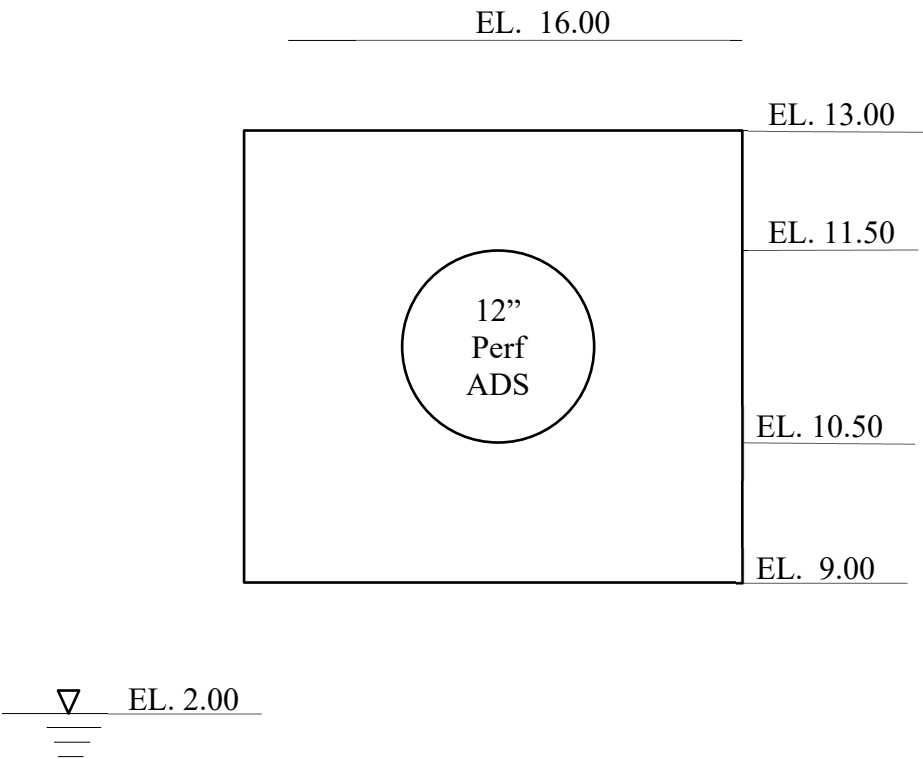
All soil and water table information were obtained from the soil survey of Broward County. The soils on the site are classified predominantly as Palm Beach sands, which have a hydraulic conductivity in excess of 40 ft/day. The wet season water table was estimated to be El. 2.0 NAVD:

 $K = 4.63 \times 10^{-4} \text{ cfs/sf-ft head or } 40 \text{ ft/day}$

Total trench design:

L=?
V= 2,311 cf – 423 cf = 1,888 cf = 0.52 Ac-in
K= 4.63x10⁻⁴ cfs/sf-ft head
H₂= 5
D_u= 3
D_s= 0
W= 4

Required L = 15.43 lf
Provided L = 20.00 lf



Exfiltration Trench

South Florida Water Management District Method

$$L = V / ((K * (H2 * W + 2 * H2 * Du - Du^2 + 2 * H2 * Ds) + 1.39 * E-4 * W * Du$$

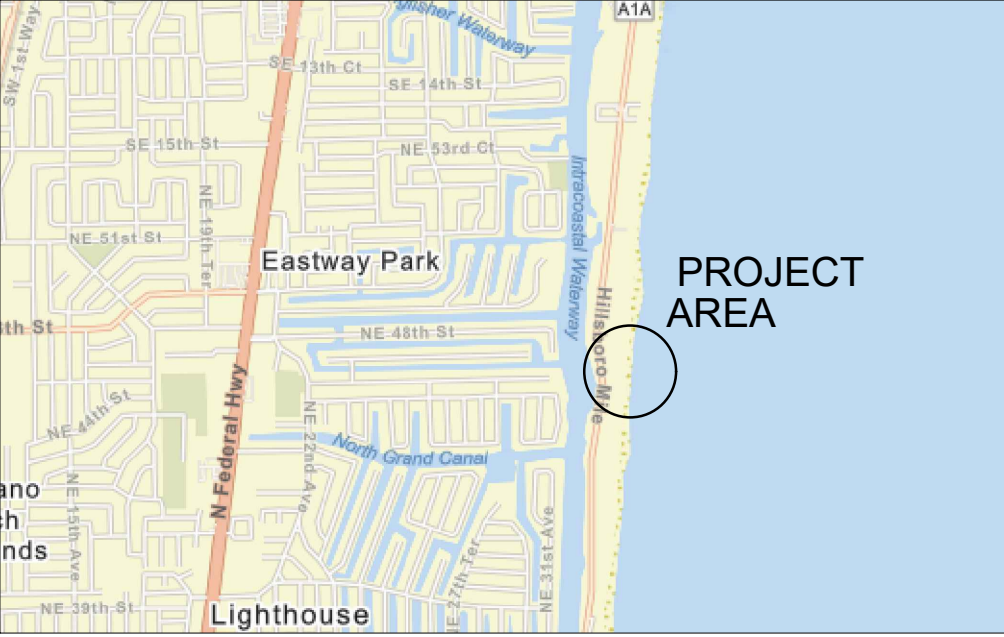
- L = Length of Trench Required
- V = Volume to be Exfiltrated
- W = Trench Width
- K = Hydraulic Conductivity
- H2 = Depth to Water Table
- Du = Non Saturated Depth
- Ds = Saturated Depth

V	W		K		H2	Du		Ds	L	
	Volume Exfiltrated (cf)	Volume Exfiltrated (acre-in)	Trench Width (ft)	Hydraulic Conductivity (cf / day - sf)	Hydraulic Conductivity (cf / sec - sf)	Depth to Water Table (ft)	Unsaturated Depth (ft)	Saturated Depth (ft)	Legth of Trench (ft)	
1,888.0		0.52	4.00	40	4.63E-04	7.00	4.00	0.00	15.43	

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED LANDS:

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 1150 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17, AND A LINE PARALLEL TO AND 1350 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 17, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A1A AS LAID OUT AND IN USE



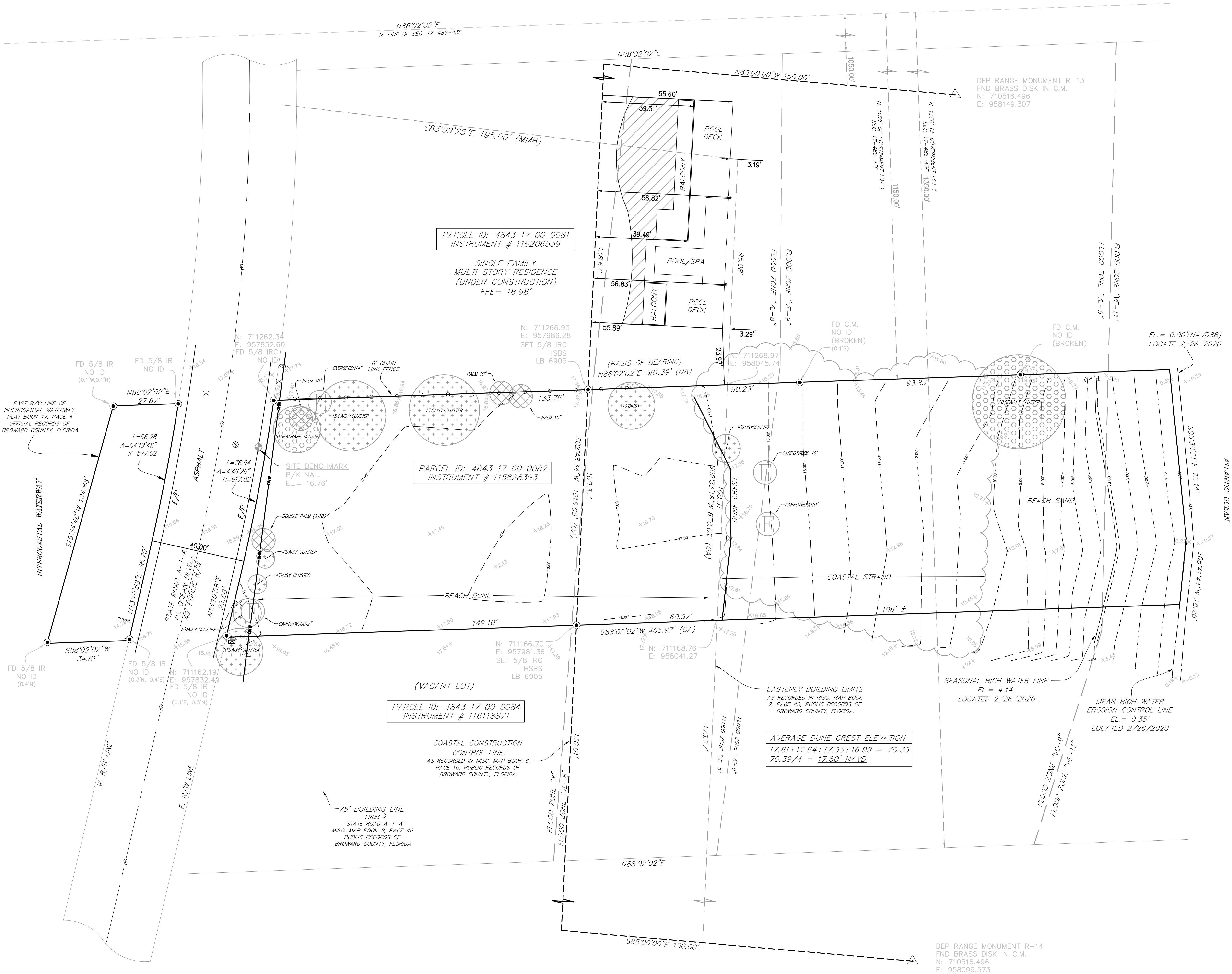
VICINITY MAP

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 54-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 02/26/2020
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS N88°02'02"E ALONG THE NORTH LINE OF THE SUBJECT PROPERTY
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-11", "VE-9", AND "VE-8" PER FLOOD INSURANCE RATE MAP #12011C0187 H, DATED AUGUST 18, 2014, AND REVISED JULY 10, 2018.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK IS NGS BENCHMARK "A-312". ELEV. = 9.54'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SEASONAL HIGH WATER LINE WAS ESTABLISHED USING DEPARTMENT OF CIVIL AND COASTAL ENGINEERING: CHARACTERISTICS OF SEASONAL HIGH WATER LINE CHANGE ALONG THE SANDY BEACHES OF THE STATE OF FLORIDA: AN ATLAS, JANUARY 2001.
- SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.98 ACRES (42,682.92 SF).

Legend & Abbreviations:
(symbols not scaleable for size)

- | | |
|--------------------------------------|---------------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR | — GUY WIRE |
| PSM - PROFESSIONAL SURVEYOR & MAPPER | — WOOD UTILITY POLE |
| LB - LAND SURVEYING BUSINESS | — TELEPHONE SERVICE |
| CL - CENTERLINE | — CABLE T.V. BOX |
| L - LENGTH | — ELECTRIC BOX |
| Δ - DELTA ANGLE | — LIGHT POST |
| E/P - EDGE OF PAVEMENT | — WELL |
| B/C - BACK OF CURB | — HYDRANT |
| B.M. - BENCHMARK | — GATE VALVE |
| POC - POINT OF COMMENCEMENT | — IRRIGATION VALVE |
| POB - POINT OF BEGINNING | — WATER METER |
| PCP - PERMANENT CONTROL POINT | — SANITARY MANHOLE |
| PCP - PERMANENT CONTROL POINT | — SANITARY SERVICE |
| (PRM) PERMANENT REFERENCE MONUMENT | — SEPTIC TANK |
| PRM - PERMANENT REFERENCE MONUMENT | — DRAINAGE MANHOLE |
| (P) IRON PIPE | — CURB INLET |
| IP - IRON PIPE | — SURFACE INLET |
| (IRC) IRON ROD & CAP | — MITERED END SECTION |
| IRC - IRON ROD & CAP | — CONCEPTUAL DRAINAGE |
| (CM) CONCRETE MONUMENT | — STREET SIGN |
| CM - CONCRETE MONUMENT | — PROPOSED GRADE |
| FD - FOUND | — TYPICAL ELEVATION |
| (M) - MEASURED | A/C - AIR CONDITIONER |
| (P) - PLAT | CONC. - CONCRETE |
| (MMB) - MISC. MAP BOOK | F.F.E. - FINISH FLOOR ELEVATION |
| (OA) - OVERALL | B.S.B. - BUILDING SETBACK LINE |
| R/W - RIGHT OF WAY | ELEV. - ELEVATION |
| | R/W - RIGHT OF WAY |
| | AB - AS-BUILT |
| | P/K - PARKER-KALON |
-
- | | |
|--|------------------|
| | - PALM TREE |
| | - COASTAL STRAND |
| | - EXOTICS |
| | - BEACH DUNE |



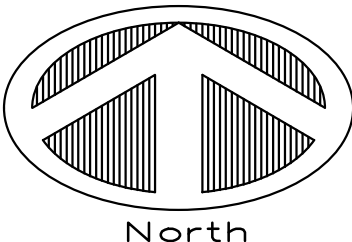
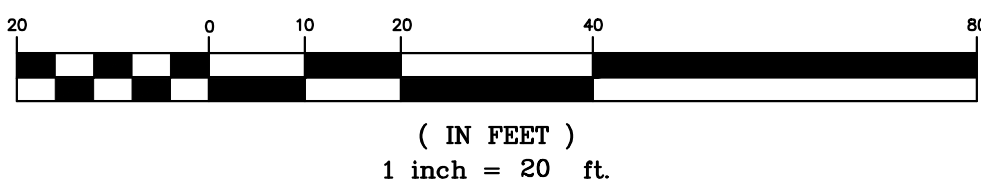
MERIDIAN
LAND SURVEYORS

1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213. FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



PROJECT# 30-010
DATE: 2/28/2020
F.B. 337 PG. 19
DRAWN BY: NIL
CHECKED BY: M.C.
SCALE: 1"=20'
SHEET 1 OF 1

GRAPHIC SCALE



PLAT OF SURVEY FOR
NICHOLAI PASCAL
1105 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

REVISIONS			
NO.	DATE	DESCRIPTION	BY
2.	6/15/20	REVISED PER CITY COMMENTS	NIL
1.	3/10/20	REVISED PER COMMENTS	DB

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214

300-foot radius mailing lists for HB for 1105 Hillsboro Mile

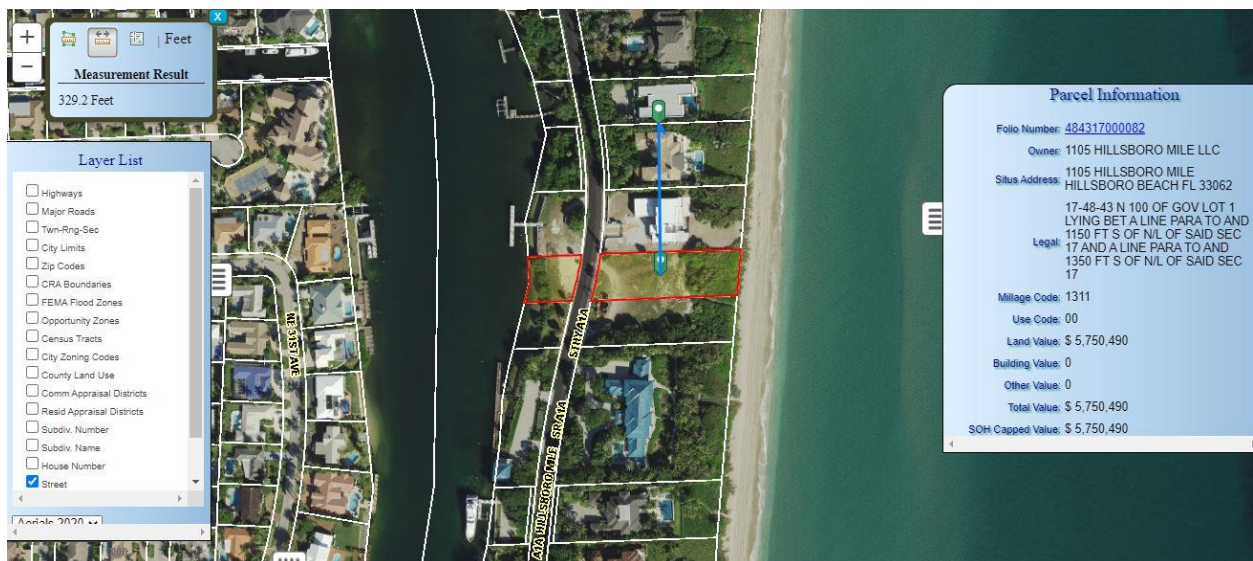
1105 Hillsboro Mile

1107 HILLSBORO MILE HILLSBORO BEACH FL 33062

1111 HILLSBORO MILE HILLSBORO BEACH FL 33062

1103 HILLSBORO MILE HILLSBORO BEACH FL 33062

1097 HILLSBORO MILE HILLSBORO BEACH FL 33062



Town of Hillsboro Beach
PUBLIC NOTICE
SITE PLAN APPROVAL

1105 Hillsboro Mile, Hillsboro Beach, FL 33062

NOTICE IS HEREBY GIVEN a Board of Zoning Appeals Meeting will be held **Tuesday, July 7, 2020 at 9:00 a.m.** via [WebEx Video Conference](#), in accordance with Governor Ron DeSantis Executive Order 20-69 dated March 20, 2020; Executive Order 20-139, dated June 3, 2020 and Executive Order 20-150, dated June 23, 2020 relating to Emergency Management & Conducting Local Government Public Meetings in response to Coronavirus (Covid-19) global health pandemic.

The Town Commission of the Town of Hillsboro Beach, Florida will consider a Site Plan Approval request from Pascal Nicolai, Agent for 1105 Hillsboro Mile LLC / Pascal Nicolai, for the property located at 1105 Hillsboro Mile. The Agent is requesting Site Plan Approval in accordance with the Town's Land Development Code:

The Town Commission will hold a Virtual Public Hearing on the Site Plan Approval Request at 9:00 AM on July 7, 2020 via WebEx video conference.

JOIN WEBEX MEETING Tuesday, July 7, 2020 9:00am (Eastern) click to [JOIN MEETING](#)
Meeting number: 132 420 3568 Password: 5HamZDmBq35

PROVIDING PUBLIC COMMENT

Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

► **VIA EMAIL** – Public comments (for or against this measure) and documents maybe submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Town Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

► **LIVE WEBEX PARTICIPATION** – If attending via WebEx online, during the meeting bring the mouse to the bottom of the screen and select the 4th icon from the right ("participants"). You will then see those participating electronically in the meeting. When the meeting gets to the applicable public comment section, click "raise hand" button next to your name on the right side of the screen. This will notify the meeting host that you would like to make a comment.

Information on the Site Plan Approval can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the Site Plan Request will be received at the Public Hearing on July 7, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to insure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based. In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC
Town Clerk

Notice 6/25/2020
Advertisement 6/27/2020





Printed: 6/25/2020 1:13:06 PM

Page 1 of 2

Order ID: 6706677

* Agency Commission not included

GROSS PRICE * : **\$107.75**

PACKAGE NAME: SSC Other Legal Notices

Order ID: 6706677

* Agency Commission not included

GROSS PRICE * : \$107.75**PACKAGE NAME:** SSC Other Legal Notices**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Saturday, June 27, 2020**Color Spec.** B/W

Preview

**PUBLIC NOTICE SITE PLAN APPROVAL
TOWN OF HILLSBORO BEACH, FLORIDA**
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Sherry D. Henderson, CMC Town Clerk
6/27/2020 6706677