

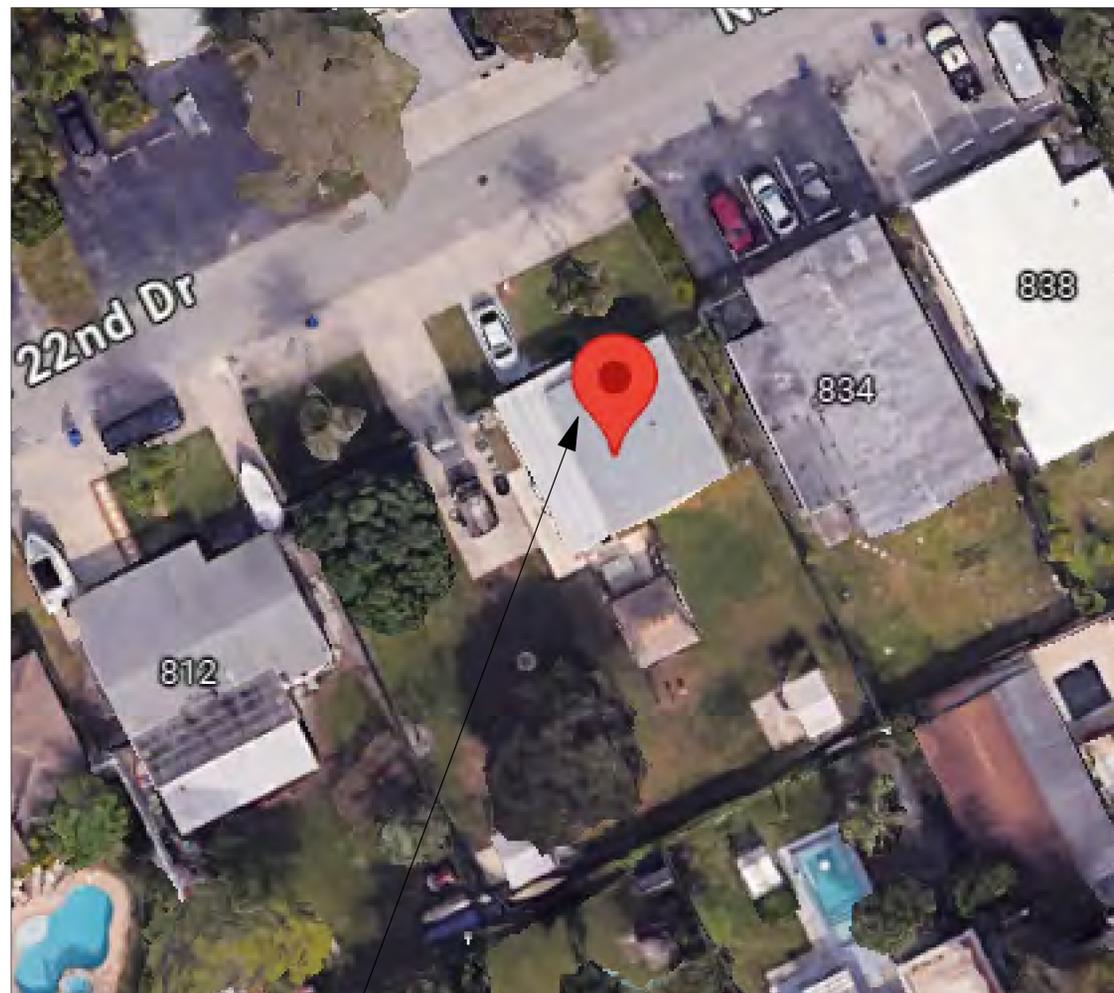
GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
2. DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
3. GENERAL CONTRACTORS SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.
6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
7. ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTORS FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
8. FOR CONVENIENCE IN DESCRIPTION & AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

GENERAL NOTES

1. GOVERNING CODE: FLORIDA BUILDING CODE 2020 (7TH ED.) ANSI / ASCE 7-10 FOR WIND LOADS. (175 MPH WIDESPREAD EXPOSURE 'C')
2. REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.
3. NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.
4. ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
5. DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
6. SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
7. OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.
9. LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".
10. SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.
11. ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

**NEW CONSTRUCTION
 DUPLEX
 824 NE 22ND DRIVE,
 WILTON MANORS, FL 33305**



**LOCATION OF
 PROPERTY**



**LOCATION MAP
 NOT TO SCALE**



FIRM LICENSE NO. AR103265
 1405 MIAMI RD. FORT LAUDERDALE, FL 33316
 PH: (954)608-1380
 WWW.KAKUN.DESIGN

INDEX OF DRAWINGS

CS-1	COVER SHEET
SP-1	SITE PLAN
PLANS	
A-1.0	FLOOR PLAN 1ST FL.
A-1.1	FLOOR PLAN 2ND FL.
A-1.2	ROOF PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
L-1	LANDSCAPE PLAN
C-1	CONCEPTUAL DRAINAGE PLAN

PROJECT DATA

PROJECT DESCRIPTION:

-NEW CONSTRUCTION 2 STORY DUPLEX
 -LEGAL DESCRIPTION: LOT 9 AND LOT 10, IN BLOCK 24, OF UNIT-1 OF WILTON MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 9 AND LOT 10, IN BLOCK 24, OF UNIT-1 OF WILTON MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ZONING:

-JURISDICTION: WILTON MANORS
 -EXISTING ZONING DISTRICT: RS-5
 -PROPOSED CHANGE IN ZONING TO THE PROPERTY: RD-10
 -TYPE OF CONSTRUCTION: CBS
 -OCCUPANCY TYPE: RESIDENTIAL

BUILDING SETBACKS:

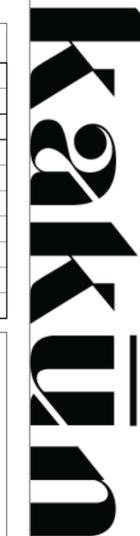
-FRONT SETBACK: 25'
 -SIDE SETBACK: 7.5'
 -REAR SETBACK: 15'
 -MAX. HEIGHT: 30'

FLOOD ZONE INFORMATION:

-BROWARD COUNTY FEMA FLOOD MAPS TO BE EFFECTIVE JULY 31, 2024: A SERIES / VE
 -PROPOSED BFE (EFFECTIVE JULY 31, 2024): 6.0'
 -PROPOSED FINISHED FLOOR ELEVATION: 8.0'

CODE SUMMARY

-GOVERNING CODE: FLORIDA BUILDING CODE 2020 (7TH ED.)
 -ENERGY CONSERVATION: FBCEC (7TH ED.)
 -ELECTRICAL: NATIONAL ELECTRICAL CODE (NED) 2017 ED.
 -PLUMBING: FLORIDA BUILDING CODE - PLUMBING 2020



STUDIO@KAKUN.DESIGN
 (954) 608 - 1380

Project Number: 2402

Revisions:

Project address:

DUPLEX
 824 NE 22ND DRIVE,
 WILTON MANORS, FL 33305

Drawing by: Kakun Design

Date: 07/26/2024

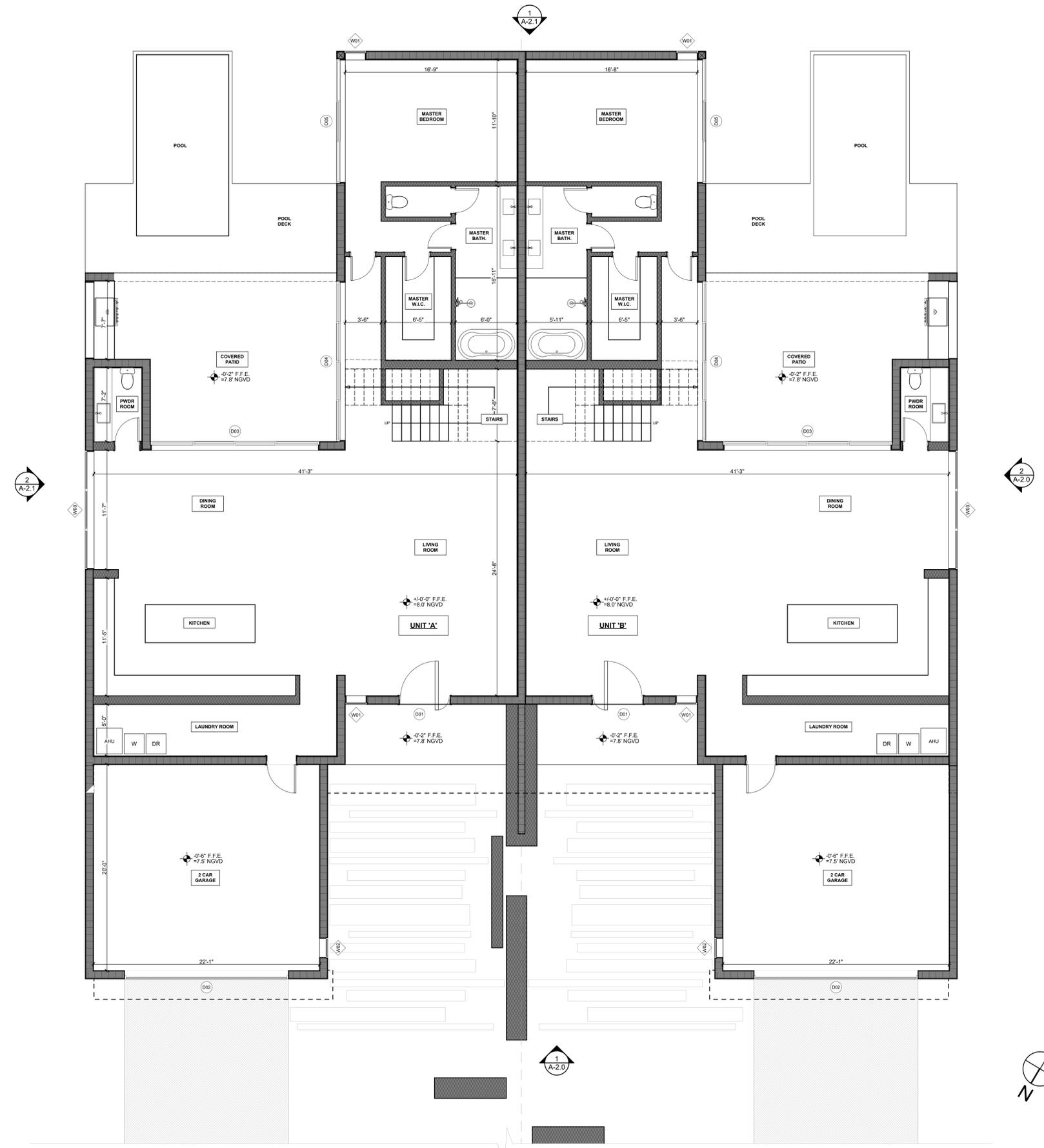
PROFESSIONAL SEAL:

Pedro L. Rojas
 #AR103265

COVER SHEET

CS-1

NO.	DESCRIPTION	DATE

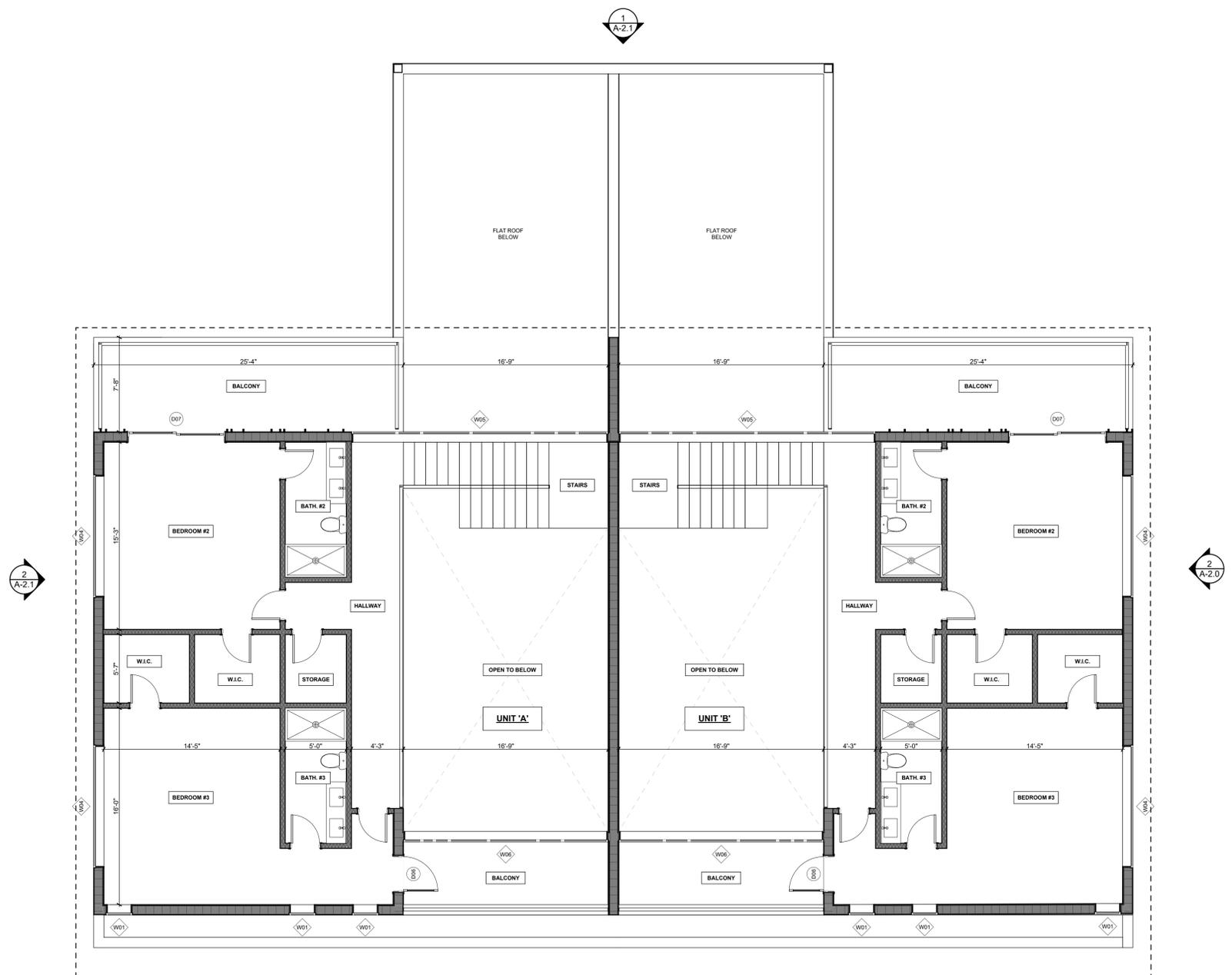


WALL TYPE LEGEND

- A** TYPICAL EXTERIOR NEW PARTITION WALL (BEARING)
8" CMU WALL WITH ONE LAYER OF 5/8" GYPSUM BOARD ON 1/2" PRESSURE TREATED WOOD FURRING AT 16" O.C. W/ R-4.2 ALFOL INSULATION ON INTERIOR AND 5/8" STUCCO (2 COAT) FINISH ON EXTERIOR. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.
- A2** TYPICAL EXTERIOR NEW PARTITION WALL (BEARING)
8" CMU WALL WITH ONE LAYER OF 5/8" GYPSUM BOARD ON 1/2" PRESSURE TREATED WOOD FURRING AT 16" O.C. W/ R-4.2 ALFOL INSULATION ON INTERIOR AND 5/8" STUCCO (2 COAT) FINISH ON EXTERIOR.
- B** TYPICAL INTERIOR NEW PARTITION WALL (NON-BEARING)
ONE LAYER OF 5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" & 5/16" 25 GAUGE METAL STUDS @ 24" O.C. MAX. OR 2X WD. STUDS @ 24" O.C. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.
- C** TYPICAL INSULATED NEW PARTITION WALL (NON-BEARING)
ONE LAYER OF 5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" & 5/16" 25 GAUGE METAL STUDS @ 24" O.C. MAX. OR 2X WD. STUDS @ 24" O.C. PROVIDE MN. R-11 BATT INSULATION. REFER TO PLAN FOR LOCATIONS. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.

PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

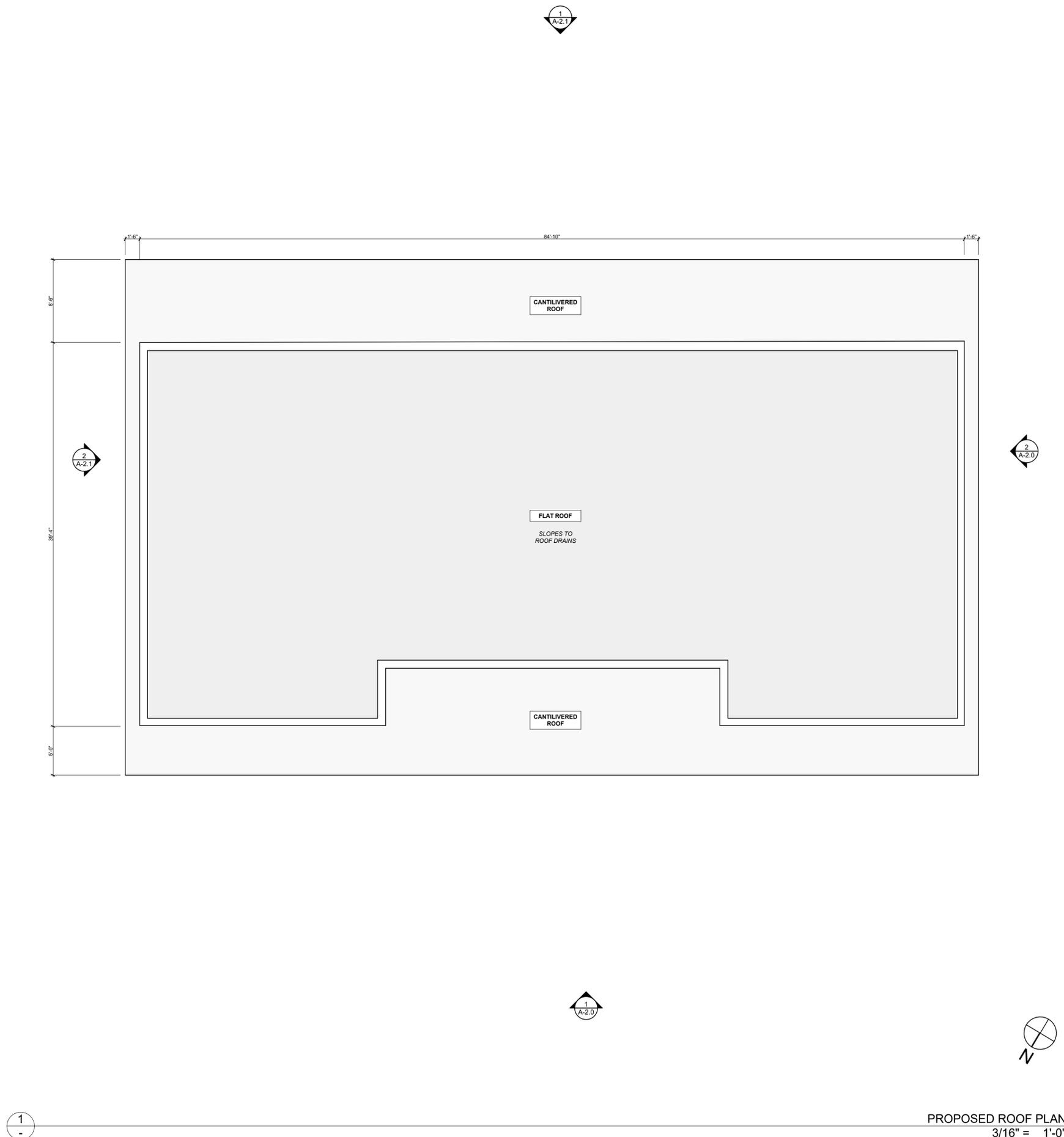
NO.	DESCRIPTION	DATE



WALL TYPE LEGEND

- A** TYPICAL EXTERIOR NEW PARTITION WALL (BEARING)
1" CMU WALL WITH ONE LAYER OF 5/8" GYPSUM BOARD ON 1/2" PRESSURE TREATED WOOD FURRING AT 16" O.C. W/ R-4.2 ALFOIL INSULATION ON INTERIOR AND 5/8" STUCCO (2 COAT) FINISH ON EXTERIOR. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.
- A2** TYPICAL EXTERIOR NEW PARTITION WALL (BEARING)
1" CMU WALL WITH ONE LAYER OF 5/8" GYPSUM BOARD ON 1/2" PRESSURE TREATED WOOD FURRING AT 16" O.C. W/ R-4.2 ALFOIL INSULATION ON INTERIOR AND 5/8" STUCCO (2 COAT) FINISH ON EXTERIOR.
- B** TYPICAL INTERIOR NEW PARTITION WALL (NON-BEARING)
ONE LAYER OF 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" x 5 1/2" 25 GAUGE METAL STUDS @ 24" O.C. MAX. OR 2X W.D. STUDS @ 24" O.C. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.
- C** TYPICAL INSULATED NEW PARTITION WALL (NON-BEARING)
ONE LAYER OF 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" x 5 1/2" 25 GAUGE METAL STUDS @ 24" O.C. MAX. OR 2X W.D. STUDS @ 24" O.C. PROVIDE MIN. R-11 BATT INSULATION. REFER TO PLAN FOR LOCATIONS. FOR ALL WET AREAS USE 5/8" DUROCK CEMENT BOARD OR SIMILAR ILO GYPSUM BOARD, TYP.

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



1
-

PROPOSED ROOF PLAN
3/16" = 1'-0"

KAKUN

STUDIO@KAKUN.DESIGN
(954) 608 - 1380

Project Number: 2402

Revisions:

NO.	DESCRIPTION	DATE

Project address:

DUPLEX
824 NE 22ND DRIVE,
WILTON MANORS, FL 33305

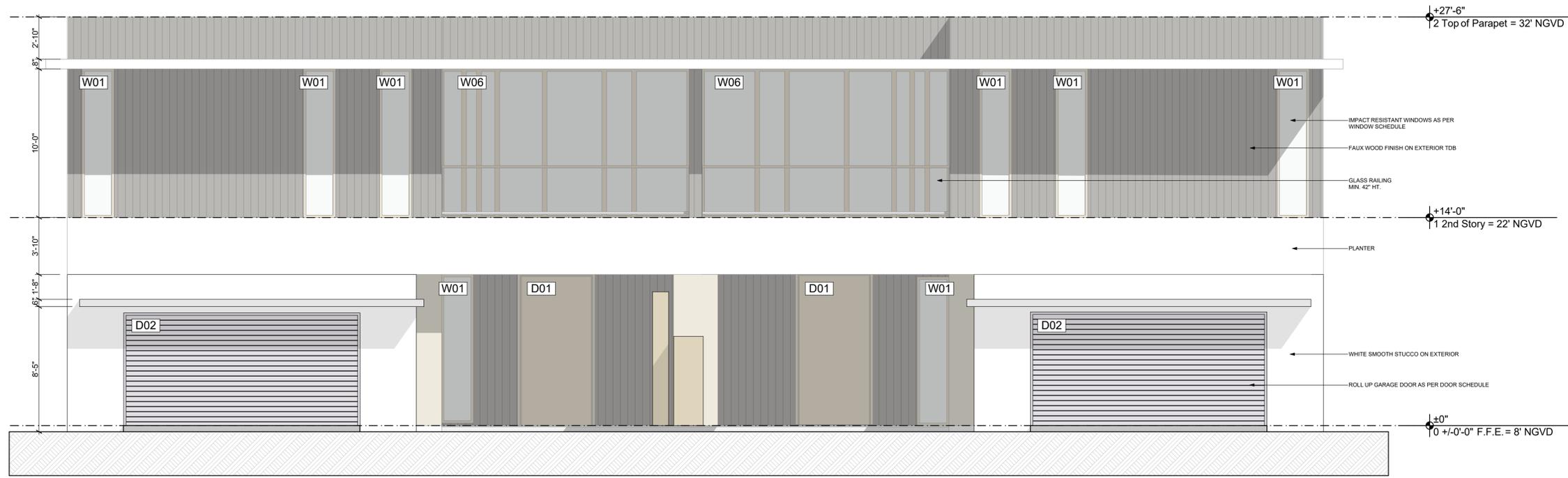
Drawing by: Kakun Design

Date: 07/26/2024

PROFESSIONAL SEAL:
Pedro L. Rojas
#AR103265

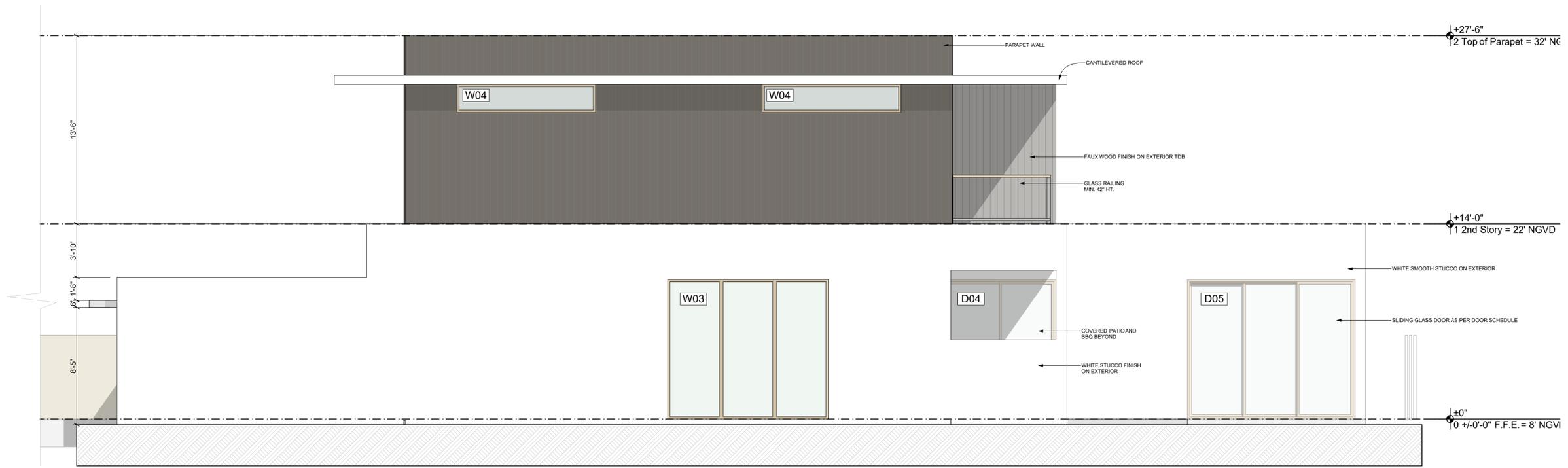
ROOF PLAN

A-1.2



FRONT ELEVATION
1/4" = 1'-0"

1



SIDE 'B' ELEVATION
1/4" = 1'-0"

2

STUDIO@KAKUN.DESIGN
(954) 608 - 1380

Project Number: 2402

Revisions:

NO.	DESCRIPTION	DATE

Project address:

DUPLEX
824 NE 22ND DRIVE,
WILTON MANORS, FL 33305

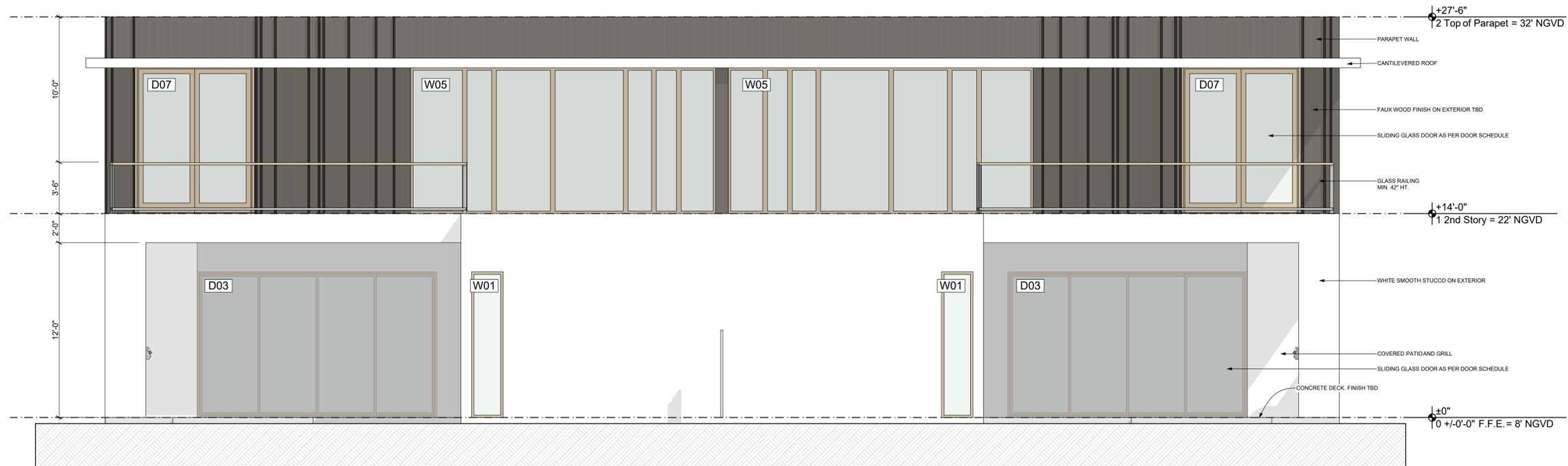
Drawing by: Kakun Design

Date: 07/26/2024

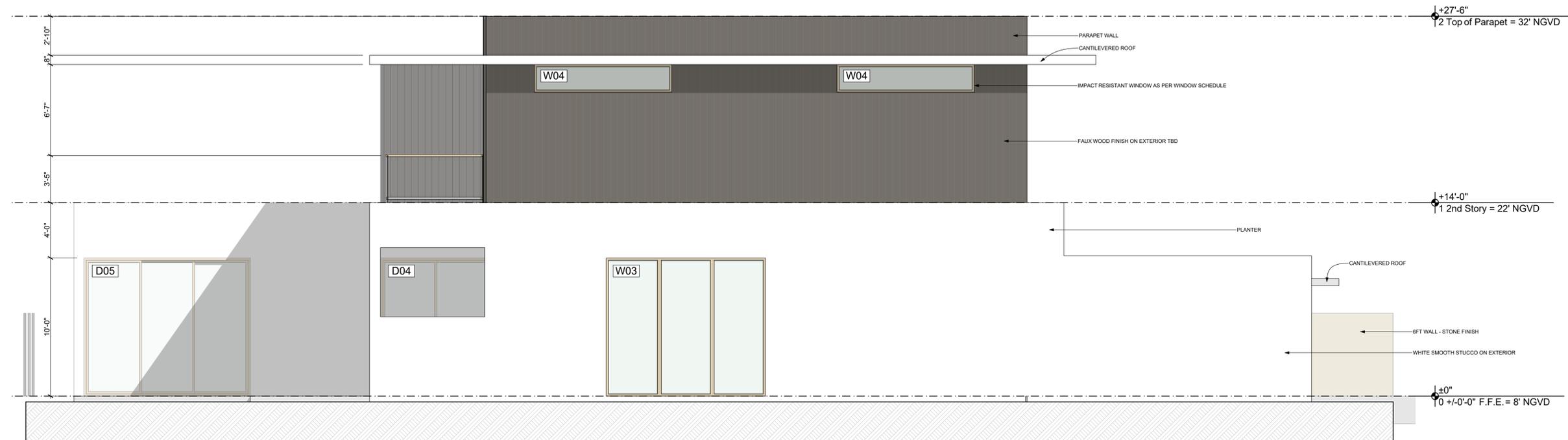
PROFESSIONAL SEAL:
Pedro L. Rojas
#AR103265

ELEVATIONS

A-2.0



1
-
-
REAR ELEVATION
1/4" = 1'-0"



2
-
-
SIDE 'A' ELEVATION
1/4" = 1'-0"

NO.	DESCRIPTION	DATE

PROPERTY ADDRESS:
824 NORTHEAST 22nd DRIVE,
WILTON MANORS, FL. 33305
LEGAL DESCRIPTION:
LOT 9 AND LOT 10, IN BLOCK 24,
OF UNIT-1 OF WILTON MANORS,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 9, PAGE 2,
OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.
FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12011C0369H
EFFECTIVE DATE: 08/18/2014

LOT 8 - BLOCK 24
PARCEL ID: 444226050560

GENERAL NOTES:
1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY LANDTEC.
2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH THE APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

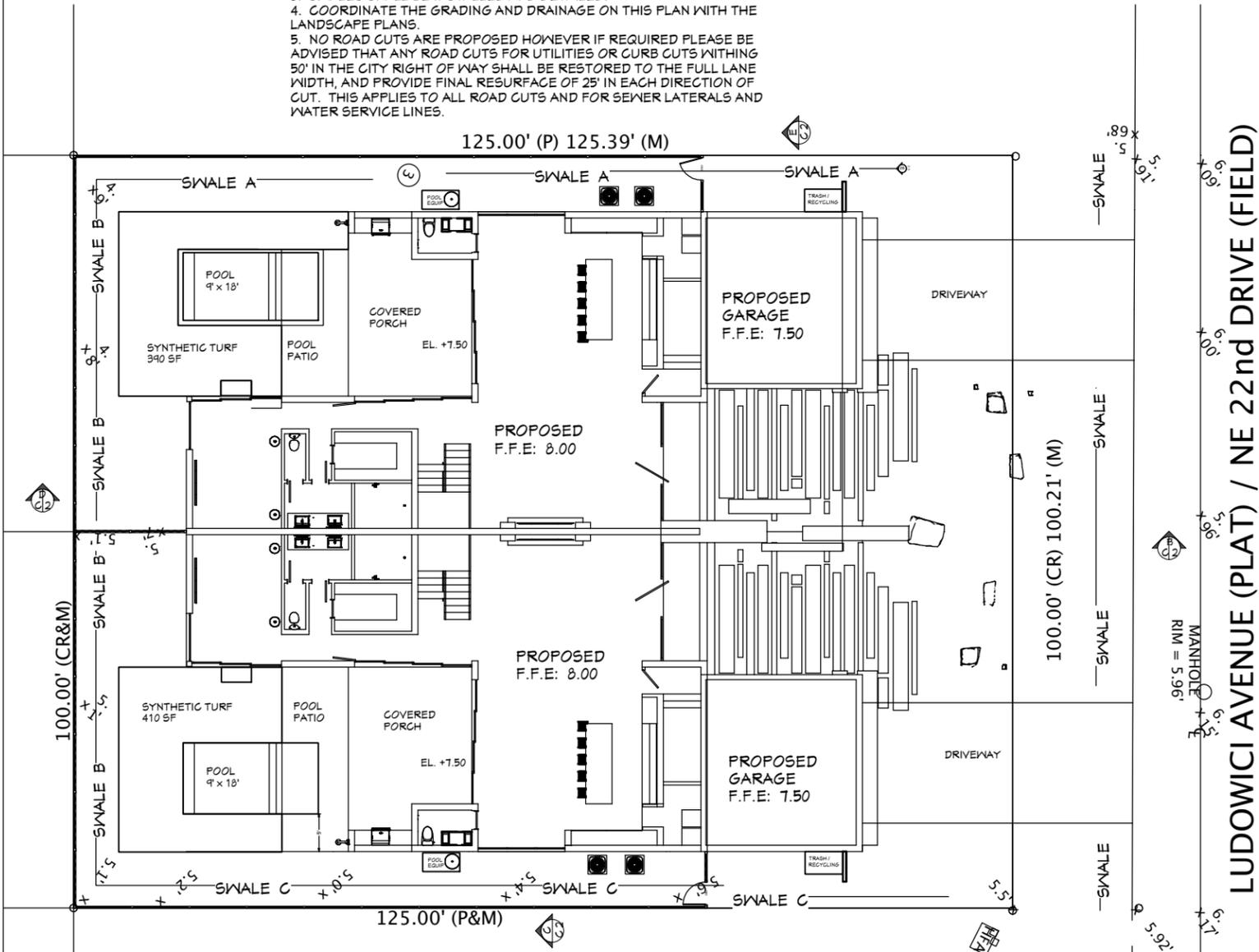
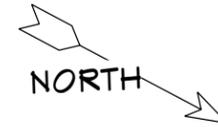
SPECIFIC NOTES:
1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DAMAGE IMPACT TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.
2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF THE CONSTRUCTION TO MAINTAIN ALL SOIL AND DEBRIS ON SITE.
3. SWALES SHALL BE INSTALLED AND DETAILED.
4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
5. NO ROAD CUTS ARE PROPOSED HOWEVER IF REQUIRED PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50' IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO THE FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE OF 25' IN EACH DIRECTION OF CUT. THIS APPLIES TO ALL ROAD CUTS AND FOR SEWER LATERALS AND WATER SERVICE LINES.

SITE CALCULATIONS:

	EXISTING	PROPOSED
TOTAL AREA	12,500	12,500
TOTAL PERVIOUS AREA	9,955	6,262
TOTAL IMPERVIOUS AREA	2,545	6,238

DRAINAGE CALCULATIONS:
SITE SHALL RETAIN 1" RUNOFF OVER THE ENTIRE SITE OR 2 1/2" OVER THE IMPERVIOUS AREAS (WHICHEVER IS GREATER)
12,500 SF X 0.0833 FT. = 1,041.25 CU. FT.
PRE-DESIGN 2,545 SF X 0.2083 FT. = 530.12 CU. FT.
POST-DESIGN 6,238 SF X 0.2083 FT. = 1,299.37 CU. FT. (GREATER)
DIFFERENCE OF PRE VS. POST = 769.25 CU. FT. REQUIRED STORAGE FOR IMPROVEMENTS.

SWALE C: (125' X 1.5/2 X 0.5) = 234.38 CU. FT.
SWALE D: (100' X 1.5/2 X 0.5) = 375 CU. FT.
SWALE E: (125' X 1.5/2 X 0.5) = 234.38 CU. FT.
TOTAL SWALES: 843.38 CU. FT. > 74.51 CU. FT.



LUDOWICI AVENUE (PLAT) / NE 22nd DRIVE (FIELD)



PREPARED BY:

DAVID BENNETT
LANDSCAPE ARCHITECT
LA6667733
David@Spannett.com
404.550.1074

**CONCEPTUAL
DRAINAGE PLAN**
824 NE 22 DRIVE
WILTON MANORS, FL 33305

DATE:
8/15/24

SCALE:
1" = 20'

SHEET:

C-1

PROPERTY ADDRESS:
824 NORTHEAST 22nd DRIVE,
WILTON MANORS, FL. 33305
LEGAL DESCRIPTION:
LOT 9 AND LOT 10, IN BLOCK 24,
OF UNIT-1 OF WILTON MANORS,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 9, PAGE 2,
OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.
FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12011C0369H
EFFECTIVE DATE: 08/18/2014

LOT 8 - BLOCK 24
PARCEL ID: 494226050560

PLANTINGS:

- TREES:
(2) LIVE OAK - QUERCUS VIRGINIA - 3" CAL./ 16' HT. (NATIVE)
(2) DAHOON HOLLY - ILEX CASSINE - 8' HT. (NATIVE)
(1) CABBAGE PALM - SABAL PALMETTO - 8' HT.(CLEAR TRUNK) (NATIVE)
(1) CABBAGE PALM - SABAL PALMETTO - 10' HT.(CLEAR TRUNK) (NATIVE)
(1) CABBAGE PALM - SABAL PALMETTO - 12' HT.(CLEAR TRUNK) (NATIVE)
(1) THATCH PALM - THRINAX RADIATA - 8' HT.(CLEAR TRUNK) (NATIVE)
(1) THATCH PALM - THRINAX RADIATA - 10' HT. (CLEAR TRUNK) (NATIVE)
(1) THATCH PALM - THRINAX RADIATA - 12' HT.(CLEAR TRUNK) (NATIVE)
(4) CHERRY PALM - PSEUDOPHOENIX SARGENTII - 8' HT. (CLEAR TRUNK) (NATIVE)

- SHRUBS:
(28) IXORA - IXORA COCCINEA - 24" HT.
(4) PODOCARPUS - PODOCARPUS SPP. - 24" HT.

- GROUNDCOVERS:
(27) DWARF CARISSA - CARISSA MACROCARPA - 1 GALLON (NATIVE)
(24) SAW PALMETTO - SERENOA REPENS - 3 GALLON (NATIVE)

EXISTING TREES:

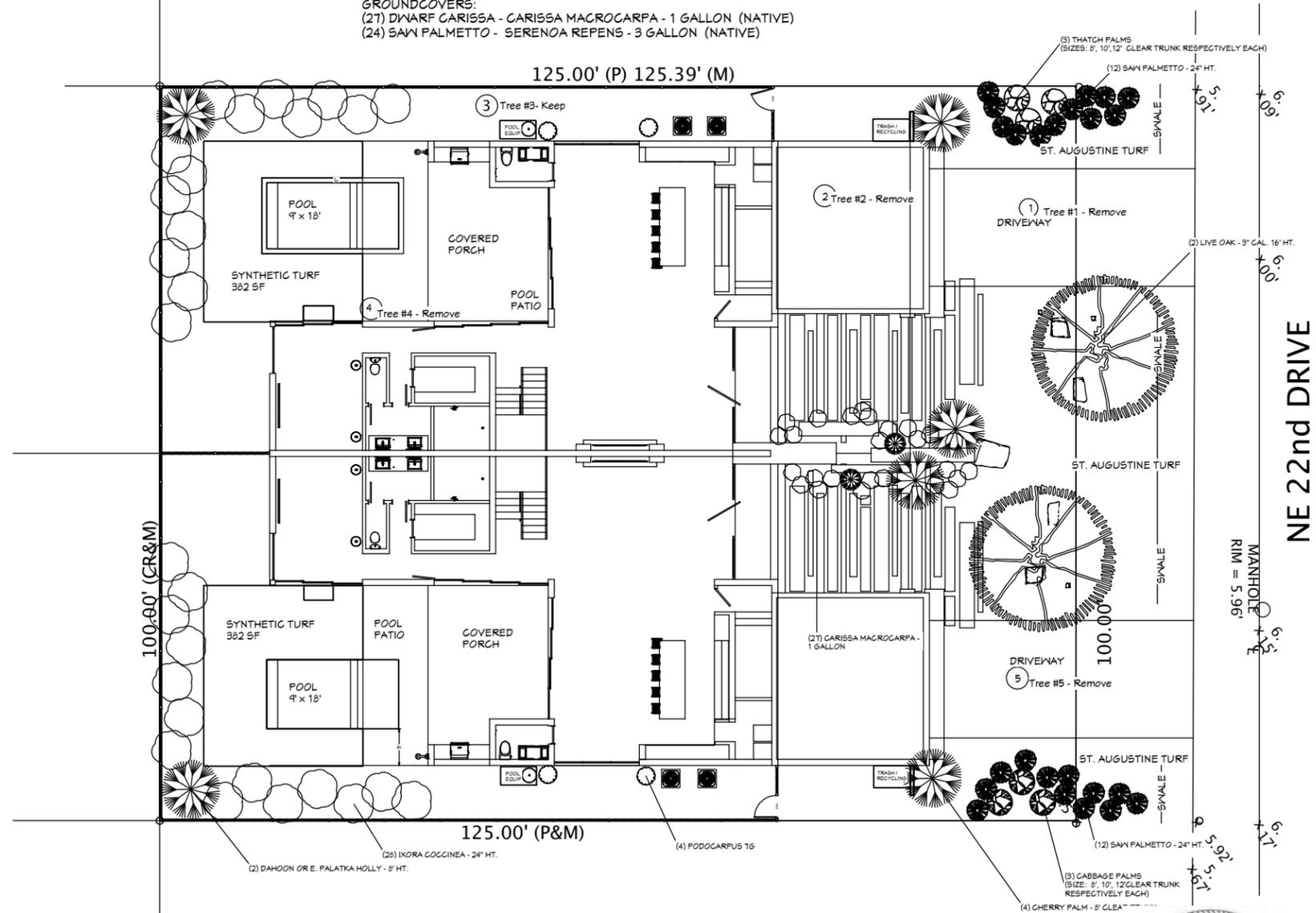
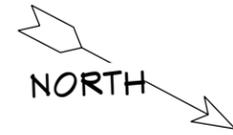
- #1 COCONUT TREE - 12" (REMOVE)
#2 MANGO TREE - 36" (REMOVE)
#3 TEMPLE TREE - 9.6" (KEEP)
#4 OAK TREE - 19.2" (REMOVE)
#5 COCONUT TREE - 12" (REMOVE)

NOTES:

* ALL PLANTINGS TO BE FLORIDA #1 GRADE OR BETTER.

SYNTHETIC TURF:

PERVIOUS AREA: 6,262 SF
20% OF PERVIOUS AREA: 1,252 SF
TOTAL SYNTHETIC TURF IS 764 SF, WHICH IS LESS THAN 20% OF
PERVIOUS AREA



PREPARED BY:

DAVID BENNETT
LANDSCAPE ARCHITECT
LA6667733
David@Spannett.com
404.550.1074

LANDSCAPE PLAN

824 NE 22 DRIVE
WILTON MANORS, FL 33305

DATE:
8/15/24

SCALE:
1" = 20'

SHEET:

L-1

TYPE OF SURVEY:

- BOUNDARY
- ALTA/NSPS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPERTY IMPROVEMENTS-OTHER



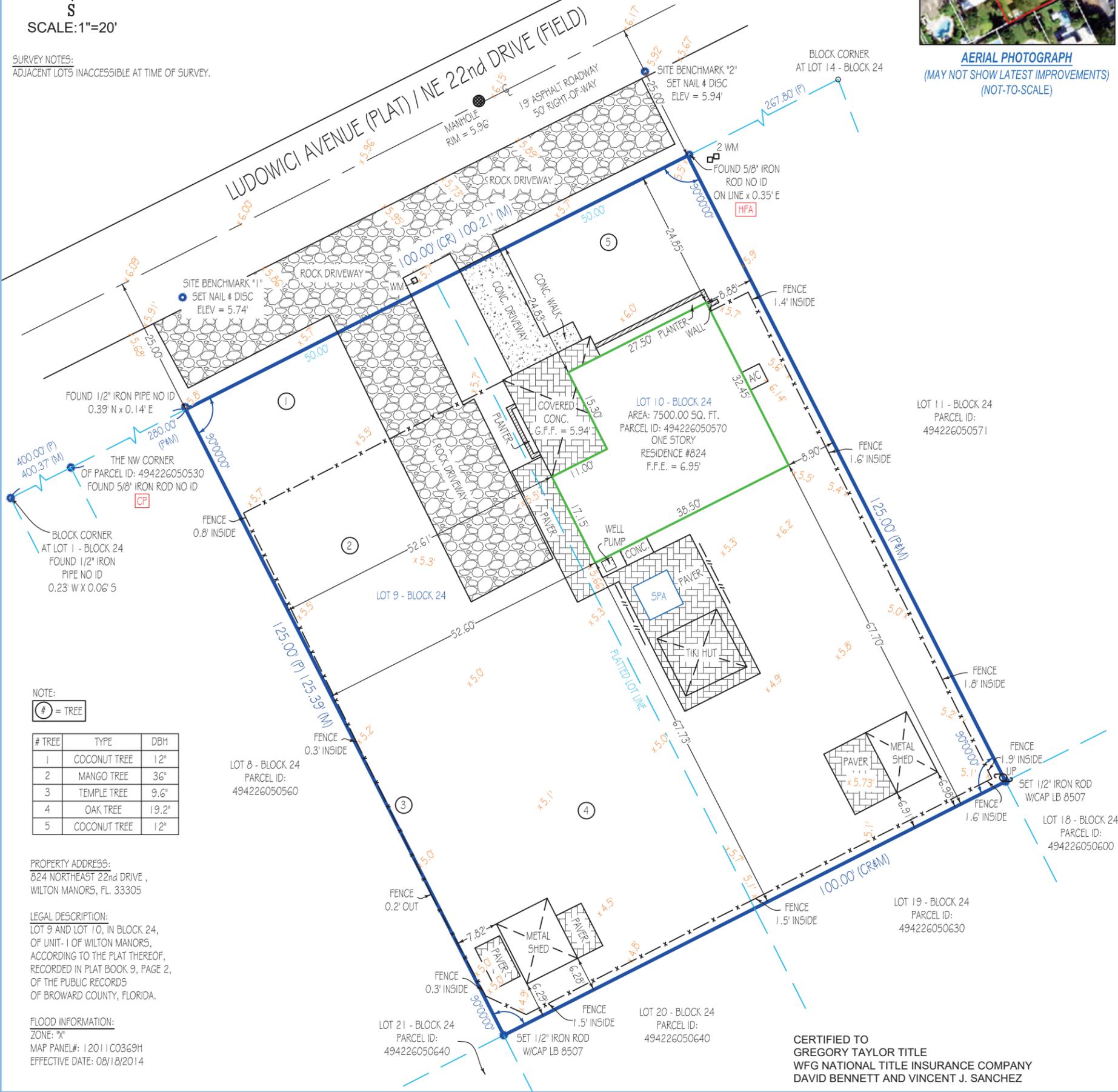
SCALE: 1"=20'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SURVEY NOTES:
ADJACENT LOTS INACCESSIBLE AT TIME OF SURVEY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



NOTE:

= TREE

# TREE	TYPE	DBH
1	COCONUT TREE	12"
2	MANGO TREE	36"
3	TEMPLE TREE	9.6"
4	OAK TREE	19.2"
5	COCONUT TREE	12"

PROPERTY ADDRESS:
824 NORTHEAST 22nd DRIVE,
WILTON MANORS, FL. 33305

LEGAL DESCRIPTION:
LOT 9 AND LOT 10, IN BLOCK 24,
OF UNIT- 1 OF WILTON MANORS,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 9, PAGE 2,
OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12011C0369H
EFFECTIVE DATE: 08/18/2014

CERTIFIED TO
GREGORY TAYLOR TITLE
WFG NATIONAL TITLE INSURANCE COMPANY
DAVID BENNETT AND VINCENT J. SANCHEZ

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
-NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office: 840 U.S. HWY 1, Suite 330 North Palm Beach, FL 33408 Office: (561) 210-9344 Email: Construction@landtecsurvey.com www.Landtecsurvey.com	ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND G.F.F.E. = GARAGE FINISHED FLOOR ELEV. L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVATURE PH = POOL HEATER PI = POINT OF INTERSECTION PK = PARKER KAELOON POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY QTR = QUARTER R = RADIUS RNG = RANGE ROW = RIGHT OF WAY SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): [Symbol] = UTILITY POLE [Symbol] = LIGHT POLE [Symbol] = CATCH BASIN [Symbol] = FIRE HYDRANT [Symbol] = MANHOLE [Symbol] = WATER VALVE [Symbol] = WELL [Symbol] = CENTER LINE [Symbol] = PARTY WALL [Symbol] = AIR CONDITIONER [Symbol] = SEPTIC LID [Symbol] = ELEV. SHOT [Symbol] = HANDICAP PARKING SPACE [Symbol] = SEC. QTR. CORNER [Symbol] = SECTION CORNER	LINETYPES: [Line] = BOUNDARY [Line] = BUILDING [Line] = EASEMENT [Line] = CHAIN LINK FENCE [Line] = WOOD FENCE [Line] = PLASTIC FENCE [Line] = OVERHEAD CABLE
--	---	---	---

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

Job Nr: 204325-SE Date of Field Work : 04/03/2024 Drawn by: I.M.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Elevations, if shown:
Benchmark: V - 626
Instrument: SP - 80
Benchmark Elev.: 11.88'
Benchmark Datum: N.G.V.D.29
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

SIGNATURE: _____ DATE: 4-12-2024
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507