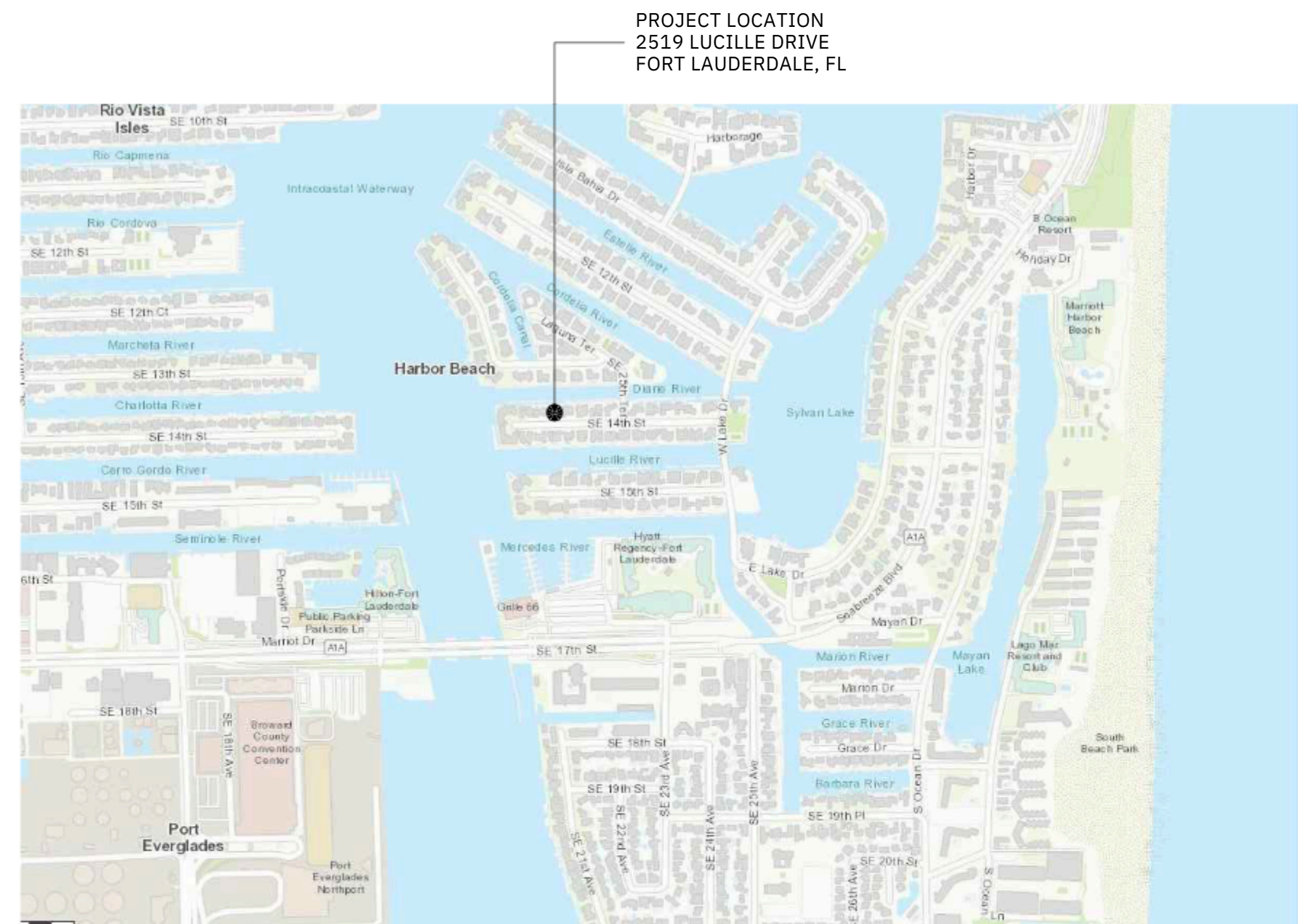


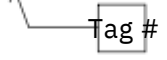
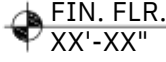
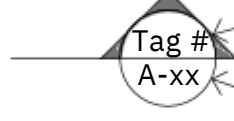
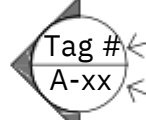
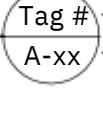
VICINITY MAP



ABBREVIATIONS

ABV	above	FIN	finish	OPH	opposite
AFF	access panel	FE	fire extinguisher	OF	opposite hand
AGC PNL	adjacent	FF	finished floor	OKish	outside diameter
ADJ	adjacent	FLG	flag	Oshing	overall
A/C	alternate	FLR	floor (ing)	Rbr	overhead
APX	approximate	FD	fire drain	WD	paint (ed)
ARCH	architect (ural)	FND	foundations	WD	panel (ed) (ing)
BM	benchmark	FR	frames of (or) gl	PT	plastic laminate
B	below	GA	gauge, gauge		plywood
BEL	below	GALV	galvanized		pressure treated
BT	blocking	GC			plate
BLKG	board	GL			radius
BKG	both sides	GB	glass, glazing	RAD	reference
BS	bottom	GY BD	gypsum board	REF	refrigerator
BOT	bottom of	HV	hardware	REFR	reinforce
BO	building	HDR	header	REIN	reinforce (d) (ing)
BLDG	cabinet	HTG	heating	REV	revision, revised
CAB	ceiling	HVAC	heating, ventilating	RH	right hand
CLG		HGT	air conditioning	R	riser
CLG HGT	ceiling height	HC	height	RM	room
CEM	cement	HM	hollow core	R	rough opening
CLR	clear (ance)	HORIZ	horizontal	SCH	schedule
COL	column	HB	horizontal	RO	sheet
CONC	concrete	WH	hose bib	SIM	solid core
CONST	construction	INCL	water heater	SC	south
CSMT	casement	ID	include (d) (ing)	STD	standard
DEMO	demolish	INS	inside diameter	STL	steel
DTL	detail	INT	insulate	STR	structure (al)
DIAG	diagonal	JC	interior	STF	stairfront
DIAM	diameter	LAV	janitors closet	STT	system
DIM	dimension	LH	Lavatory	SVL	telephone
DIV	division	L	left hand	TELS	television
DS	downdraft	LEN	length	TV	verify in field
DWG	drawings (s)	MAS	masonry	VIF	
DF	drawings	MFR	maximum		
E	east	MIN	manufacture (r)		
ELEC	electric	MTL	minimum		
EL	elevation	MECH	material		
ELEV	elevation	MET	mechanic (al)		
EQ	elevator	MIR	metal		
EQUIP	equal	MIR	minimum		
EXIST	equipment	MISC	mirror		
(E)	existing	NOM	miscellaneous		
EXT	exterior	N	nominal		
F	face	NIC	north		
FOS	face of	NTS	not in contract		
FOW	face of finish	OC	not to scale		
	face of studs		on center		
	face of wall				

SYMBOL LEGEND

	WINDOW #	WINDOW TAG
	SKYLIGHT #	SKYLIGHT TAG
	DOOR #	DOOR TAG
	A	WALL TAG
	Tag #	KEYNOTE TAG
	FIN. FLR. XX'-XX"	ELEVATION MARKER
	Tag # A-xx	DRAWING NUMBER SECTION MARKER SHEET NUMBER
	Tag # A-xx	DRAWING NUMBER ELEVATION MARKER SHEET NUMBER
		NORTH ARROW
		SLOPE DIRECTION
	Tag # A-xx	DRAWING NUMBER SHEET NUMBER DETAIL DWG TAG

PROJECT INFO

SCOPE OF WORK
NEW 6 BEDROOM / 6 FULL BATHROOMS, (2) 1/2 BATH / 3 CAR GARAGE RESIDENCE.
PROJECT ADDRESS
2519 LUCILLE DR, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION
LOT 12, LUCILLE ALLEY, ACCORDING TO THE THEREOF AS RECORDED IN PLAT BOOK 37, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID SITES SITUATE LYING AND BEING IN THE OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 11,780 SF OR 0.2704 ACRES, MORE OR LESS

ZONING INFORMATION
ZONING DISTRICT: RS-4.4
LOT AREA: 11,780 SQ. FT.
MINIMUM FRONT YARD: 25 FT.
MINIMUM SIDE YARD: 10 FT.
MINIMUM REAR YARD: 15 FT.
MAX. LOT COVERAGE: 45% = $5,352 / 11,780$ = 45%
MAX. FLOOR AREA RATIO: $0.75 / 7,757 / 11,780$ = 0.66

FLOOD INFORMATION

FLOOD ZONE: AE / 'X'
BASE FLOOD ELEVATION: 5.0' NAVD
DESIGN FLOOD ELEVATION: 6.0' NAVD

AREA CALCULATIONS
SEE SHEET SP-1

CONTACTS

<u>OWNER</u> 2519 LUCILLE NORTH LLC 2400 SEA ISLAND DR. FORT LAUDERDALE, FL 33301 ARCHITECT	
ROBERT VICK ARCHITECT, PA 1600 NE 26TH STREET SUITE A WILTON MANORS, FL 954.463.6340 PM - DWIGHT DIVINE	1. THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME DUE TO ACTIONS TAKEN BY THE ZONING OR BUILDING DEPARTMENT OR BY ANY GOVERNING AGENCY HAVING JURISDICTION OVER THIS PROJECT. 2. THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME PRIOR TO, OR AFTER THE ISSUANCE OF A BUILDING PERMIT BASED ON THIS SET OF CONSTRUCTION DOCUMENTS. THIS ARCHITECT AND OR HIS ASSIGNED AGENTS SHALL NOT BE FINANCIALLY RESPONSIBLE FOR ANY CHANGES IN THE SCOPE OF THIS PROJECT. 3. ANY DETRIMENTAL JOB SITE CONDITIONS UNCOVERED OR DISCOVERED DURING THE CONSTRUCTION OF THIS PROJECT SHALL NOT BE BORNE BY THIS ARCHITECT OR HIS ASSIGNED AGENTS.
<u>MECHANICAL ENGINEER</u> PRO CALCS, LLC PO BOX 882032 PORT ST. LUCIE, FL 772.882.5700	4. THIS ARCHITECT OR HIS ASSIGNED AGENTS SHALL NOT BE LIABLE FOR CODE CHANGES OR FOR CODE INTERPRETATION CHANGES DURING EITHER THE PERMITTING OR CONSTRUCTION PHASE OF THIS PROJECT.
STRUCTURALENGINEER	
PROJECT CLASSIC PM: FARIO ABUGATTAS 7318 TEXAS TRAIL BOCA RATON, FL 33487 813.516.4271	

CODE INFO

CODES OF REFERENCE
 FLORIDA BUILDING CODE/BUILDING 6TH EDITION
 (2017)
 FLORIDA BUILDING CODE/RESIDENTIAL 6TH EDITION
 (2017)
 NFPA 101 LIFE SAFETY CODE 2015 EDITION
 FLORIDA FIRE PREVENTION CODE 6TH EDITION (2018)

PERSPECTIVE ELEVATION

AREA CALCULATIONS
A/C Area: 6,954 SF
Total Area: 9,709 SF



GENERAL NOTES

1. ALL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2. THE FLORIDA BUILDING CODE IN EFFECT (2017 EDITION, 6TH EDITION) SHALL BE USED ON THIS PROJECT.
3. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION OF ALL SUBCONTRACTORS TO ENSURE PROPER INSTALLATION OF ALL FIXTURES AND/OR EQUIPMENT.
6. DRAWINGS SHALL NOT BE SCALED; WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN.
9. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
10. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (INCLUDES MIRRORS) PER FBC / BUILDING SEC. 2406.4
11. OMISSIONS FROM THESE DRAWINGS OR SPECIFICATIONS, WHICH ARE NECESSARY TO CARRY OUT THE INTENT OF THESE DRAWINGS, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING ANY OMITTED DETAILS.
12. PROVIDE THRESHOLD & WEATHER-STRIPPING @ ALL EXTERIOR DOORS.
13. ALL WINDOWS SHOWN ARE BASED ON WINDOW MANUFACTURERS SPECIFICATIONS. ACTUAL SIZE AND ROUGH OPENINGS SHALL BE VERIFIED AND ADJUSTED PRIOR TO START OF CONSTRUCTION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION OF ALL SUBCONTRACTORS TO INSURE PROPER INSTALLATION OF ALL FIXTURES AND/OR EQUIPMENT
15. ALL SUBCONTRACTORS SHALL SUBMIT EQUIPMENT AND FIXTURE DIMENSIONS, ALONG W/ ANY NECESSARY CLEARANCES TO THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
16. INSTALL ONLY HURRICANE CODE APPROVED WINDOWS AND DOORS THAT MEET THE DESIGN PRESSURES SHOWN ON THE WINDOW AND DOOR SCHEDULES. SUBMIT PRODUCT APPROVAL PRIOR TO INSTALLATION AND INSPECTION. (SEPARATE PERMIT REQUIRED FOR WINDOW & DOOR INSTALLATION).
17. OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG W/ ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
18. ARCHITECT SHALL APPROVE ALL PRODUCT APPROVALS AND SHOP DRAWINGS PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT (SUBMIT 6 SETS)
19. CONTRACTOR TO VERIFY THE AVAILABILITY OF ALL BUILDING SERVICES REQUIRED BY THESE CONSTRUCTION DOCUMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRIC. SIZE, TYPE, AND LOCATION OF ALL BUILDING SERVICES SHALL BE VERIFIED IN THE FIELD. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
20. DUE TO THE NATURE OF RENOVATION WORK, HIDDEN CONDITIONS MAY BE UNCOVERED DURING CONSTRUCTION WHICH MAY NECESSITATE EXTRA PROFESSIONAL SERVICES AND COST TO THE BUILDING OWNER WHICH ARE NOT READILY APPARENT. ALL HIDDEN CONDITIONS WHICH ARE UNCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
21. CONTRACTOR SHALL OBTAIN AND POST AT JOBSITE ALL NECESSARY PERMITS PRIOR TO START OF RENOVATION WORK.
22. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AGAINST INJURY DURING RENOVATION.
23. THE ARCHITECT RECOMMENDS A PRE-CONSTRUCTION MEETING BETWEEN THE ARCHITECT, OWNER, AND CONTRACTOR TO DISCUSS CONSTRUCTION ITEMS AND ANSWER ANY QUESTIONS THAT MIGHT ARISE.

SHEET INDEX

ARCHITECTURAL		OWNER REVIEW 11/18/18 ISSUED FOR / DATE	BID 2/OWNER REVIEW 2018/06/22	PERMIT 2018.08.28	DELTA 2 2018.10.10
A-0	COVER SHEET				
SP-1	SITE PLAN				
SP-2	EROSION AND SEDIMENT CONTROL PLAN				
SP-3	EROSION AND SEDIMENT CONTROL PLAN				
SP-4	EROSION AND SEDIMENT CONTROL PLAN				
A-1	FIRST FLOOR PLAN				
A-2	SECOND FLOOR PLAN				
A-3	ROOF PLAN				
A-4	ELEVATIONS				
A-5	ELEVATIONS				
A-6	SECTIONS A&B				
A-6.1	SECTION C				
A-7	FIRST FLOOR RCP				
A-8	SECOND FLOOR RCP				
A-9	DOOR & WINDOW SCHEDULES & DETAILS				
A-10	DETAILS				
A-11	DETAILS				
STRUCTURAL					
S-1	PILE LOCATION PLAN				
S-2	FOUNDATION & FIRST FLOOR - COLUMN PLAN				
S-3	SECOND FLOOR - COLUMN PLAN				
CT-3	SECOND FLOOR - CLASSIC T FLOOR SYSTEM				
S-4	ROOF FRAMING PLAN				
CT-4	ROOF FRAMING - CLASSIC T FLOOR SYSTEM				
S-5	STRUCTURAL DETAILS				
S-6	STRUCTURAL DETAILS				
S-7	STRUCTURAL DETAILS				
S-8	STRUCTURAL DETAILS				
S-9	STRUCTURAL NOTES				
S-10	STRUCTURAL DETAILS				
S-11	STRUCTURAL DETAILS				
MECHANICAL					
M-0	NOTES, SCHEDULES, LEGENDS, & DETAILS				
M-1	FIRST FLOOR MECHANICAL PLAN				
M-2	SECOND FLOOR MECHANICAL PLAN				
M-3	MECHANICAL EXHAUST PLAN 1ST FLOOR				
M-3A	MECHANICAL PIPING PLAN FIRST FLOOR				
M-4	MECHANICAL EXHAUST PLAN 2ND FLOOR				
M-4A	MECHANICAL PIPING PLAN SECOND FLOOR				
M-5	EQUIPMENT SCHEDULE				
ELECTRICAL					
E-0	NOTES, SCHEDULES, LEGENDS, & DETAILS				
E-1	FIRST FLOOR ELECTRICAL PLAN				
E-2	SECOND FLOOR ELECTRICAL PLAN				
PLUMBING					
P-0	NOTES, SCHEDULES, LEGENDS, & DETAILS				
P-1	FIRST FLOOR PLUMBING PLAN				
P-2	SECOND FLOOR PLUMBING PLAN				
P-3	GAS AND SANITARY RISER DIAGRAMS				
P-4	DRAINAGE				
LANDSCAPE					
DT-1	EXISTING TREES PLAN				
LP-1	LANDSCAPE PLAN, PLANT LIST, CODE CHART				
LP-2	DETAILS, NOTES, HYDROZONES				
IR-1	IRRIGATION PLAN				
IR-2	IRRIGATION NOTES				