

SMOKE DEVELOPMENT INDEX:

- WALL & CEILING FINISHES SMOKE - DEVELOPED INDEX SHALL NOT BE GREATER THAN 450;
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANE INSTALLED WITHIN FLOORS-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450;
- ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER;

DRYER INFORMATION

EXHAUST DUCTS FOR DOMESTIC CLOTHES DRYERS SHALL BE CONSTRUCTED OF METAL AND SHALL HAVE A SMOOTH INTERIOR FINISH. THE EXHAUST DUCT SHALL BE A MINIMUM NOMINAL SIZE OF 4 INCHES IN DIAMETER. THE ENTIRE EXHAUST SYSTEM SHALL BE SUPPORTED AND SECURED IN PLACE. THE WALE END OF THE DUCT AT OVERLAPPED DUCT JOINTS SHALL EXTEND IN THE DIRECTION OF AIRFLOW. CLOTHES DRYER TRANSITION DUCTS USED TO CONNECT THE APPLIANCE TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS NOT TO EXCEED 8 FEET AND SHALL BE LISTED AND LABELED FOR THE APPLICATION. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

NOTE:

- ALL WOOD FRAMING TO BE #2 S.P.F.
- ENSURE BEARING WOOD STUD PILES SAME AS GIRDER PILES ABOVE.

RHEEM RTG-84DVLN INDOOR DIRECT VENT NATURAL GAS TANKLESS WATER HEATER FOR 2-3 BATHROOM HOMES.

GAS SUPPLY LINES & TANK TO THIS HEATER BY OTHERS.

3"/5" CONCENTRIC VENT SYSTEM WITH INTEGRATED CONDENSATE COLLECTOR CONNECTS TO METAL FAB INC., 3"/5" CONCENTRIC VENTING WITHOUT AN ADAPTER NEXT GENERATION BURNER TECHNOLOGY
 .26 GPM MINIMUM FLOW RATE, .40 GPM MINIMUM ACTIVATION FLOW RATE
 UMC-117 REMOTE CONTROL AND 10 FT OF THERMOSTAT WIRE IS INCLUDED
 EZ-LINK CABLE AVAILABLE FOR HIGH DEMAND APPLICATIONS TO CONNECT TWO TANKLESS UNITS TO OPERATE AS ONE
 MANIFOLD UP TO 6 UNITS WITH AN OPTIONAL MIC-6 MANIFOLD CONTROL BOARD
 ALL RHEEM MODELS CAN BE LINKED IN UP TO 20 UNIT MANIFOLD INSTALLATIONS BY USING THE OPTIONAL MIC-180 AND MICS-180 MANIFOLD CONTROL ASSEMBLY
 HIGH-ALTITUDE CAPABILITY - UP TO 9,840 FT ELEVATION ABOVE SEA LEVEL (NO CHIP REQUIRED)
 GUARDIAN OFW OVERHEAT FILM WRAP
 ALL RHEEM TANKLESS MODELS ARE THIRD-PARTY EFFICIENCY CERTIFIED BY GAMA
 CONTINUOUS HOT WATER, ENERGY SAVING AND COMPACT, SPACE SAVING DESIGN
 INTELLIGENT ELECTRONIC CONTROLS DESIGNED TO INCREASE ENERGY EFFICIENCY AND SAFETY
 SELF DIAGNOSTIC SYSTEM
 DIGITAL DISPLAY SHOWS TEMPERATURE SETTING AND MAINTENANCE CODES
 BUILT-IN ELECTRIC BLOWER
 SUPPLIED WITH A 120 VOLT POWER CORD
 ENVIRONMENTALLY FRIENDLY LOW NOX BURNER MEETS SCAQMD RULE 1146 REQUIREMENTS
 FREEZE PROTECTION TO -30 DEGREES F
 11,000 - 180,000 BTU MAX
 TEMP RANGE 85 - 140 DEGREES F
 8.4 GAL/MIN AT 35 DEGREE RISE MAX.
 6.7 GAL/MIN AT 45 DEGREE RISE MAX.
 3.9 GAL/MIN AT 77 DEGREE RISE MAX.

DESIGN PARAMETERS: CODE : FBC 2010

PROJECT ADDRESS: 5040 SE EBTTIDE AVE, STUART FL 34997
 ARCHITECT/ENGINEER: RAYMOND CHLADNY
 TYPE OF CONST: CBS_X WOOD FRAMED: ___
 BLDG. DESIGN: ENCLOSED X PARTIALLY ENCLOSED ___ OPEN ___
 WIND SPEED (3 sec gust): 170 OCCUP. CATEGORY: II
 EXPOSURE C
 NET PRESSURE COEFFICIENT (C): +0.65; -0.29 (MOST SEVERE)
 HT ADJUSTMENT FACTOR: 1.0
 WIND STAGNATION PRESSURE: 74 PSF
 MEAN BLDG. HEIGHT < 20 FT.
 OVERHANGS 24" ROOF PITCH 5/12
 ROOF D.L. : METAL: 4 PSF CONC.TILE 8 PSF L.L.=30
 FLOOR L.L. 40/psf DL 100 PSF
 WINDOW/DOOR DESIGN PRESSURES: -42 PSF; +32 PSF
 COMPONENT & CLADDING WIND PRESSURE: +48.1 PSF; -21.5 PSF
 SHUTTERS: NO
 IMPACT RESISTANT ASSEMBLY: YES

INDEX OF DRAWINGS

SHEET	DRAWING
COV	COVER SHEET
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	ROOF FRAMING PLAN
A-5	SCREEN PORCH DETAILS
M/P	PLUMBING & HVAC NOTES
E-1	ELECTRICAL PLAN

GENERAL REQUIREMENTS

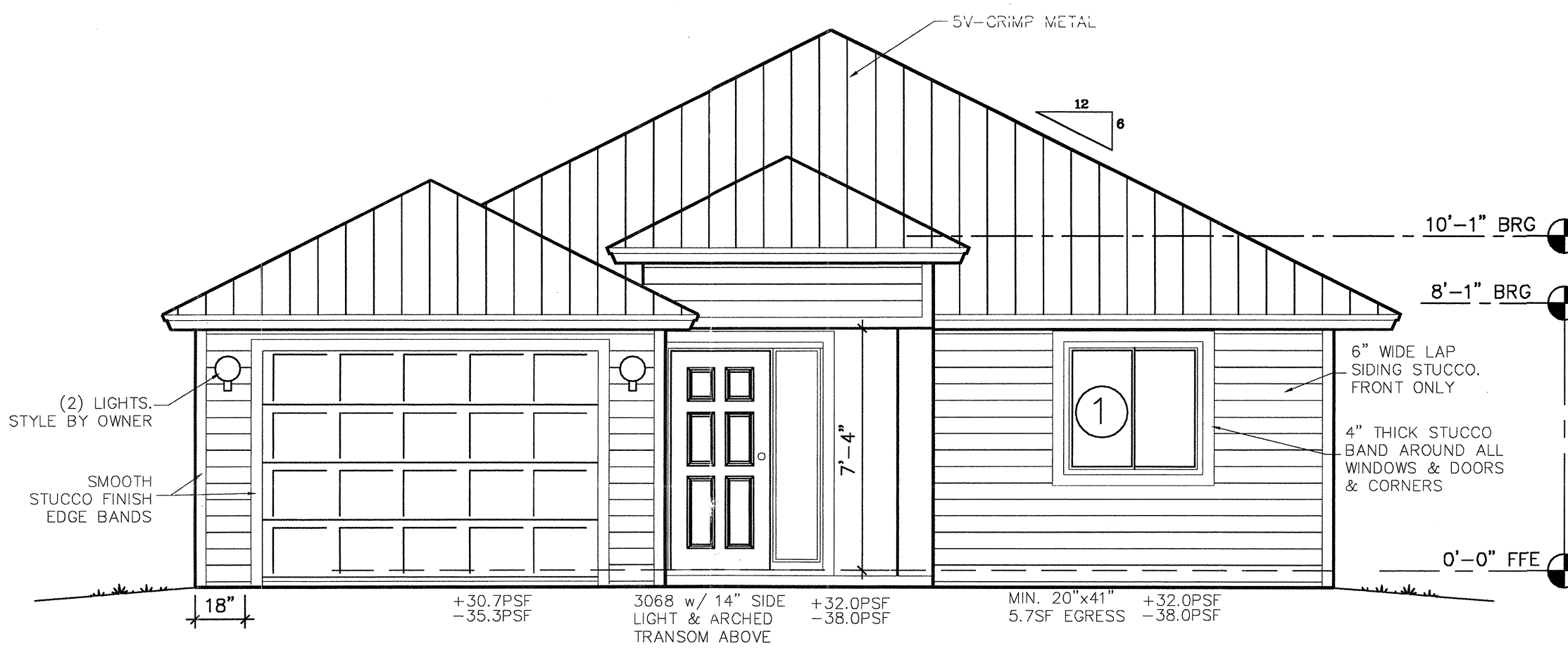
- ALL WORK TO BE AS PER FLORIDA BUILDING CODE 2010 AND TO MEET OR EXCEED ALL APPLICABLE LOCAL REQUIREMENTS.
- GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO FORMALIZING A BID FOR CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR, MATERIALS, UTILITIES, TESTING, WASTE REMOVAL, STORAGE, SECURING OF SITE, ACCOMMODATION, TRANSPORT/FREIGHT AND ALL OTHER COSTS RELATED TO THE COMPLETION OF THIS PROJECT, UNLESS EXPLICITLY IDENTIFIED HERE.
- OWNER IS RESPONSIBLE FOR ALL MUNICIPAL RELATED CHARGES SUCH AS IMPACT FEES AND WATER CONNECTION, EXCEPT BUILDING PERMIT FEES, WHICH ARE TO BE INCLUDED IN THE CONSTRUCTION BID.
- GENERAL CONTRACTOR TO CHECK ALL DRAWINGS FOR ERRORS AND OMISSIONS AND BRING THEM TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING ANY WORK, OR ORDERING MATERIALS OF THE RESPECTIVE DIVISION OF WORK. IF SUCH ERRORS AND OMISSIONS ARE NOT REPORTED IN WRITING TO THE ARCHITECT, ANY RESULTING DAMAGES OR COSTS SHALL BE BORN ENTIRELY BY THE GENERAL CONTRACTOR.
- ARCHITECT IS NOT RESPONSIBLE FOR THE GENERAL CONTRACTORS' METHOD OR MEANS OF CONSTRUCTION.
- GENERAL CONTRACTOR IS TO KEEP SITE IN A CLEAN AND SAFE STATE THROUGHOUT THE COURSE OF CONSTRUCTION. ON BUILDING TURN-OVER, GENERAL CONTRACTOR TO CLEAN ALL SURFACES SO AS TO BE FREE OF DUST, GREASE, STAINS, SCUFFS, ETC.
- CAULK ALL DOORS & WINDOWS FOR WATER TIGHT SEAL PER MANUFACTURER'S DIRECTIONS.
- VERIFY ALL R.O.'S W/ WINDOW & DOOR MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- ALL FASTENERS & CONNECTORS TO BE INSTALLED PER MANUFACTURER'S DIRECTION TO ENSURE DESIGN STRENGTHS.

GENERAL FOUNDATION NOTES

- CONCRETE SHALL BE A MINIMUM OF 4" THICK OVER CLEAN, TERMITES TREATED, COMPACTED FILL AND 6 MIL POLYETHYLENE VAPOR BARRIER.
- CONCRETE SLAB SHALL FIBERMESH REINFORCED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI.
- ALL 90° HOOKS ARE TO BE EXTENDED 10" MINIMUM BEYOND THE TURN. FIELD BENDS ARE TO BE DONE COLD AND THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT TO BE LESS THAN (6) BAR DIAMETERS)
- MINIMUM COVERAGE FOR REBAR SHALL BE 3" IN FOOTINGS AND 1-1/2" IN BOND BEAMS. HOOKS MAY BE ROTATED HORIZONTALLY IF REQUIRED TO ACHIEVE MINIMUM COVERAGES.
- REBAR OVERLAP SHALL BE 48 BAR DIAMETERS. (30" FOR #5 BARS)
- THE FOUNDATION DESIGN ASSUMES THAT THE SOIL HAS A MINIMUM LOAD CARRYING CAPACITY OF 2500 POUNDS PER SQUARE FOOT.
- IN THE EVENT THE SOIL BEARING CAPACITY FALLS BELOW THE AFORE MENTIONED MINIMUMS, THIS FOUNDATION PLAN MAY BE SUPERCEDED BY AN ENGINEER IN SPECIALIZED FOUNDATION DESIGN.
- CONTRACTOR SHALL NOTIFY ARCHITECT IF SOILS ARE QUESTIONABLE TO 20'-0" IN DEPTH.
- SATISFACTORY COMPACTION TEST OF FILL DOES NOT VERIFY LOWER SOILS ARE ADEQUATE.
- ALL SPECIFICATIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- ALL EXTERIOR SLABS SHALL SLOPE MIN. 1/8" PER 12" FOR DRAINAGE.
- ENSURE ACCESSIBILITY TO ENTRY DOOR. MAX. STEP @ DOOR OF 1/2".
- RUN STRIP FTG REBAR THROUGH PAD OR ENLARGED FOOTING WHERE THEY INTERSECT.

GENERAL MASONRY & CONCRETE NOTES

- MASONRY CONSTRUCTION SHALL CONFORM TO 2010 FBC AND ACI-531-95.
- CONCRETE BLOCKS SHALL CONFORM TO ASTM-C90 WITH F'c=1500PSI.
- MORTAR SHALL CONFORM TO ASTM C-270 TYPE "M" OR "S".
- REINFORCE WALLS SHALL CONFORM TO ACI 530-95 AND AS SHOWN ON PLANS AND SECTIONS USING VERTICAL #5 IN GROUTED CELLS WITH PROPER DowELS AND CORNER BARS CONFORMING TO ASTM A-615
- WHERE SHOWN ON FOUNDATION PLAN, CONCRETE BLOCK TO BE FILLED SOLID WITH GROUT F'c=3000 PSI MINIMUM AND (1) #5 VERTICAL BAR, MAX.32"O.C. & AS PER NOTE #4 ABOVE.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI.
- ALL 90° HOOKS ARE TO BE EXTENDED 18" MINIMUM BEYOND THE TURN. FIELD BENDS ARE TO BE DONE COLD AND THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT TO BE LESS THAN (6) BAR DIAMETERS)
- MINIMUM COVERAGE FOR REBAR SHALL BE 1-1/2" IN CONCRETE BEAMS. HOOKS MAY BE ROTATED HORIZONTALLY IF REQUIRED TO ACHIEVE MINIMUM COVERAGES.
- REBAR OVERLAP SHALL BE 48 BAR DIAMETERS. (30" MIN. FOR #5 BARS)
- ALL SPECIFICATIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR.



SEE REMAINING ELEVATION ON PAGE A-1

FRONT ELEVATION

SCALE: 1/4"=1'-0"

CGI SENTINEL SERIES, IMPACT, VINYL, GREY TINT

PRODUCT APPROVAL

NOA OR FL#	PRODUCT	MODEL NUMBER	MANUFACTURER	GLASS	ATTACHMENT METHOD	DESIGN PRESSURES
	HOR. ROLLER WINDOW	SENTINEL SERIES, IMPACT, VINYL, GREY TINT	CGI			
NOA: 14-0128.11 EXP. 02/17/20	SLIDING GLASS DOOR	SERIES: SGD-770 ALUM. IMPACT	PGT	7/16" IMPACT	1/4" X 2-3/4" OR GREATER TAPCON SCREWS @ 6" O.C. W/ 1-1/2" EMBED INTO CONC. OR MASONRY MAX 12" O.C. & 6" FROM CORNERS	±60.0PSF
FL 15225.3 NAMI C#1005331-R4 EXP. 12/31/16	ENTRANCE DOOR OUT SWING WITH SIDE LITE	BENCHMARK MODEL: FIBERGLASSIC	THERMA TRU	N/A	1/4" X 2-3/4" OR GREATER TAPCON SCREWS @ 6" O.C. W/ 1-1/2" EMBED INTO CONC. OR MASONRY MAX 14" O.C. & 6" FROM CORNERS	±67.0PSF
NOA: 11-1202.01	GARAGE DOOR 10' x 7'	SERIES 800 STEEL ROLL UP IMPACT	WAYNE DALTON	N/A	3/8" X 1-7/8" LAG SCREWS AT EACH JAMB BRACKET	±47.0PSF
	PRODUCT	MODEL NUMBER	MANUFACTURER		ATTACHMENT METHOD	DESIGN PRESSURES
NOA: 12-0314.04	STUCCO SOFFIT	5/8" HIGH-RIB LATH	WORTHINGTON ARMSTRONG		5/8" HIGH-RIBBED LATH ATTACHED W/ 2" #10 WD SCREW B/SIDE EACH RIB & ALSO (1) BETWEEN EACH RIB. MAX 6" O.C. ALONG EACH TRUSS & NAILER (MAX 12" O.C.) W/ STUCCO FINISH.	±75.0PSF
FL# 11651.7	METAL ROOF	5-V MTL ROOF SYSTEM OVER PLYWOOD	SOUTH FLORIDA METAL SUPPLY INC		#9-15x1.5" HWH WOODGRIP / SEALER WASHER 12" o.c. FIELD & 6" o.c. PERIMETER. FASTENERS GALVANIZED OR S.STL.	MIAMI - DADE

NOTE # 1: FOR WOOD FRAMED WALL USE 1/4" WOOD SCREWS, SAME SPACING, MIN. 2" EMBED TO WOOD STRUCTURE.

I HAVE REVIEWED THE ABOVE COMPONENTS AND CLADDING, AND HAVE APPROVED THEIR USE IN THE STRUCTURE TO PROVIDE ADEQUATE RESISTANCE TO THE WIND LOADS AND FORCES SPECIFIED BY THE CURRENT CODE PROVISIONS IN ACCORDANCE WITH FBC 2010, SECTION 1609

FIRE BLOCKS AND DRAFT STOPS (FBC SECTION 717)

- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN F.B.C. SECTION 717.2.
 - FIREBLOCKING FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. (F.B.C. SECTION 717.2.1)
- PROVIDE DRAFT-STOPPING IN FLOORS & ATTICS ABOVE & IN LINE WITH WALLS OF ALL BEDROOMS. 1/2" GYPSUM BOARD IS ACCEPTABLE MATL.
- 18" FLOOR JOIST PER SHOP DWGS. S.Y.P. ROOF TRUSSES @ 2'-0" O.C.
 - THESE DRAWINGS TO BE SUPERCEDED BY FLOOR AND ROOF JOIST/TRUSS MANUFACTURER'S SHOP DRAWINGS. OWNER TO PROVIDE BUILDER AND ARCHITECT A SET OF SHOP DRAWINGS COMPLETE WITH UPLIFT LOADS PRIOR TO CONSTRUCTION.
 - JOIST & TRUSS DESIGNER TO CONFIRM ALL DIMENSIONS FROM ARCHITECTURAL LAYOUTS.
 - ALL FLOOR TRUSS CONNECTIONS TO GIRDERS BY TRUSS COMPANY.
 - WHERE CEILING ATTACHED TO UNDER SIDE OF TRUSSES THE TRUSSES SHALL BE LATERALLY BRACED W/ CONTINUOUS 1X4 MEMBERS NAILED W/ (2)10D NAILS TO UPPER SIDE OF BOTTOM CHORD @ 48" O.C.. LATERAL BRACING TO BE RESTRAINED AT EACH END AND AT MAX. 20 FOOT INTERVALS.

INTERIOR FINISHES:

- FLOORS: CERAMIC TILE THROUGHOUT. STYLE & COLOR BY OWNER.
 - WALLS: PAINTED 1/2" GYPSUM BOARD, 1 PRIMER, (2) FINISH LATEX.
 - PLUMBING WALLS TO BE WATER RESISTANT GYPSUM BOARD.
 - BASE BOARDS: PAINTED WOOD, ALL CORNERS MITERED.
 - CEILING: STIPPLE OR KNOCK-DOWN ON 1/2" GYPSUM BOARD.
- GYPSUM BOARD & CERAMIC TILE:**
- GYPSUM BOARD MATERIAL COMPLIES PER FBC R702.3;
 - CERAMIC TILE COMPLIES PER FBC R702.4;

WEATHERING & TERMITE AREA REQUIREMENTS:

- BEING A CONCRETE & CMU STRUCTURE, THE WEATHERING IS NEGLIGIBLE;
- THIS AREA IS RATED VERY HEAVY FOR TERMITES INFESTATION.
- ABOVE BASED ON FBC, TABLE 301.2(1).

STUCCO NOTES:

- APPLY TWO COATS OF STUCCO OVER CONCRETE.
- ON WOOD SHEATHING, GALV. NAIL GALV. STEEL MESH TO THE SHEATHING OVER MIN. (2) LAYERS 15# ASPHALT FELT, AND APPLY THE STUCCO IN THREE SEPARATE COATS. THE TOP COAT OF STUCCO TO BE PAINTED.



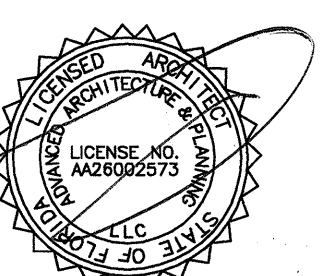
THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

THE 'LAKES' SPEC HOME
 5040 SE EBTTIDE AVE, STUART FL 34997

START DATE:	12.07.13
NO. REVISION/ISSUE	DATE
1ST_REVISION	
2ND_REVISION	
3RD_REVISION	

CLIENT:
THE LAKES
 6180 SE MARINER SANDS DRIVE, STUART, FL 34997



6-29-15
 Raymond Chladny
 Licensed Architect #AA-26002573

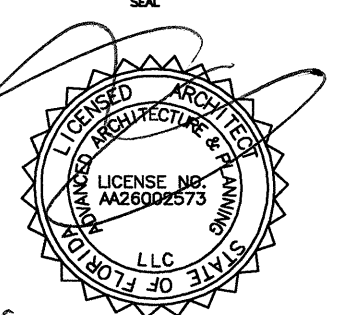
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THE 'LAKES' SPEC HOME
5040 SE EBTIDE AVE, STUART FL 34997

START DATE: 12.07.13

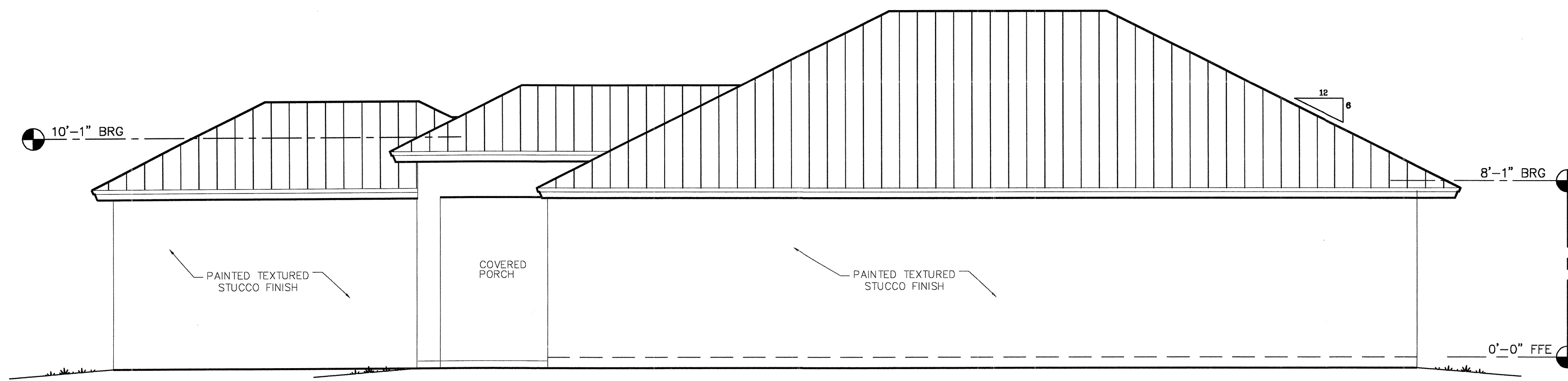
NO./REVISION/ISSUE	DATE
1ST_REVISION	
2ND_REVISION	
3RD_REVISION	

CLIENT:
THE LAKES
6180 SE MARINER SANDS
DRIVE, STUART, FL 34997

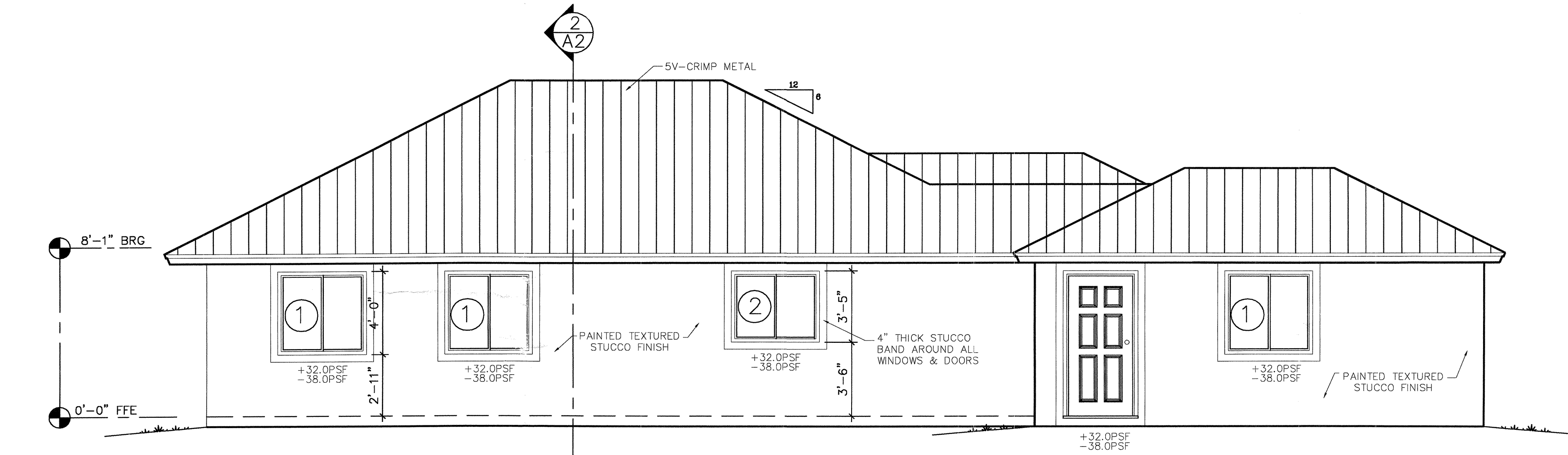


6-29-15
Raymond Chaitry
Licensed Architect AA-26002573

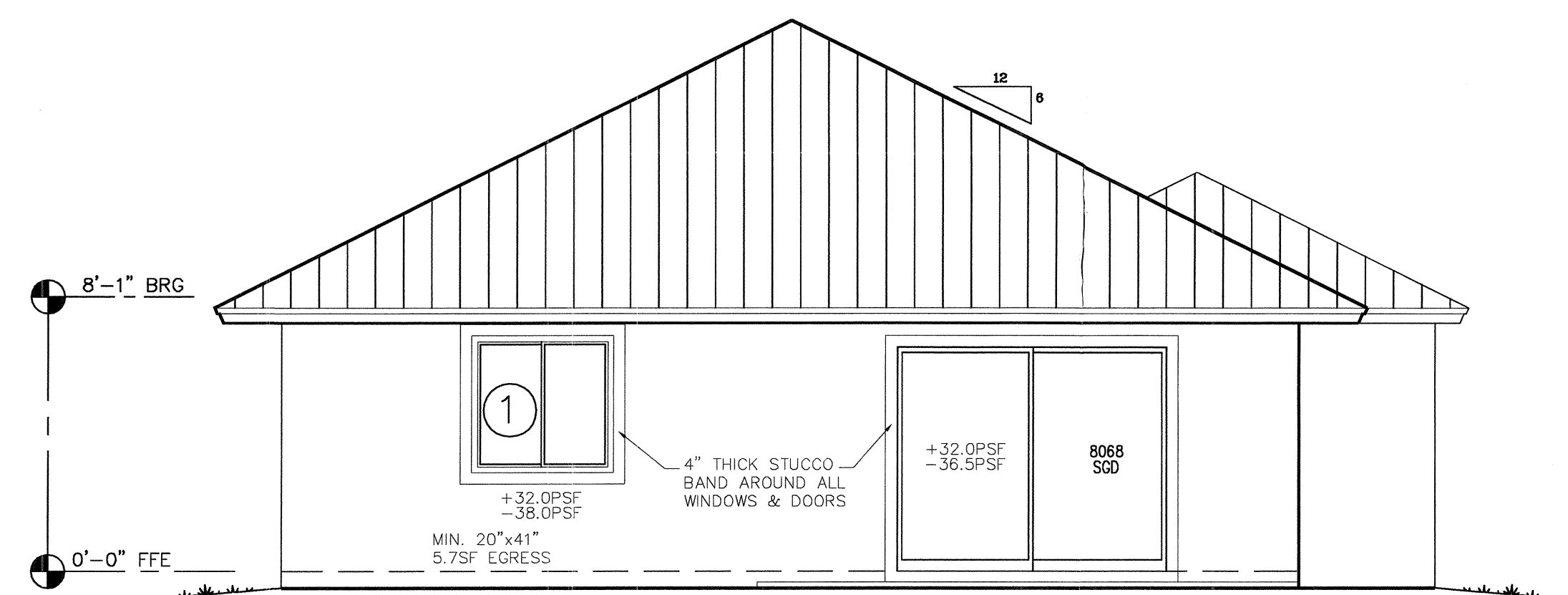
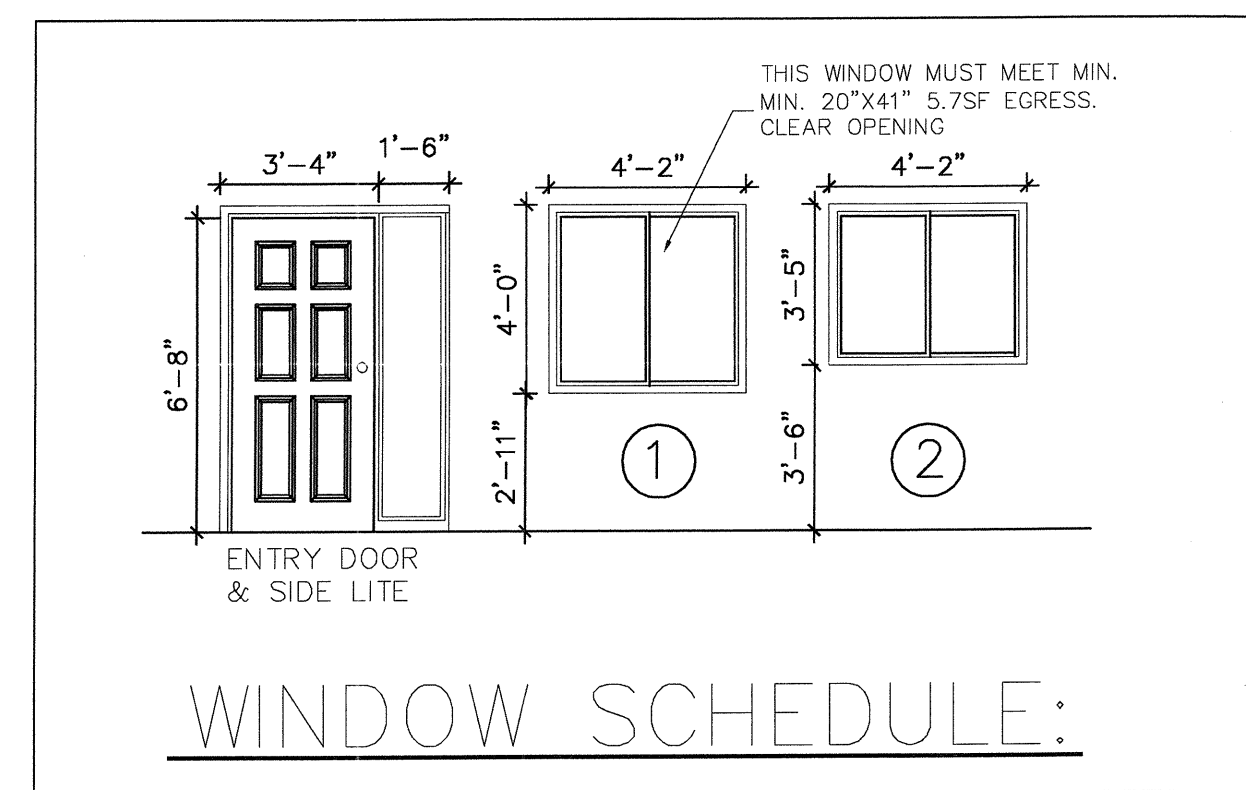
A-1



LEFT ELEVATION
SCALE: 1/4"=1'-0"

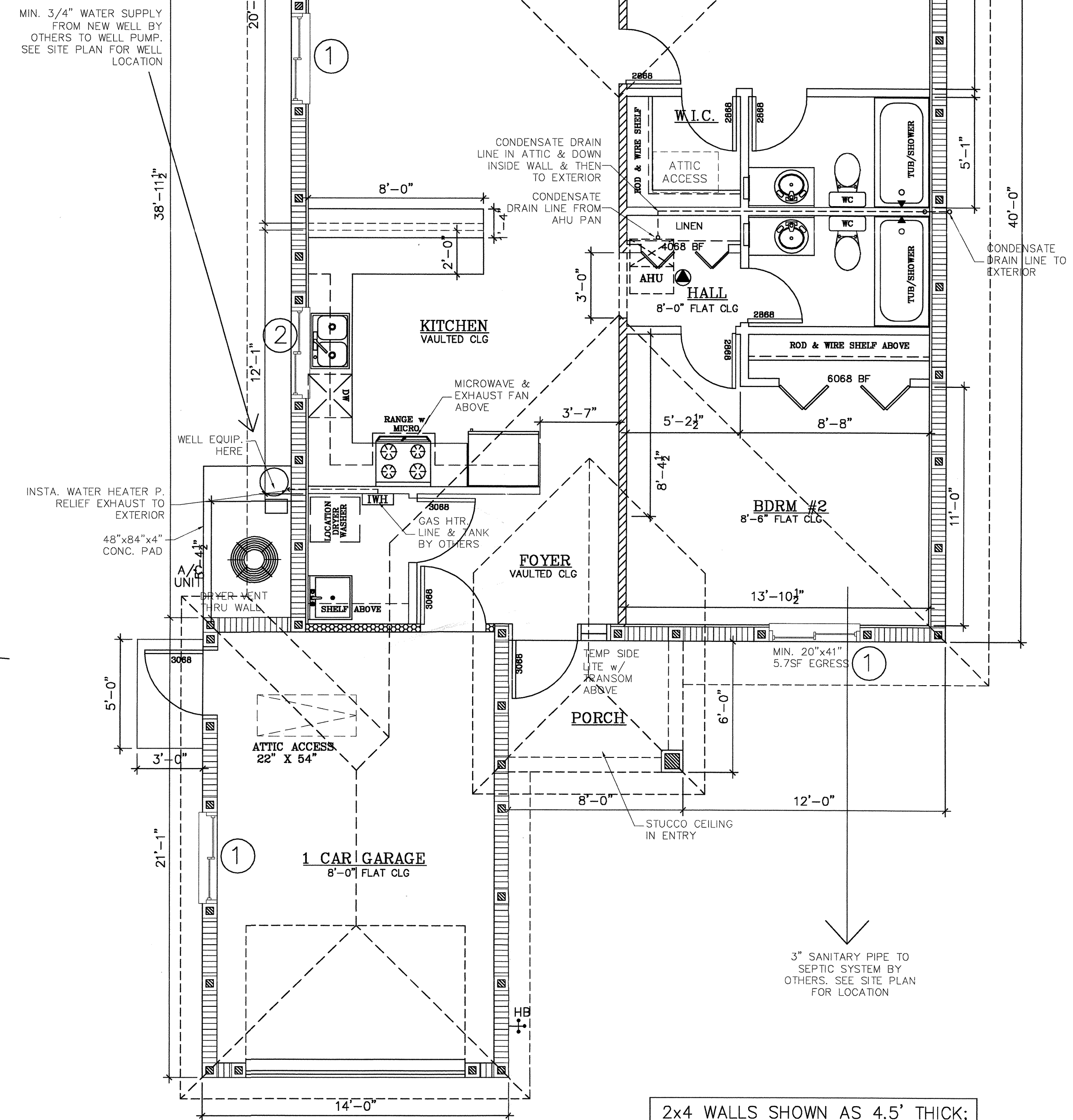


RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

MIN. 3/4" WATER SUPPLY FROM NEW WELL BY OTHERS TO WELL PUMP. SEE SITE PLAN FOR WELL LOCATION



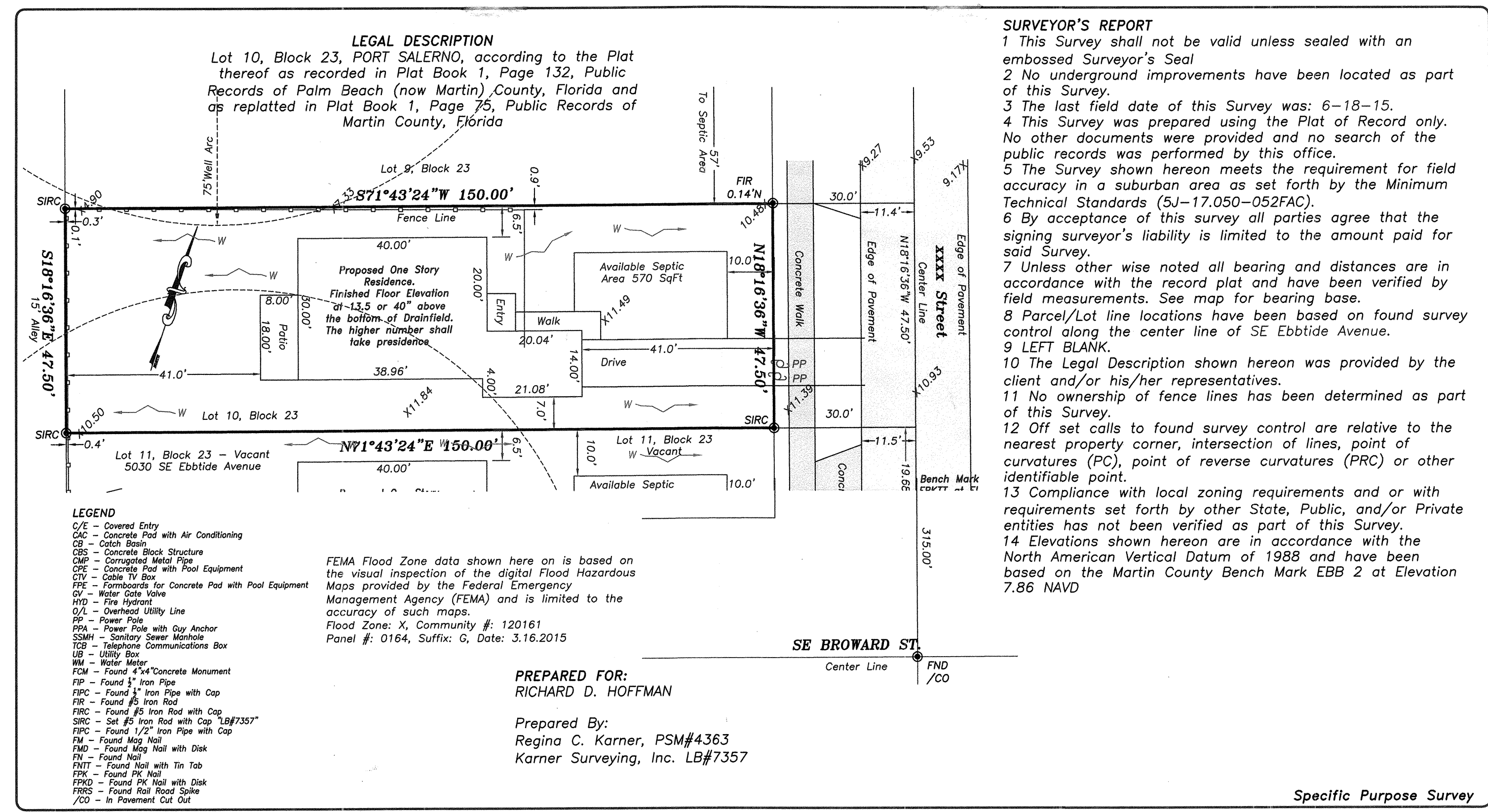
2x4 WALLS SHOWN AS 4.5" THICK;
2x6 WALLS SHOWN AS 6.5" THICK;
CMU WALLS 8" + 1.25" INSIDE;

WALL TYPE LEGEND

NEW EXTERIOR WALL REINFORCED CBS w/ STUCCO FINISH	[Symbol]
2x4 FRAMED BEARING GARAGE WALL w/ 3" BATT INSUL. & GYPSUM FINISHES BOTH SIDES	[Symbol]
2x4 FRAMED BEARING WALL w/ 3" BATT INSUL. & GYPSUM FINISHES BOTH SIDES	[Symbol]
NEW 2x4 FRAMED WALL GYPSUM FINISHES BOTH SIDES OPTIONAL 3" BATT INSUL.	[Symbol]

AREA TABULATION (SF)

LIVING:	1196
ENTRY:	48
PORCH:	0
GARAGE:	288
TOTAL:	1532



LEGAL DESCRIPTION
 Lot 10, Block 23, PORT SALERNO, according to the Plat thereof as recorded in Plat Book 1, Page 132, Public Records of Palm Beach (now Martin) County, Florida and as replatted in Plat Book 1, Page 75, Public Records of Martin County, Florida

- LEGEND**
- C/E - Covered Entry
 - CC - Concrete Pad
 - CC/A - Concrete Pad with Air Conditioning
 - CB - Catch Basin
 - CBS - Concrete Block Structure
 - CM - Corrugated Metal Pipe
 - CP - Concrete Pad with Pool Equipment
 - CV - Catch Valve
 - CF - Formboards for Concrete Pad with Pool Equipment
 - W - Water Meter
 - WD - Water Drain
 - UL - Overhead Utility Line
 - PP - Power Pole
 - PPA - Power Pole with Guy Anchor
 - SSM - Sanitary Sewer Manhole
 - TCB - Telephone Communications Box
 - UB - Utility Box
 - WM - Water Meter
 - FCM - Found 4"x4" Concrete Monument
 - FP - Found 1" Iron Pipe
 - FR - Found 1/2" Iron Pipe with Cap
 - FIR - Found #8 Iron Rod
 - FRS - Found #8 Iron Rod with Cap
 - SIRC - Set #9 Iron Rod with Cap 1.89/7357
 - FRP - Found 1/2" Iron Pipe with Cap
 - FM - Found Mag Nail
 - FMD - Found Mag Nail with Disk
 - FN - Found Nail
 - FNT - Found Nail with Tin Tab
 - FPK - Found PK Nail
 - FRK - Found PK Nail with Disk
 - FRS - Found Rail Road Spike
 - /CO - In Pavement Cut Out

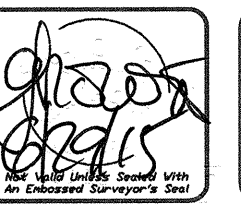
FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
 Flood Zone: X, Community #: 120161
 Panel #: 0164, Suffix: G, Date: 3.16.2015

PREPARED FOR:
RICHARD D. HOFFMAN
 Prepared By:
 Regina C. Karner, PSM#4363
 Karner Surveying, Inc. LB#7357

- SURVEYOR'S REPORT**
- 1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
 - 2 No underground improvements have been located as part of this Survey.
 - 3 The last field date of this Survey was: 6-18-15.
 - 4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
 - 5 The Survey shown hereon meets the requirement for field accuracy in a suburban area as set forth by the Minimum Technical Standards (SJ-17.050-052FAC).
 - 6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
 - 7 Unless other wise noted all bearing and distances are in accordance with the record plat and have been verified by field measurements. See map for bearing base.
 - 8 Parcel/Lot line locations have been based on found survey control along the center line of SE Ebbtide Avenue.
 - 9 LEFT BLANK.
 - 10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
 - 11 No ownership of fence lines has been determined as part of this Survey.
 - 12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
 - 13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
 - 14 Elevations shown hereon are in accordance with the North American Vertical Datum of 1988 and have been based on the Martin County Bench Mark EBB 2 at Elevation 7.86 NAVD

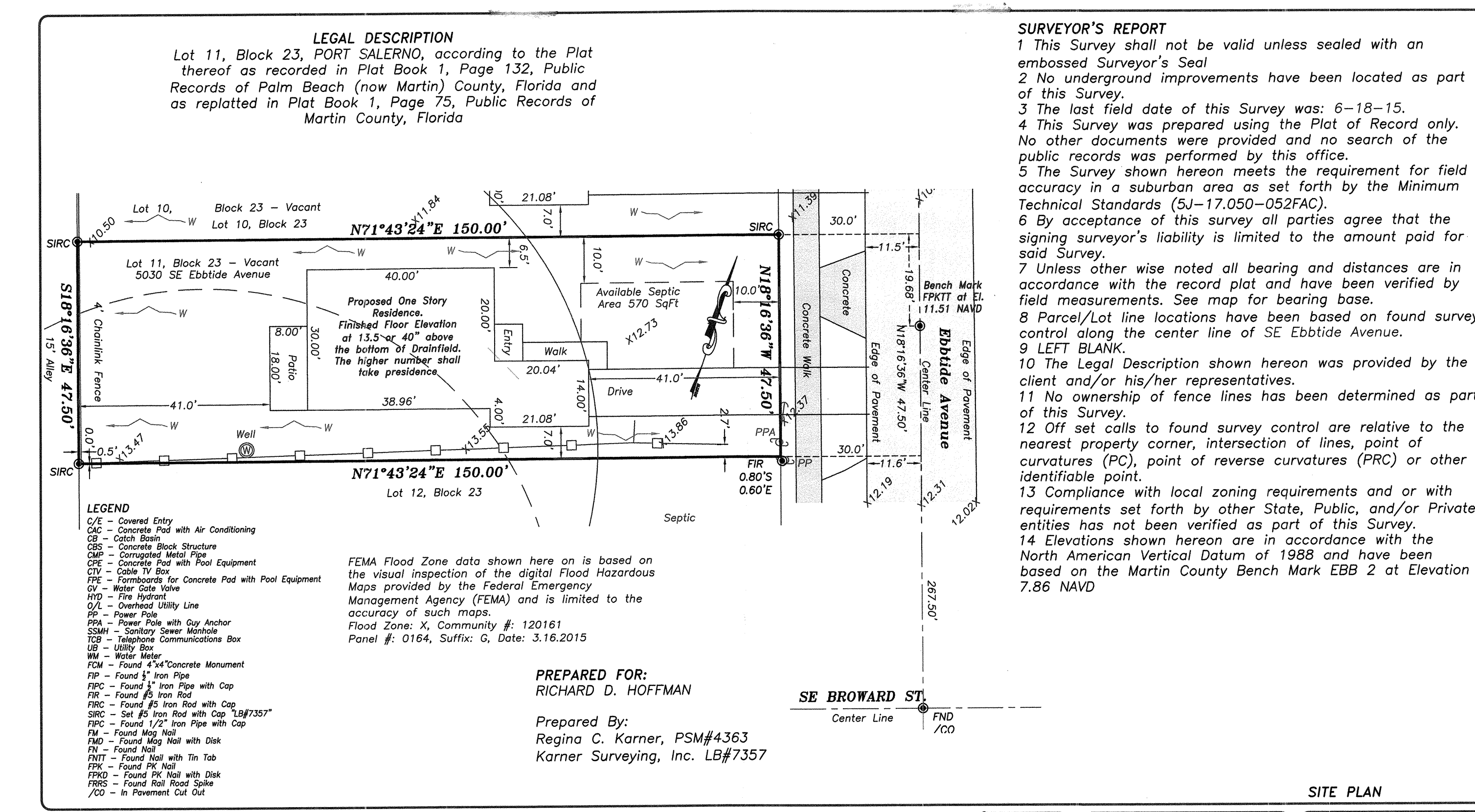
Prepared For:
RICHARD D. HOFFMAN
 Martin County Florida

KARNER SURVEYING, INC.
 Residential & Commercial Surveying Services
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 Phone: (772)288 7206 Fax:(772)223 8181
 WWW.KARNERSURVEYINGINC.COM karnerc@comcast.net



Date	Revision Description

Sheet Title	Scale	Sheet No.
Boundary Survey	1" = 20'	1 of 1



LEGAL DESCRIPTION
 Lot 11, Block 23, PORT SALERNO, according to the Plat thereof as recorded in Plat Book 1, Page 132, Public Records of Palm Beach (now Martin) County, Florida and as replatted in Plat Book 1, Page 75, Public Records of Martin County, Florida

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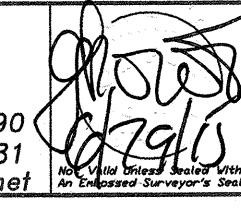
FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
 Flood Zone: X, Community #: 120161
 Panel #: 0164, Suffix: G, Date: 3.16.2015

PREPARED FOR:
RICHARD D. HOFFMAN
 Prepared By:
 Regina C. Karner, PSM#4363
 Karner Surveying, Inc. LB#7357

- SURVEYOR'S REPORT**
- 1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
 - 2 No underground improvements have been located as part of this Survey.
 - 3 The last field date of this Survey was: 6-18-15.
 - 4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
 - 5 The Survey shown hereon meets the requirement for field accuracy in a suburban area as set forth by the Minimum Technical Standards (SJ-17.050-052FAC).
 - 6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
 - 7 Unless other wise noted all bearing and distances are in accordance with the record plat and have been verified by field measurements. See map for bearing base.
 - 8 Parcel/Lot line locations have been based on found survey control along the center line of SE Ebbtide Avenue.
 - 9 LEFT BLANK.
 - 10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
 - 11 No ownership of fence lines has been determined as part of this Survey.
 - 12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
 - 13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
 - 14 Elevations shown hereon are in accordance with the North American Vertical Datum of 1988 and have been based on the Martin County Bench Mark EBB 2 at Elevation 7.86 NAVD

Prepared For:
RICHARD D. HOFFMAN
 Martin County Florida

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Date	Revision Description

Sheet Title	Scale	Sheet No.
Boundary Survey	1" = 20'	1 of 1