

Wednesday, April 5, 2023  
2:00 pm



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**DEVELOPMENT REVIEW COMMITTEE**  
**MEETING AGENDA**  
Chairman – Mayor Alan Fiers  
Planning and Zoning Board Representative – Jerald Cohn

Town Attorney Mitty Barnard  
Zoning Official Josh Nichols  
Town Engineer Rob Rennebaum

Resident Member Bob Stanton  
Town Clerk, Jude M. Goudreau  
Town Fire Chief Trevor Steedman

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**Meeting link: Meeting link:**

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m69b94243261a6a98c406a16da243cbc7> Meeting number: 2633 539 1258 Password: 0405

Join by phone +1-408-418-9388 United States Toll Access code: 263 353 91258

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**1. CALL TO ORDER**

**2. MISCELLANEOUS BUSINESS**

- a. **SPR23-01/AAR23-01:** Elena Macchitto, Owner of 226 Bamboo Road, requests Site Plan Review and Architectural & Aesthetic Approval to install a pool and paver pool deck on the property.
- b. **SPR23-05/AAR23-05:** Sharon Kubu, Owner of 331 Blossom Lane, requests Site Plan Review and Architectural & Aesthetic Approval to install a 12' by 16' patio cover in the rear of the home on an existing slab.
- c. **SPR23-06/AAR23-06:** 300 Linda Lane LLC, Owner of 300 Linda Lane, requests Site Plan Review and Architectural & Aesthetic Approval to allow for the installation of an emergency generator on the east side of the onsite structure.
- d. **VAR23-02:** 300 Linda Lane LLC, Owner of 300 Linda Lane, requests Variance Approval for a variance from Pf. 12.8(a) & (b) to allow for installation of an emergency generator forward of the mid-point of the principle structure where Town Code requires the generator to be located between the mid-point of the principle structure and rear lot line and a to allow a reduced setback of two (2) feet where Town Code requires five (5) feet.
- e. **SPR23-07/AAR23-07:** Norman Lewis, Owner of 327 Bravado Lane, requests Site Plan Review and Architectural & Aesthetic Approval to demolish the existing home and construct a new 2,269 square foot single-story residence with pool, pool deck and associated landscaping on the property.

**3. ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. **FOR HEARING ASSISTANCE:** If any person wishes to use a hearing device, please contact the Town Clerk.

**BUILDING PERMIT APPLICATION**  
**TOWN OF PALM BEACH SHORES**  
247 Edwards Lane, Palm Beach Shores, FL 33404  
(561) 844-3457

**PROPERTY OWNER INFORMATION:**

Owner Name: MARCHITTO, ELENA

Owner Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

Phone (O): 203-530-3355

Phone (H): \_\_\_\_\_

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

**TYPE OF IMPROVEMENT:**

- |   |  |
|---|--|
| <input type="checkbox"/> New Sq. Ft. <u>295</u> | <input checked="" type="checkbox"/> Building |
| <input type="checkbox"/> Addition Sq. Ft. _____ | <input type="checkbox"/> Electrical          |
| <input type="checkbox"/> Alteration             | <input type="checkbox"/> Gas                 |
| <input type="checkbox"/> Repair                 | <input type="checkbox"/> Plumbing            |
| <input type="checkbox"/> Installation           | <input type="checkbox"/> Mechanical          |
| <input type="checkbox"/> Change/Cont.           | <input type="checkbox"/> Roofing             |
| <input type="checkbox"/> Pool/Spa               | <input type="checkbox"/> Driveway            |
| <input type="checkbox"/> Other _____            |  |

Valuation of Job: \$ 113,000.00

Master Permit No: \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☐ No ☒

**CONTRACTOR INFORMATION:**

Qualifier: Robert P. Van Kirk Jr.

Company Name: Van Kirk & Sons Inc.

Company Address: 3144 SW 13th Drive

Deerfield Beach, FL 33442

Phone : 954-755-4402

County/State License #: CPC045956

Contractor Email: schai@vankirkpools.com

scortes@vankirkpools.com

**LOCATION INFORMATION:**

Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

PCN: 54-43-42-27-04-000-3681

Zoning Designation: \_\_\_\_\_ Lot No: 368

Flood Zone \_\_\_\_\_

Base Flood Elevation: \_\_\_\_\_

Paid - Receipt #: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☒  
(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

**DESCRIPTION OF WORK:**

Pool 26'x11'-6" Gallons-16889 /SPA 6'Diameter Gallons 628  
Pavers Set on SAND

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that separate permits must be acquired for ELECTRICAL WORK, DEMOLITION, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. **WASTE MANAGEMENT DUMPSTER ONLY**

I further acknowledge the following:

- Issuance of a permit may be subject to conditions and is subject to time limitations.
- Issuance of a permit is not authorization to violate public or private restrictions.
- Failure to comply with applicable construction regulations may result in the withholding of future permits.
- Demolition-only projects must comply with Chapter 14, Articles V and VI of the Town Code and require submittal of drainage plans as part of the demolition permit application.

OWNER'S AFFIDAVIT: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Signature: *E Marchitto*

Owner or Agent

(If agent is signing, then original, notarized agency letter signed by owner must be attached)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 8th day of Nov., 2022, by MARCHITTO, ELENA, who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

*Sulma Cortes*  
Notary Public, State of Florida



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

Signature: *[Signature]*

Contractor

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 8th day of Nov., 2022, by Robert P. Van Kirk Jr., who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024

*Sulma Cortes*  
Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
Building Official

**BUILDING PERMIT APPLICATION**  
**TOWN OF PALM BEACH SHORES**  
247 Edwards Lane, Palm Beach Shores, FL 33404  
(561) 844-3457

**PROPERTY OWNER INFORMATION:**

Owner Name: MARCHITTO, ELENA

Owner Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

Phone (O): 203-530-3355

Phone (H): \_\_\_\_\_

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

**TYPE OF IMPROVEMENT:**

- |   |  |
|---|--|
| <input type="checkbox"/> New Sq. Ft. _____      | <input type="checkbox"/> Building            |
| <input type="checkbox"/> Addition Sq. Ft. _____ | <input type="checkbox"/> Electrical          |
| <input type="checkbox"/> Alteration             | <input type="checkbox"/> Gas                 |
| <input type="checkbox"/> Repair                 | <input checked="" type="checkbox"/> Plumbing |
| <input type="checkbox"/> Installation           | <input type="checkbox"/> Mechanical          |
| <input type="checkbox"/> Change/Cont.           | <input type="checkbox"/> Roofing             |
| <input type="checkbox"/> Pool/Spa               | <input type="checkbox"/> Driveway            |
| <input type="checkbox"/> Other _____            |  |

Valuation of Job: \$ 1,500.00

Master Permit No: \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☒ No ☐

**CONTRACTOR INFORMATION:**

Qualifier: Robert P. Van Kirk Jr.

Company Name: Van Kirk & Sons Inc.

Company Address: 3144 SW 13th Drive

Deerfield Beach, FL 33442

Phone : 954-755-4402

County/State License #: CPC045956

Contractor Email: schai@vankirkpools.com

scortes@vankirkpools.com

**LOCATION INFORMATION:**

Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

PCN: 54-43-42-27-04-000-3681

Zoning Designation: \_\_\_\_\_ Lot No: 368

Flood Zone \_\_\_\_\_

Base Flood Elevation: \_\_\_\_\_

Paid - Receipt #: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☒

(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

**DESCRIPTION OF WORK:**

Pod, Spa : Heater Piping

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that separate permits must be acquired for ELECTRICAL WORK, DEMOLITION, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. **WASTE MANAGEMENT DUMPSTER ONLY**

I further acknowledge the following:

- Issuance of a permit may be subject to conditions and is subject to time limitations.
- Issuance of a permit is not authorization to violate public or private restrictions.
- Failure to comply with applicable construction regulations may result in the withholding of future permits.
- Demolition-only projects must comply with Chapter 14, Articles V and VI of the Town Code and require submittal of drainage plans as part of the demolition permit application.

OWNER'S AFFIDAVIT: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Signature: *[Signature]*

Owner or Agent

(If agent is signing, then original, notarized agency letter signed by owner must be attached)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 8th day of November, 2022, by MARCHITTO, ELENA  
who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

*[Signature]*  
Notary Public, State of Florida



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

Signature: *[Signature]*

Contractor

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024

*[Signature]*  
Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_

Building Official

DATE \_\_\_\_\_

**BUILDING PERMIT APPLICATION**  
TOWN OF PALM BEACH SHORES  
247 Edwards Lane, Palm Beach Shores, FL 33404  
(561) 844-3457

**PROPERTY OWNER INFORMATION:**

Owner Name: MARCHITTO, ELENA

Owner Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

Phone (O): 203-530-3355

Phone (H): \_\_\_\_\_

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

**TYPE OF IMPROVEMENT:**

<input type="checkbox"/> New Sq. Ft. _____	<input type="checkbox"/> Building
<input type="checkbox"/> Addition Sq. Ft. _____	<input checked="" type="checkbox"/> Electrical
<input type="checkbox"/> Alteration	<input type="checkbox"/> Gas
<input type="checkbox"/> Repair	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Installation	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Change/Cont.	<input type="checkbox"/> Roofing
<input type="checkbox"/> Pool/Spa	<input type="checkbox"/> Driveway
<input type="checkbox"/> Other _____	

Valuation of Job: \$ 1,500.00

Master Permit No: \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☒ No ☐

**CONTRACTOR INFORMATION:**

Qualifier: Marcelo Deoliveira

Company Name: Weglobal Electric LLC

Company Address: 226 S Military Trail

Deerfield Beach, FL 33442

Phone : 954-531-9005

County/State License #: EC13005546

Contractor Email: eros@weglobalelectric.com

**LOCATION INFORMATION:**

Address: 226 BAMBOO ROAD

RIVIERA BEACH FL 33404

PCN: 54-43-42-27-04-000-3681

Zoning Designation: \_\_\_\_\_ Lot No: 368

Flood Zone \_\_\_\_\_

Base Flood Elevation: \_\_\_\_\_

Paid – Receipt #: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☒  
(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

**DESCRIPTION OF WORK:**

Electrical Hook up to Pool, Spa, Heater

\_\_\_\_\_  
\_\_\_\_\_

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that separate permits must be acquired for ELECTRICAL WORK, DEMOLITION, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. **WASTE MANAGEMENT DUMPSTER ONLY**

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Signature: \_\_\_\_\_

Owner or Agent

(If agent is signing, then original, notarized agency letter signed by owner must be attached)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 8th day of NOV. 2022, by MARCHITTO, ELENA  
who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

Sulma Cortes  
Notary Public, State of Florida



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

Signature: \_\_\_\_\_

Contractor

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 8th day of NOV. 2022, by Marcelo Deoliveira  
who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

Sulma Cortes  
Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_

Building Official

DATE \_\_\_\_\_




## OWNER ACKNOWLEDGEMENTS AND CERTIFICATIONS

### Town of Palm Beach Shores Building Department

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

  
\_\_\_\_\_  
Signature of Owner  
Elena Marchitto  
\_\_\_\_\_  
Printed Name of Owner

11-8-2022  
\_\_\_\_\_  
Date

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of November, 2022, by Elena Marchitto, who is personally known to me or has produced DL (type of identification) as identification and who did not take an oath (circle response).



(Seal)

SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Suspended Three Budget History Services

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

TOWN OF PALM BEACH SHORES  
247 Edwards Lane  
Palm Beach Shores, Florida 33404  
Phone: (561) 844-3457 Fax: (561) 863-1350

## AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable. If the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.


E Marchitto  
Signature of Owner or Trustee

11-8-2022  
Date

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of November, 2022, by Elena Marchitto, who is personally known to me or has

produced DL (type of identification) as identification and who did not take an oath (circle response).

  
(Seal)

Sulma Cortes  
NOTARY PUBLIC, State of Florida

### Agent Information:

Robert P. VanKirk Jr.  
Printed Name of Agent

VanKirk & Sons Inc  
Name of Firm

[Signature]  
Signature of Agent

11-8-2022  
Date

## ACKNOWLEDGEMENT OF OWNER RESPONSIBILITY FOR POOL SAFETY

Permit No.:

Owner: Elena Marchitto Address: 2216 Bamboo Road  
(Print name)

When a pool permit is issued, I understand that it is my responsibility as owner of the property to provide safety enclosures and barriers pursuant to Florida Building Code Chapter 454, Florida Statutes 515 and ANSI/NSPI-8.

These safety enclosures and barriers will be installed and in working order at time of final pool inspection.

E Marchitto  
Signature of Owner or Trustee

11-8-2022  
Date

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of November, 2022, by Elena Marchitto, who is personally known to me or has

produced DL (type of identification) as identification and who did not take an oath (circle response).

  
(Seal)

Sulma Cortes  
NOTARY PUBLIC, State of Florida

Rev: 02/06/2020



**ACKNOWLEDGEMENT OF  
OWNER RESPONSIBILITY FOR POOL SAFETY**

**Town of Palm Beach Shores  
Building Department**

Permit No. \_\_\_\_\_

Owner MARCHITTO, ELENA  
(Print name)

Address 226 BAMBOO ROAD RIVIERA BEACH FL 33404

When a pool permit is issued, I understand that it is my responsibility as owner of the property to provide safety enclosures and barriers pursuant to Florida Building Code Chapter 424, Florida Statute 515 and ANSI/NSPI-8.

These safety enclosures and barriers will be installed and in working order at time of final pool inspection.

Signature of Owner

**THIS DOCUMENT MUST BE NOTARIZED**

**STATE OF FLORIDA  
PALM BEACH COUNTY**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of November, 2022, (Year), by Elena Marchitto, who is personally known to me \_\_\_\_\_ or has produced Drivers License as identification and who did or did not take an oath.

**NOTARY PUBLIC**

Signature Sulma Cortes

Printed Sulma Cortes

My Commission Expires Aug. 25, 2024 Serial # \_\_\_\_\_  
(if any)

Official Stamp / Seal:



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

*For information on pool enclosure and barrier requirements, please contact the Palm Beach Shores Building Dept, Monday through Friday, 8:30 AM to 4:30 pm.*

TOWN OF PALM BEACH SHORES  
247 Edwards Lane,  
Palm Beach Shores, Florida 33404  
Phone: (561) 844-3457 Fax: (561) 863-1350  
Rev: 01/28/2020



## DRAINAGE CERTIFICATION FORM

Town of Palm Beach Shores  
Building Department

Permit # \_\_\_\_\_

(Print Name) I, Robert P. Van Kirk intending to be legally bound,  
hereby certify the lot drainage will be installed in accordance with the approved site drainage  
plans and details.

At said  
property 226 BAMBOO ROAD

Date: 11-8-2022

Signature, Permit Qualifier: \_\_\_\_\_

License # CPC 045956

### STATE OF FLORIDA PALM BEACH COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization this 8<sup>th</sup> day of November,  
2022, (Year), by Robert P. Van Kirk, who is  
(Name of Person Acknowledging)  
personally known to me X or who has produced  
\_\_\_\_\_ as identification.

Sulma Cortes  
(Signature of Notary Public – State of Florida)



SULMA CORTES  
Commission # HH 036026  
Expires August 25, 2024  
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)

TOWN OF PALM BEACH SHORES  
247 Edwards Lane,  
Palm Beach Shores, Florida 33404  
Phone: (561) 844-3457 Fax: (561) 863-1350  
Rev: 01/28/2020

# Residential Optional Calculation

226 Bamboo Rd, Palm Bch Shores

## STEP 1 Article 220.82 (B) (1),(2)

sq. ft	▼	1870	General Lighting load	5,610 VA
		2	Small Appliance	3,000 VA
		1	Laundry circuit	1,500 VA
			Gen.Lgt, Sm App.& Laun. Load	10,110 VA

Weglobal Electric LLC

South Military Trail

Deerfield Beach

954-5319005

8/18/2022 17:24

## STEP 2 Article 220.82 (C)



### A/C Condenser & Fixed Electric Space Heating

4 ton	▼	5,700 VA	AHU 1	9.6kW	▼	10,800 VA	1	▼	Heating Load	7,440 VA
A/C #2	▼	VA	AHU 2	Select	▼	VA	Qty	▼	CU Load	6,900 VA
A/C #3	▼	VA	AHU 3	Select	▼	VA	Qty	▼		
A/C #4	▼	VA	AHU 4	Select	▼	VA	Qty	▼		
A/C #5	▼	VA	AHU 5	Select	▼	VA	Qty	▼		

General lighting, Sm. Appl. & Laundry

10,110 VA

Total 1

Heating Load

7,440 VA

CU Load

6,900 VA

Electric Space Heat @ 65% <4, 40% >3, vs. A/C @ 100%

7,440 VA

## STEP 3 Article 220.82 (B) (3)

4,500 VA	▼	1	Water Heater	4,500 VA
1,400 VA	▼	1	Refrigerator	1,400 VA
600 VA	▼		Freezer	VA
1,030 VA	▼	1	Dishwasher	1,030 VA
690 VA	▼	1	Disposal	690 VA
400 VA	▼		R / Hood	VA
1,700 VA	▼	1	Microwave	1,700 VA
4,000 VA	▼		Microwave	VA
170 VA	▼		Mini Refrig	VA
400 VA	▼		Wine Clr	VA
5,000 VA	▼		Insta Hot	VA
1,500 VA	▼		Ironing Center	VA
<input type="checkbox"/> select	▼		Jacuzzi Tub	VA
<input type="checkbox"/> select	▼		Sprinkler Pump	VA
<input type="checkbox"/> select	▼		Well Pump	VA
<input type="checkbox"/> select	▼		Fountain Pump	VA
<input type="checkbox"/> select	▼		Elevator	VA
<input type="checkbox"/>			Pool Equip. Panel	15,790 VA Apply Demand
<input type="checkbox"/>			Gas Dryer	VA No Demand
<input type="checkbox"/>			Electric Car	VA No Demand

Appliance Demand Load

25,110 VA

Dryer Demand Load

5,000 VA

Range Demand Load

12,000 VA

Service Demand

34,328 VA

Demand Load

143 A

Neutral Demand

76 A

Min.Service Req.

150 A

Total Appliance Load

25,110 VA

## STEP 4 Article 220.82 (B) (3)

Electric Clothes Dryers

5,000 VA

## STEP 5 Article 220.82 (B) (3)

Electric Ranges

12,000 W

Col C demand

8000

or Number of appliances

☐ Check Box for Gas Range

Cooktop

Col B demand

Cooktop

Col B demand

Oven(s)

Col B demand

Oven(s)

Col B demand

Number of appliances

0 Dem. Factor

Cooktop & Oven Demand Load

Existing service size 150 Amps

Total load demand 143 Amps (approximately)

Pool Panel Required 80 Amps

## Pool Panel Feeder Calculation

(See Note)

Continuous Motors	5,750	.....
Non-continuous	0	.....
Spa heater 11 kVA		.....
Pool heater 3.5 ton		.....
Pool heater 5 ton	1	.....
Pool Light	100	.....
Blower	1 hp	1840
		<input type="checkbox"/> 240v
		<input type="checkbox"/> 240v
		<input type="checkbox"/> 240v
<input type="checkbox"/> Min.Copper Pool Feeder	# 4 AWG	
Minimum Panel Rating	80A	

A	B	N
2875	2875	0
0	0	0
0	0	
0	0	
5063	5063	
100	0	100
920	920	0
0	0	0
0	0	0
75 A	74 A	1 A
Phase Amperes		Neut. load

Continuous Motors

3 hp ☐ 240v

1 hp ☐ 240v

select ☐ 240v

select ☐ 240v

select ☐ 240v

select ☐ 240v

Non-continuous Motors

select ☐ 240v

select ☐ 240v

select ☐ 240v

select ☐ 240v

select ☐ 240v

0.0

Motor Neutral Load

Max.Unbalanced Neutral Load



# Safe Pool™ Model S187D Area Entry Alarm

## WARNING!

THE SAFE POOL ALARM IS EXTREMELY LOUD WHEN ACTIVATED. FOR YOUR SAFETY, NEVER PLACE THE UNIT CLOSE TO YOUR EARS. TO TEST THE ALARM, ALWAYS USE EAR PROTECTION AND DIRECT THE UNIT AWAY BEFORE TESTING/ACTIVATING THE ALARM.

IT IS PROHIBITED BY LAW TO REMOVE THE INSTALLED ALARM AFTER IT HAS PASSED INSPECTION!

Important Warranty Information:

A dated proof of purchase is required for warranty service

## Customer Service:

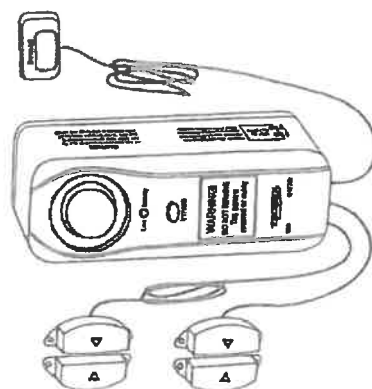
1-888-8TECHKO(1-888-863-2456)  
Website: [www.techkoinc.com](http://www.techkoinc.com)

Mfg. By **TECHIKO®**

9767 Research Drive,  
Irvine, CA 92618-4626  
MADE IN CHINA



9709127  
COMPLIES WITH  
UL 2017



USA Patent No. 5,473,310  
No. 6,727,819

## NOTICE

THIS PRODUCT IS PROTECTED UNDER FEDERAL PATENT, TRADEMARK AND COPYRIGHT LAWS AND LAWS PREVENTING UNFAIR COMPETITION. NO DUPLICATION OR SIMULATION OF THIS PRODUCT IS PERMITTED EXCEPT BY WRITTEN AUTHORIZATION OF TECHKO, INC.

TECHKO AND THE CONFIGURATION OF THIS PRODUCT ARE TRADEMARKS OF TECHKO INC.  
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MADE IN CHINA

## MOUNTING THE SENSORS

Make sure that the arrows of each sensor are pointed towards each other. Using either the double-sided tape or the screws provided, mount the sensors so that they are less than 1/4 inch away from each other. Sensors must be mounted flush in height and depth, so with some doors or windows, special custom fitting may be necessary. Please make sure that the wired portion of the magnetic sensor is mounted on the non-moving portion of the mounting surface and the standalone sensor is mounted on the door/gate. (See Fig. 5 Fig. 6)

## MOUNTING OUTDOORS ON WOODEN GATES

Using the provided mounting

template printed in this

manual, mark the position of

the screw holes on the

desired mounting surface.

Drill the screws into the

mounting surface with

approximately 1/8 inch of

thread remaining. Slide the

unit over the screws and

secure the unit by pushing

it downward as shown in Fig. 5. You may need to adjust the screws

towards or away from the mounting surface to provide a more secure

fit. Make sure that the arrows of each sensor are pointed in the same

direction. Note: Wooden gates do not require the sensor housings.

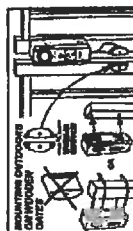


Fig. 5

## MOUNTING OUTDOORS ON METAL GATES

Using the provided 2x4 in.

metal gate frame, (See Fig. 6)

Using a screw and nut, secure

the sensor unit to the

recalled sensor housing.

Make sure that the arrows of

each sensor are pointed in the

same direction as the sensor

housing before placing the magnetic sensor inside the sensor

housing. Note: Metal gates may interfere with the magnetic sensor

function. Use spacers provided to ensure sensors operate properly.

Secure the sensors using the zip ties onto the gate frame. Make

sure that the sensors' arrows are pointed towards each other and

that the sensors are less than 1/4 inch apart.



Fig. 6

## MAINTENANCE

When the alarm volume becomes low, or the unit does not produce normal alarm sound, the red light will illuminate, you must replace the 9-volt battery.

The Safe Pool's plastic parts resists ultraviolet rays from direct sunlight exposure. However, slight discoloration over time is normal.

OPERATION MANUAL

## INTRODUCTION

Congratulations on your purchase of the **TECHKO Safe Pool** model S187D safety alarm. The Safe Pool can be used to provide a high volume alarm alert when children have entered a pool or spa area. The S187D can be used outdoors on wood or metal gates, or indoors on doors and window leading directly to potentially dangerous areas.

## OPERATION

The Safe Pool is designed to sound a loud alert when children enter through a Safe Pool protected door/gate. When properly installed, the Safe Pool will allow adults to pass through the protected door/gate and immediately shut off the sounding alarm.

When powered, the Safe Pool is always in protection mode. The alarm will activate the instant when the door/gate opens by more than 1/2 inch (when the magnetic sensors are apart by more than 1/2 inch). Once the alarm activates, it will sound continuously until the BYPASS button is pressed.

When passing through the door/gate press the BYPASS button, then open the door/gate, pass through and close the door/gate within 8-12 seconds and the alarm will not activate.

## FEATURES

- Easy installation for gate, door or window protection
- Water / weather resistant
- 9 Volt battery power (not included)
- High output 110-115 dB alarm siren
- Low Battery / signal LED Indicator
- Optional additional BYPASS button for delayed entry from other side of door or fence
- Optional additional magnetic sensor for screen door exit/entry



Fig. 1

## IMPORTANT SAFETY TIPS

- Alarm siren is VERY loud; NEVER place the unit close to ears.
- Install the unit high enough to be out of reach of children 54" or higher is recommended.

\* Keep this manual for future reference.

The Safe Pool can provide valuable protection when used correctly. However, it cannot guarantee complete protection against accidents or injuries. Therefore, Techko cannot be held responsible for any loss, damage, or injury that may occur.

## INSTALLATION

**WARNING: Read all installation and operation instructions thoroughly before proceeding with installation.** Note: Not all parts included are needed for installation. Please read the different mounting instructions to see what is needed for your specific application.

### INSTALLING THE BATTERY:

1. When testing, before installing the battery, use a rubber band to temporarily secure the two magnetic sensors together with the arrows pointing toward each other to avoid setting off the alarm unintentionally. During the actual installation of the alarm, it's best to install the battery after it's mounted to avoid the alarm going off unintentionally.
2. Remove the battery cover of the unit and install a new 9 Volt battery. Replace cover. (See Fig. 2)
3. If you are sensitive to loud sound, please wear ear protection against the loud alarm siren before testing the alarm.
4. Once the battery is connected, the unit is now ON and working. To test the alarm siren, make sure you have ear protection before testing.



Fig. 2

After ear protection is in place, separate the magnetic sensors apart by more than 1/2 inch. The alarm should sound immediately after the sensors are separated. Press the BYPASS button and immediately secure the two magnet sensors together again to avoid the alarm sounding off unintentionally.

### LED LIGHT WARNINGS

1. When the battery becomes low in charge or the volume becomes weak, the LED light will illuminate. The 9 volt battery must be replaced.
2. Upon battery installation, the unit will beep once and the LED light will flash 10 times as it prepares to become armed.
3. When a bypass button is pushed, the LED light illuminates to indicate acknowledgement to PASS through.
4. After the bypass button is pushed in and released, the LED light will flash 10 times to allow pass through and to prepare the unit to become armed again.

### MOUNTING:

**WARNING:** The alarm should be positioned close to the door high enough to be out of the reach of children. As each mounting application varies, Techko suggests testing the unit's installation location and effectiveness before permanently mounting the S187D.

### MOUNTING INDOORS

Using the provided mounting template printed in this manual, mark the position of the screw holes on the desired mounting surface.

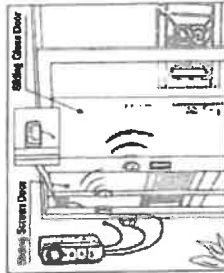


Fig. 3

- \* The Additional delay button may be mounted on the other side of the entrance. When pressed, it will delay the alarm 8-12 seconds before alarm is triggered, allowing time to secure the door/gate.
- \* The Additional magnetic sensors allow the unit to be used on sliding door with screens.
- \* Alarm will sound only when BOTH sets of magnetic sensors are apart, there for allowing the slider to be open while still providing protection at the screen door.

### MOUNTING INDOORS USING DOUBLE-SIDED TAPE

Make sure that the mounting surfaces for the double-sided tapes are completely clean. Attach the double-sided tapes onto the rear of the unit, and then secure the unit onto the desired mounting surface.

### MOUNTING INDOORS USING SCREWS

Using the provided mounting template printed in this manual, mark the position of the screw holes on the desired mounting surface. Drill the screws in to the mounting surface with



Fig. 4

approximately 1/8 inch of thread remaining. Slide the unit over the screws and secure the unit by pushing it downward, as shown in Fig. 4. You may need to adjust the screws towards or away from the mounting surface to provide a more secure fit.

## TEMPLATE MODEL S187D





888.503.1317

ABOUT US | MY ACCOUNT | SUPPORT | CUSTOM MANUFACTURING

CHAT LIVE WITH AN LED EXPERT

Search our site

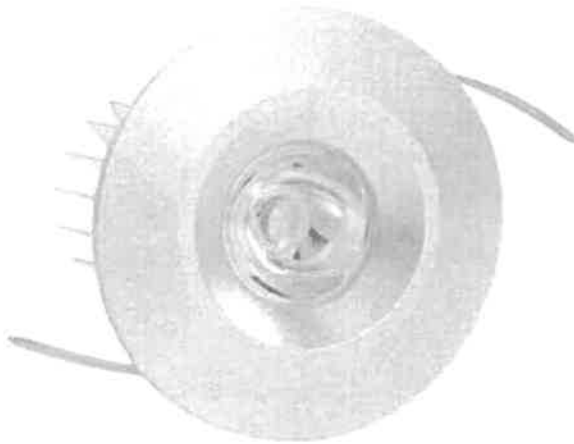
CART 0

FLEXIBLE / STRIPS RECESSED IN-CEILING FLOOD LIGHTS COMMERCIAL RESIDENTIAL EXTERIOR UNDERWATER POWER SUPPLIES &amp; CONTROLS

aspectLED &gt; 2" LED Recessed Light - Ultra Bright (3W)

## 2" LED Recessed Light - Ultra Bright (3W)

Chat with an LED expert



Mouse Over Image Above To Zoom In



Share:

Printable Page

## VOLTAGE

CLICK FOR HELP CHOOSING



Requires a power supply

24VDC

Requires a power supply

120VAC

Connects directly to house voltage

## LED LIGHT COLOR

CLICK FOR HELP CHOOSING



Warm White



Cool White



DayWhite



Blue



Green



Red



Yellow / Amber

## TRIM COLOR

CLICK FOR HELP CHOOSING



Satin Nickel



White



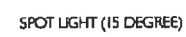
Dark Bronze



Brass

## BEAM ANGLE

CLICK FOR HELP CHOOSING

MOST POPULAR!  
Perfect for general lighting

Ideal for highlighting artwork

\$ 26.54 \$ 39.99

SKU: AL-RL-D-2-U-12VDC-WW-SN

Voltage: 12VDC

LED Color: Warm White

Trim Color: Satin Nickel

Beam Angle: Flood Light (60 degree)

In Stock (Usually ships same or next business day)

Qty 1

A

ART

PRODUCT DETAILS TECHNICAL DOCS &amp; VIDEOS FAQ ACCESSORIES POWER SUPPLY CALCULATOR WHY ASPECTLED?

aspectLED's recessed lights are bright, energy efficient, and attractively styled, making them perfect for virtually any residential or commercial application.

At under 2" tall, our 2" round LED recessed light can fit into tight spaces that a traditional recessed can light can't, such as ceilings with ductwork/piping/obstructions, hot-roof ceilings with limited vertical clearance, and tight soffits. The LED face of this fixture is fixed and points straight downward. Since it is not adjustable, this fixture best suited for flat ceilings.

## Physical Dimensions &amp; Specifications

<https://www.aspectled.com/products/2-led-recessed-downlight-ultra-brightness-3w?variant=5827998085#tab-1>


## Quality and Performance

Customers that have used ours and our competitors' products agree – there's no comparison in quality. Between the better materials, superior heatsink design, better light distribution, higher efficiency, more reliable driver circuitry, and higher quality LED chips, there's no doubt our recessed downlights are built to a higher quality standard than most and will stand the test of time.

## Unmatched Customizability

Our line of recessed lights are the most customizable product in the industry. Available in low voltage (12/24VDC) or line voltage (120VAC) variations, nearly any LED color (or color changing), and a range of beam angles. We can also powder coat fixtures to customer specifications, customize brightness levels, and even offer adjustable gimbal heads on some fixtures.

## Consistency and Reliability

Our commercial electrician, contractor, builder, and OEM manufacturing customers have been buying from us for years because they know our product has unmatched consistency. We recognize that you don't want to worry about changing dimensions, color temperatures varying, products not being available anymore, or unreliable customer service.

## Canless IC Rated Can Replacement

Our can-free recessed downlights are designed for use as a complete can replacement in normal installations, without the need for a traditional pot, can, or housing. aspectLED downlights have been used in new homes, remodels, offices, trade shows, retail displays, marine environments, pavilions and pergolas, tiny homes, and countless other applications.

	12VDC	24VDC	120VAC
<b>Part #</b>	AL-RL-D-2-U-12VDC	AL-RL-D-2-U-24VDC	AL-RL-D-2-U-120VAC
<b>Light Fixture Dimensions</b>	1-15/16" (49mm) diameter 1-15/16" (49mm) tall	1-15/16" (49mm) diameter 1-15/16" (49mm) tall	1-15/16" (49mm) diameter 1-15/16" (49mm) tall
<b>External LED Driver Dimensions</b>	2" (51mm) long 1" (25.5mm) wide 7/8" (22mm) tall	2" (51mm) long 1" (25.5mm) wide 7/8" (22mm) tall	6-3/8" (163mm) long 1-5/8" (42mm) wide 1-3/8" (37mm) tall
<b>Cut-Out Hole Size</b>	1-5/8" (41mm) diameter	1-5/8" (41mm) diameter	1-5/8" (41mm) diameter
<b>LED Driver Input Voltage</b>	12VDC	24VDC	120VAC
<b>Dimmable</b>	No	No	No
<b>Nominal Power Consumption</b>	3 Watts	3 Watts	3 Watts
<b>Max Delivered Scotopic Luminous Flux of LED Array 2</b>	395 Lumens (varies by color temperature)	395 Lumens (varies by color temperature)	395 Lumens (varies by color temperature)
<b>Max Delivered Photopic Luminous Flux of LED Array 2</b>	188 Lumens (varies by color temperature)	188 Lumens (varies by color temperature)	188 Lumens (varies by color temperature)
<b>Average Continuous Power Consumption After Startup</b>	2.52 Watts	2.52 Watts	2.52 Watts
<b>Luminous Efficiency (Lumens per Watt)</b>	72.62 Lumens/Watt (varies by color temperature)	72.62 Lumens/Watt (varies by color temperature)	72.62 Lumens/Watt (varies by color temperature)
<b>LED Type</b>	SMD LED Chips	SMD LED Chips	SMD LED Chips
<b>LED Quantity</b>	1 - High Power 3 Watt LED	1 - High Power 3 Watt LED	1 - High Power 3 Watt LED
<b>Fixture Material</b>	High performance aluminum alloy	High performance aluminum alloy	High performance aluminum alloy
<b>Finish Options</b>	Anodized Satin Nickel Powder coated White, Dark Bronze, or Brass. <a href="#">Click here to learn more about our powder process.</a>	Anodized Satin Nickel Powder coated White, Dark Bronze, or Brass. <a href="#">Click here to learn more about our powder process.</a>	Anodized Satin Nickel Powder coated White, Dark Bronze, or Brass. <a href="#">Click here to learn more about our powder process.</a>
<b>Weight</b>	0.25 lbs	0.25 lbs	0.25 lbs
<b>Estimated Lifespan</b>	50,000 hours	50,000 hours	50,000 hours
<b>Warranty</b>	3 Years	3 Years	3 Years
<b>IC Rated for Insulation Contact</b>	Yes	Yes	Yes
<b>Suitable Uses</b>	Dry, Damp or Wet Locations	Dry, Damp or Wet Locations	Dry, Damp or Wet Locations

	12VDC	24VDC	120VAC
<b>Compatible Power Supplies</b>	<u>Non-Dimmable Power Supplies</u> Never use with MLV power supplies!	<u>Non-Dimmable Power Supplies</u> Never use with MLV power supplies!	No Power Supply Needed (Driver included with light)
<b>Standards / Certifications</b>	UL Listed cUL Listed RoHS, CE	UL Listed cUL Listed RoHS, CE	RoHS, CE

**Features:**

- Virtually no UV or IR radiation
- Suitable for installation in flat ceilings
- Easy to install and mount, featuring integral spring-clamps
- Maintenance free
- Suitable for indoor/outdoor temperatures from -4 to +122 Fahrenheit (-20 to +50 Celsius)
- Solid-state construction makes for high shock and vibration resistance
- SMD LEDs are super bright, high intensity and low power consumption
- Extremely long life: up to 50,000 hours

**Applications:**

- General room lighting in flat ceilings
- Architectural lighting for corridors, pathways, and archways
- Sculpture spotlight/accent lighting
- Display case lighting
- Coffered ceiling lighting
- Under cabinet lighting
- Marine and RV lighting
- Elevator lobby areas
- Museum and art gallery lighting
- Sculpture and statue illumination
- Soffit lighting

## RELATED PRODUCTS



2.25" LED Recessed  
Light for...  
From \$ 27.65



3.15" LED Recessed  
Light for...  
From \$ 36.89



3.15" LED Recessed  
Light for...  
From \$ 40.99



3.5" LED Recessed  
Light for...  
From \$ 37.99



3.5" LED Recessed  
Light for...  
From \$ 41.99

## CUSTOMER REVIEWS

Based on 2 reviews [Write a review](#)

SIGN UP FOR E-MAILS 

We won't share, sell or trade your e-mail

## CONNECT

## RESOURCE CENTER

LED Strip Light Setup  
Guide to Recessed Lights  
Converting CFL T8s to LED  
Installation Guides  
Applications  
LED Glossary

## CUSTOMER SERVICE

Contact Us  
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FAQ  
Returns & Exchanges  
Warranty

## COMPANY INFO

About aspectLED  
We're Hiring

## BUSINESS SERVICES

OEMs/Custom Product Manufacturing  
Distributor Accounts  
Product Customizations  
Lighting Design

## NEWSROOM

aspectLED Overview  
Images & Assets  
Media Contacts

12/30/2019

2" LED Niche Recessed Downlight - Ultra Bright (3W) - aspectLED



PAYMENT METHODS WE ACCEPT

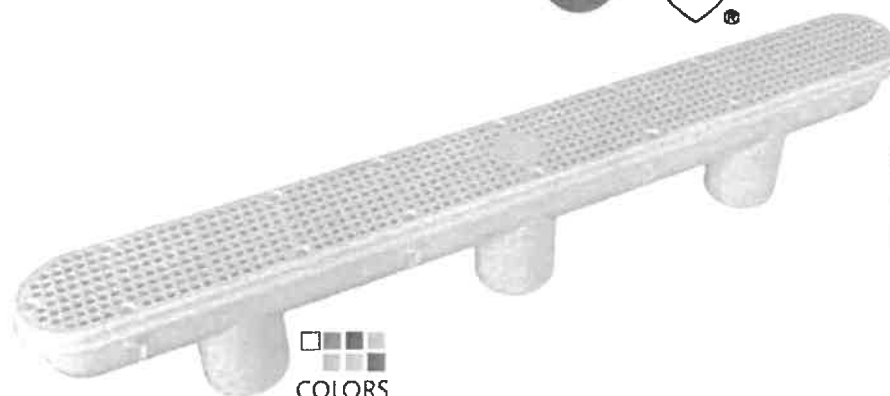




## 32" UNBLOCKABLE CHANNEL MAIN DRAINS



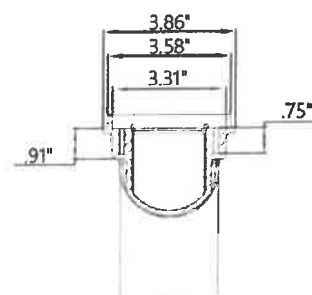
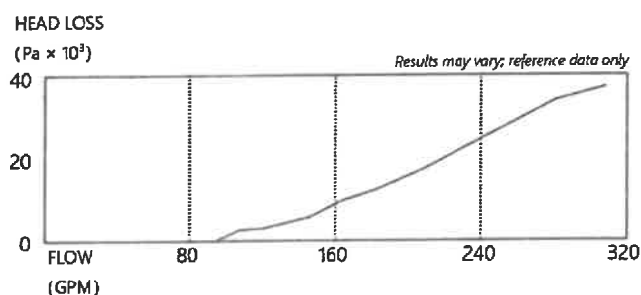
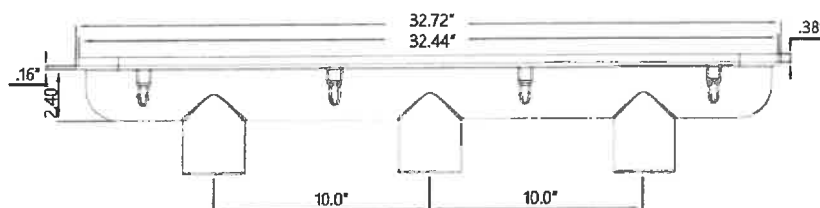
- Unblockable Safety Drain Design
- White PVC Body
- Debris Guard Included
- Color Covers for a Finished Look
- 38.79in<sup>2</sup> Open Area
- Single or Multiple Drain Use
- Seven Year Life
- Floor or Wall Installation
- Three 2" Socket x 2.5" Spigot Ports
- IAPMO Listed



## TECHNICAL GUIDE

PLUMBING	PORTS	FLOOR FLOW RATE	WALL FLOW RATE
IAPMO LISTED FLOW RATES			
2.5"	OUTER	308 GPM	212 GPM
2.5"	CENTER	200 GPM	168 GPM
2"	OUTER	268 GPM	192 GPM
2"	CENTER	184 GPM	176 GPM

FLOW RATE VERIFIED MAY 2011 TO CPSC TEST PROTOCOL



## ORDERING GUIDE

WHITE	GRAY	BLACK	DARK GRAY	TAN	DARK BLUE	LIGHT BLUE	DESCRIPTION	BOX QTY
<b>32" CHANNEL MAIN DRAINS</b>								
25506-320-000	25506-321-000	25506-324-000	25506-327-000	25506-329-000	25506-369-000	25506-359-000	DRAIN & SUMP	40
25506-320-800	25506-321-800	25506-324-800	25506-327-800	25506-329-800	25506-369-800	25506-359-800	32" COVER	20
25506-320-900	—	—	—	—	—	—	SUMP BODY	1
25506-320-100	25506-321-100	25506-324-100	25506-327-100	25506-329-100	25506-369-100	25506-359-100	COVER & FRAME	1
25620-320-000	—	—	—	—	—	—	HYDROSTATIC RELIEF VALVE	250
25520-050-020	—	—	—	—	—	—	2" NPT PLUG	450
25506-320-030	—	—	—	—	—	—	DEBRIS GUARD	—

# 32" CHANNEL DRAIN ACCESSORIES

## ADJUSTABLE COLLAR ADAPTER

### PRODUCT FEATURES

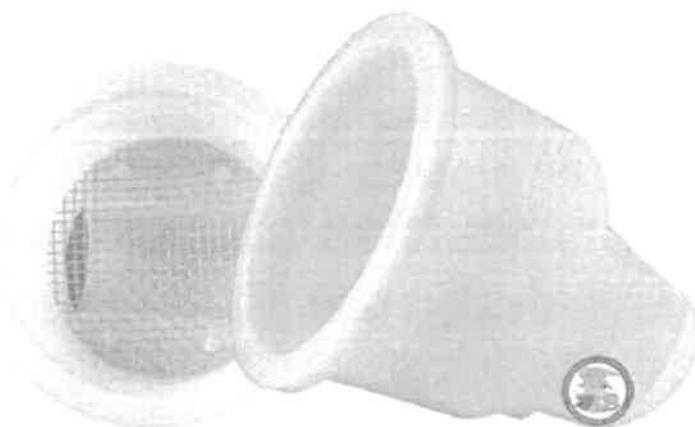
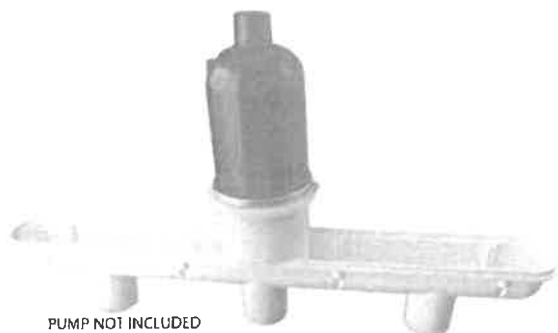
- Use for Pool Refinish & Remodel
- Adds 1/2" - 3/4"
- Fits the CMP 32" Channel Drain
- For a Perfect Drain Cover Fit and Finish



## SUMP PUMP ADAPTER

### PRODUCT FEATURES

- Completely & Properly Drain the Sump
- Build-in Debris Screen
- PATENT PENDING



## ORDERING GUIDE

REF	CMP P/N	DESCRIPTION	BOX QTY
32" CHANNEL DRAIN ACCESSORIES			
A	25506-320-150	ADJUSTABLE COLLAR ADAPTER	--
B	25506-320-500	SUMP PUMP ADAPTER (PATENT PENDING)	18

# CERTIFICATE OF COMPLIANCE



The following products have been tested to ANSI/APSP-16 2011 per Section 1404 of the Virginia Graeme Baker Pool and Safety Act (VGB-2008) and safety regulations set forth by the CPSC. These products are manufactured by Custom Molded Products, Inc. in Shanghai, China and certified by Underwriters Laboratories, Inc., at 2929 E. Imperial Highway, Suite 100, Brea, CA 92821 (ph: 714-223-3600) or IAPMO R&T Lab at 5001 E. Philadelphia Street, Ontario, CA 91761 (ph: 909-472-4100). A copy of the test results may be found at [www.ul.com](http://www.ul.com) or [www.pld.iapmo.org](http://www.pld.iapmo.org).

25200-2XX (UL)	25513-5XX (IAPMO)	25519-0XX (IAPMO)
25201-XXX (UL & IAPMO)	25513-6XX (IAPMO)	25531-0XX (IAPMO)
25207-7XX (IAPMO)	25513-7XX (IAPMO)	25537-0XX (IAPMO)
25207-8XX (IAPMO)	25513-8XX (IAPMO)	25539-0XX (IAPMO)
25215-0XX (UL)	25514-0XX (IAPMO)	25539-1XX (IAPMO)
25506-32X-XXX (IAPMO)	25515-0XX (IAPMO)	25539-5XX (IAPMO)
25507-0XX-010 (IAPMO)	25515-5XX (IAPMO)	25539-6XX (IAPMO)
25507-1XX-010 (IAPMO)	25515-7XX (IAPMO)	25539-7XX (IAPMO)
25508-09XL (IAPMO)	25516-0XX (IAPMO)	25539-7XX-011 (IAPMO)
25508-12XL (IAPMO)	25516-25X (IAPMO)	25539-8XX (IAPMO)
25508-18XL (IAPMO)	25516-26X (IAPMO)	25548-00X (IAPMO)
25513-0XX (IAPMO)	25516-3XX (IAPMO)	25548-5XX (IAPMO)
25513-1XX (IAPMO)	25516-4XX (IAPMO)	25548-70X (IAPMO)
25513-25X (IAPMO)	25516-5XX (IAPMO)	
25513-26X (IAPMO)	25516-7XX (IAPMO)	
25513-3XX (IAPMO)	25517-5XX (IAPMO)	
25513-4XX (IAPMO)	25517-7XX (IAPMO)	

DATE OF MANUFACTURE:

**CMP.**



# 32" CHANNEL DRAINS

CMP# 25506-32X-000\*



Single or Multiple Drain Use  
Submerged  
Life: 7 Years  
Floor or Wall  
25506-32X

VGB-2008  
COMPLIANT

**Read and keep these instructions for future reference.**

**Always plumb and install all suction fittings according to all building codes that apply in your area.**

**WARNING:** When using two or more suction fittings on a common suction line, suction must be separated by a minimum of 3 ft or they must be located on two different planes (i.e., one on floor and one on the wall).

**WARNING:** DO NOT locate suction outlets on seating areas or on backrests for such seating areas.

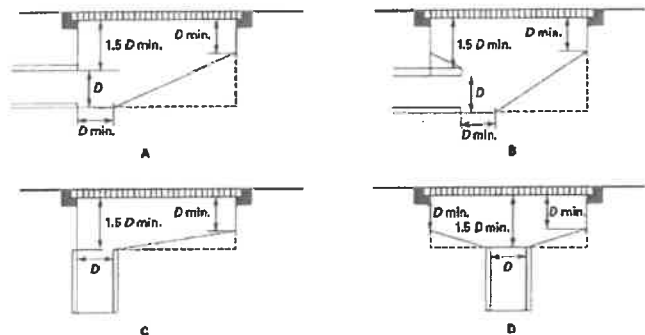
The maximum flow rating for this suction fitting with the center port plugged and outer ports open is 308 GPM (Floor) and 212 GPM (Wall) when using 2.5" plumbing and 268 GPM (Floor) and 192 GPM (Wall) when using 2" plumbing. The maximum flow rating for this suction fitting with the outer ports plugged and the center port open is 200 GPM (Floor) and 168 GPM (Wall) when using 2.5" plumbing and 184 GPM (Floor) and 176 GPM (Wall) when using 2" plumbing. This suction fitting is designed for installation on side wall or floor of hot tubs or pools. DO NOT adapt suction fitting to any pipe size smaller than ASTM 2" SCH 40 PVC. Suction fitting and fasteners should be observed for damage or tampering before each use.

Missing, broken, or cracked suction fittings shall be replaced before use. Loose suction fittings shall be reattached or replaced before use. Mount suction fittings on the walls, in the foot wells of hot tubs or pools. Do not mount directly under seats. Follow all winterizing instructions and recommendations of your pool and spa professional. Open area of the suction cover is 38.79 in<sup>2</sup>.

**Tools Needed: Phillips Head Screwdriver**

## INSTALLATION INSTRUCTIONS

1. Install sump provided or construct sump per ANSI/APSP-16 Figure 2 (see below)
2. If mounting frame is provided, secure it in concrete or plaster.
3. Use mounting screws to secure cover to frame or sump.



### GENERAL NOTES:

- (a) D = Inside diameter of pipe.
- (b) All dimensions shown are minimums.
- (c) A broken line (---) indicates suggested sump configuration.

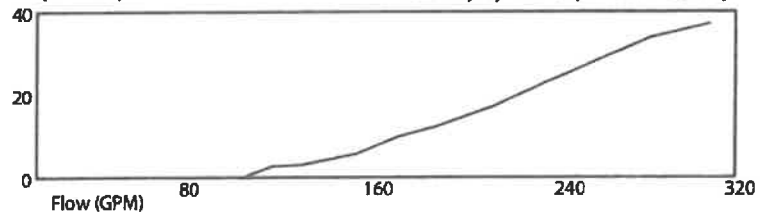
**NOTE:** In the event that one suction outlet is completely blocked, the remaining suction outlet(s) serving that system **MUST** have a flow rating capable of the full flow of the pump(s) for the specific suction system.

**NOTE:** Increasing size of the pump may increase flow rate of suction beyond rated safety limits causing entrapment or death.

**CAUTION:** Hair or body parts blocking the spa or pool suction may become trapped and held against the suction fitting. Entrapment against the suction fittings can result in drowning or other severe injury. Never sit on or lean up against suction fittings. Never exceed the maximum allowable flow rate stated on the suction fitting. The suction fitting and fasteners should be inspected for damage or tampering before each use of the facility. Missing, broken, or cracked suction fittings shall be replaced before using this facility. Loose suction fittings shall be reattached or replaced before use of this facility.

### Head Loss (Pa x 10<sup>3</sup>)

Results may vary - this data is provided for reference only.



## REPLACEMENT PARTS

### 25506-32X-000

Cover 25506-32X-020  
Sump 25506-320-010  
Plug 25520-050-020  
Screw 61008-042-022

Optional Debris Guard  
25506-320-030

### 25506-32X-100

Cover 25506-32X-020  
Frame 25506-320-110  
Screw 61008-042-022

Optional Frame Support  
25520-050-120

Replace all parts within  
7 installed years or  
immediately upon  
evidence of degradation  
or damage.

\* X CAN BE ANY  
DIGIT 0-9 TO  
DENOTE COLOR

**WARNING:** To reduce the risk of drowning from hair and body entrapment, install suction fittings with a marked flow rate in gallons per minute that exceeds the flow rate of your system by at least 25%. Always use multiple suction outlets. If the fitting/cover breaks, is damaged, or is missing, shut the system down immediately. Do not use the system until damaged parts have been replaced.

**WARNING:** Keep hair and clothing a minimum of 12 inches from all suction fittings and drains at all times. Persons with long hair should secure hair to a minimal length or wear swimming cap. Children should never be left unattended at any time in a swimming pool, spa, or bathtub. Be sure the temperature of the water never exceeds the manufacturer's recommendations.

## Compact, Versatile, Powerful

The Jandy® FloPro single- and two-speed pumps are designed with an innovative adjustable base, allowing for simple installation on new construction, or quick and easy replacement of existing pumps. With the FloPro, minimal plumbing adjustments are required, thereby enabling cost effective pump replacement.

- › Medium-head, high-flow pump in an ultra compact body. Excellent choice for tight equipment areas.
- › Adjustable base options allow for easy replacement of select Hayward®, Pentair®, Sta-Rite®, and Jandy pumps.
- › Ergonomic cam-lock lid with easy alignment indicators.
- › Equipped with 2" unions & 2" internal threads.
- › Quiet operation.

### • Easy to Use

Innovative pump equipped with ergonomic cam-lock lid for easy alignment and strainer basket cleaning, handle brackets, and 2" pump unions.

### • Energy and Cost Efficient

DOE compliant energy-efficient two-speed model provides uncompromising power to filter and recirculate pool and spa water while keeping costs down.

### • Easy to Install

The included adjustable base, 2" unions and 2" threaded ports enable easy drop-in replacement of most existing pumps. FloPro makes it easy to replace popular pump models including Hayward® Super Pump® or Pentair® WhisperFlo® and SuperFlo® pumps.

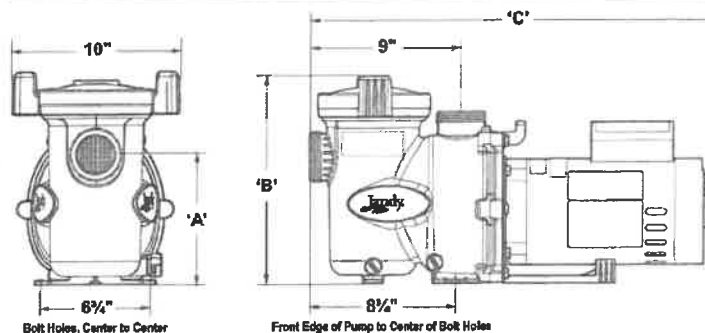
## BASE OPTIONS

Type of Base	Components	Fits
Option 1	No base required	Hayward® Super Pump®, Pentair® SuperFlo®, Sta-Rite® SuperMax®
Option 2	Small base	Hayward Super II®, Jandy PlusHP and Max HP
Option 3	Small base with spacers	Pentair WhisperFlo®, Sta-Rite Dyna-Glas™
Option 4**	Small base + large base	Sta-Rite Max-E-Pro®, Sta-Rite Dura-Glas®, Sta-Rite Dura-Glas II, Sta-Rite Max-E-Glas®

\*\*Optional: Part # R0546400

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## DIMENSIONS



## SPECIFICATIONS

### Residential FloPro Pumps, DOE Compliant

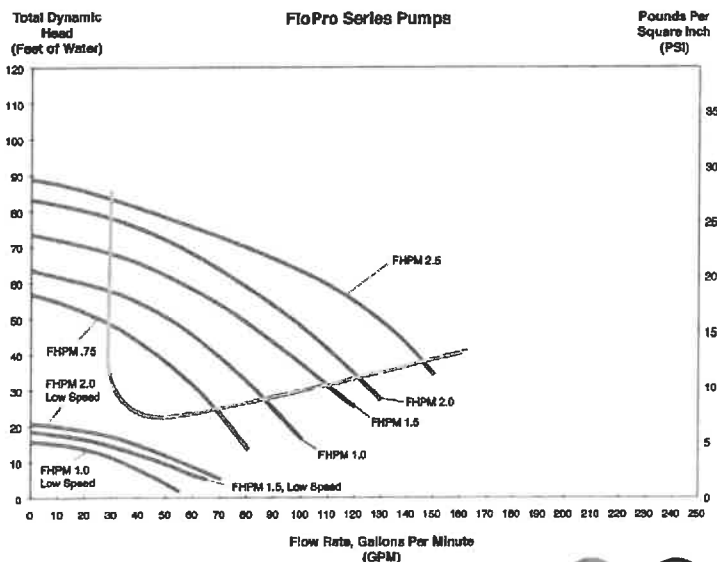
Model No.	THP	WEF	Voltage	Amps	Recommended Pipe Size	Carton weight	Overall Length 'A'
FHPM.75	0.95	4.1/4.3	230/115	5.4/10.8	1½-2"	40.6 lbs.	23¾"
FHPM1.0	1.24	3.5	230/115	7.1/14.2	2-2½"	41.2 lbs.	23¾"
FHPM1.0-2	1.14	5.6	230	7.1/2.3	2-2½"	46.5 lbs.	24¼"

### Residential FloPro Pumps, Not DOE Compliant\*

Model No.	THP	WEF	Voltage	Amps	Recommended Pipe Size	Carton weight	Overall Length 'A'
FHPM1.5	1.65	-	230/115	8.0/16	2-2½"	42.6 lbs.	23¾"
FHPM2.0	2.26	-	230/115	11.2/22.4	2-2½"	54.6 lbs.	25½"
FHPM2.5	2.60	-	230	11.5	2½-3"	48.6 lbs.	24¾"
FHPM1.5-2	1.65	-	230	8.0/3.0	2½-3"	48.0 lbs.	24¾"
FHPM2.0-2	2.22	-	230	11.2/3.5	2½-3"	52.9 lbs.	24¾"

\*Pumps not meeting DOE compliance standards will cease manufacturing on or before July 18, 2021. Specifications are being provided for historical reference.

## PERFORMANCE



## AQUAPURE<sup>®</sup> Water Purification System



## THE HEAVY-DUTY STANDARD FOR MAXIMUM PERFORMANCE

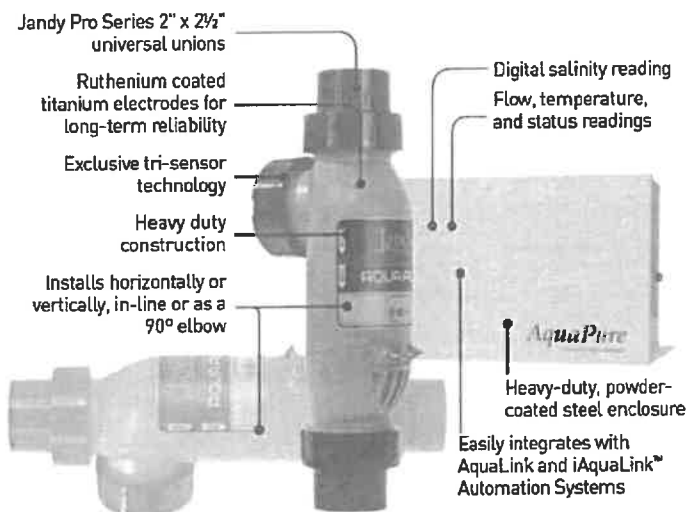
AquaPure salt-water chlorine sanitizing systems use salt-water to deliver high-performance water sanitation with uncompromised performance, reliability, and hydraulic efficiency.

### » Robust Features

- Automatic self-cleaning feature, which ensures consistent operation and extends the life of the cell.
- Professional-grade, ruthenium coated titanium electrodes for long-term reliability.
- Exclusive Tri-Sensor technology — reliable electronic water flow detection to ensure maximum performance, even at very low flow rates (to take advantage of the benefits of VS pumps).
- Digital salinity read-out for accurate salt level indication
- Flow, temperature, and status readings provide instant feedback on the current operation.

### » Easy Integration

- Seamless communication with AquaLink<sup>®</sup> Control systems, enabling easy monitoring of salt levels and convenient, precise sanitizer output settings.
- When combined with PureLink<sup>™</sup> power centers, AquaLink and AquaPure work together for the ultimate in pool sanitizing and remote operation convenience.



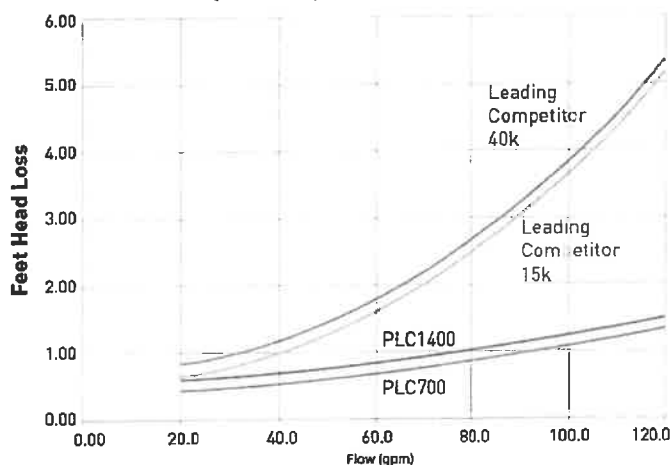
### SPECIFICATIONS

Model	PLC700	PLC1400
Pool Size*	Up to 12,000 Gallons	Up to 40,000 Gallons
Input	120 VAC, 50/60 Hz, 1.5 AMPS 240 VAC, 50/60 Hz, 0.75 AMPS	120 VAC, 50/60 Hz, 2.5 AMPS 240 VAC, 50/60 Hz, 1.25 AMPS
Output	22-30 VDC @ 3 AMPS maximum	22-30 VDC @ 6 AMPS maximum
Chlorine	0.625 lb./24 Hr. (283 gm/24 Hr.)	1.25 lb./24 Hr. (567 gm/24 Hr.)
Recommended Flow Rate	20-120 GPM	20-120 GPM

\*Pool sizes are generalizations and may vary with environmental conditions. Pools with greater exposure to sunlight may require greater chlorine production capacity.

### HEAD LOSS CHART

#### Exceptional Hydraulic Efficiency



Lower head loss = more efficient

**Zodiac Pool Systems, Inc.**  
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1.800.822.7933 | [www.ZodiacPoolSystems.com](http://www.ZodiacPoolSystems.com)

**Zodiac Pool Systems Canada, Inc.**  
2115 South Service Road West, Unit #3, Oakville, ON L6L 5W2  
1.888.647.4004 | [www.ZodiacPoolSystems.ca](http://www.ZodiacPoolSystems.ca)



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## POOL AND SPA BLOWER



**Jandy**  
Pro Series

### POOL AND SPA BLOWER

#### Quieter Operation

Less equipment noise\*  
for a more peaceful  
backyard experience

#### High Performance

Industry-leading air  
pressure creation  
for powerful,  
invigorating bubbles

#### Built-In Check Valves

Integrated valve  
prevents water damage  
to blower motor

#### Easy Installation

Convenient bottom mount  
with included wall bracket

\*10% decibel reduction compared  
to Jandy QT Blower

#### SPECIFICATIONS

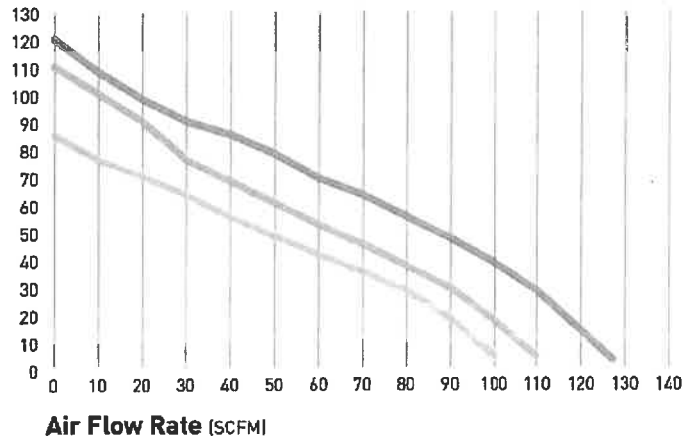
Model	Horsepower	Voltage	Amps
PSB110	1 HP	120	6.0
PSB115	1.5 HP	120	7.9
PSB120	2 HP	120	9.7
PSB210	1 HP	240	3.0
PSB215	1.5 HP	240	3.9
PSB220	2 HP	240	4.9

#### PERFORMANCE

Performance Curves (60 HZ)

Model	Max Back Pressure
PSB110 PSB210	40"
PSB115 PSB215	50"
PSB120 PSB220	65"

**Pressure H<sub>2</sub>O**  
(Inches of Water)



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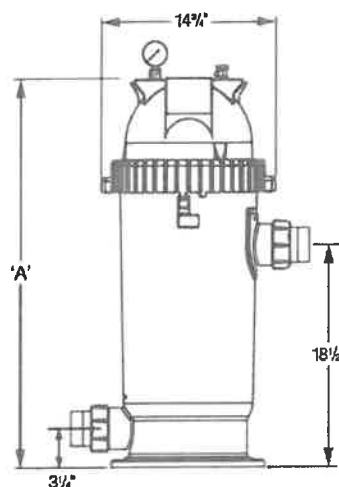
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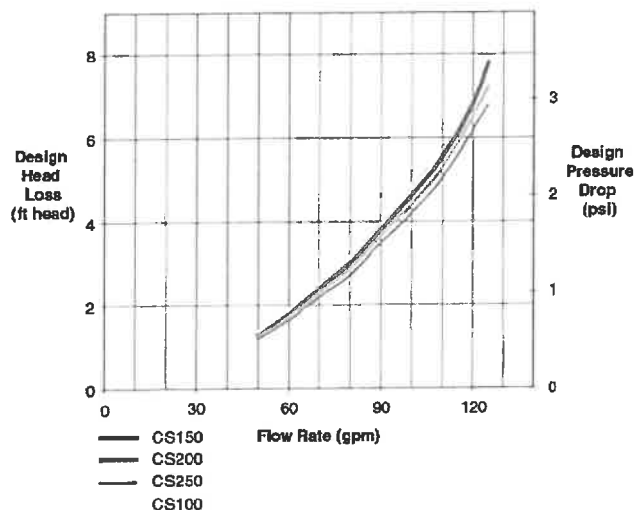
# Technical Specifications

## CS Series Filters



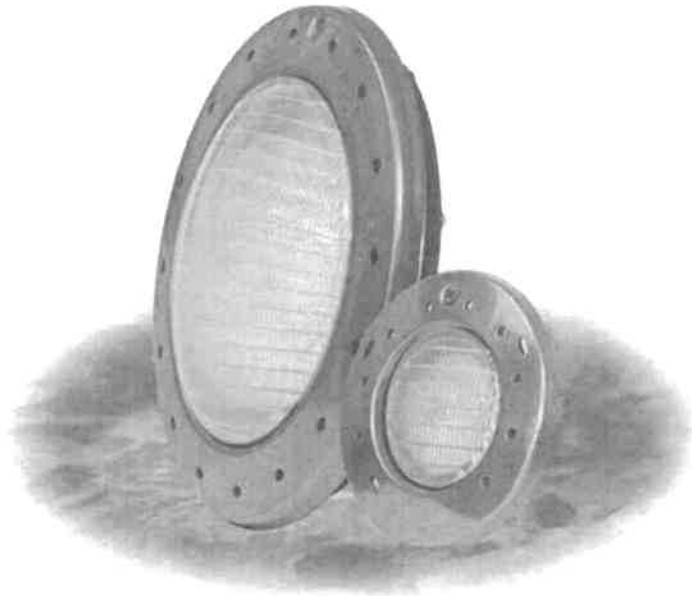
Part No.	Description	Size
CS100	CS Cartridge Filter	100 Sq. Ft.
CS150	CS Cartridge Filter	150 Sq. Ft.
CS200	CS Cartridge Filter	200 Sq. Ft.
CS250	CS Cartridge Filter	250 Sq. Ft.

### CS Filter Head Loss Curves



Specifications and Dimensions, CS Series Filters				
Model No.	CS100	CS150	CS200	CS250
Filter Area	100 ft <sup>2</sup>	150 ft <sup>2</sup>	200 ft <sup>2</sup>	250 ft <sup>2</sup>
Design Flow Rate	1 gpm/ft <sup>2</sup>	.85 gpm/ft <sup>2</sup>	.625 gpm/ft <sup>2</sup>	.5 gpm/ft <sup>2</sup>
Maximum Flow	100 gpm	125 gpm	125 gpm	125 gpm
Six (6) Hour Capacity	36,000 gallons	45,000 gallons	45,000 gallons	45,000 gallons
Eight (8) Hour Capacity	48,000 gallons	60,000 gallons	60,000 gallons	60,000 gallons
Normal Start Up Pressure	6-15 psi	6-15 psi	6-15 psi	6-15 psi
Max. Working Pressure	50 psi	50 psi	50 psi	50 psi
Cartridges Required	1	1	1	1
Shipping Weight	28 lbs.	28 lbs.	34 lbs.	36 lbs.
Height ('A')	32 3/8"	32 3/8"	42 1/2"	42 1/2"

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## **Jandy Pro Series WaterColors LED Lights Underwater Large and Small Light**

### **! WARNING**

**FOR YOUR SAFETY** - This product must be installed and serviced by a contractor who is licensed and qualified in pool equipment by the jurisdiction in which the product will be installed where such state or local requirements exist. The maintainer must be a professional with sufficient experience in pool equipment installation and maintenance so that all of the instructions in this manual can be followed exactly. Before installing this product, read and follow all warning notices and instructions that accompany this product. Failure to follow warning notices and instructions may result in property damage, personal injury, or death. Improper installation and/or operation will void the warranty.



Improper installation and/or operation can create unwanted electrical hazard which can cause serious injury, property damage, or death.

**ATTENTION INSTALLER** - This manual contains important information about the installation, operation and safe use of this product. This information should be given to the owner/operator of this equipment.

## Table of Contents

<b>Section 1. Safety Information.....</b>	<b>3</b>	<b>Section 6. Jandy WaterColors LED Light Operating Instructions .....</b>	<b>8</b>
<b>Section 2. Product Description and Model Numbers .....</b>	<b>4</b>	6.1 To Operate the Light and Change Colors.....	8
<b>Section 3. Installing Jandy Light Fixture during New Construction.....</b>	<b>5</b>	6.2 To Reset to the Beginning of the Color Sequence	10
3.1 Preparing the Light Fixture for Installation.....	5	<b>Section 7. Replacing Light Engine (PCB).....</b>	<b>10</b>
3.2 Installing the Light Fixture .....	6	<b>Section 8. Twelve (12) Volt Installation.....</b>	<b>13</b>
<b>Section 4. Replacing Jandy Light Fixture in an Existing Pool or Spa.....</b>	<b>6</b>	<b>Section 9. Exploded View and Replacement Parts.....</b>	<b>14</b>
4.1 Preparing the Light Fixture for Replacement.....	6	9.1 Jandy Large WaterColors LED Light .....	14
4.2 Replacing the Light Fixture .....	7	9.2 Jandy Small WaterColors LED Light .....	15
<b>Section 5. Wiring Options for Controlling Jandy WaterColors LED Lights .....</b>	<b>8</b>		
5.1 Wiring to an AquaLink® RS Control System .....	8		
5.2 Wiring to a Time Clock .....	8		
5.3 Wiring to a Switch.....	8		

## Section 1. Safety Information

### IMPORTANT SAFETY INSTRUCTIONS PERTAINING TO A RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS

#### READ AND FOLLOW ALL INSTRUCTIONS

When installing and using this electrical equipment, basic safety precautions should always be followed, including the following:

#### WARNING

**RISK OF ELECTRICAL SHOCK OR ELECTROCUTION.** This underwater light must be installed by a licensed or certified electrician in accordance with the National Electrical Code and applicable local codes and ordinances. Improper installation will create an electrical hazard, which could result in death or serious injury to pool or spa users, installers, or others due to electrical shock, and may also cause damage to property. Read and follow the specific instructions below.

#### WARNING

Before installing this underwater light, read and follow all warning notices and instructions accompanying this light. Failure to follow safety warnings and instructions can result in severe injury, death, or property damage. Call (707) 776-8200 for additional free copies of these instructions.

#### CAUTION

Except when the Jandy Pro Series WaterColors LED Lights are installed in an area of the swimming pool that is not used for swimming and the lens is adequately guarded to keep any person from contacting it, the light shall be installed in or on a wall of the pool, with the top of the lens opening not less than 18 inches (457 mm) below the normal water level of the pool



#### ATTENTION INSTALLER

This manual contains important information about the installation, operation and safe use of this product. This information should be given to the owner/operator of this equipment.

#### NOTICE

The Jandy Pro Series WaterColors LED Lights are intended for installation in fresh water and salt water swimming pools. It is important to ensure that the wet niches in which the lights are installed are intended for their appropriate application, either fresh water or salt water pools.

**SAVE THESE INSTRUCTIONS**

## Section 2. Product Description and Model Numbers

Model #	WaterColors Light Size	Voltage	Amps	Cord Length	Face Ring Material
CPLVLEDS30	Large	12 Volt AC	4.0	30 feet	Stainless Steel
CPLVLEDS50	Large	12 Volt AC	4.0	50 feet	Stainless Steel
CPLVLEDS100	Large	12 Volt AC	4.0	100 feet	Stainless Steel
CPLVLEDP100	Large	12 Volt AC	4.0	100 feet	Plastic
CPLVLEDS50C	Large	12 Volt AC	4.0	50 feet	Stainless Steel
CPLVLEDS100C	Large	12 Volt AC	4.0	100 feet	Stainless Steel
CPLVLEDP100C	Large	12 Volt AC	4.0	100 feet	Plastic
CPHVLEDS30	Large	120 Volt AC	0.4	30 feet	Stainless Steel
CPHVLEDS50	Large	120 Volt AC	0.4	50 feet	Stainless Steel
CPHVLEDS100	Large	120 Volt AC	0.4	100 feet	Stainless Steel
CPHVLEDP100	Large	120 Volt AC	0.4	100 feet	Plastic
CPHVLEDS150	Large	120 Volt AC	0.4	150 feet	Stainless Steel
CPHVLEDS250	Large	120 Volt AC	0.4	250 feet	Stainless Steel
CPHVLEDS50C	Large	120 Volt AC	0.4	50 feet	Stainless Steel
CPHVLEDS100C	Large	120 Volt AC	0.4	100 feet	Stainless Steel
CPHVLEDP100C	Large	120 Volt AC	0.4	100 feet	Plastic
CSLVLEDS30	Small	12 Volt AC	2.0	30 feet	Stainless Steel
CSLVLEDS50	Small	12 Volt AC	2.0	50 feet	Stainless Steel
CSLVLEDS100	Small	12 Volt AC	2.0	100 feet	Stainless Steel
CSLVLEDP100	Small	12 Volt AC	2.0	100 feet	Plastic
CSLVLEDS50C	Small	12 Volt AC	2.0	50 feet	Stainless Steel
CSLVLEDS100C	Small	12 Volt AC	2.0	100 feet	Stainless Steel
CSLVLEDP100C	Small	12 Volt AC	2.0	100 feet	Plastic
CSHVLEDS30	Small	120 Volt AC	0.2	30 feet	Stainless Steel
CSHVLEDS50	Small	120 Volt AC	0.2	50 feet	Stainless Steel
CSHVLEDS100	Small	120 Volt AC	0.2	100 feet	Stainless Steel
CSHVLEDP100	Small	120 Volt AC	0.2	100 feet	Plastic
CSHVLEDS150	Small	120 Volt AC	0.2	150 feet	Stainless Steel
CSHVLEDS250	Small	120 Volt AC	0.2	250 feet	Stainless Steel
CSHVLEDS50C	Small	120 Volt AC	0.2	50 feet	Stainless Steel
CSHVLEDS100C	Small	120 Volt AC	0.2	100 feet	Stainless Steel
CSHVLEDP100C	Small	120 Volt AC	0.2	100 feet	Plastic

## Section 3. Installing Jandy Pro Series Light Fixture during New Construction

### WARNING

#### Risk of Electrical Shock or Electrocution.

This underwater light must be installed by a licensed or certified electrician or a qualified pool serviceman in accordance with the National Electrical Code and all applicable local codes and ordinances. Improper installation will create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock, and may also cause damage to property.

Always disconnect the power to the color light at the circuit breaker before installing or servicing the light. Failure to do so could result in death or serious injury to serviceman, pool or spa users or others due to electrical shock.

### 3.1 Preparing the Light Fixture for Installation

**NOTE** The electrician must complete preparatory steps before light fixture is installed. See Figure 1.

Ensure that the pool meets the requirements of the current National Electrical Code and all local codes and ordinances. A licensed or certified electrician must install the electrical system to meet or exceed those requirements before the underwater light is installed. Some of the requirements of the National Electrical Code, which the pool electrical systems must meet, are as follows:

1. The lighting circuit must have a Ground Fault Circuit Interrupter (GFCI) for 120 volt models, and must have an appropriately rated circuit breaker.
2. The junction box (or, for 12 volt models, the low voltage transformer) must be located at least eight (8) inches above water level, at least four (4) inches above ground level, and at least four (4) feet from the edge of the pool. See Figure 1.
3. The light fixture and all metal items within five (5) feet of the pool must be properly electrically bonded to a reliable point of grounding.
4. The wet niche must be properly installed so that the top edge of the underwater light's lens is at least 18 inches below the surface of the water in the pool. See Figure 1.

5. The wet niche must be properly electrically bonded and grounded via the No. 8 AWG ground connector located at the rear of the niche. See Figure 1.

**NOTE** To be certain that the pool's electrical system meets all applicable requirements, the electrician should also consult the local building department.

Use only approved wet niches (see following note) to ensure a safe and proper installation.

**NOTE** Jandy Pro Series lights are ETL listed (ETL report/ file 3141154CHI) for installation with *only* the following manufacturer's wet niche fixtures:

#### Large Niche Model Numbers:

Jandy Pro Series: PLNICLRG, PLNICVFLRG, SSNICLRG1R, SSNICLRG1S

Pentair: 620004, 78210200 thru 700, 78210401, 79206700

Hayward DuraNiche: SP0600U

Sta-Rite: 05161-2352 thru 2369, 05163-2395 thru 2396

#### Small Niche Model Numbers:

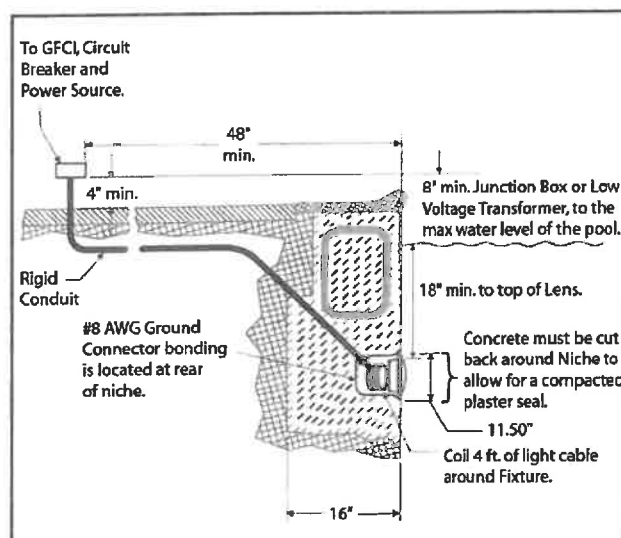
Jandy Pro Series: PLNICSM, SSNICSM, Pentair: 78241100, 78242200, 78242300

78243100 thru 300, 78244100 thru 300, 79206600

Hayward DuraNiche: SP0601U

Sta-Rite: 05166-1017 thru 1034, 05167-1035 thru 1037

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**Figure 1. Jandy Pro Series Digital Color Light Installation**

### 3.2 Installing the Light Fixture

**NOTE** Perform these steps *only* after the electrical system requirements are met.

1. Feed cord through conduit to junction box, leaving at least four (4) feet of cord at the light fixture to coil into the base of the light niche, see Figure 1. The four (4) feet of cord allows the light to be serviced after the pool is filled with water.
2. Cut the cord at the junction box, leaving at least six (6) inches of cord to make connections.
3. Strip six (6) inches of the outer cord jacket to expose the three insulated wires. *Be careful not to damage the insulation on the three (3) inner wires.*
4. Install strain relief over cord jacket and connect all three (3) wires to the corresponding circuit wires in the junction box. Install the junction box cover.
5. Coil the 4-foot length of cord around the fixture or into the base of the pool niche, and place the light assembly into the niche.
6. Engage the retainer tab on the bottom of the face ring, then pivot the top of the fixture inward and tighten the special pilot screw.

#### WARNING

Use only the special pilot screw provided with this underwater light. This screw mounts and electrically grounds the housing securely to the mounting ring and wet niche. Failure to use the screw provided could create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock.

7. Fill the pool until the underwater light is completely submerged in water before operating the light for more than 10 seconds. Turn on main switch or circuit breaker, and the switch, which operates the underwater light, to check for proper operation. Refer to *Section 6, Operating Instructions*.

#### WARNING

Never operate this underwater light for more than 10 seconds unless it is totally submerged in water. Without total submersion, the light assembly will get extremely hot, which may result in serious burns or in breakage of the bulb or lens. This may result in serious injury to pool or spa users, installers, or bystanders or damage to property.

## Section 4. Replacing Jandy Pro Series Light Fixture in an Existing Pool or Spa

### WARNING

#### **Risk of Electrical Shock or Electrocution.**

This underwater light must be installed by a licensed or certified electrician or a qualified pool serviceman in accordance with the National Electrical Code and all applicable local codes and ordinances. Improper installation will create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock, and may also cause damage to property.

Always disconnect the power to the color light at the circuit breaker before installing or servicing the light. Failure to do so could result in death or serious injury to serviceman, pool or spa users or others due to electrical shock.

### 4.1 Preparing the Light Fixture for Replacement

Verify that the pool meets the requirements of the current National Electrical Code® (NEC) and all local codes and ordinances. A licensed or certified electrician must install the electrical system to meet or exceed those requirements before the underwater light is installed. Some of the requirements of the National Electrical Code, which the pool's electrical system must meet, are as follows:

1. The lighting circuit must have a Ground Fault Circuit Interrupter (GFCI) for 120 volt models, and must have an appropriately rated circuit breaker.
2. The junction box (or, for 12 volt models, the low voltage transformer) must be located at least eight (8) inches above water level, at least four (4) inches above ground level or pool deck level, and at least 48 inches from the edge of the pool or spa. See Figure 1.
3. The light fixture and all metal items within five (5) feet of the pool must be properly electrically bonded to a reliable point of grounding.
4. The wet niche must be properly installed so that the top edge of the underwater light's lens is at least 18 inches below the surface of the water in the pool. See Figure 1.

5. The wet niche must be properly electrically bonded and grounded via the No. 8 AWG ground connector located at the rear of the niche. See Figure 1.

To be certain that the pool's electrical system meets all applicable requirements, the electrician should also consult the local building department.

## 4.2 Replacing the Light Fixture

**NOTE** Perform these steps *only* after the electrical system requirements are met.



### WARNING

Failure to bring the pool's electrical system up to code requirements before installing the underwater light will create an electrical hazard which could result in death or serious injury to pool or spa users, installers, or others due to electrical shock, and may also cause damage to property.

**NOTE** The light fixture may be replaced without removing water from the pool.

1. Turn off the **main** electrical switch or circuit breaker, as well as the switch, which operates the underwater light.
2. Unscrew the special pilot screw at top of the face ring and remove the light assembly from the niche, and place the assembly on the deck.



### WARNING

Be sure to keep the special pilot screw provided with this underwater light. This screw mounts and electrically grounds the housing securely to the mounting ring and wet niche. Failure to use the screw provided could create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock.

3. Remove Junction Box cover, disconnect the light fixture wires and strain relief, and then pull the cord out of the conduit from the niche.
4. Feed the new light fixture cord through the conduit from the niche to the Junction Box.

**NOTE** Depending on the length of the conduit, special tools may be required to pull the cord through the conduit.

5. Leave at least four (4) feet of cord to coil around the light fixture or coiled into the base of the light niche, see Figure 1. This allows the light to be serviced after the pool is filled with water.

6. Cut the cord at the Junction Box, leaving at least six (6) inches of cord to make connections.
7. Strip six (6) inches of the outer cord jacket from the cord to expose the three insulated wires. *Be careful not to damage the insulation on the three (3) inner wires.*
8. Install the strain relief over the cord jacket and connect all three wires to the corresponding circuit wires in the junction box. Install the junction box cover.
9. Reinstall the light assembly into the niche and tighten the special pilot screw.



### WARNING

Use only the special pilot screw provided with this underwater light. This screw mounts and electrically grounds the housing securely to the mounting ring and wet niche. Failure to use the screw provided could create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock.

10. Fill the pool until the underwater light is completely submerged in water before operating the light for more than 10 seconds. Turn on main switch or circuit breaker, as well as the switch, which operates the underwater light, to check for proper operation. Refer to *Section 6, Operating Instructions*.



### WARNING

Never operate this underwater light for more than 10 seconds unless it is totally submerged in water. Without total submersion, the light assembly will get extremely hot, which may result in serious burns or in breakage of the bulb or lens. This may result in serious injury to pool or spa users, installers, or bystanders or in damage to property.

## Section 5. Wiring Options for Controlling Jandy Pro Series WaterColors LED Lights

**NOTE** The Jandy Pro Series WaterColors Lights will not operate properly with light dimmers. *Do not wire the Jandy Pro Series Lights to any dimming circuitry.*

To the extent allowed by code and capacity of the electrical equipment, multiple Jandy Pro Series lights may be controlled with a single switch so their colors will *always* be synchronized.

Separate switches may be used to control the on/off and color functions of each Jandy Pro Series light. It is recommended that these switches be located next to each other to facilitate simple color synchronization when desired. All switches *must be operated at the same time to assure color synchronization*. Otherwise, the lights will work independently of each other.

### 5.1 Wiring to an AquaLink® RS Control System

The Jandy Pro Series WaterColors Lights can be wired into the Jandy Pro Series AquaLink RS control system to provide simplified operation of the lights, as well as a means to synchronize the color change function. Connect the lights to one of the auxiliary relays in the Power Center.

**NOTE** It is recommended to connect one light per relay so each light can be controlled separately. However, up to four lights can be connected on a single relay. If there are more than four lights installed on one AquaLink RS system, ensure there is more than one auxiliary relay available in the Power Center.

Refer to Figures 2 and 3 to connect the Jandy Pro Series Color Lights to the Power Center.

### CAUTION

A Ground Fault Circuit Interrupter (GFCI) must be provided for 120 volt models. The conductors on the load side of the GFCI circuit shall not occupy conduit, boxes, or enclosures containing other conductors unless the additional conductors are also protected by a GFCI. Refer to local codes for complete details.

**NOTE** The Jandy Pro Series WaterColors Lights are available in 120-volt and 12-volt versions. If installing a 12-volt light, a 120-volt/12-volt step-down (AC) transformer *must* be used. For more information about 12-volt installations, refer to *Section 8* of this manual.

### 5.2 Wiring to a Time Clock

The Jandy Pro Series WaterColors Lights can be wired into a basic time clock to automatically turn on the lights at a predesignated time. Refer to Figure 4 to connect the lights into the time clock.

### 5.3 Wiring to a Switch

The Jandy Pro Series WaterColors Lights can be wired into a switch to manually turn on/off the lights. Refer to Figure 5 to connect the lights into the switch.

## Section 6. Jandy Pro Series WaterColors LED Light Operating Instructions

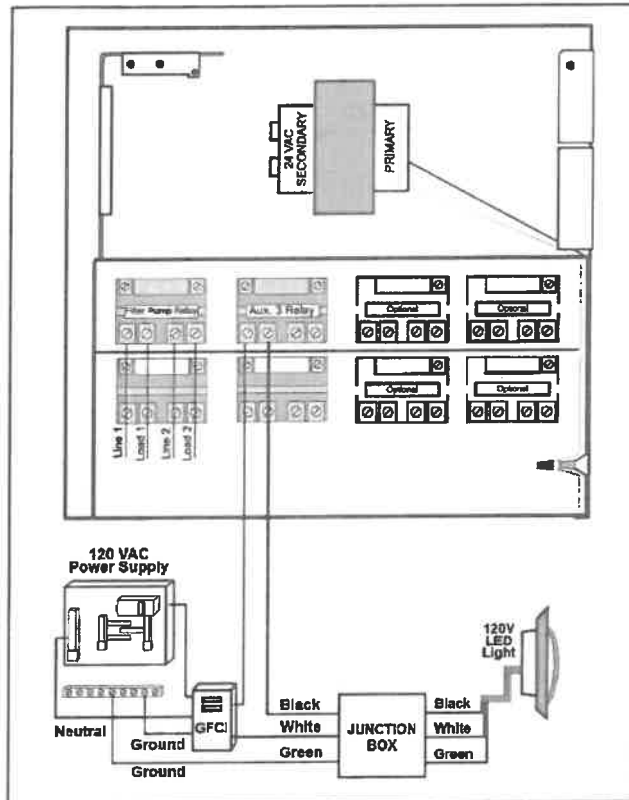
### 6.1 To Operate the Light and Change Colors

Turn the light ON. The *first* time the light is turned on, the color sequence begins with the Alpine White. To change the color, turn the light OFF and then ON within three (3) seconds. Continue turning OFF and ON until the desired light color mode is reached. See Table 1 for the color mode sequence.

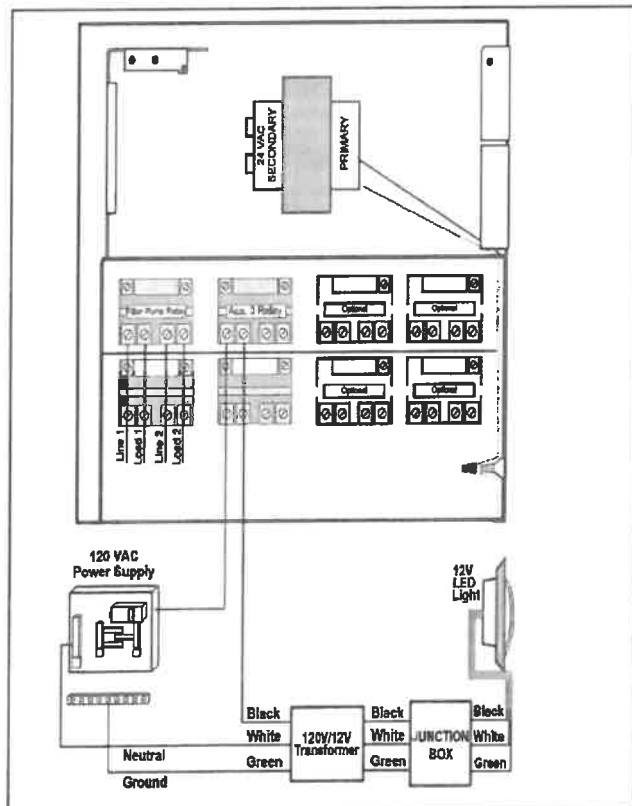
**Table 1. Jandy Pro Series WaterColors Lights Sequence**

Sequence Order	Color Modes
1	Alpine White
2	Sky Blue
3	Cobalt Blue
4	Caribbean Blue
5	Spring Green
6	Emerald Green
7	Emerald Rose
8	Magenta
9	Violet
10	Slow Color Splash
11	Fast Color Splash
12	America the Beautiful
13	Fat Tuesday
14	Disco Tech

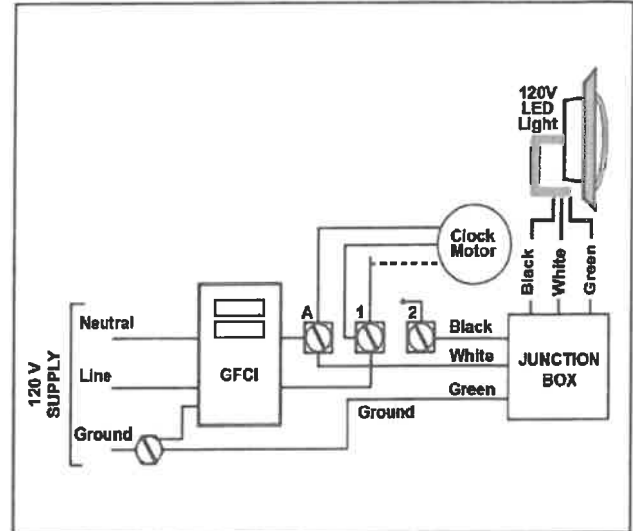
**NOTE** When the light is turned OFF for more than seven (7) seconds, it will remain in the color set that is currently active. When the light is turned back ON, the light will be on the same color set.



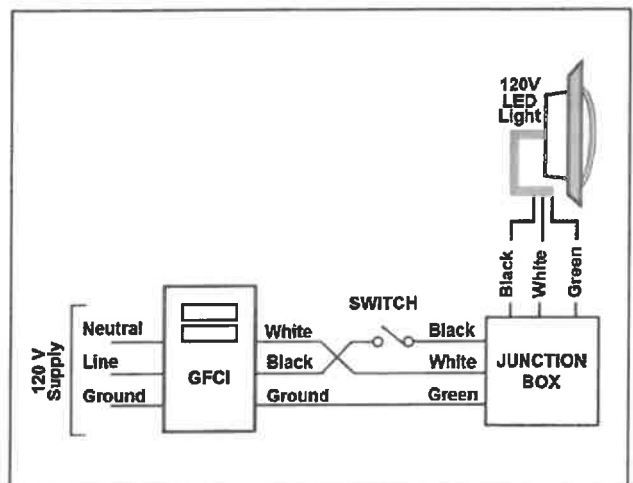
**Figure 2. 120-Volt Jandy Pro Series WaterColors Light Wiring Diagram**



**Figure 3. 12-Volt Jandy Pro Series WaterColors Light Wiring Diagram**



**Figure 4. Wiring the Jandy Pro Series WaterColors Light to a Time Clock**



**Figure 5. Wiring the Jandy Pro Series WaterColors Light to a Switch**

## 6.2 To Reset to the Beginning of the Color Sequence

Turn the light OFF, wait four (4) to five (5) seconds, then turn ON, the light will return to the beginning of the color cycle (Alpine White).

**NOTE** If an AquaLink RS control system is being used the color set can be selected using the indoor controller.

**NOTE** To synchronize colors on multiple Jandy Pro Series WaterColors Light systems wired to separate switches, perform the above actions on all of their switches simultaneously. All Jandy Pro Series WaterColors Lights will synchronize automatically if activated by the same switch. No other accessories are required.

**Table 2. Light Specifications**

Jandy Pro Series Model	Fixture Voltage	Light Engine (PCB) Part Number
WaterColors Large Light	12 Volt AC	R0474000
WaterColors Large Light	120 Volt AC	R0474100
WaterColors Small Light	12 Volt AC	R0473900
WaterColors Small Light	120 Volt AC	R0473900

## Section 7. Replacing Light Engine (PCB)

### WARNING

Always disconnect power to the color light at the circuit breaker before servicing the light. Failure to do so could result in death or serious injury to installer, serviceman, pool or spa users or others due to electrical shock.

1. Turn off the main electrical switch or circuit breaker, as well as the switch, which operates the underwater light.
2. Be sure to have the following items:
  - A new lens gasket, P/N R0451101 for the large light or P/N R0400501 for the small light.
  - A light engine. See Table 2 for specification.

### WARNING

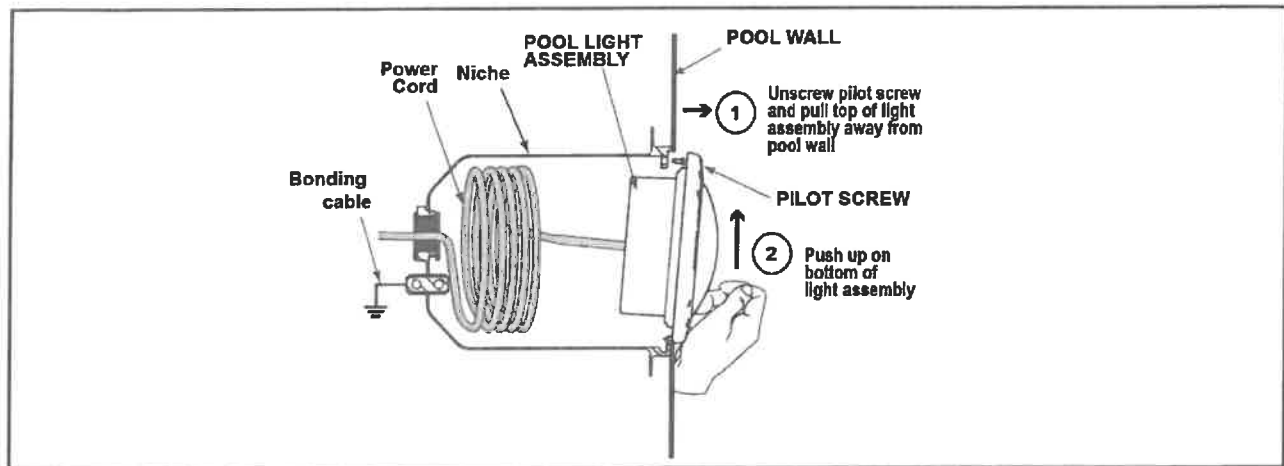
Replace light engine with the same type. Failure to replace the light engine with the same type will damage the light assembly and may cause an electrical hazard resulting in death or serious injury to pool or spa users, installers, or others due to electrical shock, and may also cause damage to property. Be sure the power is switched OFF before removing or installing PCB. Allow PCB to cool before replacing.

3. To remove the light assembly, unscrew the special pilot screw at the top of the face ring, remove light assembly from niche and gently place assembly on the deck. It is not necessary to drain down the pool. See Figure 6.

### WARNING

Be sure to keep the special pilot screw from this underwater light. This screw mounts and electrically grounds the housing securely to the mounting ring and wet niche. Failure to use the screw provided could create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock.

4. Pool Clamp Removal.
  - a. Loosen the Phillips head screws (six (6) for small light, eight (8) for large light) to allow the bottom clamp to be removed from the face ring assembly. Do not remove the screws or the retaining rings. The retaining rings prevent the screws from falling free from the bottom clamp and also aid in ease of assembly.
  - b. Remove the bottom clamp, the face ring assembly, the glass lens, and the gasket from the fixture. Remove the gasket from the lens. Refer to *Section 9, Exploded View and Replacement Parts*.
5. Light Engine Replacement
  - a. 12V Small Light Engine (PCB) Replacement
    1. Remove two (2) nuts and two (2) washers.
    2. Unplug the quick disconnect terminals from the light engine.
    3. Remove the light engine from the light fixture.
    4. Place new light engine into the fixture with the orientation shown in Figure 7.
    5. Secure the light engine with one (1) nylon washer and one (1) nut. Torque to 12 in-lbs.
    6. Place a nylon washer on the other stud and place the green ground wire terminal on the nylon washer and secure both with the nut. Torque to 12 in-lbs.



**Figure 6. Removing the Jandy Pro Series WaterColors Light Assembly for Light Engine Replacement**

7. Plug in the quick disconnect wire (white for the 12V and red for the 120V) onto the terminal (AC1) of the light engine.
8. Plug in the quick disconnect wire (black for the 12V and blue for the 120V) onto terminal (AC2) of the light engine.
- b. Large Light Engine (PCB) Replacement (120V and 12V)
  1. Remove three (3) nuts and washers.
  2. Unplug the quick disconnect terminals from the PCB.
  3. Remove the light engine from the light fixture.
  4. Place new light engine into the fixture with the orientation shown in Figure 8.
  5. Secure the new light engine (PCB) with two (2) nylon washers and two (2) nuts. Torque to 12 in-lbs.
  6. Plug in the white quick disconnect wire onto the terminal (J2) of the light engine.
  7. Plug in black quick disconnect wire onto terminal (J6) of the light engine for the 12V models; or terminal (J3) of the light engine for 120V models.
  - 8a. For 12V models, place a nylon washer on the stud and place the green ground wire terminal on the nylon washer and secure both with the nut. Torque to 12 in-lbs.
  - 8b. For 120V models, place the green ground wire on the stud and secure with the nut. Torque to 12 in-lbs.
6. Reassemble the fixture.
  - a. If not already done, remove the gasket from the glass lens and install a new gasket, P/N R0451101 for the large light and R0400501 for the small light, on the lens. On the small light, remove the diverger from the lens.

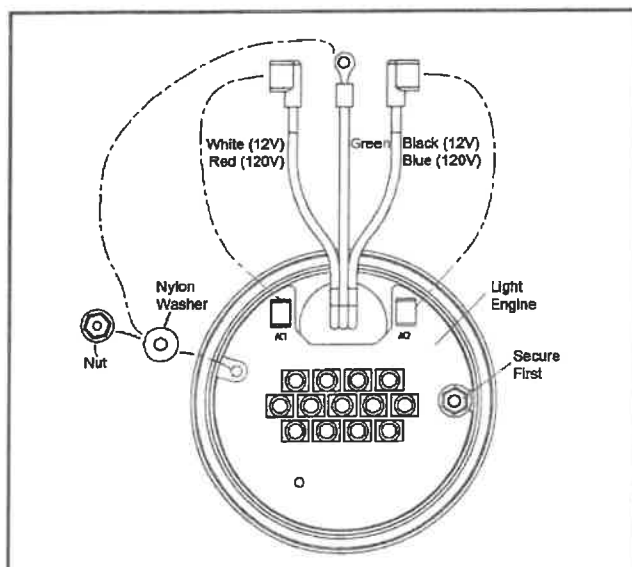
**NOTE** A new lens gasket must be used each time the light is reassembled.

## ⚠ WARNING

**Risk of Electrical Shock or Electrocution.** Always install a new lens gasket whenever disassembling the light (Jandy Color Light Gasket P/N R0451101 for large light and P/N R0400501 for small light). Failure to do so may permit water to leak into the assembly, which could cause:

(a) An electrical hazard resulting in death or serious injury to pool or spa users, installers, or others due to electrical shock, or

(b) A malfunction of the Jandy WaterColors Light, which likewise could result in serious injury to pool or spa users, installers, or bystanders, or in damage to property.

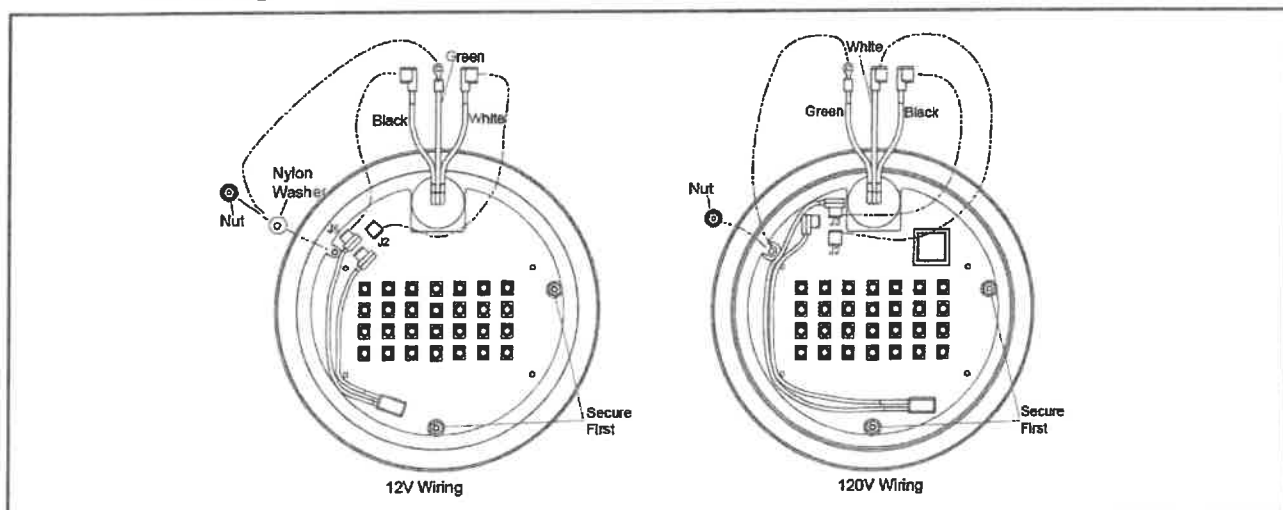


**Figure 7. Small Light Engine (PCB) Replacement and Wiring**

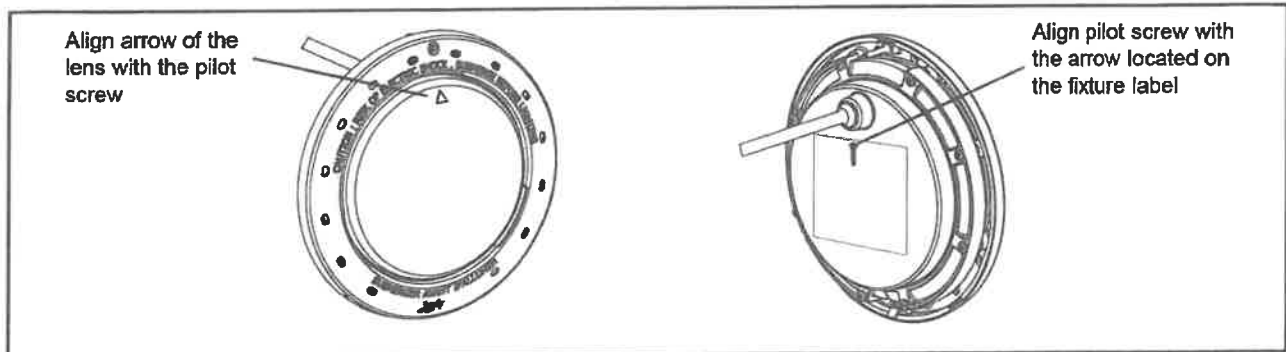
- b. While holding the fixture upright, place the glass lens with the gasket on top of the fixture. Please note that the lens gasket is not symmetrical. Therefore, it must be installed correctly so that the lens can seal to the fixture housing. Place the gasket on the lens so that the thick molded side of the gasket will mate with the housing when the lens is installed, see Figure 10. On the small light, replace the diverger by tucking the tabs between the lens and gasket.

**NOTE** Be sure to face the dull side of the diverger down towards the PCB.

- c. Position the lens and gasket on the fixture. Place the face ring assembly over the lens and align the pilot screw with the small arrow mark on the face of the lens. Note that the small arrow mark on the face of the lens and the pilot screw of the face ring must be aligned with the arrow located on fixture label that reads, "Arrow on this label must line up with the pilot screw on the Face Ring". See Figure 9.
- d. While holding the aligned face ring assembly and fixture together, turn the assembly upside down and set it on the old gasket, using the old gasket as an assembly fixture. This will keep the lens and gasket assembly from being pushed out of the face ring while you secure it to the light fixture.
- e. Spread the bottom clamp over the electrical cord and slide it onto the back of fixture to the top clamp.
- f. Tighten the Phillips head screws (eight (8) for large light and six (6) for small light) on the light in alternating cross-pattern. Torque screws to approximately 20 in-lbs. Do not over-tighten.
- g. Discard the old gasket.



**Figure 8. Large Light Engine (PCB) Replacement and Wiring**



**Figure 9. Alignment of the Lens, Face Ring, Housing and Clamps for WaterColors Lights**

7. Reinstall the Jandy Pro Series Light into niche fixture.
  - a. Coil the extra four (4) feet of cord around the fixture or into the base of the niche and place the light assembly into the niche.
  - b. Engage the retainer tab on the bottom of the face ring, then pivot the top of the fixture inward and tighten the special pilot screw.



### WARNING

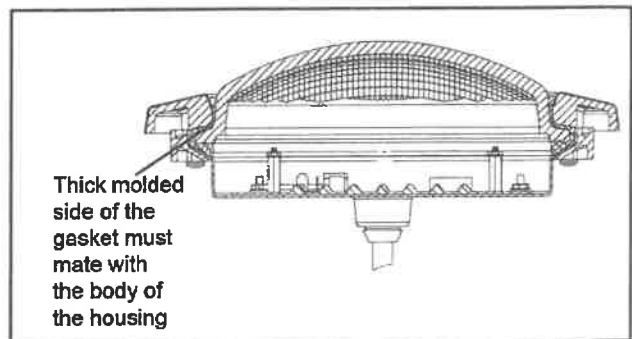
Use only the special pilot screw provided with this underwater light. This screw mounts and electrically grounds the housing securely to the mounting ring and wet niche. Failure to use the screw provided could create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock.

8. If pool is empty, fill the pool until the underwater light is completely submerged in water before operating the light for more than 10 seconds. Turn on main switch or circuit breaker, as well as the switch, which specifically operates the underwater light, to check for proper operation.



### WARNING

Never operate this underwater light for more than 10 seconds unless it is totally submerged in water. Without total submersion, the light assembly will get extremely hot, which may result in serious burns or in damage to the light. This may result in serious injury to pool or spa users, installers, or bystanders or in damage to property.



**Figure 10. Cross Section of Jandy Pro Series WaterColors LED Light**

## Section 8. Twelve (12) Volt Installation

A separate 12-Volt AC Transformer is required on all 12-Volt Models. For Jandy Pro Series WaterColors Light use a 150-watt multi-tap 12-volt system per light.

**NOTE** For optimum performance Jandy Pro Series recommends to use one transformer per 12-volt light.

To ensure maximum safety, it is strongly recommended that a transformer that has been listed or recognized by a Nationally Recognized Testing Laboratory (NRTL) for the application be used.

## Section 9. Exploded View and Replacement Parts

### 9.1 Jandy Pro Series Large WaterColors LED Light

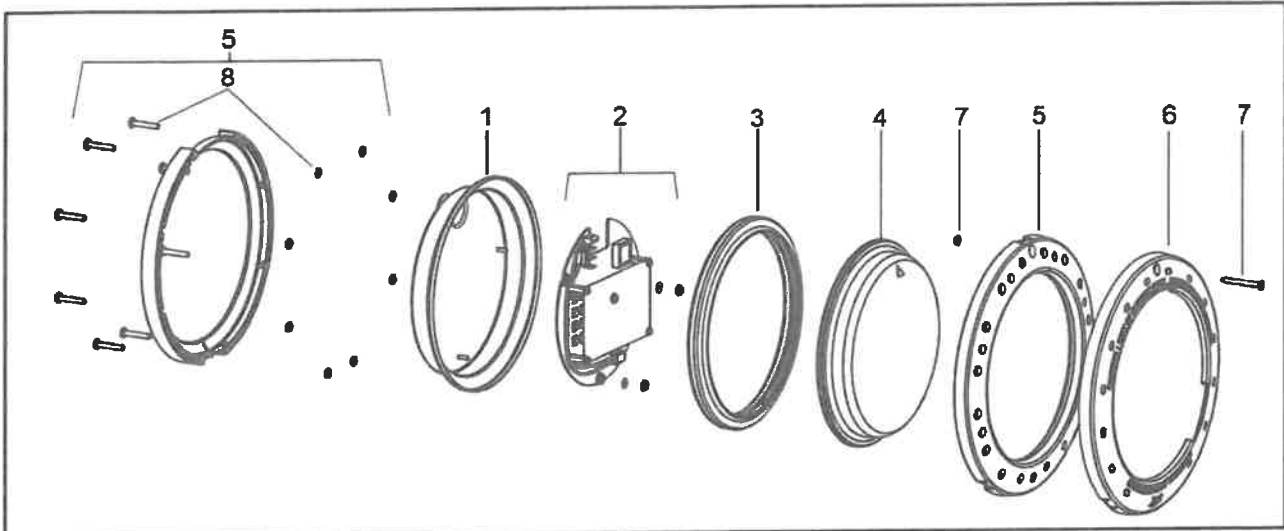


Figure 11. Jandy Pro Series Large WaterColors LED Light Exploded View

DWG #	Part #	Description	Field Replaceable
1	N/A	WaterColors Light Housing	<i>NO - Purchase New Light</i>
2	R0474000	Light Engine PCB, 12V Large LED Light w/ Light Shaping Diverger	YES
2	R0474100	Light Engine PCB, 120V Large LED Light W/ Light Shaping Diverger	YES
3	R0451101	Silicone Gasket	YES
4	R0450601	Glass Lens	YES
5	R0450701	Clamp Assembly	YES
6	R0450801	Face Ring, Stainless Steel (SS)	YES
6	R0450802	Face Ring, Plastic, Whitet	YES
6	R0450803	Face Ring, Plastic, Black	YES
6	R0450804	Face Ring, Plastic, Gray	YES
6	R0450805	Face Ring, Plastic Set	YES
7	R0450901	Pilot Screw, with Retainer	YES
8	R0451001	Clamp Screws (8 Screws and 8 Retainers)	YES

## 9.2 Jandy Pro Series Small WaterColors LED Light

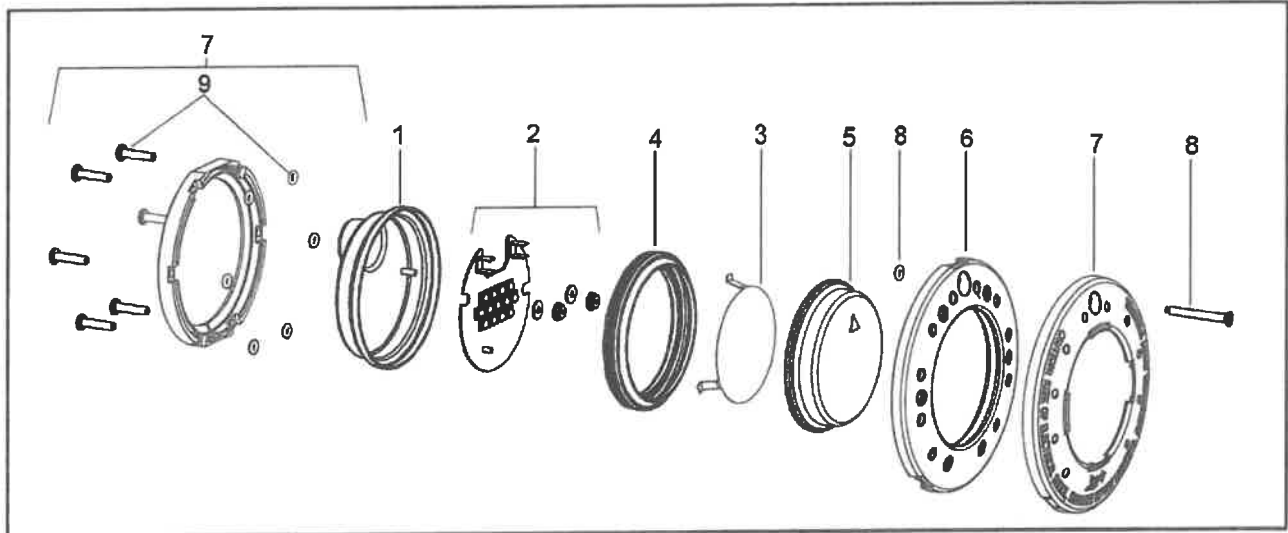


Figure 12. Jandy Pro Series Small WaterColors LED Light Exploded View

DWG #	Part #	Description	Field Replaceable
1	N/A	WaterColors Light Housing	NO - Purchase New Light
2	R0473900	Light Engine, 12V/120V Small LED Light	YES
3	R0474200	Diverger, Light Shaping, Small LED Light	YES
4	R0400501	Silicone Gasket	YES
5	R0400601	Glass Lens	YES
6	R0451201	Clamp Assembly	YES
7	R0451301	Face Ring, Stainless Steel (SS)	YES
7	R0451302	Face Ring, Plastic, White	YES
7	R0451303	Face Ring, Plastic, Black	YES
7	R0451304	Face Ring, Plastic, Gray	YES
7	R0451305	Face Ring, Plastic Set	YES
8	R0450901	Pilot Screw, with Retainer	YES
9	R0451401	Clamp Screws (6 Screws and 6 Retainers)	YES

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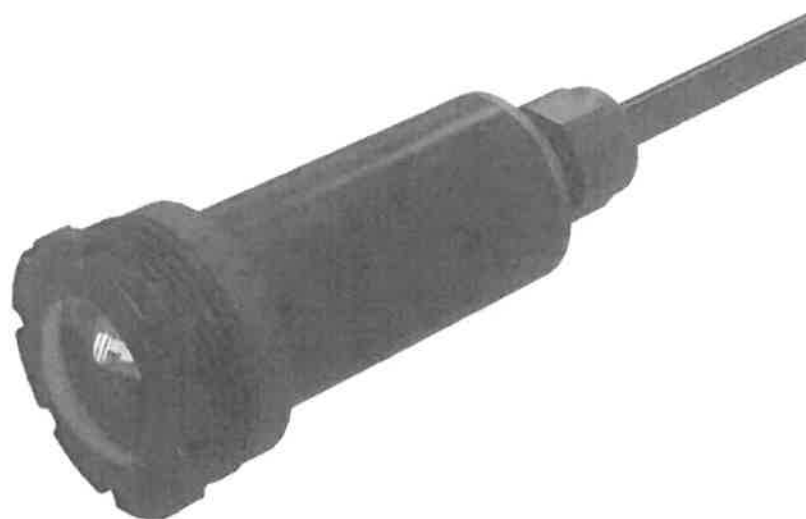
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## OWNER'S MANUAL

ENGLISH | FRANÇAIS | ESPAÑOL



# Jandy Pro Series Nicheless LED Underwater Light

### WARNING

**FOR YOUR SAFETY** - This product must be installed and serviced by a contractor who is licensed and qualified in pool equipment by the jurisdiction in which the product will be installed where such state or local requirements exist. The maintainer must be a professional with sufficient experience in pool equipment installation and maintenance so that all of the instructions in this manual can be followed exactly. Before installing this product, read and follow all warning notices and instructions that accompany this product. Failure to follow warning notices and instructions may result in property damage, personal injury, or death. Improper installation and/or operation will void the warranty.

Improper installation and/or operation can create unwanted electrical hazard which can cause serious injury, property damage, or death.

**ATTENTION INSTALLER** - This manual contains important information about the installation, operation and safe use of this product. This information should be given to the owner/operator of this equipment.

## Table of Contents

<b>Section 1. Important Safety Instructions .....</b>	<b>3</b>
<b>Section 2. General Overview.....</b>	<b>4</b>
2.1 Product Overview .....	4
2.2 Product Contents .....	4
<b>Section 3. Installing the Jandy® Pro Series Nicheless LED Light .....</b>	<b>5</b>
3.1 Preparing the Light Fixture for Installation.....	5
3.2 Installing the Light Fixture .....	6
<b>Section 4. Wiring Options for Controlling Jandy Pro Series Nicheless LED Lights .....</b>	<b>8</b>
4.1 Wiring to an AquaLink® RS Control System .....	8
4.2 Wire Gauge and Length .....	9
4.3 Wiring to a Switch.....	10
4.4 Twelve (12) Volt Installation.....	10
<b>Section 5. Jandy Pro Series Nicheless Underwater LED Light Operating Instructions .....</b>	<b>11</b>
5.1 Light Synchronization .....	11
5.2 Operating the Light.....	12
<b>Section 6. S-Series Nicheless Underwater LED Light Operating Instructions.....</b>	<b>13</b>
6.1 Light Synchronization for S-Series Lights .....	13
6.2 Operating the S-Series Lights .....	13
<b>Section 7. H-Series Nicheless Underwater LED Light Operating Instructions.....</b>	<b>14</b>
7.1 Light Synchronization for H-Series Lights .....	14
7.2 Operating the H-Series Lights .....	14
<b>Section 8. P-Series Nicheless Underwater LED Light Operating Instructions.....</b>	<b>16</b>
8.1 Operating the P-Series Lights .....	16
<b>Section 9. Winterizing.....</b>	<b>17</b>
<b>Section 10. Troubleshooting.....</b>	<b>18</b>

## Section 1. Important Safety Instructions

### IMPORTANT SAFETY INSTRUCTIONS PERTAINING TO A RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS

#### READ AND FOLLOW ALL INSTRUCTIONS

When installing and using this electrical equipment, basic safety precautions should always be followed, including the following:



#### **DANGER**

**RISK OF ELECTRICAL SHOCK OR ELECTROCUTION.** This underwater light must be installed by a licensed or certified electrician in accordance with the National Electrical Code® and applicable local codes and ordinances. In Canada, the Canadian Electrical Code and all applicable local codes and ordinances must be adhered to. Improper installation will create an electrical hazard, which could result in death or serious injury to pool or spa users, installers, or others due to electrical shock, and may also cause damage to property. Read and follow the specific instructions below.



#### **WARNING**

Before installing this underwater light, read and follow all warning notices and instructions accompanying this light. Failure to follow safety warnings and instructions can result in severe injury, death, or property damage.

Visit [www.zodiacpoolsystems.com](http://www.zodiacpoolsystems.com) for additional free copies of these instructions or call Zodiac Technical Support at 800.822.7933 (U.S.) or 888.647.4004 (Canada)

#### **CAUTION**

Except when the Jandy® Pro Series Nicheless Underwater LED Lights are installed in an area of the swimming pool that is not used for swimming and the lens is adequately guarded to keep any person from contacting it, the light shall be installed in or on a wall of the pool, with the top of the lens opening not less than 4 inches (102 mm) below the normal water level of the pool.

#### **ATTENTION INSTALLER**

This manual contains important information about the installation, operation and safe use of this product. This information should be given to the owner/operator of this equipment.

**SAVE THESE INSTRUCTIONS**

**⚠ WARNING**

**RISK OF ELECTRICAL SHOCK OR ELECTROCUTION**, which could result in serious injury or death. The Jandy® Pro Series Nicheless LED Lights are only available for 12-volt AC power. For supply connection, use only an isolating low voltage power supply with ungrounded output, evaluated and listed by a NRTL for swimming pool use.

## Section 2. General Description

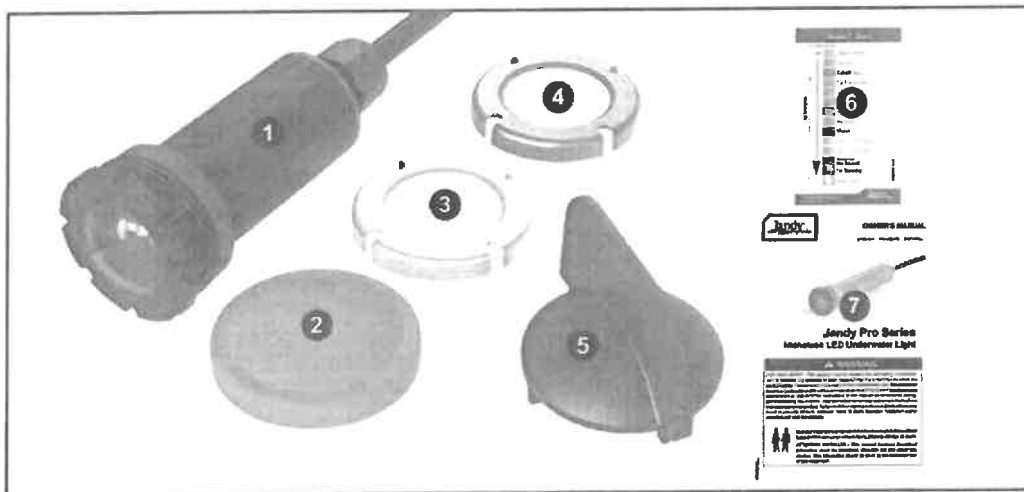
### 2.1 Product Overview

This manual provides instructions for installing and replacing the Jandy Pro Series Nicheless Underwater LED Lights for pool and spa use.

**CAUTION**

The Jandy Pro series nicheless LED underwater lights are not serviceable and therefore contain no serviceable parts. In order to prevent risk of property damage and/or injury, no service should be attempted to the light in the event of a malfunction. The complete light assembly must be replaced.

### 2.2 Product Contents



- 1 - Jandy Pro Series Nicheless Underwater LED Light
- 2 - Protective Cover (See Page 7)
- 3 - White Cosmetic Cover (See Page 7)
- 4 - Gray Cosmetic Cover (See Page 7)
- 5 - Installation Tool (See Page 7)
- 6 - Quick Reference Guide
- 7 - Nicheless LED Underwater Light Owner's Manual

## Section 3. Installing the Jandy Pro Series Nicheless LED Light

### WARNING

**Risk of Electrical Shock or Electrocution.** This underwater light must be installed by a licensed or certified electrician or a qualified pool serviceman in accordance with the National Electrical Code® (Canadian Electrical Code, in Canada) and all applicable local codes and ordinances. Improper installation will create an electrical hazard, which could result in death or serious injury to pool or spa users, installers or others due to electrical shock, and may also cause damage to property.

Always disconnect the power to the light at the circuit breaker before installing or servicing the light. Failure to do so could result in death or serious injury to serviceman, pool or spa users or others due to electrical shock.

**NOTE:** Jandy Pro Series Nicheless Lights are Low Voltage and do not have any exposed metal and as such do not require a separate ground or bonding wire.

### 3.1 Preparing the Light Fixture for Installation

**NOTE:** The electrician must complete preparatory steps before light fixture is installed. See Figure 1.

Verify that the pool meets the requirements of the current National Electrical Code® (Canadian Electrical Code, in Canada) and all local codes and ordinances. A licensed or certified electrician must install the electrical system to meet or exceed those requirements before the underwater light is installed. Some of the requirements of the National Electrical Code, which the pool electrical systems must meet, are as follows:

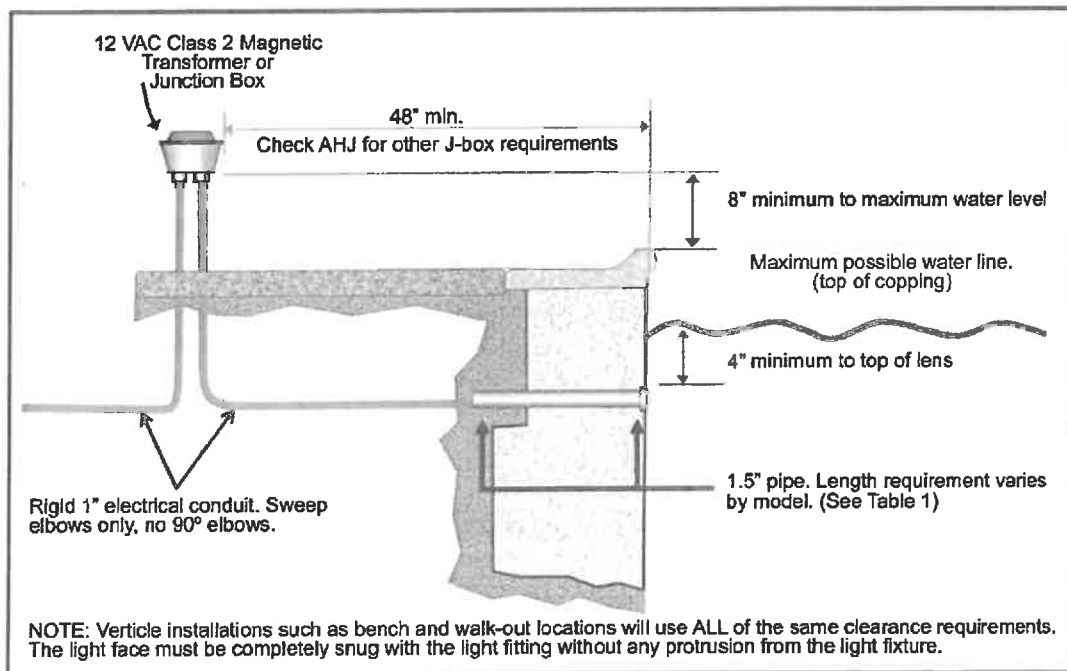
1. The junction box or the low-voltage magnetic transformer must be located at least eight (8) inches (measured from the inside of the bottom of the junction box or transformer) above the MAXIMUM water level, OR at least four (4) inches above the ground level or pool deck, whichever is greater. The junction box or 12VAC magnetic transformer must also be installed at least forty-eight (48) inches (4 ft.) from the edge of the pool. See Figure 1.
2. 1.5" pipe must be installed through the bond beam followed by 1" conduit for the cord using sweep elbows only for turns. Do not use 90 degree elbows. It is highly recommended to use 1.5" pipe throughout the entire width of the bond beam, however, the minimum length for the particular light being installed is specified in Table 1.

3. A standard 1.5" plastic wall / return fitting (not included) must be installed so that the top edge of the underwater light's lens is at least 4 inches (10.2 cm) below the surface of the water in the pool.

See Figure 1.

**NOTE:** For optimal lighting results it is recommended to place lights 12-18" below the water line.

**NOTE:** To be certain that the pool's electrical system meets all applicable requirements, the electrician should also consult the local building department.



**Figure 1. Jandy® Pro Series LED Light Installation with Standard 1.5" Plastic Fitting**

Use the chart below to determine the appropriate pipe length for your installation.

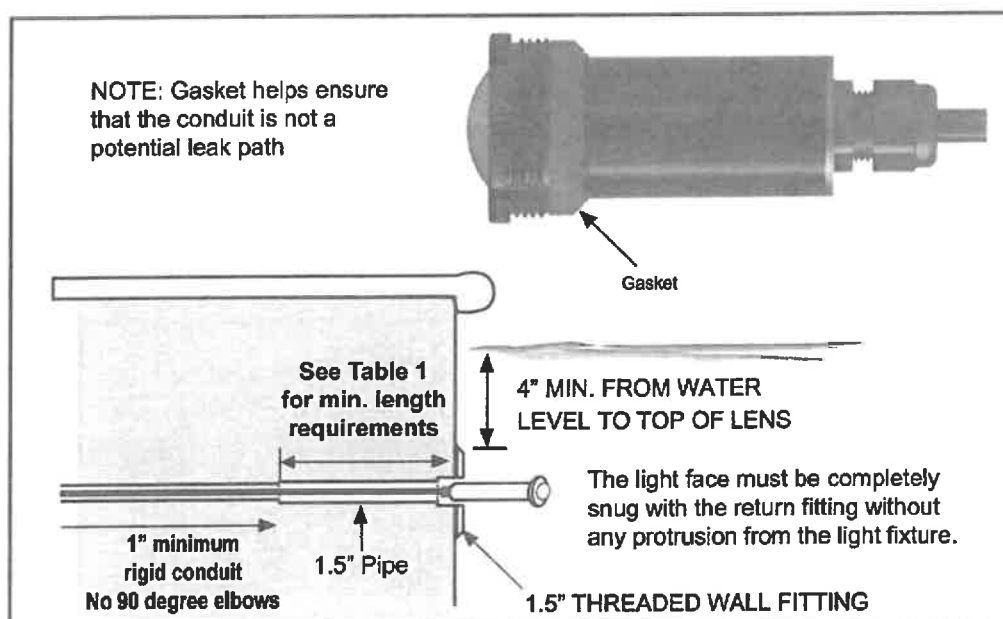
WATTS	MINIMUM LENGTH FOR 1.5" PIPE
6W	7"
12W	10"
24W	10"
All products listed above come in a variety of cord lengths. Cord lengths come in 50, 100 & 150 foot lengths.	

**Table 1. Jandy® Pro Series LED Light Minimum 1.5" pipe length**

### 3.2 Installing the Light Fixture

**NOTE:** Perform these steps *only* after the electrical system requirements are met.

1. Keep protective cover on to protect the light during installation.

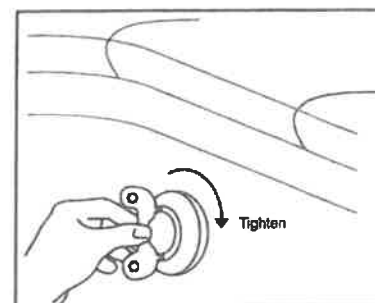


**Figure 2. Standard installation with 1.5" pool wall fitting**

2. Snake the electric cord through the conduit outlet of the wall fitting, into the conduit and up to the location of the pool transformer. Cut the cord 18"-24" beyond the length needed to reach the transformer to allow for a service loop. Pull the fixture snug to the wall fitting.
3. Remove protective cover once light has been pulled into the fitting.
4. Install cosmetic cover if desired.

**NOTE:** When using a 1 1/2" MIP fitting on the back of a SP-1022 or SP-1408 Wall Fitting, the interior of the Spears and Dura MIP are too small for use with the Jandy® Pro Series Nicheless LED Lights.

5. Using the included installation tool, thread the light into the wall fitting until it is snug. The light face must be completely flush with the return fitting. Please provide the pool owner with a minimum of 1 key upon job completion.



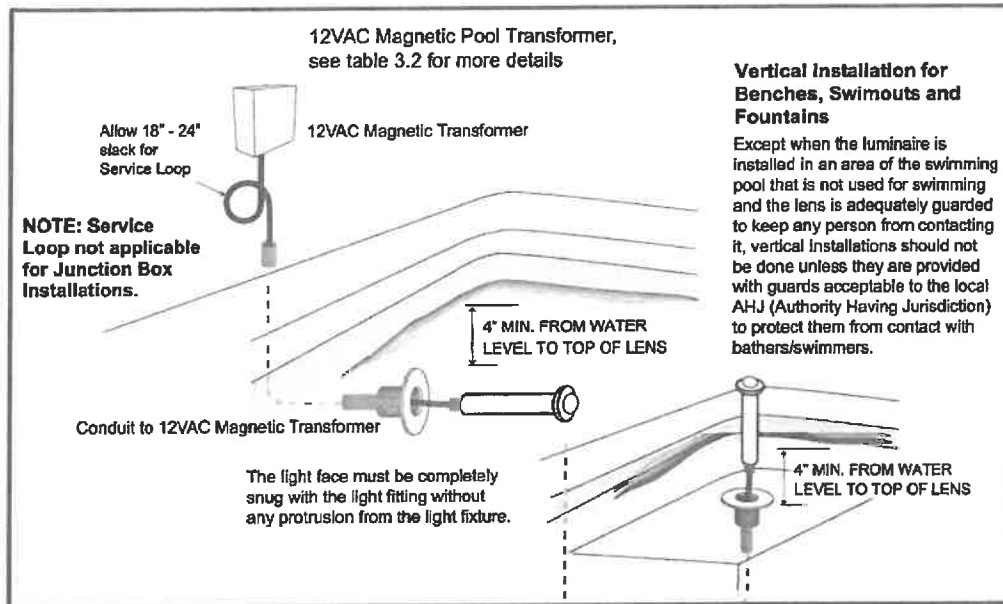


Figure 3. Standard installation with 1.5" pool wall fitting

## Section 4. Wiring Options for Controlling Jandy® Pro Series Nicheless LED Lights

**NOTE:** Always consider the cable length when calculating the input voltage at the transformer. The maximum run of service between transformer and lights should not exceed 150ft. in length, inclusive of the use of a J Box or not.

To the extent allowed by local installation codes in effect in the installation jurisdiction and capacity of the electrical equipment, multiple Jandy Pro Series lights may be controlled with a single switch and a 12VAC magnetic transformer so their colors may be synchronized.

**IMPORTANT NOTE:** All fixtures must be tied into the same transformer, circuit or switch for synchronization to occur. The use of Solid Core over Stranded wire and terminating Bus Bars is strongly recommended.

### 4.1 Wiring to an AquaLink® Controller

The Jandy Pro Series Nicheless LED Lights can be controlled by an AquaLink controller. Connect the transformer powering the lights to one of the auxiliary relays in the AquaLink.

Refer to Figure 4 to connect the Jandy Pro Series Nicheless LED Lights to the Power Center.

## 4.2 Wire Gauge and Length

### CAUTION

Jandy® Pro Series Nicheless Underwater LED Lights are low voltage fixtures. Improper wire gauge and wire length can effect the performance of these products. Follow the guidelines below to determine the proper operation and optimum performance of the lights.

Voltages are determined by the measured voltage level at the Bus Bar where the transformer and cords are connected.

**NOTE:** Each color mode has a slightly different power draw

6W & 12W lights: Min/Max Voltage per cord length		
Cord Length	Min. Voltage	Max. Voltage
50 Feet	9.4VAC	12.4VAC
100 Feet	10.7VAC	13.2VAC
150 Feet	11.82VAC	13.8VAC

24W Lights: Min/Max Voltage per cord length		
Cord Length	Min. Voltage	Max. Voltage
50 Feet	10.34VAC	12.56VAC
100 Feet	10.9VAC	13.5VAC
150 Feet	11.43VAC	14.1VAC

**Table 2. Jandy® Pro Series LED Light Voltage Min/Max Levels**

### WARNING

**RISK OF ELECTRICAL SHOCK OR ELECTROCUTION,** which could result in serious injury or death. A Ground Fault Circuit Interrupter (GFCI) for 120 Volt transformers should be used if required by the transformer manufacturer or if required by the local applicable code and/or Authority Having Jurisdiction (AHJ). When a GFCI is used, the conductors on the load side of the GFCI circuit shall not occupy conduit, boxes, or enclosures containing other conductors unless the additional conductors are also protected by a GFCI. Refer to local codes for complete details.

## WARNING

**RISK OF ELECTRICAL SHOCK OR ELECTROCUTION,** which could result in serious injury or death. The Jandy Pro Series Nicheless LED Lights are only available for 12-volt AC power. For supply connection, use only an isolating low voltage power supply with ungrounded output, evaluated and listed by a NRTL for swimming pool use.

### 4.3 Wiring to a Switch

The Jandy® Pro Series Nicheless LED Lights can be wired to a switch to manually operate the lights. Refer to Figure 4 to connect the lights into the switch.

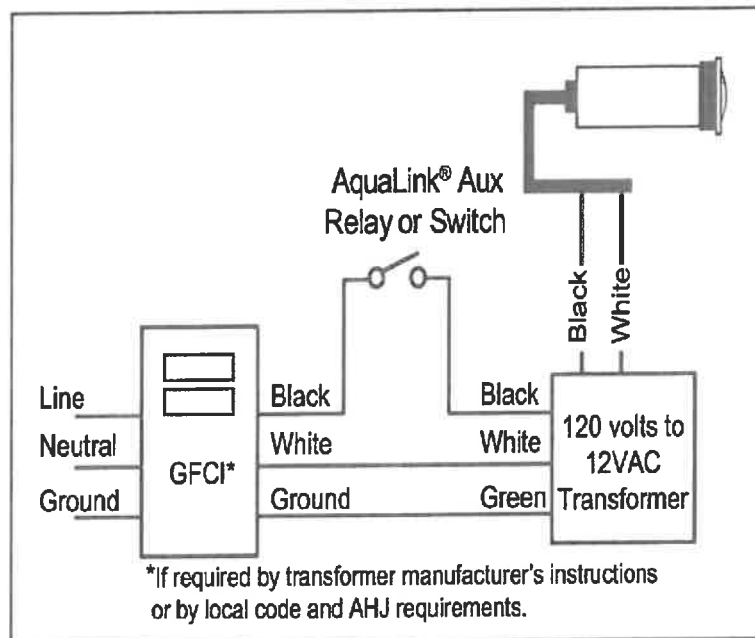


Figure 4. Wiring Jandy Pro Series Nicheless Underwater Lights

### 4.4 Twelve (12) Volt Installation

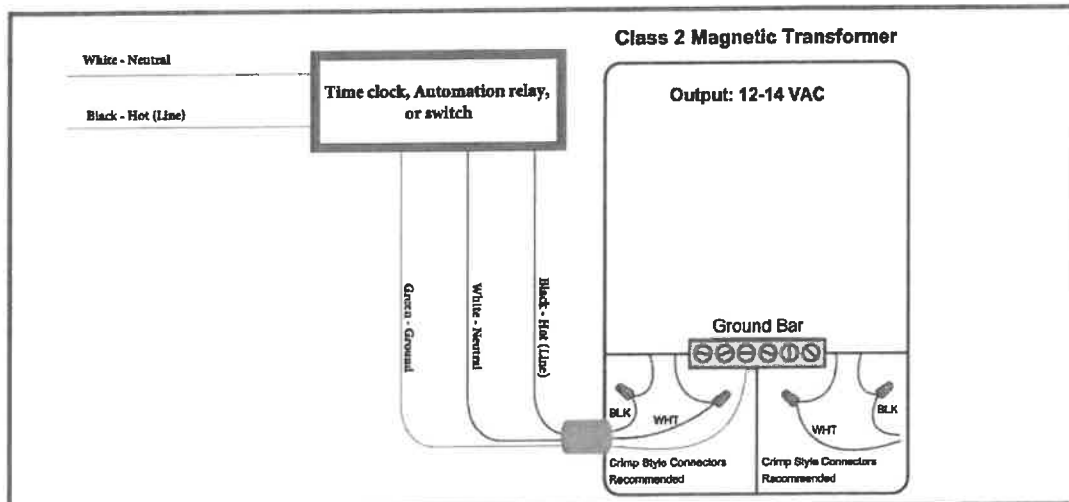
A 12-14 Volt AC Magnetic Transformer must be used to power all 12-Volt lights.

**NOTE** For optimum performance Jandy Pro Series recommends not exceeding the load factor specified by the instructions included with the transformer.

To ensure maximum safety, use only a Class 2 magnetic transformer that can supply 12-14 Volts AC to power all 12-Volt lights. The transformer must be listed or certified by a Nationally Recognized Testing Laboratory (NRTL) for the intended use.

## ! CAUTION

To prevent risk of fire which could result in property damage, and to ensure optimum performance, do not exceed the load factor specified in the instructions provided by the transformer manufacturer.



**Figure 5. Wiring LED Lights to a 12 Volt Magnetic Transformer**

**NOTE** A magnetic low-voltage dimmer switch or dimming relay may be used when Jandy Pro Series Nicheless WHITE ONLY lights are installed. Jandy Pro Series color lights are NOT DIMMABLE and are NOT COMPATIBLE with dimmer switches or dimmer relays.

## Section 5. Jandy® Pro Series Nicheless Underwater LED Light Operating Instructions

### 5.1 Light Synchronization

**NOTE** This section only applies to the color (RGBW) lights. All fixtures must be tied into the same transformer, circuit or switch for synchronization to occur.

1. Turn the light **ON**. If the light has been off for 7 seconds or longer, the light will turn on with the last color selected.
2. To synchronize multiple lights to the same color mode, you will need to reset to the beginning of the color mode sequence. With the lights **ON**, turn them **OFF** for five (5) seconds, then turn **ON** again. All of the lights will reset to the Alpine White color mode. If all of the lights are not in the Alpine White color mode, they have not been synchronized, repeat step 2.

## 5.2 Operating the Light

3. To change the color mode, turn the light **OFF** for one 1-3 seconds. Continue turning **OFF** and **ON** until the desired light color mode is reached. See Table 3 for the color mode sequence.

Example: If you followed step 3 and are now on Sky Blue and want the lights to be Violet, then the lights must be turned off and on 7 times to bring you to Violet.

Sequence Order	Color Modes
1	Alpine White
2	Sky Blue
3	Cobalt Blue
4	Caribbean Blue
5	Spring Green
6	Emerald Green
7	Emerald Rose
8	Magenta
9	Violet
10	Slow Color Splash
11	Fast Color Splash
12	America the Beautiful
13	Fat Tuesday
14	Disco Tech

**Table 3. Color Mode Sequence**

4. The lights have memory. If the lights are off for 7 seconds or more, the next time the lights are turned on, they will return to the last color mode they were on prior to being turned off (Step 1 listed above). This function allows you to keep your lights returning to your favorite color mode every time the lights are turned back on.

**NOTE** To synchronize colors on multiple Jandy® Pro Series Nicheless Underwater LED Light systems wired to separate switches, perform the above actions on all of their switches simultaneously. All Jandy Pro Series Nicheless Underwater LED Lights will synchronize automatically if activated by the same switch. No other accessories are required.

## Section 6. S-Series Nicheless Underwater LED Light Operating Instructions

### 6.1 Light Synchronization for S Series Lights

1. Turn the light **ON** and wait for **20 seconds**. The lights will first come on white for 10-15 seconds and then return to the color mode it was on prior to being turned off.
2. To synchronize lights, turn the lights off, wait 6-9 seconds and then turn them back on. You should see three quick flashes (red, green & blue), then all the lights will reset to the first color mode (Treasure Island)
3. (A) If you do not see three quick flashes, then the lights did not reset.  
(B) If you did not wait long enough (shorter than 6 seconds) the lights will advance to their next color mode. They are not synced as each light could be in different color modes.  
(C) If you wait too long (longer than the 9 seconds) they all will go to white for 10-15 seconds, looking like they're synced **BUT AFTER 15 seconds** they will return to their previous color mode (which at this point the lights are still unsynchronized).
4. Repeat step 1 - 3 until synchronization is accomplished.

### 6.2 Operating the S Series Lights

1. To move to the next color mode, turn the lights off for 1-2 seconds and turn back on. Repeat until desired color mode is found.

Example: If you are now on Fixed Green and want the lights to be White, then the lights must be turned off and on 7 times to bring you to Moonlight White.

Sequence Order	Color Modes for S Series Lights
1	Treasure Island / Slow Color Change
2	Moonlight White / Fixed White
3	SAVI Blue / Fixed Blue
4	Sargasso Sea / Fixed Green
5	Blue Lagoon / Fixed Light Blue
6	Passion Pink / Fixed Light Blue
7	Caribbean Hues / Blue and Green Slow Color Change
8	Copacabana / Magenta, Yellow and Orange Slow Color Change
9	Dance Party / Multi Color Strobe Effect

**Table 4. Color Mode Sequence for S Series Lights**

2. The lights have memory. If the lights are off for 10 seconds or more, the next time the lights are turned on, they will go to white for approximately 10-15 seconds and then return to the last color mode they were on prior to being turned off. This function allows you to keep your lights returning to your favorite color mode every time the lights are turned back on.

**NOTE** To synchronize colors on multiple S-Series Nicheless Underwater LED Light systems wired to separate switches, perform the above actions on all of their switches simultaneously. All S-Series Nicheless Underwater LED Lights will synchronize automatically if activated by the same switch. No other accessories are required.

## **Section 7. H-Series Nicheless Underwater LED Light Operating Instructions**

### **7.1 Light Synchronization for H-Series Lights**

1. Turn the light **ON**. The lights will first come on white for 15 seconds and then return to the color mode it was on prior to being turned off.
2. H-Series Lights may be operated independently or together depending upon the initial installation of your lights. All H-Series lights that are wired to the same 12V Transformer/Switch will synchronize their operation of the 17 Color modes. If they do get out of sync, turn the switch on then back off - wait between 6 and 9 seconds and turn the switch back on. They should now all be in position #1.

### **7.2 Operating the H-Series Lights**

1. To move to the next color mode, turn the lights off for 1-3 seconds and turn back on. Repeat until desired color mode is found.

Example: If you are now on Deep Blue and want the lights to be White, then the lights must be turned off and on 5 times to bring you to White.

Sequence Order	Color Modes (Universal ColorLogic® emulation)
1	Color Show - Voodoo Lounge
2	Deep Blue Sea
3	Royal Blue
4	Afternoon Skies
5	Aqua Green
6	Emerald
7	Cloud White
8	Warm Red
9	Flamingo Pink
10	Vivid Violet
11	Sangria Dark Purple/Red
12	Color Show - Twilight
13	Color Show - Tranquility
14	Color Show - Gemstone
15	Color Show - USA
16	Color Show - Mardi Gras
17	Color Show - Cool Cabaret

**Table 5. Color Mode Sequence for H-Series Lights**

- The lights have memory. If the lights are off for 60 seconds or more, the next time the lights are turned on, they will go to white for approximately 15 seconds and then return to the last color mode they were on prior to being turned off. This function allows you to keep your lights returning to your favorite color mode every time the lights are turned back on.
- H-Series LED Colored Nicheless Lights are specifically designed to be operated by select Hayward® Controls and Zodiac® Rev T.2 RS Systems for direct switching/access to colors and programs. Please refer to Hayward and Zodiac Series controls for installation and Operational directions.

**NOTE** At NO TIME shall the H-Series lights be used in conjunction with any other lights. The color choices, shows and operations are entirely different.

## Section 8. P-Series Nicheless Underwater LED Light Operating Instructions

### 8.1 Operating the P-Series Lights

1. Turn the light **ON** and wait for **20 seconds**. The lights will first come on white for a few seconds and then return to the color mode it was on prior to being turned off.
2. P-Series LED Colored Nicheless Lights are specifically designed to be operated by select Pentair® Controls and Zodiac Rev T.1 controls for direct switching/access to colors and programs **WITHOUT** having to toggle sequences ON/OFF. Please refer to Pentair and Zodiac Series controls for installation and Operational directions.

**NOTE** When using the above mentioned controls - when programming the Light Function - the general selection choice offered that should be selected is IntelliBrite. The color and show names will be slightly different but all operations will be correct.

**NOTE** At **NO TIME** shall the P-Series lights be used in conjunction with any other lights. The color choices, shows and operations are entirely different.

3. To move to another color mode, cycle the lights OFF/ON the selected number of times listed below.

Example: If you are now on Blue (8) and want the lights to be Magenta (12), then the lights must be turned off and on twelve (12) times to bring you to Magenta. To move to Old School, turn OFF/ON 1 time.



#### **WARNING**

**During OFF/ON Cycle**, before the selected mode is displayed, no illumination will occur. During this period of time the pool/spa will be dark and precautions should be taken to avoid unforeseen accidents. Failure to observe this warning may result in serious injury or death to pool/spa users.

Cycle Number	Color Modes for P-Series Lights (IntelliBrite® emulation)
1	SAm® Mode
2	Party Mode
3	Romance Mode
4	Caribbean Mode
5	American Mode
6	California Sunset
7	Royal Mode
8	Blue
9	Green
10	Red
11	White
12	Magenta
13*	<i>Hold : Saves the current color choice during a color show</i>
14*	<i>Recall: Turns on last saved color selection selected in position #13</i>
* These 2 Modes are specifically used with advanced control systems and not manual operations	

**Table 6. Color Mode Sequence for P-Series Lights**

4. The lights have memory. If the lights are off for 5-10 seconds, the next time the lights are turned on, they will go to white for a few seconds and then return to the last color mode they were on prior to being turned off. This function allows you to keep your lights returning to your favorite color mode every time the lights are turned back on.

## Section 9. Winterizing

Do not keep the winter water level at the level of the light. Make certain that the water level is left at least 4" or more above or below the light depending on the pool's other winterization needs. Consult a Local Swimming Pool Professional for proper winterization. At NO TIME should there be water removed from the pool without checking ground water tables.

## Section 10. Troubleshooting

Use the troubleshooting information in the following table for suggestions.

Symptom	Problem	Corrective Action
All lights fail to illuminate	Lights are not receiving power	Check 120VAC power supply into transformer. Check for 12VAC output at transformer. Check or reset GFCI. Make sure 120 volts has not been used in the installation - if so damage is assured and is NOT WARRANTABLE.
One or more lights are dim, blinking or not working	Poor connection or improper wire gauge	Separate each light and independently wire 12V to the single light only. Repeat this process on each light. If junction box is being used, check for proper connection of light cord. Verify that the correct wire gauge is being used between the transformer and junction box.
Colored lights out of synch	Improper voltage supply or poor connection to the light	Verify that proper wire connections are being achieved for the lights that are out of sync. Reset all the lights to white by turning lights OFF for five (5) seconds, then turning ON
Light is blinking	Light is too hot	Confirm that the light is submerged in water that does not exceed a temperature of 104F (40C)

## NOTES

**Zodiac Pool Systems, Inc.**  
2620 Commerce Way, Vista, CA 92081  
1.800.822.7933 | [www.ZodiacPoolSystems.com](http://www.ZodiacPoolSystems.com)

**Zodiac Pool Systems Canada, Inc.**  
2115 South Service Road West, Unit 3 Oakville,  
ON L6L 5W2  
1.888.647.4004 | [www.ZodiacPoolSystems.ca](http://www.ZodiacPoolSystems.ca)



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CERTIFIED TO  
CAN/CSA C22.2 NO.89

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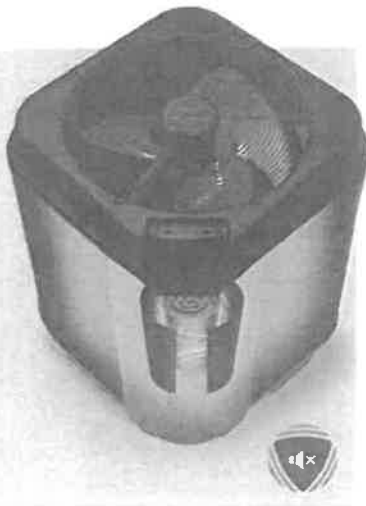
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## Why settle for just warm when you can have it any way you like...

The Jandy® VersaTemp™ Heat / Chill pump with Sound Shield™ Technology regulates your pool and spa's temperature for the utmost comfort while significantly reducing operational noise. Designed for energy-efficient, eco-friendly performance and dual thermostats for pool/spa combinations, the VersaTemp offers intuitive operation with a built-in LCD panel and compatibility with AquaLink® automation systems for anytime, anywhere iAquaLink® app control.

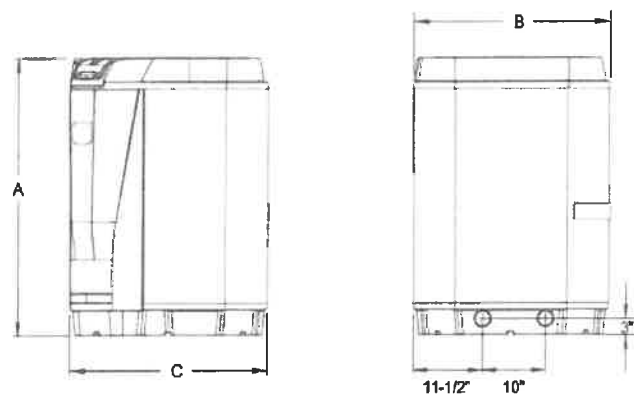
### SoundShield™ Technology

Not a fan of loud noises? Heat your pool and/or spa with significantly less noise. Specially designed Sound Shield Technology consists of a swept-wing blade design that decreases turbulence and a decibel dampening acoustic blanket to help muffle compressor reverberation for even quieter operation—because you should feel the heat, not hear the heat pump.



- Perfect Pool Temperature**  
 Innovative thermo control technology enables you to heat or cool your pool water
- Dependable Year-Round Use**  
 Heat reversing technology activates when ice formation is detected and automatically redirects heat to melt the ice
- Performance that Saves**  
 Takes performance to the next level with increased heat output for more efficient and faster heating
- Easy to Operate**  
 Advanced digital control enables self-diagnostic notifications and multilingual capability
- Auto-Heat Option**  
 When used in conjunction with any AquaLink automation system, you can maintain your pool's temperature automatically
- Anytime, Anywhere Control**  
 Enjoy the convenience of on-the-go operation with the iAquaLink app
- Dual Thermostats**  
 Independent heat settings for pool and spa
- Smaller Size**  
 Smaller footprint for more compact pool pad setups¹

### DIMENSIONS



MODEL	DIMENSIONS		
	A	B	C
JRT2000R	42"	32"	32"
JRT2500R	42"	32"	32"
JRT3000R	45"	32"	32"

### SPECIFICATIONS

	JRT2000R	JRT2500R	JRT3000R
Output (BTU)	103,000	116,000	130,000
Input (kWh)	4.72	5.23	6.57
COP	6.4	6.5	5.8
Output (BTU)	96,000	109,000	124,000
COP	6.1	6.1	5.6
Output (BTU)	62,000	70,000	82,000
COP	4.1	4.1	4.0
Voltage	208/230V/60Hz	208/230V/60Hz	208/230V/60Hz
Minimum Circuit Ampacity	38	39	40
Max Over Current Protection	40	50	50
LRA	178	145	148
RLA	28.3	29	32.5
Compressor	Scroll		
Heat Exchanger	Titanium		
Optimal Water Flow (GPH)	42	48	57
Minimum Water Flow (GPH)	20	20	30
Maximum Water Flow (GPH)	70		
Weight	232	242	252

¹ Versus previous models.

Rated in accordance with AHRI Standard 1160. Test Conditions: 80°F Air, 80% RH, 80°F Water  
 Rated in accordance with AHRI Standard 1160. Test Conditions: 80°F Air, 63% RH, 80°F Water  
 Rated in accordance with AHRI Standard 1160. Test Conditions: 50°F Air, 63% RH, 80°F Water  
 \* Max Over Current Protection refers to the maximum breaker size allowed. If this value is not a standard breaker size, use the next smallest standard breaker size. The breaker size must be smaller than the Minimum Circuit Ampacity.

Jandy.com | 1.800.822.7933

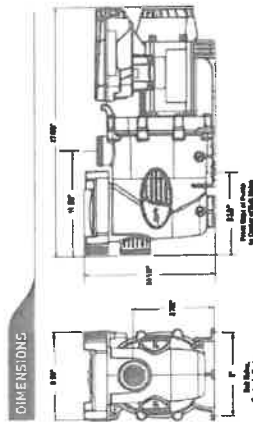
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# VS PlusHP 2.7 HP VARIABLE-SPEED PUMP



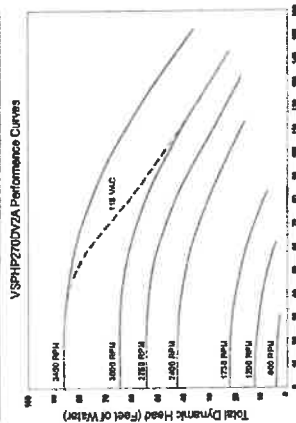
## MAXIMUM EFFICIENCY. MAXIMUM SAVINGS.



### SPECIFICATIONS

Model No.	TYP	WEP <sup>1</sup>	Volts	Watts	Amperes	Unit	Spec. Piping Size <sup>2</sup>	Spec. Weight	Overall Length
VSPH2700ZA	270	2.2	230 VAC	2,250W	10.3	27 x 3 1/2"	2"	44.0 lbs	27 3/8"
		6.7	115 VAC	1,250W	14.0				

### PERFORMANCE



<sup>1</sup>WEP<sup>1</sup> weighted average for installation. WEP<sup>1</sup> is a performance-based metric assigned by the Department of Energy for the service energy performance of dedicated motors. <sup>2</sup>For more information on WEP<sup>1</sup> and how to calculate it, visit [www.energy.gov/wep](http://www.energy.gov/wep). Always follow local building and electrical code requirements, and consult the pump's installation manual for more information.



### Intelligent Pump Design.

- **No Rewiring Necessary**  
Auto-sensing dual voltage motor automatically recognizes and adapts to 115- or 230-volt power supplies.
- **Add iQPUMP01 for Instant Automation**  
Two auxiliary relays allow the pump to control other equipment such as a salt chlorinator and booster pump without a separate timeclock.
- **Space Saving Design**  
Zero Clearance: YEC motor pulls in cooler air from the side of the motor instead of the back, allowing for compact installation against walls or other tight setups.



- **Additional Features**
  - 40% larger strainer basket than the leading competitor for greater pool owner convenience and improved efficiency when loaded with debris
  - 2" x 2.5" unions included for easy installation and maintenance with no hidden costs
  - Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
  - RS485 Quick Connect Port for faster installation and maintenance
  - Dry Contact Relay Control
    - Ergonomic carry handle for easy installation
    - Tool free lid allows for quick and easy cleaning of the pump basket
- **Choose Your Own Controller**  
Designed to work with the following Jandy control systems for complete programmability and customization (controller sold separately):
  - Jandy AquaLink® Automation Systems
  - iQPUMP01 with AquaLink® App Control
  - JEP-R Controller

Jandy.com | 1.800.822.7533

1 2 3 4 5 6 7 8 9 10 11 12

**VS PlusHP**  
VARIABLE-SPEED PUMP





# Construction Schedule

Typ. Construction Time  
18-22 wks AFTER EXCAVATION

*This schedule is to be used as a guideline-all may not apply to your project.*

Stage	Notes
Pre-Site	
Dig Pool	<b>**Payment Due**</b>
Form & Steel The Pool	
City Inspections	
Shell Install/Gunite	<b>**Payment Due**</b>
Strip & Backfill	Please be aware that if you live in <b>Parkland, Boca, Martin County, Miami Shores or SW Ranches</b> you will need to have a Tie in or Elevation Survey done by your surveyor after your deck & landscape is complete. <b>Weston</b> will require one if you have a pergola.
Plumbing Install	
City Inspections	
Patio Grade	
Equipotential Bonding Grid Install	(If Applicable)
City Inspection On The Grid	(If Applicable)
Tile & Coping Install	<b>**Payment Due**</b>
Deck Delivery	(If Included)
Sand Delivery	(If Included)
Deck Install	(If Included)
Final Grade & Clean Up	(If Included)
Homeowner Responsibilities: Sod, Landscape, Fencing And Sprinklers, Alarms.	(Please note these items must be installed before final inspections). All fences must meet Florida building code, the gates must self-close and self-latch, and they must open to the outside. All gate latches must be 54" high from the ground.
*Van Kirk responsible <i>if in contract</i> *	After Sod is completed Home Owner must call for elevation survey from their survey company (Can be found by previous survey company.)

**Van Kirk & Sons Pools & Spas**  
**Construction Department**  
**954-755-4402**



# Construction Schedule

Automation	(If Applicable; for iAqua Link / iPhone Automation) Please provide us with the following information for connectivity BEFORE Electrical Equipment Hook-Up: -S.S.I.D. (located on your router) -Password -Name, Address, Phone #, & Email If you do not have your Cat 5 please contact your Internet Service Provider
Equipment Set & Install	(If Applicable) Please provide us with the following information: -Elevation Survey
Electrical Equipment Hook-Up	(If Applicable)
City Inspections	
Plaster And Filling Of Pool	<b>**Final Payment Due day before Plaster**</b> Must be received before plastering and filling of pool.

## **\*\*To Keep in Mind:**

- If you are using a perimeter fence as a barrier you will need a second barrier from the house to the pool such as a child fence or window and door alarms (please see the approved alarm list attached)
- Be aware that if you live in Palm Beach County and you are using your existing fence as a barrier you must permit it as a barrier.

Point of Contact	Extension
Dig & Gunite Coordinator	(754) 702-3420 ext. 3420
Tile Coordinator	(754) 702-3421 ext. 3421
Deck Coordinator	(754) 702-3422 ext. 3422
Plaster/ Equipment/ Electric Coordinator	(754) 702-3423 ext. 3423

**Van Kirk & Sons Pools & Spas**  
**Construction Department**  
**954-755-4402**

POOL PLAN

SCALE: 1/8" = 1'



NOTE: NOISE DECIBEL LEVEL MEETS AND OR EXCEEDS CURRENT CODE FOR NOISE ABATEMENT.

POOL EQUIPMENT (SCREEN MECHANICAL EQUIP. W/ 5' HIGH PODOCARPUS MACROPHYLLUS SHRUBS 12" APART, 2' SPREAD)

NOTE: SEE PIPING SCHEMATIC SHEET #5 FOR PIPE SIZES.

NOTE: SEE SURVEY FOR FENCING AND PROPERTY EXTENTS.

NOTE: GRADING AT PROPERTY LINE WILL NOT BE ALTERED TO CREATE ADVERSE EFFECT TO ADJACENT PROPERTIES

POOL SPECIFICATIONS	
POOL SIZE	26' X 11'-6"
POOL DEPTH	3' - 5'
PERIMETER	67LF
SURFACE AREA (SQ. FT.)	232
GALLONS	5894
GPM	10.9
TURNOVER TIME (HRS)	6
POOL PUMP	JANDY VS PLUSHP 2.7HP (VSPHP270DV2A)
FEATURE PUMP	JANDY FLOPRO FHPM 1.0HP SINGLE SPEED
HEAT PUMP	JANDY JRT3000R
FILTER	JANDY CS200
POOL LIGHTS	(1) LED NICHE
SALT SYSTEM	JANDY AQUAPURE 700
POOL RETURNS/SKIMMER	3 RETURNS / 1 SKIMMER
ENCLOSURE	EXISTING 6' PVC FENCE / WINDOW & DOOR ALARMS BY OTHERS
MISC.	PREFAB ROCK WATERFALL 8'L X 4'H W/ 2 LED LIGHTS
FITTINGS COLOR	WHITE
CAP TILE ON STEPS & BENCHES	YES
SUN SHELF W/ CAP TILE	10'-9"± X 6'±
DECK	PAVERS SET ON SAND

LEGEND	
	LIGHT(S)
	SKIMMER(S)
	WALL RETURNS
	MAIN DRAIN(S)
	VAC LINE W/ VAC LOCK
	FLOOR RETURN
	LED BUBBLER(S)
	THERAPY JET(S)

SPA SPECIFICATIONS	
SPA SIZE	6' DIAMETER
SPA DEPTH	3'
SPA HEIGHT	FLUSH
PERIMETER	19LF
SURFACE AREA (SQ. FT.)	28
GALLONS	628
SPA PUMP	SHARED W/ POOL
THERAPY JETS	4
AIR BLOWER	1.0HP
FLOOR RETURNS	2
SPILLWAY SIZE	4'
SPILLWAY DIRECTION	REVERSE SPILL (WET WALL)
SPA LIGHT	(1) LED NICHELESS

SHEET 1
DRAWN DATE: 08/04/2022
ORDER: 561
JOB NO. : MARC-22-113
DESIGNER: JP
DRAWN BY: CPG

MARCHITTO RESIDENCE
PALM BEACH SHORES
LT: 368
226 BAMBOO ROAD
PALM BEACH SHORES, FL 33404

BUILDING DEPARTMENT REVISIONS:	
DATE	DESCRIPTION
03/01/2023	UTILITY EASEMENT IS 5' NOT 10' INSIDE PROPERTY, DEWATERING & FILTERS

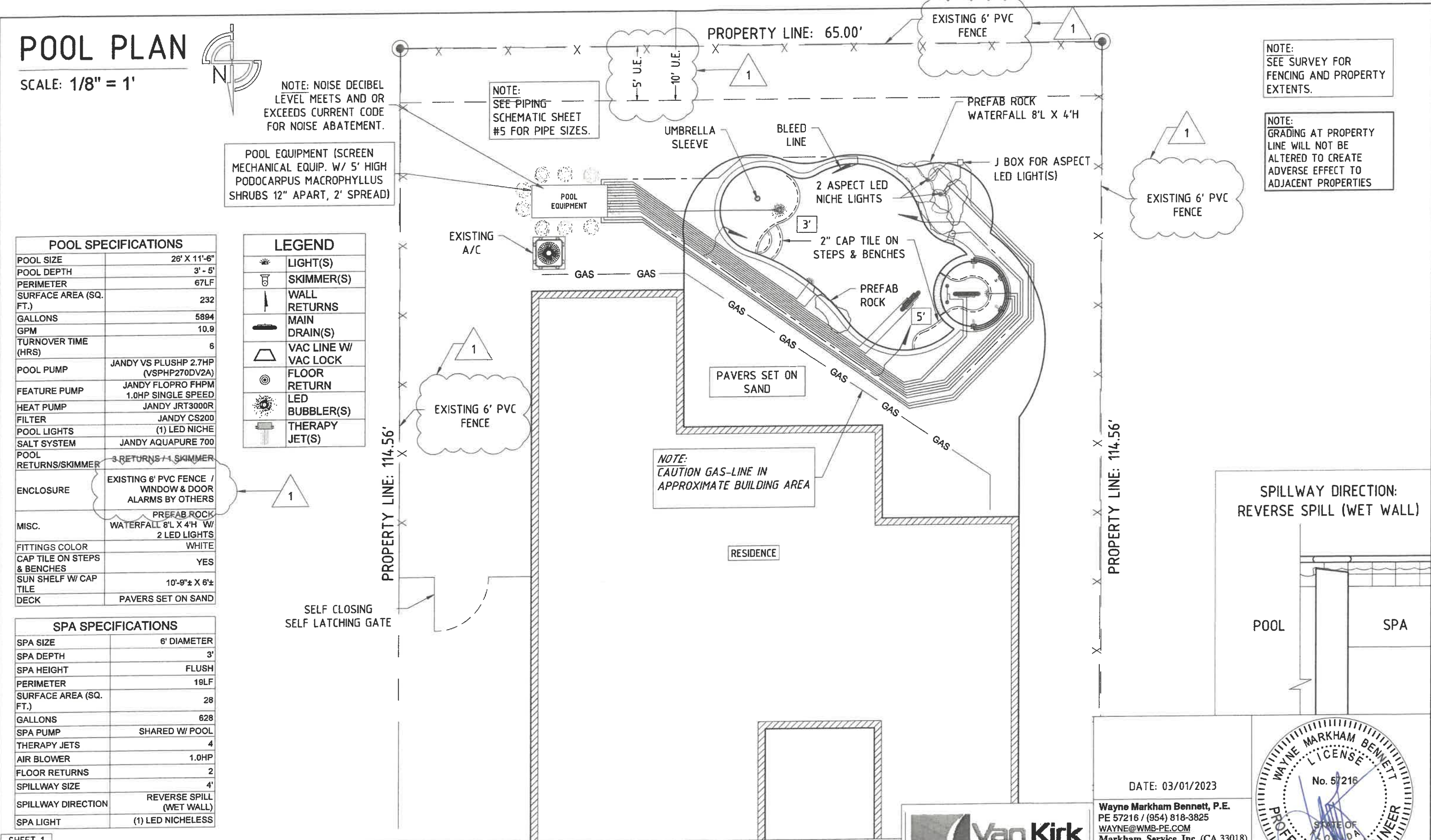
**Van Kirk & Sons**  
POOLS & SPAS

3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 755-4402

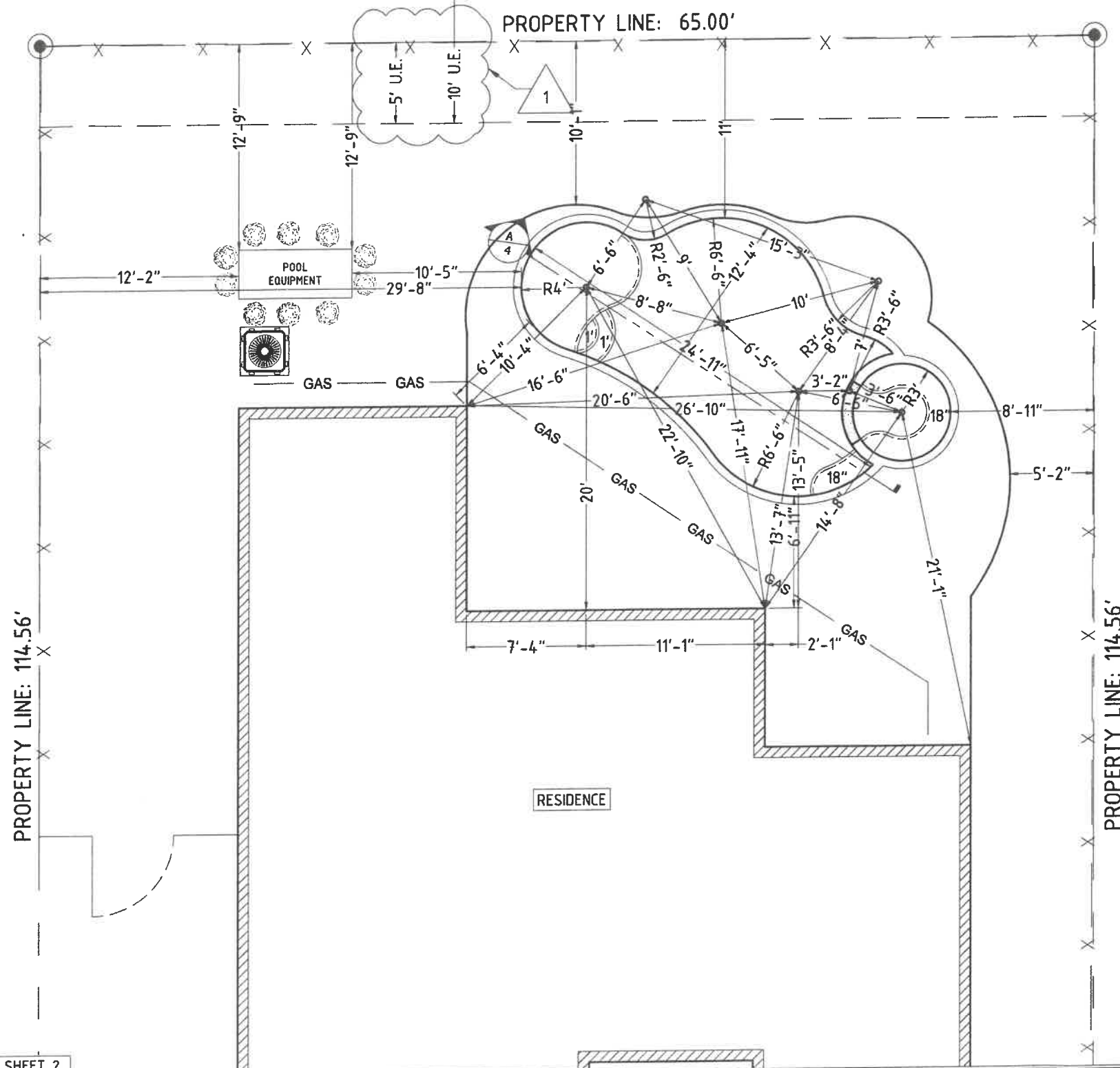
DATE: 03/01/2023

Wayne Markham Bennett, P.E.  
PE 57216 / (954) 818-3825  
WAYNE@WMB-PE.COM  
Markham Service, Inc. (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685.  
Jensen Beach, FL. 34957

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SCALE: 1/8" = 1'



DRAWN DATE: 08/04/2022
ORDER: 561
JOB NO. : MARC-22-113
DESIGNER: JP
DRAWN BY: CPG

**MARCHITTO RESIDENCE**  
PALM BEACH SHORES  
LT: 368  
226 BAMBOO ROAD  
PALM BEACH SHORES, FL 33404

DATE	DESCRIPTION
03/01/2023	UTILITY EASEMENT IS 5' NOT 10' INSIDE PROPERTY, DEWATERING & FILTERS



3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 755-4402

RESIDE

DATE: 03/01/2023

**Wayne Markham Bennett, P.E.**  
PE 57216 / (954) 818-3825  
[WAYNE@WMB-PE.COM](mailto:WAYNE@WMB-PE.COM)  
**Markham Service, Inc.** (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685.  
Jensen Beach, Fl. 34957



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SWALE DRAINAGE PLAN

SCALE: 1/8" = 1'

CLIENT: MARCHITTO RESIDENCE  
PROPERTY ADDRESS: 226 BAMBOO ROAD  
LEGAL DESCRIPTION  
LT: 368, PALM BEACH SHORES, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29, OF  
THE PUBLIC RECORDS OF PALM BEACH SHORES, FLORIDA.

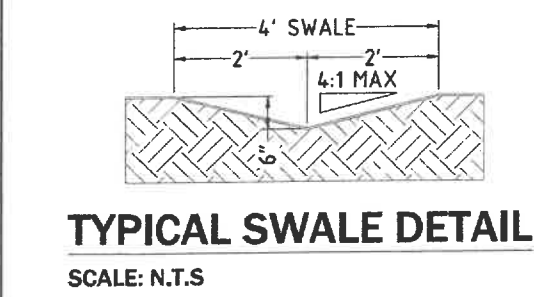
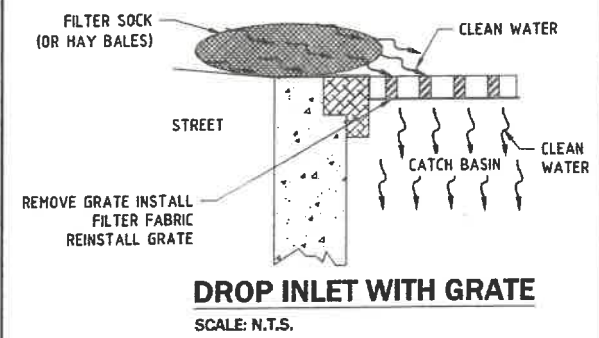
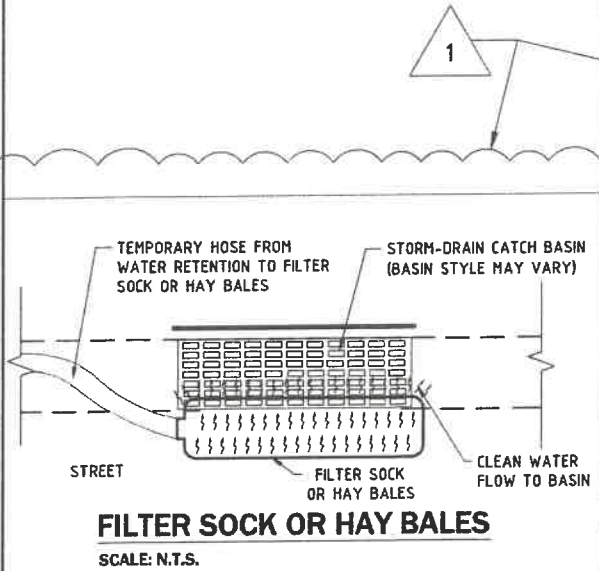
- NOTES:
- 1) DEWATERING OPERATION TO BE MONITORED FOR OVERFLOW AND PROVIDE EMERGENCY CONTACT PERSON'S INFORMATION ON PLAN IF OVERFLOW OCCURS.
  - 2) TOP OF POOL COPING TO BE MAXIMUM 6 INCHES ABOVE EXISTING GRADE.
  - 3) SPECIAL INSPECTION: CALL FOR INSPECTION OF DEWATERING SETUP ONCE INSTALLED.
  - 4) ALL WATER GENERATED ON THIS PROPERTY WILL BE RETAINED ON SAID PROPERTY.

EMERGENCY NUMBER  
VAN KIRK & SONS, INC.  
800-741-3911

EXISTING SITE CALCULATIONS			
DESCRIPTION	SF	ACRES	%
TOTAL LOT SITE	7444	0.1709	100
BUILDING AREA (HOUSE)	2090	0.0480	28.08
A/C SLAB, PORCH, PATIO, WALKWAY	328	0.0075	4.41
DRIVEWAY	976	0.0224	13.11
TOTAL IMPERVIOUS AREA	3394	0.0779	45.59
TOTAL PERVIOUS	4050	0.0930	54.41

PROPOSED SITE CALCULATIONS			
DESCRIPTION	SF	ACRES	%
TOTAL LOT SITE	7444	0.1709	100
BUILDING AREA (HOUSE)	2090	0.0480	28.08
A/C SLAB, PORCH, PATIO, WALKWAY	328	0.0075	4.41
DRIVEWAY	976	0.0224	13.11
PROPOSED POOL & DECK	883	0.0203	11.86
TOTAL IMPERVIOUS AREA	4277	0.0982	57.46
TOTAL PERVIOUS	3167	0.0727	42.54

IMPERVIOUS AREA CALCULATIONS			
DESCRIPTION	SF	ACRES	%
EXISTING IMPERVIOUS AREA	3394	0.0779	45.59
PROPOSED IMPERVIOUS AREA	4277	0.0982	57.46
DIFFERENCE	+883	+0.0203	+11.86



NOTE:  
CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER

NOTE:  
GRADING AT PROPERTY LINE WILL NOT BE ALTERED TO CREATE ADVERSE EFFECT TO ADJACENT PROPERTIES

SHEET 2A  
DRAWN DATE: 08/04/2022  
ORDER: 561  
JOB NO.: MARC-22-113  
DESIGNER: JP  
DRAWN BY: CPG

MARCHITTO RESIDENCE  
PALM BEACH SHORES  
LT: 368  
226 BAMBOO ROAD  
PALM BEACH SHORES, FL 33404

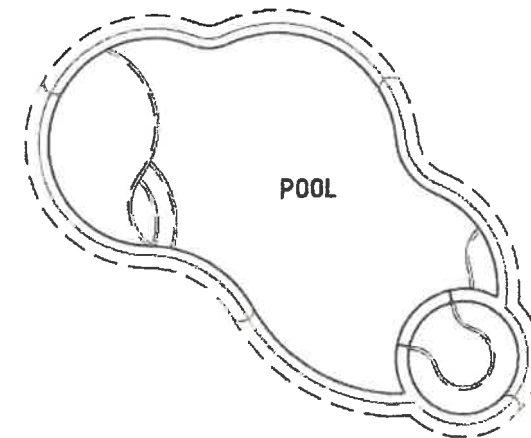
BUILDING DEPARTMENT REVISIONS:	
DATE	DESCRIPTION
03/01/2023	1 UTILITY EASEMENT IS 5' NOT 10' INSIDE PROPERTY, DEWATERING & FILTERS

**Van Kirk & Sons**  
POOLS & SPAS  
3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 755-4402

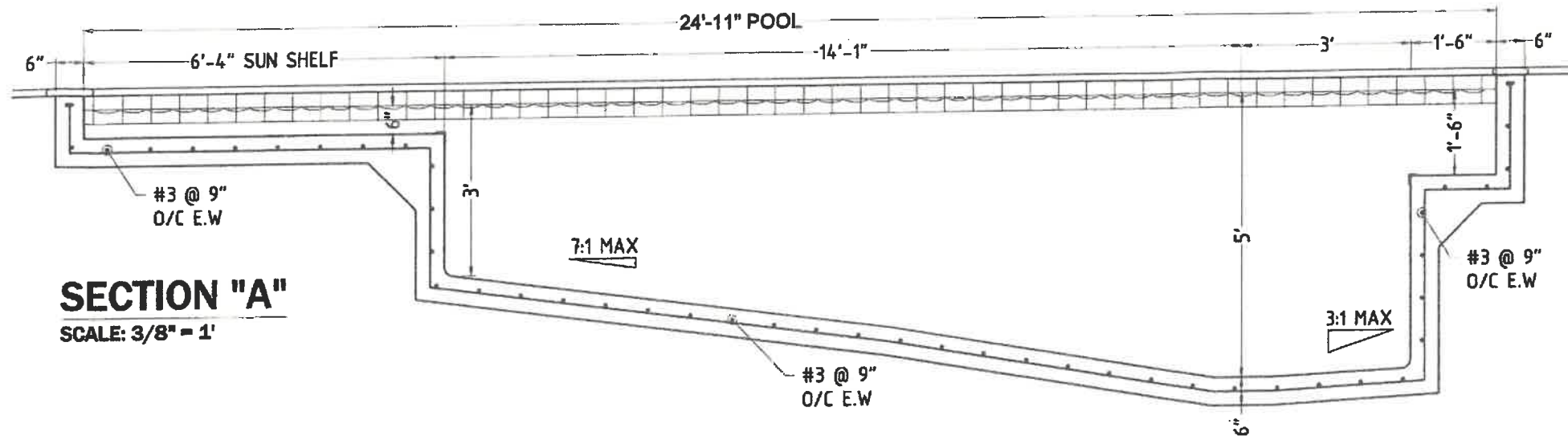
DATE: 03/01/2023  
Wayne Markham Bennett, P.E.  
PE 57216 / (954) 818-3825  
WAYNE@WMB-PE.COM  
Markham Service, Inc. (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685.  
Jensen Beach, FL 34957



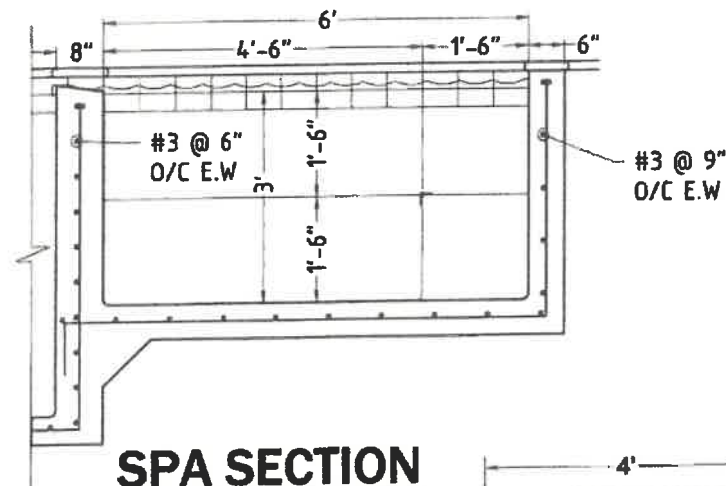
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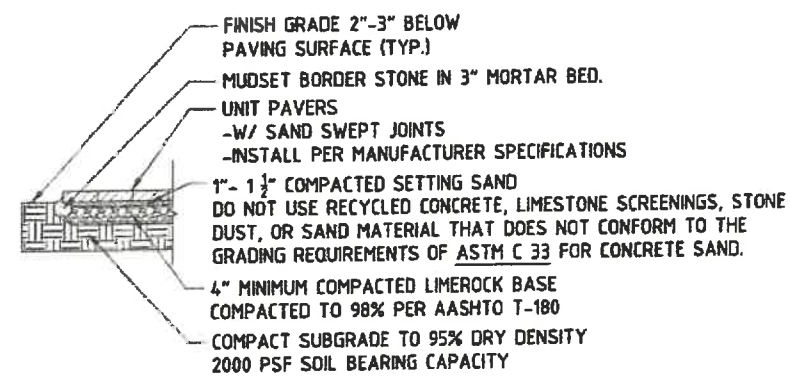
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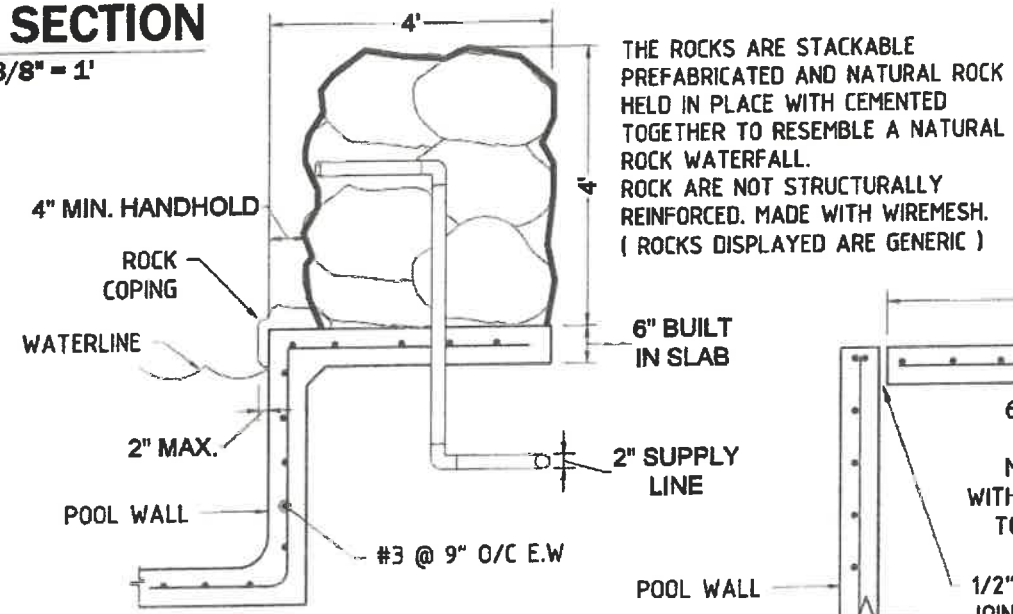
**SECTION "A"**  
SCALE: 3/8" = 1'



**SPA SECTION**  
SCALE: 3/8" = 1'

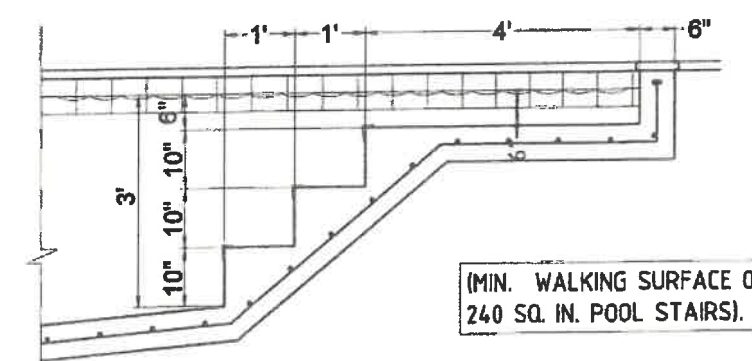


**PAVERS SET ON SAND**  
SCALE: N.T.S.

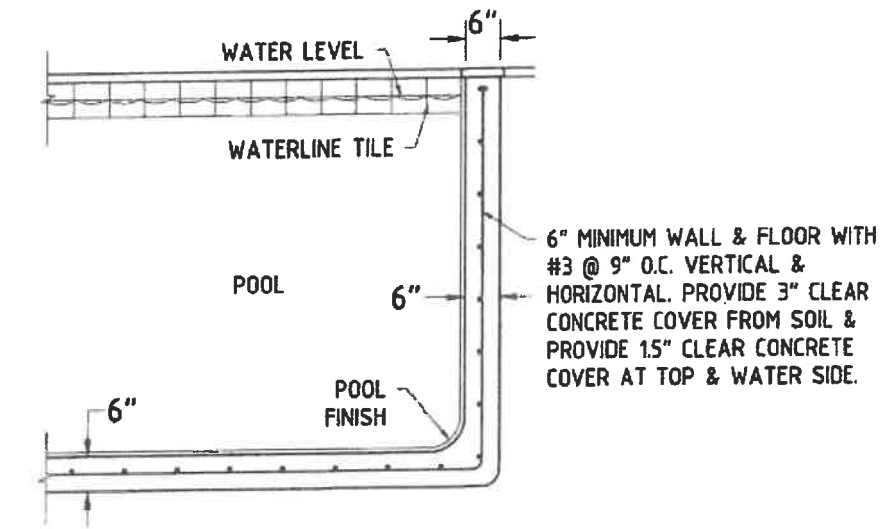


**WATERFALL SECTION**  
SCALE: 3/8" = 1'

NOTE:  
ANSI/APSP/ICC-5 2011 6.2.2 THRU 6.2.2.1 ALL STEP RISERS SHALL NOT EXCEED 12" MAX. (305 mm) VERTICAL DISTANCE FROM THE POOL DECK COPING. EXCEPT THE TOP RISER, WHICH MAY VARY BUT SHALL NOT EXCEED 12" (305 mm).



**STAIR SECTION**  
SCALE: 3/8" = 1'



**TYPICAL WALL SECTION**  
SCALE: 3/8" = 1'

SHEET 4

DRAWN DATE: 08/04/2022  
ORDER: 561  
JOB NO.: MARC-22-113  
DESIGNER: JP  
DRAWN BY: CPG

**MARCHITTO RESIDENCE**  
PALM BEACH SHORES  
LT: 368  
226 BAMBOO ROAD  
PALM BEACH SHORES, FL 33404

**BUILDING DEPARTMENT REVISIONS:**

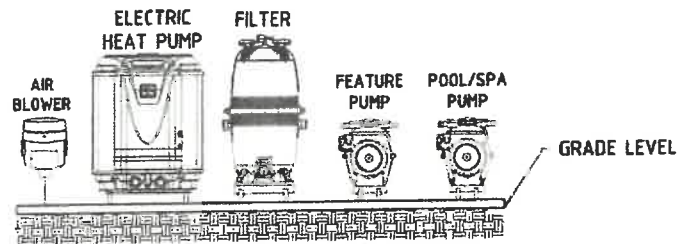
DATE	DESCRIPTION

**Van Kirk & Sons POOLS & SPAS**  
3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 755-4402

DATE: 12/09/2022  
Wayne Markham Bennett, P.E.  
PE 57216 / (954) 818-3825  
WAYNE@WMB-PE.COM  
Markham Service, Inc. (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685.  
Jensen Beach, FL 34957



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(POOL PUMPS & HEATERS COMPLIES WITH FBC E.403.9). POOL PUMP TO BE HIGH ENERGY EFFICIENT AS PER FBC.

EQUIPMENT SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEV. (BASE FLOOD EL. +1') VERIFY EL. REQUIREMENT WITH AUTHORITY HOLDING JURISDICTION.

#### POOL EQUIPMENT AND ANCHORING:

POOL EQUIPMENT ELEVATION SHALL BE AT A MINIMUM OF THE DESIGN FLOOD ELEVATION (FBC 7<sup>TH</sup> EDITION RESIDENTIAL R322.1.4) PLUS 1 FOOT OR ACCORDING TO THE AUTHORITY HAVING JURISDICTION

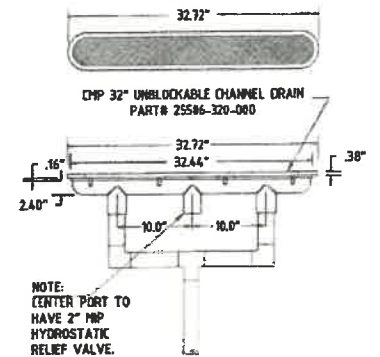
FBC 7<sup>TH</sup> EDITION BUILDING 1620 HVHZ WIND LOADS AND 1621 HVHZ OVERTURNING MOMENT AND UPLIFT POOL EQUIPMENT SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO MEET THE REQUIREMENTS OF ASCE 7. EQUIPMENT TIE DOWN SHALL BE AS FOLLOWS, HEATERS 4 TOTAL (1 PER SIDE OR 2 PER OPPOSITE SIDES); OTHERS 2 TOTAL: 3-1/2" MINIMUM THICK, 3000 PSI CONCRETE SLAB, 3" LARGER THAN ON EACH SIDE THAN THE EQUIPMENT; 1/2" DIAMETER TAPCON® CONCRETE SCREWS (1600# TENSION, 1290# SHEAR, 1-1/2" EMBEDMENT IN 2000 PSI CONCRETE) OR EQUAL WITH STAINLESS STEEL FENDER WASHER INTO FACTORY PROVIDED HOLD DOWNS OR 1" WIDE, 1/4 GAUGE GALVANIZED STRAPS WITH 2 STAINLESS STEEL, #10 X 3/4" PAN HEAD PHILLIPS SS SCREWS EACH STRAP INTO METAL FRAME OF EQUIPMENT

FBC 7<sup>TH</sup> EDITION BUILDING 1907.1 GENERAL THE THICKNESS OF CONCRETE EQUIPMENT SLAB SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3-1/2 INCHES THICK AND SHALL NOT REQUIRE A VAPOR BARRIER.

EQUIPMENT LOCATION AND SCREENING: THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ITEMS IN A LOCATION THAT MEETS LOCAL ZONING CODE AND TO PROVIDE CODE COMPLIANT LANDSCAPE OR FENCE SCREENING.

#### CMP 32" UNBLOCKABLE CHANNEL DRAIN DETAIL

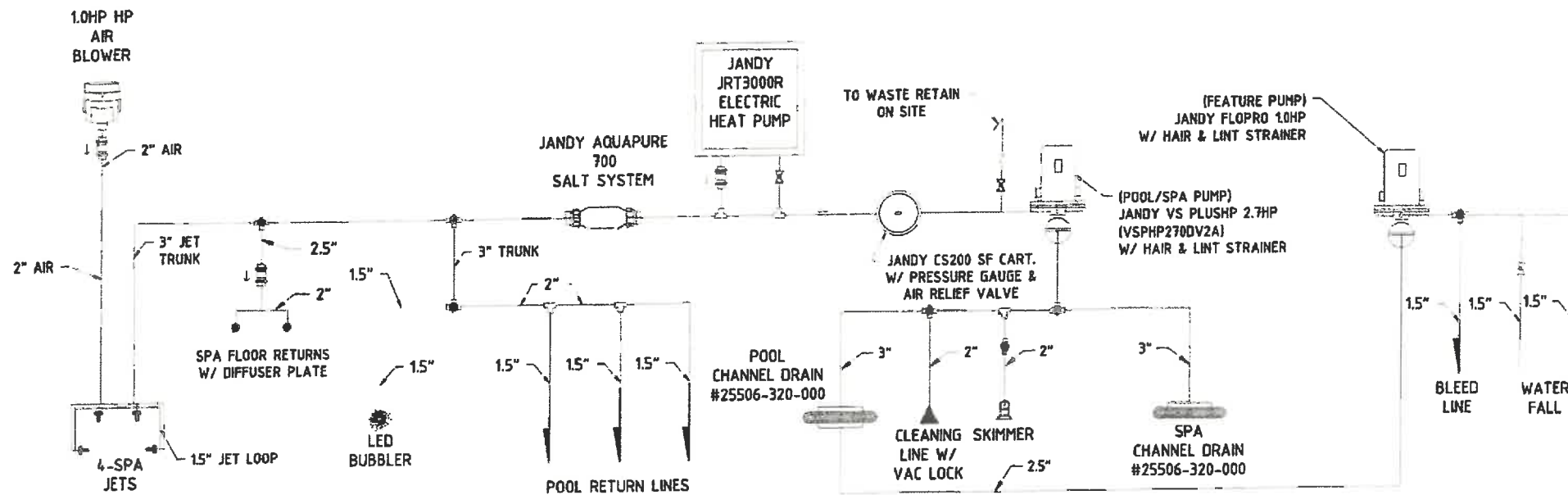
SCALE: N.T.S.



NOTE: SECTION CONFORMS TO F.B.C. 2020 COMPLIES WITH ANSI-15 & 7.

POOL/SPA PUMP(S):  
JANDY VS PLUSHP 2.7HP  
(VSPHP270DV2A), 150 GPM  
3" TRUNK SUCTION PIPES @ 6.45 FPS  
(VELOCITY 6 FPS OR 8 FPS)

FEATURE PUMP(S):  
JANDY FLOPRO FHMP 1.0HP  
100 GPM  
2.5" TRUNK SUCTION PIPES @ 6.80 FPS  
(VELOCITY 6 FPS OR 8 FPS)



#### PIPING SCHEMATIC

SCALE: N.T.S

- † CHECK VALVE
- △ TEE
- 2 WAY VALVE
- 3 WAY VALVE
- X VALVE

R4501.6.3 WATER VELOCITY-  
APSP/ANSI-7 AND APSP/ANSI-15.  
PER FBC-2014 APSP 15 ENERGY CODE.

POOL PIPING SHALL BE DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FPS (3048 MM/S) FOR PRESSURE PIPING AND 8FPS (2438 MM/S) FOR SUCTION PIPING, EXCEPT THAT THE WATER VELOCITY SHALL NOT EXCEED 8 FPS (2438 MM/S) IN COPPER TUBING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH APSP/ANSI-7.

SHEET 5

DRAWN DATE: 08/04/2022

ORDER: 561

JOB NO.: MARC-22-113

DESIGNER: JP

DRAWN BY: CPG

#### MARCHITTO RESIDENCE

PALM BEACH SHORES  
LT: 368  
226 BAMBOO ROAD  
PALM BEACH SHORES, FL 33404

#### BUILDING DEPARTMENT REVISIONS:

DATE	DESCRIPTION



3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 765-4402

DATE: 12/09/2022

Wayne Markham Bennett, P.E.  
PE 57216 / (954) 818-3825  
WAYNE@WMB-PE.COM  
Markham Service, Inc. (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685.  
Jensen Beach, FL. 34957



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GOVERNING CODES AND GENERAL NOTES:

2020 FLORIDA BUILDING CODE (FBC), 7<sup>TH</sup> EDITION AND ALL OTHER CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THE PROJECT SHALL GOVERN INCLUDING FBC 7<sup>TH</sup> EDITION BUILDING, RESIDENTIAL, FUEL GAS AND ENERGY CONSERVATION

FBC 7<sup>TH</sup> EDITION ENERGY CONSERVATION C404.2, SERVICE WATER HEATING EQUIPMENT PERFORMANCE EFFICIENCY: GAS POOL HEATERS 82%, HEAT PUMP 4.0 COP, SHALL BE MET FOR THIS PROJECT

FBC 7<sup>TH</sup> EDITION RESIDENTIAL CHAPTER 45: SWIMMING POOLS AND BUILDING CHAPTER 4, SECTION 454 SWIMMING POOLS AND BATHING PLACES (PUBLIC AND PRIVATE) SHALL SPECIFICALLY GOVERN

FBC 7<sup>TH</sup> EDITION R4501.6.1 CONFORMANCE STANDARD: DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF ANSI/APSP/ICC 3; ANSI/APSP/ICC 4; ANSI/APSP/ICC 5; ANSI/APSP/ICC 6; ANSI/APSP/ICC 7

FBC 7<sup>TH</sup> EDITION BUILDING CHAPTER 4, SECTION 454.16.5.10.4 IF THE AREA IS SUBJECT TO HIGH GROUND WATER, THE POOL SHALL BE DESIGNED TO WITHSTAND HYDRAULIC UPLIFT OR SHALL BE PROVIDED WITH HYDROSTATIC RELIEF DEVICES. FBC 7<sup>TH</sup> EDITION SECTION 454.2.2.1.4 AND R4501.2.1.4 HYDROSTATIC RELIEF DEVICE. IN AREAS OF ANTICIPATED WATER TABLE AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED

FBC 7<sup>TH</sup> EDITION R4501.6.3 WATER VELOCITY. POOL PIPING IS DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND FOR PRESSURE PIPING AND 8 FEET PER SECOND FOR SUCTION PIPING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7. EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT

CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI 301 AND ACI 318, WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. POOL CONCRETE CAN BE APPLIED PNEUMATICALLY AND SHALL CONFORM TO THE LATEST EDITION OF ACI 506.2

REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF ASTM A615, GRADE 40 (#3, #4), GRADE 60 (#5) AND HAVE A MINIMUM LAP DISTANCE OF 18" FOR #3, 24" FOR #4 AND 30" FOR #5 TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318. DISCONTINUOUS REINFORCEMENT BARS SHALL TERMINATE IN STANDARD ACI HOOKS. ALL HOOKS ARE STANDARD UNLESS OTHERWISE NOTED

FBC 7<sup>TH</sup> EDITION BUILDING 1903.3 GLASS FIBER REINFORCED CONCRETE GFRG AND THE MATERIALS USED IN SUCH CONCRETE SHALL BE IN ACCORDANCE WITH THE PCI MNL 128 STANDARD, IF SHOWN ON THE DRAWINGS

POOL PIPING SHALL BE N.S.F APPROVED AND MINIMUM SCHEDULE 40

NDPES: A SILT FENCE AND ANY OTHER ITEM, SUCH AS A CONSTRUCTION ENTRANCE, WITH TIRE WASH STATION SHALL BE INSTALLED AND INSPECTED, IF REQUIRED, PRIOR TO CONSTRUCTION SURROUNDING THE WORK AREA MEETING THE REQUIREMENTS OF THE AHJ

OSHA 1926: SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION SHALL BE FOLLOWED ESPECIALLY DURING OPEN EXCAVATION AND TRENCHING

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE, SHALL RESTORE ALL AREAS IMPACTED BY THE CONSTRUCTION WORK TO THE PREEXISTING CONDITION OR BETTER AND SHALL NOT IMPACT DRAINAGE/LAKE, RIGHT OF WAY OR ANY OTHER EASEMENTS WITHOUT CONSENT

EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS THE ENGINEER HAS NOT BEEN TO THE LOCATION. TYPICAL FIELD CONDITIONS ARE ASSUMED IN THE DESIGN. SHOULD ANYTHING DIFFER FROM THAT SPECIFIED HEREIN OR STANDARD FIELD CONDITIONS, ADDITIONAL ENGINEERING MAY BE REQUIRED AND THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTION. CARE SHALL BE TAKEN BY CONTRACTOR IN ALL APPLICATIONS OF THESE DRAWINGS. THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. THESE DRAWINGS SHALL NOT BE SCALED, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ITEMS IN A LOCATION THAT MEETS LOCAL CODES

THESE DRAWINGS ARE THE PROPERTY OF WAYNE MARKHAM BENNETT, P.E. USE OF THESE DRAWINGS WITHOUT PERMISSION FROM THE ENGINEER IS PROHIBITED. THE ENGINEER DOES NOT REVIEW THE DRAWINGS FOR COMPLIANCE WITH THE AGREEMENT BETWEEN CONTRACTOR AND HOMEOWNER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ENCROACHMENT INTO EASEMENTS OR SETBACKS, EVEN IF APPROVED BY THE AHJ. THE CONTRACTOR SHALL VERIFY COMPLIANCE WITH SETBACKS AND EASEMENTS. THE ENGINEER REVIEWS THE PLANS FOR CODE COMPLIANCE TO THE BEST OF HIS KNOWLEDGE. USE OF THESE DRAWINGS BY THE CONTRACTOR AND HOMEOWNER INDEMNIFIES AND HOLDS HARMLESS THE ENGINEER FOR ALL COSTS AND DAMAGES INCLUDING LEGAL FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION AND CONSTRUCTION PRACTICES BEYOND WHICH IS CALLED FOR LOCAL, STATE AND FEDERAL CODES AND FROM DEVIATIONS OF THESE PLANS EXCEPT AS EXPRESSLY PROVIDED HEREIN. THE ENGINEER IS NOT RESPONSIBLE FOR AND HAS NO LIABILITY FOR CONSTRUCTION IN SETBACKS OR EASEMENTS, AND CONTRACTOR AND/OR HOMEOWNER REQUIREMENTS AND/OR AGREEMENTS RELATED TO THE POOL AND/OR SPA. REGARDLESS OF CAUSE, THE ENGINEER'S LIABILITY IN RELATION TO THESE PLANS IS LIMITED TO THE LESSER OF \$500 OR THE FEE CHARGED BY THE ENGINEER FOR THESE PLANS.

DECK NOTES:

DECK MATERIAL SHALL BE CERTIFIED SLIP RESISTANT BY THE MANUFACTURER AND BE SLOPED AWAY TO EFFECTIVELY DRAIN AWAY FROM THE POOL OR TOWARDS THE DECK DRAINS AT A MIN. 1/4" PER FOOT. DECK INSTALLER SHALL PROVIDE A CONTINUOUS, FULL-DEPTH EXPANSION JOINT BETWEEN THE POOL BEAM AND DECK MATERIAL. POOL BARRIER SHALL COMPLY WITH FBC, BUILDING SECTIONS 454.2.17.1.1. THROUGH 454.2.17.1.14 AND FBC, RESIDENTIAL SECTIONS R4501.17.1.1 THROUGH R4501.17.1.14

SWIMMING BARRIER REQUIREMENTS:

FBC 7<sup>TH</sup> EDITION RESIDENTIAL R4501.17 RESIDENTIAL SWIMMING BARRIER REQUIREMENT RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.17.1 THROUGH R4501.17.3. EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346

FBC 7<sup>TH</sup> EDITION RESIDENTIAL R4501.17.1 OUTDOOR SWIMMING POOLS OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14

A SWIMMING BARRIER AROUND THE POOL AREA THAT MEETS THE ABOVE CODE IS REQUIRED PRIOR TO FINAL POOL STRUCTURAL INSPECTION AND FILLING OF THE POOL

SOIL BEARING AND FOUNDATION NOTES:

FBC 7<sup>TH</sup> EDITION BUILDING 1803 GEOTECHNICAL INVESTIGATIONS: THE BUILDING OFFICIAL SHALL BE PERMITTED TO WAIVE THE REQUIREMENT. ALLOWABLE BEARING CAPACITY: BASED ON RATIONAL ANALYSIS THROUGH KNOWLEDGE OF OTHER PROJECTS IN THE VICINITY AND A VISUAL EXAMINATION OF THE SURFACE SOIL, FINDING SAND AND ROCK, THE POOL FOUNDATION HAS BEEN DESIGNED ASSUMING 2,000 PSF SOIL BEARING CAPACITY PER TABLE R401.4.1. IF DURING EXCAVATION DELETERIOUS MATERIAL (SUCH AS SILT, PEAT, MUCK, CLAY, ETC) IS FOUND THAT CANNOT PROVIDE 2,000 PSF, THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTION.

FLOOD ZONE:

FBC 7<sup>TH</sup> EDITION RESIDENTIAL R322 FLOOD-RESISTANT CONSTRUCTION STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOOD HAZARD AREAS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION ESPECIALLY R322.1.2 STRUCTURAL SYSTEMS, 322.1.3 FLOOD-RESISTANT CONSTRUCTION AND R322.2.5 POOLS IN FLOOD HAZARD AREAS. IF STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24 AND THE CONSTRUCTION OF THIS POOL WILL NOT INCREASE THE DESIGN FLOOD ELEVATION AT ANY POINT WITHIN THE JURISDICTION.

GRADING AND DRAINAGE NOTES:

- 1) DECK SHALL SLOPE 2% AWAY FROM POOL AND HOUSE TOWARD LANDSCAPING OR OTHER PERVIOUS AREA.
- 2) CONTRACTOR SHALL RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.
- 3) CONTRACTOR SHALL NOT IMPACT DRAINAGE/LAKE MAINTENANCE EASEMENT IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.
- 4) CONTRACTOR SHALL TAKE CARE TO ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT NEGATIVELY IMPACT ADJACENT PROPERTIES UPSTREAM AND DOWNSTREAM OF THE PROJECT AND WILL ENSURE THAT SITE DRAINAGE IS RESTORED TO EXISTING CONDITION OR BETTER DURING AND AFTER CONSTRUCTION.
- 5) SITE GRADING SHALL NOT EXCEED 4:1 SLOPE AT ANY LOCATION.
- 6) RAINWATER RUNOFF MUST BE MAINTAINED ON THE PROPERTY.
- 7) RAINWATER SHALL NOT BE ALLOWED TO FLOW ONTO OR ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE. EXCEPTION: RAINWATER MAY FLOW INTO A STREET GUTTER, STORM SEWER, OR STORM SEWER CATCH BASIN IF FIRST APPROVED BY THE ENGINEERING DEPARTMENT.
- 8) CONTRACTOR SHALL COORDINATE A SITE INSPECTION WITH CITY ENGINEERING PRIOR TO EXCAVATING AND GRADING.
- 9) FILL SHALL NOT BE PLACED ALONG PROPERTY LINES AND/OR DRAINAGE SWALES.

SHEET 6

DRAWN DATE: 08/04/2022

ORDER: 561

JOB NO. : MARC-22-113

DESIGNER: JP

DRAWN BY: CPG

MARCHITTO RESIDENCE

PALM BEACH SHORES

LT: 368

226 BAMBOO ROAD

PALM BEACH SHORES, FL 33404

BUILDING DEPARTMENT REVISIONS:

DATE

DESCRIPTION



3144 SW 13th DRIVE  
DEERFIELD BEACH, FL. 33442  
(954) 755-4402

DATE: 12/09/2022

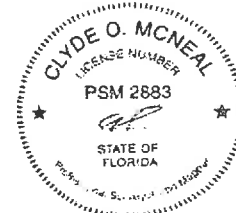
Wayne Markham Bennett, P.E.  
PE 57216 / (954) 818-3825  
WAYNE@WMB-PE.COM  
Markham Service, Inc. (CA 33018)  
1820 NE Jensen Beach Blvd.  
Unit # 685,  
Jensen Beach, FL 34957



IF SIGNED DIGITALLY ABOVE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

[illegible]

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.





**BAMBOO ROAD**

ASPHALT ROADWAY  
50' RIGHT-OF-WAY

325.00'(P) AND DISC

AERIAL PHOTO  
(NOT-TO-SCALE)

THE NE CORNER OF LOT 370 FOUND CONCRETE MONUMENT

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

FOUND 1/2" IRON ROD

150.00'(P)

25.0'

65.00'

DRIVEWAY

WALL

FENCE ONLINE WALL

SELF CLOSING SELF LATCHING GATE

THE W LINE OF LOT 368

LOT 367

THE E 65' OF LOT 368 (INCLUDED) RESIDENCE # 226

LOT 369

EXISTING 6' PVC FENCE

THE W 10' OF LOT 368 (NOT INCLUDED)

POL

AC

EXISTING 6' PVC FENCE

LOT 347

LOT 348

LOT 349

20.0' BUILDING SETBACK LINE(PLAT)

U.E. (PLAT)

FOUND CONCRETE MONUMENT

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

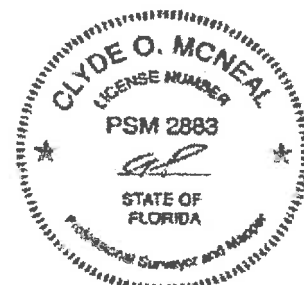
EXISTING 6' PVC FENCE

Various other dimensions and bearings are shown throughout the plot.

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**West Palm Beach, FL 33405**

**NEXGEN**  
SURVEYING, LLC





PROJECT NAME: 300 Linda Lane LLC

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Town Receipt No: \_\_\_\_\_

### SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
  - ☐ Architectural & Aesthetic Review Request (pg. 11, all submittals)
  - ☒ Variance Request (pg. 13, if applicable)
  - ☐ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☒ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☐ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

### SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☐ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☐ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☐ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☐ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☐ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☐ Provide a construction schedule for the proposed project (including calendar dates).

### LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☐ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☐ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☐ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☐ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☐ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

**NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.**



## DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES  
247 EDWARDS LANE  
PALM BEACH SHORES, FL 33404  
(561) 844-3457

OWNER/APPLICANT: **300 LL LLC**

PROJECT ADDRESS: **300 Linda Lane**

APPLICATION NO.: \_\_\_\_\_ SUBMITTAL DATE: **2-27-23**

### TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	X
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)		SITE PLAN REVIEW (14-62)	
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	X
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	<b>300 LL LLC</b>	<b>N/A</b>
ADDRESS:	1869 SHELLEY CT HIGHLAND PARK IL 60035	
PHONE:	<b>847-347-3016</b>	
EMAIL:	<b>alevine3016@comcast.net</b>	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	<b>N/A</b>	<b>N/A</b>
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	NEXGEN Surveying, LLC.	
ADDRESS:	1547 Prosperity Farms Rd. West Palm Beach, FL 33403	
PHONE:	561-508-6272	
EMAIL:	info@nexgensurveying.com	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

## OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Anne Marie Levine  
Signature of Owner

2/27/23  
Date

Anne Marie Levine  
Printed Name of Owner

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of Feb. 2023,

by Anne Marie Levine who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.



Orlando Rodriguez Jr.  
(Signature)

NOTARY'S SEAL

## AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

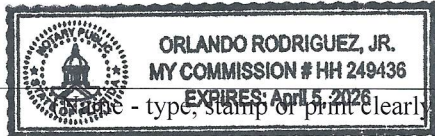
I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

Anne Marie Levine  
Signature of Owner or Trustee

2/27/23  
Date

### STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of Feb. 20 23,  
by Anne Marie Levine who is personally known to me or has  
produced \_\_\_\_\_ (type of identification) as identification.



Orlando Rodriguez Jr.  
(Signature)

### NOTARY'S SEAL

### Agent Information:

Michael Leslie  
Printed Name of Agent

ML Electrical MD  
Name of Firm LLC

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

## PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee ("DRC") review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

### APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00	
Site Plan Review	\$350.00	
✓ Site Plan Modification Review	\$350.00	\$ 700.00
✓ Variance Request	\$350.00	
Special Exception Request	\$250.00	
Telecom Site Plan Review or Modification	\$500.00	
Plat Approval Request	\$600.00	
Comprehensive Plan Amendment	\$750.00	
Zoning Text Amendment / Rezoning	\$750.00	
Sufficiency Review	Zoning Official (rate per hour)	

### **NUMBER OF COPIES REQUIRED**

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

**Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.**

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Generator

PROJECT ADDRESS: 300 Linda Lane, Palm Beach Shores

PROJECT LEGAL DESCRIPTION: Generator

\*\*\* All boxes must be completed, use N/A where appropriate \*\*\*

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None		
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	AE	AE
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8798 sq ft 0.20 acre	8798 sq ft 0.20 acre
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	N/A	N/A	N/A
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	N/A	N/A	N/A
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	N/A	N/A
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25 ft	25.8 ft	25.8 ft
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance) Generator	5 ft	5 ft	N/A
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance) Generator	5.8 ft	5.8 ft	3 ft

Generator size  
48 inches long 25 inches wide  
29 inches high

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	N/A	N/A
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	N/A	N/A
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	N/A	N/A	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	N/A	N/A	N/A
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	N/A	N/A	N/A
TOTAL IMPERVIOUS AREA (sq. ft.):	N/A	N/A	N/A
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
ESTABLISHED 1 <sup>ST</sup> FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	N/A	N/A
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	N/A
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	N/A
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	N/A	N/A	N/A
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	N/A	N/A	N/A

## JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

To install a generator at the east side of the property to provide safety and support for future and necessary life safety equipment for health issues. To protect from storms, hurricanes and power outages. This is a one to two day installation by ML Electrical MD LLC. owner Michael Leslie

**Note:** Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

Estimated cost of \$10K - 13K.

Describe the existing improvements located on the subject property (attach additional sheets if needed):

installed on the east side yard. This is a new construction single family home. There is a privacy and security fence for security and esthetics and sound barrier. The east side location forward of the midpoint and outside the 5ft setback is necessary as the original build left no room in the rear of the property or window spacing.

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

This is a new built home by NRH homes completed in 2022. This approved build by Palm Beach Shores has left no other location of placement for the generator to meet current building codes.

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development 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 for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

This generator will not be detrimental to any of PBS Comprehensive Development plan. There is currently a privacy and security fence providing protection and visual protection. This generator is necessary to protect life safety equipment and insure property protection from storms, hurricanes and power outages.

Provide any other pertinent information related to the subject property to support the proposed request.

There is currently a 6ft privacy fence surrounding the sides and back of the property for safety and noise reduction. There is no visual impact from the street or walkway.

## **DRAINAGE REQUIREMENTS**

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

## REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

**1. Relationship of building to site:** (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

N/A

**2. Relationship of building and site to adjoining area(s):** (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

N/A

**3. Landscape and site treatment:** (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

N/A

**4. Building design:** (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

**Please provide all documentation and/or samples necessary** to address all architectural review criteria as applicable. Attach additional pages as necessary.

N/A

## REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

- a. Original Project Name: New home - Nicholas Heine
- b. Original Site Plan Application No.: Permit number 2021-146
- c. Original Site Plan Approval Date: June 18 2021
- d. List of all other relevant information on file with original application: \_\_\_\_\_

2. Requested Modification(s): Add a new 26KW Generator

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.



**Building Division**  
247 Edwards Lane  
Palm Beach Shores, FL 33404  
(561) 844-3457

Request inspections at [www.mygovernmentonline.org](http://www.mygovernmentonline.org)

## Building Permit

PERMIT NO.

**2021-146**

DATE ISSUED:

**Permit Type:** New Single Family Residence (R)

**Job Address:** 300 Linda Lane, Palm Beach Shores, 33404

**Parcel No:** 54-43-42-27-04-000-0290

**Lot / Block:** 29/

**Subdivision:**

**Building #:**

**Flood Zone:** No

**Valuation:** \$400,000.00

**Total Sq. Ft:** 3721

**Total Permit Fee:**  
\$8667.66

**Description of Work:** New 3,721 square foot single-family residence.

**Cont:** Nicholis Heine

**Lic #:**

Nicholis Heine  
176 Lake Drive, #1202  
Palm Beach Shores, FL 33404  
(352) 267-2072

**Owner:** N/A

No Number Provided

**WARNING TO OWNER:**  
**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A "NOTICE OF COMMENCEMENT" MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.**

**Notice:** All permits require an inspection and work must be inspected before covering. This permit will expire if no work is recorded within 180 days. In addition to requirements of this permit, there may be additional requirements applicable to this property which may be found in public records of this county. There may be additional permits required from other governmental entities such as water management districts, state or federal agencies including, but not limited to, the NPDES permit.

Issued by: Buck Evans, Building Official



## Project Report

### General Project Information

Project Title: Heine Residence  
 Designed By: Karen Oliver  
 Project Date: Friday, June 18, 2021  
 Client Name: Mr. & Mrs. N. Heine  
 Client Address: 300 Linda Lane  
 Client City: Palm Beach Shores, Florida  
 Company Name: KO Energy Design  
 Company Representative: Karen Oliver  
 Company Address: 1470 N Congress Ave, Suite 106A  
 Company City: West Palm Beach, Florida 33409  
 Company Phone: (561) 327-7272  
 Company E-Mail Address: info@koenergydesign.com  
 Company Website: www.koenergydesign.com  
 Permit Number(s): jurisdiction number:

### Design Data

Reference City: West Palm Beach, Florida  
 Building Orientation: Front door faces North  
 Daily Temperature Range: Medium  
 Latitude: 26 Degrees  
 Elevation: 15 ft.  
 Altitude Factor: 0.999

	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel.Hum	Indoor Rel.Hum	Indoor Dry Bulb	Grains Difference
Winter:	45	42.23	n/a	n/a	70	n/a
Summer:	91	78	56%	50%	75	59

### Check Figures

Total Building Supply CFM:	1,600	CFM Per Square ft.:	0.601
Square ft. of Room Area:	2,661	Square ft. Per Ton:	756
Volume (ft <sup>3</sup> ):	31,549		

### Building Loads

Total Heating Required Including Ventilation Air:	42,685 Btuh	42.685 MBH
Total Sensible Gain:	36,100 Btuh	85 %
Total Latent Gain:	6,138 Btuh	15 %
Total Cooling Required Including Ventilation Air:	42,238 Btuh	3.52 Tons (Based On Sensible + Latent)

### Notes

Rhvac is an ACCA approved Manual J, D and S computer program.  
 Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.  
 All computed results are estimates as building use and weather may vary.  
 Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

# Mills, Short & Associates

CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

February 24, 2022

The Town of Palm Beach Shores  
Building Dept.  
247 Edwards Lane  
Palm Beach Shores, Florida 33404

RE: Project Name: Mr. & Mrs. N. Heine Residence  
Site Address: 300 Linda Lane, Palm Beach Shores, FL 33404

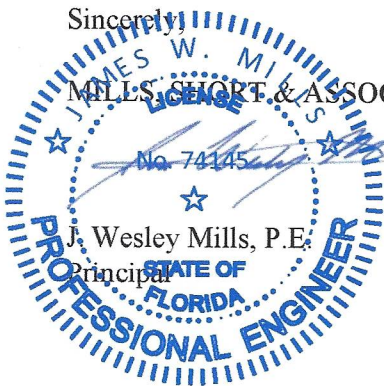
Dear Town of Palm Beach Shores Building Department:

Please find this letter as certification that the proposed improvements included in the approved grading plan, dated April 8, 2021, for the above referenced project have been completed in general conformance with the approved site plan drawings. My certification is based on the review of the as-built drawings prepared by Principal Meridian Surveying, Inc. dated, February 18, 2022.

Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.  
Principal

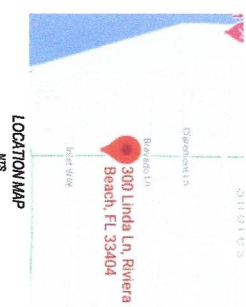
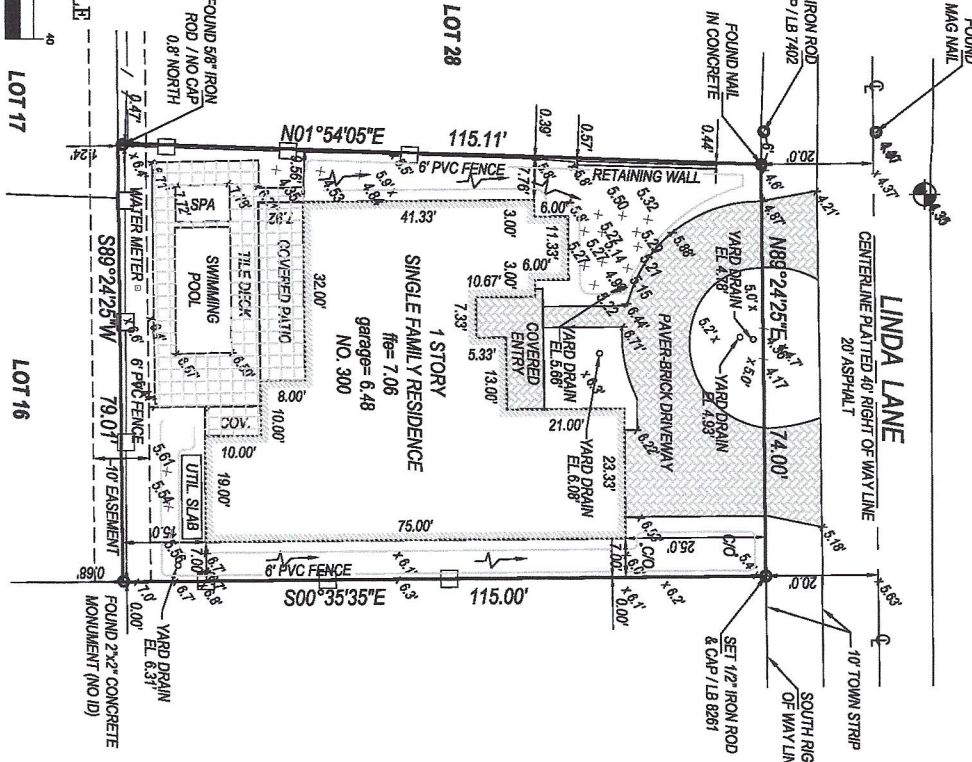
# BOUNDARY SURVEY

1"=20'

LOT AREA = 8788 sq ft, 0.20 ACRES

SET NAIL & DISK  
SITE BENCHMARK  
ELEVATION = 4.58'

GRAPHIC SCALE  
1 inch = 20 ft.



**PROPERTY ADDRESS:**  
300 LINDA LANE  
PALM BEACH SHORES 33404

**FLOOD ZONE:** AE-6  
PANEL NO: 12090C 0895F  
DATE: OCTOBER 2, 2017

**CERTIFIED TO:**  
1. ROSS BARNUM

**LEGAL DESCRIPTION:**  
LOT 28, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGES 29, 30 AND 31.

**SURVEYOR'S NOTES:**

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 61-17.005, .062, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDISCLOSED AND/OR OBTAINED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS PLAT'S CERTIFICATE OF AUTHORIZATION NUMBER IS LA 8261.
7. 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.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS SLEWED FROM ONLINE MAPPING SITES AND IS ONLY AN APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, AND SHOWN AS LOCATED AT THE TIME OF THIS SURVEY.



**PRINCIPAL MERIDIAN SURVEYING, Inc.**  
LICENSED BUSINESS No. 8261  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-478-7764

SIGNED: *[Signature]*  
DOUG WALKER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 7211

S21-030	FINAL SURVEY	KH	JH	02-18-22
JOBS	PURPOSE	FIELD	DRAFT	DATE

## REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) PF 12.8(a) to permit the following:

**Install New 26 KW Generator**

We need a variance to move the generator forward of the midpoint and a variance from the 5ft setback. It is to be located next to the garage

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

need to be installed against house but do not meet the set back requirements or NEC requirements to be install with in 5 feet of a window

There is no room left by the builder to install the generator at the rear of the property and all windows will not allow the 5ft rule.

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

They Dont. The only location available is before the midpoint of the home at the garage. Only access to the electric panel inside the garage and gas line on east side of home.

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

They would not be able to have a life safety device installed. As this is the only location available after the home was built. It is necessary for the placement to be above midpoint and less than the set back.

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

It would allow for this life safety device to be installed. Within 6-18 months oxygen and potential other life safety equipment will need to be installed for a family member

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

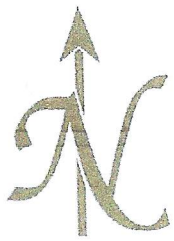
Its Just A generator. We are asking to be afforded the same rights and priviledges all other home owners and business here in PPS enjoy.

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

It is located behind a fence. We are meeting the general intent and spirit of the code with the screening and safety of the fence and will not be viewed by the public.

*The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.*

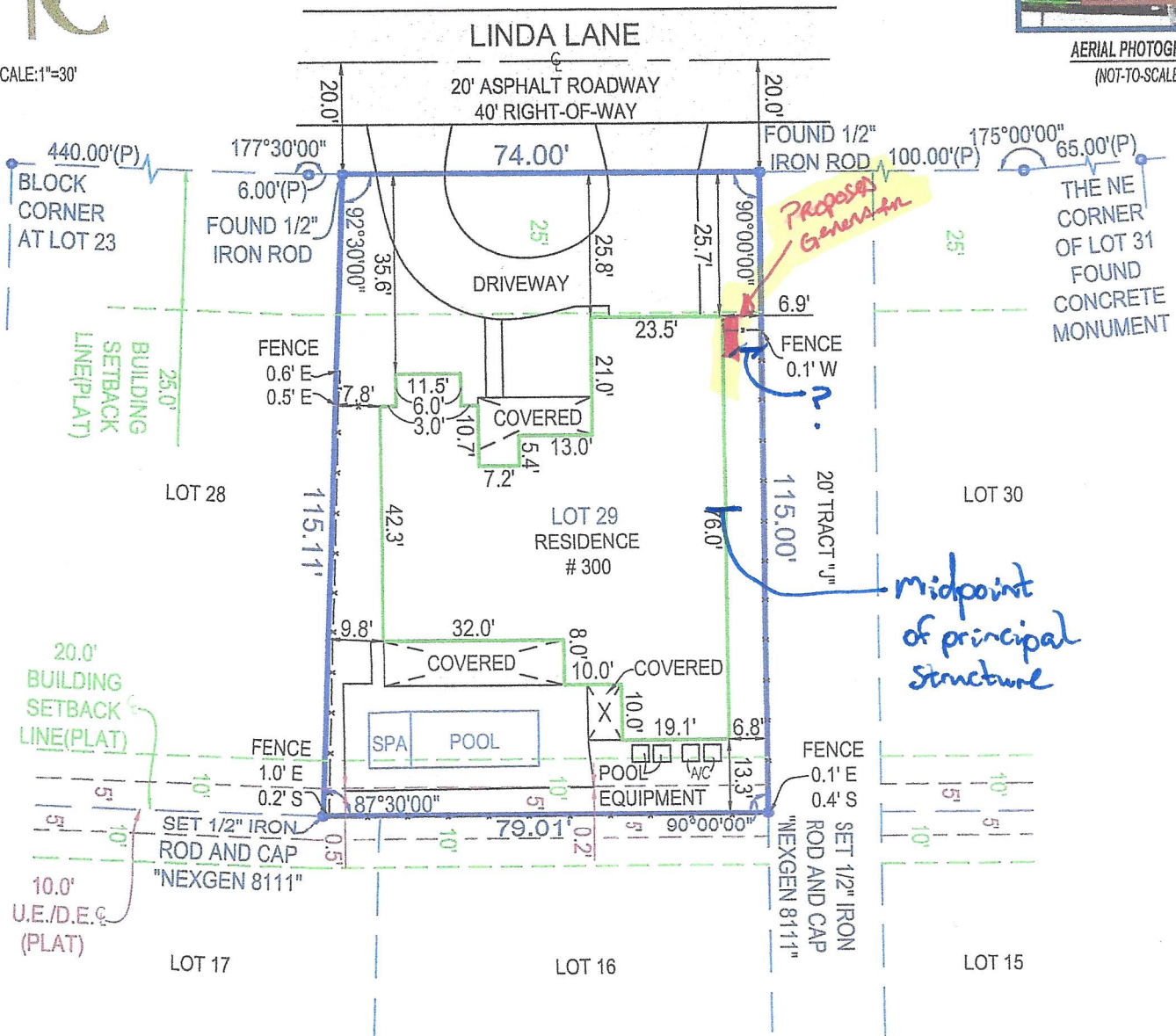
# 300 LINDA LANE, PALM BEACH SHORES, FL. 33404



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 11-16-2022  
 Drawn By: Oleg  
 Order #: 200924  
 Last Revision Date: None  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 561-508-6272  
 1547 Prosperity Farms Rd  
 West Palm Beach, FL 33403

**NEXGEN**  
 SURVEYING, LLC.



File #: 770592.700

**LEGAL DESCRIPTION OF: 300 LINDA LN, PALM BEACH SHORES, FL, 33404**

LOT 29, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CERTIFIED TO:**

RUSSELL E. LEVINE AND ANNE M. LEVINE, H/W  
LAW OFFICE OF DANIEL P. WURTENBERGER, P.A  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**FLOOD ZONE:**

12099C0393F  
ZONE: AE  
ELEV: 06 FT  
EFF: 10/05/2017

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY AND DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON EASTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.
- TILE POOL DECK EXTENDS THROUGH UTILITY AND DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
-*	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
□	-ASPHALT
□	-CONCRETE
□	-PAVER/BRICK
□	-WOOD
⊙	-LIGHT POLE
⊙	-WELL
⊙	-WATER VALVE
⊙	-CENTER LINE
⊙	-CATCH BASIN
⊙	-FIRE HYDRANT
⊙	-UTILITY POLE
⊙	-MANHOLE
⊙	-ELEVATION

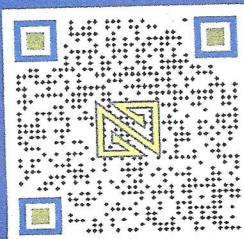
SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) 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 SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB8111

info@NexGenSurveying.com



561-508-6272

1421 Oglethorpe Rd  
West Palm Beach  
FL 33405



25 inches wide  
5ft 8"

garage  
door

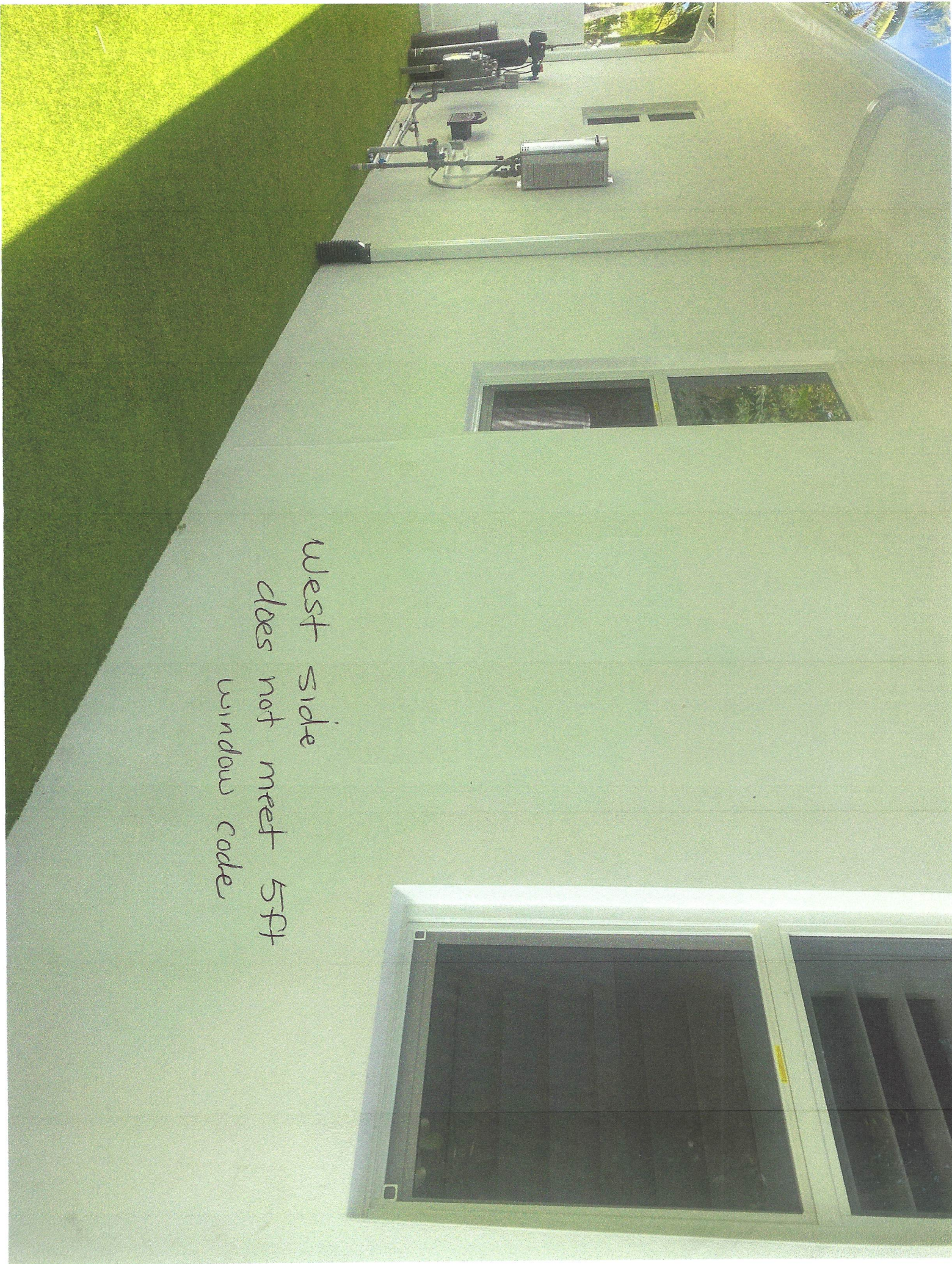
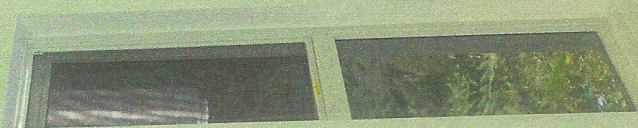
electric  
panel  
inside

15 inches wide

5ft 8 inches



West side  
does not meet 5ft  
window code



rear yard  
no space for  
generator

AC

Pool  
equipment





rear  
yard

→ ac &  
pool  
equipment



## DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES  
247 EDWARDS LANE  
PALM BEACH SHORES, FL 33404  
(561) 844-3457

OWNER/APPLICANT: NORMAN Lewis

PROJECT ADDRESS: 237 BRAVADO LANE Palm Beach Shores

APPLICATION NO.: \_\_\_\_\_ SUBMITTAL DATE: \_\_\_\_\_

### TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)	✓	SITE PLAN REVIEW (14-62)	✓
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	N/A X
PLAT APPROVAL		VARIANCE (Pf. 15.4)	N/A X
REZONING (Pf. 17.3(B))	N/A X	ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	NORMAN Lewis	
ADDRESS:	327 BRAVADO LANE Palm Beach Shores, FL 33404	
PHONE:	201-572-2087	
EMAIL:	NORMAN.Lewis@USI.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	ALAN DONOVAN	
ADDRESS:	6311 UNGERER ST	
PHONE:	561 351 0134	
EMAIL:	DONOVAN CONSTRUCTION @AOL.com	

	PLANNER	DEVELOPER
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	MANGONE Architects	George BOTNER
ADDRESS:	STUART FL.	STUART FL.
PHONE:	561 743 5111	772-221-9558
EMAIL:	MANGONEARCHITECT@Comail.Com	BOTNERG@AOL.Com

	SURVEYOR	ATTORNEY
NAME:	Magellan Surveying	
ADDRESS:	Dixie Hwy Jupiter	
PHONE:	561 746 8745	
EMAIL:	Jen C MagellanSurveying.Com	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Richard Reikenis	Civil Engineer
ADDRESS:	801 S Olive Ave Suite 105 WPB FL 33401	(DRAINAGE)
PHONE:	561 818 5381	
EMAIL:	Rick@Reikenis.Com	

## OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, redevelopment or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Signature of Owner

Date

Printed Name of Owner

### STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of March 2023,

by Norman Lewis who is personally known to me or has produced Driver License (type of identification) as identification.



(Signature)

NOTARY'S SEAL

## AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

X Norman E. Lewis  
Signature of Owner or Trustee

3/20/2023  
Date

### STATE OF FLORIDA PALM BEACH COUNTY:

X The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 22 day of March 2023,  
by Norman Lewis who is personally known to me or has produced Driver License (type of identification) as identification.



Orlando Rodriguez Jr  
(Signature)

### NOTARY'S SEAL

### Agent Information:

ALAN DONOVAN  
Printed Name of Agent

[Signature]  
Signature of Agent

DONOVAN CONSTRUCTION  
Name of Firm

3/1/23  
Date

## PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee ("DRC") review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

## APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

### **NUMBER OF COPIES REQUIRED**

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

**Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.**

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Lewis Res.

PROJECT ADDRESS: 327 BRAVADO LANE

PROJECT LEGAL DESCRIPTION: LOT 106 <sup>PCN</sup> # 54-43-42-27-04-000-1060

\*\*\* All boxes must be completed, use N/A where appropriate \*\*\*

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	SF-5	SF-5
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	X	X
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8165	8165
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40%	N/A	39.42%
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	N/A	44%
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2	N/A	4
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25 FT	N/A	25 FT
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15 FT	N/A	27 FT
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7 FT	N/A	7.5 FT

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	N/A	2269
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	1773	2269
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	N/A	N/A	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	N/A	N/A	2269
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	N/A	N/A	2274
TOTAL IMPERVIOUS AREA (sq. ft.):	N/A	N/A	4543
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	8.7	N/A	4.8
ESTABLISHED 1 <sup>ST</sup> FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	9.2	N/A	6.0
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	3.97	3.97
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	29	N/A	21-7
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	22	N/A	10
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	4/12 - 8/12	N/A	5/12
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	10	0	0

## JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Demo old Home and Build a New Home  
To New Hurricane Standards and to have the  
Architecture + Look as Approved by the Town.

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

\$700,000.00

Describe the existing improvements located on the subject property (attach additional sheets if needed):

Demo old Home then build new home  
per plans attached

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development 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 for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

Home was Designed with All Aspects of Town's  
Development Plan.

Provide any other pertinent information related to the subject property to support the proposed request.

Build a New Modern Hurricane Resistant  
home per Town Requirements

## **DRAINAGE REQUIREMENTS**

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

## REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

**1. Relationship of building to site:** (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

Demo then Build a new modern home  
AS per Town Requirements.

**2. Relationship of building and site to adjoining area(s):** (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

New home will have modern Features  
AND All Colors to complement surrounding  
homes.

**3. Landscape and site treatment:** (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

All landscape, Trees, Bushes, Etc.  
Will be as required by Town and to  
complement the new home design.

**4. Building design:** (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

New home with Flat tile Roof, Neutral Colors  
All to complement surrounding properties.

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

Flat Tile Roof, Paved Driveway, and Natural  
Grass with nice Landscaping.

N/A

## REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

- a. Original Project Name: \_\_\_\_\_
- b. Original Site Plan Application No.: \_\_\_\_\_
- c. Original Site Plan Approval Date: \_\_\_\_\_
- d. List of all other relevant information on file with original application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Requested Modification(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

N/A

## REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) \_\_\_\_\_ to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

***The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.***

## REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) \_\_\_\_\_ to permit the following:

N/A

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

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2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

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3. Explain whether or not a vehicular parking or traffic problem is created:

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4. Explain where on the site appropriate drives, walkways and buffers will be installed:

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5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

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6. Explain how the proposed use will not endanger, restrict or impair public safety:

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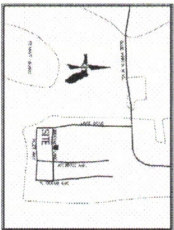
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*The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.*

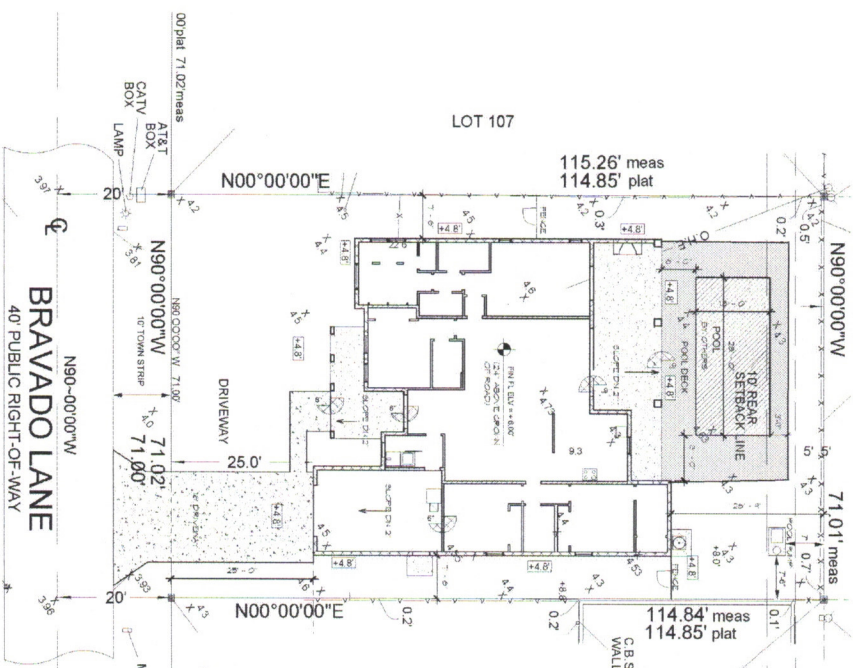


## 327 BRAVADO LANE + PALM BEACH SHORES, FL

LOCATION MAP



## SITE TABULAR DATA

[illegible]

PREPARED BY:

FL REG. # 0000422



**GEORGE BOTNER, PLA, AICP**  
LANDSCAPE ARCHITECTURE & PLANNING  
4320 S E Cove Lake Circle, Suite # 104  
Stuart, FL 34997  
botnerg@aol.com  
(954) 798-7158 (Cell)  
(772) 221-9558



**Property Detail**

Parcel Control Number: 54-43-42-27-04-000-1060 Location Address: 327 BRAVADO LN  
 Owners: LEWIS MARTHA N ,LEWIS NORMAN E  
 Mailing Address: 11 INDEPENDENCE CT,MADISON NJ 07940 2366  
 Last Sale: JUL-2021 Book/Page#: 32778 / 753 Price: \$849,000  
 Property Use Code: 0100 - SINGLE FAMILY Zoning: A - Single Family Residential ( 54-PALM BEACH SHORES )  
 Legal Description: PALM BEACH SHORES LT 106 Total SF: 1773 Acres 0.1872

**2022 Values (Current)**

Improvement Value \$170,593  
 Land Value \$500,000  
 Total Market Value \$670,593  
 Assessed Value \$670,593  
 Exemption Amount \$0  
 Taxable Value \$670,593

All values are as of January 1st each year.

**2022 Taxes**

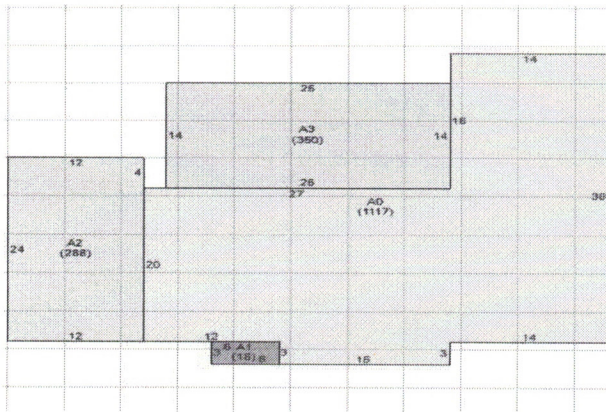
Ad Valorem \$13,518  
 Non Ad Valorem \$184  
 Total Tax \$13,702

**2023 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 1 )****Subarea and Square Footage (Building 1 )**

Description	Area Sq. Footage
BAS Base Area	1117
SFB Semi Finished Base Area	288
SFB Semi Finished Base Area	350
FOP Finished Open Porch	18
Total Square Footage : 1773	
Total Area Under Air : 1755	

**Extra Features**

Description	Year Built	Unit
Patio	2009	351
Patio Roof	2009	351
Screen Enclosure	2009	329

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

**Structural Details (Building 1 )**

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1950
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	3
7. Full Baths	3
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CERAMIC/QUARRY TILE
15. Floor Type 2	HARDWOOD
16. Stories	1

**MAP**



PROJECT NAME: Lewis Res.

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Town Receipt No: \_\_\_\_\_

### SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
  - ☒ Architectural & Aesthetic Review Request (pg. 11, all submittals)
  - ☒ Variance Request (pg. 13, if applicable)
  - ☒ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☒ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☒ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

### SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☒ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☒ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☒ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☒ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☒ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☒ Provide a construction schedule for the proposed project (including calendar dates).

### LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☒ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☒ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☒ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☒ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☒ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☒ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

**NOTE: Checklists are not comprehensive.** They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.

Cover Page

April-5-  
April-26-

GENERAL CONSTRUCTION NOTES

CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIERS, ETC. SHALL MAKE THEMSELVES FAMILIAR WITH THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL DIMENSIONS. CONDITIONS AT JOBSITE, PLAN SPECIFICATIONS, ETC. AS APPLICABLE AND REPORT ANY DISCREPANCIES, ERRORS OF COMMISSION OR OMISSIONS SEEN IN THE DRAWINGS OR IN THE FIELD, TO THE ARCHITECT IN WRITING, WITHIN 10 CALENDAR DAYS, BUT PRIOR TO ANY CONSTRUCTION. OTHERWISE WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS AND THE CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIER SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS AND/OR DELAYS AND CORRECT THEM AT THEIR OWN EXPENSE. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY. CHANGES, REVISIONS, OR ALTERATIONS NOT MADE BY THIS OFFICE IN WRITING ONLY, WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT, ITS OFFICERS, EMPLOYEES, DESIGN PROFESSIONALS AND CONSULTANTS, FROM ANY AND ALL RESPONSIBILITY. THE BUILDER SHALL BE RESPONSIBLE FOR CONFORMING TO THE REQUIREMENTS AS SET FORTH IN THE "FLORIDA ENERGY EFFICIENCY CODE". THIS IS A "STANDARD TYPICAL SHEET FOR ONE AND TWO-STORY, SINGLE FAMILY, RESIDENTIAL CONSTRUCTION", CONTAINING TYPICAL SECTIONS, DETAILS, NOTES AND OTHER INFORMATION. BIDDERS AND BUILDERS ARE HEREBY NOTIFIED OF THEIR RESPONSIBILITY FOR VERIFYING, COORDINATING AND ADJUSTING THIS "TYPICAL" INFORMATION AS REQUIRED FOR THIS SPECIFIC PROJECT. VERIFICATION SHALL BE OBTAINED FROM THE PROJECT OWNER OR HIS AUTHORIZED AGENT PRIOR TO SUBMITTAL OF BIDS OR START OF CONSTRUCTION. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION OVER THIS PROJECT. THE BUILDER SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE APPLICABLE CODES, REGULATIONS AND RESTRICTIONS AND THEIR RELEVANCE TO THIS PROJECT.

AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR THE AIR CONDITIONING AND HEATING SYSTEM DESIGN, LOAD CALCULATIONS, AND SHOP DRAWINGS. SAID SHOP DRAWINGS SHALL BE INCLUDED BUT NOT NECESSARILY BE LIMITED TO: UNIT SPECIFICATION, DUCT LAYOUT AND DROP LOCATIONS, AND ALL OTHER INFORMATION REQUIRED BY THE BUILDING DEPARTMENT FOR THE PERMIT PROCESS. THE A/C CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS SET FORTH IN THE "FLORIDA ENERGY EFFICIENCY CODE" AS CALCULATED FOR THIS SPECIFIC PROJECT.

GYPSUM WALLBOARD SHALL COMPLY WITH THE PROVISIONS OF THE "SPECIFICATIONS FOR GYPSUM WALLBOARD" A.S.T.M. #C-36. GYPSUM WALLBOARD SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE PROVISIONS OF THE "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", GYPSUM ASSOCIATION SPECIFICATION #GA-216.

CONCRETE MASONRY UNITS C M U USED IN EXTERIOR WALLS SHALL CONFORM WITH THE REQUIREMENTS OF THE "SPECIFICATIONS FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS", A.S.T.M. 3C-90. CONTRACTOR SHALL ADEQUATELY AND RIGIDLY BRACE ALL MASONRY WALLS UNTIL ROOF STRUCTURE IS COMPLETELY ERECTED.

THE FOUNDATION SYSTEM HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER SQUARE FOOT. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE BEARING CAPACITY OF THE SITE. IF THE MINIMUM SOIL BEARING CAPACITY CAN NOT BE MET, THE BUILDER SHALL NOTIFY THE ARCHITECT OF THE EXISTING CONDITIONS AND SUPPLY HIM WITH A COPY OF THE SOIL ENGINEER'S REPORT. NO CONSTRUCTION SHALL START UNTIL AN ACCEPTABLE SOIL BEARING CAPACITY CAN BE MET AND IS CERTIFIED OR THE FOUNDATION SYSTEM IS RE-DESIGNED, AT THE OWNER'S EXPENSE, TO ADJUST THE BEARING CAPACITY.

ALL CONCRETE SHALL BE FROM A DESIGN MIX OF THREE THOUSAND (3000) PSI & 4000 PSI ONLY AT BALCONIES AT (28) DAYS. PORTLAND CEMENT SHALL BE TYPE I OR II, CONFORMING TO A.S.T.M. #C-33. VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PORTLAND CEMENT ASSOCIATION SPECIFICATION #ST-26. CONCRETE SHALL BE MAINTAINED IN MOIST CONDITIONS FOR SEVEN (7) DAYS AFTER PLACEMENT. AT BALCONY OR TERRACES: USE WATERPROOFING BY XYPEX OR EQUAL. REINFORCEMENT STEEL SHALL BE OF DEFORMED BARS OF INTERMEDIATE GRADE STEEL CONFORMING TO A.S.T.M. #A-615, GRADE 40 FOR BARS #5 AND SMALLER; A.S.T.M. #A-615, GRADE 60 FOR BARS #6 AND LARGER. MESH REINFORCEMENT SHALL BE 6"x6" 10/10 GAUGE WELDED WIRE MESH CONFORMING TO A.S.T.M. #A-185. REINFORCEMENT NOTED AS CONTINUOUS MAY BE SPLICED BY LAPPING THIRTY (30) BAR DIAMETERS IN CONCRETE, AND FORTY (40) BAR DIAMETERS IN MASONRY WITH A MINIMUM TWENTY FOUR (24) INCHES LAP IN EACH CASE. PROVIDE SPACER BARS, TREADERS, CHAIRS, BLOCKS, ETC. AS REQUIRED TO SECURELY HOLD STEEL IN LOCATION DURING PLACEMENT OF CONCRETE.

ALL CONCRETE USED FROM C. TIE BEAM TO PRECAST LINTEL BELOW TO BE 3000 PSI PEA ROCK PUMP MIX WITH SUPER PLATIZACER TO ACHIEVE A 9" TARGET SLUMP (PINKER MIX #1182734) OR EQUAL.

ALL LUMBER IN CONTACT WITH SOIL, CONCRETE OR MASONRY SHALL BE CHEMICALLY PRESSURE TREATED AND SO INDICATED BY APPROVED LABELING. LUMBER USED FOR JOIST, RAFTERS, TRUSSES, COLUMNS, BEAMS AND OTHER STRUCTURAL MEMBERS SHALL BE OF STRESS GRADE LUMBER NOT LESS THAN ONE THOUSAND TWO HUNDRED (1200) LBS/S.F.; NOMINAL EXTREME FIBER STRESS. ALL HEADERS AND LOAD-BEARING WALL STUDS SHALL BE GRADE #2 SPRUCE H.F. OR BETTER.

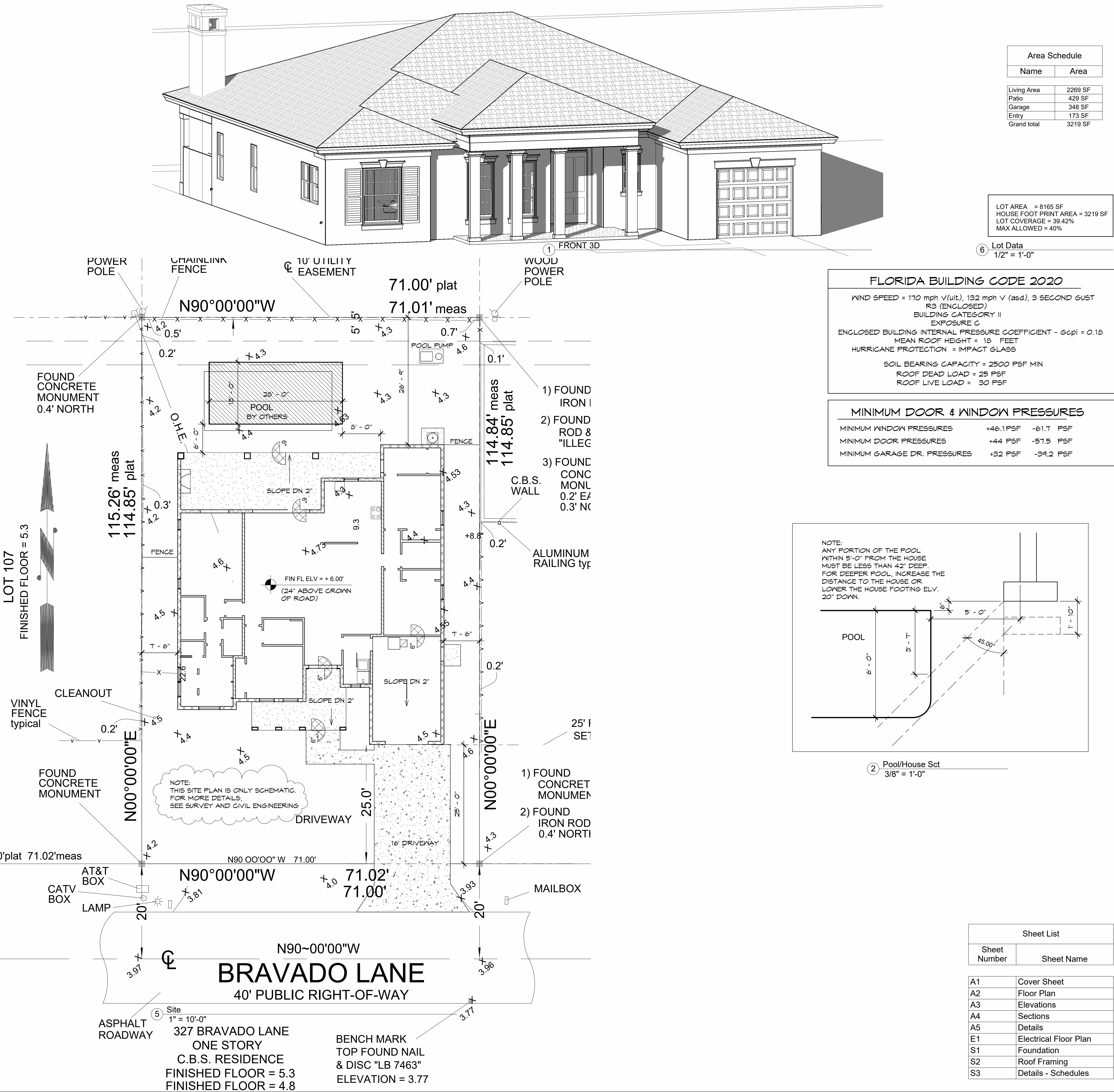
ALL ROOF TRUSSES, FLOOR TRUSSES EXTERIOR FRAME, AND INTERIOR LOAD-BEARING FRAME SHALL BE ANCHORED WITH APPROVED HURRICANE CLIPS OR STRAPPING AS REQUIRED BY CODE AND OUTLINED ON HURRICANE CONNECTION DETAIL SHEET. CONTRACTOR IS RESPONSIBLE FOR READING AND APPLYING ALL THE NECESSARY BRACINGS SHOWN ON THE TRUSS SHOP DRAWINGS.

TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR FINAL TRUSS FRAMING LAYOUT SHOP DRAWINGS, COMPLETE WITH ALL REQUIRED ENGINEERING. TRUSS MANUFACTURER SHALL CHECK ALL TRUSS DIRECTION, BEARING POINTS, GIRDER LOCATIONS, BEARING ELEVATIONS AND FIELD CHECK DIMENSIONS. TRUSS AND GIRDER LOCATIONS, BEARING POINTS, AND DIRECTIONS MAY NOT BE CHANGED WITHOUT THE CONSENT OF THE ARCHITECT OR HIS STRUCTURAL ENGINEER. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR SUBMITTING TWO (2) COMPLETE SETS OF TRUSS SHOP DRAWINGS, INCLUDING ALL ENGINEERING TO THE ARCHITECT FOR CONCEPTUAL REVIEW PRIOR TO FABRICATION.

STRUCTURAL STEEL (A36 STEEL) SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS U.O.N.: SHAPES, PLATES AND ANCHOR BOLTS (A36-81a), MACHINE BOLTS (A-307-84) U.O.N. STRUCTURAL STEEL ELEMENTS: POSTS, BEAMS, CHANNELS, ETC., TO HAVE A Fy = 36 KSI. ALL WELDING IS TO BE PERFORMED BY AWS CERTIFIED WELDERS. SHOP PAINTS: SHALL RECEIVE SHOP COATS AND FIELD TOUCH-UP OF PAINT IN ACCORDANCE WITH STEEL STRUCTURES COUNCIL SPECIFICATION 15-60T TYPE I RED OXIDE OR FEDERAL SPECIFICATION TT-P-636 (RED OXIDE). WELDS (AWS A5.1, E-10XX ELECTRODE).

FLASHING SHALL BE PROVIDED AS NECESSARY TO PREVENT THE ENTRANCE OF WATER AT ALL OPENINGS AND ROOF VALLEY, AND AT OTHER POINTS SUBJECT TO THE ENTRANCE OF WATER. ALL OPENINGS IN MASONRY WALLS TO BE CAULKED AROUND THE WD BUCK AND APPLY LIQUID FLASHING FROM THE BUCK TO MIN. 8" AROUND THE OPENING EXTERIOR WALL. ALL OPENINGS IN WOOD WALLS TO BE WRAPPED W/ (2) LAYERS OF 30" FELT OR TYVEK OR TYFAR. FLASHING MATERIAL AND APPLICATION TO COMPLY WITH APPLICABLE FL. BLDG CODE

THE POOL SHALL NEVER BE LESS THAN 6' FROM THE BUILDING - BETWEEN 4' AND 5' THE BUILDING'S CONC. FTG MUST BE DROPPED AS REQUIRED BY CODE. (ABOUT 12" VERT. FOR EVERY 12" HORIZ. DISTANCE (EG 6' DEEP POOL, ZERO DISTANCE TO THE HOUSE, BOTT. FTG ELV = -6'-0")

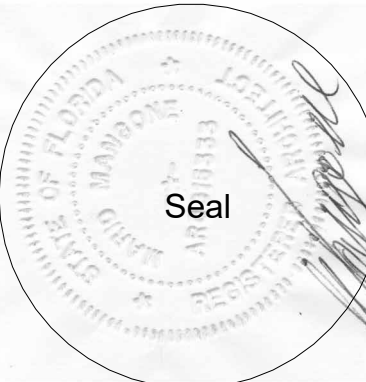


Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
Mr & Mrs Lewis

Revision Schedule		
Revision Number	Revision Date	Revision Description
1		



Date 3/17/2023  
11:24:05 AM



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Sheet Name:  
Cover Sheet

Drawn by mm

Approved by mm

Checked by mm

Project # 23-0127

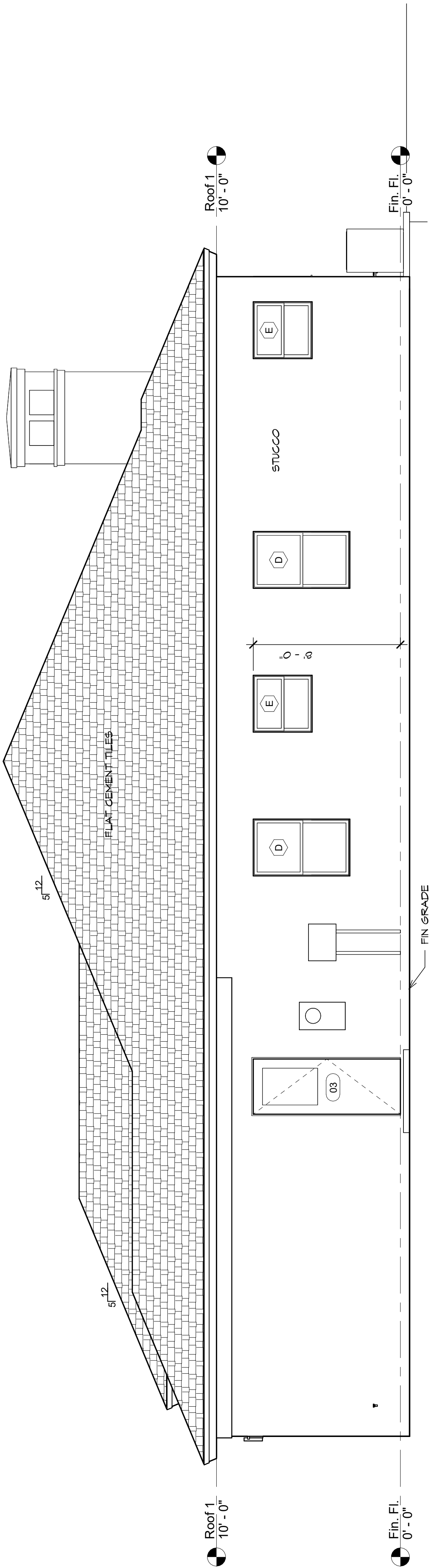
A1

Scale As indicated

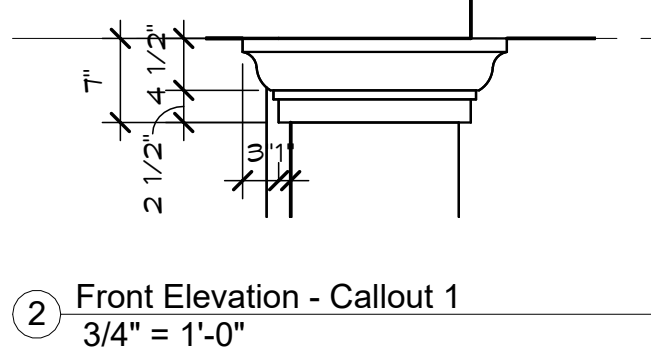
Sheet List	
Sheet Number	Sheet Name

A1	Cover Sheet
A2	Floor Plan
A3	Elevations
A4	Sections
A5	Details
E1	Electrical Floor Plan
S1	Foundation
S2	Roof Framing
S3	Details - Schedules

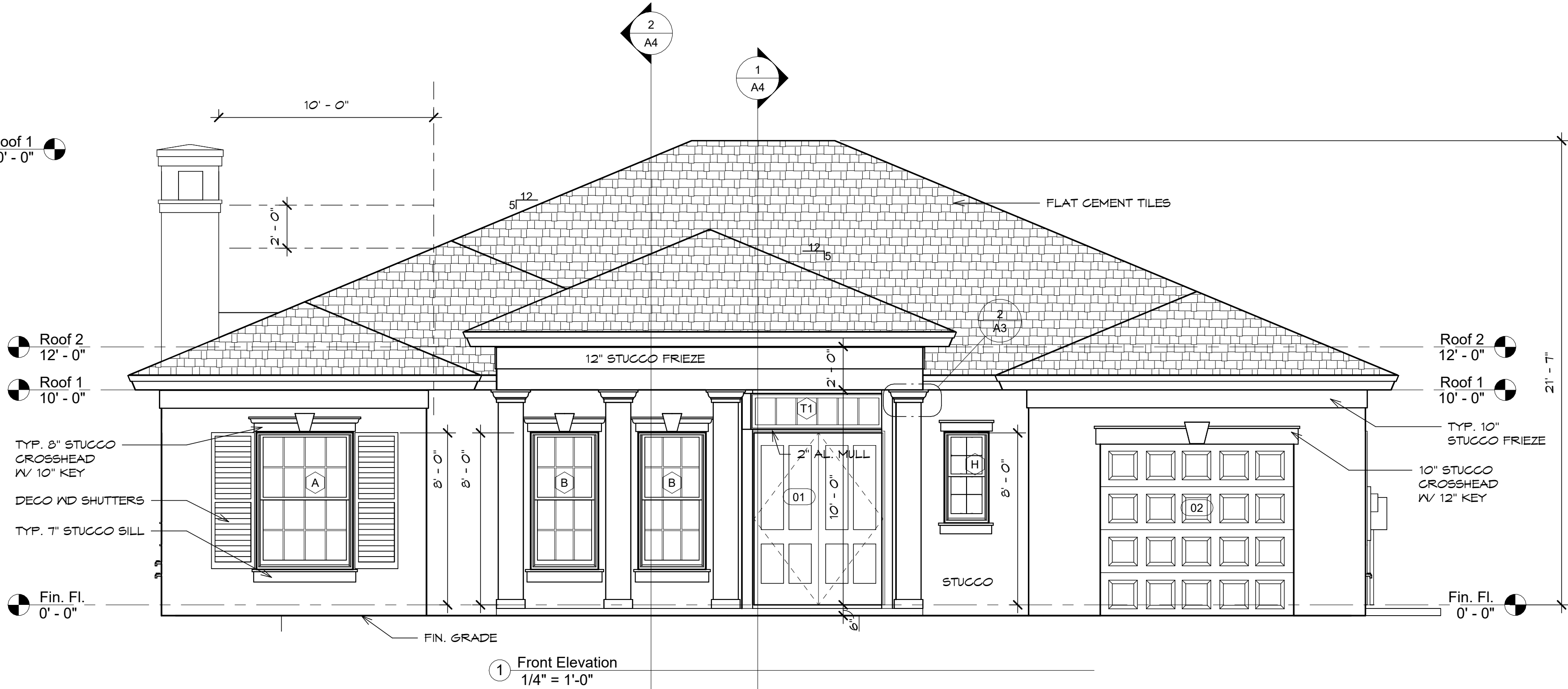




⑤ Right Side Elevation  
1/4" = 1'-0"



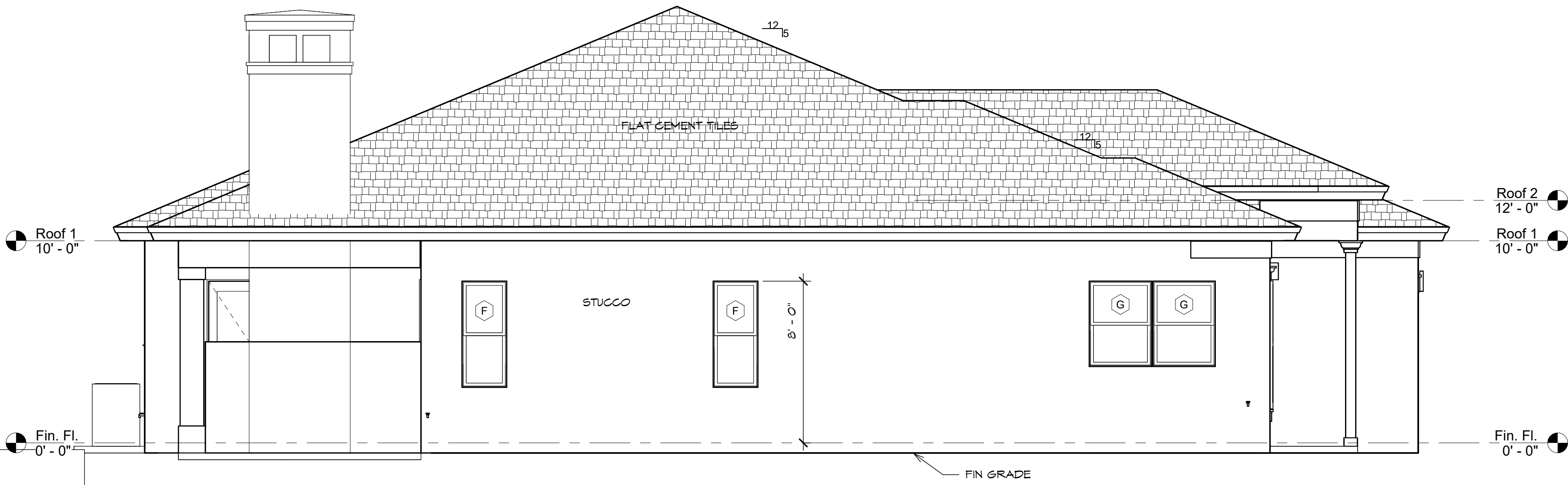
② Front Elevation - Callout 1  
3/4" = 1'-0"



① Front Elevation  
1/4" = 1'-0"



③ Rear Elevation  
1/4" = 1'-0"



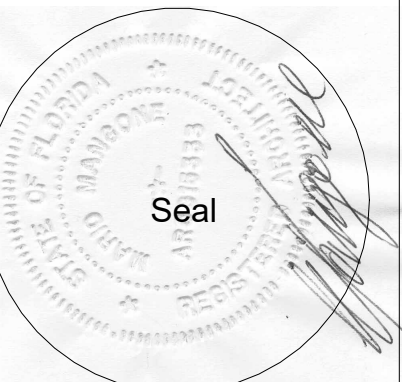
④ Left Side Elevation  
1/4" = 1'-0"

Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
Mr & Mrs Lewis

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Date 3/24/2023  
6:27:43 AM



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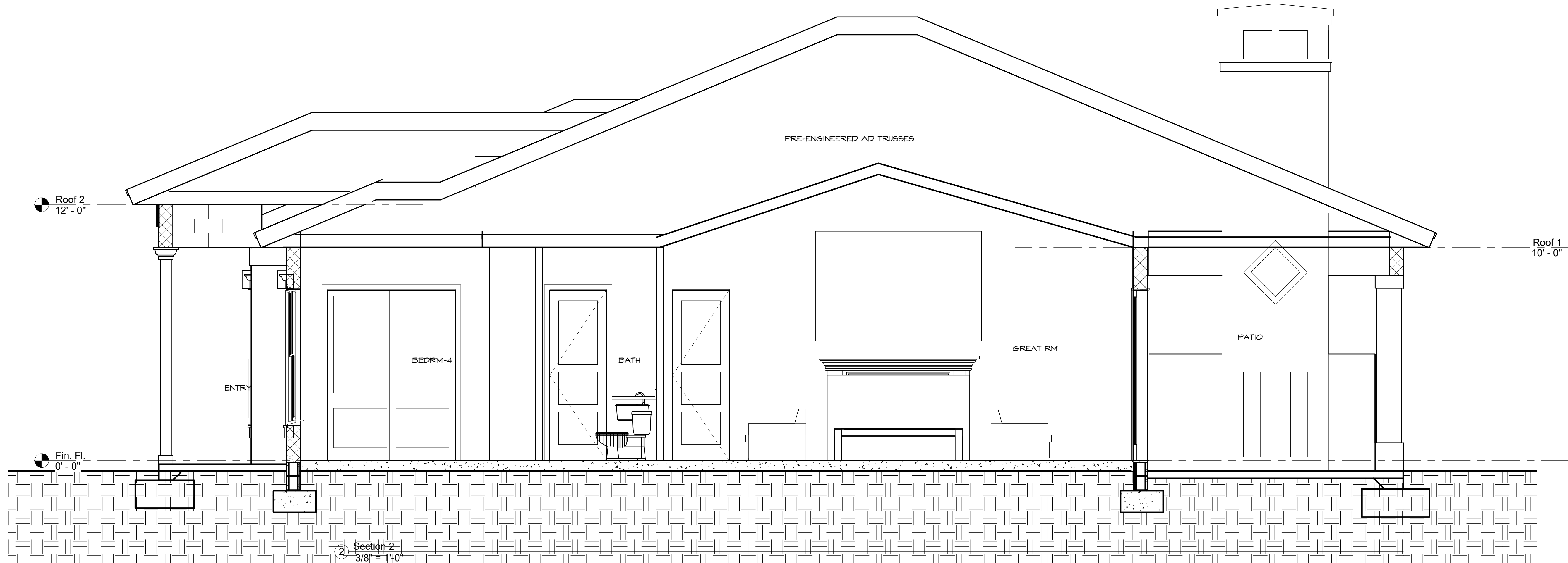
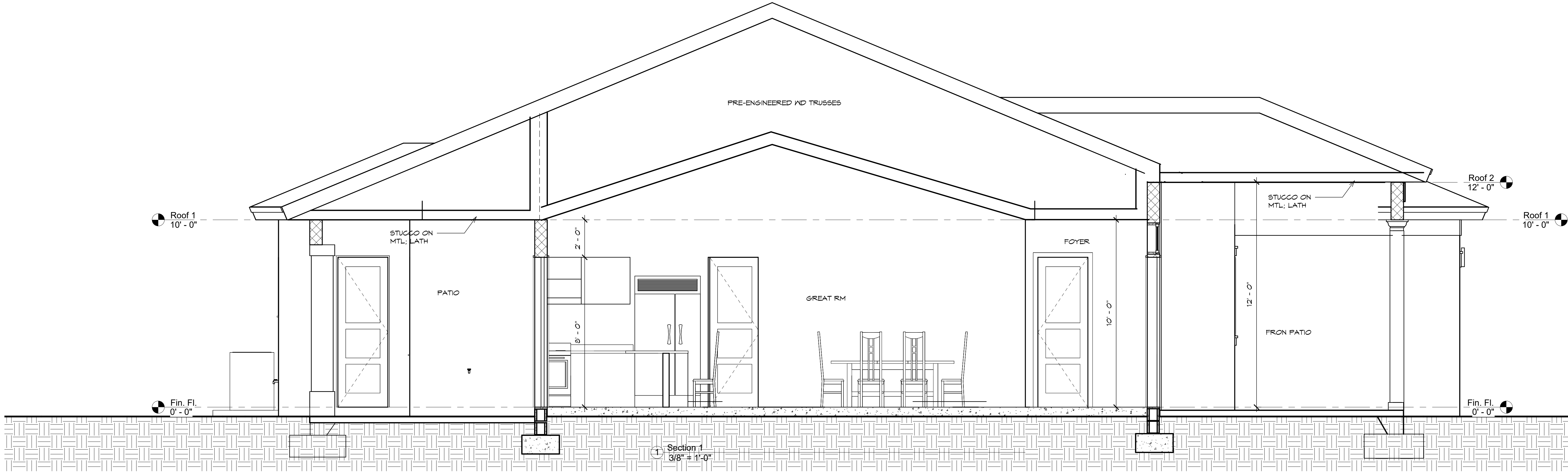
mangonearchitecture@gmail.com

Sheet Name:  
Elevations

Drawn by	dm
Approved by	mm
Checked by	mm
Project #	23-0127

A3

Scale As indicated

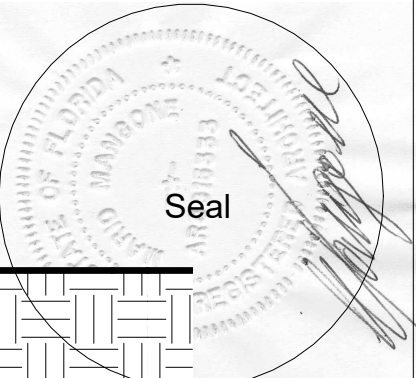


Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
Mr & Mrs Lewis

Revision Schedule		
Revision Number	Revision Date	Revision Description



Date 3/17/2023  
11:24:52 AM



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Sheet Name:  
Sections

Drawn by mm  
Approved by mm  
Checked by mm  
Project # 23-0127

A4

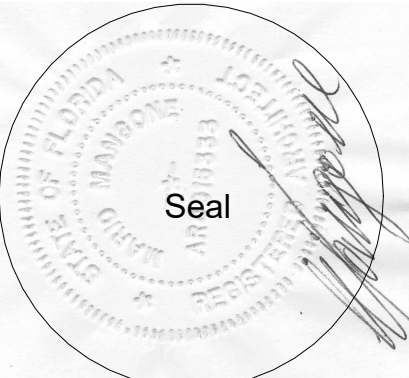
Scale 3/8" = 1'-0"

Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
Mr & Mrs Lewis

Revision Schedule		
Revision Number	Revision Date	Revision Description



Date 3/24/2023  
9:18:11 AM



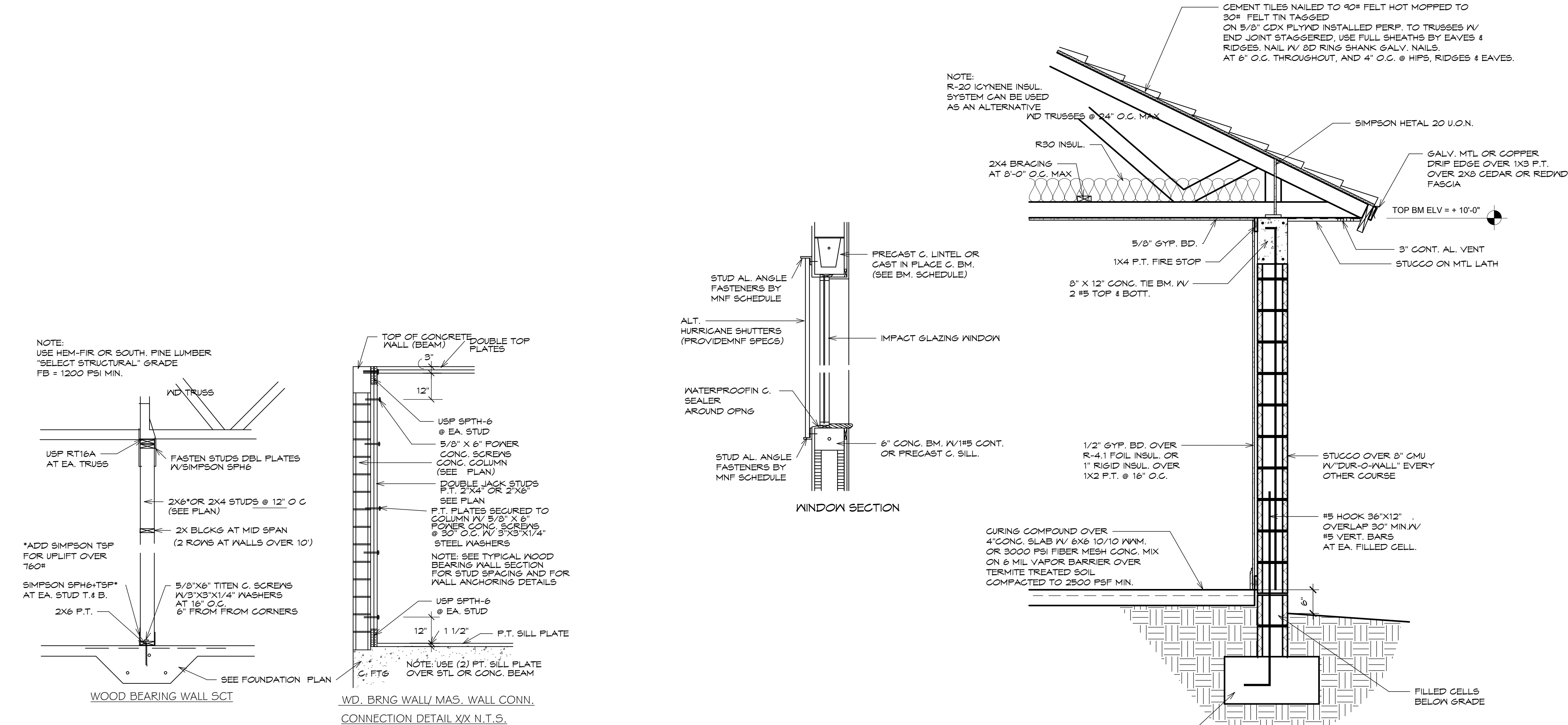
Mario Mangone Architect  
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mangonearchitecture@gmail.com

Sheet Name:  
Details

Drawn by	Author
Approved by	Approver
Checked by	Checker
Project #	23-0127

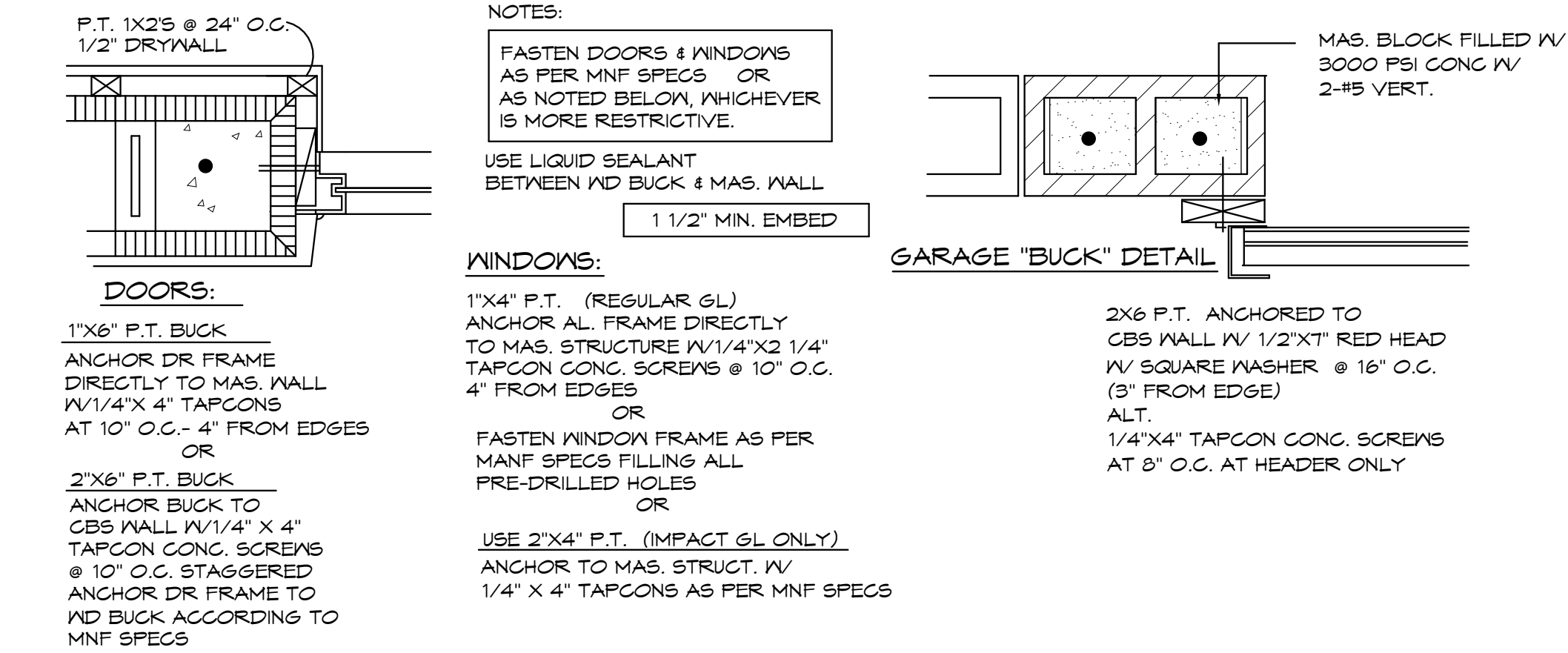
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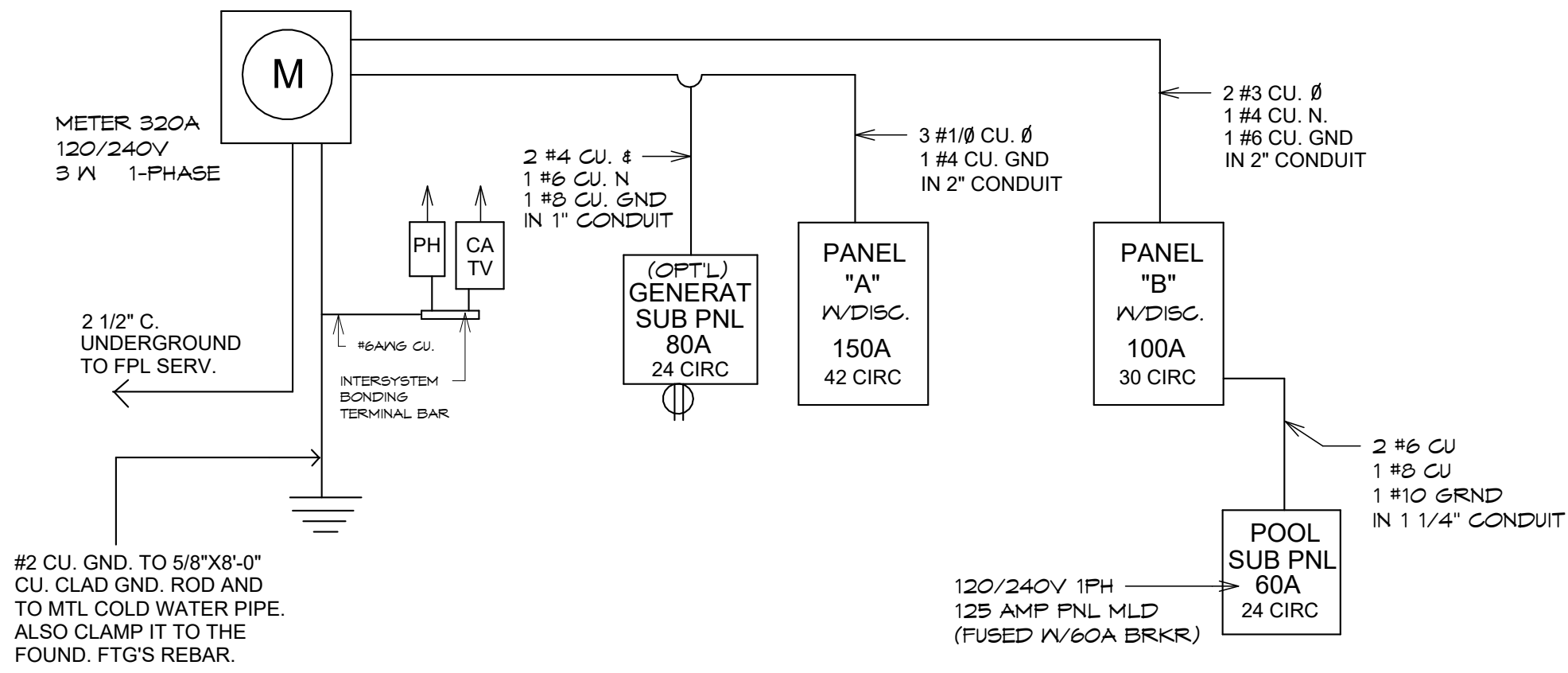
4 WD Bearing Wall Sct  
1/4" = 1'-0"

1 Typical Wall Section  
3/4" = 1'-0"



2 Buck Detail  
3/8" = 1'-0"

ELECTRICAL RISER DIAGRAM



PANEL SCHEDULE - A					
CIRC.		COND.	POLE BREAKER	VA UNGRND	VA NEUTRAL
1-10	GENERAL LTG 3W/SF	12	1P20A	6,807	
11-13	SMALL APPLIANCES	12	1P20A	4,500	4,500
14&16	RANGE	6	2P50A	4,800	4,800
15	REFRIGERATOR	12	1P20A	1,500	1,500
17	DISHWASHER	12	1P20A	1,500	1,500
18	DISPOSAL	12	1P20A	1,500	1,500
19	MICROWAVE	12	1P20A	2,000	2,000
20	SPARE				
21	SPARE				
22	SPARE				
23	SPARE				
24&26	COMPRESSOR	8	2P40A		1,740
25&27	AIR HANDLER	6	2P60A		10,000
28	SPARE				
28	SPARE				
30-32	FDR TO GEN PNL (OPTL)	4	2P80A		
TOTAL VA EXCLUDING GENERAL LTG =				15,800	10,000
100% GENERAL LTG OF FIRST 3,000 VA =				3,000	
35% OF REMAINING 3,807 =				1,332	
A/H LOAD 10,000 @ 100% =				10,000	
30,132 VA/240 = 125.6 AMPS					USE 150 AMPS SVC

PANEL SCHEDULE - B					
CIRC.		COND.	POLE BREAKER	VA UNGRND	VA NEUTRAL
1	GARAGE DR OPENER	12	1P20A	900	
2&4	DRYER	10	2P30A	5,500	4,400
3	WASHER	12	1P20A	1,500	1,500
5	SPARE				
6&8	SAN. L.P. PUMP	10	2P30A	4,350	
7	SPARE				
9	SPARE				
10	SPARE				
11	SPARE				
12&14	FDR TO POOL SUB PNL	6	2P60A	7,100	
				19,350	
19,350 VA/240 = 80.6 AMPS					USE 100 AMPS SVC

POOL SUB-PANEL					
CIRC.		COND.	POLE BREAKER	VA UNGRND	VA NEUTRAL
1	POOL PUMP	12	1P20A	2,500	2,500
2&4	POOL SPA	6	2P50A	4,400	4,400
3	POOL LTS	12	1P20A	200	200
				7,100	
7,100 VA/240 = 29.6 AMPS					

ELECTRICAL NOTES:

\*ALL #12 WIRES CAN BE SUBSTITUTED W/#14 WIRES AS LONG AS THE TOTAL LOAD ON EACH CIRCUIT BREAKER DOES NOT EXCEED 1.2 KW OR 10 A.

A MIN. OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. ALL 120 V. SINGLE PHASE 15A. & 20A. BRANCH CIRCUITS SUPPLYING OUTLETS IN KITCHEN, FAMILY RM, DINING RM, LIVING RM, DENS, LIBRARY, BEDROOMS, HALLWAYS, SUNROOMS, CLOSETS, LAUNDRY AREAS, AND SIMILAR SPACES, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES ARE REQUIRED IN ALL AREAS. ALL 125 V., 15A. & 20A. RECEPTABLES.

THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLES IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE.

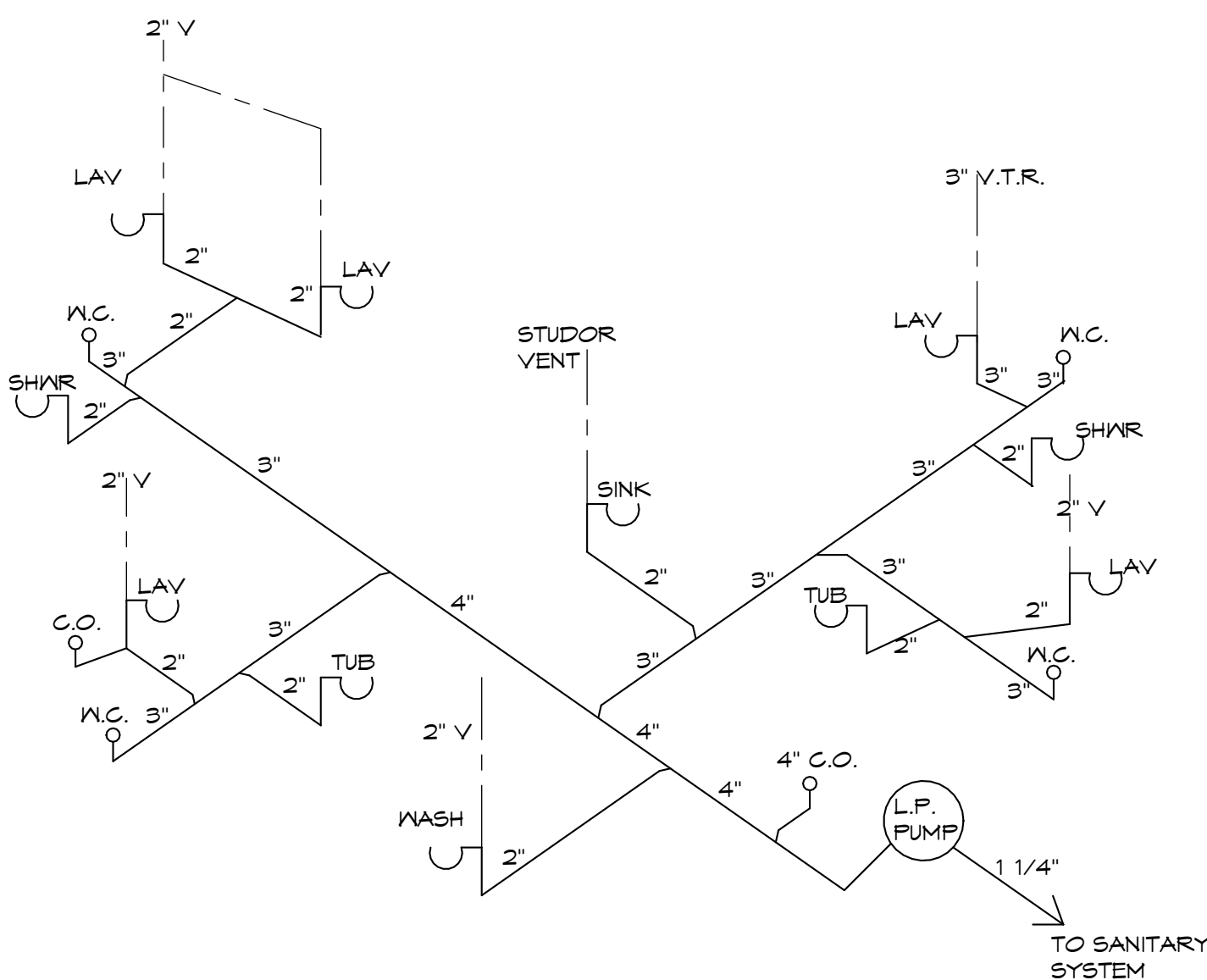
PROVIDE CARBON MONOXIDE ALARMS WITHIN 10' OF EACH BEDROOM AND IN HALLS ADJACENT TO KITCHEN WHEN GARAGE IS ATTACHED TO THE HOUSE.

SMOKE AND CO ALARMS, WHERE REQUIRED, SHALL BE INTERCONNECTD IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING.

PANELBOARD & SWITCHBOARD SHORT CIRCUIT CURRENT RATINGS

SHORT CIRCUIT CURRENT RATING 10,000

UL LISTED PANELBOARDS & SWITCHBOARDS MUST BE INSTALLED SO THAT THE OVERCURRENT PROTECTIVE DEVICES WITHIN THE EQUIPMENT HAVE THE ABILITY TO CLEAR A FAULT WITHOUT EXCESSIVE DAMAGE TO THE EQUIPMENT CIRCUIT BREAKERS RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT AT THE SERVICE ENTRANCE.



ISOMETRIC PLUMBING RISER  
N.T.S.

1 Electrical Floor Plan  
1/4" = 1'-0"

**ELECTRICAL LEGEND**

- RECESSED LED DOWNLIGHT (VP = VAPOR PROOF)
- ⊕ SURFACE MOUNTED FIXTURE
- ⊙ JUNCTION BOX
- ⊙ CEILING FAN + LIGHT
- F EXHAUST FAN
- FL LT FLOURESCENT DOWNLIGHT
- ⊙ WALL SCONCE
- ⊙ FLOOD LIGHT
- SD SMOKE / CARBON MONOXIDE DETECTOR
- T TELEPHONE
- TV TV CABLE, TELEPHONE & INTERNET
- ⊕ OUTLET FLOOR DUPLEX
- ⊕ EL. OUTLET DUPLEX
- ⊕ SPLIT WIRED OUTLET
- 220 220 OUTLET DUPLEX
- GFI GFI OUTLET (W/P = WEATHER PROOF)
- S SWITCH
- SD DIMMER SWITCH

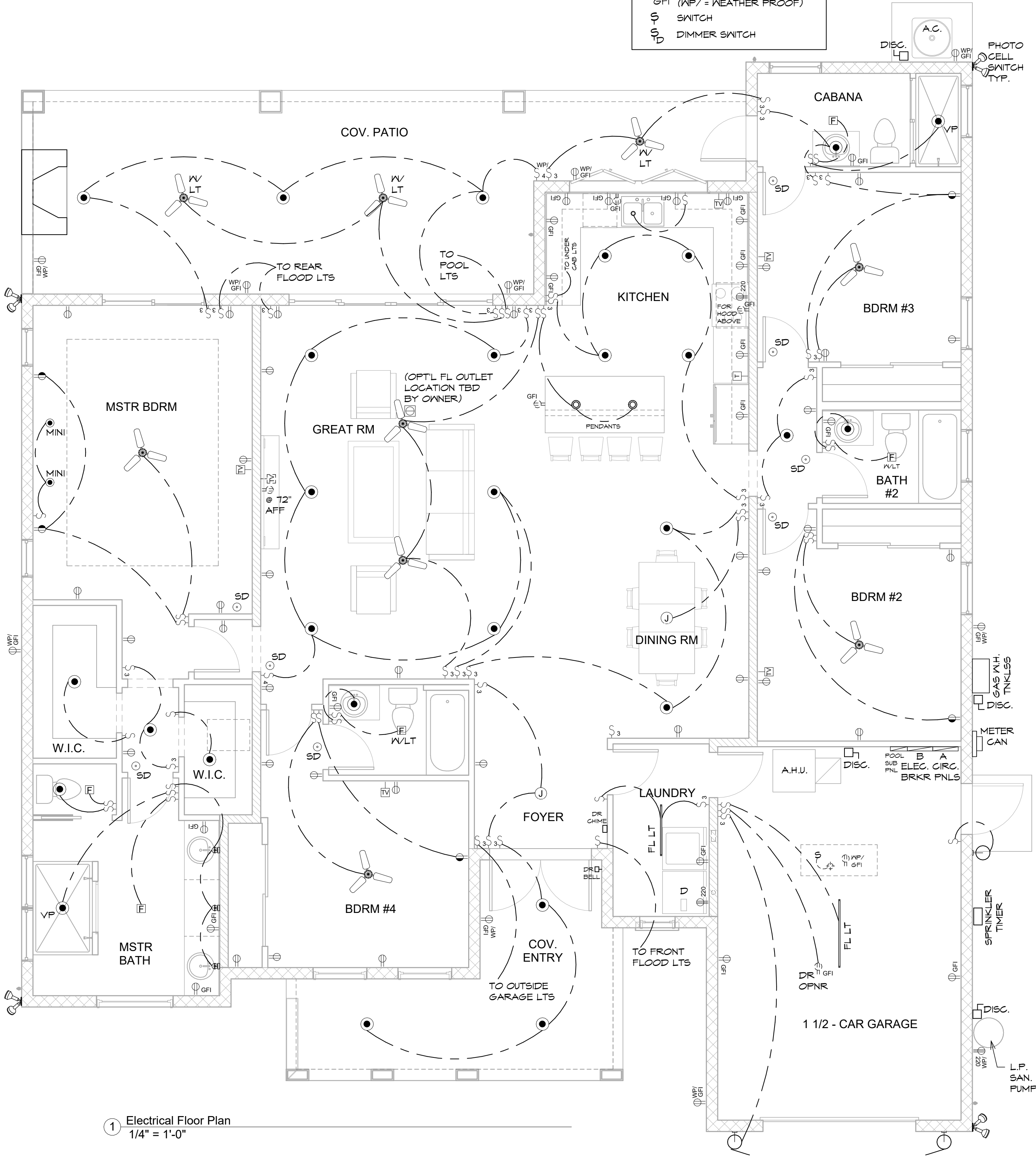
● RECESSED DOWN LIGHTS TO BE: GRE 4 IN. TW SERIES MODEL DRDL4-05121009-12DE261C100 11.5 W (EQUIV. TO 65 W) OR EQUAL

● ELECTR. LIGHTING EQUIPMENT MUST BE IC RATED AND SEALED TYPE RECESSED FIXTURES

POOL PUMP

DISC

PHOTO CELL SWITCH TYP.

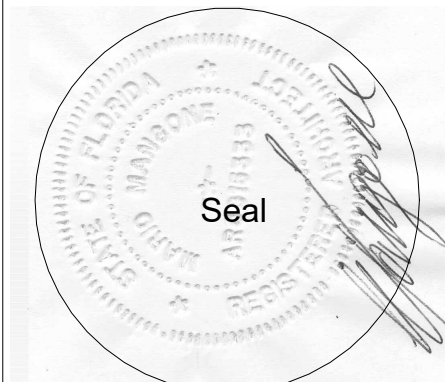


Project Name:  
New Residence

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327 Bravado Lane  
Palm Beach Shores, FL

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Date 3/24/2023  
6:28:28 AM



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Sheet Name:  
Electrical  
Floor Plan

Drawn by dm  
Approved by dm  
Checked by dm  
Project # 23-0127

E1

Scale 1/4" = 1'-0"

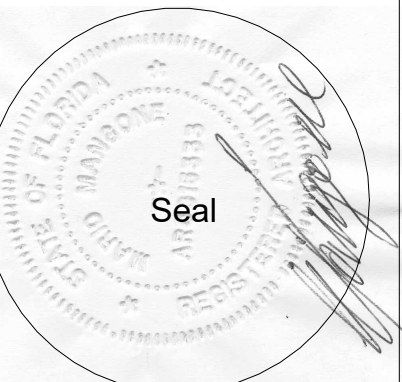
Scale	As indicated
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Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
**Mr & Mrs Lewis**

Revision Schedule		
Revision Number	Revision Date	Revision Description



ate 3/24/2023  
6:29:17 AM



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Sheet Name:  
Roof  
Framing

Drawn by                  mm

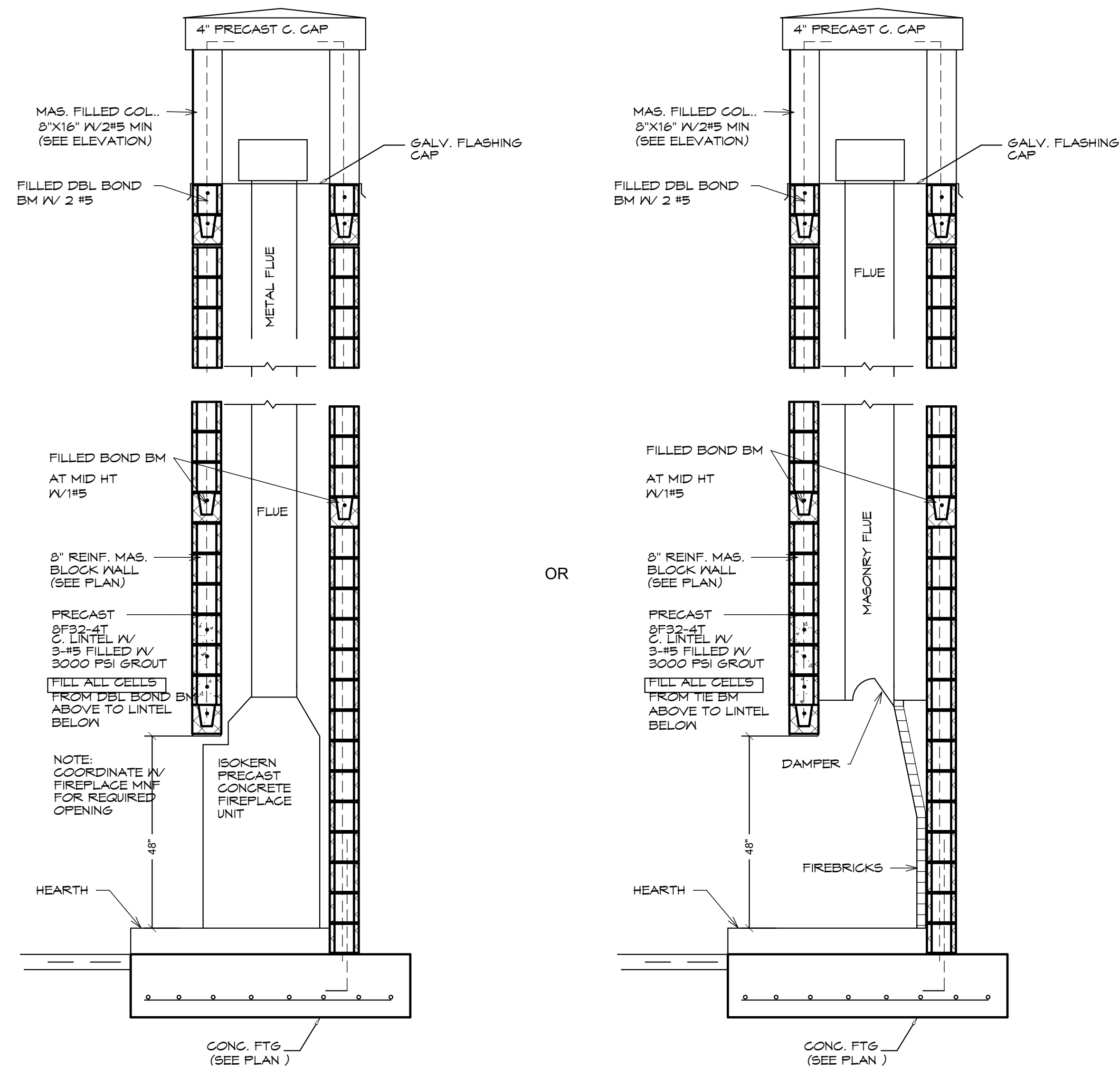
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Checked by      mm

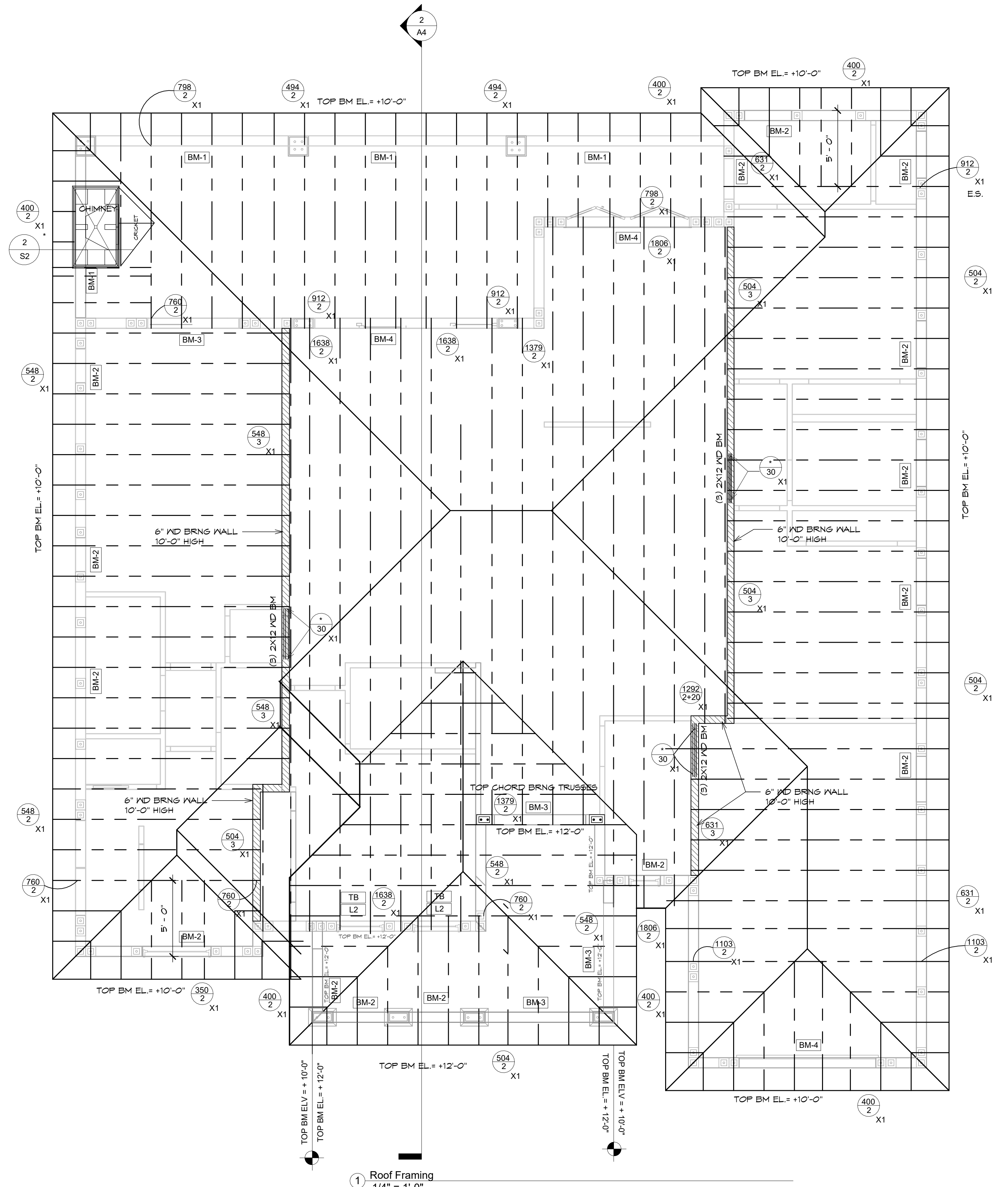
Project # 23-0127

S2

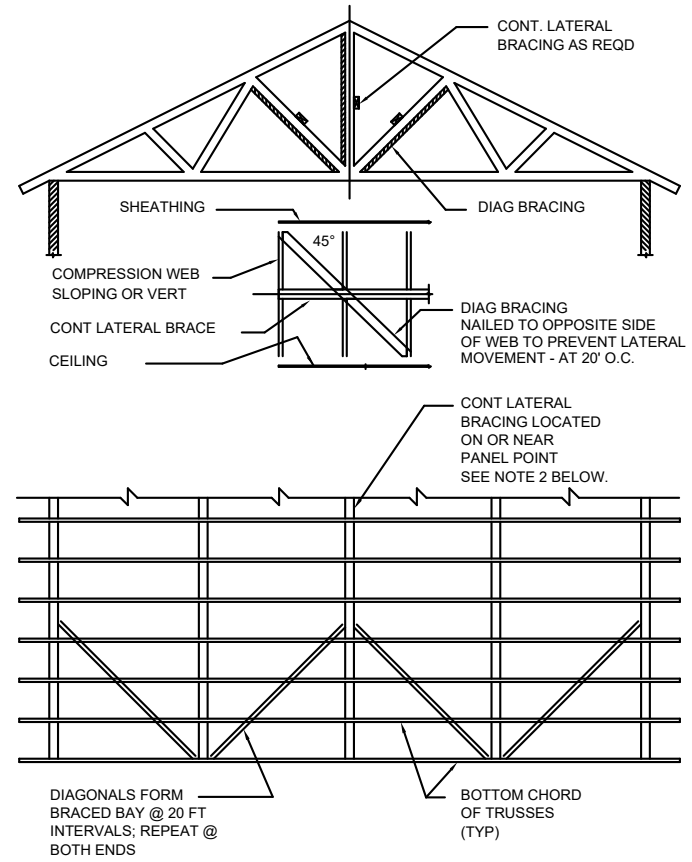
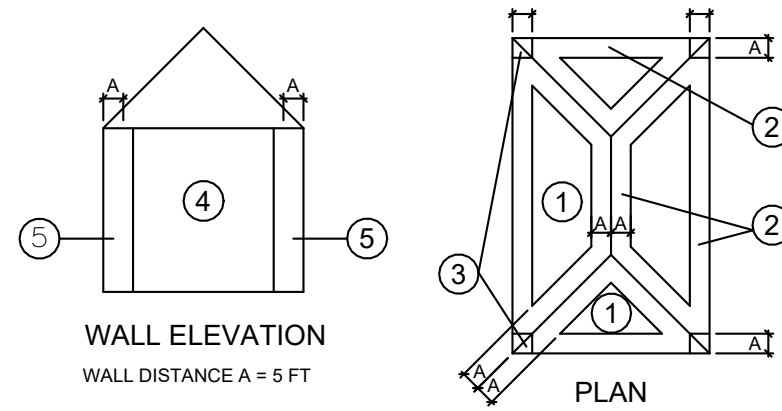
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② Chimney  
1/2" = 1'-0"



① Roof Framing  
1/4" = 1'-0"



- WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS, HIB-91, BRACING IN THE PLAN OF THE WEB MEMBERS.  
a. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.  
b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.  
c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
- THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'-0" O.C. WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES, OR IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES, BRACING SHALL BE MIN. 2" X 4" @ 30' O.C. NAILED TO THE TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 80 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS. BRACING @ 45° O.C. AT REAR PATIO & COVERED ENTRY
- TOP CHORD BRACING:  
a. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.  
b. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 80 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.

#### WOOD TRUSS BRACING DETAIL

NOTE:  
INSTALL ROOF TILE AS PER "FRSA"  
"SYSTEM ONE" GUIDELINES

CONNECTOR SCHEDULE							
I.D.	MFG'R.	FL. NO.	CONNECTOR	LATERAL F1 / F2	UPLIFT	FASTENERS	
						STRUCTURE	TRUSS
1	USP	1247.1	HLP7A-75	1384 / 1299	2,125	EMBEDED	20-10d X 1 1/2"
1A +	SIMPSON	11473	DETAL-20	2000 / 1370	2,480	EMBEDED	18-10d X 1 1/2"
2 +	SIMPSON	1901.21	HETAL-20	415 / 1,100	1,810	EMBEDED	15-10d X 1 1/2"
3	USP	3423.2	RT16A (TRUSS TO KD WALL)	800/800	1,045	8-10d	9-10d X 1 1/2"
3A	USP	316	RT16-2	655/410	865	8-8d	8-8d X 1 1/2"
3B**	USP	FL10735	RT16M (STRAP RETROFIT)	630/480	1,395	4 -1/4"X1 3/4" TAPCONS	9-10d X 1 1/2"
4	SIMPSON	1901	(2) META 20(INSTALL IN PAIR)	1210/1160	1,985	EMBEDED	16-10d X 1 1/2"
5 ~	SIMPSON		FGTR / (2)FGTR (MIN 2 PLY.)		5000/9400	(2) 1/2" X 5" TITEN	18-SDS 1/4" X 3"
6	SIMPSON		HUM 412 / HUCM 412 (HANGER WD TO WD)		1,849	12-16d	12-10d
7 #	USP	2620	USC (TIEDOWNS)	4,133 / 11,150		2/4 3/4" BOLTS	8-16d
8 *	SIMPSON		MGT/PHD5-SDS3 ( GIRDER TO WD WALL)		2,231	1 5/8" TR. ROD	22-10d/14-SDS1/4 X3
9 *	SIMPSON	IP3	HD-3B (HOLDOWN BASE PL TO KD POST)		3,130	5/8" BOLT *	(2) 5/8" BOLTS
10 *	SIMPSON	IP3	HD-5B (HOLDOWN BASE PL TO KD POST)		4,505	5/8" BOLT *	(2) 3/4" BOLTS
11*	SIMPSON	1423	MGT		3,965	1-5/8" BOLT	22-10d
12	SIMPSON	ER5452	CBSQ44/66-SDS2 (EMBEDED POST BASE TO KD POST)		5,335/6,855	EMBEDED	14-SDS 1/4" X 2"
13	SIMPSON	F27	HGAM10	725/795	610	(4) 1/4" X 2 3/4" TITEN	4-SDS 1/4" X 1 1/2"
14	SIMPSON		MSTA36 (1ST FL TO 2ND FL KD STUD TO KD STUD)		1160	13-10d	13-10d (KD WALL ABOVE)
15	SIMPSON		PA51 (MAS TO KD WALL ABOVE)		1132	EMBEDED	9-16d
16	SIMPSON		PA28		2,765	EMBEDED 4" *	20-16d
17*	SIMPSON		HTT22 (GIRDER STRUSS TO KD BM (2 STRAPS)		3,580	1-5/8" BOLT *	32-10d
18 ~	SIMPSON	F24	MBHU5.5 (1/4" TO 16" STL BUCKET)		2,175	(2) 3/4" X 5" TITEN HD BOLTS	(12) 1/4"X2 1/2" SDS SCREWS
19	SIMPSON		THA22-2 (HANGER KD TO KD)		2145	14 16d	6-16dX2 1/2
20	SIMPSON		HTS24 (TRUSS TO KD WALL, ALSO USED W/RT16A)		625	6-10d X 1 1/2"	6-10d X 1 1/2"
21 +	SIMPSON		LGT2 (MAS TO GIRDER TRUSS RETROFIT)		1850	(7)- 1/4 X 2 1/4 TITEN	16-16d SINKER
22 ~	SIMPSON		LGT2 (TRUSS TO KD WALL)		1785	14-16d SINKER	16-16d SINKER
23	SIMPSON	MTSM20	(MAS TO TRUSS RETROFIT)		1020	(4)- 1/4 X 2 1/4 TITEN	10-10d
24	SIMPSON	170	HUC410 (HANGER TO MAS. WALL)		1,810	18- 1/4"X2 3/4" TAPCONS	10-10d
25	SIMPSON		H16 (TRUSS TO KD GIRDER)		1265	10-10d X 1 1/2"	2-10dX1 1/2
30	TWO JACKS WITH TWO RT16-2 OR FOUR TS22 @ TOP AND HD-3B @ BOTTOM. USE FOUR (S) TS22 STRAPS @ BOTTOM WHEN STUDS ARE ATOP GIRDERS.						
31	THREE 2"X6" JACKS OR 4X6 PT POST WITH SIMPSON TS/ST22 @ TOP AND HD5B @ BOTTOM USE SIMPSON CCQ64/66 SDS2.5 @ BOTTOM WHEN STUDS ARE ATOP GIRDERS.						

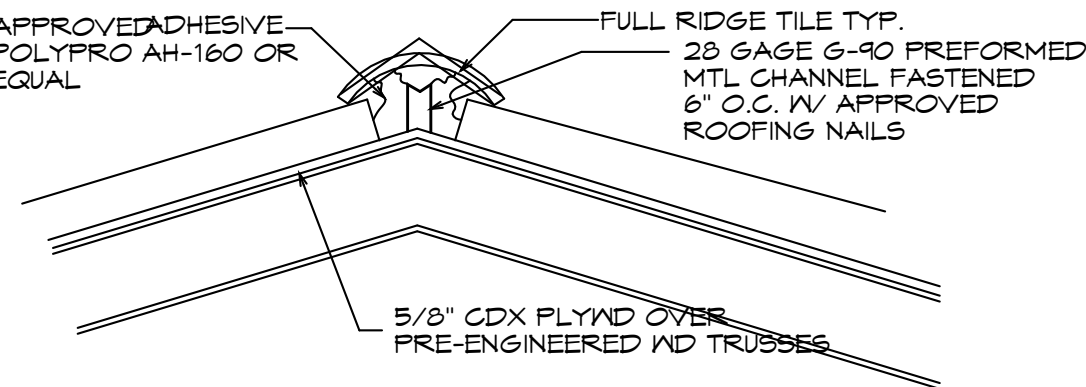
- ~ MIN. 2 PLY. ; IF SINGLE MEMBER ADD 2X6 48" LONG
- \* 5/8"X 6" OR 3/4X 8" TITEN HD SCREWS ANCHORS OR CONG. POWER SCREWS. MINIMUM EMBEDMENT IS: 6" FOR 1/2" AND 5/8" DIA., 8" FOR 3/4" DIA.
- \*\* INSTALL 30# FELT UNDER MEMBER
- \*\*\* RETROFIT STRAPS (2) TS22 MAY BE USED TO SECURE TRUSSES TO THE TIE / BOND BEAM WHERE THE LAYOUT IS MISSED WITH (4) TAPCONS 1/4" X 2 1/4" MUST HAVE 5 NAILS IN TRUSS SEAT
- +(2) HETAL 16 SPACED 1-1/2" APART IN CONG. (1 MEMBER TRUSS)/(12)/10d X 1-1/2" NAILS = 2095/2190 UPLIFT
- +(2) HETAL 16 SPACED 3" APART IN CONG. (2 MEMBER TRUSS)/(12)/16d NAILS = 2500/2700 UPLIFT PER SIMPSON STRONG-TIE LETTER - MULTIPLE EMBEDDED STRAPS - ADDITIONAL 8% IF TIE BEAM (HETAL 16 OR 20 HAVE SAME VALUES)
- (2) HLP7A-75 SPACED 3" APART IN CONG. = 2632 UPLIFT
- # USC TIEDOWN CAN BE SUBSTITUTED W/ (2) FGTR HANGERS

#### GENERAL ROOF NOTES

- ALL TRUSSES NOT SPECIFICALLY ADDRESSED HAVE UPLIFTS <950# AND ARE TO BE SECURED TO CONCRETE BEARING SURFACES WITH A SIMPSON HETAL-20 OR TO WOOD BEARING SURFACES WITH AN RT-16A.
- HIGH PROFILE CONCRETE TILE IS TO BE SECURED WITH TWO 10d NAILS AND A CLIP, OR ALTERNATE APPROVED METHOD, AS REQUIRED, IN THE END ZONES OF THE ROOF.
- RT16A AND RT16-2 CONNECTORS MAY BE SUBSTITUTED FOR EACH OTHER, DEPENDING ON WHETHER THE GIRDER IS A ONE MEMBER OR TWO MEMBER. RT16A'S MAY BE USED TO SECURE TRUSSES TO TIE/BOND BM WHERE THE LAYOUT WAS MISSED WITH (4) TAPCONS AS DESCRIBED ABOVE. TS22 STRAPS WITH (4) TAPCONS MAY ALSO BE USED AT AN ANGLE WALL/TRUSS.
- CONNECTORS HAVE BEEN SELECTED TO PROVIDE ADEQUATE LATERAL RESISTANCE.
- CONNECTOR VALUES EXCLUDE A 33% INCREASE IN STRENGTH.

DIAPHRAGM SCHEDULE				*ALL NAILS TO BE RING SHANK								
	THICKNESS	FRAMING SPACING	DIAPHRAGM BOUNDARIES	ZONE 1		ZONE 2		ZONE 3		EDGE	INTER.	EDGE
				EDGE	INTER.	EDGE	INTER.	EDGE	INTER.			
APA RATED SHEATING EXT. STRUCTURAL II OR EQUAL	5/8"	24" O.C. MAX	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D
APA RATED SHEATING EXT. STRUCTURAL II OR EQUAL	5/8"	16" O.C. MAX	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D	8 D

\*"RAT RUNS" 2X4 HF #2 @ 8' O.C. CONTINUOUS ON BOTTOM CHORD OF TRUSS WITH 45 DEG. DIAGONAL MEMBERS (2X4 HF #2) LOCATED AT GABLE ENDS AND 20' O.C. NAIL MIN. OF 2-12D RING SHANK NAILS AT EA TRUSS. TRUSS BRACING SHALL BE PER HIB-91 THE ENGINEERING PROVIDED BY THE TRUSS COMPANY.  
[ALL NAILS TO BE RING SHANK]  
AT WOOD WALLS USE RINK SHANK 8D @ 6" O.C.



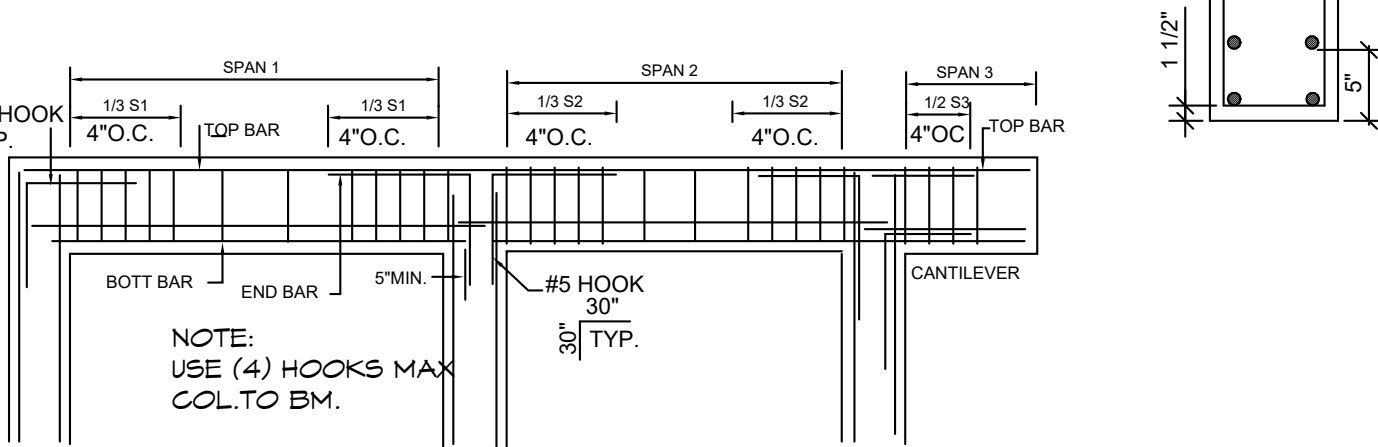
#### TILE RIDGE/HIP DETAIL

COLUMN SCHEDULE		
SIZE		
C-1	8X16 BLOCK	(A-O) CONG. BLK - FULLY GROUTED CELLS W/2-#5 RE-BARS VERT.
C-2	8X8 BLOCK	(A-O) CONG. BLK - FULLY GROUTED CELL W/1-#5 RE-BAR VERT.
C-3	16X16 BLOCK	(A-O) CONG BLK FULLY GROUTED W/4-#5 VERT.
C-4	8X16	4 #5 VERT. W/4# TIES @ 8" O.C. CAST IN PLACE SOLID CONCRETE
C-5	8X12 BLOCK	(A-O) CONG. BLK - FULLY GROUTED CELLS W/2-#5 RE-BARS VERT.

BEAM SCHEDULE						
MARK	SIZE	REINFORCING			HOOPS	REMARKS
		TOP	MID	BTM		
						HOOPS SHALL BE 3" MAX FROM SUPPORTS
TB	8X12	2 #5		2 #5	NONE	TIE BEAM
BM-1	8X16	2 #5		2 #7	#3	4" O.C. BY COL. (1/3 SPAN EA END) 12" O.C. @ MID SPAN
BM-2	8X24	2 #5		2 #5	#3	4" O.C. BY COL. (1/3 SPAN EA END) 16" O.C. @ MID SPAN
BM-3	8X24	2 #5	2 #4	2 #6	#3	4" O.C. BY COL. (1/3 SPAN EA END) 16" O.C. @ MID SPAN
BM-4	8X24	2 #5	2#5	2 #7	#3	4" O.C. BY COL. (1/3 SPAN EA END) 16" O.C. @ MID SPAN
BM-5						
L-1	8F8-1B					PRECAST LINTEL W/1-#5 CONT FILLED W/GROUT 3000PSI
L-2	8F16-1B/1T					PRECAST LINTEL W/2 #5 CONT FILLED W/GROUT 3000PSI

#### NOTES:

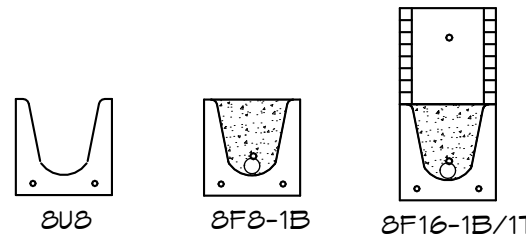
- DROP BOTTOM OF BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS 36" MAX AND ADD 2 #5 HORZ BARS 4" FROM THE BOTTOM - IF BEAM EXCEEDS 36", ADD #4 VERT. BARS W/HOOKS @ 12" O.C. (AT EA. SIDE OF BM.) AND FROM TOP TO BOTT.
- RE-BARS TO BE 1 1/2" AWAY FROM FACE OF C. BEAM (60 GRADE RE-BARS)
- CONG. BEAM TO EXTEND MIN. 16" INTO MAS. WALL @ EA. SIDE CONG. FOR COLUMNS & BEAMS SHALL HAVE F'G=3000 PSI IN 28 DAYS.



#### BENDING DIAGRAM

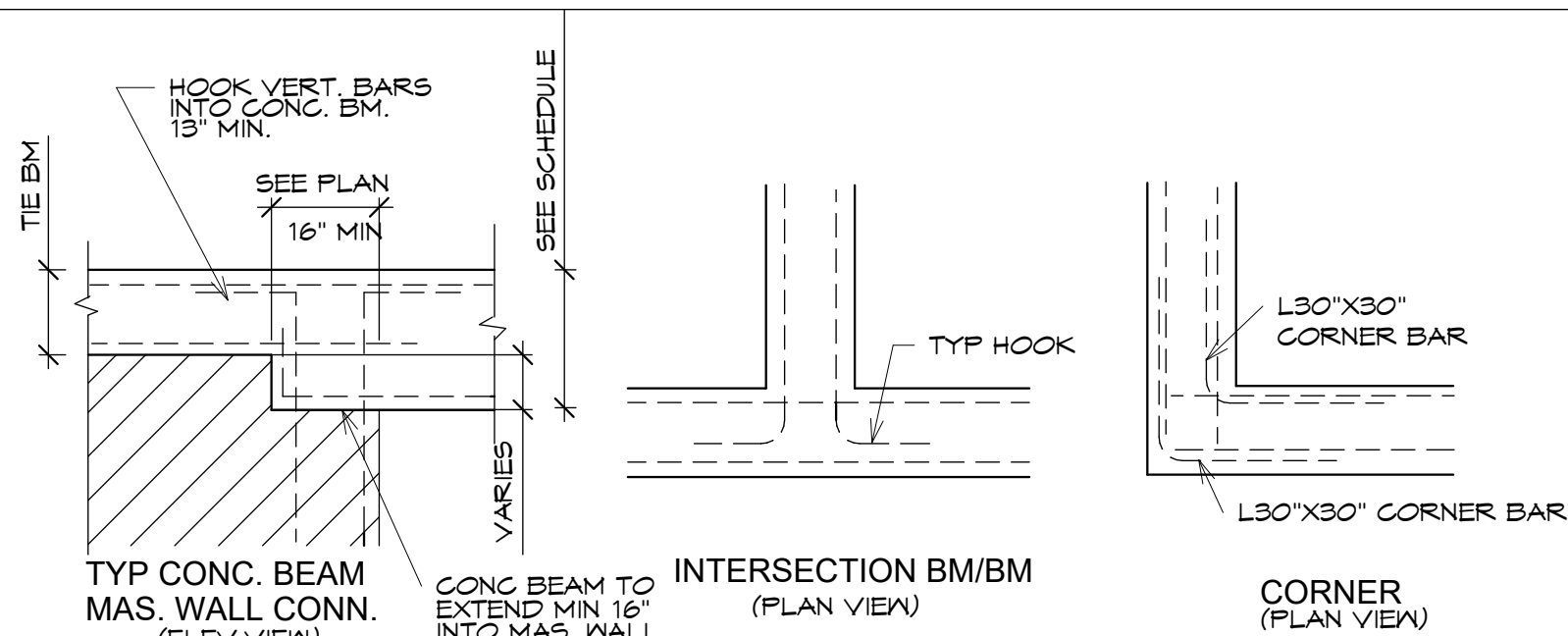
(FOR CAST IN PLACE CONCRETE BEAMS)

#### TYPICAL CROSS SECTIONS



F = FILLED WITH GROUT / U = UNFILLED  
QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY  
QUANTITY OF #5 REBAR AT TOP  
NOMINAL WIDTH  
NOMINAL HEIGHT

#### TYPE DESIGNATION



#### TYP. BEAM REINF. DETAIL

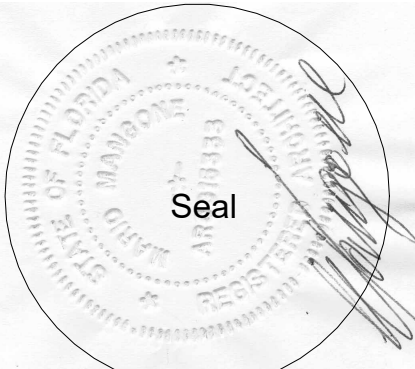
(PLAN VIEW)

Project Name:  
New Residence

Project Address:  
327 Bravado Lane  
Palm Beach Shores, FL

Client Name:  
Mr & Mrs Lewis

Revision Schedule		
Revision Number	Revision Date	Revision Description
1		



Date 3/24/2023  
9:18:34 AM

MANGONE  
ARCHITECT

Mario Mangone Architect  
1931 Commerce Ln.  
Suite 4  
Jupiter Fl. 33458

561-743-5111

mangonearchitecture@gmail.com

Sheet Name:  
Details -  
Schedules

Drawn by mm

Approved by mm

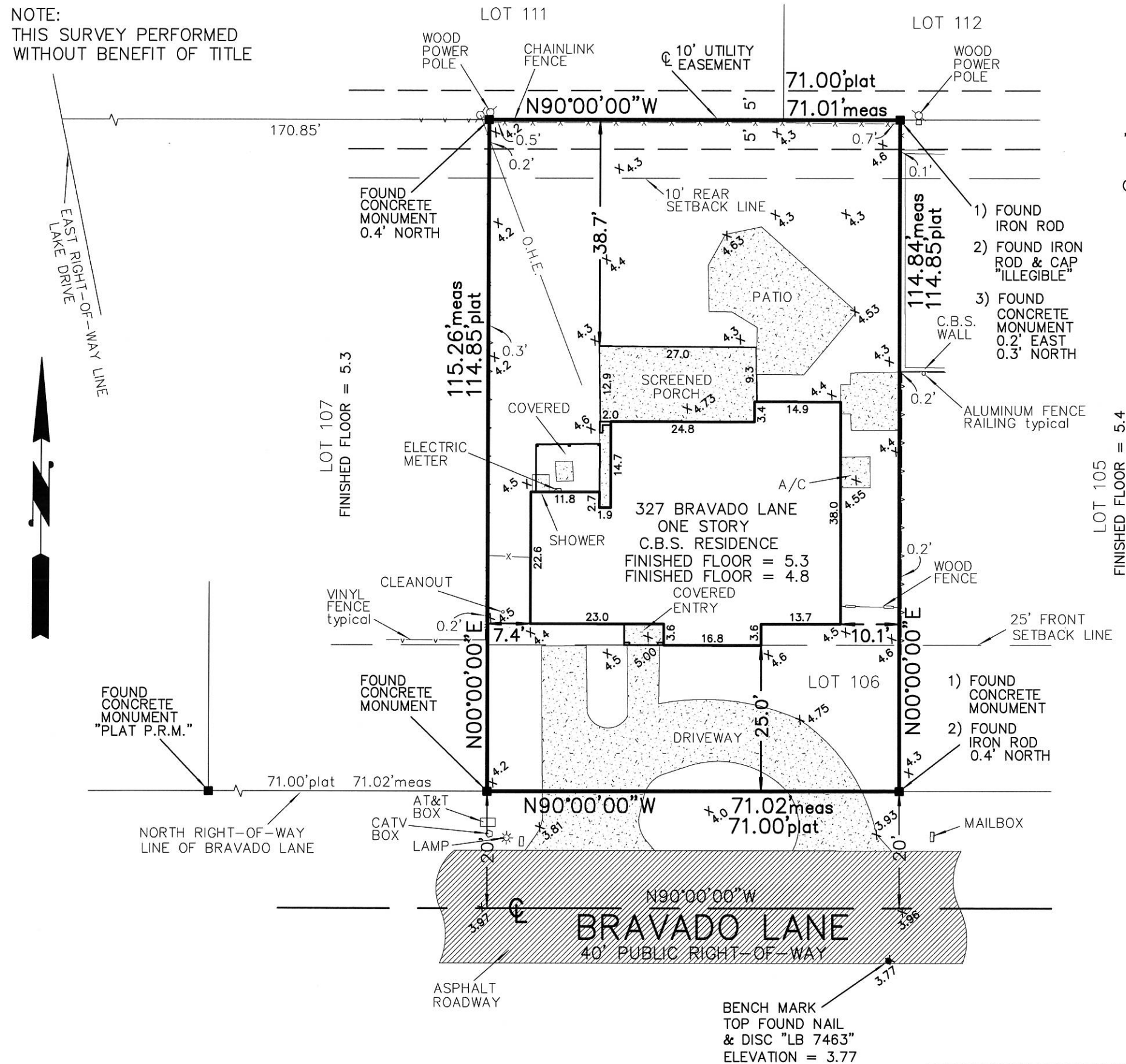
Checked by mm

Project # 23-0127

S3

Scale As indicated


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THIS SURVEY PERFORMED  
WITHOUT BENEFIT OF TITLE

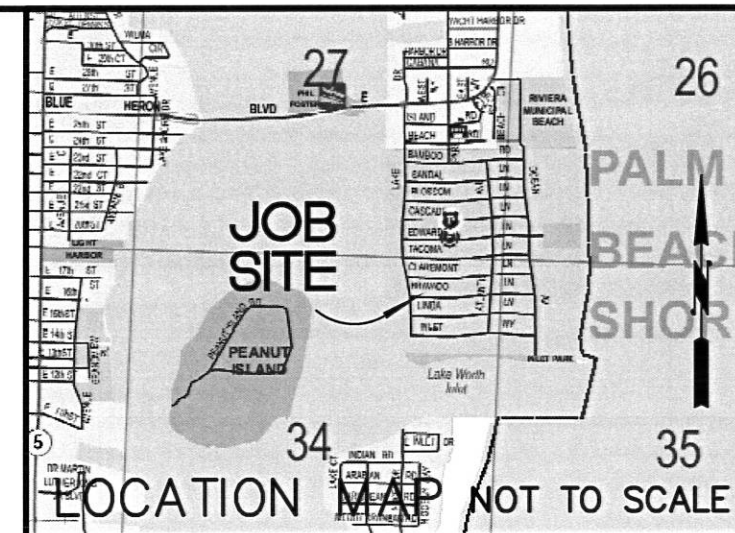


PROPERTY SHOWN HEREON IS LOCATED IN  
FLOOD ZONE AE (BASE FLOOD ELEVATION = 6)  
PER FLOOD INSURANCE RATE  
MAP 125137 0393 F DATED OCTOBER 5, 2017

RONALD E. STOTLER  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 5026  
STATE OF FLORIDA

LEGEND:

- CL = CENTERLINE  
 calc = CALCULATED  
 meas = MEASURED  
 = CONCRETE  
 "P.R.M." = PERMANENT  
 REFERENCE MONUMENT  
 O.H.E. = OVERHEAD ELECTRIC  
 Elev = ELEVATIONS



## LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 32778, PAGE 753  
LOT 106, PALM BEACH SHORES, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN  
PLAT BOOK 23, PAGE 29, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA.  
CONTAINING 8154 SQUARE FEET MORE OR LESS.

**SURVEYORS NOTES:**

- SURVEYORS' NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
  2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
  3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
  4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS,  
SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
  5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
  6. THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR  
CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
  7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
  8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
  9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
  10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS  
BEYOND MEAN HIGH WATER LINE.
  11. BEARINGS HEREON BASED ON THE PLAT BEARING OF N90°00'00"W ALONG THE NORTH  
RIGHT-OF-WAY LINE OF BRAVADO LANE AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  12. 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.
  13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE;  
OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON  
RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
  14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR  
A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.



MAGELLAN SURVEYING &amp; MAPPING, INC.

## CONVERTING & MEASURING PROFESSIONAL LAND SURVEYORS

PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS - 7571

450 S. OLD DIXIE HIGHWAY, SUITE 10

JUPITER, FLORIDA 33458

FAX 561-746-9632 E-mail [info@](mailto:info@)

SINCE 2007 561-746-8745

FAX 561-746-9632 E-mail [info@magellansurveying.com](mailto:info@magellansurveying.com)

## Boundary Survey

Prepared For: **NORMAN & MARTHA LEWIS**

Drawn by ACB

Date Of Survey

Scale

Field: TF F.B.187 Pg23

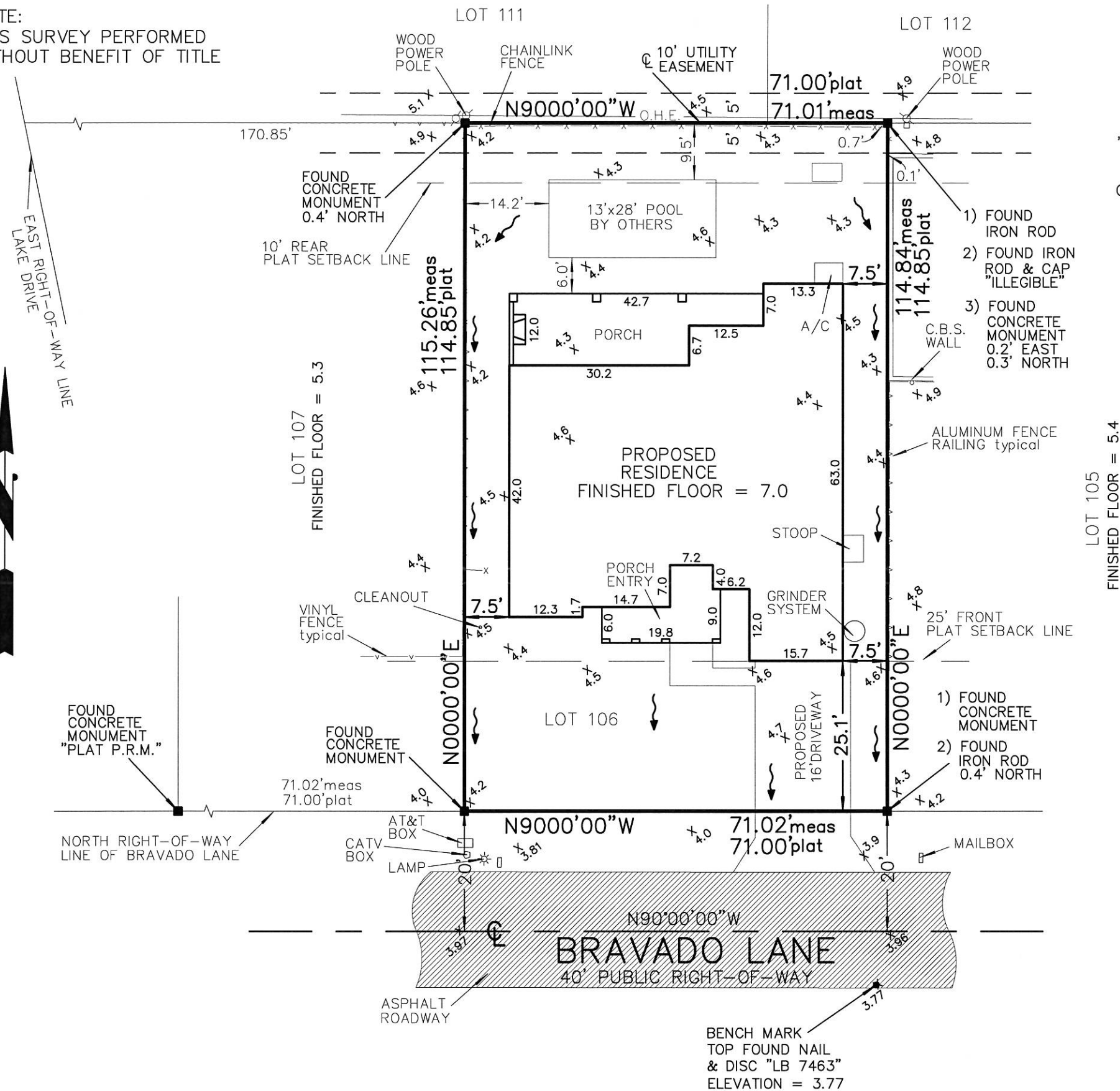
JUNE 2, 2022

$$1'' = 20'$$

REVISIONS:

Drawing Number	22-087
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NOTE:  
THIS SURVEY PERFORMED  
WITHOUT BENEFIT OF TITLE

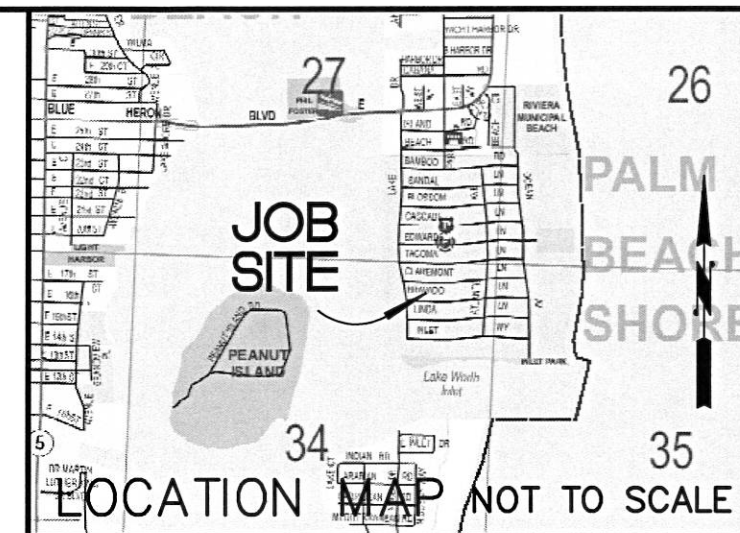


PROPERTY SHOWN HEREON IS LOCATED IN  
FLOOD ZONE AE (BASE FLOOD ELEVATION = 6)  
PER FLOOD INSURANCE RATE  
MAP 125137 0393 F DATED OCTOBER 5, 2017

RONALD E. STOTLER  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 5026  
STATE OF FLORIDA

### LEGEND:

- CL = CENTERLINE  
calc = CALCULATED  
meas = MEASURED  
[Symbol] = CONCRETE  
"P.R.M." = PERMANENT  
REFERENCE MONUMENT  
O.H.E. = OVERHEAD ELECTRIC  
[Symbol] = ELEVATIONS  
[Symbol] = PROPOSED DRAINAGE



### LEGAL DESCRIPTION 327 BRAVADO LANE

OFFICIAL RECORDS BOOK 32778, PAGE 753  
LOT 106, PALM BEACH SHORES, ACCORDING  
TO THE MAP OR PLAT THEREOF AS RECORDED  
IN PLAT BOOK 23, PAGE 29, PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA.  
CONTAINING 8154 SQUARE FEET MORE OR LESS.

#### SURVEYORS NOTES:

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5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
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CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
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9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTEE OWNERSHIP OR RIPARIAN RIGHTS  
BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE ASSUMED BEARING OF N90°00'00\"/>

**MAGELLAN SURVEYING & MAPPING, INC.**  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS - 7571  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
SINCE 2007 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

## Boundary Survey & Site Plan

Prepared For: **NORMAN & MARTHA LEWIS**

Drawn by ACB

Date Of Survey

Scale

Field: TF F.B.187 Pg23

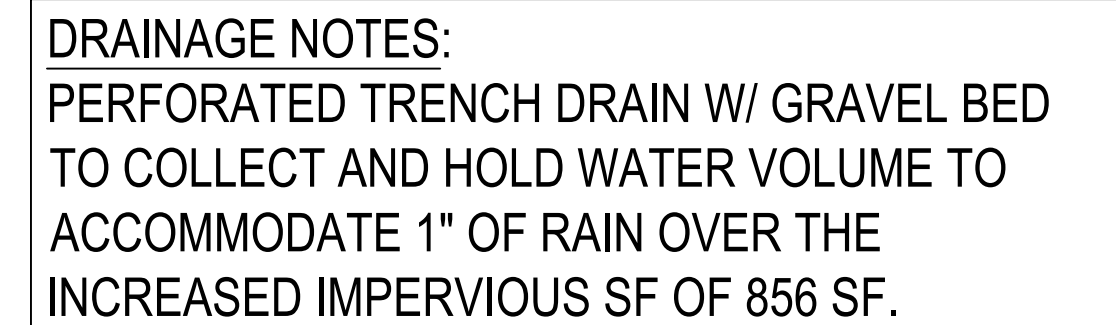
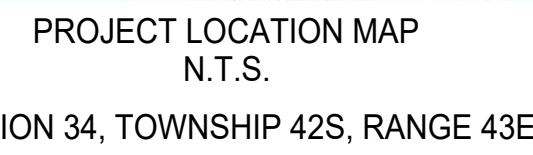
JUNE 2, 2022

1" = 20'

#### REVISIONS:

ADD SITE PLAN, 03-09-2023  
ADD OFFSITE ELEVATIONS, 03-17-2023

Drawing Number  
**22-087**



**LEGEND**

SURFACE FLOW ARROW

EXISTING ELEVATION

PROPOSED ELEVATION

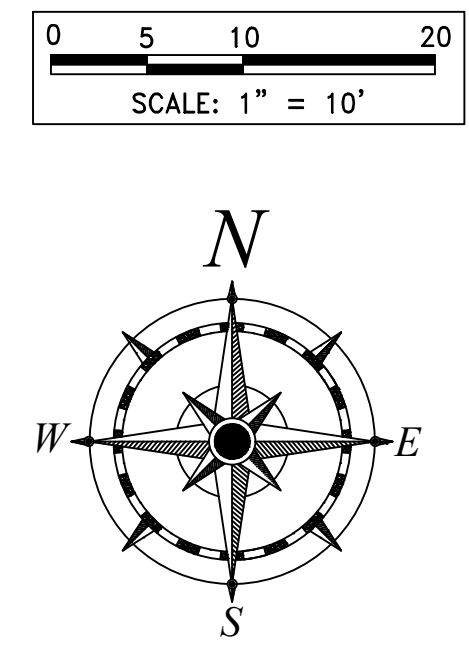
EXFILTRATION TRENCH


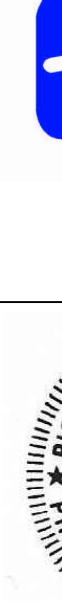
8" HDPE PIPE

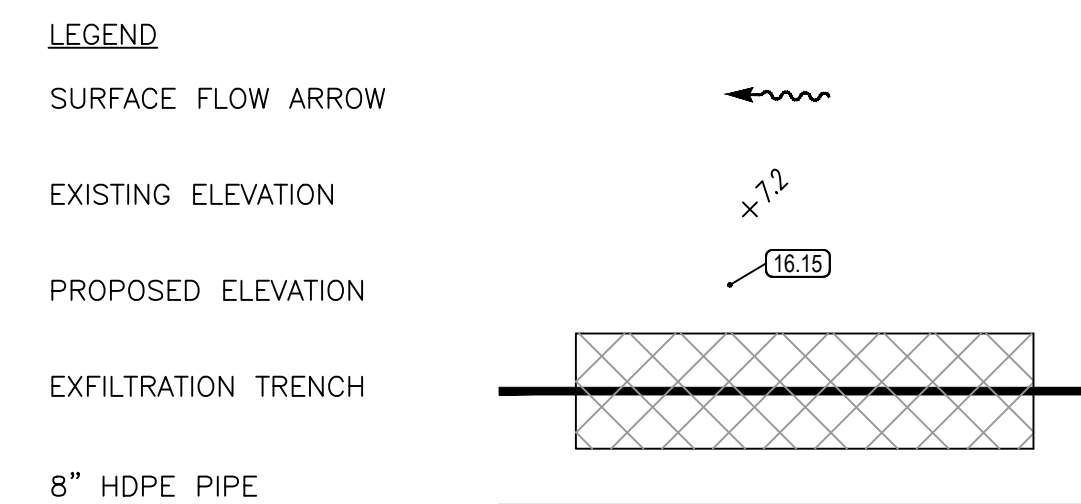
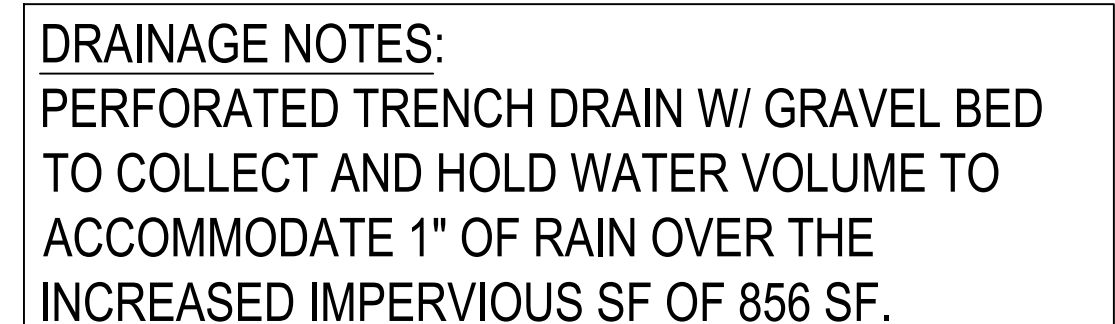
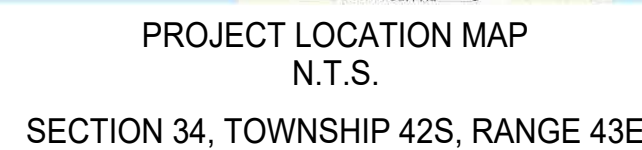
- NOTES:**
1. PLAN GRADES IN NAVD88 UNLESS OTHERWISE NOTED. CONVERSION NAVD = NGVD -1.52". REFER TO SURVEY BY MAGELLAN SURVEYING & MAPPING, INC. FOR ADDITIONAL INFORMATION.
  2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, IN ACCORDANCE WITH SUNSHINE STATE ONE CALL OF FLORIDA, INC (1-800-432-4770). CONTRACTOR SHALL CONTACT 48 HOURS BEFORE DIGGING.
  3. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED, HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ANY EXISTING UTILITIES.
  3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO PALM BEACH SHORES, FLORIDA POWER & LIGHT, BELL/SOUTH TELEPHONE, AND THEIR CONTRACTORS, SUBCONTRACTORS OR AGENTS.
  4. NO RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
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  6. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
  7. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
  8. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
  9. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.

## EXISTING CONDITIONS PLAN

327 BRAVADO LANE  
PALM BEACH GARDENS, FL



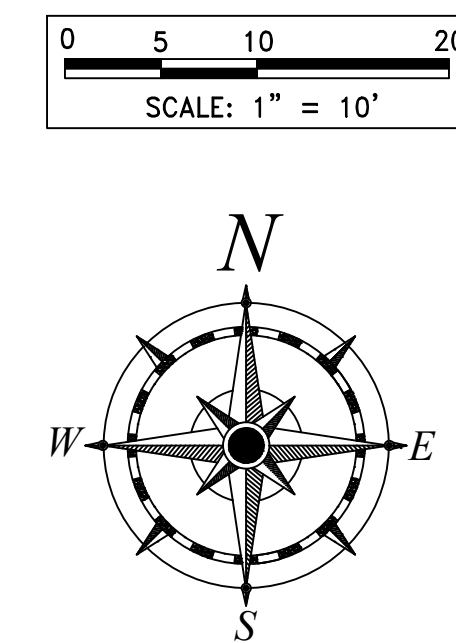
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>REIKENIS &amp; ASSOCIATES, LLC</b></p> </div> <div style="text-align: center;"> <p><b>CONSULTING ENGINEERS</b></p> <p>801 S. OLIVE AVENUE, SUITE 105   WEST PALM BEACH, FL 33401</p> <p>1.561.818.5381 rick@reikenis.com</p> </div> </div>										<div style="display: flex; justify-content: space-between;"> <div> <p>FL CA No. 30827</p>  <p>03/28/23</p> <p>Richard Reikenis Florida P.E. No. 26978</p> </div> <div> <p>03/28/2023</p> <p>DATE:</p> <p>AS SHOWN</p> <p>SCALE:</p> <p>R.REIKENIS, PE</p> <p>DESIGN:</p> <p>DRAWN:</p> <p>CHECKED:</p> <p>R.REIKENIS, PE</p> <p>APPROVED:</p> <p>R.REIKENIS, PE</p> </div> </div>									
<div style="display: flex; justify-content: space-between;"> <div> <p>SEAL</p> </div> <div> <p>DESCRIPTION:</p> </div> </div>										<div style="display: flex; justify-content: space-between;"> <div> <p>BY:</p> </div> <div> <p>DATE:</p> </div> </div>									
<div style="display: flex; justify-content: space-between;"> <div> <p>DESCRIPTION:</p> </div> <div> <p>BY:</p> </div> </div>										<div style="display: flex; justify-content: space-between;"> <div> <p>DATE:</p> </div> <div> <p>BY:</p> </div> </div>									



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## GRADING & DRAINAGE PLAN

327 BRAVADO LANE  
PALM BEACH GARDENS, FL

[illegible]



**REIKENIS & ASSOCIATES, LLC**

**CONSULTING ENGINEERS**

801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401  
 rick@reikenis.com | 1 561 818 5381

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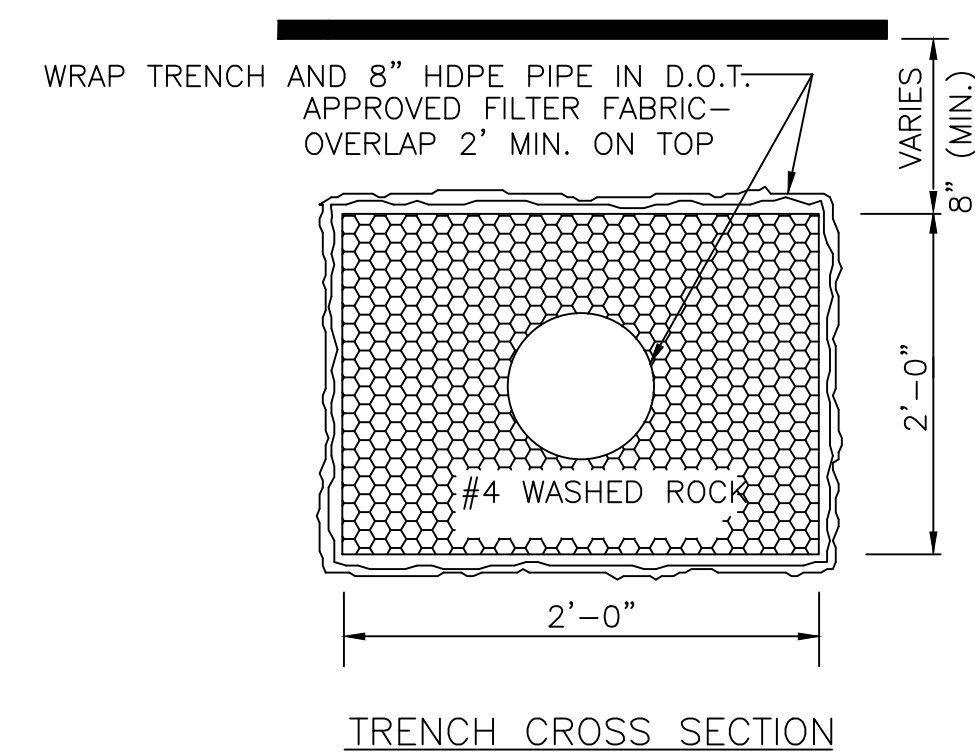
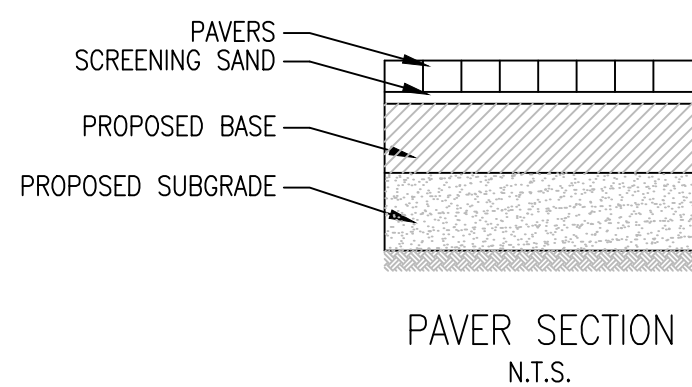
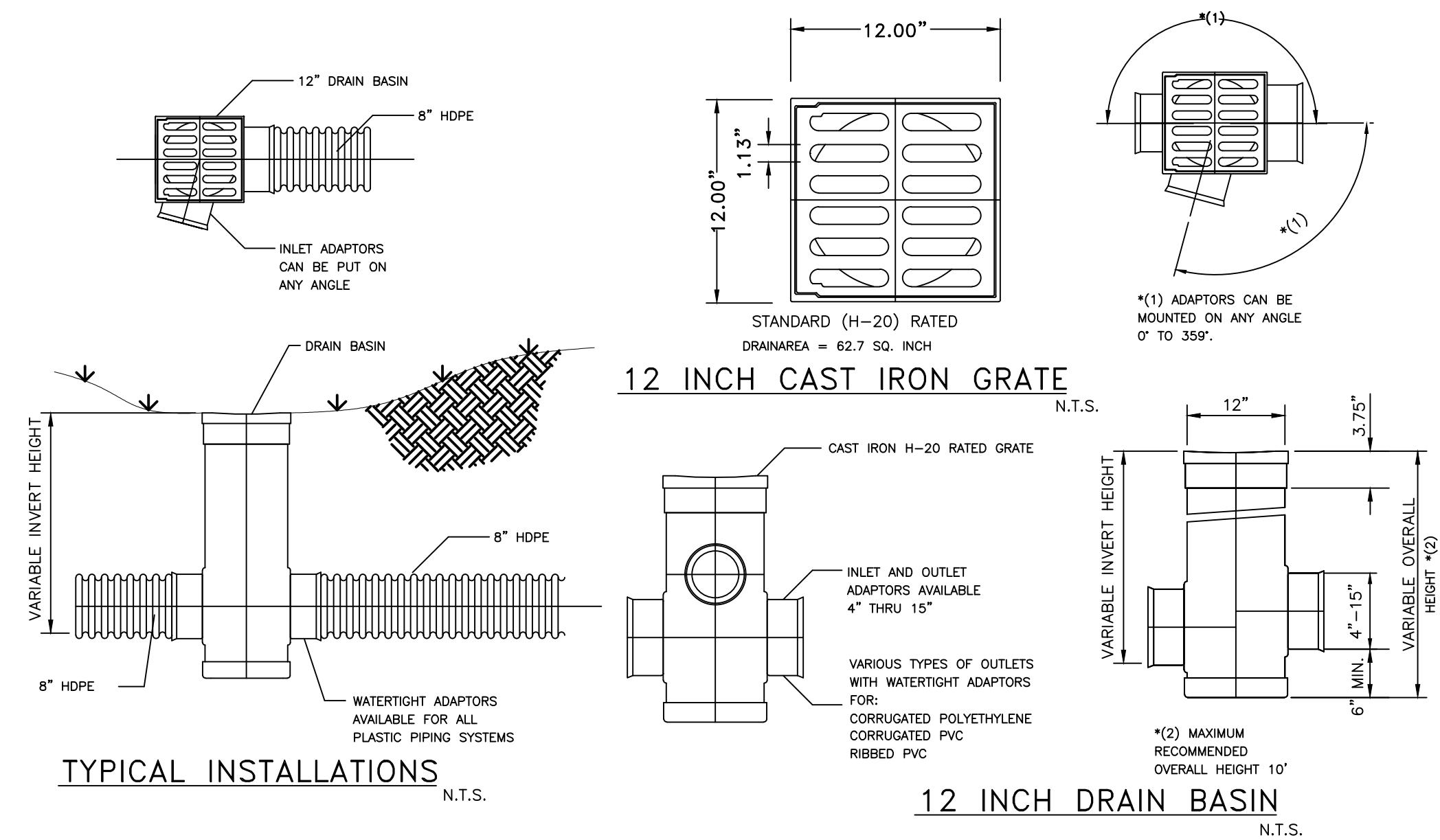
FL CA No. 30827



SHEET

**C1.2**

OF 3




NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

## ON-SITE EXFILTRATION TRENCH DETAIL

# PRELIMINARY PAVING & DRAINAGE DETAILS

327 BRAVADO LANE  
PALM BEACH GARDENS, FL

[illegible]

**REIKENIS & ASSOCIATES, LLC**

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**CONSULTING ENGINEERS**

801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401  
 1.561.818.5381  
[rick@reikenis.com](mailto:rick@reikenis.com)

FL CA No. 30827

03/28/23

Richard Reikenis  
Florida P.E. No. 26978

SHEET C2.1  
OF 3

# 327 BRAVADO LANE

Pg ①

	A	B	C
1	<b>Construction Cost Sheet</b>	<b>DATE EST.</b>	<b>COST EST.</b>
2	Job Name - <u>Lewis</u>		
3	<u>327 BRAVADO LANE</u>		
4	<u>Demold Home</u>	<u>5/25/23</u>	<u>14,000</u>
5	Surveys	<u>6/1/23</u>	<u>1200</u>
6	Impact Fees		
7	Drain Field - <u>DRAINAGE</u>		<u>10,500</u>
8	Building Permit	<u>5/20/23</u>	
9	<u>Compaction Tests</u>		<u>1200</u>
10	Temp Electrical - Underground		<u>1500</u>
11	Lot Prep Fill		<u>4000</u>
12	Dumpsters	<u>1500</u>	<u>1500</u>
13	Porta Potty - Temp Toilet		<u>650</u>
14	Shell Construction includes Trusses	<u>6/10/23</u>	<u>145,000</u>
15	Windows and Doors Impact Rated	<u>7/4/23</u>	<u>25,000</u>
16	Window and door install labor		<u>4,000</u>
17	Entry Door System		<u>1200</u>
18	Entry door install labor		<u>500</u>
19	Stucco	<u>8/1/23</u>	<u>18,000</u>
20	Roofing - Type-		<u>49,500</u>
21	Waterproofing		<u>500</u>
22	Metal framing interior	<u>7/20/23</u>	<u>15,000</u>
23	Insulation- Spray Foam, foil and batts	<u>8/5/23</u>	<u>4200</u>
24	Drywall	<u>8/15/23</u>	<u>8000</u>
25	Drywall finish -Level 4		<u>8000</u>
26	Garage door system with opener		<u>2100</u>
27	Cabinets-Kitchen , Vanities and laundry	<u>9/15/23</u>	<u>38,000</u>
28	Countertops- Granite/Quartz		<u>7400</u>
29	Cabinet Hardware		<u>300</u>
30	Electrical	<u>8/1/23</u>	<u>24,500</u>
31	Electrical Fixtures		<u>2500</u>
32	Low Voltage		<u>400</u>
33	Plumbing		<u>19,800</u>
34	Plumbing Fixtures		<u>4900</u>
35	Appliances with installation		<u>6500</u>
36	Painting Exterior and Interior with trim	<u>9/16/23</u>	<u>21,000</u>
37	Air Conditioning w/heat		<u>14,000</u>
38	<u>Gas line tank</u>		
39	Gas lines and install		<u>2900</u>
40	Exterior Shutters	<u>10/6/23</u>	<u>700</u>
41	Misc Materials for job		<u>5000</u>
42	Misc Labor for job		<u>4500</u>
43	Flooring		<u>26,000</u>
44	Bathroom floors and wall tile	<u>9/20/23</u>	<u>5000</u>

327 BRAVADO LANE

Page (2)

	A	B	C
45	Bathroom towel bars, hardware etc.		250
46	Shower Enclosures glass		1000
47	Interior Doors and Trim		12,600
48	Carpentry Labor cost		1200
49	Door hardware - Locks- stops-bumpers		500
50	Closet Shelving	10/20/23	250
51	Site grading, stucco grade		500
52	Irrigation	10/25/23	4500
53	Landscape	11/1/23	12,000
54	Sod - Grass	11/15/23	4000
55	Drainfield Installation - Septic		
56	Gutters	10/20/23	4000
57	Driveway- Walkways- Pavers	11/15/23	20,000
58	Plumbing tie in- sewer/water	11/23/23	1500
59	Fence		
60	Pool	10/2/23	32,000
61	Pool Deck complete / type	11/5/23	3000
62	Pool Fence - Child barrier	11/10/23	10,000
63	Pool Window door Alarms as needed Child Safety		250
64	Final survey with Elevation cert.	12/1/23	1000
65	Construction cleanup	12/1/23	2500
66	Contractors Fee- Job management Fee		90,000

Build Time

5/25/23 - 12/10/23

Total Cost to Build

\$ 700,000.00

# LEWIS RESIDENCE

327 BRAVADO LANE + PALM BEACH SHORES, FL

## PLANTING SPECIFICATIONS

- All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
- All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
- Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
- All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
- No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
- Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
- SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
- WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
- All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
- The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 8-weeks prior to planting.

## GENERAL PLANTING NOTES

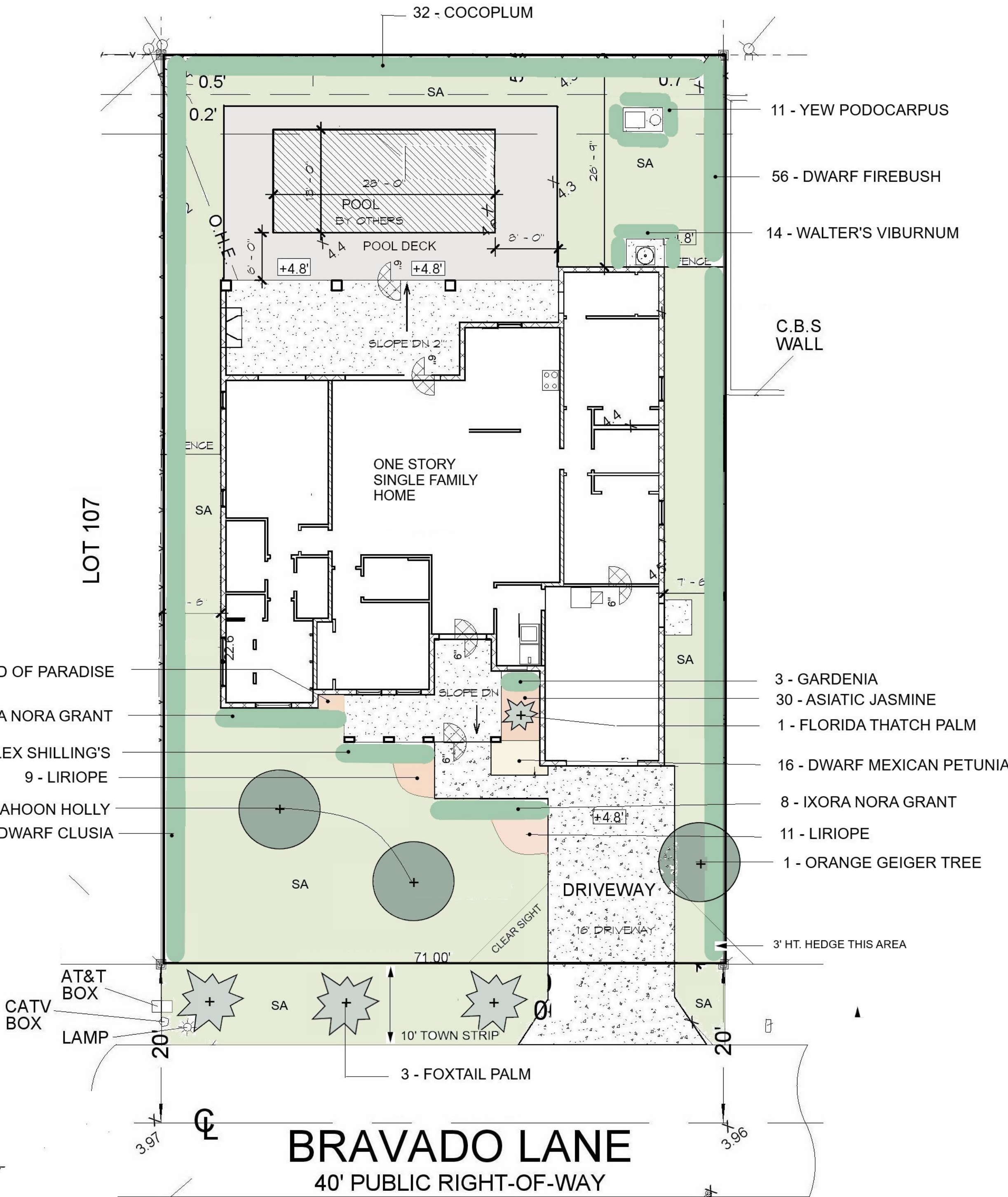
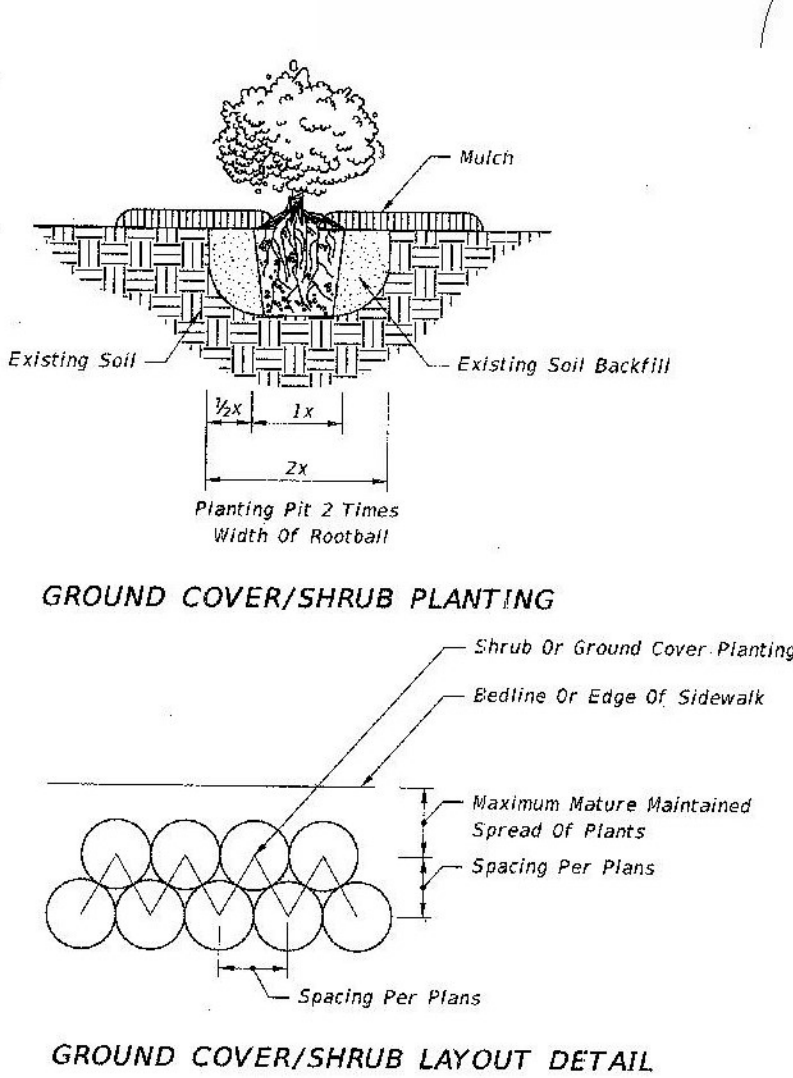
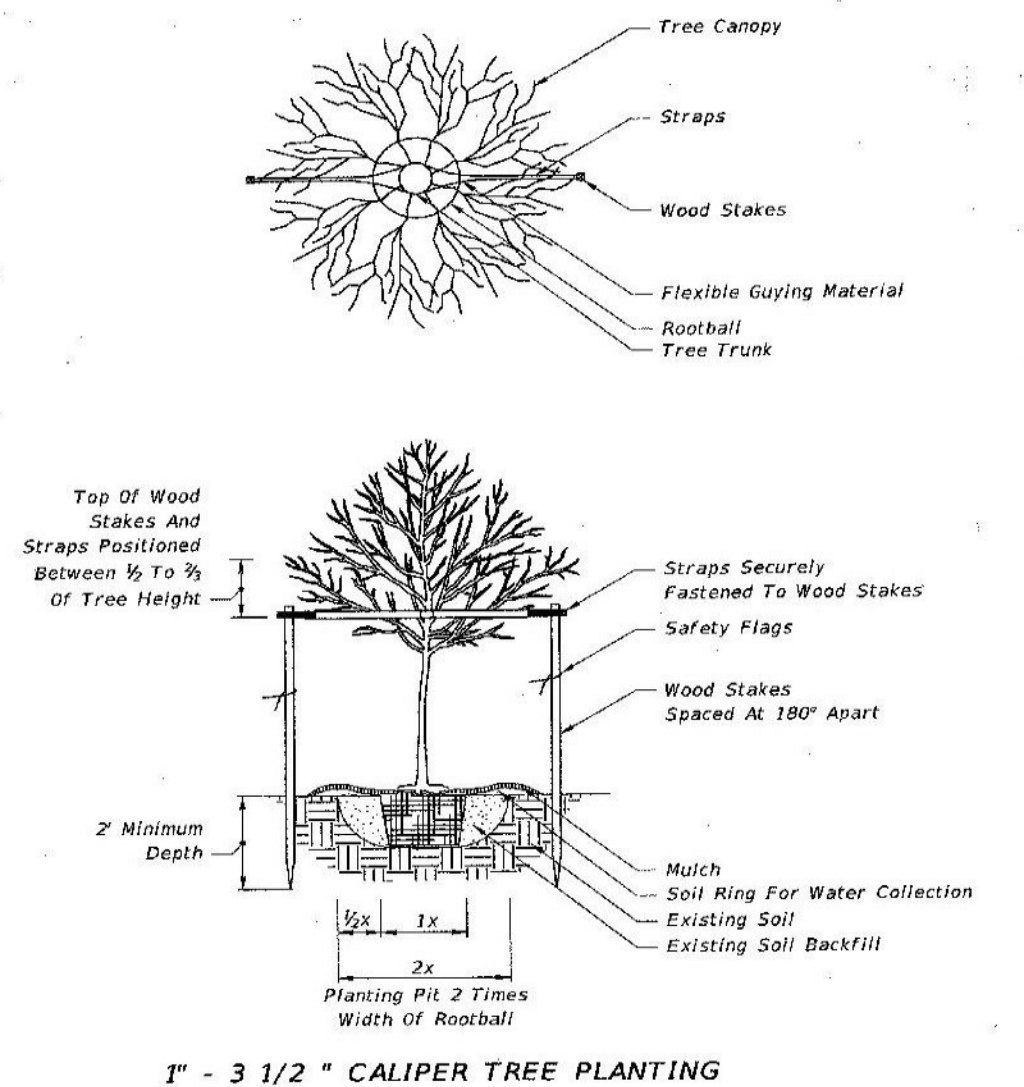
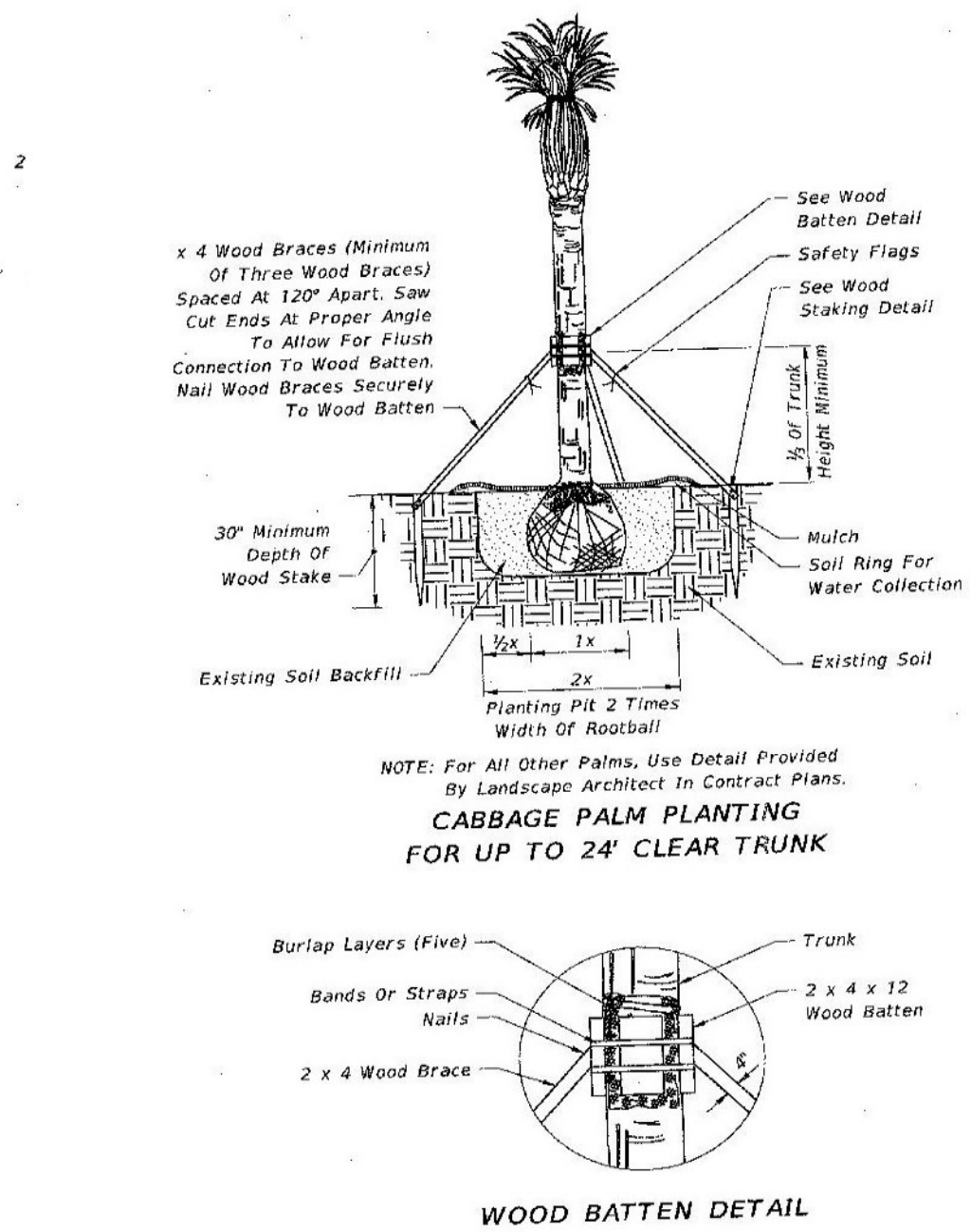
- All dimensions 6" and less are exaggerated for illustrative purposes only.
- Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.
- The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.
- Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.
- Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. **Do not pile soil on top of rootball.**
- Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.
- Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

## PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
TREES					
1	Cordia sebestena	Orange Geiger Tree	X	X	10' Ht., 2" DBH, Pots
2	Ilex cassine	Dahoon Holly	X	X	10' Ht., 2" DBH., 65 Gal.
PALMS					
3	Wodyetia bifurcata	Foxtail Palm			8' Ht. Grey Wood, Matched
1	Thrinax radiata	Florida Thatch Palm	X	X	8' Ht. Grey Wood, Matched
SHRUBS					
2	Gardenia radicans	Gardenia 'Jubilation'			3 Gal., 24" Ht.
32	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	3 Gal., 24" Ht.
56	Clusia guttifera 'Dwarf'	Dwarf Clusia	X	X	3 Gal., 24" Ht.
56	Hamelia patens, Dwarf	Firebush, Dwarf	X	X	3 Gal., 24" Ht.
17	Ixora 'Nora Grant'	Nora Grant Ixora	X	X	3 Gal., 24" Ht.
7	Ilex vomitoria 'Shillings'	Ilex Vomitoria 'Shillings'	X	X	3 Gal., 24" Ht.
14	Viburnum obovatum	Walter's Viburnum	X	X	3 Gal., 24" Ht.
11	Podocarpus macrophyllus	Yew Podocarpus			3 Gal., 24" Ht.
2	Streitzia reginae	Bird of Paradise			7 Gal., 24" Ht.
GROUNDCOVERS					
30	Trachelospermum asiaticum	Dwarf Asiatic Jasmine Tri-color	X		1 Gal.
20	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess			1 Gal.
16	Ruellia brittoniana	Dwarf Mexican Petunia	X		1 Gal.
LAWN GRASS					
SA	per plan	Stenothphrum secundatum	St. Augustine 'Floritam'		Solid sod

NOTE: \* N = Florida Native; WW = Water Wise Drought tolerant

## PLANTING DETAILS



PREPARED BY:



**GEORGE BOTNER, PL, AICP**  
LANDSCAPE ARCHITECTURE & PLANNING  
4320 S E Cove Lake Circle, Suite # 104  
Stuart, FL 34997  
(954) 798-7158 (Cell)

FL REG. # 0000422

DocuSigned by:



3/27/2023

DocuSigned by:

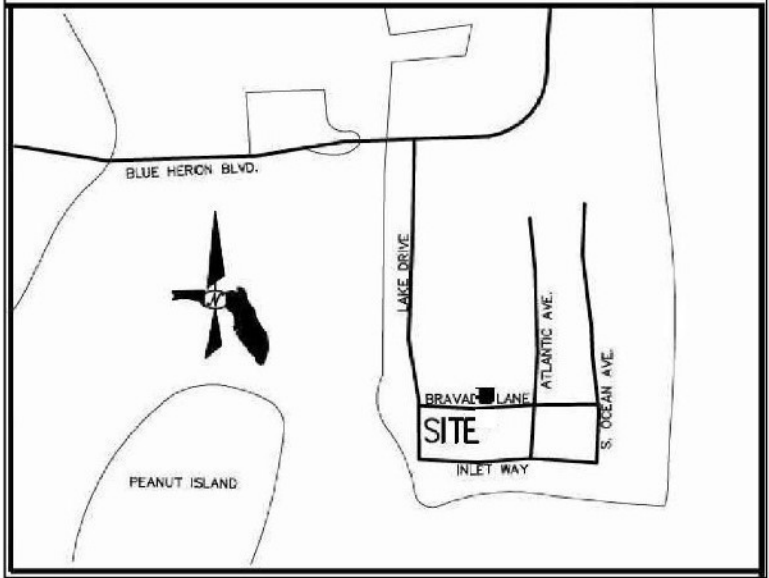
George Botner

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LEWIS RESIDENCE

327 BRAVADO LANE + PALM BEACH SHORES, FL

LOCATION MAP

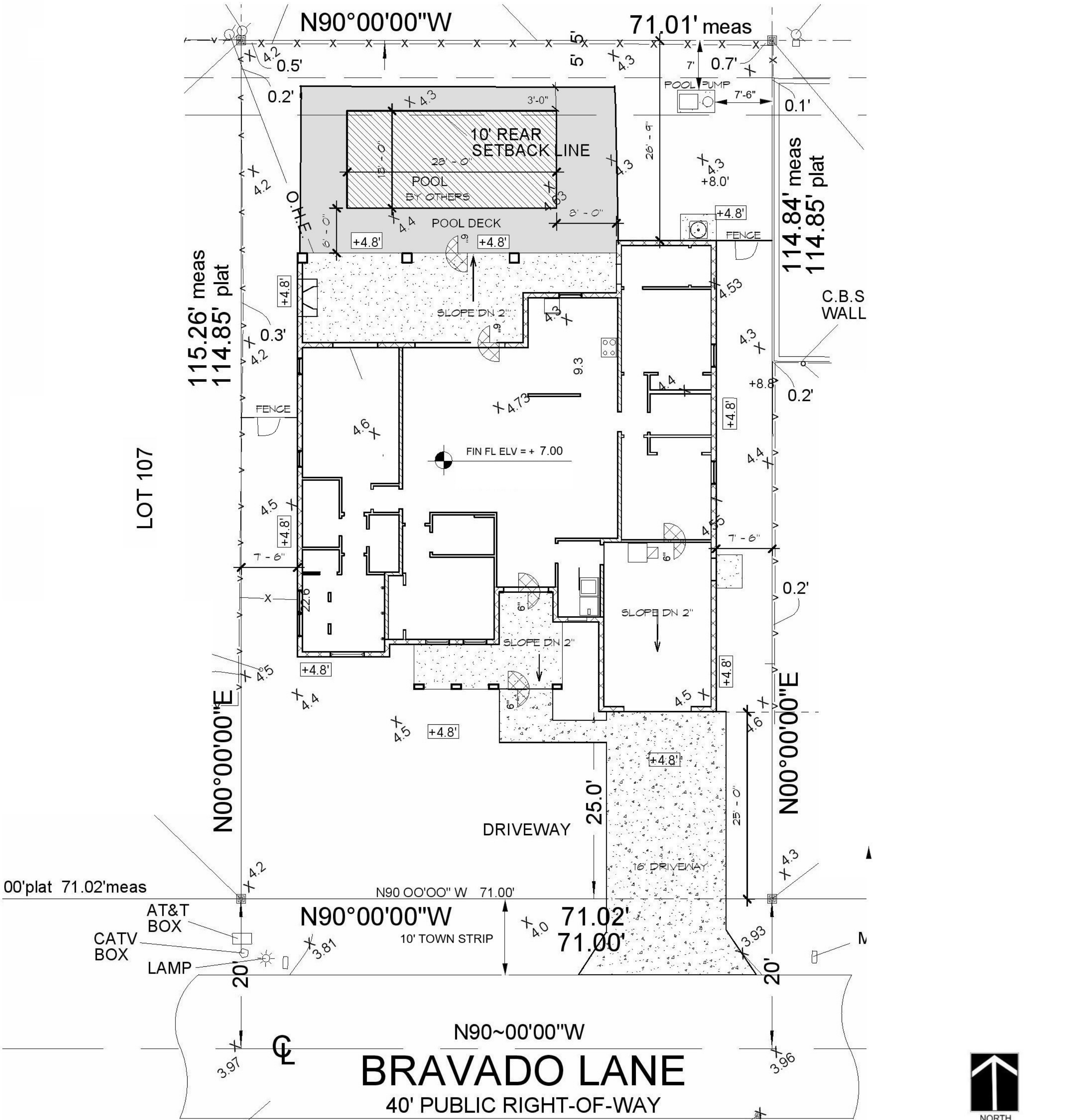


SITE TABULAR DATA

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	N/A	2269
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None		2269
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	N/A	N/A	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	N/A	N/A	2269
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	N/A	N/A	2274
TOTAL IMPERVIOUS AREA (sq. ft.):	N/A	N/A	4543
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	8.7	N/A	4.8
ESTABLISHED 1 <sup>ST</sup> FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	9.2	N/A	7.0
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	3.97	3.97
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	29	N/A	21-7
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	22	N/A	10
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	4/12-8/12	N/A	5/12
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	10	0	0
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	SF-5	SF-5
LANDUSE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	X	X
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8165	8165
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40%	N/A	39.42%
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	N/A	44%
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2	N/A	4
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25FT	N/A	25FT
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15FT	N/A	27 FT
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7FT	N/A	7.5 FT

MARCH 27, 2023

SITE PLAN



PREPARED BY:

FL REG. # 0000422



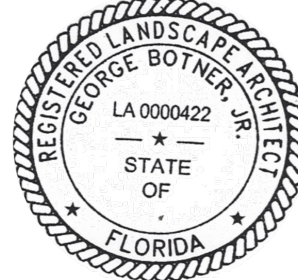
GEORGE BOTNER, PLA, AICP

LANDSCAPE ARCHITECTURE & PLANNING

4320 S E Cove Lake Circle, Suite # 104

Stuart, FL 34997 botnerg@aol.com

(954) 798-7158 (Cell) (772) 221-9558



3/27/2023

DocuSigned by:

George Botner

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PROJECT NAME: Kubu Patio Cover 12x15

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Town Receipt No: \_\_\_\_\_

### SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☐ Completed **Development Application** (complete all fields, use N/A when not applicable).
  - ☐ Architectural & Aesthetic Review Request (pg. 11, all submittals)
  - ☐ Variance Request (pg. 13, if applicable)
  - ☐ Special Exception Request (pg. 14, if applicable)
- ☐ **Boundary Survey** (Dated to within 6 months of application submission).
- ☐ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☐ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

### SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☐ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☐ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☐ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☐ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☐ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☐ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☐ Provide a construction schedule for the proposed project (including calendar dates).

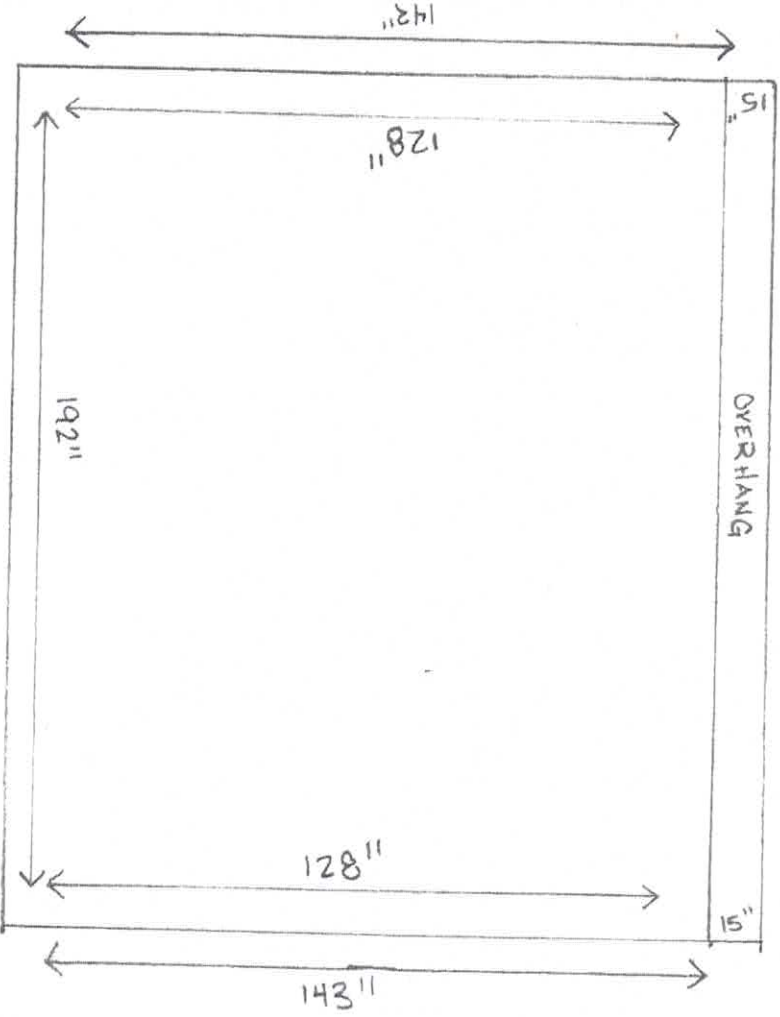
### LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

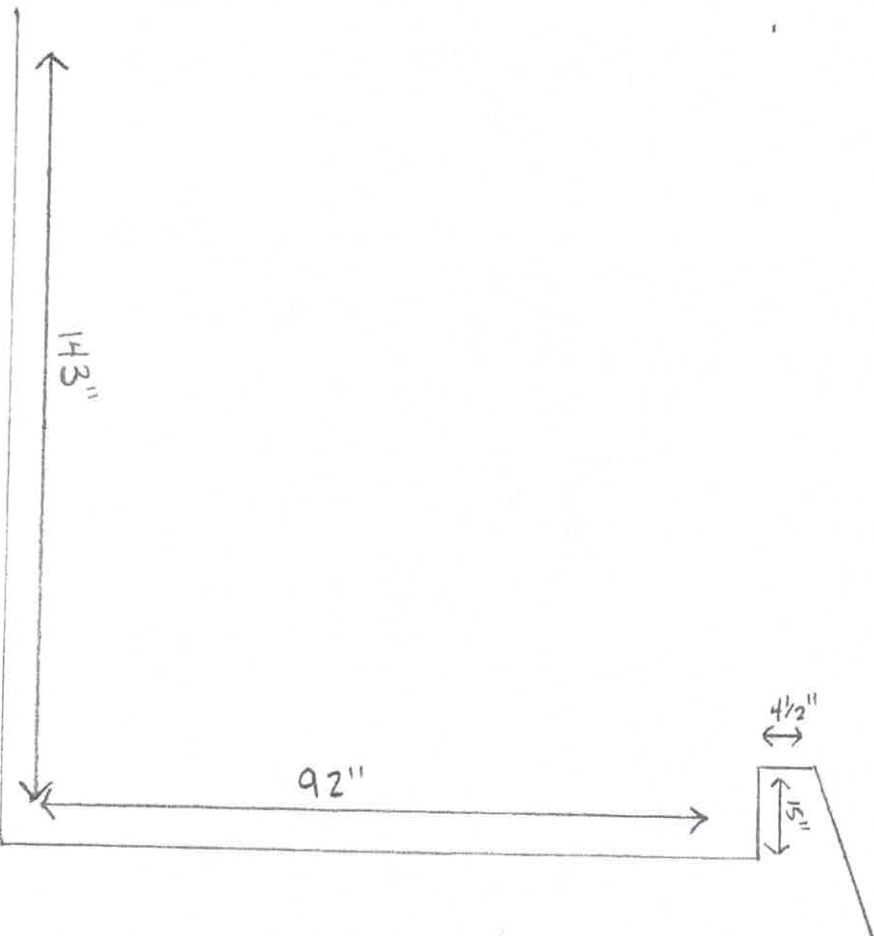
- ☐ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☐ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☐ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☐ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☐ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

**NOTE:** Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.

OVER HEAD VIEW



SIDE VIEW



# BUILDING PERMIT APPLICATION

TOWN OF PALM BEACH SHORES

247 Edwards Lane, Palm Beach Shores, FL 33404

(561) 844-3457

## PROPERTY OWNER INFORMATION:

Owner Name: Sharon Kubu

Owner Address: 331 Blossom Lane

Phone (O): 561 770 7600

Phone (H): \_\_\_\_\_

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

## TYPE OF IMPROVEMENT:

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> New Sq. Ft. _____                         | <input type="checkbox"/> Building   |
| <input type="checkbox"/> Addition Sq. Ft. _____                    | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Alteration                                | <input type="checkbox"/> Gas        |
| <input type="checkbox"/> Repair                                    | <input type="checkbox"/> Plumbing   |
| <input type="checkbox"/> Installation                              | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Change/Cont.                              | <input type="checkbox"/> Roofing    |
| <input type="checkbox"/> Pool/Spa                                  | <input type="checkbox"/> Driveway   |
| <input checked="" type="checkbox"/> Other <u>10x15 Patio cover</u> |                                     |

Valuation of Job: \$ \$6,500.00

Master Permit No: \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☐ No ☒

## DESCRIPTION OF WORK:

Furnish and install 10x15 Patio Cover

## CONTRACTOR INFORMATION:

Qualifier: Alex Owen

Company Name: The Owen Group

Company Address: 1300 W Industrial Ave

Suite 105-106

Phone : 561 770-7600

County/State License #: CGC 1527946

Contractor Email: Don@Owen.Group

## LOCATION INFORMATION:

Address: 331 Blossom Lane

PCN: 54-43-42-27-04-000-3140

Zoning Designation: \_\_\_\_\_ Lot No: \_\_\_\_\_

Flood Zone \_\_\_\_\_

Base Flood Elevation: \_\_\_\_\_

Paid - Receipt #: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☐  
(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that separate permits must be acquired for ELECTRICAL WORK, DEMOLITION, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. **WASTE MANAGEMENT DUMPSTER ONLY**

I further acknowledge the following:

- Issuance of a permit may be subject to conditions and is subject to time limitations.
- Issuance of a permit is not authorization to violate public or private restrictions.
- Failure to comply with applicable construction regulations may result in the withholding of future permits.
- Demolition-only projects must comply with Chapter 14, Articles V and VI of the Town Code and require submittal of drainage plans as part of the demolition permit application.

OWNER'S AFFIDAVIT: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Signature: Sharon Kuku  
Owner or Agent

(If agent is signing, then original, notarized agency letter signed by owner must be attached)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 3 day of March, 2023, by Sharon Kuku who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

Notary Public, State of Florida



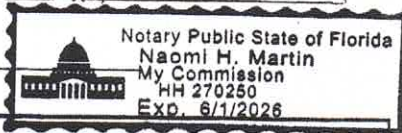
Signature: \_\_\_\_\_  
Contractor

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 3 day of March, 2023, by Alexander who is personally known to me or who has produced a Florida driver's license as identification.

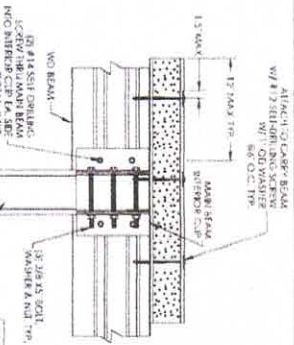
(Seal)

Notary Public, State of Florida



BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
Building Official

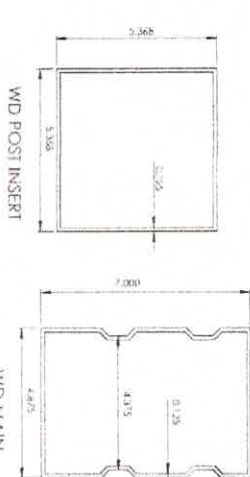


3 WD BEAM TO POST

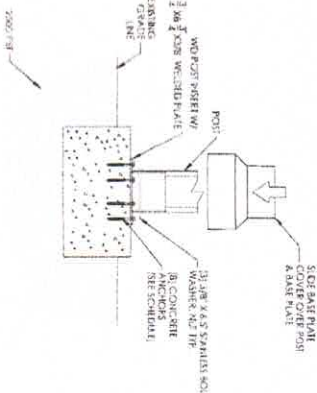


Craig E. Gunderson, P.E. #60102

DATE: \_\_\_\_\_



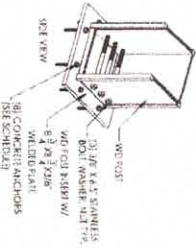
6 WD POST BASE CONNECTION  
S03/SCALE: NTS



POST BASE ANCHOR TIE - DOWN SCHEDULES:

## ANCHOR TYPES

ANCHOR TYPE #1	8" (203 mm) DIA. BRASS ANCHOR 1/4 DIA. SEE GRADE W/ASPERITY EMBEDMENT STAIN EDGES DISTANCE FROM SURFACE CONCRETE
ANCHOR TYPE #2	8" (203 mm) DIA. ELLIP. TAPERED ANCHOR WITH 2 EMBEDMENTS INTO JOINT WITH CONCRETE. STAIN EDGES DISTANCE



**FLORIDA ENGINEERING LLC**  
4161 TAMiami TRAIL, UNIT 101  
PORT CHARLOTTE, FLORIDA 33952  
(941) 391-5980  
FLEng.com  
Orders@FLEng.com

CA CERT. #30782

Craig E. Gunderson, P.E. #60102

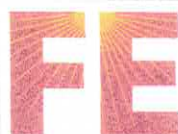
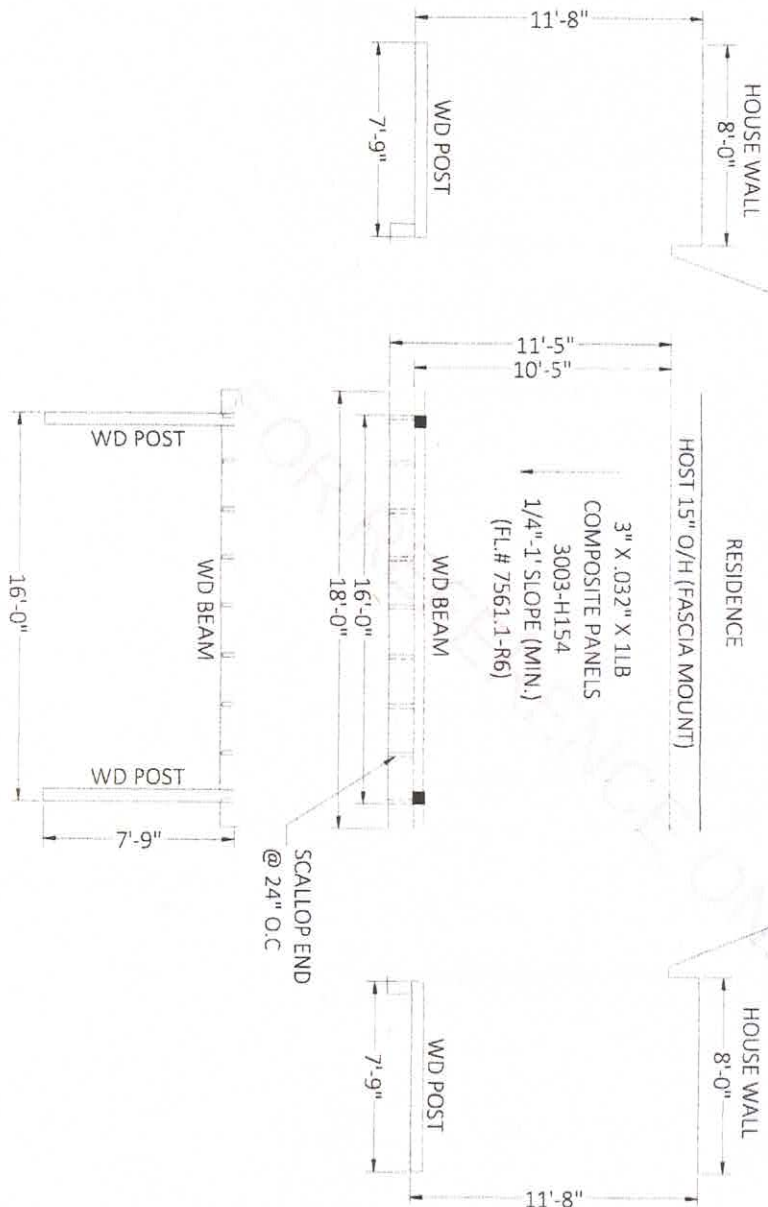
DATE: \_\_\_\_\_

RENAISSANCE CONTEMPORARY EXPOSED BEAM PATIO COVER
WD POST & BEAM SYSTEM
SCALLOP END = 2" X 6" X 0.060"
MAIN BEAM = 4.875" X 7" X 0.125"
POST = 6" X 6" X 0.125"
SEE SECTION DETAILS ON PAGE SH-03

# HATCH/ SYMBOL LEGEND

HATCH	INDICATES
	EXIST. STRUCTURE

NOTE: ALL MAY NOT APPLY



**FLORIDA ENGINEERING LLC**  
 4161 TAMiami TRAIL, UNIT 101  
 PORT CHARLOTTE, FLORIDA 33952  
 (941) 391-5980  
 FLEng.com  
 Orders@FLEng.com

PROJECT NO. 2303079

CA CERT. #30782



Craig E. Gunderson, P.E. #60102  
 DATE:

## CONTRACTOR

THE OWEN GROUP  
 1300 W INDUSTRIAL AVE SUITE 1 C  
 BOYNTON BEACH FL 33426

## PROJECT ADDRESS

KUBU  
 331 BLOSSOM LN.  
 PALM BEACH SHORES FL 33404

DESIGN DATE  
 02/02/2023

REVISION 1  
 DATE

REVISION 2  
 DATE

DRAWN BY  
 RJ

SCALE  
 NTS

02

# DESIGN CRITERIA:

## APPLICABLE CODES, REGULATIONS & STANDARDS:

1. THE 2021 FLORIDA BUILDING CODE (THE FBC) SPECIFICALLY CHAPTER 16
2. THE 2021 FLORIDA BUILDING CODE (THE FBC) SPECIFICALLY CHAPTER 16
3. THE 2021 FLORIDA BUILDING CODE (THE FBC) SPECIFICALLY CHAPTER 16
4. THE 2021 FLORIDA BUILDING CODE (THE FBC) SPECIFICALLY CHAPTER 16
5. THE 2021 FLORIDA BUILDING CODE (THE FBC) SPECIFICALLY CHAPTER 16

## DESIGN NOTES:

1. ALLOWABLE DESIGN PRESSURE (LIFTED) IN THIS DOCUMENT HAVE BEEN
2. ALLOWABLE DESIGN PRESSURE (LIFTED) IN THIS DOCUMENT HAVE BEEN
3. ALLOWABLE DESIGN PRESSURE (LIFTED) IN THIS DOCUMENT HAVE BEEN

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## DESIGN NOTES:

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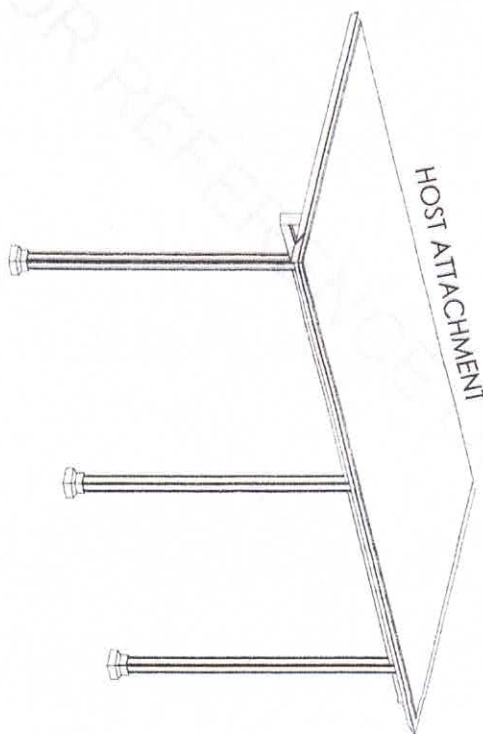
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# FIGURE 1:

## FIGURE 1: HOST ATTACHMENT

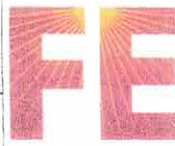
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SHEET NO.	DRAWING INDEX
S/01	GENERAL NOTES
S/02	STRUCTURAL PLAN
S/03	DETAILS



RENDERING IS NOT TO SCALE & IS JUST A GENERALIZED  
DEPICTION OF THE TYPE OF STRUCTURE PROPOSED

PROPOSED RENAISSANCE-CONTEMPO PATIO COVER  
SEE FOUNDATION DESIGN SHEET-01



**FLORIDA ENGINEERING LLC**  
4161 TAMiami TRAIL, UNIT 101  
PORT CHARLOTTE, FLORIDA 33952  
(941) 391-5980  
FLEng.com  
Orders@FLEng.com

CONTRACTOR  
**THE OWEN GROUP**  
1300 W INDUSTRIAL AVE SUITE 1 C  
BOYNTON BEACH FL 33426

PROJECT ADDRESS  
**KUBU**  
331 BLOSSOM LN,  
PALM BEACH SHORES FL 33404

PROJECT NO. 2303079

CA CERT. #30782

Craig E. Gunderson, P.E. #60102

DATE:

REVISION	DATE	SHEET
DESIGN DATE	02/02/2023	DATE
REVISION 1	DATE	DATE
REVISION 2	DATE	DATE
DRAWN BY	DATE	DATE
SCALE	DATE	DATE

01



## DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES  
247 EDWARDS LANE  
PALM BEACH SHORES, FL 33404  
(561) 844-3457

OWNER/APPLICANT: **Sharon Kubu**

PROJECT ADDRESS: **331 Blossom Lane**

APPLICATION NO.: \_\_\_\_\_ SUBMITTAL DATE: \_\_\_\_\_

### TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)	✓	SITE PLAN REVIEW (14-62)	✓
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Sharon Kubu	The Owen Group
ADDRESS:	331 Blossom Lane	1300 W Industrial
PHONE:	(732) 904-8042	(561) 770-7600
EMAIL:	sv.kubu@gmail.com	don@owen.group

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	<b>PLANNER</b>	<b>DEVELOPER</b>
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	<b>ARCHITECT</b>	<b>LANDSCAPE ARCHITECT</b>
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	<b>SURVEYOR</b>	<b>ATTORNEY</b>
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	<b>ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)</b>	
NAME:	Florida Engineering LLC	
ADDRESS:	Trail STE 101 Port Cha	
PHONE:	(813) 252-1994	
EMAIL:	contact@fleng.com	

## OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

**By signing below, I acknowledge that I have read and understand the five (5) items listed above.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Owner

### STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
(Name - type, stamp or print clearly)

\_\_\_\_\_  
(Signature)

NOTARY'S SEAL

**AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF  
FINANCIAL RESPONSIBILITY**

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

\_\_\_\_\_  
Signature of Owner or Trustee

\_\_\_\_\_  
Date

**STATE OF FLORIDA  
PALM BEACH COUNTY:**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_,  
by \_\_\_\_\_ who is personally known to me or has  
produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
(Name - type, stamp or print clearly)

\_\_\_\_\_  
(Signature)

**NOTARY'S SEAL**

**Agent Information:**

\_\_\_\_\_  
Printed Name of Agent

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

## **PROCEDURES AND TIMELINES**

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee ("DRC") review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

## **APPLICATION FEE INFORMATION**

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

### **NUMBER OF COPIES REQUIRED**

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

**Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs.* A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.**

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Kubu Residence

PROJECT ADDRESS: 331 Blossom Ln

PROJECT LEGAL DESCRIPTION: PALM BEACH SHORES LT 314 IN DB909P526

\*\*\* All boxes must be completed, use N/A where appropriate \*\*\*

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	N/A	
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	
FLOOD ZONE CATEGORY:	None	B&A7	
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8267	8267
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)		1797	1797
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)		N/A	
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)		N/A	
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25	24.1	24.1
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15	18	18
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7	7.3	7.3

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	1797	1947 (if patio cover is included)
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)			
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	2299	1947 (if patio cover is included)
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)			
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)			
<b>IMPERVIOUS AREA</b>	<b>NET INCREASE</b>	<b>EXISTING</b>	<b>PROPOSED</b>
BUILDING FIRST FLOOR AREA (sq. ft.):	150	1797	1947
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	N/A 0	961	961
TOTAL IMPERVIOUS AREA (sq. ft.):			
<b>ELEVATIONS</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			
ESTABLISHED 1 <sup>ST</sup> FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			
MEAN CROWN OF ROAD ELEVATION (NAVD):	None		
<b>BUILDING HEIGHT</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)			

## JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

INSTALL A 10 X 15 PATIO COVER OVER AN EXISTING  
CONCRETE SLAB

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

6,500<sup>00</sup>

Describe the existing improvements located on the subject property (attach additional sheets if needed):

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development 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 for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

Provide any other pertinent information related to the subject property to support the proposed request.

## **DRAINAGE REQUIREMENTS**

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

## REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

**1. Relationship of building to site:** (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

Patio cover to be attached to rear fascia of  
existing structure

**2. Relationship of building and site to adjoining area(s):** (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

There is no change

**3. Landscape and site treatment:** (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

There is no change

**4. Building design:** (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

Patio cover is equal to existing concrete slab

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

## REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

- a. Original Project Name: N/A
- b. Original Site Plan Application No.: \_\_\_\_\_
- c. Original Site Plan Approval Date: \_\_\_\_\_
- d. List of all other relevant information on file with original application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Requested Modification(s): N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

## REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) \_\_\_\_\_ to permit the following:

N/A

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Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

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2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

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3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

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4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

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---

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

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6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

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*The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.*

## REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) \_\_\_\_\_ to permit the following:  
N/A

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

3. Explain whether or not a vehicular parking or traffic problem is created:

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

6. Explain how the proposed use will not endanger, restrict or impair public safety:

*The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.*