

**PLANNING AND ZONING BOARD  
MEETING AGENDA**

**November 25, 2020**

**6:30 pm**

**247 Edwards Lane / Palm Beach Shores, FL 33404**

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Janet Kortenhaus, Chair

Jerald Cohn, Vice Chair

Tim Blash, Member

Tracy Larcher, Member

Kevin Banks, Member

Jason Prince, Alternate

Nina Lammert, Alternate

Mitty Barnard, Attorney

Josh Nichols, Zoning Official

Rob Rennebaum, Engineer

Laura Brown, Building Dept. Supervisor

Evyonne Browning, Town Clerk

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**PLEASE NOTE:**

**PUBLIC PARTICIPATION MAY OCCUR REMOTELY**

Meeting number: 132 871 8808

Password: 1125

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m0a61477cc7d6b4244c173465fbc0fc42>.

**Join by phone:** +1-408-418-9388 United States Toll    Access code: 132 871 8808

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**1. CALL TO ORDER**

- a. Roll call

**2. APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)**

**3. ACTION ITEMS**

- a. **SPR20-16/AAR20-20**, Fred and Sharon Hall, Owners of 218 Cascade Lane, request Site Plan Review and Architectural and Aesthetic Review to install a Generac emergency generator and associated concrete pad on the western side of their property.
- b. **SPR20-17/AAR20-21**, RP Trust, Owner of 300 Bravado Lane, requests Site Plan Review and Architectural and Aesthetic Review to construct a new pool with travertine deck in the rear of the subject property.
- c. **SPR20-13/AAR20-16**, Patricia G. and Timothy A. Blash, Owners of 324 Linda Lane, request Site Plan Review and Architectural and Aesthetic Review to enclose the walls of the finished open porch to increase the size of the existing bedroom and great room.

**4. DISCUSSION ITEMS**

**5. PUBLIC COMMENT**

**6. BOARD REPORTS**

**7. ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board 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 insure 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 ACCOMMODATIONS 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.



PROJECT NAME: Fred & Sharon Hall

### SUBMITTAL CHECKLIST

Reviewed By: _____
Date: <u>NOV 09 2020</u>
Fee Paid: _____
Town Receipt No: _____
BY: <u>252.1125/20</u>

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: Fred & Sharon Hall

PROJECT ADDRESS: 218 Cascade LN, Palm Beach shores FL 33404

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:	Fred & Sharon Hall	
ADDRESS:	218 Cascade LN, Palm Beach shores FL, 33404	
PHONE:	614-271-1697	
EMAIL:	agcoupe@aol.com	

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

	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.

Sharon A. Hall  
Signature of Owner

10/20/2020  
Date

SHARON A. HALL  
Printed Name of Owner

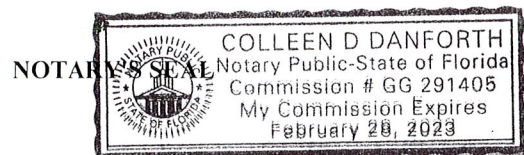
### STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of October, 2020,

by Sharon A. Hall who is personally known to me or has produced OHIO (type of identification) as identification.

Colleen D Danforth  
(Name - type, stamp or print clearly)

Colleen D Danforth  
(Signature)





**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.

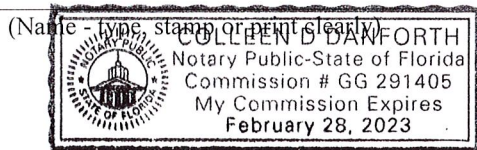
Sharon G. Hall  
Signature of Owner or Trustee

10/20/20  
Date

**STATE OF FLORIDA  
PALM BEACH COUNTY:**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of October 2020,  
by Sharon G. Hall who is personally known to me or has  
produced OHDL RV693939 (type of identification) as identification.

1



Colleen S. Danforth  
(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: Fred & Sharon Hall

PROJECT ADDRESS: 218 Cascade Lane, Palm Beach Shores FL, 33404

PROJECT LEGAL DESCRIPTION: 48kW Generator install

\*\*\* 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	N/A
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	N/A	N/A
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	N/A	N/A
FLOOD ZONE CATEGORY:	None	N/A	N/A
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	N/A	N/A
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)	N/A	N/A	N/A
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	N/A	N/A	N/A
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	N/A	N/A	N/A



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.):	0 sq ft	2,814 sq ft	2,814 sq ft
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	21 sq ft	1,895 sq ft	1,916 sq ft
TOTAL IMPERVIOUS AREA (sq. ft.):	21 sq ft	4,709 sq ft	4,730 sq ft
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):

48kW Generator is already installed, Carpenter electric submitted  
for permit with the town of palm beach shores. Permit was approved  
and finalized, permit was closed out FEB 2020

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:

\$28,358.00

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

Installation of Generac Generator

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):

This generator is crucial to the homeowners living, as they are not fit for evacuation or  
relocating if there is no power. Fred and Sharon Hall live on lift chairs that require constant,  
over. Fred Hall requires constant oxygen with also requires power

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

N/A

## **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):

Generator is visible from road (see attached images) home owners will install necessary shrubs if needed.

**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.):

Generator is screened from neighboring property to the west with chain-link fence that is screened and shrubs. From the South neighbor generator is screened with thick shrubs. Generator is visible from the road.

**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):

Generac generator is a tan color and cannot be seen from the road

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

Pictures attached of generator placement.

## 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):

Generator Install

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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) N/A to permit the following:

N/A

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:

N/A

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

N/A

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:

N/A

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

N/A

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:

N/A

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:

N/A

*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:

N/A

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

N/A

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

N/A

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

N/A

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:

N/A

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

N/A

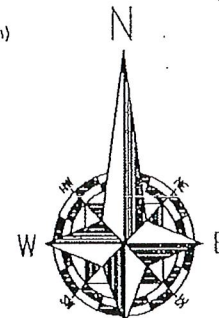
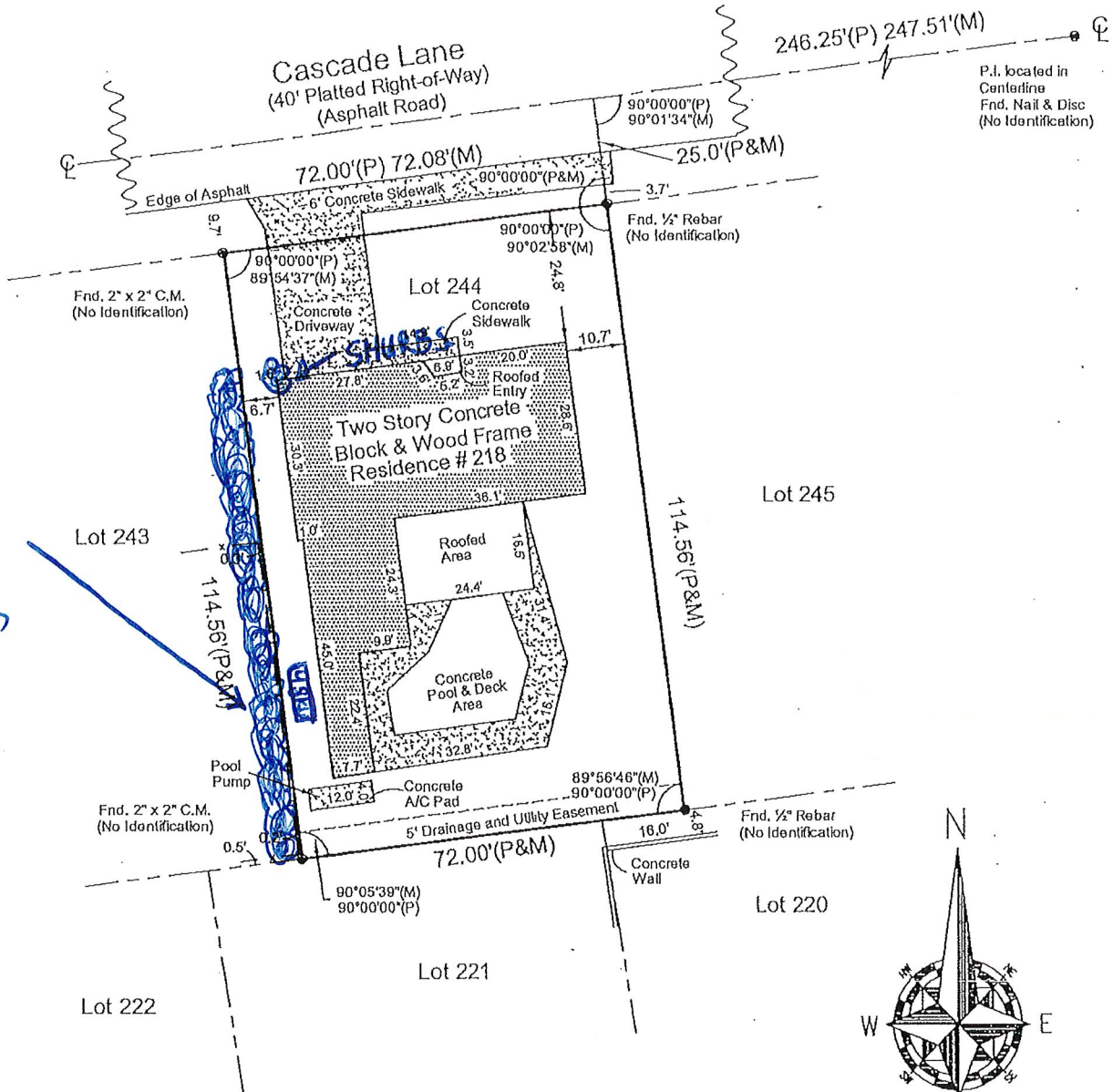
*The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.*

# Boundary Survey

Ireland & Associates Surveying, Inc.  
5725 Wayside Drive Suite 1002, Sanford, FL 32771  
Office-407.678.3366 Fax-407.320.8165

Page 2 of 2

Existing chain link fence (Screened) with 6FT + shrubs



Flood Zone: X

Panel: 0001D

Community Number : 125137

Date: 09/30/82

Legal Description: Lot 244, Palm Beach Shores, according to the Plat thereof as recorded in Plat Book 23, Page(s) 29-32, Public Records of Palm Beach County, Florida.

Field Date: 05/01/13

## -Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PR	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	Rd.	- Road
FFE	- Finished Floor Elevation	R&C	- Road & Cop
*Fnd.	- Found	Rec.	- Recovered
IP	- Iron Pipe	Rfd.	- Road
L	- Length (Ave)	Rfd.	- Road
M	- Measured	Set	- Set 1/2" Rebar & Cap 1/2" 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Residential	UE	- Utility Easement
ORD	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-D-	- Wood Fence		

## -Survey Notes-

- >Survey Is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps, and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line denoted with "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.
- >This Survey is NOT Full and Complete without the attached Survey Report - Page 1 of 2

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Minimum Technical Standards for Land Surveying in the State of Florida in accordance with Chapter 61G17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, L.S. 6637 LB 7623  
Date Signed: 05/02/13

This Survey is Intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. File No. IS-11667  
CADD File: \Scot\atc\Ireland\Associates\Ireland-IS11667







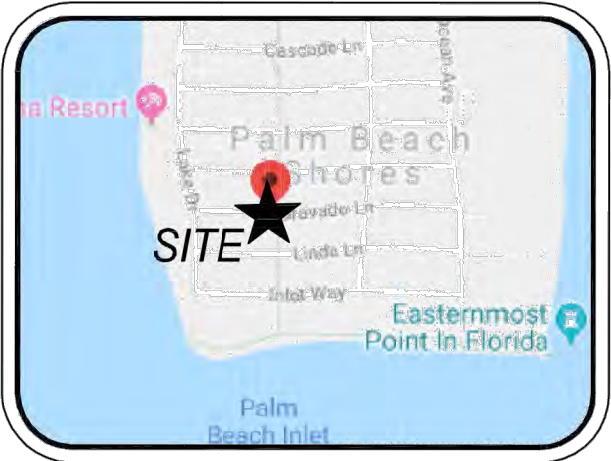








REVISIONS:  
1. ADDITIONAL REQUIREMENTS PER CLIENT . . . 10-25-2020



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

LOT 73, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE: X  
COMMUNITY NUMBER: 125137  
PANEL: 12099C0393  
SUFFIX: F

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
P	PLAT
R/W	RIGHT OF WAY
XXX	TOPOGRAPHIC ELEVATION

ORIGINATION BENCHMARK

PALM BEACH COUNTY BENCHMARK  
"R 309"  
N.A.V.D. 1988 ELEVATION = 7.07



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth Osborne*  
KENNETH OSBORNE, PROFESSIONAL SURVEYOR AND MAPPER #6415

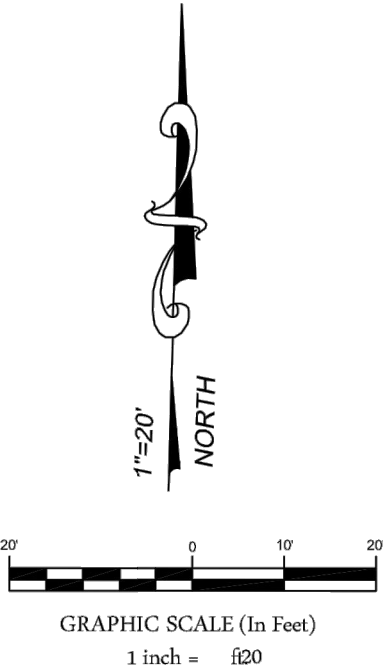
BOUNDARY SURVEY WITH TOPOGRAPHY  
& LOT COVERAGE CALCULATIONS OF  
300 BRAVADO LANE  
PALM BEACH SHORES, FL. 33404  
PREPARED FOR  
RECY PALACIO

Project C-17797	Sheet 1 of 1
Date 07-11-2019	
Scale 1" = 20'	

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576



LOT COVERAGE CALCULATIONS  
OVERALL PARCEL  
8,337 SQUARE FEET / 0.19 ACRES

IMPERVIOUS FEATURES  
BUILDING - 2,610 SQUARE FEET  
CONCRETE DRIVE - 1,520 SQUARE FEET  
CONCRETE PADS - 21 SQUARE FEET  
TOTAL - 4,151 SQUARE FEET

PERVIOUS - 4,186 SQUARE FEET (50.2%)  
IMPERVIOUS 4,151 SQUARE FEET (49.8%)

EXISTING 6' HIGH FENCE (BY OTHERS) WITH  
SELF-CLOSING SELF-LATCHING GATE(S) THAT  
SWING OUT AWAY FROM THE POOL AREA  
INSPECTOR TO VERIFY THE FENCE IS IN  
COMPLIANCE WITH CHILD SAFETY BARRIER  
REQUIREMENTS PER FBC SIXTH EDITION (2017)

CORNER ANGLE DATA  
(A) = 90°00'00"  
(B) = 177°30'00"

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED



1855 Indian Road, Suite 202  
West Palm Beach, FL 33409  
(561) 242-0028 Fax 242-0109

Job # 20057 File: Calculations  
Job Name: 300 Bravado Lane  
Subject: Drainage Calculations  
By: Michael R. Hanseter, P.E.  
Date: 11/9/2020  
Page: 1 of 2

**Drainage Criteria: Provide onsite storage for 1 inch over the additional impervious area.**

**Minimum length of exfiltration trench shall be 10 feet.**

**Total Property Area = 8,339 SF**

Additional Impervious Areas -

Pool = 304 SF

Pool Deck = 552 SF

1 inch over the additional impervious area = 856 SF X 1 IN X 1/43,560 Acres = 0.02 Ac-In

Size exfiltration trench for 0.02 Ac-In

Length of Exfiltration Trench Required = 1 LF (See Attached Exfiltration Trench Calculation)

Set exfiltration trench length to the 10 feet minimum.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





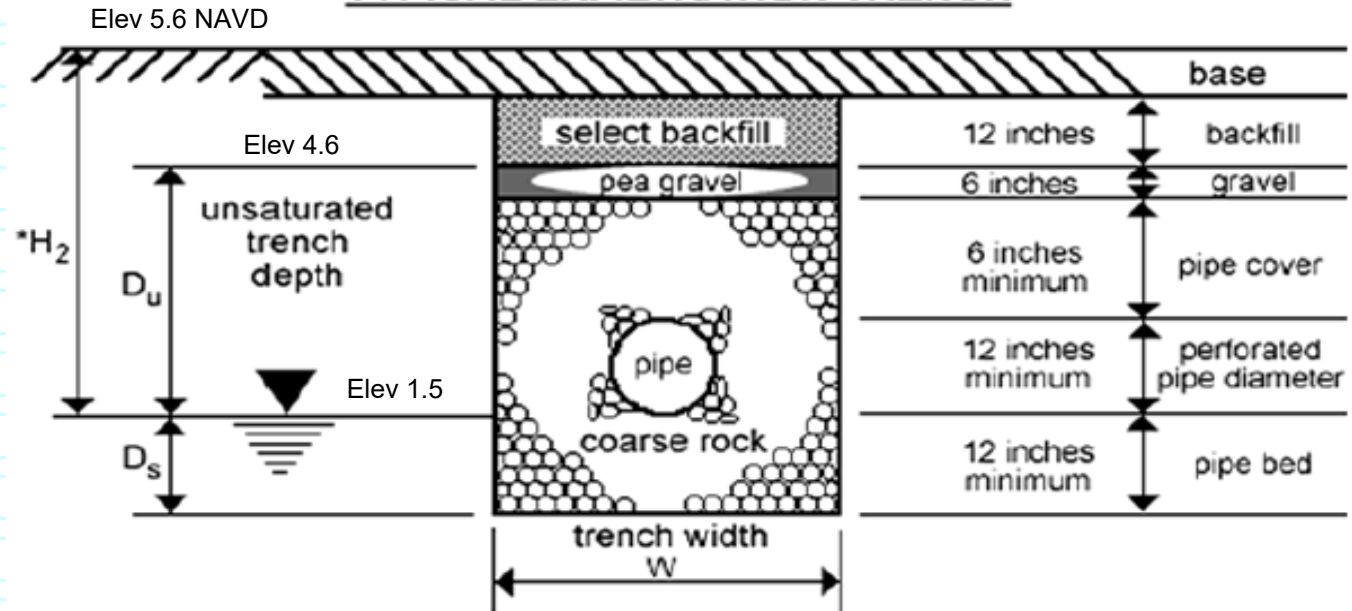
1855 Indian Road, Suite 202  
West Palm Beach, FL 33409

(561) 242-0028 Fax 242-0109 [stormwaterj@gmail.com](mailto:stormwaterj@gmail.com)

Job # 20057 File: Calcs  
Job Name: 300 Bravado Lane  
Subject: Size Exfiltration Trench Length  
By: Michael R. Hanseter, PE  
Date: 11/9/20  
Page: X 2 of 2

## Exfiltration Trench Calculation

### TYPICAL EXFILTRATION TRENCH



$$L = \frac{V}{K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) W D_u}$$

L = Length of Trench Required (feet)

V = Volume Treated (acre – inches)

W = Trench Width (feet)

K = Hydraulic Conductivity (cfs/ft.<sup>2</sup> – ft. head)

\*H<sub>2</sub> = Depth to Water Table (feet)

D<sub>u</sub> = Non-Saturated Trench Depth (feet)

D<sub>s</sub> = Saturated Trench Depth (feet)

\*The value of H<sub>2</sub> to be used in the equation is the effective head on the saturated surface.

$$V = 0.02 \text{ Ac In} = 0.00 \text{ Ac Ft}$$

$$W = 2.00 \text{ Ft}$$

$$K = 0.00073 \text{ CFS/Ft}^2\text{-Ft Head}$$

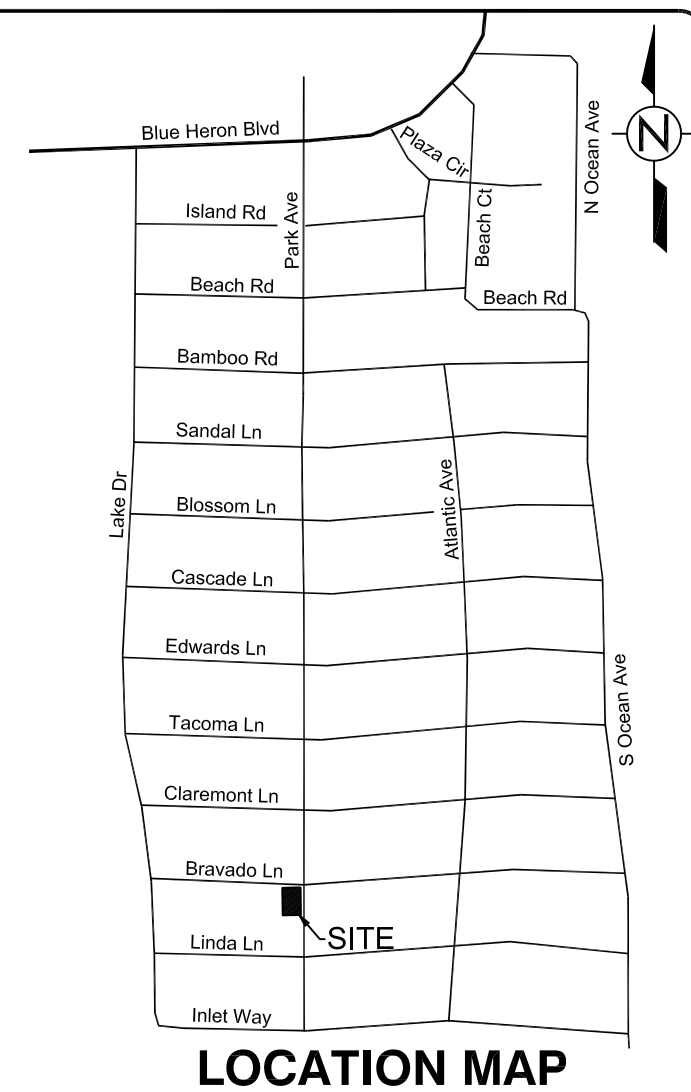
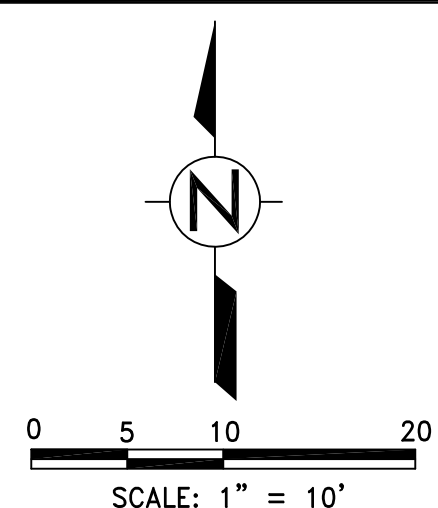
Hydraulic conductivity value from 236 Cascade Lane, Palm Beach Shores, FL which is located nearby. Use of this value from a nearby location has been approved by the Town Engineer.

$$H_2 = 4.10 \text{ Ft}$$

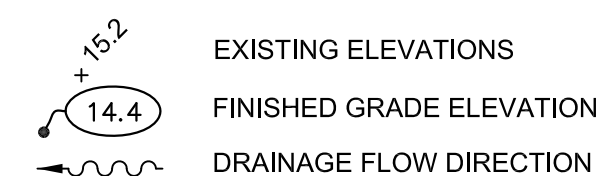
$$D_u = 2.00 \text{ Ft}$$

$$D_s = 0.00 \text{ Ft}$$

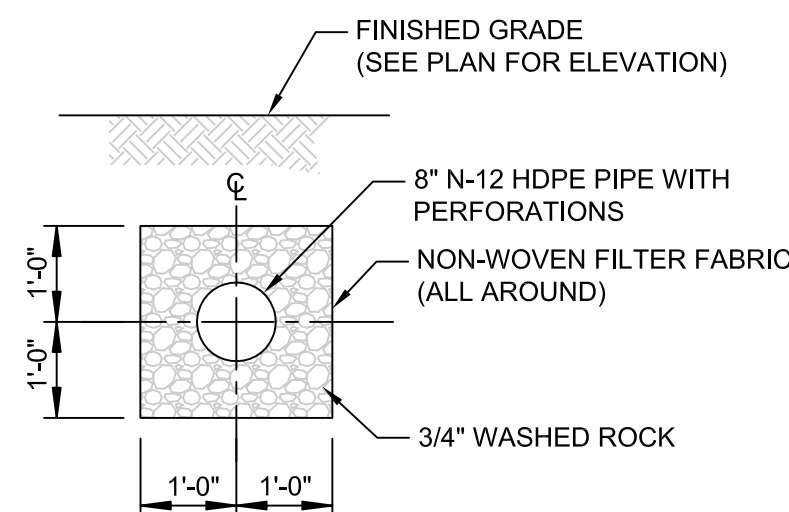
$$L = 1 \text{ Ft}$$



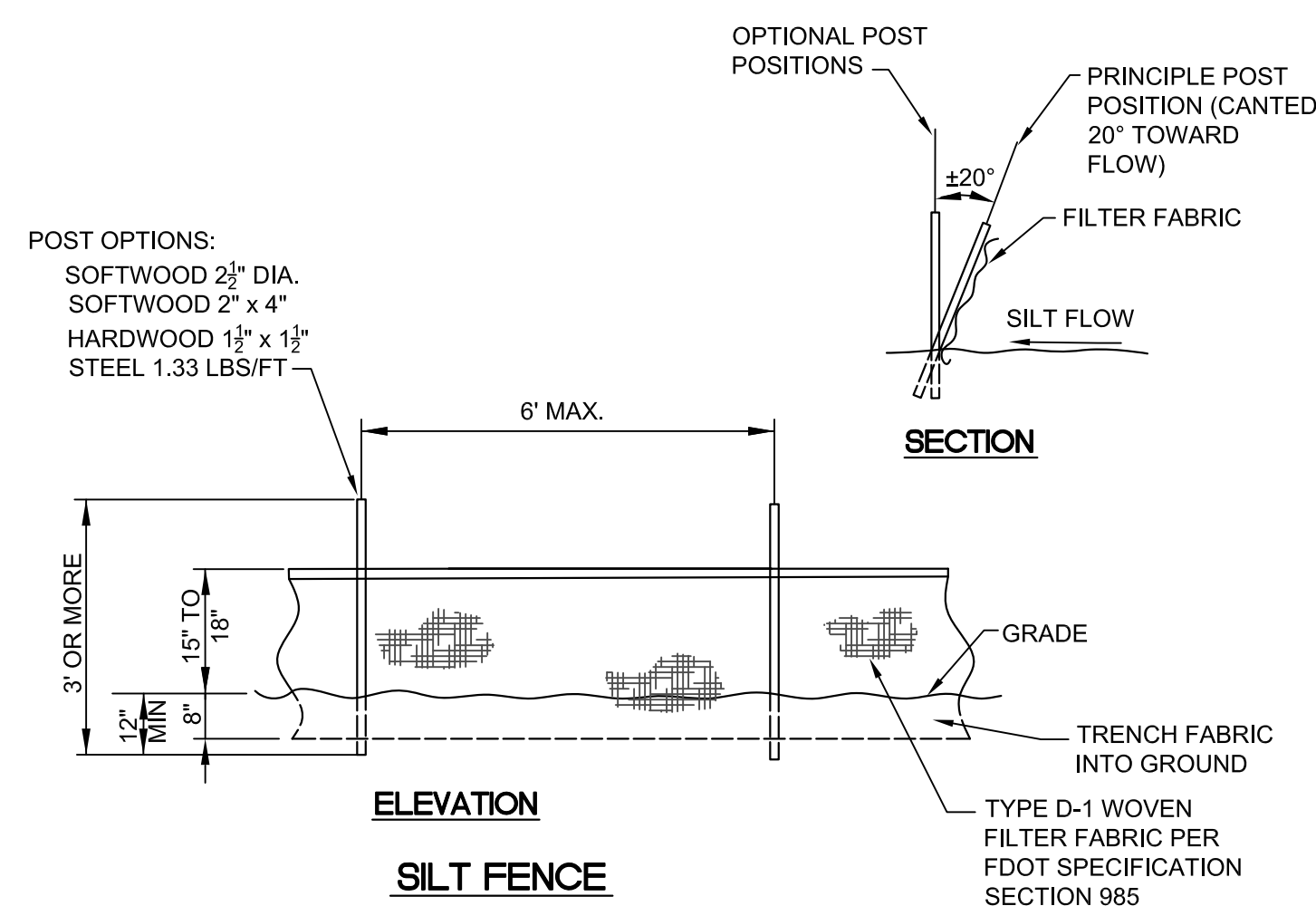
## LEGEND



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



## UNDERGROUND STORAGE TRENCH



## GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY COMPASS SURVEYING, WEST PALM BEACH, FLORIDA. DATE 7/11/2019.
3. DRAINAGE CONVERSION :  
0.00 NAVD = 1.522 NGVD
4. DRAINAGE TIETS SHALL BE NYLOPLAST INLINE DRAINS AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. GRATES SHALL BE 12 INCH LIGHT DUTY, DROP-IN.
5. HDPE PIPE SHALL BE N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS.
6. NO RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES AND ALL STORM FLOWS AND RUNOFF MUST BE RETAINED ON SITE PRIOR TO DISCHARGE TO THE ADJACENT ROADWAY RIGHT OF WAY FOLLOWING RETENTION OF REQUIRED STORMWATER VOLUME.

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

**Sunshine811.com**

REVISIONS					
1	MM/20	REVISED TRENCH LENGTH AND PIPE SIZE		MH	
	NO. DATE	REMARKS		BY	

**SJE** **STORMWATER  
ENGINEERING, INC.**

**Civil, Hydrologic & Hydraulic Engineers**  
1855 Indian Road, Suite 202, West Palm Beach, FL 33409  
(561) 832-0788  
(561) 832-0100  
www.sje-engineers.com

**LOT GRADING PLAN**  
300 BRAVADO LANE  
PALM BEACH SHORES, FLORIDA

2020\_1001 Site Grading Plan.dwg

©COPYRIGHT 2020 By  
Stormwater Engineering, Inc.  
This Drawing Is Provided For  
Informational Purposes  
Unless Signed And Sealed  
By A Registered Professional  
Engineer Representing  
Stormwater Engineering, Inc.  
C.A. 00009484

---

Michael R. Hanseter, P.E.

JE19-AG-3	DATE	10/01/2020	11/9/2020 10:22 AM
1	DRAWN	PL	
1	CHECKED (1)		
	CHECKED (2)		
	PROJECT MANAGER	MRH	
JOB NO. <b>20057</b>			

SJE19-





# **POOL APPLICATION CHECKLIST** (See separate checklist for Spas/Hot Tubs) **Town of Palm Beach Shores** **Building Department**

**Applicant must submit the following items:**

Please indicate items submitted with a checkmark (✓)

**Workclass: In Ground (not to exceed six (6) inches above ground level)**

1. Permit application (check appropriate trade) completed and signed  
 Pool only \_\_\_\_\_ Pool w/Deck \_\_\_\_\_ Pool w/Spa \_\_\_\_\_ Pool w/Deck/Spa ✓
2. Copy of completed contract signed by both parties ✓
3. Owner/Builder affidavit; if applicable ✓
4. Acknowledgment of Owner Responsibility - **NOTARIZED** ✓
5. Completed Drainage Certification Form ✓
6. Plumbing permit application to be submitted with original permit package ✓
7. Electrical permit application by certified electrician to be submitted with original permit package ✓
8. Survey showing location of pool and setbacks ✓
  - a. Must have printed legal description and flood zone ✓
  - b. Indicate distance from power lines, septic system and structures ✓
  - c. Drainage plan/survey including flow arrows representing the proposed site drainage ✓

	Front		Rear		Side		Side	
Required Setback	Pool	Deck	Pool	Deck	Pool	Deck	Pool	Deck
	25'	✓	10'	✓	7'	✓	7'	✓
Proposed Setback	Pool	Deck	Pool	Deck	Pool	Deck	Pool	Deck
	25	✓	10'	✓	7'	✓	7'	✓

9. Engineer **signed/sealed** plans, include designer name and address
10. Plans must:
  - a. Include water velocity for pressure, suction piping & TDH ✓
  - b. Show location of proposed pool equipment on property ✓
  - c. Show the proposed net increase in impervious surface area on property ✓
11. Pool Heater: \_\_\_\_\_ Gas \_\_\_\_\_ Electric X None \_\_\_\_\_  
 (Requires separate gas permit)
12. Provide Load Calculation including proposed pool equipment ✓
13. Provide pump curve charts from manufacturer ✓
  - Provide inspector with a final "as-built" drainage plan at final inspection
  - Temporary 4 ft. high fence required during construction!



**BUILDING PERMIT APPLICATION**  
**TOWN OF PALM BEACH SHORES**  
**(561) 844-3457**

PROPERTY OWNER INFORMATION

Owner Name Rey Palacio  
Owner Address 300 Bravado Lane  
Palm Beach Shores, FL 33404  
Phone (O) \_\_\_\_\_  
Phone (H) 786-286-9500  
SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

TYPE OF IMPROVEMENT

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

Valuation of Job: \$ 39,912.50

Does this include value of subcontractor's work?

Yes ☒ No ☐

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

CONTRACTOR INFORMATION

Qualifier Robert Colasurdo  
Company Name Pool Doctor of the Palm Beaches  
Company Address 1408 N. Killian Dr.  
Ste. 103 West Palm Beach, FL 33403  
Phone (O) 561-586-2815  
County/State License # CP1458452  
Town License # \_\_\_\_\_  
Contractor Email: customerservice@  
pooldoctorpb.com

LOCATION INFORMATION

Address 300 Bravado Lane  
Palm Beach Shores, FL 33404  
PCN 54-43-42-27-04-000-0738  
Zoning Designation \_\_\_\_\_  
Lot # 17 Flood Zone AE  
Base Flood Elevation \_\_\_\_\_  
Paid - Receipt # \_\_\_\_\_  
Permit Fee \$ \_\_\_\_\_

DESCRIPTION OF WORK

new pool construction and travertine  
decking

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, 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.

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: \_\_\_\_\_

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 acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of November, 2020, by Rey Palacio, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Seal)

Notary Public, State of Florida

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

Contractor



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of November, 2020, by Robert Colasurdo, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_

Building Official

DATE \_\_\_\_\_

**BUILDING PERMIT APPLICATION**  
**TOWN OF PALM BEACH SHORES**  
**(561) 844-3457**

PROPERTY OWNER INFORMATION

Owner Name Reay Palacio  
Owner Address 300 Bravado Lane  
Palm Beach Shores, FL 33404  
Phone (O) \_\_\_\_\_  
Phone (H) 786-286-9500  
SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

TYPE OF IMPROVEMENT

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

Valuation of Job: \$ \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☐ No ☐

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

CONTRACTOR INFORMATION

Qualifier Robert Colasurdo  
Company Name POOL DOCTOR OF THE PALM BEACHES  
Company Address 1408 N KILLIAN DR. SUITE 103  
LAKE PARK, FL 33403  
561-586-2815

Phone (O) \_\_\_\_\_  
County/State License # CFL1458452  
Town License # \_\_\_\_\_  
Contractor Email: customerservice@  
pooldoctorpb.com

LOCATION INFORMATION

Address 300 Bravado Lane  
Palm Beach Shores, FL 33404  
PCN 54-43-42-27-04-00-0730  
Zoning Designation \_\_\_\_\_  
Lot # 17 Flood Zone AE  
Base Flood Elevation \_\_\_\_\_  
Paid - Receipt # \_\_\_\_\_  
Permit Fee \$ \_\_\_\_\_

DESCRIPTION OF WORK

plumbing for new pool construction

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, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. WASTE MANAGEMENT DUMPSTER ONLY



I further acknowledge the following:

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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 acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of November, 2020, by Rey Palacio, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Seal)

Notary Public, State of Florida



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(Seal)

Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_

Building Official

DATE \_\_\_\_\_

**BUILDING PERMIT APPLICATION**  
**TOWN OF PALM BEACH SHORES**  
**(561) 844-3457**

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Phone (H) 786-286-9500  
SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS \_\_\_\_\_

TYPE OF IMPROVEMENT

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

Valuation of Job: \$ \_\_\_\_\_

Does this include value of subcontractor's work?

Yes ☐ No ☐

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

CONTRACTOR INFORMATION

Qualifier Robert Colasurdo  
Company Name Pool Doctor of the Palm Beaches  
Company Address 1408 W. Killian Dr.  
Ste 103 West Palm Beach FL 33403  
Phone (O) 561-586-2815  
County/State License # EC 13002641  
Town License # \_\_\_\_\_  
Contractor Email: RCIelectric@comcast.net

LOCATION INFORMATION

Address 300 Bravado Lane  
Palm Beach Shores  
PCN 54-43-42-27-04-000-0738  
Zoning Designation \_\_\_\_\_  
Lot # 17 Flood Zone AE  
Base Flood Elevation \_\_\_\_\_  
Paid - Receipt # \_\_\_\_\_  
Permit Fee \$ \_\_\_\_\_

DESCRIPTION OF WORK

electrical hook-up at equipment

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, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. WASTE MANAGEMENT DUMPSTER ONLY



I further acknowledge the following:

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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 acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of November, 2020, by Ricky Palacio, who is personally known to me or who has produced \_\_\_\_\_

(Seal)

Notary Public, State of Florida

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

Contractor



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of November, 2020, by Lynn Bellizzi, who is personally known to me or who has produced \_\_\_\_\_ as identification.

LYNN BELLIZZI  
MY COMMISSION # GG242424  
EXPIRES July 26, 2022

Notary Public, State of Florida

BUILDING OFFICIAL'S COMMENTS:

APPROVAL \_\_\_\_\_

Building Official

DATE \_\_\_\_\_





**ACKNOWLEDGEMENT OF  
OWNER RESPONSIBILITY FOR POOL SAFETY**

**Town of Palm Beach Shores  
Building Department**


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

Owner Rey Palacio  
(Print name)

Address 300 Bravado Lane PBS, 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.

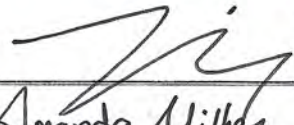
  
Signature of Owner

**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 6 day of November, 2020 (Year), by Rey Palacio who is personally known to me ☒ or has produced \_\_\_\_\_ as identification and who did or did not take an oath.

**NOTARY PUBLIC**

Signature 

Printed Amanda Miller

My Commission Expires 6, 2023 Serial # GG 288974  
(if any)

Official Stamp / Seal:



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

## 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.

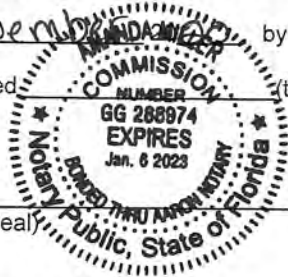
I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated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

[Signature]  
Signature of Owner or Trustee

11-6-2020  
Date

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of November by Rexy Palacio, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did/did not take an oath (circle response).



(Seal)

[Signature]  
NOTARY PUBLIC, State of Florida

### Agent Information:

Robert Colasurdo  
Printed Name of Agent

Pool Doctor of the Palm Beaches  
Name of Firm

[Signature]  
Signature of Agent

11-6-2020  
Date

## ACKNOWLEDGEMENT OF OWNER RESPONSIBILITY FOR POOL SAFETY

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

Owner: Rexy Palacio  
(Print name)

Address: 300 Bravado Lane

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.

[Signature]  
Signature of Owner or Trustee

11-6-2020  
Date

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of November 2020, by Rexy Palacio, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did/did not take an oath (circle response).



(Seal)

[Signature]  
NOTARY PUBLIC, State of Florida





## DRAINAGE CERTIFICATION FORM

Town of Palm Beach Shores  
Building Department

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

(Print Name) I, Robert Colasurdo 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 300 Bravado Ln Date: 11/4/2020  
Signature, Permit Qualifier: [Signature]  
License # CPC1458452

### STATE OF FLORIDA PALM BEACH COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of November 2020, (Year), by Robert Colasurdo who is  
(Name of Person Acknowledging)  
personally known to me ☒ or who has produced  
\_\_\_\_\_ as identification.

[Signature]  
(Signature of Notary Public - State of Florida)

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







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

**OWNER-BUILDER DISCLOSURE STATEMENT AND AFFIDAVIT**

State law requires construction to be performed by a licensed contractor. You have applied for a permit under an exemption from that law. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license, provided you comply with the Disclosure Statement below. You must personally appear at the Town of Palm Beach Shores Building Department with proper identification to sign the permit application and deliver this Owner Builder Disclosure Statement and Affidavit in order for an Owner-Builder permit to be issued.

You must read and understand the Disclosure Statement below prior to signing the affidavit. If any of the disclosures are violated, the Town of Palm Beach Shores Building Department shall withhold final approval of the construction work, revoke the Owner-Builder permit, and/or pursue any available, lawful remedies against you as the owner and against any person performing work that requires licensure under the permit issued for the performance of unlicensed construction activity.

**DISCLOSURE STATEMENT**

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or [www.myfloridalicense.com/dbpr](http://www.myfloridalicense.com/dbpr) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: \_\_\_\_\_.
12. I agree to notify the Town of Palm Beach Shores Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the Town of Palm Beach Shores Building Department. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the Town of Palm Beach Shores Building Department is required when the permit is issued.



**AFFIDAVIT**

I, Rey Palacio  
300 Bravado Lane, owner of the property located at  
understand the foregoing Disclosure Statement and that I am aware of my responsibilities and liabilities  
for construction work on the above described property as an owner-builder and do hereby covenant and  
agree to abide by each of the aforesaid disclosures. I further understand that any falsification of the  
statements contained in this affidavit constitutes fraud and may result in revocation of this permit as well  
as other penalties.

  
\_\_\_\_\_  
Property Owner's Signature

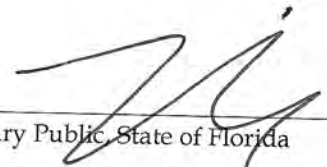
November 6, 2020  
\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6 day of November,  
2020, by Rey Palacio, who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

(Notary Seal)



  
\_\_\_\_\_  
Notary Public, State of Florida





## 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

Date

11-6-2020

Rocy Palacio  
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 6 day of

November 2020 by Rocy Palacio who is personally known to me or has produced (type of identification) as identification and who did/did not take an oath (circle response).



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



PROOF OF TRUST

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

( : ss. )

We, Eselle Caballero Aleman, and RECY PALACIO the witnesses and the Grantor and Trustee respectively, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned officer that the Grantor and Trustee signed the instrument as THE RP TRUST and that the Grantor and Trustee signed voluntarily, and that each of the witnesses in the presence of the Grantor and Trustee at her request, and in the presence of each other signed the Trust as a witness and that to the best of the knowledge of each witness the Grantor and Trustee was at that time eighteen (18) or more years of age, of sound mind and under no constraint or undue influence.

RECY PALACIO, Grantor and Trustee

Eselle Caballero Aleman  
Witness  
Eselle Caballero Aleman  
Witness

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2011, by RECY PALACIO, the Grantor and Trustee, who is personally known to me or who has produced FL Driver's License #420-720-49-957-0 as Eselle Caballero Aleman, and Eselle Caballero Aleman, who are personally known to me, or who have produced witness, and Eselle Caballero Aleman, who signed as a witness, as identification.

Denise Maidana  
Printed Name of NOTARY PUBLIC

Signature  
NOTARY PUBLIC  
Title

Commission Number



Grantor's Initials

The RP Trust



Cristallo Pool/Backyard Concepts by Pool Doctor  
 3911 Daphne Ave  
 Palm Beach Gardens, FL 33410  
 US  
 561-356-9552  
 cristallopools@gmail.com

## Estimate



**CRISTALLO  
 POOL/BACKYARD  
 CONCEPTS**

by:

**POOL DOCTOR**  
 FL Lic.# CPC1458452

### ADDRESS

Reci Palacio  
 300 Bravado Ln  
 Palm Beach Shores, FL 33404

### SHIP TO

Reci Palacio  
 300 Bravado Ln  
 Palm Beach Shores, FL 33404

### ESTIMATE #

1548

### DATE

09/20/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Residential freeform pool 75 LF, 28' x 14 ft	1	24,500.00	24,500.00
	Engineered plans and necessary normal permitting.	1		0.00
	Normal grading and removal of sod from pool and deck area.			
	Steel reinforcing specifically engineered for swimming pool requirements.			
	Excavate pool area and remove excavated fill to approved dump site or leave and spread excavated fill.	1	0.00	0.00
	Cut and cap sprinkler system by a professional sprinkler contractor (note that Sprinkler company will do all capping, connections and repairs.)			
	Can allow the balance of your sprinkler system to operate during pool construction. Homeowner to re-route.			
	Remove and replace existing fence by a professional fence contractor and price not included.			
	High strength "Bond Beam" constructed unite pool shell.	1	0.00	0.00
	Backfill pool structure and compact at 2 foot intervals.			
	Lifetime structural warranty			
	4 return pool inlets.	1	0.00	0.00
	(4) 1.5" CMP therapy jets on bench wall with separate line and valve			
	Aqua Star safety 20" full circle main drain.			
	Deluxe automatic wide mouth skimmer with overflow line.			
	Separate pool cleaner line.			
	Overflow line (to maintain the water level in the event of rain).			
	Deluxe "Never Lube" valves.			
	5 year materials & labor warranty on all PVC plumbing.			
	Coping: Travertine, french pattern. Number one quality	1	0.00	0.00
	Tile: Six (6) inch band of standard ceramic or glass waterline tile. (Allowance of \$7/LF material)			
	"Thermo-Seal" behind waterline tile to prevent leaks			
	All coping to be installed.			
	Remove existing patio tiles	400	2.00	800.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Standard Noce, Ivory travertine. French pattern Number 1 quality Deck bonding below the deck per the National Electrical Code For grounding around the perimeter of a swimming pool.	750	9.75	7,312.50
	POOL/SPA SURFACE:  - Drain pool/spa - prep surface - Cut out all hollow areas in existing surface - Undercut tiles (if not installing new tiles), all fittings, and all lights - Waterproof/bond coat  --Surface Options--  INCLUDED:  Florida Stucco petite pearl Mosaic - 10 year manufacturer warranty  Hydrazzo Polished Marble Finish - Gulfstream Blue (unpolished) - Included, + \$975 Polished stain resistant, scale resistant, reduces algae adhesion 10 year manufacturer warranty  UPGRADES:  Hydrazzo Classico Polished Marble Finish + \$3/sq ft and pigment packs stain resistant, scale resistant, reduces algae adhesion 10 year manufacturer warranty  Hydrazzo Pacifico Polished Marble Finish - Standard colors - \$2.78/sq ft and pigment packs stain resistant, scale resistant, reduces algae adhesion 10 year manufacturer warranty  CLI Pebble, Sunstone Pearl - Standard colors + \$3.12/ sq ft stain resistant, scale resistant, reduces algae adhesion Limited Lifetime Warranty  CLI Pebble, Sunstone Pearl Ice - Standard colors - \$4.38/sq ft stain resistant, scale resistant, reduces algae adhesion Limited Lifetime Warranty  All new main drain covers, pool return fittings, and vacuum locks to be installed. Includes complete National Plaster Council certified startup and the first 30 days of pool service starting from the first day the pool is full and running.  *Includes an allowance for up to 25% delamination. Should there be more than 25% of the total pools surface, a change order with pricing will be sent in writing for both owner and contractor to approve. Sunshelf with custom formed steps	1	0.00	0.00
		1	1,500.00	1,500.00



DATE	ACTIVITY	QTY	RATE	AMOUNT
	Rear extended bench in deep end			
	Pool Equipment			
	Intermatic timer box panel with built in transformer for lights.	1	450.00	450.00
	Pentair CC150 Filter unit	1	750.00	750.00
	Installation of Pentair Superflo Variable Speed Pump. 3 year warranty	1	1,400.00	1,400.00
	Gulfstream HE 150 Heat Pump option +\$4550 2 year parts and labor, 5 years parts, lifetime warranty on heat exchanger + \$500 for HI Series 5 year parts and labor, 10 years parts, lifetime warranty on heat exchanger	1	0.00	0.00
	Installation of Pentair Ichlor saltwater Chlorination system with 30K cell.	1	1,400.00	1,400.00
	Pentair intelliglo nichless lights. 3 in pool 3 year warranty	3	600.00	1,800.00
	Initial start-up service and instructions up to 30 days chemicals and pool service. Also, includes customer instruction and setup on mobile devices, Standard hook-up of pump & light(s). Salt machine. Service and Panel box to be installed by electrician and not part of this proposal.	1	0.00	0.00
	Existing water line supply to house will need to be moved. All excavation and work to be done by licensed plumber and costs not part of this agreement.	1	0.00	0.00
	TOTAL			\$39,912.50



Accepted By

Accepted Date

07/21/2020

# TOWN OF PALM BEACH SHORES BUILDING DEPARTMENT

## FIELD INSPECTION SERVICES

### BONDING OF POOL WATER

Recent industry changes have created an issue concerning equipotential bonding that is having an impact on swimming pool construction and all pool inspections. The issue of concern is the requirement found in the National Electrical Code 680.26(C) dealing with the bonding of pool water. This article says:

*“(C) Pool Water. An intentional bond of a minimum conductive surface area of 5800mm<sup>2</sup> (9 in.<sup>2</sup>) shall be installed in contact with the pool water. This bond shall be permitted to consist of parts that are required to be bonded in 680.26(B).”*

In many pools, this code requirement is met by the installation of a metallic ladder, a metallic handrail or standard wet niche lighting. Each of these is required to be bonded to the equipotential bonding grid since they have parts in direct contact with pool water. In the case of standard wet niche lighting the metal ring surrounding the light provides the direct contact. However, many residential swimming pools being installed do not contain a metallic ladder or handrail and, in recent times, standard wet niche lighting is being replaced with a plastic wet niche or LED lighting which require no bonding. The issue of concern then becomes how to effectively bond the pool water using this type of pool construction thus meeting the requirement as stated in 680.26(C).

Some have felt that since a listed swimming pool pump has pool water flowing through it and is required to be bonded that this will satisfy the code reference in question. However, there is a lack of any language either from any pump manufacturer or from a National Recognized Testing Laboratory (NRTL), such as Underwriters Laboratory (UL), specifically stating that there is the required 9 in.<sup>2</sup> of conductive surface in direct contact with the pool water. The same holds true for listed pool heaters. Therefore, it is the position of the Town of Palm Beach Shores that neither pumps nor heaters can be used to meet the requirement of NEC 680.26(C) unless that language is available and on site at time of inspection.

In lieu of using conventional means to bond pool water there are listed products available that allow a contractor to satisfy this code requirement a sampling of which can be found at the following websites.

<http://waterbonder.com/>

<http://www.bondsafe680.com/>

<http://permacastonline.com/>

### CONCLUSION

The Town of Palm Beach Shores always has been and remains committed to making our community as safe as possible. The use of residential swimming pools is no exception. This is of special concern since we have a large number of swimming pools and the majority is accessible to children. In view of the foregoing, all future inspections will be looking to ensure this type of bonding prior to the introduction of pool water.





LOCATION MAP  
NOT TO SCALE

#### TYPICAL LEGEND NOTES

F.H. - FIRE HYDRANT  
F.P.L. - FLORIDA POWER & LIGHT  
○ SET 5/8" IR/CAP LB 3591  
L.A.E. - LANDSCAPE ACCESS EASEMENT  
L.M.E. - LAKE MAINTENANCE EASEMENT  
L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT  
CL - CENTERLINE  
00.00 DENOTES PROPOSED ELEVATION  
0.00 DENOTES EXISTING ELEVATION  
P.I. - POINT OF INTERSECTION  
P.C.P. - PERMANENT CONTROL POINT  
O.E. - OVERHANG EASEMENT  
B.E. - BUFFER EASEMENT  
O.R.B. - OFFICIAL RECORDS BOOK  
PG. - PAGE  
L - ARC LENGTH  
Δ - DELTA (CENTRAL ANGLE)

FND. - FOUND  
I.R./CAP - IRON ROD & CAP  
O/S - BUILDING OFFSET  
D.E. - DRAINAGE EASEMENT  
CONC. - CONCRETE  
COV. - COVERED  
ELEV. - ELEVATION  
ESMT. - EASEMENT  
P.C. - POINT OF CURVATURE  
U.E. - UTILITY EASEMENT  
W.M. - WATER METER  
FLR. - FLOOR  
FIN. - FINISHED  
PROP. - PROPOSED  
TYP. - TYPICAL  
R. - RADIUS  
R.P. - RADIUS POINT  
L.P. - LIGHT POLE  
C.O. - CLEANOUT  
M.H. - MANHOLE  
SAN. - SANITARY  
ALUM. - ALUMINUM  
P.B. - PLAT BOOK

ELEC. - ELECTRIC  
EXIST. - EXISTING  
F.H. - FIRE HYDRANT  
I.P. - IRON PIPE  
G.V. - GATE VALVE  
P.P. - POWER POLE  
BLDG. - BUILDING  
N.R. - NOT RADIAL  
NO I.D. - NO IDENTIFICATION  
Y.D. - YARD DRAIN  
A/C - AIR CONDITIONER  
C.B. - CATCH BASIN  
G.V. - GATE VALVE  
F.H. - FIRE HYDRANT  
SM - STORM MANHOLE  
SM - SANITARY MANHOLE  
G.E. - GRADING EASEMENT  
P.R.M. - PERMANENT REFERENCE MONUMENT  
N.A.V.D.88 - NORTH AMERICAN VERTICAL DATUM OF 1988  
N.G.V.D.29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929

#### NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. TO CONVERT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, SUBTRACT 1.493'.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTHERLY LINE OF LOT 84, HAVING A BEARING OF N62°01'52"W.
6. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X"; FIRM PANEL NO. 12099C0158F; COMMUNITY NO. 125119; DATE: OCTOBER 5, 2017.
10. BENCHMARK: PALM BEACH COUNTY BENCHMARK "C-18 BRIDGE CROSSING", ELEVATION=17.236 (NGVD 29).
11. THE 100 YEAR, 3-DAY STORM ELEVATION IS 18.38 (NGVD 29).
12. PROPERTY ADDRESS: 126 BLANCA ISLES LANE.
13. LATITUDE 26°56'29.30"N, LONGITUDE: 80°09'51.58"W.

#### LEGAL DESCRIPTION:

LOT 84, SONOMA ISLES PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

CONTAINING 14,600 SQUARE FEET / 0.3351 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

#### CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 05, 2017. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA LB #3591

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

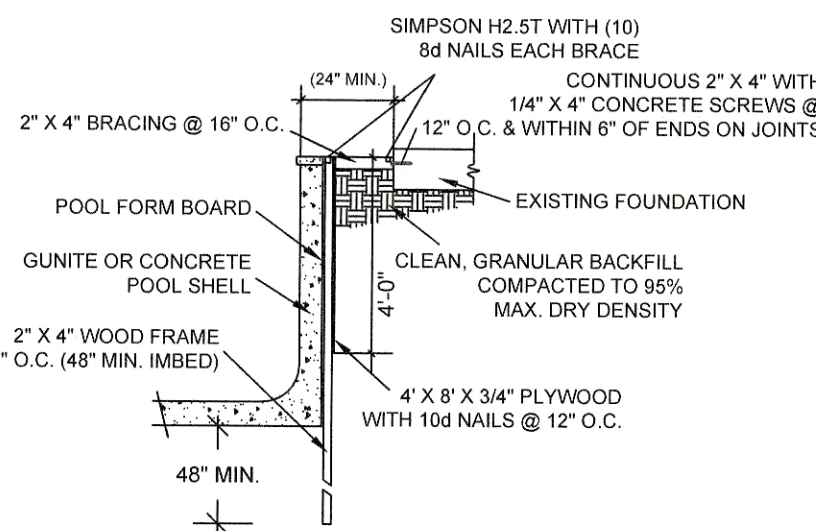
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991/FAX (561)-750-1452

SONOMA ISLES PLAT 3  
LOT 84 - BOUNDARY SURVEY

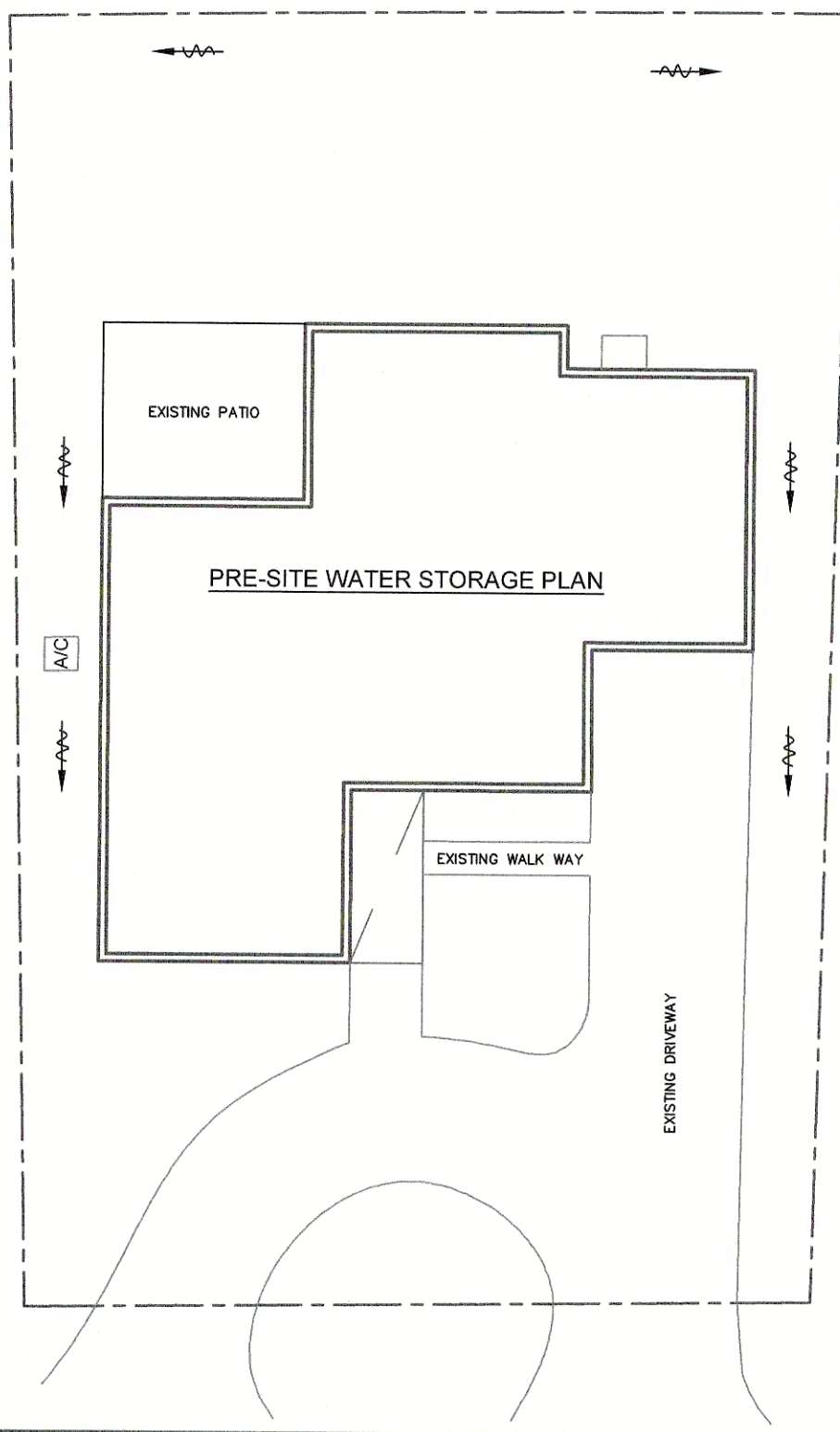
FINAL SURVEY	4/16/2020	TV
FORMBOARD SURVEY	12/27/19	TV
REVISED MODEL	10/30/19	AA
REVISED MODEL	9/17/19	CE
ADD NAVD CONVERSION	11/16/17	CE
PERMIT SKETCH	10/05/17	NO
REVISIONS	DATE	BY
FILE NAME 7274\Permits\QLOT84.dwg		

DATE	10/03/17
DRAWN BY	NO
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	7274



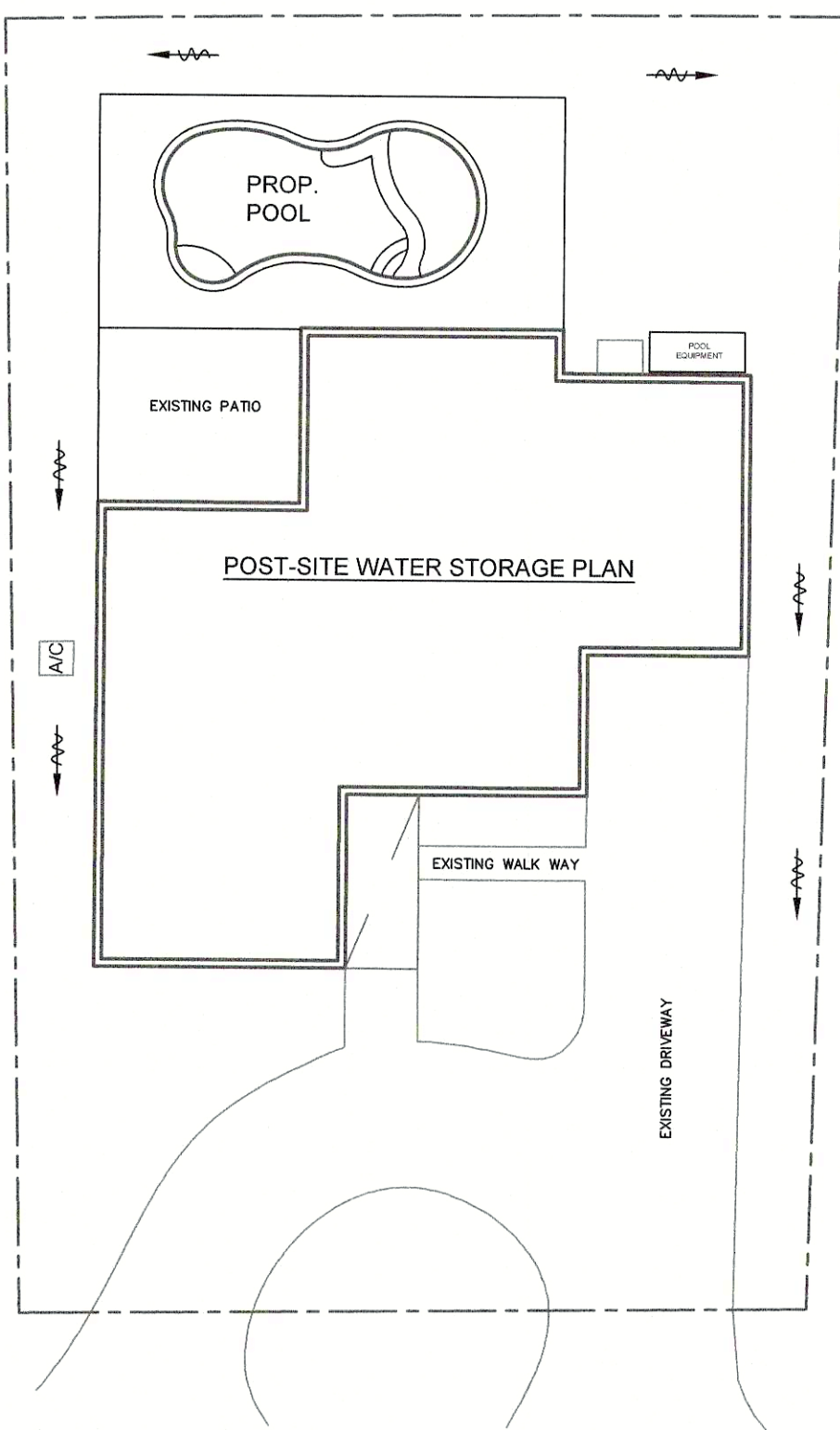


- SHORING DETAIL**
1. REQUIRED WHEN BACK OF POOL WALL IS LESS THAN 5'-0" FROM EXISTING STRUCTURE
  2. REMOVE ALL SHORING COMPONENTS AFTER GUNITE/CONCRETE POOL SHELL PLACEMENT.



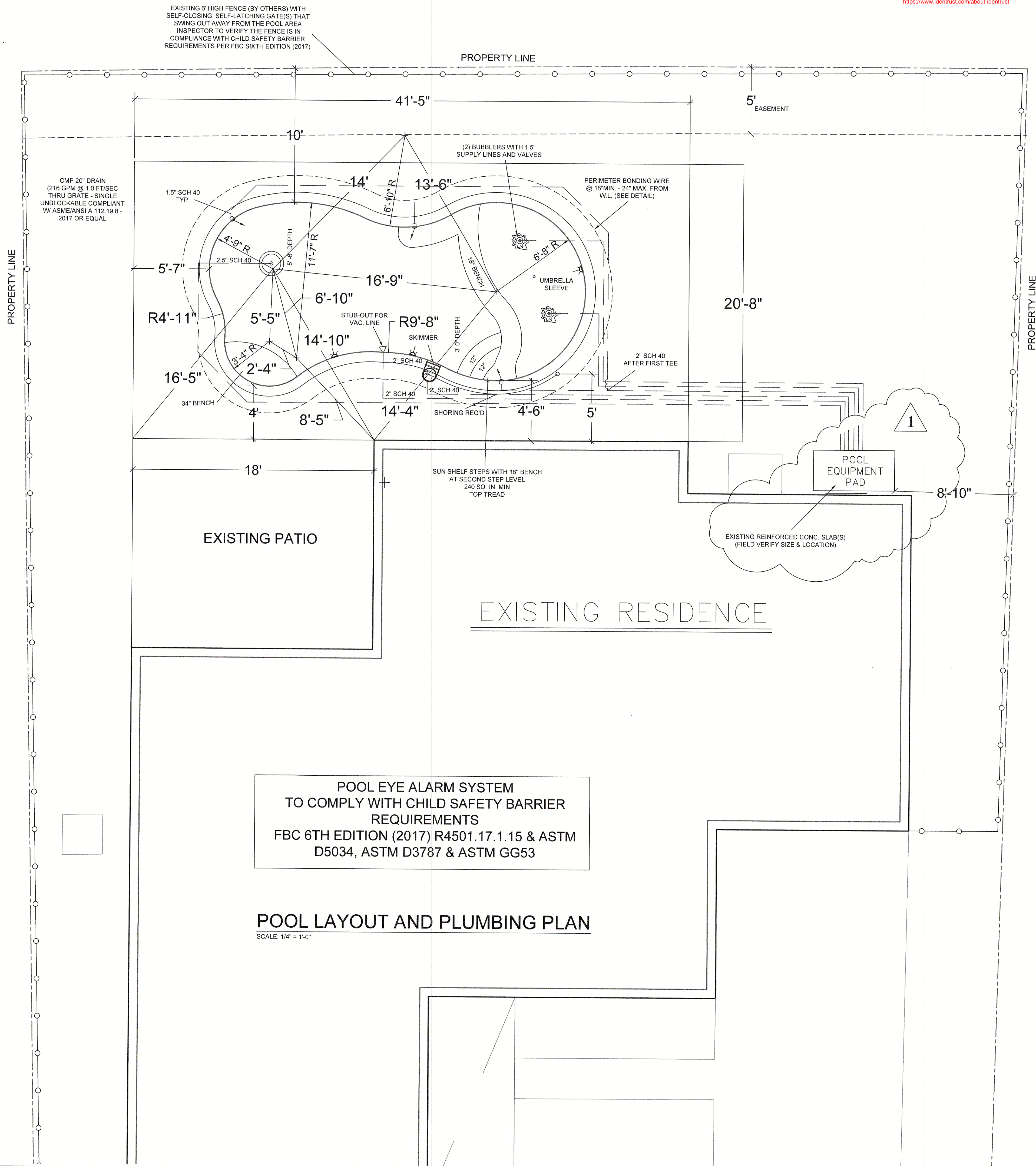
PERVIOUS  
TOTAL LOT 8,345 S.F.  
IMPERVIOUS  
RESIDENCE 2,229 S.F.  
EXISTING AC PAD 9 S.F.  
DRIVEWAY/ WALK WAY 1,522 S.F.  
FRONT PORCH 100 S.F.  
REAR PATIO 280 S.F.  
TOTAL IMPERVIOUS 4,140 S.F.

TOTAL % OF IMPERVIOUS = 51%



PERVIOUS  
TOTAL LOT 8,345 S.F.  
IMPERVIOUS  
PROPOSED POOL 308 S.F.  
PROPOSED POOL DECK 549 S.F.  
PROPOSED POOL EQ PAD 30 S.F.  
RESIDENCE 2,229 S.F.  
EXISTING AC PAD 9 S.F.  
DRIVEWAY/ WALK WAY 1,522 S.F.  
FRONT PORCH 100 S.F.  
REAR PATIO 280 S.F.  
TOTAL IMPERVIOUS 5,027 S.F.

TOTAL % OF IMPERVIOUS = 40%



POOL EYE ALARM SYSTEM  
TO COMPLY WITH CHILD SAFETY BARRIER  
REQUIREMENTS  
FBC 6TH EDITION (2017) R4501.17.1.15 & ASTM  
D5034, ASTM D3787 & ASTM GG53

## POOL LAYOUT AND PLUMBING PLAN

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

**NOTE:**  
- ALL DECKS ARE MEASURED FROM  
WATERLINE OF POOL TO EDGE OF DECK  
- VAC. LINE TO HAVE VAC. LOCK

**NOTE:**  
FINAL YARD GRADES TO BE FLUSH WITH  
EDGE OF POOL DECK (OR POOL WHERE  
NO DECK IS PROVIDED) AND TO SLOPE  
AWAY FROM POOL/DECK AT 1":12'  
MAXIMUM FOR THE FIRST 6' FROM EDGE.

**NOTE:**  
THIS PLAN IS FOR POOL AND SPA  
STRUCTURES, PLUMBING,  
EQUIPMENT/ELECTRICAL & DECK ONLY.  
ALL OTHER FEATURES SHOWN ON PLANS  
ARE DESIGNED AND ARE BY OTHERS

PER FBC 2017 6TH EDT. CHAPTER 45 R4501.17.1 THROUGH  
R4501.17.14 RESIDENTIAL SWIMMING POOL MUST MEET  
ONE OF THE BELOW SAFETY FEATURES:

1. POOL MUST BE ISOLATED FROM ACCESS TO A HOME BY AN ENCLOSURE THAT MEETS THE POOL BARRIER REQ. OFF S.515.23
2. THE POOL MUST BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER
3. ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MIN. SOUND PRESSURE RATING OF 85dB AT 10 FEET.
4. ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH SELF CLOSING SELF LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 IN. ABOVE THE FLOOR.

**NOTE:**  
POOL CONTRACTOR TO VERIFY ALL  
PROPERTY LINE LOCATIONS AND POOL  
ELEVATIONS PRIOR TO  
CONSTRUCTION. POOL LAYOUT AND  
DIMENSIONS TO BE VERIFIED WITH  
OWNER PRIOR TO CONSTRUCTION.

**NOTE:**  
PROVIDE WINDOW AND DOOR  
ALARMS ON ALL OPENINGS  
THAT LEAD ONTO POOL AREA  
PER CODE

**NOTE:**  
BASED UPON OUR EXPERIENCE WITH  
OTHER POOL PROJECTS IN THIS AREA  
THE SOILS ARE ADEQUATE FOR THE  
INSTALLATION OF A POOL. IF OTHER  
CONDITIONS ARE FOUND AT EXCAVATION  
THE POOL CONTRACTOR MUST NOTIFY  
ENGINEER IMMEDIATELY.

Norman D Cabrera, State of Florida, Professional Engineer, License No. 74093.  
This item has been digitally signed and sealed by Norman D Cabrera on the date indicated here.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Reviewed for design intent.  
<https://www.identrust.com/about-identrust>

THE CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING ALL DIMENSIONS  
AND OTHER INFORMATION. ANY DISCREPANCIES  
MUST BE REPORTED TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
605 BELVEDERE ROAD, SUITE 7  
West Palm Beach, FL 33405  
561-722-3890

**DAVID CABRERA**  
P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
EXPIRES 2021-02-28

**NORMAN D. CABRERA, P.E.**  
FL REG. ENGINEER # 74093  
605 BELVEDERE ROAD  
SUITE 7  
WEST PALM BEACH, FL  
561-249-1212

**REV: EQUIPMENT PAD LOCATION 11-06-20**  
NOV 06 2020

**DATE: 11-06-20**  
MAP

**CRISTALLO**  
POOL/BACKYARD  
CONCEPTS  
by: **POOLDOCTOR**  
of this Palm Beach  
FL-CA-000000

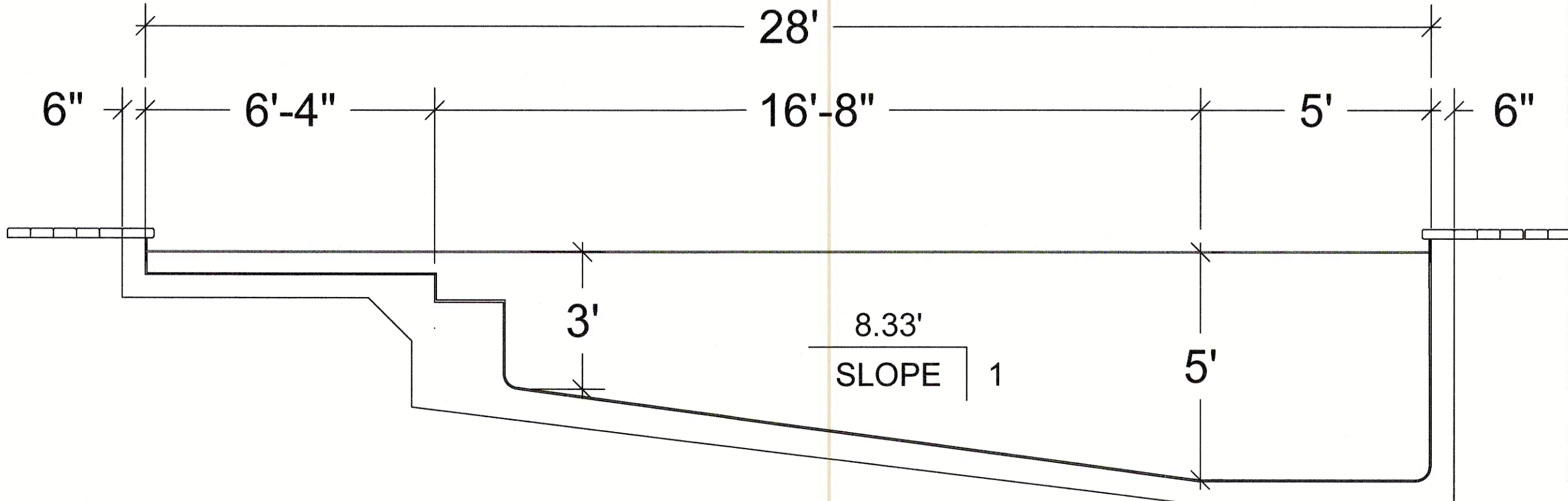
**PALACIO RESIDENCE**  
300 BRAVADO LANE  
PALM BEACH SHORE, FLORIDA

**SHEET**  
1 of 2

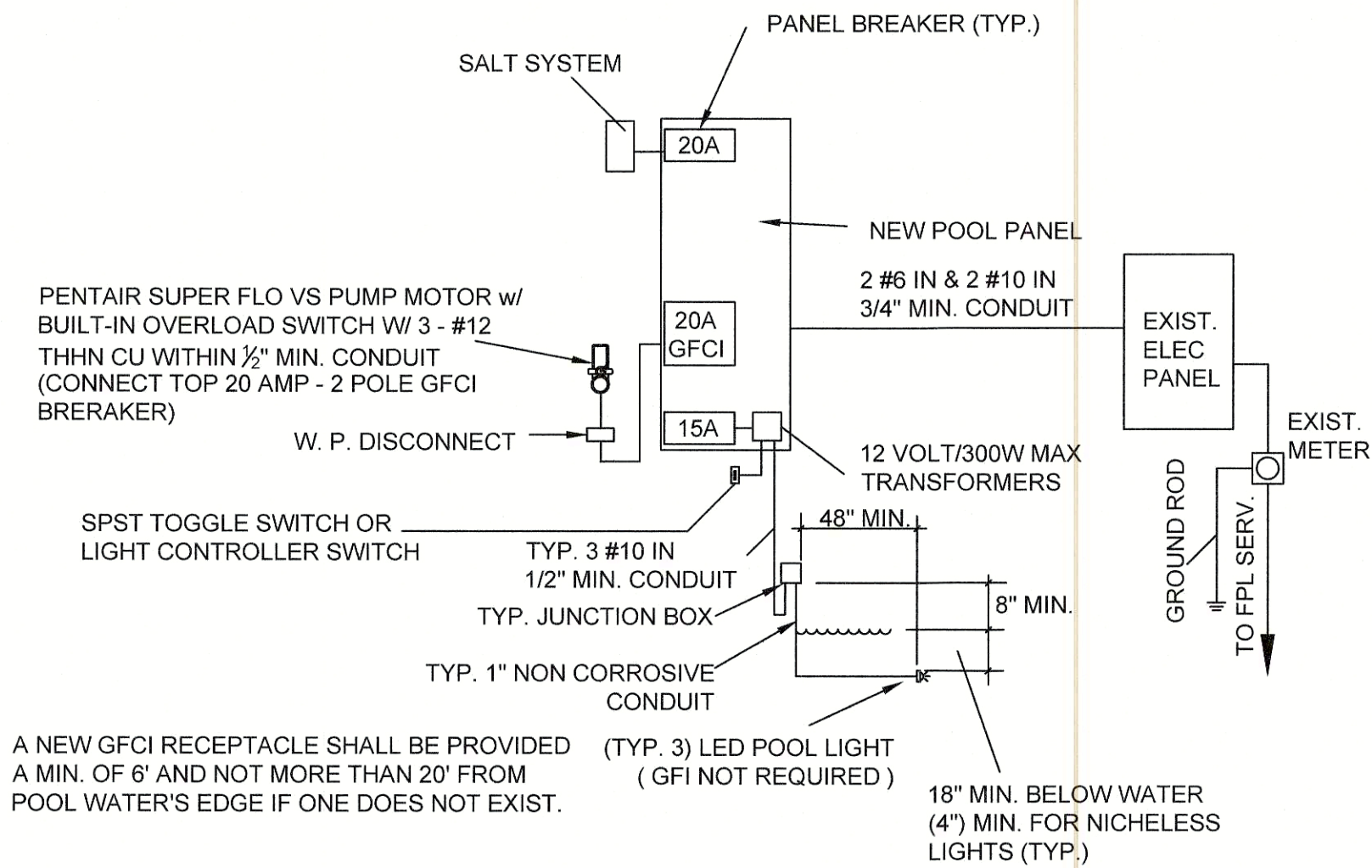


GENERAL NOTES:

- ENTRAPMENT PROTECTION FOR SUCTION OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ANSI/APSP 7-2006 AND FBC SIXTH EDITION (2017) - RESIDENTIAL CHAPTER 45.
- POOL TO BE CONSTRUCTED OF CONCRETE/GUNITED WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
- ALL LIGHTS, LADDERS, HANDRAILS, REINFORCING STEEL SHALL BE GROUNDED PER CODE.
- STEPS TO HAVE A 10" MINIMUM TREAD AND A 12" MAXIMUM RISER.
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS OF NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, STEEL SHALL BE BENT, LAPPED AND PLACED IN ACCORDANCE WITH ACI STANDARDS.
- GRATE IN MAIN DRAIN SHALL HAVE A FREE AREA OF 4 TIMES THE AREA OF THE SUCTION LINE.
- POOL TO BE FENCED PER LOCAL CODES.
- GATES WHEN USED AS POOL BARRIER, SHALL BE SELF-LATCHING, SELF-CLOSING AND SWING AWAY FROM POOL AREA PER FBC SIXTH EDITION (2017).
- ALL FEATURES OF THE POOL/SPA SHALL BE INSTALLED IN COMPLIANCE WITH THE FBC SIXTH EDITION (2017) - RESIDENTIAL -PRIVATE SWIMMING POOL AND LOCAL AMENDMENTS, IF ANY.
- DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF ANSI/ NSPI 3; ANSI/ NSPI 4; ANSI/ NSPI 5; ANSI/ NSPI 6; AND ANSI/APSP 7 2006 AND ANSI/APSP-ICC-15 2011.
- SPAS AND HEATED SWIMMING POOLS SHALL BE EQUIPPED WITH A COVER DESIGNED TO MINIMIZE HEAT LOSS. EXCEPTIONS: OUTDOOR POOLS DERIVING OVER 70 PERCENT OF THE ENERGY FOR HEATING FROM NON-DEPLETABLE ON-SITE RECOVERED SOURCES COMPUTED OVER AN OPERATING SEASON ARE EXEMPT FROM THIS REQUIREMENT.
- RESIDENTIAL SWIMMING POOL BARRIER SHALL COMPLY WITH FBC SIXTH EDITION (2017) - RESIDENTIAL CHAPTER 45 - PRIVATE SWIMMING POOL.
- PRESUMPTIVE LOAD - BEARING VALUE OF SOIL - IN ACCORDANCE WITH FBC SIXTH EDITION (2017) SECTION 1806.2 THE SOIL BEARING VALUE SHALL BE A MINIMUM OF 550 P.S.F. BASED ON A MAXIMUM OF 1/8" SETTLEMENT. AS PER INSPECT & OBSERVATION & AS PER FL BUILDING CODE LOAD BEARING CAPACITY 2000 PSF FOR STRUCTURAL DESIGN.
- SHOULD ANY MUCK, MARL, OR OTHER ORGANIC SOILS BE DISCOVERED ON EXCAVATION, THEY SHOULD BE REMOVED IN THEIR ENTIRETY, ALL CONSTRUCTION SHALL STOP AND THE ENGINEER OF RECORD SHALL BE CONTACTED TO CONDUCT AN INSPECTION.
- POOL CONTRACTOR/OWNER BUILDERS TO VERIFY ALL POOL DIMENSIONS, POOL LOCATION AND SETBACKS PRIOR TO CONSTRUCTION. (CONTACT ENGINEER IF ANY DISCREPANCIES OCCUR)
- POOL PLANS ARE DESIGNED TO MEET THE FBC SIXTH EDITION (2017) - RESIDENTIAL - PRIVATE SWIMMING POOLS.



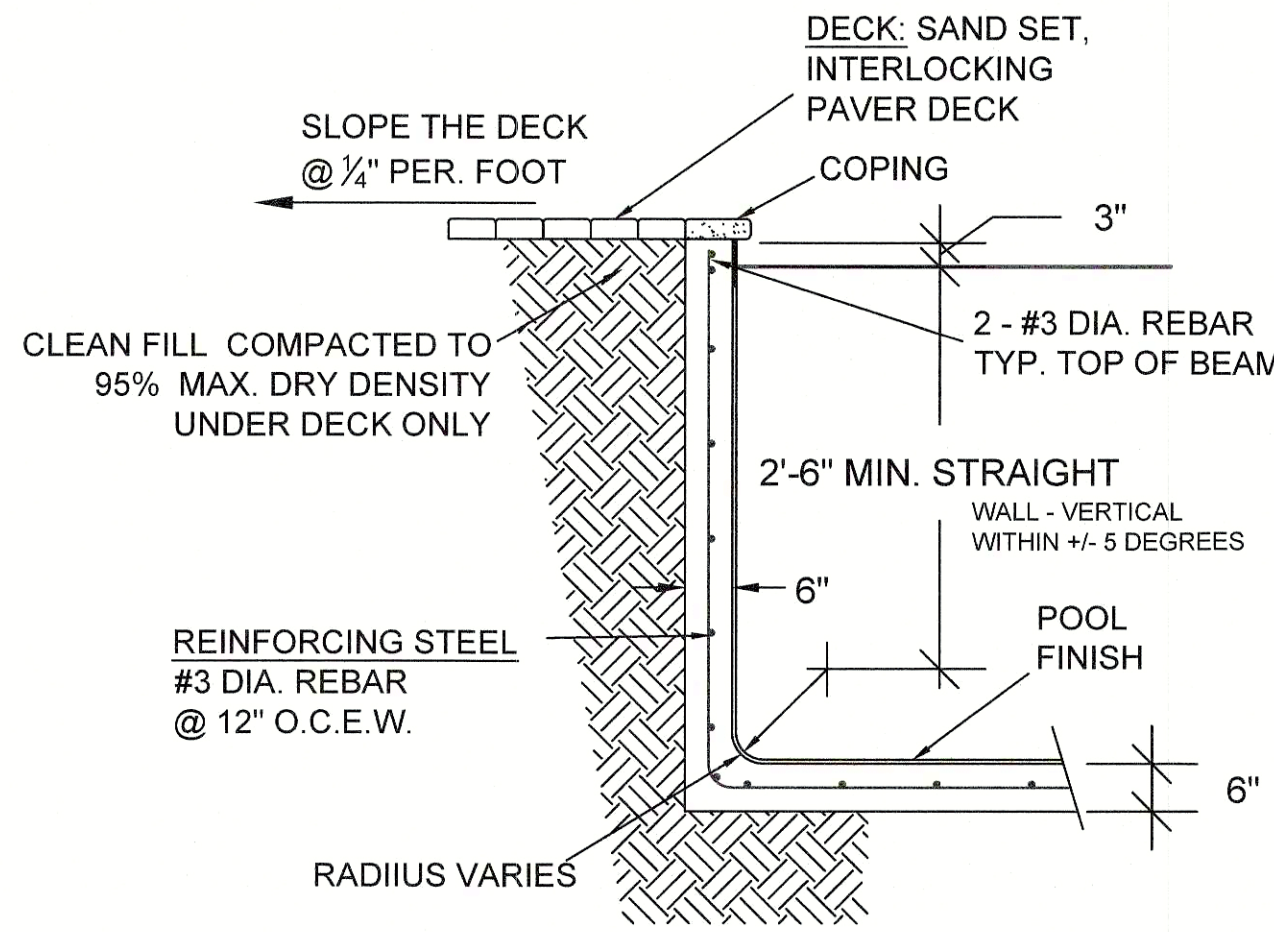
POOL SECTION  
TYPE "O" POOL  
SCALE: 3/4" = 1'-0"



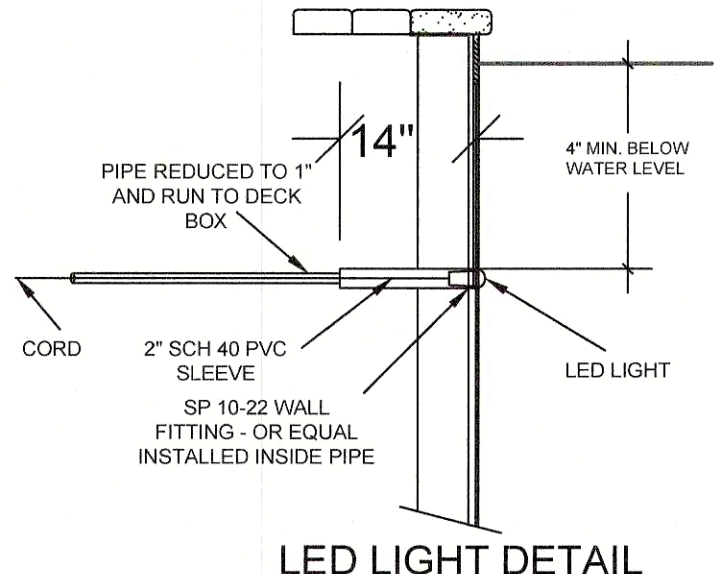
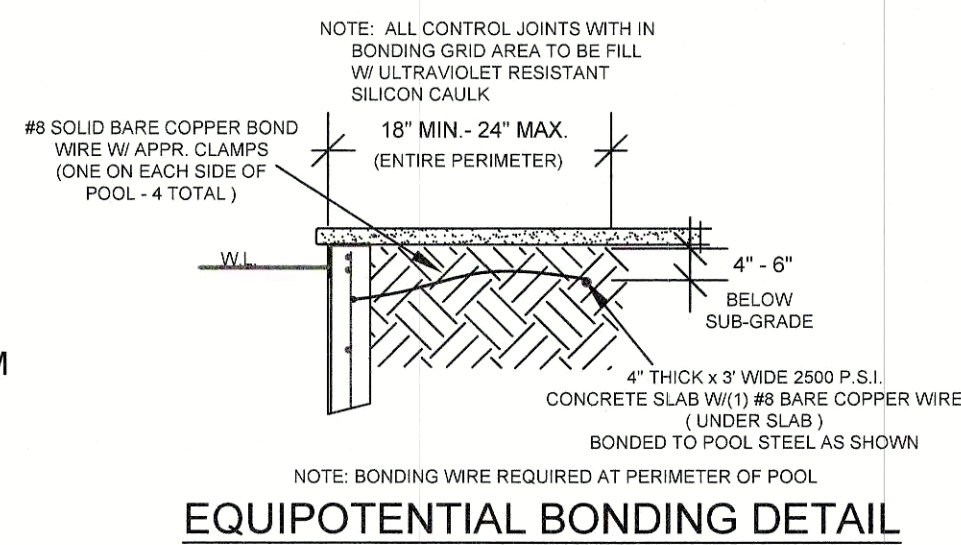
- ALL ELECTRICAL TO COMPLY WITH FBC 2017 6TH ED., CHAPTER 42, SEC E4202 THROUGH E4206 2. NEC ARTICLE 680
- ALL POOL PUMPS TO BE GFCI PROTECTED PER NEC 680.22(B).
- IN ACCORDANCE WITH 680.27(C): POOL WATER SHALL BE IN DIRECT CONTACT WITH AN APPROVED CORROSION-RESISTANT CONDUCTIVE SURFACE THAT EXPOSES NOT LESS THAN 9 INCHES<sup>2</sup> (5800 mm<sup>2</sup>) OF SURFACE AREA TO THE POOL WATER AT ALL TIME
- A CONTINUOUS SINGLE #8 AWG BARE COPPER WIRE SHALL BE BURIED TO A MIN. 4" TO 6" BELOW SUBGRADE, 18" TO 24" FROM INSIDE THE WALL OF SWIMMING POOL/SPA AROUND THE SWIMMING POOL/SPA PERIMETER, AND SHALL BE CONNECTED TO THE POOL STEEL REINFORCEMENT AT A MIN. 4 DIFFERENT LOCATIONS
- ALL BOXES, LIGHTS, MOTORS SHALL BE GROUNDED WITH #8 SOLID, BARE COPPER
- LOAD CALCULATIONS FOR EXISTING SERVICE AND PANEL (IF REQUIRED) - BY OTHERS
- ELECTRICAL CONTRACTOR TO VERIFY ADEQUATE CAPACITY AT POINT OF CONNECTION.

ELECTRICAL DIAGRAM

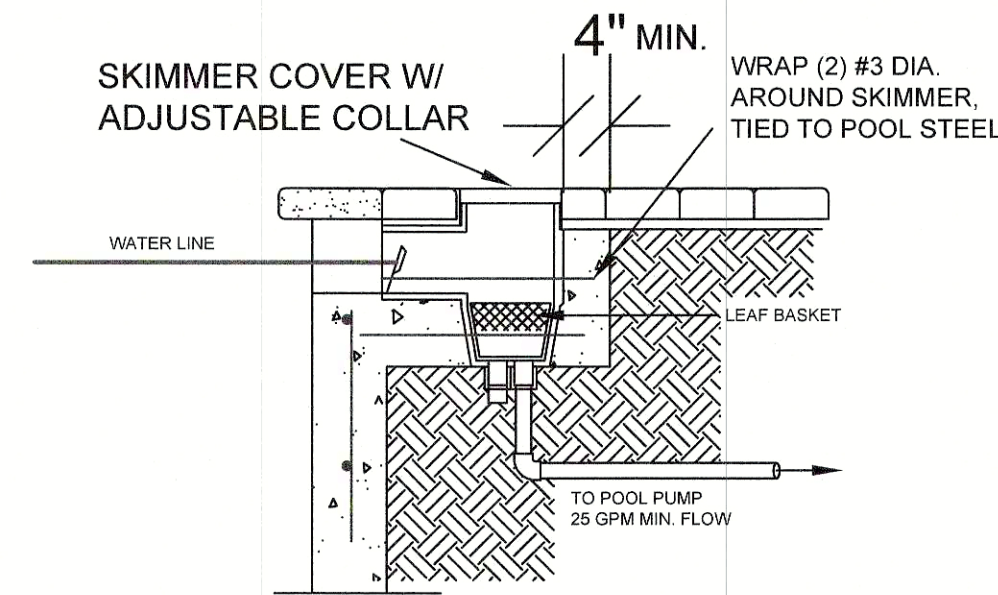
N.T.S.



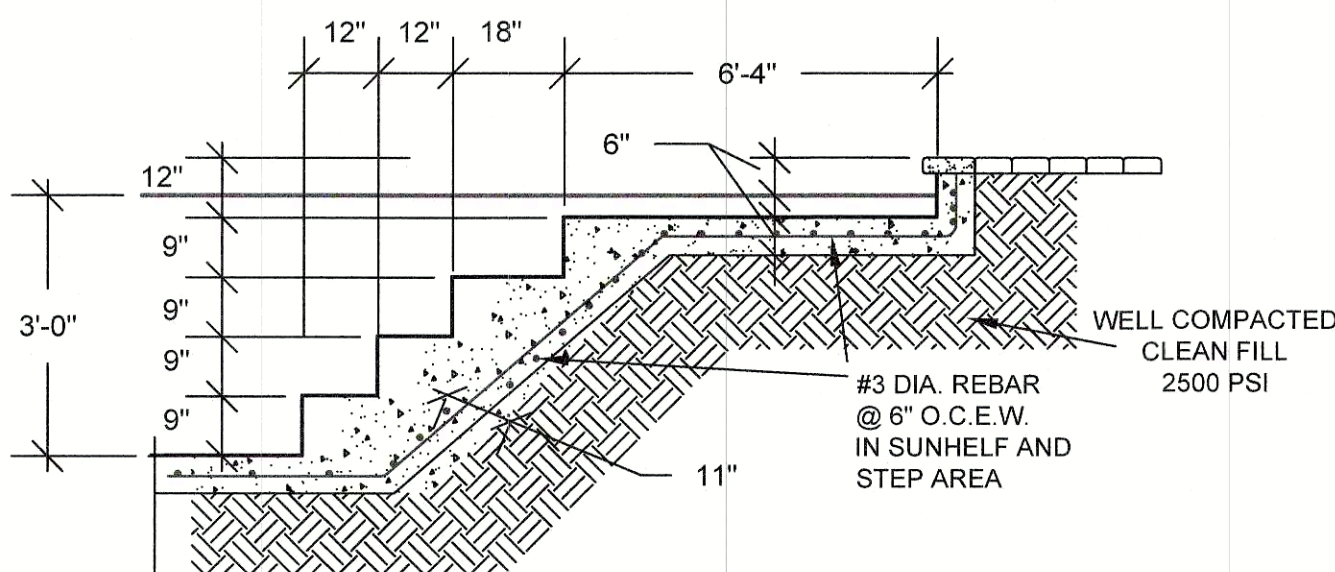
TYPICAL WALL SECTION



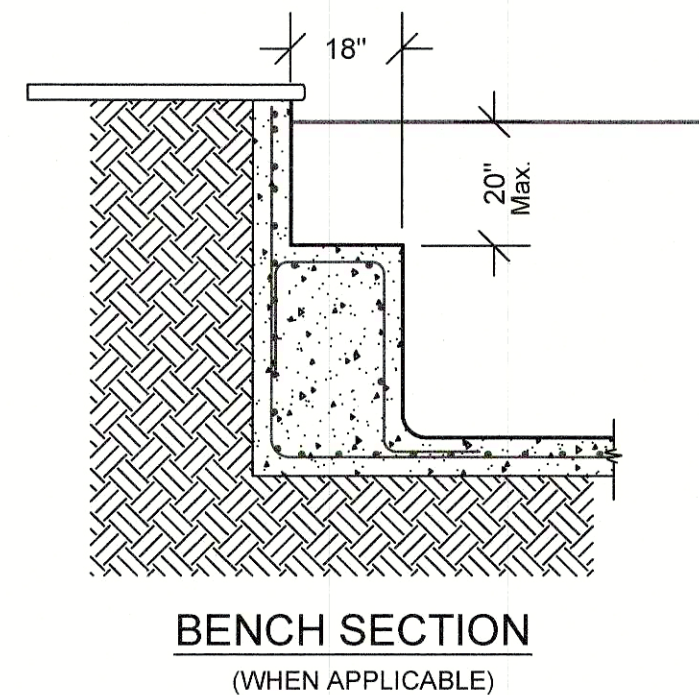
LED LIGHT DETAIL



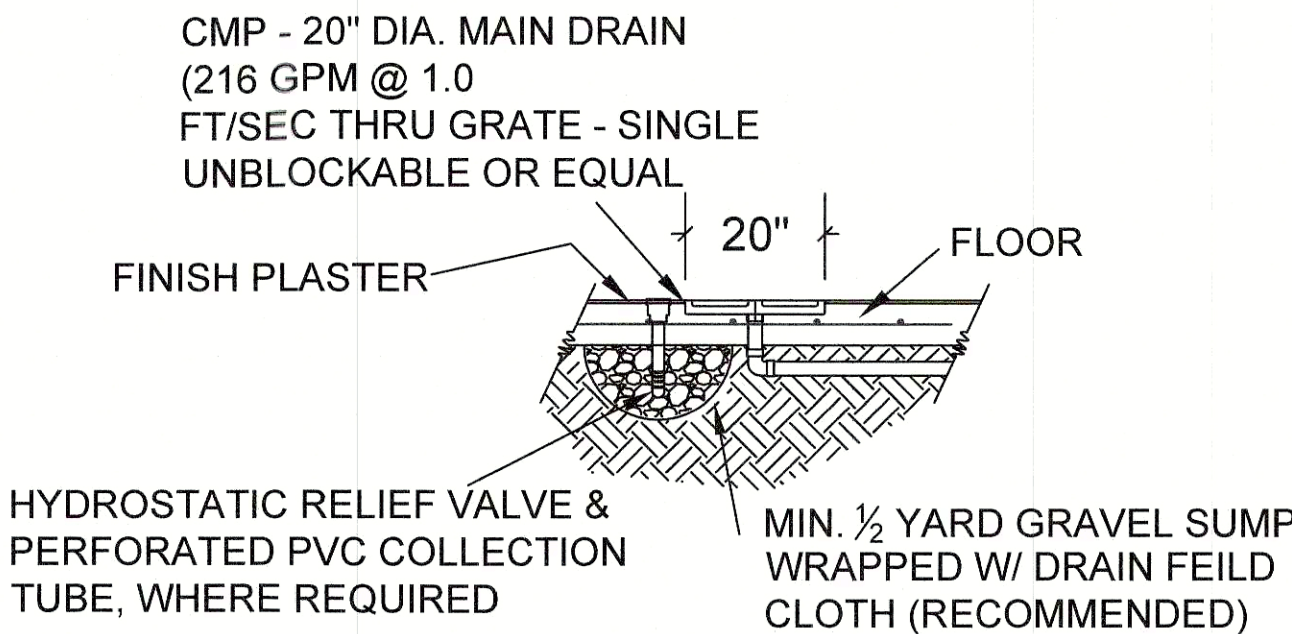
SKIMMER DETAIL



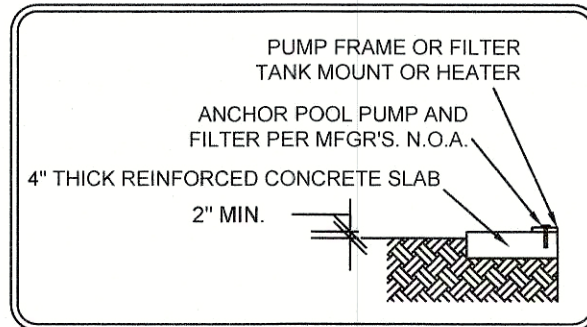
SUN SHELF STEP SECTION  
SCALE: 3/8" = 1'-0"



BENCH SECTION  
(WHEN APPLICABLE)

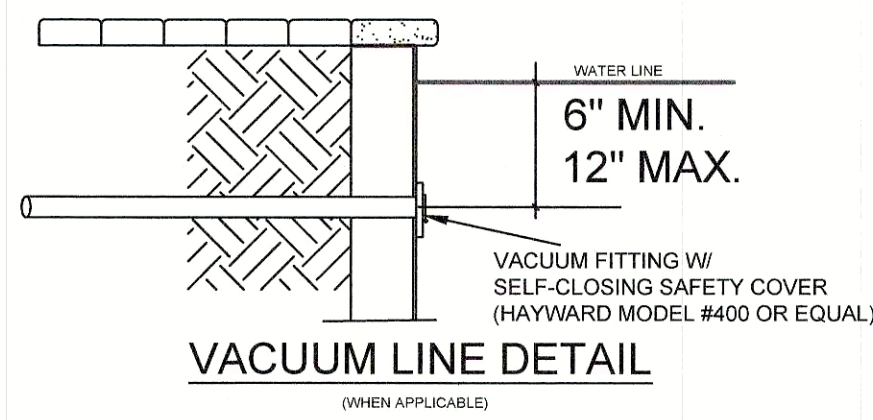


CMP ECLIPSE MAIN DRAIN DETAIL  
SCALE : 1/2" = 1'-0"

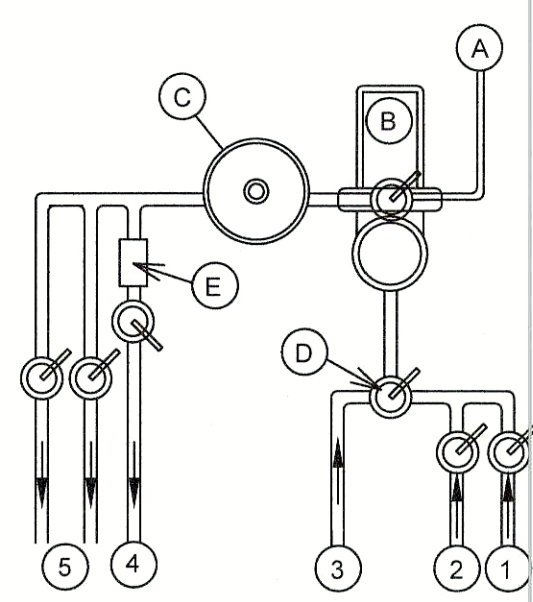


SEE MFG. SPECIFICATIONS FOR ADDITIONAL ANCHORING INFORMATION - EQUIPMENT SHAPES MAY VARY

POOL EQUIPMENT ANCHORING DETAIL



VACUUM LINE DETAIL



EQUIPMENT LAYOUT  
SCALE: N.T.S.

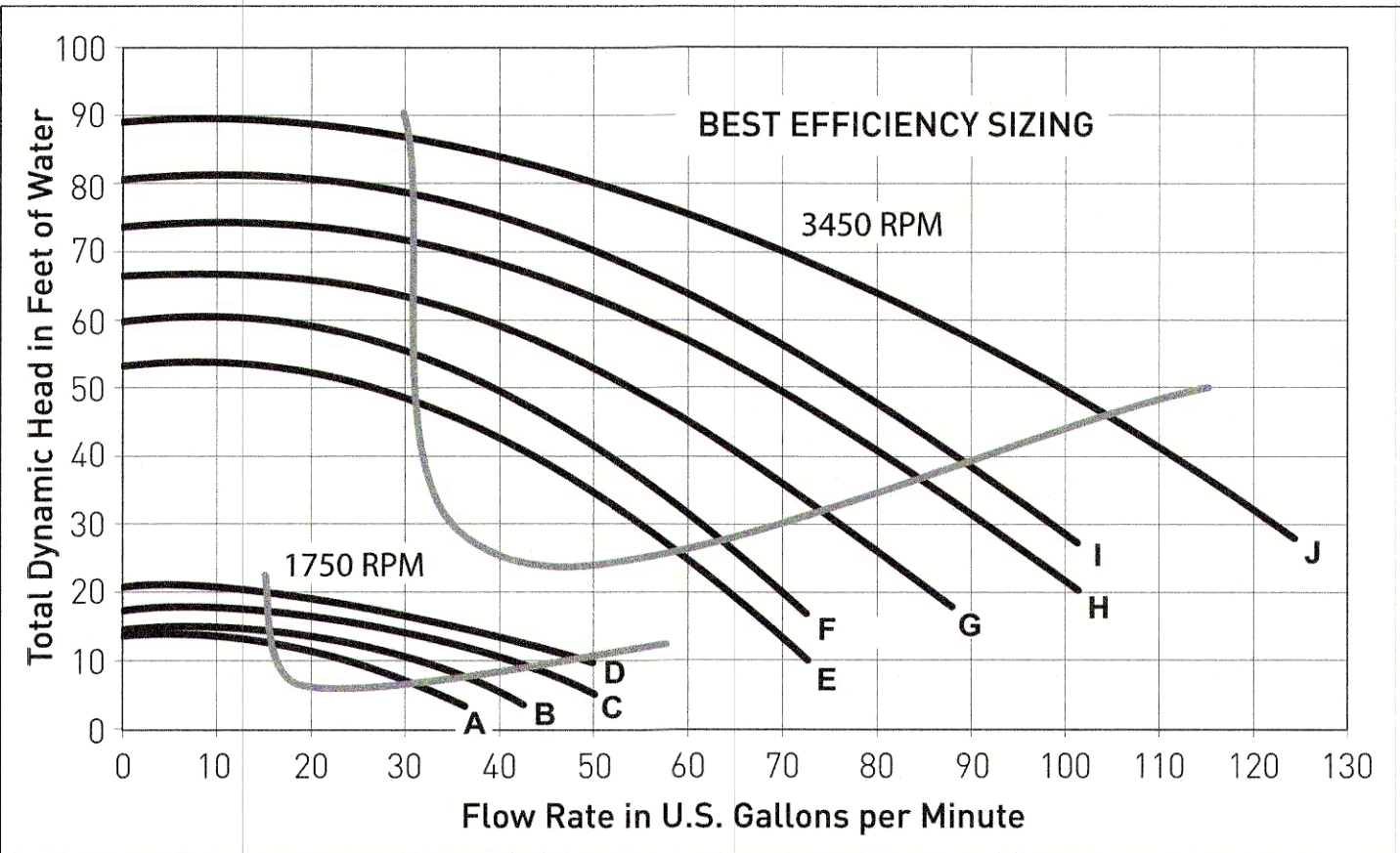
LEGEND

- A. 1.5" TO WASTE OR DISCHARGE TO GROUND
- B. PENTAIR SUPERFLO VS REC PUMP W/ APPR HAIR & LINT STRAINER
- C. CARTRIDGE FILTER WITH PRESURE GAUGE AND AIR RELIEF VALVE
- D. VALVES (TYPICAL)
- E. SALT GENERATOR

- 1. 2.5" POOL MAIN DRAIN LINE
- 2. 2" SKIMMER LINE
- 3. 2" VACUUM LINE
- 4. 2.5" POOL RETURN LINE
- 5. 1.5" BUBBLER SUPPLY LINES

POOL SPECIFICATIONS

POOL SIZE: 13'-6" X 28' DEPTH: 3'-0" TO 5'-6"  
POOL AREA: 308 S.F. PERIMETER 75 L.F.  
TOTAL VOLUME: 9,791 GALLONS ELEVATION: DET. ON SITE  
DESIGN FLOW RATE: = 9.791 GAL./6 HRS./60 MIN. = 27.1 GPM  
SYSTEM FLOW RATE: = 100 GPM @ 28.60 T.D.H.  
POOL FINISH: MARCITE OR EQUAL  
PIPING: SCH. 40 INLETS: POOL (3 REC.)  
DECK: MARBLE 549 S.F. COPING TYPE: STONE  
ELECTRIC: BY OTHERS  
POOL LIGHT: (3) PENTAIR NICHELESS LED  
LADDER: NO HANDRAIL: NO  
TILE: STANDARD THERAPY JETS: (NONE)  
AUTO-FILL: NO OVERFLOW: YES  
CHLORINE GENERATOR: PENTAIR INTELLICHLOR 30  
POOL CONTROLLER SYSTEM: NONE  
REC. PUMP: PENTAIR SUPER FLO VS PUMP  
POOL FILTER: PENTAIR CC-150  
CARTRIDGE - 150 SQ. FT. FILTER AREA  
AIR BLOWER: NONE HEATER: NONE  
VACUUM LINE: YES



Curve Key by Pump Part Number	
A	341111 (Low Spd)
B	340042 (Low Spd)
C	340043 (Low Spd)
D	340044 (Low Spd)
E	348021 340037 341111 (High Spd)
F	348022 340037 341111 (High Spd)
G	348023 340038 340042 (High Spd)

Curve Key by Pump Part Number	
K	348024 340039 340043 (High Spd) 348144
I	348025 340040 340044 (High Spd) 348145
J	348026 340041 348146

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
605 BELVEDERE ROAD, SUITE 7  
West Palm Beach, FL 33405  
561-722-3890

DAVID CABRERA, P.E.  
74093  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
EXPIRES 2021-02-28

NORMAN D. CABRERA, P.E.  
FL REG. ENGINEER # 74093  
605 BELVEDERE ROAD  
SUITE 7  
WEST PALM BEACH, FL  
561-249-1212

DATE: 11-06-20  
MAP

CRISTALLO POOL/BACKYARD CONCEPTS  
by: **POOL DOCTOR**  
of the Palm Beaches  
FL 33411 FAX 561-249-1212

**PALACIO RESIDENCE**  
300 BRAVADO LANE  
PALM BEACH SHORE, FLORIDA

SHEET  
2 of 2





AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



SCALE: 1" = 20'

LEGEND:

A/C

-AIR CONDITIONER

AL

-ARC LENGTH

(C)

-CALCULATED

D.E

-DRAINAGE EASEMENT

(M)

-MEASURED

P.O.B.

-POINT OF BEGINNING

P.O.C.

-POINT OF COMMENCING

P.B.

-PLAT BOOK

P.G.

-PAGE

P.U.E.

-PUBLIC UTILITY EASEMENT

R

-RADIUS

(R)

-RECORD

U.E.

-UTILITY EASEMENT

WM

-WATER METER

FF

-FINISH FLOOR

O.R.B.

-OFFICIAL RECORD BOOK

ELEV.

-ELEVATION

-X-

-FENCE

#

-NUMBER

-

-ASPHALT

-

-CONCRETE

-

-PAVER/BRICK

-

-WOOD

-

-LIGHT POLE

-

-WELL

-

-WATER VALVE

-

-CENTER LINE

-

-CATCH BASIN

-

-FIRE HYDRANT

-

-POLE

-

-MANHOLE

-X.XX'

-TOPOGRAPHIC ELEVATION

BOUNDARY AND TOPOGRAPHY SURVEY

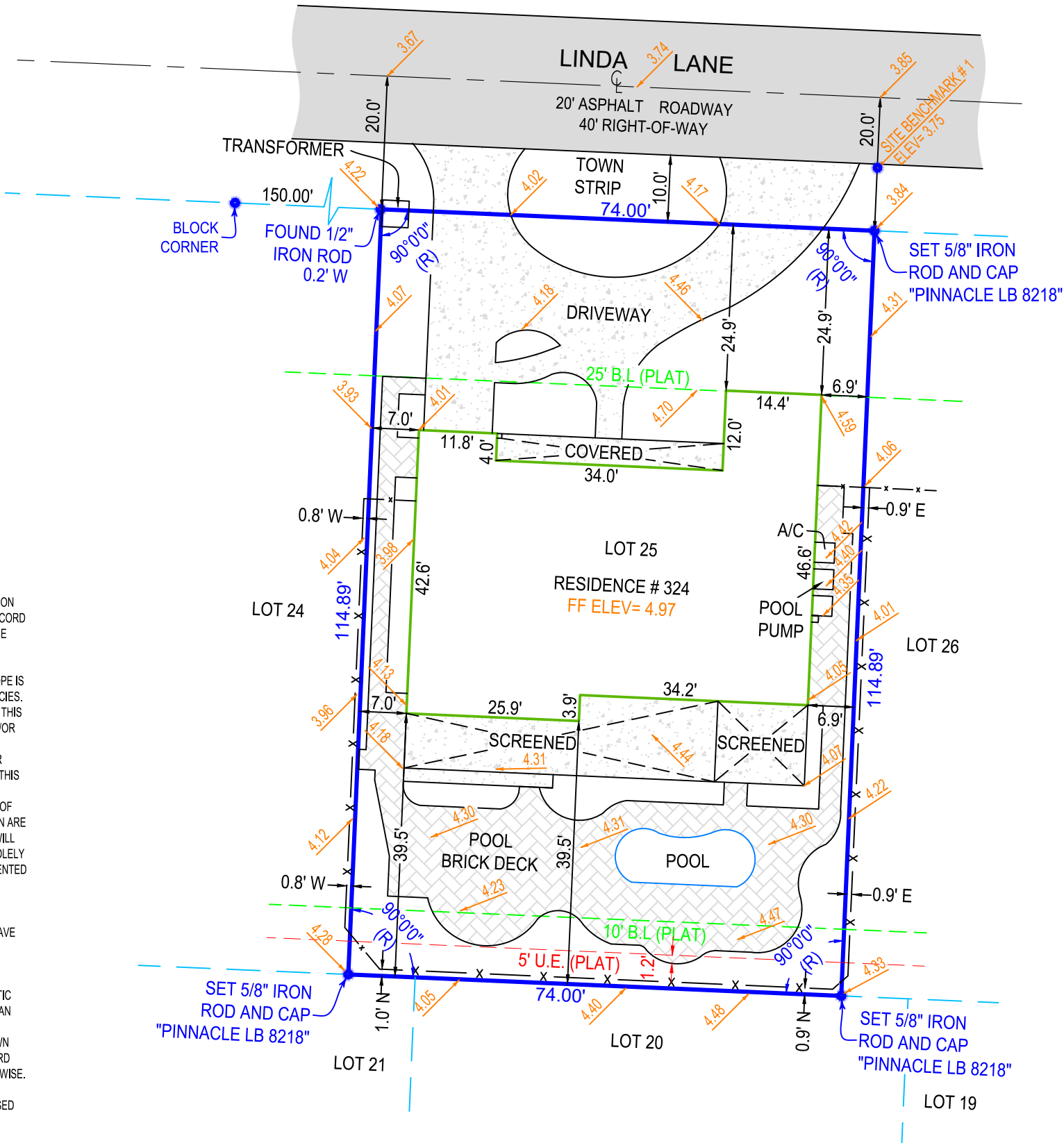
Date Of Field Work - 07/14/2020 Drawn By - E.V. Order #: 1000095528

324 LINDA LANE, PALM BEACH SHORES, FL 33404

561.508.5472

5601 CORPORATE WAY | SUITE 103  
WEST PALM BEACH, FL 33407

www.PinnacleSurveying.net | LB 8218



LEGAL DESCRIPTION:

LOT 25, PAIM 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, PAGE 29.

CERTIFIED TO:

TIMOTHY A. BLASH AND PATRICIA G. BLASH

FLOOD ZONE:

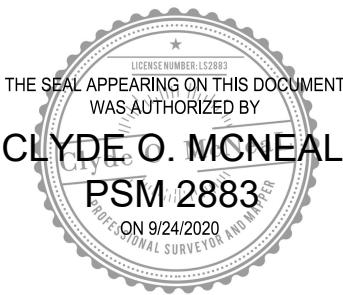
12099C0393F  
ZONE: AE  
ELEV: 6 FT  
EFF: 10/05/2017

VERTICAL DATA IN N.A.V.D 1988  
(U.S. SURVEY FEET)

SURVEYOR NOTES:

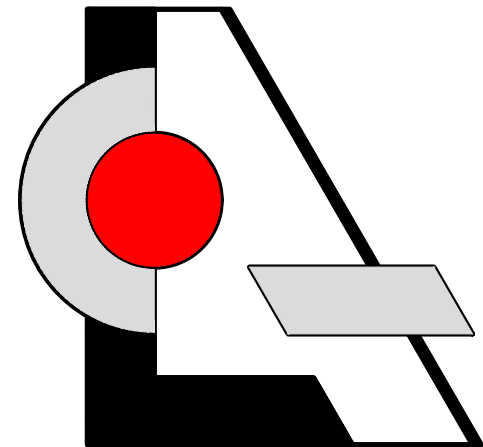
-THERE ARE FENCES NEAR THE SOUTH, EAST AND WEST PROPERTY LINES THAT CROSS INTO EASEMENT ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN. FENCE OWNERSHIP NOT DETERMINED.  
-DRIVEWAY CROSSES OVER THE NORTH PROPERTY LINE AND INTO THE ROAD RIGHT OF WAY AS SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



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





LCA  
Architecture, Inc.

1975 Sansbury's Way  
Suite 108  
West Palm Beach, FL 33411

Phone: (561) 493-4787  
Fax: (561) 493-4786

REVISIONS / DATE

1 09/22/20 OWNER CH.

Blash Residence Remodel  
Exterior & Interior Improvements  
324 Linda Lane  
Palm Beach Shores, Florida 33404

LESŁAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 20123

DESIGNED BY LAC

DRAWN BY MJP

DATE 07/21/20

SCALE AS SHOWN

PROJ. INFO  
PLOT PLAN  
DEMOLITION  
PLAN, NOTES

SHEET A.0

Blash Residence Renovation

324 Linda Lane  
Palm Beach Shores, Florida



AREA MAP  
NTA

KEYNOTES

- EXISTING STRUCTURE TO REMAIN
- REMOVE EXISTING PARTITION.
- REMOVE EXISTING DOOR
- REMOVE EXISTING SKYLIGHTS
- REMOVE FLOORING & BASEBOARD THROUGHOUT. VERIFY ALL AREAS W/ CLIENT PRIOR TO DEMOLITION.
- EXISTING FLOORING AND INTERIOR FINISHES TO REMAIN
- PRIOR TO ROOF STRUCTURE REMOVAL, DEMO. EXIST. CLG., NOTIFY ARCHITECT FOR INSPECTION OF ROOF TRUSS CONFIGURATION & SYSTEM PRIOR TO ORDERING NEW TRUSSES, TRUSS-SISTERS. VERIFY LOCATION OF GIRDER NEAR HIP ROOF APX. VERIFY FLAT ROOF STRUCTURE AND HT. AFF. VERIFY EXTENT OF EAVE OVERHANG UNDER EXIST. FLAT ROOF AREA
- REMOVE EXISTING ROOF WHERE SHOWN
- REMOVE EXISTING SHADE STRUCTURE
- REMOVE EXISTING EQUIPMENT (OLD CONDENSING UNIT)
- EXISTING EQUIPMENT TO REMAIN. VERIFY EXIST. CONDENSER TO REMAIN IS PAIRED W/ THE AHU (IN GUEST BEDROOM CLOSET) TO REMAIN
- DEMO. EXIST. 2'-0" OF EXIST. CONC. SLAB TO ALLOW FOR NEW THICKENED EDGE FOUNDATION
- RELOCATE EXIST. EQUIP. TO NEW GARAGE ENCLOSURE, SEE FLOOR PLAN, MECH. PLAN
- EXISTING PAVING THIS AREA TO REMAIN OR BE REPLACED W/UNIT PAVERS OR NEW CONC.
- DEMO. SLAB TO ALLOW FOR NEW THICKENED EDGE AND RECESSED SHOWER SLAB

SHEET LIST

- A.0 TITLE PAGE, DEMOLITION  
A.1 FLOOR PLAN, DETAIL, NOTES, DOOR SCHEDULE  
A.1.1 ROOF PLAN, SITE PLAN, NOTES  
A.2 ELEVATIONS, NOTES  
A2.1 ELEVATIONS, NOTES, WINDOW SCHED./NOTES  
A.3 SECTIONS  
A.4 ARCHITECTURAL DETAILS  
  
S.0 STRUCTURAL NOTES  
S.1 FOUNDATION PLAN  
S.2 ROOF FRAMING PLAN, NOTES, DETAILS  
S.3 STRUCTURAL DETAILS  
S.4 UPLIFT, WIND DESIGN, PRESSURES, DETAILS  
  
E.1 POWER AND LIGHTING PLANS, RISER, SCHEDULE, NOTES  
M.1 MECHANICAL PLAN  
P.1 PLUMBING PLAN, RISER DIAGRAM, NOTES

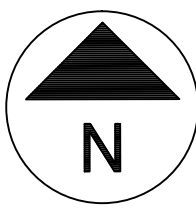
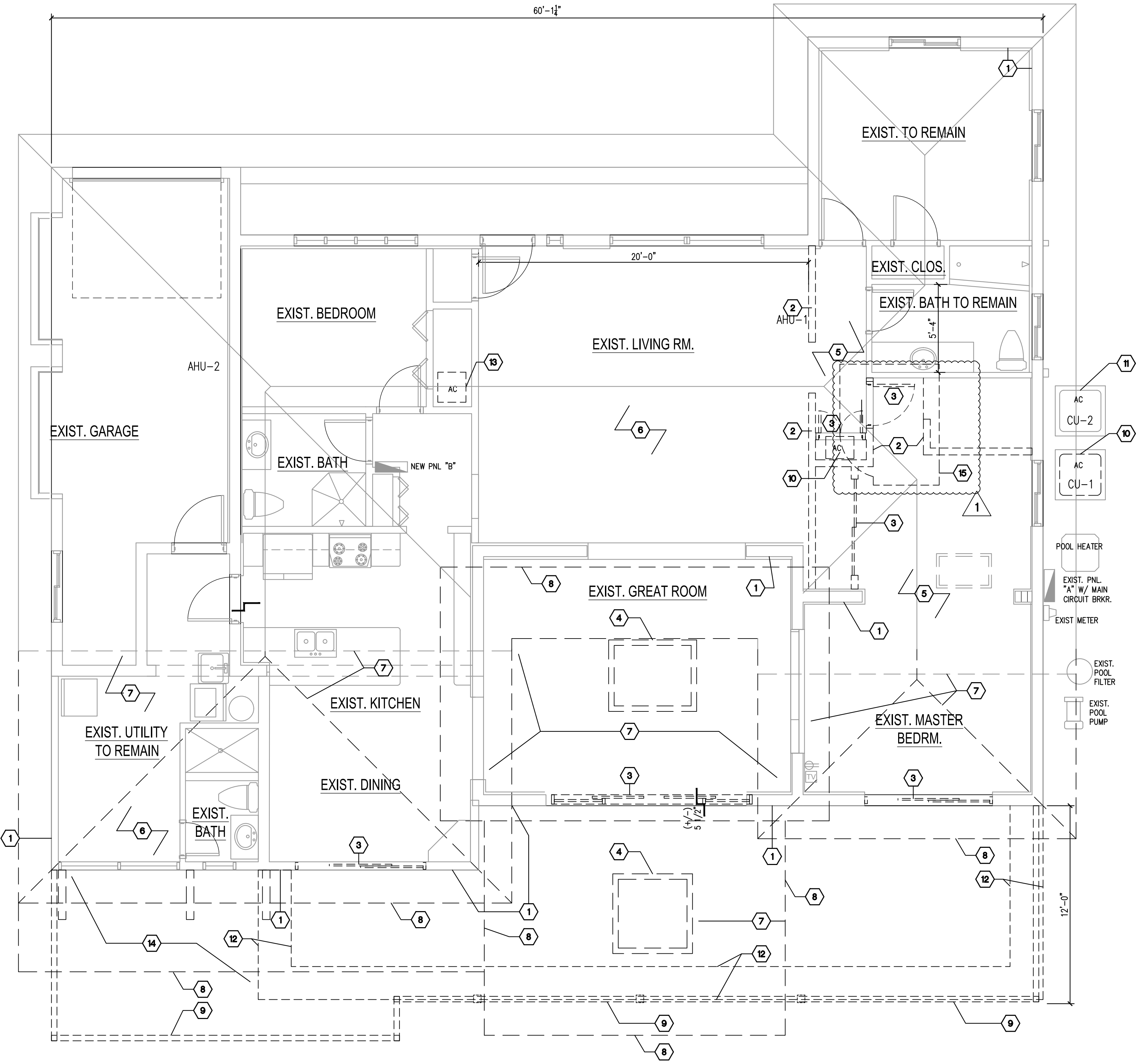
DEMOLITION LEGEND

- SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
- DASHED LINES INDICATE EXISTING ITEMS TO BE DEMOLISHED.

DEMOLITION NOTES

- PROVIDE NOTICE TO, AND ACQUIRE ALL NECESSARY PERMITS FROM AGENCIES HAVING JURISDICTION OVER DEMOLITION.
- PROVIDE SHORING AND BRACING FOR SUPPORT OF STRUCTURAL MEMBERS AFFECTED BY WALL REMOVAL.
- SEQUENCE OF DEMOLITION SHALL BE DISCUSSED WITH ARCHITECT ON SITE PRIOR TO COMMENCEMENTS OF WORK.
- PRIOR TO DEMOLITION VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND MADE SAFE.
- PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
- UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS AND EQUIPMENT AND DISPOSE OFF-SITE ALL REMAINING DEBRIS.
- LEAVE ALL AREAS NOT AFFECTED BY DEMOLITION, FREE OF DEBRIS.
- PATCH AND FIX ALL EXISTING DAMAGED FLOOR AND WALL SURFACES. PREPARE WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES.

STRUCTURAL DEMOLITION  
PROVIDE ADEQUATE SHORING



DEMOLITION PLAN  
SCALE 1/4" = 1'-0"

PROJECT DATA

OCCUPANCY Prop. Ctrl. No.  
GROUP "R-3" 54-43-42-27-04-000-0250

AREA INFORMATION

NEW CONDITIONED AREA ENCLOSED (PART OF EXIST. FINISHED OPEN PORCH) = 507 SQ FT  
EXISTING AREA TOTAL = 2,736 SQ FT (EXISTING)

LOT COVERAGE= NOT CHANGED, THIS IS NOT AN ADDITION. LOT ACRES: 0.1952

FLOOD INFO: FEMA FIRM PANEL 12099C 0393F DATED 10/5/17, ZONE AE, BFE: 6 FEET

CODES

FLORIDA BUILDING CODE, 6th EDITION, 2017  
NATIONAL ELECTRICAL CODE 2014 (NFPA 70)  
FLORIDA FIRE PREVENTION CODE, 6th EDITION W/AMENDMENTS  
LIFE SAFETY CODE, NFPA 101 - 2015  
FIRE CODE, NFPA 1 - 2015

THE ARCHITECT OF RECORD DOES NOT ASSUME ANY CONTROL OR CHARGE, AND SHALL NOT BE RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH CONSTRUCTION WORK, FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

THE ARCHITECT OF RECORD SHALL BE AFFORDED THE OPPORTUNITY TO PROVIDE CONSTRUCTION OBSERVATION DURING THE ENTIRE CONSTRUCTION PROCESS. IN THE EVENT THE ARCHITECT OF RECORD IS NOT RETAINED IN THIS CAPACITY, THE ARCHITECT OF RECORD CAN ASSUME NO RESPONSIBILITY FOR THE BUILDING PERFORMANCE DEFECTS, UNCOVERED FIELD CONDITIONS AND FOR NON CONFORMANCE WITH THE RECOMMENDATIONS PROVIDED HEREIN

A/C NOTE

ONE EXISTING SPLIT SYSTEM SHALL REMAIN AND ONE EXISTING SPLIT SYSTEM SHALL BE REPLACED WITH MINOR DUCTWORK CHANGES



15) Contractor shall adjust rough openings per door/window manufacturers specifications.



WALLS: R-4 XPS RIGID BOARD BETWEEN 1X2 PT FURRING STRIPS @ 24" O.C.

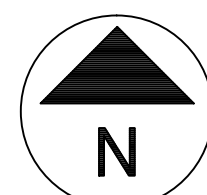
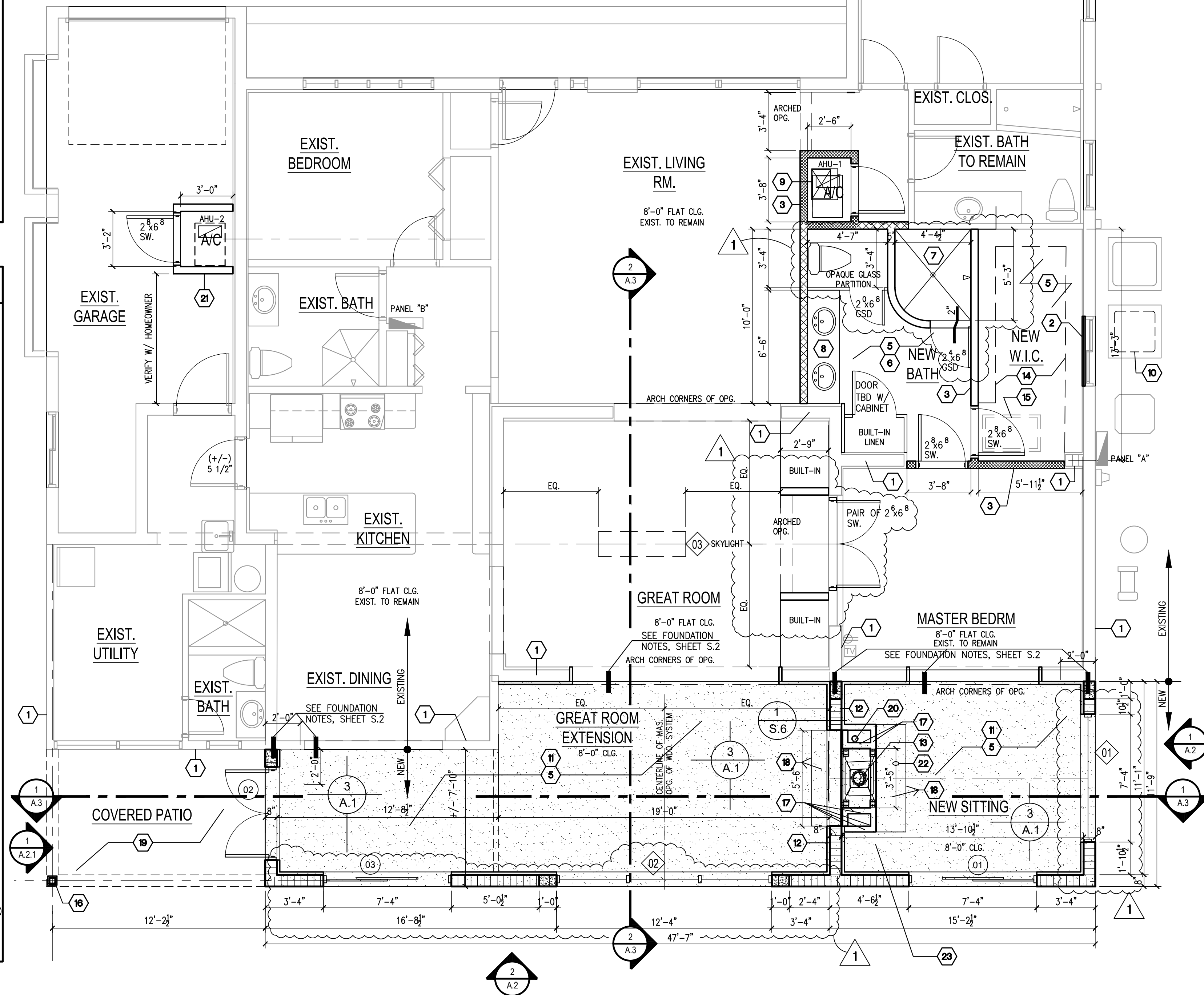
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7. PROVIDE ATTIC ACCESS MIN. ROUGH OPENING SIZE 22" X 30".

**23** GAS METER, VALVES, LOCATION BY GAS COMPANY. GAS SERVICE, PIPING, CALCULATIONS,  
DESIGN UNDER SEPARATE PERMIT, NIC

1. SEE DOOR & WDO. NOTES, & WDO. ELEV. & SCHED. @ SHT. A.2.1
2. SEE ENERGY CALC'S FOR SHGC, U-VALUE FOR DOOR & WDO. GLAZING
3. SLIDING GLASS DOOR BASIS OF DESIGN (BOD) IS PGT WINGUARD-ALUMINUM SGD-770.
4. FRENCH DOOR BOD IS PGT WINGUARD-ALUMINUM FD-750



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

## Blash Residence Remodel Exterior & Interior Improvements

324 Linda Lane  
Palm Beach Shores, Florida 33404

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO. 20123

DESIGNED BY LAC

DRAWN BY MJF

DATE 07/21/20

SCALE AS SHOWN

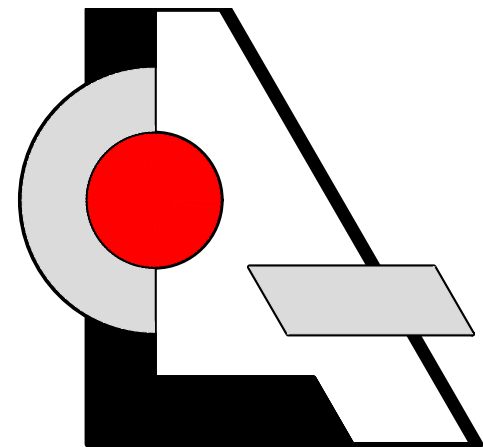
# FLOOR PLAN DETAIL NOTES, DOOR SCHEDULE

SHEET A.1









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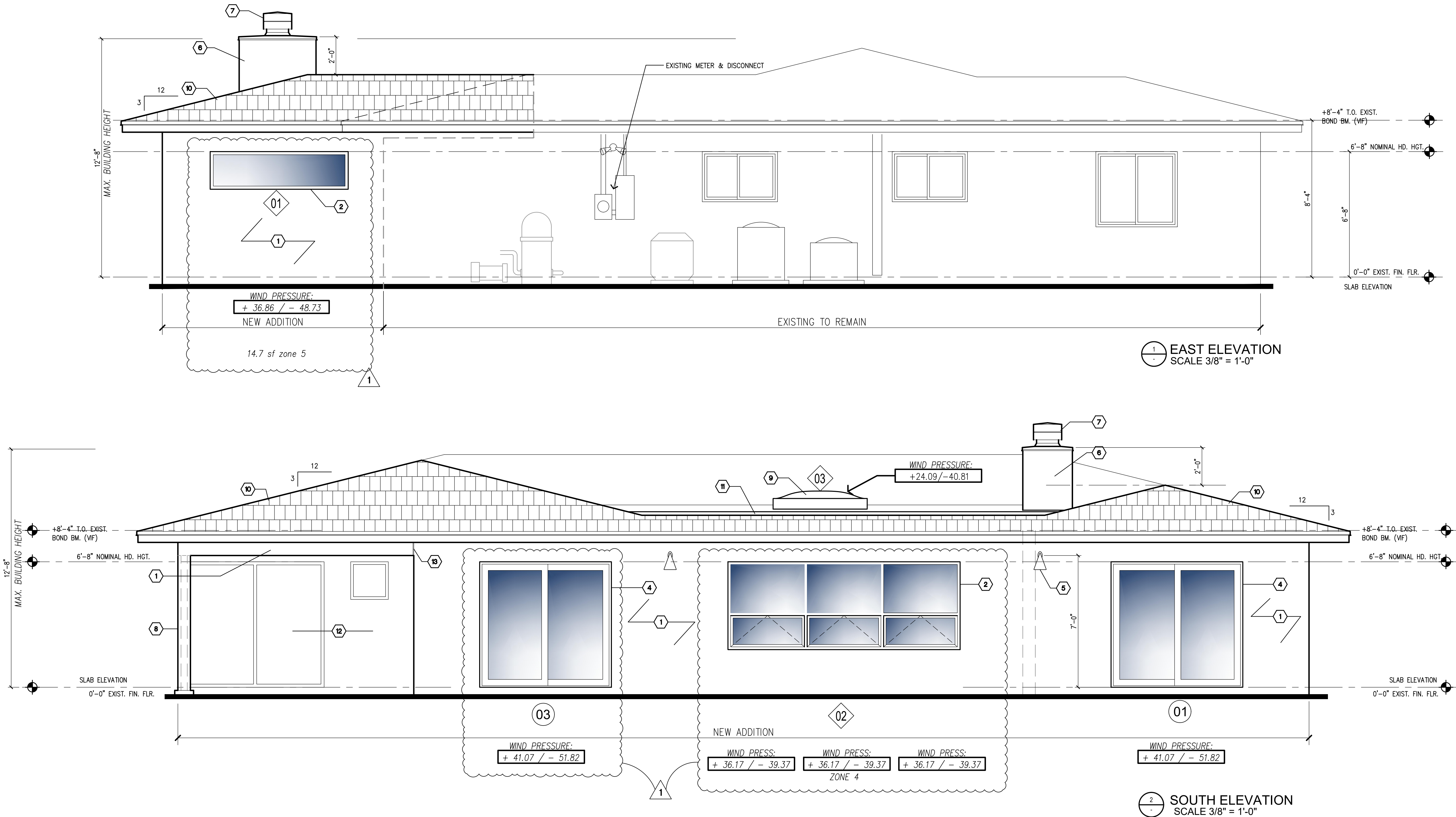
DRAWN BY MJP

DATE 07/21/20

SCALE AS SHOWN

ELEVATIONS  
NOTES

SHEET A.2



LEGEND	
	WINDOW MARK/NUMBER
	DOOR MARK/NUMBER

KEYNOTES	
1	STUCCO FINISH, MATCH EXISTING COLOR, TEXTURE
2	IMPACT RESISTANT WINDOW OR STOREFRONT ASSEMBLY, INT. AND EXTERIOR COLOR: PER OWNER
3	IMPACT RESISTANT FRENCH SWING DOOR, INT. AND EXTERIOR COLOR: PER OWNER
4	IMPACT RESISTANT SLIDING GLASS DOOR, INT. AND EXTERIOR COLOR: PER OWNER
5	EXTERIOR CFL OR LED SCONCE, MAKE/MODEL/LAMPING PER OWNER DIRECTION
6	CHIMNEY: STUCCO FIN. SYSTEM ON PLYWD. ON FRAME
7	UL LISTED FLUE TERMINAL CAP & CHASE CAP PER FBC-RES SECT. R1004
8	STUCCO FIN. ON FRAME ON STL. COLUMN
9	REPLACEMENT IMPACT RESISTANT BRONZE DOUBLE SHELL TINTED SKYLIGHT
10	NEW PITCHED ROOF, MATCH EXISTING SLOPE, ASPHALT SHINGLES
11	NEW LOW SLOPE ROOF SYSTEM, MIN. 1/4" PER FT. SLOPE, SEE ROOF PLAN FOR ROOFING SYSTEM
12	EXIST. WALL BEYOND TO REMAIN
13	CONTROL JOINT AT INTERFACE OF CMU/CONC. FRAMING AND WD. FRAMING
(ALL KEYNOTES MAY NOT APPLY TO THIS SHEET)	

GENERAL NOTES	
1.	ALL GLAZING ASSEMBLIES SHALL BE IMPACT RESISTANT. PROVIDE PRODUCT APPROVAL OR NOA
2.	SIDING SHALL BE STUCCO(UON), TEXTURE SHALL MATCH EXISTING
3.	DOOR & WINDOW STYLES SHALL BE PER OWNER'S SPECIFICATION
4.	SEE PLANS FOR ALL WINDOW & DOOR LOCATIONS
5.	FIELD VERIFY EXACT SIZE OF ALL OPENINGS, COORDINATE W/ WDO. AND DOOR MANUFACTURER/ VENDOR
6.	WINDOWS SHALL BE RECESSED 2" MIN. FROM EXTERIOR OF WALL
7.	GLAZING SHALL BE LOW-E (NOT INCLUDING SKYLIGHTS WHICH SHALL BE POLYCARBONATE)
8.	PAINTING CONTRACTOR SHALL VERIFY PAINT COLOR WITH OWNER

DESIGN PRESSURES:	
SEE ELEVATIONS FOR MAX. DESIGN PRESSURES FOR EA. DOOR OR WINDOW	
WIND DESIGN CRITERIA:	
DESIGN BASED THE PROVISIONS OF THE FLORIDA BUILDING CODE.	
WIND LOADS: <ul style="list-style-type: none"><li>ASCE7-10 BASIC WIND SPEED V=170 MPH (3 SEC.)</li><li>RISK CATEGORY II</li><li>EXPOSURE CATEGORY = D</li><li>INTERNAL PRESSURE COEF=GCP1 = 0.18</li><li>KD (DIRECTIONALITY)=1.0 FOR CMU/0.85 FOR C&amp;C</li><li>CALCULATED END ZONE: 4.7'</li></ul>	
NOTES: <ul style="list-style-type: none"><li>WIND DESIGN PER FBC AND PER ASCE 7-10</li><li>++: INDICATES WIND PRESSURE --: INDICATES WIND SUCTION</li><li>WALL DISTANCE A = 4.70 FT. (COMPONENTS AND CLADDING)</li><li>FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.</li><li>EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH FBC BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS</li></ul>	





**Blash Residence Remodel  
Exterior & Interior Improvements**



TYPE "A"

TYPE "B"

1

SLIDING GLASS DOOR (SGD "A")  
(DOOR OPENING SIDE MAY BE REVERSED, SEE FLOOR PLAN)

FRENCH DOUBLE DOOR

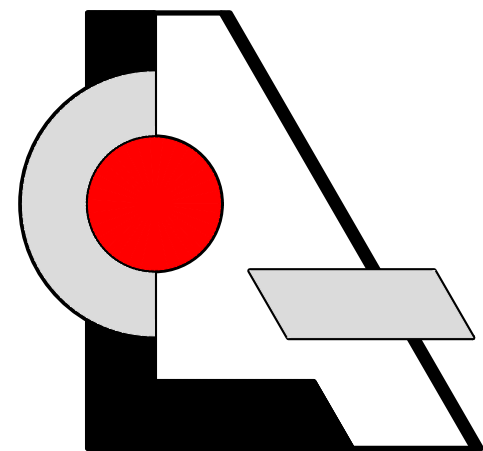
DOMED IMPACT SKYLIGHT  
(PLAN VIEW)

EXTERIOR WINDOW/STOREFRONT AND DOOR ELEVATIONS  
SCALE 3/8" = 1'-0"

5. WHERE NECESSARY FOR PGT WINGUARD-ALUMINUM WINDOW CONFIGURATION, USE PGT CLIPPED  
EXTRUDED ALUM. TUBE MULLION, LARGE MISSILE IMPACT, MIAMI-DADE NOA 17-0630.01, 1" X 4" X 0.375"  
ALUM. TUBE & "T" MULLION

<b>LEGEND</b>		<b>KEYNOTES</b>		<b>GENERAL NOTES</b>		<b>DESIGN PRESSURES:</b>		<b>NOTES:</b>			
<div><div>3</div>WINDOW MARK/NUMBER</div>		<div><div>1</div>STUCCO FINISH, MATCH EXISTING COLOR, TEXTURE</div> <div><div>2</div>IMPACT RESISTANT FIXED WINDOWS OR STOREFRONT, INT. AND EXTERIOR COLOR: PER OWNER</div> <div><div>3</div>IMPACT RESISTANT FRENCH SWING DOOR, INT. AND EXTERIOR COLOR: PER OWNER</div> <div><div>4</div>IMPACT RESISTANT SLIDING GLASS DOOR, INT. AND EXTERIOR COLOR: PER OWNER</div> <div><div>5</div>EXTERIOR CFL OR LED SCONCE, MAKE/MODEL/LAMPING PER OWNER DIRECTION</div> <div><div>6</div>CHIMNEY: STUCCO FIN. ON PLYWD. ON FRAME</div> <div><div>7</div>CHIMNEY FLUE RAIN SHROUD W/ COPPER GRILLE &amp; HIPPED ROOF</div> <div><div>8</div>STUCCO FIN. ON FRAME ON STL. COLUMN</div> <div><div>9</div>REPLACEMENT IMPACT RESISTANT BRONZE DOUBLE SHELL TINTED SKYLIGHTS</div> <div><div>10</div>NEW PITCHED ROOF, MATCH EXISTING SLOPE, ASPHALT SHINGLES</div> <div><div>11</div>NEW LOW SLOPE ROOF SYSTEM, MIN. 1/4" PER FT. SLOPE, SEE ROOF PLAN FOR ROOFING SYSTEM</div> <div><div>12</div>EXIST. WALL BEYOND TO REMAIN</div> <div><div>13</div>CONTROL JOINT AT INTERFACE OF CMU/CONC. FRAMING AND WD. FRAMING (ALL KEYNOTES MAY NOT APPLY TO THIS SHEET)</div>		<div>1. ALL GLAZING ASSEMBLIES SHALL BE IMPACT RESISTANT. PROVIDE PRODUCT APPROVAL OR NOA</div> <div>2. SIDING SHALL BE STUCCO,(UON), TEXTURE SHALL MATCH EXISTING</div> <div>3. DOOR &amp; WINDOW STYLES SHALL BE PER OWNER'S SPECIFICATION</div> <div>4. SEE PLANS FOR ALL WINDOW &amp; DOOR LOCATIONS</div> <div>5. FIELD VERIFY EXACT SIZE OF ALL OPENINGS, COORDINATE W/ WDO. AND DOOR MANUFACTURER/ VENDOR</div> <div>6. WINDOWS SHALL BE RECESSED 2" MIN. FROM EXTERIOR OF WALL.</div> <div>7. GLAZING SHALL BE LOW-E (NOT INCLUDING SKYLIGHTS WHICH SHALL BE POLYCARBONATE)</div> <div>8. PAINTING CONTRACTOR SHALL VERIFY PAINT COLOR WITH OWNER</div>		<div>SEE ELEVATIONS FOR MAX. DESIGN PRESSURES FOR EA. DOOR OR WINDOW</div>		<div><b>WIND DESIGN CRITERIA:</b></div> <div>DESIGN BASED THE PROVISIONS OF THE FLORIDA BUILDING CODE.</div> <div><u>WIND LOADS:</u></div> <div><ul style="list-style-type: none"><li>ASCE7-10 BASIC WIND SPEED V=170 MPH (3 SEC.)</li><li>RISK CATEGORY II</li><li>EXPOSURE CATEGORY = 0</li><li>INTERNAL PRESSURE COEF=GCPI = 0.18</li><li>KD (DIRECTIONALITY)=1.0 FOR CMU/ 0.85 FOR C&amp;C</li></ul></div> <div>CALCULATED END ZONE: 4.7</div>		<div>1. WIND DESIGN PER FBC AND PER ASCE 7-10</div> <div>2. +: INDICATES WIND PRESSURE -: INDICATES WIND SUCTION</div> <div>3. WALL DISTANCE A = 4.70 FT. (COMPONENTS AND CLADDING)</div> <div>4. FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.</div> <div>5. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH FBC BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS</div>	





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REVISIONS / DATE

1 09/22/20 OWNER CH.

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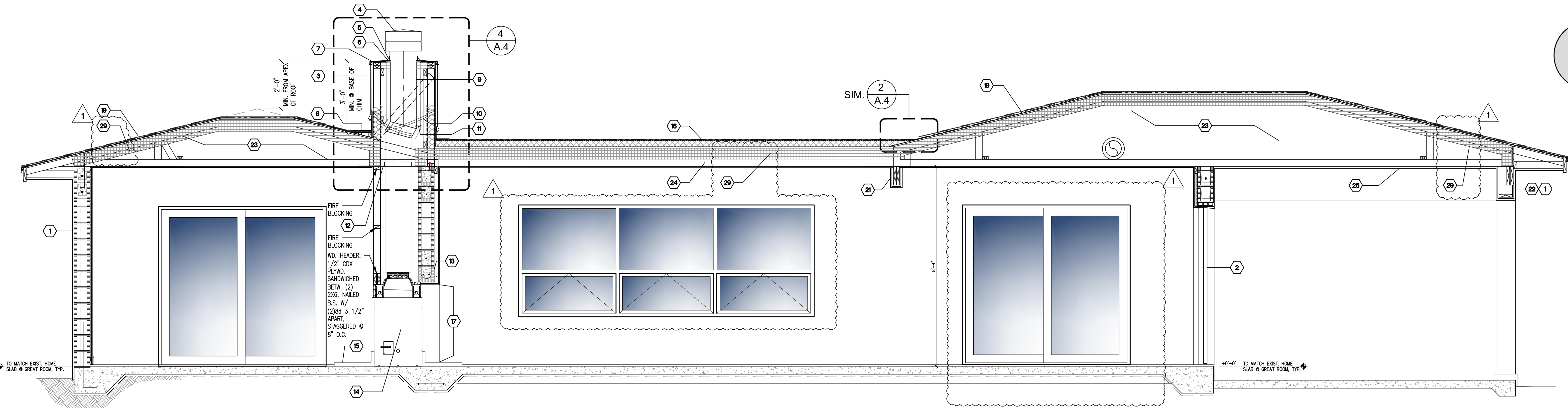
DATE 07/21/20

SCALE AS SHOWN

SECTIONS

SHEET

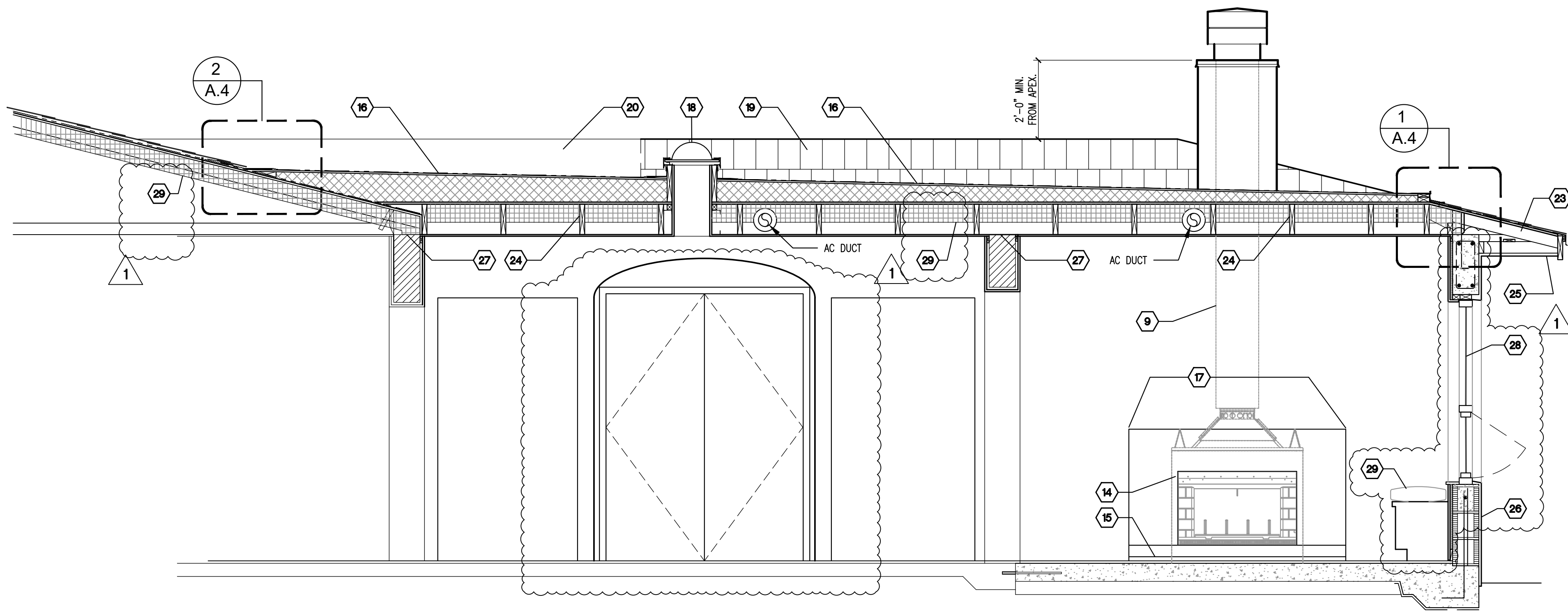
A.3



1 BUILDING SECTION  
SCALE: 1/2" = 1'-0"

KEYNOTES

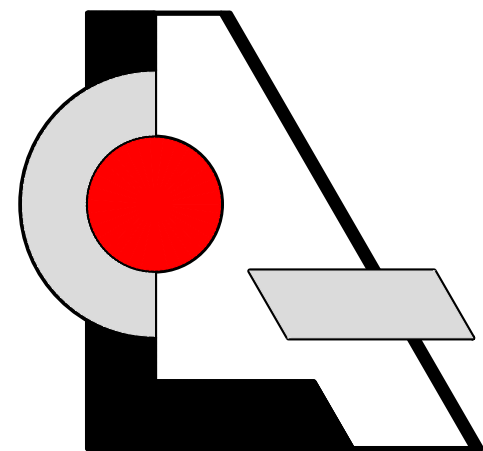
- 1 STUCCO FINISH, MATCH EXISTING COLOR, TEXTURE
- 2 IMPACT RESISTANT FRENCH SWING DOOR, INT. AND EXTERIOR COLOR: PER OWNER
- 3 CHIMNEY: STUCCO FIN. ON PLYWD. ON FRAME
- 4 CHIMNEY FLUE TERMINAL CAP
- 5 CHIMNEY STORM COLLAR
- 6 CHIMNEY FLASHING, ADHERE TO CHASE CAP
- 7 CHIM. COPPER CHASE CAP SLOPE 1/4" PER FT., PROVIDE PROTECTION FROM DISSIMILAR METALS TO PREVENT GALVANIC ACTION
- 8 CRICKET
- 9 UL LISTED FLUE
- 10 PROVIDE STRAP BRACING OF FLUE OFFSET
- 11 2" CLEARANCE FROM FLUE TO MATERIALS, TYP.
- 12 METAL CEILING FIRESTOP
- 13 LINTEL AT FIREPLACE RECESS
- 14 UL LISTED PREFABRICATED SEE-THROUGH GAS BURNING FIREPLACE (INSTALL PER MANUFACTURERS INSTRUCTIONS)
- 15 TILE, STONE, OR METAL HEARTH EXTENSIONS, BOTH SIDES
- 16 NEW LOW SLOPE ROOF SYSTEM, MIN. 1/4" PER FT. SLOPE, SEE ROOF PLAN FOR ROOFING SYSTEM
- 17 WALL RECESS AT FIREPLACE, COORDINATE W/ HT. OF FIREPLACE STANDOFFS
- 18 SKYLIGHT, INSTALL PER NOA OR FL APPROVAL
- 19 NEW SLOPED ROOF
- 20 EXISTING SLOPED ROOF TO REMAIN
- 21 NEW HEADER, SEE S.2. FURR AND CLAD W/ 5/8" GWB
- 22 NEW HEADER, SEE S.2. BOXED OUT TO 8"W. X 16" HT., STUCCO FIN. ON PAPER BACKED MTL. LATH ON TYVEK HOME WRAP ON WD. FRAMING ON HEADER
- 23 NEW TRUSSES, SEE S.2
- 24 NEW ROOF JOISTS, SEE S.2
- 25 STUCCO ON HI-RIB MTL. LATH
- 26 NEW CMU WALL, SEE TYP. WALL SECTION, SHT. S.2
- 27 EXIST. BOND BM. OR TRUSS/RAFTER FRAMING BEARING HEIGHT, VERIFY IN FIELD PRIOR TO ORDERING TRUSSES OR ROOF JOISTS
- 28 LARGE MISSILE IMPACT WINDOW SYSTEM, SEE WDO. SCHED.
- 29 WINDOW SEAT BY OWNER
- 30 CONTINUOUS SPRAY FOAM INSULATION, SEE TYP. WALL SECTION 5/A.4 FOR TYPE, THICKNESS, TYP.



2 BUILDING SECTION  
SCALE: 1/2" = 1'-0"

NOTE:  
1. ATTIC SPACE IS NON-VENTED TYPE. SPRAY FOAM INSULATION SHALL BE ADHERED TO THE UNDERSIDE OF DECK.  
2. (NOT USED)  
3. TOP OF NEW EXTERIOR WALL SHALL MATCH TO TOP OF EXISTING HOME WALL: VIF





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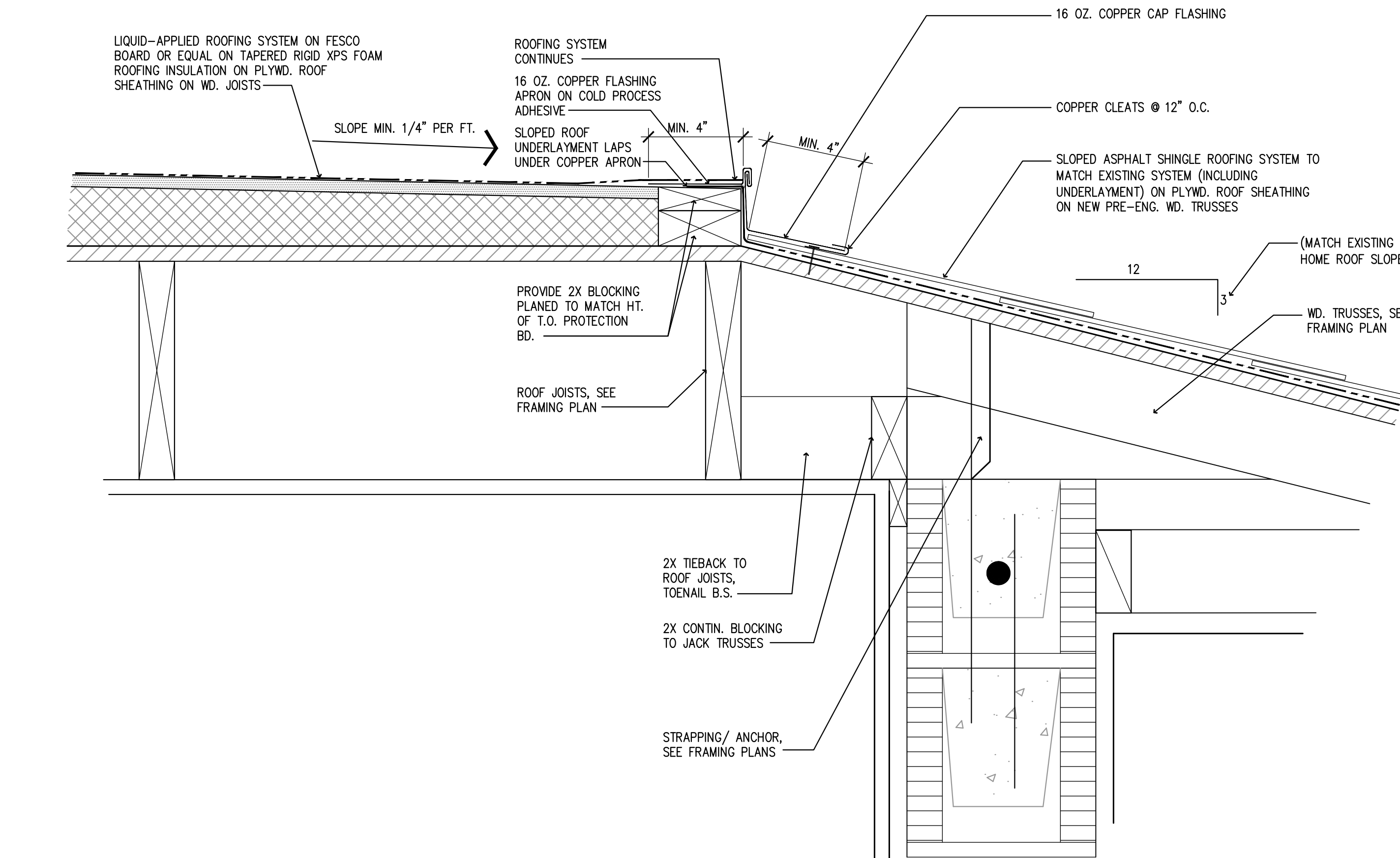
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SCALE AS SHOWN

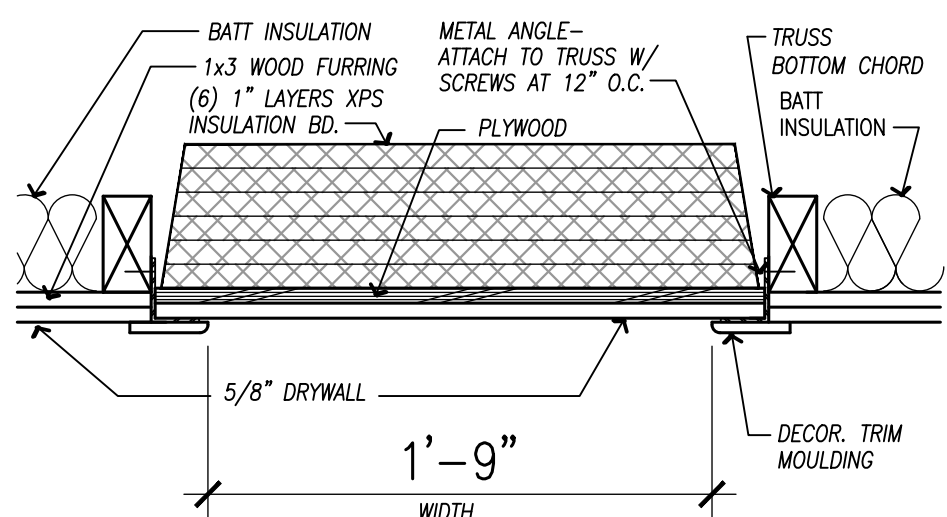
ARCH  
DETAILS

SHEET A.4

NOTE: 1. COPPER NAILS TO BE USED FOR ALL FLASHING ATTACHMENT  
2. ADD PAD OF SEALANT UNDER EACH CLEAT PRIOR TO NAILING  
3. APRON FASTENED W/ COPPER NAILS @ 3" O.C. STAGGERED

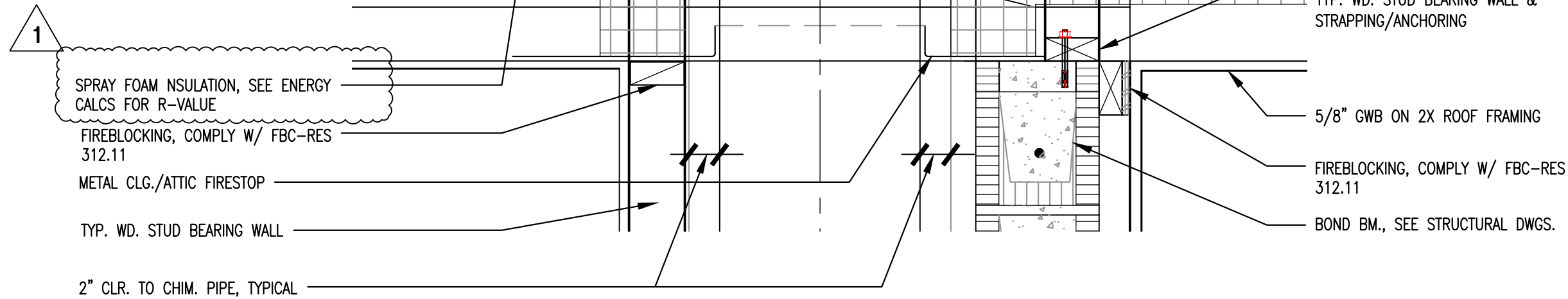


1  
—  
—  
TRANSITION LOW SLOPE ROOF TO PITCHED  
3" = 1'-0"



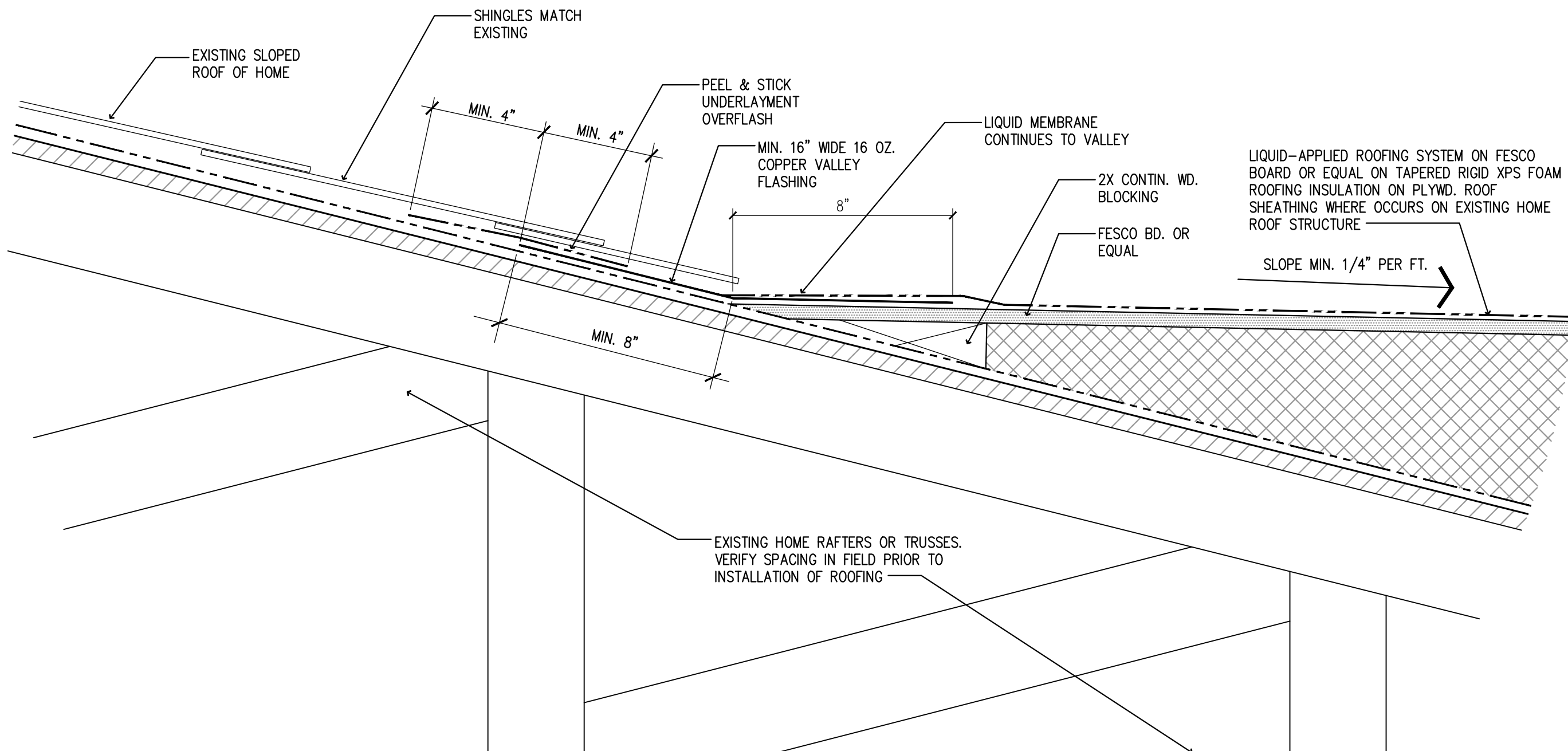
3  
—  
—  
ATTIC ACCESS DETAIL  
3" = 1'-0"

NOTE:  
1. PROVIDE ASPHALT IMPREG. BLDG. PAPER, ASPHALT EMULSION, NEOPRENE FLASHING, PHYSICAL SEPARATION, OR OTHER METHODS TO SEPARATE ANY AND ALL DISSIMILAR MTLs. FR. ONE ANOTHER TO PREVENT GALVANIC ACTION, TYP. ALL METALS. EXPOSED TO THE ELEMENTS OR EXTERIOR, TYP. ALL SHTS.  
2. SEE STRUCT. DWGS. FOR STRAPPING/ ANCHORING OF TRUSSES, ROOF JOISTS (NOT SHOWN HERE)  
3. WD. BEARING WALLS CONSIST OF 2X4 STUDS @ 16" O.C., TREATED WD. SOLE PL., DOUBLE TOP PL., SIMPSON SPH4 EA. STUD T. & B., BLOCKING BETWEEN EA. STUD @ MID-HT., SOLE PLATE ATTACHMENT SHALL BE 3/8" DIA. EXPANSION BOLT W/ 4-1/2" EMBEDMENT @ 12" O.C.

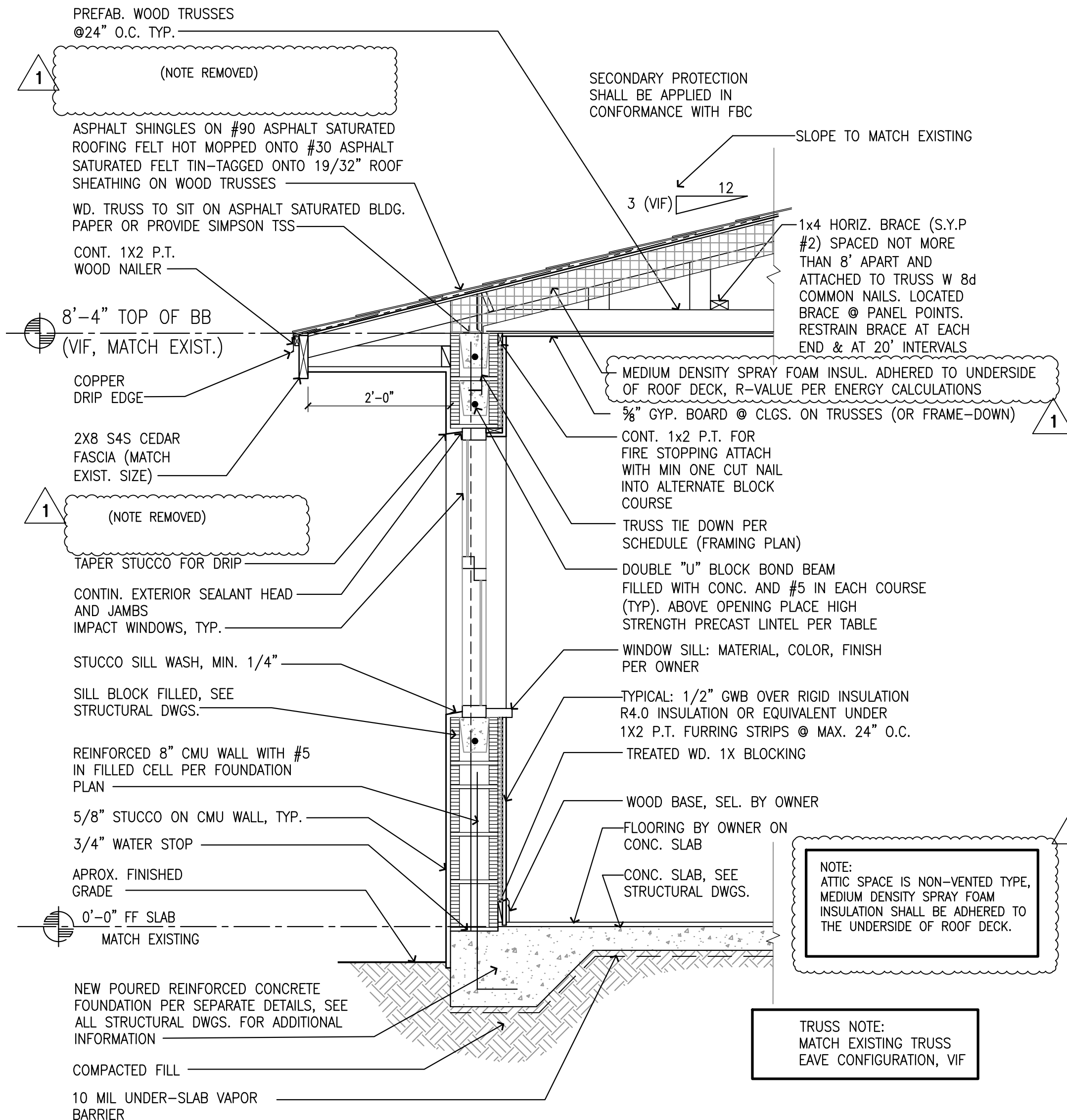


4  
—  
—  
CHIMNEY  
1 1/2" = 1'-0"

NOTE: 1. COPPER NAILS TO BE USED FOR ALL FLASHING ATTACHMENT  
2. VALLEY FLASHING FASTENED W/ COPPER NAILS @ 6" O.C. STAGGERED

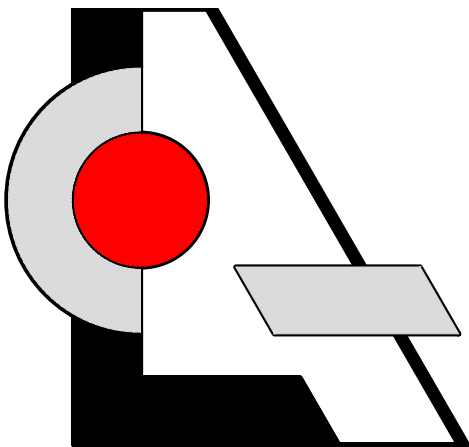


2  
—  
—  
TRANSITION PITCHED ROOF TO LOW SLOPE ROOF  
3" = 1'-0"



5  
—  
—  
TYP. WALL SECTION  
SCALE 3/4" = 1'-0"





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DATE	07/21/20
SCALE	AS SHOWN

STRUCTURAL  
NOTES,  
DETAILS

SHEET

S.0

<p><b>DESIGN CRITERIA:</b></p> <p>DESIGN BASED THE PROVISIONS OF THE FLORIDA BUILDING CODE.</p> <p>1. DESIGN LOADS:</p> <ul style="list-style-type: none"><li>• ROOF: LL=30 PSF DL=25 PSF</li></ul> <p>2. WIND LOADS:</p> <ul style="list-style-type: none"><li>• ASCE7-10 BASIC WIND SPEED V=170 MPH (3 SEC.)</li><li>• RISK CATEGORY II</li><li>• EXPOSURE CATEGORY=C</li><li>• INTERNAL PRESSURE COEF=GCPI= -0.18</li><li>• KD (DIRECTIONALITY)=1.0 FOR CMU / 0.85 FOR C&amp;C</li></ul>	<p><b>FOUNDATION AND CONCRETE SLAB ON FILL:</b></p> <p>1. SELECTED FILL MATERIALS SHALL BE CLEAN CRUSHED LIME STONE (3" MAXIMUM PARTICLE) OR CLEAN FINE SAND. THE FILL PLACEMENT SHOULD OCCUR IN THE DRY AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). FOLLOW SOIL LAB RECOMMENDATIONS FOR THE METHODS AND PROCEDURES. ALL FILL WORK SHALL BE SUPERVISED BY A SOIL LAB REPRESENTATIVE. ALL TOP SOIL SHALL BE REMOVED BEFORE STARTING FILLING OPERATIONS.</p> <p>2. FOR INTERIOR SLABS ON GRADE PLACE 6 MILL POLYETHYLENE SHEETING BETWEEN SOIL AND BOTTOM OF SLAB. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.</p> <p>3. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185-07 "STANDARD SPECIFICATIONS FOR WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT".</p> <p>4. WELDED WIRE FABRIC SHALL BE SUPPORTED ON SLAB BOLSTERS OR CONCRETE BLOCKS SPACED NO FURTHER THAN 3'-0" O.C.</p> <p>5. SAW CUT CONTROL JOINTS SHALL BE SAWED AS SOON AS THE CONCRETE IS HARD ENOUGH NOT TO BE TORN OR DAMAGED BY THE BLADE.</p> <p>6. COLUMNS, BEAMS AND WALLS OR ANY OTHERS STRUCTURAL MEMBERS PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PREMOLDED JOINT FILLER (½" THICK) COMPLYING WITH ASTM D1752, TYPE I.</p> <p>7. JOINTS SHALL BE SEALED WHERE INDICATED BY THE ARCHITECTURAL DRAWINGS AND FILLER AND SEALANT MATERIAL SHALL FOLLOW SPECS.</p> <p>8. SOIL UNDER NEW SLAB SHALL HAVE TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES A CERTIFICATE OF COMPLETION SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED COMPANY.</p> <p>9. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. FOLLOW GEOTECHNICAL SOIL REPORT RECOMMENDATIONS AND SITE PREPARATION IN ALL ASPECTS.</p> <p>10. IN SIDEWALKS AND WALKWAYS, LOCATE ISOLATION JOINTS AT 20 FT. O.C. MAXIMUM SCORE AND TOOL BETWEEN ISOLATION JOINTS IN EQUAL BAYS OF 5 FT. OR LESS.</p> <p>11. MAXIMUM SPACING OF CONTROL JOINTS (I.E. SAWCUT JOINT OR CONSTRUCTION JOINT) SHALL BE AS SET IN THE TABLE BELOW, OR AS NOTED ON PLANS. THE MORE STRINGENT SHALL APPLY. PATTERNS SHALL BE APPROXIMATELY SQUARE WITH A RATIO OF LONG SIDE TO SHORT SIDE NOT EXCEEDING 1.5 TO 1.</p> <table><tr><th>SLAB THICKNESS (IN.)</th><th>* ¾" OR LARGER AGGREGATE SPACING ( FT.)</th></tr><tr><td>4</td><td>12</td></tr><tr><td>5</td><td>13</td></tr><tr><td>6</td><td>14</td></tr><tr><td>7 AND GREATER</td><td>15</td></tr><tr><td></td><td></td></tr></table>	SLAB THICKNESS (IN.)	* ¾" OR LARGER AGGREGATE SPACING ( FT.)	4	12	5	13	6	14	7 AND GREATER	15			<p><b>REINFORCED MASONRY LOAD BEARING:</b></p> <p>1. LAY UP ALL 8" MASONRY UNITS PRIOR TO CONSTRUCTION OF THE SUPPORTED MEMBERS FOR THE SAME STORY. USE TYPE M MORTAR IN BEARING WALLS. LAY UP UNITS IN RUNNING BOND.</p> <p>2. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATES EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-11, ASCE 7-10,TMS 402-08), SPECIFICATIONS FOR MASONRY STRUCTURES, ( ACI 530.1-11, ASCE 7-10,TMS 602-05) ASTM C476-02, ASTM C1019-03 AND NCMA 107.</p> <p>3. BLOCK SHALL NOT TO BE MOISTENED BEFORE GROUTING.</p> <p>4. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE PRISM STRENGTH (F<sub>m</sub>) OF 1,900 P.S.I., AND THE AVERAGE OF 3 UNITS 1,500 P.S.I. , MORTAR TO BE TYPE M CONFORMING TO ASTM C270. MASY UNITS SHALL BE A MIN. OF 50% SOLID.</p> <p>5. TEST ONE SET OF MASONRY UNITS IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET DURING CONSTRUCTION FOR EACH 3000 SQ/FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.</p> <p>6. MORTAR SHALL COMPLY WITH ASTM C270, TYPE "M" FOR TYPICAL WALLS. (COMPRESSIVE STRENGTH=2500 PSI ). SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)</p> <p>7. USE 2500 PSI PUMP MIX READY MIX GROUT MADE WITH MAX. COURSE AGGREGATE 3/8" AND 8" TO 11" SLUMP. TEST SAMPLES FOR COMPRESSIVE STRENGTH TEST EVERY 30 YARDS OR EACH DAYS GROUTING.</p> <p>8. REINFORCING SPLICES TO BE 48 BAR DIAMETER FOR #5 BARS OR SMALLER OR 50 BAR DIAMETER FOR #6 BARS AND LARGER.</p> <p>9. USE GROUTED CELLS WITH #5 VERTICAL AT WALL INTERSECTIONS, EACH SIDE OF OPENINGS IN THE WALL AND AT THE ENDS OF WALLS. USE 1 #5 IN FILLED CELL, U.O.N.</p> <p>10. USE BAR SPACERS IN EVERY 6th COURSE WHERE CELLS ARE TO BE GROUTED.</p> <p>11. PROVIDE CLEAN OUT OPENINGS FOR EACH GROUTED CELL.</p> <p>12. USE ASTM A 615 GRADE 60 REINFORCING STEEL.</p> <p>13. IN HIGH LIFT GROUTING USE A MAX. LIFT OF 5'-0" MIN 1/2 HOUR AND MAX 1 HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT.</p> <p>14. REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 531.</p> <p>15. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW ANCHOR ELEVATION.</p> <p>16. USE PRESSURE TREATED WOOD IN CONTACT WITH MASONRY.</p> <p>17. PROVIDE POURED IN PLACE LINTELS OR HEADERS OVER ALL MASONRY OPENINGS NOT FLUSH WITH STRUCTURAL FRAME.</p> <p>18. ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.</p> <p>19. REINFORCE WALLS WITH LADDER TYPE (ASTM A-153, #9 GAGE WIRE) DEFORMED REINFORCEMENT EQUAL TO DUR-0-WALL IN BED JOINTS AT 16" O.C. U.N.O., MEASURED VERTICALLY. PLACE PER MFR'S INSTRUCTIONS. LAP HORIZONTAL JOINT REINFORCING 6" MIN.</p> <p>20. GROUT PLACEMENT STOPPED FOR (1) ONE HOUR OR MORE SHOULD BE STOPPED 1 ½" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.</p> <p>21. TEMPORARY BRACING AND SHORING OF WALLS TO PROIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>22. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) THREE DAYS.</p> <p>23. DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS.</p> <p>24. EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK IF ROOF JOIST AND/ OR TRUSSES BEAR ON TOP OF WALL AND THERE IS NOT PARAPET. IF PARAPET EXISTS, HOOK IS NOT REQUIRED.</p> <p>25. MAXIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNIT WALLS:</p> <table><tr><th>SPACING FOR CONTROL JOINTS</th></tr><tr><td>2 x WALL HEIGHT= SPACING IN FT. ( NOT EXCEED 30'-0")</td></tr></table>	SPACING FOR CONTROL JOINTS	2 x WALL HEIGHT= SPACING IN FT. ( NOT EXCEED 30'-0")	<p><b>CONCRETE:</b></p> <p>1. ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ( ACI - 318 - 11).</p> <p>2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ( ACI - 301 - 11)</p> <p>3. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:</p> <table><tr><td>FOUNDATIONS</td><td>2500 PSI</td></tr><tr><td>SLAB ON FILL</td><td>2500 PSI</td></tr><tr><td>COLUMNS</td><td>3000 PSI</td></tr><tr><td>BEAMS</td><td>4000 PSI (UON)</td></tr></table> <p>4. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT ON ANY CONCRETE WORK.</p> <p>5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.</p> <p>6. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK". (ACI 347R-94).</p> <p>7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING RE--SHORING, BRACING AND FORMWORK. GENERAL CONTRACTOR SHALL CONTRACT A STATE OF FLORIDA REGISTERED ENGINEER TO PREPARE SHORING AND RESHORING PLANS AND THEY SHOULD BE SUBMITTED TO THE ENFORCEMENT AGENCY FOR RECORDKEEPING.</p> <p>8. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TEST PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS.</p> <p>9. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301 - 99.</p> <p>10. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.</p> <p>11. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT CENTER OF BEAM OR SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SEE DETAILS. ANY OTHER CONSTRUCTION JOINT REQUESTED BY THE GENERAL CONTRACTOR SHALL BE SHOWN ON THE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.</p> <p>12. REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.</p> <p>13. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.</p> <p>14. REINFORCEMENT IN WALLS, FOOTING AND BEAMS SHALL BE CONTINUOUS AND LAPPED 48 BAR DIA AT SLICE UNLESS OTHERWISE NOTED. HOOK AND LAP ALL CORNER AND INTERSECTING BARS. (SEE REINF. DEVELOPMENT DETAIL).</p>	FOUNDATIONS	2500 PSI	SLAB ON FILL	2500 PSI	COLUMNS	3000 PSI	BEAMS	4000 PSI (UON)
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<p><b>MECHANICAL FASTENERS:</b></p> <p>1. ALL ANCHORS SHALL PROVIDE EQUAL OR GREATER STRUCTURAL LOAD CAPACITIES (ALLOWABLE OR ULTIMATE) THAN THOSE SPECIFIED BELOW. WHERE ALTERNATE SYSTEMS PREFERRED, THE CONTRACTOR SHALL ENSURE THE ALTERNATE SYSTEM CAN PROVIDE SUCH LOADS, AND SHALL CONTACT THE ENGINEER TO ADVISE SUCH CHANGES. THE CONTRACTOR MUST ALSO PROVIDE LOAD TABLES, OR OTHER LITERATURE WHICH SPECIFIES SUCH CAPACITIES, AT THE ENGINEER'S, ARCHITECT'S, OR OWNER'S REQUEST.</p> <ul style="list-style-type: none"><li>• EXPANSION ANCHORS: "WEDGE ALL" BY POWERS, OR "POWER-BOLT" BY RAWL</li><li>• ADHESIVE ANCHORS: "EPOXY TIE"(SET, ET, ETF) BY SIMPSON, OR "POWER-FAST" BY RAWL</li><li>• MASONRY SCREWS: "TITEN" BY SIMPSON, OR "TAPPER" BY RAWL</li></ul> <p>2. ALL FASTENERS SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER. WHERE EMBEDMENT DEPTH, SPACING, EDGE DISTANCE, OR END DISTANCE IS NOT SPECIFIED, THE MORE STRINGENT SPECIFIED BY EACH FASTENER'S MANUFACTURER SHALL BE USED. ALL FASTENERS SHALL COMPLY WITH THE REQUIREMENTS SET BY THE GOVERNING BUILDING CODE.</p>	<p><b>REINFORCING STEEL:</b></p> <p>1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE CONFORMING TO ASTM A615/A615M-01, FY=60 KSI, U.O.N.</p> <p>2. ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI 244. PLACING OF REBARS SHALL CONFORM TO CRSI "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS".</p> <p>3. MINIMUM CONCRETE COVER ON REINFORCING STEEL FOR NON--PRESTRESSED CONCRETE SHALL BE AS FOLLOWS:</p> <table><tr><th></th><th></th></tr><tr><td>CONCRETE CAST AGAINSTS AND PERMANENTLY EXPOSED TO EARTH.</td><td>3"</td></tr><tr><td>CONCRETE EXPOSED TO EARTH OR WEATHER : #6 THRU #18 BARS: #5 BAR, W31 OR D31 WIRE AND SMALLER:</td><td>2" 1 1/2"</td></tr><tr><td>CONCRETE NOT EXPOSED TO EARTH OR WEATHER :  SLABS, WALLS, JOIST #14 THRU #18 BARS: #11 BAR AND SMALLER:</td><td>1 1/2" 3/4"</td></tr><tr><td>BEAMS, COLUMNS: PRIMARY REINF., TIES, STIRRUPS, SPIRALS:</td><td>1 1/2"</td></tr><tr><td>SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER: #5 BAR, W31, OR D31 WIRE AND SMALLER:</td><td>3/4" 1/2"</td></tr></table> <p>4. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. ALL REINFORCING DETAILS TO BE SUBMITTED TO THE ENGINEER FOR HIS APPROVAL.</p> <p>5. ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.</p> <p>6. BARS SUPPORTS SHALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. LEGS OF FOUNDATIONS CHAIRS SHALL BE GALVANIZED. PLASTIC "DONUT" SPACER SPACER WILL BE REQUIRED FOR STEEL AGAINST FORMS IN CONCRETE BEAMS AND WALLS IF FIELD CONDITIONS WARRANT.</p> <p>7. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185 AND IT SHALL BE SUPPORTED ON SLAB BOLSTERS.</p> <p>8. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON--CONTINUOUS ENDS WITH STANDARD HOOKS, U.O.N.</p> <p>9. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.</p> <p>10. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS ETC. (UNLESS OTHERWISE NOTED) AS FOLLOWS: TOP BARS AT CENTER LINE OF SPAN; BOTTOM BARS AT THE SUPPORT.</p> <p>11. REINFORCING ALLOWANCE: THE CONTRACTOR SHALL PROVIDE ONE TONS OF STEEL REINFORCEMENT FOR THE ENGINEER TO USE AT HIS DISCRETION DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR CONTRACTOR TO REINBURSE THE OWNER FOR THE UNUSED PORTION.</p>			CONCRETE CAST AGAINSTS AND PERMANENTLY EXPOSED TO EARTH.	3"	CONCRETE EXPOSED TO EARTH OR WEATHER : #6 THRU #18 BARS: #5 BAR, W31 OR D31 WIRE AND SMALLER:	2" 1 1/2"	CONCRETE NOT EXPOSED TO EARTH OR WEATHER :  SLABS, WALLS, JOIST #14 THRU #18 BARS: #11 BAR AND SMALLER:	1 1/2" 3/4"	BEAMS, COLUMNS: PRIMARY REINF., TIES, STIRRUPS, SPIRALS:	1 1/2"	SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER: #5 BAR, W31, OR D31 WIRE AND SMALLER:	3/4" 1/2"	<p><b>REINF. DEVELOPMENT DETAIL</b></p>											
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	<p><b>GROUTING DETAIL</b></p>																								
	<p><b>NOTES:</b></p> <p>1. DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT. WAIT NOT LESS THAN 24 HOURS.</p> <p>2. PLACE GROUT WITHIN 90 MINUTES FROM INTRODUCING WATER IN THE MIXTURE AND PRIOR TO INITIAL SET.</p> <p>3. MAXIMUM WALL HEIGHT LAID UP AT ONE TIME SHALL BE 12'-0" FOR COARSE GROUT &amp; 24'-0" FOR FINE GROUT. GORUT IN LIFTS NOT EXCEEDING 5'-0" UNTIL THE GROUT POUR HAS REACHED THE TOP OF THE WALL. A GROUT POUR CONSIST OF ONE OR MORE LIFTS.</p> <p>4. THE MINIMUM CONTINUOUS UNOBSCTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3" MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WICH ARE TO BE GROUTED.</p>																								



TYPICAL FOUNDATION NOTES

- NEW CONCRETE SLAB TO CONSIST OF CONC. OVER EXISTING SLAB WHERE OCCURS. ELSEWHERE, PLACE MIN. 4" THICKNESS OR THICKENED EDGE AS SHOWN, REINFORCED W/ 6x6 w1.4 x w1.4 W.W.F. OVER 6 MIL VAPOR BARRIER OVER COMPACTED TERMITE TREATED SOIL.
- COORDINATE THIS DRAWING W/ ARCHITECTURAL DRAWINGS AND DOOR/ WINDOW MANUFACTURER FOR DOOR AND WINDOW ROUGH OPENINGS DIMENSIONS & LOCATIONS.
- COORDINATE TOP OF SLAB WITH FINAL FLOOR FINISHES, SLAB RECESSES, AND FLOOR SLOPES PER THE ARCHITECTS DRAWINGS. TOP OF FINISHED SLAB ELEV. = 0'-0" (UNLESS NOTED OTHERWISE). (TO MATCH EXISTING SLAB) TOP OF FOOTING ELEV.=TO MATCH EXISTING.
- ALL STEMWALL FOOTINGS ARE CENTERED BENEATH BEARING WALLS AND COLUMNS, TYPICAL OR UNLESS NOTED OTHERWISE.
- DESIGNATES 8 INCH NOMINAL CONCRETE MASONRY UNITS, W/(1) #5 IN GROUTED CELLS @ 42" O.C. MAX. AND AS SHOWN FOR CORNERS, JAMBS, ETC.
- INDICATES EXISTING CMU WALL TO REMAIN.
- PROVIDE #9 LADDER TYPE HORIZONTAL JOINT REINFORCING @ 16" o.c. (EVERY 2nd. COURSE) FOR CONCRETE MASONRY UNIT WALL.
- WHERE BEAMS ARE NOT DESIGNATED OVER CMU WALL OPENINGS PROVIDE 8x8 PRE CAST LINTEL ("PCL") W/ (1) #5, BOTTOM AND GROUT FILLED SOLID TO UNDERSIDE OF SUPPORT ABOVE. AS ALTERNATE REFER TO TYPICAL DETAIL/TABLE FOR "CAST IN PLACE REINFORCED CONCRETE LINTEL SCHEDULE".
- EPOXY DOWEL ALL NEW REINF. W/4" EMBEDMENT TO EXISTING CONC. WHERE NEW FOUNDATIONS MEET EXISTING FOUNDATIONS, UON.
- WHERE NEW SLAB MEETS EXISTING SLAB DRILL & EPOXY #3 x 18" LONG DOWELS INTO EDGE OF EXISTING SLAB AT 24" o.c. (PROVIDE 3" MIN. EMBED).
- DO NOT INSTALL EXPANSION BOLTS OR TAPCONS INTO MORTAR JOINTS OR MASONRY WEBS. INSTALL BOLTS DIRECTLY IN THE MIDDLE OF GROUT FILLED CELLS OR INTO CONCRETE.
- "C.J." INDICATES CONTRACTION / CONSTRUCTION JOINT, SEE STRUCTURAL DETAILS. PROVIDE AS SHOWN ON PLAN AND AT 12'-6" o.c. MAX.
- PROVIDE (2) #4 x 3'-0" LG AT ALL RE-ENTRANT CORNERS AT MID-DEPTH OF SLAB - TYP. AT 3" APART AND AT 2" FROM CORNER.
- WINDOW & DOOR BUCKS NOT SHOWN. PROVIDE & INSTALL PER NOA OR STATE OF FLORIDA PRODUCT APPROVAL FOR EA. SPECIFIC PRODUCT.
- CONSULT WINDOW MANUFACTURER FOR EXACT SIZE OF ROUGH OPENINGS AND ADJUST AS REQUIRED

FOUNDATION KEYNOTES

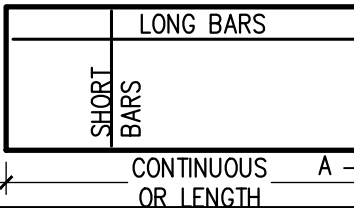
- EXIST. STRUCTURE, DO NOT DISTURB.
- PROVIDE ONE FILLED CELL TO RECEIVE LOAD FROM NEW LINTEL OR BEAM. CENTER ON BEAM.
- REBAR @ RE-ENTRANT CORNERS, SEE NOTES
- BEARING WALL CONTINUES ABV. FIREPLACE OPG.
- EXIST. REAR PORCH PAVING TO BE REPAIRED OR SAND-SET PAVERS, OR REPLACE
- CENTER LINE OF NEW SLIDING GLASS DOOR
- MAX. STEP DN. TO NEW PAVERS OR CONC. PORCH 7 3/4"
- #5 IN FILLED SELL - TYPICAL WHERE SHOWN
- 8" X 8" THICKENED EDGE & 4" THICK CONC. SALB @ 3" CONC. SHWR. RECESS, PROVIDE (1) #4 T. CONTIN. AND #3 BOTTOM SHORT BARS @ 16" O.C. THROUGHOUT. DOWEL INTO EXISTING CONC. TO REMAIN PER PLAN NOTE #10 ABOVE.

FOOTING SCHEDULE

MARK	SIZE (IN)			REINFORCING				REMARKS
				LONG BAR		SHORT BAR		
	LENGTH	WIDTH	DEPTH	TOP	BOTT.	TOP	BOTT.	
TE-1	CONT.	20"	14"		(2)#5		#5 @ 14" O.C.	TYP. THICKENED EDGE
TE-2	CONT.	20"	14"		(2)#5		#5 @ 14" O.C.	WALL FTG. INTERIOR
WF-2.5	SEE PLAN	2'-6"	14"	(3)#5	(4)#5	#4 @ 14" O.C.	#5 @ 18" O.C.	WALL FTG.
F-3.0	3'-0"	3'-0"	14"	(4)#5	(4)#5			BARS T & B BOTH WAYS, COL. FOOTING
WF-2.0	2'-0"	2'-0"	14"	(3)#5	(4)#5			BARS T & B BOTH WAYS

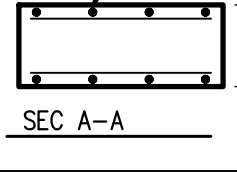
TYPICAL FOOTING REINFORCING

LAYOUT - PLAN VIEW



TOP STEEL

AS REQD



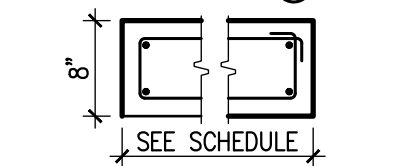
NOTES:

LONG BARS TO BE PLACED IN OUTER LAYER. PROVIDE A 30"x30" CORNER BAR FOR EACH LONG BAR AT ALL CONT. FOOTING CHANGES IN DIRECTION

COLUMN SCHEDULE

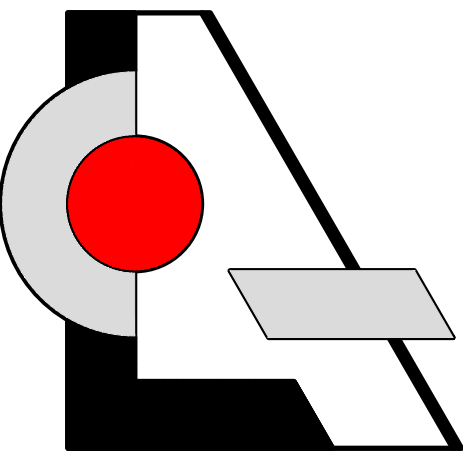
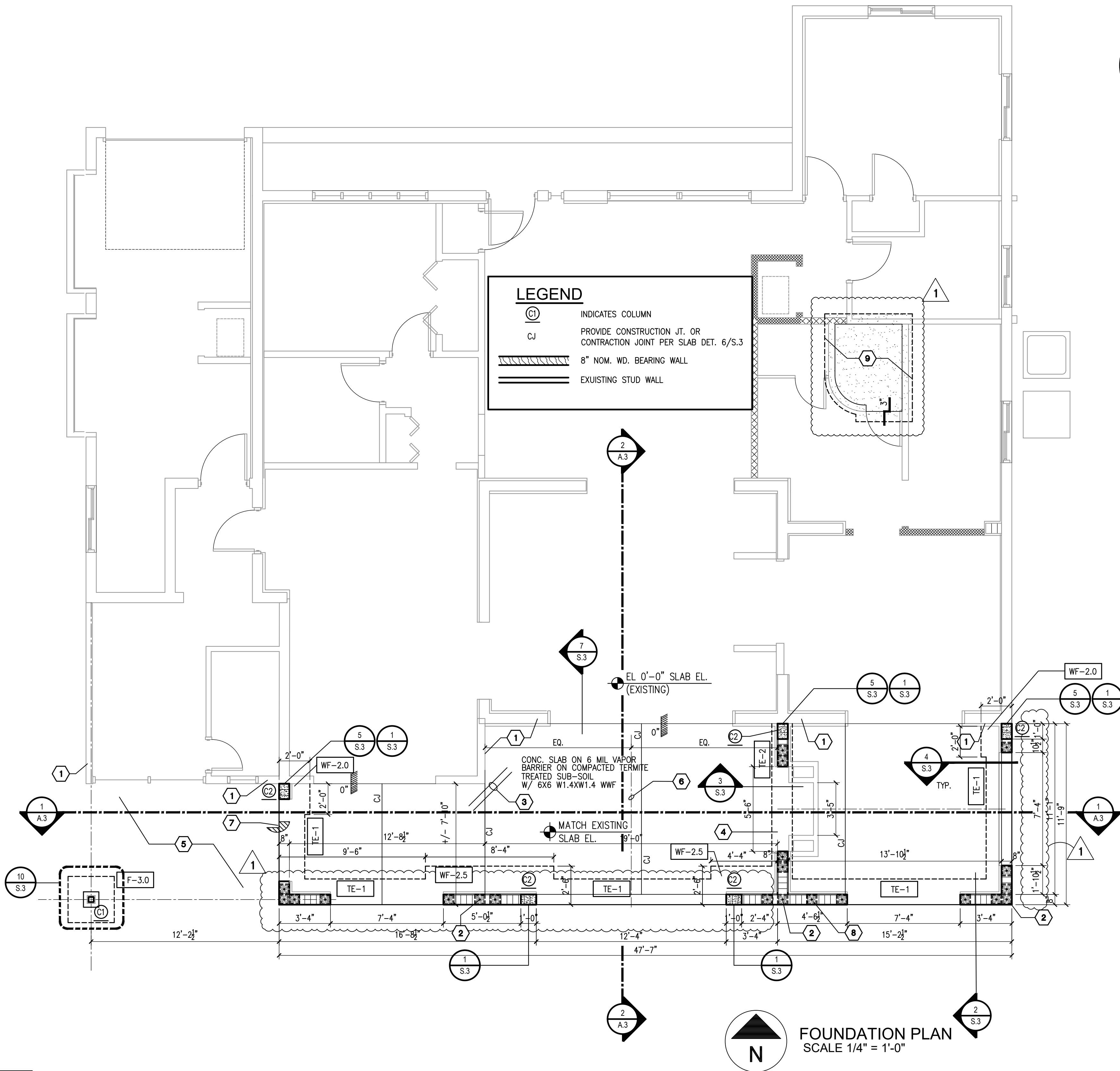
MARK	TYPE	SIZE (IN)		CAP OR VERT REINF SIZE	THICK	BASE PLATE OR TIES (#3 U.N.O.)	REMARKS
		W	D				
1	STL.	3 1/2"	3 1/2"	1/4"	THICK	12X12X1/2" B.P.	STEEL COLUMN. SEE DETAIL
2	CONC.	8"	12"	(4)	#5	#3 @ 8" O.C.	

COLUMN SYMBOLS



NOTES:

"W" OR "D" DIMENSION OF COLUMN MAY INCREASE UP TO 2" FOR ARCHITECTURAL PURPOSES. COORDINATE FINAL SIZE OF COLUMN W/ARCHITECTURAL PLANS & DOOR/ WINDOW ROUGH OPENING SIZES.



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REVISIONS / DATE

1 09/22/20 OWNER CH.

Blash Residence Remodel  
Exterior & Interior Improvements  
324 Linda Lane  
Palm Beach Shores, Florida 33404

LESLEW A. CZACZYK AIA

AR 00015391

PROJ. NO. 20123

DESIGNED BY LAC

DRAWN BY MJF

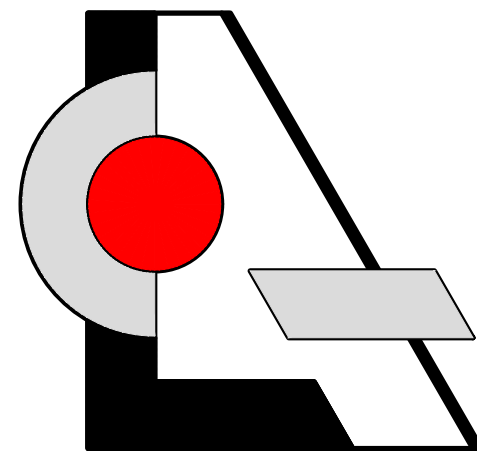
DATE 07/21/20

SCALE AS SHOWN

FOUNDATION  
PLAN,  
NOTES, DETAILS

SHEET S.1





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FRAMING  
PLAN,  
NOTES,  
DETAILS

SHEET

S.2

**FRAMING PLAN KEY NOTES**

- 1 NEW PRE-ENG. WD. TRUSS, TYP.
- 2 NEW PRE-ENG. WD. GIRDER TRUSS, TYP.
- 3 2x10 ROOF JOIST @ 16" O.C. MAX., TYP.
- 4 HIP JACK TRUSS, TYP.
- 5 NEW SKYLIGHT
- 6 HORIZONTAL BRIDGING @ 1/3 SPAN, (2 ROWS)
- 7 CHIMNEY SURROUND & CHASE CAP

**LEGEND**

- L-1 INDICATES PRECAST LINTEL
- CB-1 INDICATES CONCRETE BEAM ATOP WALL
- C1 INDICATES COLUMN
- B CONNECTOR TAG SEE SCHEDULE
- VIF VERIFY IN FIELD
- WB-1 INDICATES WD. BEAM
- INDICATES CONCRETE BEAM, OR LINTEL
- INDICATES WOOD BEAM OR GIRDER

**TYP REINF. ELEVATION DET.**  
NOTE: \* DENOTES WHICHEVER IS GREATER

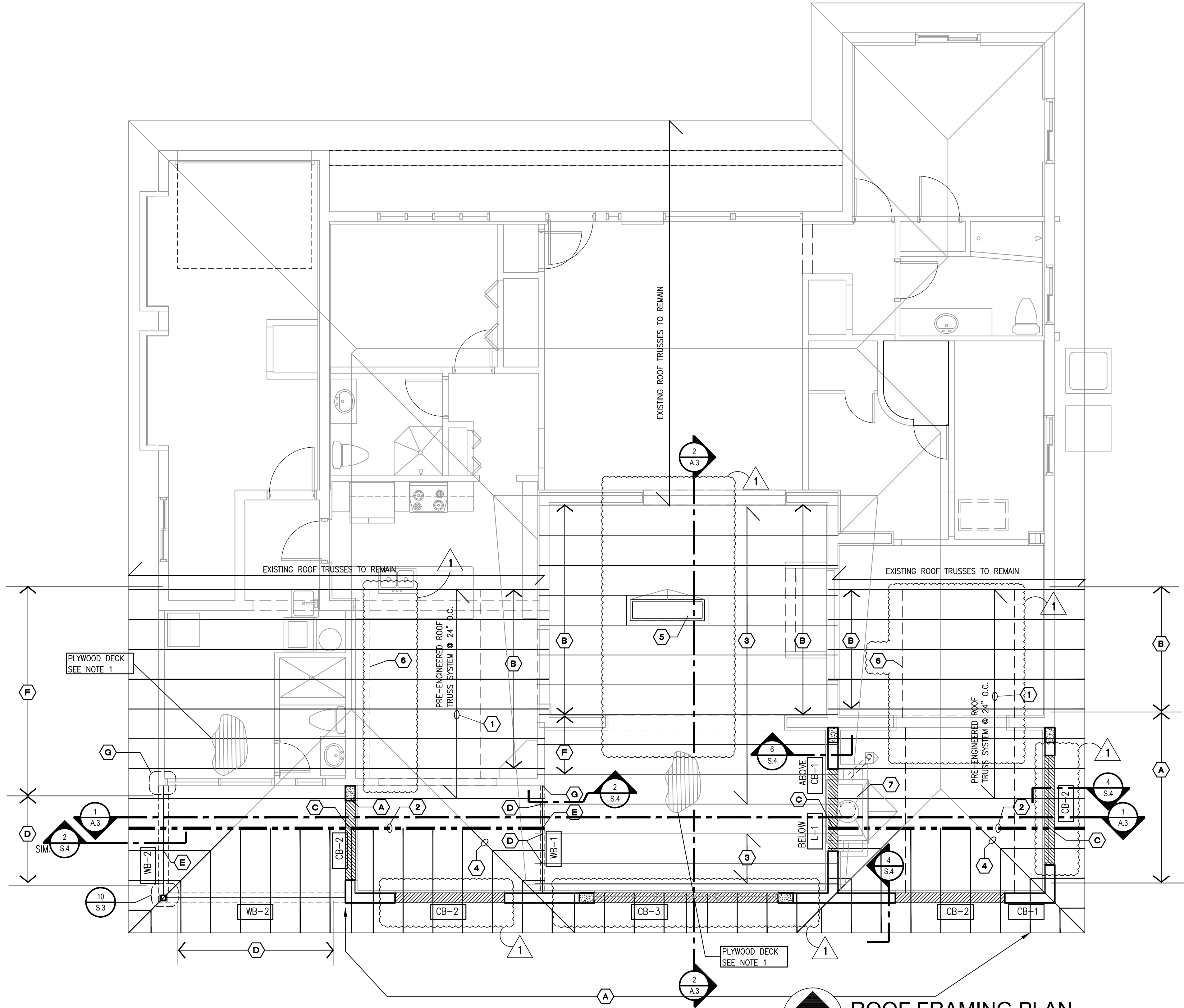
**TYPICAL BEAM DETAIL**

BEAM & LINTEL SCHEDULE										
BEAM MARK	ELEVATION	SIZE (IN)		BOTT. BARS		TOP BARS		STIRRUPS		REMARKS
		W	D	NO.	SIZE	NO.	SIZE	LOC	SIZE	
CB-1	MATCH EXIST.	8	16	2	#5	2	#5	--	--	TYPICAL TIE BEAM ABOVE CMU
CB-2	MATCH EXIST.	8	16	2	#5	2	#5	#3	@ 10" O.C.	ABOVE SMALL OPENING
CB-3	MATCH EXIST.	8	16	2	#6	2	#6	#3	@ 10" O.C.	ABOVE LARGE OPENING
L-1	SEE REMARKS	8	16	1	#5	1	#5	--	--	8F16-18/1T FILLED LINTEL LOCATED ABOVE FIREPLACE OPENING, COORDINATE IN FIELD EXACT ELEVATION
WB-1	MATCH EXIST.	WOOD HEADER/BEAM								HEADER: (2) 2X10 FASTENED TOGETHER W/ (2) 1/4" X 3" TAPCON 12" O.C. STAGGERED, MAX. 4" FROM ENDS
WB-2	MATCH EXIST.	WOOD HEADER/BEAM								SAME AS WB-1 BUT (2) 2 X 12 AND NOT 2X10

NOTES - TYPICAL CONCRETE BEAMS:

- BEYOND A TERMINATING BEAM, WHERE ADJACENT SLAB IS AT LEAST 5" THICK, EXTEND ALL TOP BARS INTO THE SLAB FOR A DISTANCE OF LD. BEYOND THE OUTSIDE FACE OF SUPPORT, WHERE BEAM CANTILEVERS BEYOND SUPPORT EXTEND ALL TOP AND BOTTOM BARS TO THE END OF THE CANTILEVER AND TERMINATE TOP BARS WITH A STANDARD HOOK.
- THE NUMBER OF REQUIRED VERTICAL LEGS PER STIRRUP IS INDICATED IN THE SCHEDULE. DEVELOPMENT OF STIRRUPS SHALL BE IN ACCORDANCE WITH ACI 318. PLACE FIRST STIRRUP AT A DISTANCE FROM THE FACE OF SUPPORT EQUAL TO 1/2 THE SCHEDULE FIRST SPACING, OR 2", WHICHEVER IS LESS.
- SEE BEAM SCHEDULE FOR BEAM DIMENSIONS AND REINFORCING.
- "W" OR "D" DIMENSION OF BEAM MAY INCREASE UP TO 2" FOR ARCHITECTURAL PURPOSES. COORDINATE FINAL SIZE OF COLUMN W/ ARCHITECTURAL PLANS & DOOR/ WINDOW ROUGH OPENING SIZES.
- EXTEND BOTTOM BARS TO FAR FACE OF SUPPORT. WHERE EXTENSION IS NOT 6" OR MORE, PROVIDE STD HOOK.

UPLIFT TIE-DOWN SCHEDULE				
TAG	SIMPSON MODEL	UPLIFT CAPACITY	GRAVITY CAPACITY	CONNECTORS
A	META18/TSS	1,450 lbs	N.A.	(14) 16d x 1-1/2"
B	HTSM 20	1,175lbs	N.A.	(10) 10d x 1-1/2" TO WOOD, (4) 1/4" X 1-3/16" TITEN TO CONC.
C	MGT	3,965lbs	N.A.	(1) 5/8" ROD 12" EMBED. & (22) 10d TO GIRDER
D	H10A	1,140lbs	N.A.	(9) 10d 1 1/2" NAILS TO EA. MEMBER
E	H10A-2 X2	2,450lbs	N.A.	(10) 10d NAILS TO EA. MEMBER (X2)
F	H14	1,350lbs	N.A.	(12) 8d X 1-1/2" NAILS TO EA. MEMBER
G	HUC210-2	1,895 lbs	N.A.	(18) 16d TO WALL, (10) 10d TO BEAM
<div>NOTES:<ol style="list-style-type: none"><li>REFER TO "SIMPSON" STRUCTURAL CONNECTORS PRODUCT INFORMATION, CATALOGUE FOR INSTALLATION SPECIFICATIONS</li><li>STRAP CAPACITY IS BASED ON UNITY EQUATION.</li></ol></div>				



**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"  
TOP OF WALL: 8'-4" (+/-)  
(MATCH EXISTING)

- ROOF FRAMING NOTES**
  - THE ROOF STRUCTURE IS 19/32" C.D.X. PLYWOOD ON PRE-ENG. WOOD TRUSSES SPACED AT 24" o.c. ATTACH w/ 10d NAILS @ 6" o.c. INTERMEDIATE AND AT 4" o.c. AT EDGES.
  - ROOF LOAD:**  
DL= 25 PSF / LL= 30 PSF.
  - COORDINATE THIS DRAWING w/ ARCHITECTS DRAWINGS AND DOOR/ WINDOW MANUFACTURER FOR DOOR AND WINDOW ROUGH OPENINGS DIMENSIONS & LOCATIONS.
  - PROVIDE PERMANENT BRACING OF TRUSSES IN ACCORDANCE WITH THE REQUIREMENTS OF ' BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS' PREPARED BY 'TRUSS PLATE INSTITUTE, INC.' TRUSS DESIGN AND INSTALLATION SHALL COMPLY WITH THE FLORIDA BUILDING CODE. TRUSS DESIGNER SHALL SUBMIT SHOP DRAWING, INDICATE ALL REQ'D CONNECTIONS, BRIDGING, CROSS BRACING & LAYOUT AND SHALL BE BEAR THE SEAL OF A REGISTERED ENGINEER. ALL TRUSS TO TRUSS CONNECTIONS ARE THE RESPONSIBILITY OF THE TRUSS SPECIALTY ENGINEER.
  - UPLIFT= # DESIGNATES TYPICAL ALLOWABLE UPLIFT FORCE IN KIPS (1 KIP=1000lbs). SEE TYPICAL UPLIFT TIE-DOWN SCHEDULE, ON S.2 FOR APPROPRIATE TIE DOWN AND FASTENERS DESIGNATED AS #.  
GRAVITY=# DESIGNATES TYPICAL ALLOWABLE GRAVITY FORCE IN KIPS





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LESŁAW A. CZACZYK AIA

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ROJ. NO. 2012

DESIGNED BY LA

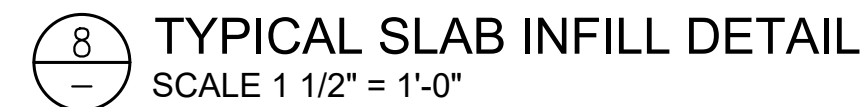
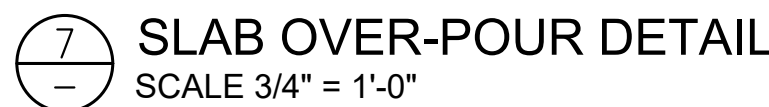
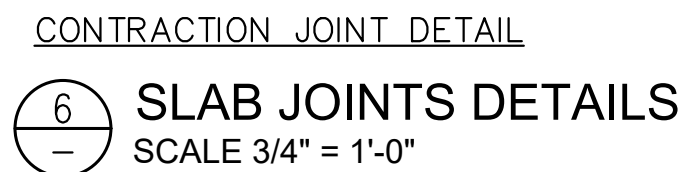
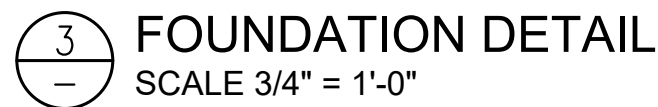
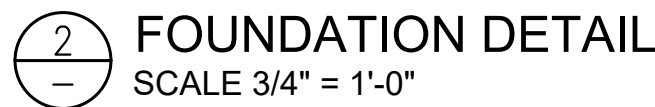
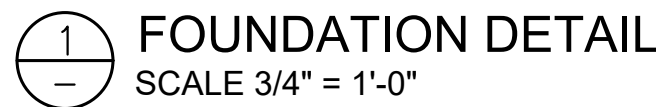
RAWN BY MJ

DATE 07/21/2

SCALE AS SHOW

## STRUCTURAL DETAILS

SHEET S.3

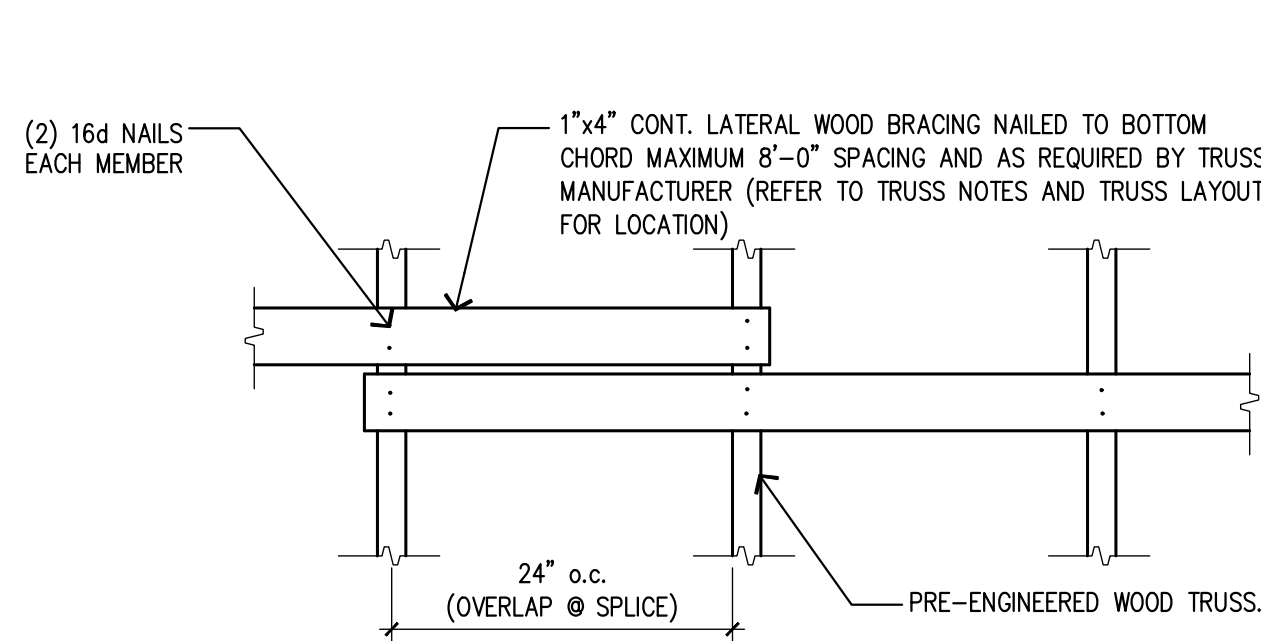


VERT. REINF. SHALL RUN FROM FTG. TO 4" CLR. FROM TOP OF UPPERMOST SUPPORTED BEAM (ROOF BEAM OR OPENING LINTEL). VERTICAL MAY BE LAP SPLICED 48 DIAM. AS REQ'D FOR EASE OF BLOCK INSTALLATION. PROVIDE HOOKED DOWEL FROM FTG. OR SUPPORT BEAM AT EACH FILLED BLOCK CELL. PROVIDE HOOK AT TOP OF VERTICAL. EACH POUR OF GROUT SHALL BE STOPPED AT LEAST 1 1/2" BELOW THE TOP OF THE LAST COURSE OF BLOCK LAID (EXCEPT AT PRECAST LINTELS).

TYPICAL FILLED CELLS WITH 1 BAR OR 2 BARS PER CELL  
SEE TYPICAL DETAILS AND CODE REQUIREMENTS FOR CLEANOUTS.

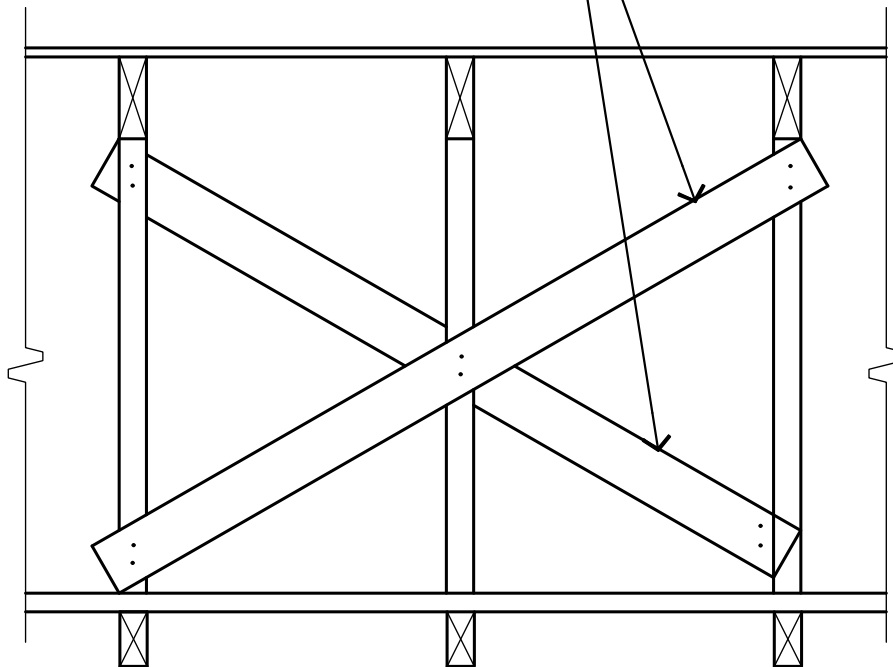






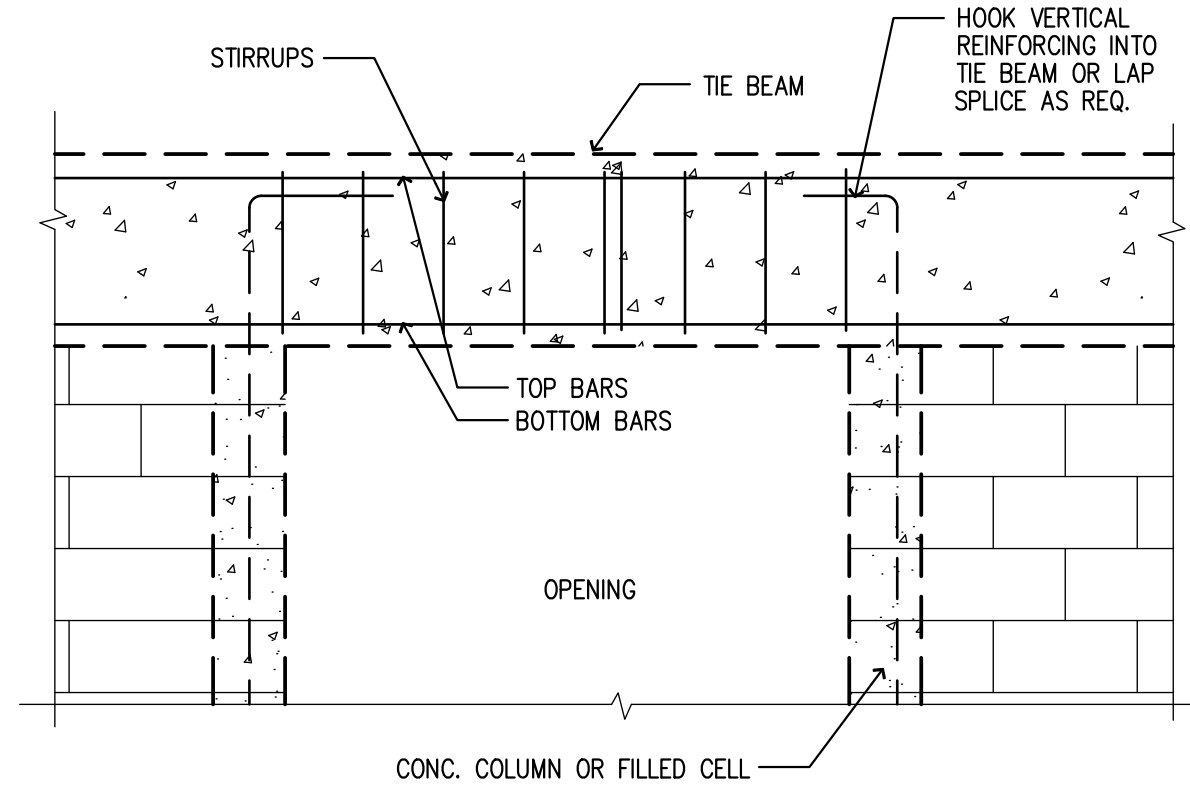
1 TYP. TRUSS LATERAL BRACING  
SCALE N.T.S.

2"x4" #2 SOUTHERN YELLOW PINE CROSS BRACING MEMBERS FASTENED TO TRUSSES W/2-16D NAILS EACH END (REFER TO TRUSS NOTES, TRUSS LAYOUT AND NOTE BELOW FOR LOCATION) OR @ 20'-0" O.C. MAX

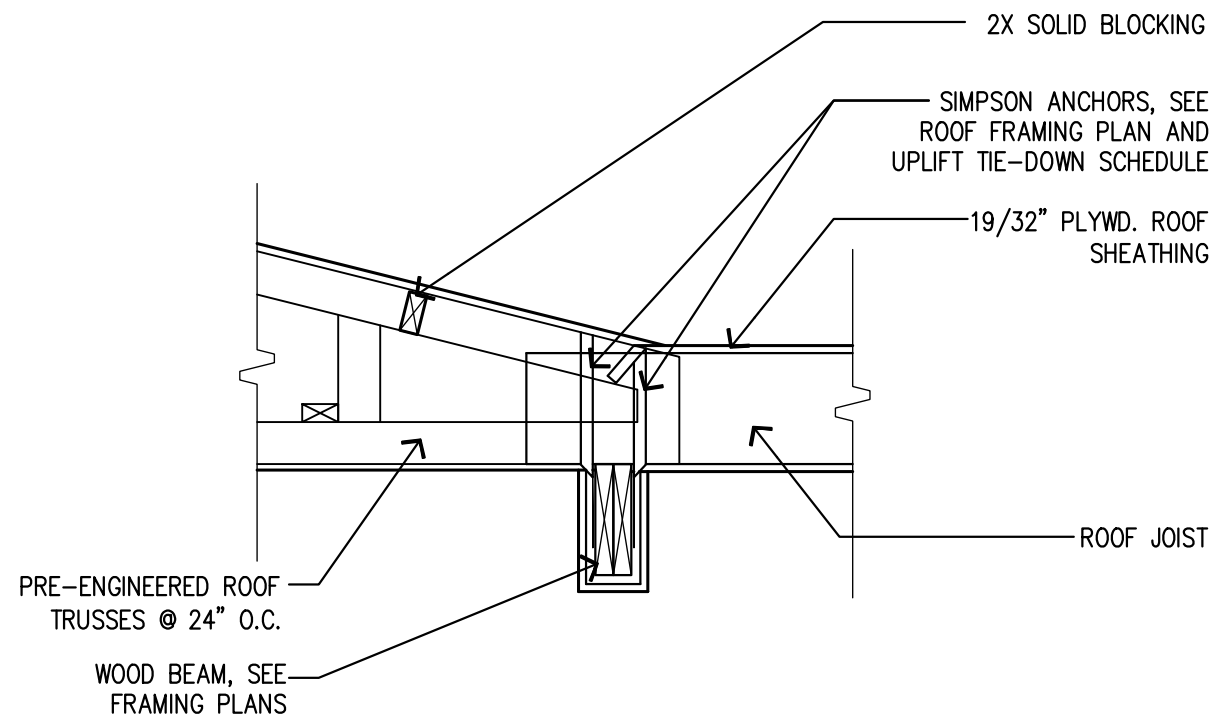


NOTE:  
1"x4" CONT. LATERAL WOOD BRACING NAILED TO BOTTOM CHORD MAXIMUM 8'-0" SPACING AND AS REQUIRED BY TRUSS MANUFACTURER (REFER TO TRUSS NOTES AND TRUSS LAYOUT FOR LOCATION)

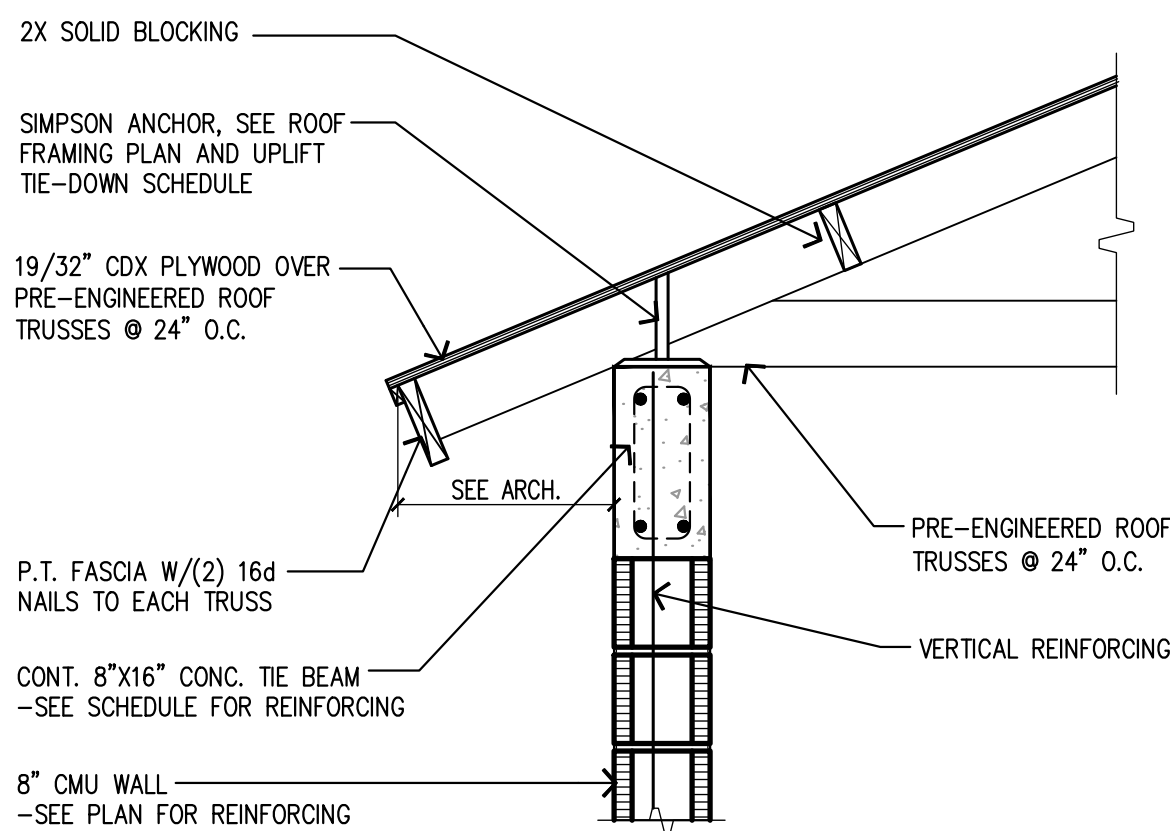
3 TYP. TRUSS CROSS BRACING  
SCALE N.T.S.



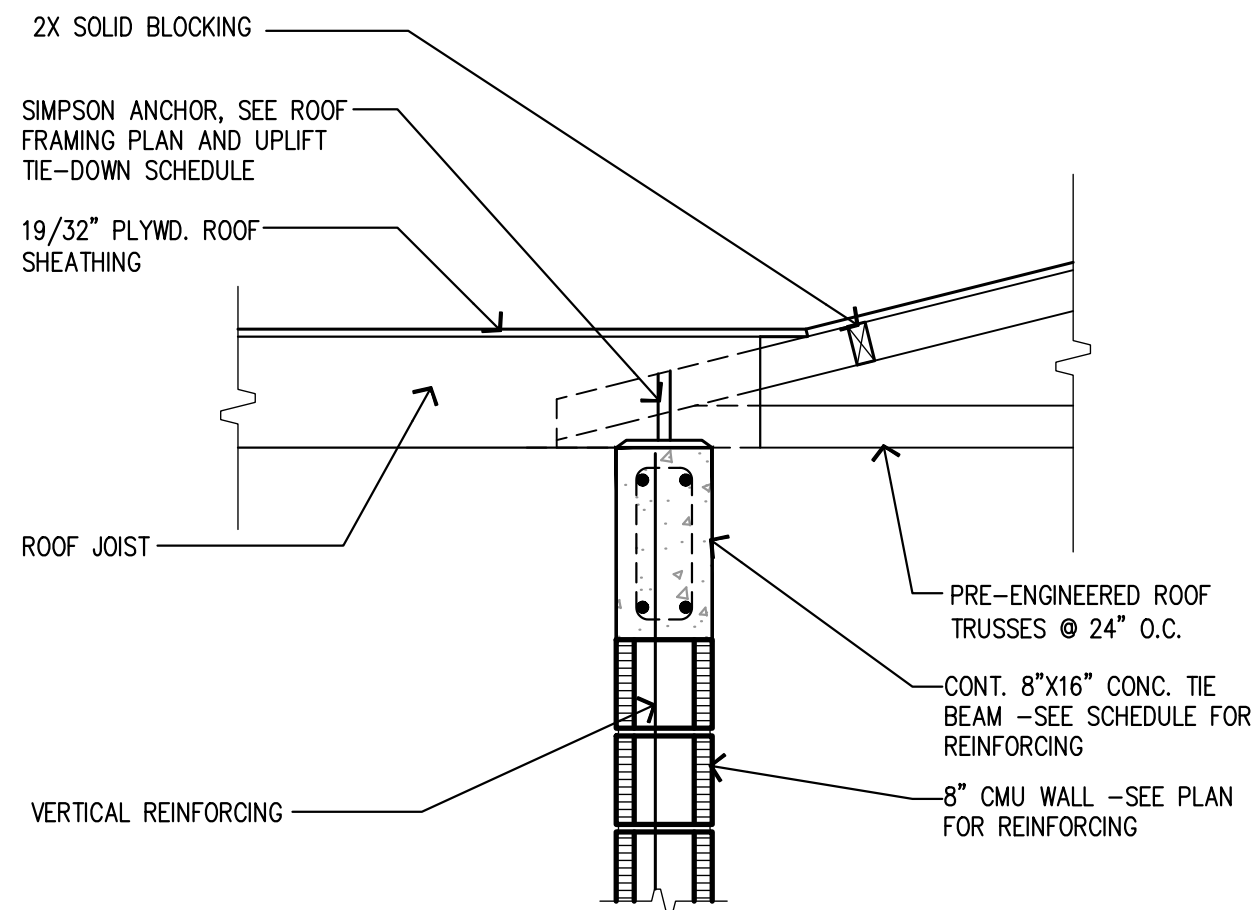
5 TYP. CONC. BM. @ OPENINGS  
SCALE N.T.S.



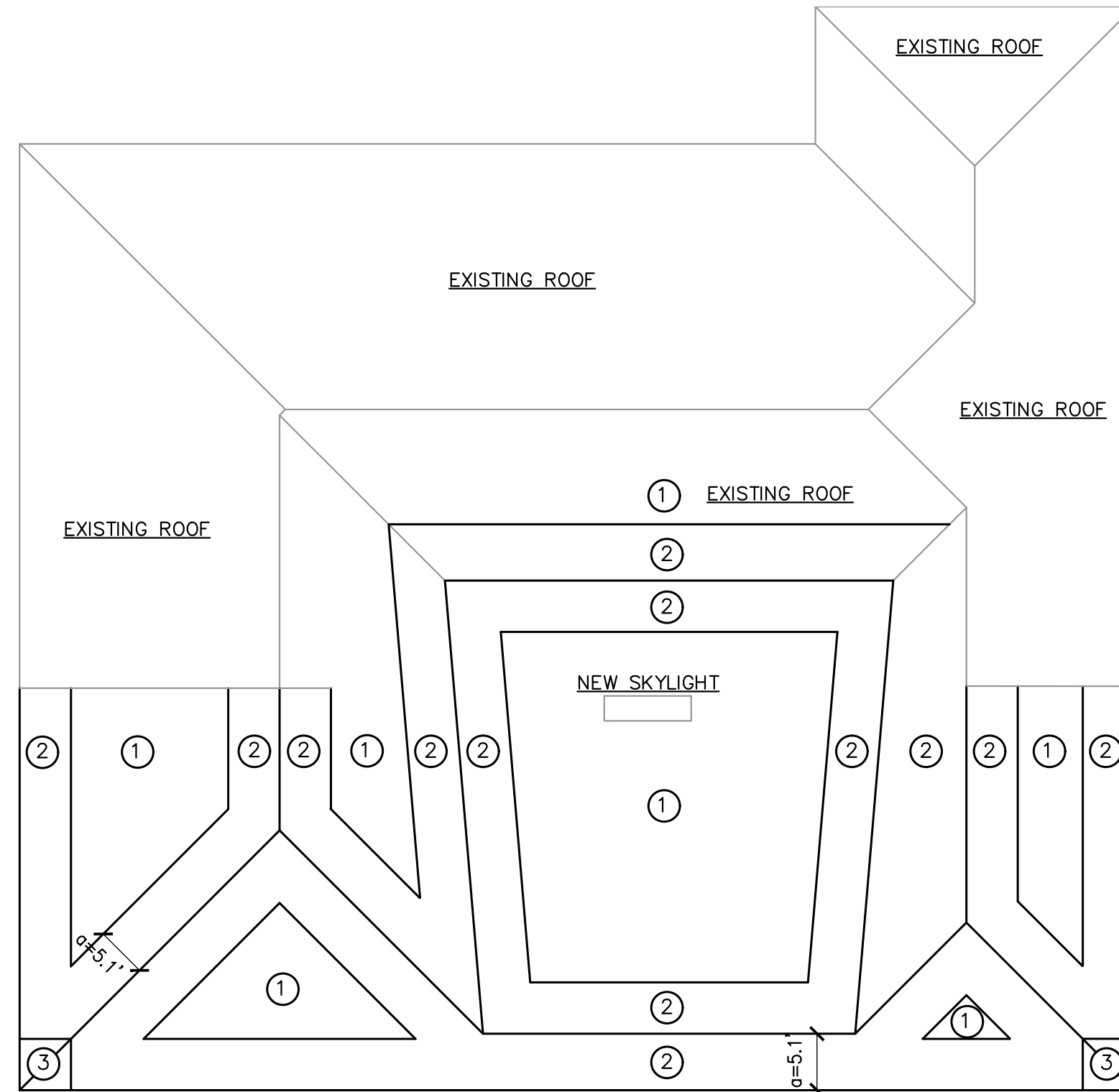
2 JOIST/TRUSS ANCHORING  
SCALE N.T.S.



4 TYP. TRUSS ANCHORING  
SCALE N.T.S.



6 JOINT/TRUSS ANCHORING  
SCALE N.T.S.



NOTE: "A" DISTANCE = 5.10 FEET

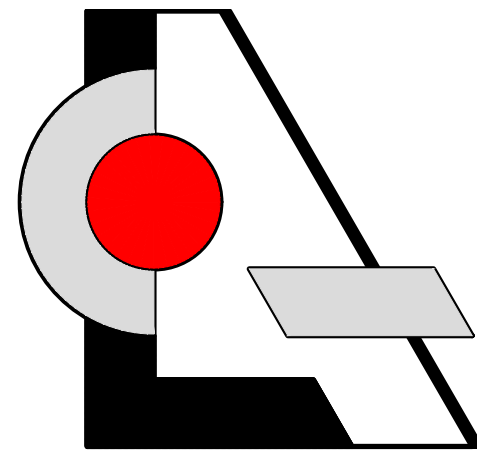
ROOF NET UPLIFT DIAGRAM (NTS)  
SEE ELEVATION SHEETS A.2, A.2.1

NOTES:

1. WIND DESIGN PER FBC AND PER ASCE 7-10
2. +: INDICATES WIND PRESSURE  
-: INDICATES WIND SUCTION
3. WALL DISTANCE A = 5.1 FT.  
(COMPONENTS AND CLADDING)
4. FOR WALL OPENINGS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER WALL OPENING AREA.
5. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH FBC-2017 BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS

GROSS ROOF UPLIFT VALUES (PSF.)

AREA	a=3'-0"	ZONE ①	ZONE ②	ZONE ③	ZONE ④
≤20 sqft	+26.43 PSF -41.98 PSF	+26.43 PSF -73.08 PSF	+26.43 PSF -73.08 PSF	+9.60 PSF -92.52 PSF	
20 sqft ≤ A ≤ 50 sqft	+24.09 PSF -40.81 PSF	+24.09 PSF -67.23 PSF	+24.09 PSF -67.23 PSF	+9.60 PSF -92.52 PSF	
50 sqft ≤ A ≤ 100 sqft	+21.00 PSF -39.27 PSF	+21.00 PSF -59.49 PSF	+21.00 PSF -59.49 PSF	+9.60 PSF -92.52 PSF	
100 sqft ≤ A	+18.66 PSF -38.10 PSF	+18.66 PSF -53.64 PSF	+18.66 PSF -53.64 PSF	+9.60 PSF -92.52 PSF	



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SCALE AS SHOWN

UPLIFT,  
WIND DESIGN  
PRESSURES,  
DETAILS

SHEET S.4



EXIST. PANEL "A" 20 SPACE, 16 CKT										200AMP MCB		
CKT#	EQUIPMENT	BREAKER	WIRE	LOAD	CKT#	EQUIPMENT	BREAKER	WIRE	LOAD			
1	NEW CU-1	25A/2P	#10	4080	2	EXIST. POOL HEATER	40A/2P	#8	7824			
3					4							
5	EXIST. CU-2	25A/2P	EXIST	4080	6	GEN. LIGHTING/RECEPTACLES	15A/1P	#12	770			
7					8	GEN. LIGHTING/RECEPTACLES	20A/20A	12/12	770			
9	EXIST. POOL PUMP	20A/2P	#12	1978	10	GEN. LIGHTING/RECEPTACLES	15A/1P	#12	770			
11	**				12	POOL LIGHTS	15A/1P	#12	240			
13	BLANK				14	SUBPANEL "B"	150A/2	#1	29,058			
15	BLANK				16							
17	BLANK				18	BLANK						
19	BLANK				20	BLANK						
				10,138					39,432			
										TOTAL CONNECTED = 49,570		
NOTE: ITEMS IN GRAY ARE EXISTING TO REMAIN												
** = POOL PUMP IS 8.6A @ 230V												
						FIRST 10,000 WATTS A/C (4080 +4080) POOL PUMP (2,000)	@100% = 10,000 @65% = 5,304 @125% = 2,500					
TOTAL SQ. FT. UNDER AIR: 2594 2594 X 3W PER SQ. FT. = 7782W FOR GENERAL LIGHTING/GEN. RECEPTACLES						REMAINDER (29,410) @40% = 11,764 TOTAL DEMAND LOAD = 29,568 WATTS = 123.2 AMPS						

NEW PANEL "B" 30 SPACE, 60 CKT										150AMP MLO		
CKT#	EQUIPMENT	BREAKER	WIRE	LOAD	CKT#	EQUIPMENT	BREAKER	WIRE	LOAD			
1	EXIST. AHU-2	25A/2P	EXIST.	3,840	2	EXIST. DISHWASH/DISPOSAL	20A/2P	#12	2880			
3					4							
5	NEW AHU-1	25A/2P	#10	3,840	6 A/B	EXIST. WATER HEATER	30A/20A	10/12	3,500			
7					8 A/B	EXIST. WATER HEATER	30A/20A	10/12	3,500			
9	REFRIGERATOR	20A/1P	#12	900	10	BATHROOM GFI'S	20A/1P	#12	770			
11	MICROWAVE	20A/1P	#12	1100	12	EXIST. GEN. LIGHTING, RECPTS	15A/1P	EXIST.	770			
13	EXIST. GEN. LIGHTING, RECPTS	15A/1P	EXIST.	770	14	EXIST. SMALL APPLIANCE	20A/1P	EXIST.	1,500			
15	EXIST. KITCH RANGE	50A/2P	EXIST.	8000	16	EXIST. SMALL APPLIANCE	20A/1P	EXIST.	1,500			
17					18	CLOTHES DRYER	30A/2P	#10	5000			
19	GEN. LIGHTING, RECPTS	20A/1P	#12	770	20							
21	GEN. LIGHTING, RECPTS	20A/1P	#12	770	22	GEN. LIGHTING, RECPTS	20A/1P	#12	770			
23	GEN. LIGHTING, RECPTS	20A/1P	#12	770	24	GAS FIREPLACE IGNITOR	15A/1P	#14	400			
25					26							
27					28							
29					30							
				20,760					20,590			
NOTE: ITEMS IN GRAY ARE EXISTING TO REMAIN												
* = NON-COINCIDENTAL LOAD												
** = POOL PUMP IS 8.6A @ 230V, POOL HEATER LOAD ESTIMATED TO BE 5000VA												
TOTAL SQ. FT. UNDER AIR: 2594 2594 X 3W PER SQ. FT. = 7782W FOR GENERAL LIGHTING/GEN. RECEPTACLES												
						TOTAL CONNECTED = 41,350						
						FIRST 10,000 WATTS A/C (3850 + 3850) REMAINDER (23,650) TOTAL DEMAND LOAD = 29,210 WATTS = 121.7 AMPS						
						@100% = 10,000 @65% = 9,750 @40% = 9,460						

PROVIDE SERIES RATED EQUIPMENT

AIC Calculation

TRANSFORMER TO METER

I = AIC ON SECONDARY OF UTILITY TRANSFORMER

SERVICE CONDUIT

SERVICE CONDUCTORS TO METER

C VALUE FOR 1/0 AL LENGTH

$$f = \frac{2 \times 110 \times 38620}{9317 \times 1 \times 240} = 3.804$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + .515} = 0.208$$

AIC AT METER = M x I<sup>2</sup> = 0.208 X 38620 = 8039.1A

\*NO FURTHER CALCULATIONS ARE NECESSARY

38,620A (FROM FPL)

PVC

(3)#1/0 COPPER (ASSUMED)

9317

110 FEET

$$f = \frac{2 \times L \times I \times I}{C \times N \times V}$$

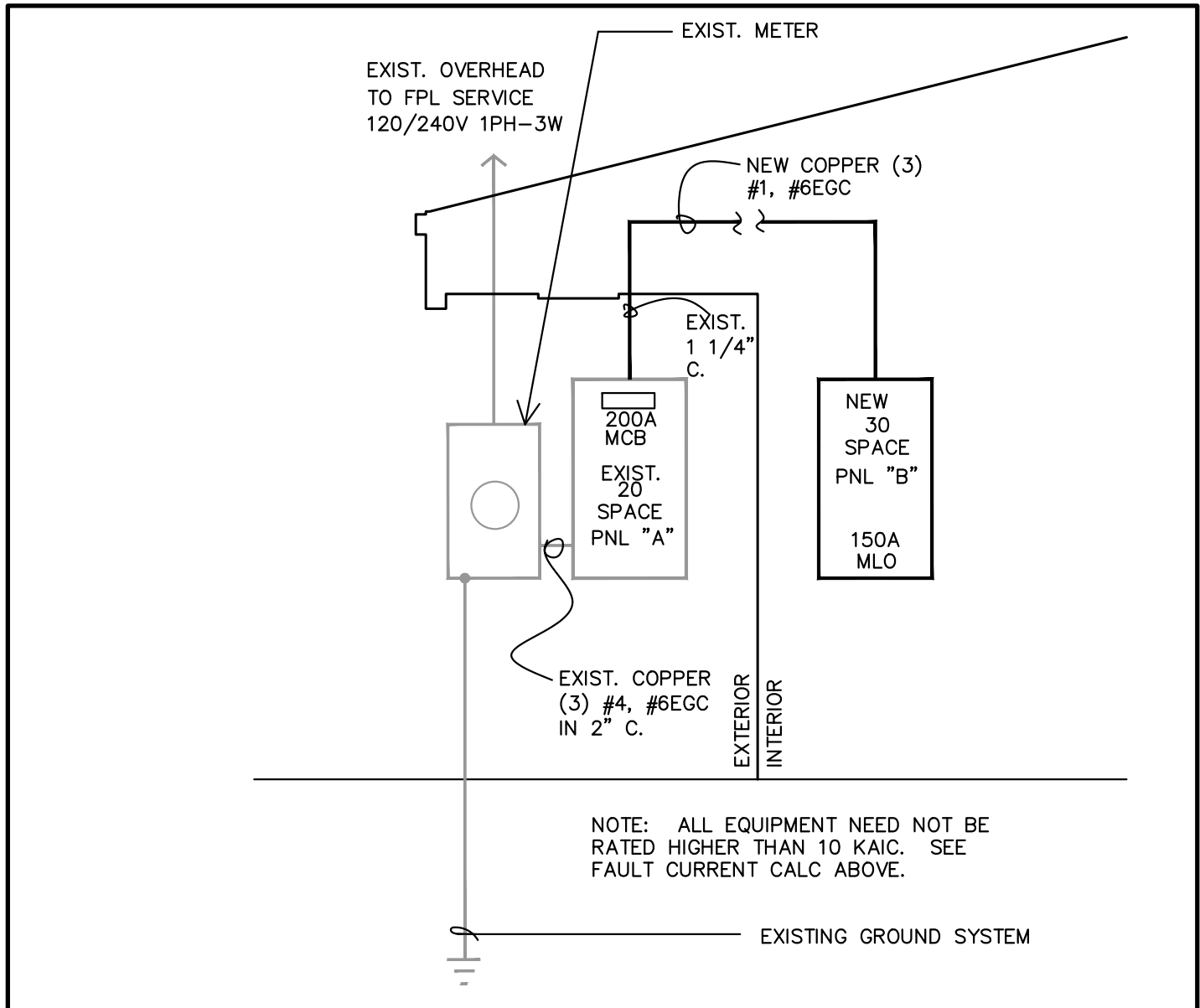
L = LENGTH

I = MAX. AVAIL. FAULT CURRENT SYM. AMPS

C = CONDUCTOR CONSTANT

N=(no. of current carrying conductors per phase)

V.= VOLTAGE (LINE TO LINE)



ELECTRICAL RISER DIAGRAM  
NTS

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION		
	GANG SWITCH PANEL		CEILING FAN
	SPST WALL SWITCH		EXHAUST FAN
	3-WAY SWITCH		LED TAPE LIGHT
	4-WAY SWITCH		DISCONNECT SWITCH
	DIMMER SWITCH		PANELBOARD
	USB PORT RECEPTACLE		POWER METER
	PUSH BUTTON SW.		TRACK LIGHT
	DUPLEX RECEPTACLE		2'x4' FLUORESCENT LIGHT FIXTURE
	DUPLEX RECEPTACLE SPLIT WIRED		1'x4' FLUORESCENT LIGHT FIXTURE
	DEDICATED RECEPTACLE		SPOT LIGHT
	220V RECEPTACLE		RECESSED HI-HAT LIGHT FIXTURE - LED
	POP-UP RECEPTACLE		WALL MOUNT LIGHT FIXTURE
	JUNCTION BOX		HANGING LIGHT FIXTURE
	FLOOR RECEPTACLE		SURFACE MOUNT LIGHT FIXTURE
	TELEPHONE OUTLET		WALL SCONCE LIGHT FIXTURE
	AV-OUT RECEPTACLE		EYE BALL LIGHT FIXTURE
	THERMOSTAT		HEAT LAMP
	SMOKE DETECTOR		GROUND FAULT INTERRUPTER
	COMBINATION SMOKE DETECTOR & C. MON.ALARM		VAPOR PROOF
	CARBON MONOXIDE ALARM		WATER PROOF
	SPEAKERS SEE SHOP DWG's.		UNDER COUNTER
	VOLUME CONTROL (SPEAKERS)		OVER COUNTER
	CLG. MTD. BASIC CERAMIC LAMP HOLDER WITH PULL CHAIN SWITCH		

- KEYNOTES:
- 1

NO WORK, U.O.N.
- 2

RELOCATED EXIST. AIR HANDLING UNIT
- 3

PROVIDE ATTIC LT. W/ PULL SWITCH & (1) RECEPTACLE AT ATTIC ACCESS
- 4

PROVIDE COMBINATION CLOCK OUTLET/ CABLE TV AND/OR HDMI JACK- HT. SHALL BE DETERMINED BY HOME OWNER
- 5

PENDANT FIXTURE TO BE SELECTED/PROVIDED BY HOME OWNER, CENTER ON NEW SKYLIGHT
- 6

VERIFY CLG. FAN TYPE W/ HOME OWNER, VERIFY HT. ABOVE FLOOR OF EA. CLG. FAN W/ HOME OWNER, TYPICAL
- 7

SEE SITE PLAN FOR EQUIPMENT TYPE
- 8

J-BOX FOR POWER & GAS F.P. IGNITOR

- ELECTRICAL NOTES
1. ALL WIRE SHALL BE THIN OR THIN COPPER, UNLESS NOTED OTHERWISE.
2. ALL BRANCH CIRCUITS SHALL BE IN APPROVED RACEWAY MC CABLE OR UL LISTED SHEATHED CABLE (ROMEX).
3. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
4. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER SPECIFICATIONS FOR A/C UNITS.
5. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS SELECTED BY CLIENT.
6. ALL RECEPTACLES SHOWN AT COUNTERS SHALL BE MOUNTED ABOVE COUNTERS U.O.N.
7. PROVIDE EQUIPMENT GROUND PER NEC.
8. ALL 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT.
9. INSTALL INTERCONNECTED SMOKE DETECTORS IN AND OUTSIDE OF SLEEPING ROOMS THROUGHOUT INCLUDING EXISTING HOUSE.
10. EQUIPMENT SHALL BE MIN. 10KAIC PER AIC CALCULATION THIS SHEET

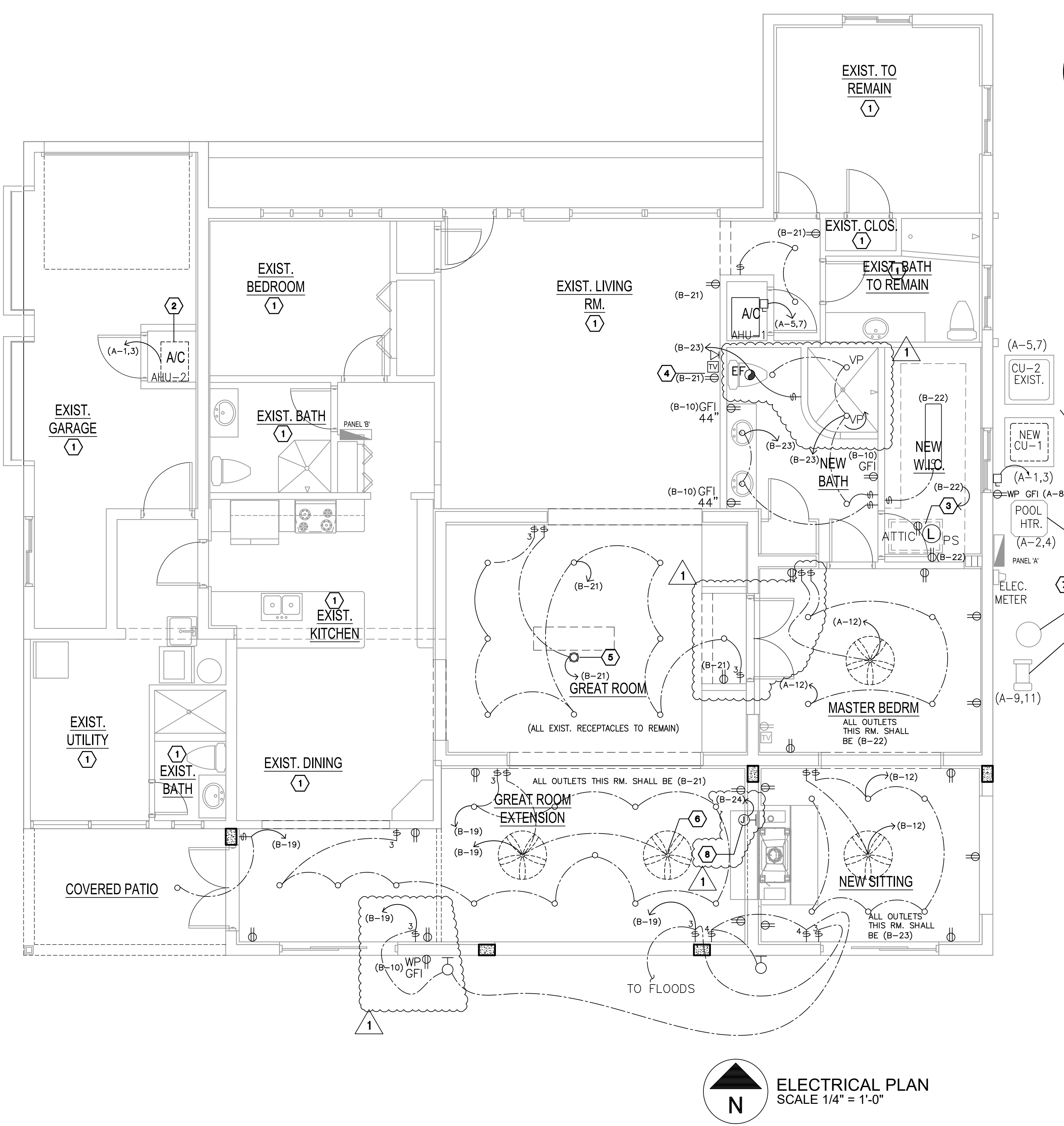
- LIGHTING NOTES
1. ALL PERMANENTLY INSTALLED LIGHT FIXTURES EXCEPT WALL MOUNTED FIXTURES SHALL HAVE HIGH-EFFICIENCY LAMPS PER FBC.
2. ALL CEILING MOUNTED LUMINAIRE OUTLETS SHALL BE LISTED TO SUPPORT 50 LBS PER FBC.

ALL 15 AND 20 AMP RECEPTACLES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI PER NEC

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN NEC

WEATHER RATED RECEPTACLES/ ENCLOSURES ARE REQUIRED IN WET LOCATIONS PER NEC

- ELECTRICAL SCOPE OF WORK
1. EXISTING EXTERIOR ELECTRICAL METER, PANEL "A" TO REMAIN
2. PANEL "B" TO BE REMOVED & REPLACED W/ NEW PNL.
3. EXISTING & NEW GENERAL LIGHTING LOADS.
4. RELOCATED EXISTING & NEW HVAC EQUIPMENT
5. NEW BREAKERS & SOME RE-WIRING OF EXISTING LOADS



ELECTRICAL AS-BUILT CAUTION: PROVIDE ELECTRICAL AS-BUILT DRAWINGS

1. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS AND EQUIPMENT OPERATION MANUALS TO THE BUILDING OWNER PRIOR TO FINAL ACCEPTANCE OR CLOSEOUT IN ACCORDANCE WITH F.B.C. ENERGY CONSERVATION, 2017 EDITION (INCLUDING ANY AND ALL SUPPLEMENTS, IF ANY)

2. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE COLORED INK/PENCIL TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ARCHITECT.

3. CONTRACTOR SHALL PROVIDE ACCURATE REDLINE AS-BUILT MARKUPS TO THE ELECTRICAL PANEL SCHEDULES INCLUDING BREAKER NUMBER, BREAKER SIZE, WIRE SIZE, AND CIRCUIT LOAD.

4. SEE ALSO AND COMPLY WITH ALL PROVISIONS OF "ELECTRICAL NOTES, LIGHTING NOTES, AND KEYNOTES" ON ALL SHEETS.

LCA AA 003432

Architecture, Inc.

1975 Sansbury's Way  
Suite 108  
West Palm Beach, FL 33411

Phone: (561) 493-4787  
Fax: (561) 493-4786

REVISIONS / DATE	
1	09/22/20 OWNER CH.

Blash Residence Remodel  
Exterior & Interior Improvements  
324 Linda Lane  
Palm Beach Shores, Florida 33404

LESLEW A. CZACZYK AIA

AR 00015391

PROJ. NO. 20123

DESIGNED BY LAC

DRAWN BY MJP

DATE 07/21/20

SCALE AS SHOWN

POWER  
PLAN, RISER  
SCHEDULE  
NOTES







	HOT WATER PIPE	HW
	COLD WATER PIPE	CW
	HOT WATER RECIRCULATING	HWHR
	CHECK VALVE	CV
	BALL VALVE (SHUT-OFF VALVE)	SOV
	SANITARY LINE	SAN
	VENT LINE	
	CONDENSATE LINE, MIN. 3/4", MIN. 1/8" PER FT. SLOPE (UNLESS PUMPED), INSULATE WHERE RUNS THROUGH ANY UNOCCUPIED SPACE. TERMINATE PER FBC-MECH SECTION 307. TERMINATION SHALL BE @ SUMP W/ COOSENECK MIN. 1'-0" AWAY FR. FDN. WALL. IF CONDENSATE PUMPS ARE USED, PUMP FAILURE SHALL PREVENT MECH EQUIPMENT THE COND. LINE SERVED FROM OPERATING.	
	HOSE BIBB W/ VACUUM BREAKER & SHUT-OFF VALVE	HB
	VENT THRU ROOF	VTR
	WATER CLOSET	WC
	LAVATORY	LAV
	ELECTRIC WATER HEATER	EWH
	ABOVE FINISH FLOOR	AFF
	WALL CLEANOUT	CO
	SINK	SK
	HUB DRAIN	HD

NOTE:

NOT ALL SYMBOLS & ABBREVIATIONS APPLY

<u>NAME</u>	<u>FIXTURE</u>	<u>MODEL #</u>
SK	LAUNDRY SINK	PER OWNER'S SPECIFICATION.
LAV	LAVATORY	PER OWNER'S SPECIFICATION.
SHW	SHOWER	PER OWNER'S SPECIFICATION.
WC	WATER CLOSET	PER OWNER'S SPECIFICATION.

ALL EXPOSED HOT WATER PIPES SHALL BE INSULATED. NO SHARP OR ABRASIVE SURFACES ALLOWED PER FBC. FAUCETS SHALL COMPLY WITH FBC.

<u>FIXTURE</u>	<u>WATER PIPE SIZE</u>	<u>NOMINAL SAN. SIZE</u>	<u>MAXIMUM FLOW RATE</u>
WATER CLOSET (TANK VALVE)	1/2"	3"	1.6 GPF
LAVATORY	1/2"	1 1/4"	.5 GPM
SINK	1/2"	1 1/2"	2.0 GPM
SHOWER	1/2"	2"	2.2 GPM

KEYNOTES:

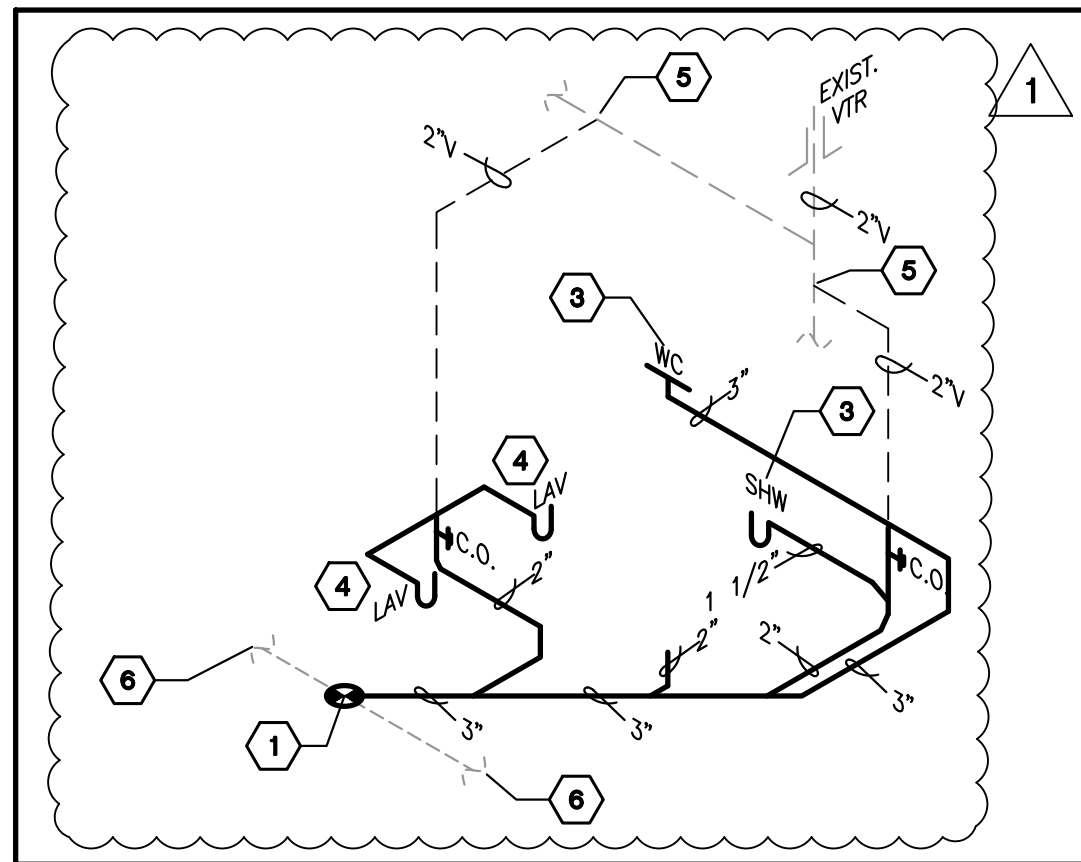
- |   |   |
|---|---|
| 1 | CONNECT NEW SANITARY PIPE INTO EXISTING SANITARY PIPE. FIELD VERIFY EXACT LOCATION.                     |
| 2 | EXIST. WATER HEATER TO REMAIN   |
| 3 | NEW WATER CLOSET AND SHOWER IN NEW LOCATION. CONNECT TO EXISTING SANITARY. FIELD VERIFY EXACT LOCATION. |
| 4 | NEW LAVATORIES IN NEW LOCATION. CONNECT TO EXISTING SANITARY PIPE. FIELD VERIFY EXACT LOCATION.         |
| 5 | TIE TO EXISTING VENT. FIELD VERIFY EXACT LOCATION IN FIELD.   |
| 6 | VERIFY EXISTING BLDG. SAN. DRAIN IS MIN. 3" SIZE  |
| 7 | MAINTAIN MIN. 3" AIR GAP BETWEEN SUMP AND CONDENSATE GOOSENECK  |

TABLE P2903.2  
MINIMUM FLOW RATES AND CONSUMPTION FOR  
PLUMBING FIXTURES, AND FIXTURE FITTINGS AND APPLIANCES

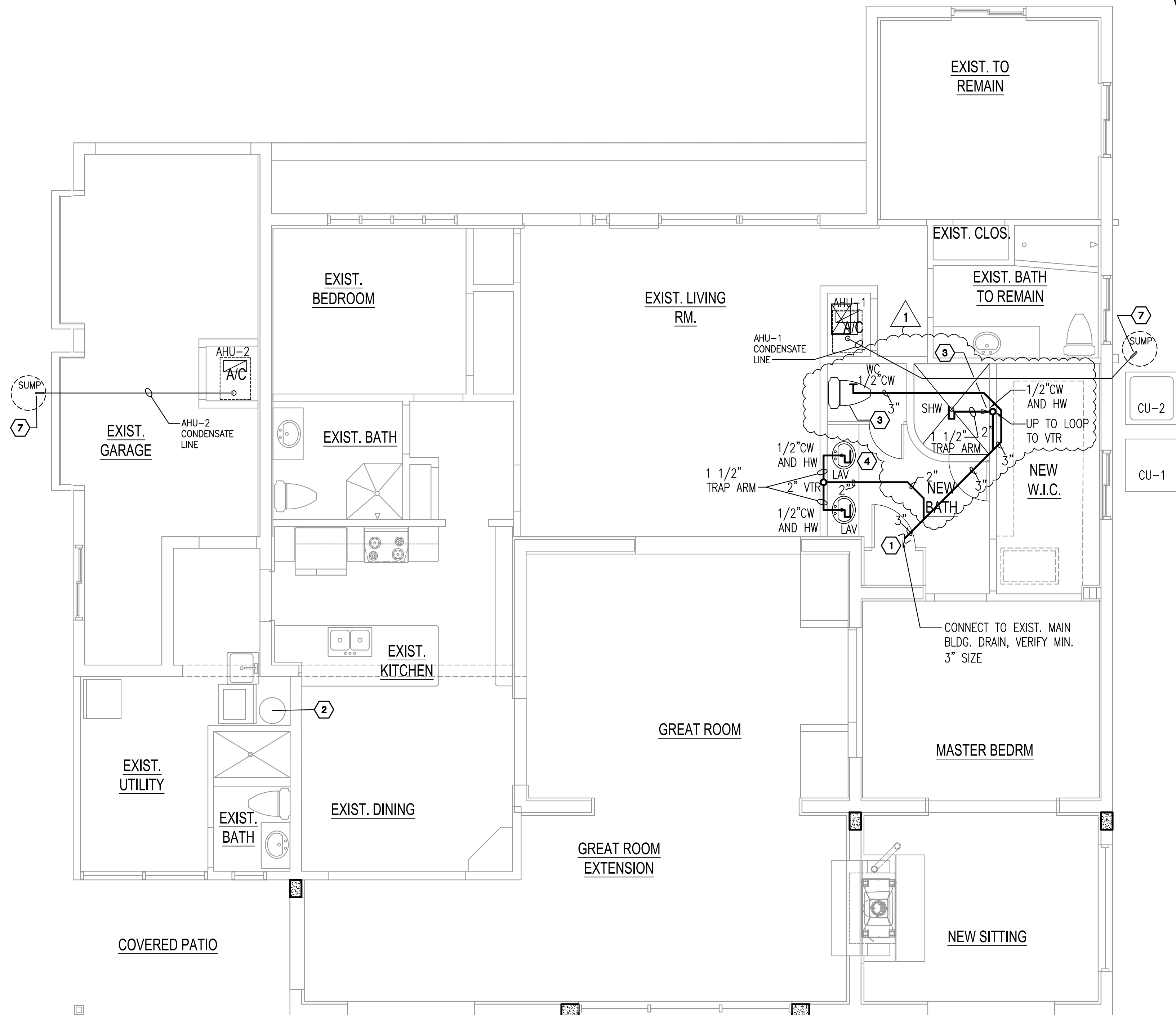
LAVATORY FAUCET	2.2 gpm at 60 psi
SHOWER HEAD <sup>a</sup>	2.2 gpm at 80 psi
SINK FAUCET	2.2 gpm at 60 psi
WATER CLOSET	1.6 gallons per flushing cycle
DISHWASHER (RESIDENTIAL)	6.5 gallons per cycle or less (Energy Star/Water Sense Certified)®
WASHING MACHINE	Water factor of 8 or fewer (Energy Star/Water Sense Certified)®

For SI: 1 gallon per minute = 3.785 L/m  
1 pound per square inch = 6.895 Pa

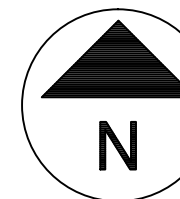
- a. A handheld shower sprayer shall be considered a shower head.  
b. Consumption tolerances shall be determined from reference standards.  
c. Water factor in gallons per cycle per cubic foot.
- Exception: All fixtures < fittings and appliances with U.S. Environmental Agency Water Sense ® EPA label.
- a. A handheld shower sprayer shall be considered a shower head.



**N.T.S.**



**GAS AND GAS PLANS, CALCULATION, SHALL BE A DEFERRED SUBMITTAL  
AND BE UNDER SEPARATE PERMIT**

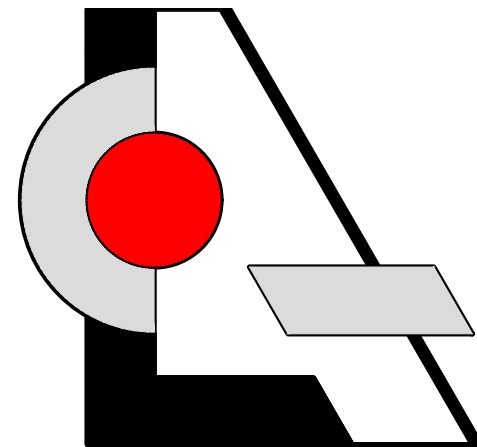


PLUMBING PLAN  
SCALE 1/4" = 1'-0"

**ALL UNUSED PLUMBING LINES SHALL BE CAPPED-OFF AND DEAD ENDS ELIMINATED.**

**PROVIDE HAMMER ARRESTORS ON ALL QUICK CLOSING WATER VALVES**

**TOILET WATER SUPPLY ESCUTCHEONS SHALL  
BE BRUSHED STAINLESS STEEL**



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Phone: (561) 493-4787  
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## REVISIONS / DATE

1 09/22/20 OWNER CH.

## Blash Residence Remodel Exterior & Interior Improvements

324 Linda Lane  
Palm Beach Shores, Florida 33404

LESLAW A. CZACZYK AIA

AR 00015391

PROJ. NO.	20123
-----------	-------

DESIGNED BY LAC

DRAWN BY MJF

DATE 07/21/20

SCALE AS SHOWN

# PLUMBING PLAN DIAGRAM NOTES

SHEET

P.1



Equity Appraisers  
9121 North Military Trail  
Palm Beach Gardens, FL 33410  
561-627-9944  
TAX ID #65-0311326

INVOICE	09/23/2020 DATE	200591 FILE NUMBER	CASE NUMBER
---------	--------------------	-----------------------	-------------

Client:                   Blash, Timothy A & Patricia G  
                              324 Linda Ln  
                              Palm Beach Shores, FL  
                              33404  
  
                              EQTY APPR TAX ID 65 0311326

Item	Total
------	-------

APPRAISAL FEE FOR SERVICES RENDERED	\$	500.00
PAID		-500.00

Borrower: Blash, Timothy A & Patricia G  
324 Linda Ln  
Palm Beach Shores, Fl 33404  
Palm Beach Shores Lt 25

Total:	\$	0.00
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Thank you



Page 2 of 22



Uniform Residential Appraisal Report

File # 200591

SALES COMPARISON APPROACH

There are    N/A    comparable properties currently offered for sale in the subject neighborhood ranging in price from \$												to \$					
There are    N/A    comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$												to \$					
FEATURE		SUBJECT			COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3				
324 Linda Ln					300 Tacoma Ln				321 Cascade Ln				1243 Yacht Harbor Dr				
Address		Palm Beach Shores, FL 33404			Palm Beach Shores, FL 33404				Palm Beach Shores, FL 33404				Riviera Beach, FL 33404				
Proximity to Subject					0.16 miles N				0.29 miles N				0.78 miles N				
Sale Price		\$					\$ 692,500				\$ 825,000				\$ 570,000		
Sale Price/Gross Liv. Area		\$           sq. ft.			\$ 421.74 sq. ft.				\$ 353.02 sq. ft.				\$ 397.21 sq. ft.				
Data Source(s)					MLS#:RX-10576481;DOM 11				MLS#:RX-10613390;DOM 1				MLS#:RX-10606218;DOM 135				
Verification Source(s)					PAPA/IMAPP				PAPA/IMAPP				PAPA/IMAPP				
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment		
Sale or Financing					ArmLth				ArmLth				ArmLth				
Concessions					Cash;0				Cash;0				Cash;0				
Date of Sale/Time					s01/20;c11/19				s04/20;c03/20				s07/20;c07/20				
Location		N;Res;			N;Res;				N;Res;				N;Res;				
Leasehold/Fee Simple		Fee Simple			Fee Simple				Fee Simple				Fee Simple				
Site		8501 sf			8909 sf		0		8499 sf		0		10575 sf		0		
View		N;Res;			N;Res;				N;Res;				N;Res;				
Design (Style)		DT1;Trdtnl			DT1;Trdtnl				DT1;Trdtnl/Sup		-25,000		DT1;Trdtnl				
Quality of Construction		Q4			Q4				Q4				Q4				
Actual Age		68			57		0		11		-50,000		48		0		
Condition		C3			C3				C3				C4		+30,000		
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
Room Count		8	3	3.0	7	3	2.0	+3,000	8	3	2.0	+3,000	6	3	2.0	+3,000	
Gross Living Area		2,061		sq. ft.	1,642		sq. ft.	+31,400	2,337		sq. ft.	-20,700	1,435		sq. ft.	+47,000	
Basement & Finished		0sf			0sf				0sf				0sf				
Rooms Below Grade		0rr0br0.0ba0o			0rr0br0.0ba0o				0rr0br0.0ba0o				0rr0br0.0ba0o				
Functional Utility		3 Bdrms			3 Bdrms				3 Bdrms				3 Bdrms				
Heating/Cooling		Central			Central				Central				Central				
Energy Efficient Items		Typical			Typical				Typical				Typical				
Garage/Carport		1ga4dw			2ga6dw		-5,000		2ga6dw		-5,000		2ga6dw		-5,000		
Porch/Patio/Deck		Pch/XLScrnPto			Pch/XLScrnPto				Pch/SmCvdPto		+10,000		Pch/SmCvdPto(Pole)		+12,000		
UPGRADES		Average+			Inferior		+30,000		Offsetting		0		Inferior		+60,000		
POOL/OTHER		Pool/Extended Dk			Pool/Extended Dk				None		+30,000		Pool/Inferior		+8,000		
Net Adjustment (Total)					[X] + [ ] -		\$ 59,400		[ ] + [X] -		\$ -57,700		[X] + [ ] -		\$ 155,000		
Adjusted Sale Price					Net Adj. 8.58 %				Net Adj. 6.99 %				Net Adj. 27.19 %				
of Comparables					Gross Adj. 10.02 %		\$ 751,900		Gross Adj. 17.42 %		\$ 767,300		Gross Adj. 28.95 %		\$ 725,000		

I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did X did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) PAPA/IMAPP

My research did X did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) PAPA/IMAPP

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP
Effective Date of Data Source(s)	09/17/2020	09/17/2020	09/17/2020	09/17/2020

Analysis of prior sale or transfer history of the subject property and comparable sales Other than noted above, there have been no sales of subject in 3 years or comparables in 1 year.

Summary of Sales Comparison Approach Sales used are most recent and similar. \*Condition adjustments vary in accordance wth level of updating. . \*Design/style adjustment #2: Superior exterior ornamentation/curb appeal. Comp #2: Actual age adjustment: More modern materials. \*Condition #3: No major component updating or paint, etc. Signs of wear per MLS photos. \*Upgrades: Comp #1 adjusted for less upgraded kitchen, flooring, and baths. Comp #3 adjusted for inferior flooring, kitchen, baths, lack of any custom features/finish. \*Pool/Other #3: Comp #3 does not have extended deck and pool deck is inferior (subject has pavers.)

Indicated Value by Sales Comparison Approach \$ 752,000

Indicated Value by: Sales Comparison Approach \$ 752,000 Cost Approach(if developed) \$ 752,000 Income Approach (if developed) \$ 0

THE SALES COMPARISON ANALYSIS IS GIVEN THE MOST EMPHASIS AS IT BEST REFLECTS THE ACTIONS OF BUYERS AND SELLERS IN THE MARKET. THE COST APPROACH IS SUPPORTIVE. THE INCOME APPROACH WAS NOT APPLICABLE DUE TO THE LACK OF RELIABLE DATA.

This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NO PERSONAL PROPERTY IS

INCLUDED IN THE FINAL ESTIMATE OF VALUE. WEIGHTED AVERAGE: GREATER RELIANCE COMPS #1 & #2: MOST SIMILAR FROM DIRECT SUBJECT PLAT.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 752,000 , as of 09/17/2020 , which is the date of inspection and the effective date of this appraisal.



ADDITIONAL COMMENTS									
Borrower or Owner		Blash, Timothy A & Patricia G							
Property Address		324 Linda Ln							
City	Palm Beach Shores	County	PALM BEACH			State	FL	Zip Code	33404
Lender or Client		Blash, Timothy A & Patricia G							

### SCOPE OF APPRAISAL

1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF PROFESSIONAL PRACTICE OF THE APPRAISAL INSTITUTE.

2. THE APPRAISER HAS PERFORMED A COMPLETE VISUAL INSPECTION OF THE INTERIOR AND EXTERIOR AREAS OF THE SUBJECT PROPERTY, HAS INSPECTED THE NEIGHBORHOOD, HAS INSPECTED EACH COMPARABLE FROM THE STREET, HAS RESEARCHED, VERIFIED AND ANALYZED DATA FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES, AND REPORTED AN ANALYSIS, OPINIONS, AND CONCLUSIONS IN THIS REPORT.

3. THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

4. APPRAISER HAS COMPLETED THE CONTINUING EDUCATION REQUIREMENTS OF THE APPRAISAL INSTITUTE.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification, USPAP 3.

INTENDED USER

THE INTENDED USER OF THE APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR AN ESTIMATE OF MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

Appraiser may be asked to comment on; condition, legal description, sales contract, environmental issues, etc.. Comments in the report are within the expertise of a real estate appraiser. Appraiser does not complete an inspection to the same degree as a contractor who provides a thorough home inspection of all building components, appraiser has no expertise in title work and cannot substitute for services provided by a qualified real estate attorney, appraiser has no training in detecting negative environmental conditions.

THE APPRAISER HAS;  
PERFORMED THE REQUIRED INSPECTION OF THE SUBJECT  
INSPECTED THE NEIGHBORHOOD  
INSPECTED COMPARABLES FROM THE STREET  
RESEARCHED, VERIFIED, AND ANALYZED DATA FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES  
REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS IN THIS REPORT

I HAVE PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

REASONABLE EXPOSURE TIME IS 90 TO 180 DAYS.

### PREDOMINANT VALUE

SUBJECT VALUE EXCEEDS PREDOMINANT. THIS IS TYPICAL OF HOMES WITH UPGRADES, OUTDOOR LIVING/POOLS, AND IN CLOSE PROXIMITY TO AMENITIES OF THE ISLAND. THERE IS SUFFICIENT DEMAND FOR HOMES LIKE THE SUBJECT WITH NO ADVERSE AFFECT ON MARKETABILITY.

### MARKET CONDITIONS

SOUTH FLA/MARTIN COUNTY; CAUSE OF PREVIOUS MARKET DECLINE

SOUTH FLORIDA EXPERIENCED A CORRECTION AFTER SEVERAL YEARS OF RAPID APPRECIATION FROM 2002-2005 (35% +/- PER ANNUM FOR THREE YEARS) AND MOST NEIGHBORHOODS HAVE EXPERIENCED SOME DEGREE OF DECLINE.

THE STRONGER MARKET BETWEEN 2002-2005 FUELED AN OVER HEATED NEW BUILD AND EXISTING HOME MARKET ATTRACTING INVESTORS AND PRIMARY USERS. THIS RESULTED IN A RUN UP IN VALUES WHICH COULD NOT BE SUSTAINED. SALES ACTIVITY SLOWED, BUILDERS WERE LEFT WITH STANDING INVENTORY, AND PRIMARY USERS AND INVESTORS WERE UNABLE TO CARRY THE DEBT SERVICE AS THE ECONOMY LATER MOVED INTO A RECESSION. THE RECESSION AND A HIGHER RATE OF UNEMPLOYMENT KEPT DEMAND DOWN AND CONTRIBUTED TO DEFAULTS ON MORTGAGES. FORECLOSURES AND SHORT SALE INVENTORY SWELLED AND ADDED TO THE IMBALANCE BETWEEN SUPPLY AND DEMAND.

IMPACT ON VALUE; THIS SEQUENCE OF EVENTS LED TO A SIGNIFICANT MARKET DECLINE FOLLOWING THE BOOM YEARS BETWEEN 2002 AND 2005.

2007 - 2011 VALUES DECLINED WITH A FLOOD OF REO AND SHORT SALE INVENTORY.

2012 - SALES ACTIVITY IS UP AND NEAR THE END OF THE YEAR VALUES HAVE BECOME MORE STABLE TO INCREASING.

RECENT HISTORY;

2013 - SALES ACTIVITY CONTINUES TO RISE WITH INVENTORY DECLINING. VALUES ARE STABLE TO UPWARD AS REPORTED BY MLS STATISTICAL DATA, SEVERAL REAL ESTATE RESEARCH FIRMS; ZILLOW ( SEE ADDENDUM), REALTY TRAC, THE COUNTY PROPERTY APPRAISER'S OFFICE, AND SOUTH FLORIDA REALTORS ASSOCIATION.

2014 - PRICES HAVE CLIMBED LEVERAGED BY AN IMPROVING ECONOMY, LOWER INTEREST RATES, AND BULL STOCK MARKET. REALTORS ARE NOTING A SHORTAGE OF PROPERTIES IN SOME NEIGHBORHOODS, PARTICULARLY OF LISTINGS IN BETTER THAN AVERAGE CONDITION. MANY REALTY RESEARCH FIRMS ARE PREDICTING A CONTINUED UPWARD TREND BUT AT A LOWER RATE.

2015 - THE 4TH QUARTER BROUGHT MORE STABILITY. REO'S ARE WINDING DOWN IN THE COUNTY AND ABOUT ONE THIRD THE NUMBER ARE NOW GOING THROUGH COURTS COMPARED TO 2013. RATES REMAIN LOW AND ACTIVITY CONSTANT.

2/2019- PER TRULIA MEDIAN HOME PRICES IN PAST YEAR FOR 33404 HAVE INCREASED 8%. SITE DATA FOR PALM BEACH SHORES IS NOT SPECIFICALLY AVAILABLE BUT STATISTICS SHOW STABILIZED MARKET AT THIS TIME. FOR AREA OF PALM BEACH SHORES.



ADDITIONAL COMMENTS  
Page 2

Borrower or Owner	Blash, Timothy A & Patricia G				
Property Address	324 Linda Ln				
City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Lender or Client	Blash, Timothy A & Patricia G				

09/3030- PER TRULIA MEDIAN HOME PRICES IN PAST YEAR FOR 33404 HAVE INCREASED 5.1%. SITE DATA FOR PALM BEACH SHORES IS NOT SPECIFICALLY AVAILABLE BUT STATISTICS SHOW STABILIZED MARKET AT THIS TIME. FOR AREA OF PALM BEACH SHORES.

DIGITAL SIGNATURE

THE APPRAISER HAS SIGNED WITH A DIGITAL SIGNATURE WHICH IS CONSIDERED LEGAL AND BINDING TO CERTIFY AND DOCUMENT THE APPRAISAL REPORT.THE APPRAISER HAS SIGNED WITH A DIGITAL SIGNATURE WHICH IS CONSIDERED LEGAL AND BINDING TO CERTIFY AND DOCUMENT THE APPRAISAL REPORT.

SALES OVER 90 DAYS (AND 6 MONTHS )

SALES S COMPARABLES EXCEED 90 DAY AND 6 MONTHS. NOT DETRIMENTAL. THE MARKET HAS BEEN STABLE.

LAND VALUE EXCEEDS 30% OF TOTAL VALUE

A HIGHER LAND VALUE IS THE RESULT OF CLOSE PROXIMITY TO THE WATER.

APPROACHES TO VALUE

MARKET APPROACH; Concessions; Seller concessions if utilized are deducted for in the Market Approach. The dollar amount deducted is considered at market unless discussed in the Description Grid. Furnishings are sometimes included in the sale for this Luxury Home Market.

**Selection of data;** The sales used are considered the best and most recent available. The % of Line, Net, & Gross adjusting is a consideration when selecting sales but is only one consideration. Time & Terms of Sale, Proximity, Marketability, Features, Site Characteristics, and Availability of Sources are also considerations. The selection of data rests on which comparables are most likely to result in the most accurate appraisal.

Time adjustments (when necessary) are developed after a review of older vs more recent data to estimate a rate increase or decline. The adjustment is calculated from the date the comparable came under contract (Date Pending) and adjusted on a monthly basis.

**Negotiations Adjustments;** The adjustment for negotiations is estimated after a review and analysis of Sale to List Price Ratios. This adjustment is calculated over the long term and not necessarily consistent with data reported by 1004MC which can be skewed by the lack of quantitative or qualitative data. Data from within competing markets may also be considered when appropriate.

Adjustments for living area, lot size, & other units of comparison which fluctuate in size are estimated after an analysis of how the contributory value changes with size. Bracketing is used when possible as a means of support and to help lend balance to the Market Approach and reconciliation.

**Adjustment for features;** pools, upgrades, out buildings etc.. are estimated from an analysis and study of how value is impacted with or without the particular feature being analyzed.

Extended marketing time for some comparables due being priced initially above active competitive market and/or third party negotiating which adds time to the process.

**Sales over 90 days and sometimes 6 months;** It is necessary to expand the search for a comparable sale to best represent the subject, (not detrimental).. The comparable is adjusted for time (when necessary) to reflect current market. Older sales within the subject sub-market are considered better indicators than some slightly newer sales in competing projects. The sales selected are the most comparable and most recent which allow the most accurate appraisal.

**When negotiation adjustments contribute to higher line, net, and gross adjusting,** the higher adjusting is not relevant to qualifying the comparable. These adjustments do not pertain to the comparison process.

Differences in designs of homes used as comparables; The sales used are the most recent which best represent the subject. The sales used are also the most similar in design of available comparables within the parameters selected. Consideration is given for any differences in design proven to impact value.

**Upgrades;** When comparables are similar in finishing appointments, quality of floor covering, counters, surfaces, plumbing and electrical fixtures and offer no additional amenities which would significantly contribute value, they are recognized as offsetting on the grid page under "Upgrades". There is not enough room on the form to itemize every single difference in features between the subject and comparables. The total upgrades between subject and comparables for a single line adjustment. The adjustment is explained in the report.

**Identifying trends;** When the market has been in decline over the longer term our conclusions are best drawn from that quantity and quality of data which span enough time or contain enough facts to allow accurate conclusions. Our conclusions tend to be more accurate over the longer term where enough data can be analyzed to balance out any short term fluctuations from the overall trend (normal market behavior). Statistics from the 1004MC form may contribute to our overall analysis or may conflict with our conclusions depending on the quantity and quality of the data reported.

Growth refers to population growth and expansion. Slow growth; Marketability is not affected when supply and demand are in balance.

Cost Approach and Market Approach To Value; Market Approach: Normal market behavior will include some fluctuations often in reaction to current supply and demand forces. The Cost is logically less elastic; Short term supply/demand have less influence on cost of materials which tend to remain stable longer even after a significant change in demand.

A higher land to total value is a result of the location being convenient to amenities of the area; Schools, Main Roads, Recreation, Places of worship, Infrastructure, and public services.

(This was particularly evident in the boom era between 2002-2005 where investors reaped excess profits on the resale of new builds. The cost was eventually adjusted).

And the estimated land value is not always easily extracted from the market particularly in a market of older homes when estimating and deducting physical depreciation or in custom luxury markets when estimating cost.

Also, where there are land sales but a scarcity of vacant sites, and/or a location of higher desirability, purchasers desiring to build are often willing to pay more for a vacant site than the land value extracted from improved property sales.

The Cost Approach, within a changing market, may trail the Opinion developed in the Market Approach. In a declining market, this means the Cost Approach can be estimated higher and in an appreciating market lower. A higher cost does not indicate some form of depreciation was ignored. When present, all forms of depreciation are adjusted for in the approaches to value selected.

The Market Approach unit of comparison adjusting for; location, site characteristics, design, quality, effective age, and other units of comparison are estimated after a review and comparison of how these units impact value. Market extracted adjusting is the most reliable technique employed.

Bracketing is also an effective means of balancing the comparison process.

HIGHER ADJUSTING

COMP #3 EXCEEDS NET/GROSS ADJUSTMENT GUIDELINES DUE TO THE CONDITION, LIVING AREA, AND UPGRADE ADJUSTMENTS.

NOT DETRIMENTAL. ADJUSTMENTS ARE MARKET EXTRACTED AND CAN BE ESTIMATED WITH A REASONABLE DEGREE OF ACCURACY.



### ADDITIONAL COMMENTS

Page 3

Borrower or Owner	Blash, Timothy A & Patricia G
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Property Address 324 Linda Ln

City	Palm Beach Shores	County	PALM BEACH	State	FL	Zip Code	33404
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Lender or Client	Blash, Timothy A & Patricia G
------------------	-------------------------------



Uniform Residential Appraisal Report

File # 200591

ADDITIONAL COMMENTS

SEE BELOW

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  
Land value market extracted..

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....=\$	325,000
Source of cost data MARSHALL SWIFT AND LOCAL CONTRACTORS	Dwelling 2,061 Sq. Ft. @ \$ 200.00 .....	=\$ 412,200
Quality rating from cost service Q4 Effective date of cost data 09/2020	Sq. Ft. @ \$ .....	=\$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
The cost is estimated from information provided by Marshall/Swift, a cost	Garage/Carport 299 Sq. Ft. @ \$ 55.00 .....	=\$ 16,445
valuation service, and local contractors. Site improvements include porches,	Total Estimate of Cost-New .....	=\$ 428,645
patios, driveways, walkways, landscaping, pool.	Less Physical Functional External	
	Depreciation 57,010 .....	=\$ ( 57,010 )
	Depreciated Cost of Improvements.....	=\$ 371,600
	'As-is' Value of Site Improvements.....	=\$ 55,000
Estimated Remaining Economic Life (HUD and VA only) 52 Years	Indicated Value By Cost Approach.....	=\$ 752,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) INSUFFICIENT DATA TO DEVELOP A GRM IN THIS PREDOMINANTLY OWNER OCCUPIED NEIGHBORHOOD.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal name of project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data Source(s)  
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion  
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)  
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.  
  
Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities



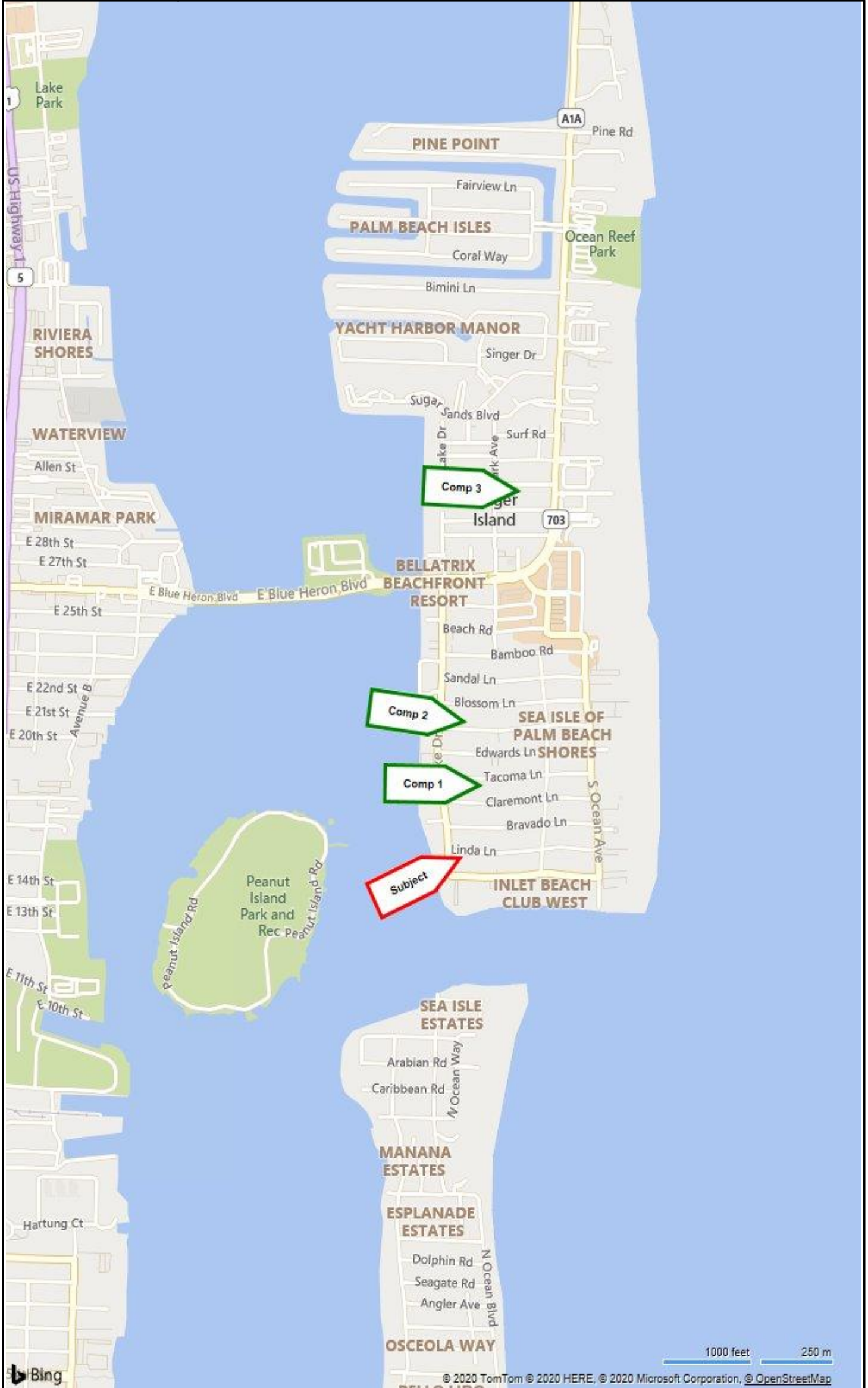
# LOCATION MAP

Borrower or Owner Blash, Timothy A & Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH State FL Zip Code 33404

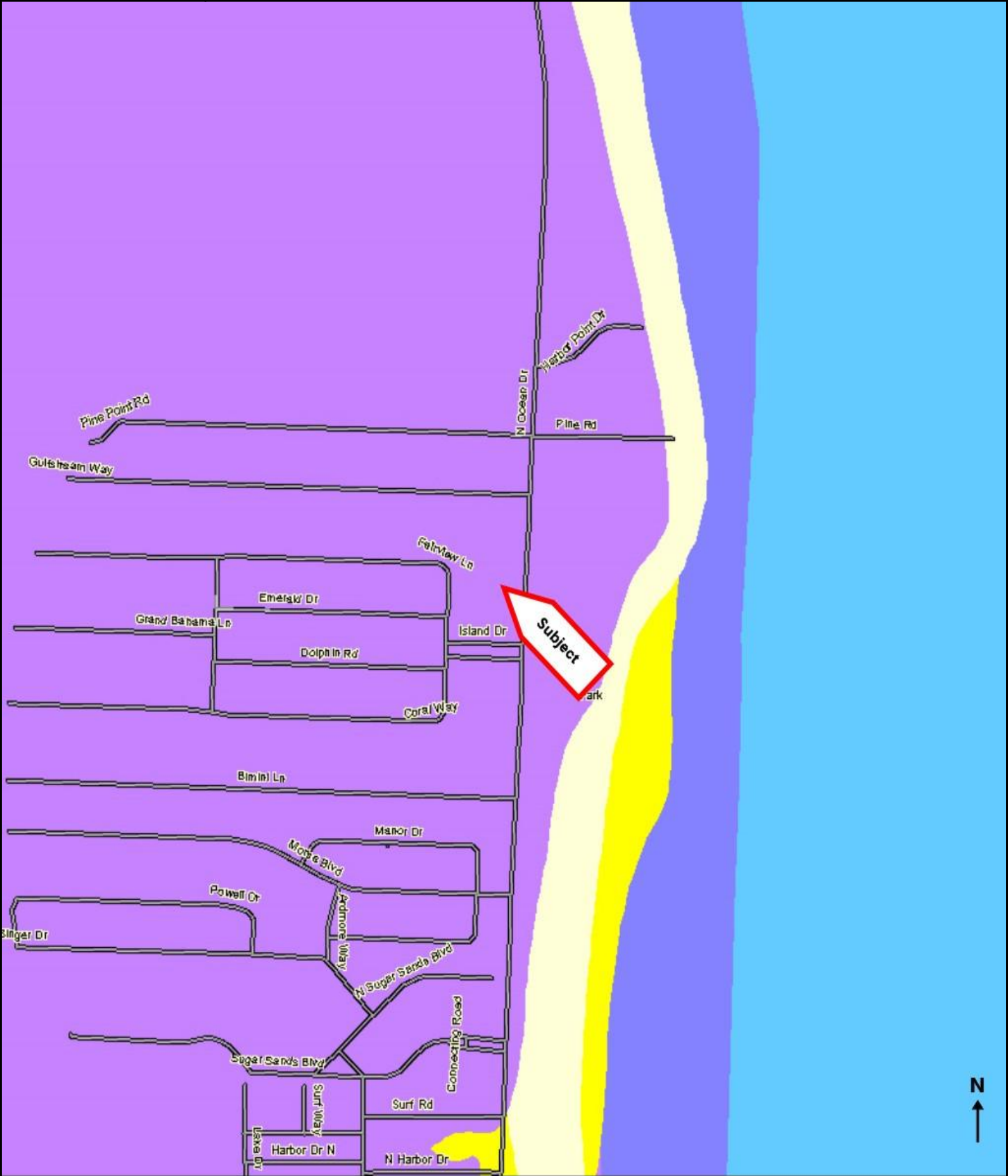
Client Blash, Timothy A & Patricia G





FLOOD MAP

Borrower or Owner	Blash, Timothy A & Patricia G				
Property Address	324 Linda Ln				
City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Client	Blash, Timothy A & Patricia G				



**Flood Zones**

Areas inundated by 500-year flooding	Floodway areas
Areas outside of the 100- and 500-year flood plains	Floodway areas with velocity hazard
Areas inundated by 100-year flooding	Areas of undetermined but possible flood hazards
Areas inundated by 100-year flooding with velocity hazard	Areas not mapped on any published FIRM

**Flood Zone Determination**

**Latitude:** 26.795157  
**Longitude:** -80.034807  
**Community Name:** RIVIERA BEACH, CITY OF  
**Community:** 125142  
**SFHA (Flood Zone):** Yes  
**Within 250 ft. of multiple flood zones:** Yes  
**Zone:** A7  
**Panel:** 0001D  
**FIPS Code:** 12099

**Map #:** 1251420001D  
**Panel Date:** 09/30/1982  
**Census Tract:** 5.11

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



# PHOTOGRAPH ADDENDUM

Borrower or Owner	Blash, Timothy A & Patricia G				
Property Address	324 Linda Ln				
City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Client	Blash, Timothy A & Patricia G				



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



PHOTOGRAPH ADDENDUM

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				Zip Code	33404
Client	Blash, Timothy A & Patricia G				



324 Linda Ln  
POOL



324 Linda Ln  
PATIO



324 Linda Ln  
BACKYARD



PHOTOGRAPH ADDENDUM

Borrower or Owner		Blash, Timothy A & Patricia G			
Property Address		324 Linda Ln			
City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Client		Blash, Timothy A & Patricia G			



324 Linda Ln  
LIVING ROOM



324 Linda Ln  
DINING/FAMILY RM



324 Linda Ln  
DEN



PHOTOGRAPH ADDENDUM

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Client	Blash, Timothy A & Patricia G				



324 Linda Ln  
KITCHEN



324 Linda Ln  
MASTER BDRM



324 Linda Ln  
BDRM 2



PHOTOGRAPH ADDENDUM

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City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Client	Blash, Timothy A & Patricia G				



324 Linda Ln  
BDRM 3



324 Linda Ln  
BATH 1



324 Linda Ln  
BATH 2



PHOTOGRAPH ADDENDUM

Borrower or Owner	Blash, Timothy A & Patricia G				
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City	Palm Beach Shores	County	PALM BEACH	State	FL
				Zip Code	33404
Client	Blash, Timothy A & Patricia G				



324 Linda Ln  
BATH 3



324 Linda Ln  
LAUNDRY



324 Linda Ln  
GARAGE



PHOTOGRAPH ADDENDUM

Borrower or Owner	Blash, Timothy A & Patricia G					
Property Address	324 Linda Ln					
City	Palm Beach Shores	County	PALM BEACH	State	FL	Zip Code 33404
Client	Blash, Timothy A & Patricia G					



COMPARABLE #1

300 Tacoma Ln  
Palm Beach Shores, FL 33404

Price	\$692,500
Price/SF	421.74
Date	s01/20;c11/19
Age	57
Room Count	7-3-2.0
Living Area	1,642

Value Indication \$751,900



COMPARABLE #2

321 Cascade Ln  
Palm Beach Shores, FL 33404

Price	\$825,000
Price/SF	353.02
Date	s04/20;c03/20
Age	11
Room Count	8-3-2.0
Living Area	2,337

Value Indication \$767,300



COMPARABLE #3

1243 Yacht Harbor Dr  
Riviera Beach, FL 33404

Price	\$570,000
Price/SF	397.21
Date	s07/20;c07/20
Age	48
Room Count	6-3-2.0
Living Area	1,435

Value Indication \$725,000



## Uniform Residential Appraisal Report

File # 200591

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



## Uniform Residential Appraisal Report

File # 200591

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



## Uniform Residential Appraisal Report

File # 200591

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.


**APPRAISER**

Signature   
 Name Michelle C. Mezoe  
 Company Name Equity Appraisers  
 Company Address 9121 North Military Trail  
Palm Beach Gardens, FL 33410  
 Telephone Number 561-627-9944  
 Email Address eqtyappr@bellsouth.net  
 Date of Signature and Report 09/23/2020  
 Effective Date of Appraisal 09/17/2020  
 State Certification # \_\_\_\_\_  
 or State License # RI17253  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State FL  
 Expiration Date of Certification or License 11/30/2020

**ADDRESS OF PROPERTY APPRAISED**

324 Linda Ln  
Palm Beach Shores, FL 33404  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 752,000  
 LENDER/CLIENT  
 Name No AMC  
 Company Name Blash, Timothy A & Patricia G  
 Company Address 324 Linda Ln  
Palm Beach Shores, FL 33404  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Timm Delehanty, SRA  
 Company Name Equity Appraisers  
 Company Address 9121 North Military Trail  
Palm Beach Gardens, FL 33410  
 Telephone Number 561-627-9944  
 Email Address eqtyappr@bellsouth.net  
 Date of Signature 09/23/2020  
 State Certification # St Cert Gen RZ793  
 or State License # \_\_\_\_\_  
 State FL  
 Expiration Date of Certification or License 11/30/2020

**SUBJECT PROPERTY**

- ☒ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
☐ Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- ☒ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_



						Case No.	
						File No.	200591
Borrower	Blash, Timothy A & Patricia G						
Property Address	324 Linda Ln						
City	Palm Beach Shores		County	PALM BEACH		State	FL
						Zip Code	33404
Lender/Client	Blash, Timothy A & Patricia G			Address	324 Linda Ln, Palm Beach Shores, FL 33404		

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

**C1** - The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** - The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** - The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property*

**C5** - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

**Q1** - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

**Q2** - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q3** - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

**Not Updated** - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

**Updated** - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled** - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

# Requirements - Abbreviations Used in Data Standardization Text

Case No.  
File No. 200591

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmlLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
G	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



[illegible]



PROJECT NAME: \_\_\_\_\_

Blask Remodel

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).

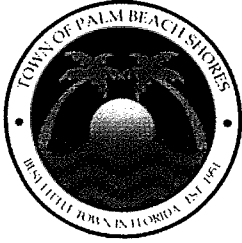
**LANDSCAPE PLAN CHECKLIST**

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: Blash, Patricia and Timothy

PROJECT ADDRESS: 324 Linda Lane Palm Beach Shores, FL 33404

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)	X	SITE PLAN REVIEW (14-62)	X
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:	Patricia and Timothy Blash	L.C.A. Architecture
ADDRESS:	324 Linda Lane Palm Beach Shores	1975 Sansbury Way, suite 108 WPB, FL 33411
PHONE:	(561)718-1925 or (561)313-6949	
EMAIL:	tim@brianscarpetwpb.com pblash@aol.com	Michael@LCA-inc.com

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	LCA Architecture, Inc	N/A
ADDRESS:	1975 Sansbury's Way, Suite 108 WPB 33411	
PHONE:	561-493-4787	
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	Pinnacle Surveying	
ADDRESS:	5601 Corporate Way, Ste 103 WPB 33407	
PHONE:	(561) 508-5472	
EMAIL:	mcook@nexgensurveying.com	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:		
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.

Patricia Blash Timothy A Blash  
Signature of Owner

10-1-20  
Date

Patricia Blash, Timothy Blash  
Printed Name of Owner

### STATE OF FLORIDA PALM BEACH COUNTY:

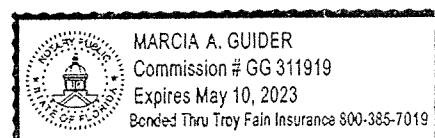
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of October 2020,

by Patricia G. Blash & Timothy A. Blash who is personally known to me or has produced n/a (type of identification) as identification.

Marcia A. Guider  
(Name - type, stamp or print clearly)

Marcia A. Guider  
(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.

*Patricia G. Blash*      *Patricia G. Blash*  
Signature of Owner or Trustee

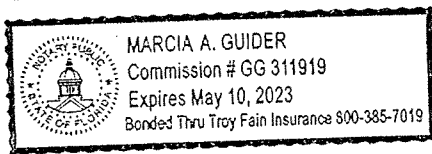
10-12-20  
Date

### STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12<sup>th</sup> day of October, 2020,  
by Patricia G. Blash who is personally known to me or has  
produced n/a (type of identification) as identification.

Marcia A. Guider  
(Name - type, stamp or print clearly)

Marcia A. Guider  
(Signature)



**NOTARY'S SEAL**

### Agent Information:

MICHAEL J. POLKA  
Printed Name of Agent

*Michael J. Polka*  
Signature of Agent

LCA ARCHITECTURE, INC.  
Name of Firm

10/12/20  
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	\$200.00
Site Plan Modification Review	\$200.00
Variance Request	\$ 250.00
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: Blash Remodel

PROJECT ADDRESS: 324 Linda Lane Palm Beach Shores, FL 33404

PROJECT LEGAL DESCRIPTION: \_\_\_\_\_

\*\*\* 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-54	SF-54
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	0100-sing. fam	0100- sing.fam
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	"A"	"A"
FLOOD ZONE CATEGORY:	None	AE (EL. 6 ft)	AE (EL.6ft)
<b>LOT COVERAGE, LANDSCAPING &amp; PARKING</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
TOTAL LOT SIZE: (sq. ft.)	None	8502	8502--
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	--	3127	3127
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	30.05%	30.05%
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A		
<b>SETBACKS</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	-- 25	25'	25'
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	-- 15	10' 25.5	10' 25.5
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	-- 7	7'	7'

<b>FLOOR AREA</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
FIRST FLOOR AREA (sq. ft.):	None	2087	2594
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)		N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	2737	3127
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.):		3127	3127
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	0	3064	0
TOTAL IMPERVIOUS AREA (sq. ft.):	5800	5800	5800
<b>ELEVATIONS</b>	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	5.25	4.59	4.59
ESTABLISHED 1 <sup>ST</sup> FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	7.00	4.97	4.97
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	3.75	3.75
<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)	24'	12'8"	12'8"
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	1:12	3:12	3:12
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	10%	18.3%	16.9%



## 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):

Enclosing walls of finished open porch to increase size of existing bedroom & Great Room, one phase only

---

**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:

\$175,000

---

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

Exisiting single family home w/ garage, pool, and screened -in existing roofed porch

---

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):

Built 1952, minor remodeling 1955 and 1978

---

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):

No hardscape to be added , no landscape to be removed, addition building height

---

lower than existing, no additional impervious surace or roof.

---

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

Existing and new areas of flat roof areas cannot be seen from either sides or front

---

## **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):

No change, addition cannot be seen from street

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**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):

Materials, styles, color, textures and roofing materials and slopes to remain the same

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**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 existing landscape shall remain . No new impervious surface will be added

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**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):

Existing ranch style home w/ mixed contemporary windows & wrought iron accents,

low sloping (3:12) innocuous roof lines)

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

Photos included (7)

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## 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): Request approval of 507square foot new interior enclosure. Height, slope,  
style of bulding & color will be unchanged.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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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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***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.***



# PROJECTED CONSTRUCTION SCHEDULE

BLASH REMODEL

324 LINDA LANE

Projected Date	Task	Duration	Note
Early November	Demo / Make Safe	2 weeks	Contingent on permitting
Mid November	Slab Prep	1 week	
Late November	Concrete	4 days	
Early December	Masonry	1 week	
Mid December	Truss	1 week	
Late December	Roof Dry-In	2 weeks	
Early January	Final Roof	2 weeks	
Mid-January	Interior Framing	1 week	
Late January	MEP	3 weeks	
Early February	Insulation Wall and Ceiling	1 week	
Late February	Dry Wall/ Ceiling	2-3 week	
Early March	Interior Finishes	3 Weeks	

## Uniform Residential Appraisal Report

File # 200591

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 324 Linda Ln City Palm Beach Shores State FL Zip Code 33404  
 Borrower Blash, Timothy A & Patricia G Owner of Public Record Blash, Timothy A & Patricia G County PALM BEACH  
 Legal Description Palm Beach Shores Lt 25  
 Assessor's Parcel # 54-43-42-27-04-000-0250 Tax Year 2019 R.E. Taxes \$ 7,439  
 Neighborhood Name Palm Beach Shores Map Reference 43-42-27 Census Tract 5.11  
 Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)  
 Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Market Value Estimate For Construction Loan  
 Lender/Client Blash, Timothy A & Patricia G Address 324 Linda Ln, Palm Beach Shores, FL 33404  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No  
 Report data source(s) used, offering price(s), and date(s). Subject not listed. Source: MLS. Checked: 09/17/2020

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No  
 If Yes, report the total dollar amount and describe the items to be paid:

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	25 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	385	Low	0	Multi-Family	70 %
Neighborhood Boundaries THE SUBJECT IS LOCATED SOUTH OF DONALD ROSS ROAD, NORTH OF BLUE HERON BOULEVARD, EAST OF INTRACOASTAL AND WEST OF THE ATLANTIC OCEAN.								4,350	High	75	Commercial	3 %
Neighborhood Description THE SUBJECT NEIGHBORHOOD IS AN ISLAND COMMUNITY COMPRISED OF MEDIUM TO LARGER ESTATE SIZED HOMES OF AVERAGE TO GOOD QUALITY. THE LOCATION IS CLOSE TO MOST AMENITIES INCLUDING; SCHOOLS, PROFESSIONAL OFFICES, PLACES OF WORSHIP, SHOPPING, PARKS, ETC. SOME HOMES LOCATED ON INTRACOASTAL/CANALS/OCEAN.								630	Pred.	58	Other	%
Market Conditions (including support for the above conclusions) *** See Additional Comments ***												

SITE

Dimensions 74Fx114.88LSx74Rx114.88RS Area 8501 sf Shape Rectangle View N;Res;  
 Specific Zoning Classification District A Zoning Description Single Family Residential  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	ASPHALT	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	NONE	

 FEMA Special Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone A7 FEMA Map No. 1251420001D FEMA Map Date 09/30/1982  
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe  
 NO ADVERSE SITE CONDITIONS NOTED UPON FIELD INSPECTION OF PROPERTY. EASEMENTS ARE THOSE TYPICAL OF THE AREA. COMMERCIAL MAKE UP IN NEIGHBORHOOD OFFERS CONVENIENCE, NOT ADVERSE TO MARKETABILITY.

IMPROV

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Mrbl,Hdwd/Avg+						
# of Stories 1.00	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CBS/Avg+	Walls	Drywall/Avg						
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq. ft.	Roof Surface	CmpShngl/Avg+	Trim/Finish	Wood/Avg+						
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum/Avg	Bath Floor	Mrbl,TI/Avg+						
Design (Style) Trdtnl	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Sliding/Avg+	Bath Wainscot	Mrbl,TI/Avg+						
Year Built 1952	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	<input type="checkbox"/> None						
Effective Age (Yrs) 8	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 4						
Attic	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	WoodStove(s) # (0)	Driveway Surface	Concrete						
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Fence	<input checked="" type="checkbox"/> Garage	# of Cars 1						
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Scrm	<input checked="" type="checkbox"/> Porch Cvd	Carport	# of Cars 0						
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Opn	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in					
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											



## ADDITIONAL COMMENTS

Borrower or Owner Blash, Timothy A &amp; Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH State FL Zip Code 33404

Lender or Client Blash, Timothy A &amp; Patricia G

**SCOPE OF APPRAISAL**

1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF PROFESSIONAL PRACTICE OF THE APPRAISAL INSTITUTE.

2. THE APPRAISER HAS PERFORMED A COMPLETE VISUAL INSPECTION OF THE INTERIOR AND EXTERIOR AREAS OF THE SUBJECT PROPERTY, HAS INSPECTED THE NEIGHBORHOOD, HAS INSPECTED EACH COMPARABLE FROM THE STREET, HAS RESEARCHED, VERIFIED AND ANALYZED DATA FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES, AND REPORTED AN ANALYSIS, OPINIONS, AND CONCLUSIONS IN THIS REPORT.

3. THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

4. APPRAISER HAS COMPLETED THE CONTINUING EDUCATION REQUIREMENTS OF THE APPRAISAL INSTITUTE.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification, USPAP 3.

**INTENDED USER**

THE INTENDED USER OF THE APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR AN ESTIMATE OF MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

Appraiser may be asked to comment on; condition, legal description, sales contract, environmental issues, etc.. Comments in the report are within the expertise of a real estate appraiser. Appraiser does not complete an inspection to the same degree as a contractor who provides a thorough home inspection of all building components, appraiser has no expertise in title work and cannot substitute for services provided by a qualified real estate attorney, appraiser has no training in detecting negative environmental conditions.

THE APPRAISER HAS;  
PERFORMED THE REQUIRED INSPECTION OF THE SUBJECT  
INSPECTED THE NEIGHBORHOOD  
INSPECTED COMPARABLES FROM THE STREET  
RESEARCHED, VERIFIED, AND ANALYZED DATA FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES  
REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS IN THIS REPORT

I HAVE PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

REASONABLE EXPOSURE TIME IS 90 TO 180 DAYS.

**PREDOMINANT VALUE**

SUBJECT VALUE EXCEEDS PREDOMINANT. THIS IS TYPICAL OF HOMES WITH UPGRADES, OUTDOOR LIVING/POOLS, AND IN CLOSE PROXIMITY TO AMENITIES OF THE ISLAND. THERE IS SUFFICIENT DEMAND FOR HOMES LIKE THE SUBJECT WITH NO ADVERSE AFFECT ON MARKETABILITY.

**MARKET CONDITIONS**

SOUTH FLA/MARTIN COUNTY; CAUSE OF PREVIOUS MARKET DECLINE

SOUTH FLORIDA EXPERIENCED A CORRECTION AFTER SEVERAL YEARS OF RAPID APPRECIATION FROM 2002-2005 (35%+/- PER ANNUM FOR THREE YEARS) AND MOST NEIGHBORHOODS HAVE EXPERIENCED SOME DEGREE OF DECLINE.

THE STRONGER MARKET BETWEEN 2002-2005 FUELED AN OVER HEATED NEW BUILD AND EXISTING HOME MARKET ATTRACTING INVESTORS AND PRIMARY USERS. THIS RESULTED IN A RUN UP IN VALUES WHICH COULD NOT BE SUSTAINED. SALES ACTIVITY SLOWED, BUILDERS WERE LEFT WITH STANDING INVENTORY, AND PRIMARY USERS AND INVESTORS WERE UNABLE TO CARRY THE DEBT SERVICE AS THE ECONOMY LATER MOVED INTO A RECESSION. THE RECESSION AND A HIGHER RATE OF UNEMPLOYMENT KEPT DEMAND DOWN AND CONTRIBUTED TO DEFAULTS ON MORTGAGES.

FORECLOSURES AND SHORT SALE INVENTORY SWELLED AND ADDED TO THE IMBALANCE BETWEEN SUPPLY AND DEMAND.

IMPACT ON VALUE; THIS SEQUENCE OF EVENTS LED TO A SIGNIFICANT MARKET DECLINE FOLLOWING THE BOOM YEARS BETWEEN 2002 AND 2005.

2007 - 2011 VALUES DECLINED WITH A FLOOD OF REO AND SHORT SALE INVENTORY.

2012 - SALES ACTIVITY IS UP AND NEAR THE END OF THE YEAR VALUES HAVE BECOME MORE STABLE TO INCREASING

## ADDITIONAL COMMENTS

Page 2

Borrower or Owner **Blash, Timothy A & Patricia G**Property Address **324 Linda Ln**City **Palm Beach Shores** County **PALM BEACH** State **FL** Zip Code **33404**Lender or Client **Blash, Timothy A & Patricia G**

09/3030- PER TRULIA MEDIAN HOME PRICES IN PAST YEAR FOR 33404 HAVE INCREASED 5.1%. SITE DATA FOR PALM BEACH SHORES IS NOT SPECIFICALLY AVAILABLE BUT STATISTICS SHOW STABILIZED MARKET AT THIS TIME. FOR AREA OF PALM BEACH SHORES.

## DIGITAL SIGNATURE

THE APPRAISER HAS SIGNED WITH A DIGITAL SIGNATURE WHICH IS CONSIDERED LEGAL AND BINDING TO CERTIFY AND DOCUMENT THE APPRAISAL REPORT. THE APPRAISER HAS SIGNED WITH A DIGITAL SIGNATURE WHICH IS CONSIDERED LEGAL AND BINDING TO CERTIFY AND DOCUMENT THE APPRAISAL REPORT.

## SALES OVER 90 DAYS (AND 6 MONTHS)

SALES S COMPARABLES EXCEED 90 DAY AND 6 MONTHS. NOT DETRIMENTAL. THE MARKET HAS BEEN STABLE.

## LAND VALUE EXCEEDS 30% OF TOTAL VALUE

A HIGHER LAND VALUE IS THE RESULT OF CLOSE PROXIMITY TO THE WATER.

## APPROACHES TO VALUE

MARKET APPROACH; Concessions; Seller concessions if utilized are deducted for in the Market Approach. The dollar amount deducted is considered at market unless discussed in the Description Grid. Furnishings are sometimes included in the sale for this Luxury Home Market.

**Selection of data;** The sales used are considered the best and most recent available. The % of Line, Net, & Gross adjusting is a consideration when selecting sales but is only one consideration. Time & Terms of Sale, Proximity, Marketability, Features, Site Characteristics, and Availability of Sources are also considerations. The selection of data rests on which comparables are most likely to result in the most accurate appraisal.

Time adjustments (when necessary) are developed after a review of older vs more recent data to estimate a rate increase or decline. The adjustment is calculated from the date the comparable came under contract (Date Pending) and adjusted on a monthly basis.

**Negotiations Adjustments;** The adjustment for negotiations is estimated after a review and analysis of Sale to List Price Ratios. This adjustment is calculated over the long term and not necessarily consistent with data reported by 1004MC which can be skewed by the lack of quantitative or qualitative data. Data from within competing markets may also be considered when appropriate.

Adjustments for living area, lot size, & other units of comparison which fluctuate in size are estimated after an analysis of how the contributory value changes with size. Bracketing is used when possible as a means of support and to help lend balance to the Market Approach and reconciliation.

**Adjustment for features;** pools, upgrades, out buildings etc.. are estimated from an analysis and study of how value is impacted with or without the particular feature being analyzed.

Extended marketing time for some comparables due being priced initially above active competitive market and/or third party negotiating which adds time to the process.

**Sales over 90 days and sometimes 6 months;** It is necessary to expand the search for a comparable sale to best represent the subject, (not detrimental).. The comparable is adjusted for time (when necessary) to reflect current market. Older sales within the subject sub-market are considered better indicators than some slightly newer sales in competing projects. The sales selected are the most comparable and most recent which allow the most accurate appraisal.

**When negotiation adjustments contribute to higher line, net, and gross adjusting,** the higher adjusting is not relevant to qualifying the comparable. These adjustments do not pertain to the comparison process.

Differences in designs of homes used as comparables; The sales used are the most recent which best represent the subject. The sales used are also the most similar in design of available comparables within the parameters selected. Consideration is given for any differences in design proven to impact value.

**Upgrades;** When comparables are similar in finishing appointments, quality of floor covering, counters, surfaces, plumbing and electrical fixtures and offer no additional amenities which would significantly contribute value, they are recognized as offsetting on the grid page under "Upgrades". There is not enough room on the form to itemize every single difference in features between the subject and comparables. The total upgrades between subject and comparables for a single line adjustment. The adjustment is explained in the report.

**Identifying trends;** When the market has been in decline over the longer term our conclusions are best drawn from that quantity and quality of data which span enough time or contain enough facts to allow accurate conclusions. Our conclusions tend to be more accurate over the longer term where enough data can be analyzed to balance out any short term fluctuations from the overall trend (normal market behavior). Statistics from the 1004MC form may contribute to our overall analysis or may conflict with our conclusions depending on the quantity and quality of the data reported.

Growth refers to population growth and expansion. Slow growth; Marketability is not affected when supply and demand are in balance.

Cost Approach and Market Approach To Value; Market Approach: Normal market behavior will include some fluctuations often in reaction to current supply and demand forces. The Cost is logically less elastic; Short term supply/demand have less influence on cost of materials which tend to remain stable longer even after a significant change in demand.

A higher land to total value is a result of the location being convenient to amenities of the area; Schools, Main Roads, Recreation, Places of worship, Infrastructure, and public services.

4



## Uniform Residential Appraisal Report

File # 200591

SEE BELOW

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## COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Land value market extracted.

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ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	=\$ 325,000
Source of cost data MARSHALL SWIFT AND LOCAL CONTRACTORS	Dwelling 2,061 Sq. Ft. @ \$ 200.00	=\$ 412,200
Quality rating from cost service Q4 Effective date of cost data 09/2020	Sq. Ft. @ \$	=\$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
The cost is estimated from information provided by Marshall/Swift, a cost valuation service, and local contractors. Site improvements include porches, patios, driveways, walkways, landscaping, pool.	Garage/Carport 299 Sq. Ft. @ \$ 55.00	=\$ 16,445
	Total Estimate of Cost-New	=\$ 428,645
	Less Physical Functional External	
	Depreciation 57,010	=\$ ( 57,010 )
	Depreciated Cost of Improvements.....	=\$ 371,600
	'As-is' Value of Site Improvements.....	=\$ 55,000
Estimated Remaining Economic Life (HUD and VA only) 52 Years	Indicated Value By Cost Approach.....	=\$ 752,000

## INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) INSUFFICIENT DATA TO DEVELOP A GRM IN THIS PREDOMINANTLY OWNER OCCUPIED NEIGHBORHOOD.

PROJECT INFORMATION FOR PUDs (if applicable)

6

## FLOOD MAP

Borrower or Owner Blash, Timothy A &amp; Patricia G

Property Address 324 Linda Ln

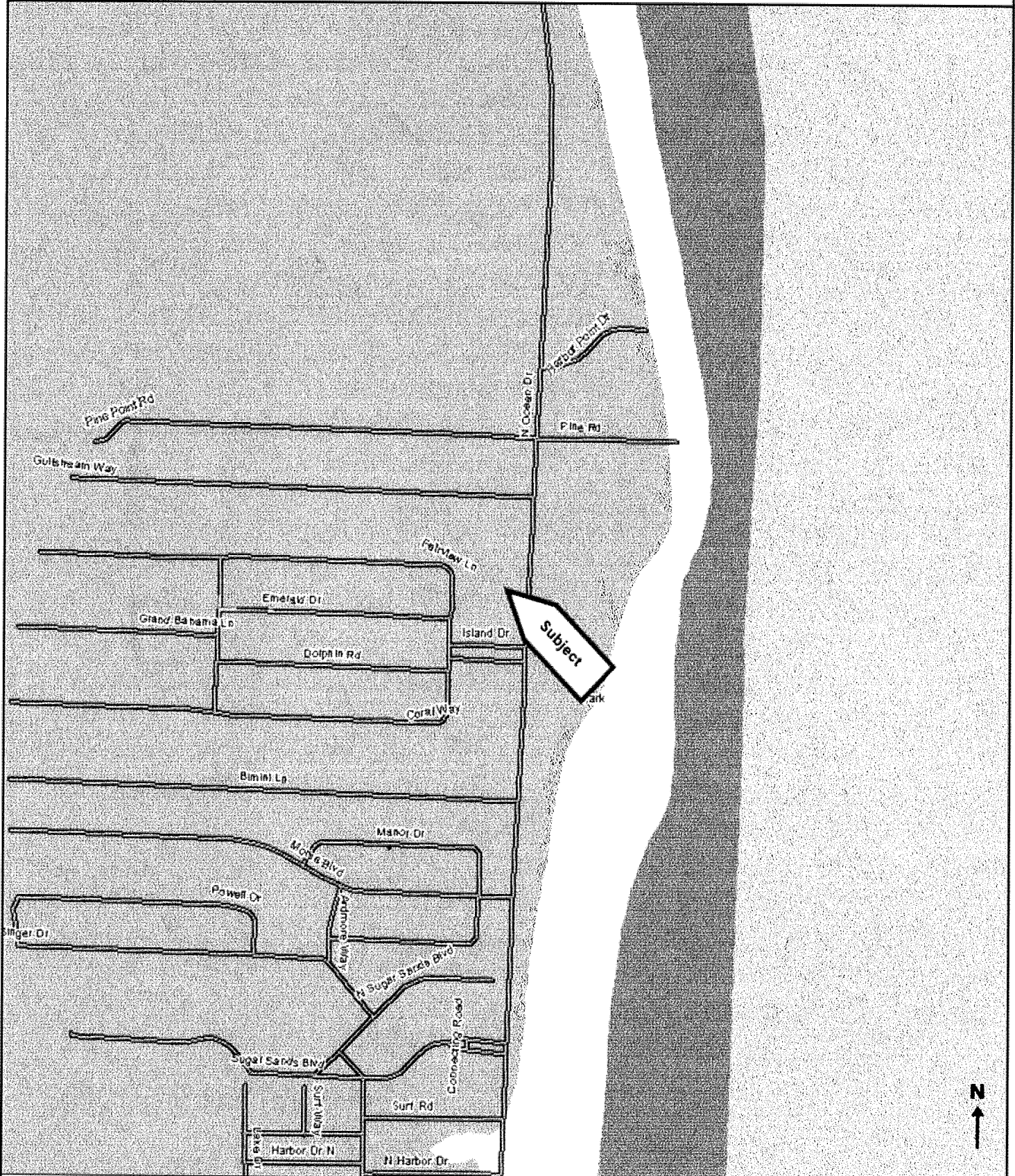
City Palm Beach Shores

County PALM BEACH

State FL

Zip Code 33404

Client Blash, Timothy A &amp; Patricia G



## Flood Zones



Areas inundated by 500-year flooding

Areas outside of the 100- and 500-year flood plains



Floodway areas



Floodway areas with velocity hazard



8



[illegible]

## Uniform Residential Appraisal Report

File # 200591

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.


**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Michelle C. Mezoe  
 Company Name Equity Appraisers  
 Company Address 9121 North Military Trail  
Palm Beach Gardens, FL 33410  
 Telephone Number 561-627-9944  
 Email Address eqtyappr@bellsouth.net  
 Date of Signature and Report 09/23/2020  
 Effective Date of Appraisal 09/17/2020  
 State Certification # \_\_\_\_\_  
 or State License # RI17253  
 or Other \_\_\_\_\_ State # \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Timm Delehanty, SRA  
 Company Name Equity Appraisers  
 Company Address 9121 North Military Trail  
Palm Beach Gardens, FL 33410  
 Telephone Number 561-627-9944  
 Email Address eqtyappr@bellsouth.net  
 Date of Signature 09/23/2020  
 State Certification # St Cert Gen RZ793  
 or State License # \_\_\_\_\_  
 State FL  
 Expiration Date of Certification or License 11/30/2020



**Uniform Residential Appraisal Report**

File # 200591

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

**PHOTOGRAPH ADDENDUM**Borrower or Owner **Blash, Timothy A & Patricia G**Property Address **324 Linda Ln**City **Palm Beach Shores** County **PALM BEACH**State **FL**Zip Code **33404**Client **Blash, Timothy A & Patricia G****FRONT VIEW OF  
SUBJECT PROPERTY****REAR VIEW OF  
SUBJECT PROPERTY**



## PHOTOGRAPH ADDENDUM

Borrower or Owner Blash, Timothy A &amp; Patricia G

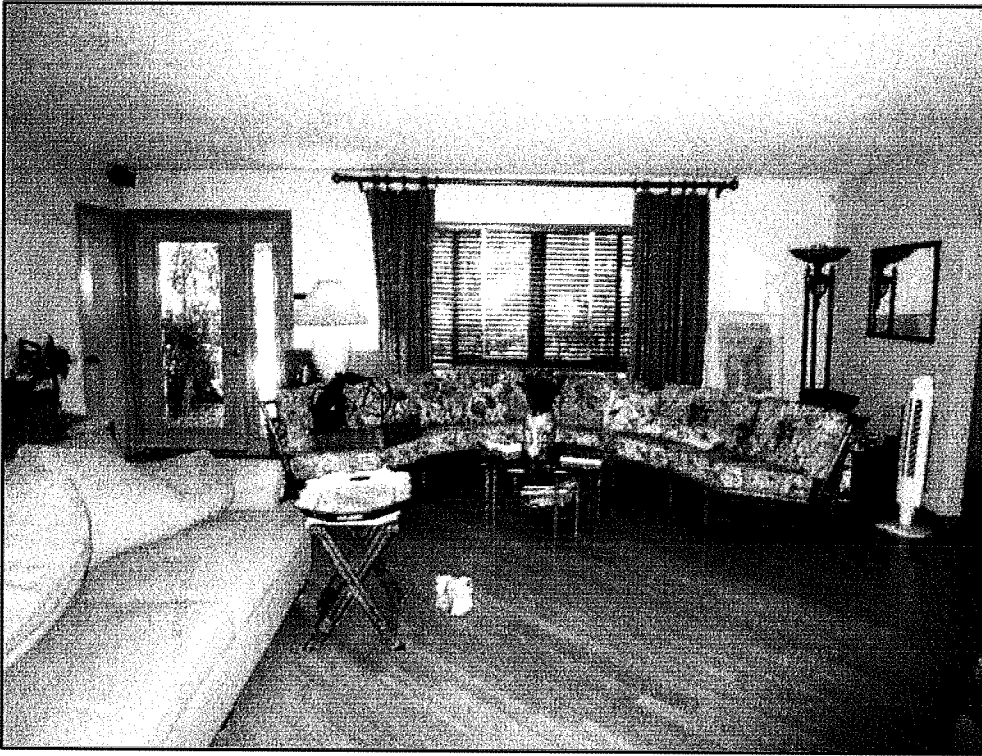
Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH

State FL

Zip Code 33404

Client Blash, Timothy A &amp; Patricia G



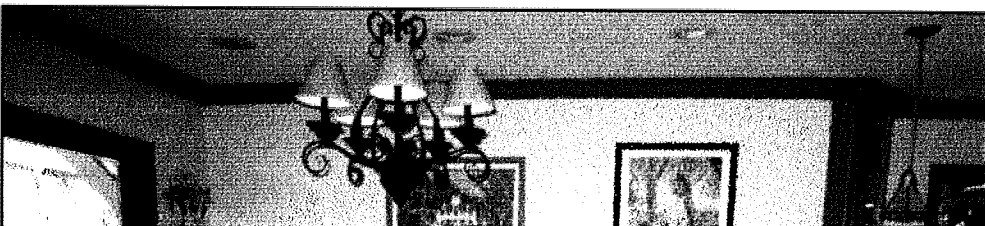
324 Linda Ln

LIVING ROOM



324 Linda Ln

DINING/FAMILY RM



324 Linda Ln

DEN

## PHOTOGRAPH ADDENDUM

Borrower or Owner Blash, Timothy A &amp; Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH

State FL

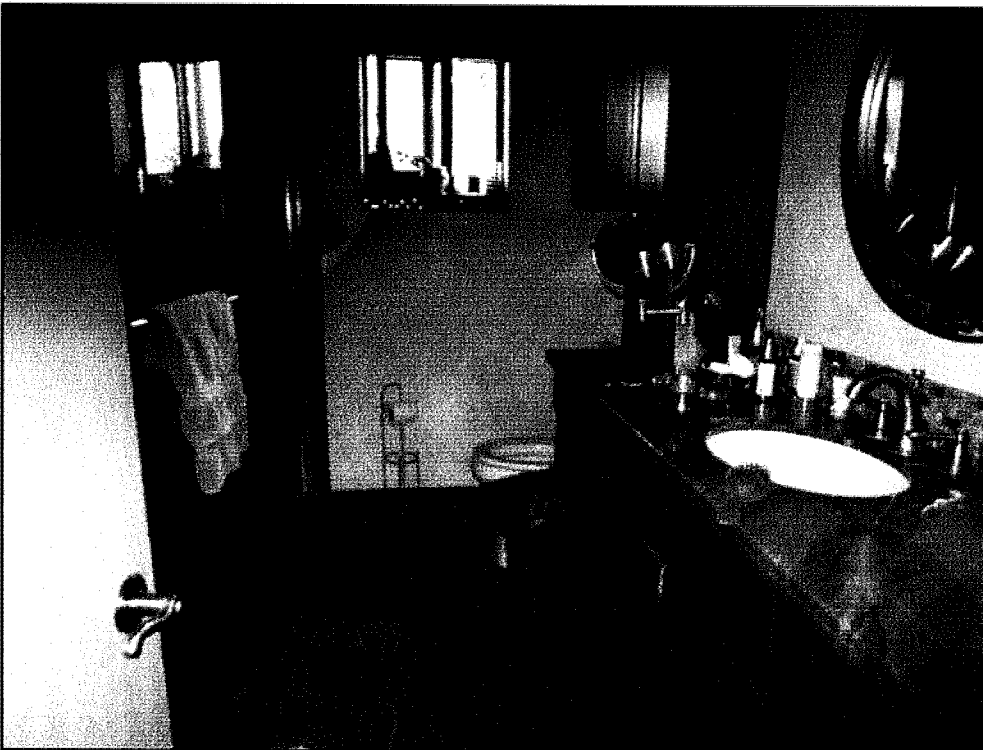
Zip Code 33404

Client Blash, Timothy A &amp; Patricia G



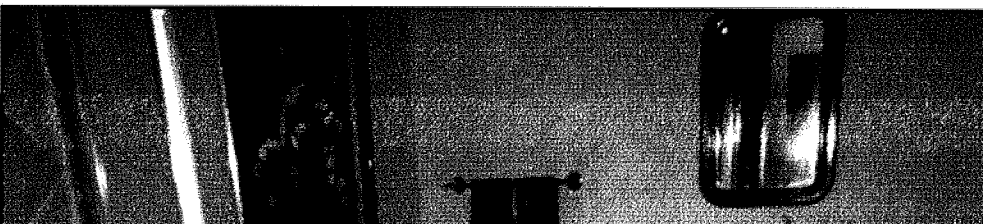
324 Linda Ln

BDRM 3



324 Linda Ln

BATH 1



324 Linda Ln

BATH 2



## PHOTOGRAPH ADDENDUM

Borrower or Owner Blash, Timothy A &amp; Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH

State FL

Zip Code 33404

Client Blash, Timothy A &amp; Patricia G



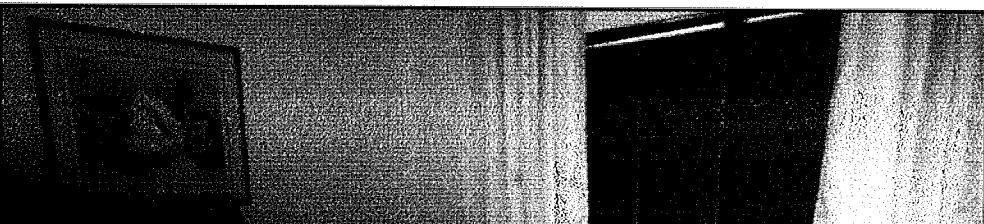
324 Linda Ln

KITCHEN



324 Linda Ln

MASTER BDRM



324 Linda Ln

BDRM 2

## PHOTOGRAPH ADDENDUM

Borrower or Owner Blash, Timothy A &amp; Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores County PALM BEACH

State FL

Zip Code 33404

Client Blash, Timothy A &amp; Patricia G



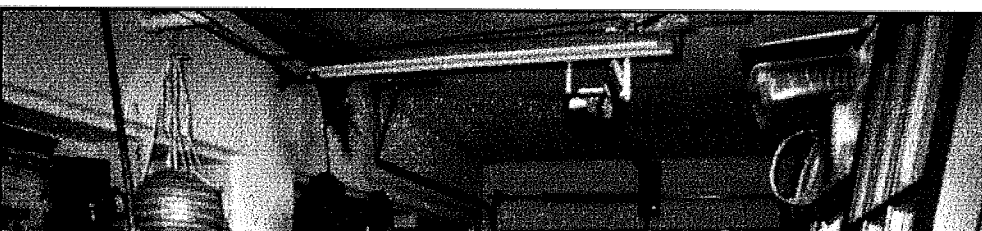
324 Linda Ln

BATH 3



324 Linda Ln

LAUNDRY



324 Linda Ln

GARAGE



# PHOTOGRAPH ADDENDUM

Borrower or Owner Blash, Timothy A & Patricia G

Property Address 324 Linda Ln

City Palm Beach Shores

County PALM BEACH

State FL

Zip Code 33404

Client Blash, Timothy A & Patricia G

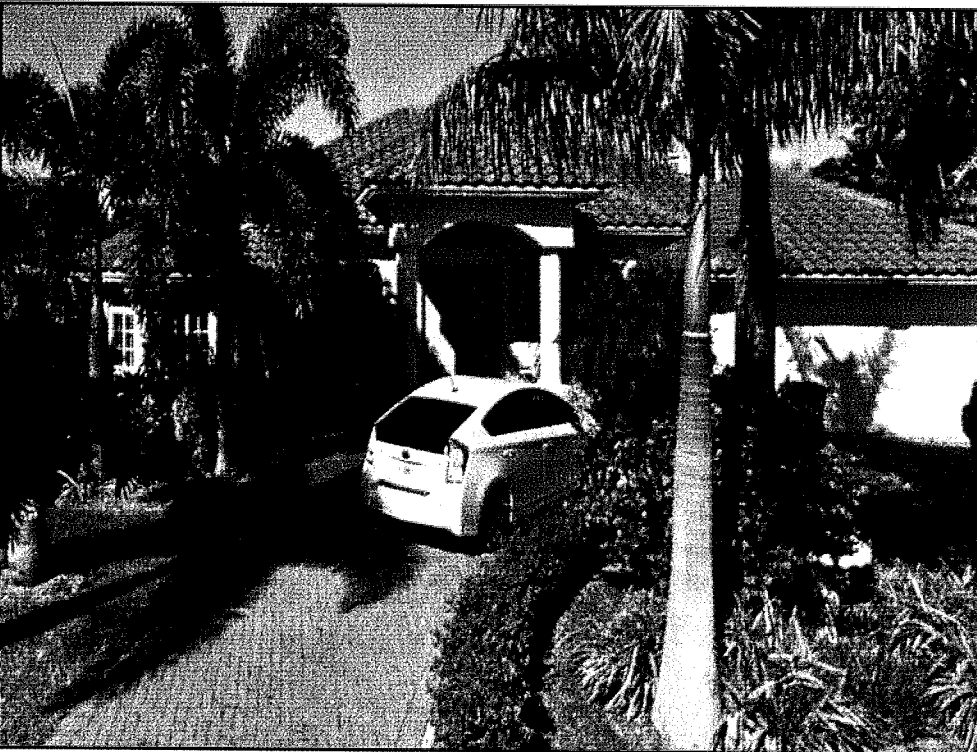


## COMPARABLE #1

300 Tacoma Ln  
Palm Beach Shores, FL 33404

Price	\$692,500
Price/SF	421.74
Date	s01/20;c11/19
Age	57
Room Count	7-3-2.0
Living Area	1,642

**Value Indication** \$751,900



## COMPARABLE #2

321 Cascade Ln  
Palm Beach Shores, FL 33404

Price	\$825,000
Price/SF	353.02
Date	s04/20;c03/20
Age	11
Room Count	8-3-2.0
Living Area	2,337

**Value Indication** \$767,300



## COMPARABLE #3

1243 Yacht Harbor Dr  
Riviera Beach, FL 33404

**September 2, 2020**  
**Development Review Committee**  
**Comments from Town Officials**

**324 Linda Lane SPR20-12/AAR20-15**

**Engineer's Comments:**

- ✓• I noted the elevation of the screened area to be enclosed will be raised to the FFE of the existing residence

**Zoning Official's Comments:**

- ✓• General Application page 1 should include Arch and Aesthetic Review.
- ✓• General App. page 7; please update the code required front, rear, side yard setbacks as well as existing and proposed rear setbacks.
- ✓• General App. page 8; Please provide documentation that habitable living space can be maintained at 4.97' elevation vs. the code required 7'. - *see Attached*
- ✓• Please provide a site plan to indicate that side and rear setbacks are in compliance with code.
- ✓• Survey should be updated to include the 10' Town Strip.

**Town Attorney's Comments:**

- ✓• Development Application Pg. 1 – check AAR box
- ✓• Include construction schedule for proposed project *Attached*
- ✓• Site Plan – depict rear setback measurement from new addition to rear lot line
- ✓• Substantial improvement at \$175,000? Confirm with independent appraisal and communication with Town Building Official/Floodplain Administrator re: renovation costs *Attached*



**324 Linda Lane**  
**Documentation that Habitable Living Space Can be Maintained at Existing 4.97'**

Appraisal by Independent	Structural Value	\$371,600	Appraisal attached
Contractor's Proposal	Includes all materials and labor	\$183,000	Proposal attached
FEMA Codes for Additions	elevation at 4.97'		
Technical Fact Sheet 9.1	Work on pre-FIRM existing buildings that are not substantial damage or substantially improve is not subject NFIP food resistant construction requirements	Key Issues page 1 of 7 Code	Attached
Technical Fact Sheet 9.1	Code Compliance Addition	Compliance 2 of 7	Attached
Technical Fact Sheet 9.1	Definition of Substantial Improvement Lateral additions:" If a lateral addition to a pre-FIRM building does not constitute a substantial improvement, neither the addition nor the existing building must be	Page 2 of 7	Attached
Technical Fact Sheet 9.1	elevated"	Page 4 of 7	Attached
Technical Fact Sheet 1.2	Note New Construction is for Substantial Improvement Lateral Additions that do not constitute Substantial	Page 1 of 10	Attached
Technical Fact Sheet 1.2	Improvement	Page 7 of 10	Attached

# Summary of Coastal Construction Requirements and Recommendations

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

Technical Fact Sheet No. 1.2

**Purpose:** *To summarize recommendations for exceeding National Flood Insurance Program (NFIP) regulatory requirements concerning coastal construction.*

## Key Issues

- *New construction\** in coastal flood hazard areas (V Zone and A Zone) should be designed using the engineering standards (ASCE 24 and ASCE 7) or the International Residential Code (IRC), as applicable. Best practices must exceed the minimum NFIP requirements and must meet, or exceed, all community zoning and building code requirements. *Repairs, remodeling, and additions* must always meet NFIP and building code requirements for the part of the structure impacted. Should these costs exceed 50 percent of the fair market value of the structure, the entire building must be brought to local floodplain management and building code compliance.
- Engineering standards ASCE 24-05 and ASCE 7-10 are *more stringent in V Zones than in A Zones*, to protect against the increased flood, wave, flood-borne debris, and erosion hazards typical of V Zones.
- ***For added protection, it is strongly recommended that buildings in flood zones that are subject to breaking waves between 1.5 and 3 feet as well as erosion and scour be designed and constructed to V Zone standards.*** These coastal areas, mapped as A Zones, may be subject to damaging waves and erosion and are often referred to as "Coastal A Zones." Buildings in these areas are typically constructed to the minimum NFIP A Zone requirements and have at least a 1-percent-annual-chance of sustaining major damage or being destroyed. This regulatory standard is known as the *base flood*.
- Buildings constructed to minimum NFIP A Zone standards and subject solely to shallow flooding (i.e., not subject to breaking waves greater than 1.5 feet or erosion) are still subject to flood damage and should be built with a first floor elevation above the BFE (usually at least one foot or greater), which is referred to as "freeboard."
- Following the recommendations in the following table will result in less damage to the building and may reduce flood insurance premiums (see the V Zone Risk Factor Rating Form in FEMA's *Flood Insurance Manual* (<http://www.fema.gov/nfip/manual.shtm>)).

\* For floodplain management purposes, ***new construction*** refers to structures for which construction began on or after the effective date of adoption of the community's floodplain management ordinance. Substantial improvements, repairs of substantially damaged buildings, and some enclosures must meet the same floodplain management ordinance and building code requirements as new construction where such ordinances and codes have been adopted by the community.

The following table summarizes NFIP regulatory requirements and recommendations for exceeding those requirements for both (1) new construction and (2) repairs, remodeling, and additions.









**FEMA**

1.2: COASTAL CONSTRUCTION REQUIREMENTS AND RECOMMENDATIONS  
HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION




1 of 10






Coastal Construction Requirements and Recommendations				
	V Zone 	Coastal A Zone 	A Zone 	Additional Resources
<b>Foundation</b>				
<b>Orientation of Lowest Horizontal Structural Member</b>	<b>Requirement:</b> Elevate the bottom of the lowest horizontal structural member at, or above, BFE.	<b>Recommendation:</b> If the orientation of the lowest horizontal structural member is parallel to the expected direction of waves, elevate the bottom of the member to or above BFE; If the orientation of the lowest horizontal structural member is perpendicular to the expected direction of waves, elevate the bottom of the member to BFE plus one foot. Diagonal bracing for decks, stairways, balconies and other attached structures should also be elevated at, or above, the BFE.	<b>Recommendation:</b> Follow the Coastal A Zone recommendation.	<b>IBC:</b> see ASCE 24 <b>IRC:</b> R322.3.2 <b>ASCE:</b> ASCE 24 Sec 4.4 <b>Other:</b> FEMA TB #5
<b>Freeboard</b> [see Fact Sheet Nos. 1.1, 1.4]	<b>Requirement:</b> No NFIP requirement, but freeboard is required by IRC and ASCE.	<b>Recommendation:</b> Freeboard is recommended in Coastal A Zones. <b>Note:</b> Per ASCE 24-05 one foot of freeboard required for Risk Category II structures.	<b>Recommendation:</b> Freeboard is recommended in A Zones. <b>Note:</b> One foot above BFE is required per IRC R322.2.1 Item #2 for Coastal A Zones.	<b>IBC:</b> see ASCE 24 <b>IRC:</b> R322.2.1, R322.3.2 <b>ASCE:</b> ASCE 24 Sec. 2.3
<b>Enclosures Below the BFE</b> (not in a V Zone)	<b>Not Applicable</b>	<b>Recommendation:</b> If an enclosure is constructed, use breakaway walls, open lattice, or screening (as required in V Zones). <b>Requirement:</b> If an area is fully enclosed, the enclosure walls must be equipped with openings to equalize hydrostatic pressure; the size, location, and covering of openings governed by regulatory requirements.	<b>Recommendation:</b> If an enclosure is constructed, use breakaway walls, open lattice, or screening (as required in V Zones). <b>Requirement:</b> If an area is fully enclosed, the enclosure walls must be equipped with openings to equalize hydrostatic pressure; the size, location, and covering of openings governed by regulatory requirements.	<b>IBC:</b> 1203.3.2, 1403.5, 1612.4, 1612.5.1 <b>IRC:</b> R322.2.2, R408.7 <b>ASCE:</b> ASCE 24 Sec. 2.6, ASCE 24 Sec 4.6 <b>Other:</b> FEMA TB #1
<b>Enclosures Below the BFE</b> (not in V Zones) [see Fact Sheet No. 8.1] NFIP 60.3(c)(5)	<b>Prohibited</b> , except for breakaway walls, open wood lattice, and screening.	<b>Not Applicable</b>	<b>Not Applicable</b>	<b>IBC:</b> 1403.5, 1403.6, 1612.4, 1612.5.2 <b>IRC:</b> R322.3.2, R322.3.4, R322.3.5 <b>ASCE:</b> ASCE 24 Sec. 4.6, ASCE 7 Sec. C5.3.3 <b>Other:</b> FEMA 55, FEMA TB #5, FEMA TB #9

Coastal Construction Requirements and Recommendations				
	<b>V Zone</b> 	<b>Coastal A Zone</b> 	<b>A Zone</b> 	<b>Additional Resources</b>
Certification				
<b>Elevation</b> <b>NFIP 60.3(b)(5)(i) and 60.3(e)(2)</b>	<b>Requirement:</b> The lowest horizontal structural member must be at, or above, BFE; electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities (including ductwork) must be designed and/or located so as to prevent water from entering or accumulating within the components during flooding (see Fact Sheet Nos. 1.4, 1.5, 8.3)	<b>Recommendation:</b> Follow the V Zone building elevation requirement.  <b>Requirement:</b> Top of lowest floor must be at, or above, BFE; electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork) must be designed and/or located so as to prevent water from entering or accumulating within the components during flooding (see Fact Sheet Nos. 1.4 8.3)	<b>Recommendation:</b> The minimum recommendation is to follow the Coastal A Zone requirements. Users should consider following V Zone recommendations for the lowest horizontal structural member elevation to further minimize the risk of flood damage.  <b>Requirement:</b> Top of the lowest floor must be at, or above, BFE; electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork) must be designed and/or located so as to prevent water from entering or accumulating within the components during flooding (see Fact Sheet Nos. 1.4, 8.3)	<b>IBC:</b> 110.3.3, 1603.1.7, 1612.5 <b>IRC:</b> R106.1.3, R322.1.2, R322.1.5, R322.2.1 <b>ASCE:</b> ASCE 24 Sec. 1.5.1, 1.5.2, 4.4
<b>Structure</b>	<b>Requirement:</b> Registered engineer or architect must certify that the design and methods of construction are in accordance with an accepted standard of practice for meeting design requirements described under General Requirement (see Fact Sheet No. 1.5)	<b>Recommendation:</b> Follow the V Zone requirement.	<b>Recommendation:</b> Follow the V Zone requirement.	<b>IBC:</b> 1604.1, 1604.2, 1604.3 <b>IRC:</b> R301.1, R301.1.3, R301.2 <b>ASCE:</b> ASCE 7 Sec. 1.3.1.3.3



Coastal Construction Requirements and Recommendations				
	V Zone 	Coastal A Zone 	A Zone 	Additional Resources
Repairs, Remodeling, and Additions [See Fact Sheet No. 9.1]				
<b>Lateral Additions That Constitute Substantial Improvement</b> NFIP 60.3(e)(5)	<b>Requirement:</b> Both the addition and the existing building must meet current NFIP requirements concerning new construction in V Zones (see Fact Sheet Nos. 1.4, 1.5, 2.2, 3.1, 3.5, 8.1, 8.3).	<b>Recommendation:</b> Follow V Zone requirement for building elevation and open foundations for the addition and the existing building. <b>Requirement:</b> Only additions must meet current NFIP requirements concerning new construction in A Zones (see Fact Sheet Nos. 1.4, 1.5, 3.1, 3.5, 8.1, 8.3), provided the existing building is not subject to any work other than cutting an entrance in a common wall and connecting the existing building to the addition; if any other work is done to the existing building it too must meet current NFIP requirements for new construction in A Zones.	<b>Recommendation:</b> Elevate bottom of lowest structural member of the addition to or above BFE (same for the existing building if it is elevated). <b>Requirement:</b> Only additions must meet current NFIP requirements concerning new construction in A Zones (see Fact Sheet Nos. 1.4, 2.2, 3.1, 3.5, 8.1, 8.3), provided the existing building is not subject to any work other than cutting an entrance in a common wall and connecting the existing building to the addition; if any other work is done to the existing building it too must meet current NFIP requirements for new construction in A Zones.	<b>IBC:</b> 3403.2, 3412.2.3, 3405.3 <b>IRC:</b> R322.3.1 <b>ASCE:</b> ASCE 7 Sec. 1.6 <b>Other:</b> FEMA TB #1, FEMA TB #5, FEMA TB #9, FEMA 550
<b>Lateral Additions That Do Not Constitute Substantial Improvement</b> NFIP 60.3(e)(5) and 60.3(c)(5)	<b>Recommendation:</b> Make addition compliant with current NFIP requirements for V Zone construction. <b>Requirements:</b> Post-FIRM existing building – the addition must meet NFIP requirements in effect at time the building was originally constructed. Pre-FIRM existing building – NFIP requirements concerning new construction are not triggered (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c)	<b>Recommendation:</b> Follow V Zone requirement for building elevation and open foundations for the addition and the existing building. <b>Requirements:</b> Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.	<b>Recommendation:</b> Elevate bottom of lowest horizontal structural member to or above BFE (same for existing building if it is elevated) (see Fact Sheet No. 1d) <b>Requirements:</b> Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.	<b>BC:</b> 3403.2, 3412.2.3, 3405.3 <b>IRC:</b> R322.3.1 <b>ASCE:</b> ASCE 7 Sec. 1.6 <b>Other:</b> FEMA TB #1, FEMA TB #5, FEMA TB #9, FEMA 550

Coastal Construction Requirements and Recommendations				
	<b>V Zone</b> 	<b>Coastal A Zone</b> 	<b>A Zone</b> 	Additional Resources
<b>Repairs, Remodeling, and Additions [See Fact Sheet No. 9.1]</b>				
<b>Elevating on New Foundation</b>  <b>NFIP 60.3(e)(5) and 60.3(c)(5)</b>	<b>Requirement:</b> New foundation must meet current NFIP requirements concerning new construction in V Zones; the building must be properly connected and anchored to the new foundation.  <b>Note:</b> Repairing a foundation that does not constitute a substantial improvement does not require current compliance, but compliance to the year of construction.	<b>Recommendation:</b> Follow the V Zone requirement for building elevation and open foundations.  <b>Requirement:</b> New foundation must meet current NFIP requirements concerning new construction in A Zones; the building must be properly connected and anchored to the new foundation.	<b>Recommendation:</b> Elevated bottom of lowest horizontal structural member to or above BFE (see Fact Sheet No. 1d).  <b>Requirement:</b> New foundation must meet current NFIP requirements concerning new construction in A Zones; the building must be properly connected and anchored to the new foundation.	<b>IBC:</b> 1808.1, 1808.2, 1808.3, 1808.6, 1808.6.1 <b>IRC:</b> R401.1, R401.2, R401.3, R401.4, R401.4.1 <b>ASCE:</b> ASCE 24 Sec. 1.5.3, 1.5.3.1, 1.5.3.2, 1.5.3.3, ASCE 7 Sec. 1.6 <b>Other:</b> FEMA 550, FEMA TB #1, FEMA TB #5
<b>Enclosures Below Buildings—When Enclosure Constitutes a Substantial Improvement</b>  <b>NFIP 60.3(e)(5) and 60.3(c)(5)</b>	<b>Requirement:</b> Both the enclosure and the existing building must meet current NFIP requirements for new construction in V Zones (see Fact Sheets Nos. 1.4, 1.5, 2.2, 3.1, 8.1, 8.3).	<b>Recommendation:</b> Follow the V Zone requirement for building elevation and open foundations.  <b>Requirement:</b> Both the enclosure and the existing building must meet current NFIP requirements for new construction in A Zones (see Fact Sheets Nos. 1.4, 1.5, 2.2, 3.1, 8.1, 8.3).	<b>Recommendation:</b> Elevated bottom of lowest horizontal structural member at, or above, BFE (see Fact Sheet No. 1.4).  <b>Requirement:</b> Both the enclosure and the existing building must meet current NFIP requirements for new construction in A Zones (see Fact Sheets Nos. 1.4, 1.5, 2.2, 3.1, 8.1, 8.3).	<b>IBC:</b> 1612.1, 3404.2 <b>IRC:</b> R322.1, R322.1.8, R322.3.5 <b>ASCE:</b> ASCE 24 Sec. 4.6, ASCE 7 Sec. 1.6 <b>Other:</b> FEMA TB #5, FEMA TB #9
<b>Enclosures Below Buildings—When Enclosure Does Not Constitute a Substantial Improvement</b>  <b>NFIP 60.3(e)(5) and 60.3(c)(5)</b>	<b>Recommendation:</b> Make the enclosure compliant with current NFIP requirements for new V Zone construction.  <b>Requirement:</b> Post-FIRM existing building -- the enclosure must meet NFIP requirements in effect at the time the building was originally constructed. Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered (see Fact Sheet No. 8.1).	<b>Recommendation:</b> Construct only breakaway enclosures; install flood openings in the enclosure; do not convert the enclosed space to habitable use.  <b>Requirement:</b> Post-FIRM existing building -- the enclosure must meet NFIP requirements in effect at the time the building was originally constructed. Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered (see Fact Sheet Nos. 3.5, 8.1).	<b>Recommendation:</b> Install flood openings in the enclosure; do not convert the enclosed space to habitable use.  <b>Requirement:</b> Post-FIRM existing building -- the enclosure must meet NFIP requirements in effect at the time the building was originally constructed. Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered (see Fact Sheet Nos. 3.5, 8.1).	<b>IBC:</b> 1612.1, 3404.2 <b>IRC:</b> N/A <b>ASCE:</b> ASCE 24 Sec. 4.6 <b>Other:</b> FEMA TB #1, FEMA TB #5, FEMA TB #9



# Repairs, Remodeling, Additions, and Retrofitting – Flood

**Purpose:** *To outline National Flood Insurance Program (NFIP) requirements for repairs, remodeling, and additions, and opportunities for retrofitting in coastal flood hazard areas; to provide recommendations for exceeding those minimum requirements.*

## Key Issues

- ❖ Existing buildings that sustain substantial damage or that are substantially improved (see box on page 3) will be treated as new construction and must meet the community's current flood-resistant construction requirements (e.g., lowest floor elevation, foundation, and enclosure requirements).
- ❖ Work on post-Flood Insurance Rate Map (FIRM)<sup>1</sup> existing buildings that are not substantially damaged or substantially improved (see box on page 3) must meet the community's flood-resistant construction requirements that were in effect when the building was originally constructed.
- ❖ Work on pre-FIRM<sup>1</sup> existing buildings that are not substantially damaged or substantially improved (see box on page 3) is not subject to NFIP flood-resistant construction requirements.
- ❖ With some minor exceptions (e.g., code violations and historic buildings), substantial damage and substantial improvement requirements apply to all buildings in the flood hazard area, whether or not a flood insurance policy is in force.
- ❖ Buildings damaged by a flood and covered by flood insurance may be eligible for additional payments through the Increased Cost of Compliance (ICC) policy provisions. Check with an insurance agent and the authority having jurisdiction (AHJ) for details.
- ❖ Repairs and remodeling—either before or after storm damage—provide many opportunities for retrofitting homes and making them more resistant to flood damage.

## Factors That Determine Whether and How Existing Buildings Must Comply With NFIP Requirements

Rules governing the applicability of NFIP new construction requirements to existing buildings are confusing to many people; this fact sheet and Fact Sheet No. 1.2, Summary of Coastal Construction Requirements and Recommendations for Flood Effects provide guidance on the subject.

When repairs, remodeling, additions, or improvements to an existing building are undertaken, four basic factors determine whether and how the existing building must comply with NFIP requirements for new construction:

- ❖ **Value of damage/work**—whether the cost of repairs to the damaged building triggers substantial damage or substantial improvement regulations (see page 3).
- ❖ **Nature of work**—whether the work involves an expansion of the building, either laterally or vertically (an addition), or an enclosure of space below the Base Flood Elevation (BFE), or the demolition and reconstruction of an existing building, or the relocation of an existing building.

**Note:** Repairs, remodeling, additions, and retrofitting may also be subject to other community and code requirements, some of which may be more restrictive than the NFIP requirements. Check with the AHJ before undertaking any work.

<sup>1</sup> Pre-FIRM is defined as a building for which construction or substantial improvement occurred on or before December 31, 1974, or before the effective date of the initial Flood Insurance Rate Map (FIRM) for the community. Post-FIRM is defined as a building for which construction or substantial improvement occurred after December 31, 1974, or on or after the effective date of the initial Flood Insurance Rate Map (FIRM) for the community.

<sup>2</sup> This fact sheet and Fact Sheet No. 2 recommend meeting current NFIP/community requirements in these instances.



FEMA

9.1: REPAIRS, REMODELING, ADDITIONS, AND RETROFITTING – FLOOD

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REPAIRS

- **Pre-FIRM or post-FIRM building**– different requirements may apply to pre-FIRM existing buildings.
- **Flood zone**– different requirements may apply in V Zones and A Zones (this includes both the Coastal A Zone and A Zone).

Two other factors may need to be considered (consult the AHJ regarding whether and how these factors apply):

- **Code violations**– if cited by a code official, the NFIP regulations exempt certain work to correct existing violations of state or local health, sanitary, or safety code requirements from the substantial improvement and substantial damage calculations.
- **Historic structures**– a building that is on the National Register of Historic Places or that has been designated as historic by federally certified state or local historic preservation offices (or that is eligible for such designation) may be exempt from substantial damage and substantial improvement requirements, provided any work on the building does not cause the building to lose its historic designation.

#### A Zones Subject to Breaking Waves and Erosion

*Home Builder's Guide to Coastal Construction (HBGCC) Recommendations:* Treat buildings and lateral additions in A Zones subject to breaking waves and erosion like V Zone buildings. Elevate all A Zone lateral additions (except garages) such that the bottom of the lowest horizontal structural member is at, or above, the DFE. For garages (in A Zones subject to breaking waves and erosion) below the DFE, construct with breakaway walls.

## Code Compliance

Definitions from the International Code Council Model Building Codes

**ADDITION:** An extension or increase in floor area or height of a building or structure.

**ALTERATION:** Any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.

**REPAIR:** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

## 2009 International Residential Code Requirements for Additions, Alterations or Repairs

**R102.7.1** Additions, alterations or repairs. Additions, alterations, or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

### What Is Substantial Damage?

Substantial damage is damage, **of any origin**, where the cost to restore the building to its pre-damage condition equals or exceeds 50 percent of the building's market value before **the damage occurred**.

### What Is Substantial Improvement?

Substantial improvement is any reconstruction, rehabilitation, addition, or improvement of a building, the cost of which equals or exceeds **50 percent of the building's pre-improvement market value**.

**When repairs and improvements are made simultaneously**, all costs are totaled and compared with the 50 percent of market value threshold.

## Substantial Damage and Substantial Improvement

It is not uncommon for existing coastal buildings to be modified or expanded over time, often in conjunction with the repair of storm damage. *All repairs, remodeling, improvements, additions, and retrofitting to buildings in flood hazard areas must be carried out in conformance with floodplain management ordinances pertaining to substantial improvement and substantial damage.*

## What Costs Are Included in Substantial Damage and Substantial Improvement Determinations?

- All **structural items and major building components** (e.g., foundations; beams; trusses; sheathing; walls and partitions; floors; ceilings; roof covering; windows and doors; brick, stucco, and siding; attached decks and porches).



- ❖ **Interior finish elements** (e.g., tile, vinyl flooring, stone, carpet; plumbing fixtures; gypsum wall-board and wall finishes; built-in cabinets, book-cases and furniture; hardware).
- ❖ **Utility and service equipment** (e.g., HVAC equipment; plumbing and wiring; light fixtures and ceiling fans; security systems; built-in appliances; water filtration and conditioning systems).
- ❖ Market value of **all labor and materials** for repairs, demolition, and improvements, including management, supervision, overhead, and profit (do not discount volunteer or self-labor or donated/discounted materials).

### What Costs Are Not Included in Substantial Damage and Substantial Improvement Determinations?

- ❖ **Design costs** (e.g., plans and specifications, surveys and permits).
- ❖ **Clean-up** (e.g., debris removal, transportation, and landfill costs).
- ❖ **Contents** (e.g., furniture, rugs, appliances not built in).
- ❖ **Outside improvements** (e.g., landscaping, irrigation systems, sidewalks and patios, fences, lighting, swimming pools and hot tubs, sheds, gazebos, detached garages).

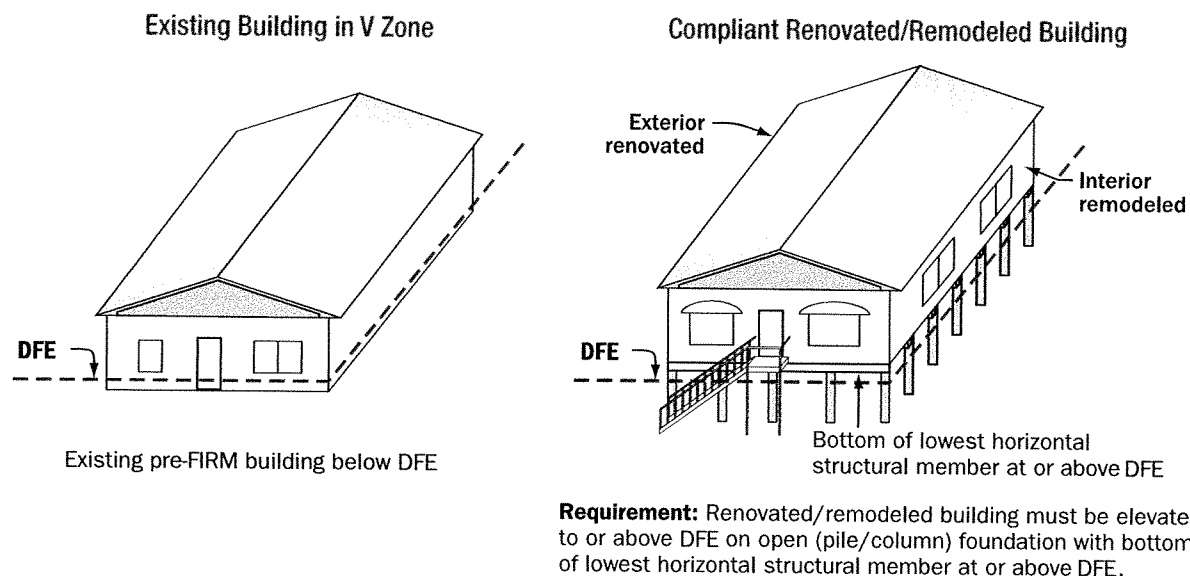
**Note:** Some jurisdictions have enacted more restrictive requirements—some use a less-than-50-percent damage/improvement threshold. Some track the cumulative value of damage and improvements over time. Consult the AHJ for local requirements.

### Additions

Additions increase the square footage or external dimensions of a building. They can be divided into *lateral additions*, *vertical additions*, and *enclosures of areas below existing buildings*. When considering additions, it is important to consider that changes to the shape of the building may impact the potential damages to the house. A lateral addition may change the way flood waters travel around the structure and potentially create obstructions for flood-borne debris that may require additional foundation modifications. Vertical additions may also impose greater loads on the existing structure. A qualified design professional should evaluate the loading to the entire structure to see if additional structural modifications are required in order to maintain the structure's ability to sustain flood loading.

### Lateral Additions

- ❖ If a *lateral addition* constitutes a substantial improvement to a V Zone building, *both the addition and the existing building must comply* with the effective base flood elevation, foundation, and other flood requirements for new V Zone construction (see Figure 1).

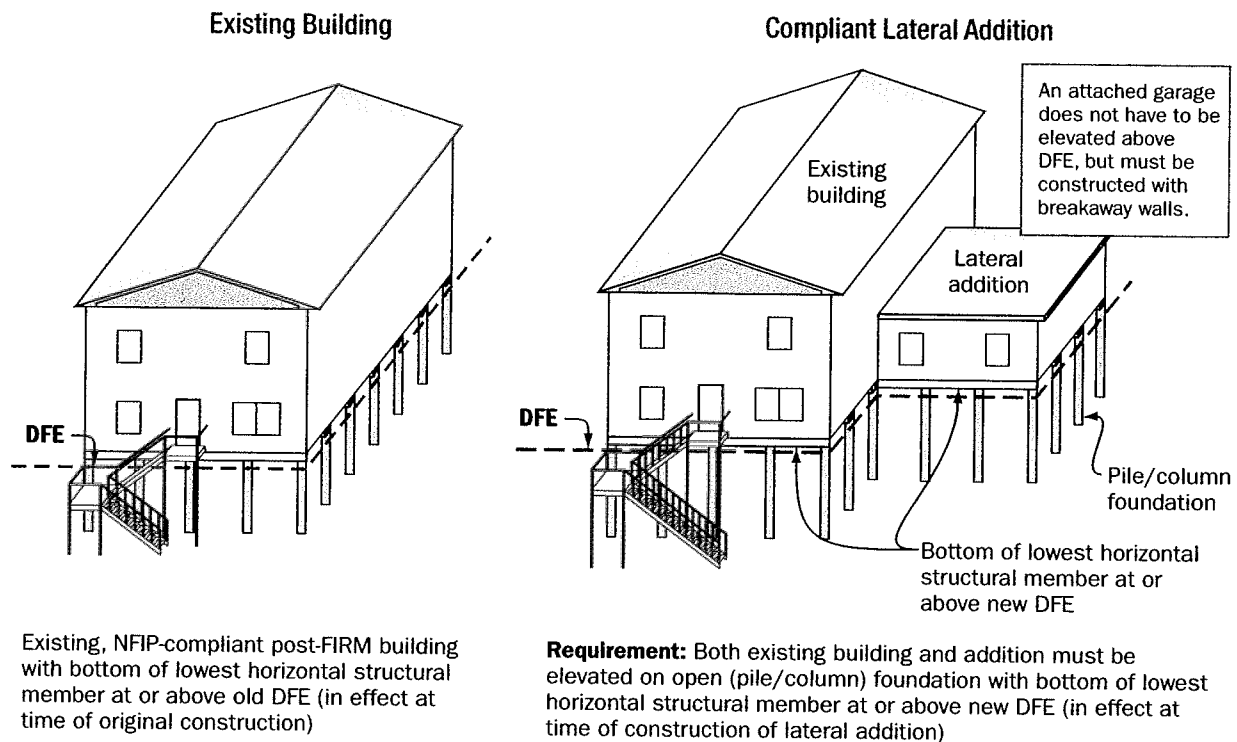


**Figure 1. Substantial improvement: Renovated/remodeled building in a V Zone.**

- ❏ If a lateral addition constitutes a substantial improvement to an A Zone building, only the addition must comply with the current floor elevation, foundation, and other flood requirements for new construction, as long as the alterations to the existing building are the minimum necessary.<sup>3</sup> *Minimum alterations necessary* means the existing building is not altered, except for cutting an entrance through the existing building wall into the addition, and except for the minimum alterations necessary to tie the addition to the building. If more extensive alterations are made to the existing building, it too must be brought into compliance with the requirements for new construction.
- ❏ If a lateral addition to a pre-FIRM building does not constitute a substantial improvement, neither the addition nor the existing building must be

elevated. However, the HBGCC recommends that both the existing building and the addition be elevated to, or above, the current DFE, in a manner consistent with current NFIP requirements for new construction, and using a V Zone-type foundation in V Zones and in Coastal A Zones.

- ❏ If a lateral addition to a post-FIRM building does not constitute a substantial improvement, the addition must be elevated in accordance with the flood requirements in effect at the time the building was originally constructed, even if the BFE and flood hazard have changed over time. The HBGCC recommends that both the existing building and the addition be elevated to, or above, the current DFE, in a manner consistent with current NFIP requirements for new construction, and using a V Zone-type foundation in V Zones and in Coastal A Zones (see Figure 2).



**Figure 2. Substantial improvement: Lateral addition to a pre-FIRM building in a V Zone.**

<sup>3</sup> However, the HBGCC recommends that both the existing building and the addition be elevated to, or above, the current DFE, in a manner consistent with current NFIP requirements, and using a V Zone-type foundation in Coastal A Zones.

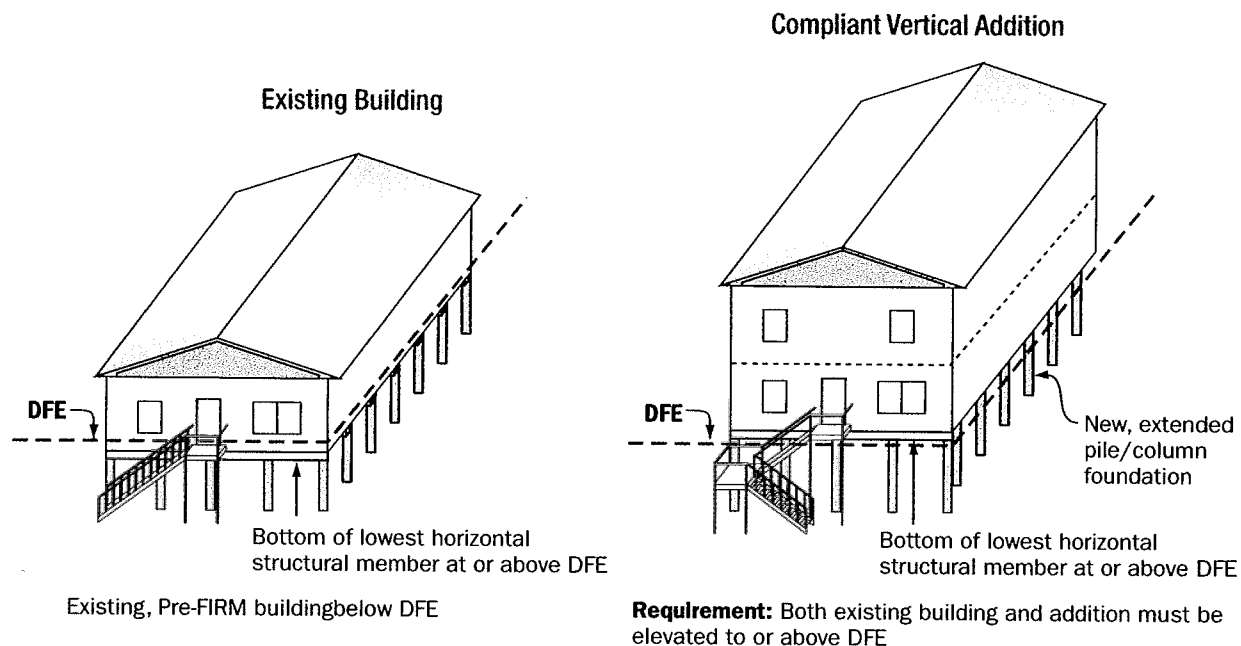


## Vertical Additions

- If a vertical addition to a V Zone or A Zone building constitutes a substantial improvement, both the addition and the existing building must comply with the effective base flood elevation, foundation, and other flood requirements for new construction (see Figure 3).
- If a vertical addition to a pre-FIRM V Zone or A Zone building does not constitute a substantial improvement, neither the addition nor the existing building must be elevated or otherwise brought into compliance with NFIP requirements. However, the HBGCC recommends that both the addition and the existing building be elevated to, or above, the current DFE in a manner consistent with current NFIP requirements for new construction, and using a V Zone-type foundation in V Zones and in Coastal A Zones (see Figure 3). The HBGCC also recommends strongly against

using any space below the current BFE for habitable uses (uses permitted by the NFIP are parking, storage, and building access).

- If a vertical addition to a post-FIRM V Zone or A Zone building does not constitute a substantial improvement, the addition must be designed and constructed in accordance with the flood requirements in effect at the time the building was originally constructed. However, BFEs and flood zones change over time as areas are remapped. The HBGCC recommends that both the addition and the existing building be elevated to, or above, the current DFE in a manner consistent with current NFIP requirements for new construction, and using a V Zone-type foundation in V Zones and in Coastal A Zones. The HBGCC also recommends strongly against using any space below the current BFE for habitable uses (uses permitted by the NFIP are parking, storage, and building access).



**Figure 3. Substantial improvement: Vertical addition to a pre-FIRM building in a V Zone.**

## Enclosures of Areas Below Existing Buildings

Enclosures below existing buildings are treated like vertical additions.

Existing NFIP requirements: (1) do not enclose and convert to habitable use any space below the BFE under any circumstances, and (2) construct only breakaway enclosures below existing buildings in V Zones and in Coastal A Zones. HBGCC recommendation: in V Zones and Coastal A Zones the area below the BFE should be built free of obstruction. Use open lattice, screening, or breakaway walls. For requirements concerning enclosures below elevated buildings see Fact Sheet 8.1. It should be noted that enclosures built with breakaway walls below the BFE may result in increased insurance premiums when compared to an open foundation.

## Reconstruction of a Destroyed or Razed Building

In all cases (pre-FIRM or post-FIRM, V Zone or A Zone) where an entire building is destroyed or purposefully demolished or razed, the replacement building is considered “new construction” and *the replacement building must meet the current NFIP requirements*, even if it is built on the foundation of the original building.

## Moving an Existing Building

When an existing building (pre-FIRM or post-FIRM, V Zone or A Zone) is moved to a new location or site, the work is considered “new construction” and if the relocated building is in the SFHA, it must be installed so as to comply with NFIP requirements.

## Materials

When constructing in coastal environments, carefully consider what construction materials to select. The NFIP Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements* (August 2008), provides valuable information regarding the applicability of various construction materials in a coastal environment. For additional information, see Fact Sheet 1.7, *Coastal Building Materials*. Following a storm event, repairs should not be started until the problem is properly evaluated and materials are selected that will entirely remedy the damage. All costs of repairs should be identified and quantified prior to starting repairs.

## Repairs

Correction of only the apparent surface damage can lead to unaddressed or overlooked problems beneath the surface that can potentially cause major issues with the structural stability of the building. Proper inspections of damage often not only require demolition or removal of the physically damaged

building component, but also removal of associated exterior cladding. Wind-driven rain for example can lead to compromised connections and the decaying or rotting of building materials that may not be visible without further investigation.

## Insurance Consequences

Designers and owners should know that the work described previously may have insurance consequences, especially if not completed strictly in accordance with NFIP requirements.

In general, most changes to an existing building that result from less-than-substantial damage, or that do not constitute substantial improvement, will not change the status from pre-FIRM to post-FIRM. However, it is required that substantially improved or substantially damaged buildings be brought into compliance. NFIP flood insurance policies on those buildings are written using rates based on elevation. In most cases, the premium will decrease when a pre-FIRM building is substantially improved and brought into compliance. The building becomes a post-FIRM building and premiums are calculated using elevation rates. Failure to comply with the substantial damage or substantial improvement requirements will result in a building’s status being changed and in higher flood insurance premiums. For example:

- ❖ If an NFIP-compliant enclosure built with breakaway walls is added below a post-FIRM V Zone building, the building will no longer be rated as “free of obstructions.” Flood insurance premiums on these buildings will be higher. If the enclosure is not compliant with all NFIP requirements, higher premiums will result.
- ❖ If work on an existing V Zone building constitutes a substantial improvement, the building will be rated on a current actuarial basis. Any pre-FIRM designation will be lost and current post-FIRM rates will be used.
- ❖ If an NFIP-compliant lateral addition constituting a substantial improvement is made to a pre-FIRM A Zone building and no changes were made to the existing building, the building will retain its pre-FIRM designation and rating. However, if the addition does not comply with all requirements, or if more than the minimum alteration necessary was made to the existing building, the building and addition’s lowest floor must be elevated to or above the BFE. The building including the addition will be rated with post-FIRM actuarial rates.

## Retrofit and Remodeling Opportunities

Retrofit opportunities will likely present themselves any time repair or maintenance work is undertaken for a major element of a building. Improvements to the building that are made to increase resistance to



the effects of natural hazards should focus on those items that will potentially return the largest benefit to the building owner. Some examples of retrofit opportunities may include:

- Improving **floor-framing-to-beam** connections whenever they are accessible (see Fact Sheet 4.1, *Load Paths* and Fact Sheet 4.3, *Use of Connectors and Brackets* for additional information).
- Improving **beam-to-pile connections** whenever they are accessible (see Fact Sheet 3.3, *Wood-Pile-to-Beam Connections* for additional information).
- Periodically checking and inspecting **flood openings** to make sure that they are not blocked and functioning properly. If the house is older, check to make sure that flood openings are sized correctly. Consult NFIP Technical Bulletin 1, *Openings In Foundation Walls and Walls of Enclosures* (August 2008) for proper flood opening guidance. Also see Fact Sheet 3.5, *Foundation Walls* for additional information.
- At any time deficient **metal connectors** are found, they should be replaced with stainless steel connectors or metal connectors with proper corrosion protection, such as hot-dip galvanized steel (see Fact Sheet 1.7, *Coastal Building Materials* for additional information).
- When **HVAC equipment** is replaced, the replacement equipment selected should incorporate a more corrosion-resistant design—so that it will last longer in a coastal environment—and should be elevated to, or above, the DFE. The equipment should be adequately anchored to resist wind and seismic loads (see Fact Sheet 8.3, *Protecting Utilities* for additional information).
- Improving **utility attachments** when the outside equipment is replaced or relocated (see Fact Sheet 8.3, *Protecting Utilities* for additional information).
- To minimize the effects of corrosion, carbon steel **handrails** can be replaced at any time with vinyl-coated, plastic, stainless steel, or wood handrails. Wood handrails may require frequent treatment or painting and appropriate fasteners must be used (see Fact Sheet 1.7, *Coastal Building Materials* for additional information). Carbon steel handrails may also be painted with a zinc-rich, vinyl, or epoxy paint appropriate for exposed wet and salt-spray environments. Regardless of the product used, proper maintenance is always necessary in order to ensure a safe handrail.
- Consider **sewer backflow preventer** valves if they are not currently part of the building's plumbing.

The installation should be done by a licensed plumber.

- If the current water heater is at, or below, the DFE, consider switching to a tankless water heater. A tankless water heater will take up less space and can be mounted to a wall due to its small size. In addition to allowing the user to mount it higher than a traditional water heater, it may also result in reduced energy costs.
- Older structures should consider elevation as a possible retrofit or mitigation opportunity. Older pre-FIRM structures can be at significant risk to flooding events. In coastal environments, even a little additional elevation can result in improved flood resistance. Costs can vary greatly depending on the type of foundation. It is important when considering an elevation project to consult a design professional before considering how much elevation and the appropriate foundation type. A contractor experienced with the elevation of buildings should be used for the actual lifting of the house. It is common for the house to require other structural work to the interior and exterior following the elevation. Before undertaking an elevation, consider the elevation process, which usually results in the structure being set on top of a foundation that is more level than the original foundation. This process can result in cosmetic cracking as the structure's foundation settles again and may require additional work to get the structure's aesthetics back to a pre-elevation appearance.

## Additional Resources

FEMA. 2010. *Substantial Improvement/Substantial Damage Desk Reference*. FEMA P-758. <http://www.fema.gov/library/viewRecord.do?id=4160>

FEMA. 2005. *Coastal Construction Manual*, Chapter 14. FEMA 55. (<http://www.fema.gov/library/viewRecord.do?id=1671>)

Florida Department of Community Affairs. 2000. *A Local Official's Guide to Implementing the National Flood Insurance Program in Florida*. (See Chapter 6). (<http://www.floridadisaster.org/Mitigation/NFIP/NFIPStudyCourse/Appendix%20E%20-%20FL%20Handbook.pdf>)

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