EXHIBIT “B”

See attached Conceptual Site Plan and Architectural Drawings

PROPOSED PROJECT FOR:

408 EAST SHORE DRIVE
Clearwater, Florida 33767

SCOPE OF WORK:

THESE DOCUMENTS ARE FOR THE CONSTRUCTION OF A NEW, 5-STORY PLUS ONE GROUND FLOOR LEVEL OF PARKING, TYPE II B FREE STANDING BUILDING LOCATED IN THE CITY OF CLEARWATER BEACH IN THE MARINA DISTRICT.

THE PROPOSED USE WILL BE A TYPE R-1 TRANSIENT CONDO-HOTEL WITH 74 UNITS. THE BUILDING HAS POURED CONCRETE FLOORS AND COLUMNS, EXTERIOR WALLS ARE MASONRY WITH STUCCO.

THE CONSTRUCTION OF ALL ASPECTS OF THE BUILDING WILL CONFORM TO ALL COUNTY, STATE, AND FEDERAL REGULATIONS AS REQUIRED.

ALL WORK AS CONTEMPLATED WILL BE EXECUTED WITHIN THE APPLICABLE F.B.C. 2017 SIXTH EDITION AND FEMA GUIDE LINES.

Vicinity map (NTS)

NORTH

Location of Project

Location map (NTS)

BUILDING CODE SUMMARY - COMMERCIAL PROJECTS:

BUILDING DATA :

OCCUPANCY : ☐ ASSEMBLY ☐ BUSINESS ☐ EDUCATIONAL ☐ MERCANTILE ☐ HAZARDOUS ☐ FACTORY-INDUSTRIAL ☐ INSTITUTIONAL ☑ RESIDENTIAL (R-1) ☐ UTILITY MISCELLANEOUS

MIXED OCCUPANCY : ☐ YES ☑ NO SEPARATION: 2-HOUR FLOOR/CEILING FIRE SEPARATION PER U.L. DETAIL 280 GROUND FLOOR & EGRESS STAIR WALLS = 2-HOUR FIRE SEPARATION PER U.L. DETAIL U805

CONSTRUCTION TYPE : ☐ I (A) ☐ I (B) ☐ II (A) ☑ II (B) ☐ III (A) ☐ III (B) ☐ IV (H.T.) ☐ V (A) ☐ V (B)

MIXED CONSTRUCTION : ☐ YES ☑ NO

BUILDING HEIGHT: 64'-0" ABOVE B.F.E. 4.7'=60" ABOVE GRADE 5 - STORIES ABV. PARKING

BASE FLOOD ELEVATION: "AE" ELE. 11'-0" + 2'-0" FREEBOARD = 13'-0"

MEZZANINE : ☐ YES ☐ NO

HIGH RISE : ☐ YES ☑ NO

FIRE SPRINKLED: ☑ YES ☐ NO

FIRE ALARM: ☑ YES ☐ NO

ZONING DISTRICT: "T" TOURIST (RPH)

(E) TOTAL SITE AREA: 46,553.56 S.F. (1.115 ACRES)

GROUND FLOOR A/C AREA: 617.28 S.F.
SECOND FLOOR A/C AREA: 12,755.50 S.F.
THIRD FLOOR A/C AREA: 12,647.46 S.F.
FOURTH FLOOR A/C AREA: 12,647.46 S.F.
FIFTH FLOOR A/C AREA : 12,647.46 S.F.
SIXTH FLOOR A/C AREA : 12,647.46 S.F.
TOTAL A/C AREA: 63,962.62 S.F.

LIFE SAFETY SYSTEM :

EMEGENCY LIGHTING and EXIT SIGNAGE ☑ YES ☐ NO
FIRE ALARM ☑ YES ☐ NO
SMOKE DETECTION SYSTEMS ☑ YES ☐ NO
PANIC HARDWARE ☑ YES ☐ NO

APPLICABLE CODES:

6TH EDITION (2017) FLORIDA BUILDING CODE
6TH EDITION (2017) FLORIDA BUILDING CODE (MECHANICAL)
6TH EDITION (2017) FLORIDA BUILDING CODE (PLUMBING)
6TH EDITION (2017) FLORIDA BUILDING CODE (ACCESSIBILITY)
6TH EDITION (2017) FLORIDA BUILDING CODE (ENERGY)
6TH EDITION (2017) FLORIDA FIRE PREVENTION CODE
NFPA 2015 NATIONAL ELECTRICAL CODE (NEC 2014)

WINDS:

WINDS APPLIED PER ASCE7-10, BUILDINGS OF ALL HEIGHTS
ANALYTICAL METHOD

BASIC WIND SPEED:	150 MPH
BUILDING RISK CATEGORY:	II
WIND EXPOSURE:	C
APPLICABLE INTERNAL PRESSURE COEFFICIENT:	+/- .18 (ENCLOSED)

INDEX OF DRAWINGS

SUR	SITE SURVEY
SUR	ENLARGED PART #1
SUR	ENLARGED PART #2
SUR	ENLARGED PART #3
CVR-1	COVER
CVR-2	RENDERING
SP-1.0	ARCHITECTURAL SITE & LIGHTING PLAN
C-1	CONSTRUCTION NOTES
C-2	CIVIL SITE PLAN
C-3	HORIZONTAL CONTROL
C-4	PAVING, GRADING & DRAINAGE PLAN
C-5	UTILITIES PLAN
SP-2.0	LANDSCAPE PLAN
A-1.0	2nd FLOOR PLAN
A-2.0	3rd FLOOR PLAN
A-3.0	4th FLOOR PLAN
A-4.0	5th FLOOR PLAN
A-5.0	6th FLOOR PLAN
A-6.0	ROOF TOP PLAN
A-7.0	ELEVATIONS
A-7.1	ELEVATIONS
A-7.2	COLOR ELEVATIONS
A-7.3	COLOR ELEVATIONS
A-8.0	ENLARGED 1st FLOOR PLAN - KEY PLAN
A-8.1	ENLARGED 1st FLOOR PLAN - BUILDING
A-8.2	ENLARGED 1st FLOOR PLAN - MARINA
A-8.3	ENLARGED 1st FLOOR PLAN - PARKING LOT
A-9.0	ENLARGED UNITS FLOOR PLANS
A-9.1	ENLARGED UNITS FLOOR PLANS
A-9.2	ENLARGED UNITS FLOOR PLANS
DAA-1.0	CONCEPTUAL SITE PLAN
DAA-2.0	BUILDING MASSING STUDY
DAA-2.1	BUILDING MASSING STUDY
DAA-2.2	BUILDING MASSING STUDY
DAA-2.3	BUILDING MASSING STUDY
DAA-2.4	RENDERING

△

ABBREVIATIONS:

A.F.C.	ABOVE FINISH CEILING	H.M.	HOLLOW METAL
A.F.F.	ABOVE FINISH FLOOR	IMAG.	IMAGE
A.C.T.	ACOUSTICAL CEILING TILE	INSUL	INSULATION
ALUM.	ALUMINUM	JT.	JOINT
BLK.	BLOCK	K.O.	KNOCK OUT
BOTT.	BOTTOM	LK.	LOCK
BTM.	BOTTOM	MANUF.	MANUFACTURER
BLDG.	BUILDING	M.C.	MEDICAL CLOSET
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
C.	CARPET	M.O.	MASONRY OPENING
C.T.	CERAMIC TILE	MAX.	MAXIUM
C.B.	CHALK BOARD	MECH.	MECHANICAL
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	M.L.	METAL LATH
C.J.	CONTROL JOINT	MIN.	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	MIRR.	MIRROR
DN.	DOWN	N.	NORTH
D.S.	DOWN SPOUT	N.I.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE
ELAST.	ELASTOMERIC	NO.	NUMBER
ELEV.	ELEVATION	O.C.	ON CENTER
EQ.	EQUAL	PT.	PAINT
EXIST.	EXISTING	PLAST.	PLASTER
EXP.	EXPANSION	P.T.	PRESSURE TREATED
E.J.	EXPANSION JOINT	Q.T.	QUARRY TILE
EXSTG.	EXISTING	REINF.	REIFORCING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	REQ'D.	REQUIRED
FIN.	FINISH	R.D.	ROOF DRAIN
F.E.	FIRE EXTINGUISHER	RFG.	ROOFING
F.A.	FIRE ALARM	RM.	ROOM
PLAS.	PLASTER	R.T.	RUBBER TILE
FL.	FLOOR	SPECS.	SPECIFICATIONS
FLR.	FLOOR	STL.	STEEL
FTG.	FOOTING	T.B.	TACK BOARD
FT.	FOOT OR FEET	TYP.	TYPICAL
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALANIZED	VERT.	VERTICAL
GA.	GAUGE	V.C.T.	VINYL COMPOSITION TILE
G.W.B.	GYPSUM WALL BOARD	WGT.	WEIGHT
HDW.	HARDWARE	W.C.	WATER CLOSET
HGT.	HEIGHT	WDW.	WINDOW
		W/	WITH
		WD.	WOOD

JOHN A. BODZIAK
AIA, ARCHITECT, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
2325 ULMERTON ROAD, SUITE 21
CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968
EMAIL: JACK@JABODZIAK.COM

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PARTIES AGREE TO INDEMNIFY AND HOLD JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL HARMLESS FROM ANY CLAIM OR LAWSUIT BROUGHT AGAINST THEM ARISING OUT OF UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS BY ANY PARTY.

CLIENT

408 EAST SHORE DRIVE
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767
COVER SHEET

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	CVR-1

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROPOSED PROJECT FOR:

408 EAST SHORE DRIVE

Clearwater, Florida 33767

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10--2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB--28--2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR--8--2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR--12--2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL WE BE RESPONSIBLE FOR CHANGES MADE TO THE DRAWINGS BY OTHERS WITHOUT OUR PRIOR WRITTEN CONSENT.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR OF ANY OF HIS SUBCONTRACTORS, AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING ANY OF THE CONSTRUCTION WORK OR SUPPLYING MATERIALS TO THE CONSTRUCTION.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

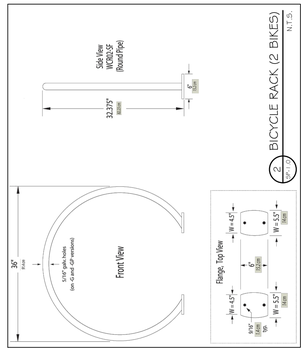
RENDERING

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JAC4@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	CVR-2

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.


Side View
WC282.5F
(Round Pipe)
33.375"
Front View
Range Top View
36"
Max
5'-9" min. from
the front of pavement
9'-6"
Min
6'
Min
W+45°
W+45°
W+45°

CONSTRUCTION NOTES

1. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO THE METHODS, STANDARDS AND SPECIFICATIONS OF CITY OF CLEARWATER, AND ANY OTHER APPLICABLE AGENCIES.
2. ALL DEMOLITION, BACKFILLING, ETC. SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER AND/OR OWNER'S REPRESENTATIVE.
3. ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE RESTORED TO ORIGINAL STATE OR BETTER. DISTURBED AREAS OF THE PARKWAY ARE TO BE RESTORED WITH APPROPRIATE GRADING TO MATCH EXISTING ADJACENT CONDITIONS AND SOD.
4. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY THE CONSTRUCTION PROCESS (SEE FDOT INDEX NO. 102).
5. SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAP, PERIMETER BERMS, FILTER FENCES, BERMS SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED, OR IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS.
6. MAINTENANCE: ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL, AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.
7. ALL MATERIAL EXCAVATED THAT IS SUITABLE FOR FILL UNDER PAVING, OR LANDSCAPING AREA, IS TO BE SPREAD AND COMPACTED IN LOCATIONS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
8. WHEN ALL EXCAVATION AND DEMOLITION IS COMPLETE, CLEAN FILL SHALL BE SPREAD AND COMPACTED IN LIFTS DESIGNATED BY THE TESTING LABORATORY TO THE REQUIRED ELEVATION AS SHOWN ON PLANS.
9. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
10. DISPOSE OF ALL UNSUITABLE MATERIALS OFF-SITE IN A PERMITTED, APPROVED DISPOSAL SITE. MATERIAL TO BE DISPOSED OF OR MOVED IN ACCORDANCE WITH INSTRUCTIONS OF OWNER'S REPRESENTATIVE.
11. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND CITY OF CLEARWATER SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
12. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF CLEARWATER LAND DEVELOPMENT AND ZONING CODES AND/OR RELATED ORDINANCES.
13. ALL CONSTRUCTION SHALL CONFORM TO THE METHODS, STANDARDS AND SPECIFICATIONS OF CITY OF CLEARWATER AND ALL APPLICABLE AGENCIES.
14. ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY AND COORDINATE WITH THE CITY, COUNTY, STATE, ETC. FOR THE REMOVAL OR RELOCATION OF ANY OF THESE FACILITIES.
15. ALL SOIL EXCAVATION, BACKFILL AND USAGE TO BE DONE UNDER THE RECOMMENDATIONS OF A CERTIFIED SOIL TESTING LABORATORY.
16. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR UTILITY AND IRRIGATION CROSSINGS SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION. REFER TO THE ARCHITECTURAL DRAWINGS FOR IRRIGATION SLEEVE LOCATIONS.
17. THE CONTRACTOR SHALL PROVIDE ALL BRACING, SHEETING OR SHORING NECESSARY TO CONSTRUCT AND PROTECT ANY EXCAVATION AGAINST COLLAPSING. TRENCHES SHALL BE KEPT DRY WHILE PIPE IS BEING LAID. DEWATERING SHALL BE PROVIDED WHERE NECESSARY. PIPE WILL BE ON DRY, UNDISTURBED SOIL. WET UNSUITABLE MATERIAL WILL BE REPLACED WITH COMPACTED SELECT BACKFILL MATERIAL. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TRENCH SAFETY ACT CHAPTER 90-96 (DS/SB 2626) OF THE FLORIDA STATUTES FOR ALL EXCAVATION TO A DEPTH IN EXCESS OF FIVE (5) FEET.
18. ALL PRACTICABLE AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO THE OFF-SITE STORM SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
19. ALL CONCRETE TO HAVE A MINIMUM STRENGTH OF 3000 PSI WITHIN 28 DAYS AND TESTED PER CITY OF CLEARWATER BEACH REGULATIONS.
20. IN AREAS WHERE FILL MATERIAL IS REQUIRED, THE EXISTING VEGETATION AND ROOTS SHALL BE REMOVED PRIOR TO PLACING ANY FILL MATERIAL. THE FILL SHALL BE PLACED IN LIFTS NO GREATER THAN 12 INCHES AS MEASURED LOOSE, AND COMPACTED TO A UNIFORM DENSITY ASTM D698. THE MATERIAL SHALL BE COMPACTED AT A MOISTURE CONTENT PERMITTING THE SPECIFIED COMPACTION. THE FILL SHALL BE TESTED BY AN INDEPENDENT TESTING LABORATORY AND THE RESULTS SUPPLIED TO THE ENGINEER.
21. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
22. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
23. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. WIRE FABRIC SHALL CONFORM TO ASTM A185. READY MIXED CONCRETE SHALL CONFORM TO ASTM C-94. SIX-INCH (6") MESH, 10-GAUGE WIRE FABRIC SHALL BE USED IN SLABS SIX-INCH (6") SHALL BE FREE FROM TROWEL OR MACHINE MARKS. SURFACE VARIATIONS SHALL NOT EXCEED 1/4 INCH UNDER TEN-FOOT (10') STRAIGHT EDGE.
24. ALL ABOVE NOTES APPLY TO ALL SHEETS WHERE APPROPRIATE.
25. CONTRACTOR RESPONSIBLE TO :
    - A. ATTAIN APPROPRIATE WORK PERMITS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
    - B. NOTIFY ALL UTILITIES FORTY-EIGHT (48) HOURS PRIOR TO DEMOLITION AND/OR EXCAVATION, INCLUDING THE LOCAL GAS COMPANY IN ACCORDANCE WITH F.S. 553.851. CALL "SUNSHINE STATE ONE CALL SYSTEM", 1-800-432-4770, SO THAT UNDERGROUND UTILITIES CAN BE FIELD SPOTTED. ALL UTILITIES SHOWN ARE APPROXIMATE.
    - C. VERIFY AND COORDINATE WITH THE COUNTY, ELECTRIC, TELEPHONE, GAS, ETC. FOR THE REMOVAL OR RELOCATION OF ANY OF THESE FACILITIES.
    - D. CLEAR, GRUB AND REMOVE ALL DEBRIS ON SITE AND ALL AREAS OF THE RIGHT-OF-WAY AS NECESSARY TO COMPLETE WORK.
    - E. COORDINATE WITH OWNER'S REPRESENTATIVE ALL EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, I.E. LIGHT POLES, TREES, SHRUBS, ETC. BEFORE WORK BEGINS. THESE ITEMS MAY BE USED IN THE NEW FACILITY AT THE OWNER'S REQUEST.
    - F. VERIFY ALL PLAN DIMENSIONS AND SITE CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
    - G. BE RESPONSIBLE FOR THE CONTROL OF FUGITIVE DUST AND ALIKE MATERIALS FOR THE DURATION OF THE CONSTRUCTION, SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
    - H. SHALL BE RESPONSIBLE FOR MAINTENANCE, OPERATION AND MONITORING OF STORM WATER POLUTION PREVENTION FOR EROSION CONTROL AND PROTECTION OF EXISTING STORM SEWER SYSTEMS.
    - I. OBTAIN APPROPRIATE PERMITS FOR WORK ON SITE AND IN THE RIGHT-OF-WAYS PRIOR TO BEGINNING CONSTRUCTION.
    - J. NOTIFY ALL UTILITIES FORTY-EIGHT (48) HOURS PRIOR TO DEMOLITION AND/OR EXCAVATION, INCLUDING THE LOCAL GAS COMPANY IN ACCORDANCE WITH F.S. 553.851. CALL "SUNSHINE STATE ONE CALL SYSTEM" 1-800-432-4770 SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.
    - K. MAKE FIELD ADJUSTMENT, AS NECESSARY, WITH THE APPROVAL OF THE OWNER, ENGINEER AND/OR MUNICIPALITY WHEN REQUIRED.
    - L. BE RESPONSIBLE FOR THE CONTROL OF FUGITIVE DUST AND ALIKE MATERIALS FOR THE DURATION OF THE CONSTRUCTION. SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
    - M. SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION OR FUGITIVE DUST.
    - N. SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER FOR MAKING ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS, HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.

ENVIRONMENTAL NOTES

1. EROSION/SEDIMENTATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN), IF REQUIRED TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND, AS REQUIRED, IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE, EITHER BY NATURAL DRAINAGE OR BY VEHICLE TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.
2. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
3. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION OR FUGITIVE DUST.
4. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS. DEBRIS SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPEMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY OF CLEARWATER.
5. REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION.
6. ALL TREE ROOTS EXISTING WITHIN APPROVED. IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTIVE TREE SHALL BE SERVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA.
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.
8. THE CONTRACTOR IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN. THE CONTRACTOR SHALL BE LIABLE FOR FINES DUE TO ALL DAMAGE OF TREES THAT ARE DESIGNATED TO BE SAVED DURING CONSTRUCTION. SPECIAL CARE IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN.
9. DURING GRADING OPERATION, NO FILLING IS TO BE PLACED WITHIN 3/4 OF THE DRIPLINE OF ANY TREE INDICATED TO BE SAVED IN THE FUTURE, IF FILLING IN EXCESS OF 6" IS REQUIRED WITHIN THE DRIPLINE OF SAVED TREES, THEN WORK MUST BE DONE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE CITY OF OLDSMAR.
10. ALL TREES TO REMAIN, WHERE INDICATED ON THE SITE PLAN, MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARD AS INDICATED IN TREE BARRICADE DETAIL DRAWING.

GRADING AND DRAINAGE NOTES

1. PAVING, GRADING AND DRAINAGE SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF CLEARWATER LAND DEVELOPMENT CODE.
2. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM.
3. STORM DRAINAGE PIPING SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED AND SHALL HAVE A MINIMUM COVER OF 1.0 FOOT.
4. ANY RELOCATION OR MODIFICATION OF PROPOSED STORM SEWER SYSTEM SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
5. DRAINAGE SHALL BE MAINTAINED DURING CONSTRUCTION.
6. DRAINAGE STRUCTURES, MANHOLES, INLETS AND JUNCTION BOXES SHALL CONFORM WITH CITY OF CLEARWATER DESIGN STANDARDS AND SPECIFICATIONS.
7. CONSTRUCTION WITHIN EXISTING RIGHTS-OF-WAY SHALL NOT BE PERFORMED PRIOR TO RECEIPT OF REQUIRED PERMITS AND AUTHORIZATIONS.
8. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON PLANS OR DETAILS.
9. ALL BACKFILL OVER STORM SEWER PIPE THAT IS TO BE INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT, ETC., OF THE ROADWAY IS TO BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 125.8.3, 1991 EDITION (OR LATEST EDITION).
10. ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.

NOTES FOR STORM STRUCTURES

1. ALL PIPE STUBS FROM STRUCTURES FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE STRUCTURE.
2. FOR APPLICABLE RING AND COVER, SEE STANDARD DETAIL – MANHOLE RING AND COVER CASTING.
3. STORM STRUCTURES SHALL NOT HAVE OUTSIDE DROP CONNECTIONS.
4. PROVIDE MINIMUM 8" SOLID WALL BETWEEN ALL OPENINGS FOR PIPES. SEAL BETWEEN PIPE AND STRUCTURE WITH NON SHRINK GROUT.
5. ALL BRICK SHALL BE CONCRETE OR CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER COATING ON ALL SURFACES.
6. BENCH SHALL SLOPE @ 1:12 MINIMUM.
7. PRIOR TO PRE-CASTING STRUCTURES THE PRE-CASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NONSTANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
8. PRECAST MANHOLES SHALL CONSIST OF A LIMITED NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
9. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION.
10. FOR PRECAST STRUCTURE JOINT ASSEMBLY, SEE STANDARD DETAIL – PRECAST STRUCTURE JOINT ASSM.
11. ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.
12. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF INLETS, CATCH BASINS, MANHOLES AND ALL OTHER DRAINAGE STRUCTURES. THE PROTECTIVE COATING SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE (INCLUDING CONE SECTIONS, RISERS, AND INVERT) FROM THE BOTTOM SLAB TO THE GROUND SURFACE EXCLUDING THE COVER CASTING, LID, AND THE HORIZONTAL PLANE OF THE PIPE PENETRATIONS OR CUT OPENINGS. THE UNDERSIDE OF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTOR'S OPTION.THE PROTECTIVE COATING SHALL BE ONE COAT OF COAL TAR EPOXY, KOP-COAT BITUMASTIC 300-M OR APPROVED EQUAL. THE DRY 9 mils IN THICKNESS.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 2" CONCRETE COVER.

NOTES FOR SANITARY SEWER MANHOLES

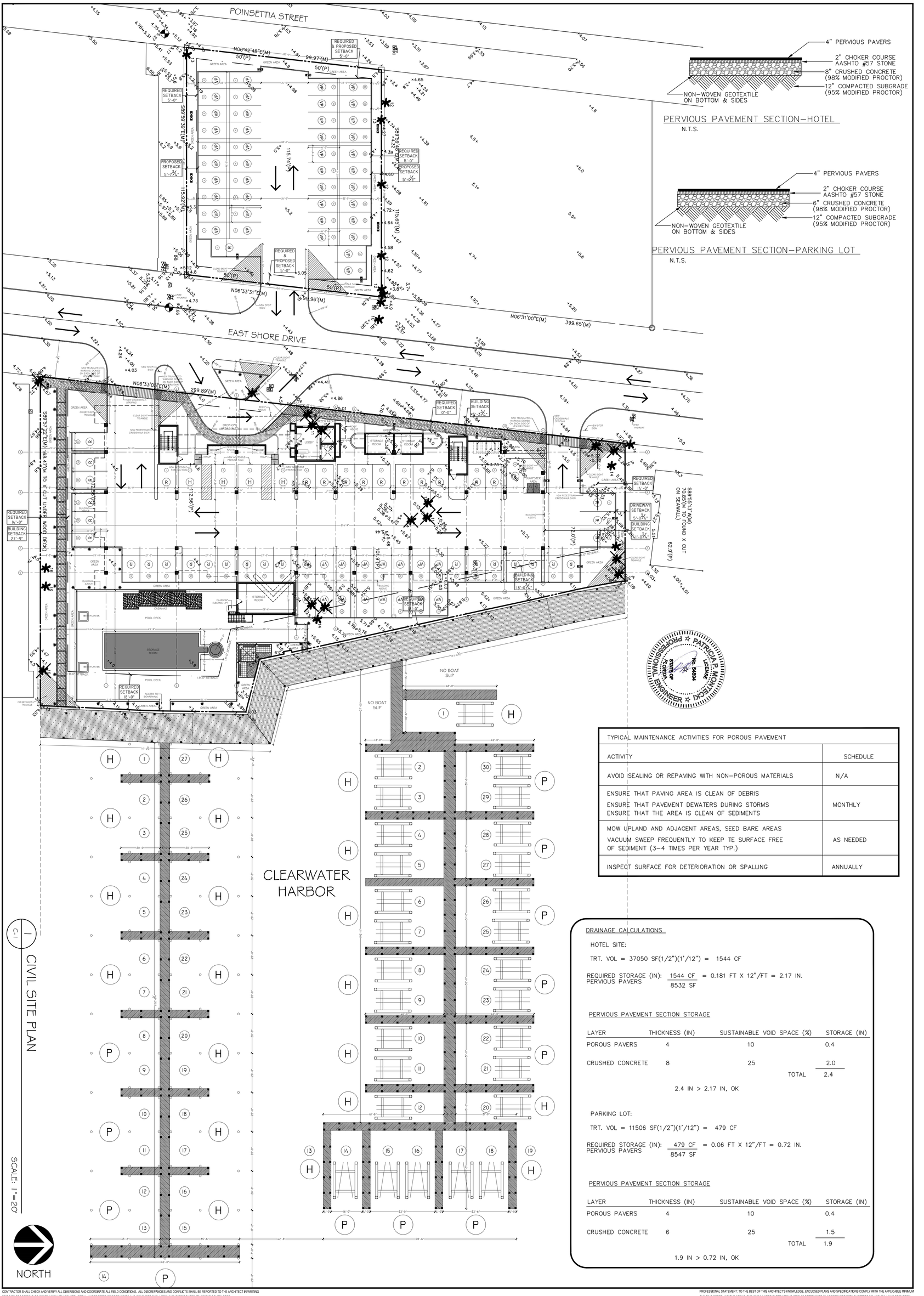
1. ALL MANHOLES SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL-MANHOLE SLABS.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS MORE THAN 24" ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES, THE PRECASTER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR DESIGN OF STRUCTURE WALL(S), CONE SECTION, BASE SLAB AND TOP SLABS FOR APPROVAL.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL-STRUCTURE BASE SLABS.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL-PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL-MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A COAL TAR EPOXY PROTECTIVE COATING SHALL BE APPLIED TO ALL CONE SECTION, RISER SECTIONS, RISER SLABS, AFTER PROPER SURFACE CLEANING, FOR BRICK AND PRECAST MANHOLES. TWO (2) COATS SHALL BE APPLIED TO THE INSIDE, AND ONE (1) COAT SHALL BE APPLIED TO THE OUTSIDE. EACH COAT SHALL YIELD A FINAL DRY FILM THICKNESS OF 9 MILS.

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY OF CLEARWATER UTILITIES DEPARTMENT ORDINANCES AND REGULATIONS.
2. WATER MAIN SHALL BE LAID 3.0 FEET OR MORE BELOW PROPOSED GRADE.
3. CONFLICTS BETWEEN WATER AND STORM, SANITARY SEWER AND UNDERDRAIN SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL BY OWNER'S ENGINEER AND CITY OF OLDSMAR WATER DIVISION.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION(S).
5. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
6. ALL WORK WITHIN RIGHTS-OF-WAY AND EASEMENT WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OF MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATION SHOULD BE SUBMITTED NO LATER THAN THIRTY (30) DAYS BEFORE THAT RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES, ETC., NECESSARY TO MATCH FINAL GRADES.
8. ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MEASURED FROM CENTER OF FITTINGS.
9. ALL SANITARY SEWER LINES SHALL BE SDR-35 P.V.C. UNLESS OTHERWISE NOTED ON PLANS.
10. ALL P.V.C. SANITARY SEWER PIPE SHALL BE COLOR CODED GREEN. P.V.C. SANITARY GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D-3034 SDR-35. JOINTS SHALL BE BELL AND SOCKET WITH A SOILD RUBBER RING.
11. ALL UNDERGROUND UTILITIES WITHIN PAVEMENT MUST BE INSTALLED BEFORE ROADWAY BASE AND SUBSURFACE COURSES ARE CONSTRUCTED.
12. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
13. ALL WATER MAINS SHALL BE C-900 P.V.C. UNLESS OTHERWISE SPECIFIED. WATER MAINS SHALL CONFORM TO AWWA C 151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT LAYING LENGTHS. PIPE SHALL BE LINED WITH A STANDARD THICKNESS CEMENT MORTAR LINING AND SEAL COATED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C 104/A21.4. PIPE THICKNESS CLASS SHALL BE CLASS 50 UNLESS OTHERWISE SPECIFIES. ALL JOINTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA C 111/A21.11.
14. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) TO COMPLY WITH CITY OF CLEARWATER REQUIREMENTS. THE SCHEDULING, COORDINATION, AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
15. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THEN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) AT THE CROSSING. (D.I.P. IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.) SUFFICIENT LENGTHS OF D.I.P. MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED. ALL CROSSING SHALL BE ARRANGED SO THAT THE ANSWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
16. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
17. ALL WATER MAIN JOINTS SHALL BE RESTRAINED JOINTS WHERE APPLICABLE AND SHALL CONFORM TO CITY OF CLEARWATER SPECIFICATIONS AND DETAILS.
18. SIGN AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "ROADWAY AND TRAFFIC DESIGN STANDARDS" INDEXES 600 THROUGHT 665 (LATEST EDITIUON).
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT AL TIMES.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
21. PLACE EXPANSION JOINT WHERE 4" AND 6" CONCRETE ABUT.
22. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
23. COMPACTION OF PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
24. DISTURBED AREA WITHIN RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
25. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS TO BE SWEPT DAILY AS PART OF DAILY CLEAN UP.
26. STREET CLOSURES SHALL COMPLY WITH THE APPLICABLE AGENCY'S REQUIREMENTS.

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
2. ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1 OR BETTER AS OUTLINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS FOR NURSERY PLANTS", 7TH EDITION, 1998 AS REVISED FROM TIME TO TIME.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATIONS APPROVED PRACTICES.
4. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
5. THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
6. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE OWNER IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
8. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE OWNER WILL BE NOTIFIED BY TELEPHON



PERVIOUS PAVEMENT SECTION–HOTEL

N.T.S.

PERVIOUS PAVEMENT SECTION–PARKING LOT

N.T.S.

TYPICAL MAINTENANCE ACTIVITIES FOR POROUS PAVEMENT	
ACTIVITY	SCHEDULE
AVOID SEALING OR REPAVING WITH NON–POROUS MATERIALS	N/A
ENSURE THAT PAVING AREA IS CLEAN OF DEBRIS ENSURE THAT PAVEMENT DEWATERS DURING STORMS ENSURE THAT THE AREA IS CLEAN OF SEDIMENTS	MONTHLY
MOW UPLAND AND ADJACENT AREAS, SEED BARE AREAS VACUUM SWEEP FREQUENTLY TO KEEP TE SURFACE FREE OF SEDIMENT (3–4 TIMES PER YEAR TYP.)	AS NEEDED
INSPECT SURFACE FOR DETERIORATION OR SPALLING	ANNUALLY

DRAINAGE CALCULATIONS

HOTEL SITE:

TRT. VOL = 37050 SF(1/2")(1'/12") = 1544 CF

REQUIRED STORAGE (IN): $\frac{1544\ CF}{8532\ SF}$ = 0.181 FT X 12"/FT = 2.17 IN.
PERVIOUS PAVERS

PERVIOUS PAVEMENT SECTION STORAGE

LAYER	THICKNESS (IN)	SUSTAINABLE VOID SPACE (%)	STORAGE (IN)
POROUS PAVERS	4	10	0.4
CRUSHED CONCRETE	8	25	2.0
		TOTAL	2.4

2.4 IN > 2.17 IN, OK

PARKING LOT:

TRT. VOL = 11506 SF(1/2")(1'/12") = 479 CF

REQUIRED STORAGE (IN): $\frac{479\ CF}{8547\ SF}$ = 0.06 FT X 12"/FT = 0.72 IN.
PERVIOUS PAVERS

PERVIOUS PAVEMENT SECTION STORAGE

LAYER	THICKNESS (IN)	SUSTAINABLE VOID SPACE (%)	STORAGE (IN)
POROUS PAVERS	4	10	0.4
CRUSHED CONCRETE	6	25	1.5
		TOTAL	1.9

1.9 IN > 0.72 IN, OK

C-1 CIVIL SITE PLAN

SCALE: 1"=20'

NORTH

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET C-2

JAB PROJECT # 2018-019

DRAWN CS

DATE DEC - 2018

UPDATED ON Apr. 12, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

SEAL

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

408 EAST SHORE DRIVE

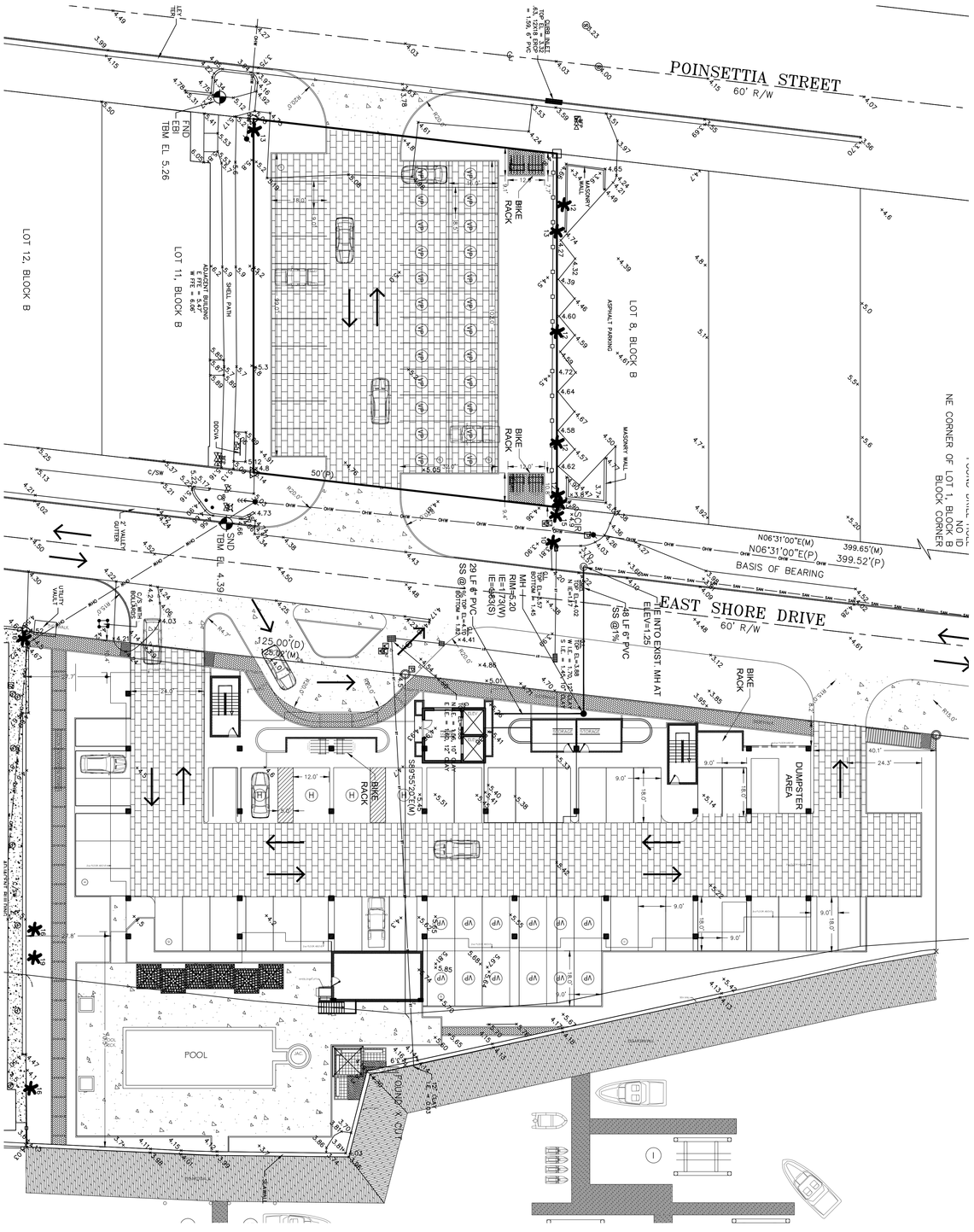
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

CIVIL SITE PLAN

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
	DEC–18–2018	SUBMMITAL TO THE CITY OF CLEARWATER
	FEB–28–2019	SUBMMITAL TO THE CITY OF CLEARWATER
	MAR–8–2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR–12–2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON APRIL 12, 2019

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI * PROFESSIONAL ENGINEER * STATE OF FLORIDA * No. 54894 LICENSE

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET C-3

JAB PROJECT # 2018-2018

DATE DEC - 2018

UPDATED ON

DRAWN SK

Apr. 12, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

408 EAST SHORE DRIVE

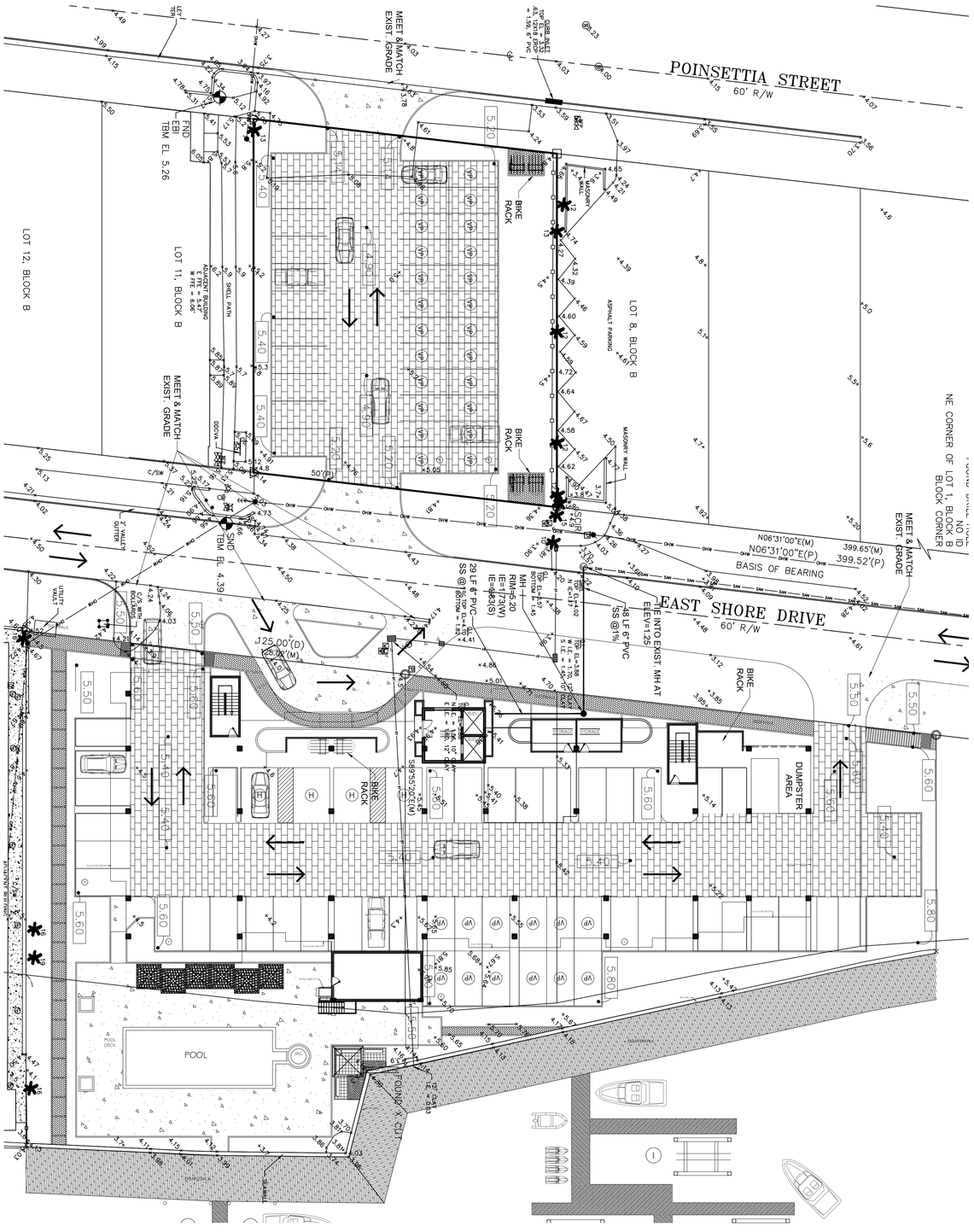
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

HORIZONTAL CONTROL

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON APRIL 12, 2019

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI · No. 54894 · STATE OF FLORIDA · PROFESSIONAL ENGINEER · LICENSE

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET C-4

JAB PROJECT # 2018-0018

DATE DEC - 2018

UPDATED ON Apr. 12, 19

DRAWN SK

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

408 EAST SHORE DRIVE

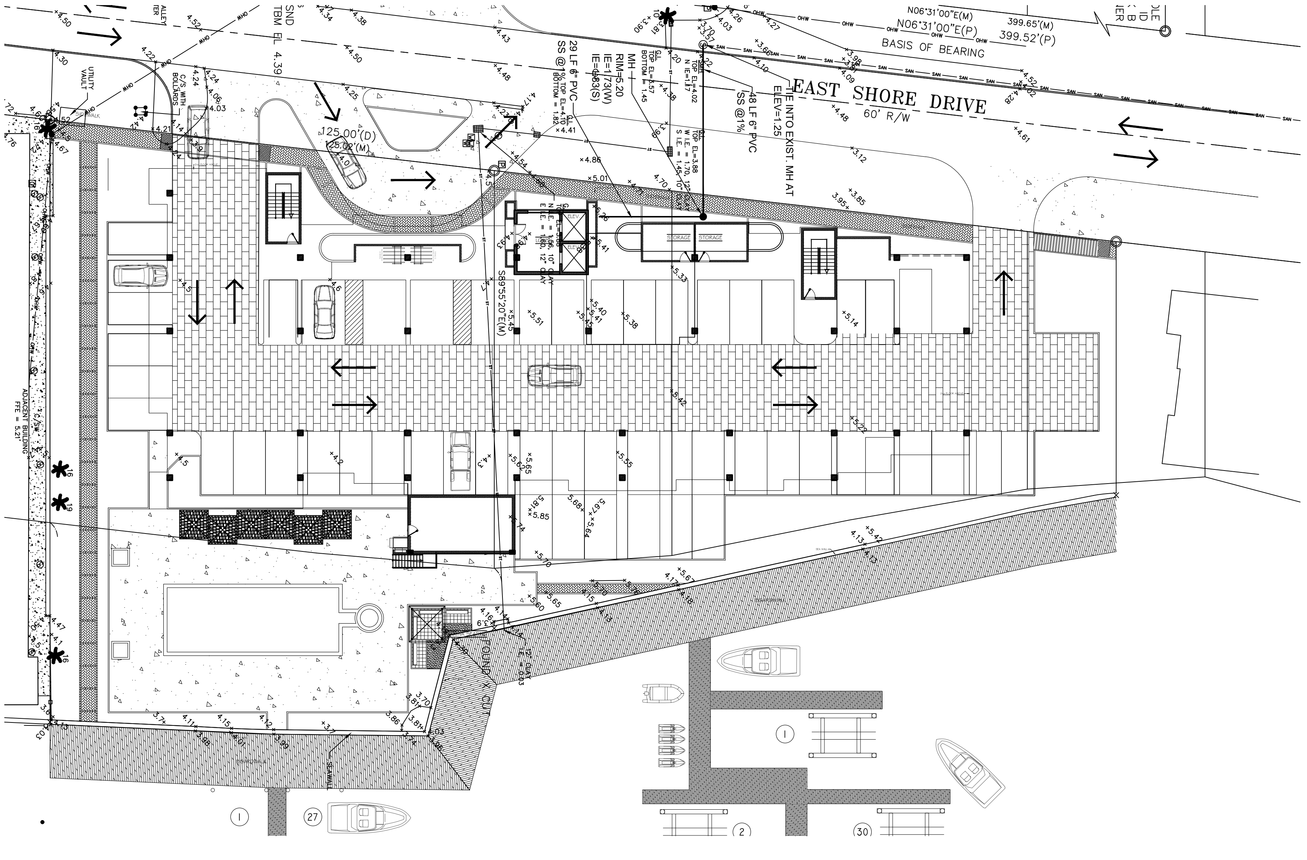
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

PAVING, GRADING & DRAINAGE PLAN

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.



SCALE 1" = 20'

0 20 40

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON APRIL 12, 2019

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI ☆ PROFESSIONAL ENGINEER ☆ LICENSE No. 54894 STATE OF FLORIDA

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET C-5

JAB PROJECT # 2018-0018

DATE DEC - 2018

DRAWN SK

UPDATED ON Apr. 12, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

408 EAST SHORE DRIVE

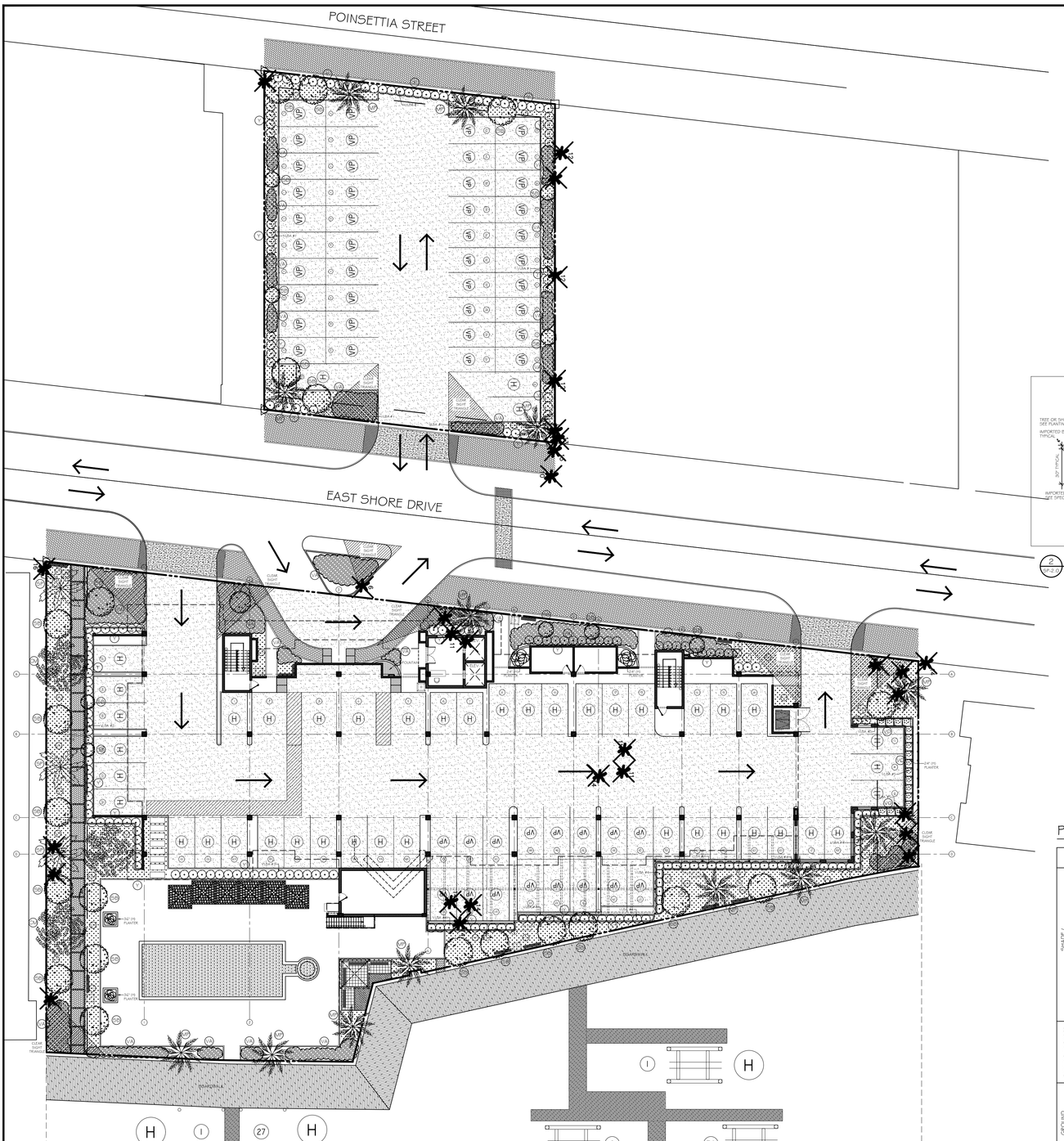
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

UTILITIES PLAN

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.



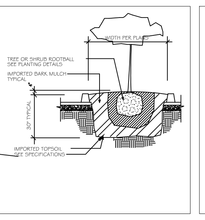
LEGEND:

- MP — MEDJOOL PALM TREE
- SP — SABAL PALM TREE
- CI — CANARY ISLAND DATE PALM TREE
- CM — "CM" - CREPE MYRTLE
- SB — SILVER BUTTONWOOD
- Y — YAUPON
- VC — VIBURNUMS
- VA — VARIEGATED ASIAN JASMINE
- SOD — "SOD" ST. AUGUSTINE
- EXISTING TREE TO BE REMOVED

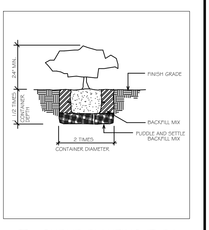
SURVEY TREE LEGEND

- PALM

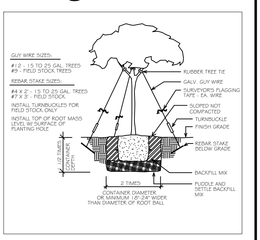
NOTE:
ALL SIZES ARE IN INCHES



2 SP-2.0 PLANTER ISLAND (TYP.)
SCALE: N.T.S.



3 SP-2.0 SHRUB PLANTING (TYP.)
SCALE: N.T.S.



4 SP-2.0 TREE GUYING (TYP. DETAIL)
SCALE: N.T.S.

PLANT MATERIAL SCHEDULE:

	TYPE	QTY.	CODE	BOTANICAL NAME	COMMON NAME	SPECS.
SHADE / ORNAMENTAL TREES		13	MP	PHOENIX DACTYLIFERA MEDJOOL	MEDJOOL PALMS	40'-50' H x 10'-15' W
		3	SP	SABAL PALMETTO	SABAL PALMS	40'-50' H x 10'-15' W
		3	CM	LAGERSTROEMIA INDICA	CREPE MYRTLE[1]	3 GAL/2" DIA 8'-10' H
		27	SB	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	8'-10' H x 20-40' W
SHRUBS / HEDGES		216	Y	ILEX VOMITORIA	YAUPON	18"-24" HGT 3 GAL. PLANTED @ 3' O.C.
		18	VC	VIBURNUM ODORATISSIMUM	VIBURNUMS	4' TO 6' HGT 3 GAL. PLANTED @ 3' TO 4' O.C.
GROUND COVER		2,222 sq.ft.	VA	TRACHELOSPERUM ASIATICUM VARIEGATED	VARIEGATED ASIAN JASMINE	1 GAL., 10"-12" SPR., DENSE
		5273 sq.ft.	SOD	ST. AUGUSTINE FLORATUM	ST. AUGUSTIN SOD	

CHARACTERISTICS:

N-NATIVE, F-FLOWERING, E-EVERGREEN, D-DECIDUOS

ALL TREES AND BASE PLANTS REQUIRE MULCH AT PLANTING OVER THE ROOT ZONE.

1 SP-2.0 LANDSCAPE PLAN
SCALE: 1"=20'

NORTH

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
2. MULCH TO BE "FLORAMULCH" AVAILABLE AT GOMULCH.COM OR 866.466.8524 / 866.GO.MULCH. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
3. SOD TO BE 95% WEED FREE- ST. AUGUSTINE FLORATAM.
SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER.
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
7. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
9. ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
10. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
11. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG", IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE RATE OF APPLICATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.
13. SEC. 106-36. - XERISCAPE REQUIREMENTS.
THE XERISCAPE DESIGN PRINCIPLE OF PLANT SELECTION AND PLACEMENT BASED UPON FUNCTION, WATER REQUIREMENTS AND SUITABLE ENVIRONMENTAL EXPOSURE OF PLANT MATERIALS SHALL BE USED IN ALL VEHICULAR-USE AREAS. IN ADDITION, THE FOLLOWING XERISCAPE TECHNIQUES SHALL BE REQUIRED:
1. FIFTY PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREAS LANDSCAPE DESIGNS SHALL BE DROUGHT TOLERANT AND LOCATED IN GROUPINGS ACCORDING TO WATER REQUIREMENTS.
2. SEVENTY-FIVE PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREA LANDSCAPE DESIGNS SHALL BE A COMBINATION OF NATIVE AND DROUGHT TOLERANT.
3. ALL PLANTINGS SHALL BE GROUPED IN ZONES ACCORDING TO WATER REQUIREMENTS AND SHALL BE IRRIGATED IN ZONES SEPARATING HIGH WATER USE LAWN AREA FROM DROUGHT TOLERANT ZONES.
4. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC WITH CYCLING CAPACITY AND SHALL BE DESIGNED TO AVOID IRRIGATION OF UNPLANTED SURFACES.
14. SEC. 106-40. - SCREENING OF BACKFLOW PREVENTERS.
BACKFLOW PREVENTERS SHALL BE SCREENED BY DENSE EVERGREEN SHRUBBERY A MINIMUM OF 30 INCHES IN HEIGHT, PLANTED TWO FEET ON CENTER. SUCH SHRUBBERY SHALL BE PLANTED FAR ENOUGH AWAY FROM THE UNIT SO AS TO PROVIDE A MINIMUM OF A THREE-FOOT CLEARED AREA ON THE TWO SIDES OF THE UNIT FOR MAINTENANCE PURPOSES.
15. SEC. 106-42. - SEA OATS / SAND DUNES.
THE REMOVAL OR RELOCATION OF SEA OATS OR SAND DUNES ON ANY PROPERTY LANDWARD OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE WILL BE COORDINATED WITH THE BUILDING AND ZONING DIRECTOR PRIOR TO THE START OF WORK.
16. SECTION 110-670 - LANDSCAPING / GREEN AREA
(A) ONE OF THE PURPOSES OF THE DEVELOPMENT CONTROLS IS TO ENCOURAGE THE PROVISION OF ADEQUATE LANDSCAPING/GREEN AREA IN R-3 ZONES WEST OF GULF BOULEVARD. A MINIMUM OF TEN PERCENT OF THAT PORTION OF THE LOT LOCATED EAST OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE AS ESTABLISHED BY THE STATE SHALL BE DESIGNATED FOR AND MAINTAINED AS LANDSCAPED GREEN AREA IN SIDE AND FRONT YARDS.
(B) IN R-3 ZONES WEST OF GULF BOULEVARD, THE GREEN AREA IN SIDE YARDS SHALL PROVIDE A CLEAR "VIEW AREA" BETWEEN THREE FEET AND TEN FEET IN HEIGHT; I.E. BUSHES OR SHRUBS SHALL NOT EXCEED THREE FEET IN HEIGHT AND TREES SHALL BE TRIMMED BELOW TEN FEET IN HEIGHT. SUCH LANDSCAPED AREAS MAY INCLUDE PASSIVE RECREATION FACILITIES PROVIDED, HOWEVER, THAT THE "VIEW AREA" IS NOT OBSTRUCTED.
(C) IN ALL ZONES EXCEPT R-1, ALL OFF-STREET PARKING AREAS NOT CONTAINED WITHIN THE BUILDING STRUCTURE SHALL HAVE A MINIMUM OF TEN PERCENT LANDSCAPED GREEN AREA.
(D) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY.
17. ADD THE FOLLOWING NOTE TO THE LANDSCAPE PLANS, "WHEN AN ACCESS WAY INTERSECTS A PUBLIC RIGHT-OF-WAY OR OTHER ACCESS WAY, OR WHEN THE SUBJECT PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE PUBLIC RIGHT-OF-WAYS, ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS DESCRIBED AS (OR) REFERRED TO AS THE "CROSS-VISIBILITY AREA," SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 24 INCHES AND EIGHT FEET. TREES AND PLANT MATERIAL TRIMMED IN SUCH A MANNER THAT CROSS VISIBILITY IS NOT HINDERED WILL BE ALLOWED, PROVIDED THEY ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD, AS DETERMINED BY THE CITY.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET SP-2.0

JAB PROJECT # 2018-019

DATE DEC - 2018

DRAWN CS

UPDATED ON May. 28, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

SEAL

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

LANDSCAPE PLAN

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMMITAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS AFFECTING ON THESE PLANS.

EAST SHORE DRIVE

NORTH

BUILDING FRONT SETBACK 15'-3 3/4"

14'-0" SETBACK

7' VINYL FENCE BELOW

MARINA BOARDWALK ACCESS

SOUTH SIDE SETBACK 27'-9"

NORTH SIDE SETBACK 41'-0 3/4"

14'-0" SETBACK

CLUB ROOM

ELEV.

ELEV.

LOBBY

CHECK-IN SERVICE

OFFICE

OFFICE

DINING

POOL

ON TO POOL DECK

PERGOLA & LOUVERS BELOW

PERGOLA & LOUVERS BELOW

PERGOLA & LOUVERS BELOW

PERGOLA & LOUVERS BELOW

14'-0" SETBACK

BOARDWALK

BOARDWALK

1 / A-1.0 2nd FLOOR PLAN

SCALE: 1" = 10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETRIEVED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL VISIT THE SITE AND SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHOWN THEREON AND SHALL NOTIFY JOHN A. BODZIAK & ASSOC. INC., IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN THEREON, IN WHICH CASE.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

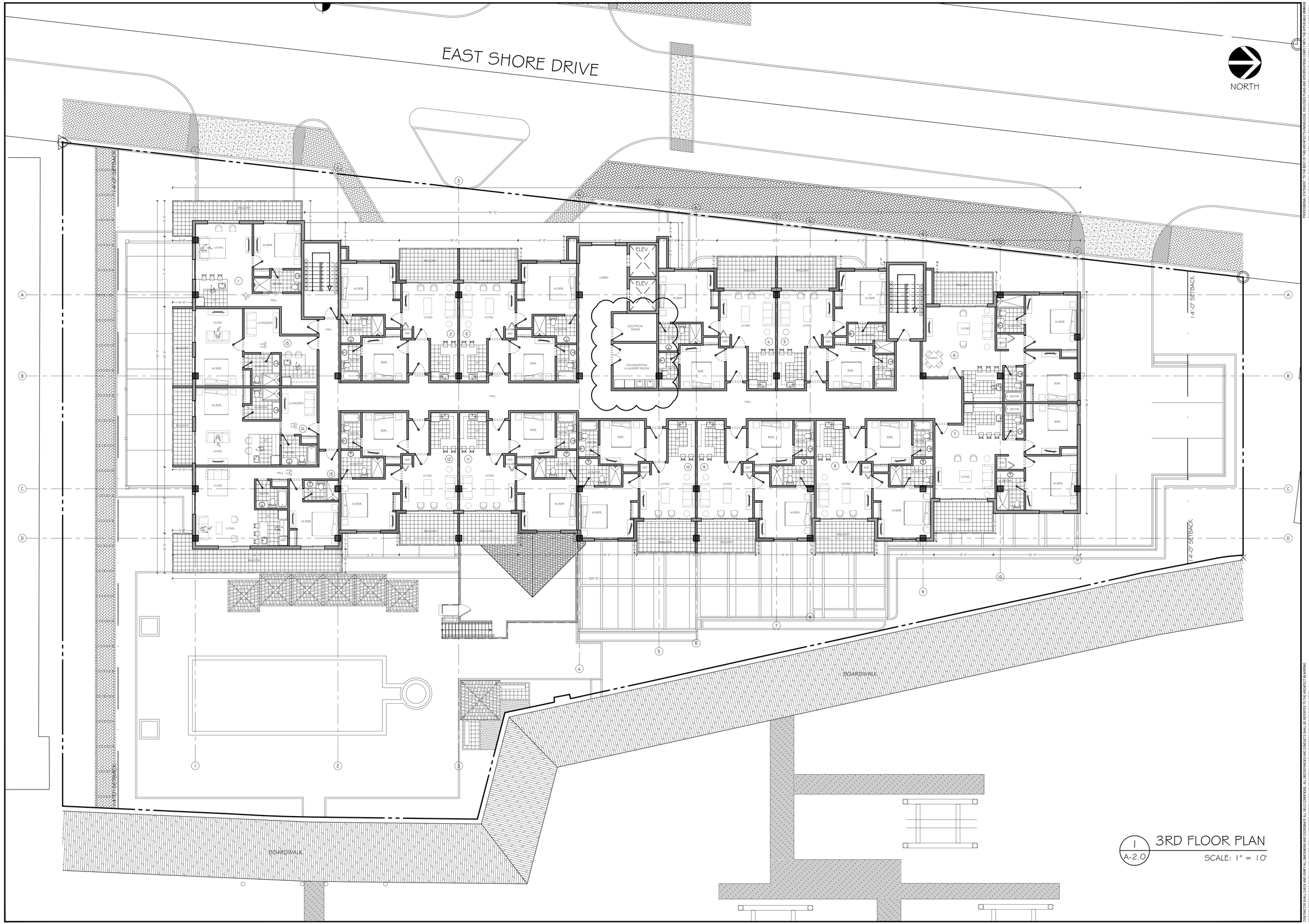
2nd FLOOR PLAN

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0988

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-1.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETRIEVED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS, IDEAS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. NOR SHALL WE BE RESPONSIBLE FOR CONTRACTORS ARCHITECTS, ENGINEERS OR OTHER PERSONS PERFORMING ANY OF THEIR WORK. NOR SHALL WE BE RESPONSIBLE FOR ANY OMISSION OR FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

3rd FLOOR PLAN

CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD, SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0988

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-2.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

EAST SHORE DRIVE

NORTH

14'-0" SETBACK

14'-0" SETBACK

14'-0" SETBACK

BOARDWALK

BOARDWALK

1 A-3.0 4TH FLOOR PLAN

SCALE: 1" = 10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETURNED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL VISIT THE SITE AND SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHOWN THEREON AND SHALL NOTIFY ARCHITECT OF ANY VARIATION FROM THE DRAWINGS, CONDITIONS AND SPECIFICATIONS AS NOTED HEREON.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

4th FLOOR PLAN

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD, SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0988

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-3.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

EAST SHORE DRIVE

NORTH

14'-0" SETBACK

BOARDWALK

1 A-4.0 5TH FLOOR PLAN

SCALE: 1" = 10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETRIEVED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL WE BE RESPONSIBLE FOR CONTRACTORS ARCHITECTS, ENGINEERS OR OTHER PERSONS PERFORMING ANY OF THEIR WORK. NOR SHALL WE BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

5th FLOOR PLAN

CLIENT

5PAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD, SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0988

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-4.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

EAST SHORE DRIVE

NORTH

14'-0" SETBACK

14'-0" SETBACK

14'-0" SETBACK

BOARDWALK

BOARDWALK

FITNESS ROOM

LOBBY

ELEV.

ELEV.

6TH FLOOR PLAN

SCALE: 1" = 10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETURNED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION AS FAST AS CONTRACTOR IS PROGRESSING SHALL KEEP, AND BE RESPONSIBLE FOR DRAWINGS ASSOC. ALSO, NOTIFIED IN WRITING OF ANY VARIATION FROM THE DRAWINGS, STANDARDS, OR RULES AND REGULATIONS, AS SOON AS MADE.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

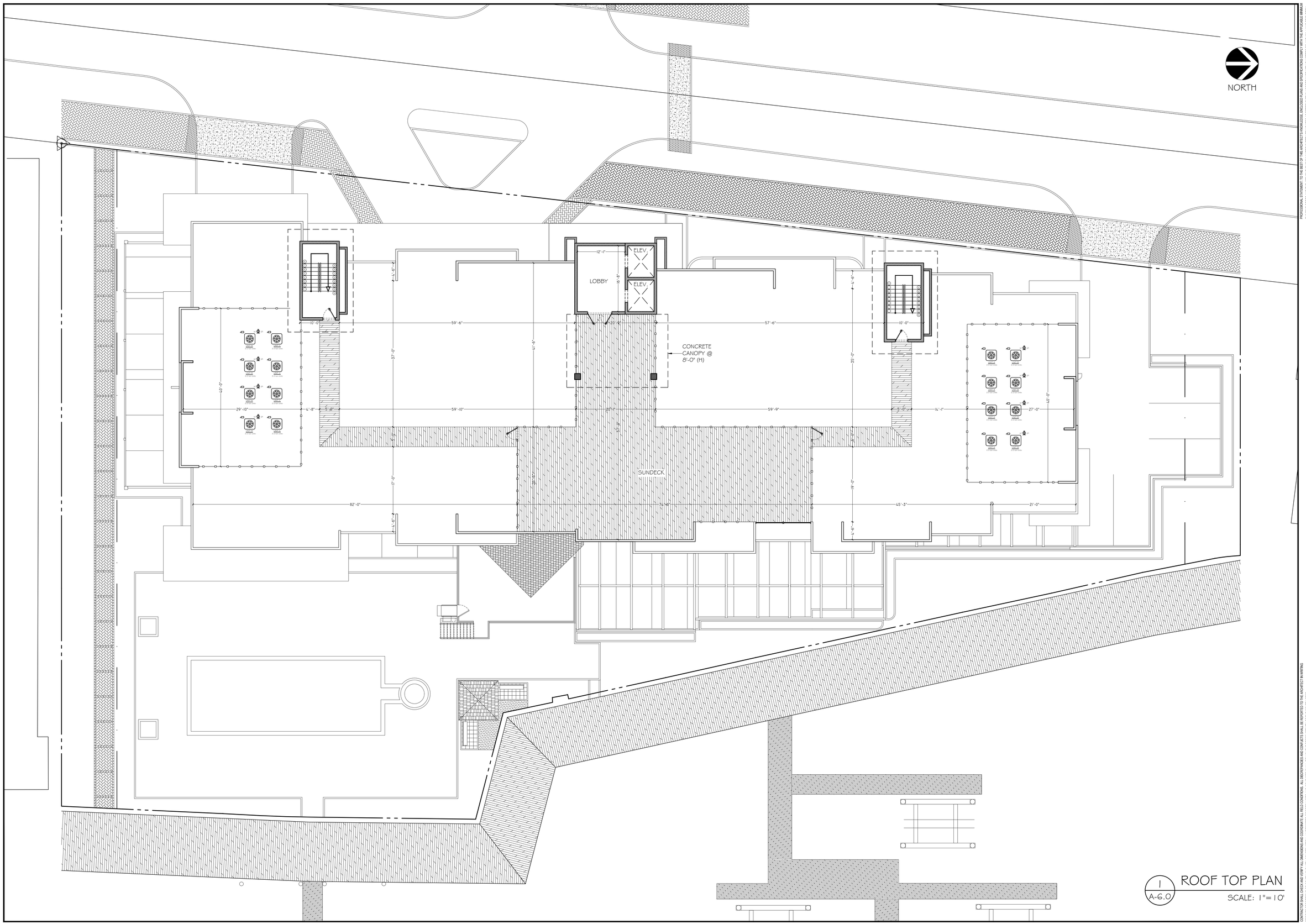
6th FLOOR PLAN

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD, SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0988

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-5.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



ROOF TOP PLAN
SCALE: 1"=10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MIAMI-DADE BUILDING CODES AND THE APPLICABLE MIAMI-DADE FIRE SAFETY STANDARDS AS ESTABLISHED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL WITH DRAWINGS BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, ANY ENTITY PERFORMING PORTIONS OF THE WORK OR ANY AGENT OR EMPLOYEE OF ANY OF THEM. JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS OR INACCURACIES OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ROOF TOP PLAN

CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0008365
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 835-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-6.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ACCOMPANY ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1 / 7.0 FRONT ELEVATION

SCALE: 1"=10'

2 / 7.0 REAR ELEVATION

SCALE: 1"=10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETURNED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. ANY UNAUTHORIZED REUSE OF THESE PLANS WITHOUT SUCH PERMISSION AND CONSENT SHALL RENDER ANY SUCH PARTY RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING THEREFROM, AND SUCH USE SHALL BE WITHOUT LIABILITY TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

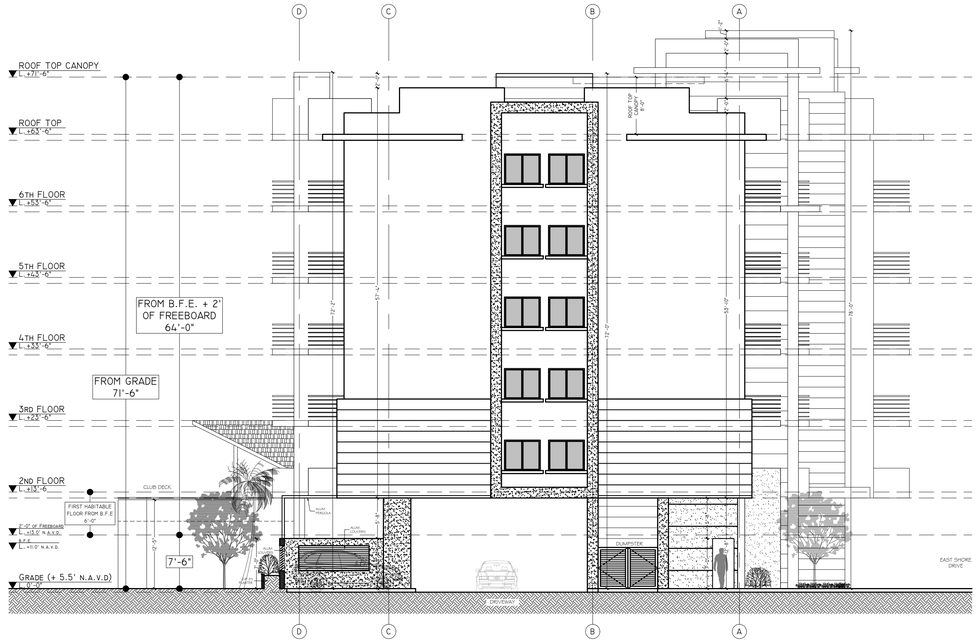
ELEVATIONS

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT #0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-7.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



1 / 7.1 NORTH SIDE ELEVATION

SCALE: 1"=10'

2 / 7.1 SOUTH SIDE ELEVATION

SCALE: 1"=10'

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. IN THE EVENT JOHN A. BODZIAK & ASSOC. INC. WRITTEN PERMISSION SHALL HAVE BEEN GIVEN TO ANY THIRD PARTY, THIS THIRD PARTY SHALL HOLD JOHN A. BODZIAK & ASSOC. INC. HARMLESS AND INDEMNIFY JOHN A. BODZIAK & ASSOC. INC. FROM ANY AND ALL CAUSES OF ACTION RAISED BY A PERSON OR ENTITY ARISING OUT OF, OR RESULTING FROM THE UNAUTHORIZED, CHANGED OR COPIED USE OF THESE PLANS.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ELEVATIONS

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-7.1

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1 / 7.2 FRONT ELEVATION

N.T.S.

2 / 7.2 REAR ELEVATION

N.T.S.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH OWNERSHIP SHALL RETAIN THE COPYRIGHT, INCLUDING COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, IN THE PLANS. OWNER SHALL NOT, WITHOUT THE WRITTEN CONSENT OF JOHN A. BODZIAK & ASSOC. INC., MODIFY THE PLANS FOR OTHER PROJECTS, ADD TO THE PLANS FOR FUTURE PHASES OF THE PROJECT OR USE THE PLANS TO COMPLETE THE PROJECT IF JOHN A. BODZIAK & ASSOC. INC. IS NOT RETAINED AS THE ARCHITECT OF RECORD FOR SUCH FUTURE PHASES OR COMPLETION. OWNER SHALL INDEMNIFY AND HOLD HARMLESS JOHN A. BODZIAK & ASSOC. INC. FROM ANY CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF ANY UNAUTHORIZED MODIFICATION OR USE OF THESE PLANS.

CLIENT

SEAL

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

COLOR ELEVATIONS

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR-0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-7.2

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1 / 7.3 NORTH SIDE ELEVATION

N.T.S.

2 / 7.3 SOUTH SIDE ELEVATION

N.T.S.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. ANY UNAUTHORIZED REUSE OF THESE PLANS WITHOUT SUCH PERMISSION AND CONSENT SHALL RENDER ANY AND ALL PARTIES RESPONSIBLE SO LIABLE. JOHN A. BODZIAK & ASSOC. INC., WITH OWNERSHIP SHALL NOT, UNDER ANY CIRCUMSTANCES, BE RESPONSIBLE FOR CHANGES MADE TO THESE PLANS BY OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF JOHN A. BODZIAK & ASSOC. INC. WHICH SPECIFICALLY INCLUDES REMOVAL OF THE ARCHITECT'S SEAL AND/OR NAME FROM THE DRAWINGS, STATEMENTS AND SPECIFICATIONS.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

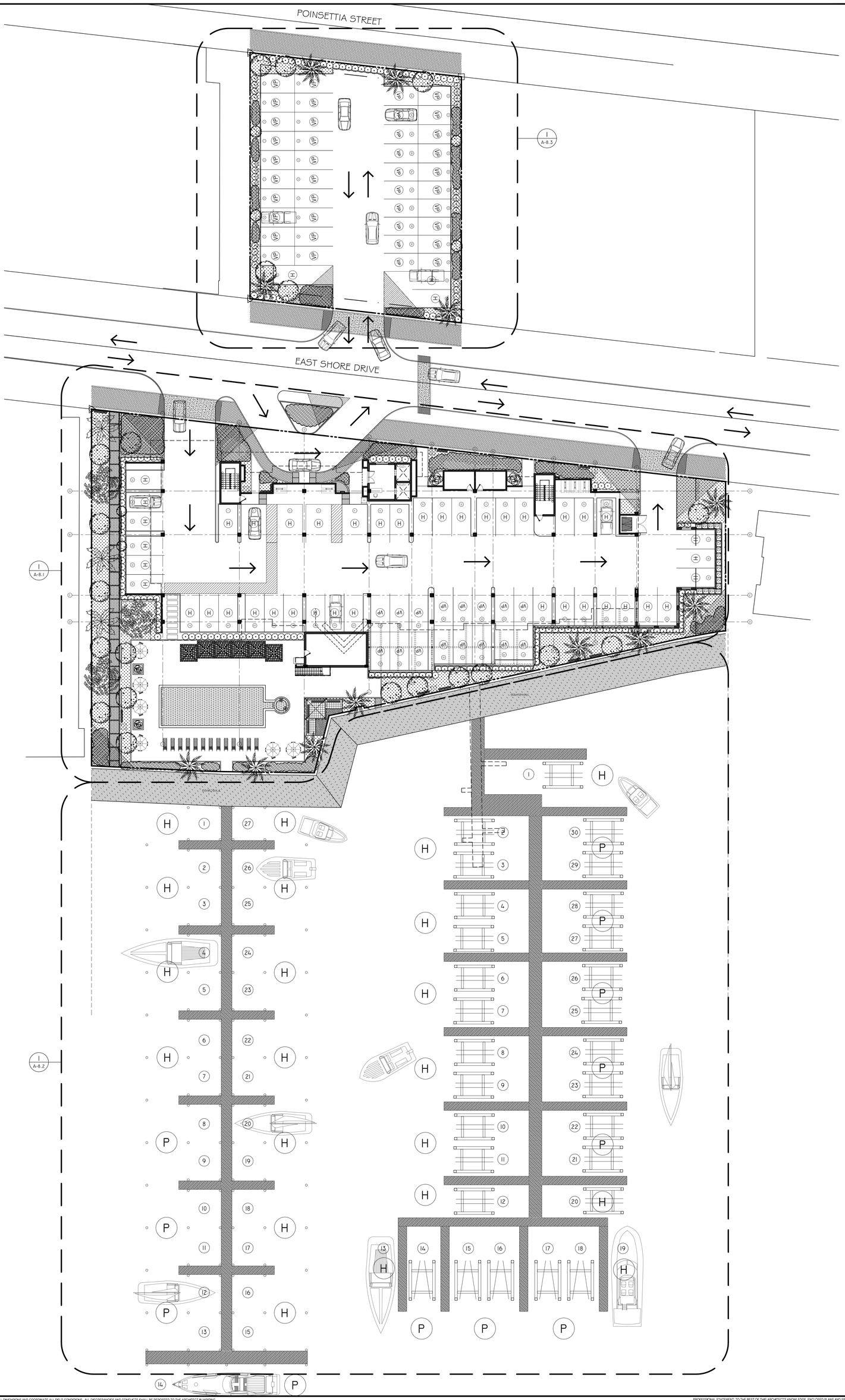
COLOR ELEVATIONS

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR-0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-7.3

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



1 A-8.0 ENLARGED FLOOR PLANS - KEY PLAN

SCALE: 1" = 20'

NORTH

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET A-8.0

JAB PROJECT # 2018-019

DRAWN CS

DATE DEC - 2018

UPDATED ON May. 28, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

SEAL

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ENLARGED 1st FLOOR PLAN - KEY PLAN

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMMITAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.

EAST SHORE DRIVE

ENTRY ONLY

EXIT ONLY

CONCRETE CROSSWALK

10'-0" SIDEWALK

GROUND COVER

REQUIRED SETBACK 0'-0"

BUILDING SETBACK 5'-3 3/4"

PARKING SURFACE SETBACK 16'-3"

REQUIRED SETBACK 14'-0"

BUILDING SETBACK 27'-9"

REQUIRED SETBACK 14'-0"

PARKING SURFACE SETBACK 5'-0 3/4"

BUILDING SETBACK 41'-0 3/4"

MARINA BOARDWALK ACCESS

LOBBY

ELEV.

FOUNTAIN

STORAGE

TRASH RECEP.

BIKE RACK

BENCH

DUMPSTER AREA

2nd FLOOR ABOVE

CONCRETE CANOPY ABOVE

CABANAS

CLUB ROOM STORAGE

WHEELCHAIR LIFT

POOL DECK

POOL

PLANTER

BENCH

BOARDWALK

NO BOAT SLIP

EXISTING DOCK TO BE REMOVED

GROUND COVER

NORTH

1 ENLARGED 1st FLOOR PLAN (BUILDING)
A-8.1

SCALE: 1"=10'

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. JOHN A. BODZIAK & ASSOC. INC., WITHIN LIMITATIONS PRESCRIBED BY LAW, SHALL NOT BE RESPONSIBLE FOR UNAUTHORIZED USE OF OR MODIFICATIONS TO THESE PLANS. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY OTHERS, JOHN A. BODZIAK & ASSOC. INC. SHALL NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, STRUCTURE AND SPECIFICATIONS AS SHOWN HEREIN.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

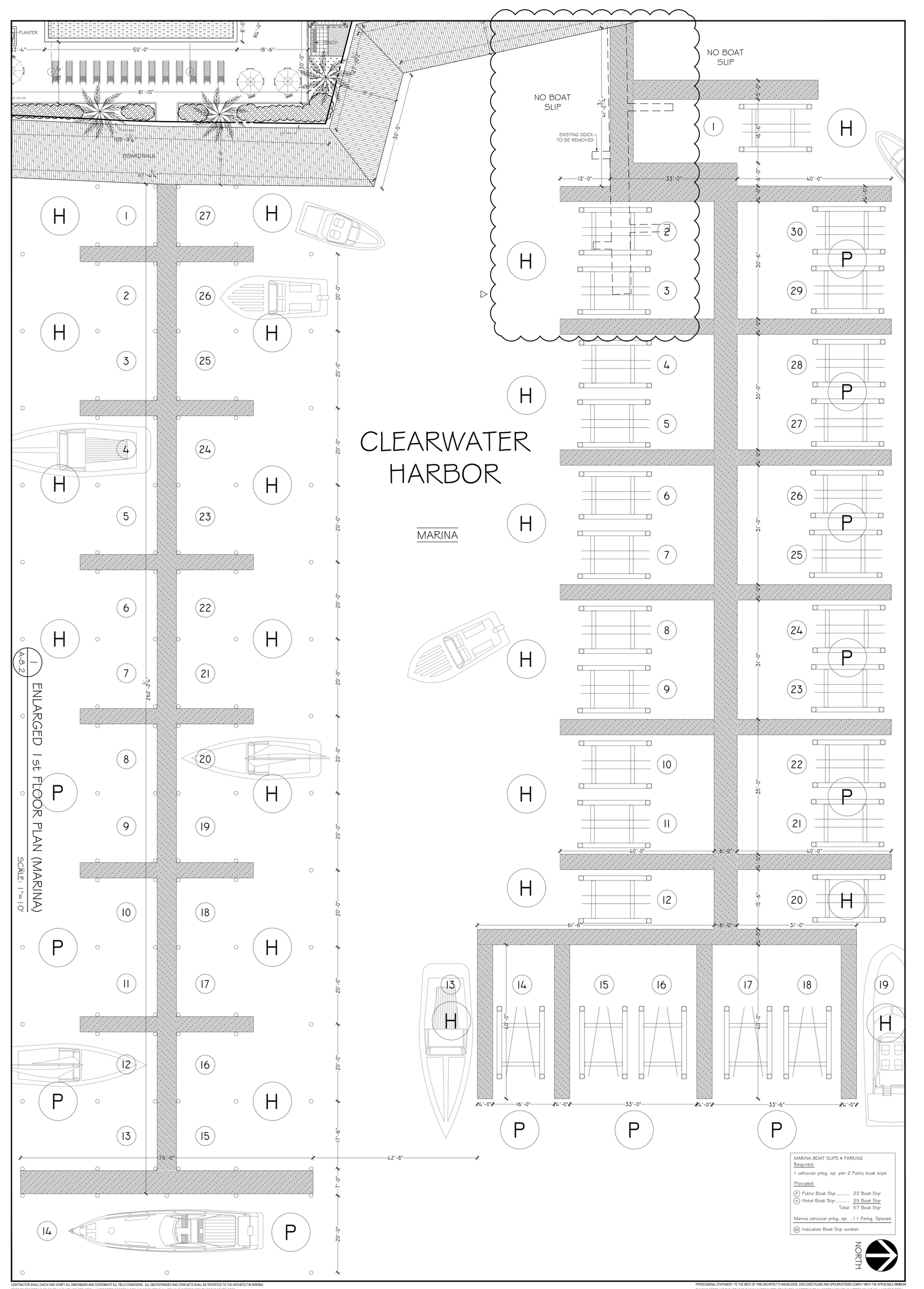
ENLARGED 1st FLOOR PLAN (BUILDING)

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-8.1

CONSTRUCTION SHALL CHECK AND VERIFY ALL DIMENSIONS, ALL DRAWINGS, CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET A-8.2

JAB PROJECT # 2018-019

DRAWN CS

UPDATED ON May. 20, 19

DATE DEC - 2018

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

SEAL

408 EAST SHORE DRIVE

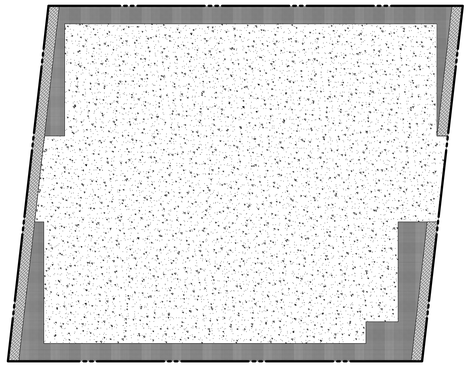
408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ENLARGED 1st FLOOR PLAN (MARINA)

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMMITAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.



VEHICULAR USE AREA	9,275.21 S.F.
INTERIOR LANDSCAPE AREA	1,696.48 S.F.
VEHICULAR LANDSCAPE BUFFER AREA	527.53 S.F.
TOTAL	11,499.22 S.F.

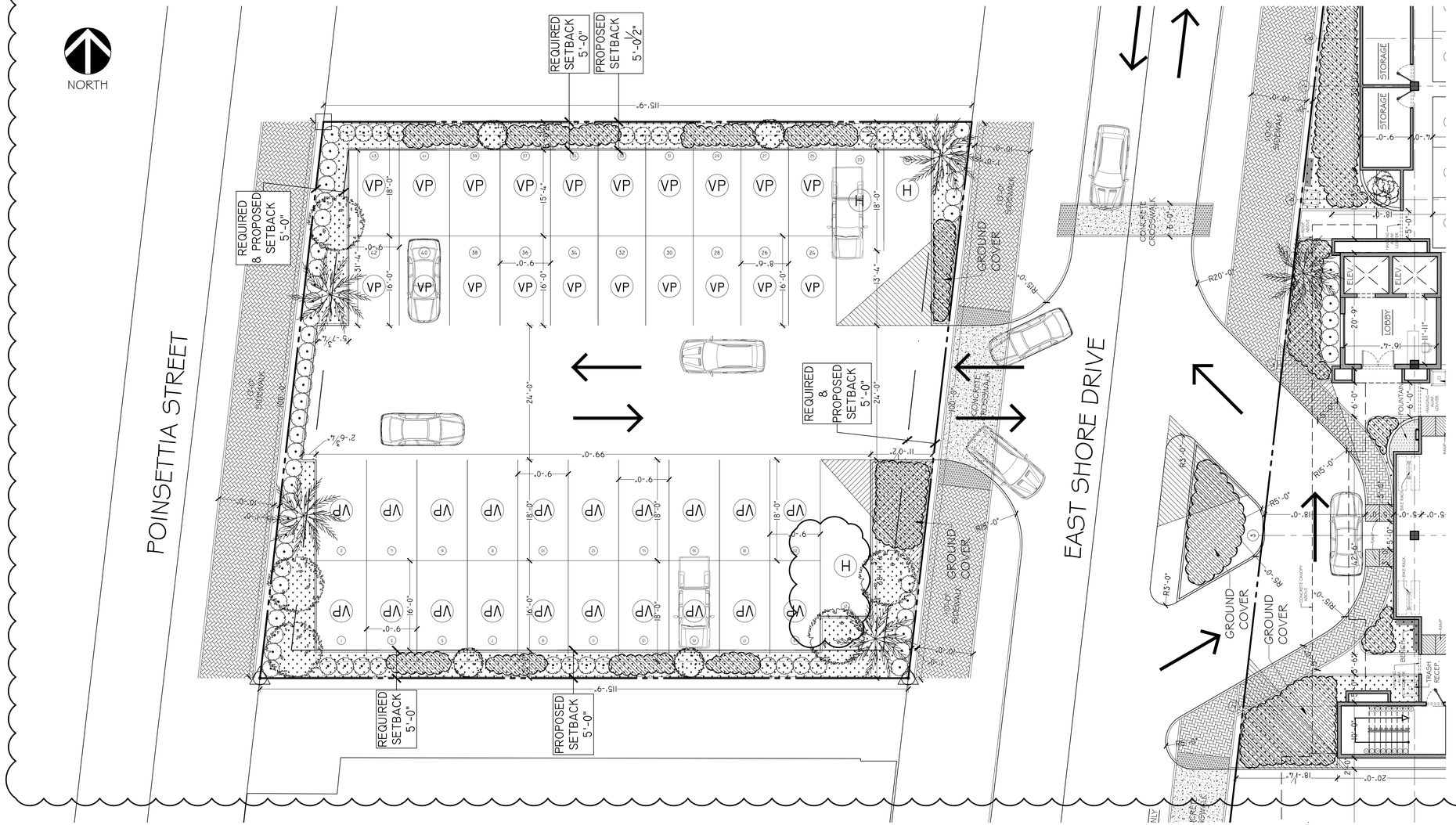
PARKING LEGEND

- REGULAR PARKING SPACE
- REGULAR PARKING SPACE FOR VALET PARKING USE
- HANDICAP PARKING SPACE

2 / A-8.3 SURFACE PARKING LOT AREAS

SCALE: 1"=20'

NORTH



1 / A-8.3 ENLARGED 1st FLOOR PLAN (PARKING ACROSS STREET)

SCALE: 1"=10'

△

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
		REVISIONS
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS IN THE FIELD OR OTHERWISE UNLESS SUCH MODIFICATIONS HAVE BEEN AUTHORIZED IN WRITING BY JOHN A. BODZIAK & ASSOC. INC., AND WITH ITS EXPRESS WRITTEN CONSENT. JOHN A. BODZIAK & ASSOC. INC., SHALL NOT BE RESPONSIBLE FOR ANY AND ALL CLAIMS ARISING FROM OR IN CONNECTION WITH ANY SUCH MODIFICATIONS, CHANGES OR USES.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

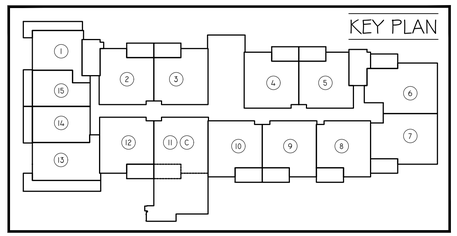
ENLARGED 1st FLOOR PLAN (PARKING LOT)

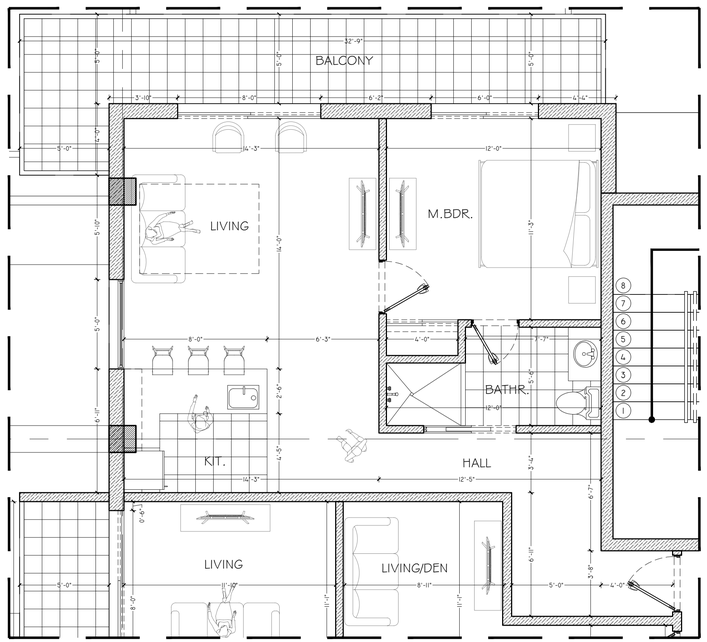
SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR-0009365
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

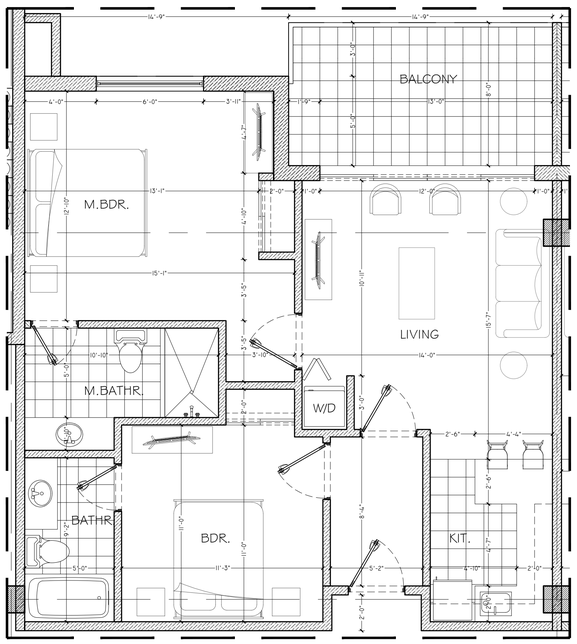
DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-8.3





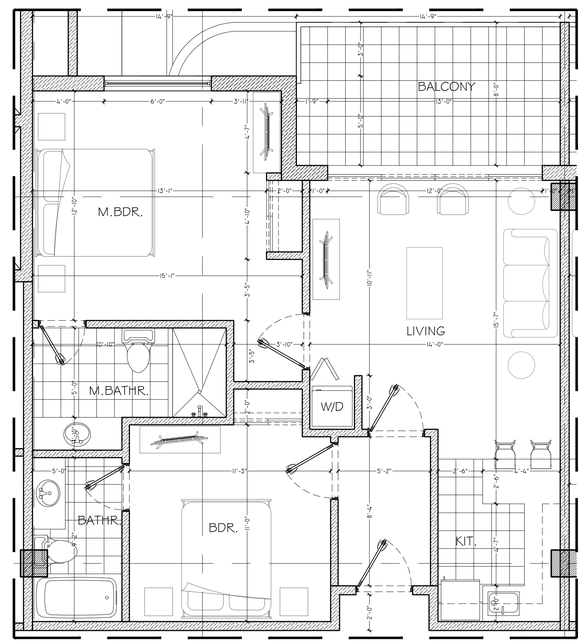
1 A-9.0 TYPICAL UNIT #1 (2nd thru 6th Floor)

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



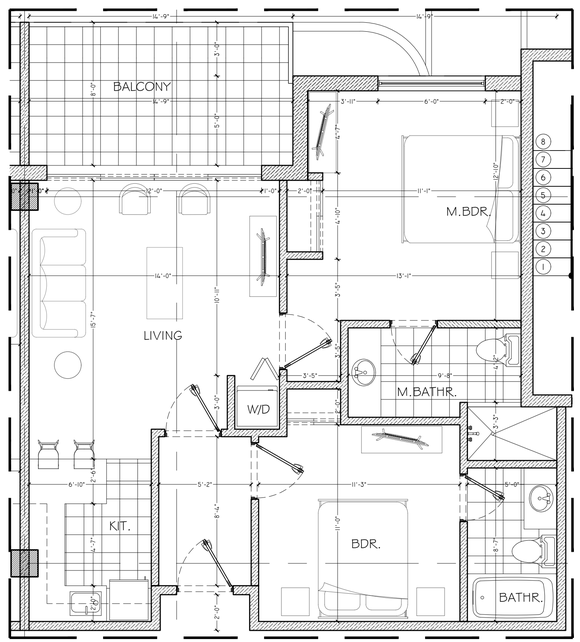
2 A-9.0 TYPICAL UNIT #2&3 (2nd thru 6th Floor)

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



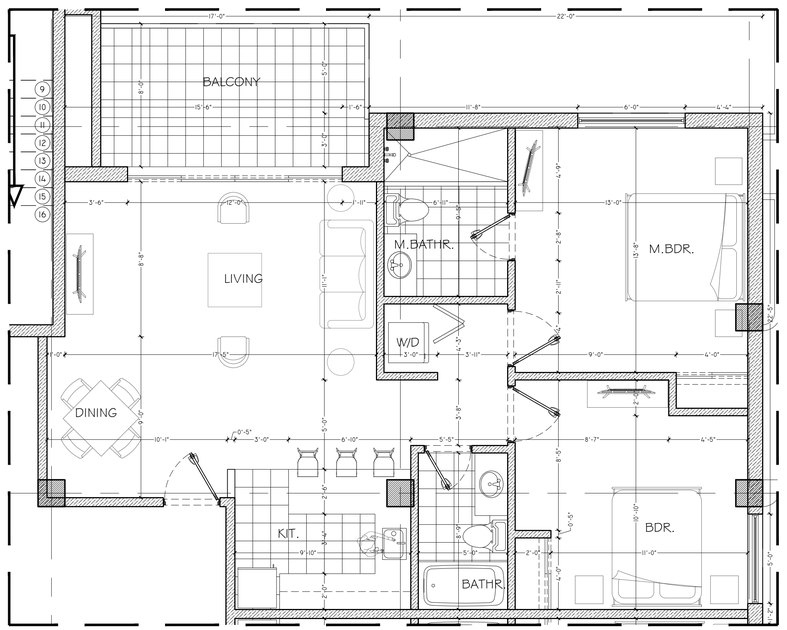
3 A-9.0 TYPICAL UNIT #4 (2nd thru 6th Floor)

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



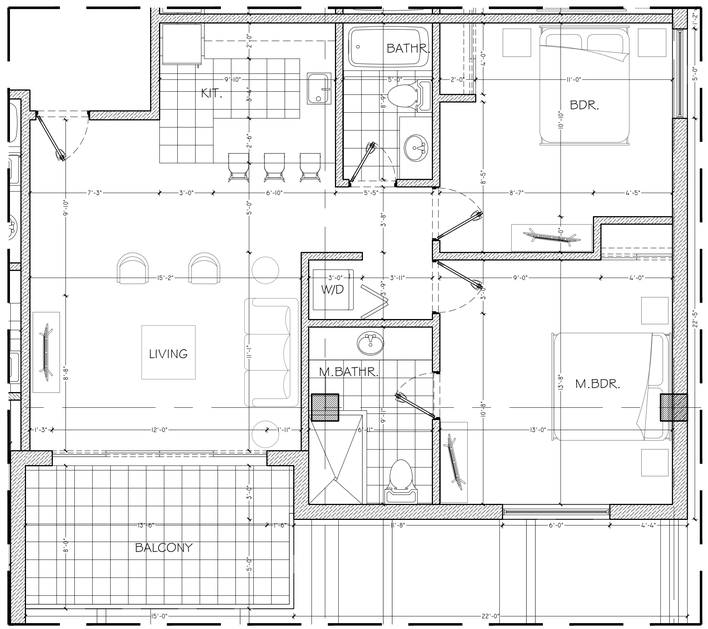
4 A-9.0 TYPICAL UNIT #5 (2nd thru 6th Floor)

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



5 A-9.0 TYPICAL UNIT #6 (2nd thru 6th Floor)

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



6 A-9.0 TYPICAL UNIT #7 (2nd thru 6th Floor)

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

PROFESSIONAL ETHISTHEY TO THE BEST OF THE ARCHITECTS KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. IN THE EVENT UNAUTHORIZED REVISIONS TO THESE PLANS OR COPIES ARE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF JOHN A. BODZIAK & ASSOC. INC., THE OWNER AUTHORIZING SUCH REVISIONS SHALL ASSUME ALL RESPONSIBILITY FOR ANY AND ALL CLAIMS ARISING FROM SUCH REVISIONS AND SHALL HOLD JOHN A. BODZIAK & ASSOC. INC. HARMLESS FROM ANY AND ALL LIABILITY. THE OWNER SHALL ALSO INDEMNIFY JOHN A. BODZIAK & ASSOC. INC. AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, EXPENSES AND ATTORNEY'S FEES ARISING FROM THE UNAUTHORIZED REVISIONS OR COPIES.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ENLARGED UNITS FLOOR PLANS

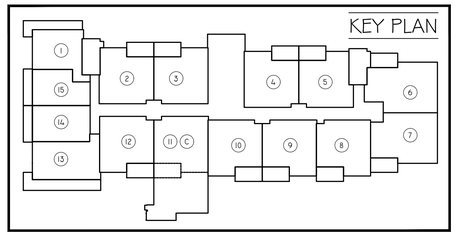
CLIENT

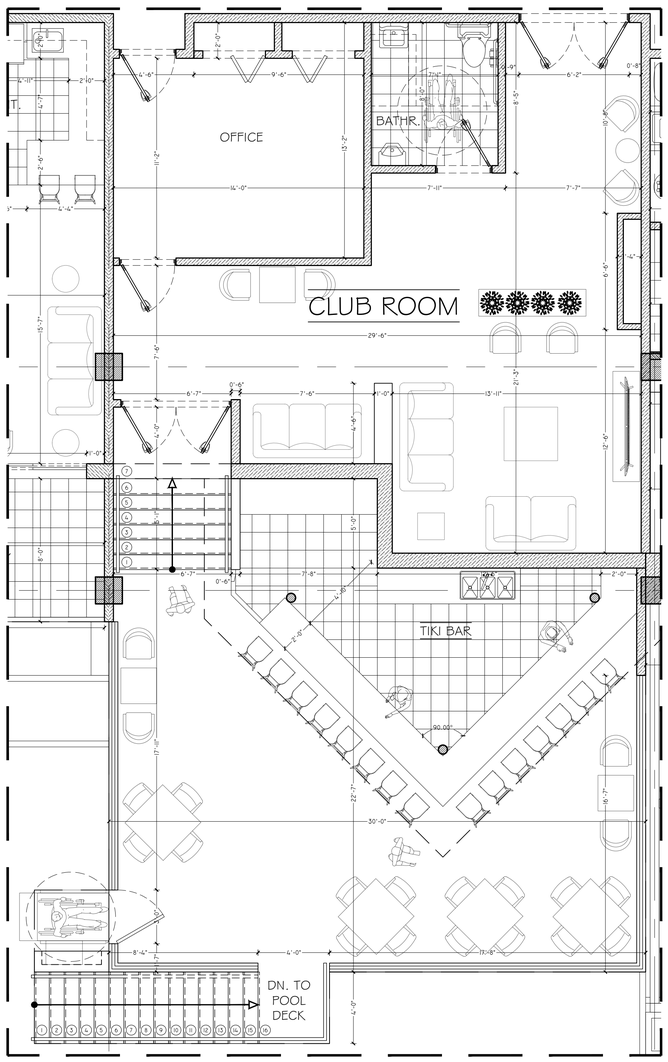
SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT NO. AR0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-9.0

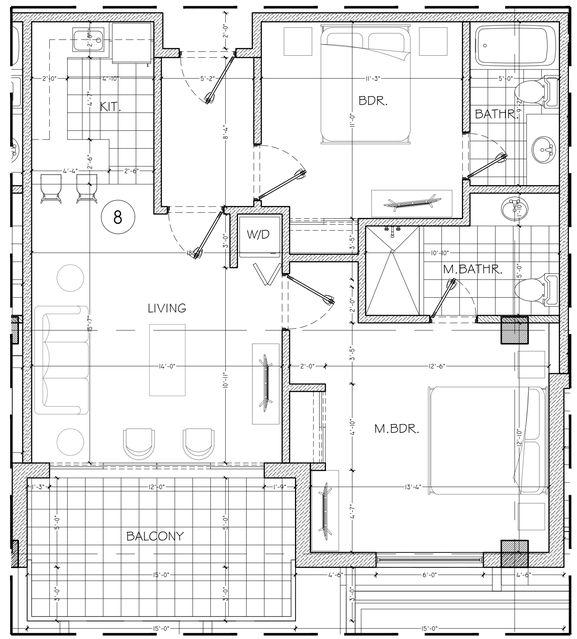
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.





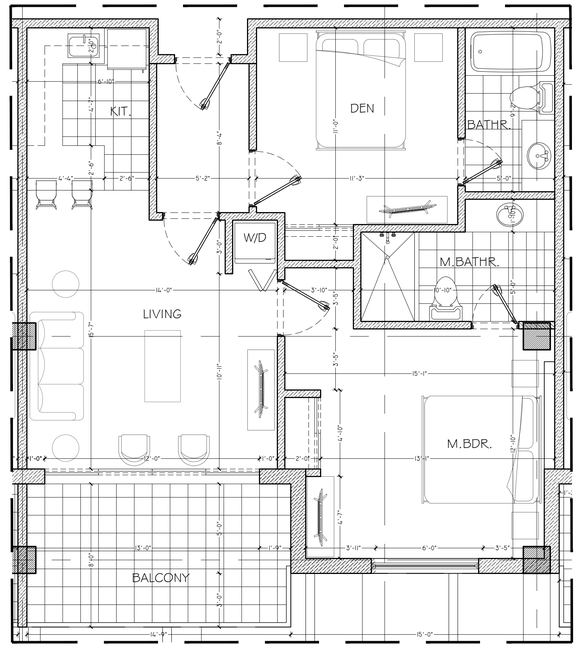
3 A-9.1 (11) CLUB ROOM (2nd Floor)

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



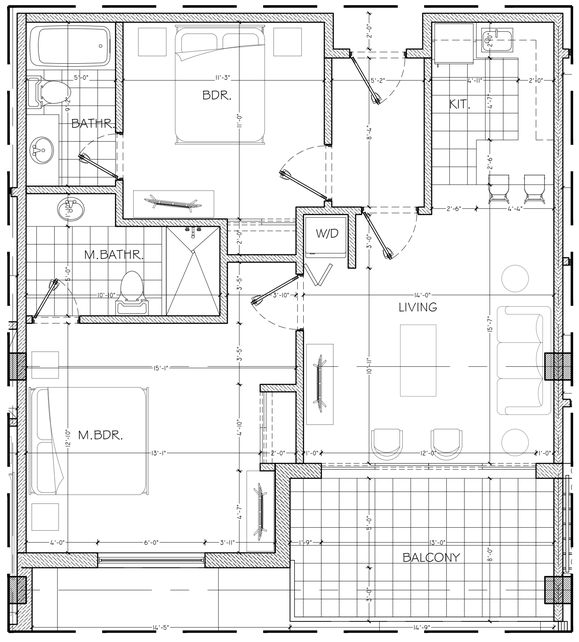
1 A-9.1 TYPICAL UNIT #8 (2nd thru 6th Floor)

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



2 A-9.1 TYPICAL UNIT #9&10 (2nd thru 6th Floor)

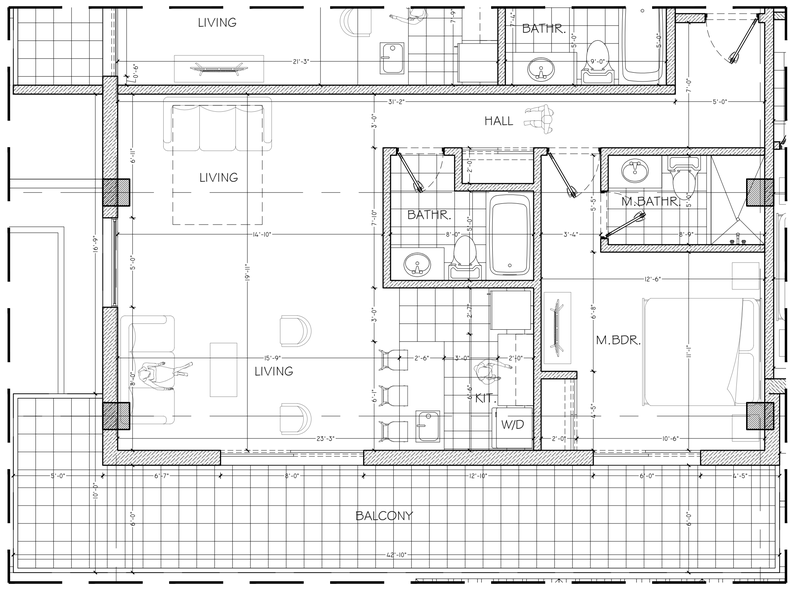
SCALE: 1/4" = 1'-0"



4 A-9.1 TYPICAL UNIT #11 & 12 (2nd thru 6th Floor)

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

NOTE:
ON THE 2nd FLOOR UNIT# 11 IS REPLACED BY THE CLUB ROOM).



5 A-9.1 TYPICAL UNIT #13 (2nd thru 6th Floor)

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

PROFESSIONAL ETHEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FBRBM/B BUILDING CODES AND THE APPLICABLE FBRBM/B FIRE SAFETY STANDARDS AS ETERMINED IN ACCORDANCE WITH CHAPTER 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. WITHIN UNDERSIGNED SHALL BE LIABLE FOR ANY AND ALL LIABILITY, LOSS, OR EXPENSE ARISING FROM SUCH REUSE BY OWNER OR FROM THE UNDERSIGNED'S UNAUTHORIZED ALTERATIONS.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

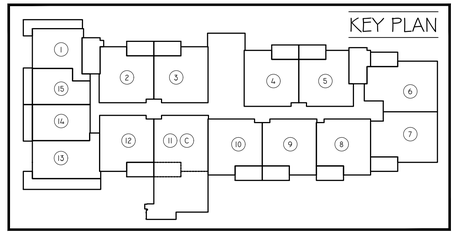
ENLARGED UNITS FLOOR PLANS

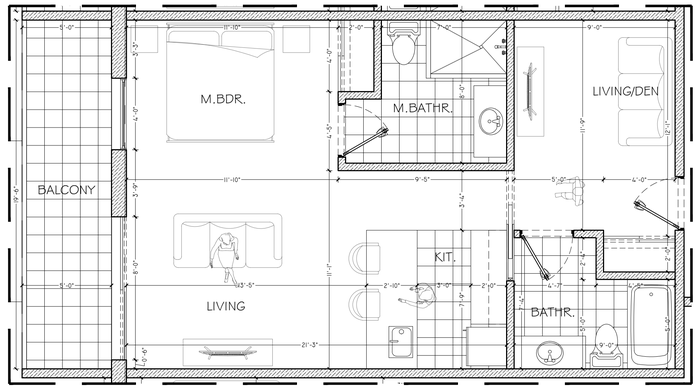
SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR-0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	A-9.1

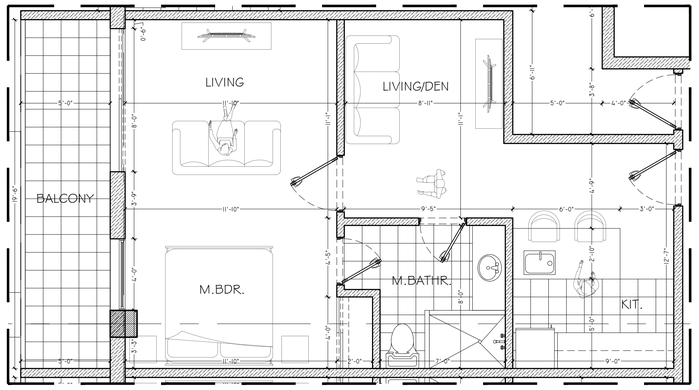
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.





1 A-9.2 TYPICAL UNIT #14 (2nd thru 6th Floor)

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



2 A-9.2 TYPICAL UNIT #15 (2nd thru 6th Floor)

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

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FBMBAM BUILDING CODES AND THE APPLICABLE FBMBAM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL JOHN A. BODZIAK & ASSOC. INC. WITH DRAWINGS BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR OF ANY SUBCONTRACTOR, ANY SUPPLIER, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK OR FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

ENLARGED UNITS FLOOR PLANS

SEAL

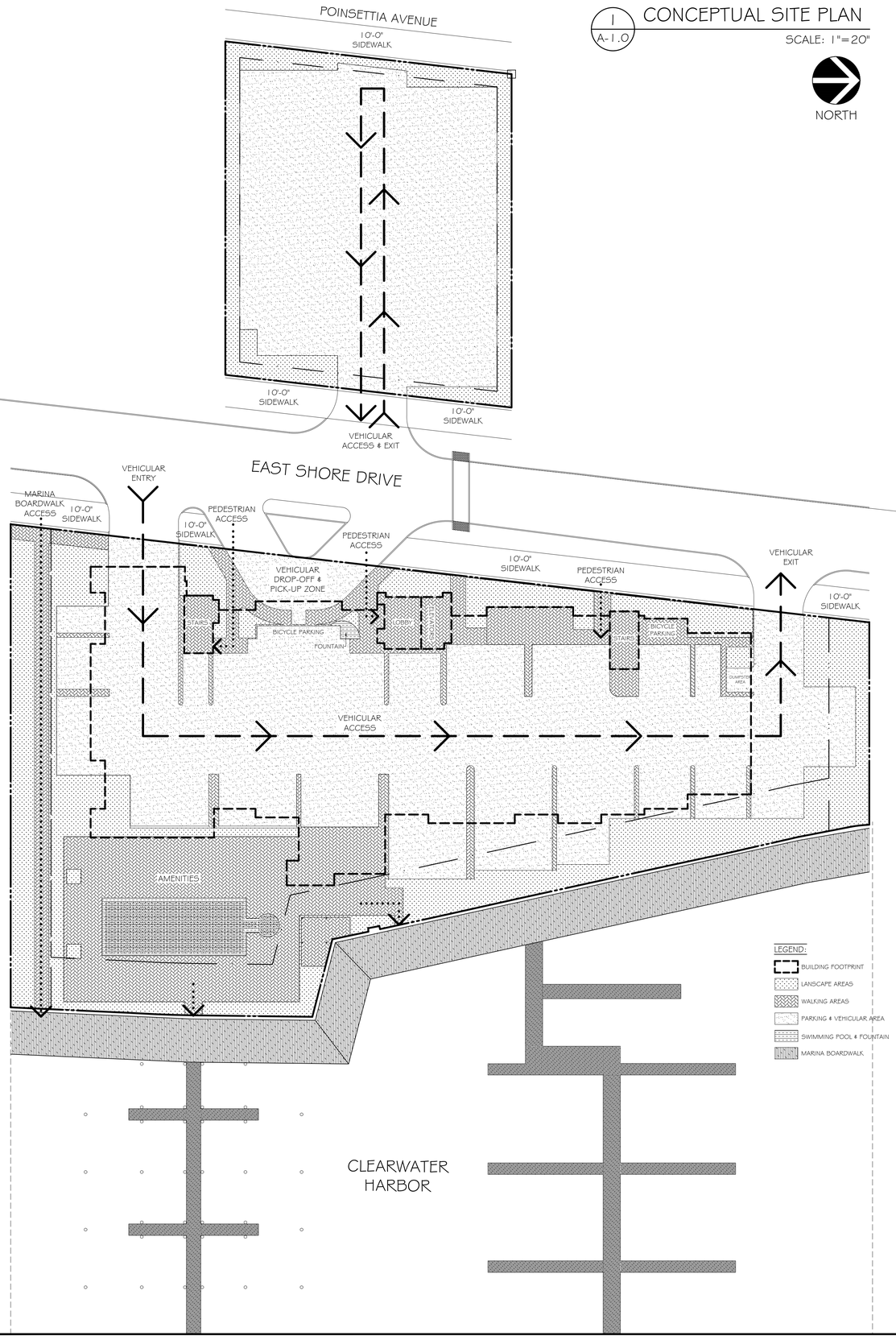
JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0009365
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN CS
UPDATED ON May. 28, 19
DATE DEC - 2018
JAB PROJECT # 2018-019
SHEET A-9.2

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING UP ON CONTRACTORS WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

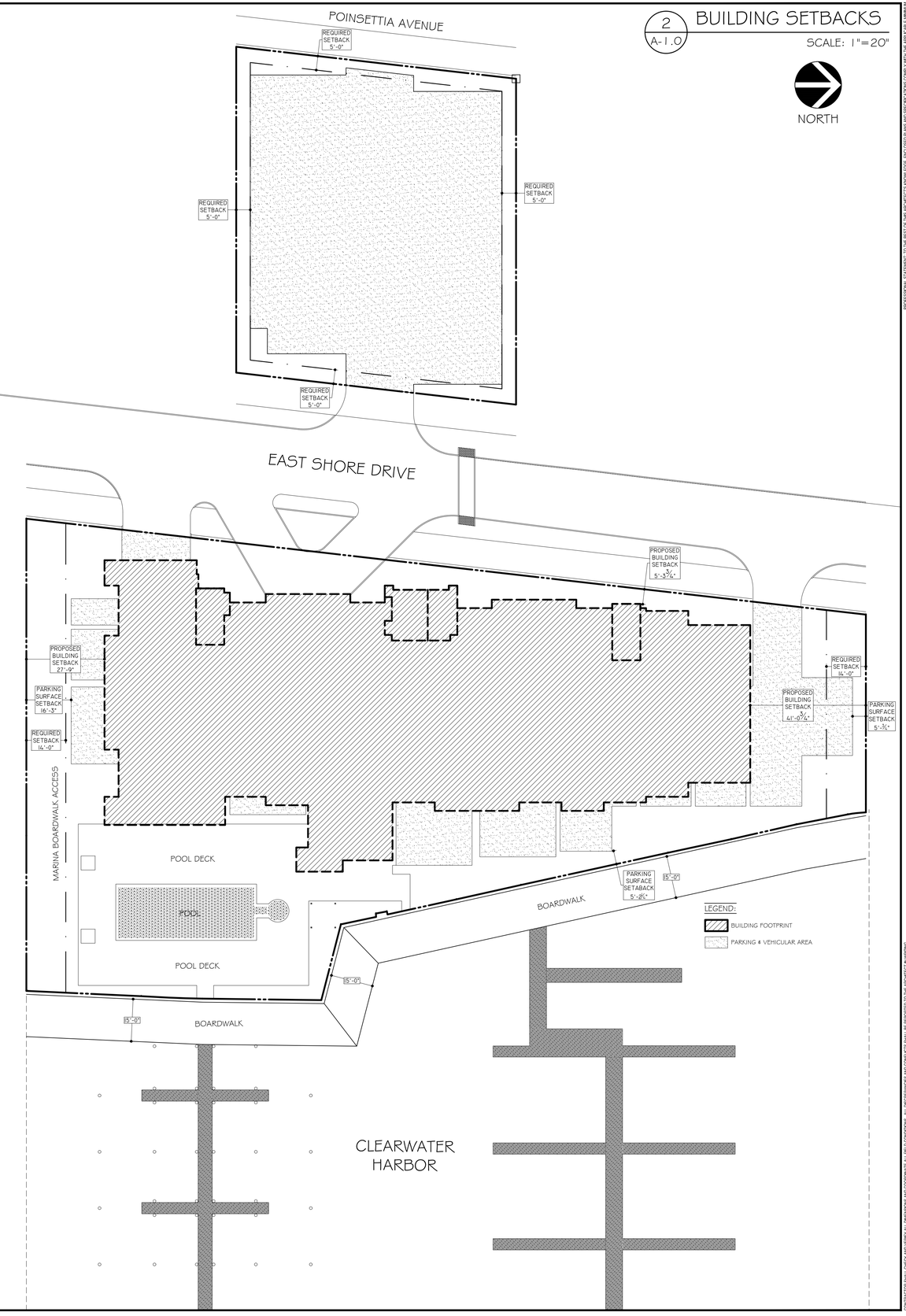
1 A-1.0 CONCEPTUAL SITE PLAN

SCALE: 1"=20"



2 A-1.0 BUILDING SETBACKS

SCALE: 1"=20"



PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS RETRIEVED IN COMPLIANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC. IN THE EVENT OF UNAUTHORIZED REUSE BY OTHERS, JOHN A. BODZIAK & ASSOC. INC. WITH DRAWINGS SHALL BE HELD HARMLESS AND THE UNAUTHORIZED USER SHALL HEREBY AGREE TO INDEMNIFY JOHN A. BODZIAK & ASSOC. INC. AGAINST ALL CLAIMS, COSTS, LOSSES, AND EXPENSES RESULTING FROM THE UNAUTHORIZED REUSE OF THESE PLANS.

CLIENT

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

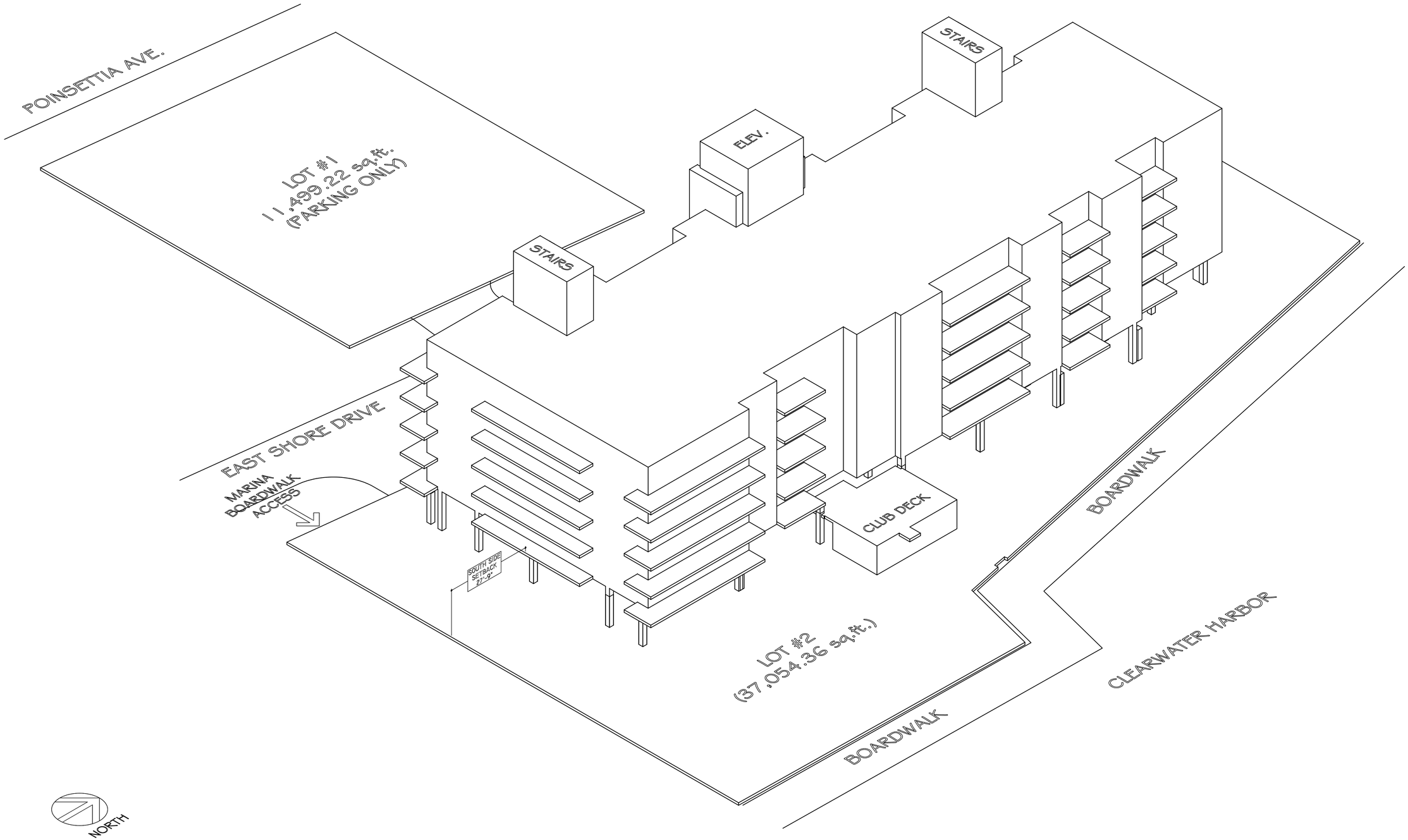
CONCEPTUAL SITE PLAN

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR-0009565
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	DAA-1.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS ESTABLISHED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

REVISIONS

JAB A. BODZIAK ARCHITECT AIA, PA HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF JAB A. BODZIAK & ASSOC. INC., WHICH PERMISSION IS REQUIRED TO BE OBTAINED PRIOR TO ANY USE OF THESE PLANS. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE PERSON OR ENTITY MAKING SUCH USE. USE OF THESE PLANS FOR ANY PURPOSE SHALL ALSO CONSTITUTE AN AGREEMENT TO INDEMNIFY JAB A. BODZIAK & ASSOC. INC., WITH DAMAGES SHALL BE LIMITED TO THE AMOUNT OF THE CONSULTANT'S FEE. ANY AND ALL CLAIMS FOR DAMAGES SHALL NOTIFY AND BE RESPONSIBLE FOR DAMAGES INCURRED BY JAB A. BODZIAK & ASSOC. INC., AS A RESULT OF ANY MODIFICATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF JAB A. BODZIAK & ASSOC. INC., WITHIN A PERIOD OF ONE YEAR FROM THE COMPLETION OF THE STRUCTURE.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

BUILDING MASSING STUDY

CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD., SUITE 21, CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	DAA-2.0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING (OR CONTINUING) WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FLORIDA FIRE SAFETY STANDARDS AS ESTABLISHED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
△	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE WHATSOEVER, WHICH IS NOT EXPRESSLY AUTHORIZED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NO OTHER PERSON IS ENTITLED TO RELY ON THEM, OR PORTIONS THEREOF, FOR ANY PURPOSE WHATSOEVER UNLESS THE EXPRESS WRITTEN PERMISSION AND AUTHORIZATION OF JOHN A. BODZIAK & ASSOC. INC. HAS BEEN OBTAINED AND PAID FOR. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS SHALL NOTIFY AND BE RESPONSIBLE FOR DAMAGES CAUSED TO JOHN A. BODZIAK & ASSOC. INC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE JOHN A. BODZIAK & ASSOC. INC., OFFICE IMMEDIATELY OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN ON THESE PLANS.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

BUILDING MASSING STUDY

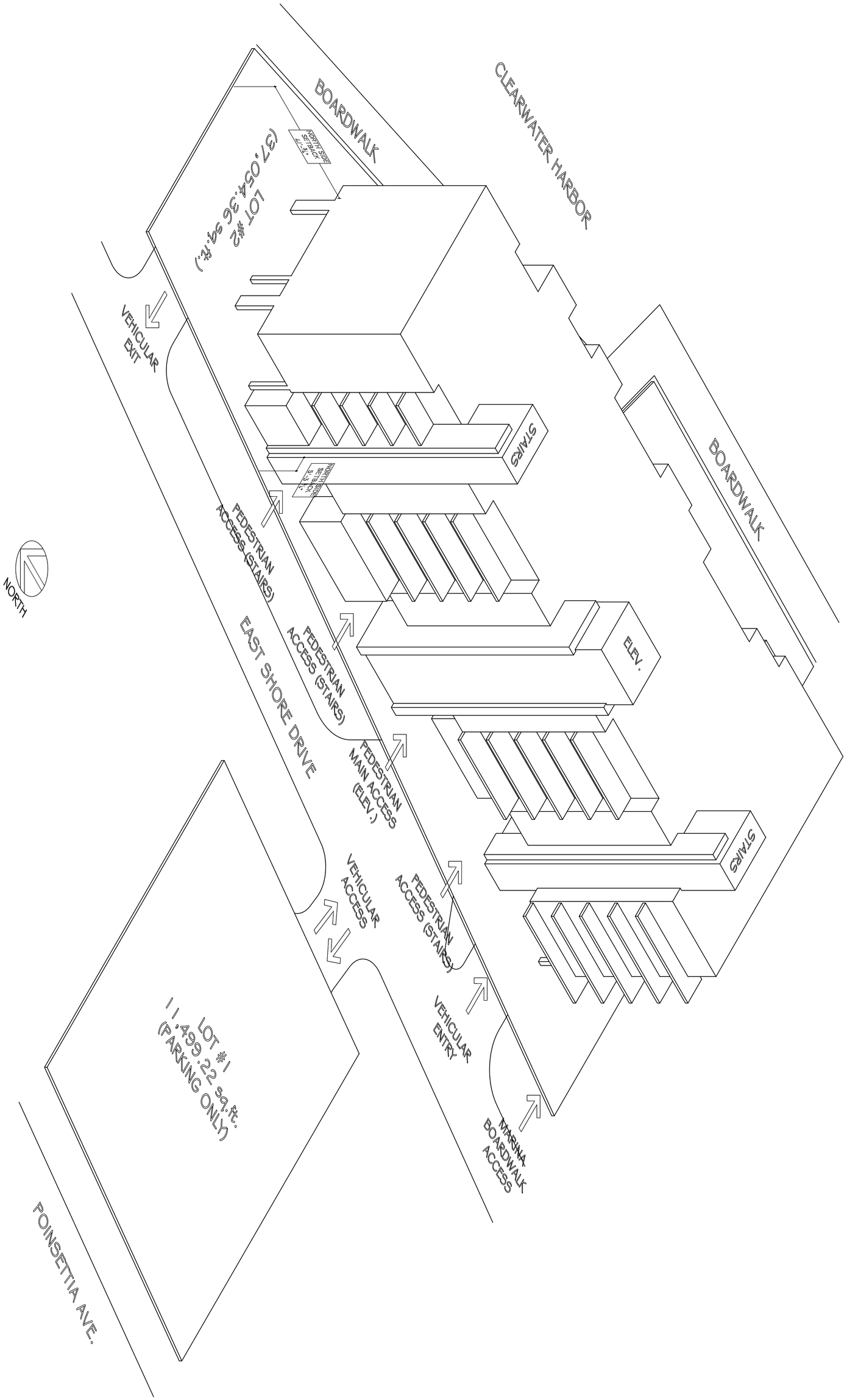
CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR-0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	DAA-2.1

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING (OR CONTINUING) WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

SHEET: DAA-2.2

JAB PROJECT #: 2018-019

DATE: DEC - 2018

DRAWN: CS

UPDATED ON: May. 29, 19

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

SEAL

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

BUILDING MASSING STUDY

CLIENT

REVISIONS		
NO.	DATE	DESCRIPTION
△	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMMITAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE RE-PRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE AS-SIGNED TO ANY THIRD PARTY WITHOUT FIRST OB-TAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ASSOC. INC.,BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI-FICATIONS APPEARING ON THESE PLANS.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE NFPA 101 LIFE SAFETY STANDARDS AS DETERMINED BY THE SCOPE OF WORK. THIS SET IS PREPARED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION
		REVISIONS
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS SHOULD NOT BE USED IN WHOLE OR IN PART, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL WE BE RESPONSIBLE FOR CONTRACTORS SHALL NOTIFY AND BE RESPONSIBLE FOR DAMAGES ARISING FROM THEIR WORK. JOHN A. BODZIAK & ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS DURING CONSTRUCTION UNLESS JOHN A. BODZIAK & ASSOC. INC. HAS BEEN NOTIFIED IN WRITING OF ANY VARIATION FROM THE DRAWINGS. CONTRACTOR SHALL NOTIFY JOHN A. BODZIAK & ASSOC. INC. IN WRITING OF ANY VARIATIONS FROM THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, IN WRITING AND OBTAIN WRITTEN APPROVAL BEFORE PROCEEDING WITH THE WORK.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

BUILDING MASSING STUDY

CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0009365
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0868

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	DAA-2.3

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

MARINA BOARDWALK ACCESS

CLEARWATER HARBOR ELEVATION

SWIMMING POOL AREA

FRONT ELEVATION (EAST SHORE DR)

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIREMAN BUILDING CODES AND THE APPLICABLE FIREMAN FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 633 AND 553, LAWS OF FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 10-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	FEB-28-2019	SUBMITTAL TO THE CITY OF CLEARWATER
	MAR-8-2019	ADJUSTMENTS DUE TO CITY COMMENTS
	APR-12-2019	ADJUSTMENTS DUE TO CITY COMMENTS

JOHN A. BODZIAK & ASSOC. INC., HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK & ASSOC. INC.

JOHN A. BODZIAK & ASSOC. INC., WITH DRAWINGS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL HE BE RESPONSIBLE FOR THE DRAWINGS PREPARED BY OTHER PROFESSIONAL CONSULTANTS.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING ON CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

408 EAST SHORE DRIVE

408 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767

RENDERING

CLIENT

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTERED ARCHITECT #0009065
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD. SUITE 21 CLEARWATER, FLORIDA 33762
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN	CS
UPDATED ON	May. 28, 19
DATE	DEC - 2018
JAB PROJECT #	2018-019
SHEET	DAA-2.4