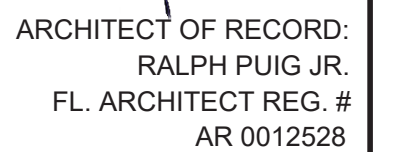


**nandezD+D**  
design+development

14432.ROLLING.ROCK.PL  
WELLINGTON.FL.33414

MR.BETTINA.KOVAR  
1301.STILLWATER.DR.  
MIAMI.BEACH.FL.33141

**NANDEZ Design+Development**  
2600 PONCE DE LEON BLVD.  
CORAL GABLES, FL 33134  
tel: 214.240.3797  
info@nandezdd.com  
AA 26002732  
IB 26001520



DATE: 12/15/2016  
Scale: AS SHOWN  
Job No.: 2016/  
Drawn by: VV  
Checked by: RP Jr.

Sheet

SP-1

30F19

### SOIL STATEMENT:

SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATED AN ALLOWABLE BEARING CAPACITY OF 2000 P.S.F. (UNDISTURBED SAND AND / OR ROCK)  
UPON COMPLETION OF EXCAVATION WE WILL VISUALLY INSPECT THE PREMISES TO SUBMIT A LETTER CERTIFYING THAT TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF THE CONDITIONS ENCOUNTERED ARE SIMILAR TO THOSE DESCRIBED ABOVE.

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

\*THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRABEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES \*

CONTRACTOR TO MAKE AVAILABLE FULL CONSTRUCTION DOCUMENT DRAWINGS TO ALL SUBCONTRACTORS FOR COORDINATION BEFORE COMMENCEMENT OF WORK.

CONTRACTOR AND SUBCONTRACTORS TO COORDINATE ENGINEERING DRAWINGS WITH ARCHITECTURE PLANS, SECTIONS, ELEVATIONS, DETAILS AND SCHEDULES BEFORE COMMENCEMENT OF WORK.

CONTRACTOR TO PROMPTLY ADVISE THE ARCHITECT OF ANY NONCONFORMITY OBSERVED BY, OR MADE KNOWN TO, THE CONTRACTOR.

CONSTRUCTION DRAWINGS ARE DIAFRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF THE PROJECT.

CONTRACTOR TO PROVIDE ALL THE COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONING PROJECT, EVEN IF NOT INCLUDED IN THE CONSTRUCTION DOCUMENTS. ALTHOUGH IT IS UNDERSTOOD THAT THE CONTRACTOR IS NOT A LICENSED DESIGN PROFESSIONAL, THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND LOCATIONS OF SYSTEMS WITH ARCHITECTURE AND ALL DISCIPLINES INCLUDED IN THESE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR AGREES TO PROMPTLY ADVISE THE ARCHITECT OF ANY NONCONFORMITY OBSERVED BY, OR MADE KNOWN TO, THE CONTRACTOR.

EXAMINATION OF CONTRACT DOCUMENTS AND SITE WORK:  
THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTEND OF THE WORK AND ANY LOCAL CONDITIONS THAT  
MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING  
CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE  
TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THE CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES.  
THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.  
IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.



PROPERTY ADDRESS:  
14432 ROLLING ROCK PLACE,  
WELLINGTON, FL 33414

LOT 4, BLOCK 57, SADDLE TRAIL PARK OF WELLINGTON,  
P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED  
IN PLAT BOOK 41 PAGE 103, PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA.

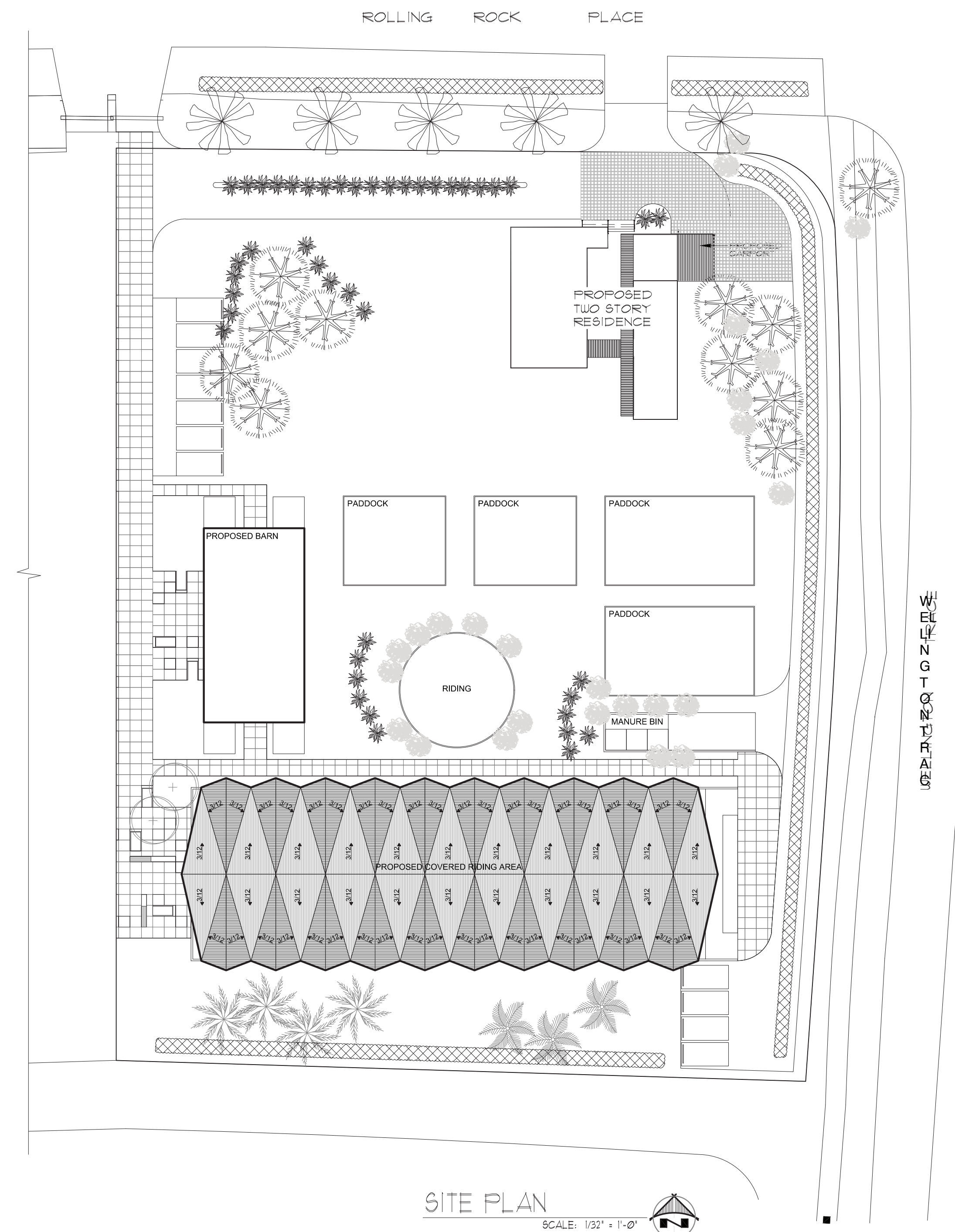
PARCEL CONTROL # 73-41-44-17-01-057-0040

MAIN USE:	MULTY FAMILY
ZONE DESTINATION:	RESIDENTIAL
OCCUPANCY:	RESIDENTIAL GROUP R
ZONING DISTRICT:	RE

GROSS LOT AREA:	2.21 ACRES
LOT WIDTH:	265.83 LF
LOT COVERAGE:	
RESIDENCE A/C AREA:	3,090.00 S.F.

REQUIRED	PROVIDED
20.00% (19,253)	19.00% (19,050)

	REQUIRED	PROVIDED
FRONT:	25'-0"	28'-11"
STREET SIDE:	25'-0"	61'2"
SIDE:	25'-0"	136'-10"
REAR:	25'-0"	251'-9"



SITE PLAN

SCALE: 1/32" = 1'-0"





**RECEIVED**  
By Planning and Zoning at 8:29 am, Apr 11, 2018

