



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF
submission (max. 25mb)
- Completed Application
Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input checked="" type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 1006 N SOUTHLAKE DR. HOLLYWOOD, FL 33019

Lot(s): 12 & 13 Block(s): 53 Subdivision: _____

Folio Number(s): 514214020651

Zoning Classification: _____ Land Use Classification: SINGLE FAMILY C

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW SINGLE FAMILY RESIDENCE

Phased Project: Yes ☐ No ☐ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="9"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="53.16"/> (Area: <input type="text" value="11,100.7"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="2"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="28"/> FT.)
Gross Floor Area (SQ. FT)	Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: GOT THE MAGIC HOUSE LLC.

Address of Property Owner: 3802 NE 207 ST S TOWER #2803 AVENTURA, FL 33183

Telephone: (646)775-1155 Email Address: gotthemagichouse2@gmail.com

Applicant STEPHANIE HALFEN D Consultant ☒ Representative ☐ Tenant ☐

Address: 18200 NE 19TH AVE, NMB. FL 33162 Telephone: (305)501-5013

Email Address: STEPHANIE@SDHSTUDIO.COM

Email Address #2: RICARDO@SDHSTUDIO.COM

Date of Purchase: 2024 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): DIANA RIO

E-mail Address: DIANA@RORNIAMI.COM

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 6/25/25

PRINT NAME: _____

Matt Rosenblatt

Date: 6/25/25

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Stephanie Halpern

Date: 6/25/25

Signature of Tenant: _____

Date: _____

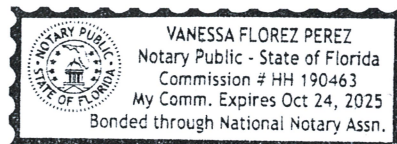
PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Historic Preservation Board to my property, which is hereby made by me or I am hereby authorizing Stephanie Halpern to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 25th day of 2025



Notary Public
State of Florida

My Commission Expires: 10/24/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner _____

Print Name _____

Prepared by:

Anthony S. Adelson, Esq.
F.L.A. Title Guaranty Agency, LLC
501 Golden Isles Drive, Suite 102
Hallandale Beach, FL 33009
(954) 458-9238

Return to:

Gregory R. Fishman, Esq.
Gregory R. Fishman, P.A.
2750 NE 185th Street, Suite 204
Aventura, Florida 33180
Office: 305.792.6945

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11 day of October, 2024 between Carol Ann Camillo, an un-remarried widow, whose post office address is 3505 S. Ocean Drive #1212, Hollywood, FL 33019, grantor, and Got The Magic House LLC, a Florida Limited Liability Company, whose post office address is 3802 NE 207th Street, South Tower Unit 2803, Aventura, FL 33180, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida. Together with all that parcel of land described and bounded as follows:

Being a part of Jackson Street and a part of Block 77 of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lot 12 and the West 40 feet of Lot 13, Block 53, of said subdivision, on the South by Block 76, HOLLYWOOD LAKES SECTION, otherwise described as South Lake of said subdivision; on the East by the East line of the West 40 feet of Lot 13, Block 53, extended in a Southerly direction to said Block 76, and on the West by the West line of Lot 12, Block 53, extended in a Southerly direction to Block 76, as shown on the plat of HOLLYWOOD LAKES SECTION, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all of that parcel of land lying South of Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, extending to the South lake of said subdivision.

All Less the North 30 feet for street.

Parcel Number: 5142-14-02-0651

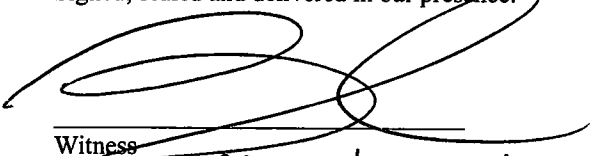
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness


Printed Name: Bobarrah C. Denis

P.O. Address:

501 Golden Isles Drive, Suite 102

Hallandale Beach, FL 33009


Carol Ann Camillo



Witness

Printed Name: Jimmy Fuentes

P.O. Address:

501 Golden Isles Drive, Suite 102

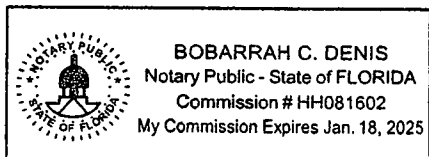
Hallandale Beach, FL 33009

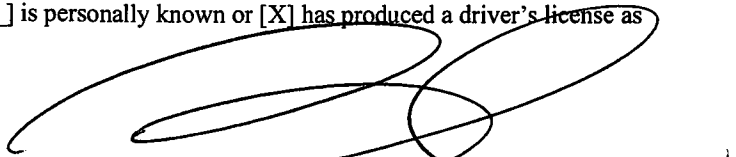
State of Florida

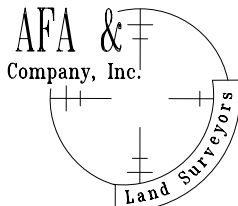
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of October, 2024 by Carol Ann Camillo who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



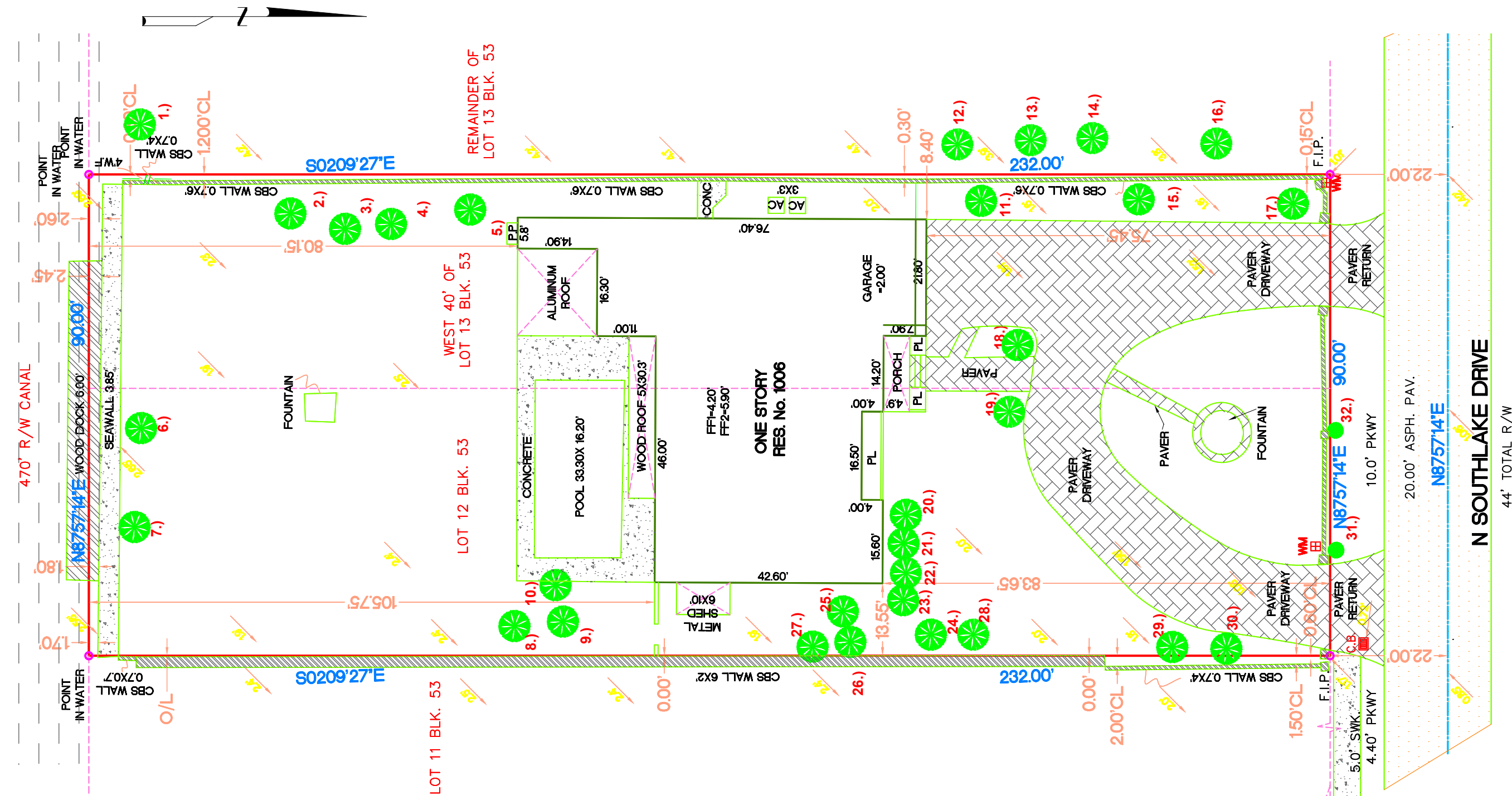

Notary Public
Print Name: Bobarrah C. Denis
My Commission Expires: 1/18/2025



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT MIAMI, FLORIDA 33186
E-MAIL: AFACOG@BELLSOUTH.NET
PH: 305-234-0588

Boundary Survey

Graphic Scale 1" = 20'



PROPERTY ADDRESS:

1006 North Southlake Drive
Hollywood, Florida 33019

CERTIFIED ONLY TO:

Got the Magic House LLC.

LEGAL DESCRIPTION:

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All Less the North 30 feet of lot street.

ELEVATION INFORMATION

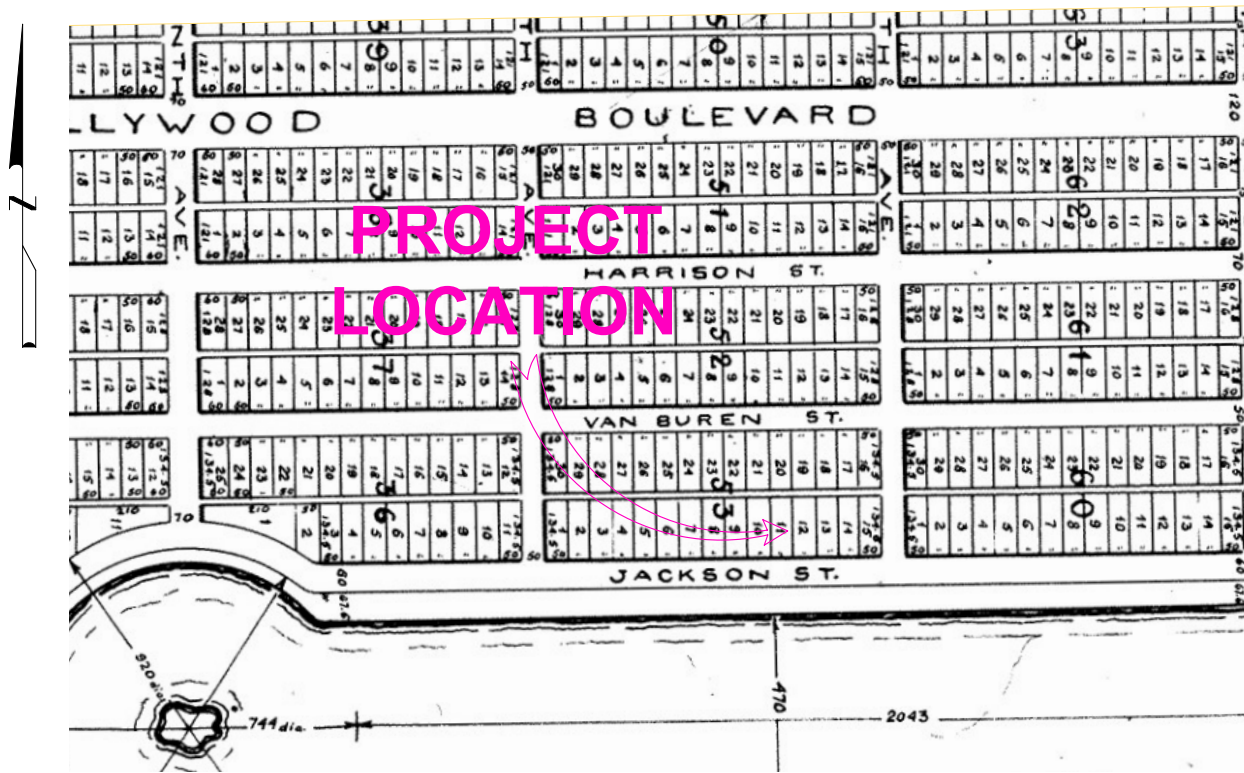
National Flood Insurance Program
FEMA Elev. Reference to NAVD 1988

Comm Panel 125113
Panel # 0569
Firm Zone: "AE"
Date of Firm: 07-31-2024
Base Flood Elev. 7.00'
F.Floor Elev. 4.20'
Garage Elev. 2.0'
Suffix: "L"
Elev. Reference to NAVD 1988

Abbreviations of Legend

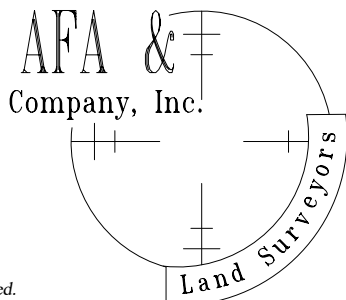
A	-ARC DISTANCE	CONC.	-CONCRETE	D/W	-DRIVEWAY	D/H	-FOUND DRILL HOLE	MEAS.	-MEASURED	P.M.	-PARKING METER	S.D.H.	-SET DRILL HOLE
AVE	-AVENUE	COL.	-COLUMN	D.M.E.	-DRAINAGE & MAINTENANCE	F.R.	-FOUND REBAR	M.L.	-MAN HOLE	P.C.	-POINT OF CURVATURE	S.I.P.	-SET IRON PIPE
ASPH	-ASPHALT	C.U.P.	-CONCRETE UTILITY POLE	F/D	-FOUND DISC	F/N	-FOUND NAIL	M.L.	-MONUMENT LINE	P.W.	-PARKWAY	SN	-SET NAIL
A/W	-ANCHORED WIRE	C.L.P.	-CONCRETE LIGHT POLE	ENC.	-ENCROACHMENT	P.N	-PLANTER	N.G.V.G.	-NATIONAL GEODETIC	P.L.	-PLANTER	SDWLK	-SIDEWALK
A/C	-AIR CONDITIONER	CBS	-CONCRETE BLOCK	E.T.P.	-ELECTRIC TRANSFORMER PAD	I/F	-IRON FENCE	V.D.	-VERTICAL DATUM	P.O.C.	-POINT OF COMMENCEMENT	T	-TANGENT
BLDG	-BUILDING	C.M.E.	-CANAL MAINTENANCE EASEMENT	F.P.L.	-FLORIDA POWER AND LIGHT	L	-LENGTH	N.T.S.	-NOT TO SCALE	P.O.B.	-POINT OF BEGINNING	U.E.	-UTILITY EASEMENT
B.COR	-BLOCK CORNER	D	-DIRECTION	F.H.	-FIRE HYDRANT	L.M.E.	-LAKE MAINTENANCE EASEMENT	O.E.	-OVERHEAD ELECTRIC LINE	R	-RADIUS	W/F	-WOOD FENCE
C.B.	-CATCH BASIN	I.D.	-IRON PIPE	F.I.P.	-FOUND IRON PIPE	L.F.E.	-LOWEST FLOOR ELEVATION	O.L.	-ON LINE	RES	-RESIDENCE	W.V.	-WATER VALVE
CLF	-CHAIN LINK FENCE	F.F.	-FINISH FLOOR	F.F.	-FINISH FLOOR	L.P.	-LIGHT POLE	P.C.P.	-PERMANENT CONTROL POINT	R/W	-RIGHT OF WAY	W.U.P.	-WOOD UTILITY POLE

Location Sketch N.T.S.



Surveyor's Notes:

- The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:
The expected use of land, as classified in the Standards of Practice (SJ-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction as to any deviation from utilities shown hereon.
- Ownership Subject to Opinion of Title.
- The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter SJ-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal



1006 Rosenblatt

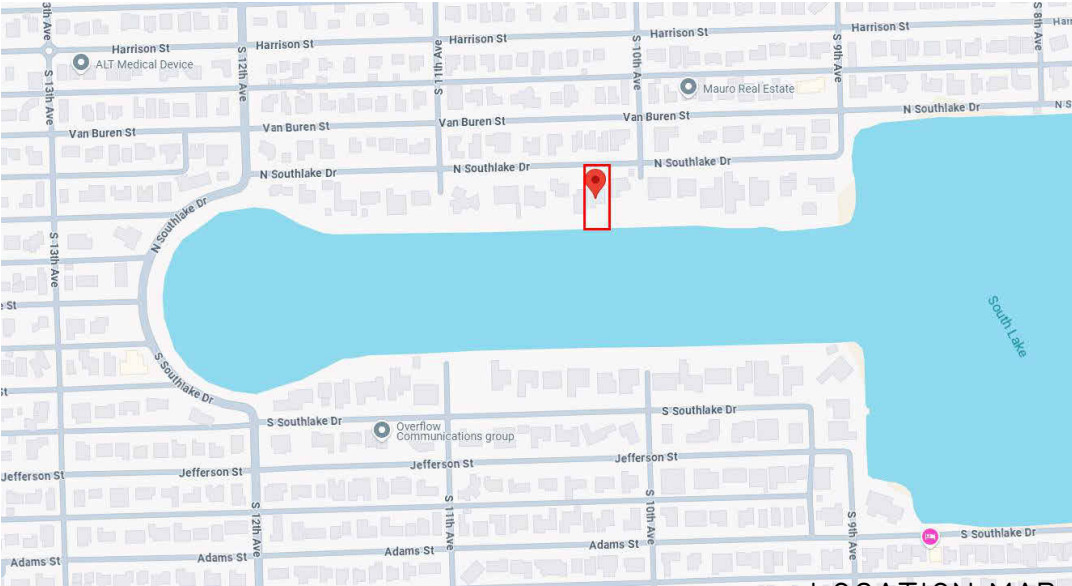
1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

SDH_STUDIO
ARCHITECTURE+DESIGN

18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

305.501.5013

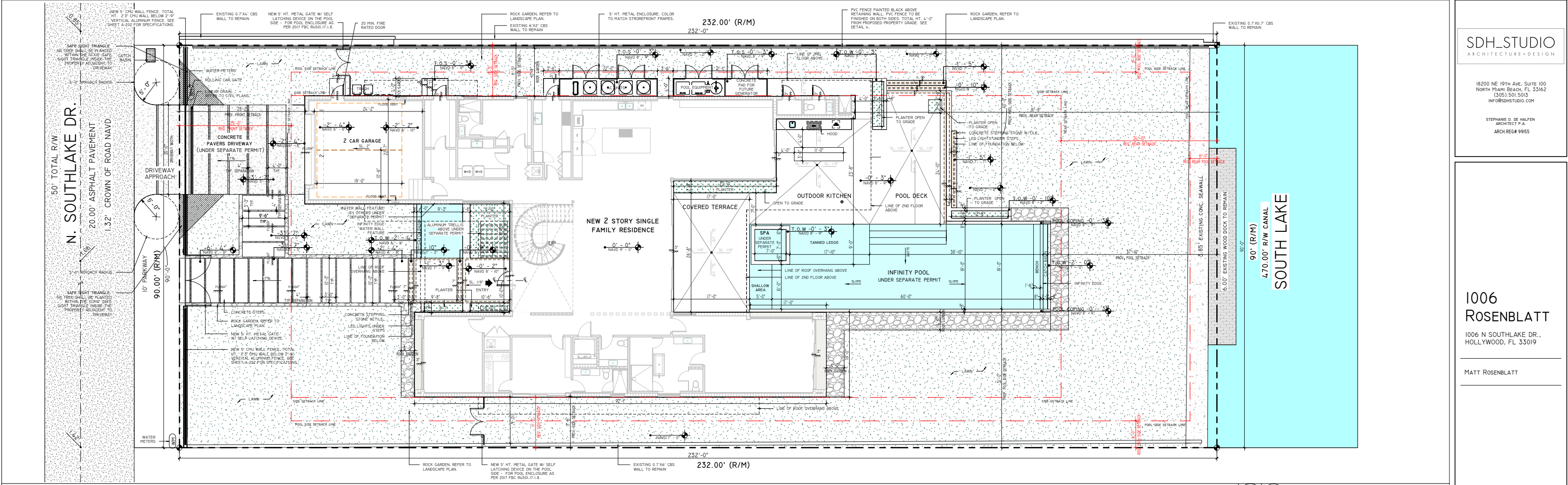
www.sdhstudio.com



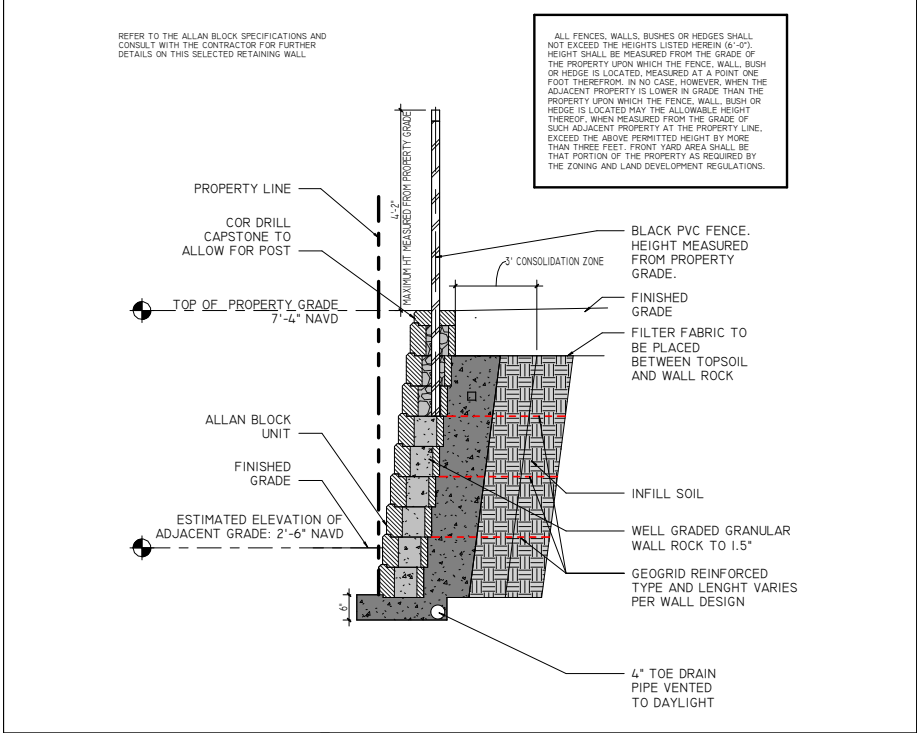
LOCATION MAP
1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

DRAWING INDEX	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
		A-000 COVER PAGE A-001 SURVEY A-002 GENERAL NOTES A-100 SITE PLAN A-100.1 3D RENDERINGS A-100.2 PROJECT VIEWS A-100.3 PROJECT VIEWS A-100.4 STREET PROFILE / COLOR A-100.5 PHOTOGRAPH OF ADJACENT BUILDINGS A-100.5 AREA DIAGRAMS	A-100.6 AREA DIAGRAMS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 FENCE ELEVATION A-203 COLORED ELEVATIONS / SIMPLE ELEVATIONS A-300 SECTIONS A-301 SECTIONS				
PROJECT TEAM	TOPO_GRAPHIC LLC LC26000577 941-564-5016 MIAMI BEACH FL. / PUNTA GORDA FL. INFO@TOPO-GRAPHIC.COM	SDH_STUDIO ARCHITECTURE+DESIGN SDH_STUDIO 18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL. 33162 (305) 501-5013 INFO@SDHSTUDIO.COM	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL. 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL. 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL. 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL. 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL. 33160 (786) 916-6546

[illegible]



1 SITE PLAN
1" = 10'-0"

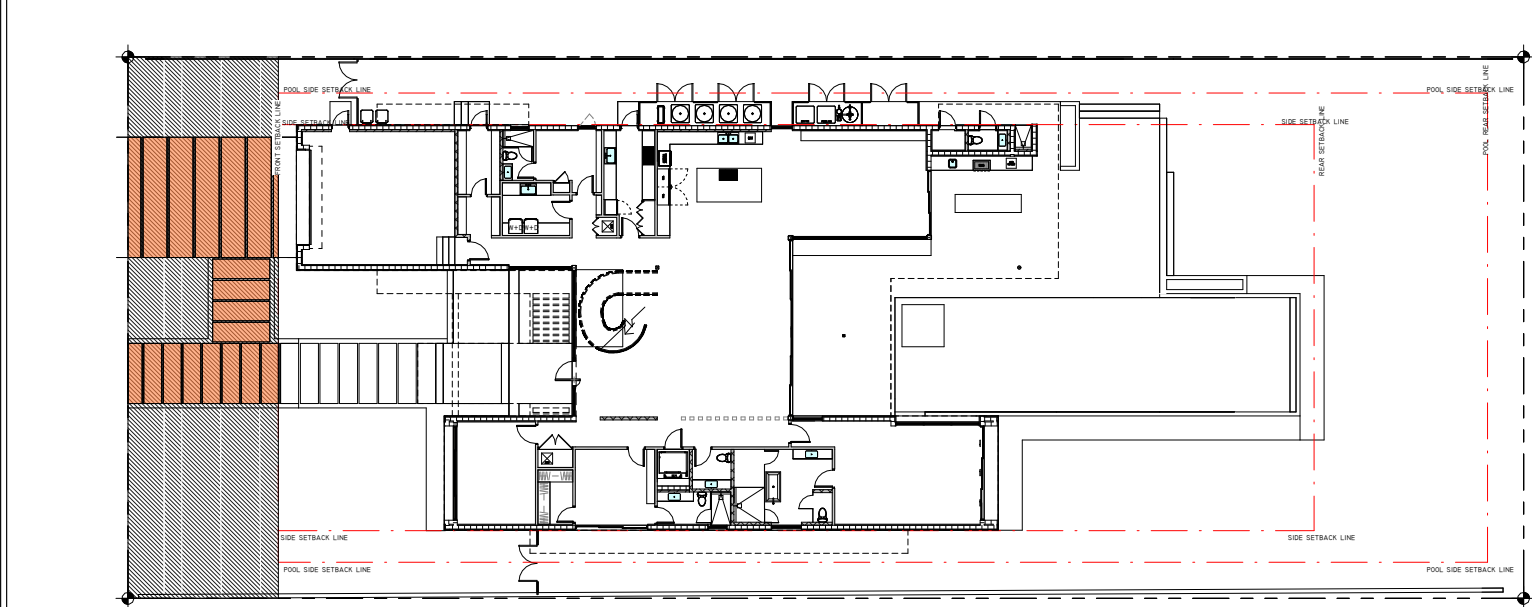


GENERAL NOTES

- ALL ROADS AND INTERSECTIONS ABUTTING THE PROPERTY WILL BE MILED AND RESURFACED AS NEEDED. AREAS POTENTIALLY AFFECTED ARE SHOWN ON SITE PLAN AS PER HATCH LEGEND.
- CODE REQUIRES 2 PARKING SPACES FOR THE FIRST 2000 SQ.FT. OF UNDER AIR LIVING AREA. THEN ONE STALL EVERY 500 SF WITH A CAP AT 5. 8,177 SF OF A/C AREA PROPOSED. 5 PARKING SPACES PROVIDED. 3 PARKING SPACES INSIDE THE GARAGE AND 2 PARKING SPACES IN DRIVEWAY
- PLEASE NOTE ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.
- CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

5 GREEN BUILDING PRACTICES

(A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
(G) ENERGY STAR APPROVED ROOFING MATERIALS.
(H) PROGRAMMABLE THERMOSTATS.
(V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
(W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.



APPLICABLE CODES		
FLORIDA BUILDING CODE 2023, 8TH EDITION FLORIDA RESIDENTIAL CODE 2023, 8TH EDITION NATIONAL ELECTRICAL CODE 2023 FLORIDA PLUMBING CODE 2023, 8TH EDITION FLORIDA MECHANICAL 2023, 8TH EDITION FLORIDA ENERGY CODE 2023, 8TH EDITION		
I. NEW 2 STORY SINGLE FAMILY RESIDENCE		
AREA TALLY		
LOT AREA	20,880 SF	
A/C GROUND FL	4,392 SF	
A/C SECOND FL	3,595 SF	
A/C TOTAL	7,987 SF	
ENTRY	738 SF	
TERRACES	1,193 SF	
GARAGE	605 SF	
BALCONIES	1,818 SF	
POOL - POOL DECK	1,340 SF-398 SF	
WALKWAY		
DRIVEWAY	595 SQF	
ZONING INFORMATION		
ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS ZONING DISTRICT - RS-9		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	28'-2"
REAR SETBACK	15% OF LOT DEPTH. 232' x 15% = 34'-10"	81'-0"
SIDES SETBACK	25% OF LOT WIDTH. MIN 7'-6".	PROPOSED 11'-5" E - 11'-6" W
POOL SETBACK	6'-0" FROM SIDES; 6'-0" FROM REAR	31'-0" FROM SIDE W, 40'-0" FROM SIDE E, 37'-10" FROM REAR
GARAGE SETBACK	25' FROM FRONT; SIDES AS MAIN STR.	28'-2"
HEIGHT LIMITATION	30'-0" FROM BFE	28'-0" FROM BFE
20% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD- 20% (MIN) = 450 SF LANDSCAPED	1,434.2 SF = 63.74% OF FRONT YARD
GREEN SPACE CALCULATION	40% MIN. OF LOT AREA	11,007.7 SF = 53.16%
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE

SITE DESCRIPTION
LEGAL DESCRIPTION
ADDRESS: 1101
LOT: 1 LOT 12
HIGHEST CROWNED
AVERAGE OF
ALL SITE INFORMATION
SURVEYOR'S
PROPOSED
MINIMUM
AS-BUILT ELEVATION

PERVIOUS AND IMPERVIOUS:

FRONT YARD AREA: 2,250 SQF
FRONT YARD IMPERVIOUS AREA: 815.80 SQF

REQ. PERCENTAGE OF PERVIOUS AREA IN FRONT YARD 20%

20% OF 2,250 SQF = 450 SQF

PROVIDED PERVIOUS AREA:
2,250 SQF - 815.80 SQF = 1,434.2 SQF = 1,434.2 SQF (63.74%) > 450 SQF

2 FRONT YARD PERVIOUS CALCULATION
1/16" = 1'-0"

SITE DESCRIPTION

LEGAL DESCRIPTION
ADDRESS: 1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019
LOT: 12, 40' LOT 13 BLOCK: 53 PLAT BOOK: PAGE: 32

HIGHEST CROWN OF ROAD ELEVATION: 1'-5" FLOOD ZONE: AE 7.00'
AVERAGE OF CROW OF ROAD ELEVATION: 1'-1" BASE FLOOD: 7.00'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
SURVEYOR'S NAME: JULIO S PITA PLS LIC.: 5789 FIELD WORK DATE: 08/26/2024

PROPOSED	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
MINIMUM	9' - 0" NAVD	6' - 10" NAVD	6' - 10" NAVD

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IC3-303)

STATE OF FLORIDA
Sebastião Cornubius de Azevedo
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE:

A-100



FRONT VIEW - FENCE / DRIVEWAY



FRONT VIEW - ENTRY



REAR VIEW - COVERED TERRACE



REAR VIEW - SIDE POOL

SDH_STUDIO
ARCHITECTURE + DESIGN

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

1006
ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT



NOTES/COMMENTS

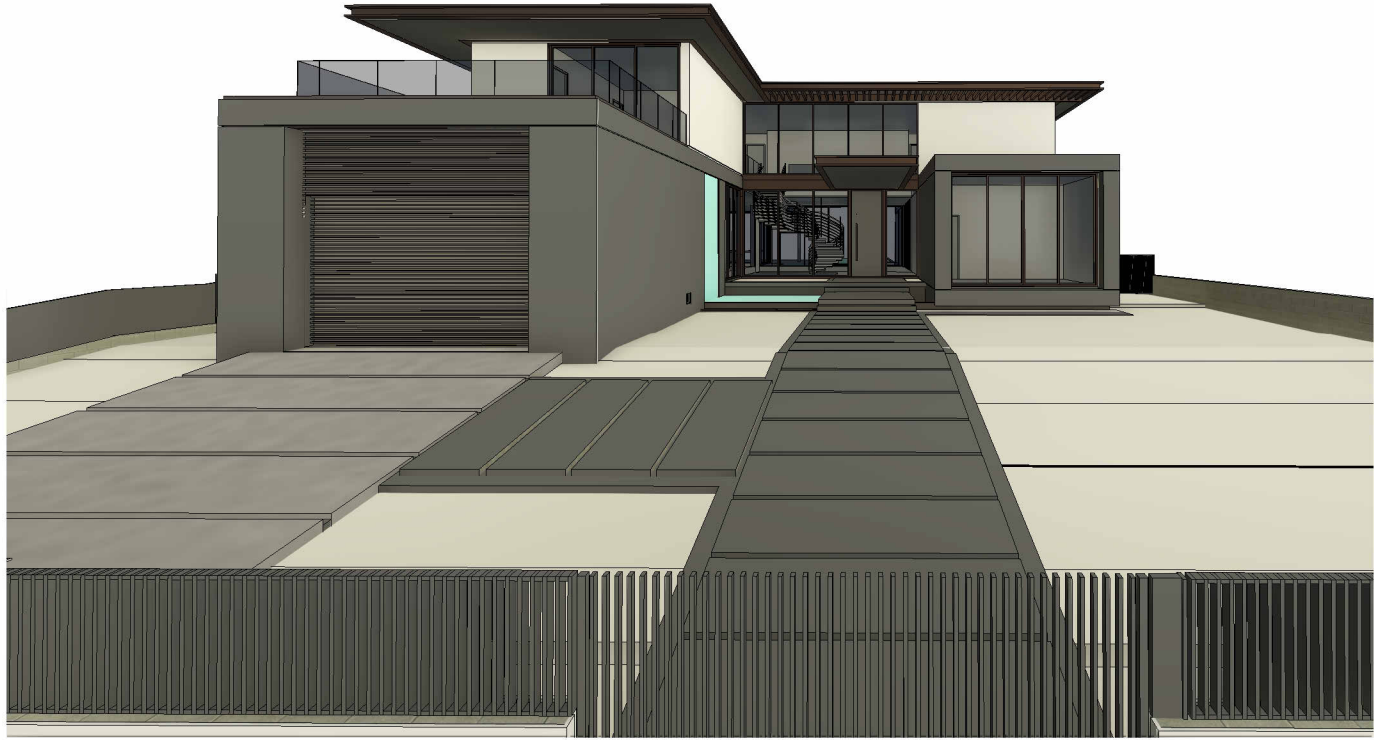
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3D RENDERINGS

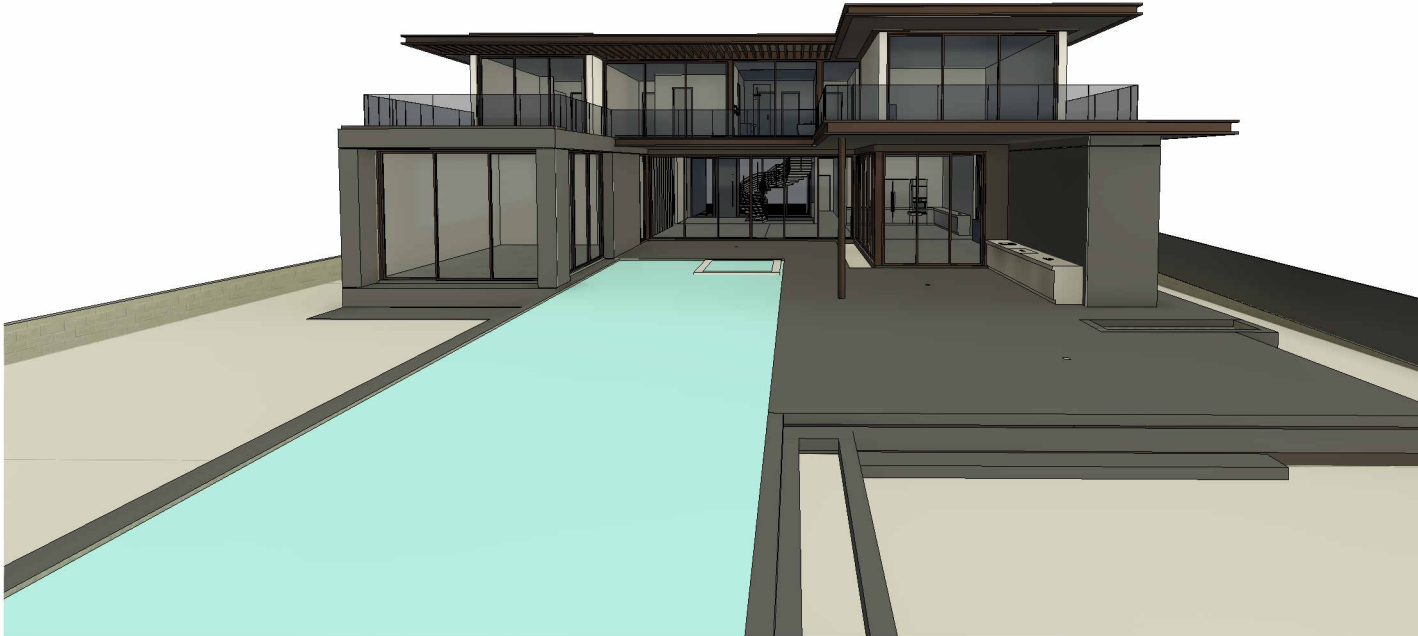
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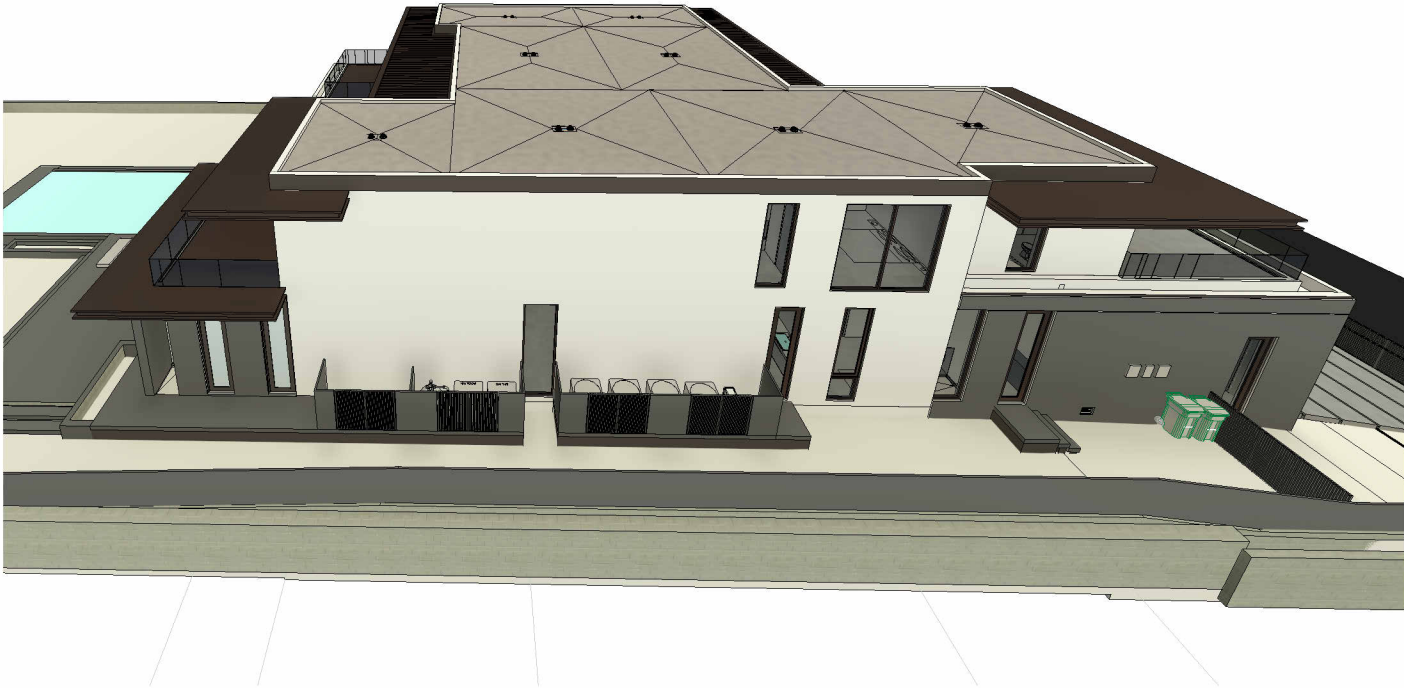
SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW

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ARCHITECTURE+DESIGN

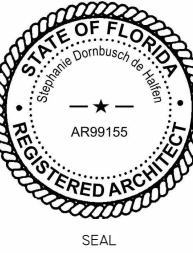
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HOLLYWOOD, FL 33019

MATT ROSENBLATT



NOTES/COMMENTS

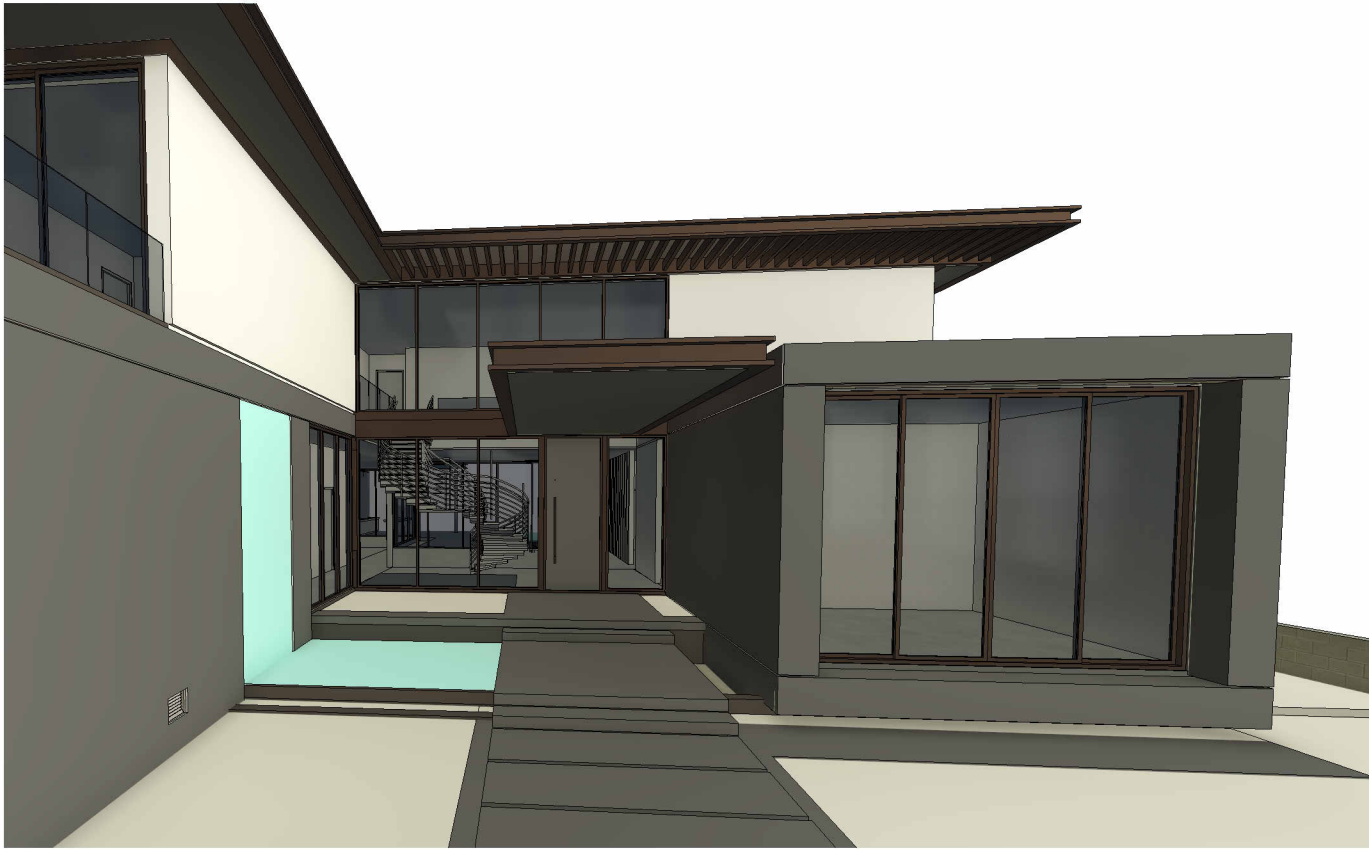
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PROJECT VIEWS

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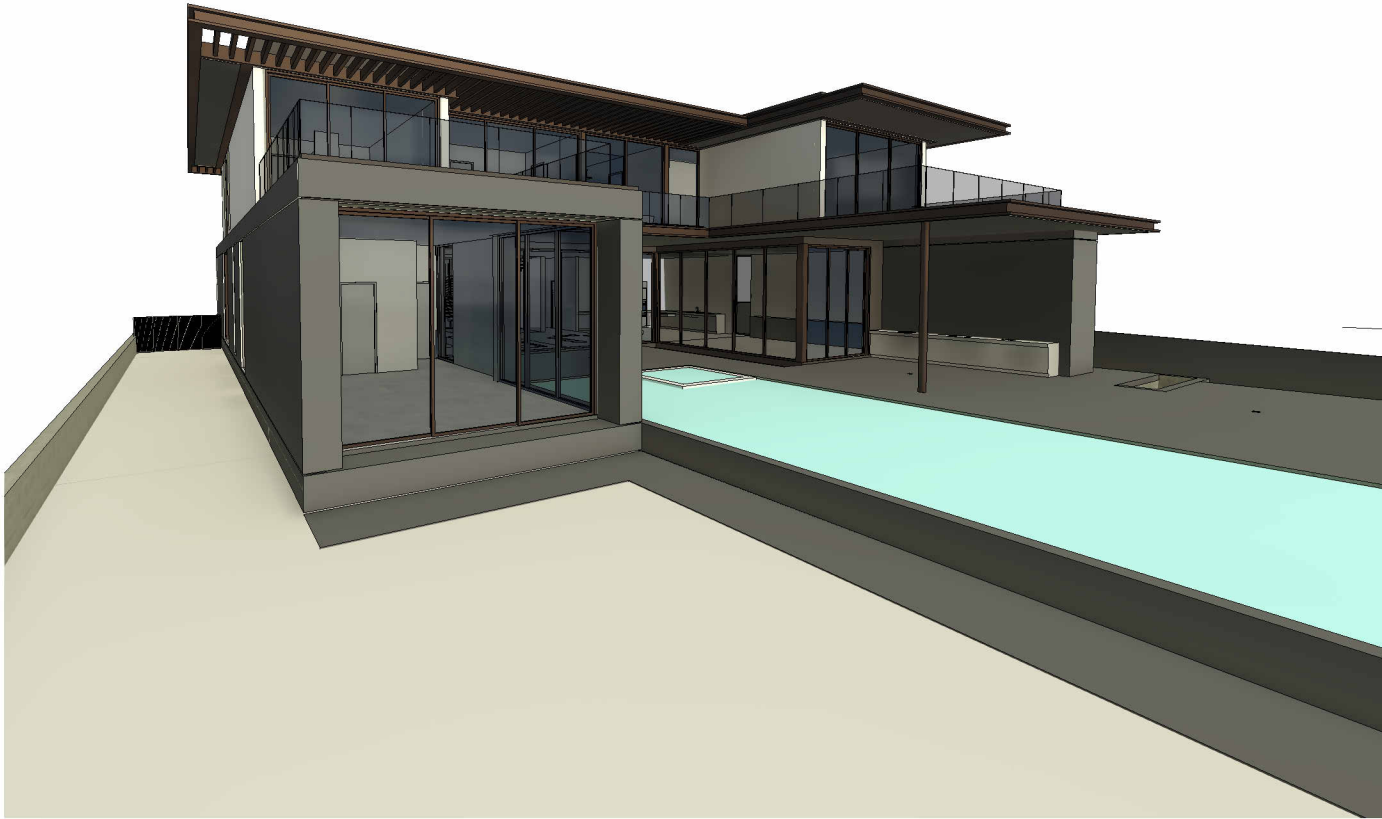
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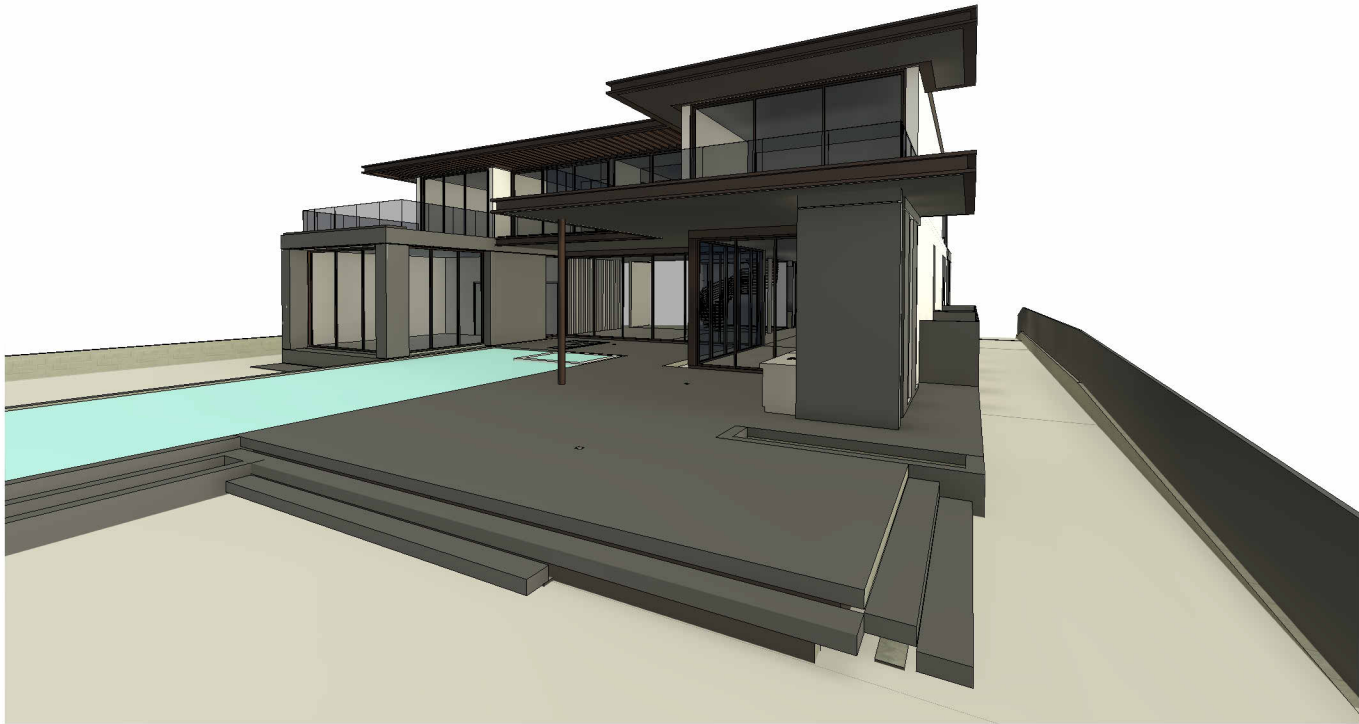
ENTRY VIEW



DRIVEWAY AND FENCE VIEW



POOL SIDE VIEW



POOL DECK VIEW

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ARCHITECTURE+DESIGN

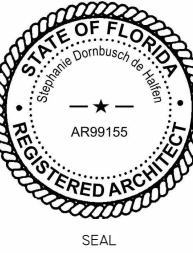
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A-100.3



S 10TH AVE.

1001 N NOUTHLAKE DR.

PROPOSED PROPERTY: 1006 N. SOUTHLAKE DR.

1009 N SOUTHLAKE DR.

1011 N SOUTHLAKE DR.

NORTH SOUTHLAKE DRIVE



S 10TH AVE.

1003 N SOUTHLAKE DR.

1005 N SOUTHLAKE DR.

1013 N SOUTHLAKE DR.

1023 N SOUTHLAKE DR.

1025 N SOUTHLAKE DR

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ARCHITECTURE+DESIGN

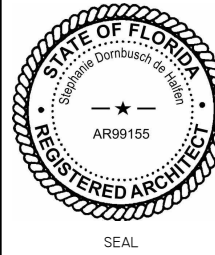
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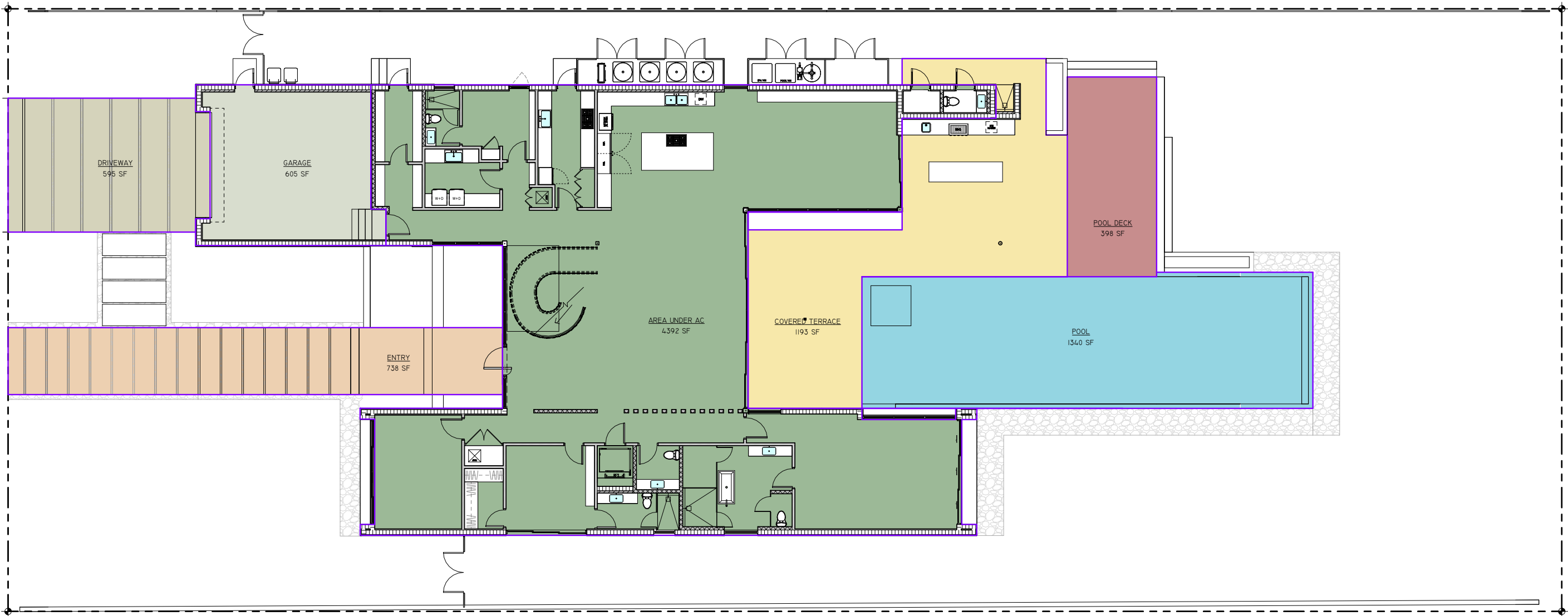
REVISIONS / SUBMISSIONS

STREET PROFILE / COLOR
PHOTOGRAPH OF
ADJACENT BUILDINGS

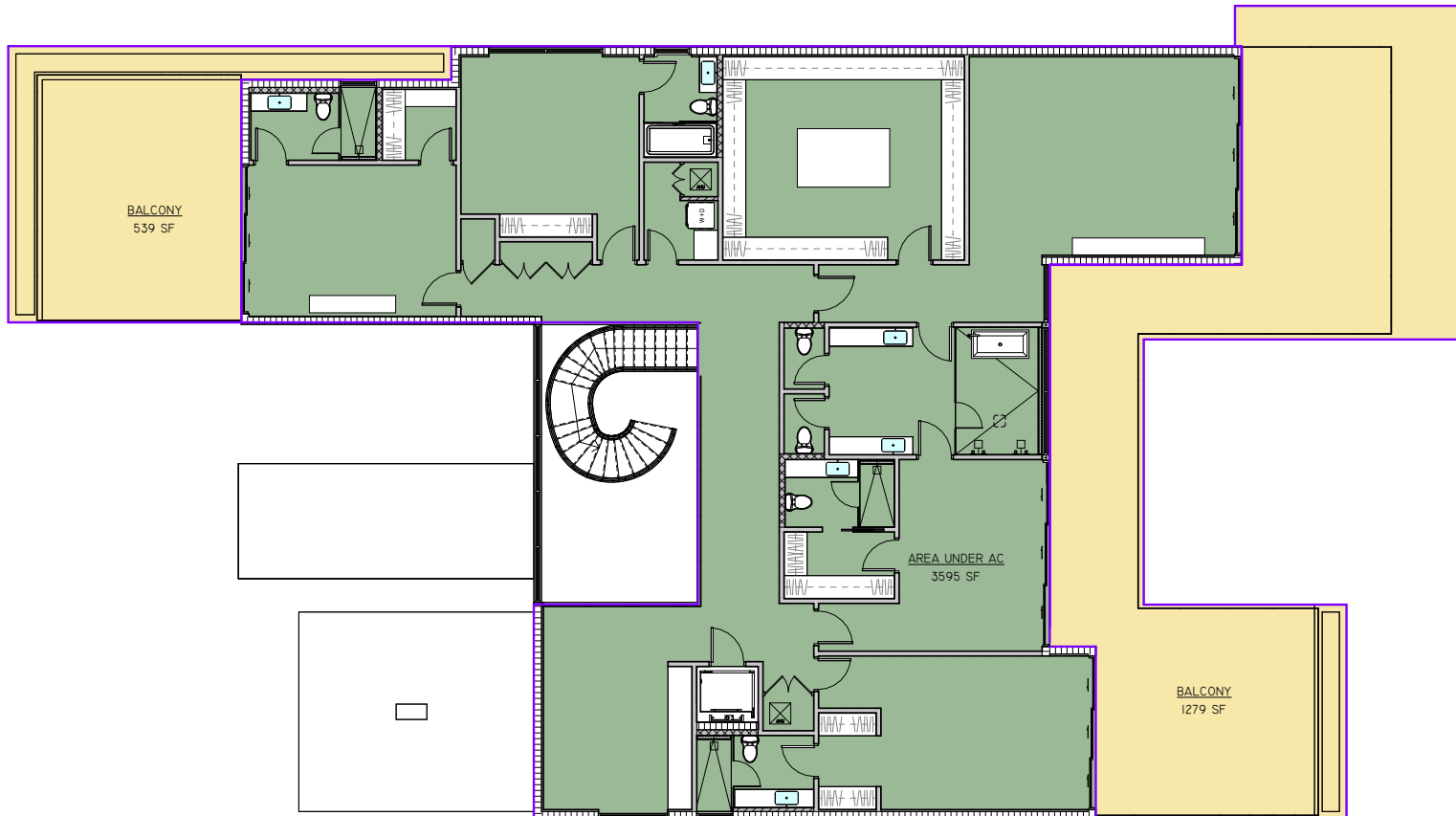
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A-100.4



1 IST FLOOR
1/8" = 1'-0"



2 2ND FLOOR
1/8" = 1'-0"

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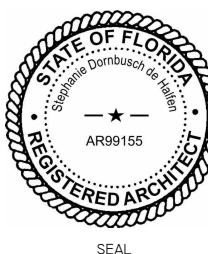
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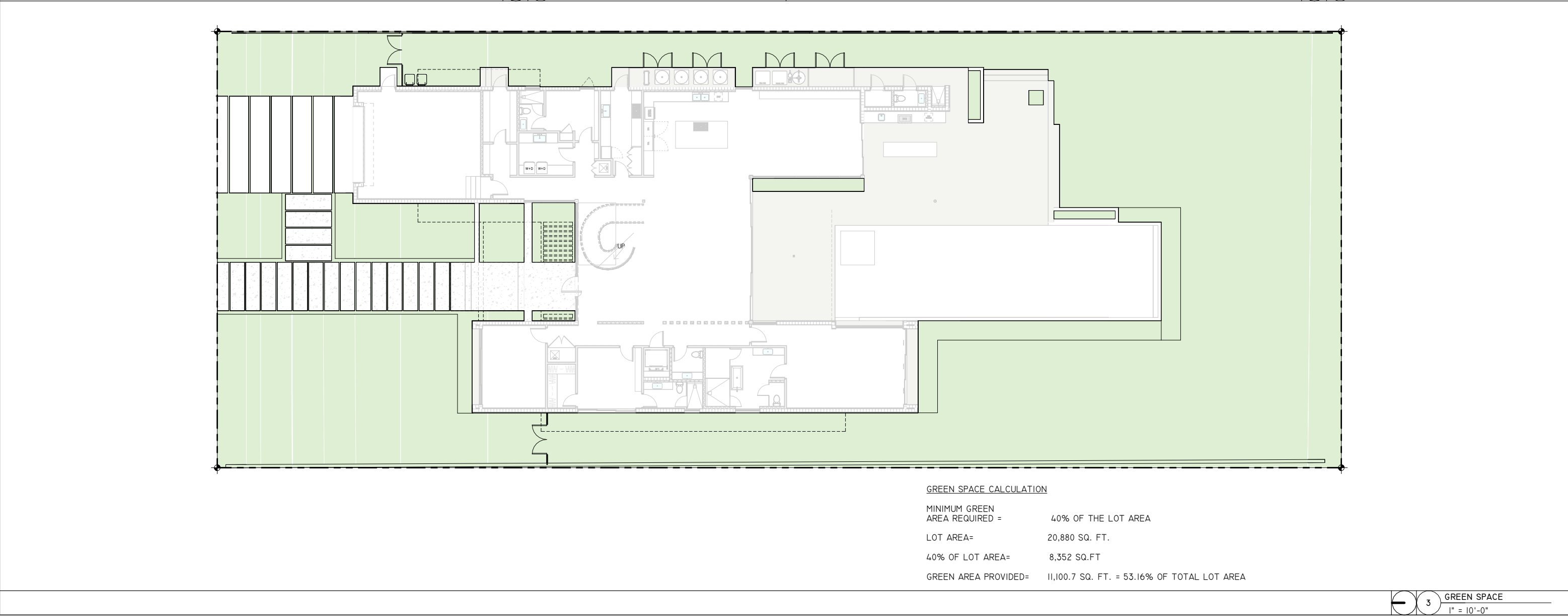
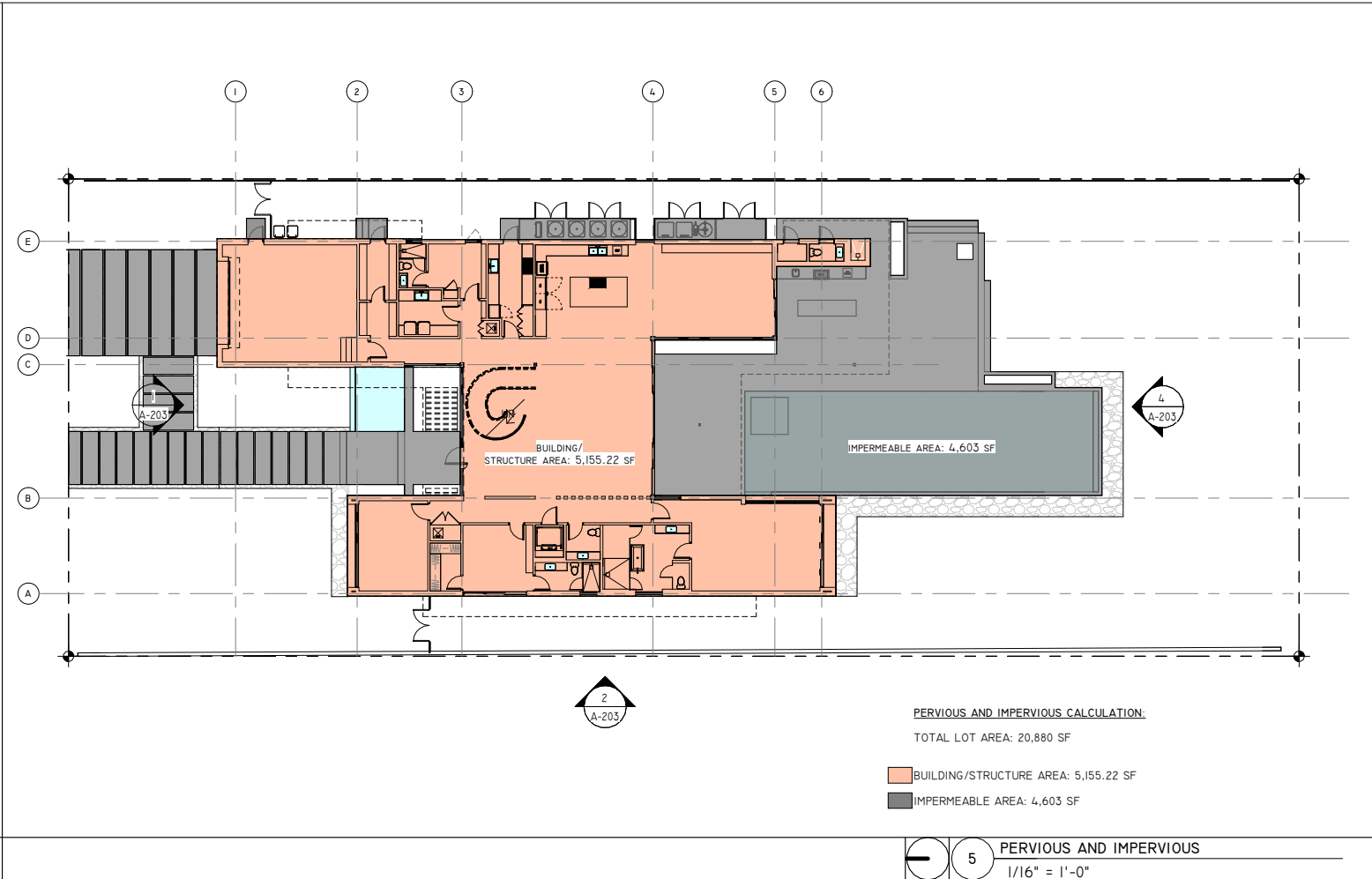
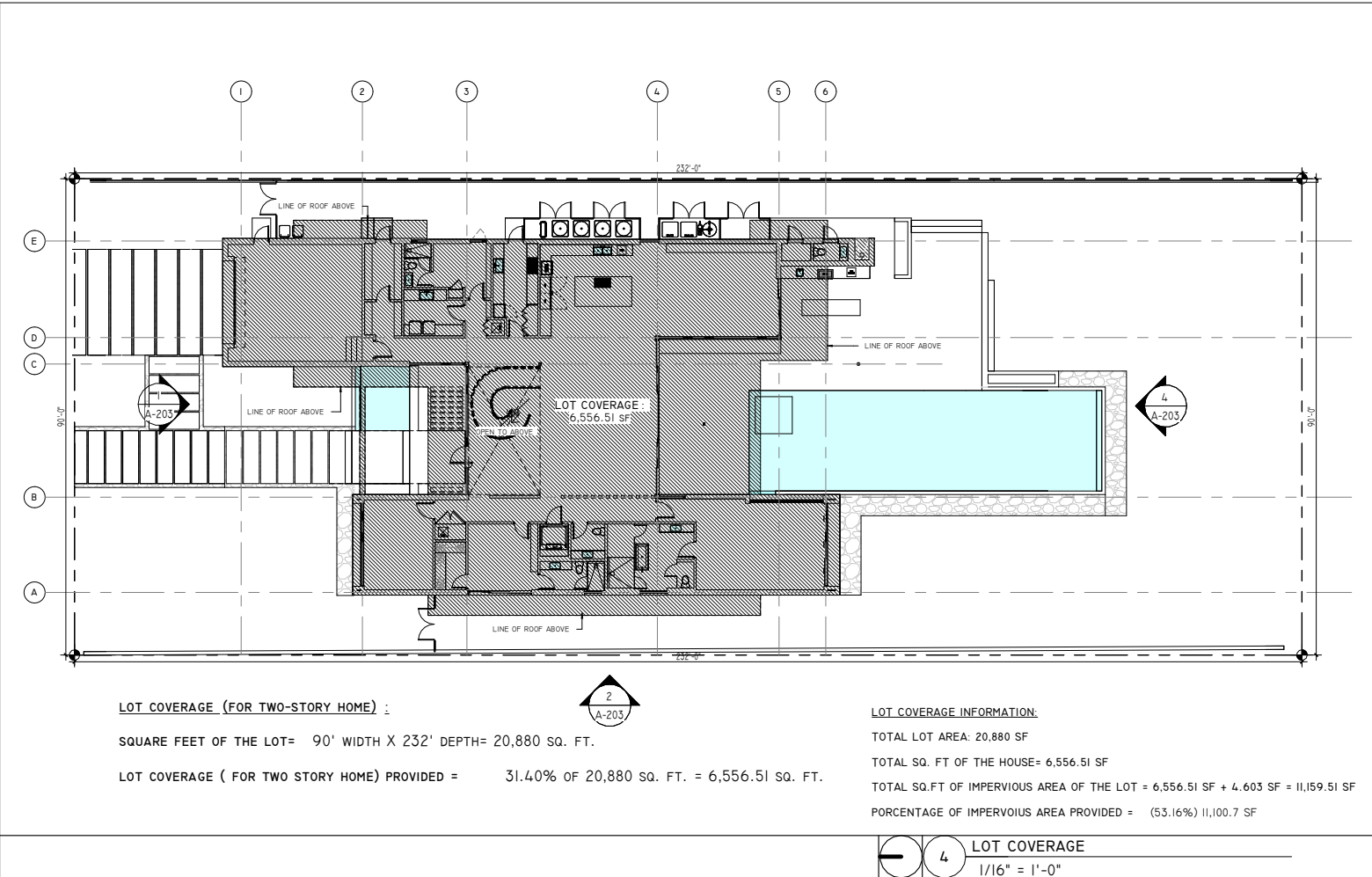
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STATE OF FLORIDA
Stephanie Dornbusch de Halphen
★
AR99155
REGISTERED ARCHITECT
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AREA DIAGRAMS

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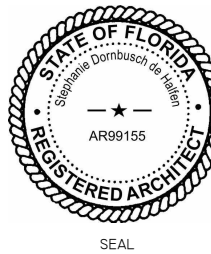
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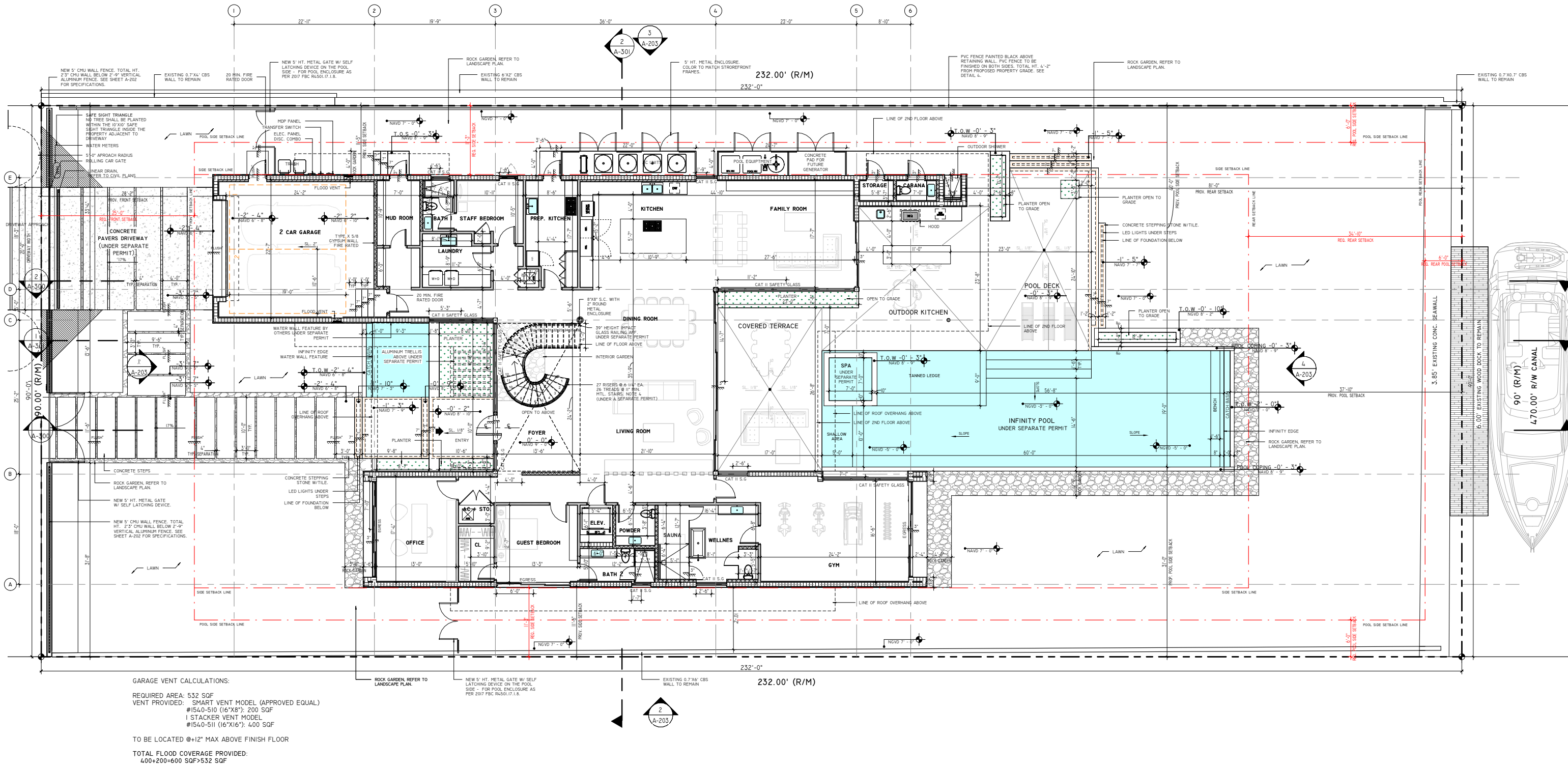
NOTES/COMMENTS

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FIRST FLOOR PLAN

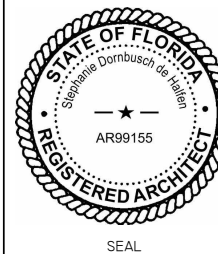
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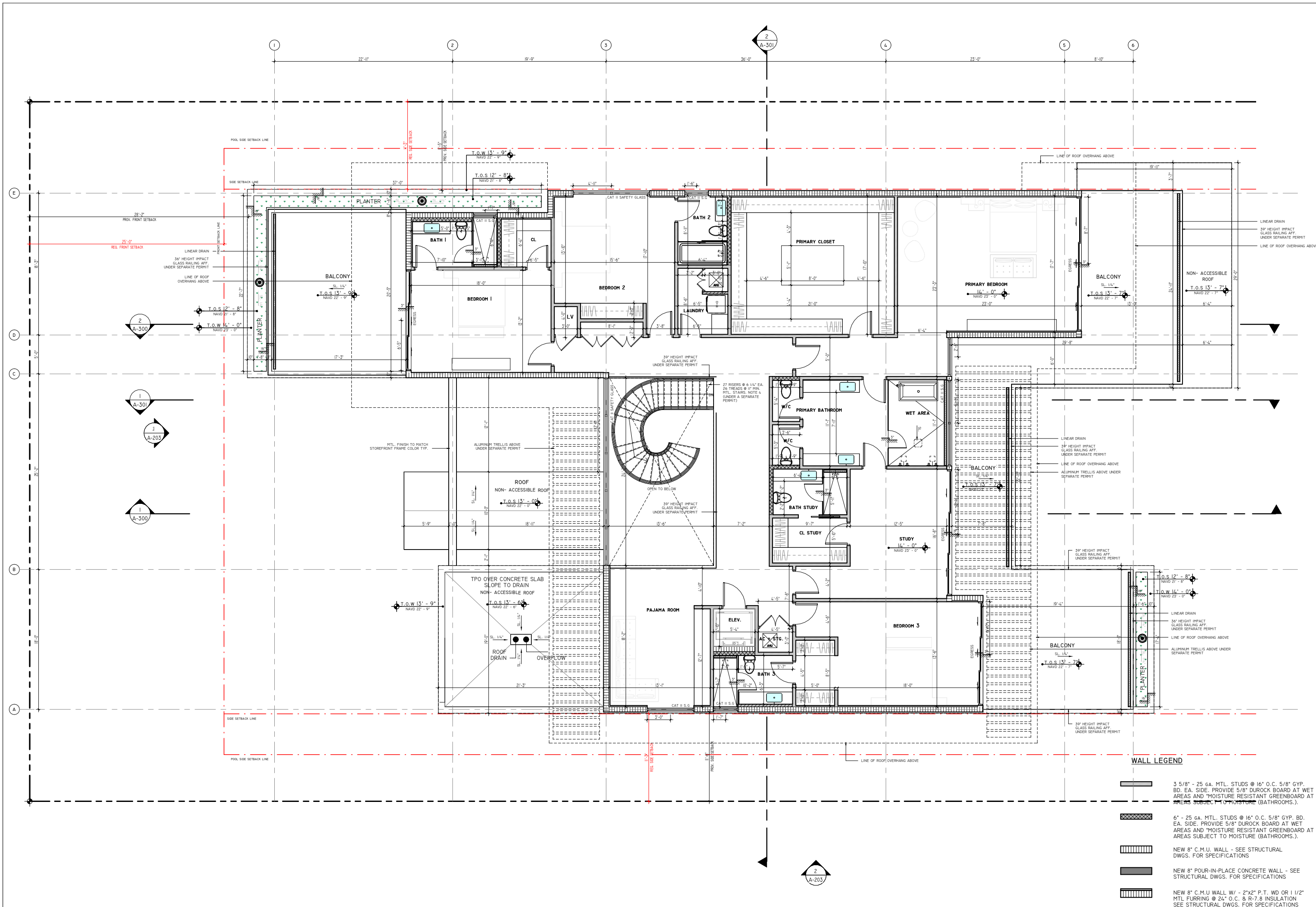
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SECOND FLOOR

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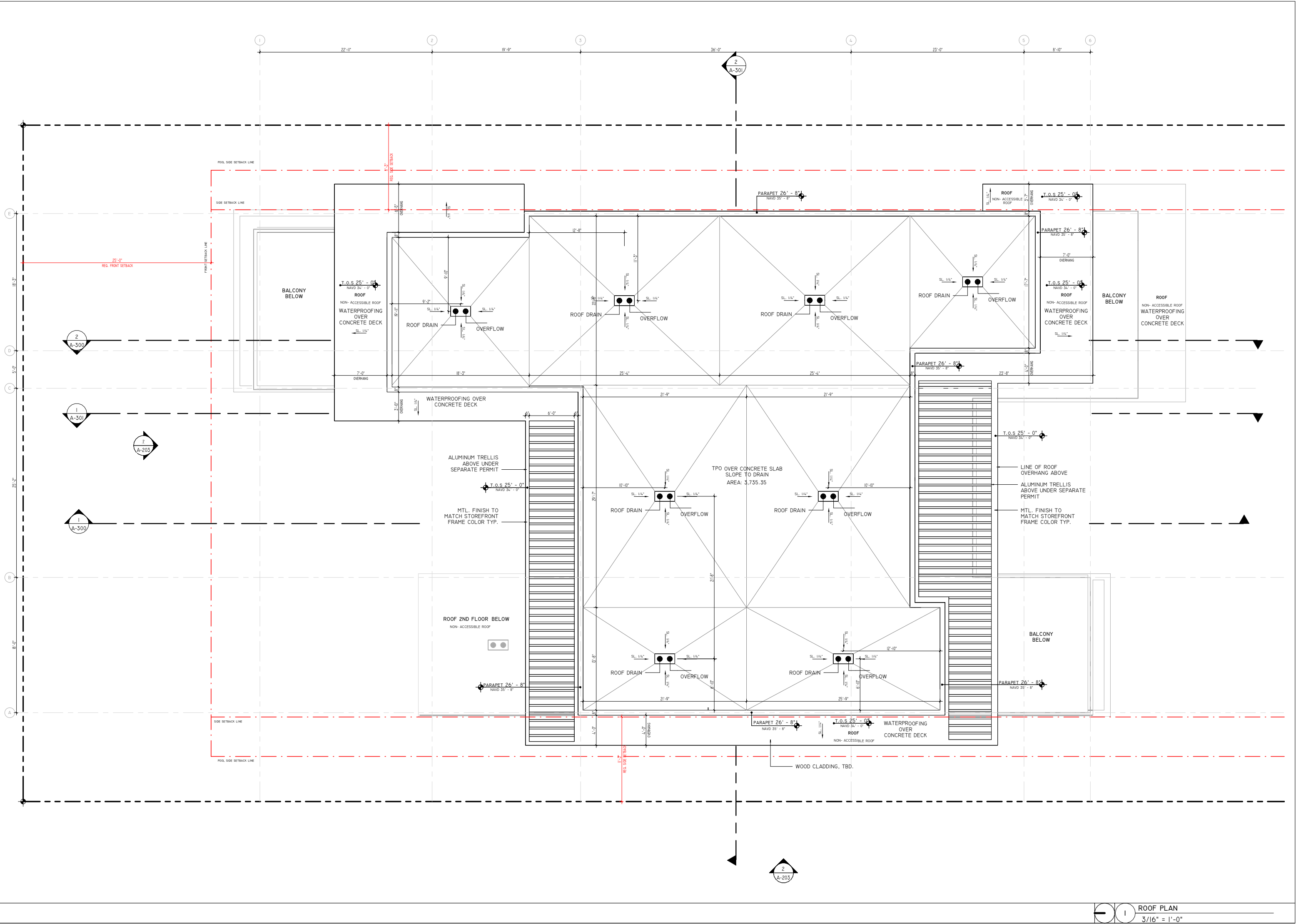
A-102



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

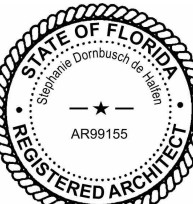
2ND FLOOR
3/16" = 1'-0"



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ROOF PLAN

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FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"x48"

36" HEIGHT IMPACT GLASS RAILING AFF. UNDER SEPARATE PERMIT

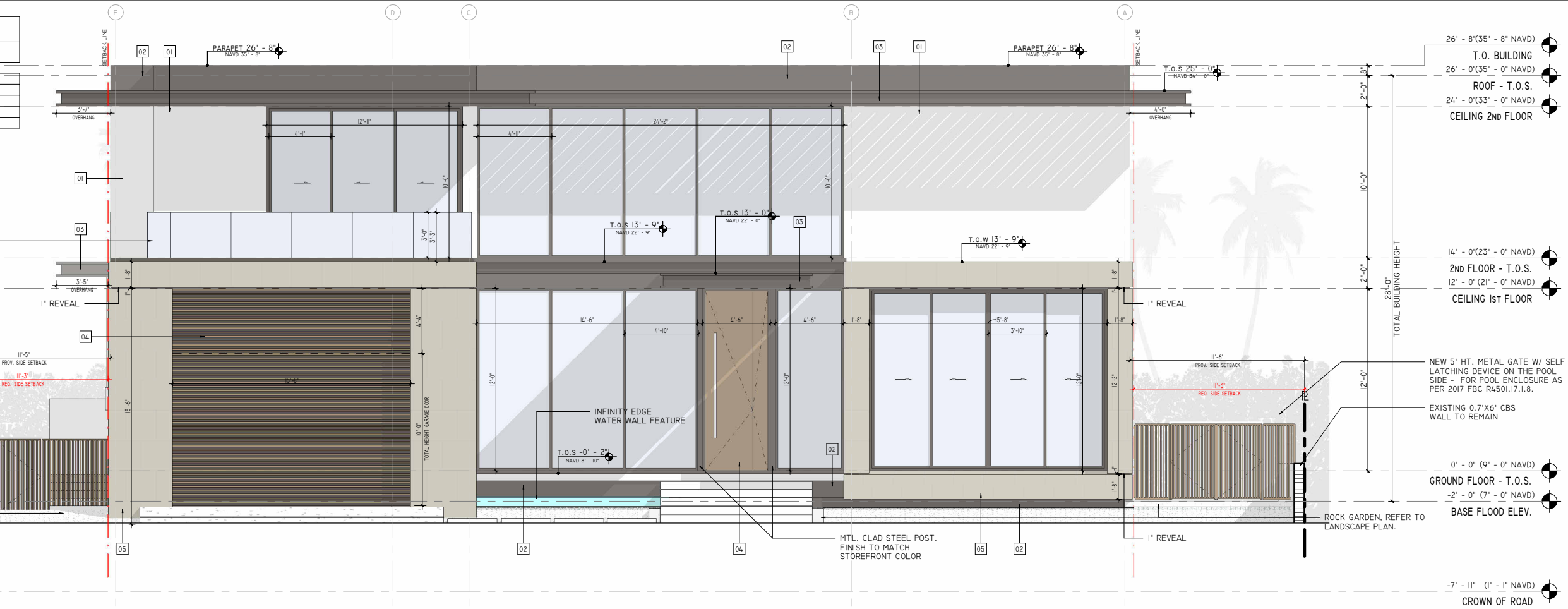
NEW 5' HT. METAL GATE W/ SELF LATCHING DEVICE ON THE POOL SIDE - FOR POOL ENCLOSURE AS PER 2017 FBC R4501.17.1.8.

EXISTING 6'X2' CBS WALL TO REMAIN

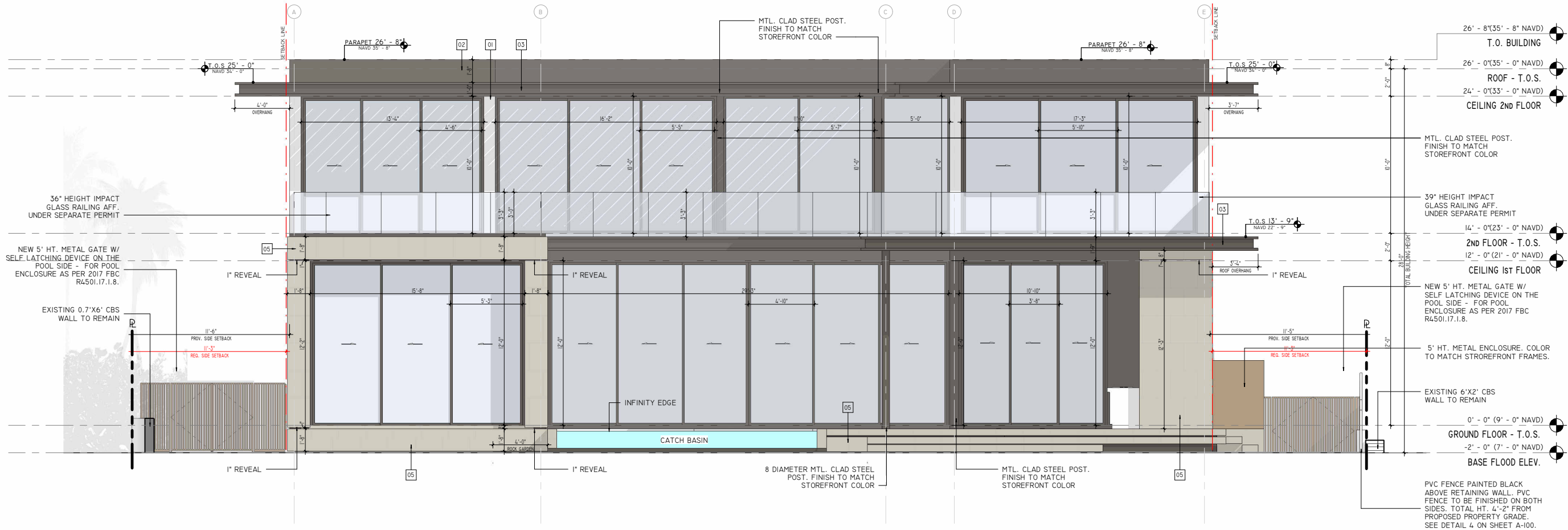
EXISTING 0.7'X4' CBS WALL TO REMAIN

PVC FENCE PAINTED BLACK ABOVE RETAINING WALL. PVC FENCE TO BE FINISHED ON BOTH SIDES. TOTAL HT. 4'-2" FROM PROPOSED PROPERTY GRADE. SEE DETAIL 4 ON SHEET A-100.

ROCK GARDEN, REFER TO LANDSCAPE PLAN.



2 FRONT
1/4" = 1'-0"



1 BACK
1/4" = 1'-0"

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ARCHITECTURE+DESIGN

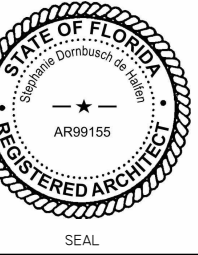
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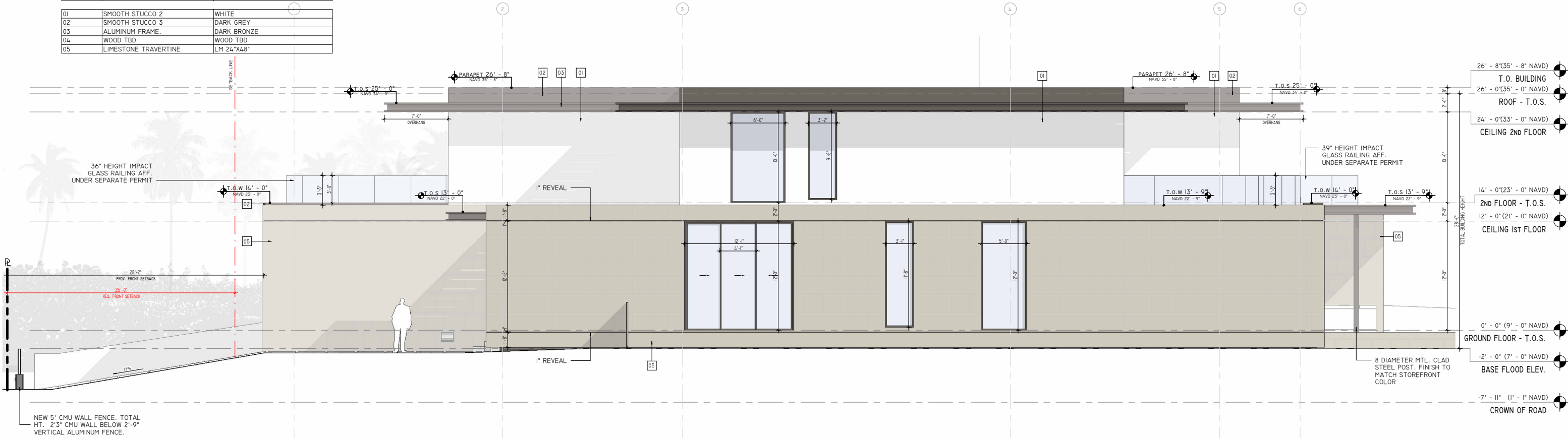
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A-200

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"x68"



RIGHT
3/16" = 1'-0"



LEFT
3/16" = 1'-0"

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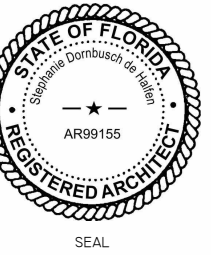
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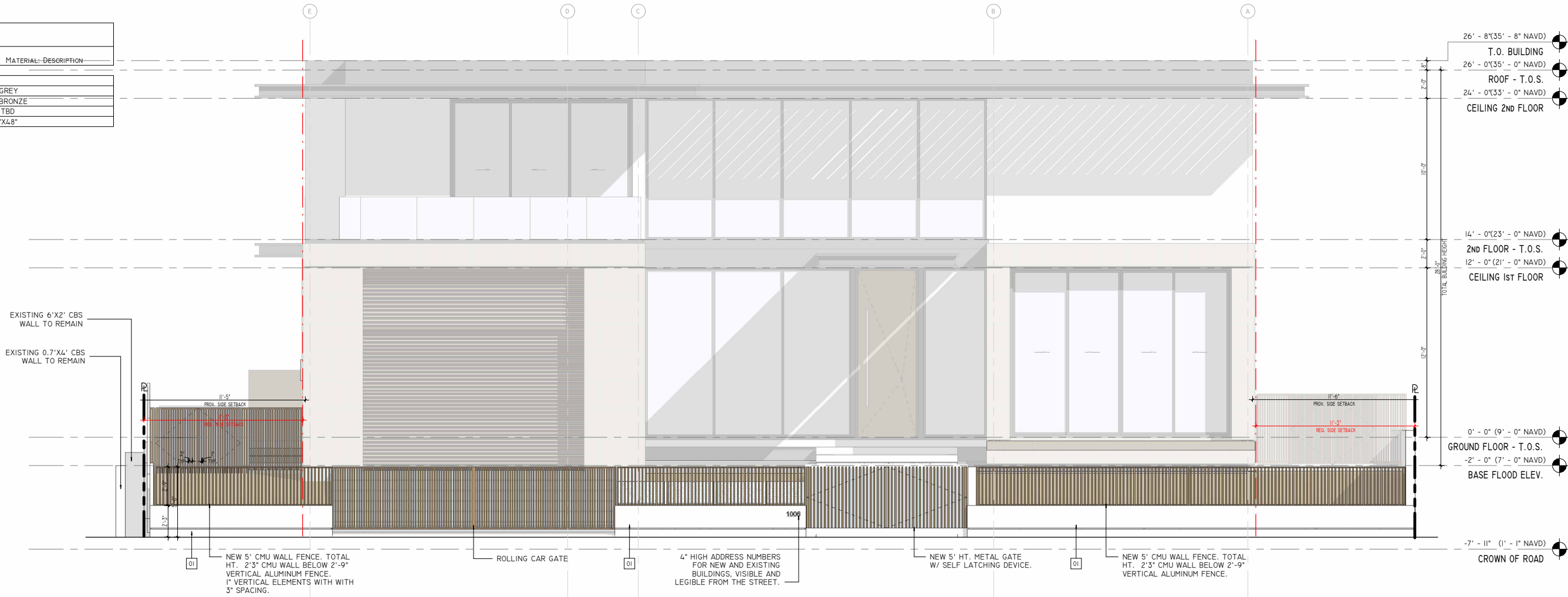
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FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"X48"



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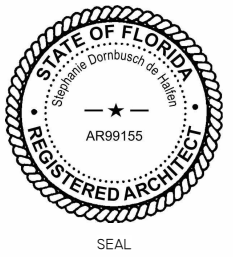
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NOTES/COMMENTS

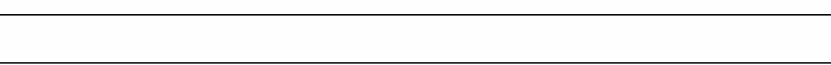
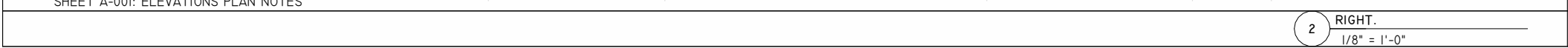
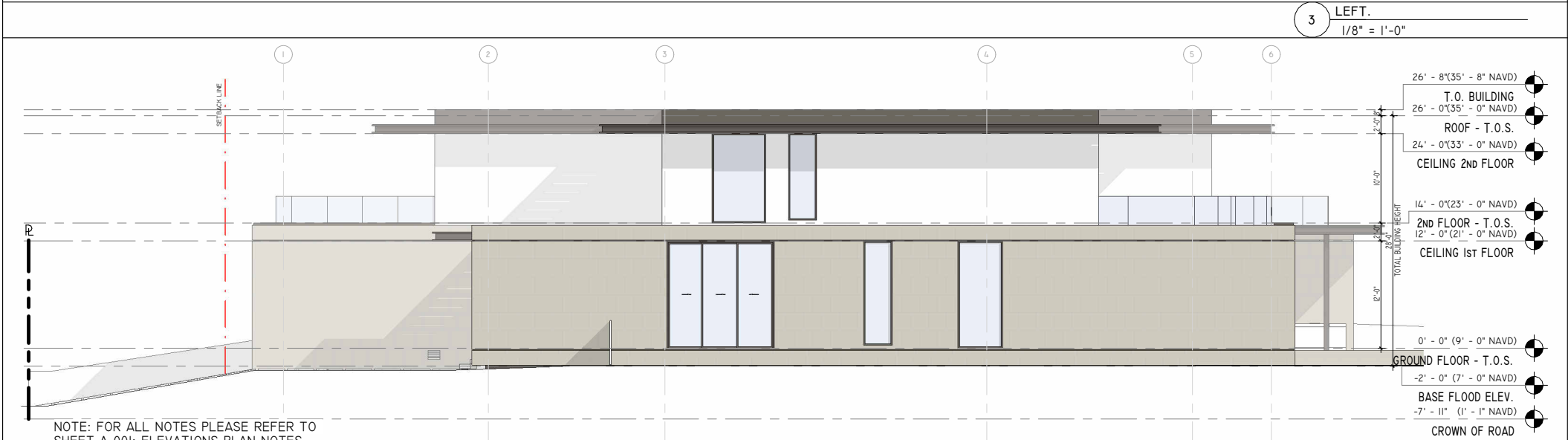
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MATT ROSENBLATT

STATE OF FLORIDA
Stephanie D. De Halfen
REGISTERED ARCHITECT
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SIMPLE ELEVATIONS

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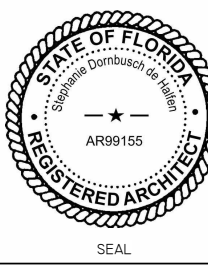
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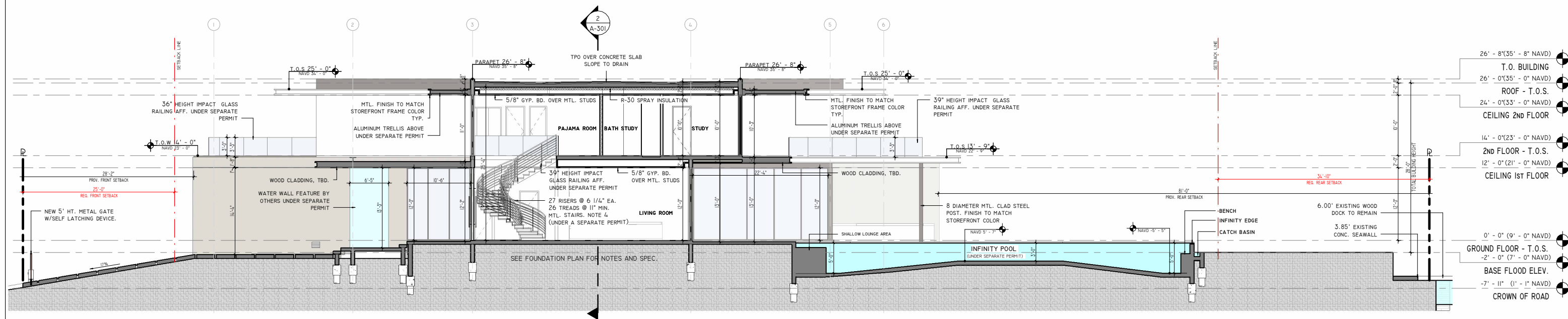
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SECTIONS

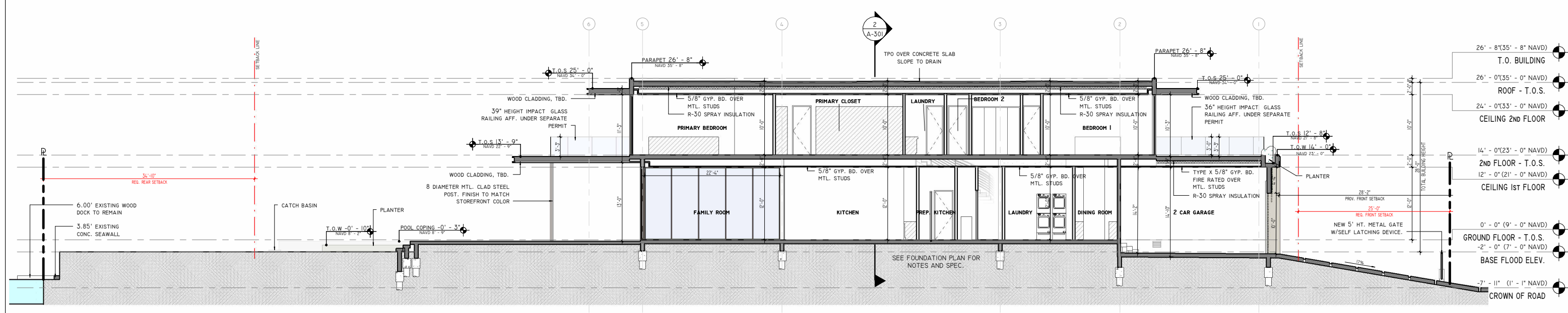
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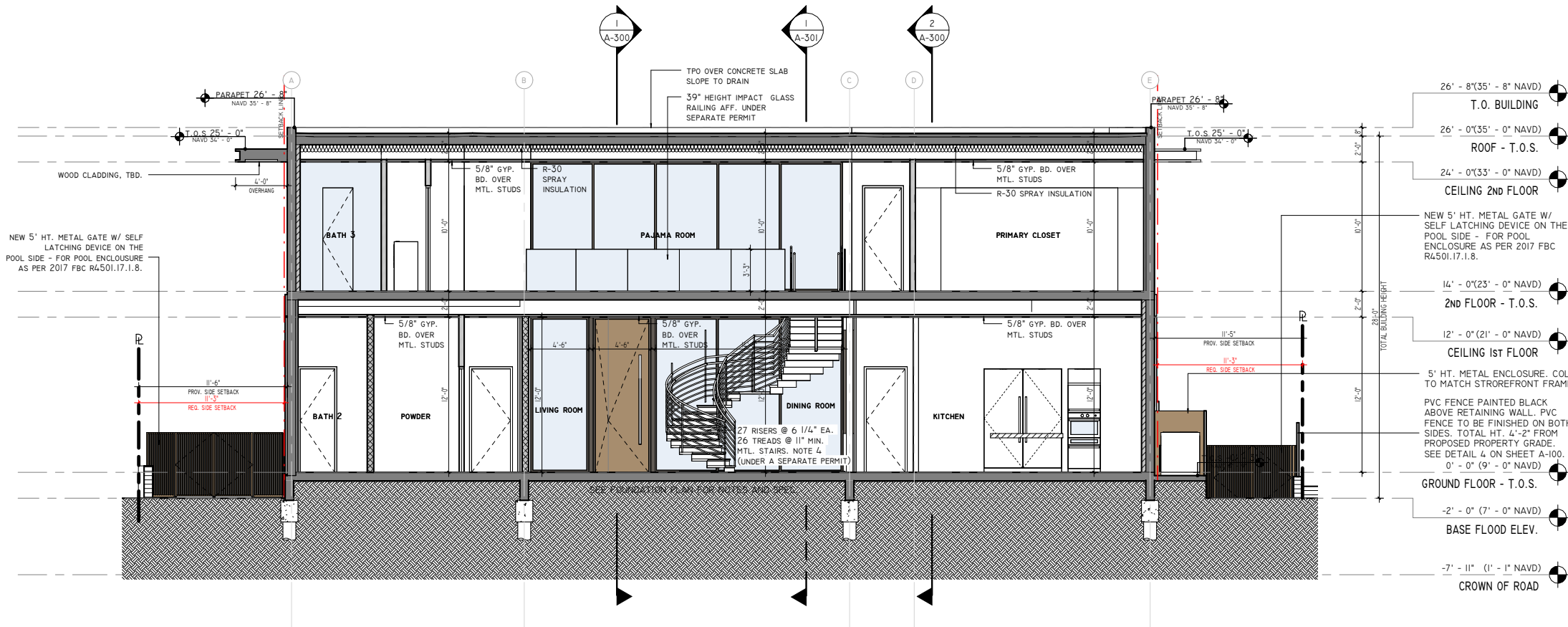
A-300



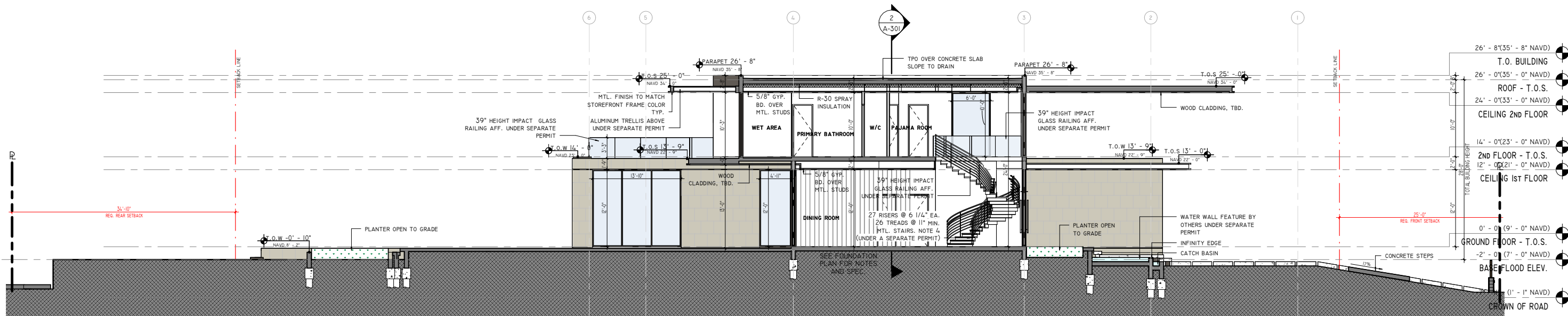
SECTION 1
1/8" = 1'-0"



SECTION 2
1/8" = 1'-0"



2 SECTION 4
3/16" = 1'-0"



1 SECTION 5
1/8" = 1'-0"

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ARCHITECTURE+DESIGN

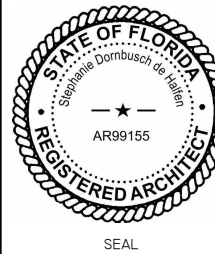
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